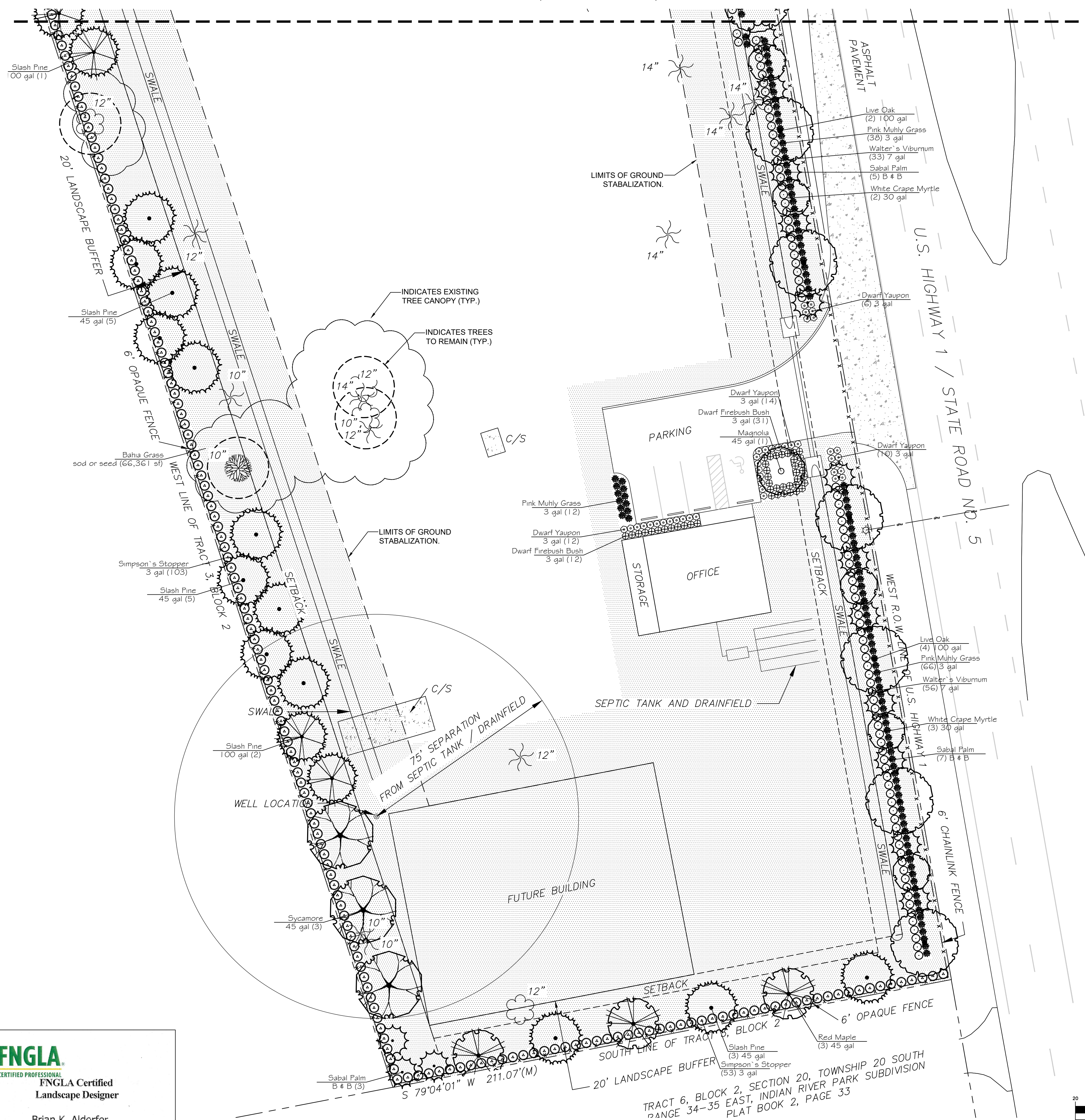





Plans are not to be used for construction purposes unless marked "approved" by the Brevard County.

Matchline (see sheet L-2)



EXISTING TREE LEGEND
(DBH SIZE AS SHOWN)

-  — OAK TREE
 — PALM TREE
 — PINE TREE

Environmental
Design
Services

Landscape and Irrigation Design and Consulting

141 East Dover Street
Suite 106, Tallahassee, FL 32304
Phone: (904) 285-6143
Fax: (904) 285-9953

Original Drawing
Issue Date: 10-23-24

REVISIONS:		
No.	Date	Description
1.	1-8-25	Enhanced landscaping added to north, east, and south perimeters
2.	_____	_____
3.	_____	_____
4.	_____	_____
5.	_____	_____
6.	_____	_____

Project:

C&C Crane Works

Location:

Brevard County,
Florida

Landscape Plan

This Drawing and The Designs Represented Herein are The Exclusive Property of Environmental Design Services, and May Not Be Reproduced, Used, or Disseminated Without Written Permission.

Sheet #

L-1

Project No	00-0000
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Drawn By: BKA

Designed By: BKA

Checked By: BKA

Drawing Scale: 1"=20'

Sheet 1 of 5



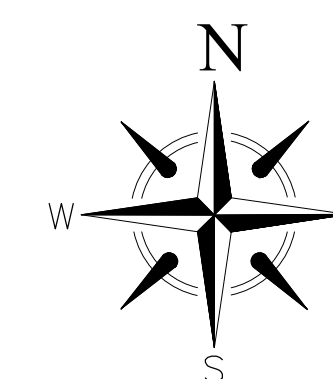
Brian K. Alderfer
H02184

H02164
Certification valid through 9/30/2027

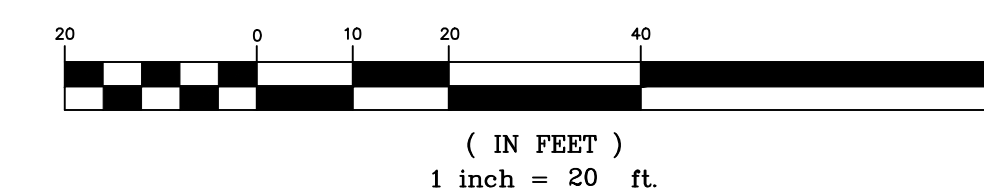


Brian K. Alderfer
D24936

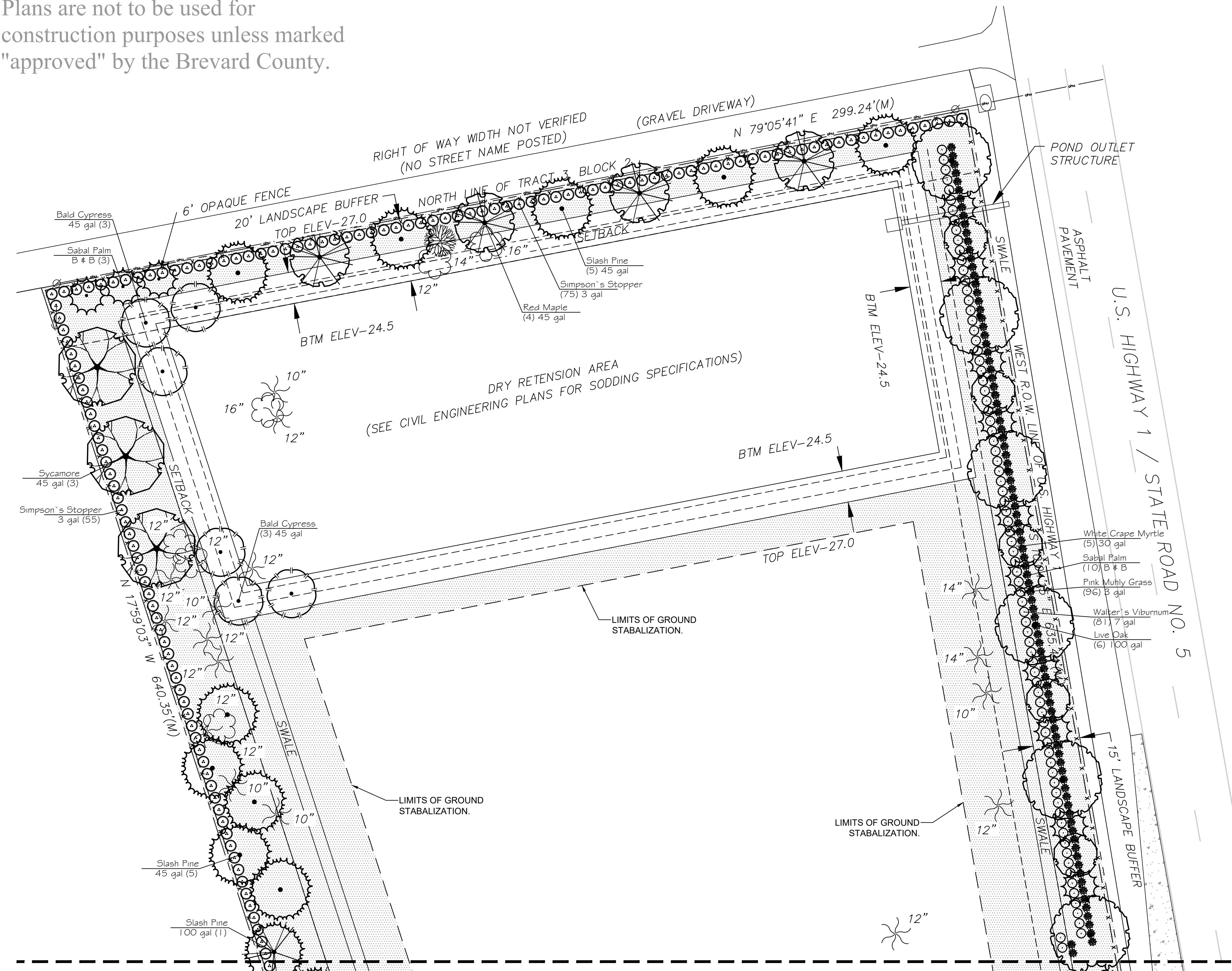
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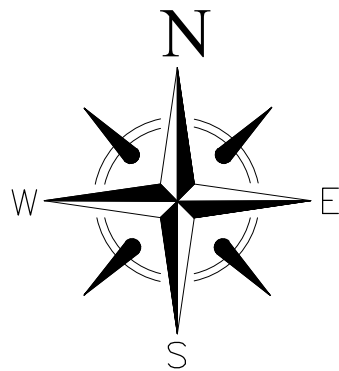
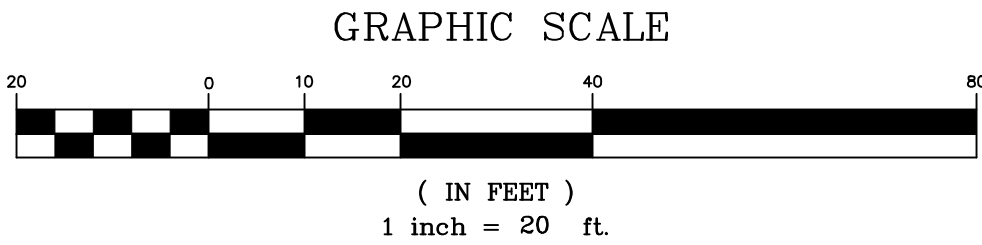
GRAPHIC SCALE



Plans are not to be used for construction purposes unless marked "approved" by the Brevard County.



