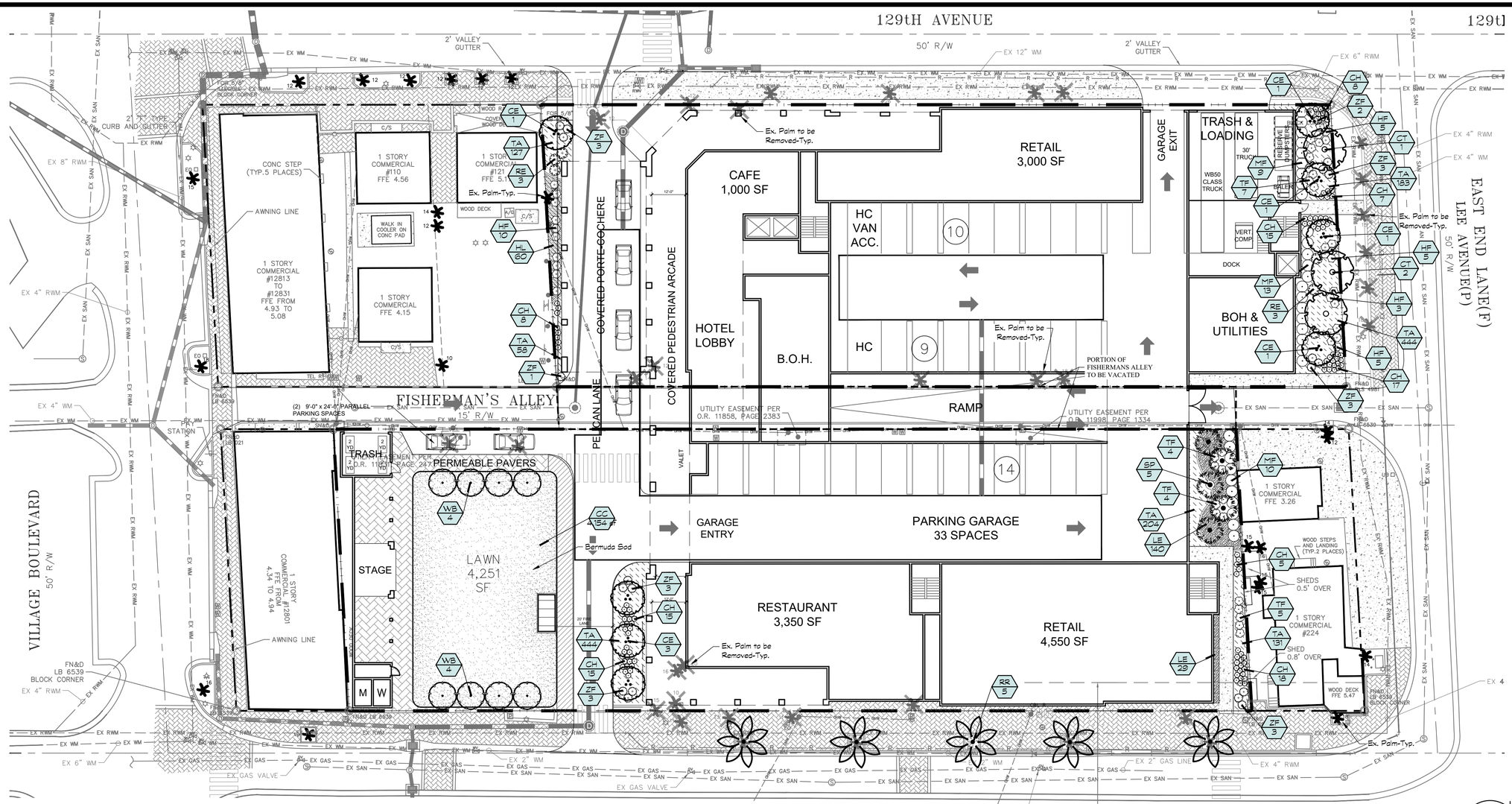

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	REMARKS
TREES							
CT	3	Coccoloba uvifera	Sea Grape	-	2" Cal.+	8'-10" Ht., 3'-4" Sp.	Native, Drought Tolerant, Single Trunk, Std.
CE	8	Conocarpus erectus `Sericeus`	Silver Buttonwood	-	2" Cal.+	8'-10" Ht., 3'-4" Sp.	Native, D.T., 3-4 Trunks
RR	5	Roystonea regia	Florida Royal Palm	-		12` CT, Matched Ht.	Native, Drought Tolerant
SP	5	Sabal palmetto	Sabal Palm	-		12`-15` CT, Varied Ht.	Native, Drought Tolerant
WB	8	Wodyetia bifurcata	Foxtail Palm	-		10` Clear Trunk, Matched	

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	REMARKS
SHRUBS						
CH	108	Chrysobalanus icaco `Horizontalis`	Horizontal Cocoplum	3 Gal., 12` Ht. x 12` Sp.	24` o.c.	Native, Drought Tolerant
HF	28	Hamelia patens 'Firefly'	Firefly Dwarf Firebush	3 gal., 14" Ht. x 14" Sp.	36" o.c.	Native, Drought Tolerant
MF	32	Myrcianthes fragrans	Simpson`s Stopper	7 Gal., 32" Ht. x 30" Sp.	48" o.c.	Native, Drought Tolerant
RE	6	Russelia equisetiformis	Firecracker Plant	3 gal., 20" Ht. x 20" Sp.	48" o.c.	Drought Tolerant
TF	20	Tripsacum dactyloides	Fakahatchee Grass	3 gal., 20" Ht. x 20" Sp.	36" o.c.	
ZF	21	Zamia floridana	Coontie	3 Gal., 18" Ht. x 18" Sp.	36" o.c.	Native, Drought Tolerant
GROUND COVERS						
HL	60	Helianthus debilis vestitus	West Coast Beach Sunflower	12"x12", 1 gal.	18" o.c.	Native, Drought Tolerant
LE	169	Liriope muscari `Emerald Goddess`	Emerald Goddess Liriope	12"x18", 1 gal.	18" o.c.	Drought Tolerant, Rode Groundcovers
TA	1,591	Trachelospermum asiaticum `Summer Sunset`	Dwarf Tricolor Asiatic Jasmine	4"pot@	12` o.c.	Drought Tolerant, Rode Groundcovers
SOD/SEED						
CC	4,154 sf	Cynodon dactylon `Celebration`	Celebration Bermudagrass	sod		

Madeira Beach Requirements:

Site - 59,882 SF

Landscape area required - 10%
59,882 x 10% = 5,988.2 SF Required

Landscape Area Provided - 7,601.25 SF (12.7%)
(Ground covers, shrubs, trees & park area. Site does not have internal VUA)

1 Tree required per 400 SF of Landscape Area 5,988 / 400 = 15 Trees Required
15.3 Trees Provided (13 Proposed Palms + 11 Proposed Tree)
3 Palms = 1 Tree @ 15' Canopy Spread Required (Palms used in groups of 4 & 5)

See Sheet LA2, LA3 & LA4 for Landscape Notes & Details.

