GROWTH MANAGEMENT DEPARTMENT STAFF REPORT
PONTE VEDRA OVERLAY DISTRICT
May 1, 2024 Special Public Meeting
ARC 2024-04 Golf Club Patio Renovation (Ponte Vedra Inn & Club)

To: Architectural Review Committee
Staff: Amanda Rose, Senior Planner | Brandon Tirado, Planner
Date: April 22, 2024

Applicant: Mark Klone
ELM
mklone@elmplan.com

Location: 35 Pablo Road
FLUM: Residential B (RES-B)
Zoning: PUD, within the Ponte Vedra Resort PUD Ordinance 2023-50

Applicable Standards: Ordinance 2023-50 & Ponte Vedra Zoning District Regulations (PVZDR)

Summary of Request: Applicant is requesting design approval to remove an existing wooden pergola and renovate the exterior of the Golf Club Patio. Proposed changes include 1,200 square feet of concrete pavers and other impervious surfaces, construction of an outdoor fireplace, renovations to the existing wood deck, and installation of new landscaping, irrigation, and one (1) new exterior door, located at 35 Pablo Dr. within the Ponte Vedra Inn and Club. Lighting updates are also proposed. The applicant is also requesting approval for a potential canopy fabric replacement (e.g. "add alternate"). The applicant has confirmed they will be providing physical color/material samples for the Board to review at the hearing.

Project Location: The subject site is located within the Ponte Vedra Inn and Club property, on the south side of Pablo Road, approximately 0.16 miles west of the intersection of Pablo Road and Ponte Vedra Blvd. The proposed Golf Club Patio renovations will occupy an existing outdoor space that currently contains landscaping and a wooden deck with pergola.

Figure 1: General Location of the proposed renovations, as provided by the applicant.

Staff Review—Planning Division: Please refer to the submitted Site Plan, Existing Conditions Photographs, Materials, Landscape Plan, and Photometric Plan, provided below within Figures 2, 3A-B, 4A-C, 5A-B, 6A-B, 7A-B, and 8, along with corresponding staff comments.

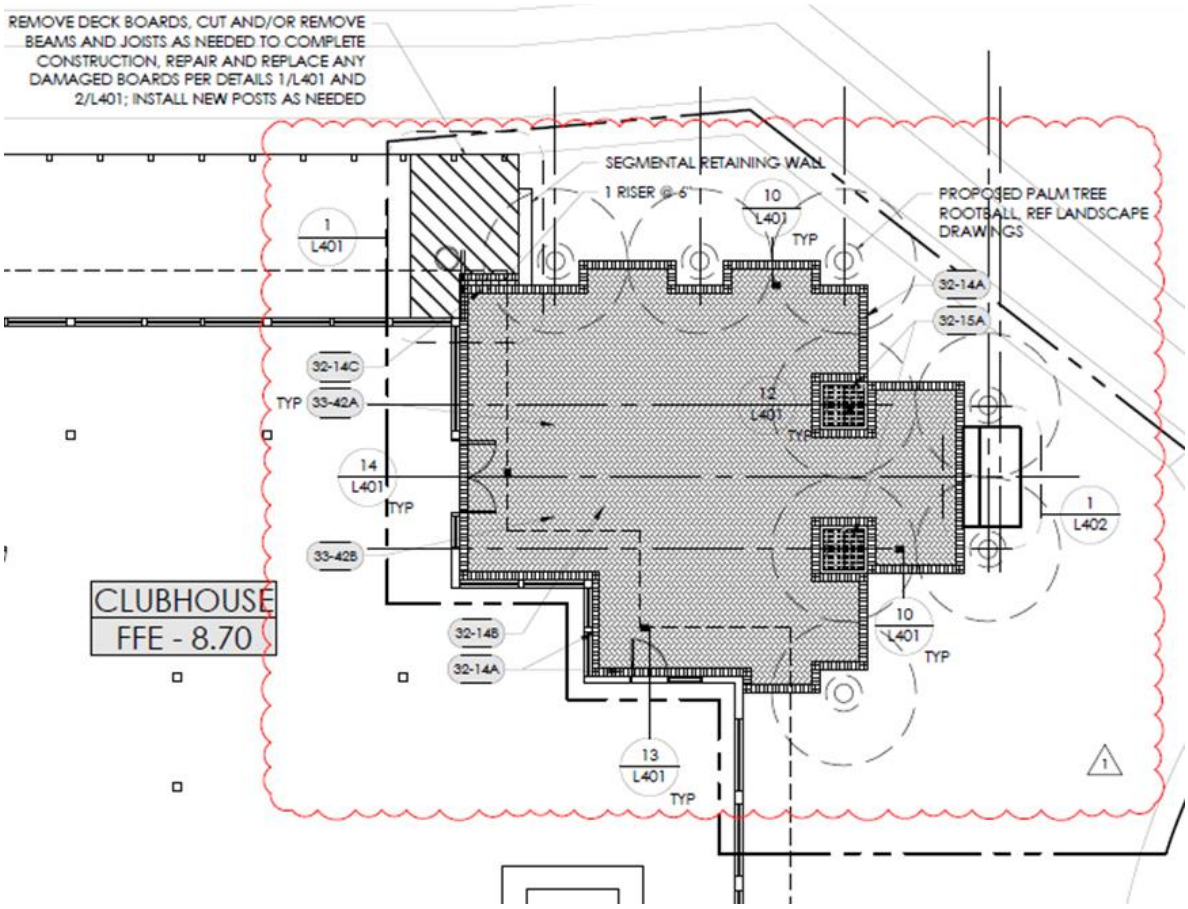
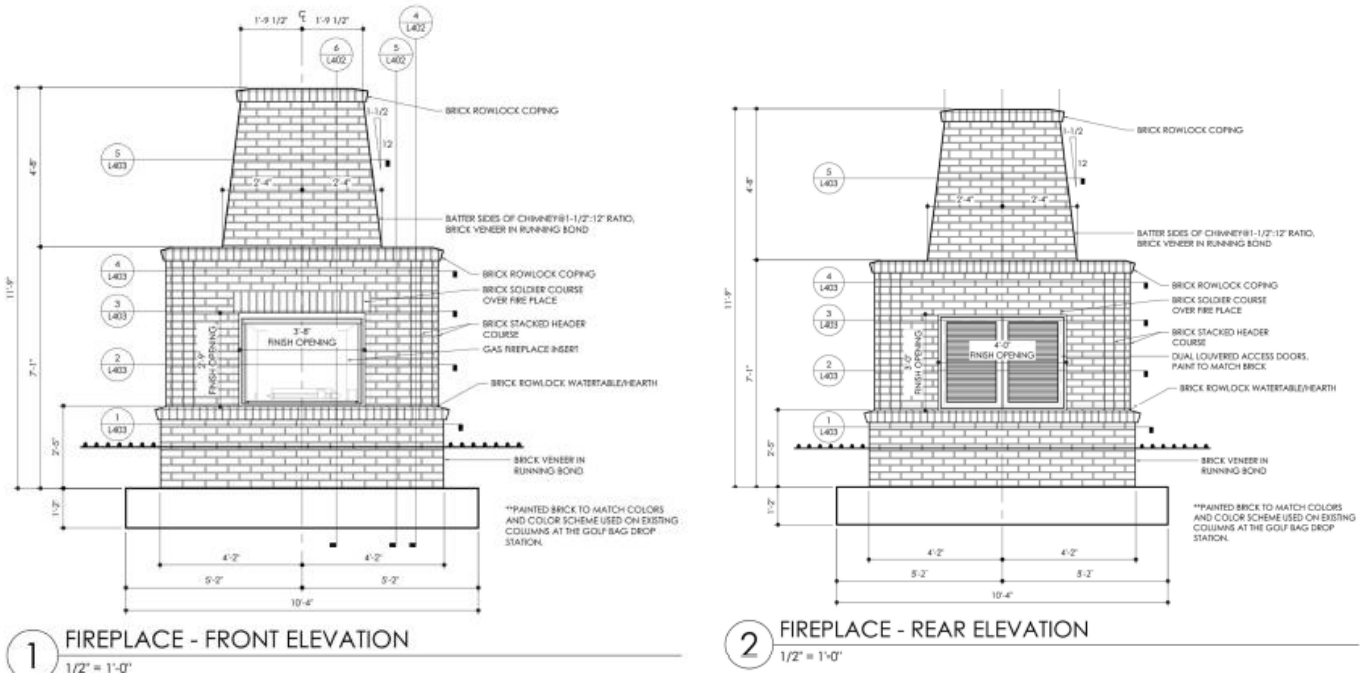


Figure 2: Site Plan, as provided by the applicant.

Figures 3A-B: Existing Conditions—Staff Photographs of Existing Conditions, taken April 11, 2024.

*__*Fireplace (See Figures 4A-C)*__—The applicant proposes to paint the outdoor fireplace white to match the existing columns at the golf drop-off (see Figure 4C), and it is also noted that all paint colors used for the building, doors, and modifications to the wood deck will match the existing colors. The colors and materials of the proposed fireplace appear to be consistent with Section VIII.Q.5(d) Architectural Design Standards and Section VIII.Q.5(e). Design Elements and Materials of the PVZDR. The proposed design and color appear subdued and compatible with the existing Golf Club elements as well as with the overall expectations of the Ponte Vedra Overlay District.



FIREPLACE PAINT TO MATCH EXISTING PAINT COLOR SCHEME FOR GOLF BAG DROP COLUMNS. CURRENTLY WHITE OR OFF-WHITE. COLOR TO BE MATCHED BY CONTRACTOR AT TIME OF PAINTING.

Figures 4A-C: Fireplace Elevations and Materials, as provided by the applicant.

*__Patio Pavers (see Figures 5A-B)__—The colors and material of the proposed paver area appear to be consistent with PVZDR Section VIII.Q.5(e). Design Elements and Materials of the PVZDR. The proposed design and color appear subdued and in harmony with other locations within the Ponte Vedra Overlay District. The applicant notes that the proposed paver pattern and style matches that used at the Ocean Golf Course near the first tee.

4" X 8" CONCRETE PAVER
HERRINGBONE PATTERN
COLOR: HERITAGE (PRIMARY COLOR) 2%-5% RANDOM MIX OF CHARCOAL AND TAN BY TREMRON (OR SIMILAR) MATCH EXISTING PAVER PATTERNS AND MIX USED FOR OTHER PATIO AREAS

PAVER AREA BEHIND PONTE VEDRA HISTORIC INN, NEAR THE 1ST TEE FOR THE OCEAN GOLF COURSE

Figures 5A-B: Patio Paver Design, as provided by the applicant.

*__Landscape Plan (see Figures 6A-B)__—The proposed Landscape Plan appears to be consistent with PVZDR Section VIII.Q.5(e). Design Elements and Materials of the PVZDR. Per PVZDR Section VIII.Q.5.e(8), the ARC may require utilization of particular landscape and plant species where a pattern of vegetation has been established or where such species are determined to be desired.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	NATIVE	SHADE	CANOPY	REMARKS
TREES								
	SPS	8	SABAL PALMETTO	SABAL PALM	YES	NO	11'	16' C.T. HEIGHT, ALL TRUNKS TO BE STRAIGHT, MATCHED HEADS
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	NATIVE	SHADE	CANOPY	REMARKS
SHRUBS								
	CPR	2	CORDYLINE FRUTICOSA	TI PLANT	YES		42" o.c.	36" HEIGHT, 18" - 24" SPREAD, 7 GAL, 42" OC
	LIR	6	LOMANDRA LONGIFOLIA 'ROMA 13'	PLATINUM BEAUTY VARIEGATED MAT RUSH	NO		36" o.c.	18" - 21" HEIGHT AND SPREAD, 3 GAL, 36" OC
	LSS	4	LIGUSTRUM SINENSE 'SUNSHINE'	SUNSHINE CHINESE PRIVET	NO		36" o.c.	18" - 24" HEIGHT AND SPREAD, 3 GAL, 36" OC
	PMA	23	PODOCARPUS MACROPHYLLUS	JAPANESE PODOCARPUS	A.S.		36" o.c.	30" - 36" HEIGHT, 24" SPREAD MIN, 7 GAL, 36" OC
	RXR	34	RHODODENDRON X 'ROBLEZO'	AUTUMN STARBURST ENCORE AZALEA	YES		30" o.c.	18" X 18" HEIGHT AND SPREAD, 3 GAL, 30" OC, DWARF VARIETY OF REBLOOMING AZALEA, MATURE SIZE 3' - 4' HEIGHT AND SPREAD
GROUND COVERS								
	DTV	23	DIANELLA TASMANICA 'VARIEGATA'	FLAX LILY	NO		15" o.c.	14" - 18" HEIGHT, FULL PLANT, 1 GAL, 15" OC
	EGB	28	EVOLVULUS GLOMERATUS 'BLUE DAZE'	BRAZILIAN DWARF MORNING GLORY	NO		9" o.c.	4" - 6" HEIGHT AND SPREAD, LINER, 9" OC
TURF GRASS								
	SODA	2745F	STENOTAPHRUM SECUNDATUM 'FLORITAM'	FLORITAM ST. AUGUSTINE SOD	0			SOD - SEE SPECS

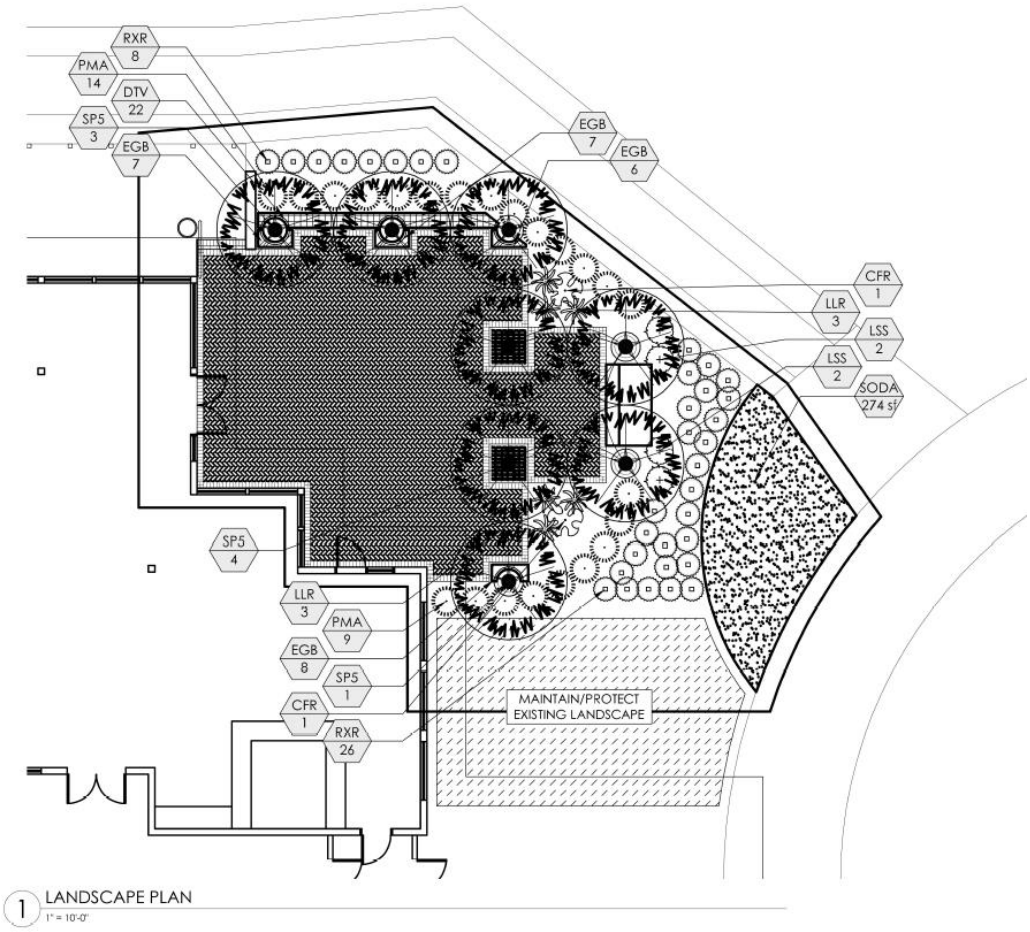


Figure 6A-B: Landscape Plan + Plant Schedule, as provided by the applicant.

****Photometric Plan (see Figures 7A-B)***—Per PVZDR Section VIII.Q.5.e(9), architectural lighting shall be recessed under roof overhangs or generated from a concealed light source or low-level light fixtures. Site lighting shall be of low intensity, shall be white light which does not distort colors and shall not spill over into adjoining properties, roadways, or in any way interfere with the vision of oncoming traffic.

The applicant notes that the proposed fixtures are designed to focus light onto the patio and to reduce glare from neighboring properties. The applicant states that the photometric plan shows lighting levels as high as 10 foot-candles but that the fixture selected allows for either a manual adjustment to lower output or to utilize a dimmer switch. Please also note that the applicant has indicated to Staff that festoon lighting has been removed from the proposal.

Staff has concerns about the Photometric Plan, as it does not demonstrate fully how the proposed lighting affects the adjacent right-of-way, specifically at the roadway. Staff has asked that the applicant provide additional information on the photometric levels near the property lines, as well as information about the light color/s.

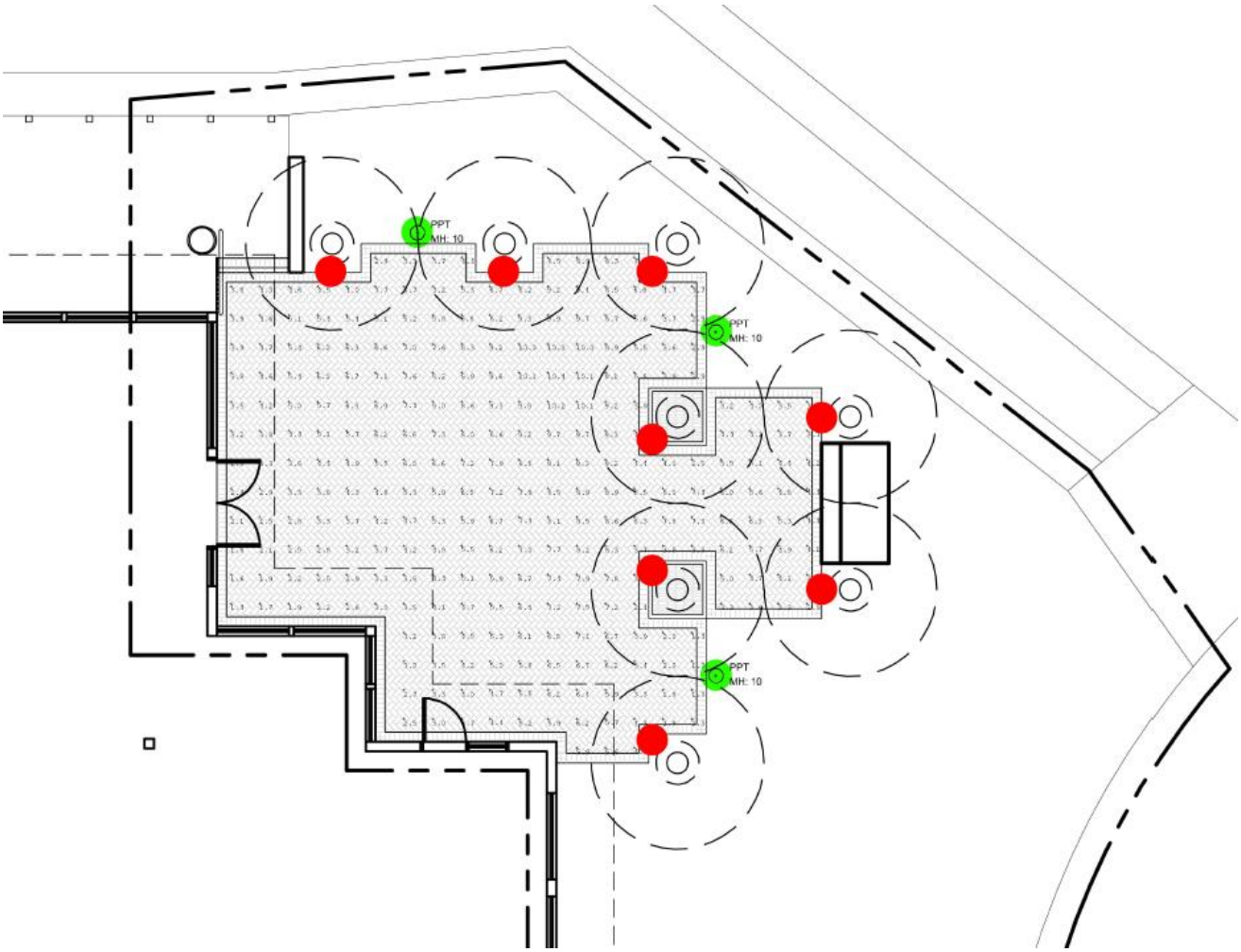


Figure 7A-B: Electrical Fixture Plan + Proposed Light Fixtures, as provided by applicant.

Canopy Fabric Replacement (see Figure 8)—The colors and material of the add alternate canopy fabric replacement appear to be consistent with PVZDR Section VIII.Q.5(e). Design Elements and Materials of the PVZDR, as the tones are subdued and the material is compatible with existing site conditions.

Figure 8: Canopy Fabric Replacement (Add Alternate), as proposed by the applicant.

Applicable Standards:

PVZDR Section Q.5.a. Development Standards.

(1) Flat roof lines, or the appearance of flat roof lines are not permitted.

(2) Work areas or storage doors and open bays shall not open toward, face or otherwise be visible from an Overlay District Delineated Roadway.

(3) Building Heights shall be limited to two (2) Stories and thirty-five (35) feet, except that the maximum Building Height shall be twenty-five (25) feet where a Building is located less than one hundred and fifty (150) feet from a residentially zoned property, and no greater than one Story when located less than fifty (50) feet from residentially zoned property. A mechanical room and/or a non-habitable storage room shall be allowed in the Attic. A mezzanine or loft shall be considered a Story.

(4) Heating, ventilation and air conditioning equipment, duct work, air compressors, and other fixed operating machinery shall be either screened from view with Fencing or vegetation, or located so that such items are not visible from any Overlay District Delineated Roadway, adjacent residential properties or intersecting Streets. Trash receptacles, dumpsters, utility meters, above-ground tanks, satellite dishes, Antennae, and other such Structures shall be similarly treated.

(5) Satellite dishes shall be subject to Section VIII.J of these Regulations.

(6) No temporary Structures shall be permitted, except for those used in conjunction with construction projects and special community events, and for which, applicable permits have been obtained. Office type mobile units when used as such temporary facilities shall be equipped with rigid skirting on all sides. Any towing gear shall be removed, and if not removable, shall be screened with landscaping.

(7) Chain link, barbed wire and similar Fencing shall not be permitted in any required Front Yard, and where such Fencing can be viewed from any roadway. Landscaping and/or berm shall be provided to prohibit visibility from any Overlay District Delineated Roadway.

(8) Exterior lighting for safety and security shall be kept to a minimum consistent with reasonable safety requirements of the particular business or Structure. Safety and security lights, other than low-wattage lights or ground-area lights, shall not be visible from adjacent residential properties.

(9) The maximum amount of impervious surface coverage of any site proposed for development, excluding any jurisdictional wetlands and pervious parking areas, shall not exceed sixty-five (65) percent.

(10) Commercial uses shall have a maximum Gross Floor Area (GFA) of ten thousand (10,000) square feet per acre, excluding any jurisdictional wetlands.

(11) The maximum length of Buildings parallel, or within 45 degrees of parallel to any Overlay District Delineated Roadway shall be one hundred twenty (120) feet.

PVZDR Section Q.5.d Architectural Design Standards

The pleasing and compatible relationship of architecture along Roads in the Overlay District is of important public concern. The architectural design of Structures and their materials and colors must be visually harmonious with the overall appearance, history and cultural heritage of Ponte Vedra, and also with natural Land forms and existing vegetation. Compatibility with existing adjacent Structures and other approved development plans must also be considered.

The intent of these standards is not to restrain diversity or innovative architecture, but to reduce incompatible and adverse impacts, and to insure an aesthetically pleasing environment. To accomplish this, the following standards shall apply to the review of proposed Buildings, renovations and related site improvements.

(1) Proposed development shall be located and configured in a visually complementary manner with the existing terrain and vegetation of the parcel and surrounding parcels. Structures shall obstruct as little as reasonably practical scenic views from the main Road or from existing Structures and the natural environment. Structures shall not dominate, in an incompatible manner, any general development or adjacent Building which is substantially in compliance with this Ordinance. This may be accomplished by the use of architectural features and/or siting of proposed Structures to reduce the appearance of excessive and inappropriate height or mass of proposed Structures.

(2) The proposed Building or Structure shall be of such design that is contributes to the image of the Ponte Vedra Coastal Corridor as a place of beauty, spaciousness and high quality.
(3) The proposed Building or Structure shall not, in its exterior design and appearance, be of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance or value.
(4) Where a single Building, or group of related Buildings contains more than one (1) store or business front, all Wall Signs shall be of similar style and shall be compatible and uniform in terms of size, color and any lighting. Any back-lighting or appearance of lighting shall be white in color.
(5) The color and materials of Signs shall be compatible with the architectural style, color and materials of the related commercial or multi-Family Building.
(6) New Ground Signs and alterations to existing Ground Signs requiring an ARC review shall be externally illuminated

PVZDR Section Q.5.e Design Elements and Materials
The following specific design criteria shall apply to development regulated under the conditions of the Overlay District.
(1) Flat roofs, or the appearance of flat roofs, shall not be permitted. Pitched roofs, or the appearance of pitched roofs are required.
(2) Long monotonous façade designs including, but not limited to, those characterized by unrelieved repetition of shape or form or design elements, or by unbroken extension of line shall be avoided.
(3) Architectural grade shingles, metal standing seam, tile or other non-reflective roof materials with similar nature-blending texture and appearance shall be considered appropriate.
(4) Stucco, tabby, wood siding or wood shingle siding, brick or other materials with similar texture and appearance shall be considered appropriate.
(5) Exterior colors of paints and stains shall be Earth Tones with no more than three colors per Building, excluding roof color. Semi-transparent stains are recommended for application on natural wood finishes. All exterior color hues shall be subdued, consistent and compatible with those on existing adjacent properties as well as those throughout the Ponte Vedra Coastal Corridor.
(6) Roof and exterior Wall surfaces, with the exception of glass doors and windows shall be non-reflective. Any glass coating shall not reflect outward and shall be limited in color to gray or green. No more than forty (40) percent of the façade facing an Overlay District Delineated Roadway shall be glass or reflective material.
(7) The location and dimensions of Wall Signs shall maintain compatibility with architectural materials, finishes and features of the Building. Wall signs shall be directly mounted on the surface of the building and shall not be mounted on raceways or other such protrusions from the surface of the building.
(8) The Architectural Review Committee may require utilization of particular landscape and plant species where a pattern of vegetation has been established or where such species are determined to be desirable.
(9) Architectural lighting shall be recessed under roof overhangs or generated from a concealed light source or low-level light fixtures. Site lighting shall be of low intensity, shall be of white light which does not distort colors and shall not spill over into adjoining properties, roadways or in any way interfere with the vision of oncoming motorists.

Staff review shows there are no open comments on this application at the time of writing this staff report. A Pre-application Meeting was not held with the Planning Division.

Attached for consideration are:
- Application
- Owners Authorization
- Site Plan
- Applicant Presentation with Renderings/Colors, Lighting, Landscaping, and Materials Details

CORRESPONDENCE
Staff has not received any phone calls or letters regarding the proposal as of the writing of this Staff Report.

SUGGESTED ACTION TO APPROVE
The Architectural Review Committee may consider a motion to approve **ARC 2024-04 Golf Club Patio Renovation (Ponte Vedra Inn & Club)**, as described within the application, provided:

1. The request complies with the Ponte Vedra Zoning District Regulations relating to design standards and is consistent with the intent and purpose of the Ponte Vedra Zoning and Overlay Regulations.

SUGGESTED ACTION TO DENY
The Architectural Review Committee may consider a motion to deny **ARC 2024-04 Golf Club Patio Renovation (Ponte Vedra Inn & Club)**, provided:

1. The request does not comply with the Ponte Vedra Zoning District Regulations of the Ponte Vedra Zoning and Overlay Regulations.

Application for Overlay District Review

Growth Management Department
Planning and Zoning Division
4040 Lewis Speedway, St. Augustine, FL 32084
Phone: (904) 209-0675; Fax: (904) 209-0576

Date: 02.28.2024 | Overlay District: Ponte Vedra Overlay District | Property ID No (Strap): 0509100000

Applicant: Ponte Vedra Corp / Ponte Vedra Inn | Phone Number: 904.273.7798

Address: 200 Ponte Vedra Blvd | Fax Number:

City: Ponte Vedra Beach | State: FL | Zip Code: 32082 | E-mail: mgordon@pvresorts.com

Project Name: Ponte Vedra Inn and Club, Golf Club Patio Renovation

Project Address & Location: #35 Pablo Road, Ponte Vedra Beach, FL, Section 15, Township 3 South, Range 29 East

Type of Review *Check all that apply*: ☑ Commercial Use ☐ Multi-family Use ☑ Other: Private Golf Club

The Project Involves *Check all that apply*: ☐ New Building ☑ Changes to an existing Building ☐ Exterior Repainting ☐ Signage (Individual) ☐ Unified Sign Plan ☑ Fences / Walls ☐ Parking / Lighting ☑ Landscaping / Buffers ☑ Other: Outdoor fireplace and hardscape renovations

Describe Project and work proposed to be done (Provide additional information by attachment as needed)

- Removal of existing outdoor, concrete patio (approx. 660 sf) and pergola structure with associated columns. Removal of a portion of existing wood deck (approx. 80 sf). Removal of existing landscape and irrigation.

- Installation of approx. 1200 sf of concrete pavers and other impervious surfaces (approx. 540 sf new impervious surface). Construction of outdoor fireplace. Structure is approx 4.5' deep x 8.5' wide x 10.5' height constructed of CMU and painted brick. Repair and/or renovations to existing wood deck where the existing deck is removed or damaged due to construction activity. Landscape and irrigation installation. Install 1 new exterior door to clubhouse, exiting to renovated patio.

I HEREBY CERTIFY THAT ALL INFORMATION IS CORRECT:
Signature of owner or person authorized to represent this application:

Signed By

Printed or typed name(s): Mark Klone, PLA, ASLA

Contact Information of person to receive all correspondence if different than applicant:

☑ Phone Number: 904.296.8066 ☐ Fax Number: ☑ E-mail: mklone@elmplan.com

☑ Postal Address: 1301 Riverplace Blvd, Suite 1818 | Name: ELM - Mark Klone, PLA, ASLA

City: Jacksonville | State: FL | Zip Code: 32207

Please notify the Planning and Zoning Division at (904) 209-0675 if you need any special assistance or accommodations to attend the meeting or if you have any questions concerning this application.

Please list any applications currently under review or recently approved which may assist in the review of this application including the name of the PUD/PRD: Ponte Vedra Resort PUD - PUD2023000002

Owner's Authorization Form

ELM - Mark Klone, PLA, ASLA is hereby authorized TO ACT ON BEHALF OF

Ponte Vedra Corp / Ponte Vedra Inn the owners(s) of those lands described within the attached application, and as described in the attached deed or other such proof of ownership as may be required, in applying to St. Johns County, Florida, for an application related to a development Permit or other action pursuant to a: application for:

Ponte Vedra Inn and Club, Golf Club Patio Renovation

By signing, I affirm that all legal owners(s), as listed on the Recorded Warranty Deed on file with the St. Johns County Clerk of Courts or otherwise stated ( ), have been notified of the

(Identify what document)

I further understand incomplete or false information provided on this form may lead to revocation of permits, termination of development actifity.

Signature of Owner

Print Name Michael Gordon VP

Signature of Owner

Print Name

Telephone Number 904-285-1111

STATE OF FLORIDA
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 11th day of March, 2024, by Michael Gordon as V.P. General Manager for Ponte Vedra Corp / Ponte Vedra Inn.

CYNTHIA S. CORWIN
Notary Public - State of Florida
Commission # HH 434709
My Comm. Expires Oct 14, 2027
Bonded through National Notary Assn.

Cynthia S. Corwin
Notary Public, State of Florida
Name: Cynthia S. Corwin
My Commission Expires:
My Commission Number is:

Personally Known X OR Produced Identification ____

Type of Identification Produced

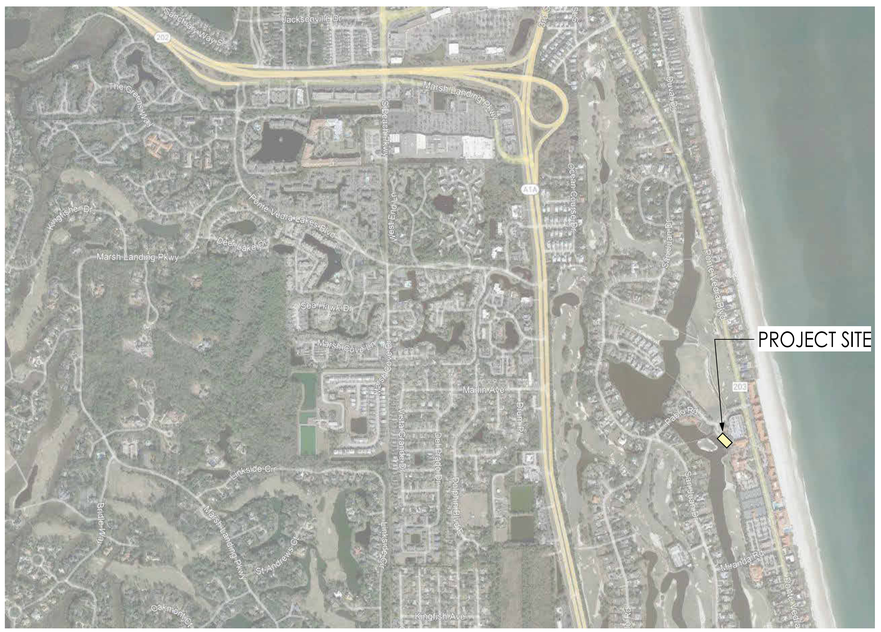
Revised August 30, 2011

GOLF CLUB PATIO RENOVATION

PONTE VEDRA BEACH, FL

CONSTRUCTION DOCUMENTS

VICINITY MAP



PROJECT TEAM

ARCHITECTS, LANDSCAPE ARCHITECTS

ERVIN LOVETT & MILLER
1035 KINGS AVENUE
JACKSONVILLE, FLORIDA 32207
904.296.8066

STRUCTURAL ENGINEERING

KIESTER WEBB STRUCTURAL ENGINEERS LLC
6501 ARLINGTON EXPRESSWAY
BLDG B, SUITE 156
JACKSONVILLE, FLORIDA 32211
904.619.2333

ELECTRICAL, PLUMBING ENGINEERING

POWELL & HINKLE ENG.
1409 KINGSLEY AVE # 12A,
ORANGE PARK, FL 32073
904.264.5570

OWNER

PONTE VEDRA LODGE, INC.
9540 SAN JOSE BLVD.
JACKSONVILLE, FL 32257
904-737-7220

DRAWING INDEX

GENERAL NOTES

1. THE CONTRACTOR SHALL VISIT THE SITE, COMPARE THE DRAWINGS AND SPECIFICATIONS AND INFORM THEMSELVES OF ALL CONDITIONS IN ORDER TO COMPLETE THE PROJECT IN ACCORDANCE WITH THE INTENT OF THE CONTRACT DOCUMENTS.
2. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. THE CONTRACTOR SHALL NOTIFY THE PROJECT COORDINATOR OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION AND FABRICATION. CONTRACTOR TO VERIFY ALL SIZES TYPES AND QUANTITIES.
3. ALL DIMENSIONS SHOWN ARE SUBJECT TO VERIFICATION IN THE FIELD BY THE CONTRACTOR, AND THEY SHALL MAKE ALL CORRECTIONS AND ADJUSTMENTS AS REQUIRED PRIOR TO ORDERING, FABRICATION AND OR INSTALLATION.
4. ALL WORK SHALL CONFORM TO THE CURRENT APPLICABLE BUILDING CODES.
5. THE CONTRACTOR SHALL PROTECT FROM DAMAGE EXISTING SITE AND BUILDING ADJACENT TO AREAS OF IMPROVEMENT. IF DAMAGE OCCURS, RESTORE TO ORIGINAL CONDITION AT NO COST TO THE OWNER. THE CONTRACTOR IS ALSO RESPONSIBLE TO RESTORE THE GROUNDS, REPLACE ANY DISRUPTED IRRIGATION LINES & SPRINKLER HEADS, REPLACE AND/OR REPAIR DAMAGED CONCRETE WALKWAYS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE BUILDING AND SITE CLEANING, AND PROVIDE ANY AND ALL SAFETY PROVISIONS TO ENSURE CURRENT EMPLOYEES AND PUBLIC SAFETY DURING THE CONSTRUCTION PERIOD OF THIS PROJECT.
7. ALL MATERIALS FURNISHED BY THE CONTRACTOR SHALL BE NEW AND FREE FROM DEFECTS.
8. EXCEPT FOR MATERIAL TO BE TURNED OVER TO THE OWNER, THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH, AND OTHER MATERIAL RESULTING FROM DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
9. CONTRACTOR SHALL COMPARE ALL CONTRACT DOCUMENTS WITH EACH OTHER AND REPORT IN WRITING TO THE PROJECT COORDINATOR ALL INCONSISTENCIES AND OMISSIONS. IN CASE OF CONFLICTS BETWEEN THE QUANTITY OF MATERIAL SCHEDULED ON THE DRAWINGS, CONTRACTOR SHALL PROVIDE GREATER QUANTITY REQUIRED.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL WORK OF ALL TRADES REQUIRED FOR PROJECT COMPLETION AND CONFORMANCE.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR METHODS OF CONSTRUCTION, WORKMANSHIP, AND JOB SAFETY. THE CONTRACTOR SHALL PROVIDE TEMPORARY SHORING AND BRACING AS REQUIRED FOR THE STABILITY OF STRUCTURAL MEMBERS AND SYSTEMS.
12. THE CONTRACTOR SHALL CLEAN AND PREPARE ALL NEW AND EXISTING SURFACES AS REQUIRED TO RECEIVE NEW WORK OR AS OTHERWISE REQUIRED FOR A NEAT AND FINISHED APPEARANCE.
13. CONTRACTOR SHALL REPAIR, PATCH, SMOOTH, AND FINISH TO MATCH ADJACENT SURFACES DAMAGED FROM REMOVAL OR DEMOLITION WORK. AREAS, SUCH AS WALLS FOR PLUMBING AND ELECTRICAL WORK, THAT ARE REQUIRED TO BE REMOVED AND/OR DEMOLISHED TO PERFORM THE WORK INDICATED IN THE DRAWINGS AND SPECIFICATIONS AND SHALL BE REPAIRED AND/OR REPLACED TO MATCH EXISTING CONDITIONS.
14. IF ANY MATERIALS EXISTING TO REMAIN WITHIN THE SCOPE OF WORK ARE DAMAGED DURING DEMOLITION OR DURING CONSTRUCTION, THE CONTRACTOR SHALL REPLACE THE TRIM, FINISHES OR SUBSTRATES WITH NEW TO MATCH EXISTING.
15. THE GENERAL CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER AND PROJECT COORDINATOR FOR DISCONNECTION, RECONNECTING, AND REINSTALLATION OF THE EXISTING ELECTRICAL SYSTEMS REQUIRED TO COMPLETE THE WORK. ASSURE CONTINUITY OF ALL ELECTRICAL SERVICES, INCLUDING COMMUNICATIONS AND SECURITY SYSTEMS TO PARTS OF THE FACILITY TO REMAIN IN SERVICE.
16. BEFORE ANY SERVICE IS DISCONNECTED OR INTERRUPTED, THE CONTRACTOR SHALL VERIFY USAGE AND ASSURE THAT REQUIRED SERVICES ARE NOT DISCONNECTED OR INTERRUPTED. ANY REQUIRED SERVICE DISCONNECTED OR INTERRUPTED SHALL BE RESTORED IMMEDIATELY BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
17. PAINT FINISH ALL EXPOSED EXISTING MATERIAL AFFECTED BY THE WORK AND ALL NEW WORK. CONTRACTOR SHALL SEAL ALL PENETRATIONS AROUND NEW AND EXISTING CONDUITS, ALL PENETRATIONS AND CUT OPENINGS THROUGH WALLS PRIOR TO PAINTING WORK.

elm

planning
architecture
landscape architecture
urban design
visual communication

Jacksonville
ELM Studio
1301 Riverplace Boulevard
Suite 1818
Jacksonville, FL 32207
t 904.296.8066

elmplan.com

AA26000604 - LC26000209

STATE OF FLORIDA
NOAH C. MARKS
AR98198
REGISTERED ARCHITECT

NOAH C. MARKS
AR98198

PONTE VEDRA INN & CLUB
GOLF CLUB PATIO RENOVATION
PONTE VEDRA BEACH, FL

REVISION DATES		
NO.	DESCRIPTION	DATE

PROJ. #: 22-44
DATE: 12.22.2023
DRAWN BY: AJW
CHECKED BY:
SCALE: AS NOTED

COVER

SHEET NUMBER
G000
CONSTRUCTION DOCUMENTS

12/20/2023 4:37:12 PM

ABBREVIATIONS

A	ANGLE
@	AT
ABV	ABOVE
A/C	AIR CONDITIONING
ACOUS	ACOUSTICAL
ACT	ACOUSTIC CEILING TILE
ADDL	ADDITIONAL
ADH	ADHESIVE
ADJ	ADJUSTABLE / ADJACENT
AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
ALT	ALTERNATE
AL	ALUMINUM
AMP	AMPERE
ANOD	ANODIZED
AP	ACCESS PANEL
APPD.	APPROVED
ARCH	ARCHITECT (URAL)
ASPH	ASPHALT
AVE	AVERAGE
BD	BOARD
BF	BI-FOLD (DOOR)
BIT	BITUMINOUS
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BM	BEAM
B.M.	BENCH MARK
BRG	BEARING
BRK	BRICK
BTM	BOTTOM
BTU	BRITISH THERMAL UNIT
BTWN.	BETWEEN
C	CHANNEL
CAB	CABINET
CAP	CAPACITY
CPT	CARPET
CB	CATCH BASIN
CFT	CUBIC FEET
CFM	CUBIC FEET PER MINUTE
CG	CORNER GUARD
CHAM	CHAMFER
CHG	CHANGE
CI	CAST IRON
CIP	CAST IN PLACE
CJ	CONSTRUCTION JOINT
CL	CENTERLINE
CLF	CHAIN LINK FENCE
CLG	CEILING
CLO	CLOSET
CMT	CERAMIC MOSAIC TILE
CMU	CONCRETE MASONRY UNIT
CO	CASED OPENING
COL	COLUMN
COMB	COMBINATION
CONC	CONCRETE
COND	CONDUIT
CONN	CONNECTION
CONSTR.	CONSTRUCTION
CONT	CONTINUOUS
CONTR.	CONTRACTOR
CORR	CORRIDOR
CPT	CARPET
CRS	COURSE(S)
CS	CAST STONE
CT	CERAMIC TILE
CTR	COUNTER
CU	CUBIC
CW	COLD WATER
CHW	CHILLED WATER
CYD	CUBIC YARD
D	DRAIN
DA	DOUBLE ACTING
DB	DECIBEL
DIR	DIRECTORY
DEG	DEGREE
DEMO	DEMOLITION
DEPT	DEPARTMENT
DEP	DEPRESSED
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIAG	DIAGONAL
DIFF	DIFFUSER
DIM.	DIMENSION
DIS	DISPENSER
DO	DOOR OPENING
DP	DAMPPROOFING
DN	DOWN
DR	DOOR
DRY	DRYER (MACHINE)
DS	DOWNSPOUT
DW	DISHWASHER
DWG	DRAWING
DWR	DRAWER
E	EAST
EA	EACH
EB	EXPANSION BOLT
EF	EXHAUST FAN
EJ	EXPANSION JOINT
EL	ELEVATION (ABOVE DATUM)
ELEC	ELECTRIC
ELEV	ELEVATION (DRAWING)
ELEV	ELEVATOR
EMER	EMERGENCY
ENCL	ENCLOSURE
ENGR	ENGINEER
ENT	ENTRANCE
EP	ELECTRIC PANEL
EPS	EXPANDED POLYSTYRENE
EQ	EQUAL
EQUIP	EQUIPMENT
ETR	EXISTING TO REMAIN
EW	EACH WAY
EWC	ELECTRIC WATER COOLER
EXIST	EXISTING
EXP	EXPOSED
EXT	EXTERIOR (OR EXTENSION)
EWH	ELECTRIC WATER HEATER
FA	FIRE ALARM
FBO	FURNISHED BY OTHERS
FD	FLOOR DRAIN
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEB	FIRE EXTINGUISHER BRACKET
FEC	FIRE EXTINGUISHER CABINET
FF	FINISH FLOOR
FFE	FINISHED FLOOR ELEVATION
FFE	FINISHED FLOOR ELEVATION
F&I	FURNISH AND INSTALL
FHC	FIRE HOSE CABINET
FIN	FINISHED
FIXT	FIXTURE
FL	FLOOR
FLUOR	FLUORESCENT
FP	FIREPROOFING
FPL	FIREPLACE
FOS	FACE OF STUDS
FRT	FIRE RETARDANT TREATED
FT	FOOT
FTG	FOOTING
FURR	FURRED(ING)
FUT	FUTURE
G	GAS
GA	GAUGE
GALV	GALVANIZED
GAL	GALLON
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GFI	GROUND FAULT INTERRUPTER
GL	GLASS
GOVT	GOVERNMENT
GR	GRADE
GT	GROUT
GWB	GYPSUM WALL BOARD
GYPS	GYPSUM SHEATHING
HB	HOSE BIBB
HC	HANDICAPPED
HCORE	HOLLOW CORE
HDR	HEADER
HDW	HARDWARE
HDWD	HARDWOOD
HGT	HEIGHT
HM	HOLLOW METAL
HOR	HORIZONTAL
HP	HIGH POINT
HR	HOUR
HTR	HEATER
HVAC	"HEATING, VENT.& AIR COND."
HW	HOT WATER
ID	INSIDE DIAMETER
I.L.O.	IN LIEU OF
IN	INCH
INSUL	INSULATION
INT	INTERIOR
JAN	JANITOR
JST	JOIST (FLOOR OR ROOF)
JT	JOINT
KIT	KITCHEN
K/S	KNEE SPACE
L	LENGTH
LAB	LABORATORY
LAM	LAMINATED
LAV	LAVATORY
LDR	LEADER
LGMF	LIGHT GAGE MTL FRAMING
LH	LEFT HAND
LIN FT	LINER FEET
LOC	LOCATION
LP	LOW POINT
LT	LAUNDRY TUB
LVL	LAMINATED VENEER LUMBER
LVR	LOUVER
MATL	MATERIAL
MAX	MAXIMUM
MDFB	MEDIUM DENSITY FIBER BD
MECH	MECHANICAL
MED	MEDIUM
MEZZ	MEZZANINE
MEMB	MEMBRANE
MDO	MEDIUM DENSITY OVERLAY
MFR	MANUFACTURER
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MM	MILLIMETER
MO	MASONRY OPENING
MOD	MODULAR
MRB	MARBLE
MTL	METAL
MULL	MULLION
MTD	MOUNTED
N	NORTH
NATL	NATIONAL
NGVD	NATIONAL GEODETIC VERTICAL DATUM
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OA	OVERALL
OBS	OBSCURE (GLASS)
OC	ON CENTER
OD	OUTSIDE DIAMETER
OFF	OFFICE
OGD	OVERHEAD GARAGE DOOR
OHD	OVERHEAD DOOR
OJ	OPEN WEB STEEL JOISTS
OPER	OPERABLE
OPNG	OPENING
OPP	OPPOSITE
OPT	OPTIONAL
OSB	ORIENTED STRAND BOARD
OZ	OUNCE
"#, LB "	POUND
PAR	PARALLEL
PART	PARTITION
PBD	PARTICLE BOARD
PC	PRECAST (CONCRETE)
PFB	PREFABRICATED
PKG	PARKING
PL	PLATE
PLAS	PLASTER
PLAM	PLASTIC LAMINATE
PLBG	PLUMBING
PWD	PLYWOOD
PORT	PORTABLE
PR	PAIR
PREFAB	PREFABRICATED
PRESS	PRESSURE
PL	PROPERTY LINE
PSF	POUNDS PER SQ. FT.
PT	POINT
PTD	PAINTED
PVC	POLYVINYL CHLORIDE(PIPE)
PVMT	PAVEMENT
PWD	PLYWOOD
QT	QUARRY TILE
QTY	QUANTITY
R	RISERS (ON STAIRS)
R/A	RETURN AIR
RAD	RADIUS
RD	ROOF DRAIN
RDL	ROOF DRAIN LEADER
REC	RECEPTOR
RECT	RECTANGLE
REF	REFRIGERATOR
REF	REFERENCE
REFL	REFLECTED (CEILING)
REG	REGLET
REINF	REINFORCEMENT
RESIL	RESILIENT
REQD	REQUIRED
REV	"REVISION(S), REVISED "
RFH	ROOF HATCH ROOM
RM	ROOM
RO	ROUGH OPENING
R&S	ROD & SHELF(S)
RT	RUBBER TILE
RUB	RUBBER
S	SOUTH
SAN	SANITARY PIPE
SC	SOLID CORE (DOOR)
SCH	SCHEDULE
SD	SMOKE DETECTOR
SECT	SECTION
SERV	SERVICESGD SLIDING GLASS DOOR
SH	SHELVES
SHT	SHEET
SHTHG	SHEATHING
SIM	SIMILAR
SKL	SKYLIGHT
SL	SLEEVE
SNT	SEALANT
SOG	SLAB ON GRADE
SPEC	SPECIFICATION
SPK	SPEAKER
SQ	SQUARE
SQ FT	SQUARE FEET
SS	SERVICE SINK
SSTL	STAINLESS STEEL
STL	STEEL
STD	STANDARD
STG	STORAGE
STR	STRUCTURAL
SUSP	SUSPENDED
SYM	SYMBOL
SYMM	SYMMETRICAL
T	TREADS (@ STAIRS)
T&G	TONGUE & GROOVE
TEMP	TEMPERED (GLASS)
THK	THICK(NESS)
THR	THRESHOLD
THRU	THROUGH
TOB	TOP OF BLOCKING
TRANS	TRANSFORMER
TOC	TOP OF CONCRETE
TOS	TOP OF STEEL
TOW	TOP OF WINDOW
TV	TELEVISION
TYP	TYPICAL
TJ	TOOLED JOINT
UC	UNDER COUNTER
UNF	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
UR	URINAL
V	VENT
VAR	VARIES
VB	VAPOR BARRIER
VB	VINYL BASE
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
VOL	VOLUME
VP	VENEER PLASTER
VT	VINYL TILE
VTR	VENT THRU ROOF
W	WEST (OR WIDTH)
W/	WITH
WASH	WASHING MACHINE
WC	WATER CLOSET
WD	WOOD
WG	WIRE GLASS
WH	WATER HEATER
WIN	WINDOW
W/O	WITHOUT
WP	WATERPROOFING
WRGWB	WATER RESISTANT GWB
WS	WAINSCOTSTOP
WT	WEIGHT
WWM	WELDED WIRE MESH

