

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER SIZE	HEIGHT/SPREAD	NATIVE
£ • 33	IE	3	llex x attenuata 'Eagleston' / Eagleston Holly	1" DBH (Min.)	30 Gal.	8` Ht., 3` Spr., 3` CT	YES
•	LI	6	Lagerstroemia indica x fauriei 'Natchez' / Natchez Crape Myrtle	1" DBH (Min.)	30 Gal.	8` Ht. (min.), 4` Spr., Standard Trunk	NO
•	LJ	8	Ligustrum japonicum / Japanese Privet	1" DBH (Min.)	30 Gal.	6` Ht. (min.), 4` Spr., M.T.	NO
	MG 7 Magnolia grandiflora 'D.D. Blanchard ' D.D Blanchard Southern Magnolia		1" DBH (Min.)	30 Gal.	8`-10` ht. x 3`-4` spr.	YES	
o Let	PE	25	Pinus elliottii densa / Slash Pine	1" DBH (Min.)	30 Gal.	8`-10` ht. x 3`-4` spr.	YES
• J	QV2	6	Quercus virginiana / Southern Live Oak	1" DBH (Min.)	Field Grown, Roots Plus	12` Ht., 5` Spr., 6` CT	YES
	UA	14	Ulmus alata / Winged Elm	1" Cal.	Pot	12` Ht., 5` Spr., 6` CT	YES
REPLACEMENT TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER SIZE	HEIGHT/SPREAD	NATIVE
	QV3	5	Quercus virginiana / Southern Live Oak	3" Cal. (min.)	Field Grown, Roots Plus	14`-16` Ht., 6`-7` Spr., 6` C.T.	YES
	TD	23	Taxodium distichum / Bald Cypress	3" Cal. (min.)	Field Grown	10` Ht. x 4` Spr., 4`-5` C.T.	YES
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER SIZE	HEIGHT/SPREAD	NATIVE	
\odot	MFR	63	Myrcianthes fragrans / Simpson's Stopper	7 Gal.	24" Ht. (Min.) X 20" Spr., Full	YES	
SOD/SEED	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER SIZE	HEIGHT/SPREAD	NATIVE	
	BAH	60,061	Paspalum notatum 'Argentine' / Argentine Bahiagrass	Sod	Solid; Stagger Joints	NO	12" o.c.
* * * * * * * * * * * * * * * * * * *	* SA	6,087	Stenotaphrum secundatum 'Floratam' / Floratam St. Augustine Grass	Sod	Solid; Stagger Joints	NO	12" o.c.

APPURTENANCE SCREENING

The construction of all above ground utility appurtenances visible from the public right-of-way such as pedestals, utility meters, transformers, back-flow prevention devices, etc. for new development or redevelopment activities shall conform to screening requirements as outlined in Section 6.06.06.C.10 of the Land Development Code. Plant location or other screening must be considerate of required spatial separations from a fire flow protection appliance in accordance to the Uniform Fire Code, and per Water, Wastewater and Reclaimed Water Technical Specifications Spec 331001, Part 2.6.4.2, must be located a minimum of 5' from utility slabs and 3' from underground valves. Trees must be located a minimum of 8' from utility slabs.

For above ground utility appurtenances illustrated on the plans, the type of screening must be clearly noted to match the overall height for the type of above ground utility specified on the plans. Utilization of evergreen plant material must be described by species, spacing and overall height for the type of utility to be screened. Utilization of opaque fencing or other screening material is permitted. The meter assembly must be accessible by boom truck off a county right-of-way or an interior paved access road at least 12' in width per Spec 331001, Part 2.6.4. Do not install any screening that will hinder access in the future to the meter assembly from the interior of the site.

TREE MITIGATION CALCULATIONS

Total DBH Req'd (See Calc. on Sht. L-02): 110"
Total DBH Replacements Provided: 56"
Remaining Inches: 54"

54" to be Paid in Lieu of Planting at \$65.00 per inch, or \$3510.00.

GENERAL LANDSCAPE NOTES

- 1. ALL PLANT MATERIAL INSTALLED ON THIS PROJECT SHALL BE CLASSIFIED
 "FLORIDA #1" OR BETTER AS DEFINED BY THE LATEST EDITION OF "GRADES AND
 STANDARDS FOR NURSERY PLANTS" AND "GRADES AND STANDARDS FOR
 NURSERY PLANTS, PART II, PALMS AND TREES" PUBLISHED BY THE STATE OF
 FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
- 2. ALL AREAS OF THE SITE THAT ARE NOT COVERED BY BUILDINGS, PAVEMENTS, PONDS OR EXISTING VEGETATION SHALL BE COVERED WITH SPECIFIED MULCH, TURF GRASS, GROUND COVERS, OR SHRUBS AND IRRIGATED WITH A LOW-VOLUME AUTOMATIC IRRIGATION SYSTEM.
- 3. ALL RECOMMENDED TREES AND PLANT MATERIAL SHALL BE PLANTED IN ACCORDANCE WITH THE SPECIFICATIONS DESCRIBED IN THE LATEST EDITION OF THE STATE OF FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICE, DIVISION OF FORESTRY, "TREE PROTECTION MANUAL FOR BUILDERS AND DEVELOPERS".
- 4. ALL SLOPES IN EXCESS OF 5:1 SHALL BE SODDED WITH A SUITABLE PERMANENT TURFGRASS. NO TREES SHALL BE PLANTED ON SLOPES 3:1 OR GREATER.
- 5. THE LOCATION OF ALL REQUIRED TREES MUST NOT CONFLICT WITH LIGHTING FIXTURES, SIGNS, UNDERGROUND AND OVERHEAD UTILITIES, FLORIDA POWER EQUIPMENT, FIRE HYDRANTS, ETC. TREE SPECIES WITH A HEIGHT GREATER THAN 20 FEET SHALL NOT BE PLANTED WITHIN A UTILITY EASEMENT WHEN POWER LINES LIE DIRECTLY OVERHEAD.
- ALL REQUIRED HEDGES SHALL BE MAINTAINED AT A MINIMUM 3' HIGH. ALL REQUIRED HEDGES WITHIN VISIBILITY TRIANGLES SHALL BE MAINTAINED AT FDOT AND LOCAL CODES TO MAINTAIN VISIBILITY.

