

PRIOR TO CONSTRUCTION

- Contractor shall obtain all relevant drawings, details and specifications prior to beginning construction.
- Verify limits of work prior to beginning of construction.
- Contractor shall verify existing field conditions, review drawings and proposed work prior to construction. Any discrepancies shall be brought to the attention of the architect or landscape architect immediately.
- Contractor shall locate all existing utilities and contact LA One Call (dial 811) or any other pertinent utility company.
- Contractor shall protect all existing utilities and site improvements that are noted to remain and shall coordinate location of all utilities.
- Contractor to examine finish bed surface for proper drainage, quality and depth. Do not begin installation until all unsatisfactory conditions have been corrected.
- Contractor to maintain proper drainage over all landscape areas.
- Coordinate landscape planting with all irrigation, drainage and other underground work.

GENERAL PLANTING

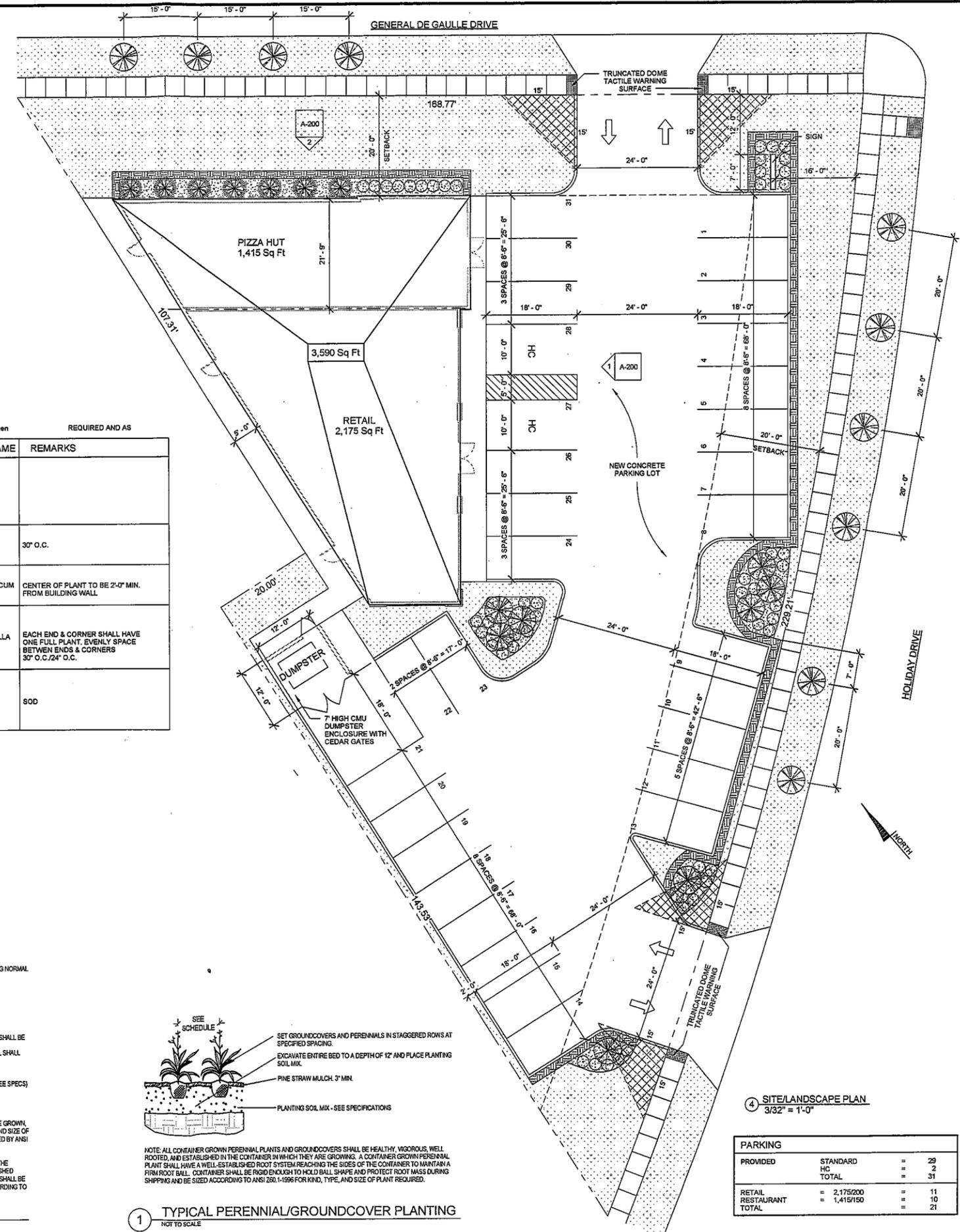
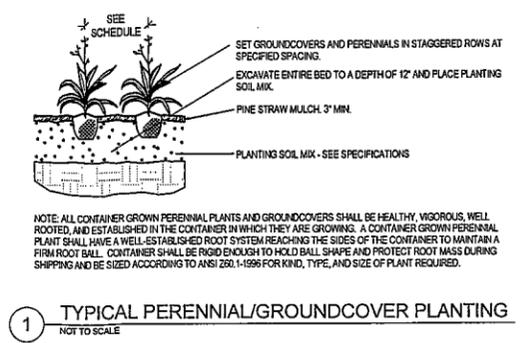
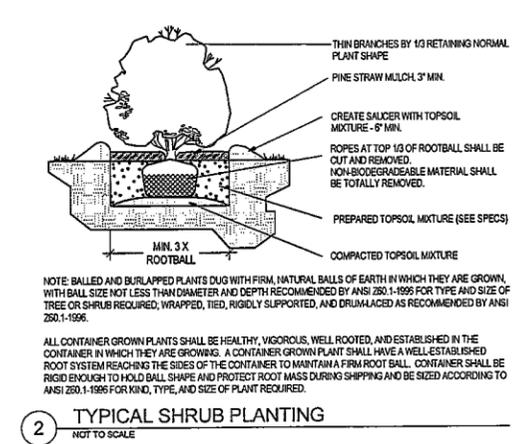
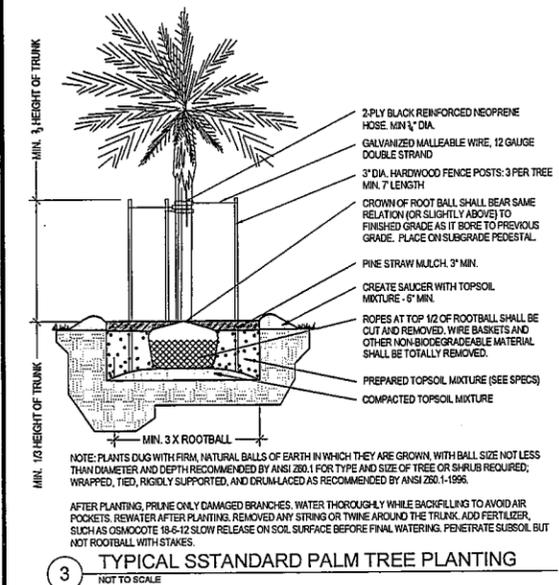
- All plants shall be furnished and installed in strict accordance with the "American standard for nursery stock", ANSI Z60.1, as published and approved by the American association of nurserymen.
- All plants to be staked in the field by contractor for approval of landscape architect prior to planting installation.
- Contractor shall install all plant materials in locations and to depths as shown on plan or on details. (see specifications for planting mix, if required).
