

LANDSCAPE ARCHITECTURAL DOCUMENTS FOR:

# VILLAS AT BRIDGEVILLE AMENITY AREA

SUSSEX COUNTY, BRIDGEVILLE, DELAWARE  
PROJECT #16006

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## CLIENT

BROOKFIELD PROPERTIES DEVELOPMENT  
3201 JERMANTOWN RD.  
SUITE 150  
FAIRFAX, VA 22030  
TEL: (703) 270-1400

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## CIVIL ENGINEER/ENV. SERVICES

RAUCH, INC.  
106 N. HARRISON ST.  
EASTON, MD 21601  
TEL: (410) 770-9081

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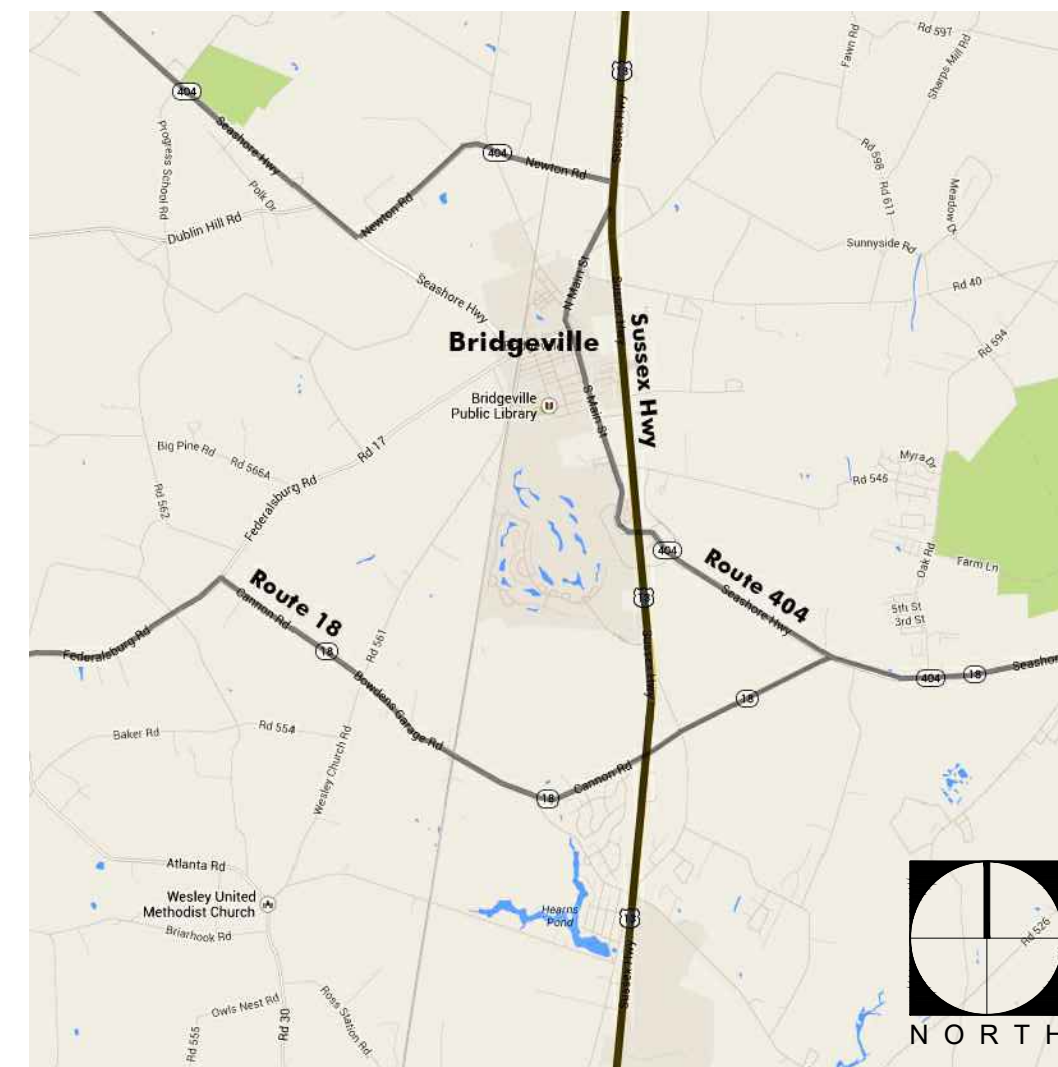
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## LANDSCAPE ARCHITECT

LD7 STUDIO  
4041 UNIVERSITY DRIVE  
SUITE 202  
FAIRFAX, VA 22030  
TEL: (703) 448-3717

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VICINITY MAP  
NOT TO SCALE

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## ISSUED FOR:

| ISSUED DATE | DESCRIPTION           |
|-------------|-----------------------|
| 01.14.22    | HUD SUBMISSION        |
| 08.03.22    | UPDTD. HUD SUBMISSION |

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## REVISION INDEX

| REVISION DATE | REVISED ITEM DESCRIPTION |
|---------------|--------------------------|
| MM.DD.YY      | (DESCRIPTION)            |

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# MATERIAL GRAPHICS

|  |  |  |  |
|--|--|--|--|
|  | CONCRETE                                     |  | FABRIC SEPARATOR                             |
|  | COMPACTED AGGREGATE SUB-BASE                 |  | STEEL / IRON                                 |
|  | SAND   |  | ALUMINUM                                     |
|  | MORTAR                                       |  | BRASS / BRONZE / COPPER                      |
|  | MORTAR NEXT TO SAND SETTING BED              |  | WOOD   |
|  | BRICK / PAVER                                |  | MULCH  |
|  | DRAINAGE GRAVEL                              |  | PLASTIC                                      |
|  | SOIL / COMPACTED SOIL / UNDISTURBED SUBGRADE |  | ARCHITECTURAL PRECAST                        |
|  | STRUCTURAL / PLANTING / LIGHTWEIGHT SOIL     |  | WELDED WIRE REINFORCEMENT                    |
|  | EXPANSION JOINT W/ BACKER ROD                |  | CMU  |
|  | REBAR  |  | RIGID INSULATION W/ OPEN JOINTS FOR DRAINAGE |
|  | STONE  |  | BRICK / CONCRETE PAVER RUNNING BOND          |
|  | ASPHALT CONCRETE W/ NEOPRENE TACK COAT       |  | BRICK / CONCRETE PAVER HERRINGBONE           |

## GRADING ABBREVIATIONS

|           |                            |
|-----------|----------------------------|
| FFE or FF | FINISHED FLOOR ELEVATION   |
| BC        | BOTTOM OF CURB             |
| BOC       | BACK OF CURB               |
| BP        | BREAK POINT                |
| BS        | BOTTOM OF STEP             |
| BW        | BOTTOM OF WALL             |
| CB        | CATCH BASIN                |
| CBA       | CATCH BASIN - ATRIUM       |
| CBF       | CATCH BASIN - FLAT         |
| C/S       | CROSS SLOPE                |
| DIA       | DRAIN INLET - ATRIUM       |
| DIF       | DRAIN INLET - FLAT         |
| DD        | DECK DRAIN                 |
| EX        | EXISTING                   |
| FFE or FF | FINISHED FLOOR ELEVATION   |
| FG        | FINISHED GRADE             |
| FS        | FINISHED SURFACE           |
| FOC       | FACE OF CURB               |
| GP        | GUTTER PAN                 |
| HP        | HIGH POINT                 |
| HWL       | HIGH WATER LEVEL           |
| INV       | INVERT                     |
| LP        | LOW POINT                  |
| MH        | MANHOLE                    |
| NWL       | NORMAL WATER LEVEL         |
| RIM       | RIM ELEVATION              |
| SL        | SWALE LINE                 |
| TOS       | TOE OF SLOPE               |
| TOW       | TOP OF BANK                |
| TC        | TOP OF CURB, TOP OF COPING |
| TF        | TOP OF FENCE               |
| TS        | TOP OF STEP                |
| TW        | TOP OF WALL                |
| TWW       | TOP OF WATER WEIR          |

## LAYOUT ABBREVIATIONS

|           |                       |
|-----------|-----------------------|
| +/-       | PLUS OR MINUS         |
| ALN       | ALIGN                 |
| BC or BOC | BACK OF CURB          |
| BL        | BASE LINE             |
| BM        | BENCHMARK             |
| BOW       | BACK OF WALL          |
| BS        | BOTTOM OF STEP        |
| BW        | BOTTOM OF WALL        |
| CL        | CENTERLINE            |
| CNR       | CORNER                |
| COW       | CENTER OF WALL        |
| CTR       | CENTER                |
| DIA       | DIAMETER              |
| DIM       | DIMENSION             |
| EQ        | EQUAL                 |
| ESMT      | EASEMENT              |
| EX        | EXISTING              |
| FOB       | FACE OF BUILDING      |
| FOC       | FACE OF CURB          |
| FOW       | FACE OF WALL          |
| I.D.      | INSIDE DIAMETER       |
| MAX       | MAXIMUM               |
| MIN       | MINIMUM               |
| O.C.      | ON CENTER             |
| O.D.      | OUTSIDE DIAMETER      |
| PAR       | PARALLEL              |
| PERP      | PERPENDICULAR         |
| P.I.      | POINT OF INTERSECTION |
| POB       | POINT OF BEGINNING    |
| P.T.      | POINT OF TANGENCY     |
| PL        | PROPERTY LINE         |
| R or RAD  | RADIUS                |
| REF       | REFERENCE LINE        |
| ROW       | RIGHT-OF-WAY          |
| STA       | STATION POINT         |
| TC        | TOP OF CURB           |
| TOC       | TOP OF CAP            |
| TS        | TOP OF STEP           |
| TW        | TOP OF WALL           |

# LEGEND

|  |                               |
|--|-------------------------------|
|  | EXISTING INTERMEDIATE CONTOUR |
|  | EXISTING INDEX CONTOUR        |
|  | PROPOSED INTERMEDIATE CONTOUR |
|  | PROPOSED INDEX CONTOUR        |
|  | EXISTING SPOT GRADE           |
|  | PROPOSED SPOT GRADE           |
|  | ELEVATION                     |
|  | STATION POINT                 |
|  | EASEMENT (PUE, PIE, ETC.)     |
|  | CENTER LINE                   |
|  | PROPERTY LINE                 |
|  | RIGHT OF WAY                  |
|  | LOT LINE                      |
|  | CENTER LINE OF SWALE          |
|  | EXPANSION JOINT               |
|  | STEP                          |
|  | EXISTING LIGHT                |
|  | PROPOSED POLE LIGHT           |
|  | PROPOSED PEDESTRIAN LIGHT     |
|  | PROPOSED WALL LIGHT           |
|  | PROPOSED BOLLARD              |
|  | PROPOSED FOUNTAIN LIGHT       |
|  | PROPOSED FLOODLIGHT           |
|  | PROPOSED UPLIGHT              |
|  | PROPOSED STEP LIGHT           |
|  | SLAB DRAIN                    |
|  | SURFACE DRAIN / YARD DRAIN    |
|  | TRENCH DRAIN                  |
|  | PLANT CALLOUT                 |
|  | MATERIAL OR DETAIL CALLOUT    |
|  | ELEVATION CALLOUT             |
|  | SECTION CALLOUT               |

# TITLE 16 - HEALTH AND SAFETY DELAWARE ADMINISTRATIVE CODE

Dept. of Health and Social Services  
Division of Public Health  
4400 Health Systems Protection  
4464 Public Swimming Pools

*<The following are excerpts from the State of Delaware Public Swimming Pools Code. Please refer to the official Code for more detailed information.>*

### 3.0 PREOPERATIONAL REQUIREMENTS:

- Plans and specification for submission shall be legible and on paper no larger than 30" x 42" size. See Code for specific pool information to be provided for submission.

### 5.0 OPERATIONAL REQUIREMENTS:

- Any overhead wiring not inside an electrical conduit shall not pass over any part of the deck or an area within twenty (20) feet of the nearest edge of the pool.
- Underwater seat benches may be permitted in areas where the water depth is five (5) feet or less provided that:
  - the maximum water depth over the seat bench is twenty-four (24) inches;
  - the seat bench is completely recessed; the outer edge of the seat bench shall be outlined in contrasting color by solid marking line at least one (1) inch wide;
  - the bench surface is slip resistant.
- The pool floor slope shall not exceed one (1) foot in twelve (12) feet (1":12') where the water depth is five (5) feet or less, and shall not exceed one (1) foot in three (3) (1":3') where the water depth is greater than five (5) feet.
- All pools, with the exception of diving pools, shall have a minimum depth in the shallow area of three (3) feet and a maximum depth of four (4) feet.
- LADDERS AND STEPS:
  - All pool shall have at least two entry/exit points (ladders or steps), one (1) for each end.
  - Any pool with water deeper than five (5) feet shall have at least two (2) ladders in the deep end.
  - Any pool with a perimeter greater than two hundred twenty-five (225) feet shall have one (1) additional ladder or set of steps for each additional seventy-five (75) feet of perimeter or fraction thereof.
  - Where steps are provide, they shall either be recessed or located in a corner.
  - All steps shall have a minimum tread length of twenty-four (24) inches, a tread of at least ten (10) inches and a uniform height of not more than twelve (12) inches, with the exception of either the top or bottom tread which may vary a two (2) inches.
  - If steps are less than four (4) feet wide the handrail shall be located at the side and if the steps are four (4) feet wide or wider, the handrail shall be located in the center.
- DECKS AND WALKWAYS:
  - Every pool shall have a continuous unobstructed deck at the rim level around the entire perimeter.
  - The deck shall be no less than four (4) feet wide at any point, measured from the pool edge.
  - For outdoor pools, the area of the deck shall be at least equal to the area of the pool water surface, and for indoor pools, the areas of the deck shall be at least equal to two thirds (2/3) of the pool water surface.
  - A minimum width of four (4) feet shall be provided behind lifeguard stand and the ladders/steps of all diving boards.
  - Walkways shall be provided from the deck to all pool sanitary and bathhouse facilities.
  - In computing the minimum deck area for adjacent pools, no area of the deck shall be considered serving both pools.
- WET DECK / WALKWAY AREAS:
  - Shall be constructed of concrete or other approved material which has an impervious slip resistant surface, can be easily cleaned, and is installed such that there are not hazards to patrons or their bare feet.
- ARTIFICIAL LIGHTING:
  - Shall be provided at all pools which do not have adequate natural lighting or which are to be used for evening/night swimming.
  - Outdoor pools shall provide at least thirty (30) foot-candles and indoor pool shall provide at least fifty (50) foot-candles of illumination at the water surface.
- HOSE BIBS:
  - A sufficient number of hose bibs shall be provided and located such that all parts of the deck area, the pump/filter room, and the bathhouse facilities are easily reachable with a fifty (50) foot hose, with the hose passing over or through the pool water.
  - Hose bibs shall be located at the edge of the deck such that they do not constitute a tripping hazard and shall be equipped with vacuum breaker or other approved backflow prevention devices.
- TREES, AND AREAS AND PLANTED AREAS:
  - Trees at the pool site prior to construction shall not be permitted inside the pool fences. Sand areas and other nongrass / sodded areas designed for bathers access shall not be permitted inside the pool fence or room.
  - Provisions shall be made so that bathers returning to the pool deck form these areas are routed pas a foot rinse shower.
  - Flower beds, shrubs and other similar planted areas may be permitted inside the pool fence or room if all of the following conditions are satisfied:
    - There shall be a separation distance of at least ten (10) feet between edge of pool and edge of planted area;
    - The planted area shall be designed such that regular maintenance can be easily accomplished;
    - All planted area drainage shall be conducted away from the pool in a manner that will not create muddy, hazardous, or objectionable conditions;
    - The planted area shall be designed to discourage patron entry.
- SANITARY / BATHHOUSE FACILITIES:
  - All pools shall have at least one (1) permanent water closet with lavatory for the lifeguard/attendant, which is accessible when the pool is open and is located contiguous to the pool deck or pool room.
  - All pools shall provide the following permanent sanitary/bathhouse facilities location contiguous to the pool deck or pool room:
    - One fixture set for each sex when the pool surface water area is up to 2000 square feet;
    - Two fixture sets for each sex when the pool water surface area is over 2000 to 4000 square feet;
    - Three fixture sets for each set when the pool water surface area is over 4000 to 6000 square feet;
    - Four fixture sets for each sex when the pool water surface area is over 6000 to 8000 square feet;
    - For pools greater than eight thousand (8000) square feet, on additional fixture set for each sex shall be provided for each additional fourth thousand (4000) square feet, or fraction thereof.
  - All bathhouse facilities shall be at the same elevation as the pool deck or at an elevation that is accessible with a ramp having a slope that shall not exceed one (1) inch per foot and should not exceed one (10) inch per twenty (20) inches.
- FOOT RINSE SHOWER:
  - All outdoor pools, except those where the bathers must go through the bathhouse in order to reach the deck, shall have a foot rinse shower at each patron entry point.
  - In order to prevent standing water, the deck discharge area shall slope toward a drain or an area where the water will have a free unobstructed flow to points of disposal.
  - The foot rinse sower should: be a shower head, be approximately twelve (12) to twenty-four (24) inches above the deck; have an automatic shut off valve when released; and point toward the deck at approximately a forty five (45) degree angle.
  - Foot baths (standing water in which patron rinse their feet) shall be prohibited.
- DRINKING FOUNTAIN / FOOD AND BEVERAGE FACILITIES:
  - At least one (1) sanitary type (guarded angle jet) drinking fountain in good working order shall be provided and shall be easily accessible and located inside the pool fence.
  - Food and beverage service facilities that are inside the pool fence or room shall not be located within twenty (20) feet of the pool edge. If permitting is required, all such facilities shall be licensed by the Division or appropriate authority.
  - Food and beverages shall not be permitted within four (4) feet of the pool edge.
  - Glass and other breakable containers, utensils, etc., shall be prohibited within the pool fence, pool room or bathhouse facilities.

### ESCUTHEON PLATES:

- All anchor bolts shall be covered by escutcheon plates.

### 9.0 OPERATION, MAINTENANCE, GENERAL SANITATION, PERSONNEL, SUPERVISOR AND SAFETY

- LIFEGUARD / ATTENDANT/LIFEGUARD STAND:
  - Unless exempted by 16 DEL.C. each pool that is greater than four (4) feet deep (any portion) shall have a lifeguard on duty when the pool is open.
  - If none of the pools at a facility require a lifeguard based on depth, each pool, with the exception of those exempted by 16 Del. C., shall have an attendant on duty when the pool is open.
  - Any exempted pool or any pool with a maximum depth of four (4) feet to does not have a lifeguard or attendant on duty shall conspicuously post the following sign at the pool entrance(s) and at least one (1) other location inside the pool room/fence: **"WARNING NO LIFEGUARD ON DUTY"** in letters at least four (4) inches high along with **"CHILDREN UNDER THE AGE OF SIXTEEN (16) SHOULD BE ACCOMPANIED BY A PARENT OR GUARDIAN"** in letters at least one (1) inch high.
  - All pools with a water surface area greater than two thousand (2000) square feet shall have at least one lifeguard stand.
- POOL SECURITY:
  - All outdoor pools shall be enclosed by a fence which provided a barrier that is at least four (4) feet high everywhere (six (6) feet recommended), measured from the ground level outside the fence.
  - All pool fences shall be equipped with a locking gate which shall be locked when the pool is closed.
- SAFETY EQUIPMENT:
  - Telephone:
    - Each facility shall have a functional telephone or other communication device that is hard-wired and capable of directly dialing 911 or function as an emergency notification system.
    - It shall be conspicuously provided and accessible to aquatic venue users such that it can be reached immediately.
    - A permanent sign providing emergency dialing directions and the aquatic facility address shall be posted and maintained at the emergency telephone, system or device.
      - First Aid Kit:
        - An adequate supply of first aid supplies shall be continuously stocked (see office Code for list of items to be included in first aid kit).
      - The public pool shall have designated locations for emergency and first aid equipment.
        - Signage:
          - Shall be provided at the aquatic facility or each aquatic venue, as necessary, which clearly identifies: first aid location, emergency dialing instructions, management contact information, and hours of operation.
          - Other Safety Equipment:
            - In addition to the above, all pools without a lifeguard on duty (those exempted by 16 Del.C.) shall also be equipped with the following safety equipment which shall be easily accessible:
              - One (1) or more lightweight poles at least twelve (12) and not more than fifteen (15) feet long, and equipped with a shepherd's hook.
              - One (1) ring buoy at least eighteen (18) to twenty-four (24) inches in diameter attached to at least fifty (50) feet of rope.
              - One (1) rigid backboard (longboard) with at least three (3) attached ties/straps which is compatible for transport in the Delaware State Police MED-E-VAC helicopter, meets the design requirements of Emergency Medical Services, and is approved by the Division.
- 13.0 SPRAY PADS
  - Except as otherwise noted previously in this Section, spray pads shall comply with all other requirements of these Regulations.
  - Surface shall be slip-resistant and easily cleanable surface.
  - Any manufactured surfacing shall be deemed suitable by the manufacturer for aquatic and chlorinated environments.
  - Spray Pads shall be properly sloped so that only the water from the pad flows back to the collection tank. Adjacent areas to the spray pad shall be sloped away from the collection drains.
  - The slope of the Spray Pad shall be sufficient to prevent standing water from collection on the pad.
  - The size, number and locations of the spray pad drains shall be determined and specified so as to assure water does not accumulate.

**LD7 Studio**  
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VILLAS AT BRIDGEVILLE  
AMENITY AREA  
SUSSEX COUNTY, BRIDGEVILLE, DELAWARE  
BROOKFIELD PROPERTIES DEVELOPMENT



**Professional Certification:**  
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Landscape Architect under the laws of the State of Delaware.

License No. S1-000615  
Expiration Date: 01/31/23

THIS DOCUMENT AND THE DESIGN AND DESIGN INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF LD7 STUDIO, LLC AND IS NOT TO BE COPIED, REPRODUCED, IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF LD7 STUDIO, LLC.

REVISIONS:

|                   |          |
|-------------------|----------|
| HUD SBMSSN.       | 01.14.22 |
| UPD TD HUD SBMSSN | 08.03.22 |

## GENERAL NOTES

DESIGN: DL  
DRAWN: TH  
CHECKED: DL

SCALE: Viewport Scale

PROJECT NO: 16006  
DATE: 00.00.00

# L001



GENERAL NOTES

GENERAL LANDSCAPE NOTES

THE WORK CONSISTS OF THE PROVISION OF ALL MATERIALS AND WORK AS CALLED FOR ON THE LANDSCAPE PLANS, SPECIFICATIONS AND AS HEREIN SPECIFIED. THIS WORK SHALL INCLUDE, BUT IS NOT LIMITED TO, THE SUPPLYING OF ALL PLANT MATERIALS SPECIFIED, THE FURNISHING OF ALL LABOR, EQUIPMENT, WATER, ELECTRICITY, EQUIPMENT AND ALL MATERIALS CALLED FOR AND IN PERFORMING ALL OPERATIONS IN CONNECTION WITH THE LANDSCAPE INSTALLATION. FURTHER, THE WORK SHALL INCLUDE MAINTAINING OF ALL PLANTS AND PLANTING AREAS UNTIL FINAL ACCEPTANCE BY THE OWNER AND FULFILLING ALL GUARANTEE PROVISIONS. THE LANDSCAPE CONTRACTOR SHALL ASSIGN A QUALIFIED PROJECT MANAGER AND FIELD SUPERVISOR TO WORK DIRECTLY WITH THE LANDSCAPE ARCHITECT AND SUPERVISE THE WORK AT ALL TIMES THROUGH FINAL OWNER ACCEPTANCE. ALL INSTALLATION OF PLANT MATERIAL SHALL COMPLY WITH APPLICABLE JURISDICTIONAL CODES. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS ASSOCIATED WITH HIS WORK.

