

LANDSCAPE SPECIFICATIONS

PART 1- GENERAL

1.01 DESCRIPTION OF WORK

A. GENERAL: WORK OF THIS SECTION CONSISTS OF FURNISHING ALL LABOR, MATERIAL, EQUIPMENT, TRANSPORTATION, ETC., TO COMPLETE ALL LANDSCAPING WORK AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE LANDSCAPE SCHEDULE AND AS HEREIN SPECIFIED. WORK SHALL INCLUDE ALL CONSTRUCTION, MAINTENANCE AND WATERING OF ALL PLANTING AREAS, INCLUDING SODDED AREA, OF THIS PROJECT UNTIL FINAL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE AND CERTIFICATE OF OCCUPANCY. THE OWNER'S REPRESENTATIVE SHALL BE THE PERSON(S) DESIGNATED BY THE OWNER TO REPRESENT THEM DURING CONSTRUCTION.

B. RELATED DOCUMENTS: DRAWINGS AND THE GENERAL PROVISIONS OF CONTRACT, INCLUDING GENERAL AND SUPPLEMENTARY CONDITIONS, APPLY TO THE WORK OF THIS SECTION.

1.02 ADJUSTMENT

A. THE OWNERS REPRESENTATIVE RESERVES THE RIGHT TO ADJUST THE QUANTITY AND LOCATIONS OF ANY OF DESIGNATED PLANTINGS OR ELEMENTS TO BE USED IN ORDER TO PROVIDE FOR ANY UNANTICIPATED EFFECTS WHICH WERE NOT APPARENT DURING THE DESIGN PHASE, OR FOR OTHER CAUSES.

1.03 PROJECT CONDITIONS

A. PROTECTION OF EXISTING STRUCTURES: PROTECT EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING (AND OTHER ITEMS OF CONSTRUCTION) AND PLANTINGS (TREES, SHRUBS, GROUNDCOVERS, ETC.) FROM DAMAGE. ANYTHING DAMAGED SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.

B. PROTECTION OF EXISTING PLANT MATERIALS: THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO EXISTING TREES, SHRUBS, AND GROUND COVERS CAUSED BY OPERATION OF EQUIPMENT, STOCKPILING OF MATERIALS, LABOR, ECT. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINES OF TREES OR THE SPILLING OF OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE OF TREES.

C. NO MATERIALS SHALL BE BURNED. TREES KILLED OR DAMAGED (SO THAT THEY ARE MISSHAPEN AND UNSIGHTLY) SHALL BE REPLACED, AT A COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS (\$100) PER CALIPER INCH ON AN ESCALATING SCALE WITH AN ADDITIONAL TWENTY (20) PERCENT PER INCH FOR TREES OVER FOUR (4) INCHES IN CALIPER AT TWELVE (12) INCHES ABOVE GROUND LEVEL.

1.04 SUBMITTALS

A. SAMPLES: SAMPLES OF ANY LANDSCAPE MATERIAL WILL BE REQUIRED FOR APPROVAL ON THE SITE OR AS OTHER WISE DETERMINED BY THE OWNERS REPRESENTATIVE. APPROVAL SAMPLES SHALL BE PLANTED IN PERMANENT POSITIONS, BUT LABELED AS SAMPLES.

