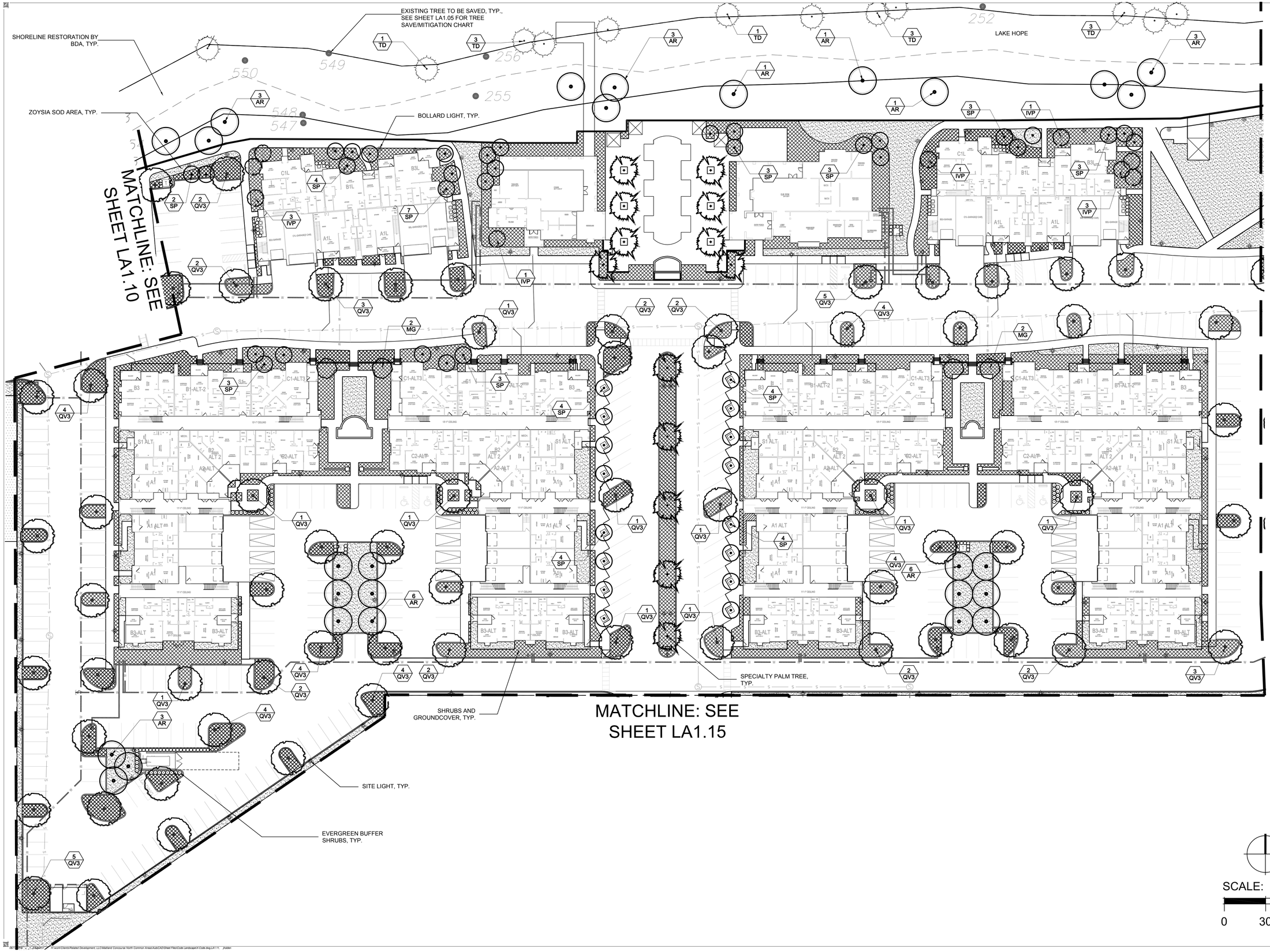


SCALE: 1" = 30'

0 30 60

Date:	5/20/2016
Drawn by:	PC
Reviewed by:	JW
Job Number:	21606
Revision:	Date:

MAITLAND CONCOURSE NORTH

Maitland, Florida

Related Development, LLC.

Client Address

DIX.HITE + PARTNERS

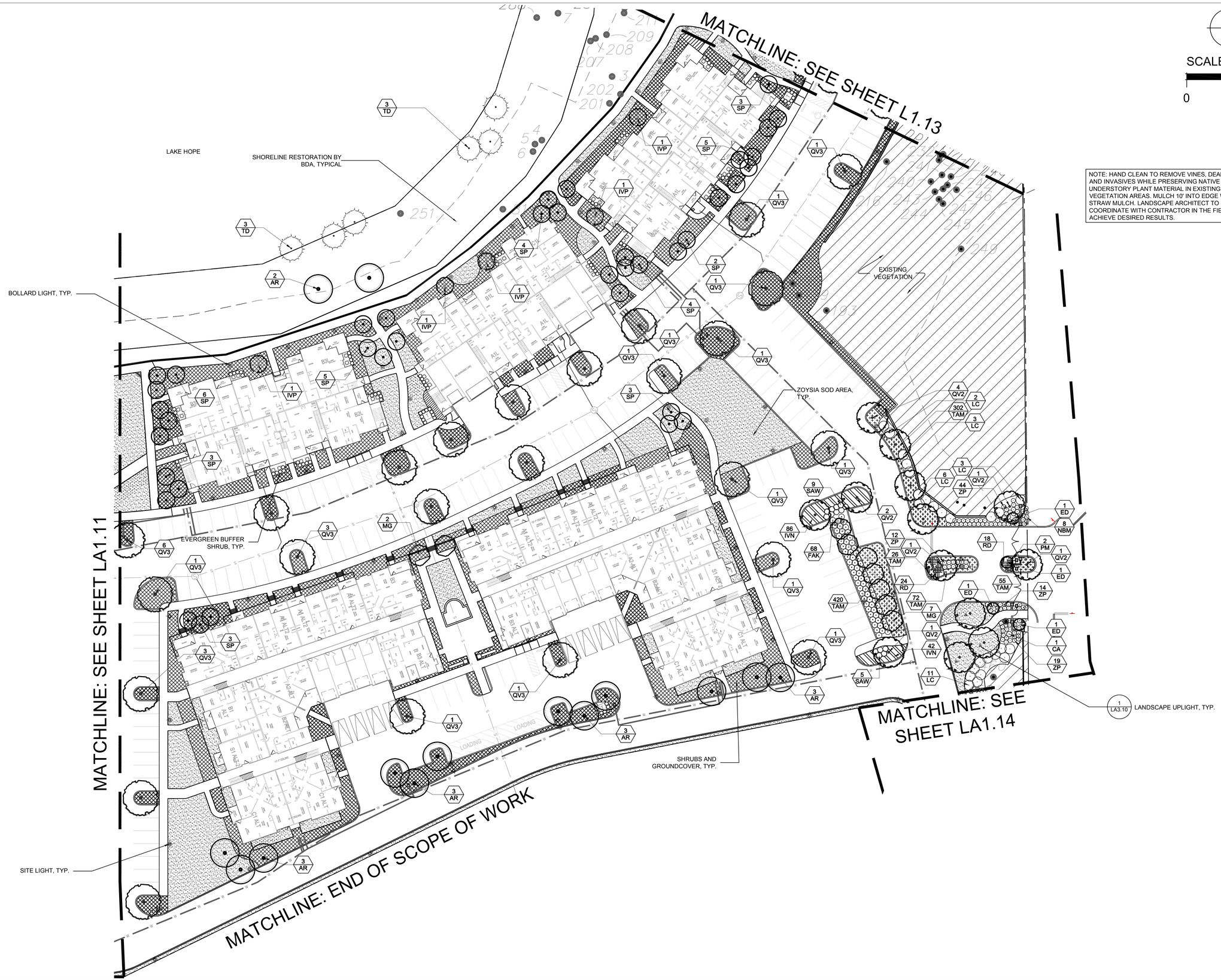
150 W. JESSUP AVENUE
LONGWOOD, FLORIDA
TEL 407.667.1777
FAX 407.667.1779

CODE LANDSCAPE PLANS

Code Landscape Plan B

Sheet Number:

LA1.11



NOTE: HAND CLEAN TO REMOVE VINES, DEADWOOD, AND INVASIVES WHILE PRESERVING NATIVE UNDERSTORY PLANT MATERIAL IN EXISTING VEGETATION AREAS. MULCH 10' INTO EDGE WITH PINE STRAW MULCH. LANDSCAPE ARCHITECT TO COORDINATE WITH CONTRACTOR IN THE FIELD TO ACHIEVE DESIRED RESULTS.

SCALE: 1" =30'

0 30 60

Date:	5/20/2016
Drawn by:	PC
Reviewed by:	JW
Job Number:	21606

Revision:	Date:

MAITLAND CONCOURSE NORTH

Maitland, Florida

Related Development, LLC.

Client Address

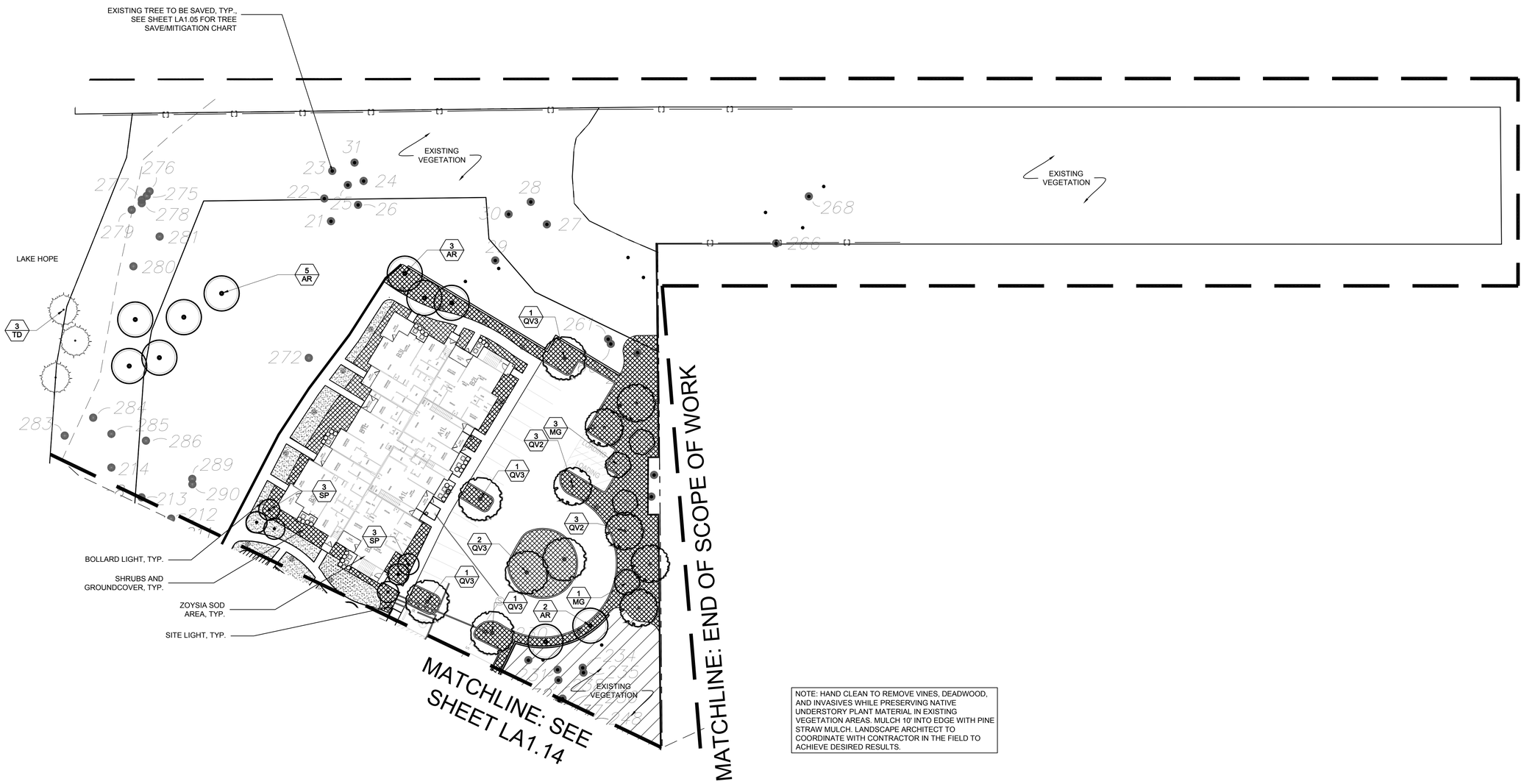
DIX.HITE + PARTNERS
150 W. JESSUP AVENUE
LONGWOOD, FLORIDA 32750
TEL 407.667.1777
FAX 407.667.1779

CODE LANDSCAPE PLANS

Code Landscape Plan C

Sheet Number:

LA1.12



NOTE: HAND CLEAN TO REMOVE VINES, DEADWOOD, AND INVASIVES WHILE PRESERVING NATIVE UNDERSTORY PLANT MATERIAL IN EXISTING VEGETATION AREAS. MULCH 10' INTO EDGE WITH PINE STRAW MULCH. LANDSCAPE ARCHITECT TO COORDINATE WITH CONTRACTOR IN THE FIELD TO ACHIEVE DESIRED RESULTS.

SCALE: 1" =30'

0 30 60

Date:	5/20/2016
Drawn by:	PC
Reviewed by:	JW
Job Number:	21606

Revision:	Date:

MAITLAND CONCOURSE NORTH

Maitland, Florida

Related Development, LLC.

Client Address

DIX.HITE + PARTNERS
150 W. JESSUP AVENUE
LONGWOOD, FLORIDA
TEL 407.467.1777
FAX 407.667.1779

CODE LANDSCAPE PLANS

Code Landscape Plan D

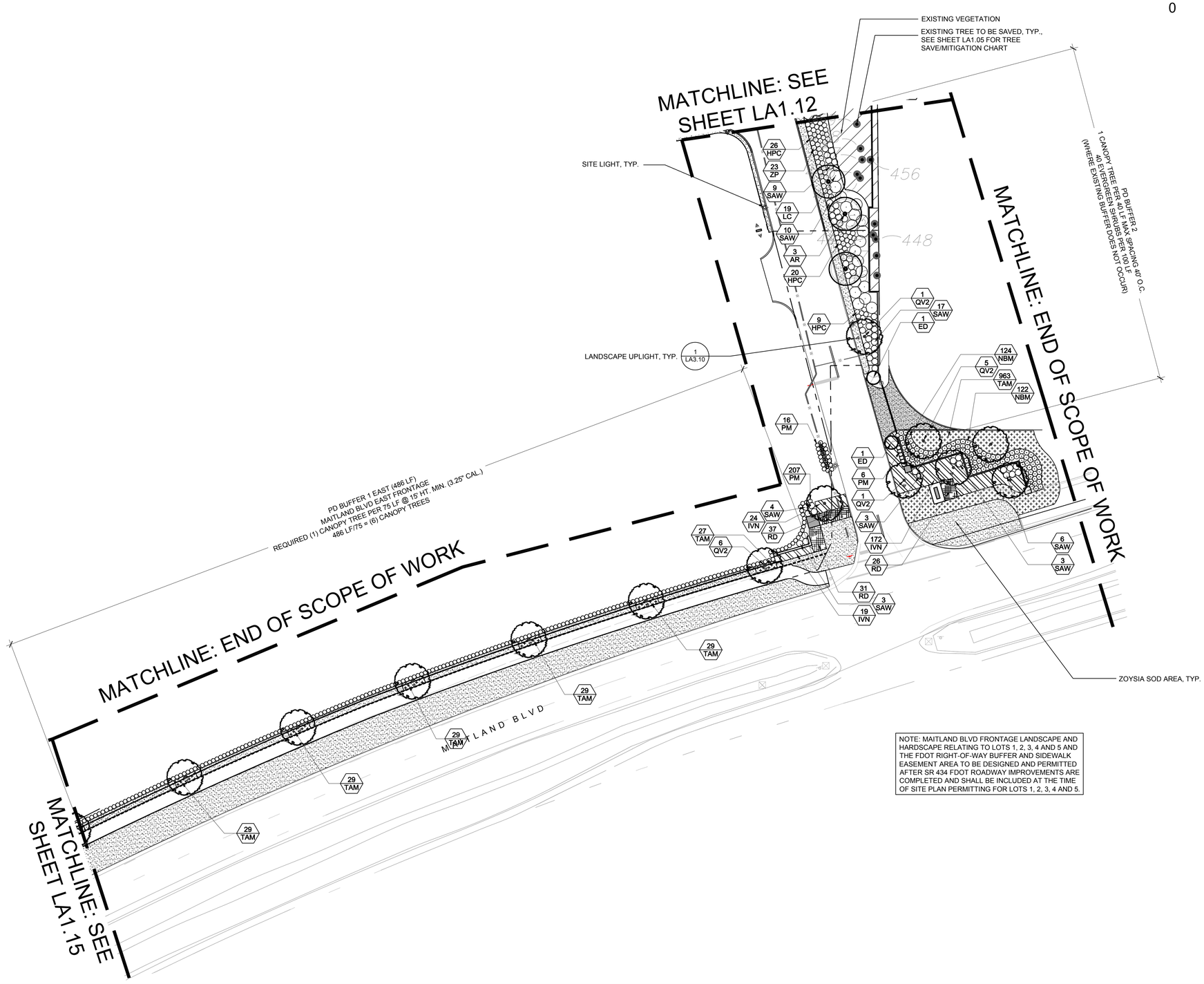
Sheet Number:

LA1.13

NOTE: HAND CLEAN TO REMOVE VINES, DEADWOOD, AND INVASIVES WHILE PRESERVING NATIVE UNDERSTORY PLANT MATERIAL IN EXISTING VEGETATION AREAS. MULCH 10' INTO EDGE WITH PINE STRAW MULCH. LANDSCAPE ARCHITECT TO COORDINATE WITH CONTRACTOR IN THE FIELD TO ACHIEVE DESIRED RESULTS.

