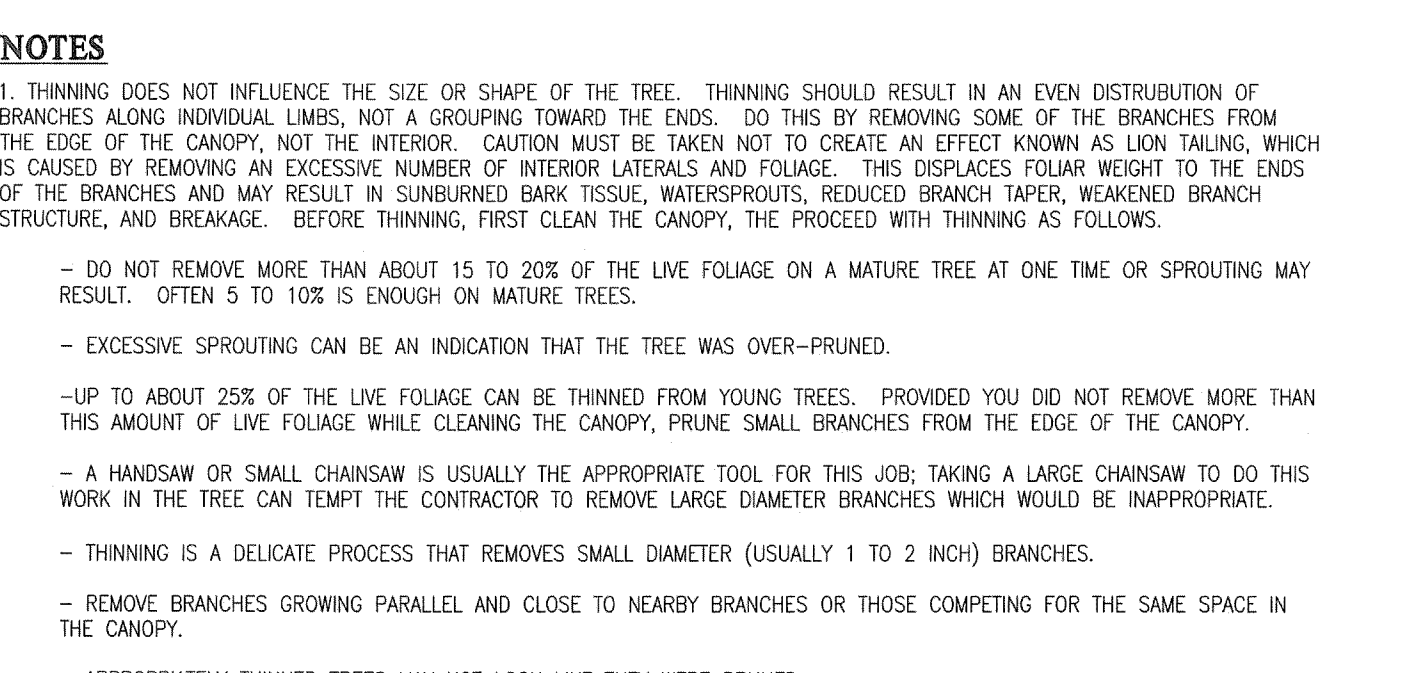
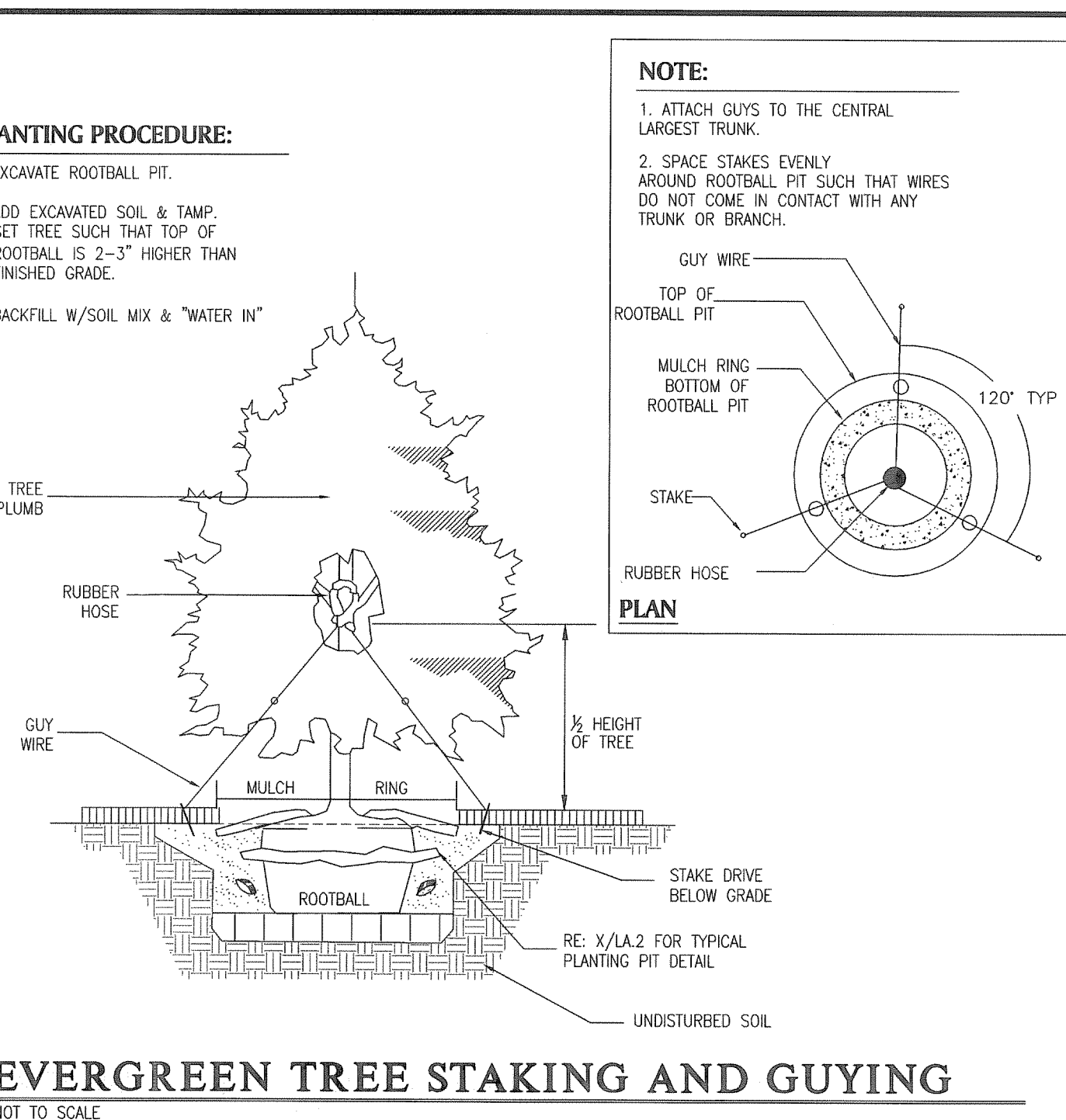




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1. THE CONTRACTOR SHALL LOCATE UTILITIES AND SERVICES IN AND AROUND THE SITE PRIOR TO START OF WORK.
2. THE CONTRACTOR SHALL MAKE ALL EFFORTS TO AVOID DAMAGE TO EXISTING STRUCTURES, PAVING, AND UTILITIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIR OF DAMAGE TO ON-SITE UTILITIES, STRUCTURES, OR PAVING RESULTING FROM IRRIGATION CONSTRUCTION. REPAIRS SHALL BE COMPLETED AT NO ADDITIONAL COST TO THE OWNER.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONFORMING TO ALL CODES AND ORDINANCES RELEVANT TO THE WORK UNDER THIS CONTRACT.
5. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIALS AND LABOR TO FULLY EXECUTE AND GUARANTEE, AS REQUIRED, ALL WORK IN ACCORDANCE WITH SPECIFICATIONS, AND ALSO AS PER INSTRUCTIONS OF THE LANDSCAPE ARCHITECT AND THE OWNER.
