

GENERAL NOTES

- 1. SEE CIVIL ENGINEERING DRAWINGS FOR GENERAL GRADES OF THE SITE, INCLUDING FINISH GRADES FOR PARKING LOTS, ROADWAYS, SIDEWALKS AND PLANTING AREAS.
2. CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH EXISTING SITE CONDITIONS PRIOR TO BIDDING THE PROJECT.
3. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND PROPOSED ELEMENTS PRIOR TO BEGINNING CONSTRUCTION. ALL EXISTING PLANTINGS SHALL REMAIN INTACT AND UNDISTURBED UNLESS OTHERWISE NOTED ON THE PLANS.
4. LOCATION OF UTILITIES AND BASE INFORMATION IS APPROXIMATE. CONTRACTOR SHALL NOTIFY ALL NECESSARY UTILITY COMPANIES 2 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.
5. UNLESS OTHERWISE NOTED, THE LIMITS OF CONSTRUCTION ARE THE CLEARING LIMITS NOTED ON THE DRAWINGS. (REFERENCE CIVIL DRAWINGS).
6. REPORT AND DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND FIELD CONDITIONS TO THE OWNERS REPRESENTATIVE IMMEDIATELY.
7. 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.
8. 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.
9. THE CONTRACTOR SHALL COORDINATE SCHEDULING, COORDINATION OF WORK, ACCESS AND STAGING AREAS WITH THE GENERAL CONTRACTOR AND OWNERS REPRESENTATIVE.
10. 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.
11. CONTRACTOR TO PROVIDE NECESSARY SAFETY MEASURES DURING CONSTRUCTION TO PROTECT WORKERS AND GENERAL PUBLIC AS CALLED FOR BY CODE, LAW AND LOCAL PRACTICES.
12. NO SUBSTITUTIONS WILL BE MADE WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNERS REPRESENTATIVE.
13. ALL WASTE MATERIAL SHALL BE REMOVED FROM THE SITE.
14. ALL TREES AND GENERAL AREAS WITH 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.
15. 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:
2. 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.
3. 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 OWNERS REPRESENTATIVE.
4. 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 OWNERS REPRESENTATIVE TO AVOID DAMAGE TO THESE UNDERGROUND (AND AT GRADE) ELEMENTS. ANY DAMAGES SHALL BE REPORTED IMMEDIATELY TO OWNERS REPRESENTATIVE. ANY DAMAGE CAUSED BY THE CONTRACTOR SHALL BE REPLACED AT NO COST TO THE OWNER.
5. CONTOUR INTERVAL SHOWN IS 1'-0". SEE PLANS FOR PROPOSED SPOT GRADES. PROPOSED CONTOURS ARE INDICATED AS SOLID LINES.
6. 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).
7. MAXIMUM SIDE SLOPES THROUGHOUT SHALL BE FOUR FEET (4') HORIZONTAL TO ONE FOOT (1') VERTICAL (I.E. 4 TO 1), UNLESS OTHERWISE NOTED.
8. ALL UTILITIES, SLEEVES, MANHOLES, OUTFALL STRUCTURES, SHALES, AND OTHER STRUCTURES OR TOPOGRAPHICAL FEATURES SHALL BE FIELD STAKED AND VERIFIED PRIOR TO CONSTRUCTION. NOTIFY OWNERS 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.
9. 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.
10. 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.
11. REFER TO PROJECT MANUAL AND SPECIFICATIONS FOR SPECIFICATION ON EARTHWORK EXCAVATION AND FILL, AND COMPACTION REQUIREMENTS IN STRUCTURAL AND NON-STRUCTURAL AREAS.
12. 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.
13. 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.
14. MAXIMUM SIDEWALK LONGITUDINAL SLOPE SHALL BE 8% (2" TO 1"). MINIMUM LONGITUDINAL SIDEWALK IS SET BY CIVIL. SIDEWALK CROSS SLOPE SHALL BE PITCHED TOWARD DRAINAGE STRUCTURES.