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Revision	Date
A Rev. per Madeira Beach comments	02/10/26

Project Title
JOHNS PASS VILLAGE RESORT
Madeira Beach, Florida

LANDSCAPE PLAN

Project No. 25-006
Date 10/21/25
Sheet LA1

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LANDSCAPE GENERAL NOTES

PART 1 – GENERAL

1.01 RELATED DOCUMENTS AND REQUIREMENTS

A. Bidding requirements, general and special conditions, addenda, special requirements, plans, specifications, notes, details, and contract agreements, are hereby made part of the general contract documents.

B. Permits required by any authority or governing jurisdiction, for any installation or construction work described in the contract documents, shall be obtained by the Contractor. Any applicable fees or financial requirements are to be paid by the Contractor for such permits, unless stipulated specifically in writing by the Owner.

C. The Contractor shall comply with all codes, safety requirements, and environmental regulations of federal, state, local and other regulatory agencies that have jurisdiction over the project, without additional cost to the owner. This includes any safety standards of the Occupational Safety and Health Act and amendments. The Owner and Owner's Representative shall be held harmless from any accident, injury or any other incident resulting from compliance or non-compliance with these standards.

1.02 APPLICABLE SPECIFICATIONS AND STANDARDS

A. Standard specifications of technical or professional societies and federal agencies referred to shall include all amendments as of the date of bid submittal.

1. Grades and Standards for Nursery Plants, Florida Department of Agriculture and Consumer Services, Latest Edition.
2. ANSI Standards for Nursery Stock (ANSI Z60.1–2014), America National Standard Institute.
3. Tree, Shrub and Other Woody Plant Installation, Protection & Maintenance – Tree Care Standards (ANSI A300 – 2023), America National Standard Institute.
4. Best Management Practices, Tree Pruning, International Society of Arboriculture.
5. Best Management Practices, Tree and Shrub Fertilization, International Society of Arboriculture.
6. Principles and Practice of Planting Trees and Shrubs, International Society of Arboriculture
7. Standardized Plant Names, American Joint Committee on Horticulture Nomenclature, Horace McFarland Company.
8. American Standard for Nursery Stock, American Association of Nurserymen, Inc.

1.03 DESCRIPTION OF WORK

A. The work included in this Section include the furnishing of all materials, equipment and labor necessary and incidental to the installation and preparation of planting areas, soil treatment, plants, grassing, protection of existing and proposed plants, hauling and spreading of topsoil, finish grading, removal and / or transplanting of existing plants as indicated, warranty, replacement of plants and / or materials, and related items as required to complete the work as indicated on the plans and fulfilling all warranty provisions, as specified herein.

B. The work shall also include the maintenance of all landscape plants and materials, planting areas, and sod / seeded areas until the Final Acceptance by the Owner's Representative. This time period of required maintenance may be extended through the full warranty period, as specified in the contract agreement, until Final Project Acceptance.

C. During construction, protect all existing trees, shrubs, and other specified vegetation, site features and improvements, structures, installed elements and utilities specified herein and / or on submitted plans. Removal or destruction of items described above is prohibited unless specifically authorized by the Owner.

D. Any work taking place along or within an internal private, city, county or state road, median or right-of-way must comply with appropriate regulatory authority's guidelines for traffic controls for construction and maintenance operations. The Contractor shall be responsible for filing and obtaining any and all required permits.

E. All landscape material shall be installed, and at all times maintained, in accordance with FDOT Roadway and Traffic Design Standards, Index 546 and FDOT Plans Preparation Manual, Table 2.11.5, as well as all other applicable governing municipality roadway standards and regulations for clear sight.

1.04 QUALITY ASSURANCE

A. The landscape installation shall be by a single firm specializing in landscape work of the type and scale as shown on the plans. The selected firm may not subcontract out more than 50% of the work described by the plans and specifications. All subcontractors utilized by the selected firm for work on the project, must be approved by the Owner, in writing, prior to their involvement on the project.

B. The plant list as shown on the plans is for the Contractor's information only and no guarantee is expressed or implied that quantities shown therein are correct or that the list is complete. The Contractor shall verify that all plant material shown on the drawings are included in the Contractor's bid.

C. Substitutions of plant materials will not be permitted unless authorized in writing by the Owner's Representative. Proof is to be submitted in writing from 5 different regional sources that a plant specified is not obtainable. Consideration will be given to the nearest available size or similar variety with a corresponding adjustment of the contract price.

D. The Contractor shall review and verify the proposed and existing site elements, including but not limited to, storm drainage, water, sewer, phone, cable and electrical utilities, paving, site grading, buildings, walks, hardscape, and vegetation to preclude any misunderstanding and ensure a trouble free installation.

E. Stated dimensions shall govern over scaled dimensions on the plans.

F. The plans shall govern over the specifications. If there is a discrepancy or error in the Plans or Specifications, the Contractor shall refer the issue to the Owner's Representative for an interpretation and decision.

1.05 SELECTION AND TAGGING

A. Plants shall be subject to inspection for conformity to specification requirements and approval by the Owner's Representative at their place of growth, or upon delivery to the site, as determined by the Owner's Representative. Such approval shall not preclude the right of inspection and rejection during any phase of the work. Rejected plant materials shall be immediately removed from the project site and replaced with approved plant materials within seven (7) days or as approved by the Owner's Representative.

B. A written request for the inspection of plant material at their place of growth shall be submitted to the Owner's Representative at least fifteen (15) calendar days prior to installation. This request shall state the place of growth, species of material, and quantity of plants to be inspected. The Owner's Representative may refuse inspection at this time if, in his judgment, sufficient quantities of plants are not available for inspection.

C. The Owner's Representative may designate a single plant to serve as the minimum representation of an approved plant type (species and size) sample for the total quantity for the project. Plant samples may be planted in permanent positions on the project site, but labeled as samples, with the botanical and common name labeled on a waterproof tag.

D. All plants may be selected and tagged by the Owner's Representative at their place of growth. For distance material, photographs may be submitted for pre-inspection review and approval by the Owner's Representative. Pictures shall be clear and contain the full image of the plant material to be reviewed and have a clear indication of size in foot increments for trees and palms and inches for shrubs and groundcovers. The photograph will become the representative sample for that plant type (species and size).

E. If re-inspection of rejected plant material is required at a site other than the project site, the Contractor shall pay the Owner's Representative's time and expenses incurred during the re-inspection.

1.06 SUBMITTALS

A. Submit planting schedule showing scheduled dates for each type of planting in each area of site two weeks prior to beginning work.

B. Submit certificates of inspection, as required by governmental authorities, and manufacturers or vendors certified analysis for soil amendments, herbicides, insecticides and fertilizer materials and any additional data that indicates that the materials comply with specified requirements.

C. Prior to installation of the plant material and topsoil, samples of all landscape materials (topsoil, mulch, fertilizer, etc..) will be required for approval on the site or as otherwise determined by the Owner's Representative for review and approval. Resubmitted of rejected samples shall be completed within three (3) working days. Approved samples shall be stored on the site and protected until furnishing of materials is completed. Such approval shall not impair the right of inspection and rejection upon delivery at the site during the progress of the work.

