

GENERAL NOTES

1. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE PROJECT SITE PRIOR TO BIDDING THE WORK. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND LOCATION OF PROPOSED IMPROVEMENTS PRIOR TO INITIATING ANY CONSTRUCTION.
2. LOCATION OF ALL UTILITIES AND BASE INFORMATION IS APPROXIMATE. CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITIES AND OBSTRUCTIONS PRIOR TO INITIATING WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY DAMAGE TO EXISTING ELEMENTS ABOVE OR BELOW GROUND TO ITS ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
3. THE OWNER'S REPRESENTATIVE SHALL HAVE THE RIGHT, AT ANY STAGE OF THE OPERATIONS, TO REJECT ANY AND ALL WORK AND MATERIAL WHICH, IN HIS OPINION, DO NOT MEET WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS.
4. CONTRACTOR SHALL VERIFY ALL GRADES, DIMENSIONS, AND EXISTING CONDITIONS ON THE JOB SITE PRIOR TO START OF CONSTRUCTION AND/OR FABRICATION. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS.
5. REPORT ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND FIELD CONDITIONS TO THE OWNER'S REPRESENTATIVE.
6. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SAFETY MEASURES DURING CONSTRUCTION OPERATIONS TO PROTECT THE PUBLIC ACCORDING TO ALL APPLICABLE CODES AND RECOGNIZED LOCAL PRACTICES.
7. THE CONTRACTOR SHALL COORDINATE ACCESS AND STAGING AREAS WITH THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING EROSION AND SEDIMENTATION CONTROL MEASURES DURING CONSTRUCTION. PROVIDE ADDITIONAL MEASURES AS NECESSARY TO MINIMIZE ADVERSE IMPACTS IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES.
8. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN CONSENT OF THE OWNER'S REPRESENTATIVE. DURING THE COURSE OF THIS WORK, EXCESS WASTE MATERIAL SHALL BE REMOVED DAILY FROM THE SITE.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING AND COORDINATION OF WORK WITH OTHER TRADES AND THE OWNER'S REPRESENTATIVE.
10. THE CONTRACTOR SHALL NOTIFY ALL NECESSARY UTILITY COMPANIES 48 HRS MINIMUM PRIOR TO DIGGING FOR FIELD VERIFICATION OF ALL UNDERGROUND UTILITIES. UTILITY LOCATING SHALL BE SCHEDULED BY THE CONTRACTOR WITH OWNER'S REPRESENTATIVE PRESENT.
11. UTILITIES TO BE LOCATED BY FLAGGING ONLY; PAINTING OF HARDSCAPE AREAS IS PROHIBITED. CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTILITY LOCATING COMPANIES OF THIS REQUIREMENT.
12. ALL EXISTING SITE ROADS, PARKING LOTS, CURBS, UTILITIES, SEWERS, AND OTHER ELEMENTS TO REMAIN SHALL BE FULLY PROTECTED FROM ANY DAMAGE UNLESS OTHERWISE NOTED.
13. NOT ALL ITEMS SHOWN ON THIS SHEET APPEAR IN THE CONSTRUCTION DOCUMENTS. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS RELATED TO CONSTRUCTION INCLUDING, BUT NOT LIMITED TO: BUILDING, LANDSCAPE, IRRIGATION AND RIGHT-OF-WAY UTILIZATION PERMITS.

