

LANDSCAPE NOTES:

A. SCOPE

- 1. The location of plants, as shown on the plans, is approximate. The final locations may be adjusted slightly to accommodate unforeseen field conditions, to comply with safety setback criteria, to avoid creating unsafe sight conditions, or as otherwise directed or approved by the Landscape Architect / owner in writing. All other location adjustments to the layout are to be approved in advance in writing by the Landscape Architect and owner.
2. Contractor understands that an important element of the design of this project is meeting landscape ordinances with a design flare that includes symmetry, alignment, focal points and / or smooth curvilinear forms where applied and contractor shall follow and instruct the working crews accordingly. In the event of any doubt as to how to execute the plans, Contractor shall immediately consult with Landscape architect and/or Owner.
3. Landscape Contractor shall fine grade, prepare site as outlined in the following notes and per plans; furnish and install all plants, shrubs, trees and / or palms meeting minimum requirements and brace them per details provided. Furnish and install soil,gravel,boulders, sod and mulch as specified in plans and notes below.
B. BIDDING
1. Contractor to have liability insurance including Owner and Landscaper as insured's in excess of \$10,000 as well as workmen's insurance.
2. Contractors and Subs must ensure they are doing take offs from Bldg Dep. Revised sets and/or Bid Set documents. Verify with this Office that you are bidding from latest available plans.
3. Submit Landscape / Hardscape RFI directly to info@landstonedesign.com in writing. T. 818.856.9556
4. Read all notes and special pricing details on all sheets prior to submitting RFIs and prior to bidding.
5. When submitting an RFI reference sheet number,detail number and/or note category and number.
6. Landscape contractor shall verify all estimated quantities of material shown on the drawings prior to submitting his bid. Plant list pricing if shown is for permitting / mitigation comparison purposes only , any prices shown are to be disregarded by Landscape Contractor.
7. All Plant Material shall meet or exceed height and spread requirement. Heights are City code requirement and / design intent related and always governs over container size. Container size given for reference only and must be sized-up to meet height requirements of plant list. Plant material available with excessive height beyond specifications must be consulted with Landscape Architect for design intent.
8. All landscape material was confirmed to be available at time of design landscape contractor understands that some material may not be available in the same City, however available regionally. Plant material supply is the responsibility of the Landscape Contractor that is awarded the contract and he/she shall take steps to ensure availability at the time of installation. Bring to the attention of Landscape Architect if specific material availability is no longer the case at the time of bidding and / or prior to actual construction for approval of substitutions that meet City/County ordinances and / or owner requirements and design intent.
9. Pre-inspections of site required prior to bidding.
10. The plant list is intended only as an aid to bidding. Any discrepancies found between the quantities on the plan and plant list the quantities on the plant list shall be held valid, but in any event ,Landscape Architect shall be contacted for clarification.
11. All labor and material for soil amendments and fertilizer that is required to ensure the successful establishment and survival of the proposed vegetation, as well as all the cost for the removal of unsuitable or excess backfill material from plantbeds, in addition to fine grading and mulching all plantbeds and individual trees shall be included in the contractor's bid to perform the work represented in this plan set.
12. Bid shall be itemized for possible value engineering.
13. Sod and 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 have landscape fabric material and minimum 2" depth. Boulders to be bid by unit.
14. All s.f. if noted is approximate and shall not be considered all inclusive ; it is the contractor's responsibility to do his or her take off, submit price per S.F. and in the end sod all areas that are not covered either by plants,mulch and/or rocks. It shall be the responsibility of the contractor to include in the bid, the repair of any existing sod which may be damaged during construction.
15. Final payment to the Contractor shall be for actual plants installed on the project
16. 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.Research permit status and research all permits and additional documentation and certifications required such as separate tree removal permit for example, and consider prior to bidding.
17. Generals / Landscape Contractor shall leave a 5% unforeseen conditions allowance such as for additional root barriers deemed to be needed on site and as job progresses..
18. Refer to S.Watering for supplemental watering requirements.

