

LANDSCAPE CALCULATIONS

A.) BUFFER REQUIREMENTS:

TOTAL BUFFER AREA:.....55,321 SQ.FT. (1.27 ACRES)
 *ALLOWABLE GRASS AREA: (30%).....16,596 SQ.FT.
 *GRASS AREA PROVIDED: (28%).....15,848 SQ.FT.

PERIMETER: 1 TREE PER 75' REQUIRED.....= 86 TREES
 *TREES PROVIDED:.....91 TREES
 56 PALMS (@ 3:1)= 18 TREES
 *TOTAL PERIMETER TREES PROVIDED.....=109 TREES

B.) OFF STREET PARKING LANDSCAPING:

*LANDSCAPE AREA REQUIRED: (65X20).....1,300 SQ.FT.
 *LANDSCAPE AREA PROVIDED:.....2,066 SQ.FT.
 *TREES REQUIRED:.....11 TREES
 *TREES PROVIDED:.....14 TREES
 *SHRUBS REQUIRED:.....55 SHRUBS
 *SHRUBS PROVIDED:.....896 SHRUBS
 *GRASS ALLOWED: (30% MAXIMUM).....390 SQ. FT.
 *GRASS PROVIDED: (23%).....296 SQ. FT.

C.) INTERIOR LANDSCAPING:

*REQUIRED: 1 TREE & 6 SHRUBS PER UNIT:.....= 137 TREES & 822 SHRUBS
 *PROVIDED:.....= 184 TREES & 29,870 SHRUBS

D.) NATIVE PLANTS

*NATIVE PLANTS REQUIRED: (50% OF REQUIRED PLANTS)....= 1,045 PLANTS
 *NATIVE PLANTS PROVIDED:.....=10,989 PLANTS

E.) TREE MITIGATION REQUIREMENTS:

*CATEGORY I TREES.....1 TREE @ 400 SQ.FT.
 * CATEGORY III TREES.....47 TREES @ 6,944 SQ.FT.
 TOTAL CANOPY SQUARE FEET TO BE MITIGATED:.....7,344 SQ.FT.

***MITIGATION PROVIDED:**

*BUFFER.....5 CATEGORY I TREES
 56 CATEGORY III TREES

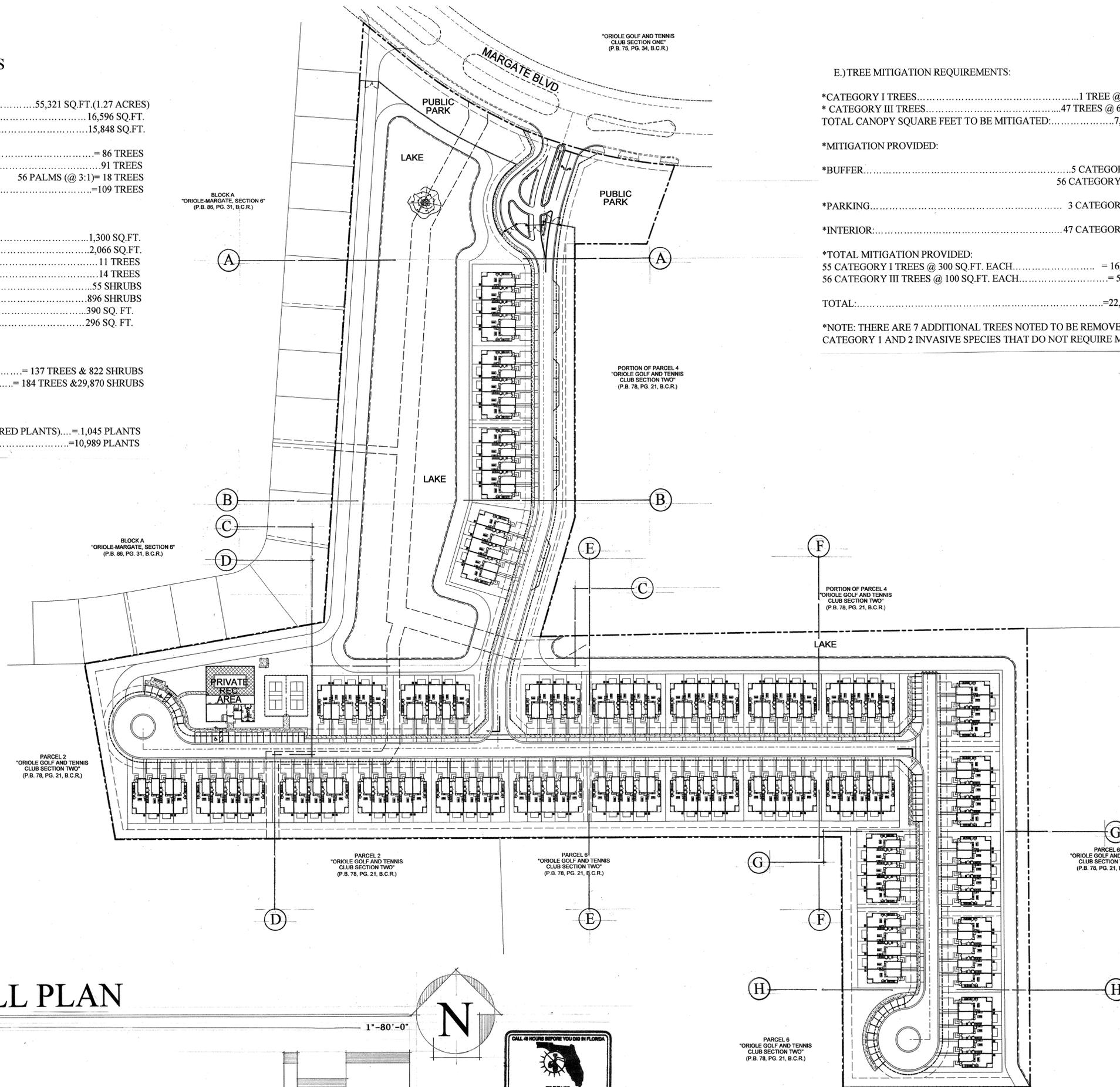
*PARKING.....3 CATEGORY I TREES

*INTERIOR:.....47 CATEGORY I TREES

*TOTAL MITIGATION PROVIDED:
 55 CATEGORY I TREES @ 300 SQ.FT. EACH.....= 16,500 SQ.FT.
 56 CATEGORY III TREES @ 100 SQ.FT. EACH.....= 5,600 SQ.FT.

TOTAL:.....=22,100 SQ.FT.

*NOTE: THERE ARE 7 ADDITIONAL TREES NOTED TO BE REMOVED THAT ARE CATEGORY 1 AND 2 INVASIVE SPECIES THAT DO NOT REQUIRE MITIGATION.



OVERALL PLAN

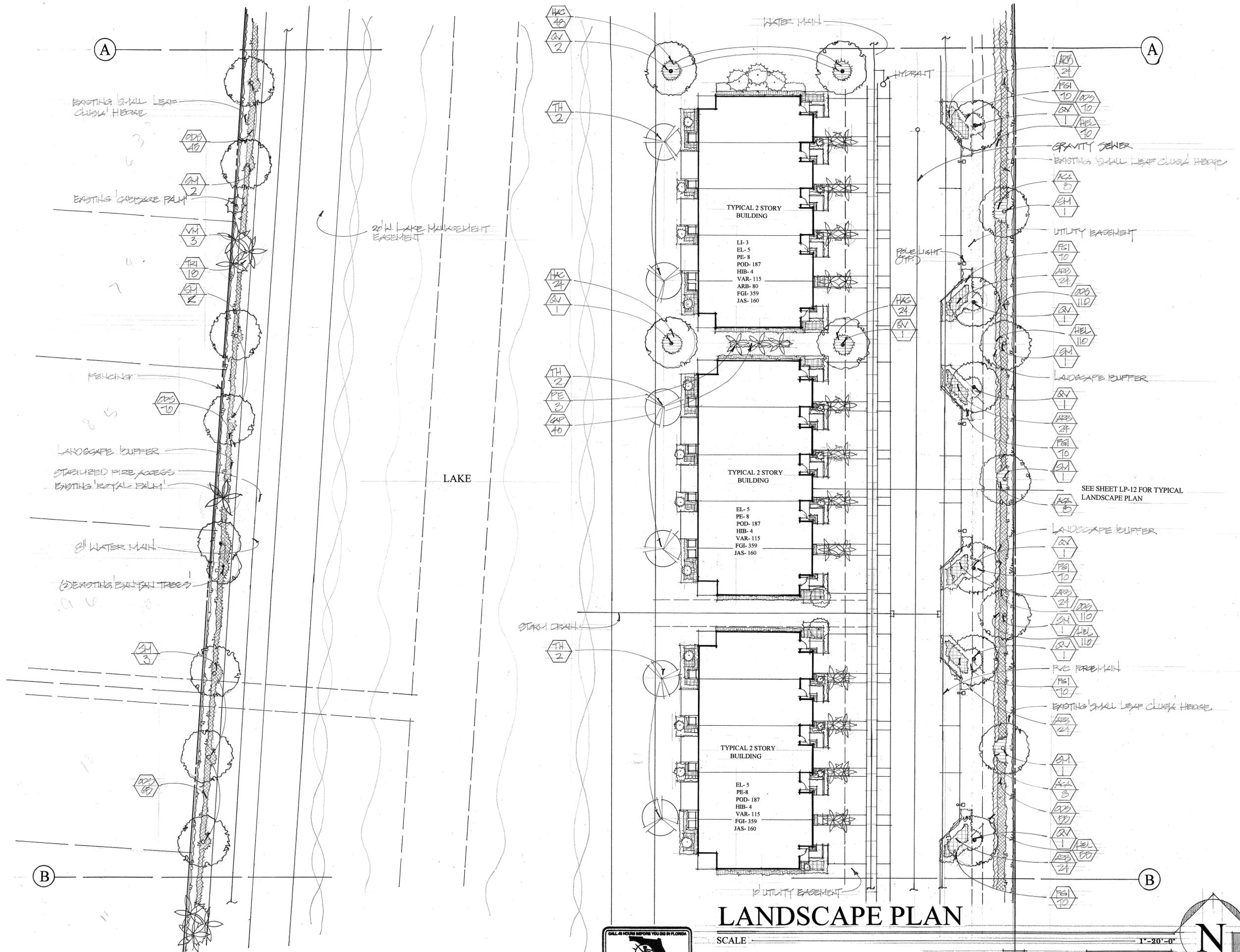
SCALE

1" = 80'-0"



