

SPECIAL CONDITIONS:

- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR COORDINATING A "SITE ACCEPTANCE INSPECTION" WITH THE OWNER, GENERAL CONTRACTOR AND McDONALDS PROJECT MANAGER PRIOR TO START OF CONSTRUCTION.
- LANDSCAPE CONTRACTOR TO SUBMIT A SOIL SAMPLE, ONCE BEDS ARE AMENDED AND PRIOR TO PLANTING. THE PH MUST BE CORRECT AND CHECKED BY LANDSCAPE ARCHITECT PRIOR TO ANY PLANTING.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING TOPSOIL IN TRAFFIC ISLANDS SO THERE IS A CROWN OF 10-12" AT THE CENTER OF EACH ISLAND
- ALL CRAPE MYRTLES TO HAVE MULTIPLE TRUNKS (MIN 3 EACH) AND BE LIMBED UP A MIN. OF 3'0"
- SOIL MIX FOR ALL PERENNIAL AREAS TO BE 6" THICK "METRO-MIX" FROM SOUTHERN AGRICULTURAL INSECTICIDE, BOONE, NC (1-800-477-8843).

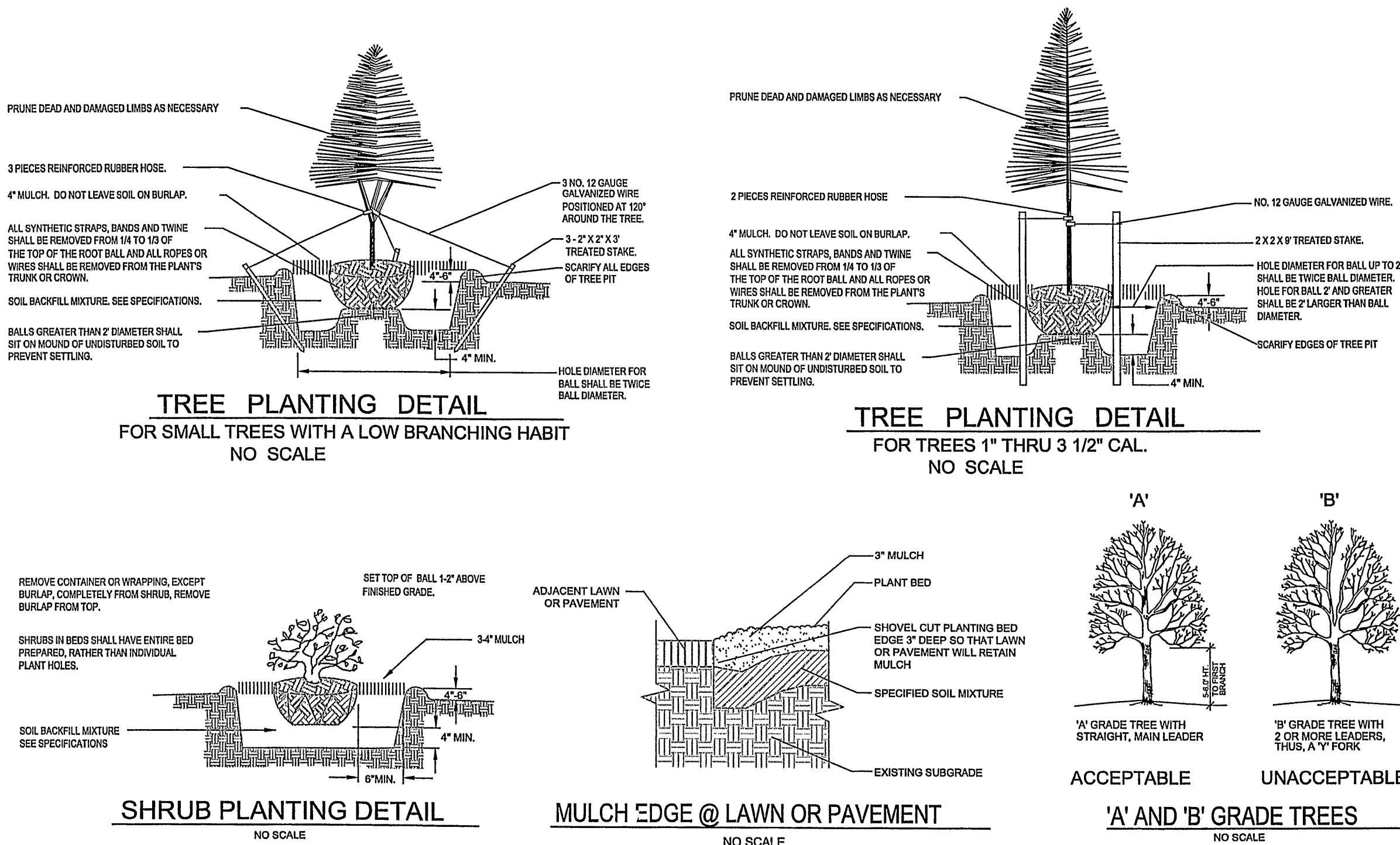
GENERAL LANDSCAPE NOTES:

- LANDSCAPE CONTRACTOR TO:
- FOLLOW LANDSCAPE CONSTRUCTION SEQUENCE.
 - CONTACT GENERAL CONTRACTOR PRIOR TO SUBMITTING BID TO VERIFY ANY PHASING OF PLANTING AREAS.
 - FINE GRADE ALL GRASS AND PLANTING AREAS DISTURBED DURING CONSTRUCTION. REMOVE FROM SITE ALL TEMPORARY SEEDING/STABILIZATION, STONES, GRAVEL AND ALL EXTRANEIOUS DEBRIS INCLUDING ROOTS AND LIMBS PRIOR TO SODDING/SEEDING. WHEN FINE GRADING INSURE THAT POSITIVE DRAINAGE IS OCCURRING.
 - TILL AND AMEND ALL PLANT BEDS AS REQUIRED IN SPECIFICATIONS. APPLY PRE-EMERGENCE HERBICIDES PER MANUFACTURER'S SPECIFICATIONS IN ALL PLANT BEDS PRIOR TO ANY PLANTING. COVER ENTIRE BED WITH A 2" MIN. CLEAN MULCH IMMEDIATELY AFTER PLANTING. SITE MULCH TO BE SELECT PINE NEEDLE MULCH EXCEPT FOR PLANT BEDS AT THE PUBLIC DOORS-USE MINI-PINE BARK NUGGETS.
 - BRING TO THE ATTENTION OF THE OWNERS REPRESENTATIVE ANY DEBRIS OR POOR SOILS REMAINING IN PARKING LOT ISLANDS AFTER GENERAL CONSTRUCTION AND PRIOR TO PLANTING.
 - VERIFY ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANT MATERIALS. UTILITIES SHOWN ON PLAN ARE FOR REFERENCE ONLY AND MAY NOT BE ALL INCLUSIVE. SEE GENERAL CONTRACTOR FOR AS-BUILT DRAWINGS FOR ALL UNDERGROUND UTILITIES.
 - PROVIDE 3" DIAMETER MULCH RINGS FOR ALL TREES IN GRASS AREAS.
 - INSURE THAT ALL TREE MULCH RINGS ARE A MINIMUM OF 2'0" FROM THE EDGES OF SHRUB BEDS AND CURBS.
 - NEATLY EDGE ALL PLANT BED/GRASS BORDERS WITH A STRAIGHT "V"-CUT EDGE.
 - INSURE ALL TREES OF SAME VARIETY MATCH IN SHAPE AND SIZE WHERE THEY ARE TO BE INSTALLED IN GROUPS, ROWS OR AS STREET TREES
 - OBTAIN AUTHORIZATION PRIOR TO ANY CHANGES OF PLANT LOCATION DUE TO UTILITIES OR OTHER FACTORS.
 - PROTECT ALL EXISTING STRUCTURES (IE. CURB AND GUTTER, PAVEMENT, ETC.) DURING INSTALLATION OF LARGE TREES AND OTHER PLANTS.
 - PRIOR TO SOD INSTALLATION, VERIFY THAT ALL TRENCHING AND OTHER LAND DISTURBING ACTIVITIES WITHIN AREAS TO BE SODDED HAVE BEEN COMPLETED.
 - INSURE THAT FINAL GRADES ARE VERIFIED AS PER THE GRADING PLAN, AS SOIL AMENDMENTS ARE ADDED TO EXISTING SOIL. DO NOT ALLOW SOIL TO BE PLACED HIGHER THAN THE FINISHED FLOOR ELEVATION OF THE BUILDING-TYPICAL.

