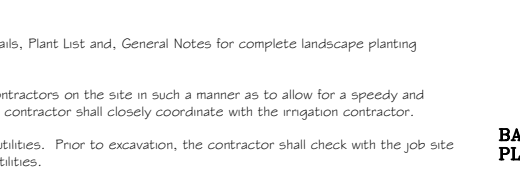


## PLANTING NOTES

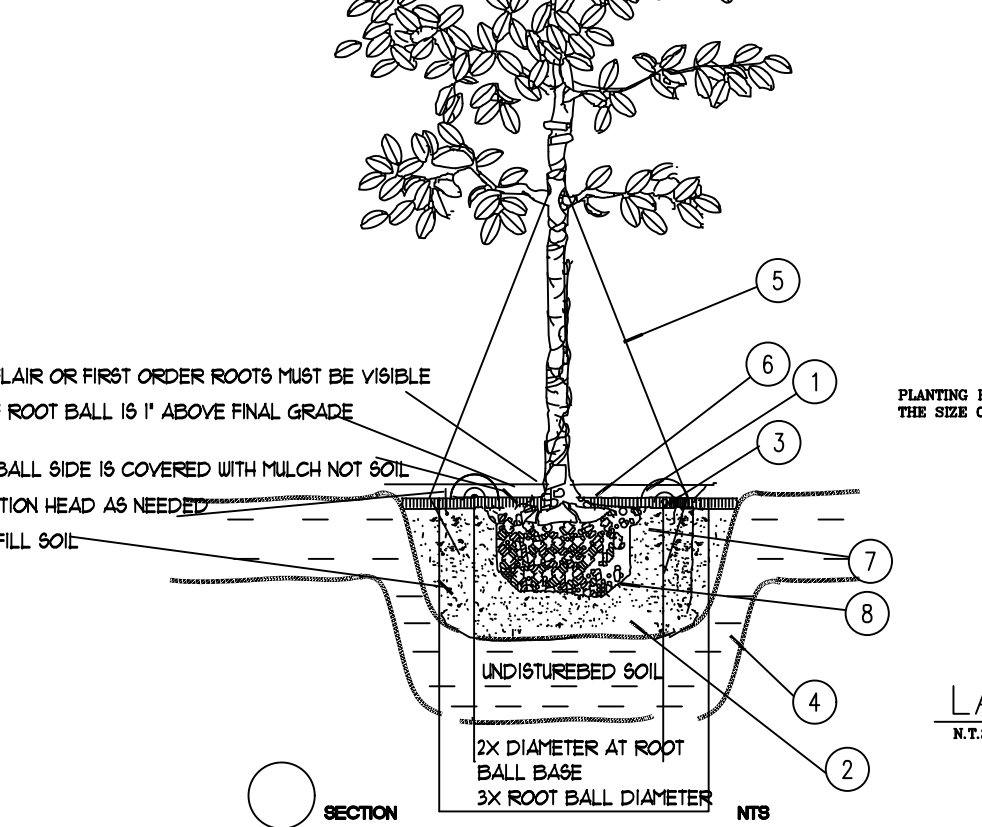
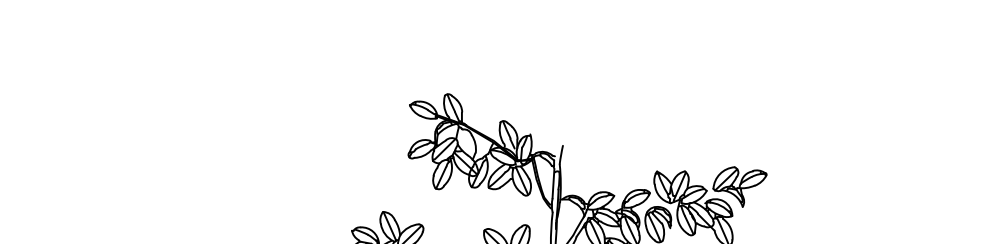
- The contractor shall refer to the landscape planting details, Plant List and, General Notes for complete landscape planting instructions.
- Installation of all work shall be coordinated with other contractors on the site in such a manner as to allow for a speedy and orderly completion of all work on the site. The landscape contractor shall coordinate with the irrigation contractor.
- Contractors are cautioned to be aware of underground utilities. Prior to excavation, the contractor shall check with the job site superintendent and utility companies for a location of all utilities.
- Any conditions found contrary to the plan shall be reported to the Landscape Architect for resolution along with a suggested course of action prior to altering the design reduction presented in the plan.
- Prior to the installation of an irrigation system, the contractor shall be responsible for the hand watering of all trees, palms, shrubs and groundcover that may be installed. Watering shall be a minimum of two (2) times per week until sufficient quantity to guarantee the maintenance of plant material quality until such time as an irrigation system is available.
- It is the responsibility of the landscape contractor to assure that the plantings are receiving proper irrigation prior to the acceptance of the project by the owner. The landscape contractor shall coordinate with the irrigation contractor to adjust the system if too little or too much water is being applied.
- The landscape contractor shall be responsible for the replacement of plant material experiencing transplant shock due to the lack of water at any time during the planting operation.
- Mark out the locations of all planting beds and tree locations prior to the installation of the irrigation system so as to facilitate the layout of the irrigation system and tree locations.
- Plant material shall be Florida #1 or better quality, as per "Grades and Standards for Nursery Plants", Florida Dept. of Agriculture and Consumer Affairs, or shall match quality standards as previously established by the Landscape Architect through the signing of representative samples.
- All plant material shall either be sea or shade grown, as appropriate for the conditions on the site where the material is to be planted.
- All plant material shall be protected during transport and delivery to the job site with shade cloth or other acceptable means of weather protection.
- The plant count quantities in the Plant List and for the convenience of the Landscape Contractor. Contractors shall verify all plant counts with the specified quantities on the landscape plans. The landscape contractor is responsible for all materials shown on the plan.
