

## Landscape Service Professionals – Landscape and Irrigation Proposals

Avenir Parcel C, D, J & Pod 19

Coconut Creek Extension

Greetings,

On behalf of Landscape Service Professionals, a United Land Services company, thank you for the opportunity to be considered for these projects.

Landscape Service Professionals is an established and trusted provider of landscape and irrigation solutions. Our team brings extensive experience across a wide range of projects, with a strong focus on quality, efficiency, and long-term performance. We take pride in delivering work that not only meets design intent, but enhances the overall vision of each project.

Attached, you will find several proposals for your review. Each has been thoughtfully prepared with attention to detail, constructability, and value. They include Avenir Parcel C, D, J & Pod 19. Also included is our proposal for the Coconut Creek Extension.

We would welcome the opportunity to discuss these proposals further and answer any questions you may have. Please feel free to reach out to our team at your convenience.

Thank you for your time and consideration.

Best regards,

Mark Derry

Estimating Manager

United Land Services

[Mderry@unitedlandservices.com](mailto:Mderry@unitedlandservices.com)



Estimate

|                                     |                                     |               |                   |
|-------------------------------------|-------------------------------------|---------------|-------------------|
| CLIENT                              | PROJECT                             | ESTIMATE #    | 223073 - Parcel C |
| Avenir Northlake Parkway - Parcel C | Avenir Northlake Parkway - Parcel C | ESTIMATE DATE | 04/20/2026        |
| 2501 A Burns Road                   | 2501 A Burns Road                   |               |                   |
| Palm Beach Gardens, FL 33410        | Palm Beach Gardens, FL 33410        |               |                   |

AVENIR NORTHLAKE PARKWAY - PARCEL C

Addenda Noted: None  
Landscape Plans: LP-1 to LP-7 by Urban Design Studio dated 12/23/24, Rev. 5  
Irrigation Plans: IR-1 to IR-7 by David Font Design dated 12/20/24, Rev. none

| DESCRIPTION                                                                                                                                                                                    | QTY | RATE         | AMOUNT       |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|--------------|--------------|
| LANDSCAPE INSTALLATION:<br>(See attached Bid Breakdown & Sod map for more information.)<br>(Pricing includes up to 2 mobilization(s), additional mobilizations will be \$1,250 min. per each.) | 1   | \$418,017.38 | \$418,017.38 |
| IRRIGATION INSTALLATION:<br>(WATER SOURCE: (1) existing stub out provided by Others.)                                                                                                          | 1   | \$156,177.36 | \$156,177.36 |
| BASE BID SUBTOTAL:                                                                                                                                                                             |     |              | \$574,194.74 |
| ALTERNATE ADD #1:                                                                                                                                                                              |     |              | \$54,749.56  |

Shrubs are priced per container size. **Ten** shrubs will not meet height spec at the specified container size. This add is to change them to meet the height spec. They are as follows:

- (398) CLD7 – Small Leaf Clusia (7g to 15g)
- (12) STR – Orange Bird of Paradise (7g to 15g)
- (141) CHR1 – Horizontal Cocoplum (3g to 7g)
- (709) SCH – Variegated Schefflera (3g to 7g)
- (44) SER3 – Saw Palmetto (3g to 7g)
- (285) VIB – Walter's Viburnum (3g to 7g)
- (26) ZAM – Common (3g to 7g)
- (842) MUH – Pink Muhly Grass (1g to 3g)
- (137) TRI1– Fakahatchee Grass (1g to 3g)
- (571) TRF – Florida Gamagrass (1g to 3g)

|                                                    |             |
|----------------------------------------------------|-------------|
| ALTERNATE ADD #2:                                  | \$61,438.83 |
| 90 days Maintenance (LS)                           |             |
| (See attached Bid Breakdown for more information.) |             |



GENERAL NOTES:

- 1. This proposal is valid for 30 days from the date above. Pricing subject to change based on availability and cost increases.
- 2. **Site must be turned over ready for planting, graded to +/- 0.1', free of weeds/plant material or construction debris.** (Any additional tractor work needed will be charged \$165/per hour.)
- 3. Sod quantities are estimated by takeoff of the construction documents and are dependent upon the accuracy of the scale of these pages. Sod quantities are to be billed per actual quantity installed.
- 4. Substitution of plant material may be required if unavailable at the time of installation.
- 5. If the project is phased, finished areas will be accepted by the client and turned over at time of completion for warranty and maintenance not at the end of the project.
- 6. Landscape and irrigation installation to be dug with machinery. Hand digging will be an additional charge.
- 7. Water and power must be available prior to start of construction. Special accommodations may be made for an additional charge.
- 8. If the project is delayed or the phasing is changed due to no fault of our own, extra mobilizations charges will be added via change order.
- 9. **If soil conditions, based on preconstruction site visit, do not allow for standard installation practices, then additional charges will be applied via change order.**
- 10. **Bond Rate is 2%.**

EXCLUSIONS (Unless Noted Otherwise):

- 1. All earthwork, dewatering, cuts, fills, **topsoil**, rototilling, disking, soil fracturing, cultivated soil, **planting soil/mix** and grading.
- 2. **Soil amendments, soil testing**, herbicides, or excessive plant bed preparation.
- 3. Clearing, grubbing, plant/tree removal, demolition, or plant/tree relocation/transplanting.
- 4. M.O.T. or R.O.W. permits.
- 5. Cranes or lulls.
- 6. Irrigation POC's, wells, pumps, meters, **roadway sleeves**, directional boring, or power to controllers & pumps.
- 7. **Maintenance**, hand watering, or battery operated timers.
- 8. **Tree protection**, root pruning, or ~~root barrier~~.
- 9. All hardscape, rock, stone, boulders, fencing, lighting, drainage, landscape edging, artificial turf, planters/pots, fill for planters/pots, or weed barrier.
- 10. Warranty on any plant material not covered by an automatic irrigation system.
- 11. Warranty on any transplanted or relocated plant material.
- 12. Warranty on items affected by Acts of God (Freeze, Lightning, Hurricane, Tornado, etc.), power outage, abuse, vandalism, vehicles or animals.
- 13. Adjustment, replacement, removal, repair or upgrade of existing irrigation systems, including wells and pumps.
- 14. **Textura, Badging, Davis Bacon Wages, OCIP, CCIP, Bond and ODP.**

|                    |  |             |              |
|--------------------|--|-------------|--------------|
|                    |  | TOTAL       | \$574,194.74 |
| Approved By: _____ |  | Date: _____ |              |

LANDSCAPE SERVICE PROFESSIONALS, a United Land Services Company

LANDSCAPE & IRRIGATION ESTIMATE BREAKDOWN

|               |                                     |
|---------------|-------------------------------------|
| DATE:         | 04/20/26                            |
| PROJECT:      | Avenir Northlake Parkway - Parcel C |
| DWG NUMBERS:  | LP-1 to LP-7                        |
| DWG DATE:     | 03/01/24                            |
| DWG REV #:    | 5                                   |
| DWG REV DATE: | 12/23/24                            |
| LS ARCHITECT: | Urban Design Studio                 |

| CALLOUT     | QUANTITY | NAME                                                                                                                             | DESCRIPTION                                                                                                                                  | UNIT BID    | TOTAL BID     |
|-------------|----------|----------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|-------------|---------------|
| TREES       |          |                                                                                                                                  |                                                                                                                                              |             |               |
| CR          | 4        | Clusia rosea / Autograph Tree                                                                                                    | B&B, 12' Ht. x 5' Spr., 2.5" Cal., Single Straight Trunk, Full Canopy                                                                        | \$ 664.00   | \$ 2,656.00   |
| CE          | 22       | Conocarpus erectus / Green Button Wood<br><i>Limited availability and may require substitution at time of planting</i>           | Container Grown, 12' Ht. x 5' Spr., 2.5" Cal., Single Straight Trunk                                                                         | \$ 576.00   | \$ 12,672.00  |
| CES         | 5        | Conocarpus erectus sericeus / Silver Button Wood<br><i>Limited availability and may require substitution at time of planting</i> | 'Multi Trunk'<br>B & B, 12' Ht. x 5' Spr., 2.5" Cal.                                                                                         | \$ 704.00   | \$ 3,520.00   |
| FD          | 2        | Filicium decipiens / Japanese Fern Tree                                                                                          | Container Grown, 12' Ht. x 5' Spr., 5' CT, Full Dense Canopy                                                                                 | \$ 664.00   | \$ 1,328.00   |
| LJ2         | 13       | Ligustrum japonicum / Japanese Privet                                                                                            | B&B, 10' Ht. x 8' Spr., Multi-trunk, Min. 3' CT, Full and Dense Crown, Specimen, Matched                                                     | \$ 584.00   | \$ 7,592.00   |
| QV12        | 4        | Quercus virginiana / Southern Live Oak                                                                                           | Container Grown, 12' Ht. x 5' Spr., 2.5" Cal., Straight Trunk                                                                                | \$ 544.00   | \$ 2,176.00   |
| QV16        | 16       | Quercus virginiana / Southern Live Oak                                                                                           | Field Grown, 16' Ht. x 7' Spr., 4" Cal., Straight Trunk                                                                                      | \$ 824.00   | \$ 13,184.00  |
| QV24        | 4        | Quercus virginiana / Southern Live Oak                                                                                           | Field Grown, 24' Ht. x 10' Spr., 5" Cal., Straight Trunk                                                                                     | \$ 1,032.00 | \$ 4,128.00   |
| TH          | 10       | Tabebuia heterophylla / Pink Tabebuia                                                                                            | Container Grown, 12' Ht. x 6' Spr., 2.5" Cal., Single Straight Trunk                                                                         | \$ 840.00   | \$ 8,400.00   |
| CN          | 18       | Cocos nucifera 'Green Malayan' / Coconut Palm                                                                                    | Field Grown, Varying Heights, 12'-16' GW, Full Head                                                                                          | \$ 1,192.00 | \$ 21,456.00  |
| RO2         | 34       | Roystonea elata / Florida Royal Palm                                                                                             | Field Grown, 20' GW, 24" Cal., Heavy Straight Trunk, No Scars or Tapering GW, Full Crown, Matched; Base of Fronds Shall be Banded for Safety | \$ 3,600.00 | \$ 122,400.00 |
| SP          | 65       | Sabal palmetto / Cabbage Palmetto                                                                                                | Field Grown, Varying Heights, 12'-16' CT, Slick Straight Trunk, Hurricane Cut                                                                | \$ 384.00   | \$ 24,960.00  |
| TREE TOTAL  | 197      |                                                                                                                                  |                                                                                                                                              |             | \$ 224,472.00 |
| SHRUBS      |          |                                                                                                                                  |                                                                                                                                              |             |               |
| CLD7        | 398      | Clusia guttifera / Small Leaf Clusia                                                                                             | 7 Gal., 4' Ht. x 3' Spr., 36" O.C., Full to Base<br><i>7g won't meet spec, see Alt.#1 for 15g</i>                                            | \$ 30.53    | \$ 12,150.94  |
| STR         | 12       | Strelitzia reginae / Orange Bird Of Paradise                                                                                     | 7 Gal., 36" Ht. x 24" Spr., 2-3 PPP, Full and Dense<br><i>7g won't meet spec, see Alt.#1 for 15g</i>                                         | \$ 42.40    | \$ 508.80     |
| ACW3        | 110      | Acalypha wilkesiana / Copperleaf                                                                                                 | 3 Gal., 18" Ht. x 18" Spr., 36" O.C., Full and Dense                                                                                         | \$ 8.48     | \$ 932.80     |
| CAR         | 123      | Carissa macrocarpa 'Emerald Blanket' / Emerald Blanket Carissa                                                                   | 3 Gal., 12" Ht. x 12" Spr., 24" O.C., Full and Dense                                                                                         | \$ 7.63     | \$ 938.49     |
| CHR3        | 455      | Chrysobalanus icaco 'Red Tip' / Red Tip Cocoplun                                                                                 | 3 Gal., 18" Ht. x 12" Spr., 36" O.C.                                                                                                         | \$ 7.63     | \$ 3,471.65   |
| CHR1        | 141      | Chrysobalanus icaco 'Horizontal' / 'Horizontal' Cocoplum                                                                         | 3 Gal., 24" Ht. x 18" Spr., 30" O.C., Full to Base and Dense<br><i>3g won't meet spec, see Alt.#1 for 7g</i>                                 | \$ 9.33     | \$ 1,315.53   |
| SCH         | 709      | Schefflera arboricola 'Trinette' / Variegated Schefflera                                                                         | 3 Gal., 18" Ht. x 15" Spr., 24" O.C., Full to Base and Dense<br><i>3g won't meet spec, see Alt.#1 for 7g</i>                                 | \$ 9.33     | \$ 6,614.97   |
| SER3        | 44       | Serenoa repens / Saw Palmetto                                                                                                    | 3 Gal., 18" Ht. x 18" Spr., 36" O.C.<br><i>3g won't meet spec, see Alt.#1 for 7g</i>                                                         | \$ 25.44    | \$ 1,119.36   |
| VIB         | 285      | Viburnum obovatum / Walter's Viburnum                                                                                            | 3 Gal., 24" Ht. x 18" Spr., 30" O.C., Full and Dense<br><i>3g won't meet spec, see Alt.#1 for 7g</i>                                         | \$ 9.33     | \$ 2,659.05   |
| ZAM         | 26       | Zamia pumila / Coontie                                                                                                           | 3 Gal., 18" Ht. x 12" Spr., 30" O.C., Full to Base and Dense<br><i>3g won't meet spec, see Alt.#1 for 7g</i>                                 | \$ 17.81    | \$ 463.06     |
| SHRUBS TOT. | 2303     |                                                                                                                                  |                                                                                                                                              |             | \$ 30,174.65  |

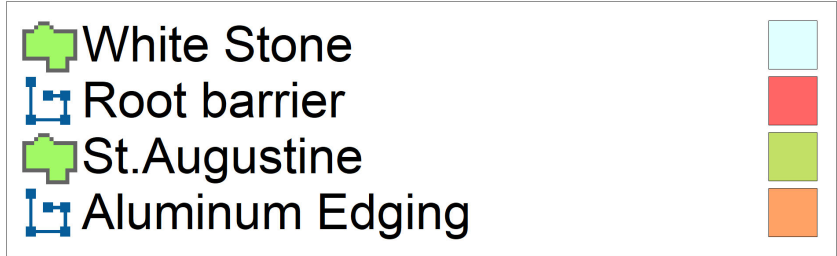
LANDSCAPE SERVICE PROFESSIONALS, a United Land Services Company

LANDSCAPE & IRRIGATION ESTIMATE BREAKDOWN

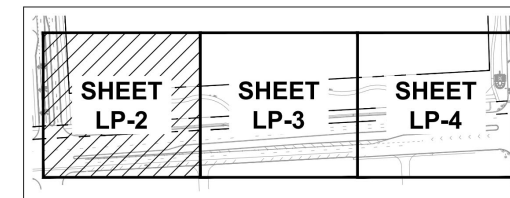
|               |                                     |
|---------------|-------------------------------------|
| DATE:         | 04/20/26                            |
| PROJECT:      | Avenir Northlake Parkway - Parcel C |
| DWG NUMBERS:  | LP-1 to LP-7                        |
| DWG DATE:     | 03/01/24                            |
| DWG REV #:    | 5                                   |
| DWG REV DATE: | 12/23/24                            |
| LS ARCHITECT: | Urban Design Studio                 |

