- The landscape Contractor shall be responsible for all materials and all work as called for on the Landscape Plans and in the Landscape Specifications. In the event of variation between quantities shown on plant list and the plans, the plans shall control. The Landscape Contractor shall verify all quantities and report any discrepancies at the time of bidding.
- The Landscape Contractor shall review architectural/engineering plans and become thoroughly familiar with surface and subsurface utilities.
- 3. Every possible safeguard shall be taken to protect building surfaces, equipment and furnishings. The Landscape Contractor shall be responsible for any damage or injury to person or property which may occur as a result of negligence in the execution of the work.
- 4. The work shall be coordinated with other trades to prevent conflicts. Coordinate the planting with the irrigation work to assure availability and proper location of irrigation items and
- 5. All planting shall be performed by personnel familiar with planting procedure and under the supervision of a qualified planting foreman.
- 6. All plant material shall be graded Florida No. 1 or better as outlined under Grades and Standards for Nursery Plants, Part I and II, published by the Florida Department of Agriculture and Consumer Services or to the standards as given in the latest "American Standard for Nursery Stock," American National Standards Institute.
- 7. The Landscape Architect or Owner shall have the right, at any stage of the operations, to reject any and all work and materials which, in his opinion, do not meet with the requirements of these specifications.
- 8. Except as otherwise specified, the Landscape Contractor's work shall conform to accepted horticultural practices as used in the trade.
- q. The minimum acceptable size of all plants, measured after pruning, with branches in normal positions, shall conform to the measurements specified on the plant list or as indicated on the landscape drawing. Height and spread dimensions refer to main body of the plant and not extreme branch tip to tip. The caliper of tree trunks is to be taken one foot above the ground level.
- 10. Plants shall be protected upon arrival at the site, by being thoroughly watered and properly
- 11. All tree pits shall be excavated to size and depth in accordance with the USDA Standard for Nursery Stock 260.1, unless shown otherwise on the drawings, and backfilled with the specified planting soil. The Landscape Contractor shall test fill all tree pits with water before planting to assure proper drainage percolation is available.
- 12. The Landscape Contractor shall be responsible for proper watering of all plants. All plants shall be thoroughly watered at time of planting and kept adequately watered until time of acceptance. It shall be the Landscape Contractor's responsibility to assure that plants are not over watered.
- 13. It shall be the Landscape Contractor's responsibility to prevent plants from falling or being blown over, to restraighten and replant all plants which lean or fall and to replace all plants which are damaged due to lack of proper guying or staking. The Landscape Contractor shall be legally liable for any damage caused by instability of any plant material.
- 14. All trees and all palms shall be guyed or staked or braced. The Landscape Contractor shall determine which small or multi-trunk trees need to be guyed and staked to maintain plumb. Staking of trees and shrubs, if required, shall be done as per staking and guying detail prepared by the Landscape Architect. It shall be the responsibility of the Landscape Contractor to remove guye and stakes from the trees and job site after a period of 1 year.
- 15. Plants blown over by high winds, within the guaranteed period, shall not be cause for additional expense to the Owner, but shall be the responsibility of the Landscape Contractor. Damaged plants shall be replaced by the Landscape Contractor at no additional cost to the Owner.
- 16. Sod shall be certified to be free of the imported fire ant. Sod shall have a clean growth of acceptable grase, reasonably free of weeds with not less than 1 1/2" of soil firmly adhering to roots. It shall be the responsibility of the Landscape Contractor to measure and determine the exact amount required. This amount shall be verified with the Owner or Landscape Architect before installation.
- 17. The Landscape Cantractor shall insure adequate vertical drainage in all plant beds, planters, and sod areas. Vertical drilling through any compacted fill to native soil shall be accomplished to insure drainage. If well drained fill is necessary to assure positive drainage, this lesus shall be brought up by the Landscape Contractor at time of bidding.
- 18. The Landscape Contractor shall insure that his work does not interrupt established or projected drainage patterns.
- 19. The Landscape Contractor shall prune, shape and remove dead folloge/limbs from existing plant material to remain. Confirm with the Landscape Architect or Owner the extent of work required at time of bidding.
- 20. Mulch All plant beds shall be top dressed with 3st shredded hardwood mulch (or approved equal).
- 21. Transplanted Material The Landscape Contractor shall be responsible for determining and evaluating which plant materials are suitable for transplanting and shall verify this with the Landscape Architect or Owner. The Landscape Contractor shall take all reasonable, horticulturally acceptable measures to assure the successful transplanting of determined plant materials. The Landscape Contractor shall be responsible for replacing any relocated plant materials which die if such measures are not taken, as determined by the Landscape Architect or Owner. Replacement plants shall be of identical species and size if required.
- 22. MAINTENANCE PRIOR TO FINAL INSPECTION AND ACCEPTANCE

