A. SCOPE

1. Landscape Contractor shall prepare the site as outlined in the following notes and per plans; furnish and install all plants, shrubs, trees and palms per requirements. Furnish and install soil, gravel, boulders, sod and mulch as specified in plans and notes below.
2. The location of plants, as shown on the plans, is approximate. The final locations may be adjusted slightly to accommodate unforeseen field conditions, or comply with safety setback criteria. All other location adjustments to the layout are to be approved in advance in writing by the Landscape Architect and owner.

B. GENERAL LANDSCAPE NOTES

1. Sod to be as called out on Landscape Plan. Contractor to determine quantity.
2. All plants to be Florida no. 1 or better per Florida Grades and Standards for Nursery Plants.
3. All landscaping is to be installed according to sound nursery practices. Contractor shall comply with state and local laws and ordinances.
4. All sod and landscape to receive 100% coverage with 50% overlap from an automatic irrigation system using a rain sensor from approved water source.
5. Bubblers to be provided for new and relocated trees and palms.
6. Contractor is responsible for all conditions and landscape specifications attached to this plan and plant list. Plan and specifications shall be considered contract documents.
7. Pre-construction meeting with Landscape Architect and inspector is recommended.
8. All road rock, concrete, asphalt and other non-natural material to be removed from plant beds.
9. No trenching allowed within root zones of existing trees.
10. Investigate to determine and verify the location of underground utilities before excavation for landscape work. Call 811 to schedule a utility locate appointment.
11. All category 1 exotic / invasive trees to be removed per local ordinance.
12. Existing trees to be pruned under direction of a certified arborist.
13. The landscape contractor shall exercise caution to protect any existing plants and infrastructure beyond the project limits.
14. The proposed planting layout to be approved by the Landscape Architect prior to planting. The Landscape Contractor acknowledges that material planted without approval may be subject to replanting as directed by landscape architect.
15. The Landscape Contractor is responsible for sending photographs of trees, palms, and shrubs to the Landscape Architect for pre-approval prior to delivery.
16. The Landscape Contractor shall coordinate his work with the other trades, such as irrigation, landscape lighting, and hardscape contractors if different.
17. Penalties may be incurred for damages to the existing trees on site by the contractor or subcontractors, for any encroachment into the tree protection zone. Failure to maintain the tree protection zone, or any damage to the trees or critical root zones will result in mitigation. Damages and related fees will be determined by a Certified Arborist, and be based on all, or a percentage of, the established value assigned to the tree.

C. BIDDING

1. Contractors and Subs must ensure they are doing take-offs from Current Plans or 'Bid Set' documents. Verify with this office that you are bidding from latest available plans.
2. Read ALL notes and review typical planting detail sheets prior to submitting RFIs and prior to bidding.
3. When submitting an RFI, reference sheet number, detail number, and/or note category and number.
4. Landscape contractor shall verify all estimated quantities of material shown on the drawings prior to submitting their bid.
5. All plant material shall meet or exceed height and spread requirement. Plant sizes are per local code requirement and / or design intent. Plant height & spread always governs over container size. Container size is given for reference only and should be considered a minimum.
6. All landscape material was confirmed to be available at time of design. Landscape contractor understands that some material may not be available locally, within the Tri-County Region. Plant material supply is the responsibility of the Landscape Contractor that is awarded the contract and they shall take steps to ensure availability at the time of installation. Bring to the attention of Landscape Architect if specific material is no longer available at the time of bidding and / or prior to actual construction. Substitutions must be approved prior to delivery and installation.
7. Pre-inspection of site is required prior to bidding.
8. The plant list is intended only as an aid to bidding. Any discrepancies found between the quantities on the plan and the quantities on the plant list shall be brought to the attention of the Landscape Architect for clarification.
9. All labor and material for soil amendments, staking, mulch, water, and fertilizer that is required to ensure the successful establishment and survival of the proposed vegetation shall be included in the Contractor's bid to perform the work represented in this plan set.
10. Bid shall be itemized to establish a schedule of values.
11. Sod and groundcover material, such as rocks (if specified), shall be estimated by scaling plans. Include price per square foot for sod. Rocks (include price per ton). Small rocks and gravel beds shall incorporate a landscape fabric material and minimum depth as called out on the plan. Boulders to be bid by unit price.
12. Contractor shall be responsible for obtaining and paying for costs of all permits described in bid whether permit costs are reimbursable by owner or included in bid.
13. Landscape contractor is responsible for verifying all plant quantities prior to bidding and within 7 calendar days of receipt of these plans shall notify the landscape architect in writing of any and all discrepancies.