D. The Contractor shall conduct a minimum of three (3) soil tests at locations as shown on the plans or determined by the Owner's Representative. The Contractor shall test each location for soil composition (type, strata, pH, soluble salts, and organic content) and sub-surface drainage conditions (percolation rate), as a minimum. Soil testing shall be conducted by an approved soil-testing laboratory. The Contractor shall provide the Owner's Representative with the results of the soil analyses prior to any installations throughout the project. If soil conditions are insufficient for proper plant growth, the Contractor is required to supply recommendations for improving the condition of the soil of each area, to the Owner's Representative for approval. The Contractor shall, at the discretion of the Owner's Representative, proceed with the recommendations for improving the soil conditions.

E. Provide landscape planting as-built drawings that legibly show actual installation locations of plant material. Identify field changes in dimension and detail and approved changes made by the Owner's Representative.

F. Certificates of Plant Inspections shall accompany invoices for each shipment of plants as required by law for transportation. Certificates are to be filed with the Owner's Representative prior to acceptance of the materials. Passing inspection by federal or state governments at the place of growth does not preclude rejection of plants at the work site.

G. Upon Final Acceptance of the plant materials, the Contractor shall submit two (2) written maintenance instructions recommending procedures for maintenance of plant materials for a one year cycle.

1.07 DIGGING AND HANDLING OF PLANT MATERIALS

A. Anti-transpirants, if specified, are to be applied to plants in full leaf immediately before digging. A film shall adequately cover all foliage.

B. Trees designated as Ball and Burlap (B&B) shall be properly dug with firm natural balls of soil retaining as many fibrous roots as possible is sizes and shapes as specified in the most recent edition of the American Standard for Nursery Stock. Balls shall be firmly wrapped with nonsynthetic, rottable burlap and secured with heavy nonsynthetic, rottable twine. Root collar shall be apparent at the surface of the rootball. No trees with loose, broken, or manufactured rootballs will be planted, except with written approval of the Owner's Representative, prior to planting.

C. Boots shall be removed from the trunk of sabal palms unless otherwise specified by the Owner's Representative. Remove only a minimum number of fronds on other palm species to facilitate the handling of the palm material. Do not damage the buds of any palms and take necessary care to protect the bud during digging, handling, transportation and installation.

1.08 TRANSPORTATION AND STORAGE OF PLANT MATERIAL

A. Fresh dug B&B material is given preference over plant material held in storage. Plant material held in storage will be rejected if excessive growth or dieback has occurred in storage.

B. Branches shall be tied with rope or twine only, and in such a manner that no damage will occur to the bark or branches.

C. During transportation of plant material, the Contractor shall exercise care to prevent injury and drying out of the trees. Should the roots be dried out, large branches broken, rootball damage, or areas of torn bark, the Owner's Representative may reject the injured plant material and require replacement of the rejected material at no additional cost to the Owner.

D. Plants must be protected at all times from the sun or drying winds. Those that cannot be planted immediately on delivery shall be kept in the shade and kept well watered. Any B&B material shall also be well protected and kept in a moist condition with the rootballs covered with wet peat moss, additional burlap or other acceptable material. Plants shall not remain unplanted any longer than 3 days after delivery. Palms shall be planted within 24 hours of delivery to the project site. Plants shall not be bound with wire or rope at any time so as to damage the bark or break branches. Plants shall be lifted and handled with suitable support of the soil ball to avoid damaging it.

E. Plant material that is stored improperly shall receive a special review of acceptance or rejection, established on a case by case basis.

F. Topsoil shall be kept dry and loose for planting bed mixes.

1.09 MECHANIZED TREE SPADE REQUIREMENTS

A. Existing trees to be relocated may be moved and planted with an approved mechanical tree spade. The tree spade shall move trees limited to the maximum size allowed for a similar B&B root ball diameter according to the American Standard for Nursery Stock, or the manufacturer's maximum size recommendation for the tree spade being used, whichever is smaller. The machine shall be approved by the Owner's Representative prior to use. Trees shall be planted at the designated locations in the manner shown in the plans and in accordance with applicable sections of the specifications.

1.10 JOB CONDITIONS

A. Existing Structures / Conditions:

1. The Contractor shall protect existing pavement, buildings, walks, curbing, walls, hardscape elements, utilities and planting materials (trees, shrubs, ground covers, etc..) which are not designated for removal on the plans from damage.

2. The Contractor shall request the proper utility company to stake the exact location of all underground lines including but not limited to electric, gas, cable and/or telephone service prior to layout and excavating of any planting area. The Contractor shall contact Sunshine State One-Call of Florida, Inc.. (SSOCOF) at 811 or 1-800-432-4770. Per SSOCOF, the calls shall be made a minimum of two days and a maximum of five days before beginning construction operations. Any conflicts found through this service shall be brought to the immediate attention of the Owner's Representative for resolution. Not all utilities are members of the Sunshine State One-Call system and direct contact shall be taken as necessary.

3. The Contractor shall be responsible for the preservation and protection of all site conditions to remain from damage due to this work. In the event damage does occur, all damage shall be completely repaired to its original condition. All the costs of such work shall be charged to and paid by the Contractor.

4. The Contractor shall thoroughly examine the project site, including sub-surface soil conditions, existing and proposed elevations and general conditions under which the work is to be preformed. The Contractor shall notify in writing of any conflicts or unsatisfactory conditions discovered, prior to beginning work. If the Contractor begins work before the unsatisfactory condition have been resolved, this will indicate that the Contractor has accepted the existing conditions and is responsible to complete the work at no additional cost to the Owner.

5. Should large rocks, debris, buried garbage, building materials, or other obstructions be encountered that cannot be removed with a trencher or backhoe, the Owner's Representative shall be notified immediately and the cost for this excavation shall be negotiated, if not previously stipulated in the contract documents.

6. The Contractor shall provide barricades for work immediately adjacent to existing walks, roadways, building and adjacent properties to provide protection from damage due to demolition or installation activities, especially by heavy equipment. These barricades shall also provide safety for pedestrians and automobiles within the project area during construction activities.

B. Protection of Existing Plant Materials:

1. The Contractor shall be responsible for all unauthorized cutting or damage to existing trees not marked for removal on the plans. Such damage may be caused by operation of equipment, stockpiling of materials, careless labor, etc.. This shall include compaction by driving or parking inside the drip-line of trees or the spillage of oil, gasoline, or other deleterious materials within the drip-line of trees.

2. Trees or palms killed or damaged shall be replaced at a cost to the Contractor of Two Hundred Dollars ($200.00) per one (1) inch of DBH (diameter at breast height) on an escalating scale that adds an additional twenty percent (20%) per inch for trees and palms over four inches in DBH.

3. The Contractor shall have a clear understanding and identify each existing tree, shrub and / or palm that is designated to remain or to be removed. The Owner's Representative shall verify designations prior to commencement of construction. The Contractor shall be responsible for all brush removal and legal disposal off-site, as indicated on the Plans.

4. The Contractor shall maintain tree barricades at all times during the construction activities on the project for all existing trees, palms and other plant material within and adjacent to the limits of construction that are specified to remain. The Contractor shall refer to the tree protection detail and notes provided within the Landscape Plans.

5. The Contractor shall provide an International Society of Arboriculture (I.S.A.) Certified Arborist with a minimum of five (5) years experience with similar projects, to direct appropriate pruning (roots, branches) and/or other treatment necessary to ensure the health, viability and attractiveness of trees and palms to remain. The Contractor shall be responsible for implementation of the Certified Arborist's instructions.

