

1. The contractor shall become familiar with the project site prior to bidding the work. The contractor shall field verify all existing conditions and location of proposed improvements prior to initiating any construction.
2. Location of all utilities and base information is approximate. contractor shall verify all underground utilities and obstructions prior to initiating work. Contractor shall be responsible for repair or replacement of any damage to existing elements above or below ground to its original condition and to the satisfaction of the owner's representative.
3. The owner's representative shall have the right, at any stage of the operations, to reject any and all work and material which, in his opinion, do not meet with the requirements of these plans and specifications.
4. Contractor shall verify all grades, dimensions, and existing conditions on the job site prior to start of construction and/or fabrication. Contractor shall notify owner's representative of any variations from the dimensions and conditions shown on these drawings.
5. Report any discrepancies between the construction drawings and field conditions to the owner's representative.
6. The contractor shall provide all necessary safety measures during construction operations to protect the public according to all applicable codes and recognized local practices.
7. The contractor shall coordinate access and staging areas with the owner's representative. The contractor shall maintain all existing erosion and sedimentation control measures during construction. Provide additional measures as necessary to minimize adverse impacts in accordance with all applicable federal, state, and local codes.
8. No substitutions shall be made without written consent of the owner's representative. During the course of this work, excess waste material shall be removed daily from the site.
9. The contractor shall be responsible for scheduling and coordination of work with other trades and the owner's representative.
10. The contractor shall notify all necessary utility companies 48 hrs minimum prior to digging for field verification of all underground utilities. Utility locating shall be scheduled by the contractor with owner's representative present.
11. Utilities to be located by flagging only; painting of hardscape areas is prohibited. Contractor shall be responsible for notifying utility locating companies of this requirement.
12. All existing site roads, parking lots, curbs, utilities, sewers, and other elements to remain shall be fully protected from any damage unless otherwise noted.
13. Not all items shown on this sheet appear in the construction documents. Contractor is responsible for obtaining ALL permits related to construction including, but not limited to: Building, Landscape, Irrigation and Right-Of-Way utilization permits.

3. All base information provided by owner, contractor shall verify all information prior to beginning work.
2. Contractor shall notify all pertinent utility companies 48 hours minimum prior to digging for verification of all underground utilities. Plans are prepared according to the best information available at the time of preparing these documents.
3. The contractor shall become completely familiar with existing site conditions prior to beginning installation. All existing site improvements, paving, landscape, lighting, and other site elements to remain shall be protected from damage unless otherwise noted.
4. The contractor shall report any discrepancies between the construction drawings and actual field conditions to the owner's representative immediately.
5. The contractor shall coordinate all work with related contractors and with the general construction of the project in order to not impede the progress of work of others or the contractor's own work.
6. Contractor shall coordinate access and staging area with the owner.
7. Report and document all existing damage of existing site features and elements to the owner prior to beginning work. Contractor shall be responsible for all subsequent damage.
8. Contractor shall protect, by whatever means necessary, the existing site features and elements to remain. All damaged items shall be replaced or repaired at no additional cost to the owner. Notify owner immediately if any damages occur.
9. Contractor shall provide all necessary safety measures that may be required during the construction process to protect the public and owner at all times as per all applicable codes and recognized local practices.
10. Contractor shall refer to the hardscape, fencing, landscape and irrigation plans and details for complete instructions.
11. Coordinate all irrigation demolition with the irrigation contractor and irrigation plans/details typical.
12. Contractor shall protect all existing plant materials indicated on the plans to remain. All plant material indicated to remain damaged by the contractor shall be replaced by the contractor at no additional cost to the owner with same size, quality, and type of plant material.
13. Contractor shall be responsible for all erosion control and protection measures as may be required by locally approved means. contractor shall follow all local governing codes and requirements.
14. Contractor shall clean the work areas at the end of each working day. Construction rubbish and debris shall be collected and deposited off-site daily. All materials and equipment stored on-site shall be kept in an organized manner daily.
15. Contractor shall layout all demolition lines and verify layout with the owner's representative prior to beginning any construction work.
16. The contractor shall comply with FL 77-153 regarding notification of existing gas & oil pipeline company owners and shall notify Sunshine State One Call of Florida (SSOCOF) at 1-800-432-4770 prior to excavating. Evidence of such notice shall be furnished to the owner prior to excavation.