LANDSCAPE NOTES

1. THE CONTRACTOR SHALL REVIEW PLANS TO BECOME THOROUGHLY FAMILIAR WITH SURFACE AND SUBSURFACE UTILITIES.
2. THE PLANT QUANTITIES SHOWN ON THE LANDSCAPE CONTRACT DOCUMENTS ARE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES AND REPORTING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO CONTRACT AWARD AND COMMENCEMENT OF WORK.
3. ALL INSTALLATION OF PLANT MATERIAL SHALL COMPLY WITH APPLICABLE JURISDICTIONAL CODES. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS ASSOCIATED WITH THIS WORK.
4. PRIOR TO PLANTING INSTALLATION, THE CONTRACTOR SHALL CONFIRM THE AVAILABILITY OF ALL THE SPECIFIED PLANT MATERIALS. SUBMIT DATED PHOTOGRAPHS OF ALL TREE MATERIAL AND SPECIMEN MATERIAL AS TO THE OWNER'S REPRESENTATIVE FOR REVIEW.
5. ALL PLANT MATERIAL SIZES SPECIFIED ARE MINIMUM SIZES. CONTAINER SIZE SHALL BE INCREASED IF NECESSARY TO PROVIDE OVERALL PLANT SIZE SPECIFIED.
6. IF PLANT MATERIAL DOES NOT COMPLY WITH THE REQUIREMENTS AS SPECIFIED HEREIN, THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT SUCH PLANTS AND REQUIRE THE CONTRACTOR TO REPLACE REJECTED WORK AND CONTINUE SPECIFIED MAINTENANCE UNTIL RE-INSPECTED AND FOUND TO BE ACCEPTABLE.
7. THE CONTRACTOR SHALL PROVIDE AN APPROVED PLANTING SOIL MIXTURE FOR ALL PLANT MATERIAL. SEE SPECIFICATIONS FOR REQUIREMENTS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR STABILITY AND PLUMB CONDITION OF ALL TREES AND SHRUBS, AND SHALL BE LEGALLY LIABLE FOR ANY DAMAGE CAUSED BY INSTABILITY OF ANY PLANT MATERIALS. STAKING OF TREES OR SHRUBS SHALL BE DONE IN ACCORDANCE WITH PLANS AND SPECIFICATIONS.
9. THE CONTRACTOR SHALL INSURE ADEQUATE VERTICAL DRAINAGE IN ALL PLANT BEDS AND PLANTERS. IF INADEQUATE VERTICAL DRAINAGE IS ENCOUNTERED, THE CONTRACTOR SHALL SUBMIT RECOMMENDATIONS FOR PROVIDING ADEQUATE DRAINAGE TO THE OWNER'S REPRESENTATIVE.
10. PEG SOD ON SLOPES GREATER THAN 3:1.
11. CONTRACTOR SHALL PROTECT EXISTING VEGETATION TO REMAIN AS SHOWN ON DRAWINGS OR BY MEANS APPROVED BY THE OWNER'S REPRESENTATIVE.
12. CONTRACTOR TO CLEAN, PRUNE, AND SHAPE EDGES OF EXISTING VEGETATION AS DIRECTED BY OWNER'S REPRESENTATIVE. CREATE SMOOTH BED LINES AROUND EXISTING VEGETATION.
13. THE CONTRACTOR SHALL BEAR ALL COSTS OF TESTING OF SOILS, AMENDMENTS, ETC. ASSOCIATED WITH THE WORK. SEE SPECIFICATIONS FOR ADDITIONAL TESTING REQUIREMENTS.
14. CONTRACTOR SHALL FIELD-ADJUST LOCATION OF PLANT MATERIAL PRIOR TO INITIATING INSTALLATION FOR THE REVIEW AND APPROVAL OF THE OWNER'S REPRESENTATIVE.
15. ALL PLANTING BEDS SHALL BE TOP-DRESSED WITH A 3" LAYER OF MULCH AS SPECIFIED.
16. CONTRACTOR SHALL COORDINATE ALL PLANTING WORK WITH IRRIGATION WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HAND WATERING AS REQUIRED TO SUPPLEMENT IRRIGATION WATERING AND RAINFALL.
17. CONTRACTOR SHALL BE RESPONSIBLE FOR HAND WATERING IN ALL PLANTING AREAS, REGARDLESS OF THE STATUS OF EXISTING OR PROPOSED IRRIGATION.
18. CONTRACTOR SHALL RE-GRADE ALL AREAS DISTURBED BY PLANT REMOVAL, RELOCATION, AND/OR INSTALLATION WORK.
19. CONTRACTOR SHALL REPLACE (BY EQUAL SIZE AND QUALITY) ANY AND ALL EXISTING PLANT MATERIAL DISTURBED OR DAMAGED BY PLANT REMOVAL, RELOCATION, AND/OR INSTALLATION WORK.
20. MAINTENANCE SHALL BEGIN AFTER EACH PLANT HAS BEEN INSTALLED AND SHALL CONTINUE UNTIL THE PROJECT HAS BEEN DEEMED SUBSTANTIALLY COMPLETE. MAINTENANCE INCLUDES WATERING, PRUNING, WEEDING, MULCHING, REPLACEMENTS OF SICK OR DEAD PLANTS, AND ANY OTHER CARE NECESSARY FOR THE PROPER GROWTH OF THE PLANT MATERIAL.
21. UPON COMPLETION OF ALL LANDSCAPING, AN INSPECTION FOR SUBSTANTIAL COMPLETION OF THE WORK SHALL BE HELD. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR SCHEDULING THE INSPECTION AT LEAST SEVEN (7) DAYS PRIOR TO THE ANTICIPATED INSPECTION DATE.
22. CONTRACTOR SHALL SUBMIT WRITTEN GUARANTEE OF SURVIVABILITY OF ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION.
23. CONTRACTOR MUST REVIEW AND ACCEPT, APPROVE ALL GRADED AREAS PRIOR TO THE COMMENCEMENT OF PLANTING.
24. TREES ADJACENT TO BUILDINGS SHOULD BE PLANTED AT LEAST THE DIAMETER OF THE TREE CANOPY OR A MIN. OF 10'-0" (WHICHEVER IS GREATER) AWAY FROM THE BUILDING WALL.
25. CONTRACTOR IS RESPONSIBLE FOR THE REPAIR OF ANY EXISTING LAWN AREAS OR PLANTING AREAS DISTURBED DURING THE CONSTRUCTION PROCESS.