GENERAL NOTES

1. CORRELATION AND INTENT OF THE CONTRACT DOCUMENTS: THE INTENT OF THE CONTRACT DOCUMENTS IS TO INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK BY THE CONTRACTOR. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRE BY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL; PERFORMANCE BY THE CONTRACTOR SHALL BE REQUIRED ONLY TO THE EXTEND CONSISTENT WITH THE CONTRACT DOCUMENTS AND REASONABLY INFERABLE FROM THEM FROM THEM AS BEING NECESSARY TO PRODUCE THE INDICATED RESULTS
2. ALL WORK TO COMPLY WITH APPLICABLE CODES. THE CONTRACTOR MUST COMPLY WITH THE RULES AND REGULATIONS OF AGENCIES HAVING JURISDICTION AND TO CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL CONSTRUCTION, SAFETY AND SANITARY LAWS, CODES, STATUES AND ORDINANCES.
3. ALL FEES, TAXES, PERMITS, APPLICATIONS AND CERTIFICATES OF INSPECTION AND THE FILING OF ALL WORK WITH GOVERNMENTAL AGENCIES TO BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR TO OBTAIN ALL PERMITS AND APPROVALS PRIOR TO COMMENCEMENT WITH THE WORK.
4. THE CONTRACTOR TO COMPLY WITH THE RULES AND REGULATIONS OF THE BUILDING OWNER AND MANAGER CONCERNING HOURS OF AVAILABILITY OF ELEVATOR FOR MATERIAL TRANSPORT AND DELIVERY AS WELL AS THE MANNER OF HANDLING MATERIALS, EQUIPMENT AND DEBRIS.
5. ALL WORK SHALL BE PERFORMED BY SKILLED AND QUALIFIED WORKMEN IN ACCORDANCE WITH THE BEST PRACTICES OF THE TRADES INVOLVED AND IN COMPLIANCE WITH BUILDING REGULATIONS AND/OR GOVERNMENT LAWS, STATUTES OR ORDINANCES CONCERNING THE USE OF UNION LABOR.
6. CONTRACTOR AND SUB-CONTRACTORS TO FIELD VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON DOCUMENTS AND MUST NOTIFY ARCHITECT OF ANY DISCREPANCIES, OMISSIONS AND/OR CONFLICTS PRIOR TO PROCEEDING WITH THE WORK.
7. EACH TRADE WILL BE EXPECTED TO PROCEED IN A FASHION THAT WILL NOT DELAY OTHER TRADES.
8. THE CONTRACTOR IS RESPONSIBLE FOR THE DISTRIBUTION OF DRAWINGS TO ALL TRADES UNDER THEIR JURISDICTION.
9. ALL MATERIALS TO BE NEW, UNUSED AND OF THE HIGHEST QUALITY IN EVERY RESPECT, UNLESS OTHERWISE NOTED. MANUFACTURED MATERIALS AND EQUIPMENT TO BE STORED AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN RECOMMENDATIONS AND INSTRUCTIONS.
10. THERE WILL BE NO SUBSTITUTIONS OF MATERIALS WHERE A MANUFACTURER IS SPECIFIED. WHERE THE TERMS "EQUIVALENT TO" OR "APPROVED EQUIVALENT" ARE USED, THE ARCHITECT TO DETERMINE EQUIVALENCE BASED ON INFORMATION SUBMITTED BY THE CONTRACTOR.
11. ALL WORK AND MATERIALS TO BE GUARANTEED AGAINST DEFECTS FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR AFTER APPROVAL OF FINAL PAYMENT.
12. THE CONTRACTOR IS RESPONSIBLE FOR CUTTING AND PATCHING REQUIRED FOR HIS WORK UNLESS OTHERWISE NOTED.
13. THE CONTRACTOR TO, AT ALL TIMES, KEEP THE PREMISES FREE OF ACCUMULATION OF WASTE MATERIALS OR RUBBISH; PREMISES TO BE SWEPT CLEAN DAILY.
14. THE CONTRACTOR TO PROVIDE FINAL CLEANING OF ALL AREAS OF WORK INCLUDING THE CONSTRUCTION ACCESS ROUTE. FINAL CLEANING TO INCLUDE WINDOWS AND CEILINGS.
15. DO NOT SCALE DRAWINGS; DIMENSIONS GOVERN. LARGER SCALE DRAWINGS TO GOVERN OVER SMALLER SCALE DRAWINGS.
16. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR IS RESPONSIBLE TO GET CLARIFICATION AND DIRECTION FROM ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
17. ALL INSTALLED PLUMBING, MECHANICAL AND ELECTRICAL EQUIPMENT TO OPERATE QUIETLY AND BE FREE OF VIBRATION.
18. ALL SURFACES TO BE PROPERLY PRIMED OR PREPARED PRIOR TO INSTALLATION OF SPECIFIED FINISHES.
19. ALL FINISHES TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS FOR THE TYPE OF MATERIAL AND INSTALLATION SPECIFIED.
20. PATCH ALL AREAS WHERE THE FLOOR IS NOT LEVEL OR TRUE PRIOR TO THE INSTALLATION OF SPECIFIED FLOOR FINISH(-ES).
21. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ADEQUATE BLOCKING FOR WALL SUPPORTED ELEMENTS INCLUDING MILLWORK, EQUIPMENT, FIXTURES AND FURNITURE. CONTRACTOR TO VERIFY EXTENT AND COORDINATE WITH APPROPRIATE SUBCONTRACTORS.
22. PAINT TO BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS OVER PROPERLY PREPARED SURFACES. WALLS TO BE STRAIGHT AND SMOOTH. PROVIDE MINIMUM ONE COAT PRIME AND ONE FINISH COAT. FINISHED COAT TO COMPLETELY COVER WITH NO STREAKING OR BLEEDING OF UNDERCOATS.
23. DRYWALL CONTRACTOR TO CLOSELY COORDINATE HIS WORK WITH THAT OF OTHER TRADES. WHERE DRYWALL IS IN CONFLICT WITH DUCTWORK, PLUMBING LINES, ETC. THIS CONTRACTOR TO PROVIDE ALL NECESSARY
24. BRIDGING AND BRACING REQUIRED TO SECURE DRYWALL AND TO MAINTAIN FIRE OR SOUND RATING WHERE REQUIRED.
25. EXTEND ALL FIRE RATED PARTITIONS TO STRUCTURE; FILL ALL VOIDS WITH FIRE SAFING MATERIAL OR FIRE-RATED CAULK, CONTINUOUS AS REQUIRED BY CODE.
26. CONTRACTOR IS RESPONSIBLE FOR FIRESTOPPING ALL NEW AND EXISTING FIRE RATED PARTITIONS AND ALL PENETRATION THROUGH RATED AREAS INCLUDING SLABS. SEAL TO MAINTAIN PROPER RATING.
27. MILLWORK TO CONFORM WITH AWI STANDARDS FOR PREMIUM GRADE MILLWORK. DRAWINGS INDICATE DESIGN INTENT. FABRICATOR IS RESPONSIBLE FOR MILLWORK ENGINEERING.
28. PROVIDE ALL NECESSARY CUT-OUTS FOR THE INSTALLATION OF ELECTRICAL AND VOICE/DATA OUTLETS, THERMOSTATS, SWITCHES AND OTHER DEVICES.
29. WHERE PIPES, CONDUITS OR LOW TENSION WIRING PENETRATE A FIRE RATED ENCLOSURE, THE SPACE AROUND SHALL NOT EXCEED 1/2" AND SHALL BE PACKED SOLID WITH BATT INSULATION AND FITTED WITH ESCUTCHEON PLATES ON BOTH SIDES OR EQUALIVALENT TREATMENT TO INSURE COMPLIANCE WITH FIRE RATING.
30. WHERE DUCT OR PART OF DUCT IS RUNNING PARALLEL OVER FIRE RATED PARTITION, EXTEND RATED PARTITION AROUND DUCT TO EFFECT COMPLETE MAINTENANCE OF FIRE-RATING.

REFERENCE SYMBOLS

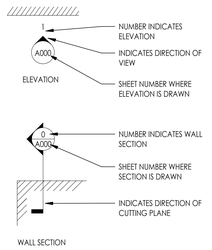
SYMBOLS	DESCRIPTION
A	COLUMN DESIGNATION
LOBBY	ROOM NAME
105	ROOM NUMBER
100	DOOR NUMBER
1	KEY NOTES
1	PARTITION TYPE
1	TOILET ACCESSORIES
1	WINDOW / LOUVER TYPE

WALL DESIGNATIONS	DESCRIPTION
	UNRATED WALL
	1-HOUR RATED WALL
	2-HOUR RATED WALL
	3-HOUR RATED WALL
	SMOKE RATED WALL
	1-HOUR SMOKE RATED WALL
	2-HOUR SMOKE RATED WALL

MATCH LINE

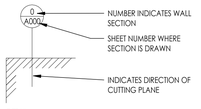
REVISION

NORTH ARROW



ELEVATION

WALL SECTION

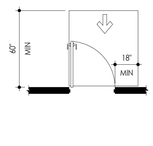


DETAIL

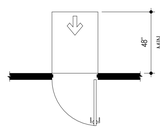
MATERIAL SYMBOLS

DESCRIPTION
EARTH OR COMPACTED FILL
CONCRETE
BRICK
CONCRETE MASONRY UNIT
ALUMINUM
STEEL & OTHER METALS
PLYWOOD
CONTINUOUS WOOD FRAMING
DISCONTINUOUS WOOD BLOCKING OR SHIM
ORIENTED STRAND BOARD
FINISH WOOD
BATT INSULATION
RIGID BOARD INSULATION
PORTLAND CEMENT PLASTER ON MTL LATH (STUCCO)

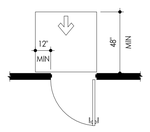
MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS



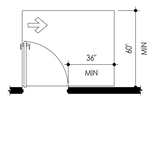
FRONT APPROACH PULL SIDE



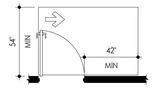
FRONT APPROACH SIDE SIDE



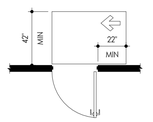
FRONT APPROACH, PUSH SIDE, DOOR PROVIDE WITH BOTH CLOSER AND LATCH



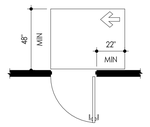
HINGE APPROACH, PULL SIDE



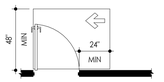
HINGE APPROACH, PULL SIDE



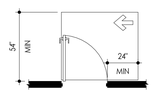
HINGE APPROACH, PUSH SIDE



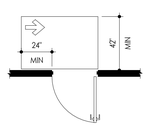
HINGE APPROACH, PUSH SIDE, DOOR PROVIDE WITH BOTH CLOSER AND LATCH



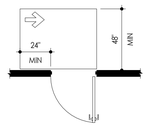
LATCH APPROACH, PULL SIDE



LATCH APPROACH, PUSH SIDE, DOOR PROVIDE WITH CLOSER

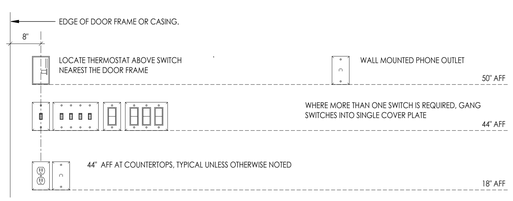


LATCH APPROACH, PUSH SIDE



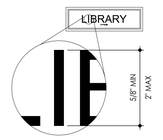
LATCH APPROACH, PUSH SIDE, DOOR PROVIDE WITH CLOSER

TYPICAL MOUNTING HEIGHTS

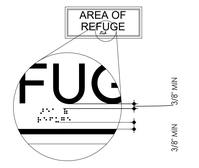


NOTES:
1. OUTLET AND SWITCH LOCATIONS INDICATED ABOVE ARE MEASURED TO BOTTOM OF THE COVER PLATE UNLESS OTHERWISE INDICATED.

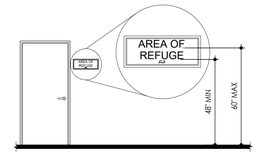
COMMUNICATION ELEMENTS AND FEATURES



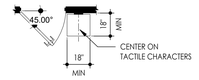
HEIGHT OF RAISED CHARATERS



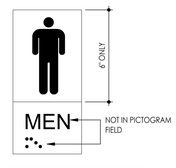
POSITION OF BRAILLE



HEIGHT OF TACTILE CHARACTERS ABOVE FLOOR OR GROUND

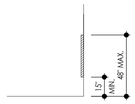


LOCATION OF TACTILE SIGNS AT DOORS

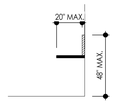


PICTOGRAM FIELD

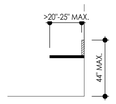
ACCESSIBLE REACH RANGES

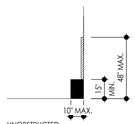


UNOBSTRUCTED FORWARD REACH

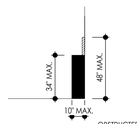


OBSTRUCTED HIGH FORWARD REACH

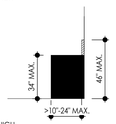




UNOBSTRUCTED SIDE REACH



OBSTRUCTED HIGH SIDE REACH



CODE

PROJECT DESCRIPTION

PATIO DEMOLITION (860 SF) AND RENOVATION INCLUSIVE OF LANDSCAPE/HARDSCAPE. DEMOLITION OF WINDOW & INSTALLATION OF DOOR WITH SIDELITE. LOCATED AT PONTE VEDRA INN & CLUB - GOLF CLUB, PONTE VEDRA BEACH, FLORIDA. EXISTING BUILDING TO REMAIN 12,750 GSF. NEW PATIO AREA 1,200 GSF.

BUILDING OFFICIALS AND APPLICABLE CODES

FLORIDA BUILDING CODE, 8TH EDITION, 2023
FLORIDA BUILDING CODE, EXISTING BUILDING, 8TH EDITION, 2023
FLORIDA BUILDING CODE, PLUMBING, 8TH EDITION, 2023
FLORIDA BUILDING CODE, mECHANICAL, 8TH EDITION, 2023
NFPA 70 - 2017 NEC BUILDING CODE
FLORIDA FIRE PREVENTION CODE, 8TH EDITION, 2023
FLORIDA BUILDING CODE, ACCESSIBILITY, 8TH EDITION, 2023

ALTERATIONS AND ADDITIONS

THE CODE RESEARCH WAS PERFORMED UTILIZING THE EXISTING BUILDING CODE. THE MAIN BUILDING IS EXISTING TO REMAIN, PORTIONS IMPACTED COMPLY WITH ALTERATIONS LEVEL 1.

OCCUPANCY AND GENERAL BUILDING REQUIREMENTS

OCCUPANCY CLASSIFICATION - FBC (CHAPTER 3) / NFPA 101 (CHAPTER 6)	EXISTING TO REMAIN MIXED OCCUPANCY (A-2 / B), SPRINKLERED
CONSTRUCTION TYPE - FBC (SECTION 602) / NFPA 101 (TABLE 13.1.6)	EXISTING TO REMAIN TYPE VB
HEIGHT LIMITATION - FBC TABLE 504.3a	25'-10" EXISTING TO REMAIN *60 FOOT LIMIT*
NUMBER OF STORIES ABOVE GRADE - FBC (TABLE 504.4) / NFPA 101 (TABLE 13.1.6)	1 STORY EXISTING TO REMAIN *2 STORY LIMIT*
ALLOWABLE AREA - FBC (506.2)	12,750 GSF EXISTING TO REMAIN *46,000 SF LIMIT*
BUILDING ELEMENT (FBC) - CONSTRUCTION ELEMENT (NFPA)	EXISTING TO REMAIN
STRUCTURAL FRAME	
COLUMNS	0 HR
BEAMS, GIRDERS, TRUSSES AND ARCHES	0 HR
BEARING WALLS	
EXTERIOR	0 HR
INTERIOR	0 HR
NONBEARING WALLS AND PARTITIONS	
INTERIOR	0 HR
FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	
FLOOR-CEILING ASSEMBLIES	0 HR
ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	
ROOF-CEILING ASSEMBLIES	0 HR
EXTERIOR FIRE SEPARATION - FBC (TABLE 705.5)	0 HR
FIRE SEPARATION DISTANCE - FBC (TABLE 705.5)	10 ≤ X < 30
CORRIDOR FIRE RESISTANCE RATING - FBC (TABLE 1020.1	0 HR

(EXISTING) FIRE PROTECTION SYSTEMS

FIRE AREA - FBC (SECTION 903)	EXCEEDS 5,000 SF OR AN OCCUPANT LOAD OVER 100
EXTINGUISHMENT REQUIREMENTS - NFPA (SECTION 13.3.5)	OCCUPANT LOAD EXCEEDS 300
AUTOMATIC SPRINKLER SYSTEM - FBC (SECTION 903)	REQUIRED & PROVIDED
AUTOMATIC SPRINKLER SYSTEM - NFPA (13.3.5.1)	REQUIRED & PROVIDED

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ELM Studio
1301 Riverplace Boulevard
Suite 1818
Jacksonville, FL 32207
t 904.296.8066

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STATE OF FLORIDA
NOAH C. MARKS
AR98198
REGISTERED ARCHITECT

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AR98198

GOLF CLUB PATIO RENOVATION
PONTE VEDRA INN & CLUB
PONTE VEDRA BEACH, FL

ISSUE DATES

NO.	DESCRIPTION	DATE

PROJ. #: 22-44
DATE: 12.22.2023
DRAWN BY: AJW
CHECKED BY:
SCALE: AS NOTED

CODE INFO., ABBREV., SYMBOLS, NOTES

SHEET NUMBER
G100
CONSTRUCTION DOCUMENTS

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OCCUPANCY SCHEDULE

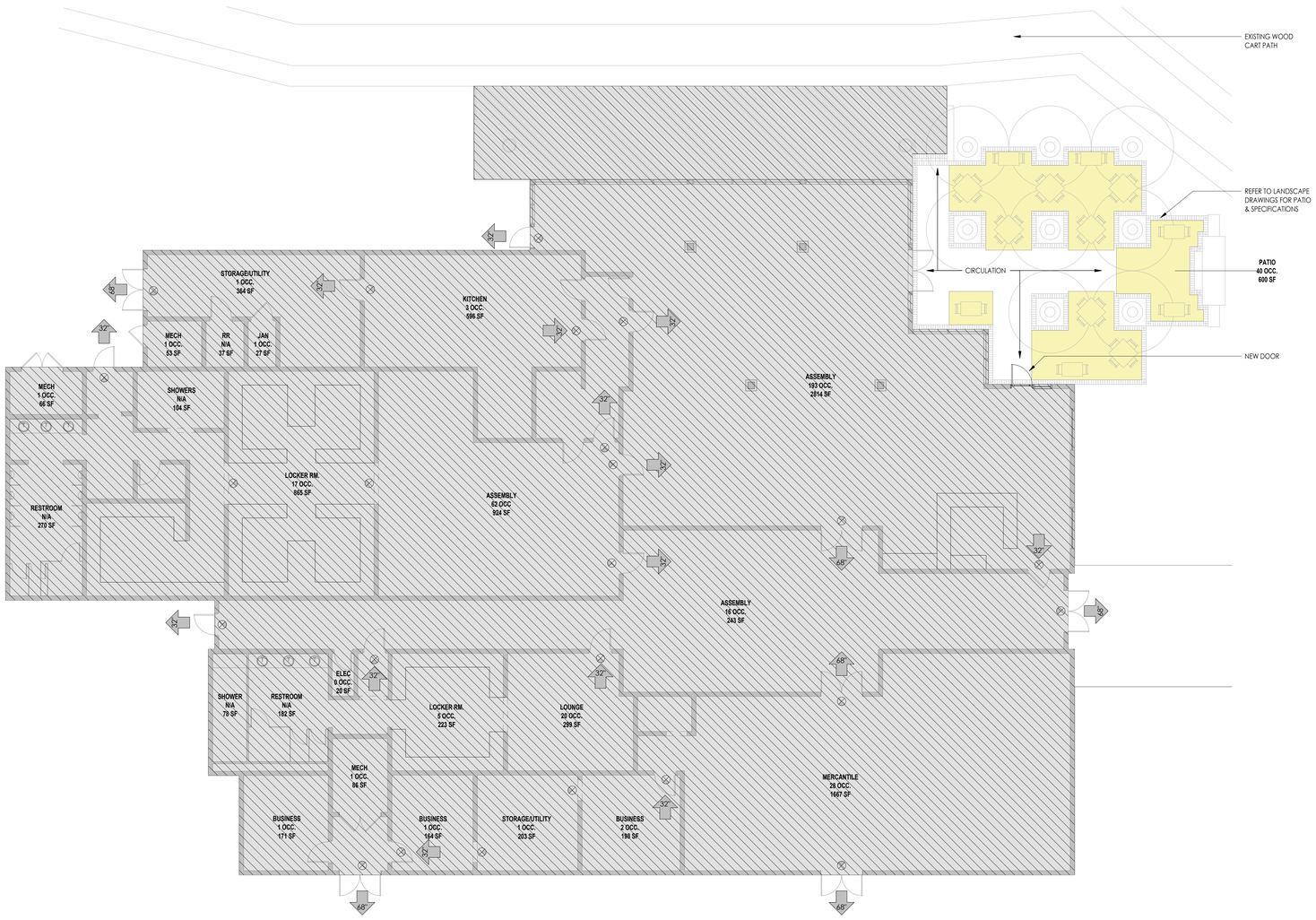
OCCUPANCY TYPE	AREA	OCCUPANCY LOAD FACTOR	OCCUPANCY LOAD
ASSEMBLY	2814 SF	15	193 OCC.
ASSEMBLY	924 SF	15	62 OCC.
ASSEMBLY	243 SF	15	16 OCC.
BUSINESS	171 SF	150	1 OCC.
BUSINESS	164 SF	150	1 OCC.
BUSINESS	198 SF	150	2 OCC.
ELEC	20 SF	300	0 OCC.
JAN	27 SF	300	1 OCC.
KITCHEN	596 SF	200	3 OCC.
LOCKER RM.	223 SF	50	5 OCC.
LOCKER RM.	865 SF	50	17 OCC.
LOUNGE	299 SF	15	20 OCC.
MECH	53 SF	300	1 OCC.
MECH	66 SF	300	1 OCC.
MECH	86 SF	300	1 OCC.
MERCANTILE	1667 SF	60	28 OCC.
PATIO	600 SF	15	40 OCC.
RESTROOM	270 SF		N/A
RESTROOM	182 SF		N/A
RR	37 SF		N/A
SHOWER	78 SF		N/A
SHOWERS	104 SF		N/A
STORAGE/UTILITY	203 SF	300	1 OCC.
STORAGE/UTILITY	364 SF	300	1 OCC.
INTERIOR OCCUPANT LOAD			354
EXTERIOR OCCUPANT LOAD			40
TOTAL OCCUPANT LOAD			**394**

LIFE SAFETY PLAN LEGEND

- REQUIRED EGRESS AND EXIT WIDTH
- REQUIRED ACCESSIBLE PUBLIC ENTRANCE
- FE — FIRE EXTINGUISHER
- FEC — FIRE EXTINGUISHER CABINET
- EXIT SIGN
- EXIT SIGN w/ DIRECTION
- EXIT SIGN w/ EMERGENCY LIGHTS
- TE — TACTILE EXIT SIGN
- FDAB — FIRE DEPT. BUILDING ACCESS BOX
- EMERGENCY EXIT LIGHT
- STARTING LOCATION
- MAX. TRAVEL DISTANCE
- COMMON TRAVEL DISTANCE
- FIRE EXTINGUISHER TRAVEL DISTANCE

LIFE SAFETY GENERAL NOTES

1. ALL DOOR HARDWARE N.I.S. EXISTING TO REMAIN. NEW DOOR HARDWARE INCLUDING CLOSER, HANDLES, PULLS, LATCHES, LOCKS, THRESHOLDS TO BE ADA COMPLIANT.
2. EXISTING PORTABLE FIRE EXTINGUISHERS ARE EXISTING TO REMAIN.
3. PROVIDE TACTILE EXIT SIGNAGE EXISTING TO REMAIN.
4. PROVIDE EMERGENCY LIGHTING EXISTING TO REMAIN.
5. EXIT DISCHARE AT 3'-0" DOOR IS RECOGNIZED AS 34" CLEAR w/ ½" MIN. THRESHOLD.
6. EXIT DISCHARE AT 6'-0" DOOR IS RECOGNIZED AS 68" CLEAR w/ ½" MIN. THRESHOLD.
7. MAIN EXIT DOORS AT FRONT EXIT TO DEDICATED PATH OF TRAVEL/ACCESSIBLE ROUTE TO PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING, AND PASSENGER LOADING ZONES. EXISTING TO REMAIN.



LIFE SAFETY PLAN - EXISTING GOLF CLUB

1/8" = 1'-0"

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GOLF CLUB PATIO RENOVATION
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ISSUE DATES

NO.	DESCRIPTION	DATE

PROJ. #: 22-44
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DRAWN BY: AJW
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SCALE: AS NOTED

LIFE SAFETY PLAN

SHEET NUMBER
G101
CONSTRUCTION DOCUMENTS

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DESIGN CRITERIA

Design per 2023 *Florida Building Code 8th Edition*, unless otherwise noted

Wind loads: Wind Exposure Category C
Wind speed: (130 mph)

Concrete (Design per current edition ACI 318)
Compressive strength: f'c = 3000 psi

All reinforcing steel ASTM A615 Grade 60

All welded wire fabric ASTM A185

Concrete masonry (Design per current edition ACI 530)
Compressive strength: f'm = 1500 PSI

Soil bearing (design maximum): 2000 psf (assumed)

420.14 Deformed bar reinforcement shall conform to ASTM A615, Grade 60. Provide bar spacers as required to properly locate reinforcing. Lap splices shall be as follows:

	8" CMU			
	Singly Reinforced		Doubly Reinforced	
	f'm 1500	f'm 2000	f'm 1500	f'm 2000
#3	(#10) 19	16	19	16
#4	(#13) 25	21	28	24
#5	(#16) 31	27	43	37
#6	(#19) 52	45	87	75

All load bearing walls and exterior walls shall be composed of ASTM C90, Type II Hollow Concrete Masonry Units with ASTM C270 Type "S" mortar. Grout shall conform to the requirements of ASTM C476 and have a compressive strength of 3000 psi.

Masonry work shall be inspected in accordance with ACI 530.1.

If footing elevations shown occur in a disturbed, unstable, or unsuitable soil; the architect shall be notified.

Concrete work shall conform to the requirements of ACI 301, *"Specifications for Structural Concrete for Buildings"* (latest edition), except as modified by the requirements of the contract documents.

Masonry construction and materials shall conform to the requirements of *"Specifications for Masonry Structures (ACI 530.1/ASCE 6)"* (latest edition), except as modified by requirements of the contract documents.

GENERAL NOTES

1. Contractor is responsible for reviewing site conditions prior to bidding and construction. Any discrepancies between these plans and actual site conditions shall be brought to the immediate attention of the Owner's Engineer and Landscape Architect prior to final bid and/or construction.
2. Contractor is responsible for a thorough understanding of all engineering and hardscape design drawings. Discrepancies between these drawings shall be immediately identified and brought to the attention of the Owner's Engineer and Landscape Architect prior to final bid and/or construction.
3. The extent of the contractor's work is as indicated in the plans and details. The contractor is responsible to understand the extent of work described herein. Discrepancies in the defined work limits in these drawings shall be brought to the immediate attention of the Owner or Owner's Representative. Any misunderstandings regarding the extent of work are fully the responsibility of the contractor.
4. In these drawings written dimensions shall take precedence over scaled dimensions. The contractor shall verify and be responsible for all dimensions and conditions on the job. ELM, Inc. must be notified of any variation from the dimensions and conditions shown in these drawings.
5. Boundary, easement, topography, building location, and other survey information shown herein is taken from plans by __.
6. All dimensions shown are to wall center unless otherwise noted. All spot elevations are to finished concrete work, unless otherwise noted.
7. Contractor shall be responsible for confirming and verifying final grades, slopes, and swales with Civil Engineer's Grading and Drainage Plan and the Hardscape Plans. Any discrepancies between these plans shall be brought to the immediate attention of the Owner's Engineer and Landscape Architect prior to final bid and/or construction. Positive drainage shall be maintained in all areas. Area drains may need to be added where positive drainage can not occur.
8. Contractor shall refer to the Landscape Plans for the locations of all major trees and palms to be planted on site. The General Contractor shall be responsible for installing markers, such as 4'-0" diameter sonotube, or approved equal to identify these areas. The General Contractor shall be responsible for coordinating with subs that these areas remain free of pipes, conduit, transformer, etc. Any re-locations or re-routing of site infrastructure shall be the responsibility of the contractor.

GENERAL LEGEND

- X / LXXX — Denotes Detail Number / Denotes Sheet Number
- XX-XXX — Denotes Site Plan Call Out
- Denotes Center Line
- ELEV — Denotes Elevation Datum
- N.W.L. — Denotes Normal Water Level
- P.A. — Denotes Planter Area
- Denotes Disabled Parking Space
- A/C — Denotes A/C Condenser Unit
- F.H. — Denotes Fire Hydrant
- M.H. — Denotes Manhole Cover
- T — Denotes Transformer
- Denotes Wheel Stop
- 123 — Denotes Proposed Contour
- 123 — Denotes Existing Contour
- Denotes Area Drain
- Denotes Trench Drain
- CO — Denotes Drainage Clean Out
- SLOPE — Denotes Surface Drainage Direction
- 12.34 — Denotes Existing Spot Grades
- 12.34 — Denotes Civil Engineer's Spot Grades
- SD-XXX — Denotes Drain Structure Reference Number
- 12.34 — Denotes Hardscape Spot Elevations
- 12.34 FG — Denotes Finished Grade Elevation
- 12.34 TW — Denotes Top of Wall Elevation
- 12.34 TC — Denotes Top of Curb Elevation
- 12.34 BC — Denotes Bottom of Curb Elevation
- 12.34 EP — Denotes Edge of Pavement Elevation
- 12.34 HP — Denotes High Point Elevation
- 12.34 LP — Denotes Low Point Elevation
- 12.34 TCOL — Denotes Top of Column Elevation
- 12.34 TCMU — Denotes Top of CMU Elevation
- 12.34 TOB — Denotes Top of Bank Elevation
- 12.34 BOS — Denotes Bottom of Slope Elevation
- 12.34 TF — Denotes Top of Footing Elevation
- 12.34 FFE — Denotes Finish Floor Elevation
- 12.34 COP — Denotes Pool Coping Elevation
- 12.34 RIM — Denotes Rim Elevation
- 12.34 INV — Denotes Invert Elevation
- 12.34 TS — Denotes Top of Steps Elevation
- 12.34 BS — Denotes Bottom of Steps Elevation
- 12.34 TP — Denotes Top of Pier Elevation
- 12.34 TR — Denotes Top of Ramp Elevation
- 12.34 BR — Denotes Bottom of Ramp Elevation
- 12.34 MEG — Denotes To Meet Existing Grade

PRODUCTS AND MATERIALS NOTES

1. Contractor shall submit samples, shop drawings, and appropriate cut sheets for ALL materials. Additionally, submittals for items not represented on this list may be required. Contact the Landscape Architect if any discrepancies occur.
2. For each type of paver and pattern, Contractor shall construct a 6' x 6' sample panel for approval by Landscape Architect and/or Owner. The sample panel shall be the basis of acceptance or refusal of finished work. No portion of the sample panel shall be included in the finished work. Alternatively, at the Owner's discretion, samples of the pavers may be submitted for review and acceptance, and a previously installed section of pavers, from the existing park phase, may be used as the basis of acceptance or refusal of finished work.
3. Contact information for vendors is provided to demonstrate the desired specification. General Contractor may submit product alternatives, of an equal or greater quality, to the Landscape Architect and/or Owner for approval via shop drawings and samples.
4. Contractor to verify and confirm all quantities.

PRODUCTS AND MATERIALS SCHEDULE

EXTERIOR PAINTS

CODE	DESCRIPTION	DETAIL
09-91	EXTERIOR PAINT - BRICK SHALL BE PAINTED WITH AN EXTERIOR, MASONRY GRADE PAINT. - ALL PAINTED SURFACES SHALL BE PREPARED PER MANUFACTURER RECOMMENDATIONS. - COLOR AND SHEEN TO BE COORDINATED WITH FACILITY MAINTENANCE TEAM TO MATCH EXISTING COLORS AT GOLFBAG DROP SHELTER.	N/A

FIREPLACE SPECIALTIES

CODE	DESCRIPTION	DETAIL
10-32A	COURTYARD 42" FIREPLACE INSERT MANUFACTURER: OUTDOOR LIFESTYLES BY HEARTH & HOME TECHNOLOGIES; 888.427.3973 PRODUCT NUMBER: COURTYARD 42 PRODUCT OPTIONS: - STANDARD TRADITIONAL INTERIOR PANELS - STAINLESS STEEL GRATE WITH STANDARD LOG SET - WALL TIMER ON/OFF SWITCH SHALL BE LOCATED IN A DISCRETE LOCATION FOR OPERATION BY STAFF ONLY, INCLUDE REMOTE EMERGENCY SHUT-OFF FOR GAS SUPPLY DIMENSIONS: 42" WIDE X 34" HEIGHT X 20" DEPTH INSTALL PER MANUFACTURER REQUIREMENTS. INSTALLATION SHALL BE BY A LICENSED INSTALLER. NOTE: INSERT WAS RECENTLY REDESIGNED BY THE MANUFACTURER. VERIFY THE INSERT ORDERED FOR INSTALLATION IS THE CORRECT VERSION TO FIT THE PROVIDED ROUGH OPENING. ALTERNATE INSERTS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND/OR OWNER. ALTERNATES THAT DO NOT FIT THE ROUGH OPENING DESIGNED, SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND/OR STRUCTURAL ENGINEER. ANY STRUCTURAL CHANGES OR FIREPLACE REDESIGN, DUE TO THE USE OF AN ALTERNATE INSERT, SHALL BE AT THE EXPENSE OF THE CONTRACTOR.	N/A

UNIT PAVING

CODE	DESCRIPTION	MANUFACTURER	PROD. NAME	PRODUCT NUMBER	PRIMARY COLOR	SIZE	INSTALLATION PATTERN	ADDITIONAL INFORMATION	DETAIL
32-14	PAVER INSTALLATION: - REFER TO HARDSCAPE PLANS FOR LAYOUT - INSTALLATION / ATTACHMENT PER MANUFACTURER'S RECOMMENDATIONS FOR EACH APPLICATION. - CONTRACTOR SHALL SUBMIT PAVER SAMPLES OR CONSTRUCT A 6' X 6' SAMPLE PANEL FOR APPROVAL BY LANDSCAPE ARCHITECT OR OWNER. THE SAMPLE PANEL SHALL BE THE BASIS OF ACCEPTANCE OR REFUSAL OF FINISHED WORK. NO PORTION OF THE SAMPLE PANEL SHALL BE INCLUDED INTO THE FINISHED WORK. - INSIDE AND OUTSIDE CORNERS OF ALL PAVER HEADER BANDS SHALL BE (4) 4" X 4" PAVERS. ALTERNATIVELY, CORNERS MAY BE MITERED. ALL CORNERS SHALL BE CONSISTENT.								SHEET L401
32-14A	4" X 8" BRICK PAVER HEADER COURSE	TREMRON, MARK NORMINGTON: 904.359.5900	4 X 8 BRICK PAVER	PV21040	TBD	4"W X 8"L X 2-3/8"D	INSTALL AS HEADER COURSE AROUND PERIMETER OF PAVER AREAS, AS SHOWN ON PLANS.	INSTALL PER MANUFACTURER'S RECOMMENDATION.	SHEET L401
32-14B	4" X 8" CONCRETE PAVER FIELD	TREMRON, MARK NORMINGTON: 904.359.5900	4 X 8 BRICK PAVER	PV21040	TBD	4" X 8" X 3-1/8" THICKNESS	HERRINGBONE AT 45 DEGREES TO TO THE BUILDING.	INSTALL PER MANUFACTURER'S RECOMMENDATION FOR ROADWAY INSTALLATION.	SHEET L401
32-14C	4" X 9" REGULAR BULLNOSE COPING CONCRETE PAVER	TREMRON, MARK NORMINGTON: 904.359.5900	REG. BULL-NOSE	BN02020	TBD	4"W X 9"L X 2-3/8"D	INSTALL AS HEADER COURSE AT STAIR TREADS, AS SHOWN ON PLANS.	MORTAR SET TO CONCRETE STAIR USING MANUFACTURER RECOMMENDED MORTAR.	SHEET L401

AGGREGATE SURFACE

CODE	DESCRIPTION	MANUFACTURER	PRODUCT NAME	PRODUCT NUMBER	PRIMARY COLOR	DIMENSIONS	ADDITIONAL INFORMATION	DETAIL
32-15A	CLEAN SHELL AND/OR SEASHELL MIX	N/A	CLEAN SHELL AND/OR SEASHELL	N/A	WHITE/ CREAM/ ORANGE	2" - 4" DIA	INSTALL AT 2-1/2" DEPTH OVER GEOTEXTILE FABRIC. MATERIAL TO BE CLEAN SEASHELL (2"-4" DIA). SHELLS TO BE WASHED. CONTRACTOR TO PROVIDE SAMPLE OF SHELLS IN QUART-SIZED ZIPLOCK FOR APPROVAL.	12/L401

FENCES AND GATES

CODE	DESCRIPTION	MANUFACTURER	ADDITIONAL INFORMATION	DETAIL
32-31A	RAINIER CABLE RAILING SYSTEMS	AGS STAINLESS: 1.888.842.9492	RAINIER CABLE RAILING SYSTEM TOP RAIL: FLAT TOP WITH REDUCED STEM INFILL: HORIZONTAL CABLE RAILING FINISH: BRUSHED STAINLESS STEEL MOUNT: TOP MOUNT WITH COVER PLATE HEIGHT: 42" TOP RAIL HEIGHT HANDRAIL: BRACKET MOUNTED, ADA COMPLIANT RAIL MANUFACTURER TO PROVIDE FULL SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION AND INSTALLATION. INSTALL PER MANUFACTURER RECOMMENDATION.	6/L401

RETAINING WALLS

CODE	DESCRIPTION	MANUFACTURER	PRODUCT NAME	PRODUCT NUMBER	PRIMARY COLOR	DIMENSIONS	ADDITIONAL INFORMATION	DETAIL
32-32	SEGMENTAL WALL INSTALLATION: - REFER TO HARDSCAPE PLANS FOR LAYOUT. - INSTALLATION / ATTACHMENT PER MANUFACTURER'S RECOMMENDATIONS FOR EACH APPLICATION. - CONTRACTOR TO PROVIDE ENGINEERED SHOP DRAWINGS FROM MANUFACTURER FOR SEGMENTAL WALL. DRAWINGS TO SHOW WALL LAYOUTS, SECTIONS, STAIR DETAILS, LEVELING PAD DEPTH AND SIZING, LEVELING PAD MATERIAL AND COMPACTION, TIEBACKS, AND ANY OTHER PERTINENT INFORMATION. THESE SHOP DRAWINGS TO BE PROVIDED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. - WALLS BLOCKS SHALL BE INSTALLED IN A RANDOM PATTERN. NO VERTICAL JOINT SHOULD EXTEND MORE THAN TWO COURSES. - INSTALL DRAIN TILE BEHIND WALL, PER MANUFACTURER'S RECOMMENDATION							SHEET L401
32-32A	STONEGATE 6" CONTEMPORARY SEGMENTAL WALL	KEYSTONE RETAINING WALL SYSTEMS	STONEGATE	6" CONTEMPORARY	GRANITE	10"W X 6"/4", 12"/10", 16"/14"L X 6"D	INSTALL WITH RANDOM PATTERN. VERTICAL JOINTS SHALL EXTEND NO MORE THAN 2 COURSES. INSTALL PER MANUFACTURER RECOMMENDATIONS, USING MANUFACTURER PINS.	SHEET L401
32-32B	STONEGATE 3" CONTEMPORARY SEGMENTAL WALL CAP	KEYSTONE RETAINING WALL SYSTEMS	STONEGATE CAP	3" CONTEMPORARY	GRANITE	8"W X 12"L X 3"D	INSTALL IN RUNNING BOND WITH EQUAL OVERHANG ON FRONT AND BACK OF WALL. INSTALL PER MANUFACTURER RECOMMENDATION. USE MANUFACTURER RECOMMENDED ADHESIVE.	SHEET L401

STORMWATER CONVEYANCE

CODE	DESCRIPTION	MANUFACTURER	DETAIL
33-42A	4" ROUND ATRIUM GRATE (#78) - PIPE GRATE - COLOR: BLACK - MATERIAL: HDPE	NDS: 877.412.7467	N/A
33-42B	4" ROUND BRASS GRATE W/ PVC COLLAR (#910B) - USE WITH 3" OR 4" DRAIN PIPE - COLOR: SATIN BRASS - MATERIAL: BRASS	NDS: 877.412.7467	14/L401
33-42C	ADS SINGLE WALL PIPE - HDPE CORRUGATED PIPE - 3" - 24" DIAMETERS - ALL FITTINGS AND COUPLINGS SHALL MEET ASTM F667 - INSTALL PER MANUFACTURER RECOMMENDATIONS	ADS: 800.821.6710	N/A

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REGISTERED LANDSCAPE ARCHITECT
MARK KLONE
LA6666922
STATE OF FLORIDA

MARK KLONE
FL LA6666922

GOLF CLUB OUTDOOR BAR
PONTE VEDRA INN & CLUB

PONTE VEDRA BEACH, ST JOHNS COUNTY, FLORIDA

ISSUE DATES

NO.	DESCRIPTION	DATE

PROJ. #:	22-44
DATE:	12.22.2023
DRAWN BY:	MCK
CHECKED BY:	MCK
SCALE:	AS NOTED

GENERAL NOTES & SPECIFICATIONS

SHEET NUMBER

L001

Project Status

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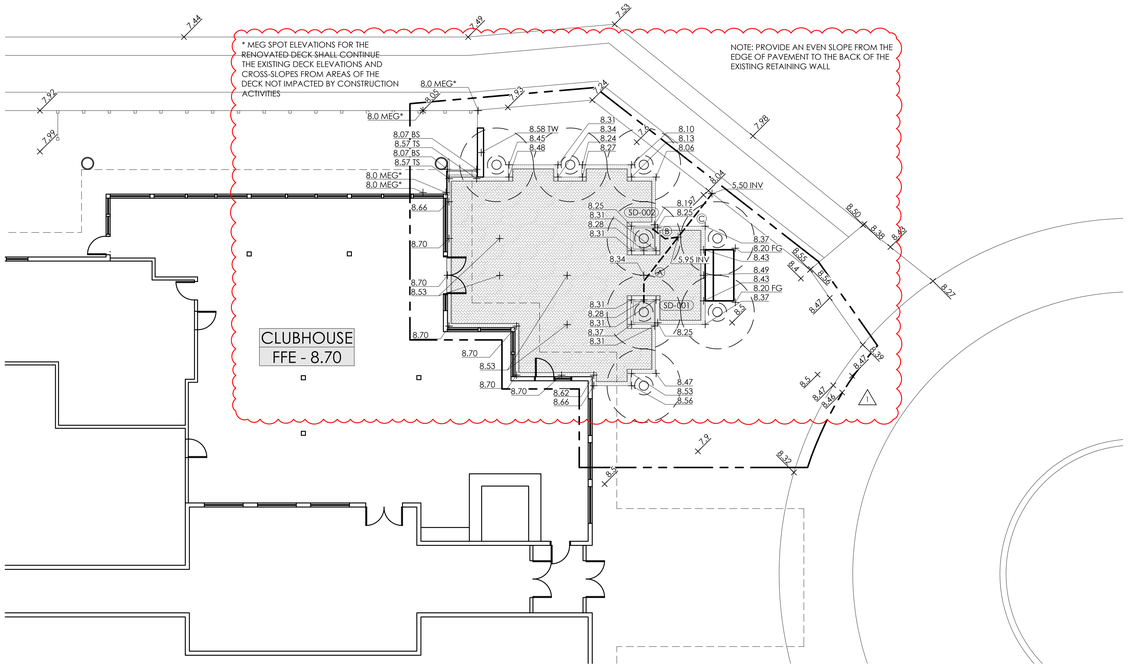
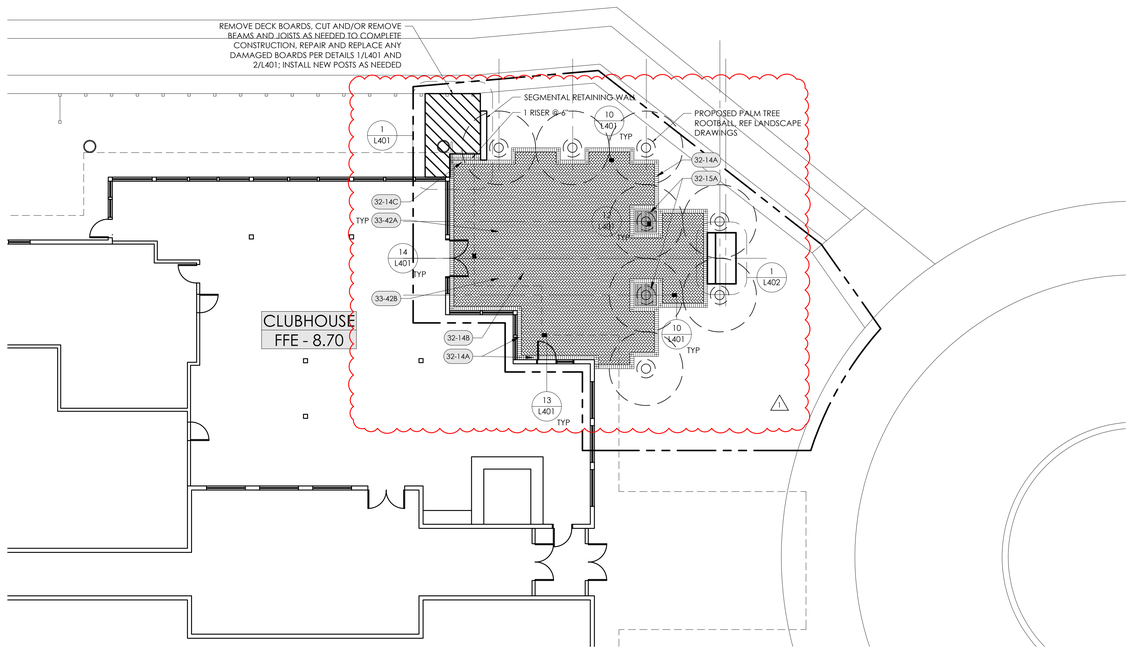


3 GRADING PLAN

1" = 10'-0"

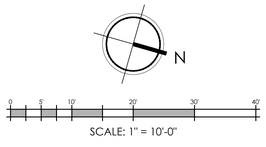


1 SITE PLAN

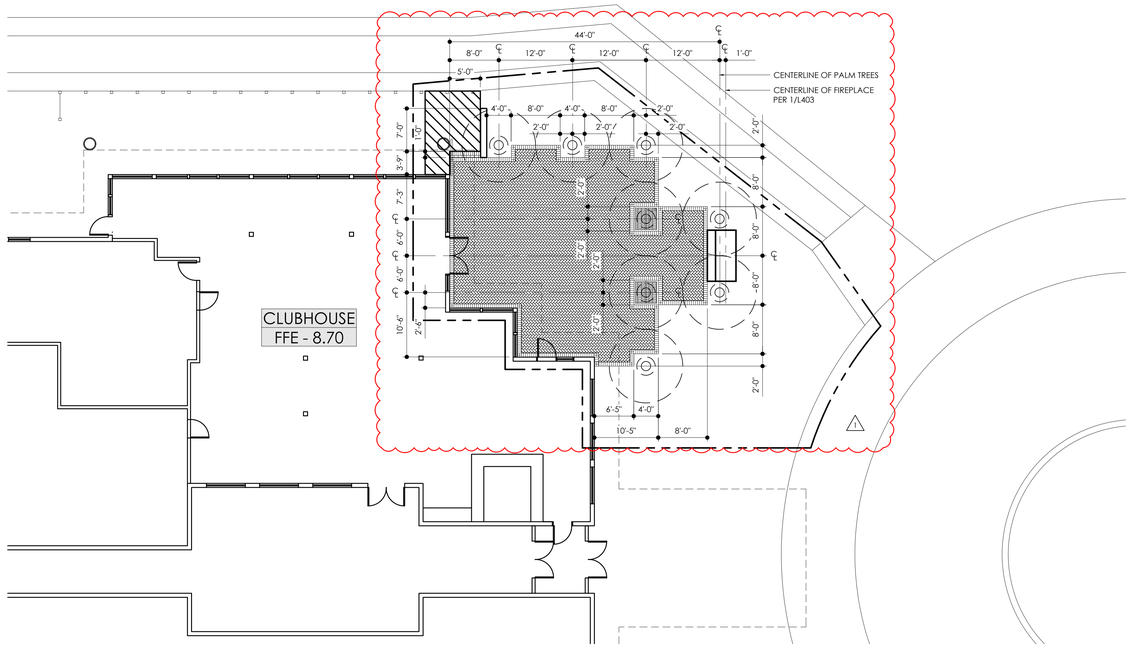
1" = 10'-0"

DRAINAGE STRUCTURES								
STRUCTURE ID	TYPE	SIZE	MANU-FACTURER	PART #	MATERIAL	COLOR	RIM ELEVATION	INVERT ELEVATION
SD-001	ROUND ATRIUM	4"	NDS	78	POLY-OLEFIN	BLACK	8.14	6.57
SD-002	ROUND ATRIUM	4"	NDS	78	POLY-OLEFIN	BLACK	8.10	6.18
SD-003								
SD-004								
SD-005								
SD-006								

DRAINAGE PIPES			
PIPE ID	DIAMETER	LENGTH	SLOPE
A	4"	13 LF	5%
B	4"	5 LF	5%
C	4"	9 LF	5%



SCALE: 1" = 10'-0"



2 LAYOUT PLAN

1" = 10'-0"

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REGISTERED LANDSCAPE ARCHITECT
MARK KLONE
LA6666922
STATE OF FLORIDA

MARK KLONE
FL LA6666922

GOLF CLUB OUTDOOR BAR
PONTE VEDRA INN & CLUB

PONTE VEDRA BEACH, ST JOHNS COUNTY, FLORIDA

ISSUE DATES

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1	ASI-001	24.02.26

PROJ. #:	22-44
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CHECKED BY:	MCK
SCALE:	AS NOTED

SITE, LAYOUT, & GRADING PLANS

SHEET NUMBER

L101

Project Status

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SEGMENTAL WALL NOTES:

CONTRACTOR TO PROVIDE ENGINEERED SHOP DRAWINGS FROM MANUFACTURER FOR SEGMENTAL WALL. DRAWINGS TO SHOW WALL LAYOUTS, SECTIONS, STAIR DETAILS, LEVELING PAD DEPTH AND SIZING, LEVELING PAD MATERIAL AND COMPACTION, BACKFILL MATERIAL AND COMPACTION, TIEBACKS, AND ANY OTHER PERTINENT INFORMATION. THESE SHOP DRAWINGS TO BE PROVIDED TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

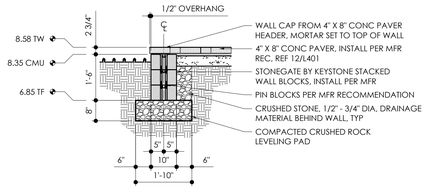
GRILLING STATION TO BE INSTALLED SIMILAR TO 'KEYSTONE COUNTRY MANOR 3-PIECE GRILL STATION V2' BUT MODIFIED AS SHOWN IN THESE DRAWINGS TO PROVIDE SPACE FOR A GAS GRILL AND BIG GREEN EGG SMOKER. CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED VENTING, GAS CONNECTIONS, AND OTHER OPERATIONAL NEEDS. OWNER TO SELECT AND/OR PROVIDE ALL GRILLING EQUIPMENT. BASE DESIGN SHOULD BE MODIFIED AS NEEDED TO FIT THE GRILL REQUIREMENTS. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL.

