

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	06/15/2018	ADDITIONAL COMMENTS	KNS

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prepared for AIPCA

COMMUNITY CENTER

at Amelia Island Plantation - Nassau County, FL

DRC SUBMITTAL SET

FINAL DEVELOPMENT PLAN



BASHAM
& LUCAS
DESIGN GROUP, INC.

7645 GATE PARKWAY SUITE 201
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L.N.: AA36000586 | LC260005058



6/19/18

DRAWN BY: KNG
CHECKED BY: MTL
DATE: 05-18-18
JOB NO.: 17-500C

FDP-1

BUILDING AREA SUMMARY:			
AMELIA ISLAND COMMUNITY CENTER FLOOR AREAS	EXISTING	PROPOSED	
FIRST FLOOR			
GROSS CONDITIONED AREA	4,325 SF	6,845 SF	
GROSS NON-CONDITIONED AREA	1,483 SF	620 SF	
SECOND FLOOR			
GROSS CONDITIONED AREA	N/A	4,365 SF	
GROSS NON-CONDITIONED AREA	N/A	N/A	
GROSS BUILDING AREAS:	4,325 SF	11,230 SF	

*NOTE: FACILITY DUMPSTER IS COMBINED W/ DUMPSTER LOCATED BEHIND EXISTING CART BARN

PARKING DATA:			
PARKING SPACES (PRIMARY LOT)	26 (EXISTING TO REMAIN)		
PARKING SPACES (SECONDARY LOT)	24 (EXISTING TO REMAIN)		
TOTAL PARKING: 50 EXISTING PARKING SPACES TO REMAIN			

SITE DATA TABLE	
PROJECT DATA	
APPLICANT:	AMELIA ISLAND PLANTATION COMMUNITY ASSOCIATION
ARCHITECT:	BASHAM & LUCAS DESIGN GROUP 7645 GATE PARKWAY SUITE 201 JACKSONVILLE, FLORIDA 32216
SURVEYOR:	MANZIE & DRAKE LAND SURVEYING 117 SOUTH NINTH STREET FERNANDINA BEACH, FLORIDA 32034
PROJECT NAME:	AMELIA ISLAND COMMUNITY CENTER
REAL ESTATE NO.:	01-6N-25-A-CO-0016-0000
APPROVED PUD ORDINANCE NO.:	1985-02, 1986-32, 1996-02,
APPROVED PUD ORDINANCE NO.:	1985-02, 1986-32, 1996-02,
CURRENT ZONING:	PUD-1
NUMBER OF EXISTING BUILDINGS:	1
NUMBER OF DEVELOPMENT PHASES:	1
PROJECT INTENT:	THE INTENT OF THIS PROJECT IS TO DEMOLISH THE EXISTING CLUB AND REPLACE IT WITH A NEW 2-STORY COMMUNITY CENTER & AN EXTERIOR PAVED TERRACE.
DEVELOPMENT SCHEDULE:	CONSTRUCTION DURATION IS ESTIMATED AT 12 MONTHS.
NOTE:	ALL PARKING TO REMAIN

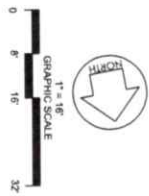
PROJECT DATA:	ITEM	EXISTING	PROPOSED	
GROSS PROJECT AREA	.82 AC	.82 AC		
BUILDING FOOTPRINT	.1 AC	.17 AC		
COVERED ENTRANCE AREA	.01 AC	.01 AC		
SIDEWALK/CONCRETE AREA	.06 AC	.12 AC		
ROADWAY/PARKING AREA	.26 AC	.26 AC		SEE NOTE 1
DRY DETENTION PONDS TOB AREA	—	—		SEE NOTE 2
LANDSCAPE/OPEN AREA	.56 AC	.43 AC		SEE NOTE 3
TOTAL DISTURBED AREA	—	.2 AC		
TOTAL IMPERVIOUS AREA	.41 AC	.36 AC		
IMPERVIOUS SURFACE AREA RATIO	.41/.82 = 50%	.61/.82+15 = 63%		SEE NOTE 3
FLOOR AREA RATIO (TOTAL CONDITIONED SPACE)	.1/.82 = 12%	.26/.82 = 31%		
TOTAL WETLAND IMPACTS	—	N/A		
WETLAND CREATION AREA	—	N/A		
WETLAND PRESERVATION AREA	—	N/A		
UPLAND BUFFER AREA	—	N/A		

NOTE 1: Existing Parking Lot to remain in the current configuration and the areas will not be modified.

NOTE 2: The storm water system existing on the site predates the current Water Management District rules for storm water treatment and retention. The existing catch basin and pipe system is shown on the plans and will be retained.

NOTE 3: Total surface area of storm water retention facilities at top of bank—The storm water system existing on the site predates the current Water Management District Rules for Storm water treatment and retention. The existing catch basin and pipe system is shown on the plans and will be retain. The current impervious area is 18,033 sq. ft. and the proposed impervious area totals 26,745 sq. ft. for a difference of 8,712 sq. ft. increase. The additional storm water storage for the difference shall be located in a dry basin at the south end of the existing parking lot.