Matchline (see sheet L-1)



- 1) This site plan/subdivision plan will comply with Sec. 62-4333 of the Brevard County Landscaping, Land Clearing, and Tree Protection Ordinance regarding the removal and control in perpetuity of all non-native invasive plant species.
- 2) This site plan/subdivision plan will comply with Sec. 62-4341 (14) of the Brevard County Landscaping, Land Clearing, and Tree Protection Ordinance regarding site and soil preparation and will comply with Sec. 62-4342 regarding maintenance in perpetuity for all required planted and preserved landscape materials.
- 3) The method of irrigation for plants on this site will be _____.
- 4) Per Sec. 62-4339 (2)(e) of the Brevard County Landscaping, Land Clearing, and Tree Protection Ordinance, canopy preservation areas new subdivisions, industrial, institutional, public, or commercial developments shall be within separate tracts, Declaration of Covenants, recorded plat condition, or with sufficient protective language, noted on the approved landscape plan, to prohibit activities that are detrimental to the perpetual preservation of the area.
- 5) Per Sec. 62-4338 (4) of the Brevard County Landscaping, Land Clearing, and Tree Protection Ordinance, vegetative buffers or other ground covers that retard erosion must be established within seven (7) days after final grade has been established or within fourteen (14) days after last construction activity has occurred.
- 6) Any state and federal permits that may be required as a result of land clearing and landscaping activities are the responsibility of the owner or designee.
- 7) Any changes to the approved landscape and/or clearing plan will be confirmed in writing through The Brevard County Natural Resources Management Office prior to planting. Failure to obtain written approval to the approved landscape and/or clearing plan by the Brevard County Natural Resources Management Office may delay the issuance of the Certificate of Occupancy and/or Certificate of Completion.
- 8) Per Sec. 62-4341 (3) of the Brevard County Landscaping, Land Clearing, and Tree Protection Ordinance, all plantings shall be at least Florida No.1 grade as defined by *Grades & Standards for Nursery Plants*. 1998. Division of Plant Industry, Florida Department of Agriculture and Consumer Services, as may be amended.
- 9) Per Sec. 62-4339 (2)(c) of the Brevard County Landscaping, Land Clearing, and Tree Protection Ordinance, Preserved trees shall have protective barriers during construction which encompass the root protection zone...it shall be the responsibility of the applicant/owner to schedule an inspection with NRMO or provide a notarized statement from a Recognized Knowledgeable Person, professional land surveyor registered in the State of Florida, professional civil engineer, or professional architect, registered in the State of Florida and proficient in site design that protective barriers have been correctly installed. Failure to schedule an inspection or provide the notarized statement prior to any land clearing, alteration, or commencement of construction including grading and filling, shall constitute a violation...and may be subject to stop work order and other penalties and remedies pursuant to Section 62-4336. The only allowable activities prior to filing the notarized statement with NRMO shall be those activities necessary for compliance with Stormwater Pollution Prevention Plans (SWPPP) and Florida Department of Environmental Protection (FDEP) National Pollutant Discharge Elimination System (NPDES).
- 10) Per Section 62-4343, whether preserved or planted, landscape material must be maintained through proper care or replacement in perpetuity after issuance of Certificate of Completion/Occupancy.

Section 62-4340, Tree Root Protection and Planting Chart.

If an existing tree meets the Tree Root Protection and Planting Chart requirements, the entire canopy shall count toward the preserved canopy. This includes canopy over impervious surfaces.

Tree Root Protection and Planting Chart			
The intent of this chart is to provide location(s) of required tree barriers, total planting areas and encroachment distances to trees.			
Tree Species**	Root Protection Zone Area (during construction) Preserved Trees	Total Planting Area (minimum) Preserved & Planted Trees	Minimum Distance (within 50% of the dripline) Preserved & Planted Trees
Small	90 s.f. or dripline, whichever is less	100 s.f.	2 ft.
Medium	200 s.f. or dripline, whichever is less	225 s.f.	6 ft.
Large	36 in. dbh or dripline, whichever is less = 625 s.f. Greater than 36 in. dbh = 5 X dbh	300 s.f. primary* 900 s.f. secondary	8 ft.
*Encroachment can occur within the secondary area (between 300 and 900 s.f.) for the implementation of construction of an approved alternative surface or sub-surface method for preventing soil compaction, and/or promoting aeration and hydration. Examples of such methods are outlined in University of Florida Cooperative Extension Service's publication ENH 1056 entitled Urban Design for a Wind Resistant Urban Forest, as maybe amended. **As defined in Sec. 62-4332. For palms trees, the Root Protection Zone area shall be 25 square feet and have a radius no less than 2 feet.			

Landscape Bid Notes

1. Any discrepancies concerning the materials or conditions of the site that shall inhibit the installation as drawn shall be brought to the attention of the owners representatives. Issues found prior to bid will become a condition of the bid after the award of the contract.
2. After the award of the contract, any discrepancies in the plans or additional materials and costs because of pre-existing conditions at the site shall not be a reason for any additional charges to the owners.
3. These bid conditions are not to be considered all inclusive. There may be additional conditions included in other documents of the construction agreement. It is the contractor's responsibility to make himself and his subcontractors aware of any other such conditions.
4. The quantities on the landscape schedule are for the convenience of the contractor only and not to be considered as the final quantity for bid and installation. The callouts and entities drawn on the plans take precedence over the materials list.
5. The contractor shall be responsible for his own takeoffs of the plantings as drawn.
6. The contractor shall be expected to visit the site prior to bid. The contractor shall have an understanding of the on site conditions to prepare his bid. Conditions existing prior to bid will become a condition of the bid after the bid is accepted by the client.

Brevard County Natural Resources Management Office Standard Notes - 2022



Original Drawing Issue Date: 10-23-24

REVISIONS:	No.	Date	Description	By
	1.	1-8-25	Enhanced landscaping added to north, east, and south perimeters	BJA
	2.			
	3.			
	4.			
	5.			
	6.			
	7.			

Project:

C&C Crane Works

Location:

Brevard County, Florida

Landscape Plan

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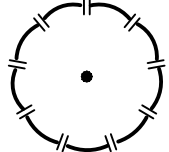
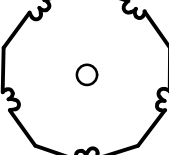
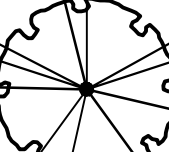

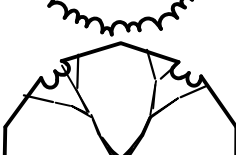

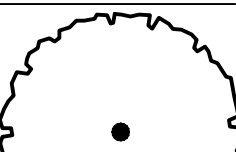







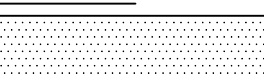
Sheet #:

L-2

Project No.	00-0000
Drawn By:	BJA
Designed By:	BJA
Checked By:	BJA
Drawing Scale:	1"=20'

Sheet 2 of 5

PLANT SCHEDULE

SYMBOL	COMMON / BOTANICAL NAME	CONT	CAL	SIZE	QTY	REMARKS
TREES						
	Bald Cypress / Taxodium distichum	45 gal	2.5"Cal	12' ht. x 5' sprd.	6	
	Magnolia / Magnolia grandiflora	45 gal	2.5"Cal	12' ht. x 5' sprd.	1	non-warranted
	Red Maple / Acer rubrum	45 gal	2.5"Cal	12' ht. x 5' sprd.	7	
	Slash Pine / Pinus elliotti	45 gal	2.5"Cal	12' ht. x 5' sprd.	23	
	Sycamore / Platanus occidentalis	45 gal	2.5"Cal	12' ht. x 5' sprd.	6	non-warranted
	White Grape Myrtle / Lagerstroemia indica 'Natchez'	30 gal	Multi-trunk	8' ht x 3' sprd.	10	
MITIGATION TREES						
	Live Oak / Quercus virginiana	100 gal	4"Cal	18'ht x 6'sprd	12	
	Slash Pine / Pinus elliotti	100 gal	4"Cal	14'-16'H x 5'-6'W	4	
PALM TREES						
	Sabal Palm / Sabal palmetto	B & B	Debooted	12' C.T.	28	staggered heights
SYMBOL	COMMON / BOTANICAL NAME	SIZE	:	:	QTY	REMARKS
SHRUBS						
	Dwarf Firebush Bush / Hamelia patens 'Compacta'	3 gal			43	15"-18"
	Dwarf Yaupon / Ilex vomitoria 'Nana'	3 gal			42	12"-15"
	Pink Muhly Grass / Muhlenbergia capillaris	3 gal			212	15"-18"
	Simpson's Stopper / Myrcianthes fragrans	3 gal			286	18"-24"
	Walter's Viburnum / Viburnum obovatum	7 gal			170	30-36"
SYMBOL	COMMON / BOTANICAL NAME	CONT	:	:	QTY	REMARKS
SOD/SEED						
	Bahia Grass / Paspalum notatum 'Argentine'	sod or seed			66,361 sf	



Plans are not to be used for construction purposes unless marked "approved" by the Brevard County.

Landscape Calculations

Site Data

3.72 Acres

Area of Alteration

162,133 s.f.

Required square footatge of tree plantings (ALEP)

162,133 * 25% = 40,533 s.f.

Required square footatge of canopy preservation

N/A *

Provided square footage of canopy preservation

4822 total s.f.