WALL MANUFACTURER: KEYSTONE RETAINING WALL SYSTEMS

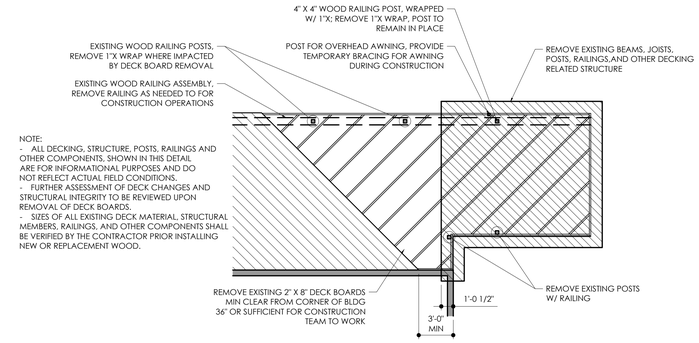
WALL BLOCK STYLE: STONEGATE WALL
WALL BLOCK SIZES: STANDARD MIX OF 16/14 UNITS, 12/10 UNITS, AND 6/4 UNITS
WALL BLOCK FINISH: CONTEMPORARY
WALL BLOCK COLOR: GRANITE
INSTALL IN RANDOM PATTERN, NO VERTICAL JOINT SHOULD EXTEND MORE THAN 2 COURSES.

WALL CAP STYLE: STONEGATE WALL
WALL CAP SIZE: 12/10 UNIT
WALL CAP STYLE: CONTEMPORARY
WALL CAP COLOR: GRANITE

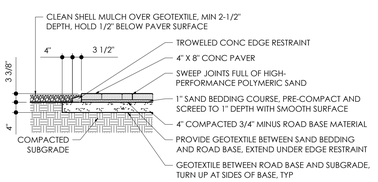
11 RETAINING WALL NOTES
NTS



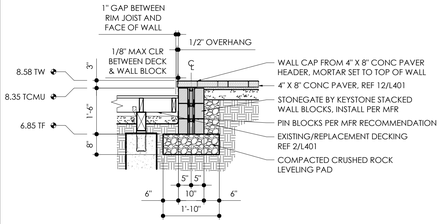
7 RETAINING WALL SECTION
1/2" = 1'-0"



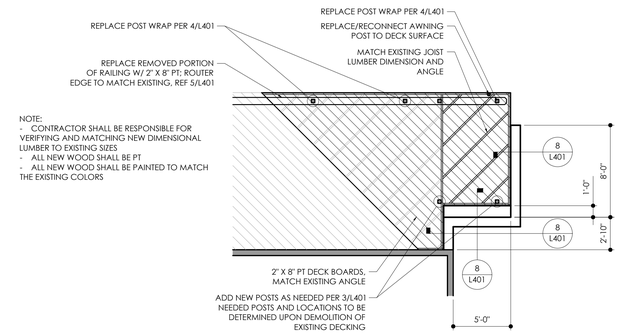
1 WOOD DECK DEMOLITION DETAIL NOTES
3/16" = 1'-0"



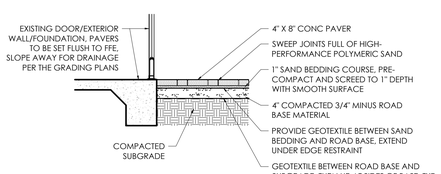
12 PALM BOX PAVER RESTRAINT
1/2" = 1'-0"



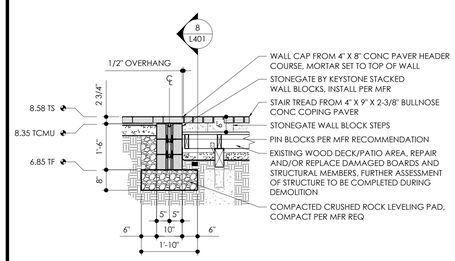
8 RETAINING WALL SECTION
1/2" = 1'-0"



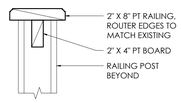
2 WOOD DECK RENOVATION DETAIL NOTES
3/16" = 1'-0"



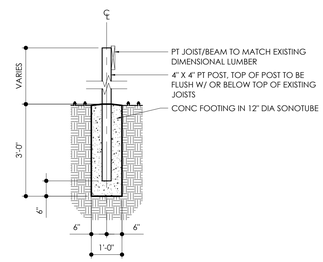
13 PAVERS AGAINST FOUNDATION
1/2" = 1'-0"



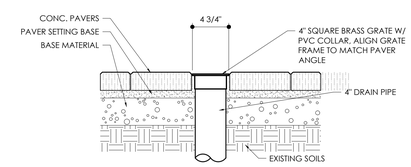
9 RETAINING WALL SECTION
1/2" = 1'-0"



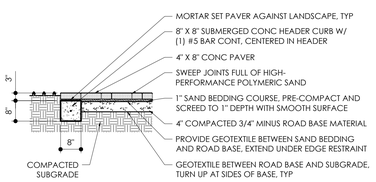
5 WOOD DECK RAILING DETAIL
1-1/2" = 1'-0"



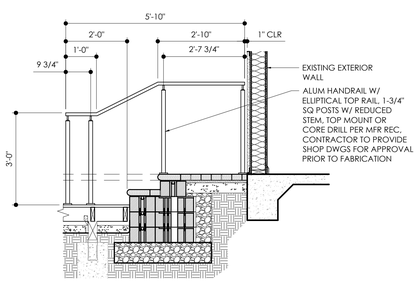
3 WOOD DECK POST DETAIL
1/2" = 1'-0"



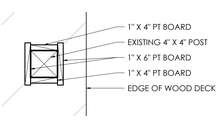
14 PAVER AREA DRAIN INLET
1-1/2" = 1'-0"



10 PERIMETER PAVER RESTRAINT
1/2" = 1'-0"



6 HANDRAIL SECTION
1/2" = 1'-0"



4 WOOD DECK POST TRIM DETAIL
1-1/2" = 1'-0"

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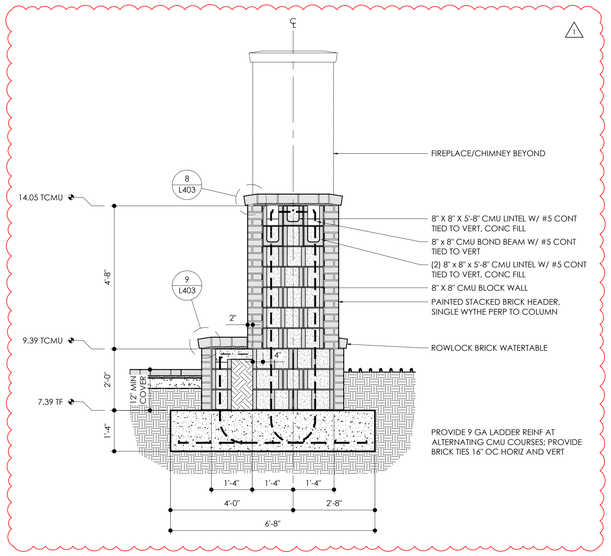


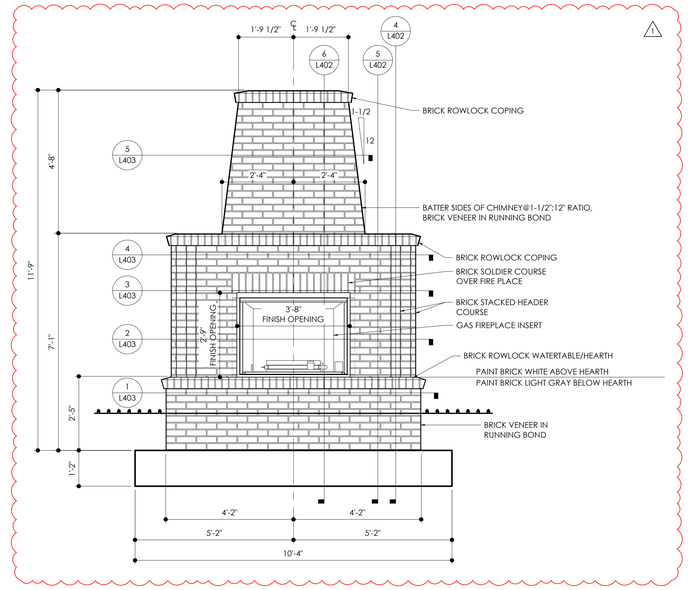
5 FIREPLACE - LINTEL BEARING SECTION

1/2" = 1'-0"

DETAIL REMOVED FROM THE SET

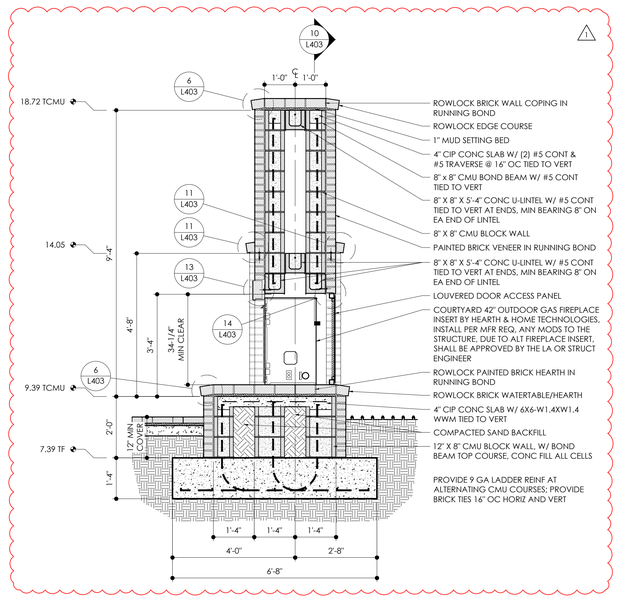
3 FIREPLACE - WING WALL SECTION

1/2" = 1'-0"



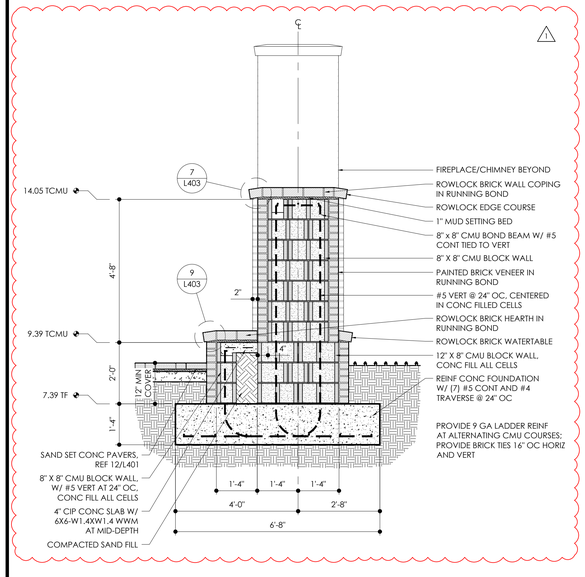
1 FIREPLACE - FRONT ELEVATION

1/2" = 1'-0"



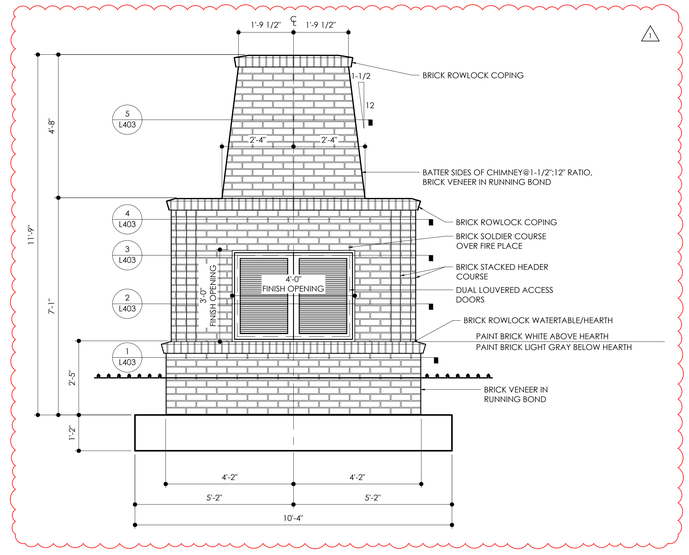
6 FIREPLACE - FIREPLACE INSERT SECTION

1/2" = 1'-0"



4 FIREPLACE - COLUMN SECTION

1/2" = 1'-0"



2 FIREPLACE - REAR ELEVATION

1/2" = 1'-0"

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HARDSCAPE DETAILS

SHEET NUMBER

L402

Project Status

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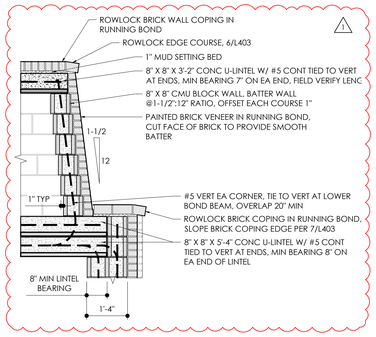
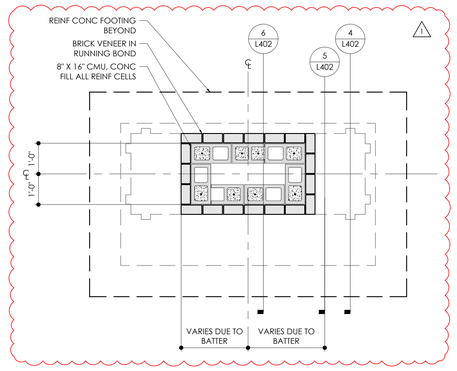
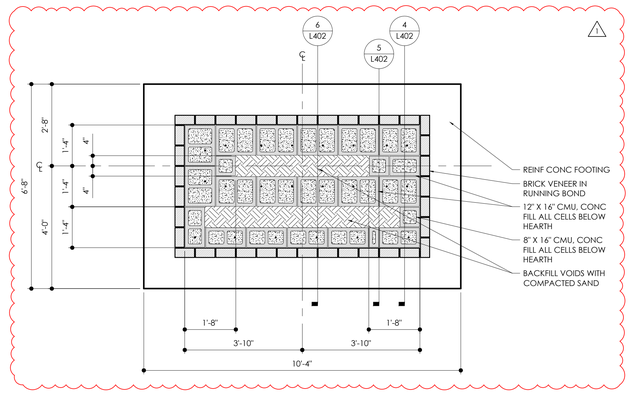


10 FIREPLACE - WALL BATTER SECTION
1/2" = 1'-0"



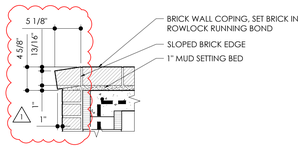
5 FIREPLACE - PLAN VIEW SECTION THROUGH CHIMNEY
1/2" = 1'-0"



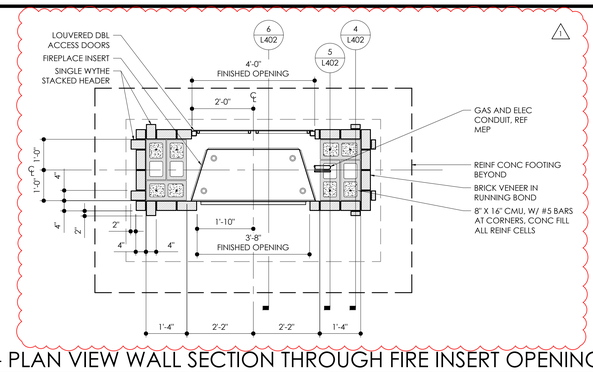
1 FIREPLACE - PLAN VIEW OF FOUNDATION AND BELOW HEARTH WALL SECTION
1/2" = 1'-0"

DETAIL REMOVED FROM THE SET

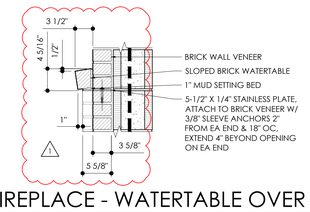
11 FIREPLACE - MANTLE WATERTABLE DETAIL
1" = 1'-0"



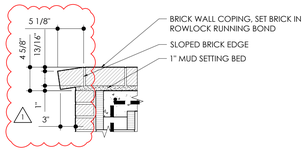
6 FIREPLACE - TYPICAL WALL COPING DETAIL
1" = 1'-0"



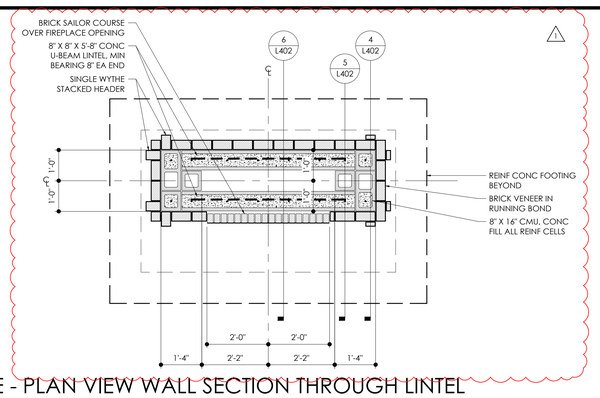
2 FIREPLACE - PLAN VIEW WALL SECTION THROUGH FIRE INSERT OPENING
1/2" = 1'-0"



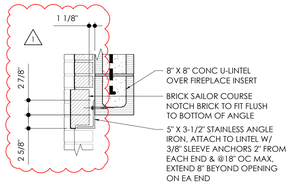
12 FIREPLACE - WATERTABLE OVER REAR DOORS DETAIL
1" = 1'-0"



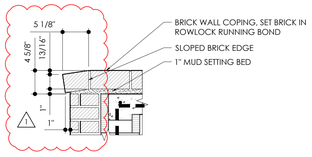
7 FIREPLACE - SIDE COLUMN COPING DETAIL
1" = 1'-0"



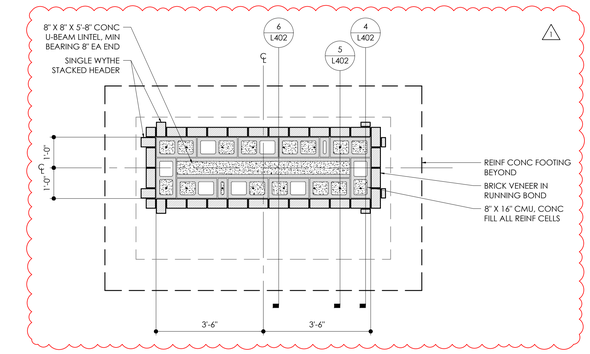
3 FIREPLACE - PLAN VIEW WALL SECTION THROUGH LINTEL
1/2" = 1'-0"



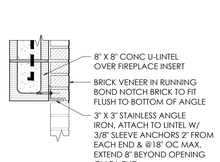
13 FIREPLACE - SAILOR COURSE LINTEL DETAIL
1" = 1'-0"



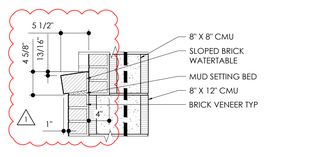
8 FIREPLACE - SIDE COLUMN COPING DETAIL
1" = 1'-0"



4 FIREPLACE - PLAN VIEW SECTION ABOVE LINTEL
1/2" = 1'-0"



14 FIREPLACE - BRICK LINTEL OVER LOUVERED DOORS
1" = 1'-0"



9 FIREPLACE - WATERTABLE DETAIL
1" = 1'-0"

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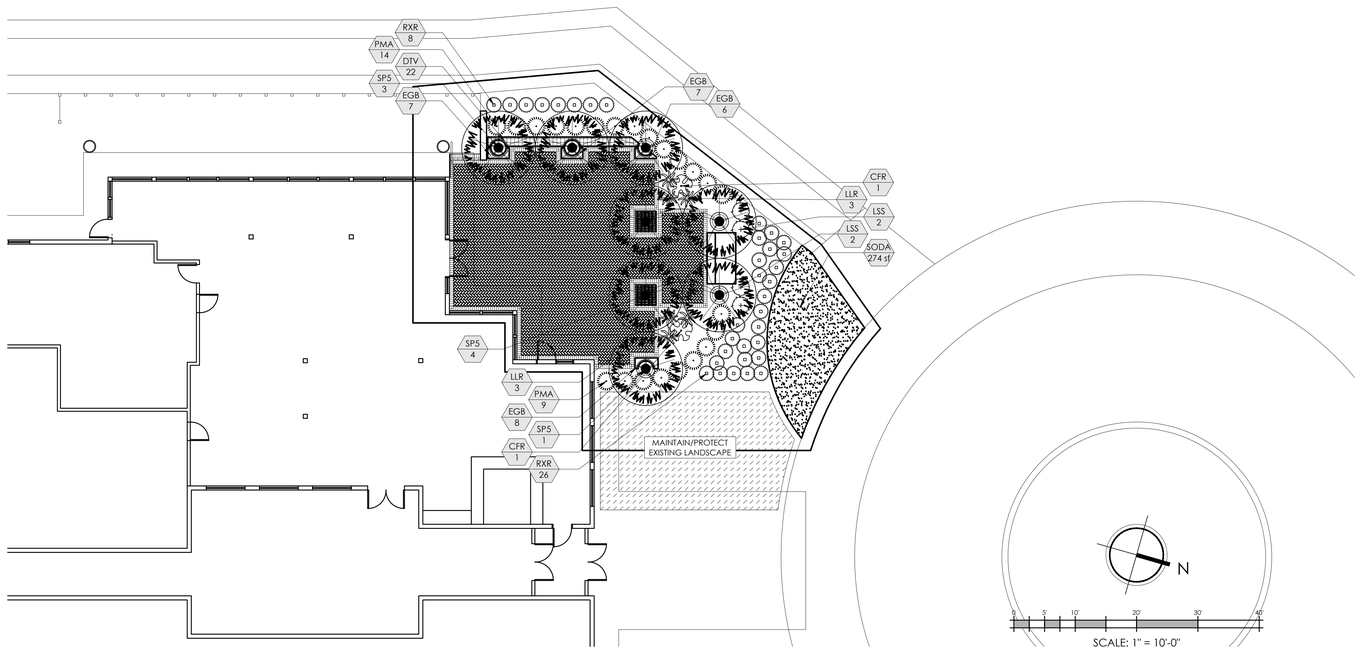
HARDSCAPE DETAILS

SHEET NUMBER
L403
Project Status

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	NATIVE	SHADE	CANOPY	REMARKS
TREES								
	SP5	8	SABAL PALMETTO	SABAL PALM	YES	NO	11'	16' C.T. HEIGHT, ALL TRUNKS TO BE STRAIGHT, MATCHED HEADS
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	NATIVE	SHADE	CANOPY	REMARKS
SHRUBS								
	CFR	2	CORDYLINE FRUTICOSA	TI PLANT	YES		42" o.c.	36" HEIGHT, 18" - 24" SPREAD, 7 GAL, 42" OC
	LLR	6	LOMANDRA LONGIFOLIA 'ROMA 13'	PLATINUM BEAUTY VARIEGATED MAT RUSH	NO		36" o.c.	18" - 21" HEIGHT AND SPREAD, 3 GAL, 36" OC
	LSS	4	LIGUSTRUM SINENSE 'SUNSHINE'	SUNSHINE CHINESE PRIVET	NO		36" o.c.	18" - 24" HEIGHT AND SPREAD, 3 GAL, 36" OC
	PMA	23	PODOCARPUS MACROPHYLLUS	JAPANESE PODOCARPUS	A.S.		36" o.c.	30" - 36" HEIGHT, 24" SPREAD MIN, 7 GAL, 36" OC
	RXR	34	RHODODENDRON X 'ROBLEZE'	AUTUMN STARBURST ENCORE AZALEA	YES		30" o.c.	18" X 18" HEIGHT AND SPREAD, 3 GAL, 30" OC, DWARF VARIETY OF REBLOOMING AZALEA, MATURE SIZE 3' - 4' HEIGHT AND SPREAD
GROUND COVERS								
	DTV	22	DIANELLA TASMANICA `VARIEGATA`	FLAX LILY	NO		15" o.c.	14" - 18" HEIGHT, FULL PLANT, 1 GAL, 15" OC
	EGB	28	EVOLVULUS GLOMERATUS 'BLUE DAZE'	BRAZILIAN DWARF MORNING GLORY	NO		9" o.c.	4" - 6" HEIGHT AND SPREAD, LINER, 9" OC
TURF GRASS								
	SODA	274 SF	STENOTAPHRUM SECUNDATUM `FLORITAM`	FLORITAM ST. AUGUSTINE SOD	0			SOD - SEE SPECS



SCALE: 1" = 10'-0"

1 LANDSCAPE PLAN

1" = 10'-0"

LANDSCAPE PLANT CALCULATIONS

TREE INCHES PLANTED

QUANTITY	COMMON NAME	TYPE	NATIVE	INCHES CREDITED	TOTAL INCHES
8	SABAL PALM (16' CT)	NON-CANOPY	YES	6	48
	TOTAL INCHES PLANTED (NEED 179" + 122" (REMOVED) = 301")				48

NATIVE TREE CALCULATIONS

TYPE	QUANTITY	PERCENTAGE
NATIVE TREES	8	100.0%
NON-NATIVE TREES	0	0.0%

*50% NATIVE SPECIES ARE REQUIRED

CANOPY TREE CALCULATIONS

TYPE	QUANTITY	PERCENTAGE
CANOPY TREES**	0	50.0%
NON-CANOPY TREES***	0	50.0%

*70% CANOPY TREES ARE REQUIRED
**INCLUDES (2) CLUSTERS OF 3 SABAL PALMS, (2) CLUSTERS OF 3 MEXICAN FAN PALMS, AND (1) CLUSTER OF 2 PHOENIX PALMS
***QUANTITY DOES NOT INCLUDE PALMS PLANTED IN CLUSTERS TO CREATE A CANOPY

REPLACEMENT INCHES

TYPE	INCHES REMOVED	INCHES PLANTED
CANOPY TREES	0	0
NON-CANOPY TREES	0	0

INCHES PER ACRE CALCULATION

DEVELOPED ACREAGE	INCHES REQ. PER ACRE (80' / ACRE)	INCHES PRESERVED	INCHES PLANTED	TOTAL INCHES
DEVELOPMENT ACREAGE: 0.05 ACRES	4"	0"	48"	48"

TREE INCHES PLANTED

INCHES REMOVED	INCHES PRESERVED FOR CREDIT	INCHES PLANTED	INCHES CREDITED
DEVELOPMENT AREA: 0"	0"	48"	48"
TOTAL INCHES CREDITED TOWARDS REMOVED:			48"
TOTAL INCHES REMOVED:			0"
TOTAL TREE FUND PAYMENT IN ACCORDANCE WITH 4.0.05.F.1.A.4			$0.00

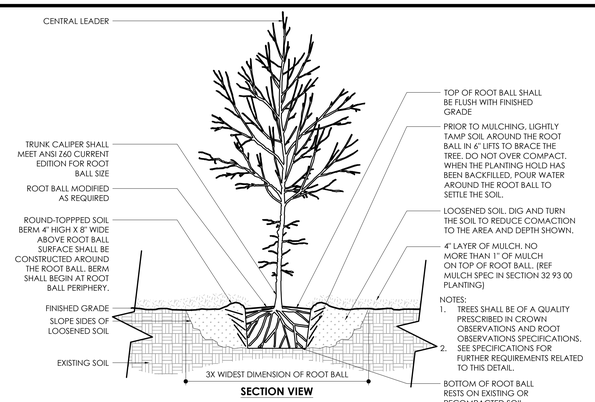
NOTE: 4 TREE INCHES ARE REQUIRED PER THE DEVELOPMENT AREA (0.05 ACRES X 80'). 0 TREE INCHES ARE REQUIRED AS REPLACEMENT FOR TREES REMOVED FOR DEVELOPMENT. 4 TOTAL TREE INCHES ARE REQUIRED. 48 TREE INCHES ARE PROVIDED.

GENERAL LANDSCAPE NOTES

1. VEGETATION THAT EXCEEDS TWENTY-FIVE (25) FEET IN HEIGHT AT MATURITY SHOULD NOT BE PLANTED CLOSER THAN TEN (10) FEET OF THE VERTICAL PLANE OF AN EXISTING POWER LINE, EXCLUDING SERVICE WIRES.
2. BALLED AND BURLAPPED STRAPPING WIRE, AND ANY SYNTHETIC MATERIAL SHALL BE REMOVED PRIOR TO FINAL INSPECTION. WIRE BASKETS SHOULD BE CUT 8" BELOW GRADE.
3. NON-CANOPY PROTECTED TREES SHALL NOT BE PLANTED CLOSER THAN TEN (10) FEET FROM OTHER PROTECTED TREES AND PROTECTED CANOPY TREES SHALL NOT BE PLANTED CLOSER THAN TWENTY (20) FEET TO THIRTY (30) FEET FROM OTHER PROTECTED TREES UNLESS APPROVED BY THE COUNTY ADMINISTRATOR. PLANT MATERIAL SHALL CONFORM TO THE STANDARDS FOR GRADE #1 OR BETTER AS GIVEN IN THE LATEST "GRADES AND STANDARDS FOR NURSERY PLANTS I AND II," FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES OR TO THE STANDARDS AS GIVEN IN THE LATEST "AMERICAN STANDARD FOR NURSERY STOCK," AMERICAN NATIONAL STANDARDS INSTITUTE.
4. MULCH SHALL BE PROVIDED AT A MINIMUM OF THREE (3) INCHES IN DEPTH AROUND ALL NEWLY PLANTED LANDSCAPING.
5. A MULCH RING FOR ALL NEWLY PLANTED TREES SHALL BE PROVIDED AT LEAST FIVE (5) FEET IN DIAMETER AND NOT CLOSER THAN SIX (6) INCHES FROM THE TREE TRUNK.
6. IRRIGATION WILL BE PROVIDED WITH AN AUTOMATIC IRRIGATION SYSTEM. REUSE WATER WILL BE USED AS DESCRIBED IN THE JEA WATER, SEWER AND RECLAIMED WATER DESIGN GUIDELINES.
7. TREES SHALL BE A MINIMUM OF EIGHT (8) TO TEN (10) FEET IN HEIGHT AND TWO (2) INCHES OF CALIPER.

EXISTING TREE CARE NOTES

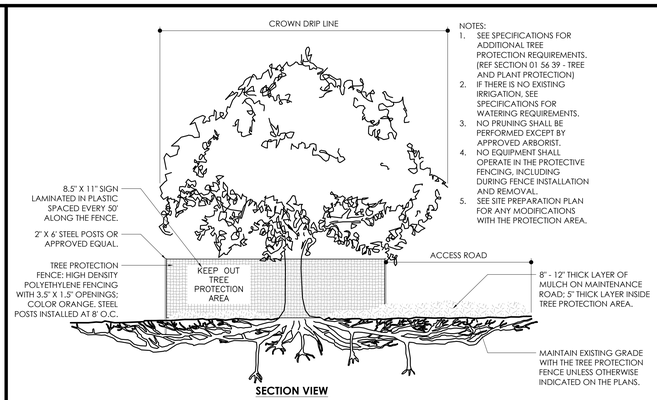
1. FLAG ALL TREES AND PALMS TO BE SAVED IN PLACE. PROVIDE BARRICADING IN ACCORDANCE WITH LOCAL STANDARDS AROUND TREES TO BE SAVED. BARRICADING SHALL BE IN PLACE PRIOR TO SITE DEMOLITION.
2. ALL EXISTING TREES TO REMAIN SHALL BE BARRICADED (SEE DETAILS). SUCH BARRICADE SHALL BE IN PLACE PRIOR TO LAND CLEARING OR CONSTRUCTION ACTIVITIES.
3. ALL CLEARING, GRUBBING, EXCAVATING AND/OR GRADING UNDER THE DRIP LINE OF TREES TO REMAIN SHALL BE DONE BY HAND. ANY EXCEPTIONS TO THIS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT OR PROJECT ARBORIST.
4. ANY ACTIVITIES (DRIVING, STORAGE, ETC.) TO OCCUR WITHIN DRIPINE OF THE TREES SHOULD BE OF TEMPORARY NATURE AND SHALL ONLY OCCUR AFTER A TEMPORARY MATERIAL SUCH AS MARINE GRADE PLYWOOD AND PINE BARK MULCH (MIN. 12" DEPTH) HAS BEEN SPREAD IN THE DRIPLINE AREA TO BE AFFECTED.
5. ALL WORK SHALL BE UNDERTAKEN IN THE PRESENCE OF A REGISTERED ARBORIST EMPLOYED BY THE LANDSCAPE CONTRACTOR. ALL TREES AND PALMS TO BE SAVED SHALL BE EXAMINED FOR DAMAGE, DISEASE AND INSECT INFESTATION, PARTS OF THE TREE SHOWING THESE CONDITIONS SHALL BE TREATED OR PRUNED IN ACCORDANCE WITH THE ARBORISTS RECOMMENDATIONS. REMOVE ALL DEAD LIMBS AND VINES.
6. ALL TREES TO REMAIN SHALL HAVE ALL DEAD WOOD AND CONFLICTING WOOD REMOVED. ALL TRUNK AND MAJOR LIMB (OVER TWO (2) INCHES DIAMETER) CUTS SHALL BE COATED. COATING USED SHALL BE APPROVED BY PROJECT ARBORIST.
7. ROOT PRUNE ALL TREES TO BE SAVED PRIOR TO GRADING AROUND TREES. CUT ALONG LINES OFFEST FROM LINES OF DEVELOPMENT SURROUNDING THE TREE (i.e. AT BUILDING FOUNDATIONS, PARKING LOTS, ETC.)
8. TREAT ALL CUTS WITH FUNGICIDAL BARRIER.
9. BACKFILL THE TRENCH, WITHIN 4 HOURS OF DIGGING, WITH A 1:1 MIXTURE OF SITE SOIL AND SAWDUST OR OTHER FINE ORGANIC MATERIAL. DO NOT COMPACT.
10. FERTILIZE THE PLANT AS DIRECTED BY THE CONSULTING ARBORIST.
11. AN ARBORIST SHALL VISIT THE SITE PERIODICALLY TO ASSESS THE HEALTH OF THE TREES AND ISSUE REPORTS ON THE RELATIVE HEALTH OF THE TREE AND MAKE RECOMMENDATIONS FOR FURTHER TREATMENT IF NECESSARY.



SECTION VIEW

4 TREE WITH BERM

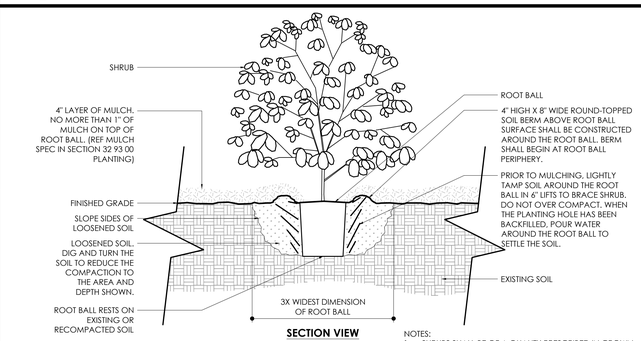
1/2" = 1'-0"



SECTION VIEW

2 TREE PROTECTION DETAIL

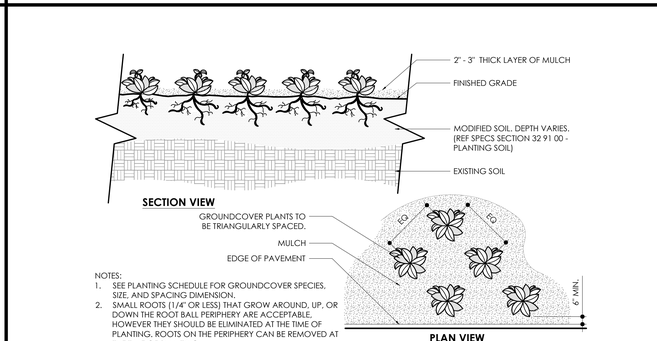
1/4" = 1'-0"



SECTION VIEW

5 SHRUB WITH BERM

3/4" = 1'-0"



SECTION VIEW

PLAN VIEW

3 Groundcover Detail

3/4" = 1'-0"

elm

planning
architecture
landscape architecture
urban design
visual communication

Jacksonville
ELM Studio
1301 Riverplace Boulevard
Suite 1818
Jacksonville, FL 32207
t 904 296 8066

elmplan.com

AA26000604 - LC26000209

REGISTERED LANDSCAPE ARCHITECT MARK KLONE LA6666922 STATE OF FLORIDA

MARK KLONE
FL LA6666922

GOLF CLUB OUTDOOR BAR
PONTE VEDRA INN & CLUB
PONTE VEDRA BEACH, ST JOHNS COUNTY, FLORIDA

ISSUE DATES

NO.	DESCRIPTION	DATE

PROJ. #:	22-44
DATE:	12.22.2023
DRAWN BY:	MCK
CHECKED BY:	MCK
SCALE:	AS NOTED

LANDSCAPE PLAN, PLANT SCHEDULE, & NOTES

SHEET NUMBER

L501

Project Status

2/28/2024 9:15:23 AM

GENERAL CONDITIONS

A. CONTRACT DOCUMENTS: Shall consist of specifications and its general conditions and the drawings. The intent of these documents is to include all labor, materials, and services necessary for the proper execution of the work. The documents are to be considered as one. Whatever is called for by any parts shall be as binding as if called for in all parts.

B. VERIFICATION: The Contractor shall verify measurements on the drawings beforebeginning work. In case of error or discrepancy in the drawings or specifications or in the work of others affecting his/her work, he/she shall notify the Owner's Representative immediately. The Contractor shall be held responsible for any damages or loss due to his/her failure to observe these instructions.

C. MATERIALS, MACHINERY, EMPLOYEES: Except as otherwise noted, the Contractor shall provide and pay for all materials, labor, tools, and other items necessary and incidental to the completion of his/her work.

D. SURVEYS, PERMITS, REGULATIONS: The Owner shall furnish an adequate survey of the property. The Contractor shall obtain and pay for all permits and comply with all laws and ordinances bearing on the operation or conduct of the work as drawn and specified. If the Contractor observes that a variance exists therewith he/she shall promptly notify the Owner's Representative in writing and any necessary changes shall be adjusted as provided in the contract for changes in the work.

E. PROTECTION OF WORK, PROPERTY AND PERSON: The Contractor shall adequately protect the work, adjacent property, and the public, and shall be responsible for any damages or injury due to his/her actions.

F. CHANGES IN THE WORK: The owner may order changes in the work, and the contract sum being adjusted accordingly. All such orders and adjustments plus claims by the Contractor for extras must be made in writing before executing the work involved.

G. CORRECTION OF WORK: The Contractor shall re-execute any work that fails to conform to the requirements of the contract and shall remedy defects due to faulty materials or workmanship upon written notice from the Owner's Representative for a period of ninety (90) days from the date of completion of the contract.

H. Owner's Authorized Representative: The Owner's authorized representative acts as the authorized representative of the Owner in conjunction with the project manager, and has authority to accept or reject materials or workmanship and to make minor changes in the work not involving extra cost. He will also interpret the meaning of the contract documents and may stop the work if necessary to ensure its proper execution.

I. CLARIFICATION OF DRAWINGS BEFORE BIDDING: After reviewing the drawings thoroughly it is the Contractor's responsibility to clarify with the Owner's Representative any questions the Contractor may have regarding the method of construction, quantities, or quality of materials included or called out. If the Contractor cannot contact the Owner's Representative, the Contractor must qualify his/her bid or accept the interpretation of the Owner's Representative on the questionable areas as they develop during construction.

J. SAMPLES: The Owner's Representative reserves the right to take and analyze samples of materials for conformity to specifications at any time. The Contractor shall furnish samples upon request by the Owner's Representative. Rejected materials shall be immediately removed from the site and replaced at the Contractor's expense. The cost of testing materials not meeting specifications shall be paid by the Contractor.

K. PRE-CONSTRUCTION CONFERENCE: Schedule a pre-construction meeting with the Owner's Representative at least seven (7) days before beginning work. The purpose of this conference is to review any questions the Contractor may have regarding the work, administrative procedures during construction and project work schedule.

SECTION 01 56 39
TREE AND PLANT PROTECTION

PART 1 GENERAL

1.1 SUMMARY

A. The scope of work includes all labor, materials, tools, equipment, facilities, transportation and services necessary for, and incidental to performing all operations in connection with protection of existing trees and other plants as shown on the drawings and as specified herein.
1. Provide preconstruction evaluations
2. Provide tree and plant protection fencing.
3. Provide protection of root zones and above ground tree and plants
4. Provide pruning of existing trees and plants.
5. Coordinate with the requirements of Section 32 91 00 - Planting Soil for modifications to the soil within the root zone of existing trees and plants.
6. Provide all insect and disease control.
7. Provide maintenance of existing trees and plants including irrigation during the construction period as recommended by the arborist report.
8. Provide maintenance of existing trees and plants including irrigation during the post construction plant maintenance period.
9. Remove tree protection fencing and other protection from around and under trees and plants.
10. Clean up and disposal of all excess and surplus material.

1.2 CONTRACT DOCUMENTS

A. Shall consist of specifications and general conditions and the drawings. The intent of these documents is to include all labor, materials, and services necessary for the proper execution of the work. The documents are to be considered as one. Whatever is called for by any parts shall be as binding as if called for in all parts.

B. It is the intent of this section that the requirements apply to all sections of the project specification such that any subcontractor must comply with the restrictions on work within designated Tree and Plant Protection Areas.

1.3 RELATED DOCUMENTS AND REFERENCES

A. Related Documents:
1. Drawings and general provisions of contract including general and supplementary conditions and Division I specifications apply to work of this section.
2. Section 32 91 00 - Planting Soil
3. Section 32 92 00- Turf and Grasses
4. Section 32 93 00 - Planting

B. References: The following specifications and standards of the organizations and documents listed in this paragraph form a part of the specification to the extent required by the references thereto. In the event that the requirements of the following referenced standards and specification conflict with this specification section the requirements of this specification shall prevail. In the event that the requirements of any of the following referenced standards and specifications conflict with each other the more stringent requirement shall prevail.
1. ANSI A 300 (Part 5) - Standard Practices for Tree, Shrub and other Woody Plant Maintenance, most current editions.
2. Pruning practices shall conform with recommendations "Structural Pruning: A Guide For The Green Industry"; Published by Urban Tree Foundation, Visalia, California; most current edition.
3. Glossary of Arboricultural Terms, International Society of Arboriculture, Champaign IL, most current edition.

1.4 VERIFICATION

A. All scaled dimensions on the drawings are approximate. Before proceeding with any work, the Contractor shall carefully check and verify all dimensions and quantities, and shall immediately inform the Owner's Representative of any discrepancies between the information on the drawings and the actual conditions, refraining from doing any work in said areas until given approval to do so by the Owner's Representative.

1.5 PERMITS AND REGULATIONS

A. The Contractor shall obtain and pay for all permits related to this section of the work unless previously excluded under provision of the contract or general conditions. The Contractor shall comply with all laws and ordinances bearing on the operation or conduct of the work as drawn and specified. If the Contractor observes that a conflict exists between permit requirements and the work outlined in the contract documents, the Contractor shall promptly notify the Owner's Representative in writing including a description of any necessary changes and changes to the contract price resulting from changes in the work.

B. Wherever references are made to standards or codes in accordance with which work is to be performed or tested, the edition or revision of the standards and codes current on the effective date of this contract shall apply, unless otherwise expressly set forth.

C. In case of conflict among any referenced standards or codes or between any referenced standards and codes and the specifications, the more restrictive standard shall apply or Owner's Representative shall determine which shall govern.

1.6 PROTECTION OF WORK, PROPERTY AND PERSON

A. The Contractor shall protect the work, adjacent property, and the public, and shall be responsible for any damages or injury due to his/her actions.

1.7 CHANGES IN THE WORK

A. The Owner's Representative may order changes in the work, and the contract sum should be adjusted accordingly. All such orders and adjustments plus claims by the Contractor for extra compensation must be made and approved in writing before executing the work involved.

1.8 CORRECTION OF WORK

A. The Contractor shall re-execute any work that fails to conform to the requirements of the contract and shall remedy defects due to faulty materials or workmanship upon written notice from the Owner's Representative, at the soonest possible time that can be coordinated with other work and seasonal weather demands.

1.9 DEFINITIONS

All terms in this specification shall be as defined in the "Glossary of Arboricultural Terms" or as modified below.

A. Owner's Representative: The person appointed by the Owner to represent their interest in the review and approval of the work and to serve as the contracting authority with the Contractor. The Owner's Representative may appoint other persons to review and approve any aspects of the work.

B. Reasonable and reasonably: When used in this specification is intended to mean that the conditions cited will not affect the establishment or long term stability, health or growth of the plant. This specification recognizes that plants are not free of defects, and that plant conditions change with time. This specification also recognizes that some decisions cannot be totally based on measured findings and that profession judgment is required. In cases of differing opinion, the Owner's Representative expert shall determine when conditions within the plant are judged as reasonable.

C. Shrub: Woody plants with mature height approximately less than 25 feet.

D. Tree and Plant Protection Area: Area surrounding individual trees, groups of trees, shrubs, or other vegetation to be protected during construction, and defined by a circle centered on the trunk with each tree with a radius equal to the clown dripline unless otherwise indicated by the owner's representative.

E. Tree: Single and multi-stemmed plants, including palms with anticipated mature height approximately greater than 25 feet or any plant identified on the plans as a tree.

1.10 SUBMITTALS

A. ARBORIST REPORT: Prior to the start of construction, submit, for approval by the Owner's Representative, the report of a consulting arborist who is a registered Consulting Arborist® (RCA) with American Society of Consulting Arborists or an ISA Board Certified Master Arborist, which details the following information for all trees to remain within the area designated on the drawings as the Tree and Plant Protection Area. The report shall include the following:
1. A description of each tree to remain indicating its genus and species, condition including any visible damage to the root system or soil within the root zone, tree diameter at breast height (dbh) and approximate height, size and any visible disease, insect infestations and or branch and trunk structural deficiencies.
2. The report shall note all trees or parts of trees, which are considered a hazard or significant or extreme risk level. Include the International Society of Arboriculture hazard evaluation sheet for each tree, which may reasonably be identified as a potential hazard tree.
3. Recommendations as to treatment of all insect, disease and structural problems encountered.
4. Recommendations for fertilizer treatments, if any.
5. A plan of the site showing the location of all trees included in the report.

B. PRODUCT DATA: Submit manufacturer product data and literature describing all products required by this section to the Owner's Representative for approval. Provide submittal four weeks before the start of any work at the site.

C. QUALIFICATIONS SUBMITTAL: For each applicable person expected to work on the project, provide copies of the qualifications and experience of the Consulting arborist, proof of either the registered Consulting Arborist® (RCA) with American Society of Consulting Arborists or an ISA Board Certified Master Arborist and any required Herbicide/Pesticide license to the Owner's Representative, for review prior to the start of work.

1.11 OBSERVATION of the work

A. The Owner's Representative may inspect the work at any time.

1.12 PRE-CONSTRUCTION CONFERENCE

A. Schedule a pre -construction meeting with the Owner's Representative at least seven (7) days before beginning work to review any questions the Contractor may have regarding the work, administrative procedures during construction and project work schedule.
1. The following Contractors shall attend the pre-construction conference:
a. General Contractor.
b. Consulting Arborist.
c. Subcontractor assigned to install Tree and Plant Protection measures.
d. Earthwork Contractor.
e. All site utility Contractors that may be required to dig or trench into the soil.
f. Landscape subcontractor.
g. Irrigation subcontractor

B. Prior to this meeting, mark all trees and plants to remain and or be removed as described in this specification for review and approval by the Owner's Representative.

1.13 QUALITY ASSURANCE

A. Contractor qualifications:
1. All pruning, branch tie back, tree removal, root pruning, and fertilizing required by this section shall be performed by or under the direct supervision of ISA Certified Arborist Submit aforementioned individual's qualifications for approval by the Owner's Representative.
2. All applications of pesticide or herbicide shall be performed by a person maintaining a current state license to apply chemical pesticides valid in the jurisdiction of the project. Submit copies of all required state licensing certificates including applicable chemical applicator licenses.

PART 2 PRODUCTS

2.1 MULCH

A. Reference Section 32 93 00: Planting, Part 2: Products, 2.6: Mulch for mulch specification.

2.2 TREE PROTECTION FENCING:

A. PLASTIC MESH FENCE: Heavy - duty orange plastic mesh fencing fabric 48 inches wide. Fencing shall be attached to metal "U" or "T" post driven into the ground of sufficient depth to hold the fabric solidly in place with out sagging. The fabric shall be attached to the post using attachment ties of sufficient number and strength to hold up the fabric without sagging. The Owner's Representative may request, at any time, additional post, deeper post depths and or additional fabric attachments if the fabric begins to sag, lean or otherwise not present a sufficient barrier to access.

B. Submit suppliers product data that product meets the requirements for approval.

2.3 TREE PROTECTION SIGN:

A. Heavy-duty cardboard signs, 8.5 inches x 11 inches, white colored background with black 2 inch high or larger letters block letters. The signs shall be attached to the tree protection fence every 50 feet o.c. The tree protection sign shall read "Tree and Plant Protection Area - Keep Out".

2.4 MATTING

A. Matting for vehicle and work protection shall be heavy duty matting designed for vehicle loading over tree roots, Alturnamats as manufactured by Alturnamats, Inc. Franklin, PA 16323 or approved equal.

B. Submit suppliers product data that product meets the requirements for approval.

2.5 GEOGRID

A. Geogrid shall be woven polyester fabric with PVC coating, Uni-axial or biaxial geogrid, inert to biological degradation, resistant to naturally occurring chemicals, alkalis, acids.
1. Geogrid shall be Miragrid 2XT as manufactured by Ten Cate Nicolon, Norcross, GA. http://www.tencate.com or approved equal.

B. Submit suppliers product data that product meets the requirements for approval.

2.6 FILTER FABRIC

A. Filter Fabric shall be nonwoven polypropylene fibers, inert to biological degradation and resistant of naturally occurring chemicals, alkalis and acids.
1. Mirafi 135 N as manufactured by Ten Cate Nicolon, Norcross, GA. http://www.tencate.com or approved equal.