D. PERMITS & REGULATIONS

1. Contractor must obtain separate landscape, irrigation and tree relocation/removal permits from the governing authority prior to the issuance of the first building permit for the project.
2. Landscape contractor to call the local Landscape Inspector to schedule a pre-construction meeting prior to installation if required.
3. All mandatory requirements by local municipality shall govern and landscape contractor commits by accepting contract to comply promptly for builder/owner to obtain C.O.

E. EXISTING TREES

1. Existing trees designated to remain shall be protected during all construction phases. Penalties may be incurred for damages to the existing trees on site by the Contractor or Subcontractors, for any encroachment into the tree protection zone. Failure to maintain the tree protection zone, or any damage to the trees or critical root zones will result in mitigation. Damages and related fees will be determined by a Certified Arborist, and be based on all, or a percentage of, the established value assigned to the tree.
2. Existing plant material not shown on the plan and in conflict with new planting shall be evaluated at the time of new planting installation by the Landscape Architect.
3. Trees and plant material indicated to be relocated with no new location provided in plans shall be moved to a location on site designated as a nursery holding area with the root ball protected from direct sunlight, maintained and irrigated until new location is determined.
4. Existing trees to remain shall be trimmed per Ansi-A300 standards. Supervision of the trimming shall be performed by an ISA Certified Arborist to ensure quality work. Prune existing trees to remove damaged branches and improve natural shape. Do not remove more than 15% of branches. Do not prune back terminal leader.
5. All existing trees shall be lifted to provide an 8' minimum clearance for sidewalks and pedestrian walkways and a 14' minimum clearance for roadways and driveways within vehicular use areas.
6. Selective canopy and root pruning of existing trees may be conducted only as necessary to accommodate new approved construction. Pruning shall be conducted under the supervision of an ISA Arborist.
7. Prune existing shrubs to remove damaged branches and improve natural shape.
8. All proposed underground utilities and drainage or irrigation lines shall be routed outside the tree protection zone. If lines must traverse the protection area, they shall be tunneled or bored under the tree.
9. Erosion control devices such as silt fencing, debris basins, and water diversion structures shall be installed to prevent siltation and/or erosion within the tree protection zone.
10. If plans call for relocation of trees, palms or plants, a high level of care should be exercised to assure that they are not damaged in the process and that they are promptly replanted during the relocation process.

F. TREE REMOVAL

1. Removal of any trees or palms will typically require a written "tree removal permit" from the local governing agency prior to removal. Non-native trees classified as Category 1 invasive exotics by Florida Exotic Pest Plant Council may be exempt from some permit requirements. Confirm with Local Municipality.
2. Landscape Contractor is responsible to remove ALL invasive nuisance trees such as Brazilian Pepper, Melaleuca, Australian Pine and all invasive trees as categorized by the governing agencies, whether listed on plans or not.
3. The Landscape Contractor is responsible for coordinating tree and palm removals and transplants shown on the Tree Disposition Plan. The Landscape Contractor is to remove and dispose of existing unwanted trees, palms, shrubs, ground covers, sod and weeds within landscape areas.