- 15. ALL PAVEMENT AND LANDSCAPE AREAS OF THE PROJECT SHALL POSITIVELY DRAIN TO DRAINAGE STRUCTURES INDICATED ON SITE GRADING PLANS.
16. 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 OWNERS REPRESENTATIVE FOR ALL EXCAVATION PERMITS AND NOTIFICATION NECESSARY PRIOR TO INITIATING ALL WORK. SEE PROJECT MANUAL AND SPECIFICATIONS FOR FURTHER INFORMATION.
17. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EROSION PROTECTION AND SLOPE STABILIZATION BY OWNER-APPROVED MEANS.
18. CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY FENCES, BARRICADES, AND SEDIMENT CONTROL DEVICES AS WELL AS MAINTAIN THE EXISTING SEDIMENT CONTROL DEVICES AS DIRECTED BY THE OWNERS REPRESENTATIVE.
19. 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.
20. ANY LIMITS OF WORK ABUTTING JURISDICTIONAL BOUNDARIES, BAYHEAD, OR EXISTING WATER BODIES SHALL BE VERIFIED IN THE FIELD AND APPROVED BY THE OWNERS REPRESENTATIVE.
21. FINISHED GRADE OF PAVEMENT @ ALL DOORS TO BUILDINGS SHALL BE 1/8" LESS THAN THE ASIDE OR FINISH FLOOR ELEVATION FOR EASES AND STANDARDS FOR NURSERY PLANTS ON THE DRAWINGS. THE CONTRACTOR SHALL VERIFY FINISHED GRADES WITH THE OWNERS REPRESENTATIVE PRIOR TO CONSTRUCTION.
22. UNLESS OTHERWISE NOTED, ALL SITE GRADING/DRAINAGE & HARDSCAPE SHALL EXTEND 4' TERMINATE TO THE PERIMETER OF EACH BUILDING.
23. 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 OWNERS REPRESENTATIVE DETERMINES NOT TO PROPERLY DRAIN AT THE CONTRACTORS EXPENSE.
24. REFERENCE TREE PROTECTION PLAN AND DETAIL FOR TREE PROTECTION INFORMATION LANDSCAPE INSTALLATION NOTES.

HARDSCAPE NOTES

- 1. 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.
2. 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.
3. ALL PLANT MATERIAL SHALL BE IN FULL AND STRICT ACCORDANCE WITH FLORIDA NO. 1 TREE SPECIES AS OUTLINED UNDER GRADES AND STANDARDS FOR NURSERY PLANTS, PART 1, 1998, STATE OF FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, TALLAHASSEE, FLORIDA, AND ANY AMENDMENTS THERETO.
4. 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 1989, AND ANY AMENDMENTS THERETO.
5. ALL QUANTITIES SHOWN ARE FOR CONTRACTORS CONVENIENCE PURPOSES. ANY DISCREPANCIES IN QUANTITY OR OTHERWISE SHALL BE REPORTED TO LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO CONTRACT AWARD AND COMMENCEMENT OF WORK.
6. 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.

- 7. PLANT MATERIAL SIZES SPECIFIED ARE MINIMUM SIZES. CONTAINER SIZE OR CALIPER SIZE WILL BE INCREASED TO MEET THE OVERALL SIZES SPECIFIED IN THE PLANS.
8. OWNER RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL AND REQUIRE THE CONTRACTOR TO REPLACE SAID MATERIAL AND CONTINUE SPECIFIED MAINTENANCE UNTIL FOUND ACCEPTABLE.
9. CONTRACTOR TO PROVIDE APPROVED PLANT SOIL MIXTURE FOR AMENDING PLANTING BEDS. CONTRACTOR TO BEAR COSTS OF TESTING OR SOILS, AMENDMENTS, ETC. SEE SPECIFICATIONS FOR ADDITIONAL TESTING REQUIREMENTS. GRADES MUST BE APPROVED BY GENERAL CONTRACTOR PRIOR TO COMMENCEMENT OF INSTALLATION OF PLANT MATERIAL.

