

GENERAL SPECIFICATIONS

- All plant materials shall be Florida No. 1 or better as set forth by the Florida Department of Agriculture, Grades and Standards for Nursery Plants, current edition. All plants to be graded shall comply with the general requirements listed therein. Certification that all plant materials installed are Florida No. 1 or better shall be the sole responsibility of the Landscape Contractor. Said certification shall be provided to the Owner or his authorized representative at the time of delivery of the plant material to the job site. Any dispute regarding plant material grade shall be determined by a representative of the Division of Plant Industry of the State of Florida. All rules and guidelines set by the State for the purposes of grading plant materials shall be followed.
- Palm trees shall be planted so that all heads are clear of building walls and windows at mature spread. Shade trees shall not be located closer than fifteen feet (15') from project light poles. Medium and small trees and palms shall not be planted closer than seven and one half feet (7 1/2') from project light poles.
- Florida Power and Light tree location guidelines shall be followed in all cases relating to TFL cover pole or easement locations. Where Codes require, locations of all trees planted in Rights-Of-Way or utility easements shall be confirmed by the landscape contractor with the City or County Engineer before installation.
- All tree trunk calipers shall be measured at 4 1/2' above top of root ball. All trees that are designated as single-trunk trees shall have a single, dominant leader and a relatively straight trunk. All trees that are designated as multi-trunk trees shall have at least three trunks with equal calipers originating from the base of the tree, and with angles no greater than 45 degrees. Trees with bark inclusion or codominant trunks will not be accepted.
- All Trees and Palms shall be kept in an upright position. Under no circumstances shall any support method used employ the driving of nails or other mechanical devices of any kind into the bark of any tree or palm. All staking except Terra Toggle shall be removed approximately 6 months after planting or at the time of establishment of the tree. Any exposed Terra Toggle strapping shall be cut and removed after the wood supports have decomposed.
- All synthetic burlap, synthetic staking or cords shall be removed before any trees are planted. All synthetic tape like tagging tape, nursery label shall be removed from trunks, branches, etc. before inspection. The top one-third of any natural burlap shall be removed before the trees are backfilled. All wire baskets shall be removed from the top and sides of the rootball to a depth of 3' and all remaining wire shall be cut to prevent girdling. All trees, (except palms) and other plants shall be planted with the top of their rootballs 2' (+/-) above the final grade surrounding the planting area as detailed. Palms shall be planted with the top of the rootball flush with the surrounding area.
- All trees within or overhanging pedestrian areas shall have a clear trunk high enough to allow unobstructed pedestrian movement under or around trees. Sight distance concerns must be maintained for clear sight visibility from thirty (30) inches to seventy-two (72) inches, tree trunks excluded.
- All hedges shall be planted with twelve inches (12") clear space between outer branches and building walls, fences or pavement edges and three feet (3') back from edge of parking spaces at the time of planting. Spacing of shrubs center to center shall be as specified by the municipality for screening requirements. All mechanical equipment, air conditioning, irrigation pumps, FFL transformers, pool pumps, etc., must be screened on three (3) sides by shrubs.
