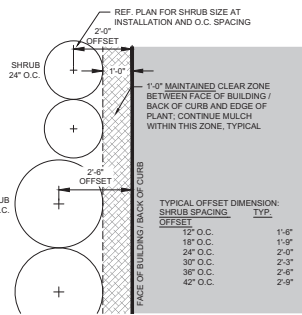
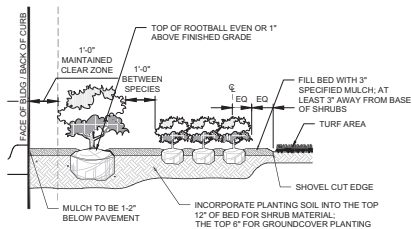


A. SCOPE - Landscape Contractor shall prepare the site as outlined in the following notes and plans; furnish and install all plants, shrubs, trees and palms per requirements. Fertilizer and insect soil, gravel, boulders, and soil must be installed in plans and notes below. - The location of plants, as shown on the plans, is approximate. The final locations may be adjusted slightly to accommodate unforeseen utility conflicts or other site conditions. All final location adjustments to the layout are to be approved in advance in writing by the Landscape Architect and owner.	B. GENERAL LANDSCAPE NOTES - Contractor to be as called on Landscape Plan, Contractor to determine quantity. - All plants to be Florida No. 1 or better per Florida Orders and Standards for Nursery Plants. - All landscaping to be installed according to Florida Nursery Plants and Standards for Nursery Plants with state and local laws and ordinances. - All soil and landscape to receive 100% coverage with 50% overlap from an automatic irrigation system using a rain sensor from approved water source. - Bubblers to be provided for new and relocated trees and palms. - Contractor is responsible for all conditions and landscape specifications attached to this plan and system plan. Plan and specifications shall be considered contract documents. - Pre-construction meeting with Landscape Architect and inspector is recommended. - All road rock, concrete, asphalt and other non-natural material to be removed from plant beds. - Contractor to determine and verify the location of underground utilities before excavation for landscape work. - Call 811 to schedule a utility location appointment. - All category 1 and 2 invasive trees to be removed per local ordinance. - Existing trees to be pruned under direction of a certified arborist. - The landscape contractor shall exercise caution to protect any existing plants and infrastructure beyond the project limits. - The proposed planting plan to be approved by the Landscape Architect prior to installing. 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Do not prune back terminal leader. - All existing trees shall be fitted to provide an 8" minimum clearance for sidewalks and pedestrian walkways and a 14" minimum clearance for roadways and driveways within vehicular use areas. - Selective canopy and root pruning of existing trees may be conducted only as necessary to accommodate new approved construction. Pruning shall be conducted under the supervision of an ISA Arborist. - Prune existing shrubs to remove damaged branches and improve natural shape. - All proposed underground utilities and drainage or irrigation lines shall be routed outside the tree protection zone. If lines must traverse the protection area, they shall be tunneled or bored under the tree. - Erosion control devices such as silt fencing, debris basins, and water diversion structures shall be installed to prevent erosion and/or erosion within the tree protection zone. - If plans call for relocation of trees, palms, or plants, a high level of care should be exercised to assure that they are not damaged in the process and that they are promptly replanted during the relocation process.	F. TREE REMOVAL - Removal of any trees or palms will typically require a "tree removal permit" from the local governing agency prior to removal. Large trees may be removed as Category 1 invasive species by Florida Everglades Pest Plant Control Act. Any trees or palms may be removed as Category 1 invasive species by Florida Everglades Pest Plant Control Act. Any trees or palms may be removed as Category 1 invasive species by Florida Everglades Pest Plant Control Act. - Landscape Contractor is responsible to remove ISA Invasive species such as Brazilian Pepper, Melaleuca, Australian Pine and all invasive trees as categorized by the governing agencies, whether listed on plans or not. - The Landscape Contractor is responsible for coordinating tree and palm removals and transplants shown on the Tree Disposition Plan. The Landscape Contractor is to remove and dispose of existing unwanted trees, palms, shrubs, ground covers, soil and weeds within landscape areas.	G. TREE RELOCATION - Flag all trees and palms to be transplanted with differentiating color than those to be saved or removed. - Tree relocation process must be performed or supervised by an ISA Certified Arborist. - Water the root zones for 5 continuous days before root pruning. At a minimum, soak the soil to a 4" depth during a pruning area. - Canopy pruning may be deemed necessary by supervising Arborist. Canopy shall be trimmed only as necessary to ensure survival. Prune away all dead or damaged limbs. Prune no more than 1/3 of the canopy area. Restrict pruning to smaller branches. - The minimum diameter of the root-pruning trench or transplanting circle shall be equal to one foot per inch of DBH. The Arborist shall determine the actual size of the root ball per ANSI standards and existing conditions. - Root prune a minimum of 8 weeks before relocation. Root prune 1/3rd of the root system, irrigate daily for 4 weeks then root prune next 1/3rd, and irrigate daily for 4 weeks, and irrigate next 1/3rd on actual relocation date. A supervising ISA Arborist on staff shall observe for intense shade. - Root prune with proper clean equipment to sever roots. Ensure roots are not torn or pulled apart. - For each section, dig a 2' x 2' hole with 3' x 3' deep trench at a minimum distance as determined by the Consulting	H. SITE PREPARATION & GRADING - The Landscape Contractor shall loosen and fill existing soils that are overly compacted in all planting areas of the project to provide for proper soil aeration and proper plant establishment. - All planting areas and planting pits shall be tested for sufficient percolation prior to final planning and irrigation installation to ensure proper percolation of water into the soil. - Planting areas shall be compacted so that drainage is not impeded. - Planting areas shall be cleared of construction debris and other materials detrimental to the health of the plants. Linerrock base material shall be removed within landscape islands and adjacent to pavement. - Free planting areas shall be cleared to a depth equal to the root ball of the trees/plants proposed for the area. - Planting areas shall be tested for pH before planting. Soils showing high (alkaline) pH (lower 7) shall be amended with sulfur or peat, or replaced with native soil having a pH range of 6 - 7.5, as approved by Landscape Architect. - All landscape preparation shall include the eradication and removal of any weeds, clean-up of any dead material, debris, and rubbish. The Landscape Contractor shall treat planting areas with pre-emergence herbicide after weeds and grass have been removed. Landscape contractor shall wait 7 (seven) days after pre-emergence treatment prior to planting. - All free grading shall be provided by the Landscape Contractor. - General site and berm grading to within +/- 1 inch (1") of final grade shall be provided by the General Contractor. - The Landscape Contractor shall ensure the planting areas are of final grade prior to installing plant materials. - Final grade within the islands shall be +/- 1 inch (1") of final grade. Soil areas to be +/- 2 inches. - All planting beds shall be shaped and sloped to provide proper drainage away from building and structures and to swales, if applicable.	I. IRRIGATION - Any Irrigation Notes and specifications included in Irrigation Sheets govern over the following Irrigation Notes. - The Landscape Contractor shall coordinate with the Irrigation Contractor if not the same and leave provisions for all individual lines in turf areas and all planting beds. - Irrigation / Landscape contractor to guarantee 100% coverage and required overlap (head to head coverage) to all individual areas and to be confirmed by the South Florida Water Management District (SPWMD) or local water management district with jurisdiction shall be strictly adhered to. - Irrigation water whether pumped from a lake or a well shall be treated for algae, rust, etc. provide clean treated irrigation water that will not clog or stain property or components. - If an irrigation system already exists, it shall be repaired and retrofitted to comply with the specifications as outlined above.	J. HARDSCAPE & OTHER MATERIALS - If hardscape design elements are part of the plans, then those plans and details. - The layout and design is to be in full accordance with code and shall comply with ADA standards for access. - The contractor is to coordinate between hardscape schedules and landscape and irrigation milestones. - Trees and plants to be located with adequate separation from hardscape elements to avoid future damage to each.	