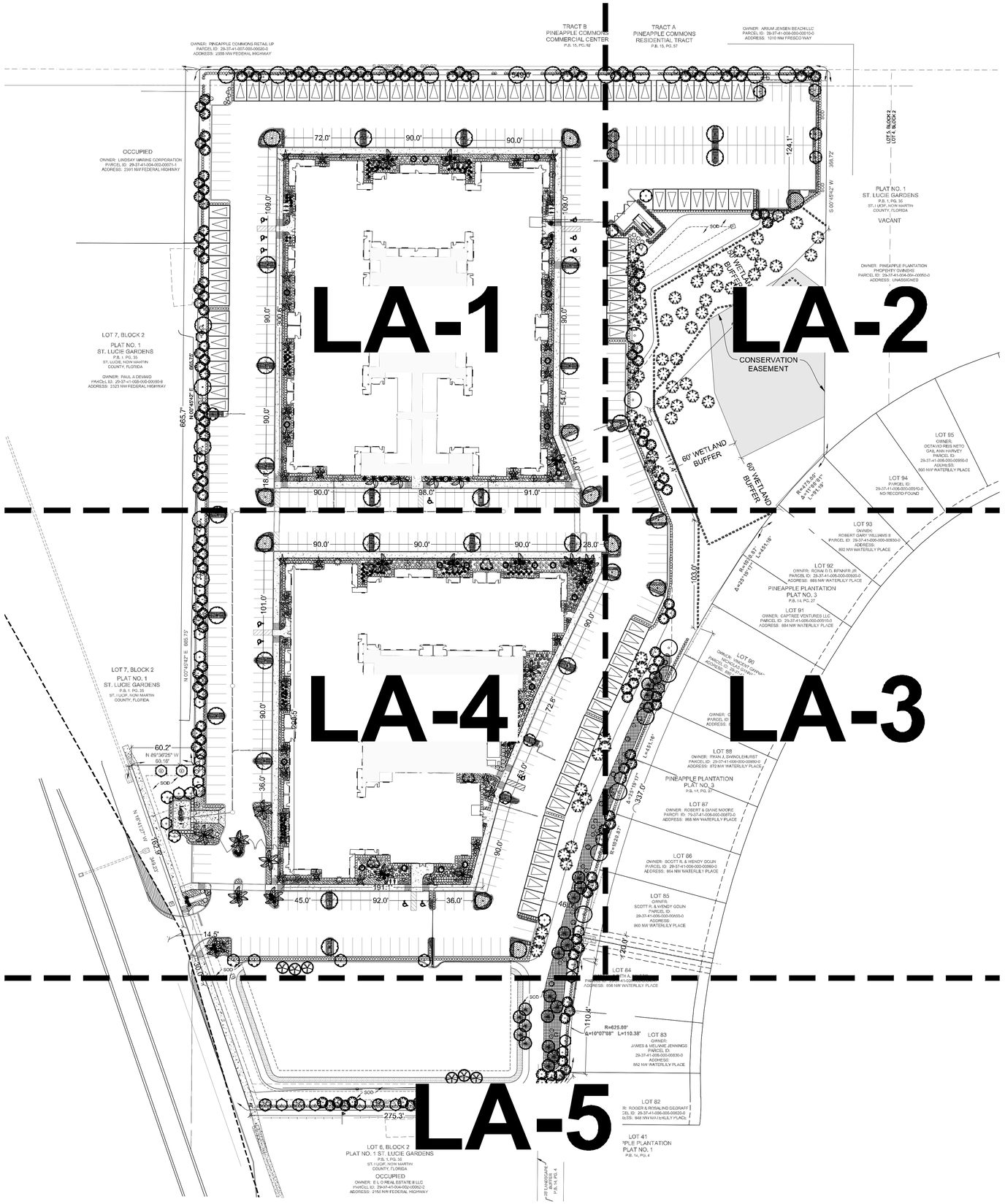


Landscape Data:

Total Landscape Area Required:
493,967 SF, 11.34 ac (20%) = 98,793 SF, 2.26 ac

Total Landscape Area Provided:
138,279 SF, 3.17 (28%)

Landscape Requirements

Total Site Area: 493,967 SF (11.34 ac)

Required Tree Credits: 330
(493,9671,500 = 330)

Parking Perimeter @ Building: (2,149' /20) = 108 Tree Credits
Parking Perimeter @ ROW: (192.9' /25) = 8 Tree Credits
Parking Terminal Islands: (53) = 53 Trees
10' Buffer @ Southern Boundary: (322.5' /30) = 11 Tree Credits
25' Buffer @ Eastern Boundary: (959' /30) = 32 Tree Credits
10' Buffer @ Northern Boundary: (672.4' /30) = 23 Tree Credits
10' Buffer @ Western Boundary: (725.9' /30) = 25 Tree Credits

Provided Tree Credits: 344

Parking Perimeter @ Building: (2,149' /20) = 108 Tree Credits
Parking Perimeter @ ROW: (192.9' /25) = 8 Tree Credits
Parking Terminal Islands: (53) = 53 Trees
10' Buffer @ Southern Boundary: (322.5' /30) = 11 Tree Credits
25' Buffer @ Eastern Boundary: (959' /30) = 32 Tree Credits
10' Buffer @ Northern Boundary: (672.4' /30) = 23 Tree Credits
10' Buffer @ Western Boundary: (725.9' /30) = 25 Tree Credits
Additional Trees (Conservation & On-Site Distributed): = 84 Tree Credits

Required Shrub Credits: 2,062

Parking Perimeter @ Building: (2,149' /2.5) = 860 Shrub Credits
Parking Perimeter @ ROW: (320.8' /2.5) = 129 Shrub Credits
10' Buffer @ Southern Boundary: (322.5' /2.5) = 129 Shrub Credits
25' Buffer @ Eastern Boundary: (959' /2.5) = 384 Shrub Credits
10' Buffer @ Northern Boundary: (672.4' /2.5) = 269 Shrub Credits
10' Buffer @ Western Boundary: (725.9' /2.5) = 291 Shrub Credits

Provided Shrub Credits: 2,453

Parking Perimeter @ Building: 1,076 Shrub Credits
Parking Perimeter @ ROW: 137 Shrub Credits
10' Buffer @ Southern Boundary: 133 Shrub Credits
25' Buffer @ Eastern Boundary: 525 Shrub Credits
10' Buffer @ Northern Boundary: 275 Shrub Credits
10' Buffer @ Western Boundary: 307 Shrub Credits

Landscape Notes

- Alternative plant species and enhanced landscaping beyond minimum requirements may be permitted subject to review and approval by the City of Stuart prior to installation.
- All required landscape improvements for each phase must be inspected and approved by City of Stuart prior to the issuance of a Certificate of Occupancy.
- No Cypress Mulch is to be used on site.
- Where existing vegetation meets minimum City of Stuart standards, this vegetation may be credited toward landscape requirements.
- Existing vegetation to remain undisturbed outside of construction limits. Proposed vegetation may be relocated due to unforeseen site conditions or in order to preserve existing vegetation.
- All prohibited exotic and invasive species shall be removed from the site prior to the issuance of a certificate of occupancy.
- See engineer's plans for all overhead & underground utility locations
- This plan has been designed to meet with the tree planting requirements contained within the FPL document entitled 'Plant the right tree in the Right Place'
- For existing or proposed utilities, no tree shall be planted where it could, at mature height conflict with overhead power lines. Large trees (height at maturity of more than 30') from the nearest overhead power line. Medium height tree (height at maturity between 20' and 30' shall be offset at least 20' and small trees (height at maturity of less than 20') require no offset.
- No tree shrubs, hedges or vines shall be planted within 5' of an existing or proposed utility pole, guy wire or pad-mounted transformer. Palms should be planted at a distance equal to or greater than the average frond length plus two (2) feet from power lines. Tree species shall be selected as to minimize conflicts with existing or proposed utilities.
- All above ground utilities shall be screened in accordance with City of Stuart requirements
- All plant material to be Florida No. 1 quality and standards or better.

Irrigation Notes

All Landscape & Sod areas shall be irrigated by an automated system that provides 100% coverage & overlap.

Irrigation systems shall conform to the following standards: Irrigation systems shall be continuously maintained in working order and shall be designed not to overlap water zones or to water impervious areas.

No irrigation system shall be installed or maintained abutting any public street which causes water from the system to overspray onto the roadway or to strike passing vehicular traffic.

Irrigation Water Source: To Be Determined

Required Xeriscape Points

At least 51% of the grass areas are made up of drought-tolerant grass species	10 points
At least 51% of the required shrubs are made up of drought-tolerant species	10 points
At least 51% of the required trees are made up of drought-tolerant species	10 points
Utilization of moisture sensing controller other than a rain-sensor override device	5 points
Utilization of mulch other than cypress mulch	5 points
Utilization of compacted mulch with a 3" min. depth in all planted areas except ground cover.	10 points
	50 total points

Sheet Index:

OVERALL KEY SHEET CV
LANDSCAPE PLANS ..... LA-1 -- LA-5
PLANT SCHEDULE LA-6
LITTORAL DETAILS LA-7
TREE MITIGATION LA-8
LANDSCAPE DETAILS LA-9
LANDSCAPE SPECIFICATIONS LA-10

lucido & associates
701 E Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:



N.T.S.