| CALLOUT           | QUANTITY | NAME                                          | DESCRIPTION                                                                             | UNIT BID      | TOTAL BID     |
|-------------------|----------|-----------------------------------------------|-----------------------------------------------------------------------------------------|---------------|---------------|
| GROUNDCOVER       |          |                                               |                                                                                         |               |               |
| DIA               | 728      | Dianella tasmanica `Variegata` / Flax Lily    | 1 Gal., 12" Ht. x 12" Spr., 18" O.C.,                                                   | \$ 3.82       | \$ 2,780.96   |
| LIR               | 218      | Liriope muscari `Emerald Goddess` / Liriope   | 1 Gal., 12" Ht. x 12" Spr., 18" O.C.,                                                   | \$ 4.24       | \$ 924.32     |
| MUH               | 842      | Muhlenbergia capillaris / Pink Muhly Grass    | 1 Gal., 24" Ht. x 22" Spr., 36" O.C.<br><i>1g won't meet spec, see Alt.#1 for 3g</i>    | \$ 3.82       | \$ 3,216.44   |
| TRI1              | 137      | Tripsacum dactyloides / Fakahatchee Grass     | 1 Gal., 24" Ht. x 18" Spr., 36" O.C.<br><i>1g won't meet spec, see Alt.#1 for 3g</i>    | \$ 3.82       | \$ 523.34     |
| TRF               | 571      | Tripsacum floridanum / Florida Gamagrass      | 1 Gal., 24" Ht. x 18" Spr., 36" O.C.<br><i>1g won't meet spec, see Alt.#1 for 3g</i>    | \$ 3.82       | \$ 2,181.22   |
| CG TOTAL          | 2496     |                                               |                                                                                         |               | \$ 9,626.28   |
| SOD               |          |                                               |                                                                                         |               |               |
|                   | 75150    | St. Augustine Sod (SF)                        | Irrigated                                                                               | \$ 0.60       | \$ 45,090.00  |
| SOD TOTAL         | 75150    |                                               |                                                                                         |               | \$ 45,090.00  |
| SEED              |          |                                               |                                                                                         |               |               |
|                   |          | No Seed Included                              |                                                                                         | \$ -          | \$ -          |
| SEED TOTAL        | 0        |                                               |                                                                                         |               | \$ -          |
| MULCH             |          |                                               |                                                                                         |               |               |
|                   | 300      | Melaleuca Mulch (CY)                          | 3" Deep                                                                                 | \$ 75.00      | \$ 22,500.00  |
| MULCH TOTAL       |          |                                               |                                                                                         |               | \$ 22,500.00  |
| MISC.             |          |                                               |                                                                                         |               |               |
|                   |          | Basic Tree Staking & Palm Bracing is Included |                                                                                         | \$ -          | \$ -          |
|                   | 62       | Prepared Planting Soil (CY)                   | Not Backfill                                                                            | \$ 75.00      | \$ 4,650.00   |
|                   | 35       | Palm Sand (CY)                                |                                                                                         | \$ 55.00      | \$ 1,925.00   |
|                   | 588      | Root Barrier (Panel)                          | DeepRoot Tree Root Barrier 36 in. x 24 in. Panel                                        | \$ 29.60      | \$ 17,404.80  |
|                   | 50       | River Rock (CY)                               | White River Rock 1-3" Dia; 4" depth.                                                    | \$ 392.48     | \$ 19,624.00  |
|                   | 3        | Filter fabric (Roll)                          | DeWitt 3.1 oz. Non-Woven Needle Punched Geotextile Filter Fabric 4 ft. x 360 ft.        | \$ 190.83     | \$ 572.49     |
|                   | 187      | Aluminum Edging (PC)                          | Permaloc ProSlide Aluminum Landscape Edging Black Duraflex 1/8 in. x 5-1/2 in. x 16 ft. | \$ 120.00     | \$ 22,440.00  |
| See Alt.#2        |          | 90 days Maintenance (LS)                      | 90 days basic maintenance, Includes weeding and mowing.                                 | \$ 57,419.47  | \$ -          |
| MISC. TOTAL       |          |                                               |                                                                                         |               | \$ 69,616.29  |
| LS SUBTOTAL       |          |                                               |                                                                                         |               | \$ 401,479.22 |
| SALES TAX         | 1        |                                               |                                                                                         | \$ 16,538.16  | \$ 16,538.16  |
|                   |          |                                               |                                                                                         | Total LS Bid  | \$ 418,017.38 |
| IRRIGATION TAX    |          |                                               |                                                                                         | \$ 4,582.77   | \$ 4,582.77   |
| IRRIGATION PERMIT |          |                                               |                                                                                         | \$ 2,000.00   | \$ 2,000.00   |
| IRRIGATION TOTAL  |          |                                               |                                                                                         | \$ 156,177.36 | \$ 156,177.36 |
|                   |          |                                               |                                                                                         | TOTAL         | \$ 574,194.74 |





SCALE: N.T.S



| SYMBOL               | CODE         | BOTANICAL / COMMON NAME                                                                                                                                                                           |
|----------------------|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>TREES</b>         |              |                                                                                                                                                                                                   |
|                      | CR           | <i>Clusia rosea</i> / Autograph Tree<br>B&B, 12' Ht. x 5' Spr., 2.5" Cal., Single Straight Trunk, Full Canopy                                                                                     |
|                      | CE           | <i>Concarpus erectus</i> / Green Button Wood<br>Container Grown, 12' Ht. x 5' Spr., 2.5" Cal., Single Straight Trunk, Full Canopy                                                                 |
|                      | CES          | <i>Concarpus erectus sericeus</i> / Silver Button Wood 'Multi Trunk'<br>B & B, 12' Ht. x 5' Spr., 2.5" Cal., Straight Trunk, Full Canopy                                                          |
|                      | FD           | <i>Filicium decipiens</i> / Japanese Fern Tree<br>Container Grown, 12' Ht. x 5' Spr., 5" CT, Full Dense Canopy                                                                                    |
|                      | LJ2          | <i>Ligustrum japonicum</i> / Japanese Privet<br>B&B, 10' Ht. x 8' Spr., Multi-trunk, Min. 3' CT, Full and Dense Crown, Specimen, Matched                                                          |
|                      | QV12         | <i>Quercus virginiana</i> / Southern Live Oak<br>Container Grown, 12' Ht. x 5' Spr., 2.5" Cal., Straight Trunk, Full Canopy                                                                       |
|                      | QV16         | <i>Quercus virginiana</i> / Southern Live Oak<br>Field Grown, 16' Ht. x 7' Spr., 4" Cal., Straight Trunk, Full Canopy                                                                             |
|                      | QV24         | <i>Quercus virginiana</i> / Southern Live Oak<br>Field Grown, 20' Ht. x 10' Spr., 5" Cal., Straight Trunk, Full and Even Canopy, No Low Croch.                                                    |
|                      | TH           | <i>Tabebuia heterophylla</i> / Pink Tabebuia<br>Container Grown, 12' Ht. x 6' Spr., 2.5" Cal., Single Straight Trunk, Full Canopy                                                                 |
| <b>PALM TREES</b>    |              |                                                                                                                                                                                                   |
|                      | CN           | <i>Cocco nudifera</i> 'Green Malayan' / Coconut Palm<br>Field Grown, Varying Heights, 12'-16' GW, Full Head, No Scarred Trunk                                                                     |
|                      | RO2          | <i>Roystonea elata</i> / Florida Royal Palm<br>Field Grown, 20' GW, 24" Cal., Heavy Straight Trunk, No Scars or Tapering GW, Full Crown, Matched; Base of Fronds Shall be Banded for Safety       |
|                      | SP           | <i>Sabal palmetto</i> / Cabbage Palmetto<br>Field Grown, Varying Heights, 12'-16' CT, Slick Straight Trunk, Hurricane Cut                                                                         |
| <b>SHRUBS</b>        |              |                                                                                                                                                                                                   |
|                      | CLD7         | <i>Clusia giffiersi</i> / Small Leaf Clusia<br>3 Gal., 4" Ht. x 3" Spr., 36" O.C., Full to Base                                                                                                   |
|                      | STR          | <i>Strelitzia reginae</i> / Orange Bird Of Paradise<br>7 Gal., 36" Ht. x 24" Spr., 2-3 PPP, Full and Dense                                                                                        |
| <b>SHRUB AREAS</b>   |              |                                                                                                                                                                                                   |
|                      | ACW3         | <i>Acalypha wilkesiana</i> / Copperleaf<br>3 Gal., 18" Ht. x 18" Spr., 36" O.C., Full and Dense                                                                                                   |
|                      | CAR          | <i>Carissa macrocarpa</i> 'Emerald Blanket' / Emerald Blanket Carissa<br>3 Gal., 12" Ht. x 12" Spr., 24" O.C., Full and Dense                                                                     |
|                      | CHR3         | <i>Chrysobalanus icaco</i> 'Red Tip' / Red Tip Coccolup<br>3 Gal., 18" Ht. x 18" Spr., 36" O.C., Full and Dense                                                                                   |
|                      | CHR1         | <i>Chrysobalanus icaco</i> 'Horizontal' / Horizontal Coccolup<br>3 Gal., 24" Ht. x 18" Spr., 36" O.C., Full to Base and Dense                                                                     |
|                      | SCH          | <i>Schefflera arboricola</i> 'Trinetite' / Variegated Schefflera<br>3 Gal., 18" Ht. x 15" Spr., 24" O.C., Full to Base and Dense                                                                  |
|                      | SER3         | <i>Serenoa repens</i> / Saw Palmetto<br>3 Gal., 18" Ht. x 18" Spr., 36" O.C., Full and Dense                                                                                                      |
|                      | VIB          | <i>Viburnum obovatum</i> / Walter's Viburnum<br>3 Gal., 24" Ht. x 18" Spr., 30" O.C., Full and Dense                                                                                              |
|                      | ZAM          | <i>Zamia pumila</i> / Coontie<br>3 Gal., 18" Ht. x 12" Spr., 30" O.C., Full to Base and Dense                                                                                                     |
| <b>GRASSES</b>       |              |                                                                                                                                                                                                   |
|                      | DIA          | <i>Dianella tasmanica</i> 'Variegata' / Flax Lily<br>1 Gal., 12" Ht. x 12" Spr., 18" O.C., Fully Rooted and Dense                                                                                 |
|                      | LIR          | <i>Liriope muscari</i> 'Emerald Goddess' / Liriope<br>1 Gal., 12" Ht. x 12" Spr., 18" O.C., Full to Edge of Pot                                                                                   |
|                      | MUH          | <i>Muhlenbergia capillaris</i> / Pink Muhly Grass<br>1 Gal., 24" Ht. x 22" Spr., 36" O.C., Fully Rooted and Dense                                                                                 |
|                      | TRI1         | <i>Tripsacum dactyloides</i> / Fakahatchee Grass<br>1 Gal., 24" Ht. x 18" Spr., 36" O.C., Full and Dense, Full to Base                                                                            |
|                      | TRF          | <i>Tripsacum dordianum</i> / Florida Gamagrass<br>1 Gal., 24" Ht. x 18" Spr., 36" O.C., Fully Rooted and Dense                                                                                    |
| <b>MISCELLANEOUS</b> |              |                                                                                                                                                                                                   |
|                      | STONE        | Stones<br>2"-3" Dia. White Stones Edge Treatment, 4" Depth w/ Aluminum Edging Along Interior and Exterior Edges "Quantity to be Verified in the Field"                                            |
| <b>SOD AND MULCH</b> |              |                                                                                                                                                                                                   |
|                      | MULCH        | Shredded Maleucua / Mulch<br>Free of Foreign Materials and Weeds, Minimum Depth After Settling Shall be 3"; Quantity to be Verified in the Field                                                  |
|                      | SOD          | <i>Stenotaphrum secundatum</i> 'Floratam' / Floratam St. Augustine Sod<br>Disease Free, Lad Lightly w/ Staggered Joints, Relieved and Sanded to Level Lower; Quantity to be Verified in the Field |
|                      | ROOT BARRIER | Root Barrier<br>36" Depth Min., Installed per Manufacturer's Specifications, Refer to Landscape Details for More Information "Quantity to be Verified in the Field"                               |

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All ideas, designs, arrangements, and plans represented by this drawing are owned by and the property of the designer, and were created for the exclusive use of the specified project. These ideas, designs, arrangements or plans shall not be used by, or disclosed to any person, firm, or corporation without the written permission of the designer.

# Avenir Northlake Parkway Parcel C

## Palm Beach Gardens, FL

### Landscape Plan

4-0055Avenir-1a Vanna Birch, 1-2-05Avenir Holdings, Workphase District D\_031 Drawings/Landscape Plan/2024.12.23 LP Northlake Parcel C.dwg



NORTH



## FOR BIDDING

|                     |            |
|---------------------|------------|
| <b>Date:</b>        | March 2024 |
| <b>Project No.:</b> | 12-065.031 |
| <b>Designed By:</b> | TSP/CFS    |
| <b>Drawn By:</b>    | TSP/CFS    |
| <b>Checked By:</b>  | TSP        |

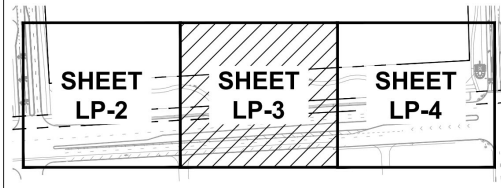
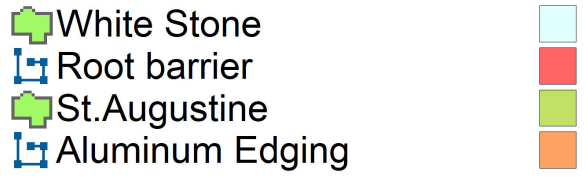
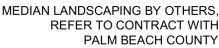
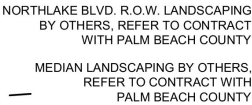
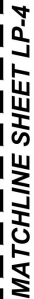
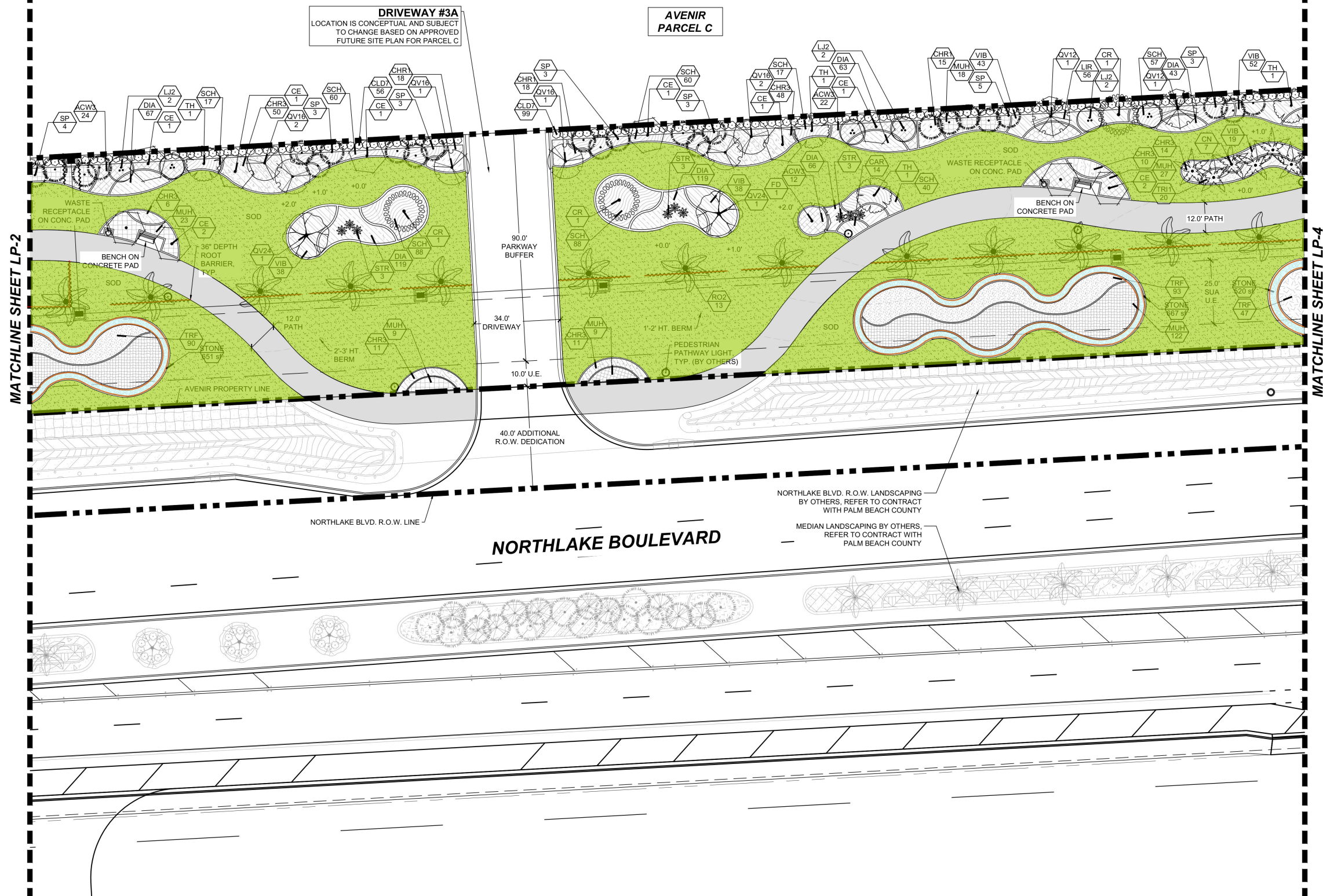
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**Revision Dates:**

|                  |                     |
|------------------|---------------------|
| PBG SUBMITTAL:   | 4/26/2024           |
| PBG RESUBMITTAL: | 6/26/2024; 11/13/24 |
| SUA SUBMITTAL:   | 10/7/24             |
| PLAN UPDATES:    | 12/23/24            |

