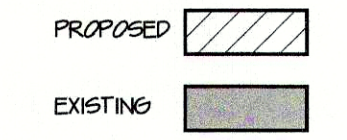


ARCHITECTURAL SITE PLAN

SCALE: 1" = 10'-0"

SITE PLAN NOTES

- 1- COORDINATE THIS DRAWING WITH CIVIL DRAWINGS PREPARED BY "GENALI BARBER & BRUNDAGE, INC."
- 2- REFER TO CIVIL DRAWINGS FOR ALL ASPECTS OF SITE IMPROVEMENTS INCLUDING PROPOSED SITE INFRASTRUCTURE, SITE GRADING, PAVING, CURBING, DRAINAGE AND OTHER PERTINENT SITE INFORMATION.
- 3- AREAS FOR STRUCTURE ARE IDENTIFIED:



HUMPHREY • ROSAL
A R C H I T E C T S
 3200 9TH ST. NORTH
 SUITE #300
 NAPLES, FLORIDA 34103
 (239) 263-4201
 FAX (239) 263-4451
 dhumphrey@humphreyrosal.com

DRAWN: 10/07/2019
 DATE: 10/07/2019
 REVISIONS:

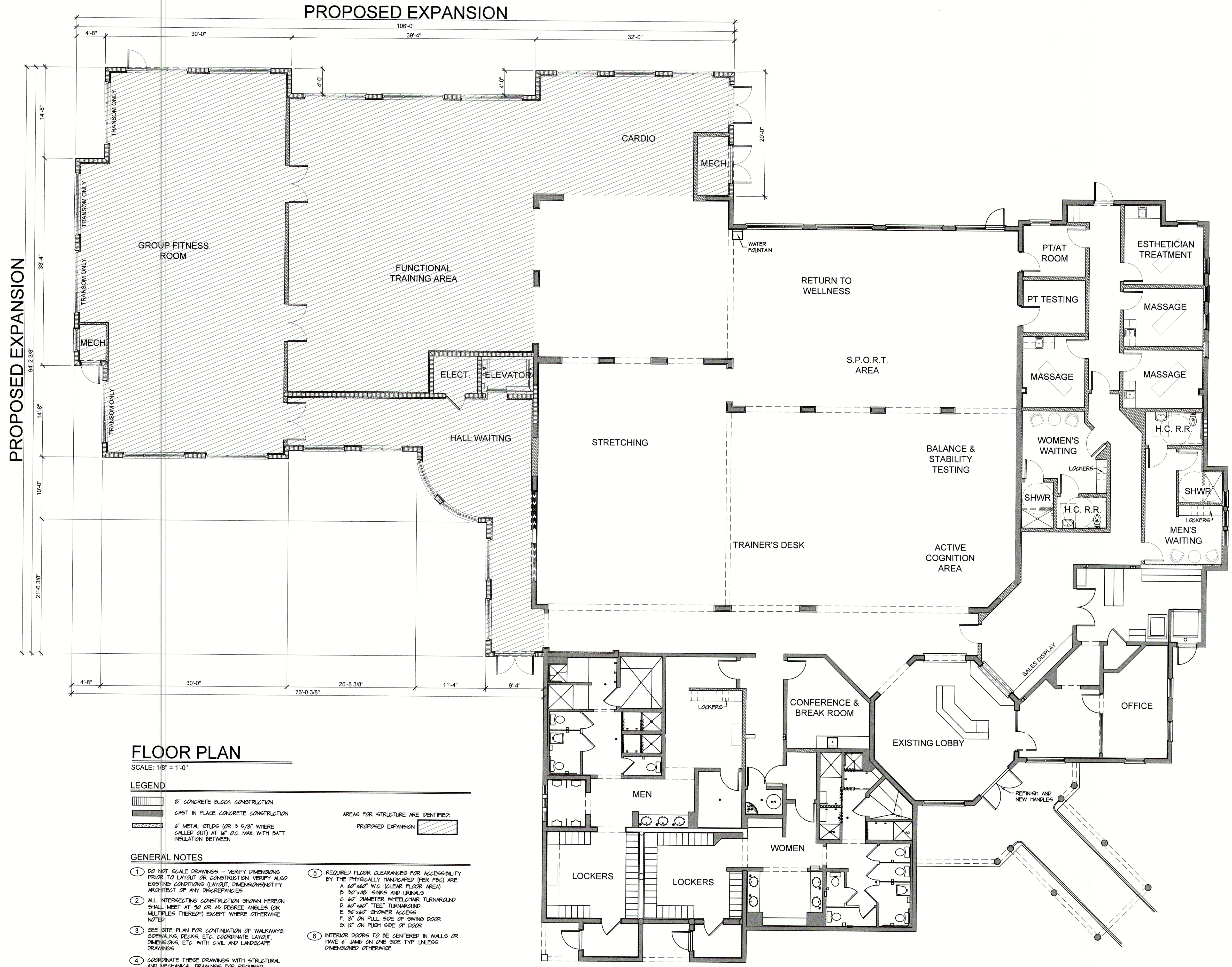
PROPOSED EXPANSION TO:
FITNESS CENTER
at THE BROOKS
 LEE COUNTY, FLORIDA

ARCHITECTURAL
 SITE PLAN

SHEET No.
A-01

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE PROPOSED STRUCTURE AND REVISIONS TO THE SAME ACCORDANCE WITH FLORIDA BUILDING CODE (IN EDITION OF 2002) AND FLORIDA STATE BOARD OF PROFESSIONAL ENGINEERS, 2002-21 BUILDING CONSTRUCTION ADMINISTRATIVE CODE ORDINANCE, AND FLORIDA STATUTES.

DAVID M. HUMPHREY
 FLORIDA REG. NO. 9763



FLOOR PLAN

SCALE: 1/8" = 1'-0"

LEGEND

- 8" CONCRETE BLOCK CONSTRUCTION
- CAST IN PLACE CONCRETE CONSTRUCTION
- 4" METAL STUDS (OR 3 5/8" WHERE CALLED OUT) AT 16" O.C. MAX. WITH BATT INSULATION BETWEEN
- AREAS FOR STRUCTURE ARE IDENTIFIED
- PROPOSED EXPANSION

GENERAL NOTES

1. DO NOT SCALE DRAWINGS - VERIFY DIMENSIONS PRIOR TO LAYOUT OR CONSTRUCTION. VERIFY ALSO EXISTING CONDITIONS (LAYOUT, DIMENSIONS) NOTIFY ARCHITECT OF ANY DISCREPANCIES.
2. ALL INTERSECTING CONSTRUCTION SHOWN HEREIN SHALL MEET AT 90 OR 45 DEGREE ANGLES (OR MULTIPLES THEREOF) EXCEPT WHERE OTHERWISE NOTED.
3. SEE SITE PLAN FOR CONTINUATION OF WALKWAYS, SIDEWALKS, DECKS, ETC. COORDINATE LAYOUT, DIMENSIONS, ETC. WITH CIVIL AND LANDSCAPE DRAWINGS.
4. COORDINATE THESE DRAWINGS WITH STRUCTURAL AND MECHANICAL DRAWINGS FOR REQUIRED EQUIPMENT CLEARANCES AND MAINTENANCE ACCESS.
5. REQUIRED FLOOR CLEARANCES FOR ACCESSIBILITY BY THE PHYSICALLY HANDICAPPED (PER FDC) ARE:
 A. 40" x 40" W.G. (CLEAR FLOOR AREA)
 B. 30" x 48" SINKS AND URINALS
 C. 60" DIAMETER WHEELCHAIR TURNAROUND
 D. 60" x 60" "TIE" TURNAROUND
 E. 36" x 48" SHOWER ACCESS
 F. 18" ON PULL SIDE OF SWING DOOR
 G. 18" ON PUSH SIDE OF DOOR
6. INTERIOR DOORS TO BE CENTERED IN WALLS OR HAVE 4" JAMB ON ONE SIDE TYP. UNLESS DIMENSIONED OTHERWISE.

HUMPHREY · ROSAL
A R C H I T E C T S
 3200 9TH ST. NORTH
 SUITE 600
 NAPLES, FLORIDA 34103
 (239) 263-4201
 FAX (239) 263-4451
 dhumphrey@humphreyrosal.com

10/07/2019
 DRAWN: [blank]
 DATE: [blank]
 REVISIONS: [blank]

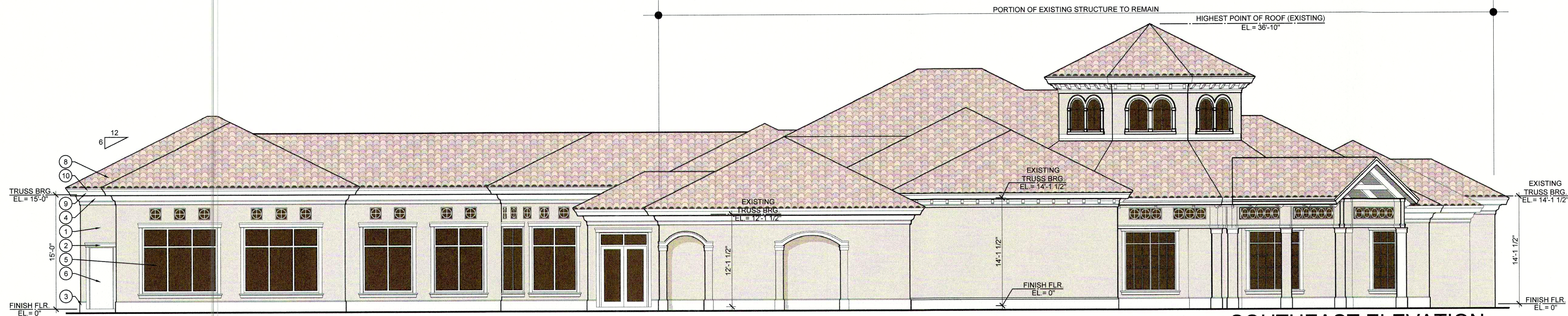
PROPOSED EXPANSION TO:
FITNESS CENTER
at THE BROOKS
 LEE COUNTY, FLORIDA

FLOOR PLAN
 SCALE: 1/8" = 1'-0"

SHEET No.
A-02

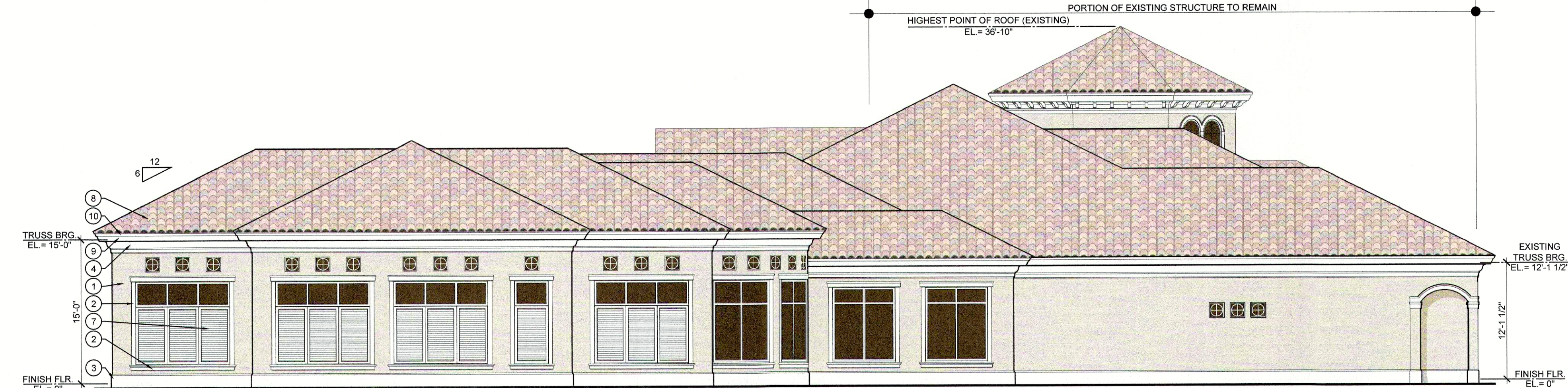
I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE PROPOSED STRUCTURE HAS BEEN DESIGNED IN STRICT ACCORDANCE WITH THE FLORIDA BUILDING CODE 6th EDITION, FLORIDA TIME PROVISION CODE 6th EDITION, 2012 INTERNATIONAL RESIDENTIAL CONSTRUCTION ADMINISTRATIVE CODE, ORDINANCE, AND FLORIDA STATUTE.