C. Coordination:

1. The Owner reserves the right to contract for and perform other or additional construction on or adjacent to the work covered by these specifications.

2. The Contractor shall conduct the work so as not to interfere with or hinder the progress of construction activities performed by other contractors. Contractors working on the same Project shall cooperate with each other and as directed by the Owner.

3. The Contractor shall arrange the work, place and dispose of the materials being used as not to interfere with the operations of the other contractors within or near the limits of the Project. The Contractor shall join this work with that of the others in an acceptable manner and shall perform it in proper sequence to that of the others.

4. The Contractor shall prepare a construction schedule upon the award of the contract and forward to the Owner's Representative for approval. The schedule shall take into consideration and coordinate with the work to be preformed by other contractors involved with the overall project.

5. The Contractor shall be responsible for all cost associated with completion of work in the specified time as stated in the approved project schedule, including any unforeseen overtime hours or holiday cost.

D. Inspection of Work:

1. Uncover specified work when directed by the Owner's Representative without compensation. Should the material, workmanship, or method of installation not meet the standards specified herein, the Contractor shall replace the work at his own expense.

2. Rejected work shall be removed and corrected within seventy-two (72) hours upon notification of rejection by the Owner's Representative.

PART 2 – PRODUCTS

2.01 MATERIALS

A. Plant Materials:

1. Plants shall be true to species, variety and size as specified on the plans and nursery grown in accordance with good horticultural practices under climatic conditions similar to those in the locality of the project.

2. Plant species nomenclature and identification shall be as designated by Hortus Third, Bailey and Bailey, or Standardized Plant Names, American Joint Committee on Horticulture Nomenclature.

3. All plant material shall comply with all required inspections, grading standards and plant regulations, as set forth by the Florida Department of Agriculture and Consumer Services Division of Plant Industry, Grades and Standards for Nursery Plants, latest edition. All plant material shall also conform to ANSI Standards for Nursery Stock (ANSI Z60.1–2014).

Plant materials not specifically covered in "Florida's Grade and Standards for Nursery Plants" shall conform to a minimum grade of Florida No. 1 as to: health and vitality, condition of foliage, root system, freedom from pests or mechanical damage; heavily branched and densely foliated according to the accepted normal shape; freedom from low and/or "V" shaped crotches.

4. The minimum grade for all plant material shall be Florida No. 1 or better.

5. All container grown materials shall be healthy, vigorous, well-rooted plants and established in the container so that the root mass will retain its shape and hold together when removed from the container. The plant material shall not be loose in the container and have been grown in the container for a minimum of four (4) months. The plants shall have tops, which are of good quality and are in a healthy growing condition. Container material shall not be root bound in the container and will not be accepted. Plants shall not be handled by stems or foliage.

6. Unless specifically noted, all plant material shall be of specified quality, symmetrical, fully developed in form. The plant material shall be sound, healthy, vigorous, well-branched and densely foliated when in leaf, free of disease and insects, eggs, or larvae; and shall have healthy, well-developed root systems. They shall be free from physical damage or other conditions that would prevent vigorous growth.

7. Trees with multiple leaders, unless specified, will be rejected. Trees with a damaged or crooked leader, bark abrasions, sunscald, disfiguring knots, insect damage, or cuts of limbs over 3/4 inch in diameter that are not completely closed will be rejected.

8. Palms shall have straight trunks (within 3 degrees of vertical) unless other wise stated on the plans. Palms shall be free from burn marks and / or other damage to the trunk.

9. Any plant material showing signs of shock will be reviewed by the Owner's Representative on a case by case basis for acceptance or rejection.

10. Plants shall conform to the measurements specified, except that plants larger than those specified may be used if approved by the Owner's Representative. Use of larger plants shall not increase the contract price. If larger plants are approved, the root ball shall be increased in proportion to the size of the plant. The approved larger plants shall not be cut back to the size specified.

11. Nurseryman's Responsibility for Correct Grade of Plants: In the event that it becomes apparent that any nursery supplying plants for this Work has knowingly and consistently represented the grade of plants as being higher than the actual grade as determined under the provisions, all plants delivered from such source shall be removed from the job at the Contractor's expense, and no further plants will be acceptable from such nursery until written evidence is submitted and conformed that all material for delivery has been inspected and approved by inspectors of the State Plant Board as being of the grade as represented.

12. Plant Measurements:

a. Trees and Palms:

Overall heights for trees shall be measured from the ground to the average height of canopy. Spread shall be measured to the end of branching equally across the crown that is symmetrical above the main trunk. Single trunk trees shall be free of low crotches below seven (7) feet in height and cross-branching that could be points of weak limb structure or disease infestation.

Tree caliper (trunk diameter) is measured 6 inches from the ground on trees up to and including 4 inches in caliper, and 12 inches above the ground for larger trees, per Florida Grades and Standards for Nursery Plants.

Tree DBH (diameter at breast height) is measured at 4 1/2 feet above grade / top of root ball.

Clear trunk (C.T.) height for palms shall be measured from the soil line to a point in the canopy where the trunk caliper begins to taper abruptly, per Florida Grades and Standards for Nursery Plants.

b. Shrubs:

Overall heights for shrubs shall be measured from the ground to the average point where mature plant growth stops. Spread shall be measured to the end of branching equally across the shrub mass.

13. Balled and burlapped (B&B) plants (field grown trees and palms) shall be dug with firm, natural balls of soil of sufficient size to encompass the fibrous and feeding roots of the plants. No plants moved with a ball shall be planted if the ball is cracked or broken. B&B root balls shall exhibit small white fibrous roots coming through the burlap. Field grown trees and palms shall be nursery grown material.

Root pruning and hardening off of plant material shall be done a minimum of six (6) weeks or for a period as determined by the Owner's Representative, prior to planting at the project. The supplier of the tree material shall supply certification of the date of root pruning and harvest date of the tree material, prior to the installation of the trees at the project site.

Protect roots or balls of plants at all times from sun and drying winds, excess water and freezing, as necessary until planting.

B. Prepared Planting soil:

1. Prepared planting soil shall be fertile, friable natural topsoil of loamy character, without admixture of subsoil material, obtained from a well-drained arable site, reasonably free from clay, lumps, coarse sands, stones, plants, roots, sticks and other foreign materials. The acidity range shall be between pH 5.5 and 6.5. Prepared planting soil mixture shall consist of three (3) parts native topsoil meeting the above requirements and one (1) part peat. The peat shall be brown to black in color, sterile, weed and seed free, granulated raw peat, containing not more than 9% mineral content on a dry basis.

C. Water:

1. Planting shall be coordinated with the underground automatic irrigation system(s) installation. The irrigation system is to supply 100 percent coverage of water to all required landscape plant material and turf at time of landscape installation.

2. The Contractor shall supply supplemental water: over the amount of water supplied by the irrigation system, for establishment to all newly installed trees and palms for ninety (90) days, commencing immediately after installation. Supplemental water can be supplied by water truck or direct water source on site (hose bib, reclaimed water, pump/well source), and shall be applied in such a manner to avoid disturbance to mulch and soil, and to avoid damage to plant materials.

It is the Contractor's responsibility to adjust watering amounts and frequency to ensure proper establishment of all plant material.