PART II - PRODUCTS

2.01 MATERIALS

A. TOPSOIL BACKFILL: THE PLANTING SOIL SHALL BE 25% TOPSOIL, 25% COMPOST PEAT, 50% CLEAN SOIL FILL PER FDOT REQUIREMENTS FOR EMBANKMENT FILL. PLANTING SOIL AND TOPSOIL SHALL BE FERTILE, FRIABLE, WITHOUT MIXTURE OF SUBSOIL MATERIALS, AND OBTAINED FROM A WELL-DRAINED, ARABLE SITE. IT SHALL BE FREE FROM HEAVY CLAY, STONES, LUMPS, PLANTS, ROOTS OR OTHER FOREIGN MATERIALS, OR NOXIOUS GRASS (SUCH AS BERMUDA OR NUT GRASS) AND NOXIOUS WEEDS. IT SHALL NOT CONTAIN TOXIC SUBSTANCES WHICH MAY BE HARMFUL TO PLANT GROWTH. THE PH RANGE SHALL BE 5.0 TO 7.0 INCLUSIVE. THE CONTRACTOR MAY BE REQUIRED TO SUBMIT RESULTS OF SOIL TESTS FOR PLANTING SOIL PROPOSED FOR USE UNDER THIS CONTRACT FOR APPROVAL BY THE OWNER. IN NATIVE PLANTING AREAS SOIL PH SHALL A TOLERANCE BETWEEN 4.0-6.2. SOIL ADDITIVES SUCH AS ALUMINUM SULFATE SHALL BE ADDED TO THE SOIL TO BRING THE PH TO DESIRED LEVELS. ALL COSTS PROJECTED TO BE INCURRED BY THE CONTRACTOR FOR SUCH PRODUCTS AND THEIR UTILIZATION SHOULD BE CONSIDERED AS INCLUDED IN THE TOP SOIL BACKFILL UNIT COST. ACCEPTABLE COMMERCIALY PREPARED PLANTING SOIL MIXES (POTTING SOIL MIXES FROM HILARY PEAT COMPANY, FORESTRY RESOURCES OR EQUAL) APPROVED BY THE OWNER'S REPRESENTATIVE, WILL BE PERMITTED, IN LIEU PULVERIZED PEAT OR STERILIZED MANURE, IN THE PREPARED NATURAL TOPSOIL MIXTURE FOR USE AS BACKFILL MATERIAL.

B. WATER: ALL WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE GROWTH OF PLANTS AND SHALL NOT CONTAIN HARMFUL NATURAL OR MANMADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE. MAKE ARRANGEMENTS FOR WATER USE BY TANKS, HOSES, SPRINKLERS, ETC. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, PROVIDE SUCH SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER FOR INITIAL PLANT "WATERING-IN".

CONTAINER TREES SHALL BE PROPERLY WATERED TO THOROUGHLY SOAK THE ROOT BALL, ONCE A DAY FOR THE FIRST 30 DAYS AND THEN EVERY OTHER DAY FOR 3 MONTHS AND ONCE A WEEK FOR REMAINDER OF ESTABLISHMENT PERIOD.

C. FERTILIZER: FERTILIZER SHALL BE COMPLETE, UNIFORM IN COMPOSITION, DRY AND FREE FLOWING. FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S STATEMENT OF ANALYSIS.

D. PEAT MOSS: PEAT SHALL BE HORTICULTURAL PEAT COMPOSED OF NOT LESS THAN 60% DECOMPOSED ORGANIC MATTER BY WEIGHT, ON AN OVEN DRIED BASIS. PEAT SHALL BE DELIVERED TO THE SITE IN A WORKABLE CONDITION FREE FROM LUMPS.

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E. MULCH: MULCH SHALL BE AS SPECIFIED ON THE PLANS AND INSTALLED TO A DEPTH OF 3 INCHES. MEASUREMENT (OF DEPTH) TO BE MADE AFTER COMPACTION.

PROVIDE A SAMPLE OF MULCH FOR OWNER REPRESENTATIVE APPROVAL PRIOR TO ORDERING AND INSTALLATION. PROVIDE STERILE MULCH FREE FROM VIABLE SEED, NOXIOUS WEEDS, MOLD, MATERIALS DELETERIOUS TO PLANT GROWTH, STONES AND OTHER NON ORGANIC FOREIGN MATERIALS. MULCH SHALL HAVE A PH RANGE OF 5.5 TO 7.0. PROVIDE TOP QUALITY SHREDDED HARDWOOD MULCH FROM A RENEWABLE, EXOTIC SPECIES OR RECYCLED SOURCE. MULCH SHALL HAVE LONG SHREDDED FIBERS THAT HOLD TOGETHER SO AS NOT TO FLOAT. WOOD CHIP PIECES THAT DO NOT HOLD TOGETHER ARE NOT ACCEPTABLE. MULCH SHALL BE NATURAL COLOR WITHOUT ADDED DYES. MULCH SHALL BE SUFFICIENTLY SHREDDED TO PROVIDE A MAXIMUM OF 3 INCHES SIZE COMPONENTS.