DAVID M. HUMPHREY
 FLORIDA REG. NO. 9763



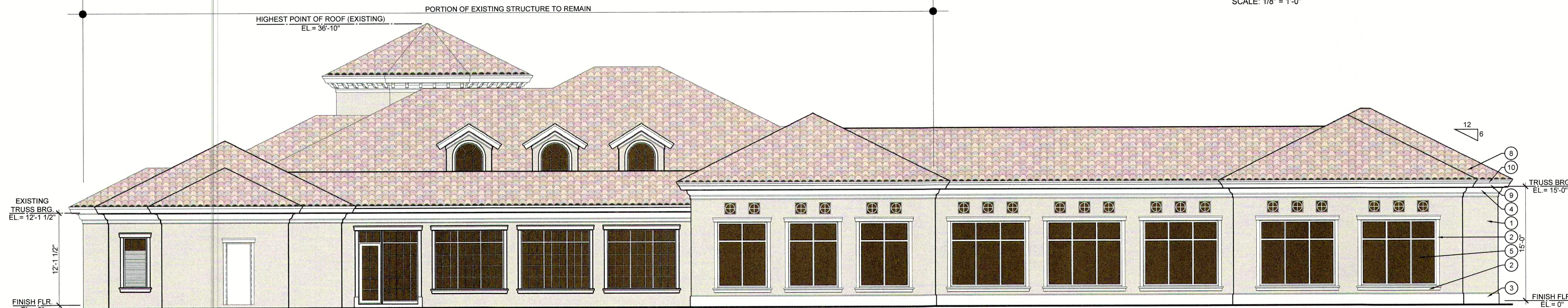
SOUTHEAST ELEVATION

SCALE: 1/8" = 1'-0"



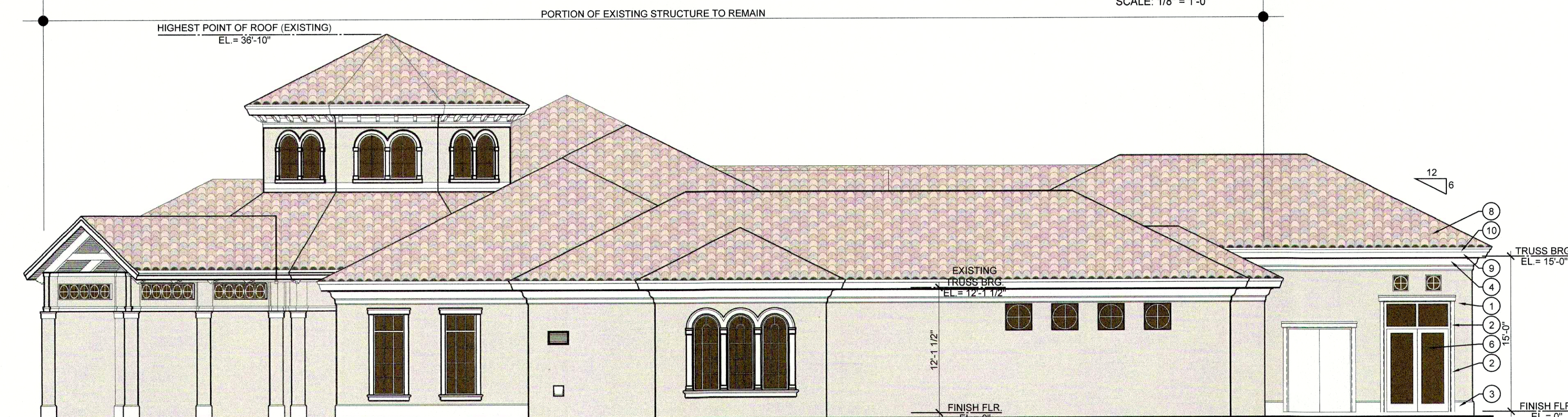
SOUTHWEST ELEVATION

SCALE: 1/8" = 1'-0"



NORTHWEST ELEVATION

SCALE: 1/8" = 1'-0"



NORTHEAST ELEVATION

SCALE: 1/8" = 1'-0"

MATERIALS LEGEND

- ① STUCCO 5/8" THICK IN SMOOTH (SAND) FINISH
 -OVER CONCRETE OR CONCRETE MASONRY CONSTRUCTION USE
 LIME BONDING AGENT OVER CAST CONCRETE SURFACES LATH
 1/2" WIRE BOND AT ALL MASONRY TO CONCRETE TRANSITIONS
 -OVER 1/2" PLYWOOD CONSTRUCTION USE GALVANIZED METAL
 LATH OVER BUILDING PAPER OVER PLYWOOD SURFACES
- ② MINOR/DORIC TRIM RASPED SMOOTH (SAND) FINISH STUCCO
 TRIM IN PROFILES AS SHOWN
- ③ BASE TRIM RASPED SMOOTH (SAND) FINISH STUCCO TRIM IN
 PROFILES AS SHOWN
- ④ CORNER TRIM "ARGENTINE" IMITATION STONE OF 1/2" MIN
 PRECAST STUCCO OVER HIGH DENSITY POLYSTYRENE
- ⑤ MINOR/DORIC TRIM RASPED SMOOTH (SAND) FINISH STUCCO
 TRIM IN PROFILES AS SHOWN
- ⑥ DOORS SEE SCHEDULE FOR SIZE, TYPE, FRAME AND DETAILS
 AND OTHER PERTINENT INFO INCLUDING REQUIRED IMPACT
 PROTECTION OF EXTERIOR OPENINGS
- ⑦ WINDOWS SEE SCHEDULE FOR SIZE, TYPE, FRAME AND DETAILS
 AND OTHER PERTINENT INFO INCLUDING REQUIRED IMPACT
 PROTECTION OF EXTERIOR OPENINGS
- ⑧ FALSE LAMBS RESERVATIVE FALSE LAMBS OF POLYURETHANE
 WITH SMOOTH FINISH AND TO BE FIELD PAINTED
- ⑨ CONCRETE ROOF TILES BARREL CONCRETE ROOF TILES OVER
 "PLANTASTIC" PEEL AND STICK SMOOTH MODIFIED BITUMEN
 SINGLE PLY UNDERLAYMENT OVER PLYWOOD SHEATHING
- ⑩ FASCIA 1x4 (S4S) CEDAR FASCIA WITH 3/4" MIN LAP OVER 1x2
 (S4S) CEDAR FASCIA OVER 2x SUBFASCIA
- ⑪ DRIP EDGE FLASHING METAL SHAP-ON FLASHING AND GLEAT

HUMPHREY · ROSAL
 ARCHITECTS
 (239) 263-4201
 3200 9TH ST. NORTH
 NAPLES, FLORIDA 34103
 david@humphreyrosal.com

10/07/2019
 DRAWN:
 DATE:
 REVISIONS:

PROPOSED EXPANSION TO:
FITNESS CENTER
at THE BROOKS
 LEE COUNTY, FLORIDA

EXTERIOR ELEVATIONS

SHEET No.
A-03

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE PROPOSED STRUCTURE HAS BEEN DESIGNED IN STRICT ACCORDANCE WITH THE FLORIDA BUILDING CODE 6th EDITION, FLORIDA FIRE PREVENTION CODE 6th EDITION, 2002-01 BUILDING CONSTRUCTION ADMINISTRATION CODE, GOVERNANCE, AND FLORIDA STATUTES.

DAVID M. HUMPHREY
 FLORIDA REG. NO. 9763

CONCEPTUAL LANDSCAPE PLANS FOR:

THE COMMONS CLUB AT THE BROOKS

LOCATED IN SECTION 10, TOWNSHIP 47 SOUTH, RANGE 25 EAST,
VILLAGE OF ESTERO, LEE COUNTY, FLORIDA.

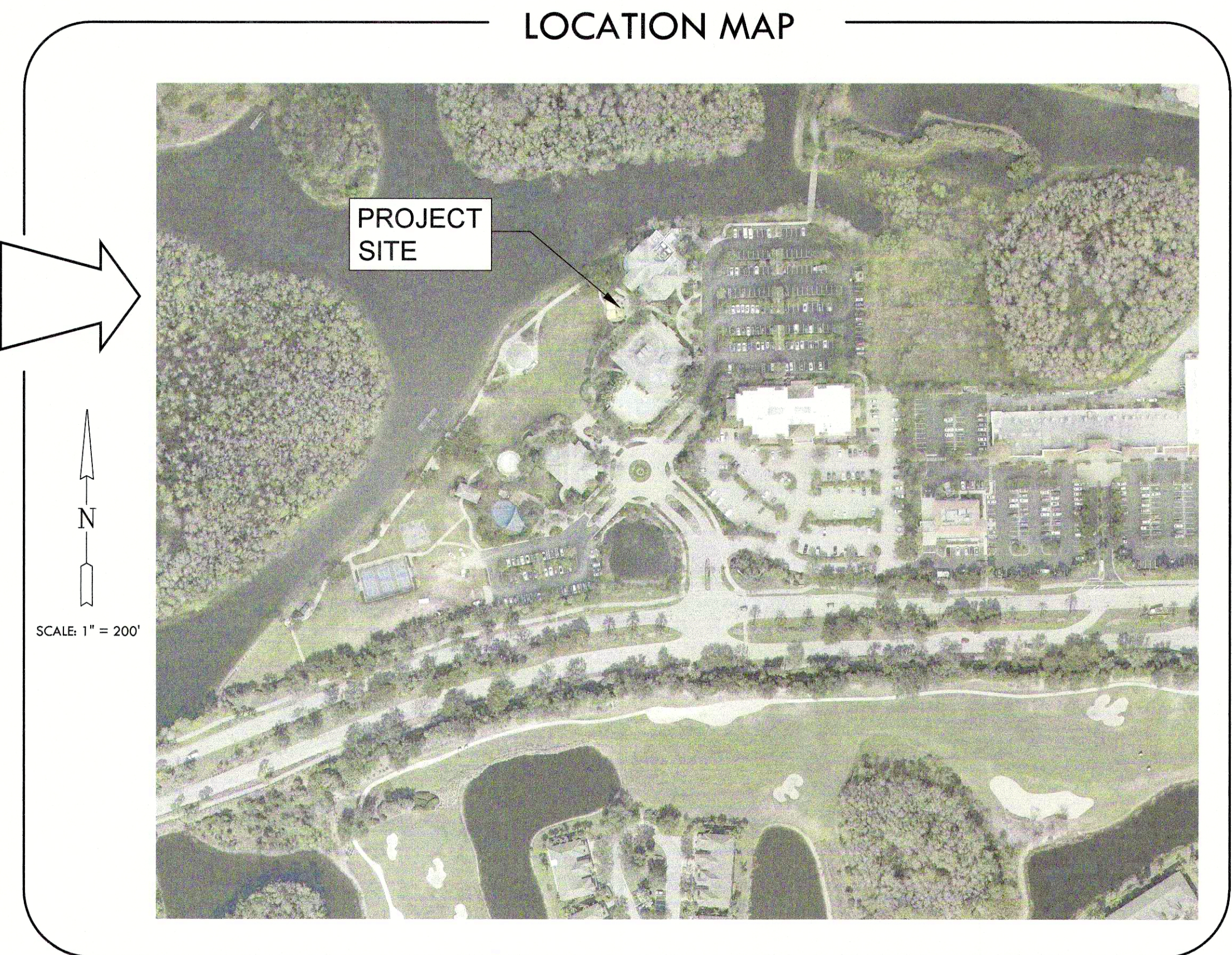
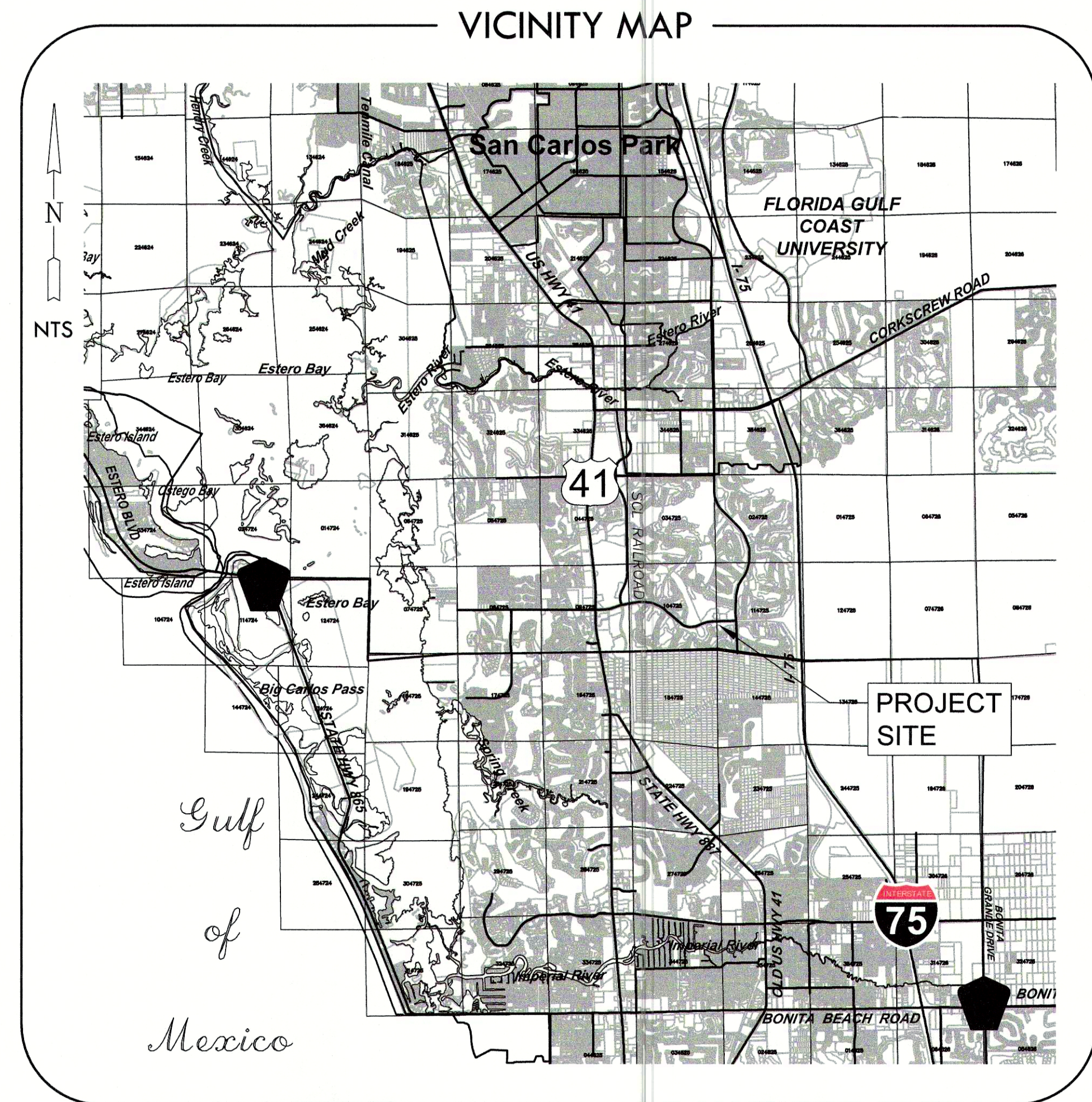
PROPERTY ZONING: GOLF COURSE, DRIVING RANGE

