

**GENERAL NOTES**

- SEE CIVIL ENGINEERING DRAWINGS FOR GENERAL GRADES OF THE SITE, INCLUDING FINISH GRADES FOR PARKING LOTS, ROADWAYS, SIDEWALKS AND PLANTING AREAS.
- CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH EXISTING SITE CONDITIONS PRIOR TO BIDDING THE PROJECT.
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND PROPOSED ELEMENTS PRIOR TO BEGINNING CONSTRUCTION. ALL EXISTING PLANTING SHALL REMAIN INTACT AND UNDISTURBED UNLESS OTHERWISE NOTED ON THE PLANS.
- LOCATION OF UTILITIES AND BASE INFORMATION IS APPROXIMATE. CONTRACTOR SHALL NOTIFY ALL NECESSARY UTILITY COMPANIES 12 HOURS MINIMUM PRIOR TO DIGGING FOR VERIFICATION OF ALL UNDERGROUND UTILITIES, IRRIGATION AND ALL OTHER OBSTRUCTIONS AND COORDINATE WITH OWNERS REPRESENTATIVE PRIOR TO INITIATING OPERATIONS.
- UNLESS OTHERWISE NOTED, THE LIMITS OF CONSTRUCTION ARE THE CLEARING LIMITS NOTED ON THE DRAWINGS. (REFERENCE CIVIL DRAWINGS).
- REPORT AND DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND FIELD CONDITIONS TO THE OWNERS REPRESENTATIVE IMMEDIATELY.
- THE OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY MATERIAL OR WORKMANSHIP THEY FEEL DOES NOT MEET WITH THE REQUIREMENTS OF THESE PLANS, NOTES OR SPECIFICATIONS.
- LANDSCAPE CONTRACTOR SHALL COORDINATE ALL WORK WITH RELATED CONTRACTORS AND THE GENERAL CONSTRUCTION OF THE PROJECT IN ORDER NOT TO IMPEDE THE PROGRESS OF THE WORK OF OTHERS OR THE CONTRACTOR'S OWN WORK.
- THE CONTRACTOR SHALL COORDINATE SCHEDULING, COORDINATION OF WORK, ACCESS AND STAGING AREAS WITH THE GENERAL CONTRACTOR AND OWNERS REPRESENTATIVE.
- SEDIMENTATION AND EROSION CONTROL MEASURES WILL BE MAINTAINED AND ADDED TO WHEN NECESSARY TO MINIMIZE ADVERSE IMPACTS IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL CODES.
- CONTRACTOR TO PROVIDE NECESSARY SAFETY MEASURES DURING CONSTRUCTION TO PROTECT WORKERS AND GENERAL PUBLIC AS CALLED FOR BY CODE, LAW AND LOCAL PRACTICES.
- NO SUBSTITUTIONS WILL BE MADE WITHOUT PRIOR WRITTEN CONSENT FROM THE ENGINEER OF RECORD OR THE OWNER.
- ALL WASTE MATERIAL SHALL BE REMOVED FROM THE SITE.
- ALL TREES AND GENERAL AREAS WITHIN PROTECTION ZONES SHALL BE MAINTAINED IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL LAWS. SEE TREE PROTECTION PLAN, EROSION CONTROL PLAN, AND ALL DETAILS HEREIN TO ENSURE NO DAMAGE TO EXISTING PLANT MATERIALS.
- ALL PLANT MATERIAL WILL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM DATE OF COMPLETION. ALL MATERIAL IS SUBJECT TO INSPECTION, ACCEPTANCE OR REJECTION AT THE DISCRETION OF THE LANDSCAPE ARCHITECT.