LANDSCAPE CONSTRUCTION SEQUENCE:

- LANDSCAPE CONTRACTOR TO:
- VISIT SITE AFTER AUTHORIZATION BY GENERAL CONTRACTOR TO BEGIN, AND ACCEPT/REJECT CONDITION OF SITE PRIOR TO ANY PLANTING.
 - COORDINATE IRRIGATION SYSTEM INSTALLATION, INCLUDING ALL SLEEVING, WITH GENERAL CONTRACTOR. COORDINATE SYSTEM DESIGN WITH McDONALDS PROJECT MANAGER.
 - STAKE AND TILL ENTIRE PLANT BEDS AND INCLUDE FERTILIZER, PRE-EMERGENCE HERBICIDES AND SOIL MIX PER SPECIFICATIONS.
 - TRANSPORT ALL PLANTS TO SITE COVERED. ANY PLANTS DAMAGED DURING OR PRIOR TO SHIPPING TO THE SITE WILL NOT BE ACCEPTED.
 - CONTACT McDONALDS PROJECT MANAGER FOR APPROVAL/ADJUDICATION OF ALL PLANT BEDS AND PLANT STOCK PRIOR TO INSTALLATION.
 - PROCEED ACCORDING TO PLANTING PLAN UPON APPROVAL BY McDONALDS PROJECT MANAGER OF PLANTS AND PLANT BED STAKING AND PREPARATION.
 - CONTACT McDONALDS PROJECT MANAGER, UPON COMPLETION OF WORK, FOR FINAL APPROVAL OF WORK.
 - MAKE NECESSARY ADJUSTMENTS FOR APPROVAL. LANDSCAPE CONTRACTOR RESPONSIBLE FOR CONTACTING THE G.C. TO SET A MEETING TO REVIEW THE PUNCH ITEMS.
 - MAINTAIN ALL PLANT MATERIAL ACCORDING TO SPECIFICATIONS/WARRANTY.
 - IMMEDIATELY REMOVE/REPLACE ANY DEAD OR DYING PLANTS DURING WARRANTY PERIOD.

PLANTING DETAILS:



SOIL MIX:

- ONE PART EXISTING SOIL
ONE PART TOPSOIL
ONE PART PINE BARK SOIL CONDITIONER

PLANTING BED DEPTH TO BE A MINIMUM OF 9"

SOIL PREPARATION:

- PREPARE ALL SHRUB BEDS TO A TOTAL DEPTH OF 9"
- TILL EXISTING SUBSURFACE SOIL TO A MINIMUM 3" DEPTH.
- ADD 3" OF TOPSOIL AND TILL WITH EXISTING SOIL.
- ADD 3" OF PINE BARK SOIL CONDITIONER AND TILL THOROUGHLY WITH OTHER AMENDMENTS.

IRRIGATION NOTES:

- NOTES: LANDSCAPE CONTRACTOR TO VISIT THE SITE AND VERIFY WITH G.C. AND DETERMINE ALL LOCATIONS FOR IRRIGATION SLEEVES.
- LANDSCAPE CONTRACTOR TO FOLLOW ALL LOCAL CODE AND REQUIREMENTS FOR INSTALLATION DESIGN, MATERIALS, AND SPECIFICATIONS.

- LANDSCAPE CONTRACTOR TO:
- SUBMIT AN IRRIGATION PLAN TO GENERAL CONTRACTOR AND McDONALDS PROJECT MANAGER FOR APPROVAL 4 WEEKS PRIOR TO INSTALLATION.
 - INSTALL AN IRRIGATION SYSTEM FOR THIS SITE THAT WILL PROVIDE 100% COVERAGE WITH SCHEDULED AREAS. VERIFY WITH GENERAL CONTRACTOR.
 - INCLUDE IN THE BID THE COST FOR A WATER METER AND BACK FLOW PREVENTER PER CITY STANDARDS.
 - ZONE GRASS AND PLANT BEDS SEPARATELY.
 - IN PLANT BEDS AND ANNUAL AREAS, INSTALL 1/2" MICRO-POP SPRAY HEADS.
 - PROVIDE OPERATIONAL MANUALS AND AN INSTRUCTION SESSION WITH THE OWNERS REPRESENTATIVE UPON COMPLETION OF THE PROJECT.
 - INFORM THE GENERAL CONTRACTOR, AT THE TIME OF BIDDING, THE SIZE OF WATER METER REQUIRED FOR THE SYSTEM.
 - INCLUDE THE FOLLOWING:
 - IRRIGATION LAYOUT PLAN
 - FERTILIZED MATERIALS LIST GIVING:
 - SIZE AND LOCATION OF ALL IRRIGATION LINES.
 - TYPE AND LOCATION OF HEADS.
 - SPRAY PATTERNS.
 - LOCATION OF DRIP IRRIGATION.
 - SLEEVING (LOCATION AND SIZE)

NOTE: NO IRRIGATION HEADS ARE TO BE INSTALLED IN R.O.W.