3. 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 manmade chemicals, acids, alkalis, salts or other elements detrimental to plants.

4. During the landscape installation, the Contractor is responsible to water-in plants at no cost to the Owner and continue watering until Final Acceptance.

5. The Contractor shall be responsible for the watering schedule, and shall determine the amount, frequency per week and number of weeks required for plant establishment.

6. Watering shall be accomplished in a workmanlike manner in accordance with the best-recognized watering practice of the trade.

7. The plant material shall be watered to contain sufficient moisture for size and type of plant. The moistened condition shall extend to at least the full depth of the rooting zone.

D. Fertilizer:

1. Fertilizer shall be complete, uniform in composition, dry and free flowing. Fertilizer shall be delivered to the site in the original unopened containers, each bearing the manufacturer's statement of analysis. Store in a manner to prevent wetting and deterioration.

E. Mulch:

1. 100% organic shredded Melaleuca, Pine bark or Eucalyptus mulch (or type approved by the Owner) shall be utilized and installed to a wetted depth of three (3) inches. Mulch shall be free of extraneous sticks and other tree residue.

F. Herbicide:

1. A pre-emergent herbicide (DOW Snapshot or approved equal) shall be applied to all planting areas as specified in Section 3.

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Date: 2026.02.10 15:23:54 -05'00'

Revision	Rev. per Madeira Beach comments	02/10/26
A		Date

Project Title
JOHNS PASS VILLAGE RESORT
Madeira Beach, Florida

LANDSCAPE NOTES & DETAILS

Project No. 25-006
Date 10/21/25
Sheet LA2

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2. All planting and lawn areas shall be free of nut grass, torpedo grass, and other noxious weeds. "Round–Up" or approved equal shall be applied to all planting areas as specified in Section 3.

G. Sod

1. Sod shall be as specified on the plans, in areas designated on the plans, and for disturbed areas within the construction limits, grass sod type shall be well matted with grass roots. The sod shall be taken up in rectangles, preferably 12" x 24", shall be a minimum of 2" in thickness, and shall be live, fresh, and uninjured at the time of planting. Sod shall be a minimum of 95% free from all noxious weeds, other grasses, and extraneous materials. The sod shall have a soil mat of sufficient thickness adhering to the roots to withstand all necessary handling.

2. The sod shall be planted as soon as possible after being dug, and kept moist and shaded until it is planted. Dumping from vehicles will not be permitted and damaged sod will be rejected. Replanting shall be performed within 24 hours after time of harvesting or sod shall be stacked in an approved manner and properly moistened until planted. Sod which has been cut for more than 72 hours shall not be used unless specifically authorized by the Owner's Representative, after inspection of the sod.

PART 3 – EXECUTION

3.01 INSPECTION

A. Utilities (Overhead and Underground)

1. The work area may have existing utilities, such as, but not limited to, irrigation, phone, cable, electrical, water, sanitary sewer, and storm sewer. The locations of some of these existing utilities may have been indicated on the Plans. However, no guarantee is implied that the Plans are accurate or complete in reference to existing utility information. It shall be the responsibility of the Contractor to verify the location of all such utilities, structures, etc., by hand excavation or other appropriate measures before performing any work that could result in damage or injury to persons, utilities, structures or property. The Contractor shall make a thorough search of the site for utilities, structures, etc., before work is commenced in any particular location.

2. The Contractor shall take immediate steps to repair, replace, or restore all services to any utilities or other facilities which are disrupted due the Contractor's operations. The Contractor shall also engage any additional outside repairs on a continuous basis until services are restored. Contractor shall provide and operate any supplemental temporary services to maintain uninterrupted use of the facilities. All responsibility for damage due to negligence on the part of the Contractor shall be borne by the Contractor and the Contractor shall also be fully responsible for any and all claims resulting from the damage.

3. Should utilities, structures, etc., be encountered which interfere with the work, the Owner's Representative shall be consulted immediately for a decision to be made on the relocation of the work so the conflict can be resolved, if the obstruction cannot be relocated.

4. The Contractor shall not purposefully disrupt or disconnect any type of utility without first obtaining the written permission of the Owner's Representative and utility owner/company. Requests for disconnection must be in writing and received by the Owner's Representative and applicable utility owner/company at least 72 hours prior to the time of the requested interruption.

3.02 EXCAVATION / PREPARATION OF PLANTING AREAS

A. The Contractor shall notify the Owner's Representative, in writing, of soil conditions that the Contractor considers detrimental to the growth of plant material. These conditions are to be described, as well as suggestions for correcting them. Proper soil percolation must be assured at a minimum rate of 1/2" percolation per hour to a depth of a typical tree planting pit.

B. Planting areas are to be finished graded to conform to grades on engineering drawings or as noted on the landscape drawings, after full settlement and installation has occurred. The Contractor shall correct or repair the grades as necessary to conform to the finished grades specified. All planting areas shall be free from concrete debris, lumps, depressions, rocks, sticks or other debris and shall be raked and graded smooth to conform to the finish grades after the installation of landscape materials. The planting areas shall provide positive surface drainage without puddling of water. This requirement is applicable to sodded areas also. Sodded areas shall present a smooth and finished appearance, meeting finished grades as specified after installation.

3.03 DIGGING, DELIVERY, STORAGE, AND HANDLING

A. Protection of Palms:

Only a minimum of fronds shall be removed from the crown of palm trees to facilitate moving and handling. Palm heads shall be tied with a burlap strip per the following procedure: Prune the outer ring of fronds. Tie the remaining fronds with biodegradable twine. Tied fronds and bud tip shall not be clipped. Twine shall be left in place until a time as determined by the Owner's Representative, not to exceed date of Final Inspection. Sabal palms shall be "cigar cut", per industry standards, prior to installation at the project site and only at the direction of the Owner's Representative.

B. Take all precautions customary in good trade practice in preparing plants for moving. Workmanship that fails to meet the highest standards will be rejected. Dig, pack, transport, and handle plants with care to ensure protection against injury. Inspection certificates required by law shall accompany each shipment invoice or order. Upon arrival, the certificate shall be filed with the Owner. Protect all plants from drying out. If plants cannot be planted immediately upon delivery, properly protect them with soil, wet peat moss, or in a manner acceptable to the Owner's Representative. Water heeled–in plantings daily. No plant shall be bound with rope or wire in a manner that could damage or break the branches.

C. Plant material that is stored improperly shall receive a special review of acceptance/rejection, established on a case by case basis.

D. Cover plants transported on open vehicles with a protective covering to prevent windburn and other wind damage.

3.04 PLANTING PROCEDURES

A. All materials and equipment shall be installed in a neat and workmanlike manner. The Owner's Representative reserves the right to direct the removal and replacement of any items, which, in his opinion, do not present an orderly and workmanlike appearance. Plant locations may also be adjusted by the Owner's Representative due to unforeseen on–site conditions.

B. Work Notification:

1. Notify Owner's Representative at least seven (7) working days prior to installation of plant material. All plant samples to be reviewed for approval prior to notification.

