

**GENERAL CONTRACT NOTES**

THESE NOTES CONTAIN IMPORTANT INFORMATION RELATIVE TO THE LANDSCAPE CONTRACTORS BID AND INSTALLATION. ANY REFERENCE TO "CONTRACTOR" IN THESE NOTES REFERS TO THE "LANDSCAPE CONTRACTOR" UNLESS OTHERWISE NOTED.

**CORRESPONDENCE:** WRITTEN CORRESPONDENCE CAN BE BY E-MAIL, WITH VERIFICATION OF ACTUAL RECEIPT.

**SURVEY/BASE/TREE SURVEY:** INFORMATION PREPARED BY OTHERS; FRAWLEY ASSOCIATES LLC (FA) DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS.

**LIMITS TO WORK:** THE CONTRACTOR SHALL VISIT THE SITE TO DETERMINE WHETHER THE CONSTRUCTION WAS PERFORMED WITHIN THE LIMIT OF WORK AREA DEPICTED ON THIS DRAWING. THE CONTRACTOR SHALL BE RESPONSIBLE TO TURN OVER IN A "FINISHED CONDITION" ALL THE DISTURBED AREA, EVEN IF IT IS OUTSIDE THE LIMIT OF WORK AREA SHOWN ON THE DRAWINGS. AT A MINIMUM THE DISTURBED AREA ASSOCIATED WITH THIS CONSTRUCTION SHALL BE SEEDED/SODDED AND LEFT IN A "FINISHED CONDITION". CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING ALL DENUDED AREAS, AREAS OF DISTURBANCE, BACK TO LIKE OR BETTER CONDITIONS. THE CONTRACTOR SHALL AT A MINIMUM SOD AREAS IN PUBLIC RIGHT OF WAY AS NEEDED DUE TO SITE CONDITIONS. SHOULD THE CONTRACTOR HAVE QUESTIONS REGARDING THE LIMITS AND THE TYPE OF SEEDING OR PLANTING REQUIRED NOT FULLY DEFINED BY PLAN AND SPECIFICATION, THE CONTRACTOR SHALL IMMEDIATELY BRING TO THE ATTENTION OF THE DEVELOPER AND ENGINEER OF RECORD. THE CONTRACTOR IS HERBY NOTIFIED THAT THIS IS A PERFORMANCE AS WELL AS MAINTENANCE ITEM.

**PERMITS:** THE LANDSCAPE CONTRACTOR SHALL WORK FROM A STAMPED SET OF PERMIT PLANS. DO NOT WORK FROM ANY PLANS THAT DO NOT HAVE THE PERMIT STAMP BY THE MUNICIPALITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY RE-WORK ASSOCIATED WITH WORKING ON NON-STAMPED/ APPROVED PLANS. VERIFY WITH THE REVIEWING MUNICIPALITY WHETHER AN ADDITIONAL PERMIT IS REQUIRED FOR ANY IRRIGATION WORK WHICH IS NOT INCLUDED ON THESE PLANS.

**MOST CURRENT PLANS:** THESE PLANS MAY NOT BE THE MOST CURRENT DRAWINGS AVAILABLE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE GENERAL CONTRACTOR/ENGINEER TO VERIFY/INSURE THAT THESE PLANS ARE THE MOST CURRENT.

**SITE CONDITIONS:** ACTUAL SITE CONDITIONS MAY HAVE CHANGED SINCE THESE DRAWINGS WERE PREPARED. IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES/CONFLICTS WHICH MAY EXIST BETWEEN THE DRAWINGS AND ACTUAL SITE CONDITIONS. FAILURE TO NOTIFY, WILL BE CONSIDERED ACCEPTANCE OF THE CURRENT SITE CONDITIONS.

**TREE PROTECTION:** ALL EXISTING TREES, SPECIMEN AND OR NON-SPECIMEN, COUNTED FOR MUNICIPAL CREDIT MUST BE FULLY PRESERVED DURING ALL PHASES OF THIS PROJECT.

TREE SAVE FENCE FOR ENTIRE SITE MUST BE INSTALLED, PRIOR TO OR IN CONJUNCTION WITH THE INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OF DEMOLITION IS ALLOWED BEFORE TREE SAVE FENCING HAS BEEN INSTALLED.

