

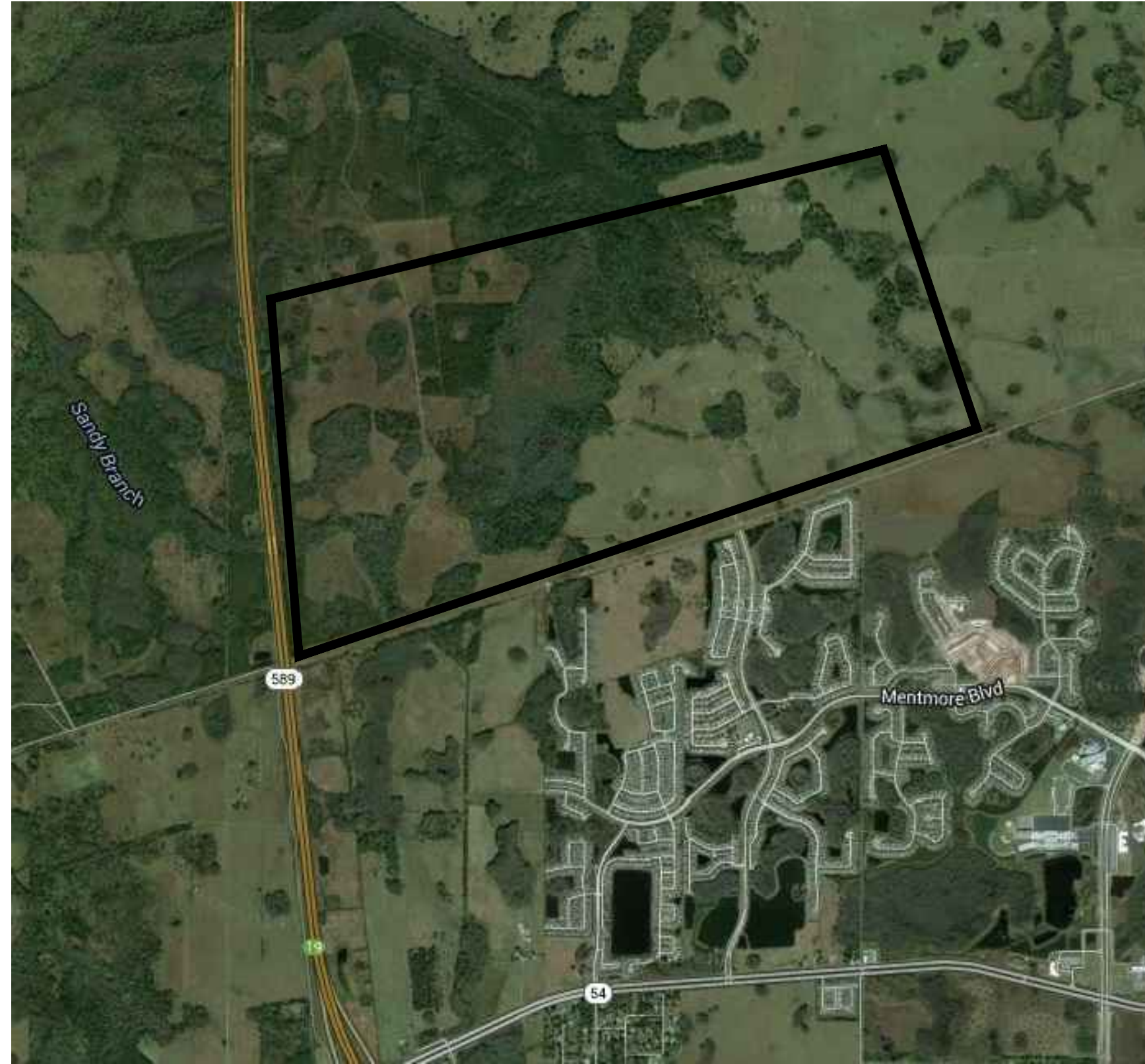
BEXLEY

PARCEL 4 EAST PHASE 1: COMMON AREAS

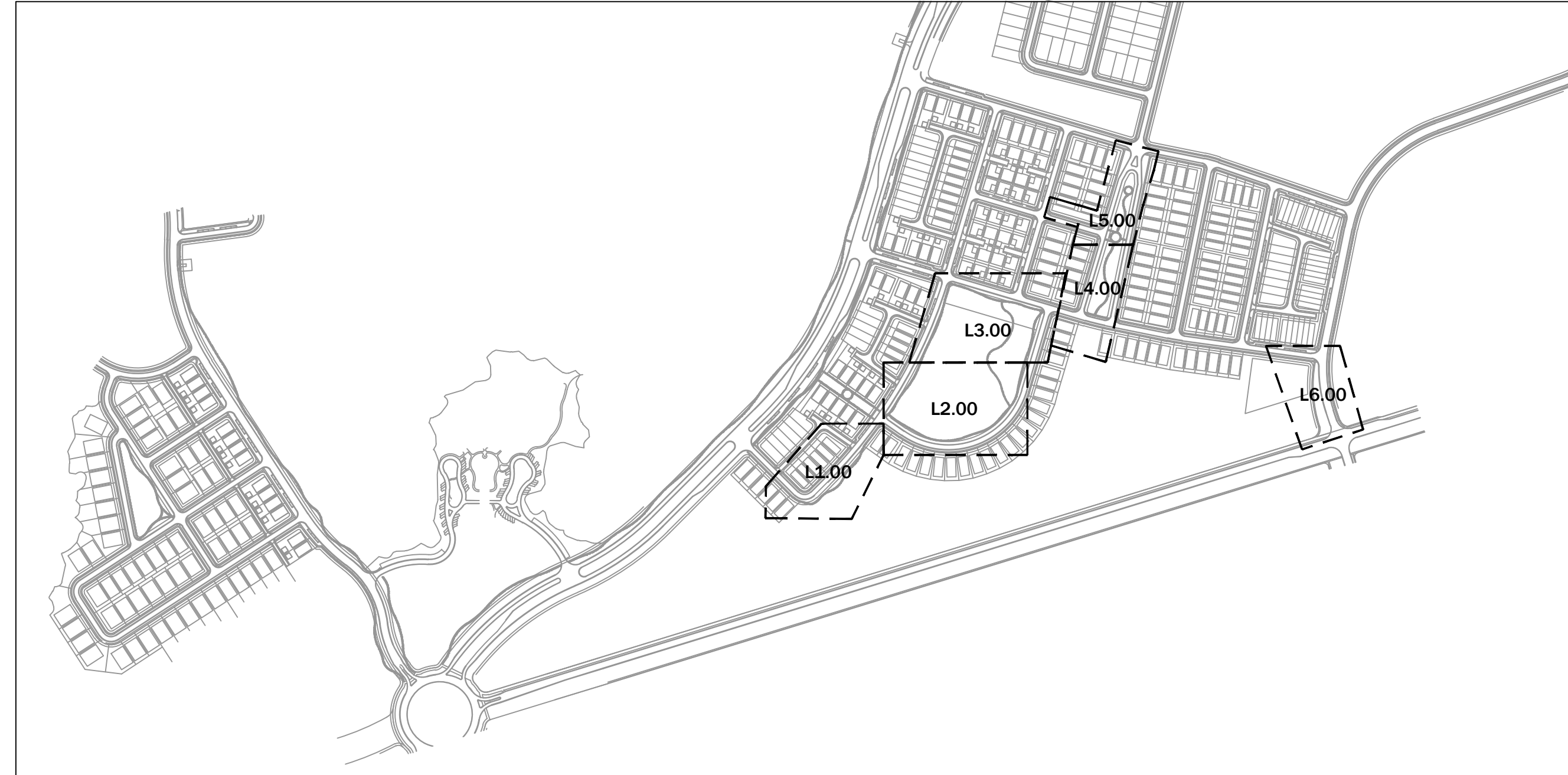
LANDSCAPE & IRRIGATION PLANS

PASCO COUNTY, FL

PROJECT SITE VICINITY MAP



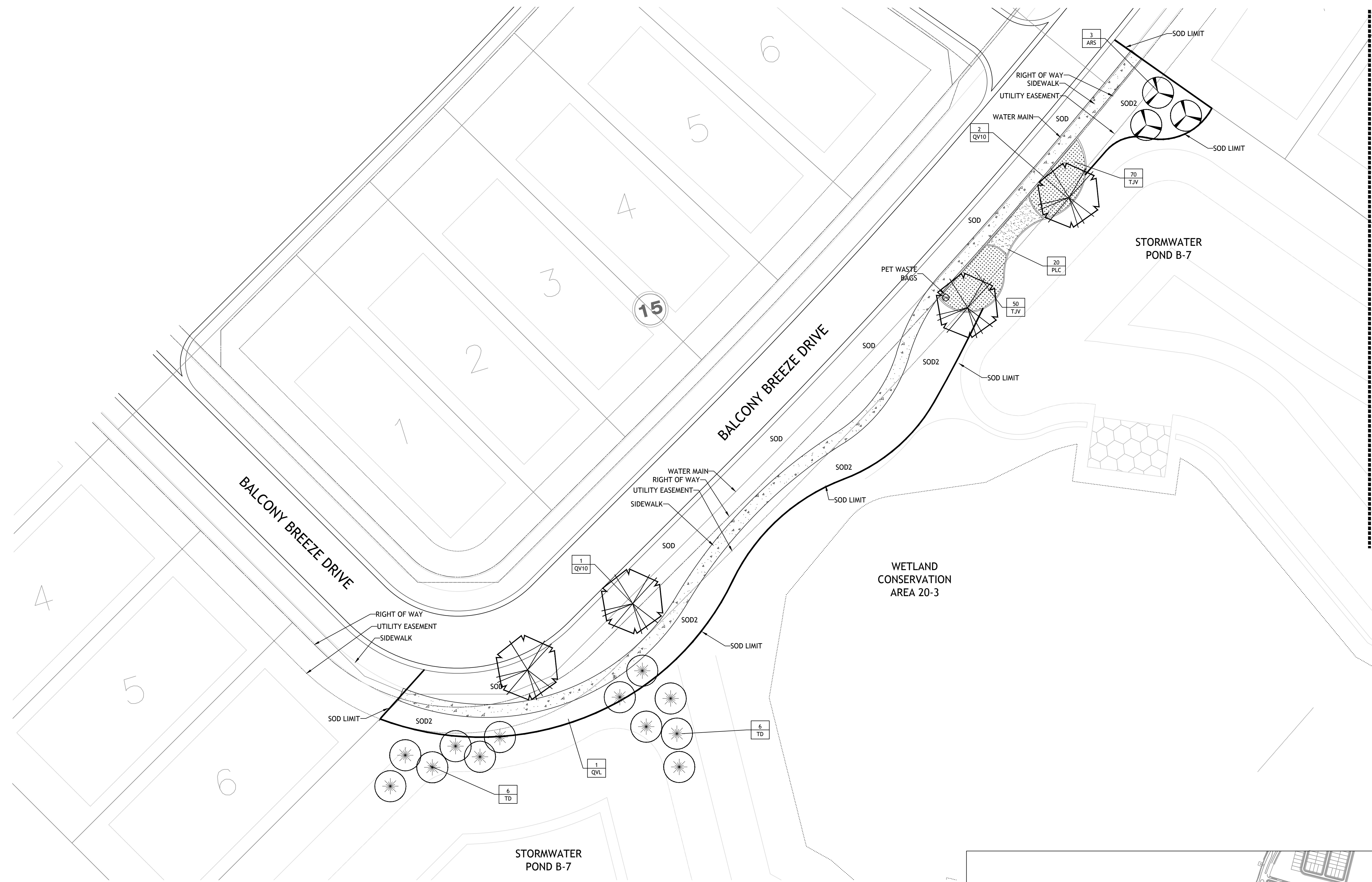
PROJECT SHEET KEY



INDEX OF DRAWINGS

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L2.00	LANDSCAPE DEVELOPMENT PLAN	04/28/2016
L3.00	LANDSCAPE DEVELOPMENT PLAN	04/28/2016
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IR-D	IRRIGATION DETAILS	04/28/2016





MATCHLINE: A. SEE SHEET L 2.00



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727-620-1082

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813-620-3555

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COMMON AREAS**
S.R. 54
PASCO COUNTY | FL

SIGNATURE & SEAL

FL Registration: LC26000471

CONSTRUCTION DOCS.

ISSUE DATE		
1	BID SET	01-14-15
2	CODE MIN. PERMIT SET REV	04-27-15
3	REVIEW SET	02-01-16
4	BID SET	04-28-16

REVISIONS

NO.	COMMENTS	DATE

SHEET INFORMATION
JOB NUMBER 14008
DRAWN BY GW / JB
CHECKED BY HAB / JB

SCALE: 1"=20'-0"
0 10' 20' 40'

**LANDSCAPE
DEVELOPMENT
PLAN**

L 1.00

MATCHLINE: B, SEE SHEET L 3.00



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0 10' 20' 40'

**LANDSCAPE
DEVELOPMENT
PLAN**

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WETLAND
CONSERVATION
AREA 17-35

ALL CONSTRUCTION IS PROHIBITED
WITHIN THE WETLAND
JURISDICTIONAL LINE AND SETBACK.