C. Cleaning–up Prior to Commencing Work:

1. Clean–up work and planting areas of rubbish or objectionable matter. Mortar, concrete and toxic material shall be removed from the surface of all plant beds. These materials shall not be mixed with the soil. Should the Contractor find conditions beneath the soil, which will in any way adversely affect the plant growth, he shall immediately call it to the attention of the Owner's Representative. Failure to do so before planting shall make the corrective measures the responsibility of the Contractor.

D. Obstructions Below Ground:

1. If underground construction, utilities or obstructions are encountered during the excavation of planting areas or pits, alternative locations for the plant material shall be selected by the Owner's Representative. Such changes in location shall be made by the Contractor without additional compensation.

E. Plant Material Layout:

1. Stake tree or plant locations depicted on the Plans prior to digging pits, making all necessary adjustments. Large planting areas shall be scaled from the plans and plants spaced according to specified spacing on the plant list. All proposed planting areas must be approved for planting by the Owner's Representative prior to placement of prepared planting soil backfill mix. Planting areas shall be free of extraneous materials and capable of percolation prior to backfill.

2. All required trees and palms shall be placed a minimum of four (4) feet from impervious surfaces. Shrubs shall be placed a minimum of 18 inches as measured from the edge of the plant.

3. All shrub beds shall be considered as a single mulched area. There shall be no sod incorporated within such planted areas. All shrub and groundcovers shall be mulched curb–to–curb or edge of planting bed, unless otherwise indicated. Top of mulch shall be level with the top of curb or surrounding grade.

F. Excavation for Planting:

1. Sides of pits and trenches shall be vertical. When conditions detrimental to plant growth are encountered, such as rubble fill, adverse drainage conditions, and/or obstructions, the Owner's Representative shall be notified before planting. Sites with poor drainage may require the use of sloped sides, for pits or trenches.

2. In planting areas where soils have been compacted to a density, which is detrimental to plant growth, loosen soils to allow root penetration beyond the planting pit.

3. Fill excavations for trees and shrubs with water and allow to percolate out just prior to planting. Percolation rate should be a minimum of 1/2" per hour. If soil does not properly percolate, notify the Owner's Representative immediately for resolution.

4. Width of planting pit shall be 3 times the diameter of the rootball in highly compacted or poorly draining soils, with the sides of the pit sloped.

G. Fertilizer:

1. Trees and Shrubs: Fertilizer shall be Osmocote Time Released Fertilizer and composed of a fertilizer ratio of 3:1:1 or 3:1:2, (nitrogen: phosphorus: potassium) and contain all primary and secondary trace elements, or approved equal. Trees are not to be fertilized for one year after planting.

2. Sodding: Fertilizer shall be composed of sixteen percent (16%) nitrate nitrogen, four percent (4%) phosphorus, eight percent (8%) potassium and contain all primary and secondary trace elements for sodded areas, or approved equal.

3. Palms: Fertilizer shall be composed of twelve percent (12%) nitrogen, four percent (4%) phosphorus, twelve percent (12%) potassium and contain all primary and secondary trace elements for Florida palm trees.

4. Fertilizer shall be applied at the rates recommended by the manufacture and soil testing laboratory. Fertilizer shall be applied as a top dressing only, placed under the mulch layer and shall not be mixed in with the backfill material at time of installation. The Contractor shall apply fertilizers at the time of installation per applicable local, state and/or federal restrictions and regulations. These restrictions may include time of year and chemical composition, Contractor to adjust fertilization accordingly. Fertilizer shall be applied per ANSI 300, Part 2 – 1998 and Best Management Practices, Tree and Shrub Fertilization, ISA, except where in conflict with applicable local, state and/or federal restrictions and regulations.

H. Material Placement:

1. Trees, shrubs and ground cover shall be set straight and at such a level, that after settlement, the plant ball will stand flush, to 1 1/2" – 1" above grade. Each plant shall be set in the center of the planting pit (see planting details). Planting soil shall be thoroughly "watered–in" to remove all air pockets around the root ball. Do not rely on the irrigation system to achieve this task. All burlap, rope wires, etc. shall be loosened from the top and sides of the ball, but no burlap shall be pulled from underneath. No more than two (2) inches of soil shall remain over the first major root closest to the soil surface. Remove non–biodegradable nursery wrappings and unwrap burlap from the top 1/3 of the rootball.

2. Plant materials such as trees, shrubs and groundcovers shall be planted prior to the planting of the grassed / sodded areas. The grassed / sodded areas shall be protected during and repaired if damaged during the planting installation activities.

3. All new furnished trees and palms shall be set plumb at the time they are installed to within a tolerance of three (3) degrees from vertical. Trees and palms found not to be vertically aligned will not be accepted.

4. All plant material shall be installed and maintained at all times in a manner whereby traffic control signs and devices will not be screened to motorist or pedestrians.

I. Water Basin:

1. A basin shall be built around all plants or trees that stand–alone and are not located in larger mulched beds. A water–holding soil–dam shall be built on the outside edge of the planting pit to form a basin of sufficient volume to hold water, as per the Planting Details.

J. Pruning:

1. Each tree shall be pruned to preserve the natural character of the plant as shown on the Plans. All softwood (sucker growth) and all broken or badly damaged branches shall be removed with a clean cut. Pruning procedures shall conform to ANSI A300 Part 1 – 2001 and Pruning and Best Management Practices, Tree Pruning, by the International Society of Arboriculture. All pruning shall be previously approved by the Owner's Representative.

K. Tree and Palm Staking and Guying:

1. Procedure shall be in accordance with sound nursery practices and by the approval of the Owner's Representative to ensure stability and maintain plants in an upright position. Refer to planting details on the plans for specific procedure for each tree/palm requirement.

L. Mulching:

1. Within one week after the planting, mulch material, as specified, shall be uniformly applied to a minimum wetted thickness of three (3) inches or as indicated on the Plans, over the entire area of the backfilled hole or bed. The mulch shall be maintained continuously in place until the time of final inspection.

2. All trees not within planting beds shall be mulched within a three (3) foot diameter of the tree.

3. Do not place mulch immediately against trunks of trees and palms.

3.05 HERBICIDE WEED CONTROL

A. A pre–emergent herbicide (DOW Snapshot or approved equal) shall be applied to all planting areas at rates according to label directions and the following methods.

B. All planting and lawn areas shall be free of nut grass, torpedo grass, and other noxious weeds. "Round–Up" or approved equal shall be applied to all planting areas as needed and determined on–site by the Owner's Representative and the Contractor for weed control.

1. Seasonal planting beds and turf areas will not only be excluded, but specifically protected from accidental broadcast of material to those areas. Shrub and ground cover beds using containerized plant materials will be treated.

2. Planting will be properly installed, soil tamped and final watering complete for 24 hours before application. Treated areas shall be inspected by Owner's Representative prior to mulch application. Mulch will be applied after the pre–emergent weed killer is broadcast.

3. The Contractor shall prevent the herbicide material from lodging on the shrub foliage or the leaf axil and the Contractor shall the plant material free from herbicides during application.

4. Turf areas near beds which receive pre–emergence herbicide must be protected from accidental spillage or drift. If herbicide damage becomes evident within the first growing season, the Contractor will replace damaged sod and topsoil to a depth of four (4) inches.