C. GENERAL LANDSCAPE NOTES

- 1. Plants grown in containers prior to installation shall be removed from their containers before they are planted in the ground and live circling roots removed. All screening shrubs shall be planted for proper operation of equipment based on the requirements of the utility as necessary. All hedge material required for screening purposes shall be planted with branches touching. Adjacent spacing as necessary and/or provide additional plants to provide an adequate screen as required by code. Leave access to utility or clearance as required.
2. All landscaping shall be installed according to sound nursery practices. Contractor shall comply with federal, state and local laws and regulations pertaining to the inspection for plant disease and insect infestation.
3. All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of Landstone Design Architects, Inc. and may not be duplicated without authorization or used for other projects than the intended.
4. The Landscape Contractor shall exercise caution to protect any existing sod, electrical and irrigation. Any damage to the sod, electrical or irrigation shall be replaced or repaired to the original state by the Landscape Contractor at no additional cost to the owner.
5. All trees, palms and shrubs are to be located in the field and approved by the Landscape Architect / owner prior to planting. Landscape Contractor acknowledges that material planted without approval of location may be subject to relocation by Landscape Architect to maintain design intent if not followed properly.
6. All trees must be pruned as per Landscape Architect's direction.
7. In areas where asphalt is removed in order to receive landscape material, the lime rock sub-base material must also be removed and replaced with planting soil mix.

D. PERMITS & REGULATIONS

- 1. Contractor(s) must obtain separate landscape, irrigation & tree relocation/removal permits from the city or county prior to executing the work.
2. Landscape contractor to call the city Landscape Inspector to schedule a pre-construction meeting prior to installation if required.
3. All mandatory requirements by City Landscape Departments and their inspectors shall govern and landscape contractor commits by accepting contract to comply promptly for builder/owner to obtain C.O.

E. TREE REMOVAL

- 1. Removal of any trees or palms will require a written "tree removal permit" from the local governing agency prior to removal. Non-native trees classified as "prohibited" trees may be exempt from the permit if listed as Category 1 by Florida Exotic Pest Plant Council. 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/palm Disposition Plan. The Landscape Contractor is to remove and discard from site existing unwanted trees, palms, shrubs, ground covers, sod and weeds within landscape areas.
4. Trees indicated to be removed that are within landscape area of Site plan will be removed entirely and the stump ground to below soil level, any large surface roots must be removed.
5. Any trees to be removed that are within new vehicle areas such as parking and driveways that will end up below new buildings shall have their entire root system removed to avoid future underground decay and undermining of buildings, roadways and parking areas.

F. EXISTING TREES

- 1. Existing trees designated to remain shall be protected during all construction phases. Any trees or shrubs scarred or destroyed designated to remain will be replaced at the contractor's expense, with same species, size and quality.
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. Trees & 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.
3. Prune trees to remove damaged branches, improve natural shape and thin out structure. Do not remove more than 15% of branches. Do not prune back terminal leader.
4. Prune existing shrubs to remove damaged branches & improve natural shape.
5. Existing trees to remain shall be trimmed per Ansi-A300 standards. Supervision of the trimming shall be performed by an ISA Certified Arborist to insure quality work.
6. All existing trees shall be "lifted and thinned" to provide an 8' minimum clearance for sidewalks and pedestrian walkways and a 14' minimum clearance for roadways, driveways and all vehicular use areas.
7. Selective canopy and root pruning of existing trees can be conducted (only as necessary and in no event more than 35%) to accommodate for new approved construction. Pruning shall be conducted / supervised by an ISA Arborist.
8. If plans call for relocation of trees, palms or plants. High level of care should be exercised to assure that they are not damaged in the process and that they are promptly replanted upon being dug up.