G. TREE RELOCATION

1. Flag all trees and palms to be transplanted with differentiating color than those to be saved or removed.
2. Tree relocation process must be performed or supervised by an ISA Certified Arborist.
3. Water the root zones for 5 continuous days before root pruning. At a minimum, soak the soil to a 4'-0" depth within a pruning area.
4. Canopy pruning may be deemed necessary by supervising Arborist. Canopy shall be trimmed only as necessary to ensure survival. Prune away all dead or damaged limbs. Prune no more than 1/3 of the canopy area. Restrict pruning to smaller branches.
5. The minimum diameter of the root-pruning trench or transplanting circle shall be equal to one foot per inch of DBH. The Arborist shall determine the actual size of the root ball per ANSI standards and existing conditions.
6. Root prune a minimum of 8 weeks before relocation. Root prune 1/3rd of the root system, irrigate daily for 4 weeks then root prune next 1/3rd, irrigate daily for 4 weeks, and prune last 1/3rd on actual relocation date. A supervising ISA Arborist on staff shall observe for intense shock.
7. Root prune with proper clean equipment to sever roots. Ensure roots are not torn or pulled apart.
8. For each section, dig a 2'-0" wide by 3'-0" deep trench at a minimum distance as determined by the Consulting Arborist to expose roots. Cut all roots 1.5" and larger in diameter with a clean, sharp pruning saw. Smaller roots may be trimmed with shears or lopper. Treat all cuts with a fungicidal barrier. Backfill the trench with approved mixture of site soil and sawdust or other fine organic material. Do not compact. Water-in to saturate backfill material.
9. Maintain the soil moisture at field capacity throughout the hardening off period.
10. Allow the plant to regenerate roots over a period of 8 weeks.
11. At the end of the hardening off period, prepare the planting pit at the new location. Overdig the hole diameter a minimum of 2' beyond the root ball (more for large trees), with the recipient hole to be at least 1/3 larger than the area that was trenched for transplanting.
12. With the consulting arborist present, undercut the entire root ball of the plants to be transplanted at a depth proportional to tree size as specified by the arborist. Wrap the root ball with biodegradable fabric material to stabilize the root ball.
13. At the direction of a professional rigger, assemble slings, padding, guiding ropes and cables for attachment to the crane or backhoe. the professional rigger shall determine the size of machinery necessary to execute the lifting and moving operation.
14. Install trees within 24 hours of removal from their original location to locations shown on the approved landscape plan. Set the tree no deeper than its original condition. The landscape contractor is to verify that all new holes have appropriate percolation.
15. Backfill the planting pit with approved planting soil and water thoroughly to remove air pockets and to stabilize the tree.
16. Stake the tree per the planting details.
17. A 6" saucer shall be created around the edge of the plant pit to help hold water, see planting detail for additional information.
18. Erect tree protection fence per detail or per local jurisdiction.
19. Add a 3" layer of clean approved mulch within the tree protection area.
20. Provide fungicide and fertility applications at the direction of the arborist.
21. Maintain trees in a healthy and vigorous condition during installation and throughout the plant establishment period.
22. Establish a post-transplant watering system to provide moisture and reduce any excessive stress due to root desiccation. Watering to be adjusted according to conditions and at the supervision and direction of the Arborist. hand watering during establishment may be necessary.
23. After transplanting trees and palms, the Landscape Contractor shall be responsible for obtaining water and watering to maintain soil moisture during the guarantee period at a minimum of: first six weeks - daily, one and a half months to six months - three times per week, last six months - one time per week.
24. The Landscape Contractor shall be responsible for resetting any trees or palms that are not vertical when caused by winds less than 74 mph within the warranty period.

H. SITE PREPARATION & GRADING

1. The Landscape Contractor shall loosen and till existing soils that are overly compacted in all planting areas of the project to provide for proper soil aeration for plant establishment.
2. All planting areas and planting pits shall be tested for sufficient percolation prior to final planting and irrigation installation to ensure proper drainage. Plant beds in parking lots and in areas compacted by heavy equipment shall be de-compacted so that drainage is not impeded.
3. Planted areas shall be cleared of underground rocks, construction debris and other materials detrimental to the health of the plants. Limerock base material shall be removed within landscape islands and adjacent to pavement.
4. Tree planting areas should be clean to a depth equal to the root ball of the trees/palms proposed for the area. Planting area soils shall be tested for pH before planting. Soils showing high (alkaline) pH (over 7.5) shall be amended with muck or peat, or replaced with native soil having a ph range of 6 - 7.5, as approved by Landscape Architect.
5. Site preparation shall include the eradication and removal of any weeds, clean-up of any dead material, debris, and rubbish. The Landscape Contractor shall treat plant areas with pre-emergence herbicide after weeds and grass have been removed. Landscape Contractor shall wait (7) seven days after pre-emergence treatment prior to planting.
6. General site and berm grading to within +/- 1 inch (1") of final grade shall be provided by the General Contractor. All fine grading shall be provided by the Landscape Contractor.
7. The Landscape Contractor shall ensure the planting areas are at finish grade prior to installing plant materials. Final grade within planting areas to be 4" below adjacent paved areas or top of curb. Sod areas to be 2" below.
8. All planting beds shall be shaped and sloped to provide proper drainage away from building and structures and to swales, if applicable.