1 ENLARGED SITE PLAN

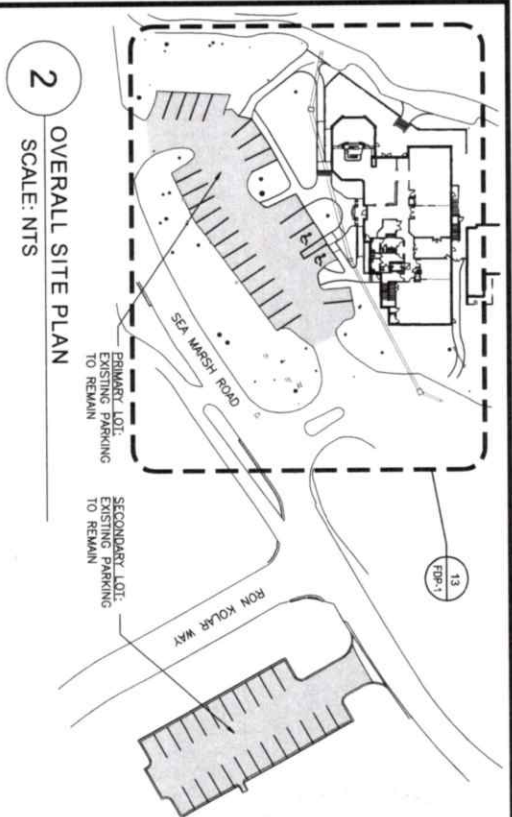


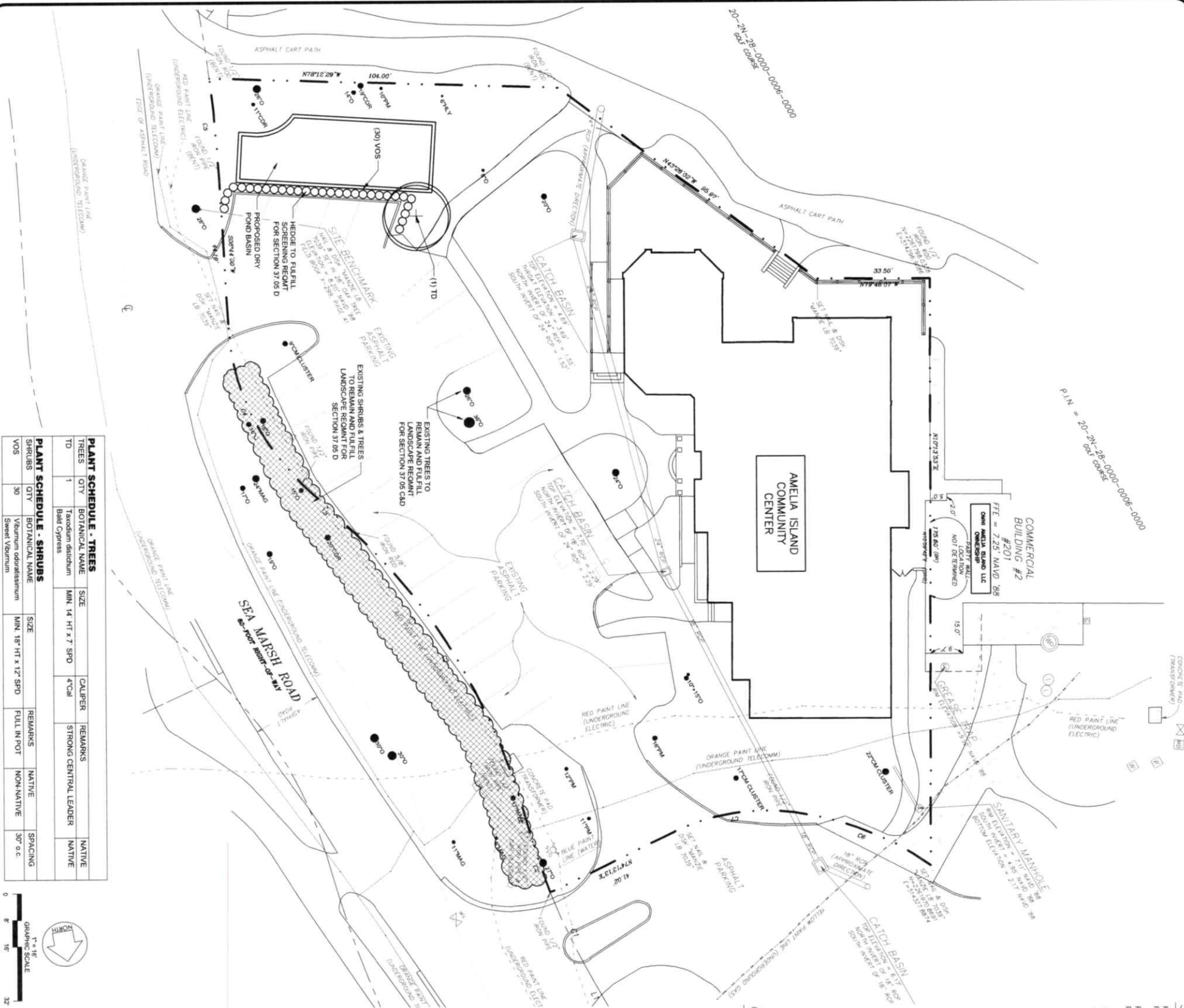
LEGEND:

- EXISTING TREES - RE. EXHIBIT B FOR TREES TO BE REMOVED
- ACCESSIBLE PEDESTRIAN ROUTE FROM PARKING LOT

2 OVERALL SITE PLAN

SCALE: NTS





Site Requirements

REQUIRED: $35,990 \text{ SF} \times 10\% = 3,599 \text{ SF}$
 PROVIDED: 11,790 SF

REQUIRED: $3599 + 500 = 7.2 \text{ TREES}$
 PROVIDED: +8 TREES (PARTIALLY PROVIDED BY WAY OF EX. PRESERVED TREES).

Section 37.02 G. - Native canopy tree protection

1. Prior to and during land clearing, the owner, developer or agent shall clearly mark (with red flagging) all native canopy trees proposed to be removed and shall erect protective barriers around the tree protection zone. The tree protection zone shall be clearly marked with red flagging and be in good condition throughout construction. Barriercords may be removed for the final grading. Building or other development permits may be temporarily revoked if protective measures are not used at any time during construction.
 2. The following shall be prohibited within the tree protection zone (defined in article 32) of designated trees, unless authorized in writing by the planning and zoning director:
 - a) Parking of heavy equipment, cars and trucks or vehicular traffic;
 - b) Stockpiling of any materials;
 - c) Deposition of soil, sediment, or mulch;
 - d) Grading or grubbing;
 - e) Excavation or trenching;
 - f) Burning or burial of debris, within the entire construction site;
 - g) Dumping oil, gasoline, paint, chemicals, wastewater, or other construction wastes
- Storage of potentially hazardous materials shall be in appropriate, non-leaking containers (as oily) from tree protection zone as possible.