SCALE: 1" = 30'

0 30 60



NOTE: MAITLAND BLVD FRONTAGE LANDSCAPE AND HARDSCAPE RELATING TO LOTS 1, 2, 3, 4 AND 5 AND THE FDOT RIGHT-OF-WAY BUFFER AND SIDEWALK EASEMENT AREA TO BE DESIGNED AND PERMITTED AFTER SR 434 FDOT ROADWAY IMPROVEMENTS ARE COMPLETED AND SHALL BE INCLUDED AT THE TIME OF SITE PLAN PERMITTING FOR LOTS 1, 2, 3, 4 AND 5.

Date:	5/20/2016
Drawn by:	PC
Reviewed by:	JW
Job Number:	21606
Revision:	Date:

MAITLAND CONCOURSE NORTH

Maitland, Florida

Related Development, LLC.

Client Address

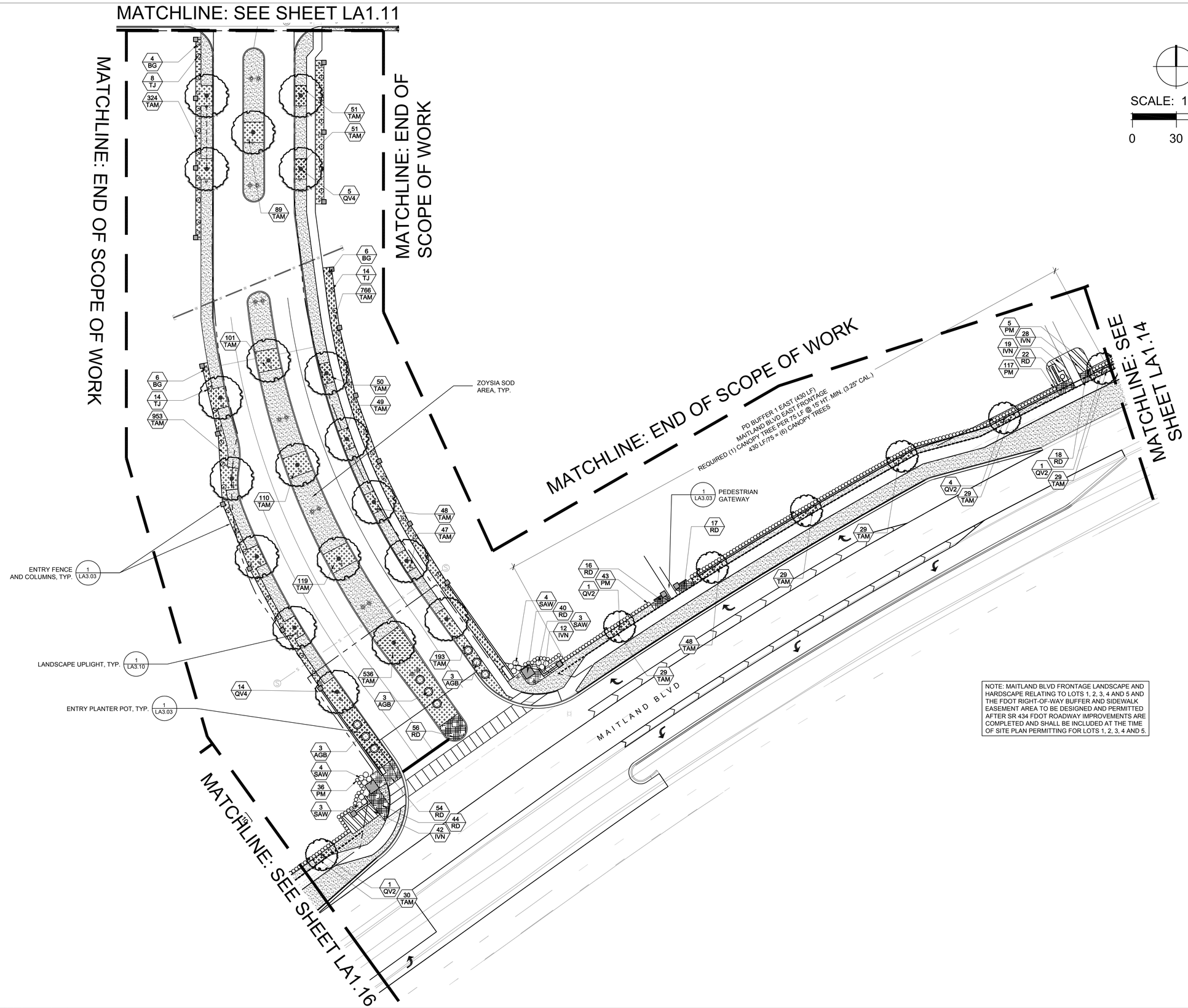
DIX.HITE + PARTNERS
150 W. JESSUP AVENUE
LONGWOOD, FLORIDA 32779
TEL 407.667.1777
FAX 407.667.1779

CODE LANDSCAPE PLANS

Code Landscape Plan E

Sheet Number:

LA1.14



NOTE: MAITLAND BLVD FRONTAGE LANDSCAPE AND HARDSCAPE RELATING TO LOTS 1, 2, 3, 4 AND 5 AND THE FDOT RIGHT-OF-WAY BUFFER AND SIDEWALK EASEMENT AREA TO BE DESIGNED AND PERMITTED AFTER SR 434 FDOT ROADWAY IMPROVEMENTS ARE COMPLETED AND SHALL BE INCLUDED AT THE TIME OF SITE PLAN PERMITTING FOR LOTS 1, 2, 3, 4 AND 5.

Date:	5/20/2016
Drawn by:	PC
Reviewed by:	JW
Job Number:	21606
Revision:	Date:

MAITLAND CONCOURSE NORTH
Maitland, Florida

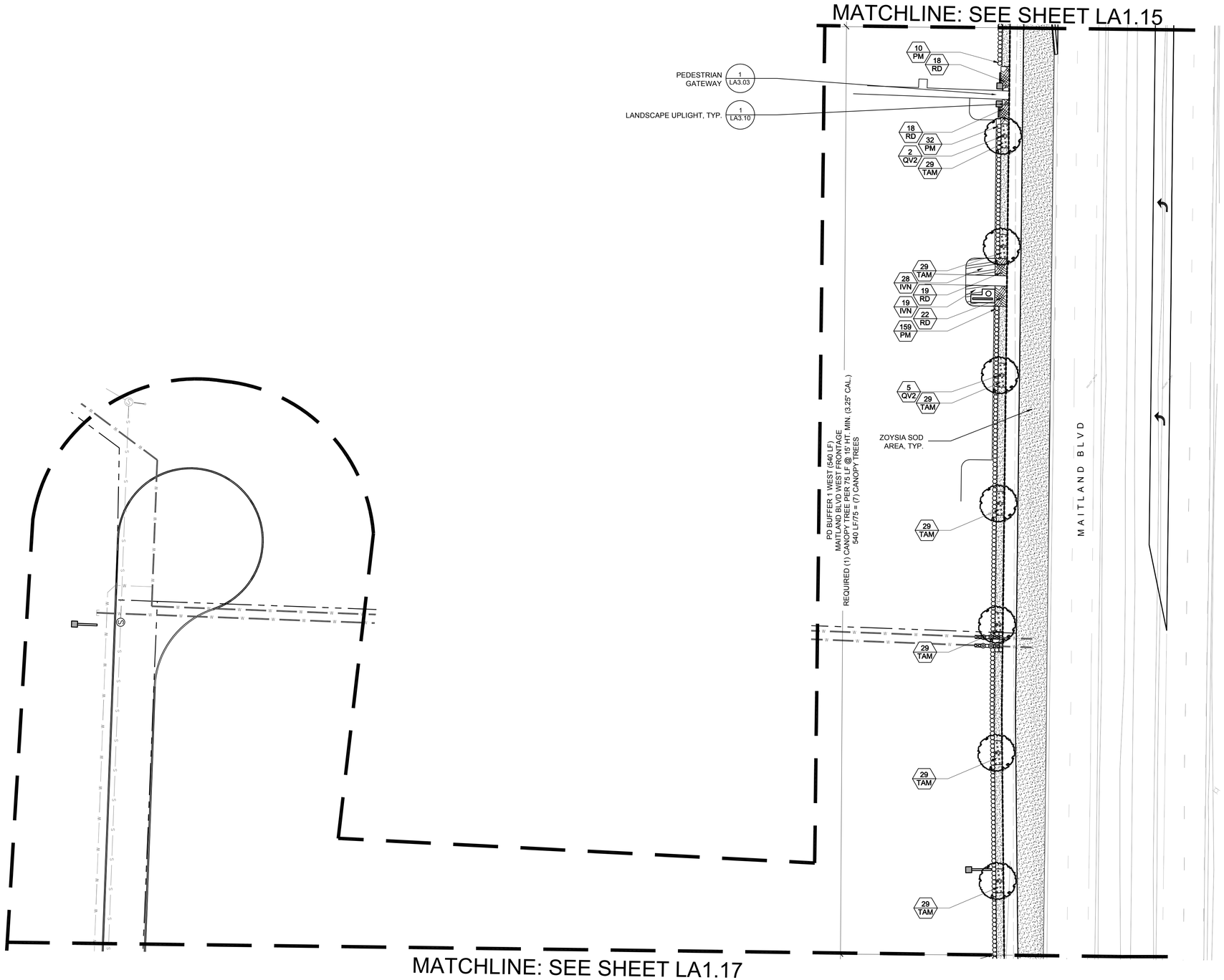
Related Development, LLC.
Client Address

DIX.HITE + PARTNERS
150 W. JESSUP AVENUE
LONGWOOD, FLORIDA 32750
TEL 407.667.1777
FAX 407.667.1779

CODE LANDSCAPE PLANS

Code Landscape Plan F

Sheet Number:
LA1.15



SCALE: 1" = 30'

0 30 60

NOTE: MAITLAND BLVD FRONTAGE LANDSCAPE AND HARDSCAPE RELATING TO LOTS 1, 2, 3, 4 AND 5 AND THE FDOT RIGHT-OF-WAY BUFFER AND SIDEWALK EASEMENT AREA TO BE DESIGNED AND PERMITTED AFTER SR 434 FDOT ROADWAY IMPROVEMENTS ARE COMPLETED AND SHALL BE INCLUDED AT THE TIME OF SITE PLAN PERMITTING FOR LOTS 1, 2, 3, 4 AND 5.

Date:	5/20/2016
Drawn by:	PC
Reviewed by:	JW
Job Number:	21606
Revision:	Date:

MAITLAND CONCOURSE NORTH

Maitland, Florida

Related Development, LLC.

Client Address

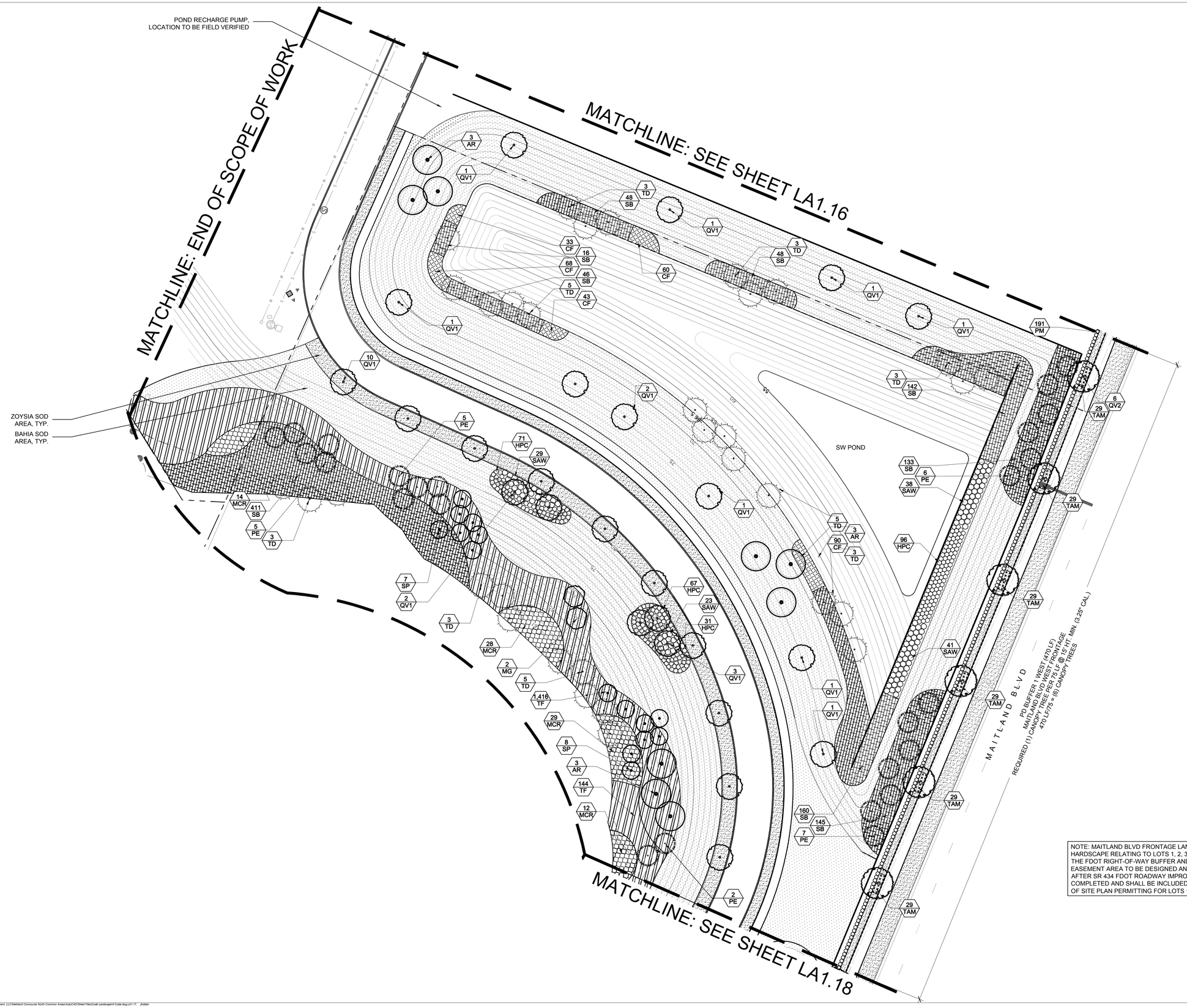
DIX.HITE + PARTNERS
150 W. JESSUP AVENUE
LONGWOOD, FLORIDA
TEL 407.867.1777
FAX 407.867.1779

CODE LANDSCAPE PLANS

Code Landscape Plan G

Sheet Number:

LA1.16



NOTE: MAITLAND BLVD FRONTAGE LANDSCAPE AND HARDSCAPE RELATING TO LOTS 1, 2, 3, 4 AND 5 AND THE FDOT RIGHT-OF-WAY BUFFER AND SIDEWALK EASEMENT AREA TO BE DESIGNED AND PERMITTED AFTER SR 434 FDOT ROADWAY IMPROVEMENTS ARE COMPLETED AND SHALL BE INCLUDED AT THE TIME OF SITE PLAN PERMITTING FOR LOTS 1, 2, 3, 4 AND 5.

SCALE: 1" = 30'

0 30 60

Date:	5/20/2016
Drawn by:	PC
Reviewed by:	JW
Job Number:	21606

Revision:	Date:

MAITLAND CONCOURSE NORTH

Maitland, Florida

Related Development, LLC.

Client Address

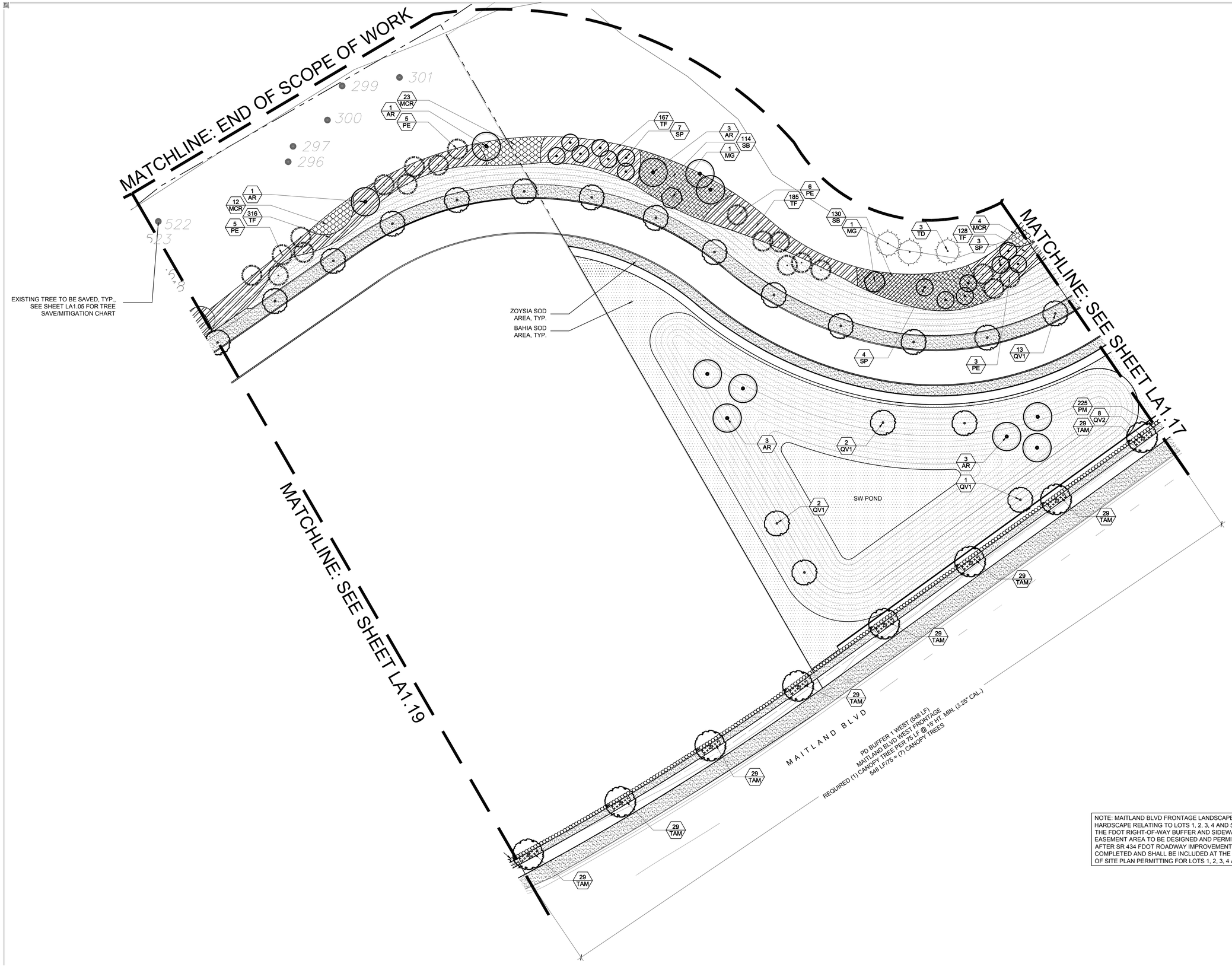
DIX.HITE + PARTNERS
150 W. JESSUP AVENUE
LONGWOOD, FLORIDA
TEL 407.862.1777
FAX 407.687.1779

CODE LANDSCAPE PLANS

Code Landscape Plan H

Sheet Number:

LA1.17



NOTE: MAITLAND BLVD FRONTAGE LANDSCAPE AND HARDSCAPE RELATING TO LOTS 1, 2, 3, 4 AND 5 AND THE FDOT RIGHT-OF-WAY BUFFER AND SIDEWALK EASEMENT AREA TO BE DESIGNED AND PERMITTED AFTER SR 434 FDOT ROADWAY IMPROVEMENTS ARE COMPLETED AND SHALL BE INCLUDED AT THE TIME OF SITE PLAN PERMITTING FOR LOTS 1, 2, 3, 4 AND 5.