PERMANENT SOD:

ALL UNPAVED DISTURBED AREAS (OR LAWN TO BE RE-ESTABLISHED) OUTSIDE PLANTING BED TO BE SODDED WITH AN EVEN MIXTURE OF KENTUCKY 31, OR APPROVED EQUAL FOR REGION, SO AS TO PRODUCE A THICK, FIRM STAND OF GRASS. DO NOT FERTILIZE SODDED AREAS. ALL AREAS TO BE SODDED TO HAVE APPROPRIATE SOIL PREPARATIONS. SEE SPECIFICATIONS. SOD SHALL BE OF GOOD AND HEALTHY COLOR WHEN DELIVERED. SOD SHALL BE HARVESTED AND DELIVERED WITHIN A PERIOD OF 6 HOURS OR PRECAUTIONS MUST BE TAKEN TO PREVENT SOD FROM DRYING OUT WHILE IN TRANSIT.

SOD PREPARATION:

- REMOVE ANY UNDESIRABLE GROUND COVERS INCLUDING ANY TEMPORARY SEEDING.
- RIP THE AREA TO BE SODDED TO A MIN. DEPTH OF 4"-6."
- REMOVE ALL LOOSE ROCKS, ROOTS, ETC. LEAVING SURFACE SMOOTH AND UNIFORM.
- PREPARE SOD BASE AS PER A.A.N. STANDARDS
- APPLY SOD, AND IMMEDIATELY STAKE/FLAG OFF ALL NEW LAWN AREAS FROM PEDESTRIAN AND VEHICLES FOR A PERIOD OF 3 WEEKS.
- IRRIGATE SODDED AREAS FOR THE 3 WEEK PERIOD.

LANDSCAPE WORK SPECIFICATIONS:

PART 1 - GENERAL

DESCRIPTION OF WORK:

Extent of landscape work includes furnishing all materials, equipment and labor necessary for preparation of final subgrade in planting areas; distribution application of topsoil; soil treatment; planting of trees and shrubs; protection/maintenance; and replacement of plants; related items required to complete work indicated on drawings and specifications. (See Landscape Plan)

GUARANTEE:

Guarantee trees/shrubs/awn/grass for period of one year after date of acceptance, against defects including death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse/damage by others, or unusual phenomena/incidents which are beyond landscape installer's control.

Remove/replace trees, shrubs, grass or other plants found to be dead or in unhealthy condition during warranty period.

Main replacements during growth season following end of warranty period. Replace trees/shrubs which are in doubtful condition at end of warranty period, unless, in opinion of Landscape Architect, it is advisable to extend warranty period for a full-growing season.

Annual inspection will be conducted at end of extended warranty period, if any, to determine acceptance/rejection.

Only one replacement will be required at end of guarantee period, except for losses/damage/death due to failure to comply with specified requirements.

INDUSTRY STANDARDS:

Some products and execution are specified in this Section by reference to published specifications or standards of the following (with respective abbreviations used). Reference is to the latest edition of the standard referenced.

The American Society for Testing and Materials (ASTM)
Association of Official Agricultural Chemists (AOAC)
American Association of Nurserymen (AAN)
U.S. Department of Agriculture (USDA)

SUBMITTALS:

Submittals shall not be considered unless it can be reasonably demonstrated that material specified is or shall be unavailable within 500 miles of the site of the work at the time of installation. Landscape Architect shall authorize the nearest equivalent obtainable source/variety of plant having some essential characteristics with equitable adjustment of contract price. Submittals shall not exceed bid item being replaced. All submittals require to be made in writing.

Certificates: All material whose transportation requires inspection and/or certification by any governmental agency shall be accompanied by copies of certification or inspection which shall be given to a selected representative at the site at the time of delivery.

Soil PH Testing: Landscape contractor to submit a soil sample to test the current PH Level, once beds are defined and prior to any planting. The PH Level must be (5.8-6.2) and approved by the Landscape Architect prior to any plant installation.

QUALITY ASSURANCE:

General: Ship landscape materials covered and with certificates of inspection required by governing authorities. Comply with regulations applicable to landscape materials. All plant material must be "nursery grown". All plant material collected from naturalized areas will be rejected.

Soil PH: Landscape Contractor to submit a soil sample, once beds are amended and prior to planting. The PH must be correct and checked by Landscape Architect prior to any planting.

Topsoil: Provide topsoil of a type that is in compliance with Part 2 - Products of this section.

Plant List: List of plants as shown on drawings (Sheet C6.1).