**LP-2**  
of 7



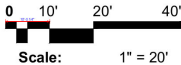


### PLANT LEGEND

| SYMBOL               | CODE         | BOTANICAL / COMMON NAME                                                                                                                                                                          |
|----------------------|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>TREES</b>         |              |                                                                                                                                                                                                  |
|                      | CR           | <i>Clusia rosea</i> / Autograph Tree<br>B&B, 12' Ht. x 5' Spr., 2.5" Cal., Single Straight Trunk, Full Canopy                                                                                    |
|                      | CE           | <i>Conocarpus erectus</i> / Green Button Wood<br>Container Growth, 12 Ht. x 5' Spr., 2.5" Cal., Single Straight Trunk, Full Canopy                                                               |
|                      | CES          | <i>Conocarpus erectus sericeus</i> / Silver Button Wood 'Multi Trunk'<br>B & B, 12' Ht. x 5' Spr., 2.5" Cal., Straight Trunk, Full Canopy                                                        |
|                      | FD           | <i>Filicium decipiens</i> / Japanese Fern Tree<br>Container Growth, 12 Ht. x 5' Spr., 5" CT, Full Dense Canopy                                                                                   |
|                      | LIJ2         | <i>Ligustrum japonicum</i> / Japanese Privet<br>B&B, 10' Ht. x 8' Spr., Multi-trunk, Min. 3" CT, Full and Dense Crown, Specimen, Matched                                                         |
|                      | QV12         | <i>Quercus virginiana</i> / Southern Live Oak<br>Container Growth, 12 Ht. x 5' Spr., 2.5" Cal., Straight Trunk, Full Canopy                                                                      |
|                      | QV16         | <i>Quercus virginiana</i> / Southern Live Oak<br>Field Growth, 16 Ht. x 7' Spr., 4" Cal., Straight Trunk, Full Canopy                                                                            |
|                      | QV24         | <i>Quercus virginiana</i> / Southern Live Oak<br>Field Growth, 24' Ht. x 10' Spr., 5" Cal., Straight Trunk, Full and Even Canopy, No Low Crotch                                                  |
|                      | TH           | <i>Tabebuia heterophylla</i> / Pink Tabebuia<br>Container Growth, 12 Ht. x 6' Spr., 2.5" Cal., Single Straight Trunk, Full Canopy                                                                |
| <b>PALM TREES</b>    |              |                                                                                                                                                                                                  |
|                      | CN           | <i>Cocco nucifera</i> / Green Malaysian / Coconut Palm<br>Field Growth, Varying Heights, 12'-16' GW, Full Head, No Scamed Trunk                                                                  |
|                      | RO2          | <i>Roystonea elata</i> / Florida Royal Palm<br>Field Growth, 20' GW, 24" Cal., Heavy Straight Trunk, No Scars or Tapering GW, Full Crown, Matched; Base of Fronds Shall be Banded for Safety     |
|                      | SP           | <i>Sabal palmetto</i> / Cabbage Palmetto<br>Field Growth, Varying Heights, 12'-16' CT, Slick Straight Trunk, Hurricane Cut                                                                       |
| <b>SHRUBS</b>        |              |                                                                                                                                                                                                  |
|                      | CLD7         | <i>Clusia guttata</i> / Small Leaf Clusia<br>7 Gal., 4 Ht. x 3' Spr., 36" O.C., Full to Base                                                                                                     |
|                      | STR          | <i>Streitzia reginae</i> / Orange Bird of Paradise<br>7 Gal., 36" Ht. x 24" Spr., 2-3 PPP, Full and Dense                                                                                        |
| <b>SHRUB AREAS</b>   |              |                                                                                                                                                                                                  |
|                      | ACW3         | <i>Acalypha wilkesiana</i> / Copperleaf<br>3 Gal., 18" Ht. x 18" Spr., 36" O.C., Full and Dense                                                                                                  |
|                      | CAR          | <i>Carissa macrocarpa</i> / Emerald Blanket / Emerald Blanket Carissa<br>3 Gal., 12" Ht. x 12" Spr., 24" O.C., Full and Dense                                                                    |
|                      | CHR3         | <i>Chrysobalanus icaco</i> / Red Tip / Red Tip Cocoplum<br>3 Gal., 18" Ht. x 12" Spr., 36" O.C.                                                                                                  |
|                      | CHR1         | <i>Chrysobalanus icaco</i> / Horizontal / Horizontal Cocoplum<br>3 Gal., 24" Ht. x 18" Spr., 30" O.C., Full to Base and Dense                                                                    |
|                      | SCH          | <i>Schefflera arboricola</i> / Trinitte / Variegated Schefflera<br>3 Gal., 18" Ht. x 15" Spr., 24" O.C., Full to Base and Dense                                                                  |
|                      | SER3         | <i>Serenoa repens</i> / Saw Palmetto<br>3 Gal., 18" Ht. x 18" Spr., 36" O.C.                                                                                                                     |
|                      | VIB          | <i>Viburnum obovatum</i> / Walter's Viburnum<br>3 Gal., 24" Ht. x 18" Spr., 30" O.C., Full and Dense                                                                                             |
|                      | ZAM          | <i>Zamia pumila</i> / Coontie<br>3 Gal., 18" Ht. x 12" Spr., 30" O.C., Full to Base and Dense                                                                                                    |
| <b>GRASSES</b>       |              |                                                                                                                                                                                                  |
|                      | DIA          | <i>Diemella isanensis</i> / Variegata / Flax Lily<br>1 Gal., 12" Ht. x 12" Spr., 18" O.C., Fully Rooted and Dense                                                                                |
|                      | LIR          | <i>Liriope muscari</i> / Emerald Goddess / Liriope<br>1 Gal., 12" Ht. x 12" Spr., 18" O.C., Full to Edge of Pot                                                                                  |
|                      | MUH          | <i>Muhlenbergia capillaris</i> / Pink Muhy Grass<br>1 Gal., 24" Ht. x 22" Spr., 36" O.C., Fully Rooted and Dense                                                                                 |
|                      | TR1          | <i>Tripsacum dactyloides</i> / Fakahatchee Grass<br>1 Gal., 24" Ht. x 18" Spr., 36" O.C., Full and Dense, Full to Base                                                                           |
|                      | TRF          | <i>Tripsacum floridanum</i> / Florida Camagrass<br>1 Gal., 24" Ht. x 18" Spr., 36" O.C., Fully Rooted and Dense                                                                                  |
| <b>MISCELLANEOUS</b> |              |                                                                                                                                                                                                  |
|                      | STONE        | Stones<br>2'-3" Dia. White Stones Edge Treatment, 4" Depth w/ Aluminum Edging Along Interior and Exterior Edges * Quantity to be Verified in the Field                                           |
| <b>SOD AND MULCH</b> |              |                                                                                                                                                                                                  |
|                      | MULCH        | Shredded Melaleuca / Mulch<br>Free of Foreign Materials and Weeds, Minimum Depth After Settling Shall be 3"; Quantity to be Verified in the Field                                                |
|                      | SOD          | <i>Stenotaphrum secundatum</i> / Floritan / Floritan St. Augustine Sod<br>Disease Free, Laid Tightly w/ Staggered Joints, Rolled and Sandbed to Level Lawn; Quantity to be Verified in the Field |
|                      | ROOT BARRIER | Root Barrier<br>36" Depth Min., Installed per Manufacturer's Specifications, Refer to Landscape Details for More Information<br>*Quantity to be Verified in the Field                            |

# Avenir Northlake Parkway Parcel C

Palm Beach Gardens, FL  
Landscape Plan



# FOR BIDDING

|                     |            |
|---------------------|------------|
| <b>Date:</b>        | March 2024 |
| <b>Project No.:</b> | 12-065.031 |
| <b>Designed By:</b> | TSP/CFS    |
| <b>Drawn By:</b>    | TSP/CFS    |
| <b>Checked By:</b>  | TSP        |

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**Revision Dates:**

PBG SUBMITTAL: 4/26/2024

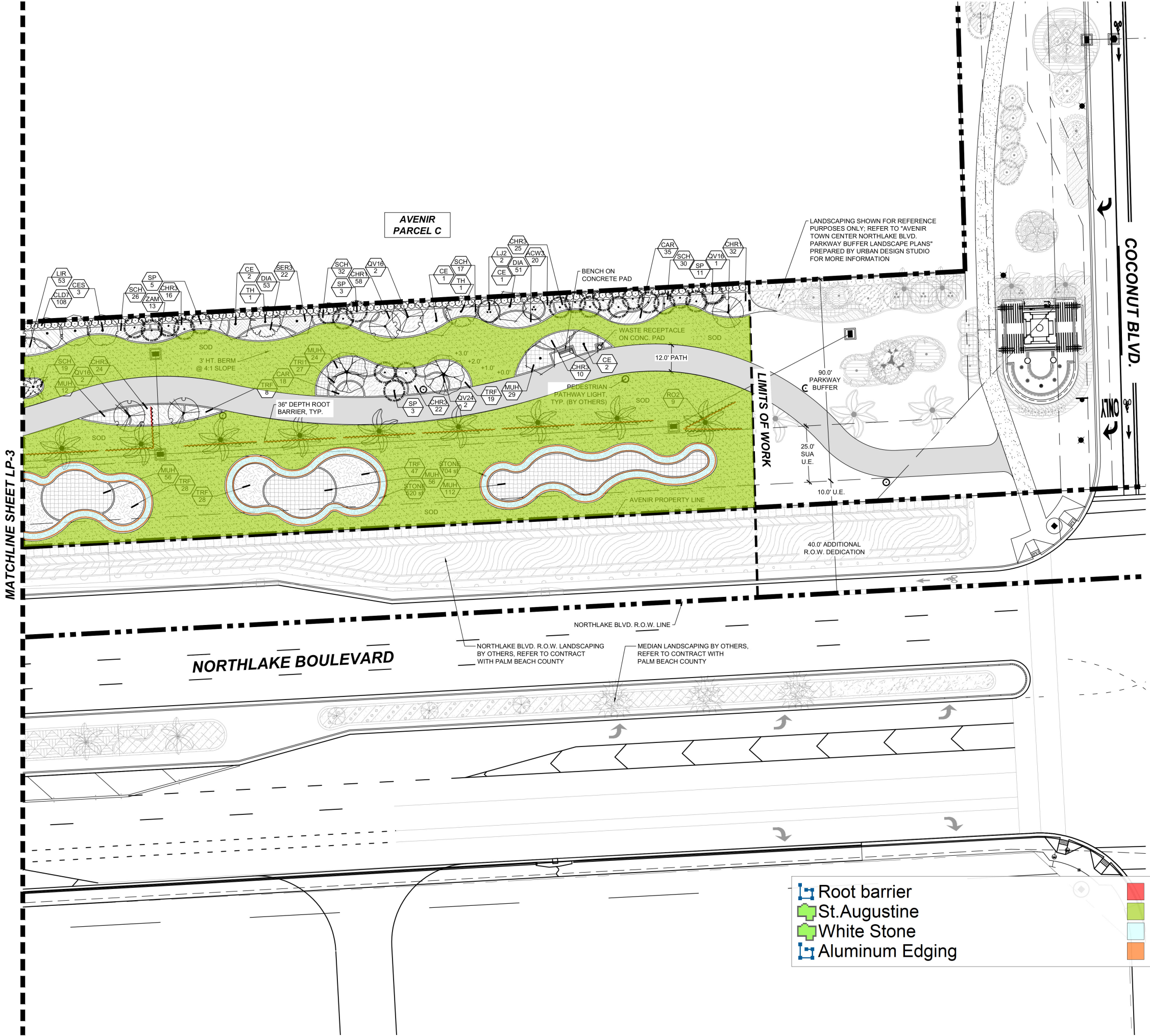
PBG RESUBMITTAL: 6/26/2024; 11/13/24

SUA SUBMITTAL: 10/7/24

PLAN UPDATES: 12/23/24

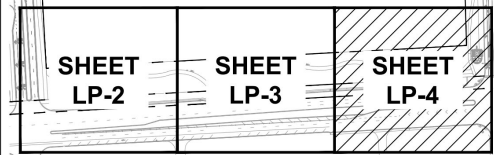
**LP-3**  
of 7





SHEET KEY

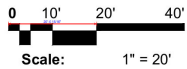
SCALE: N.T.S.



PLANT LEGEND

| SYMBOL        | CODE         | BOTANICAL / COMMON NAME                                                                                                                                                                 |
|---------------|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| TREES         |              |                                                                                                                                                                                         |
|               | CR           | Clusia rosea / Autograph Tree<br>B&B, 12' Ht. x 5' Spr., 2.5' Cal., Single Straight Trunk, Full Canopy                                                                                  |
|               | CE           | Conocarpus erectus / Green Button Wood<br>Container Grown, 12' Ht. x 5' Spr., 2.5' Cal., Single Straight Trunk, Full Canopy                                                             |
|               | CES          | Conocarpus erectus sericeus / Silver Button Wood 'Multi Trunk'<br>B & B, 12' Ht. x 5' Spr., 2.5' Cal., Straight Trunk, Full Canopy                                                      |
|               | FD           | Filicium decipiens / Japanese Fern Tree<br>Container Grown, 12' Ht. x 5' Spr., 5' CT, Full Dense Canopy                                                                                 |
|               | LJ2          | Ligustrum japonicum / Japanese Privet<br>B&B, 10' Ht. x 8' Spr., Multi-trunk, Min. 3' CT, Full and Dense Crown, Specimen, Matched                                                       |
|               | QV12         | Quercus virginiana / Southern Live Oak<br>Container Grown, 12' Ht. x 5' Spr., 2.5' Cal., Straight Trunk, Full Canopy                                                                    |
|               | QV16         | Quercus virginiana / Southern Live Oak<br>Field Grown, 16' Ht. x 7' Spr., 4' Cal., Straight Trunk, Full Canopy                                                                          |
|               | QV24         | Quercus virginiana / Southern Live Oak<br>Field Grown, 24' Ht. x 10' Spr., 5' Cal., Straight Trunk, Full and Even Canopy, No Low Crotch                                                 |
|               | TH           | Tabebuia heterophylla / Pink Tabebuia<br>Container Grown, 12' Ht. x 6' Spr., 2.5' Cal., Single Straight Trunk, Full Canopy                                                              |
| PALM TREES    |              |                                                                                                                                                                                         |
|               | CN           | Cocco nucifera 'Green Malaysian' / Coconut Palm<br>Field Grown, Varying Heights, 12'-16' GW, Full Head, No Scared Trunk                                                                 |
|               | RO2          | Roystonea elata / Florida Royal Palm<br>Field Grown, 20' GW, 24' Cal., Heavy Straight Trunk, No Scars or Tapering GW, Full Crown, Matched; Base of Fronds Shall be Banded for Safety    |
|               | SP           | Sabal palmetto / Cabbage Palmetto<br>Field Grown, Varying Heights, 12'-16' CT, Slick Straight Trunk, Hurricane Cut                                                                      |
| SHRUBS        |              |                                                                                                                                                                                         |
|               | CLD7         | Clusia guifera / Small Leaf Clusia<br>7 Gal., 4' Ht. x 3' Spr., 36\"/>                                                                                                                  |
|               | STR          | Streitzia reginae / Orange Bird Of Paradise<br>7 Gal., 36\"/>                                                                                                                           |
| SHRUB AREAS   |              |                                                                                                                                                                                         |
|               | ACW3         | Acalypha wilkesiana / Copperleaf<br>3 Gal., 18\"/>                                                                                                                                      |
|               | CAR          | Carissa macrocarpa 'Emerald Blanket' / Emerald Blanket Carissa<br>3 Gal., 12\"/>                                                                                                        |
|               | CHR3         | Chrysobalanus icaco 'Red Tip' / Red Tip Cocoplum<br>3 Gal., 24\"/>                                                                                                                      |
|               | CHR1         | Chrysobalanus icaco 'Horizontal' / 'Horizontal' Cocoplum<br>3 Gal., 24\"/>                                                                                                              |
|               | SCH          | Schefflera arboricola 'Trinette' / Variegated Schefflera<br>3 Gal., 18\"/>                                                                                                              |
|               | SER3         | Senecio repens / Saw Palmetto<br>3 Gal., 18\"/>                                                                                                                                         |
|               | VIB          | Viburnum obovatum / Walter's Viburnum<br>3 Gal., 24\"/>                                                                                                                                 |
|               | ZAM          | Zamia pumila / Coontie<br>3 Gal., 18\"/>                                                                                                                                                |
| GRASSES       |              |                                                                                                                                                                                         |
|               | DIA          | Dianella isanensis 'Variegata' / Flax Lily<br>1 Gal., 12\"/>                                                                                                                            |
|               | LIR          | Liriope muscari 'Emerald Goddess' / Liriope<br>1 Gal., 12\"/>                                                                                                                           |
|               | MUH          | Muhlenbergia capillaris / Pink Muhly Grass<br>1 Gal., 24\"/>                                                                                                                            |
|               | TR11         | Tripsacum dactyloides / Fakahatchee Grass<br>1 Gal., 24\"/>                                                                                                                             |
|               | TRF          | Tripsacum floridanum / Florida Gamagrass<br>1 Gal., 24\"/>                                                                                                                              |
| MISCELLANEOUS |              |                                                                                                                                                                                         |
|               | STONE        | Stones<br>2'-3' Dia. White Stones Edge Treatment, 4' Depth w/ Aluminum Edging Along Interior and Exterior Edges * Quantity to be Verified in the Field                                  |
| SOD AND MULCH |              |                                                                                                                                                                                         |
|               | MULCH        | Shredded Melaleuca / Mulch<br>Free of Foreign Materials and Weeds, Minimum Depth After Settling Shall be 3\", Quantity to be Verified in the Field                                      |
|               | SOD          | Stenotaphrum secundatum 'Floriam' / Floriam St. Augustine Sod<br>Disease Free, Laid Tightly w/ Staggered Joints, Rolled and Sandbed to Level Lawn; Quantity to be Verified in the Field |
|               | ROOT BARRIER | Root Barrier<br>36\"/>                                                                                                                                                                  |

Avenir Northlake Parkway  
Parcel C  
Palm Beach Gardens, FL  
Landscape Plan



|                  |                     |
|------------------|---------------------|
| Date:            | March 2024          |
| Project No.:     | 12-065.031          |
| Designed By:     | TSP/CFS             |
| Drawn By:        | TSP/CFS             |
| Checked By:      | TSP                 |
| Revision Dates:  |                     |
| PBG SUBMITTAL:   | 4/26/2024           |
| PBG RESUBMITTAL: | 6/26/2024; 11/13/24 |
| SUA SUBMITTAL:   | 10/7/24             |
| PLAN UPDATES:    | 12/23/24            |

FOR BIDDING

LP-4  
of 7

Urban Planning & Design  
Landscape Architecture  
Communication Graphics

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West Palm Beach, FL 33401  
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www.udsfllorida.com  
#LCC000035

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## Landscape Service Professionals, a United Land Services Company