- 10. ALL PLANT BEDS AND TREE WELLS SHALL BE TOP DRESSED WITH PINE NUGGET MULCH TO A DEPTH OF 3" (THREE INCHES).
11. NO TREES SHALL BE PLANTED CLOSER THAN 3 FEET (3') FROM THE EDGE OF PAVEMENT TO ALLOW ADEQUATE TREE TRUNK PROTECTION.
12. LANDSCAPE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR STABILITY AND FLUMP 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.

- 13. SOIL SHALL BE FREE OF WEEDS AND PESTS. IT SHALL BE LAID EVENLY AND ROLLED, WITH TIGHT FITTING JOINTS. SOIL SHALL CONTAIN MOIST SOIL WHICH DOES NOT FALL APART OR TEAR WHEN LIFTED. ALL AREAS NOT PAVED OR OTHERWISE LANDSCAPED SHALL BE SOIL. SOIL SPECIES SHALL BE ST AUGUSTIN FLORATAM. ANY DISCREPANCIES ARE TO BE DISCUSSED WITH THE LANDSCAPE ARCHITECT. SOIL SHALL BE PEGGED ON SLOPES GREATER THAN 3:1. SEEDED AREAS SHALL BE SOWN WITH SUFFICIENT EROSION CONTROL MEASURES TO ENCOURAGE FULL COVERAGE.
14. 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 OWNERS REPRESENTATIVE PRIOR TO PLANTING.

- 15. ALL TREES SHALL HAVE ALL SIX FEET (6') CLEAR TRUNK UNLESS OTHERWISE SPECIFIED.
16. ANY TREE WITH A "Y" SHAPE FORMED TRUNK (PRIMARY LIMB STRUCTURE) WILL BE REJECTED.
17. 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.

- 18. 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.
19. 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.
20. CONTRACTOR TO ENGAGE QUALIFIED TREE SURGEON FOR TRIMMING OR PRUNING OF ANY TREES FOR THE FOLLOWING:
A. EXISTING TREES TO BE PRUNED OR CLEANED
B. TREE REPAIR WORK FOR DAMAGE INCURRED DURING CONSTRUCTION.

- 21. CONTRACTOR TO PROVIDE TEMPORARY IRRIGATION FOR TRANSPLANTS.
22. CONTRACTOR TO PROTECT EXISTING VEGETATION AS SHOWN ON DRAWINGS OR AS APPROVED BY OWNERS REPRESENTATIVE.
23. 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.

- 24. 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.
25. 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.
26. PALM HEIGHTS REFER TO CLEAR-TRUNK HEIGHT (c.t.), GRAY WOOD (g.w.) OR OVERALL HEIGHT (o.h.) AS SPECIFIED ON THE PLANT LIST.

- 27. CONTRACTOR TO RE-GRADE AND REPLANT ALL AREAS DAMAGED BY CONSTRUCTION. PLANT REMOVAL, RELOCATION OR INSTALLATION WORK.
28. 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.

- 29. 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 7 DAYS PRIOR TO THE ANTICIPATED INSPECTION DATE.
HARD-SCAPE NOTES

- 1. ALL PAVEMENT SHALL BE STAKED IN THE FIELD FOR APPROVAL BY THE OWNERS REPRESENTATIVE PRIOR TO CONSTRUCTION. ALIGNMENT MAY BE ADJUSTED UPON APPROVAL TO ACCOMMODATE EXISTING SITE ELEMENTS.
2. SLOPES OF WALKS TO BE NO GREATER THAN FIVE PERCENT (5%), UNLESS EXPRESSLY NOTED OTHERWISE. CROSS-SLOPE OF WALKS NOT TO EXCEED TWO PERCENT (2%).
3. ALL COLORS AND MATERIALS SHALL BE APPROVED BY THE OWNERS REPRESENTATIVE. FOR THIS PURPOSE, THE CONTRACTOR SHALL CONSTRUCT OR SUBMIT AS DIRECTED BY THE OWNERS REPRESENTATIVE PANELS DEPICTING PROPOSED COLORS AND FINISHES FOR REVIEW AND APPROVAL.