Quantities: Quantities necessary to complete plantings as shown/located on drawings shall be furnished. Quantities shown in list are for convenience of contractors and believed to be substantially correct, but accuracy of quantities is left to contractor.

Trees and Shrubs: Provide trees and shrubs grown in a recognized nursery in accordance with good horticultural practice. Provide healthy, vigorous stock free of diseases, insects, galls, termites, and defects such as knots, sun-scorch, injuries, abrasions, or disfigurement. All shrubs to be 1/2" grade trees (see detail below).

Sizes: Provide trees and shrubs of sizes shown or specified in Plant List, which are minimum acceptable sizes and shall be measured before pruning with branches in normal position. Any necessary pruning shall be done at time of planting. Trees and shrubs of larger size may be used if acceptable to Landscape Architect, and if sizes of roots or balls are increased proportionately.

Tagging Trees: Landscape Architect reserves the right to tag specimen trees (See General Notes) at place of growth for compliance with requirements for size and quality assurance. Landscape Contractor to use the following numbers for all tagged trees.

-Shady Grove (803-534-6883) -Select Trees (706-769-6879)
-Cold Springs (770-287-9199) -Lone Oak (706-537-6204)
-Green Thumb (336-426-4587) -Glimco Plant & Bulb Co. (336-685-4451)

Inspection: Landscape Architect reserves the right to inspect trees and shrubs either at place of growth or at site, for compliance with requirements for name, variety, size and quality.

DELIVERY, STORAGE AND HANDLING:

Packaged Materials: Deliver packaged materials in containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery, and while stored at site.

Trees, Shrubs & Transplanted Trees: Provide healthy dug trees and shrubs. Do not prune prior to delivery. Do not bend or bend-in trees or shrubs in such manner as to damage bark, break branches or destroy natural shape. Provide protective covering during delivery. All trees, shrubs & groundcovers must be delivered in a completely banded and covered vehicle or the entire load will be refused.

JOB CONDITIONS:

Irrigation System: Irrigation system to be provided by Landscape Contractor. He shall be responsible for all coordination required to install the irrigation system.

Proceed with and complete landscape work as rapidly as portions of the site become available, working within seasonal limitations for each kind of landscape work required. See "Landscape Construction Sequence".

Utilities: Determine location of underground utilities and perform work in a manner which will avoid possible damage. Hand excavate, as required. Maintain grade stakes set by others until removal is mutually agreed upon by parties concerned.

Coordination with Other Work: Plant new trees and shrubs after final grades are established and prior to planting of lawns, unless otherwise acceptable to Landscape Architect. If planting of trees and shrubs occurs after lawn work, protect lawn areas and promptly repair damage to lawns resulting from planting operations.

PART 2 - PRODUCTS

Topsoil:

Additional topsoil to be furnished at no cost to Owner. Topsoil to be natural, fertile, friable soil, possessing characteristics of representative productive soils in vicinity, obtained from naturally well-drained areas, not excessively acid/alkaline nor contain toxic substances harmful to plant growth; without admixture of salted and chemical and essentially free from clay/lime/sulfate/other stump/rocks or similar substances 2" or more in diameter/diameter/objects which might hinder planting operations. Landscape Architect requests topsoil by Pope Sand & Gravel of Winston-Salem, PH (910) 765-5130.

Lime: Ground limestone containing not less than 85 % total carbonates to such fineness that 50 % will pass through a 100-mesh sieve and 90 % will pass through a 20-mesh sieve. Use as necessary for specific plants.

Commercial Fertilizer: Organic fertilizer Stay Green Nursery Special 12-4-6 or approved equal; delivered dry/true-Banking in original unopened containers, each bearing manufacturer's guaranteed analysis, shall conform to applicable State Fertilizer laws. Any fertilizer which becomes cake/damaged, making it unsuitable for use, will not be accepted.

Pre-emergence Herbicide: Landscape Contractor to apply pre-emergence Herbicides as per manufacturer's specifications in all plant beds prior to final mulch application.

Soil Mix: All plant beds shall be composed of the following:
1 part Existing Soil
1 part Topsoil
1 part Pine Bark Soil Conditioner

Soil Conditioner: Soil Conditioner shall be small pine bark particles of 3/8" or less, provided in unopened bags or approved bulk delivery. Soil Conditioner shall be provided by Pioneer Southern: P.O. Box 707, Suffolk, VA 23434; 1-800-652-8200; or approved equal.

Mulch: Contractor shall supply/apply clean select pine needle mulch 3" depth (noted at time of application) to prevent wind displacement; but mulched instead of 2" mulch. All cones to be removed.