PROPERTY STRAP NUMBER: 10-47-25-E3-U2127.1991

FOLIO ID: 10278090

LEGAL DESCRIPTION: AS PROVIDED BY SURVEYOR

PREPARED FOR:
**THE COMMONS CLUB
 AT THE BROOKS**
 9930 COCONUT ROAD
 ESTERO, FL 34135



SHEET INDEX

SHEET #	SHEET TITLE
L1	COVER SHEET
L2	MASTER SITE PLAN
L3	PICKLEBALL PARKING SURVEY
L4	LIFESTYLE CENTER SURVEY
L5	PICKLEBALL PARKING LANDSCAPE PLAN
L6	LIFESTYLE CENTER LANDSCAPE PLAN
L7	LANDSCAPE DETAILS
L8	LANDSCAPE SPECIFICATIONS
L9	IRRIGATION PLAN

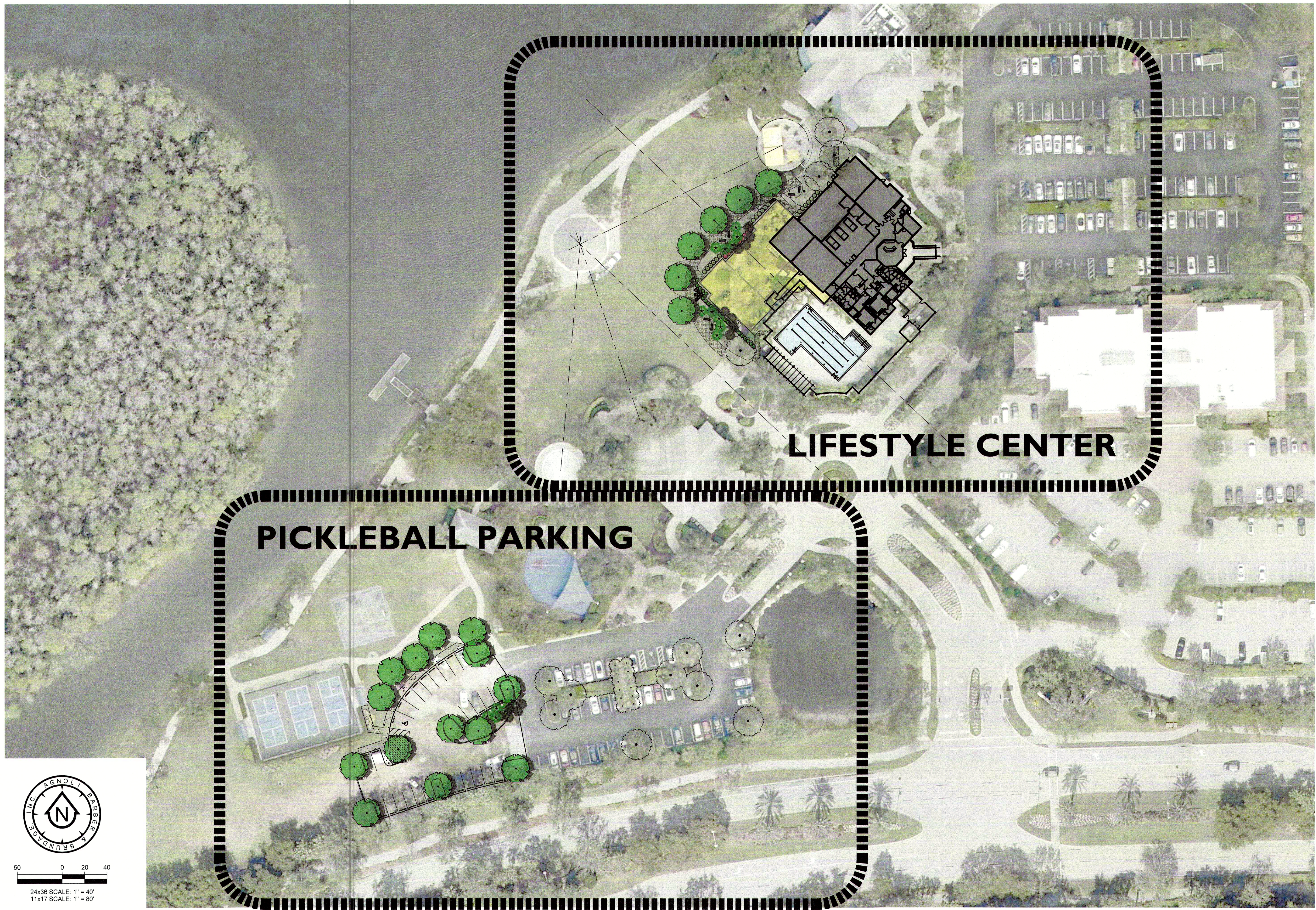
**AGNOLI
BARBER &
BRUNDAGE, INC.**
 Professional Engineers, Planners,
 Surveyors & Landscape Architects
 Certificate of Authorization Nos.
 03 3684, 03 3684, and LC260006820
 Collier County
 7400 Trail Boulevard, Suite 200
 Naples, FL 34108
 Phone: (239) 267-3111
 Fax: (239) 266-2203

CLIENT NAME:
**THE COMMONS CLUB
 AT THE BROOKS**
 9930 COCONUT ROAD
 ESTERO, FL 34135

PROJECT NAME:
**THE COMMONS CLUB AT
 THE BROOKS**
 DRAWING TITLE:
COVER SHEET

DESIGNED BY: ABB
 DRAWN BY: TMR
 CHECKED BY: DAB
 REVIEWED BY: JAC
 HOR. SCALE: 1" = 333'
 VERT. SCALE: 1" = 333'
 DATE: October 2019
 DATUM: NAVD83

ACAD FILE NAME:	Landscape Cover
ABB PROJECT #	19-0092
PLOT VIEW \ LAYOUT	01-CVR
SHEET	01
OF	08
ACAD FILE #	12325



LIFESTYLE CENTER

PICKLEBALL PARKING

24x36 SCALE: 1" = 40'
11x17 SCALE: 1" = 80'

**AGNOLI
BARBER &
BRUNDAGE, INC.**
Professional Engineers, Planners, Surveyors,
& Landscape Architects
Certificated of Authorization Nos.
LP 3666, LP 3664, and LP 29008020
Collier County:
7600 Trail Blvd., Suite 200 Naples, FL 34108
Phone: (239) 937-3111
Fax: (239) 566-2203

