

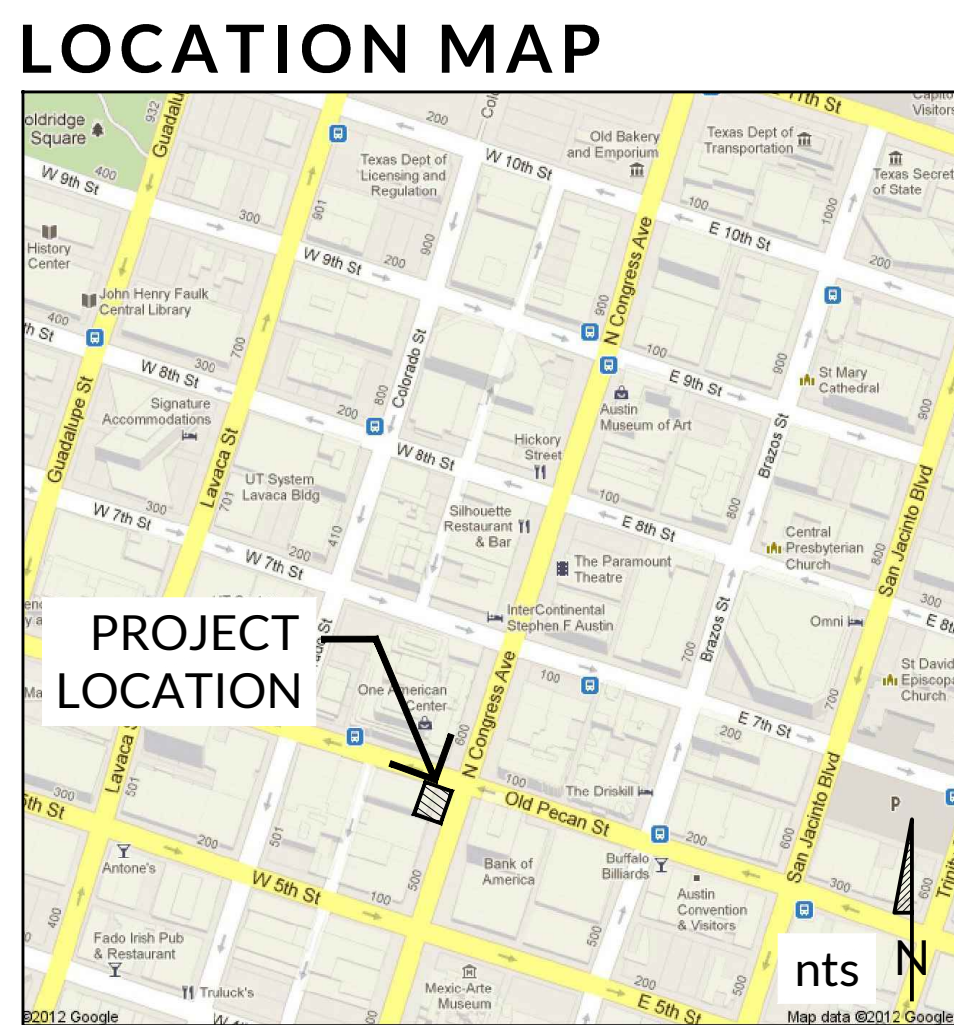
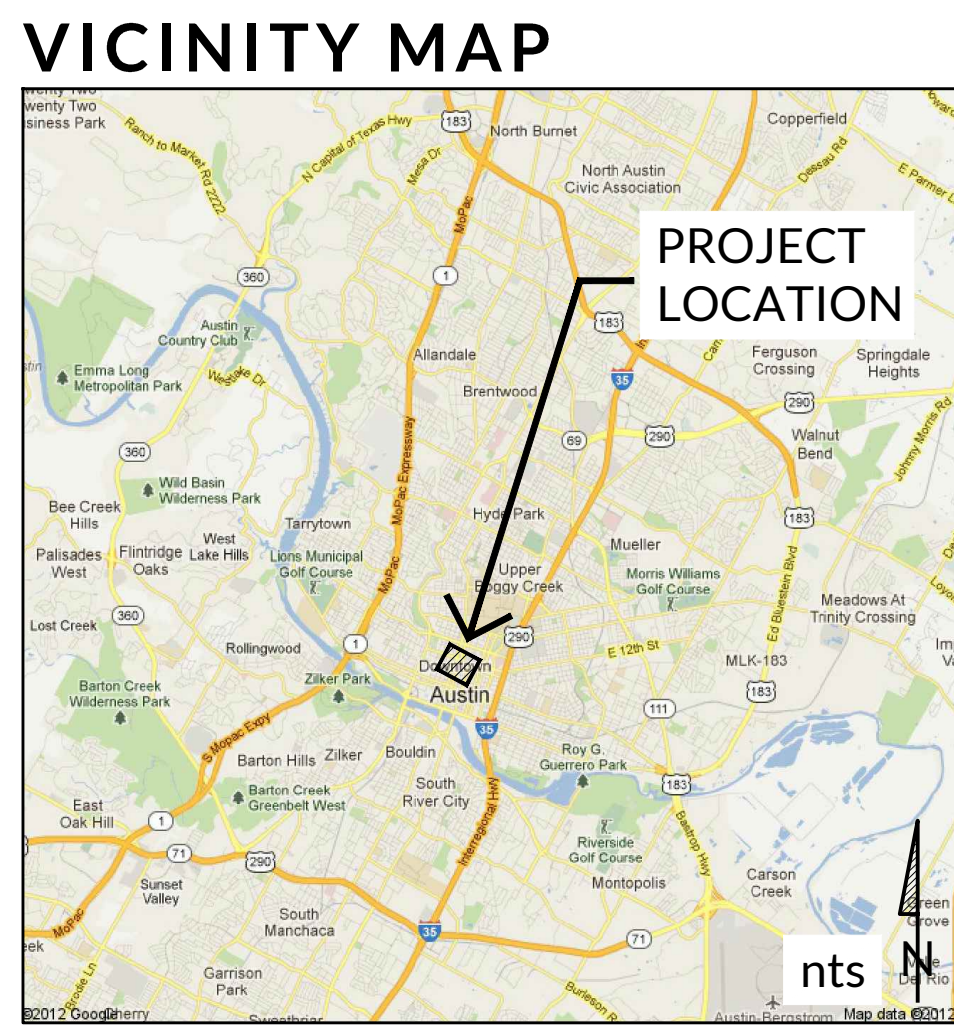
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LICENSE AGREEMENT

SCARBROUGH PATIOS
SITEWORK & PLANTING

Austin, Texas



PROJECT TEAM

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Scarborough Patios

project number: 17_018

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2017-08-28 - LICENSE AGREEMENT

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daniel.woodroffe 2285

LICENSE AGREEMENT

sheet title:
cover sheet

sheet number:
L 100

101 W. 6th Street, Austin, Texas

GENERAL NOTES:

1. DRAWINGS, SPECIFICATIONS, AND ADDENDA DESCRIBING WORK FOR LANDSCAPE SITEWORK, HARDSCAPE, LANDSCAPE PLANTING, SITE ELECTRICAL AND LIGHTING, AND PLANTING IRRIGATION PORTIONS OF THE PROJECT SHALL BE REFERRED TO AS LANDSCAPE CONSTRUCTION DOCUMENTS.
2. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. PRIOR TO CONSTRUCTION, ALL PERMITS AND APPROVALS REQUIRED FOR CONSTRUCTION OF THE PROJECT SHALL BE PAID FOR AND OBTAINED BY THE CONTRACTOR.
3. UNLESS SPECIFIED OTHERWISE, THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND PAYING ALL TEMPORARY UTILITIES AND SERVICES NECESSARY TO COMPLETELY INSTALL ALL WORK AS SHOWN AND NOTED IN THE CONTRACT DOCUMENTS.
4. THE CONTRACTOR IS RESPONSIBLE FOR THE LEGAL, OFF-SITE DISPOSAL OF SURPLUS MATERIAL AND DEBRIS.
5. IF NOT PROVIDED BY THE OWNER THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND SERVICING TEMPORARY TOILET FACILITIES.
6. FULL, COMPLETE AND TO-SCALE SHOP DRAWINGS ARE REQUIRED FOR ALL METALWORK, WOODWORK / MILLWORK, FRAMING, FORMING, STONework, CAST STONE AND PRECAST CONCRETE.

COMPLIANCES

7. WORK UNDER LANDSCAPE CONSTRUCTION DOCUMENTS SHALL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES (FEDERAL, STATE, LOCAL AND HEALTH DEPARTMENTS).
8. PRIOR TO CONSTRUCTION, ALL PERMITS AND APPROVALS REQUIRED FOR CONSTRUCTION OF THE PROJECT SHALL BE PAID FOR AND OBTAINED BY THE CONTRACTOR.
9. CONTRACTOR SHALL BE FAMILIAR WITH STANDARD SPECIFICATIONS, DETAILS, AND SUPPLEMENTS PRIOR TO BIDDING THE WORK COVERED BY PLANS AND SPECIFICATIONS.
10. ALL AREAS OF NATIVE VEGETATION BEYOND LIMITS OF CONSTRUCTION SHALL BE LEFT UNDISTURBED.
11. THE CONTRACTOR IS RESPONSIBLE FOR ALL ASPECTS OF MAINTAINING A SAFE WORK SITE INCLUDING, BUT NOT LIMITED TO, PROVIDING FOR TRAFFIC CONTROL AND PROCUREMENT, INSTALLATION AND PLACEMENT OF TEMPORARY FENCINGS AND BARRICADES, IN COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS AND CODES. ALL SAFETY HAZARDS AND / OR EXPOSURES OR VIOLATIONS SHALL BE RECTIFIED IMMEDIATELY.
12. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING IMPROVEMENTS BOTH ON SITE AND ADJACENT TO THE WORK SITE AND SHALL REPAIR ANY DAMAGE TO THESE IMPROVEMENTS TO THE SATISFACTION OF THE OWNER UNTIL FINAL ACCEPTANCE.