Section 37.02.H.3. - Minimum tree requirements

- (g) in the event that the amount of retained native canopy trees exceeds the requirements of this section, credit on a one (1) tree for one (1) tree basis towards any other landscaping requirements shall be given for each native canopy tree retained on site in excess of the minimum tree requirements.

Section 37.05.B. – Landscaping

Shrubs shall have a minimum height of eighteen (18) inches when planted. When planted as a hedge, the maximum spacing is 30 inches on center. All shrubs used for visual screening shall be of a plant species that is capable of reaching a height of four (4) feet within twenty-four (24) months under normal growing conditions.

Contractor Notes

1. THE LANDSCAPE CONTRACTOR SHALL REVIEW ALL LANDSCAPE PLANS AND SPECIFICATIONS, AND PERFORM AN ANALYSIS OF SITE CONDITIONS RELATIVE TO THE PLANS AND SPECIFICATIONS PRIOR TO CONSTRUCTION AS WELL AS BECOMING FAMILIAR WITH ALL UNDERGROUND UTILITIES, PEDES. STRUCTURES AND LINE RUNS PRIOR TO CONSTRUCTION. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REMARKING ANY & ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCUR AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
2. REPORT ALL DISCREPANCIES IN SITE CONDITIONS, OR NON-COMFORMANCE WITH SPECIFICATIONS (SUCH AS GRADING, BACKFILLING, REMOVAL OF DEBRIS, GRUBBING, ETC.) TO LANDSCAPE ARCHITECT PRIOR TO COMMENCING WORK.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR AND WARRANT THE HEALTH OF PLANTS IN ON-SITE SOILS. IF, DURING DIGGING, THE CONTRACTOR DISCOVERS WATER-LOGGED CLAYEY, COMPACTED OR SULLIARLY POORLY DRAINED SOILS, IT SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER FOR IMMEDIATE REMEDIAL ACTION. CONTRACTOR SHALL ALSO TAKE ALL NECESSARY MEASURES TO ENSURE THE VIABILITY AND SURVIVABILITY OF ITALIAN CYPRESS IN THIS SCOPE OF WORK.
4. TO INSURE A TIMELY FLOW OF WORK, THE LANDSCAPE CONTRACTOR SHALL COORDINATE WORK WITH OTHER TRADES OR PROFESSIONALS ON THE SITE WHOSE WORK MAY OVERLAP OR INTERFERE WITH THE WORK SET FORTH IN THE PLAN SET OR WRITTEN SPECIFICATIONS.
5. THE PLANT QUANTITIES WITHIN THE PLANT LIST ARE PROVIDED FOR CONVENIENCE PURPOSES. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PLANT MATERIAL QUANTITIES AND ALL QUANTITIES FOR SOD, MULCH, ROCK, MULCH, FINISH GRADE/BERRING AND PLANTING SLO. PRIOR TO BIDDING. WHERE CONFLICTS OR DISCREPANCIES BETWEEN PLAN DRAWINGS AND PLANT LIST, THE PLAN DRAWINGS SHALL PREVAIL.
6. CONTRACTOR SHALL SUBMIT UNIT PRICES FOR ALL BID ITEMS.
7. DISCREPANCIES IN DOCUMENTS OR SITE CONDITIONS SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT IN WRITING AT TIME OF BIDDING OR PRIOR TO CONSTRUCTION. NO ACCOUNT SHALL BE MADE AFTER CONTRACT COMPLETION FOR FAILURE TO REPORT SUCH CONDITION OR FOR ERRORS ON THE PART OF THE LANDSCAPE CONTRACTOR. A TIME OF BIDDING (ONLY EXTREMELY REGULAR AND UNSUAL CONDITIONS WILL BE CONSIDERED FOR NEGOTIATION).

B. ALL QUESTIONS CONCERNING TO THE LANDSCAPE ARCHITECT.

9. PLANT MATERIALS ARE TO BE BID AS SPECIFIED UNLESS UNAVAILABLE, AT WHICH TIME THE LANDSCAPE ARCHITECT WILL BE NOTIFIED BY TELEPHONE AND IN WRITING OF THE INTENDED CHANGES. THERE SHALL BE NO ADDITIONS, DELETIONS OR SUBSTITUTIONS WITHOUT THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT. CONTRACTOR SHALL SUBMIT UNIT PRICES FOR ALL BID ITEMS.
10. THE LANDSCAPE CONTRACTOR SHALL FIELD VERIFY PROPERTY LINE LOCATIONS BEFORE INSTALLATION OF ANY PERIMETER PLANT MATERIAL OR IRRIGATION SYSTEM.
11. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY APPLICABLE PERMITS AND LICENSES TO PERFORM THE WORK SET FORTH IN THE PLANS AND SET OR WRITTEN SPECIFICATIONS.

12. THE LANDSCAPE CONTRACTOR PLANTINGS (INCLUDING, BUT

13. THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING AT THE DATE OF FINAL ACCEPTANCE. THE LANDSCAPE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR THE END OF THE GUARANTEE PERIOD (AS DIRECTED BY THE OWNER).

Sod Notes

ALL AREAS WITHIN THE LIMITS OF WORK NOT DESIGNATED TO RECEIVE TREES OR SHRUBS OR NOT OTHERWISE DESIGNATED WITH A SPECIFIC TURF GRASS, SHALL BE SODDED TO

Mulch Notes

PINE BARK MINI NUOGGETS SHALL BE PROVIDED FOR ALL AREAS WITHIN THE LIMITS OF WORK DESIGNATED TO RECEIVE NEW TREES OR SHRUBS, SEE LANDSCAPE PLANS FOR MORE DETAILS.

