

- ### GENERAL NOTES
1. BASE INFORMATION PREPARED BY MORSE ENGINEERING CO. INC., 10 NEW DRIFTWAY, SUITE 303, SCITUATE, MA 02066. SEAN PAPICH LANDSCAPE ARCHITECTURE (SPLA) ASSUMES NO RESPONSIBILITIES FOR ERRORS OR INCONSISTENCIES REGARDING BASE INFORMATION.
 2. DO NOT SCALE FROM DRAWINGS.
 3. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES BETWEEN PLANS AND ACTUAL CONDITIONS TO SPLA PRIOR TO STARTING WORK.
 4. THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING ABOVE AND BELOW GRADE UTILITIES AND SERVICES AND SHALL PROVIDE APPROPRIATE PROTECTIONS DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE LOCAL UTILITY LOCATION SERVICE PROVIDER PRIOR TO COMMENCING WORK. ANY UTILITIES DAMAGED DURING SITE WORK SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
 5. THE CONTRACTOR SHALL REPLACE IN KIND ANY AREAS DAMAGED BY CONSTRUCTION OPERATIONS WITHIN AND OUTSIDE OF THE LIMIT OF WORK LINE.
 6. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND OBTAINING ALL REQUIRED BUILDING PERMITS.
 7. EROSION CONTROL TO BE SET IN PLACE AND INSPECTED BY CONSERVATION COMMISSION AGENT PRIOR TO THE START OF WORK. REFER TO CIVIL ENGINEER'S DRAWINGS FOR LOCATION OF PLACEMENT OF EROSION CONTROL.
 8. ANY TREE ROOTS EXPOSED WITHIN CRITICAL ROOT ZONES SHALL BE HAND PRUNED AND PROTECTED FROM FURTHER DISTURBANCE.

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1. ANY DIMENSIONS SHOWN ARE TO FINISH FACE OF OBJECT AND PARALLEL OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED UNLESS OTHERWISE NOTED.
 2. ANY DIMENSIONS SHOWN ON THE DRAWINGS SIGNIFY DESIGN INTENT AND MUST BE FIELD VERIFIED PRIOR TO PREPARATION OF ANY REQUIRED SHOP DRAWINGS AND COMMENCING CONSTRUCTION.

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1. CONTRACTOR SHALL FIELD VERIFY ALL ADJACENT EXISTING CONDITIONS AND SHALL NOTIFY SPLA OF ANY CONFLICTS.
 2. THE CONTRACTOR SHALL USE A SINGLE BENCHMARK FOR ALL WORK.
 3. CROSS SLOPE OF PAVED PATHS NOT EXCEED 2% (1/2" VERTICAL TO 1 FOOT HORIZONTAL.) COVERED PORCHES SHALL SLOPE AT 1% TYP. IF NECESSARY, THE CONTRACTOR SHALL NOTIFY SPLA BEFORE PLACING ANY PAVEMENT WITH A CROSS PITCH THAT IS GREATER THAN 2%, LESS THAN 1%, AND NOT NOTED AS SUCH ON THE DRAWINGS. PITCH EVENLY BETWEEN SPOT GRADES. ALL PAVED AREAS MUST PITCH TO DRAIN AT A MINIMUM OF ONE-EIGHTH INCH (1/8") PER FOOT.
 4. THE CONTRACTOR SHALL NOTIFY SPLA OF ANY DISCREPANCIES BETWEEN THE SITE GRADING PLAN AND EXISTING CONDITIONS AND SHALL RECEIVE DIRECTION FROM SPLA PRIOR TO PROCEEDING.
 5. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES OR TREES TO REMAIN SHALL BE DONE BY HAND. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT NO ADDITIONAL COST TO THE AUTHORITY.
 6. THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING ANY POTENTIAL DRAINAGE REQUIREMENTS WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