Project Team:

Applicant:	Thompson Thrift Development, Inc. dba Watermark Residential Salesforce Tower 111 Monument Circle, Suite 1600 Indianapolis, IN 46204
Land Planner / Landscape Architect / Environmental Planner:	Lucido & Associates 701 SE Ocean Boulevard Stuart, FL 34994
Engineer / Traffic Engineer / Surveyor:	Bowman Consulting Group 301 SE Ocean Blvd., Suite 301 Stuart, FL 34994
Attorney:	McCarthy, Summers, Bobko, Wood, Norman, Bass & Taylor, P.A. 2400 SE Federal Highway Fourth Floor Stuart, FL 34994

Watermark Residential

City of Stuart, Florida

Landscape Plan

Date	By	Description
08.30.2018	J.J.	Initial Submittal
10.08.2018	J.J.	LPA Submittal

NORTH

SCALE: 1" = 50'

0 25' 50' 100'

REG. # 1018
Thomas P. Lucido

Designer	JJ	Sheet
Manager	SG	CV
Project Number	17-1140	
Municipal Number	---	
Computer File	17-1140 Watermark Residential - Landscape.dwg	

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PROPOSED 6' PRIVACY FENCE (TYP.)

EXISTING TREE, TYP. (SEE LA-7 FOR TREE MITIGATION)

STORMWATER (TYP.)

WATER (TYP.)

FIRE HYDRANT (TYP.)

SEWER (TYP.)

EXISTING TREE, TYP. (SEE LA-7 FOR TREE MITIGATION)

S 89°39'09" E 600.02'

549.0'

665.7'

N 00°45'42" E 665.75'

72.0' 90.0' 90.0'

109.0'

109.0'

300.6'

90.0'

90.0'

18.0'

54.0'

54.0'

90.0' 98.0' 91.0'

COURTYARD DESIGN TBD

MATCHLINE LA-1

MATCHLINE LA-2

MATCHLINE LA-1

MATCHLINE LA-4

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Watermark Residential

City of Stuart, Florida

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10.08.2018	J.J.	LPA Submittal

NORTH

SCALE: 1" = 20'

0 10' 20' 40'

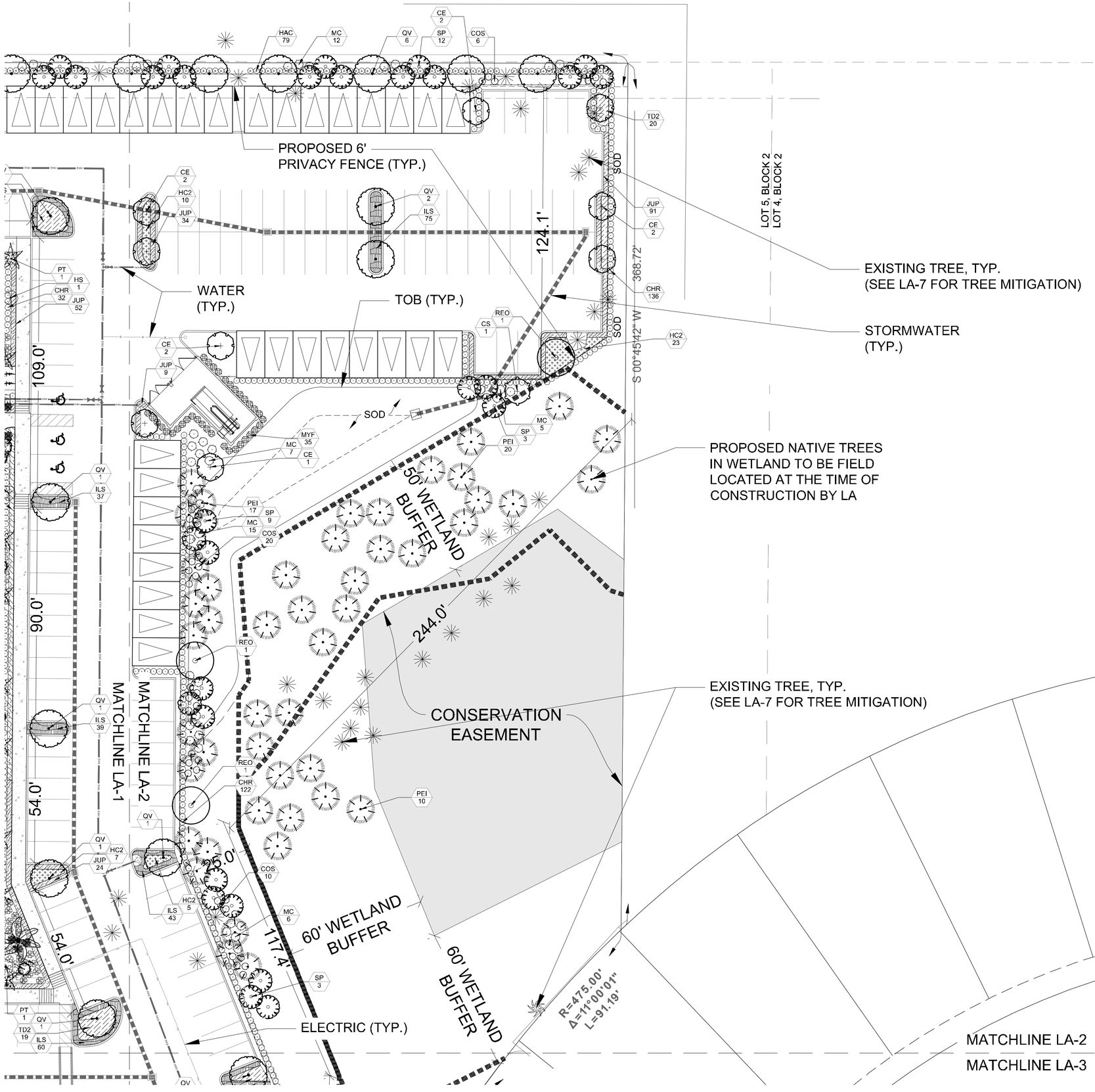
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Thomas P. Lucido

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Sheet **LA-1**

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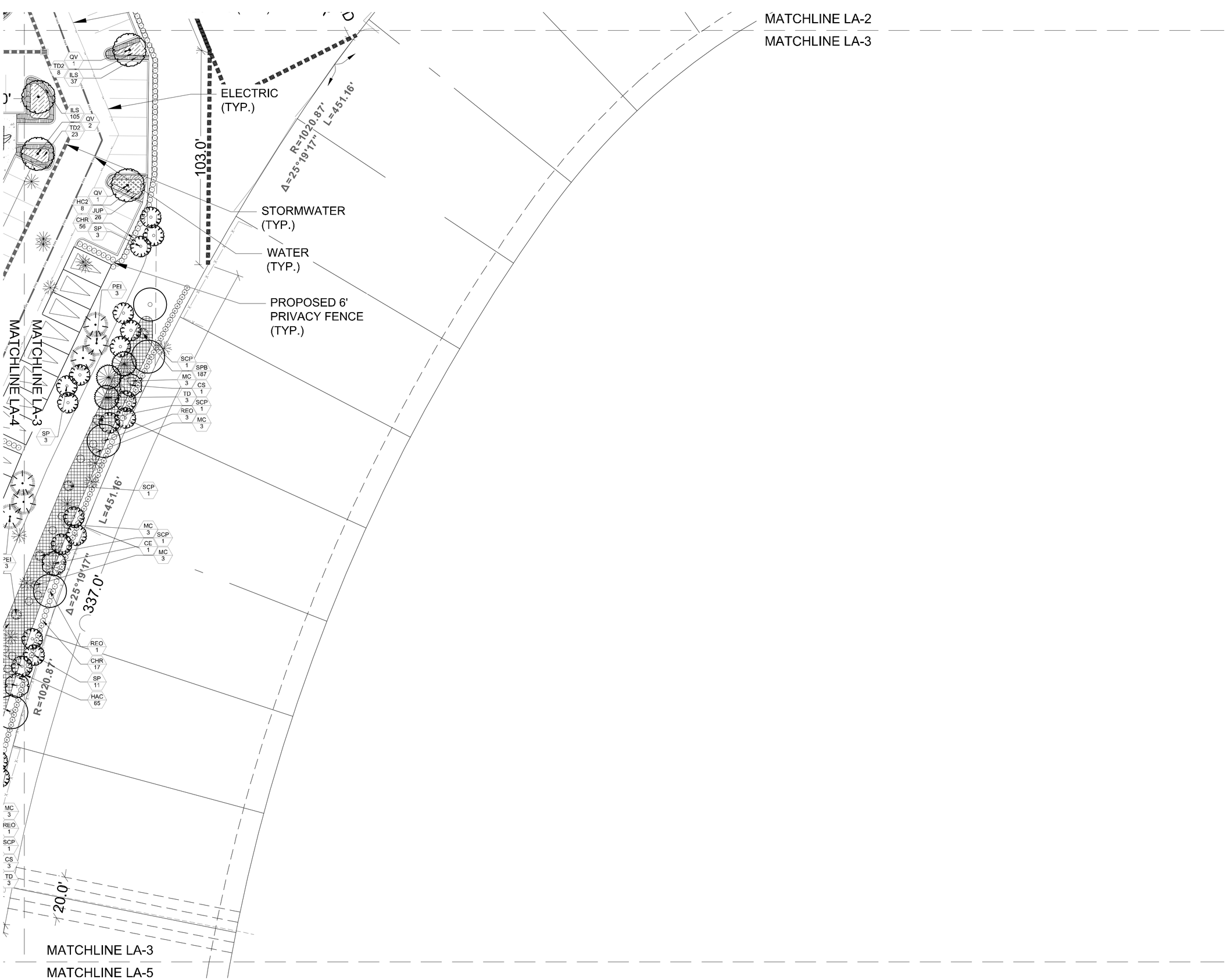
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Thomas P. Lucido

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Sheet **LA-2**

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NORTH

SCALE: 1" = 20'

0 10' 20' 40'

REG. # 1018
Thomas P. Lucido

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Sheet **LA-3**

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MATCHLINE LA-1

MATCHLINE LA-4

WATER (TYP.)