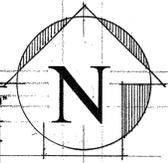
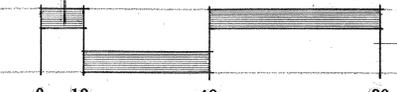
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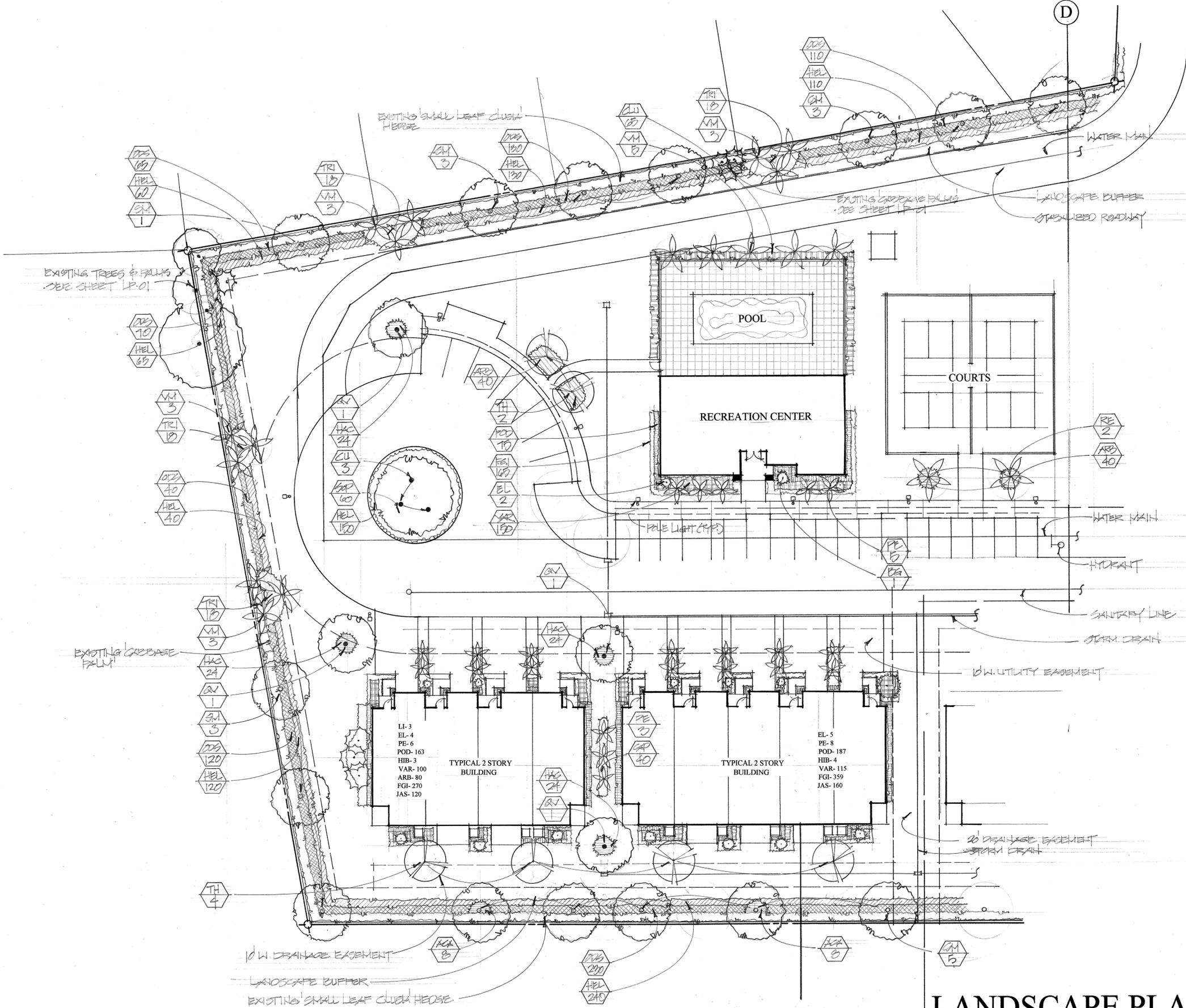
LANDSCAPE PLAN

SCALE 1"=20'-0"



Springdale Townhomes
 Margate, Florida

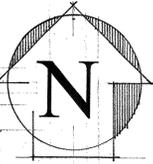
PROJECT #1534
 11/18/22



SEE SHEET LP-12 FOR TYPICAL LANDSCAPE PLAN

LANDSCAPE PLAN

SCALE 1"=20'-0"



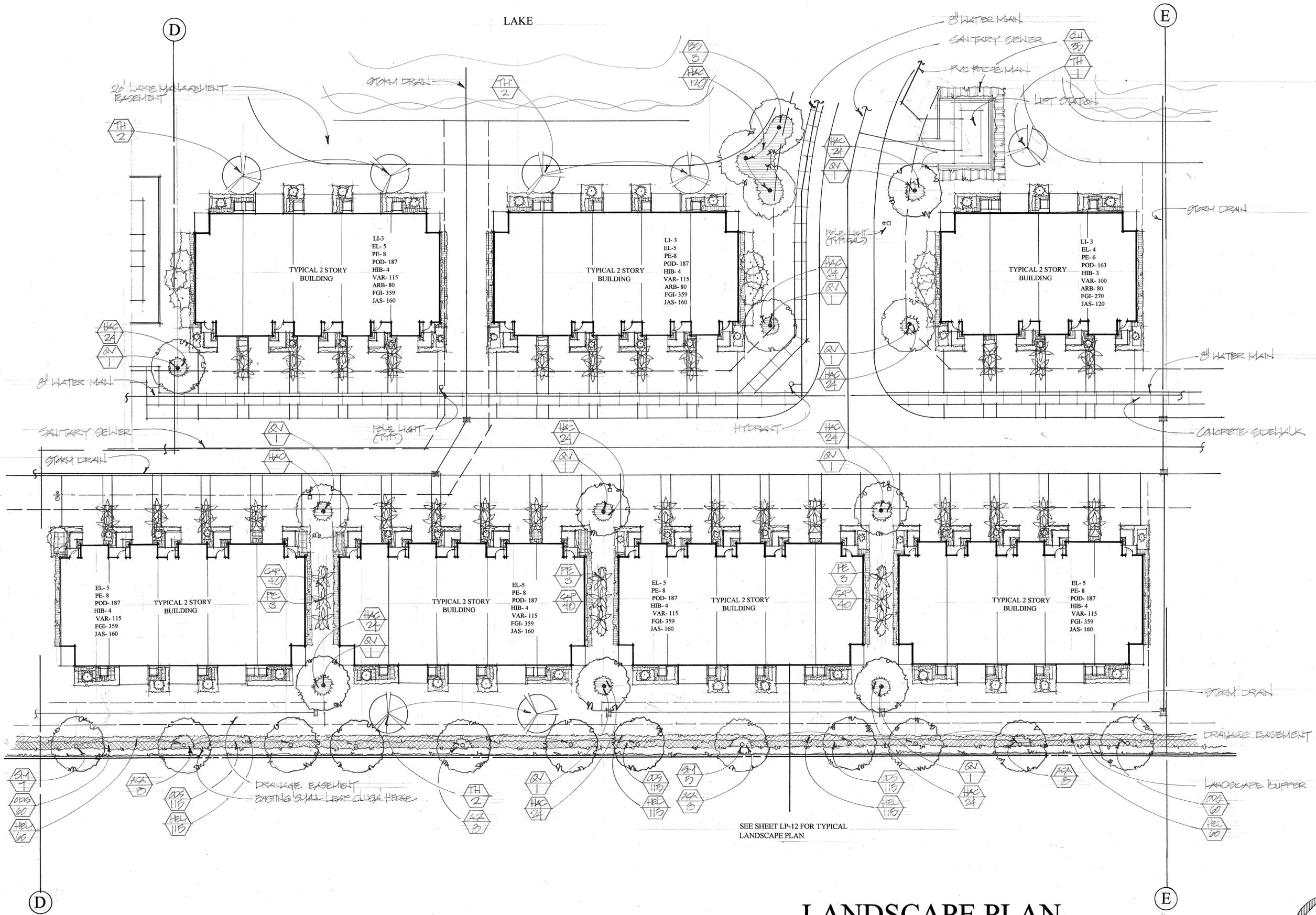
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PROJECT # 1954
 11/13/22

LP-06

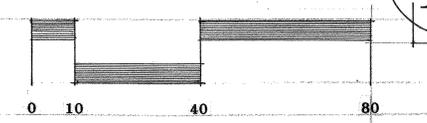


SEE SHEET LP-12 FOR TYPICAL LANDSCAPE PLAN

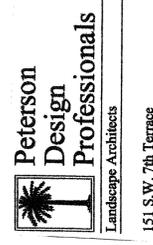
LANDSCAPE PLAN

SCALE

1"=20'-0"



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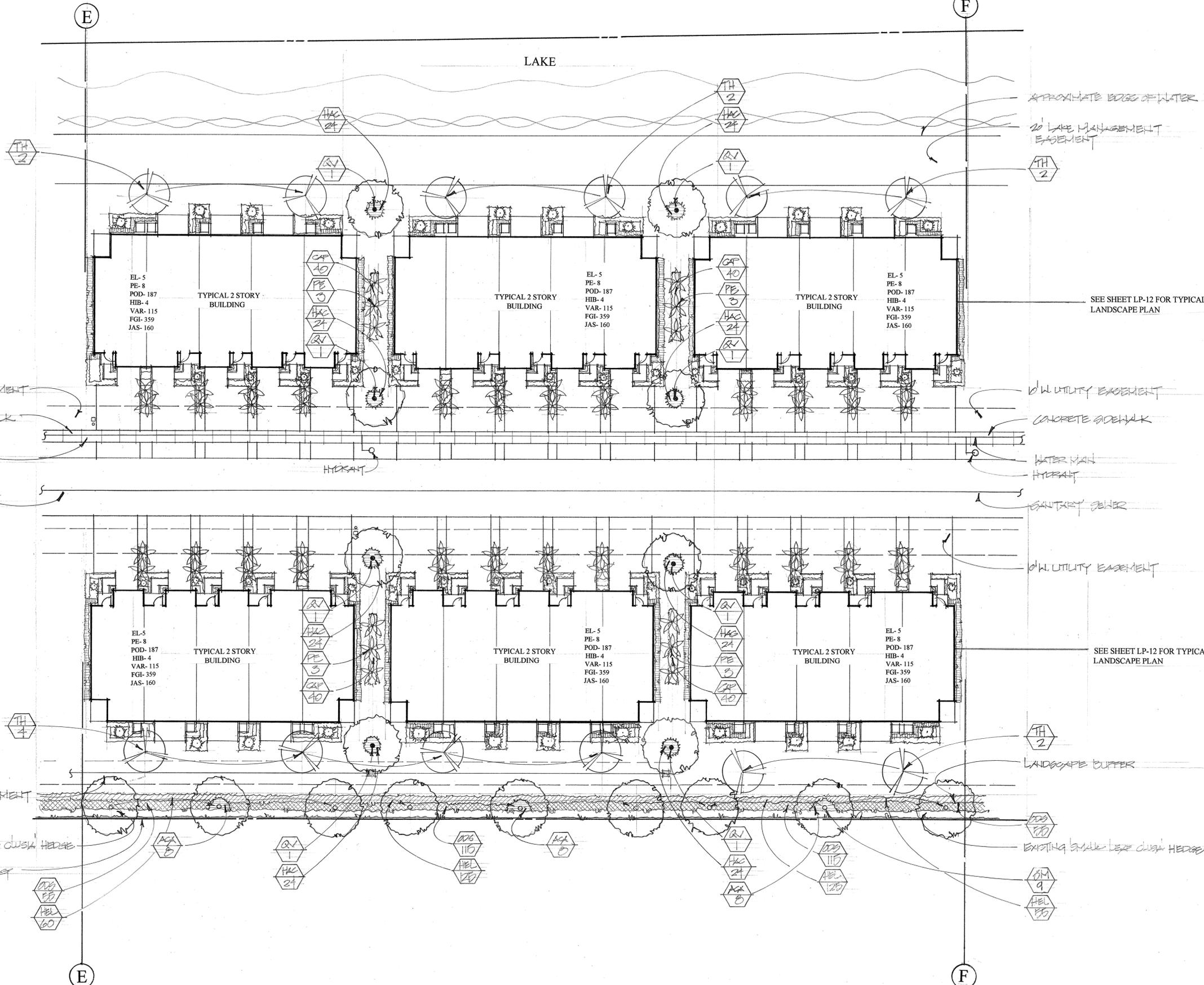
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PROJECT #1924

11/18/22

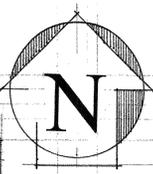
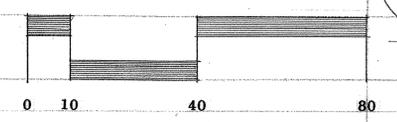
LP-07