G. TREE RELOCATION (These notes for relocation trees only and if applicable)

- 1. Flag all trees and palms to be transplanted with differentiating color than those to be saved or removed. Tree Relocation process must be performed or supervised by ISA Certified Arborist
2. Water the root zones to field capacity for 5 continuous days before root pruning. At a minimum soak the soil to a 4'-0" depth within a 6' radius. Root prune a minimum of 6 weeks before relocation. Prune away all dead or damaged limbs or fronds. For trees, prune out 1/3 of the existing canopy by selectively trimming small internal branches. For palms, gather fronds above the bud and tie them loosely with jute twine to avoid damage.
4. Brace root pruned trees awaiting relocation.
5. Root prune 1/3 of the root system,irrigate daily for two weeks then root prune another 1/3 and irrigate daily and prune last 1/3 on actual relocation date, no less than two weeks (6 weeks total minimum root pruning by stages). ISA Arborist on staff shall observe for intense shock. Canopy pruning may be deemed necessary by Arborist on staff to balance for intense root ball loss, canopy shall be trimmed only as necessary to increase survival.
6. Root prune with proper clean equipment to sever roots. Ensure roots are not torn or pulled apart.
7. With hand tools, 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. Treat all cuts with a fungicidal barrier. Backfill the trench, within 4 hours of digging, with a 1:1 mixture of site soil and sandwud or other fine organic material. Do not compact.
8. Form a rootball size in compliance with Florida grades and Florida standards number one or better.
9. Maintain the soil moisture at field capacity throughout the 6 weeks.
10. Allow the plant to regenerate roots over a period of six weeks.
11. At the end of six weeks, prepare the planting pit at the new location. Overdig the hole diameter by 2' beyond the root ball at a minimum, but it is recommended that transplanting 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 specified by the arborist. The undercutting method may be a choker cable drawn through the root ball with heavy equipment.
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 provided by Landscape Architect or Developer with approval of City / Landscape Inspector.
15. Experimented Tree Spade operator shall move tree or experimented tree mover shall choose best means and methods to strap and rig tree for transporting safely without damage to new location.
16. Maintain trees in a healthy and vigorous condition during installation and throughout the plant establishment period. Reprate trees that do not meet this requirement with the same species, size, and quality or per mitigation requirements specific to the city with jurisdiction.
17. Fertilize the plant as directed by the consulting arborist.
18. When the plant is placed in the new location, backfill the planting pit with topsoil and water thoroughly to eliminate air pockets and compact the soil. Set the tree no deeper than its original condition.
19. Cover the root ball area with 3" depth of organic mulch.
20. Provide fungicide and fertility applications at the direction of the consulting arborist.
21. Post transplant watering 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 isa certified arborist.

H. SITE PREPARATION & GRADING

- 1. Landscape contractor shall loosen & till compacted soils that are overly compacted in all planting areas of the project to provide for proper soil aeration for plant establishment.
2. Planted areas shall be cleared of underground rocks, construction debris and other materials detrimental to the health of the plants. Lime rock base material shall be removed within planting pits and adjacent to pavement. Plant area soils shall be tested for ph before planting. Soils showing high (alkaline) ph (over 7.5) shall be removed and replaced with native soil having a ph range of 6.5 - 7.5, or modified as approved by Landscape Architect.
3. 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.
4. Landscape Contractor shall treat plant areas with preemergence herbicide after weeds and grass have been removed. Landscape Contractor shall wait (7) seven days after preemergence treatment prior to planting.
5. Site preparation shall include the eradication & removal of any weeds, clean-up of any dead material, debris, and rubbish.
6. General site and berm grading to +/- 1 inch (1") shall be provided by the general contractor. All finished site grading shall be provided by the Landscape Contractor. All planting beds shall be free of all rocks 1/2" or larger, sticks, and objectionable material including weeds, weed seeds. All lime rock shall be removed/cleaned down to the native soils.
7. The Landscape contractor shall ensure the planting areas are at finish grade prior to installing plant materials.
8. All trees and plant material to remain shall be protected during construction. Contractor shall install protective barriers such as "Tenax" orange safety fencing or similar, to be installed before the beginning of the project. Barriers shall be located to include the drip line of the trees, palms and plant material. The contractor shall take extra caution to prevent any damage to the trunk, root zones and grade.
9. Final grade within planting areas to be 2" below adjacent paved areas or top of curb.
10. Planting beds shall be shaped and sloped to provide proper drainage away from building & 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 & 50% 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 adjusting heads and changing nozzles as required to 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 installed. Plant material that is installed prior to the irrigation system being operational shall be watered by the contractor at his expense. Water for plant establishment should be included in the cost of the plant.
6. All guidelines as outlined by the South Florida Water Management District (SFWMD) or water management district with jurisdiction shall be strictly adhered to.
7. Any existing irrigation system shall be retrofitted to comply with the specifications as outlined above.
8. Provide 100% coverage with 50% overlap.