LANDSCAPE CALCULATIONS

NATIVE TREE REQUIREMENT
REQUIRED: 54 TREES X 50% = 26 NATIVE TREES
PROVIDED: 32 NATIVE TREES (100% NATIVE)

V.U.A. SHADE TREE REQUIREMENT
TOTAL NUMBER OF VUA TREES:

VUA 75% SHADE TREES REQUIRED:

35 (INCLUDING 3 EXISTING)
0.75 X 35 = 27 SHADE TREES REQUIRED

V.U.A. TERMINAL ISLAND TREE REQUIREMENT
TERMINAL ISLAND TREE: 13 REQUIRED
PROVIDED: 13 PROVIDED

PROVIDED:

SOD CALCULATION
TOTAL LANDSCAPE AREA:
TOTAL AREA OF SHALLOW-ROOTED SOD SPECIES:

THERE IS NO SCENIC ROADWAY FOR THIS PROJECT.

TOTAL AREA OF SHALLOW-ROOTED SOD SPECIES: 0 S.F. (0%)
SCENIC ROADWAYS

OVERHEAD POWER LINES
THERE ARE NO OVERHEAD POWER LINES ASSOCIATED WITH THIS PROJECT.

27 SHADE TREES

APPROX. 8,052 S.F.

LANDSCAPE PLANS SHEET INDEX

L-01 Code Landscape Plan
L-02 Tree Mitigation Plan
L-03 Planting Details
L-04 Planting Specifications
IR-01 Irrigation Plan
IR-02 Irrigation Plan

STURCH DESIGN GROUP

Landscape Architecture
Planning
Urban Design

Sturch Design Group, Inc. 11411 Cypress Park Street Tampa, FL 33624 813.610.4525 sturchdesigngroup@gmail.com



George T. Sturch, Jr. FL License LA 00001295

PROJECT TITLE:

The Gardens Townhomes
Phase 2

CLIENT:

CDCT Gardens, LLC 1907 East Hillsborough Avenue Suite 100 Tampa, FL 33610

SHEET TITLE:

CODE LANDSCAPE PLAN

ISSUE DATE:

07/15/2023

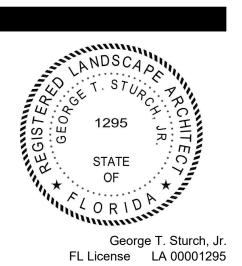
REVISIONS:

SHEET NUMBER:

LP-01

STURCH DESIGN GROUP					
Landscape Architecture Planning Urban Design					

Sturch Design Group, Inc. 11411 Cypress Park Street Tampa, FL 33624 813.610.4525 sturchdesigngroup@gmail.com



PROJECT TITLE:

The Gardens Townhomes
Phase 2

CLIENT:

CDCT Gardens, LLC 1907 East Hillsborough Avenue Suite 100 Tampa, FL 33610

Replacement Calculations for Trees to be Removed							
NUMBER	SPECIES	GRAND	CLUMP	SIZE	RATIO FACTOR	REPL. INCHES	
001	Oak	NO	YES	34	0.5	17	
002	Oak	NO	YES	40	0.5	20	
003	Oak	NO	YES	24	0.5	12	
004	Oak	NO	YES	50	0.5	25	
005	Oak	NO	NO	36	0.5	18	
006	Oak	NO	YES	36	0.5	18	
TOTAL REPLACEMENT						110	

Replacement Calculations	Tree Symbol Key	Graphic Key	
 THE DEVELOPER SHALL BE REQUIRED TO REPLACE 50 PERCENT OF THE TOTAL DBH OF ANY TREE HAVING A DBH OF 24 INCHES OR GREATER OR ANY CLUMP OF TREES, AS DEFINED IN THE CODE, THAT IS TO BE REMOVED FROM THE SITE. IRREPARABLY UNHEALTHY OR DAMAGED TREES, AS DETERMINED BY THE ADMINISTRATOR, SHALL NOT REQUIRE REPLACEMENT. IF THE TREE REMOVED IS A SPECIES WHICH EITHER HAS 	15" PALM TREE	¬ (∨) ¬"=" ■	isting Tree with placement Value
UNDESIRABLE GROWTH HABITS OR IS SUSCEPTIBLE TO FREEZE DAMAGE, AS DETERMINED BY THE ADMINISTRATOR, REPLACEMENT SHALL NOT BE REQUIRED. 3. A GRAND OAK, HOWEVER, SHALL BE REPLACED AS INDICATED BELOW IF AUTHORIZED FOR REMOVAL BY THE ADMINISTRATOR. 34" - 48" DBH 1:1	PINE TREE 12" SWEETGUM TREE	₩7"5" Tre	ee to be Removed
48" - 60" DBH 1.5: 1 60" DBH AND GREATER 2:1 4. REFER TO CIVIL ENGINEER'S DEMOLITION PLANS FOR TREE REMOVAL ON THE DEMOLITION PLAN. 5. FOR THE PURPOSES OF THIS CALCULATION, THE DEFINITION OF A CLUMP SHALL BE TREES OF	4" UNKNOWN SPECIES	7"5" Tre	ee to be Saved

SHEET TITLE:
TREE MITIGATION PLAN
ISSUE DATE:
07/15/2023
REVISIONS:

SHEET NUMBER:

LP-02

2. Plant Material Standards. All plant material installed on this project shall be classified "Florida #1" or better as defined by the latest edition of "Grades and Standards for Nursery Plants" and "Grades and Standards for Nursery Plants, Part II, Palms and Trees" published by the State of Florida Department of Agriculture and Consumer Services. Refer to details for further quality specifications.

