

NORTH TOPSAIL BEACH GATEWAY SIGNAGE

NORTH TOPSAIL BEACH
GATEWAY SIGNAGE
TOPSAIL BEACH, NORTH CAROLINA



COVER SHEET AND
GENERAL NOTES

10.01
DATE: 11/10/2011

GENERAL NOTES

- A. THESE PLANS INDICATE THE DESIGN INTENT TO CONSTRUCT TWO GATEWAY SIGNS FOR THE TOWN OF NORTH TOPSAIL BEACH. THE PLANS WERE DEVELOPED WITH NO DRAINAGE OR EROSION CONTROL CONSIDERATIONS AND APPROVED BY THE LANDSCAPE ARCHITECT.
- B. SPECIFIC SCOPE OF WORK WILL INCLUDE:
 - 1. CLEARING AND GRUBBING OF AREA WITHIN LIMIT OF WORK.
 - 2. IRRIGATION WILL BE SUPPLIED BY CONTRACTOR FOR THIS PROJECT. IRRIGATION PLANS WILL BE SUPPLIED BY CONTRACTOR AND DEVELOPED BY CERTIFIED IRRIGATION DESIGNER.
 - 3. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO COMMENCEMENT OF WORK AND TAKE NECESSARY PRECAUTIONS TO AVOID DAMAGE TO EXISTING UTILITIES AND/OR MATERIALS AS NECESSARY TO AVOID DAMAGE TO EXISTING UNDERGROUND UTILITIES AND/OR EXISTING ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE.
 - 4. THE LANDSCAPE CONTRACTOR SHALL REPORT ANY DISCREPANCIES IN PLANT LOCATIONS OR INSUFFICIENT PLANT QUANTITIES DUE TO DIFFERENCES IN PLAN AND ACTUAL FIELD CONDITIONS TO THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING OPERATIONS FOR APPROVAL OF ALL PLANT MATERIAL AT PLACE OF GROWTH. ALL PLANT MATERIAL NOT APPROVED WILL BE SUBJECT TO REJECTION.
 - 5. THE TREE, SHRUB, GROUND COVER AND LAWN SHALL BE QUANTIFIED FOR A PERIOD OF ONE YEAR.
 - 6. ALL LANDSCAPE AREAS SHALL BE GRADED TO A SMOOTH EVEN SURFACE PRIOR TO ANY PLANTING OPERATIONS. ALL GRADING SHALL BE IN ACCORDANCE WITH THE PLANS AND DETAILS.
 - 7. THIS WORK INCLUDES, BUT IS NOT LIMITED TO THE FURNISHING OF ALL LAWS, MATERIALS, PLANTS, TREES, SHRUBS, SOIL AMENDMENTS, ETC. AS MAY BE REQUIRED FOR A COMPLETE INSTALLATION.
 - 8. ALL TREES SHALL BE STAKE-MARKED AS SHOWN ON THE PLAN OR AS MAY BE REQUIRED TO MAINTAIN TREE EXISTENCE.
 - 9. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL FROM THE OWNER'S PROPERTY ALL WASTE MATERIAL GENERATED FROM THE PLANTING OPERATIONS.
 - 10. THE CONTRACTOR SHALL NOT STORE MATERIALS OR EQUIPMENT, EXCEPT BURNING OPERATIONS OR PAINT EQUIPMENT UNDER THE BRANCHES OF ANY EXISTING PLANT TO REMAIN EXCEPT AS SHOWN ON THE PLANS. ALL MATERIALS AND EQUIPMENT SHALL BE STORED IN A PROPERLY PROTECTED DUSTING PLANT FROM DAMAGE DURING CONSTRUCTION CALLED FOR BY THE PLANS.
 - 11. THE CONTRACTOR SHALL OBTAIN APPROVAL PRIOR TO PAINTING TREES.
 - 12. PLANTING DESIGN GROUP PLANTS INTO NORMAL GROUNDING TO PROVIDE SOFTENING OF STRUCTURES AND DETERMINED SLOPES AND SLOPING OF SERVICE ACCESS PATHS AND DUTIES.
 - 13. ALL TREE PLACEMENTS TO BE COORDINATED TO AVOID UTILITIES.