LANDSCAPE PLAN

SCALE

1"=20'-0"



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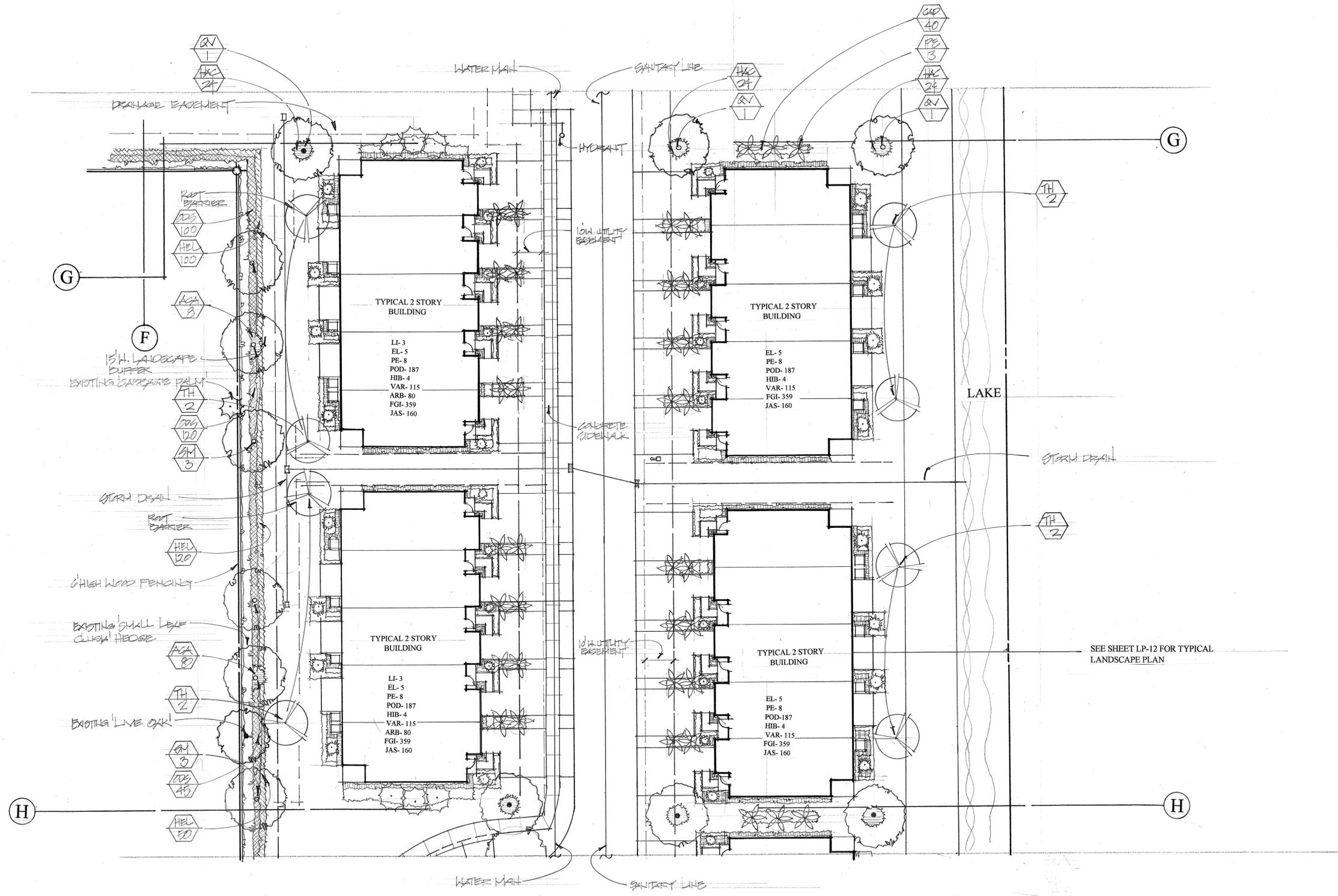


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PROJECT #1534
 11/18/22

LP-08



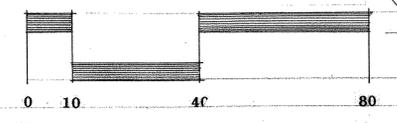
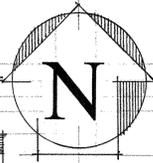
Springdale Townhomes
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PROJECT: #1504
11/18/22

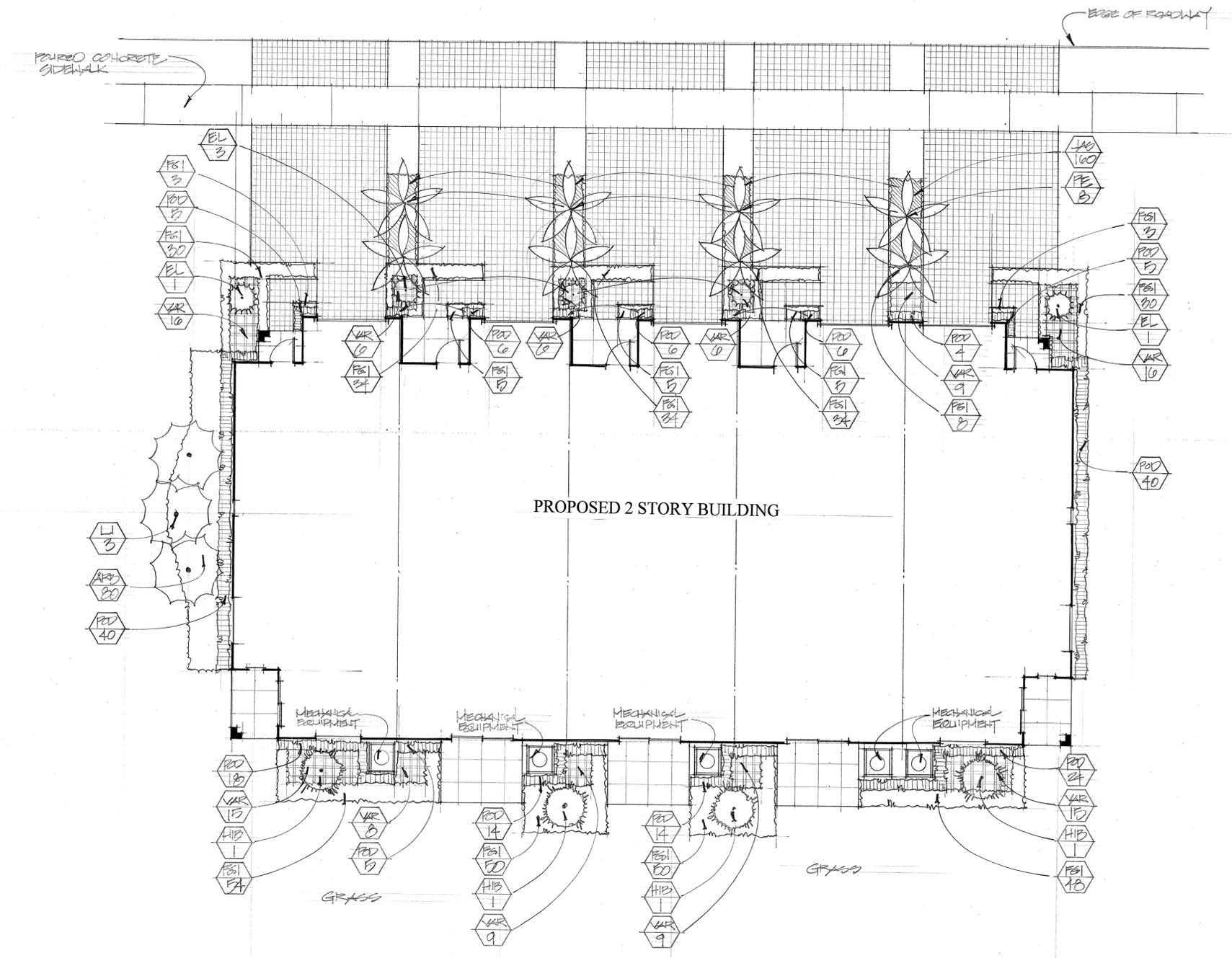
LANDSCAPE PLAN

SCALE

1"=20'-0"



LP-10



LANDSCAPE PLAN

SCALE

1/8" = 1'-0"



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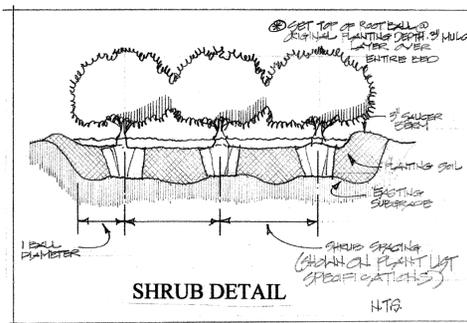
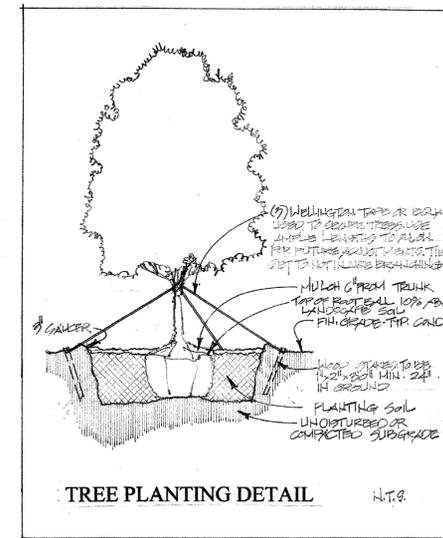
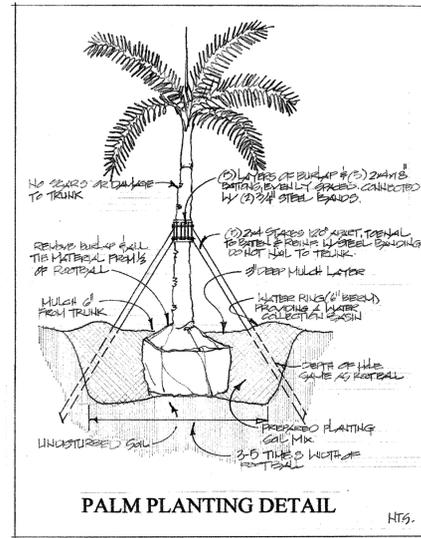
PROJECT #1534
11/13/22

LP-12

NOTES:

- ALL LANDSCAPING AND SPECIFICATIONS SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS AS PROVIDED IN THE PLANT LIST AND THE CITY OF MARGATE LANDSCAPE CODE.
- ALL PLANTING MATERIAL SHALL MEET OR EXCEED FLORIDA GRADE #1 AS SPECIFIED IN 'GRADES AND STANDARDS FOR NURSERY PLANTS', AND PART 2 'PALMS AND TREES', CURRENT EDITION. TREES TO BE INSTALLED SHALL NOT BE TIPPED, TOPPED, OR SHAPED PRIOR TO INSTALLATION.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY OR ALL FACILITIES DAMAGED AND IS TO COORDINATE WITH ALL OTHER CONTRACTORS ON SITE.
- PLANTING SOIL IS TO BE WEED FREE MIXTURE OF MUCK AND SAND (30/70) WITH 50 LBS OF MILORGANITE PER 6 CU. YDS.
- APPLY 3" 'GOLD' CYPRESS MULCH AROUND ALL PLANTS WITHIN 2 DAYS.
- ALL SODDED AREAS ARE TO BE COVERED WITH 'ST. AUGUSTINE' SOD, EXCEPT WHERE NOTED. SOD TO HAVE GOOD COMPACT GROWTH AND ROOT SYSTEM. LAY WITH TIGHT JOINTS.
- GUYING/ STAKING PRACTICES SHALL NOT PERMIT NAILS, SCREWS, WIRES, ETC... TO PENETRATE OUTER SURFACES OF TREES, PALMS, OR OTHER PLANT MATERIAL. TREES, PALMS, AND PLANT MATERIAL REJECTED DUE TO THIS PRACTICE SHALL BE REPLACED WITH THE INSPECTOR ON SITE.
- BURLAP MATERIAL, WIRE CAGES, PLASTIC CANVAS STRAPS, ETC... MUST BE CUT AND REMOVED FROM THE TOP ONE HALF DEPTH OF THE ROOT BALL. TREES AND SHRUBS GROWN IN GROW BAGS OR GROW BAG TYPE MATERIAL MUST HAVE SUCH MATERIAL REMOVED ENTIRELY PRIOR TO PLANTING THE TREE OR SHRUB.
- ALL PLANT MATERIAL SHALL BE FREE OF PESTS, INSECTS, DISEASE, WEEDS, ETC...
- ALL PLANT MATERIAL SHALL BE PLANTED AT THE PROPER DEPTH AS ORIGINALLY GROWN AND/ OR SO THE TOP OF THE ROOT BALL IS FLUSH OR SLIGHTLY ABOVE FINISHED GRADE IMMEDIATELY AFTER PLANTING. ALL TREES SHOULD PROVIDE TRUNK TAPER WHEN PROPERLY PLANTED AT THE CORRECT PLANTING DEPTH.
- ALL PLANT MATERIAL SHALL BE WATERED IN AT TIME OF PLANTING TO ELIMINATE AIR POCKETS IN THE ROOT ZONE AREA.
- TREES AND PALMS ARE TO BE STAKED AS NECESSARY AND IN A GOOD WORKMANLIKE MANNER WITH NO NAIL STAKING PERMITTED.
- LANDSCAPING SHALL BE PLACED TO EDGE OF ABUTTING STREETS OR OTHER LANDS.
- SITE DISTANCE CONCERNS MUST BE MAINTAINED FOR CLEAR SITE VISIBILITY FROM THIRTY INCHES TO SEVENTY-TWO INCHES, TREE TRUNKS EXCLUDED. MEASUREMENT SHALL BE MADE FROM TOP OF ROOT BALL PLANTED AT PROPER ELEVATION.
- UPON COMPLETION OF WORK, THE SITE SHALL BE CLEARED OF ALL DEBRIS, SUPERFLUOUS MATERIALS, AND EQUIPMENT CAUSED BY THIS PERMIT TO THE SATISFACTION OF THE INSPECTOR.
- SEE PLANTING DETAILS FOR ADDITIONAL PLANTING INFORMATION.
- ALL CONSTRUCTION MATERIAL AND FOREIGN MATTER SHALL BE REMOVED FROM THE PLANTING AREAS AND REPLACED WITH 50/50 MIX FILL SOIL OR AS PER SPECIFICATIONS.
- THE LANDSCAPE ARCHITECT AND THE CITY OF MARGATE SHALL BE INFORMED OF ANY CHANGES FOR APPROVAL IN PLANT MATERIAL PRIOR TO INSTALLATION.
- ALL LANDSCAPE MATERIAL SHALL BE FERTILIZED UPON INSTALLATION.
- THE LANDSCAPE CONTRACTOR SHALL CONTACT THE COUNTY, CITY, AND/ OR UTILITY COMPANIES TO LOCATE ALL UNDERGROUND UTILITIES OR STRUCTURES PRIOR TO DIGGING. THE LANDSCAPE CONTRACTOR SHALL REPAIR ALL DAMAGE TO UNDERGROUND UTILITIES AND/ OR CONSTRUCTION CAUSED AT NO COST TO THE OWNER.
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF 12 MONTHS AFTER DATE OF SUBSTANTIAL COMPLETION.
- IN ADDITION TO THESE REQUIREMENTS, ALL LOCAL LANDSCAPE CODES SHALL BE MET IN ORDER TO SATISFY THE REVIEW AND APPROVAL OF THE GOVERNING MUNICIPALITY.
- CO-ORDINATE WITH ALL TRADES, ESPECIALLY THE IRRIGATION CONTRACTOR.
- ALL TREES PLANTED WITHIN 10' OF AN UNDERGROUND UTILITY EASEMENT WILL BE PROVIDED WITH APPROVED ROOT BARRIERS.
- ALL PLANT MATERIAL SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LANDSCAPE ARCHITECT AT PLACE OF GROWTH AND UPON DELIVERY FOR CONFORMITY TO SPECIFICATION.
- ALL PLANTS SHALL BE TRUE TO SPECIES AND VARIETY AND SHALL CONFORM TO MEASUREMENTS SPECIFICS.
- ALL PLANTING SHALL BE INSTALLED WITH FERTILIZER AT TIME OF PLANTING.
- ALL LANDSCAPING AND IRRIGATION SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL CODES.
- IN AREAS WHERE PAVED SURFACES ABUT SOD OR MULCH, THE FINAL LEVEL OF BOTH SURFACES SHOULD BE EVEN.

- ALL SODDED AREAS TO HAVE A MINIMUM OF 2" OF PLANTING SOIL.
- ONLY BIODEGRADABLE MATERIAL CAN BE ATTACHED TO THE TRUNKS OF TREES.
- ALL ROAD ROCK OR ANY UNNATURAL MATERIAL SHALL BE REMOVED FROM ALL LANDSCAPE AREAS AND REPLACED WITH GOOD PLANTING SOIL.
- PLANTING USED AS SCREENING OF ANY GROUND MECHANICAL EQUIPMENT SHALL BE MAINTAINED AT LEAST 6" ABOVE EQUIPMENT TO BE SCREENED.
- THE SPECIFICATIONS OF PLANT MATERIALS ARE AS FOLLOWS: SPREAD- INDICATES THE AVERAGE SPREAD TO THE MIDPOINT OF THE PLANT. HEIGHT- INDICATES THE OVERALL HEIGHT FROM THE TOP OF THE ROOT BALL TO THE MIDPOINT OF THE GROWTH. CLEAR TRUNK- INDICATES THE MEASUREMENT FROM THE TOP OF THE ROOT BALL TO THE FIRST BRANCHING. CLEAR FOOT OF WOOD- INDICATES THE MEASUREMENT ON PALMS FROM THE TOP OF THE ROOT BALL TO THE TOP OF SOLID TRUNK BEFORE THE START OF THE FRONDS.
- ALL TREES 1 1/2" INCHES IN CALIPER AND GREATER SHALL BE PROPERLY GUYED AND STAKED AT THE TIME OF PLANTING.
- THE LOCATIONS OF PLANTS, AS SHOWN ON THESE DOCUMENTS, ARE APPROXIMATE UNLESS DIMENSIONED SPECIFICALLY. THE FINAL LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE UNFORSEEN FIELD LOCATIONS, TO COMPLY WITH SAFETY SETBACK CRITERIA, TO AVOID CREATING UNSAFE SIGHT CONDITIONS, OR AS OTHERWISE DIRECTED BY OR APPROVED BY THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR IS RESPONSIBLE TO REPORT ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT IMMEDIATELY.

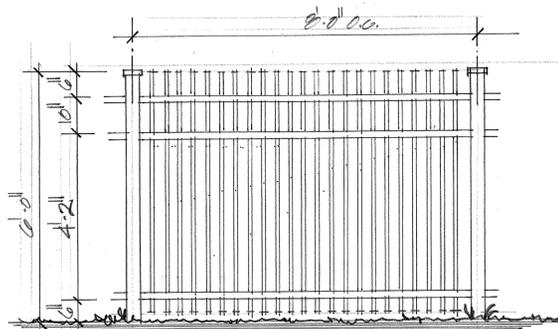


PLANT LIST

SYM	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	QUAN
SM	Swietenia mahonii	'Mahogany'	14' o.a. hgt. 7 1/2" spr. 4 1/2" DBH	74
QV	Quercus virginiana	'Live Oak'	14' o.a. hgt. 7 1/2" spr. 4 1/2" DBH	72
BS	Bursera simaruba	'Gumbo Limbo'	12' o.a. hgt. 6 1/2" spr. 4" DBH	18
CU	Coccoloba uvifera	'Seagrape'	14' o.a. hgt. 12" spr. 5 1/2" DBH	6
TH	Tabebuia heterophylla	'Pink Tabebuia'	12' o.a. hgt. 7" spr. 4 1/2" DBH	51
LI	Lagerstroemia indica	'Crape Myrtle'	10' o.a. hgt. 8" spr. 4 1/2" DBH	36
CE	Conocarpus erectus 'ser'	'Silver Buttonwood'	10' o.a. hgt., 8" spr. 4 1/2" DBH	6
CS	Cordia sebestena	'Geiger Tree'	10' o.a. hgt. 8" spr. 4 1/2" DBH	1
HY	Hyophorbe renschaffeltii	'Spindle Palm'	4' grey wood	3
RE	Roystonea elata	'Royal Palm'	6' grey wood	17
VM	Veitchia montgomeryana	'Montgomery Palm'	5' grey wood	42
PE	Ptychosperma elegans	'Alexander Palm'	6' grey wood	257
EL	Elaeocarpus decipiens	'Japanese Blueberry'	5" narrow cone	134
BG	Bougainvillea glabra	'Bougainvillea'	25 gal., std. purple	7
HIB	Hibiscus rosa-sinensis	'Hibiscus'	5" std.	105
CLS	Clusia flava	'Small Leaf Clusia'	4" std.	4
CLU	Clusia flava	'Small Leaf Clusia'	30" hgt, 7 gal. 30" o.c.	309
POD	Podocarpus macrophyllum	'Podocarpus'	30" hgt. hedge, 7 gal. 18" o.c.	5,052
ACA	Acalypha hispida	'Chenille Plant'	3 gal. 16"x16"	120
HAC	Hamelia patens 'compacta'	'Dwarf Firebush'	16"x16" 3 gal. 2' o.c.	2,215
SOP	Sophora tomentosa	'Necklace Pod'	3 gal. 16"x12" 30" o.c.	120
CHR	Chrysobalanus icaco	'Coco Plum'	3 gal. 16" x 14", 2' o.c.	515
ODS	Odontonema strictum	'Firespike'	3 gal. 24"x24", 2' o.c.	3,169
VAR	Pittosporum tobira 'var'	'Variegated Pittosporum'	3 gal. 14"x14", 18" o.c.	3,010
ARB	Schefflera Arboricola 'var'	'Variegated Dwarf Schefflera'	16"x16" 'Gold Capella' 3 gal 2' o.c.	1,232
CAP	Capparis cynophallophora	'Jamaican Caper'	3 gal. 12"x10", 18" o.c.	570
TRI	Tripsacum floridanum	'Florida Gama Grass'	3 gal. 16"x16" 30" o.c.	386
FGI	Ficus microcarpa	'Green Island Ficus'	12"x12" 3 gal, 16" o.c.	11,521
LAN	Lantana camera	'Gold Lantana'	1 gal, 18" o.c.	880
HEL	Helianthus debilis	'Beach Sunflower'	1 gal, 18" o.c.	2,940
JAS	Trachelospermum asiaticum 'var minima'	'Var. Jasmine Minima'	1 gal. ground cover, 18" o.c.	4,780

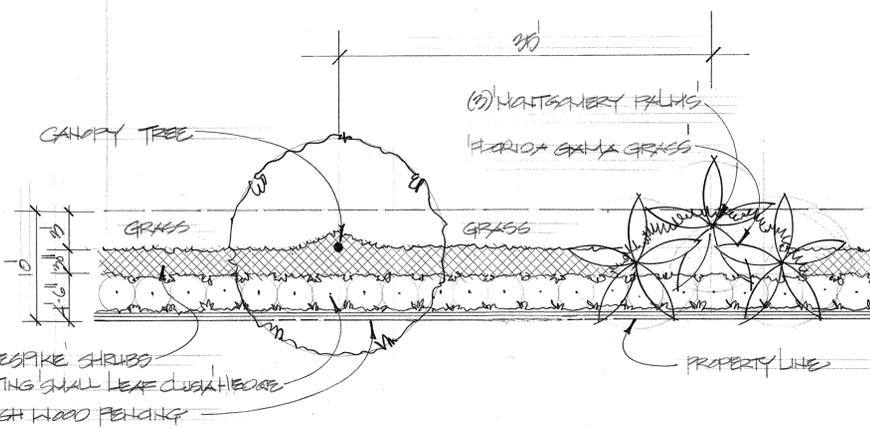
Maintenance Notes:

- The owner, occupant, tenant and the respective agent of each, if any, shall be jointly and severally responsible for the maintenance of all landscaping and irrigation equipment.
- Landscaping shall be maintained in a good condition so as to present a healthy, neat and orderly appearance at least equal to the original installation and shall be kept free from refuse and debris.
- Any dead vegetation and landscaping material shall be promptly replaced with healthy living plantings.
- Landscaped areas shall be mulched with a minimum of 3" of clean weed free mulch.
- Irrigation systems shall be maintained to eliminate waste of water due to loss from damaged, missing or improperly operating sprinkler heads, valves, pipes and all other portions of the irrigation system.
- Tree pruning shall be accomplished in accordance with standards established in 'Pruning Standards for Shade Trees, Revised 1989', promulgated by the National Arborist Association.