B. Submit suppliers product data that product meets the requirements for approval.

PART 3 EXECUTION

3.1 SITE EXAMINATION

A. Examine the site, tree, plant and soil conditions. Notify the Owner's Representative in writing of any conditions that may impact the successful Tree and Plant Protections that is the intent of this section.

3.2 COORDINATION WITH PROJECT WORK

A. The Contractor shall coordinate with all other work that may impact the completion of the work.

B. Prior to the start of Work, prepare a detailed schedule of the work for coordination with other trades.

C. Coordinate the relocation of any irrigation lines currently present on the irrigation plan, heads or the conduits of other utility lines or structures that are in conflict with tree locations. Root balls shall not be altered to fit around lines. Notify the Owner's Representative of any conflicts encountered.

3.3 TREE AND PLANT PROTECTION AREA: The Tree and Plant Protection Area is defined as all areas indicated on the tree protection plan. Where no limit of the Tree and Plant Protection area is defined on the drawings, the limit shall be the drip line (outer edge of the branch crown) of each tree.

3.4 PREPARATION:

A. Prior to the pre-construction meeting, layout the limits of the Tree and Plant Protection Area and then alignments of required Tree and Plant Protection Fencing and root pruning. Obtain the Owner's Representative's approval of the limits of the protection area and the alignment of all fencing and root pruning.

B. Flag all trees and shrubs to be removed by wrapping orange plastic ribbon around the trunk and obtain the Owner's Representative's approval of all trees and shrubs to be removed prior to the start of tree and shrub removal. After approval, mark all trees and shrubs to be removed with orange paint in a band completely around the base of the tree or shrub 4.5 feet above the ground.

C. Flag all trees and shrubs to remain with white plastic ribbon tied completely around the trunk or each tree and on a prominent branch for each shrub. Obtain the Owner's Representative's approval of all trees and shrubs to be remain prior to the start of tree and shrub removal.

D. Prior to any construction activity at the site including utility work, grading, storage of materials, or installation of temporary construction facilities, install all tree protection fencing, Filter Fabric, silt fence, tree protection signs, Geogrid, Mulch and or Wood Chips as shown on the drawings.

3.5 SOIL MOISTURE

A. Volumetric soil moisture level, in all soils within the Tree and Plant Protection Area shall be maintained above permanent wilt point to a depth of at least 8 inches. No soil work or other activity shall be permitted within the Tree and Plant Protection Area when the volumetric soil moisture is above field capacity. The permanent wilt point and field capacity for each type of soil texture shall be defined as follows (numbers indicate percentage volumetric soil moisture).

Soil type	Permanent wilt point v/v	Field capacity v/v
Sand, Loamy sand, Sandy loam	5 - 8%	12 - 18%
Loam, Sandy clay, Sandy clay loam	14 - 25%	27 - 36%
Clay loam, Silt loam	11 - 22%	31 - 36%
Silty clay, Silty clay loam	22 - 27%	38 - 41%

1. Volumetric soil moisture shall be measured with a digital, electric conductivity meter. The meter shall be the Digital Soil Moisture Meter, DSMM500 by General Specialty Tools and Instruments, or approved equivalent meter.

B. The Contractor shall confirm the soil moisture levels with a moisture meter. If the moisture is too high, suspend operations until the soil moisture drains to below field capacity.

3.6 ROOT PRUNING:

A. Prior to any excavating into the existing soil grade within 25 feet of the limit of the Tree and Plant Protection Area or trees to remain, root prune all existing trees to a depth of 24 inches below existing grade in alignments following the edges of the Tree and Plant Protection Area or as directed by the Owner's Representative. Root pruning shall be in conformance with ANSI A300 (part 8) latest edition.
1. Using a rock saw, chain trencher or similar trenching device, make a vertical cut within 2 feet of the limit of grading.
2. After completion of the cut, make clean cuts with a lopper, saw or pruner to remove all torn root ends on the tree side of the excavation, and backfill the trench immediately with existing soil, filling all voids.

3.7 INSTALLATION OF GEOGRIDS, FILTER FABRIC, MATTING, WOOD CHIPS AND OR MULCH

A. Install Geogrids, Filter Fabric, matting, Wood Chips and or Mulch in areas and depths shown on the plans and details or as directed by the Owner's representative. In general it is the intent of this specification to provide the following levels of protection:
1. All areas within the Tree and Plant Protection area provide a minimum of 5 inches of Wood Chips or Mulch.
2. Areas where foot traffic or storage of lightweight materials is anticipated to be unavoidable provide a layer of Filter Fabric under the 5 inches of Wood Chips or Mulch.
3. Areas where occasional light vehicle traffic is anticipated to be unavoidable provide a layer of Geogrids under 8 inches of Wood Chips or Mulch.
4. Areas where heavy vehicle traffic is unavoidable provide a layer of Geogrids under 8 - 12 inches of Wood Chips or Mulch and a layer of matting over the Wood Chips or Mulch.

B. The Owner's Representative shall approve the appropriate level of protection.

C. In the above requirements, light vehicle is defined as a track skid steer with a ground pressure of 4 psi or lighter. A heavy vehicle is any vehicle with a tire or track pressure of greater than 4 psi. Lightweight materials are any packaged materials that can be physically moved by hand into the location. Bulk materials such as soil, or aggregate shall never be stored within the Tree and Plant Protection Area.

3.8 PROTECTION:

A. Protect the Tree and Plant Protection Area at all times from compaction of the soil; damage of any kind to trunks, bark, branches, leaves and roots of all plants; and contamination of the soil, bark or leaves with construction materials, debris, silt, fuels, oils, and any chemicals substance. Notify the Owner's Representative of any spills, compaction or damage and take corrective action immediately using methods approved by the Owner's Representative.

3.9 GENERAL REQUIREMENTS AND LIMITATIONS FOR OPERATIONS WITHIN THE TREE AND PLANT PROTECTION AREA:

A. The Contractor shall not engage in any construction activity within the Tree and Plant Protection Area without the approval of the Owner's Representative including: operating, moving or storing equipment; storing supplies or materials; locating temporary facilities including trailers or portable toilets and shall not permit employees to traverse the area to access adjacent areas of the project or use the area for lunch or any other work breaks. Permitted activity, if any, within the Tree and Plant Protection Area maybe indicated on the drawings along with any required remedial activity as listed below.

B. In the event that construction activity is unavoidable within the Tree and Plant Protection Area, notify the Owner's Representative and submit a detailed written plan of action for approval. The plan shall include: a statement detailing the reason for the activity including why other areas are not suited; a description of the proposed activity; the time period for the activity, and a list of remedial actions that will reduce the impact on the Tree and Plant Protection Area from the activity. Remedial actions shall include but shall not be limited to the following:
1. In general, demolition and excavation within the drip line of trees and shrubs shall proceed with extreme care either by the use of hand tools, directional boring and or Air Knife excavation where indicated or with other low impact equipment that will not cause damage to the tree, roots or soil.
2. When encountered, exposed roots, 1 inches and larger in diameter shall be worked around in a manner that does not break the outer layer of the root surface (bark). These roots shall be covered in Wood Chips and shall be maintained above permanent wilt point at all times. Roots one inch and larger in diameter shall not be cut with out the approval of the owners representative. Excavation shall be tunneled under these roots without cutting them. In the areas where roots are encountered, work shall be performed and scheduled to close excavations as quickly as possible over exposed roots.
3. Tree branches that interfere with the construction may be tied back or pruned to clear only to the point necessary to complete the work. Other branches shall only be removed when specifically indicated by the Owner's Representative. Tying back or trimming of all branches and the cutting of roots shall be in accordance with accepted arboricultural practices (ANSI A300, part 8) and be performed under supervision of the arborist.
4. Matting: Install temporary matting over the Wood Chips or Mulch to the extent indicated. Do not permit foot traffic, scaffolding or the storage of materials within the Tree and Plant Protection Area to occur off of the temporary matting.
5. Trunk Protection: Protect the trunk of each tree to remain by covering it with a ring of 8 foot long 2 inch x 6 - inch planks loosely banded onto the tree with 3 steel bands. Staple the bands to the planks as necessary to hold them securely in place. Trunk protection must by kept in place no longer than 12 months. If construction requires work near a particular tree to continue longer than 12 months, the steel bands shall be inspected every six months and loosened if they are found to have become tight.
6. Air Excavation Tool: If excavation for footings or utilities is required within the Tree and Plant Protection Area, air excavation tool techniques shall be used where practical or as designed on the drawings.
a. Remove the Wood Chips from an area approximately 18 inches beyond the limits of the hole or trench to be excavated. Cover the Wood Chips for a distance of not less than 15 feet around the limit of the excavation area with Filter Fabric or plastic sheeting to protect the Wood Chips from silt. Mound the Wood Chips so that the plastic slopes towards the excavation.
b. Using a sprinkler or soaker hose, apply water slowly to the area of the excavation for a period of at least 4 hours, approximately 12 hours prior to the work so that the ground water level is at or near field capacity at the beginning of the work. For excavations that go beyond the damp soil, rewet the soil as necessary to keep soil moisture near field capacity.
c. Using an air excavation tool specifically designed and manufactured for the intended purpose, and at pressures recommended by the manufacturer of the equipment, fracture the existing soil to the shape and the depths required. Work at rates and using techniques that do not harm tree roots. Air pressure shall be a maximum of 90-100 psi.
1.) The air excavation tool shall be "Air-Spade" as manufactured by Concept Engineering Group, Inc., Verona, PA (412) 826-8800, or Air Knife as manufactured by Easy Use Air Tools, Inc. Allison Park, Pa (866) 328-5723 or approved equal.
d. Using a commercial, high-powered vacuum truck if required, remove the soil from the excavation produced by the Air Knife excavation. The vacuum truck should generally operate simultaneously with the hose operator, such that the soil produced is picked up from the excavation hole, and the exposed roots can be observed and not damaged by the ongoing operation. Do not drive the vacuum truck into the Tree and Plant Protection Area unless the area is protected from compaction as approved in advance by the Owner's Representative.
e. Remove all excavated soil and excavated Wood Chips, and contaminated soil at the end of the excavation.
f. Schedule the work so that foundations or utility work is completed immediately after the excavation. Do not let the roots dry out. Mist the roots several times during the day. If the excavated area must remain open over night, mist the roots and cover the excavation with black plastic.
g. Dispose of all soil in a manner that meets local laws and regulations.
h. Restore soil within the trench as soon as the work is completed. Utilize soil of similar texture to the removed soil and lightly compact with hand tools. Leave soil mounded over the trench to a height of approximately 10% of the trench depth to account for settlement.
i. Restore any Geogrids, Filter Fabric, Wood Chips or Mulch and or matting that was previously required for the area.

3.10 TREE REMOVAL:

A. Remove all trees indicated by the drawings and specifications, as requiring removal, in a manner that will not damage adjacent trees or structures or compacts the soil.

B. Remove trees that are adjacent to trees or structures to remain, in sections, to limit the opportunity of damage to adjacent crowns, trunks, ground plane elements and structures.

C. Do not drop trees with a single cut unless the tree will fall in an area not included in the Tree and Plant Protection Area. No tree to be removed within 50 feet of the Tree and Plant Protection Area shall be pushed over or up-rooted using a piece of grading equipment.

D. Protect adjacent paving, soil, trees, shrubs, ground cover plantings and understory plants to remain from damage during all tree removal operations, and from construction operations. Protection shall include the root system, trunk, limbs, and crown from breakage or scarring, and the soil from compaction.

E. Remove stumps and immediate root plate from existing trees to be removed. Grind trunk bases and large buttress roots to a depth of the largest buttress root or at least 18 inches below the top most roots which ever is less and over the area of three times the diameter of the trunk (DBH).
1. For trees where the stump will fall under new paved areas, grind roots to a total depth of 18 inches below the existing grade. If the sides of the stump hole still have greater than approximately 20% wood visible, continue grinding operation deeper and or wider until the resulting hole has less than 20% wood. Remove all wood chips produced by the grinding operation and back fill in 8 inch layers with controlled fill of a quality acceptable to the site engineer for fill material under structures, compacted to 95% of the maximum dry density standard proctor. The Owner's Representative shall approve each hole at the end of the grinding operation.
2. In areas where the tree location is to be a planting bed or lawn, remove all woodchips and backfill stump holes with planting soil as defined in Specification Section Planting Soil, in maximum of 12 inch layers and compact to 80 - 85% of the maximum dry density standard proctor.

3.11 PRUNING:

A. Within six months of the estimated date of substantial completion, prune all dead or hazardous branches larger than 2 inch in diameter from all trees to remain.

B. Implement all pruning recommendations found in the arborist report.

C. Prune any low, hanging branches and vines from existing trees and shrubs that overhang walks, streets and drives, or parking areas as follows:
1. Walks - within 8 feet vertically of the proposed walk elevation.
2. Parking areas - within 12 feet vertically of the proposed parking surface elevation.
3. Streets and drives - within 14 feet vertically of the proposed driving surface elevation.

D. All pruning shall be done in accordance with ANSI A300 (part 1), ISA BMP Tree Pruning (latest edition, and the "Structural Pruning: A Guide for the Green Industry", Edward Gilman, Brian Kempf, Nelda Matheny and Jim Clark, 2013 Urban Tree Foundation, Visalia CA.

E. Perform other pruning task as indicated on the drawings or requested by the Owner's Representative.

F. Where tree specific disease vectors require, sterilize all pruning tools between the work in individual trees.

3.13 WATERING

A. The Contractor shall be fully responsible to ensure that adequate water is provided to all plants to be preserved during the entire construction period. Adequate water is defined to be maintaining soil moisture above the permanent wilt point to a depth of 8 inches or greater.

B. The Contractor shall adjust the automatic irrigation system, if available, and apply additional water, using hoses or water tanks as required.

C. Periodically test the moisture content in the soil within the root zone to determine the water content.

3.14 WEED REMOVAL

A. During the construction period, control any plants that seed in and around the fenced Tree and Plant Protection area at least three times a year.
1. All plants that are not shown on the planting plan or on the Tree and Plant Protection Plan to remain shall be considered as weeds.

B. At the end of the construction period provide one final weeding of the Tree and Plant Protection Area.

3.15 INSECT AND DISEASE CONTROLLER

A. Monitor all plants to remain for disease and insect infestations during the entire construction period. Provide all disease and insect control required to keep the plants in a healthy state using the principles of Integrated Plant Management (IPM). All pesticides shall be applied by a certified pesticide applicator.

3.16 CLEAN-UP

A. During tree and plant protection work, keep the site free of trash, pavements reasonably clean and work area in an orderly condition at the end of each day. Remove trash and debris in containers from the site no less than once a week.
1. Immediately clean up any spilled or tracked soil, fuel, oil, trash or debris deposited by the Contractor from all surfaces within the project or on public right of ways and neighboring property.

B. Once tree protection work is complete, wash all soil from pavements and other structures. Ensure that Mulch is confined to planting beds.

C. Make all repairs to grades, ruts, and damage to the work or other work at the site.

D. Remove and dispose of all excess Mulch, Wood Chips, packaging, and other material brought to the site by the Contractor.

3.17 REMOVAL OF FENCING AND OTHER TREE PLANT PROTECTION

A. At the end of the construction period or when requested by the Owner's Representative remove all fencing, Wood Chips or Mulch, Geogrids and Filter Fabric, trunk protection and or any other Tree and Plant Protection material.

3.18 DAMAGE OR LOSS TO EXISTING PLANTS TO REMAIN

A. Any trees or plants designated to remain and which are damaged by the Contractor shall be replaced in kind by the Contractor at their own expense. Trees shall be replaced with a tree of similar species and of equal size or 6 inch caliper which ever is less. Shrubs shall be replaced with a plant of similar species and equal size or the largest size plants reasonably available which ever is less. Where replacement plants are to be less than the size of the plant that is damaged, the Owner's Representative shall approve the size and quality of the replacement plant.
1. All trees and plants shall be installed per the requirements of Specification Section Planting.

B. Plants that are damaged shall be considered as requiring replacement or appraisal in the event that the damage affects more than 25 % of the crown, 25% of the trunk circumference, or root protection area, or the tree is damaged in such a manner that the tree could develop into a potential hazard. Trees and shrubs to be replaced shall be removed by the Contractor at his own expense.
1. The Owner's Representative may engage an independent arborist to assess any tree or plant that appears to have been damaged to determine their health or condition.

C. Any tree that is determined to be dead, damaged or potentially hazardous by the Owner's arborist and upon the request of the Owner's Representative shall be immediately removed by the Contractor at no additional expense to the owner. Tree removal shall include all clean up of all wood parts and grinding of the stump to a depth sufficient to plant the replacement tree or plant, removal of all chips from the stump site and filling the resulting hole with topsoil.

D. Any remedial work on damaged existing plants recommended by the consulting arborist shall be completed by the Contractor at no cost to the owner. Remedial work shall include but is not limited to: soil compaction remediation and vertical mulching, pruning and or cabling, insect and disease control including injections, compensatory watering, additional mulching, and could include application tree growth regulators (TGR).

E. Remedial work may extend up to two years following the completion of construction to allow for any requirements of multiple applications or the need to undertake applications at required seasons of the year.

END OF SECTION 01 56 39

SECTION 32 91 00
PLANTING SOIL

PART 1 GENERAL

1.1 SUMMARY

A. The scope of work includes all labor, materials, tools, supplies, equipment, facilities, transportation and services necessary for, and incidental to performing all operations in connection with furnishing, delivery, and installation of Planting Soil and /or the modification of existing site soil for use as Planting Soil, complete as shown on the drawings and as specified herein.

B. The scope of work in this section includes, but is not limited to, the following:
1. Locate, purchase, deliver and install Imported Planting Soil and soil amendments.
2. Harvest and stockpile existing site soils suitable for Planting Soil.
3. Modify existing stockpiled site soil.
a. Modify existing site soil in place for use as Planting Soil.
b. Install existing or modified existing soil for use as Planting Soil.
4. Locate, purchase, deliver and install subsurface Drain Lines.
5. Fine grade Planting Soil.
6. Install Compost into Planting Soil.
7. Clean up and disposal of all excess and surplus material.

1.2 CONTRACT DOCUMENTS

A. Shall consist of specifications, general conditions, and the drawings. The intent of these documents is to include all labor, materials, and services necessary for the proper execution of the work. The documents are to be considered as one. Whatever is called for by any parts shall be as binding as if called for in all parts.

1.3 RELATED DOCUMENTS AND REFERENCES

A. Related Documents:
1. Drawings and general provisions of contract, including general and supplementary conditions and Division I specifications, apply to work of this section.
2. Related Specification Section
a. Section 01 56 39 - Tree and Plant Protection
b. Section 32 92 00 - Turf and Grasses
c. Section 32 93 00 - Planting

B. References: The following specifications and standards of the organizations and documents listed in this paragraph form a part of the Specification to the extent required by the references thereto. In the event that the requirements of the following referenced standards and specification conflict with this specification section the requirements of this specification shall prevail. In the event that the requirements of any of the following referenced standards and specifications conflict with each other the more stringent requirement shall prevail.
1. ASTM: American Society of Testing Materials cited section numbers.
2. U.S. Department of Agriculture, Natural Resources Conservation Service, 2003. National Soil Survey Handbook, title 430-VI. Available Online.
3. US Composting Council www.compostingcouncil.org and http://compostingcouncil.org/admin/wp-content/plugins/wp-pdfupload/pdf/191/LandscapeArch_Specs.pdf.
4. Methods of Soil Analysis, as published by the Soil Science Society of America (http://www.soils.org/).
5. Up by Roots: healthy soils and trees in the built environment. 2008. J. Urban. International Society of Arboriculture, Champaign, IL.

1.4 VERIFICATION

A. All scaled dimensions on the drawings are approximate. Before proceeding with any work, the Contractor shall carefully check and verify all dimensions and quantities, and shall immediately inform the Owner's Representative of any discrepancies between the information on the drawings and the actual conditions, refraining from doing any work in said areas until given approval to do so by the Owner's Representative.

1.5 PERMITS AND REGULATIONS

A. The Contractor shall obtain and pay for all permits related to this section of the work unless previously excluded under provision of the contract or general conditions. The Contractor shall comply with all laws and ordinances bearing on the operation or conduct of the work as drawn and specified. If the Contractor observes that a conflict exists between permit requirements and the work outlined in the contract documents, the Contractor shall promptly notify the Owner's Representative in writing including a description of any necessary changes and changes to the contract price resulting from changes in the work.

B. Wherever references are made to standards or codes in accordance with which work is to be performed or tested, the edition or revision of the standards and codes current on the effective date of this contract shall apply, unless otherwise expressly set forth.

C. In case of conflict among any referenced standards or codes or among any referenced standards and codes and the specifications, the more restrictive standard shall apply or Owner's Representative shall determine which shall govern.

1.6 PROTECTION OF WORK, PROPERTY AND PERSON

A. The Contractor shall adequately protect the work, adjacent property, and the public, and shall be responsible for any damages or injury due to the Contractor's actions.

1.7 CHANGES IN WORK

A. The Owner's Representative may order changes in the work, and the contract sum adjusted accordingly. All such orders and adjustments plus claims by the Contractor for extra compensation must be made and approved in writing before executing the work involved.

B. All changes in the work, notifications and contractor's request for information (RFI) shall conform to the contract general condition requirements.

1.8 CORRECTION OF WORK

A. The Contractor shall re-execute any work that fails to conform to the requirements of the contract and shall remedy defects due to faulty materials or workmanship upon written notice from the Owner's Representative, at the soonest possible time that can be coordinated with other work and seasonal weather demands but not more than 180 (one hundred and eighty) days after notification.

1.9 DEFINITIONS

A. Acceptable drainage: Drainage rate is sufficient for the plants to be grown. Not too fast and not too slow. Typical rates for installed Planting Soil are between 1 - 5 inches per hour. Turf soils are often higher, but drainage rates above 2 - 3 inches per hour will dry out very fast. In natural undisturbed soil a much lower drainage rate, as low as 1/8th inch per hour can still support good plant growth. Wetland plants can grow on top of perched water layers or even within seasonal perched water layers, but could become unstable in high wind events.

B. Amendment: material added to Topsoil to produce Planting Soil Mix. Amendments are classified as general soil amendments, fertilizers, biological, and pH amendments.

C. Biological Amendment: Amendments such as Mycorrhizal additives, compost tea or other products intended to change the soil biology.

D. Compacted soil: soil where the density of the soil is greater that the threshold for root limiting, and further defined in this specification.

E. Compost: well decomposed stable organic material as defined by the US Composting Council and further defined in this specification.

F. Drainage: The rate at which soil water moves through the soil transitioning the soil from saturated condition to field capacity. Most often expressed as saturated hydraulic conductivity (Ksat; units are inches per hour).

G. End of Warranty Acceptance: The date when the Owner's Representative accepts that the plants and work in this section meet all the requirements of the warranty. It is intended that the materials and workmanship warranty for Planting, Planting Soil, and Irrigation (if applicable) work run concurrent with each other, and further defined in this specification.

H. Existing Soil: Mineral soil existing at the locations of proposed planting after the majority of the construction within and around the planting site is completed and just prior to the start of work to prepare the planting area for soil modification and/or planting, and further defined in this specification.

I. Fertilizer: amendment used for the purpose of adjusting soil nutrient composition and balance.

J. Fine grading: The final grading of the soil to achieve exact contours and positive drainage, often accomplished by hand rakes or drag rakes other suitable devices, and further defined in this specification, and further defined in this specification.

K. Finished grade: surface or elevation of Planting Soil after final grading and 12 months of settlement of the soil, and further defined in this specification.

L. Graded soil: Soil where the A horizon has been stripped and relocated or re-spread; cuts and fills deeper than 12 inches, and further defined in this specification.

M. Installed soil: Planting soil and existing site soil that is spread and or graded to form a planting soil, and further defined in this specification.

N. Minor disturbance: Minor grading as part of agricultural work that only adjusts the A horizon soil, minor surface compaction in the top 6 inches of the soil, applications of fertilizers, installation of utility pipes smaller than 18 inches in diameter thru the soil zone.

O. Owner's Representative: The person or entity, appointed by the Owner to represent their interest in the review and approval of the work and to serve as the contracting authority with the Contractor. The Owner's Representative may appoint other persons to review and approve any aspects of the work.

P. Ped: a clump or clod of soil held together by a combination of clay, organic matter, and fungal hyphae, retaining the original structure of the harvested soil.

Q. Planting Soil: Topsoil, or Planting Soil Mixes which are imported or existing at the site, or made from components that exist at the site, or are imported to the site; and further defined in this specification.

R. Poor drainage: Soil drainage that is slower than that to which the plants can adapt. This is a wide range of metrics, but generally if the soil is turning gray in color it is reasonable preferable to either to plant moisture adaptive plants at smaller sizes that are young in age with shallow root balls or look at options to improve the drainage

S. Scarify: Loosening and roughening the surface of soil and sub soil prior to adding additional soil on top, and further defined in this specification.

T. Soil Fracturing: Deep loosening the soil to the depths specified by using a back hoe, and further defined in this specification.

U. Soil Horizons: as defined in the USDA National Soil Survey Handbook http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242.

V. Soil Ripping: Loosening the soil by dragging a ripping shank or chisel thru the soil to the depths and spacing specified, and further defined in this specification.

W. Soil Tilling: Loosening the surface of the soil to the depths specified with a rotary tine tilling machine, roto tiller, (or spade tiller), and further defined in this specification.

X. Soil trenching: Cutting narrow trenches thru the soil at the depths and spacing specified to loosen the soil profile, and further defined in this specification.

Y. Subgrade: surface or elevation of subsoil remaining after completing excavation, or top surface of a fill or backfill, before placing Planting Soil.

Z. Substantial Completion Acceptance: The date at the end of the Planting, Planting Soil, and Irrigation installation (if applicable) where the Owner's Representative accepts that all work in these sections is complete and the Warranty period has begun. This date may be different than the date of substantial completion for the other sections of the project, and further defined in this specification.

AA. Topsoil: naturally produced and harvested soil from the A horizon or upper layers or the soil as further defined in this specification.

AB. Undisturbed soil: Soils with the original A horizon intact that have not been graded or compacted. Soils that have been farmed, subjected to fire or logged but not graded, and natural forested land will be considered as undisturbed.

1.10 SUBMITTALS

A. See the contract General Conditions for policy and procedures related to submittals.

B. Submit all product submittals eight weeks prior to the start of the soil work.

C. Product data and certificates: For each type of manufactured product, submit data and certificates that the product meets the specification requirements, signed by the product manufacturer, and complying with the following:
1. Submit manufacturers or supplier's product data and literature certified analysis for standard products and bulk materials, complying with testing requirements and referenced standards and specific requested testing.
a. For each Compost product submit the following analysis by a recognized laboratory:
1.) pH
2.) Salt concentration (electrical conductivity)
3.) Moisture content %, wet weight basis
4.) Particle size % passing a selected mesh size, dry weight basis
5.) Stability carbon dioxide evolution rate mg CO_2-C per g OM per day
6.) Solvita maturity test
7.) Physical contaminants (inerts) %, dry weight basis
8.) US EPA Class A standard, 40CFR § 503.13, Tables 1 and 3 levels Chemical Contaminants mg/kg (ppm)
b. For Coarse Sand product submit the following analysis by a recognized laboratory:
1.) pH
2.) Particle size distribution (percent passing the following sieve sizes):
3/8 inch (9.5 mm)
No 4 (4.75 mm)
No 8 (2.36 mm)
No 16(1.18 mm)
No 30 (.60 mm)
No 50 (.30 mm)
No 100 (.15 mm)
No 200 (.075 mm)

D. Samples: Submit samples of each product and material, where required by Part 2 of the specification, to the Owner's Representative for approval. Label samples to indicate product, characteristics, and locations in the work. Samples will be reviewed for appearance only.
1. Submit samples a minimum of 8 weeks prior to the anticipated date of the start of soil installation.
2. Samples of all Topsoil, Coarse Sand, Compost and Planting Soil shall be submitted at the same time as the particle size and physical analysis of that material.

E. Soil testing for Imported and Existing Topsoil, existing site soil to be modified as Planting Soil and Planting Soil Mixes.
1. Topsoil, existing site soil and Planting Soil Mix testing: Submit soil test analysis report for each sample of Topsoil, existing site soil and Planting Soil from an approved soil-testing laboratory and where indicated in Part 2 of the specification as follows:
a. Submit Topsoil, Planting Soil, Compost, and Coarse Sand for testing at least 8 weeks before scheduled installation of Planting Soil Mixes. Submit Planting Soil Mix test no more than 2 weeks after the approval of the Topsoil, Compost and Coarse Sand. Do not submit to the testing laboratory, Planting Soil Mixes, for testing until all Topsoil, Compost and Coarse Sand have been approved.
b. If tests fail to meet the specifications, obtain other sources of material, retest and resubmit until accepted by the Owner's Representative.
c. All soil testing will be at the expense of the Contractor.
2. Provide a particle size analysis (% dry weight) and USDA soil texture analysis. Soil testing of Planting Soil Mixes shall also include USDA gradation (percentage) of gravel, coarse sand, medium sand, and fine sand in addition to silt and clay.
3. Provide the following other soil properties:
a. pH and buffer pH.
b. Percent organic content by oven dried weight.
c. Nutrient levels by parts per million including: phosphorus, potassium, magnesium, manganese, iron, zinc and calcium. Nutrient test shall include the testing laboratory recommendations for supplemental additions to the soil for optimum growth of the plantings specified.
d. Soluble salt by electrical conductivity of a 1:2 soil water sample measured in Milliohm per cm.
e. Cation Exchange Capacity (CEC).

1.11 OBSERVATION OF THE WORK

A. The Owner's Representative may observe the work at any time. They may remove samples of materials for conformity to specifications. Rejected materials shall be immediately removed from the site and replaced at the Contractor's expense. The cost of testing materials not meeting specifications shall be paid by the Contractor.
1. The Owner's Representative may utilize the Contractor's penetrometer and moisture meter at any time to check soil compaction and moisture.

B. The Owner's Representative shall be informed of the progress of the work so the work may be observed at the following key times in the construction process. The Owner's Representative shall be afforded sufficient time to schedule visit to the site. Failure of the Owner's Representative to make field observations shall not relieve the Contractor from meeting all the requirements of this specification.
1. SOIL MOCKUP REVIEW: At the time of construction of all soil mockups.
2. EXISTING SOIL CONDITIONS REVIEW: Prior to the start of any soil modification that will utilize or modify the existing soil.
3. EXCAVATION REVIEW: Observe each area of excavation prior to the installation of any Planting Soil.
4. DRAIN LINE INSTALLATION REVIEW: Upon completion of the installation of drain lines and prior to the installation of any Planting Soil
5. COMPLETION of SOIL MODIFICATIONS REVIEW: Upon completion of all soil modification and installation of planting soil.
6. COMPLETION OF FINE GRADING AND SURFACE SOIL MODIFICATIONS REVIEW: Upon completion of all surface soil modifications and fine grading but prior to the installation of shrubs, ground covers, or lawns.

1.12 PRE-CONSTRUCTION CONFERENCE

A. Schedule a pre-construction meeting with the Owner's Representative at least seven (7) days before beginning work to review any questions the Contractor may have regarding the work, administrative procedures during construction and project work schedule.

1.13 QUALITY ASSURANCE

A. Installer Qualifications: The installer shall be a firm having at least 5 years of experience of a scope similar to that required for the work, including the preparation, mixing and installation of soil mixes to support planting. The installer of the work in Section: Planting, shall be the same firm installing the work in this section.
1. The bidders list for work under this section shall be approved by the Owner's Representative.
2. Installer Field Supervision: When any Planting Soil work is in progress, installer shall maintain, on site, an experienced full-time supervisor who can communicate in English with the Owner's Representative.
3. Installer's field supervisor shall have a minimum of five years experience as a field supervisor installing soil, shall be trained and proficient in the use of field surveying equipment to establish grades and can communicate in English with the Owner's Representative.
4. The installer's crew shall be experienced in the installation of Planting Soil, plantings, and irrigation (where applicable) and interpretation of planting plans, soil installation plans, and irrigation plans (where applicable).
5. Submit references of past projects and employee training certifications that support that the Contractors meet all of the above installer qualifications and applicable licensures.

B. Soil testing laboratory qualifications: an independent laboratory, with the experience and capability to conduct the testing indicated and that specializes in USDA agricultural soil testing, Planting Soil Mixes, and the types of tests to be performed. Geotechnical engineering testing labs shall not be used.

C. All delivered and installed Planting Soil shall conform to the approved submittals sample color, texture and approved test analysis.
1. The Owner's Representative may request samples of the delivered or installed soil be tested for analysis to confirm the Planting Soil conforms to the approved material.
2. All testing shall be performed by the same soil lab that performed the original Planting Soil testing.
3. Testing results shall be within 10% plus or minus of the values measured in the approved Planting Soil Mixes.
4. Any Planting Soil that fails to meet the above criteria, if requested by the Owner's Representative, shall be removed and new soil installed.

D. Soil compaction testing: following installation or modification of soil, test soil compaction with a penetrometer.
1. Maintain at the site at all times a soil cone penetrometer with pressure dial and a soil moisture meter to check soil compaction and soil moisture.
a. Penetrometer shall be AgraTronix Soil Compaction Meter distributed by Ben Meadows, www.benmeadows.com or approved equal.
b. Moisture meter shall be "general digital soil moisture meter" distributed by Ben Meadows, www.benmeadows.com or approved equal.
2. Prior to testing the soil with the penetrometer check the soil moisture and penetrometer readings in the mockup soils. Penetrometer readings are impacted by soil moisture and excessively wet or dry soils will read significantly lower or higher than soils at optimum moisture.
3. The penetrometer readings shall be within 20% plus or minus of the readings in the approved mockup when at similar moisture levels.

1.14 SITE CONDITIONS

A. It is the responsibility of the Contractor to be aware of all surface and subsurface conditions, and to notify the Owner's Representative, in writing, of any circumstances that would negatively impact the health of plantings. Do not proceed with work until unsatisfactory conditions have been corrected.
1. Should subsurface drainage or soil conditions be encountered which would be detrimental to growth or survival of plant material, the Contractor shall notify the Owner's Representative in writing, stating the conditions and submit a proposal covering cost of corrections. If the Contractor fails to notify the Owner's Representative of such conditions, they shall remain responsible for plant material under the warrantee clause of the specifications.
2. This specification requires that all Planting Soil and Irrigation (if applicable) work be completed and accepted prior to the installation of any plants.

1.15 SOIL COMPACTION - GENERAL REQUIREMENTS

A. Except where more stringent requirements are defined in this specification. The following parameters shall define the general description of the threshold points of soil compaction in existing, modified or installed soil and subsoil.

B. The following are threshold levels of compaction as determined by each method.
1. Acceptable Compaction: Good rooting anticipated, but increasing settlement expected as compaction is reduced and/or in soil with a high organic matter content.
a. Bulk Density Method - Varies by soil type see Chart on page 32 in Up By Roots.
b. Standard Proctor Method - 75-85%; soil below 75% is unstable and will settle excessively.
c. Penetration Resistance Method - about 75-250 psi, below 75 psi soil becomes increasingly unstable and will settle excessively.
2. Root limiting Compaction: Root growth is limited with fewer, shorter and slower growing roots.
a. Bulk Density Method - Varies by soil type see Chart on page 32 in Up By Roots.
b. Standard Proctor Method - above approximately 85%.
c. Penetration Resistance Method - about 300 psi.
3. Excessive Compaction: Roots not likely to grow but can penetrate soil when soil is above field capacity.
a. Bulk Density Method - Varies by soil type see Chart on page 32 in Up By Roots.
b. Standard Proctor Method - Above 90%.
c. Penetration Resistance Method - Approximately above 400 psi

1.16 DELIVERY, STORAGE, AND HANDLING

A. Weather: Do not mix, deliver, place or grade soils when frozen or with moisture above field capacity.

B. Protect soil and soil stockpiles, including the stockpiles at the soil blender's yard, from wind, rain and washing that can erode soil or separate fines and coarse material, and contamination by chemicals, dust and debris that may be detrimental to plants or soil drainage. Cover stockpiles with plastic sheeting or fabric at the end of each workday.

C. All manufactured packaged products and material shall be delivered to the site in unopened containers and stored in a dry enclosed space suitable for the material and meeting all environmental regulations. Biological additives shall be protected from extreme cold and heat. All products shall be freshly manufactured and dated for the year in which the products are to be used.

D. Deliver all chemical amendments in original, unopened containers with original labels intact and legible, which state the guaranteed chemical analysis. Store all chemicals in a weather protected enclosure.

E. Bulk material: Coordinate delivery and storage with Owner's Representative and confine materials to neat piles in areas acceptable to Owner's Representative.

1.17 EXCAVATING AND GRADING AROUND UTILITIES

A. Contractor shall carefully examine the civil, record, and survey drawings to become familiar with the existing underground conditions before digging.

B. Determine location of underground utilities and perform work in a manner that will avoid damage. Hand excavate as required. Maintain grade stakes set by others until parties concerned mutually agree upon removal.

C. Notification of the JEA, 811 or 904.665.6000, is required for all planting areas. The Contractor is responsible for knowing the location and avoiding utilities that are not covered by the JEA.

PART 2 PRODUCTS

2.1 IMPORTED TOPSOIL

A. Imported Topsoil definition: Fertile, friable soil containing less than 5% total volume of the combination of subsoil, refuse, roots larger than 1 inch diameter, heavy, sticky or stiff clay, stones larger than 2 inches in diameter, noxious seeds, sticks, brush, litter, or any substances deleterious to plant growth. The percent (%) of the above objects shall be controlled by source selection not by screening the soil. Topsoil shall be suitable for the germination of seeds and the support of vegetative growth. Imported Topsoil shall not contain weed seeds in quantities that cause noticeable weed infestations in the final planting beds. Imported Topsoil shall meet the following physical and chemical criteria:
1. Soil texture: USDA loam, sandy clay loam or sandy loam with clay content between 15 and 25%. And a combined clay/silt content of no more than 55%.
2. pH value shall be between 5.5 and 7.0.
3. Percent organic matter (OM): 2.0-5.0%, by dry weight.
4. Soluble salt level: Less than 2 mmho/cm.
5. Soil chemistry suitable for growing the plants specified.

B. Imported Topsoil shall be a harvested soil from fields or development sites. The organic content and particle size distribution shall be the result of natural soil formation. Manufactured soils where Coarse Sand, Composted organic material or chemical additives has been added to the soil to meet the requirements of this specification section shall not be acceptable. Retained soil peds shall be the same color on the inside as is visible on the outside.

C. Imported Topsoil for Planting Soil shall NOT have been screened and shall retain soil peds or clods larger than 2 inches in diameter throughout the stockpile after harvesting.

D. Stockpiled Existing Topsoil at the site meeting the above criteria may be acceptable.

E. Provide a two gallon sample from each Imported Topsoil source with required soil testing results. The sample shall be a mixture of the random samples taken around the source stockpile or field. The soil sample shall be delivered with soil peds intact that represent the size and quantity of expected peds in the final delivered soil.

2.2 COMPOST

A. Compost: Blended and ground leaf, wood and other plant based material, composted for a minimum of 9 months and at temperatures sufficient to break down all woody fibers, seeds and leaf structures, free of toxic material at levels that are harmful to plants or humans. Source material shall be yard waste trimmings blended with other plant or manure based material designed to produce Compost high in fungal material.
1. Compost shall be commercially prepared Compost and meet US Compost Council STA/TMECC criteria or as modified in this section for "Compost as a Landscape Backfill Mix Component".
http://compostingcouncil.org/admin/wp-content/plugins/wp-pdfupload/pdf/191/LandscapeArch_Specs.pdf
2. Compost shall comply with the following parameters:
a. pH: 5.5 - 8.0.
b. Soil salt (electrical conductivity): maximum 5 dS/m (mmhos/cm).
c. Moisture content %, wet weight basis: 30 - 60.

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REGISTERED LANDSCAPE ARCHITECT
MARK KLONE
LA6666922
STATE OF FLORIDA

MARK KLONE
FL LA6666922

GOLF CLUB OUTDOOR BAR
PONTE VEDRA INN & CLUB

PONTE VEDRA BEACH, ST JOHNS COUNTY, FLORIDA

ISSUE DATES

NO.	DESCRIPTION	DATE

PROJ. #:	22-44
DATE:	12.22.2023
DRAWN BY:	MCK
CHECKED BY:	MCK
SCALE:	AS NOTED

LANDSCAPE SPECIFICATIONS

SHEET NUMBER

L601

Project Status

d. Particle size, dry weight basis: 98% pass through 3/4 inch screen or smear.
e. Stability carbon dioxide evolution rate: mg CO2-C/ g OM/ day < 2.
f. Solvita maturity test: > 6.
g. Physical contaminants (inerts), %, dry weight basis: <1%.
h. Chemical contaminants, mg/kg (ppm): meet or exceed US EPA Class A standard, 40CFR § 503.13, Tables 1 and 3 levels.
i. Biological contaminants select pathogens fecal coliform bacteria, or salmonella, meet or exceed US EPA Class A standard, 40 CFR § 503.32(a) level requirements.

B. Provide a two gallon sample with manufacturer's literature and material certification that the product meets the requirements.

2.3 COARSE SAND

A. Clean, washed, sand, free of toxic materials
1. Coarse concrete sand, ASTM C-33 Fine Aggregate, with a Fines Modulus Index of 2.8 and 3.2.
2. Coarse Sands shall be clean, sharp, natural Coarse Sands free of limestone, shale and slate particles. Manufactured Coarse Sand shall not be permitted.
3. pH shall be lower than 7.0.
4. Provide Coarse Sand with the following particle size distribution:

Sieve	Percent passing
3/8 inch (9.5 mm)	100
No 4 (4.75 mm)	95 - 100
No 8 (2.36 mm)	80 - 100
No 16 (1.18 mm)	50 - 85
No 30 (.60 mm)	25 - 60
No 50 (.30 mm)	10 - 30
No 100 (.15 mm)	2 - 10
No 200 (0.75 mm	2-5

B. Provide a two gallon sample with manufacturer's literature and material certification that the product meets the requirements.

2.4 LIME

A. ASTM C 602, agricultural limestone containing a minimum 80 percent calcium carbonate equivalent and as follows:
1. Class: Class T, with a minimum 99 percent passing through No. 8 (2.36-mm) sieve and a minimum 75 percent passing through No. 60 (0.25-mm) sieve.
2. Provide lime in form of dolomitic limestone.

B. Provide manufacturer's literature and material certification that the product meets the requirements.

2.5 EXISTING SOIL (ACCEPTABLE FOR PLANTING WITH MINIMUM MODIFICATIONS)

A. General definition of existing soil: Surface soil in the areas designated on the soils plan as existing soil, that is not altered, compacted to root limiting density, graded or contaminated before or during the construction process and considered acceptable for planting and long term health of the plants specified either as it exists or with only minor modification.
1. The Owner's Representative shall verify that the soil in the designated areas is suitable at the beginning of planting bed preparation work in that area. In the event that the work of this project construction has damaged the existing soil in areas designated for use as Planting Soil to the point where the soil is no longer suitable to support the plants specified, the Owner's Representative may require modification of the damaged soil up to and including removal and replacement with soil of equal quality to the soil that existed prior to construction. Examples of damage include further compaction, contamination, grading, creation of hard pan or drainage problems, and loss of the O, and or A horizon.
a. Do not begin work on additional modifications until changes to the contract price are approved by Owner's Representative.

B. Protect existing soil from compaction, contamination, and degradation during the construction process.

C. Unless otherwise instructed, remove all existing plants, root thatch, and non-soil debris from the surface of the soil using equipment that does not increase compaction of soil to root limiting levels.

D. Modifications:
1. When results of soil tests recommend chemical adjustments, till surface soil to six inches or greater after chemical adjustments have been are applied.
2. Remove existing turf thatch, ground cover plants and weeds.
3. Provide pre-emergent weed control if indicated.
4. Make chemical adjustment as recommended by the soil test.

2.6 MODIFIED EXISTING SOIL (SOIL SUITABLE FOR PLANTING WITH INDICATED MODIFICATION)

A. General definition: Surface soil in the areas that have been altered and or graded before or during the construction process but still considered acceptable for planting and long term health of the plants specified with the proposed modifications. Modifications respond to the soil problems expected or encountered. The Owner's Representative shall verify that the soil in the designated areas is suitable for modification at the beginning of planting bed preparation work in that area.
1. The Owner's Representative shall verify that the soil in the designated areas is suitable for the specified modification at the beginning of planting bed preparation work in that area. In the event that the work of this project construction has damaged the existing soil in areas designated for modification to the point where the soil is no longer suitable to support the plants specified with the specified modification, the Owner's Representative may require further modification of the damaged soil up to and including removal and replacement with soil of equal quality to the soil that would have resulted from the modification. Damage may include further compaction, contamination, grading, creation of hard pan or drainage problem, and loss of the O, and or A horizon.
2. General requirements for all soil modifications:
a. Take soil samples, test for chemical properties, and make appropriate adjustments.
b. Unless otherwise instructed, remove all existing plants, root thatch, and non-soil debris from the surface of the soil using equipment that does not add to the compaction in the soil.
c. All soil grading, tilling and loosening must be completed at times when the soil moisture is below field capacity. Allow soil to drain for at least two days after any rain event more than 1 inch in 24 hours, or long enough so that the soil does not make the hand muddy when squeezed.
d. Provide pre-emergent weed control after the soil work is complete and plants planted but prior to adding mulch to the surface, if indicated by weed type and degree of threat.

B. Modified existing soil - soil removed, stockpiled, and spread
1. Description of condition to be modified: Existing soil that is suitable for reuse as Planting Soil but is in the wrong place of elevation, or cannot be adequately protected during construction. Soil is to be harvested, stockpiled and re-spread with or without further modifications as indicated.
2. Modifications:
a. Excavate existing soil from the areas and to depths designated on the drawings. Stockpile in zones noted on the drawings or in areas proposed by the Contractor.
1.) Prepare a soil stock pile plan for approval.
b. Excavate soil using equipment and methods to preserve the clumps and peds in the soil. Generally this means using the largest piece of equipment that is practical for the project size and scope.
c. Protect stock piles from erosion by compacting or tracking the soil surface, covering with breathable fabric or planting with annual grasses as appropriate for the season, location, and length of expected time of storage.
d. Re-spread soil as required in Part 3 of this specification.

C. Modified existing soil - compacted surface soil (Tilling Option)
1. Description of condition to be modified: Surface soil compaction to a maximum of 6 inches deep from traffic or light grading. Original A horizon may be previously removed or graded but lower profile intact with acceptable compaction levels and limited grading. The soil organic matter, pH and chemistry in the A horizon may not be suitable for the proposed plants and may need to be modified as required.
2. Modifications:
a. Till top 6 inches or deeper of the soil surface, with a roto tiller, spade tiller, ripper or agricultural plow. Spread 2 - 3 inches of Compost on the surface of the tilled soil and make any chemical adjustment as recommended by the soil test.
b. Till or disk the Compost into the loosened soil. Smooth out grades with a drag rake or drag slip.

D. Modified existing soil - compacted surface soil (Radial Trenching Option)
1. Description of condition to be modified: Surface soil compaction to a maximum of 24 inches deep from traffic or light grading. Original A horizon may be previously removed or graded but lower profile below 24 inches intact with acceptable compaction levels and limited grading. The soil organic matter, pH and chemistry in the A horizon may not be suitable for the proposed plants and may need to be modified as required.
2. Modifications:
a. Using a trenching machine, dig trenches to the extent and depth shown on the plans and details.
b. Backfill the trench with the soil removed from the trench. Add additional site soil if needed to fill the trench to be flush to the existing grade after the soil settlement.

E. Modified existing soil - compacted subsoil
1. Description of condition to be modified: Deep soil compaction the result of previous grading, filling and dynamic or static compaction forces. Original A horizon likely removed or buried. The soil organic matter, pH and chemistry in the A horizon is likely not suitable for the proposed plants and should be modified as required.
2. Soil Fracturing:
a. Step one: After grading and removing all plants and debris from the surface, spread 2 - 3 inches of Compost over the surface of the soil. Loosen the soil to depth of 18 - 24 inches, using a backhoe to dig into the soil through the Compost. Lift and then drop the loosened soil immediately back into the hole. The bucket then moves to the adjacent soil and repeats the process until the entire area indicated has been loosened.
b. Step 2: Spread 3-4 inches of Compost over the ripped area and till into the top 6 inches of the soil surface.
3. Following soil fracturing the average penetration resistance should be less than 250 psi to the depth of the fracturing.
4. Do not start planting into fractured soil until soil has been settled or leave grades sufficiently high to anticipate settlement of 10 - 15% of fractured soil depth.

F. Modified existing soil - low organic matter
1. Description of condition to be modified: Low soil organic matter and/or missing A horizon but soil is not compacted except for some minor surface compaction. The soil organic matter, pH and/or chemistry are likely not suitable for the proposed plants and should be modified as required.
2. Modifications:
a. Spread 3 - 4 inches of Compost over the surface of the soil and make chemical adjustment as recommended by the soil test.
b. Till Compost into the top 6 inches of the soil.

G. Modified existing soil - soil within the root zone of existing established trees
1. Description of condition to be modified: Surface compaction near or above root limited levels in the upper soil horizon the result of traffic or other mechanical compaction.
2. Modifications:
a. Remove the tops of all plants to be removed from the root zone. Remove sod with a walk behind sod cutter. Do not grub out the roots of plats to be removed.
b. Use a pneumatic air knife to loosen the top 9 - 12 inches of the soil. Surface roots may move and separate from soil during this process but the bark on roots should not be broken
1.) Pneumatic air knife shall be as manufactured by:
Concept Engineering Group, Inc., Verona, PA (412) 826-8800 or Supersonic Air Knife, Inc., Allison Park, PA (866) 328 5723
c. Make chemical adjustment as recommended by the soil test and add 2 - 3 inches of Compost over the soil.
d. Using the pneumatic air knife, mix the Compost into the top 6 - 8 inches of the loosened soil.
e. Work in sections such that the entire process - including irrigation - can be completed in one day. Apply approximately one inch of water over the loosened soil at the completion of each day's work. Apply mulch or turf as indicated on the drawings within one week of the completion of work.

2.7 PLANTING SOIL MIXES

A. General definition: Mixes of Existing Soil or Imported Topsoil, Coarse Sand, and or Compost to make a new soil that meets the project goals for the indicated planting area. These may be mixed off site or onsite, and will vary in Mix components and proportions as indicated.

B. Planting Mix - moderately slow draining soil for trees and shrub beds
1. A Mix of Imported Topsoil, Coarse Sand and Compost. The approximate Mix ratio shall be:

Mix component	% by moist volume
Imported Topsoil unscreened	45 - 50%
Coarse sand	40 - 45%
Compost	10%

2. Final tested organic matter between 2.75 and 4% (by dry weight).
3. Mix the Coarse Sand and Compost together first and then add to the Topsoil. Mix with a loader bucket to loosely incorporate the Topsoil into the Coarse Sand/Compost Mix. DO NOT OVER MIX! Do not mix with a soil blending machine. Do not screen the soil. Clumps of Soil, Compost and Coarse Sand will be permitted in the overall Mix.
4. At the time of final grading, add fertilizer if required to the Planting Soil at rates recommended by the testing results for the plants to be grown.
5. Provide a two gallon sample with testing data that includes recommendations for chemical additives for the types of plants to be grown. Samples and testing data shall be submitted at the same time.