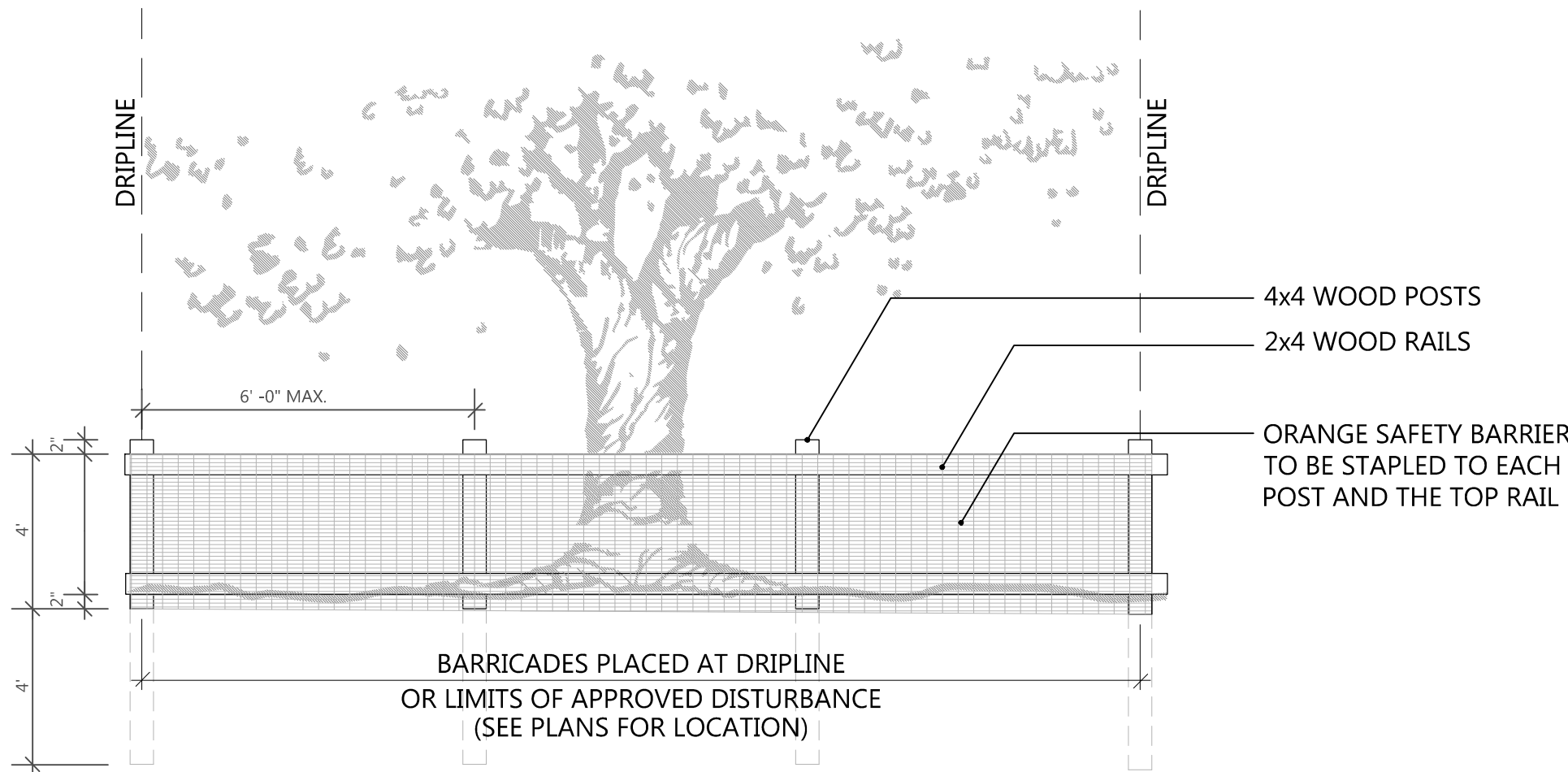
3. The contractor shall review plans to become thoroughly familiar with surface and subsurface utilities.
2. The plant quantities shown on the landscape contract documents are for the convenience of the contractor. The contractor is responsible for verifying all quantities and reporting any discrepancies to the landscape architect for clarification prior to contract award and commencement of work.
3. All installation of plant material shall comply with applicable jurisdictional codes. The contractor is responsible for obtaining all permits associated with this work.
4. Prior to planting installation, the contractor shall confirm the availability of all the specified plant materials. Submit dated photographs of all tree material and specimen material as to the owner's representative for review.
5. All plant material sizes specified are minimum sizes. Container size shall be increased if necessary to provide overall plant size specified.
6. If plant material does not comply with the requirements as specified herein, the owner's representative reserves the right to reject such plants and require the contractor to replace rejected work and continue specified maintenance until re-inspected and found to be acceptable.
7. The contractor shall provide an approved planting soil mixture for all plant material. see specifications for requirements.
8. The contractor shall be responsible for stability and plumb condition of all trees and shrubs, and shall be legally liable for any damage caused by instability of any plant materials. staking of trees or shrubs shall be done in accordance with plans and specifications.
9. The contractor shall insure adequate vertical drainage in all plant beds and planters. If inadequate vertical drainage is encountered, the contractor shall submit recommendations for providing adequate drainage to the owner's representative.
10. Peg sod on slopes greater than 3:1.
11. Contractor shall protect existing vegetation to remain as shown on drawings or by means approved by the owner's representative.
12. Contractor to clean, prune, and shape edges of existing vegetation as directed by owner's representative. Create smooth bed lines around existing vegetation.
13. The contractor shall bear all costs of testing of soils, amendments, etc. associated with the work. See specifications for additional testing requirements.
14. Contractor shall field-adjust location of plant material prior to initiating installation for the review and approval of the owner's representative.
15. All plant material shall be in full and strict accordance with Florida No. 1 grade, according to the "Grades and Standards for Nursery Plants" published by the Florida Department of Agriculture and Consumer Services.
16. All planting beds shall be top-dressed with a 3" layer of mulch as specified.
17. Contractor shall coordinate all planting work with irrigation work. contractor shall be responsible for all hand watering as required to supplement irrigation watering and rainfall.
18. Contractor shall be responsible for hand watering in all planting areas, regardless of the status of existing or proposed irrigation.
19. Contractor shall re-grade all areas disturbed by plant removal, relocation, and/or installation work.
20. Contractor shall replace (by equal size and quality) any and all existing plant material disturbed or damaged by plant removal, relocation, and/or installation work.
21. Maintenance shall begin after each plant has been installed and shall continue until the project has been deemed substantially complete. maintenance includes watering, pruning, weeding, mulching, replacements of sick or dead plants, and any other care necessary for the proper growth of the plant material.
22. Upon completion of all landscaping, an inspection for substantial completion of the work shall be held. The contractor shall notify the owner's representative for scheduling the inspection at least seven (7) days prior to the anticipated inspection date.
23. Contractor shall submit written guarantee of survivability of all plant material for a period of one year from date of substantial completion.
24. Contractor must review and accept, approve all graded areas prior to the commencement of planting.
25. Trees adjacent to buildings should be planted at least the diameter of the tree canopy or a min. of 10'-0" (whichever is greater) away from the building wall.