WETLAND
CONSERVATION
AREA 17-35

STORMWATER
POND B-8

STORMWATER
POND B-8

BALCONY BREEZE DRIVE

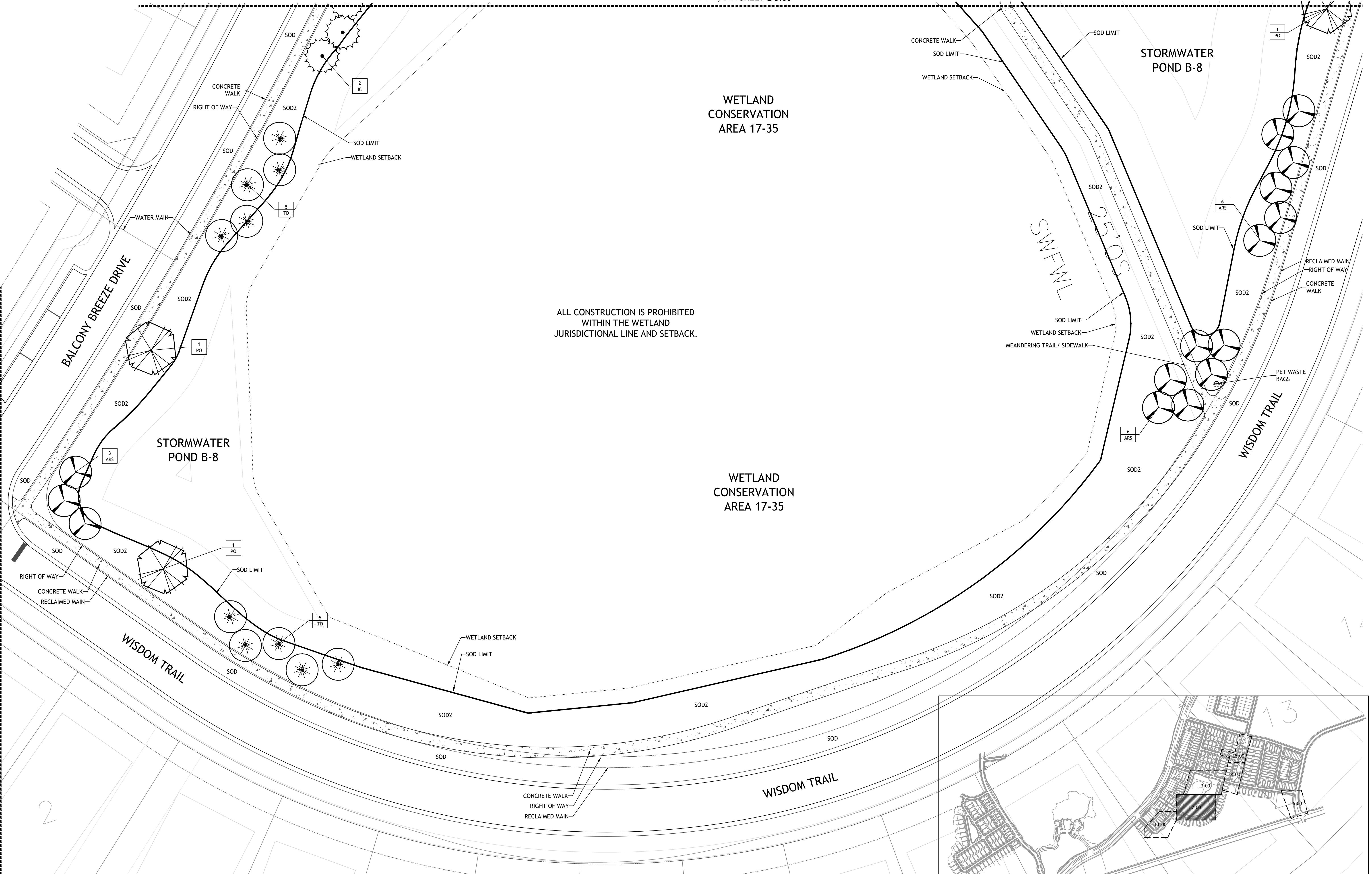
WISDOM TRAIL

WISDOM TRAIL

WISDOM TRAIL

SWFWL
25' OS

MATCHLINE: A, SEE SHEET L 1.00





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COMMON AREAS**
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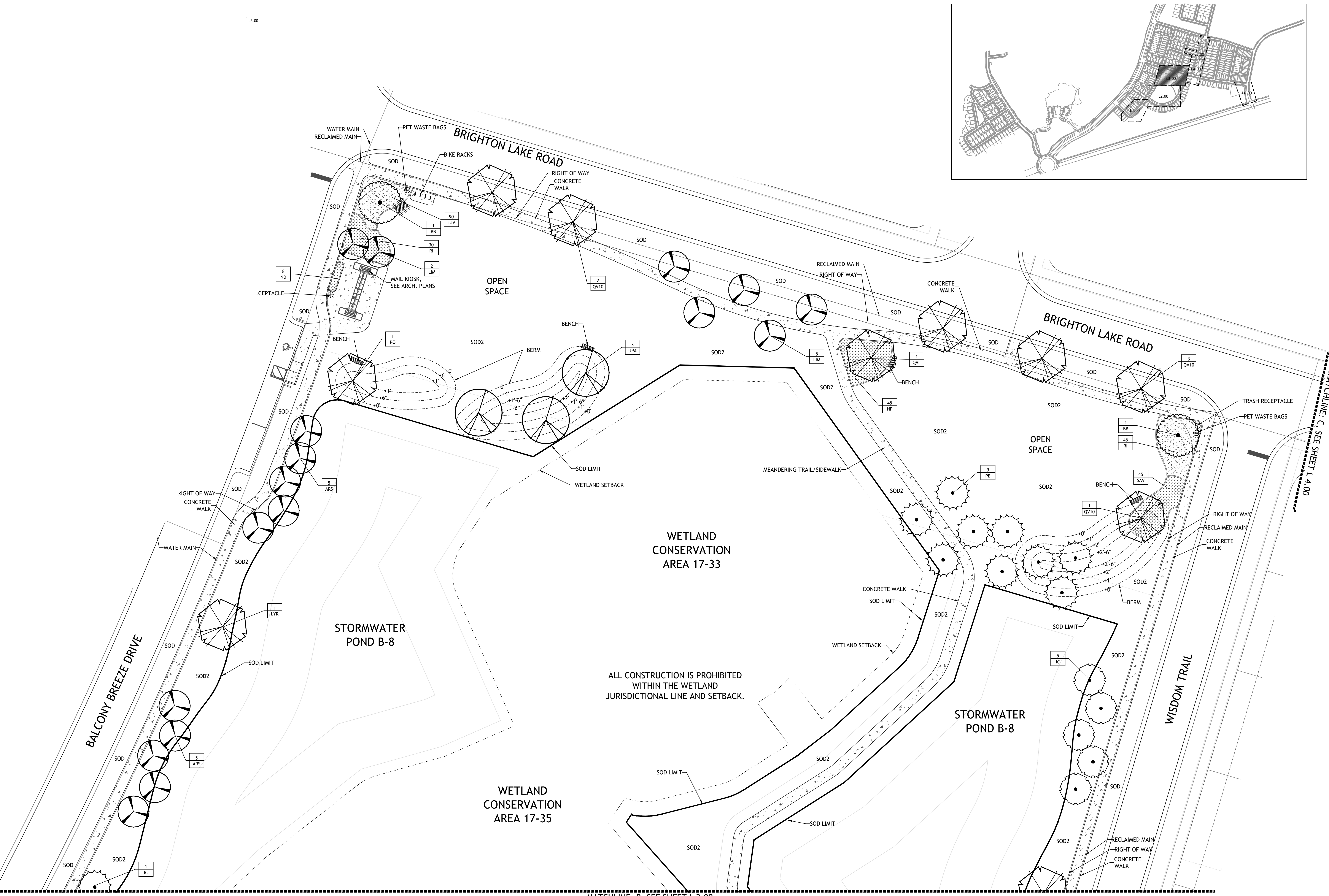
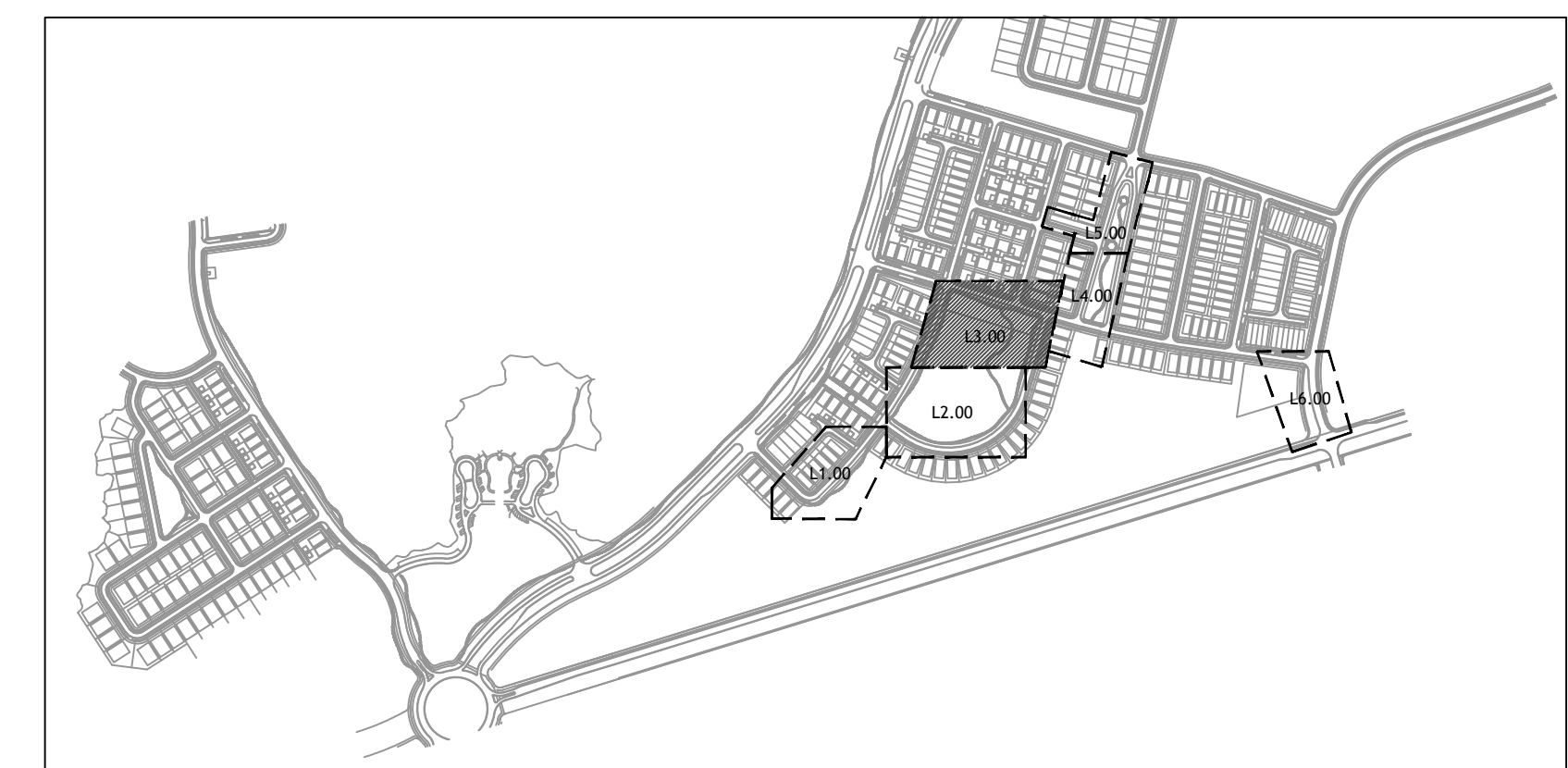
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**LANDSCAPE
DEVELOPMENT
PLAN**

L 3.00

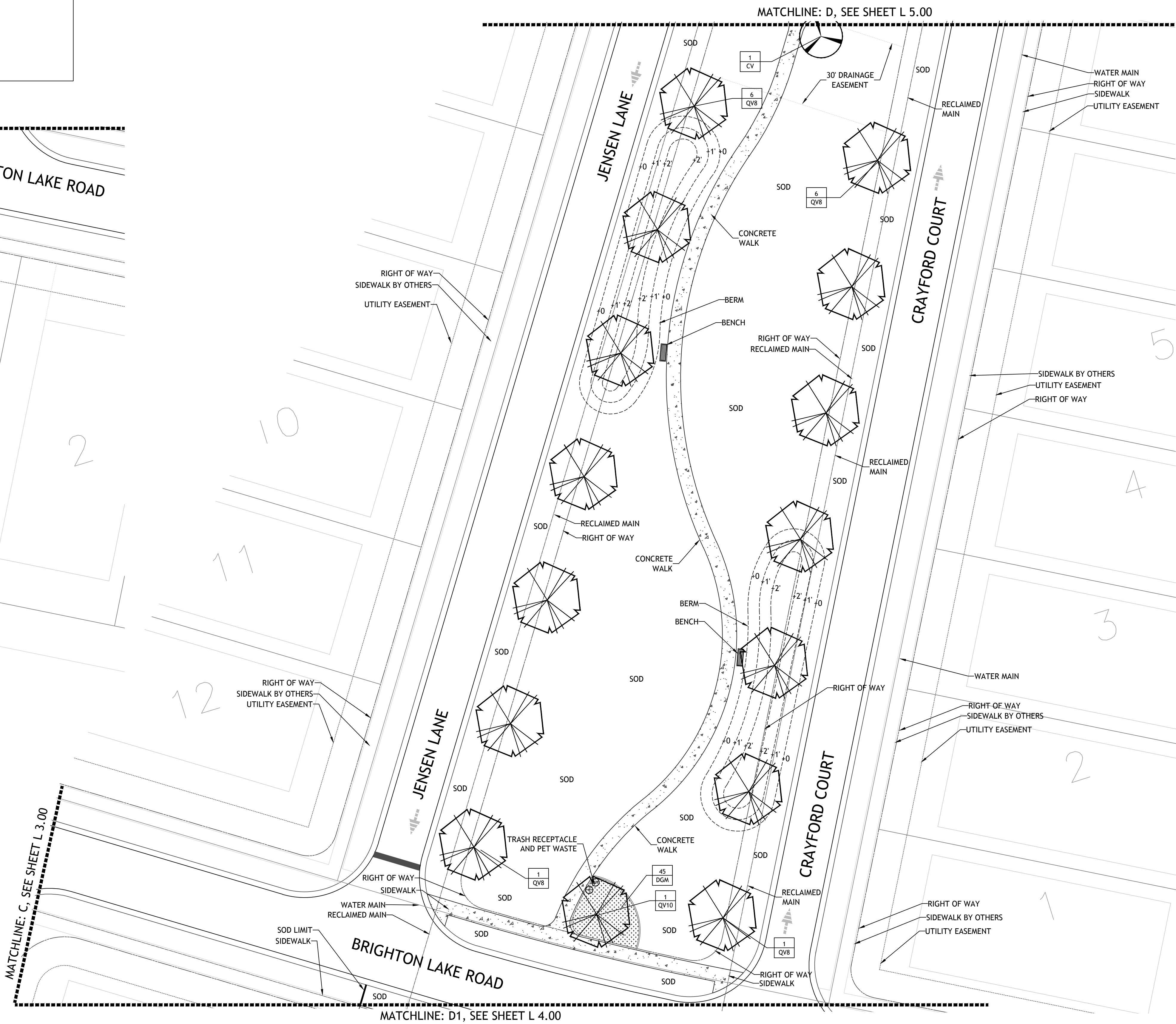
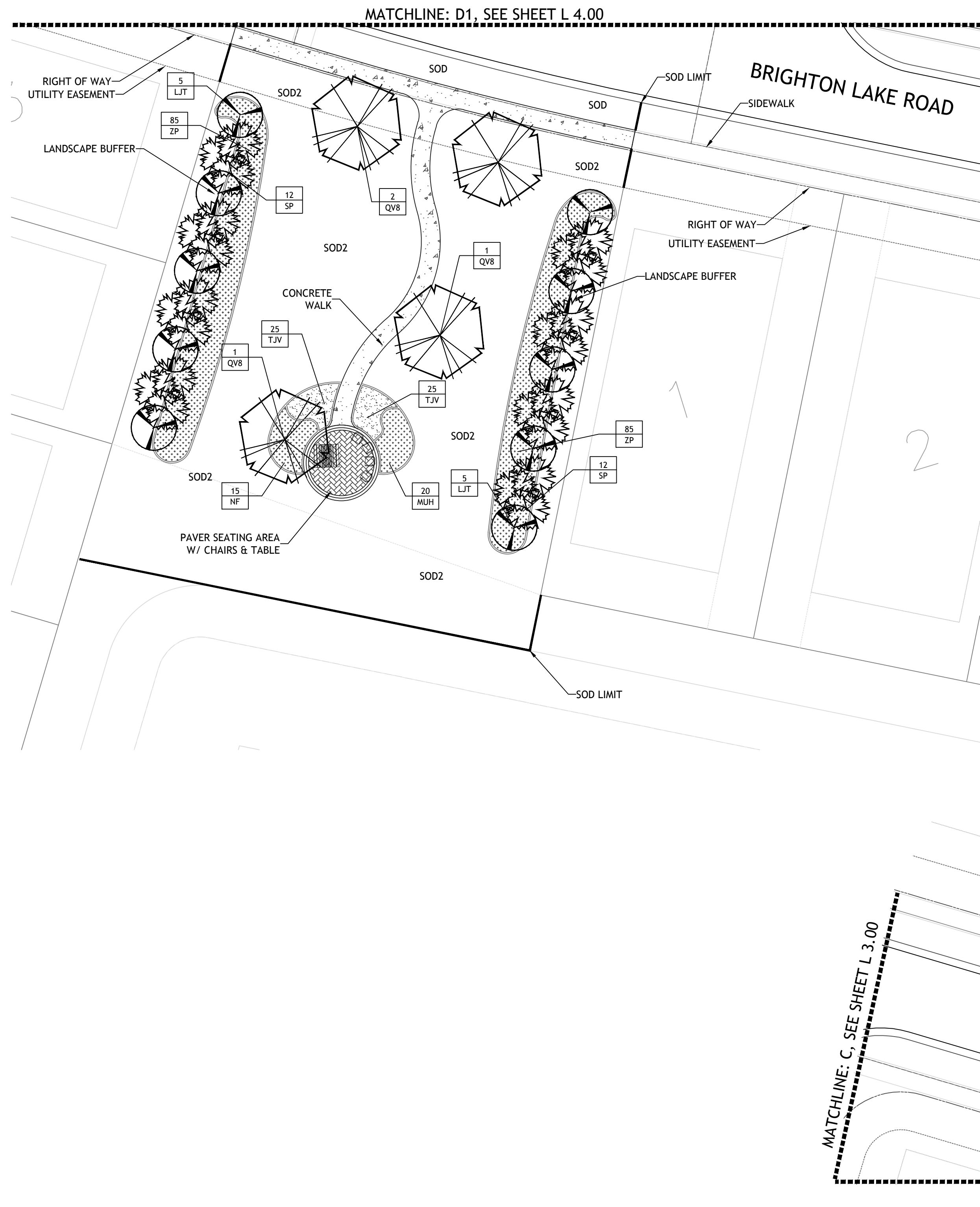
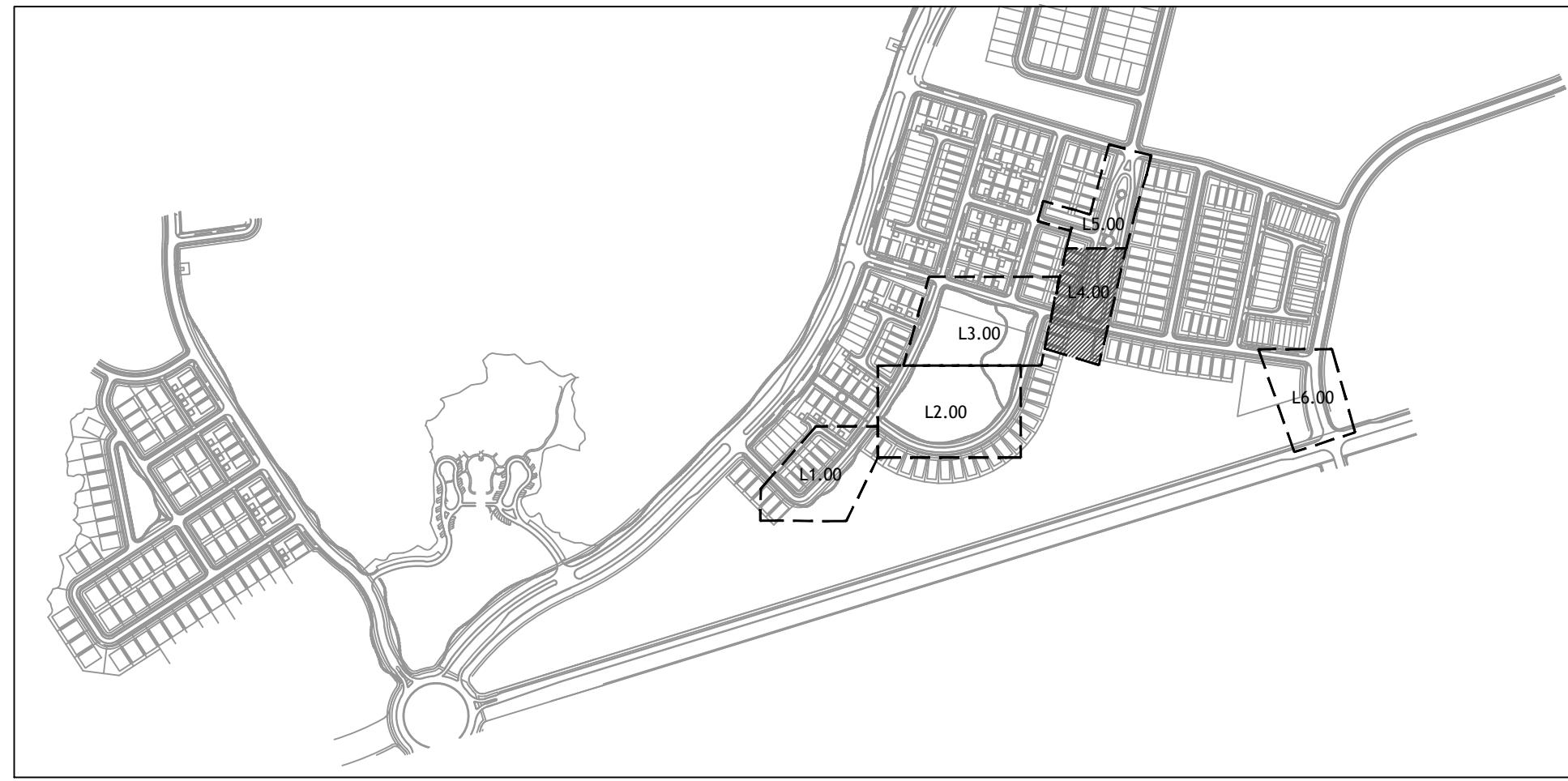
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LS.00

