

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. Plant and specifications shall be considered part of 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 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.

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 planning detail sheets prior to submitting RFIs and prior to bidding.

3.

When submitting an RFI, reference sheet number, detail number, and/or unit 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-City 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 to be used 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 proposed 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 6 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

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 shall 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 2" below adjacent paved areas or top of curb. Sod areas to be 2" below adjacent graded areas.

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 with hardscape schedule and landscape and irrigation milestones. 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.