THE CLEANING OF EQUIPMENT, STORAGE OF MATERIALS OR DIRT, DISPOSAL OF WASTE MATERIAL SUCH AS PAINT, OIL SOLVENTS OR OTHER HARMFUL SUBSTANCES, OR ANY OTHER SUCH ACT WHICH MAY BE HARMFUL TO THE CONTINUED FATALITY OF THE TREE(S) WITHIN THE TREE PROTECTION AREA, IS PROHIBITED.

PRIOR TO COMMENCEMENT OF ANY GRADING, CONSTRUCTION OR TREE REMOVAL AUTHORIZED THROUGH THE ISSUANCE OF A LAND DISTURBANCE PERMIT, A TREE PROTECTION AREA FOR ANY TREE LOCATED WITHIN 25' OF ANY PROPOSED GRADING, CONSTRUCTION OR TREE REMOVAL MUST BE ESTABLISHED BY PHYSICAL BARRIERS AND MAINTAINED UNTIL SUCH WORK IS COMPLETED.

ANY TREE DESIGNATED IN THE PLAN TO BE SAVED THAT IS DAMAGED DURING CONSTRUCTION, OR AS A RESULT OF SUCH CONSTRUCTION, SHALL BE TREATED ACCORDING TO ACCEPTED NATIONAL ARBORISTS ASSOCIATION STANDARDS, OR REPLACED WITH A TREE(S) EQUAL IN THE UNIT VALUE OF THE TREE REMOVED. HOWEVER, ANY SPECIMEN TREE DAMAGED AS DESCRIBED ABOVE SHALL BE REPLACED ACCORDING TO MUNICIPAL ORDINANCES. DAMAGE TO ANY TREES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND COMPENSATED FOR AT THE CONTRACTOR'S EXPENSE.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO BRING TO THE ATTENTION OF THE APPROPRIATE PARTY ANY CONFLICT WITH ANY 24" HARDWOOD, 30" PINE OR 8" UNDER-STORY SPECIMEN TREE PRIOR TO ANY DISTURBANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES WHICH MAY RESULT FOR NOT REPORTING POTENTIAL DAMAGE TO SPECIMEN TREES.

**SITE WALLS:** ANY WALLS SHOWN ON THIS PLAN ARE BY OTHERS. COMPLIANCE WITH ANY PEDESTRIAN OR VEHICULAR SAFETY FEATURES RELATIVE TO THESE WALLS ARE ALSO BY OTHERS.

**SITE OBSERVATION/DRAWING DISCREPANCIES:** THE OWNER MAY OR MAY NOT HAVE CONTRACTED WITH FRAWLEY ASSOCIATES LLC TO OBSERVE CONTRACTOR COMPLIANCE WITH THE CONTRACT DRAWINGS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ADHERE TO THE DRAWINGS AND SPECIFICATIONS.

**SUBSTITUTIONS:** NO TREE SPECIES OR SIZE SUBSTITUTIONS WILL BE CONSIDERED UNLESS A SUBSTITUTION HAS BEEN SUBMITTED IN WRITING TO THE MUNICIPALITY AND APPROVED BY THE MUNICIPALITY. FAILURE TO COMPLY IN THIS REGARD MAY RESULT IN THE REPLACEMENT OF ALREADY INSTALLED PLANT MATERIAL AND IN A DELAY IN RECEIVING THE CERTIFICATE OF OCCUPANCY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COPY THE LANDSCAPE ARCHITECT ON ANY CHANGES APPROVED BY THE MUNICIPALITY.

**MUNICIPAL COMPLIANCE:** IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE MUNICIPALITY HAVING JURISDICTION THAT THE INSTALLED LANDSCAPE/IRRIGATION IS IN COMPLIANCE WITH PERMITTED DRAWINGS. THE CONTRACTOR SHALL COORDINATE WITH THE MUNICIPAL SITE INSPECTOR/ARBORIST ON ALL ASPECTS OF THE INSTALLATION.