MATCHLINE: B, SEE SHEET L 2.00

MATCHLINE: C, SEE SHEET L 4.00



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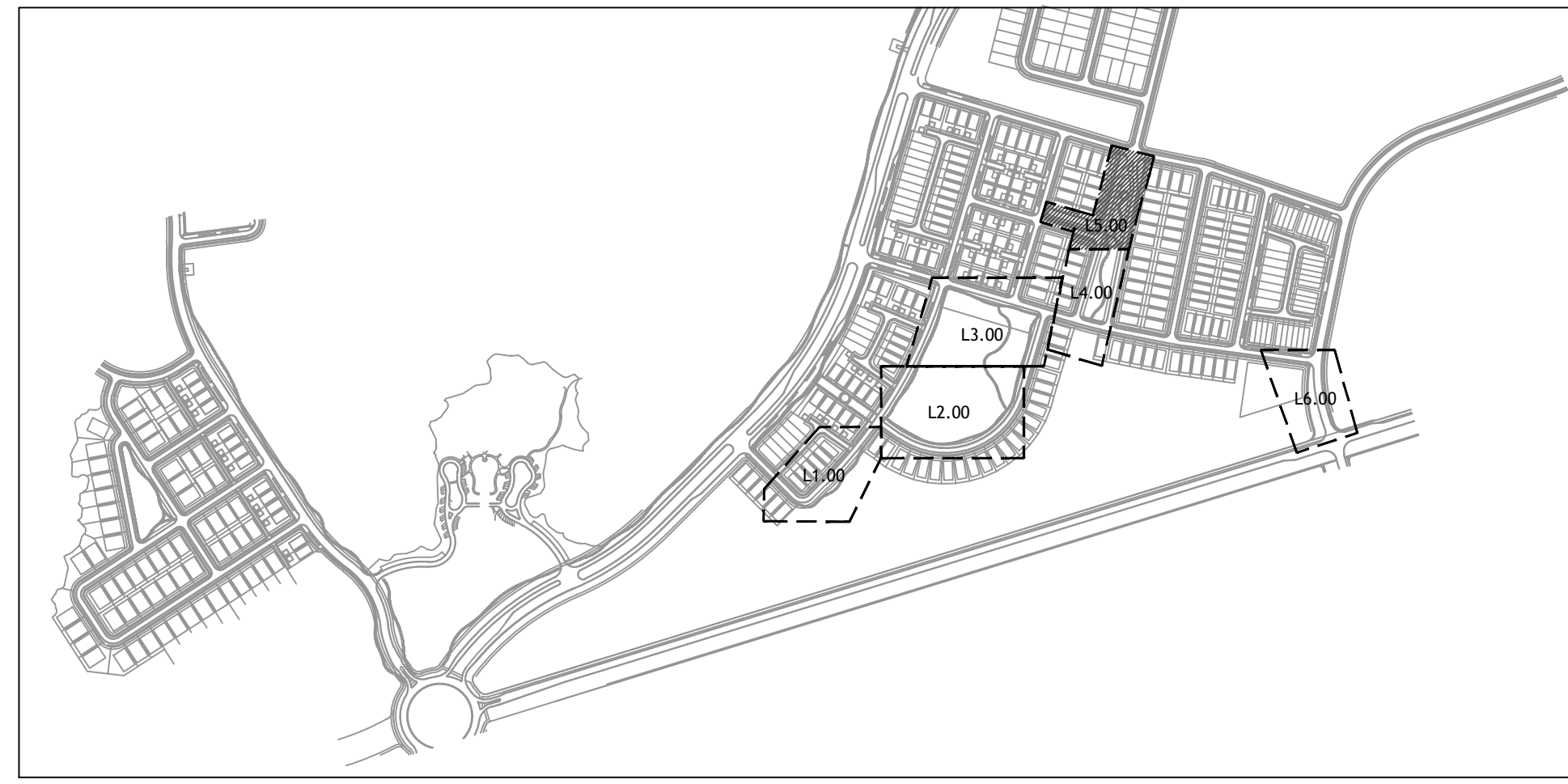
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JOB NUMBER: 14008
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SCALE: 1"=20'-0"
0 10' 20' 40'

LANDSCAPE
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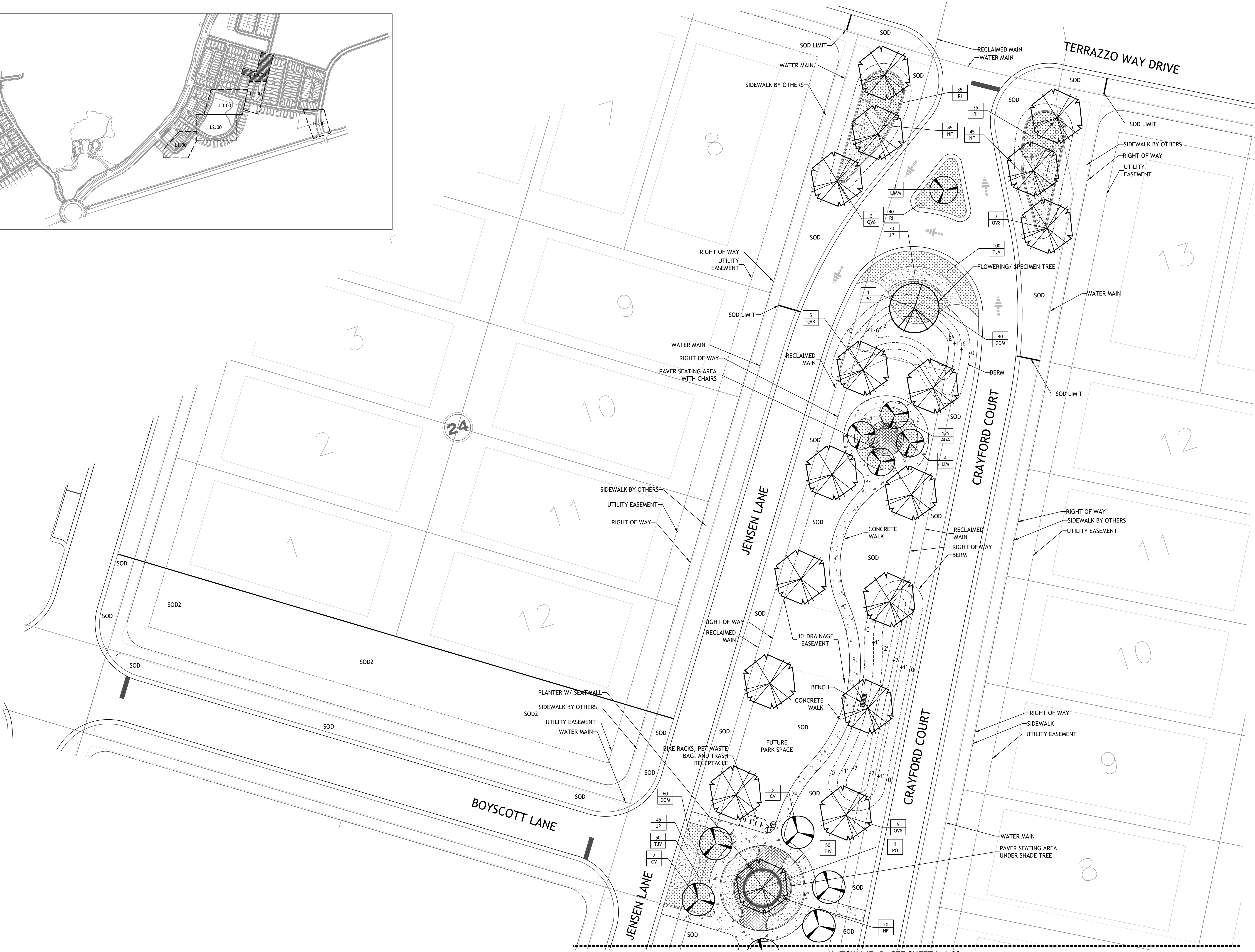
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LANDSCAPE DEVELOPMENT PLAN

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COMMON AREAS**

S.R. 54
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SIGNATURE & SEAL

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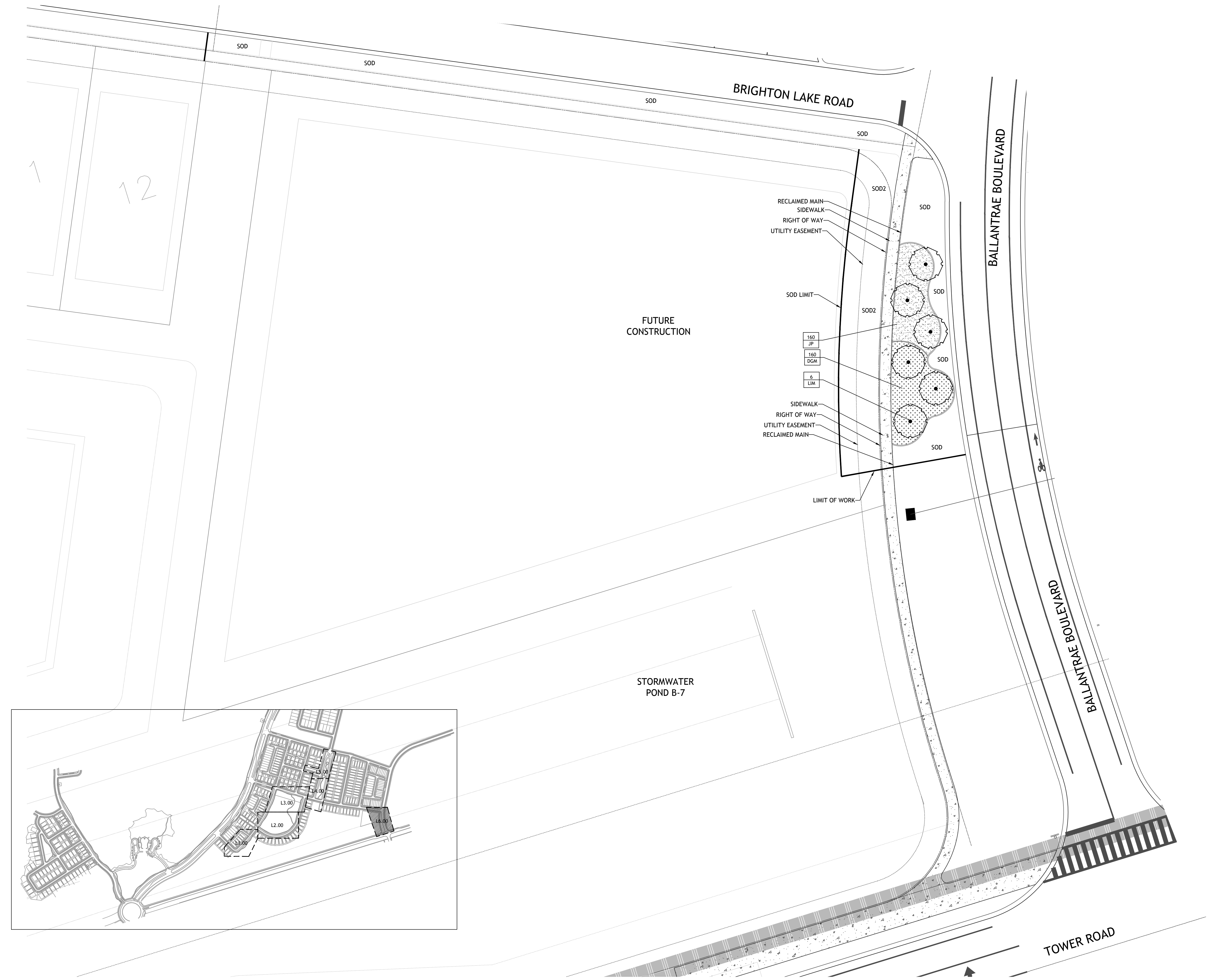
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JOB NUMBER	14008	
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SCALE: 1"=20'-0"
0 10' 20' 40'