**GRADING NOTES:**

- THE JOB SITE LIES WITHIN THE LIMIT OF CONSTRUCTION LINE INDICATED ON THE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EARTHWORK AND SITE GRADING NECESSARY TO ACHIEVE THE FINISHED GRADES NOTED ON THE GRADING PLANS ACCORDING TO THE SPECIFICATIONS. REFER TO CIVIL ENGINEERING PLANS FOR ALL ROADWAYS, PARKING LOTS, MASS GRADING AND DRAINAGE STRUCTURES. GRADING INFORMATION SHOWN ON LANDSCAPE SHEETS IS INTENDED AS AESTHETIC EMBELLISHMENT AND SHOULD BE IMPLEMENTED IN CONJUNCTION WITH THE CIVIL ENGINEER'S PLANS.
- THE DRAINAGE STRUCTURES INDICATED ON THE GRADING PLANS SHALL BE DETAILED AND ENGINEERED ON THE CIVIL ENGINEER'S SITE DRAINAGE PLAN. COORDINATE GRADES AND LOCATIONS. THE CONTRACTOR SHALL BRING ANY DISCREPANCIES IN GRADES AND LOCATIONS TO THE IMMEDIATE ATTENTION OF THE OWNER'S REPRESENTATIVE.
- NUMEROUS UNDERGROUND UTILITIES, CONDUIT, SLEEVES, DRAINAGE PIPES, ETC. HAVE BEEN PREVIOUSLY INSTALLED OR SCHEDULED FOR FUTURE INSTALLATION BY OTHERS. CONTRACTOR SHALL COORDINATE AND WORK CLOSELY WITH OTHER CONTRACTORS, TRADES, AND THE OWNER'S REPRESENTATIVE TO AVOID DAMAGE TO THESE UNDERGROUND (AND AT GRADE) ELEMENTS. ANY DAMAGES SHALL BE REPORTED IMMEDIATELY TO OWNER'S REPRESENTATIVE. ANY DAMAGE CAUSED BY THE CONTRACTOR SHALL BE REPLACED AT NO COST TO THE OWNER.
- CONTOUR INTERVAL SHOWN IS 1'-0". SEE PLANS FOR PROPOSED SPOT GRADES. PROPOSED CONTOURS ARE INDICATED AS SOLID LINES.
- FINISHED GRADE IN LANDSCAPE PLANTING AREAS SHALL BE 2" TO 3" BELOW THE FINISHED ELEVATIONS SHOWN FOR ALL HARDSCAPE AREA (SEE DETAILS FOR VARYING CONDITIONS).
- MAXIMUM SIDE SLOPES THROUGHOUT SHALL BE FOUR FEET (4') HORIZONTAL TO ONE FOOT (1') VERTICAL (I.E., 4 TO 1), UNLESS OTHERWISE NOTED.
- ALL UTILITIES, SLEEVES, MANHOLES, OUTFALL STRUCTURES, SWALES, AND OTHER STRUCTURES OR TOPOGRAPHICAL FEATURES SHALL BE FIELD STAKED AND VERIFIED PRIOR TO CONSTRUCTION. NOTIFY OWNER'S REPRESENTATIVE OF ANY EXISTING UTILITY WHICH NEEDS TO BE RAISED TO MATCH FINISHED GRADES SHOWN IN THE DRAWINGS PRIOR TO PERFORMING ANY WORK IN THE AREA.
- ALL FILL REQUIRED SHALL BE CLEAN WELL DRAINING SOIL. FILL SHALL BE CLEAN AND FREE OF ALL MATERIAL HARMFUL TO PLANT GROWTH AND DELETERIOUS MATERIAL SUCH AS ROCKS (LARGER THAN 2" DIA.), COMPACTED CLAY, ROADBED OR SURFACING MATERIAL, MUCK, ROOTS, BRANCHES, ETC.
- CONTOURS FOR EARTH MOUNDS SHALL BE SMOOTH, CONTINUOUS ARCS. SIDE SLOPES SHALL BE SMOOTH AND EVEN IN TRANSITION AND VOID OF DEPRESSIONS AND SURFACE IRREGULARITIES.
- REFER TO PROJECT MANUAL AND SPECIFICATIONS FOR SPECIFICATION ON EARTHWORK EXCAVATION AND FILL AND COMPACTION REQUIREMENTS IN STRUCTURAL AND NON-STRUCTURAL AREAS.
- CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVE. CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
- SEE SITE LAYOUT DRAWINGS FOR LAYOUT OF ALL WALLS, CURBS, PAVEMENT, STEPS, BUILDINGS, ROADWAYS, ETC. FIELD LAYOUT SHALL BE STAKED BY THE CONTRACTOR AND APPROVED BY THE OWNER PRIOR TO INITIATING THE WORK.