1. Protect designated existing trees scheduled to remain against:
 - Unnecessary cutting, breaking, or skinning of roots
 - Skinning and bruising of bark
 - Smothering of trees by stockpiling construction or excavation materials within protection barrier
2. Protection barriers (tree barricades) shall be plainly visible and shall create a continuous boundary around trees or vegetation clusters in order to prevent encroachment within the barricade.
3. For all trees to be preserved, see Tree Protection and Barricade Elevation detail.
4. No grade changes shall be made within the protective barrier zones without prior approval.
5. The method of protection is to make certain that 50% of the area under the canopy dripline remains undisturbed (no grade change or root cut) and there shall be no disturbance to the root plate.
6. General contractor shall be responsible for the replacement and mitigation costs of trees damaged beyond repair that have been identified as protected and preserved. If trees are harmed through lack of protection or through negligence on the part of the contractor, the contractor shall bear the burden of the cost of repair or replacement.
7. Root pruning shall be done by or under supervision of an ISA certified arborist, and meet or exceed ANSI A300 or approved tree care industry standards. A certified arborist must be onsite during the entirety of root pruning.
8. No root pruning shall be done within a distance of 3x the diameter the tree unless authorized by the arborist.
9. No more than 30% of the trees roots may be pruned.
10. A pruning trench shall be cleared in a way that exposes the roots while leaving them intact. Use hand tools or an air knife. Limits of trench to be determined by the arborist.
11. All roots outside of the protective barricade to be removed during the development shall be severed clean using a sharp tool to provide a clean cut. Roots shall be left with clean smooth ends and no ragged edges and a two-inch layer of mulch shall be applied over the surface of exposed roots during development within one hour of damage or exposure.
12. After pruning, tree roots shall be covered and kept moist. Fill pruning trench with topsoil and water daily for a period determined by the arborist.