F. EDGING. EDGING SHALL BE STEEL EDGING, 5.5" HIGH, WITH 15" STEEL STAKES EVERY 32" TO HOLD IN PLACE.

2.02 PLANT MATERIALS (TREES, SHRUBS, GROUND COVERS, AND VINES)

A. PLANT GRADING: PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I AND II, LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANTS NOT OTHERWISE SPECIFIED AS BEING SPECIMEN, SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER, AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. SPECIMEN MEANS AN EXCEPTIONALLY DENSE, SYMMETRICAL PLANT, SO TRAINED OR FAVORED IN ITS DEVELOPMENT THAT ITS APPEARANCE IS UNQUESTIONABLE AND OUTSTANDINGLY SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY.

B. ALL PLANTS SHALL BE NURSERY STOCK EXCEPT WHERE SPECIFIED OTHERWISE, AND SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND FREE OF DISEASE AND INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING ROWS SHALL BE UNIFORM IN SIZE OR SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. PLANTS SHALL BE OF SIZE AND VARIETY AS SPECIFIED ON THE PLANT LIST. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE PRIOR APPROVAL OF THE OWNERS' REPRESENTATIVE.

C. SUBSTITUTIONS OF PLANT MATERIAL SHALL BE PERMITTED ONLY WITH PRIOR APPROVAL OF THE OWNER'S REPRESENTATIVE. MOVEMENT OF THE NURSERY STOCK SHALL COMPLY WITH ALL FEDERAL AND STATE REGULATIONS AND INSPECTION CERTIFICATES WHEN REQUIRED SHALL ACCOMPANY EACH SHIPMENT AND SHALL BE FILED WITH THE OWNER.

2.03 PLANT MEASUREMENTS

A. SHADE TREES: HEIGHT SHALL BE MEASURED FROM GROUND TO THE AVERAGE HEIGHT OF CANOPY. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY ACROSS THE CROWN WHICH IS SYMMETRICAL ABOVE THE MAIN TRUNK. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF LOW CROTCHES THAT COULD BE A POINT OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION. CALIPER SHALL BE MEASURED PER CITY OF PALM BAY LANDSCAPE/TREE REPLACEMENT ORDINANCES AND REGULATIONS.

B. SHRUBS: HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE POINT WHERE MATURE PLANT GROWTH STOPS. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY ACROSS THE SHRUB MASS. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH.

2.04 NURSERY INSPECTION

A. PLANTS MAY BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER'S REPRESENTATIVE FOR QUALITY, SIZE AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND/OR REJECTION AT THE SITE DURING PROGRESS OF THE WORK, OR AFTER COMPLETION, FOR SIZE AND CONDITION OF THE BALLS OR ROOTS, LATENT DEFECTS OR INJURIES.

1. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. SUBMIT NOTICE IN WRITING AT LEAST ONE (1) WEEK PRIOR TO THE ANTICIPATED DATE OF INSPECTION.

2.05 DIGGING AND HANDLING

A. PROTECT ROOTS OR BALLS OF PLANTS AT ALL TIMES FROM THE SUN AND DRYING WINDS, EXCESS WATER AND FREEZING, AS NECESSARY UNTIL PLANTING.

B. BALLED AND ORGANIC BURLAPPED (B&B) PLANTS SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBEROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN.

THE PLANTS SHALL BE SET WITH THE BURLAP COVER INTACT AND WITH THE BURLAP SHOWING UNTIL INSPECTION. AT FINAL INSPECTION THE BURLAP MAY BE CUT AWAY TO GROUND LEVEL AND THEN COMPLETELY COVERED WITH SOIL.

AS A SPECIFIC REQUIREMENT, B&B, 1 - 1/2 INCHES OR MORE IN CALIPER, SHALL BE ROOT-PRUNED AT LEAST 30-DAYS BEFORE BEING DUG AND SUCH FACT SHALL BE CERTIFIED ON ACCOMPANYING INVOICES. WHERE, IN THE OPINION OF THE OWNER'S REPRESENTATIVE FOLLOWING HIS INSPECTING OF THE GROWER'S STOCK, ADEQUATE ROOT PRUNING IS BEING OBTAINED BY THE GROWER'S GENERAL CULTIVATING PRACTICES, HE MAY CONSIDER SUCH FACT AS MEETING THIS REQUIREMENT.