CLIENT NAME:
**THE COMMONS CLUB
AT THE BROOKS
9930 COCONUT ROAD
ESTERO, FL 34135**

PROJECT NAME:
**THE COMMONS CLUB AT
THE BROOKS**

DRAWING TITLE:
MASTER SITE PLAN

DESIGNED BY: ABB
DRAWN BY: BCG
CHECKED BY: BCG
REVIEWED BY: ABB

HOR. SCALE: 1"=40'
VERT SCALE: N/A

DATE: October 2019

REV.	DATE	DESCRIPTION

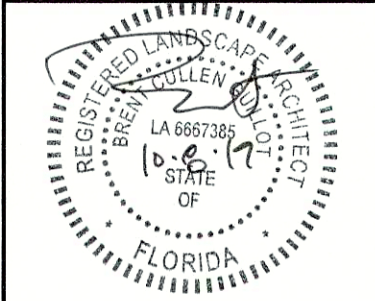
ACAD FILE NAME:
Landscape

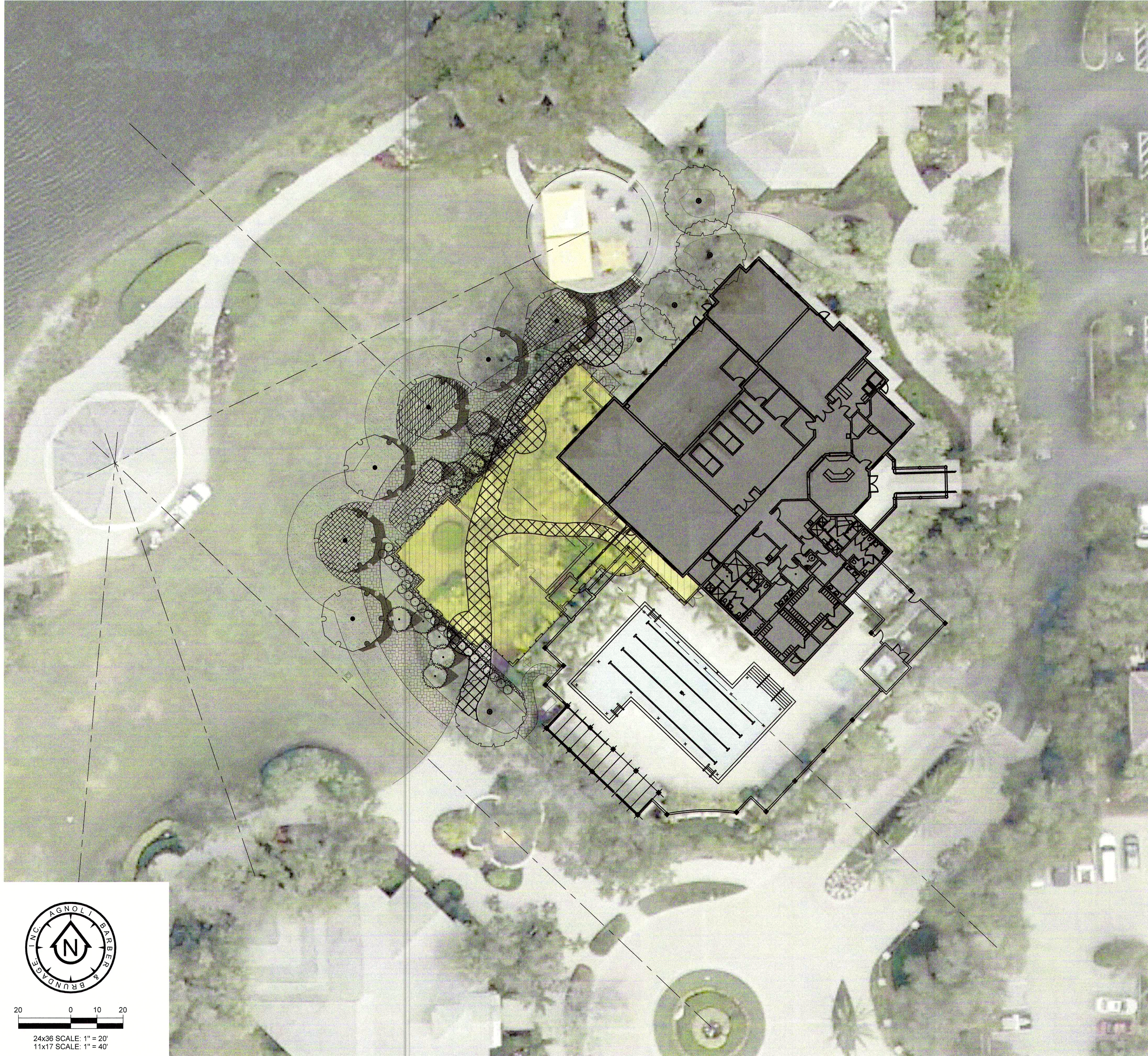
ABB PROJECT #
19-0024

PLOT VIEW / LAYOUT
L2 MASTER SITE

SHEET **02**
OF **09**

ACAD FILE #
11988





24x36 SCALE: 1" = 20'
11x17 SCALE: 1" = 40'

GENERAL LANDSCAPE NOTES

1. The Landscape Contractor shall grade planting beds, as required, to provide positive drainage and promote optimum plant growth.
2. All recommended trees and plant materials will be graded as Nursery Grade No. 1 or better as outlined by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry "Grades and Standards for Nursery Plants" (as amended).
3. All planting shall be done in accordance with the Florida Nurserymen's and Grower's Associations approved practices.
4. All plants shall be fertilized with Agriform 20-10-5 tablets as per the manufacturers specifications in conjunction with note # 5.
5. The planting soil shall be the approximate proportions as follows: 50% sand and 50% organic material consisting of native peat, well-decomposed sawdust, leaf mold and top soil. It shall provide a good pliable and thoroughly mixed medium with adequate aeration, drainage and water-holding capacity. It shall also be free of all extraneous debris, such as roots, stones, weeds, etc.
6. All planting areas shall receive a 2" layer of eucalyptus or approved mulch, which is to be watered-in after installation.
7. The plant material schedule is presented for the convenience of the Landscape Contractor. In the event of a discrepancy between the plan and the plant key, the plan shall prevail.
8. Plants shall meet size, container, and spacing specifications. Any material not meeting specifications shall be removed and replaced at the contractor's expense.
9. All tree and shrub locations are subject to change. All locations shall be approved by Agnoli, Barber, & Brundage, Inc. (ABB) prior to planting.
10. The Landscape Contractor shall be responsible for examining fully both the site and the bid documents. Discrepancies in the documents or the actual site conditions shall be reported to the Landscape Architect in writing at the time of discovery. No account shall be made after contract completion for failure to report such condition, or for errors on the part of the Landscape Contractor at the time of bidding.
11. The Landscape Contractor shall be responsible for securing all necessary applicable permits and licenses to perform the work set forth in this plan set and the specifications.
12. Plant material shall be bid as specified unless unavailable, at which time the Landscape Architect will be notified by telephone and in writing of intended changes.
13. Any and all questions concerning the plan set and/or specifications shall be directed to Agnoli, Barber, & Brundage, Inc. (ABB) (239) 597-3111.
14. There shall be no additions, deletions or substitutions without the written approval of the Landscape Architect.
15. The Landscape Contractor shall guarantee, in writing, plant survivability for a period of twelve (12) months from final acceptance by the Landscape Architect.
16. All dimensions to be field-checked by the Landscape Contractor prior to landscape material installation. Discrepancies shall be reported immediately to the Landscape Architect.
17. All materials must be as specified on the landscape plan. If materials or labor do not adhere to specifications, they will be rejected by the Landscape Architect with proper installation carried out by Landscape Contractor at no additional cost.
18. All permits necessary are to be provided by the installing contractor unless otherwise specifically stated in the specifications.
19. No contractor identification signs shall be permitted on the project, except for the project information signs.
20. Existing sod shall be removed as necessary to accommodate new plantings.
21. Any existing sod areas that are unnecessarily disturbed during the landscape installation shall be resodded to match existing.
22. The Landscape Contractor will be responsible for the collection, removal, and proper disposal of any and all debris generated during the installation of this project.

LDC Compliance Schedule

Sec. 10-416 (a)(5) - One tree must be provided per each 3,500 square feet of Development area

TOTAL PLANNED DEVELOPMENT	=	888 Square Feet
TOTAL TREES REQUIRED	=	1
TOTAL TREES/PALMS PROVIDED	=	18

Sec. 10-420 (b) Native varieties - At least 75 percent of the trees and 50 percent of the shrubs used to fulfill the LDC requirements must be native Florida species.

TOTAL TREES	=	18
NATIVE TREES PROVIDED	=	13
PERCENTAGE NATIVE	=	75%

TOTAL SHRUBS	=	677
NATIVE SHRUBS PROVIDED	=	613
PERCENTAGE NATIVE	=	91%

Sec. 33-353 (c) Trees and palms - Code required trees must be a minimum of forty-five gallon container, twelve feet planted height, three inch caliper, and six foot spread.

Sec. 10-416 (b) Building perimeter plantings - Provide perimeter plantings equal to 10% of proposed building gross ground level area.

TOTAL BUILDING AREA	=	380 Square Feet
TOTAL PLANTINGS REQUIRED	=	38 Square Feet
TOTAL PLANTINGS PROVIDED	=	+38 Square Feet



Professional Engineers, Planners, Surveyors,
& Landscape Architects
Certificate of Authorization No.
L3-3664, E3-3664, and L3-0000020

Collier County
1405 Trail Blvd., Suite 200 Naples, FL 34108
Phone: (239) 597-3111
Fax: (239) 596-2203

CLIENT NAME:
**THE COMMONS CLUB
AT THE BROOKS
9930 COCONUT ROAD
ESTERO, FL 34135**

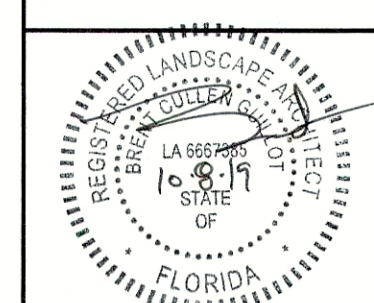
PROJECT NAME:
**THE COMMONS CLUB AT
THE BROOKS**
DRAWING TITLE:
MASTER SITE PLAN

DESIGNED BY: ABB
DRAWN BY: BCG
CHECKED BY: BCG
REVIEWED BY: ABB
HOR. SCALE: 1" = 20'
VERT. SCALE: N/A

DATE: October 2019

REV.	DATE	DESCRIPTION
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ACAD FILE NAME:	Landscape
ABB PROJECT #	19-0024
PLOT VIEW \ LAYOUT	L3 LRDO SITE
SHEET	03
OF	07
ACAD FILE #	11988





PLANT SCHEDULE PARKING

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	SPACING	REMARKS
	QV3	14	Quercus virginiana	Southern Live Oak	65 gal	3"Cal	16' oah	Native		
PALMS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	SPACING	REMARKS
	SP2	5	Sabal palmetto	Cabbage Palmetto	FG		12'-14' oah	Native		
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	SPACING	REMARKS
	DD	64	Duranta repens 'Dwarf Golden'	Golden Dewdrop	3 gal.		24" x 24"	Native	36" o.c.	36" o.c.
	IC5	41	Ixora coccinea 'Nora Grant'	Red Ixora	3 gal					36" o.c.
	JAS	202	Jasminum volubile	Wax Jasmine	3 gal		15"x18"			30" o.c.

GENERAL LANDSCAPE NOTES

- The Landscape Contractor shall grade planting beds, as required, to provide positive drainage and promote optimum plant growth.
- All recommended trees and plants materials will be graded as Nursery Grade No. 1 or better as outlined by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry "Grades and Standards for Nursery Plants" (as amended).
- All planting shall be done in accordance with the Florida Nurserymen's and Grower's Associations approved practices.
- All plants shall be fertilized with Agriform 20-10-5 tablets as per the manufacturers specifications in conjunction with note # 5.
- The planting soil shall be the approximate proportions as follows: 50% sand and 50% organic material consisting of native peat, well-decomposed sawdust, leaf mold and top soil. It shall provide a good pliable and thoroughly mixed medium with adequate aeration, drainage and water-holding capacity. It shall also be free of all extraneous debris, such as roots, stones, weeds, etc.
- All planting areas shall receive a 2" layer of eucalyptus or approved mulch, which is to be watered-in after installation.
- The plant material schedule is presented for the convenience of the Landscape Contractor. In the event of a discrepancy between the plan and the plant key, the plan shall prevail.
- Plants shall meet size, container, and spacing specifications. Any material not meeting specifications shall be removed and replaced at the contractor's expense.
- All tree and shrub locations are subject to change. All locations shall be approved by Agnoli, Barber, & Brundage, Inc. (ABB) prior to planting.
- The Landscape Contractor shall be responsible for examining fully both the site and the bid documents. Discrepancies in the documents or the actual site conditions shall be reported to the Landscape Architect in writing at the time of discovery. No account shall be made after contract completion for failure to report such condition, or for errors on the part of the Landscape Contractor at the time of bidding.
- The Landscape Contractor shall be responsible for securing all necessary applicable permits and licenses to perform the work set forth in this plan set and the specifications.
- Plant material shall be bid as specified unless unavailable, at which time the Landscape Architect will be notified by telephone and in writing of intended changes.
- Any and all questions concerning the plan set and/or specifications shall be directed to Agnoli, Barber, & Brundage, Inc. (ABB) (239) 597-3111.
- There shall be no additions, deletions or substitutions without the written approval of the Landscape Architect.
- The Landscape Contractor shall guarantee, in writing, plant survivability for a period of twelve (12) months from final acceptance by the Landscape Architect.
- All dimensions to be field-checked by the Landscape Contractor prior to landscape material installation. Discrepancies shall be reported immediately to the Landscape Architect.
- All materials must be as specified on the landscape plan. If materials or labor do not adhere to specifications, they will be rejected by the Landscape Architect with proper installation carried out by Landscape Contractor at no additional cost.
- All permits necessary are to be provided by the installing contractor unless otherwise specifically stated in the specifications.
- No contractor identification signs shall be permitted on the project, except for the project information signs.
- Existing sod shall be removed as necessary to accommodate new plantings.
- Any existing sod areas that are unnecessarily disturbed during the landscape installation shall be resodded to match existing.
- The Landscape Contractor will be responsible for the collection, removal, and proper disposal of any and all debris generated during the installation of this project.

LDC Compliance Schedule

Sec. 10-416 (a)(5) - One tree must be provided per each 3,500 square feet of Development area

TOTAL PLANNED DEVELOPMENT	=	0 Square Feet
TOTAL TREES REQUIRED	=	0
TOTAL TREES/PALMS PROVIDED	=	0

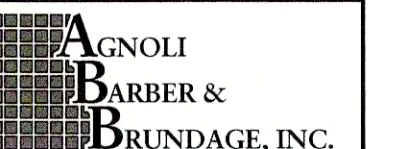
Sec. 10-420 (b) Native varieties - At least 75 percent of the trees and 50 percent of the shrubs used to fulfill the LDC requirements must be native Florida species.

TOTAL TREES	=	0
NATIVE TREES PROVIDED	=	0
PERCENTAGE NATIVE	=	0%
TOTAL SHRUBS	=	0
NATIVE SHRUBS PROVIDED	=	0
PERCENTAGE NATIVE	=	0%

Sec. 33-353 (c) Trees and palms - Code required trees must be a minimum of forty-five gallon container, twelve feet planted height, three inch caliper, and six foot spread.