STORMWATER (TYP.)

SEWER (TYP.)

OVERHEAD POWERLINE (TYP.)

EXISTING TREE, TYP. (SEE LA-7 FOR TREE MITIGATION)

LIFT STATION

PROPOSED 6' CONCRETE SIDEWALK (TYP.)

PROPOSED MONUMENT SIGN

SIGHT TRIANGLE (TYP.)

LIMIT OF CLEAR SIGHT (TYP.)

N 00°45'42" E 665.75'

60.2'
N 89°36'25" W
60.16'

N 18°41'27" W
349.23'

162.9'

90.0'

101.0'

268.5'

36.0'

90.0'

28.0'

72.8'

90.0'

53.0'

R=1020.0'

191.1'

45.0'

92.0'

36.0'

46.0'

14.5'

30.0'

COURTYARD DESIGN TBD

PROPOSED SWING GATES

PROPOSED PEDESTRIAN GATES

PROPOSED SLIDING GATE (RESIDENTS ONLY)

RETAINING WALL (TYP.)

PROPOSED 6' PRIVACY FENCE (TYP.)

SOD

LITTORAL ZONE (TYP., SEE SHEET LA-7)

MATCHLINE LA-3

MATCHLINE LA-4

MATCHLINE LA-4

MATCHLINE LA-5

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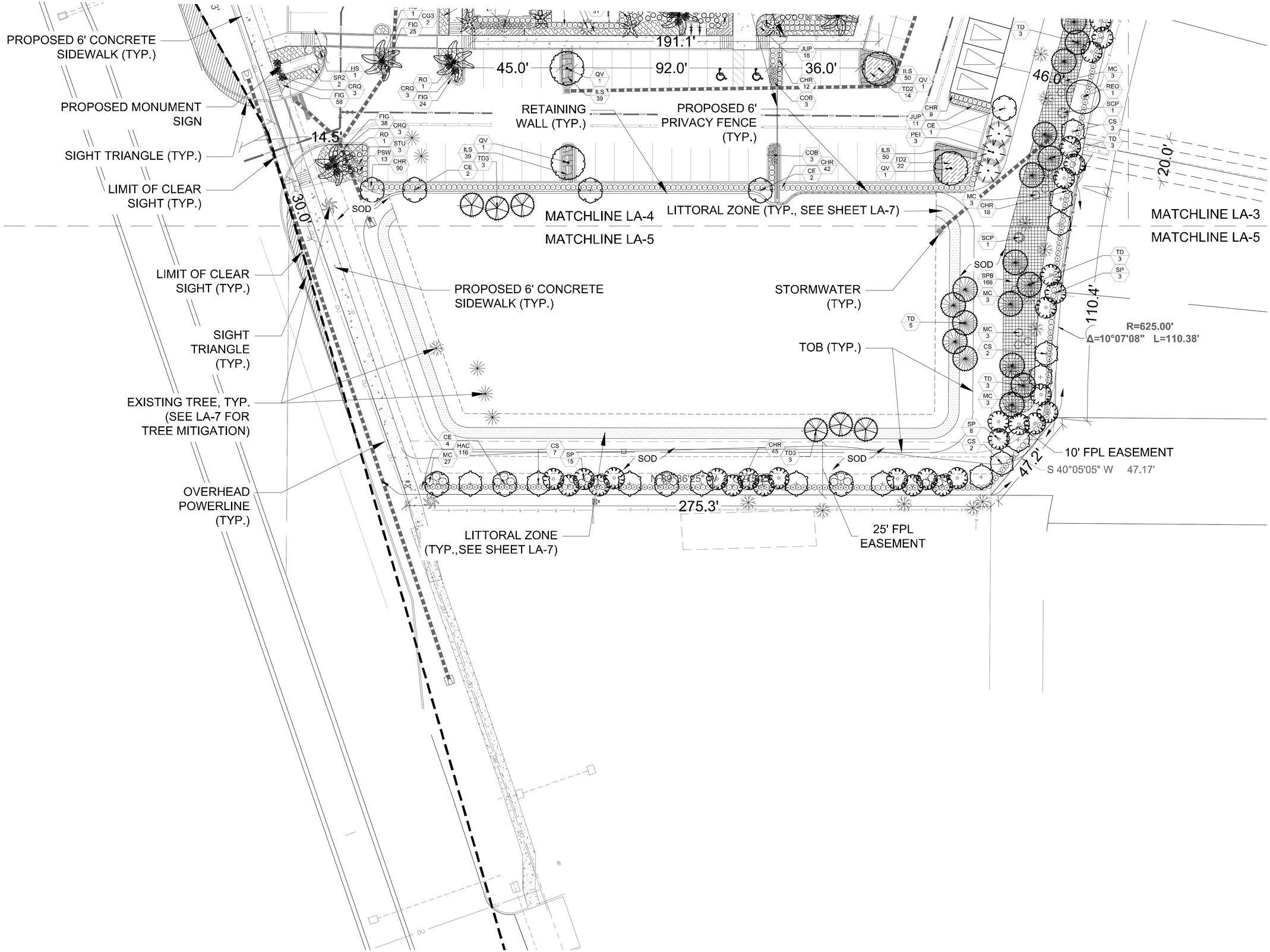
REG. # 1018
Thomas P. Lucido

Designer	JJ
Manager	SG
Project Number	17-1140
Municipal Number	---
Computer File	17-1140 Watermark Residential - Landscape.dwg

Sheet **LA-4**

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Watermark Residential

City of Stuart, Florida

Landscape Plan

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REG. # 1018
Thomas P. Lucido

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Municipal Number	---
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Sheet **LA-5**

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PLANT SCHEDULE MASTER

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER
	CE	28	Conocarpus erectus	Buttonwood	45G, 12` HT x 6` SPR, 3" C, SP
	CS	32	Conocarpus erectus sericeus	Silver Buttonwood	45G, 12` HT x 5` SPR, ML, AS
	IE2	28	Ilex x attenuata `Eagleston`	Eagleston Holly	45G, 12` HT x 5` SPR, 4` CT, SP
	PEI	62	Pinus elliotti `Densa`	South Florida Slash Pine	45G, 12` HT x 5` SPR, 3" C, F, SP
	QV	52	Quercus virginiana	Southern Live Oak	65G, 14`X8`,3"C, SP
	REO	9	Quercus virginiana	Southern Live Oak	Relocated on Site
	TD3	6	Taxodium distichum	Bald Cypress	100G, 14` HT x 5` SPR, 4.5" C, F, SP
	TD	20	Taxodium distichum	Bald Cypress	45G, 12` HT x 6` SPR, 3" C, SP
PALM TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER
	PR	7	Phoenix roebelenii	Pygmy Date Palm Multi-Trunk	FG, 5` HT, TP, F, SP
	PT	39	Ptychosperma elegans	Alexander Palm	FG, 20` OA, F, SP, SGL
	RO	25	Roystonea regia	Florida/Cuban Royal Palm	FG, 12` GW, SP, No Scars, Straight
	SP	155	Sabs. palmetto	Sabal Palm	FG, 8`-20` CT HT, (BTD OR SLK) TR, Sun grown, HV CAL., SP, Hurricane Cut, AS
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER
	AWB	94	Acalypha wilkesiana `Louisiana Red`	Red Copperleaf	3G,24" OA, F, 30" OC
	ALV	113	Alpinia zerumbet `Variegata`	Variegated Shell Ginger	3G, 24" HT, 3PP, F
	CC	5	Chamaedorea cataractarum	Cat Palm	15G, 5` OA
	CHR	1,266	Chrysobalanus icaco `Redtip`	Red Tip Cocoplum	3G, 24" SPR, F
	CLG	9	Clusia guttifera	Small-Leaf Clusia	15G, 4` HT x 3` SPR, B, F
	CE2	7	Codiaeum variegatum `Eleanor Roosevelt`	Eleanor Roosevelt Croton	15G, 4` HT x 3` W, F, SP
	COV	173	Codiaeum variegatum `Mammey`	Mammey Croton	3G, 24" OA, F,
	COS	42	Conocarpus erectus sericeus	Silver Buttonwood	3G, 30" HT x 24" SPR, FTB, 36" OC
	COB	47	Cordyline terminalis `Black Magic`	Black Magic Ti Plant	7G, 4` HT x 3` SPR, 3PP, SP, AS
	CRQ	53	Crinum augustum `Queen Emma`	`Queen Emma` Crinum	7G, 3`X3`, SP
	CG3	18	Crinum sp.	Green Crinum	7G, 3`X3`, SP
	HAC	540	Hamilia patens `Calusa`	Dwarf Firebush	3G, 24" OA, F, SP
	HS	14	Hibiscus rosa-sinensis	Chinese Hibiscus	25G, 6` HT x 4` SPR, F, SP
	JAI	14	Jatropha integerrima	Jatropha	CG, 6` HT x 5` SPR, STD, SP
	MYF	35	Myrcianthes fragrans	Simpson`s Stopper	3G, 24" OA, F
	MFF	30	Myrcianthes fragrans	Simpson Stopper	7G, 4` HT, F
	MC	149	Myrica cerifera	Wax Myrtle	3G, 24" OA, F
	PSW	157	Pennisetum setaceum `White`	White Fountain Grass	3G, 24" OA, F,
	SCA	597	Schefflera arboricola	Schefflera	3G, 24" HT x 18" SPR, FTB, 36" OC
	SCP	8	Serenoa repens `Cinerea`	Silver Saw Palmetto	3G, 18"OA, F
	STU	278	Stachytarpheta urticifolia	Blue Porterweed	3G, 24" HT x 18" SPR, F, 30" OC
	STK	6	Strelitzia nicolai	White Bird of Paradise	15G, 5`-6` HT, 5PP, F, SP
	SR2	6	Strelitzia reginae	Bird Of Paradise	7G, 4` HT, F
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER
	HC2	53	Hamelia patens `Compacta`	Dwarf Firebush	3G, 24" OA, F
GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER
	SPB	624	Spartina bakeri	Sand Cordgrass	3G, 24" OA, F
	TD2	218	Tripsacum floridanum	Florida Gamagrass	3G, 18" OA, FTB,
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER
	FIG	1,257	Ficus microcarpa `Green Island`	Green Island Ficus	3G, 12" HT x 15" SPR, F,
	ILS	1,533	Ilex vomitoria `Stokes Dwarf`	Dwarf Yaupon	3G, 18" OA, F,
	JUP	765	Juniperus chinensis `Parsonii`	Parson`s Juniper	3G, 10" HT x 18" SPR, F