Provided square footage of tree canopy

QTY	BOTANICAL NAME	SQUARE FEET	SQUARE FEET PROVIDED
1	Existing trees		4822
6	American Sycamore	707	4242
9	Bald Cypress	154	1386
12	Live Oak	1590	19080
7	Red Maple	123	861
27	Slash Pine	363	9801
10	Crape Myrtle	79	790
28	Sabal Palm	33	924
		Total	41,906

Required Shrub Planting

3.72 * 125 = 466

Provided shrub plantings

753

Notes:

50+% of shrubs and groundcovers are considered native or "Water Wise"

Minimum trees required

3.80 * 5 = 19

Provided Trees

85

50+% of Trees and Palms are considered native

Type 'B' landscape buffer required along North Atlantic Avenue

Total frontage: 635 l.f.

PLANTINGS REQUIRED

Group 1 plants	159
Group 2 plants	26
Group 3 plants	212

PLANTINGS PROVIDED

Group 1 plants	170
Group 2 plants	32
Group 3 plants	216

Type 'A' buffer required along the south, east, and west perimeters

Total frontage: 1150 l.f.

REQUIRED

6' Wall 852 l.f.

PROVIDED

20' wide landscape buffer and enhanced landscaping 852 l.f.

Heat Island calculations

4 spaces / 10 = 1 required trees

REQUIRED TREES

large	1	large	1
medium	0	medium	0
small	0	small	0

Vehucular Use Area planting requirements

Square footage

3,479	/	400	*	10	=	SQUARE FEET REQUIRED
						87
						SQUARE FEET PROVIDED
						87+

Existing plant material

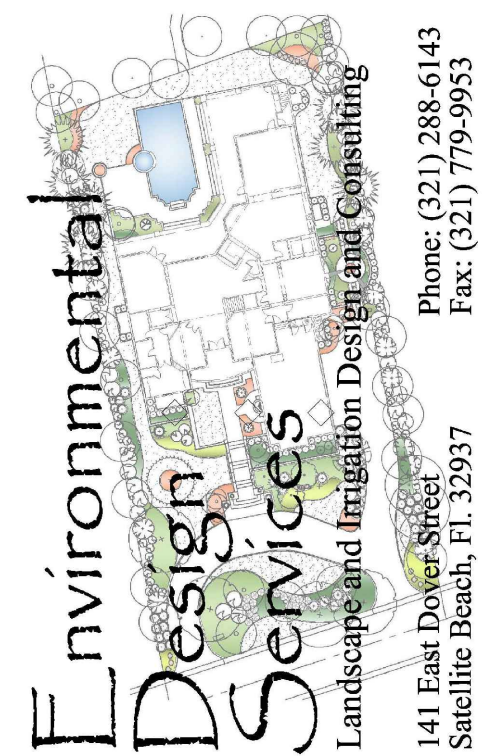
TYPE	QUANTITY	DBH INCHES	STATUS
Oak	1	14	To be removed and mitigated for
Oak	1	10	To be preserved
Pine	5	12	To be removed
Pine	2	16	To be removed and mitigated for
Pine	1	10	To be preserved
Pine	2	12	To be preserved
Palm	2	various	To be preserved
Palm	25	various	To be removed
		Total removed	
		42	

Total Mitigation Inches Required

42 * 150% = 63 Inches

Total Mitigation Inches Provided

64 Inches



Original Drawing
Issue Date: 10-23-24

By	Description	No.	Date
By BKA	Enhanced landscaping added to north, east, and south perimeters	1.	1-8-25
		2.	
		3.	
		4.	
		5.	
		6.	
		7.	

Project:

C&C Crane Works

Location:

Brevard County, Florida

Landscape Plan

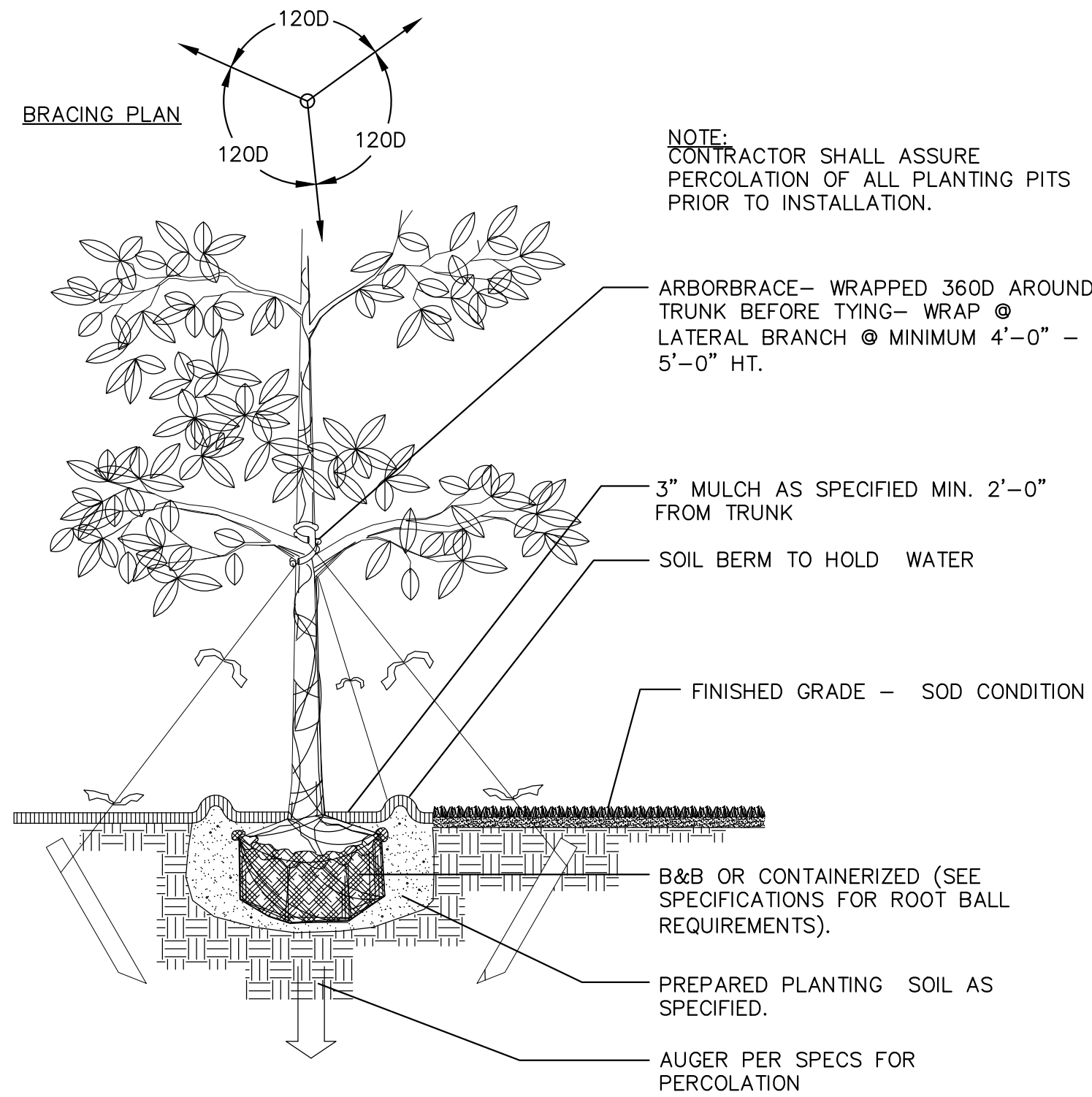
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Sheet #:

L-3

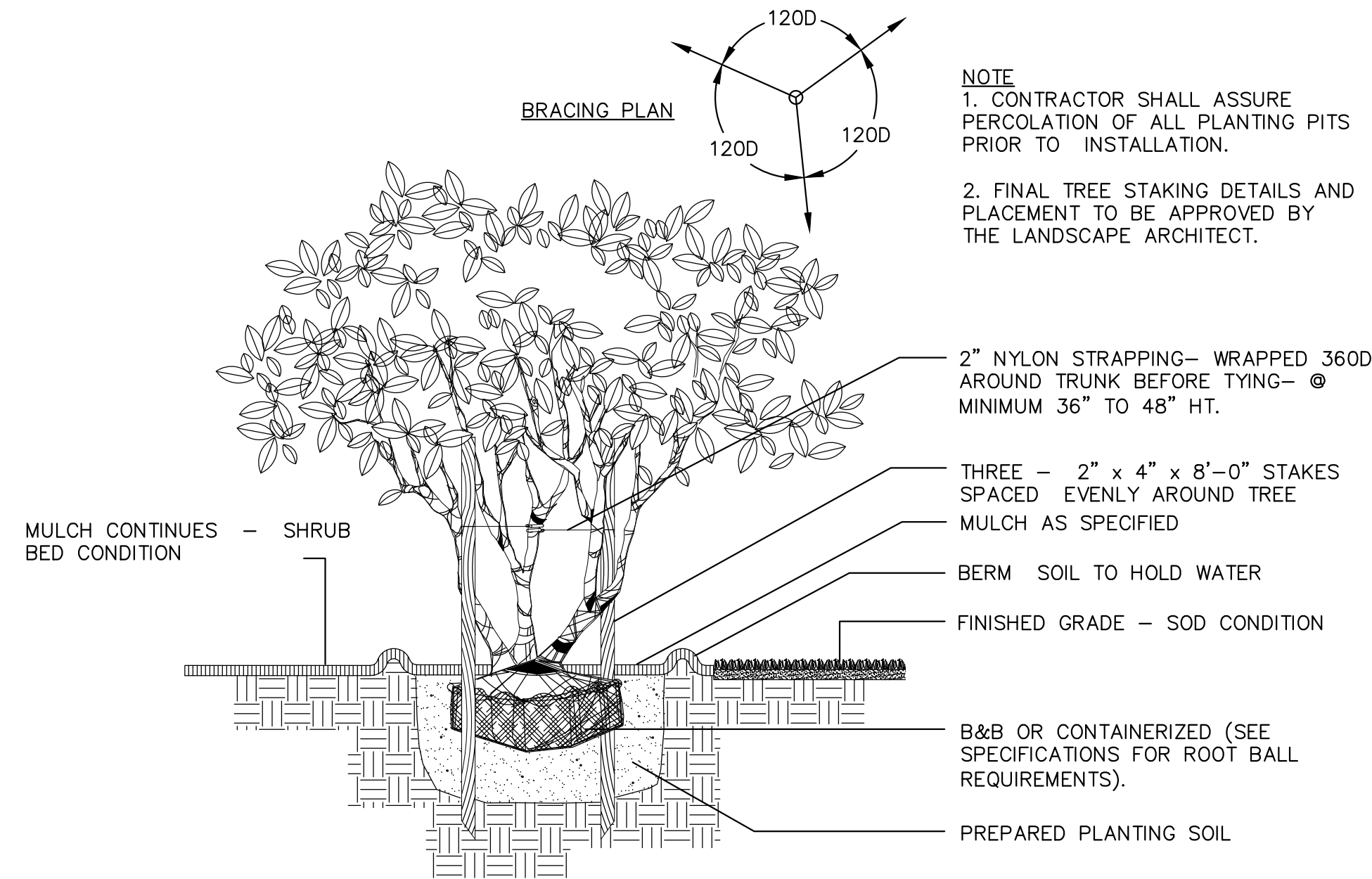
Project No.	00-0000
Drawn By:	BKA
Designed By:	BKA
Checked By:	BKA
Drawing Scale:	none