Sec. 10-416 (b) Building perimeter plantings - Provide perimeter plantings equal to 10% of proposed building gross ground level area.

TOTAL BUILDING AREA	=	0 Square Feet
TOTAL PLANTINGS REQUIRED	=	0 Square Feet
TOTAL PLANTINGS PROVIDED	=	0 Square Feet



AGNOLI
BARBER &
BRUNDAGE, INC.
Professional Engineers, Planners, Surveyors,
& Landscape Architects
Certificate of Registration No.
LA 988555
LA 988555
LA 988555

Office: 7400 Trail Blvd., Suite 200 Naples, FL 34108
Phone: (239) 597-3111
Fax: (239) 566-2303

CLIENT NAME:
**THE COMMONS CLUB
AT THE BROOKS
9930 COCONUT ROAD
ESTERO, FL 34135**

PROJECT NAME:
**THE COMMONS CLUB AT
THE BROOKS**
DRAWING TITLE:
**PICKLEBALL PARKING
LANDSCAPE PLAN**

DESIGNED BY: ABB

DRAWN BY: BCG

CHECKED BY: BCG

REVIEWED BY: ABB

HOR. SCALE: 1"=20'

VERT. SCALE: N/A

DATE: October 2019

ACAD FILE NAME:

Landscape

ABB PROJECT #

19-0024

PLOT VIEW \ LAYOUT

L5 LANDSCAPE

SHEET 05

OF 09

ACAD FILE #

11988

FLORIDA

LA 988555

LA 988555

LA 988555

LA 988555

LA 988555

LA 988555

LA 988555

LA 988555

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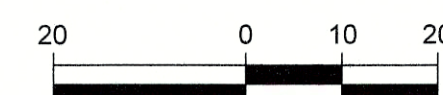
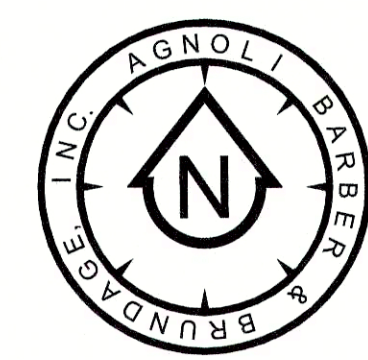
LA 988555

LA 988555

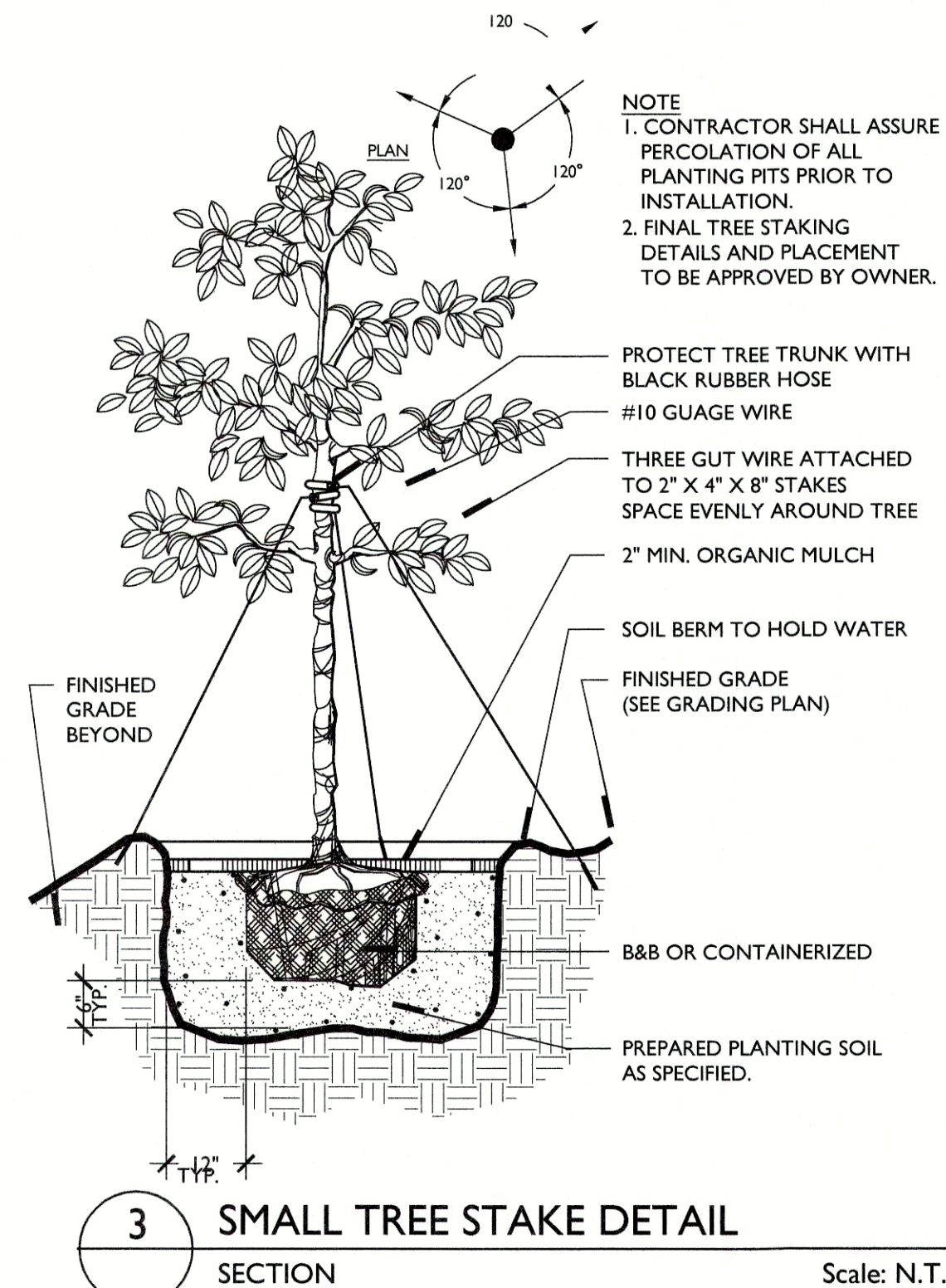
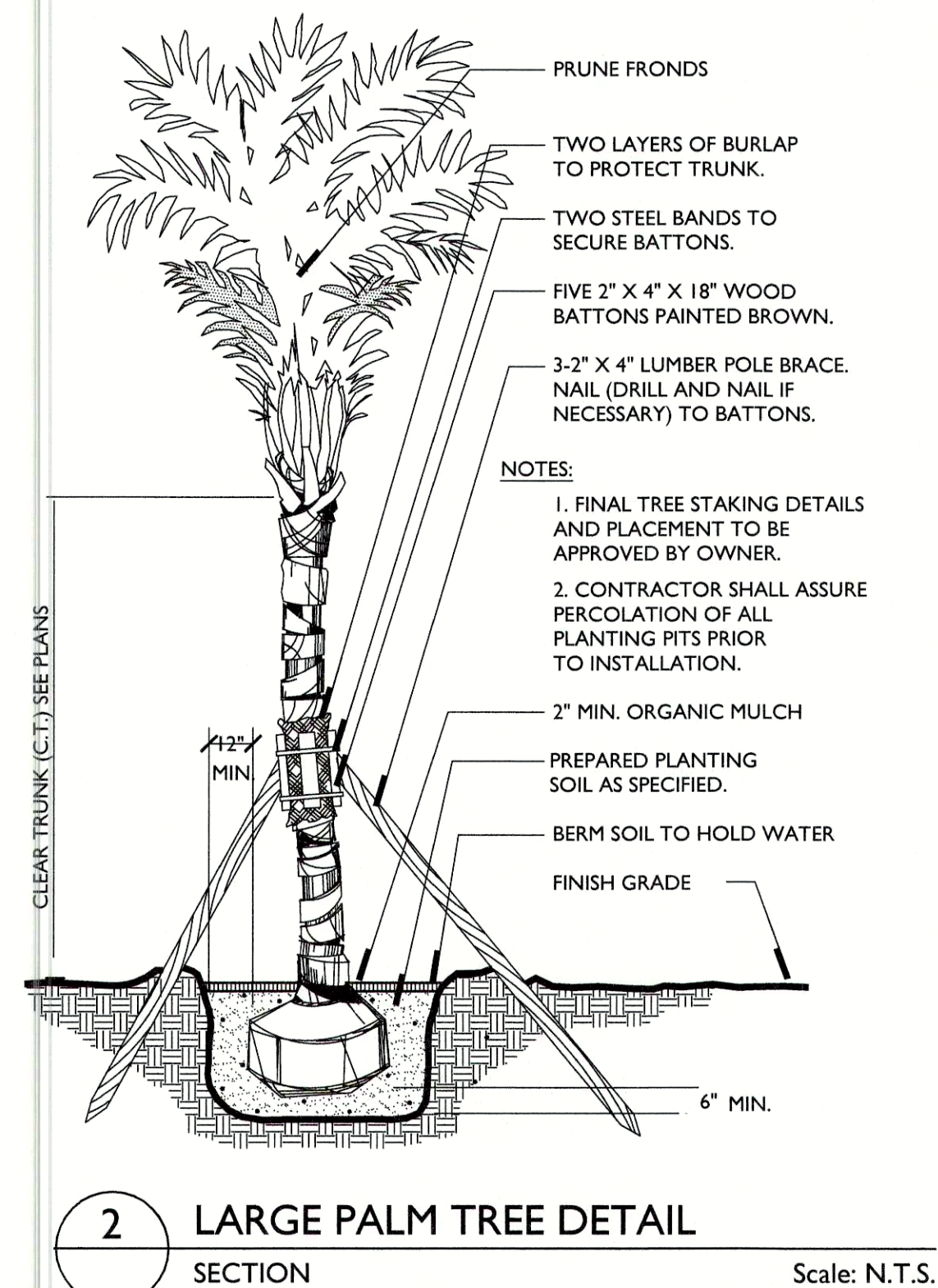
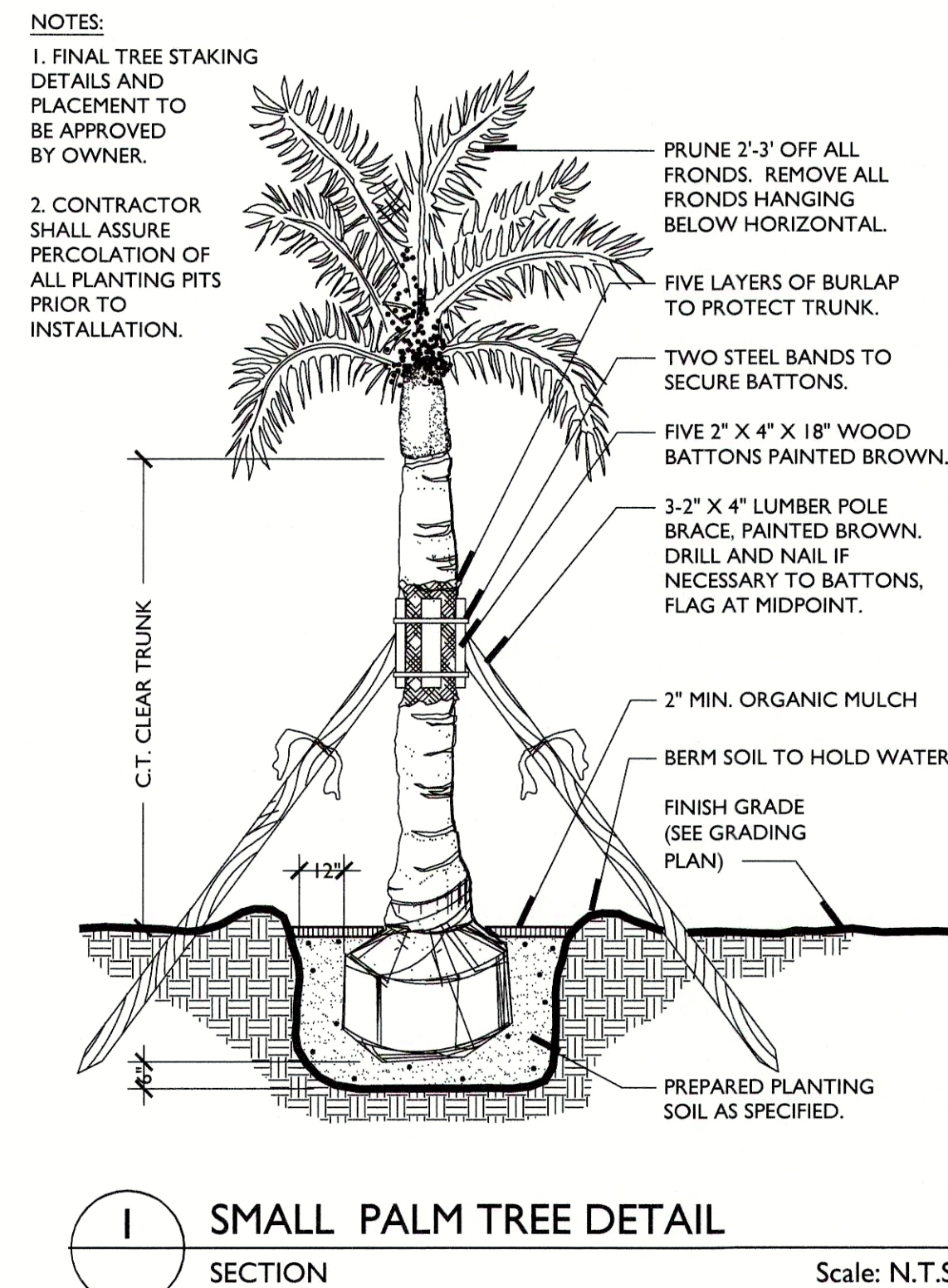
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24x36 SCALE: 1" = 20'
11x17 SCALE: 1" = 40'