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1. DO NOT SCALE FROM DRAWINGS.
 2. CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT PRIOR TO PLANTING. QUANTITIES REPRESENTED ON THE DRAWING PLANT LABELS SHALL SUPERCEDE THOSE ON THE PLANT LIST.
 3. NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT PRIOR APPROVAL BY THE LANDSCAPE ARCHITECT AND/OR OWNER.
 4. ANY PROPOSED SUBSTITUTIONS TO MITIGATION PLANT LIST SHALL BE APPROVED BY THE CONSERVATION AGENT.
 5. ALL PLANTS SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN UNLESS OTHERWISE NOTED ON THE PLANT LIST.
 6. ALL PLANTS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND/OR OWNER PRIOR TO THEIR INSTALLATION.
 7. ANY PLANTS LABELED 'SPECIMEN' ON THE PLANT LIST SHALL BE TAGGED AT SOURCE BY THE LANDSCAPE ARCHITECT AND/OR OWNER UNLESS DIRECTED OTHERWISE.
 8. THE CONTRACTOR SHALL POSITION ALL PLANT MATERIAL IN LOCATIONS SHOWN ON THE PLAN FOR REVIEW BY LANDSCAPE ARCHITECT AND/OR OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING THE PLANTS AS NEEDED TO ACCOMMODATE FOR LEDGE AND SHALL CONTACT THE LANDSCAPE ARCHITECT IF PLANTING IS IMPEDED BY LEDGE.
 9. THE CONTRACTOR SHALL COORDINATE WITH THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO BEGINNING SITE WORK TO DETERMINE THE PLANTING SOIL AMENDMENTS REQUIRED - SUCH AS THE ADDITION OF COMPOST AND/OR PEAT MOSS. UNLESS OTHERWISE DIRECTED, THE CONTRACTOR SHALL PROVIDE THE FOLLOWING GENERALLY ACCEPTED SOIL BACKFILL RATIO: 1/2 NATIVE SOIL, 1/2 IMPORTED LOAM, 1/2 COMPOST/PEAT MOSS. INITIALLY, THE CONTRACTOR SHALL ASSUME THE INCORPORATION OF 1-2 CUBIC YARDS OF COMPOST/PEAT MOSS PER 1000 SQUARE FEET OF PLANT BED. IN ADDITION, THE CONTRACTOR SHALL INCORPORATE A PLANT STARTER FERTILIZER SUCH AS 10-10-10 IN THE PLANTING SOIL MIX.
 10. THE CONTRACTOR SHALL REVIEW AND ADDITIONAL SITE DRAINAGE REQUIREMENTS WITH THE OWNER AND/OR LANDSCAPE ARCHITECT AND COORDINATE POTENTIAL IMPROVEMENTS IN ORDER TO ATTAIN POSITIVE DRAINAGE IN ALL CONDITIONS.
 11. THE CONTRACTOR SHALL INSTALL SHREDDDED HARDWOOD BARK MULCH, SUCH AS PINE BARK MULCH THAT IS MEDIUM TO DARK BROWN IN COLOR AND FREE OF ANY DEBRIS OR LARGE PIECES OF WOOD. MULCHES WITH DYES WILL NOT BE ACCEPTED. MULCH ALL PLANT BEDS AFTER PLANTING TO THE FOLLOWING 'LOOSE MEASURE' DEPTHS:
 - TREES AND SHRUBS - 3"
 - PERENNIAL, GROUND COVER AND ORNAMENTAL GRASS BEDS - 1.5"
 12. EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION. THERE SHALL BE NO PARKING OR STOCKPILING OF CONSTRUCTION MATERIAL WITHIN THE DRIP LINE OF THE TREES TO REMAIN.
 13. THE CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIAL UNTIL PROVISIONAL ACCEPTANCE OF THE PROJECT IS ISSUED BY THE LANDSCAPE ARCHITECT. ALL PLANTS SHALL BE GUARANTEED TO BE ALIVE AND IN VIGOROUS GROWING CONDITION FOR A PERIOD OF ONE (1) FULL YEAR FROM THE TIME OF PROVISIONAL ACCEPTANCE. FINAL ACCEPTANCE WILL BE MADE BY THE LANDSCAPE ARCHITECT AND OWNER AT THE END OF THE GUARANTEE PERIOD. ANY PLANTS DEEMED UNACCEPTABLE PRIOR TO THE END OF THE GUARANTEE PERIOD SHALL BE PROMPTLY REPLACED AT THE CONTRACTOR'S EXPENSE.