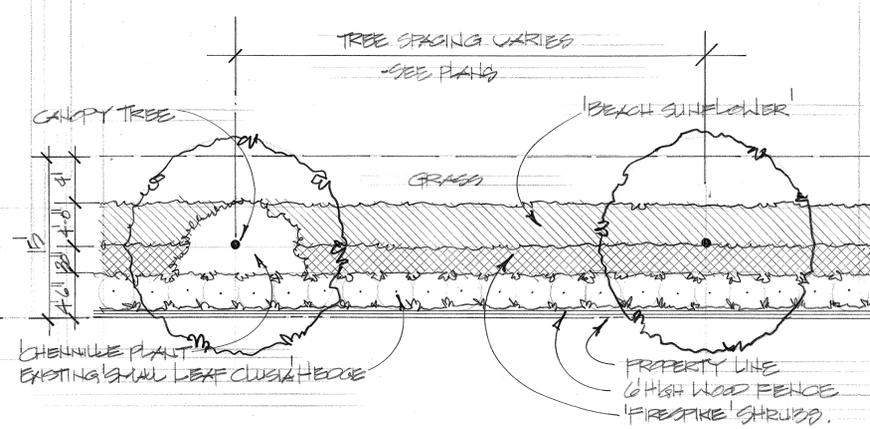
METAL FENCING DETAIL 1/2" = 1'-0"

METAL FENCING TO BE BLACK POWDERCOAT FINISH BY MERCHANTS METALS MANUF. OR APPROVED EQUAL.



TYPICAL 10' LANDSCAPE BUFFER DETAIL 1/8" = 1'-0"

NOTE: PERCENTAGE OF 10' WIDE BUFFER TO BE SODDED IS 25% AS SHOWN.



TYPICAL 15' LANDSCAPE BUFFER DETAIL 1/8" = 1'-0"

NOTE: PERCENTAGE OF 15' WIDE BUFFER TO BE SODDED IS 25% AS SHOWN.

Springdale Townhomes
Margate, Florida

PROJECT #1034

11/18/22
2/17/23

LP-13

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A.) GENERAL NOTES

- 1. THE GENERAL CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING. ALL BIDS SHALL INCLUDE AN MOBILIZATION REQUIRED TO ACCOMMODATE THE SITE CONDITIONS. NO CHANGE ORDERS WILL BE ISSUED FOR EXISTING CONDITIONS OR THE FAILURE OF THE CONTRACTOR TO OBSERVE THEM.
2. THE CONTRACTOR SHALL FURNISH LABOR, EQUIPMENT, AND MATERIALS REQUIRED TO PERFORM ALL WORK NECESSARY FOR THE CONSTRUCTION OF THE PROJECT AS INDICATED IN THE DRAWINGS. SUCH WORK INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING:
A. FINISH GRADING OF PLANTING AREAS.
B. PLANTING.
C. SODDING (IF REQUIRED).
3. CONTRACTOR SHALL HAVE A COMPETENT REPRESENTATIVE AT THE SITE WHO SHALL BE CAPABLE OF READING AND UNDERSTANDING PLANS, SPECIFICATIONS, AND OTHER CONTRACT DOCUMENTS. THE REPRESENTATIVE SHALL BE KNOWLEDGABLE IN ALL AREAS OF LANDSCAPE CONSTRUCTION IN FLORIDA.
4. THESE CONSTRUCTION DOCUMENTS ARE INTENDED TO CONVEY OVERALL FORM AND FINISH OF THE DESIGN INTENT ONLY. THE CONTRACTOR IS RESPONSIBLE TO INSTALL ALL WORK IN ACCORDANCE WITH THE RELEVANT AND APPLICABLE SECTIONS OF THE CSI, ASTM AND / OR OTHER AIA/ ASLA RECOGNIZED TRADE AGENCY. THE LANDSCAPE ARCHITECT SHALL BEAR NO RESPONSIBILITY FOR ANY CONTRACTORS METHODS OF WORK.
5. THE CONTRACTOR SHALL SUBMIT SAMPLES OF MATERIALS AND FINISHES TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO ORDERING AND INSTALLATION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KNOWLEDGE OF THE CONTENTS OF THESE SPECIFICATIONS AND THE REQUIREMENTS OF ANY ACCOMPANYING DRAWINGS.
7. THE CONTRACTOR SHALL ADVISE THE OWNER AND LANDSCAPE ARCHITECT OF ANY SPECIAL SITE CONDITIONS (HIGH WATER TABLE, LIGHT OR SOIL CONDITIONS, ETC.) THAT MIGHT REQUIRE CHANGE OF PLANT MATERIAL.
8. THE CONTRACTOR SHALL VISIT THE SITE AND INSPECT SITE CONDITIONS AS THEY EXIST PRIOR TO SUBMITTING BID.
9. NO ADDITIONAL COMPENSATION NOR RELIEF FROM ANY OBLIGATION OF THE CONTRACT WILL BE GRANTED BECAUSE OF LACK OF KNOWLEDGE OF THE SITE OR OF THE CONDITIONS UNDER WHICH THE WORK WILL BE ACCOMPLISHED.
10. WATER IS TO BE FURNISHED BY THE OWNER. THE CONTRACTOR SHALL TRANSPORT AS REQUIRED.

B.) DRAWINGS

- 1. THE DRAWINGS AND PLANT LISTS TOGETHER WITH THESE WRITTEN SPECIFICATIONS SHALL BE CONSIDERED AS ONE CONTRACT DOCUMENT AND SHALL BE ACCORDINGLY READ TOGETHER. THE DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF THE LANDSCAPE ARCHITECT AND, IF REQUIRED, SHALL BE RETURNED TO HIM UPON COMPLETION OF THE WORK. THE CONTRACTOR SHALL KEEP ONE COPY OF THE DRAWINGS AND THE SPECIFICATIONS AT THE CONSTRUCTION SITE FOR THE USE OF THE LANDSCAPE ARCHITECT, OWNER, AND THEIR REPRESENTATIVES.

C.) REQUIREMENTS OF REGULATORY AGENCIES

- 1. PERFORM WORK IN ACCORDANCE WITH ALL APPLICABLE CODES, LAWS, AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK AND PROVIDE FOR ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL EUTHORITIES IN FURNISHING, TRANSPORTING AND INSTALLING MATERIALS.
2. CERTIFICATES OF INSPECTION REQUIRED BY LAW FOR TRANSPORTATION SHALL ACCOMPANY INVOICE FOR EACH SHIPMENT OF PLANTS. FILE COPIES OF CERTIFICATES WITH LANDSCAPE ARCHITECT

OROWNER AFTER ACCEPTANCE OF MATERIAL. INSPECTION BY FEDERAL OR STATE GOVERNMENTS ST PLACE OF GROWTH DOES NOT PRECLUDE REJECTION OF PLANTS AT PROJECT SITE.

D.) GENERAL SITE UTILITIES AND SLEEVING

- 1. CONTRACTOR SHALL VERIFY LOCATION OF EXISTING UTILITIES AND SERVICES AND PROVIDE PROTECTION MEASURES DURING CONSTRUCTION. ANY UTILITIES DAMAGED DURING SITE WORK OPERATIONS SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
2. CONTRACTOR SHALL VERIFY LOCATION OF PROPOSED UTILITIES AND SERVICES WITH RESPECT TO PROPOSED OR EXISTING LANDSCAPING. PROPOSED PLANT MATERIAL LOCATIONS SHALL TAKE PRECEDENCE WHEN DETERMINING UNDERGROUND PIPING AND UTILITY ROUTES. AVOID ALL AREAS EXPECTED TO ENCOUNTER ROOT BALLS OF LARGE PLANT MATERIALS AND PROVIDE THE CLEARANCES NECESSARY TO INSTALL ALL PROPOSED MATERIALS.
3. THEW CONTRACTOR AT HIS OWN EXPENSE, SHALL RELOCATE OR ADJUST ANY UTILITIES, PIPING, ETC... THAT INTERFERES WITH THE INSTALLATION OF PLANT MATERIALS IN THEIR DESIGNED LOCATION.

E.) GRADING NOTES

- 1. THE CONTRACTOR SHALL VERIFY ALL EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT FOR DECISION.
2. ALL FILL FOR BERMING AND PLANTING BROUGHT TO THE SITE SHALL BE CLEAN, FRIABLE SANDY LOAM OF SLIGHTLY ACID TO NEUTRAL PH. ALL FILL SHALL BE FREE FROM, STICKS, ROCKS, MARL, SOD, AND OTHER DEBRIS. SOD BELOW ALL AREAS TO BE BERMED SHALL BE REMOVED OR KILLED WITH AN APPROVED HERBICIDE PRIOR TO INSTALLATION OF FILL.
3. REMOVE ALL ROAD BASE, SHELLROCK, MARL, CORAL ROCK, AND RUBBLE 30" MINIMUM BELOW FINISH GRADE FROM ALL NEW PLANTING AREAS AND TREE PITS. BACKFILL WITH SUITABLE SOIL AS APPROVED BY LANDSCAPE ARCHITECT. MAINTAIN EXISTING GRADE AT THE DRIP LINE OF EXISTING TREES TO REMAIN.
4. NEW EARTHWORK SHALL BLEND SMOOTHLY INTO EXISTING GRADES.
5. NO EQUIPMENT SHALL BE USED WITHIN THE CANOPY DRIP LINE OF EXISTING TREES. MAINTAIN EXISTING GRADE AT DRIP LINE OF EXISTING TREES.

F. CHANGES IN THE WORK

- 1. THE OWNER RESERVES THE RIGHT TO MAKE CHANGES IN THE WORK AND THEREBY CHANGES IN THE COST OF THE WORK WITHIN THE CONDITIONS OF THE ORIGINAL CONTRACT. ALL CHANGES SHALL BE IN WRITTEN FORM AND ONCE ACCEPTED, SHALL BECOME A PART OF THE CONTRACT AND CONSTRUCTION DOCUMENTS.
2. THE CONTRACTOR SHALL NOT BEGIN ANY WORK ON EXTRAS OR CHANGES FROM THE CONTRACT DOCUMENTS BEFORE WRITTEN APPROVAL HAS BEEN GIVEN BY THE OWNER OR THE OWNERS REPRESENTATIVE. ANY WORK DONE PRIOR TO SUCH WRITTEN APPROVAL MAY OR MAY NOT BE PAID FOR, AT THE DISCRETION OF THE OWNER.