K. UTILITIES / CLEARANCES - The contractor shall be responsible for determining the location of all buried utility lines and underground infrastructure. Call toll free 1-800-432-4770, or 811, Sunshine State One Call of Florida, Inc. Notification center two (2) full business days before digging. In addition, call the Governing Agency's Utilities/Public Works Department to identify any other utilities. - Trees shall be placed a minimum of 5 ft. from underground utilities, unless otherwise required by local municipality. - All canopy pits to be planned a minimum of 10' from light sources/lanes. Unless otherwise approved by the governing authority / Landscape Architect and owner. - Contractors are responsible for coordinating with the various and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation. All existing utilities shown on the plans are to be considered as shown and shall be verified by the contractor prior to the start of work operations. - The final plant locations may be adjusted, as approved and directed by the Landscape Architect in writing, to accommodate utilities or equipment. Excavations within 5' of known utilities should be done by hand. - Landscaping and access to all above ground and / or grate meters and equipment. - Landscape planting shall be in conformance with FPL Guidelines for setbacks from overhead utility lines.	L. ROOT BARRIERS / ROOT PRUNING - Root barriers to be installed as shown on plans. The purpose is to protect hardscape and utilities within 5' of existing large trees or palms and prevent root growth from interfering with asphalt or concrete. - Root barrier type will be determined based on the condition. - Mechanical Root barriers will be equal to "DaeRoc" and Chemical Root barriers will be equal to "Biosaber". Substitutes to be approved by Landscape Architect. - Root barriers to be installed per manufacturer specifications. - Root barrier depths shall be determined by the manufacturer's recommendations and as required by on-site conditions in a case-by-case basis as deemed necessary by Landscape Architect.	M. LANDSCAPE BACKFILL & SOIL AMENDMENT - The soil in the planting beds is to be clean and reasonably free of rock, concrete, construction debris, weeds, various pests and diseases. - The existing soils shall be amended as necessary to provide the required organic material and pH level for healthy plant growth. A 70/30 mix (70% sand / 30% organic compost) or 50/50 mix (the sandy soils) shall be used in planting soil for planting. Replaced compost or mulch may be encouraged as soil amendment alternatives. - Planting soil mix shall be delivered to the site in a clean loose and friable condition and is required around the root ball of all trees and large shrubs, the top 6" of all shrubs and groundcovers, and top 2" of turf grass areas. This soil shall be filled into the existing soil after the existing soil has been cleared of all undesirable foreign materials. Planting soil to be used per plan. - Planting bed soil for palms shall be the specified planting soil, or clean coarse native sand unless specified otherwise. - Water in all new plants during installation. All trees, palms, and large shrubs shall be watered in utilizing water probe or a tree bar to avoid air pockets.	N. PLANT SITE QUALITY - All plant material must meet or exceed the minimum size requirements as specified on the plant list. Height specifications govern over container size. Both specifications given cannot be met. Any other requirements for specific shape or effect as noted on the plan shall also be required for acceptance. - Use the implant and substrate materials as specified on the plant list. All plant material must be delivered in the specified Landscape Architect, if so, root bound and/or circling roots shall be removed and root ball must be at least 2" beyond the root ball (more for large trees), with the recipient hole to be at least 1 1/2 larger than the area that was breached for transplanting. - With the consulting arborist present, undercut the root ball of the plants to be transplanted at a depth proportional to tree size as specified by the arborist. Wrap the root ball with biodegradable fabric material to stabilize the root ball. - Use the professional rigging rigging, assemble slings, padding, guides and cables for attachment to the crane or backhoe, the professional rigging shall determine the size of machinery necessary to execute the lifting and moving operation. - Install trees within 24 hours of removal from their original location to locations shown on the approved landscape plan. Set the tree no deeper than its original condition. The landscape contractor is to verify that all new holes have appropriate percolation. - Backfill the planting pit with approved planting soil and water thoroughly to remove air pockets and to stabilize the soil. - Stake the tree per the planting details. - If a "P" stake shall be created around the edge of the plant pit to hold water, see planting detail for additional information. - Erect tree protection fence per detail or per local jurisdiction. - Add a 2" layer of clean approved mulch within the tree protection area. - Provide fungicide and fertilizer applications at the direction of the arborist. - Maintain trees in a healthy and vigorous condition during installation and throughout the establishment period. - Establish a post-transplant watering system to provide moisture and reduce any excessive stress due to root desiccation. Watering to be adjusted according to conditions and at the supervision and direction of the Arborist. Irregular watering during establishment may be necessary. - After transplanting trees and palms, the Landscape Contractor shall be responsible for obtaining water and watering to maintain soil moisture during the guarantee period at a minimum of: first six weeks - daily, one and a half months to six months - three times per week, last six months - one time per week. - The Landscape Contractor shall be responsible for ensuring any trees or palms that are not vertical when caused by winds less than 7 mph within the warranty period.	O. PLANTING INSTALLATION NOTES - At the discretion of the Landscape Architect, plants are subject to review for approval for size, variety, condition and appropriateness to the design intent. - All synthetic burlap, synthetic shrub or cord, shall be removed before any trees are planted. All synthetic burlap (i.e. bagging, nursery bags) shall be removed from trunks, branches, etc. before inspection. The top row of wire basket shall be removed, and 1/3 of any natural burlap shall be removed or tucked into the planting hole before the trees are backfilled. - Excavate tree pit to 1-1 1/2 times the diameter of the balls or containers or 1" wider than the spread of roots or 3' Set tree no deeper than 1 inch in its original growing condition with the top of the root ball even with, or slightly higher (+/- 1") than the finished grade. - Set tree no deeper than 1 inch in its original growing condition with the top of the root ball even with, or slightly higher (+/- 1") than the finished grade. - Shrub material shall be planted to the top of the root ball, root hair are slightly above final grade. Shrub material shall be planted such that the top of the plant ball is flush with the surrounding grade. - For all trees and shrubs to be installed in a uniform and consistent pattern per planting details. - All "groundcover" requires 100% coverage and smooth finish to the landscape. - Groundcover and shrubs to be spaced in a uniform and consistent pattern per planting details. - When required by Landscape Architect, demonstration of healthy root system if not previously approved, can include tree removal and re-installation for inspection at an additional cost to the owner. - Remove rejected plants from the site immediately and replace with acceptable plants.	P. SUBMITTALS - Submit a gallery containing all of planting material for Landscape Architect review. Samples to include specified planting mix, topsoil, container planting mix, gravel, drainage rock, and mulch as applicable. - Submit representative nursery photos of all trees and palms for review prior to delivery to the site. Include scale for each plant. - Submit representative nursery photos of all shrubs and groundcover material for review prior to delivery to the site.	Q. MULCH - All planting beds shall be mulched to a depth of 3" with an organic Grade "B" or better mulch approved by Landscape Architect. No heavy mulch, such as sawdust, etc. are to be used. The contractor shall provide certification of mulch source and proof that all mulch is free of environmental contaminants. - Preferred mulch is shredded Melaleuca or Eucalyptus. Cypress, Dye recycled (just, dead and green) mulch is discouraged. - Approved shredded organic mulch to be used beyond trunk in all directions and throughout all hedges and plant material. - All trees in sodded areas shall have a clean cut 4" diameter mulch ring. - All mulch shall have a minimum 2" separation from the trunk of the tree/trunk trunk to avoid rotting.	R. FERTILIZATION - All fertilization shall comply with state fertilization laws. Fertilization shall be a granular size 13-14-14 formulation or similar approved slow-release granules applied per manufacturer suggested application rate chart. - Apply fertilizer to new plants at time of planting and at regular quarterly intervals through the agreed maintenance and warranty period.	S. WATERING - All plant material shall be watered in thoroughly at the time of planting. - It is the sole responsibility of the Landscape Contractor to ensure that all new plantings receive adequate water during the installation and until acceptance. - Deep watering of all new trees and palms and any supplemental watering may be required to augment natural rainfall and site irrigation is mandatory to ensure proper plant establishment and development and shall be provided by Contractor as a part of this contract.	