I. IRRIGATION

1. Any Irrigation Notes and specifications included in Irrigation Sheets govern over the following Irrigation Notes.
2. The Landscape Contractor shall coordinate with the Irrigation Contractor if not the same and leave provisions for all individual trees in turf areas and all planting beds.
3. Irrigation / Landscape contractor to guarantee 100% coverage and required overlap (head to head coverage) to all landscaped areas and furnish and install a rain sensor.
4. Irrigation Contractor to adapt design to onsite conditions by adjusting heads and changing nozzles as required to ensure coverage and avoid overspray onto buildings or paved areas.
5. The contractor shall ensure that the irrigation system is operational and free of leaks prior to any planting being finalized.
6. Plant material that is installed prior to the irrigation system being operational shall be watered by the contractor at their expense. Water for plant establishment should be included in the cost of the plant.
7. All guidelines as outlined by the South Florida Water Management District (SFWMD) or local water management district with jurisdiction shall be strictly adhered to.
8. Irrigation water whether pumped from a lake or a well shall be treated for algae, rust, etc. to provide clean treated irrigation water that will not clog or stain property or components.
9. If an irrigation system already exists, it shall be repaired and retrofitted to comply with the specifications as outlined above.

J. HARDSCAPE & OTHER MATERIALS

1. If hardscape design elements are part of the scope, refer to those plans and details.
2. The layout and design is to be per local building code and shall comply with ADA standards for access.
3. The contractors on site to coordinate between hardscape schedule and landscape and irrigation milestones.
4. Trees and palms to be located with adequate separation from hardscape elements to avoid future damage to each.

K. UTILITIES / CLEARANCES

1. The contractor shall be responsible for determining the location of all buried utility lines and underground infrastructure. Call toll free 1-800-432-4770, or 811, Sunshine State One Call of Florida, Inc. Notification Center two (2) full business days before digging. In addition, call the Governing Agency's Utilities/Public Works Department to identify possible conflicts.
2. Trees shall be placed a minimum of 5 ft. from underground utilities, unless otherwise required by local municipality.
3. All canopy trees to be planted a minimum of 15' from light source/poles. Unless otherwise approved by the governing authority / Landscape Architect and Owner.
4. Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation. All existing utilities shown on the plans are to be considered approximate and should be verified by the contractor prior to the start of work operations.
5. The final plant locations may be adjusted, as approved and directed by the Landscape Architect in writing, to accommodate utilities compliance. Excavations within 5' of known utilities should be done by hand.
6. Leave clearance and access to all above ground or at grade meters and equipment.
7. Landscape planting shall be in conformance with FPL Guidelines for setbacks from overhead utility lines.

L. ROOT BARRIERS / ROOT PRUNING

1. Root barriers to be installed as shown on plans. The purpose is to protect hardscape and utilities within 5' of existing large trees or proposed new trees as may be deemed necessary as job progresses.
2. Root barrier type will be determined based on the condition.
3. Mechanical Root barriers will be equal to "DeepRoot" and Chemical Root barriers will be equal to "Biobarrier". Substitutions to be approved by Landscape Architect.
4. Root barriers to be installed per manufacturer specifications.
5. Root barrier depths will be determined per the manufacturer recommended depth chart and as required by on-site conditions in a case-by-case basis as deemed necessary by Landscape Architect.