- ALL ON-SITE EXISTING CONDITIONS INCLUDING SURFACE AND SUBSURFACE UTILITIES, GRADES, DIMENSIONS AND SOIL CONDITIONS SHALL BE VERIFIED BY THE LANDSCAPE CONTRACTOR BEFORE CONSTRUCTION BEGINS. THE LANDSCAPE CONTRACTOR SHALL BECOME FAMILIAR WITH ALL PLANS PREPARED BY OTHERS THAT AFFECT THE LANDSCAPE AND IRRIGATION WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
EVERY POSSIBLE SAFEGUARD SHALL BE TAKEN TO PROTECT BUILDING SURFACES, EQUIPMENT, FURNISHINGS AND EXISTING PLANTING AREAS TO REMAIN INCLUDING LAWN. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSON OR PROPERTY THAT MAY OCCUR AS A RESULT OF NEGLIGENCE IN THE EXECUTION OF THE CONTRACTOR'S WORK.
THE CONTRACTOR SHALL INTERFACE WITH OTHER WORK BEING PERFORMED BY OTHER CONTRACTORS. IT WILL BE NECESSARY FOR THE CONTRACTOR TO COORDINATE AND SCHEDULE ACTIVITIES, WHERE NECESSARY, WITH OTHER CONTRACTORS AND THEIR SUBCONTRACTORS. THE LANDSCAPE CONTRACTOR SHALL INSURE THAT THEIR WORK DOES NOT IMPACT ESTABLISHED OR PROJECTED DRAINAGE PATTERNS.
PRIOR TO PLANTING INSTALLATION, THE CONTRACTOR SHALL CONFIRM THE AVAILABILITY OF ALL THE SPECIFIED PLANT MATERIALS AND MAKE ARRANGEMENTS WITH THE LANDSCAPE ARCHITECT TO REVIEW AND MUTUALLY FIELD TAG AGREED UPON PLANT MATERIALS AT LEAST 2 WEEKS PRIOR TO PROCUREMENT AND DELIVERY TO THE JOB SITE. REPRESENTATIVE THE LANDSCAPE ARCHITECT MAY ALLOW SAMPLES OF SHRUBS AND GROUND COVER TO BE PROVIDED BY THE LANDSCAPE CONTRACTOR IN LIEU OF FIELD VISITS.
ALL PLANT MATERIAL SHALL MEET OR EXCEED THE REQUIREMENTS IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK, CURRENT APPROVED VERSION.
ALL PLANT MATERIAL SIZES SPECIFIED ARE MINIMUM SIZES. ALL CONTAINER AND TREE CALIPER SIZES ARE MINIMUM. CONTAINER OR CALIPER SIZE MAY BE INCREASED IF NECESSARY TO PROVIDE OVERALL PLANT SIZE SPECIFIED.
ALL PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL AT THE JOB SITE BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. WHEN DELIVERED PLANT MATERIAL DOES NOT COMPLY WITH THE REQUIREMENTS, THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT THE PLANTS AND REQUIRE THE LANDSCAPE CONTRACTOR TO REPLACE REJECTED WORK AND CONTINUE SPECIFIED MAINTENANCE UNTIL RE-INSPECTED AND FOUND TO BE ACCEPTABLE. THE LANDSCAPE CONTRACTOR SHALL REMOVE REJECTED PLANTS AND MATERIALS FROM THE PLANTING SITE WITHIN 48 HOURS AND REPLACE WITH ACCEPTABLE MATERIALS.
NO PLANT SUBSTITUTIONS WILL BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT. IF SPECIFIED PLANT MATERIALS ARE NOT AVAILABLE, IDENTIFY THE EXTENT AND QUANTITY IN WRITING TOGETHER WITH A RECOMMENDED SUBSTITUTION THAT MEETS OR EXCEEDS THE INITIAL REQUIREMENT.
THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING EXISTING VEGETATION AS REQUIRED AND PREPARING PLANTING AREAS PRIOR TO INSTALLATION OF PLANT MATERIALS.
THE LANDSCAPE CONTRACTOR SHALL TEST PROJECT SOILS TO VERIFY THAT THE SOILS ON-SITE ARE ACCEPTABLE FOR PROPER GROWTH OF PLANT MATERIALS AND ADEQUATE DRAINAGE IN PLANT BEDS AND PLANTERS. THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE LOCATION, AND PROCUREMENT OF EXISTING ON-SITE SOIL SAMPLES WITH THE LANDSCAPE ARCHITECT. REPRESENTATIVE SAMPLES SHALL BE SUBMITTED TO A CERTIFIED TESTING LABORATORY FOR ANALYSIS. THE FINDINGS, TOGETHER WITH RECOMMENDATIONS FOR AMENDING THE SOILS SHALL BE REVIEWED AND APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT PRIOR TO DELIVERY AND INSTALLATION OF PLANT MATERIALS AT THE JOB.
THE LANDSCAPE CONTRACTOR SHALL INSURE ADEQUATE VERTICAL DRAINAGE IN ALL PLANT BEDS AND PLANTERS. IF NECESSARY TO INSURE DRAINAGE, VERTICAL DRILLING THROUGH HARDPAN AND COMPACTED FILL SHALL BE PERFORMED BY THE CONTRACTOR.
ALL PLANTING BEDS SHALL BE STAKED IN ACCORDANCE WITH THE PLANS AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL PROVIDE STAKES OR IRRIGATION FLAGS TO LOCATE THE EDGES OF ALL SHRUB AND GROUND COVER PLANT BEDS AND INDIVIDUAL TREES. THE CONTRACTOR SHALL FIELD STAKE THE LOCATION OF ALL PLANT BED OUTLINES AND INDIVIDUAL TREES AND OBTAIN THE LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO DELIVERY AND INSTALLATION OF THE PLANT MATERIAL. IF EXISTING CONDITIONS DO NOT ALLOW THE DESIGN TO BE LAID OUT AS SHOWN, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.
ALL PROPOSED TREES SHALL BE INSTALLED EITHER ENTIRELY IN OR ENTIRELY OUT OF PLANTING BEDS. PLANTING BED OUTLINES SHALL NOT BE OBSTRUCTED AND SHALL BE SMOOTH AND FLOWING. IF TREES ARE LOCATED OUTSIDE PLANTING BEDS IN SOD AREAS, MAINTAIN A MINIMUM 3' WIDE OFFSET TO ALLOW FOR MOWERS TO MANEUVER.
THE PLANT QUANTITIES SHOWN ON THE LANDSCAPE CONTRACT DOCUMENTS ARE FOR THE CONVENIENCE OF THE LANDSCAPE CONTRACTOR. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES AND REPORTING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO CONTRACT AWARD AND COMMENCEMENT OF WORK.
THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXTENT OF SOD WORK IN THE FIELD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING GRASS SOD IN THE AREAS SHOWN ON THE PLAN IN SUFFICIENT QUANTITY TO PROVIDE FULL COVERAGE. ADDITIONAL SOD REQUIRED WILL BE ADJUSTED BASED ON A SQUARE FOOTAGE UNIT PRICE. AREAS TO BE SODDED SHALL BE AMENDED PER SOILS REPORT TO PROVIDE REQUIRED NUTRIENTS AND SOIL PH OF BETWEEN 6.0 AND 7.0.
THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING PLANTS, SPACED AS SPECIFIED ON THE PLANT LIST. WHEN INSTALLING SHRUBS IN PLANTING BEDS, SPACING OF MATERIAL SHALL TAKE PRECEDENCE OVER QUANTITY OF MATERIALS INDICATED FOR PLANTING AREAS. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY IF SUCH SITUATIONS ARISE. SHRUB AND GROUND COVER SPACING IS GENERALLY INDICATED ON THE PLANT LIST FOR ALL 'MASS PLANTINGS'. ACCENT SHRUBS AND TREES THAT ARE NOT PART OF MASS PLANTINGS SHALL BE SPACED AS SHOWN ON THE PLANS.
THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STABILITY AND PLUMB CONDITION OF ALL INSTALLED PLANT MATERIALS AND REPLACING ANY DAMAGED PLANT MATERIAL WITH PLANTS OF EQUAL KIND, SIZE AND CONDITION AT NO ADDITIONAL COST TO THE OWNER. NO CHAINS OR CABLES SHALL BE USED WHEN INSTALLING PLANT MATERIALS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PREVENT PLANTS AND TREES FROM FALLING OR BEING BLOWN OVER, AND TO REPLACE ALL PLANTS WHICH ARE DAMAGED DUE TO INADEQUATE GUYING OR STAKING, AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL REMOVE ALL STAKING MATERIALS AT THE END OF THE WARRANTY PERIOD AND DISPOSE OFFSITE.
ALL PLANTING BEDS SHALL BE TOP-DRESSED WITH A 3" THICK MULCH RING PLACED AROUND THE BASE OF THE TRUNK. THE LANDSCAPE SCOPE OF WORK INCLUDES MULCHING AS AN INTEGRAL PART OF THE PROJECT AND NOT AS A SEPARATE COST OR WORKS ITEM.
ALL PLANT MATERIALS SHALL RECEIVE ADEQUATE WATERING BY THE LANDSCAPE CONTRACTOR AS REQUIRED UNTIL THE LANDSCAPE IRRIGATION SYSTEM, IF PROVIDED, IS FULLY OPERATIONAL AND UNTIL FINAL ACCEPTANCE BY OWNER.
THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING EFFECTIVE TRAFFIC CONTROL AND REMOVAL OF ALL DEBRIS AND EXCAVATED BACKFILL OFF-SITE ON A DAILY BASIS AT NO ADDITIONAL COST TO THE OWNER.
SEE LANDSCAPE SPECIFICATIONS FOR FURTHER INSTRUCTIONS.

GENERAL GRADING NOTES

- THE CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE PROJECT PRIOR TO BIDDING THE WORK.
THE JOB SITE WITHIN THE LIMIT OF CONSTRUCTION LINE INDICATED ON THE DRAWINGS HAS BEEN PREVIOUSLY FILLED AND ROUGH GRADED TO AN ELEVATION OF ONE FOOT. THE CONTRACTOR SHALL BE REQUIRED FOR ALL EARTHWORK AND SITE GRADING NECESSARY TO ACHIEVE THE FINISHED GRADES NOTED ON THE GRADING PLANS ACCORDING TO THE SPECIFICATIONS.
NUMEROUS UNDERGROUND UTILITIES, CONDUIT, SLEEVES, DRAINAGE PIPES, ETC., HAVE BEEN PREVIOUSLY INSTALLED OR SCHEDULED FOR FUTURE INSTALLATION BY OTHERS. CONTRACTOR SHALL COORDINATE AND WORK CLOSELY WITH OTHER CONTRACTORS, TRADES, AND THE OWNER'S REPRESENTATIVE TO AVOID DAMAGE TO THESE UNDERGROUND AND AT GRADE ELEMENTS. ANY DAMAGES SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE.
FINISHED GRADE IN PLANTING BED AREAS SHALL BE 2" TO 3" BELOW THE FINISHED ELEVATIONS SHOWN FOR ALL HARDSCAPE SURFACES (SEE DETAILS FOR VARYING CONDITIONS).
ALL UTILITIES, SLEEVES, MANHOLES, OUTFALL STRUCTURES, SWALES, AND OTHER STRUCTURES OR TOPOGRAPHICAL FEATURES SHALL BE FIELD STAKED AND VERIFIED PRIOR TO CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY EXISTING UTILITY WHICH NEEDS TO BE RAISED TO MATCH FINISHED GRADES SHOWN IN THE DRAWINGS.
ALL FILL REQUIRED SHALL BE CLEAN, WELL DRAINING SOIL. FILL SHALL BE CLEAN AND FREE OF ALL MATERIAL HARMFUL TO PLANT GROWTH AND DELETERIOUS MATERIAL SUCH AS ROCKS (LARGER THAN 2" DIA.), COMPACTED CLAY, ROADBED OR SURFACING MATERIAL, MUCK, ROOTS, BRANCHES, ETC.
CONTOURS FOR BERMING SHALL BE SMOOTH, CONTINUOUS ARCS. SIDE SLOPES SHALL BE SMOOTH AND EVEN IN TRANSITION AND VOID OF DEPRESSIONS AND SURFACE IRREGULARITIES. ALL BERMS SHALL HAVE A MAXIMUM SIDE SLOPE OF FOUR FEET (4') HORIZONTAL TO ONE FOOT (1') VERTICAL (IE, 4 TO 1), UNLESS OTHERWISE NOTED.
MAXIMUM SIDEWALK SLOPE SHALL BE 8% AND MEET ALL ACCESSIBILITY REQUIREMENTS. MINIMUM SIDEWALK SLOPE SHALL BE 1%. MAXIMUM SIDEWALK CROSS SLOPE SHALL BE 2% PITCHED TOWARD DRAINAGE STRUCTURE.
ALL PAVEMENT AND LANDSCAPE AREAS OF THE PROJECT SHALL POSITIVELY DRAIN TO DRAINAGE STRUCTURES INDICATED ON THE SITE GRADING AND CIVIL ENGINEERING PLANS.
THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EROSION PROTECTION AND SLOPE STABILIZATION BY OWNER-APPROVED MEANS.
CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY FENCES, BARRICADES, AND SEDIMENT CONTROL DEVICES AS WELL AS MAINTAIN AND REPAIR ANY DAMAGE WHICH MAY IMPEDE THEIR EFFECTIVENESS AND AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
ANY LIMITS OF WORK ABUTTING JURISDICTIONAL BOUNDARIES OR EXISTING WATER BODIES SHALL BE VERIFIED IN THE FIELD AND APPROVED BY THE OWNER'S REPRESENTATIVE.

GENERAL SITE LAYOUT NOTES

- CONTRACTOR SHALL FULLY FAMILIARIZE HIMSELF/HERSELF WITH THE PROJECT PRIOR TO BIDDING THE WORK.
SEE SITE LAYOUT DRAWINGS FOR CONSTRUCTION LAYOUT GEOMETRY OF THE PROJECT'S SITE DEVELOPMENT ELEMENTS.
REFER TO HARDSCAPE PLANS AND DETAILS AS WELL AS THE STRUCTURAL DOCUMENTS FOR ADDITIONAL LAYOUT INFORMATION.
CONTRACTOR SHALL COORDINATE AND VERIFY ALL POINTS OF BEGINNING AND BENCHMARKS FOR THE SITE WITH THE OWNER'S REPRESENTATIVE PRIOR TO INITIATING LAYOUT OF SITE ELEMENTS. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
UNLESS NOTED OTHERWISE, THE LIMITS OF CONSTRUCTION SHALL BE NOTED ON THE DRAWINGS.
CONTRACTOR SHALL USE THE COORDINATE GEOMETRY INDICATED ON THE SITE LAYOUT PLANS TO LAYOUT ALL SITE ELEMENTS, PAVEMENT PATTERNS, ETC. BRING ANY DISCREPANCIES, INCONSISTENCIES OR ERRORS TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
WHEREVER POSSIBLE, THE CONTRACTOR SHALL COORDINATE THE LAYOUT OF THE PAVEMENT AND PAVEMENT PATTERN WITH THE LOCATION OF THE DRAIN INLETS AND OTHER AT GRADE UTILITY ELEMENTS.

GENERAL SITE HARDSCAPE NOTES

- THE CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE PROJECT SITE PRIOR TO BIDDING THE WORK. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND LOCATION OF PROPOSED IMPROVEMENTS PRIOR TO INITIATING ANY CONSTRUCTION.
REFER TO THE SITE LAYOUT DRAWINGS FOR LAYOUT GEOMETRY INFORMATION FOR ALL SITE ELEMENTS.
THE CONTRACTOR SHALL NOTIFY ALL NECESSARY UTILITY COMPANIES 48 HOURS MINIMUM PRIOR TO DIGGING FOR FIELD VERIFICATION OF ALL UNDERGROUND UTILITIES, IRRIGATION AND OTHER ELEMENTS AND COORDINATE WITH THE OWNER'S REPRESENTATIVE PRIOR TO INITIATING OPERATIONS. DRAWINGS ARE PREPARED ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARING THESE DOCUMENTS.
ALL EXISTING SITE ROADS, PARKING LOTS, CURBS, UTILITIES, SEWERS AND OTHER ELEMENTS TO REMAIN SHALL BE FULLY PROTECTED FROM ANY DAMAGE UNLESS OTHERWISE NOTED. REPORT ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND FIELD CONDITIONS TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.
THE CONTRACTOR SHALL COORDINATE ALL WORK WITH RELATED CONTRACTORS AND WITH THE GENERAL CONSTRUCTION OF THE PROJECT IN ORDER NOT TO IMPEDE THE PROGRESS OF THE WORK OF OTHERS OR THE CONTRACTOR'S OWN WORK.
THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SAFETY MEASURES DURING CONSTRUCTION OPERATIONS TO PROTECT THE PUBLIC ACCORDING TO ALL APPLICABLE CODES AND RECOGNIZED LOCAL PRACTICES.
THE CONTRACTOR SHALL COORDINATE ACCESS AND STAGING AREAS WITH THE OWNER'S REPRESENTATIVE.
ALL PAVEMENT JOINTS ARE TO BE PARALLEL, PERPENDICULAR OR TANGENT TO ADJACENT LINES UNLESS NOTED OTHERWISE. LAYOUT CURVILINEAR JOINTS AS INDICATED ON THE DRAWINGS FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
ALL PAVEMENT SHALL BE STAKED IN THE FIELD USING DIMENSIONS AND LAYOUT GEOMETRY INDICATED ON THE SITE LAYOUT PLANS OR AS INSTRUCTED AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION. ALIGNMENT MAY BE ADJUSTED TO ACCOMMODATE EXISTING DRAIN INLETS, MANHOLES, OR OTHER SITE ELEMENTS.
THE CONTRACTOR SHALL PROVIDE SAMPLE POURS OF ALL CONCRETE PAVING FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION IN CONFORMANCE WITH THE SPECIFICATIONS. EACH POUR SHALL BE A MINIMUM 4'x4' OR LARGER IN SIZE TO ADEQUATELY SHOW DETAIL AND SPECIAL APPLICATIONS.
THE CONTRACTOR SHALL SUBMIT SAMPLES OF ALL JOINT SEALANTS AND COLORS FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
THE CONTRACTOR SHALL MAINTAIN ALL EXISTING EROSION AND SEDIMENTATION CONTROL MEASURES (SILT FENCE, ORANGE GEO FENCE AND/OR OTHER MEASURES) DURING CONSTRUCTION. PROVIDE ADDITIONAL MEASURES AS NECESSARY TO MINIMIZE ADVERSE IMPACTS TO THE (LAKE, GUEST AREAS, EXISTING PARKING LOTS, ETC.) ACCORDING TO ALL APPLICABLE FEDERAL/STATE LAW AND LOCAL CODES.
SEE HARDSCAPE DETAILS FOR CONCRETE EXPANSION JOINTS AND CONTROL JOINTS. CONTROL AND EXPANSION JOINT MODULE WIDTH MAY VARY TO ACHIEVE THE LAYOUT DEPICTED ON THE PLANS. THE CONTRACTOR SHALL FIELD MEASURE AND IDENTIFY MODULAR WIDTHS THAT ACHIEVE THE INTENT OF THE LAYOUT SHOWN ON THE PLAN. CONTRACTOR SHALL SUBMIT TO THE OWNER'S REPRESENTATIVE A REDLINED PLAN SHOWING ANY REQUIRED CHANGES IN JOINT LAYOUT PRIOR TO PLACEMENT. EXPANSION JOINTS SHALL BE PROVIDED AS SHOWN ON THE PLANS AND AT ALL INTERFACES.
SEE SITE GRADING PLANS AND CIVIL ENGINEER DRAWINGS FOR PAVEMENT ELEVATIONS. MATCH GRADES WITH EXISTING CONDITIONS. VERIFY THAT THE PAVEMENT SURFACES BETWEEN EXISTING AND NEW ARE FLUSH AND DO NOT CREATE A TRIPPING HAZARD.
THE CONTRACTOR SHALL CLEAN THE WORK AREAS AT THE END OF EACH WORKING DAY. RUBBISH AND DEBRIS SHALL BE COLLECTED AND DEPOSITED OFF-SITE DAILY. ALL MATERIALS, PRODUCTS AND EQUIPMENT SHALL BE STORED IN AN ORGANIZED FASHION AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE LOCATION OF ALL DRAIN INLETS, CATCH BASINS, YARD DRAINS AND MANHOLES INDICATED ON THE PLANS UNDER PREVIOUS CONSTRUCTION PACKAGES. WHERE POSSIBLE, DRAIN INLETS IN PAVEMENT SHALL BE LOCATED AT THE INTERSECTION OF PAVEMENT JOINTS OR IN THE CENTER OF A PAVEMENT FIELD DEFINED BY THE PAVEMENT JOINT PATTERN INDICATED ON THE DRAWING.

GENERAL SITE FURNISHINGS NOTES

- THE CONTRACTOR TO PROVIDE THE FOLLOWING SUBMITTALS:
ALL MANUFACTURER'S DATA INCLUDING DIRECTIONS OR RECOMMENDATIONS FOR INSTALLATION, METHODS, PROCEDURES AND MAINTENANCE.
COMPLETE SHOP DRAWINGS FOR ALL SITE FURNISHINGS INDICATING ALL DETAILS OF FABRICATION AND INSTALLATION INCLUDING SIZES, SHAPES, FINISHES, COLORS, THICKNESS, MATERIAL QUALITY AND ALL OTHER RELATED WORK APPLICABLE TO THE SITE FURNISHINGS. SUBMIT COLOR SAMPLES FOR APPROVAL.
DELIVER ALL MATERIALS WITH MANUFACTURER'S TAGS AND LABELS INTACT IN CLEAN, DRY AND PROTECTED LOCATIONS.
STORE AND HANDLE ALL SITE FURNISHINGS SO AS TO AVOID DAMAGE.
ALL SITE FURNISHINGS SHALL BE PROVIDED BY THE CONTRACTOR INCLUDING ORDERING, SHIPPING, DELIVERY, UNPACKING, AND INSTALLING ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND AS DETAILED ON THE DRAWINGS. THE CONTRACTOR SHALL VERIFY INSTALLATION PROCEDURE WITH THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLING.
THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE THE DELIVERY OF ALL SITE FURNISHINGS AND SHALL BE COMPLETELY RESPONSIBLE FOR SHIPPING, UNPACKING, REMOVING PACKAGING, DISREGARDING PALLET AND PACKAGING MATERIALS, AND ALL HANDLING AFTER DELIVERY TO PLACE SITE FURNISHINGS IN LOCATIONS DESIGNATED ON THE PLANS.
ALL SITE FURNISHINGS LOCATIONS ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO BEING PLACED ON SITE.
ALL SITE FURNISHINGS SHALL BE GUARANTEED BY THE CONTRACTOR FREE OF DEFECTS, CRACKS, CHIPS, STAINS, AND SHALL BE COMPLETELY CLEAN AND FREE OF DAMAGES UPON FINAL PLACEMENT AND APPROVAL.

GENERAL SITE LIGHTING NOTES

- ALL LIGHTING SHALL BE INSTALLED BY A LICENSED ELECTRICIAN(S) IN CONFORMANCE WITH ALL APPLICABLE REGULATORY CODES. THE CONTRACTOR AND/OR ELECTRICIAN SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO INSTALLATION.
THE CONTRACTOR AND/OR ELECTRICIAN SHALL PROVIDE SUBMITTALS AND/OR SHOP DRAWINGS OF ALL FIXTURES FOR APPROVAL PRIOR TO INSTALLATION.
ALL LIGHTING SHALL BE PROVIDED AS IDENTIFIED ON THE DRAWINGS AND/OR IN THE SPECIFICATIONS. NO SUBSTITUTIONS IN MATERIALS OR MANUFACTURER SHALL BE PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT AND OWNER.
THE CONTRACTOR SHALL FIELD STAKE THE LOCATION OF ALL SPECIFIED LIGHTING UNITS SHOWN ON THE PLAN AND OBTAIN THE OWNER'S WRITTEN APPROVAL PRIOR TO INSTALLATION.
THE CONTRACTOR SHALL INSTALL ALL LIGHT FIXTURES PER THE MANUFACTURER'S RECOMMENDATIONS.

GENERAL DEMOLITION NOTES

- PRIOR TO COMMENCEMENT OF DEMOLITION, THE CONTRACTOR WILL COORDINATE HIS ACTIVITIES WITH ALL THE UTILITY COMPANIES SERVING THIS AREA, IF APPLICABLE. COPIES OF ALL DIG PERMITS SHALL BE MADE AVAILABLE TO THE OWNER'S REPRESENTATIVE PRIOR TO EXCAVATING. CONTRACTOR TO COORDINATE FULLY WITH THE UTILITY COMPANIES ON THE EXACT LOCATION OF UNDERGROUND UTILITIES PRIOR TO EXCAVATION.
THE CONTRACTOR, PRIOR TO BEGINNING ANY UNDERGROUND EXCAVATION, DIGGING, BORING, PILE DRIVING, BLASTING, OR PLANTING, MUST FIRST OBTAIN AN EXCAVATION PERMIT, IF REQUIRED. EVIDENCE OF SUCH NOTICE SHALL BE FURNISHED TO THE OWNER PRIOR TO EXCAVATING. THE CONTRACTOR SHALL COORDINATE FULLY WITH THE OWNER'S REPRESENTATIVE FOR ALL EXCAVATION PERMITS AND NOTIFICATION NECESSARY PRIOR TO INITIATING ALL WORK.
UTILITY LINES SHALL BE DEMOLISHED AND REMOVED OR LEFT IN PLACE AS REQUIRED BY THE APPLICABLE UTILITY COMPANY AND LOCAL REQUIREMENTS. ANY CONDUITS THAT ARE LEFT IN PLACE SHALL HAVE ENDS SECURELY CAPPED.
THE LOCATION OF ALL EXISTING UTILITIES AND STORM DRAINAGE SHOWN ON THE PLANS IS APPROXIMATE AND REFLECTS THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE OWNER OR ENGINEER ASSUMES NO RESPONSIBILITY FOR ACCURACY, PRIOR TO THE START OF THE LOCATION AND THE EXISTENCE OF ALL STRUCTURES AND UTILITIES SHOWN OR NOT ON THE PLANS, WHICH WOULD NEED TO BE REMOVED OR ABANDONED.
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND UTILITIES. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE OWNER'S REPRESENTATIVE.
TEMPORARY CONSTRUCTION FENCE(S) SHALL BE STAKED FOR LOCATION BEFORE CONSTRUCTION. A WALK-THROUGH BY THE CONTRACTOR AND OWNER'S REPRESENTATIVE/ENGINEER SHALL BE CONDUCTED TO CONFIRM THE LOCATION.
ALL GATES USED ON TEMPORARY CONSTRUCTION FENCING SHALL BE LOCKED WITH STANDARD LOCKS AND KEYS PROVIDED BY THE CONTRACTOR TO THE OWNER'S REPRESENTATIVE.
UTILITY CONSTRUCTION MAY BE REQUIRED IN AREAS OUTSIDE OF THE CONSTRUCTION FENCE OR WORK LIMIT LINE. THE CONTRACTOR SHALL SCHEDULE THIS WORK THE OWNERS BEFORE BEGINNING. OPEN CUT, REPAIR AND RESTORATION SHALL BE COMPLETED IN A TIMELY MANNER.
THE CONTRACTOR SHALL REMOVE ALL BASE AND PAVEMENT MATERIALS AND OTHER CONSTRUCTION DEBRIS FROM LANDSCAPE AREAS AND ISLANDS AND GRADE THESE AREAS IN PREPARATION FOR LANDSCAPE WORK.
ALL EXCESS MATERIALS RESULTING FROM EXCAVATION FOR CONSTRUCTION OF THE PROJECT SHALL BE DISPOSED OF BY THE CONTRACTOR OFF-SITE.
ALL PRACTICAL AND NECESSARY EFFORTS SHALL BE TAKEN DURING CONSTRUCTION BY THE CONTRACTOR TO CONTROL AND PREVENT EROSION AND TRANSPORT OF SEDIMENT TO SURFACE DRAINS.
THE CONTRACTOR SHALL CONTROL FUGITIVE DUST ORIGINATING ON THE PROJECT BY WATERING OR OTHER METHODS AS REQUIRED.



