

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/SURVEY PROVIDED BY OTHERS.

WATERS OF THE STATE: NO WATERS OF THE STATE WITHIN 200' OF PROPOSED CONSTRUCTION.

WRITTEN SPECIFICATIONS: WRITTEN "TECHNICAL" SPECIFICATION ARE/NOT A PART OF THIS CONSTRUCTION DOCUMENT SET. GENERAL CONDITIONS AND INSURANCE REQUIREMENTS ARE A PART OF THIS CONTRACT; CONTACT THE GENERAL CONTRACTOR TO OBTAIN A COPY OF THE GENERAL CONDITIONS.

PERMITS: THE CONTRACTOR SHALL NOT COMMENCE LAND DISTURBANCE UNTIL THE WORK HAS BEEN PERMITTED BY THE CITY OF ATLANTA AND RECEIVED THE WRITTEN APPROVAL OF THE CITY OF ATLANTA PARKS & RECREATION DEPARTMENT.

MOST CURRENT PLANS: THESE PLANS MAY NOT BE THE MOST CURRENT DRAWINGS AVAILABLE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE GENERAL LANDSCAPE ARCHITECT 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 CONTRACTOR'S 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.

SUBSTITUTIONS: ANY SUBSTITUTION MUST BE ACCEPTED IN WRITING PRIOR TO DELIVERY TO THE SITE. ANY PRODUCT OR LANDSCAPE MATERIAL DELIVERED OR INSTALLED WITHOUT APPROVAL MAY BE REQUIRED TO BE REMOVED.

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 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. NO DISCREPANCY IN CONSTRUCTION DRAWINGS OR SPECIFICATIONS SHALL CAUSE DEFECTIVE OR INAPPROPRIATE MATERIALS TO BE USED OR POOR WORKMANSHIP TO BE ALLOWED/ACCEPTED.

CALL BEFORE YOU DIG-811-UTILITY LOCATION: IT IS THE CONTRACTOR'S RESPONSIBILITY TO HAVE ALL UTILITIES LOCATED PRIOR TO ANY DIGGING OR CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR 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.

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

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: FINE GRADING WITH THE ADDITION OF VOLLEYBALL SAND IS REQUIRED; MAINTAIN POSITIVE DRAINAGE IN THE AREA OF CONSTRUCTION.

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, FREE OF DISEASE, STRAIGHT TRUNKED, FULL HEADED, SYMMETRICAL AND WELL ROOTED. ALL TREES/SHRUBS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED WITH 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 NURSEYMEN. THE CONTRACTOR SHALL ARRANGE AND COORDINATE PLANT APPROVAL "PRIOR TO INSTALLATION". THE OWNER/OWNER'S REPRESENTATIVE MAY AT ANY POINT BEFORE, DURING OR AFTER THE INSTALLATION BUT PRIOR TO FINAL ACCEPTANCE REJECT PLANT MATERIAL OR INSTALLATION WHICH DOES NOT COMPLY WITH THE SPECIFICATIONS OF THIS DRAWING. ALL PLANT MATERIAL SHALL BE NUMBER ONE OR BETTER.

MULCH: SHALL BE PINE STRAW. ALL PLANTED AREAS SHALL BE MULCHED WITH 4" FRESH MULCH CURRENT CROP "SETTLED". TREES IN SOD SHALL BE MULCHED WITH A 6" DIAMETER CIRCLE OF MULCH TO A DEPTH OF 4" SETTLED.