J. HARDSCAPE & OTHER MATERIALS

- 1. Face of trees and palms to be located a minimum of 2' -0" setback from all fences, walkways, walls, and paved surfaces, unless otherwise indicated on the plans. Refer to details.

K. UTILITIES / CLEARANCES

- 1. The contractor shall be responsible for determining the location of and avoid and protect utility lines, buried cables, and other utilities. The owner or Landscape Architect shall not be responsible for damage to utility or irrigation lines.
2. Trees shall be placed a minimum of 5 ft. from underground utilities, unless otherwise approved in writing by Landscape Architect and Owner.
3. All canopy trees to be planted min. of 15' from light source/poles. Unless otherwise approved by the City / Landscape Architect and Owner.
4. Landscape contractor shall contact the county, city and/or utility companies to locate all underground utilities or structures prior to digging. Landscape contractor shall repair all damage to underground utilities, and/or construction caused by utility damage, at no cost to the owner.
5. All plant material symbols shown on landscape plan shall be considered diagrammatic and should be adjusted in the field by contractor to avoid all utilities, and all other obstructions.
6. If when digging in right of way needed Two (2) full business days before digging, call toll free 1-800-432-4770, or 811, Sunshine State One Call of Florida, inc. Notification Center. In addition, call the City's Utilities/Public Works Department. 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.
7. Above & below ground utilities shall be verified & located in the field by the contractor prior to commencing work in the project area. The contractor shall examine available utility plans & confirm conflicts between indicated or located utilities & landscape work. The contractor shall then notify the Project Engineer of said conflicts & the Engineer will coordinate any necessary adjustments with the utility provider. Tree locations will be adjusted as necessary when in conflict with existing utilities.
8. The final plant locations may be adjusted, as approved / directed by the Landscape Architect in writing, to accommodate utilities compliance. Excavations within 5' of known utilities should be done by hand.
9. Contractor shall familiarize himself with the location of and avoid and protect utility lines, buried cables, and all other utilities, noted or not, on plans.
10. Leave clearance and access to all above ground and at grade meters and equipment.
11. Landscape planting shall be in conformance with FPL guidelines for setbacks from overhead utility lines.

- 12. Landscaping shall not interfere with light poles, fire hydrants, electrical/mechanical equipment access, signs, drainage structures, etc. Bring to the attention of Landscape Architect any conflicts.

L. ROOT BARRIERS

- 1. Root barriers will be installed to protect building foundations, curbing, walkways, paved areas, roadway base material and utilities from existing large trees or proposed new trees that are within 5' of existing or new approved construction or as may be deemed necessary as job progresses.
2. Mechanical Root barriers will be used for large existing Canopy Trees and chemical type barriers will be used for new trees.
3. Mechanical Root barriers will be "DeepRoot" and Chemical Root barriers will be "Biobarrier" . Substitutions must be of approved equal or better quality.
4. Root barriers will be installed per manufacturer specifications.
5. Root barrier depth will be determined by manufacturer recommended depth chart (http://www.geo-synthetics.com/pdf/Biobarrier/BiobarrierApplicationManual.pdf) and as required by on-site conditions in a case by case basis as deemed necessary by Landscape Architect Architect / ISA Arborist and City Landscape Inspector.