T. SOD - All previous areas without groundcover planting, gravel or mulch shall be sodded. The sod shall be as specified on the Landscape Plan. - Sod shall be strongly rooted, free from weeds, fungi, insect pests and diseases. - Sod shall be machine stripped no more than 24 hours prior to laying. - Lay sod strips with tight joints, do not overlap, stagger strips to offset joints in adjacent courses. Workuffed soiland mix into minor cracks between pieces of sod and remove excess soil where it occurs. - Sod on slopes greater than 3:1 shall be immediately staked or pinned during installation.	U. INSPECTION & ACCEPTANCE - Notify the governing Agency if required and Landscape Architect of commencement. - Create plant deliveries shall be on Monday through Friday only unless otherwise directed by the Landscape Architect / Owner. The contractor shall ensure that plant material is delivered downstream from transportation or digging operations. The Landscape Architect may reject material that has been damaged or rendered unacceptable due to relocation or transportation from the point of origin. All plant material shall be available for inspection and approval by the Landscape Architect prior to final installation. - There shall be one final inspection for approval by each of the presiding governing agency, Landscape Architect and Owner. The contractor shall ensure that the plants, details, specifications and notes have been adhered to and that the landscape and irrigation installation is compliant to all items as described on the plans prior to scheduling of the final inspection. - Upon completion of the work, the Landscape Contractor shall notify the Landscape Architect and request a final inspection. Any items that are judged incomplete or unacceptable by the Landscape Architect or owner shall be promptly corrected by the Landscape Contractor. - No substitution of plant material, type or sizes will be permitted without prior written authorization from the Landscape Architect and owner. - To obtain final payment, Contractor must provide release of all mechanic's liens and material liens.	V. CLEAN UP - The Landscape Contractor is responsible for maintaining all landscape planting areas until final acceptance of the owner. - Grass and weeds shall be removed during planting activity shall be stored or removed. This is to be coordinated with the General Contractor. - The contractor is responsible for moving the entire project during planting and establishment periods, based on areas of the project to be installed prior to final inspection and owner acceptance and takes ownership. - Any excess soil, including, stumps, mulch, undressed stones or debris resulting from landscape operations shall be removed promptly, keeping the site clean as work progresses. - Water in all plants at all times keep the plants free from accumulation of waste material or debris caused by their crews during the performance of the work. Upon completion of the work, the contractor shall promptly remove all waste materials, debris, unused plant material, empty plant containers, and all equipment from the project site.	W. MAINTENANCE - The Landscape Contractor shall water, mulch, weed, prune, and otherwise maintain all plants, including sod, until completion of contract or final acceptance. Seeded plants shall be re-seeded to proper grade, planting insurers restored, and defective work corrected. - The irrigation system shall be inspected monthly wet checks to review the operation of the system. All necessary repairs are to be made by the contractor's crews or inspection Subcontractor. - All landscape material shall be delivered to the site within 12 months after acceptance and the contractor shall maintain the warranty period. The irrigation to be maintained in good operating condition, it is highly recommended that the Landscape Contractor perform these maintenance duties throughout the warranty period. - Landscape Contractor to return to job site 12 months after acceptance and remove all tree braces and guying materials. Owner may choose to retain a percentage of payment to ensure compliance. - Trees and shrubs shall be maintained to keep clearance of steps signs and safety clearance for visibility at traffic intersection.	X. GUARANTEE & REPLACEMENT By accepting the contract, the Contractor is thereby guaranteeing all plant materials and design for a period of not less than one (1) year from the time of final acceptance by the owner. Contractor shall replace any plants which die or wither within such period with healthy plants that meet specifications of the same species and size without additional cost to the owner unless such death or withering is due to Owner's failure to do ordinary maintenance on such plants after final acceptance in accordance with any maintenance instructions given by Landscape Architect for such plants. Such replacement shall include all plants and labor to plant the replacement plants. Any plant materials damaged by lightning, storms, freeze damage or other "acts of God" as well as plants damaged by vehicles, vandalism or neglect are not included in this replacement agreement. If requested, the Landscape Architect may act as a mediator between owner and Landscape Contractor on a time material basis.	Y. MISCELLANEOUS - All work to be done in a professional manner. - No change order shall be valid, due or paid unless it is approved by Owner in writing in advance. - These notes shall be an integral part of the contract and shall be deemed incorporated thereby by reference. In the event of a conflict among the terms among the plans and these notes, the terms of this document shall control.	Z. ABBREVIATIONS IN NOTES AND PLANS UND = Unless Otherwise Noted L.A. = Landscape Architect S.F. = Square Feet STD = Standard (single trunk) B&B = Balled and Burlapped BESP = Balled and Burlapped RFI = Request for Information P&L = Plant and Landscape C.O. = Certificate of Occupancy ISA CA or ISA Arborist = International Society of Arboriculture Certified Arborist
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Plan and specifications shall be considered contract documents. - Pre-construction meeting with Landscape Architect and inspector is recommended. - All road rock, concrete, asphalt and other non-natural material to be removed from plant beds. - Contractor to determine and verify the location of underground utilities before excavation for landscape work. - Call 811 to schedule a utility location appointment. - All category 1 and 2 invasive trees to be removed per local ordinance. - Existing trees to be pruned under direction of a certified arborist. - The landscape contractor shall exercise caution to protect any existing plants and infrastructure beyond the project limits. - The proposed planting plan to be approved by the Landscape Architect prior to installing. 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Any discrepancies found between the quantities on the plan and the quantities on the plant list shall be brought to the attention of the Landscape Architect for clarification. - All labor and material for soil amendments, staking, mulch, and fertilizer that is required to ensure the successful establishment and survival of the proposed vegetation shall be included in the Contractor's bid to perform the work represented in this plan set. - But shall be limited to establish a schedule of values. - Soil and groundcover material, such as rocks (if specified), shall be estimated by scaling plans. Include price per square foot for soil. Small rocks and gravel beds shall incorporate a landscape fabric material and minimum depth as called out on plan. 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Do not prune back terminal leader. - All existing trees shall be fitted to provide an 8" minimum clearance for sidewalks and pedestrian walkways and a 14" minimum clearance for roadways and driveways within vehicular use areas. - Selective canopy and root pruning of existing trees may be conducted only as necessary to accommodate new approved construction. Pruning shall be conducted under the supervision of an ISA Arborist. - Prune existing shrubs to remove damaged branches and improve natural shape. - All proposed underground utilities and drainage or irrigation lines shall be routed outside the tree protection zone. If lines must traverse the protection area, they shall be tunneled or bored under the tree. - Erosion control devices such as silt fencing, debris basins, and water diversion structures shall be installed to prevent erosion and/or erosion within the tree protection zone. - If plans call for relocation of trees, palms, or plants, a high level of care should be exercised to assure that they are not damaged in the process and that they are promptly replanted during the relocation process.	F. TREE REMOVAL - Removal of any trees or palms will typically require a "tree removal permit" from the local governing agency prior to removal. Large trees may be removed as Category 1 invasive species by Florida Everglades Pest Plant Control Act. Any trees or palms may be removed as Category 1 invasive species by Florida Everglades Pest Plant Control Act. Any trees or palms may be removed as Category 1 invasive species by Florida Everglades Pest Plant Control Act. - Landscape Contractor is responsible to remove ISA Invasive species such as Brazilian Pepper, Melaleuca, Australian Pine and all invasive trees as categorized by the governing agencies, whether listed on plans or not. - The Landscape Contractor is responsible for coordinating tree and palm removals and transplants shown on the Tree Disposition Plan. The Landscape Contractor is to remove and dispose of existing unwanted trees, palms, shrubs, ground covers, soil and weeds within landscape areas.	