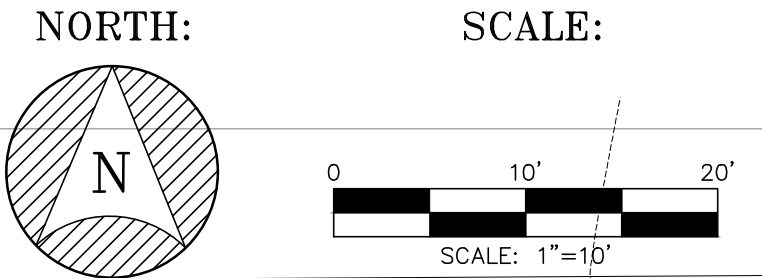
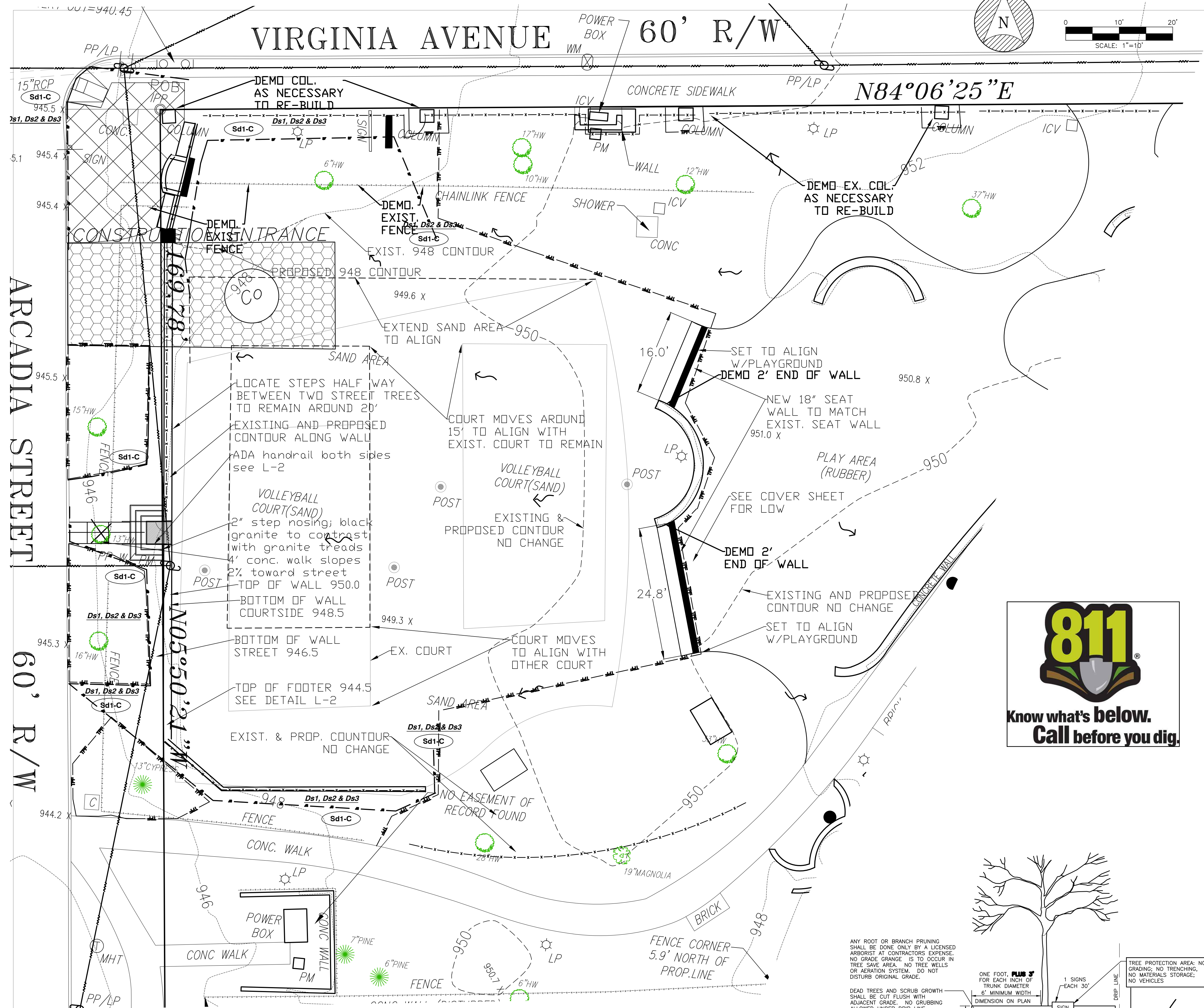
TOPSOIL: 2" OF NEW OR STOCKPILED TOPSOIL SHALL BE ADDED TO ALL AREAS TO BE SEEDDED OR PLANTED WITH ANNUALS/GROUND COVER. TOPSOIL SHALL BE ADDED TO TREE AND SHRUB PLANTINGS IN A RATIO OF 1/3 TOPSOIL TO 2/3 SITE SOIL. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, FINE LOAMY SOIL.

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.