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Watermark Residential

City of Stuart, Florida

Landscape Plant Schedule

Date	By	Description
08.30.2018	J.J.	Initial Submittal
10.08.2018	J.J.	LPA Submittal

NORTH

SCALE: 1" = 20'

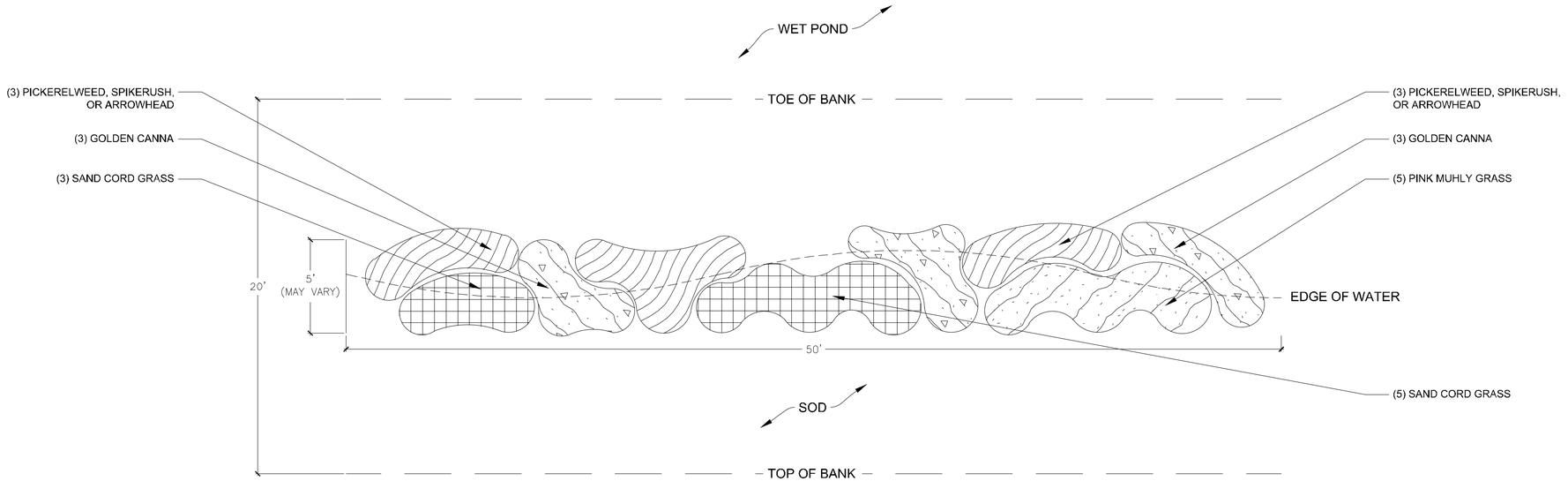
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REG. # 1018
Thomas P. Lucido

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Sheet **LA-6**

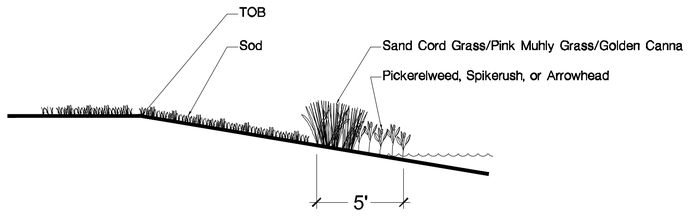
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*Arrangement of plantings may vary.

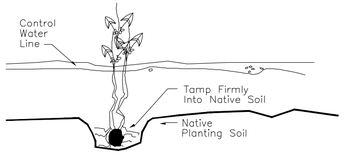
Typical 50' Littoral Section - Plan

N.T.S.



Typical Littoral Zone Cross-Section

N.T.S.



Typical Littoral Planting Detail

N.T.S.

TYPICAL 50' LITTORAL SECTION PLANT SCHEDULE:

	COMMON NAME/Botanical Name	Specifications
6	PICKERELWEED/Pontederia cordata	24"ht., BR, clean, free of weeds, 3' o.c., 6"-2' depth
	SPIKERUSH/Eleocharis interstincta	BR, clean,free of weeds, 3' o.c., 6"-18"depth
	ARROWHEAD/Sagittaria spp.	24"ht., BR, clean, free of weeds, 3' o.c., 6"-2' depth
6	GOLDEN CANNA/Canna flaccida	BR, 3' o.c., shoreline-3" depth
5	PINK MUHLY GRASS/Muhlenbergia capillaris	4" liner, 2.5' o.c., shoreline-6" depth
8	SAND CORDGRASS/Spartina bakeri	4" liner, 2.5' o.c., shoreline-6" depth

Typical 50' Littoral Section Plant Schedule

*LITTORAL ZONE PLANT SCHEDULE:

450 lf. shoreline / 50' typ. section = 9 (multiplied by material in typical plant schedule above)

	COMMON NAME/Botanical Name	Specifications
54	PICKERELWEED/Pontederia cordata	24"ht., BR, clean, free of weeds, 3' o.c., 6"-2' depth
	SPIKERUSH/Eleocharis interstincta	BR, clean,free of weeds, 3' o.c., 6"-18"depth
	ARROWHEAD/Sagittaria spp.	24"ht., BR, clean, free of weeds, 3' o.c., 6"-2' depth
54	GOLDEN CANNA/Canna flaccida	BR, 3' o.c., shoreline-3" depth
45	PINK MUHLY GRASS/Muhlenbergia capillaris	4" liner, 2.5' o.c., shoreline-6" depth
72	SAND CORDGRASS/Spartina bakeri	4" liner, 2.5' o.c., shoreline-6" depth

*Plant and shoreline totals may vary.

Littoral Zone Plant Schedule

lucido & associates
701 E Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:



N.T.S.

Project Team:

Applicant:	Thompson Thrift Development, Inc. dba Watermark Residential Salesforce Tower 111 Monument Circle, Suite 1600 Indianapolis, IN 46204
Land Planner / Landscape Architect / Environmental Planner:	Lucido & Associates 701 SE Ocean Boulevard Stuart, FL 34994
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Attorney:	McCarthy, Summers, Bobko, Wood, Norman, Bass & Taylor, P.A. 2400 SE Federal Highway Fourth Floor Stuart, FL 34994

Watermark Residential

City of Stuart, Florida

Littoral Details

Date	By	Description
08.30.2018	J.J.	Initial Submittal
10.08.2018	J.J.	LPA Submittal

NORTH

SCALE: 1" = 20'

0 10' 20' 40'