**LANDSCAPE
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PLAN**

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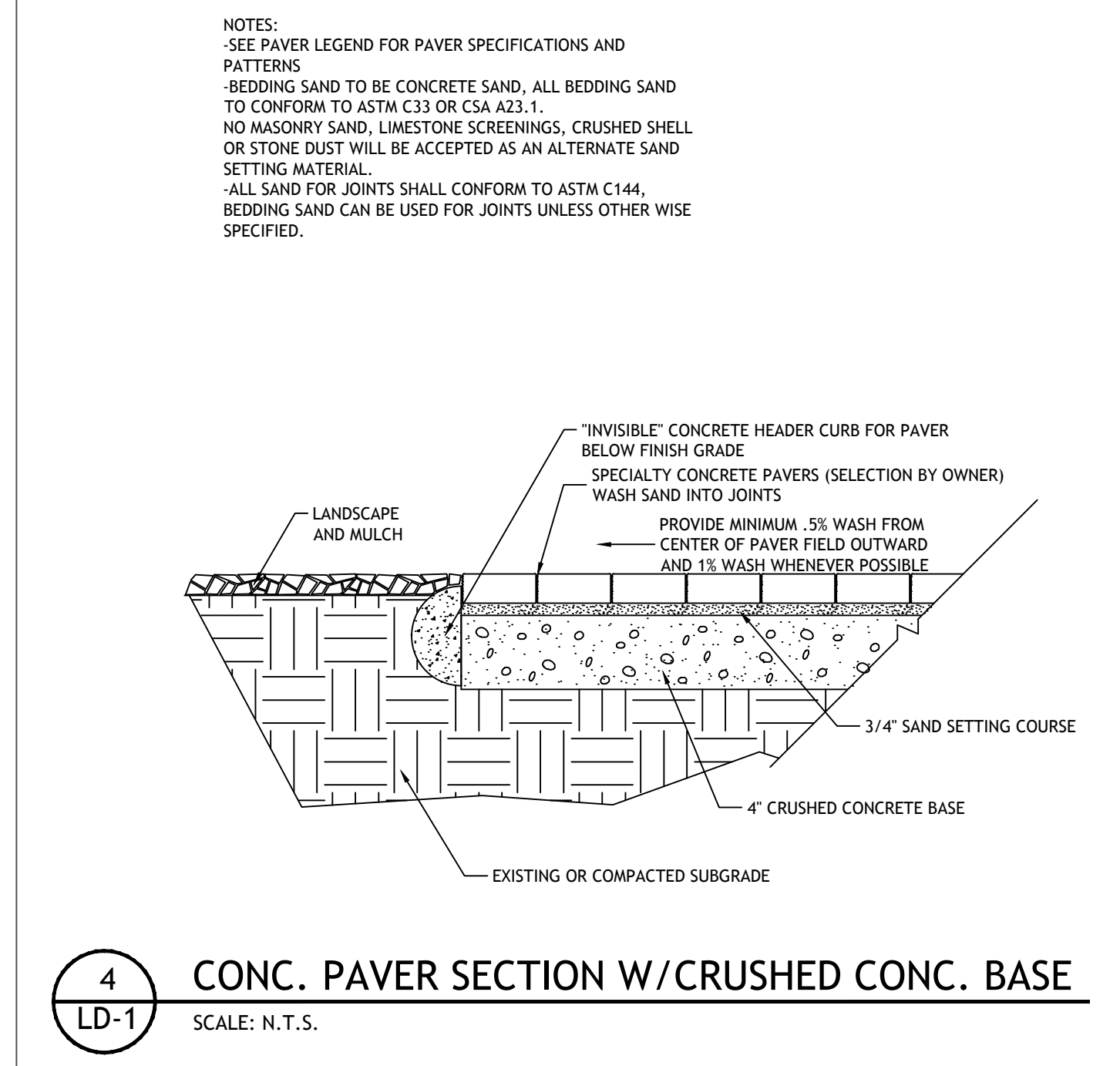
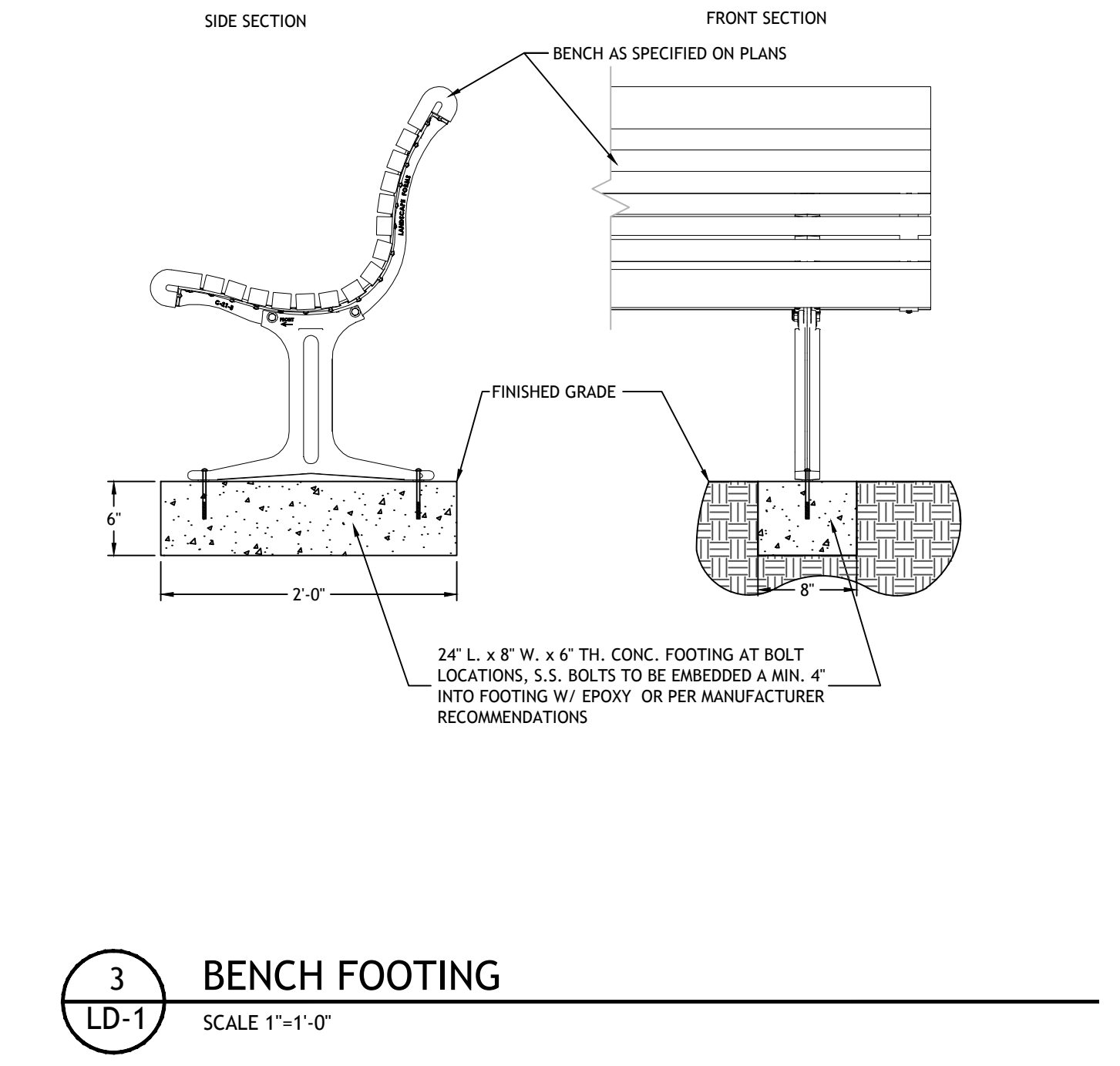
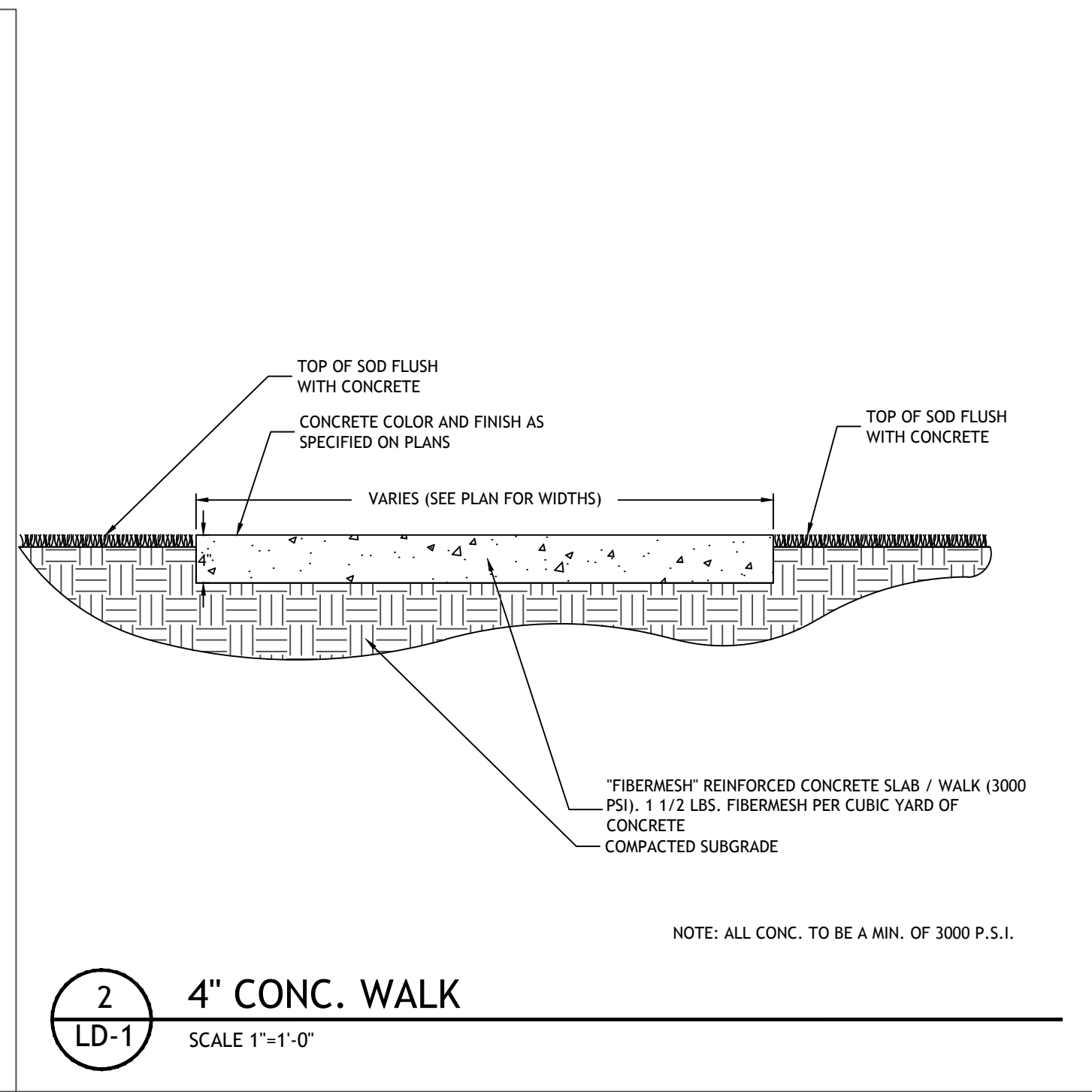
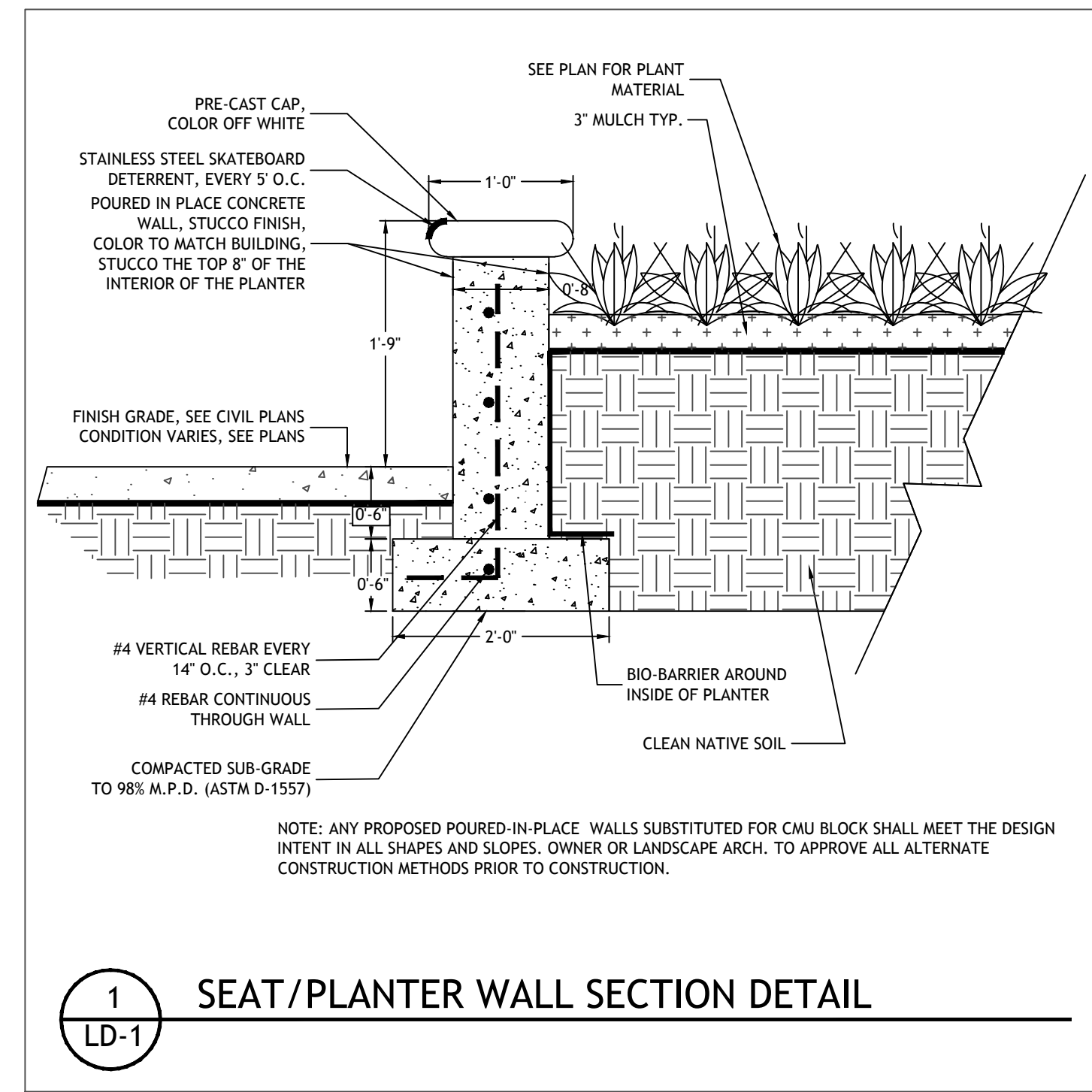
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**HARDSCAPE
DETAILS**