Water: Furnished by Owner, suitable for irrigation and free from injurious/lethal to plant life.

Materials for Staking Trees: Contractor shall place stakes of sound hard hardwood, treated/sealed or redwood, free of knots/splinters/defects. Provide wire lengths of 2'-diameter steel, 16-12 gauge, galvanized iron wire, zinc-coated lumber/boards. Provide not less than 1/2" holes, cut to required lengths to protect tree trunks from damage.

PART 3 - EXECUTION

PLANTING:

Layout: Location for plant/installation of areas to be planted are indicated on plan. Where construction and utilities below ground or overhead are encountered or where changes have been made in construction, necessary adjustments to be approved by Landscape Architect.

Soil Preparation: Soil shall be as specified, but in relatively dry state and mixed thoroughly by hand or rotary mixer. Commercial fertilizer rate of 28lb/cu. shall be added. All planting beds shall be coated with approved pre-emergence weed killer according to manufacturer's specifications. All shrub/planting areas to be bed prepared and not just pl. prepackaged/unopened materials approved by Landscape Architect. Soil shall be prepared minimum of one week prior to planting day, for proper settling.

Landscape Contractor responsible for all shaping and fine grading of banded areas. General Contractor to provide topsoil. See Landscape plans for locations.

Landscape Contractor responsible for all fine grading of areas to receive seeding.

For pillow/bush/seed, mix planting soil prior to banded/and/or seed/and/or seed.

For planting beds, mix planting soil thoroughly prior to planting or apply on surface of topsoil.

For plant beds against building foundations, soil mix shall be mixed thoroughly prior to placement. Prevent time from contacting roots of acid-loving plants. Prepare soil mix as specified to minimum depth of 6" below largest shrub root ball.

Ball/Burlapped Plants: After final setting/soil wrappings of balled/burlapped plants and root wrappings back from top of ball/burlap ball unbanded. Cut off excessive amounts of burlap, remove sufficient quantity to eliminate creation of voids upon decomposition.

Container Grown Plants: These may be applied in lieu of balled/burlapped plants if all other specified requirements are met; plants to have grown in container for minimum of six months and minimum of two years and when delivered, have sufficient growth to hold earth intact when removed from container; plants must not be cut bound. Remove container to prevent growth damage to plant/root system.

Tree PH Sizes: Minimum diameter/length of planting pits for balled/burlapped, bare root and container grown plants shall be 24" greater than diameter of balled/potted of roots and trees all directly on pit bottom to prevent settlement.

Shrubs/Groundcover: All plant beds for shrubs/groundcovers to be prepared for a total depth of 9" and should consist of 1 part existing soil, 1 part topsoil and 1 part soil conditioner (see soil mix). Till/soil depth to a minimum depth of 2", add 3" of topsoil and till thoroughly; add 3" of pine bark soil conditioner and till with other amendments to a total depth of 9". Entire bed to be covered with 3" of clean pine straw (no cones).

Lawn - Sod:

All prepared disturbed areas (or lawn to be re-established) outside planting bed to be sodded with an even mixture of Kentucky 31, or approved equal for region, as so to produce a thick, firm stand of grass. Do not fertilize sodded areas. All areas to be sodded to have appropriate soil preparations, see specifications. Sod shall be of good and healthy color when delivered. Sod shall be harvested and delivered within a period of 36 hours or precautions must be taken to prevent sod from drying out within in transit.

Staking Trees: All trees to be planted according to Planting Details shown on Landscape Plans. Unless otherwise specified, trees to be planted in pits, centered, set on unexcavated soil to depths that finished grade level of plant after settlement shall be same as that which plant was grown; plant upright and faced to give best appearance/relationship to adjacent structures; plant above grade 3/4" for every foot of ball diameter. No burlap to be pulled out from under balls; remove platforms, wire and surplus burlap from top/bottom of balls; cut broken/fayed roots; place/compact prepared soil to avoid injury to roots and fill all voids. When hole is nearly filled add water and allow to soak away; fill hole to finished grade, allowing 1" of mulch; form shallow waterway around each plant.

Planting New Plant Material: Remove dead/broken branches; prune deciduous trees/shrubs to reduce total amount of anticipated foliage by 1/4; prune to retain typical growth habit of individual plants with as much highlighting as is practical. Make all cuts with sharp instrument flush with back or adjacent branch so that manner as to insure elimination of stubs. Head-back cuts at right angles to line of growth will not be permitted; trees shall be banded or topped. Remove trimmings from site. Paint all cuts 12" in diameter and larger with waterproof antiseptic tree paint.