G. TREE RELOCATION - Flag all trees and palms to be transplanted with differentiating color than those to be saved or removed. - Tree relocation process must be performed or supervised by an ISA Certified Arborist. - Water the root zones for 5 continuous days before root pruning. At a minimum, soak the soil to a 4" depth during a pruning area. - Canopy pruning may be deemed necessary by supervising Arborist. Canopy shall be trimmed only as necessary to ensure survival. Prune away all dead or damaged limbs. Prune no more than 1/3 of the canopy area. Restrict pruning to smaller branches. - The minimum diameter of the root-pruning trench or transplanting circle shall be equal to one foot per inch of DBH. The Arborist shall determine the actual size of the root ball per ANSI standards and existing conditions. - Root prune a minimum of 8 weeks before relocation. Root prune 1/3rd of the root system, irrigate daily for 4 weeks then root prune next 1/3rd, and irrigate daily for 4 weeks, and irrigate next 1/3rd on actual relocation date. A supervising ISA Arborist on staff shall observe for intense shade. - Root prune with proper clean equipment to sever roots. Ensure roots are not torn or pulled apart. - For each section, dig a 2' x 2' hole with 3' x 3' deep trench at a minimum distance as determined by the Consulting	H. SITE PREPARATION & GRADING - The Landscape Contractor shall loosen and fill existing soils that are overly compacted in all planting areas of the project to provide for proper soil aeration and proper plant establishment. - All planting areas and planting pits shall be tested for sufficient percolation prior to final planning and irrigation installation to ensure proper percolation of water into the soil. - Planting areas shall be compacted so that drainage is not impeded. - Planting areas shall be cleared of construction debris and other materials detrimental to the health of the plants. Linerrock base material shall be removed within landscape islands and adjacent to pavement. - Free planting areas shall be cleared to a depth equal to the root ball of the trees/plants proposed for the area. - Planting areas shall be tested for pH before planting. Soils showing high (alkaline) pH (lower 7) shall be amended with sulfur or peat, or replaced with native soil having a pH range of 6 - 7.5, as approved by Landscape Architect. - All landscape preparation shall include the eradication and removal of any weeds, clean-up of any dead material, debris, and rubbish. The Landscape Contractor shall treat planting areas with pre-emergence herbicide after weeds and grass have been removed. Landscape contractor shall wait 7 (seven) days after pre-emergence treatment prior to planting. - All free grading shall be provided by the Landscape Contractor. - General site and berm grading to within +/- 1 inch (1") of final grade shall be provided by the General Contractor. - The Landscape Contractor shall ensure the planting areas are of final grade prior to installing plant materials. - Final grade within the islands shall be +/- 1 inch (1") of final grade. Soil areas to be +/- 2 inches. - All planting beds shall be shaped and sloped to provide proper drainage away from building and structures and to swales, if applicable.	I. IRRIGATION - Any Irrigation Notes and specifications included in Irrigation Sheets govern over the following Irrigation Notes. - The Landscape Contractor shall coordinate with the Irrigation Contractor if not the same and leave provisions for all individual lines in turf areas and all planting beds. - Irrigation / Landscape contractor to guarantee 100% coverage and required overlap (head to head coverage) to all individual areas and to be confirmed by the South Florida Water Management District (SPWMD) or local water management district with jurisdiction shall be strictly adhered to. - Irrigation water whether pumped from a lake or a well shall be treated for algae, rust, etc. provide clean treated irrigation water that will not clog or stain property or components. - If an irrigation system already exists, it shall be repaired and retrofitted to comply with the specifications as outlined above.	J. HARDSCAPE & OTHER MATERIALS - If hardscape design elements are part of the plans, then those plans and details. - The layout and design is to be in full accordance with code and shall comply with ADA standards for access. - The contractor is to coordinate between hardscape schedules and landscape and irrigation milestones. - Trees and plants to be located with adequate separation from hardscape elements to avoid future damage to each.	K. UTILITIES / CLEARANCES - The contractor shall be responsible for determining the location of all buried utility lines and underground infrastructure. Call toll free 1-800-432-4770, or 811, Sunshine State One Call of Florida, Inc. Notification center two (2) full business days before digging. In addition, call the Governing Agency's Utilities/Public Works Department to identify any other utilities. - Trees shall be placed a minimum of 5 ft. from underground utilities, unless otherwise required by local municipality. - All canopy pits to be planned a minimum of 10' from light sources/lanes. Unless otherwise approved by the governing authority / Landscape Architect and owner. - Contractors are responsible for coordinating with the various and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation. All existing utilities shown on the plans are to be considered as shown and shall be verified by the contractor prior to the start of work operations. - The final plant locations may be adjusted, as approved and directed by the Landscape Architect in writing, to accommodate utilities or equipment. Excavations within 5' of known utilities should be done by hand. - Landscaping and access to all above ground and / or grate meters and equipment. - Landscape planting shall be in conformance with FPL Guidelines for setbacks from overhead utility lines.	L. ROOT BARRIERS / ROOT PRUNING - Root barriers to be installed as shown on plans. The purpose is to protect hardscape and utilities within 5' of existing large trees or palms and prevent root growth from interfering with asphalt or concrete. - Root barrier type will be determined based on the condition. - Mechanical Root barriers will be equal to "DaeRoc" and Chemical Root barriers will be equal to "Biosaber". Substitutes to be approved by Landscape Architect. - Root barriers to be installed per manufacturer specifications. - Root barrier depths shall be determined by the manufacturer's recommendations and as required by on-site conditions in a case-by-case basis as deemed necessary by Landscape Architect.	M. LANDSCAPE BACKFILL & SOIL AMENDMENT - The soil in the planting beds is to be clean and reasonably free of rock, concrete, construction debris, weeds, various pests and diseases. - The existing soils shall be amended as necessary to provide the required organic material and pH level for healthy plant growth. A 70/30 mix (70% sand / 30% organic compost) or 50/50 mix (the sandy soils) shall be used in planting soil for planting. Replaced compost or mulch may be encouraged as soil amendment alternatives. - Planting soil mix shall be delivered to the site in a clean loose and friable condition and is required around the root ball of all trees and large shrubs, the top 6" of all shrubs and groundcovers, and top 2" of turf grass areas. This soil shall be filled into the existing soil after the existing soil has been cleared of all undesirable foreign materials. Planting soil to be used per plan. - Planting bed soil for palms shall be the specified planting soil, or clean coarse native sand unless specified otherwise. - Water in all new plants during installation. All trees, palms, and large shrubs shall be watered in utilizing water probe or a tree bar to avoid air pockets.	N. PLANT SITE QUALITY - All plant material must meet or exceed the minimum size requirements as specified on the plant list. Height specifications govern over container size. Both specifications given cannot be met. Any other requirements for specific shape or effect as noted on the plan shall also be required for acceptance. - Use the implant and substrate materials as specified on the plant list. All plant material must be delivered in the specified Landscape Architect, if so, root bound and/or circling roots shall be removed and root ball must be at least 2" beyond the root ball (more for large trees), with the recipient hole to be at least 1 1/2 larger than the area that was breached for transplanting. - With the consulting arborist present, undercut the root ball of the plants to be transplanted at a depth proportional to tree size as specified by the arborist. Wrap the root ball with biodegradable fabric material to stabilize the root ball. - Use the professional rigging rigging, assemble slings, padding, guides and cables for attachment to the crane or backhoe, the professional rigging shall determine the size of machinery necessary to execute the lifting and moving operation. - Install trees within 24 hours of												



