

LUMINATO CONDOMINIUM GREEN ROOF MAINTENANCE PLAN

Subsequent to the installation of a green roof at Luminato Condominiums, a qualified provider will be retained and the following maintenance program will be established.

1. Observe and Document Condition of Green Roof

Monthly for the first 12 months following installation, semi-annually thereafter as a part of physical maintenance, described below.

Document plant species coverage, root growth, and overall health. Supplement with appropriate plant cuttings in troubled areas if necessary. Consult installer about any proposed treatments to boost plant health and vegetation coverage.

2. Physical Maintenance

Three times a year, at least twice within the growing season

Clear roof surface of any debris. Ensure roof drains and scuppers are free of debris. Remove and document any unwanted and/or invasive species. Take cuttings from healthy plants and distribute them in any sparse areas. Check for wind scour and water erosion and make any necessary corrections or repairs.

Twice annually at the beginning and end of the growing season

Check green roof media depth and add material if necessary to maintain desired depth. Beginning in year three after green roof installation, fertilize for specific plant needs. Do not use N-P-K values above 3-3-3 in either liquid form or pelletized (slow-release) form.

3. Inspect Drains and Drainage Layer

Twice annually beginning 12 months after installation of the green roof, and at least once at the beginning of the growing season

Inspect drain access chambers and remove any plant material or other organic debris that may be impeding drainage.

4. Seasonal Conditions

During periods of high temperatures and/or drought conditions

If supplemental watering is required to maintain the health of the green roof, install a temporary irrigation system using tripod sprayers and a multi-zone irrigation timer in the months of July and August only, and at a maximum frequency of 3 times per week.