VILLAS AT BRIDGEVILLE AMENITY AREA SUSSEX COUNTY, BRIDGEVILLE, DELAWARE BROOKFIELD PROPERTIES DEVELOPMENT



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GENERAL NOTES

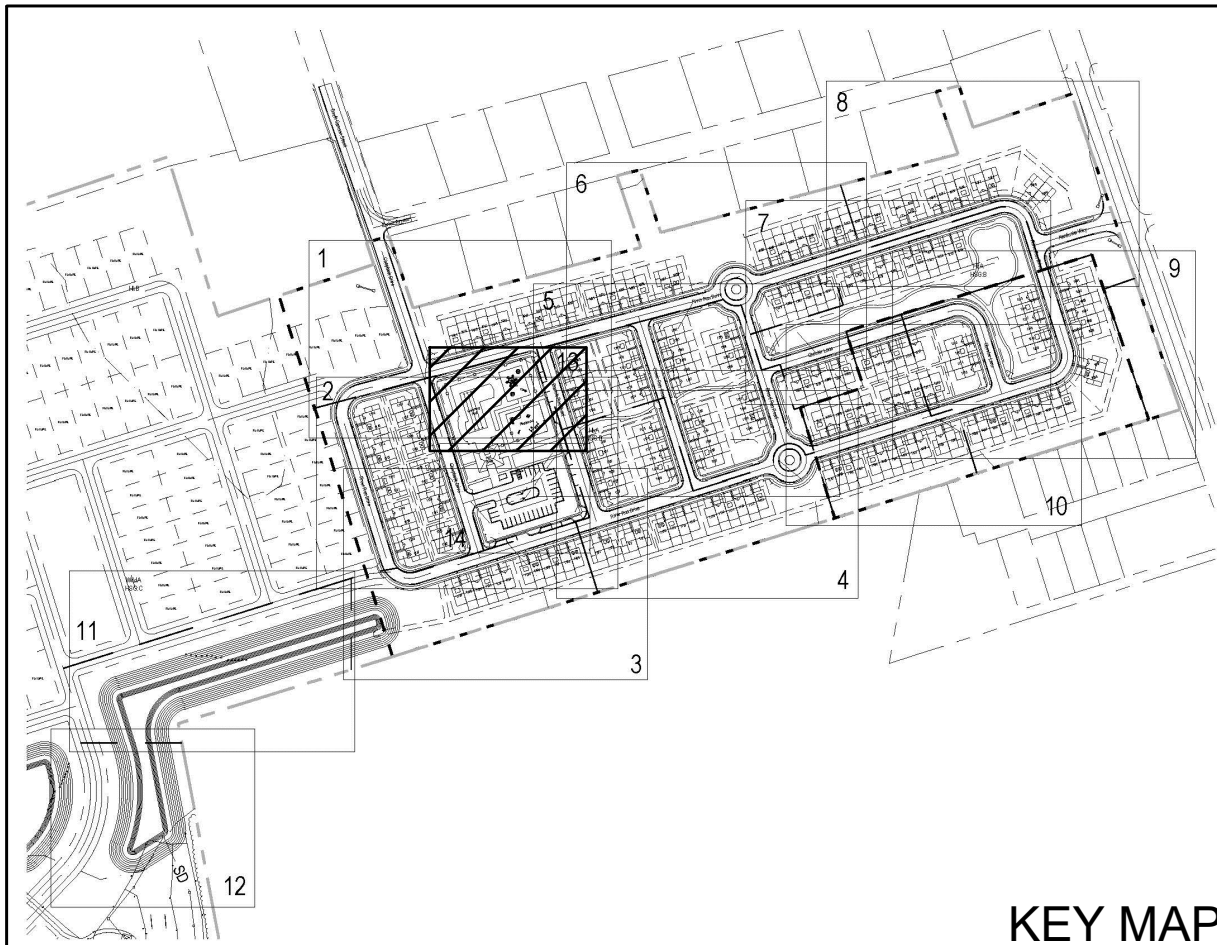
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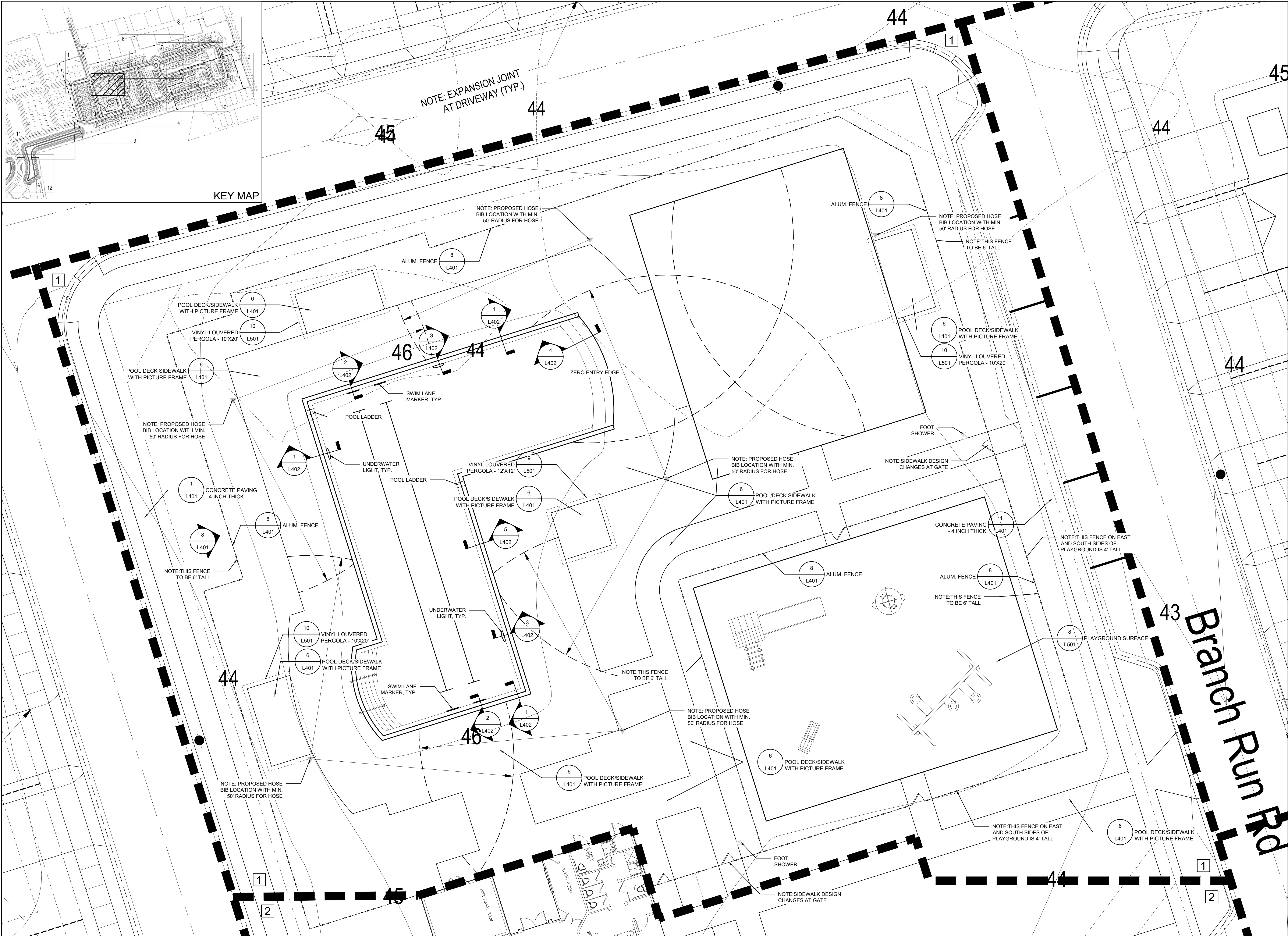
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KEY MAP



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AMENITY AREA  
HARDSCAPE PLAN

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Scale: 1" = 10'-0"

PROJECT NO: 16006  
DATE: 00.00.00

**L101**

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**AMENITY AREA  
HARDSCAPE PLAN**

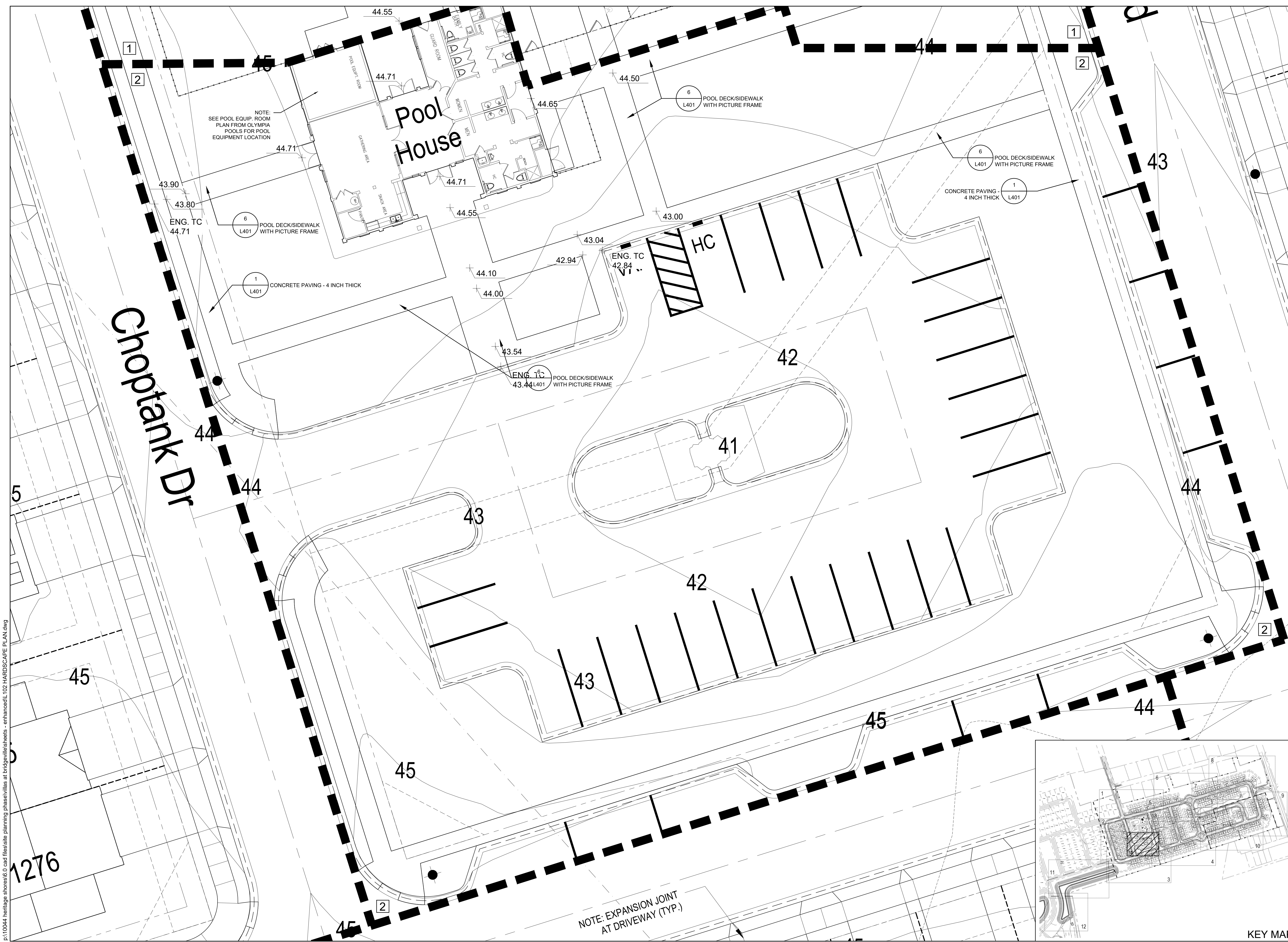
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DATE: 00.00.00

**L102**

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Choptank Dr

Pool House

HC

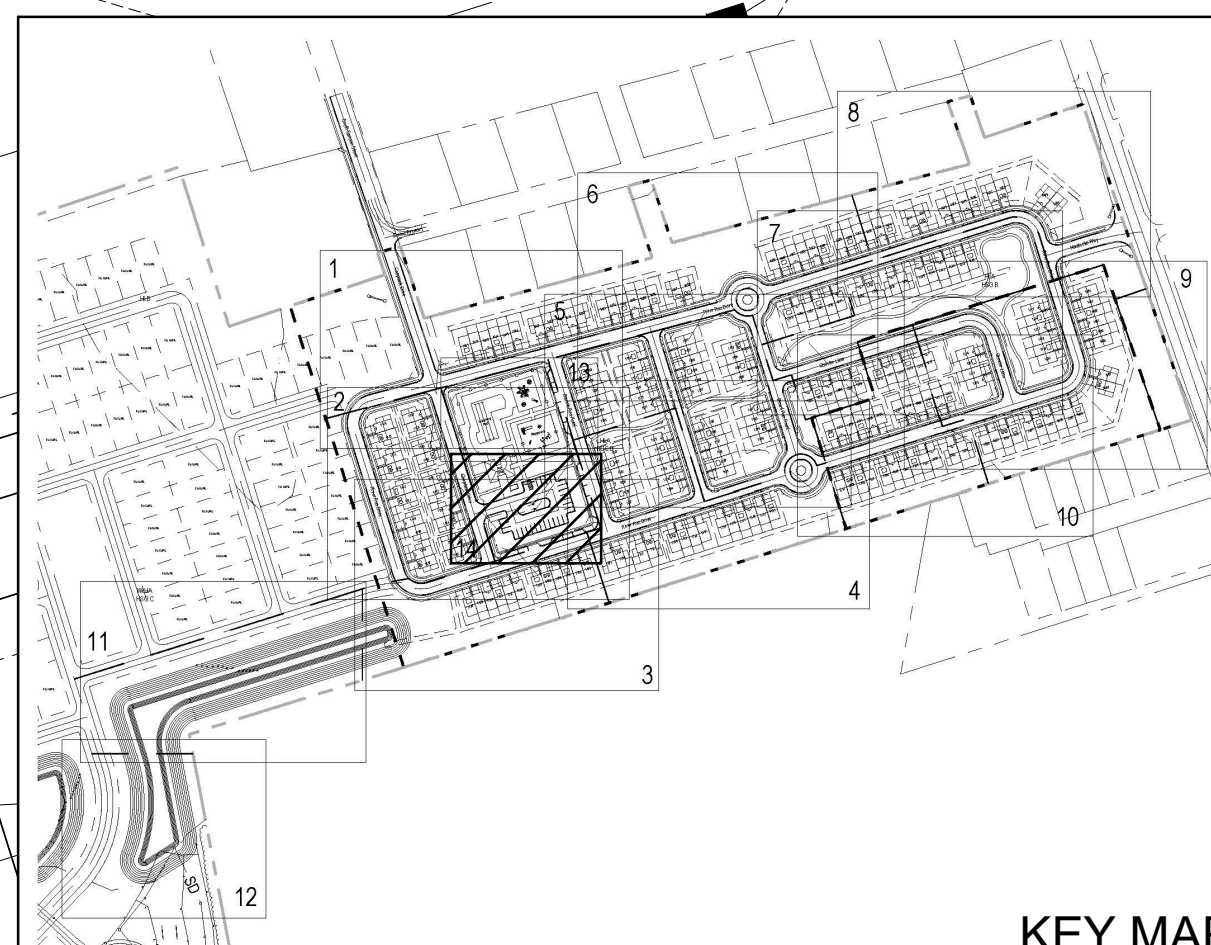
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SEE POOL EQUIP. ROOM  
PLAN FROM OLYMPIA  
POOLS FOR POOL  
EQUIPMENT LOCATION

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44.71

ENG. TC  
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ENG. TC  
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NOTE: EXPANSION JOINT  
AT DRIVEWAY (TYP.)

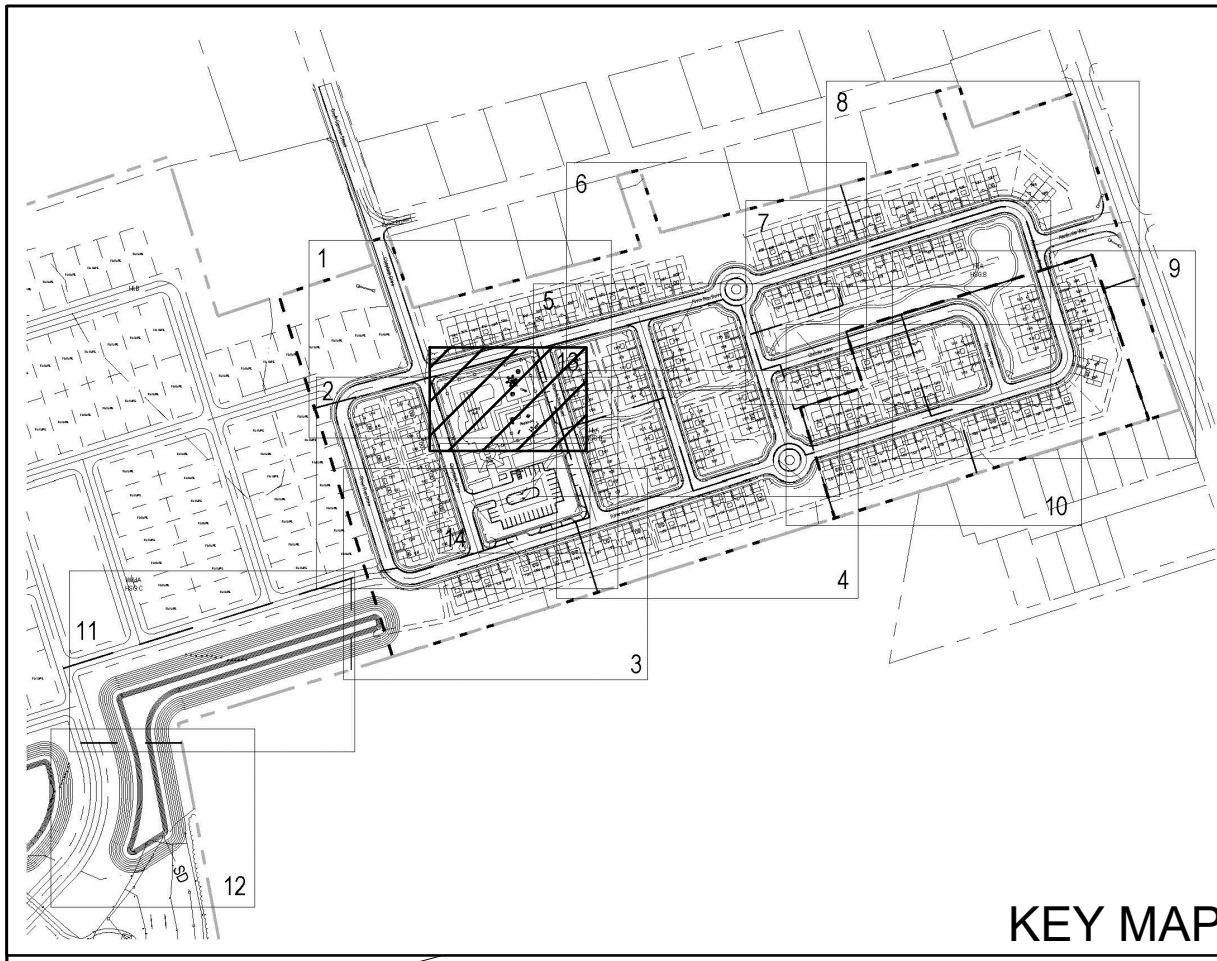


KEY MAP

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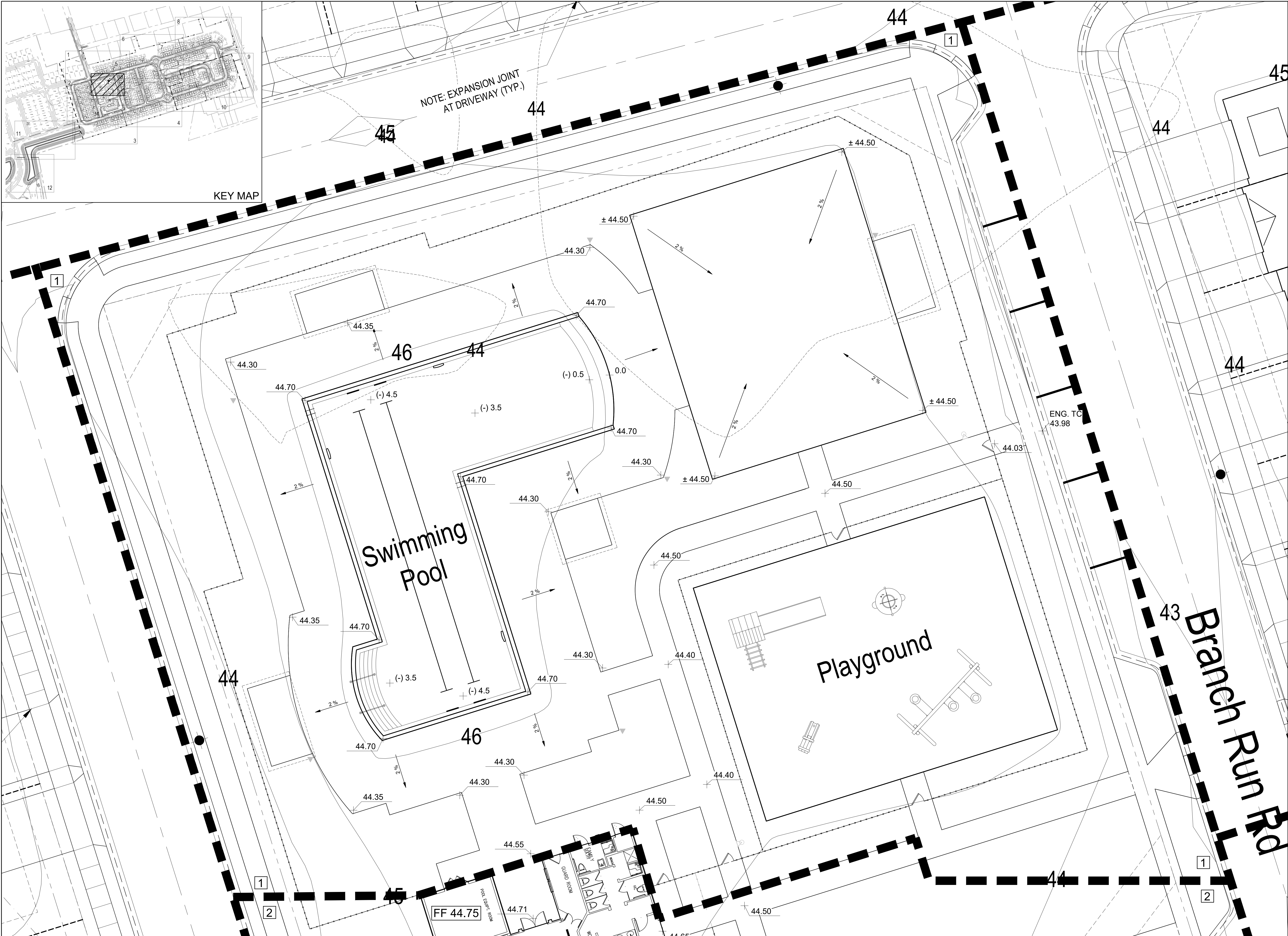
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KEY MAP

NOTE: EXPANSION JOINT AT DRIVEWAY (TYP.)