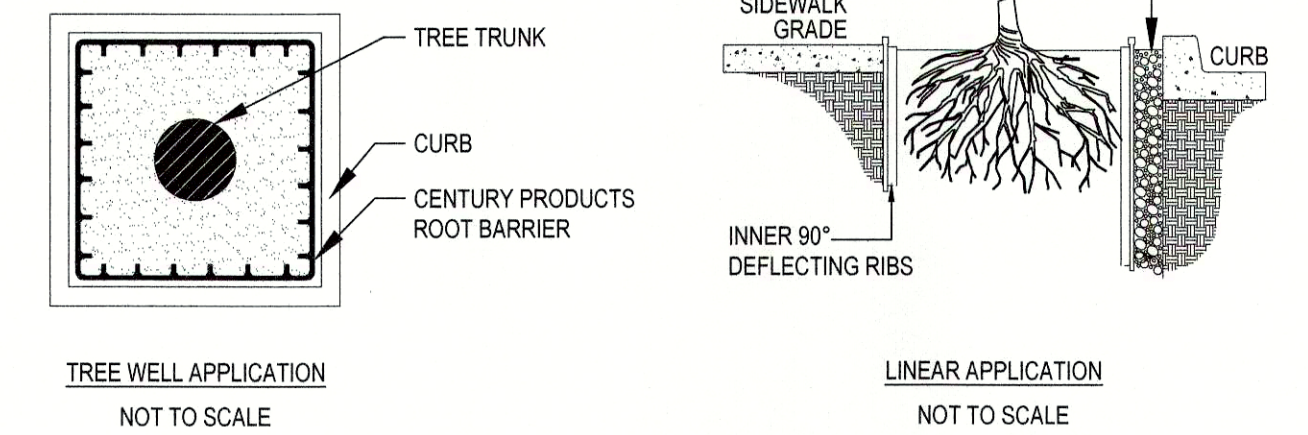


SPECIFICATIONS:
 CP- SERIES: CP12-2, CP18-2, CP24-2, CP36-2, AND CP48-2, 90° 1/2"-3/4" RIBBED SIDE INTERLOCKING CONNECTION
 MATERIAL: POLYETHYLENE WITH ULTRAVIOLET INHIBITORS
 THICKNESS: .060 - .085

MATERIAL	POLYETHYLENE	
THICKNESS	ASTM TEST	VALUE
PROPERTIES:	METHOD	COPOLYMER
TENSILE STRESS @ YIELD	D638	4100 TO 4300 PSI
ELONGATION @ BREAK	D638	40%
TENSILE MODULUS OF ELASTICITY	D638	150,000 PSI
FLEXURAL STIFFNESS	-	-
CANTILEVER BEAM	D747	125,000 PSI
TENSILE IMPACT	D1822	50FT. LBS/IN'
ENVIRONMENTAL STRESS	-	-
CRACK RESISTANCE	D1693	1 HR.
HARDNESS, SHORE D	D2240	68

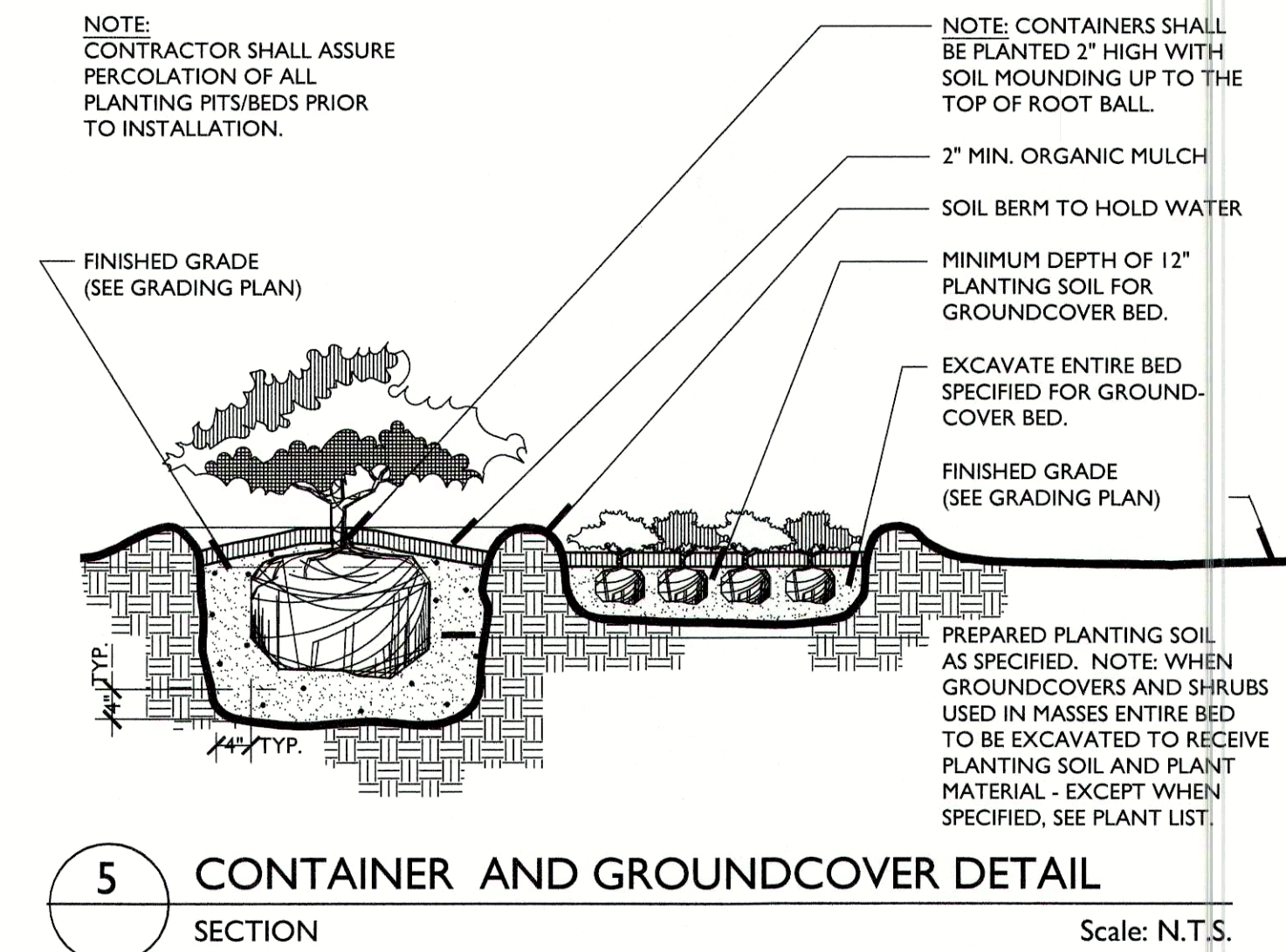
CENTURY PRODUCTS
 1144 N. GROVE ST.
 ANAHEIM, CA 92806
 PHONE: (714) 632-7083
 www.centuryrootbarrier.com

FEATURES
 -FLEXIBLE TOP SAFETY EDGE
 -VERSATILE BARRIER FOR LINEAR OR TREE WELL APPLICATIONS
 -MANUFACTURED WITH 50% RECYCLED PLASTIC
 -RAISED 90° ROOT DEFLECTING RIBS
 90° 1/2"-3/4" RIBBED SIDE
 INTERLOCKING PANEL CONNECTION
 ADJUSTABLE ANTI-LIFT POLYETHYLENE PANELS WHICH CAN BE SEPARATED INTO 1' SECTIONS



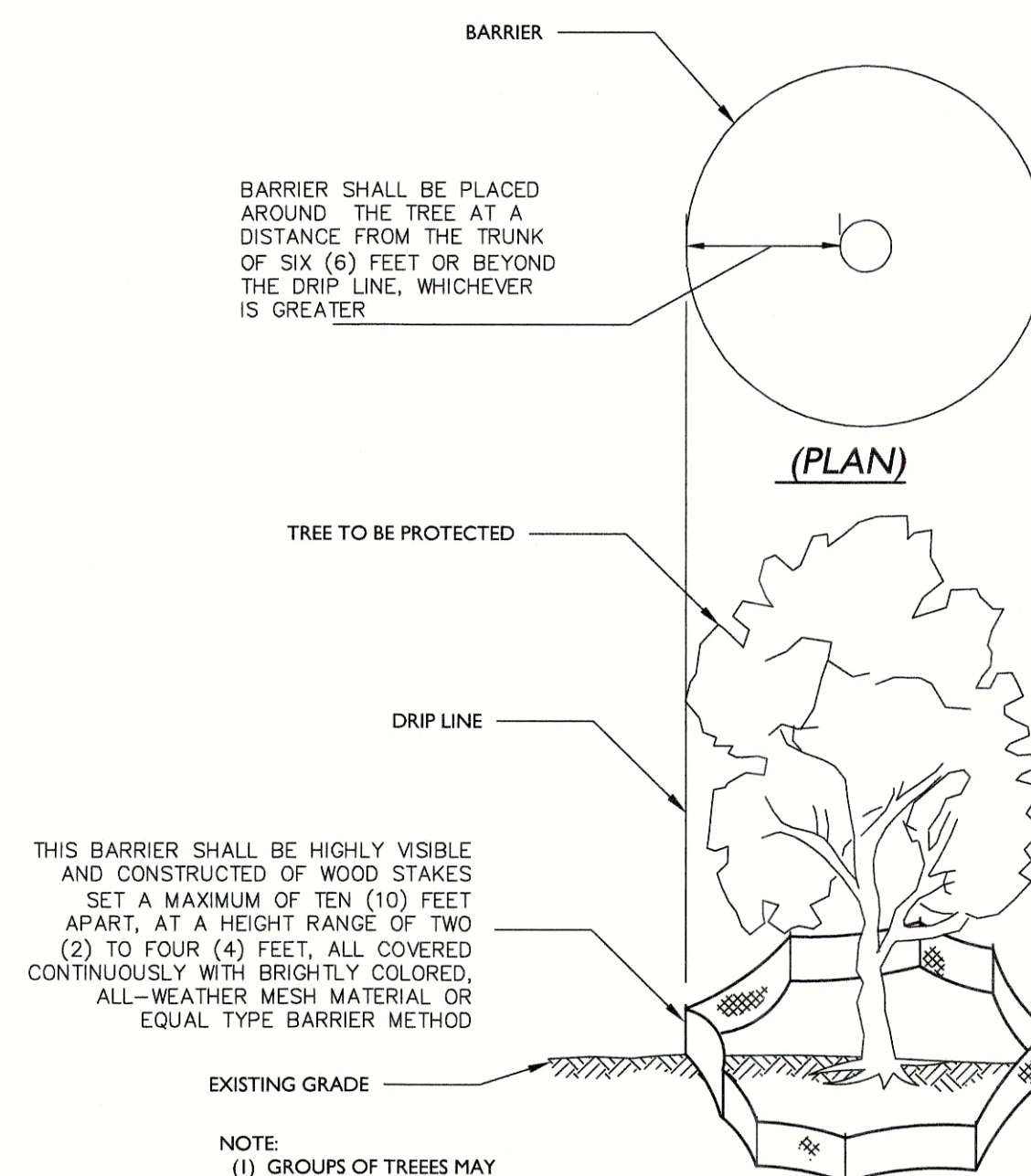
- NOTES:**
 1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. ALL DIMENSIONS ARE CONSIDERED TRUE AND REFLECT MANUFACTURER'S SPECIFICATIONS.
 3. DO NOT SCALE DRAWING.
 4. THESE DRAWINGS ARE NOT FOR CONSTRUCTION PURPOSES AND ARE FOR INFORMATION PURPOSES ONLY. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
 5. TOLERANCES MAY VARY IN ORDER TO MAINTAIN THE INTEGRITY OF POST-CONSUMER MATERIALS, AND ASSURE THE MATERIAL STRUCTURE. WE MAKE NO OTHER WARRANTIES, EXPRESS OR IMPLIED, AND SPECIFICALLY DISCLAIM THE WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR

4 TYPICAL ROOT BARRIER
 APPLICATION DETAILS
 Scale: N.T.S.



Note:
 Landscape Contractor is responsible for all plant material takeoffs including mulch and turf. Any discrepancies shall be the sole responsibility of the Landscape Contractor.