TO COMPLETE ANY WORK COVERED BY THE LANDSCAPE CONSTRUCTION DOCUMENTS:

13. IT IS CONTRACTOR'S RESPONSIBILITY TO INSPECT JOBSITE TO BECOME FAMILIAR WITH ALL EXISTING CONDITIONS THAT COULD AFFECT INSTALLATION OF ANY WORK SET FORTH IN PLANS PRIOR TO SUBMITTING BID.
14. LOCATE AND VERIFY THE CONDITION OF EXISTING UTILITIES PRIOR TO EXCAVATION [INCLUDING WITHIN FOAM INSULATION BOARD OR OTHER FILL MATERIALS NEAR SURFACE OF ROOF DECKS, WHEN AND WHERE APPLICABLE]. CONTRACTOR SHALL TAKE RESPONSIBILITY FOR ANY COST INCURRED FOR BODILY INJURY AND / OR DAMAGE OF OWNERS PROPERTY OR SAID UTILITIES.
15. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, COORDINATION, AND SEQUENCING OF WORK. LANDSCAPE ARCHITECT MAY MAKE SUGGESTIONS REGARDING PROCESS WHEN QUALITY OF WORK MAY BECOME AFFECTED.
16. CONTRACTOR SHALL REVIEW PROJECT AND PROPOSED CONSTRUCTION SEQUENCE MILESTONE DATES WITH LANDSCAPE ARCHITECT PRIOR TO STARTING WORK.

ON-SITE CONTRACTOR RESPONSIBILITIES

17. LOCATE UNDERGROUND UTILITIES PRIOR TO STARTING CONSTRUCTION AND PROTECT FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL CALL UTILITY COMPANIES PRIOR TO EXCAVATION AND / OR RELOCATION OF EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION WORK. EXISTING UNDERGROUND SERVICES SHALL NOT BE DISTURBED OR REMOVED UNLESS SPECIFICALLY NOTED OTHERWISE ON DRAWINGS OR WITHOUT WRITTEN APPROVAL OF LANDSCAPE ARCHITECT. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND/OR FACILITIES CAUSED DURING CONSTRUCTION OPERATIONS.
18. COORDINATE WITH THE OWNER OR PROPERTY MANAGER FOR TYPICAL WORKING HOURS AND SPECIAL WORKING CONDITIONS. AT THE END OF EVERY WORKING DAY THE PROJECT SITE SHALL BE COMPLETELY CLEANED AND MADE SAFE. NO MATERIALS, TOOLS AND / OR STAGING AREA SHALL BE LEFT EXPOSED OR ACCESSIBLE BY THE PUBLIC.
19. COORDINATE WORK WITH SUBCONTRACTORS TO ACCOMPLISH THE SCOPE OF WORK AS SHOWN AND NOTED IN THE CONTRACT DOCUMENTS AS WELL AS, COORDINATE CONSTRUCTION WITH OTHER TRADES (THAT MAY BE CONTRACTED SEPARATELY) WORKING ON THE SITE.
20. THE CONTRACTOR SHALL NOTIFY OWNER AND LANDSCAPE ARCHITECT FORTY- EIGHT (48) HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT INSPECTION SCHEDULES. REFER TO CHECKLIST PROVIDED BY LANDSCAPE ARCHITECT OF REQUIRED SUBMITTALS AND INSPECTIONS.
21. THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF TRASH ON A DAILY BASIS.
22. THE CONTRACTOR SHALL COORDINATE THE STORING OF MATERIALS, PARKING OF VEHICLES, AND RESTRICTIONS OF WORK AND ACCESS WITH THE OWNER. UNDER NO CIRCUMSTANCES SHALL ANY CONTRACTOR STORE MATERIALS, DRIVE OR PARK VEHICLES OR EQUIPMENT UNDER THE CANOPY OF ANY TREES ON SITE. IF SUCH ACTIVITIES OCCUR WITHIN THIS AREAS, DE-COMPACTIION OF SOILS / SUBGRADE WILL BE REQUIRED AT NO ADDITIONAL EXPENSE TO OWNER.
23. PROTECT CONCRETE AFTER PLACEMENT FROM ANY CONSTRUCTION TRAFFIC. [TRAFFIC ON PERVIOUS CONCRETE OR OTHER PERMEABLE PAVING SYSTEMS SHOULD BE AVOIDED AS MUCH AS IS PRACTICALLY POSSIBLE TO AVOID CLOGGING OF PORES OR STAINING/ DISCOLORATION OF PAVEMENT]. CONCRETE SHALL BE FULLY PROTECTED FROM ANY UNAVOIDABLE PEDESTRIAN OR VEHICULAR / EQUIPMENT TRAFFIC.
24. DURING CONSTRUCTION, THE CONTRACTOR SHALL PROTECT ALL EXISTING PLANT MATERIAL AND ASSOCIATED ROOT ZONES.

QUESTIONS, DISCREPANCIES, MODIFICATIONS

25. SHOULD CONTRACTOR HAVE ANY QUESTIONS REGARDING LANDSCAPE CONSTRUCTION DOCUMENTS, THE LANDSCAPE ARCHITECT SHALL BE CONTACTED WITH REQUEST FOR CLARIFICATION BEFORE PROCEEDING FURTHER WITH WORK.
26. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE NOTIFIED (IN WRITING) BY THE CONTRACTOR OF ANY DISCREPANCIES DISCOVERED BETWEEN THE PLANS AND ACTUAL SITE CONDITIONS BEFORE PROCEEDING WITH THE WORK. ALSO, THE LANDSCAPE ARCHITECT AND OWNER SHALL BE NOTIFIED (IN WRITING) OF ANY DEVIATIONS BETWEEN THE BUILT WORK AND THAT OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE LIABLE FOR ALL CORRECTIVE MODIFICATIONS AND ANY SUBSEQUENT DAMAGES IF WORK PROCEEDS WITHOUT THIS NOTIFICATION ALONG WITH 1) AN ACKNOWLEDGEMENT RESPONSE FROM LANDSCAPE ARCHITECT INDICATING RECEIPT OF NOTIFICATION, AND 2) AUTHORIZATION FROM OWNER TO PROCEED.
27. ANY CONFLICTS OR NECESSARY ADJUSTMENTS IN LAYOUT INFORMATION SHALL BE GRAPHICALLY PRESENTED, ALONG WITH A PROPOSED SOLUTION, TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK.
28. NO DESIGN MODIFICATIONS SHALL BE MADE WITHOUT WRITTEN APPROVAL FROM LANDSCAPE ARCHITECT OR OWNER.
29. EXISTING QUANTITIES AND SITE CONDITIONS SHOWN ON PLANS ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR SHALL VERIFY THE ACTUAL QUANTITIES, LOCATIONS, DIMENSIONS AND SITE CONDITIONS PRIOR TO BIDDING WORK COVERED BY PLANS AND SPECIFICATIONS, TO ENSURE DESIGN INTENT OF LANDSCAPE CONSTRUCTION DOCUMENTS.

QUALITY OF WORK AND MATERIAL

30. QUALITY: WORK & MATERIALS SHALL BE OF CONSISTENT WITH THE INTENDED USE AND SHALL BE IN PRIME CONDITION WHEN INSTALLED AND ACCEPTED BY LANDSCAPE ARCHITECT. WORK & MATERIALS NOT IN CONFORMANCE WITH LANDSCAPE CONSTRUCTION DOCUMENTS, OR INTENDED USE, ARE SUBJECT TO REMOVAL AND REPLACEMENT AT CONTRACTOR'S EXPENSE.
31. ANY ALTERNATES AND OR SUBSTITUTIONS PROPOSED BY THE CONTRACTOR SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT PRIOR TO BID. ANY ITEMS NOT AVAILABLE AFTER TIME OF BID AND AWARD OF CONTRACT, SUBSTITUTIONS MAY BE SUBMITTED FOR APPROVAL A MINIMUM OF TWO WEEKS PRIOR TO THE REQUIRED LEAD TIMES OF SPECIFIED ITEMS. CHANGES TO THE SCOPE OF WORK AND / OR RE-DESIGN FEES ASSOCIATED WITH THE CONTRACT DOCUMENTS RESULTING FROM THE ACCEPTANCE OF THE CONTRACTOR'S ALTERNATES AND / OR SUBSTITUTIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
32. UPON COMPLETION OF CONSTRUCTION AND PRIOR TO FINAL APPROVAL, THE CONTRACTOR SHALL THOROUGHLY CLEAN THE PROJECT SITE OF ALL TRASH, REPAIR ALL DAMAGE TO FINISH GRADE, INCLUDING TAILINGS FROM EXCAVATIONS, WHEEL RUTS AND ANY SETTLING OR EROSION THAT HAS OCCURRED PRIOR TO COMPLETION AND FINAL ACCEPTANCE FROM THE LANDSCAPE ARCHITECT AND OWNER. ALL AREAS OF THE PROJECT SITE SHALL BE LEFT IN A NEAT AND PRESENTABLE CONDITION SATISFACTORY TO THE OWNER PRIOR TO SUBMITTAL OF THE FINAL PAYMENT.