Landscape Notes

- PLANT MATERIAL STANDARDS. ON THIS PROJECT SHALL EXCEED THE CLASSIFICATION OF "TROPICAL AND SUBTROPICAL" IN THE LATEST EDITION OF THE "NATIVE PLANT SOCIETY OF FLORIDA" AND "FLORIDA PLANT SOCIETY OF FLORIDA" DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. REFER TO DETAILS FOR FURTHER QUALITY SPECIFICATIONS. ALL QUESTIONS CONCERNING THIS PLAN SET AND/OR SPECIFICATIONS SHALL BE DIRECTED TO THE LANDSCAPE ARCHITECT.
- ALL PLANT MATERIAL SHALL MEET OR EXCEED SIZE SPECIFICATIONS DEFINED HEREIN. ANY MATERIAL NOT MEETING SPECIFICATIONS SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
- THE LANDSCAPE ARCHITECT/OWNER WILL APPROVE THE STAGED LOCATION OF ALL PLANT MATERIAL. PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT AND OWNER BEFORE DURING AND AFTER INSTALLATION, AS PER SPECIFICATIONS.
- ALL SOIL SHALL BE 100% SOLID SOIL, 99% FREE OF NOXIOUS WEEDS, WITH A TWO (2) INCH THICKNESS OF ROOTS CAPABLE OF HOLDING SAND. SOIL SHALL BE FRESHLY CUT WITHIN TWENTY-FOUR (24) HOURS OF LAYING, LAD WITH TIGHTLY-BUTTED JOINTS AND ROLLED. HAND RAKING SHALL BE DONE AS NECESSARY TO ENSURE PROPER EVEN GRASS AND CLEAR SURFACES FOR SOIL.
- ALL SINGLE-TRUNK TREES SHALL BE STRAIGHT TRUNKED WITH ONE CENTRAL LEADER AND THINLY CROWNED.
- ALL TREES SHALL BE FREE OF OPEN WOUNDS AND WOUND SCARS IN THE CLEAR TRUNK AREA.
- ALL REPLACEMENT NINE CANOPY TREES SHALL BE A MINIMUM OF THREE (3) INCHES DBH, AT THE TIME OF PLANTING.

- B. GRADING OF PLANTING BEDS
- THE LANDSCAPE CONTRACTOR

- GRADING OF PLANTING AREAS TO INSURE AT LEAST 3% POSSIBLE DRAINAGE FROM BUILDINGS AND TO PROVIDE PROPER DRAINAGE TO THE FINISH ELEVATION AT THE BUILDINGS SHALL BE AT LEAST 6" BELOW FINISH FLOOR OF THE ADJACENT BUILDINGS. VERIFY THIS CONDITION WITH GENERAL CONTRACTOR PRIOR TO BEGINNING WORK. PARKING LOT ISLANDS SHALL SLOPE AT 3" FROM CENTER OF ISLAND TO CURB. TURF AND PLANTING BEDS SHALL MEET SIDEWALKS AND PLAYWATER AT 2" BELOW THE PLAYWATER. PROVIDE PROPER SLOPE FOR ALL FINAL GRADING OF AREAS, RED AREAS AND SOIL AREAS UNTIL FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT, BOTH BEFORE AND AFTER LANDSCAPE INSTALLATION HAS BEGUN.

- C. BED PREPARATION AND PLANTING
- LOOSEN SOIL TO A MINIMUM DEPTH OF 15 CM

- DEBRIS, GRADE, THE BID TO ITS PRE-PLANTING SURFACE, FILL PLANT WITH SOIL EXISTING SOIL, AND SOIL TOPSIDE. (SEE BELOW) AND COMPACT SOIL TO FINISH GRADE. SET PLANT BALL WILL SETTLE 1/8 DEPTH OF ROOT BALL ABOVE FERTILIZER. EACH PLANT IS AS RECOMMENDED BY SOIL ANALYSIS. THE LANDSCAPE CONTRACTOR SHALL PROVIDE OWNER WITH A YEARLY FERTILIZATION PROGRAM AS DEFINED BY THE SOIL ANALYSIS. WATER IN THOROUGHLY, RESET ANY PLANTS THAT SETTLE TOO DEEP. REMOVE SPILL DRIP AND MAKE THE BID TO ITS FINISH GRADING. COVER ALL BED AREAS WITH A 3" DEPTH OF MULCH. (SEE PLANT LIST). REMOVE ALL DEBRIS FROM MULCH.
- PLANT MATERIAL THAT EXCEEDS TWENTY-FIVE (25) FEET IN HEIGHT AT MATURITY SHOULD NOT BE PLANTED CLOSER THAN FIFTEEN (15) FEET OF THE VERTICAL PLANT OF AN EXISTING POWER LINE, EXCLUDING SERVICE Wires. TREES SHALL NOT BE PLANTED CLOSER THAN SEVEN AND ONE HALF (7 1/2) FEET FROM THE CENTRELINE OF UNDERGROUND UTILITIES.
- BALLED AND BURLEAPPED SHAPING WIRE, AND ANY SYNTHETIC MATERIAL, SHALL BE REMOVED PRIOR TO FINAL INSPECTION. WIRE BENDERS SHOULD BE CUT AWAY FROM THE TOP 1/3 OF THE ROOTBALL.
- MULCH SHALL BE PROVIDED A MINIMUM OF THREE (3) INCHES IN DEPTH AROUND ALL NEWLY PLANTED TREES. MULCH SHALL BE PROVIDED AT LEAST 18 INCHES FROM THE TRUNK OF ALL EXISTING PLANTED TREES SHALL BE PROVIDED AT LEAST 18 INCHES FROM THE TRUNK. (SEE IN DIAMETER). DO NOT MULCH WITHIN SIX (6) INCHES FROM THE PLANT.
- PLANT INSTALLATION SHALL NOT PROCEED PRIOR TO THE INSTALLATION AND OPERATION OF THE LANDSCAPE IRRIGATION SYSTEM. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO PLANT MATERIAL CAUSED BY INSUFFICIENT WATER.
- ALL PLANTINGS AND BED LAYOUTS SHALL BE SET AND APPROVED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. IF PLANT MATERIAL IS INSTALLED PRIOR TO LANDSCAPE ARCHITECT'S APPROVAL, CONTRACTOR WILL BE SUBJECT TO RELOCATING THE MATERIAL AT THE OWNER'S REQUEST AND THE CONTRACTOR'S OWN EXPENSE.
- ALL DISTURBED AREAS OUTSIDE OF IS SCOPE TO BE SODDED.