Date:	5/20/2016
Drawn by:	PC
Reviewed by:	JW
Job Number:	21606
Revision:	Date:

MAITLAND CONCOURSE NORTH

Maitland, Florida

Related Development, LLC.

Client Address

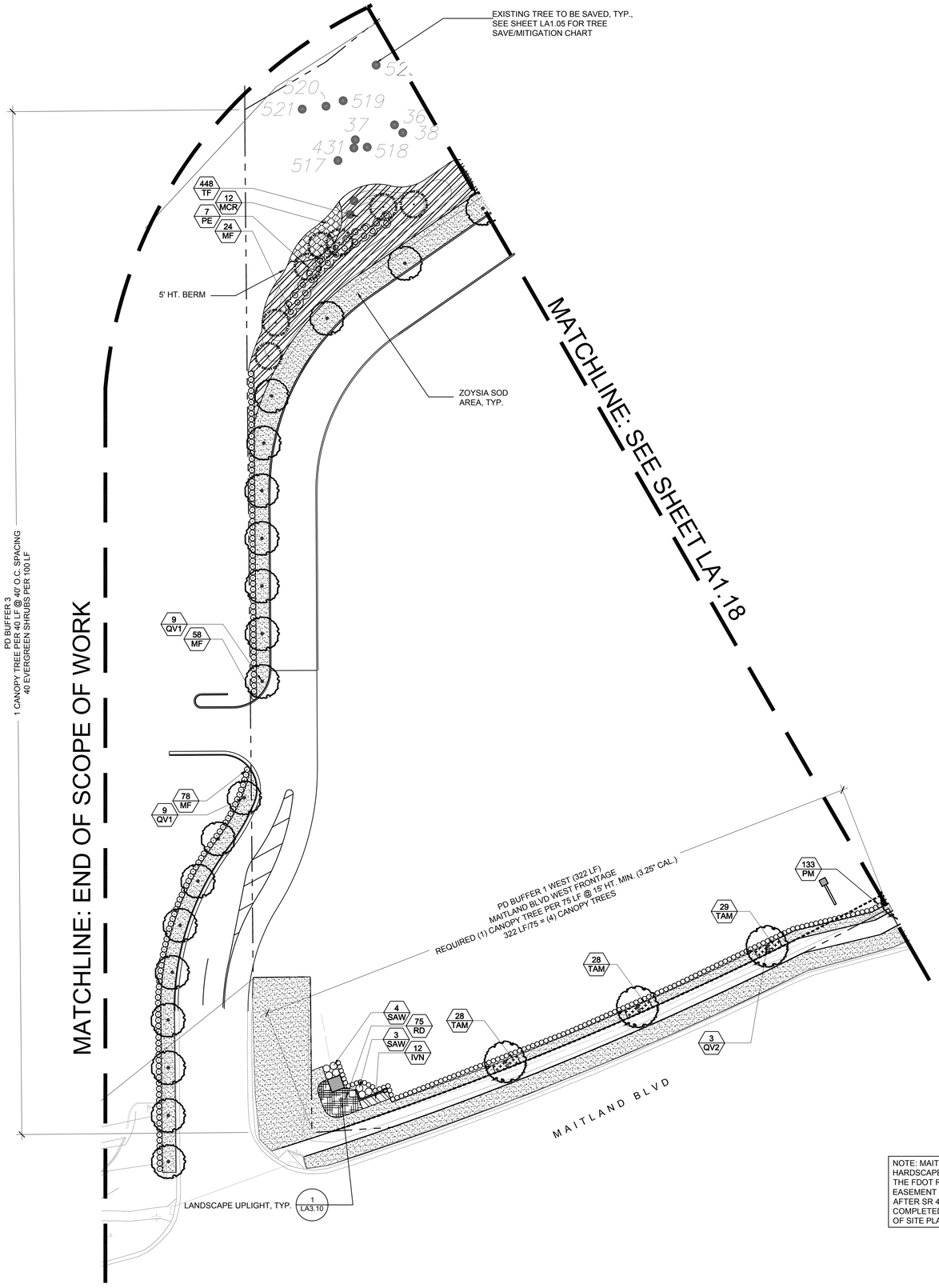
DIX.HITE + PARTNERS
150 W. JESSUP AVENUE
LONGWOOD, FLORIDA
TEL 407.667.1777
FAX 407.667.1779

CODE LANDSCAPE PLANS

Code Landscape Plan I

Sheet Number:

LA1.18



SCALE: 1" = 30'

0 30 60

NOTE: MAITLAND BLVD FRONTAGE LANDSCAPE AND HARDSCAPE RELATING TO LOTS 1, 2, 3, 4 AND 5 AND THE FDOT RIGHT-OF-WAY BUFFER AND SIDEWALK EASEMENT AREA TO BE DESIGNED AND PERMITTED AFTER SR 434 FDOT ROADWAY IMPROVEMENTS ARE COMPLETED AND SHALL BE INCLUDED AT THE TIME OF SITE PLAN PERMITTING FOR LOTS 1, 2, 3, 4 AND 5.

Date:	5/20/2016
Drawn by:	PC
Reviewed by:	JW
Job Number:	21606
Revision:	Date:

MAITLAND CONCOURSE NORTH

Maitland, Florida

Related Development, LLC.

Client Address

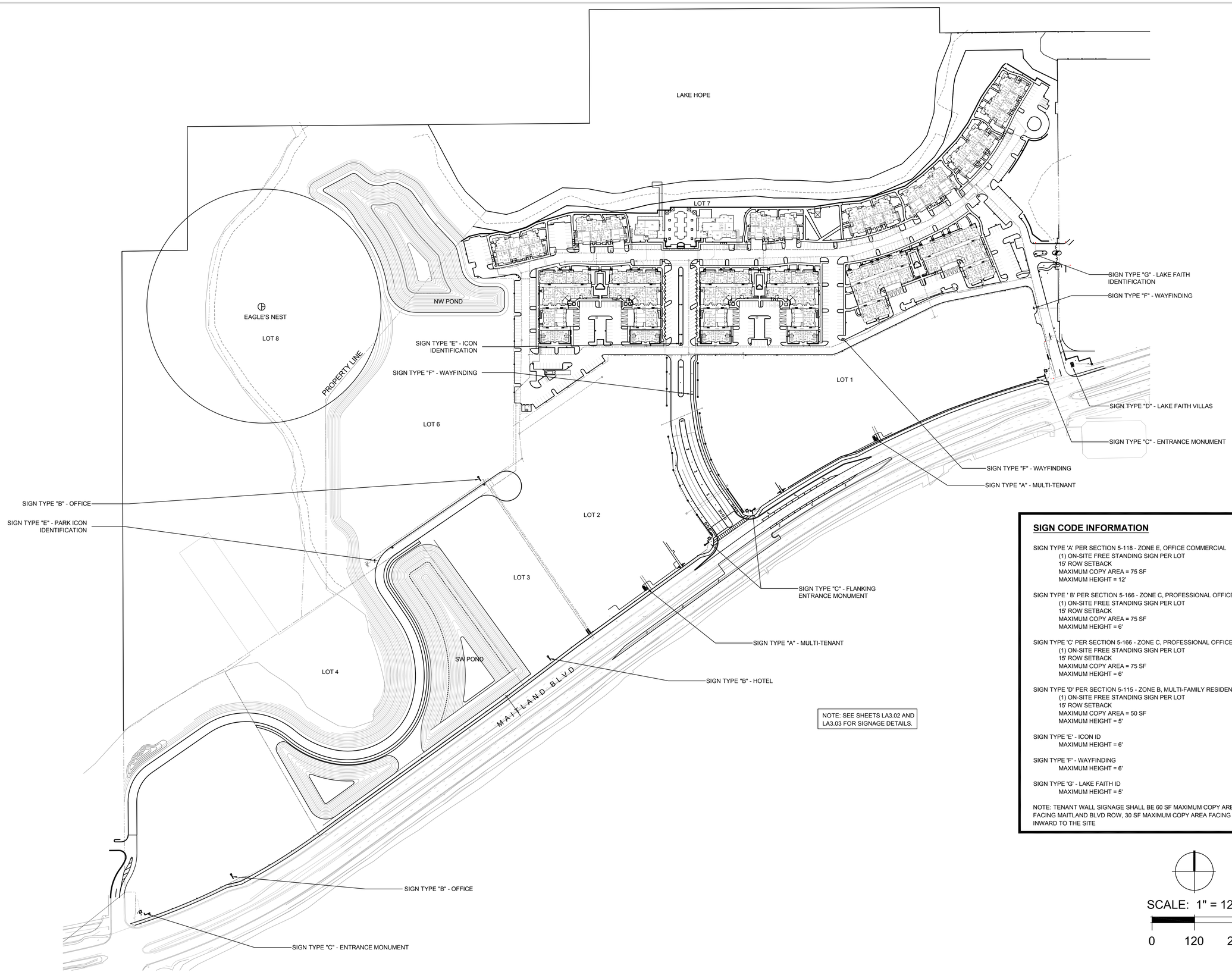
DIX.HITE + PARTNERS
150 W. JESSUP AVENUE
LONGWOOD, FLORIDA
TEL 407.667.1777
FAX 407.667.1779

CODE LANDSCAPE PLANS

Code Landscape Plan J

Sheet Number:

LA1.19



NOTE: SEE SHEETS LA3.02 AND LA3.03 FOR SIGNAGE DETAILS.

SIGN CODE INFORMATION

SIGN TYPE 'A' PER SECTION 5-118 - ZONE E, OFFICE COMMERCIAL
(1) ON-SITE FREE STANDING SIGN PER LOT
15' ROW SETBACK
MAXIMUM COPY AREA = 75 SF
MAXIMUM HEIGHT = 12'

SIGN TYPE ' B' PER SECTION 5-166 - ZONE C, PROFESSIONAL OFFICE
(1) ON-SITE FREE STANDING SIGN PER LOT
15' ROW SETBACK
MAXIMUM COPY AREA = 75 SF
MAXIMUM HEIGHT = 6'

SIGN TYPE 'C' PER SECTION 5-166 - ZONE C, PROFESSIONAL OFFICE
(1) ON-SITE FREE STANDING SIGN PER LOT
15' ROW SETBACK
MAXIMUM COPY AREA = 75 SF
MAXIMUM HEIGHT = 6'

SIGN TYPE 'D' PER SECTION 5-115 - ZONE B, MULTI-FAMILY RESIDENTIAL
(1) ON-SITE FREE STANDING SIGN PER LOT
15' ROW SETBACK
MAXIMUM COPY AREA = 50 SF
MAXIMUM HEIGHT = 5'

SIGN TYPE 'E' - ICON ID
MAXIMUM HEIGHT = 6'

SIGN TYPE 'F' - WAYFINDING
MAXIMUM HEIGHT = 6'

SIGN TYPE 'G' - LAKE FAITH ID
MAXIMUM HEIGHT = 5'

NOTE: TENANT WALL SIGNAGE SHALL BE 60 SF MAXIMUM COPY AREA FACING MAITLAND BLVD ROW, 30 SF MAXIMUM COPY AREA FACING INWARD TO THE SITE

SCALE: 1" = 120'

0 120 240

Date:	5/20/2016
Drawn by:	PC
Reviewed by:	JW
Job Number:	21606

Revision:	Date:

MAITLAND CONCOURSE NORTH

Maitland, Florida

Related Development, LLC.

Client Address

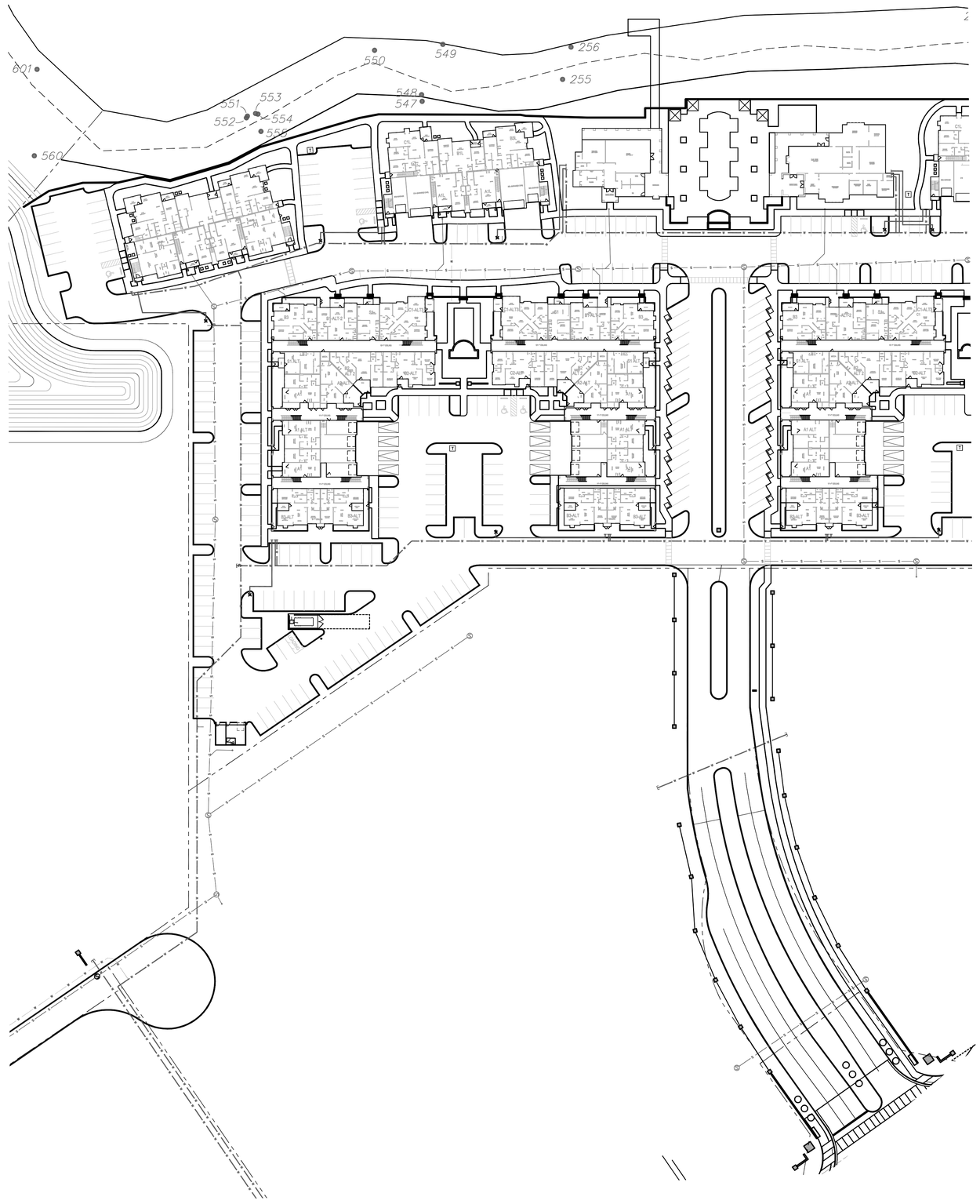
DIX.HITE + PARTNERS
150 W. JESSUP AVENUE
LONGWOOD, FLORIDA 32779
TEL 407.667.1777
FAX 407.667.1779

CODE LANDSCAPE PLANS

Signage Plan

Sheet Number:

LA1.20



Luminaire Schedule									
Project: MAITLAND REV3									
Symbol	Qty	Label	Description	Lumens/Lamp	LLD	LDD	LLF	Lum. Watts	Total Watts
	60	D	PHILIPS GARDCD DM550-135W80LED4K-ES-LE3F @ 16FT POLE AFG	N.A.	1.000	1.000	0.900	130.43	7825.8
	7	D1	PHILIPS GARDCD DM550-135W80LED4K-ES-LE3F @ 16FT POLE AFG	N.A.	1.000	1.000	0.850	130.98	916.86
	15	D2	PHILIPS GARDCD DM550-135W80LED4K-ES-LE3F @ 16FT POLE AFG	N.A.	1.000	1.000	0.850	130.98	3929.4
	39	D3	PHILIPS GARDCD DM550-135W80LED4K-ES-LE4F @ 16FT POLE AFG	N.A.	1.000	1.000	0.850	128.68	5018.52
	76	B	MILLERBERND BLCBR18N (42INCH ROUND BOLLARD)	N.A.	1.000	1.000	0.850	22.1	1679.6

Calculation Summary MAITLAND REV3					
Label	Avg	Max	Min	Avg/Min	Max/Min
SIDEWALK BLDG 1-5	1.55	6.1	0.0	N.A.	N.A.
SIDEWALK BLDG 7 -6	2.09	5.6	0.1	20.90	56.00
SITE_Planar	2.50	8.1	0.7	3.57	11.57

Date:	5/20/2016
Drawn by:	PC
Reviewed by:	JW
Job Number:	21606

Revision:	Date:

MAITLAND CONCOURSE NORTH

Maitland, Florida

Related Development, LLC.