M. LANDSCAPE BACKFILL & SOIL AMENDMENT

- 1. 6" top soil required around & beneath all root ball.
2. All building construction material and foreign material shall be removed from the planting areas and void replaced with 50/50 mix of organic planting soil & 50% native sand from site fill soil or as per specifications on plans.
3. All Islands in Parking Lots and around Building foundation shall be excavated to a depth of 30" Minimum and replaced with 50/50 mix.
4. 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 palms, the top 6" of all shrubs and ground cover beds and top 2" of all sodded areas. This soil shall be filled into the existing soil after the existing soil has been cleaned of all rocks, limestone and sticks. Recycled compost is encouraged as a soil amendment alternative.
5. Planting soil to be weed free. Groundcover planting beds: 6" depth planting soil spread in place - throughout. Shrub and hedge planting areas: 12" depth planting soil spread in place - throughout. Trees, palms, specimen plant material: 30" depth planting soil spread in place -or- to the depth of the root ball or container, whichever is greatest, throughout. Building foundations shall be the same for a width of 36" from the building base.
6. Do not allow air pockets to form when backfilling. All trees shall be "spiked" utilizing water and a tree bar.

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 & burrapped can be accepted in container if not available as B&B at the discretion of Landscape Architect; if not root banded and/or circling roots removed and root ball is proportionate to Tree / Palm.
3. U.O.N, 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, circling and/or plunging roots will be rejected.
4. Use nursery grown plant materials that complies 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 City if it is required Canopy and by Landscape Architect / Owner if supplementary accent material.
7. Contractor shall comply with Federal, State, and Local laws and regulations pertaining to the inspection for plant disease and insect infestation.
8. Trees, palms, shrubs, ground covers: Plant species and sizes shall conform to those indicated on the drawings. All nursery stock shall be in accordance with grades and standards for nursery plants parts 1 & 2, latest edition published by the Florida Department of Agriculture and Consumer Services, unless specified otherwise. All plants shall be Florida grade number 1 or better as determined by the Florida Division of Plant Industry and tightly knit plant, so trained or favored in its development that first appearance is unquestionable and it is outstandingly superior in form, number of branches, compactness and symmetry. All plants shall be freshly dug, sound, healthy, vigorous, well branched and free of disease and insect eggs and larvae and shall have adequate root systems. Trees and palms shall be uniform in size and shape. All materials shall be subject to approval by the Landscape architect. Plants shall be pruned prior to delivery only upon the approval of the Landscape Architect.
9. All containers grown material shall be healthy, vigorous, well-rooted plants and established in the container in which they are sold. The plants shall have tops of good quality and be in a healthy growing condition. An established container grown plant 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.
10. Field grown trees and palms previously root pruned shall obtain a root ball with sufficient roots for continued growth without resulting shock.
11. Root suckers on any tree are not acceptable and must be properly pruned.
12. Contractor shall coordinate with Landscape Architect and Owner to obtain prior approval for the selection of the specific specimens of all palms and any trees of more than 6 feet in height. Contractor to supply photograph of trees prior to purchase and installation.

N. PLANTING 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 burrap, synthetic string or cords, or wire baskets 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 1/3 of any natural burrap shall be removed or tucked into the planting hole before the trees are back filled.
3. All "groundcover" requires 75% coverage and 100% within 3 months of installation. Bring to the attention of Landscape Architect in writing before commencing if this is not achievable with the design.
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 fair 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 Nurserymen & Growers Association (FNGA) 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.
9. Excavate pit or trench to 1-1/2 times the diameter of the balls or containers or 1'-0" 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 dishd and bermed at edges of excavation. Apply 3" of mulch.
10. Groundcover and shrubs to be spaced in a uniform and consistent pattern per planting details.
11. All mechanical equipment, irrigation pumps, FPL transformers, pool pumps, etc. shall be screened on a minimum of three sides by 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

O. FERTILIZATION

- 1. All Fertilization shall comply with state fertilization laws. Fertilization shall be Agriform "20-10-5 Plus minors" or similar approved slow-release tablets applied per manufacturer suggested application rate chart:

Agriform® 21-gm Tablets (SKU# 90026; 500 tablets/case) NEW Tree / Shrub Container Size

1 Gal 2 Gal 3 Gal 5 Gal 7 Gal 15 Gal 24 Gal 154 Box

Installation: 1 1 to 2 2 to 3 2 to 3 3 to 5 7 to 10 15 to 24

- Place plant in the hole and backfill to halfway point.
• Do not place tablets in the bottom of the planting hole.
• Place Agriform Tablets in the hole about 1to 2 inches away from root tips.
• Finish filling the hole around the plant to grade level.