LD-1

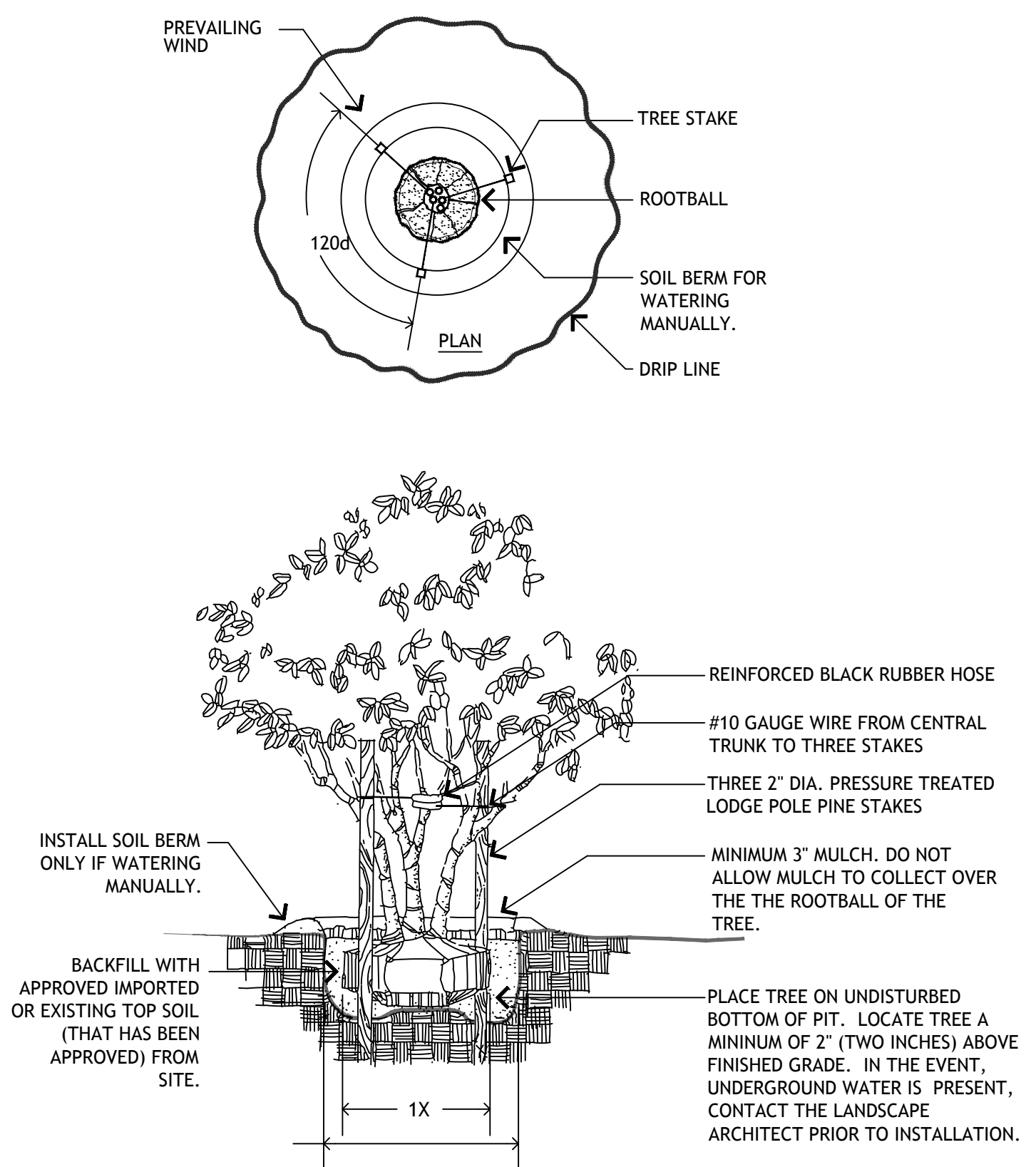
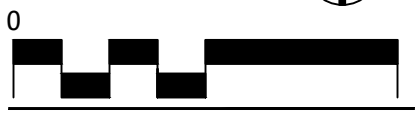
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NO.	COMMENTS	DATE

SHEET INFORMATION		
JOB NUMBER	14008	
DRAWN BY	GW / JB	
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4
LD-2 **MULTI-TRUNK TREE PLANTING DETAIL**

GENERAL LANDSCAPE NOTES

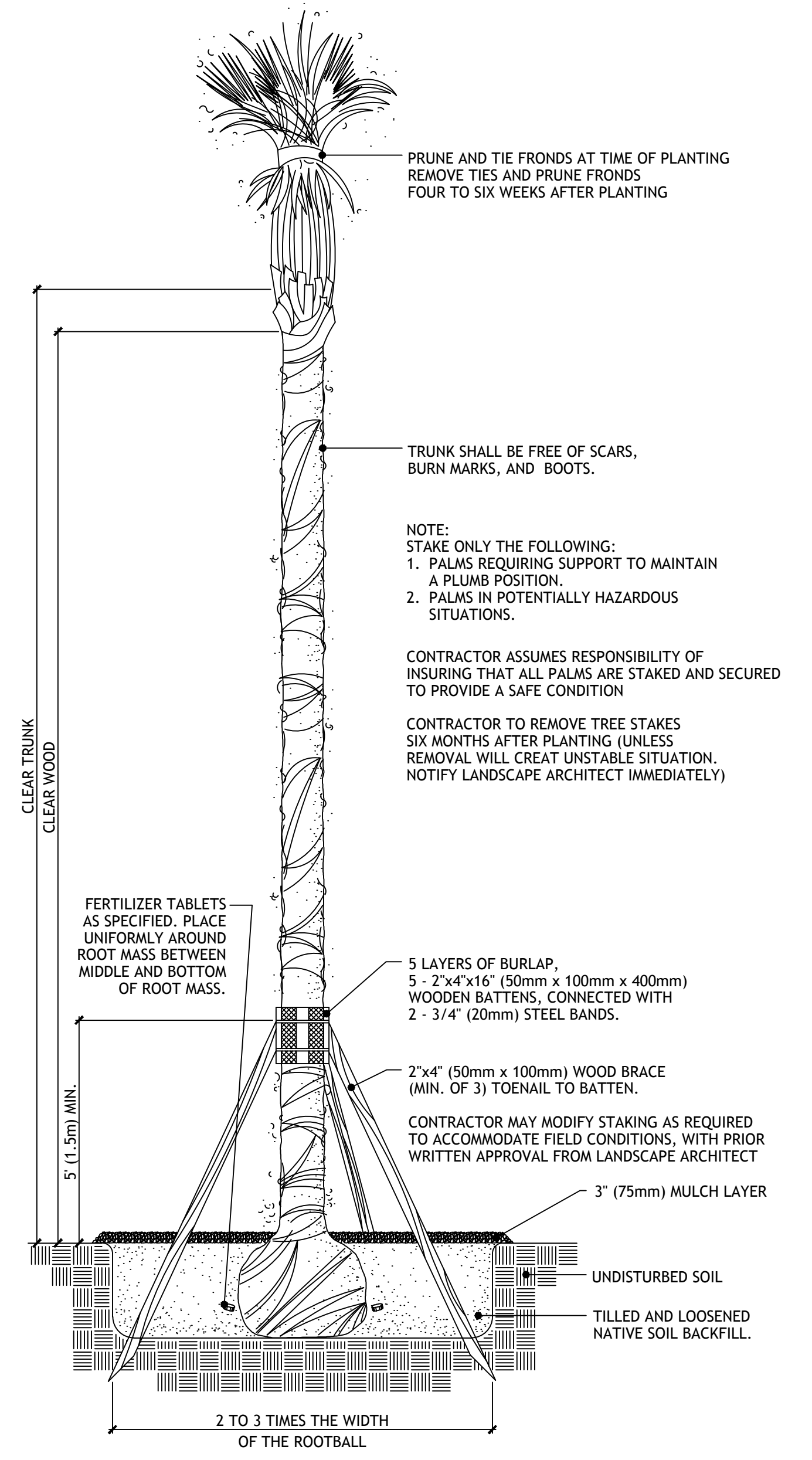
- All plant materials to be Florida #1 or better quality, installed to highest nursery standards.
- Mulch to be PINE BARK MULCH / PINESTRAW, SEE PLAN. Mulch shall be installed to a minimum of 3" thick in all planting areas.
- Sod to be 95% weed free: SEE PLAN FOR DIFFERENT VARIETIES. Sod to be installed with tight joints, rolled and fertilized at time of installation. All areas of the project site disturbed during construction shall be sodded with matching turf, unless specifically labeled otherwise. All areas within the project limits shall be provided with sod or other specified groundcover.
- All dimensions to be field-checked by the Landscape Contractor prior to construction, with any discrepancies reported immediately to the Landscape Architect.
- All materials must be as specified on the landscape plan. If materials or labor do not adhere to specifications, they will be rejected by the Landscape Architect with proper installation carried out by the Landscape Contractor at no additional cost.
- No substitutions or changes of any kind will be made at time of bidding, so as to provide for equal and fair comparisons.
- All permits necessary are to be provided by the installing Contractor unless otherwise specifically stated in the specifications.
- No contractor identification signs shall be permitted on the project.
- All questions concerning the plans and specifications are to be directed to the Landscape Architect, (727) 821-5699.
- Carefully review the Landscape Specifications. The installing Contractor will be held responsible for all items contained therein.
- All plant material shall be planted with TERRA-SORB AG, in accordance with the manufacturer's recommendations for the rate of application.
- The contractor shall be responsible to provide storm water pollution prevention plans and appropriate construction site runoff controls to meet EPA's Natural Pollutant Discharge Elimination System rule on construction sites where more than one acre of land is disturbed.

FERTILIZATION

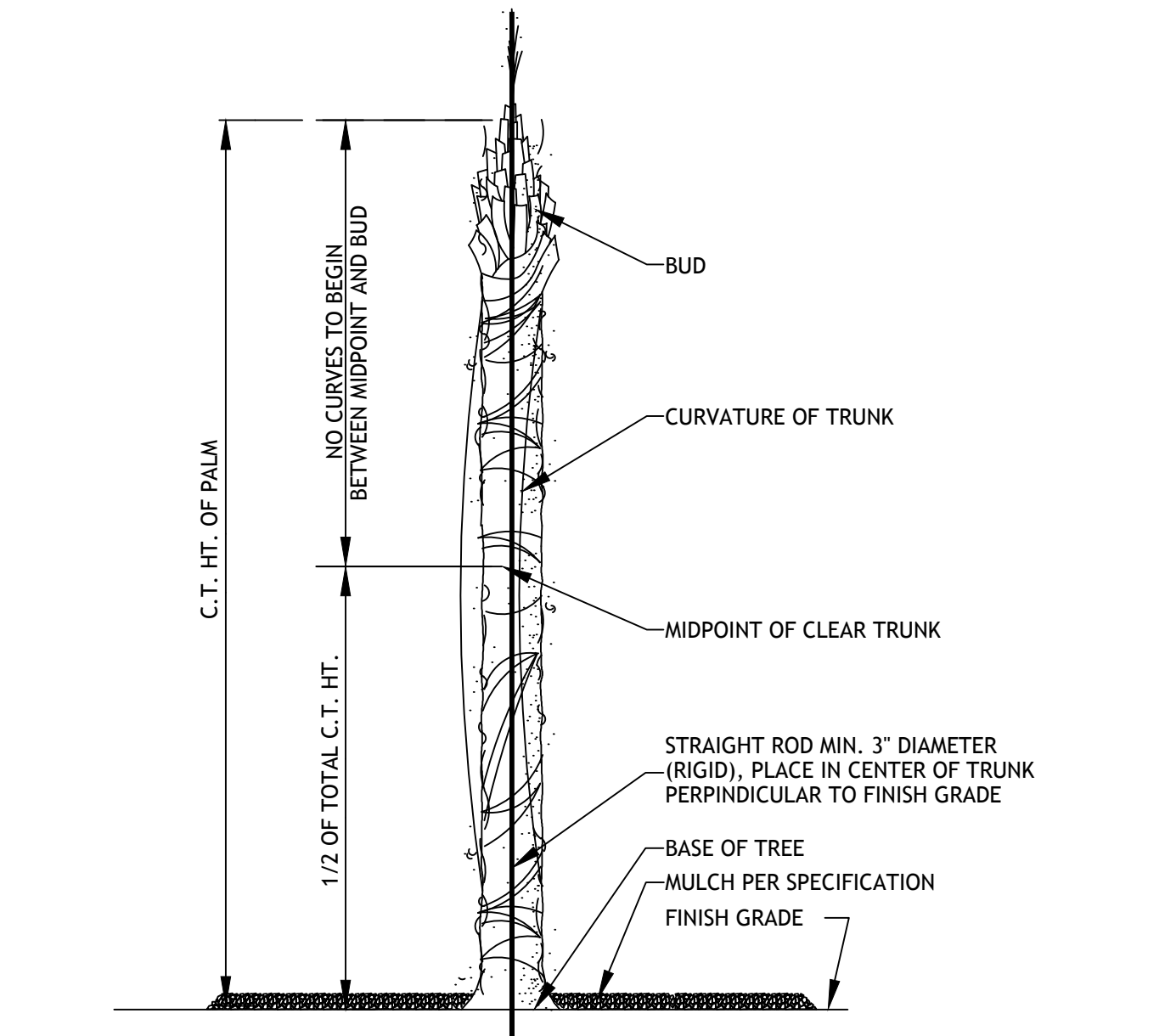
SHRUBS AND TREES
All trees and shrubs shall be fertilized with "Agriform" 20-10-5 planting tablets at time of installation and prior to completion of pit backfilling. Tablets shall be placed uniformly around the root mass at a depth that is between the middle and bottom of the root mass.

APPLICATION RATE:
1 Gallon can: 1 - 21 gram tablet
3 Gallon can: 2 - 21 gram tablets
5 Gallon can: 3 - 21 gram tablets
7 Gallon can: 4 - 21 gram tablets
Trees: 3 - 21 gram tablets each 1/2" of caliper
Palms: 7 - 21 gram tablets

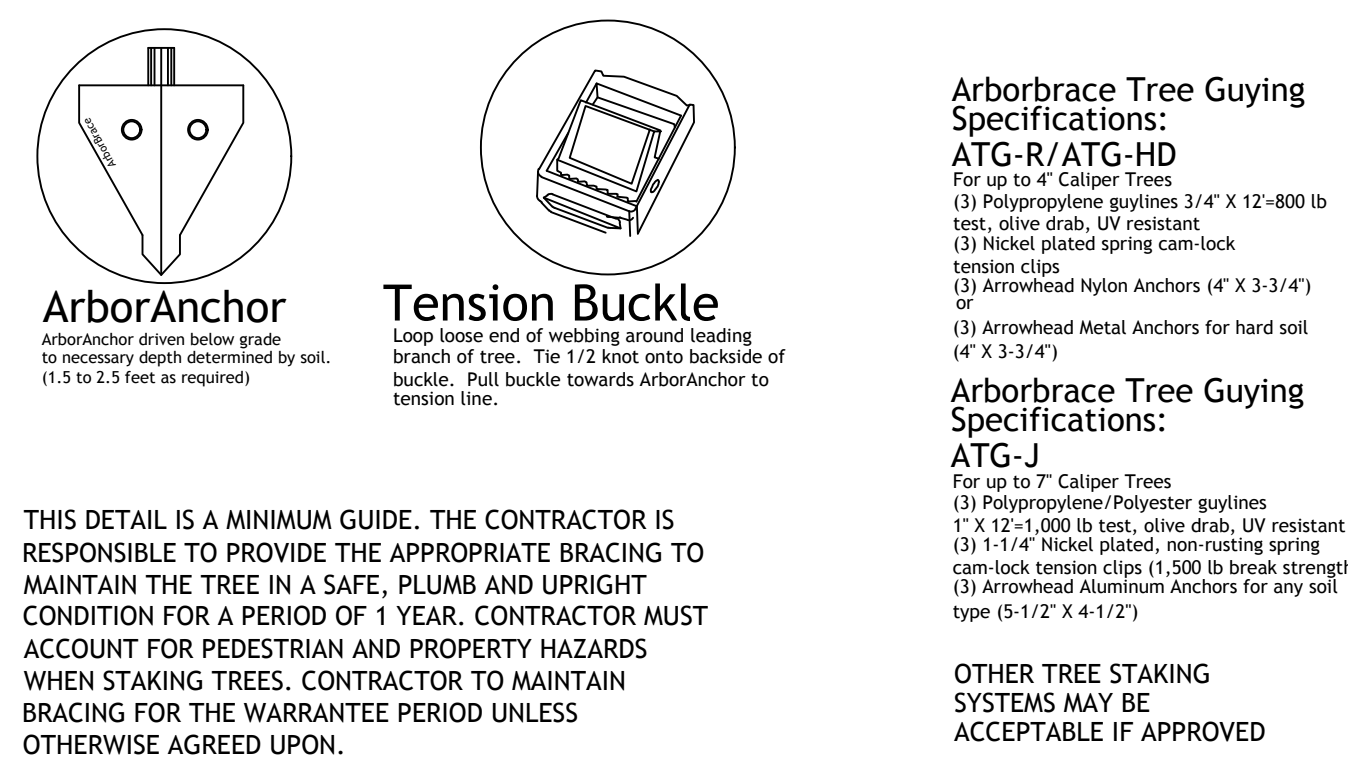
GROUNDCOVER AREAS
All groundcover areas shall receive fertilization with "Osmocote" time release fertilizer as per manufacturer's specifications.