Client Address

DIX.HITE + PARTNERS
150 W. JESSUP AVENUE
LONGWOOD, FLORIDA
TEL 407.667.1777
FAX 407.667.1779

CODE LANDSCAPE PLANS

Photometric Plan

SCALE: 1" = 50'

0 50 100

Sheet Number:

LA1.30

Luminaire Schedule										
Project: MAITLAND REV3										
Symbol	Qty	Label	Description	Lumens/Lamp	LLD	LDD	LLF	Lun. Watts	Total Watts
	60	D	PHILIPS GARDCO DM550-135W80LED4K-ES-LE3F @ 16FT POLE AFG	N.A.	1.000	1.000	0.900	130.43	7825.8
	7	D1	PHILIPS GARDCO DM550-135W80LED4K-ES-LE5F @ 16FT POLE AFG	N.A.	1.000	1.000	0.850	130.98	916.86
	15	D2	PHILIPS GARDCO DM550-135W80LED4K-ES-LE5F @ 16FT POLE AFG	N.A.	1.000	1.000	0.850	130.98	3929.4
	39	D3	PHILIPS GARDCO DM550-135W80LED4K-ES-LE4F @ 16FT POLE AFG	N.A.	1.000	1.000	0.850	128.68	5018.52
	76	B	MILLERBERND BLE3R18N (42INCH ROUND BOLLARD)	N.A.	1.000	1.000	0.850	22.1	1679.6

Calculation Summary MAITLAND REV3					
Label	Avg	Max	Min	Avg/Min	Max/Min
SIDEWALK BLDG 1-5	1.55	6.1	0.0	N.A.	N.A.
SIDEWALK BLDG 7 -6	2.09	5.6	0.1	20.90	56.00
SITE_Planar	2.50	8.1	0.7	3.57	11.57

SCALE: 1" = 50'

0 50 100

Date:	5/20/2016
Drawn by:	PC
Reviewed by:	JW
Job Number:	21606

Revision:	Date:

MAITLAND CONCOURSE NORTH

Maitland, Florida

Related Development, LLC.

Client Address

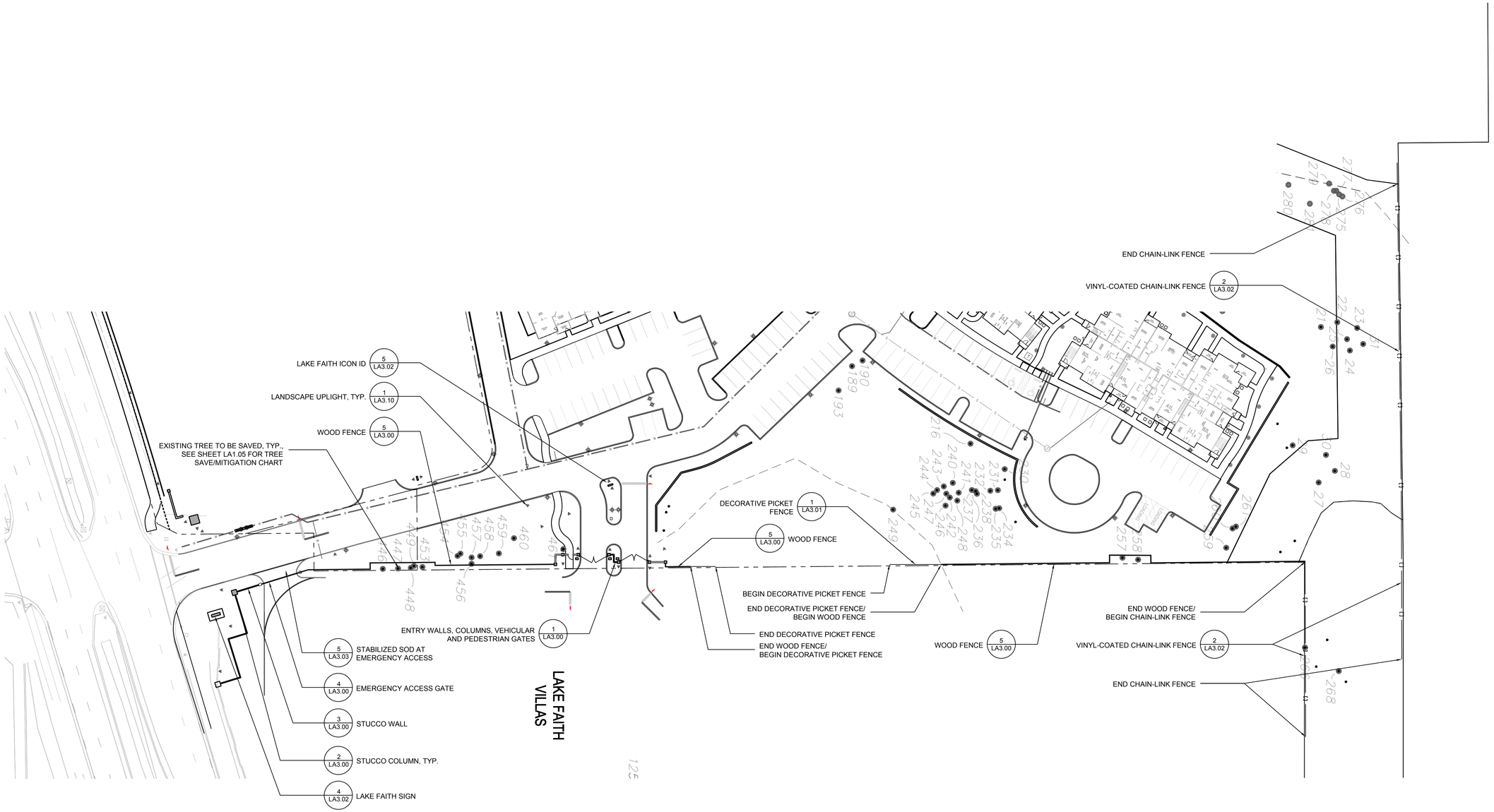
DIX.HITE + PARTNERS
150 W. JESSUP AVENUE
LONGWOOD, FLORIDA
TEL 407.667.1777
FAX 407.667.1779

CODE LANDSCAPE PLANS

Photometric Plan

Sheet Number:

LA1.31



SCALE: 1" = 40'

0 40 80

Date:	5/20/2016
Drawn by:	PC
Reviewed by:	JW
Job Number:	21606

Revision:	Date:

MAITLAND CONCOURSE NORTH

Maitland, Florida

Related Development, LLC.

Client Address

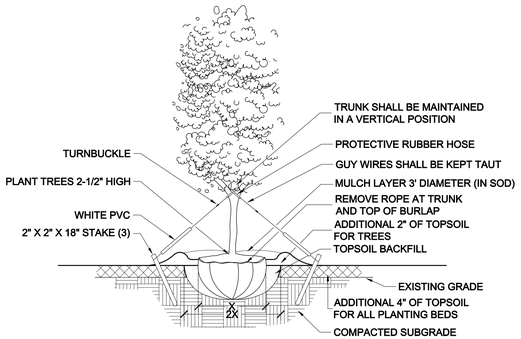
DIX.HITE + PARTNERS
150 W. JESSUP AVENUE
LONGWOOD, FLORIDA 32750
TEL 407.667.1777
FAX 407.667.1779

CODE LANDSCAPE PLANS

Lake Faith Improvements Plan

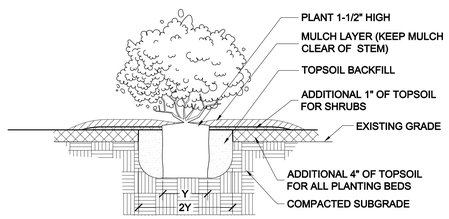
Sheet Number:

LA1.40



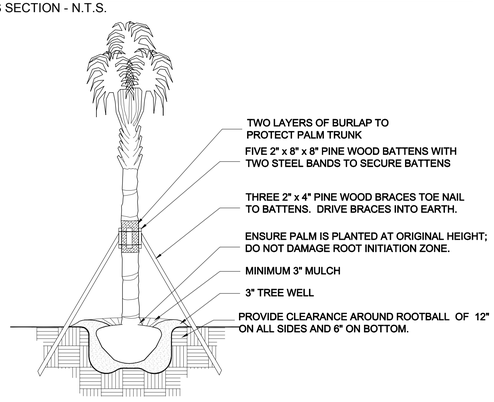
TYPICAL TREE PLANTING

CROSS SECTION - N.T.S.



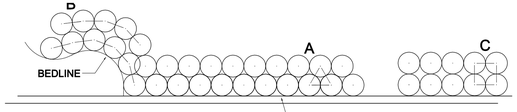
TYPICAL SHRUB PLANTING

CROSS SECTION - N.T.S.



TYPICAL PALM PLANTING

CROSS SECTION - N.T.S.



A SHRUBS AND GROUNDCOVERS ADJACENT TO STRAIGHT EDGES SHALL BE TRIANGULAR - SPACED IN ROWS PARALLEL TO THE STRAIGHT EDGE.

B SHRUBS AND GROUNDCOVERS ADJACENT TO CURVED EDGES SHALL BE PLANTED IN ROWS PARALLEL TO THE CURVED EDGE. CURVED EDGES TO BE VERY SMOOTH RADII.

C SHRUBS AND GROUNDCOVERS IN SMALLER, RECTILINEAR PLANTERS SHALL BE PLANTED IN A GRID LAYOUT, EVENLY SPACED AND PARALLEL TO THE LONGEST STRAIGHT EDGE

TYPICAL SHRUB LAYOUT

PLAN - N.T.S.

LANDSCAPE NOTES

1. CONTRACTOR IS EXPECTED TO CARRY OUT ALL REPONSIBILITIES SET FORTH IN THESE LANDSCAPE NOTES AND IN THE LANDSCAPE SPECIFICATIONS. THEY WILL BE STRICTLY ENFORCED BY THE OWNER/L.A.
2. ALL PLANT MATERIAL SHALL BE FLORIDA #1 OR BETTER ACCORDING TO THE CURRENT NURSERY GRADES AND STANDARDS.
3. ALL PLANT BEDS SHALL BE DRESSED WITH 3" LAYER OF MULCH. ALL OTHER AREAS SHALL RECEIVE SOD (SEE PLAN FOR TYPE).
4. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO INSTALLATION.
5. ALL PLANTS SHALL MEET SIZE, CONTAINER, AND SPACING SPECIFICATIONS. ANY MATERIAL NOT MEETING SPECIFICATIONS SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
6. CONTRACTOR SHALL BE RESPONSIBLE TO RECEIVE THE LANDSCAPE ARCHITECT'S APPROVAL OF ALL PLANT BED LAYOUTS AND TREE LOCATIONS PRIOR TO INSTALLATION. IF PLANT MATERIAL IS INSTALLED PRIOR TO LANDSCAPE ARCHITECT'S APPROVAL, CONTRACTOR WILL BE SUBJECT TO RELOCATING THE MATERIAL AT THE LANDSCAPE ARCHITECT'S REQUEST AND THE CONTRACTOR'S OWN EXPENSE.
7. ALL SHRUBS SHALL BE PLANTED 1-1/2" AND TREES 2-1/2" ABOVE GRADE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER PLANT HEALTH IN ON-SITE SOILS.
8. CONTRACTOR SHALL PERFORM SOIL TESTING PRIOR TO CONSTRUCTION I) TO DETERMINE NUTIRIENT STATUS AND PH OF SOIL AND 2) TO DETERMINE THE SOIL TEXTURE IN THE TOP 6" - 12" OF SOIL, AND THEN AMEND THE SOIL BASED ON THE RESULTS OF THE TESTS. SEE THE LANDSCAPE SPECIFICATIONS FOR MORE INFORMATION..
9. CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING. GRADING SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT.
10. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
11. CONTRACTOR SHALL SUBMIT UNIT PRICES FOR ALL BID ITEMS
12. SOIL SHALL BE FREE FROM LIME ROCK AND CONSTRUCTION DEBRIS.
13. IN THE EVENT OF A CONFLICT BETWEEN QUANTITIES REPRESENTED ON THE PLAN VS. QUANTITIES SHOWN ON THE PLANT LIST, THE PLAN SHALL CONTROL.
14. CONTRACTOR SHALL MAINTAIN TREES IN A STRAIGHT AND PLUMB POSITION FOR ONE YEAR. CONTRACTOR SHALL STAKE ALL TREES IF REQUIRED BY THE JURISDICTION.
15. PRIOR TO REMOVAL OF ANY TREES, THE TREES TO BE RETAINED SHALL HAVE PROTECTIVE TREE BARRIERS.
16. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THEIR OWN TAKE OFFS AND QUANTITIES. THE QUANTITIES ON THE PLANT LIST SERVE ONLY AS A GUIDE TO THE OWNER AND L.A. THIS INCLUDES SOD AND MULCH QUANTITIES OF WHICH THE CONTRACTOR SHALL BE HELD TO BID QUANTITIES.
17. SUCCESSFUL BIDDER SHALL LOCK UP ALL MATERIALS IMMEDIATELY AFTER CONTRACT ASSIGNMENT. PLANTS SHALL BE HELD DURING THE PERIOD FROM CONTRACT TO INSTALLATION TO ALLOW ADDITIONAL GROWTH. ALL PLANTS WILL BE REQUIRED TO BE FULL AND HEALTHY. CONTRACTOR SHALL ARRANGE FOR PLANT APPROVAL PRIOR TO DELIVERY, EITHER BY SAMPLES. PHOTOS, OR NURSERY VISITS.
18. CONTRACTOR SHALL BE RESPONSIBLE FOR WARRANTY OF HEALTH OF PLANTS IN ON-SITE SOILS. IF, DURING DIGGING, CONTRACTOR DISCOVERS WATER-LOGGED, CLAYEY, COMPACTED OR SIMILARLY POORLY DRAINED SOILS, IT SHOULD BE BROUGHT TO THE ATTENTION OF OWNER/LANDSCAPE ARCHITECT FOR REMEDIAL ACTION.
19. CONTRACTOR SHALL ANTICIPATE THE FIRST FIVE FEET AROUND BUILDING PERIMETER WILL BE COMPACTED AND FOUNDATION BEDS SHOULD BE TILLED AND IMPROVED TO SUSTAIN VIGOROUS, HEALTHY PLANT GROWTH.

CODE INFORMATION

PER SECTION 8-7.8 - SPECIMEN TREE REPLACEMENT
REQUIRED DBH INCHES FOR MITIGATION/REPLACEMENT = 579
PROVIDED DBH INCHES (CAL.) MITIGATION/REPLACEMENT = 579

PER SECTION 8-8 (b) (5) - EXISTING TREE CREDIT
TOTAL RETENTION SF CREDIT = 151,200 SF APPLIED PROPORTIONALLY TO SITE AREA TREE AND SHRUB REQUIREMENTS

PER SECTION 8-8 (b) - PLANT MATERIALS: PLANT CATEGORIES
(1) SHADE/CANOPY TREE. SHADE/CANOPY TREES SHALL BE A MINIMUM OVERALL HEIGHT OF 12', MINIMUM OF 5' CLEAR TRUNK. THIS CATAGORY SHALL CONSTITUTE 40% MINIMUM OF THE TOTAL TREES REQUIRED.
(2) INTERMEDIATE TREE. INTERMEDIATE TREES SHALL BE A MINIMUM OVERALL HEIGHT OF 10', MINIMUM 4' CLEAR TRUNK. THIS CATEGORY SHALL CONSTITUE 30% MINIMUM OF THE TOTAL TREES REQUIRED.
(3) SMALL TREE. SMALL TREES SHALL BE A MINIMUM OVERALL HEIGHT OF 8'. THIS CATEGORY SHALL CONSTITUTE NO MORE THAN 20% OF THE TOTAL TREES REQUIRED.
(4) PALMS. PALMS SHALL HAVE A MINIMUM OF 6' OF CLEAR WOOD AND SHALL CONSTITUTE NO MORE THAN 30% OF THE TOTAL TREES REQUIRED. PALMS MUST HAVE A MINIMUM 12' HEIGHT. A GROUPING OF (3) PALM TREES WILL BE EQUIVALENT OF (1) REQUIRED CANOPY TREE. NO MORE THAN 40% OF THE SHADE/CANOPY TREE REQUIREMENTS CAN BE REPLACED WITH PALMS.

PER SECTION 8-11 (2) - MINIMUM REQUIREMENTS FOR DEVELOPMENTS
REQUIRED (1) TREE AND (10) SHRUBS FOR EVERY 2,500 SF OF SITE AREA
LOT 7 = 831,386 SF/2,500 = 333 TREES; 3,330 SHRUBS
PROVIDED
LOT 7 = 343 TREES; 3,330 SHRUBS (CANOPY TREES INCREASED FROM MINIMUM SIZE REQUIREMENT, COUNTED AS 1:2, 101 CANOPY LIVE OAKS X 2 = 202 CANOPY TREES APPLIED TOWARD OVERALL REQUIREMENT)

PER SECTION 8-15 (b) - PARKING LOT LANDSCAPE REGULATION
REQUIRED - PLANTER ISLANDS MUST CONTAIN (1) SHADE/CANOPY TREE OR (2) INTERMEDIATE TREES; (1) SHRUB PER 200 TOTAL SF OF PARKING LOT AREA = 262,065 SF PARKING LOT AREA/200 = 1,310 SHRUBS
PROVIDED: (1) SHADE/CANOPY PER PLANTER ISLAND; 1,310 SHRUBS

PER SECTION 8-18 - IRRIGATION STANDARDS
100% IRRIGATION COVERAGE TO BE PROVIDED PURSUANT OF SECTION 8-18 - IRRIGATION STANDARDS.