12276 San Jose Blvd.  
Suite 747  
Jacksonville, FL 32223  
(904) 829-9255  
mderry@unitedlandservices.com



## Estimate

| CLIENT                                                                                          | PROJECT                                                                                                 | ESTIMATE #        | ESTIMATE DATE |
|-------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|-------------------|---------------|
| Avenir Northlake Parkway - Parcel D Medica<br>2501 A Burns Road<br>Palm Beach Gardens, FL 33410 | Avenir Northlake Parkway - Parcel D Medical Center<br>2501 A Burns Road<br>Palm Beach Gardens, FL 33410 | 223073 - Parcel D | 04/20/2026    |

### AVENIR NORTHLAKE PARKWAY - PARCEL D MEDICAL CENTER

Addenda Noted: None

Landscape Plans: LP-1 to LP-3, LP-4 & LP-5 by Urban Design Studio dated 04/11/25, Rev. 7

Irrigation Plans: IR-1 to IR-6 by David Font Design dated 12/20/24, Rev. none

| DESCRIPTION                                                                                                                                                                                                  | QTY | RATE         | AMOUNT              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|--------------|---------------------|
| <u>LANDSCAPE INSTALLATION:</u><br>(See attached Bid Breakdown & Sod map for more information.)<br><b>(Pricing includes up to 2 mobilization(s), additional mobilizations will be \$1,250 min. per each.)</b> | 1   | \$289,424.50 | \$289,424.50        |
| <u>IRRIGATION INSTALLATION:</u><br>(WATER SOURCE: (1) existing stub out provided by Others.)                                                                                                                 | 1   | \$110,770.16 | \$110,770.16        |
| <b>BASE BID SUBTOTAL:</b>                                                                                                                                                                                    |     |              | <b>\$400,194.66</b> |
| <b>ALTERNATE ADD #1:</b>                                                                                                                                                                                     |     |              | <b>\$36,503.37</b>  |

Shrubs are priced per container size. **Ten** shrubs will not meet height spec at the specified container size. This add is to change them to meet the height spec. They are as follows:

- (223) CLD7 – Small Leaf Clusia (7g to 15g)
- (14) STR – Orange Bird of Paradise (7g to 15g)
- (84) CHR1 – Horizontal Cocoplum (3g to 7g)
- (414) SCH – Variegated Schefflera (3g to 7g)
- (186) VIB – Walter's Viburnum (3g to 7g)
- (81) ZAM – Coontie (3g to 7g)
- (344) MUH – Pink Muhly Grass (1g to 3g)
- (131) TRI – Fakahatchee Grass (1g to 3g)
- (209) TRF – Florida Gamagrass (1g to 3g)
- (147) PMA – Dwarf Podocarpus (3g to 7g)

|                                                                                                            |                    |
|------------------------------------------------------------------------------------------------------------|--------------------|
| <b>ALTERNATE ADD #2:</b><br>90 days Maintenance (LS)<br>(See attached Bid Breakdown for more information.) | <b>\$42,820.83</b> |
|------------------------------------------------------------------------------------------------------------|--------------------|

GENERAL NOTES:

- 1. This proposal is valid for 30 days from the date above. Pricing subject to change based on availability and cost increases.
- 2. **Site must be turned over ready for planting, graded to +/- 0.1', free of weeds/plant material or construction debris.** (Any additional tractor work needed will be charged \$165/per hour.)
- 3. Sod quantities are estimated by takeoff of the construction documents and are dependent upon the accuracy of the scale of these pages. Sod quantities are to be billed per actual quantity installed.
- 4. Substitution of plant material may be required if unavailable at the time of installation.
- 5. If the project is phased, finished areas will be accepted by the client and turned over at time of completion for warranty and maintenance not at the end of the project.
- 6. Landscape and irrigation installation to be dug with machinery. Hand digging will be an additional charge.
- 7. Water and power must be available prior to start of construction. Special accommodations may be made for an additional charge.
- 8. If the project is delayed or the phasing is changed due to no fault of our own, extra mobilizations charges will be added via change order.
- 9. **If soil conditions, based on preconstruction site visit, do not allow for standard installation practices, then additional charges will be applied via change order.**
- 10. **Bond Rate is 2%.**

EXCLUSIONS (Unless Noted Otherwise):

- 1. All earthwork, dewatering, cuts, fills, **topsoil**, rototilling, disking, soil fracturing, cultivated soil, **planting soil/mix** and grading.
- 2. **Soil amendments, soil testing**, herbicides, or excessive plant bed preparation.
- 3. Clearing, grubbing, plant/tree removal, demolition, or plant/tree relocation/transplanting.
- 4. M.O.T. or R.O.W. permits.
- 5. Cranes or lulls.
- 6. Irrigation POC's, wells, pumps, meters, **roadway sleeves**, directional boring, or power to controllers & pumps.
- 7. **Maintenance**, hand watering, or battery operated timers.
- 8. **Tree protection**, root pruning, or ~~root barrier~~.
- 9. All hardscape, rock, stone, boulders, fencing, lighting, drainage, landscape edging, artificial turf, planters/pots, fill for planters/pots, or weed barrier.
- 10. Warranty on any plant material not covered by an automatic irrigation system.
- 11. Warranty on any transplanted or relocated plant material.
- 12. Warranty on items affected by Acts of God (Freeze, Lightning, Hurricane, Tornado, etc.), power outage, abuse, vandalism, vehicles or animals.
- 13. Adjustment, replacement, removal, repair or upgrade of existing irrigation systems, including wells and pumps.
- 14. **Textura, Badging, Davis Bacon Wages, OCIP, CCIP, Bond and ODP.**

|                    |  |             |              |
|--------------------|--|-------------|--------------|
|                    |  | TOTAL       | \$400,194.66 |
| Approved By: _____ |  | Date: _____ |              |



LANDSCAPE SERVICE PROFESSIONALS, a United Land Services Company

LANDSCAPE & IRRIGATION ESTIMATE BREAKDOWN

|               |                                                    |
|---------------|----------------------------------------------------|
| DATE:         | 04/20/26                                           |
| PROJECT:      | Avenir Northlake Parkway - Parcel D Medical Center |
| DWG NUMBERS:  | LP-1 to LP-3, LP-4 & LP-5                          |
| DWG DATE:     | 04/11/25; 2/1/2023                                 |
| DWG REV #:    | 7                                                  |
| DWG REV DATE: | 04/11/25                                           |
| LS ARCHITECT: | Urban Design Studio                                |

| CALLOUT    | QUANTITY | NAME                                                                                                                             | DESCRIPTION                                                                                                                                  | UNIT BID    | TOTAL BID     |
|------------|----------|----------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|-------------|---------------|
| TREES      |          |                                                                                                                                  |                                                                                                                                              |             |               |
| CR         | 4        | Clusia rosea / Autograph Tree                                                                                                    | B&B, 12' Ht. x 5' Spr., 2.5" Cal., Single Straight Trunk, Full Canopy                                                                        | \$ 664.00   | \$ 2,656.00   |
| CE         | 11       | Conocarpus erectus / Green Button Wood<br><i>Limited availability and may require substitution at time of planting</i>           | Container Grown, 12' Ht. x 5' Spr., 2.5" Cal., Single Straight Trunk                                                                         | \$ 576.00   | \$ 6,336.00   |
| CES        | 5        | Conocarpus erectus sericeus / Silver Button Wood<br><i>Limited availability and may require substitution at time of planting</i> | 'Multi Trunk'<br>B & B, 12' Ht. x 5' Spr., 2.5" Cal.                                                                                         | \$ 704.00   | \$ 3,520.00   |
| FD         | 2        | Filicium decipiens / Japanese Fern Tree                                                                                          | Container Grown, 12' Ht. x 5' Spr., 5' CT, Full Dense Canopy                                                                                 | \$ 664.00   | \$ 1,328.00   |
| LJ2        | 6        | Ligustrum japonicum / Japanese Privet                                                                                            | B&B, 10' Ht. x 8' Spr., Multi-trunk, Min. 3' CT, Full and Dense Crown, Specimen, Matched                                                     | \$ 584.00   | \$ 3,504.00   |
| QV12       | 7        | Quercus virginiana / Southern Live Oak                                                                                           | Container Grown, 12' Ht. x 5' Spr., 2.5" Cal., Straight Trunk                                                                                | \$ 544.00   | \$ 3,808.00   |
| QV16       | 8        | Quercus virginiana / Southern Live Oak                                                                                           | Field Grown, 16' Ht. x 7' Spr., 4" Cal., Straight Trunk                                                                                      | \$ 824.00   | \$ 6,592.00   |
| QV24       | 4        | Quercus virginiana / Southern Live Oak                                                                                           | Field Grown, 24' Ht. x 10' Spr., 5" Cal., Straight Trunk                                                                                     | \$ 1,032.00 | \$ 4,128.00   |
| TH         | 8        | Tabebuia heterophylla / Pink Tabebuia                                                                                            | Container Grown, 12' Ht. x 6' Spr., 2.5" Cal., Single Straight Trunk                                                                         | \$ 840.00   | \$ 6,720.00   |
| CN         | 27       | Cocos nucifera 'Green Malayan' / Coconut Palm                                                                                    | Field Grown, Varying Heights, 12'-16' GW, Full Head                                                                                          | \$ 1,192.00 | \$ 32,184.00  |
| RO2        | 19       | Roystonea elata / Florida Royal Palm                                                                                             | Field Grown, 20' GW, 24" Cal., Heavy Straight Trunk, No Scars or Tapering GW, Full Crown, Matched; Base of Fronds Shall be Banded for Safety | \$ 3,600.00 | \$ 68,400.00  |
| SP         | 52       | Sabal palmetto / Cabbage Palmetto                                                                                                | Field Grown, Varying Heights, 12'-16' CT, Slick Straight Trunk, Hurricane Cut                                                                | \$ 384.00   | \$ 19,968.00  |
| SPR        | 7        | Sabal palmetto / Cabbage Palmetto                                                                                                | Field Grown, Varying Heights, 15'-20' CT, Slick Curved Trunk, Hurricane Cut                                                                  | \$ 584.00   | \$ 4,088.00   |
| TREE TOTAL | 160      |                                                                                                                                  |                                                                                                                                              |             | \$ 163,232.00 |
| SHRUBS     |          |                                                                                                                                  |                                                                                                                                              |             |               |
| CLD7       | 223      | Clusia guttifera / Small Leaf Clusia                                                                                             | 7 Gal., 4' Ht. x 3' Spr., 36" O.C., Full to Base<br><i>7g won't meet spec, see Alt.#1 for 15g</i>                                            | \$ 30.53    | \$ 6,808.19   |
| STR        | 14       | Strelitzia reginae / Orange Bird Of Paradise                                                                                     | 7 Gal., 36" Ht. x 24" Spr., 2-3 PPP, Full and Dense<br><i>7g won't meet spec, see Alt.#1 for 15g</i>                                         | \$ 42.40    | \$ 593.60     |
| ACW        | 153      | Acalypha wilkesiana / Copperleaf                                                                                                 | 3 Gal., 18" Ht. x 18" Spr., 36" O.C., Full and Dense                                                                                         | \$ 8.48     | \$ 1,297.44   |
| CAR        | 268      | Carissa macrocarpa 'Emerald Blanket' / Emerald Blanket Carissa                                                                   | 3 Gal., 12" Ht. x 12" Spr., 24" O.C., Full and Dense                                                                                         | \$ 7.63     | \$ 2,044.84   |
| CHR3       | 237      | Chrysobalanus icaco 'Red Tip' / Red Tip Cocoplum                                                                                 | 3 Gal., 18" Ht. x 12" Spr., 36" O.C.                                                                                                         | \$ 7.63     | \$ 1,808.31   |
| CHR1       | 84       | Chrysobalanus icaco 'Horizontal' / 'Horizontal' Cocoplum                                                                         | 3 Gal., 24" Ht. x 18" Spr., 30" O.C., Full to Base and Dense<br><i>3g won't meet spec, see Alt.#1 for 7g</i>                                 | \$ 9.33     | \$ 783.72     |
| SCH        | 414      | Schefflera arboricola 'Trinette' / Variegated Schefflera                                                                         | 3 Gal., 18" Ht. x 15" Spr., 24" O.C., Full to Base and Dense<br><i>3g won't meet spec, see Alt.#1 for 7g</i>                                 | \$ 9.33     | \$ 3,862.62   |
| SER        | 60       | Serenoa repens / Saw Palmetto                                                                                                    | 7 Gal., 36" Ht. x 24" Spr., 36" O.C.                                                                                                         | \$ 59.36    | \$ 3,561.60   |
| VIB        | 186      | Viburnum obovatum / Walter's Viburnum                                                                                            | 3 Gal., 24" Ht. x 18" Spr., 30" O.C., Full and Dense<br><i>3g won't meet spec, see Alt.#1 for 7g</i>                                         | \$ 9.33     | \$ 1,735.38   |
| ZAM        | 81       | Zamia pumila / Coontie                                                                                                           | 3 Gal., 18" Ht. x 12" Spr., 30" O.C., Full to Base and Dense<br><i>3g won't meet spec, see Alt.#1 for 7g</i>                                 | \$ 17.81    | \$ 1,442.61   |

LANDSCAPE SERVICE PROFESSIONALS, a United Land Services Company

LANDSCAPE & IRRIGATION ESTIMATE BREAKDOWN

|               |                                                    |
|---------------|----------------------------------------------------|
| DATE:         | 04/20/26                                           |
| PROJECT:      | Avenir Northlake Parkway - Parcel D Medical Center |
| DWG NUMBERS:  | LP-1 to LP-3, LP-4 & LP-5                          |
| DWG DATE:     | 04/11/25; 2/1/2023                                 |
| DWG REV #:    | 7                                                  |
| DWG REV DATE: | 04/11/25                                           |
| LS ARCHITECT: | Urban Design Studio                                |

| CALLOUT          | QUANTITY | NAME                                                  | DESCRIPTION                                                                            | UNIT BID      | TOTAL BID     |
|------------------|----------|-------------------------------------------------------|----------------------------------------------------------------------------------------|---------------|---------------|
| DUR              | 36       | Duranta erecta 'Gold Mound' / Gold Mound Duranta      | 3g, 18" ht x 18" spd, 36" oc                                                           | \$ 7.63       | \$ 274.68     |
| AEO              | 19       | Aechmea blanchetiana / Bromeliad                      | 7g, 30" ht x 24" spd, full, mixed colors                                               | \$ 84.80      | \$ 1,611.20   |
| PMA              | 147      | Podocarpus macrophyllus "Pringles" / Dwarf Podocarpus | 3g, 18" ht x 18" spd, 18" oc<br><i>3g won't meet spec, see Alt.#1 for 7g</i>           | \$ 9.33       | \$ 1,371.51   |
| SHRUBS TOT.      | 1922     |                                                       |                                                                                        |               | \$ 27,195.70  |
| GROUND COVER     |          |                                                       |                                                                                        |               |               |
| DIA              | 548      | Dianella tasmanica 'Variegata' / Flax Lily            | 1 Gal., 12" Ht. x 12" Spr., 18" O.C.,                                                  | \$ 3.82       | \$ 2,093.36   |
| LIR              | 446      | Liriope muscari 'Emerald Goddess' / Liriope           | 1 Gal., 12" Ht. x 12" Spr., 18" O.C.,                                                  | \$ 4.24       | \$ 1,891.04   |
| MUH              | 344      | Muhlenbergia capillaris / Pink Muhly Grass            | 1 Gal., 24" Ht. x 22" Spr., 36" O.C.<br><i>1g won't meet spec, see Alt.#1 for 3g</i>   | \$ 3.82       | \$ 1,314.08   |
| TRI              | 131      | Tripsacum dactyloides / Fakahatchee Grass             | 1 Gal., 24" Ht. x 18" Spr., 36" O.C.<br><i>1g won't meet spec, see Alt.#1 for 3g</i>   | \$ 3.82       | \$ 500.42     |
| TRF              | 209      | Tripsacum floridanum / Florida Gamagrass              | 1 Gal., 24" Ht. x 18" Spr., 36" O.C.<br><i>1g won't meet spec, see Alt.#1 for 3g</i>   | \$ 3.82       | \$ 798.38     |
| CG TOTAL         | 1678     |                                                       |                                                                                        |               | \$ 6,597.28   |
| SOD              |          |                                                       |                                                                                        |               |               |
|                  | 42300    | St. Augustine Sod (SF)                                | Irrigated                                                                              | \$ 0.60       | \$ 25,380.00  |
| SOD TOTAL        | 42300    |                                                       |                                                                                        |               | \$ 25,380.00  |
| SEED             |          |                                                       |                                                                                        |               |               |
|                  |          | No Seed Included                                      |                                                                                        | \$ -          | \$ -          |
| SEED TOTAL       | 0        |                                                       |                                                                                        |               | \$ -          |
| MULCH            |          |                                                       |                                                                                        |               |               |
|                  | 281      | Melaleuca Mulch (CY)                                  | 3" Deep                                                                                | \$ 75.00      | \$ 21,075.00  |
| MULCH TOTAL      |          |                                                       |                                                                                        |               | \$ 21,075.00  |
| MISC.            |          |                                                       |                                                                                        |               |               |
|                  |          | Basic Tree Staking & Palm Bracing is Included         |                                                                                        | \$ -          | \$ -          |
|                  | 46       | Prepared Planting Soil (CY)                           | Not Backfill                                                                           | \$ 75.00      | \$ 3,450.00   |
|                  | 32       | Palm Sand (CY)                                        |                                                                                        | \$ 55.00      | \$ 1,760.00   |
|                  | 328      | Root Barrier (Panel)                                  | DeepRoot Tree Root Barrier 36 in. x 24 in. Panel                                       | \$ 29.61      | \$ 9,712.08   |
|                  | 20       | River Rock (CY)                                       | White River Rock 1-3" Dia; 4" depth per Plans.                                         | \$ 392.48     | \$ 7,849.60   |
|                  | 2        | Filter fabric (Roll)                                  | DeWitt 3.1 oz. Non-Woven Needle Punched Geotextile Filter Fabric 3 ft. x 360 ft.       | \$ 145.72     | \$ 291.44     |
|                  | 72       | Aluminum Edging (PC)                                  | Permaloc ProSlide Aluminum Landscape Edging Black Duraflex 1/8 in. x 5-1/2 in. x 16ft. | \$ 120.00     | \$ 8,640.00   |
| See Alt.#2       |          | 90 days Maintenance (LS)                              | 90 days maintenance, including weeding and mowing.                                     | \$ 40,019.47  | \$ -          |
| MISC. TOTAL      |          |                                                       |                                                                                        |               | \$ 34,703.12  |
| LS SUBTOTAL      |          |                                                       |                                                                                        |               | \$ 278,183.10 |
| SALES TAX        | 1        |                                                       |                                                                                        | \$ 11,241.40  | \$ 11,241.40  |
|                  |          |                                                       |                                                                                        | Total LS Bid  | \$ 289,424.50 |
| IRRIGATION TAX   |          |                                                       |                                                                                        | \$ 3,292.53   | \$ 3,292.53   |
| IRRIGATION TOTAL |          |                                                       |                                                                                        | \$ 110,770.16 | \$ 110,770.16 |
|                  |          |                                                       |                                                                                        | TOTAL         | \$ 400,194.66 |



St. Augustine

Root Barrier

White Stone

Aluminum Edging

SHEET KEY

SCALE: N.T.S.