- As the contractor, the landscape architect may require plants to be set in place and approved prior to installation. The landscape contractor shall call to schedule the inspection for (4) working days in advance.
- Typically, shrub and groundcover plantings are shown on plans as a mass planting bed. Plants shall be placed on a staggered spacing configuration with staggered spacing. Plant center to center spacing (C.C.) are listed in the Plant List.
- Trees grown in Grow Bags or grow bag type of materials must have the grow bag material completely removed prior to planting.
- Staked and burlapped material shall have the top one half (1/2) of the burlap around the base of the trunk cut and pulled back. Do not remove burlap. Wire cages, straps, etc. must be cut and removed prior to installation.
- Trees shall be staked by means of an Alternative Tree Guying System.
- Rooting, Surface or other approved pre-emergent herbicide shall be applied to all planting beds in accordance with the manufacturer's recommended rate and applications.
- The landscape contractor shall match all plant beds with a clean, weed free mulch of a type and of a depth as noted in the plant list. All tree staking shall have a minimum of a 3" diameter mulch extending past the outside of the planting pit location. Do not mulch around trees.
- Soil that is of the type as noted in the Plant List. All soil shall be free of noxious weeds, seeds or invasive weeds or their seeds. Soil shall be set with both plants, called and finished at time of installation.
- The contractor shall guarantee all plant material for a period of one year following the date of substantial completion.
- The landscape contractor shall replace or inspect the project. If all work is complete and satisfactory in accordance with the contract documents, then the installation shall be considered substantially complete. Substantial completion shall constitute the beginning of the guaranteed period.
- The landscape contractor shall provide the owner a complete maintenance program to be followed during and after the warranty period. During the warranty period, the landscape contractor shall not be held responsible for theft, vandalism or unusual acts of God.
- All plant material shall be Florida #1 or better quality at time of planting and shall be maintained in this same condition until acceptance. Discoloration in color and quality prior to acceptance shall be grounds for rejection and replacement.
- Removal of all staking and guy wires shall be the responsibility of the owner, after plant installation. The landscape contractor must agree to remove if done within the warranty period.
- All ROAD ROCK, CONCRETE, ADHESIVE AND OTHER NO NATURAL MATERIALS MUST BE REMOVED FROM ALL PLANTING AREAS PRIOR TO LANDSCAPE INSTALLATION AND BE REPLACED WITH PLANTING SOIL PRIOR TO LANDSCAPE INSTALLATION.

SOD INSTALLATION  
DETAIL (TYP.)

NTS.