PER SECTION 23-2.5.6.VI - STORMWATER POND LANDSCAPING
(1) CANOPY TREE OR (3) UNDERSTORY TREES FOR EVERY 50 LF OF POND PERIMETER.
REQUIRED:
NW POND = 1,450 LF/50 = 29 CANOPY TREES
SW POND = 2,459 LF/50 = 49 CANOPY TREES
PROVIDED:
NW POND = 34 CANOPY TREES
SW POND = 62 CANOPY TREES

Date:	5/20/2016
Drawn by:	PC
Reviewed by:	JW
Job Number:	21606

Revision:	Date:

MAITLAND CONCOURSE NORTH
Maitland, Florida

Related Development, LLC.
Client Address

DIX.HITE + PARTNERS
150 W. JESUP AVENUE
LONGWOOD, FLORIDA
TEL 407.667.1777
FAX 407.667.1779

CODE LANDSCAPE PLANS

Landscape Details, Notes, & Code Information

Sheet Number:
LA2.00

Maitland Concourse Multi-Family Plant List

5/26/2016

Quantity		Symbol	Botanical Name	Common Name	Size & Specification
	Canopy Trees				
6	ea	QV2	*Quercus virginiana*	Live Oak	15' Ht., 3.25" Cal. Min.
101	ea	QV3	*Quercus virginiana*	Live Oak	16' Ht., 4" Cal. Min.
	Intermediate Trees				
51	ea	AR	*Acer rubrum*	Red Maple	10' Ht. Min., 4' CT Min.
4	ea	ED	*Elaeocarpus decipiens*	Japanese Blueberry	10' Ht. Min., 4' CT Min.
17	ea	IVP	*Ilex vomitoria* 'Pendula'	Weeping Yaupon Holly	10' Ht. Min., 4' CT Min.
10	ea	MG	*Magnolia grandiflora*	Southern Magnolia	10' Ht. Min., 4' CT Min.
24	ea	TD	*Taxodium distichum*	Bald Cypress	10' Ht. Min., 4' CT Min.
	Palm Trees				
101	ea	SP	*Sabal palmetto*	Sabal Palm	12' Ht. Min.
	Shrubs/Groundcover				
	ea	AGB	*Agave* 'Gainseville Blue'	Agave	15 Gal., 36" Ht. x 36" Spd., Full
	ea	BG	*Bougainvillea*	Bougainvillea	7 Gal., 48" Ht., Trellis, Full
	ea	CA	*Callicarpa americana*	Beautyberry	7 Gal., 3' Ht. x 3' Spd., 48" O.C., Full
	ea	CF	*Canna flaccida*	Yellow Canna	1 Gal., 24" O.C., Full
	ea	HPC	*Hamelia patens* 'Compacta'	Dwarf Firebush	3 Gal., 18" Ht.x 18" Spd., 36" O.C., Full
	ea	IVN	*Ilex vomitoria* 'Schillings Dwarf'	Dwarf Yaupon Holly	3 Gal, 12" Ht. x 12" Spd., 30" O.C., Full
	ea	LC	*Livistona chinensis*	Chinese Fan Palm	7 Gal., 3' Ht. x 3' Spd., Full
	ea	MF	*Myrcianthes fragrans*	Simpson Stopper	7 Gal., 36" Ht. x 24" Spd., 36" O.C., Full
	ea	NBM	*Nephrolepis biserrata* 'Macho'	Macho Fern	3 Gal., 24" Ht. x 24" Spd., 36" O.C., Full
	ea	PM	*Podocarpus macrophyllus*	Podocarpus	7 Gal., 30" Ht. x 18" Spd, 30" O.C.
	ea	RD	*Rosa* x 'Meigalpio'	Red Drift Rose	3 Gal., 18" Ht. x 18" Spd., 24" O.C., Full
	ea	SAW	*Serenoa repens* 'Cinerea'	Silver Saw Palmetto	7 Gal., 18" Ht. x 18" Spd., 48" O.C., Full
	ea	SB	*Spartina bakeri*	Cordgrass	1 Gal., 48" O.C., Full
	ea	TAM	*Trachelopspermum asiaticum* 'Minima'	Minima Jasmine	1 Gal., 18" O.C., Full
	ea	TJ	*Trachelopspermum jasminoides*	Star Jasmine	7 Gal., 48" Ht., Trellis, Full
	ea	FAK	*Tripsacum floridana*	Fakahatchee Grass	3 Gal., 30" Ht., 36" O.C., Full
	ea	ZP	*Zamia pumila*	Coontie	7 Gal., 18" Ht. x 18" Spd., 36 O.C., Full
	Miscellaneous				
	SF		Zoysia	Zoysia Sod	Solid Sod
	cy		*Mulch*	Hardwood Mulch "Designer Brown"	3" Depth
	SF		*Irrigation*		

Maitland Concourse Frontage Plant List

5/26/2016

Quantity		Symbol	Botanical Name	Common Name	Size & Specification
	Canopy Trees				
38	ea	QV2	*Quercus virginana*	Live Oak	15' Ht., 3.25" Cal. Min., Full
	Shrubs/Groundcover				
203	ea	IVN	*Ilex vomitoria* 'Schillings Dwarf'	Dwarf Yaupon Holly	3 Gal, 12" Ht. x 12" Spd., 30" O.C., Full
1,165	ea	PM	*Podocarpus macrophyllus*	Podocarpus	7 Gal., 30" Ht. x 18" Spd, 30" O.C.
431	ea	RD	*Rosa* x 'Meigapio'	Red Drift Rose	3 Gal., 18" Ht. x 18" Spd., 24" O.C., Full
28	ea	SAW	*Serenoa repens* 'Cinerea'	Silver Saw Palmetto	7 Gal., 18" Ht. x 18" Spd., 48" O.C., Full
1,083	ea	TAM	*Trachelopspermum asiaticum* 'Minima'	Minima Jasmine	1 Gal., 18" O.C., Full
	Miscellaneous				
	SF		Zoysia	Zoysia Sod	Solid Sod
	cy		*Mulch*	Hardwood Mulch "Designer Brown"	3" Depth
	SF		*Irrigation*		

Maitland Concourse Connector Road Plant List

5/26/2016

Quantity		Symbol	Botanical Name	Common Name	Size & Specification
	Canopy Trees				
38	ea	PE	*Pinus elliotti*	Slash Pine	12' Ht., 3" Cal., Full
47	ea	QV1	*Quercus virginiana*	Live Oak	12' Ht., 2" Cal., Full
	Intermediate Trees				
8	ea	AR	*Acer rubrum*	Red Maple	10' Ht., 2" Cal., Full
4	ea	MG	*Magnolia grandiflora*	Southern Magnolia	10' Ht., 2" Cal., Full
14	ea	TD	*Taxodium distichum*	Bald Cypress	10' Ht., 2" Cal., Full
	Palm Trees				
29	ea	SP	*Sabal palmetto*	Sabal Palm	12', 16', 20' HT., Min. 6' Clear Trunk Ht.
	Shrubs/Groundcover				
169	ea	HPC	*Hamelia patens* 'Compacta'	Dwarf Firebush	3 Gal., 18" Ht.x 18" Spd., 36" O.C., Full
134	ea	MCR	*Myrica cerifera*	Wax Myrtle	7 Gal., 36" Ht. x 24" Spd., 6' O.C., Full
160	ea	MF	*Myrcianthes fragrans*	Simpson Stopper	7 Gal., 36" Ht. x 24" Spd., 36" O.C., Full
52	ea	SAW	*Serenoa repens* 'Cinerea'	Silver Saw Palmetto	7 Gal., 18" Ht. x 18" Spd., 48" O.C., Full
655	ea	SB	*Spartina bakeri*	Cordgrass	1 Gal., 48" O.C., Full
2,804	ea	TF	*Tripsacum floridana*	Fakahatchee Grass	1 Gal., 36" O.C., Full
	Miscellaneous				
	SF		Zoysia	Zoysia Sod	Solid Sod
	SF		Bahia	Bahia Sod	Solid Sod
	cy		*Mulch*	Pine Straw Mulch	6" Depth
	SF		*Irrigation*		

Maitland Concourse Lake Faith Plant List

5/26/2016

Quantity		Symbol	Botanical Name	Common Name	Size & Specification
	Canopy Trees				
19	ea	QV2	*Quercus virginiana*	Live Oak	15' Ht., 3.25" Cal. Min., Full
	Intermediate Trees				
3	ea	AR	*Acer rubrum*	Red Maple	12'-14' Ht., 3"-4" Cal., Full
6	ea	ED	*Elaeocarpus decipiens*	Japanese Blueberry	10' Ht. x 4' Spd., FTG, Full
7	ea	MG	*Magnolia grandiflora*	Southern Magnolia	10' Ht., 2" Cal., Full
	Shrubs/Groundcover				
1	ea	CA	*Callicarpa americana*	Beautyberry	7 Gal., 3' Ht. x 3' Spd., 48" O.C., Full
55	ea	HPC	*Hamelia patens* 'Compacta'	Dwarf Firebush	3 Gal., 18" Ht.x 18" Spd., 36" O.C., Full
300	ea	IVN	*Ilex vomitoria* 'Schillings Dwarf'	Dwarf Yaupon Holly	3 Gal, 12" Ht. x 12" Spd., 30" O.C., Full
44	ea	LC	*Livistona chinensis*	Chinese Fan Palm	7 Gal., 3' Ht. x 3' Spd., Full
145	ea	NBM	*Nephrolepis biserrata* 'Macho'	Macho Fern	3 Gal., 24" Ht. x 24" Spd., 36" O.C., Full
8	ea	PM	*Podocarpus macrophyllus*	Podocarpus	7 Gal., 30" Ht. x 18" Spd, 30" O.C.
66	ea	RD	*Rosa* x 'Meigalpio'	Red Drift Rose	3 Gal., 18" Ht. x 18" Spd., 24" O.C., Full
68	ea	SAW	*Serenoa repens* 'Cinerea'	Silver Saw Palmetto	7 Gal., 18" Ht. x 18" Spd., 48" O.C., Full
1,827	ea	TAM	*Trachelopspermum asiaticum* 'Minima'	Minima Jasmine	1 Gal., 18" O.C., Full
68	ea	FAK	*Tripsacum floridana*	Fakahatchee Grass	3 Gal., 30" Ht., 36" O.C., Full
112	ea	ZP	*Zamia pumila*	Coontie	7 Gal., 18" Ht. x 18" Spd., 36 O.C., Full
	Miscellaneous				
	SF		Zoysia	Zoysia Sod	Solid Sod
	cy		*Mulch*	Hardwood Mulch "Designer Brown"	3" Depth
	SF		*Irrigation*		

Maitland Concourse Entry Drive Plant List

5/26/2016

Quantity		Symbol	Botanical Name	Common Name	Size & Specification
	Canopy Trees				
19	ea	QV4	*Quercus virginiana*	Live Oak	24' Ht. x 14' Spd., 8" Cal., Full
	Shrubs/Groundcover				
9	ea	AGB	*Agave* 'Gainseville Blue'	Agave	15 Gal., 36" Ht. x 36" Spd., Full
19	ea	BG	*Bougainvillea*	Bougainvillea	7 Gal., 48" Ht., Trellis, Full
56	ea	RD	*Rosa* x 'Meigalpio'	Red Drift Rose	3 Gal., 18" Ht. x 18" Spd., 24" O.C., Full
3,745	ea	TAM	*Trachelopspermum asiaticum* 'Minima'	Minima Jasmine	1 Gal., 18" O.C., Full
42	ea	TJ	*Trachelopspermum jasminoides*	Star Jasmine	7 Gal., 48" Ht., Trellis, Full
	Miscellaneous				
	SF		Zoysia	Zoysia Sod	Solid Sod
	cy		*Mulch*	Hardwood Mulch "Designer Brown"	3" Depth
	SF		*Irrigation*		

Maitland Concourse NW Pond Plant List

5/26/2016

Quantity		Symbol	Botanical Name	Common Name	Size & Specification
	Canopy Trees				
16	ea	QV1	*Quercus virginiana*	Live Oak	12' Ht., 2" Cal., Full
	Intermediate Trees				
18	ea	TD	*Taxodium distichum*	Bald Cypress	10' Ht., 2" Cal., Full
	Miscellaneous				
	SF		Zoysia	Zoysia Sod	Solid Sod
	SF		Bahia	Bahia Sod	Solid Sod
	cy		*Mulch*	Pine Straw Mulch	3" Depth
	SF		*Irrigation*		

Maitland Concourse SW Pond Plant List

5/26/2016

Quantity		Symbol	Botanical Name	Common Name	Size & Specification
	Canopy Trees				
13	ea	PE	*Pinus elliotti*	Slash Pine	12' Ht., 3" Cal., Full
15	ea	QV1	*Quercus virginiana*	Live Oak	12' Ht., 2" Cal., Full
	Intermediate Trees				
12	ea	AR	*Acer rubrum*	Red Maple	10' Ht., 2" Cal., Full
22	ea	TD	*Taxodium distichum*	Bald Cypress	10' Ht., 2" Cal., Full
	Shrubs/Groundcover				
294	ea	CF	*Canna flaccida*	Yellow Canna	1 Gal., 24" O.C., Full
96	ea	HPC	*Hamelia patens* 'Compacta'	Dwarf Firebush	3 Gal., 18" Ht.x 18" Spd., 36" O.C., Full
79	ea	SAW	*Serenoa repens* 'Cinerea'	Silver Saw Palmetto	7 Gal., 18" Ht. x 18" Spd., 48" O.C., Full
738	ea	SB	*Spartina bakeri*	Cordgrass	1 Gal., 48" O.C., Full
	Miscellaneous				
	SF		Zoysia	Zoysia Sod	Solid Sod
	SF		Bahia	Bahia Sod	Solid Sod
	cy		*Mulch*	Pine Straw Mulch	6" Depth
	SF		*Irrigation*		

Date:	5/20/2016
Drawn by:	PC
Reviewed by:	JW
Job Number:	21606

Revision:	Date:

MAITLAND CONCOURSE NORTH
Maitland, Florida

Related Development, LLC.
Client Address

DIX.HITE + PARTNERS
150 W. JESUP AVENUE
LONGWOOD, FLORIDA 32750
TEL 407.667.1777
FAX 407.667.1779

CODE LANDSCAPE PLANS

Plant Lists

Sheet Number:
LA2.01

LANDSCAPE SPECIFICATIONS

PART 1 - GENERAL
1.01 WORK INCLUDED

A. THE WORK INCLUDED IN THIS SECTION CONSISTS OF FURNISHING,PLANTING, WATERING, FERTILIZING AND MULCHING ALL PLANTS AND LAWN AREAS OF THE SPECIES, SIZE AND QUALITY IN THE LOCATIONS INDICATED ON THE DRAWINGS OR AS DISCUSSED WITH THE LANDSCAPE ARCHITECT.

1.02 DELIVERY, STORAGE AND HANDLING

A. TRANSPORTATION AND INSPECTION: PLANT TRANSPORTATION SHALL COMPLY WITH ALL FEDERAL AND STATE REGULATIONS.

1.03 GUARANTEE

A. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTING WORK FOR A PERIOD OF SIX MONTHS AND ALL SOD FOR THREE MONTHS AFTER THE DATE OF FINAL ACCEPTANCE. DURING THIS PERIOD, THE LANDSCAPE CONTRACTOR SHALL CONTINUE THE OBSERVATION OF PLANTS AND GUARANTEED WORK. THE LANDSCAPE CONTRACTOR SHALL SUBMIT MONTHLY OBSERVATION REPORTS TO THE OWNERS WITH A COPY TO THE LANDSCAPE ARCHITECT DURING THE GUARANTEE PERIOD. THE PURPOSE OF THESE REPORTS IS TO STATE ANY MAINTENANCE DEFICIENCIES OBSERVED. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO REPORT THESE TO PROTECT HIS GUARANTEE. FAILURE TO SUBMIT REPORTS ELIMINATES ANY CLAIMS THAT THE GUARANTEE IS NOT VALID DUE TO IMPROPER MAINTENANCE BY THE OWNER.

B. REPLACEMENT OF DEFECTIVE PLANTS: ANY DEAD PLANTS OR PLANTS SHOWING INDICATION OF PROBABLE NO-SURVIVAL OR LACK OF HEALTH AND VIGOR, OR WHICH DO NOT EXHIBIT THE CHARACTERISTICS TO MEET SPECIFICATIONS, SHALL BE REPLACED WITHIN TWO WEEKS OF NOTICE FROM OWNER OR LANDSCAPE ARCHITECT. ALL REPLACEMENT PLANTS SHALL BE FURNISHED/INSTALLED AT NO ADDITIONAL COST TO THE OWNER AND SHALL BE GUARANTEED FOR SIX MONTHS. ALL REPLACEMENTS SHALL MEET ORIGINAL SPECIFICATIONS.

C. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT TEN DAYS PRIOR TO THE END OF THE GUARANTEE PERIOD AND SUCH GUARANTEE SHALL BE EXTENDED UNTIL NOTIFICATION IS RECEIVED.

D. AT THE END OF THE GUARANTEE PERIOD, ALL PLANTS THAT ARE DEAD OR UNSATISFACTORY SHALL BE REPLACED WITHIN TWO WEEKS.

1.04 JOB CONDITIONS

A. PROTECTION: THE LANDSCAPE CONTRACTOR SHALL PROTECT ALL MATERIALS AND WORK AGAINST INJURY FROM ANY CAUSES AND SHALL PROVIDE AND MAINTAIN ALL NECESSARY SAFEGUARDS FOR THE PROTECTION OF THE PUBLIC. HE SHALL BE HELD RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSON OR PROPERTY THAT MAY OCCUR AS A RESULT OF THE NEGLIGENCE IN THE PROSECUTION OF THE WORK.