- Irrigation shall be by underground, automatic, rust free system with 100% coverage and a minimum of 50% overlap of spray. Irrigation rain sensor shall be installed. Irrigation water shall not be directed onto or over impervious surfaces. Irrigation systems other than City water shall require a South Florida Water Management District water use permit prior to the issuance of the required irrigation permit from the City and/or the operation of the irrigation system. Approved irrigation permits shall be required from the City prior to installation.
- Planting soil shall be at least 30% mulch and 70% and pulverized and weed free, to be mixed with existing soil free from rocks and debris and backfilled into plant pits by watering in. Planting soil for Sabal Palms shall be clean and existing soil may be used as planting soil if approved by the Landscape Architect.
- Fertilizer for trees and shrubs shall be a general purpose 50% organic fertilizer low in phosphorus, with minor elements, iron and manganese and shall be mixed with the planting soil at the time of backfilling. Fertilizer for palms shall be a palm specific type to include manganese and magnesium sulfate. Application rates for all fertilizers at the time of planting shall be 1/2 the manufacturers recommendations for established plants.
- Mulch shall be shredded cypress or other clean hardwood species grade 1/2" or better set at a 3" minimum depth and wet down to prevent wind displacement. Cypress, red or dyed mulch shall not be accepted. All mulch shall be certified "Pesticide Free". All trees shall have a water ring with a minimum depth of two inches, maximum of three inches, and a diameter of 3 feet to 4 feet around the base. No mulch shall be placed over the rootball of any tree. All mulch shall be kept two inches from the stems of all shrub plant material.
- Sod shall be Stenandropum secundatum "Tortani" or "Palmetto" solid sod, weed free and set with staggered joints. Sod shall be placed on all areas not used for buildings, vehicular use areas, walks, site structures or planting beds and shall extend to any abutting street pavement edge and to the mean waterline of any abutting canal, lake or waterway. Sod shall be placed no closer than three (3) feet from the trunk of any tree. Sod placed adjacent to pavement and curbs shall be set with top of sod-soil set flush with the top of the adjacent pavement and/or curb.
- Planting plants take precedence over plant lists. The Landscape Contractor shall be responsible for doing his own research. The Landscape Contractor shall familiarize himself with the municipal codes and deed restrictions of the municipality in which the project is located. All existing codes and deed restrictions pertaining to the municipality in which the project is located shall apply and may supersede these General Specifications. The more stringent requirement shall apply.
- The Landscape Contractor shall be aware of the locations of all easements and utilities above and below ground and shall call for utility stakeout forty eight (48) hours before any digging operations begin. All plant pits located in easements shall be hand dug.
- The Landscape Contractor shall provide a written guarantee to the Owner for all plant materials and workmanship for a period no less than one year from the time of final inspection and acceptance by the Owner. The Landscape Contractor shall remain responsible for the maintenance of the plants during the guarantee until recovery or, if deemed severely retarded in growth or dead, shall be replaced. Replaced plant material shall be guaranteed for the same time period and under the same conditions as the original plant material. This guarantee does not apply if the plant materials have not been maintained by the Owner as instructed by the Landscape Contractor, are damaged by storms, vandalism, insect or freeze damage or acts of God beyond the Landscape Contractors control. All plants shall be free from harmful plant pests at the time of planting.