3. Planting Standards. All recommended trees and plant material shall be planted in accordance with the specifications described in the latest edition of the State of Florida Department of Agriculture and Consumer Service, Division of Forestry, "Tree Protection Manual for Builders and Developers" and "American Nurseryman Standards."

4. Utility Conflicts. Plantings shall be placed in such a manner as to avoid conflicts with aboveground, underground, existing and proposed utilities.

5. Sight Triangles. Plantings shall be placed in such a manner as to provide clear visibility for drivers of vehicles at the intersections of the driveways and rights of way, in accordance with the standards of the applicable jurisdiction.

6. Landscape Coverage. All areas of the site that are not covered by buildings, pavements, ponds or existing vegetation shall be covered with mulch, turf grass, ground covers, or shrubs. Repair any sod damaged in construction.

7. All quantities shown in these Contract Documents are the responsibility of the Contractor to verify. All discrepancies shall be reported to the Owner or the Owner's Representative as soon as they are discovered.

8. The Contractor shall review all landscape plans and specifications and perform an analysis of site conditions relative the plans and specifications prior to construction. Report all discrepancies in site conditions and plans prior to commencing work. The Contractor shall be responsible for becoming familiar with all underground utilities, pipes, structures and line

9. The Contractor shall be responsible for maintaining all plantings until final acceptance by the Owner. This maintenance includes keeping beds free of debris and weeds, all mechanical maintenance, fertilization, chemical treatments for disease or infestation, and watering.

10. The Contractor is responsible for verifying the plant material availability prior to construction. Notify the Owner or Owner's Representative of any problem securing the specified plant material as soon as it is discovered. Discrepancies of type, quality, or number of plants discovered during construction shall be the responsibility of the Contractor.

11. All edging shall be a trench 4" deep x 6" wide at the edge of beds not otherwise bordered with structure or hardscape. All trees to be staked and guyed as shown in the details unless otherwise noted.

12. All plant material shall be guaranteed for a period of one year from the date of final acceptance by the Owner.All planting beds and tree rings shall be covered with a 3" minimum depth of specified organic mulch material. Keep the mulch at least 2" away from the main stems and trunks of plants.

SITE LAYOUT NOTES - PLANTING

1. Verify the locations of pertinent site improvements. If any part of this plan cannot be followed due to conflicts with existing site conditions, contact the Owner for resolution prior to commencing work.

2. Exact locations of plant materials shall be approved by the Owner in the field prior to installation. The Owner reserves the right to adjust plants in the field.

3. Verify the site conditions and plant counts prior to submitting a bid for this work. Quantities are provided as a basis for bidding but may not provide sufficient coverage in the field. Plant spacing as shown in the Plant List shall govern the ultimate number of plants. If large discrepancies are discovered, the Contractor shall notify the Owner immediately for

4. Contact the local underground utility services for utility location and identification prior to commencement of construction. 5. Perform excavation in the vicinity of underground utilities with care and if necessary, by hand. The Contractor bears full responsibility for this work and disruption or damage to utilities shall be repaired immediately at no expense to the

6. Follow the Written Specifications and Notes in the Contract Documents for bed preparation, plant pits, setting height and other planting operations. If conflicts arise contact the Owner immediately for resolution.

7. Chemical treatments and fertilizers shall be applied by licensed operators, and as may be limited by local, state, and federal codes.

8. Plant material shall match form and character within each species and size designated on the drawings, unless otherwise noted. Source plants of the same species from the same nurseries. Provide photographs of the actual plants

to be installed to the Owner for approval prior to the beginning of construction operations. 9. Do not store plant material on the construction site except as otherwise agreed and coordinated with the General

10. Trim and prune small broken branches. Any plant that is damaged or disfigured whether by accident or intent shall be

11. Hedge plants hedges and mass plantings shall be aligned and equally spaced in all directions at the spacings specified in the Contract Documents.

12. Finish grade of planter areas shall account for the depth of mulch specified.

GENERAL CONDITIONS NOTES

1. All General Conditions for protections, insurances, formal notices and other legal expectations required by the Owner of the Contractor shall be the responsibility of the Owner and/or General Contractor to communicate to the Contractor prior to bidding and/or the commencement of construction as appropriate.

2. The Owner shall disclose to the Contractor all known ownership and boundaries with respect to the project scope and secure written permission and any terms for the Contractor to access the project site.

3. The Owner and the Contractor shall each identify and provide contact information for one or more people as the "Contractor" and the "Owner's Representative" who shall be the point sources for the communications required for this

4. The Contractor shall secure any and all permitting required for this work.

5. The Contractor shall communicate to the Owner all schedules of activities plans for significant events that may affect the general public, community or its neighbors in order to make appropriate preparations.

6. Work performed shall comply with the Contract Documents and Specifications as well as all applicable local, state and federal codes, ordinances and regulations. All codes listed in the Contract Documents and Specifications shall be

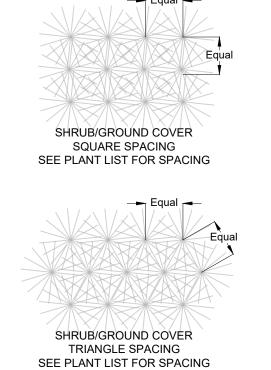
inclusive of all codes, regulations and requirements adopted by the State of Florida, including all Amendments. 7. All existing field conditions shall be reviewed by the bidders in advance of offering a bid. All areas, dimensions, boundaries, ownership, rights of way, easements, utilities, existing improvements and other significant aspects of the

insured estate shall be the responsibility of the Contractor to verify.

8. If any part of this plan cannot be followed due to site conditions, contact the Owner or Owner's Representative for instructions prior to commencing the work.

9. Contact local underground utility services for utility location and identification prior to commencing the work. 10. Perform excavation in the vicinity of underground utilities and existing trees with care and by hand, if necessary. The contractor bears full responsibility for this work and any damages and project disruption. The damage shall be reported and repaired immediately and at no expense to the Owner.