PLANT LEGEND

| SYMBOL        | CODE         | BOTANICAL / COMMON NAME                                                                                                                                                               |
|---------------|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| TREES         |              |                                                                                                                                                                                       |
|               | CR           | Clusia rosea / Aubrey Tree<br>B&B, 12' H. x 5' Spr., 2.5" Cal., Single Straight Trunk, Full Canopy                                                                                    |
|               | CE           | Conocarpus erectus / Green Button Wood<br>Container Grown, 12' H. x 5' Spr., 2.5" Cal., Single Straight Trunk, Full Canopy                                                            |
|               | CES          | Conocarpus erectus sericeus / Silver Button Wood "Multi Trunk"<br>B & B, 12' H. x 5' Spr., 2.5" Cal., Straight Trunk, Full Canopy                                                     |
|               | FD           | Filicium decipiens / Japanese Fern Tree<br>Container Grown, 12' H. x 5' Spr., 5" CT, Full Dense Canopy                                                                                |
|               | LJ2          | Ligularum japonicum / Japanese Priest<br>B&B, 10' H. x 5' Spr., Multi-trunk, Min. 3" CT, Full and Dense Crown, Specimen, Matched                                                      |
|               | QV12         | Quercus virginiana / Southern Live Oak<br>Container Grown, 12' H. x 5' Spr., 2.5" Cal., Straight Trunk, Full Canopy                                                                   |
|               | QV16         | Quercus virginiana / Southern Live Oak<br>Field Grown, 16' H. x 7' Spr., 4" Cal., Straight Trunk, Full Canopy                                                                         |
|               | QV24         | Quercus virginiana / Southern Live Oak<br>Field Grown, 24' H. x 10' Spr., 5" Cal., Straight Trunk, Full and Dense Canopy, No Low Growth                                               |
|               | TH           | Tabebuia heterophylla / Pink Tabebuia<br>Container Grown, 12' H. x 6' Spr., 2.5" Cal., Single Straight Trunk, Full Canopy                                                             |
| PALM TREES    |              |                                                                                                                                                                                       |
|               | GN           | Coccothrinax "Green Malaysian" / Coconut Palm<br>Field Grown, Varying Heights, 12'-16' GW, Full Head, No Scared Trunk                                                                 |
|               | RO2          | Roystonea elata / Florida Royal Palm<br>Field Grown, 20' GW, 24" Cal., Heavy Straight Trunk, No Scars or Tapering GW, Full Crown, Matched; Base of Fronds Shall be Banded for Safety  |
|               | SPR          | Sabal palmetto / Cabbage Palmetto<br>Field Grown, Varying Heights, 15-20' CT, Slick Curved Trunk, Hurricane Cut                                                                       |
|               | SP           | Sabal palmetto / Cabbage Palmetto<br>Field Grown, Varying Heights, 12'-16' CT, Slick Straight Trunk, Hurricane Cut                                                                    |
| SHRUBS        |              |                                                                                                                                                                                       |
|               | AEO          | Aechmea blanchetiana / Bromeliad (Mixed Colors)<br>7 Gal., 36" H. x 24" Spr., Full                                                                                                    |
|               | CLD7         | Clusia gilliesii / Small Leaf Clusia<br>7 Gal., 4' H. x 3' Spr., 36" O.C., Full to Base                                                                                               |
|               | PMA          | Podocarpus macrophyllus "Pencil" / Dwarf Podocarpus<br>3 Gal., 18" H. x 18" Spr., 18" O.C., Full to Base and Dense                                                                    |
|               | STR          | Strelitzia reginae / Orange Bird Of Paradise<br>7 Gal., 36" H. x 24" Spr., 2-3 PPP, Full and Dense                                                                                    |
| SHRUB AREAS   |              |                                                                                                                                                                                       |
|               | ACW          | Azalea wilsoniana / Crapehol<br>7 Gal., 24" H. x 24" Spr., 36" O.C., Full and Dense                                                                                                   |
|               | GAR          | Carissa macrocarpa "Emerald Blankaet" / Emerald Blankaet Carissa<br>3 Gal., 12" H. x 12" Spr., 24" O.C., Full and Dense                                                               |
|               | CHR3         | Chrysobalanus icaco "Red Tip" / Red Tip Coccoloba<br>3 Gal., 18" H. x 12" Spr., 36" O.C.                                                                                              |
|               | CHR1         | Chrysobalanus icaco "Horizontal" / "Horizontal" Coccoloba<br>3 Gal., 24" H. x 18" Spr., 30" O.C., Full to Base and Dense                                                              |
|               | DUR          | Duranta erecta "Gold Mound" / Gold Mound Duranta<br>3 Gal., 18" H. x 18" Spr., 24" O.C., Full and Dense                                                                               |
|               | SCH          | Schefflera arborescens "Tiramisu" / Variegated Schefflera<br>3 Gal., 18" H. x 18" Spr., 24" O.C., Full and Dense                                                                      |
|               | SER          | Sesuvia repens / Saw Palmetto<br>7 Gal., 36" H. x 24" Spr., 36" O.C.                                                                                                                  |
|               | VIB          | Viburnum obovatum / Walter's Viburnum<br>3 Gal., 24" H. x 18" Spr., 30" O.C., Full and Dense                                                                                          |
|               | ZAM          | Zamia pumila / Coontie<br>3 Gal., 18" H. x 12" Spr., 30" O.C., Full to Base and Dense                                                                                                 |
| GRASSES       |              |                                                                                                                                                                                       |
|               | DIA          | Diarrhea lanterna "Variegata" / Flax Lily<br>1 Gal., 12" H. x 12" Spr., 18" O.C., Fully Rooted and Dense                                                                              |
|               | LIR          | Liriodendron "Emerald Goddess" / Liriodendron<br>1 Gal., 12" H. x 12" Spr., 18" O.C., Full to Edge of Pot                                                                             |
|               | MUH          | Muhlenbergia capillaris / Pink Muhly Grass<br>1 Gal., 24" H. x 22" Spr., 36" O.C., Fully Rooted and Dense                                                                             |
|               | TRI          | Tripsacum dactyloides / Falsehairy Grass<br>1 Gal., 24" H. x 18" Spr., 36" O.C., Full and Dense, Full to Base                                                                         |
|               | TRF          | Tripsacum dactyloides / Florida Camassia<br>1 Gal., 24" H. x 18" Spr., 36" O.C., Fully Rooted and Dense                                                                               |
| MISCELLANEOUS |              |                                                                                                                                                                                       |
|               | STONE        | Stones<br>2'-3" Dia. White Stone Edge Treatment, 4" Depth w/ Aluminum Edging Along Interior and Exterior Edges. Quantity to be Verified in the Field.                                 |
| SOD AND MULCH |              |                                                                                                                                                                                       |
|               | NO           | Shredded Melaleuca / Mulch<br>Free of Foreign Materials and Weeds, Minimum Depth After Settling Shall be 2". Quantity to be Verified in the Field.                                    |
|               | SOD          | Stenotaphrum secundatum "Floratam" / Floratam St. Augustine Sod<br>Disease Free, Laid Tightly w/ Staggered Joints, Rolled and Sandbed to Level; Quantity to be Verified in the Field. |
|               | ROOT BARRIER | Root Barrier<br>18" Depth Min., Installed per Manufacturer's Specifications, Refer to Landscape Details for More Information. Quantity to be Verified in the Field.                   |

Urban  
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studio

Urban Planning & Design  
Landscape Architecture  
Communication Graphics

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Avenir Northlake Parkway  
Parcel D Medical Center  
Palm Beach Gardens, FL  
Landscape Plan

Date: 04/11/2025  
Project No.: 12-065.031  
Designed By: CFS / TSP  
Drawn By: CFS / TSP  
Checked By: TSP

Revision Dates:  
PBG Submittal: 3/17/23  
PBG Resubmittal: 6/26/23; 8/31/23; 11/13/23  
SUA Submittal: 10/7/24  
Bid Set: 12/23/24; 04/11/25

LP-2  
of 5



**LP-3**  
of 5



# Landscape Service Professionals, a United Land Services Company

12276 San Jose Blvd.  
Suite 747  
Jacksonville, FL 32223  
(904) 829-9255  
mderry@unitedlandservices.com



## Estimate

|                                               |                                                                 |               |                              |
|-----------------------------------------------|-----------------------------------------------------------------|---------------|------------------------------|
| CLIENT                                        | PROJECT                                                         | ESTIMATE #    | 223073 - Parcel J and Pod 19 |
| Avenir - Northlake Blvd. Parkway - South of f | Avenir - Northlake Blvd. Parkway - South of Parcel J and Pod 19 | ESTIMATE DATE | 04/20/2026                   |
| 2501 A Burns Road                             | 2501 A Burns Road                                               |               |                              |
| Palm Beach Gardens, FL 33410                  | Palm Beach Gardens, FL 33410                                    |               |                              |

### AVENIR - NORTHLAKE BLVD. PARKWAY - SOUTH OF PARCEL J AND POD 19

Addenda Noted: None

Landscape Plans: LP-1 to LP-9 by Urban Design Studio dated 06/05/25, Rev. 1

Irrigation Plans: IR-1, IR-D.1, IR2 to IR-6 by Parker Yannette Design Group, Inc. dated 06/18/25, Rev. 1

| DESCRIPTION                                                                                                                                                                                           | QTY | RATE         | AMOUNT              |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|--------------|---------------------|
| <u>LANDSCAPE INSTALLATION:</u><br>(See attached Bid Breakdown & Sod map for more information.)<br>(Pricing includes up to 3 mobilization(s), additional mobilizations will be \$1,250 min. per each.) | 1   | \$600,802.91 | \$600,802.91        |
| <u>IRRIGATION INSTALLATION:</u><br>(WATER SOURCE: (1) existing stub out provided by Others.)                                                                                                          | 1   | \$104,929.66 | \$104,929.66        |
| <b>BASE BID SUBTOTAL:</b>                                                                                                                                                                             |     |              | <b>\$705,732.57</b> |
| <b>ALTERNATE ADD #1:</b>                                                                                                                                                                              |     |              | <b>\$80,201.45</b>  |

Shrubs are priced per container size. **Nine** shrubs will not meet height spec at the specified container size. This add is to change them to meet the height spec. They are as follows:

(531) CLD7 – Small Leaf Clusia (7g to 15g)  
(15) STR – Orange Bird of Paradise (7g to 15g)  
(981) SCH – Variegated Schefflera (3g to 7g)  
(189) SER3 – Saw Palmetto (3g to 7g)  
(619) VIB – Walter's Viburnum (3g to 7g)  
(190) ZAM – Coontie (3g to 7g)  
(634) MUH – Pink Muhly Grass (1g to 3g)  
(456) TRI1 – Fakahatchee Grass (1g to 3g)  
(366) TRF – Florida Gamagrass (1g to 3g)

|                                                    |                    |
|----------------------------------------------------|--------------------|
| <b>ALTERNATE ADD #2:</b>                           | <b>\$75,513.39</b> |
| 90 days Maintenance (LS)                           |                    |
| (See attached Bid Breakdown for more information.) |                    |

GENERAL NOTES:

- 1. This proposal is valid for 30 days from the date above. Pricing subject to change based on availability and cost increases.
- 2. **Site must be turned over ready for planting, graded to +/- 0.1', free of weeds/plant material or construction debris.** (Any additional tractor work needed will be charged \$165/per hour.)
- 3. Sod quantities are estimated by takeoff of the construction documents and are dependent upon the accuracy of the scale of these pages. Sod quantities are to be billed per actual quantity installed.
- 4. Substitution of plant material may be required if unavailable at the time of installation.
- 5. If the project is phased, finished areas will be accepted by the client and turned over at time of completion for warranty and maintenance not at the end of the project.
- 6. Landscape and irrigation installation to be dug with machinery. Hand digging will be an additional charge.
- 7. Water and power must be available prior to start of construction. Special accommodations may be made for an additional charge.
- 8. If the project is delayed or the phasing is changed due to no fault of our own, extra mobilizations charges will be added via change order.
- 9. **If soil conditions, based on preconstruction site visit, do not allow for standard installation practices, then additional charges will be applied via change order.**
- 10. **Bond Rate is 2%.**

EXCLUSIONS (Unless Noted Otherwise):

- 1. All earthwork, dewatering, cuts, fills, **topsoil**, rototilling, disking, soil fracturing, cultivated soil, **planting soil/mix** and grading.
- 2. **Soil amendments, soil testing**, herbicides, or excessive plant bed preparation.
- 3. Clearing, grubbing, plant/tree removal, demolition, or plant/tree relocation/transplanting.
- 4. M.O.T. or R.O.W. permits.
- 5. Cranes or lulls.
- 6. Irrigation POC's, wells, pumps, meters, **roadway sleeves**, directional boring, or power to controllers & pumps.
- 7. **Maintenance**, hand watering, or battery operated timers.
- 8. **Tree protection**, root pruning, or ~~root barrier~~.
- 9. All hardscape, rock, stone, boulders, fencing, lighting, drainage, landscape edging, artificial turf, planters/pots, fill for planters/pots, or weed barrier.
- 10. Warranty on any plant material not covered by an automatic irrigation system.
- 11. Warranty on any transplanted or relocated plant material.
- 12. Warranty on items affected by Acts of God (Freeze, Lightning, Hurricane, Tornado, etc.), power outage, abuse, vandalism, vehicles or animals.
- 13. Adjustment, replacement, removal, repair or upgrade of existing irrigation systems, including wells and pumps.
- 14. **Textura, Badging, Davis Bacon Wages, OCIP, CCIP, Bond and ODP.**