FRAWLEY ASSOCIATES LLC (FA) SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION, MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY ANY CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR ANY CONTRACTORS EMPLOYEES, OR FOR THE FAILURE OF ANY CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT THE CONTRACTOR'S WORK SITE IS KEPT IN A SAFE CONDITION FOR WORKERS AND THE PUBLIC DURING THE COURSE OF THE CONSTRUCTION AND LEAVE THE SITE IN A SAFE CONDITION AT THE END OF EACH WORK DAY. THE CONTRACTOR SHALL CONFORM WITH ALL OSHA CONSTRUCTION STANDARDS. SEE WWW.OSHA.GOV. NO DISCREPANCY IN CONSTRUCTION DRAWINGS OR SPECIFICATIONS SHALL CAUSE DEFECTIVE OR INAPPROPRIATE MATERIALS TO BE USED OR POOR WORKMANSHIP TO BE ALLOWED/ACCEPTED. (FA) SHALL NOT BE LIABLE FOR SAFETY ISSUES RELATIVE TO TREE PLANTINGS REQUIRED BY ANY MUNICIPALITY TO BE WITHIN THE ROW.

FA HAS ONLY BEEN CONTRACTED TO PREPARE THE LANDSCAPE PLANTING PLAN FOR THIS PROPERTY. FA HAS NOT PREPARED THE FOLLOWING: IRRIGATION/WELL DESIGN, GRADING DESIGN, HYDROLOGY DESIGN, SOILS DESIGN, PLANT MAINTENANCE SCHEDULES, UTILITY DESIGN, STRUCTURAL DESIGN, ARCHITECTURAL DESIGN, ELECTRICAL DESIGN. THE CONTRACTOR SHALL CONTACT THE OWNER FOR ANY ISSUES RELATED TO WORK PREPARED BY OTHERS.

**CALL BEFORE YOU DIG-811-UTILITY LOCATION:** IT IS THE CONTRACTOR'S RESPONSIBILITY TO HAVE ALL UTILITIES LOCATED PRIOR TO ANY DIGGING. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE UTILITIES PROTECTION CENTER IN GEORGIA @ 811, 72 HOURS BEFORE DIGGING. (EXCLUDING HOLIDAYS AND WEEKENDS) AS SPECIFIED IN THE "CALL-BEFORE-YOU-DIG" LAW. FINES AND PENALTIES THAT OCCUR AS A RESULT OF NOT LOCATING OVERHEAD OR UNDERGROUND UTILITIES, WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY NECESSARY REPAIRS, AT THE CONTRACTOR'S EXPENSE, TO OVERHEAD OR UNDERGROUND UTILITIES DAMAGED BY THE CONTRACTOR'S ACTIONS. IF UTILITIES ARE SHOWN ON THE PLANS THE REPRESENTATION OF THE UTILITIES MAY OR MAY NOT CONSTITUTE ALL THE EXISTING OR NEWLY INSTALLED UTILITIES. THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS AS UTILITY LOCATIONS MAY HAVE CHANGED. THE LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES.

THE CONTRACTOR SHALL NOTIFY THE MUNICIPALITY AND LANDSCAPE ARCHITECT IN WRITING, IF IT BECOMES APPARENT DURING THE INSTALLATION THAT OVERHEAD WIRES WILL INTERFERE WITH THE GROWTH OF TREES OVER TIME. FAILURE TO NOTIFY PRIOR TO INSTALLATION MAY REQUIRE RELOCATION AT NO ADDITIONAL COST TO THE OWNER.

**COORDINATION:** THE CONTRACTOR SHALL COORDINATE AND SEQUENCE HIS WORK WITH THAT OF OTHER SITE CONTRACTORS.

**TREE MEASUREMENTS:** SPECIFIC TO MUNICIPAL REQUIREMENTS ALL DECIDUOUS AND EVERGREEN TREES SHALL FIRST MEET THE CONDITIONS OF CALIPER AND THEN HEIGHT. CALIPER MEASUREMENTS ARE TAKEN 6" ABOVE THE GROUND FOR TREES 4" CAL OR LESS AND 12" ABOVE THE GROUND FOR TREES OVER 4" CALIPER. SHRUBS SHALL MEET THE REQUIREMENTS FOR HEIGHT AND CONTAINER/B&B SIZE.