M. LANDSCAPE BACKFILL & SOIL AMENDMENT

1. The soil in the planting beds is to be clean and reasonably free of road rock, concrete, construction debris, weeds, noxious pests and diseases.
2. The existing soils shall be amended as necessary to provide the required organic material and pH level for healthy plant growth. A 70/30 mix (70% sand / 30% organic compost) or 50/50 mix (for sandy soils) shall be used as planting soil for planting. Recycled compost or mucky peat are encouraged as soil amendment alternatives.
3. Planting soil mix shall be delivered to the site in a clean loose and friable condition and is required around the root ball of all trees and large shrubs, the top 6" of all shrub and groundcover beds, and top 2" of all turf grass areas. This soil shall be tilled into the existing soil after the existing soil has been cleaned of all undesirable foreign materials. Planting soil to be weed and pest free.
4. Planting backfill for palms shall be the specified planting soil, or clean coarse native sand unless specified elsewhere.
5. Water-in all new plants during installation. All trees, palms, and large shrubs shall be watered-in utilizing water probe or a tree bar to avoid air pockets.

N. PLANT SIZE & QUALITY

1. All plant material must meet or exceed the minimum size requirements as specified on the plant list. Height specification governs over container size if both specifications given cannot be met. Any other requirements for specific shape or effect as noted on the plan shall also be required for acceptance.
2. Material specified as Balled and Burlapped (B&B) can be accepted in container if not available as B&B at the discretion of Landscape Architect; if so, root bound and/or circling roots shall be removed and root ball must be proportionate to Tree / Palm.
3. Per Florida Grades and Standards, All trees designated as single trunk shall have a single, relatively straight, dominant leader, proper structural branching and even branch distribution. Trunks on palms shall be uniform in thickness for the entire length of the palm and shall not taper off to disproportionate thinness towards the crown. Trees with bark inclusion, tipped branches, and co-dominant trunks will not be accepted. Trees with girdling, cycling and/or plunging roots will be rejected.
4. Use nursery grown plant materials that comply with all required inspection, grading standards, and plant regulations in accordance with the latest edition of Florida Department of Agriculture, "Grade & Standards for Nursery Plants".
5. All trees and palms shall be free of open wounds and unsightly visible scars.
6. All substitutions must be approved by the Landscape Architect / Owner and shall be on an approved species list for the municipality.
7. All container grown material shall be healthy, vigorous, well-rooted plants and established in the container in which they are sold. Plants shall be transplanted into a container and grown in that container sufficiently long enough for the new fibrous roots to have developed so that the root mass will retain its shape and hold together when removed from the container.
8. Field grown trees and palms previously root pruned shall present a root ball with sufficient roots for continued growth without resulting shock.

O. PLANTING INSTALLATION NOTES

1. At the discretion of the Landscape Architect, plants are subject to review for approval for size, variety, condition and appropriateness to the design intent.
2. All synthetic burlap, synthetic string or cords, shall be removed before any trees are planted. All synthetic tape (i.e. tagging tape, nursery tape) shall be removed from trunks, branches, etc. before inspection. The top row of wire basket shall be removed, and 1/3 of any natural burlap shall be removed or tucked into the planting hole before the trees are backfilled.
3. Excavate tree pit to 1-1/2 times the diameter of the balls or containers or 1' wider than the spread of roots and 3" deeper than required for positioning at proper height . Compact a layer of topsoil in bottom before placing plants. Backfill around plants with planting mixture, compacted to eliminate voids and air pockets. Form grade slightly dished and bermed at edges of excavation. Apply 3" of mulch within ring.
4. Set tree no deeper than it was in its original growing condition with the top of the root ball even with, or slightly higher (+/- 1") than the finished grade.
5. All trees/palms shall be planted so the top of the root ball, root flair are slightly above final grade. Shrub material shall be planted such that the top of the plant ball is flush with the surrounding grade.
6. All trees and palms shall be braced / staked per accepted standards by the Florida Nursery, Growers & Landscape Association (FNGLA). Nailing into trees and palms for any reason is prohibited and the material will be rejected. Please refer to the planting details.
7. All trees, new or relocated, to be staked and guyed as detailed.
8. Layout shrubs to create a continuous smooth front line and fill in behind with triangular spacing.
9. Groundcover and shrubs to be spaced in a uniform and consistent pattern per planting details.
10. All "groundcover" requires 75% coverage and must reach 100% coverage per local jurisdictional landscape code.
11. All mechanical equipment, irrigation pumps, FPL transformers, pool pumps, etc. shall be screened on a minimum of three sides with approved landscape shrubs.
12. Contractor shall not mark or scar trunks in any fashion.
13. When requested by Landscape Architect, demonstration of healthy root system if not previously approved, can include tree removal and re-installation for inspection at no additional cost to the owner.
14. Remove rejected plant material from the site immediately and replace with acceptable plants.

