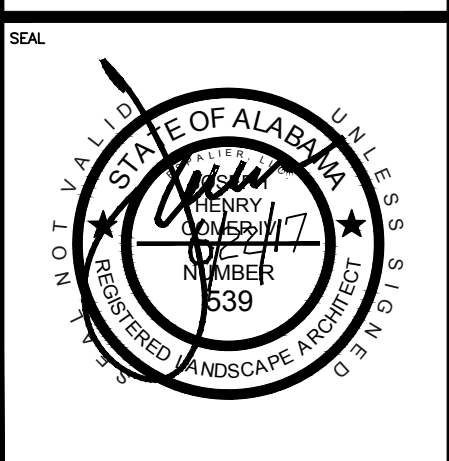


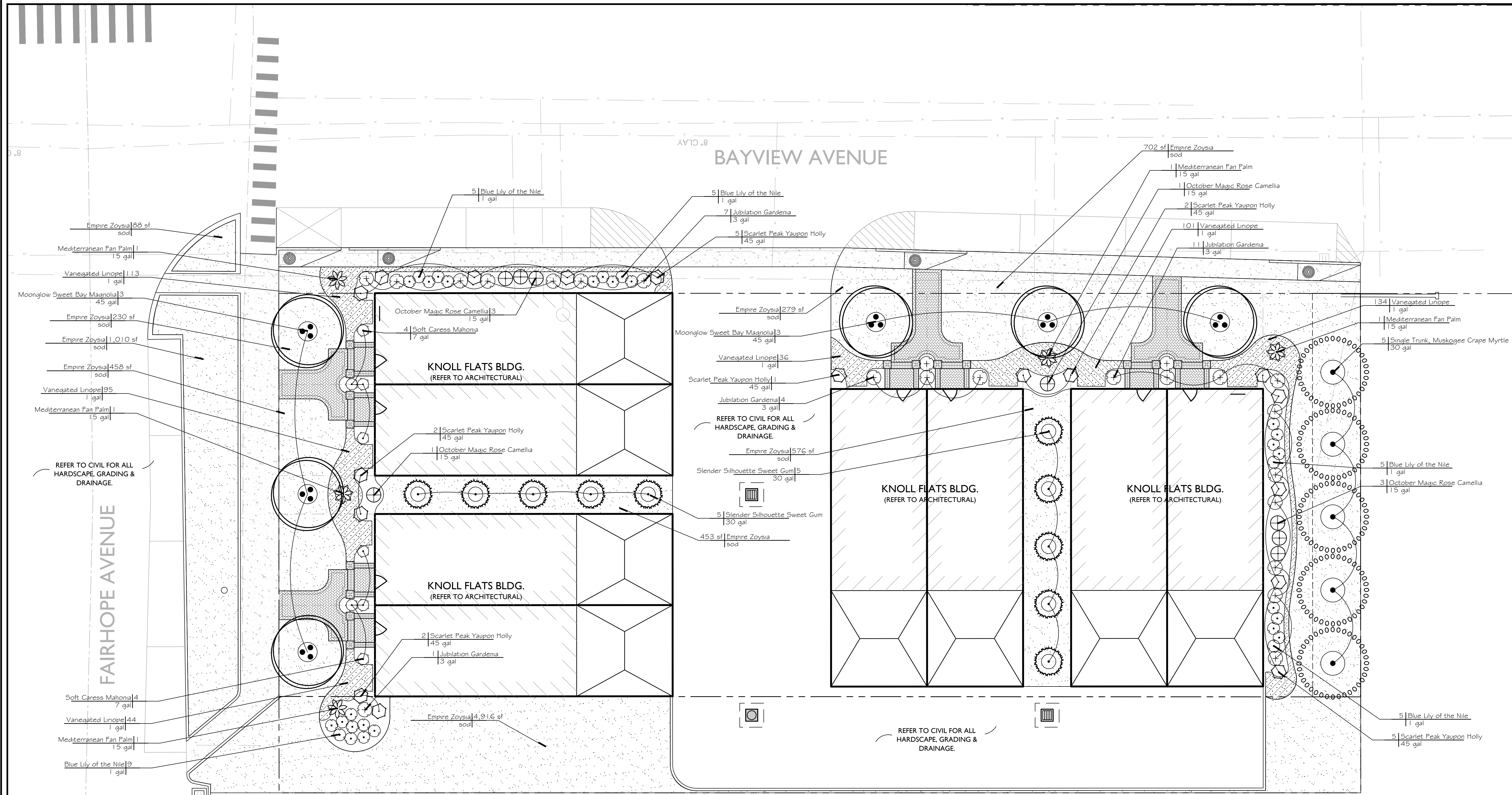
KNOLL FLATS CONDOMINIUM
FAIRHOPE AVENUE
FAIRHOPE, AL



ISSUED/REVISED
6/22/17 PERMITTING

LANDSCAPE PLAN

DESIGNED BY JC	FILE NAME KPFLA
DRAWN BY JC	SHEET
CHECKED BY JC	
PROJECT NO. 1733	L-1.1
DATE 6/20/17	



REFER TO CIVIL FOR ALL
HARDSCAPE, GRADING &
DRAINAGE.