D. TOPSOIL.
TOBACCO SHALL BE A NATURAL FRAGRILE FERTILE FINE LOAM

- BE CERTIFIED (BY TESTING) TO BE FREE OF WEED SEEDS AND PATHOGENS. IT SHALL ALSO BE CERTIFIED TO BE LITE, SOO, CLAY, STONES, ROOTS AND STUMPS. IT SHALL BEAR A PH OF BETWEEN 5.5 AND 7.5.
- SOIL IN TREE ISLANDS SHALL HAVE AT LEAST TWELVE (12) INCHES OF SUITABLE SOIL FOR TREE PLANTINGS AND BE VOID OF ANY CONSTRUCTION DEBRIS.
- TREE AND OTHER CONSTRUCTION SHALL ENSURE THAT ALL PLANTING ISLANDS PERKING LOT ISLANDS OR PLANTING AREAS SHALL BE CLEAN OF ALL TRASH AND OTHER NON-INDIGENOUS MATERIALS TO A DEPTH OF 36" PRIOR TO ANY LANDSCAPE INSTALLATION.
- ALL PARKING LOT ISLANDS SHALL BE A MIN. OF 3" BELOW TOP OF CURBING AND BE CROWNED TO A MIN. OF 6" ABOVE CURBING AT THE CENTER OF EACH ISLAND.

- ALL TREES TO BE STAKED AND

- ALL TREES, INCLUDING PALMS, SHALL BE SET VERTICALLY TO THE GROUND OR IF ON SLOPES OR BERMS, SHALL BE SET VERTICALLY TO THE SURROUNDING FLAT TERRAIN.

- ALL PLANT MATERIAL SHALL BE

- * FROM THE TIME ACCEPTANCE OF THE LANDSCAPE CONTRACTOR'S WORK BY THE OWNER AND/OR LANDSCAPE ARCHITECT, ALL PLANT MATERIAL MUST BE MAINTAINED IN GOOD LIVING CONDITION. THIS INCLUDES KEEPING BEDS FREE OF DEBRIS AND WEEDS, ALL MECHANICAL OR MAINTENANCE, FERTILIZING, PRUNING, TRIMMING, WATERING, PESTICIDES, AND CHEMICAL TREATMENTS FOR DISEASE OR INFESTATION AND WATERING. THE LANDSCAPE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD (AS DIRECTED BY OWNER).
- * THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ANY AND ALL NECESSARY REPAIRS TO DAMAGE CAUSED BY HIS WORK AT NO ADDITIONAL COST TO THE OWNER OR OWNER'S AGENT. SUCH DAMAGE MAY BE DAMAGE TO THE SOIL, DAMAGE TO THE FOUNDATION OR HEALTH OF PLANTS, DAMAGE TO SITE SOLTS, IF RAINING DRICING, CONTRACTOR DISCOVERS WATER-LOGGED CLAYEY, COMPACTED OR SIMILAR POORLY DRAINED SOLTS, IT SHOULD BE BROUGHT TO THE ATTENTION OF OWNER/LANDSCAPE ARCHITECT FOR REMEDIATION ACTION.
- * ANY PLANT MATERIAL WHICH DIES, TURNS BROWN OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE & REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.

[illegible]

COMMUNITY CENTER
at Amelia Island Plantation - Nassau County, FL
DRC SUBMITTAL SET
LANDSCAPE PLAN



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& LUCAS**
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6/19/18

L1.2

SUBMITTAL SET

SECTION 02950 TREES, SHRUBS, AND GROUND COVER

PART 1 GENERAL

1.01 WORK INCLUDED

A. Trees, shrubs, vines and ground cover as applicable

B. Topsoil backfill

C. Staking and guying

D. Maintenance service

E. Amount and prememo planting

1.02 RELATED WORK

A. Section 02811 – Underground Sprinkler System

B. Section 02938 – Sodding

1.03 REFERENCES

A. American Standard for Nursery Stock (ANSI Z60), latest edition, American Association of Nurseriesmen.

C. FS O-F-241 – Fertilizer, Mixed, Commercial.

1.04 QUALITY ASSURANCE

A. Contractor shall locate all materials and be responsible for conformance with requirements of this Section. All plants not meeting requirements to be rejected.

1.05 DELIVERY, STORAGE, AND HANDLING

A. Move B&B plant materials with solid balls wrapped in burlap. Plants to be lifted only by ball or container.

B. Deliver plant material immediately prior to placement. Keep plant materials not immediately installed moist and protect from freezing by covering ball or container with mulch.

C. Reject plants when ball or container of earth surrounding roots has been cracked, broken or frozen preparatory to or during process of planting.

1.06 WARRANTY

A. Warrant all plants to be living, healthy specimens for a period of one year commencing upon date of final acceptance. Warranty period shall be extended to two years for plants in full leaf for 30 days at end of warranty period.

B. Termination of warranty period shall be extended as necessary to comply. All materials to be in vigorous condition at end of warranty period.

C. Immediately remove dead plants and plants not in a vigorous condition and replace as soon as weather conditions permit. Each replacement shall be covered with one year warranty commencing at time of planting.

D. Replacements: Match with adjacent plants of the same species in size and form.

1.07 MAINTENANCE SERVICE

A. Begin maintenance of plant materials immediately after planting and continue until date of final project acceptance.

B. Maintenance shall include measures necessary to establish and maintain plants in a vigorous and healthy growing condition. Include the following:

1. Cultivation and weeding of plant beds and tree pits. When herbicides are used for weed control, apply in accordance with manufacturer's instructions. Remedily damage resulting from use of herbicides.