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2.06 COLLECTED STOCK

A. PLANTS COLLECTED FROM YARDS OR WILD AND NATIVE STANDS SHALL BE SUBJECT TO THE SAME CARE, HANDLING AND GUARANTEE AS NURSERY GROWN STOCK. ROOT PRUNING OF MATERIAL SHALL BE COMPLETED FOR AN ADEQUATE PERIOD COLLECTED PLANTS SHALL BE DUG WITH A ROOT SPREAD AT LEAST 1/3 GREATER THAN NURSERY-GROWN PLANTS OF THE SAME SPECIES AND SIZE PRIOR TO RELOCATION (6 MONTHS MAXIMUM) AND WITH A ROOT BALL LARGE ENOUGH TO SUSTAIN PLANT GROWTH. NO COLLECTED PLANTS SHALL BE PLANTED BEFORE THE OWNER'S REPRESENTATIVE INSPECTION AND ACCEPTANCE.

2.07 CONTAINER GROWN STOCK

A. ALL CONTAINER GROWN MATERIALS SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.

B. ROOT BOUND PLANTS OR PLANTS WITH RING ROOTS SHALL NOT BE ACCEPTED.

C. PLANTS SHALL NOT BE HANDLED BY THE FOLIAGE.

PART III -EXECUTION

3.01 PLANTING PROCEDURES

A. CLEANING UP BEFORE COMMENCING WORK: CLEAN UP WORK AND PLANTING AREAS OF RUBBISH OR OBJECTIONABLE MATTER. MORTAR, CONCRETE AND FOREIGN MATERIAL SHALL BE REMOVED FROM ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING WILL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

B. OBSTRUCTIONS BELOW GROUND: PRIOR TO THE PREPARATION OF THE PLANTING AREAS, THE CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO: WATER, SEWER, TELEPHONE AND ELECTRICAL SERVICES. THESE UTILITIES MAY NOT BE INDICATED ON THE LANDSCAPE PLANS. THE CONTRACTOR SHALL NOT DISRUPT OR DAMAGE THE ABOVE MENTIONED UTILITIES, IF DAMAGE OCCURS, THE CONTRACTOR SHALL BE RESPONSIBLE IN REPLACEMENT OR REPAIRING THE DAMAGED UTILITY PROMPTLY. ANY CONFLICTS BETWEEN THE PLANTING MATERIAL AND UTILITIES, DUE TO FIELD CONDITIONS, SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE IMMEDIATELY. IF UNDERGROUND CONSTRUCTION, UTILITIES OR OBSTRUCTIONS ARE ENCOUNTERED DURING THE EXCAVATION OF PLANTING AREAS OR PITS, ALTERNATE LOCATIONS FOR THE PLANT MATERIAL SHALL BE SELECTED BY THE OWNER'S REPRESENTATIVE. SUCH CHANGES IN LOCATION SHALL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL COMPENSATION.

C. PLANT MATERIAL LAYOUT: STAKE TREE OR PLANT LOCATIONS FROM THE LANDSCAPE PLANS FOR OWNER REPRESENTATIVE APPROVAL PRIOR TO DIGGING PITS, MAKING ANY NECESSARY ADJUSTMENTS. LARGE PLANTING AREAS SHALL BE SCALED FROM THE PLANS AND PLANTS SPACED ACCORDING TO SPECIFIED SPACING ON THE PLANT LIST.

D. EXCAVATION FOR PLANTING: SIDES OF PITS AND TRENCHES SHALL BE VERTICAL. ALL DEBRIS AND DELETERIOUS MATERIALS ENCOUNTERED IN THE EXCAVATION SHALL BE REMOVED FROM THE PLANTING AREA. THE PLANTING PITS SHALL BE EXCAVATED TO THE SIZE AND FORM AS SHOWN ON THE PLANTING DETAILS.

IN PLANTING AREAS WHERE SOILS HAVE BEEN COMPACTED TO A DENSITY WHICH IS DETRIMENTAL TO PLANT GROWTH, THE CONTRACTOR SHALL LOOSEN SOILS TO ALLOW ROOT PENETRATION BEYOND THE PLANTING PIT.

FILL EXCAVATIONS FOR TREES WITH WATER AND ALLOW TO PERCOLATE OUT JUST PRIOR TO PLANTING. IF POSITIVE DRAINAGE IS NOT ACHIEVED NOTIFY THE OWNER'S REPRESENTATIVE BEFORE CONTINUING WITH PLANTING OPERATIONS.