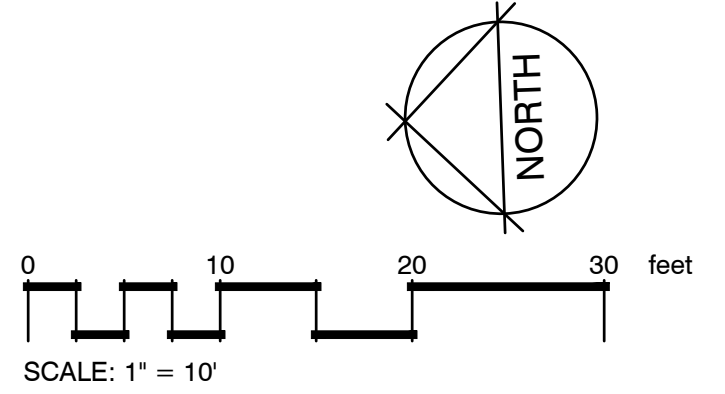
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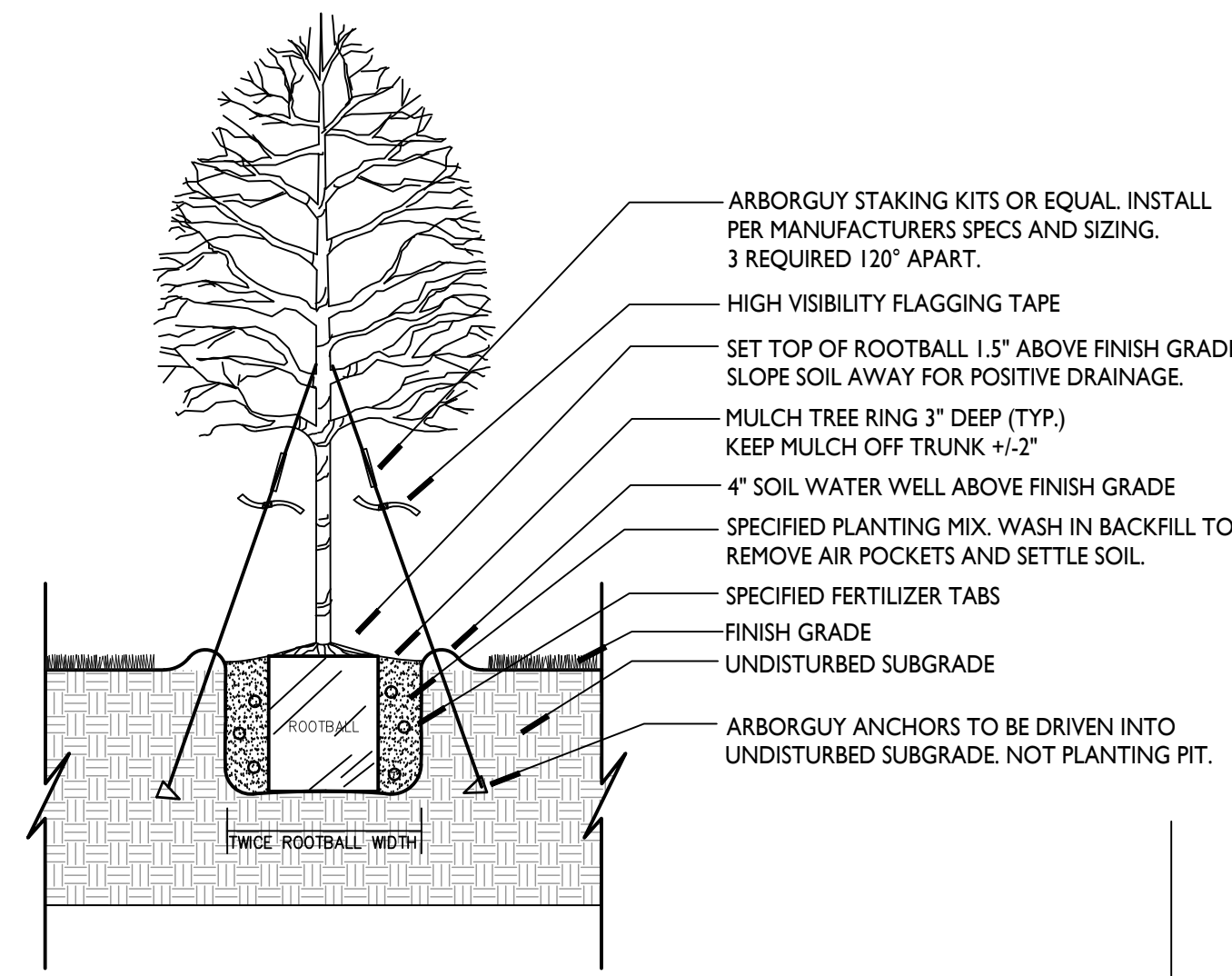
- NOTES:**
1. BASE SURVEY PROVIDED BY HUTCHINSON, MOORE, & RAUCH, LLC.
 2. LOCATION OF STRUCTURES, HARDSCAPE, AND EXISTING VEGETATION SHALL BE FIELD VERIFIED.
 3. VERIFY ALL LAYOUT AND DIMENSIONS IN FIELD.
 4. PLANT COUNTS ARE FOR CONVENIENCE ONLY. FIELD VERIFY ACCORDINGLY.
 5. CONTRACTOR IS RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE.
 6. CONTRACTOR TO OBTAIN ALL REQUIRED PERMITS.
 7. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES IN DRAWINGS OR FIELD CONDITIONS.
 8. REFER TO ARCH. / CIVIL FOR ALL DEMOLITION, TREE SAVE/REMOVAL, UTILITIES, GRADING, DRAINAGE, & HARDSCAPE.