BEGIN PLANTING AS SEE PLANT LIST FOR 2.5' (MIN.) TO 3.0' SHOWN IN LS-5/"F" SHRUB & GROUND COVER SPACING OF BUILDING Set plants on compacted soil to prevent settling. See Written Specifications for Bed Preparation. Plants to be planted 2" above finish grade as shown. Mulch to top of plant ball. Finish grade to be 3" belowtop of curb before mulching.



TYPICAL FULL BED PREPARATION

Not To Scale

PERIMETER TO BE ALIGNED WITH CURB INTERIOR WITH TRIANGULAR SPACING TO FILL

NOTE: OFFSET FROM CURBS SHALL BE 1/2 OF THE SPACING PLUS 6", OR AS FOLLOWS:

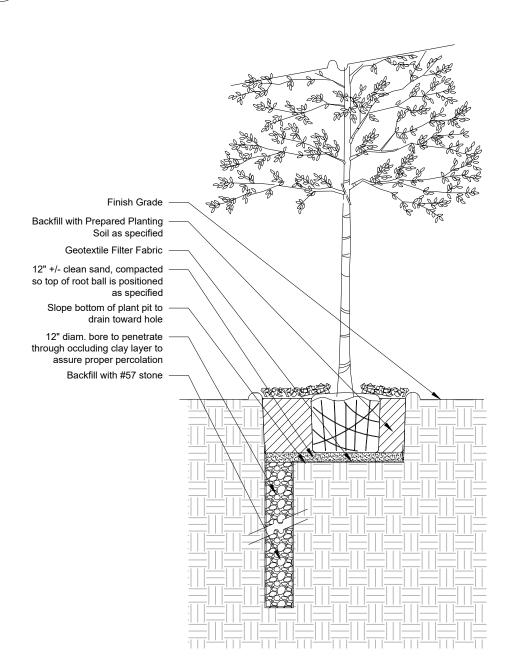
48" SPACING: 24" + 6" = 30" 36" SPACING: 18" + 6" = 24"

30" SPACING: 15" + 6" = 21"

24" SPACING: 12" + 6" = 18" 18" SPACING: 9" + 6" = 15"

TYPICAL PLANTING SPACING - PLAN

Not To Scale



TREE PLANTING OVER CLAY LAYER

Not To Scale

Crown dimensions shall be as specified in the Plant List. All trees shall have been pruned during growth to discourage cross branching. Trees showing signs of recent cross branching or radical pruning will be rejected. No irregular or poorly-shaped crowns nor crook-trunked trees HANDLING Do not move trees to site until site is prepared for planting. Plant all trees the day they are moved to the site. Cover crown during transportation. Spray with antidessicant in acorrdance with the Written Specifications. Always Handle tree by the root ball. NEVER LIFT BY TRUNK. STAKING AND GUYING Trees shall be staked and guyed in an upright position as soon as practical after planting, as per ANSI A300, Part Three, Supplemental Support Systems. Flag guys with high-visibility orange flagging tape. Root ball shall be as per the Written Specifications. Tree shall be been grown in container or irrigated field by a professional nurseryman. No field collected trees will be accepted. No "grow bag" trees will be accepted. Set root ball on compacted soil to prevent settling. Planting pit and backfill shall be as per the Written Specifications. Compact the bottom of the pit to prevent the root ball from settling. Set tree plumb and so that the top of root ball is 2" above the finish grade. Provide 8" wide by 6" high watering ring around the circumference of the planting pit. Cover planting pit with 3" of specified mulch. Keep mulch at least 3" away from ANSI A300 NOTE: The minimum mulch ring will be 3' diameter and that a 6" ring around each trunk will remain free of mulch. If container stock, root ball shearing remediation following ANSI standards will be required. If balled & burlapped, the top 1/3 of the rootball should be free of burlap and wire/baling material for proper root development.

ANSI A300 NOTE: The minimum mulch ring will be CROWN AND TRUNK Remove all dead or broken fronds. Never cut the bud. All trunks shall be prepared prior to 3' diameter and that a 6" ring around each trunk delivery. Date Palm trunks shall be "Classic Cut", Sabal palms shall be booted or shaved as will remain free of mulch. If container stock, root specified in the Plant List. Untie the head on the advice of the grower. ball shearing remediation following ANSI standards will be required. If balled & burlapped, the top 1/3 of the rootball should be free of burlap and wire/baling material for proper root STAKING AND GUYING Palms shall be staked and guyed in an upright position as soon as practical after planting, as per ANSI A300, Part Three, Supplemental Support Systems. **BURLAP WRAPPING** Plant all palms in pure sand. Raise root ball so that it will be 2" above surrounding grade after PACKING STRAPS setting. Provide watering ring 8" wide and 4" high around planting pit. Cover with 3" specified mulch. Keep mulch 3" away from trunk. Set rootball on compacted soil to prevent settling. 2X4 WOOD 12" & 16" LONG STAKING PLAN 2X4 BRACE ANGLED 36-40° \$1885 BE

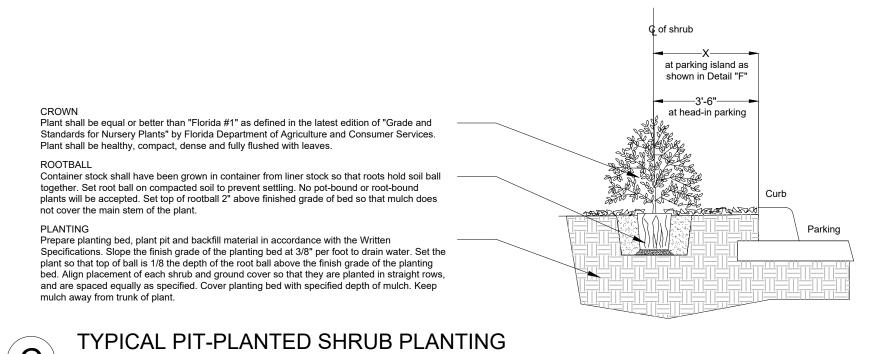
TYPICAL PALM PLANTING

6'-0" DIAM.