G. SUBSTITUTIONS

- 1. NO SUBSTITUTIONS SHALL BE ACCEPTED WITHOUT THE WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT, OWNER, OR THEIR REPRESENTATIVES. PROOF MUST BE SUBMITTED THAT THE PLANT IN QUESTION IS NOT AVAILABLE IN THE TYPE OR SIZE SPECIFIED. THE LANDSCAPE ARCHITECT OR OWNER SHALL DETERMINE THE NEAREST EQUIVALENT REPLACEMENT.

H. TRANSPORTATION AND STORAGE

- 1. ALL PLANT MATERIALS SHALL BE PROTECTED FROM POSSIBLE INJURY OR BREAKAGE OF BRANCHES. ALL PLANTS SHALL BE DELIVERED ADEQUATELY COVERED TO PREVENT WINDBURN, DRYING, OR DAMAGE. PLANTS WHICH CAN NOT BE PLANTED IMMEDIATELY SHLY HEWEED IN AND PROTECTED FROM THE DRYING OF SUN AND WIND. ALL PLANTS SHALL BE WATERED AS NECESSARY UNTIL PLANTING. STORAGE PERIOD SHALL NOT EXCEED 72 HOURS. ALL PALMS SHALL HAVE THEIR BUDS TIED WITH BURLAP STRIPS TO REMAIN IN PLACE UNTIL THE TREE IS WELL ESTABLISHED IN ITS NEW LOCATION. TREES MOVED BY CRANE OR WINCH SHALL BE ADEQUATELY PROTECTED FROM CHAIN MARKS AND GIRDLING BY APPROVED METHODS.

I. PROTECTION OF WORK AND PROPERTY

- 1. EXISTING PLANT MATERIAL TO REMAIN MUST BE PROTECTED BY BARRIERS OR FENCES AT THE DRIP LINE SURROUNDING THE MATERIAL. NO BURNING, STORAGE, OR PARKING SHALL BE PERMITTED WITHIN THESE PROTECTED AREAS. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OR OWNER OF ANY SITUATIONHE FEELS MAY DAMAGE THE EXISTING PLANTS TO REMAIN IN THE NORMAL EXECUTION OF HIS CONTRACT. DO NOT PROCEED WITH SUCH WORK UNTIL DIRECTED BY THE LANDSCAPE ARCHITECT OR OWNER. CONTRACTOR SHALL REPLACE DAMAGED PLANTS WITH PLANTS OF THE SAME SIZE, SPECIES, AND QUALITY AS THOSE DAMAGED AT NO COST TO THE OWNER. THE LANDSCAPE ARCHITECT SHALL DETERMINE THE EXTENT ANS VALUE OF THE DAMAGED PLANTS.
2. THE CONTRACTOR SHALL CONTINUOUSLY MAINTAIN ADEQUATE PROTECTION OF ALL HIS WORK FROM DAMAGE AND THEFT AND SHALL PROTECT THE OWNER'S PROPERTY FROM INJURY AND LOSS ARISING IN CONNECTION WITH THE CONTRACT, MAKING GOOD ANY SUCH LOSS OR INJURY OR DAMAGE EXCEPT WHERE CAUSED BY OWNER OR HIS AGENTS. HE SHALL ADEQUATELY PROVIDE AND MAINTAIN PASSAGEWAYS, GUARD FENCES, LIGHTS AND OTHER PROTECTIONS REQUIRED BY PUBLIC AUTHORITY ACCORDING TO STATE, FEDERAL, AND LOCAL ORDINANCES.

J. SURFACE AND SUBSURFACE OBSTRUCTIONS

- 1. IT IS THE CONTRACTORS RESPONSIBILITY TO ACQUANT HIMSELF WITH THE EXISTENCE AND LOCATION OF ALL SURFACE AND SUBSURFACE STRUCTURES AND INSTALLATIONS, EXISTING OR PROPOSED, BEFORE COMMENCING WORK. ANY DAMAGE BY THE CONTRACTOR DURING THE EXECUTION OF THIS CONTRACT SHALL BE MADE GOOD AT THE CONTRACTORS OWN TIME AND EXPENSE. IF SUBSURFACE CONSTRUCTION OR OBSTRUCTIONS ARE ENCOUNTERED DURING PLANTING, ALTERNATE LOCATIONS MAY BE SELECTED BY THE LANDSCAPE ARCHITECT OR OWNER.

K. PLANT MATERIALS

- 1. PLANTS SHALL BE NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF THE PROJECT.
2. QUANTITIES, SIZES, AND SPACING WILL BE DETERMINED BY THE DRAWINGS AND SPECIFICATIONS. WHERE DISCREPANCIES EXIST, THE LANDSCAPE ARCHITECT OR OWNER IS TO BE NOTIFIED FOR CLARIFICATION. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING INSTALLATION AS CALLED FOR IN THE PLANS, PLANT LIST, AND SPECIFICATIONS.
3. PLANTS SHALL HAVE A HABIT OF GROWTH WHICH IS NORMAL FOR THE SPECIES AND SHALL BE FREE FROM PHYSICAL DAMAGE, INSECTS OR PESTS, AND ADVERSE CONDITIONS THAT WOULD PREVENT THRIVING GROWTH. MEASUREMENTS SPECIFIED IN THE PLANT LIST ARE THE MINIMUM ACCEPTABLE SIZES. ALL PLANT MATERIALS USED SHALL BE TRUE TO NAME AND SIZE IN CONFORMANCE WITH THE GRADES AND STANDARDS FOR NURSERY PLANTS, STATE PLANT BOARD OF FLORIDA, AND SHALL BE GRADED FLORIDA NO. 1 OR GREATER, EXCEPT WHERE NOTED IN THE CONTRACT DOCUMENTS. PLANTS SHALL BE GRADED BEFORE PRUNING. ANY NECESSARY PRUNING SHALL BE DONE AFTER PLANTING AND

WITH THE CONSENT OF THE LANDSCAPE ARCHITECT OR OWNER. PLANTS WHICH DO NOT MEET THE REQUIREMENTS WILL NOT BE ACCEPTED.

- 4. NO SUBSTITUTIONS SHALL BE ACCEPTED WITHOUT THE WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT OR OWNER. PROOF MUST BE SUBMITTED THAT THE PLANT IN QUESTION IS NOT AVAILABLE IN THE TYPE OR SIZE SPECIFIED. THE LANDSCAPE ARCHITECT SHALL DETERMINE THE NEAREST EQUIVALENT REPLACEMENT.
5. PLANTING SOIL SHALL CONSIST OF FERTILE FRIABLE SOIL OF A SANDY LOAM NATURE AND SHALL BE DERIVED FROM 50% MINIMUM AMOUNT OF DECOMPOSED ORGANIC MATTER (PEAT OR MUCK) AND 50% CLEAN SAND WITH NO TRACE OF SALINITY. THERE MUST BE A SLIGHT ACID REACTION TO THE SOIL. PLANTING SOIL SHALL BE FREE FROM STONES, PLANTS, ROOTS, CLODS, STICKS AND OTHER FOREIGN MATERIALS WHICH MIGHT BE A HINDERANCE TO PLANTING OPERATIONS OR BE DETRIMENTAL TO GOOD PLANT GROWTH.
6. MULCH SHALL BE APPROVED (AS PER MUNICIPALITY) NON-CYPRESS MULCH, UNLESS OTHERWISE SPECIFIED, AND SHALL BE FREE OF WEEDS, WEED SEEDS, STICKS AND OTHER FOREIGN MATERIALS. IT SHALL BE APPLIED TO A MINIMUM THREE INCHES IN DEPTH, UNLESS OTHERWISE SPECIFIED AND MOISTENED ST THE TIME OF APPLICATION.
7. COMMERCIAL FERTILIZER SHALL BE AN ORGANIC FERTILIZER CONTAINING EQUAL PERCENTAGES OF NITROGEN, PHOSPHORIC ACID, AND POTASH AS AVAILABLE PLANT FOOD BY WEIGHT. 50% OF THE NITROGEN SHALL BE DERIVED FROM NATURAL ORGANIC SOURCES.
8. WATER SHALL BE PROVIDED BY OWNER.
9. SOD SHALL BE ONE YEAR OLD AND OF THE VARIETY INDICATED ON THE DRAWINGS AND NOTES. SOD SHALL BE DENSE, VIGOROUSE, AND GREEN WITH THE GRASS HAVING BEEN MOWED AT LEAST THREE TIMES AT A 2" - 2 1/2" HEIGHT BEFORE LIFTING FROM THE FIELD. SOD SHALL HAVE A GOOD ROOT DEVELOPMENT AND COMPACT GROWTH AND CONTAIN NO WEEDS, VERMIN, FUNGUS, OR OTHER DISEASES. NO SOD SHALL BE USED WHICH IS NOT CERTIFIED AS BEING FREE OF FIRE ANTS. ALL STICKS, STONES, AND OTHER FOREIGN MATERIAL OVER ONE INCH IN DIAMETER SHALL BE REMOVED FROM THE TOP 2" OF SOIL. GRADE AREAS TO BE SODDE SO THAT THE TOP OF SOD WILL BE THE FINISHED GRADE. SOLID SOD SHALL BE LAID WITH CLOSELY ABUTTING JOINTS WITH A TAMPED OR ROLLED EVEN SURFACE. PLACE SOD AT RIGHT ANGLES TO SLOPE.
10. GRASS SEED (WHERE APPLICABLE) SHALL BE OF THE MIXTURE CALLED FOR IN THE PLANT LIST. IT SHALL BE A STANDARD GRADE SEED OF THE CURRENT OR LAST YEAR'S CROP. SEED WHICH HAS BECOME WET, MOLDY, OR OTHERWISE DAMAGED WILL NOT BE ACCEPTED. SEED MUST COME IN UNOPENED PACKAGES WITH THE PRODUCER'S GUARANTEED ANALYSIS ATTACHED. WEED SEED CONTENT SHALL NOT EXCEED 0.25%. BEFORE ANY PLANTING, THE GROUND SHALL BE PLOWED OR SCARIFIED TO A DEPTH OF AT LEAST 4" AND SHALL BE RAKED AND SMOOTHED EVENLY TO ESTABLISH A FINAL GRADE. ALL STICKS, AND OTHER FOREIGN MATERIAL OVER ONE INCH IN DIAMETER SHALL BE REMOVED. CONTRACTOR SHALL USE THE HYDROMULCH SEEDING METHOD ANS SUPPLY ALL MATERIAL AND EQUIPMENT NECESSARY TO PERFORM THE SPECIFIED WORK. SEED SHALL BE APPLIED AT A RATE OF 2-3 POUNDS PER 1000 SQ.FT. (90-100LB/ ACRE). MULCH SHALL BE 'SILVA FIBER' PROCESSED WOOD FIBER OR APPROVED EQUAL AND APPLIED AT THE RATE OF 50LBS/ ACRE. ALL MATERIALS SHALL BE UNIFORMLY BLENDED IN AN AGITATING SYSTEM USING CLEAN WATER AND APPLIED UNIFORMLY AT THE RATES SPECIFIED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER WATERING OF THE SEEDED AREAS IN ORDER TO AVOID RUNOFF, AND FOR KEEPING THE GROUND MOIST UNTIL THE GRASS IS RE ESTABLISHED, AND WATERING FOR PROPER GROWTH UNTIL THE WORK IS ACCEPTED. THE CONTRACTOR SHALL REPAIR EROSION CAUSED BY EXCESSIVE RAINFALL OR WATERING AT NO EXTRA COST TO THE OWNER. ANY AREAS WHICH ARE DAMAGED OR DO NOT GERMINATE WITHIN THE FIRST THIRTY (30) DAYS SHALL BE RE-SEEDED AND MAINTAINED UNTIL GRASS IS ESTABLISHED. GRASS SHALL BE VIGOROUS AND HEALTHY COVERAGE SHALL BE AT LEAST 95% PRIOR TO FINAL ACCEPTANCE.