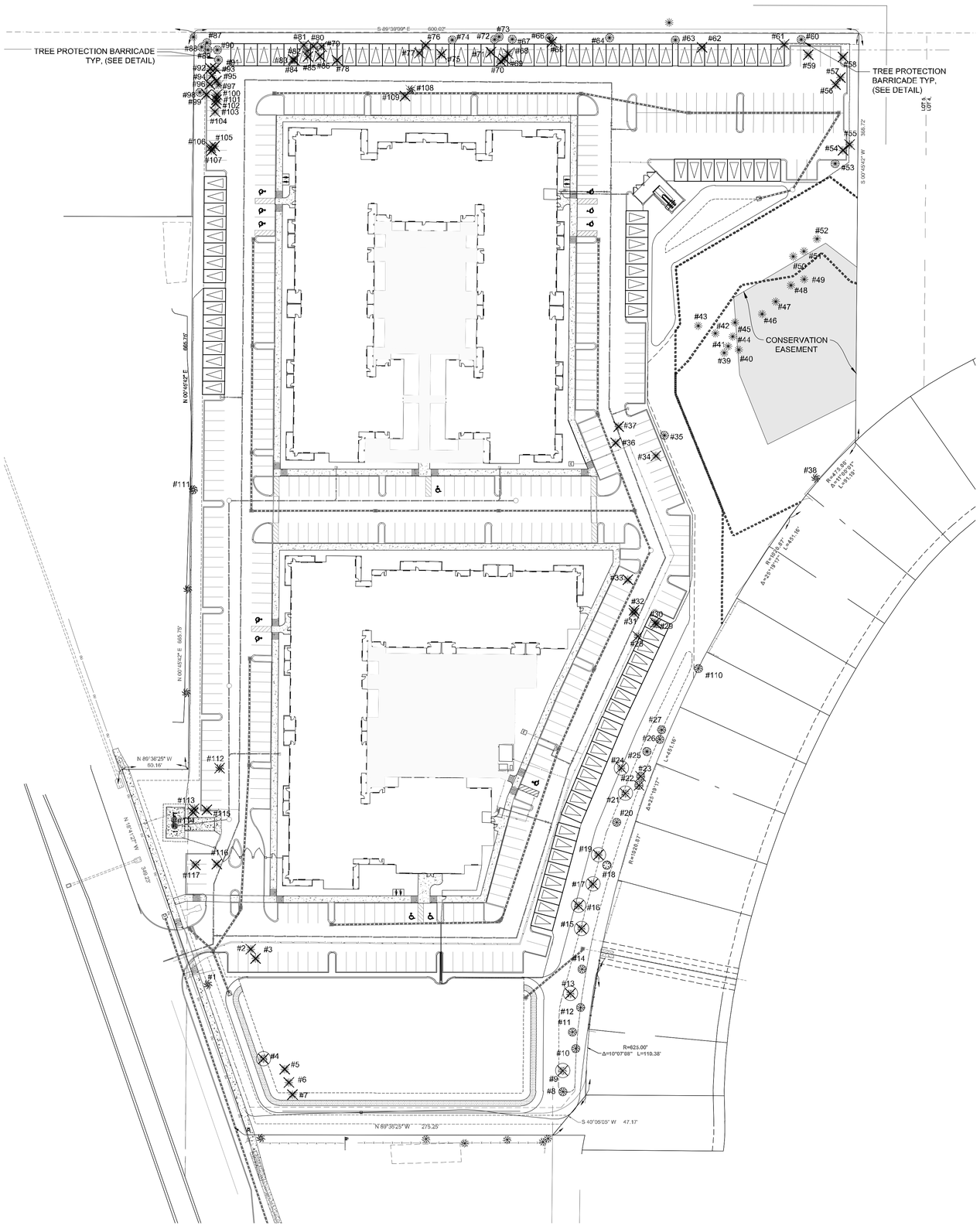
REG. # 1018
Thomas P. Lucido

Designer	JJ
Manager	SG
Project Number	17-1140
Municipal Number	---
Computer File	17-1140 Watermark Residential - Landscape.dwg

Sheet
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Drawing Name: J:\Projects Active\17-1140 Watermark Residential\Landscape\ Oct 09, 2018 – 11:35am 17-1140 Watermark Residential - Landscape.dwg

EXISTING TREE SCHEDULE

TREE #	SPECIES	DBH	STATUS
1	PALM	10	PRESERVE
2	PINE	4	REMOVE
3	PINE	4	REMOVE
4	OAK	6	RELOCATE
5	PINE	5	REMOVE
6	PINE	5	REMOVE
7	PINE	7	PRESERVE
8	OAK	14	PRESERVE
9	OAK	14	RELOCATE
10	OAK	12	PRESERVE
11	OAK	13	PRESERVE
12	OAK	15	PRESERVE
13	OAK	15	RELOCATE
14	OAK	10	PRESERVE
15	OAK	13	RELOCATE
16	OAK	10	RELOCATE
17	OAK	10	RELOCATE
18	CEDAR	5	PRESERVE
19	OAK	8	RELOCATE
20	OAK	13	PRESERVE
21	OAK	11	RELOCATE
22	OAK	5	PRESERVE
23	OAK	5	PRESERVE
24	OAK	12	PRESERVE
25	PINE	16	PRESERVE
26	OAK	7	PRESERVE
27	OAK	8	PRESERVE
28	OAK	7	REMOVE
29	PINE	15	REMOVE
30	PINE	17	REMOVE
31	PINE	5	REMOVE
32	PINE	4	REMOVE
33	PINE	12	REMOVE
34	PINE	7	REMOVE
35	PINE	7	PRESERVE
36	PINE	8	REMOVE
37	PINE	7	REMOVE
38	PALM	17	PRESERVE
39	PINE	7	PRESERVE
*40	PINE	6	PRESERVE
41	PINE	6	PRESERVE
42	PINE	6	PRESERVE
43	PINE	7	PRESERVE
44	PINE	4	PRESERVE
45	PINE	5	PRESERVE
*46	PINE	8	PRESERVE
*47	PINE	5	PRESERVE
*48	PINE	9	PRESERVE
*49	PINE	4	PRESERVE
50	PINE	4	PRESERVE
51	PINE	4	PRESERVE
52	PINE	5	PRESERVE
53	PINE	6	REMOVE
54	PINE	13	REMOVE
55	PINE	13	REMOVE
56	PINE	6	REMOVE
57	PINE	7	REMOVE
58	PINE	4	REMOVE
59	PINE	9	REMOVE
60	PINE	9	PRESERVE
61	PINE	9	REMOVE
62	PINE	18	REMOVE
63	PINE	6	PRESERVE
64	PINE	11	PRESERVE
65	PALM	8	PRESERVE
66	PINE	7	PRESERVE
67	PINE	7	PRESERVE
68	PINE	7	REMOVE
69	PINE	7	REMOVE
70	PINE	4	REMOVE
71	PINE	18	REMOVE
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73	PINE	4	PRESERVE
74	PINE	9	PRESERVE
75	PINE	6	REMOVE
76	PINE	4	REMOVE
77	PINE	4	REMOVE
78	PINE	13	REMOVE
79	PINE	9	REMOVE
80	PINE	8	REMOVE
81	PINE	4	REMOVE
82	PINE	9	REMOVE
83	PINE	6	REMOVE
84	PINE	4	REMOVE
85	PINE	8	REMOVE
86	PINE	7	REMOVE
87	PINE	5	PRESERVE
88	PINE	8	PRESERVE
89	PINE	7	PRESERVE
90	PINE	9	PRESERVE
91	PINE	12	PRESERVE
92	PINE	11	REMOVE
93	PINE	9	REMOVE
94	PINE	7	REMOVE
95	PINE	7	REMOVE
96	PINE	7	REMOVE
97	PINE	8	REMOVE
98	PINE	11	PRESERVE
99	PINE	5	REMOVE
100	PINE	7	REMOVE
101	PINE	6	REMOVE
102	PINE	11	REMOVE
103	PINE	7	REMOVE
104	PINE	8	REMOVE
105	PINE	10	REMOVE
106	PINE	6	REMOVE
107	PINE	13	REMOVE
108	PALM	10	REMOVE
109	PINE	4	REMOVE
110	OAK	10	RELOCATE
111	PALM	10	PRESERVE
112	PALM	15	REMOVE
113	PINE	24	REMOVE
114	PINE	24	REMOVE
115	PINE	17	REMOVE
116	PINE	4	REMOVE
117	PINE	7	PRESERVE

TREE MITIGATION LEGEND

- Existing Oak Tree
- Existing Pine Tree
- Existing Cedar Tree
- Existing Palm Tree
- Tree Protection Barrier
- Tree to be Relocated On-Site
- Tree to be Removed

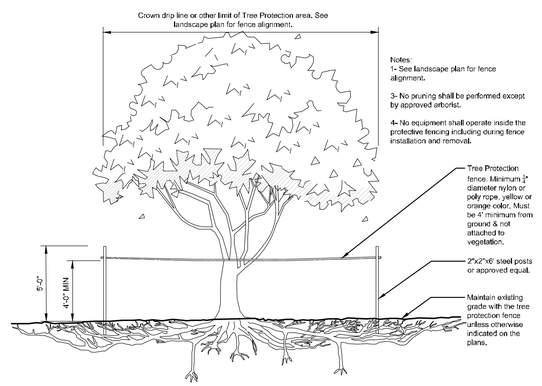
Trees not requiring mitigation per City of Stuart Code (chapter 8: Specimen Tree).

* Denotes Trees within Conservation Easement.

TREE MITIGATION SCHEDULE --- WATERMARK RESIDENTIAL

I. SLASH PINES	QUANTITY	INCHES
Trees Removed	16	229
Mitigation Required (x1.5"):		**344**
Mitigation Provided		
Credit for Height of Royal Palms (8' Height = 8" per Palm)	26	208
Credit for Height of Alexander Palms (4' Height = 4" per Palm)	39	156
PINE MITIGATION PROVIDED		**364**

2. HARDWOODS	QUANTITY	INCHES
Trees Removed	1	2.5
Mitigation Required (x2.5"):		**6.25**
Mitigation Provided		
Bald Cypress Trees (4.5")	6	27
HARDWOOD MITIGATION PROVIDED		**27**

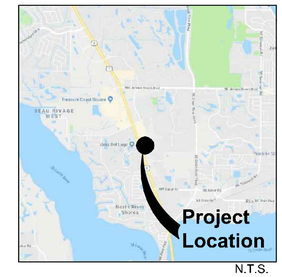


TREE PROTECTION BARRICADE

NTS

lucido & associates
701 E Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:



N.T.S.