- THE CONTRACTOR, PRIOR TO BEGINNING ANY UNDERGROUND EXCAVATION, DIGGING, BORING, PILE DRIVING, BLASTING, OR PLANTING, MUST FIRST OBTAIN AN EXCAVATION PERMIT FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR MUST CALL THE AGENCIES AT LEAST SEVENTY-TWO (72) HOURS PRIOR TO PLANNED EXCAVATION. THE AGENCIES WILL RECEIVE AND RECORD ALL TELEPHONE CALLS REQUESTING EXCAVATION PERMITS BETWEEN THE HOURS OF 8:00 AM AND 5:00 PM, MONDAY THROUGH FRIDAY, EXCLUDING HOLIDAYS. REQUESTS DURING HOURS OTHER THAN THOSE STATED WILL BE HANDLED BY THE APPROPRIATE AGENCIES. WORK IS NOT AUTHORIZED PRIOR TO THE ISSUANCE OF A PERMIT. PERMITS WILL BE ISSUED AS SOON AS APPROPRIATE CLEARANCE IS OBTAINED. THE APPROPRIATE AGENCIES WILL, IN ACCORDANCE WITH THEIR LOCATION POLICIES, PROVIDE INFORMATION ABOUT AND STAKE THEIR FACILITIES AT THE SITE. EVIDENCE OF SUCH NOTICE SHALL BE FURNISHED TO THE OWNER PRIOR TO EXCAVATING. THE CONTRACTOR SHALL COORDINATE FULLY WITH THE OWNER'S REPRESENTATIVE FOR ALL EXCAVATION PERMITS AND NOTIFICATION NECESSARY PRIOR TO INITIATING ALL WORK. SEE PROJECT MANUAL AND SPECIFICATIONS FOR FURTHER INFORMATION.
- THE CONTRACTOR SHALL MAINTAIN THE EXISTING SOIL EROSION AND SEDIMENTATION CONTROLS IN PLACE ON THE SITE AND REPAIR ANY DAMAGE WHICH MAY IMPEDE THEIR EFFECTIVENESS.
- ANY LIMITS OF WORK ADJUTING JURISDICTIONAL BOUNDARIES, BAYHEAD, OR EXISTING WATER BODIES SHALL BE VERIFIED IN THE FIELD AND APPROVED BY THE OWNER'S REPRESENTATIVE.
- ANY HARDSCAPE OR PLANTING AREA CONSTRUCTED SHALL POSITIVELY DRAIN AWAY FROM BUILDINGS, STRUCTURES, WALLS, ETC. TO SITE DRAINAGE STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR OR REPLACE ALL AREAS WHICH THE OWNER'S REPRESENTATIVE DETERMINES NOT TO PROPERLY DRAIN AT THE CONTRACTOR'S EXPENSE.
- EXISTING TREES DESIGNATED TO REMAIN WITHIN GRADING AREAS SHALL BE SELECTIVELY CLEARED WITHIN DRIFLINE. A MAXIMUM OF SIX (6') OF CUT OR FILL MAY OCCUR IN THESE AREAS. EXTREME CAUTION SHALL BE TAKEN TO PROTECT EXISTING TREES TO REMAIN AND THEIR ROOT ZONES FROM EQUIPMENT, BARRICADES, ETC.
- SEE CIVIL ENGINEERING DRAWINGS FOR ALL ROADS, PARKING LOTS, SERVICE AREAS, BRIDGES, MASS GRADING, PONDS/LAKES & SITE DRAINAGE.
- SEE ARCHITECTURAL DRAWINGS FOR ALL BUILDING DESIGN INFORMATION, FINISHED FLOOR ELEVATIONS, ETC.