PLANT LIST DOMINION STORAGE

NOTE: The quantities on this plant list are to be used as a guide only. Bidder shall do independent takeoff for bidding purposes. * Denotes native plants.

CT = CLEAR TRUNK GW = GREY WOOD DBH = DIAMETER BREAST HEIGHT (4 1/2') OA = OVERALL HEIGHT FTB = FULL TO BASE HVY = HEAVY TRUNK CAL = CALIPER @ 6" 1/2" PER GRADES & STDS. SING = SINGLE TRUNK DBL = DOUBLE TRUNK TRP = TRIPLE TRUNK STD = TREE STANDARD MULT = MULTI-TRUNK STAG = STAGGERED HEIGHTS BAB = BALLED AND BURLAPPED FG = FIELD GROWN

ALL PLANT MATERIALS MUST ADHERE TO CURRENT GRADES AND STANDARDS FOR FLORIDA NUMBER ONE QUALITY OR BETTER. CONTAINER SIZE, WHEN LISTED, IS THE MINIMUM CONTAINER SIZE ACCEPTABLE FOR THE PLANT SPECIFIED. ALL PLANT MATERIAL WILL BE ACCEPTED BY THE PLANT SIZE SPECIFICATION AND NOT THE CONTAINER SIZE.

SYM	QNT	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	OA	TRUNK DIA.	COMMENTS
CA14	3	Chamaedorea cataractarum	Can Palm	4'	3'		Full	
CG5	25	Clusia guineensis	Small Leaf Clusia	6'	3'		Full	
CI	715	Chrysobalanus icaco	*Coccolup	24"	18"		Full	
DM4	3	Dacrydium marginata	Dacrydium	4'	2'		4 Hds. Min.	
DM6	3	Dacrydium marginata	Dacrydium	6'	2'		5-7 Hds. Min.	
DT	24	Daniella serotina	Blueberry Flax Lily	8"	8"		Full Cal.	
ELM	50	Euphorbia Milii 'dwarf'	Dwarf Crown of Thorns	8"	8"		Full	
FGI	555	Ficus microcarpa	Green Island Ficus	18"	18"		Full	
HPI	91	Hamelia patens	*Firebush	24'-30'	18"		Full	
IAP12	5	Live attenuata 'East Palatka'	*Live Palatka Holly	12'	5'	3CT	2"db	
ING	40	Isora 'Non Grati'	*Non Grati Isora	24"	18"		Full	
JV	259	Jasminum volubile	Wax Jasmine	24"	18"		Full	
LI12	29	Lagerstroemia indica 'Tuscurova'	Crape Myrtle Tuscurova	12'	5'	3'-4.5CT	Sing. Trunk	
LJB	3	Ligustrum japonicum	Wax Privet	8"	4"	3CT	MULT	
NE	30	Nephrolepis exaltata	*Moss Fern	10"	10"		Full Cal.	
PE14	4	Psychopogon elegans	Solitaire Palm	14'	14'		Triple	
PIB	50	Plumbago 'IMPERIAL BLUE'	Leadwort	24"	18"		Full	
PO4	4	Podocarpus makii	Yew Podocarpus	4'	24"		Full	
PO6	2	Podocarpus makii	Yew Podocarpus	6'	3'		Full	
POP	250	Podocarpus macrophyllus Pringles	Pringles Dwarf Podocarpus	18"	18"		Full	
QV12	8	Quercus virginiana	*Live Oak	12'	6'	4.5CT	2"db	
QV14	11	Quercus virginiana	*Live Oak	14'	7'	4.5CT	3"db	
ROY6	6	Roystonea elata	*Florida Royal Palm	6' GW-10'-14CT				
SP12	1	Sabal palmetto	*Cabbage Palm	12CT				
SP16	6	Sabal palmetto	*Cabbage Palm	16CT				
SP20	10	Sabal palmetto	*Cabbage Palm	20CT				
SPAR	275	Spartina alternifolia	*Smooth Cordgrass	24"	18"		Full	
WB14	3	Wodyetia bifurcata	Foxtail Palm	14' GW				
WB16	2	Wodyetia bifurcata	Foxtail Palm	16' GW				
WB18	2	Wodyetia bifurcata	Foxtail Palm	18' GW				
WB20	1	Wodyetia bifurcata	Foxtail Palm	20' GW				

OTHER LANDSCAPE MATERIALS:

MUL Mulch (in Bags)
SOL Planting Soil (Cubic Yards)
SOD TO BE MEASURED IN FIELD

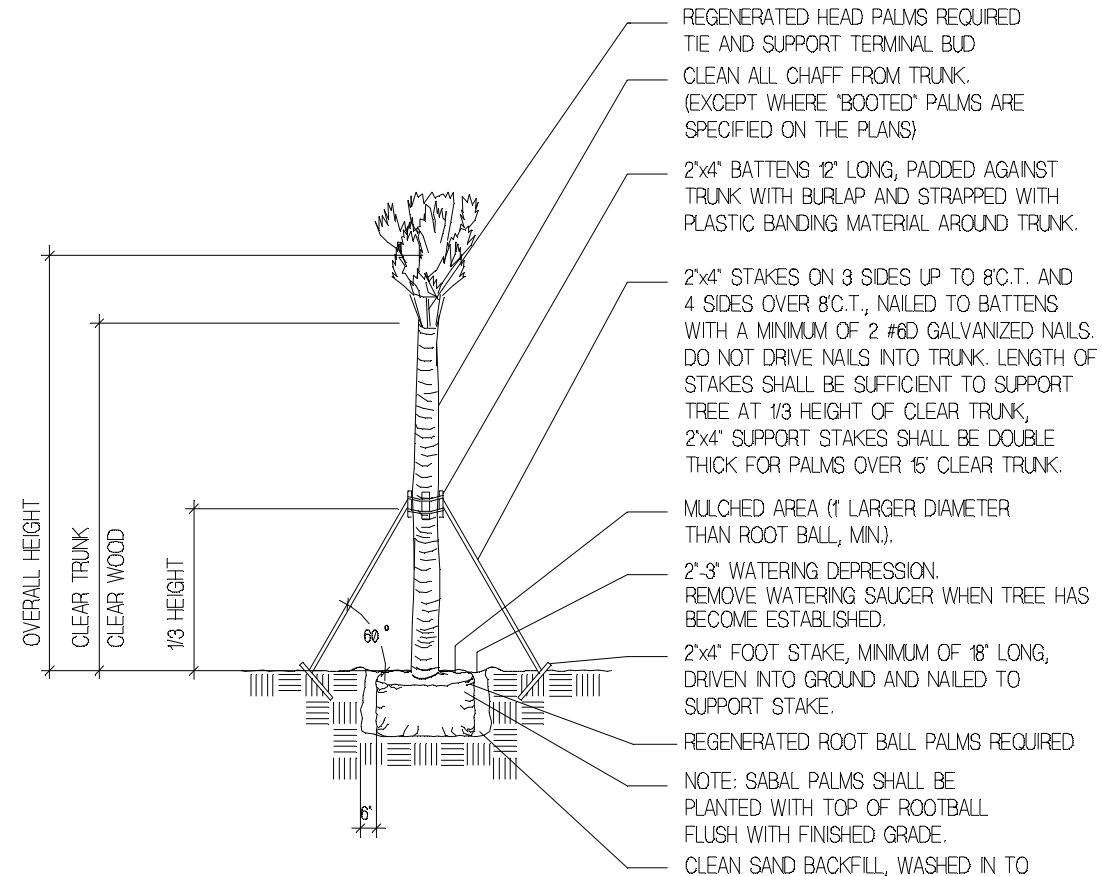
