GENERAL CONDITIONS NOTES

1. Work performed shall comply with the following: A. These General Notes, and Construction Documents and Specifications. B. All applicable local, state and federal codes, ordinances and regulations. All codes listed in Specifications and Drawings shall be inclusive of all codes, regulations and requirements adopted by the State of Florida, Lake County, including all Amendments.
2. Source of base information is Lake County Landscape Ordinance and is assumed to be correct. Report any discrepancies immediately to the Owner's representative and/or Landscape Designer.
3. Verify locations of pertinent site improvements installed under other contracts. If any part of this plan cannot be followed due to site conditions, contact owner's representative for instructions prior to commencing work.
4. Contact local underground utility services for utility location and identification, prior to commencing work.
5. Perform excavation in the vicinity of underground utilities with care and by hand, if necessary. The contractor bears full responsibility for this work and disruption of damage to utilities shall be repaired immediately and at no expense to the owner.

SITE DEMOLITION NOTES

1. Items shall remain unless designated for removal. Remove designated items shown on the plan to the full depth of their construction unless otherwise noted.
2. Verify the location and dimension of items to be removed prior to commencement of the work.
3. All concrete and asphalt removal shall be saw cut. Edges of material to remain shall be shored up and protected during construction to preserve edge intact. Repairs to damaged edges to be done with care and at no cost to the owner.
4. Items encountered below grade and not shown on the drawings shall be brought to the attention of the Landscape Architect.
5. Salvage existing materials as indicated on the plans. Remove salvaged materials as indicated with care and store on site; clean all debris and construction material from salvaged items; reuse as directed by landscape architect.
6. Remove demolished materials from site. Disposal by burning and/or burying is prohibited.
7. Contact the local underground service update for utility location and identification prior to demolition.
8. The location of existing utilities as shown on the plans may vary in relation to actual existing conditions; additional utilities not shown on the drawings may exist. Verify in the field the data shown, and call any discrepancies to the attention of the Landscape Architect or Site Representative before starting work.

LAYOUT NOTES

1. On-site verification of all dimensions and conditions shall be the responsibility of the General Contractor. Noted dimensions take precedence over scale, larger scale over smaller scale, addenda and clarifications over previous documents.
2. Contractor to lay out hardscape elements and verify layout with Landscape Architect prior to construction. Hardscape elements are dimensioned on the Landscape Layout Plan. Any discrepancies or conflicts with existing conditions or other drawings shall be reported to the Landscape Architect immediately for proper clarification or adjustment.
3. For dimensions of existing buildings, proposed building improvements, and related work, refer to the architectural drawings.
4. Where dimensions are called as "equal," space referenced items equally, measured to their center lines.
5. Measurements are to face of building, wall or fixed site improvement. Dimensions to center lines is as indicated.
7. Install intersecting elements at 90 degree angles to each other unless otherwise noted.
8. Provide expansion joints where concrete flatwork meets vertical structures such as walls, curbs, steps and building elements.
9. All walkways shall be located from finished face of buildings.
10. All walkways shall be 6'-0" wide unless otherwise noted.
11. Expansion joints in concrete walkways shall be located twenty feet 20'-0" O.C. maximum or as indicated.
12. All radii of walkway intersections on the plans shall be 4'-0" or as indicated on the plans.

SOIL PREPARATION

1. Soil preparation of a landscape design is a critical factor in creating a healthy and long-lasting landscape. Remove existing topsoil and stockpile on site. Topsoil to be incorporated back into the soil at a later date. Contractor to conduct a soil evaluation to determine the soil's composition, compaction rate, nutrient qualities, organic content, PH levels, and water holding capabilities. The ideal particle soil mix is approximately 45% sand, 40% silt, 10% clay and 5% organic material with a PH level near seven.
2. Prior to the installation of the landscape and irrigation system, contractor to prepare soil to ensure a proper environment for plant root development.
3. Contractor to de-compact soils in planting areas by roto-tilling, disking or ripping to a depth of 6" – 8" minimum and preferably a depth of 12-18".
4. When performing soil de-compaction, multiple passes across the area will be required and, when possible, should be at varying angles to ensure adequate coverage. When using disc or ripping equipment, it is required that the final passes over the area be made with a roto-tiller to break up any large clumps to make final grading easier.
5. After initial soil de-compaction procedures are performed, soil amendments should be added. The addition of soil amendments is determined from soil tests conducted prior to work commencing. Soil amendment may include inorganic material such as sand, silt or clay, which help improve soil texture. Organic material such as compost, manure, and peat moss may also be used and help improve soil structure. Other amendments such as fertilizer improve nutrient content and sulfur adjusts the soil PH level. Sulfur shall be incorporated at the rate of one pound of sulfur per 100 square feet.
6. All amendments should be mixed thoroughly with existing soil and an additional soil test will be taken to ensure proper soil conditions prior to planting.
7. During the remainder of the landscape installation, various areas of the site may be re-compacted. Prior to the installation of plant material in these areas, the compaction shall be reduced to 80% or less using previously described methods.