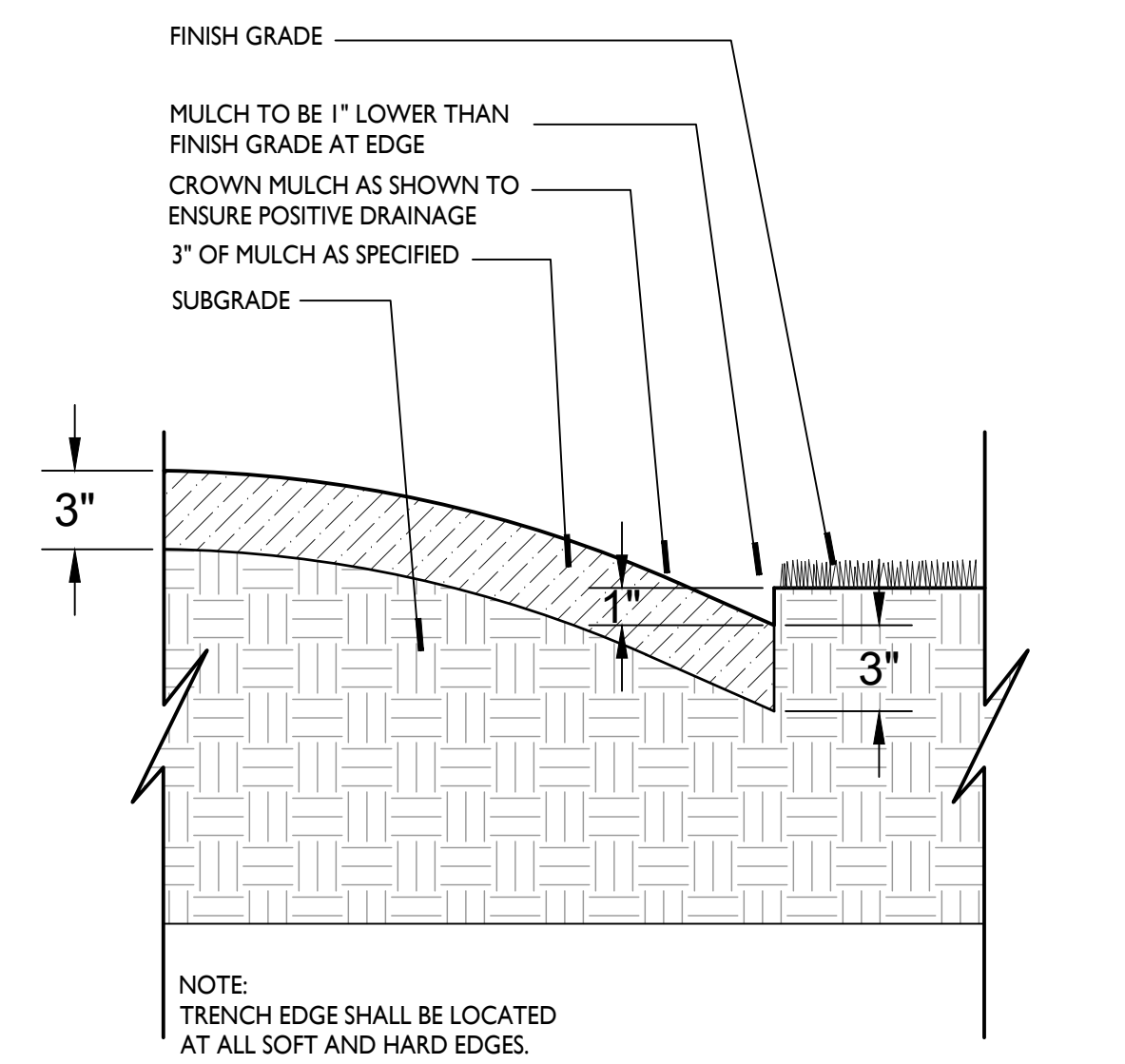
SEE SHEETS L-1.2 FOR LANDSCAPE DETAILS & TREE REQUIREMENTS.
REFER TO ARCHITECTURAL & CIVIL DRAWINGS FOR ALL HARDSCAPE AND STRUCTURES.