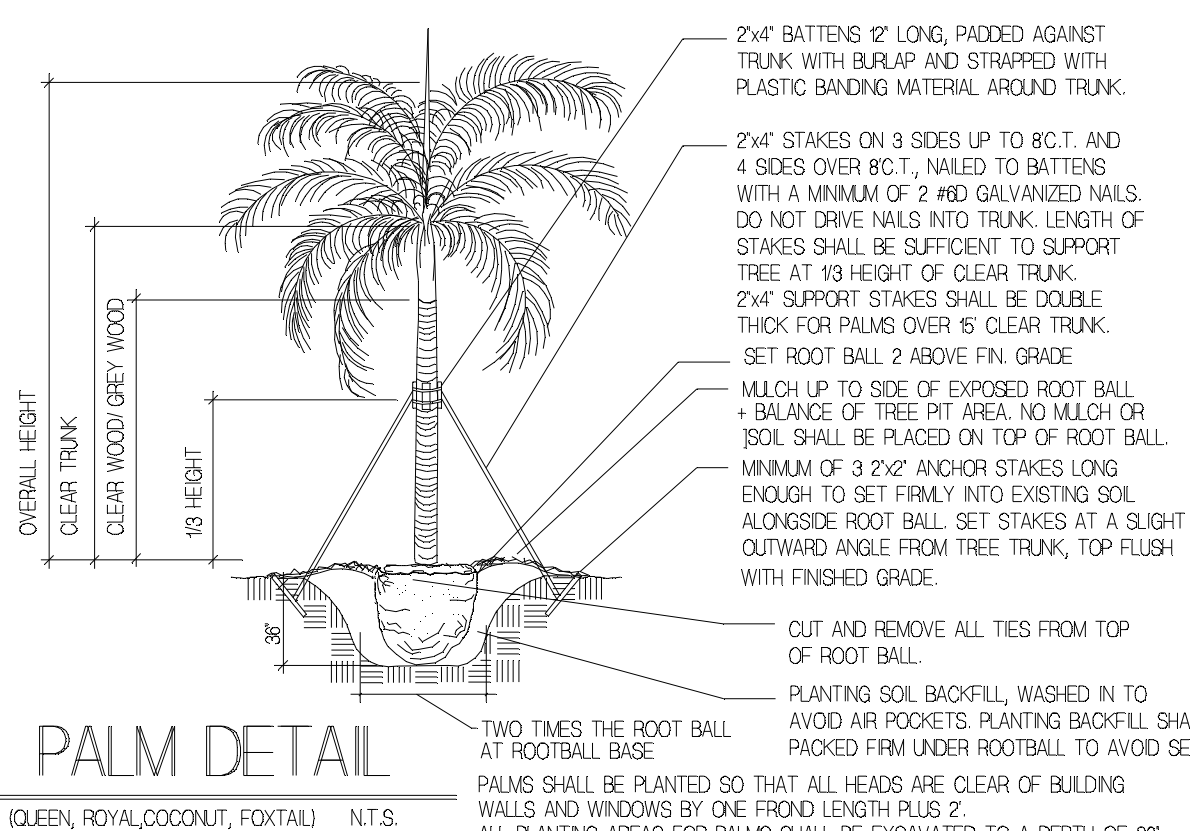
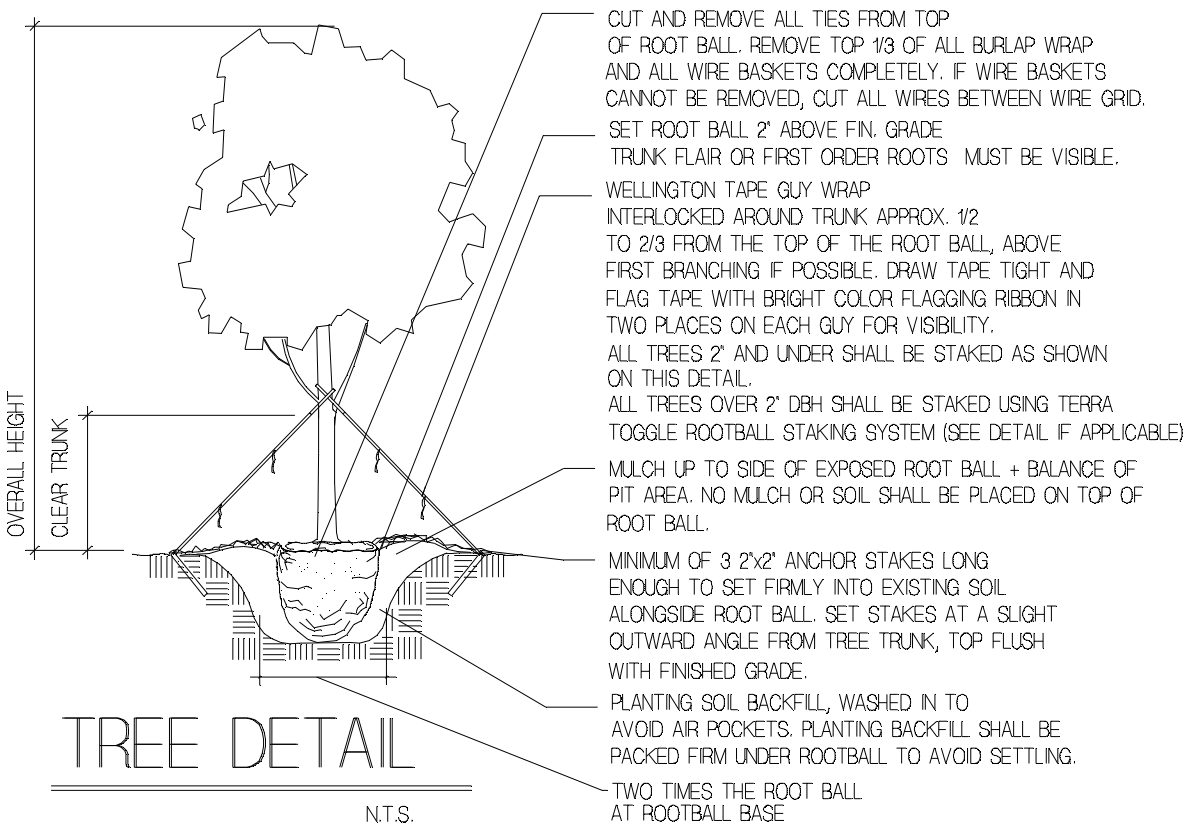
As needed
As needed