## SHRUB AND GROUND COVER DETAIL



## LARGE TREE PLANTING DETAIL



## PALM PLANTING DETAIL



## LANDSCAPING PLANT LIST

SB	3	CONOCARPUS ERECTUS SER. SILVER BUTTOWND
		16'-O.A. HT 6-7' SPD. 3" CAL @ DBH.
CM	5	LAGERSTROMIA INDICA/CAPE MYRTLE
		16'-O.A. HT 6-7' SPD. 3" CAL @ DBH.
QV	3	QUERCUS VIRGINIANA/LIVE OAK
		16'-O.A. HT 6-7' SPD. 3" CAL @ DBH.
CE	2	ILEX CASSINE/ DAHOON HOLLY
		16'-O.A. HT 6-7' SPD. 3" CAL @ DBH.
TP	2	TABEBUIA PALLIDA / PINK TABEBUIA
		14'-O.A. HT 6-7' SPD. 3" CAL @ DBH.
FT	6	WODYETIA BIFURCATA/ FOXTAIL PALM
		22' O.A. HT 12'MIN. WOOD
LL	3	LIGUSTRUM JAPONICUM/WAX JAPANESE PRIVET
		10' O.A. HT. MULTI TRUNK
RE	3	RHAPIS EXCELSA / LADY PALM
		4-5' O.A. HT. MULTI TRUNK
CB	34	CODIAEUM VARIEGATUM/CURLYBOY
		18" O.A. HT 12" SPD. 24" OC
CI	114	COCOPLUM / HEDGE
		30" HT. 24" SPD. 24" OC
CL	57	CLUSIA FLAVA/SMALL LEAF CLUSIA
		24" HT. 24" SPD. 24" OC

NOTE FIELD ADJUST NEW TREES AS NOT TO INTERFERE WITH EXISTING TREES

## IRRIGATION NOTES

Irrigation Plans shall be prepared by others.  
The system shall be fully automatic and provide 100% coverage of the site.  
The Irrigation System shall provide:  
1. Rain Sensor Gauge  
2. Separate Zones to irrigate Turf and shrubs.  
3. Connection to the developer's water source.  
The programming of the system shall take into consideration slow percolating soils.

## Large Tree Planting Detail

- 13' OF CLEAN MULCH IN A 5' DIAMETER RING WITH A 3" HIGH CONTINUOUS WATER EARTH. BERRY KEEP MULCH 3' FROM TRUNKS AND STEPS OF ALL VEGETATION NO CYPRUS OR RED MULCH.
- 2 PLANTING HOLE SHALL BE TWICE AS WIDE AT THE ROOT BALL AND NO VIDER THEN THE HEIGHT OF THE ROOT. THE TOP OF THE ROOT BALL SHALL BE APPROXIMATELY 1" ABOVE THE FINISH GRADE THE TRUNK FLAIR MUST BE VISIBLE ABOVE GRADE.
- 3 FINISH GRADE
- 4 EXISTING UNDISTURBED SOIL.
- 5 3 STRANDS OF 3/4" DIAMETER BIODEGRADABLE ROPE TIED TO EACH TREE AND SUPPORTED IN THE GROUND WITH 3-1/2" X 1/2" BURIED SO TOP IS 1" BELOW GRADE.
- 6 TILL AND LOOSEN SOIL TO A DEPTH OF 8" WITH A RADIUS OF 5' FROM THE TRUNK OF THE TREE. 1/2" X 1/2" BURIED SO TOP IS 1" BELOW GRADE.
- 7 PLACE SOIL AMENDMENTS (IE TERRASORB, FERTILIZER TABLETS) IN THE TOP 8" OF THE PLANTING HOLE. 1/2" X 1/2" BURIED SO TOP IS 1" BELOW GRADE.
- 8 REMOVE TOP 1/3 OF THE NATURAL BURLAP AND WIRE BASKET COMPLETELY. IF WIRE BASKET CANNOT BE REMOVED DUE TO ROOT BALL STABILITY SLICE THE BASKET TO THE BOTTOM OF THE ROOT BALL ON A MINIMUM OF 4 SIDES