3.06 SODDING

A. Soft spots and inequalities in grade shall be corrected before starting sod work.

B. Soil shall be watered before planting.

C. Tamp or roll all newly installed sod. Sod shall be thoroughly watered in.

D. The setting of the pieces shall be staggered so as to avoid a continuous seam. The offsets of individual strips shall not exceed 6". In order to prevent erosion caused by vertical edges at the outer limits, the outer pieces of sod shall be tamped so as to produce a feathered edge effect. On steep slopes, the Contractor shall, if so directed, prevent the sod from sliding by means of wooden pegs driven through the sod blocks into firm earth, at directed intervals. Sod shall be placed in rows perpendicular to the slope.

E. The sod shall be kept in a moist condition to the full depth of the rooting zone for at least two (2) weeks after placement. It is the responsibility of the Contractor to apply water as necessary until the sod roots begin to grow. This period shall be extended for a period of thirty (30) days during low rainfall period for any non–irrigated Bahia sod and/or seeded areas. St. Augustine species sod shall have a permanent underground irrigation system providing 100%, head to head coverage at time of installation.

3.08 PROJECT APPEARANCE

A. The project site shall be kept in a relative neat and clean appearance throughout the course of the landscape installation. Perform cleaning during installation of the work and upon completion of the work. Remove from the site all excess materials, soil, debris, and equipment. Repair damage resulting from planting and other landscape installation operations.

3.09 PROJECT WARRANTY

A. New Plant Material:

1. Provide one (1) year warranty covering the life and satisfactory condition of all planted materials. All sod shall be warranted for 90 days after Final Acceptance. The one (1) year warranty does not begin until the entire landscape installation has been accepted by the Owner's Representative at the time of Final Acceptance for Landscape work. After the one (1) year warranty period, the Owner's Representative shall conduct the Project's Final Inspection.

2. All plant material and turf not found in a healthy growing condition, questionable survivability or dead at the end or at any time during the warranty period shall be removed from the site and replaced within ten (10) calendar days after written notice.

B. Replacement Materials and Methods:

1. All plant material replacements shall be of the same kind and size as specified in the Plant List. They shall be furnished, planted, mulched and watered–in as specified at no additional cost to the Owner. These replacement materials shall be bound to the same warranty conditions as the original materials.

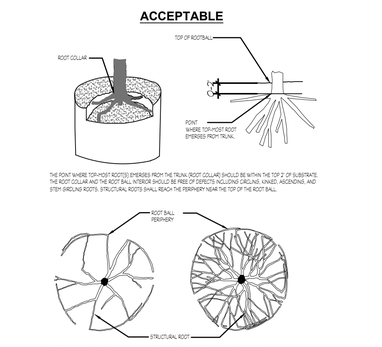
C. Exceptions to Warranty:

1. Damage to plant material from obvious vandalism, theft, Owner's neglect, or acts of providence (i.e., prolonged flooding, gale force winds, etc...), or incidents beyond the Contractor's control will not be covered under this warranty.

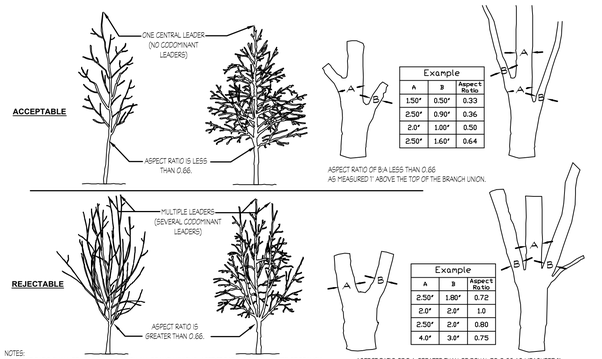
3.10 FINAL INSPECTION AND ACCEPTANCE OF WORK

A. The Contractor shall notify the Owner's Representative in writing, a minimum of ten (10) days in advance, when all work is substantially complete to schedule a substantial completion. Based on this inspection, the Owner's Representative will develop a punch list of items to be addressed by the Contractor. Upon completion of Punch List items, the Contractor shall coordinate with the Owner's Representative to schedule a Final Acceptance Inspection. At the time of Final Acceptance, the warranty period shall begin.

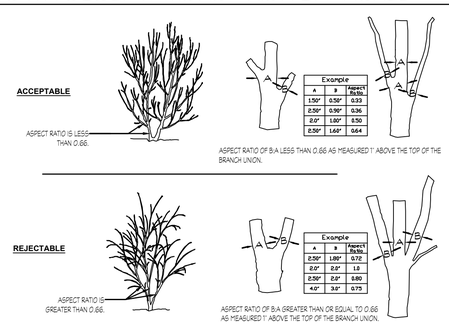
B. Upon Final Acceptance of the plant material, the Contractor shall submit two (2) written maintenance instructions recommending procedures for the maintenance of plant materials and sod, for a one year period.



ROOT OBSERVATIONS DETAIL



CROWN OBSERVATIONS - HIGH BRANCHED



CROWN OBSERVATION DETAIL - MULTI

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Date: 2026.02.10 15:24:15 -05'00'

Revision	Date
Rev. per Madeira Beach comments	02/10/26

Project Title
JOHNS PASS VILLAGE RESORT
Madeira Beach, Florida

LANDSCAPE NOTES & DETAILS

Project No. 25–006
Date 10/21/25
Sheet LA3

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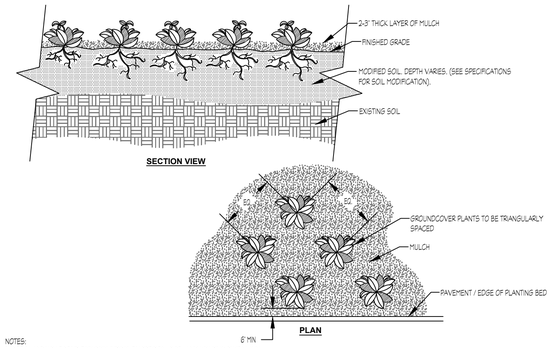
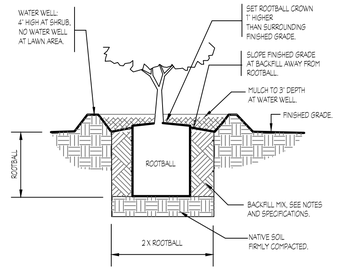
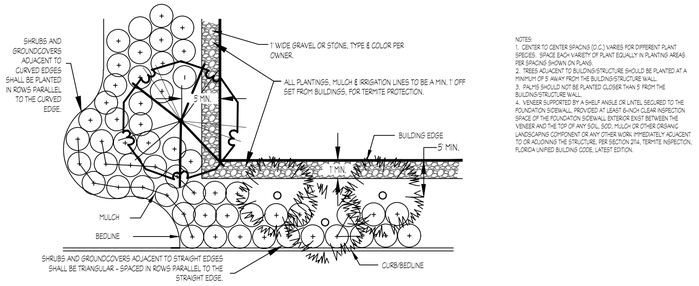


NOTES:
1- SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION.
2- SMALL ROOTS (1/4" OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING.
3- SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.