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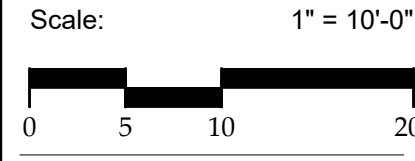
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| HUD SBMSSN.       | 01.14.22 |
| UPDTD HUD SBMSSN. | 08.03.22 |

**AMENITY AREA GRADING PLAN**

DESIGN: DL  
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 CHECKED: DL

N O R T H



PROJECT NO: 16006  
 DATE: 00.00.00

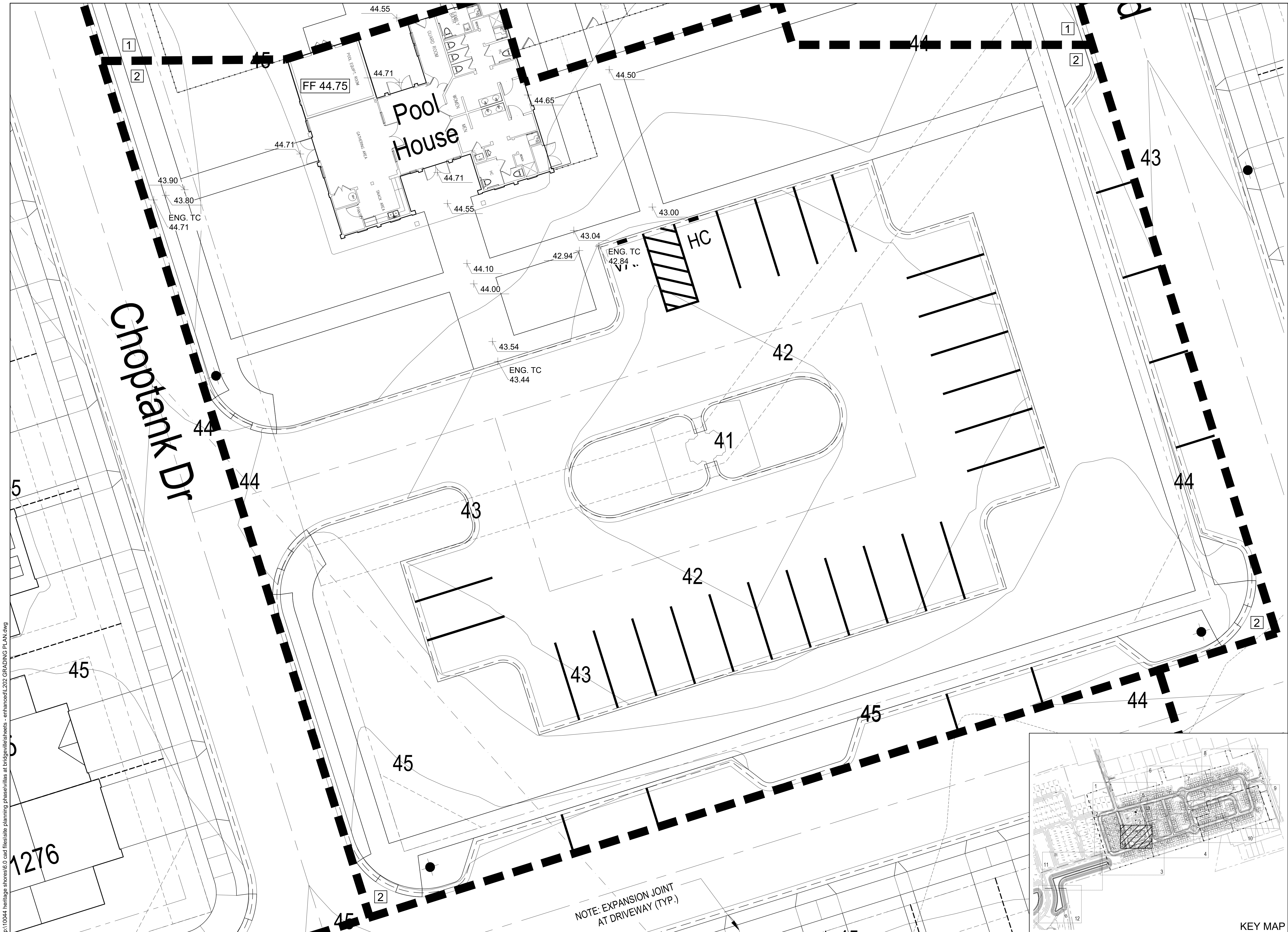
**L201**

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Choptank Dr

FF 44.75

Pool House

HC

NOTE: EXPANSION JOINT AT DRIVEWAY (TYP.)



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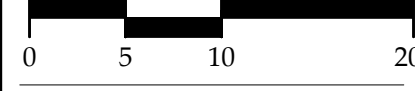
**REVISIONS:**

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| HUD SBMSSN.       | 01.14.22 |
| UPDTD HUD SBMSSN. | 08.03.22 |

**AMENITY AREA  
GRADING PLAN**

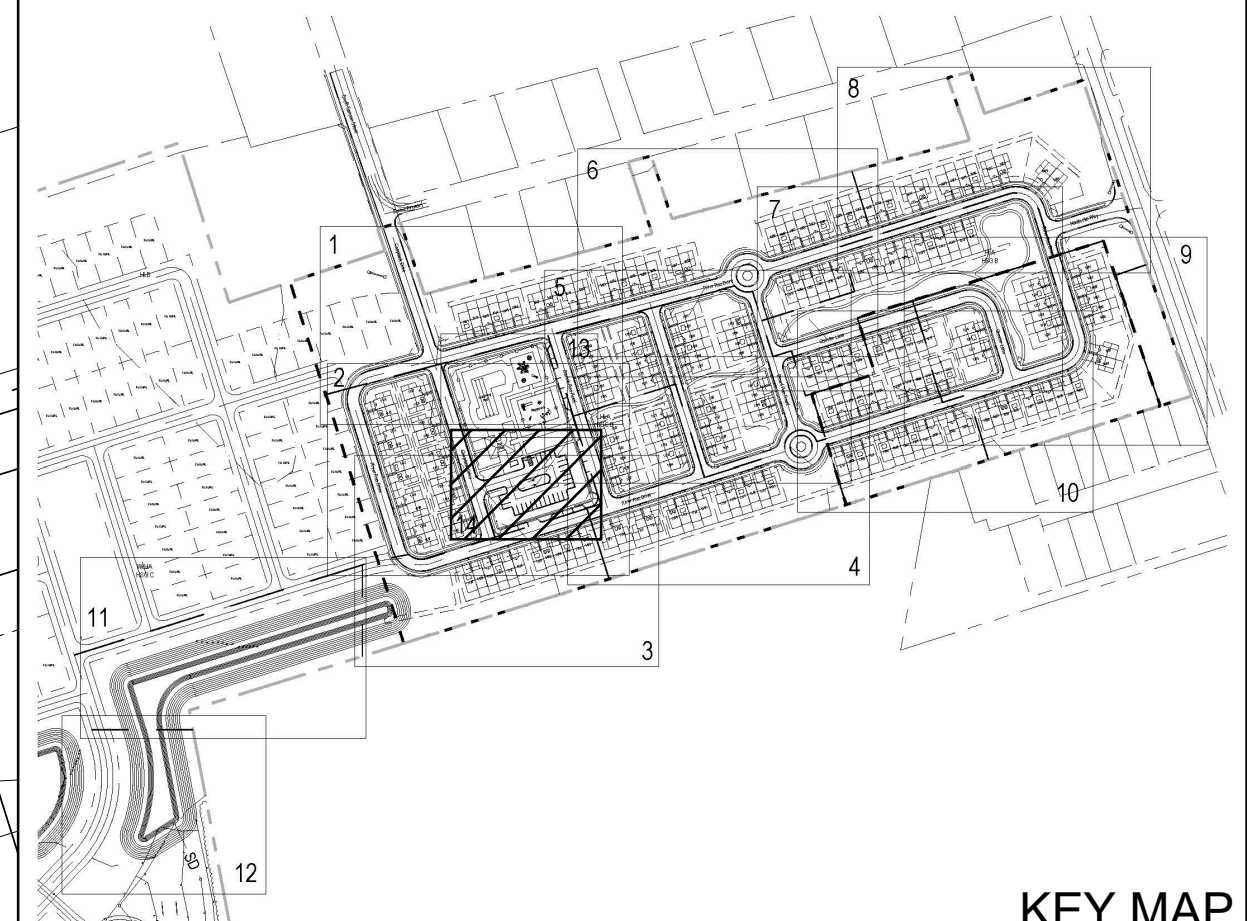
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PROJECT NO: 16006  
DATE: 00.00.00

**L202**



KEY MAP

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VILLAS AT BRIDGEVILLE  
AMENITY AREA  
SUSSEX COUNTY, BRIDGEVILLE, DELAWARE  
BROOKFIELD PROPERTIES DEVELOPMENT



Professional Certification:  
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REVISIONS:  
HUD SBMSSN. 01.14.22  
UPD TD HUD SBMSSN 08.03.22

AMENITY AREA LAYOUT  
PLAN

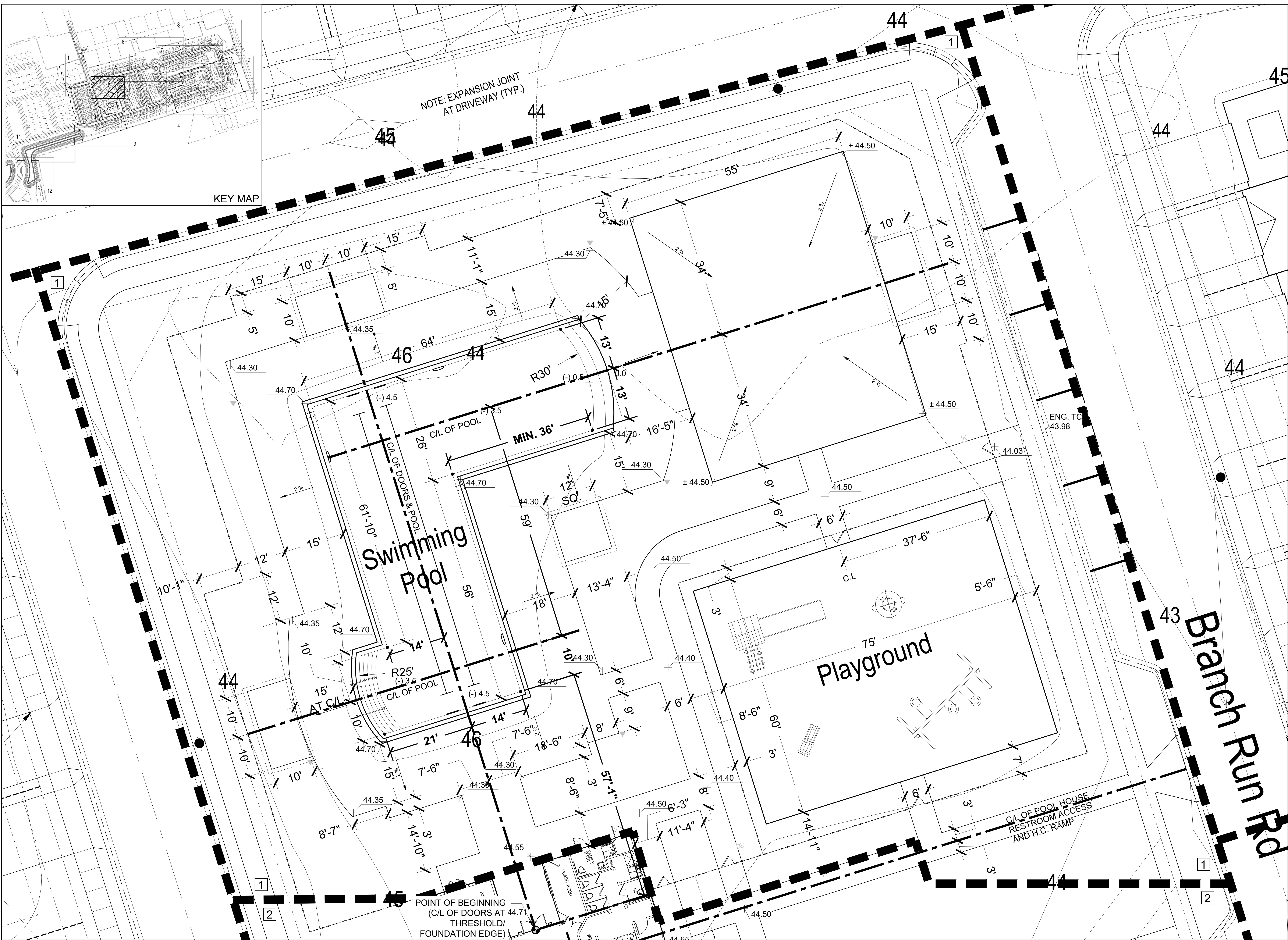
DESIGN: DL  
DRAWN: TH  
CHECKED: DL

NORTH  
Scale: 1" = 10'-0"  
0 5 10 20

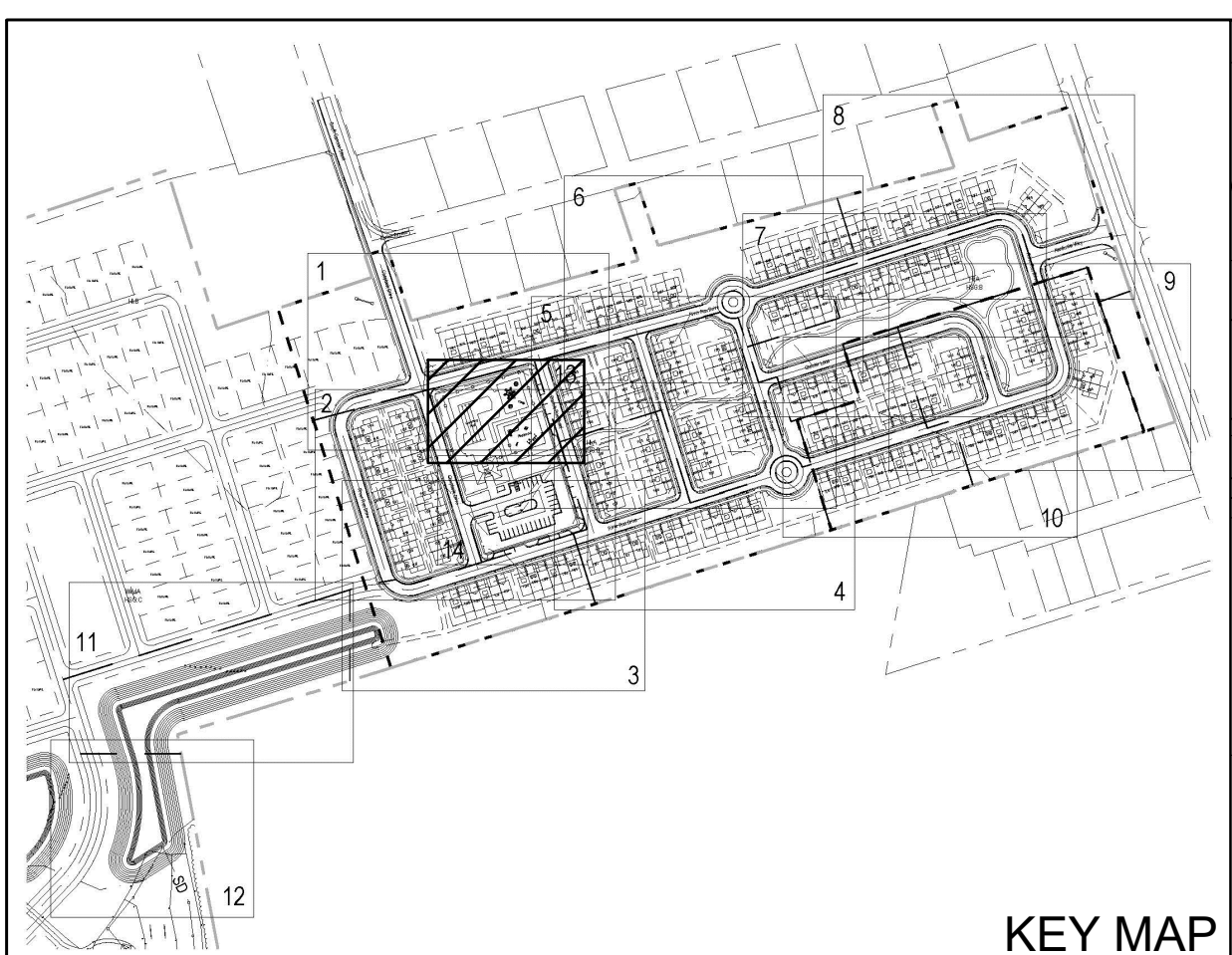
PROJECT NO: 16006  
DATE: 00.00.00

L301

NOT RELEASED FOR CONSTRUCTION



P:\110044 heritage shores\16.0 cad files\site planning phase\site plans at bridgeville\herites - enhanced\l301 LAYOUT PLAN.dwg



NOTE: EXPANSION JOINT AT DRIVEWAY (TYP.)

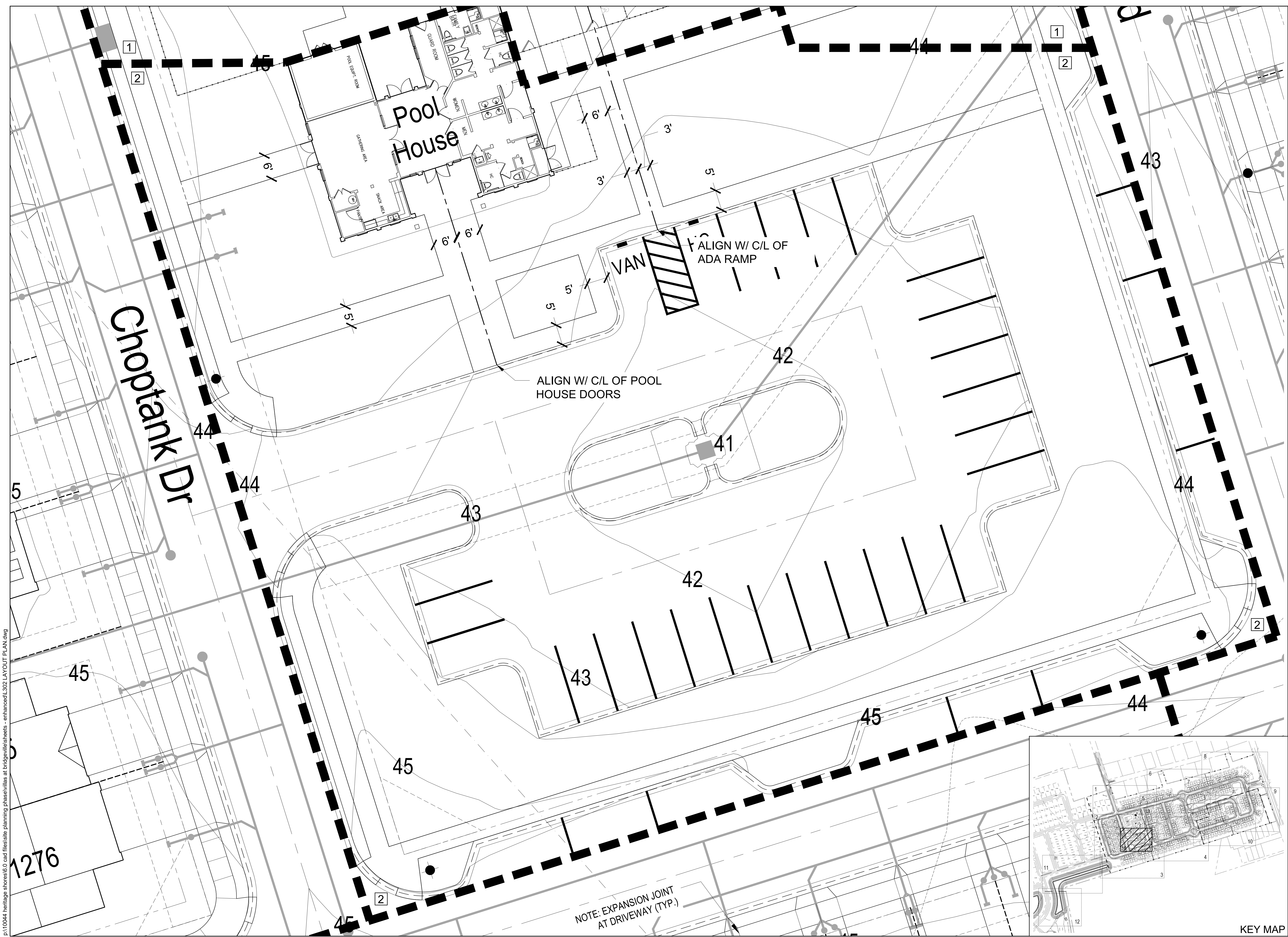
ENG. TC  
43.98

C/L OF POOL HOUSE  
RESTROOM ACCESS  
AND H.C. RAMP

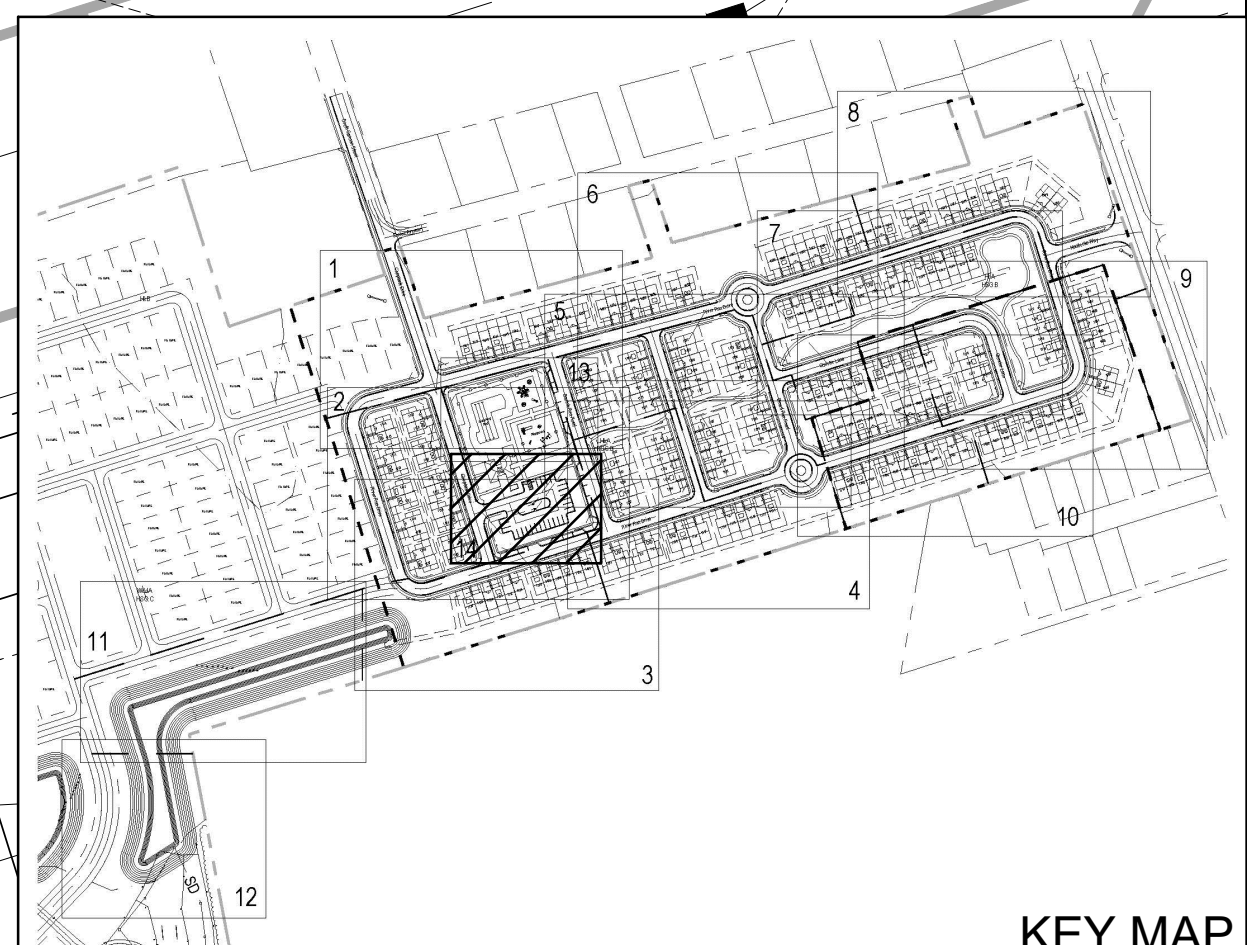
POINT OF BEGINNING  
(C/L OF DOORS AT 44.71  
THRESHOLD/  
FOUNDATION EDGE)



P:\110044 heritage shores\16.0 cad files\site planning phase\site plans at bridgeville\herites - enhanced\L302 LAYOUT PLAN.dwg



NOTE: EXPANSION JOINT AT DRIVEWAY (TYP.)