Maintenance shall commence after each plant is planted and the maintenance period shall continue until the job or specific phase of the job is accepted by the Landscape Architect or Owner. Extreme care shall be taken to instruct the Owner or his representatives in general maintenance procedures.

Plant maintenance shall include watering, pruning, weeding, cultivating, mulching, tightening, and repairing of guys, replacement of sick or dead plants, resetting plants to proper grades or upright positions and restoration of the planting saucer and all other care needed for proper growth of the plants.

During the maintenance period and up to the date of final acceptance, the Landscape Contractor shall do all seasonal spraying and/or dusting of trees and shrubs. Upon completion of all planting, an inspection for acceptance of work will be held. The Landscape Contractor shall notify the Landscape Architect or Owner for scheduling of the inspection 10 days prior to the anticipated date.

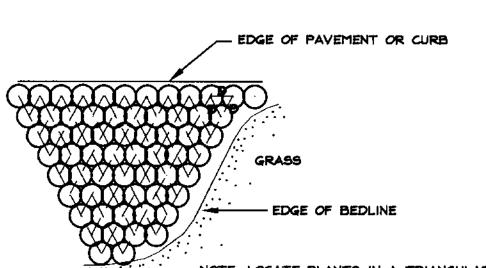
At the time of the inspection, if all of the materials are acceptable, a written natice will be given by the Landscape Architect or Owner to the Landscape Contractor Stating the date when the Maintenance Period ends.

GUARANTEE AND REPLACEMENT:

All plant materials shall be guaranteed for one (1) year from the time of final inspection and interim acceptance shall be alive and in satisfactory growth for each specific kind of plant at the end of the guaranteed period.

At the end of the guarantee period, any plant required under this contract that is dead or not in satisfactory growth, as determined by the Owner or the Landscape Architect, shall be removed and replaced. Replacement plants shall have an extended guarantee, as noted above, from time of replacement.

All replacements shall be planted of the same kind and size as specified on the plant list. They shall be the responsibility of the Landscape Contractor.



N.T.S.

NOTE: LOCATE PLANTS IN A TRIANGULAR PATTERN AS SHOWN, SPACED EQUIDISTANT FROM EACH OTHER (AT SPACING SPECIFIED IN THE PLANT LIST).

PALM STAKING DETAIL

PLANTING SOIL MIXED PER SPECIFICATIONS

UNDISTURBED SUBSOIL

-PROVIDE MINIMUM PIT CLEARANCE AROUND ROOT BALL OF 6" SIDES AND BOTTOM.

-MAINTAIN 3"-4" MULCH FREE ZONE AROUND BASE OF PLANT.