LOCATION AS SHOWN ON PLAN & GENERAL SPECIFICATIONS

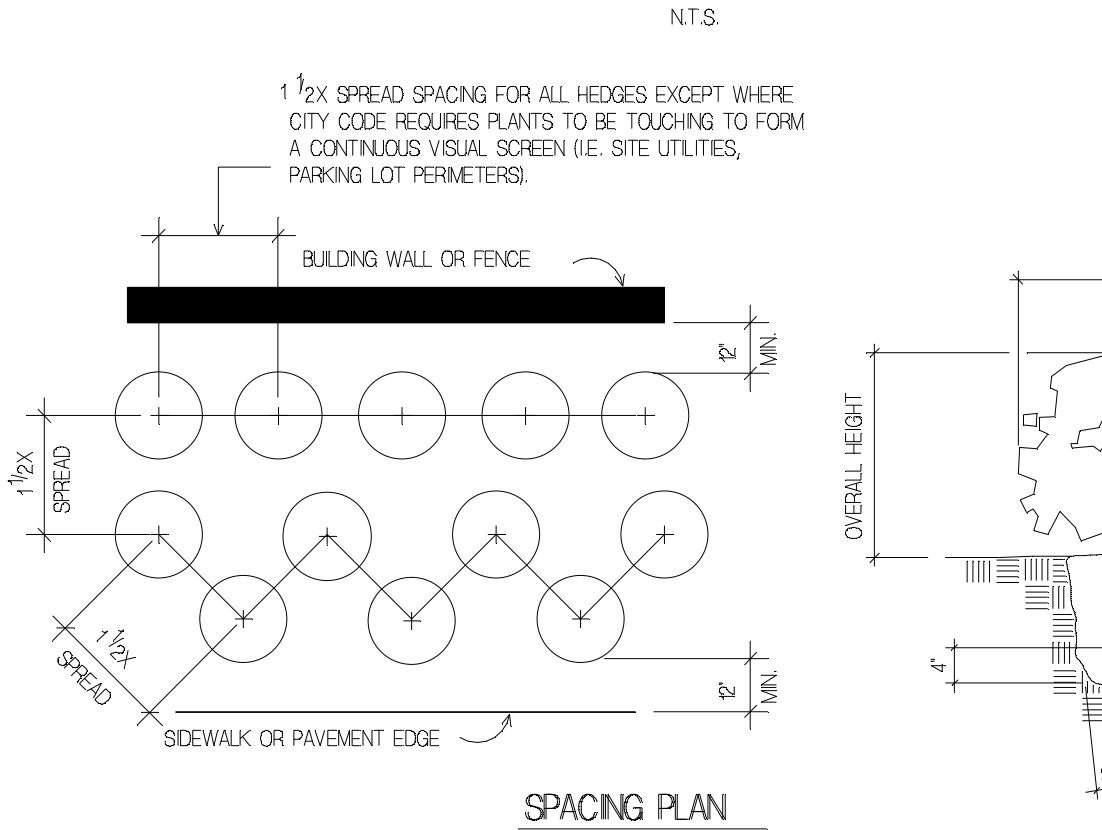
LANDSCAPE REQUIREMENTS FOR EAST PARCEL

ABUTTING R.O.W.
COCONUT CREEK PKWY: 249' 18" = 13 TREES PROVIDED.
NORTH PROPERTY LINE: 1 TREE PROVIDED.
EAST PROPERTY LINE: 232 LF / 25 = 9.28 OR 10 TREES REQUIRED. 11 TREES PROVIDED.
PARKING AREA INTERIOR LANDSCAPING: 281.46 LF / 75 = 3.36 OR 4 TREES PROVIDED.
18 PARKING SPACES
18 X 20 SF = 360 SF/200 = 1.8 OR 2 TREES PROVIDED.
0.5 SOD IN PARKING AREA INTERIOR SPACE.
LANDSCAPE REQUIREMENTS FOR WEST PARCEL URBAN GREENWAY: 288 LF / 18 = 16 TREES REQUIRED AND PROVIDED.
CONTINUOUS HEDGE REQUIRED AND PROVIDED.
CONTINUOUS 50% GROUNDCOVER PLANTING REQUIRED AND PROVIDED.