2. Watering sufficient to maintain optimum moisture level.

3. Pruning, including removal of dead or broken branches, to maintain proper shape and remove wounds.

4. Disease and insect control.

5. Monitoring plants in an upright, plumb position, and repair of setting.

6. Maintenance of weppings, gyps, turnbuckles and wire. Adjust and replace as necessary. Repair or replace accessories when required.

2.01 MATERIALS

A. Trees, Shrubs, Vines, and Ground Cover: Species and size identified in plant list. Plant materials shall be in complete conformance with ANSI Z60. All material to be nursery grown.

B. Topsoil: Frobble loam, typical of cultivated topsoils locally containing at least 2% of decayed organic matter (humus) secured from a well drained, orble site, reasonably free of subsoil, stones, earth clods, sticks, roots or other objectionable extraneous matter or debris and free of weed seeds. Topsoil to have acidity range of 6.0 to 7.0.

C. Mulch: See Plant Schedule. Cypress products are prohibited.

D. Fertilizer: Democote 18-6-12 Or Approved Equal.

E. Organic Compost: Supplied by Wild Earth, Inc. 10000 Highway 123, Folsom, CA 95630. ph 912-486-2998 fx 912-486-2998 website@wyeo.com – Or Approved Equal.

2.02 ACCESSORIES

A. Wrapping Materials: Heavy paper manufactured for tree wrapping purpose.

B. Stakes: Metal fence posts (Painted Brown) – 6

foot height. Wood (Painted Brown) – All sizes decay resistant.

C. Hardware (bolts, wire, eye bolts, and turnbuckles) Noncorrosive of sufficient strength to withstand wind pressure.

D. Tie straps: Soft polypropylene material equal to that used by Deep Root Co., 31 Longston St., Suite 200, San Francisco, CA, 94103, 1-800-277-7668

PART 3 EXECUTION

3.01 PREPARATION

A. Verify topsoil is ready to receive the work of this Section. All areas to be planted with shrub or ground cover masses to have minimum 6 inch depth of topsoil.

B. Remove all weeds and grasses from planting beds. Bermuda grass, if present, to be exterminated by approved means or all soil removed to a depth of 6 inches and replaced with topsoil free of bermudo grass.

C. Stake tree locations and place shrubs, vines, and ground covers for review and final orientation by Owner's Representative prior to installation.

D. Outline back edges for approval prior to installation.

E. Prepare topsoil for shrub and ground cover beds. Remove any vegetation from approved procedure, by tilling 2 inch layer (165 CF per 1000 sq. ft.) of compost into the upper 6 inches of soil.

3.02 INSTALLATION

A. Excavate for plant materials. Tree pits shall be 24 inches greater in diameter than root ball. Circle to be centered on tree and true in form.

Slope cut edge to 6" depth and bottom of pit to depth required to accommodate tree rootball.

B. Remove all debris from excavation. Rootball shall be placed in excavation with topsoil free of bermudo grass. Rootball from excavation may be retained for backfill if it is friable and free of rock and clods greater than 2" in dia. Remove all subsoil, rock, and debris from site.

C. Set trees with top of root ball 3 inches above surrounding grade, and other plant materials 2 inches above surrounding grade, after settlement.

D. Remove containers from container-grown plants. Remove plastic and rootball wires, etc. from the top of the ball.

E. Find 6 inch layer of backfill around trees to consist of 1:1 mixture of organic compost and topsoil.

F. Thoroughly water soil when the hole is half full, and again when full.

G. Remove containers from container-grown plants. Remove plastic and rootball wires, etc. from the top of the ball.

H. Find 6 inch layer of backfill around trees to consist of 1:1 mixture of organic compost and topsoil.

I. Thoroughly water soil when the hole is half full, and again when full.

J. Apply 1/2 round fertilizer evenly over cultivated area around each tree and 1 pound per 100 square feet to shrub and ground cover plantings.

K. Evenly spread a 3 inch layer of mulch over tree pits and planting beds, for trees, avoid placing mulch within 3" of plants main stem.

L. Prune trees and shrubs after planting to proper form and to remove dead and broken branches.

M. Circular area around trees to be mulched and free of vegetation, for trees 2 inch and greater trees less than 2 inch caliper, oval to be 4 feet in diameter. Circle to be centered on tree and true in form.

N. After planting trees, form a 3" diameter ridge of topsoil around edge of excavation to retain water.

3.03 PLANT SUPPORT

A. Place plants upright and plumb in position by attaching support wire to metal stake. Guy to be secured to tree with loops as detailed.

B. Prune trees and shrubs after planting to proper form and to remove dead and broken branches.

C. Circular area around trees to be mulched and free of vegetation, for trees 2 inch and greater trees less than 2 inch caliper, oval to be 4 feet in diameter. Circle to be centered on tree and true in form.

D. After planting trees, form a 3" diameter ridge of topsoil around edge of excavation to retain water.

3.04 SPECIAL PLANTING

A. Amounts, Seasonal Planting: Prepare soil per manufacturer's instructions and ground cover as described in Article 3.01. Refresh annually by incorporating 2 inch layer (165 CF per 1000 SF) of organic compost.

B. Spring Planting should be installed between October and November.

C. Spring or Fall planting time is contingent upon current weather patterns and temperature.

END OF SECTION 02950

SECTION 02938 SODDING

PART 1 GENERAL

1.01 WORK INCLUDED

A. Preparation of planting surface

B. Fertilizing

C. Sod installation.

D. Maintenance service

1.02 RELATED WORK

A. Section 02950 – Trees, Shrubs and Ground Cover.

B. Section 02811 – Underground Sprinkler System.

1.03 REFERENCES

A. Standardized Plant Names, 1942 Edition, American Joint Committee on Horticulture Nomenclature.

B. ASPA (American Sod Producers Association) – Guideline Specifications to Sodding

C. FSO-F-241 – Fertilizers, Mixed, Commercial.

1.04 DEFINITIONS

A. Weeds: Includes Dandelion, Jimsonweed, Quackgrass, Horseshell, Morning Glory, Bush Grass, Mustard, Lambquarter, Chickweed, Grass, Crabgrass, Torrey Ragwort, Bermuda Grass, Johnson Grass, Poison Ivy, Nut Sedge, Nettle Will, Birdweed, Bent Grass, Wild Garlic, Fennel Sorrel and Bromes

1.05 QUALITY ASSURANCE

A. Sod Producer: Company specializing in sod production and harvesting with a minimum of 5 years experience.

B. Sod: Root development that will support its own weight, without tearing, when suspended vertically by holding the upper two corners.