SHEET INDEX

- L0.01 COVER SHEET AND GENERAL NOTES
- L1.01 LAYOUT AND MATERIALS PLAN
- L3.01 PLANTING AND LIGHTING PLAN
- L4.01 SITE DETAILS
- L5.01 PLANTING DETAILS

LANDSCAPE NOTES

1. THE CONTRACTOR SHALL VERIFY ALL FIELD DIMENSIONS, DISTANCES, AND CONDITIONS PRIOR TO STARTING WORK. ANY DISCREPANCIES SHALL BE ADJUSTED IN FIELD.
2. ALL PLANT MATERIALS SHALL BE CHECKED FOR PROPER SPECIFICATIONS AND APPROVED BY THE LANDSCAPE ARCHITECT.
3. ANY CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE CONSTRUCTION DRAWING AND/OR SPECIFICATIONS SHALL BE REPORTED BEFORE PROCEEDING WITH WORK SO IMPROVED.
4. ALL WORK SHALL COMPLY WITH ALL APPLICABLE STATE, MUNICIPAL AND COUNTY CODES.
5. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO COMMENCEMENT OF WORK AND TAKE NECESSARY PRECAUTIONS TO AVOID DAMAGE TO EXISTING UTILITIES AND/OR MATERIALS AS NECESSARY TO AVOID DAMAGE TO EXISTING UNDERGROUND UTILITIES AND/OR EXISTING ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE TO VERIFY PLANS AND SITE CONSTRUCTION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE GRADING AND PROPER SURFACE DRAINAGE IN ALL AREAS.
7. THE CONTRACTOR SHALL REPORT ANY GRADING DISCREPANCIES FOR A DECISION PRIOR TO PROCEEDING.
8. ALL EXISTING DRAINAGE STRUCTURES SHALL BE PROTECTED AND MAINTAINED DURING CONSTRUCTION.
9. THE CONTRACTOR SHALL PROTECT ALL WORK FROM EXCESSIVE UNLINTENAL ACCEPTANCE.

UTILITY COORDINATION NOTES

1. CONTRACTOR SHALL VERIFY UTILITY LOCATIONS OF ALL UTILITIES NOTED TO DATE.
2. CONTRACTOR TO REPORT ANY UTILITY CONFLICTS FOUND IN FIELD.
3. CONTRACTOR TO SHOW PROOF OF WORKMAN'S COMPENSATION INSURANCE FOR ALL EMPLOYEES ON THE JOB.
4. CONTRACTOR TO SECURE APPLICABLE BUILDING PERMITS FROM APPROPRIATE GOVERNING JURISDICTION AND TO CONFORM TO ALL APPLICABLE CODES. PERMIT FEE'S TO BE PAID BY OWNER.
5. CONTRACTOR TO COMPLY WITH DETAILS AND SPECIFICATIONS AS SHOWN ON PLANS.
6. REPORT WHILE AND WHEN THESE ARE ITEMS TO BE REVIEWED.

GRADING AND DRAINAGE NOTES

1. ALL IMPORT FILL SHOULD BE FREE FROM HAZARDOUS WASTES AND CHEMICAL CONTAMINANTS AND SHALL BE TESTED FOR AGRICULTURAL STABILITY PRIOR TO DELIVERY TO SITE.
2. FINISH GRADE SHALL BE ADJUSTED IN THE FIELD AS REQUIRED. ALL FINISH GRADING SHALL BE UNIFORM AND SMOOTH.
3. ALL GRADING TO BE IN CONFORMANCE WITH APPLICABLE CODES. CONTRACTOR IS TO SECURE REQUIRED PERMITS.
4. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING TO VERIFY EXISTING CONDITIONS AND GRADE IN THE FIELD.
5. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO COMMENCEMENT OF WORK AND TAKE NECESSARY PRECAUTIONS TO AVOID DAMAGE TO EXISTING UTILITIES AND/OR MATERIALS AS NECESSARY TO AVOID DAMAGE TO EXISTING UNDERGROUND UTILITIES AND/OR EXISTING ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE GRADING AND PROPER SURFACE DRAINAGE IN ALL AREAS.
7. THE CONTRACTOR SHALL REPORT ANY GRADING DISCREPANCIES FOR A DECISION PRIOR TO PROCEEDING.
8. ALL EXISTING DRAINAGE STRUCTURES SHALL BE PROTECTED AND MAINTAINED DURING CONSTRUCTION.
9. THE CONTRACTOR SHALL PROTECT ALL WORK FROM EXCESSIVE UNLINTENAL ACCEPTANCE.