Sheet 3 of 5



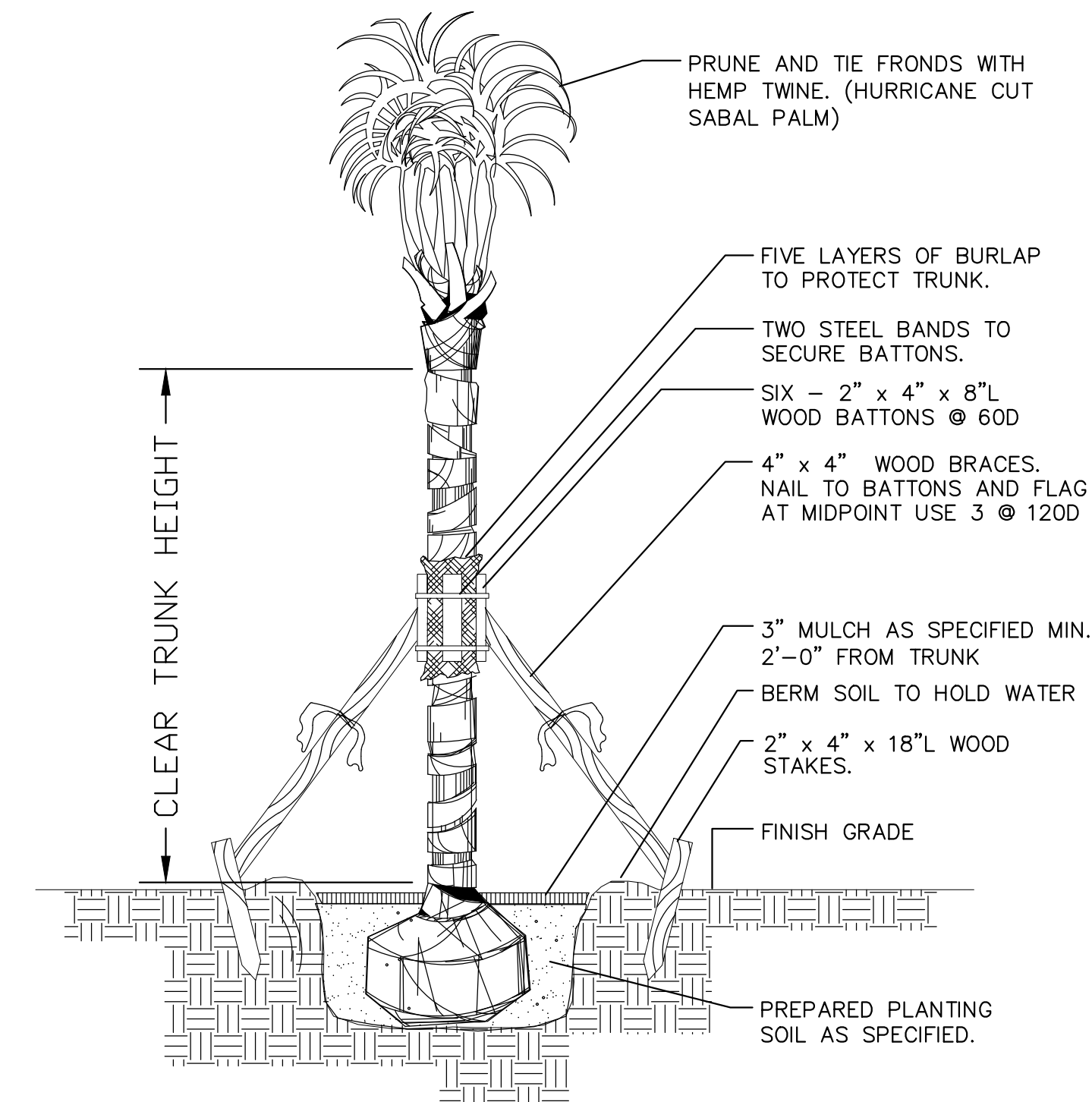
LARGE TREE PLANTING/STAKING DETAIL

SCALE: N.T.S.



MULT-TRUNK TREE PLANTING/STAKING DETAIL

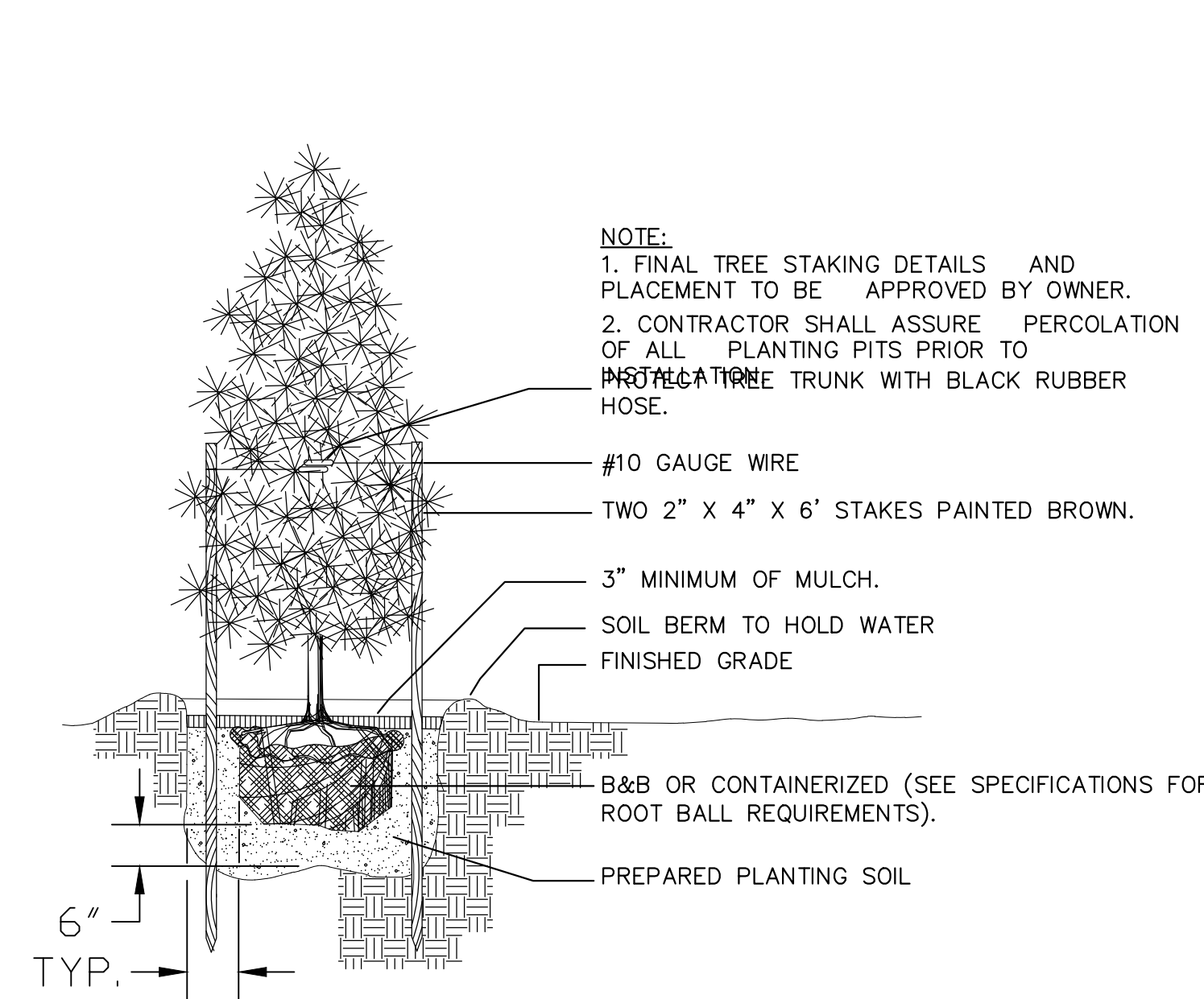
SCALE: N.T.S.