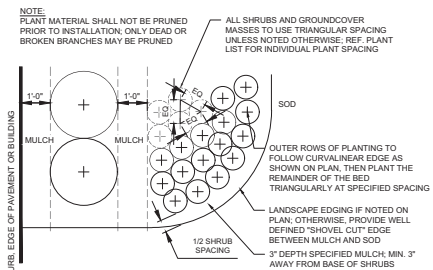
8 TYPICAL SHRUB OFFSET AT BUILDING / CURB

PLAN NOT TO SCALE



7 SHRUB AND GROUNDCOVER PLANTING

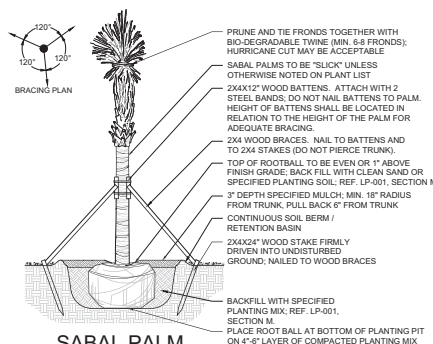
SECTION NOT TO SCALE



6 SHRUB AND GROUNDCOVER PLANTING

PLAN NOT TO SCALE

NOTE:
 • REF. LP-001, LANDSCAPE NOTES, FOR ADDITIONAL REQUIREMENTS.
 • ROOT BALL SIZE FOR ALL TREES AND PALMS TO BE IN PROPORTION TO SIZE AND TYPE OF PALM PER FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS.