2.8 PRE-EMERGENT HERBICIDES

A. Chemical herbicides are designed to prevent seeds of selective plants from germinating. Exact type of herbicide shall be based on the specific plants to be controlled and the most effective date of application.

B. Submit report of expected weed problems and the recommendation of the most effective control for approval by Owner's Representative. Provide manufacturer's literature and material certification that the product meets the requirements.

2.9 HEAVY DUTY PIPE DRAIN PIPE

A. Drain pipe shall be 4 inch diameter, perforated, PVC, Schedule 40 pipe. Holes in the pipe shall only be on the bottom quadrant. All fittings, elbows, unions, T's and screw caps shall be the same material and from the same manufacturer as the pipe. "T" and elbow joints shall be sanitary type connections. All joints shall be solvent welded. Submit manufacturers product literature for approval by the Owner's Representative.
1. When pipe has perforations on all quadrants, drape a 12 inch wide 4 mil plastic sheet over the length of the pipe to force water to the bottom of the pipe.

B. Clean out: Clean out risers shall be 4 inch diameter Schedule 40 PVC solid pipe compatible with the bottom fitting and clean out screw cap. Elbow fitting at the bottom of the clean out riser. When the cleanout is in the middle of a pipe run the fitting shall be a sanitary T fitting. Screw cap FITTING shall be PVC Schedule 40.

2.10 MEDIUM DUTY PIPE DRAIN PIPE

A. Drain pipe shall be 4 inch diameter, perforated, PVC, double wall (smooth interior wall / corrugated exterior wall) pipe. Holes in the pipe shall only be on the bottom quadrant. All fittings, elbows, unions, T's and screw caps shall be the same material and from the same manufacturer as the pipe. "T" and elbow joints shall be sanitary type connections. All joints shall be gasketed bell and spigot. Example source A -2000 by Contech Construction Products or approved equal. Submit manufacturers product literature for approval by the Owner's Representative.
1. When pipe has perforations on all quadrants, drape a 12 inch wide 4 mil plastic sheet over the length of the pipe to force water to the bottom of the pipe.

B. Clean out: Clean out risers shall be 4 inch diameter Schedule 40 PVC solid pipe compatible with the bottom fitting and clean out screw cap. Elbow fitting at the bottom of the clean out riser. When the cleanout is in the middle of a pipe run the fitting shall be a sanitary T fitting. Screw cap FITTING shall be PVC Schedule 40.

2.11 LIGHT DUTY PIPE DRAIN PIPE

A. Drain pipe shall be 4 inch diameter, perforated, HDPE, single wall corrugated exterior pipe. ASTM F405. All fittings, elbows, unions, T's and screw caps shall be the same material and from the same manufacturer as the pipe. All joints shall be gasketed bell and spigot. Example source ADS Single Wall Pipe by Advance Drainage Systems or approved equal. Submit manufacturers product literature for approval by the Owner's Representative.
1. When pipe has perforations on all quadrants, drape a 12 inch wide 4 mil plastic sheet over the length of the pipe to force water to the bottom of the pipe.

B. Clean out: Clean out risers shall be 4 inch diameter Schedule 40 PVC solid pipe compatible with the bottom fitting and clean out screw cap. Elbow fitting at the bottom of the clean out riser. When the cleanout is in the middle of a pipe run the fitting shall be a sanitary T fitting. Screw cap FITTING shall be PVC Schedule 40.

PART 3 EXECUTION

3.1 SITE EXAMINATION

A. Prior to installation of Planting Soil, examine site to confirm that existing conditions are satisfactory for the work of this section to proceed.
1. Confirm that the subgrade is at the proper elevation and compacted as required. Subgrade elevations shall slope toward the under drain lines as shown on the drawings.
2. Confirm that surface all areas to be filled with Planting Soil are free of construction debris, refuse, compressible or biodegradable materials, stones greater than 2 inches diameter, soil crusting films of silt or clay that reduces or stops drainage from the Planting Soil into the subsoil; and/or standing water. Remove unsuitable material from the site.
3. Confirm that no adverse drainage conditions are present.
4. Confirm that no conditions are present which are detrimental to plant growth.
5. Confirm that utility work has been completed per the drawings.
6. Confirm that irrigation work, which is shown to be installed below prepared soil levels, has been completed.

B. If unsatisfactory conditions are encountered, notify the Owner's Representative immediately to determine corrective action before proceeding.

3.2 COORDINATION WITH PROJECT WORK

A. The Contractor shall coordinate with all other work that may impact the completion of the work.
B. Prior to the start of work, prepare a detailed schedule of the work for coordination with other trades.
C. Coordinate the relocation of any irrigation lines, heads or the conduits of other utility lines that are in conflict with tree locations. Root balls shall not be altered to fit around lines. Notify the Owner's Representative of any conflicts encountered.

3.3 GRADE AND ELEVATION CONTROL

A. Provide grade and elevation control during installation of Planting Soil. Utilize grade stakes, surveying equipment, and other means and methods to assure that grades and contours conform to the grades indicated on the plans.

3.4 SITE PREPARATION

A. Excavate to the proposed subgrade. Maintain all required angles of repose of the adjacent materials as shown on the drawings or as required by this specification. Do not over excavate compacted subgrades of adjacent pavement or structures. Maintain a supporting 1:1 side slope of compacted subgrade material along the edges of all paving and structures where the bottom of the paving or structure is above the bottom elevation of the excavated planting area.
B. Remove all construction debris and material including any construction materials from the subgrade.
C. Confirm that the subgrade is at the proper elevation and compacted as required. Subgrade elevations shall slope approximately parallel to the finished grade and/or toward the subsurface drain lines as shown on the drawings.
D. In areas where Planting Soil is to be spread, confirm subgrade has been scarified.
E. Protect adjacent walls, walks and utilities from damage or staining by the soil. Use 1/2 inch plywood and or plastic sheeting as directed to cover existing concrete, metal and masonry work and other items as directed during the progress of the work.
1. At the end of each working day, clean up any soil or dirt spilled on any paved surface.
2. Any damage to the paving or site features or work shall be repaired at the Contractor's expense.

3.5 SOIL MOISTURE

A. Volumetric soil moisture level, in both the Planting Soil and the root balls of all plants, prior to, during and after planting shall be above permanent wilt point and below field capacity for each type of soil texture within the following ranges.

Soil texture	Permanent wilting point	Field capacity
Sand, Loamy sand, Sandy loam	5 - 8%	12 - 18%
Loam, Sandy clay, Sandy clay loam	14 - 25%	27 - 36%
Clay loam, Silt loam	11 - 22%	31 - 36%
Silty clay, Silty clay loam	22 - 27%	38 - 41%

B. The Contractor shall confirm the soil moisture levels with a moisture meter (Digital Soil Moisture Meter, DSMM500 by General Specialty Tools and Instruments, or approved equivalent). If moisture is found to be too low, the planting holes shall be filled with water and allowed to drain before starting any planting operations. If the moisture is too high, suspend planting operations until the soil moisture drains to below field capacity.

3.6 EXISTING SOIL MODIFICATION

A. Follow the requirements for modifying existing soil as indicated in Part 2 for the different types of soil modifications.

3.7 DRAIN PIPE INSTALLATION

A. Trench lines to depths and widths shown on plans.
B. Place 2 - 3 inches Coarse Sand as bedding for pipes.
C. Place pipe (holes facing down) to invert elevations shown on the plan.
1. If pipe with holes on all sides is used drape a piece of 4 mil plastic 12 inches wide over top of pipe.
2. Cover sides and top of pipe with Coarse Sand with min 4 inches of Coarse Sand cover above top of pipe.
3. Backfill trench with Planting Soil compacted to same level as Planting Soil requirements.
D. Add cleanout pipe reaching the surface at the uphill end of each pipe run as shown on drawings.
E. Connect pipes to manhole or daylight outfall as shown on the drawings.

3.8 PLANTING SOIL AND PLANTING SOIL MIX INSTALLATION

A. Prior to installing any Planting Soil from stockpiles or Planting Soil Mixes blended off site, the Owner's Representative shall approve the condition of the subgrade and the previously installed subgrade preparation and the installation of subsurface drainage.
B. All equipment utilized to install or grade Planting Soils shall be wide track or balloon tire machines rated with a ground pressure of 4 psi or less. All grading and soil delivery equipment shall have buckets equipped with 6 inch long teeth to scarify any soil that becomes compacted.
C. In areas of soil installation above existing subsoil, scarify the subgrade material prior to installing Planting Soil.
1. Scarify the subsoil of the subgrade to a depth of 3 - 6 inches with the teeth of the back hoe or loader bucket, tiller or other suitable device.
2. Immediately install the Planting Soil. Protect the loosened area from traffic. DO NOT allow the loosened subgrade to become compacted.
3. In the event that the loosened area becomes overly compacted, loosen the area again prior to installing the Planting Soil.
D. Install the Planting Soil in 12 - 18 inch lifts to the required depths. Apply compacting forces to each lift as required to attain the required compaction. Scarify the top of each lift prior to adding more Planting Soil by dragging the teeth of a loader bucket or backhoe across the soil surface to roughen the surface.
E. Phase work such that equipment to deliver or grade soil does not have to operate over previously installed Planting Soil. Work in rows of lifts the width of the extension of the bucket on the loader. Install all lifts in one row before proceeding to the next. Work out from the furthest part of each bed from the soil delivery point to the edge of the each bed area.
F. Where possible place large trees first and fill Planting Soil around the root ball.
G. Installing soil with soil or mulch blowers or soil slingers shall not be permitted due to the over mixing and soil ped breakdown cause by this type of equipment.
H. Where travel over installed soil is unavoidable, limit paths of traffic to reduce the impact of compaction in Planting Soil. Each time equipment passes over the installed soil it shall reverse out of the area along the same path with the teeth of the bucket dropped to scarify the soil. Comply with the paragraph “Over Compaction Reduction” (Section 3.10) in the event that soil becomes over compacted.
I. The depths and grades shown on the drawings are the final grades after settlement and shrinkage of the compost material. The Contractor shall install the Planting Soil at a higher level to anticipate this reduction of Planting Soil volume. A minimum settlement of approximately 10 - 15% of the soil depth is expected. All grade increases are assumed to be as measured prior to addition of surface Compost till layer, mulch, or sod.

3.9 COMPACTION REQUIREMENTS FOR INSTALLED OR MODIFIED PLANTING SOIL

A. Compact installed Planting Soil to the compaction rates indicated and using the methods approved for the soil mockup. Compact each soil lift as the soil is installed.
B. Existing soil that is modified by tilling, ripping or fracturing shall have a density to the depth of the modification, after completion of the loosening, such that the penetrometer reads approximately 75 to 250 psi at soil moisture approximately the mid-point between wilting point and field capacity. This will be approximately between 75 and 82% of maximum dry density standard proctor.
C. Installed Planting Soil Mix and re-spread existing soil shall have a soil density through the required depth of the installed layers of soil, such that the penetrometer reads approximately 75 to 250 psi at soil moisture approximately the mid-point between wilt point and field capacity. This will be approximately between 75 and 82% of maximum dry density standard proctor.
D. Planting Soil compaction shall be tested at each lift using a penetrometer calibrated to the mockup soil and its moisture level. The same penetrometer and moisture meter used for the testing of the mockup shall be used to test installed soil throughout the work.
E. Maintain moisture conditions within the Planting Soil during installation or modification to allow for satisfactory compaction. Suspend operations if the Planting Soil becomes wet. Apply water if the soil is overly dry.
F. Provide adequate equipment to achieve consistent and uniform compaction of the Planting Soils. Use the smallest equipment that can reasonably perform the task of spreading and compaction. Use the same equipment and methods of compaction used to construct the Planting Soil mockup.
G. Do not pass motorized equipment over previously installed and compacted soil except as authorized below.
1. Light weight equipment such as trenching machines or motorized wheel barrows is permitted to pass over finished soil work.
2. If work after the installation and compaction of soil compacts the soil to levels greater than the above requirements, follow the requirements of the paragraph "Over Compaction Reduction" below.

3.10 OVER COMPACTION REDUCTION

A. Any soil that becomes compacted to a density greater than the specified density and/or the density in the approved mockup shall be dug up and reinstalled. This requirement includes compaction caused by other sub-contractors after the Planting Soil is installed and approved.
B. Surface roto tilling shall not be considered adequate to reduce over compaction at levels 6 inches or greater below finished grade.

3.11 INSTALLATION OF CHEMICAL ADDITIVES

A. Following the installation of each soil and prior to fine grading and installation of the Compost till layer, apply chemical additives as recommended by the soil test, and appropriate to the soil and specific plants to be installed.
B. Types, application rates and methods of application shall be approved by the Owner's Representative prior to any applications.

3.12 FINE GRADING

A. The Owner's Representative shall approve all rough grading prior to the installation of Compost, fine grading, planting, and mulching.
B. Grade the finish surface of all planted areas to meet the grades shown on the drawings, allowing the finished grades to remain higher (10 - 15% of depth of soil modification) than the grades on the grading plan, as defined in paragraph Planting Soil Installation, to anticipate settlement over the first year.
C. Utilize hand equipment, small garden tractors with rakes, or small garden tractors with buckets with teeth for fine grading to keep surface rough without further compaction. Do not use the flat bottom of a loader bucket to fine grade, as it will cause the finished grade to become overly smooth and or slightly compressed.
D. Provide for positive drainage from all areas toward the existing inlets, drainage structures and or the edges of planting beds. Adjust grades as directed to reflect actual constructed field conditions of paving, wall and inlet elevations. Notify the Owner's Representative in the event that conditions make it impossible to achieve positive drainage.
E. Provide smooth, rounded transitions between slopes of different gradients and direction. Modify the grade so that the finish grade before adding mulch and after settlement is one or two inches below all paving surfaces or as directed by the drawings.
F. Fill all dips and remove any bumps in the overall plane of the slope. The tolerance for dips and bumps in shrub and ground cover planting areas shall be a 2 inch deviation from the plane in 10 feet. The tolerance for dips and bumps in lawn areas shall be a 1 inch deviation from the plane in 10 feet.

3.13 INSTALLATION OF COMPOST TILL LAYER

A. After Planting Soil Mixes are installed in planting bed areas and just prior to the installation of shrub or groundcover plantings, spread 3 - 4 inches of Compost over the beds and roto till into the top 4 - 6 inches of the Planting Soil. This step will raise grades slightly above the grades required in paragraph “Fine Grading”. This specification anticipates that the raise in grade due to this tilling will settle within a few months after installation as Compost breaks down. Additional settlement as defined in paragraph “Planting Soil and Planting Soil Mix installation” must still be accounted for in the setting of final grades.

3.14 CLEAN-UP

A. During installation, keep the site free of trash, pavements reasonably clean and work area in an orderly condition at the end of each day. Remove trash and debris in containers from the site no less than once a week.
1. Immediately clean up any spilled or tracked soil, fuel, oil, trash or debris deposited by the Contractor from all surfaces within the project or on public right of ways and neighboring property.
B. Once installation is complete, wash all soil from pavements and other structures. Ensure that mulch is confined to planting beds and that all tags and flagging tape are removed from the site. The Owner's Representative seals are to remain on the trees and removed at the end of the warranty period.
1. Make all repairs to grades, ruts, and damage to the work or other work at the site.
2. Remove and dispose of all excess Planting Soil, subsoil, mulch, plants, packaging, and other material brought to the site by the Contractor.

3.15 PLANTING SOIL AND MODIFIED EXISTING SOIL PROTECTION

A. The Contractor shall protect installed and/or modified Planting Soil from damage including contamination and over compaction due to other soil installation, planting operations, and operations by other Contractors or trespassers. Maintain protection during installation until acceptance. Utilize fencing and matting as required or directed to protect the finished soil work. Treat, repair or replace damaged Planting Soil immediately.
B. Loosen compacted Planting Soil and replace Planting Soil that has become contaminated as determined by the Owner's Representative. Planting Soil shall be loosened or replaced at no expense to the Owner.
1. Till and restore grades to all soil that has been driven over or compacted during the installation of plants.
2. Where modified existing soil has become contaminated and needs to be replaced, provide imported soil that is of similar composition, depth and density as the soil that was removed.

3.16 PROTECTION DURING CONSTRUCTION

A. The Contractor shall protect planting and related work and other site work from damage due to planting operations, operations by other Contractors or trespassers.
1. Maintain protection during installation until the date of plant acceptance (see specifications section - Planting). Treat, repair or replace damaged work immediately.
2. Provide temporary erosion control as needed to stop soil erosion until the site is stabilized with mulch, plantings or turf.
B. Damage done by the Contractor, or any of their sub-contractors to existing or installed plants, or any other parts of the work or existing features to remain, including large existing trees, soil, paving, utilities, lighting, irrigation, other finished work and surfaces including those on adjacent property, shall be cleaned, repaired or replaced by the Contractor at no expense to the Owner. The Owner's Representative shall determine when such cleaning, replacement or repair is satisfactory. Damage to existing trees shall be assessed by a certified arborist.

3.17 Substantial Completion Acceptance

A. Upon written notice from the Contractor, the Owners Representative shall review the work and make a determination if the work is substantially complete.
B. The date of substantial completion of the planting soil shall be the date when the Owner's Representative accepts that all work in Planting, Planting Soil, and Irrigation installation sections is complete.

3.18 FINAL ACCEPTANCE / SOIL SETTLEMENT

A. At the end of the plant warrantee and maintenance period, (see Specification section - Planting) the Owner's Representative shall observe the soil installation work and establish that all provisions of the contract are complete and the work is satisfactory.
1. Restore any soil settlement and or erosion areas to the grades shown on the drawings. When restoring soil grades remove plants and mulch and add soil before restoring the planting. Do not add soil over the root balls of plants or on top of mulch.
B. Failure to pass acceptance: If the work fails to pass final acceptance, any subsequent observations must be rescheduled as per above. The cost to the Owner for additional observations will be charged to the Contractor at the prevailing hourly rate of the Owner's Representative.

END OF SECTION 32 91 00

SECTION 32 92 00
TURF & GRASSES

PART 1 GENERAL

1.1 SUMMARY

A. The scope of work includes all labor, materials, appliances, tools, equipment, facilities, transportation and services necessary for, and incidental to performing all operations in connection with furnishing, delivery, and installation of turf and grasses, complete as shown on the drawings and as specified herein.
B. The scope of work in this section includes, but is not limited to, the following:
1. Locate, purchase, deliver and seed and sod all specified turf and grasses.
2. Water turf and grasses.
3. Mulch, fertilize, stake, and mow all specified turf and grasses.
4. Maintenance of all specified turf and grasses until the beginning of the warranty period.
5. Turf and Grass warranty.
6. Clean up and disposal of all excess and surplus material.
7. Maintenance of all specified plants during the warranty period.

1.2 CONTRACT DOCUMENTS

A. Shall consist of specifications and general conditions and the construction drawings. The intent of these documents is to include all labor, materials, and services necessary for the proper execution of the work. The documents are to be considered as one. Whatever is called for by any parts shall be as binding as if called for in all parts.

1.3 RELATED DOCUMENTS AND REFERENCES

A. Related Documents:
1. Drawings and general provisions of contract including general and supplementary conditions and Division I specifications apply to work of this section
2. Related Specification Sections
a. Section 01 56 39 - Tree and Plant Protection
b. Section 32 91 00 - Planting Soil
c. Section 32 92 00 - Planting
B. References: The following specifications and standards of the organizations and documents listed in this paragraph form a part of the specification to the extent required by the references thereto. In the event that the requirements of the following referenced standards and specification conflict with this specification section the requirements of this specification shall prevail. In the event that the requirements of any of the following referenced standards and specifications conflict with each other the more stringent requirement shall prevail or as determined by the Owners Representative.
1. American Society for Testing and Materials (ASTM)

1.4 VERIFICATION

A. All scaled dimensions on the drawings are approximate. Before proceeding with any work, the Contractor shall carefully check and verify all dimensions and quantities, and shall immediately inform the Owner's Representative of any discrepancies between the information on the drawings and the actual conditions, refraining from doing any work in said areas until given approval to do so by the Owner's Representative.
B. In the case of a discrepancy in the sod or seed quantities between the plan drawings and the plant call outs, list or plant schedule, the square footage of the seed or sod actually drawn on the plan drawings shall be deemed correct and prevail.

1.5 PERMITS AND REGULATIONS

A. The Contractor shall obtain and pay for all permits related to this section of the work unless previously excluded under provision of the contract or general conditions. The Contractor shall comply with all laws and ordinances bearing on the operation or conduct of the work as drawn and specified. If the Contractor observes that a conflict exists between permit requirements and the work outlined in the contract documents, the Contractor shall promptly notify the Owner's Representative in writing including a description of any necessary changes and changes to the contract price resulting from changes in the work.
B. Wherever references are made to standards or codes in accordance with which work is to be performed or tested, the edition or revision of the standards and codes current on the effective date of this contract shall apply, unless otherwise expressly set forth.
C. In case of conflict among any referenced standards or codes or between any referenced standards and codes and the specifications, the more restrictive standard shall apply or Owner's Representative shall determine which shall govern.

1.6 PROTECTION OF WORK, PROPERTY AND PERSON

A. The Contractor shall adequately protect the work, adjacent property, and the public, and shall be responsible for any damages or injury due to his/her actions.

1.7 CHANGES IN THE WORK

A. The Owner's Representative may order changes in the work, and the contract sum should be adjusted accordingly. All such orders and adjustments plus claims by the Contractor for extra compensation must be made and approved in writing before executing the work involved.
B. All changes in the work, notifications and contractor's request for information (RFI) shall conform to the contract general condition requirements.

1.8 CORRECTION OF WORK

A. The Contractor, at their own cost, shall re-execute any work that fails to conform to the requirements of the contract and shall remedy defects due to faulty materials or workmanship upon written notice from the Owner's Representative, at the soonest as possible time that can be coordinated with other work and seasonal weather demands.

1.9 DEFINITIONS

All terms in this specification shall be as defined in the "Glossary of Arboricultural Terms" or as modified below.
A. Compacted soil: soil where the density of the soil is greater that the threshold for root limiting, and further defined in Section 32 91 00.
B. Finish Grade: surface or elevation of Planting Soil after final grading and 12 months of settlement of the soil, and further defined in Section 32 91 00.
C. Pesticide: A substance or mixture intended for preventing, destroying, repelling, or mitigating a pest. Pesticides include insecticides, herbicides, fungicides, rodenticides, and molluscicides. They also include substances or mixtures intended for use as a plant regulator, defoliant, or desiccant.
D. Pests: Living organisms that occur where they are not desired or that cause damage to plants, animals, or people. These include insects, mites, grubs, mollusks (snails and slugs), rodents (gophers, moles, and mice), unwanted plants (weeds), fungi, bacteria, and viruses.
E. Planting Soil: Topsoil, or Planting Soil Mixes which are imported or existing at the site, or made from components that exist at the site, or are imported to the site; and further defined in Section 32 91 00 Planting Soil.
F. End of Warranty Final Acceptance: The date when the Owner's Representative accepts that the plants and work in this section meet all the requirements of the warranty. It is intended that the materials and workmanship warranty for Planting, Planting Soil, and Irrigation work run concurrent with each other.
G. Maintenance: Actions that preserve the health of seed and sod after installation and as defined in this specification.
H. Maintenance period: The time period, as defined in this specification, which the Contractor is to provide maintenance.
I. Owner's Representative: The person appointed by the Owner to represent their interest in the review and approval of the work and to serve as the contracting authority with the Contractor. The Owner's Representative may appoint other persons to review and approve any aspects of the work.
J. Subgrade: Surface or elevation of subsoil remaining after completing excavation, or top surface of a fill or backfill, before placing Planting Soil.
K. Substantial Completion Acceptance: The date at the end of the Planting, Planting Soil, and Irrigation installation where the Owner's Representative accepts that all work in these sections is complete and the Warranty period has begun. This date may be different than the date of substantial completion for the other sections of the project.
L. Turfgrass: A contiguous community of grass established from either lawn type seeds, lawn type sod or meadow seed plants that has the ability to withstand mowing .

1.10 SUBMITTALS

A. See contract general conditions for policy and procedure related to submittals.
B. Submit all product submittals 8 weeks prior to installation of plantings.
C. Product data: Submit manufacturer product data and literature describing all products required by this section to the Owner's Representative for approval. Provide submittal eight weeks before the installation of plants.
D. Certificate of Grass Seed: Submit seed vendor certificate for each grass-seed monostand or mixture, stating the botanical and common name, percentage by weight of each species and variety, and percentage of purity, germination, and weed seed, to the Owner's Representative for approval. Include the identification of source, the name, the telephone number of supplier, and the year of production and date of packaging. Provide submittal eight weeks before the installation of plants.
E. Pesticides and Herbicides: Product label and manufacturer's application instructions specific to project.
F. Close out submittals: Submit to the Owner's Representative for approval.
1. Maintenance Data: Recommended procedures to be established by Owner for maintenance of turf during a calendar year. Submit before expiration of required maintenance periods.

1.11 OBSERVATION OF THE WORK

A. The Owner's Representative may observe the work at any time. They may remove samples of materials for conformity to specifications. Rejected materials shall be immediately removed from the site and replaced at the Contractor's expense. The cost of testing materials not meeting specifications shall be paid by the Contractor.
B. The Owner's Representative shall be informed of the progress of the work so the work may be observed at the following key times in the construction process. The Owner's Representative shall be afforded sufficient time to schedule visit to the site. Failure of the Owner's Representative to make field observations shall not relieve the Contractor from meeting all the requirements of this specification.
1. SITE CONDITIONS PRIOR TO THE START OF PLANTING: review the soil and drainage conditions.
2. COMPLETION OF THE PLANT LAYOUT STAKING: Review of the plant layout.
3. PLANT QUALITY: Review of plant quality at the time of delivery and prior to installation. Review tree quality prior to unloading where possible, but in all cases prior to planting.
4. COMPLETION OF THE PLANTING: Review the completed planting.

1.12 PRE-CONSTRUCTION CONFERENCE

A. Schedule a pre-construction meeting with the Owner's Representative at least seven (7) days before beginning work to review any questions the Contractor may have regarding the work, administrative procedures during construction and project work schedule.

1.13 QUALITY ASSURANCE

A. Substantial Completion Acceptance - Acceptance of the work prior to the start of the warranty period:
1. Once the Contractor completes the installation of all items in this section, the Owner's Representative will observe all work for Substantial Completion Acceptance upon written request of the Contractor. The request shall be received at least ten calendar days before the anticipated date of the observation.
2. Substantial Completion Acceptance by the Owner's Representative shall be for general conformance to specified size, character and quality and not relieve the Contractor of responsibility for full conformance to the contract documents, including correct species.
3. Any plants that are deemed defective as defined under the provisions below shall not be accepted.
B. The Owner's Representative will provide the Contractor with written acknowledgment of the date of Substantial Completion Acceptance and the beginning of the warranty period and plant maintenance period (if plant maintenance is included).
C. Contractor's Quality Assurance Responsibilities: The Contractor is solely responsible for quality control of the work.
D. Installer Qualifications: The installer shall be a firm having at least 5 years of successful experience of a scope similar to that required for the work.
1. The bidders list for work under this section shall be approved by the Owner's Representative.
2. Installer Field Supervision: When any planting work is in progress, installer shall maintain, on site, a full-time supervisor who can communicate in English with the Owner's Representative.
3. Pesticide Applicator: State licensed, commercial.

1.14 PLANT WARRANTY

1. The Contractor agrees to replace defective work and defective plants. The Owner's Representative shall make the final determination if plants meet these specifications or that plants are defective.
Plants warranty shall begin on the date of Substantial Completion Acceptance and continue for the following periods, classed by plant type:
a. Sod - 1 Year(s).
2. When the work is accepted in parts, the warranty periods shall extend from each of the partial Substantial Completion Acceptances to the terminal date of the last warranty period. Thus, all warranty periods for each class of plant warranty, shall terminate at one time.
3. All sod or seed shall be warrantied to meet all the requirements for sod and seed quality at installation in this specification. Defective sod or seed shall be defined as sod or seed not meeting these requirements. The Owner's representative shall make the final determination that sod or seed is defective.
4. Sod or seed determined to be defective shall be removed immediately upon notification by the Owner's Representative and replaced without cost to the Owner, as soon as weather conditions permit and within the specified planting period.
5. Any work required by this specification or the Owner's Representative during the progress of the work, to correct sod or seed defects shall not be considered as grounds to void any conditions of the warranty. In the event that the Contractor decides that such remediation work may compromise the future health of the sod or seed, the sod or seed in question shall be rejected and replaced with sod or seed that do not contain defects that require remediation or correction.
6. The Contractor is exempt from replacing sod or seed, after Substantial Completion Acceptance and during the warranty period, that is removed by others, lost or damaged due to occupancy of project, lost or damaged by a third party, vandalism, or any natural disaster.
7. Replacements shall closely match adjacent specimens of the same species. Replacements shall be subject to all requirements stated in this specification. Make all necessary repairs due to sod or seed replacements. Such repairs shall be done at no extra cost to the Owner.
8. The warranty of all replacement sod or seed shall extend for an additional one-year period from the date of their acceptance after replacement. In the event that replacement sod or seed is not acceptable during or at the end of the said extended warranty period, the Owner's Representative may elect one more replacement items or credit for each item. These tertiary replacement items are not protected under a warranty period.
E. End of Warranty Final Acceptance - Acceptance of sod or seed at the end of the warranty period.
1. At the end of the warranty period, the Owner's Representative shall observe all warranted work, upon written request of the Contractor. The request shall be received at least ten calendar days before the anticipated date for final observation.
2. End of Warranty Final Acceptance will be given only when all the requirements of the work under this specification and in specification sections Planting Soil, Planting and Irrigation have been met.

1.15 SELECTION AND OBSERVATION OF TURF & GRASSES

A. The Owner's Representative may review all sod or seed subject to approval of size, health, quality, character, etc. Review or approval of any sod or seed during the process of selection, delivery, installation and establishment period shall not prevent that sod or seed from later rejection in the event that the sod or seed quality changes or previously existing defects become apparent that were not observed.
B. The Contractor shall bear all cost related to plant corrections.
C. All turf or grass that is rejected shall be immediately removed from the site and acceptable replacement turf or grass provided at no cost to the Owner.
D. Where requested by the Owner's Representative, submit photographs of plants or representative samples of plants. Photographs shall be legible and clearly depict the plant specimen. Each submitted image shall contain a height reference, such as a measuring stick. The approval of plants by the Owner's Representative via photograph does not preclude the Owner's Representative's right to reject material while on site.

1.16 PLANT SUBSTITUTIONS FOR PLANTS NOT AVAILABLE

A. Submit all requests for substitutions of sod or seed species, or size to the Owner's Representative, for approval, prior to purchasing the proposed substitution. Request for substitution shall be accompanied with a list of nurseries contacted in the search for the required sod or seed and a record of other attempts to locate the required material.

1.17 SITE CONDITIONS

A. It is the responsibility of the Contractor to be aware of all surface and sub-surface conditions, and to notify the Owner's Representative, in writing, of any circumstances that would negatively impact the health of sod or seed. Do not proceed with work until unsatisfactory conditions have been corrected.
1. Should subsurface drainage or soil conditions be encountered which would be detrimental to growth or survival of sod or seed material, the Contractor shall notify the Owner's Representative in writing, stating the conditions and submit a proposal covering cost of corrections. If the Contractor fails to notify the Owner's Representative of such conditions, he/she shall remain responsible for sod or seed material under the warranty clause of the specifications.
B. It is the responsibility of the Contractor to be familiar with the local growing conditions, and if any specified sod or seed will be in conflict with these conditions. Report any potential conflicts, in writing, to the Owner's Representative.
C. This specification requires that all Planting Soil and Irrigation (if applicable) work be completed and accepted prior to the installation of any sod or seed.
1. Planting operations shall not begin until such time that the irrigation system is completely operational for the area(s) to be sodded or seeded, and the irrigation system for that area has been preliminarily observed and approved by the Owner's Representative.
D. Actual sodding or seeding shall be performed during those periods when weather and soil conditions are suitable in accordance with locally accepted horticultural practices.
1. Do not install sod or seed into saturated or frozen soils. Do not install sod or seed during inclement weather, such as rain or snow or during extremely hot, cold or windy conditions.

1.18 PLANTING AROUND UTILITIES

A. Contractor shall carefully examine the civil, record, and survey drawings to become familiar with the existing underground conditions before digging.
B. Determine location of underground utilities and perform work in a manner that will avoid possible damage. Hand excavate, as required. Maintain grade stakes set by others until parties concerned mutually agree upon removal.
C. Notification of JEA, 811 or 904-665-6000, is required for all planting areas: The Contractor is responsible for knowing the location and avoiding utilities that are not covered by the JEA.

PART 2 PRODUCTS

2.1 TURFGRASS SOD

A. Number 1 Quality / Premium, including limitation on thatch, weeds, diseases, nematodes, and insects, complying with "Specifications for Turfgrass Sod Materials" in TPI's "Guideline Specifications to Turfgrass Sodding." Furnish viable sod of uniform density, color, and texture that is strongly rooted and capable of vigorous growth and development when planted.
B. Turf Grass Species:
1. Quality: Seed of grass species as listed below for solar exposure, with not less that 85 percent germination, not less than 95 percent pure seed, and not more than 0.5 % weed seed.
2. Zeon Zoysia (Zoysia matrella 'Zeon')
C. Sod shall be nursery grown on cultivated mineral agricultural soils. Sod shall have been mowed regularly and carefully, and otherwise maintained from planting to harvest.
D. Thickness of Cut: Sod shall be machine cut at a uniform soil thickness per the supplier's standard.
E. Section Size: Individual pieces of sod shall be cut to the supplier's standard width and length. Broken strips and torn and uneven ends will not be acceptable.
F. Strength of Sod Strips: A standard section of sod, 6 feet in length, shall be strong enough to support its own weight and retain its size and shape during installation.
G. Moisture Content: Sod shall not be harvested or transplanted when moister content (excessively dry or wet) may adversely affects its survival.
H. Time Limitations: Sod shall be harvested, delivered, and transplanted within 24 to 30 hours from time of harvest unless a suitable preservation method is approved prior to delivery or as weather conditions warrant.
I. Diseases, Nematodes, and Insects: Sod shall not exhibit symptoms of diseases, nematodes, or soil-borne insects.

2.2 FERTILIZERS

A. Commercial Fertilizer: Commercial-grade complete fertilizer of neutral character, consisting of fast and slow release nitrogen, 50 percent derived from natural organic sources of urea formaldehyde, phosphorous, and potassium in the following composition:
1. Composition: Nitrogen, phosphorous, and potassium in amounts recommended in soil reports from a qualified soil-testing laboratory.
B. Slow-Release Fertilizer: Granular or pelleted fertilizer consisting of 50 percent water-insoluble nitrogen, phosphorus, and potassium in the following composition:
2. Composition: Nitrogen, phosphorous, and potassium in amounts recommended in soil reports from a qualified soil-testing laboratory.

2.3 PLANTING SOIL

A. Planting Soil as used in this specification means the soil at the planting site, or imported as modified and defined in specification Section 32 91 00 - Planting Soil. If there is no Planting Soil specification, the term Planting Soil shall mean the soil at the planting site within the planting hole.

2.4 MULCH

Mulch shall be uniform in size, shape, texture and free from weeds, moss, sticks, and other debris and deleterious materials. Mulch for plants is specified in section 32 93 00 - Planting. Mulch for Seeding shall be organic and may consist of the following:
A. Straw or Hay Mulch: Provide air-dry, clean, mildew and seed free, salt hay or threshed straw of wheat, rye, oats, or barley.
B. Compost Mulch: Well-composted, stable, and weed-free organic matter 50 to 60 percent of weight: pH range of 5.5 to 8; moisture content 35 to 55 percent by weight; 100 percent passing through 1 inch sieve: soluble salt content of 2 to 5 decisiemens/m; not exceeding 0.5 percent inert contaminants and free of substances toxic to plantings or animals.
C. Asphalt Emulsion: ASTM D 977, Grade SS-1; non toxic and free of plant growth or germination inhibitors.

2.5 PESTICIDES

A. General: Pesticide, registered and approved by the EPA, acceptable to authorities having jurisdiction, and of type recommended by the manufacturer for each specific problem and as required for project conditions and application. Do not use restricted pesticides unless authorized in writing by authorized in writing by authorities having jurisdiction.
B. Pre-Emergent Herbicide (Selective and Nonselective): Effective for controlling the germination or growth of weeds within planted areas at the soil level directly below the mulch layer.
C. Post-Emergent Herbicide (Selective and Nonselective): Effective for controlling weed growth that has already germinated.

2.6 EROSION CONTROL MATERIALS

A. Erosion Control Blankets: Biodegradable wood excelsior, straw, or coconut-fiber mat enclosed in a photodegradable plastic mesh. Include manufacturer's recommended steel wire staples, 6 inches long.
B. Erosion Control Fiber Mesh: Biodegradable burlap or spun course mesh, a minimum of 0.92 lb/sy, with 50 to 65 percent open area. Include manufacturer's recommended steel wire staples, 6 inches long.

PART 3 EXECUTION

3.1 SITE EXAMINATION

A. Examine the surface grades and soil conditions to confirm that the requirements of the Specification Section 32 91 00 - Planting Soil have been completed. Notify the Owner's Representative in writing of any unsatisfactory conditions.

3.2 DELIVERY, STORAGE AND HANDLING

A. Seed and Other Packaged Materials
1. Deliver packaged materials in original, unopened containers showing weight, certified analysis, name and address of manufacturer, and indication of conformance with state and federal laws, as applicable.
2. Deliver fertilizer in sealed waterproof bags, printed with manufacturer's name, weight, and guaranteed analysis.
B. Sod
1. Harvest, deliver, store, and handle sod according to requirements in "Specifications for Turfgrass Sod Materials" and "Specifications for Turfgrass Sod Transplanting and Installation" in TPI's Guideline Specifications to Turfgrass Sodding." Deliver sod in time for planting within 24 hours of harvesting. Protect sod from breakage and drying.
C. Bulk Materials
1. Do not dump or store bulk materials near structures, utilities, walkways and pavements, or on existing turf areas or plants.
2. Provide erosion-control measures to prevent erosion or displacement of bulk materials, discharge of soil-bearing water runoff, and airborne dust reaching adjacent properties, water conveyance systems, or walkways.
3. Accompany each delivery of bulk fertilizers, lime, and soil amendments with appropriate certificates.

3.3 PLANTING SEASON

A. Planting season for sod shall be all season, except on frozen soil
B. Planting shall only be performed when weather and soil conditions are suitable for planting the material specified in accordance with locally accepted practice.

3.4 ADVERSE WEATHER CONDITIONS

A. No planting shall take place during extremely hot, dry, windy or freezing weather.

3.5 COORDINATION WITH PROJECT WORK

A. The Contractor shall coordinate with all other work that may impact the completion of the work.
B. Prior to the start of work, prepare a detailed schedule of the work for coordination with other trades.

3.6 WATERING

A. The Contractor shall be fully responsible to ensure that adequate water is provided to all sod and seeding from the point of installation until the date of Substantial Completion Acceptance. The Contractor shall adjust the automatic irrigation system, if available, and apply additional or adjust for less water using hoses as required.

3.7 EXAMINATION

A. Examine areas to be planted for compliance with requirements and other conditions affecting installation and performance of the Work.
1. Verify that no foreign or deleterious material or liquid such as paint, paint washout, concrete slurry, concrete layers or chunks, cement, plaster, oils, gasoline, diesel fuel, paint thinner, turpentine, tar roofing compound, or acid has been deposited in soil within a planting area.
2. Suspend planting operation during periods of excessive soil moisture until the moisture content reaches acceptable levels to attain the required results.
3. Uniformly moisten excessively dry soil that is not workable or which is dusty.
B. Proceed with installation only after unsatisfactory conditions have been corrected.
C. If contamination by foreign or deleterious material or liquid is present in soil within a planting area, remove the soil and contamination as directed by Architect and replace with new planting soil.

3.8 PREPARATION

A. Protect structures; utilities; sidewalks; pavements; and other facilities, trees, shrubs, and plantings from damage caused by planting operations.
1. Protect adjacent and adjoining areas.

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Jacksonville
ELM Studio
1301 Riverplace Boulevard
Suite 1818
Jacksonville, FL 32207
t 904 296 8066

elmplan.com

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REGISTERED LANDSCAPE ARCHITECT
MARK KLONE
LA6666922
STATE OF FLORIDA

MARK KLONE
FL LA6666922

GOLF CLUB OUTDOOR BAR
PONTE VEDRA INN & CLUB

PONTE VEDRA BEACH, ST JOHNS COUNTY, FLORIDA

ISSUE DATES

NO.	DESCRIPTION	DATE

PROJ. #:	22-44
DATE:	12.22.2023
DRAWN BY:	MCK
CHECKED BY:	MCK
SCALE:	AS NOTED

LANDSCAPE SPECIFICATIONS

SHEET NUMBER

L602

Project Status

2. Protect grade stakes set by others until directed to remove them.

B. Install erosion-control measures to prevent erosion or displacement of soils and discharge of soil-bearing water runoff or airborne dust to adjacent properties and walkways.

3.9 TURF AREA PREPARATION

A. General: Prepare planting area for soil placement and mix planting soil according to Section 32 91 00 - Planting Soil.

B. Grading

1. Newly Graded Subgrades: Contractor shall loosen subgrade to a minimum depth of 6 inches. Remove stones larger than 1 inch in any dimension and sticks, roots, rubbish, and other extraneous matter and legally dispose of them off Owner's property.
   a. Contractor shall apply fertilizer directly to subgrade before loosening.
   b. Contractor shall thoroughly blend planting soil off-site before spreading or spread topsoil, apply soil amendments and fertilizer on surface, and thoroughly blend planting soil.
   c. Contractor shall spread planting soil to a depth of 4 inches but not less than required to meet finish grades after light rolling and natural settlement. Do not spread if planting soil or subgrade is frozen, muddy, or excessively wet.
   d. Reduce elevation of planting soil to allow for soil thickness of sod.
2. Unchanged Subgrades: If turf is to be planted in areas unaltered or undisturbed by excavating, grading, or surface soil stripping operations, prepare surface soil as follows:
   a. Contractor shall remove existing grass, vegetation, and turf. Do not mix into surface soil.
   b. Contractor shall loosen surface soil to a depth of at least 6 inches. Apply soil amendments and fertilizers according to planting soil mix proportions and mix thoroughly into top 4 inches of soil. Till the soil to a homogeneous mixture of fine texture.
   c. Contractor shall apply fertilizer directly to surface soil before loosening.
   d. Contractor shall remove stones larger than 1 inch in any dimension and sticks, roots, trash, and other extraneous matter.
   e. Contractor shall legally dispose of waste material, including grass, vegetation, and turf, off Owner's property.
3. Finish Grading: Contractor shall grade planting areas to a smooth, uniform surface plane with loose, uniformly fine texture. Grade to within plus or minus 1/2 inch of finish elevation. Roll and rake, remove ridges, and fill depressions to meet finish grades. Limit finish grading to areas that can be planted in the immediate future.
4. Moisten prepared area before planting if soil is dry. Water thoroughly and allow surface to dry before planting. Do not create muddy soil.
5. Before Planting, Contractor shall obtain Design Professional and/or Project Manager acceptance of finish grading; restore planting areas if eroded or otherwise disturbed after finish grading.

3.10 SODDING

A. Contractor shall lay sod within 24 hours of harvesting. Do not lay sod if dormant or if ground is frozen or muddy.

B. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod; do not stretch or overlap. Stagger sod strips or pads to offset joints in adjacent courses. Avoid damage to subgrade or sod during installation. Tamp and roll lightly to ensure contact with subgrade, eliminate air pockets, and form a smooth surface. Work sifted soil or fine sand into minor cracks between pieces of sod; remove excess to avoid smothering sod and adjacent grass.

C. Lay sod across angle of slopes exceeding 1:3.

D. Contractor shall anchor sod on slopes exceeding 1:6 with wood pegs spaces as recommended by sod manufacturer but not less than 2 anchors per sod strip to prevent slippage.

E. Contractor shall saturate sod with fine water spray within two hours of planting. During first week after planting, water daily or more frequently as necessary to maintain moist soil to a minimum depth of 1-1/2 inches below sod.

3.11 TURF MAINTENANCE

A. Contractor shall maintain and establish turf by watering, fertilizing, weeding, mowing, trimming, replanting, and performing other operations as required to establish healthy, viable turf. Roll, regrade, and replant bare or eroded areas and remulch to produce a uniformly smooth turf. Provide materials and installation the same as those used in the original installation.

B. Contractor shall mow turf as soon as top growth is tall enough to cut. Repeat mowing to maintain height appropriate for species without cutting more than 1/3 of grass height. Remove no more than 1/3 of grass leaf growth in initial or subsequent mowings.

C. Contractor shall apply pesticides and other chemical products and biological control agents in accordance with authorities having jurisdiction and manufacturer's written recommendations. Coordinate applications with Owner's operations and others in proximity to the work. Notify Owner's Representative before each application is performed.

3.12 SATISFACTORY TURF

A. Turf installations shall meet the following criteria as determined by the Owner's Representative.

B. Satisfactory Seeded Turf: At end of maintenance period, a healthy, uniform, close stand of grass has been established, free of weeds and surface irregularities, with coverage exceeding 90 percent over any 10 square feet and bare spots not exceeding 5 by 5 inches.

C. Satisfactory Sodded Turf: At end of maintenance period, a healthy, well-rooted, even-colored, viable turf has been established, free of weeds, open joints, bare areas, and surface irregularities.

D. Use specified materials to reestablish turf that does not comply with requirements and continue maintenance until turf is satisfactory.

3.13 PESTICIDE APPLICATION

A. Apply pesticides and other chemical products and biological control agents according to requirements of authorities having jurisdiction and manufacturer's written recommendations. Coordinate applications with Owner's operations and others in proximity to the Work. Notify Owner before each application is performed.

B. Post-Emergent Herbicides (Selective and Non-Selective): Apply only as necessary to treat already-germinated weeds and according to manufacturer's written recommendations.

3.14 CLEAN-UP

A. During installation, keep the site free of trash, pavements reasonably clean and work area in an orderly condition at the end of each day. Remove trash and debris in containers from the site no less than once a week.
1. Immediately clean up any spilled or tracked soil, fuel, oil, trash or debris deposited by the Contractor from all surfaces within the project or on public right of ways and neighboring property.

B. Once installation is complete, wash all soil from pavements and other structures. Make all repairs to grades, ruts, and damage by the plant installer to the work or other work at the site.

C. Remove and dispose of all excess planting soil, subsoil, mulch, sod, packaging, and other material brought to the site by the Contractor.

3.15 PROTECTION DURING CONSTRUCTION

A. The Contractor shall erect temporary fencing or barricades or warning signs as required to protect newly planted areas from traffic. Maintain protection during installation until Substantial Completion Acceptance. Treat, repair or replace damaged work immediately.

B. Damage done by the Contractor, or any of their sub-contractors to existing or installed turf grass, or any other parts of the work or existing features to remain, including roots, trunk or branches of large existing trees, soil, paving, utilities, lighting, irrigation, other finished work and surfaces including those on adjacent property, shall be cleaned, repaired or replaced by the Contractor at no expense to the Owner. The Owner's Representative shall determine when such cleaning, replacement or repair is satisfactory.

3.16 PLANT MAINTENANCE PRIOR TO SUBSTANTIAL COMPLETION ACCEPTANCE

A. During the project work period and prior to Substantial Completion Acceptance, the Contractor shall maintain all plants.

B. Maintenance during the period prior to Substantial Completion Acceptance shall consist of pruning, watering, cultivating, weeding, mulching, removal of dead material, repairing and replacing of tree stakes, tightening and repairing of guys, repairing and replacing of damaged tree wrap material, resetting plants to proper grades and upright position, and furnishing and applying such sprays as are necessary to keep plantings reasonably free of damaging insects and disease, and in healthy condition. The threshold for applying insecticides and herbicide shall follow established Integrated Pest Management (IPM) procedures. Mulch areas shall be kept reasonably free of weeds, grass.

3.17 SUBSTANTIAL COMPLETION ACCEPTANCE

A. Upon written notice from the Contractor, the Owners Representative shall review the work and make a determination if the work is substantially complete.
1. Notification shall be at least 7 days prior to the date the contractor is requesting the review.

B. The date of substantial completion of the planting shall be the date when the Owner's Representative accepts that all work in Planting, Planting Soil, and Irrigation installation sections is complete.

C. The Plant Warranty period begins at date of written notification of substantial completion from the Owner's Representative. The date of substantial completion may be different than the date of substantial completion for the other sections of the project.

3.18 MAINTENANCE DURING THE WARRANTY PERIOD by the plant installer

A. Refer to Ground Maintenance Specifications

3.19 END OF WARRANTY FINAL ACCEPTANCE / MAINTENANCE OBSERVATION

A. At the end of the Warranty and Maintenance period the Owner's Representative shall observe the work and establish that all provisions of the contract are complete and the work is satisfactory.
1. If the work is satisfactory, the maintenance period will end on the date of the final observation.
2. If the work is deemed unsatisfactory, the maintenance period will continue at no additional expense to the Owner until the work has been completed, observed, and approved by the Owner's Representative.

B. FAILURE TO PASS OBSERVATION: If the work fails to pass final observation, any subsequent observations must be rescheduled as per above. The cost to the Owner for additional observations will be charged to the Contractor at the prevailing hourly rate of the Owners Representative.

END OF SECTION 32 92 00

SECTION 32 93 00

PLANTING

PART 1 GENERAL

1.1 SUMMARY

A. The scope of work includes all labor, materials, appliances, tools, equipment, facilities, transportation and services necessary for, and incidental to performing all operations in connection with furnishing, delivery, and installation of plant (also known as "landscaping") complete as shown on the drawings and as specified herein.

B. The scope of work in this section includes, but is not limited to, the following:
1. Locate, purchase, deliver and install all specified plants.
2. Water all specified plants.
3. Mulch, fertilize, stake, and prune all specified plants.
4. Maintenance of all specified plants until the beginning of the warranty period.
5. Plant warranty.
6. Clean up and disposal of all excess and surplus material.
7. Maintenance of all specified plants during the warranty period.

1.2 CONTRACT DOCUMENTS

A. Shall consist of specifications and general conditions and the construction drawings. The intent of these documents is to include all labor, materials, and services necessary for the proper execution of the work. The documents are to be considered as one. Whatever is called for by any parts shall be as binding as if called for in all parts.