IF SHRUB IS B & B, THEN

TOP 1/3 OF BALL

-SOIL BERM

-MINIMUM 3" MULCH

-3 INCHES MULCH (SEE

REMOVE BURLAP & ROPE FROM

--- MINIMUM 12" DEPTH OF PLANTING SOIL

DRIVE AISLE

GROUNDCOVER (TY

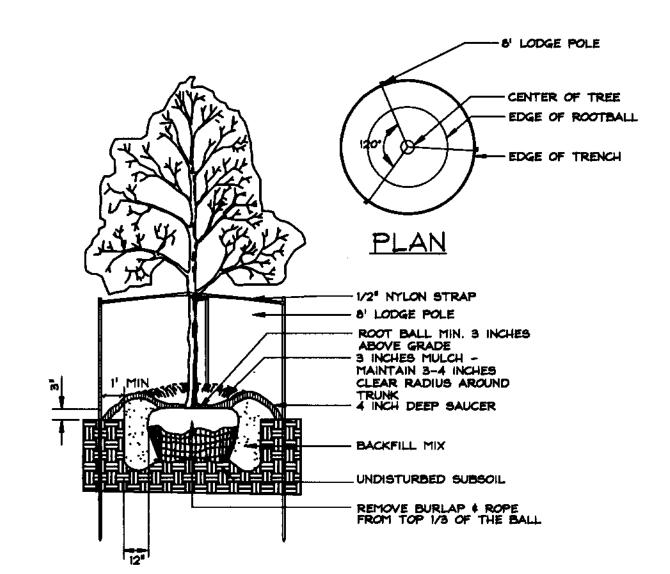
STANDARD CURE

DRIVE AISLE

IN GROUNDCOVER PLANTING BEDS

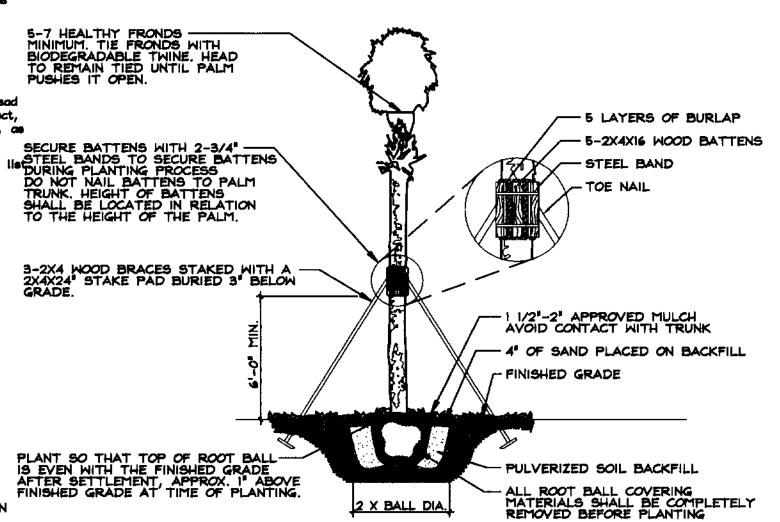
12. The Landscape Contractor shall be responsible for proper watering of all plants. All plants SHRUB AND GROUNDCOVER PLANTING DETAIL