TYPICAL TREE PLANTING

Not To Scale

Not To Scale



Crown dimensions shall be as specified in the Plant Schedule. All trees shall have been pruned during growth to discourage "cross branching". Trees showing signs of recent cross branching or radical pruning will be rejected. No irregular or poorly-shaped crowns nor crook-trunked trees will Do not move trees to site until site is prepared for planting. Plant all trees the day they are moved to the site. Cover crown during transportation. Spray with antidessicant in aCVArdance with the Written Specifications. Always Handle tree by the root ball. NEVER LIFT BY TRUNK. Trees shall be staked, quyed in an upright position as soon as practical after planting, as per ANSI A300, Part Three, Supplemental Support Systems. Flag guys with high-visibility orange flagging tape. Root ball shall be a firm ball of tree roots and natural soil sized per the Written Specifications. Tree shall be been grown in container or irrigated field from liner stock by a professional nurseryman. No field collected trees will be accepted. No "grow bag" will be accepted. Planting pit and backfill shall be as per the Written Specifications. Provide a compacted seat for root ball at the bottom of the pit at least 4" in height. Set tree straight and plumb so that the top of root ball is 2" above surrounding grade after setting. Provide 8" wide by 6" high watering ring around the circumference of the planting pit. Cover planting pit with 3" of specified mulch. Keep ANSI A300 NOTE: The minimum mulch ring will be 3' diameter and that a 6" ring around each trunk will remain free of mulch. If container stock, root ball shearing remediation following ANSI standards will be required. If balled & burlapped, the top 1/3 of the rootball should be free of burlap and wire/baling material for proper root development

TYPICAL MULTI-TRUNK TREE PLANTING

Not To Scale

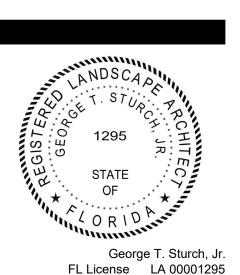
Not To Scale



STURCH DESIGN

Landscape Architecture Urban Design

Sturch Design Group, Inc. 11411 Cypress Park Street Tampa, FL 33624 813.610.4525 sturchde sign group @gmail.com



PROJECT TITLE:

The Gardens Townhomes Phase 2

CLIENT:

CDCT Gardens, LLC 1907 East Hillsborough Avenue Suite 100 Tampa, FL 33610

> SHEET TITLE: PLANTING DETAILS **ISSUE DATE:** 07/15/2023

> > REVISIONS:

SHEET NUMBER:

1.1 REFERENCES: The latest issues of the following documents form a part of this specification to the extent indicated:

a. American National Standards Institute (ANSI): Joint committee on Horticultural Nomenclature Standards: Standardized Plant Names (SPN) 1942 edition;

b. American National Standards Institute (ANSI): Nursery Stock, Z 60.1;

c. American Society of Testing and Materials (ASTM): 60.1 Nursery Stock;

d. Florida Department of Agriculture and Consumer Services (FDACS): Grades and Standards for Nursery Plants, Parts I and II (GSNS);

e. American National Standards Institute A300 (ANSI A300), all ten parts;f. Best Management Practices - companion publications to the ANSI 300 series, all ten parts.

1.2 NOTIFICATION: Notify Owner's representative five working days in advance of planting to allow on site inspection of planting procedures and verification of plant material size.

1.3 SUBMITTALS:

1.3.1 At contract closeout submit all project record documents, operation and maintenance data warranty, and two copies of maintenance record.

1.3.2 Submit copies of soil test Certificates of Analysis as described herein prior to commencement of construction.

1.4 QUALITY ASSURANCE:

1.4.1 Qualifications: Contractor shall have not less than three years experience as a Landscape Contractor and have completed a minimum of 5 equivalent installations. Contractor shall submit a written description of ability including facilities, personnel, and a list of similar completed work.

1.4.2 Regulatory Requirements: All suppliers of plant material shall comply with the Horticultural laws of the State of Florida as regulated by the Florida Department of Agriculture Division of Plant Industry.

1.4.3 Soil Testing: The Contractor shall perform and pay for soil testing as follows:

a. Test two samples of stockpiled topsoil for pH level, sodium content, organic matter, nutrients and pathogens;
 b. Test two samples of imported, composted humus for pH level, sodium content, organic matter, nutrients and pathogens.

1.5 DELIVERY, STORAGE AND HANDLING

1.5.1 Packing and Shipping:

a. Balled and Burlapped (B&B) plants shall be dug and prepared for shipment in a manner that will not damage roots, branches, shape and future development after replanting. Dig root balls to sizes and ratios according to ANSI Z60.1, ball with firm, natural balls of soil, and wrap ball firmly with burlap and tie (ANSI Z60.1).

1.5.2 Acceptance at Site:

a. Deliver fertilizers, pesticides, organic mulches, soil amendments, and peat to site in original unopened containers bearing manufacturer's guaranteed chemical analysis, name, trade name, trademark, and conformance to state law as applicable. b. Do not deliver more plant materials than can be planted in one day.

c. Deliver plants with legible identification labels.d. Protect during delivery to prevent damage to root ball, windburn, or wilting of leaves.

b. Specimen Plants shall be dug, wrapped and bound to assure safe loading, shipment and handling.

e. Notify Landscape Architect of delivery schedule one week in advance so plant material may be inspected upon arrival at job site.

1.5.3 Storage and Protection: Bare-root, or balled and burlapped plant stock shall be delivered directly from nursery and heeled-in immediately upon delivery.

1.5.4 Handling: Do not drop plants; do not pick up container or balled plants by stems or trunks; all plants with cracked or damaged root balls or with the plant loose in the ball will be rejected.

1.6 Project/Site Conditions: Planting season shall be in accordance with locally accepted practice. Perform actual planting only when weather and soil conditions are suitable in accordance with locally accepted practice as approved by the Landscape

1.7 Sequence and Scheduling: Planting to commence only when preceding work is complete to the point where other contractors do not need access to planting areas.