LAYOUT NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES.
2. ALL DIMENSIONS MUST BE VERIFIED ON-SITE AND THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDINGS WITH THE WORK.
3. ALL DIMENSIONS ARE TAKEN PERPENDICULAR TO BUILDING STRUCTURAL GRID LINE, PROPERTY LINE (PL), POINT OF BEGINNING (P.O.B.), OR CENTERLINE (CL) UNLESS OTHERWISE NOTED.
4. VERIFY LOCATIONS OF ALL IMPROVEMENTS INSTALLED PREVIOUSLY OR UNDER OTHER SECTIONS. IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED EXACTLY AND COMPLETELY DUE TO SITE CONDITIONS CONTACT LANDSCAPE ARCHITECT FOR INSTRUCTION PRIOR TO COMMENCING WORK.
5. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWING SCALE.
6. THESE DRAWINGS INCLUDE THE REFERENCE TO THE LOCATION OF VARIOUS MECHANICAL, ELECTRICAL, AND ARCHITECTURAL COMPONENTS. COORDINATE CONSTRUCTION DETAILS AND UTILITY CONNECTIONS WITH RELATED ARCHITECTURAL AND ENGINEERING DRAWINGS. REVIEW LOCATION OF ALL RELEVANT COMPONENTS (INCLUDING CONCRETE FORMS) WITH THE LANDSCAPE ARCHITECT PRIOR TO ROUGH-IN OF VARIOUS UTILITIES.
7. PROVIDE EXPANSION JOINTS WITH JOINT SEALANT IN ALL CASES WHERE PAVING MEETS VERTICAL STRUCTURES SUCH AS WALLS, CURBS, STEPS, BUILDINGS, AND UTILITY VAULTS/BOXES, UNLESS NOTED OTHERWISE.
8. REFERENCE CIVIL DRAWINGS FOR LAYOUT, GRADES, AND DETAILS OF VEHICULAR DRIVES, ROADS, PARKING, ALL CURBS, GUTTERS, DRAINAGE STRUCTURES AND ASSOCIATED COMPONENTS.

PLANTING NOTES:

CONTRACTOR RESPONSIBILITIES

1. LANDSCAPE ARCHITECT SHALL REVIEW PROJECT WITH GENERAL CONTRACTOR AND LANDSCAPE CONTRACTOR PRIOR TO COMMENCEMENT OF WORK.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS AND SHALL NOTIFY ALL RELEVANT UTILITY COMPANIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL ADHERE TO ALL APPLICABLE LOCAL, STATE, AND FEDERAL LAWS, CODES, AND ORDINANCES PERTAINING TO THE PROJECT.
3. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES PRIOR TO STARTING WORK. TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF SAID UTILITIES DURING THE INSTALLATION OF LANDSCAPE AND IRRIGATION.
4. CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS INCLUDING ROUGH GRADES PRIOR TO COMMENCEMENT OF WORK.
5. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINE GRADING TO WITHIN +/- 0.25 FEET OF GRADING PLANS FOR ALL MOUNDS AND SWALES.
6. INSTALLATION OF LANDSCAPE AND IRRIGATION, INCLUDING ADDITION OF GROUND PLANE MATERIALS, SHALL NOT IMPEDE THE FLOW OF DESIGNATED DRAINAGE FACILITIES NOR DECREASE THE DESIGN VOLUME OF ANY DETENTION/RETENTION BASIN. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE AWAY FROM ALL WALLS AND STRUCTURES UNLESS OTHERWISE NOTED.
7. LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES DURING CONSTRUCTION. REMOVE ALL PLANT TAGS AFTER LANDSCAPE ARCHITECT INSPECTION AND APPROVAL.

QUESTIONS, DISCREPANCIES, MODIFICATIONS

8. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS AND INFORMATION. COORDINATE SPECIFICATIONS WITH DRAWINGS, NOTES, AND SCHEDULES.
9. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE DRAWINGS AND PER THE TECHNICAL SPECIFICATIONS.

QUALITY OF WORK AND MATERIAL

10. REFERENCE TECHNICAL SPECIFICATIONS FOR SOIL REQUIREMENTS.
11. ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60 1-2014). LANDSCAPE ARCHITECT RESERVES THE RIGHT TO INSPECT PLANT MATERIAL AT SOURCE OF SUPPLY (OR BY PHOTOGRAPH) FOR COMPLIANCE REQUIREMENTS OF QUALITY, SHAPE, SIZE, FORM, AND VARIETY. ALL PLANTS SHALL BE CLEARLY MARKED PRIOR TO REVIEW. LANDSCAPE CONTRACTOR SHALL PROVIDE LOCATION AND CONTACT NAME.
12. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION, AND MUST BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED. LA RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL DEEMED UNACCEPTABLE UPON DELIVERY TO THE SITE. CONTACT LANDSCAPE ARCHITECT AT LEAST 72 HOURS PRIOR TO INSTALLATION.
13. TREE LOCATIONS ARE APPROXIMATE. CONTRACTOR SHALL STAKE ALL INFORMAL TREE LOCATIONS IN FIELD USING FLAGS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO CREATION OF ROOTBALL PITS. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO DIRECT ADJUSTMENTS AND DETERMINE FINAL PLANT LOCATION IN FIELD.
14. PLANTING AREA LAYOUTS SHALL BE STAKED FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO EXCAVATION.
15. PLANTING LAYOUTS SHALL BE STAKED, MARKED, OR MOCKED-UP USING PLANT MATERIAL IN CONTAINERS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANTS TO EXACT LOCATION IN FIELD.
16. NO LANDSCAPE MULCH DEEPER THAN FOUR (4) INCHES SHALL BE PERMITTED WITHIN TREE DRIP LINES (EXTENT OF CANOPY). NO LANDSCAPE MULCH OR AGGREGATE IS PERMITTED ABOVE ROOT FLARES.
17. ALL TREE RINGS, SHRUB, GROUNDCOVER, PERENNIAL AND SEASONAL BEDS SHALL HAVE A THREE (3) INCH LAYER OF THE SPECIFIED ORGANIC MULCH OR AGGREGATE.
18. TREES SHALL BE PLANTED AT LEAST FIVE (5) FEET FROM ANY UTILITY LINE, WALLS, OVERHEADS, WALKS, CURBS, EDGING AND OTHER TREES WITHIN THE PROJECT, UNLESS SPECIFICALLY NOTED OTHERWISE. TREES SHALL ALSO BE PLANTED OUTSIDE ALL UTILITY EASEMENTS AND FIVE (5) FEET FROM FIRE HYDRANTS.
19. TREES OVERHANGING SIDEWALKS AND PARKING OR PEDESTRIAN AREAS SHALL HAVE A MINIMUM CLEAR TRUNK AND CLEARANCE BELOW THE TREE CANOPY OF EIGHTY (80) INCHES.
20. TREES WITHIN OR OVERHANGING INTO SIGHT VISIBILITY TRIANGLES AT INTERSECTIONS, EASEMENTS OR RIGHTS-OF-WAY SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF NINE (9) FEET.
21. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING, REMOVAL OF MISCELLANEOUS DEBRIS AND ANY ADDITIONAL FILL REQUIRED TO CREATE A SMOOTH CONDITION PRIOR TO PLANTING IN ALL AREAS.
22. ALL QUANTITIES IN THESE PLANS ARE FOR GENERAL DESIGN INTENT PURPOSES ONLY (PLANT SPACING IS AS INDICATED ON 'PLANT SCHEDULE' UNLESS NOTED OTHERWISE). IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FULL COVERAGE IN ALL PLANTING AREAS AS SPECIFIED IN THE PLANT SCHEDULE REMARKS.

TREE PRESERVATION NOTES:

1. EXISTING GRADING INFORMATION IS BASED UPON SURVEY INFORMATION PROVIDED BY CIVIL ENGINEER.
2. REFER TO GENERAL NOTES FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
3. REFER TO CIVIL DRAWINGS AND NOTES WITHIN SITE DEVELOPMENT PLAN SET FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
4. REFER TO LANDSCAPE DETAILS AND NOTES FOR SUPPLEMENTAL TREE PROTECTION FENCING REQUIREMENTS.