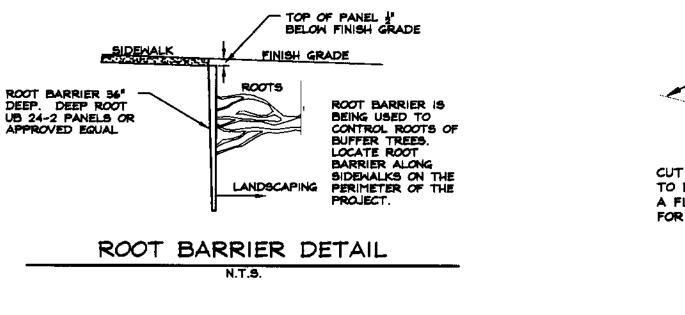
NTS



NOTE: SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

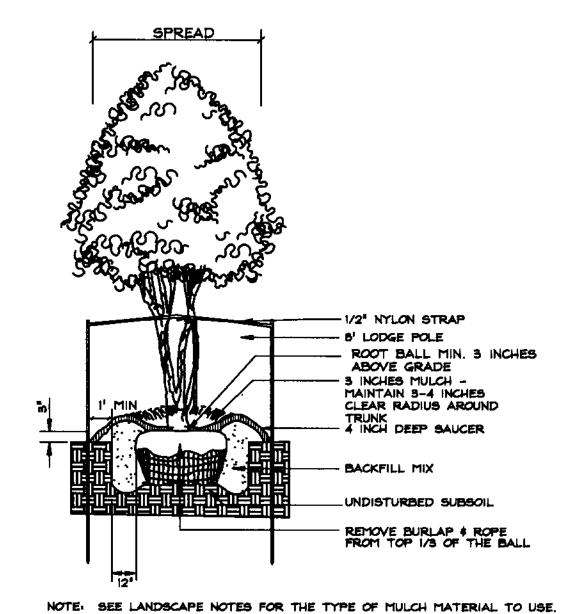
B\$B TREE PLANTING DETAIL



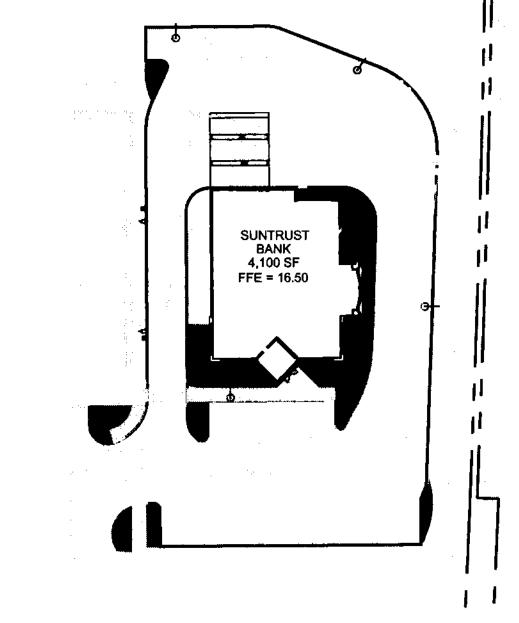


TYPICAL TURF ISLANDS

TYPICAL LANDSCAPE ISLANDS



MULTI-TRUNK B&B TREE PLANTING DETAIL



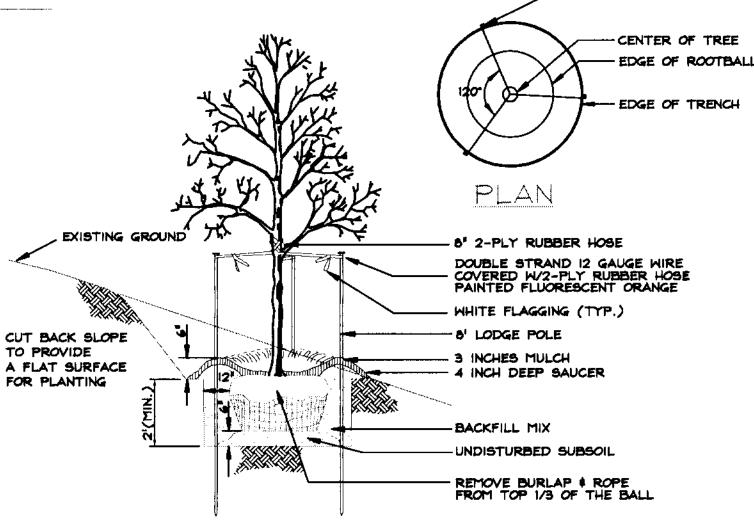


DRIVE AISLE

VEHICULAR USE AREA
REQUIRED LANDSCAPE AREA
PROPOSED LANDSCAPE AREA

23,635 SF 2,363 SF (10%) 2,483 SF (10.5%)

-8' LODGE POLE

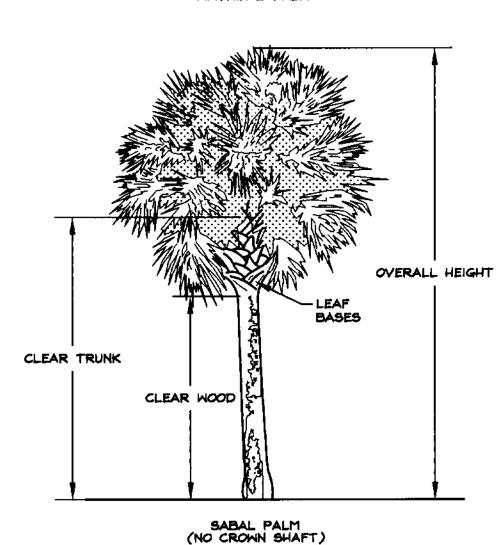


NOTES:
- SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.
- MAINTAIN 3-4 INCHES CLEAR RADIUS AROUND TRUNK.

TREE PLANTING ON SLOPE

MATRIX B PALM

N.T.S.



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Engineers

Surveyors

Architects

Planners
Landscape Architects
Environmental Scientis
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Bynnie Lee Bemardo, R. A.
LASEGRES?

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 A
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DETAILS
CREEK

COCONUT CREE
SUNTRUST

Sheet No.

L-2

SHRUB/GROUNDCOVER SPACING PLAN

N.T.S.