**LANDSCAPE INSTALLATION NOTES**

- CONTRACTOR TO FAMILIARIZE THEMSELVES WITH ALL ARCHITECTURAL, ENGINEERING, LIGHTING AND LANDSCAPE DRAWINGS INCLUDING SURFACE AND SUBSURFACE UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, AND THE GENERAL NOTES FOR LANDSCAPE PLANTING INSTRUCTIONS.
- CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE ALL PORTIONS OF EXISTING LANDSCAPE MATERIAL DAMAGED WHILE COMPLETING THIS PROJECT'S INSTALLATION WITH SAME SPECIES AND VARIETY TO THE SATISFACTION OF THE OWNERS REPRESENTATIVE.
- ALL PLANT MATERIAL SHALL BE IN FULL AND STRICT ACCORDANCE WITH FLORIDA NO. 1 GRADE OR BETTER, AS OUTLINED UNDER GRADES AND STANDARDS FOR NURSERY PLANTS, PART I AND II, STATE OF FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, TALLAHASSEE, FLORIDA, AND ANY AMENDMENTS THERETO.
- ALL TREES AND PLANT MATERIAL SHALL BE PLANTED IN FULL AND STRICT ACCORDANCE WITH THE SPECIFICATIONS DESCRIBED IN THE STATE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF FORESTRY, TREE PROTECTION MANUAL FOR BUILDERS AND DEVELOPERS, OCTOBER 1980, AND ANY AMENDMENTS THERETO.
- ALL QUANTITIES SHOWN ARE FOR CONTRACTOR'S CONVENIENCE PURPOSES. ANY DISCREPANCIES IN QUANTITY OR OTHERWISE SHALL BE REPORTED TO LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO CONTRACT AWARD AND COMMENCEMENT OF WORK.
- PRIOR TO PLANT INSTALLATION, CONTRACTOR TO CONFIRM AVAILABILITY OF ALL PLANT MATERIAL. SUBMIT DATED PHOTOGRAPHS OF TREE MATERIAL AND SPECIMEN PLANT MATERIAL TO OWNERS REPRESENTATIVE.
- PLANT MATERIAL SIZES SPECIFIED ARE MINIMUM SIZES. CONTAINER SIZE OR CALIPER SIZE WILL BE INCREASED TO MEET THE OVERALL SIZES SPECIFIED IN THE PLANS.
- OWNER RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL AND REQUIRE THE CONTRACTOR TO REPLACE SAID MATERIAL AND CONTINUE SPECIFIED MAINTENANCE UNTIL FOUND ACCEPTABLE.
- CONTRACTOR TO PROVIDE APPROVED PLANT SOIL MIXTURE FOR AMENDING PLANTING BEDS. CONTRACTOR TO BEAR COSTS OF TESTING OF SOILS, AMENDMENTS, ETC. SEE SPECIFICATIONS FOR ADDITIONAL TESTING REQUIREMENTS. GRADES MUST BE APPROVED BY GENERAL CONTRACTOR PRIOR TO COMMENCEMENT OF INSTALLATION OF PLANT MATERIAL.
- ALL PLANT BEDS AND TREE WELLS SHALL BE TOP DRESSED WITH PINE NUGGET MULCH TO A DEPTH OF 3" (THREE INCHES).
- NO TREES SHALL BE PLANTED CLOSER THAN 3 FEET (3') FROM THE EDGE OF PAVEMENT TO ALLOW ADEQUATE TREE TRUNK PROTECTION.
- LANDSCAPE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR STABILITY AND PLUMB CONDITION OF ALL TREES AND SHALL BE LEGALLY LIABLE FOR ANY DAMAGE CAUSED BY THE INSTABILITY OF ANY PLANT MATERIAL. STAKING OF TREES AND SHRUBS SHALL BE DONE IN ACCORDANCE WITH PLANS AND SPECIFICATIONS.
- SOD SHALL BE FREE OF WEEDS AND PESTS. IT SHALL BE LAID EVENLY AND ROLLED, WITH TIGHT FITTING JOINTS. SOD SHALL CONTAIN MOIST SOIL WHICH DOES NOT FALL APART OR TEAR WHEN LIFTED. ALL AREAS NOT PAVED OR OTHERWISE LANDSCAPED SHALL BE SOD. SOD SPECIES SHALL BE MATCHED TO EXISTING SPECIES ON SITE. ANY DISCREPANCIES ARE TO BE DISCUSSED WITH THE LANDSCAPE ARCHITECT. SOD SHALL BE PEGGED ON SLOPES GREATER THAN 3:1. SEEDED AREAS SHALL BE BAHIA WITH SUFFICIENT EROSION CONTROL MEASURES TO ENCOURAGE FULL COVERAGE.
- THE LANDSCAPE CONTRACTOR SHALL ENSURE ADEQUATE VERTICAL DRAINAGE IN ALL PLANTING BEDS AND PLANTERS. VERTICAL DRILLING THROUGH ANY COMPACTED FILL TO NATIVE SOIL SHALL BE ACCOMPLISHED TO AID DRAINAGE. IF INADEQUATE DRAINAGE EXISTS, CONTRACTOR TO SUBMIT RECOMMENDATIONS TO RECTIFY SAID DRAINAGE TO OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
- ALL TREES SHALL HAVE ALL SIX FEET (6') CLEAR TRUNK UNLESS OTHERWISE SPECIFIED.
- ANY TREE WITH A 'V' SHAPE FORMED TRUNK (PRIMARY LIMB STRUCTURE) WILL BE REJECTED.
- LANDSCAPE CONTRACTOR SHALL FIELD STAKE THE LOCATION OF ALL PLANT MATERIAL PRIOR TO INITIATING INSTALLATION FOR THE REVIEW AND APPROVAL OF THE OWNERS REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT.