## LANDSCAPE NOTES

1. TREES SHALL BE 12" HIGH
2. TWENTY-FIVE PERCENT TO BE OF PALM SPECIES AND 75% OF SHADE TREES.
3. MINIMUM REQUIRED TREES: 27 TREES FOR THE FIRST 8,000 SQ. FT. AND 13 TREES FOR EACH ADDITIONAL 1,000 SQ. FT.
4. NO MORE THAN FIFTY PERCENT OF REQUIRED TREES CAN BE SAME SPECIES.
5. ALL TREE SPECIES SHALL BE A MINIMUM OVERALL HEIGHT OF TWELVE FEET WITH A MINIMUM CANOPY SPREAD OF 4 FEET AND MINIMUM TRUNK DIAMETER AT BREAST HEIGHT OF 2" AND A MINIMUM OF 4 FEET CLEAR WOOD IMMEDIATELY AFTER PLANTING.
6. TREES SHALL BE MINIMUM 2 FEET IN HEIGHT (FULL TO WOOD) PLANTED 2 FEET IN CENTER.
7. ALL TREES AND SHRUBS SHALL BE PLANTED WITH A MINIMUM OF 6 INCHES OF TISSUE AROUND AND BENEATH THE ROOT BALL.
8. A MINIMUM OF 2 INCHES OF CYPRUS MULCH (OR APPROXIMATELY EQUAL) OR GROUND COVER SHALL BE INSTALLED AT BASE OF EACH TREE AND THROUGHOUT HEDGE AND SHRUB PLANTINGS.
9. THE MINIMUM TISSUE DEPTH SHALL BE 6 INCHES FOR GROUND COVER AREAS, 4 INCHES FOR SEEDS GRASS AREAS, AND 2 INCHES FOR SEEDS AREAS.
10. SOIL TO BE ST. AUGUSTINE "FLORITAM" FREE OF ALL PESTS OR DISEASE AND SHALL PROVIDE 100% LOT COVERAGE EXCLUDING LANDSCAPE BEDS
11. GROUND COVER AND SHRUBS TO BE LAID OUT IN A UNIFORM AND CONSISTENT PATTERN.
12. ALL GROUND COVER BEDS TO ADJUT PARKING, BUILDING, SIDEWALKS, ETC., IN A PERPENDICULAR LINE.
13. ALL PLANT MATERIAL SHALL HAVE AN APPLICATION OF SLOW-RELEASE FERTILIZER (SLOW-RELEASE OR SLOW-RELEASE) TIME OF INSTALLATION.
14. AUTOMATIC IRRIGATION SYSTEM CITY WATER BY OTHERS.
15. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ASSURE PROPER WATERING AND SAFEGUARD AGAINST DAMAGE OF ANY KIND DURING THE INSTALLATION UNTIL FINAL APPROVAL OF WORK.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES. CARE SHOULD BE TAKEN NOT TO DISTURB OR DAMAGE ANY UTILITIES ANY DAMAGE TO THESE FACILITIES WILL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR IN A MANNER APPROVED BY THE OWNER'S REPRESENTATIVE. WHERE UNDERGROUND CONSTRUCTION OR UTILITIES ARE LOCATED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES. CARE SHOULD BE TAKEN NOT TO DISTURB OR DAMAGE ANY UTILITIES ANY DAMAGE TO THESE FACILITIES WILL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR IN A MANNER APPROVED BY THE OWNER'S REPRESENTATIVE. WHERE UNDERGROUND CONSTRUCTION OR UTILITIES ARE LOCATED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES. CARE SHOULD BE TAKEN NOT TO DISTURB OR DAMAGE ANY UTILITIES ANY DAMAGE TO THESE FACILITIES WILL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR IN A MANNER APPROVED BY THE OWNER'S REPRESENTATIVE.
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18. TREE LOCATIONS ARE TO BE STAKED IN THE FIELD PRIOR TO INSTALLATION. LOCATIONS ARE SCHEMATIC AND MAY REQUIRE ADJUSTMENT IN EVENT OF CONFLICTS WITH UTILITIES, EXISTING PLANT MATERIAL, ETC. LANDSCAPE ARCHITECT TO APPROVE FINAL LOCATIONS PRIOR TO PLANTING.
19. ALL PLANT MATERIAL TO BE GRADE 40 OR BETTER ALL PLANT MATERIAL DESIGNATED SPECIMEN SHALL BE FLORIDA FANCY AS DESIGNATED IN "GRADES AND STANDARDS FOR NURSERY PLANTS", STATE PLANT BOARD OF FLORIDA.
20. ALL TREES AND PALMS TO BE THOROUGHLY WATERED IN AT PLANTING. TREES AND PALMS SHALL BE STAKED TO ASSURE PROPER ALIGNMENT AND STABILITY.
21. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES FOR MATERIAL SHOWN ON DRAWINGS PRIOR TO SUBMITTING BID. PLANTING PLAN TO TAKE PRECEDENCE OVER PLANT LIST. PALM, SOIL, MULCH, AND TOPSOIL QUANTITIES ARE TO BE MADE BY THE CONTRACTOR.
22. ALL LANDSCAPE MATERIALS OTHER THAN SOIL ARE NOT ALLOWED WITHIN (5') FIVE FEET OF ANY PORTION OF CITY OWNED UTILITIES WITHIN THE PUBLIC STREET RIGHT OF WAY, INCLUDING METERS, HYDRANTS, SERVICE LINES, ETC.
23. ALL TREES, SHRUBS OR DISTURBANCE SHALL BE PLACED WITHIN A 3' RADIUS OF A CITY OWNED SEWER LATERAL CLEARANCE OF WATER WORK RESIDE METERS.
24. MULCH SHALL NOT BE PLACED AGAINST TRUNK.
25. ALL TREES DESIGNED AS SINGLE TRUNK SHALL HAVE A SINGLE RELATIVELY STRAIGHT, BROWN LEANER, PROPER STRUCTURAL BRANCHING AND EVEN BRANCH DISTRIBUTION. TREES WITH BARK INCLUSIONS, TIPPED BRANCHES, AND CO-DOMINANT TRUNKS WILL NOT BE ACCEPTED. TREES WITH GROUNDING, WYAT, LEADER CURVED, AND/OR PLUMBING HEIGHTS WILL BE REJECTED.
26. ALL HERCES ADJUT CITY RIGHTS OF WAY ARE MAINTAINED AT A HEIGHT NO GREATER THAN 24".
27. A PRE CONSTRUCTION MEETING WITH URBAN FORESTRY IS REQUIRED BEFORE ANY WORK IS PERFORMED ON SITE.