ALN	Align
CJ	Control Joint
CL	Centerline
EJ	Expansion Joint
EQ	Equal Dimension
FFE	Finish Floor Elevation
FOB	Face of Building
FOW	Face of Wall
MAX	Maximum
MIN	Minimum
PA	Planting Area
POB	Point of Beginning
PT	Point of Tangency
R	Radius
REF	Reference Line
TOW	Top of Wall
TYP	Typical
QTY	Quantity
SOG	Slab on Grade

NOTES:

1. ROOT PRUNING SHALL BE DONE BY OR UNDER SUPERVISION OF AN ISA CERTIFIED ARBORIST, AND MEET OR EXCEED ANSI A300 OR APPROVED TREE CARE INDUSTRY STANDARDS. A CERTIFIED ARBORIST MUST BE ONSITE DURING THE ENTIRETY OF ROOT PRUNING.
2. NO ROOT PRUNING SHALL BE DONE WITHIN A DISTANCE OF 3X THE DIAMETER THE TREE UNLESS AUTHORIZED BY THE ARBORIST.
3. NO MORE THAN 30% OF THE TREES ROOTS MAY BE PRUNED.
4. A PRUNING TRENCH SHALL BE CLEARED IN A WAY THAT EXPOSES THE ROOTS WHILE LEAVING THEM INTACT. USE HAND TOOLS OR AN AIR KNIFE. LIMITS OF TRENCH TO BE DETERMINED BY THE ARBORIST.
5. EXPOSED ROOTS SHALL BE CUT USING A SHARP TOOL TO PROVIDE A CLEAN CUT. ROOTS SHALL BE LEFT WITH CLEAN SMOOTH ENDS AND NO RAGGED EDGES.
6. AFTER PRUNING, TREE ROOTS SHALL BE COVERED AND KEPT MOIST. FILL PRUNING TRENCH WITH TOPSOIL AND WATER DAILY FOR A PERIOD DETERMINED BY THE ARBORIST.



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NORTHWEST
MEDICAL CENTER

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PROJECT NUMBER

DRAWING NUMBER

L1.00

DRAWING NAME

LANDSCAPE
NOTES



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NORTHWEST
MEDICAL CENTER

Margate, Broward County, Florida

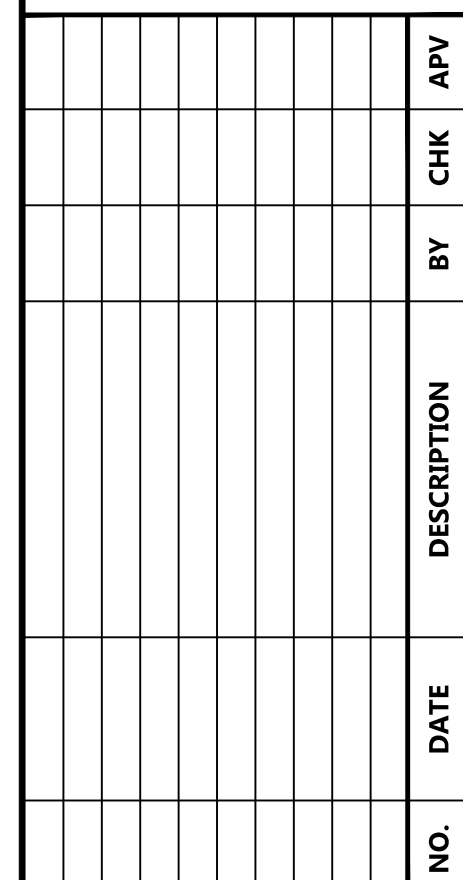
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L1.01