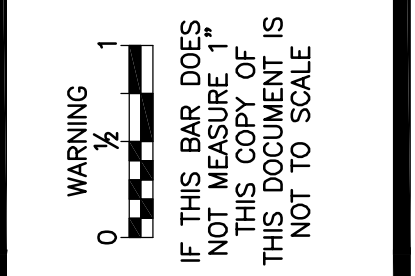
- LANDSCAPE CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO ALL EXISTING UNDERGROUND UTILITIES AND OR EXISTING ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COORDINATED AND APPROVED WITH THE OWNERS REPRESENTATIVE OR THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ANY SUBSTITUTIONS IN SIZE AND OR PLANT MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT. ALL PLANTS WILL BE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT AND OR OWNERS REPRESENTATIVE BEFORE THE PLANTING CAN BEGIN.
- CONTRACTOR TO ENGAGE QUALIFIED TREE SURGEON FOR TRIMMING OR PRUNING OF ANY TREES FOR THE FOLLOWING:
  - EXISTING TREES TO BE PRUNED OR CLEANED
  - TREE REPAIR WORK FOR DAMAGE INCURRED DURING CONSTRUCTION.
- CONTRACTOR TO PROVIDE TEMPORARY IRRIGATION FOR TRANSPLANTS.
- CONTRACTOR TO PROTECT EXISTING VEGETATION AS SHOWN ON DRAWINGS OR AS APPROVED BY OWNERS REPRESENTATIVE.
- LANDSCAPE CONTRACTOR SHALL COORDINATE ALL PLANTING WORK WITH IRRIGATION WORK. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HAND WATERING AS REQUIRED BY PLANT NEEDS OR REQUESTS BY OWNERS REPRESENTATIVE TO SUPPLEMENT REGULAR IRRIGATION OR RAINFALL, REGARDLESS OF STATUS OF EXISTING OR PROPOSED IRRIGATION.
- LANDSCAPE CONTRACTOR SHALL CLEAN THE WORK AREAS AT THE END OF EACH WORKING DAY. RUBBISH AND DEBRIS SHALL BE COLLECTED AND DEPOSITED OFF-SITE DAILY. ALL MATERIALS, PRODUCTS AND EQUIPMENT SHALL BE STORED IN AN ORGANIZED FASHION AS DIRECTED BY THE OWNERS REPRESENTATIVE.
- LANDSCAPE CONTRACTOR SHALL RE-GRADE ALL AREAS DISTURBED BY PLANT REMOVAL, RELOCATION, OR INSTALLATION WORK. LANDSCAPE 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.
- PALM HEIGHTS REFER TO CLEAR-TRUNK HEIGHT (c.t.), GRAY WOOD (g.w.) OR OVERALL HEIGHT (o.h.) AS SPECIFIED ON THE PLANT LIST.
- CONTRACTOR TO RE-GRADE AND REPLANT ALL AREAS DAMAGED BY CONSTRUCTION, PLANT REMOVAL, RELOCATION OR INSTALLATION WORK.
- MAINTENANCE SHALL BEGIN DIRECTLY AFTER INSTALLATION AND TO CONTINUE UNTIL THE DATE OF SUBSTANTIAL COMPLETION. MAINTENANCE INCLUDES WATERING, PRUNING, WEEDING, MULCHING, REPLACEMENTS OF SICK, DEAD OR DYING PLANTS, AND OTHER CARE AS NECESSARY FOR THE PROPER GROWTH OF SAID PLANT MATERIAL.
- UPON COMPLETION OF ALL LANDSCAPING, AN INSPECTION FOR SUBSTANTIAL COMPLETION OF THE WORK SHALL BE HELD. THE CONTRACTOR SHALL NOTIFY THE OWNERS REPRESENTATIVE FOR SCHEDULING AT LEAST 1 DAY'S PRIOR TO THE ANTICIPATED INSPECTION DATE.

REVISIONS	BY
Δ IRC COMMENTS	CKS

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**LANDSCAPE NOTES**

DRAWN:	CKS
CHECKED:	JCK
DATE:	AUGUST, 2009
SCALE:	1" = 20'
JOB No:	09-0289.000
SHEET:	18 OF 21

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