- NOTE
- ALL LANDSCAPE AREAS SHALL RECEIVE 100% IRRIGATION COVERAGE WITH A 50% OVERLAP COVERAGE AND SHALL HAVE A FULLY AUTOMATIC SYSTEM WITH A RAIN SENSOR.
  - ALL ROAD ROCK OR ANY UNNATURAL MATERIALS SHALL BE REMOVED AND REPLACED WITH GOOD PLANTING SOIL FROM ALL LANDSCAPE AREAS. A PRE CONSTRUCTION MEETING WITH URBAN FORESTRY IS REQUIRED BEFORE ANY SITE WORK COMMENCES AND PLANT MATERIAL INSTALLED.

## HOUSE PRINT AREA CALCULATIONS

APT # 01 GROUND SQ FT PRINT	1,034 SF
APT # 02 GROUND SQ FT PRINT	1,104 SF
APT #03 GROUND SQ FT PRINT	954 SF
TOTAL HOUSE SQ. FT. PRINT	3,092 SF 34.72%

## SITE DATA

LOT SIZE	8,906 SF	100.00%
HOUSE SQ. FT. PRINT	3,092 SF	34.72% ✓
DRIVEWAYS / WALKWAYS	1,648 SF	18.50%
REAR DECK / CONC. PADS / ETC.	445 SF	5.00%
GARBAGE CARTS CONC PAD	80 SF	0.90%
TOTAL IMPERVIOUS AREA	5,265 SF	59.12%
TOTAL PERVIOUS AREA OF SITE	3,641 SF	40.88%

James M. Towery  
LA00006  
17

Digitally signed by James M. Towery  
LA0000617  
Date: 2023.03.30 10:55:11 -04'00'

NEW CONSTRUCTION  
PROPERTY ADDRESS:  
1300 N RIVERSIDE DR  
POMPANO BEACH, FLORIDA

SCHULZ  
LANDSCAPE  
SERVICE  
10 HELWIG TERRACE  
DEERFIELD BEACH  
FLORIDA 33464  
OFF: 954-596-0600  
FAX: 954-596-0675  
SCHULZLANDSCAPE@AOL.COM

DRAWN BY: JOSH  
DATE: 7-16-2022  
REVISIONS: 3-26-2023  
SCALE: 1/8" = 1'-0"  
PROJECT: RIVERSIDE TOWNHOUSES

Sheet:  
1