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Watermark Residential

City of Stuart, Florida

Tree Mitigation

Date	By	Description
08.30.2018	J.J.	Initial Submittal
10.08.2018	J.J.	LPA Submittal

NORTH

SCALE: 1" = 50'

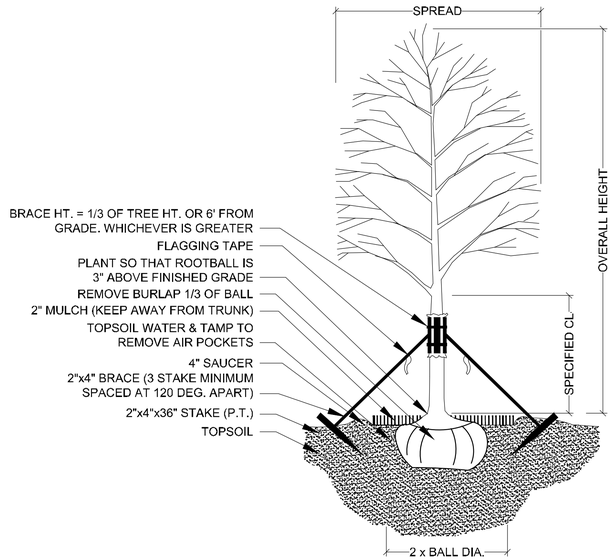
0 25' 50' 100'

REG. # 1018
Thomas P. Lucido

Designer	JJ
Manager	SG
Project Number	17-1140
Municipal Number	---
Computer File	17-1140 Watermark Residential - Landscape.dwg

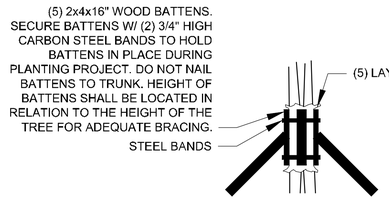
Sheet **LA-8**

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TREE PLANTING & STAKING

NOT TO SCALE

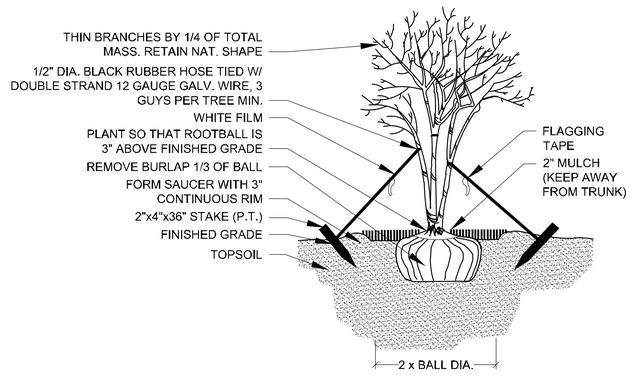


BRACING DETAIL

NOT TO SCALE

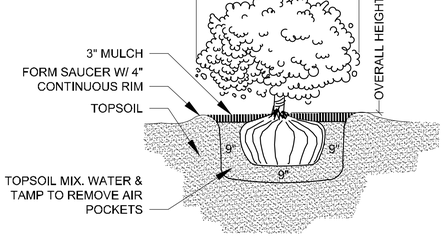
PALM PLANTING - ANGLE STAKE

NOT TO SCALE



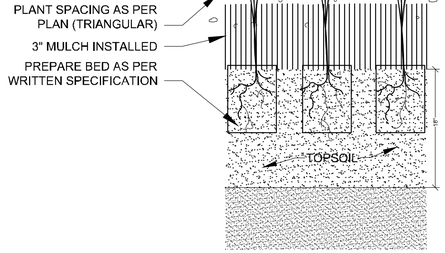
MULTI-TRUNK PLANTING & GUYING

NOT TO SCALE



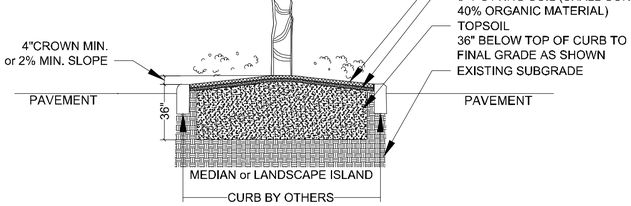
SHRUB PLANTING

NOT TO SCALE



GROUNDCOVER PLANTING DETAIL

NOT TO SCALE

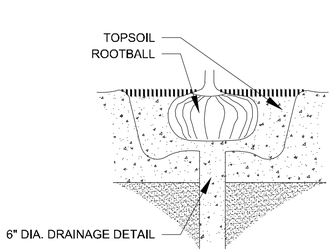


THIS DETAIL SHOWN DEPICTS A MEDIAN AND/OR LANDSCAPE ISLAND AND IS FOR GRAPHIC PURPOSES ONLY; SOIL PREPARATION SHALL APPLY TO ALL TREE, SHRUB, & GROUND COVER AREAS. THIS DOES NOT INCLUDE SOD AREAS

LANDSCAPE AREA PREPARATION DETAIL

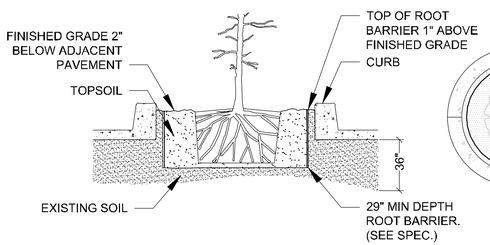
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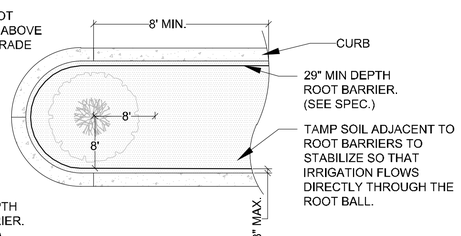
- *TOPSOIL SHALL BE NATURAL, FRIABLE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY OF THE PROJECT SITE THAT PRODUCES HEAVY GROWTH.
- TOPSOIL SHALL HAVE A PH RANGE OF 5.5-7.4, FREE FROM SUBSOIL, WEEDS, LITTER, SODS, CLAY, STONES, STUMPS, ROOTS, TRASH, HERBICIDES, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH, OR HINDER PLANTING OPERATIONS.
- TOPSOIL SHALL CONTAIN A MINIMUM OF 3% ORGANIC MATERIAL.
- TOPSOIL MUST PERCOLATE WATER AT A RATE OF 1" PER HOUR (SEE ALSO DRAINAGE TESTING DETAIL FOR TREES)
- LANDSCAPE AREA SOILS SHALL BE APPROVED BY LANDSCAPE ARCHITECT/OWNER PRIOR TO PLANTING



DRAINAGE TESTING DETAIL

NOT TO SCALE

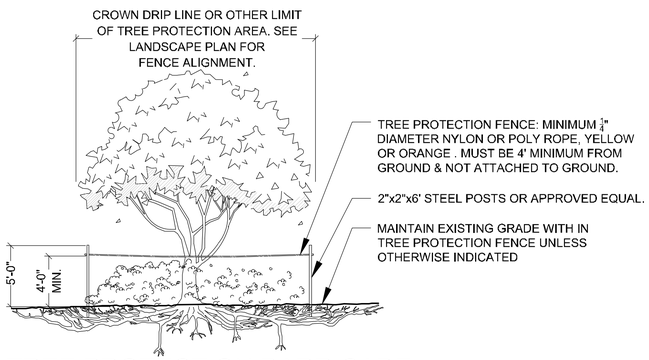




SPECIAL APPLICATIONS ROOT BARRIER DETAIL

NOT TO SCALE

NOTES:
1- ROOT BARRIER SHALL BE INSTALLED WHEN ROOT BALL IS LOCATED WITHIN 8' OF PAVEMENT AND OR CURB.
2- ROOT BARRIER SHALL BE "BIO-BARRIER 29" DEPTH OR APPROVED EQUAL.
3- ROOT BARRIER SHALL BE INSTALLED PER MANUFACTURE'S SPECIFICATIONS AND RECOMMENDATIONS.



TREE PROTECTION BARRICADE

NOT TO SCALE

NOTES:
1- SEE LANDSCAPE PLAN FOR FENCE ALIGNMENT.
3- NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
4- NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.

DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS.

PRIOR TO PLANTING, ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER.

A. DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.

B. FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED. IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED.

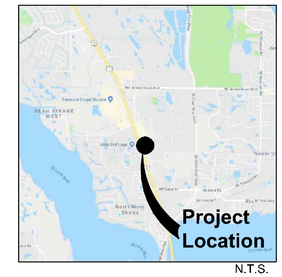
C. WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL)

D. ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.

E. WHEN BACKFILLING PLANTING PITS WITH NATIVE TOPSOIL, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.

lucido & associates
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Watermark Residential

City of Stuart, Florida

Landscape Details

Date	By	Description
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NORTH

SCALE: 1" = 50'

0 25' 50' 100'

REG. # 1018
Thomas P. Lucido

Designer	JJ	Sheet
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LANDSCAPE SPECIFICATIONS

PART 1: GENERAL CONDITIONS

1.01 SCOPE:
A. The landscape contract includes the supplying and planting of all trees, shrubs, vines, and ground cover together with all necessary labor, equipment, tools and materials needed for the successful completion, execution and maintenance of the landscape plans.

1.02 AGENCY STANDARDS:
A. Grades and standards of plant materials to be used shall be true to name, size, condition and graded Florida #1 or better as stated in: Grades and Standards of Florida Plant Materials published by the State of Florida Department of Agriculture, Tallahassee, Florida.

1.03 SITE EXAMINATION:
A. The Landscape Contractor shall personally examine the site and fully acquaint him/herlself with all of the existing conditions in order that no mis-understanding may afterwards arise as to the character or extent of the work to be performed, and, additionally, in order to acquaint him/herself with all precautions to be taken in order to avoid injury to property or persons. No additional compensation will be granted because of any unusual difficulties which may be encountered in the execution or maintenance of any portion of the work.

1.04 ERRORS AND OMISSIONS:
A. The plant list is a part of the drawings and is furnished as a convenience. The plant list indicates the name, size and quantities of specific plant materials as called for and is located on the drawings. The Landscape Contractor is responsible for his/her own quantity count, and any discrepancy between drawings and plant list shall be considered as correct on the drawings.