- All shrub beds & Groundcover beds shall be mulched with pine straw mulch to a depth of 3" minimum unless otherwise noted.
- All plant material shall be guaranteed by the contractor for a period of one calendar year after written notice of acceptance of all planting work. Plant material shall be guaranteed for damages resulting from improper installation or preparation. The contractor shall not be responsible for damaged plant material beyond their control, such as acts of god or damage by others.
- Contractor shall replace all dead, damaged, or unhealthy plant material with the same specified material under the same warranty as provided in these plans.
- Extent of planting shown is preliminary and subject to change. Final landscape plans will be developed when architecture and site work are finished.
- Areas not shown as planting, paving or structure shall require sod.
- The contractor shall supply all plant materials in quantities sufficient to complete the planting shown on all drawings. Quantities shown are intended to assist contractor only. The contractor is responsible for their own bid quantities and is required to reflect the design intent.
- If different, number of plants shown on plan supersedes number of plants on given list or plant schedule.
- 4" steel edging must be provided at all edges of landscape bed areas adjacent to turf/awn areas. See plan for any specific layouts.
- All tree planting within the public right-of-way will be done during the proper tree planting season in New Orleans: November-March.
- All trees shown planted between sidewalk and curb are to be centered between sidewalk and curb unless otherwise noted.
- Topsail shall be supplied by the contractor.
- Topsail shall be clean, fertile, friable natural loam, free from stones, clay, and lumps over 1" in diameter. Top soil shall be free of sticks, caliche, plant leaves and debris.
- Topsail shall be 100% free of weeds, invasive vines and weed seeds. Specifically, but not limited to torpedo grass, kudzu, Virginia creeper, and nut sedge.
- Topsail shall be free of all chemical contaminants and be free of lead and any other heavy metals.
- Topsail shall consist of at least 25% composted material.
- Topsail shall not consist of more than 25% sand unless otherwise specified for special applications.
- Topsail must be tested according to specifications prior to its use. Topsail test results and amendment recommendations shall be provided by the contractor to the landscape architect prior to installation.
- All plants shall be balled and burlap (b&b) or container grown unless otherwise noted on plant list.
- All plants shall be approved by the landscape architect prior to or upon arrival on site.
- Any proposed substitutions of plant species will be made with plants of equivalent overall form height, branching habit, flower, leaf, color, fruit, and culture only as approved by the landscape architect.
- Where proposed tree locations conflict with existing overhead utilities or crowding with existing trees, notify the landscape architect to adjust locations.
- All areas disturbed during construction both outside limits of work and within shall be stabilized & returned to original or better condition.