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| UPDTD HUD SBMSSN. | 08.03.22 |

AMENITY AREA LAYOUT PLAN

|          |    |
|----------|----|
| DESIGN:  | DL |
| DRAWN:   | TH |
| CHECKED: | DL |

Scale: 1" = 10'-0"

PROJECT NO: 16006  
DATE: 00.00.00  
**L302**

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**HARDSCAPE DETAILS**

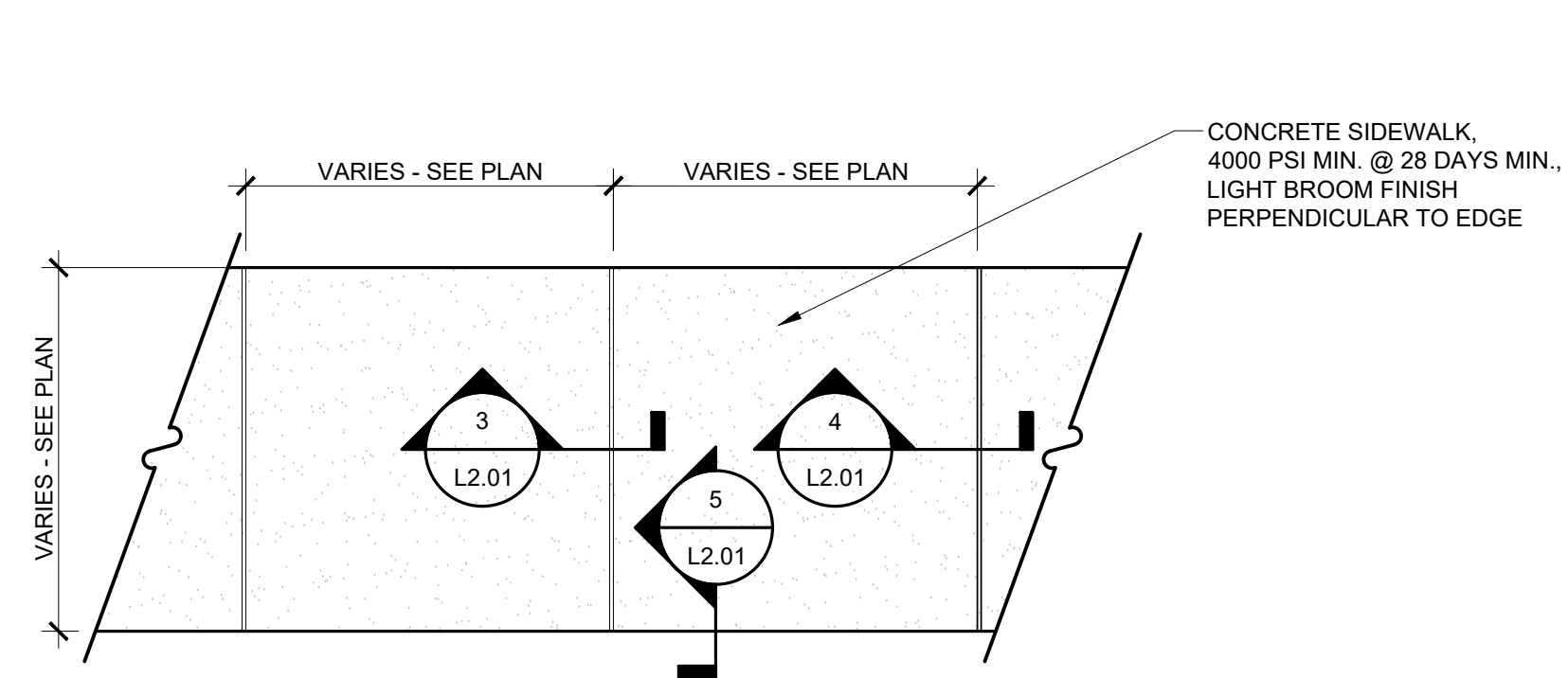
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DRAWN: TH  
CHECKED: DL  
N O R T H

SCALE: Viewport Scale

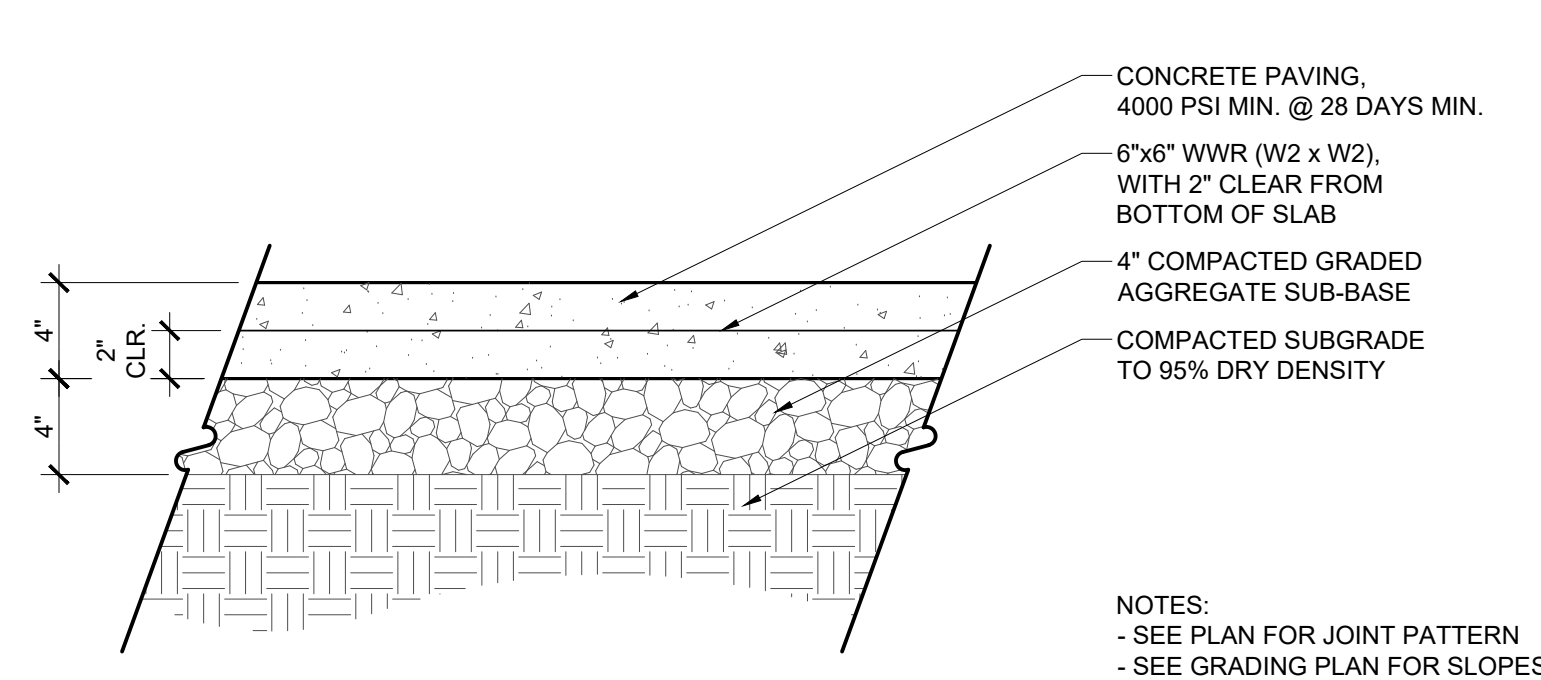
PROJECT NO: 16006  
DATE: 00.00.00

**L401**

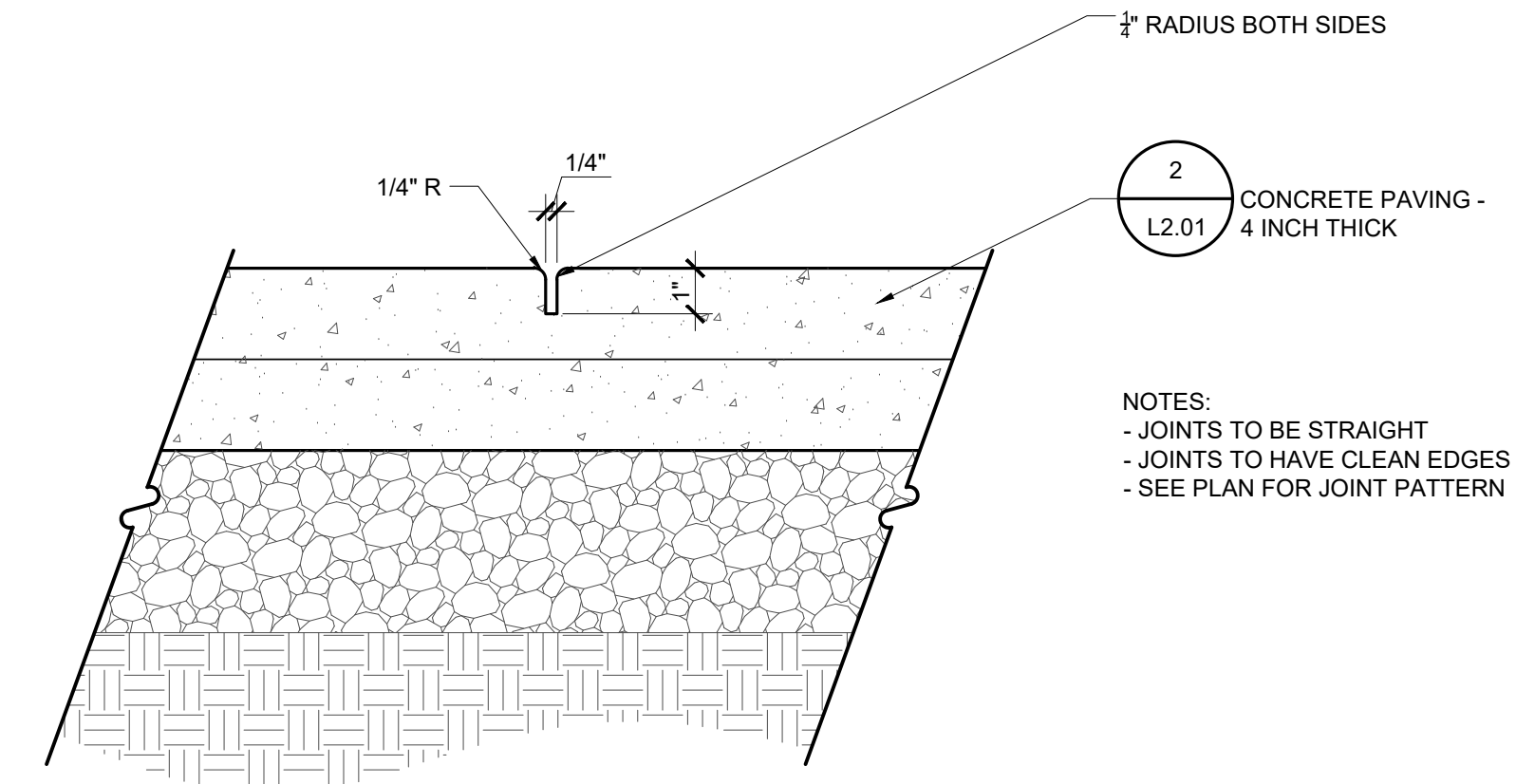
NOT RELEASED FOR CONSTRUCTION



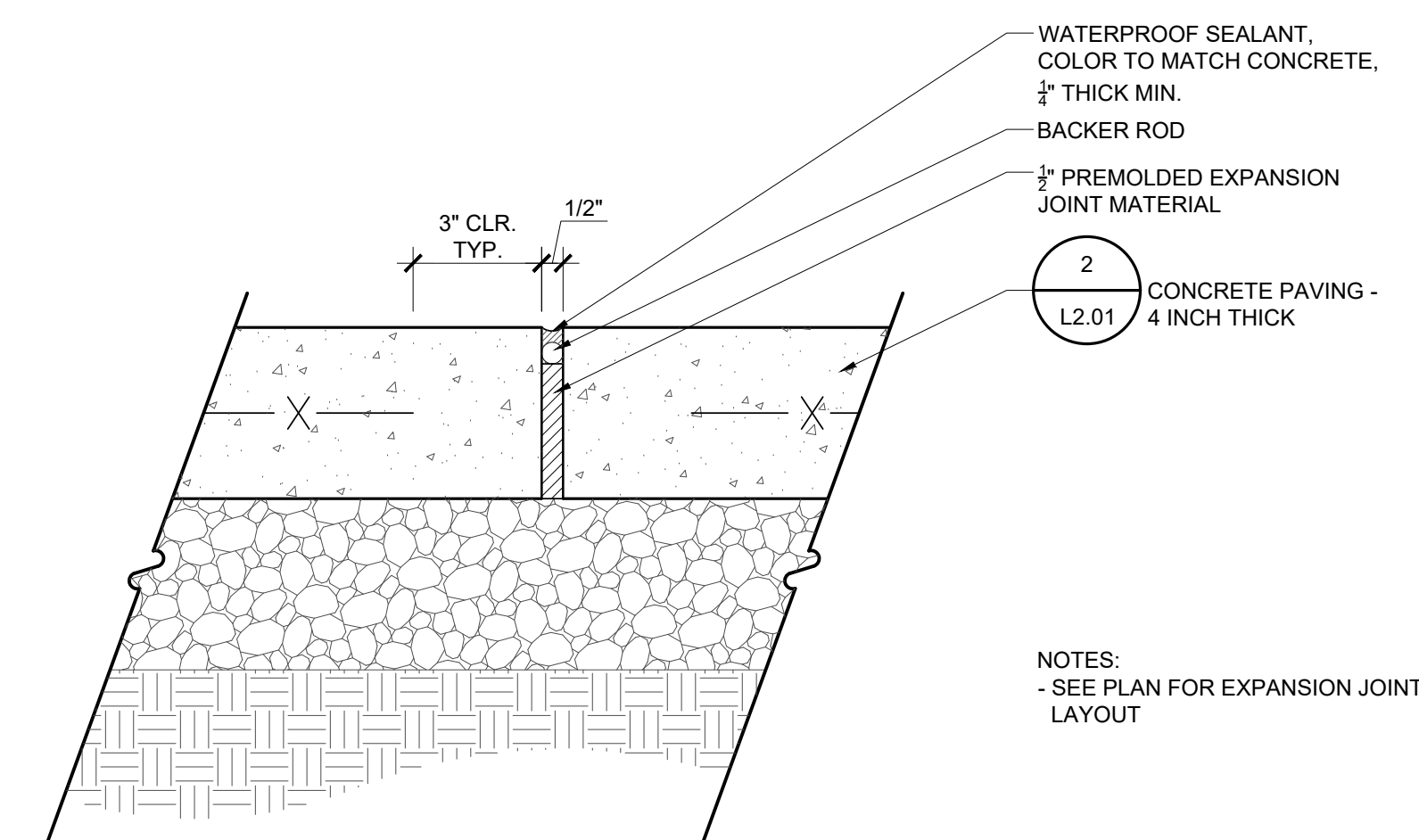
**1 CONCRETE SIDEWALK**  
Scale: 1/2" = 1'-0"  
PLAN PA-CO-001



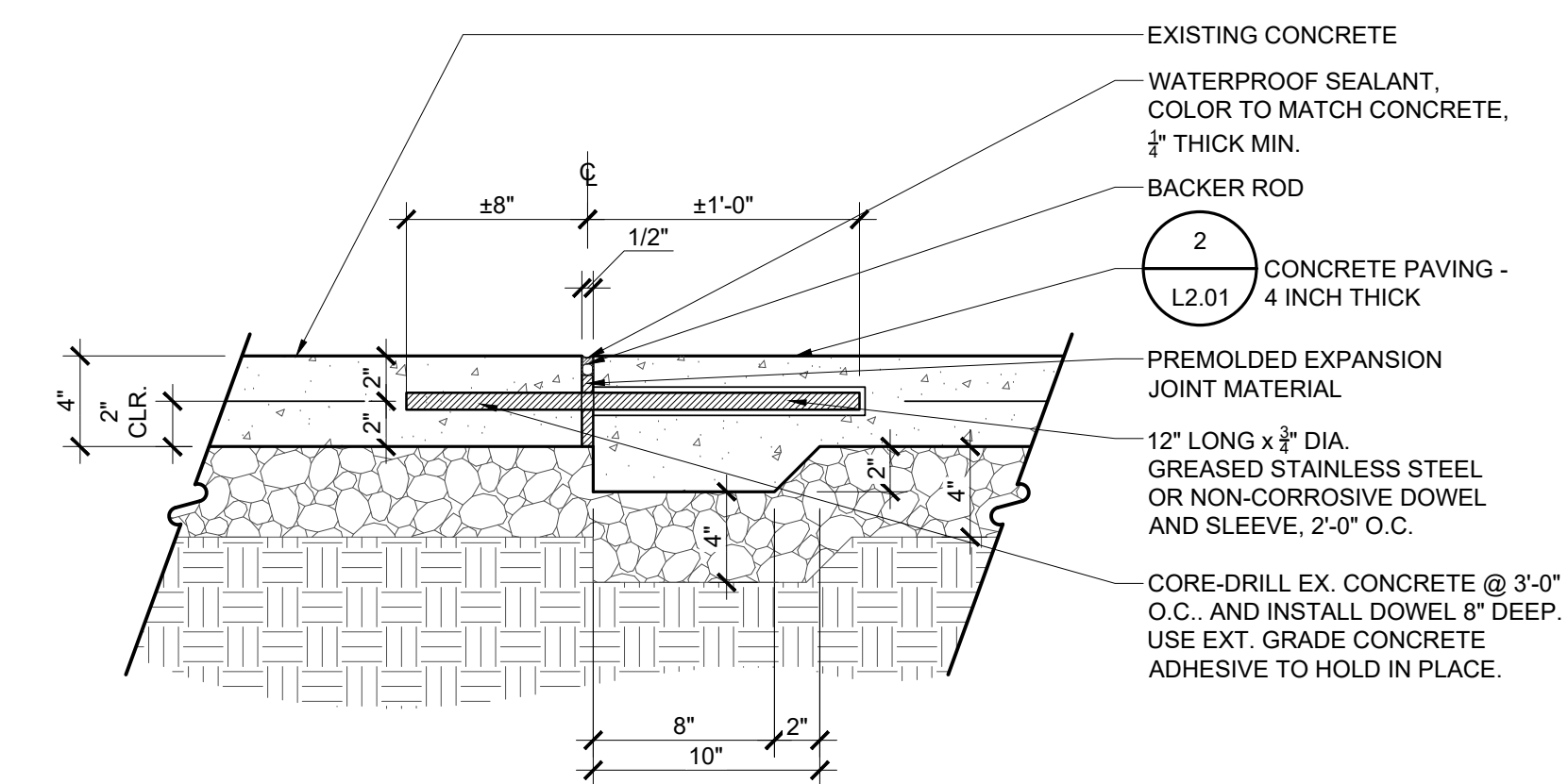
**2 CONCRETE PAVING - 4 INCH THICK**  
Scale: 1 1/2" = 1'-0"  
SECTION PA-CO-004



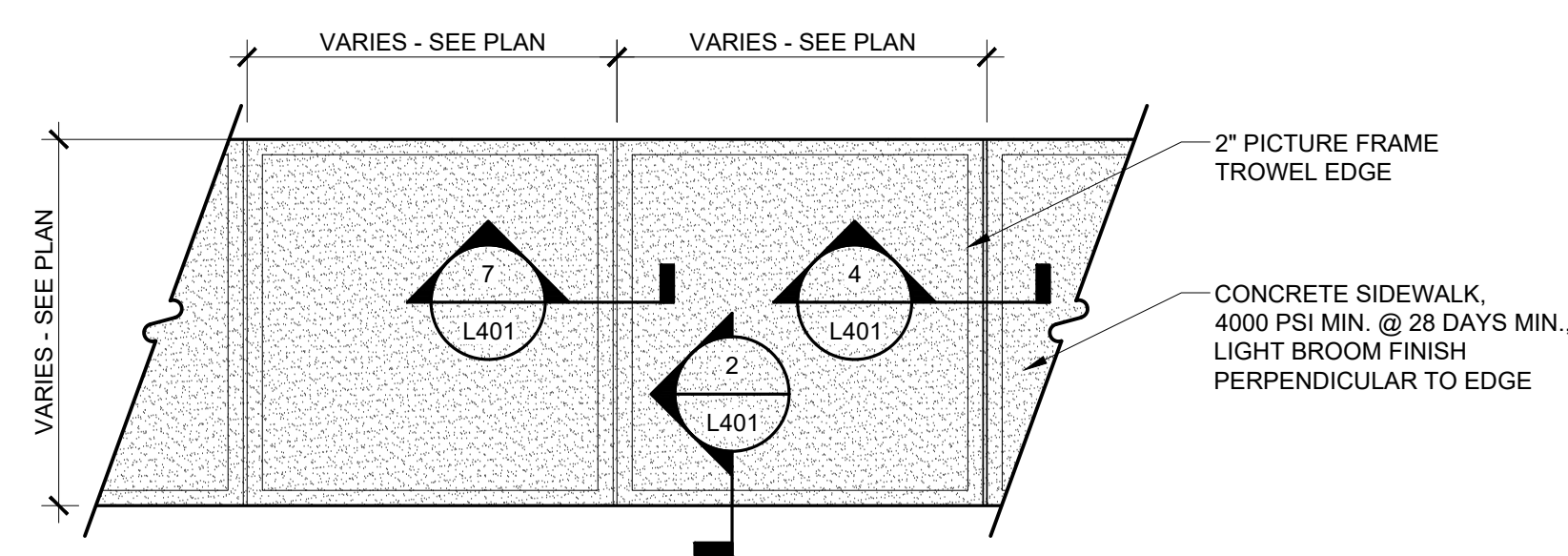
**3 TROWELED CONTROL JOINT**  
Scale: 3" = 1'-0"  
SECTION JT-CL-001



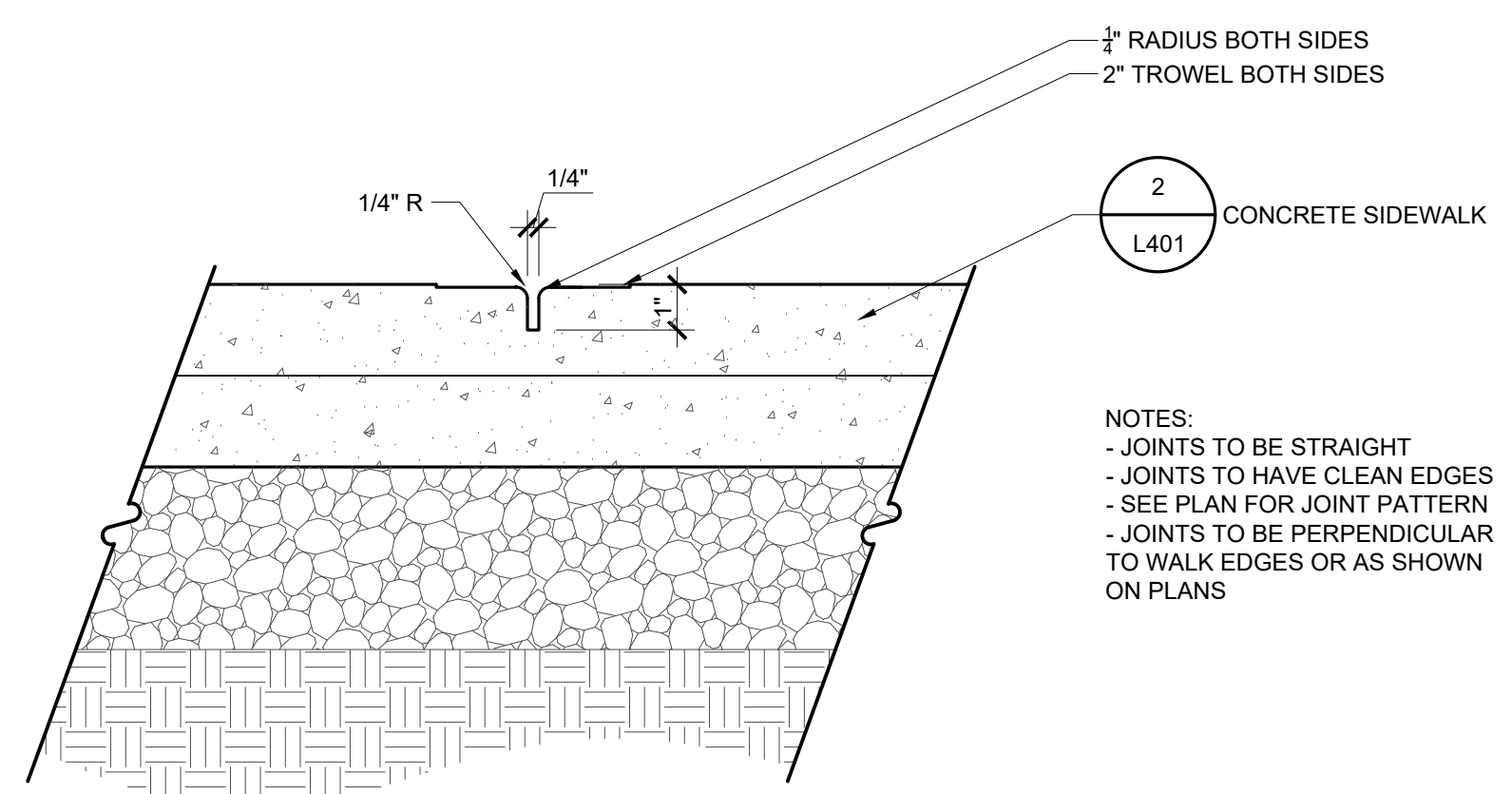
**4 CONCRETE PAVING EXPANSION JOINT**  
Scale: 3" = 1'-0"  
SECTION JT-EJ-001



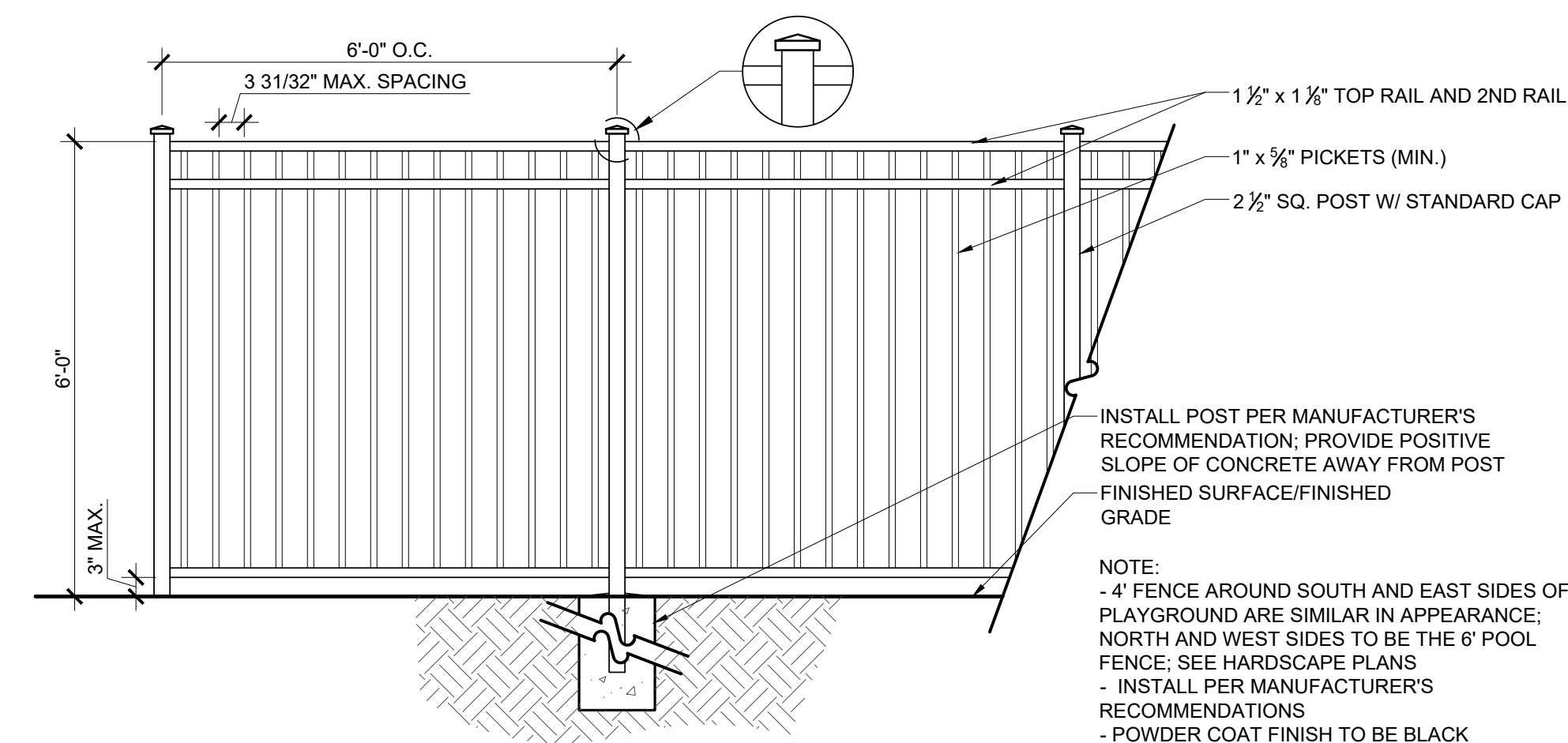
**5 EXPANSION JOINT WITH DOWEL @ EX. PAVING**  
Scale: 1 1/2" = 1'-0"  
SECTION JT-DO-001