**SIGHT DISTANCES:** ALL TREES 3" CAL OR LARGER SHALL HAVE A CLEARANCE TO THE LOWEST LIMB/BRANCH OVERHANG OF 6.5' HT. ALL SHRUBS AT ANY INTERSECTION OR AT THE TIPS OF PARKING LOT ISLANDS SHALL BE INSTALLED AND MAINTAINED AT OR BELOW 2'-0" IN ORDER TO MAINTAIN SAFE SITE DISTANCES FOR DRIVERS. THE OWNER/CONTRACTOR IS RESPONSIBLE FOR ONGOING MAINTENANCE OF THE PLANT MATERIAL AFTER INSTALLATION, AS DESCRIBED ABOVE. THE CONTRACTOR SHALL INFORM THE OWNER OF THIS OBLIGATION AND SUBMIT TO THE OWNER A COST FOR ONGOING MAINTENANCE OF THE INSTALLATION FOR THE GUARANTEE PERIOD.

**CLEANING:** THE CONTRACTOR SHALL BE RESPONSIBLE TO CLEAN AND REMOVE/DISPOSE, IN A LEGAL MANNER, FROM THE SITE ALL DEBRIS THAT IS A RESULT OF THE CONTRACTOR'S OPERATION.

**PARKING LOT ISLANDS:** THE CONTRACTOR SHALL VERIFY THAT NO CONSTRUCTION DEBRIS NOR COMPACTED SUB-BASE EXISTS IN PARKING LOT ISLANDS. CONTRACTOR SHALL EXCAVATE EACH ENTIRE ISLAND TO A DEPTH OF 2'-0" AND REFILL WITH SUITABLE PLANTING SOIL PRIOR TO THE INSTALLATION OF THE PLANT MATERIAL. REMOVAL OF INSTALLED PLANT MATERIAL AND EXCAVATION OF ISLANDS WILL BE REQUIRED IF ANY ISLAND IS NOT PREPARED IN THIS MANNER.

**OTHER MATERIALS:** THE CONTRACTOR SHALL SUPPLY, AS A PART OF THIS CONTRACT, ALL MATERIALS NECESSARY FOR THE COMPLETE INSTALLATION OF THE LANDSCAPE AS SHOWN ON THE DRAWINGS. THE OWNER SHALL SUPPLY THE WATER NECESSARY FOR THE LANDSCAPE INSTALLATION. THE CONTRACTOR SHALL IMMEDIATELY BRING TO THE ATTENTION OF THE OWNER, IN WRITING AND BEFORE INSTALLATION, ANY CONDITIONS WHICH MAY ADVERSELY EFFECT THE PLANTING OR THE PROPER GROWTH OF VEGETATION.

**GRADING/DRAINAGE/HYDROLOGY:** SITE GRADING/DRAINAGE DESIGN HAS BEEN PREPARED BY OTHERS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO "FINE GRADE" WITH POSITIVE DRAINAGE THE TOP 3" AS A PART OF THE LANDSCAPE WORK. THE CONTRACTOR SHALL ACCEPT GRADING PRIOR TO COMMENCEMENT OF LANDSCAPE WORK. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR OF ANY AREAS WHICH DO NOT HAVE POSITIVE DRAINAGE PRIOR TO PROCEEDING. REFER TO CIVIL ENGINEER'S DRAWING FOR ALL DRAINAGE, SPOT GRADES, DRAINAGE STRUCTURES ETC.

**PLANT DETAILS:** ALL PLANT MATERIAL WILL BE INSTALLED AS PER THE DETAILS SHOWN ON THE DRAWING. THE CONTRACTOR SHALL DEMONSTRATE THAT TREE ANCHORS HAVE BEEN INSTALLED AS DETAILED. NO ABOVE GROUND GUYING IS ALLOWED.

