Pinnacle on Sixth

Landscape Plan

Lake Worth Beach, Florida

NOTE: These Landscape Plans have been prepared to satisfy Lake Worth Beach zoning requirements and to conceptually reflect landscape requirements for the site. They are not to be utilized for construction drawings until final engineering and architectural plans are available. These drawings are not to be used for Building Permit application until these plans are finalized.

SHEET INDEX

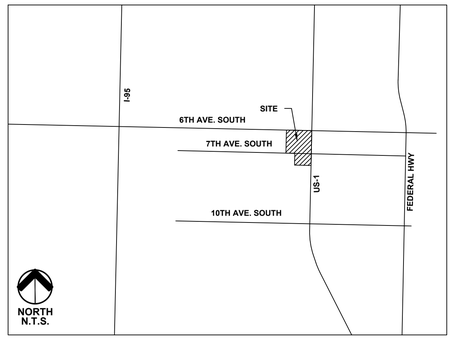
PLANT SCHEDULE

1) DROUGHT TOLERANT RATING BASED UPON SFWMD WATERWISE PUBLICATION - SOUTH FLORIDA EDITION.
2) ALL PLANT MATERIAL SPECIFICATIONS AND CONTAINER SIZES LISTED IN THE PROJECT PLANT SCHEDULE ARE REQUIRED MINIMUMS. CONTRACTOR MAY EXCEED THE REQUIRED MINIMUM SPECIFICATION AND CONTAINER SIZE BASED ON MATERIAL AVAILABILITY.
3) ALL PLANT MATERIAL SHALL MEET AND ADHERE TO LATEST EDITION OF FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS. ALL PLANT MATERIAL SHALL BE FLORIDA # 1 OR BETTER.THE LANDSCAPE ARCHITECT OR OWNER/OWNER'S REPRESENTATIVE HAVE THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING THESE STANDARDS.
4) QUANTITIES ON PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON LANDSCAPE PLANS.

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	NATIVE	DROUGHT TOLERANT
LARGE TREES					
	BU	14	Bursera simaruba / Gumbo Limbo Florida #1, 10` Ht. x 4` Spr., 2.5" Cal. Single Straight Trunk, Full Canopy	Yes	Yes
	QV	8	Quercus virginiana / Southern Live Oak Florida #1, 18` Ht. x 8` Spr., 6" Cal., Single Straight Trunk, Full and Even Canopy, No Low Crotch	Yes	Yes
MEDIUM TREES					
	TH	8	Tabebuia heterophylla / Pink Tabebuia Florida #1, 10` Ht. x 5` Spr., 2.5" Cal., Single Straight Trunk, Full Canopy	Yes	Yes
PALM TREES					
	PD	4	Phoenix dactylifera 'Zahidi' / Zahidi Date Palm Florida #1, 12` Ct., 18` O.A. Ht., Min. 9 Fronds, Single Trunk, Full Head, No Scarred Trunk	No	Yes
	SP	38	Sabal palmetto / Cabbage Palm Florida #1, 10-18` c.t., hurricane cut	Yes	Yes
	VM	31	Veitchia montgomeryana / Montgomery Palm - Single Florida #1, 12' Greywood., Single Trunk, Min. 18` O.A. Ht., Single Trunk, Full Head, No Scarred Trunk	No	Yes
SMALL TREES					
	CE	31	Conocarpus erectus 'sericeus' / Silver Buttonwood Florida #1, 8` Ht., x 3` Spr., 1.5" Cal., Single straight trunk, Full crown	Yes	Yes
	CS	19	Cordia sebestena / Orange Geiger Tree Florida #1, 8` Ht. x 3` Spr., 1.5" Cal. Single Straight Trunk, Full Canopy	Yes	Yes
	EF	25	Eugenia foetida / Spanish Stopper Min. 8` Ht. x 3` Spr. x 2.5" Cal., 5` Clear Trunk, Single Straight Trunk, Full Canopy	Yes	Yes
SHRUBS					
	CH2	631	Chrysobalanus icaco `Red Tip` / Red Tip Cocoplum Min. 24" Ht. x 18" Spr., Florida #1, Full to base plants, Unsheared, 24" o.c.	Yes	Yes
	CH3	30	Chrysobalanus icaco `Red Tip` / Red Tip Cocoplum 60" Ht. x 36" Spr., Florida #1, Full to base plants, Unsheared, 36" o.c.	Yes	Yes
	CLU	116	Clusia guttifera / Small Leaf Clusia 24" Ht. x 24" Spr., 4' O.C., Full to base, Unsheared	Yes	Yes
	CRQ	6	Crinum augustum `Queen Emma` / `Queen Emma` Crinum 15 Gal., 36" Ht. x 36" Spr. Full and Even Foliage, No Scarred Foliage	No	Yes
	PM6	66	Podocarpus macrophyllus / Southern Yew Florida #1, 6` ht. x 30" spr., Full to base and dense.	No	Yes
	PMP	124	Podocarpus macrophyllus `Pringles` / Dwarf Podocarpus 16" Ht. x 12" Spr., 24" o.c., Full and Dense Shrub, Full to Base	No	Yes

SHRUB AREAS					
	CHR	10	Chrysobalanus icaco `Red Tip` / Red Tip Cocoplum 24" Ht. x 18" Spr., Florida #1, Full to base plants, Unsheared, 36" o.c.	Yes	Yes
	CVM	68	Codiaeum variegatum `Mammey` / Mammey Croton 24" Ht. x 24" Spr. 24" O.C. Full and Dense Shrub, Full to Base	No	Yes
	CVP	36	Codiaeum variegatum `Petra` / Petra Croton 24" Ht. x 24" Spr. 36" O.C. Full and Dense Shrub, Full to Base	No	Yes
	GIF	431	Ficus microcarpa `Green Island` / Green Island Ficus Min. 12" Ht. x 12" Spr., 18" O.C.,	No	Yes
	HAM	159	Hamelia patens 'compacta' / Dwarf Firebush Full even plants, unsheared, 18" Ht. x 18" Spr., 30" o.c.	Yes	Yes
	JAS	44	Jasminum volubile / Wax Jasmine Min. 12" Ht. x 18" Spr. 24" O.C. Full and Dense Shrub, Full to Base	Yes	No
	SAT	123	Schefflera arboricola `Trinette` / Trinette Dwarf Schefflera Florida #1, Full even plants, unsheared, 18" Ht. x 18" Spr., 36" o.c.	No	Yes
	TRF	276	Tripsacum dactyloides / Fakahatchee Grass Florida #1, 36" Ht. x 24" Spr., Fully Dense and Rooted 36" o.c.	Yes	Yes
GROUND COVERS					
	LIR	667	Liriope muscari `Evergreen Giant` / Evergreen Giant Lily Turf 12" Ht. x 12" Spr., 12" O.C., Full to Edge of Pot,	Yes	Moderate
	MIN	164	Trachelospermum asiaticum `Minima` / Asiatic Jasmine 'Minima' Florida #1, Min. 4" ht. x Min. 12" spr., @ 18" o.c., Min. 6 plants per pot, Fully rooted & dense	No	Yes
TURF					
	SOD	TBD IN FIELD	Stenotaphrum secundatum `Floritam` / Floritam St. Augustine Sod Laid flat, No Gaps, Rolled and Sanded to create a uniform flat mowing surface, Weed and Disease Free, Laid tight, Staggered joints	No	No

LOCATION MAP



SITE DATA

APPLICATION NAME:	PINNACLE ON SIXTH
FUTURE LAND USE:	MIXED USE- EAST (MU-E)
ZONING:	MIXED USE- DIXIE HIGHWAY (MU-DH)
OVERLAY/STUDY AREA:	MAJOR THOROUGHFARE PLAN
PROPERTY CONTROL NUMBER(S):	
38-43-44-21-15-203-0100	38-43-44-21-15-205-0010
38-43-44-21-15-203-0130	38-43-44-21-15-205-0020
38-43-44-21-15-203-0140	38-43-44-21-15-205-0030
38-43-44-21-15-203-0150	38-43-44-21-15-205-0040
38-43-44-21-15-203-0160	38-43-44-21-15-223-0080
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
TOTAL SITE AREA:	2.01 AC. (87,750 S.F.)

DEVELOPMENT TEAM

DEVELOPER:
PINNACLE ON SIXTH, LLC
9100 SOUTH DADELAND BLVD., STE. 700
MIMAI, FL 33156
(305) 854-7100

PLANNER/LANDSCAPE ARCHITECT
URBAN DESIGN STUDIO
610 CLEMATIS ST., STE. CU02
WEST PALM BEACH, FL 33401
(561) 366-1100

ARCHITECT/PHOTOMETRIC ENGINEER
LUCILLE HINNERS ARCHITECTURE, LLC
1440 SW 14TH DRIVE
BOCA RATON, FL 33486
(305) 491-3320

SURVEYOR
BROWN & PHILLIPS
1860 OLD OKEECHOBEE RD., STE. 509
WEST PALM BEACH, FL 33409

CIVIL/TRAFFIC ENGINEER
CIVIL DESIGN, INC.
1400 CENTREPARK BLVD., STE. 905
WEST PALM BEACH, FL 33401
(561) 659-5760

LANDSCAPE DATA

PERIMETER BUFFER LANDSCAPE

PERIMETER BUFFER SCREENING REQUIRED WHERE OFF-STREET PARKING LOT IS NOT SCREENED BY AN INTERVENING BUILDING OR STRUCTRE, PER CODE OF ORDINANCES CITY OF LAKE WORTH ART. 6, SEC. 23.6-1.

	REQUIRED	PROVIDED
PARCEL A:		
EAST BUFFER:	1 SMALL TREE / 15 LF @ 122.6' = 8 TREES	8 TREES
WEST BUFFER:	1 SMALL TREE/ 15 LF @ 226.9' = 15TREES	16 TREES
SOUTH BUFFER:	1 SMALL TREE / 15 LF @ 111.0' = 7 TREES	7 TREES
PARCEL B:		
EAST BUFFER:	1 SMALL TREE / 15 LF @ 130.0' = 9 TREES	9 TREES
WEST BUFFER:	1 SMALL TREES/ 15 LF @ 39.1' = 3 TREES	3 TREES
NORTH BUFFER:	1 TREE / 20 LF @ 135.0' = 7 TREES	7 TREES
PARCEL C:		
NORTH BUFFER:	1 TREE / 20 LF @ 18.0' = 1 TREES	1 TREES
SOUTH BUFFER:	1 TREE / 20 LF @ 18.0' = 1 TREES	1 TREES

LANDSCAPE AREA

SITE AREA		**(2.01 AC) 87,750 SF**
IMPERVIOUS		(64.5%) 56,568.5 SF
IMPERMEABLE PAVEMENT	26,127 SF	
PERMEABLE PAVEMENT *(15,669 SF @ 50% CREDIT)*	7,834.5 SF	
BUILDING	22,607 SF	
PERVIOUS/LANDSCAPE AREAS		(35.5%) 31,181.5 SF
PERMEABLE PAVEMENT *(15,669 SF @ 50% CREDIT)*	7,834.5 SF	
LANDSCAPE AREAS	23,347 SF	

INTERIOR LANDSCAPE REQUIREMENTS

REQUIRED LANDSCAPE IN VEHICULAR USE AREA		6,939 SF
(34,846 SF OF VEHICULAR USE AREA @ 20%)		
PARCEL A (20,147 @ 20%):	4,029 SF	
PARCEL B (12,968 @ 20%):	2,594 SF	
PARCEL C (1,731 @ 20%):	346 SF	
PROVIDED LANDSCAPE IN VEHICULAR USE AREA		7,166 SF
PARCEL A:	4,100 SF	
PARCEL B:	2,720 SF	
PARCEL C:	346 SF	
	REQUIRED	**PROVIDED**
PARKING/VEHICULAR USE	56 TREES	56 TREES
(1 TREE / 125 SF @ 6,939 SF)		
PERVIOUS AREA NOT ASSOCIATED WITH DRY DETENTION	20 TREES	21 TREES
(1 LARGE TREE / 625 SF @ 12,310 SF)		
FOUNDATION PLANTING	1,195 SHRUBS	1,234 SHRUBS
(1 SHRUB / 5 SF @ 5,976 SF)		

NATIVE SPECIES (75% OF REQUIRED MATERIAL):	**REQUIRED**	**PROVIDED**
TREES	75% (96/128)	91% (117/128)*
(INCLUDES 38 PALMS COUNTING AS 12 TREES)		
SHRUBS	75% (896/1,195)	106% (1,266/1,195)

PALMS IN PLACE OF REQUIRED TREES:
(TOTAL REQUIRED TREES = 128; 128 X 0.2 = 26 TREES)
(TOTAL PALMS PROVIDED = 73; 73 / 3 = 24 TREES)

ALLOWED	**PROVIDED**
20% (26 TREES)	18.9% (24 TREES)

LANDSCAPE NOTES

1) BASE INFORMATION OBTAINED FROM CIVIL PLANS PREPARED BY CIVIL DESIGN, INC. REVISION DATED 06/10/26.
2) ALL INVASIVE SPECIES WILL BE ERADICATED FROM SITE AS REQUIRED BY CODE.
3) ALL LANDSCAPE MATERIAL SHALL CONFORM TO THE MOST RECENT STANDARDS AS OUTLINED BY THE "GRADES AND STANDARDS FOR NURSERY PLANTS" PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANT MATERIAL SHALL BE FLORIDA #1 OR BETTER.
4) SIGHT TRIANGLES SHALL BE PROVIDED AND MAINTAINED BY OWNER CLEAR OF VEGETATION TO PROVIDE UNOBSTRUCTED VISIBILITY BETWEEN 30 INCHES AND 8 FEET ABOVE GRADE.
5) UTILITY EASEMENTS SHALL NOT ENCROACH INTO LANDSCAPE BUFFERS MORE THAN 5 FEET OR AS PERMITTED BY CODE.
6) FDOT TYPE "D" OR "F" CURB OR WHEEL STOPS TO BE PROVIDED ALONG ALL LANDSCAPE AREAS, INCLUDING DRIVE AISLES AND PARKING SPACES.
7) ALL INSTALLATION WORK SHALL BE CARRIED OUT IN A PROFESSIONAL MANNER IN ACCORDANCE WITH STANDARD NURSERY AND INSTALLATION PRACTICES.
8) ALL LANDSCAPE AREAS SHALL BE SODDED, MULCHED OR OTHERWISE COVERED WITH GROUND COVER PER THESE PLANS AS LABELED.
9) TREES SHOWN ON THIS PLAN ARE GRAPHIC REPRESENTATION ONLY. TREE SPACING IS BASED ON DESIGN REQUIREMENTS AND TREES SHOWN ON THESE PLANS ATTEMPT TO ACCOMPLISH THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACKS FROM UTILITIES. TREES MAY BE FIELD ADJUSTED TO AVOID CONFLICTS WITH DRIVEWAYS AND UNDERGROUND UTILITIES.
10) CONTRACTOR TO COORDINATE PLANTING OPERATIONS WITH ALL UNDERGROUND UTILITY PROVIDERS AND CALL "SUNSHINE DIG" / 811 TO FLAG UTILITY LOCATIONS PRIOR TO COMMENCING PLANTING OPERATIONS FOR ANY PORTION OF THE SITE. IF "SUNSHINE DIG" / 811 DOES NOT LOCATE ALL UNDERGROUND UTILITIES ON-SITE, THE CONTRACTOR IS RESPONSIBLE FOR SECURING THESE SERVICES FROM A PRIVATE PROVIDER.
11) LANDSCAPE CONTRACTOR TO HAND DIG PLANTING HOLES FOR TREES AND/OR SHRUBS WITHIN FIVE (5') OF ALL FP&L EASEMENTS.
12) GROUND MOUNTED MECHANICAL EQUIPMENT TO BE SCREENED PER THESE PLANS INCLUDING AS-BUILT EQUIPMENT LOCATIONS AT TIME OF LANDSCAPE INSTALLATION. CONTRACTOR TO NOTIFY OWNER / OWNER'S REPRESENTATIVE OF ADDITIONAL REQUIRED PLANT MATERIAL QUANTITIES AT TIME OF LANDSCAPE INSTALLATION FOR ADDITIONAL MECHANICAL EQUIPMENT OR RELOCATED EQUIPMENT THAT MAY REQUIRE ADDITIONAL LANDSCAPE SCREENING.
13) PLANTINGS ADJACENT TO OVERHEAD LINES TO COMPLY WITH FP&L's "RIGHT TREE IN THE RIGHT PLACE" GUIDELINES FOR MINIMUM SEPARATIONS TO OVERHEAD LINES.