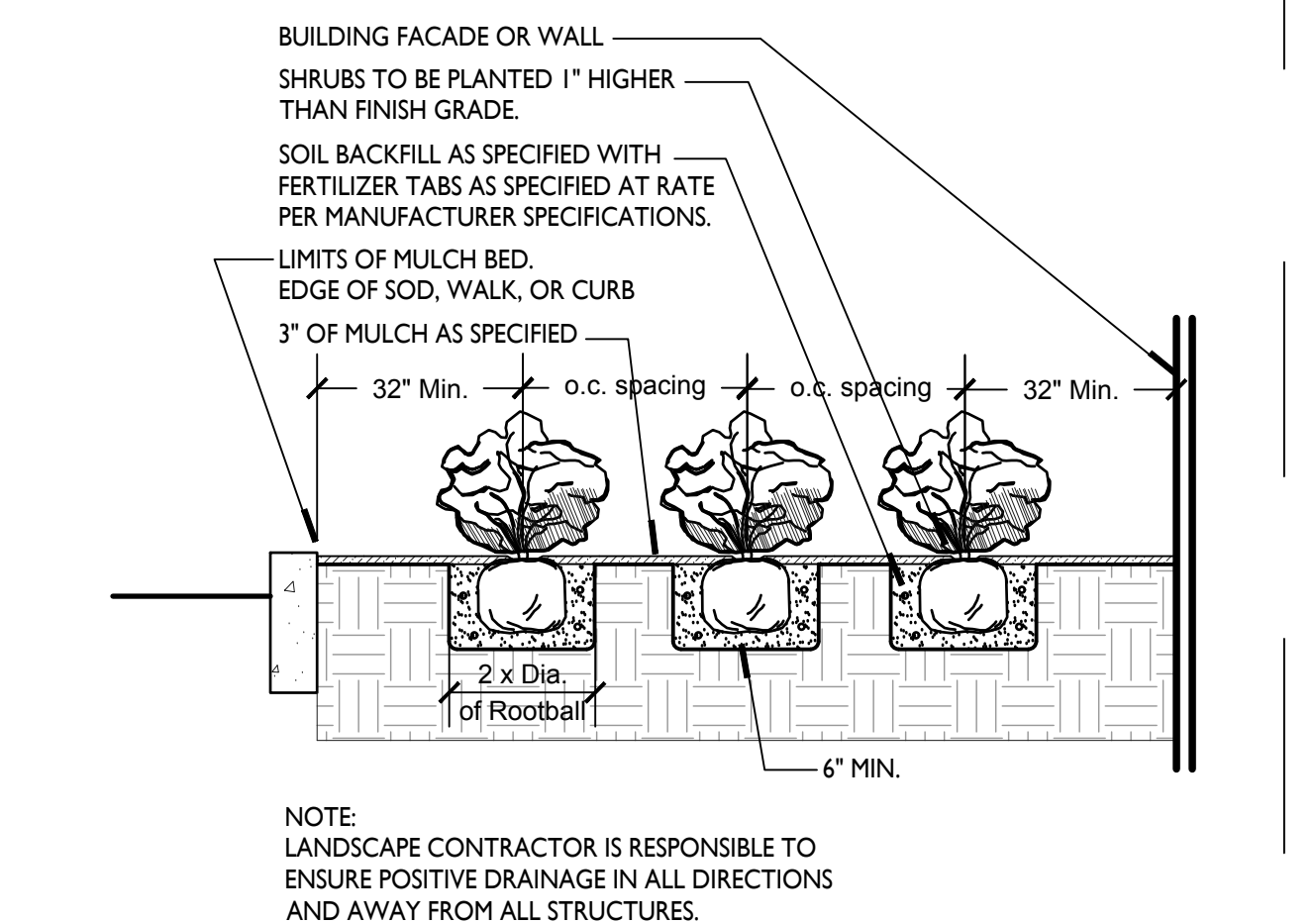
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