CENTIPEDE GRASS SOD

- SCOPE - The work shall consist of furnishing and placing Centipede grass sod on designated areas.
- MATERIALS - Centipede sod shall consist of fertile, loamy textured (less than 70 percent sand) topsoil containing a sufficient quantity of Centipede grass rhizomes of any adapted variety to form a uniform stand of plants on emergence. The rootstock shall be viable and the grass vigorous as indicated by well formed, deeply rooted, thick rootstock. At least 50 percent of the plants in the sod shall be Centipede grass. The proportion of soil in the soil-grass mixture shall be sufficient to protect the grass roots from the drying action of the sun after placing, spreading, and compaction. The contractor shall provide the contracting officer representative free access to the source for the purpose of inspection.
- FERTILIZER shall be a 1-1-1 ratio in a pellet form and uniformly mixed. Labeling or analysis records shall be in accordance with the Louisiana Fertilizer Law. Where fertilizer is furnished from bulk storage, the contractor shall furnish a supplier's certification of analysis and weight.
- Fertilizer shall be uniformly applied at a rate not less than 40 pounds of nitrogen, 40 pounds of phosphate (P2O5), and 40 pounds of potash (K2O) per acre.
- HARVESTING REQUIREMENTS - Top growth greater than 2 inches shall be removed from the area from which the sod is harvested. The sod source shall be moist to the depth the rootstock is to be removed. Before harvesting the rootstock, the sod shall be uniformly cut in two directions until the grass is evenly cut to a height of 2". Sod cutting shall be done when the soil is moist, friable and not frozen. The sod shall be kept moist until placed.
- SITE PREPARATION - Prior to placing the sod, the area shall be tilled to a minimum depth of four inches to prepare a smooth firm seedbed of good tilth, and without any clods larger than 2" and that would limit the planting operation. The soil shall be kept moist until sod is laid. Where soil moisture cannot be detected by looking, the area to be sodded shall be moistened to a depth of 4" before the sod is placed.
- PLACEMENT - The sod shall be placed within 30 hours of the time it was first cut at the source site and laid at the project site. The interval of time between unloading and laying shall not exceed 4 hours. The sod pieces shall be laid in a running bond pattern so that no seams in the transverse direction align and that no seams are larger than 1/2" and that no pieces are smaller than 1 sq ft. in size. No more than 10% of all pieces may be smaller than a full piece. Following placement of the sod, water shall be applied the same day at the rate of 1 gallon per square foot. Within 24 hours of the sod being laid it shall be rolled with a sod roller. The sod shall be saturated with water prior to rolling but not so much that the underlying soil is destabilized. When finished, the planting area shall be smooth, free from stones, woody roots, or other undesirable matter that would hamper grass growth or maintenance operations.
- MAINTENANCE - The sod shall be maintained and watered until well rooted. The sod shall be cut after substantial rooting has occurred and mowing will not disturb the placement or grade in any way. The turf shall be maintained to a height of no less than one and one half inch with out scalping and not greater than two and on half inches. The turf shall be maintained weed free as specified above for the entire maintenance period of 90 days.