UTILITY SETBACK NOTES

1) ALL SETBACK DIMENSIONS SHOWN ON THE PLANS ARE TO BE MET AT THE TIME OF INSTALLATION.
2) TREES ARE TO BE INSTALLED WITH A TEN FOOT (10') SEPARATION FROM ANY WATER OR SEWER MAIN AND/OR SERVICE, HYDRANTS, AND LIFT STATIONS, OR WITH A MINIMUM SEVEN FOOT (7') SETBACK IF INSTALLED WITH A ROOT BARRIER SYSTEM. REFER TO THE "ROOT BARRIER" DETAIL ON THE PLANTING DETAILS SHEET FOR INSTALLATION REQUIREMENTS. HOWEVER IN NO CASE SHALL A TREE ENCROACH INTO A UE WITHOUT PRIOR UTILITY PROVIDER APPROVAL AND ONLY SOD CAN BE INSTALLED WITHIN 5' OF ANY WATER METER AND WITHIN 7.5' OF ANY FIRE HYDRANT UNLESS OTHERWISE APPROVED BY THE FIRE MARSHAL AND UTILITY PROVIDER.
3) TREES ARE TO BE INSTALLED WITH A TEN FOOT (10') SEPARATION FROM ANY DRAINAGE OR STORM SEWER INFRASTRUCTURE, OR WITH A MINIMUM SEVEN FOOT (7') SETBACK IF INSTALLED WITH A ROOT BARRIER SYSTEM. REFER TO THE "ROOT BARRIER" ON THE PLANTING DETAILS SHEET FOR INSTALLATION REQUIREMENTS.
4) WHERE REQUIRED, ROOT BARRIER TO BE INSTALLED WITH A MINIMUM 5' SEPARATION TO THE EDGE OF ALL UNDERGROUND UTILITIES AND INFRASTRUCTURE.
5) TREES SHALL BE PLANTED WITH A MIN. 2' SEPARATION BETWEEN ANY ROOT BARRIER (MEASURED FROM THE CENTER OF THE TREE).

LANDSCAPE EXCAVATION & BACKFILL NOTES

1) TREE AND SHRUB PLANTING BEDS WHICH FALL WITHIN OR NEAR ROADWAY AREAS SHALL BE COMPLETELY EXCAVATED AND BACK-FILLED WITH TOPSOIL. ALL SHELL-ROCK OR OTHER BASE MATERIALS, AND ALL SUBSOIL AND DEBRIS, SHALL BE COMPLETELY REMOVED FROM BENEATH SUCH PLANTING AREAS, TO A MINIMUM DEPTH OF 36". UPON COMPLETION OF EXCAVATION, LANDSCAPE ARCHITECT OR OWNER SHALL INSPECT THE EXCAVATED AREA PRIOR TO BACKFILLING WITH TOPSOIL.
2) ALL TREE AND/OR SHRUB PLANTING AREAS WITHIN 8' OF BUILDING FOUNDATIONS, AND ANY OTHER PLANTING AREAS WHERE SIGNIFICANT BURIED CONSTRUCTION DEBRIS IS ENCOUNTERED, SHALL BE COMPLETELY EXCAVATED TO A MINIMUM DEPTH OF 36". UPON COMPLETION OF EXCAVATION, LANDSCAPE ARCHITECT OR OWNER SHALL INSPECT THE EXCAVATED AREA PRIOR TO BACKFILLING WITH TOPSOIL.

MULCH NOTES

1) MULCH SHALL BE GRADE A PREMIUM NATURAL CYPRESS MULCH, OR APPROVED EQUAL, FREE OF FOREIGN MATERIALS AND WEED SEEDS. MINIMUM DEPTH AFTER SETTLING SHALL BE THREE (3") INCHES.

urban design studio
Urban Design
Land Planning
Landscape Architecture
610 Clematis Street, Suite CU02
West Palm Beach, FL 33401
561.366.1100 FAX 561.366.1111
www.udsflorida.com
#LA0001739

Pinnacle on Sixth
Lake Worth Beach, FL
Cover Sheet
H:\UDBS\Pinnacle on Sixth - South H St_24-043\Pinnacle Housing_DES_000\Drawings\Landscape Plan\2026.07.16_LA.dwg

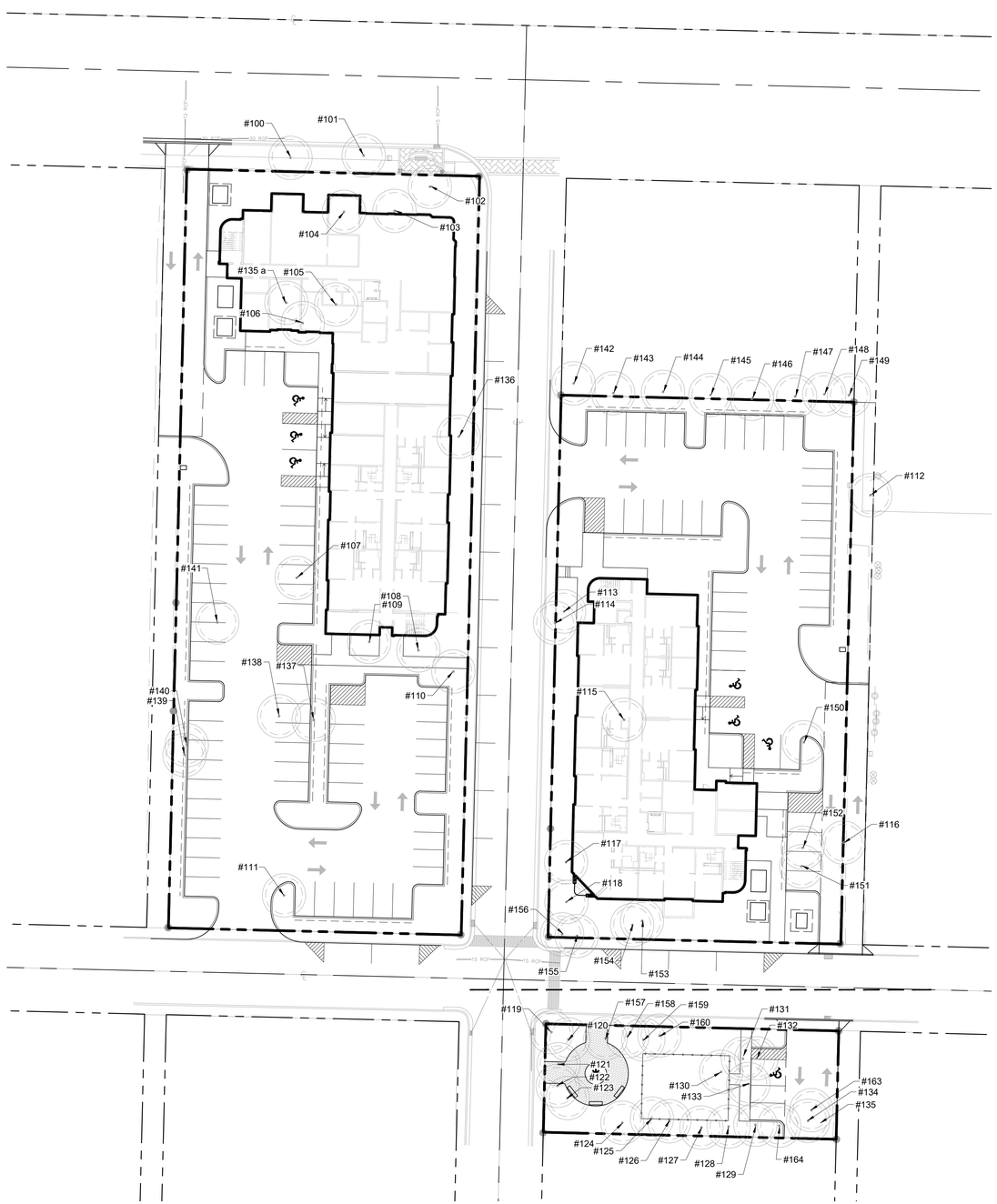
RESUBMITTAL #1

Date:	03/31/26
Project No.:	24-043.000
Designed By:	RD/JS
Drawn By:	RD/JS
Checked By:	RD

Revision Dates:
06/12/2026 RESUBMITTAL
07/17/2026 RESUBMITTAL

LA-1
of 6

TREE DISPOSITION PLAN

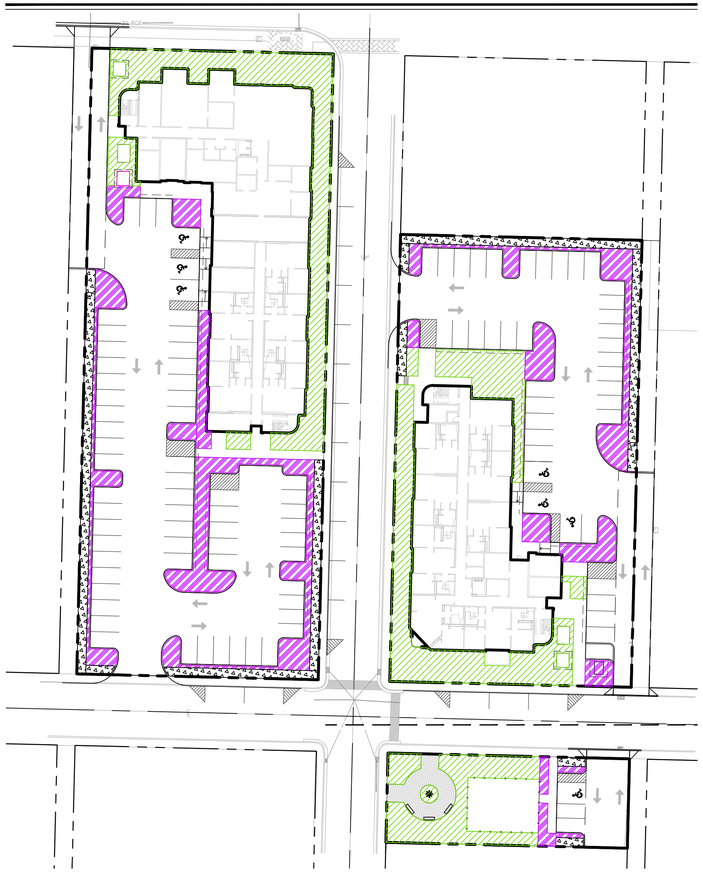


TREE DISPOSITION CHART

Tag #	Species	Size (1)	Condition Rating (Percent)	Condition Rating (Word)	Condition Notes	Proposed Disposition	Notes
100	Live oak	10"	50%	Fair	Codominant leaders,Large diameter aspect ratio first order branches and mechanical injury at the base of the trunk.	N/A	N/A: Not on Site
101	Live oak	12"	50%	Fair	Codominant leaders, mechanical injury on the trunk, and large diameter aspect ratio first order branches.	N/A	N/A: Not on Site
102	Queen palm	26'	40%	Poor	Meandering trunk, mechanical injury near the crown, trunk constriction, and injury at the base of the trunk.	Remove	Mitigate on site; 1 palm
103	White bird of paradise	8"	50%	Fair	Meandering trunk	N/A	Not a Tree
104	Triangle palm	12'	50%	Fair	Trunk constriction and water stress damage at the base of the trunk.	Remove	Mitigate on site; 16' Ht.
105	Strangler fig	98"	50%	Fair	Multiple codominant leaders, mechanical injuries at the base of the trunk, and decay in the main branch union	Remove	Mitigate on site; 98"
106	Sabal palm	13'	60%	Fair		Remove	Mitigate on site; 16' Ht.
107	Mango	22"	50%	Fair	Multiple codominant leaders and mechanical injuries at the base of the trunk from line trimmer.	Remove	Mitigate on site; 22"
108	Queen palm	11'	40%	Poor	Meandering trunk ,weak root structure and trunk constriction. Wobbly if you push on it!	Remove	Mitigate on site; 1 palm
109	Queen palm	10'	30%	Poor	Cavities at the base of the trunk , slight trunk constriction and weak root structure. Wobbly when you push it.	Remove	Mitigate on site; 1 palm
110	Java plum	23"	40%	Poor	Multiple codominant leaders with bark inclusion, previously hat racked, and asymmetrical canopy	Remove	Mitigate on site; 1 tree
111	Sabal palm	15'	55%	Fair	Trunk constriction and mechanical injuries at the base of the trunk from line trimmer.	Remove	Mitigate on site; 16' Ht.
112	Sabal palm	14'	70%	Good		N/A	N/A: Not on Site
113	Sabal palm	8'	50%	Fair	Meandering trunk and slight mechanical injuries at the base of the trunk from line trimmer	Remove	Mitigate on site; 16' Ht.
114	Sabal palm	15'	30%	Poor	In decline, poor canopy growth	Remove	Mitigate on site;1 palm
115	Coconut palm	24'	50%	Fair	Trunk constriction and small wounds on the whole trunk.	Remove	Mitigate on site; 24' Ht.
116	Sabal palm	13'	55%	Fair	Growing adjacent to utility lines AND chain-link fence.	Remove	Mitigate on site; 16' Ht.
117	Mahogany	23"	45%	Fair	Multiple codominant leaders with bark inclusion at the main branch union, several flush cut wounds , hatracked, injuries on the surface roots, and lion tailed.	Remove	Mitigate on site; 1 tree
118	Mahogany	23"	30%	Poor	Multiple codominant leaders, hatracked, lion tailed, multiple flush cut wounds, and mechanical injuries to the surface roots.	Remove	Mitigate on site; 1 tree
119	Mango	14"	50%	Fair	Multiple codominant leaders , asymmetrical canopy, and mechanical injury on the trunk.	Remove	Mitigate on site; 14"
120	Triangle palm	11'	50%	Fair	Trunk constriction and mechanical injuries on the trunk.	Remove	Mitigate on site;16' Ht.
121	Pink tabebuia	10"	50%	Fair	Codominant leaders ,asymmetrical canopy, insect galls on each leader and mechanical injury at the base of the trunk.	Remove	Mitigate on site; 10"
122	Pink tabebuia	4"	45%	Fair	Codominant leaders, asymmetrical canopy, and several wounds on the tree.	Remove	Mitigate on site; 1 tree
123	Triangle palm	8'	50%	Fair	Trunk constriction mulch high on the trunk and several wounds on the trunk.	Remove	Mitigate on site; 16' Ht.
124	Fox tail palm	12'	55%	Fair	Trunk constriction, wounds on the trunk, and adventitious roots	Remove	Mitigate on site; 16' Ht.
125	Fox tail palm	13'	55%	Fair	Trunk constriction, wounds on the trunk, and adventitious roots.	Remove	Mitigate on site; 16' Ht.
126	Fox tail palm	12'	55%	Fair	Trunk constriction, wounds on the trunk, and adventitious roots.	Remove	Mitigate on site; 16' Ht.
127	Coconut palm	21'	50%	Fair	Curved trunk; trunk constriction in multiple locations on the trunk, and several wounds on the trunk.	Remove	Mitigate on site; 21' Ht.
128	Coconut palm	26'	50%	Fair	Trunk constriction in several locations, several wounds on the trunk and curved trunk	Remove	Mitigate on site; 26' Ht.
129	Coconut palm	25'	50%	Fair	Curved trunk; trunk constriction , and. several wounds on the trunk	Remove	Mitigate on site
130	Coconut palm	25'	50%	Fair	Meandering trunk, several wounds on the trunk, trunk constriction and large wounds near the crown	Remove	Mitigate on site
131	Fox tail palm	14'	50%	Fair	Trunk constriction and adventitious roots	Remove	Mitigate on site
132	Orange geiger tree	5"	45%	Fair	Hatracked	Remove	Mitigate on site; 1 tree
133	Coconut palm	23'	55%	Fair	Trunk constriction, meandering trunk and several wounds on the trunk.	Remove	Mitigate on site
134	Mango	6"	50%	Fair	Codominant leaders and planted too deep	Remove	Mitigate on site
135	Wild tamarind	9"	35%	Poor	Hatracked and several wounds and cavities on the trunk.	Remove	Mitigate on site; 1 tree
136	Sabal palm	18'	45%	Fair	Abnormal crown, trunk constriction cavities at the base of the trunk and mechanical injuries at the base of the trunk from string trimmer	Remove	Mitigate on site; 1 palm
137	Sabal palm	12'	75%	Good		Remove	Mitigate on site; 16' Ht.
138	Woman's tongue	33"	45%	Fair	Multiple codominant stems with bark inclusions.	Remove	Mitigate on site; 1 tree
139	Paradise tree	9"	45%	Fair	Codominant stems	Remove	Mitigate on site; 1 tree
140	Carrot wood	28"	40%	Poor	Multiple codominant stems; INVASIVE	Remove	No Mitigation Required
141	Wild tamarind	10"	50%	Fair	Multiple codominant leaders and several wounds on the trunk.	Remove	Mitigate on site; 10"
142	Green buttonwood	6"	45%	Fair	Central leader removed and shaped spherically.	N/A	N/A: Not on Site
143	Live oak	5"	55%	Fair		N/A	N/A: Not on Site
144	Green buttonwood	6"	45%	Fair	Central leader was removed and shaped spherically	N/A	N/A: Not on Site
145	Green buttonwood	7"	45%	Fair	Central leader removed and shaped spherically.	N/A	N/A: Not on Site
146	Live oak	5"	50%	Fair	Topped and shaped spherically	N/A	N/A: Not on Site
147	Crape myrtle	6"	30%	Poor	Hatracked	N/A	N/A: Not on Site
148	Crape myrtle	6"	30%	Poor	Hatracked	N/A	N/A: Not on Site
149	Crape myrtle	6"	30%	Poor	Hatracked.	N/A	N/A: Not on Site
150	Coconut palm	25'	50%	Fair	Curved trunk, trunk constriction ,wounds on the trunk, and adventitious roots.	Remove	Mitigate on site; 25' Ht.
151	Mahogany	25"	35%	Poor	Multiple codominant leaders, bark inclusion Lowest first order branch, cavities in the trunk, hat raked, lion tailed, and asymmetrical canopy.	Remove	Mitigate on site; 1 tree
152	Avocado	13"	50%	Fair	Codominant leaders and asymmetrical canopy	Remove	Mitigate on site; 13"
153	Sabal palm	7'	50%	Fair	Growing against the house	Remove	Mitigate on site; 16' Ht.
154	Mango	3"	50%	Fair	Planted too deep and codominant leaders.	Remove	Mitigate on site
155	Tropical almond	7"	50%	Fair	Large diameter aspect ratio first order branch, asymmetrical canopy and growing adjacent to chain-link fence	Remove	Mitigate on site; 7"
156	Sabal palm	7'	50%	Fair	Growing adjacent to chain-link fence and growing under utility lines.	Remove	Mitigate on site; 16' Ht.
157	Christmas palm	12'	50%	Fair	Meandering trunk , Mulch too high on the trunk, several wounds on the trunk, and trunk constriction.	Remove	Mitigate on site; 16' Ht.
158	Triple Christmas palm	11'	55%	Fair	Trunk constriction, several wounds on all 3 trunks, and adventitious roots	Remove	Mitigate on site; 16' Ht.
159	Christmas palm	12'	50%	Fair	Meandering trunk, trunk, constriction, wound at the base of the trunk, and several wounds the trunk.	Remove	Mitigate on site; 16' Ht.
160	Coconut palm	21'	50%	Fair	Meandering trunk several wounds on the trunk, adventitious roots and slight trunk constriction.	Remove	Mitigate on site; 21' Ht.
161	Triple Christmas palm	16'	45%	Fair	Trunk constriction; rubbing adjacent tree and several wounds on all trunks	Remove	Mitigate on site; 1 palm
162	Royal poinciana	7"	40%	Poor	Hatracked and rubbing adjacent palm.	Remove	Mitigate on site; 1 tree
163	Starfruit tree	7"	45%	Fair	Multiple codominant leaders, bark inclusion in the main branch union, planted too deep, and several wounds on the leaders.	Remove	Mitigate on site; 1 tree
164	Mango	6"	55%	Fair	Superficial wound from guying.	Remove	Mit. via payment @ $136/inch
135 a	Carrot wood	26"	40%	Poor	Codominant leaders with bark inclusion, injury at the base of one leader, and asymmetrical canopy; INVASIVE	Remove	No Mitigation Required