**PLANT QUALITY/CRITERIA:** ALL TREES SHALL BE OF GOOD QUALITY. TREE OF LIMB SHOULD BE STRAIGHT THROUGHOUT, FULL HEADED, SYMMETRICAL AND WELL ROOTED. PLANT MATERIAL SHALL BE WELL LEAFED WITH 90% COVERAGE; NO SUBSTANTIAL LEAF LOSS WITH EXHIBIT DEAD, DYING OR DETERIORATING LEAF MASS WILL BE ACCEPTED. ALL TREES/SHRUBS MUST BE CONTAINER GROWN OR BALLED AND BURLAP WRAPPED. TREE SIZES AS INDICATED ON THE PLANT LIST OR ON THE DRAWINGS. ALL PLANTS SHALL BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASES. ALL ROOTBALLS, CONTAINERS & HEIGHT TO WIDTH RATIOS SHALL CONFORM TO THE SIZE STANDARDS SET FORTH IN "AMERICAN STANDARDS FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN. THE CONTRACTOR SHALL ARRANGE AND COORDINATE PLANT APPROVAL "TO BE INSTALLED" TO THE OWNER/OWNER'S REPRESENTATIVE MAY AT ANY POINT BEFORE, DURING OR AFTER THE INSTALLATION BUT PRIOR TO FINAL ACCEPTANCE. REFLECT PLANT MATERIAL OR INSTALLATION WHICH DOES NOT COMPLY WITH THE SPECIFICATIONS OF THIS DRAWING. ALL PLANT MATERIAL SHALL BE NUMBERED FOR BETTER.

**PLANTING CONDITIONS:** IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE GENERAL CONTRACTOR AND ACCEPT PLANTING/GRADED/SITE CONDITIONS. PLANT MATERIAL SHALL NOT BE INSTALLED IN AREAS WHICH HAVE NOT BEEN BROUGHT TO FINISHED GRADE OR IN AREAS WHERE BUILDING MATERIALS HAVE BEEN BURIED OR NOT PROPERLY REMOVED FROM THE SITE. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE TO "FINE GRADE" THE SITE. THE CONTRACTOR SHALL BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT ANY SITE CONDITIONS WHICH WILL ADVERSELY EFFECT THE GROWTH OF THE PLAN MATERIAL.

**ORGANIC MULCH** SHALL BE PINE STRAW. ALL PLANTED AREAS SHALL BE MULCHED WITH 3" FRESH MULCH CURRENT CROP 'SETTLED', TREES IN SOD SHALL BE MULCHED WITH A 6" DIAMETER CIRCLE OF MULCH TO A DEPTH OF 3" SETTLED.

**STONE MULCH** FOR AREAS INDICATED ON PLAN 1"-3" EGG ROCK SHALL BE INSTALLED. THE STONE SHALL BE INSTALLED OVER WEED CONTROL FABRIC AND BE SET IN SUFFICIENT QUANTITY SO AS TO COMPLETELY COVER THE AREA; NO WEED CONTROL FABRIC SHALL BE VISIBLE.

**PRE-EMERGENT & WEED CONTROL FABRIC:** ALL AREAS TO RECEIVE EGG ROCK MULCH SHALL BE TREATED WITH PRE-EMERGENT AND APPROVED WEED CONTROL FABRIC.

**TOPSOIL:** 2" OF NEW OR STOCKPILED TOPSOIL SHALL BE ADDED TO ALL AREAS TO BE SEEDED OR PLANTED WITH ANNUALS/GROUND COVER. TOPSOIL SHALL BE ADDED TO TREE AND SHRUB PLANTINGS IN A RATIO OF 1/3 TOPSOIL TO 2/3 SITE SOIL. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, FINE LOAMY SOIL.

**MAINTENANCE DURING CONSTRUCTION:** IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE LANDSCAPE INSTALLATION INCLUDING WATERING, MOWING, PRUNING, WEEDING, MAINTAINING BED EDGES, PEST CONTROL AND SLOPE STABILIZATION UNTIL 'FINAL ACCEPTANCE' BY THE OWNER/OWNER'S REPRESENTATIVE.

**SEED ESTABLISHMENT MATERIAL:** THE CONTRACTOR SHALL INSTALL ORGANIC SEED STABILIZATION MATERIAL WHERE SHOWN ON THE PLANS. STABILIZATION MATERIAL IS UTILIZED IN CONJUNCTION WITH THE SEEDING FOR THE SOLE PURPOSE OF ALLOWING A STAND OF GRASS TO ESTABLISH. SEE ENGINEER'S DRAWINGS FOR SLOPE STABILIZATION.