- NOTES:**
- SABAL PALMS W/ BOOTS REMOVED
 - SEE PLANS AND SPECS. FOR PALMS W/ BOOTS TO REMAIN ON TRUNK.
 - FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY LANDSCAPE DESIGNER.
 - CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

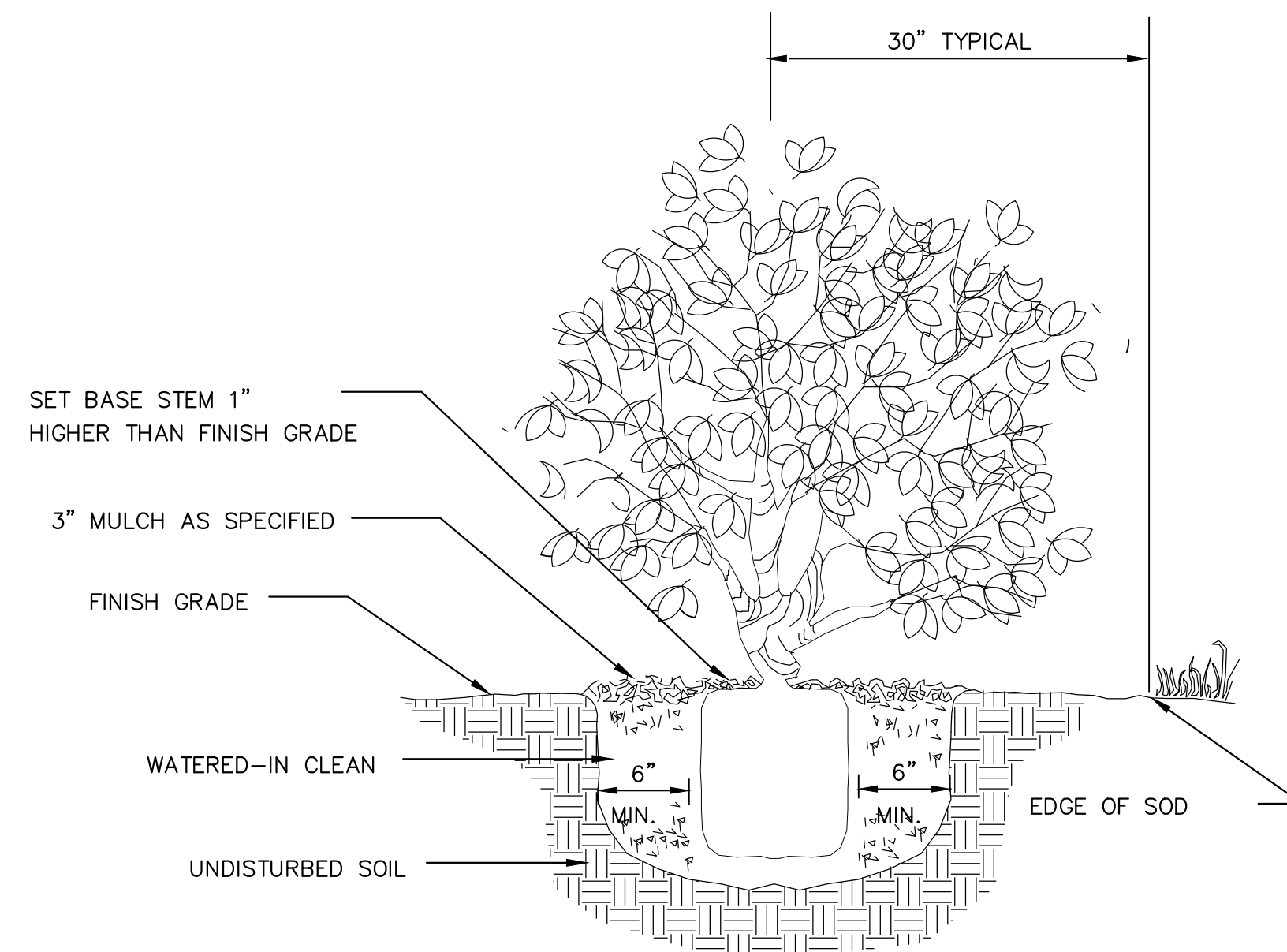
PALM TREE PLANTING/STAKING DETAIL

SCALE: N.T.S.



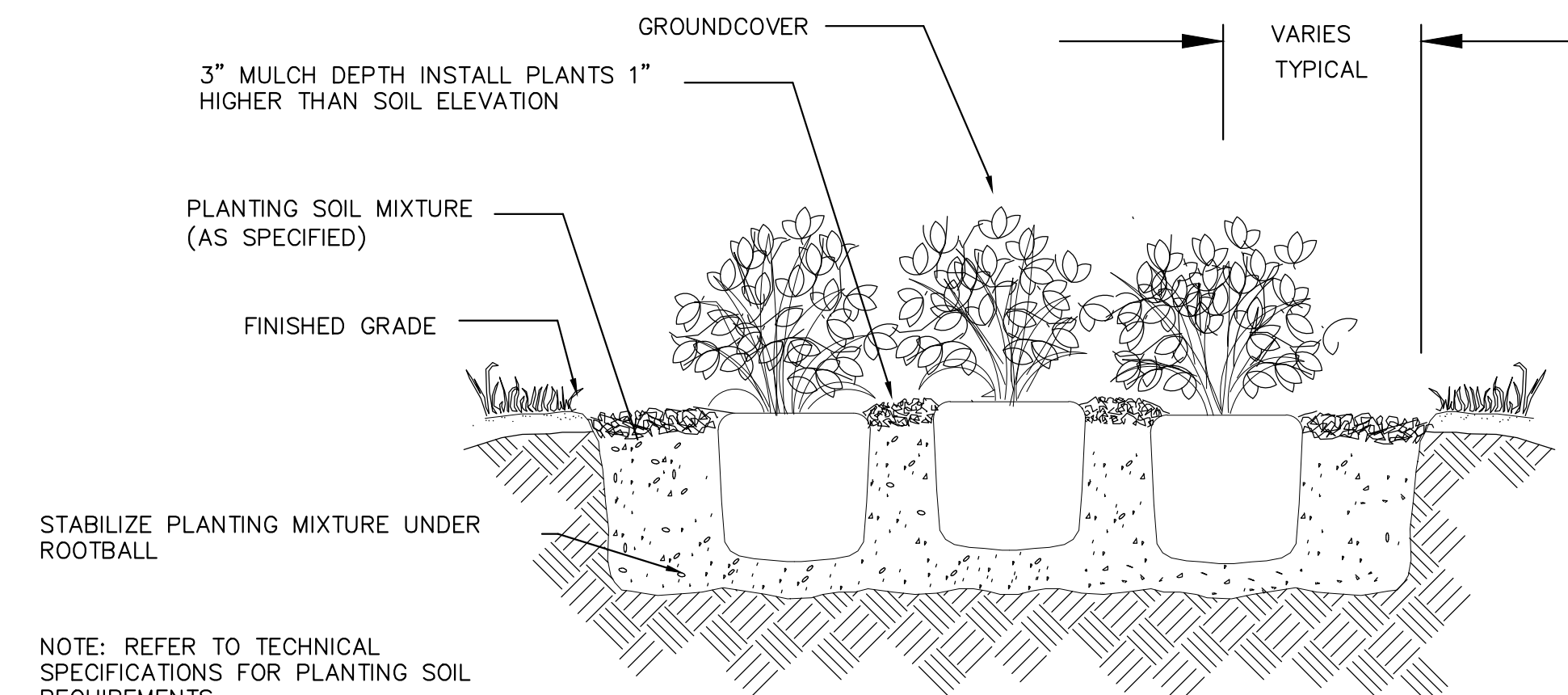
SMALL TREE PLANTING/STAKING DETAIL

SCALE: N.T.S.



SHRUB PLANTING DETAIL

SCALE: N.T.S.

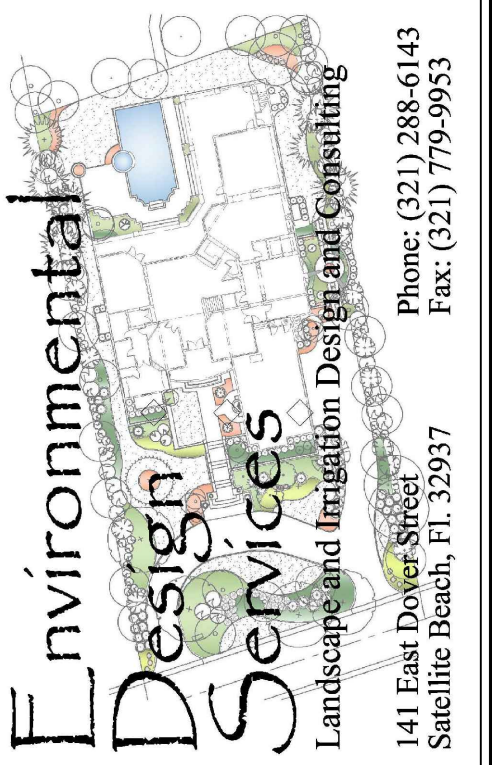


GROUNDCOVER PLANTING DETAIL

SCALE: N.T.S.



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Original Drawing
Issue Date: 10-23-24

By	Description
By: BKA	Enhanced landscaping added to north, east, and south perimeters
1-8-25	
2	
3	
4	
5	
6	
7	

Project:

C&C Crane Works

Location:

Brevard County, Florida

Landscape Details

Sheet #:

L-4

Project No.	00-0000
Drawn By:	BKA
Designed By:	BKA
Checked By:	BKA
Drawing Scale:	none

Sheet 4 of 5

LANDSCAPE PLANTING

PART 1 – GENERAL
1.01 WORK INCLUDED

A. THE WORK INCLUDED IN THIS SECTION CONSISTS OF FURNISHING, PLANTING, WATERING, FERTILIZING AND MULCHING ALL PLANTS AND LAWN AREAS OF THE SPECIES, SIZE AND QUALITY IN THE LOCATIONS INDICATED ON THE DRAWINGS OR AS DISCUSSED WITH THE LANDSCAPE DESIGNER.

1.02 DELIVERY, STORAGE AND HANDLING

A. TRANSPORTATION AND INSPECTION: PLANT TRANSPORTATION SHALL COMPLY WITH ALL FEDERAL AND STATE REGULATIONS.

1.03 GUARANTEE

A. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTING WORK FOR A PERIOD OF SIX MONTHS AND ALL SOD FOR THREE MONTHS AFTER THE DATE OF FINAL ACCEPTANCE. DURING THIS PERIOD, THE LANDSCAPE CONTRACTOR SHALL CONTINUE THE OBSERVATION OF PLANTS AND GUARANTEED WORK. THE LANDSCAPE CONTRACTOR SHALL SUBMIT MONTHLY OBSERVATION REPORTS TO THE OWNERS WITH A COPY TO THE LANDSCAPE DESIGNER DURING THE GUARANTEE PERIOD. THE PURPOSE OF THESE REPORTS IS TO STATE ANY MAINTENANCE DEFICIENCIES OBSERVED. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO REPORT THESE TO PROTECT HIS GUARANTEE. FAILURE TO SUBMIT REPORTS ELIMINATES ANY CLAIMS THAT THE GUARANTEE IS NOT VALID DUE TO IMPROPER MAINTENANCE BY THE OWNER.