- 4. ALL NAILS, LAG SCREWS, BOLTS AND FASTENERS SHALL BE HOT DIPPED GALVANIZED OR BE MADE FROM A CORROSION RESISTANT ALLOY.
FOUNDATIONS
5. FOOTINGS HAVE BEEN DESIGNED FOR A MAXIMUM ALLOWABLE SOIL BEARING VALUE OF 2000 PSF.
6. IN-PLACE SOILS TO BE UNIFORMLY COMPACTED AND TESTED TO ENSURE MINIMUM SOIL BEARING PRESSURE CAPACITY OF 2000 PSF.

- 7. ANY ADDITIONAL FILL MATERIAL REQUIRED SHALL CONSIST OF SOILS THAT CONTAIN NO MORE THAN 12% OF FINES (SILT, CLAY PARTICLES) PASSING A #200 SIEVE AND SHALL BE PLACED IN UNIFORM LAYERS NOT EXCEEDING 12 INCHES THICK. EACH LAYER SHALL BE UNIFORMLY COMPACTED IN THE MANNER AND TO THE DEGREE SPECIFIED FOR THE IN-PLACE SOILS.
CONCRETE

- 8. STRUCTURAL CONCRETE, INCLUDING FOOTINGS, SHALL CONFORM TO THE REQUIREMENTS OF ACI 301 AND SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH IN 28 DAYS OF 3000 PSI UNLESS OTHERWISE NOTED. CONCRETE FOR SLABS ON GROUND SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH IN 28 DAYS OF 2500 PSI.
9. CONCRETE, WHEN PLACED, SHALL HAVE A MAXIMUM SLUMP OF 3 INCHES AND A MINIMUM OF 1 INCH.
10. ALL REINFORCING SHALL CONFORM TO ASTM 615 FOR GRADE 60 STEEL, WELDED WIRE MESH TO ASTM A-185.

- 11. CHECK ALL DRAWINGS AND APPLICABLE MANUFACTURERS SHOP DRAWINGS FOR LOCATION OF ALL EMBEDDED ITEMS SUCH AS PIPE SLEEVES, ANCHOR BOLTS, ETC. PRIOR TO PLACING CONCRETE.
12. REINFORCEMENT FOR CONTINUOUS FOOTINGS SHALL BE CONTINUOUS AND SPICED WITH A FULL 30" INCH OVERLAP.

- 13. PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE CURING AND EXCESSIVE COLD OR HOT TEMPERATURES. START INITIAL CURING AS SOON AS FREE WATER HAS DISAPPEARED FROM THE CONCRETE SURFACE. AFTER PLACING AND FINISHING, KEEP CONTINUOUSLY MOIST FOR NO LESS THAN 7 DAYS IN ACCORDANCE WITH ACI 301 PROCEDURES. PERFORM CURING OF THE CONCRETE BY CURING AND SEALING COMPOUND, BY MOIST CURING, BY MOISTURE RETAINING COVER CURING OR BY COMBINATION THEREOF.
14. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR THE REINFORCEMENT:
15. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH - 3 INCHES.

- 16. CONCRETE EXPOSED TO EARTH OR WEATHER: #5 REBAR AND SMALLER 1-1/2 INCHES, #6 REBAR AND LARGER 2 INCHES.
MASONRY
17. ALL MASONRY UNITS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C90 FOR LOAD BEARING MASONRY WITH A MINIMUM Fm OF 1500 PSI.