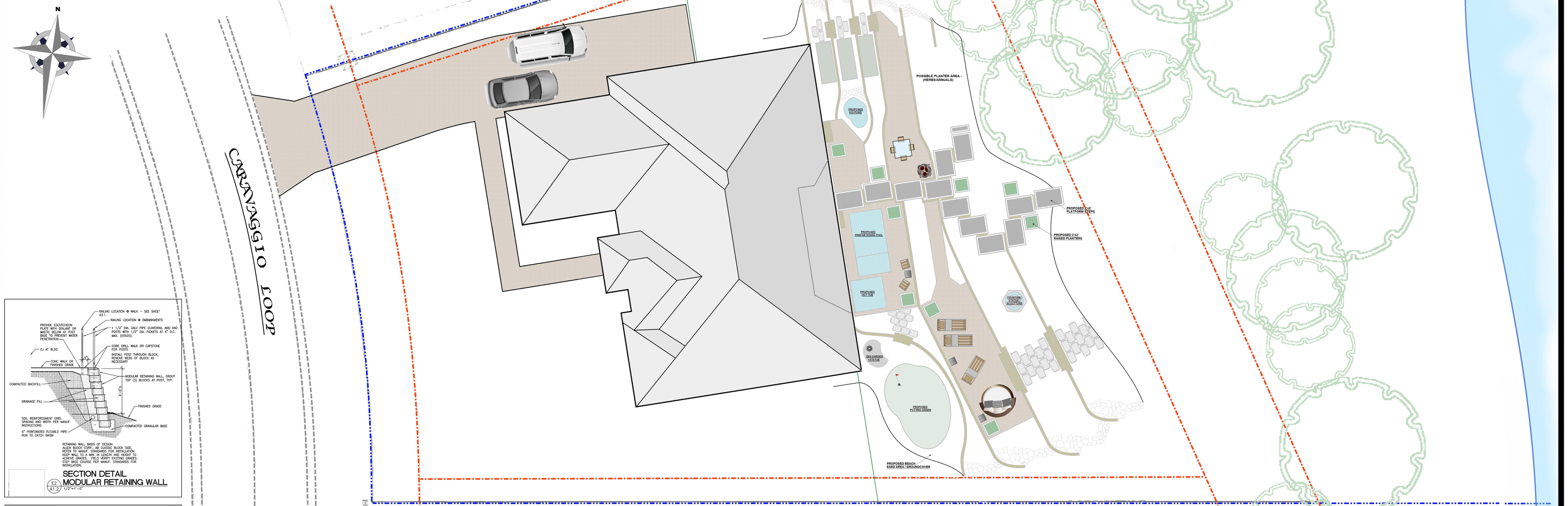
CONCEPTUAL IRRIGATION PLAN NOTES / GUIDELINES *(IF IRR PURCHASED FROM DAMERON DESIGNS)*

1. Contractor is responsible verifying all quantities.
2. These plans are conceptual only and for the general purpose of bidding the expansion of an existing irrigation system.
3. In an attempt to preserve all impervious surfaces, as much of the existing irrigation system and lateral lines should be recycled and/or used in all improvements and alterations.
4. The designer holds no liability and responsibility for any discrepancies from the plan versus existing, due to unknown system characteristics and no previous permitting through Lake County Building Department.
5. These plans are general and conceptual only, for the purpose of repairing a preexisting irrigation system, to be used as a guide and should not be used for the installation of an all-new irrigation system.

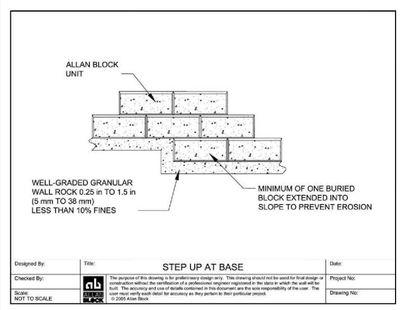
RETAINING WALL DETAILS:

THESE PLANS ARE CONCEPTUAL ONLY. DUE TO EXISTING LAND GRADE DISCREPENCIES, ON-SITE ADJUSTMENTS AND MEASUREMENTS WILL NEED TO BE MADE TO CORRECTLY ESTABLISH EACH TIER HEIGHT AND MEASUREMNTS. THESE TEIRS SHOULD RANGE FROM 16" TO 48" MAX. CONTRACTOR IS RESPONSIBLE FOR REPORTING TO HOMEOWNER ACTUAL MEASUREMENTS.