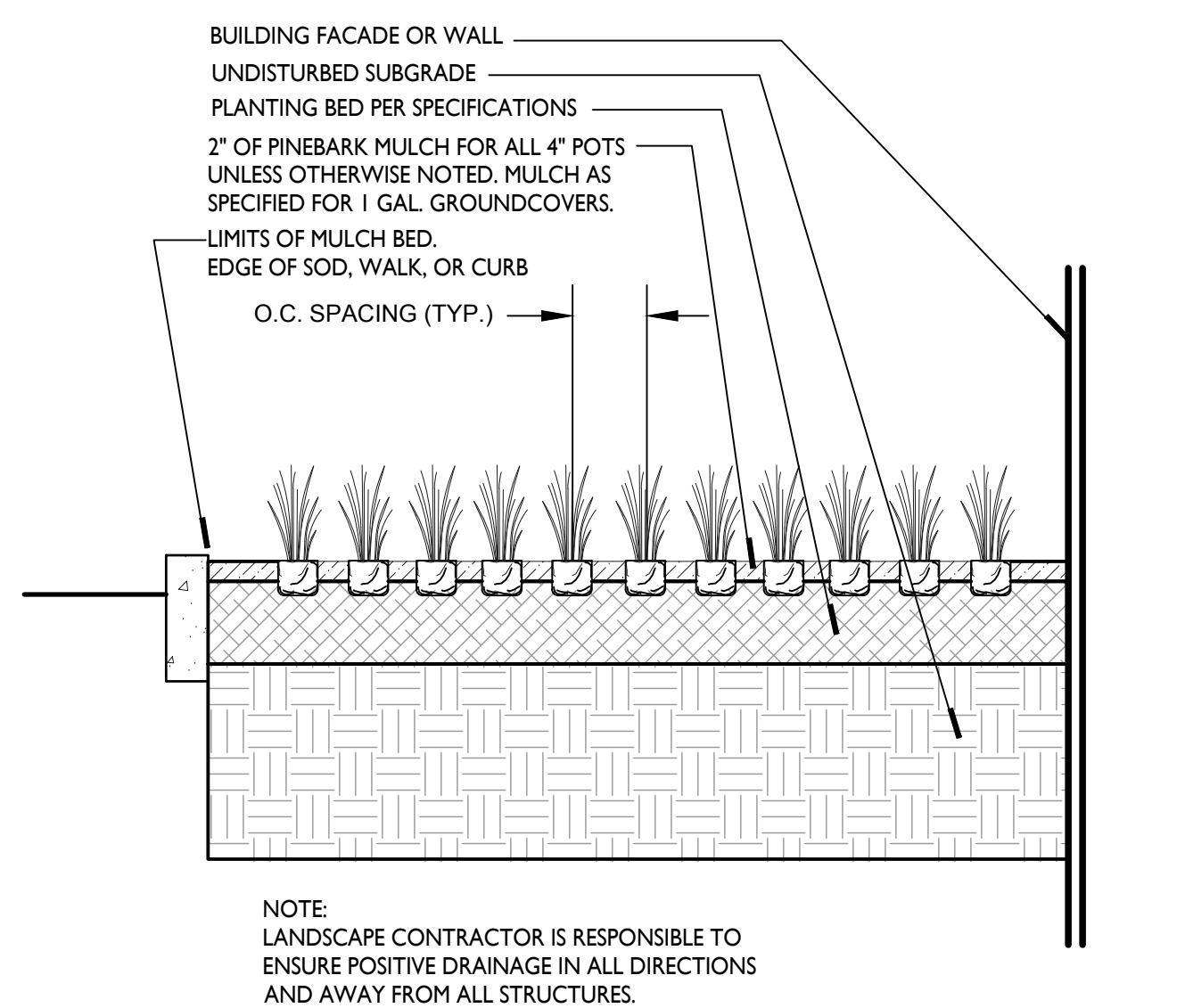
1 TREE PLANTING
N.T.S. LA-01