7. CONTRACTOR SHALL USE ONLY NEW, COMMERCIAL-GRADE MATERIAL.
8. AUTOMATIC CONTROL CLOCK WILL BE LOCATED ON-SITE BY THE LANDSCAPE ARCHITECT OR OWNER.
9. IRRIGATION DESIGNER SHALL LAYOUT SYSTEM TO MINIMIZE CONFLICTS WITH THE LOCATION OF PROPOSED PLANT MATERIALS (AS SHOWN ON THE PLANTING PLAN) AND OTHER SITE AMENITIES.
10. ALL MAIN LINES SHALL BE INSTALLED A MAXIMUM OF 2' FROM THE BACK OF CURBS WHERE POSSIBLE. LATERALS LINES SHALL BE INSTALLED LIKEWISE WHERE POSSIBLE.
11. THE CONTRACTOR SHALL ADJUST THE RADIUS AND ARC OF EACH HEAD TO MINIMIZE "OVERTHROW" AND TO ELIMINATE "DRY SPOTS. OVERTHROW ONTO PAVED AREAS SHALL NOT BE ALLOWED.
12. ELECTRIC SUPPLY WILL BE STUBBED-OUT AT CONTROL CLOCK LOCATION BY OTHERS. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ELECTRICAL CONNECTIONS FROM CONTROL VALVES TO THE CONTROL CLOCK.
13. THE ENTIRE SYSTEM SHALL BE UNCONDITIONALLY GUARANTEED BY THE IRRIGATION CONTRACTOR AGAINST ALL DEFECTIVE WORK AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF TOTAL ACCEPTANCE.
14. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE AT TIME OF COMPLETION FOR PROVIDING "AS-BUILT" DRAWINGS, TO INCLUDE LOCATIONS OF ALL VALVES (MANUAL AND AUTOMATIC) WITH TRANSLATED MEASUREMENTS TO EACH LOCATION AS WELL AS ANY DEVIATIONS IN LOCATION OF PIPING AND HEADS AS REPRESENTED BY THE CONTRACT DOCUMENTS.
15. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO HAVE ALL PLANTING AREAS MARKED BY THE LANDSCAPE ARCHITECT OR CONTRACTOR PRIOR TO INSTALLATION.
16. ALL MAINLINES AND LATERAL LINES SHALL BE CLASS 200 PVC.
17. ALL SLEEVES SHALL BE SCHEDULE 40 PVC.
18. CONTRACTOR SHALL SUPPLY: TWO QVC KEYS AND MATCHING HOSE SNIVELS; TWO OF EACH TYPE OF IRRIGATION HEAD; AS-BUILT IRRIGATION PLAN; AND LAMINATED DIAGRAM OF IRRIGATION ZONES.
19. LAWN, SHRUBS/TREES, AND FLOWERS SHALL EACH BE ZONED SEPARATELY.
20. CONTRACTOR SHALL VERIFY WATER SUPPLY G.P.M. AND P.S.I. PRIOR TO SYSTEM DESIGN AND CONSTRUCTION.

1. ALL PLANT MATERIAL MUST BE HEALTHY, VIGOROUS, & FREE OF PESTS AND DISEASE.
2. ALL PLANTS MUST BE CONTAINER GROWN OR Balled & Burlapped.
3. ALL TREES MUST HAVE A FULL HEAD, STRAIGHT TRUNK, SINGLE DOMINANT LEADER, & MEET ALL REQUIREMENTS SPECIFIED IN PLANT LIST.
4. ALL PLANTS ARE SUBJECT TO REJECTION BY THE OWNER BEFORE, DURING, & AFTER INSTALLATION.
5. STAKE TREES, IF ENVIRONMENTAL CONDITIONS WARRANT. (E. WIND OR STEEP SLOPES)
6. ALL PLANTS & PLANT BEDS MUST BE COMPLETELY MULCHED WITH 3" OF CLEAN, ORGANIC MULCH (PINESTRAW, WOOD CHIPS).
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES & SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY & ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION, AT NO ADDITIONAL COST TO OWNER.
8. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON PLANS, BEFORE PRICING WORK. CONTRACTOR SHALL IMMEDIATELY NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
9. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING (INCLUDING, BUT NOT LIMITED TO, WATERING, SPRAYING, MULCHING, MOWING, FERTILIZING, ETC.) ALL PLANTED AREAS AND LAWNS UNTIL THE JOB IS ACCEPTED IN FULL, BY THE OWNER.