REMEDIAL TREE CARE NOTES:

1. EXISTING TREES ON SITE SHALL RECEIVE CARE PER REMEDIAL PROGRAM DEVELOPED FROM THE RECOMMENDATIONS OF A CERTIFIED ARBORIST CONTRACTED BY THE OWNER.
2. REMEDIAL CARE PROGRAM WILL INCLUDE CANOPY AND ROOT PRUNING, SOIL AERATION AND APPLICATION OF SUPPLEMENTAL NUTRIENTS PRIOR TO CONSTRUCTION ACTIVITIES.
3. AREAS TO BE TREATED INCLUDE THE ENTIRE CRITICAL ROOT ZONE OF EXISTING TREES AS DEPICTED ON THE PLANS. TREATMENT SHOULD INCLUDE, BUT NOT BE LIMITED TO, FERTILIZATION, SOIL AERATION TREATMENT VIA AIR SPADE, FERTILIZATION, MULCHING AND PROPER CANOPY AND ROOT PRUNING.
4. WHERE CANOPY PRUNING IS REQUIRED TO ACHIEVE THE NECESSARY CLEARANCE FOR PEDESTRIAN AREAS, BENEATH-SELECTIVE PRUNING SHALL BE PERFORMED BY A CERTIFIED ARBORIST AND SHALL OCCUR AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.

SPECIAL CONSTRUCTION TECHNIQUES:

1. PRIOR TO EXCAVATION WITHIN TREE DRIPLINES, OR THE REMOVAL OF TREES ADJACENT TO OTHER TREES THAT ARE TO REMAIN, MAKE A CLEAN CUT BETWEEN THE DISTURBED AND UNDISTURBED ROOT ZONES INITIALLY WITH A ROCK SAW OR SIMILAR EQUIPMENT TO MINIMIZE ROOT DAMAGE. IMMEDIATELY TRIM SEVERED OR DAMAGED ROOTS WITH A LOPPER OR PRUNING SAW TO CREATE A CLEAN CUT. PAINT TO SEAL ANY ROOTS 1/2" DIAMETER OR LARGER. DISINFECT ALL TOOLS/EQUIPMENT BEFORE MOVING FROM ONE TREE TO ANOTHER. BACKFILL OR COVER ROOTS WITH APPROVED MATERIALS AND METHODS AND WATER IMMEDIATELY AFTER ROOT PRUNING.
2. IN CRITICAL ROOT ZONE AREA THAT CANNOT BE PROTECTED DURING CONSTRUCTION WITH FENCING, AND WHERE TRAFFIC IS ANTICIPATED, COVER THOSE AREAS WITH FOUR (4) INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION. WHERE HEAVY EQUIPMENT (SKID STEER, MIN-EXCAVATOR OR LARGER) MUST TRAVEL--FORTIFY MULCH WITH TWO LAYERS OF 3/4" PLYWOOD.
3. PERFORM ALL STRUCTURAL, UTILITY, AND GRADING / DRAINAGE IMPROVEMENT INSTALLATIONS WITHIN CRITICAL ROOT ZONE AREA BY HAND TO MINIMIZE ROOT DAMAGE. ALL TRENCHING AND EXCAVATION OPERATIONS WITHIN CRITICAL ROOT ZONE OF EXISTING TREES FOR UTILITIES AND SUBGRADE STRUCTURES SHALL UTILIZE AN AIR SPADE, EXCLUSIVELY.
4. DRAINAGE SWALES/TRENCHES AND/OR UTILITY LINES SHALL NOT OCCUR UNDER THE DRIP LINES OF ANY EXISTING TREES UNLESS INDICATED ON DRAWINGS AND ROUTING AUTHORIZED BY THE LANDSCAPE ARCHITECT IN THE FIELD.
5. WATER ALL TREES DEEPLY AND AS NECESSARY DURING PERIODS OF HOT, DRY, AND/OR WINDY WEATHER. REVIEW TREE CROWNS WITH ACCUMULATION OF DUST ON THE LEAVES WITH ARBORIST AND LANDSCAPE ARCHITECT.
6. WHEN INSTALLING CONCRETE WITHIN THE CRITICAL ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER UNDER AND ALONG THE SIDES OF THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL.

LIGHTING NOTES:

1. REFERENCE ELECTRICAL DRAWINGS FOR ELECTRICAL POWER SUPPLY LOCATION, VOLTAGE, AMPERAGE, AND CIRCUIT DESIGN. LIGHTING CONTRACTOR IS RESPONSIBLE FOR PROVIDING FIXTURES COMPATIBLE WITH SITE POWER MADE AVAILABLE FOR THE PROJECT TO THE LOCATIONS AS INDICATED ON THE DRAWINGS.
2. REFERENCE ELECTRICAL DRAWINGS FOR SITE LIGHTING FIXTURE (LUMINAIRE) SCHEDULE(S) AND / OR ELECTRICAL POWER RECEPTACLES.
3. LIGHTING CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATIONS OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION AND PROTECTING ACCORDINGLY.
4. IT IS THE RESPONSIBILITY OF THE LIGHTING CONTRACTOR TO ADVISE THE LANDSCAPE ARCHITECT AND ELECTRICAL ENGINEER OF ANY CONDITIONS FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN IN THE DRAWINGS.
5. THE ELECTRICAL ENGINEER IS RESPONSIBLE FOR ALL CODE SUBMITTALS, COORDINATION, POINTS OF CONNECTION AND FIELD VERIFICATION OF LANDSCAPE SITE LIGHTING REQUIREMENTS.
6. LIGHTING CONTRACTOR SHALL SUBMIT PRODUCT DATA AND PHYSICAL SAMPLES OF ALL FIXTURES AND MOUNTING / INSTALLATION HARDWARE PRIOR TO PROCUREMENT OF MATERIALS FOR LANDSCAPE ARCHITECT APPROVAL.
7. LIGHTING CONTRACTOR SHALL NOT COMMENCE INSTALLATION OF SITE LIGHTING FIXTURES UNTIL ALL GRADING BY LANDSCAPE CONTRACTOR HAS BEEN COORDINATED, COMPLETED AND REVIEWED BY LANDSCAPE ARCHITECT.
8. LIGHTING CONTRACTOR SHALL PROTECT PREPARED AND PLACED SOILS FROM COMPACTION DURING CONDUIT AND / OR FIXTURE INSTALLATION. LIGHTING FIXTURES SHALL BE INSTALLED BEFORE ANY PROPOSED PLANT MATERIAL IS INSTALLED.
9. LIGHTING CONTRACTOR SHALL COORDINATE WITH GENERAL CONTRACTOR TO PREVENT CONFLICTS WITH LANDSCAPE SUBCONTRACTOR'S SCHEDULED SOIL, PLANT AND IRRIGATION INSTALLATIONS.

Abbreviations		
ABOVE FINISH FLOOR		AFF
ADJACENT		ADJ
BOTTOM OF STEP		BS
BOTTOM OF WALL		BW
EXPANSION / ISOLATION JOINT		EJ
EXISTING GRADE		EG
FACE OF BUILDING		FOB
FINISHED FLOOR ELEVATION		FFE
FINISHED GRADE (PROPOSED)		FG
GALVANIZED		GALV
HIGH POINT		SHP
HOLLOW STRUCTURAL SECTION		HSS
HOT-DIPPED GALVANIZED		HDG
LANDSCAPE ARCHITECT		LA
ON CENTER		OC
ON CENTER EACH WAY		OCEW
OPERATING WATER LEVEL		OWL
PLANTING AREA		PA
POINT OF BEGINNING		POB
PAINTED		PTD
REFERENCE		REF
STAINLESS STEEL		SS
TYPICAL		TYP
TOP OF CURB		TOC
TOP OF DECK		TD
TOP OF GRATE		TG
TOP OF MEDIA		TM
TOP OF STEP		TS
TOP OF WALL		TW
UNLESS NOTED OTHERWISE		UNO
VERIFY IN FIELD		VIF