4 TRENCH BED EDGE
N.T.S. LA-04



2 SHRUB PLANTING DETAIL
N.T.S. LA-02



3 GROUNDCOVER PLANTING DETAIL
N.T.S. LA-03

LANDSCAPE NOTES:

- This section covers furnishing and installing all landscape plants and non-plant materials covered by the drawings and these specifications. The work shall include materials, labor, equipment and services as described herein and indicated on the drawings. Also, the work shall include the maintenance of all plants and planting areas until acceptance by the Owner, and fulfillment of all guarantee provisions as herein specified.
- Before beginning work, the contractor shall thoroughly acquaint himself with the existing site conditions and proposed plans. The intent is to provide a smooth transition between existing conditions that are to remain and the new site features with minimal damage to existing trees and vegetation.
- Contractor is made aware of active existing underground utilities. It is the contractors responsibility to familiarize himself with the location of said utilities and other obstructions. The contractor shall investigate and verify, in the field, the existence and location of all utilities and any existing irrigation piping, and take necessary precautions to prevent their disturbance and avoid interruption of service. Contractor is responsible for calling appropriate line location service. All damaged utilities shall be replaced to owners satisfaction by contractor with no additional charge to owner.
- Discrepancies between site conditions and conditions on plans shall be call to the attention of the Owner immediately.
- Existing grades shall be verified in field prior to beginning any work. Discrepancies shall be brought to the landscape architects attention immediately. Landscape contractor to provide fine grading to ensure positive drainage.
- The landscape architect shall have the right to reject any and all work and/or materials at any stage of progress which in his opinion do not meet the requirements of these plans and specifications. Such rejected material shall be removed from the site immediately and replaced with acceptable materials.
- Landscape contractor is responsible for obtaining all state and local permits and licenses required to perform this work.
- Landscape contractor shall abide by all state and local laws and ordinances. Contractor shall also conform to POA or ARB guidelines if applicable.
- All work shall comply with the current edition of the Standard Building Code published by the Southern Building Code Congress International, Inc.
- Topsoil shall be sandy/loam natural, friable, and fertile with a PH of 5.5 to 6.5. Topsoil shall be free from roots, stones, debris, noxious weeds, or any substance harmful to plant growth. Quality of Topsoil to be approved by Landscape Architect.
- Once delivered to the site, the contractor is responsible for the protection, including theft, of all materials.
- The landscape plan is to serve as a guide for installation. Field adjustment and changes to layout may be made by Landscape Architect.
- Contractor shall layout all plant material per planting plans and schedule a site meeting with landscape architect for approval with a minimum of 48 hours notice.
- Quantities shown on plant list are for convenience only.
- All groundcover & flower beds shall receive 3" minimum of planting mix consisting of decomposed pinebark or mushroom compost and blended into the top 6" of existing soil. Rake beds smooth and top dress with 2" min. of ground pinebark prior to planting.
- All tree and shrub planting pits shall be backfilled with 75% excavated soil & 25% planting mix consisting of decomposed pinebark or mushroom compost.
- All trees shrubs and groundcovers shall be planted with Woodace fertilizer tabs at rates per manufactures recommendations. All planting beds shall also be top dressed with a slow release Osmocote fertilizer or equal per manufactures recommendations prior to mulching.
- All beds shall receive Freehand pre-emergent herbicide or equal.
- Unless otherwise noted, all beds shall receive 3" compacted depth of fresh Long Leaf pine straw free from sticks and pine cones. Groundcover areas with 4" plants or plugs shall be mulched with pulverized pinebark mulch unless otherwise noted.
- All bed lines shall have 3" V-Shaped trenches. See detail.
- All plant material shall meet or exceed federal, state, and county laws requiring inspection for plant disease and insect control.
- All plant material shall be Florida #1 or better and meet the latest standards of the "American Standards for Nursery Stock".
- All trees shall be staked with arbor guy (or equal) tree stakes per manufactures recommendations.
- All disturbed areas shall be irrigated and sodded.
- Contractor shall maintain all plantings and lawn areas until final acceptance by owner and landscape architect. Unless specified otherwise, maintenance includes mowing, edging, weeding, blowing, pruning, watering, mulching, etc.
- Brown or defoliated plants shall be removed and replaced immediately.
- All materials and workmanship for landscape and irrigation shall be guaranteed for a minimum of one year from final acceptance.
- No work shall be performed in any R.O.W. without approval by the appropriate Federal, State, County, or City authority.