1.8 Landscape Architect may reject substandard materials discovered on the site at any point in the project.

1.9 Warranty: Guarantee that all plant materials shall be true to botanical name and variety and will replace them at no cost to the Owner regardless of the length of time it takes to make this determination.

2. PART 2 - PRODUCTS

2.1 PLANT MATERIALS:

2.1.1 Plant materials shall mean trees, shrubs, vines, and plants of all descriptions that are required to be furnished for the project in accordance with the plant schedules.

2.1.2 QUALITY: All plant material furnished shall be to the standards stated above.

2.1.3 NOMENCLATURE: (SPN, 1942) All plants shall be true to name and type in accordance with names used on plants. Substitutions shall be by consent of Landscape Architect.

2.1.4 STANDARDS: [Grades and Standards for Nursery Plants, Parts I and II (GSNS), most recent edition] All plants shall be "Florida #1 or better" and shall be nursery grown within plant hardiness zones 9 or 10. Collected material shall not be acceptable except as noted on plans.

2.1.5 SPECIMEN STOCK: When detailed on the Plant Schedule, specimen shall mean a plant with qualities exceeding Florida #1 in growth and appearance, surpassing the normal standard for nursery stock in their density and maturity, and shall form a symmetrical, tightly knit plant or picturesque characteristic if indicated. Specimen stock shall be approved by Owner prior to installation.

2.1.6 TRANSPLANTED STOCK: Where indicated on the plan, existing material on the site is to be transplanted to a new location. This work shall be accomplished as specified by the Owner's registered arborist.

2.2 FERTILIZER:

2.2.1 Fertilizers shall be as specified by the soil testing company. The Contractor shall verify and conform to all local fertilizer codes. Fertilizers shall be applied in accordance with label directions. Submit the test information, the recommendations, and the name of the testing company to the Landscape Architect prior to the commencement of construction.

2.3 Composted Humus material shall be as manufactured by a licensed composting facility as regulated by the Environmental Protection Agency. Composted Humus shall meet all EPA guidelines, be free of pathogens and insects, and have a pH of 7.0.

2.4 Weed Control shall be a granular, pre-emergent, weed control applied by a Florida State Certified Pest Control Operator holding a current certification in Lawn & Ornamentals, and per the weed control product label instructions.

2.5 Organic Mulch shall be Grade "A" Pine Bark Mini-nuggets or as specified in the Plant List.

2.6 GUYING AND STAKING MATERIAL:

2.6.1 All staking and guying shall be as specified in Grades and Standards for Nursery Plants, Parts I and II (GSNS).

2.7 PESTICIDES: Insecticide for plant material shall be an approved type for residential areas that may be used without halting construction activity. Application shall be according to package label specifications by a Florida State Certified Pest Control Operator holding a current certification in Lawn & Ornamentals.

2.8 WATER: During the course of construction, the Contractor shall make, at his expense, whatever arrangements may be necessary to provide adequate irrigation of the planted areas. Contractor shall furnish all necessary hose, equipment, attachments, accessories, and labor.

2.9 TWINE: Shall be jute twine not less than two ply.

2.10 PLANTING SOIL: Premixed planting soil, commercially prepared and shipped to the site. It shall be fully mixed, natural, friable, fertile, fine sandy loam soil, free from weeds, weed seeds, litter, sods, rocks, stiff clay, and other debris, trash, and toxic substances. Ratios shall be approximately 40 percent sand, 40 percent loam, 15 percent clay, and 5 percent organic matter.

2.11 EDGING: Where metal edging is indicated on the plan, it shall be green Permaloc Aluminum Edging, 3/16" x 4", black (PH: 1-800-356-9660), or pre-bid approved equal.

2.12 SOIL AMENDMENTS:

a. If necessary to apply, lime shall be agricultural grade, gound dolomitic limestone. At least 90% shall pass a U.S.S. No. 10 sieve, and at least 50% shall pass a U.S.S. No. 96 sieve. Any caked or damaged lime will be rejected.
b. Aluminum Sulfate shall be finely ground commercial grade aluminum sulfate.

2.13 LOCAL AVAILABILITY: Where specified items and/or materials, such as mulch, fertilizer types, analysis, or quantities, etc. are unavailable or drastically different from appropriate local practice, attach to bid a description of proposed substitute and effect of this bid price.

2.14 WEED FABRIC: Weed Fabric shall be RSI Premium Landscape Fabric, or approved equal.

2.15 WEED FABRIC PINS: The anchoring pins for Weed Fabric shall be Sta-Green 4" long steel fabric pins, or approved equal.

3. PART 3 - EXECUTION

3.1 EXAMINATION

3.1.1 Verify that final grades have been established prior to commencement of landscape construction operations.

3.1.2 Inspect trees, shrubs and ground covers for injury, insect infestation; and trees and shrubs for improper pruning. Do not plant injured, infested or improperly pruned trees, shrubs or ground covers.

3.2 PREPARATIONS

3.2.1 Stake out location of all trees and bed areas for Architect's approval prior to commencement of landscape construction.

3.2.2 Adhere to tree protection requirements such as no digging within the protected root zone areas of existing trees as shown in the landscape drawings.

3.2.3 All landscape operations shall be performed when the site is graded and the ground can support the work. No landscape operations shall occur when the soils are saturated by weather or other means.

3.2.4 Take all proper precautions so as not to disturb or damage subsurface improvements. It shall be the Landscape Contractor's responsibility to locate electrical cables, storage tanks, subsurface drainage, gas lines, obstructions are encountered in the excavation of plant pits. Alternate locations may be selected with the approval of the Architect.

3.2.5 The Contractor shall at all times take reasonable and adequate precautions to protect the existing improvements during the course of the project. Any damage incurred shall be corrected by the Landscape Contractor at his expense.

3.2.6 BED PREPARATION: Refer to Sheet LS-01.1, "Overall Bed Preparation Plan", for the areas of the site to receive full bed preparation and pit planting preparation. Coordinate all soil removals with the site work contractor.