B. The Landscape Contractor shall not take advantage of errors or omissions in the specifications or contract drawings. Full instruction will be given if such errors are discovered. Upon the discovery of any discrepancies in, or omissions from the drawings or documents, or should the Landscape Contractor be in doubt as to their meaning, the Landscape Architect shall be notified and will determine the actions necessary to each query.

C. If plans and specifications are found to disagree after the contract is awarded, the Landscape Architect shall be the judge as to which was intended.

1.05 EXECUTION OF THE WORK:
A. The Landscape Contractor shall have his labor crews controlled and directed by a Foreman well versed in plant materials, planting methods, reading plans, and coordination between job and nursery in order to execute installation correctly and in a timely manner.

B. The Landscape Contractor shall provide a competent English-speaking Foreman on the project at all times, who shall be fully authorized as the Contractor's agent on the work. The Foreman shall be capable of reading and thoroughly understanding the Plans, Specifications and other Contract Documents. If the Superintendent is deemed incompetent by the Landscape Architect, he (the superintendent) shall be immediately replaced.

C. The Landscape Contractor shall be available for any meetings with the Owner and/or Landscape Architect during implementation of the job. Any additional work or changes required as a result of failure to communicate with the Owner or Landscape Architect during implementation will be the responsibility of the Landscape Contractor.

1.06 PROTECTION OF PUBLIC AND PROPERTY:
A. The Landscape Contractor shall protect all materials and work against injury from any cause 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 persons or property which may occur as a result of his fault or negligence in the execution of the work, i.e. damage to underground pipes or cables.

1.07 CHANGES AND EXTRAS:
A. The Contractor shall not start work on any changes or "extras" in the project until a written agreement setting forth the adjusted prices has been executed by the Owner and the Contractor. Any work performed on changes or "extras" prior to execution of a written agreement may or may not be compensated for by the Owner at his discretion.

1.08 GUARANTEE:
The Landscape Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, except sod, for a period of 18 MONTHS from the time of completion and acceptance by the Landscape Architect and Owner. Sod shall be guaranteed to 90 calendar days after acceptance by the Landscape Architect and Owner. All plant material shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of the guarantee period. The guaranteeing of plant material shall be construed to mean complete and immediate replacement with plant material of the same variety, type, size, quality and grade as that of the originally specified material. During the guarantee period it shall be the Landscape Contractor's responsibility to immediately replace any dead or unhealthy material as determined by the Landscape Architect. The guarantee will be null and void if plant material is damaged by lightning, hurricane force winds, or any other acts of God, as well as vandalism or lack of proper maintenance.

B. At the end of the specified guarantee period, any plant required under this contract that is dead or not in satisfactory condition, as determined by the Landscape Architect, shall be replaced. The Landscape Contractor shall be responsible for the full replacement cost of plant materials for the first replacement and share subsequent replacement (s) costs equally with the Owner, should the replacement plant fail to survive.

1.09 CARE AND MAINTENANCE:
A. The Landscape Contractor shall be responsible for the care and maintenance of all plant materials and irrigation when applicable until final acceptance by the Owner or Landscape Architect.

B. The Owner agrees to execute the instructions for such care and maintenance.

1.10 SAFETY:
A. It shall be the responsibility of the Landscape Contractor to protect all persons from injury and to avoid property damage. Adequate warning devices shall be placed and maintained during the progress of the work.

B. It shall be the contractor's responsibility to conform to all local, state, and federal safety laws and codes including the Federal Occupational Safety And Health Act (O.S.H.A.).

1.11 CONTRACTOR QUALIFICATION:
A. The Owner may require the apparent contractor (s) to qualify him/herself to be a responsible entity by furnishing any or all of the following documentary data:
1. A financial statement showing assets and liabilities of the company current to date.
2. A listing of not less than (3) completed projects of similar scope and nature.
3. Permanent name and address of place of business.
4. The number of regular employees of the organization and length of time the organization has been in business under the present name.

1.12 INSURANCE AND BONDING:
A. The contractor (s) shall submit proof of insurance for this job for the time period that the work is done. The minimum amount of insurance shall be $300,000.00 per person and $300,000.00 per aggregate or as required by owner and agreed to in the contract. The successful bidder shall be required to have this coverage in effect before beginning work on the site.

B. The Owner shall have the right to require the Contractor to furnish bonds covering faithful performance of the Contract and payment obligations arising thereunder as stipulated in bidding requirements or specifically required in the Contract Documents on the date of execution of the Contract.

1.13 PERMITS AND CERTIFICATES:
A. All contractors shall secure and pay for all permits and certificates required for his/her class of work.

PART 2: MARTERIALS

2.01 PLANT MATERIALS:
A. A complete list of plants is shown on the drawings, including a schedule of quantities, sizes, and such other requirements deemed necessary. In the event discrepancies occur, the specifications on the drawings shall govern.

B. Substitutions: Substitutions of plant materials or changes in size or spacing of materials will be permitted ONLY upon written authorization by the Owner or the Landscape Architect. If plant material is not of sufficient size to meet applicable codes, a letter of variance from the appropriate agency must be obtained by the Contractor prior to issuance of any change order. If material of smaller size is to be accepted, the quantity of material shall be increased, at no additional cost to the Owner, to meet the intent of the drawings.

C. All plant materials shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal to or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured before pruning with branches in normal position. Any necessary pruning shall be done at the time of planting.

D. All plant materials shall be nursery grown, unless otherwise noted, Florida #1 or better and shall comply with all required inspections, grading standards and plant regulations as set forth by the Florida Department of Agriculture's Grades and Standards for Nursery Plants, most current addition and Grades and Standards for Nursery Plants, most current addition.

E. Plants that do not have the normal balance of height and spread typical for the respective plant shall not be acceptable.

F. The Landscape Contractor shall install each plant to display its best side. Adjustments may be required if plants are not installed properly and/or approved by the Landscape Architect at no additional cost to owner.

2.02 INSPECTION

A. The Landscape Architect and Owner may inspect trees and shrubs at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size and quality. The Landscape Architect and Owner retain the right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Rejected plant materials shall be immediately removed from project site.

2.03 PROTECTION OF PLANT MATERIALS:
A. Balled and burlapped plants (B & B) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped with burlap similar materials and bound with cord, rope, or wire mesh. All collected plants shall be balled and burlapped.

B. Plants with broken, damaged or insufficient rootballs will be rejected.

C. All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants.

D. Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch or other protection from the drying of wind and sun. All plants shall be watered as necessary by the Landscape Contractor until planted.

2.04 STORAGE
A. All plant materials shall be stored on the site in designated areas, specified by the Landscape Architect or Owner's agent.

B. No plant material shall be stored longer than seventy-two (72) hours unless approved by Landscape Architect and/or owner.

C. The Landscape Architect reserves the right to reject any plant materials not in conformance with these specifications.

D. All rejected material shall be immediately removed from the site and replaced with acceptable material at no cost to the Owner.

2.05 PROTECTION DURING PLANTING:
A. Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, wood battens or other approved methods. Battens shall NOT be attached to the tree with nails

2.06 TOP SOIL:
A. Planting soil for all plantings shall consist of topsoil and be natural, friable, fertile, fine loamy soil possessing characteristics of representative topsoil in the vicinity of the project site that produces heavy growth. Topsoil shall have a PH range of 5.5-7.4, free from subsoil, weeds, litter, sods, clay, stones, stumps, roots, trash, herbicides, toxic substances, or any other material which may be harmful to plant growth, or hinder planting operations. Topsoil shall contain a minimum of 3% organic material. Topsoil must percolate water at a rate of 1" per hour (See also drainage testing detail for trees)

B. Landscape Area Preparation. The intent of this section is to ensure a healthy growing environment for all planting material in all landscaped areas. Landscape Contractor to examine existing soils prior to planting to ensure conformance to all definitions of "Topsoil" (seeLandscape Area Preparation Detail); In addition, a 3" layer of high organic (min 40%) potting soil shall be added to the topsoil and mixed in at time of planting. *East Coast Recycling Inc.* is a recommended source for imported Topsoil (if needed) as well as the top 3" layer of potting soil.

Existing soils must meet all definitions of 'Topsoil' as described above in all planting areas throughout the site. If existing soils do not meet all definitions of Topsoil, please refer to the 'Landscape Area Preparation' detail. Examination may require existing soils to be tested by an accredited testing laboratory. Should a soil test be necessary, Contractor shall contact soil testing lab directly to confirm such lab's soil collection and transmittal protocol; all costs if any shall be borne by the Contractor. Contractor shall provide to Landscape Architect for review the results of the soil test if conducted. Contractor shall schedule an on-site meeting with Landscape Architect to review existing and/or imported soils prior to planting. The Landscape Area Preparation is the responsibility of the Landscape Contractor. He/she shall except all responsibility of planting soils and shall honor all guarantee items in section 1.08.

2.07 FERTILIZER:
A. Commercial fertilizer shall comply with the state and local fertilizer laws. Nitrogen shall not be less than 40% from organic source. Inorganic chemical nitrogen shall not be derivec from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall be rejected.

B. Thoroughly mixed 3 lbs. of commercial fertilizer to each cubic yard of planting soil.

C. Tabletized fertilizer shall be Agriform planting tablets 20-10-5 formula, 21 gram or equal. All trees and shrubs shall be fertilized with tabletized fertilizer as follows. While backfilling plant holes, fertilizer tablets shall be equally spaced and placed adjacent to the ball mid-way in depth in accordance with the following rates:

1 gallon container 1 tablet
3 gallon container 2 tablets
5 gallon container 3 tablets
7 gallon container 5 tablets

Large tubs, wire baskets, grow bags, and balled and burlapped material shall have 1 tablet for each 1/2 inch of trunk diameter (measured 3 feet from ground) or for each foot of height or spread of larger shrub material. The Landscape Architect reserves the right to inspect and review the application of fertilizer.