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NO.	DATE	DESCRIPTION

PROJECT NUMBER
231099

DRAWING NAME
LANDSCAPE NOTES

DRAWING NUMBER
LO.1

NO.	DATE	DESCRIPTION

PROJECT NUMBER
231099
DRAWING NAME

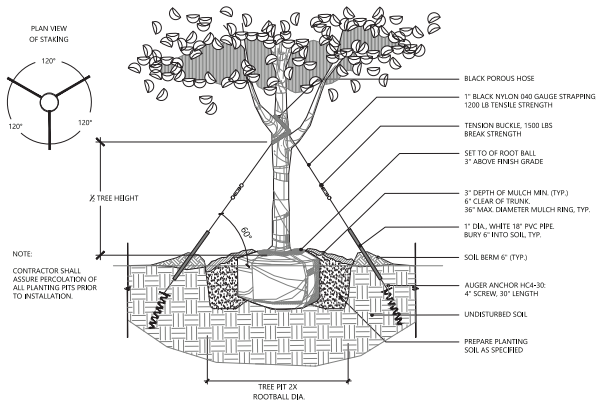
LANDSCAPE DETAILS

DRAWING NUMBER
L2.0

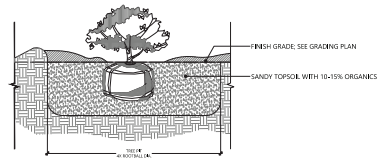
PLANT SCHEDULE

CANOPY TREES	CODE	BOTANICAL / COMMON NAME	CALIPER	SIZE	QTY	REMARKS
	Qv	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	6S GAL.	3.6" CAL.	20	
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT.	SIZE	QTY	REMARKS
	ILE	ILEX CORNUTA 'BURFORDII' / BURFORD HOLLY	—	6' HT	196	
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	QTY	DETAIL	REMARKS	
	PN2	PASPALUM NOTATUM / BAHIA SOD	4,126 SF		NON-IRRIGATED	

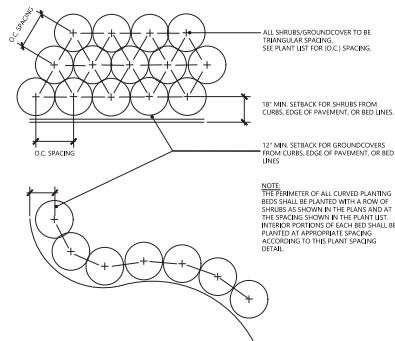
- CHAIN LINK FENCE NOTES:
- CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ALL POST AND RAIL SIZES, LOCATION AND LAYOUT OF FENCE AND POSTS, CONNECTIONS, TENSION BARS AND LOCATIONS, CHAIN-LINK GAUGE AND VINYL COATING AND FOOTINGS, AND PARTS ASSOCIATED WITH THE DESIGN AND ASSEMBLY.
 - ALL PARTS AND ASSEMBLY TO BE PER MANUFACTURER'S SPECIFICATIONS
 - ALL WIRE TIES TO BE 15" O.C. MAXIMUM
 - ALL CHAIN LINK TO BE ON THE BALLFIELD SIDE OF POSTS



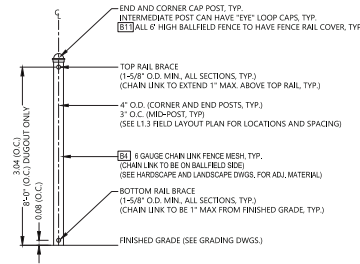
1 TREE PLANTING - 3" TO 7" CAL.
SCALE: NTS



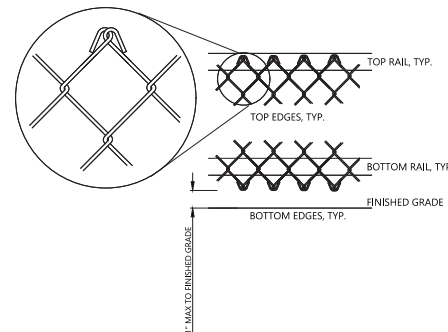
2 SHRUB AND GROUNDCOVER PLANTING
SCALE: NTS



3 SHRUB AND GROUNDCOVER SPACING
SCALE: NTS



4 6' CHAIN LINK FENCE SECTION, TYP.
SCALE: NTS



4 CHAIN LINK FENCE GRID, TYP.
SCALE: NTS