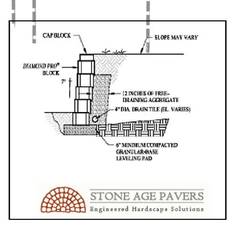
SYMBOL	SYM		MATERIALS	SIZE	COMMENTS	NOTES
	x		**Pavers** - *Homeowner Choice color/style/pattern*			special
	xx		**Chocolate Shredded Mulch**			special
	xxx		**3/4" River Rock** - *Landscape contractor to provide sammple*			special
	xxxx		**Stepping Stones - HO Choice** - *Landscape contractor to provide sammple*			special
	xxxxx		**Linear Feet Retaining Wall & Cap** - *TBD By landscape contractor*			special

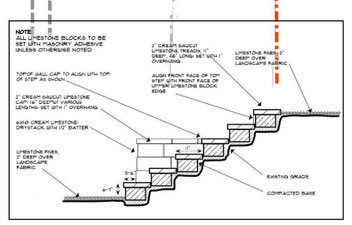


SECTION DETAIL
MODULAR RETAINING WALL
A1.2 1/2"=1'-0"

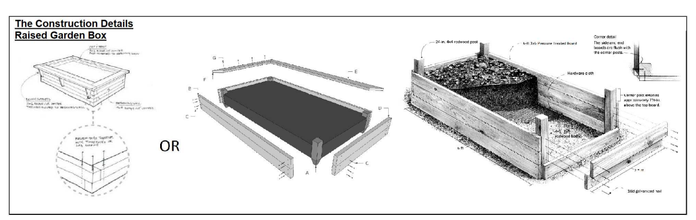


STEP UP AT BASE

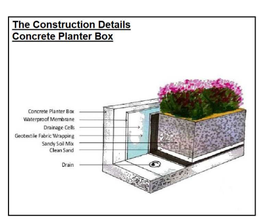


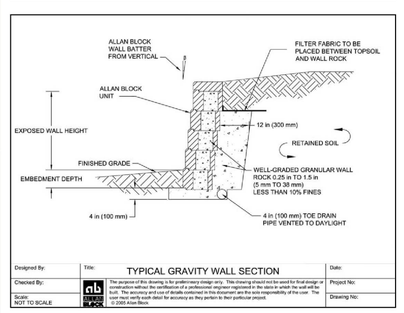


The Construction Details Raised Garden Box

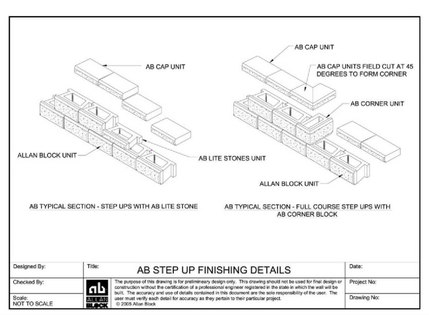


The Construction Details Concrete Planter Box

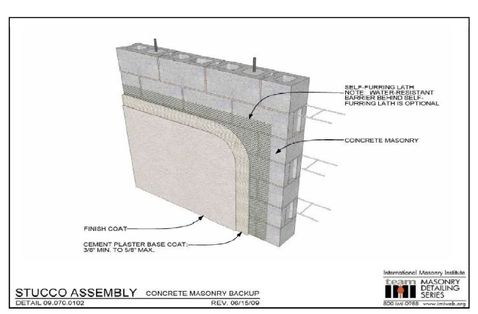


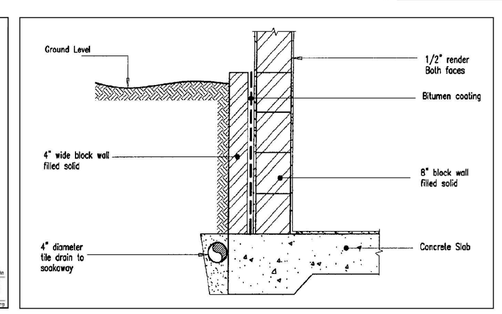


TYPICAL GRAVITY WALL SECTION



AB STEP UP FINISHING DETAILS





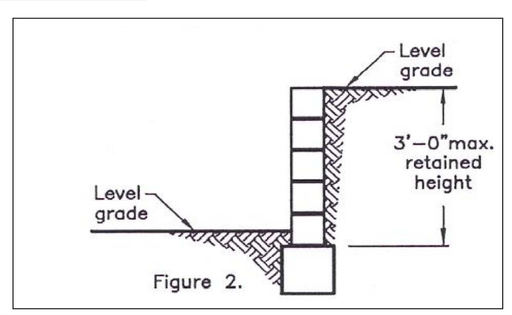
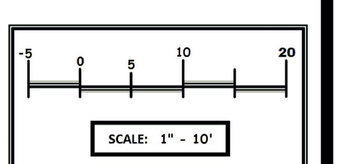


Figure 2.



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