2.08 MULCH:
A. Mulch material shall be clean, dry, free of weeds, seeds and pests, moistened at the time of application to prevent wind displacement. Cypress &/or Red mulch is prohibited.

B. All trees and shrub beds shall receive 3" mulch immediately after planting and thoroughly watered. Apply 2" max on tree & palm rootballs, keep 6" away from tree & palm trunks or as required by local jurisdiction.

PART 3 EXECUTION
3.01 DIGGING:
A. The Landscape Contractor shall exercise care in digging and other work so as not to damage existing work, including overhead wires, 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 Owner shall be consulted and contractor will adjust the location of plants to clear such obstruction. The Contractor shall be responsible for the immediate repair of any damage caused by his work.

3.02 GRADING:
A. Grading for drainage, swales, etc. to within 4 inches of the finished grade to be provided by others.

B. It shall be the responsibility of the Landscape Contractor to provide the final grading during the course of landscape installation so as to bring sod and planting areas to their proper elevations in relation to walks, paving, drain structures, and other site conditions. The site grading plan must be checked prior to installation of sod to insure that drainage and other conditions will NOT be modified.

3.03 PLANTING:
A. Planting shall take place during favorable weather conditions.

B. The Contractor shall call for utility locates and ascertain the location of all utilities and easements so proper precautions can be taken not to damage or encroach on them.

C. Tree Planting shall be located where it is shown on the plan. No planting holes shall be dug until the proposed locations have been staked on the ground by the Contractor.

D. Excavation of holes shall extend to the required subgrades as specified on the planting diagrams located in the landscape plans. Plant pits shall be circular in outline and shall have a profile which conforms to the aforementioned "Tree and Shrub Planting Diagrams".

E. A representative number of planting pits (a minimum of one in every 25 feet throughout the entire site) shall be tested for proper drainage. See Landscape Details for complete testing methods and requirements.

F. Planting pits shall be excavated to the following dimensions and backfilled with Topsoil- see Landscape Area Preparation Detail;
1 Gallon material (1 gal.): 12" x 12" x 12" min.
3 Gallon material (3 gal.): 20" x 20" x 18" min.
Lerio material (7 gal.): 30" x 30" x 24" min.
Field grown material and trees: 1-1/2 times width of ball and depth of ball plus 12" min.

G. No planting or laying of sod shall be initiated until the area has been cleaned of existing sod or other plant materials, rough grass, weeds, debris, stones etc. and the ground has been brought to an even grade, with positive drainage away from buildings and towards drain inlets and swales and approved by Landscape Architect or owner's rep.

H. Each plant shall be planted in an individual hole as specified for trees, shrubs, and vines.

I. All plants shall be set to ultimate finished grade. No filling will be permitted around trunks or stems. All ropes, wire, stakes, etc., shall be removed from sides and top of the ball and removed from hole before filling in.

J. All flagging ribbon shall be removed from trees and shrubs before planting.

K. Excess excavation (fill) from all holes shall be removed from the site, at no additional expense to Owner.

L. All palms shall be backfilled with sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future watering's. Saucer areas shall be top-dressed two (2") inches deep with topsoil raked and left in a neat, clean manner.

3.04 PRUNING:
A. Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual plants with as much height and spread as possible in a manner which will preserve the plant's natural character.

B. Make all cuts with sharp instruments flush with trunk or adjacent branch, in such a manner as to insure elimination of stubs. Cuts made at right angles to line of growth will not be permitted.

C. Trees shall not be poled or topped.

D. Remove all trimming from site.

3.05 GUYING:

A. All trees over six (6') feet in height shall, immediately after setting to proper grade, be guyed with three sets of two strands, No. 12 gauge malleable galvanized iron, in tripod fashion. See Detail.

B. Wires shall not come in direct contact with the tree but shall be covered with an approved protection device at all contact points. Wires shall be fastened in such a manner as to avoid pulling crotches apart.

C. Stake & Brace all trees larger than 12' oa. See detail. Stakes shall be 2" x 2" lumber of sufficient length to satisfactorily support each tree.

D. Turnbuckles for guying trees shall be galvanized or cadmium plated and shall be of adequate size and strength to properly maintain tight guy wires.

3.06 WATER:
A. Each plant or tree shall be thoroughly watered in after planting. Watering of all newly installed plant materials shall be the responsibility of the Landscape Contractor until final acceptance by the Landscape Architect.

B. Prior to installing any irrigation system components, the contractor shall obtain a water sample from the proposed water supply and conduct a particle size and count analysis on the sample using the services of a reputable lab certified in such analysis. Submit the test results to the owner/owner's representative for review and approval. Do not proceed further with system installation until given written approval to do so.

3.07 SOD:
A. The Landscape Contractor shall sod all areas indicated on the drawings.

B. It shall be the responsibility of the Landscape Contractor to fine grade all landscape areas, eliminating all bumps, depressions, sticks, stones, and other debris.

C. The sod shall be firm, tough texture, having a compacted growth of grass with good root development. It shall contain no noxious weeds, or any other objectionable vegetation, fungus, insects, or disease. The soil embedded in the sod shall be good clean earth, free from stones and debris.

D. Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven days before the sod is cut. The sod shall be carefully cut into uniform dimensions.

E. 6-6-6 fertilizer with all trace elements is to be applied at the rate of 40 lbs. per 1,000 sq. ft. prior to laying sod.

F. Solid sod shall be laid with closely abutting, staggered joints with a tamped or rolled, even surface.

G. The finished level of all sod areas after settlement shall be one (1") inch below the top of abutting curbs, walks, paving and wood borders to allow for building turf.

H. If in the opinion of the Landscape Architect, top dressing is necessary after rolling, clean yellow sand will be evenly applied over the entire surface and thoroughly washed in.

3.08 SEEDING:
A. The Landscape Contractor shall remove all vegetation and rocks larger than (1") in diameter from areas to be seeded, scarify the area, then apply fertilizer at a rate of 500 lbs. per acre.

B. Application: Argentine Bahia Grass seed- 200 Pounds per acre mixed with common hulled Bermuda seed- 30 lbs. per acre. All other seed mixtures shall be applied per the manufacturer's instructions.

C. Roll immediately after seeding with a minimum 500 pound roller, then apply straw mulch at the rate of 2,500 pounds per acre.

D. Apply fertilizer at the rate of 150 lbs. per acre 45-60 days after seeding.

3.09 CLEANING UP:
A. The contractor shall at all times keep the premises free from accumulations of waste materials or rubbish caused by his employees or work. He shall leave all paved areas "broom clean" when completed with his work.

3.10 MAINTENANCE:
A. Maintenance shall begin immediately after each plant is installed and shall continue until all planting has been accepted by the Owner or Landscape Architect. Maintenance shall include watering, weeding, removal of dead materials, resetting plants to proper grades or upright positions, spraying, restoration of planting saucer and/or any other necessary operations.

B. Proper protection to lawn areas shall be provided and any damage resulting from planting operations shall be repaired promptly.

C. Replacement of plants during the maintenance period shall be the responsibility of the Contractor, excluding vandalism or damage on the part of others, lighting, or hurricane force winds, until final acceptance.

D. In the event that weeds or other undesirable vegetation become prevalent, it shall be the Contractor's responsibility to remove them.

E. Trees or other plant material which fall or are blown over during the maintenance period will be reset by the Contractor at no additional expense to the Owner, the only exception being hurricane force winds.

3.11 COMPLETION, INSPECTION AND ACCEPTANCE:
A. Completion of the work shall mean the full and exact compliance and conformity with the provisions expressed or implied in the Drawings and in the Specifications, including the complete removal of all trash, debris, soil or other waste created by the Landscape Contractor.

B. Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the request of the Landscape Contractor.

C. All plant material shall be alive and in good growing condition for each specified kind of plant at the time of acceptance. The rating of each plant according to Florida Grades and Standards shall be equal to or better than that called for on the plans and in these Specifications at the time of final inspection and acceptance.

D. After inspection, the Landscape Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.

E. All trees & shrubs shall be straight and in correct position per the landscape plans, details and specifications. All nursery, shipping and identification tags & ribbons shall be removed from trees & shrubs immediately after planting.

lucido & associates
701 E Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:



N.T.S.

Project Team:

Applicant:	Thompson Thrift Development, Inc. dba Watermark Residential Salesforce Tower 111 Monument Circle, Suite 1600 Indianapolis, IN 46204
Land Planner / Landscape Architect / Environmental Planner:	Lucido & Associates 701 SE Ocean Boulevard Stuart, FL 34994
Engineer / Traffic Engineer / Surveyor:	Bowman Consulting Group 301 SE Ocean Blvd., Suite 301 Stuart, FL 34994
Attorney:	McCarthy, Summers, Bobko, Wood, Norman, Bass & Taylor, P.A. 2400 SE Federal Highway Fourth Floor Stuart, FL 34994

Watermark Residential

City of Stuart, Florida

Landscape Specifications

Date	By	Description
08.30.2018	JJ.	Initial Submittal
10.08.2018	JJ.	LPA Submittal

NORTH

SCALE: 1" = n.t.s.

0 25' 50' 100'

REG. # 1018
Thomas P. Lucido

Designer	JJ	Sheet
Manager	SG	LA-10
Project Number	17-1140	
Municipal Number	---	
Computer File	17-1140 Watermark Residential - Landscape.dwg	

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