1.06 REGULATORY REQUIREMENTS

A. Comply with regulatory agencies for fertilizer and herbicide composition.

1.07 TESTS

A. None required.

1.08 MAINTENANCE DATA

A. Submit recommended maintenance procedures to be followed by Owner.

B. Include maintenance instructions, cutting method and maximum grass height, types, application frequency, and recommended coverage of fertilizer.

1.09 DELIVERY, STORAGE, AND HANDLING

A. Deliver sod on pallets. Protect exposed roots from dehydration.

B. Do not deliver more sod than can be laid within 24 hours.

1.10 COORDINATION

A. Coordinate the work of this Section with other trades, including sprinkler system and plant material as applicable.

1.11 MAINTENANCE SERVICE

A. Monitor sod from installation through to date of final acceptance.

PART 2 PRODUCTS

2.01 MATERIALS

A. Sod: Cultivated grass sod. Type indicated on Drawings, with strong fibrous root system, free of stones, burned or bare spots, and weeds.

B. Fertilizer: Type recommended for grass, of appropriate analysis, and free of objectionable odors or topsoil as indicated in soils test or otherwise approved.

C. Soil Amendments: Lime, sulphur, or other material recommended by soil test.

D. Water: Clean, fresh, and free of substances or matter which could inhibit vigorous growth of grass

2.02 HARVESTING

A. Machine cut sod and load on pallets in accordance with ASPA guidelines.

B. Cut sod with minimum 1/2 inch and maximum one inch topsoil base.

PART 3 EXECUTION

3.01 INSPECTION

A. Verify that prepared soil base is ready to receive the work of this Section.

B. Beginning of installation means acceptance of existing site conditions.

3.02 PREPARATION

A. Finish grade areas to be sodded so that the surface is smooth and is approximately 1 inch below adjoining sidewalks and other paved surfaces.

B. Remove all weeds and grasses from areas to be sodded.

C. Planting surface shall be made friable by approved method of scarification. Prepared surface shall be tloated smooth and free of bumps and depressions. Remove stones and foreign matter over 2 inches in diameter from top 2 inches of surface. Remove any debris from surface. The bed has been removed in a friable condition and has not become muddy or hard. If it has become hard, till to a friable condition again.

D. Apply fertilizer at the rate of one pound actual Nitrogen per 1000 square feet. Apply fertilizer prior to installation of sod. Apply fertilizer no more than 48 hrs before laying sod.

E. Lightly water to aid the dissipation of fertilizer.

3.03 LAYING SOD

A. Mowlen prepared surface immediately prior to laying sod.

B. Lay sod within 24 hours after harvesting to prevent deterioration.

C. Lay sod tight with no gaps, joints visible and no voids between sods. Sodder and joint 12 inches minimum. Do not stretch or overlap sod pieces.

D. Finished sodding to be smooth and free of irregularities. Sod pieces shall be laid with adjoining grass areas if any. Place top elevation of sod approximately 1/2 inch below adjoining edging, paving and curbs. Grade planting surface as necessary to accomplish above.

E. Water sodded areas deeply immediately after installation.

3.04 WARRANTY

A. Sodded areas to be vigorously growing at time of final acceptance. If installation occurs during dormancy, warranty to extend through first month of following growing season. At conclusion of initial warranty period replace dead or unhealthy sod.

3.05 MAINTENANCE

A. Mow grass at regular intervals to maintain at a maximum height of 3 inches for St. Augustine Grass. Do not cut more than 1/3 of grass blade at any one mowing.

B. Mow trim edges and hand clip where necessary.

C. Immediately remove clippings after mowing and burning.

D. Water sufficiently to insure establishment and maintain vigorous appearance.

E. Roll and/or load areas surface as needed to remove minor depressions or irregularities.

F. Control growth of weeds. Apply herbicides in accordance with manufacturer's instructions. Remedily damage resulting from improper use of herbicides.

G. Immediately replace sod in areas which show deterioration or bare spots. Any areas that show no sodding shall be replaced with sod within specified grade with topsoil before resodding.

H. Protect sodded areas with warning signs during maintenance period.

END OF SECTION 02938

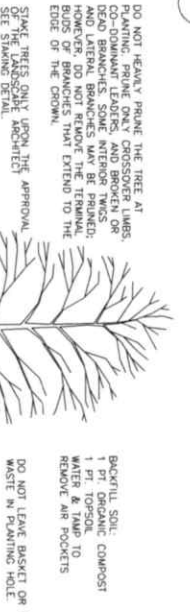
TUCK ANY LOOSE ENDS OF THE WIRE OR CABLE AND THE WIRE WRAP SO THAT NO SHARP WIRE ENDS ARE EXPOSED. INSTALL THREE GUY WIRES PER TREE, SPACED EVENLY AROUND THE TRUNK.



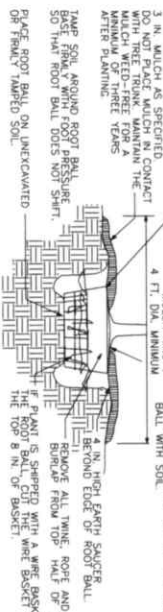
1/2" DIA. PLASTIC HOSE
30' LONG WOOD STAKE
2 X 4 WOOD STAKE
ALL WIRE SHALL BE GROUND OUTSIDE THE EDGE OF THE PLANTING HOLE
ALL WOOD OR METAL TREE STAKES SHOULD BE PAINTED BROWN
OPTIONAL METAL DRIVE ANCHORS INSTALLED PER MANUFACTURER'S DIRECTIONS.