Note:
 Landscape Contractor to provide rootbarrier protection to all curbed parking lot planting areas containing large material.



TEMPORARY TREE PROTECTION DETAIL

General Planting Notes

PERFORMANCE:

1. The Landscape Contractor is to conform to all applicable Local, Community and County Codes.
2. The Landscape Contractor is responsible to report all errors, omissions and discrepancies to Agnoli, Barber & Brundage, Inc. (ABB).
3. ABB to flag all large and/or specimen material and all bedlines prior to installation.
4. The Landscape Contractor is to alert ABB of any site changes that are contrary to the plan.
5. The Landscape Contractor is to contact ABB before completion their proposal to discuss Large and/or specimen materials.
6. Landscape contractor is responsible to remove all debris and trash from the job site upon completion.
7. Care shall be taken not to disturb or damage any underground utilities. Any damages to these facilities during the planting operations shall be repaired at the expense of the guilty Contractor in a manner approved by the appropriate authority.

EXISTING MATERIALS:

1. All plant material located outside building envelope shall remain protected throughout the duration of construction.
2. General Contractor is responsible to have all exotic plant and noxious vines be removed and treated to prevent growth during site clearing.
3. Trim and remove all dead pine tree limbs, palmetto fronds, etc.
4. All weeds, patches, of grass, or dead material shall be removed from the lot or treated to prevent growth.
5. Caution shall be exercised protect all existing sod, plant beds and irrigation systems on adjacent properties. Any damage to existing sod, plant beds or irrigation systems shall be replaced or repaired to their original state by the home builder at no additional cost to the adjacent property owner/resident.

PLANT MATERIAL:

1. All building construction debris or foreign material shall be removed from planting areas and replaced with acceptable top soil by Owner / Builder.
2. All plant material to be Florida grade #1 or better, as defined in Grades and Standards for Nursery Plants, State Plant Board of Florida. Plant material noted as specimen shall be Florida fancy grade.
3. All finished site grading to be completed by Owner / Builder.

MULCH:

1. All planting beds to be top dressed with eucalyptus or approved organic mulch to a minimum depth of 2 inches. No more than 25 percent by volume of the mulch used on a site may be cypress mulch.

LAWN:

1. All lawn areas to be St. Augustine Turf unless otherwise noted.
2. Lawn areas to be fine graded prior to installation. Newly laid sod to be solid, tightly butted and rolled upon completion of installation.
3. Landscape contractor is responsible to lay sod up to all front street edge beyond front property line and all lake edge banks where applicable.
4. Landscape contractor is responsible to hand rake all rock and other unwanted debris and trash prior to the installation of sod.
5. Landscape contractor to lay sod up to all property lines, existing native areas and designated bedlines.

THESE DRAWINGS DO NOT INCLUDE COMPONENTS FOR CONSTRUCTION SAFETY.
CALL "SUNSHINE 811" BEFORE DIGGING
 Dial 811 or visit www.sunshine811.com

AGNOLI BARBER & BRUNDAGE, INC.
 Professional Engineers, Planners, Surveyors, & Landscape Architects
 Certificate of Authorization No. LP 5666, LP 5666, and LP 23090020

Client Contact:
 1400 Tenth Blvd., Suite 200 Naples, FL 34108
 Phone: (239) 591-3131
 Fax: (239) 566-2203

CLIENT NAME:
 THE COMMONS CLUB AT THE BROOKS
 9930 COCONUT ROAD
 ESTERO, FL 34135

PROJECT NAME:
 THE COMMONS CLUB AT THE BROOKS
DRAWING TITLE:
 MASTER SITE PLAN

DESIGNED BY: ABB
 DRAWN BY: BCG
 CHECKED BY: BCG
 REVIEWED BY: ABB
 HOR. SCALE: N/A
 VERT SCALE: N/A
 DATE: October 2019

REV.	DATE	DESCRIPTION

ACAD FILE NAME:

Landscape

ABB PROJECT #

19-0024

PLOT VIEW \ LAYOUT

L7 DETAILS

SHEET 07

OF 09

ACAD FILE #

11988

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
 STATE OF FLORIDA
 10619
 DATE OF EXPIRATION: 10/31/2024

LANDSCAPE INSTALLATION SPECIFICATIONS:



Professional Engineers, Planners, Surveyors,
& Landscape Architects
Certified of Authentication No. 11,006
F.L. 5664, F.L. 5665, and F.L. 22099(2)

Collier County
7400 Trad Blvd., Suite 200 Naples, FL 34108
Phone: (239) 377-1111
Fax: (239) 566-2200

CLIENT NAME:
**THE COMMONS CLUB
AT THE BROOKS
9930 COCONUT ROAD
ESTERO, FL 34135**

PROJECT NAME:
**THE COMMONS CLUB AT
THE BROOKS**

DRAWING TITLE:
MASTER SITE PLAN

DESIGNED BY: ABB
DRAWN BY: BCG
CHECKED BY: BCG
REVIEWED BY: ABB
HOR. SCALE: N/A
VERT. SCALE: N/A
DATE: October 2019

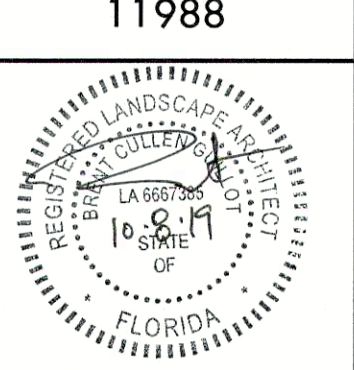
ACAD FILE NAME:
Landscape

ABB PROJECT #
19-0024

PLOT VIEW \ LAYOUT
L8 SPECS

SHEET **08**
OF **09**

ACAD FILE #
11988



PART 1 - GENERAL

1.1 SCOPE

- A. Furnish all labor, materials, supplies, equipment, tools, and transportation, and perform all operations in connection with and reasonably incidental for a complete installation of the planting. Guarantee/Warranty all plantings as identified on the drawings and specified herein. Landscape work includes:
 - 1. Site Preparation for Planting: including removal of existing plant material.
 - 2. Planting of Trees, Shrubs, Groundcover, Bedding Plants, Specialty Plantings
 - 3. Soil testing, amendments and topsoil placement
 - 4. Fertilizers, herbicides and pesticides
 - 5. Miscellaneous items such as mulch, staking and guying, and edging.
- B. Related Sections: Other work included in the construction related to this section include:
 - 1. Irrigation - Section 02813
 - 2. Lawns - Section 02910
 - 3. Grounds Maintenance Services - Section 02920

1.2 GENERAL CONDITIONS

- A. All scaled dimensions are approximate. Check and verify all site dimension and receive Owner's approval prior to proceeding with the work under this section.
- B. Coordinate installation of all plant materials to avoid interference with other construction.
- C. Keep the premises clean and free of excess equipment, materials and debris incidental to the work.
- D. Protect work and work of others at all times in the performance of the work.
- E. Carefully note all finish grades before commencing work. Restore any finish grade changed during course of this work to its original or intended grade.

1.3 SUBMITTALS

- A. If this project includes Conditions of the Contract and Division 1 Specifications, submit all documents in accordance with their requirements.
- B. Provide a photograph of each species and specific form of tree or shrub in the planting legend. Each photo shall be in color with a scaled object next to the plant. Label each photograph with the following: Botanical Name, Common Name, Size, Nursery Name, Cost. Submit all photographs to the landscape architect for review and approval a minimum of two (2) weeks prior to beginning of landscape work.
- C. Product literature with certified analysis (if appropriate) for the following: Soil amendments, pesticides, herbicides, growth stimulants, etc.
- D. Firm Qualifications including: Name and Address of Company, Years of Operation, Owner Name, Project Manager Name, Job Supervisor Name, list of five (5) projects of similar size completed within last two (2) years with owner contact information.
- E. Testing reports from qualified independent testing agency (State Extension Service Accepted) for the following: Existing Soils, Import topsoil, Planting soil. Soils analysis shall indicate percentages of percentages of organic matter, inorganic matter (sand, silt, clay), pH, mineral and plant nutrient including micro-nutrient content.

1.4 QUALITY ASSURANCE

- A. Provide quality, size, genus, species and variety of trees and shrubs as indicated on the plans and complying with applicable requirements of ANSI Z60.1 "American Standard for Nursery Stock."
- B. Tree and Shrub material shall meet the minimum requirements of Florida No. 1 as specified by the latest edition of Florida Grades and Standards. Plants indicated as specimen shall meet the minimum requirements of "Florida Fancy" as specified by Florida Grades and Standards Part I and II.
- C. Measurements: Measure trees and shrubs according to ANSI Z60.1 with branches and trunks or canes in their normal position. Do not prune without Landscape Architects approval. Take caliper measurements 6 inches above ground for trees up to 4 inch caliper and 12 inches above ground for larger sizes. Measure main body of tree or shrub for height and spread, do not measure to tip of branching.

1.5 DELIVERIES, STORAGE AND HANDLING

- A. Packaged Materials: Deliver packaged materials in containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at site. Storage of materials on site shall be maintained in a clean and orderly manner.
- B. Trees and Shrubs: Protect from sunscald, drying, sweating, whipping and other handling and tying damage. Do not bend or bind branches in such a manner as to damage the natural shape or character of the plant. Provide protective cover during deliver and at all times protect plants from wind damage. Do not drop trees or shrubs during delivery. Do not pick up trees from trunk. Any mishandling of plant material leading to damage of material shall be cause for rejection.
- C. Deliver plant material after preparations for planting have been completed. Install immediately. If planting is delayed more than six (6) hours after deliver, set plant material in shade, protect from weather and mechanical damage and protect roots from drying. Water to keep roots moist.

1.6 PROJECT CONDITIONS

- A. Utilities: Determine location of above grade and underground utilities and perform work in a manner, which will avoid damage. Contact SUNSHINE at 1-800-432-4770 at least 48 hours before digging.
- B. Excavation: When conditions detrimental to plant growth are encountered, such as rubble fill, adverse drainage conditions, obstructions, or foul smelling soils, notify Landscape Architect prior to planting.

1.7 COORDINATION AND SCHEDULING

- A. Coordinate installation of planting materials with the construction of other trades on site. Contractor shall be responsible to insure proper watering of plant material until acceptance by the owner. Do not knowingly plant trees or shrubs in locations where other construction is planned requiring the removal of the plant.

1.8 WARRANTY

- A. Warrant all Trees, Palms or Specialty Plants for a period of 1 year from the date of owner acceptance against defects including death and unsatisfactory growth (plants with more than 25% dead or damaged structure shall be removed), and for defects resulting from installation techniques contrary to those identified in the contract documents or poor conditions or health of plant from the nursery. Warranty shall be irrespective of the landscape contractor's maintenance responsibilities.
- B. Warrant all Shrub, Groundcover, and Bedding plants for a period of 3 months from the date of owner acceptance against defects including death or unsatisfactory growth including disease or pest infestation.
- C. Warranty period shall begin at the date of acceptance by the owner. A letter of acceptance will be provided following the satisfactory completion of all final punch list items.
- D. Rejected plants shall be immediately removed and replaced with a plant meeting the original specification.