TREE PROTECTION

1. ALL PROTECTED TREES MUST BE PROTECTED FROM ALL PLANTING OPERATIONS.
2. WHEN PREPARING PROPOSED LANDSCAPE BOX, DO NOT TILL WITHIN THE DRIP LINE OF EXISTING TREES.
3. THE CONTRACTOR SHALL NOT CAUSE OR ALLOW THE CLEANING OF EQUIPMENT, STORAGE OF MATERIALS OR OTHER ACTIVITIES TO OCCUR WITHIN THE DRIP LINE OF PROTECTED VEGETATION.
4. NO ATTACHMENT OF WIRES (INCLUDING PROTECTIVE GUIDES WIRES), SCORS OR ROBOTS SHALL BE FASTENED TO VEGETATION WITHIN THE PROTECTIVE AREA.
5. ALL CLEARING, GRUBBING AND ANY OCCUPATION FOR CONSTRUCTION OR UTILITIES WITHIN THE PROTECTED AREA SHALL BE DONE WITH HAND TOOLS ONLY.

PLANTING NOTES

1. CONTRACTOR SHALL REPORT TO PLANS FOR QUANTITIES AND LAYOUT. PRIOR TO COMMENCEMENT OF WORK, THE SUCCESSFUL BIDDER SHALL MEET WITH THE OWNERS REPRESENTATIVE TO REVIEW THE PLANS AND TO WALK THE SITE.
2. LANDSCAPE CONTRACTORS SHALL VERIFY ALL PLANT QUANTITIES AND DIMENSIONS PRIOR TO INSTALLATION. QUANTITIES SHOWN IN PLANS MAY BE FOR CONVENIENCE ONLY. PLANS SHALL CONTROL.
3. THE LOCATION AND PROTECTION OF ALL UTILITIES, STRUCTURES, AND LANDSCAPING IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. CONTRACTOR SHALL NOTIFY ALL NECESSARY UTILITY COMPANIES AT LEAST 72 HOURS PRIOR TO DIGGING FOR VERIFICATION OF ALL UTILITIES AND MATERIALS AS NECESSARY TO AVOID DAMAGE TO EXISTING UNDERGROUND UTILITIES AND/OR EXISTING ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE.
4. THE LANDSCAPE CONTRACTOR SHALL REPORT ANY DISCREPANCIES IN PLANT LOCATIONS OR INSUFFICIENT PLANT QUANTITIES DUE TO DIFFERENCES IN PLAN AND ACTUAL FIELD CONDITIONS TO THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING OPERATIONS FOR APPROVAL OF ALL PLANT MATERIAL AT PLACE OF GROWTH. ALL PLANT MATERIAL NOT APPROVED WILL BE SUBJECT TO REJECTION.
5. THE TREE, SHRUB, GROUND COVER AND LAWN SHALL BE QUANTIFIED FOR A PERIOD OF ONE YEAR.
6. ALL LANDSCAPE AREAS SHALL BE GRADED TO A SMOOTH EVEN SURFACE PRIOR TO ANY PLANTING OPERATIONS. ALL GRADING SHALL BE IN ACCORDANCE WITH THE PLANS AND DETAILS.
7. THIS WORK INCLUDES, BUT IS NOT LIMITED TO THE FURNISHING OF ALL LAWS, MATERIALS, PLANTS, TREES, SHRUBS, SOIL AMENDMENTS, ETC. AS MAY BE REQUIRED FOR A COMPLETE INSTALLATION.
8. ALL TREES SHALL BE STAKE-MARKED AS SHOWN ON THE PLAN OR AS MAY BE REQUIRED TO MAINTAIN TREE EXISTENCE.
9. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL FROM THE OWNER'S PROPERTY ALL WASTE MATERIAL GENERATED FROM THE PLANTING OPERATIONS.
10. THE CONTRACTOR SHALL NOT STORE MATERIALS OR EQUIPMENT, EXCEPT BURNING OPERATIONS OR PAINT EQUIPMENT UNDER THE BRANCHES OF ANY EXISTING PLANT TO REMAIN EXCEPT AS SHOWN ON THE PLANS. ALL MATERIALS AND EQUIPMENT SHALL BE STORED IN A PROPERLY PROTECTED DUSTING PLANT FROM DAMAGE DURING CONSTRUCTION CALLED FOR BY THE PLANS.
11. THE CONTRACTOR SHALL OBTAIN APPROVAL PRIOR TO PAINTING TREES.
12. PLANTING DESIGN GROUP PLANTS INTO NORMAL GROUNDING TO PROVIDE SOFTENING OF STRUCTURES AND DETERMINED SLOPES AND SLOPING OF SERVICE ACCESS PATHS AND DUTIES.
13. ALL TREE PLACEMENTS TO BE COORDINATED TO AVOID UTILITIES.