MITIGATION REQUIRED	
TREE MITIGAITON REQUIRED	
11 TREES (<50% CONDITION)	
189" DBH (>50% CONDITION RATING)	
TREE MITGIATION PROVIDED	
11 TREES @ 2.5" Cal.	
185" (50 Trees @ 1.5"; 44 Trees @ 2.5")	
REMAINING MITIGAITON VIA PAYMENT-IN-LIEU	
6" DBH @ $136 PER INCH	= $816
TOTAL IN-LIEU PAYMENT	**= $816**
PALM MITIGAITON REQUIRED	
6 PALMS (<50% CONDITION)	
462' HT. (>50% CONDITION RATING)	
TREE MITGIATION PROVIDED	
6 TREES @ 10' CT.	
630' HT. (35 Palms @ 18' OA HT.)	

LANDSCAPE AREA DIAGRAM



LANDSCAPE AREA LEGEND

BUFFER AREA
3,885 SF

LANDSCAPE AREA IN VEHICULAR USE AREA
7,166 SF

PERVIOUS AREA NOT ASSOCIATED WITH DRY DETENTION
12,296 SF

urban design studio

Urban Design
Land Planning
Landscape Architecture

610 Clematis Street, Suite CU02
West Palm Beach, FL 33401
561.366.1100 FAX 561.366.1111
www.udsflorida.com
#LA0001739

Pinnacle on Sixth

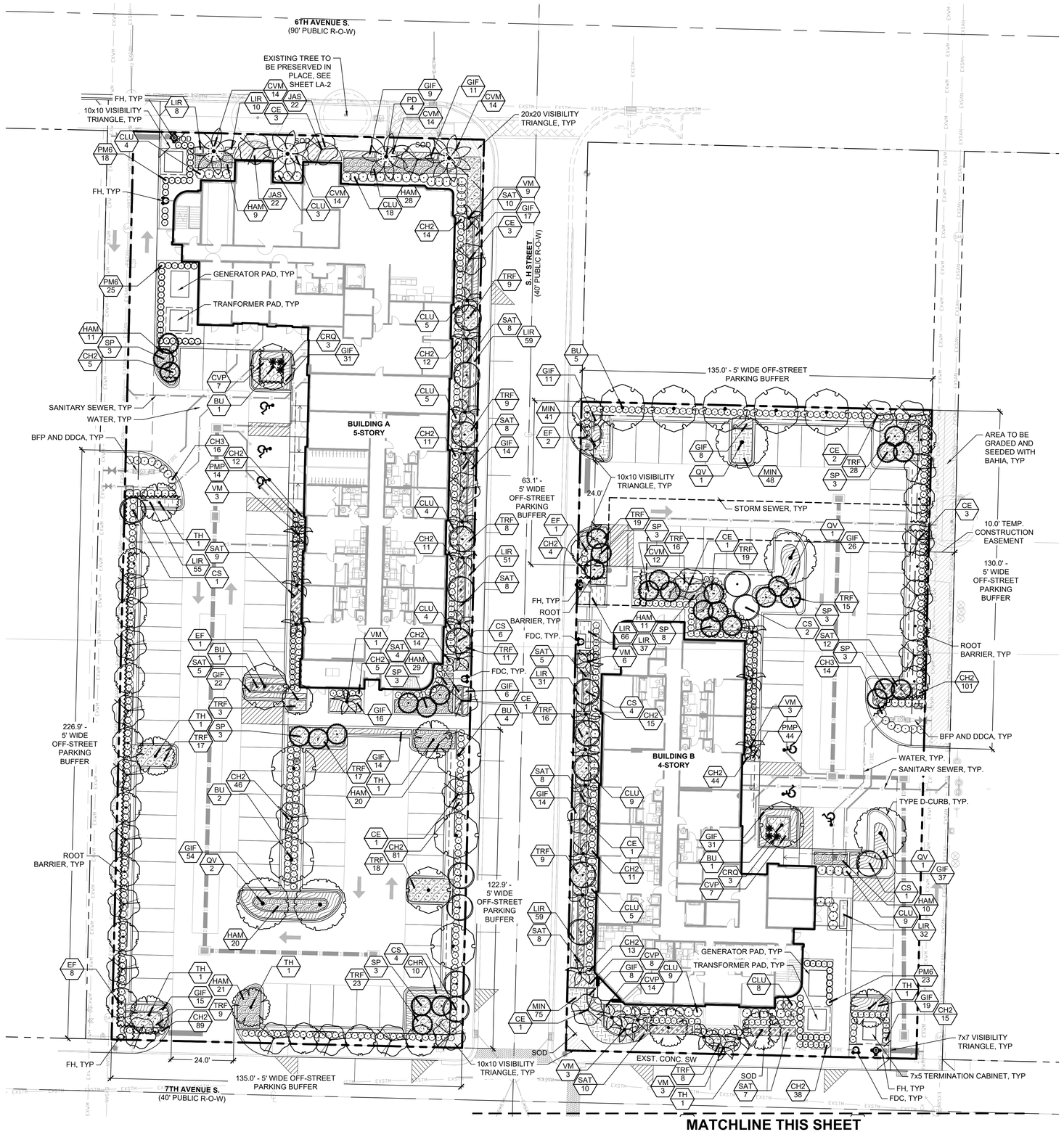
Lake Worth Beach, FL
Tree Disposition Plan

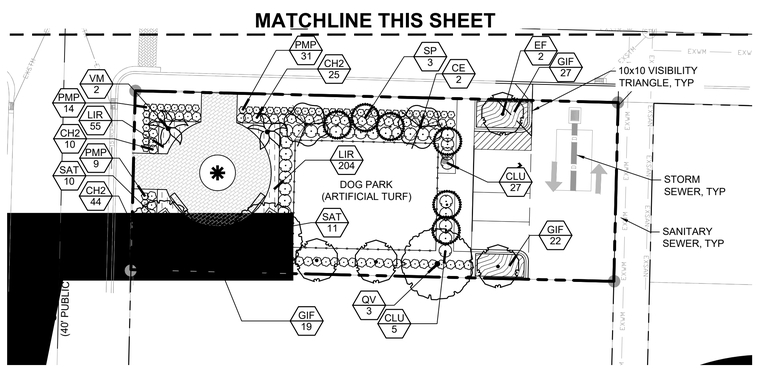
H:\UDS\Pinnacle on Sixth - South I 95_24-043\Pinnacle Housing_DES_00\Drawings\Landscape Plan\2026.07.16_LA.dwg

Date:	03/31/26
Project No.:	24-043.000
Designed By:	RD/JS
Drawn By:	RD/JS
Checked By:	RD

Revision Dates:
06/12/2026 RESUBMITTAL
07/17/2026 RESUBMITTAL

LA-2
of 6





PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
LARGE TREES		
	BU	Bursera simaruba / Gumbo Limbo Florida #1, 10' Ht. x 4' Spr., 2.5" Cal. Single Straight Trunk, Full Canopy
	QV	Quercus virginiana / Southern Live Oak Florida #1, 18' Ht. x 8' Spr., 6" Cal., Single Straight Trunk, Full and Even Canopy, No Low Crotch
MEDIUM TREES		
	TH	Tabebuia heterophylla / Pink Tabebuia Florida #1, 10' Ht. x 5' Spr., 2.5" Cal., Single Straight Trunk, Full Canopy
PALM TREES		
	PD	Phoenix dactylifera 'Zahidi' / Zahidi Date Palm Florida #1, 12' Ct., 18' O.A. Ht., Min. 9 Fronds, Single Trunk, Full Head, No Scarred Trunk
	SP	Sabal palmetto / Cabbage Palm Florida #1, 10-18' c.t., hurricane cut
	VM	Veitchia montgomeryana / Montgomery Palm - Single Florida #1, 12' Greywood., Single Trunk, Min. 18' O.A. Ht., Single Trunk, Full Head, No Scarred Trunk
SMALL TREES		
	CE	Conocarpus erectus 'sericeus' / Silver Buttonwood Florida #1, 8' Ht., x 3' Spr., 1.5" Cal., Single straight trunk, Full crown
	CS	Cordia sebestena / Orange Geiger Tree Florida #1, 8' Ht. x 3' Spr., 1.5" Cal. Single Straight Trunk, Full Canopy
	EF	Eugenia foetida / Spanish Stopper Min. 8' Ht. x 3' Spr. x 2.5" Cal., 5' Clear Trunk, Single Straight Trunk, Full Canopy
SHRUBS		
	CH2	Chrysobalanus icaco 'Red Tip' / Red Tip Cocoplum Min. 24" Ht. x 18" Spr., Florida #1, Full to base plants, Unsheared, 24" o.c.
	CH3	Chrysobalanus icaco 'Red Tip' / Red Tip Cocoplum 60" Ht. x 36" Spr., Florida #1, Full to base plants, Unsheared, 36" o.c.
	CLU	Clusia guttifera / Small Leaf Clusia 24" Ht. x 24" Spr., 4' O.C., Full to base, Unsheared
	CRQ	Crinum augustum 'Queen Emma' / 'Queen Emma' Crinum 15 Gal., 36" Ht. x 36" Spr. Full and Even Foliage, No Scarred Foliage
	PM6	Podocarpus macrophyllus / Southern Yew Florida #1, 6' ht. x 30" spr., Full to base and dense.
	PMP	Podocarpus macrophyllus 'Pringles' / Dwarf Podocarpus 16" Ht. x 12" Spr., 24" o.c., Full and Dense Shrub, Full to Base
SHRUB AREAS		
	CHR	Chrysobalanus icaco 'Red Tip' / Red Tip Cocoplum 24" Ht. x 18" Spr., Florida #1, Full to base plants, Unsheared, 36" o.c.
	CVM	Codiaeum variegatum 'Mammey' / Mammey Croton 24" Ht. x 24" Spr. 24" O.C. Full and Dense Shrub, Full to Base
	CVP	Codiaeum variegatum 'Petra' / Petra Croton 24" Ht. x 24" Spr. 36" O.C. Full and Dense Shrub, Full to Base
	GIF	Ficus microcarpa 'Green Island' / Green Island Ficus Min. 12" Ht. x 12" Spr., 18" O.C.,
	HAM	Hamelia patens 'compacta' / Dwarf Firebush Full even plants, unsheared, 18" Ht. x 18" Spr., 30" o.c.
	JAS	Jasminum volubile / Wax Jasmine Min. 12" Ht. x 18" Spr. 24" O.C. Full and Dense Shrub, Full to Base
	SAT	Schefflera arboricola 'Trinette' / Trinette Dwarf Schefflera Florida #1, Full even plants, unsheared, 18" Ht. x 18" Spr., 36" o.c.
	TRF	Tripsacum dactyloides / Fakahatchee Grass Florida #1, 36" Ht. x 24" Spr., Fully Dense and Rooted 36" o.c.
GROUND COVERS		
	LIR	Liriope muscari 'Evergreen Giant' / Evergreen Giant Lily Turf 12" Ht. x 12" Spr., 12" O.C., Full to Edge of Pot.
	MIN	Trachelospermum asiaticum 'Minima' / Asiatic Jasmine 'Minima' Florida #1, Min. 4" ht. x Min. 12" spr., @ 18" o.c., Min. 6 plants per pot, Fully rooted & dense
TURF		
	SOD	Stenotaphrum secundatum 'Floritam' / Floritam St. Augustine Sod Laid flat, No Gaps, Rolled and Sanded to create a uniform flat mowing surface, Weed and Disease Free, Laid tight, Staggered joints

urban design studio
Urban Design
Land Planning
Landscape Architecture
610 Clematis Street, Suite CU02
West Palm Beach, FL 33401
561.366.1100 FAX 561.366.1111
www.udsflorida.com
#LA0001739

Pinnacle on Sixth

Lake Worth Beach, FL
Landscape Plan

H:\JOBS\Pinnacle on Sixth - South+I St_24-043\Pinnacle Housing_DES_ 000\Drawings\Landscape Plan\2026.07.16_LA.dwg

NORTH

0 10' 20' 40'

Scale: 1" = 20'-0"

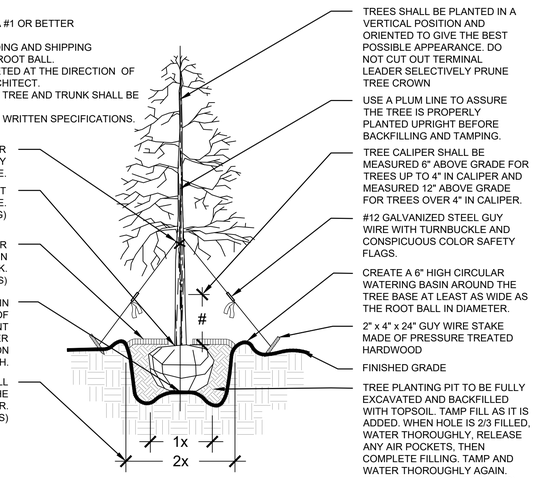
Date:	03/31/26
Project No.:	24-043.000
Designed By:	RD/JS
Drawn By:	RD/JS
Checked By:	RD

Revision Dates:

06/12/2026 RESUBMITTAL
07/17/2026 RESUBMITTAL

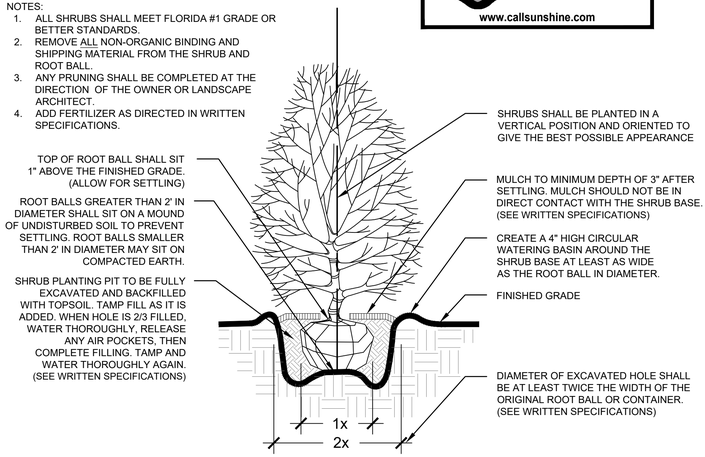
LA-3
of 6

NOTES:
1. ALL TREES SHALL MEET FLORIDA #1 OR BETTER STANDARDS.
2. REMOVE ALL NON-ORGANIC BINDING AND SHIPPING MATERIAL FROM THE TREE AND ROOT BALL.
3. ANY PRUNING SHALL BE COMPLETED AT THE DIRECTION OF THE OWNER OR LANDSCAPE ARCHITECT.
4. NO NAILS SHALL BE DRIVEN INTO TREE AND TRUNK SHALL BE FREE OF ANY MAJOR SCARS.
5. ADD FERTILIZER AS DIRECTED IN WRITTEN SPECIFICATIONS.