PART 2 - PRODUCTS

2.1 TREE AND SHRUB MATERIAL

- A. General: Furnish nursery-grown trees and shrubs conforming to ANSI Z60.1, with healthy root systems. Provide well-shaped, fully branched, healthy vigorous stock free of disease, insects, eggs, larvae and defects such as knots, sun scald, injuries, abrasions and disfigurement.
- B. Grade: Provide trees and shrubs of sizes and specifications identified and conforming to ANSI Z60.1 for type of trees and shrubs specified on the plan and noted in the plant list. Larger sizes may be substituted for the sizes specified if approved by the landscape architect. Larger sizes shall have proportionate increase in size of root ball or container and be provided without increase in contract price.
- C. Label at least one (1) tree and one (1) shrub of each variety with a securely attached, waterproof tag bearing the legible botanical and common name of the plant.
- D. All Shrub, Groundcover, Specialty and Bedding Plants shall be container grown meeting ANSI Z60.1 limitations for container stock.

2.2 GROUNDCOVERS AND PLANTS

- A. Provide groundcover and plants established and well rooted in removable containers with not less than the minimum number and length of runners required by ANSI Z60.1 for the pot size specified.

2.3 TOPSOIL

- A. Topsoil shall meet ASTM D 5268, having a pH range of 5.5 to 7.0, four percent (4%) organic material minimum, free of stones above 1/2" or larger in any dimension, roots, sticks, debris or any other extraneous material harmful to plant growth. Import topsoil shall be from naturally well-drained sites where topsoil occurs at least 4 inches deep. Do not obtain topsoil from bogs or marshes.

2.4 SOIL AMENDMENTS

- A. Lime: ASTM 602, class T, agricultural limestone containing a minimum eighty percent (80%) calcium carbonate equivalent, with a minimum ninety-nine percent (99%) passing a No. 8 sieve and a minimum of seventy-five percent (75%) passing a No. 60 sieve.
 - 1. Provide lime in the form of dolomitic limestone.
- B. Aluminum Sulfate: Commercial grade, undulterated.
- C. Sand: clean, washed, natural, free of toxic materials.
- D. Perlite: Horticultural perlite, soil amendment grade.
- E. Peat Humus: Finely divided or granular texture, with a pH range of 6 to 7.5, composed of partially decomposed peat moss (other than sphagnum), peat humus or reed-sedge peat.
- F. Manure: Well-rotted, unleached stable or cattle manure containing not more than twenty-five percent (25%) by volume of straw, sawdust or other bedding materials; free of toxic substances, stones, sticks, soil, weed seed and material harmful to plant growth.
- G. Compost: Native organic compost primarily comprised of leaf matter with wood fines and grass clippings that are decomposed with a pH range of 6 to 7.5.
- H. Herbicides: EPA registered and approved, of type recommended by manufacturer. Caution is the by-word in using any chemical herbicide. Carefully read (and follow) label directions not only for application but also for the plants on which the product may be used (insure that the plant will not be harmed by application). The herbicide user will be held responsible for damage to neighboring properties resulting from improper use or drift. For serious weed problems consider commercial herbicide applicator.
 - 1. Apply pre-emergent Herbicide to all bed areas a minimum of two (2) weeks prior to planting.
- I. Water: Potable
- J. BioPlex 4-in-1 planting granules to be used for plant establishment of trees, shrubs, groundcovers, and plants. Available from BioPlex (800)441-3573.

2.5 FERTILIZER

- A. Bonemeal: Commercial, raw, finely ground; minimum of four percent (4%) nitrogen and twenty percent (20%) phosphoric acid.
- B. Superphosphate: Commercial, phosphate mixture, soluble; minimum of twenty percent (20%) available phosphoric acid.
- C. Commercial Fertilizer: (Peters Professional). Commercial grade complete fertilizer of neutral character, consisting of fast and slow release nitrogen, fifty percent (50%) derived from natural organic sources of ureaform, phosphorous and potassium in the following composition: 1 lb. per 1000 SF of actual nitrogen, four percent (4%) phosphorous and two (2%) potassium, by weight. Provide in amounts as recommended by soils test.
- D. Slow-Release Fertilizer: (Osmocote) Granular fertilizer consisting of fifty percent (50%) water-insoluble nitrogen, phosphorus and potassium in the following composition: ten percent (10%) nitrogen, ten percent (10%) phosphorous and ten percent (10%) potassium by weight.

2.6 MULCH

- A. Organic Mulch: Free from deleterious material and suitable as a top dressing of trees and shrubs. Provide the following mulch in the areas identified:
 - 1. Type: Shredded Bark - for all Foundation and Viewable trees, shrub and groundcover areas. No more than 25 percent by volume of the mulch used on a site may be cypress mulch.
 - 2. Type: Pine Straw - For large areas under pine trees without understory plantings or naturalized perimeter areas.
 - 3. Type: Decorative Stone - Decorative Stone mulch for planter areas inside screen lanai as Specified.

2.7 STAKES AND GUYS

- A. Stake and Guy trees and upright shrubs only as necessary where plants have a problem maintaining a plumb position.
- B. Upright Stakes: Rough-sawn, sound, new hardwood or PT Pine, free of knots, holes, cross grain and other defects, 2 inches by 2 inches, length as required to secure plant.
- C. Guy Cable: 5-strand, 3/16-inch diameter, galvanized-steel cable, with zinc-coated turnbuckles, 3-inch lon minimu, with two 3/8-inch galv. eyebolts.
- D. Hose Chafing Guard: Reinforced rubber or plastic hose at least 1/2 inch in diameter, black, cut to lengths required to protect tree trunks from damage.
- E. Flags: Standard surveyor's plastic flagging tape, white, 12" long.

2.8 MISCELLANEOUS MATERIALS

- A. Gravel: N/A
- B. Edging: N/A

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine areas to receive landscaping for compliance with requirements and for conditions affecting performance of work of this Section. Do not proceed with installation until unsatisfactory conditions have been corrected.

3.2 PLANTING SOIL PREPARATION

- A. Before mixing, clean topsoil of roots, plants, sod, stones, clay lumps and other extraneous materials harmful to plant growth.
- B. Mix soil amendments and fertilizers with topsoil at rates indicated by soil test. Delay mixing fertilizer if planting does not follow placing of planting soil within a few days.
 - 1. Amended Soil Mix shall be determined by the soils analysis of the existing site topsoil.
 - 2. Soil mix shall incorporate BioPlex 4-in-1 Planting Granules at the rates as follows:
 - a. Trees - 4 oz. (1/4 lb.) per each 1" caliper trunk diameter
 - b. Shrubs - 4 oz. (1/4 lb.) per each 1 gallon size container or 24" of plant height.
 - c. Groundcover - 20 oz. (1-1/4 lb.) per 1000 s.f. of area. Till mix in top 4" of topsoil.
- C. Mix soil amendments and fertilizers with topsoil at rates indicated by soil test. Delay mixing fertilizer if planting will not follow placing of planting soil within 5 days. For bidding purposes only use the following:
 - 1. Mix thoroughly in a 2:1 ratio:
 - 2 parts original soil removed from plant pit,
 - 1 part amended topsoil,

3.3 PLANTING TREES AND SHRUBS

- A. Planting shall be performed by experienced workmen familiar with planting procedures under the supervision of a qualified supervisor.
- B. Layout of planting areas shall be performed by the contractor in accordance with the planting plans. Contact the landscape architect prior to making any adjustments to the plant layout.
- C. Excavate circular plant pits with vertical sides. Provide shrub pits at least 12" greater than the diameter of the root system. For trees provide a shrub pit at least 3 times greater than the diameter of the root ball. Depth of pit shall accommodate the root system. Plants should be placed on undisturbed compacted soil at a depth that will allow the top of the rootball for a tree or shrub above finish grade. Remove excavated materials from the site.
- D. Place amended soil mixture in the plant pit around the root ball. Water backfill thoroughly to remove air pockets and insure plant is stable in pit.

3.4 GROUNDCOVER PLANTING

- A. Loosen subgrade of planting bed areas to a minimum depth 6 inches. Remove stones larger than 1-1/2 inches in any dimension, sticks, roots, rubbish and other extraneous materials.
- B. Spread 4" of planting mixture over area to be planted. Work mixture into the top 8 inches of the soil. In areas where construction activities have removed all natural planting soil, excavation of all soil to a depth of 8" may be required. Replace soil with planting mix equal to one and one half the amount of soil removed to provide for settling and drainage.

3.5 PALM PLANTING

- A. Palm trees shall be backfilled with native soil.

3.6 GUYING AND STAKING

- A. Guy and Stake trees exceeding 12 feet or more than 2.5 inch caliper immediately after lawn sodding operations unless otherwise indicated. Tree guys shall be temporary and shall be removed before final acceptance by the owner.
- B. Brace all palm trees. Wrap with 5 layers burlap approximately 1/3 of the way up trunk. Attach lumber with cleats and hammer braces to lumber. Secure to ground with stake.

3.7 MULCH

- A. Apply pre-emergent weed killer over grade prior to mulching.
- B. Mulch trees, palms, shrub, groundcover, and planting beds with specified mulching material. Depths of mulch shall be as follows:
 - 1. Trees, Palms, Shrub beds - 2"
 - 2. Groundcover and Planting Beds -2"

3.8 PRUNING

- A. Prune branches of B&B stock, prior to transplanting, to balance the loss of roots and preserve the natural character appropriate to the particular plant requirements.
- B. Prune, thin and shape trees and shrubs according to standard horticultural practice. Prune trees to retain required height and spread. Unless otherwise directed by the Landscape Architect, do not cut tree leaders; remove or cut back broken, damaged and unsymmetrical growth of new wood. Required sizes are sizes after pruning.

3.9 MAINTENANCE

- A. Begin maintaining landscape materials immediately after planting. Maintain all plant material until final acceptance by the owner.
- B. Maintenance shall include but is not limited to mowing, weeding, pruning, fertilizing, watering, and application of appropriate insecticides and fungicides necessary to maintain the plants free of insects and disease.
- C. Re-set settled plants to proper grade and position. Restore planting saucer and adjacent material and remove dead material.
- D. Tighten and repair guys and stakes as required.
- E. Correct defective work immediately after deficiencies become apparent.

3.10 CLEANUP AND PROTECTION

- A. During landscaping, keep pavements clean and work area in an orderly condition.
- B. Protect landscaping from damage due to landscape operations, operations by other contractors and trades, trespassers. Maintain protection during installation and maintenance periods. Treat, repair or replace damaged landscape work as directed.

3.11 DISPOSAL OF SURPLUS AND WASTE MATERIALS

- A. Remove surplus soil and waste material, including excess subsoil, unsuitable soil, trash and debris. Legally dispose of off of owner's property.

3.12 ACCEPTANCE

- A. At the completion of planting work all planted areas will be inspected by the owner's representative to determine if all requirements, including maintenance, have been complied with and plant materials are alive and in healthy , vigorous condition. If all conditions of the contract documents have been met the owner will accept the work.

3.13 WARRANTY

- A. Warrant plant material to remain alive and be in healthy, vigorous condition for a period of 1 year after acceptance by the owner.
- B. Warranty shall not include damage or loss of trees, plants, or groundcover caused by fires, floods, freezing, rains, lightning storms or winds over 75 miles per hour; or negligence on the part of the owner.
- C. Immediately remove and replace all plants found to be dead or in unhealthy condition as determined by the owners representative at any time during the warranty period.

3.14 IRRIGATION REQUIREMENTS

- A. Shallow wells, open surface water bodies or reclaimed water must be used as a source of irrigation water. The distribution system for irrigation must not be connected to county or municipal water sources, unless it can be demonstrated that these sources are not available.
- B. Irrigation systems must utilize low volume design such as low trajectory heads and soaker hoses to provide direct application and low evaporation. Systems that overspray areas that do not require irrigation, such as paved areas will not be acceptable. High irrigation need areas must not overspray low need areas.
- C. High water demand landscape areas such as turf must be served by a separate irrigation zone than low water need areas, such as planter beds, or mulched areas with trees. In no case, shall any planted vegetation area be more than 50' from a water supply hose bib.
- D. Automatic irrigation systems must be operated by an irrigation controller capable of differentiating between the schedules of high and low water demand areas. Controllers must have multiple cycle start capacity and a flexible calendar program able to be set to comply with local or water management district imposed restrictions.
- E. Automatic irrigation systems must be equipped with a rain sensor device or switch which will override the irrigation cycle of the sprinkler system when adequate rainfall has occurred.

THESE DRAWINGS DO NOT INCLUDE COMPONENTS FOR CONSTRUCTION SAFETY.

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