PLANT LIST -

SYMBOL	QTY.	SIZE	COMMON NAME	BOTANICAL NAME	REMARKS
	18	10'-12" CT B&B	WASHINGTON PALM	WASHINGTON ROBUSTA	
	51	3 GAL. CONT.	KNOCK OUT ROSE	ROSA 'RADRAZZ'	30' O.C.
	7	7 GAL. CONT.	WAX LEAF VIBURNUM	VIBURNUM JAPONICUM	CENTER OF PLANT TO BE 2'-0" MIN. FROM BUILDING WALL
	128 @ 30" 150 @ 24"	3 GAL. CONT.	BOXWOOD	BUXUS MICROPHYLLA	EACH END & CORNER SHALL HAVE ONE FULL PLANT. EVENLY SPACE BETWEEN ENDS & CORNERS 30' O.C./24' O.C.
	6,740 SQ. FT.	SOD	CENTIPEDE TURF	EREMOCHLOA OPHIURIODES	SOD



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PROJECT

Pizza Hut Tenant Build Out @ New Strip Center

3901 General De Gaulle Drive

SHEET TITLE

SITE / LANDSCAPE PLAN

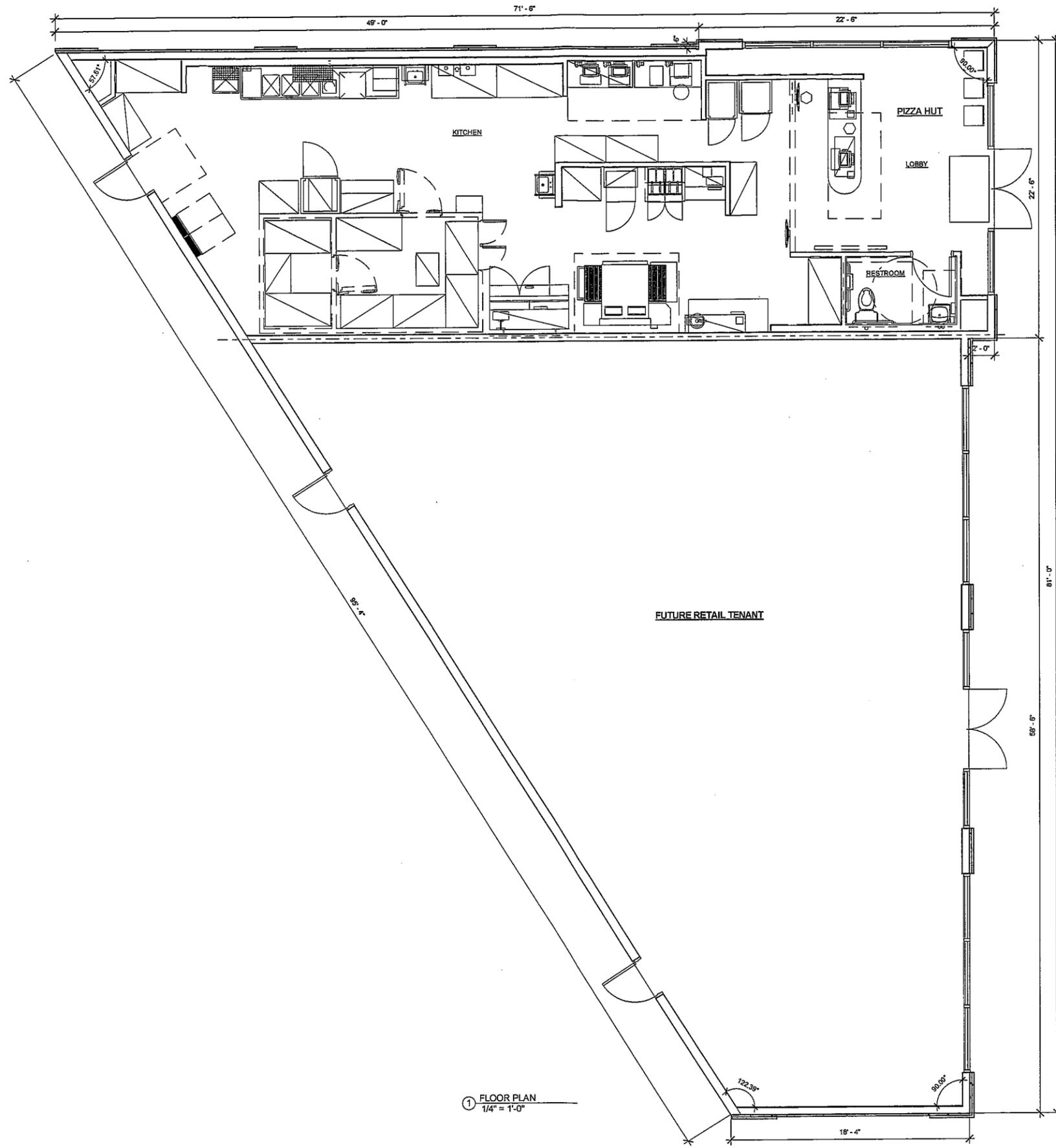
REVISIONS

DATE 06.04.13

PROJECT NUMBER 13129

SHEET NUMBER **C-100**

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1 FLOOR PLAN
1/4" = 1'-0"

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PROJECT
Pizza Hut Tenant Build
Out @ New Strip Center
3901 General De Gaulle Drive