P. SUBMITTALS

1. Submit 1 gallon container of all planting media for Landscape Architect review. Samples to include specified planting mix, topsoil, container planting mix, gravel, drainage rock, and mulch as applicable.
2. Submit representative nursery photos of all trees and palms for review prior to delivery to the site. Include scale for height.
3. Submit representative nursery photos of all shrub and groundcover material for review prior to delivery to the site.

Q. MULCH

1. All planting beds shall be mulched to a depth of 3" with an organic Grade 'B' or better mulch approved by Landscape Architect. No heavy metals, such as arsenic, etc. are to be present. The contractor shall provide certification if requested or proof that all mulch is free of environmental contaminants.
2. Preferred mulch is shredded Melaleuca or Eucalyptus. Cypress, Dyed recycled (red, gold and green) mulch is discouraged.
3. Approved shredded organic mulch to be used beyond trunk in all directions and throughout all hedges and plant material.
4. All trees in sodded areas shall have a clean cut 4' diameter mulch ring.
5. All mulch shall have a minimum 3" separation from the trunk of the tree/palm trunk to avoid rotting.

R. FERTILIZATION

1. All Fertilization shall comply with state fertilization laws. Fertilization shall be a granular slow release 13-4-13-4 formulation or similar approved slow-release granules applied per manufacturer suggested application rate chart.
2. Apply fertilizer to new plants at time of planting and at regular quarterly intervals through the agreed maintenance and warranty period.

S. WATERING

1. All plant material shall be watered-in thoroughly at the time of planting.
2. It is the sole responsibility of the Landscape Contractor to ensure that all new plantings receive adequate water during the installation and until acceptance.
3. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to ensure proper plant establishment and development and shall be provided by Contractor as a part of this contract.

T. SOD

1. All pervious areas without groundcover planting, gravel or mulch shall be sodded. The sod shall be as specified on the Landscape Plan.
2. Sod shall be strongly rooted, free from weeds, fungus, insect pests and disease.
3. Sod shall be machine stripped no more than 24 hours prior to laying.
4. Lay sod strips with tight joints, do not overlap, stagger strips to offset joints in adjacent courses. Work sifted soil/sand mix into minor cracks between pieces of sod and remove excess soil where it occurs.
5. Sod on slopes greater than 3:1 shall be immediately staked or pinned during planting.

U. INSPECTION & ACCEPTANCE

1. Notify the governing Agency if required and Landscape Architect of commencement.
2. Onsite plant deliveries shall occur on Monday through Friday only unless otherwise directed by the Landscape Architect / Owner. The contractor shall ensure that plant material is delivered undamaged from transportation or digging operations. The Landscape Architect may reject material that has been damaged or rendered unacceptable due to relocation or transportation from the point of origin. All plant material shall be available for inspection and approval by the Landscape Architect prior to final installation.
3. There shall be one final inspection for approval by each of the presiding governing agency, Landscape Architect and owner. Contractor shall ensure that the plans, details, specifications and notes have been adhered to and that the landscape and irrigation installation is compliant to all items as directed on the plans prior to scheduling of the final inspection.
4. Upon completion of the work, the Landscape Contractor shall notify the Landscape Architect and request a final inspection. Any items that are judged incomplete or unacceptable by the Landscape Architect or owner shall be promptly corrected by the Landscape Contractor.
5. No substitution of plant material, type or sizes will be permitted without prior written authorization from the Landscape Architect and owner.
6. To obtain final payment, Contractor must provide release of all mechanic's liens and material liens.

V. CLEAN UP

1. The Landscape Contractor is responsible for maintaining all landscape planting areas until final acceptance of the owner.
2. Excess soil excavated during planting activity shall be stored or removed. This is to be coordinated with the General Contractor.
3. The contractor is responsible for mowing the entire project during planting and establishment periods, based on mowing project once a month from October to April, and twice a month from April to October (During installation and plant establishment only and until final inspection and owner accepts and takes ownership).
4. Any excess soil, packaging, strapping material, undesired stones or debris resulting from landscape operations shall be removed promptly, keeping the site clean as work progresses.
5. The Landscape Contractor shall at all times keep the premises free from accumulation of waste material or debris caused by their crews during the performance of the work. Upon completion of the work, the contractor shall promptly remove all waste materials, debris, unused plant material, empty plant containers, and all equipment from the project site.