3.2.6.1 EXISTING TREES WITHIN BED AREAS: Do not cut or disturb existing soils within the protected root zones of existing trees. If plants are required within existing root zones, take precaution to avoid cutting the roots larger than 1/2" in diameter. Contact the Landscape Architect if conflicts are identified.

3.2.6.2 FULL BED PREPARATION: Site Contractor shall remove existing soils in areas to eighteen inches (18") below the proposed pavement grade adjacent to the planting area. These areas shall be filled with commercially prepared planting soil (see specification 2.10 above) to a grade of three inches (3") below final grade to allow for the required mulch depth. Saturate the planting soil with water to collapse any voids. Compact the areas directly beneath proposed tree locations to minimize the settling of tree root balls.

3.2.6.3 PIT PREPARATION: Lightly till or loosen the existing ground to 2"-3". Rake and remove any weeds and debris. Dig the pits as shown in the details, or approximately 2 times the width of the container and/or root ball. Compact the bottom of the pit so that the height of the root stock of the plant is 2" above the finished grade to allow for mulch without covering the trunk. Fill plant pit with prepared planting soil (see specification 2.10 above), compact and water thoroughly to collapse any air pockets. Compact again and add soil as needed.

3.2.7 BED EDGING: Install specified edging per manufacturer's recommendations where shown in the landscape plans.

3.2.8 EXCAVATION: Plant pits shall be excavated as per the details on landscape drawings.

3.2.9 WEED FABRIC INSTALLATION: One layer of Weed Fabric shall be placed on the soil prior to mulching, but after tree planting, and after the Eco-Wrap drip tube has been installed, and the planting bed has received final grading. Weed Fabric sheets shall overlap 12", and extend 12" beyond the curb/walk edges, and pinned to be taught across the bed and secure at all edges. Cut cross slits for shrub and ground cover plantings only the minimum necessary for the operations. Lay the material back over the planted plants. Do not trim at plant openings. Straighten, re-cover, and re-pin the Weed Fabric as necessary after the planting operations, and before mulching. Trim the excess along the curb/walk edges after mulching operations.

3.3 PLANTING INSTALLATION:

3.3.1 SETTING: All plants shall be set in pits excavated to a size of two times the diameter of plant ball and shall be set at such a level that the top of the root ball shall be 1/8 the depth of the root ball (or container) above the surrounding soil level. Each plant shall be planted in the center of an individual pit and set plumb and straight. All plants shall be adjusted to conform and align with surrounding plants and properly faced so as to give the best effect. Trees shall be set on compacted soil to prevent settling. Set all trees 2" above the surrounding grade.

3.3.2 All burlap shall be left on the plants. Burlap shall be cut open or removed to below the mid-line prior to backfilling. Plants grown in metal, plastic, or peat pots, shall be removed from their containers.

3.3.3 Backfill material shall be the Top Soil thoroughly blended with specified soil amendments as specified by the Soil Testing

3.4 FERTILIZING:

3.4.1 Fertilizer material and application rates and methods shall be as determined by a soil scientist or agronomist based on the soil test results. Submit the test information, the recommendations, and the name of the testing company to the Landscape Architect prior to the commencement of construction.

3.5 PLANTING FINISHES: Pruning shall be as recommended in ANSI A300, Part Two, Pruning Standards. It shall retain the form typical to the plant. It shall include all dead or injured twigs throughout the crown of the tree.

3.5.1 Weed control shall be done by applying the approved granular pre-emergent throughout the bed area per label instructions prior to mulching. Apply the herbicide in all mulched areas except within root zones of the existing trees as shown in the landscape drawings. All weed control shall be by a Florida State Certified Pest Control Operator holding a current certification in Lawn & Ornamentals, and per the weed control product label instructions.

3.5.2 For trees and palms, the planting mix shall be smoothed and shaped to form a shallow basin slightly larger than the pit. These basins shall then be mulched with a 3" layer of mulch. For bed plantings, the entire area shall be raked smooth and mulched to a depth of 3".

3.5.3 Trees and palms shall be staked and guyed in an upright position as soon as practical after planting, as per ANSI A300, Part Three, Supplemental Support Systems.

3.5.4 During course of planting, excess and waste materials shall be promptly removed, lawn areas kept clear and precautions taken to avoid damage to existing structures, plants and grass. When planting in an area has been completed, the area shall be thoroughly cleaned up. Debris, rubbish, subsoil and waste materials shall be removed from the site. All walks, drives, and patios tracked up with soil or materials from installation will be cleaned so far as practical.

3.5.5 Existing grass areas which have been injured by the work shall be regraded and sodded. The entire area, when completed, shall be neat and clean to the satisfaction of the Owner.

3.6 PLANT GUARANTEE AND REPLACEMENT

3.6.1 GUARANTEE: Plants shall be guaranteed for 1 full year from the date of final acceptance. Vandalism, Acts of God and accidents which are not the fault of the Contractor are exempted.

3.6.2 REPLACEMENT: At the end of the guarantee period, inspection will be made by the Owner upon written notice requesting such inspection submitted by the Contractor at least ten days before the anticipated date. Any plant required under this contract that is dead or not in satisfactory growth, as determined by the Owner, shall be removed and replaced by the Contractor. Any missing plants, due to the Contractors negligence, shall be replaced as soon as conditions permit.

3.6.3 All replacements shall be plants of the same species and size as specified in the Plant List of the Contract Documents. They shall be furnished and installed as specified; the cost shall be borne by the Contractor except for possible replacement resulting from removal, loss or damage due to occupancy of the project in any part, vandalism, acts of God, or acts of neglect on the part of others, during the guarantee period after acceptance.

3.7 MAINTENANCE:

3.7.1 The Landscape Contractor shall perform all landscape and irrigation maintenance throughout the term of construction until final acceptance by the Owner.