1.3 RELATED DOCUMENTS AND REFERENCES

A. Related Documents:
8. Drawings and general provisions of contract including general and supplementary conditions and Division I specifications apply to work of this section
9. Related Specification Sections
   a. Section 01 56 39 - Tree and Plant Protection
   b. Section 32 91 00 - Planting Soil
   c. Section 32 92 00 - Turf and Grasses

B. References: The following specifications and standards of the organizations and documents listed in this paragraph form a part of the specification to the extent required by the references thereto. In the event that the requirements of the following referenced standards and specification conflict with this specification section the requirements of this specification shall prevail. In the event that the requirements of any of the following referenced standards and specifications conflict with each other the more stringent requirement shall prevail or as determined by the Owners Representative.
1. ANSI Z60.1 American Standard for Nursery Stock, most current edition.
2. ANSI A 300 - Standard Practices for Tree, Shrub and other Woody Plant Maintenance, most current edition and parts.
3. Florida Grades and Standards for Nursery Stock, current edition (Florida Department of Agriculture, Tallahassee FL).
4. Interpretation of plant names and descriptions shall reference the following documents. Where the names or plant descriptions disagree between the several documents, the most current document shall prevail.
   a. USDA - The Germplasm Resources Information Network (GRIN) http://www.ars-grin.gov/npgs/searchgrin.html
   b. Manual of Woody Landscape Plants; Michael Dirr; Stipes Publishing, Champaign, Illinois; Most Current Edition.
   c. The New Sunset Western Garden Book, Oxmoor House, most current edition.
5. Pruning practices shall conform to recommendations "Structural Pruning: A Guide For The Green Industry" most current edition; published by Urban Tree Foundation, Visalia, California.
6. Glossary of Arboricultural Terms, International Society of Arboriculture, Champaign IL, most current edition.

1.4 VERIFICATION

A. All scaled dimensions on the drawings are approximate. Before proceeding with any work, the Contractor shall carefully check and verify all dimensions and quantities, and shall immediately inform the Owner's Representative of any discrepancies between the information on the drawings and the actual conditions, refraining from doing any work in said areas until given approval to do so by the Owner's Representative.

B. In the case of a discrepancy in the plant quantities between the plan drawings and the plant call outs, list or plant schedule, the number of plants or square footage of the planting bed actually drawn on the plan drawings shall be deemed correct and prevail.

1.5 PERMITS AND REGULATIONS

A. The Contractor shall obtain and pay for all permits related to this section of the work unless previously excluded under provision of the contract or general conditions. The Contractor shall comply with all laws and ordinances bearing on the operation or conduct of the work as drawn and specified. If the Contractor observes that a conflict exists between permit requirements and the work outlined in the contract documents, the Contractor shall promptly notify the Owner's Representative in writing including a description of any necessary changes and changes to the contract price resulting from changes in the work.

B. Wherever references are made to standards or codes in accordance with which work is to be performed or tested, the edition or revision of the standards and codes current on the effective date of this contract shall apply, unless otherwise expressly set forth.

C. In case of conflict among any referenced standards or codes or between any referenced standards and codes and the specifications, the more restrictive standard shall apply or Owner's Representative shall determine which shall govern.

1.6 PROTECTION OF WORK, PROPERTY AND PERSON

A. The Contractor shall adequately protect the work, adjacent property, and the public, and shall be responsible for any damages or injury due to his/her actions.

1.7 CHANGES IN THE WORK

A. The Owner's Representative may order changes in the work, and the contract sum should be adjusted accordingly. All such orders and adjustments plus claims by the Contractor for extra compensation must be made and approved in writing before executing the work involved.

B. All changes in the work, notifications and contractor's request for information (RFI) shall conform to the contract general condition requirements.

1.8 CORRECTION OF WORK

A. The Contractor, at their own cost, shall re-execute any work that fails to conform to the requirements of the contract and shall remedy defects due to faulty materials or workmanship upon written notice from the Owner's Representative, at the soonest as possible time that can be coordinated with other work and seasonal weather demands.

1.9 DEFINITIONS

All terms in this specification shall be as defined in the "Glossary of Arboricultural Terms" or as modified below.

A. Boxed trees: A container root ball package made of wood in the shape of a four-sided box.

B. Container plant: Plants that are grown in and/or are currently in a container including boxed trees.

C. Defective plant: Any plant that fails to meet the plant quality requirement of this specification.

D. End of Warranty Final Acceptance: The date when the Owner's Representative accepts that the plants and work in this section meet all the requirements of the warranty. It is intended that the materials and workmanship warranty for Planting, Planting Soil, and Irrigation work run concurrent with each other.

E. Field grown trees (B&B): Trees growing in field soil for at least 12 months prior to harvest.

F. Healthy: Plants that are growing in a condition that expresses leaf size, crown density, color; and with annual growth rates typical of the species and cultivar's horticultural description, adjusted for the planting site soil, drainage and weather conditions.

G. Kinked root: A root within the root package that bends more than 90 degrees.

H. Maintenance: Actions that preserve the health of plants after installation and as defined in this specification.

I. Maintenance period: The time period, as defined in this specification, which the Contractor is to provide maintenance.

J. Normal: the prevailing protocol of industry standard(s).

K. Owner's Representative: The person appointed by the Owner to represent their interest in the review and approval of the work and to serve as the contracting authority with the Contractor. The Owner's Representative may appoint other persons to review and approve any aspects of the work.

L. Reasonable and reasonably: When used in this specification relative to plant quality, it is intended to mean that the conditions cited will not affect the establishment or long term stability, health or growth of the plant. This specification recognizes that it is not possible to produce plants free of all defects, but that some accepted industry protocols and standards result in plants unacceptable to this project.

When reasonable or reasonably is used in relation to other issues such as weeds, diseased, insects, it shall mean at levels low enough that no treatment would be required when applying recognized Integrated Plant Management practices.

This specification recognizes that some decisions cannot be totally based on measured findings and that professional judgment is required. In cases of differing opinion, the Owner's Representative's expert shall determine when conditions are judged as reasonable.

M. Root ball: The mass of roots including any soil or substrate that is shipped with the tree within the root ball package.

N. Root ball package. The material that surrounds the root ball during shipping. The root package may include the material in which the plant was grown, or new packaging placed around the root ball for shipping.

O. Root collar (root crown, root flare, trunk flare, flare): The region at the base of the trunk where the majority of the structural roots join the plant stem, usually at or near ground level.

P. Shrub: Woody plants with mature height approximately less than 15 feet.

Q. Spade harvested and transplanted: Field grown trees that are mechanically harvested and immediately transplanted to the final growing site without being removed from the digging machine.

R. Stem: The trunk of the tree.

S. Substantial Completion Acceptance: The date at the end of the Planting, Planting Soil, and Irrigation installation where the Owner's Representative accepts that all work in these sections is complete and the Warranty period has begun. This date may be different than the date of substantial completion for the other sections of the project.

T. Stem girdling root: Any root more than ¼ inch diameter currently touching the trunk, or with the potential to touch the trunk, above the root collar approximately tangent to the trunk circumference or circling the trunk. Roots shall be considered as Stem Girdling that have, or are likely to have in the future, root to trunk bark contact.

U. Structural root: One of the largest roots emerging from the root collar.

V. Tree: Single and multi-stemmed plants with mature height approximately greater than 15 feet.

1.10 SUBMITTALS

A. See contract general conditions for policy and procedure related to submittals.

B. Submit all product submittals 8 weeks prior to installation of plantings.

C. Product data: Submit manufacturer product data and literature describing all products required by this section to the Owner's Representative for approval. Provide submittal eight weeks before the installation of plants.

D. Plant growers' certificates: Submit plant growers' certificates for all plants indicating that each meets the requirements of the specification, including the requirements of tree quality, to the Owner's Representative for approval. Provide submittal eight weeks before the installation of plants.

E. Samples: Submit samples of each product and material where required by the specification to the Owner's Representative for approval. Label samples to indicate product, characteristics, and locations in the work. Samples will be reviewed for appearance only. Compliance with all other requirements is the exclusive responsibility of the Contractor.

F. Plant sources: Submit sources of all plants as required by Article - "Selection of Plants" to the Owner's Representative for approval.

G. Close out submittals: Submit to the Owner's Representative for approval.
1. Plant maintenance data and requirements.

1.11 OBSERVATION OF THE WORK

A. The Owner's Representative may observe the work at any time. They may remove samples of materials for conformity to specifications. Rejected materials shall be immediately removed from the site and replaced at the Contractor's expense. The cost of testing materials not meeting specifications shall be paid by the Contractor.

B. The Owner's Representative shall be informed of the progress of the work so the work may be observed at the following key times in the construction process. The Owner's Representative shall be afforded sufficient time to schedule visit to the site. Failure of the Owner's Representative to make field observations shall not relieve the Contractor from meeting all the requirements of this specification.
1. SITE CONDITIONS PRIOR TO THE START OF PLANTING: review the soil and drainage conditions.
2. COMPLETION OF THE PLANT LAYOUT STAKING: Review of the plant layout.
3. PLANT QUALITY: Review of plant quality at the time of delivery and prior to installation. Review tree quality prior to unloading where possible, but in all cases prior to planting.
4. COMPLETION OF THE PLANTING: Review the completed planting.

1.12 PRE-CONSTRUCTION CONFERENCE

A. Schedule a pre-construction meeting with the Owner's Representative at least seven (7) days before beginning work to review any questions the Contractor may have regarding the work, administrative procedures during construction and project work schedule.

1.13 QUALITY ASSURANCE

A. Substantial Completion Acceptance - Acceptance of the work prior to the start of the warranty period:
1. Once the Contractor completes the installation of all items in this section, the Owner's Representative will observe all work for Substantial Completion Acceptance upon written request of the Contractor. The request shall be received at least ten calendar days before the anticipated date of the observation.
2. Substantial Completion Acceptance by the Owner's Representative shall be for general conformance to specified size, character and quality and not relieve the Contractor of responsibility for full conformance to the contract documents, including correct species.
3. Any plants that are deemed defective as defined under the provisions below shall not be accepted.

B. The Owner's Representative will provide the Contractor with written acknowledgment of the date of Substantial Completion Acceptance and the beginning of the warranty period and plant maintenance period (if plant maintenance is included).

C. Contractor's Quality Assurance Responsibilities: The Contractor is solely responsible for quality control of the work.

D. Installer Qualifications: The installer shall be a firm having at least 5 years of successful experience of a scope similar to that required for the work, including the handling and planting of large specimen trees in urban areas. The same firm shall install planting soil (where applicable) and plant material.
1. The bidders list for work under this section shall be approved by the Owner's Representative.
2. Installer Field Supervision: When any planting work is in progress, installer shall maintain, on site, a full-time supervisor who can communicate in English with the Owner's Representative.
3. Installer's field supervisor shall have a minimum of five years experience as a field supervisor installing plants and trees of the quality and scale of the proposed project, and can communicate in English with the Owner's Representative.
4. The installer's crew shall have a minimum of 3 years experienced in the installation of Planting Soil, Plantings, and Irrigation (where applicable) and interpretation of soil plans, planting plans and irrigation plans.
5. Submit references of past projects, employee training certifications that support that the Contractors meets all of the above installer qualifications and applicable licensures.

1.14 PLANT WARRANTY:

A. The Contractor agrees to replace defective work and defective plants. The Owner's Representative shall make the final determination if plants meet these specifications or that plants are defective.
1. Plants warranty shall begin on the date of Substantial Completion Acceptance and continue for the following periods, classed by plant type:
   a. Trees - 1 Year.
   b. Shrubs - 1 Year.
   c. Ground cover and perennial flower plants - 1 Year.
   d. Bulbs, annual flower and seasonal color plants - for the period of expected bloom or primary display.
2. When the work is accepted in parts, the warranty periods shall extend from each of the partial Substantial Completion Acceptances to the terminal date of the last warranty period. Thus, all warranty periods for each class of plant warranty, shall terminate at one time.
3. All plants shall be warrantied to meet all the requirements for plant quality at installation in this specification. Defective plants shall be defined as plants not meeting these requirements. The Owner's representative shall make the final determination that plants are defective.
4. Plants determined to be defective shall be removed immediately upon notification by the Owner's Representative and replaced without cost to the Owner, as soon as weather conditions permit and within the specified planting period.
5. Any work required by this specification or the Owner's Representative during the progress of the work, to correct plant defects including the removal of roots or branches, or planting plants that have been bare rooted during installation to observe for or correct root defects shall not be considered as grounds to void any conditions of the warranty. In the event that the Contractor decides that such remediation work may compromise the future health of the plant, the plant or plants in question shall be rejected and replaced with plants that do not contain defects that require remediation or correction.
6. The Contractor is exempt from replacing plants, after Substantial Completion Acceptance and during the warranty period, that are removed by others, lost or damaged due to occupancy of project, lost or damaged by a third party, vandalism, or any natural disaster.
7. Replacements shall closely match adjacent specimens of the same species. Replacements shall be subject to all requirements stated in this specification. Make all necessary repairs due to plant replacements. Such repairs shall be done at no extra cost to the Owner.
8. The warranty of all replacement plants shall extend for an additional one-year period from the date of their acceptance after replacement. In the event that a replacement plant is not acceptable during or at the end of the said extended warranty period, the Owner's Representative may elect one more replacement items or credit for each item. These tertiary replacement items are not protected under a warranty period.
9. During and by the end of the warranty period, remove all tree wrap, ties, and guying unless agreed to by the Owner's Representative to remain in place. All trees that do not have sufficient caliper to remain upright, or those requiring additional anchorage in windy locations, shall be staked or remain staked, if required by the Owner's Representative.

B. End of Warranty Final Acceptance - Acceptance of plants at the end of the warranty period.
1. At the end of the warranty period, the Owner's Representative shall observe all warranted work, upon written request of the Contractor. The request shall be received at least ten calendar days before the anticipated date for final observation.
2. End of Warranty Final Acceptance will be given only when all the requirements of the work under this specification and in specification sections Planting Soil and Irrigation have been met.

1.15 SELECTION AND OBSERVATION OF PLANTS

A. The Owner's Representative may review all plants subject to approval of size, health, quality, character, etc. Review or approval of any plant during the process of selection, delivery, installation and establishment period shall not prevent that plant from later rejection in the event that the plant quality changes or previously existing defects become apparent that were not observed.

B. Plant Selection: The Owner's Representative reserves the right to select and observe all plants at the nursery prior to delivery and to reject plants that do not meet specifications as set forth in this specification. If a particular defect or substandard element can be corrected at the nursery, as determined by the Owner's Representative, the agreed upon remedy may be applied by the nursery or the Contractor provided that the correction allows the plant to meet the requirements set forth in this specification. Any work to correct plant defects shall be at the contractor's expense.
1. The Owner's Representative may make invasive observation of the plant's root system in the area of the root collar and the top of the root ball in general in order to determine that the plant meets the quality requirements for depth of the root collar and presence of roots above the root collar. Such observations will not harm the plant.
2. Corrections are to be undertaken at the nursery prior to shipping.

C. The Contractor shall bear all cost related to plant corrections.

D. All plants that are rejected shall be immediately removed from the site and acceptable replacement plants provided at no cost to the Owner.

E. Submit to the Owner's Representative, for approval, plant sources including the names and locations of nurseries proposed as sources of acceptable plants, and a list of the plants they will provide. The plant list shall include the botanical and common name and the size at the time of selection. Observe all nursery materials to determine that the materials meet the requirements of this section.

F. The Contractor shall require the grower or re-wholesale supplier to permit the Owner's Representative to observe the root system of all plants at the nursery or job site prior to planting including random removal of soil or substrate around the base of the plant. Observation may be as frequent and as extensive as needed to verify that the plants meet the requirements of the specifications and conform to requirements.

G. Where requested by the Owner's Representative, submit photographs of plants or representative samples of plants. Photographs shall be legible and clearly depict the plant specimen. Each submitted image shall contain a height reference, such as a measuring stick. The approval of plants by the Owner's Representative via photograph does not preclude the Owner's Representative's right to reject material while on site.

1.16 PLANT SUBSTITUTIONS FOR PLANTS NOT AVAILABLE

A. Submit all requests for substitutions of plant species, or size to the Owner's Representative, for approval, prior to purchasing the proposed substitution. Request for substitution shall be accompanied with a list of nurseries contacted in the search for the required plant and a record of other attempts to locate the required material. Requests shall also include sources of plants found that may be of a smaller or larger size, or a different shape or habit than specified, or plants of the same genus and species but different cultivar origin, or which may otherwise not meet the requirements of the specifications, but which may be available for substitution.

1.17 SITE CONDITIONS

A. It is the responsibility of the Contractor to be aware of all surface and sub-surface conditions, and to notify the Owner's Representative, in writing, of any circumstances that would negatively impact the health of plantings. Do not proceed with work until unsatisfactory conditions have been corrected.
1. Should subsurface drainage or soil conditions be encountered which would be detrimental to growth or survival of plant material, the Contractor shall notify the Owner's Representative in writing, stating the conditions and submit a proposal covering cost of corrections. If the Contractor fails to notify the Owner's Representative of such conditions, he/she shall remain responsible for plant material under the warranty clause of the specifications.

B. It is the responsibility of the Contractor to be familiar with the local growing conditions, and if any specified plants will be in conflict with these conditions. Report any potential conflicts, in writing, to the Owner's Representative.

C. This specification requires that all Planting Soil and Irrigation (if applicable) work be completed and accepted prior to the installation of any plants.
1. Planting operations shall not begin until such time that the irrigation system is completely operational for the area(s) to be planted, and the irrigation system for that area has been preliminarily observed and approved by the Owner's Representative.

D. Actual planting shall be performed during those periods when weather and soil conditions are suitable in accordance with locally accepted horticultural practices.
1. Do not install plants into saturated or frozen soils. Do not install plants during inclement weather, such as rain or snow or during extremely hot, cold or windy conditions.

1.18 PLANTING AROUND UTILITIES

A. Contractor shall carefully examine the civil, record, and survey drawings to become familiar with the existing underground conditions before digging.

B. Determine location of underground utilities and perform work in a manner that will avoid possible damage. Hand excavate, as required. Maintain grade stakes set by others until parties concerned mutually agree upon removal.

C. Notification of FPL, 811, is required for all planting areas: The Contractor is responsible for knowing the location and avoiding utilities that are not covered by FPL.

PART 2 PRODUCTS

2.1 PLANTS: GENERAL

A. Standards and measurement: Provide plants of quantity, size, genus, species, and variety or cultivars as shown and scheduled in contract documents.
1. All plants including the root ball dimensions or container size to trunk caliper ratio shall conform to ANSI Z60.1 "American Standard for Nursery Stock" latest edition, unless modified by provisions in this specification. When there is a conflict between this specification and ANSI Z60.1, this specification section shall be considered correct.
2. Plants larger than specified may be used if acceptable to the Owner's Representative. Use of such plants shall not increase the contract price. If larger plants are accepted the root ball size shall be in accordance with ANSI Z-60.1. Larger plants may not be acceptable if the resulting root ball cannot be fit into the required planting space.
3. If a range of size is given, no plant shall be less than the minimum size and not less than 50 percent of the plants shall be as large as the maximum size specified. The measurements specified are the minimum and maximum size acceptable and are the measurements after pruning, where pruning is required.

B. Proper Identification: All trees shall be true to name as ordered or shown on planting plans and shall be labeled individually or in groups by genus, species, variety and cultivar.

C. Compliance: All trees shall comply with federal and state laws and regulations requiring observation for plant disease, pests, and weeds. Observation certificates required by law shall accompany each shipment of plants.
1. Clearance from the local county agricultural commissioner, if required, shall be obtained before planting trees originating outside the county in which they are to be planted.

D. Plant Quality:
1. General: Provide healthy stock, grown in a nursery and reasonably free of die-back, disease, insects, eggs, bores, and larvae. At the time of planting all plants shall have a root system, stem, and branch form that will not restrict normal growth, stability and health for the expected life of the plant
2. Plant quality above the soil line:
   a. Plants shall be healthy with the color, shape, size and distribution of trunk, stems, branches, buds and leaves normal to the plant type specified. Tree quality above the soil line shall comply with the project Crown Acceptance details (or Florida Grades and Standards, tree grade Florida Fancy or Florida #1) and the following:
      1.) Crown: The form and density of the crown shall be typical for a young specimen of the species or cultivar pruned to a central and dominant leader.
         a.) Crown specifications do not apply to plants that have been specifically trained in the nursery as topiary, espalier, multi-stem, clump, or unique selections such as contorted or weeping cultivars.
      2.) Leaves: The size, color, and appearance of leaves shall be typical for the time of year and stage of growth of the species or cultivar. Trees shall not show signs of prolonged moisture stress or over watering as indicated by wilted, shriveled, or dead leaves.
      3.) Branches: Shoot growth (length and diameter) throughout the crown should be appropriate for the age and size of the species or cultivar. Trees shall not have dead, diseased, broken, distorted, or otherwise injured branches.
         a.) Main branches shall be distributed along the central leader not clustered together. They shall form a balanced crown appropriate for the cultivar/species.
         b.) Branch diameter shall be no larger than two-thirds (one-half is preferred) the diameter of the central leader measured 1 inch above the branch union.
         c.) The attachment of the largest branches (scaffold branches) shall be free of included bark.
      4.) Trunk: The tree trunk shall be relatively straight, vertical, and free of wounds that penetrate to the wood (properly made pruning cuts, closed or not, are acceptable and are not considered wounds), sunburned areas, conks (fungal fruiting bodies), wood cracks, sap leakage, signs of boring insects, galls, cankers, girdling ties, or lesions (mechanical injury).
      5.) Temporary branches, unless otherwise specified, can be present along the lower trunk below the lowest main (scaffold) branch, particularly for trees less than 1 inch in caliper. These branches should be no greater than 3/8-inch diameter. Clear trunk should be no more than 40% of the total height of the tree.
   b. Trees shall have one central leader. If the leader was headed, a new leader (with a live terminal bud) at least one-half the diameter of the pruning cut shall be present.
      1.) All trees are assumed to have one central leader trees unless a different form is specified in the plant list or drawings.
   c. All graft unions, where applicable, shall be completely closed without visible sign of graft rejection. All grafts shall be visible above the soil line.
   d. Trunk caliper and taper shall be sufficient so that the lower five feet of the trunk remains vertical without a stake. Auxiliary stake may be used to maintain a straight leader in the upper half of the tree.
3. Plant quality at or below the soil line:
   a. Plant roots shall be normal to the plant type specified. Root observations shall take place without impacting tree health. Root quality at or below the soil line shall comply with the project Root Acceptance details and the following:
      1.) The roots shall be reasonably free of scrapes, broken or split wood.
      2.) The root system shall be reasonably free of injury from biotic (e.g., insects and pathogens) and abiotic (e.g., herbicide toxicity and salt injury) agents. Wounds resulting from root pruning used to produce a high quality root system are not considered injuries.
      3.) A minimum of three structural roots reasonably distributed around the trunk (not clustered on one side) shall be found in each plant. Root distribution shall be uniform throughout the root ball, and growth shall be appropriate for the species.
         a.) Plants with structural roots on only one side of the trunk (J roots) shall be rejected.
      4.) The root collar shall be within the upper 2 inches of the substrate/soil. Two structural roots shall reach the side of the root ball near the top surface of the root ball. The grower may request a modification to this requirement for species with roots that rapidly descend, provided that the grower removes all stem girdling roots above the structural roots across the top of the root ball.
      5.) The root system shall be reasonably free of stem girdling roots over the root collar or kinked roots from nursery production practices.
         a.) Plant Grower Certification: The final plant grower shall be responsible to have determined that the plants have been root pruned at each step in the plant production process to remove stem girdling roots and kinked roots, or that the previous production system used practices that produce a root system throughout the root ball that meets these specifications. Regardless of the work of previous growers, the plant's root system shall be modified at the final production stage, if needed, to produce the required plant root quality. The final grower shall certify in writing that all plants are reasonably free of stem girdling and kinked roots as defined in this specification, and that the tree has been grown and harvested to produce a plant that meets these specifications.
      6.) At time of observations and delivery, the root ball shall be moist throughout. Roots shall not show signs of excess soil moisture conditions as indicated by stunted, discolored, distorted, or dead roots.

E. Submittals: Submit for approval the required plant quality certifications from the grower where plants are to be purchased, for each plant type. The certification must state that each plant meets all the above plant quality requirements.
1. The grower's certification of plant quality does not prohibit the Owner's Representative from observing any plant or rejecting the plant if it is found to not meet the specification requirements.

2.2 ROOT BALL PACKAGE OPTIONS: The following root ball packages are permitted. Specific root ball packages shall be required where indicated on the plant list or in this specification. Any type of root ball packages that is not specifically defined in this specification shall not be permitted.

A. BALLED AND BURLAPPED PLANTS
1. All Balled and Burlapped Plants shall be field grown, and the root ball packaged in a burlap and twine and/or burlap and wire basket package.
2. Plants shall be harvested with the following modifications to standard nursery practices.
   a. Prior to digging any tree that fails to meet the requirement for maximum soil and roots above the root collar, carefully removed the soil from the top of the root ball of each plant, using hand tools, water or an air spade, to locate the root collar and attain the soil depth over the structural roots requirements. Remove all stem girdling roots above the root collar. Care must be exercised not to damage the surface of the root collar and the top of the structural roots.
   b. Trees shall be dug for a minimum of 4 weeks and a maximum of 52 weeks prior to shipping. Trees dug 4 to 52 weeks prior to shipping are defined as hardened-off. Digging is defined as cutting all roots and lifting the tree out of the ground and either moving it to a new location in the nursery or placing it back into the same hole. Tress that are stored out of the ground shall be placed in a holding area protected from extremes of wind and sun with the root ball protected by covering with mulch or straw and irrigated sufficiently to keep moisture in the root ball above wilt point and below saturation
   c. If wire baskets are used to support the root ball, a "low profile" basket shall be used. A low profile basket is defined as having the top of the highest loops on the basket no less than 4 inches and no greater than 8 inches below the shoulder of the root ball package.
      1.) At nurseries where sandy soils prevent the use of "low profile baskets", baskets that support the entire root ball, including the top, are allowable.
   d. Twine and burlap used for wrapping the root ball package shall be natural, biodegradable material. If the burlap decomposes after digging the tree then the root ball shall be re-wrapped prior to shipping if roots have not yet grown to keep root ball intact during shipping.

B. SPADE HARVESTED AND TRANSPLANTED
1. Spade Harvested and Transplanted Plants shall meet all the requirements for field grown trees. Root ball diameters shall be of similar size as the ANSI Z60.1 requirements for Balled and Burlapped plants.
2. Trees shall be harvested prior to leafing out (bud break) in the spring or during the fall planting period except for plants know to be considered as fall planting hazards. Plants that are fall planting hazards shall only be harvested prior to leafing out in the spring.
3. Trees shall be moved and planted within 48 hours of the initial harvesting and shall remain in the spade machine until planted.

C. CONTAINER (INCLUDING ABOVE-GROUND FABRIC CONTAINERS AND BOXES) PLANTS
1. Container plants may be permitted only when indicated on the drawing, in this specification, or approved by the Owner's Representative.
2. Provide plants shall be established and well rooted in removable containers.
3. Container class size shall conform to ANSI Z60.1 for container plants for each size and type of plant.

2.3 ANNUAL FLOWERING AND SEASONAL COLOR PLANTS

A. Container or flat-grown plants should be sized as noted in the planting plan. Plants shall be well-rooted and healthy.

2.4 PALMS

A. Except as modified below or where the requirements are not appropriate to the specification of palms, palms shall meet all the requirements of the plant quality section above.

B. Defronding, tying, and hedging:
1. In preparing palm trees for relocation, all dead fronds shall be removed.
2. All remaining fronds above horizontal shall be lifted up and tied together around the crown in an upright position. Up to 2/3 of the oldest live fronds can be removed; all fronds can be removed on Sabal palms. Do not tie too tightly, bind or injure the bud. Jute binder twine shall be used in tying up the fronds; wire will not be permitted. Fronds shall be untied immediately after planting.

C. Digging the root ball:
1. When digging out the root ball, no evacuation shall be done closer than 6 Inches to the trunk at ground level and the excavation shall extend below the major root system to a minimum depth of 3.5 feet. The bottom of the root ball shall be cut off square and perpendicular to the trunk below the major root system.

D. The Contractor shall not free-fall, drag, roll or abuse the tree or put a strain on the crown (bud area) at any time. A protective device shall be used around the trunk of the tree while lifting and relocating so as not to injure the bud, or scar or skin the trunk in any way.

2.5 PLANTING SOIL

A. Planting Soil as used in this specification means the soil at the planting site, or imported as modified and defined in specification Section Planting Soil. If there is no Planting Soil specification, the term Planting Soil shall mean the soil at the planting site within the planting hole.

2.6 MULCH

Mulch shall be uniform in size, shape, texture and free from weeds, moss, sticks, and other debris and deleterious materials. Organic Mulches shall be "Mulch & Soil Council Certified." Mulch types shall consist of the following and be specified on the plant schedule:

A. Pine Bark Chips (organic mulch)
1. Pine Bark Nuggets - size range shall be 2" minimum to 4" maximum.
2. Pine Bark Mini-Nuggets - size range shall be 1" minimum to 2" maximum.
3. Double Ground Pine Bark Nuggets - size range shall be 3/8" minimum to 1" maximum.
4. Pine Bark Fines - size range shall be 3/8" maximum.

B. Pine Straw (organic mulch) - shall be exceptionally clean and fresh.

C. Ground Shells (non-organic mulch)

D. River Rock (non-organic mulch)

E. It is understood that mulch quality will vary significantly from supplier to supplier and region to region. The above requirements may be modified to conform to the source material from locally reliable suppliers as approved by the Owner's Representative.

F. Submit supplier's product specification data sheet and a one gallon sample for approval.

2.7 TREE STAKING AND GUYING MATERIAL

A. Tree guying to be flat woven polypropylene material, 3/4 inch wide, and 900 lb. break strength. Color to be Green. Product to be ArborTie manufactured by Deep Root Partners, L.P. or approved equal.

B. Stakes shall be lodge pole stakes free of knots and of diameters and lengths appropriate to the size of plant as required to adequately support the plant.

C. Below ground anchorage systems to be constructed of 2 x 2 dimensional untreated wood securing (using 3 inch long screws) horizontal portions to 4 feet long vertical stakes driven straight into the ground outside the root ball.

D. Submit manufacturer's product data for approval.

PART 3 EXECUTION

3.1 SITE EXAMINATION

A. Examine the surface grades and soil conditions to confirm that the requirements of the Specification Section - Planting Soil - and the soil and drainage modifications indicated on the Planting Soil Plan and Details (if applicable) have been completed. Notify the Owner's Representative in writing of any unsatisfactory conditions.

3.2 DELIVERY, STORAGE AND HANDLING

A. Protect materials from deterioration during delivery and storage. Adequately protect plants from drying out, exposure of roots to sun, wind or extremes of heat and cold temperatures. If planting is delayed more than 24 hours after delivery, set plants in a location protected from sun and wind. Provide adequate water to the root ball package during the shipping and storage period.
1. All plant materials must be available for observation prior to planting.
2. Using a soil moisture meter, periodically check the soil moisture in the root balls of all plants to assure that the plants are being adequately watered. Volumetric soil moisture shall be maintained above wilting point and below field capacity for the root ball substrate or soil.

B. Do not deliver more plants to the site than there is space with adequate storage conditions. Provide a suitable remote staging area for plants and other supplies.
1. The Owner's Representative or Contractor shall approve the duration, method and location of storage of plants.

C. Provide protective covering over all plants during transporting.

3.3 PLANTING SEASON

A. Planting shall only be performed when weather and soil conditions are suitable for planting the materials specified in accordance with locally accepted practice.

3.4 ADVERSE WEATHER CONDITIONS

A. No planting shall take place during extremely hot, dry, windy or freezing weather.

3.5 COORDINATION WITH PROJECT WORK

A. The Contractor shall coordinate with all other work that may impact the completion of the work.

B. Prior to the start of work, prepare a detailed schedule of the work for coordination with other trades.

C. Coordinate the relocation of any irrigation lines, heads or the conduits of other utility lines that are in conflict with tree locations. Root balls shall not be altered to fit around lines. Notify the Owner's Representative of any conflicts encountered.

3.6 LAYOUT AND PLANTING SEQUENCE

A. Relative positions of all plants and trees are subject to approval of the Owner's Representative.

B. Notify the Owner's Representative, one (1) week prior to layout. Layout all individual tree and shrub locations. Place plants above surface at planting location or place a labeled stake at planting location. Layout bed lines with paint for the Owner's Representative's approval. Secure the Owner's Representative's acceptance before digging and start of planting work.

C. When applicable, plant trees before other plants are installed.

D. It is understood that plants are not precise objects and that minor adjustments in the layout will be required as the planting plan is constructed. These adjustments may not be apparent until some or all of the plants are installed. Make adjustments as required by the Owner's Representative including relocating previously installed plants.

3.7 SOIL PROTECTION DURING PLANT DELIVERY AND INSTALLATION

A. Protect soil from compaction during the delivery of plants to the planting locations, digging of planting holes and installing plants.
1. Where possible deliver and plant trees that require the use of heavy mechanized equipment prior to final soil preparation and tilling. Where possible, restrict the driving lanes to one area instead of driving over and compacting a large area of soil.
2. Till to a depth of 6 inches, all soil that has been driven over during the installation of plants.

3.8 SOIL MOISTURE

A. Volumetric soil moisture level, in both the planting soil and the root balls of all plants, prior to, during and after planting shall be above permanent wilting point and below field capacity for each type of soil texture within the following ranges.

Soil type	Permanent wilting point	Field capacity	
Sand, Loamy sand, Sandy loam	5 - 8%	12-18%	
Loam, Sandy clay, Sandy clay loam		14 - 25%	27-36%
Clay loam, Silt loam	11 - 22%	31 - 36%	
Silty clay, Silty clay loam	22 - 27%	38 - 41%	

1. Volumetric soil moisture shall be measured with a digital moisture meter. The meter shall be the Digital Soil Moisture Meter, DSMM500 by General Specialty Tools and Instruments, or approved equivalent.

B. The Contractor shall confirm the soil moisture levels with a moisture meter. If the moisture is too high, suspend planting operations until the soil moisture drains to below field capacity.

3.9 INSTALLATION OF PLANTS: GENERAL

A. Observe each plant after delivery and prior to installation for damage of other characteristics that may cause rejection of the plant. Notify the Owner's Representative of any condition observed.

B. No more plants shall be distributed about the planting bed area than can be planted and watered on the same day.

C. The root system of each plant, regardless of root ball package type, shall be observed by the Contractor, at the time of planting to confirm that the roots meet the requirements for plant root quality in Part 2 Products: Plants General: Plant Quality. The Contractor shall undertake at the time of planting, all modifications to the root system required by the Owner's Representative to meet these quality standards.
1. Modifications, at the time of planting, to meet the specifications for the depth of the root collar and removal of stem girdling roots and circling roots may make the plant unstable or stress the plant to the point that the Owner's Representative may choose to reject the plant rather than permitting the modification.
2. Any modifications required by the Owner's Representative to make the root system conform to the plant quality standards outlined in Part 2 Products: Plants General: Quality, or other requirements related to the permitted root ball package, shall not be considered as grounds to modify or void the plant warranty.
3. The resulting root ball may need additional staking and water after planting. The Owner's Representative may reject the plant if the root modification process makes the tree unstable or if the tree is not healthy at the end of the warranty period. Such plants shall still be covered under the warranty
4. The Contractor remains responsible to confirm that the grower has made all required root modifications noted during any nursery observations.

D. Container and Boxed Root Ball Shaving: The outer surfaces of ALL plants in containers and boxes, including the top, sides and bottom of the root ball shall be shaved to remove all circling, descending, and matted roots. Shaving shall be performed using saws, knives, sharp shovels or other suitable equipment that is capable of making clean cuts on the roots. Shaving shall remove a minimum of one inch of root mat or up to 2 inches as required to remove all root segments that are not growing reasonably radial to the trunk.

E. Exposed Stem Tissue after Modification: The required root ball modifications may result in stem tissue that has not formed trunk bark being exposed above the soil line. If such condition occurs, wrap the exposed portion of the stem in a protective wrapping with a white filter fabric. Secure the fabric with biodegradable masking tape. DO NOT USE string, twine, green nursery ties or any other material that may girdle the trunk if not removed.

F. Excavation of the Planting Space: Using hand tools or tracked mini-excavator, excavate the planting hole into the Planting Soil to the depth of the root ball measured after any root ball modification to correct root problems, and wide enough for working room around the root ball or to the size indicated on the drawing or as noted below.
1. For trees and shrubs planted in soil areas that are NOT tilled or otherwise modified to a depth of at least 12 inches over a distance of more than 10 feet radius from each tree, or 5 feet radius from each shrub, the soil around the root ball shall be loosened as defined below or as indicated on the drawings.
   a. The area of loosening shall be a minimum of 3 times the diameter of the root ball at the surface sloping to 2 times the diameter of the root ball at the depth of the root ball.
   b. Loosening is defined as digging into the soil and turning the soil to reduce the compaction. The soil does not have to be removed from the hole, just dug, lifted and turned. Lifting and turning may be accomplished with a tracked mini excavator, or hand shovels.
2. If an auger is used to dig the initial planting hole, the soil around the auger hole shall be loosened as defined above for trees and shrubs planted in soil areas that are NOT tilled or otherwise modified.
3. The measuring point for root ball depth shall be the average height of the outer edge of the root ball after any required root ball modification.
4. If motorized equipment is used to deliver plants to the planting area over exposed planting beds, or used to loosen the soil or dig the planting holes, all soil that has been driven over shall be tilled to a depth of 6 inches.

G. For trees to be planted in prepared Planting Soil that is deeper than the root ball depth, compact the soil under the root ball using a mechanical tamper to assure a firm bedding for the root ball. If there is more than 12 inches of planting soil under the root ball excavate and tamp the planting soil in lifts not to exceed 12 inches.

H. Set top outer edge of the root ball at the average elevation of the proposed finish. Set the plant plumb and upright in the center of the planting hole. The tree graft, if applicable, shall be visible above the grade. Do not place soil on top of the root ball.

I. The Owner's Representative may request that plants orientation be rotated when planted based on the form of the plant.

J. Backfill the space around the root ball with the same planting soil or existing soil that was excavated for the planting space. See Specification Section Planting Soil, for requirements to modify the soil within the planting bed.

K. Brace root ball by tamping Planting Soil around the lower portion of the root ball. Place additional Planting Soil around base and sides of ball in six-inch (6") lifts. Lightly tamp each lift using foot pressure or hand tools to settle backfill, support the tree and eliminate voids. DO NOT over compact the backfill or use mechanical or pneumatic tamping equipment. Over compaction shall be defined as greater than 85% of maximum dry density, standard proctor or greater than 250 psi as measured by a cone penetrometer when the volumetric soil moisture is lower than field capacity.
1. When the planting hole has been backfilled to three quarters of its depth, water shall be poured around the root ball and allowed to soak into the soil to settle the soil. Do not flood the planting space. If the soil is above field capacity, allow the soil to drain to below field capacity before finishing the planting. Air pockets shall be eliminated and backfill continued until the planting soil is brought to grade level.

L. Where indicated on the drawings, build a 4 inch high, level berm of Planting Soil around the outside of the root ball to retain water. Tamp the berm to reduce leaking and erosion of the saucer.

M. Thoroughly water the Planting Soil and root ball immediately after planting.

N. Remove all nursery plant identification tags and ribbons as per Owner's Representative instructions. The Owner's Representative's seals are to remain on plants until the end of the warranty period.

O. Remove corrugated cardboard trunk protection after planting.

P. Follow additional requirements for the permitted root ball packages.

3.10 Permitted Root ball packages and Special planting requirements

A. The following are permitted root ball packages and special planting requirements that shall be followed during the planting process in addition to the above General planting requirements.

B. BALLED AND BURLAPPED PLANTS
1. After the root ball has been backfilled, remove all twine and burlap from the top of the root ball. Cut the burlap away; do not fold down onto the Planting Soil.
2. If the plant is shipped with a wire basket that does not meet the requirements of a "Low Rise" basket, remove the top 6 - 8 inches of the basket wires just before the final backfilling of the tree.
3. Earth root balls shall be kept intact except for any modifications required by the Owner's Representative to make root package comply with the requirement in Part 2 Products.

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Jacksonville
ELM Studio
1301 Riverplace Boulevard
Suite 1818
Jacksonville, FL 32207
t 904 296 8066

elmplan.com

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REGISTERED LANDSCAPE ARCHITECT
MARK KLONE
LA6666922
STATE OF FLORIDA

MARK KLONE
FL LA6666922

GOLF CLUB OUTDOOR BAR
PONTE VEDRA INN & CLUB

PONTE VEDRA BEACH, ST JOHNS COUNTY, FLORIDA

ISSUE DATES

NO.	DESCRIPTION	DATE

PROJ. #:	22-44
DATE:	12.22.2023
DRAWN BY:	MCK
CHECKED BY:	MCK
SCALE:	AS NOTED

LANDSCAPE SPECIFICATIONS

SHEET NUMBER

L603

Project Status

C. SPADE HARVESTED AND TRANSPLANTED PLANTS

1. After installing the tree, loosen the soil along the seam between the root ball and the surrounding soil out to a radius from the root ball edge equal to the diameter of the root ball to a depth of 8 - 10 inches by hand digging to disturb the soil interface.
2. Fill any gaps below this level with loose soil.

D. CONTAINER (INCLUDES BOXED AND ABOVE-GROUND FABRIC CONTAINERS) PLANTS

1. This specification assumes that most container plants have significant stem girdling and circling roots, and that the root collar is too low in the root ball.
2. Remove the container.
3. Perform root ball shaving as defined in Installation of Plants: General above.
4. Remove all roots and substrate above the root collar and the main structural roots according to root correction details so root system conforms to root observations detail.
5. Remove all substrate at the bottom of the root ball that does not contain roots.
6. Using a hose, power washer or air excavation device, wash out the substrate from around the trunk and top of the remaining root ball and find and remove all stem girdling roots within the root ball above the top of the structural roots.

3.11 GROUND COVER, PERENNIAL AND ANNUAL PLANTS

A. Assure that soil moisture is within the required levels prior to planting. Irrigation, if required, shall be applied at least 12 hours prior to planting to avoid planting in muddy soils.

B. Assure that soil grades in the beds are smooth and as shown on the plans.

C. Plants shall be planted in even, triangularly spaced rows, at the intervals called out for on the drawings, unless otherwise noted. The first row of Annual flower plants shall be 6 inches from the bed edge unless otherwise directed.

D. Dig planting holes sufficiently large enough to insert the root system without deforming the roots. Set the top of the root system at the grade of the soil.

E. Schedule the planting to occur prior to application of the mulch. If the bed is already mulched, pull the mulch from around the hole and plant into the soil. Do not plant the root system in the mulch. Pull mulch back so it is not on the root ball surface.

F. Press soil to bring the root system in contact with the soil.

G. Spread any excess soil around in the spaces between plants.

H. Apply mulch to the bed being sure not to cover the tops of the plants with or the tops of the root ball with mulch.

I. Water each planting area as soon as the planting is completed. Apply additional water to keep the soil moisture at the required levels. Do not over water.

3.12 PALM PLANTING

A. Palm trees shall be placed at grade making sure not to plant the tree any deeper in the ground than the palm trees originally stood.

B. The trees shall be placed with their vertical axis in a plumb position.

C. All backfill shall be native soil except in cases where planting in rock. Water-settle the back fill.

D. Do not cover root ball with mulch or topsoil.

E. Provide a watering berm at each palm. Berms shall extend a minimum of 18 inches out from the trunk all around and shall be a minimum of (6) inches high.

F. Remove twine which ties fronds together after placing palm in planting hole and securing it in the upright position.

3.13 STAKING AND GUYING

A. Do not stake or guy trees unless specifically required by the Contract Documents, or in the event that the Contractor feels that staking is the only alternative way to keep particular trees plumb.

1. The Owner's Representative shall have the authority to require that trees are staked or to reject staking as an alternative way to stabilize the tree.
2. Trees that required heavily modified root balls to meet the root quality standards may become unstable. The Owner's Representative may choose to reject these trees rather than utilize staking to temporarily support the tree.

B. Trees that are guyed shall have their guys and stakes removed after one full growing season or at other times as required by the Owner's Representative.

C. Tree guying shall utilize the tree staking and guying materials specified. Guying to be tied in such a manner as to create a minimum 12-inch loop to prevent girdling. Refer to manufacturer's recommendations and the planting detail for installation.

1. Plants shall stand plumb after staking or guying.
2. Stakes shall be driven to sufficient depth to hold the tree rigid.

D. For trees planted in planting mix over waterproofed membrane, use dead men buried 24 inches to the top of the dead man, in the soil. Tie the guy to the dead man with a double wrap of line around the dead man followed by a double half hitch. When guys are removed, leave the dead men in place and cut the guy tape 12 inches above the ground, leaving the tape end covered in mulch.

3.14 STRAIGHTENING PLANTS

A. Maintain all plants in a plumb position throughout the warranty period. Straighten all trees that move out of plumb including those not staked. Plants to be straightened shall be excavated and the root ball moved to a plumb position, and then re-backfilled.

B. Do not straighten plants by pulling the trunk with guys.

3.15 INSTALLATION OF FERTILIZER AND OTHER CHEMICAL ADDITIVES

A. Do not apply any soluble fertilizer to plantings during the first year after transplanting unless soil test determines that fertilizer or other chemical additives is required. Apply chemical additives only upon the approval of the Owner's Representative.

B. Controlled release fertilizers shall be applied according to the manufacturer's instructions and standard horticultural practices.

3.16 PRUNING OF TREES AND SHRUBS

A. Prune plants as directed by the Owner's Representative. Pruning trees shall be limited to addressing structural defects as shown in details; follow recommendations in "Structural Pruning: A Guide For The Green Industry" published by Urban Tree Foundation, Visalia CA.

B. All pruning shall be performed by a person experienced in structural tree pruning.

C. Except for plants specified as multi-stemmed or as otherwise instructed by the Owner's Representative, preserve or create a central leader.

D. Pruning of large trees shall be done using pole pruners or if needed, from a ladder or hydraulic lift to gain access to the top of the tree. Do not climb in newly planted trees. Small trees can be structurally pruned by laying them over before planting. Pruning may also be performed at the nursery prior to shipping.

E. Remove and replace excessively pruned or malformed stock resulting from improper pruning that occurred in the nursery or after.

F. Pruning shall be done with clean, sharp tools.

G. No tree paint or sealants shall be used.

3.17 MULCHING OF PLANTS

A. Apply 3 inches of mulch before settlement, covering the entire planting bed area. Install no more than 1 inch of mulch over the top of the root balls of all plants. Taper to 2 inches when abutting pavement.

B. For trees planted in lawn areas the mulch shall extend to a 5 foot radius around the tree or to the extent indicated on the plans.

C. Lift all leaves, low hanging stems and other green portions of small plants out of the mulch if covered.

3.18 PLANTING BED FINISHING

A. After planting, smooth out all grades between plants before mulching.

B. Separate the edges of planting beds and lawn areas with a smooth, formed edge cut into the turf with the bed mulch level slightly lower, 1 and 2 inches, than the adjacent turf sod or as directed by the Owner's Representative. Bed edge lines shall be a depicted on the drawings.

3.19 WATERING

A. The Contractor shall be fully responsible to ensure that adequate water is provided to all plants from the point of installation until the date of Substantial Completion Acceptance. The Contractor shall adjust the automatic irrigation system, if available, and apply additional or adjust for less water using hoses as required.

B. Hand water root balls of all plants to assure that the root balls have moisture above wilt point and below field capacity. Test the moisture content in each root ball and the soil outside the root ball to determine the water content.

3.20 CLEAN-UP

A. During installation, keep the site free of trash, pavements reasonably clean and work area in an orderly condition at the end of each day. Remove trash and debris in containers from the site no less than once a week.

1. Immediately clean up any spilled or tracked soil, fuel, oil, trash or debris deposited by the Contractor from all surfaces within the project or on public right of ways and neighboring property.

B. Once installation is complete, wash all soil from pavements and other structures. Ensure that mulch is confined to planting beds and that all tags and flagging tape are removed from the site. The Owner's Representative's seals are to remain on the trees and removed at the end of the warranty period.

C. Make all repairs to grades, ruts, and damage by the plant installer to the work or other work at the site.

D. Remove and dispose of all excess planting soil, subsoil, mulch, plants, packaging, and other material brought to the site by the Contractor.

3.21 PROTECTION DURING CONSTRUCTION

A. The Contractor shall protect planting and related work and other site work from damage due to planting operations, operations by other Contractors or trespassers. Maintain protection during installation until Substantial Completion Acceptance. Treat, repair or replace damaged work immediately.

B. Damage done by the Contractor, or any of their sub-contractors to existing or installed plants, or any other parts of the work or existing features to remain, including roots, trunk or branches of large existing trees, soil, paving, utilities, lighting, irrigation, other finished work and surfaces including those on adjacent property, shall be cleaned, repaired or replaced by the Contractor at no expense to the Owner. The Owner's Representative shall determine when such cleaning, replacement or repair is satisfactory.

3.22 PLANT MAINTENANCE PRIOR TO SUBSTANTIAL COMPLETION ACCEPTANCE

A. During the project work period and prior to Substantial Completion Acceptance, the Contractor shall maintain all plants.

B. Maintenance during the period prior to Substantial Completion Acceptance shall consist of pruning, watering, cultivating, weeding, mulching, removal of dead material, repairing and replacing of tree stakes, tightening and repairing of guys, repairing and replacing of damaged tree wrap material, resetting plants to proper grades and upright position, and furnishing and applying such sprays as are necessary to keep plantings reasonably free of damaging insects and disease, and in healthy condition. The threshold for applying insecticides and herbicide shall follow established Integrated Pest Management (IPM) procedures. Mulch areas shall be kept reasonably free of weeds, grass.

3.23 SUBSTANTIAL COMPLETION ACCEPTANCE

A. Upon written notice from the Contractor, the Owners Representative shall review the work and make a determination if the work is substantially complete.

1. Notification shall be at least 7 days prior to the date the contractor is requesting the review.

B. The date of substantial completion of the planting shall be the date when the Owner's Representative accepts that all work in Planting, Planting Soil, and Irrigation installation sections is complete.

C. The Plant Warranty period begins at date of written notification of substantial completion from the Owner's Representative. The date of substantial completion may be different than the date of substantial completion for the other sections of the project.

3.24 MAINTENANCE DURING THE WARRANTY PERIOD BY OWNER

A. After Substantial Completion Acceptance, the Contractor shall make sufficient site visits to observe the Owner's maintenance and become aware of problems with the maintenance in time to request changes, until the date of End of Warranty Final Acceptance.

1. Notify the Owner's Representative in writing if maintenance, including watering, is not sufficient to maintain plants in a healthy condition. Such notification must be made in a timely period so that the Owner's Representative may take corrective action.
   a. Notification must define the maintenance needs and describe any corrective action required.
2. In the event that the Contractor fails to visit the site and or notify, in writing, the Owner's Representative of maintenance needs, lack of maintenance shall not be used as grounds for voiding or modifying the provisions of the warranty.

3.25 MAINTENANCE DURING THE WARRANTY PERIOD BY INSTALLER

A. During the warranty period, provide all maintenance for all plantings to keep the plants in a healthy state and the planting areas clean and neat.