E. FERTILIZER: FERTILIZER SHALL BE COMPOSED OF THE APPROPRIATE PERCENT OF NITROGEN, PHOSPHORUS AND POTASSIUM AND CONTAIN ALL PRIMARY AND SECONDARY TRACE ELEMENTS. IT SHALL BE PER THE FOLLOWING DESCRIPTION AND APPLIED AT THE SPECIFIED RATES. NITROGEN TO BE 50% SLOW RELEASE ORGANIC FORM:

1. SODDING: APPLY 16-4-8 AT 12 LBS. PER 1000 S.F.

2. GROUNDCOVERS: APPLY 16-4-8 AT 12 LB. PER 1000 S.F.

3. TREES AND SHRUBS: AGRIFORM TABLETS CONTAINING TWENTY (20) PERCENT NITROGEN, TEN (10) PERCENT PHOSPHORUS AND FIVE (5) PERCENT POTASSIUM IN TWENTY-ONE (21) GRAM SIZES, WILL BE APPLIED ALONG WITH THE FERTILIZER AT THE FOLLOWING RATES:

4. 2 TABLETS PER 3 GALLON POT, 4 TABLETS PER 15 GALLON POT, 3 TABLETS PER 1" OF TREE TRUNK CALIPER. TABLETS ARE TO BE DISPERSED IN PLANTING HOLES SO AS NOT TO CONCENTRATE THE FERTILIZER.

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G. MATERIAL PLACEMENT: TREES, SHRUBS AND GROUND COVER SHALL BE SET STRAIGHT AND AT SUCH A LEVEL, THAT AFTER SETTLEMENT, THE PLANT BALL WILL STAND FLUSH WITH SURROUNDING GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PLANTING PIT (SEE PLANTING DETAILS). PLANTING SOIL SHALL BE THOROUGHLY "WATERED-IN" TO REMOVE ALL AIR POCKETS AROUND THE ROOT BALL. ALL BURLAP, ROPE, WIRES, ETC SHALL BE LOOSENEED FROM THE TOP AND SIDE OF THE BALL, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.

H. ROOTED CUTTINGS: ROOTED CUTTINGS (OR PLANT CELLS) SHALL BE PLANTED IN BEDS PREPARED BY THOROUGHLY WORKING 4" OF PLANTING SOIL INTO THE TOP 4" OF THE EXISTING SOIL. PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST.

I. WATER SAUCER: A BASIN SHALL BE BUILT AROUND ALL PLANTS OR TREES WHICH STAND ALONE AND ARE NOT IN LARGER MULCHED BEDS. A WATER-HOLDING SOIL DAM SHALL BE BUILT ON THE OUTSIDE EDGE OF PLANTING PIT TO FORM A BASIN OF SUFFICIENT VOLUME TO "POND" WATER.

J. PRUNING: EACH TREE SHALL BE PRUNED TO PRESERVE THE NATURAL CHARACTER OF THE TREE IN A MANNER COMPLYING WITH BEST HORTICULTURAL PRACTICES. ALL SOFT WOOD (SUCKER GROWTH) AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT.

K. TREE GUYING AND BRACING: PROCEDURES SHALL BE IN ACCORDANCE WITH SOUND NURSERY PRACTICES AND BY THE APPROVAL OF THE OWNER'S REPRESENTATIVE TO INSURE STABILITY AND TO MAINTAIN PLANT IN AN UPRIGHT POSITION. SEE PLANTING DETAILS FOR SPECIFIC PROCEDURE FOR EACH PLANT'S REQUIREMENT.

L. MULCHING: PROVIDE A THREE (3) INCH MINIMUM LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE PIT, OR AS OTHERWISE SPECIFIED. MULCH SHOULD NOT BE APPLIED DIRECTLY NEXT TO THE TRUNKS OF THE TREE AND/OR SHRUBS.

M. CLEAN-UP DURING AND AFTER WORK: THE CONTRACTOR SHALL CLEAN-UP CONTINUOUSLY DURING THE COURSE OF THE PROJECT, WITH EXCESS DEBRIS REMOVED PROMPTLY FROM THE SITE. MATERIALS AND EQUIPMENT SHALL BE STORED WHERE DIRECTED BY THE OWNER. PAVEMENTS AND WORK AREAS SHALL BE KEPT CLEAN.