- 11. THE GUARANTEE SHALL BE NULL AND VOID FOR ALL PLANT MATERIAL THAT IS DAMAGED OR DIES AS A RESULT OF FREEZE, HAIL, OR HURRICANE FORCE WINDS, PROVIDED THE MATERIAL WAS PROPERLY PLANTED AND IN A HEALTHY GROWING CONDITION PRIOR TO SUCH ACTS OF NATURE.
12. THE WARRANTY PERIOD FOR REPLACED PLANT MATERIAL SHALL COMMENCE ON THE DATE OF ACCEPTANCE OF THE REPLACED ITEM OF PLANT MATERIAL.

L. ABBREVIATIONS IN PLANT LIST

- B&B- BALLED AND BURLAPED. PLANTS SHALL BE DUG WITH A FIRM NATURAL BALL OF EARTH OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUSE ROOT SYSTEM NECESSARY FOR RECOVERY OF THE PLANT. BROKEN OR LOOSE BALLS WILL NOT BE ACCEPTED.
GAL- GALLON CONTAINER SIZE.
CAL- CALIPER OF TRUNK MEASURED FOUR FEET ABOVE THE GROUND.
C.T.- CLEAR TRUNK. MEASUREMENT FROM TOP OF ROOT BALL TO FIRST BRANCHING.
G.W.- GREY WOOD AREA ON PALMS BETWEEN GROUND LEVEL AND BASE OF FRONDS.
O.A. HGT- OVERALL HEIGHT FROM GROUND LEVEL TO MIDPOINT OF CURRENT SEASONS GROWTH.
SPR- SPREAD MEASURED ACROSS THE AVERAGE DIAMETER OF PLANT.
O.C.- ON CENTER. HORIZONTAL SPACING OF PLANTS CENTER TO CENTER.
P.P.P.- PLANTS PER POT.

CONTAINER SIZES ARE ONLY A GUIDE. CONTRACTOR IS RESPONSIBLE FOR SIZE AND QUANTITY OF PLANT MATERIAL AS SPECIFIED. NO CONTAINER MATERIAL SHALL BE ROOTBOUND. WHERE B&B MATERIAL IS SPECIFIED, CONTAINER MATERIAL WILL NOT BE ACCEPTED WITHOUT WRITTEN CONSENT OF LANDSCAPE ARCHITECT OR OWNER.

M. METHODS OF INSTALLATION

- 1. LOCATION OF PLANTS AND LAYOUT OF ALL BEDS ARE INDICATED ON THE PLANS. PLANT LOCATIONS ARE TO BE STAKED IN THE FIELD BY THE CONTRACTOR. LANDSCAPE ARCHITECT OR OWNER WILL CHECK STAKING OF PLANTS IN THE FIELD AND SHALL ADJUST TO HIS SATISFACTION BEFORE PLANTING BEGINS. WHERE SURFACE OR SUBSURFACE OBSTRUCTIONS ARE ENCOUNTERED OR WHERE CHANGES HAVE BEEN MADE IN CONSTRUCTION NECESSARY ADJUSTMENTS WILL BE APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER.
2. PLANTING HOLES ARE TO BE EXCAVATED TO A MINIMUM DEPTH OF FOUR INCHES DEEPER THAN THE DEPTH OF THE ROOT BALL EXCEPT FOR TREES OVER TEN FEET IN HEIGHT. HOLES SHALL BE A MINIMUM OF SIX INCHES GREATER IN DIAMETER THAN THE ROOT BALL FOR SHRUBS AND EIGHTEEN INCHES GREATER IN DIAMETER FOR TREES. ALL EXISTING VEGETATION, INCLUDING SOD, SHALL BE COMPLETELY REMOVED FROM ALL PLANTING BEDS BEFORE PLANTING. WHERE APPLICABLE, PLANTING HOLES FOR ALL TREES, SHRUBS, AND GROUND COVERS SHALL BE EXCAVATED THROUGH ANY COMPACTED BUILDING SUBGRADE OR ROAD ROCK TO UNDISTURBED SOIL OR CLEAN SAND FILL. ALL EXCESS EXCAVATION MATERIAL SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR. HOLES SHALL BE BACK FILLED WITH PLANTING SOIL AS SHOWN IN DETAILS.
3. ALL TREES AND SHRUBS ARE TO BE PLANTED PLUMB ON FOUR INCHES OF PLANTING SOIL AND CENTERED IN THE PLANTING HOLE AS TO GIVE THE BEST APPEARANCE IN RELATION TO ADJACENT PLANTS AND STRUCTURES. TREES OVER TEN FEET IN HEIGHT SHALL BE PLANTED DIRECTLY ON THE UNDISTURBED SEBGRADE. THE FINSHED GRADE LEVEL OF THE PLANT AFTER SETTLEMENT SHALL BE THE SAME AS THAT AT WHICH THE PLANT WAS GROWN. ROOTBALLS ON CONTAINER GROWN MATERIAL SHALL BE SCARIFIED TO PREVENT A ROOT BOUND CONDITION. WHEN THE PLANT HOLES HAVE BEEN BACK FILLED APPROXIMATELY 2/3 FULL WITH PLANTING SOIL, WATER THOROUGHLY, SATURATING ROOTBALL, BEFORE INSTALLING REMAINDER OF PLANTING SOIL TO TOP OF HOLE, ELIMINATING ALL AIR

POCKETS. AFTER SETTLEMENT, ADD PLANTING SOIL TO THE LEVEL OF THE FINISHED GRADE, ALLOWING THREE INCHES FOR MULCH. FORM A SHALLOW SAUCER AROUND EACH PLANT BY FORMING A RIDGE OF SOIL ALONG THE EDGE OF THE PLANTING HOLE. WATER PLANTS IMMEDIATELY AFTER PLANTING.

- 4. REMOVE DEAD AND BROKEN BRACHES FROM ALL PLANT MATERIAL. PRUNE WITH SHARP INSTRUMENT FLUSH WITH TRUNK OR BRANCH SA AS TO LEAVE NO STUBS. PRUNE TO RETAIN TYPICAL GROWTH HABIT OF THE PARTICULAR SPECIES.
5. STAKING AND GUYING OF TREES, WHERE SPECIFIED, IS AN OPTION TO BE USED BY THE CONTRACTOR, WHO WILL BE RESPONSIBLE FOR MATERIAL REMAINING PLUMB AND STRAIGHT FOR ALL GIVEN CONDITIONS THROUGH THE GUARANTEE PERIOD. THE LANDSCAPE ARCHITECT, OR OWNER MAY REQUIRE THAT A TREE OR TREES BE STAKED OR GUYED IF THE TREE IS OBVIOUSLY UNSTABLE OR POSE A THREAT TO PERSON OR PROPERTY SHOULD THEY FALL. TREE SUPPORT, IF REQUIRED BY LANDSCAPE ARCHITECT OR OWNER, SHALL BE DONE ACCORDING TO STAKING DETAILS PROVIDED. STAKING AND GUYING SHALL BE DONE AT NO EXTRA COST TO THE OWNER. NO METHOD OF SUPPORT SHALL BE PERMITTED WHICH CAUSES PHYSICAL DAMAGE TO THE PLANT. ANY METHOD OF STAKING OR GUYING NOT SHOWN MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
6. ALL TREES AND SHRUBS ARE TO BE PLANTED PLUMB ON FOUR INCHES OF PLANTING SOIL AND CENTERED IN THE PLANTING HOLE AS TO GIVE THE BEST APPEARANCE IN RELATION TO ADJACENT PLANTS AND STRUCTURES. TREES OVER TEN (10) FEET IN HEIGHT SHALL BE PLANTED DIRECTLY ON THE UNDISTURBED SUBGRADE. THE FINISHED GRADE LEVEL OF THE PLANT AFTER SETTLEMENT SHALL BE THE SAME AS THAT AT WHICH THE PLANT WAS GROWN. ROOTBALLS ON CONTAINER GROWN MATERIAL SHALL BE SCARIFIED TO PREVENT A ROOT BOUND CONDITION. WHEN THE PLANT HOLES HAVE BEEN BACK FILLED APPROXIMATELY 2/3 FULL WITH PLANTING SOIL, WATER THOROUGHLY, SATURATING ROOTBALL, BEFORE INSTALLING REMAINDER OF PLANTING SOIL TO TOP OF HOLE, ELIMINATING ALL AIR POCKETS. AFTER SETTLEMENT, ADD PLANTING SOIL TO THE LEVEL OF THE FINISHED GRADE, ALLOWING THREE (3) INCHES FOR MULCH. FORM A SHALLOW SAUCER AROUND EACH PLANT BY FORMING A RIDGE OF SOIL ALONG THE EDGE OF THE PLANTING HOLE. ALL CABBAGE PALMS ARE TO BE PLANTED IN SAND. WATER ALL PLANTS IMMEDIATELY AFTER PLANTING.
7. REMOVE DEAD AND BROKEN BRANCHES FROM ALL PLANT MATERIAL. PRUNE FLUSH WITH A SHARP INSTRUMENT AGAINST TRUNK OR BRANCH SO AS TO LEAVE NO STUBS. PRUNE TO RETAIN TYPICAL GROWTH HABIT OF THE PARTICULAR SPECIES. PAINT CUTS OVER 1 1/2" IN DIAMETER WITH A WATERPROOF ANTISEPTIC TREE PAINT.

N. STAKING AND GUYING

- 1. STAKING AND GUYING OF TREES AND PALMS, WHERE DONE AT NO EXTRA COST TO THE OWNER. NO METHOD OF SUPPORT SHALL BE PERMITTED WHICH CAUSES PHYSICAL DAMAGE TO THE PLANT. ANY METHOD OF STAKING OR GUYING NOT SHOWN MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.

O. MULCHING

- 1. ALL TREE AND SHRUB BEDS SHALL BE MULCHED IMMEDIATELY AFTER PLANTING TO A DEPTH OF THREE (3) INCHES AND THOROUGHLY WETTED DOWN. UNLESS OTHERWISE SPECIFIED, THE FOLLOWING SHALL APPLY:

Table with 2 columns: Item and Description. Includes TREES AND PALMS (3" DIAMETER RING), HEDGES (3" WIDE BEDS), SHRUB MASSES (CONT. BED EXTENDING 2' OUTSIDE OF PLANTS), and GROUND COVER (ENTIRE SURFACE).

P. COMMERCIAL FERTILIZER

- 1. COMMERCIAL FERTILIZER SHALL BE AN ORGANIC FERTILIZER CONTAINING EQUAL PERCENTAGES OF NITROGEN, PHOSPHORIC ACID AND POTASH AS AVAILABLE PLANT FOOD BY WEIGHT. 50% OF THE NITROGEN SHALL BE DERIVED FROM NATURAL ORGANIC SOURCES. THE TRACE ELEMENTS OF IRON AND MAGNESIUM MUST ALSO BE PRESENT. THE MINIMUM ANALYSIS ACCEPTABLE SHALL BE 6%N-6%P-6%K. FERTILIZER SHALL BE DRY, FREE FLOWING, AND DELIVERED TO THE SITE IN UNOPENEDORIGINAL CONTAINERS, EACH BEARING THE MANUFACTURERS GUARANTEED ANALYSIS. IF MILORGANITE WITH TRACE ELEMENTS IS TO BE USED, APPLICATION RATES ARE AS FOLLOWS:
TREES: 12LBS./2"-3" CALIPER TREE
7 GAL. +/- 4LBS./ CONTAINER
3 GAL: 1 LB./ CONTAINER
1 GAL. CAN: .5 LBS./ CONTAINER
4" POT: .25 LBS./ CONTAINER
GROUND COVER BEDS: 10 LBS./ 100 SQ. FT.
2. FERTILIZER SHALL BE SPREAD BEFORE LAYING MULCH AND AT THE ABOVE RECOMMENDED RATES, UNLESS OTHERWISE SPECIFIED. IF PLANT TABLETS ARE CALLED FOR, THEY SHALL BE AGRIFORM 20-10-5 FORMULA, 21 GRAM TABLETS. TABLETS SHALL BE PLACED MID-WAY, TO THE PLANT BALL IN THE BACK FILL MATERIAL AND AT THE MANUFACTURER'S RATES, UNLESS OTHERWISE SPECIFIED.