B. General requirements:

1. All work shall be undertaken by trained planting crews under the supervision of a foreman with a minimum of 5 years experience supervising commercial plant maintenance crews.
2. All chemical and fertilizer applications shall be made by licensed applicators for the type of chemicals to be used. All work and chemical use shall comply with all applicable local, provincial and federal requirements.
3. Assure that hoses and watering equipment and other maintenance equipment does not block paths or be placed in a manner that may create tripping hazards. Use standard safety warning barriers and other procedures to maintain the site in a safe manner for visitors at all times.
4. All workers shall wear required safety equipment and apparel appropriate for the tasks being undertaken.
5. The Contractor shall not store maintenance equipment at the site at times when they are not in use unless authorized in writing by the Owner's Representative.
6. Maintenance vehicles shall not park on the site including walks and lawn areas at any time without the Owner's Representative's written permission.
7. Maintain a detailed log of all maintenance activities including types of tasks, date of task, types and quantities of materials and products used, watering times and amounts, and number of each crew. Periodically review the logs with the Owner's Representative, and submit a copy of the logs at the end of each year of the maintenance agreement.
8. Meet with the Owner's Representative a minimum of three times a year to review the progress and discuss any changes that are needed in the maintenance program. At the end of the warranty period attend a hand over meeting to formally transfer the responsibilities of maintenance to the Owner's Representative. Provide all information on past maintenance activities and provide a list of critical tasks that will be needed over the next 12 months. Provide all maintenance logs and soil test data. Make the Contractor's supervisor available for a minimum of one year after the end of the warranty period to answer questions about past maintenance.

C. Provide the following maintenance tasks:

1. Watering: Provide all water required to keep soil within and around the root balls at optimum moisture content for plant growth.
   a. Maintain all watering systems and equipment and keep them operational.
   b. Monitor soil moisture to provide sufficient water. Check soil moisture and root ball moisture with a soil moisture meter on a regular basis and record moisture readings. Do not over water.
2. Soil nutrient levels: Take a minimum of 4 soil samples from around the site in the spring and fall and have them tested by an accredited agricultural soil testing lab for chemical composition of plant required nutrients, pH, salt and % organic matter. Test results shall include laboratory recommendations for nutrient applications. Apply fertilizers at rates recommended by the soil test.
   a. Make any other soil test and/or plant tissue test that may be indicated by plant conditions that may not be related to soil nutrient levels such as soil contaminated by other chemicals or lack of chemical uptake by the plant.
3. Plant pruning: Remove cross over branching, shorten or remove developing co dominant leaders, dead wood and winter-damaged branches. Unless directed by the Owner's Representative, do not shear plants or make heading cuts.
4. Restore plants: Reset any plants that have settled or are leaning as soon as the condition is noticed.
5. Guying and staking: Maintain plant guys in a taught position. Remove tree guys and staking after the first full growing season unless directed by Owner's Representative.
6. Weed control: Keep all beds free of weeds. Hand-remove all weeds and any plants that do not appear on the planting plan. Chemical weed control is permitted only with the approval of the Owner's Representative. Schedule weeding as needed but not less 12 times per year.
7. Trash removal: Remove all trash and debris from all planting beds and maintain the beds in a neat and tidy appearance. The number of trash and debris removal visits shall be no less than 12 times per year and may coincide with other maintenance visits.
8. Plant pest control: Maintain disease, insects and other pests at manageable levels. Manageable levels shall be defined as damage to plants that may be noticeable to a professional but not to the average person. Use least invasive methods to control plant disease and insect outbreaks.
   a. The Owner's Representative must approve in advance the use of all chemical pesticide applications.
9. Plant replacement: Replace all plants that are defective as defined in the warranty provisions, as soon as the plant decline is obvious and in suitable weather and season for planting as outlined in above sections. Plants that become defective during the maintenance period shall be covered and replaced under the warranty provisions.
10. Mulch: Refresh mulch once a year to maintain complete coverage but do not over mulch. At no time shall the overall mulch thickness be greater that 3 inches. Do not apply mulch within 6 inches of the trunks or stems of any plants. Replacement mulch shall meet the requirements of the original approved material. Mulch shall be no more than one inch on top of the root ball surface.
11. Bed edging: Check and maintain edges between mulch and lawn areas in smooth neat lines as originally shown on the drawings.
12. Leaf, fruit and other plant debris removal: Remove fall leaf, spent flowers, fruit and plant part accumulations from beds and paved surfaces. Maintain all surface water drains free of debris. Debris removal shall be undertaken at each visit to weed or pick up trash in beds.
13. Damage from site use: Repair of damage by site visitors and events, beyond normal wear, are not part of this maintenance. The Owner's Representative may request that the Contractor repair damage beds or plantings for an additional cost. All additional work shall be approved in advance by the Owner's Representative.

3.26 END OF WARRANTY FINAL ACCEPTANCE / MAINTENANCE OBSERVATION

A. At the end of the Warranty and Maintenance period the Owner's Representative shall observe the work and establish that all provisions of the contract are complete and the work is satisfactory.

1. If the work is satisfactory, the maintenance period will end on the date of the final observation.
2. If the work is deemed unsatisfactory, the maintenance period will continue at no additional expense to the Owner until the work has been completed, observed, and approved by the Owner's Representative.

B. FAILURE TO PASS OBSERVATION: If the work fails to pass final observation, any subsequent observations must be rescheduled as per above. The cost to the Owner for additional observations will be charged to the Contractor at the prevailing hourly rate of the Owners Representative.

END OF SECTION 32 93 00

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t 904 296 8066

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REGISTERED LANDSCAPE ARCHITECT
MARK KLONE
LA6666922
STATE OF FLORIDA

MARK KLONE
FL LA6666922

GOLF CLUB OUTDOOR BAR
PONTE VEDRA INN & CLUB

PONTE VEDRA BEACH, ST JOHNS COUNTY, FLORIDA

ISSUE DATES

NO.	DESCRIPTION	DATE

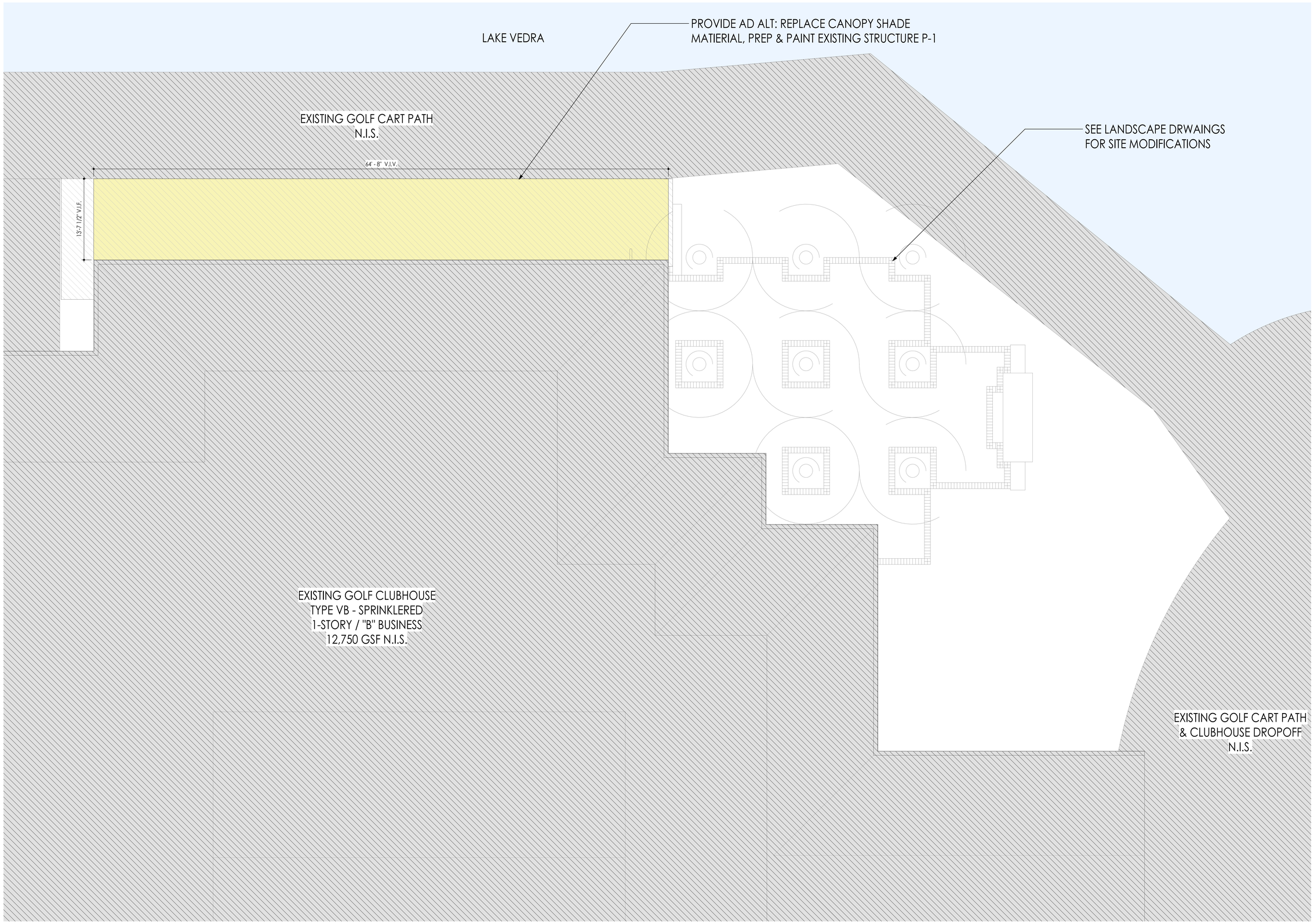
PROJ. #:	22-44
DATE:	12.22.2023
DRAWN BY:	MCK
CHECKED BY:	MCK
SCALE:	AS NOTED

LANDSCAPE SPECIFICATIONS

SHEET NUMBER

L604

Project Status



ARCHITECTURAL SITE PLAN

1/4" = 1'-0"

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NOAH C. MARKS
AR98198
REGISTERED ARCHITECT

NOAH C. MARKS
AR98198

GOLF CLUB PATIO RENOVATION
PONTE VEDRA INN & CLUB
PONTE VEDRA BEACH, FL

ISSUE DATES

NO.	DESCRIPTION	DATE

PROJ. #: 22-44
DATE: 12.22.2023
DRAWN BY: AJW
CHECKED BY:
SCALE: AS NOTED

SITE PLAN

SHEET NUMBER
A100
CONSTRUCTION DOCUMENTS

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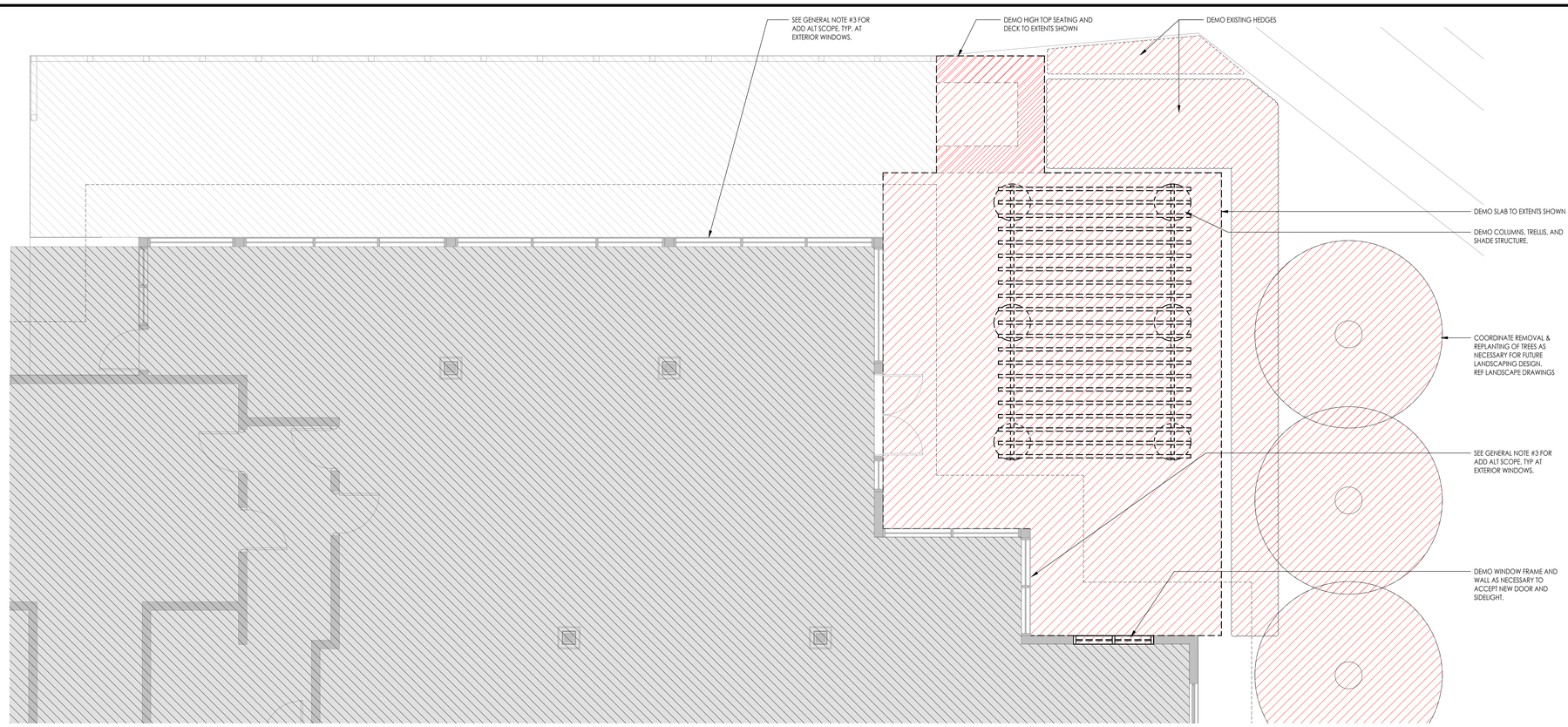
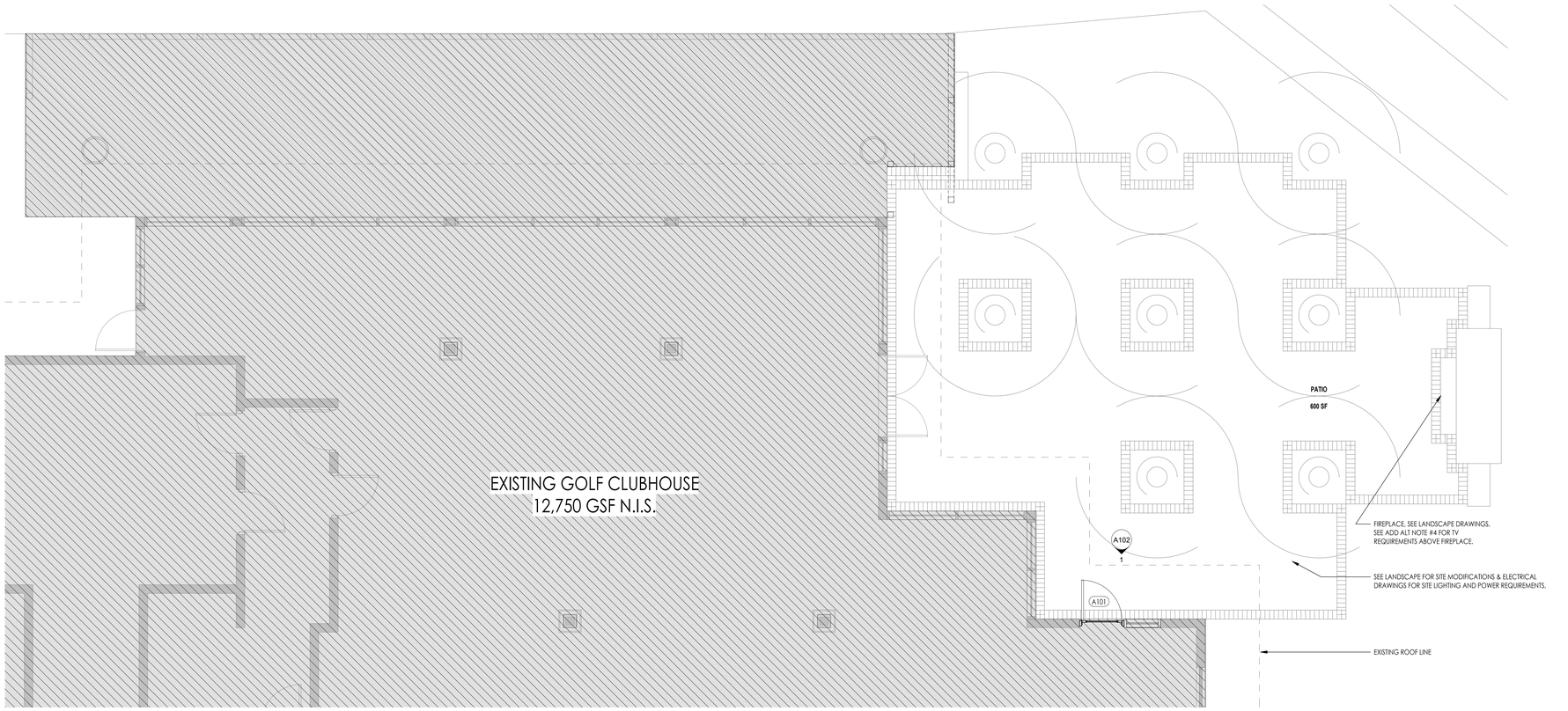


2 DEMO - OVERALL FLOOR PLAN

1/4" = 1'-0"



1 NEW - OVERALL FLOOR PLAN OPTION 1

1/4" = 1'-0"

DEMOLITION NOTES

1. DEMOLITION WORK WILL REQUIRE COORDINATION WITH PROPOSED ARCHITECTURAL, STRUCTURAL, AND MEP SYSTEMS. THEREFORE DEMOLITION PLANS MAY NOT REPRESENT OR INCLUDE ALL DEMOLITION REQUIRED. DIMENSIONS SHOWN ARE APPROXIMATE DUE TO VARIATIONS IN EXISTING CONDITIONS AND ARE GIVEN FOR REFERENCE ONLY.
2. PRIOR TO COMMENCEMENT OF DEMOLITION, CONTRACTOR SHALL REVIEW LANDSCAPE & ENGINEERING DRAWINGS FOR DESIGN SPECIFICATIONS TO BECOME FAMILIAR WITH THE SITE, AND VERIFY ALL RELEVANT FIELD CONDITIONS. CONTRACTOR SHALL DOCUMENT ASSUMPTIONS REGARDING DEMOLITION ACTIVITIES REQUIRED TO ACHIEVE DESIGN INTENT AND NOTIFY ARCHITECT IMMEDIATELY UPON DISCOVERY OF DISCREPANCIES BETWEEN THESE DRAWINGS AND EXISTING CONDITIONS.
3. EXISTING CONSTRUCTION TO REMAIN WITHIN AND SURROUNDING THE LIMITS OF CONSTRUCTION SHALL BE PROTECTED AS NECESSARY DURING DEMOLITION TO AVOID DAMAGE OR DESTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING OR REPAIRING ANY ITEMS DAMAGED OR DESTROYED THAT WERE NOT INDICATED AS PART OF THE SCOPE OF DEMOLITION.
4. GC TO PROVIDE TEMPORARY SHORING AND STRUCTURAL REINFORCEMENT AS REQUIRED. CONSULT STRUCTURAL ENGINEER AS NECESSARY.
5. SEQUENCE DEMOLITION TO MAINTAIN INTEGRITY OF BUILDING ENVELOPE AND PROTECT CONSTRUCTION MATERIALS SENSITIVE TO HUMIDITY. PROVIDE TEMPORARY WEATHERPROOFING WHEN NECESSARY.
6. CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY UPON DISCOVERY OF ANY MATERIALS DAMAGED BY WATER INTRUSION. PROVIDE FOR REPAIR AND REPLACEMENT OF DAMAGED MATERIALS.
7. CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY SHOULD THE PRESENCE OF HAZARDOUS MATERIALS BE SUSPECTED OR IDENTIFIED DURING THE DEMOLITION ACTIVITIES.

ARCHITECTURAL NOTES

OPENINGS

1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING WINDOW CONDITIONS AND DIMENSIONS. CONTRACTOR SHALL NOTIFY THE PROJECT COORDINATOR OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION AND FABRICATION. CONTRACTOR TO VERIFY ALL SIZES, TYPES AND QUANTITIES.
2. DOOR SIDELITE SIZING SHALL BE BASED ON THE DEMOLISHED WINDOW BAY. WINDOWS ARE SUBJECT TO VERIFICATION IN THE FIELD BY THE CONTRACTOR. VERIFICATION OF OPENING SIZES, REQUIRED FRAMING AND SUBMITTAL OF SHOP DRAWINGS AND REVIEW BY CONTRACTING OFFICER SHALL BE MADE PRIOR TO THE ORDERING, FABRICATION AND INSTALLATION OF DOORS, WINDOWS AND WINDOW MODIFICATIONS.
3. **CONTRACTOR TO PROVIDE ADD ALTERNATIVE FOR THE FOLLOWING SCOPE:** FULL HEIGHT DINING ROOM WINDOWS REQUIRE WOOD ROT INVESTIGATION AND RESTORATION INCLUSIVE OF ALL SILLS, JAMBS, AND HEADERS. CONTRACTOR SHALL REMOVE AND REINSTALL OR REPLACE ALL WINDOW COMPONENTS AND HARDWARE TO MATCH EXISTING FINISH AND OPERATIONAL FUNCTIONALITY. WOOD ROT ADJACENT TO WINDOWS & DOORS SHALL BE REPLACED AND FINISHED TO MATCH EXISTING.
4. **CONTRACTOR TO PROVIDE ADD ALTERNATIVE FOR THE FOLLOWING SCOPE:** ONE 60" WEATHERPROOF LOCKABLE TV CABINET, UV PROTECTED ANTI-REFLECTIVE FRONT GLASS, ONBOARD THERMOSTAT REGULATED ONBOARD FAN, VESA MOUNT COMPATABLE. PROVIDE 120V DUPLEX AND DATA TO EACH LOCATED ABOVE FIREPLACE. CONTRACTOR TO PROVIDE CABINET, MOUNTING EQUIPMENT. TV OWNER PROVIDED, SPECIFICATIONS TO BE COORDINATED WITH OWNER.
5. PAINT/STAIN FINISH ALL EXPOSED EXISTING MATERIAL AFFECTED BY THE WORK AND ALL NEW WORK. CONTRACTOR SHALL SEAL ALL PENETRATIONS AROUND NEW AND EXISTING DOOR & WINDOW FRAMES PRIOR TO PAINTING WORK.
6. CONTRACTOR SHALL ENSURE THAT THE WEATHER-TIGHT BUILDING ENVELOPE IS MAINTAINED IN THE CASE OF INCLEMENT WEATHER AND FOR SECURITY PURPOSES. CONTRACTOR TO ENSURE ALL PRODUCTS HAVE FLORIDA PRODUCT APPROVAL.

FINISH SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	MODEL	COLOR
PAINT				
P-1	PAINT	BENJAMIN MOORE	SATIN	SILHOUETTE AF-655
P-2	PAINT	BENJAMIN MOORE	SATIN	MATCH EXISTING EXTERIOR TRIM
P-3	PAINT	TBD	WOOD STAIN	MATCH EXISTING INTERIOR TRIM

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AR98198
REGISTERED ARCHITECT

NOAH C. MARKS
AR98198

GOLF CLUB PATIO RENOVATION
PONTE VEDRA INN & CLUB
PONTE VEDRA BEACH, FL

ISSUE DATES

NO.	DESCRIPTION	DATE

PROJ. #: 22-44
DATE: 12.22.2023
DRAWN BY: AJW
CHECKED BY:
SCALE: AS NOTED

DEMO & NEW PLAN

SHEET NUMBER
A101
CONSTRUCTION DOCUMENTS

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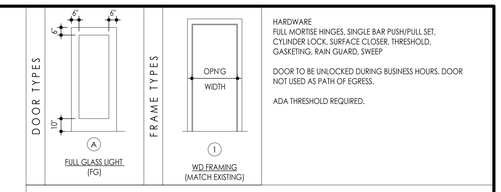


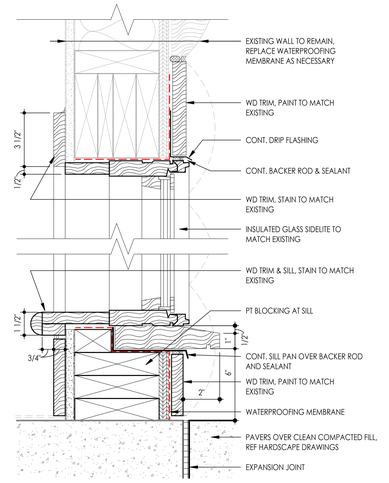
HARDWARE
FULL MORTISE HINGES, SINGLE BAR PUSH/PULL SET, CYLINDER LOCK, SURFACE CLOSER, THRESHOLD, GASKETING, RAIN GUARD, SWEEP

DOOR TO BE UNLOCKED DURING BUSINESS HOURS. DOOR NOT USED AS PATH OF EGRESS.

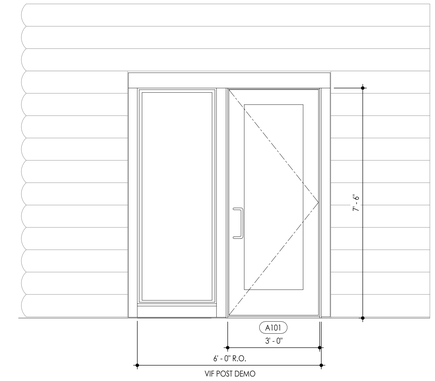
ADA THRESHOLD REQUIRED.

DOOR SCHEDULE

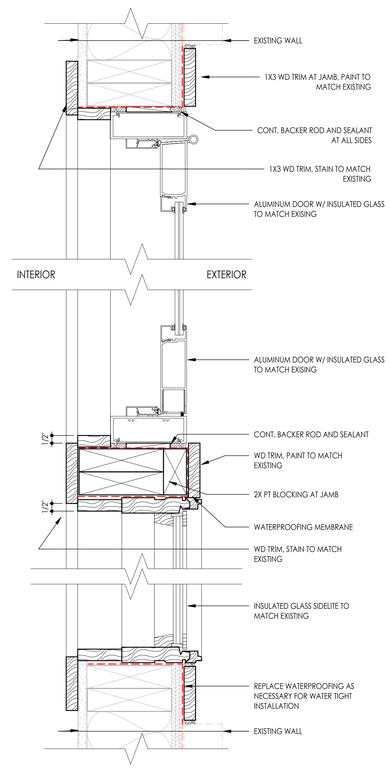
WT			DOOR					FRAME		
MARK	WIDTH	HEIGHT	THICKNESS	TYPE	MATERIAL	LEAVES	FINISH	TYPE	MATERIAL	FINISH
New Construction										
A101	3' - 0"	7' - 6"	1 3/4"	A	AL/GL	1	MATCH EXISTING	1	AL	MATCH EXISTING



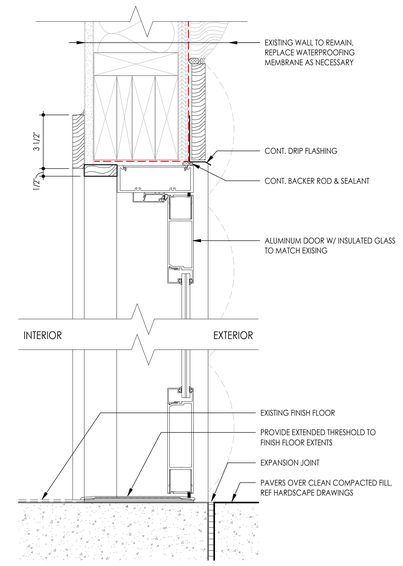
3 SECTION DETAIL AT EXTERIOR WINDOW
3" = 1'-0"



1 DOOR A101 ELEVATION
1/2" = 1'-0"



4 PLAN DETAIL AT EXTERIOR DOOR & WINDOW JAMB
3" = 1'-0"



2 SECTION DETAIL AT EXTERIOR DOOR
3" = 1'-0"

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AR98198
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GOLF CLUB PATIO RENOVATION
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PONTE VEDRA BEACH, FL

ISSUE DATES

NO.	DESCRIPTION	DATE

PROJ. #: 22-44
DATE: 12.22.2023
DRAWN BY: AJW
CHECKED BY:
SCALE: AS NOTED

DETAILS

SHEET NUMBER
A102
CONSTRUCTION DOCUMENTS

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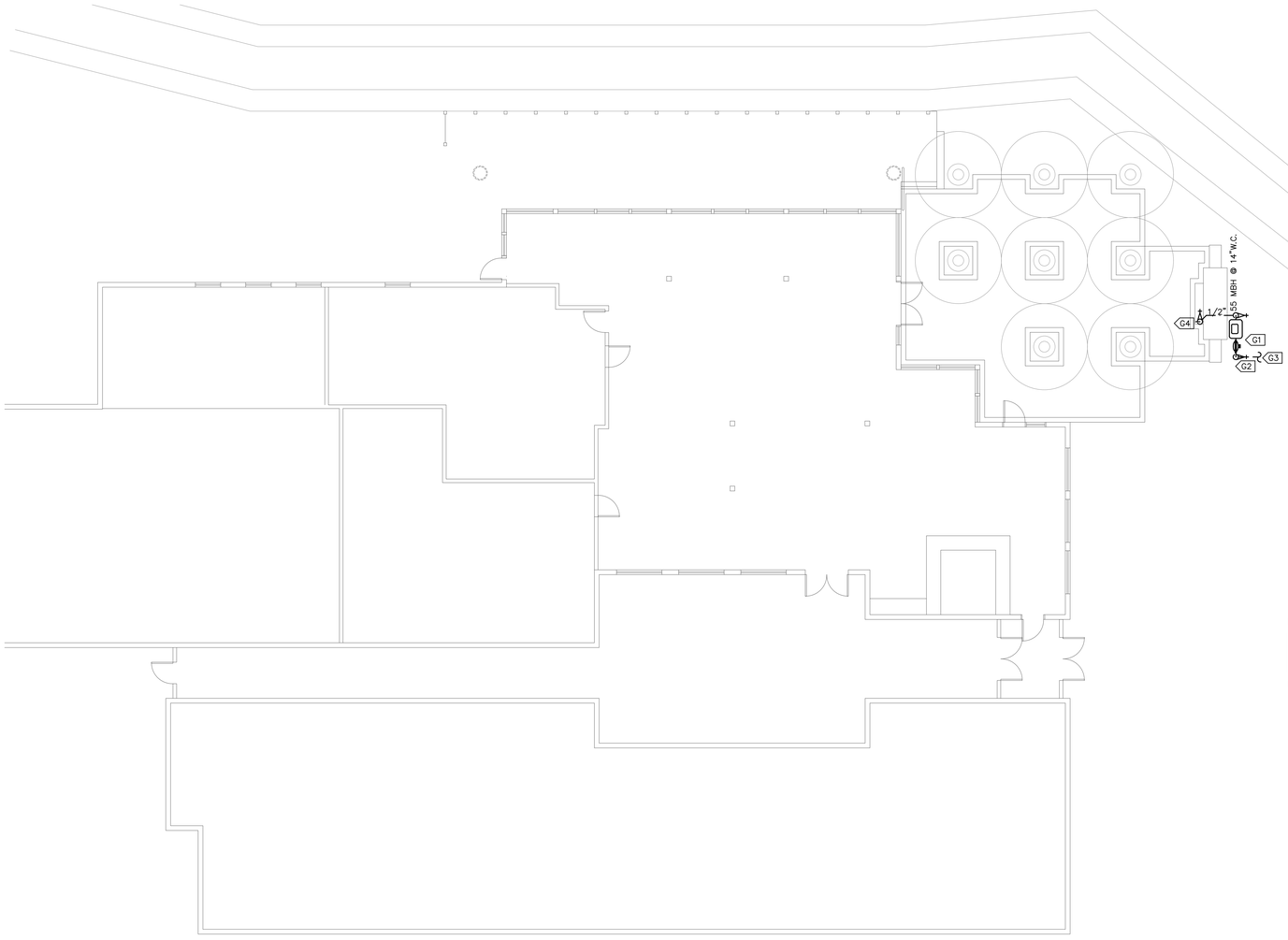
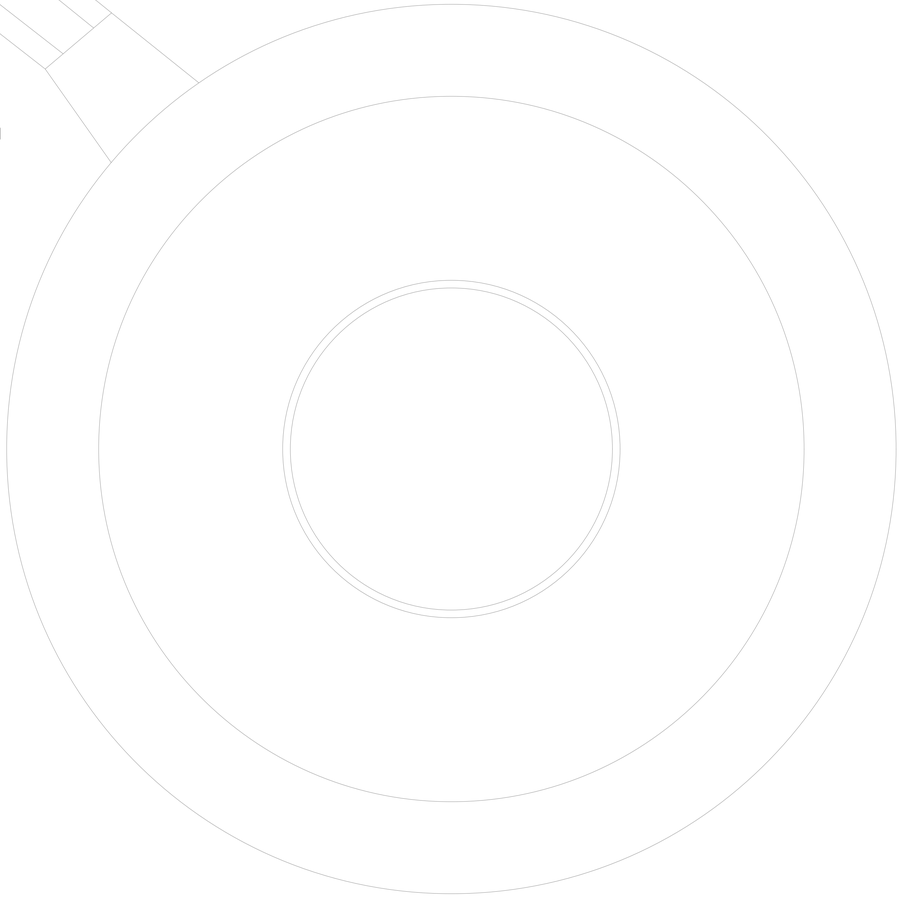
"TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND CHANPTER 633, FLORIDA STATUTES."

PLUMBING SHEET INDEX





G1 GAS METER AND STREET PRESSURE REGULATOR BY LOCAL GAS UTILITY. PROVIDE NORMALLY (CLOSED/OPEN) GAS SOLENOID INTERLOCKED WITH BUILDING FIRE ALARM SYSTEM.

G2 GAS PIPE BELOW FINISHED GRADE. PROVIDE GAS PIPE LOCATED UNDER DRIVEWAY WITH PROTECTION FROM EXECESSIVE STRESS PER ALL APPLICABLE CODE REQUIREMENTS.

G3 CONTINUE TO UTILITY GAS SUPPLY. COORDINATE WITH LOCAL GAS UTILITY FOR SERVICE CONNECTION.

G4 CONNECT TO GAS FIRE PLACE. PROVIDE WITH GAS PRESSURE REGULATOR AS REQUIRED. VERIFY GAS PRESSURE AND CONNECTION REQUIREMENTS WITH EQUIPMENT MANUFACTURER.

PLUMBING SITE PLAN
SCALE: 1/8" = 1'-0"

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PONTE VEDRA INN & CLUB
GOLF CLUB PATIO RENOVATION

PONTE VEDRA BEACH, FL

ISSUE DATES

NO.	DESCRIPTION	DATE

PROJ. #: 12-44
DATE: 12.22.2023
DRAWN BY: CJF
CHECKED BY: LRH
SCALE: AS NOTED

PLUMBING
SITE
PLAN

SHEET NUMBER
P101

POWELL & HINKLE ENGINEERING, P.A.
1409 KINGSLEY AVENUE, BLDG 12A
ORANGE PARK, FLORIDA 32073
(904) 264-5570 FAX:(904) 278-2646

ROBERT L. HINKLE PE 29302
GALTON C. MOK PE 33192
LANE R. HINKLE PE 48076
THOMAS M. ELDER PE 56121
RICHARD A. MATHEWS PE 59418
DAVID R. SPELL JR. PE 54729
JAMES L. HENNESSEY PE 83241

12/ 7 /23
3813P101

PLUMBING SPECIFICATIONS

1. SCOPE: PROVIDE A COMPLETE PLUMBING SYSTEM AS SHOWN ON DRAWINGS AND MEETING REQUIREMENTS OF APPLICABLE STATE AND LOCAL CODES. OBTAIN ALL REQUIRED PERMITS AND CERTIFICATES.

2. GUARANTEE: PROVIDE ALL NEW MATERIALS AND EQUIPMENT, AND GUARANTEE SAME AGAINST DEFECTS FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE. AS FAR AS PRACTICAL, SIMILAR PRODUCTS SHALL BE BY ONE MFG.

3. CUTTING & PATCHING: ASSUME LIABILITY FOR CUTTING AND PATCHING. COORDINATE WITH BUILDING ENGINEER AND REVIEW EXISTING STRUCTURAL PLANS PRIOR TO ANY CUTTING OR CORE DRILLING. PROVIDE REQUIRED CHASES, SLOTS AND OPENINGS FOR REQUIRED PIPE SLEEVES THROUGH WALLS. CUT CONCRETE FLOOR SLAB WHERE REQUIRED FOR LOCATION OF UNDER FLOOR SANITARY PIPING. COMPLETE ALL BACKFILL OF EXCAVATIONS AND COMPLETE ALL CONCRETE FLOOR SLAB WORK, INCLUDING AREAS LEFT OPEN FOR FUTURE SERVICE CONNECTIONS, TO MATCH SURROUNDING FLOOR LEVEL AND FINISH.

4. FIXTURES: SHALL BE AS SCHEDULED ON THE DRAWINGS. FIXTURE TRIM AND FITTINGS SHALL BE C.P. BRASS INCLUDING PIPING SERVING FIXTURES EXPOSED BEYOND FACE OF FINISHED WALL. PROVIDE STOPS IN WATER SUPPLIES TO EACH AND EVERY FIXTURE. FIXTURE MOUNTING HEIGHT SHALL BE AS SHOWN ON THE ARCH. DRAWINGS.

5. CONNECTIONS TO EQUIPMENT FURNISHED AND INSTALLED BY OTHERS: COMPLETE ALL ROUGH-IN AND FINAL CONNECTIONS TO LAVATORY AND SHOP EQUIPMENT FURNISHED AND INSTALLED BY OTHERS. SEE ARCHITECTURAL DRAWINGS FOR DETAILS OF EQUIPMENT AND LOCATION.

6. GAS PIPING: GAS PIPING ABOVE GRADE SHALL BE SCHEDULE 40 BLACK STEEL WITH BLACK 150 POUND MALLEABLE IRON SCREW FITTINGS. BELOW GRADE PIPING OUTSIDE BUILDING SHALL BE SCHEDULE 80 BLACK STEEL PROTECTED BY APPROVED COAL TAR SHELLAC WITH COAL TAR BASE WRAPPING. BELOW GRADE PIPING INSIDE BUILDING SHALL BE INSTALLED IN SCHEDULE 40 BLACK STEEL CONDUIT VENTED TO EXTERIOR OF BUILDING. CONDUIT SHALL BE PROTECTED BY APPROVED COAL TAR SHELLAC WITH COAL TAR BASE WRAPPING.

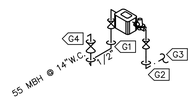
7. PIPE HANGERS: PIPE HANGERS SHALL BE GALVANIZED STEEL CLEVIS HANGERS SELECTED WITHIN THE MANUFACTURER'S PUBLISHED LOAD RATINGS AND SHALL BE AUTO-GRIP, FEE AND MASON, OR GRINNEL. HANGERS FOR COPPER PIPE SHALL BE EITHER COPPER-PLATED TYPE OR THERE SHALL BE A SHIELD OF 4 POUNDS SHEET LEAD TO COMPLETELY SURROUND THE PIPE TO PREVENT DIRECT CONTACT WITH THE HANGER. SUPPORTS FOR PIPES WITH VAPOR BARRIER TYPE COVERING SHALL NOT CONTACT THE PIPE BUT SHALL SURROUND THE UNBROKEN COVERING. PROVIDE GALVANIZED STEEL SHIELDS WITH MITERED CORNERS PROPERLY FORMED TO THE JACKET OUTSIDE DIAMETER BETWEEN HANGER CLEVISES AND THE LOWER 1/3 OF THE CIRCUMFERENCE.

8. SECONDARY PIPE SUPPORTS: MAKESHIFT, FIELD DEVISED METHODS OF PLUMBING PIPE SUPPORT, SUCH AS WITH THE USE OF SCRAP FRAMING MATERIALS, ARE NOT ALLOWED. SUPPORT AND POSITIONING OF PIPING SHALL BE BY MEANS OF ENGINEERED METHODS THAT COMPLY WITH IAPMO PS 42-96. THESE SHALL BE HUBBARD ENTERPRISES/HOLDRITE SUPPORT SYSTEMS OR OWNER-APPROVED EQUIVALENT. FOR PLENUM APPLICATIONS USE PIPE SUPPORTS THAT MEET ASTM E-84 25/50 STANDARDS, SUCH AS THE HUBBARD ENTERPRISES/HOLDRITE FLAME FIGHTER TM OR OWNER-APPROVED EQUIVALENT. FOR VERTICAL MID-SPAN SUPPORTS OF PIPING 4" AND UNDER, USE HUBBARD ENTERPRISES/HOLDRITE STOUT BRACKETS™ WITH HUBBARD ENTERPRISES/HOLDRITE STOUT CLAMPS OR TWO-HOLE PIPE CLAMPS (MSS TYPE 26).

9. PIPE SLEEVES: PROVIDE PIPE SLEEVES OR CORE BORE FOR ALL PIPES PASSING THROUGH CONCRETE OR MASONRY WALLS. SLEEVES THROUGH FLOOR SLABS OR FIRE WALLS SHALL BE GALVANIZED STEEL PIPE OF PROPER SIZE. FILL ALL SPACES BETWEEN PIPING AND SLEEVES PASSING THROUGH FIRE-RATED WALLS, FLOORS, OR CEILINGS WITH MATERIAL CAPABLE OF MAINTAINING THE FIRE-RESISTANCE RATING OF THE WALL, FLOOR OR CEILING. USE METACAULK 950GW-1 OR APPROVED EQUAL CAULKING MATERIAL FOR PVC AND CPVC PIPING.

10. ESCUTCHEONS: PROVIDE ESCUTCHEONS ON ALL FINISHED SURFACES WHERE PIPING PENETRATE. FASTEN SECURELY TO PIPE OR PIPE COVERING.

11. TESTING: TEST ALL GAS PIPING AFTER OUTLET FITTINGS ARE CONNECTED AND ENTIRE PIPING SYSTEM HAS BEEN CLEANED. PRESSURIZE THE SYSTEM WITH COMPRESSED AIR TO A PRESSURE OF 1.5 TIMES THE OPERATING PRESSURE OR 125 PSIG, WHICH EVER IS HIGHER. HOLD TEST PRESSURES FOR AT LEAST 2 HOURS. REMAKE ALL LEAKING JOINTS AND RETEST. THESE TESTS ARE MINIMUM AND ARE NOT INTENDED TO BE LIMITING WHERE ADDITIONAL TESTING METHODS ARE REQUIRED BY GOVERNING AUTHORITY. TEST EACH FIXTURE FOR SOUNDNESS, STABILITY OF SUPPORT, AND SATISFACTORY OPERATION OF ALL ITS PARTS.



- G1 GAS METER AND STREET PRESSURE REGULATOR BY LOCAL GAS UTILITY. PROVIDE NORMALLY (CLOSED/OPEN) GAS SOLENOID INTERLOCKED WITH BUILDING FIRE ALARM SYSTEM.
- G2 GAS PIPE BELOW FINISHED GRADE. PROVIDE GAS PIPE LOCATED UNDER DRIVEWAY WITH PROTECTION FROM EXCECSSIVE STRESS PER ALL APPLICABLE CODE REQUIREMENTS.
- G3 CONTINUE TO UTILITY GAS SUPPLY. COORDINATE WITH LOCAL GAS UTILITY FOR SERVICE CONNECTION.
- G4 CONNECT TO GAS FIRE PLACE. PROVIDE WITH GAS PRESSURE REGULATOR AS REQUIRED. VERIFY GAS PRESSURE AND CONNECTION REQUIREMENTS WITH EQUIPMENT MANUFACTURER.

GAS RISER DIAGRAM
SCALE: 1/8" = 1'-0"

PLUMBING EQUIPMENT SCHEDULE

E-1
EQUIPMENT PROVIDED BY OTHER, CONTRACTOR TO PROVIED AND INSTALL ALL ACCESSORIES REQUIRED FOR A COMPLETE OPERATIONAL INSTALLATION (ie. VALVES, REGULATORS, ETC.).

BUILDING GAS DEMAND

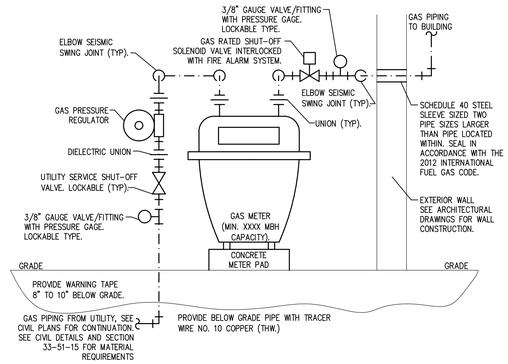
MARK	FIXTURE	CONN.	MBH EACH	QTY. EACH	MBH ALL
GFP-1	GAS FIRE PLACE	3/4"	55	1	55
TOTAL MBH					55
REQ'D. PIPE SIZE					1/2"

SYSTEM SIZED FOR 14" W.C. WITH 3" W.C. PRESSURE DROP (0.6 SPECIFIC GRAVITY) PER TABLES 402.4 OF THE 2020 FLORIDA FUEL GAS CODE.

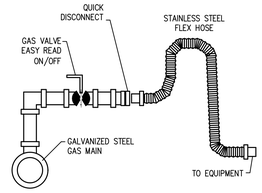
0.5 PSI GAS PIPE SIZED FOR A TOTAL DEVELOPED LENGTH (TDL) OF 50'.

MBH RATING FOR EQUIPMENT IS DETERMINED BY THE MANUFACTURER.

WHERE NOT PROVIDED AS PART OF THE GAS APPLIANCE, WHERE REQUIRED BY EQUIPMENT MANUFACTURER, PLUMBING CONTRACTOR SHALL PROVIDE AND INSTALL APPLIANCE (LINE) GAS PRESSURE REGULATORS TO REDUCE GAS SUPPLY PRESSURE DOWN TO MANUFACTURER REQUIRED APPLIANCE OPERATING PRESSURES. APPLIANCE (LINE) GAS PRESSURE REGULATORS SHALL COMPLY WITH NFPA, SHALL BE LISTED IN ACCORDANCE WITH NFPA, AND SHALL BE EQUIPPED WITH AND LABELED FOR UTILIZATION WITH AN APPROVED FACTORY INSTALLED VENT-LIMITING DEVICE IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS AND NFPA.



DETAIL - GAS SERVICE ENTRANCE
NOT TO SCALE



EQUIPMENT GAS CONNECTION
SCALE: NTS

LEGEND

	FLOOR DRAIN		PIPE RISERS (DROP)
	FLOOR CLEANOUT		PIPE RISERS (UP)
	WALL CLEANOUT		PIPE END (CAPPED)
	TRAPPED DRAIN	S	SANITARY SEWER LINE
	TRAP	V	VENT LINE
INV. EL.	INVERT ELEVATION	VTR	VENT THRU ROOF
	COLD WATER		HOT WATER
	UNION		WALL HYDRANT
	BALL VALVE (EXCEPT OTHERWISE NOTED)	S.A.	SHOCK ABSORBER
	VALVE (NORMAL CLOSE)	A.P.	ACCESS PANEL
	PRESSURE RELIEF VALVE		EXISTING SANITARY SEWER
	EXISTING COLD WATER		EXISTING VENT
	EXISTING HOT WATER		DEMOLITION
	CONTROL VALVE/REGULATOR		CHECK VALVE
	STRAINER/FILTER		GAS

PLUMBING GENERAL NOTES

1. SEE SPECIFICATION FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
2. COORDINATE HVAC EQUIPMENT AND DUCT LOCATION WITH HVAC CONTRACTOR. SEE MECH DWGs. FOR ADDITIONAL INFORMATION.
3. DO NOT INSTALL PIPING ABOVE ELECTRICAL PANELS OR EQUIPMENT. COORDINATE ELECTRICAL PANEL AND EQUIPMENT LOCATION WITH ELECTRICAL CONTRACTOR.
4. RUN ALL HORIZONTAL COLD & HOT WATER PIPING ABOVE CEILINGS UNLESS OTHERWISE NOTED.
5. EXTERIOR HOSE BIBS TO BE LOCATED 18" ABOVE GRADE UNLESS OTHERWISE NOTED.
6. INSTALL ALL WORK IN A NEAT AND WORKMANLIKE MANNER, USING ONLY WORKMEN THOROUGHLY QUALIFIED IN THE TRADE OR DUTIES THEY ARE TO PERFORM. ROUGH WORK WILL BE REJECTED.
7. MAINTAIN A MINIMUM 10' CLEARANCE BETWEEN HVAC EQUIPMENT FRESH AIR INTAKES AND SANITARY VENTS.
8. FIELD VERIFY ALL EXISTING PIPING AND PIPING CONNECTION SIZES AND LOCATIONS. EXCEPT OTHERWISE NOTED ON THE DRAWING, EXISTING CONCEALED PIPING NOT CONNECTED TO NEW PLUMBING SYSTEM OR FIXTURES SHALL BE CAPPED BEHIND FINISHED WALL OR BELOW FLOOR AND ABANDONED IN PLACE.
9. PROPERLY CONNECT NEW PLUMBING SYSTEM AND FIXTURES TO EXISTING SYSTEM. PROVIDE NEW FITTINGS AS REQUIRED FOR PROPER CONNECTION.
10. FIELD VERIFY EXISTING BUILDING STRUCTURAL. NOTIFY GENERAL CONTRACTOR FOR RESOLUTION IF EXISTING BUILDING STRUCTURE IMPEDES PLUMBING INSTALLATION. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION AND INSTRUCTION.
11. DOMESTIC WATER SHUT-OFF VALVES LOCATED ABOVE DRYWALL CEILINGS SHALL BE GROUPED TOGETHER TO PROVIDE ACCESS FROM SINGLE ACCESS PANELS IF POSSIBLE. PROVIDE WITH IDENTIFICATION TAG INDICATING AREAS THE VALVE CONTROLS.
12. COORDINATE ALL LATERAL CONNECTIONS WITH CIVIL ENGINEERING DRAWINGS, ANY CONFLICTS TO BE RESOLVED PRIOR TO START OF CONSTRUCTION.
13. CLEANOUTS ON 6" AND SMALLER PIPING SHALL BE PROVIDED WITH A CLEARANCE OF NOT LESS THAN 18" FOR RODDING. CLEANOUTS ON 8" AND LARGER PIPING SHALL BE PROVIDED WITH A CLEARANCE OF NOT LESS THAN 36" FOR RODDING.