B. EXISTING CONDITIONS:

1. THE LANDSCAPE CONTRACTOR SHALL EXERCISE CARE IN DIGGING AND OTHER WORK SO AS NOT TO DAMAGE EXISTING WORK, INCLUDING UNDERGROUND PIPES AND CABLES, AND THE PIPES AND HYDRANTS OF WATERING SYSTEMS. SHOULD SUCH OVERHEAD OR UNDERGROUND OBSTRUCTIONS BE ENCOUNTERED WHICH INTERFERE WITH PLANTING, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIR OF ANY DAMAGE CAUSED BY HIS WORK. (SEE SECTION 3.01)

2. SHOULD ANY OBJECTIONABLE MATERIAL SUCH AS OLD CONCRETE, BRICKS OR OTHER DEBRIS BE ENCOUNTERED DURING PLANTING OPERATIONS, THEY SHALL BE REMOVED FROM THE SITE BY THE LANDSCAPE CONTRACTOR.

3. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER PLANT GROWTH IN EXISTING ON-SITE SOILS. PRIOR TO COMMITMENT OF PLANT SHIPMENTS, THE LANDSCAPE CONTRACTOR SHALL EXAMINE THE SOILS IN ALL AREAS OF WORK BY CONDUCTING SOIL TESTS AND FILLING TEST HOLES WITH WATER TO DETERMINE IF SOIL CHEMISTRY AND DRAINAGE ARE SATISFACTORY. ANY UNSATISFACTORY CONDITIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT FOR POSSIBLE CORRECTIVE ACTION OR PLANT MATERIAL SUBSTITUTIONS. THE OWNER/LANDSCAPE ARCHITECT RESERVES THE RIGHT TO MAKE CHANGES OR SUBSTITUTIONS IN PLANT TYPE OR QUANTITIES FOR THE PURPOSES OF INSURING PROPER PLANT GROWTH.

4. PRIOR TO WORK, LANDSCAPE CONTRACTOR SHALL BECOME FULLY FAMILIAR WITH THE SITE AND THE WORK OF ALL OTHER TRADES, INCLUDING HARDSCAPE AND GRADING, IN ORDER TO UNDERSTAND THE FULL EXTENT OF THE WORK.

1.05 QUALITY CONTROL

A. THE LANDSCAPE ARCHITECT / OWNER SHALL HAVE THE RIGHT, AT ANY STAGE OF THE OPERATIONS, TO REJECT ANY AND ALL WORK AND MATERIAL THAT, IN HIS/HER OPINION, DO NOT MEET THE REQUIREMENTS OF THESE SPECIFICATIONS.

B. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURE AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN.

C. ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND REGULATIONS.

D. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS.

1.06 QUANTITIES

A. IN THE EVENT OF A CONFLICT BETWEEN QUANTITIES SHOWN ON THE PLANT LIST AND PLANS, THE PLANS SHALL CONTROL.

PART 2 - PRODUCTS
2.01 MATERIALS

A. GENERAL:

1. NOMENCLATURE: ALL TREES, SHRUBS AND PLANTS SHALL BE TRUE TO NAME AS ESTABLISHED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE PUBLICATION "STANDARD PLANTS NAMES". THE DESIGNATED AUTHORITY FOR THE IDENTIFICATION OF ALL MATERIAL SHALL BE THE TWO PUBLICATIONS OF L.H. BAILY, "HORTUS III" AND "MANUAL OF CULTIVATED PLANTS", AND ALL SPECIMENS SHALL BE TRUE TO TYPE, NAME, ETC., AS DESCRIBED THEREIN.

2. GRADE STANDARDS AND QUALITY: ALL PLANTS SHALL BE NURSERY GROWN, AND SHALL COMPLY WITH ALL REQUIRED INSPECTION, GRADING STANDARDS AND PLANT REGULATIONS AS SET FORTH IN THE FLORIDA DEPARTMENT OF AGRICULTURE. "GRADES AND STANDARDS FOR NURSERY PLANTS," PARTS 1 AND 2 INCLUDING REVISIONS.

   a. THE MINIMUM GRADE FOR ALL TREES AND SHRUBS SHALL BE FLORIDA NO. 1 UNLESS OTHERWISE INDICATED AND ALL PLANTS SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF. THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE OF DISEASE AND INSECT PESTS, EGGS OR LARVAE.

3. MEASUREMENTS: THE MINIMUM ACCEPTABLE SIZE OF PLANTS, MEASURED AFTER PRUNING, WITH BRANCHES IN NORMAL POSITIONS, SHALL CONFORM TO THE SPECIFIED SIZES AS SHOWN ON THE PLANS. SIZES SPECIFIED ARE MINIMUM STANDARDS. PLANTS SHALL BE EQUAL TO OR LARGER THAN ALL CATEGORIES (HEIGHT, SPREAD, CALIPER) OF SIZE SPECIFICATION. SUBSTANTIAL DEVIATIONS FROM THESE MEASUREMENTS MUST BE APPROVED BY LANDSCAPE ARCHITECT. CALIPER OF TREE TRUNKS SHALL BE MEASURED ONE FOOT ABOVE ROOTBALL FOR TREES OVER 6 INCHES IN CALIPER, AND SHALL BE MEASURED 6 INCHES ABOVE THE ROOT BALL FOR TREES UNDER 6 INCHES IN CALIPER.

4. PLANT PROTECTION: PLANTS SHALL BE PROTECTED UPON ARRIVAL AT THE SITE, BY BEING THOROUGHLY WATERED, KEPT MOIST, AND PROPERLY MAINTAINED UNTIL PLANTED.

B. PLANT MATERIALS: WITH REFERENCE TO METHOD OF CULTIVATION, ROOT SYSTEM STATUS, ETC., PLANTS FOR LANDSCAPING SHALL BE CLASSIFIED UNDER THE FOLLOWING DESIGNATIONS:

1. BALLED AND BURLAPPED: PLANTS SO CLASSIFIED SHALL BE DUG WITH FIRM NATURAL ROOT BALLS OF EARTH COMING FROM SINGULAR CLIMATIC AND SOIL CONDITIONS AS THOSE ON PROJECT SITE AND OF SUFFICIENT DIAMETER AND DEPTH TO INCLUDE MOST OF THE FIBROUS ROOTS. THE ROOT BALL OF THESE PLANTS SHALL BE PROPERLY WRAPPED WITH BURLAP SACK MATERIAL AND REMAIN PROTECTED AND WET UNTIL THEY ARE PLANTED. THE PLANTS SHALL BE HANDLED ONLY BY THE EARTH BALL AND NOT BY THE PLANT ITSELF. ALL BALLED AND BURPED PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY UPON DELIVERY SHALL BE SET ON THE GROUND AND SHALL BE WELL PROTECTED WITH SOIL, WET SOIL, WET MOSS, OR OTHER ACCEPTABLE MATERIAL. THE PLANTS SHALL BE SET WITH THE BURLAP COVER INTACT AND WITH THE BURLAP SHOWING, UNTIL INSPECTION. AT FINAL INSPECTION THE BURLAP MAY BE CUT AWAY TO GROUND LEVEL AND THEN COMPLETELY COVERED WITH SOIL. BURLAP: SHALL BE PURE BURLAP, ORGANIC FIBER WITH THE ABILITY TO DECOMPOSE.

2. CONTAINER GROWN PLANTS:

   a. CONTAINER GROWN PLANTS SHALL HAVE BEEN GROWN IN CONTAINERS LARGE ENOUGH AND FOR SUFFICIENT TIME FOR THE ROOT SYSTEM TO HAVE DEVELOPED WELL ENOUGH TO HOLD ITS SOIL TOGETHER FIRM AND WHOLE. NO PLANTS SHALL BE LOOSE IN THE CONTAINER. PLANTS THAT HAVE BECOME ROOT BOUND OR FOR WHICH THE TOP SYSTEM IS TOO LARGE FOR THE SIZE OF THE CONTAINER, WILL NOT BE ACCEPTABLE.

   b. ALL CONTAINERS SHALL BE CUT AND OPENED FULLY, IN A MANNER SUCH AS WILL NOT DAMAGE THE ROOT SYSTEM. CONTAINER GROWN PLANTS SHALL NOT BE REMOVED FROM THE CONTAINER UNTIL IMMEDIATELY BEFORE PLANTING, WHEN ALL DUE CARE SHALL BE TAKEN TO PREVENT DAMAGE TO THE ROOT SYSTEM.

3. BARE ROOT PLANTS: NO BARE ROOT PLANTS SHALL BE USED, UNLESS SPECIFIED.

4. GROW BAG PLANTS: NO GROW-BAG PLANTS SHALL BE USED.

C. PLANTING MATERIALS:

1. TOPSOIL:

   a. SOIL CHARACTERISTICS:
      TOPSOIL SHALL BE FRIABLE SANDY LOAM, TYPICAL OF CULTIVATED TOPSOIL LOCALLY, CONTAINING AT LEAST 5 PERCENT OF DECAYED ORGANIC MATTER (HUMUS). IT SHALL OCCUR AS ON-SITE NATURAL TOPSOIL WITH GOOD CHARACTERISTICS OR BE TAKEN FROM A WELL DRAINED, ARABLE SITE. IT SHALL BE REASONABLY FREE OF WEEDS, SUBSOIL, STONES, CLODS, STICKS, ROOTS OR OTHER OBJECTIONABLE EXTRANEOUS MATTER OR DEBRIS. IT SHALL NOT CONTAIN TOXIC MATERIALS AND SHALL HAVE ACIDITY RANGE OF PH 6.0 TO 7.0. TOPSOIL FROM NUT GRASS INFESTED AREAS WILL NOT BE ACCEPTABLE. CLAYEY SOIL FROM POND EXCAVATIONS WILL NOT BE ACCEPTABLE.

   b. SOIL TESTING:
      LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PLANT HEALTH AND SURVIVAL IN ON-SITE SOILS. SEVERAL WEEKS PRIOR TO SCHEDULED LANDSCAPE INSTALLATION, LANDSCAPE CONTRACTOR SHALL COLLECT SOIL SAMPLES FROM THE SITE FOR SOIL PH AND FERTILITY TESTING. ALLOW ENOUGH TIME FOR TESTING FACILITY TO PERFORM THEIR TESTS, GENERATE THEIR RESULTS AND RECOMMENDATIONS, AND ENOUGH TIME TO AMEND THE SOIL, IF NECESSARY, BASED ON THE RECOMMENDATIONS OF THE TESTING FACILITY. ALSO PRIOR TO LANDSCAPE INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL EVALUATE THE ON-SITE SOIL'S ABILITY TO DRAIN.
      1.1. SOIL PH AND FERTILITY TESTING:
         SOIL TESTING SHALL BE PERFORMED AND ANALYZED BY A STATE-REGISTERED TESTING FACILITY (THE UNIVERSITY OF FLORIDA'S INSTITUTE OF FOOD AND AGRICULTURAL SCIENCES (IFAS) PROVIDES THIS TESTING SERVICE FOR A NOMINAL FEE). THE RESULTS OF THE TESTS SHALL BE FORWARDED TO THE OWNER/L.A. FOR REVIEW. THE RECOMMENDATIONS FROM THE TESTING FACILITY FOR FERTILIZER AND SOIL AMENDMENTS SHALL TAKE PRECEDENCE OVER THE FERTILIZER RATES AND ANALYSES IN THIS SECTION. SOIL TESTING IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR AND SHALL BE PERFORMED PRIOR TO LANDSCAPE INSTALLATION.
      1.2. SOIL DRAINAGE EVALUATION:
         WELL-DRAINED SOILS ARE REQUIRED FOR NEW LANDSCAPES TO SURVIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO EVALUATE THE ON-SITE SOILS TO DETERMINE THE ABILITY TO DRAIN PROPERLY. SOILS WITH TOO MUCH CLAY HOLD WATER AND CAUSE PROBLEMS FOR PLANT SURVIVAL. CONTRACTOR SHALL VISUALLY INSPECT THE SITE FOR SIGNS OF POORLY DRAINED SOILS (STANDING WATER, SURFACE CRACKING, HARD TO THE TOUCH, ETC.) AND DIG TEST HOLES. CONTRACTOR SHALL WRITE A REPORT DEMONSTRATING THEIR FINDINGS AND ALERT THE OWNER/L.A. IF ANY EVIDENCE OF POORLY-DRAINED SOILS ARE DISCOVERED.

   c. DESIRED PARTICLE SIZE DISTRIBUTION IN TOP 6"-12" OF SOIL:

      1.1. COARSE SAND (0.5-2mm)/MEDIUM SAND (0.25-0.5mm): MINIMUM OF 60% (BY WEIGHT) OF PARTICLES SHALL FALL WITHIN THIS RANGE (#60 SIEVE).
      1.2. FINE SAND (0.15-0.25mm): MAXIMUM OF 20% (BY WEIGHT) OF PARTICLES SHALL FALL WITHIN THIS RANGE (#100 SIEVE).
      1.3. VERY FINE SAND (0.075-0.15mm): MAXIMUM OF 5% (BY WEIGHT) OF PARTICLES SHALL FALL WITHIN THIS RANGE (#200 SIEVE).
      1.4. SILT (0.037-0.075mm): MAXIMUM OF 5% (BY WEIGHT) OF PARTICLES SHALL FALL WITHIN THIS RANGE (#400 SIEVE).
      1.5. CLAY (LESS THAN0 .037mm): MAXIMUM 3% OF PARTICLES (BY WEIGHT) SHALL FALL WITHIN THIS RANGE (PAN).

   d. INFILTRATION OR PERCOLATION RATE OF SOIL: DESIRED LEVEL IS 2" PER HOUR.

   e. SOIL PREPARATION: PRIOR TO PLACING MIX AND BACKFILL, OR COMMENCING WITH PLANTING, ROTOTILL ANY OR ALL AREAS THAT HAVE BEEN PREVIOUSLY COMPACTED OVER 90 PERCENT FOR OTHER CONSTRUCTION PURPOSES.

2. FERTILIZER: FERTILIZER SHALL BE A COMPLETE BALANCED BLEND FORMULA, OF WHICH PART OF THE ELEMENTS SHALL BE DERIVED FROM ORGANIC SOURCES. IT SHALL CONTAIN NITROGEN, PHOSPHORUS AND POTASSIUM AS WELL AS RECOMMENDED MICRONUTRIENTS SUCH AS MAGNESIUM, IRON, COPPER, ZINC, BORON, AND MANGANESE IN SULFATE FORM. NITROGEN SHALL BE APPLIED OVER ALL TURF, SHRUB AND TREE AREAS AT A RATE OF 1 1/2 POUNDS PER 1,000 SQUARE FEET. THE COMPLETE FERTILIZER ANALYSIS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.

3. MULCH: PINE STRAW MULCH SHALL BE CLEAN, BRIGHT AND FREE OF WEEDS, MOSS, STICKS AND OTHER DEBRIS.

4. WATER: SUITABLE WATER FOR THE IRRIGATION OF THE NEW PLANTINGS DURING THE PROGRESS OF CONSTRUCTION SHALL BE PROVIDED AND PAID FOR BY THE LANDSCAPE CONTRACTOR, WHO SHALL ALSO FURNISH ADEQUATE WATERING EQUIPMENT.

5. STAKES AND TIES: STAKES AND TREE TIES SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF PARAGRAPH 3.02.B HEREINAFTER.

PART 3 - EXECUTION
3.01 PREPARATION

A. UNDERGROUND OBSTRUCTIONS:

1. THE LANDSCAPE CONTRACTOR, PRIOR TO CONSTRUCTION, SHALL VERIFY ALL UTILITIES.

2. UPON REQUEST FROM THE LANDSCAPE CONTRACTOR, THE OWNER SHALL PROVIDE PLANS SHOWING LOCATIONS OF UNDERGROUND UTILITIES AND/OR WILL ASSIST THE LANDSCAPE CONTRACTOR IN SECURING UNDERGROUND LOCATIONS FROM OTHER PUBLIC UTILITY COMPANIES, SUCH AS TELEPHONE, ELECTRICITY, ETC.

3. IN THE EVENT THAT ROCK, UNDERGROUND CONSTRUCTION WORK, UTILITY LINES OR OBSTRUCTION OUT OF THE ORDINARY ARE ENCOUNTERED IN ANY PLANT PIT EXCAVATION; ALTERNATIVE LOCATIONS SHALL BE SELECTED BY THE LANDSCAPE ARCHITECT. WHERE LOCATIONS CANNOT BE CHANGED AND THE OBSTRUCTIONS MAY BE REMOVED, THE OBSTRUCTIONS SHALL BE REMOVED TO A DEPTH OF NOT LESS THAN 3-FEET BELOW GRADE AND NO LESS THAN 6-INCHES BELOW BOTTOM OF BALLS OR ROOTS WHEN PLANT IS PROPERLY SET AT THE REQUIRED GRADE.

B. EXCAVATION OF PLANTING BEDS AND/OR PLANT HOLES:

1. WHERE EXCAVATION ENCOUNTERS MATERIAL WHICH ARE SUITABLE FOR PLANT GROWTH, THE PLANT HOLE EXCAVATIONS SHALL BE ROUGHLY CYLINDRICAL IN SHAPE, WITH THE SIDES APPROXIMATELY VERTICAL. PLANTS SHALL BE CENTERED IN THE HOLE, WITH THE TRUNK LOCATION AS SHOWN IN THE DRAWINGS. BOTTOMS OF THE HOLES SHALL BE UNDISTURBED NATURAL SUBGRADE PREVENTING THE TREE FROM SETTLING.

C. PROTECTION OF EXISTING TREES: THE LANDSCAPE CONTRACTOR SHALL PROTECT EXISTING TREES FROM DAMAGE. WHERE DAMAGE DOES OCCUR, THE LANDSCAPE CONTRACTOR SHALL REMOVE THE DAMAGED TREE, THEN REPLACE IT IN KIND AND SIZE IN ACCORDANCE WITH THE INSTRUCTION OF THE LANDSCAPE ARCHITECT AND THE APPROPRIATE SPECIFICATIONS, ALL AT NO ADDITIONAL COST TO THE OWNER.