PROFESSIONAL ENGINEER
 State of Florida
 License No. 12345
 Name: [Name]



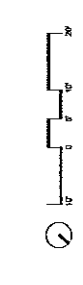
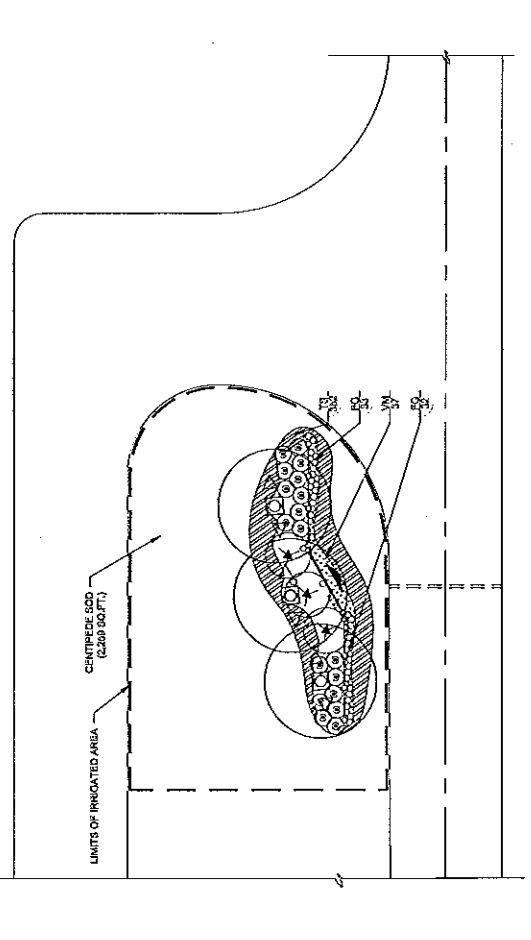
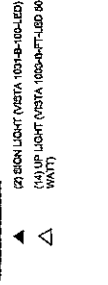
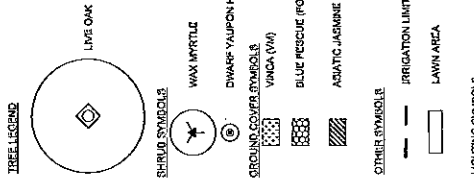
NORTH TOPSAIL BEACH GATEWAY SIGNAGE
 TOPSAIL BEACH, NORTH CAROLINA

SCALE: 1" = 10'
 DATE: 12/15/11
 PROJECT #: 12345
 DRAWN BY: JG
 CHECKED BY: JG
 APPROVED BY: JG

PLANTING AND LIGHTING PLAN

DRAWING NO: **L3.01**

SCIENTIFIC NAME	COMMON NAME	QTY	SIZE	REMARKS
QUERCUS FUGIFERA	LIVE OAK	7	4" CAL. (12")	
SPRUCES				
MAJORA OSTENSIS	ORANGE YAUPOON HOLLY	47	10 GAL. 4" CAL.	
	YUCCA	8	10 GAL. 4" CAL.	
GROUND COVERS				
FRAXINUS SPERMATOPHYTES	AMERICAN HOLLY	500	6" DIA. 12" HGT.	
PRUNUS SPERMATOPHYTES	DOGWOOD	125	1" DIA. 12" HGT.	
SPERMATOPHYTES	YUCCA	50	6" DIA. 12" HGT.	
CENTRODIA 500		200	50 SQ. FT.	