3.02 HERBICIDE WEED CONTROL

A. ALL PLANTING AND LAWN AREAS SHALL BE FREE OF NUT GRASS, TORPEDO GRASS, AND OTHER NOXIOUS WEEDS. "ROUND-UP" OR APPROVED EQUAL SHALL BE APPLIED TO ALL PLANTING AREAS AS NEEDED AND DETERMINED ON-SITE BY THE OWNER'S REPRESENTATIVE AND THE CONTRACTOR FOR WEED CONTROL. A PRE-EMERGENT HERBICIDE RONSTAR OR APPROVED EQUAL SHALL BE APPLIED TO THE PLANTING AREAS AS PER MANUFACTURERS' INSTRUCTIONS AND APPLICATION RATES. CONTRACTOR WILL BE RESPONSIBLE FOR REMOVING WEEDS IN PLANTING AREAS DURING THE ESTABLISHMENT PERIOD, UNTIL CERTIFICATE OF OCCUPANCY AND OWNER'S ACCEPTANCE.

3.03 PLANT MATERIAL MAINTENANCE

A. ALL PLANTS AND PLANTING SHALL BE MAINTAINED BY WATERING, WEEDING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS NECESSARY TO ENSURE A HEALTHY CONDITION BY THE CONTRACTOR UNTIL SUBSTANTIAL COMPLETION AND ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PLANTS SHALL BE FLORIDA GRADE NO. 1 OR BETTER AT THE TIME OF THE SUBSTANTIAL COMPLETION INSPECTION OR SHALL BE REMOVED AND REPLACED WITH THE SPECIFIED GRADE OF MATERIAL.

B. IF A PLANTED AREA MUST BE REPLANTED DUE TO THE CONTRACTOR'S NEGLIGENCE, CARELESSNESS OR FAILURE TO PROVIDE ROUTINE MAINTENANCE OF SUCH AREA, REPLACEMENT SHALL BE AT THE CONTRACTOR'S EXPENSE.

3.04 GUARANTEE/WARRANTY

A. PLANT MATERIAL: THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL PLANTED SHALL BE GUARANTEED BY THE CONTRACTOR, FOR A MINIMUM OF TWELVE (12) MONTHS BEGINNING AT SUBSTANTIAL COMPLETION (C/O) AND ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. ANY PLANT OR GRASSING NOT FOUND IN HEALTHY GROWING CONDITION DURING OR AT THE END OF THE GUARANTEE PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED WITHIN 10 DAYS.

B. MATERIALS AND OPERATIONS: ALL PLANT REPLACEMENTS SHALL BE OF THE SAME SPECIES, QUALITY GRADE, AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED, PLANTED, WATERED-IN AND MULCHED AS SPECIFIED UNDER PART II - "PRODUCTS" AND PART III - "EXECUTION" AT NO ADDITIONAL COST TO THE OWNER. REPLACEMENT MATERIAL SHALL BE COVERED BY THE SAME GUARANTEE CONDITIONS AS THE ORIGINAL MATERIALS.

C. EXCEPTIONS TO GUARANTEE: DAMAGE TO PLANT MATERIAL FROM OBVIOUS VANDALISM, THEFT OR ACTS OF PROVIDENCE (I.E., PROLONGED FLOODING, HURRICANE FORCE WINDS, ETC.) SHALL NOT BE COVERED UNDER THIS GUARANTEE.

3.05 FINAL INSPECTION AND ACCEPTANCE OF WORK

A FINAL INSPECTION AT THE END OF THE GUARANTEE PERIOD SHALL BE PERFORMED ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THE LANDSCAPE WORK. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME GUARANTEE PERIOD AS THE ORIGINAL INSTALLATION (OR AS SPECIFIED BY THE OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER MAINTENANCE, (WEEDING, WATERING, FERTILIZATION, ETC.), OF THE PLANT MATERIAL UNTIL FINAL ACCEPTANCE OF THE OWNER AND CERTIFICATE OF OCCUPANCY (C/O). A ONE YEAR MAINTENANCE REQUIREMENT MAY BE A PART OF THE PROJECT.