**6 POOL DECK/SIDEWALK WITH PICTURE FRAME**  
Scale: 1/2" = 1'-0"  
PLAN PA-CO-003



**7 TROWELED CONTROL JOINT - PICTURE FRAME**  
Scale: 3" = 1'-0"  
SECTION JT-CL-002



**8 ALUM. FENCE**  
Scale: 1/2" = 1'-0"  
SECTION





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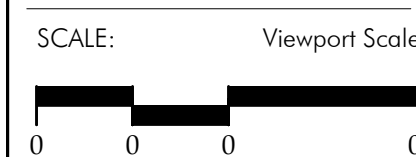
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**HARDSCAPE DETAILS**

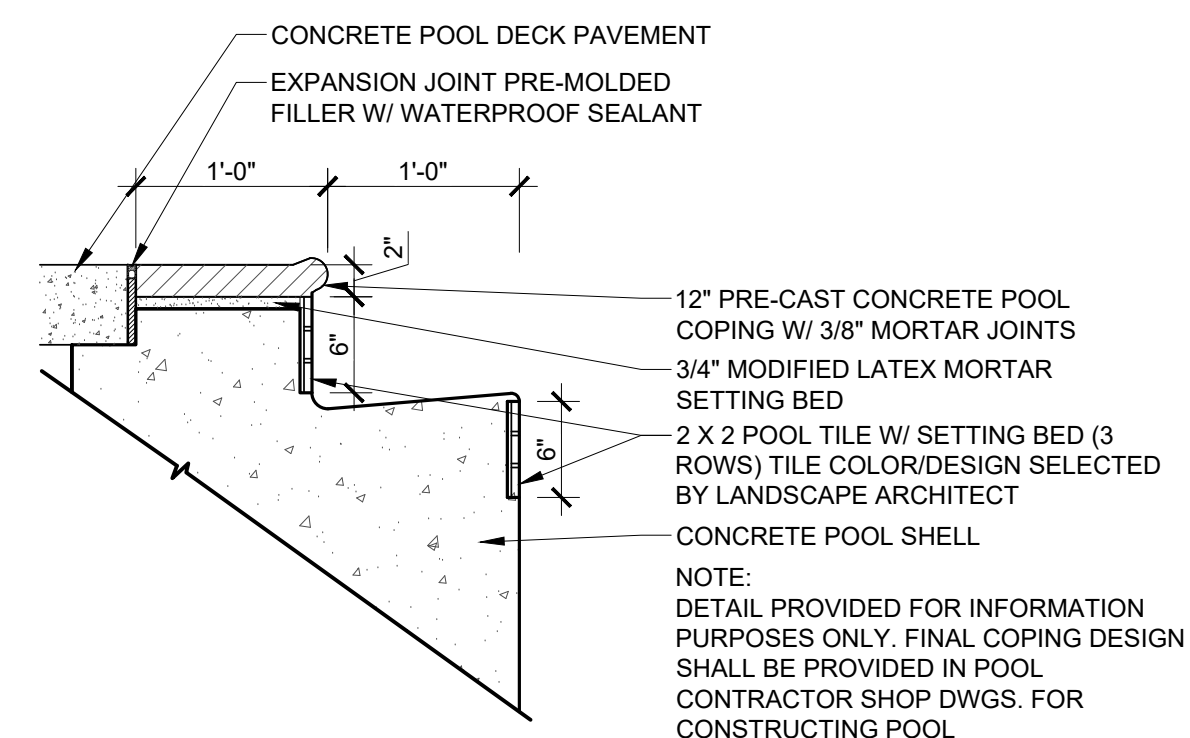
DESIGN: DL  
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CHECKED: DL  
N O R T H



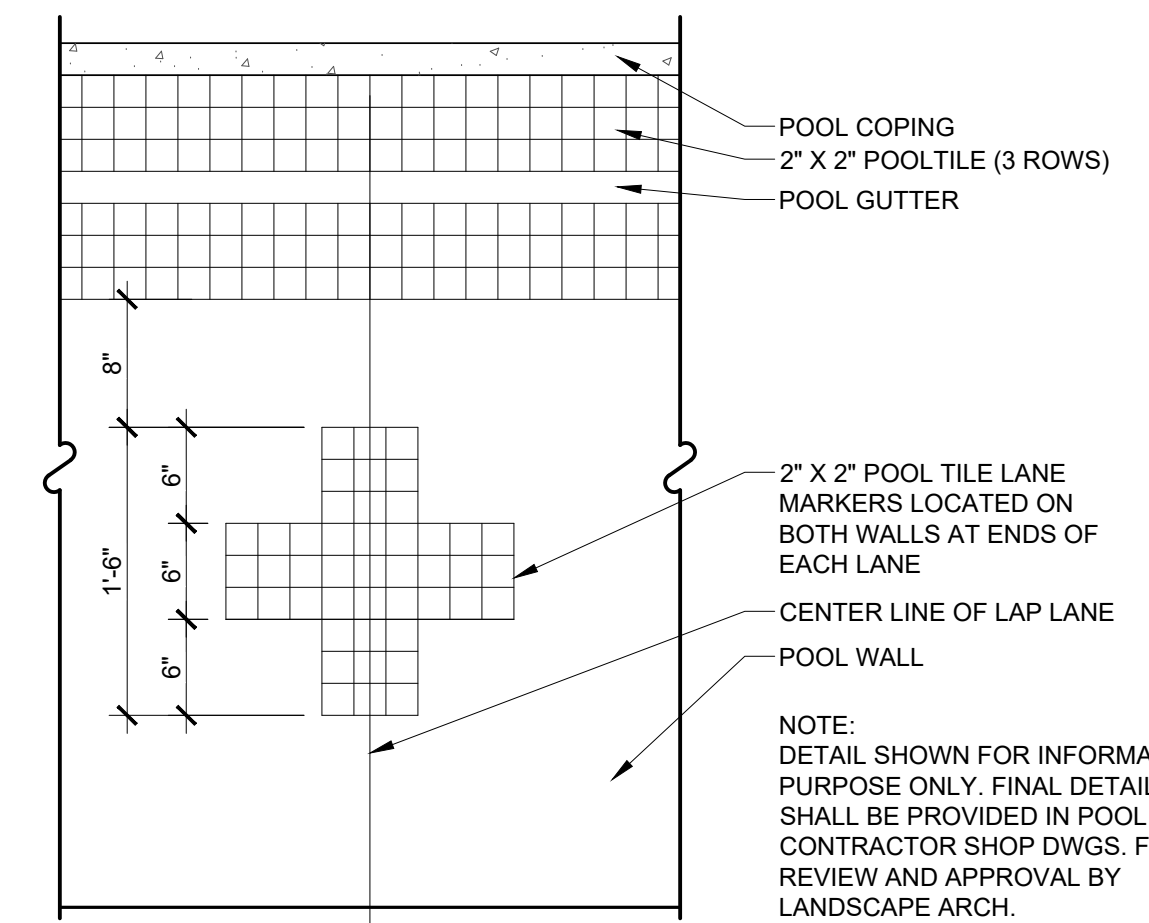
PROJECT NO: 16006  
DATE: 00.00.00

**L402**

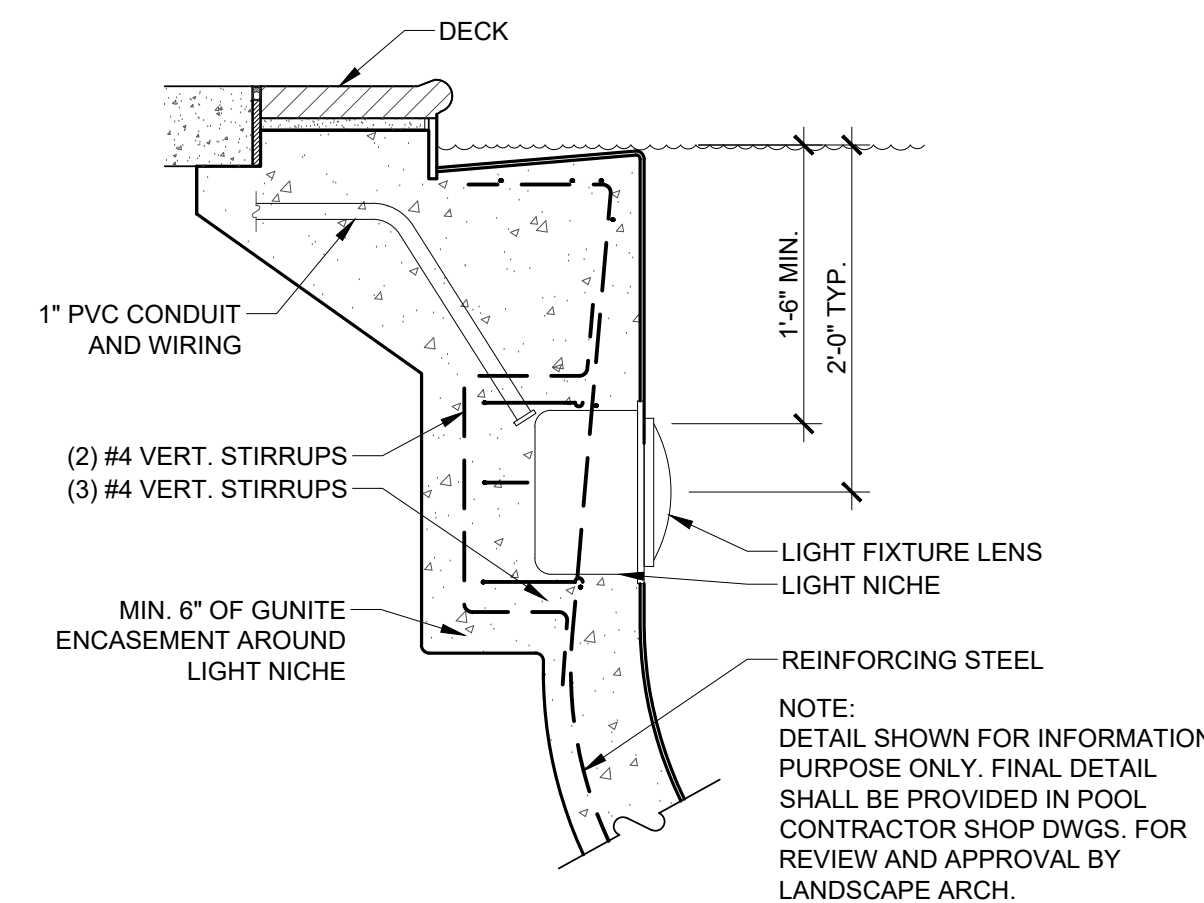
NOT RELEASED FOR CONSTRUCTION



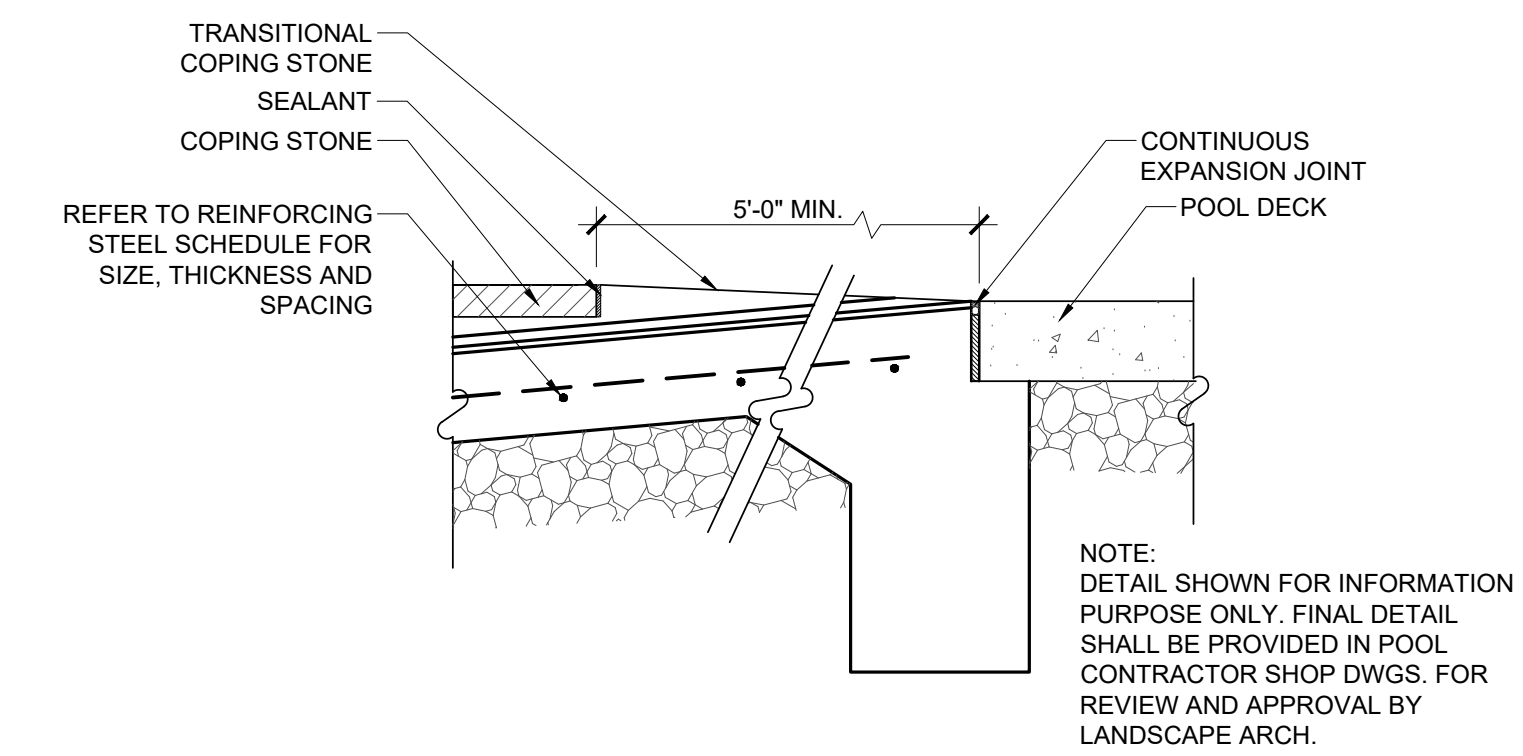
**1 TYP. POOL COPING** SECTION  
Scale: 1" = 1'-0"



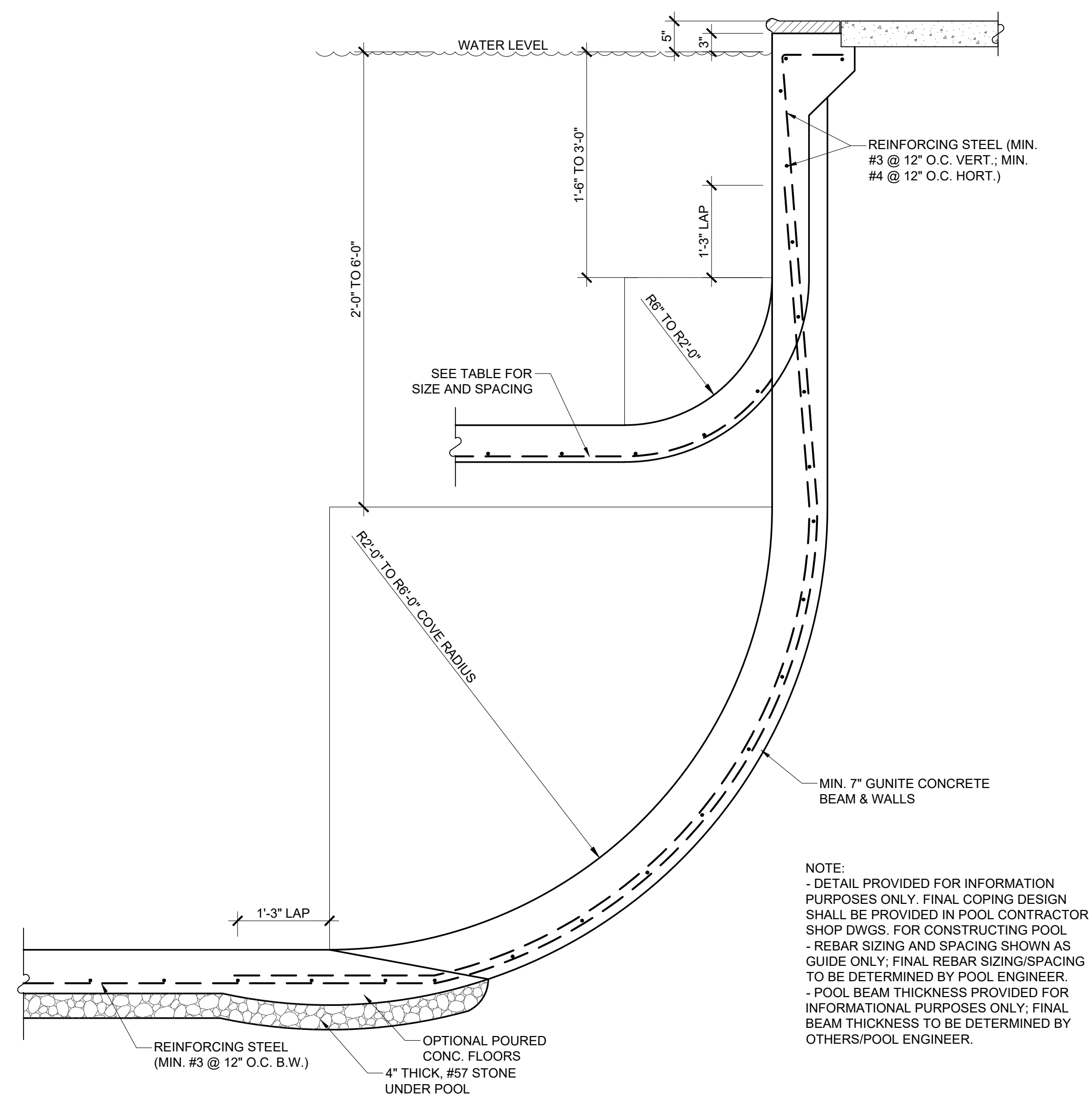
**2 TYP. SWIM LANE MARKER** SECTION  
Scale: 1" = 1'-0"



**3 TYP. UNDERWATER LIGHT DETAIL** SECTION  
Scale: 1" = 1'-0"



**4 ZERO-ENTRY TRANSITION DETAIL** SECTION  
Scale: 1" = 1'-0"



**5 TYP. POOL WALL SECTION** SECTION  
Scale: 3/4" = 1'-0"

P:\110044\_heritage\_shores\6.0\_cad\_files\site\_planning\_phase\phase\amenity\amenity\l402\_hardscape\_details.dwg





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|------------------|----------|
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| UPDTD HUD SBMSSN | 08.03.22 |

**PRODUCT INFORMATION**

|           |    |
|-----------|----|
| DESIGN:   | DL |
| DRAWN:    | TH |
| CHECKED:  | DL |
| N O R T H |    |

SCALE: Viewport Scale



PROJECT NO: 16006  
DATE: 00.00.00

**L501**

NOT RELEASED FOR CONSTRUCTION

NOT USED

NOT USED

NOT USED

NOT USED

NOT USED

NOT USED

L501 Scale: NTS PROD. INFO.

L501 Scale: NTS PROD. INFO.

L501 Scale: NTS PROD. INFO.

L501 Scale: NTS PROD. INFO.



MODEL: GRANVILLE STREETLIGHT

DESCRIPTION: DELMARVA 'GRANVILLE' LED 12' STREETLIGHT POST, 12' HEIGHT, STANDARD ALUMINUM DECORATIVE POST TO MATCH EXISTING LIGHT SOURCE; 80 LED; IES TYPE III (ASYMMETRICAL) OR IES TYPE V (SYMMETRICAL); TBD

SPACING: ±100' O.C. IN ORDER TO ACHIEVE MIN. 0.5 FC COVERAGE; VERIFY W/ GOVERNING LOCAL, STATE AND NATIONAL REQ.

COLOR: BLACK

QUANTITY: PER PLAN

COMPANY: DELMARVA POWER CO.

CONTACT: N/A

NOTES: 1) CONTRACTOR TO VERIFY QUANTITIES.  
2) INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND GOVERNING MUNICIPAL/GOVERNMENT REQUIREMENTS.

MODEL: PLAYGROUND POURED-IN-PLACE PLAYGROUND SURFACING

DESCRIPTION: SURFACE AMERICA PLAYGROUND POURED-IN-PLACE SURFACING OVER EITHER 2" ASPHALT OR 4" CONCRETE

SIZE: OVERALL PLAYGROUND SIZE: 60' x 75'

COLOR: CONTRACTOR SHOULD ANTICIPATE A MULTI-COLOR DESIGN PATTERN USING A COMBINATION OF BOTH STANDARD AND CUSTOM COLORS; DESIGN TO BE PROVIDED AT FINAL CDS

QUANTITY: COVERAGE FOR 60' x 75' AREA

COMPANY: SURFACE AMERICA  
P.O. BOX 157  
WILLIAMSVILLE, NY 14231  
PH: 800.999.0555  
sales@surfaceamerica.com

NOTES: 1) PRODUCT MUST BE IPEMA CERTIFIED AND MUST MEET ASTM F-1951 FOR PLAYGROUND ACCESSIBILITY AND ASTM F-1292 FOR IMPACT ATTENUATION OF SURFACE SYSTEMS.  
2) CONTRACTOR TO VERIFY QUANTITIES.  
3) INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND GOVERNING MUNICIPAL/GOVERNMENT REQUIREMENTS.  
4) CONTRACTOR MUST PROVIDE COMPLETE SUBMITTAL PACKAGE OF PLAY EQUIPMENT, PLAY SURFACE, CONSTRUCTION DETAILS, FALL HEIGHTS FOR PLAY EQUIPMENT, PLAY SURFACE THICKNESS THAT MEETS FALL HEIGHT REQUIREMENTS, ETC. FOR FORMAL REVIEW AND APPROVAL PRIOR TO STARTING CONSTRUCTION OF PLAYGROUND.

L501 Scale: NTS PROD. INFO.

6 GRANVILLE STREETLIGHT L501 Scale: NTS PROD. INFO.

L501 Scale: NTS PROD. INFO.