SHEET TITLE
FLOOR PLAN

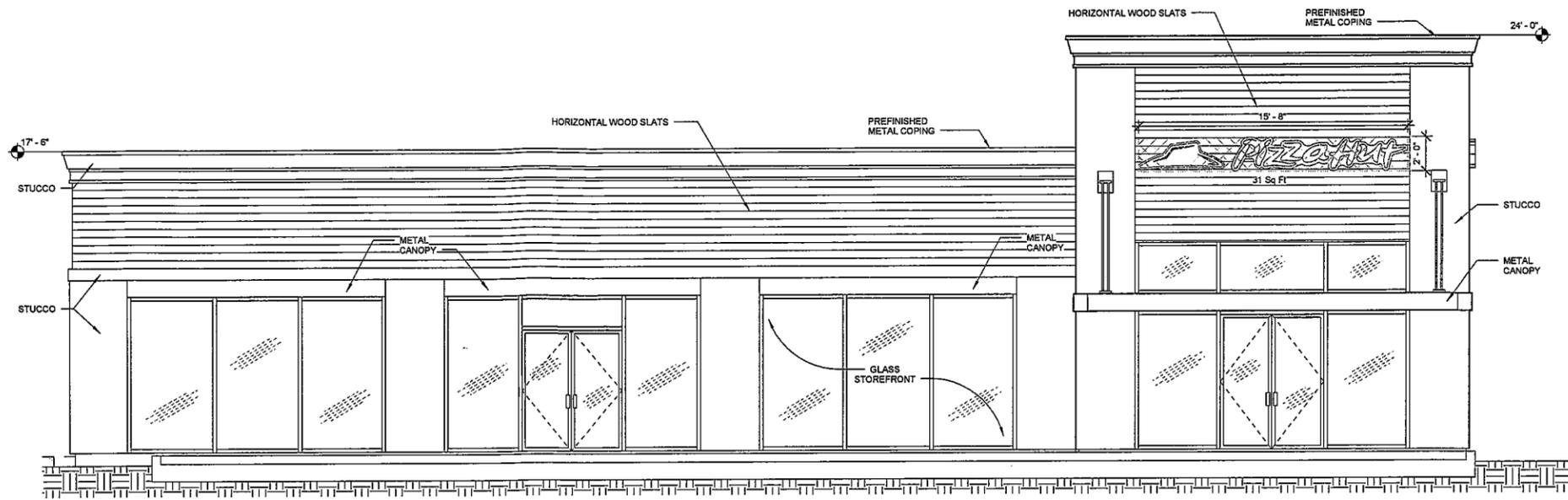
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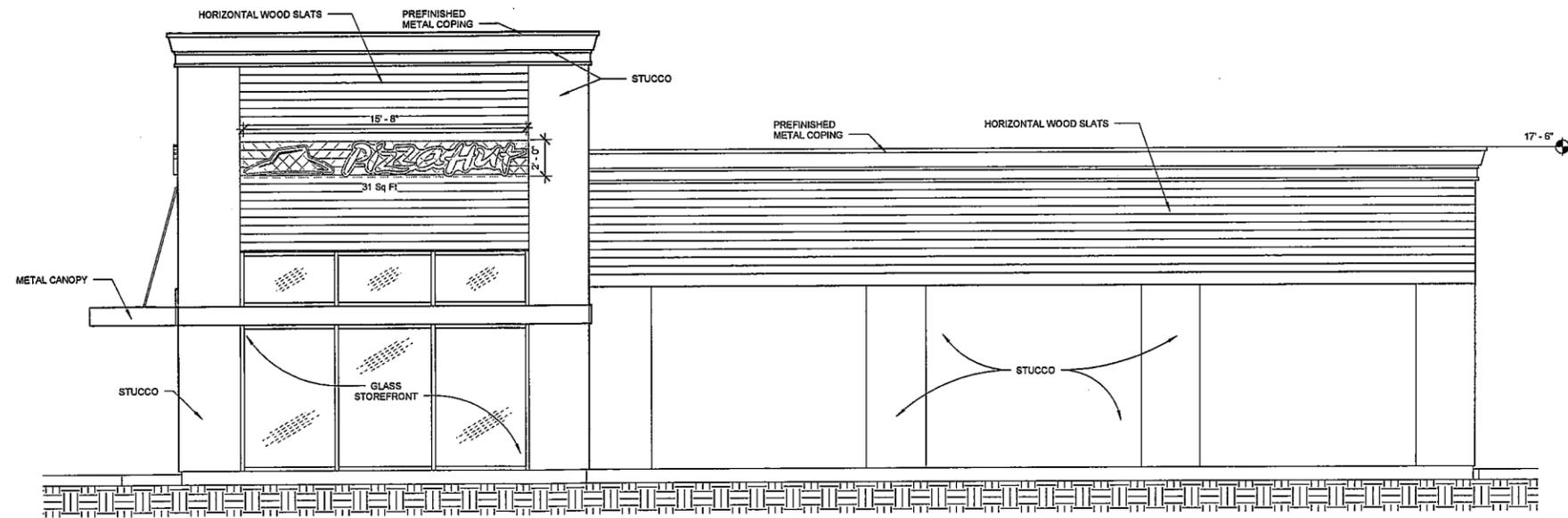
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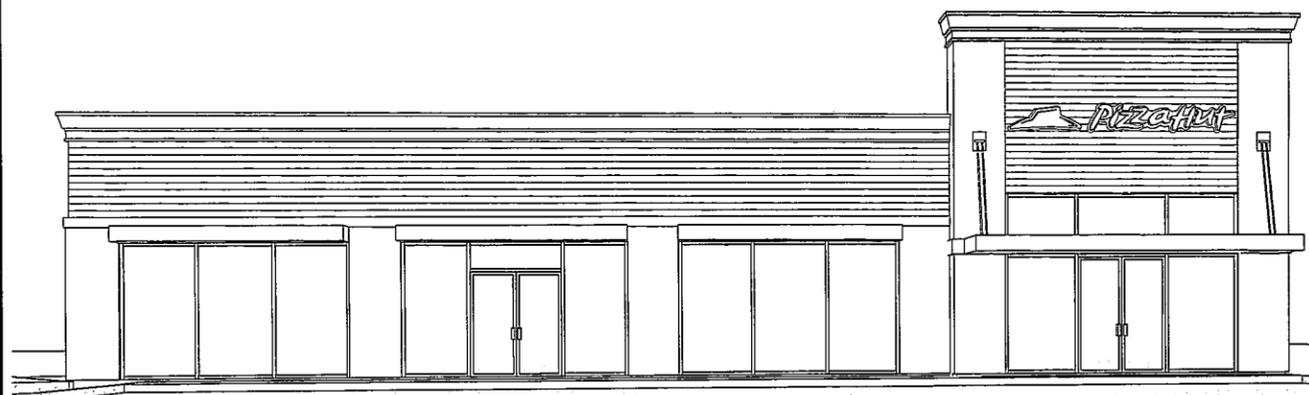
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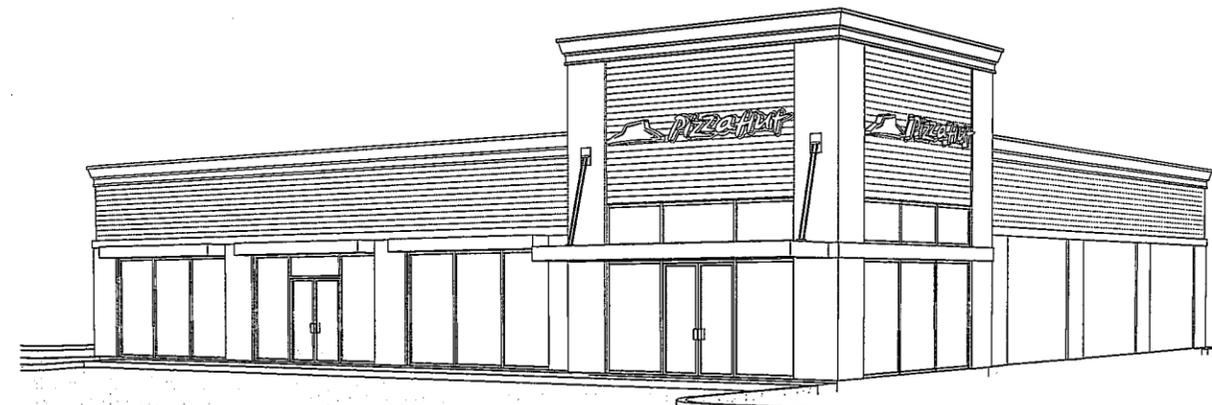
① Holiday Elevation
1/4" = 1'-0"



② General De Gaulle Elevation
1/4" = 1'-0"



④ 3D View 2



③ 3D View 1

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PROJECT

Pizza Hut Tenant Build
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SHEET TITLE

ELEVATIONS

REVISIONS

DATE 06.04.13

PROJECT NUMBER 13129

SHEET NUMBER

A-200