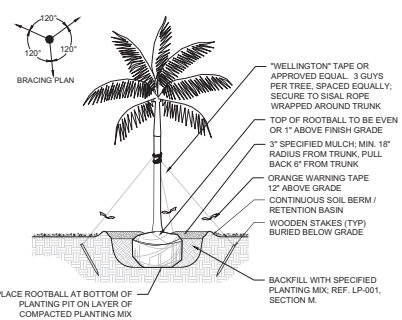
5 SABAL PALM PLANTING DETAIL

SECTION NOT TO SCALE



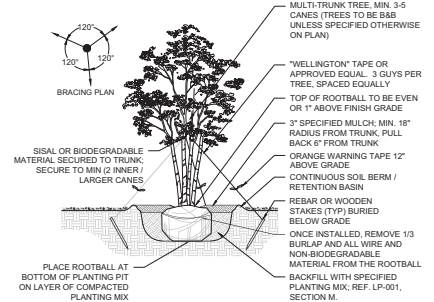
4 LARGE PALM / TREE PLANTING DETAIL

SECTION NOT TO SCALE



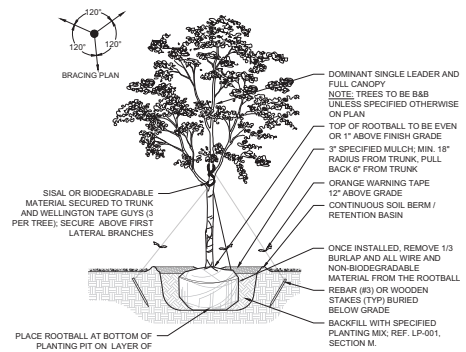
3 SMALL / MEDIUM TREE PALM PLANTING DETAIL

SECTION NOT TO SCALE



2 MULTI-TRUNK TREE PLANTING DETAIL

SECTION NOT TO SCALE



1 SINGLE TRUNK TREE PLANTING DETAIL

SECTION NOT TO SCALE

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 PH: (954) 788-3400

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REVISIONS		
NO.	DESCRIPTION	DATE

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ISSUE DATE: 06/02/2026
 DESIGNED BY: KUJ
 DRAWN BY: KUJ
 CHECKED BY: KUJ, KS
 BID-CONTRACT:

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Date: 2026.06.10

PAUL H. WEINBERG, PLA
 FLORIDA REG. NO. LA666804
 (FOR THE FIRM)