MODEL 1001 Architectural Series - Up & Accent

FEATURE SPECIFICATIONS:

1. Light fixture design, 100% aluminum, with an included 100W LED light source.

2. Light fixture design, 100% aluminum, with an included 100W LED light source.

3. Light fixture design, 100% aluminum, with an included 100W LED light source.

4. Light fixture design, 100% aluminum, with an included 100W LED light source.

5. Light fixture design, 100% aluminum, with an included 100W LED light source.

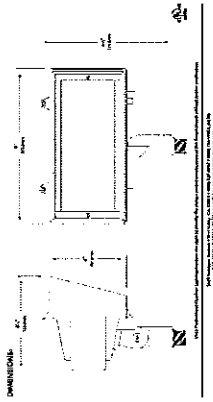
6. Light fixture design, 100% aluminum, with an included 100W LED light source.

7. Light fixture design, 100% aluminum, with an included 100W LED light source.

8. Light fixture design, 100% aluminum, with an included 100W LED light source.

9. Light fixture design, 100% aluminum, with an included 100W LED light source.

10. Light fixture design, 100% aluminum, with an included 100W LED light source.



MODEL 1001 Architectural Series - Up & Accent Lights

FEATURE SPECIFICATIONS:

1. Light fixture design, 100% aluminum, with an included 100W LED light source.

2. Light fixture design, 100% aluminum, with an included 100W LED light source.

3. Light fixture design, 100% aluminum, with an included 100W LED light source.

4. Light fixture design, 100% aluminum, with an included 100W LED light source.

5. Light fixture design, 100% aluminum, with an included 100W LED light source.

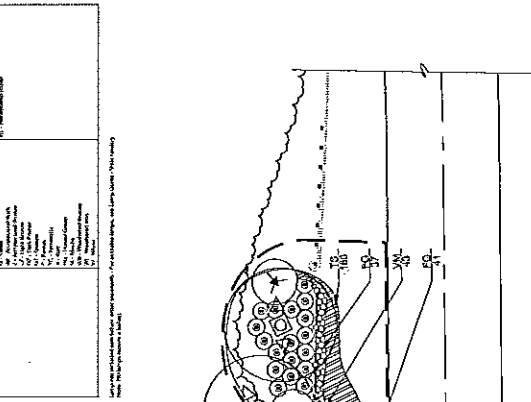
6. Light fixture design, 100% aluminum, with an included 100W LED light source.

7. Light fixture design, 100% aluminum, with an included 100W LED light source.

8. Light fixture design, 100% aluminum, with an included 100W LED light source.

9. Light fixture design, 100% aluminum, with an included 100W LED light source.

10. Light fixture design, 100% aluminum, with an included 100W LED light source.



MODEL 1003 Architectural Series - Up & Accent

FEATURE SPECIFICATIONS:

1. Light fixture design, 100% aluminum, with an included 100W LED light source.

2. Light fixture design, 100% aluminum, with an included 100W LED light source.

3. Light fixture design, 100% aluminum, with an included 100W LED light source.

4. Light fixture design, 100% aluminum, with an included 100W LED light source.

5. Light fixture design, 100% aluminum, with an included 100W LED light source.

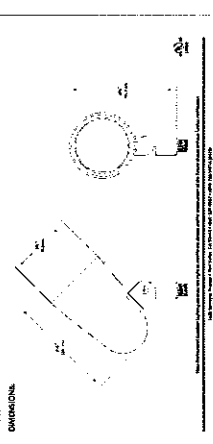
6. Light fixture design, 100% aluminum, with an included 100W LED light source.

7. Light fixture design, 100% aluminum, with an included 100W LED light source.

8. Light fixture design, 100% aluminum, with an included 100W LED light source.

9. Light fixture design, 100% aluminum, with an included 100W LED light source.

10. Light fixture design, 100% aluminum, with an included 100W LED light source.



MODEL 1003 Architectural Series - Up & Accent Lights

FEATURE SPECIFICATIONS:

1. Light fixture design, 100% aluminum, with an included 100W LED light source.

2. Light fixture design, 100% aluminum, with an included 100W LED light source.

3. Light fixture design, 100% aluminum, with an included 100W LED light source.

4. Light fixture design, 100% aluminum, with an included 100W LED light source.

5. Light fixture design, 100% aluminum, with an included 100W LED light source.

6. Light fixture design, 100% aluminum, with an included 100W LED light source.

7. Light fixture design, 100% aluminum, with an included 100W LED light source.

8. Light fixture design, 100% aluminum, with an included 100W LED light source.

9. Light fixture design, 100% aluminum, with an included 100W LED light source.

10. Light fixture design, 100% aluminum, with an included 100W LED light source.