TOTAL\$705,732.57

Approved By: \_\_\_\_\_Date: \_\_\_\_\_



LANDSCAPE SERVICE PROFESSIONALS, a United Land Services Company

LANDSCAPE & IRRIGATION ESTIMATE BREAKDOWN

|               |                                                                 |
|---------------|-----------------------------------------------------------------|
| DATE:         | 04/20/26                                                        |
| PROJECT:      | Avenir - Northlake Blvd. Parkway - South of Parcel J and Pod 19 |
| DWG NUMBERS:  | LP-1 to LP-9                                                    |
| DWG DATE:     | 03/26/25                                                        |
| DWG REV #:    | 1                                                               |
| DWG REV DATE: | 06/05/25                                                        |
| LS ARCHITECT: | Urban Design Studio                                             |

| CALLOUT      | QUANTITY | NAME                                                                                                                             | DESCRIPTION                                                                                                                                  | UNIT BID    | TOTAL BID     |
|--------------|----------|----------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|-------------|---------------|
| TREES        |          |                                                                                                                                  |                                                                                                                                              |             |               |
| CR           | 7        | Clusia rosea / Autograph Tree                                                                                                    | B&B, 12' Ht. x 5' Spr., 2.5" Cal., Single Straight Trunk, Full Canopy                                                                        | \$ 664.00   | \$ 4,648.00   |
| CE           | 27       | Conocarpus erectus / Green Button Wood<br><i>Limited availability and may require substitution at time of planting</i>           | Container Grown, 12' Ht. x 5' Spr., 2.5" Cal., Single Straight Trunk                                                                         | \$ 576.00   | \$ 15,552.00  |
| CES          | 17       | Conocarpus erectus sericeus / Silver Button Wood<br><i>Limited availability and may require substitution at time of planting</i> | 'Multi Trunk'<br>B & B, 12' Ht. x 5' Spr., 2.5" Cal.                                                                                         | \$ 704.00   | \$ 11,968.00  |
| FD           | 9        | Filicium decipiens / Japanese Fern Tree                                                                                          | Container Grown, 12' Ht. x 5' Spr., 5' CT, Full Dense Canopy                                                                                 | \$ 664.00   | \$ 5,976.00   |
| LJ2          | 17       | Ligustrum japonicum / Japanese Privet                                                                                            | B&B, 10' Ht. x 8' Spr., Multi-trunk, Min. 3' CT, Full and Dense Crown, Specimen, Matched                                                     | \$ 584.00   | \$ 9,928.00   |
| QV12         | 18       | Quercus virginiana / Southern Live Oak                                                                                           | Container Grown, 12' Ht. x 5' Spr., 2.5" Cal., Straight Trunk                                                                                | \$ 544.00   | \$ 9,792.00   |
| QV16         | 14       | Quercus virginiana / Southern Live Oak                                                                                           | Field Grown, 16' Ht. x 7' Spr., 4" Cal., Straight Trunk                                                                                      | \$ 824.00   | \$ 11,536.00  |
| QV24         | 13       | Quercus virginiana / Southern Live Oak                                                                                           | Field Grown, 24' Ht. x 10' Spr., 5" Cal., Straight Trunk                                                                                     | \$ 1,032.00 | \$ 13,416.00  |
| TH           | 18       | Tabebuia heterophylla / Pink Tabebuia                                                                                            | Container Grown, 12' Ht. x 6' Spr., 2.5" Cal., Single Straight Trunk                                                                         | \$ 840.00   | \$ 15,120.00  |
| CN           | 37       | Cocos nucifera 'Green Malayan' / Coconut Palm                                                                                    | Field Grown, Varying Heights, 12'-16' GW, Full Head                                                                                          | \$ 1,192.00 | \$ 44,104.00  |
| RO2          | 51       | Roystonea elata / Florida Royal Palm                                                                                             | Field Grown, 20' GW, 24" Cal., Heavy Straight Trunk, No Scars or Tapering GW, Full Crown, Matched; Base of Fronds Shall be Banded for Safety | \$ 3,600.00 | \$ 183,600.00 |
| SP           | 117      | Sabal palmetto / Cabbage Palmetto                                                                                                | Field Grown, Varying Heights, 12'-16' CT, Slick Straight Trunk, Hurricane Cut                                                                | \$ 384.00   | \$ 44,928.00  |
| TREE TOTAL   | 345      |                                                                                                                                  |                                                                                                                                              |             | \$ 370,568.00 |
| SHRUBS       |          |                                                                                                                                  |                                                                                                                                              |             |               |
| CLD7         | 531      | Clusia guttifera / Small Leaf Clusia                                                                                             | 7 Gal., 4' Ht. x 3' Spr., 36" O.C., Full to Base<br><i>7g won't meet spec, see Alt.#1 for 15g</i>                                            | \$ 30.53    | \$ 16,211.43  |
| STR          | 15       | Strelitzia reginae / Orange Bird Of Paradise                                                                                     | 7 Gal., 36" Ht. x 24" Spr., 2-3 PPP, Full and Dense<br><i>7g won't meet spec, see Alt.#1 for 15g</i>                                         | \$ 42.40    | \$ 636.00     |
| ACW3         | 423      | Acalypha wilkesiana / Copperleaf                                                                                                 | 3 Gal., 18" Ht. x 18" Spr., 36" O.C., Full and Dense                                                                                         | \$ 8.48     | \$ 3,587.04   |
| CAR          | 496      | Carissa macrocarpa 'Emerald Blanket' / Emerald Blanket Carissa                                                                   | 3 Gal., 12" Ht. x 12" Spr., 24" O.C., Full and Dense                                                                                         | \$ 7.63     | \$ 3,784.48   |
| CHR3         | 854      | Chrysobalanus icaco 'Red Tip' / Red Tip Cocoplum                                                                                 | 3 Gal., 18" Ht. x 12" Spr., 36" O.C.                                                                                                         | \$ 7.63     | \$ 6,516.02   |
| DUR          | 173      | Duranta erecta 'Gold Mound' / GOLD Mound Duranta                                                                                 | 3g, 18" ht x 18" spd, 36" oc                                                                                                                 | \$ 7.63     | \$ 1,319.99   |
| SCH          | 981      | Schefflera arboricola 'Trinette' / Variegated Schefflera                                                                         | 3 Gal., 18" Ht. x 15" Spr., 24" O.C., Full to Base and Dense<br><i>3g won't meet spec, see Alt.#1 for 7g</i>                                 | \$ 9.33     | \$ 9,152.73   |
| SER3         | 189      | Serenoa repens / Saw Palmetto                                                                                                    | 3 Gal., 18" Ht. x 18" Spr., 36" O.C.<br><i>3g won't meet spec, see Alt.#1 for 7g</i>                                                         | \$ 25.44    | \$ 4,808.16   |
| VIB          | 619      | Viburnum obovatum / Walter's Viburnum                                                                                            | 3 Gal., 24" Ht. x 18" Spr., 30" O.C., Full and Dense<br><i>3g won't meet spec, see Alt.#1 for 7g</i>                                         | \$ 9.33     | \$ 5,775.27   |
| ZAM          | 190      | Zamia pumila / Coontie                                                                                                           | 3 Gal., 18" Ht. x 12" Spr., 30" O.C., Full to Base and Dense<br><i>3g won't meet spec, see Alt.#1 for 7g</i>                                 | \$ 17.81    | \$ 3,383.90   |
| SHRUBS TOT.  | 4471     |                                                                                                                                  |                                                                                                                                              |             | \$ 55,175.02  |
| GROUND COVER |          |                                                                                                                                  |                                                                                                                                              |             |               |
| DIA          | 934      | Dianella tasmanica 'Variegata' / Flax Lily                                                                                       | 1 Gal., 12" Ht. x 12" Spr., 18" O.C.,                                                                                                        | \$ 3.82     | \$ 3,567.88   |
| LIR          | 575      | Liriope muscari 'Emerald Goddess' / Liriope                                                                                      | 1 Gal., 12" Ht. x 12" Spr., 18" O.C.,                                                                                                        | \$ 4.24     | \$ 2,438.00   |

LANDSCAPE SERVICE PROFESSIONALS, a United Land Services Company

LANDSCAPE & IRRIGATION ESTIMATE BREAKDOWN

|               |                                                                 |
|---------------|-----------------------------------------------------------------|
| DATE:         | 04/20/26                                                        |
| PROJECT:      | Avenir - Northlake Blvd. Parkway - South of Parcel J and Pod 19 |
| DWG NUMBERS:  | LP-1 to LP-9                                                    |
| DWG DATE:     | 03/26/25                                                        |
| DWG REV #:    | 1                                                               |
| DWG REV DATE: | 06/05/25                                                        |
| LS ARCHITECT: | Urban Design Studio                                             |

| CALLOUT          | QUANTITY | NAME                                          | DESCRIPTION                                                                          | UNIT BID      | TOTAL BID     |
|------------------|----------|-----------------------------------------------|--------------------------------------------------------------------------------------|---------------|---------------|
| MUH              | 634      | Muhlenbergia capillaris / Pink Muhly Grass    | 1 Gal., 24" Ht. x 22" Spr., 36" O.C.<br><i>1g won't meet spec, see Alt.#1 for 3g</i> | \$ 3.82       | \$ 2,421.88   |
| TRI1             | 456      | Tripsacum dactyloides / Fakahatchee Grass     | 1 Gal., 24" Ht. x 18" Spr., 36" O.C.<br><i>1g won't meet spec, see Alt.#1 for 3g</i> | \$ 3.82       | \$ 1,741.92   |
| TRF              | 366      | Tripsacum floridanum / Florida Gamagrass      | 1 Gal., 24" Ht. x 18" Spr., 36" O.C.<br><i>1g won't meet spec, see Alt.#1 for 3g</i> | \$ 3.82       | \$ 1,398.12   |
| CG TOTAL         | 2965     |                                               |                                                                                      |               | \$ 11,567.80  |
| SOD              |          |                                               |                                                                                      |               |               |
|                  | 112050   | St. Augustine Sod (SF)                        | Irrigated                                                                            | \$ 0.60       | \$ 67,230.00  |
| SOD TOTAL        | 112050   |                                               |                                                                                      |               | \$ 67,230.00  |
| SEED             |          |                                               |                                                                                      |               |               |
|                  |          | No Seed Included                              |                                                                                      | \$ -          | \$ -          |
| SEED TOTAL       | 0        |                                               |                                                                                      |               | \$ -          |
| MULCH            |          |                                               |                                                                                      |               |               |
|                  | 529      | Melaleuca Mulch (CY)                          | 3" Deep                                                                              | \$ 75.00      | \$ 39,675.00  |
| MULCH TOTAL      |          |                                               |                                                                                      |               | \$ 39,675.00  |
| MISC.            |          |                                               |                                                                                      |               |               |
|                  |          | Basic Tree Staking & Palm Bracing is Included |                                                                                      | \$ -          | \$ -          |
|                  | 105      | Prepared Planting Soil (CY)                   | Not Backfill                                                                         | \$ 75.00      | \$ 7,875.00   |
|                  | 62       | Palm Sand (CY)                                |                                                                                      | \$ 55.00      | \$ 3,410.00   |
|                  | 588      | Root Barrier (Panel)                          | DeepRoot Tree Root Barrier 36 in. x 24 in. Panel                                     | \$ 29.60      | \$ 17,404.80  |
| See Alt.#2       |          | 90 days Maintenance (LS)                      | 90 days basic maintenance, Includes weeding and mowing.                              | \$ 70,573.26  | \$ -          |
| MISC. TOTAL      |          |                                               |                                                                                      |               | \$ 33,189.80  |
| LS SUBTOTAL      |          |                                               |                                                                                      |               | \$ 577,405.62 |
| SALES TAX        | 1        |                                               |                                                                                      | \$ 23,397.29  | \$ 23,397.29  |
|                  |          |                                               |                                                                                      | Total LS Bid  | \$ 600,802.91 |
| IRRIGATION TAX   |          |                                               |                                                                                      | \$ 3,118.93   | \$ 3,118.93   |
| IRRIGATION TOTAL |          |                                               |                                                                                      | \$ 104,929.66 | \$ 104,929.66 |
|                  |          |                                               |                                                                                      | TOTAL         | \$ 705,732.57 |



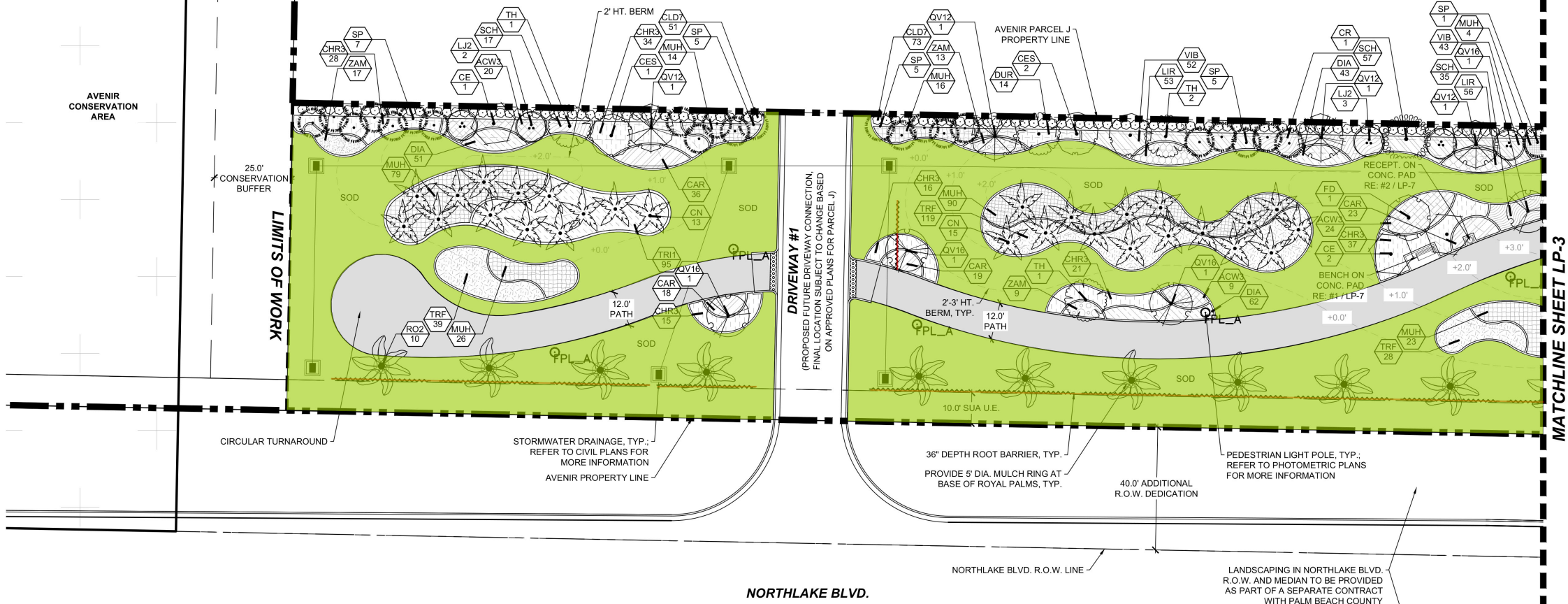


Root Barrier



St. Augustine

AVENIR PARCEL J  
(LINEWORK SHOWN  
FOR REFERENCE PURPOSES ONLY)



SHEET KEY

SCALE: N.T.S.

SHEET SHEET SHEET SHEET SHEET  
LP-2 LP-3 LP-4 LP-5 LP-6

PLANT LEGEND

| SYMBOL                                                                                | CODE         | BOTANICAL / COMMON NAME                                                                                                                                                                   |
|---------------------------------------------------------------------------------------|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| TREES                                                                                 |              |                                                                                                                                                                                           |
|    | CR           | Clusia rosea / Autograph Tree<br>B&B, 12' Ht. x 5' Spr., 2.5' Cal., Single Straight Trunk, Full Canopy                                                                                    |
|    | CE           | Conocarpus erectus / Green Button Wood<br>Container Grown, 12' Ht. x 5' Spr., 2.5' Cal., Single Straight Trunk, Full Canopy                                                               |
|    | CES          | Conocarpus erectus sericeus / Silver Button Wood 'Multi Trunk'<br>B & B, 12' Ht. x 5' Spr., 2.5' Cal., Straight Trunk, Full Canopy                                                        |
|    | FD           | Filicium decipiens / Japanese Fern Tree<br>Container Grown, 12' Ht. x 4' Spr., 5' CT, Full Dense Canopy                                                                                   |
|    | LJ2          | Ligustrum japonicum / Japanese Privet<br>B&B, 10' Ht. x 6' Spr., Multi-trunk, Min. 3' CT, Full and Dense Crown, Specimen, Matched                                                         |
|    | QV12         | Quercus virginiana / Southern Live Oak<br>Container Grown, 12' Ht. x 5' Spr., 2.5' Cal., Straight Trunk, Full Canopy                                                                      |
|    | QV16         | Quercus virginiana / Live Oak<br>Field Grown, 16' Ht. x 7' Spr., 4' Cal., Straight Trunk, Full Canopy                                                                                     |
|    | QV24         | Quercus virginiana / Southern Live Oak<br>Field Grown, 24' Ht. x 10' Spr., 5' Cal., Straight Trunk, Full and Even Canopy, No Low Crotch                                                   |
|    | TH           | Tabebuia heterophylla / Pink Tabebuia<br>Container Grown, 12' Ht. x 6' Spr., 2.5' Cal., Single Straight Trunk, Full Canopy                                                                |
| PALM TREES                                                                            |              |                                                                                                                                                                                           |
|    | CN           | Coccothrinax 'Green Malaysian' / Coconut Palm<br>Field Grown, Varying Heights, 12'-16' GW, Full Head, No Scared Trunk                                                                     |
|   | RO2          | Roystonia elata / Florida Royal Palm<br>Field Grown, 20' GW, 24' Cal., Heavy Straight Trunk, No Scars or Tapering GW, Full Crown, Matched                                                 |
|  | SP           | Sabal palmetto / Cabbage Palmetto<br>Field Grown, Varying Heights, 12'-16' CT, Slick Straight Trunk, Hurricane Cut                                                                        |
| SHRUBS                                                                                |              |                                                                                                                                                                                           |
|  | CLD7         | Clusia guttifera / Small Leaf Clusia<br>7 Gal., 4' Ht. x 3' Spr., 36\"/>                                                                                                                  |
|  | STR          | Streptocarpus reginae / Orange Bird Of Paradise<br>7 Gal., 36\"/>                                                                                                                         |
| SHRUB AREAS                                                                           |              |                                                                                                                                                                                           |
|  | ACW3         | Acalypha wilkesiana / Copperleaf<br>3 Gal., 18\"/>                                                                                                                                        |
|  | CAR          | Carlisa macrocarpa 'Emerald Blanket' / Emerald Blanket Carlisa<br>3 Gal., 12\"/>                                                                                                          |
|  | CHR3         | Chrysobalanus icaco 'Red Tip' / Red Tip Cocoplum<br>3 Gal., 18\"/>                                                                                                                        |
|  | DUR          | Duranta erecta 'Gold Mound' / Gold Mound Duranta<br>3 Gal., 18\"/>                                                                                                                        |
|  | SCH          | Schefflera arboricola 'Trinette' / Variegated Schefflera<br>3 Gal., 18\"/>                                                                                                                |
|  | SER3         | Sesuvium repens / Saw Palmetto<br>3 Gal., 18\"/>                                                                                                                                          |
|  | VIB          | Viburnum obovatum / Walter's Viburnum<br>3 Gal., 24\"/>                                                                                                                                   |
|  | ZAM          | Zamia pumila / Coontie<br>3 Gal., 18\"/>                                                                                                                                                  |
| GRASSES                                                                               |              |                                                                                                                                                                                           |
|  | DIA          | Dianella isanensis 'Variegata' / Flax Lily<br>1 Gal., 12\"/>                                                                                                                              |
|  | LIR          | Liriope muscari 'Emerald Goddess' / Liriope<br>1 Gal., 12\"/>                                                                                                                             |
|  | MUH          | Muhlenbergia capillaris / Pink Muhly Grass<br>1 Gal., 24\"/>                                                                                                                              |
|  | TRF1         | Tripsacum dactyloides / Fakahatchee Grass<br>1 Gal., 24\"/>                                                                                                                               |
|  | TRF          | Tripsacum floridanum / Florida Gamagrass<br>1 Gal., 24\"/>                                                                                                                                |
| SOD AND MULCH                                                                         |              |                                                                                                                                                                                           |
|  | MULCH        | Shredded Melaleuca / Mulch<br>Free of Foreign Materials and Weeds, Minimum Depth After Settling Shall be 3\"/>                                                                            |
|  | SOD          | Stenotaphrum secundatum 'Floritan' / Floritan St. Augustine Sod<br>Disease Free, Laid Tightly w/ Staggered Joints, Rolled and Sandbed to Level Lawn, Quantity to be Verified in the Field |
|  | ROOT BARRIER | Root Barrier<br>36\"/>                                                                                                                                                                    |