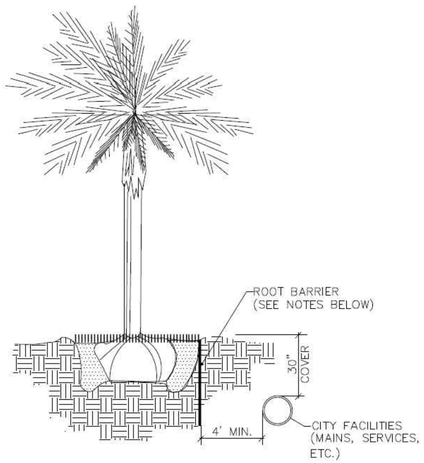


TREE PLANTING DETAIL
NOT TO SCALE

NOTES:
1. ALL SHRUBS SHALL MEET FLORIDA #1 GRADE OR BETTER STANDARDS.
2. REMOVE ALL NON-ORGANIC BINDING AND SHIPPING MATERIAL FROM THE SHRUB AND ROOT BALL.
3. ANY PRUNING SHALL BE COMPLETED AT THE DIRECTION OF THE OWNER OR LANDSCAPE ARCHITECT.
4. ADD FERTILIZER AS DIRECTED IN WRITTEN SPECIFICATIONS.



LARGE SHRUB PLANTING DETAIL
NOT TO SCALE



NOTES:

1. ALL ROOT BARRIERS SHALL BE 4' MINIMUM FROM ALL CITY FACILITIES.
2. THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH CITY AND INSPECTED BY CITY PRIOR TO BACKFILLING. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISHED GRADE.
3. ROOT BARRIERS SHALL BE MINIMUM 36" DEEP. APPROVED PRODUCTS INCLUDE "DEEP ROOT" AND "ROOT SOLUTIONS". FLEXIBLE BARRIERS SHALL BE 36" PANELS MANUFACTURED BY BIOBARRIER.
4. ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.

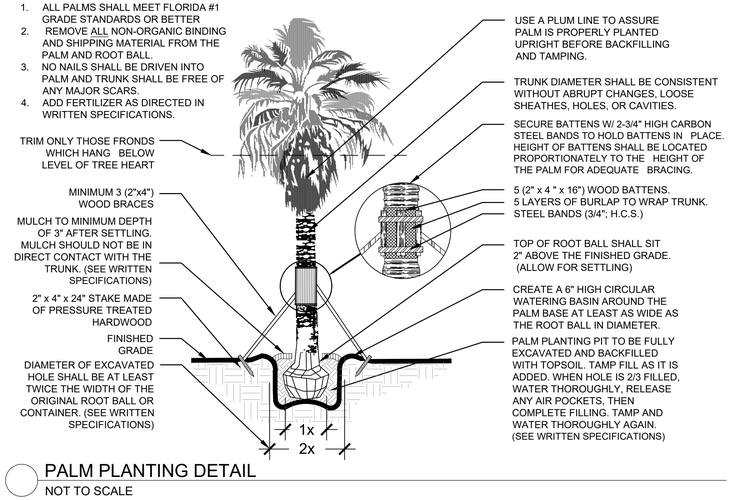
CITY OF LAKE WORTH PUBLIC SERVICES DEPARTMENT	TYPICAL TREE WITH ROOT BARRIER	DETAIL NO. 23

NOTES:
1. ALL TREES SHALL MEET FLORIDA #1 OR BETTER STANDARDS
2. REMOVE ALL NON-ORGANIC BINDING AND SHIPPING MATERIAL FROM THE TREE AND ROOT BALL.
3. ANY PRUNING SHALL BE COMPLETED AT THE DIRECTION OF THE OWNER OR LANDSCAPE ARCHITECT.
4. NO NAILS SHALL BE DRIVEN INTO TREE AND TRUNK SHALL BE FREE OF ANY MAJOR SCARS.
5. ADD FERTILIZER AS DIRECTED IN WRITTEN SPECIFICATIONS.

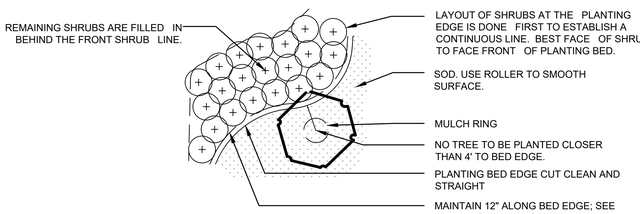
IRREGULAR & MULTI-STEM TREE PLANTING DETAIL
NOT TO SCALE

SHRUB AND GROUND COVER PLANTING DETAIL
NOT TO SCALE

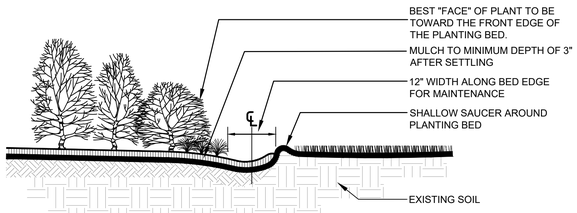
NOTES:
1. ALL PALMS SHALL MEET FLORIDA #1 GRADE STANDARDS OR BETTER
2. REMOVE ALL NON-ORGANIC BINDING AND SHIPPING MATERIAL FROM THE PALM AND ROOT BALL.
3. NO NAILS SHALL BE DRIVEN INTO PALM AND TRUNK SHALL BE FREE OF ANY MAJOR SCARS.
4. ADD FERTILIZER AS DIRECTED IN WRITTEN SPECIFICATIONS.



PALM PLANTING DETAIL
NOT TO SCALE

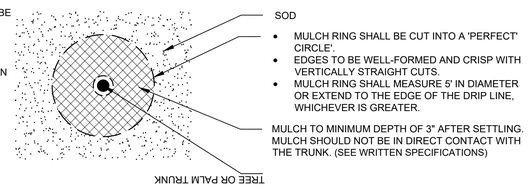


SHRUB & GROUNDCOVER LAYOUT DETAIL
NOT TO SCALE

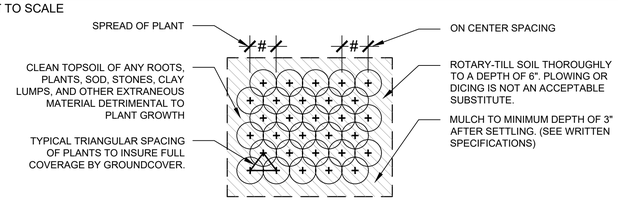


PLANTING BED EDGE DETAIL
NOT TO SCALE

NOTES:
1. MULCH RINGS SHALL BE PROVIDED FOR ALL TREES AND PALMS PLANTED IN SODDED AREAS OR AS OTHERWISE NOTED ON LANDSCAPE PLAN.



MULCH RING IN SOD DETAIL
NOT TO SCALE



GROUND COVERS & ROOTED CUTTING PLANTING DETAIL
NOT TO SCALE

urban design studio
Urban Design
Land Planning
Landscape Architecture
610 Clematis Street, Suite CU02
West Palm Beach, FL 33401
561.366.1100 FAX 561.366.1111
www.udsflorida.com
#LA0001739

Pinnacle on Sixth
Lake Worth Beach, FL
Landscape Details

H:\JOBS\Pinnacle on Sixth - South H St_24-043\Pinnacle Housing_DES_000\Drawings\Landscape Plan\2026.07.16_LA.dwg

Date:	03/31/26
Project No.:	24-043.000
Designed By:	RD/JS
Drawn By:	RD/JS
Checked By:	RD

Revision Dates:

06/12/2026	RESUBMITTAL
07/17/2026	RESUBMITTAL

LA-4
of 6

SECTION 02950
TREES, SHRUBS AND GROUND COVER

PART I - GENERAL

By bidding on this project and/or signing a contract for landscape work, the Contractor acknowledges that he/she has read and understood these specifications in their entirety, that he/she has inspected the site, and that he/she will abide by all plans, specifications, and conditions found herein. Any perceived conflicts or concerns within the specifications or on the plant list, including unavailability of materials, are to be brought to the attention of the Landscape Architect prior to bid submission.

1.01 WORK INCLUDED

A. Contractor shall obtain or ensure that all necessary permits have been granted to the Owner for work on the Owner's properties or in any adjacent easements prior to commencement of work.
B. All planting and construction work shall be executed as shown on the provided drawings, schedules, and specifications.
C. Any additional work or materials required to install landscape elements as called for on the plans, specifications or plant list shall be provided and installed by the Contractor.
D. Finish Grade Elevations: 2 inch below top of pathway edging.
E. The Contractor shall be entirely responsible for all work until final acceptance by the Owner. The Contractor shall protect all materials and work against injury and shall provide and maintain all necessary guards for the protection of the public. He shall be held responsible for any negligence during the execution of the work.

1.02 QUALITY ASSURANCE

A. All work specified herein shall be performed by a single firm specializing in landscape work. The Landscape Architect and the Owner retain the right to approve any proposed subcontractors prior to awarding the contract.
B. Ship landscape materials with certificates of inspection required by governing authorities. Comply with all regulations applicable to landscape materials.
C. Package standard products with manufacturers certified analysis. For other materials, provide analysis by recognized laboratory made in accordance with methods established by the Association of Official Agricultural Chemists, wherever applicable.
D. Provide trees, palms, shrubs and groundcover grown in a recognized nursery in accordance with good horticultural practice. Materials must be healthy and vigorous, free of disease, insects, eggs, larvae, and defects such as decay, rot, knots, sun scald, injuries, abrasions, and poor or unusual form. No collected material will be permitted unless specific written approval is granted.
E. Do not make substitutions. If specified landscape material is not available at time of planting, submit proof of non-availability and provide a list of proposed equivalent material. Once authorized, adjustments to the contract will be made. Owner is not financially responsible for unauthorized substitutions.
F. Plant materials of larger size than specified may be used if acceptable to Landscape Architect and if sizes of root balls are increased proportionately. Installation of larger sizes will not increase contract amount unless specifically authorized by Owner.
G. Owner and Landscape Architect reserve the right to inspect, approve or reject at any time plant materials or work either at the nursery or at the site which does not meet the condition in the plans, plant list or specifications.
H. The Contractor shall be responsible for planting the landscape in complete accordance with all applicable codes, ordinances, and laws. Any modification made to conform with said codes, laws and ordinances, after the bid is awarded, shall be completed at the Contractor's expense at no additional cost to the Owner.

1.03 SUBMITTALS

A. Certification: Submit certificates of inspections as required by governmental authorities, and manufacturers or vendor's certified analysis for soil amendments and fertilizer materials. Submit other data substantiating that materials comply with specified requirements.
B. Submit seed vendor's certified statement for each grass seed mixture required, stating botanical and common name, percentage by weight, and percentage of purity, germination, and weed seed for each grass seed species.
C. Planting Schedule: Submit planting schedule showing schedule dates for each type of planting in each area of site.
D. Maintenance Instructions: Submit typewritten procedures for maintenance of landscape work, through final acceptance.

1.04 DELIVERY, STORAGE AND HANDLING

A. Packaged Materials: Deliver packaged materials in original containers showing manufacturer's guaranteed weight analysis and name of manufacturer. Protect materials from damage and deterioration during delivery and storage.
B. Trees, shrubs, and ground covers: Provide freshly dug trees, palms, and shrubs. Do not prune prior to delivery. All plants shall be handled and stored so that they are adequately protected from drying out, from sun or wind burn, and from any other injury at all times. Any plant determined to be wilted or burned may be rejected at any time, whether in the ground or not. Plants shall be handled only by their containers or root balls, not by stems or trunks. Trees that are scraped or scarred during delivery, storage, or planting will be rejected. The on-site storage area shall be approved prior to the delivery of any plant materials. Do not bend or bind plants in such a manner as to damage bark, break branches, or destroy natural shape. Provide protective covering during delivery.
C. Deliver plant materials after preparations for planting are complete, and plant immediately. Roots or balls of all plants shall be adequately protected at all times from sun and/or wind. Balled and burlapped (B&B) plants that cannot be planted immediately upon delivery shall be set on the ground and protected by having soil, wet peat, or other acceptable material covering the roots or balls keeping them moist.
D. Do not remove container grown stock from containers until planting time.
E. Label at least one tree, one palm and one shrub of each variety with a securely attached waterproof tag bearing legible designation of botanical and common name, if requested by Owner.
F. Sod: Time delivery so that sod will be placed within 24 hours after stripping. Protect sod against drying and breaking of rolled strips.

1.05 JOB CONDITIONS

A. Proceed with and complete landscape work as rapidly as portions of site become available.
B. Utilities: Determine location of overhead and underground utilities and perform work in a manner which will avoid possible damage. Hand excavate, as required. Forty eight (48) hours prior to digging, call the appropriate Utility Authority to have all utilities identified and marked in order to avoid conflicts.
C. Protection of Existing Structures: All existing buildings, walks, walls, paving, piping, and other items of construction and planting already completed or established shall be protected from damage. All damage resulting from negligence shall be repaired or replaced, including but not limited to marks on pavers and cracks within existing walkways caused by the Contractor. The Owner may, at his discretion have any damage repaired by others and subsequently costs back-charged to the Contractor.
D. Protection of Existing Plant Material: The Contractor shall be responsible for all unauthorized cutting or damage to existing trees or shrubs caused by careless operation of equipment, stockpiling of materials, etc. This shall include compaction by driving or parking inside the drip-line of any tree, or spilling of oil, gasoline, or other deleterious materials within the drip-line of any tree. No materials shall be burned.
E. Excavation: When conditions detrimental to plant growth are encountered, such as rubble fill, adverse drainage conditions, or obstructions, notify Landscape Architect before planting.

PART II - PRODUCTS

2.01 TOPSOIL

A. The Contractor is required to obtain a soil sample and perform a soil analysis test to determine the existing soil composition and conclude whether it complies with the composition criteria below.
B. Where topsoil does not meet the specified limits within the project site, it shall be furnished. Throughout all parts of site where finish grades and contour lines differ from existing contour lines, bring to finish grade contours shown on "Grading Plan."
C. Topsoil shall be friable, fertile soil with representative characteristics of local soils. It shall be free of heavy clay, marl, stone, extraneous lime, plant roots, refuse and/or solid waste, sticks, brush, construction demolition debris, and any other deleterious materials. There shall be no noxious weeds or weed seeds (i.e., nut grass, Bermuda grass and the like). In no case shall there be more than five percent (5%) by dry weight of clay lumps or stones larger than 1". It shall test in the pH range of 6.0 to 7.2 and shall contain no substance that will impede plant growth. The Contractor shall have topsoil laboratory-tested at his expense and approved by Landscape Architect or Owner prior to material delivery.