Caring Trees:

See Planting/Staking Details.

Mulching: Trees/shrubs shall be mulched immediately after planting with 3" depth of select pine needles. Prevent wind displacement of mulch by thoroughly wetting down.

Excess Excavated Soil:

To be disposed of by Contractor at no additional expense to Owner.

MAINTENANCE:

Begin immediately after planting. Maintain trees/shrubs/other plants until final acceptance. Maintain trees/shrubs/other plants by pruning, calibrating, watering as required for healthy growth. Reshape planting saucers; tighten/replace stake and guy supports and reset/insure/band to proper grade/surface/position as required. Replace/band/damaged wrappings. Spray as required to keep trees/shrubs free of insect/diseases.

CLEANUP AND PROTECTION:

During landscape work keep improvements clean, work area in orderly condition; protect work/materials from damage due to landscape operations, operations by other contractors/subcontractors/suppliers. Maintain protection during installation/maintenance periods. Treat/replace/replace damaged landscape work as directed.

INSPECTION:

See "Landscape Construction Sequence" on Landscape Plans. When landscape work is complete, including maintenance, Landscape Architect will, upon request, make inspection to determine acceptability. Landscape work may be inspected for acceptance in parts acceptable to McDonalds Project Manager, provided work offered for inspection is complete, including maintenance. Where inspected landscape work does not comply with requirements, replace rejected work, continue specified maintenance until requested by McDonalds Project Manager and found to be acceptable. Remove rejected plant/materials promptly from project site.

SITE WORK

- THE COST TO EXTEND UTILITIES TO THE CONNECTION POINT IS TO BE REFLECTED IN THE CONTRACT SUM. ANY REQUIREMENTS OTHER THAN IMPOT, TAP FEES PAID DIRECTLY TO THE PURVEYOR ARE THE GENERAL CONTRACTORS RESPONSIBILITY.
- GENERAL CONTRACTOR TO PROVIDE 4" PVC SLEEVES TO FACILITATE IRRIGATION TO ALL LANDSCAPE AREAS. POWER AND CONDUIT TO EXTEND VICINITY OF IRRIGATION CONTROL VALVE SHALL BE PROVIDED BY GENERAL CONTRACTOR. VERIFY LOCATION WITH PROJECT MANAGER.
- GENERAL CONTRACTOR WILL BACKFILL AND GRADE ALL LANDSCAPE BEDS TO A COMPACTED MINUS 0" TOP OF FINISHED CURB. INSURE BEDS ARE FREE OF FOREIGN MATERIALS AND DEBRIS. CONTINUE TO FILL BEDS WITH TOP QUALITY SOIL TO 1" BELOW TOP OF CURB, FOR PROPOSED LANDSCAPE SOIL, SOD AND MULCH TO FRESH FLUSH WITH CURB.
- GENERAL CONTRACTOR TO ADHERE TO SOILS REPORT AS BASIS OF SITE WORK FOR ANY POOR SOILS REMOVAL AND REMEDIATION, UNDERCUTTING, OR ROCK REMOVAL. THE GRADING PRICE SHALL INCLUDE THE SITE TO THE PROPOSED ELEVATIONS AS INDICATED ON THE SITE PLAN. SHOULD ANY UNUSUAL PROBLEM AREAS BECOME EVIDENT, NOTIFY THE PROJECT MANAGER TO CONFIRM THESE AREAS. CHANGE ORDERS FOR ANY POOR SOIL REMOVAL AND REPLACEMENT (SOIL REMOVAL SHALL NOT EXCEED 1% OF THE TOTAL COST IN PLACE OF LABOR AND MATERIAL. CONTRACTOR SHALL PROVIDE UNIT COST FOR UNDERCUT POOR SOILS REMOVAL AND REPLACEMENT AS ALTERNATE.
- PROVIDE ALL CONDUITS AND WIRING, SEPARATE CIRCUIT FOR METER ORDER STATION AND DETECTOR UNIT. THE DETECTOR LOOP SHALL BE INSTALLED IN THE DRIVE THRU PRIOR TO POURING THE CONCRETE DRIVE THRU LAINE. COORDINATE LOCATION OF METER ORDER STATION.
- VERIFY THE TYPE, SIZE AND LOCATION OF TELEPHONE CONDUIT REQUIRED TO SERVICE FACILITY. MINIMUM SHALL BE 2".
- GENERAL CONTRACTOR AND ASSOCIATED SUBCONTRACTORS SHALL BE RESPONSIBLE FOR COORDINATING WITH ALL UTILITY COMPANIES (GAS, ELECTRIC, WATER, SEWER, STORM DRAINAGE) TO INSURE TIMELY INSTALLATION.
- ALL REQUIRED DEMOLITION IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- REVIEW GREASE TRAP LOCATION WITH McDONALDS PROJECT MANAGER.
- WATER SERVICE SHALL BE 2" MIN. FOR DOMESTIC USE AND 1" MIN. FOR IRRIGATION AND BE OF COPPER MATERIAL.
- VERIFY GAS METER LOCATION PRIOR TO INSTALLATION.
- GENERAL CONTRACTOR WILL VERIFY BUILDING LOCATION CERTIFIED BY REGISTERED SURVEYOR. IN A SEALED AND SIGNED C-2 WILL SUFFICE) PRIOR TO INSTALLATION OF BUILDING FOUNDATION. A SEALED CERTIFIED C-2 PLAN AND BUILDING PLAT IS REQUIRED PRIOR TO SUBMITTING FIRST PAYMENT REQUEST. AS-BUILT LOCATION OF BUILDING TO NOTE BUILDING SETBACKS AND VERIFICATION OF VERTICAL CONTROL IS PROVIDED BY GENERAL CONTRACTOR.
- GENERAL CONTRACTOR TO FURNISH A 4"x8" HEREVIE GROW AGAIN SIGN. SIGN MAY BE USED ON FUTURE PROJECTS PROVIDED IT IS MAINTAINED IN GOOD VIEW. THIS SIGN MUST BE POSTED WITHIN 10 CALENDAR DAYS OF PROJECT START. IF NOT, A \$500.00 DEDUCT WILL BE TAKEN FROM THE CONTRACT AMOUNT. SIGNS CAN BE ORDERED FROM THE FOLLOWING: 1. 1-800-652-8200; or approved equal.