ARNOLD STREET

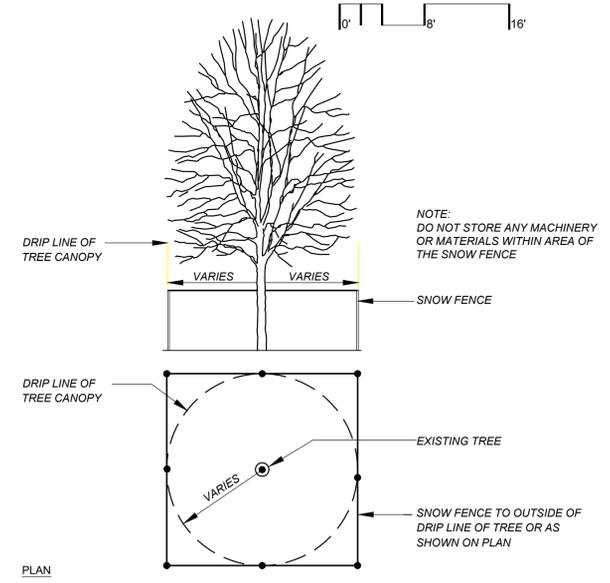
LANDSCAPE LIGHTING LEGEND

SYMBOL	FIXTURE TYPE	QTY	MODEL	LAMP	WATTAGE	VOLTAGE	FINISH
◆	PATH LIGHT	5	FX Luminaire - PF Path Light	LED	1.6W	-12V-	Natural

1. ALL FIXTURES BY AURORA LIGHTING, FX LUMINAIRES, CAST LANDSCAPE LIGHTING OR APPROVED EQUAL. CONTRACTOR SHALL SUBMIT SUBSTITUTION OPTIONS TO THE LIGHTING CONSULTANT AND LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
2. CONTRACTOR SHALL COORDINATE LAMP SELECTION AND OPTIONS WITH LIGHTING CONSULTANT AND LANDSCAPE ARCHITECT TO ACHIEVE APPROPRIATE LIGHT COVERAGE.
3. IF REQUESTED, THE CONTRACTOR SHALL CONDUCT A LIGHTING MOCK-UP SESSION WITH THE DESIGN TEAM AND OWNER TO VERIFY FINAL LIGHTING NEEDS PRIOR TO PURCHASING AND INSTALLATION, AND TO REVIEW POTENTIAL TRANSFORMER AND CONTROLLER LOCATIONS.
4. CONTRACTOR SHALL SUPPLY ALL FIXTURES, LAMPS/BULBS, WIRING, CONTROLLERS, TRANSFORMERS, TIME CLOCKS, PHOTOCELLS, OPERATIONAL INSTRUCTIONS, WARRANTIES, AND AS-BUILT DRAWING.

PLANT LIST

SYM	BOTANICAL NAME	COMMON NAME	SIZE
EVERGREEN TREES			
IO	2 Ilex opaca	American Holly	5-6' ht.
JV	3 Juniperus virginiana	Eastern Red Cedar	6-7' ht.
TP	7 Thuja plicata 'Green Giant'	Western Arborvitae	6-7' ht.
DECIDUOUS TREES			
AR	3 Acer rubrum	Red Maple	2.5-3" cal.
CC	1 Cercis canadensis	Eastern Redbud	2.5-3" cal.
SHRUBS			
AC	2 Amelanchier canadensis	Serviceberry	4-5' ht.
HQ	8 Hydrangea quercifolia	Oakleaf Hydrangea	#7
IG	6 Ilex glabra	Inkberry	#7
IV	3 Ilex verticillata	Winterberry Holly	#7
VD	7 Viburnum dentatum	Arrowwood Viburnum	#7
PERENNIALS and ORNAMENTAL GRASSES			
cp	133 Carex pennsylvanica	Pennsylvania Sedge	#1



TREE PROTECTION - AS NEEDED
NTS

LANDSCAPE PLAN

25 ARNOLD STREET
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SCALE: 1/8" = 1'-0"

PROJECT NO. 2525