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Scarborough Patios

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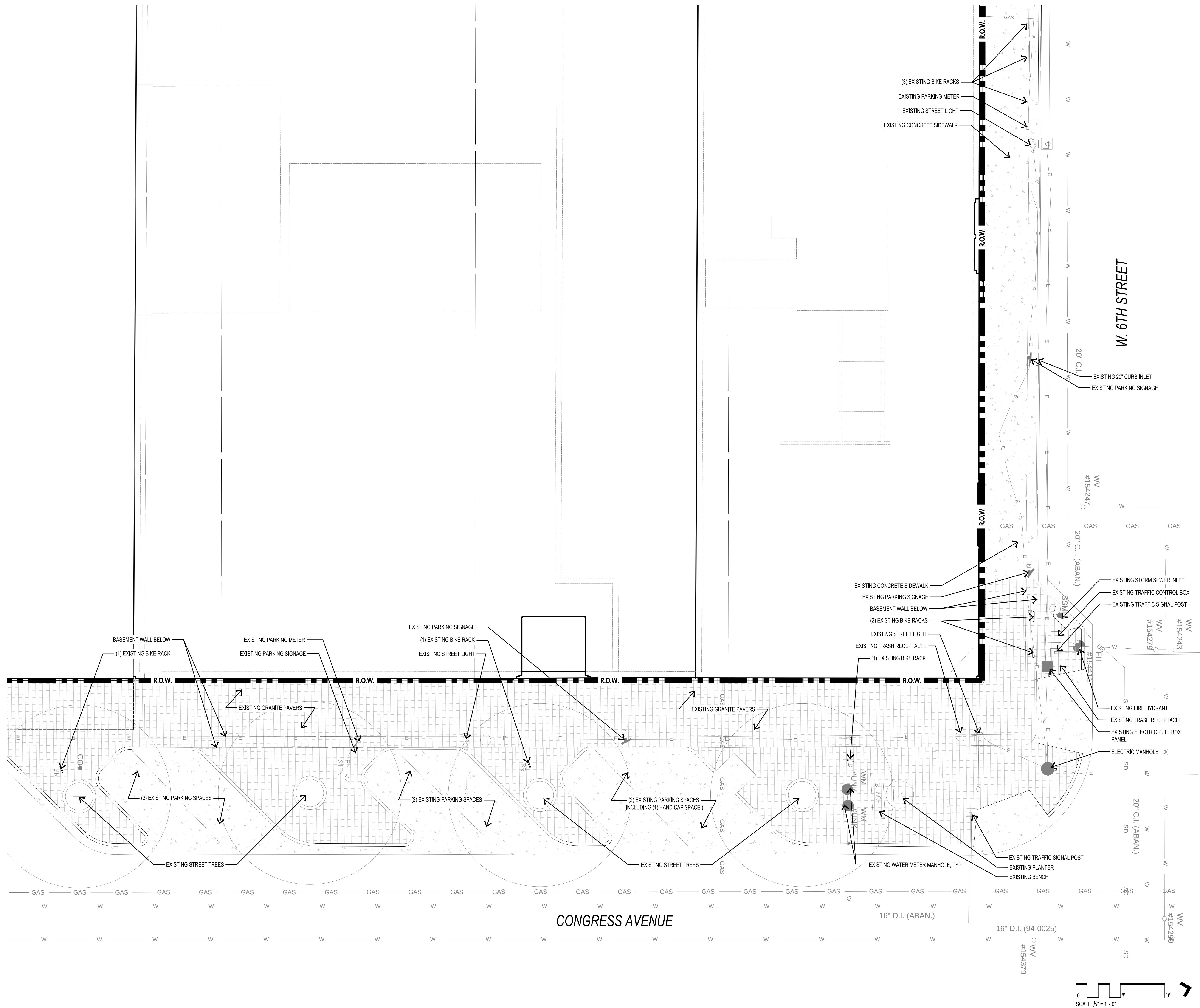
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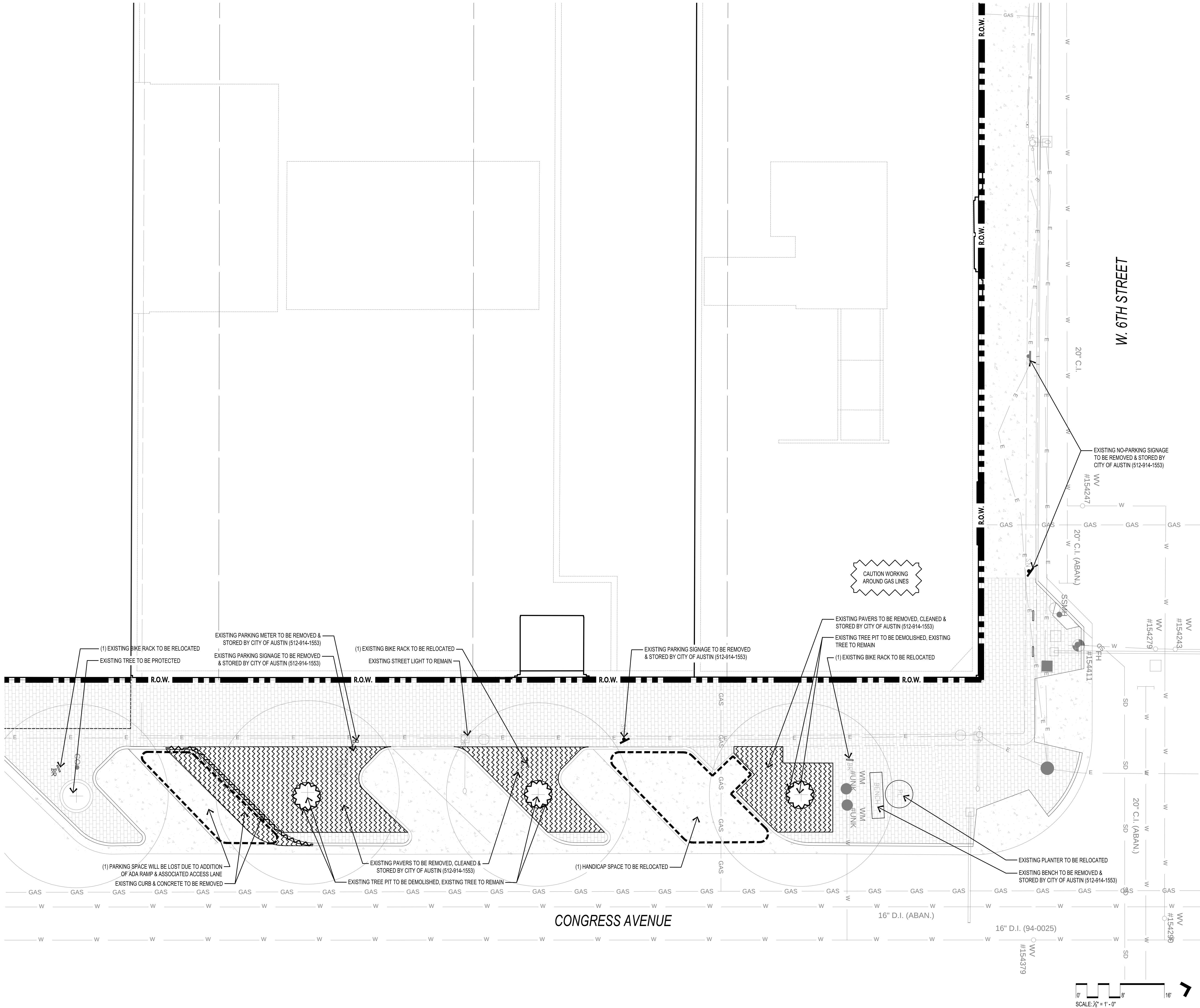
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L 201



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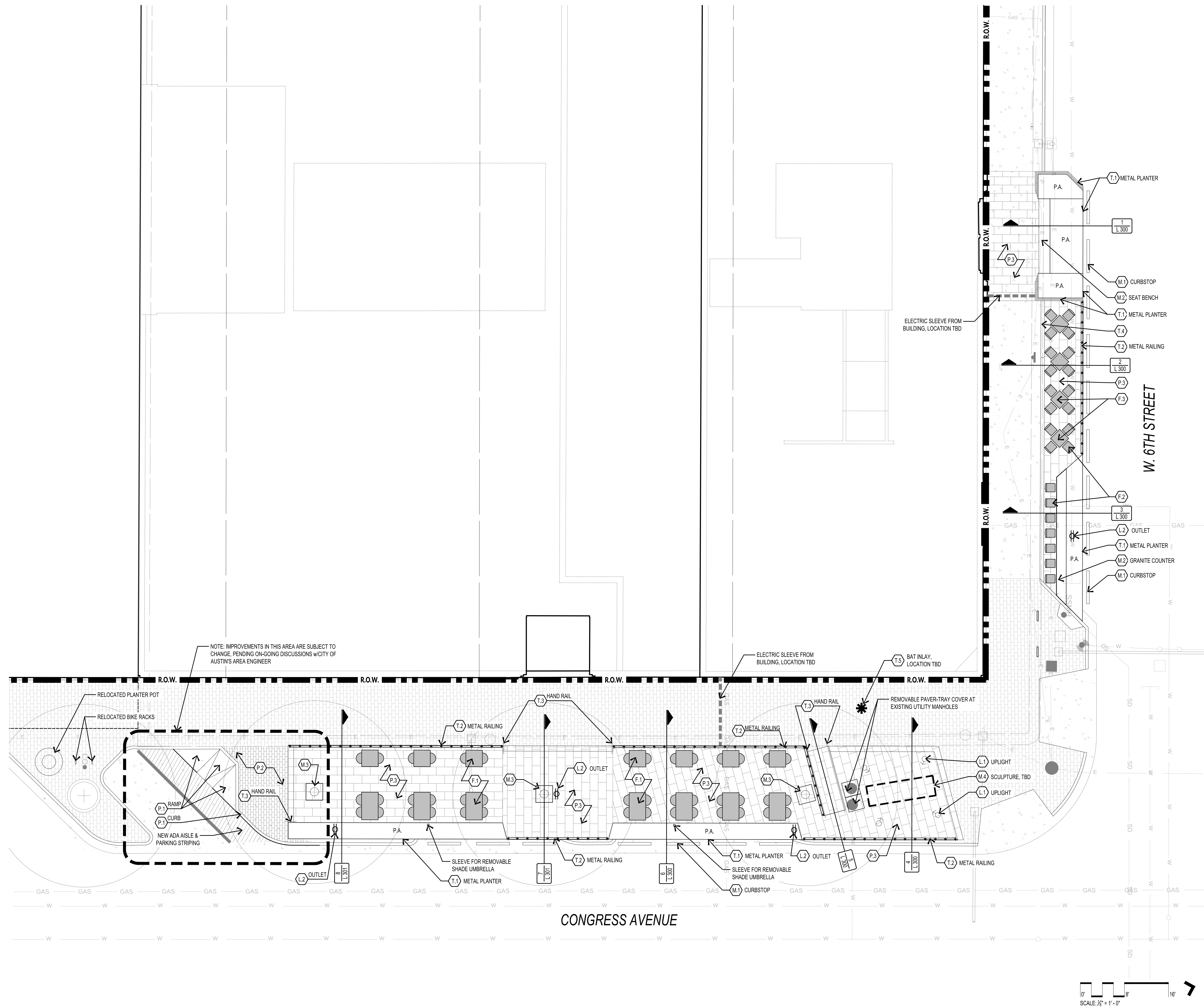
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daniel.woodroffe 2285

sheet title:
landscape site plan

sheet number:

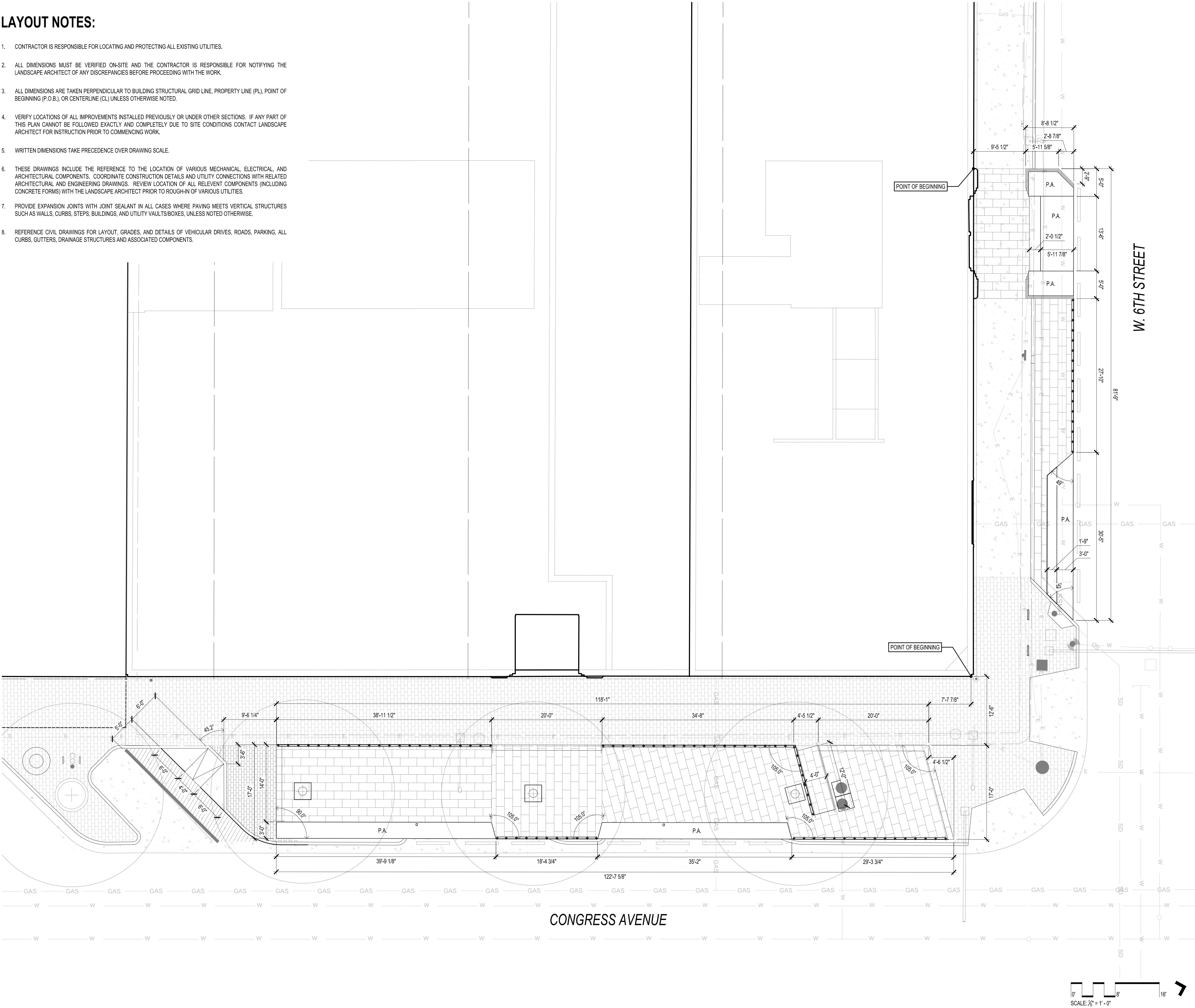
L 202

101 W. 6th Street, Austin, Texas



LAYOUT NOTES:

- CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES.
- ALL DIMENSIONS MUST BE VERIFIED ON-SITE AND THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
- ALL DIMENSIONS ARE TAKEN PERPENDICULAR TO BUILDING STRUCTURAL GRID LINE, PROPERTY LINE (PL), POINT OF BEGINNING (P.O.B.), OR CENTERLINE (CL) UNLESS OTHERWISE NOTED.
- VERIFY LOCATIONS OF ALL IMPROVEMENTS INSTALLED PREVIOUSLY OR UNDER OTHER SECTIONS. IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED EXACTLY AND COMPLETELY DUE TO SITE CONDITIONS CONTACT LANDSCAPE ARCHITECT FOR INSTRUCTION PRIOR TO COMMENCING WORK.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWING SCALE.
- THESE DRAWINGS INCLUDE THE REFERENCE TO THE LOCATION OF VARIOUS MECHANICAL, ELECTRICAL, AND ARCHITECTURAL COMPONENTS. COORDINATE CONSTRUCTION DETAILS AND UTILITY CONNECTIONS WITH RELATED ARCHITECTURAL AND ENGINEERING DRAWINGS. REVIEW LOCATION OF ALL RELEVANT COMPONENTS (INCLUDING CONCRETE FORMS) WITH THE LANDSCAPE ARCHITECT PRIOR TO ROUGH-IN OF VARIOUS UTILITIES.
- PROVIDE EXPANSION JOINTS WITH JOINT SEALANT IN ALL CASES WHERE PAVING MEETS VERTICAL STRUCTURES SUCH AS WALLS, CURBS, STEPS, BUILDINGS, AND UTILITY VAULTS/BOXES, UNLESS NOTED OTHERWISE.
- REFERENCE CIVIL DRAWINGS FOR LAYOUT, GRADES, AND DETAILS OF VEHICULAR DRIVES, ROADS, PARKING, ALL CURBS, GUTTERS, DRAINAGE STRUCTURES AND ASSOCIATED COMPONENTS.