- 18. MASONRY CONSTRUCTION AND MATERIALS SHALL CONFORM WITH ALL OF THE REQUIREMENTS OF THE SPECIFICATIONS FOR MASONRY STRUCTURES (ACI 530.1-95/ASCE 6-96/MSJ 602-95), AS PUBLISHED BY THE MASONRY STANDARDS JOINT COMMITTEE.
19. MASONRY CONSTRUCTION SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF A CERTIFIED STRUCTURAL MASONRY CONTRACTOR OR CERTIFIED STRUCTURAL MASON AS RECOGNIZED BY THE FLORIDA CONCRETE AND PRODUCTS ASSOCIATION (FCAPA). THE SENIOR MASONRY SUPERVISOR WILL BE RESPONSIBLE TO ASSURE THAT THE WORK IS ACCOMPLISHED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

- 20. ALL MORTAR SHALL BE TYPE "M" OR "S" IN ACCORDANCE WITH ASTM C270.
21. GROUT SHALL HAVE A MINIMUM SLUMP OF 8 INCHES, BE IN CONFORMANCE WITH ASTM C476 AND ATTAIN A COMPRESSIVE STRENGTH OF 1500 PSI.

- 22. CONCRETE MASONRY UNITS SHALL BE PLUMB, TRUE TO LINE, WITH LEVEL COURSES ACCURATELY SPACED AND BUILT TO THE THICKNESS SET. WHEN PLACED, BOND AS INDICATED AND CONFORMING TO THE TOLERANCES SPECIFIED IN ACE 5311 AND 5301 CONCRETE UNITS SHALL BE STORED OFF OF THE GROUND SURFACE AND COVERED TO PROTECT THEM FROM ABSORBING WATER OR BEING CONTAMINATED WITH OTHER FOREIGN MATTER. CONCRETE UNITS SHALL BE DRY WHEN LAID. EACH UNIT SHALL BE ADJUSTED TO FINAL POSITION IN THE WALL WHILE THE MORTAR IS STILL SOFT AND PLASTIC. ANY UNIT DISTURBED AFTER THE MORTAR HAS STIFFENED SHALL BE REMOVED AND RE-LAID WITH FRESH MORTAR. VERTICAL CELLS SHALL BE ALIGNED TO PROVIDE A CONTINUOUS UNOBSTRUCTED OPENING. ALL ANCHORS, ACCESSORIES, FLASHING AND OTHER ITEMS TO BE BUILT-IN SHALL BE INSTALLED AS THE MASONRY WORK PROGRESSES. ALL CUTTING AND FITTING OF MASONRY, INCLUDING THAT REQUIRED TO ACCOMMODATE THE WORK OF OTHERS SHALL BE DONE BY MASONRY CRAFTSMEN WITH MASONRY SAWS.

- 23. HOLLOW UNITS SHALL BE LAID WITH RILL HEAD AND BED JOINTS TO THE THICKNESS OF THE FACE SHELL AS A MINIMUM. THE WEB SHALL ALSO BE BEDDED IN ALL COURSES STARTING AT THE FOUNDATION, ADJACENT TO CELLS TO BE REINFORCED AND/OR FILLED WITH GROUT OR CONCRETE. MORTAR JOINTS SHALL BE TOoled WHEN THE MORTAR IS THUMBPRINT HARD BOTH ON THE INSIDE AND OUTSIDE SURFACES OF THE BUILDING WALL, WITH A TOOL PRODUCING A CONCAVE SURFACE. BED JOINTS SHALL BE 3/4" - 1" INCH THICKNESS. HEAD JOINTS SHALL BE 3/4" - 1" INCH.
24. REBAR SHALL BE PLACED IN THE MIDDLE OF THE CELLS AND TIED OR OTHERWISE SECURELY SUPPORTED AT THE TOP AND BOTTOM TO ENSURE THAT THE BAR DOES NOT MOVE DURING GROUTING. MINIMUM LAP AT ALL SPLICES OR DOUBLES SHALL BE 30 INCHES, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