REMOVE ALL STAKING AS SOON AS THE TREE HAS GROWN SUFFICIENT ROOTS TO OVERCOME THE PROBLEM THAT REQUIRED THE TREE TO BE STAKED. STAKES SHALL BE REMOVED NO LATER THE END OF THE FIRST YEAR. TREES USUALLY DO NOT NEED TO BE STAKED AND STAKING CAN BE HARMFUL TO THE TREE. ALL TREES SHOULD BE STAKED ACCORDING TO THE DETAILS PROVIDED IN THESE DRAWINGS UNLESS STATED OTHERWISE BY THE LANDSCAPE ARCHITECT. THE FOLLOWING ARE REASONS WHY TREES DO NOT REMAIN STRAIGHT RATHER THAN STAKE TREES THAT HAVE GROWN TOO CLOSE TOGETHER IN THE NURSERY, RESULTING IN WEAK TRUNKS. REFLECT RATHER THAN STAKE PLANTING PROCEDURES THAT DO NOT ADOPTED. STAKE SODS AROUND THE ROOT BALL. CORRECT THE PLANTING PROCEDURE. TREES LOCATED IN A PLACE OF EXTREMELY WINDY CONDITIONS STAKING ADVISABLE.

LARGE TREE STAKING DETAIL (3" CAL. OR LARGER)

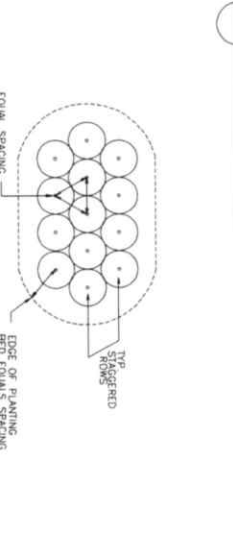


DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSBRED, DEAD, OR LATERAL BRANCHES MAY BE PRUNED. PRUNE BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN. STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT. WRAP TREE TRUNKS ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT. SET TOP OF ROOT BALL 3"-4" ABOVE FINISHED GRADE. 3 IN. MULCH AS SPECIFIED. DO NOT PLACE MULCH IN CONTACT WITH THE TRUNK OF THE TREE. MULCH WED-THREE FOR A MINIMUM OF THREE YEARS. TAMP SOIL AROUND ROOT BALL. PLACE FINISH SOIL AROUND ROOT BALL. REMOVE ALL WIRE, ROD AND WIRE AND SOIL FROM ROOT BALL. DO NOT STAKE. PLACE ROOT BALL ON UNWEAWEATED OR FINALLY TAMPED SOIL.



LARGE TREE PLANTING DETAIL (3" CAL. OR LARGER)

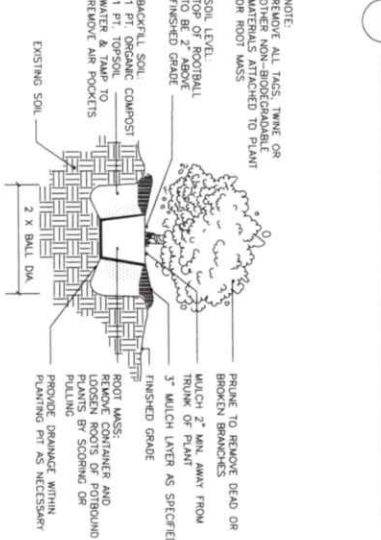
SHRUB PLANTING DETAIL



SHRUB MASS PLANTING LAYOUT



MULTI-TRUNK OR SMALL TREE PLANTING DETAIL



NOTE: REMOVE ALL TACKS, TANGS OR MATERIALS ATTACHED TO PLANT OR ROOT MASS. BACKFILL SOIL. 1 PT. TOPSOIL. 1 PT. ORGANIC COMPOST. WATER & TAMP TO REMOVE AIR POCKETS. FINISHED GRADE. PRUNE TO REMOVE DEAD OR BROKEN BRANCHES. MULCH 2" MULCH FROM TRUNK OF PLANT. MULCH LAYER AS SPECIFIED. FINISHED GRADE. ROOT MASS. REMOVE CONTAINER AND LOGS BY SCRAPING OR PULLING. PROVIDE DRAINAGE WITHIN PLANTING PIT AS NECESSARY.

REVISIONS

NO.	DATE	DESCRIPTION	BY

THE REVISIONS ARE THE PROPERTY OF BASHAM & LUCAS DESIGN GROUP, INC. AND SHALL REMAIN THEIR PROPERTY. THE REVISIONS SHALL BE RETURNED TO THE OWNER WITHIN 10 BUSINESS DAYS OF THE DATE THEY ARE ISSUED. ANY REVISIONS NOT RETURNED WITHIN 10 BUSINESS DAYS SHALL BE DEEMED TO HAVE BEEN ACCEPTED BY THE OWNER.

COMMUNITY CENTER

at Amelia Island Plantation - Nassau County, FL

DRC SUBMITTAL SET

LANDSCAPE DETAILS & NOTES

BASHAM & LUCAS

DESIGN GROUP, INC.

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(904) 751-1231 • info@basham.com
LN: AL26000586 | LC26000586

6/19/18

DRAWN BY	3W
CHECKED BY	MTL
DATE	05-18-18
JOB NO.	17-50C

L1.3

SUBMITTAL SET

811
Call before you dig.

A PORTION OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, BEING THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 461, PAGES 355 THROUGH 357 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.



P.I.N. = 20-2N-28-0000-0006-0000
GOLF COURSE



REVISIONS:
1. REVISED ON 03/19/2018 TO SHOW
ADDITIONAL BUILDING DIMENSIONING
AND TO ADD NEWLY LOCATED CATWO
BASIN ALONG WITH INVERTS & PIPE
SIZES FOR ALL STORM STRUCTURES
ON PROPERTY. (WMD)