8 PLAYGROUND SURFACE L501 Scale: NTS PROD. INFO.



MODEL: LOUVERED PERGOLA - 12x12'

DESCRIPTION: STANDARD WHITE VINYL LOUVERED PERGOLA WITH ALUM. INSERTS:  
- STAINLESS STEEL HARDWARE  
- 6" SQ. POSTS  
- DOUBLE 2X8" HEADERS W/ CORNER BRACES AND CHAMFER END CUTS  
- LOUVERED TOP RUNNERS  
- 2X6 RUNNER W/ CHAMFERED END CUTS  
- 12" OVERHANG EACH SIDE  
- 90° POST HT.  
- ALUMINUM INSERTS

SIZE: 12' x 12'

COMPANY: www.fifthroom.com  
5410 ROUTE 8  
GIBSONIA, PA 15044  
P: 888.293.2339

CONTACT: MARK WINTER OR OTHER  
EXT. 250

COLOR: WHITE

QUANTITY: 1

NOTES: - INSTALL SO LOUVERS GIVE MAXIMUM SHADE  
- INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND GOVERNING MUNICIPAL/GOVERNMENT REQUIREMENTS  
- CONTRACTOR TO PROVIDE CONC. FOOTING FOR COLUMNS



MODEL: LOUVERED PERGOLA - 10x12'

DESCRIPTION: STANDARD WHITE VINYL LOUVERED PERGOLA WITH ALUM. INSERTS:  
- STAINLESS STEEL HARDWARE  
- 6" SQ. POSTS  
- DOUBLE 2X8" HEADERS W/ CORNER BRACES AND CHAMFER END CUTS  
- LOUVERED TOP RUNNERS  
- 2X6 RUNNER W/ CHAMFERED END CUTS  
- 12" OVERHANG EACH SIDE  
- 90° POST HT.  
- ALUMINUM INSERTS

SIZE: 10' x 20'

COMPANY: www.fifthroom.com  
5410 ROUTE 8  
GIBSONIA, PA 15044  
P: 888.293.2339

CONTACT: MARK WINTER OR OTHER  
EXT. 250

COLOR: WHITE

QUANTITY: 3

NOTES: - INSTALL SO LOUVERS GIVE MAXIMUM SHADE  
- INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND GOVERNING MUNICIPAL/GOVERNMENT REQUIREMENTS  
- CONTRACTOR TO PROVIDE CONC. FOOTING FOR COLUMNS

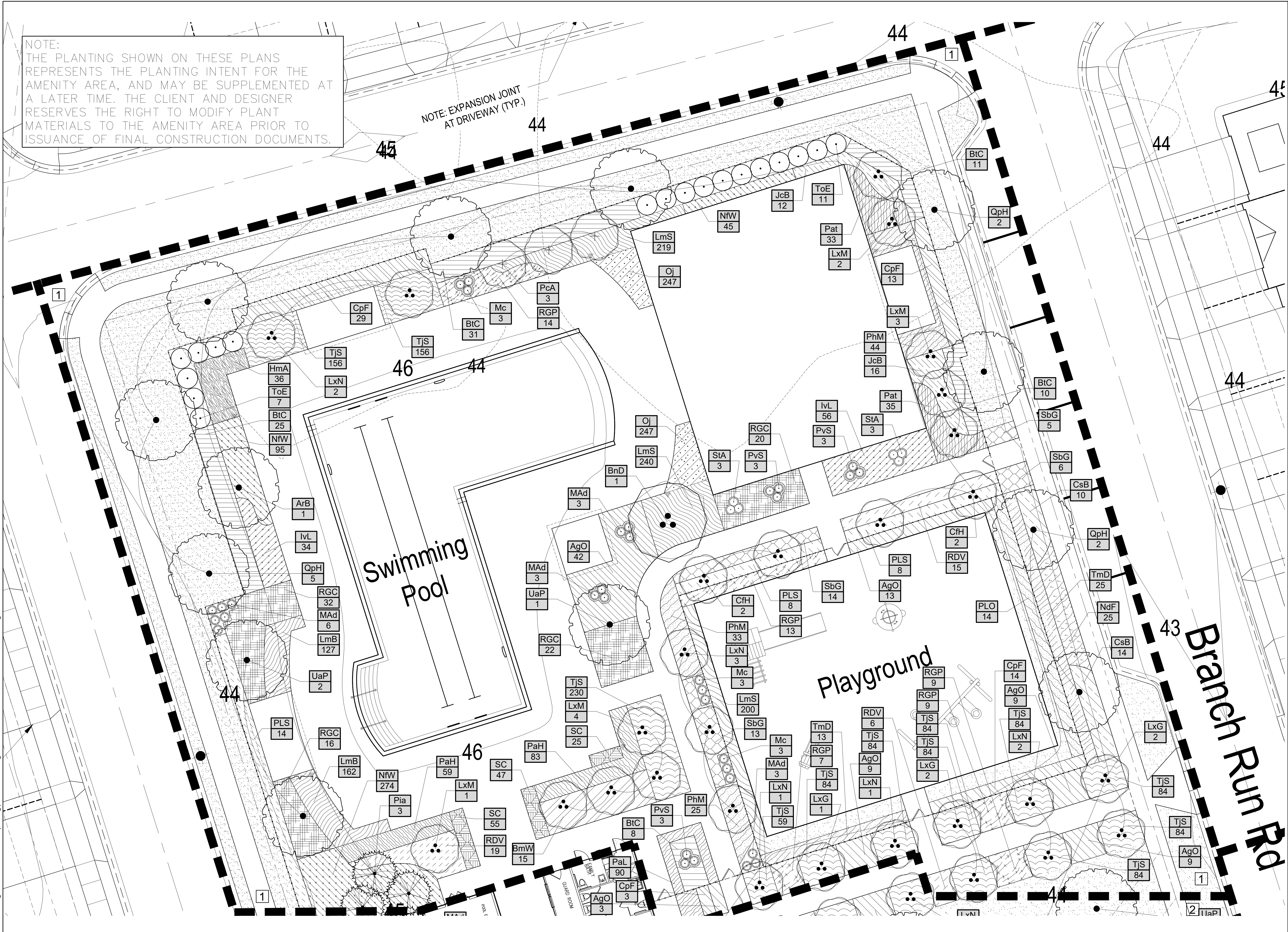
9 VINYL LOUVERED PERGOLA - 12'x12' L501 Scale: NTS PROD. INFO.

10 VINYL LOUVERED PERGOLA - 10'x20' L501 Scale: NTS PROD. INFO.



NOTE:  
THE PLANTING SHOWN ON THESE PLANS  
REPRESENTS THE PLANTING INTENT FOR THE  
AMENITY AREA, AND MAY BE SUPPLEMENTED AT  
A LATER TIME. THE CLIENT AND DESIGNER  
RESERVES THE RIGHT TO MODIFY PLANT  
MATERIALS TO THE AMENITY AREA PRIOR TO  
ISSUANCE OF FINAL CONSTRUCTION DOCUMENTS.

NOTE: EXPANSION JOINT  
AT DRIVEWAY (TYP.)



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UPDTD HUD SBMSSN. 08.03.22

AMENITY AREA  
LANDSCAPE PLAN  
DESIGN: DL  
DRAWN: TH  
CHECKED: DL  
Scale: 1" = 10'-0"  
PROJECT NO: 16006  
DATE: 00.00.00

**L601**

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P:\110044 heritage shores\16.0 cad files\site planning phase\site plans at bridgeville\sheet - enhanced\l601 LANDSCAPE PLAN.dwg





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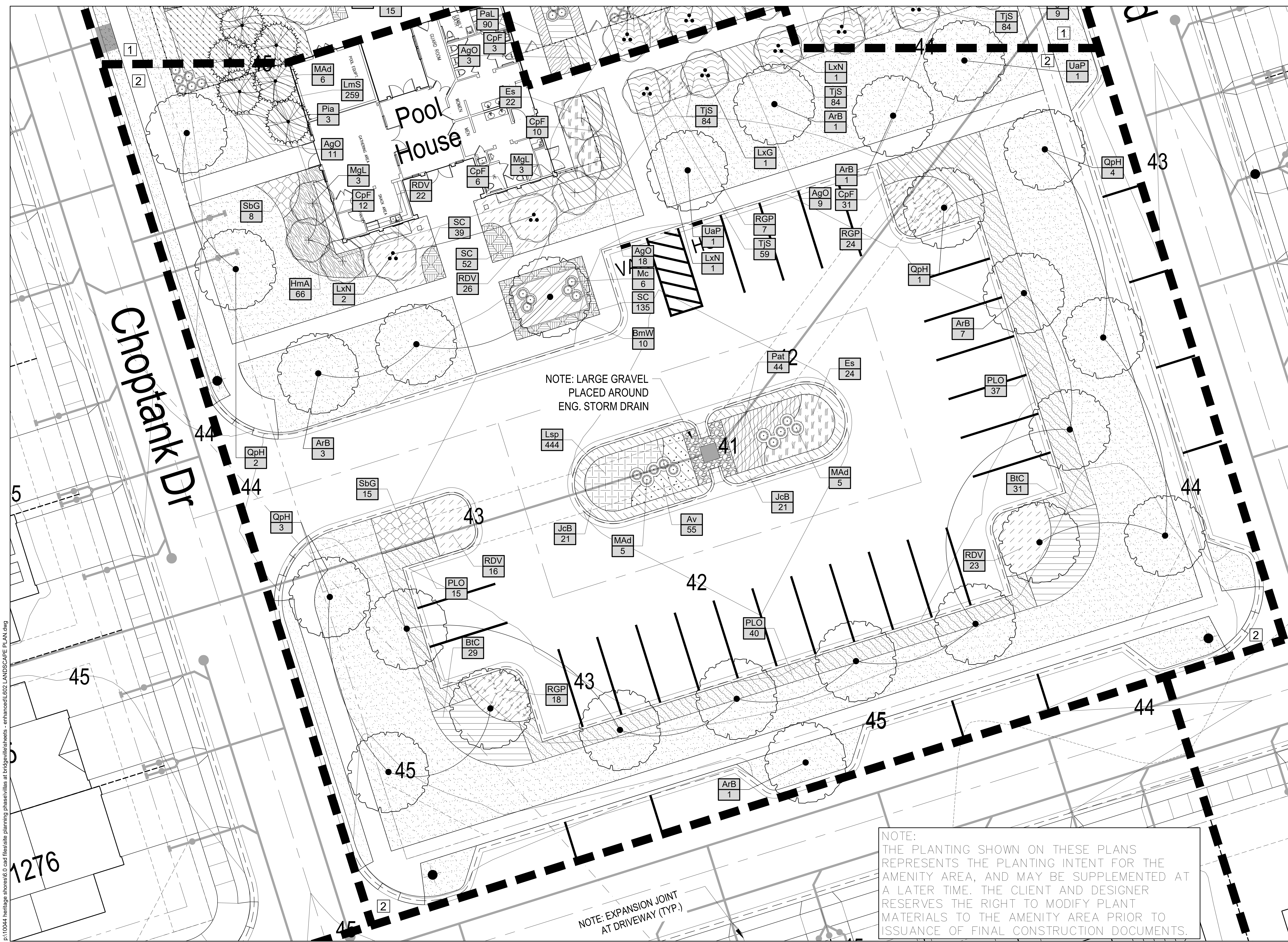


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**REVISIONS:**  
HUD SBMSSN. 01.14.22  
UPDTD HUD SBMSSN. 08.03.22

**AMENITY AREA  
LANDSCAPE PLAN**  
DESIGN: DL  
DRAWN: TH  
CHECKED: DL  
Scale: 1" = 10'-0"  
PROJECT NO: 16006  
DATE: 00.00.00  
**L602**

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NOTE: LARGE GRAVEL  
PLACED AROUND  
ENG. STORM DRAIN

NOTE: EXPANSION JOINT  
AT DRIVEWAY (TYP.)

NOTE:  
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P:\110044 heritage shores\6.0 cad files\site planning phase\amenity area\l602 LANDSCAPE PLAN.dwg

1276





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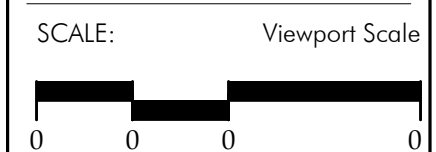
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UPDTD HUD SBMSSN 08.03.22

PLANT LIST

DESIGN: DL  
DRAWN: TH  
CHECKED: DL  
N O R T H



PROJECT NO: 16006  
DATE: 00.00.00

L701

NOT RELEASED FOR CONSTRUCTION

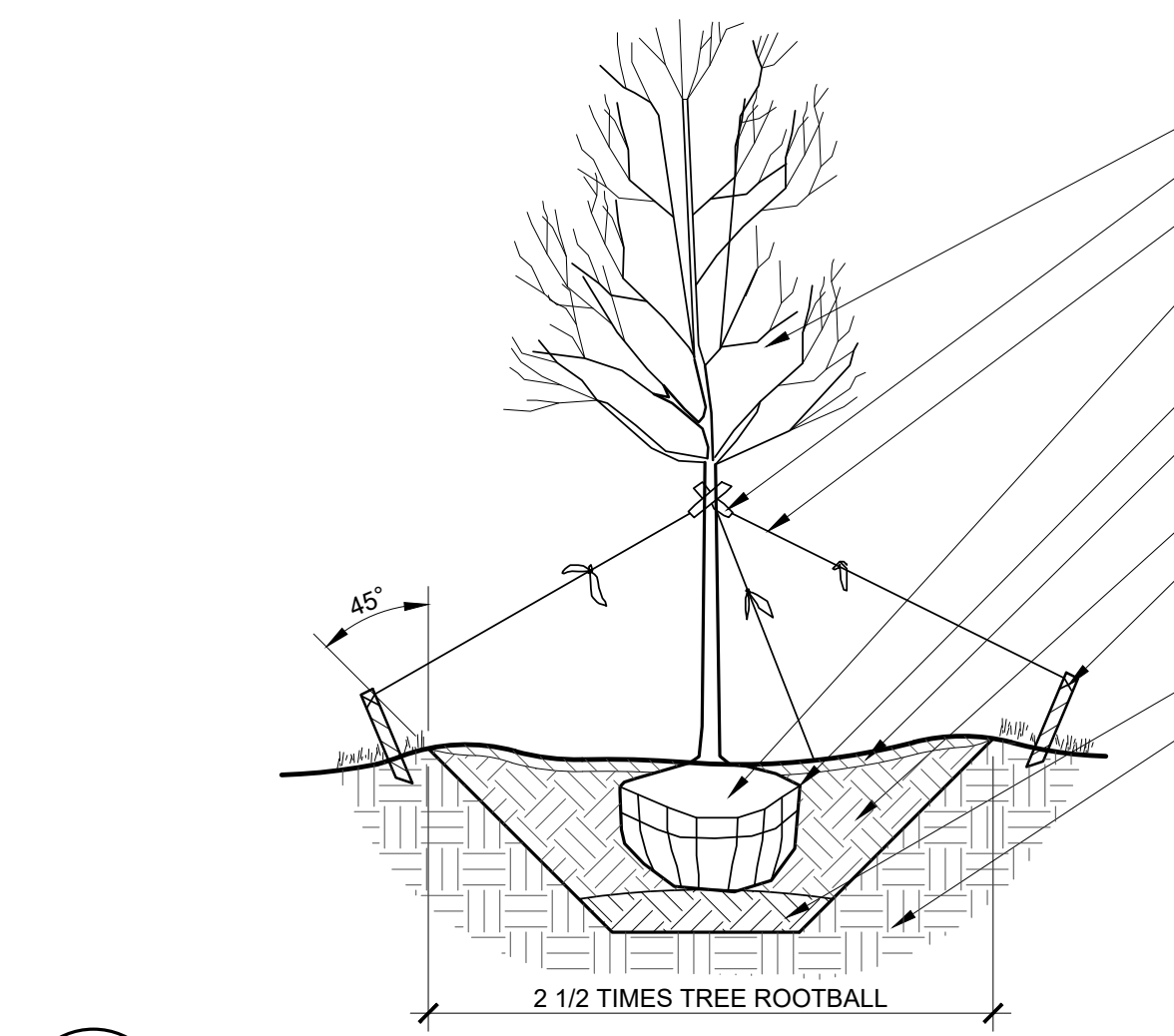
VILLAS AT BRIDGEVILLE - AMENITY AREA PLANT LIST

Table with columns: Qty, Key, Botanical Name, Common Name, Height, Caliper, Spread, Remarks, Native. Categories include Evergreen Trees, Ornamental Trees, Shade Trees, Shrubs, Groundcovers / Lawn Grass, and Perennials / Grasses.