- 25. GROUTING SHALL BE ACCOMPLISHED IN 4 FOOT LIFTS. EACH LIFT SHALL BE MECHANICALLY CONSOLIDATED INTO THE FRESHLY PLACED BOND AS INDICATED TO PREVENT COLD JOINTS. CONSOLIDATION AS REQUIRED, A 1/2 SQUARE INCH CLEANOUT OPENING SHALL BE PLACED AT THE BOTTOM OF EACH CELL TO BE FILLED AND IT SHALL BE THOROUGHLY CLEANED OUT PRIOR TO FILLING OF THE CELL. GROUT PLACEMENT STOPPED FORM MORE THAN ONE HOUR SHALL BE STOPPED BELOW THE TOP OF THE MASONRY UNIT 1-1/2 TO PROVIDE A KEY FOR SUBSEQUENT GROUTING.
26. THE MINIMUM CONTINUOUS UNOBSTRUCTED CELL AREA IN CELL TO RECEIVE GROUT MUST NOT BE LESS THAN 2' X 3'. MORTAR FINIS MUST BE REMOVED AS BLOCK PLACEMENT PROCEEDS. MORTAR DROPPINGS MUST BE KEPT OUT OF CELLS WHICH ARE TO BE GROUTED.

- 27. UNLESS SPECIFICALLY SHOWN OTHERWISE, PROVIDE #3 GAUGE "DUROQUAL" TRUSS TYPE REINFORCING IN EVERY OTHER COURSE OF CONTINUOUS WALLS.
STRUCTURAL STEEL
28. ALL STRUCTURAL STEEL SHAPES AND PLATES SHALL CONFORM TO ASTM A-36 AND THE SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS BY THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION. ALL TUBE STEEL SHALL CONFORM TO ASTM A-500, GRADE B (Fy = 46 KSI).

- 29. ALL SHOP CONNECTIONS TO BE WELDED (UTILIZING E60XX LOW HYDROGEN ELECTRODES) AND ALL FIELD CONNECTIONS TO BE BOLTED UNLESS OTHERWISE SPECIFICALLY NOTED ON THE STRUCTURAL DRAWINGS. ALL WELDING SHALL CONFORM TO THE REQUIREMENTS OF THE AMERICAN CODE FOR WELDING IN BUILDING CONSTRUCTION OF THE AMERICAN WELDING SOCIETY.
30. ALL STEEL TO RECEIVE ONE SHOP COAT AND ONE FIELD TOUCHUP COAT OF APPROVED PAINT.

- 31. ALL BOLTED CONNECTIONS SHALL CONSIST OF ASTM A325 HIGH STRENGTH BOLTS AND HARDENED WASHERS AS SHOWN ON THE STRUCTURAL DRAWINGS. ALL BOLTED CONNECTIONS SHALL CONFORM TO THE SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS, BY THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION.
32. ALL ANCHOR BOLTS SHALL CONFORM TO ASTM A36 OR A307 (THREADED ROD).

- 33. ERECT ALL STEEL TO CONFORM TO SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS, CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES, AND QUALITY CRITERIA AND INSPECTION STANDARDS. FRAME TO BE PLUMB, SQUARE, AND TRUE TO LINE AND LEVEL, CHECKED BY SURVEYING INSTRUMENTS.
34. LOCATE FINISH HOLES PRECISELY TO ENSURE PASSAGE THROUGH ASSEMBLED MATERIALS WITHOUT DRIFTING. ENLARGE HOLES BY REMAINING IF NECESSARY. FOOT MATCHING OF HOLES IS SUFFICIENT CAUSE FOR REJECTION.

- 35. GROUT FOR COLUMN BASE PLATES SHALL BE NON-SHRINK GROUT BY "EMBECCO" OR APPROVED EQUAL, 5000 PSI MINIMUM.
LUMBER
36. ALL LUMBER SHALL BE SOUTHERN YELLOW PINE, GRADE #2, KD 18% OR BETTER (FOR LUMBER SIZES TO BE IN CONFORMANCE WITH VALUES LISTED IN THE NATIONAL FOREST PRODUCTS ASSOCIATION NATIONAL DESIGN STANDARD SUPPLEMENT, AND SHALL CONFORM TO THE NATIONAL GRADING RULE FOR DIMENSION LUMBER, THE SOUTHERN PINE INSPECTION BUREAU AND THE SOUTHERN FOREST PRODUCTS ASSOCIATIONS.