5 LANDSCAPE NOTES
NTS LA-16

PLANT SCHEDULE

CITY REQUIRED TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	REMARKS	
	LN	5	Lagerstroemia x 'Muskogee'	Single Trunk, Muskogee Crape Myrtle	30 gal	Single Trunk, Standard, 2" Cal. Min., 10' Ht. Min.- City Required Tree Greenforest Nursery Only	
	LS	10	Liquidambar styraciflua 'Slender Silhouette'	Slender Silhouette Sweet Gum	30 gal	2" Cal. Min., 10' Ht. Min.- City Required Tree Greenforest Nursery Only	
	MJ	6	Magnolia virginiana 'Jim Wilson'	Moonglow Sweet Bay Magnolia	45 gal	Multi Trunk, 2" Cal. Min., 10' Ht. Min. City Required Tree, Greenforest Nursery Only	
SHRUBS							
	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS
	AB	29	Agapanthus africanus 'Blue'	Blue Lily of the Nile	1 gal	30" o.c.	
	CG	8	Camellia sasanqua 'Magic Rose'	October Magic Rose Camellia	15 gal	36" o.c.	Greens Nursery
	CH2	5	Chamaerops humilis	Mediterranean Fan Palm	15 gal	48" o.c.	Multi. Trunk
	GL	23	Gardenia jasminoides 'Leone'	Jubilation Gardenia	3 gal	36" o.c.	
	IS2	17	Ilex vomitoria 'Scarlet Peak'	Scarlet Peak Yaupon Holly	45 gal	36" o.c.	Green Forest Nursery Only
	MS	8	Mahonia eurybracteata Soft Caress	Soft Caress Mahonia	7 gal	30" o.c.	
GROUND COVERS							
	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	REMARKS
	LV	523	Liriope muscari 'Variegata'	Variegated Liriope	1 gal	15" o.c.	
	ZE	8,712 sf	Zoysia japonica 'Empire'	Empire Zoysia	sod		

NOTES:

- All beds shall receive 3" compacted depth of fresh Long Leaf pine straw free from sticks and pine cones. Groundcover areas with 4" plants or plugs shall be mulched with pulverized pinebark mulch.
- This plant list is is for convenience only. Contractor to verify.
- No bare ground shall be left exposed.
- At points of access from public rights of way or at corners of intersecting streets, provide unobstructed visibility between 2.5' and 10' in height.

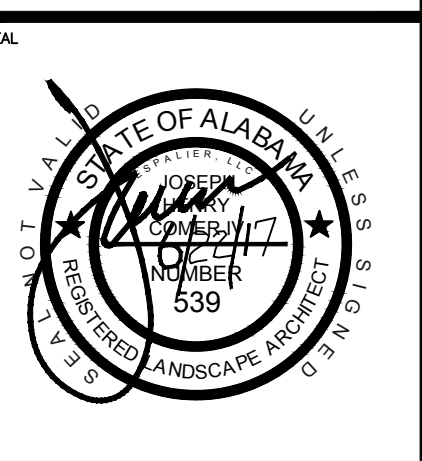
APPROVED NURSERIES:

- GREEN FOREST NURSERY
 - FLOWERWOOD NURSERY
 - GREENS NURSERY
 - CHERRY LAKE NURSERY
 - POSEY & SON NURSERY
- Other nurseries may be approved at the discretion of the landscape architect.

CITY OF FAIRHOPE LANDSCAPE REQUIREMENTS:

PERIMETER REQUIREMENTS:

Road Frontage Feet = 84'30" = 3 Overstory Trees in First 25' regardless of tree credits.
 Remaining Perimeter Feet = 534.65'30" = 18 Trees
 No Parking Requirements. Parking is under building and on street.
 Total Trees Required = 21 Trees (At Least 50% Overstory)
 Total Trees Provided = 21 - (16 Overstory & 5 Understory)
 No Existing Trees Onsite.



ISSUED/REVISED
6/22/17 PERMITTING

LANDSCAPE DETAILS

DESIGNED BY	FILE NAME
JC	KPFLA
DRAWN BY	SHEET
JC	
CHECKED BY	DATE
JC	1733
PROJECT NO.	DATE
1733	6/21/17

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