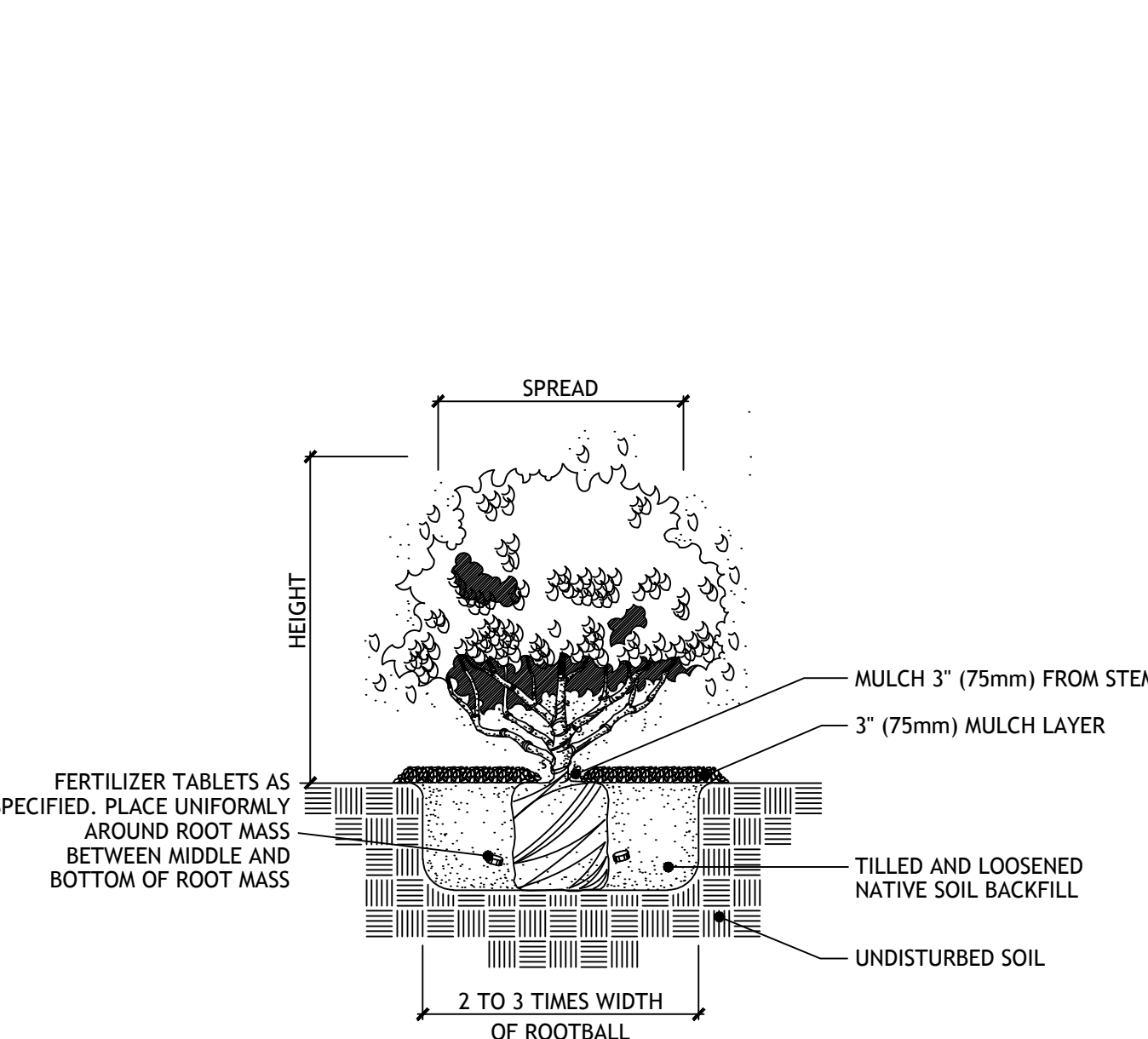
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LD-2 **PALM PLANTING DETAIL (EXCEPT SABAL PALMS)**



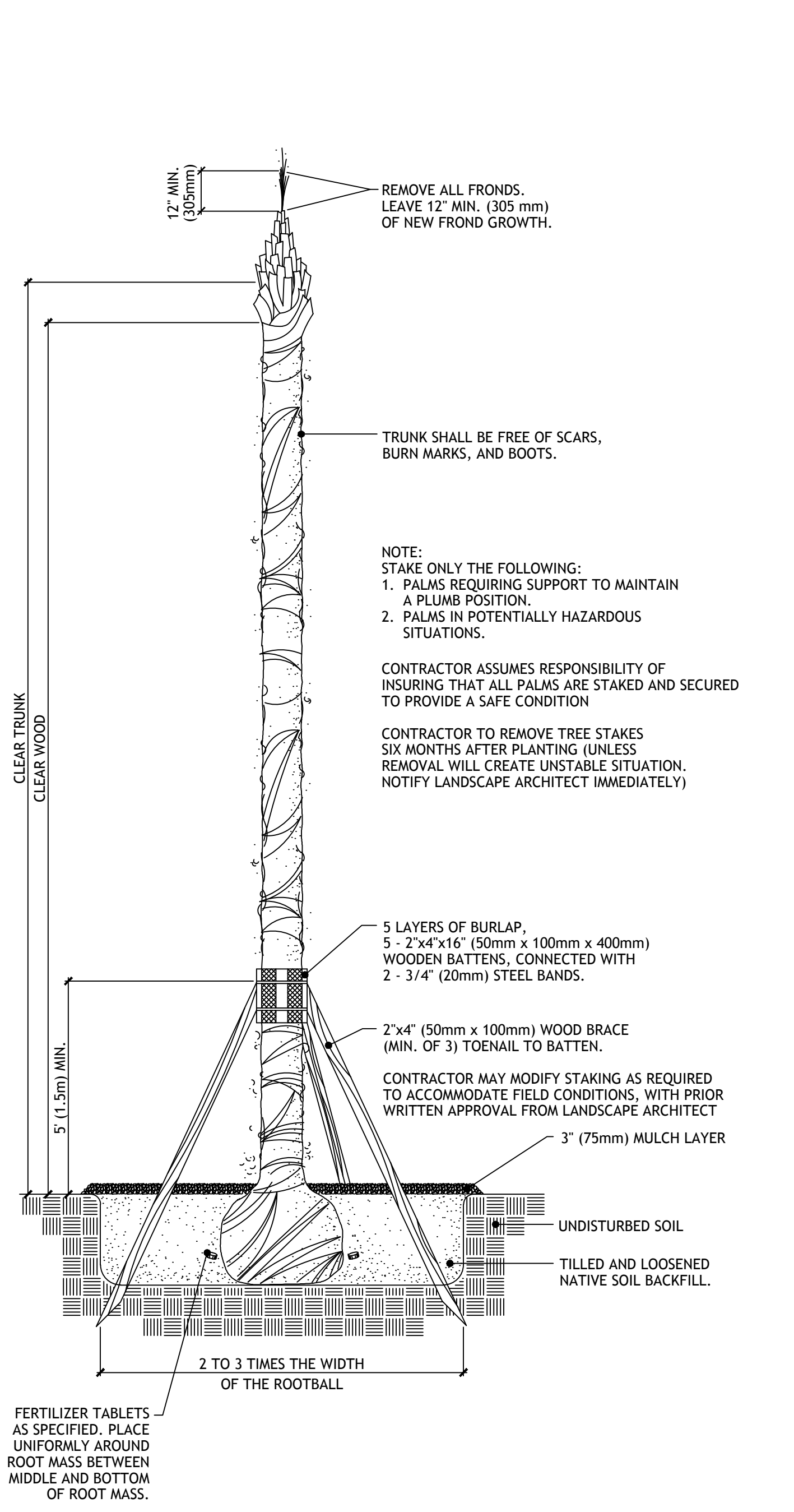
7
LD-2 **SABAL PALM ACCEPTABLE CURVATURE DETAIL**



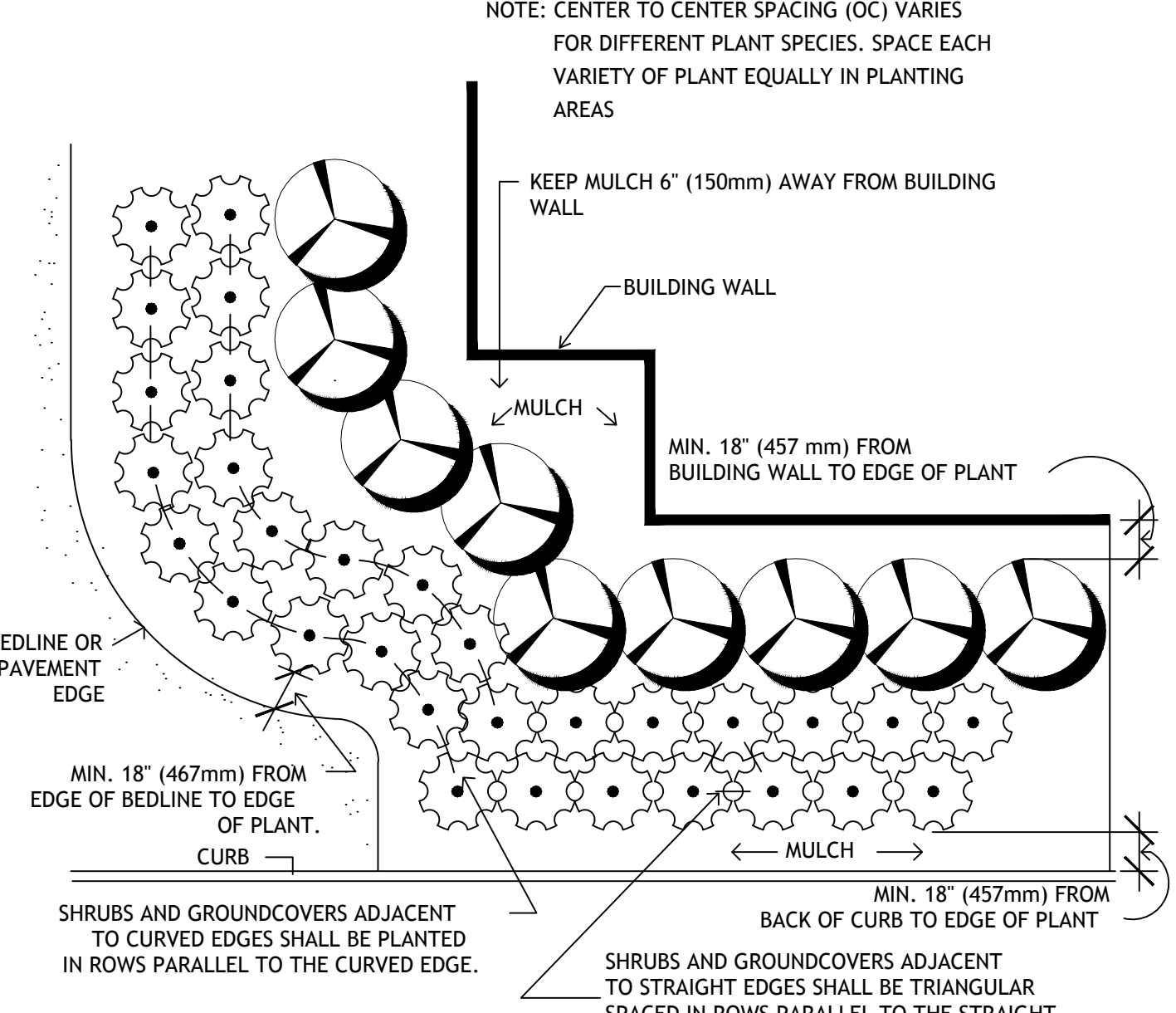
2
LD-2 **ARBOR BRACE TREE PLANTING DETAIL**
SCALE: N.T.S.