- 37. DO NOT LOCATE ANY HOLES CLOSER TO THAN FIVE (5) BOLT DIAMETERS TO ANY EDGE OR END OF ANY WOOD FRAMING MEMBER.
38. ALL WOOD MEMBERS IN CONTACT WITH CONCRETE AND OR MASONRY, EXPOSED TO THE WEATHER OR IN CONTACT WITH THE GROUND TO B PRESURE TREATED TO 0.80 CCA, OR APPROVED EQUIVALENT.
ALUMINUM
39. ALUMINUM PLATE AND ANGLES TO BE 6061-T6.

- 40. ALL WELDING TO BE IN ACCORDANCE WITH THE AMERICAN WELDING SOCIETY'S STANDARD AWS D12, STRUCTURAL WELDING CODE, ALUMINUM.
41. ISOLATE ALL ALUMINUM FROM STEEL AND CONCRETE BY THE USE OF NEOPRENE WASHERS, BUSHINGS AND SHEET AS REQUIRED IN ORDER TO PREVENT GALVANIC ACTION OR CORROSION.
42. THE POOL/SPA/FOUNTAIN CONTRACTOR WILL STAKE OUT THE POOL/SPA/FOUNTAIN AND BE RESPONSIBLE FOR THE FINISHED GRADE. THE OWNERS REPRESENTATIVE WILL BE NOTIFIED FOR APPROVAL OF THIS WORK PRIOR TO INSTALLATION.

- 43. POOL/SPA/FOUNTAIN CONTRACTOR IS RESPONSIBLE FOR ALL POOL/SPA/FOUNTAIN EQUIPMENT, PIPING, POOL/SPA/FOUNTAIN SHELLS AND WALLS, TILE, COPING, ELECTRICAL JUNCTION BOXES, PERMITS, AND CODE COMPLIANCE. SUBMIT SHOP DRAWINGS AND FINISH SAMPLES FOR REVIEW AND APPROVAL BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.
44. REQUIRED UTILITIES AT THE FILTER/PUMP LOCATION TO BE COORDINATED WITH THE OWNERS REPRESENTATIVE.

- 45. FINISH PATTERN ON THE POOL DECK TO BE LAID OUT EXACTLY AS SHOWN. EXPANSION JOINTS, DECK DRAIN, ETC. TO COINCIDE WITH THE GRID. EXPANSION JOINT FILLER AND ANY DECK DRAIN MATERIALS ARE TO MATCH THE COLOR OF THE DECK.
46. STRUCTURES HAVE BEEN DESIGNED FOR A 120 MPH DESIGN WIND SPEED IN ACCORDANCE WITH ASCE 7-98.

Table with 2 columns: REVISIONS, BY. Multiple empty rows for recording revisions.

DRMP ENGINEERS - SURVEYORS - PLANNERS - SCIENTISTS
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Phone: 407.896.0594 Fax: 407.896.4836
Florida Certificate of Authorization No. 2648

WARNING: IF THIS BAR DOES NOT MEASURE 1" THIS DOCUMENT IS NOT TO SCALE. Includes a graphic scale bar.

OCT 11 2006
RANDALL A. CAVE
FLORIDA RLA #1694

ABC LIQUORS, INC.
8800 S. ORANGE AVE. - ORLANDO, FLA. 32824
ABC FINE WINE & SPIRITS STORE #50
SAWGRASS MILLS, NORTH FLAMINGO ROAD, SUNRISE, FLORIDA

CITY OF SUNRISE PLANNING & DEVELOPMENT DEPT.
FINAL PLANS
APPROVED FOR INSTALLATION EXCEPT AS NOTED
DATE:
APPROVAL REQUIREMENTS PRIOR TO CONSTRUCTION:
- PRE CONSTRUCTION MEETING WITH CITY
- PERMITS FROM APPLICABLE REGULATORY AGENCIES AND THE CITY
COMPLETE SET OF APPROVED PLANS MUST BE ON WORK SITE AT ALL TIMES.

LANDSCAPE NOTES
DRAWN: RAC
CHECKED: RAC
DATE: Sept. 2, 2005
SCALE:
JOB No: 05-0344.000
SHEET:
C6a

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