Avenir - Northlake Blvd. Parkway  
South of Parcel J and Pod 19  
Palm Beach Gardens, Florida  
Landscape Plan



Urban Design  
Land Planning  
Landscape Architecture

610 Clematis Street, Suite CU02  
West Palm Beach, FL 33401  
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Scale: 1" = 20'-0"

Date: 03/26/25  
Project No.: 12-065.081  
Designed By: TSP/CFS  
Drawn By: CFS/TSP  
Checked By: TSP

Revision Dates:  
PBG Submittal: 02/20/25, 03/26/25  
Base Updates: 06/05/25, 06/11/25

FOR PERMITTING

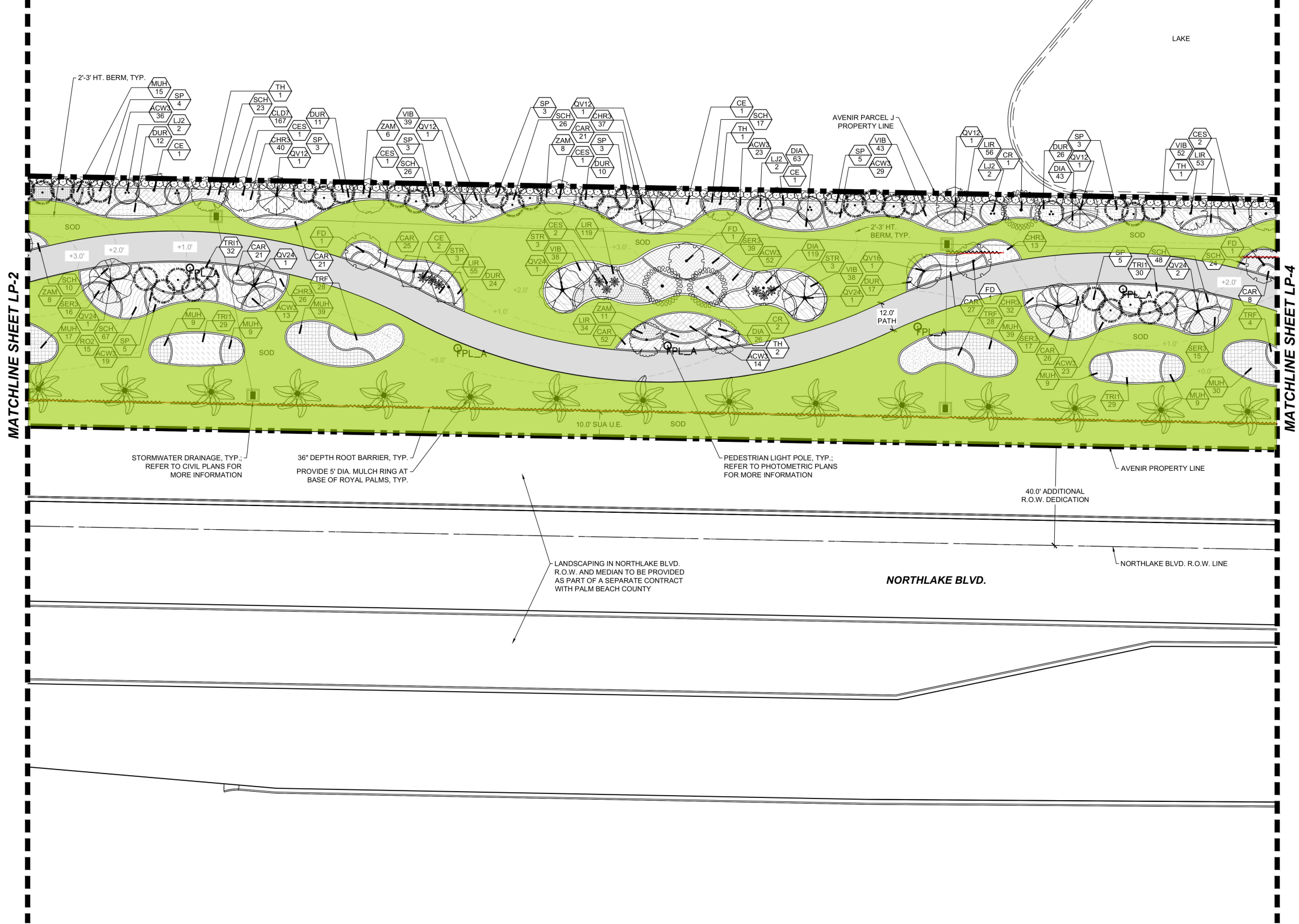
LP-2  
of 9



 St. Augustine

 Root Barrier

AVENIR PARCEL J  
(LINEWORK SHOWN  
FOR REFERENCE PURPOSES ONLY)



SHEET KEY

SCALE: N.T.S.

SHEET

SHEET

SHEET

SHEET

SHEET

LP-2

LP-3

LP-4

LP-5

LP-6

PLANT LEGEND

| SYMBOL        | CODE         | BOTANICAL / COMMON NAME                                                                                                                                                                   |
|---------------|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| TREES         |              |                                                                                                                                                                                           |
|               | CR           | Clusia rosea / Autograph Tree<br>B&B, 12' Ht. x 5' Spr., 2.5' Cal., Single Straight Trunk, Full Canopy                                                                                    |
|               | CE           | Conocarpus erectus / Green Button Wood<br>Container Grown, 12' Ht. x 5' Spr., 2.5' Cal., Single Straight Trunk, Full Canopy                                                               |
|               | CES          | Conocarpus erectus sericeus / Silver Button Wood 'Multi Trunk'<br>B & B, 12' Ht. x 5' Spr., 2.5' Cal., Straight Trunk, Full Canopy                                                        |
|               | FD           | Filicium decipiens / Japanese Fern Tree<br>Container Grown, 12' Ht. x 4' Spr., 5' CT, Full Dense Canopy                                                                                   |
|               | LJ2          | Ligustrum japonicum / Japanese Privet<br>B&B, 10' Ht. x 8' Spr., Multi-trunk, Min. 3' CT, Full and Dense Crown, Specimen, Matched                                                         |
|               | QV12         | Quercus virginiana / Southern Live Oak<br>Container Grown, 12' Ht. x 5' Spr., 2.5' Cal., Straight Trunk, Full Canopy                                                                      |
|               | QV16         | Quercus virginiana / Live Oak<br>Field Grown, 16' Ht. x 7' Spr., 4' Cal., Straight Trunk, Full Canopy                                                                                     |
|               | QV24         | Quercus virginiana / Southern Live Oak<br>Field Grown, 24' Ht. x 10' Spr., 5' Cal., Straight Trunk, Full and Even Canopy, No Low Crotch                                                   |
|               | TH           | Tabeaia heterophylla / Pink Tabeaia<br>Container Grown, 12' Ht. x 6' Spr., 2.5' Cal., Single Straight Trunk, Full Canopy                                                                  |
| PALM TREES    |              |                                                                                                                                                                                           |
|               | CN           | Cocco nucifera 'Green Malaysian' / Coconut Palm<br>Field Grown, Varying Heights, 12'-16' GW, Full Head, No Scarred Trunk                                                                  |
|               | RO2          | Roystonia elata / Florida Royal Palm<br>Field Grown, 20' GW, 24' Cal., Heavy Straight Trunk, No Scars or Tapering GW, Full Crown, Matched                                                 |
|               | SP           | Sabal palmetto / Cabbage Palmetto<br>Field Grown, Varying Heights, 12'-16' CT, Slick Straight Trunk, Hurricane Cut                                                                        |
| SHRUBS        |              |                                                                                                                                                                                           |
|               | CLD7         | Clusia guttifera / Small Leaf Clusia<br>7 Gal., 4' Ht. x 3' Spr., 36" O.C., Full to Base and Dense.                                                                                       |
|               | STR          | Streitzia reginae / Orange Bird Of Paradise<br>7 Gal., 36" Ht. x 24" Spr., 2-3 PPP, Full and Dense                                                                                        |
| SHRUB AREAS   |              |                                                                                                                                                                                           |
|               | ACW3         | Acalypha wilkesiana / Copperleaf<br>3 Gal., 18" Ht. x 18" Spr., 36" O.C., Full and Dense                                                                                                  |
|               | CAR          | Carlissa macrocarpa 'Emerald Blanket' / Emerald Blanket Carlissa<br>3 Gal., 12" Ht. x 12" Spr., 24" O.C., Full and Dense                                                                  |
|               | CHR3         | Chrysobalanus icaco 'Red Tip' / Red Tip Cocoplum<br>3 Gal., 18" Ht. x 15" Spr., 36" O.C., Full to Base and Dense.                                                                         |
|               | DUR          | Duranta erecta 'Gold Mound' / Gold Mound Duranta<br>3 Gal., 18" Ht. x 18" Spr., 36" O.C., Full and Dense                                                                                  |
|               | SCH          | Schefflera arboricola 'Trinitie' / Variegated Schefflera<br>3 Gal., 18" Ht. x 15" Spr., 24" O.C., Full to Base and Dense                                                                  |
|               | SER3         | Serenoa repens / Saw Palmetto<br>3 Gal., 18" Ht. x 18" Spr., 36" O.C., Full to Base and Dense.                                                                                            |
|               | VIB          | Viburnum obovatum / Walter's Viburnum<br>3 Gal., 24" Ht. x 18" Spr., 30" O.C., Full and Dense                                                                                             |
|               | ZAM          | Zamia pumila / Coontie<br>3 Gal., 18" Ht. x 12" Spr., 30" O.C., Full to Base and Dense                                                                                                    |
| GRASSES       |              |                                                                                                                                                                                           |
|               | DIA          | Dianella isanica 'Variegata' / Flax Lily<br>1 Gal., 12" Ht. x 12" Spr., 18" O.C., Fully Rooted and Dense                                                                                  |
|               | LIR          | Liriope muscari 'Emerald Goddess' / Liriope<br>1 Gal., 12" Ht. x 12" Spr., 18" O.C., Full to Edge of Pot                                                                                  |
|               | MUH          | Muhlenbergia capillaris / Pink Muhly Grass<br>1 Gal., 24" Ht. x 22" Spr., 36" O.C., Fully Rooted and Dense                                                                                |
|               | TR1          | Tripsacum dactyloides / Fakahatchee Grass<br>1 Gal., 24" Ht. x 18" Spr., 36" O.C., Full and Dense, Full to Base                                                                           |
|               | TRF          | Tripsacum floridanum / Florida Camagrass<br>1 Gal., 24" Ht. x 18" Spr., 36" O.C., Fully Rooted and Dense                                                                                  |
| SOD AND MULCH |              |                                                                                                                                                                                           |
|               | MULCH        | Shredded Metaleuca / Mulch<br>Free of Foreign Materials and Weeds, Minimum Depth After Settling Shall be 3", Quantity to be Verified in the Field                                         |
|               | SOD          | Stenotaphrum secundatum 'Floriant' / Floriant St. Augustine Sod<br>Disease Free, Laid Tightly w/ Staggered Joints, Rolled and Sandbed to Level Lawn; Quantity to be Verified in the Field |
|               | ROOT BARRIER | Root Barrier<br>36" Depth Min., Installed per Manufacturer's Specifications, Refer to Landscape Details for More Information *Quantity to be Verified in the Field                        |

Urban design studio

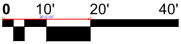
Urban Design  
Land Planning  
Landscape Architecture

610 Clematis Street, Suite CU02  
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#LA0001739

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Avenir - Northlake Blvd. Parkway  
South of Parcel J and Pod 19  
Palm Beach Gardens, Florida  
Landscape Plan

  
NORTH

  
Scale: 1" = 20'-0"

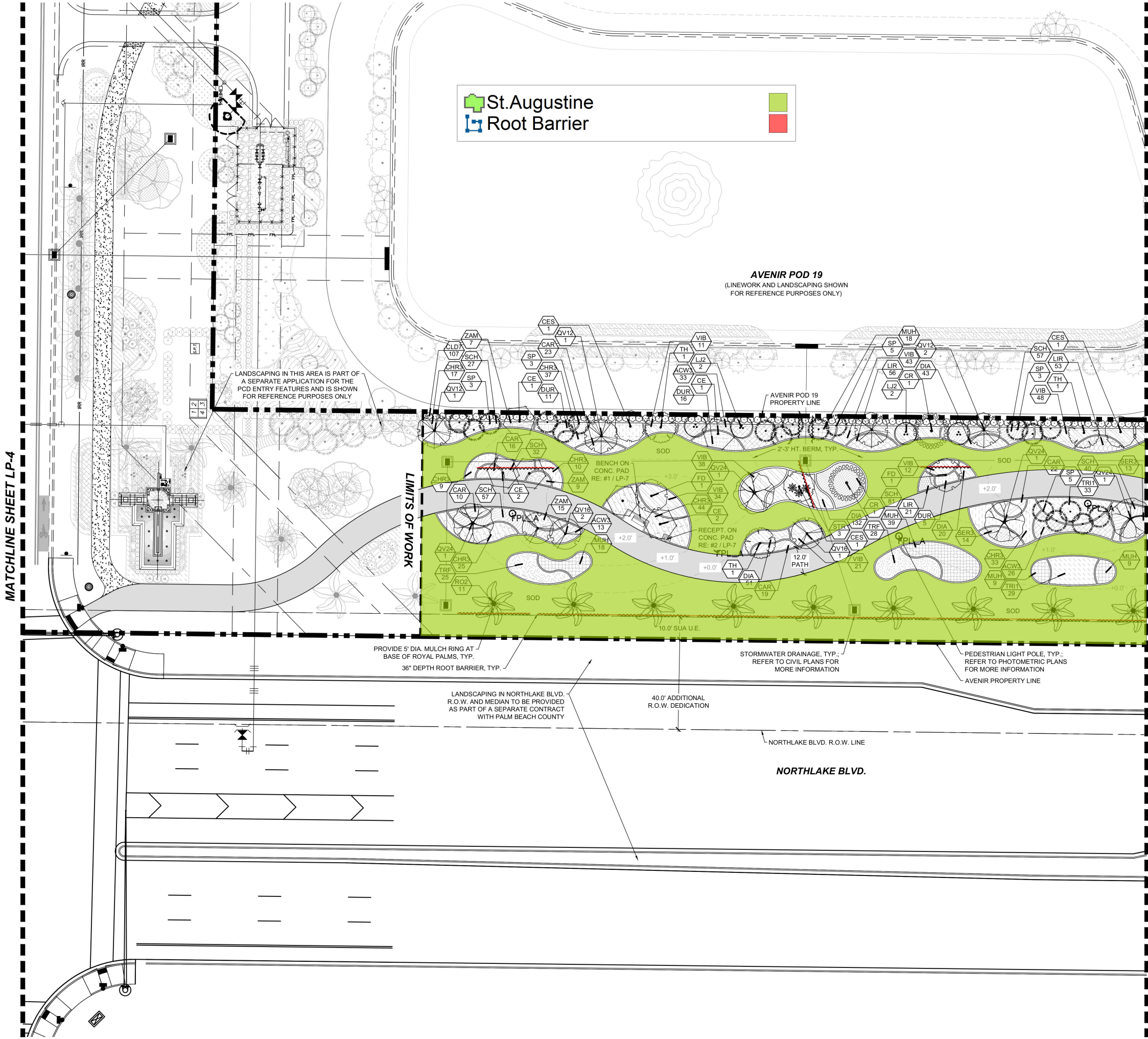
|                                   |            |
|-----------------------------------|------------|
| Date:                             | 03/26/25   |
| Project No.:                      | 12-065.081 |
| Designed By:                      | TSP/CFS    |
| Drawn By:                         | CFS/TSP    |
| Checked By:                       | TSP        |
| Revision Dates:                   |            |
| PBG Submittal: 02/20/25, 03/26/25 |            |
| Base Updates: 06/05/25            |            |

FOR PERMITTING









SHEET KEY

SCALE: N.T.S.