Topsoil shall conform to the following specifications:

COMPONENTS	DRY WEIGHT MEASURE	PARTICLE SIZE
Organic Matter	2% - 7%	
Silt/Clay	2% - 10%	< 0.074 mm
Sand	85% - 98%	0.075 - 3.00 mm
Gravel	0% - 5%	4.75 mm - 1 inch

The analysis shall also show the following ranges:

Soluble salt	.2 - 1.0mmmhos/cm
Nitrogen	25-150 PPM
Phosphorus	26 - 39 PPM
Potassium	50 - 250 PPM
Calcium	500 - 2500 PPM
Magnesium	50 - 500 PPM
Iron	2.5 - 25 PPM
Manganese	2.5 - 25 PPM
Zinc	2.5 - 25 PPM
Copper	1.3 - 5 PPM
Boron	0.5 - 1.5 PPM
Sulphur	15 - 200 PPM
Chlorine	less than 100 PPM
Sodium	less than 10
Nematodes	none

2.02 SOIL AMENDMENTS AND FERTILIZERS

A. Peat Moss: Peat moss shall be a commercial, baled sphagnum material, free of woody material, minerals, or foreign matter, with a pH range of 3.0 - 5.5.
B. Sand: Sand shall be clean, sharp, and free of all deleterious material.
C. Lime: Natural limestone (Dolomite) containing not less than 85% of total carbonates, ground so that not less than 90% passes a 10-mesh sieve and not less than 50% passes a 100-mesh sieve.
D. Humus Soil Conditioner: Consisting of yard trimmings and biosolids co-compost.
E. Fertilizer: Fertilizer shall be a commercial grade, granular, slow release "pre-plant" type fertilizer.
   1. Fertilizer shall be delivered to the site in the original unopened container, bearing the manufacturer's guaranteed analysis. Any opened, caked, or damaged fertilizer will be rejected.
   2. Tree, palm, shrub and grass fertilizer shall be “UF (University of Florida) Formulated” product 8-2-12 or 8-2-13 with minor elements as an all-purpose fertilizer, or equal, and applied according to the manufacturer's direction.
   3. Application of fertilizer shall be consistent with the current recommendations of the Green Industries - Best Management Practices.
   4. Fertilizer shall be applied by an individual who has successfully completed the GI-BMP program and holds a current Urban Fertilizer License or as required by the State and Local Ordinances.

2.03 WATER

A. All water necessary for planting and maintenance shall be of satisfactory quality to sustain adequate growth of plants and shall not contain harmful, natural or man-made elements detrimental to plants.

2.04 OTHER LANDSCAPE PRODUCTS

A. Mulch: Mulch shall be shredded Melaleuca, Eucalyptus, Grade “A” Pine Bark Nuggets, or approved equal, free of foreign materials and weed seeds. Minimum depth after settling shall be 3".
B. Guying and Bracing: Tree guying and bracing shall be the responsibility of the Contractor in accordance with the planting details to insure stability and maintain plants in an upright position.
C. Anti-desiccant: Anti-desiccant shall be "Wiltpruf" or equal, if specified on plans.
D. Tree Wound Paint: Tree wound paint shall be an asphaltic base paint containing an antibacterial agent, specially prepared for tree surgery work.
E. Super Absorbent Polymer: "Terra Sorb" or approved equal as packaged in 3 oz. Handy Pac composed of synthetic acriamide copolymer, potassium, acrylate. Particle size of 1.0 mm to 3.0 mm and absorption rate of 300 times its weight in water, if specified on plans.

Apply dry, using the following amounts:
1. For trees and palms up to 36" diameter root ball, use one 3 oz. Handy Pac.
2. For trees and palms over 36" diameter root ball use two 3 oz.
3. Handy Pacs. Broadcast throughout planting hole and backfill as per manufacturers specifications.

For container grown plants:

Container Size	Application Rate
1 Gallon	1 Handy Pac / 9 Containers
3 Gallons	1 Handy Pac / 4 Containers
7-10 Gallons	1 Handy Pac / 2 Containers
20 Gallons	1 Handy Pac / 1 Container

2.05 PLANT MATERIAL

A. Plant list is part of this specification section. The Contractor shall be responsible for furnishing and installing all plant materials shown on the drawings and plant list. In case of conflict between the two documents, the drawings shall rule.
B. Quality: Trees, palms, shrubs, and other plants shall be Florida #1 or better as defined in the latest edition of Grades and Standards for Nursery Plants, Florida Department of Agriculture and Consumer Services. Multi-trunked trees will not be accepted unless they are specifically specified in the planting plans. All plants shall have a normal habit of growth and shall be sound, healthy, and vigorous. Trees shall have normal well-developed branching structures and vigorous root systems that are not root or container bound.
   1. Balled and burlapped plants (BB or b&b) shall be dug with firm, natural balls of earth, of sufficient depth and diameter to include the fibrous and feeding roots. Plants with cracked, dry, or broken balls will not be accepted, nor will plants with root balls of insufficient size.
   2. All plants, other than those collected on site, shall be nursery grown in accordance with good horticultural practices and under climatic conditions similar to the site for at least two years. Transplanting or root pruning shall have taken place during growth.

C. Size: Plant sizes shown in the plant list are minimums. When a plant size is given by height and spread or by container size, all specifications are minimums to be met or exceeded. All trees and shrubs shall be measured when their branches are in a normal position. Spread dimensions specified refer to the main body of the plant and not from extreme branch tip to tip. Height is measured from the soil line to the average height of the canopy. Measurement does not include any terminal growth; the container or root ball is also not included.

Unless otherwise specified, the determining measurement for trees shall be caliper, which shall be measured 6" above the ground for trees up to 4" in caliper, and 12" above the ground for trees over 4" caliper.

2.06 GRASS MATERIALS

A. Types: Sod type shall be as specified on the provided landscape plan and associated plant schedule.
B. Dimensions: The sod shall be taken up in commercial size rectangles, preferably 12-inch x 24-inch.
C. Measurement: Sod shall be measured on the basis of square footage. Contractor shall be responsible for complete coverage based on the square footage shown on plans; therefore, Contractor shall factor in cutting and shrinkage of materials.
D. The sod shall be sufficiently thick to provide a dense stand of live grass. The sod shall be live, fresh and uninjured, at the time of planting. It shall be a soil mat of sufficient thickness, at least 2” thick, adhering firmly to the roots to withstand all necessary handling. It shall be free of weeds and other grasses. It shall be planted as soon as possible after being dug, and shall be shaded and kept moist from the time it is dug until it is planted. After approval, the area from which the sod is to be harvested shall be closely mowed and raked as necessary to remove excessive top growth and debris.

2.07 REJECTION, SUBSTITUTION, AND RELOCATION

A. All plants not conforming to the requirements herein specified shall be considered defective and such plants shall be marked as rejected and removed from the site whether in the ground or not, at the Contractor's expense. Such removal shall take place immediately and new plants shall be brought in as replacements. The plant materials must meet all applicable inspections required by law.
B. The Owner or Landscape Architect also reserves the right to require that plants be relocated after installation if their initial installation does not conform to the plans or the intent of the plans, or if the original location poses an unforeseen threat to other facilities, human life, health, or safety, or to site utilities. Such relocation shall be at the Contractor's expense.

PART III - EXECUTION

3.01 GENERAL

A. Proceed with and complete landscape work as rapidly as portions of the site become available.
B. No planting shall be done until all operations in conjunction with the installation of the sprinkler system have been completed, final grades have been established, planting areas have been properly graded and prepared.
C. Adverse Conditions: When conditions potentially detrimental to plant growth are encountered during work, such as rubble or refuse fill, adverse drainage conditions, or obstructions, notify Owner or Landscape Architect before planting.
D. Work Scheduling: Work is to be scheduled to establish a logical sequence of steps for completion of each type and phase of landscape work, in such a way as to correspond with, and avoid damage and conflict with, other disciplines on site.
E. Coordination with Sod/Lawn: Plant trees, palms, and shrubs only after final grades are established, and prior to sodding or lawn establishment. If such planting must be done after lawn work, protect lawn/sod areas during planting and promptly repair any resulting damage.
F. Timing:
   1. Planting work shall not be started until the final subgrade has been established, berms have been constructed and fine finished grading completed.
   2. Under no conditions shall work be done if weather or soil conditions are not satisfactory.
G. Clean-up:
   1. At all times during the construction and installation, the site shall be maintained in a clean, orderly and safe condition. Streets and pavements shall be kept clean. Materials and equipment for planting work shall be limited to the quantity required for the particular phase of work currently underway on the job site.
   2. Protect landscape work and materials from damage due to landscape installation and maintenance operations, operations by other contractors and trades, and trespassers. Maintain protection during installation, Maintenance and Establishment periods. Treat, repair or replace damaged landscape work as directed.

3.02 SOIL PREPARATION

A. Grading and soil preparation work shall be performed only during periods when best results can be obtained. If the moisture content of the soil is high enough that work would damage soil structure, grading and tilling operations shall be suspended.

B. Before mixing in soil amendments, clean topsoil of roots, plants, sods, stones, clay lumps, and other extraneous materials harmful or toxic to plant growth. Apply Herbicide for weed control as needed.
C. Mix specified soil amendments and fertilizers with topsoil at rates specified. Delay mixing of fertilizer if planting will not follow placing of planting soil within a few days.
D. For planting beds, mix planting soil either prior to planting or apply on surface of topsoil and mix thoroughly before planting.

   1. Mix lime with dry soil prior to mixing of fertilizer.
   2. Prevent lime from contacting roots of acid-loving plants.

E. Unless drawings indicate otherwise, berms shall not exceed a 3:1 slope. Berms near buildings or in potentially troublesome drainage situations shall be checked for correct drainage by the project Engineer or Owner prior to planting.
F. Tree and shrub planting beds which fall within or near parking lot areas shall be completely excavated and back-filled with topsoil. All shell-rock or other base materials, and all subsoil and debris, shall be completely removed from beneath such planting areas, to a minimum depth of 24".
G. All tree and/or shrub planting areas within 36" of building foundations, and any other planting areas where significant buried construction debris is encountered, shall be excavated to a minimum depth of 24" and backfilled with topsoil as specified elsewhere in these specifications.

3.03 TILLING

A. Before mixing, clean soil of roots, plants, clay lumps, stones in excess of 1" in diameter, and other extraneous or potentially harmful materials.
B. After all soil conditioning (and topsoil if called for on plans) has been spread at specified rates, the areas to be planted should be thoroughly rotary-tilled to a depth of six (6) inches. Plowing or dicing is not an acceptable substitute for rotary-tilling.

   1. If the sprinkler system is installed after grading and tilling is completed, the backfill shall be retilled in the affected areas.
   2. When the subsoil, grading, topsoil addition, soil conditioning, and tilling have been accomplished, all areas so treated shall be compacted and settled by application of heavy irrigation to a minimum depth of twelve (12) inches. Erosion scars shall be repaired.

3.04 FINE FINISH GRADING

A. When preliminary grading has been completed and the soil has dried sufficiently to be readily worked, all lawn and planting areas shall be graded to the elevations indicated on the Engineering Plans. The top four (4) inches shall be completely free of stones larger than one (1) inch. Grades not otherwise indicated shall be uniform levels or slopes between points where elevations are given. Positive drainage away from buildings shall always be maintained. Surface drainage shall be directed as indicated on the drawings by remodeling surfaces to facilitate the natural run-off of water. All depressions where water will stand, all voids, erosion, settled trenches and excavations, and all ridges and rises shall be amended and/or removed leaving a smooth, even finish grade. If additional amended topsoil is required to accomplish the intent of this specification, it shall be according to the foregoing specifications for topsoil.

   1. All area shall be graded so that the final grades are 2" below adjacent paved areas, sidewalks, valve boxes, mowing strips, clean-outs, drains, etc., with appropriate adjustments for varying sod thicknesses. The intent is for water always to drain away from paving into lawn/sod areas.
   2. Eliminating all erosion scars prior to beginning planting.
   3. The Owner and/or his representative shall approve all final finish grades prior to planting.

B. Prior to fine grading or the installation of plant material the Contractor shall obtain certification that the project area is at the grade levels proposed by the Civil Engineer or Landscape Architect from a licensed Surveyor. The Contractor shall fine grade the lawn and planting areas to bring the rough grade up to final finished grade allowing for thickness of sod and/or mulch depth.

3.05 PLANTING TREES AND PALMS

A. Layout individual tree locations and areas for multiple plantings. Stake all locations and outline areas, then secure Landscape Architect's acceptance before the start of planting work.
B. Prior to preparation of tree pits, ascertain the location of all electrical cables, all conduits, all utility lines, oil tanks and supply lines, so that proper precautions may be taken not to disturb or damage any existing conditions. Properly maintain and protect existing utilities. Should such underground or overhead obstructions be encountered that interfere with planting, the Contractor will inform the Landscape Architect or Owner's representative and shall be consulted as to the adjustment of the location of plants to clear such obstruction or the relocation of the obstruction.
C. Tree pit locations shall be staked by the Contractor and approved by the Owner or Landscape Architect before digging. Pits shall be excavated to the depth and width indicated and all subsoil removed.
D. Protect all areas from excessive compaction by foot traffic or machinery when bringing trees to the planting area.
E. All excavated holes shall have vertical sides with roughened surfaces and shall be of a size that is at least twice the width of the original plant container or ball. In all cases the holes shall be large enough to permit handling and planting without damage to the roots or root ball.
F. Excess soil shall be removed or utilized as directed by Owner or the Owner's representative. If the excess soil will not be used, it is the responsibility of the Contractor to remove and dispose of the discarded soil off site in an acceptable manner.
G. Tree pits shall be backfilled with a topsoil mixture as specified elsewhere in these specifications Palm tree pits will be backfilled with a mixture of up to 95% sand and 5% organic material.
H. Add fertilizer to tree pits as specified elsewhere in these specifications.
I. Set balled and burlapped stock on a layer of 50% native soil and 50% topsoil compacted to a 6" depth. Loosen burlap from top of sides of the ball but no burlap shall be pulled from underneath. Remove non-organic binding material (if any) from tree ball. Immediately cut any damaged roots with clean shears. Using a plumb to assure that the tree is properly upright, begin filling the hole and tamping the fill material. When the hole is 2/3 filled, water thoroughly and probe with a stick to be sure that no air pockets remain. Re-plumb, complete filling the hole, re-tamp, and water again.
J. Set container-grown stock as above, taking care not to damage roots when removing the container
K. During planting, do not cover the top of the root ball with the soil mixture. All rope, wires, burlap mesh etc., shall be removed from the root ball. No synthetic burlap is allowed on any plant material. Synthetic burlap is unacceptable for rootballs. Trees shall be planted so that the top of the root ball is 2" above final grade. Allow for settling. Any trees resting deeper or higher must be either reset or replaced at the discretion of the Owner or Landscape Architect; such work shall be at the Contractor's expense.
L. Create a watering basin around each tree at least as wide as the root ball in diameter formed by a circular ridge of soil at least 6" high.
M. Each planting basin shall be mulched to a minimum depth of 3" (after settling). Mulch shall not be applied until the tree has been thoroughly watered and two days have elapsed. Mulch should be placed so that it is not in direct contact with trunks.
N. All trees are to be staked or guyed per these specifications. All stakes shall be painted a conspicuous color or shall be flagged for visibility and public safety; guy wires shall be flagged.
O. Palms shall be planted per above specifications.

3.06 PLANTING SHRUBS, VINES, AND GROUND COVERS

A. The locations of all plants, bed outlines and all other areas to be planted shall be clearly marked with agricultural gypsum or landscape marking paint then approved by the Owner or Landscape Architect before any holes are dug.
B. No planting shall be done until the area concerned has been satisfactorily prepared in accordance with these specifications.
C. No more plants shall be distributed in the planting area on any work day than can be planted and watered in that day.
D. Unless otherwise indicated, all plants shall be planted in pits, centered as called for on the plant list, and set in 24" depth of topsoil as specified elsewhere in these specifications to such depth that the soil line of the plants will match the surrounding grade after settling. Plants shall be planted in a vertical position and oriented to give the best possible appearance or relationship to adjacent structures or features. Remove all inorganic containers or binding. All damaged roots shall be cut away cleanly. Planting soil shall be placed and compacted carefully to fill all voids and avoid root injury. When the hole is 2/3 filled, water thoroughly. The hole shall then be filled to finish grade and a shallow saucer shall be formed around each bed. After settling, soil shall be added as needed to bring the hole to grade level.
E. Azaleas and other ericaceous and acid-loving plants shall be backfilled with a mixture of 20% topsoil and 80% acid peat. They shall be set so that the bases of the plants are slightly higher than they grew in the container or nursery after settling. At no time shall lime in any form be brought into contact with the plants or their roots. Mulch with pine straw unless noted otherwise.
F. Add fertilizer to plants as outlined in section 2.02.
G. Vines shall be planted in pits containing at least 2 cubic feet of prepared topsoil. They shall be planted in the same manner as shrubs, and shall be mulched. Vine stems shall be fastened to walls, trellises, etc. as specified in the drawings.
H. Groundcover plants shall be laid out in their proposed planting locations without being removed from their containers after the soil is properly prepared per these specifications. Planting methodology is the same as for other shrubs.
I. Any plants which, after settling, rest significantly higher or even slightly lower than they grew in the nursery or container are subject to resetting or replacement at the discretion of the OWNER or Landscape Architect. Such work shall be at the Contractor's expense.
J. If called for in the plans, landscape edging shall be installed as specified.
K. All planting beds and individual plantings shall be mulched with a minimum of 3" (after settling) of mulch as specified in this document. Mulch shall be free of weed seeds and other foreign matter.