Q. FINISHED GRADES

- 1. FINISH GRADES OF ALL SOD AREAS AFTER SETTLEMENT SHALL BE 1/2" BELOW TOP OF ADJACENT CURBS, WALKS, WALLS, AND ABUTMENTS.
2. FINISH GRADE OF ALL GROUND COVER BEDS AFTER MULCHING AND SETTLING SHALL BE 1/2" BELOW FINISH GRADE OF SOD, ADJACENT CURBS, WALKS, AND WALLS.
3. FINISH GRADING SHALL INCLUDE THE REMOVAL OF ALL SURFACE ROCK AND OTHER DEBRISTHAT PREVENTS A SMOOTH LEVEL SURFACE.

R. WARRANTY PERIOD AND REPLACEMENT

- 1. THE CONTRACTOR, AS PART OF THIS CONTRACT, SHALL GAURANTEE ALL MATERIALS, WORKMANSHIP, AND PLANT MATERIALS, FOR A PERIOD OF TWELVE MONTHS FROM THE TIME OF FINAL ACCEPTANCE. EXCEPTION- SOD SHALL BE GAURANTEED FOR THIRTY DAYS. GUARANTEE SHALL APPLY TO THE POSITION, HEALTH, SHAPE, CONDITION AND SPECIFIED SIZE AND QUALITY OF ALL PLANT MATERIAL.
2. THE CONTRACTOR SHALL NOT BE HELD RESPONSIBLE FOR FAILURES DUE TO NEGLIGENCE BY OWNER OR ACTS OF VANDALISM DURING THE WARRANTY PERIOD.
3. DURING OR AT THE END OF THE WARRANTY PERIOD, ANY PLANT THAT IS DEAD OR NOT IN SATISFACTORY CONDITION AS DETERMINED BY THE LANDSCAPE ARCHITECT, SHALL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER. SUSEQUENT REPLACEMENT COSTS SHALL BE SHARED EQUALLY BY THE OWNER AND THE CONTRACTOR, SHOULD THE REPLACEMENT NOT SURVIVE, UNLESS THE PLANTS HAVE NOT BEEN PLANTED IN ACCORDANCE WITH PREVIOUS SPECIFICATIONS AS DETERMINED BY THE LANDSCAPE ARCHITECT OR OWNER. ALL REPLACEMENTS SHALL BE FURNISHED AND PLANTED AS SPECIFIED HEREIN.

S. PLANTING OPERATIONS

- 1. LOCATION FOR PLANTS AND OUTLINES OF AREAS TO BE PLANTED ARE INDICATED ON THE DRAWINGS. ALL PLANT LOCATIONS SHALL BE STAKED IN THE FIELD BY THE CONTRACTOR, TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT. WHERE CONSTRUCTION OR UTILITIES BELOW GROUND OR OVERHEAD ARE ENCOUNTERED OR WHERE CHANGES HAVE BEEN MADE IN THE CONSTRUCTION, NECESSARY ADJUSTMENTS WILL BE APPROVED BY THE LANDSCAPE ARCHITECT.

- 2. EXCAVATION OF HOLES SHALL EXTEND TO THE REQUIRED SUBGRADES AS SPECIFIED HEREUNDER. PLANT PITS SHALL BE CIRCULAR IN OUTLINE AND SHALL HAVE A PROFILE WHICH CONFORMS TO THE TYPICAL TREE AND PALM PLANTING DETAILS. THE MINIMUM DEPTH OF THE PLANT PITS SPECIFIED SHALL BE MEASURED FROM THE FINISHED GRADE. SHRUB PLANTING BEDS SHALL BE 'BED-PREPARED' AND NOT 'PIT-PREPARED'.
3. CONTAINER GROWN PLANTS WHEN DELIVERED SHALL HAVE SUFFICIENT ROOT GROWTH TO HOLD EARTH INTACT WHEN REMOVED FROM THE CONTAINER. THEY SHALL NOT BE ROOT BOUND.

T. CLEANUP

- 1. ALL AREAS SHALL BE KEPT CLEAN AND ORDERLY AS THE WORK PROGRESSES. UPON COMPLETION OF PLANTING, ALL EXCESS DELETERIOUS MATERIALS AND DEBRIS SHALL BE REMOVED FROM THE SITE OR DISPOSED OF AS DIRECTED BY THE LANDSCAPE ARCHITECT OR OWNER. ALL TAGS AND RIBBONS SHALL BE REMOVED FROM TREES AND SHRUBS.

U. MAINTENANCE

- 1. A MAINTENANCE PERIOD SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS PLANTED AND SHALL CONTINUE UNTIL ALL PLANTING HAS PASSED FINAL INSPECTION AND ACCEPTANCE. MAINTENANCE OF NEW PLANTING SHALL CONSIST OF WATERING, CULTIVATING, WEEDING, MULCHING, RESTAKING, REPAIRING AND TIGHTENING GUYAS, RESETTING PLANTS TO PROPER GRADES AND POSITIONS, REMOVAL OF DEAD MATERIALS, RESTORATION OF PLANTING SAUCERS, MAINTAINING OF ANY BARRIERS OR FENCES, AND ANY OTHER NECESSARY OPERATIONS. ANY DAMAGE CREATED BY THE PLANTING OPERATION SHALL BE REPAIRED PROMPTLY. ALL TREES AND OTHER B&B MATERIAL SHALL BE DEEP WATERED FOR A PERIOD OF AT LEAST TWENTY-ONE (21) DAYS AFTER INSTALLATION AND AT LEAST ONCE EVERY OTHER DAY DURING THE (21) DAY PERIOD.

V. INSPECTION

- 1. NO PLANT MATERIAL SHALL BE PLANTED UNTIL IT IS INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT, OWNER, OR THEIR APPROVED REPRESENTATIVES. THE CONTRACTOR SHALL GIVE THE LANDSCAPE ARCHITECT OR OWNER TWO DAYS NOTICE FOR INSPECTION OF PLANT MATERIAL. INSPECTION MAY BE WAIVED AT THE DISCRETION OF THE LANDSCAPE ARCHITECT OR OWNER, IN WHICH CASE THE CONTRACTOR WILL STILL BE RESPONSIBLE FOR ALL INSPECTIONS OF PLANT MATERIAL THAT MAY BE REQUIRED BY CITY, STATE, OF FEDERAL AUTHORITIES AND INSPECTION CERTIFICATES SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT OR OWNER. REJECTED MATERIAL SHALL BE REPLACED AT NO ADDITIONAL COST. THE LANDSCAPE ARCHITECT, AT HIS DISCRETION, MAY TAG ANY OR ALL PLANT MATERIAL IN THE NURSERY.
2. INSPECTION OF WORK TO DETERMINE COMPLETION OF CONTRACT, BUT EXCLUSIVE OF THE REPLACEMENT OF PLANT MATERIALS UNDER THE WARRANTY PERIOD, WILL BE MADE BY THE LANDSCAPE ARCHITECT OR OWNER AT THE CONCLUSION OF ALL PLANTING AND AT THE WRITTEN REQUEST OF THE CONTRACTOR.
3. THE CONTRACTOR WILL BE NOTIFIED BY THE LANDSCAPE ARCHITECT OR OWNER OF THE ACCEPTANCE OF ALL PLANT MATERIAL AND WORKMANSHIP, EXCLUSIVE OF THE POSSIBLE REPLACEMENT OF PLANTS SUBJECT TO WARRANTY.

W. COORDINATION OF WORK

- 1. THE CONTRACTOR IS TO COORDINATE AND COOPERATE WITH OTHER CONTRACTORS TO ENABLE THE WORK TO PROCEED AS RAPIDLY AND EFFICIENTLY AS POSSIBLE.

X. OWNERS RIGHT TO TERMINATE

- 1. SHOULD THE CONTRACTOR AT ANY TIME FAIL, REFUSE, OR NEGLECT TO COMPLY WITH THE PROVISIONS OF THIS CONTRACT, THE OWNER OR HIS REPRESENTATIVE SHALL WITHOUT PREJUDICE TO ANY OTHER RIGHTS OR REMEDY AND AFTER HAVING GIVEN SEVEN (7) DAYS WRITTEN NOTICE TO THE CONTRACTOR, TERMINATE THE CONTRACT AND TAKE POSSESSION OF THE PREMESIS. THE COST OF COMPLETION WILL BE DEDUCTED FROM THE AMOUNT OF THE CONTRACT.

Y. SITE RESORATION

- 1. THE CONTRACTOR SHALL REMOVE ALL EXCESS MATERIAL AND SHALL CLEAN UP AND RESTORE THE SITE OF ITS ORIGINAL CONDITION OR BETTER. ALL DAMAGE, AS A RESULT OF WORK UNDER THIS CONTRACT, DONE TO EXISTING STRUCTURE, PAVEMENT, DRIVEWAYS, PAVED AREAS, CURBS AND GUTTERS, SIDEWALKS, SHRUBBERY, GRASS, TREES, UTILITY POLES, UTILITY PIPE LINES, CONDUITS, DRAINS, CATCH BASINS, FLAGSTONES, ROCKED, GRAVELED OR STABILIZED AREAS OR DRIVEWAYS AND INCLUDING ALL OBSTRUCTIONS NOT SPECIFICALLY NAMED HEREIN, SHALL BE REPAIRED AND RESTORED TO A CONDITION ACCEPTABLE TO THE LANDSCAPE ARCHITECT OR OWNER.

Z. CONTRACTOR TO CHECK DRAWINGS AND DATA

- 1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, QUANTITIES, LOCATIONS, MATERIALS AND DETAILS SHOWN ON THE DRAWINGS, SUPPLEMENTARY DRAWINGS, SCHEDULES OR OTHER DATA RECEIVED FROM THE LANDSCAPE ARCHITECT, AND SHALL NOTIFY HIM OF ALL ERRORS, OMISSIONS, CONFLICTS AND DISCREPANCIES FOUND THEREIN. FAILURE TO DISCOVER OR CORRECT ERRORS, CONFLICTS OR DISCREPANCIES SHALL NOT RELIEVE THE CONTRACTOR OF FULL RESPONSIBILITY FOR UNSATISFACTORY WORK, FAULTY CONSTRUCTION, OR IMPROPER OPERATION RESULTINGHEREFROM NOR FROM RECTIFYING SUCH CONDITION AT HIS OWN EXPENSE. HE WILL NOT BE ALLOWED TO TAKE ADVANTAGE OF ANY ERROR OR OMISSION, AS FULLINSTRUCTIONS WILL BE FURNISHED BY THE LANDSCAPE ARCHITECT OR OWNER, SHOULD ANY ERROR OR OMISSION BE DISCOVERED. ALL SCHEDULES ARE GIVEN FOR THE CONVENIENCE OF THE CLIENT, LANDSCAPE ARCHITECT AND CONTRACTOR AND ARE NOT GUARANTEED TO BE COMPLETE.

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Springdale Townhomes Margate, Florida

PROJECT #1118/122