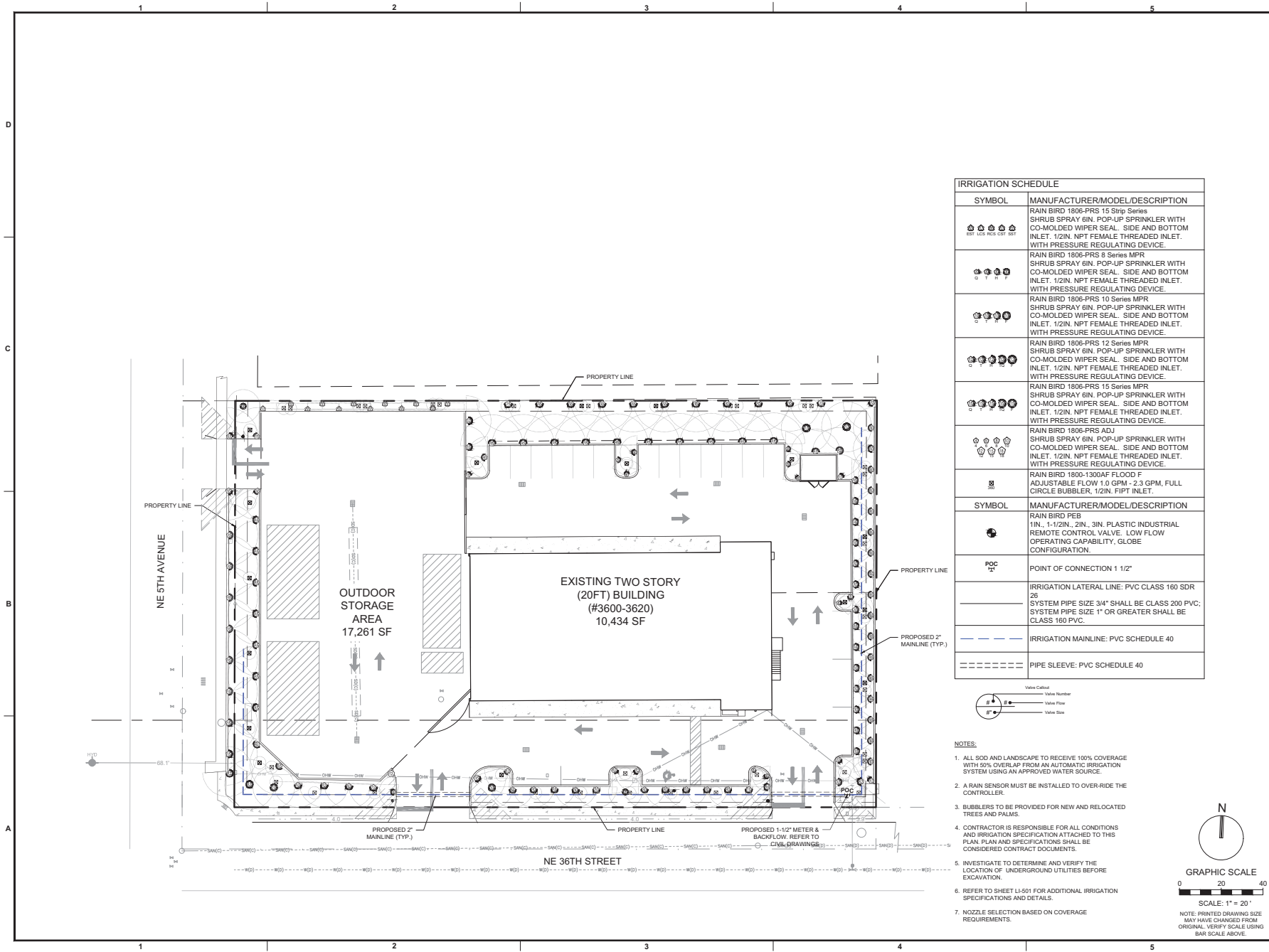
CLIENT
 36TH AND FIFTH CORP

PROJECT
 3600 NE 5TH AVENUE
 OAKLAND PARK, FL

SHEET TITLE
 PLANTING DETAILS

SHEET NUMBER LP-501
PROJECT NUMBER 16098.00

STATUS: PRELIMINARY



IRRIGATION SCHEDULE	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAIN BIRD 1806-PRS 15 Strip Series SHRUB SPRAY GUN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2IN. NPT FEMALE THREADED INLET. WITH PRESSURE REGULATING DEVICE.
	RAIN BIRD 1806-PRS 8 Series MPR SHRUB SPRAY GUN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2IN. NPT FEMALE THREADED INLET. WITH PRESSURE REGULATING DEVICE.
	RAIN BIRD 1806-PRS 10 Series MPR SHRUB SPRAY GUN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2IN. NPT FEMALE THREADED INLET. WITH PRESSURE REGULATING DEVICE.
	RAIN BIRD 1806-PRS 12 Series MPR SHRUB SPRAY GUN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2IN. NPT FEMALE THREADED INLET. WITH PRESSURE REGULATING DEVICE.
	RAIN BIRD 1806-PRS 15 Series MPR SHRUB SPRAY GUN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2IN. NPT FEMALE THREADED INLET. WITH PRESSURE REGULATING DEVICE.
	RAIN BIRD 1806-PRS ADJ SHRUB SPRAY GUN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2IN. NPT FEMALE THREADED INLET. WITH PRESSURE REGULATING DEVICE.
	RAIN BIRD 1800-1300AF FLOOD F ADJUSTABLE FLOW 1.0 GPM - 2.3 GPM, FULL CIRCLE BUBBLER, 1/2IN. FIPT INLET.
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAIN BIRD PEB 1IN, 1-1/2IN, 2IN, 3IN, PLASTIC INDUSTRIAL REMOTE CONTROL VALVE. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.
	POINT OF CONNECTION 1 1/2"
	IRRIGATION LATERAL LINE: PVC CLASS 160 SDR 26 SYSTEM PIPE SIZE 3/4" SHALL BE CLASS 200 PVC; SYSTEM PIPE SIZE 1" OR GREATER SHALL BE CLASS 160 PVC.
	IRRIGATION MAINLINE: PVC SCHEDULE 40
	PIPE SLEEVE: PVC SCHEDULE 40

Valve Control

Valve Number

Valve Size

NOTES:

- ALL SOG AND LANDSCAPE TO RECEIVE 100% COVERAGE WITH 50% OVERLAP FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE.
- A RAIN SENSOR MUST BE INSTALLED TO OVER-RIDE THE CONTROLLER.
- BUBBLERS TO BE PROVIDED FOR NEW AND RELOCATED TREES AND PALMS.
- CONTRACTOR IS RESPONSIBLE FOR ALL CONDITIONS AND IRRIGATION SPECIFICATION ATTACHED TO THIS PLAN. PLAN AND SPECIFICATIONS SHALL BE CONSIDERED CONTRACT DOCUMENTS.
- INVESTIGATE TO DETERMINE AND VERIFY THE LOCATION OF UNDERGROUND UTILITIES BEFORE EXCAVATION.
- REFER TO SHEET LI-501 FOR ADDITIONAL IRRIGATION SPECIFICATIONS AND DETAILS.
- NOZZLE SELECTION BASED ON COVERAGE REQUIREMENTS.

GRAPHIC SCALE

0 20 40

SCALE: 1" = 20'

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

301 East Atlantic Blvd.
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PH: (954) 788-3400

Florida Engineering Business License: CA7928
Florida Surveyor and Mapper Business License: LB8888
Florida Landscape Architecture Business License: LC30000407

REVISIONS

NO.	DESCRIPTION	DATE

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ISSUE DATE: 06/02/2026

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DRAWN BY: KUJ

CHECKED BY: KUJ, KS

BID-CONTRACT:

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Date: 2026.06.10

PAUL H. WEINBERG, PLA
FLORIDA REG. NO. LA6666804
(FOR THE FIRM)

CLIENT

36TH AND FIFTH CORP

PROJECT

**3600 NE 5TH AVENUE
OAKLAND PARK, FL**

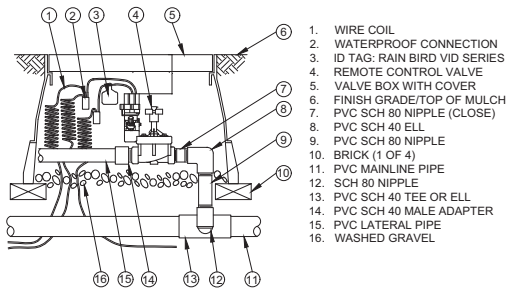
SHEET TITLE

IRRIGATION PLAN

SHEET NUMBER **LI-101**

PROJECT NUMBER **16098.00**

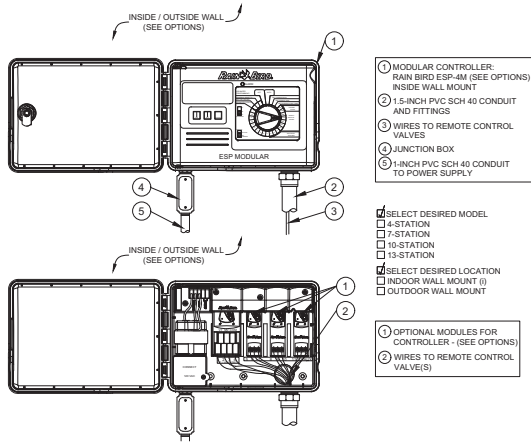
STATUS: PRELIMINARY



NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.

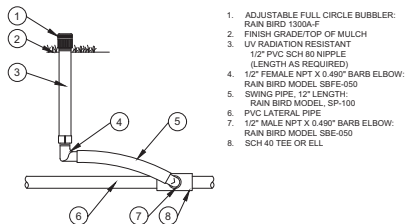
RAINBIRD PEB VALVE

PLAN NOT TO SCALE



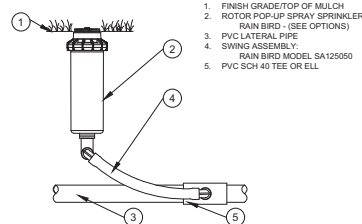
RAINBIRD IRRIGATION DETAIL MODULAR CONTROLLER

SECTION NOT TO SCALE



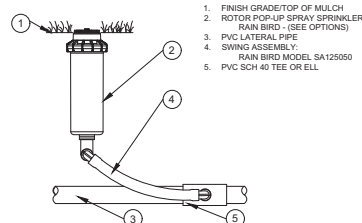
RAINBIRD IRRIGATION DETAIL PCN BUBBLER

SECTION NOT TO SCALE



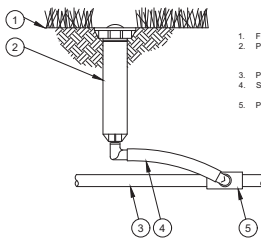
RAINBIRD IRRIGATION DETAIL ROTOR POP-UP SPRINKLER (8005)