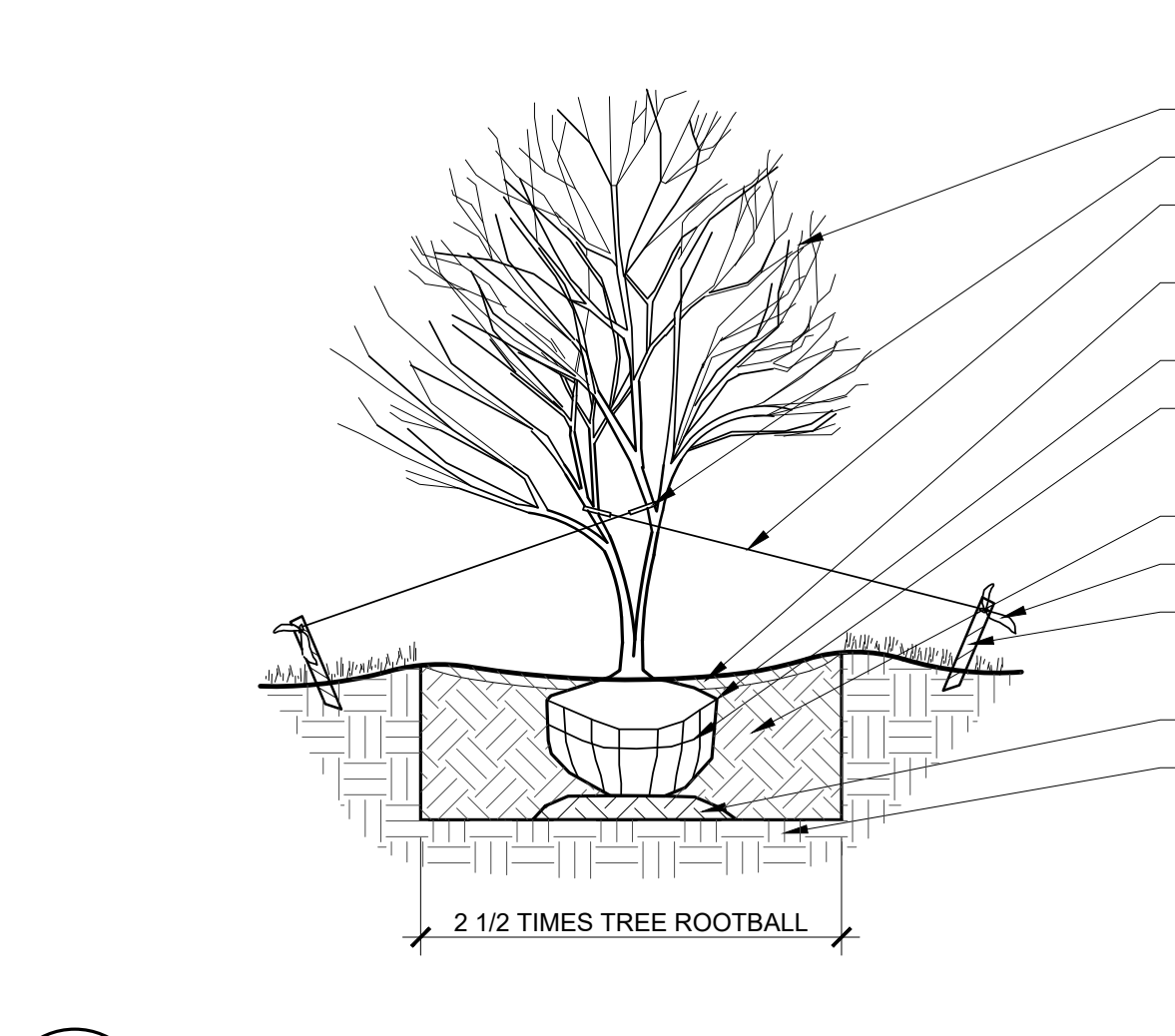


**PLANTING NOTES:**

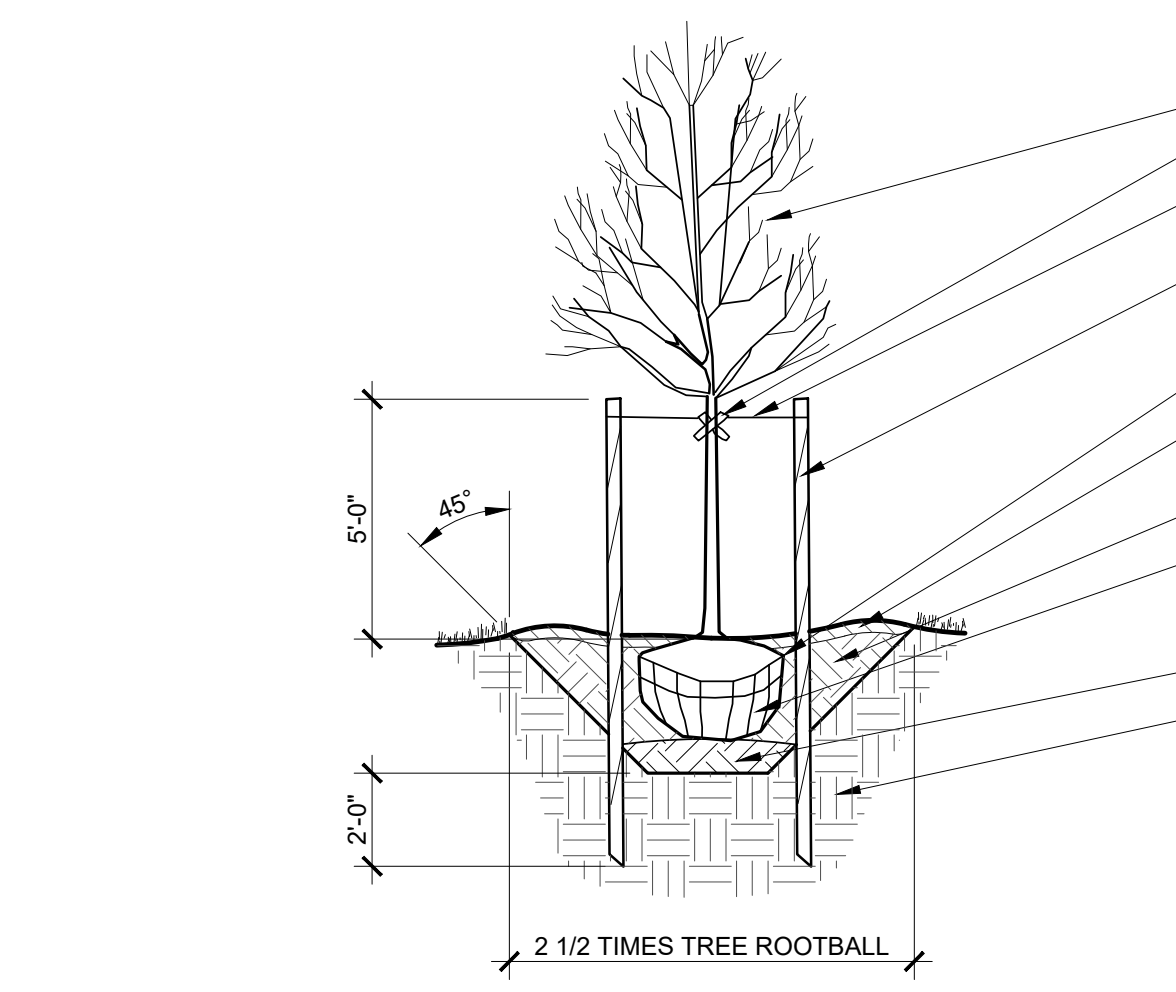
- PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED, INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, INCIDENTALS, AND CLEAN-UP.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT. LAYOUT TO BE APPROVED BY OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.
- PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, HAVE NORMAL GROWTH HABITS, WELL-DEVELOPED DENSELY FOLIATED BRANCHES, AND VIGOROUS ROOT SYSTEMS, AND BE FREE FROM DEFECTS AND INJURIES.
- CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO GROWTH OF PLANT MATERIAL.
- ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN VIGOROUS GROWING CONDITION. PROVISION SHALL BE MADE FOR A GROWTH GUARANTEE OF AT LEAST ONE YEAR FROM THE DATE OF ACCEPTANCE FOR TREES AND SHRUBS. REPLACEMENTS SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE.
- PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY IF WHEN PRACTICAL. IN THE EVENT THAT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT STOCK NOT PLANTED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE-DAY PERIOD AFTER DELIVERY. ANY PLANTS NOT INSTALLED DURING THIS PERIOD SHALL BE REJECTED, UNLESS OWNER AND CONTRACTOR PROVIDE OTHERWISE BY WRITTEN AGREEMENT.
- QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF ROOT BALL SHALL BE IN ACCORDANCE WITH THE MOST RECENT VERSION OF ANSI Z60 "AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
- ALL PLANTS SHALL BE PLANTED IN AMENDED TOP SOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACK-FILLING PROCESSES. PLANTING MIX TO BE AS SHOWN ON PLANTING DETAILS. LARGE PLANTING AREAS TO INCORPORATE FERTILIZER AND SOIL CONDITIONERS AS STATED IN PLANTING SPECIFICATIONS.
- PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE BALL ONLY.
- PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOP SOIL THAT IS IN A MUDDY OR FROZEN CONDITION. ALL PLANT MATERIAL SHALL BE SPRAYED WITH "WILT-PRUF" OR EQUAL AS PER MANUFACTURER'S INSTRUCTIONS.
- NO PLANT, EXCEPT GROUND COVERS, SHALL BE PLANTED LESS THAN TWO FEET FROM EXISTING STRUCTURES AND SIDEWALKS.
- SET ALL PLANTS PLUMB AND STRAIGHT, SET AT SUCH LEVEL THAT A NORMAL OR NATURAL RELATIONSHIP TO THE GROUND IF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE THE PLANT IN THE CENTER OF THE PIT.
- ALL INJURED ROOTS SHALL BE PRUNED TO MAKE CLEAN ENDS BEFORE PLANTING UTILIZING CLEAN, SHARP TOOLS. IT IS ADVISABLE TO PRUNE APPROXIMATELY 1/3 OF THE GROWTH OF LARGE TREES (2" CALIPER AND GREATER) BY THE REMOVAL OF SUPERFLUOUS BRANCHES, THOSE WHICH CROSS, THOSE WHICH RUN PARALLEL, ETC. MAIN LEADER OF TREES SHALL NOT BE CUT BACK LONG SIDES BRANCHES SHALL BE SHORTENED.
- EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE TO PRESERVE THE NATURAL CHARACTER OF PLANT. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.
- TREES SHALL BE SUPPORTED IMMEDIATELY AFTER PLANTING. ALL TREES 6" AND GREATER IN CALIPER SHALL BE GUYED. SMALLER TREES SHALL BE STAKED. GUYING WIRES AND STAKES SHALL BE INSTALLED AS INDICATED. THE LANDSCAPE CONTRACTOR SHALL REMOVE STAKING, GUYING AND TREE WRAP AT THE END OF ONE YEAR MAINTENANCE AND GUARANTEE PERIOD.
- ALL PLANTING BEDS SHALL BE MULCHED WITH 3" LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH.
- NEW PLANTING AREAS AND SOD SHALL BE ADEQUATELY IRRIGATED OR WATERED TO ESTABLISH THE PROPOSED PLANTS AND LAWN.
- ALL PLANTS SHOWN ON THE APPROVED LANDSCAPE PLAN SHALL BE INSTALLED, INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE. THE LANDSCAPE ARCHITECT SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD. TREES, SHRUBS, VINES AND GROUNDCOVER AS REQUIRED BY OR ASSOCIATED WITH A SUBDIVISION OR SITE PLAN APPROVED BY THE PLANNING AUTHORITIES SHALL BE INSTALLED DURING THE FOLLOWING PLANTING SEASONS: LAWNS: 03/15 TO 06/15 AND 09/15 TO 12/01 THE FOLLOWING TREE VARIETIES SHALL NOT BE PLANTED DURING THE FALL PLANTING SEASON DUE TO THE HAZARDS ASSOCIATED WITH PLANTING THESE TREES IN THIS SEASON:  
ACER RUBRUM POPULUS SPP.; BETULA SPP.; PRUNUS SPP.; CARPINUS SPP.; PYRUS SPP.; CRATAEGUS SPP.; QUERCUS SPP.; KOELREUTERIA PANICULATA SALIX SPP.; LIQUIDAMBAR STYRACIFLUA TILIA TOMENTOSA. LIRODENDRON TULIPIFERA ZELKOVA; PLATANUS ACERIFOLIA;  
ANY PLANTING INSTALLED IN CONFLICT WITH THIS REQUIREMENT MUST RECEIVE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO PLANTING. FAILURE TO COMPLY WITH THESE REQUIREMENTS WILL REQUIRE THE REMOVAL OF THE PLANTING IN QUESTION. THIS REQUIREMENT DOES NOT APPLY TO SEEDING OR SODDING OR PLANTINGS SPECIFICALLY FOR SOIL STABILIZATION PURPOSES. PLANTINGS ASSOCIATED WITH ANY LOT GIVEN A CERTIFICATE OF OCCUPANCY OUTSIDE THESE PERIODS SHALL BE PROVIDED DURING THE PREVIOUS OR NEXT APPROPRIATE SEASON.
- ALL DISTURBED AREAS SHALL BE TREATED WITH 4" TOP SOIL AND SEEDED IN ACCORDANCE WITH PERMANENT STABILIZATION METHODS INDICATED ON SOIL EROSION AND SEDIMENT CONTROL SHEET.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL PLANT MAINTENANCE, INCLUDING SHRUBS AND GROUNDCOVER, AND SHALL MAINTAIN AREA IN A WEED AND DEBRIS FREE CONDITION THROUGHOUT THE ONE-YEAR GUARANTEE PERIOD, UNLESS OTHERWISE SPECIFIED.
- ALL DIMENSIONS TO BE TAKEN FROM BACK OF CURB.
- CONTRACTOR SHALL LAYOUT AND CLEARLY STAKE ALL PROPOSED IMPROVEMENTS INCLUDED ON THIS PLAN.
- CONTRACTOR IS RESPONSIBLE FOR CONTACTING UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION FOR LOCATION OF ALL UTILITY LINES. TREES SHALL BE LOCATED A MINIMUM OF 3' FROM WATER CONNECTIONS. CONTRACTOR SHALL TAKE CARE TO AVOID DAMAGE TO ANY AND ALL PUBLIC OR PRIVATE UTILITIES.
- CONTRACTOR TO VERIFY PLANT LIST TOTALS WITH QUANTITIES SHOWN ON PLAN. LANDSCAPE ARCHITECT SHALL BE ALERTED BY CONTRACTOR OF ANY DISCREPANCIES PRIOR TO FINAL BID NEGOTIATION. UNIT PRICES FOR ALL MATERIAL SHALL BE SUPPLIED TO THE OWNER AT BIDDING TIME.
- ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT. OWNER SHALL RECEIVE TAG FROM EACH PLANT SPECIES AND A LIST OF PLANT SUPPLIERS. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL MEET THE NORMAL REQUIREMENTS FOR THE VARIETY PER THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN). PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- WHERE TREES ARE PLANTED IN ROWS, THEY SHALL BE UNIFORM IN SIZE AND SHAPE.
- SIZES SPECIFIED IN THE PLANT LIST ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE JUDGED. FAILURE TO MEET MINIMUM SIZE ON ANY PLANT WILL RESULT IN REJECTION OF THAT PLANT.
- ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED, FREE OF DISEASE, INSECT EGGS, AND LARVAE, AND SHALL HAVE ADEQUATE ROOT SYSTEMS.
- ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.
- GROUPS OF SHRUBS SHALL BE PLACED IN A CONTINUOUS MULCH BED WITH SMOOTH CONTINUOUS LINES. ALL MULCHED BED EDGES SHALL BE CURVILINEAR IN SHAPE FOLLOWING THE CONTOUR OF THE PLANT MASS. TREES LOCATED WITHIN FOUR FEET OF SHRUB BEDS SHALL SHARE SAME MULCH BED.
- NO EXISTING TREES SHALL BE REMOVED WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER EXCEPT WHERE NOTED ON PLANS. NO GRUBBING SHALL OCCUR WITHIN EXISTING TREE AREAS.
- TREES SHALL BE LOCATED A MINIMUM OF 3' - 4' FROM WALLS AND WALKS WITHIN THE PROJECT. IF CONFLICTS ARISE BETWEEN ACTUAL SIZE OF AREA AND PLANS, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE OWNER OR LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE MATERIALS.
- LARGE GROWING PLANTS ARE NOT TO BE PLANTED IN FRONT OF WINDOWS, UNDER BUILDING OVERHANGS, OR IN DRAINAGE SWALES. SHRUBS PLANTED NEAR H.V.A.C. UNITS TO BE LOCATED SO THAT SHRUBS AT MATURITY WILL MAINTAIN 1' AIRSPACE BETWEEN UNIT AND PLANT.
- CONTRACTOR TO SLIGHTLY ADJUST PLANT LOCATIONS IN THE FIELD AS NECESSARY TO BE CLEAR OF DRAINAGE SWALES AND UTILITIES. FINISHED PLANTING BEDS SHALL BE GRADED SO AS TO NOT IMPED DRAINAGE AWAY FROM BUILDINGS.
- TREE STAKING AND GUYING SHALL BE DONE PER DETAILS. CONTRACTOR SHALL ENSURE THAT TREES REMAIN VERTICAL AND UPRIGHT FOR THE DURATION OF THE GUARANTEE PERIOD.
- ALL TREE PITS, SHRUB BEDS AND PREPARED PLANTING BEDS ARE TO BE COMPLETELY EXCAVATED IN ACCORDANCE WITH THE PLANTING DETAILS.
- MULCH IS TO BE FINE BARK TYPE FOR TREES AND SHRUBS. FINE BARK MULCH IS TO BE USED FOR PERENNIAL BEDS AND WITHIN THE EXISTING TREES TO REMAIN. CONTRACTOR TO SUBMIT SAMPLE FOR APPROVAL PRIOR TO INSTALLATION.
- CROWN OF ROOT BALL SHALL BE HIGHER (AFTER SETTLING) THAN ADJACENT SOIL.
- TAGS AND TWINE ARE TO BE REMOVED AND BURLAP IS TO BE ROLLED BACK ONE-THIRD ON ALL B&B PLANT MATERIAL. REMOVE BURLAP IF IT IS NON-BIODEGRADABLE. FOR STREET TREES TAGS, TWINE, CORD, BURLAP AND WIRE BASKET TO BE CUT 12" DOWN SIDE OF ROOT BALL AND REMOVED FROM PROJECT SITE.
- SHRUBS, BULBS AND GROUND COVERS SHALL BE TRIANGULARLY SPACED AT SPACING SHOWN ON PLANTING PLANS.
- SHADE TREES: HEIGHT SHALL BE MEASURED FROM THE CROWN OF THE ROOT BALL TO THE TOP OF MATURE GROWTH. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF "Y" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION. SHRUBS: HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE HEIGHT OF THE TOP OF THE PLANT. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHRUB MASS. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH.
- CONTRACTOR SHALL INSPECT ALL BULBS AND BRING ANY DAMAGED MATERIAL TO THE ATTENTION OF THE OWNER PRIOR TO PLANTING.
- ALL SEASONAL COLOR OR SHALL BE TRIANGULARLY SPACED AT SPACING SHOWN ON PLANTING PLANS. ONE YEAR (FOUR ROTATIONS) OF SEASONAL COLOR IS TO BE BID. INSTALL THE FIRST ROTATION WHICH IS "IN SEASON" AT TIME THAT ADJACENT PLANTINGS ARE INSTALLED.
- ALL SUBSTITUTIONS OF PLANT MATERIAL ARE TO BE REQUESTED IN WRITING TO THE LANDSCAPE ARCHITECT AND APPROVED BY THE OWNER. IF CONTRACTOR FAILS TO SUBMIT A WRITTEN REQUEST, IT WILL RESULT IN LIABILITY TO THE CONTRACTOR.
- ALL CONTRACTORS SHALL BE REQUIRED TO COMPLETELY REMOVE ALL TRASH, DEBRIS AND EXCESS MATERIALS FROM THE WORK AREA AND THE PROPERTY (ESPECIALLY AT ALL CURB, GUTTERS AND SIDEWALKS) DAILY DURING INSTALLATION.
- DEAD PLANTS ARE TO BE REMOVED FROM THE JOB BY THE CONTRACTOR WEEKLY. CONTRACTOR SHALL MAINTAIN AN UPDATED, COMPREHENSIVE LIST OF ALL DEAD MATERIALS REMOVED FROM THE JOB SITE. A COPY OF THE LIST IS TO BE SUBMITTED TO THE OWNER AT THE END OF EVERY MONTH DURING THE CONTRACT PERIOD.
- TOPSOIL REQUIRED FOR SOIL MIXES AND SPECIAL SEEDING AREAS SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR. CONTRACTOR MUST LOAD, HAUL, MIX, AND SPREAD ALL TOPSOIL AND OTHER SOIL ADDITIVES ARE REQUIRED.
- THE INTENT OF THE PROJECT IS TO HAVE NATURAL DRIFTS OF BULBS/PERENNIALS IN PLANTING. KEEP SWEEPS OF SIMILAR BULBS/PERENNIALS IN SEPARATE GROUPS.
- CONTRACTOR SHALL BE RESPONSIBLE TO RE-GRADE, HYDRO-SEED, STRAW MULCH, AND TACK ALL LAWN AREAS DISTURBED AS THE RESULT OF HIS WORK.
- ALL EXISTING SOIL TO BE REMOVED FROM PERENNIAL BEDS TO A DEPTH OF 12" AND REPLACED WITH SOIL MIX PER DETAIL.
- CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE IMPROVEMENTS, INCLUDING SEEDING, FOR ONE FULL YEAR AS REQUIRED BY THE SPECIFICATIONS. CONTRACTOR MUST CONTACT THE OWNER AT LEAST TEN WORKING DAYS IN ADVANCE TO SCHEDULE ACCEPTANCE INSPECTION(S). CONTRACTOR MUST REPLACE ALL DEAD OR UNACCEPTABLE PLANTS DURING THE FOLLOWING RECOMMENDED PLANTING SEASON.
- THE SPECIFICATIONS FOR ALL WORK INCLUDED IN THIS CONTRACT SHALL BE LANDSCAPE SPECIFICATIONS GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREA, CURRENT EDITION, UNLESS OTHERWISE NOTED ON THESE PLANS.
- ALL PLANTING SHALL CONFORM TO THE REQUIREMENTS OF VIRGINIA DEPARTMENT OF HIGHWAYS AND TRANSPORTATION'S "GUIDELINES FOR PLANTING ALONG VIRGINIA'S ROADWAYS".
- ANY PLANTING WHICH IS SHOWN ADJACENT TO CONDENSER UNITS SHALL BE PLANTED TO SCREEN THE UNITS. SHOULD THE CONDENSER UNITS BE INSTALLED IN LOCATIONS DIFFERENT FROM THOSE SHOWN ON THE PLAN IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL THE MATERIALS AROUND THE CONDENSERS AND TO ADJUST OTHER ADJACENT PLANTING ACCORDINGLY.



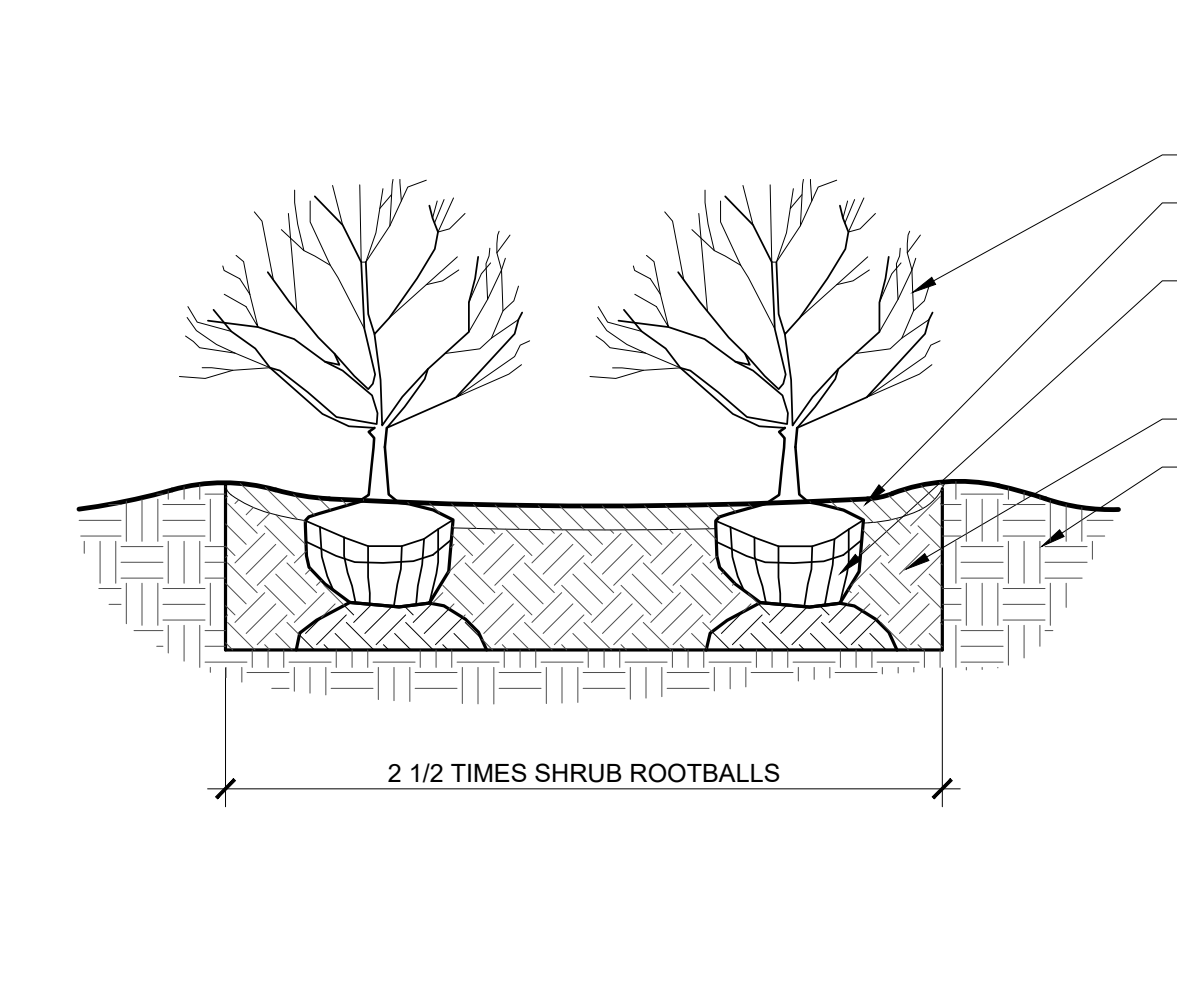
**1 TREE GUYING PLANTING - SPECIMEN TREE** SECTION LD-001  
Scale: 1/4" = 1'-0"



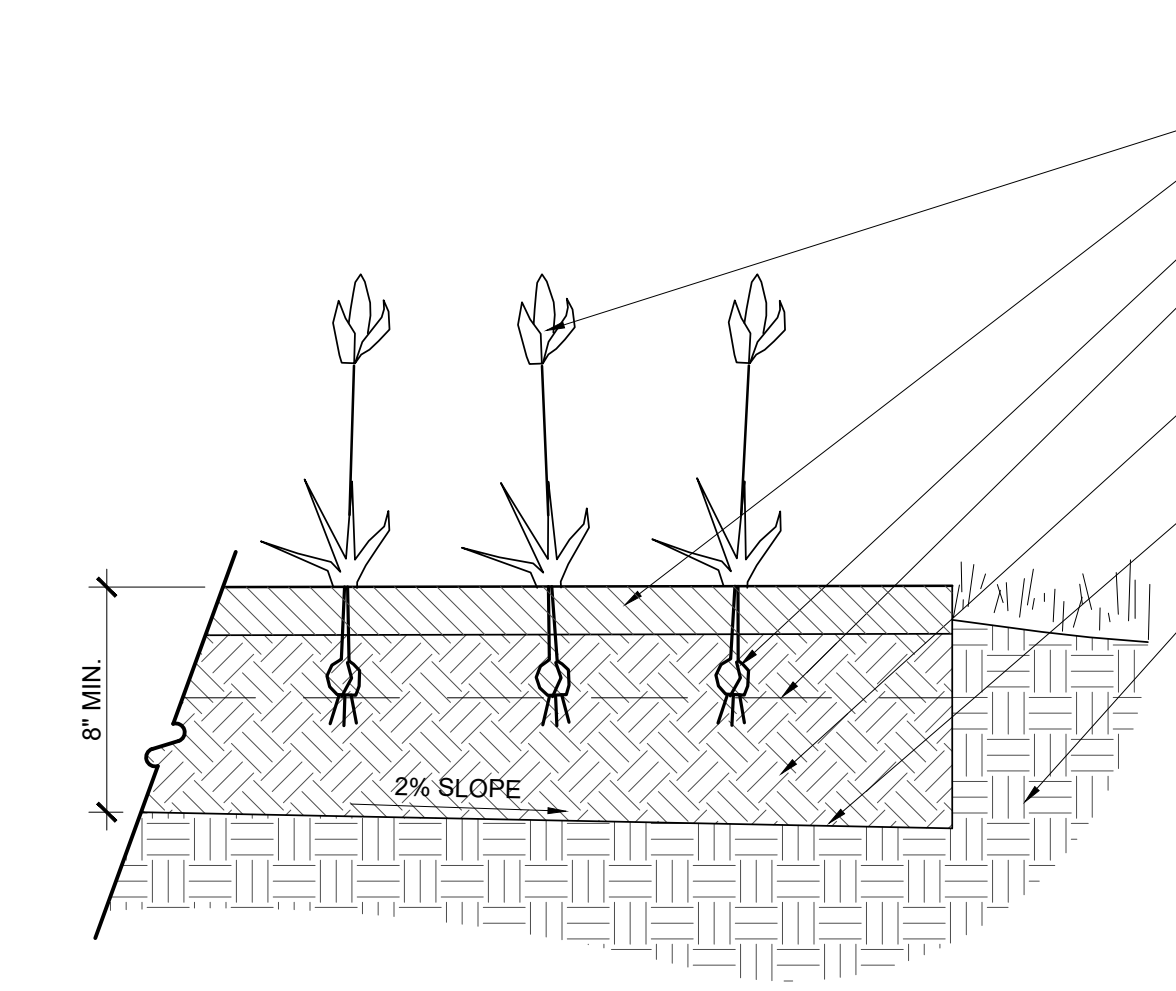
**2 TREE GUYING PLANTING - MULTI-STEMMED** SECTION LD-003  
Scale: 1/4" = 1'-0"



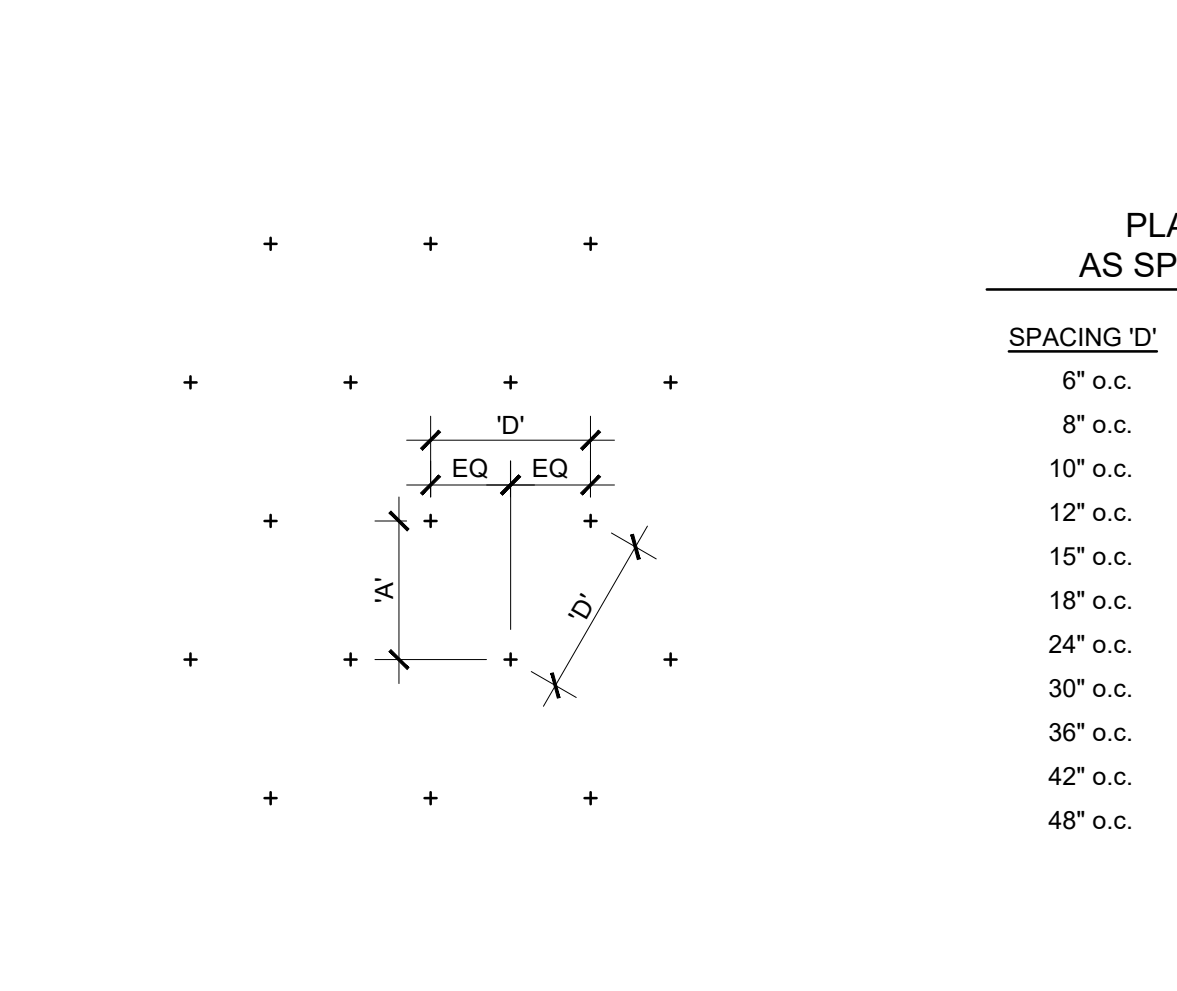
**3 TREE PLANTING** SECTION LD-002  
Scale: 1/4" = 1'-0"



**4 SHRUB PLANTING** SECTION LD-004  
Scale: 1/2" = 1'-0"



**5 ANNUAL & PERENNIAL PLANTING** SECTION LD-006  
Scale: 1" = 1'-0"



**6 TRIANGULAR SPACING FOR SHRUBS - GROUND COVERS - BULBS AND PERENNIALS** PLAN LD-007  
Scale: NTS

**PLANTING MIX NOTES:**

- THE RECOMMENDED PLANTING MEDIUM SHOULD CONTAIN GOOD TOP SOIL THAT WILL SUSTAIN PLANT GROWTH.
- THE TOP SOIL SHALL NOT BE LACKING IN POTASSIUM, PHOSPHORUS, MAGNESIUM OR CALCIUM. THE TOP SOIL SHALL NOT CONTAIN ANY MATERIALS TOXIC TO PLANT GROWTH.
- THE TOP SOIL SHALL BE A SANDY CLAY LOAM OR A SILTY CLAY LOAM WITH WELL AGGREGATED CLAYS AND A MINIMUM OF 4% (FOUR PERCENT) ORGANIC MATTER.
- THE SOILS PH RANGE SHOULD BE WITHIN 6.5 TO 6.8 AND ADJUSTED AS NECESSARY FOR INDIVIDUAL PLANT SPECIES REQUIREMENTS.
- A SOIL TEST SHALL BE PERFORMED BY A FULL-SERVICE TESTING COMPANY AND THE RESULTS SHALL BE PROVIDED TO THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF PLANTING MEDIUM.
- IF A LOCAL REPUTABLE TESTING COMPANY CANNOT BE EMPLOYED, A&L LABS IS AVAILABLE TO CONDUCT THE TESTING. CONTACT THEM AT:  
A&L ANALYTICAL LABORATORIES, INC.  
2790 WHITTEN ROAD  
MEMPHIS, TN 38133  
1-800-264-4522
- THE LAB SHALL PERFORM AN S1A TEST AND SUBMIT THE RESULTS TO STUDIO 39 LANDSCAPE ARCHITECTURE, PC.



**Professional Certification:**  
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Landscape Architect under the laws of the State of Delaware.  
License No. S1-000515  
Expiration Date: 01/31/23

**REVISIONS:**

| NO. | DESCRIPTION      | DATE     |
|-----|------------------|----------|
| 1   | HUD SBMSSN       | 01.14.22 |
| 2   | UPDTD HUD SBMSSN | 08.03.22 |

**LANDSCAPE DETAILS AND NOTES**

DESIGN: DL  
DRAWN: TH  
CHECKED: DL

SCALE: Viewport Scale

PROJECT NO: 16006  
DATE: 00.00.00

**L702**