W. MAINTENANCE

1. The Landscape Contractor shall water, mulch, weed, prune, and otherwise maintain all plants, including sod, until completion of contract or final acceptance. Settled plants shall be re-set to proper grade, planting saucers restored, and defective work corrected.
2. The irrigation system should receive monthly wet checks to review the operation of the system. All necessary repairs are to be made by the contractor's crews or Irrigation Subcontractor.
3. All landscape material shall be cut, trimmed, fertilized, and treated for pests and disease during the 12 month warranty period. The irrigation is to be maintained in good operating condition. It is highly recommended that the Landscape Contractor performed these maintenance duties through the entirety of the warranty period.
4. Landscape Contractor to return to job site 12 months after acceptance and remove all tree braces and guying materials. Owner may choose to retain a percentage of payment to ensure compliance.
5. Trees and shrubs shall be maintained to keep clearance of stop signs and safety clearance for visibility at traffic intersection.

X. GUARANTEE & REPLACEMENT

1. By accepting the contract, the Contractor is thereby guaranteeing all plant materials and design for a period of not less than one (1) year from the time of final acceptance by the owner. Contractor shall replace any plants which die or wither within such period with healthy plants that meet specifications of the same species and size without additional cost to the owner unless such death or withering is due to Owner's failure to do ordinary maintenance on such plants after final acceptance in accordance with any maintenance instructions given by Landscape Architect for such plants. Such replacement shall include all plants and labor to plant the replacement plants. Any plant materials damaged by lightning, storms, freeze damage or other "acts of God" as well plants damaged by vehicles, vandalism or neglect are not included in this replacement agreement. If requested, the Landscape Architect may act as a mediator between owner and Landscape Contractor on a time material basis.

Y. MISCELLANEOUS.

1. All work to be done in a professional manner.
2. No change order shall be valid, due or paid unless it is approved by Owner in writing in advance.
3. These notes shall be an integral part of the contract and shall be deemed incorporated therein by reference. In the event of a conflict among the terms among the plans and these notes, the terms of this document shall control.

Z. ABBREVIATIONS IN NOTES AND PLANS

UNO = Unless Otherwise Noted
L.A = Landscape Architect
S.F. = Square Feet
STD = Standard (single trunk)
B&B = Balled and Burlapped
BLDG DEP = Building Department
RFI = Request for Information
FPL = Florida Power & Light
C.O. = Certificate of Occupancy
ISA CA or ISA Arborist = International Society of Arboriculture Certified Arborist

PRC
PZ25-12000039
02/18/2026

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Florida Surveyor and Mapper Business License: LB6860
Florida Landscape Architecture Business License: LC26000457

REVISIONS

NO.	DESCRIPTION	DATE

PRELIMINARY PLAN NOT FOR CONSTRUCTION

THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS.

RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.

ISSUE DATE:	11/12/2025
DESIGNED BY:	KU, KS
DRAWN BY:	KU
CHECKED BY:	KU, KS
BID-CONTRACT:	

This item has been digitally signed and sealed by Paul H. Weinberg, on the date below using a Digital Signature

REGISTERED LANDSCAPE ARCHITECT PAUL H. WEINBERG LA 6666804 STATE OF FLORIDA

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Date: 2025.11.12 16:32:36-05'00'

PAUL H. WEINBERG, R.L.A.
FLORIDA REG. NO. LA6666804
(FOR THE FIRM)

CLIENT

JADIAN IOS

PROJECT

951 SW 12th AVENUE
POMPANO BEACH FL

SHEET TITLE

PLANTING NOTES

SHEET NUMBER	LP-001
PROJECT NUMBER	15427.00

STATUS: PRELIMINARY

Plotted by: kurena On Wednesday, November 12, 2025 8:38:26 AM

Drawing name: H:\15427.00 - 951 S Andrews Ave - Jadian IOS\Landscape Architecture\CAD\15427.00 - LP-001.dwg