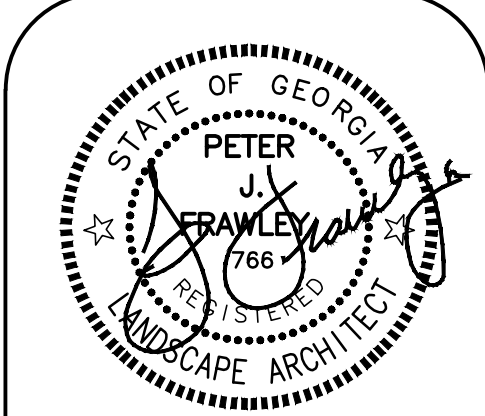
SEEDING: ALL ASPECTS OF SEEDING INCLUDING SPECIES SELECTION AT A MINIMUM SHALL BE AS PER THE GEORGIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS. THE CONTRACTOR SHALL MAINTAIN ALL SEEDDED AREAS INCLUDING SLOPES UNTIL A FULL STAND OF GRASS HAS BEEN ACHIEVED. THE CONTRACTOR SHALL REPAIR ANY EROSION AND 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 SEEDDED AREA.

PLANT GUARANTEE: ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR 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 EVALUATE THE EXISTING IRRIGATION IN THE AREA TO RECEIVE NEW PLANTS. THE EVALUATION SHOULD INCLUDE THE ADDITION OF ANY NEW IRRIGATION FOR 100% COVERAGE OF THE NEW PLANTINGS. THE UPDATED IRRIGATION SYSTEM SHALL COMPLY WITH ALL CURRENT CODES AND ORDINANCES.

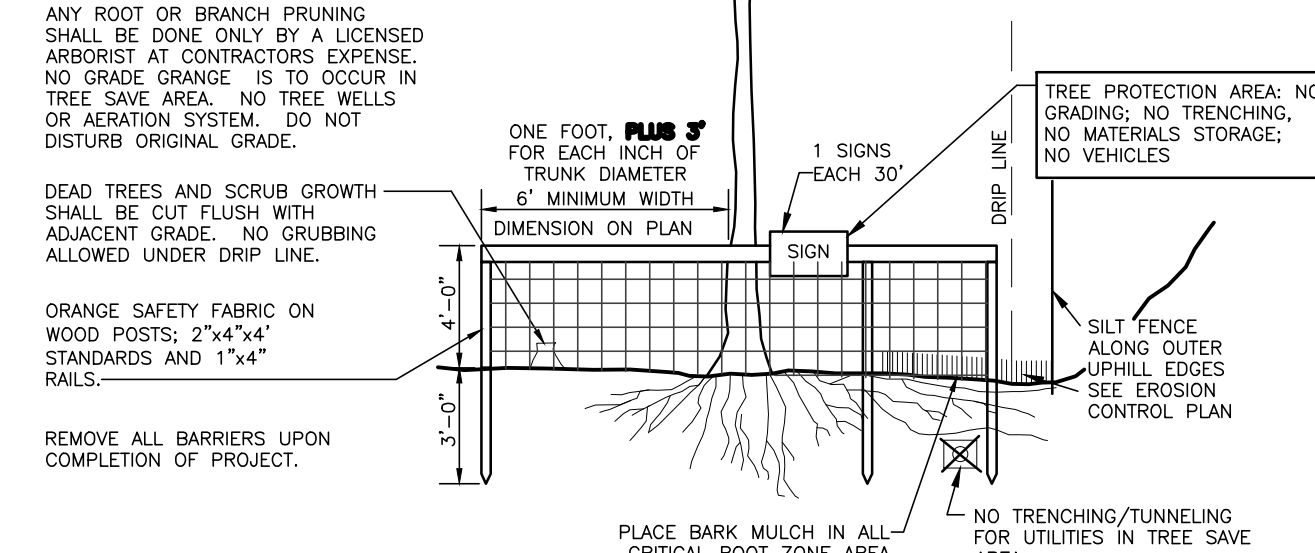


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TREE PROTECTION FENCE DETAIL
NOT TO SCALE
DESTRUCTION/DEATH OF TREE DUE TO CONTRACTOR'S OPERATIONS WILL REQUIRE "RECOMPENSE" PLANTING, AT CONTRACTOR EXPENSE.

ISSUED FOR CONSTRUCTION

SITE 10 SCALE LANDSCAPE
SCALE: as shown
DATE: 07/07/14
PROJECT: FA-14057
SHEET
L-10s