B. REPLACEMENT OF DEFECTIVE PLANTS: ANY DEAD PLANTS OR PLANTS SHOWING INDICATION OF PROBABL NO-SURVIVAL OR LACK OF HEALTH AND VIGOR, OR WHICH DO NOT EXHIBIT THE CHARACTERISTICS TO MEET SPECIFICATIONS, SHALL BE REPLACED WITHIN TWO WEEKS OF NOTICE FROM OWNER OR LANDSCAPE DESIGNER. ALL REPLACEMENT PLANTS SHALL BE FURNISHED/INSTALLED AT NO ADDITIONAL COST TO THE OWNER AND SHALL BE GUARANTEED FOR SIX MONTHS. ALL REPLACEMENTS SHALL MEET ORIGINAL SPECIFICATIONS.

C. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER AND LANDSCAPE DESIGNER TEN DAYS PRIOR TO THE END OF THE GUARANTEE PERIOD AND SUCH GUARANTEE SHALL BE EXTENDED UNTIL NOTIFICATION IS RECEIVED.

D. AT THE END OF THE GUARANTEE PERIOD, ALL PLANTS THAT ARE DEAD OR UNSATISFACTORY SHALL BE REPLACED WITHIN TWO WEEKS.

1.04 JOB CONDITIONS

A. PROTECTION: THE LANDSCAPE CONTRACTOR SHALL PROTECT ALL MATERIALS AND WORK AGAINST INJURY FROM ANY CAUSES AND SHALL PROVIDE AND MAINTAIN ALL NECESSARY SAFEGUARDS FOR THE PROTECTION OF THE PUBLIC. HE SHALL BE HELD RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSON OR PROPERTY THAT MAY OCCUR AS A RESULT OF THE NEGLIGENCE IN THE PROSECUTION OF THE WORK.

B. EXISTING CONDITIONS:

1. THE LANDSCAPE CONTRACTOR SHALL EXERCISE CARE IN DIGGING AND OTHER WORK SO AS NOT TO DAMAGE EXISTING WORK, INCLUDING UNDERGROUND PIPES AND CABLES, AND THE PIPES AND HYDRANTS OF WATERING SYSTEMS. SHOULD SUCH OVERHEAD OR UNDERGROUND OBSTRUCTIONS BE ENCOUNTERED WHICH INTERFERE WITH PLANTING, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIR OF ANY DAMAGE CAUSED BY HIS WORK. (SEE SECTION 3.01)

2. SHOULD ANY OBJECTIONABLE MATERIAL SUCH AS OLD CONCRETE, BRICKS OR OTHER DEBRIS BE ENCOUNTERED DURING PLANTING OPERATIONS, THEY SHALL BE REMOVED FROM THE SITE BY THE LANDSCAPE CONTRACTOR.

3. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER PLANT GROWTH IN EXISTING ON-SITE SOILS. PRIOR TO COMMITMENT OF PLANT SHIPMENTS, THE LANDSCAPE CONTRACTOR SHALL EXAMINE THE SOILS IN ALL AREAS OF WORK BY CONDUCTING SOIL TESTS AND FILLING TEST HOLES WITH WATER TO DETERMINE IF SOIL CHEMISTRY AND DRAINAGE ARE SATISFACTORY. ANY UNSATISFACTORY CONDITIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE DESIGNER FOR POSSIBLE CORRECTIVE ACTION OR PLANT MATERIAL SUBSTITUTIONS. THE OWNER/LANDSCAPE DESIGNER RESERVES THE RIGHT TO MAKE CHANGES OR SUBSTITUTIONS IN PLANT TYPE OR QUANTITIES FOR THE PURPOSES OF INSURING PROPER PLANT GROWTH.

4. PRIOR TO WORK, LANDSCAPE CONTRACTOR SHALL BECOME FULLY FAMILIAR WITH THE SITE AND THE WORK OF ALL OTHER TRADES, INCLUDING HARDCAPE AND GRADING, IN ORDER TO UNDERSTAND THE FULL EXTENT OF THE WORK.

1.05 QUALITY CONTROL

A. THE LANDSCAPE DESIGNER / OWNER SHALL HAVE THE RIGHT, AT ANY STAGE OF THE OPERATIONS, TO REJECT ANY AND ALL WORK AND MATERIAL THAT, IN HIS/HER OPINION, DO NOT MEET THE REQUIREMENTS OF THESE SPECIFICATIONS.

B. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURE AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN.

C. ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND REGULATIONS.

D. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS.

1.06 QUANTITIES

A. IN THE EVENT OF A CONFLICT BETWEEN QUANTITIES SHOWN ON THE PLANT LIST AND PLANS, THE PLANS SHALL CONTROL.

PART 2 – PRODUCTS

2.01 MATERIALS
A. GENERAL:

1. NOMENCLATURE: ALL TREES, SHRUBS AND PLANTS SHALL BE TRUE TO NAME AS ESTABLISHED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE PUBLICATION "STANDARD PLANTS NAMES". THE DESIGNATED AUTHORITY FOR THE IDENTIFICATION OF ALL MATERIAL SHALL BE THE TWO PUBLICATIONS OF L.H. BAILY, "HORTUS III" AND "MANUAL OF CULTIVATED PLANTS", AND ALL SPECIMENS SHALL BE TRUE TO TYPE, NAME, ETC., AS DESCRIBED THEREIN.

2. GRADE STANDARDS AND QUALITY: ALL PLANTS SHALL BE NURSERY GROWN, AND SHALL COMPLY WITH ALL REQUIRED INSPECTION, GRADING STANDARDS AND PLANT REGULATIONS AS SET FORTH IN THE FLORIDA DEPARTMENT OF AGRICULTURE, "GRADES AND STANDARDS FOR NURSERY PLANTS," PARTS 1 AND 2 INCLUDING REVISIONS.

A. THE MINIMUM GRADE FOR ALL TREES AND SHRUBS SHALL BE FLORIDA NO. 1 UNLESS OTHERWISE INDICATED AND ALL PLANTS SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF. THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE OF DISEASE AND INSECT PESTS, EGGS OR LARVAE.

3. MEASUREMENTS: THE MINIMUM ACCEPTABLE SIZE OF PLANTS, MEASURED AFTER PRUNING, WITH BRANCHES IN NORMAL POSITIONS, SHALL CONFORM TO THE SPECIFIED SIZES AS SHOWN ON THE PLANS. SIZES SPECIFIED ARE MINIMUM STANDARDS. PLANTS SHALL BE EQUAL TO OR LARGER THAT ALL CATEGORIES (HEIGHT, SPREAD, CALIPER) OF SIZE SPECIFICATION. SUBSTANTIAL DEVIATIONS FROM THESE MEASUREMENTS MUST BE APPROVED BY LANDSCAPE DESIGNER. CALIPER OF TREE TRUNKS SHALL BE MEASURED ONE FOOT ABOVE ROOTBALL FOR TREES OVER 6 INCHES IN CALIPER AND SHALL BE MEASURED 6 INCHES ABOVE THE ROOT BALL FOR TREES UNDER 6 INCHES IN CALIPER.

4. PLANT PROTECTION: PLANTS SHALL BE PROTECTED UPON ARRIVAL AT THE SITE, BY BEING THOROUGHLY WATERED, KEPT MOIST, AND PROPERLY MAINTAINED UNTIL PLANTED.

B. PLANT MATERIALS: WITH REFERENCE TO METHOD OF CULTIVATION, ROOT SYSTEM STATUS, ETC., PLANTS FOR LANDSCAPING SHALL BE CLASSIFIED UNDER THE FOLLOWING DESIGNATIONS:

1. BALLED AND BURLAPPED: PLANTS SO CLASSIFIED SHALL BE DUG WITH FIRM NATURAL ROOT BALLS OF EARTH COMING FROM SINGULAR CLIMATIC AND SOIL CONDITIONS AS THOSE ON PROJECT SITE AND OF SUFFICIENT DIAMETER AND DEPTH TO INCLUDE MOST OF THE FIBROUS ROOTS. THE ROOT BALL OF THESE PLANTS SHALL BE PROPERLY WRAPPED WITH BURLAP SACK MATERIAL AND REMAIN PROTECTED AND WET UNTIL THEY ARE PLANTED. THE PLANTS SHALL BE HANDLED ONLY BY THE EARTH BALL AND NOT BY THE PLANT ITSELF. ALL BALLED AND BURPED PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY UPON DELIVERY SHALL BE SET ON THE GROUND AND SHALL BE WELL PROTECTED WITH SOIL, WET SOIL, WET MOSS, OR OTHER ACCEPTABLE MATERIAL. THE PLANTS SHALL BE SET WITH THE BURLAP COVER INTACT AND WITH THE BURLAP SHOWING, UNTIL INSPECTION. AT FINAL INSPECTION THE BURLAP MAY BE CUT AWAY TO GROUND LEVEL AND THEN COMPLETELY COVERED WITH SOIL.

BURLAP: SHALL BE PURE BURLAP, ORGANIC FIBER WITH THE ABILITY TO DECOMPOSE.

2. CONTAINER GROWN PLANTS:

A. CONTAINER GROWN PLANTS SHALL HAVE BEEN GROWN IN CONTAINERS LARGE ENOUGH AND FOR SUFFICIENT TIME FOR THE ROOT SYSTEM TO HAVE DEVELOPED WELL ENOUGH TO HOLD ITS SOIL TOGETHER FIRM AND WHOLE. NO PLANTS SHALL BE LOOSE IN THE CONTAINER. PLANTS THAT HAVE BECOME ROOT BOUND OR FOR WHICH THE TOP SYSTEM IS TOO LARGE FOR THE SIZE OF THE CONTAINER, WILL NOT BE ACCEPTABLE.

B. ALL CONTAINERS SHALL BE CUT AND OPENED FULLY, IN A MANNER SUCH AS WILL NOT DAMAGE THE ROOT SYSTEM. CONTAINER GROWN PLANTS SHALL NOT BE REMOVED FROM THE CONTAINER UNTIL IMMEDIATELY BEFORE PLANTING, WHEN ALL DUE CARE SHALL BE TAKEN TO PREVENT DAMAGE TO THE ROOT SYSTEM.