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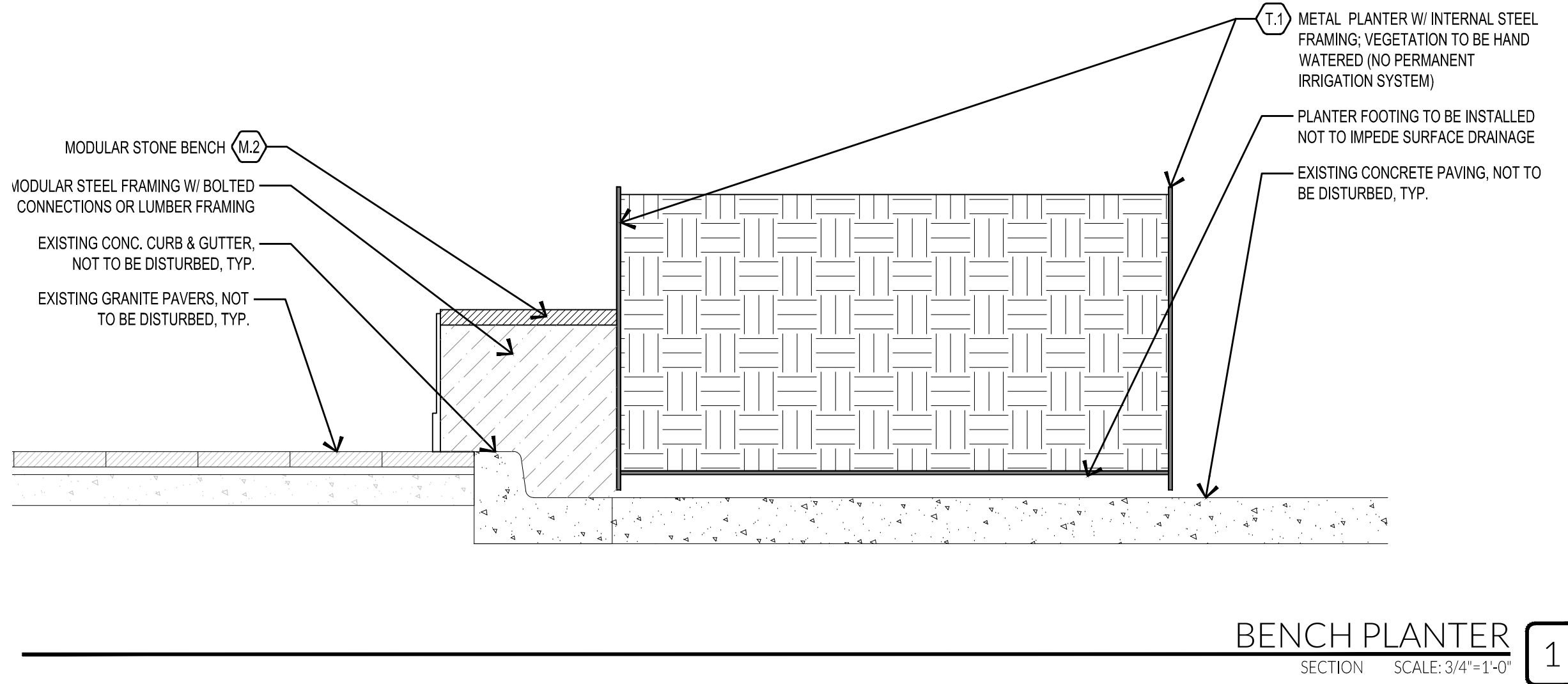
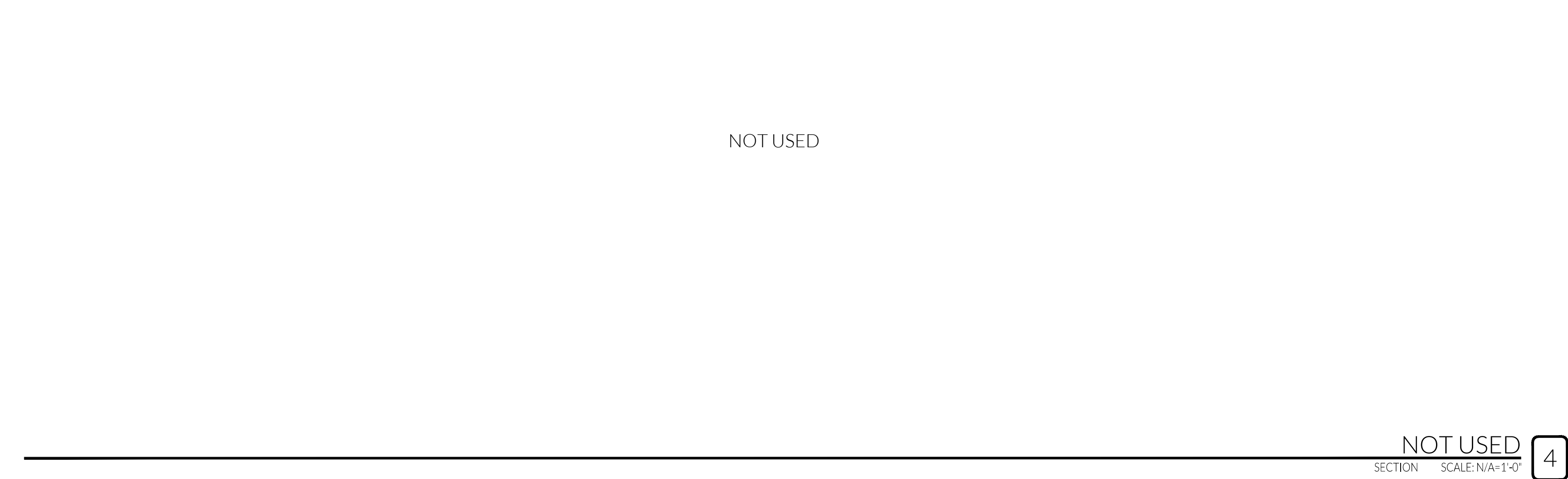
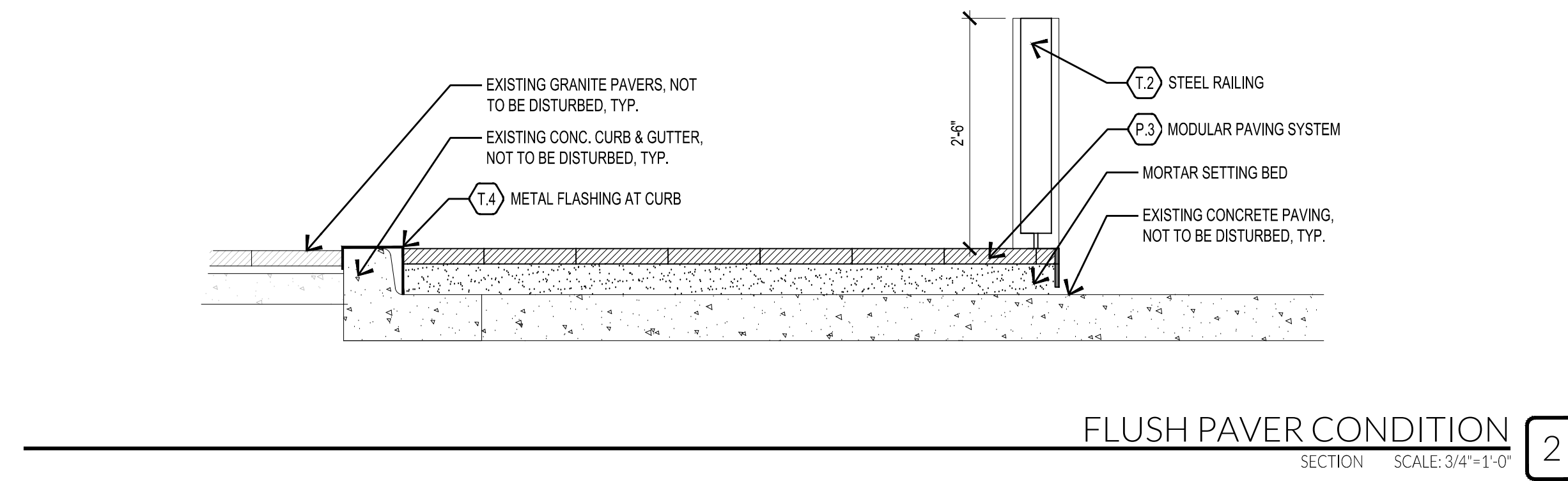
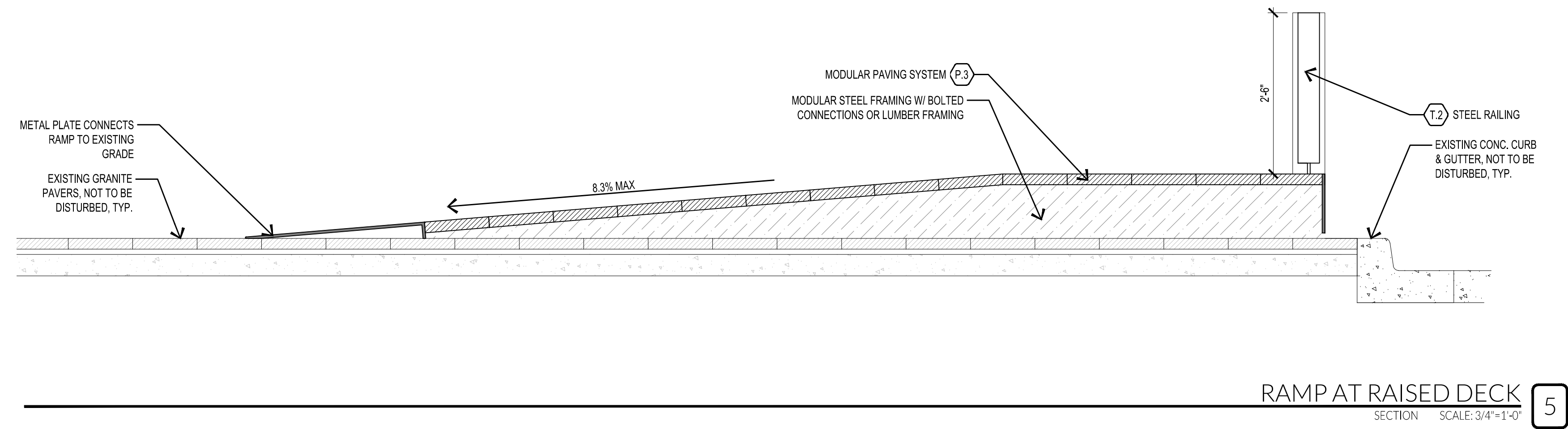
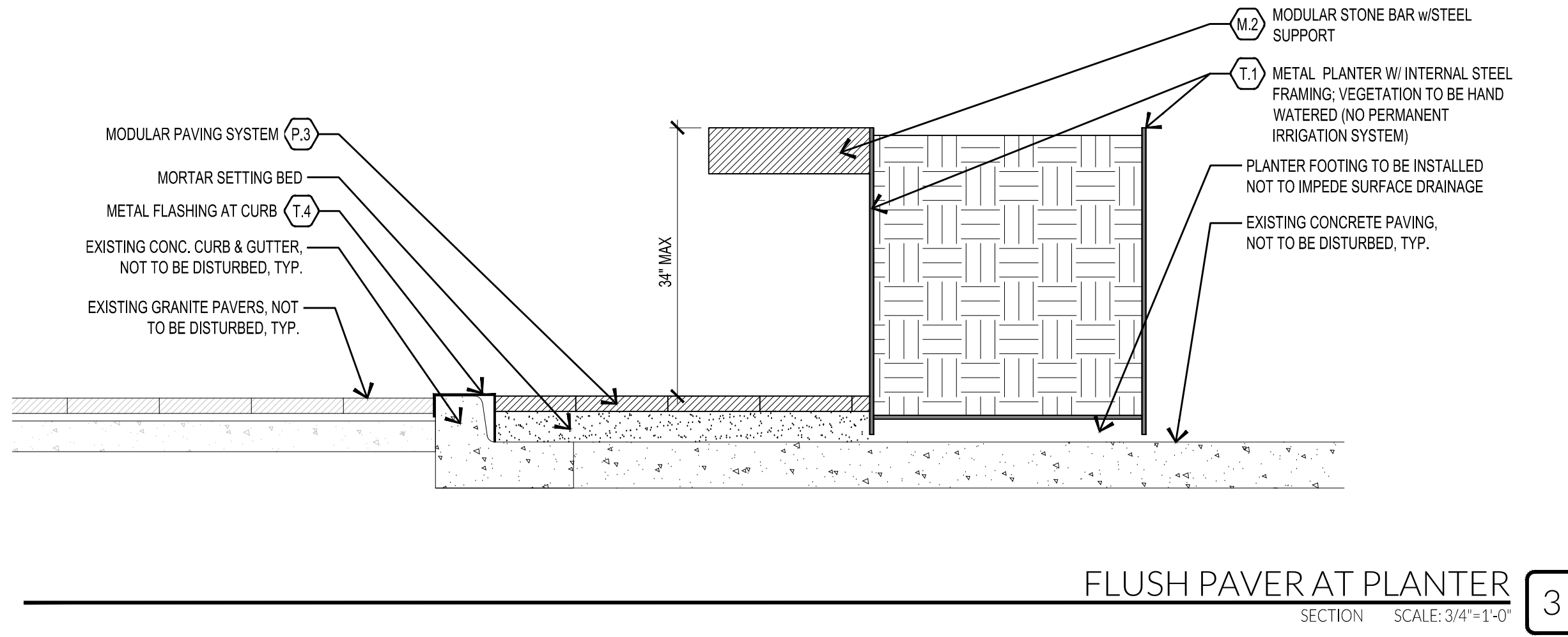
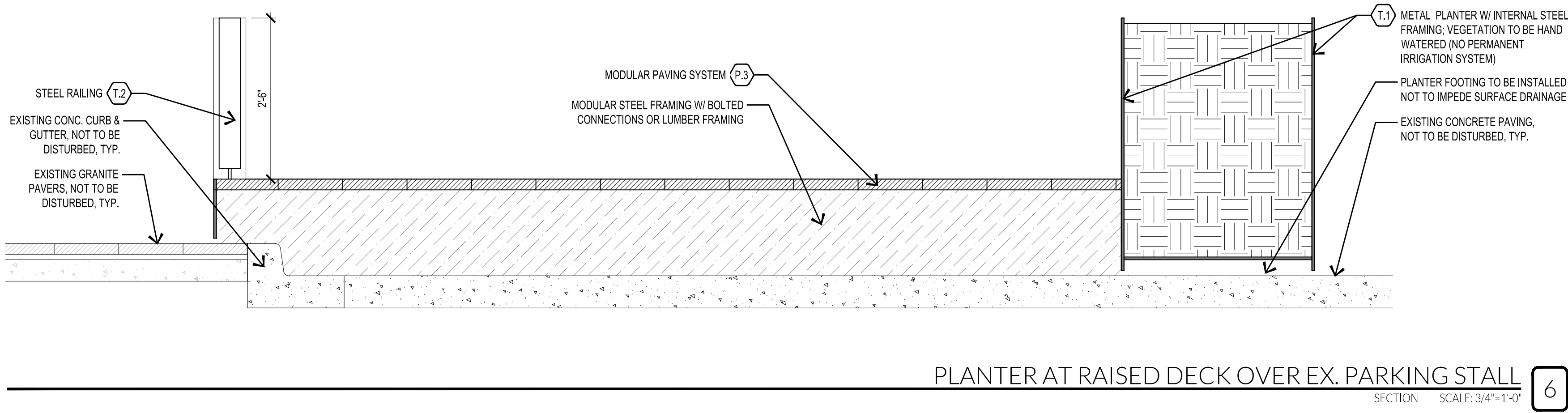
sheet title:
dimension &
layout plan