D. GRADES: IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO FINISH (FINE) GRADE ALL LANDSCAPE AREAS ELIMINATING ALL SURFACE IRREGULARITIES, DEPRESSIONS, STICKS, STONES AND OTHER DEBRIS TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT. NO PLANT MATERIAL SHALL BE PLANTED UNTIL FINAL GRADE HAS BEEN ESTABLISHED, ENSURING POSITIVE DRAINAGE, COMPACTED TO THE REQUIRED DEPTH, AND APPROVED BY THE LANDSCAPE ARCHITECT.

3.02 PLANTING

A. SETTING OF PLANTS:

1. WHEN LOWERING INTO THE HOLE, THE PLANT SHALL REST ON A PREPARED HOLE BOTTOM SUCH THAT THE ROOTS ARE LEVEL WITH, OR SLIGHTLY ABOVE, THE LEVEL OF THEIR PREVIOUS GROWTH AND SO ORIENTED SUCH AS TO PRESENT THE BEST APPEARANCE. THE LANDSCAPE CONTRACTOR, WHEN SETTING PLANTS IN HOLES, SHALL MAKE ALLOWANCES OF ANY ANTICIPATED SETTLING OF THE PLANTS. IF WET CONDITIONS ARE ANTICIPATED, PLANTS SHALL BE SET 2 INCHES TO 3 INCHES HIGHER THAN NORMAL.

2. THE BACKFILL SHALL BE MADE WITH NATIVE TOPSOIL, AND SHALL BE FIRMLY RODDED AND WATERED-IN, SO THAT NO AIR POCKETS REMAIN. THE QUANTITY OF WATER APPLIED IMMEDIATELY UPON PLANTING SHALL BE SUFFICIENT TO THOROUGHLY MOISTEN ALL OF THE BACKFILLED EARTH. PLANTS SHALL BE KEPT IN A MOISTENED, BUT NOT SATURATED, CONDITION FOR THE DURATION OF THE ESTABLISHMENT PERIOD.

B. STAKING AND GUYING: IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO MAINTAIN ALL PLANTS IN A PLUMB, UPRIGHT POSITION UNTIL THE END OF THE GUARANTEE PERIOD. STAKING SHALL BE THE OPTION OF THE LANDSCAPE CONTRACTOR, ALTHOUGH ALL DAMAGED PLANTS RESULTING FROM THE LACK OF PROPER STAKING AND GUYING SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR AT NO EXPENSE TO THE OWNER. ALL THREE GUY WIRES SHALL BE FLAGGED WITH YELLOW SAFETY RIBBON.

C. PRUNING:

1. ALL BROKEN OR DAMAGED ROOTS SHALL BE CUT OFF SMOOTHLY AND THE TOPS OF ALL TREES SHALL BE PRUNED IN A MANNER COMPLYING WITH STANDARD HORTICULTURAL PRACTICE. AT THE TIME PRUNING IS COMPLETED, ALL REMAINING WOOD SHALL BE ALIVE. ALL CUT SURFACES OF 1-INCH OR MORE IN DIAMETER, ABOVE THE GROUND, SHALL BE TREATED WITH AN APPROVED COMMERCIAL TREE PAINT. FINE PRUNING FOR TREE SHAPE AND APPEARANCE SHALL BE DONE ONLY UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT.

2. AT THE END OF THE GUARANTEE PERIOD, AT LEAST 80 PERCENT OF THE WOOD REMAINING SHALL BE ALIVE.

D. MULCHING: WITHIN ONE WEEK AFTER THE PLANTING, MULCH MATERIAL SHALL BE UNIFORMLY APPLIED TO A MINIMUM LOOSE THICKNESS OF 2 1/2-INCHES OVER THE ENTIRE AREA OF THE BACKFILLED HOLE OR BED. THE MULCH SHALL BE MAINTAINED CONTINUOUSLY IN PLACE UNTIL THE TIME OF FINAL INSPECTION.

E. WATERING: THE LANDSCAPE CONTRACTOR SHALL CONTINUE WATERING FOR AS LONG AS IS NECESSARY TO PROPERLY ESTABLISH THE NEW PLANTINGS. CARE SHALL BE TAKEN TO PREVENT STAINING OF NEW CONSTRUCTION WHERE TEMPORARY WELL WATER IS USED.

F. PEST CONTROL: PRIOR TO FINAL ACCEPTANCE, OCCURRENCE OF SCALES, BORERS, FOLIAR FEEDERS, APHIDS, MITES, LEAF-SPOT AND DIEBACK, NEMATODES AND CANKER-PRODUCING FUNGI, SHALL BE TREATED WITH APPROPRIATE PESTICIDE.

G. ALL PLANTS SHALL RECEIVE THE SPECIFIED FERTILIZER PRIOR TO FINAL ACCEPTANCE

3.03 BERMING

A. FILL DIRT SHALL BE LOCALLY OBTAINED MATERIAL FROM NATURALLY DRAINED SOURCES, FREE FROM DRY, ORGANIC DEBRIS, STONES LARGER THAN 1-INCH DIAMETER AND OTHER MATERIALS HARMFUL TO SUCCESSFUL DRAINAGE AND PLANT GROWTH. SOIL SHALL BE WELL MIXED AND CONTAIN NO MORE THAN 25 PERCENT MUCK.

B. GRADE AREAS INDICATED WITH UNIFORM LEVELS OR SLOPES WITH NO MORE THAN 4:1 MAXIMUM SLOPE. BERMS SHALL BE GENTLY ROLLING AND PARABOLIC.

C. REPAIR AND RE-ESTABLISH GRADES IN SETTLED, ERODED, RUTTED, OR OTHERWISE DAMAGED AREAS.

3.04 SODDING

A. THE SOD SHALL BE OF FIRM, TOUGH TEXTURE HAVING A COMPACT GROWTH OF GRASS WITH GOOD ROOT DEVELOPMENT. IT SHALL CONTAIN NO BERMUDA GRASS, WEEDS OR ANY OTHER OBJECTIONABLE VEGETATION. THE SOIL EMBEDDED IN THE SOD SHALL BE GOOD CLEAN EARTH, FREE FROM STONES AND DEBRIS. THE SOD SHALL BE FREE FROM FUNGUS, VERMIN AND OTHER DISEASES. FINAL TURF SHALL HAVE NO AREA GREATER THAN 6 SQUARE INCHES OF UNSODDED AREA.

B. SOLID SOD SHALL BE LAID WITH CLOSELY ABUTTING JOINTS WITH A ROLLED EVEN SURFACE. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO BRING THE SOD EDGE IN A NEAT, CLEAN MANNER TO THE EDGE OF ALL PAVING AND SHRUB AREAS. AFTER THE SOD IS LAID, A TOP DRESSING OF CLEAN SAND WILL BE EVENLY APPLIED OVER THE ENTIRE SURFACE AND THOROUGHLY WASHED IN, IF DETERMINED NECESSARY. PEG SOD ON SLOPES AS REQUIRED TO PREVENT SLIPPAGE. FERTILIZE ALL SOD: 1 POUND NITROGEN PER 1,000 SQUARE FEET.

3.05 FIELD QUALITY CONTROL

A. MAINTENANCE PRIOR TO FINAL ACCEPTANCE:

1. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS PLANTED AND SHALL CONTINUE UNTIL FINAL ACCEPTANCE. PLANTS SHALL BE WATERED, MULCHED, WEEDED, PRUNED, SPRAYED, FERTILIZED, CULTIVATED AND OTHERWISE MAINTAINED AND PROTECTED FOR THE PERIOD OF TIME STATED ABOVE. SOD SHALL BE MOWED, IF REQUIRED.

2. SETTLED PLANTS SHALL BE RESET TO PROPER GRADE POSITION, PLANTING SAUCER RESTORED AND DEAD MATERIAL REMOVED. GUYS SHALL BE TIGHTENED AND REPAIRED.

3. DEFECTIVE WORK SHALL BE CORRECTED AS SOON AS POSSIBLE AFTER IT BECOMES APPARENT AND WEATHER AND SEASON PERMIT. UPON COMPLETION OF PLANTING, THE LANDSCAPE CONTRACTOR SHALL REMOVE FROM THE SITE EXCESS SOIL AND DEBRIS, AND REPAIR ANY DAMAGE TO STRUCTURES, ETC., RESULTING FROM PLANTING OPERATIONS.

4. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROTECTION AGAINST MECHANICAL DAMAGE. THIS SHALL INCLUDE PROVIDING PROTECTION FROM VEHICLES, INCLUDING THE POSTING OF APPROVED WARNING SIGNS AND BARRICADES, AS NEEDED. THE LANDSCAPE CONTRACTOR SHALL REPAIR, RESTORE OR REPLACE ANY PLANTS OR PLANTING AREAS WHICH MIGHT BECOME DAMAGED AS A RESULT OF ANY NEGLIGENCE BY THE LANDSCAPE CONTRACTOR IN COMPLYING WITH THESE REQUIREMENTS. AS A SPECIFIC REQUIREMENT OF THESE CONDITIONS, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ASSURING THAT ALL PLANTS AT THE TIME OF FINAL ACCEPTANCE, EXHIBIT THE CHARACTERISTICS AND QUALIFICATIONS REQUIRED FOR THE GRADE OF PLANT AS ORIGINALLY SPECIFIED.

5. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL WATERING REQUIRED IF IRRIGATION PROVES TO BE INADEQUATE FOR FRESHLY PLANTED MATERIAL.

6. EXCEPT AS OTHERWISE SPECIFIED, THE LANDSCAPE CONTRACTOR'S WORK SHALL CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE.

B. FINAL ACCEPTANCE:

1. UPON COMPLETION OF ALL WORK, INCLUDING MAINTENANCE, THE LANDSCAPE CONTRACTOR SHALL ARRANGE FOR A FINAL REVIEW. THE LANDSCAPE WORK MAY BE REVIEWED FOR ACCEPTANCE IN PARTS, PROVIDED THE WORK COMPRISES OF ONE FULL UNIT OR AREA OF SUBSTANTIAL SIZE.

2. DATE OF FINAL ACCEPTANCE SHALL MARK THE BEGINNING OF THE GUARANTEE PERIOD.

C. GUARANTEE REVIEW: AT THE END OF THE GUARANTEE PERIOD, REVIEW OF PLANTS WILL BE MADE BY THE LANDSCAPE ARCHITECT UPON WRITTEN NOTICE REQUESTING SUCH REVIEW, SUBMITTED BY THE LANDSCAPE CONTRACTOR AT LEAST TEN DAYS BEFORE THE ANTICIPATED WALK-THRU. ALL DEFECTS DISCOVERED SHALL BE REPAIRED OR REPLACED BY THE LANDSCAPE CONTRACTOR.

3.06 ADJUSTMENT AND CLEANING

A. CLEANING UP THE SITE: UPON COMPLETION OF ANY LANDSCAPE PROJECT, THE LANDSCAPE CONTRACTOR MUST THOROUGHLY CLEAN UP THE PROJECT SITE. IN ADDITION TO REMOVING ALL EQUIPMENT, UNUSED MATERIALS, DELETERIOUS MATERIAL, AND SURPLUS EXCAVATED MATERIAL, THE LANDSCAPE CONTRACTOR SHALL FINE GRADE ALL DISTURBED AREAS AND THE AREAS ADJACENT TO THE NEW PLANTINGS TO PROVIDE A NEAT AND UNIFORM SITE. ALL DAMAGED OR ALTERED EXISTING STRUCTURES, AS A RESULT OF THE LANDSCAPE WORK, SHALL BE CORRECTED.

Date:	5/20/2016
Drawn by:	PC
Reviewed by:	JW
Job Number:	21606
Revision:	Date:

MAITLAND CONCOURSE NORTH
Maitland, Florida

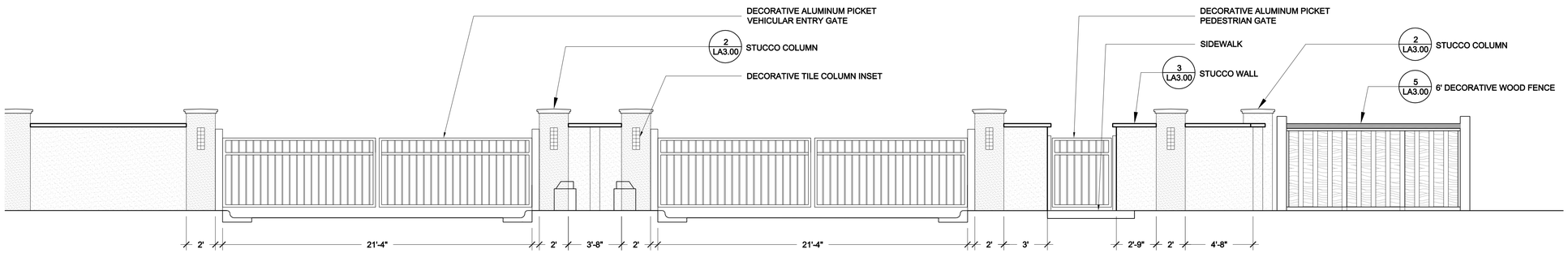
Related Development, LLC.
Client Address

DIX.HITE + PARTNERS
150 W. JESSUP AVENUE
LONGWOOD, FLORIDA
TEL 407.667.1777
FAX 407.667.1779

CODE LANDSCAPE PLANS

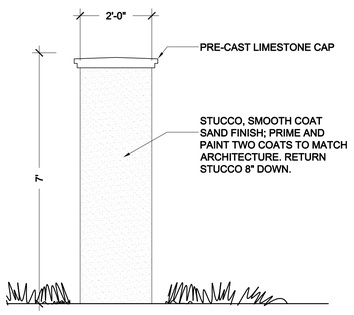
Landscape Specifications

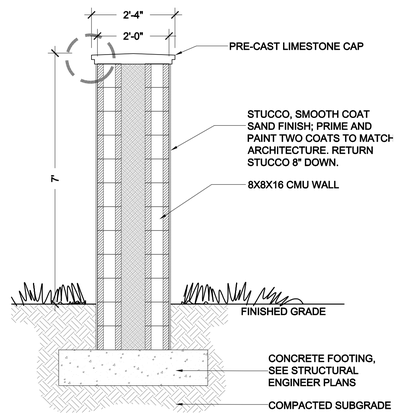
Sheet Number:
LA2.99



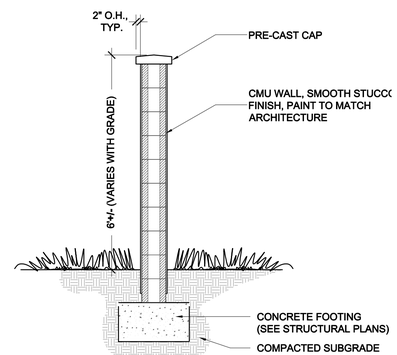
NOTES:
1. ALL ATTACHMENT HARDWARE TO BE STAINLESS STEEL.
2. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR A FULLY ENGINEERED AND FUNCTIONAL GATE TO LA REVIEW / APPROVAL.
3. ALL GATE COMPONENTS TO BE WELDED STRUCTURAL ALUMINUM WITH NO MECHANICALLY FASTENED JOINTS.
4. ALL ALUMINUM TO BE POWDERCOATED, COLOR: TBD

1 LA3.00 LAKE FAITH VILLAS ENTRY ELEVATION
SCALE: 1/4" = 1'-0"



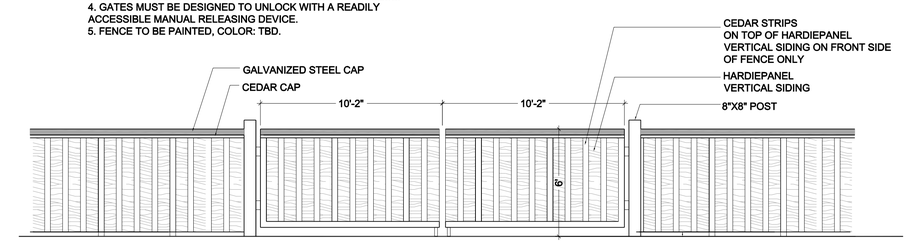


2 LA3.00 STUCCO COLUMN W/ PRECAST CAP
SCALE: 1/2" = 1'-0"

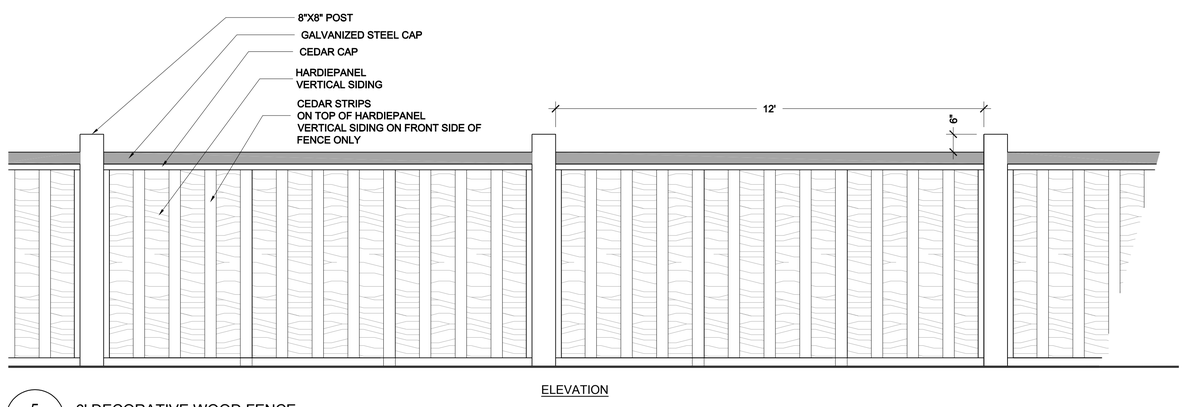


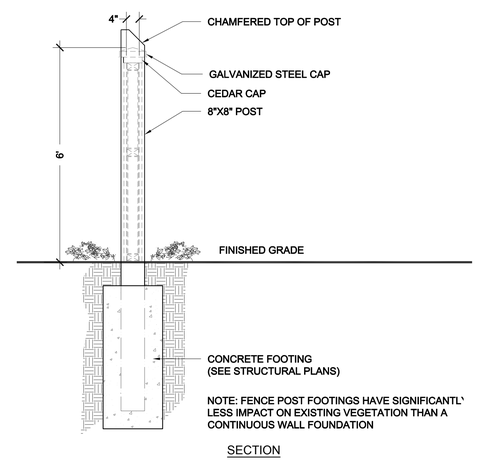
3 LA3.00 STUCCO WALL W/ PRECAST CAP
SCALE: 1/2" = 1'-0"

NOTES:
1. ALL ATTACHMENT HARDWARE TO BE STAINLESS STEEL.
2. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR A FULLY ENGINEERED AND FUNCTIONAL GATE TO LA REVIEW / APPROVAL.
3. GATE TO INCLUDE KNOX SWITCH FOR EMERGENCY ACCESS.
4. GATES MUST BE DESIGNED TO UNLOCK WITH A READILY ACCESSIBLE MANUAL RELEASING DEVICE.
5. FENCE TO BE PAINTED, COLOR: TBD.