3.07 ANNUAL AND SEASONAL COLOR BEDS

A. Beds shall be mounded to a height 6" on top of the existing grade and composed of 50% topsoil and 50% compost.
B. Soil shall be covered with ½" - 1" deep layer of Pine Fines Mulch or comparable product.

3.08 PRUNING

A. All pruning shall be done in the presence of, and with the approval of, the Owner or Landscape Architect. Only clean, sharp tools designed for the purpose shall be used. The goal of pruning is always to preserve and enhance the natural character of the plant. Pruning shall be done per modern horticultural practice (see National Arborist Standards, latest edition).
B. Pruning shall be limited to the minimum necessary to remove injured twigs, branches, and fronds, to compensate for root loss suffered during digging and transplanting, and to thin and shape shrubs and trees. In no case shall more than 1/3 of the branching structure be removed. Damaged, scarred, frayed, split, or skinned twigs, branches, or limbs shall be pruned back to the next sound outside lateral bud, branch or limb. The terminal bud or leader shall never be removed.
C. Prune trees and shrubs to retain required height and spread. Remove the minimal amount of wood necessary on flowering trees and shrubs. Remove only dead or dying fronds from palms. Cuts over 3/4" in diameter shall be treated with tree wound paint; all exposed living tissue shall be covered.
D. Existing Trees: If indicated on drawings, Contractor shall prune and thin existing trees on site. The use of climbing spurs is prohibited. All diseased, dead branches and those interfering with healthy plant growth shall be removed. Also, remove root suckers, low branches, and any others as directed by the Owner or Landscape Architect. Cuts shall be flush with the trunk or limb and shall be painted with tree paint. Remove any nails, wires, etc. fastened to the tree.

3.09 PLANTERS - DECORATIVE OR STRUCTURAL

A. If specified, landscaping in planters shall be installed using the following method:

   1. Install 4" deep layer of fine crushed stone in bottom of planter.
   2. Install filter fabric over stone layer. Turn up edges of fabric all around.
   3. Install planting soil mix over filter fabric to within 3½” of top for planter. Do not compact planting soil.
   4. Install plant material as specified elsewhere in these specifications.
   5. Install 3" of mulch over planting soil.

3.10 SODDING NEW LAWNS

A. The Contractor shall sod all areas indicated and noted on the drawings. No sodding shall occur until areas to be sodded are cleared of any rough grass, weeds and debris, the ground brought to an even grade and specified amendments have been added. See details for specific amendments as per sod type.
B. Whenever a suitable area has been graded and is ready for sodding the Contractor shall, when directed by the Landscape Architect, proceed at once with the sodding of the available areas. Sodding shall be incorporated into the project at the earliest practical time in the life of the contract. No sod which has been cut for more than seventy two (72) hours shall be used unless specifically authorized by the Landscape Architect or Owner after his careful inspection thereof. Any sod which is not planted within twenty four (24) hours after cutting shall be stacked in an approved manner and maintained properly moistened.
C. The sod shall be placed on the prepared surface, with edges in close contact, and shall be firmly and smoothly embedded by light tamping with appropriate tools. Sod shall be rolled with 1,000 lbs. roller unless waived by the Landscape Architect or Owner.
D. Where sodding is used in drainage ditches, sod panels shall be set in a staggered pattern, such as to avoid a continuous seam along the line of flow. Offsets of individual strips shall not exceed six (6) inches. At the inside of the curbs, sod shall abut squarely and evenly.
E. On areas where the sod may slide, due to height and slope, the Landscape Architect or Owner may direct that the sod be pegged, with pegs driven through the sod blocks into firm earth, at suitable intervals.
F. Any pieces of sod which, after placing, show an appearance of extreme dryness shall be removed from the work.
G. Where placement of new sod abuts existing sodded areas, new sod must be placed in such a manner as to produce an even transition to existing sodded areas.
H. It shall be the responsibility of the Contractor to bring the sod edge in a neat, clean manner to the edge of all paving and shrub areas.

PART IV MAINTENANCE, ESTABLISHMENT AND WARRANTY PERIODS

4.01 MAINTENANCE AND ESTABLISHMENT PERIOD

A. The Maintenance Period shall begin immediately after each plant is planted, and the Contractor shall continuously maintain all areas involved in this contract during the progress of the work.
B. The Establishment Period shall begin on the first day after all planting and installation of all landscape elements is completed and initially accepted. The Contractor shall continuously maintain all areas from initial acceptance until final acceptance by the Owner. The Establishment Period shall continue for not less than ninety (90) continuous calendar days. Hurricane cut Sabal Palms shall have an Establishment Period of not less than one hundred and eighty (180) continuous calendar days. The Establishment Period will end at the time the project is given final acceptance. An inspection shall be made by the Owner or Landscape Architect to accept the completed work and issue a determination of substantial completion. Inspections may be performed on all or partially completed phased work under the Contract, as directed by the Owner.
C. Maintenance of new plantings shall consist of, but not necessarily be limited to, pruning, watering, cultivating, weeding, mulching, tightening or replacing guys and stakes, resetting plants to proper grades or upright positions, furnishing and applying sprays as necessary to combat insects and disease, litter control, rolling, fertilizing and replanting.
D. Planting areas and plants shall be protected at all times against damage of any kind for the duration of the maintenance and establishment periods. If any plants are injured or damaged, they shall be treated or replaced as directed by the Owner or Landscape Architect at no additional cost. The Contractor is responsible for acts of vandalism or theft during the maintenance and establishment period unless this responsibility is assumed in writing by another party.
E. Restrict foot and vehicular traffic from all lawn and planting areas after seeding and planting operations. Erect signs and barriers if required and remove when lawn and plantings are well established and accepted by Owner.
F. The Contractor shall be responsible for maintaining adequate protection of the site. Areas damaged by the Landscape Contractor's men or equipment, or the men or equipment of his Subcontractor's, shall be repaired at the Landscape Contractor's expense.
G. The Contractor is responsible for keeping all plant materials adequately watered after installation even if the irrigation system is not operational. Plants shall receive a thorough watering immediately after planting. Afterwards, plants shall be watered during the maintenance and establishment periods per the requirements set forth in "Water Requirements for Newly Planted Grass, Ground Covers, Shrubs and Trees in Florida", distributed by South Florida Water Management District. In those areas where a permanent irrigation system will not be provided, the Contractor is responsible for implementing the Watering Program identified in the Landscape Plans.
H. The Landscape Contractor is responsible for keeping all plant materials adequately fertilized throughout the Maintenance and Establishment Periods. Fertilizer shall be applied at a rate to keep plant materials healthy. All fertilizer shall be done under the direction of a licensed fertilizer operator.
I. The Landscape Contractor shall control disease and pest infestations in the planting area. Upon approval, the Contractor shall implement the control measures, exercising extreme caution in using hazardous materials and taking all necessary steps to protect others on and near the job site. All disease and pest control shall be done under the direction of a licensed disease and pest control operator.
J. Herbicide Weed Control: All landscape areas shall be free of nut grass, torpedo grass, and other noxious weeds until final acceptance of work.

   1. "Round-up" shall be applied to all planting areas as needed and determined on-site by the Owner for weed control. Apply per manufacturers specifications.
   2. "Ronstar" pre-emergent or OWNER - approved equal, shall be applied 2 weeks before planting. Apply per manufacturers specifications.
   3. Apply "Fusilade" in all areas where torpedo grass has emerged. Apply per manufacturers specifications.
   4. Apply "Basagram" or "Marage" in all areas where nutgrass has emerged. Apply per manufacturers specifications.

K. Mowing of turf will commence ten (10) days after installation. The height of cut will be 3". After the first cut, the Contractor shall adjust the frequency of mowing so that at each operation no more than 1/3 of the grass blade is removed per cutting.
L. If the lawn surface becomes uneven or develops any low spots or gaps in the sod at any time during the maintenance or establishment periods, contractor to provide clean sand to fill all low spots and gaps to level the lawn surface. Roll the lawn immediately afterwards with a 1,000 lb. roller after thoroughly irrigating lawn. If required, level the lawn again, using the same procedure until a uniform level lawn surface is provided. Between the 15th and 20th day of the Establishment Period, the Contractor shall re-sod all spots or areas within the lawn where normal turf growth is not evident. Turf must be well established and free of bare spots and weeds to the satisfaction of the OWNER or Landscape Architect prior to final acceptance. All planted areas other than lawn shall be weeded at intervals of not more than ten (10) days.
M. Application of fertilizer to be done between the fortieth (40) and fiftieth (50) day of the establishment period. Landscape Architect or Owner are to be notified a minimum of forty eight (48) hours in advance.
N. Improper maintenance or poor condition of any planting at the time of the termination of the scheduled Establishment Period may cause postponement of the final acceptance of the contract. Any material found to be dead, missing, or in poor condition during the establishment period shall be replaced immediately. Maintenance shall be continued by the Contractor until the work is acceptable.
O. Inspection and Final Acceptance:

   1. In all cases the Landscape Architect will perform an initial and final inspection at the beginning and end of the Establishment Period, respectively. It is the responsibility of the Contractor to notify the Owner or Landscape Architect of the beginning and end of this period and to submit a written request for an inspection ten (10) days in advance.
   2. Following inspection(s), Landscape Architect will prepare a listing of outstanding items to be addressed prior to final acceptance. Final acceptance will be given once the outstanding items are completed, and the work performed to the satisfaction of the Landscape Architect and OWNER.
   3. Any material that is 25% or more dying shall be considered dead and must be replaced at no charge. A tree shall be considered dead when the main leader has died or when 25% of the crown is dead. A tree that has suffered significant leaf drop but shows signs of life may be left for later re-inspection. Such trees shall be subject to removal and replacement at any time up to and including the first re-inspection, as requested by the Owner or Landscape Architect. The Warranty Period for such trees shall not begin until after the second re-inspection.

4.02 WARRANTY PERIOD

A. Unless a different agreement is reached in writing between the Owner and the Contractor, all trees and other plant material, including ground covers, installed under this agreement shall be guaranteed to live and grow, and shall be warranted against defects, death and unsatisfactory growth for a period of one (1) year from the day of final acceptance of contract work.
B. Non-living landscape elements shall also carry a one (1) year guarantee on materials, labor, and workmanship.
C. Material found to be dead or in poor condition within the Warranty Period shall be replaced by the Contractor within fifteen (15) days of written notification by the Owner's representative. The Owner or Landscape Architect shall be the sole judges as to the condition of the material.
D. Materials and labor involved in the replacing of materials shall be supplied by the Contractor at no additional cost to the Owner.
E. Soil Testing: Should plant materials show yellowing or other signs of soil and/or nutritional problems, the Owner or Landscape Architect may request soil testing and analysis. Such testing will be at the expense of the Contractor.
   1. Soil problems (as revealed by testing) shall be corrected by application of corrective chemicals and nutrients, removal and replacement of soil, or other measures as agreed upon by all parties. All such measures shall be at the Contractor's expense unless clear evidence establishes that the soil problem is not pre-existing and is caused by factors beyond the Contractor's control.
F. Replacement and Conditions:
   1. Materials will be replaced as many times as necessary to satisfy the OWNER'S representative and the specifications. All replacement costs will be the responsibility of the Contractor.
   2. Replacements will be of the same size, species, and specifications as the original. No additional soil additives will be required unless significant amounts of soil mix are lost before or during replacement.
   3. Plant losses due to abnormal weather conditions such as floods, excessive wind damage (on properly staked or guyed trees), severe freezing, or hail will not be the responsibility of the Contractor.
   4. Deciduous materials will be guaranteed to break dormancy at the proper season. Materials planted during their normal dormant period will be guaranteed to resume normal growth at the proper time for that species.

LANDSCAPE NOTES

GENERAL:
1. All proposed material shall be Florida No. 1 or better as set forth in "Grades & Standards for Nursery Plants," Part 1&2, Florida Dept. of Agriculture and Consumer Services, latest edition. No deviations will be permitted.
2. By submitting a bid, the landscape contractor is responsible for providing the material specified on the plans. No substitutions will be accepted without prior written approval and acceptance by the Owner or his representative, or Landscape Architect.
3. Materials to be hand-selected at the discretion of the Owner or his representative, or Landscape Architect.
4. All work shall proceed in a professional manner in accordance with standard nursery and installation practice.
5. Quantities on plant list are for convenience only. Landscape Contractor is responsible for all plants shown on planting plans. When discrepancies occur between plant list and planting plans, the plans are to override the plant list in all cases. Contractor is responsible for confirming sod quantities and certifying such to the Owner or his representative.
6. Contractor is responsible for locating all underground utilities prior to digging. Notify the Owner or his representative, or the Landscape Architect immediately regarding discrepancies or conflicts.
7. Landscape Contractor to notify the Owner or his representative, or Landscape Architect at least three (3) working days prior to beginning any stage of work.
8. Owner or Landscape Architect to be immediately notified of any discrepancies found in field.
9. Owner or his representative, or Landscape Architect reserve the right to field adjust plant material on-site to avoid conflicts or discrepancies not anticipated in the planning process.
10. Existing plant material to be removed, except as noted.

TREES & PALMS
1. All trees, new and relocated, to be staked and guyed as detailed.
2. No double or multi-trunk trees unless otherwise specified.
3. Face of trees and palms to be located a minimum of 2'-0" off all sidewalks/bike paths or other paved surface, unless otherwise notated on plans.
4. Root suckers on Live Oaks are not acceptable.
5. All trees falling within grassed areas to have a mulch ring 3' in diameter, mulched 3" deep with no more than 1" deep directly adjacent to the trunk of the tree.

PLANTING BEDS
1. Groundcover and shrubs to be laid out in a uniform and consistent pattern.
2. All planting beds to receive mulch per plans.
3. Landscape Contractor is responsible for verifying that clean top soil, meeting the attached specifications, exists in each planting bed prior to planting. Contractor shall add or amend top soil if necessary. Tree pits shall be backfilled as noted in attached specifications. Excavate all shrub and groundcover beds as specified and backfill with planting soil per specifications.
4. All existing paving base material to be removed from planting areas and replaced with clean top soil prior to planting. Final grade within planting areas to be 2" below adjacent paved areas or top of curb.
5. Soil in landscaped areas shall be free of debris, including paving base or fill material, and calcareous materials such as shell, lime rock, concrete, plaster and stucco. Planting areas containing excessive calcareous materials shall be excavated to a minimum depth of (2') two feet.

SOD
1. Landscape Contractor is responsible for replacing any damaged sod.

IRRIGATION *(PER THE CITY OF LAKE WORTH BEACH)*

(a) *Irrigation requirements.* All landscaped areas shall be provided with a fully automated sprinkler system that will provide complete coverage of all plant materials and grass to be maintained. All systems shall be designed to allow for head-to-head coverage (one hundred (100) percent coverage). Low-volume irrigation systems, such as drip or micro-irrigation systems, are strongly encouraged.

(1) *Watering restrictions.* The Landscape Irrigation Restrictions set forth by the South Florida Water Management District (SFWMD), as amended, are hereby adopted and incorporated as if set forth.

(4) *Irrigation design standards and practices.* The following standards shall be considered the minimum requirements for landscape irrigation design.

a. All landscaped areas shall be provided with a fully automated sprinkler system that will provide complete coverage of all plant materials and grass to be maintained. The use of recycled water is encouraged.

b. All new installations of landscape irrigation systems and substantial modifications of existing irrigation systems which use well water, excluding single family residences, shall install, operate and maintain rust inhibitor equipment to prevent staining of structures and pavements.

c. Wherever feasible, sprinkler heads irrigating lawns or other high water demand landscape areas shall be circuited so they are on a separate zone or zones from those irrigating trees, shrubbery or other reduced water requirement areas.

d. Automatically controlled irrigation systems shall be operated by an irrigation controller that is capable of watering high water requirement areas on a different schedule from low water requirement areas.

e. Sprinkler heads shall be installed and maintained so as to minimize spray upon any public access, sidewalk, street or other non-pervious area.

f. The use of low trajectory spray nozzles is encouraged in order to reduce the effect of wind velocity on the spray system.

g. The use of low volume or drip systems is encouraged.

h. All new installations of landscape irrigation systems, and modifications of existing irrigation systems, shall be equipped with a rain sensing device which will override the irrigation cycle of the system when adequate rainfall has occurred. Further, these rain sensing devices must be operated and maintained for the life of the irrigation system.

i. The use of pop-up sprinkler heads is required in the swale area between the property line and the edge of pavement of the adjacent right-of-way to minimize pedestrian hazard.

j. The plant palette and irrigation system shall be appropriate for site conditions, taking into account that, in some cases, soil improvement can enhance water use efficiency.

k. Plants shall be grouped together by irrigation demand.

l. The percentage of landscaped area in irrigated high water use hydrozones should be minimized. Landscape plans shall depict the different hydrozones and irrigate according to demand.

m. All irrigation systems shall meet current Best Management Practices as established by the most current version of the Florida Green Industries Best Management Practices Handbook, including the uniform distribution of water throughout all zones.

urban design studio
Urban Design
Land Planning
Landscape Architecture
610 Clematis Street, Suite CU02
West Palm Beach, FL 33401
561.366.1100 FAX 561.366.1111
www.udsflorida.com
#LA0001739

Pinnacle on Sixth
Lake Worth Beach, FL
Landscape Specifications
H:\JOBS\Pinnacle on Sixth - South H St._24-043\Pinnacle Housing_DES_000\Drawings\Landscape Plan\2026.07.16_LA.dwg

Date:	03/31/26
Project No.:	24-043.000
Designed By:	RD/JS
Drawn By:	RD/JS
Checked By:	RD

Revision Dates:
06/12/2026 RESUBMITTAL
07/17/2026 RESUBMITTAL

Tree Protection Plan

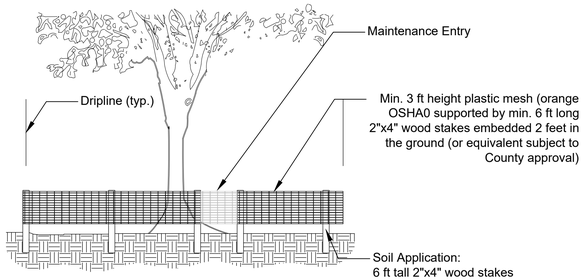
Prior to clearing any of the property for development, the contractor will do the following items:

Clearly identify and tag all trees using either plastic ribbon tied around the tree trunk or a tag that is attached to the tree trunk. The numbers shown on each tag shall correspond to the number identified on the Tree Disposition Tabular and/or the Tree Survey.