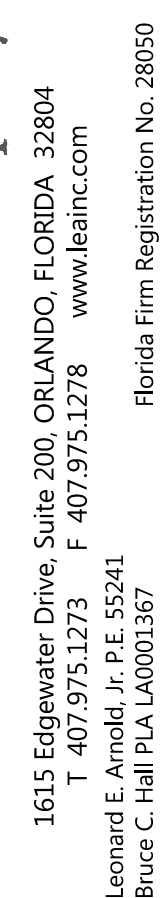
DRAWING NAME
**LANDSCAPE
DETAILS &
SCHEDULE**

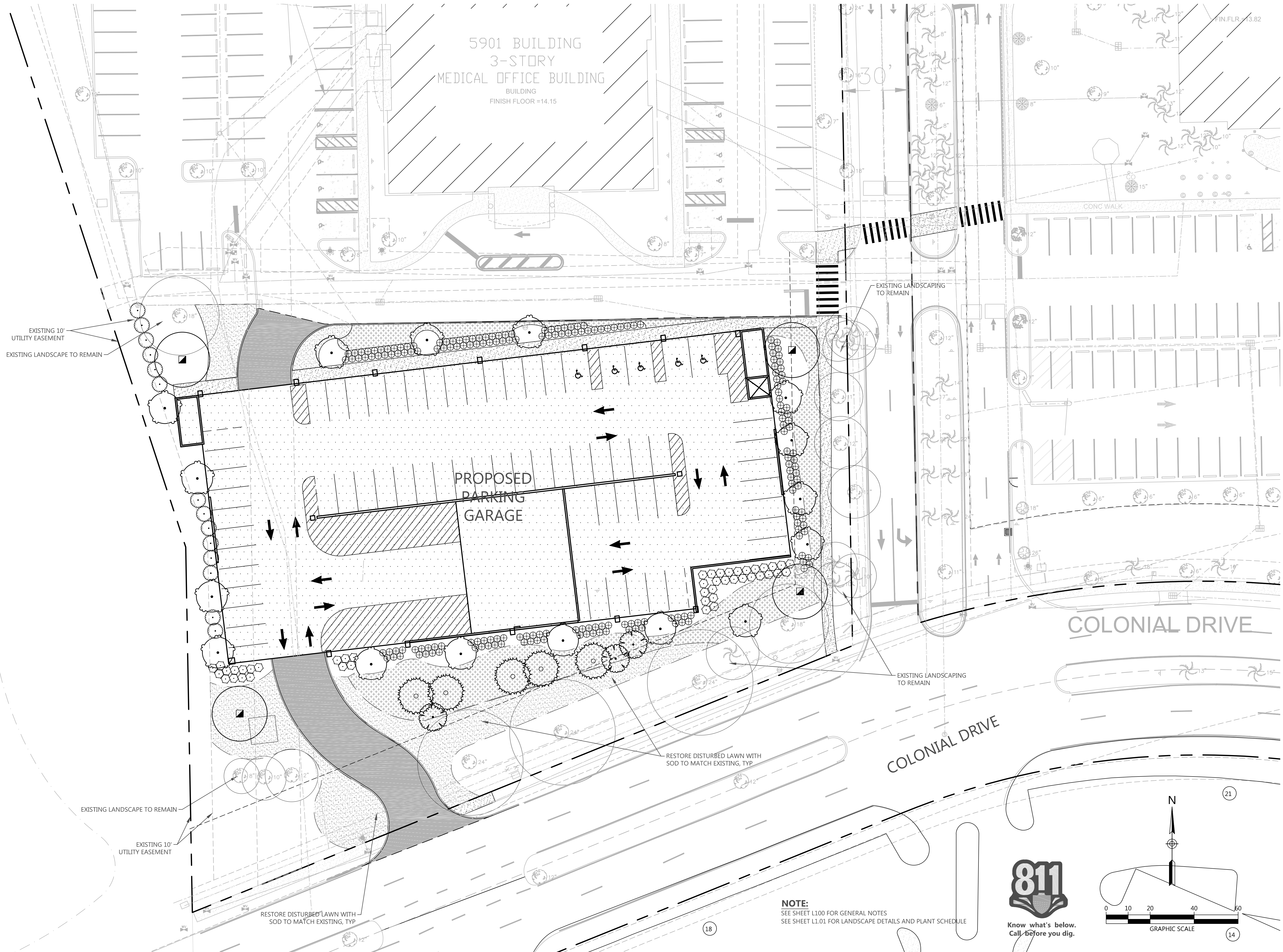


OVERALL LANDSCAPE PLAN

Margate, Broward County, Florida

HCA
East Florida
450 East Las Olas Blvd
Ft. Lauderdale, FL 33301



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PROJECT NUMBER

DRAWING NUMBER
L2.01

DRAWING NAME
LANDSCAPE
PLAN - PARKING
GARAGE