sheet number:
L 203

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sitework details

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L 300

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Scarborough Patios

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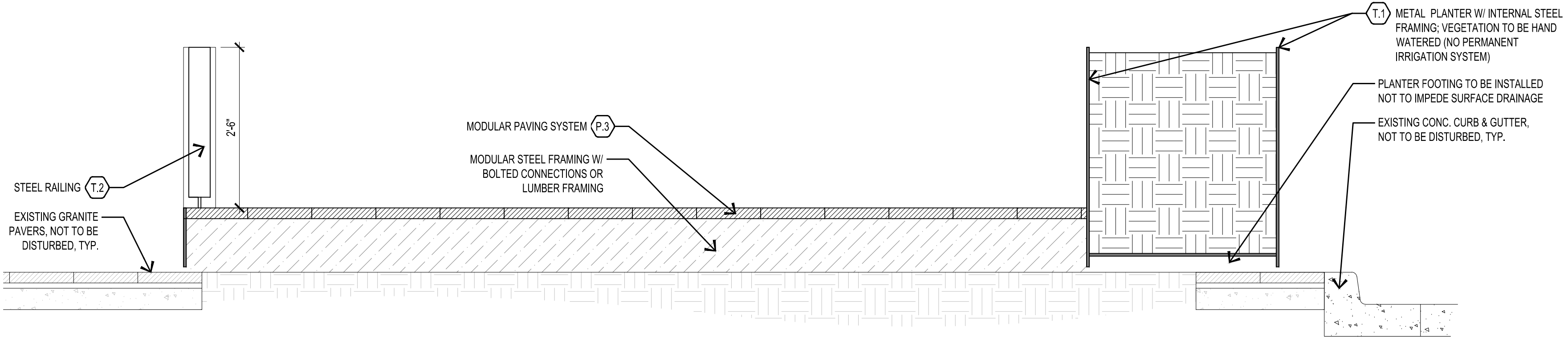
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sitework details

sheet number:

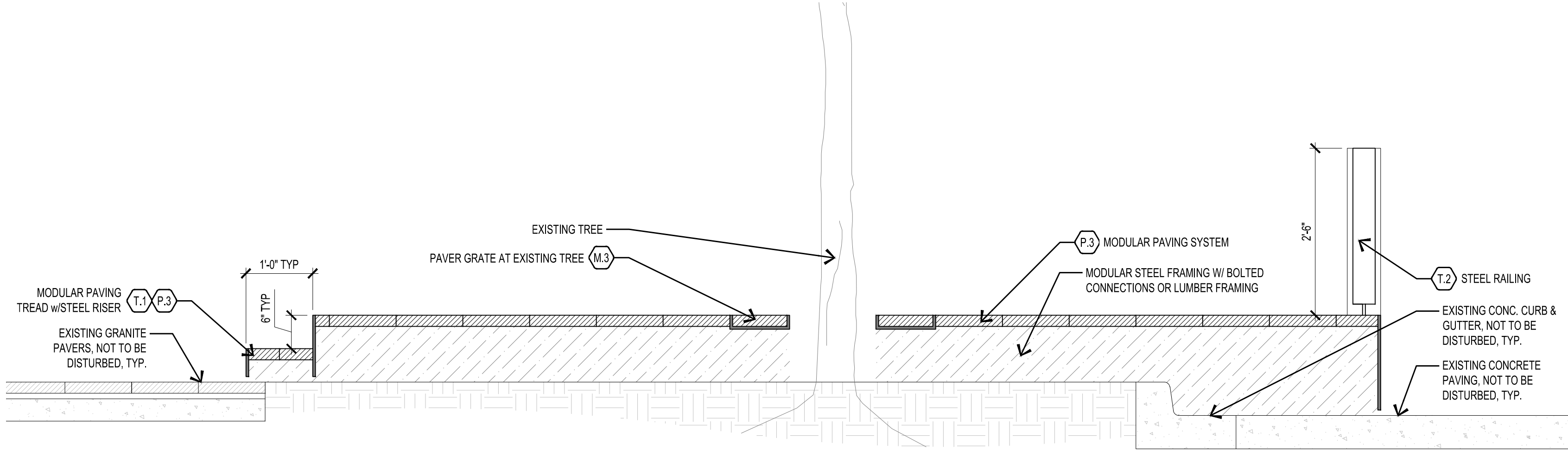
L 301



PLANTER AT RAISED DECK OVER SIDEWALK

SECTION SCALE: 3/4"=1'-0"

8



EX. TREE AT RAISED DECK

SECTION SCALE: 3/4"=1'-0"

7

NOTE: RENDERINGS ARE TO CONVEY INTENT ONLY. PLANS & DETAILS TO TAKE PRECEDENT OVER RENDERINGS.

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concept renderings

sheet number:

CONTRACTOR RESPONSIBILITIES

- QUESTIONS, DISCREPANCIES, MODIFICATIONS

- #### QUALITY OF WORK AND MATERIAL

-  • **PLANTING MIX NOTES:**
- For all landscape areas assume plant material sizes and spacing as follows:
- Shrubs and Groundcover
50% 5 gal plant material 30" on center
30% 3 gal plant material 24" on center
20% 1 gal plant material 18" on center
- Plant material species will be defined in future drawing sets. The plant palette will be urban native/adaptive in concept and will include standard species located in the Austin Grow Green Guide.



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sheet title:
planting plan,
details, & notes

sheet number:

L 400

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0' 8' 16'

SCALE: $\frac{1}{8}'' = 1' - 0''$