10. THE OWNER WILL CONTRACT FOR A PROGRAM OF LANDSCAPE MAINTENANCE SERVICES THROUGHOUT THE ONE (1) YEAR GUARANTEE PERIOD UNLESS OTHERWISE DETERMINED.
11. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING AT THE DATE OF TOTAL ACCEPTANCE AND SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD (AS PER DIRECTION OF THE LANDSCAPE ARCHITECT).
12. THE LANDSCAPE ARCHITECT WILL APPROVE THE STAKED LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.
13. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.
14. WATER TREES AFTER PLANTING.
15. MAINTAIN ORIGINAL GRADE OR SLIGHTLY ABOVE GRADE AT THE TREE BASE.
16. DO NOT BREAK ROOT BALL.
17. SET TRUNKS PLUMB
18. ALL DUG TREES IN LEAF SHALL BE ACCUMATED FOR TWO WEEKS UNDER A MIST SYSTEM, AT THE NURSERY SOURCE, PRIOR TO INSTALLATION.
19. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, DEFOLIATES OR FAILS TO GERMINATE PRIOR TO TOTAL ACCEPTANCE OF THE WORK SHALL BE PROMPTLY REMOVED FROM THE SITE & REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS AT NO COST TO THE OWNER.
20. STANDARDS SET FORTH IN THE LATEST EDITION OF "AMERICAN STANDARDS FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
21. IF SUFFICIENT ADDITIONAL TOPSOIL IS AVAILABLE, THE CONTRACTOR SHALL BACKFILL THE PARKING LOT ISLANDS WITH 100% TOPSOIL. PLANTERS SHALL BE FREE OF DELETERIOUS MATERIAL AND SOIL SHALL BE SUITABLE FOR PLANTING. ALL ROCKS AND DEBRIS SHALL BE REMOVED FROM PLANTING BEDS, INCLUDING SODDED AREAS, PRIOR TO INSTALLATION.
22. THE CONTRACTOR HAS THE COMPLETE RESPONSIBILITY FOR THE HANDLING OF ALL SURPLUS EXCAVATED MATERIALS INCLUDING THE REMOVAL AND DISPOSAL OF ALL EXCESS MATERIALS FROM THE PROJECT SITE. THE CONTRACTOR SPECIFICALLY UNDERSTANDS AND AGREES THAT DUE TO THE SEQUENCE OF THE WORK, HE MAY NEED TO RETAIN SLEET EXAGGERATED MATERIALS ON SITE TO MEET LATER NEEDS OF THE PROJECT. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AS TO ANY DECISIONS MADE TO HAUL OFF EXCESS MATERIAL OR TO RETAIN MATERIAL ON SITE FOR LATER USE. THE CONTRACTOR SHALL HAVE THE COMPLETE RESPONSIBILITY FOR HAVING ADEQUATE, SUITABLE MATERIAL, ON-SITE TO REPLACE UNSUITABLE MATERIAL OR TO OTHERWISE CONFORM TO THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
23. CONTRACTOR SHALL REMOVE & DISPOSE OF ALL PLANT MATERIAL EXISTING ON SITE THAT DOES NOT CONFORM WITH THE LANDSCAPE PLAN. ALL LANDSCAPED AREAS SHALL BE TREATED AS SPECIFIED ON THE LANDSCAPE PLAN OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. THIS SHALL INCLUDE ALL GRASS AREAS USED FOR EROSION CONTROL PURPOSES.
24. GRASS ALL DISTURBED AREAS (INCLUDING ROLL-OFF-WAY), UNLESS OTHERWISE INDICATED, AREAS TO BE SOODED SHALL BE CLEARED OF ALL EXCESS MATERIALS FROM THE PROJECT SITE. THE CONTRACTOR SHALL HAVE THE COMPLETE RESPONSIBILITY TO PROVIDE A CONSISTENTLY EVEN SURFACE.
25. CONTRACTOR SHALL DESIGN AND INSTALL AUTOMATIC IRRIGATION SYSTEM TO PROVIDE 100% COVERAGE IN ACCORDANCE WITH SPRINKLER MANUFACTURER'S SPECIFICATIONS.

**Know what's below.
Call before you dig.**

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