3.7.2 Plant material shall be maintained until work is completed and accepted. Maintenance shall include watering, weeding, cultivating, mulching, tightening and repairing of guys, removal of dead material, resetting plants to proper grade or upright positions and restoring of the planting saucer and other necessary operations such as fertility and insect control.

3.7.3 Maintenance shall begin immediately after each portion of lawn and each plant is planted and shall continue in regular intervals in accordance with the following: weekly mowing of turfgrass to 3.5" of height, bi-monthly weed removal and/or chemical spot treatments in bed areas, and weekly monitoring of the irrigation system.

3.7.4 The Contractor shall keep a record of landscape maintenance performed during the construction period noting the dates and types of mechanical and chemical maintenance. The record shall be submitted to the Owner upon project closeout.

SODDING

1. PART 1 - GENERAL

1.0 SCOPE: Furnish all materials, tools, equipment and labor necessary to completely install the lawn shown on the applicable drawings in accordance with all requirements specified herein.

2. PART 2 - PRODUCTS

2.1 SODDING MATERIALS

2.1.1 Sod, as specified, shall be nursery grown, machine-cut, sod harvested from cultivated agricultural land and grown specifically for sod purposes. It shall have received a high degree of maintenance including regular mowing, watering, fertilization, and weed control treatments to maintain superior quality and uniformity. It shall be vital, well-root, healthy turf, free from disease, insect pests, noxious weeds, stone and any other harmful or deleterious matter. It shall have a uniform root mat thickness of at least 5/8". Broken or torn pads will be rejected. The sod pad shall be capable of supporting its own weight and retaining size and shape when supplier's standard size pad is suspended vertically from a firm grasp on the upper 10 percent of the pad. Store sod on site in a location it can be shaded and kept from drying out. Sod shall not be stored on site for more than 24 hours.

2.1.2 FERTILIZER: Fertilizer shall be uniform in composition, free flowing, granular or pelleted, delivered in original unopened containers with the analysis, type and trade name attached to each container. Analysis and application rates shall be as specified by the Soil Testing company recommendations. Fertilizer shall not have been exposed to weather prior to delivery on the site and after delivery until used, it shall not be stored in direct contact with the ground.

2.1.3 WATER: Water suitable for the execution of the work shall be provided by the Owner.

3. PART 3 - EXECUTION

3.1 All sodding shall be done when weather and soil conditions and the project schedule will minimize damage to the installed sod. When conditions are such, by reason of drought, high winds, excessive moisture, frozen ground, or other unsuitable factors, that satisfactory results are not likely to be obtained, work shall be halted. It shall not be resumed until desired results can be obtained or corrective measures have been taken. No sodding shall be installed on saturated ground. Under extraordinary conditions, sodding may be done out of the above conditions at Owner's risk, however, only with Owner's written permission.

3.3 SOIL PREPARATION

3.3.1 After areas have been brought to the required grade and properly trimmed and cleaned up by others, the soil shall be brought to a friable condition by harrowing, tilling or otherwise loosening the top two inches of the soil. The sod bed shall be made smooth and uniform by raking and all lumps, and soil clods over 2" in diameter shall be thoroughly broken and foreign materials removed. Grade the sod bed to drain in accordance with the Civil Engineer's plans. Where no grades are shown, or no plans are avaiable, areas shall have a smooth and continual grade away from buildings and toward storm water outfalls (such as gutters or catch basins).

3.3.2 A pre-emergent weed control shall be applied in accordance with label directions by a Florida State Certified Pest Control Operator holding a current certification in Lawn & Ornamentals.

3.3.3.Do not harrow, till, or fill within the root zone of existing trees.

3.4 SOD INSTALLATION:

3.4.1 Apply the specified fertilizer and irrigate the sod bed. Allow sod bed to settle for one day. The sod bed should be moist but not wet before sodding. Sodded areas shall be as per drawings. Sod shall be laid as soon as possible after it is unloaded. Shall be laid in straight lines, perpendicular to slope, and placed tightly against each other. Lateral joints shall be staggered and care shall be exercised to butt the joints tightly without overlapping. As sodding is completed in any one section, the entire area shall be lightly rolled. Sod laid on slopes steeper than 3 to 1 shall be held in place by wooden pegs driven through sod into soil until flush with top of sod. Water sod immediately after laying.

3.5 SOD MAINTENANCE AND GUARANTEE:

3.5.1 Sodded areas shall be protected and maintained by watering, mowing, fertilizing, and resodding as necessary until an acceptable stand is established and for a minimum of 60 days, within the normal growing season of the region.

3.5.2 Resodding shall be done the same as the original installation and done in a manner that will cause a minimum of disturbance to the existing stand. Any areas that have had the topsoil washed away shall be filled to match specified grade with topsoil before resodding.

3.5.3 Irrigate the sod daily unless adequate rainfall has occurred.

3.5.4 Mechanical maintenance shall be by species of sod. Contractor shall submit maintenance guidelines prior to construction. Mow with approved mowing equipment by species of sod. Maintain at optimal heights of sod species. The landscape contractor shall notify the irrigation system installer if adjustment to heads are required for mowing.

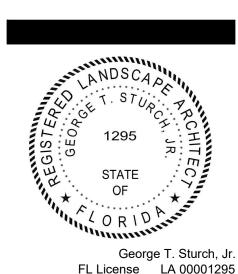
3.5.5 Weeding shall be done as weeds are observed.

3.5.6 Dead, diseased, or browned sod shall be replaced immediately.

STURCI DESIGI GROUI

Landscape Architecture Planning Urban Design

Sturch Design Group, Inc. 11411 Cypress Park Street Tampa, FL 33624 813.610.4525 sturchdesigngroup@gmail.com



PROJECT TITLE:

The Gardens Townhomes
Phase 2

CLIENT:

CDCT Gardens, LLC 1907 East Hillsborough Avenue Suite 100 Tampa, FL 33610

PLANTING SPECIFICATIONS
ISSUE DATE:
07/15/2023

SHEET TITLE:

REVISIONS:

I P-04