**SEEDING:** ALL ASPECTS OF SEEDING INCLUDING SPECIES SELECTION AT A MINIMUM SHALL BE AS PER THE GEORGIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS. THE CONTRACTOR SHALL MAINTAIN ALL SEEDED AREAS INCLUDING SLOPES UNTIL A FULL STAND OF GRASS HAS BEEN APPROVED. THE CONTRACTOR SHALL REPAIR ANY EROSION AND RE-SEED UNTIL A FULL STAND OF GRASS IS ACHIEVED. A SATISFACTORY STAND OF SEED SHALL BE DEFINED AS A MINIMUM OF 20 GRASS PLANTS OF THE SPECIES SPECIFIED PER SQUARE FOOT WITH NO BALD SPOTS LARGER THAN 6" SQUARE; THE BALD SPOTS SHALL NOT EXCEED TWO (2) PERCENT OF THE TOTAL SEED AREA.

**HYDROSEEDING:** SUBMIT A HYDROSEEDING MIX TO THE LAND. ARCH. IN WRITING 7 DAYS PRIOR TO INSTALLATION FOR APPROVAL.

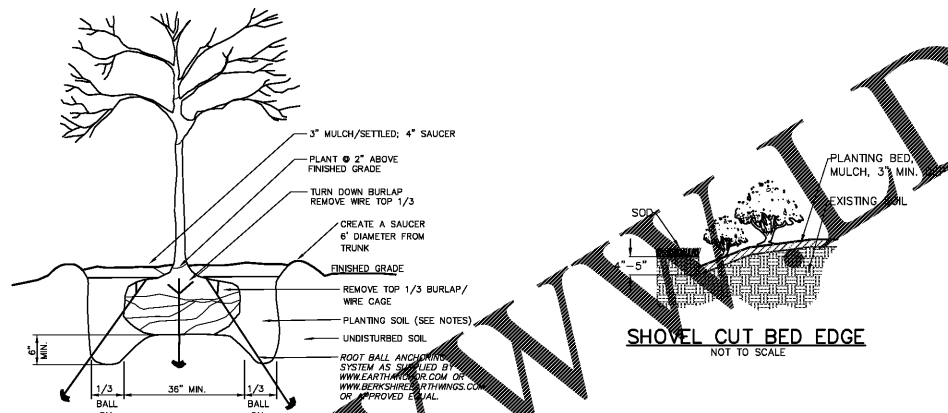
**SODDING:** THE SPECIES OF SOD SHALL BE BERMUDA/ZOYSIA/FESCUE/ST. AUGUSTINE/CENTPEDE GRASS OR AS REQUIRED BY THE DEVELOPMENT AND AS SUITABLE FOR THE GEOGRAPHIC LOCALITY. SOD SHALL ONLY BE INSTALLED DURING THE APPROPRIATE SEASON. SOD SHALL BE STRONGLY ROOTED, WEED, DISEASE AND PEST FREE AND UNIFORM IN THICKNESS. IT SHALL BE INSTALLED WITHIN 24 HOURS OF DELIVERY. IT SHALL BE INSTALLED IN AREAS FINE GRADED TO DRAIN PROPERLY. ANY SOD WHICH CREATES PONDING SHALL BE REMOVED, THE AREA REGRADED AND THE SOD RESET.

**PLANT GUARANTEE:** ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE/TWO YEAR(S) BEGINNING AT FINAL ACCEPTANCE. THE CONTRACTOR SHALL REPLACE ANY PLANT MATERIAL WHICH DIES OR IS IN A DETERIORATING CONDITION DURING THE GUARANTEE PERIOD AND HAS BEEN PROPERLY MAINTAINED, (WHICH INCLUDES PROPER WATERING). UNHEALTHY TREES WILL BE DEFINED AS A MAIN LEADER DIE BACK OR 25% OF THE CROWN IS DEAD. UNHEALTHY SHRUBS AND GROUND COVER WILL BE DEFINED AS A MINIMUM OF NOT COMPLYING WITH SPECIFICATIONS IN THE 'AMERICAN STANDARD FOR NURSERY STOCK'.