3. BARE ROOT PLANTS: NO BARE ROOT PLANTS SHALL BE USED, UNLESS SPECIFICALLY SPECIFIED.

4. GROW BAG PLANTS: NO GROW-BAG PLANTS SHALL BE USED UNLESS SPECIFIED.

C. PLANTING MATERIALS:

1. TOPSOIL:

A. TOPSOIL SHALL BE FRIABLE LOAM, TYPICAL OF CULTIVATED TOPSOIL LOCALLY, CONTAINING AT LEAST 5 PERCENT OF DECAYED ORGANIC MATTER (HUMUS). IT SHALL OCCUR AS ON-SITE NATURAL TOPSOIL WITH GOOD CHARACTERISTICS OR BE TAKEN FROM A WELL DRAINED, ARABLE SITE. IT SHALL BE REASONABLY FREE OF WEEDS, SUBSOIL, STONES, CLODS, STICKS, ROOTS OR OTHER OBJECTIONABLE EXTRANEANEOUS MATTER OR DEBRIS. IT SHALL NOT CONTAIN TOXIC MATERIALS AND SHALL HAVE ACIDITY RANGE OF PH 6.0 TO 7.0. TOPSOIL FROM NUT GRASS INFESTED AREAS WILL NOT BE ACCEPTABLE.

B. IF REQUESTED BY THE OWNER, SOIL TESTING SHALL BE PERFORMED AND ANALYZED BY A LABORATORY REGISTERED BY THE STATE. TESTING SHALL INCLUDE FERTILITY AND SUITABILITY ANALYSIS WITH WRITTEN RECOMMENDATIONS FOR FERTILIZER OR AMENDMENTS THAT SHALL TAKE PRECEDENCE OVER RATES OR ANALYSIS SPECIFIED IN THIS SECTION. SOIL TESTING SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY. SUBMIT TEST RESULTS TO THE OWNER FOR REVIEW.

C. PARTICLE SIZE DISTRIBUTION IN TOP 6"-12" OF SOIL:
COARSE SAND (1-2mm)/MEDIUM SAND (25-5mm)MIN. OF 60% OF PARTICLES SHALL FALL WITHIN THIS RANGE.
FINE SAND (15-25mm)NOT MORE THAN 20% OF PARTICLES SHALL FALL IN THIS RANGE.
VERY FINE SAND (.05-.15mm): NOT MORE THAN 5% OF PARTICELS SHALL FALL IN THIS RANGE.
SILT (.002-.05mm): NOT MORE THAN 5% OF PARTICELS SHALL FALL IN THIS RANGE.
CLAY (LESS THAN .002mm): NOT MORE THAN 3% OF PARTICELS SHALL FALL IN THIS RANGE.
(SOIL ANALYSIS FOR PARTICLE SIZE SHALL BE OBTAINED THROUGH PROJECT GEOTECHNICAL ENGINEER)

D. INFILTRATION OR PERCOLATION RATE OF SOIL: DESIRED LEVEL IS 2" PER HOUR.

E. SOIL PREPARATION: PRIOR TO COMMENCING WITH PLANTING, ROTOTILL ANY OR ALL AREAS THAT HAVE BEEN PREVIOUSLY COMPACTED OVER 90 PERCENT FOR OTHER CONSTRUCTION PURPOSES.

2. FERTILIZER: FERTILIZER SHALL BE A COMPLETE BALANCED BLEND FORMULA, OF WHICH PART OF THE ELEMENTS SHALL BE DERIVED FROM ORGANIC SOURCES. IT SHALL CONTAIN NITROGEN, PHOSPHORUS AND POTASSIUM AS WELL AS RECOMMENDED MICRONUTRIENTS SUCH AS MAGNESIUM, IRON, COPPER, ZINC, BORON, AND MANGANESE IN SULFATE FORM.

NITROGEN SHALL BE APPLIED OVER ALL TURF, SHRUB AND TREE AREAS AT A RATE OF 1 1/2 POUNDS PER 1,000 SQUARE FEET. THE COMPLETE FERTILIZER ANALYSIS SHALL BE APPROVED BY THE LANDSCAPE DESIGNER.

3. MULCH: PINE STRAW MULCH SHALL BE INSTALLED IN ALL NATURAL, NON-SODDED AREAS AT A DEPTH OF 4" AND SHALL BE CLEAN, BRIGHT AND FREE OF WEEDS, MOSS, STICKS AND OTHER DEBRIS.

PINE BARK MINI NUGGETS SHALL BE INSTALLED TO A DEPTH OF 3"-4" ALL BEDDING AREAS. MULCH SHALL BE RAKED TO PROVIDE A FINISHED APPEARANCE.

4. WATER: SUITABLE WATER FOR THE IRRIGATION OF THE NEW PLANTINGS DURING THE PROGRESS OF CONSTRUCTION SHALL BE PROVIDED AND PAID FOR BY THE LANDSCAPE CONTRACTOR, WHO SHALL ALSO FURNISH ADEQUATE WATERING EQUIPMENT.

5. STAKES AND TIES: STAKES AND TREE TIES SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF PARAGRAPH 3.02.B HEREINAFTER.

PART 3 – EXECUTION
3.01 PREPARATION

A. UNDERGROUND OBSTRUCTIONS:

1. THE LANDSCAPE CONTRACTOR, PRIOR TO CONSTRUCTION, SHALL VERIFY ALL UTILITIES.

2. UPON REQUEST FROM THE LANDSCAPE CONTRACTOR, THE OWNER SHALL PROVIDE PLANS SHOWING LOCATIONS OF UNDERGROUND UTILITIES AND/OR WILL ASSIST THE LANDSCAPE CONTRACTOR IN SECURING UNDERGROUND LOCATIONS FROM OTHER PUBLIC UTILITY COMPANIES, SUCH AS TELEPHONE, ELECTRICITY, ETC.

3. IN THE EVENT THAT ROCK, UNDERGROUND CONSTRUCTION WORK, UTILITY LINES OR OBSTRUCTION OUT OF THE ORDINARY ARE ENCOUNTERED IN ANY PLANT PIT EXCAVATION; ALTERNATIVE LOCATIONS SHALL BE SELECTED BY THE LANDSCAPE DESIGNER OR OWNER. WHERE LOCATIONS CANNOT BE CHANGED AND THE OBSTRUCTIONS MAY BE REMOVED, THE OBSTRUCTIONS SHALL BE REMOVED TO A DEPTH OF NOT LESS THAN 3- FEET BELOW GRADE AND NO LESS THAN 6-INCHES BELOW BOTTOM OF BALLS OR ROOTS WHEN PLANT IS PROPERLY SET AT THE REQUIRED GRADE.

B. EXCAVATION OF PLANTING BEDS AND/OR PLANT HOLES:

1. WHERE EXCAVATION ENCOUNTERS MATERIAL WHICH ARE SUITABLE FOR PLANT GROWTH, THE PLANT HOLE EXCAVATIONS SHALL BE ROUGHLY CYLINDRICAL IN SHAPE, WITH THE SIDES APPROXIMATELY VERTICAL. PLANTS SHALL BE CENTERED IN THE HOLE, WITH THE TRUNK LOCATION AS SHOWN IN THE DRAWINGS. BOTTOMS OF THE HOLES SHALL BE UNDISTURBED NATURAL SUBGRADE PREVENTING THE TREE FROM SETTLING.

C. PROTECTION OF EXISTING TREES: THE LANDSCAPE CONTRACTOR SHALL PROTECT EXISTING TREES FROM DAMAGE. WHERE DAMAGE DOES OCCUR, THE LANDSCAPE CONTRACTOR SHALL REMOVE THE DAMAGED TREE, THEN REPLACE IT IN KIND AND SIZE IN ACCORDANCE WITH THE INSTRUCTION OF THE LANDSCAPE DESIGNER AND THE APPROPRIATE SPECIFICATIONS, ALL AT NO ADDITIONAL COST TO THE OWNER.

D. GRADES: IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO FINISH (FINE) GRADE ALL LANDSCAPE AREAS ELIMINATING ALL SURFACE IRREGULARITIES, DEPRESSIONS, STICKS, STONES AND OTHER DEBRIS TO THE SATISFACTION OF THE LANDSCAPE DESIGNER

OR OWNER. NO PLANT MATERIAL SHALL BE PLANTED UNTIL FINAL GRADE HAS BEEN ESTABLISHED, ENSURING POSITIVE DRAINAGE, COMPACTED TO THE REQUIRED DEPTH, AND APPROVED BY THE LANDSCAPE DESIGNER OR OWNER.

E. ON SITES WHERE EXISTING VEGETATION EXISTS, THE CONTRACTOR SHALL PROVIDE A ONE TIME HERBICIDE APPLICATION TO ALL AREAS TO BE PLANTED PRIOR TO THE INSTALLATION OF THE NEW PLANTINGS. IF VEGETATION OR AREAS OF VEGETATION ARE NOT KILLED AFTER THE INITIAL APPLICATION, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RETREAT THE AREAS AT NO ADDITIONAL COST TO THE OWNER.

3.02 PLANTING

A. SETTING OF PLANTS:

1. WHEN LOWERING INTO THE HOLE, THE PLANT SHALL REST ON A PREPARED HOLE BOTTOM SUCH THAT THE ROOTS ARE LEVEL WITH, OR SLIGHTLY ABOVE, THE LEVEL OF THEIR PREVIOUS GROWTH AND SO ORIENTED SUCH AS TO PRESENT THE BEST APPEARANCE. THE LANDSCAPE CONTRACTOR, WHEN SETTING PLANTS IN HOLES, SHALL MAKE ALLOWANCES OF ANY ANTICIPATED SETTLING OF THE PLANTS. IF WET CONDITIONS ARE ANTICIPATED, PLANTS SHALL BE SET 2 INCHES TO 3 INCHES HIGHER THAN NORMAL.

2. THE BACKFILL SHALL BE MADE WITH NATIVE TOPSOIL, AND SHALL BE FIRMLY RODDED AND WATERED-IN, SO THAT NO AIR POCKETS REMAIN. THE QUANTITY OF WATER APPLIED IMMEDIATELY UPON PLANTING SHALL BE SUFFICIENT TO THOROUGHLY MOISTEN ALL OF THE BACKFILLED EARTH. PLANTS SHALL BE KEPT IN A MOISTENED, BUT NOT SATURATED, CONDITION FOR THE DURATION OF THE ESTABLISHMENT PERIOD.

B. STAKING AND GUYING: IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO MAINTAIN ALL PLANTS IN A PLUMB, UPRIGHT POSITION UNTIL THE END OF THE GUARANTEE PERIOD. TYPE OF STAKING SHALL BE THE OPTION OF THE LANDSCAPE CONTRACTOR, ALTHOUGH ALL DAMAGED PLANTS RESULTING FROM THE LACK OF PROPER STAKING AND GUYING SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR AT NO EXPENSE TO THE OWNER. ALL THREE GUY WIRES SHALL BE FLAGGED WITH YELLOW SAFETY RIBBON.