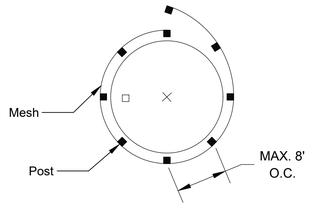
Prior to site clearing and tree removal, trees to be preserved, mitigate, relocated on-site, relocated off-site, or removed shall be identified using different color plastic ribbon or tag.

Place barricades to protect the root zones of the native vegetation to be preserved. All barricades are to remain in place until all construction activities are complete.

Trees to be preserved shall be barricaded with a minimum 3-foot high plastic mesh (orange OSHA) supported by 6-foot length 2"x4" wood stakes embedded a 2 feet in the ground or equivalent as approved in conjunction with the final Site Plan or Final Subdivision Plan.



PLAN VIEW



Installation Notes:

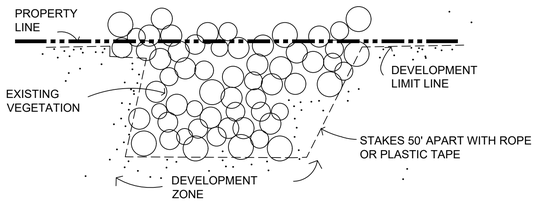
A. Space posts maximum, every 8 ft.
B. Secure fencing to post with nylon cable ties

Plastic and/or wood strips may also be used to provide additional support and protection between ties and posts.

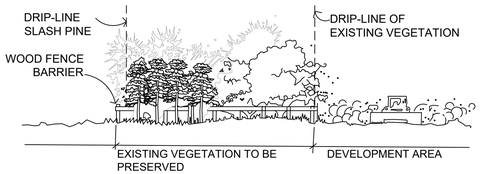
WOOD STAKES CONNECTION

TREE PROTECTION BARRIER DETAIL

Unless conditioned in the vegetation removal permit, groups of trees or areas of vegetation to be preserved shall not require protective barriers. These areas will be marked by stakes installed at a maximum of 50' apart with rope or plastic tape attached to said stakes around the perimeter of the protected area.



Sturdy wood posts and rails shall be used to ensure that barricades can withstand construction activity.



Protective barriers or markings shall remain in place until they are authorized to be removed by staff or receipt of a CO.

There shall be limited development within tree preservation areas:

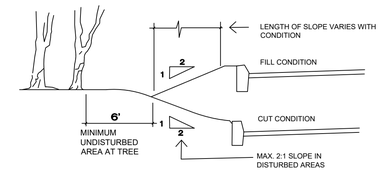
- maintained in its natural state
- provide permeable landscape natural. i.e., grass, mulch
- conform to governing landscape code.

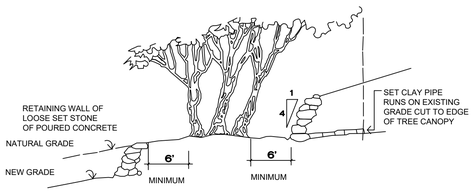
There will be no attachment of signs, etc. to vegetation unless of a non-damaging character.

Light machinery or hand-labor is to be used if vegetation is to be installed in preservation areas.

No grade changes shall be made within tree preservation areas, which require trenching or cutting of roots unless conditioned. Utility lines shall be installed to protect root systems as much as possible.

No removal of soil or fill in tree preservation areas shall occur.





RETAINING WALLS AROUND EXISTING TREES

No clearing shall commence until all protection devices are installed , inspected and approved by the Zoning Division and Environmental Resource Management Department.

TREE RELOCATION PROGRAM

Plant Species Requirements

Live Oaks - Best time to move is in their dormant season. Worst time to move is in the spring because of their flush of new growth and lack of precipitation. They should be root pruned at least two weeks in advance of the move and need to be watered in heavily the first two weeks after transplanting.

Root Pruning and Transplanting

When it is determined that a tree or palm needs to be transplanted, it is beneficial and sometimes required that the plant be root pruned. Root pruning is done to reduce the size of an existing root ball in preparation for transplanting. The root ball is reduced to create a new root system large enough to sustain life in the tree/palm while making its move more effective for transportation. The time it takes for the root system to develop before transplanting will vary from tree to tree, depending on soil moisture content. An estimated wait time follows in the schedule listed below.

1. Clear the area around the tree that has been selected.

2. Determine the size of the root ball that is being prepared.

Tree Caliper	Root Ball
2-4"	36-42"
4-6"	42-48"
6-8"	48-60"
8-10"	72-84"
12-14"	84-96"
14-16"	96-108"
16-18"	108-120"
18-20"	120-132"
20-24"	132-144"
24-28"	144-156"
28-32"	156-168"
32-36"	168-180"

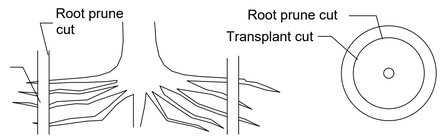
Sabal Palms	4' Root Ball
Coconut Palms	4-5' Root Ball
Queen Palms	4' Root Ball
Canary Island Date Palms	5-6' Root Ball
Reclinata Palms	6-8' Root Ball
Paurotis Palms	6-8' Root Ball
Sago Palms	3-4' Root Ball
Royal Palms	5-6' Root Ball

3. Palms may be cut on three sizes leaving the open side toward the strongest northeast winds.

4. Broadleaf trees should be cut on two sides initially opposite each other.

Transplant cut

5. Once the ball size has been determined, mark the spot around the ball and prepare for a 1' trench around the tree. Use sharp spades for root pruning and do not cut under the root ball. Leave old cut roots on top of root ball.



6. Fill trench with existing soil with 1/3 peat humus mixed in. Leave a depression to hold water.

7. Irrigate with a mist head at root ball to help promote feeder roots and maintain watering.

8. Wait time after root pruning until transplanting per individual specifications, for differing types of plant material.

Ficus Trees	6 weeks to 90 days
Palms	6 weeks to 90 days
Oaks, 6" and under	6 weeks to 90 days
Oaks, 6" - 12"	90 days to 6 months
Oaks, 12" and above	6 months to 1 year

9. Fertilize top of ball with milorganite after root pruning.

10. Some bracing may be required after root pruning.

11. A full top will encourage feeder root growth. Previous to transplanting, remove enough top growth to balance the smaller root system. Thin out and trim back unwanted foliage and branches.

12. Cut trench for transplanting outside of root pruned trench to allow for feeder roots.

13. Lift tree from one side to break suction and peel off root ball. If it doesn't break then dig under to sever roots.

Specifications:

1. Contractor shall be responsible for locating any and all underground utilities or obstructions prior to commencing work. In case of conflict with proposed work, notify landcape architect prior to commencement of work.

2. Contractor shall provide adequate irrigation to assure the healthy establishment of relocated trees.

3. Pruning of limbs shall occur only as necessary to facilitate relocation and shall maintain the natural shape and charracter of tree.

4. Finish grade for top of tree plug shall meet the proposed finsih grade after relocation.

5. All plant materials shall be relocated to freshly dug holes with similiar size and type of tree moving equipment. The holes should be filled 1/3 with water, place tree, back fill and water in thoroughly, being sure to avoid air pockets. Provide 4"-6" dish around newly dug plant material to retain water. Water thoroughly after planting as specified.

6. All trees exhibiting shallow root systems shall be staked as required.

7. Prune, thin out and shape relocated trees, shrubs and understory in accordance with desired effect of the landscape architect and to retain natural character. Remove all vines and exotic vegetation. Maintain relocated plant materials for a period of not less than 90 days. Maintain by watering, removing of exotic vegetation or weeds, providing insecticide applications and mulching.

8. The contractor shall protect trees during relocation procedures from scrapes, scars and undue breakage. Understory plant material moved with primary species shall be protected against damage.

9. Landscaping contractor shall provide a one (1) year warranty on all relocated material.

urban design studio
Urban Design
Land Planning
Landscape Architecture

610 Clematis Street, Suite CU02
West Palm Beach, FL 33401
561.366.1100 FAX 561.366.1111
www.udsflorida.com
#LA0001739

Pinnacle on Sixth

Lake Worth Beach, FL
Tree Protection and Relocation Details

H:\JOBS\Pinnacle on Sixth - South H St_24-043\Pinnacle Housing_DES_000\Drawings\Landscape Plan\2026.07.16_LA.dwg

Date:	03/31/26
Project No.:	24-043.000
Designed By:	RD/JS
Drawn By:	RD/JS
Checked By:	RD

Revision Dates:

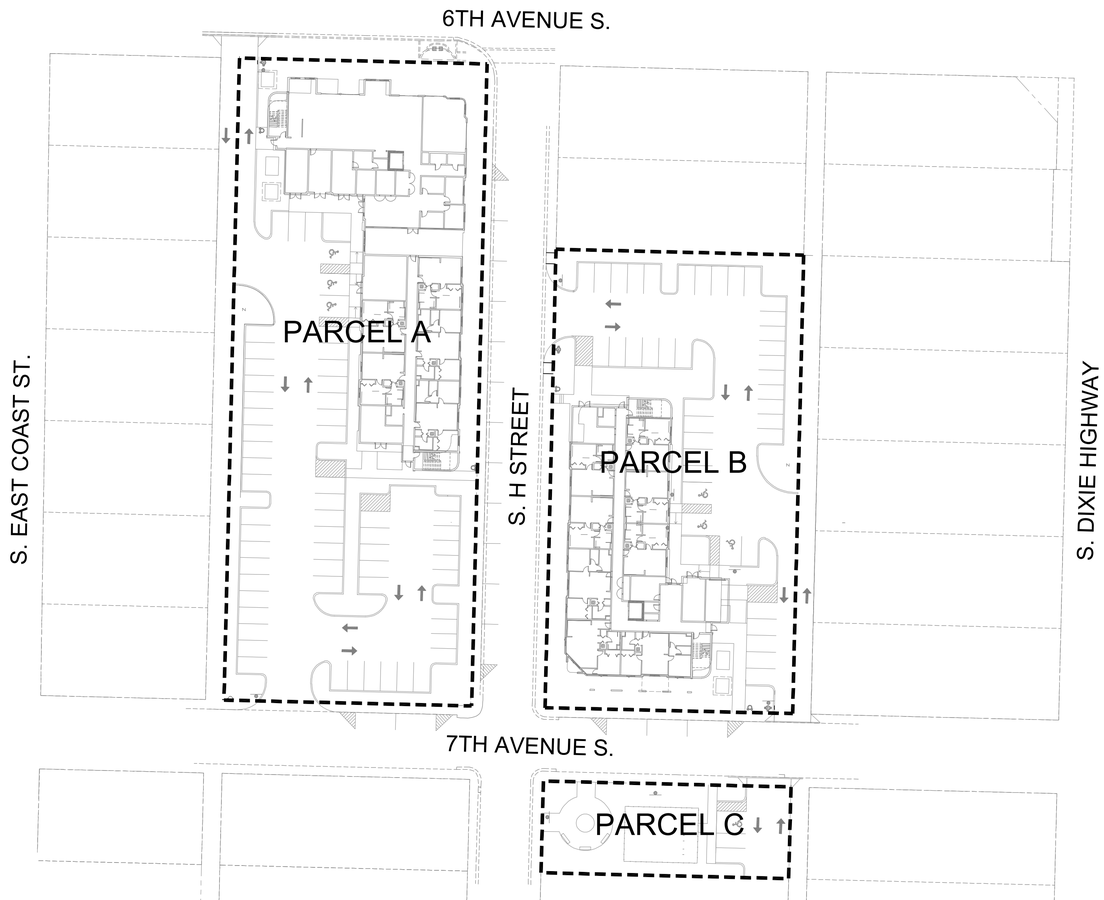
06/12/2026 RESUBMITTAL
07/17/2026 RESUBMITTAL

PINNACLE ON SIXTH

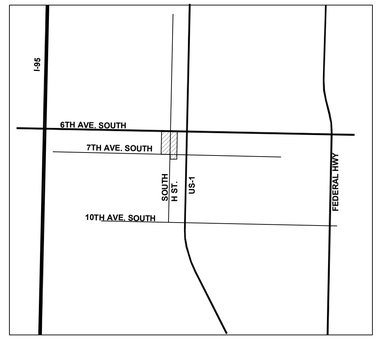
Irrigation Plan

Lake Worth, Florida

SHEET INDEX



LOCATION MAP



KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG
It's fast. It's free. It's the law.
www.callsunshine.com

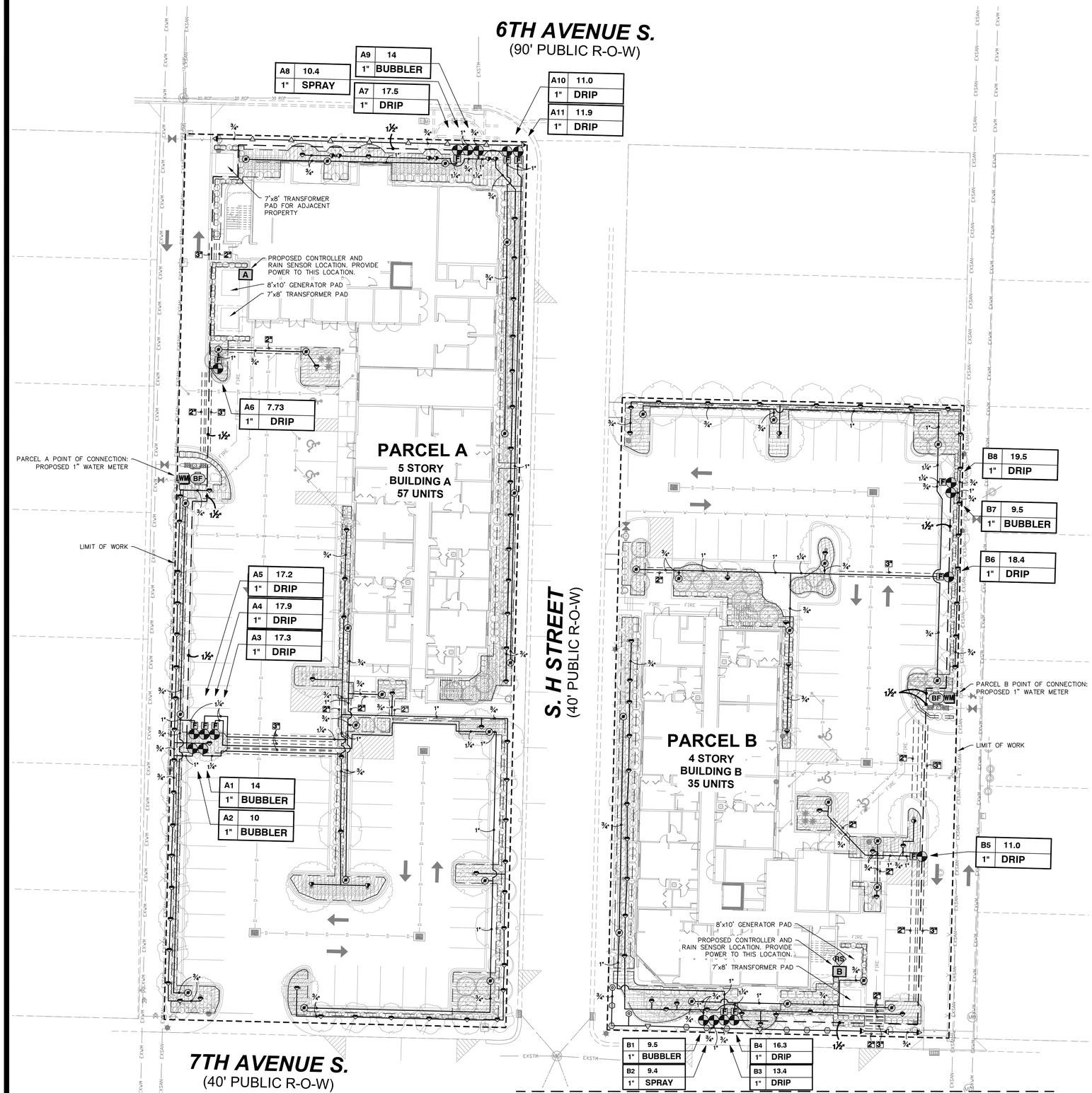
PARKER·YANNETTE
design group, inc.
LANDSCAPE ARCHITECTURE
PLANNING · GRAPHICS
4425 Military Trail, Suite 202
Jupiter, Florida 33458
Telephone:(561) 747-5069
Fax: (561) 747-2041
Email: mail@pydg.com
License #LA6666930

PINNACLE ON SIXTH
LAKE WORTH, FLORIDA
IRRIGATION COVER SHEET

DATE: 6/01/2026
DRAWN BY: TY
JOB NO.: 26-050
SCALE: N/A
FILENAME: Pinnacle on Sixth Irr.