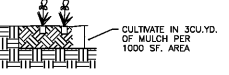
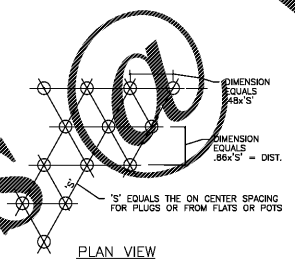
**IRRIGATION:** THE CONTRACTOR SHALL SUBMIT A PRICE TO DESIGN AND INSTALL A FULLY AUTOMATIC IRRIGATION SYSTEM FOR THIS LANDSCAPE INSTALLATION. THE LANDSCAPE CONTRACTOR SHALL SPECIFY THE TYPE OF CONTROL SYSTEM, THE INCLUSION OF AS-BUILT DRAWINGS, THE TYPES & SIZES OF PIPES AND FITTINGS, BACKFLOW PREVENTION DEVICE, PRESSURE REDUCING VALVES, SLEEVES AND LOCATIONS, CONTROL WIRE, IRRIGATION VALVES, VALVE BOXES AND THRUST BLOCKS. THE LANDSCAPE CONTRACTOR SHALL PAY FOR ALL PERMITS AND FEES. THE LANDSCAPE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES. THE LANDSCAPE CONTRACTOR SHALL PROVIDE A CERTIFICATE OF WARRANTY, REGISTRATION AND WRITTEN GUARANTEE FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL ASPECTS OF ANY IRRIGATION SYSTEM; FRAWLEY ASSOCIATES LLC, HAS NOT, IN ANY MANNER, PARTICIPATED IN THE DESIGN AND OR INSTALLATION OF ANY IRRIGATION SYSTEM.

**MANUAL WATERING:** ANY PLANTING INSTALLED WITHOUT OR PRIOR TO THE OPERATION OF AUTOMATIC IRRIGATION SYSTEM SHALL BE WATERED BY THE CONTRACTOR ON A REGULAR SCHEDULE UNTIL FINAL ACCEPTANCE. ALL TREES SHALL BE INSTALLED WITH 'GATOR BAGS' OR APPROVED EQUAL FOR ANY INSTALLATION WITHOUT AN AUTOMATIC IRRIGATION SYSTEM.

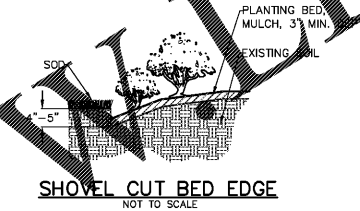
**IRRIGATION METER:** THE LANDSCAPE CONTRACTOR SHALL VERIFY WHETHER THE OWNER OR MUNICIPALITY REQUIRES A SEPARATE IRRIGATION METER. IF A SEPARATE IRRIGATION METER IS REQUIRED THE OWNER SHALL PAY OF THE METER AND ITS INSTALLATION. IF A SEPARATE IRRIGATION METER IS NOT REQUIRED AND THE HOUSE METER IS PROPERLY SIZED TO ACCOMMODATE AN IRRIGATION SYSTEM; THE IRRIGATION SYSTEM SHALL BE ATTACHED TO THE HOUSE METER. ALL IRRIGATION CONNECTIONS SHALL HAVE THE PROPER CHECK AND OR BACK FLOW DEVICES AS REQUIRED BY THE MUNICIPALITY FOR SUCH AN IRRIGATION CONNECTION. THESE DEVICES SHALL BE A PART OF THE IRRIGATION INSTALLERS' WORK.



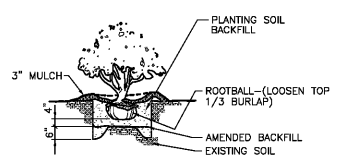
TREE ANCHOR DETAIL NOT TO SCALE



GROUND COVER DETAIL NOT TO SCALE



SHRUB PLANTING NOT TO SCALE



SHRUB PLANTING NOT TO SCALE

Table with columns for REVISIONS, DATE, and #. Includes a note about utility location and a diagram of a utility line.



FRAWLEY ASSOCIATES, ILL. LANDSCAPE ARCHITECTS 675 SEMINOLE AVE (SUITE 101) ATLANTA, GA 30307 (404) 874-5091

FAIRFIELD INN DAWSON FOREST RD AND GA HWY 400 DAWSONVILLE, GEORGIA

LANDSCAPE NOTES & DETAILS

SCALE: AS SHOWN

DATE: 08/02/19

PROJECT: FA-19256

SHEET