SECTION NOT TO SCALE



RAINBIRD IRRIGATION DETAIL ROTOR POP-UP SPRINKLER (3504-PC)

SECTION NOT TO SCALE



RAINBIRD IRRIGATION DETAIL 1806 6" POP-UP SPRAY HEAD

SECTION NOT TO SCALE

IRRIGATION NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR ALL MATERIAL REQUIRED TO MAKE THE SYSTEM FUNCTION PROPERLY. ALL IRRIGATION SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND ALSO STATE AND/OR LOCAL CODES.
2. IRRIGATION PLANS ARE SCHEMATIC AND DRAWN FOR GRAPHIC CLARITY. ALL PIPING BELOW PAVEMENT SHALL BE SLEEVED. LAYOUT OF IRRIGATION SYSTEM SHALL BE COORDINATED WITH CORRESPONDING LANDSCAPE PLAN.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING LOCAL UNDERGROUND UTILITY PROVIDERS TO VERIFY LOCATIONS. THE CONTRACTOR IS ENCOURAGED TO VISIT THE SITE PRIOR TO INSTALLATION AND BECOME FAMILIAR WITH EXISTING CONDITIONS.
4. VALVE LOCATIONS ARE SCHEMATIC ONLY AND WILL BE ADJUSTED FOR SITE CONDITIONS. EACH VALVE SHALL BE INSTALLED IN A AMETEK OR CARSON VALVE BOX. THE FLOW ADJUSTMENT FEATURE WILL BE USED TO BALANCE PRESSURE THROUGHOUT THE SYSTEM.
5. PIPING SHALL BE SIZED TO MINIMIZE FRICTION LOSS AND MAINTAIN FLOW VELOCITY BELOW 5 FPS.
6. THE IRRIGATION CONTROLLER SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND MANUFACTURER'S RECOMMENDATIONS. PROPER GROUNDING EQUIPMENT AND SURGE PROTECTION SHALL BE PROVIDED. A RAIN SENSOR SHALL BE INSTALLED TO OVER-RIDE THE CONTROLLER.
7. ALL HEADS ON RISERS SHALL BE SET AT THE HEIGHT OF ADJACENT PLANT MATERIAL.
8. SPRINKLER LOCATIONS ADJACENT TO PAVEMENT, STRUCTURES, FENCES, ETC. SHALL BE OFFSET AS FOLLOWS: 12" MIN FOR POP-UP MIST HEADS, 18" FOR SHRUB RISERS, 18" FOR ROTOR HEADS, AND TYPICALLY 5 FEET FOR ROTORS ALONG UNCURBED ROADWAYS.
9. ALL SLEEVING SHALL BE SCH 40 PVC TO SIZE INDICATED ON PLAN, OR IF NOT INDICATED, A MIN. OF 2 PIPE SIZES LARGER THAN SUPPLY LINE CONTAINED. ALL SLEEVES SHALL BE INSTALLED A MIN. OF 24" BELOW FINISH GRADE.
10. CONTROL WIRES SHALL BE UL APPROVED PE IRRIGATION CONTROL WIRE. USE 14 GAGE CONTROL WIRE AND 12 GAGE GROUND WIRE. WIRE SHALL BE BUNDLED AND ATTACHED TO THE MAIN LINE IN TRENCH OR THROUGH WIRE SLEEVES AT PAVEMENT CROSSINGS 24" BELOW FIN. GRADE. ALL SPLICES SHALL BE MADE WITH WATERPROOF DIRECT-BURIAL SPLICE KITS AND CONTAINED IN VALVE BOXES. TWO EXTRA CONTROL WIRES SHALL BE INSTALLED TO THE FURTHEST VALVES IN EACH DIRECTION FROM THE CONTROLLER.
11. PIPING IN NARROW PLANTING AREAS, PARKING ISLANDS AND PLANTERS SHALL BE SET TO ONE SIDE TO ALLOW ROOM FOR ROOT BALLS. PIPE AS INDICATED ON PLAN IS SCHEMATIC AND SHOULD BE ADJUSTED FOR FIELD CONDITIONS.
12. ALL GLUE JOINTS SHALL BE CLEANED, SANDED, AND TREATED WITH A COLORED HIGH ECHT PRIMER AND JOINED USING A SOLVENT CONFORMING WITH ASTM D2564.
13. SYSTEM PIPE SIZE 3/4" SHALL BE CLASS 200 PVC, SYSTEM PIPE SIZE 1" OR GREATER SHALL BE CLASS 160 PVC. SYSTEM MAIN WILL BE SCH. 40 PVC TO SIZE INDICATED ON PLAN. ALL FITTINGS WILL BE SOLVENT WELD SCH 40 PVC. MAIN LINE SHALL HAVE 24" MINIMUM COVER. ALL OTHER PIPING WILL HAVE 12" MIN. COVER. ALL BACKFILL FOR PIPE TRENCHES SHALL BE CLEAN AND FREE OF FOREIGN DEBRIS AND SHARP OBJECTS. BACKFILLED TRENCHES SHALL BE PROPERLY COMPACTED. ALL MAIN LINES WILL BE INSTALLED A MIN. OF 3' FROM ANY TREE OR PALM.
14. WATERING TIME PER STATION WILL BE DETERMINED IN THE FIELD AND PER LOCAL REQUIREMENTS. REFER TO MANUFACTURER'S INSTRUCTIONS FOR PRECIPITATION RATES OF SPRINKLERS SPECIFIED.
15. IRRIGATION SYSTEM TO PROVIDE 100% COVERAGE WITH 50% OVERLAP MINIMUM. PROVIDE BUBBLERS FOR ALL NEW AND RELOCATED TREES AND PALMS.
16. RUST CONTROL SYSTEM TO BE INSTALLED WITH PUMP STATION (IF FROM WELL).
17. THE IRRIGATION SYSTEM IN THE RIGHT-OF-WAY IS TO INCORPORATE LOW TRAJECTORY SPRAY HEADS TO MINIMIZE OVERSPRAY.
18. AS-BUILT DRAWINGS SHALL BE PREPARED BY THE CONTRACTOR AND GIVEN TO THE OWNER PRIOR TO FINAL ACCEPTANCE. THE SITE SHALL BE LEFT IN A NEAT AND PRESENTABLE CONDITION SATISFACTORY TO THE OWNER PRIOR TO SUBMITTAL OF THE FINAL PAYMENT.

KEITH
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Pompano Beach, FL 33060
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IRRIGATION DETAILS

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PROJECT NUMBER

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