REVISIONS:

SHEET:
IR-1



PARKER·YANNETTE
design group, inc.
LANDSCAPE ARCHITECTURE
PLANNING · GRAPHICS
4425 Military Trail, Suite 202
Jupiter, Florida 33458
Telephone:(561) 747-5069
Fax: (561) 747-2041
Email: mail@pydg.com
License #LA6666930

PINNACLE ON SIXTH

LAKE WORTH, FLORIDA

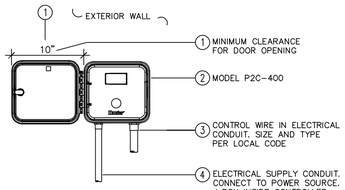
IRRIGATION PLAN

DATE: 6/01/2026
DRAWN BY: TY
JOB NO.: 26-050
SCALE: 1" = 20'-0"
FILENAME: Pinnacle on Sixth Irr.

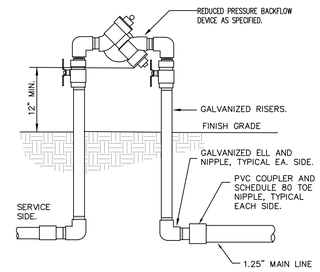
REVISIONS:

SHEET:
IR-2

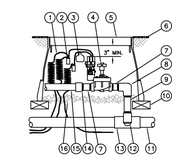
IRRIGATION DETAILS



A HUNTER P2C CONTROLLER N.T.S.

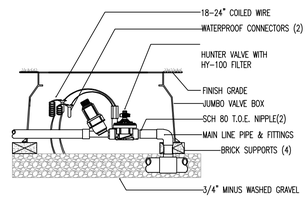


B RPZ BACKFLOW N.T.S.

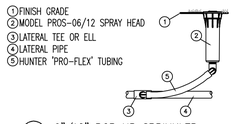


1 30-INCH LINEAR LENGTH OF WIRE, COILED
2 WATERPROOF CONNECTION SPLICE-1 (1 OF 2)
3 ID TAG
4 REMOTE CONTROL VALVE:
5 VALVE BOX WITH COVER:
6 FINISH GRADE/TOP OF MULCH
7 PVC SCH 80 NIPPLE (CLOSE)
8 PVC SCH 40 ELL
9 PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
10 BRICK (1 OF 4)
11 PVC MAINLINE PIPE
12 SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH 40 ELL
13 PVC SCH 40 TEE OR ELL
14 PVC SCH 40 FEMALE ADAPTER
15 PVC LATERAL PIPE
16 3.0-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

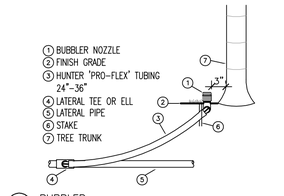
C REMOTE CONTROL VALVE N.T.S.



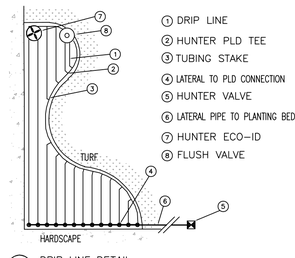
D DRIP REMOTE CONTROL VALVE N.T.S.



E 6"/12" POP UP SPRINKLER N.T.S.

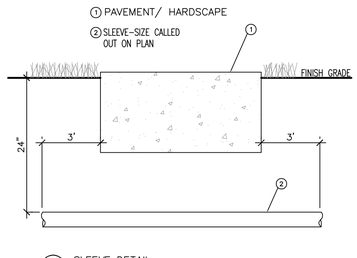


F BUBBLER N.T.S.

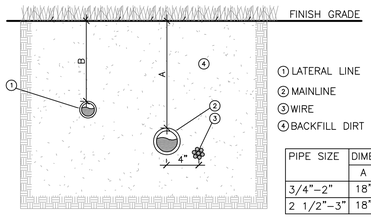


1 DRIP LINE
2 HUNTER PLD TEE
3 TUBING STAKE
4 LATERAL TO PLD CONNECTION
5 HUNTER VALVE
6 LATERAL PIPE TO PLANTING BED
7 HUNTER ECO-ID
8 FLUSH VALVE

G DRIP LINE DETAIL N.T.S.

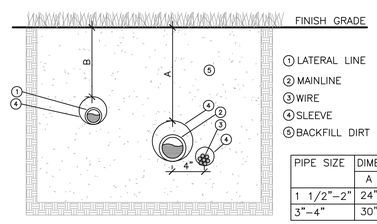


H SLEEVE DETAIL N.T.S.



PIPE SIZE	DIMENSIONS	
	A	B
3/4"-2"	18"	12"
2 1/2"-3"	18"	18"

I TRENCHING DETAIL N.T.S.



PIPE SIZE	DIMENSIONS	
	A	B
1 1/2"-2"	24"	24"
3"-4"	30"	24"

J TRENCH DETAIL FOR TRAFFIC AREAS N.T.S.

IRRIGATION NOTES

IRRIGATION TO BE INSTALLED ACCORDING TO LOCAL CODES AND TO THE REGIONAL WATER MANAGEMENT DISTRICT RESTRICTIONS AND REGULATIONS. IRRIGATION PLAN DESIGNED TO MEET OR EXCEED THE FLORIDA BUILDING CODE APPENDIX F AND THE FLORIDA IRRIGATION SOCIETY STANDARDS AND SPECIFICATIONS FOR TURF AND LANDSCAPE IRRIGATION SYSTEMS.

IRRIGATION PLAN IS TO BE USED AS A GENERAL GUIDE AND PROVIDE 100% HEAD TO HEAD COVERAGE. IT IS UP TO THE CONTRACTOR TO MAKE ADJUSTMENTS WHEN THERE IS AN UNFORESEEN OBSTRUCTIONS. CONTRACTOR TO FAMILIARIZE THEMSELVES WITH SITE PLANTING/HARDSCAPE LOCATIONS, UTILITIES, AND GRADE DIFFERENCES. IF NOTICEABLE DIFFERENCES EXIST BETWEEN THE PLAN AND SITE CONDITIONS, CONTRACTOR TO MAKE ADJUSTMENTS AS NEEDED, OR COORDINATE WITH SITE OWNER FOR LAYOUT CHANGES.

IRRIGATION CONTRACTOR TO VERIFY ALL UNDERGROUND UTILITIES PRIOR TO THE START OF WORK. ANY ITEMS DAMAGED BY THE IRRIGATION INSTALL IS TO BE REPLACED/REPAIRED AT THE COST OF THE CONTRACTOR. CONTRACTOR TO COORDINATE WITH OTHER CONTRACTORS IN REGARDS TO SLEEVE LOCATIONS FOR UNDER WALLS, ROADWAYS, OR PAVED AREAS.

IRRIGATION POINT OF CONNECTION (P.O.C.) IS TO BE FROM A PROPOSED 1" WATER METER AT EACH SITE. DESIGN BASED OFF OF 20 GPM @ 65 PSI. CONTRACTOR TO CONFIRM P.O.C. MEETS OR EXCEEDS THESE SYSTEM REQUIREMENTS PRIOR TO THE START OF INSTALL. IF PRESSURE FAR EXCEEDS SYSTEM DEMAND, INSTALL A MASTER VALVE WITH A PRESSURE REGULATOR. IF PRESSURE FALLS SHORT OF DEMAND, DO NOT PROCEED WITH WORK AND COORDINATE WITH OWNER FOR AN UPDATED LAYOUT.

ALL PIPING SHOWN IS SCHEMATIC AND IS TO BE ADJUSTED AS NEEDED IN THE FIELD. PIPING IS DESIGNED TO HAVE WATER FLOW VELOCITIES OF 5'/SECOND OR LESS IN ORDER TO LIMIT FRICTION LOSS WITHIN THE SYSTEM. SMALLER PIPE SHALL NOT BE SUBSTITUTED, BUT LARGER PIPE UPGRADES ARE ALLOWED. MAINLINE PIPE TO BE SCHEDULE 40, AND ALL LATERAL LINE PIPE IS TO BE CLASS 200. ALL PIPE IS TO BE BURIED TO APPROPRIATE LEVELS FOUND ON DETAIL "H". FITTINGS ARE TO BE SCH. 40 PVC. WHEN APPLICABLE, KEEP ALL PIPE WITHIN GRASS AREAS AND AWAY FROM PROPOSED TREES. ANY PIPE INSTALLED AGAINST WALLS/HARDSCAPES ARE TO HAVE SUFFICIENT CLEARANCE TO ALLOW FOR FUTURE MAINTENANCE/REPAIRS. PIPE TO BE CEMENTED WITH GLUE AND PRIMER. GLUE TO BE GREY WELD-ON 711 AND PRIMER TO BE PURPLE WELD-ON P70, OR EQUALS.

PIPE THAT IS LOCATED UNDER HARDSCAPE SHALL BE INSTALLED WITHIN A SCHEDULE 40 SLEEVE THAT IS TWO SIZES LARGER, OR AS CALLED OUT ON PLAN. SLEEVE IS TO BE A MINIMUM OF 24" DEEP AND EXTEND A MINIMUM OF 3' PAST THE HARDSCAPE. ALL MAINLINE CROSSINGS ARE TO INCLUDE A 2" SLEEVE FOR WIRE RUNS. COORDINATE CONDUIT SLEEVE LOCATIONS WITH GENERAL CONTRACTOR/OWNER FOR WIRE RUNS TO THE CONTROLLER IF CONTROLLER IS LOCATED ABOVE A CONCRETE PAD.

CONTROLLER ELECTRIC TO BE 120V, 20 AMP. ALL ELECTRIC CONNECTIONS MADE ARE TO MEET NATIONAL ELECTRICAL CODE AND ARE TO BE INSTALLED BY A LICENSED ELECTRICIAN. CONTROLLER TO BE HARDWIRED TO POWER SOURCE AND ALL WIRES TO CONTROLLER ARE TO BE HOUSED WITHIN CONDUIT WITH CONNECTIONS MADE IN A JUNCTION BOX. EACH CONTROL WIRE IS TO BE LABELED WITH ZONE NUMBER AT THE CONTROLLER, JUNCTION BOX, EACH VALVE LOCATION, OR AT ANY SPLICE LOCATIONS. ANY SPLICES MADE TO THE WIRE PATH ARE TO BE HOUSED WITHIN A VALVE BOX AND MARKED ON SITE MAP. ALL WIRE CONNECTIONS ARE TO BE MADE WITH 3M-DBY OR DBR CONNECTORS.

ZONE VALVES ARE TO BE PLACED WITHIN A RECTANGULAR VALVE BOX WITH GRAVEL AT THE BOTTOM. WHEN MULTIPLE VALVE BOXES ARE GROUPED TOGETHER, THEY SHOULD BE IN THE SAME ORIENTATION AND EVENLY ALIGNED. PLACE VALVE BOXES LEVEL TO THE GROUND AND IN MULCHED AREAS WHEN POSSIBLE.

ALL SPRAY EMITTERS SHALL BE PLACED TO AVOID OVER SPRAYING ONTO WALLS, ROADS, SIDEWALKS, OR OTHER STRUCTURES. SPRAY HEADS TO BE INSTALLED A MINIMUM OF 4" OFF CURBED ROADS OR SIDEWALKS, AND 12" OFF WALLS OR CURBLESS ROADS. INSTALL ALL HEADS LEVEL WITH GRADE WHEN IN GRASS/TURF AREAS. DESIGN IS BASED ON 100% HEAD TO HEAD COVERAGE AND THE CONTRACTOR IS RESPONSIBLE TO ENSURE PROPER COVERAGE OCCURS. STAKE OUT HEADS PRIOR TO INSTALL AND ADJUST LAYOUT/NOZZLE TYPE TO FIELD CONDITIONS AS NEEDED TO PROVIDE PROPER COVERAGE. FLUSH LINES A MIN. OF 10 MINUTES PRIOR TO INSTALLING FILTERS/NOZZLES.

BUBBLERS ARE TO BE USED ON TREES AND PALMS. ALL FUNNY PIPE SHALL BE BURIED BELOW GRADE LEVEL AND STAKED JUST BELOW THE BUBBLER TO AVOID TRIPPING HAZARDS. ENSURE THAT ALL NEWLY PLANTED TREES WITH BUBBLERS HAVE A 4" HEIGHT SOIL BERM TO AVOID RUNOFF WATER.

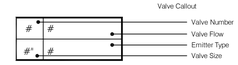
DRIP IRRIGATION TO BE USED FOR SHRUB BED AREAS. STAKE LINES DOWN AS NEEDED. USE HUNTER HY FILTER AFTER EACH VALVE DEDICATED TO DRIP IRRIGATION. INSTALL WITH FLUSH VALVES IN VALVE BOX AND A HUNTER ECO-ID AT THE END OF RUN.

IRRIGATION SPECIFICATIONS

SYMBOL	MANUFACTURER/MODEL	QTY
EST LCS RCS CST SST	Hunter PROS-06 Strip Series	32
Q T H F	Hunter PROS-06 8 Series	8
4 6 8 10 12 15 17	Hunter PROS-06 Adj Series	2
25 50 10 20	Hunter PROS-00-PCN	125

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Pipe Transition Point above grade Pipe transition point from PVC lateral to drip tubing with riser to above grade installation.	42
	Area to Receive Dripline Hunter HDL-09-12-PC HDL-09-12-PC: Hunter Dripline with 0.9 GPH flow. Light brown tubing with black striping. Emitters at 12" O.C. Dripline laterals spaced at 18" apart, with emitters offset for triangular pattern. Install with Hunter PLD barbed or PLD-LOC fittings.	12,217 sf

SYMBOL	MANUFACTURER/MODEL	QTY
	Hunter PGV-101G 1"	23
BF	Febco 825YA 1" (Parcel C)	1
BF	Febco 825YA 1-1/2" (Parcel A & B)	2
A	Hunter P2C-400 w/ (03) PCM-300 Modules	1
B	Hunter P2C-400 with (02) PCM-300 Modules	1
C	Hunter NODE-400	1
RS	Hunter WR-CLIK Rain Sensor	1
F	Hunter HY-100 Filter	14
WM	Water Meter 1"	3
	Irrigation Lateral Line: PVC Class 200 SDR 21	-
	Irrigation Mainline: PVC Schedule 40 1 1/4"	60 lf
	Irrigation Mainline: PVC Schedule 40 1 1/2"	685 lf
	Pipe Sleeve: PVC Schedule 40 2"	286 lf
	Pipe Sleeve: PVC Schedule 40 3"	296 lf



PARKER·YANNETTE
design group, inc.
LANDSCAPE ARCHITECTURE
PLANNING · GRAPHICS
4425 Military Trail, Suite 202
Jupiter, Florida 33458
Telephone:(561) 747-5069
Fax: (561) 747-2041
Email: mail@pydg.com
License #LA6666930

PINNACLE ON SIXTH
LAKE WORTH, FLORIDA
IRRIGATION DETAILS, NOTES, AND SPECIFICATIONS

DATE: 6/01/2026
DRAWN BY: TY
JOB NO.: 26-050
SCALE: N/A
FILENAME: Pinnacle on Sixth Irr.

REVISIONS:

SHEET:
IR-3