4 LA3.00 EMERGENCY ACCESS GATE
SCALE: 1/4" = 1'-0"





5 LA3.00 6' DECORATIVE WOOD FENCE
SCALE: 1/2" = 1'-0"

Date:	5/20/2016
Drawn by:	PC
Reviewed by:	JW
Job Number:	21606

Revision:	Date:

MAITLAND CONCOURSE NORTH
Maitland, Florida

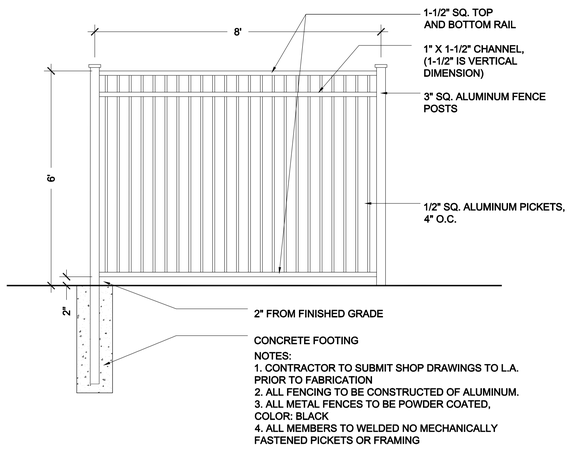
Related Development, LLC.
Client Address

DIX.HITE + PARTNERS
150 W. JESSUP AVENUE
LONGWOOD, FLORIDA 32750
TEL 407.667.1777
FAX 407.667.1779

CODE LANDSCAPE PLANS

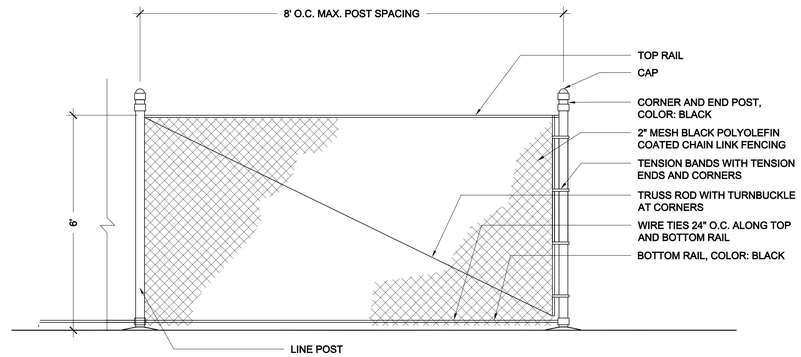
Hardscape Details

Sheet Number:
LA3.00



NOTES:
1. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO L.A. PRIOR TO FABRICATION
2. ALL FENCING TO BE CONSTRUCTED OF ALUMINUM.
3. ALL METAL FENCES TO BE POWDER COATED, COLOR: BLACK
4. ALL MEMBERS TO WELDED NO MECHANICALLY FASTENED PICKETS OR FRAMING

1 / LA3.01 DECORATIVE PICKET FENCE
SCALE: 1/2" = 1'-0"



2 / LA3.01 VINYL-COATED CHAIN-LINK FENCE
SCALE: 1/2" = 1'-0"

Date:	5/20/2016
Drawn by:	PC
Reviewed by:	JW
Job Number:	21606

Revision:	Date:

MAITLAND CONCOURSE NORTH
Maitland, Florida

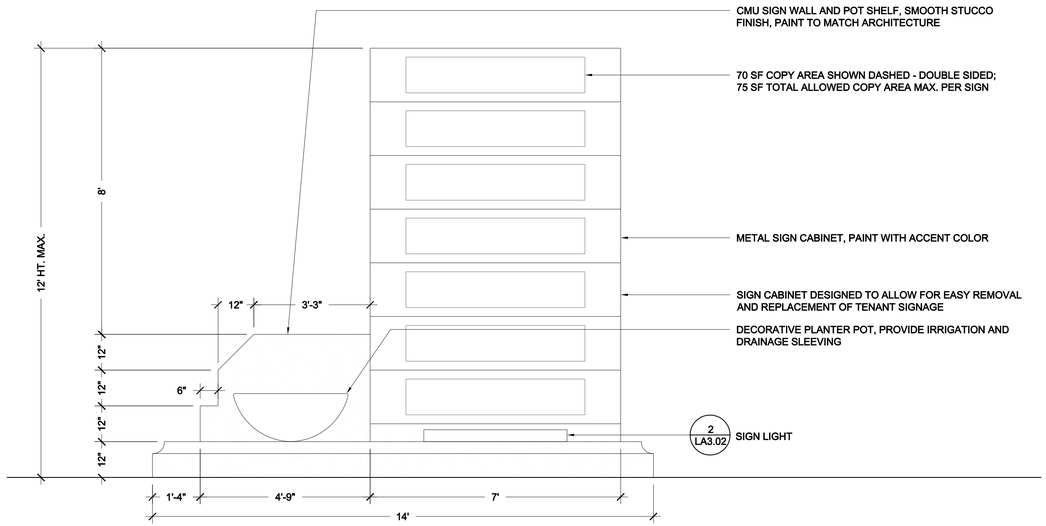
Related Development, LLC.
Client Address

DIX.HITE + PARTNERS
150 W. JESSUP AVENUE
LONGWOOD, FLORIDA
TEL 407.667.1777
FAX 407.667.1779

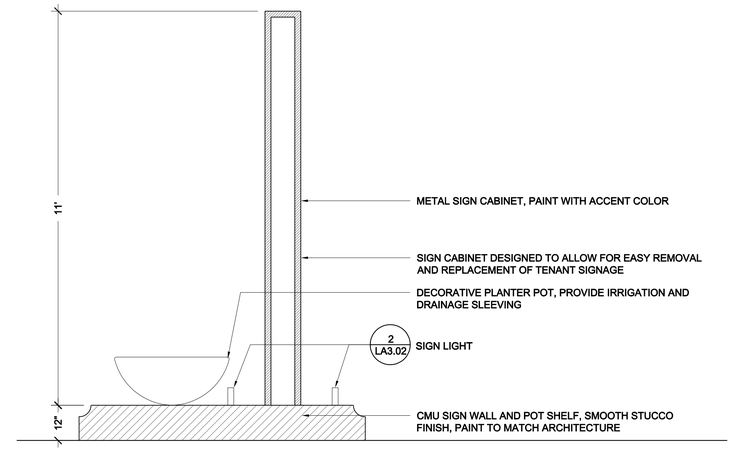
CODE LANDSCAPE PLANS

Hardscape Details

Sheet Number:
LA3.01

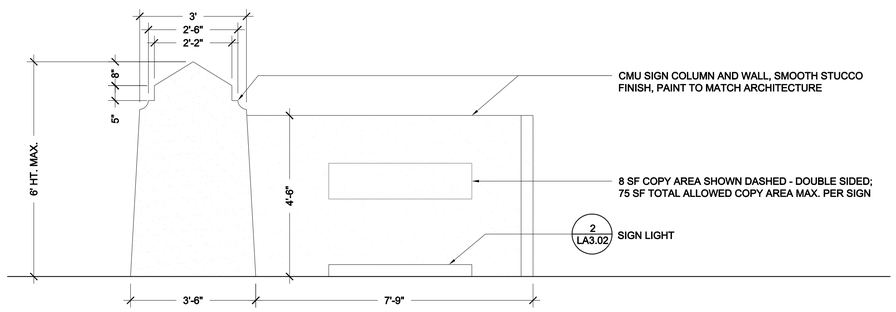


ELEVATION

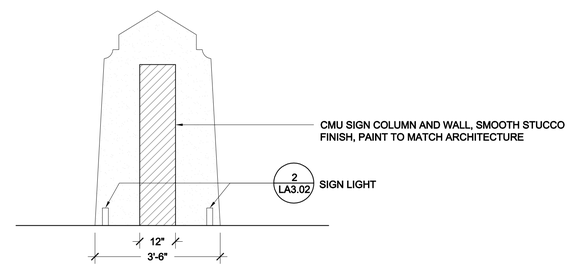


SECTION

1 LA3.02 SIGN TYPE 'A'
SCALE: 1/2" = 1'-0"



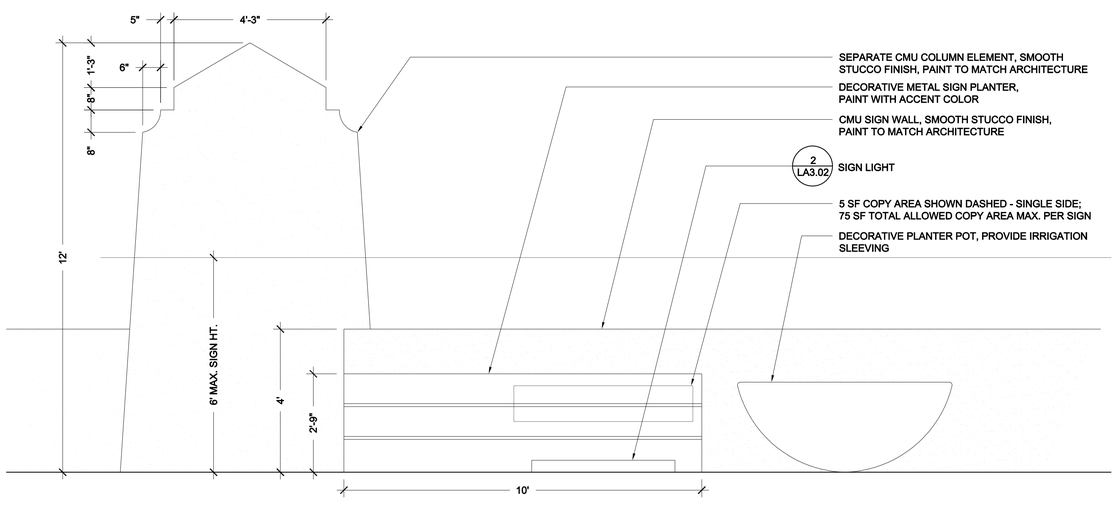
ELEVATION



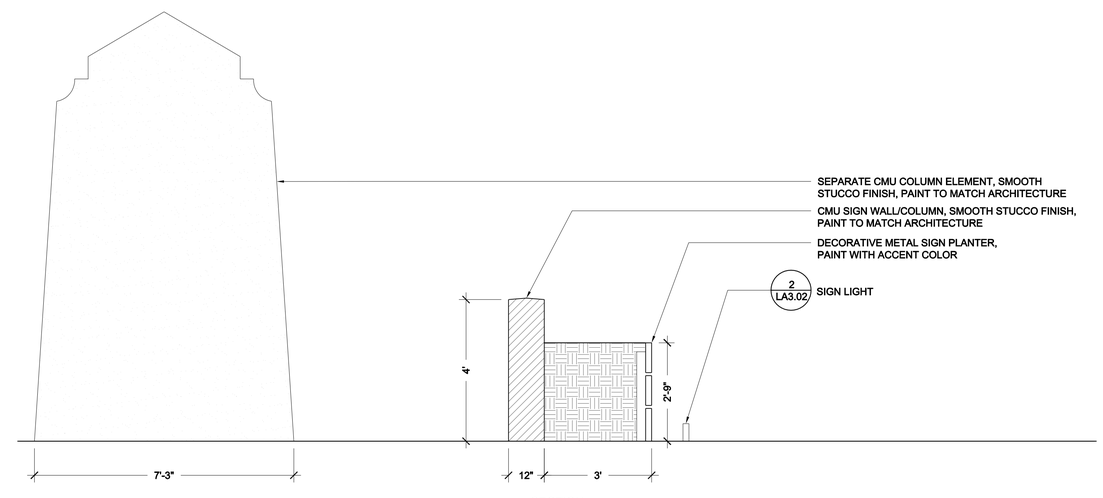
SECTION

2 LA3.02 SIGN TYPE 'B'
SCALE: 1/2" = 1'-0"

NOTE: SEE STRUCTURAL PLANS FOR CONCRETE FOOTING AND SIGN STRUCTURAL DETAILS.



ELEVATION



SECTION

3 LA3.02 SIGN TYPE 'C'
SCALE: 1/2" = 1'-0"

Date:	5/20/2016
Drawn by:	PC
Reviewed by:	JW
Job Number:	21606

Revision:	Date:

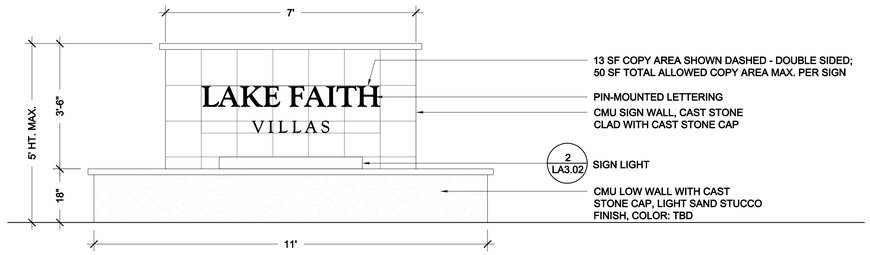
MAITLAND CONCOURSE NORTH
Maitland, Florida

Related Development, LLC.
Client Address

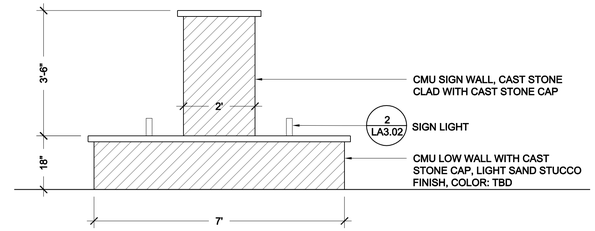
DIX.HITE + PARTNERS
150 W. JESSUP AVENUE
LONGWOOD, FLORIDA 32750
TEL 407.667.1777
FAX 407.667.1779

CODE LANDSCAPE PLANS
Hardscape Details

Sheet Number:
LA3.02

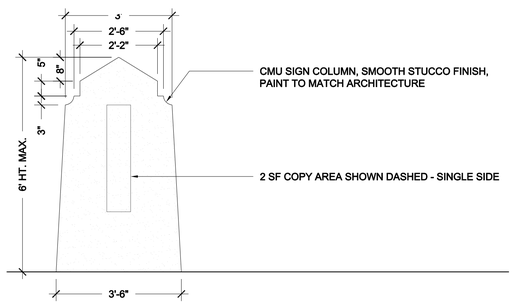


ELEVATION



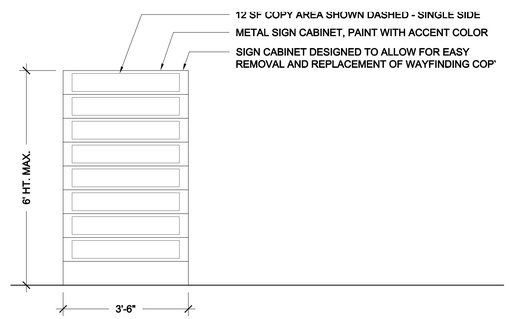
SECTION

1 / LA3.03 SIGN TYPE 'D'
SCALE: 1/2" = 1'-0"

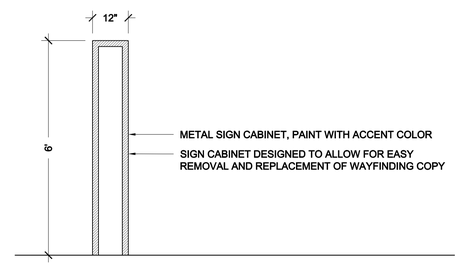


ELEVATION

2 / LA3.03 SIGN TYPE 'E'
SCALE: 1/2" = 1'-0"

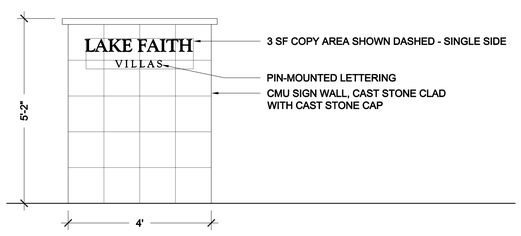


ELEVATION

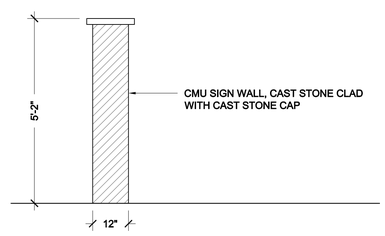


SECTION

3 / LA3.03 SIGN TYPE 'F'
SCALE: 1/2" = 1'-0"



ELEVATION



SECTION

4 / LA3.03 SIGN TYPE 'G'
SCALE: 1/2" = 1'-0"

NOTE: SEE STRUCTURAL PLANS FOR CONCRETE FOOTING AND SIGN STRUCTURAL DETAILS.

Date:	5/20/2016
Drawn by:	PC
Reviewed by:	JW
Job Number:	21606
Revision:	Date:

MAITLAND CONCOURSE NORTH
Maitland, Florida

Related Development, LLC.
Client Address

DIX.HITE + PARTNERS
150 W. JESSUP AVENUE
LONGWOOD, FLORIDA
TEL 407.867.1777
FAX 407.867.1779

CODE LANDSCAPE PLANS

Hardscape Details

Sheet Number:
LA3.03