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SODDING NOTES

SOD SHALL BE FLORIDA PREMIUM GRADE AS DEFINED BY THE TURFGRASS PRODUCER'S ASSOCIATION OF FLORIDA.. PROVIDE SOD AS SPECIFIED. THE ROOTS SHALL BE VISIBLY HEALTHY AND WELL MATTED WITH SUFFICIENT SOIL ADHERING TO THE ROOTS FOR PROTECTION DURING HANDLING. SOD SHALL BE FREE OF WEEDS AND OTHER GRASSES. SOD SHALL BE PLANTED WITH IN 48 HOURS OF HARVESTING OR KEPT DAMP UNTIL PLANTED. SOD NOT MEETING THESE REQUIREMENTS WILL BE REJECTED AND REMOVED FROM SITE AND REPLACED PROMPTLY.

THE AREA OVER WHICH THE SOD IS TO BE PLACED SHALL BE SCARIFIED OR LOOSENED TO A SUITABLE DEPTH AND THEN RAKED SMOOTH AND FREE FROM ROCKS OR STONES.

THE FERTILIZER SHALL BE SPREAD UNIFORMLY OVER THE AREAS TO BE SODDED AT THE SPECIFIED RATE. IMMEDIATELY AFTER THE FERTILIZER IS SPREAD OVER THE AREA TO BE SODDED, IT SHALL BE MIXED INTO THE SOIL, TO A DEPTH OF APPROXIMATELY TWO INCHES.

THE SOD SHALL BE PLACED ON THE PREPARED SURFACE, WITH EDGES IN CLOSE CONTACT AND SHALL BE FIRMLY AND SMOOTHLY EMBEDDED BY LIGHT TAMPING WITH APPROPRIATE TOOLS. ALL JOINTS ARE TO BE TIGHT AND LEVEL. IF REPLACING SECTIONS OR STRIPS SOD IS TO BE LEVEL WITH EXISTING GRASS. ALL AREAS TO BE SODDED OR RESODDED MUST BE WEED FREE. ALL SOD IS TO BE ROLLED AFTER INSTALLATION. AFTER BEING PLACED, THE SOD SHALL BE KEPT IN A MOIST CONDITION TO THE FULL DEPTH OF THE ROOTING ZONE FOR AT LEAST TWO WEEKS. THEREAFTER, THE CONTRACTOR SHALL APPLY WATER AS NEEDED UNTIL THE SOD ROOTS STARTS TO GROW, UNTIL FINAL ACCEPTANCE AND CERTIFICATE OF OCCUPANCY (C/O).

CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER MAINTENANCE, (WEEDING, MOWING, WATERING, FERTILIZATION, ETC.), OF THE SOD UNTIL FINAL ACCEPTANCE BY THE OWNER AND CERTIFICATE OF OCCUPANCY (C/O).

BED PREPARATION NOTES

WHERE MULTIPLE PLANTINGS ARE TO BE MADE IN EXTENDED BEDDING AREAS, THE PLANTING BEDS SHALL BE PREPARED AS FOLLOWS:

DORMANT TURF – MECHANICALLY STRIP ALL VEGETATION FROM BED AND REMOVE FROM SITE.

NON-DORMANT TURF – EXISTING VEGETATION LOCATED WITHIN THE PLANT BED AREA SHALL RECEIVE A TREATMENT OF GLYPHOSATE-BASED SYSTEMIC HERBICIDE WITH AN ADDITIONAL TREATMENT TWO WEEKS LATER. OBSERVE MANUFACTURER RECOMMENDED WAITING PERIODS BEFORE PLANTING.

AN APPROVED PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL SHRUB BEDS AFTER PLANTING AND BEFORE MULCHING. THE CONTRACTOR SHALL NOTIFY THE OWNERS REPRESENTATIVE ONE WEEK PRIOR TO APPLYING ANY FOLIAR OR PRE-EMERGENT HERBICIDE. REFER TO MANUFACTURER'S SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

A. WEED CONTROL FABRIC : PROVIDE NON-WOVEN POLYPROPYLENE OR POLYESTER WEED CONTROL FABRIC, 3 OZ. PER SQUARE YARD MINIMUM WEIGHT FOR AREAS AS AS SHOWN ON THE PLAN. TUCK 6 INCHES MINIMUM VERTICALLY IN TO THE GROUND CONTINUOUS AT THE PERIMETER OF THE FABRIC INSTALLATION TO PREVENT UPLIFTING AT THE EDGES.