PLUMBING DEMOLITION GENERAL NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN THE FIELD PRIOR TO COMMENCING ANY WORK. ANY DISCREPANCIES BETWEEN DRAWINGS AND EXISTING CONDITIONS ARE TO BE REPORTED TO THE ARCHITECT/ENGINEER IN WRITING PRIOR TO STARTING WORK ON A GIVEN ITEM AND BEFORE INCURRING ANY ADDITIONAL COST.
2. SPECIFIED DEMOLITION NOTES ARE NOT TO BE CONSIDERED ALL INCLUSIVE OR COMPLETE IN THEMSELVES. THE CONTRACTOR SHALL PROVIDE ALL DEMOLITION INCIDENTAL TO AND/OR REQUIRED BY NEW AND RENOVATED CONSTRUCTION WHETHER OR NOT SPECIFICALLY NOTED ON THE DRAWINGS AND INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING: REMOVAL OF PLUMBING FIXTURES, TRIM, SUPPLIES, TRAPS, VALVES, CLEANOUTS, DRAINS, WATER HEATERS, RELATED PIPING AND ACCESSORIES THAT MIGHT REASONABLY BE REQUIRED TO BE REMOVED IN PREPARATION FOR THE INSTALLATION OF NEW CONSTRUCTION, SPECIFIED FIXTURES OR EQUIPMENT FURNISHED BY OTHERS REQUIRING PLUMBING SERVICES.
3. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS, SIZES AND INVERT ELEVATIONS OF ALL EXISTING PLUMBING UTILITIES PERTINENT TO THE SCOPE OF WORK.
4. DEMOLITION SHALL BE PERFORMED IN SUCH A MANNER THAT WILL NOT DAMAGE ADJOINING SURFACES OR EQUIPMENT INDICATED TO REMAIN.
5. WHERE DEMOLITION WOULD AFFECT THE STRUCTURAL INTEGRITY OF THE BUILDING, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER PRIOR TO PROCEEDING WITH DEMOLITION.
6. THE PLUMBING CONTRACTOR SHALL REMOVE THE EXISTING FIXTURES, RELATED PIPING AND ACCESSORIES AS NOTED. CAP AND CONCEAL ALL SANITARY, VENT AND WATER PIPING BELOW FLOOR, ABOVE CEILING AND/OR IN WALLS AS REQUIRED AND NOTED. REMOVE ALL PIPING NOT REQUIRED FOR RENOVATION AND CAP AT NEAREST ACTIVE MAIN LINE. NO PIPING SHALL BE LEFT ABANDONED. REMOVED FIXTURES AND TRIM SHALL REMAIN THE PROPERTY OF THE OWNER. VERIFY WITH THE OWNER IF REMOVED FIXTURES AND TRIM ARE TO BE REMOVED FROM THE SITE OR RETURNED TO THE BUILDING STOCK.
7. THE EXISTING SYSTEMS OPERATION SHALL BE MAINTAINED IN RENOVATED AND ADJACENT AREAS UNTIL THE NEW SYSTEMS ARE OPERATIONAL. CONTRACTOR SHALL INCLUDE IN HIS BID ALL COSTS ASSOCIATED WITH KEEPING THE EXISTING SYSTEMS ON LINE.

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Jacksonville
ELM Studio
1301 Riverplace Boulevard
Suite 1818
Jacksonville, FL 32207
t 904 296 8066
elmplan.com

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GOLF CLUB PATIO RENOVATION
PONTE VEDRA BEACH, FL

ISSUE DATES		
NO.	DESCRIPTION	DATE

PROJ. #: 12-44
DATE: 12.22.2023
DRAWN BY: CJF
CHECKED BY: LRH
SCALE: AS NOTED

LEGEND, SCHEDULE & MISC. DETAILS

SHEET NUMBER
P201

P&H ENGINEERING
POWELL & HINKLE ENGINEERING, P.A.
1409 KINGSLEY AVENUE, BLDG 12A
ORANGE PARK, FLORIDA 32073
(904) 264-5570 FAX:(904) 278-2646

ROBERT L. HINKLE PE 29302
GALTON C. MOK PE 33192
LANE R. HINKLE PE 48076
THOMAS M. ELDER PE 56121
RICHARD A. MATHEWS PE 59418
DAVID R. SPELL JR. PE 54729
JAMES L. HENNESSEY PE 83241

12/7/23
3813P201

LIGHTING FIXTURE SCHEDULE ①

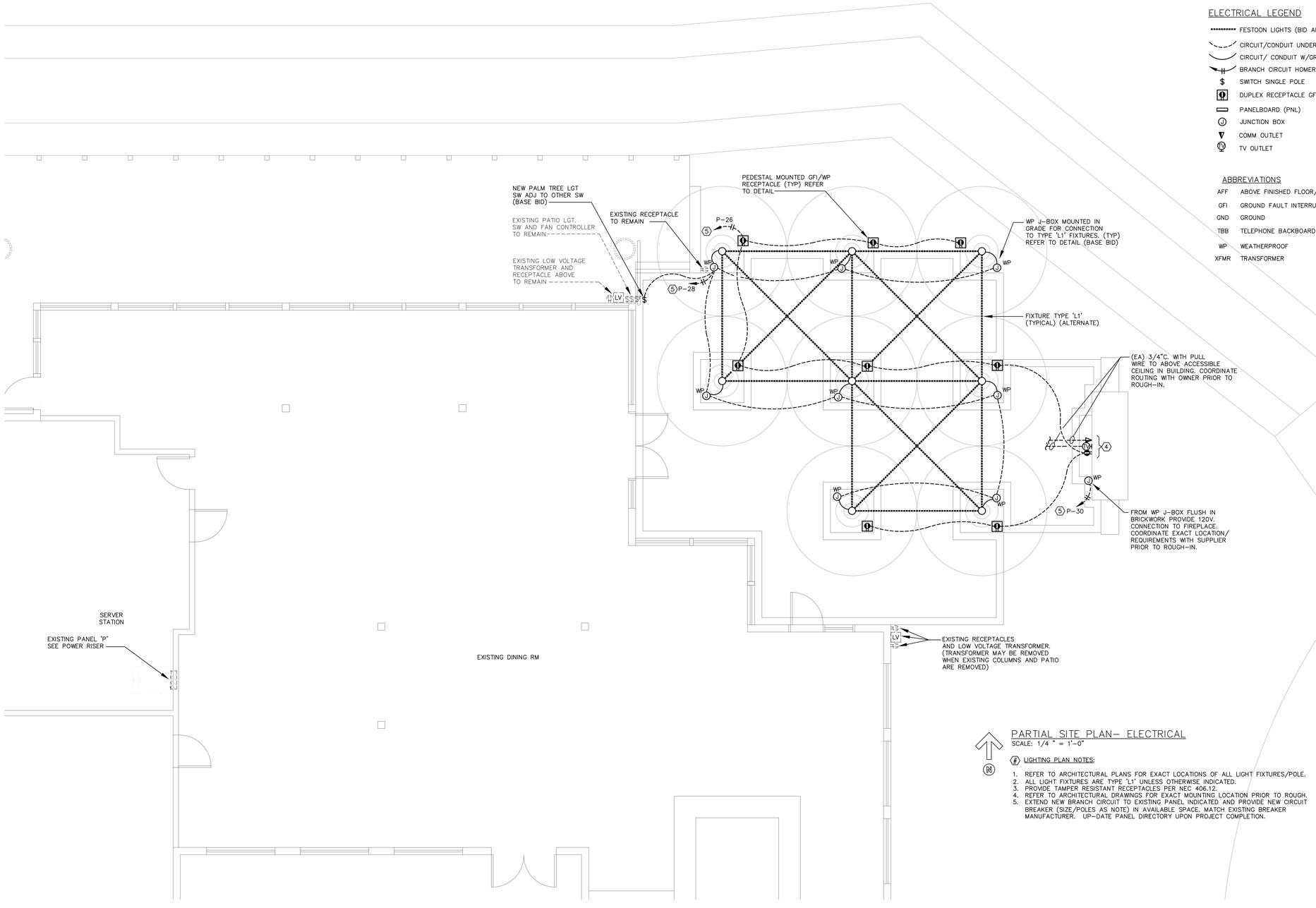
MARK	DESCRIPTION	MANUFACTURER	VOLT	LED SOURCE LUMENS	LED SOURCE TEMP (°K)	INPUT WATTS	MTG/INSTALLATION (UNLESS INDICATED OTHERWISE)	NOTES
L1	LED DECORATIVE STRING FIXTURES	TOKISTAR LIGHTING# EXBK-18-VIW-S14-F	120	–	3K	1.8	POLE	②③

(#) NOTES:

1. THE FIXTURE CATALOG NUMBERS GIVEN MAY NOT CONTAIN ALL PARTS & PIECES REQUIRED. CONTRACTOR TO INCLUDE ALL PARTS REQUIRED FOR A FULLY FUNCTIONING FIXTURE INCLUDING (BUT NOT LIMITED TO) HOUSINGS, TRIMS, REFLECTORS, BALLAST, TRANSFORMER(S), DRIVERS, LAMPS etc... IN-ADDITON DIMMER SWITCHES SHALL BE COMPATIBLE WITH FIXTURE PROVIDED.
2. SEE MOUNTING DETAIL FOR ADDITIONAL REQUIREMENTS.
3. PROVIDE A SEPARATE PRICE FOR PROVIDING AND INSTALLING FESTOON LIGHTING AS DESCRIBED. TITLE 'FESTOON LIGHTING'. BRANCH CIRCUIT/FLUSH BOXES/CONTROL SHOULD BE INCLUDED IN BASE BID.

"TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND CHANPTER 633, FLORIDA STATUTES."

ELECTRICAL SHEET INDEX



ELECTRICAL LEGEND

- FESTOON LIGHTS (BID ALTERNATE)
- CIRCUIT/CONDUIT UNDERFLOOR/GRADE W/GROUND
- CIRCUIT/ CONDUIT W/GROUND
- BRANCH CIRCUIT HOMERUN W/GROUND
- $ SWITCH SINGLE POLE
- DUPLEX RECEPTACLE GFI/WP IN-USE ENCLOSURE
- PANELBOARD (PNL)
- J JUNCTION BOX
- COMM OUTLET
- TV TV OUTLET

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR/GRADE
GFI	GROUND FAULT INTERRUPT
GND	GROUND
TBB	TELEPHONE BACKBOARD
WP	WEATHERPROOF
XFMR	TRANSFORMER

PARTIAL SITE PLAN– ELECTRICAL

SCALE: 1/4 " = 1'-0"

(#) LIGHTING PLAN NOTES:

1. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS OF ALL LIGHT FIXTURES/POLE.
2. ALL LIGHT FIXTURES ARE TYPE 'L1' UNLESS OTHERWISE INDICATED.
3. PROVIDE TAMPER RESISTANT RECEPTACLES PER NEC 406.12.
4. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT MOUNTING LOCATION PRIOR TO ROUGH.
5. EXTEND NEW BRANCH CIRCUIT TO EXISTING PANEL INDICATED AND PROVIDE NEW CIRCUIT BREAKER (SIZE/POLES AS NOTE) IN AVAILABLE SPACE. MATCH EXISTING BREAKER MANUFACTURER. UP-DATE PANEL DIRECTORY UPON PROJECT COMPLETION.

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Jacksonville
ELM Studio
1301 Riverplace Boulevard
Suite 1818
Jacksonville, FL 32207
t 904 296 8066
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ISSUE DATES

NO.	DESCRIPTION	DATE

PROJ. #: 12-44
DATE: 12.22.2023
DRAWN BY: MH
CHECKED BY: TME
SCALE: AS NOTED

PART SITE PLAN-ELECTRICAL LEGEND & NOTES

SHEET NUMBER
E101

P&H ENGINEERING
POWELL & HINKLE ENGINEERING, P.A.
1409 KINGSLEY AVENUE, BLDG 12A
ORANGE PARK, FLORIDA 32073
(904) 264-5570 FAX:(904) 278-2646

ROBERT L. HINKLE PE 29302
GALTON C. MOK PE 33192
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THOMAS M. ELDER PE 56121
RICHARD A. MATHEWS PE 59418
DAVID R. SPELL JR. PE 54729
JAMES L. HENNESSEY PE 83241

12/18/23
3813E101

ELECTRICAL SPECIFICATION

1. SCOPE: PROVIDE A COMPLETE ELECTRICAL SYSTEM AS SHOWN AND MEET THE REQUIREMENTS OF APPLICABLE STATE AND LOCAL CODES INCLUDING BUT NOT LIMITED TO CURRENT VERSIONS OF THE FLORIDA BUILDING CODE, AND THE NATIONAL ELECTRICAL CODE (NEC). OBTAIN AND PAY FOR ALL PERMITS, INSPECTIONS AND CONNECTIONS NECESSARY FOR THIS WORK.

2. SITE INSPECTION: VISIT AND THOROUGHLY INSPECT SITE BEFORE SUBMITTING BID. ASSUME RESPONSIBILITY FOR MEETING ALL EXISTING SITE CONDITIONS AFFECTING THE WORK

3. GUARANTEE: PROVIDE ALL NEW MATERIALS AND EQUIPMENT, AND GUARANTEE SAME FOR ONE YEAR FROM DATE OF ACCEPTANCE.

4. SUBMITTALS: SUBMIT SHOP DRAWINGS, CATALOG SHEETS, OR OTHER DESCRIPTIVE DATA WITH SUFFICIENT INFORMATION TO ESTABLISH DESIGN, QUALITY AND PERFORMANCE. MANUFACTURER CATALOG SHEETS SUBMITTED WITHOUT SPECIFIC MODEL NUMBERS INDICATED WILL BE REJECTED. DATA SHALL DESCRIBE APPARATUS, EQUIPMENT, PANELS, FIXTURES, AND OTHER ITEMS REQUIRING DESCRIPTIVE LITERATURE. SUBMITTALS SHALL INCLUDE THE FOLLOWING:

   A. LIGHT FIXTURES
   B. PANELBOARDS
   C. SAFETY SWITCHES
   D. TRANSFORMERS
   E. MOTOR STARTERS
   F. WIRING DEVICES

5. INSTANTANEOUS TRIP SETTING SHALL BE NOT GREATER THAN 25MS. CIRCUIT BREAKERS SHALL BE MOLDED CASE, WITH QUICK-MAKE AND QUICK-BREAK ACTION FOR BOTH MANUAL AND AUTOMATIC OPERATION, WITH THERMAL MAGNETIC TRIP ELEMENTS. SAFETY SWITCHES SHALL BE QUICK-MAKE, QUICK-BREAK TYPE, IN GENERAL PURPOSE OR WEATHER PROOF ENCLOSURE. PROVIDE PROPERLY SIZED FUSES WHERE INDICATED ON THE DRAWINGS. (MATCH EXISTING)

6. WIRING DEVICES: WALL SWITCHES SHALL BE QUIET AC TYPE, 120/277V, 20A, COLOR AS DIRECTED BY ARCHITECT. RECEPTACLES SHALL BE DUPLEX, 120V, 20A, 3 WIRE GROUNDING TYPE, COLOR AS DIRECTED BY ARCHITECT. WALL PLATES FOR SWITCHES, RECEPTACLES, AND TELEPHONE/DATA OUTLETS SHALL BE PLASTIC, COLOR AS DIRECTED BY ARCHITECT. DUPLEX RECEPTACLE TO BE INSTALL WITH THE GROUND ON BOTTOM.

7. LIGHTING FIXTURES: LIGHTING FIXTURES SHALL BE FURNISHED AS SCHEDULED AND SHALL BE FACTORY WIRED, ASSEMBLED WITH FACTORY INSTALLED OPTIONS AS SPECIFIED. LOW VOLTAGE (24V) FIXTURES SHALL BE PROVIDED WITH MANUFACTURER RECOMMENDED LINE-VOLTAGE DRIVER(S) AS REQUIRED TO MINIMIZE DRIVER QUANTITIES AND MAXIMUM FIXTURE (RUN) LENGTH(S). DRIVERS SHALL BE MATCHED WITH CONTROL METHOD SHOWN. WHERE EMERGENCY LIGHT FIXTURES ARE INDICATED, FIXTURES SHALL BE PROVIDED WITH A UL LISTED, FACTORY INSTALLED BATTERY/INVERTER AS REQUIRED TO FUNCTION AS AN EMERGENCY LIGHTING SOURCE (UNIT EQUIPMENT) AS REQUIRED BY CODE.

8. ELECTRICAL CONDUIT: INSTALL ALL WIRING IN MINIMUM SIZE 1/2" CONDUIT. EMT SHALL BE USED GENERALLY FOR INTERIOR WIRING, M/C CABLE MAY BE USED AS PERMITTED BY CODE, HOWEVER IN ALL CASES WHERE MC IS USED IT SHALL BE PROVIDED WITH ONE (1) ADDITIONAL CONDUCTOR (CAPPED AT BOTH ENDS) FOR USE AS A SPARE. FLEXIBLE STEEL CONDUIT SHALL BE USED FOR FINAL CONNECTION TO ALL MOTORIZED EQUIPMENT. UNDERGROUND CONDUIT SHALL BE PVC.

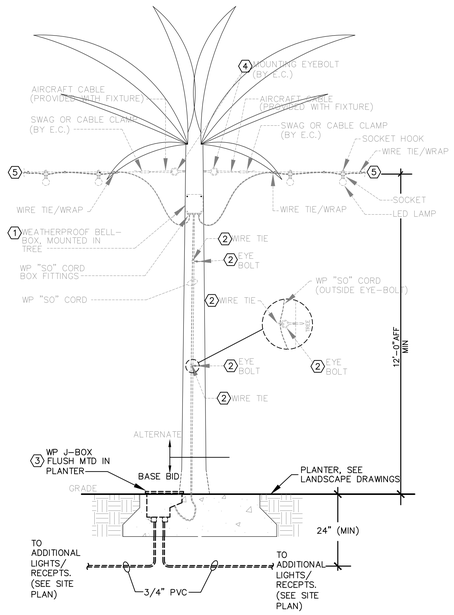
9. OUTLET BOXES: OUTLET BOXES FOR SWITCHES, RECEPTACLES AND TELEPHONE/DATA OUTLETS IN FINISHED WALLS SHALL BE STANDARD GANG TYPE (1-1/2" DEEP) WITH COVERS SIZED FOR BOX. WALL SWITCH OUTLETS SHALL BE FLUSH MOUNTED 48 INCHES ABOVE FLOOR TO TOP. RECEPTACLE AND TELEPHONE/DATA OUTLET BOXES SHALL BE FLUSH MOUNTED 15 INCHES ABOVE FLOOR TO BOTTOM, UNLESS OTHERWISE NOTED.

10. WIRE AND CABLE: ALL WIRING SHALL BE COPPER WITH THHN OR XHHW INSULATION. WIRING SUBJECTED TO ELEVATED TEMPERATURES SHALL BE DERATED AS REQUIRED BY THE NEC. WIRE SIZES NO. 6 AND LARGER SHALL BE STRANDED.

11. BRANCH CIRCUITS: INSTALL ALL WIRING IN CONDUIT AS SHOWN. NO SMALLER THAN NO. 12 SHALL BE USED FOR ANY BRANCH CIRCUIT. WIRING FOR MOTORS, HEATING AND OTHER MISCELLANEOUS EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE DRAWINGS. ALTHOUGH NOT SHOWN AND NOT REQUIRED BY CODE, ALL BRANCH CIRCUITS SHALL BE PROVIDED WITH A PROPERLY SIZED EQUIPMENT GROUNDING CONDUCTOR.

12. TELEPHONE/DATA CONDUIT SYSTEM: PROVIDE EMPTY CONDUITS, OUTLETS AND BACKBOARDS AS SHOWN. INSTALL PULL WIRE IN EACH CONDUIT. PROVIDE EACH OUTLET WITH BLANK COVER PLATE.

13. TESTING AND MARKING: COMPLETELY TEST AND MARK ALL WIRING AND EQUIPMENT INSTALLED AND LEAVE THE INSTALLATION IN PERFECT WORKING ORDER.



FESTOON/STRING LIGHT MOUNTING DETAIL

NO SCALE

DETAIL NOTES:

1. PROVIDE STAINLESS STEEL, STAND OFF TYPE, HANGER BOLTS TO ATTACH J-BOX TO TREE. CAST LIGHTING CATALOG #CTREEH1 OR APPROVED EQUAL. NO OTHER SCREW FINISHES OR MATERIALS IN CONTACT WITH THE TREE WILL BE ALLOWED. MOUNTING J-BOX DIRECTLY TO THE TREE. USING TIE STRAPS AROUND THE TREE SHALL NOT BE ALLOWED. (ALTERNATE)
2. CORD SHALL BE SECURED TO TREE USING STAINLESS STEEL EYE BOLTS SCREWED DIRECTLY INTO TREE. SECURE CORD TO OUTSIDE OF EYE BOLTS USING BLACK, UV STABILIZED, TIE STRAPS. DO NOT RUN CORD THROUGH EYE BOLTS AS FUTURE TREE GROWTH WILL DAMAGE CORDS. WHERE POSSIBLE, ROUTE ALL CONDUITS WHERE IT IS LEAST VIEWABLE FROM PUBLIC (ALTERNATE).
3. (BASE BID) WP J-BOX FLUSH MOUNTED IN PLANTER. CONTRACTOR SHALL HAND DIG AND STAY CLEAR OF EXISTING TREE ROOTS. DO NOT CUT ROOTS. COORDINATE WITH TREE SUPPLIER AND LANDSCAPE ARCHITECT PRIOR TO ROUGH-IN.
4. STAINLESS STEEL EYEBOLT SCREWED DIRECTLY INTO TREE, ALL HOLES ARE TO BE PRE-DRILLED. COORDINATE ENTIRE INSTALLATION WITH LANDSCAPE ARCHITECT AND TREE SUPPLIER PRIOR TO ANY WORK. FIXTURE (CONDUCTORS) CAN NOT BE SUPPORTED BY TREE PER NEC 225.26. (ALTERNATE)
5. REFER TO SITE PLAN FOR STRING LIGHT LENGTHS AND SPECIFICATIONS.

PRIOR TO ANY WORK, SUBMIT ALL MOUNTING HARDWARE TO TREE SUPPLIER / ARBORIST FOR APPROVAL TO INSURE HARDWARE IS COMPATIBLE WITH TREES AND WILL NOT HARM THE TREES IN ANYWAY. SUPPLIER/ARBORIST TO APPROVE ALL HARDWARE IN WRITING PRIOR TO ANY WORK. (ALTERNATE)

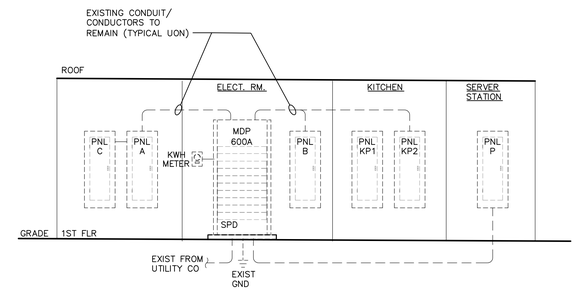
1 PANEL-P — FLUSH MOUNTED 208Y/120 V, 3 PH, 4 W, 125 AMP, MAIN LUGS
EXISTING FEED 22K AIC — EXISTING PANEL TO REMAIN

SERVING	AWG SIZE	KVA LOAD	AMP	CKT	PHASE A B C	CKT	AMP	KVA LOAD	AWG SIZE	SERVING
EXISTING LOAD	EX	0.5	20	1		2	20	0.5	EX	EXISTING LOAD
▽	▽	▽	▽	3		4	20	0.5	EX	–
EXISTING LOAD	EX	0.5	20	5		6	20	0.5	EX	–
–	EX	0.5	20	7		8	20	0.5	EX	–
–	EX	0.5	20	9		10	20	0.5	EX	–
–	EX	0.5	20	11		12	20	0.5	EX	–
–	EX	0.5	20	13		14	20	0.5	EX	–
–	EX	0.5	20	15		16	20	0.5	EX	–
–	EX	0.5	20	17		18	20	0.5	EX	–
–	EX	0.5	20	19		20	20	0.5	EX	–
– ▽	EX	0.5	20	21		22	20	0.5	EX	– ▽
EXISTING LOAD	EX	0.5	20	23		24	20	0.5	EX	–
▽ ▽	▽		▽	25		26	20	1.6	12	REC- PATIO PLANTERS
SPACE ONLY	–	–	–	27		28	20	0.6	12	LGT- PATIO FESTOON (2)
SPACE ONLY	–	–	–	29		30	20	0.1	12	PATIO FIREPLACE CONTROL (2)

KVA LOAD- 13.8 (EST)

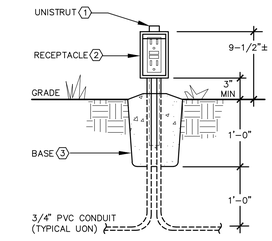
PANEL SCHEDULE(S) NOTES:

1. EXISTING GE PANEL TO REMAIN.
2. PROVIDE (GFI) TYPE BREAKER.



EXISTING POWER RISER

NO SCALE



GROUND MOUNTED IN-USE RECEPTACLE DETAIL

NO SCALE

POWER POST DETAIL NOTES

1. PROVIDE GALVANIZED UNISTRUT DIRECTLY MOUNTED IN CONCRETE BASE FOR RECEPTACLE. SEE SITE PLAN FOR EXACT MOUNTING LOCATION.
2. PROVIDE MARINE GRADE, SINGLE-GANG JBOX MOUNTED TO UNISTRUT WITH DUPLEX GFI RECEPTACLE (NO DAISY CHAIN)AND WEATHER PROTECTED COVER (HUBBELL CATALOG #RW51040 OR APPROVED EQUAL).
3. PROVIDE SLOPED 3000psi CONCRETE BASE TO DRAIN WATER AWAY FROM POST. MIX CONCRETE WITH COLOR PIGMENT TO MATCH LANDSCAPE.
4. LOCATE PER SITE PLANS, SEE E101

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Jacksonville
ELM Studio
1301 Riverplace Boulevard
Suite 1818
Jacksonville, FL 32207
t 904 296 8066
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PONTE VEDRA BEACH, FL

ISSUE DATES

NO.	DESCRIPTION	DATE

PROJ. #: 12-44
DATE: 12.22.2023
DRAWN BY: MH
CHECKED BY: TME
SCALE: AS NOTED

POWER RISER
PANEL SCH.
SPECIFICATIONS
AND DETAILS

SHEET NUMBER
E102

P|A|H ENGINEERING
POWELL & HINKLE ENGINEERING, P.A.
1409 KINGSLEY AVENUE, BLDG 12A
ORANGE PARK, FLORIDA 32073
(904) 264-5570 FAX:(904) 278-2646

ROBERT L. HINKLE PE 29302
GALTON C. MOK PE 33192
LANE R. HINKLE PE 48076
THOMAS M. ELDER PE 56121
RICHARD A. MATHEWS PE 59418
DAVID R. SPELL JR. PE 54729
JAMES L. HENNESSEY PE 83241

12/18/23
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FUTURE LAND-USE MAP

Ponte Vedra Inn & Club Golf Club Patio

April 10. 2024

NORTH

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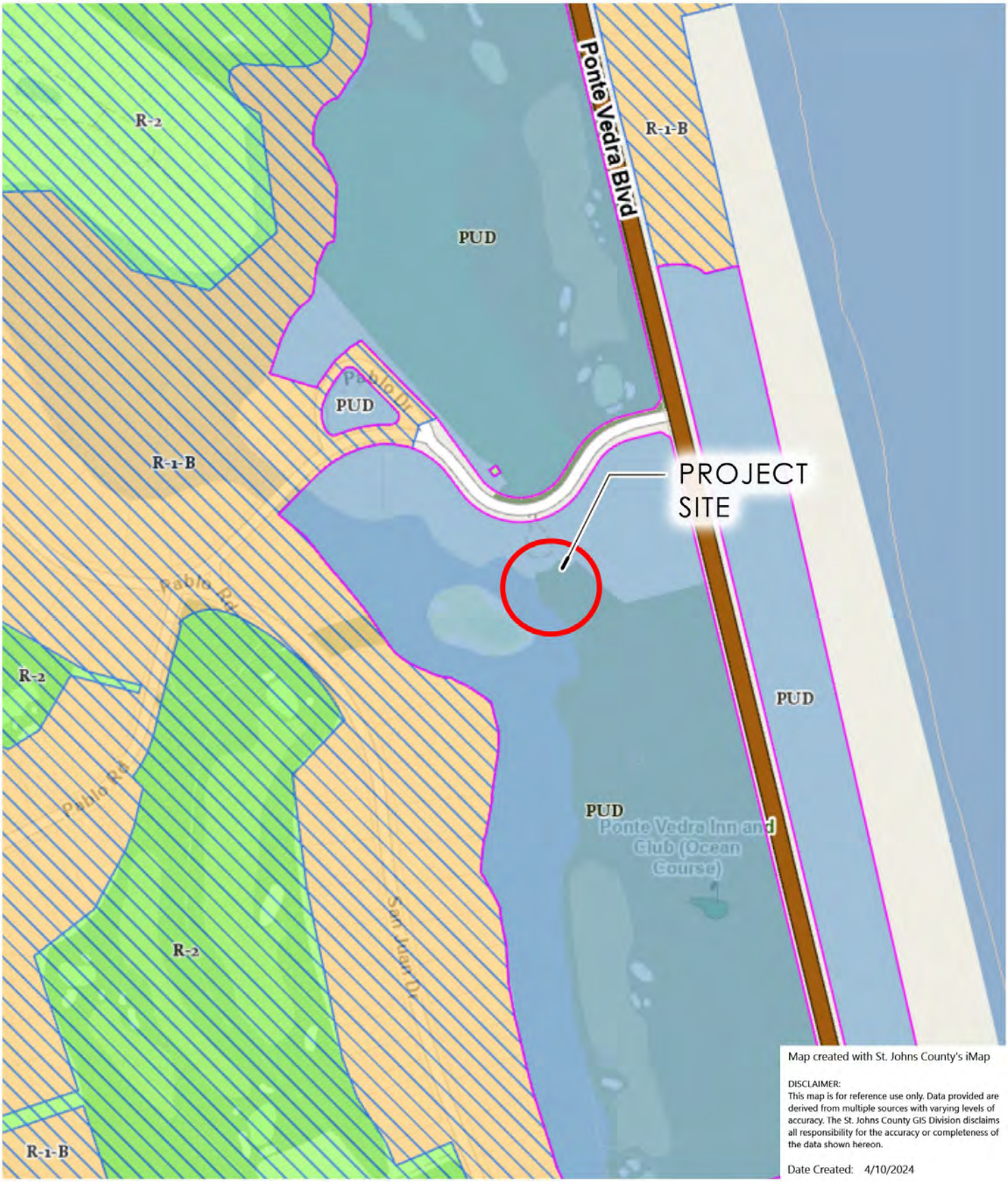

ZONING MAP

Ponte Vedra Inn & Club Golf Club Patio

April 10. 2024

NORTH

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Map created with St. Johns County's iMap

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Date Created: 4/10/2024

AERIAL MAP

April 10. 2024

Ponte Vedra Inn & Club Golf Club Patio

NORTH

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visual communication

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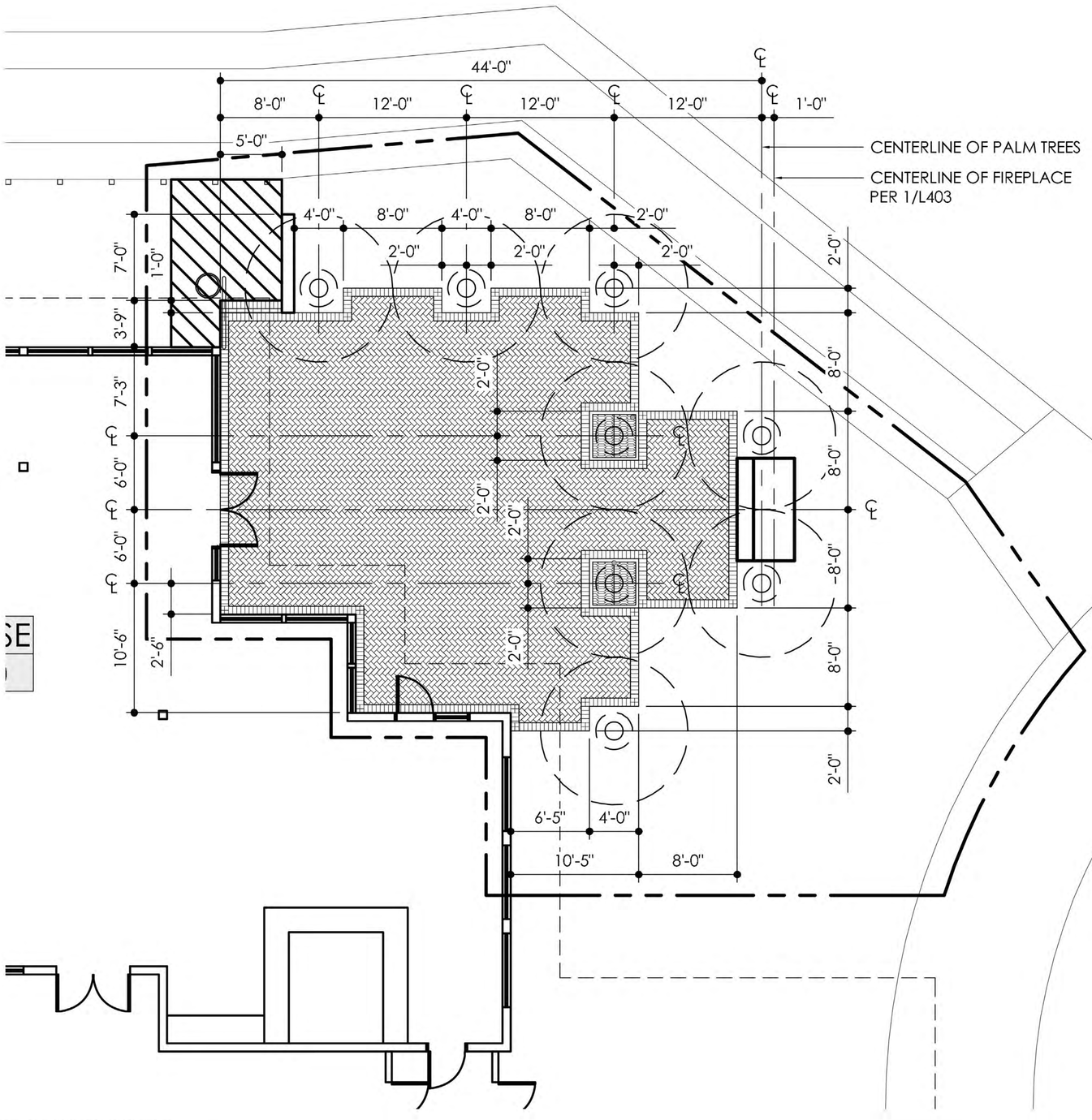

2 LAYOUT PLAN
1" = 10'-0"

4" X 8" CONCRETE PAVER
HERRINGBONE PATTERN
COLOR: HERITAGE (PRIMARY COLOR) 2%-5% RANDOM MIX OF CHARCOAL AND TAN BY TREMRON (OR SIMILAR)
MATCH EXISTING PAVER PATTERNS AND MIX USED FOR OTHER PATIO AREAS

PAVER AREA BEHIND PONTE VEDRA HISTORIC INN, NEAR THE 1ST TEE FOR THE OCEAN GOLF COURSE

GOLF CLUB OUTDOOR BAR RENOVATION

PONTE VEDRA INN & CLUB

April 10, 2024

Proposed Materials

planning
architecture
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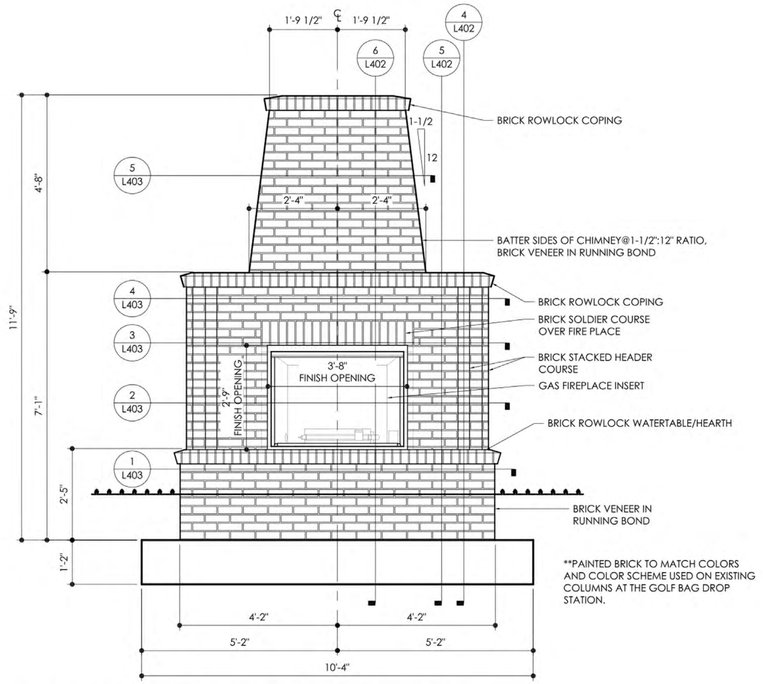
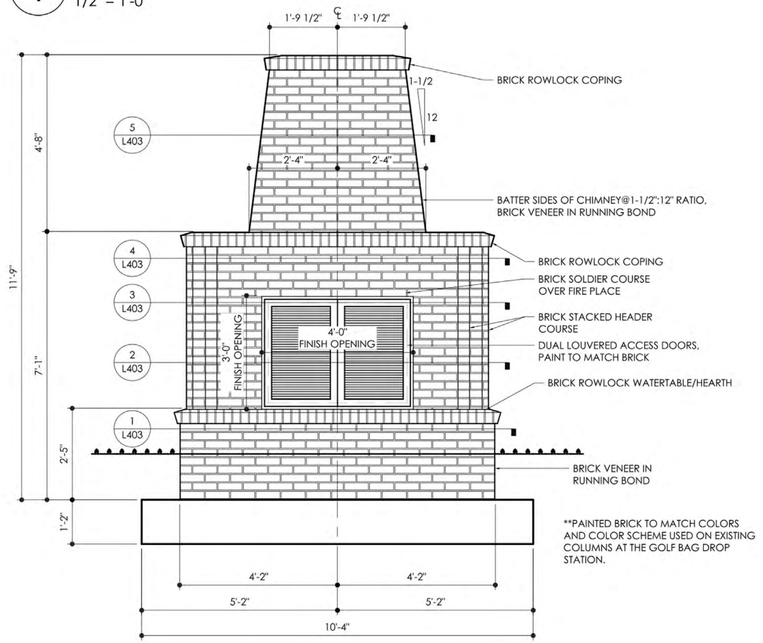


1 FIREPLACE - FRONT ELEVATION

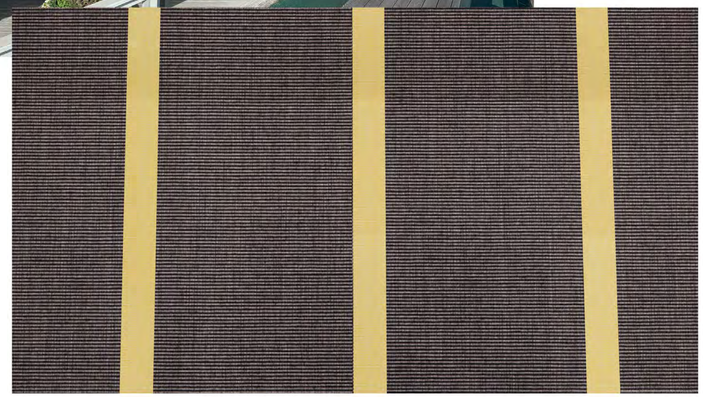
1/2" = 1'-0"



2 FIREPLACE - REAR ELEVATION

1/2" = 1'-0"

FIREPLACE PAINT TO MATCH EXISTING PAINT COLOR SCHEME FOR GOLF BAG DROP COLUMNS. CURRENTLY WHITE OR OFF-WHITE. COLOR TO BE MATCHED BY CONTRACTOR AT TIME OF PAINTING.



ADD ALTERNATE PATIO AWNING REPLACEMENT.

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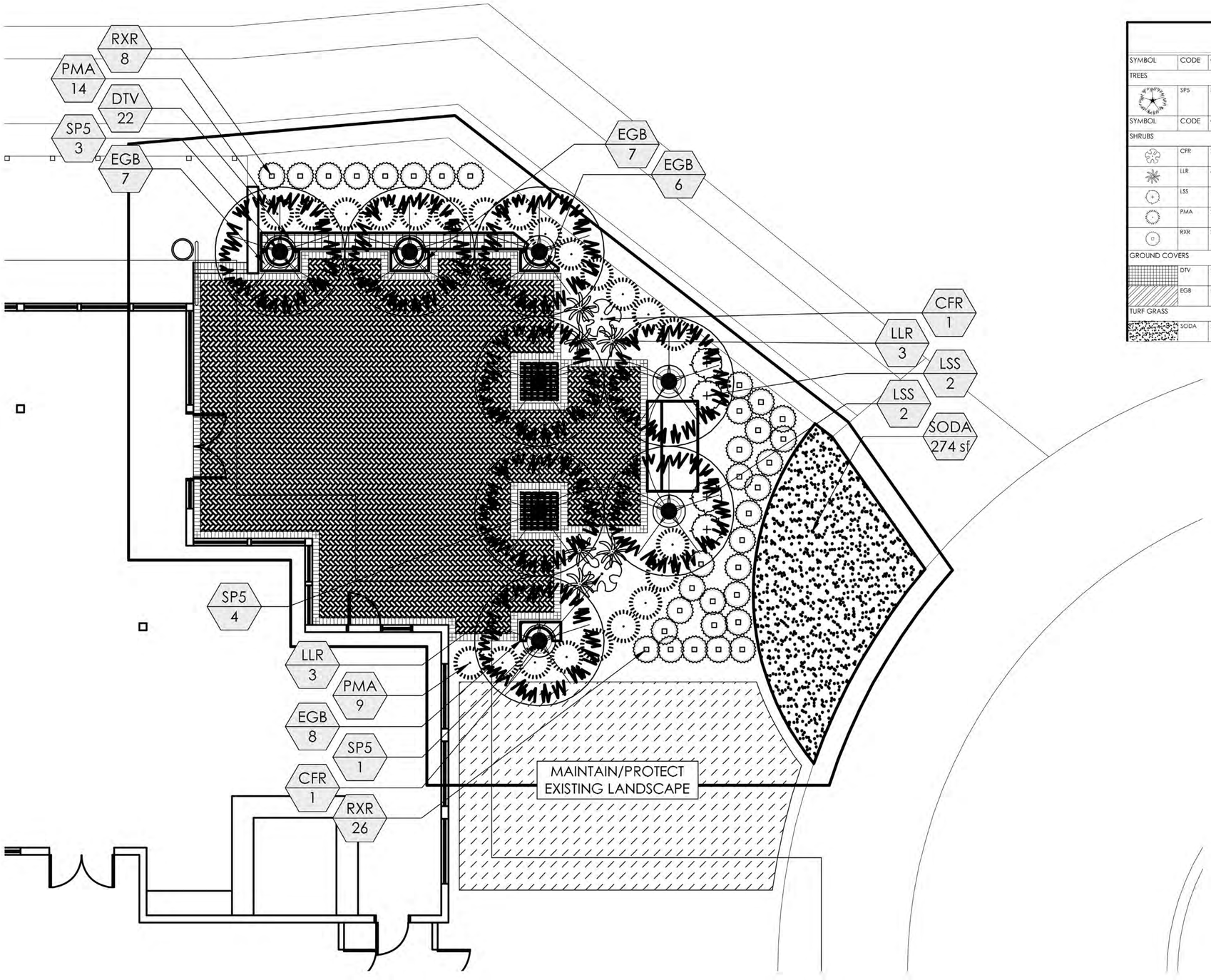

1 LANDSCAPE PLAN

1" = 10'-0"

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	NATIVE	SHADE	CANOPY	REMARKS
TREES								
	SP5	8	SABAL PALMETTO	SABAL PALM	YES	NO	11'	16' C.T. HEIGHT, ALL TRUNKS TO BE STRAIGHT, MATCHED HEADS
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	NATIVE	SHADE	CANOPY	REMARKS
SHRUBS								
	CFR	2	CORDYLINE FRUTICOSA	TI PLANT	YES		42" o.c.	36" HEIGHT, 18" – 24" SPREAD, 7 GAL, 42" OC
	LLR	6	LOMANDRA LONGIFOLIA 'ROMA 13'	PLATINUM BEAUTY VARIEGATED MAT RUSH	NO		36" o.c.	18" - 21" HEIGHT AND SPREAD, 3 GAL, 36" OC
	LSS	4	LIGUSTRUM SINENSE 'SUNSHINE'	SUNSHINE CHINESE PRIVET	NO		36" o.c.	18" - 24" HEIGHT AND SPREAD, 3 GAL, 36" OC
	PMA	23	PODOCARPUS MACROPHYLLUS	JAPANESE PODOCARPUS	A.S.		36" o.c.	30" - 36" HEIGHT, 24" SPREAD MIN, 7 GAL, 36" OC
	RXR	34	RHODODENDRON X 'ROBLEZE'	AUTUMN STARBURST ENCORE AZALEA	YES		30" o.c.	18" X 18" HEIGHT AND SPREAD, 3 GAL, 30" OC, DWARF VARIETY OF REBLOOMING AZALEA, MATURE SIZE 3' - 4' HEIGHT AND SPREAD
GROUND COVERS								
	DTV	22	DIANELLA TASMANICA 'VARIEGATA'	FLAX LILY	NO		15" o.c.	14" - 18" HEIGHT, FULL PLANT, 1 GAL, 15" OC
	EGB	28	EVOLVULUS GLOMERATUS 'BLUE DAZE'	BRAZILIAN DWARF MORNING GLORY	NO		9" o.c.	4" - 6" HEIGHT AND SPREAD, LINER, 9" OC
TURF GRASS								
	SODA	274 SF	STENOTAPHRUM SECUNDATUM `FLORITAM`	FLORITAM ST. AUGUSTINE SOD	0			SOD - SEE SPECS

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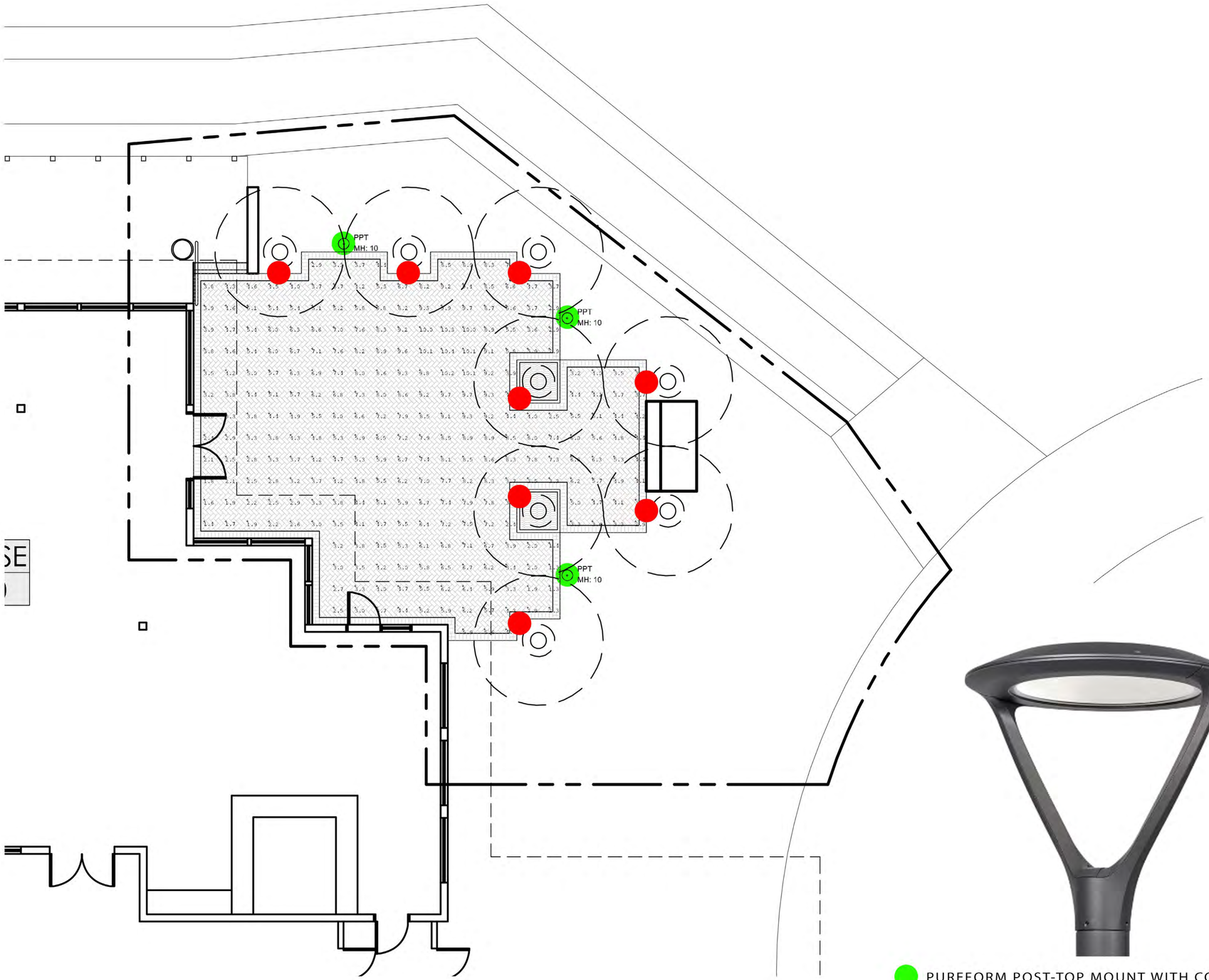

2 ELECTRICAL FIXTURE PLAN
1" = 10'-0"

BL9 FLEXSCAPE LED
BY HADCO
COLOR: BLACK

PUREFORM POST-TOP MOUNT WITH COMFORT
OPTICS BY GARDCO
MOUNTING HEIGHT: 10'-0"
COLOR: BLACK

ALTERNATE FIXTURE
MATCH EXISTING ACORN-STYLE FIXTURE
MOUNTING HEIGHT: 10'-0"
COLOR: MATCH EXISTING

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