6
LD-2 **SHRUB PLANTING DETAIL**



1
LD-2 **SABAL PALM PLANTING DETAIL**



5
LD-2 **SHRUB AND GROUNDCOVER LAYOUT DETAIL**

- 1.00 GENERAL
- 1.01 RELATED DOCUMENTS
- A. The Contract Documents shall include the Plans, Details, Specifications, Bid Proposal, Contract Agreement, all Addenda, Special Conditions, and Installation Schedule (when required).
- 1.02 REQUIREMENTS OF REGULATORY AGENCIES
- A. Comply with Federal, State, Local, and other duly constituted authorities and regulatory agencies, without additional cost to the Owner in matters pertaining to codes, safety, and environmental matters.
- B. Any permits for the installation or construction of any of the work included under the contract, which are required by any of the legally constituted authorities having jurisdiction, shall be arranged for by the Contractor and paid for directly by the Contractor, unless otherwise agreed upon in writing.
- 1.03 SCOPE OF WORK
- A. All provisions of Contract, including General and Special Provisions and Plans, apply to the work specified in this Section. The Scope of Work includes everything for and incidental to executing and completing all landscape work shown on the Plans, Schedules, Notes and as specified herein.
- B. Furnish and provide all labor, plants and materials, tools and equipment necessary to prepare the soil for plantings, to install and care for all plant materials (including finish grading if necessary); to remove and/or transplant existing plants if indicated; to furnish, plant, fertilize, guy and brace, water, mulch and prune all new plant materials; and to execute all other Work as described herein or indicated on the Plans.
- C. Work under this Section shall include labor and materials for final grading and raking to prepare the site for sodding, springing, or seeding, as finished lawn or playing field will appear even and uniform, will drain adequately, and will comply with the intent of the landscape drawings.
- D. Initial maintenance of landscape materials as specified in this document.
- 1.04 QUALITY ASSURANCE
- A. Landscape work shall be contracted to a single firm specializing in landscape work, who shall in turn subcontract no more than 40% of the work specified. All subcontractors under the control of the Contractor involved in the completion of landscape work shall be known to the Owner and the Landscape Architect prior to their commencement of work on the project.
- B. All work of this Section shall conform to the highest standards of landscape practices.
- C. The Plant Material Schedule included with these Plans is provided only for the Contractor's convenience; it shall not be construed as to conflict or predominate over the Plans. If conflict between the Plans and the Specifications exists, the Plan shall predominate and be considered the controlling document.
- D. During this work, the Contractor shall be responsible for maintaining safety among persons in his employ in accordance with the standards set by the Occupational Safety and Health Act of 1970 (and all subsequent amendments). Owner and Landscape Architect shall be held harmless from any accident, injury or any other incident resulting from compliance or non-compliance with these standards.
- E. The Contractor shall cooperate with and coordinate with all other trades whose work is built into or affects the work in this Section.
- F. All appropriate utility companies and agencies shall be contacted 72 hours prior to excavation. Call "Sunshine" at 1-800-432-4770.
- G. The Contractor shall carefully examine the site and all existing conditions affecting the work, such as: soil, obstructions, existing trees, utilities, etc. Report any conditions in conflict with the work to the Landscape Architect.
- 1.05 SUBMITTALS
- A. The Contractor is required to submit two copies of typewritten instructions recommending procedures to be established by the Owner for maintenance of landscape work. These instructions must be submitted prior to the expiration of the required maintenance period and must cover maintenance procedures over a one year period.
- B. Furnish unit prices for all plant and inert materials, including labor for all specified work.
- 1.06 ALTERNATES, ADDITIONS, DELETIONS, SUBSTITUTIONS
- A. If there are additions/alternates included in these Plans and Specifications, the Contractor must propose prices to accomplish the work stated as additions/alternates at the time of bidding.
- B. The Owner, through his Project Representative, reserves the right to add or deduct any of the work stated herein without rendering the Contract void.
- C. The Contractor must have written approval by the Project Representative for any substitutions not previously agreed to in the purchase agreement: installation without approval is entirely at the Contractor's risk.
- D. All material acquired through additions or substitutions shall be subject to all conditions and warranties stated herein.
- 1.07 ABBREVIATIONS/DEFINITIONS
- A. O.A. or H.T.: The over-all height of the plant measured from the ground to the natural, unilted state of the majority of the foliage, not including extreme leaves, branches or fronds.
- B. C.T.: Clear trunk is measured from the ground to the bottom of the first leaf or frond stem with no foliage from ground to specified height. For example, on Canary Island Date Palms or similar, the clear trunk measurement includes the "nut" at the base of the fronds.
- C. C.W.: Clear wood is measured from the ground to the bottom of the base of the lowest leaf sheath or basal branch, or even to the top of the trunk if the trunk is straight and uniform in diameter. The clear wood measurement does not include the "nut" at the base of the fronds.
- D. S.P.: Spread, branches measured in natural unilted position to the average crown diameter, not including extreme leaves, branches, or fronds.
- E. S.T.R.: Straight trunk.
- F. M.N.: Minimum.
- G. GAL: Gallon container size, i.e., 1 gallon (3.8 liters), 3 gallon (11.4 liters), 7 gallon (26.5 liters), etc.
- I. O.C.: On center, distance between plant centers.
- J. DIA: Diameter.
- K. LVS: Leaves.
- L. D.B.H.: Diameter or caliper of main trunk of tree as measured at breast height at 4 - 1/2 feet (1.37 meters) above grade.
- M. CAL: Caliper, the outside diameter of up to a four inch (100 millimeters) tree is measured six inches (150 millimeters) above grade, larger trees are measured at 12 inches (300 millimeters) above grade.
- N. B&B: Balled and burlapped in accordance with horticultural standards of the American Association of Nurserymen.
- O. PPP: Plants per pot.
- P. FG: Field grown.
- Q. STD: Standard, single, straight trunk.
- R. Owner: To be known as that entity which holds title or control to the premises on which the work is performed.
- S. Owner's Representative: Owner's on-site representative shall be responsible for approval of quantity and quality of materials specified and execution of installation.
- T. Contractor: Shall refer to that person or enterprise commonly known as the Landscape Contractor.
- U. Landscape Architect: This person or firm is the responsible representative of the Owner who produces the landscape Plans and Specifications.
- 1.08 PRODUCT DELIVERY, STORAGE, AND HANDLING
- A. Plant Materials:
- Provide container grown or, if appropriate, freshly dug trees and shrubs. Do not prune prior to delivery. Do not send or bind trees or shrubs in such a manner as to damage bark, break branches or destroy natural shape. Provide protective covering during delivery. If plant delivery is made in open vehicles, the entire load shall be suitably covered.
 - All plants are to be handled at all times so that roots or root balls are adequately protected from sun, cold or drying winds. No root balls for trees and container plants that have been cropped or broken shall be delivered except upon special approval. Plants shall not be pulled by the taps or stems, nor handled in a rough or careless manner at any time.
 - Balled and burlapped plants shall be moved with firm, natural, balls of soil, not less than 1 foot diameter of ball to every 1 inch (25 millimeter) caliper of trunk; root ball depth shall not be less than 2/3 of root ball diameter. B & B plants which cannot be planted upon delivery shall have their root balls covered with moist soil or mulch.
 - Trees shall be dug with adequate balls, burlapped, and wire bound if needed. Root pruning to be done a minimum of 4 weeks before removal from the field and planting at the site. Root balls may not be encased in "grow bags" or other synthetic fertilizer encased plastic shrink wrap for transport only.
 - Remove all fronds from sabal palms prior to planting, but leave a minimum of 12 inches (300 millimeters) of new frond growth above the bud. Do not damage bud. On all other palms, only a minimum of palm fronds shall be removed from crown to facilitate moving and handling. Clear trunk shall be determined after minimum fronds have been removed. Bots shall be removed from trunk unless otherwise specified. Palms shall be planted within 24 hours of delivery.
- B. Deliver trees and shrubs after preparations for planting have been completed and plant immediately. If planting is delayed more than 6 hours after delivery, set trees and shrubs in shade, protect from weather and mechanical damage, and cover to keep roots moist.
7. Label at least one tree and one shrub of each variety with a securely attached waterproof tag bearing legible designation of botanical and common name.
8. Sod: Time delivery so that sod will be placed within twenty four (24) hours after stripping. Protect sod against drying and breaking by covering pallets of sod or placing in a shaded area.
- 1.09 JOB CONDITIONS
- A. Acceptance of Job Conditions
- The Contractor shall examine the sub-grade, verify elevations, observe the conditions under which work is to be performed and notify the Landscape Architect or Project Representative in writing of unsatisfactory conditions. Do not proceed with the work until unsatisfactory conditions have been corrected in a manner acceptable to the Landscape Architect. Start of work shall indicate acceptance of conditions and full responsibility for the work.
 - Proceed with and complete the landscape work as rapidly as portions of the site become available, working within the seasonal limitations for each kind of landscape work and following the approved schedule. If seasonal limitations apply, notify the Landscape Architect for adjustments to the Schedule.
 - Determine locations of all underground utilities and review for conflicts with planting procedures.
 - When adverse conditions to plant growth are encountered, such as rubble fill, drainage conditions or obstruction, the Contractor shall notify the Landscape Architect prior to planting.
 - Plant trees and shrubs after final grades are established and prior to the planting of lawns, protecting lawn areas and promptly repairing damages from planting operations.
- B. Scheduling of Work
- The work shall be carried out to completion with the utmost speed. Immediately upon award of contract, the Contractor shall prepare a construction schedule and furnish a copy to the Owner's Representative and/or the Landscape Architect for approval. The Contractor shall carry out the work in accordance with the approved schedule.
 - If the Contractor incurs unforeseen costs, such as overtime hours, holidays, etc. in order to complete the work within the time stated in the Contract, and/or to maintain the progress schedule, all said costs shall be borne by the Contractor at no additional cost to the Owner.
 - The Owner's Representative's, may request work stoppage. Upon written request from the Owner's Representative, the Landscape Contractor shall suspend delivery of material and stop all work on site until such time as necessary by the Owner's Representative. Upon receipt of such notice, the Landscape Contractor shall immediately confer with the Owner's Representative and the Landscape Architect. The Contractor with respect to any additional costs which may result from work stoppage, shall be held harmless.
- C. UTILITIES
- The Contractor shall perform work in a manner which will avoid conflicts with utilities. Hand excavate, as required, to minimize possibility of damage to underground utilities. Maintain grade stakes set by others until removal is mutually agreed upon by all parties concerned.
- 2.00 PRODUCTS
- 2.01 MATERIALS
- A. Plant Materials: Nomenclature
- Plant species, sizes, etc. shall be per Plans and Specifications on Plant Material Schedule. Nomenclature is per Morton's Third, L.H. Bailey and L.Z. Bailey, 1976 (4 or latest edition), or the American Standards for Nurseries Plants and the American Joint Committee of Horticultural Nomenclature, and as conforms with names accepted in the nursery trade.
- B. Plant Materials: Quality Assurance
- Provide healthy, vigorous stock grown under climatic conditions similar to conditions in the locality of the project. Plants shall be free of soil, well-developed root systems and be sound, healthy, vigorous and free from insect pests or their eggs, plant diseases, defects, and injuries. Plants shall be well-branched and densely foliated when in leaf and shall have healthy, well-developed root systems.
 - Trees shall be heavily branched or, in the case of palms, be heavily leafed. Some plant materials may be collected stock with the approval of the Landscape Architect. Provide tree species that have a single main stem (central leader), unless otherwise stated. Trees that have the main stem forming a "Y" or similar candelabra branching are not acceptable.
 - Plant materials shall be as specified and shall be Florida #1 or better as to shape and quality for the species as outlined in the Standards for Nurseries Plants and L.H. and I. Florida Department of Agriculture and Consumer Services (latest edition).
 - The Owner or Landscape Architect reserves the right to inspect plant materials either at the place of growth or at the project site prior to planting for compliance with requirements for name variety, size, quality, or designated area.
 - Landscape materials shall be shipped with certificates of inspection as required by governmental authorities. The Contractor shall comply with all governing regulations that are applicable to landscape materials.
 - Do not make substitutions. If specified landscape material is not available, submit Landscape Architect proof of it being non-available. In such event, if the Landscape Architect desires, any dimension from individual tree, shrub and hedge pits and dispose of the excavated material off the site.
 - Height and/or width of trees shall be measured from ground up; width measurement shall be normal crown spread of branches with plants in the normal position. This measurement shall not include immediate terminal growth. All measurements shall be taken after pruning to the specified sizes and shrubs shall conform to measurements specified in the plant material schedule, except that plant material larger than specified may be used with the approval of the Owner or Landscape Architect with no increase to the Contract price. Plant materials shall not be ground prior to delivery.
 - Plant Material shall be symmetrical, typical for variety and species. Plants used where symmetry is required shall be matched as nearly as possible.
 - Balled and burlapped plants shall have firm, natural balls of earth of sufficient diameter and depth to encompass the root system necessary for full development of the plant and to conform with the standards of the American Association of Nurserymen. Root balls and tree trunks shall not be damaged by improper binding and/or baling and burlapping procedures.
 - Container-grown plants may be substituted for balled and burlapped plants or vice-versa provided the quality is equal or better than specified and the Landscape Architect approves of the substitution.
 - Container grown stock shall have been grown in containers for at least four months, but not over two years. If requested, samples must be shown to prove no root bound condition exists.
- C. Grasses: Sod or Seed
- Sod or seed (as/if specified) shall be of a species as stated on the Plan. Solid sod shall be set in even thickness and with a good root structure, 95% free of noxious weed, freshly mowed before cutting, and in healthy condition when laid. It must not be stacked more than 24 hours before laying and it must be grown in soil compatible to that in which it will be installed. Sod must be kept moist prior to and after installation.
 - Seed shall be delivered to the site in unopened bags with certification tags in place. Purity, germination and weed content shall be as certification requirements.
- D. Mulch:
- Mulch shall be 100% recycled wood mulch, thoroughly mixed with a pre-emergence weed killer according to the label directions. If recycled mulch is not specified, the Contractor shall install pine bark, or other as specified on the plans
 - Install mulch to an even depth of 3 inches (75 millimeters) before compaction.
- E. Fertilizer:
- Granular fertilizer shall be uniform in composition; free flowing and suitable for application with approved equipment; received at the site in full, labeled, unopened bags bearing the name, trade name or trademark and warranty of the producer; fully conforming to State of Florida fertilizer laws.
 - All fertilizer shall bear the manufacturer's statement of analysis and shall contain the appropriate minimum amounts of elements for the type of use specified herein.
 - AgriForm 20-10-5 fertilizer tablets or approved equal, shall be placed in planting pit for all plant materials at time of installation and prior to completion of pit backfilling.
 - Ground cover and annual areas shall receive fertilization with Oscomec Time Release Fertilizer according to product instructions and rate.
 - For sod and seeded areas, fertilize with a complete granular fertilizer on Bahia and St. Augustine grass of the rate of one (1) pound (453.6 kilogram) of nitrogen per one thousand (1,000) square feet (92.9 square meters). Fertilizer shall be commercial grade, mixed granules, with 30%-50% in the granules being in the form of nitrate (about 6.5 to 7.0). No heavy organic soil, such as muck or peat shall be used in berm construction.
- B. Layout of Plant Materials:
- Unless otherwise stipulated, plant materials shall be approximately located per the plans by scale measurements using established building, columns, curbs, screen walls, etc. as the measuring reference point. Slight shifting may be required to clear wires, prevent blockage of signage, etc.
 - Shrubs and ground covers shall be located and spaced as noted on the plant material schedule (if provided); otherwise plants will be placed in the planting beds at the normally accepted spacing for each species.
 - Leave a minimum 18 inch (450 millimeters) border of mulched space between outer leaves of installed plant material and the bed line, curb, or building foundation wall for all plant sizes.
 - Any necessary "minor" adjustments in the layout of planting shall be made by the Contractor with the approval of the Landscape Architect in order to conform as nearly as possible to the intent of the plans.
- F. Tree Staking Materials
- For hardwood trees, approved below-grade staking shall be used at the rootball, per the planting detail. Metal strand guy wire shall not be used.
 - For single trunk palms, stakes shall be cut from 2 inch (50 millimeter) x 4 inch (100 millimeter) pressure treated (p.t.) stock, with a minimum of 3 stakes per palm. Batten consisting of 5 layers of burlap and 5 - 2 inch (50 millimeter) x 4 inch (100 millimeter) by 16 inch (400 millimeter) wood connected with two - 3/4 inch (19 millimeter) steel bands shall be used around the palm trunk.
 - Other tree staking systems may be acceptable if approved.
- G. Planting Soil
- Unless stated on the plans or in the specifications, install plant material in tilled and loosened native soil backfill. It is the responsibility of the Landscape Contractor to test, prior to planting and at no additional cost to the Contractor, any soils which may be unsuitable for the vigorous growth of plants. Unsuitable conditions shall be reported to the Landscape Architect immediately in writing.
 - When required, planting soil media shall be provided by the Contractor and shall consist of 1/3 peat and 2/3 surfloam, with no lumps over 1 inch (25 millimeters).
 - Backfill and clean fill dirt provided by the Contractor shall be in a loose, friable soil. There must be slight acid reaction to the soil with no excess of calcium or carbonate, and it shall be free from excess weeds, clay lumps, stones, slumps, roots and toxic substances or any other materials that might be harmful to plant growth or a hindrance to grading, planting, and maintenance procedures and operations.
 - Bed preparation for annual beds under 1 gallon (3.785 liters) container size shall consist of 3 inches (75 millimeters) of Florida peat or other approved organic soil amendment spread over full length and width of planting area. Rototill organic layer 6 inches (150 millimeters) to 8 inches (200 millimeters) into native soil.
- H. Soil Amendments:
- Terra-Sorb AG or approved equal, soil amendment shall be mixed with native or planting soil for all trees, shrubs, ground cover, and annuals, according to manufacturer's recommended application rates and methods, if specified on the Plans.
- I. Tree Protection
- Wood fencing shall be 2 inch (50 millimeters) x 4 inch (100 millimeters) pressure treated (p.t.) stock with flagging on horizontal members. Space vertical members 6 feet (1.83 meters) to 8 feet (2.44 meters) on center. The barricade shall be placed so as to protect the critical protection zone area, which is the area surrounding a tree within a circle described by a radius of one foot for each inch (25 millimeter) of the tree's diameter at breast height (DBH) at 4 - 1/2 feet (1.37 meters) above grade.
- J. Root Barrier System
- Root barrier fabric shall be installed when specified in the plans and/or specifications for protection of adjacent surfaces according to specific product name or grade. Install as directed by the manufacturer.
- K. Packaged Materials:
- Deliver packaged materials in containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at the site.
- L. Pesticides
- Pesticides shall be only approved, safe brands applied according to manufacturer's directions.
- 3.00 EXECUTION
- 3.01 PREPARATION
- A. Obstructions Below Ground:
- It shall be the responsibility of the Contractor to locate and mark all underground utilities, irrigation lines and wiring prior to commencement of the work.
 - If underground construction, utilities or other obstructions are encountered in excavation of planting areas or pits, the Landscape Architect shall be immediately notified to select a relocated position for any such obstructions.
- B. Grading and Preparation for Plant Materials
- All proposed landscape areas containing existing turf grass or weeds shall be treated with Monsanto's "Round-Up" per manufacturer's specifications. All proposed landscape areas adjacent to water bodies shall be treated with Monsanto's "Rodeo" per the manufacturer's specifications.
 - New plant materials will not be installed until a 98% weed/turf eradication has been achieved. More than one application may be required to produce an acceptable planting bed.
 - A pre-emergent herbicide may be applied, but it is not a substitute for spray treatment of "Round-Up" or "Rodeo".
 - Should any plant material in the same, or adjacent beds be damaged by these chemicals, the same size, quantity and quality of plants shall be immediately replaced by the Contractor at no cost to the Owner.
 - Any necessary corrections or repairs to the finish grades shall be accomplished by the Contractor. All planting areas shall be carefully graded and raked to smooth, even finish grades, free from depressions, lumps, stones, sticks or other debris and such that they will conform to the required finish grades and provide uniform and satisfactory surface drainage without puddling.
 - The contractor shall remove debris (sticks, stones, rubbish) over 1 - 1/2 inches (38 millimeters) in any dimension from individual tree, shrub and hedge pits and dispose of the excavated material off the site.
- C. Preparation for Annual Bed Planting
- Prepare native subgrade by rototilling or loosening by hand methods. Spread 3 inches of Florida peat (1/3), sandy loam (1/3), or other approved organic soil amendment over the full length and width of planting area for annuals. Rototill organic layer 6 inches (150 millimeters) to 8 inches (200 millimeters) into the native soil. Grade the planting bed by "crowning" to insure that surface drainage, percolation, and aeration occur at rapid rates. Add Oscomec time release fertilizer according to product instructions and rate.
- D. Preparation for Seeding and Sod Areas
- All proposed sod areas containing existing turf grass or weeds shall be treated with Monsanto's "Round-Up" per manufacturer's specifications. All proposed sod areas adjacent to water bodies shall be treated with "Rodeo" per the manufacturer's specifications.
 - Limit preparation to areas which will be planted promptly after preparation. Loosen sub-grade of seed and sod areas to a minimum depth of 4 inches (100 millimeters).
 - Immediately prior to any turf work, the Contractor shall finish grade the soil to a smooth, even surface assuring positive drainage away from buildings and the subsequent turf flush to the tops of adjacent curbs and sidewalks. The surface shall be sloped to existing yard drains.
 - A complete fertilizer shall be applied to St. Augustine or Bahia grass at a rate of one (1) pound (453.6 kilogram) of nitrogen per 1000 square feet (92.9 square meters). Fertilizer shall be commercial grade, mixed granules, with 30%-50% of the nitrogen being in slow or controlled release form. Thoroughly work fertilizer into the top 4 inches (100 millimeters) of soil.
 - Moisten prepared seed and sod areas before planting if soil is dry. Water thoroughly and allow surface moisture to dry before planting lawns. Do not create a muddy soil condition.
- 3.02 INSTALLATION
- A. Berm Construction (if specified)
- Install berms at location and design shown on Plans and at the height and slope indicated. Height stated is for finished berm with soil at natural compaction.
 - Exact location and configuration of berms may require modification to allow proper drainage; such changes will be coordinated with the Landscape Architect.
 - If shown on the Plan, construct berms using clean sandy loam fill dirt which is well-drained, free of rocks, roots, or other debris, with a soil pH of an acid nature (about 6.5 to 7.0). No heavy organic soil, such as muck or peat shall be used in berm construction.
- B. Layout of Plant Materials:
- Unless otherwise stipulated, plant materials shall be approximately located per the plans by scale measurements using established building, columns, curbs, screen walls, etc. as the measuring reference point. Slight shifting may be required to clear wires, prevent blockage of signage, etc.
 - Shrubs and ground covers shall be located and spaced as noted on the plant material schedule (if provided); otherwise plants will be placed in the planting beds at the normally accepted spacing for each species.
 - Leave a minimum 18 inch (450 millimeters) border of mulched space between outer leaves of installed plant material and the bed line, curb, or building foundation wall for all plant sizes.
 - Any necessary "minor" adjustments in the layout of planting shall be made by the Contractor with the approval of the Landscape Architect in order to conform as nearly as possible to the intent of the plans.
- K. Repair of Damages
- The Contractor shall repair all damage caused by his operations to other materials, property, or trades to a level equal in quality to the existing condition prior to damage.
 - The Contractor shall be held responsible for all damage done by his work or employees to other materials or trades' work. Patching and replacement of damaged work may be done by others at the Owner's direction, but the cost of same shall be paid by the Contractor who is responsible for the damage.
- C. Planting Procedures:
- All shrubs, trees and ground covers or vines shall be planted in pits having vertical sides and being circular in outline. Planting pit shall be 3 to 5 times the width of the root ball and no deeper than the height of the root ball.
 - Plants shall be set straight or plumb, in the locations shown, at such level that after settlement normal or natural relationship of the top of the root ball with the ground surface will be established. With regards to proper nursery practices, plants under certain conditions (i.e. low and wet areas) will benefit from being planted "high" with the root ball about 1 inch (25 millimeters) higher than the surrounding grade.
 - All plant materials shall be fertilized with AgriForm 20-10-5 planting tablets, or approved equal, at time of installation and prior to completion of pit backfilling. AgriForm planting tablets shall be placed uniformly around the root mass at a depth that is between the middle and the bottom of the root mass.
 - Application rate:

1 gallon (3.785 liters)	1 - 2 gram tablet
3 gallon (11.4 liter)	2 - 2 gram tablet
5 gallon (18.9 liter)	3 - 2 gram tablet
7 gallon (26.5 liter)	3 tablets each 1/2 inch (12 millimeters) caliper
 - Native soil shall be used in back-filling plant pits or as specified. The Contractor shall be responsible for providing additional soil for building tree saucers.
 - When balled and burlapped plants are set, undisturbed native soil shall be left under the base of the root ball to prevent voids. Backfill tilled and loosened native soil around the sides of the root ball. Remove the top 4 inches (100 millimeters) of burlap, wire and all tie-down material from the root ball. Do not remove these materials from the bottom of the root ball. Thoroughly water-in before bringing the backfill up to the proper grade. Roots of bare plants shall be properly spread out, and planting soil carefully worked in among them. Failure to comply is cause for rejection.
 - Containerized plants shall be installed with undisturbed native soil left under the base of the root ball to prevent voids. Planting pit shall be 3 to 5 times the width of the root ball and no deeper than the height of the root ball. Backfill tilled and loosened native soil around the sides of the root ball. Thoroughly water-in before bringing the backfill up to the proper grade.
 - Plant spacing shall be "on center" and varies with the different plant species. Space each variety of plant equally in the planting areas. Shrubs and ground covers adjacent to straight or curved edges shall be planted in a manner that will grade erosion due to those edges. Plant a minimum of 18 inches (450 millimeters) from the back of the curb to the outside edge of the plant.
 - All azaleas shall be placed into a prepared bed of amended soil containing 50% weed-free Florida peat or approved equivalent. Root balls shall be scarified vertically at 120 degree angles in a triangular pattern.
 - Sabal palms may be planted deeper than normal if conditions warrant and if approved.
- D. Sodding
- During periods of drought, sod shall be watered sufficiently at its origin to moisten the soil adequately to the depth to which it is to be cut.
 - An application of 6-6-6, 40% organic, slow or controlled release fertilizer shall be made to all lawn areas just prior to the laying of the sod at a rate of one (1) pound of nitrogen (453.6 kilogram) per 1,000 square feet (92.9 square meters). The ground shall be wet down before the sod is laid in place.
 - Solid sod shall be laid tightly with closely abutting staggered joints with an even surface edge and sod edge, in a neat and clean manner to the edge of all the paving and shrub areas. Cut down soil level to 1 inch (25 millimeters) to 1 - 1/2 (38 millimeters) inches below top of walks prior to laying sod.
 - Within 2 hours after installing sod and prior to rolling, irrigate the sod. Sufficient water shall be applied to wet the sod thoroughly and to wet the sod to a depth of 2 inches (50 millimeters). Rolling shall be done in a manner that will grade erosion due to the application of excessive quantities, and the watering equipment shall be of a type that will prevent damage to the finished sod surface. Watering shall be repeated as necessary to keep sod moist until rooted to subgrade.
 - The sod shall be pressed firmly into contact with the sod bed using a turf roller or other approved equipment so as to eliminate air pockets, provide a true and even surface and insure knitting without any displacement of the sod or deformation of the surfaces of sodded areas. After the sodding operation has been completed, the edges of the area shall be smooth and shall conform to the grades indicated.
 - If, in the opinion of the Landscape Architect, top dressing is necessary after rolling, clean silica sand shall be used to fill voids. Evenly apply sand over the entire surface to be leveled, filling-in dips and voids and thoroughly washing into the sod areas.
 - On slopes steeper than 2:1 and as required, the sod shall be fastened in place with suitable wooden pins or by other approved method.
- E. Seeding
- Seed shall be installed per the specifications of the State of Florida Department of Transportation. See plan for type of seed.
- F. Tree Guying, Bracing and Staking:
- Tree guying, staking and bracing shall be the responsibility of the Contractor per sound nursery practices, and shall be done per details shown on the Plans. For trees, a minimum of 2 stakes per tree or optional a minimum of 3 to 4 stakes per tree at equal spacing shall be used. Stakes shall be installed per the manufacturer's directions. All hardwood trees shall be staked with below-grade staking.
 - For single trunk palms, a minimum of 3 stakes per palm 12 degree spacing shall be used. Tenon the stakes to batten consisting of 5 layers of burlap and 5 - 2 inch (50 millimeters) x 4 inch (100 millimeter) by 16 inch (400 millimeter) wood connected with two - 3/4 inch (19 millimeter) steel bands. Palms shall be staked with a minimum of 5 feet (1.5 meters) of stake above grade.
 - Contractor shall remove all palm guying, staking, and bracing from trees six (6) months after the date of final acceptance of the landscape work.
 - Contractor shall not remove below-grade staking and bracing from hardwood trees after the date of final acceptance of the landscape work.
 - Stake only trees that require support to maintain a plumb position or are in potentially hazardous areas.
- G. Mulching
- All planting beds shall be weed-free prior to mulching.
 - All curb, roadway, and bed line edges will be "trenched" to help contain the applied mulch.
 - All plant beds and tree rings shall be mulched evenly with a 3 inch (75 mm) mulch, or other approved 100% recycled wood mulch, or other mulch as specified on the Plans or General Notes.
 - Mulch shall not be placed against the trunks of plant materials or foundations of buildings. Maintain a minimum 3 inch (75 millimeters) clearance for trees and shrub trunks and a minimum 6 inch (150 millimeters) clearance for the walls of buildings.
 - For beds of annual flowers, a 12 inch wide (300 millimeter) x 3 inch (75 mm) deep band of mulch shall be installed in front of the first row of annuals. Maintain a minimum 6 inches (150 millimeters) of non-mulched clearance from the outside edge of annuals.
- H. Pruning
- General pruning to maintain the natural shape and form of the plant shall be done by experienced personnel. Complex pruning operations or treatment of diseased tree members shall be done by a licensed arborist.
 - Upon acceptance by the Owner, prune any broken branches, remove crossed branches, and branches hanging below the clear trunk of the tree.
- I. Clean-up
- During landscape work, store materials and equipment where directed by the Owner.
 - The Contractor shall promptly remove any materials and equipment used on the job, keeping the area neat at all times. Upon completion of all planting, dispose of all excess soil and debris leaving pavements and work areas in a safe and orderly condition.
 - The clean-up of the site shall include the removal and proper disposal of the tree guying, staking, and bracing materials as described in these specifications.
- J. Protection
- The Contractor shall provide safeguards for the protection of workmen and others on the job, adjacent to the work, as required, under the parameters of the Occupational Safety and Health Administration (O.S.H.A.) standards.
 - The Contractor shall protect the Owner's and adjacent property from damage.
 - The Contractor shall protect the landscape work and materials from damage due to landscape operations. Maintain protection during installation and maintenance periods.
 - The Contractor shall provide protection (tree barricades) for all existing trees and plants as specified.
- K. Repair of Damages
- The Contractor shall repair all damage caused by his operations to other materials, property, or trades to a level equal in quality to the existing condition prior to damage.
 - The Contractor shall be held responsible for all damage done by his work or employees to other materials or trades' work. Patching and replacement of damaged work may be done by others at the Owner's direction, but the cost of same shall be paid by the Contractor who is responsible for the damage.
- J. Stolen Plant Materials and Other Materials Pertinent to the Project Installation
- The Landscape Contractor shall be responsible for the entire replacement of plant materials and other materials pertinent to the project installation that are missing or stolen prior to the first final landscape inspection.
 - Plant materials that have been documented as installed and accepted by a landscape inspection performed by the Owner or the Owner's Representative shall not require replacement by the Landscape Contractor.
 - The Landscape Contractor shall be responsible for retaining the proper insurance coverage of all plant materials and other materials pertinent to the project installation.
- 3.03 MAINTENANCE
- A. The Contractor shall maintain all plant materials in a first class condition from the beginning of landscape construction until final acceptance. Cost of maintenance until final acceptance to be included in bid, no change orders for maintenance will be accepted.
- B. Operations:
- Maintenance shall include, but not be limited to, watering of turf and planting beds, mowing, fertilizing, cultivation, weeding, pruning, disease and pest control, replacement of dead materials, straightening, turf or planter settlement corrections, replacement of rejected materials, staking and guying repair and lightning, wash-out repairs and regrading, and any other procedures consistent with the good horticultural practice necessary to insure a vigorous and healthy growth of all work under the Contract. Mowing shall be consistent with the recommended height per the University of Florida Cooperative Extension Service.
 - Within the warranty period, the Contractor shall notify the Owner of any maintenance practices being followed or omitted which would be detrimental to the healthy vigorous growth of the landscape.
 - The Contractor shall be responsible for the final watering of not less than one inch of water for all planted materials before leaving the site.
- 3.04 INSPECTION, REJECTION, AND ACCEPTANCE
- A. Inspection
- Upon completion of the installation, the Contractor will notify the Owner or the Owner's Representative that the job is ready for inspection. Within 15 days of notification, the installation will be inspected by the Landscape Architect. A written and/or graphic inspection report will be sent to the Owner and/or Landscape Contractor.
 - If the Landscape Contractor's work is not completed and a final landscape inspection is requested by the Landscape Contractor, then all subsequent landscape inspections after the first inspection, including written and/or graphic inspection reports shall be charged to the Landscape Contractor at a rate of \$800.00 per hour. The Landscape Contractor shall be responsible for compensation to the Landscape Architect for all final inspections and reports under the above-mentioned circumstances.
- B. Rejection and Replacement
- The Landscape Architect shall be the final judge as to the suitability and acceptability of any part of the work. Plant material will be rejected if it does not meet the requirements set forth in the Plans and Specifications. A written and/or graphic inspection report will be sent to the Owner and/or Landscape Contractor.
 - Replace any rejected materials immediately or not later than 20 days, and notify the Landscape Architect in writing that the correction has been made.
- C. Acceptance
- After replacement of rejected plant material (if any) have been made, and completion of all other corrective work, the Owner or Owner's Representative will accept the project in writing.
 - Upon final acceptance, the Owner assumes responsibility for maintenance within the terms of the Contract. Acceptance will in no way invalidate the Contractor's warranty period.
 - The Contractor's warranty period will begin after final acceptance of the project by the Owner.
- 3.05 OWNER'S OPTIONS
- A. If evidence exists of any lien or claim arising out of or in connection with default in performance of this Contract, the Owner shall have the right to retain any payment sufficient to discharge such claim and all costs in connection with discharging such claim.
- B. Where the Specifications call for any stipulated item or an "approved equivalent", or in words to that effect, the Contractor shall indicate the price of the type and species specified in the proposal, giving the price to be added or deducted from his contract price. The final selection rests with the Owner or Owner's Representative.
- C. Where plants installed do not meet Specifications, the Owner reserves the right to request plant replacement or an appropriate deduction from the Contract amount to compensate for the value not received from the under-specified plant materials. No additional compensation will be made to the Contractor for plants installed that exceed Specifications.
- 3.06 WARRANTY
- A. The Contractor shall warrantly all trees furnished under this contract for a period of 1 year and all shrubs for a period of 4 months. Material which is either dead or in poor health during this period or at completion will be replaced at no charge to the Owner. Should any of the plant materials show 50% or more defoliation during the Warranty Period, due to the Contractor's use of poor quality or inferior materials or workmanship, the Contractor upon notice shall replace without delay some with no additional cost to the Owner. Should any plant require replacing, the new plant shall be given equal amount of warranty.
- 4.00 - MEASUREMENT AND PAYMENT
- 4.01 MEASUREMENT
- A. The quantity of Landscape for which payment will be made shall be the actual number of units measured in place and accepted. The units measured shall be as listed in the Bid Schedule. If a payment item for Landscape is not specifically included in the Bid Schedule, the quantity for which payment will be made shall be the quantity required to complete the work.
- 4.02 PAYMENT
- A. Payment for Landscape shall be made at the prices stated in the Bid Schedule. If a payment item for Landscape is not specifically included in the Bid Schedule, the quantity for which payment will be made shall be included in the several unit and lump sum prices for all applicable items of work.
- END OF SECTION
- NO. COMMENTS DATE
- SHEET INFORMATION
- JOB NUMBER 14008
- DRAWN BY GW / JB
- CHECKED BY HAB / JB
- SCALE: N/A
- 0
- LANDSCAPE SPECIFICATIONS
- LD-3
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FL Registration: LC2600471

CONSTRUCTION DOCS.

ISSUE DATE		
1	BID SET	01-14-15
2	CODE MIN. PERMIT SET REV	04-27-15
3	REVIEW SET	02-01-16
4	BID SET	04-28-16

REVISIONS

NO.	COMMENTS	DATE

NO. COMMENTS DATE

SHEET INFORMATION

JOB NUMBER 14008

DRAWN BY GW / JB

CHECKED BY HAB / JB

SCALE: N/A

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LANDSCAPE SPECIFICATIONS

LD-3