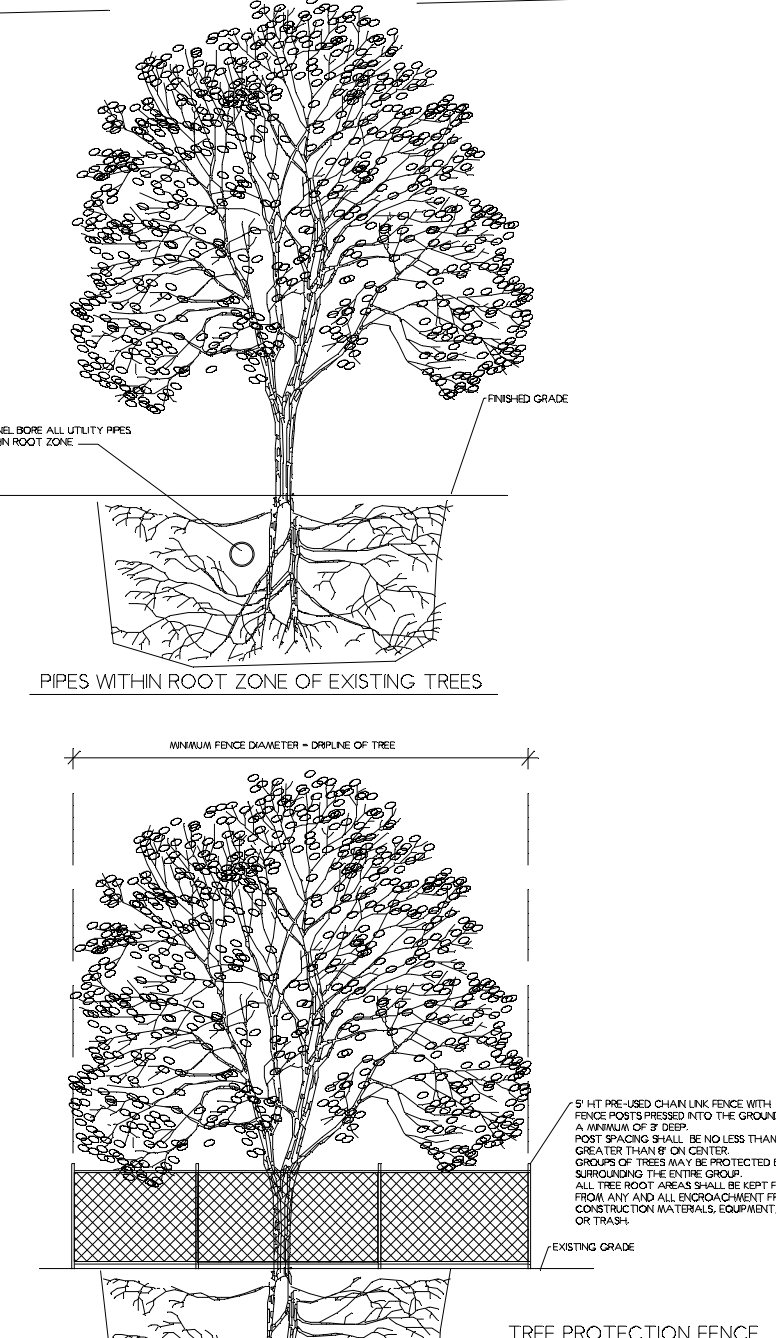
NATIVE REQUIREMENT
TOTAL TREES PROVIDED: 91
50% NATIVE REQUIRED = 46
TOTAL NATIVE PROVIDED = 47
TOTAL SHRUBS PROVIDED = 2040
50% NATIVE REQUIRED = 1020
TOTAL NATIVE SHRUBS PROVIDED = 1111



SABAL PALM DETAIL



SPACING PLAN



SHRUB DETAIL



LANDSCAPE PLAN FOR DOMINION STORAGE

BANKS ROAD - MARGATE, FLORIDA

Michael J. Petrov and Associates, Inc.
Landscape Architects
P.O. Box 8901, Coral Springs, FL 33075
Phone: (954) 445-9859
F.I. Reg. #32

SHEET NO.: L-1
OF TWO

NO	REVISIONS
	MAY 5, 2008
	JULY 9, 2008
	JULY 21, 2010
	MARCH 29, 2011
	FEBRUARY 23, 2015
	APRIL 2, 2015

SCALE:	1"=30'
DATE:	DEC. 3, 2007
DRAWN BY:	M.J.P.

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