SHEET SHEET SHEET SHEET SHEET  
LP-2 LP-3 LP-4 LP-5 LP-6

PLANT LEGEND

| SYMBOL        | CODE         | BOTANICAL / COMMON NAME                                                                                                                                                                   |
|---------------|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| TREES         |              |                                                                                                                                                                                           |
|               | CR           | Clusia rosea / Autograph Tree<br>B&B, 12' Ht. x 5' Spr., 2.5' Cal., Single Straight Trunk, Full Canopy                                                                                    |
|               | CE           | Conocarpus erectus / Green Button Wood<br>Container Grown, 12' Ht. x 5' Spr., 2.5' Cal., Single Straight Trunk, Full Canopy                                                               |
|               | CES          | Conocarpus erectus sericeus / Silver Button Wood 'Multi Trunk'<br>B & B, 12' Ht. x 5' Spr., 2.5' Cal., Straight Trunk, Full Canopy                                                        |
|               | FD           | Filicium decipiens / Japanese Fern Tree<br>Container Grown, 12' Ht. x 4' Spr., 5' CT, Full Dense Canopy                                                                                   |
|               | LJ2          | Ligustrum japonicum / Japanese Privet<br>B&B, 10' Ht. x 8' Spr., Multi-trunk, Min. 3' CT, Full and Dense Crown, Specimen, Matched                                                         |
|               | QV12         | Quercus virginiana / Southern Live Oak<br>Container Grown, 12' Ht. x 5' Spr., 2.5' Cal., Straight Trunk, Full Canopy                                                                      |
|               | QV16         | Quercus virginiana / Live Oak<br>Field Grown, 16' Ht. x 7' Spr., 4' Cal., Straight Trunk, Full Canopy                                                                                     |
|               | QV24         | Quercus virginiana / Southern Live Oak<br>Field Grown, 24' Ht. x 10' Spr., 5' Cal., Straight Trunk, Full and Even Canopy, No Low Crotch                                                   |
|               | TH           | Tabeaia heterophylla / Pink Tabeaia<br>Container Grown, 12' Ht. x 6' Spr., 2.5' Cal., Single Straight Trunk, Full Canopy                                                                  |
| PALM TREES    |              |                                                                                                                                                                                           |
|               | CN           | Cocco nucifera 'Green Malaysian' / Coconut Palm<br>Field Grown, Varying Heights, 12'-16' GW, Full Head, No Scared Trunk                                                                   |
|               | RO2          | Roystonia elata / Florida Royal Palm<br>Field Grown, 20' GW, 24' Cal., Heavy Straight Trunk, No Scars or Tapering GW, Full Crown, Matched                                                 |
|               | SP           | Sabal palmetto / Cabbage Palmetto<br>Field Grown, Varying Heights, 12'-16' CT, Slick Straight Trunk, Hurricane Cut                                                                        |
| SHRUBS        |              |                                                                                                                                                                                           |
|               | CLD7         | Clusia guttifera / Small Leaf Clusia<br>7 Gal., 4' Ht. x 3' Spr., 36" O.C., Full to Base and Dense.                                                                                       |
|               | STR          | Streitzia reginae / Orange Bird Of Paradise<br>7 Gal., 36" Ht. x 24" Spr., 2-3 PPP, Full and Dense                                                                                        |
| SHRUB AREAS   |              |                                                                                                                                                                                           |
|               | ACW3         | Acalypha wilkesiana / Copperleaf<br>3 Gal., 18" Ht. x 18" Spr., 36" O.C., Full and Dense                                                                                                  |
|               | CAR          | Carlissa macrocarpa 'Emerald Blanket' / Emerald Blanket Carlissa<br>3 Gal., 12" Ht. x 12" Spr., 18" O.C., Full and Dense                                                                  |
|               | CHR3         | Chrysobalanus icaco 'Red Tip' / Red Tip Cocoplum<br>3 Gal., 18" Ht. x 12" Spr., 36" O.C., Full to Base and Dense.                                                                         |
|               | DUR          | Duranta erecta 'Gold Mound' / Gold Mound Duranta<br>3 Gal., 18" Ht. x 18" Spr., 36" O.C., Full and Dense                                                                                  |
|               | SCH          | Schefflera arboricola 'Trinette' / Variegated Schefflera<br>3 Gal., 18" Ht. x 15" Spr., 24" O.C., Full to Base and Dense                                                                  |
|               | SER3         | Senecio repens / Saw Palmetto<br>3 Gal., 18" Ht. x 18" Spr., 36" O.C., Full to Base and Dense.                                                                                            |
|               | VIB          | Viburnum obovatum / Walter's Viburnum<br>3 Gal., 24" Ht. x 18" Spr., 30" O.C., Full and Dense                                                                                             |
|               | ZAM          | Zamia pumila / Coontie<br>3 Gal., 18" Ht. x 12" Spr., 30" O.C., Full to Base and Dense                                                                                                    |
| GRASSES       |              |                                                                                                                                                                                           |
|               | DIA          | Diarrhena isomericus 'Variegata' / Flax Lily<br>1 Gal., 12" Ht. x 12" Spr., 18" O.C., Fully Rooted and Dense                                                                              |
|               | LIR          | Liriope muscari 'Emerald Goddess' / Liriope<br>1 Gal., 12" Ht. x 12" Spr., 18" O.C., Full to Edge of Pot                                                                                  |
|               | MUH          | Muhlenbergia capillaris / Pink Muhly Grass<br>1 Gal., 24" Ht. x 22" Spr., 36" O.C., Fully Rooted and Dense                                                                                |
|               | TR11         | Tripsacum dactyloides / Fakahatchee Grass<br>1 Gal., 24" Ht. x 18" Spr., 36" O.C., Full and Dense, Full to Base                                                                           |
|               | TRF          | Tripsacum floridanum / Florida Gamagrass<br>1 Gal., 24" Ht. x 18" Spr., 36" O.C., Fully Rooted and Dense                                                                                  |
| SOD AND MULCH |              |                                                                                                                                                                                           |
|               | MULCH        | Shredded Melaleuca / Mulch<br>Free of Foreign Materials and Weeds, Minimum Depth After Settling Shall be 3". Quantity to be Verified in the Field                                         |
|               | SOD          | Stenotaphrum secundatum 'Florilam' / Florilam St. Augustine Sod<br>Disease Free, Laid Tightly w/ Staggered Joints, Rolled and Sandbed to Level Lawn. Quantity to be Verified in the Field |
|               | ROOT BARRIER | Root Barrier<br>36" Depth Min., Installed per Manufacturer's Specifications, Refer to Landscape Details for More Information *Quantity to be Verified in the Field                        |

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Avenir - Northlake Blvd. Parkway  
South of Parcel J and Pod 19

Palm Beach Gardens, Florida  
Landscape Plan



0 10' 20' 40'  
Scale: 1" = 20'-0"

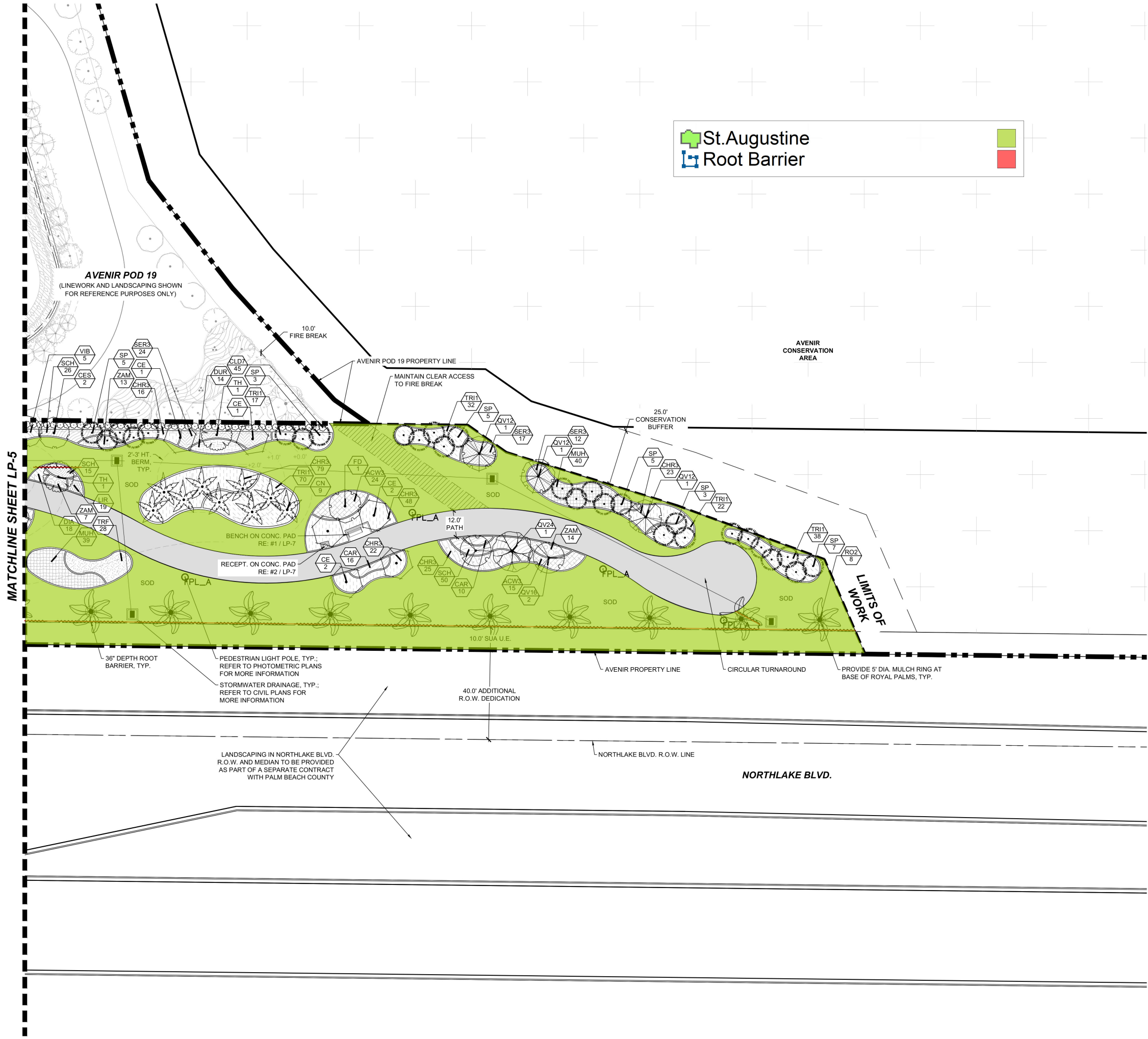
Date: 03/26/25  
Project No.: 12-065.081  
Designed By: TSP/CFS  
Drawn By: CFS/TSP  
Checked By: TSP

Revision Dates:  
PBG Submittal: 02/20/25, 03/26/25  
Base Updates: 06/05/25

FOR PERMITTING

LP-5  
of 9





SHEET KEY

SCALE: N.T.S.

SHEET LP-2

SHEET LP-3

SHEET LP-4

SHEET LP-5

SHEET LP-6

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LP-6

of 9

Avenir - Northlake Blvd. Parkway

South of Parcel J and Pod 19

Palm Beach Gardens, Florida

Landscape Plan

| SYMBOL        | CODE         | BOTANICAL / COMMON NAME                                                                                                                                                                   |
|---------------|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| TREES         |              |                                                                                                                                                                                           |
|               | CR           | Clusia rosea / Autograph Tree<br>B&B, 12' Ht. x 5' Spr., 2.5' Cal., Single Straight Trunk, Full Canopy                                                                                    |
|               | CE           | Conocarpus erectus / Green Button Wood<br>Container Grown, 12' Ht. x 5' Spr., 2.5' Cal., Single Straight Trunk, Full Canopy                                                               |
|               | CES          | Conocarpus erectus sericeus / Silver Button Wood 'Multi Trunk'<br>B & B, 12' Ht. x 5' Spr., 2.5' Cal., Straight Trunk, Full Canopy                                                        |
|               | FD           | Filicium decipiens / Japanese Fern Tree<br>Container Grown, 12' Ht. x 4' Spr., 5' CT, Full Dense Canopy                                                                                   |
|               | LJ2          | Ligustrum japonicum / Japanese Privet<br>B&B, 10' Ht. x 8' Spr., Multi-trunk, Min. 3' CT, Full and Dense Crown, Specimen, Matched                                                         |
|               | QV12         | Quercus virginiana / Southern Live Oak<br>Container Grown, 12' Ht. x 5' Spr., 2.5' Cal., Straight Trunk, Full Canopy                                                                      |
|               | QV16         | Quercus virginiana / Live Oak<br>Field Grown, 16' Ht. x 7' Spr., 4' Cal., Straight Trunk, Full Canopy                                                                                     |
|               | QV24         | Quercus virginiana / Southern Live Oak<br>Field Grown, 24' Ht. x 10' Spr., 5' Cal., Straight Trunk, Full and Even Canopy, No Low Crotch                                                   |
|               | TH           | Tabebuia heterophylla / Pink Tabebuia<br>Container Grown, 12' Ht. x 6' Spr., 2.5' Cal., Single Straight Trunk, Full Canopy                                                                |
| PALM TREES    |              |                                                                                                                                                                                           |
|               | CN           | Coccothrinax sp. / Green Malaysian / Coconut Palm<br>Field Grown, Varying Heights, 12'-16' GW, Full Head, No Scarred Trunk                                                                |
|               | RO2          | Roystonea elata / Florida Royal Palm<br>Field Grown, 20' GW, 24' Cal., Heavy Straight Trunk, No Scars or Tapering GW, Full Crown, Matched                                                 |
|               | SP           | Sabal palmetto / Cabbage Palmetto<br>Field Grown, Varying Heights, 12'-16' CT, Slick Straight Trunk, Hurricane Cut                                                                        |
| SHRUBS        |              |                                                                                                                                                                                           |
|               | CLD7         | Clusia guttata / Small Leaf Clusia<br>7 Gal., 4' Ht. x 3' Spr., 36" O.C., Full to Base and Dense.                                                                                         |
|               | STR          | Streitzia reginae / Orange Bird Of Paradise<br>7 Gal., 36" Ht. x 24" Spr., 2-3 PPP, Full and Dense                                                                                        |
| SHRUB AREAS   |              |                                                                                                                                                                                           |
|               | ACW3         | Acalypha wilkesiana / Copperleaf<br>3 Gal., 18" Ht. x 18" Spr., 36" O.C., Full and Dense                                                                                                  |
|               | CAR          | Carissa macrocarpa 'Emerald Blanket' / Emerald Blanket Carissa<br>3 Gal., 12" Ht. x 12" Spr., 24" O.C., Full and Dense                                                                    |
|               | CHR3         | Chrysobalanus icaco 'Red Tip' / Red Tip Cocoplum<br>3 Gal., 18" Ht. x 15" Spr., 36" O.C., Full to Base and Dense.                                                                         |
|               | DUR          | Duranta erecta 'Gold Mound' / Gold Mound Duranta<br>3 Gal., 18" Ht. x 18" Spr., 36" O.C., Full and Dense                                                                                  |
|               | SCH          | Schefflera arboricola 'Trinette' / Variegated Schefflera<br>3 Gal., 18" Ht. x 15" Spr., 24" O.C., Full to Base and Dense                                                                  |
|               | SER3         | Serenoa repens / Saw Palmetto<br>3 Gal., 18" Ht. x 18" Spr., 36" O.C., Full to Base and Dense.                                                                                            |
|               | VIB          | Viburnum obovatum / Walter's Viburnum<br>3 Gal., 24" Ht. x 18" Spr., 30" O.C., Full and Dense                                                                                             |
|               | ZAM          | Zamia pumila / Coontie<br>3 Gal., 18" Ht. x 12" Spr., 30" O.C., Full to Base and Dense                                                                                                    |
| GRASSES       |              |                                                                                                                                                                                           |
|               | DIA          | Dianella isomerica 'Variegata' / Flax Lily<br>1 Gal., 12" Ht. x 12" Spr., 18" O.C., Fully Rooted and Dense                                                                                |
|               | LIR          | Liriope muscari 'Emerald Goddess' / Liriope<br>1 Gal., 12" Ht. x 12" Spr., 18" O.C., Full to Edge of Pot                                                                                  |
|               | MUH          | Muhlenbergia capillaris / Pink Muhly Grass<br>1 Gal., 24" Ht. x 22" Spr., 36" O.C., Fully Rooted and Dense                                                                                |
|               | TRI1         | Tripsacum dactyloides / Fakahatchee Grass<br>1 Gal., 24" Ht. x 18" Spr., 36" O.C., Full and Dense, Full to Base                                                                           |
|               | TRF          | Tripsacum floridanum / Florida Gamagrass<br>1 Gal., 24" Ht. x 18" Spr., 36" O.C., Fully Rooted and Dense                                                                                  |
| SOD AND MULCH |              |                                                                                                                                                                                           |
|               | MULCH        | Shredded Melaleuca / Mulch<br>Free of Foreign Materials and Weeds, Minimum Depth After Settling Shall be 3". Quantity to be Verified in the Field                                         |
|               | SOD          | Stenotaphrum secundatum 'Floriant' / Floriant St. Augustine Sod<br>Disease Free, Laid Tightly w/ Staggered Joints, Rolled and Sandbed to Level Lawn. Quantity to be Verified in the Field |
|               | ROOT BARRIER | Root Barrier<br>36" Depth Min., Installed per Manufacturer's Specifications, Refer to Landscape Details for More Information. Quantity to be Verified in the Field                        |