C. PRUNING:

1. ALL BROKEN OR DAMAGED ROOTS SHALL BE CUT OFF SMOOTHLY AND THE TOPS OF ALL TREES SHALL BE PRUNED IN A MANNER COMPLYING WITH STANDARD HORTICULTURAL PRACTICE. AT THE TIME PRUNING IS COMPLETED, ALL REMAINING WOOD SHALL BE ALIVE. FINE PRUNING FOR TREE SHAPE AND APPEARANCE SHALL BE DONE ONLY UNDER THE DIRECTION OF THE LANDSCAPE DESIGNER OR OWNER.

2. AT THE END OF THE GUARANTEE PERIOD, AT LEAST 80 PERCENT OF THE WOOD REMAINING SHALL BE ALIVE.

D. MULCHING: WITHIN ONE WEEK AFTER THE PLANTING, MULCH MATERIAL SHALL BE UNIFORMLY APPLIED TO A MINIMUM LOOSE THICKNESS OF 3 INCHES OVER THE ENTIRE AREA OF THE BACKFILLED HOLE OR BED. THE MULCH SHALL BE MAINTAINED CONTINUOUSLY IN PLACE UNTIL THE TIME OF FINAL INSPECTION.

E. WATERING: THE LANDSCAPE CONTRACTOR SHALL CONTINUE WATERING FOR AS LONG AS IS NECESSARY TO PROPERLY ESTABLISH THE NEW PLANTINGS. CARE SHALL BE TAKEN TO PREVENT STAINING OF NEW CONSTRUCTION WHERE TEMPORARY WELL WATER IS USED.

F. PEST CONTROL: PRIOR TO FINAL ACCEPTANCE, OCCURRENCE OF SCALES, BORERS, FOLIAR FEEDERS, APHIDS, MITES, LEAF- SPOT AND DIEBACK, NEMATODES AND CANKER-PRODUCING FUNGI, SHALL BE TREATED WITH APPROPRIATE PESTICIDE.

G. ALL PLANTS SHALL RECEIVE THE SPECIFIED FERTILIZER PRIOR TO FINAL ACCEPTANCE.

3.03 BERMING

A. FILL DIRT SHALL BE LOCALLY OBTAINED MATERIAL FROM NATURALLY DRAINED SOURCES FREE FROM DRY, ORGANIC DEBRIS, STONES LARGER THAN 1-INCH DIAMETER AND OTHER MATERIALS HARMFUL TO SUCCESSFUL DRAINAGE AND PLANT GROWTH. SOIL SHALL BE WELL MIXED AND CONTAIN NO MORE THAN 25 PERCENT MUCK.

B. GRADE AREAS INDICATED WITH UNIFORM LEVELS OR SLOPES WITH NO MORE THAN 4:1 MAXIMUM SLOPE. BERMS SHALL BE GENTLY ROLLING AND PARABOLIC.

C. REPAIR AND RE-ESTABLISH GRADES IN SETTLED, ERODED, RUTTED, OR OTHERWISE DAMAGED AREAS.

3.04 SODDING

A. THE SOD SHALL BE OF FIRM, TOUGH TEXTURE HAVING A COMPACT GROWTH OF GRASS WITH GOOD ROOT DEVELOPMENT. IT SHALL CONTAIN NO BERMUDA GRASS, WEEDS OR ANY OTHER OBJECTIONABLE VEGETATION. THE SOIL EMBEDDED IN THE SOD SHALL BE GOOD CLEAN EARTH, FREE FROM STONES AND DEBRIS. THE SOD SHALL BE FREE FROM FUNGUS, VERMIN AND OTHER DISEASES. FINAL TURF SHALL HAVE NO AREA GREATER THAN 6 SQUARE INCHES OF UNSODDED AREA.

B. SOLID SOD SHALL BE LAID WITH CLOSELY ABUTTING JOINTS WITH A EVEN SURFACE. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO BRING THE SOD EDGE IN A NEAT, CLEAN MANNER TO THE EDGE OF ALL PAVING AND SHRUB AREAS. AFTER THE SOD IS LAID, IF AN EVEN SURFACE IS NOT ACHIEVED, A TOP DRESSING OF CLEAN SAND WILL BE EVENLY APPLIED OVER THE ENTIRE SURFACE AND THOROUGHLY WASHED IN, IF DETERMINED NECESSARY. PEG SOD ON SLOPES AS REQUIRED TO PREVENT SLIPPAGE. FERTILIZE ALL SOD: 1 POUND NITROGEN PER 1,000 SQUARE FEET.

C. ON SITES WHERE EXISTING VEGETATION EXISTS, THE CONTRACTOR SHALL PROVIDE A ONE TIME HERBICIDE APPLICATION TO ALL AREAS TO BE SODDED PRIOR TO THE INSTALLATION OF THE NEW SOD. IF VEGETATION OR AREAS OF VEGETATION ARE NOT KILLED AFTER THE INITIAL APPLICATION, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RETREAT THE AREAS AT NO ADDITIONAL COST TO THE OWNER.

3.05 FIELD QUALITY CONTROL

A. MAINTENANCE PRIOR TO FINAL ACCEPTANCE:

1. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS PLANTED AND SHALL CONTINUE UNTIL FINAL ACCEPTANCE. PLANTS SHALL BE WATERED, MULCHED, WEEDED, PRUNED, SPRAYED, FERTILIZED, CULTIVATED AND OTHERWISE MAINTAINED AND PROTECTED FOR THE PERIOD OF TIME STATED ABOVE. SOD SHALL BE MOWED, IF REQUIRED.

2. SETTLED PLANTS SHALL BE RESET TO PROPER GRADE POSITION, PLANTING SAUCER RESTORED AND DEAD MATERIAL REMOVED. GUYS SHALL BE TIGHTENED AND REPAIRED.

3. DEFECTIVE WORK SHALL BE CORRECTED AS SOON AS POSSIBLE AFTER IT BECOMES APPARENT AND WEATHER AND SEASON PERMIT. UPON COMPLETION OF PLANTING, THE LANDSCAPE CONTRACTOR SHALL REMOVE FROM THE SITE EXCESS SOIL AND DEBRIS, AND REPAIR ANY DAMAGE TO STRUCTURES, ETC., RESULTING FROM PLANTING OPERATIONS.

4. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROTECTION AGAINST MECHANICAL DAMAGE. THIS SHALL INCLUDE PROVIDING PROTECTION FROM VEHICLES, INCLUDING THE POSTING OF APPROVED WARNING SIGNS AND BARRICADES, AS NEEDED. THE LANDSCAPE CONTRACTOR SHALL REPAIR, RESTORE OR REPLACE ANY PLANTS OR PLANTING AREAS WHICH MIGHT BECOME DAMAGED AS A RESULT OF ANY NEGLIGENCE BY THE LANDSCAPE CONTRACTOR IN COMPLYING WITH THESE REQUIREMENTS. AS A SPECIFIC REQUIREMENT OF THESE CONDITIONS, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ASSURING THAT ALL PLANTS AT THE TIME OF FINAL ACCEPTANCE, EXHIBIT THE CHARACTERISTICS AND QUALIFICATIONS REQUIRED FOR THE GRADE OF PLANT AS ORIGINALLY SPECIFIED.

5. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL WATERING REQUIRED IF IRRIGATION PROVES TO BE INADEQUATE FOR FRESHLY PLANTED MATERIAL.

6. EXCEPT AS OTHERWISE SPECIFIED, THE LANDSCAPE CONTRACTOR'S WORK SHALL CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE.

B. FINAL ACCEPTANCE:

1. UPON COMPLETION OF ALL WORK, INCLUDING MAINTENANCE, THE LANDSCAPE CONTRACTOR SHALL ARRANGE FOR A FINAL REVIEW. THE LANDSCAPE WORK MAY BE REVIEWED FOR ACCEPTANCE IN PARTS, PROVIDED THE WORK COMPRISES OF ONE FULL UNIT OR AREA OF SUBSTANTIAL SIZE.

2. DATE OF FINAL ACCEPTANCE SHALL MARK THE BEGINNING OF THE GUARANTEE PERIOD.

C. GUARANTEE REVIEW: AT THE END OF THE GUARANTEE PERIOD, REVIEW OF PLANTS WILL BE MADE BY THE LANDSCAPE DESIGNER OR OWNER UPON WRITTEN NOTICE REQUESTING SUCH REVIEW, SUBMITTED BY THE LANDSCAPE CONTRACTOR AT LEAST TEN DAYS BEFORE THE ANTICIPATED WALK--THRU. ALL DEFECTS DISCOVERED SHALL BE REPAIRED OR REPLACED BY THE LANDSCAPE CONTRACTOR.

3.06 ADJUSTMENT AND CLEANING

A. CLEANING UP THE SITE: UPON COMPLETION OF ANY LANDSCAPE PROJECT, THE LANDSCAPE CONTRACTOR MUST THOROUGHLY CLEAN UP THE PROJECT SITE. IN ADDITION TO REMOVING ALL EQUIPMENT, UNUSED MATERIALS, DELETERIOUS MATERIAL, AND SURPLUS EXCAVATED MATERIAL, THE LANDSCAPE CONTRACTOR SHALL FINE GRADE ALL DISTURBED AREAS AND THE AREAS ADJACENT TO THE NEW PLANTINGS TO PROVIDE A NEAT AND UNIFORM SITE. ALL DAMAGED OR ALTERED EXISTING STRUCTURES, AS A RESULT OF THE LANDSCAPE WORK, SHALL BE CORRECTED.

Environmental
Design
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Landscape and Irrigation Design and Consulting

141 Fawcett Street
Satellite Beach, FL 32937

Phone: (321) 288-6143
Fax: (321) 779-9953

Original Drawing
Issue Date: 10-23-24

REVISIONS:	No.	Date	Description	By
	1.	1-8-25	Enhanced landscaping added to north, east, and south perimeters	BKA
	2.			
	3.			
	4.			
	5.			
	6.			
	7.			

Project:

C&C Crane
Works

Location:

Brevard County,
Florida

Landscape
Specifications

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Sheet #:

L-5

Project No. 00-0000

Drawn By: BKA

Designed By: BKA

Checked By: BKA

Drawing Scale: none

Sheet 5 of 5