SCOTTS: 1-800-492-8255 or visit www.scottspro.com

P. SOD

- 1. All areas disturbed during construction shall be sodded with St. Augustine 'Seville' unless otherwise noted. These disturbed areas shall have proper irrigation established or re-established if they were disrupted or non-functional. Landscape Contractor to supply & install 2" soil layer 50/50 mix blanket for all new sod areas.

- 2. All open areas not covered by trees, palms, shrubs, vines, ground covers or existing sod in good condition to remain, shall receive Stenotaphrum Secundatum, St. Augustine 'Seville' sod, whether labeled on the plans or not, unless a different species is indicated on the planting plan. Sod shall be strongly rooted, free from weed, fungus, insects and disease. Contractor shall be paid by the total sodded area x the unit price submitted (field verified).
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 fitted soil mix into minor cracks between pieces of sod and remove excess soil deposits from sodded areas. Sod on slopes greater than 3:1 shall be immediately staked after planting.

Q. 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 & 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 insure 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 materiel men's liens.

R. MULCH

- 1. All planting beds shall be mulched to a depth of 3" with an organic mulch provided by Landscape Architect. No heavy metals, such as arsenic, etc. are to be contained in the mulch. The contractor shall provide certification if requested or proof that all mulch is free of heavy metals or similar environmental contaminants.
2. Shredded approved organic mulch to be used beyond trunk in all directions & throughout all hedges & plant material.
3. All trees in sodded areas shall have a clean cut 4" diameter mulch ring.
4. Preferred mulch is shredded melaleuca, Cypress, red, gold and green mulch is prohibited.
5. All mulch shall have a minimum three inch separation from the trunk of the tree/palm trunk to avoid rotting.

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 insure that all new plantings receive adequate water during the installation and until completion of contract. 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 insure proper plant establishment and development and shall be provided by Contractor as a part of this contract.

T. CLEAN UP

- 1. The Landscape Contractor is responsible for maintaining all landscape planting areas until final acceptance of the owner.
2. The contractor is responsible for mowing the entire project during planting & establishment periods, based on mowing project once a month from October to April, & twice a month from April to October (During installation & plant establishment only and until final inspection & owner accepts and takes ownership).
3. Any excess soil, undesired stones or debris resulting from landscape operations shall be removed promptly, keeping the site clean as work progresses.
4. The Landscape Contractor shall at all times keep the premises free from accumulation of waste materials or debris caused by his crews during the performance of the work.
5. 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.

U. MAINTENANCE

- 1. Landscape Contractor to return to job site 12 months after tree bracing and remove all tree braces. Owner may choose to retain 5% of payment to ensure compliance.
2. The Landscape Contractor shall water, mulch, weed, prune, and otherwise maintain all plants, including sod, until completion of contract or acceptance by landscape architect. Settled plants shall be reset to proper grade, planting saucers restored, and defective work corrected.
3. Trees and shrubs shall be maintained to keep clearance of stop signs, safety clearance for visibility at intersection traffic.

V. GUARANTEE & REPLACEMENT

- 1. By accepting the contract, the Contractor is thereby guaranteeing all plant materials and workmanship 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. "Plants" includes all trees, palms, shrubs, grass and other plants provided or planted by Contractor.

W. MISCELLANEOUS.

- 1. All work to be done in a professional and workmanlike 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 of Contractor 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.

X. ABBREVIATIONS IN NOTES AND PLANS

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



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THERMOSET ROOFING 500 NW 12TH AVENUE POMPANO BEACH, FLORIDA

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