1 GROUNDCOVER PLANTING

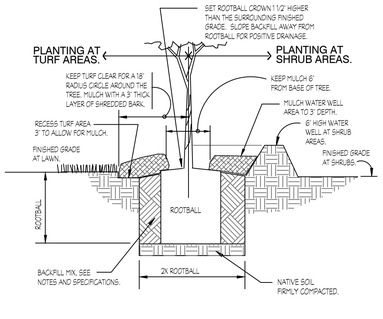


2 SHRUB PLANTING

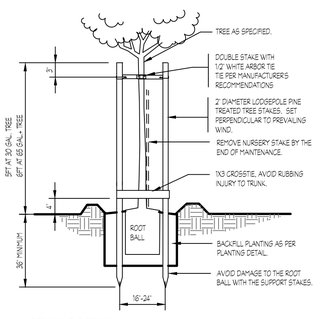


NOTES:
1. CENTER TO CENTER SPACING (O.C.) VARIES FOR DIFFERENT PLANT SPECIES. SPACE EACH VARIETY OF PLANT EQUALLY IN PLANTING AREAS PER SPACING SHOWN ON PLANS.
2. TREES ADJACENT TO BUILDING/STRUCTURE SHOULD BE PLANTED AT A MINIMUM OF 5' AWAY FROM THE BUILDING/STRUCTURE WALL.
3. PALMS SHOULD NOT BE PLANTED CLOSER THAN 5' FROM THE BUILDING/STRUCTURE WALL.
4. VENEER SUPPORTED BY A SHELF ANGLE OR LINTEL SECURED TO THE FOUNDATION SIDEWALL, PROVIDED AT LEAST 6-INCH CLEAR INSPECTION SPACE OF THE FOUNDATION SIDEWALL EXTERIOR EXIST BETWEEN THE VENEER AND THE TOP OF ANY SOIL, SOD, MULCH OR OTHER ORGANIC LANDSCAPING COMPONENT OR ANY OTHER WORK IMMEDIATELY ADJACENT TO OR ADJOINING THE STRUCTURE. PER SECTION 2114, TERMITE INSPECTION, FLORIDA UNIFIED BUILDING CODE, LATEST EDITION.

3 PLANT MATERIAL LAYOUT DETAIL

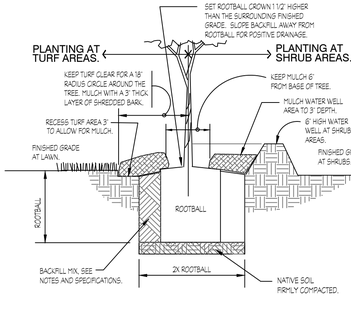


PLANT PIT DETAIL

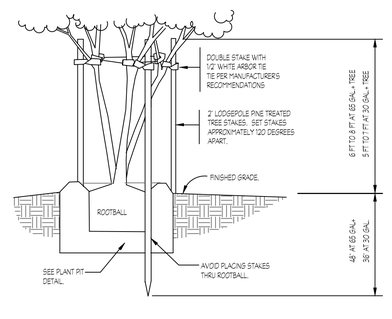


STAKING DETAIL

4 TREE DOUBLE STAKE

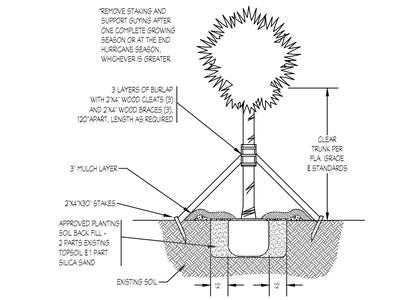


PLANT PIT DETAIL

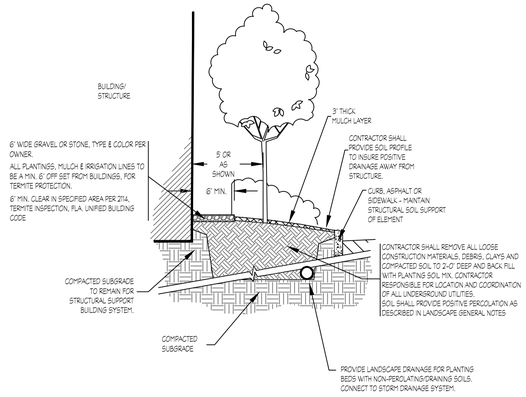


STAKING DETAIL

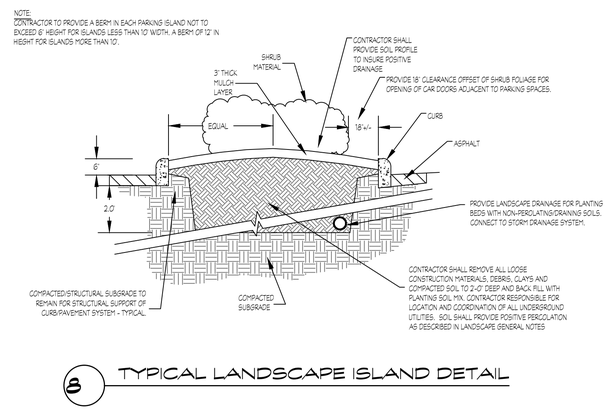
5 TREE PLANTING - MULTI-STAKE



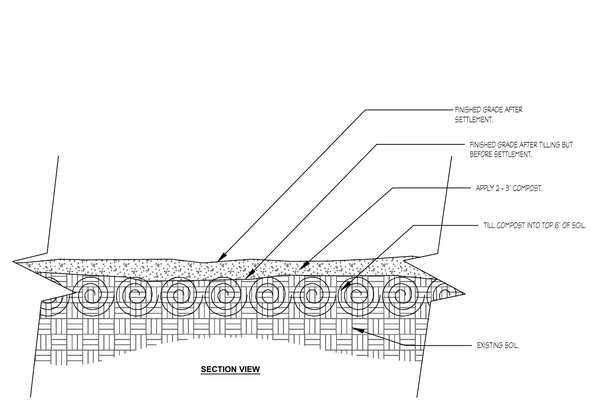
6 PALM TREE STAKING



7 TYPICAL PERIMETER LANDSCAPE DETAIL

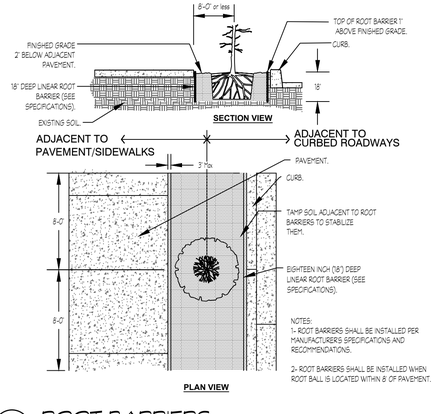


8 TYPICAL LANDSCAPE ISLAND DETAIL



NOTES:
1- SEE PLANTING SOIL SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

9 MODIFIED EXISTING SOIL - COMPACTED SURFACE SOIL



NOTES:
1- ROOT BARRIERS SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS.
2- ROOT BARRIERS SHALL BE INSTALLED WHEN ROOT BALL IS LOCATED WITHIN 8' OF PAVEMENT.

10 ROOT BARRIERS

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Revision	Date
1 Rev. per Madeira Beach comments	02/10/26

Project Title
JOHNS PASS VILLAGE RESORT
Madeira Beach, Florida

LANDSCAPE NOTES & DETAILS

Project No. 25-006
Date 10/21/25
Sheet LA4

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