MINIMUM ASPHALT PAVING CONSIST OF A 4" LAYER OF AGGREGATE ROCK BASE, 2" LAYER OF AGGREGATE ASPHALT (BINDER), CEMENT BASE PAVEMENT AND A FINAL 1" LAYER OF AGGREGATE ASPHALT (SEAL) COARSE BASE (SMOOTH FINISH) WITH SPECIFICATIONS INCLUDING SOILS REPORT.

FINISH ROLLING SHALL CONTINUE UNTIL ALL ROLLER MARKS AND IMPERFECTIONS ARE ELIMINATED.

- IN CASES WHERE CONCRETE PARKING LOTS ARE APPLIED, CONCRETE IS TO BE IN COMPLETE CONFORMANCE WITH STANDARD SPECIFICATIONS FOR CONCRETE. PROVIDE 10% AIR ENTRAINMENT. FINISH ROLLING SHALL CONTINUE UNTIL ALL ROLLER MARKS AND IMPERFECTIONS ARE ELIMINATED.
- ALL SIDEWALKS AND CONCRETE PARKING LOTS INCLUDING DRIVE-THRU LAINE SHALL CONSIST OF SCORE LINES/ EXPANSION JOINTS AT NO GREATER THAN 4' FOR SIDEWALKS AND NO GREATER THAN 20' FOR DRIVE-THRU CONCRETE PARKING LOTS AND DRIVE-THRU LAINE. PROVIDE PRE-CAST CONCRETE EXPANSION JOINT FILLER, FINISH WITH RESIDUE FILLER FOR ALL JOINT WORK.
- ALL SIDEWALKS SHALL BE TILED WITH 6"x6" CANYON RED ABRASIVE. CONTRACTOR TO BID MINIMUM 3/8" x 1/4" EACH TILE WITH 2" BONDING AGENT. PROVIDE 10% AIR ENTRAINMENT. INCLUDE TILE PRE-FORMED/ MOLDED EXPANSION FILLER DIRECTLY CENTERED OVER SIDEWALK EXPANSION JOINT.
- COMPACTION OF BUILDING SUBSTRATUM AND ASPHALT AREAS TO BE VERIFIED IN WRITING AND PERFORMED BY A REGISTERED CIVIL ENGINEER CONSULTANT. THE GENERAL CONTRACTOR SHALL COVER THE COST OF TESTING.
- PARKING LOT SUBGRADE TO BE AT A MINIMUM OF 80% COMPACTION. GENERAL CONTRACTOR TO PROVIDE PROCTOR FOR PROPOSED FILL MATERIAL PRIOR TO COMMENCING CONSTRUCTION. EACH 2500 S.F. OF FILL AT EVERY 10" VERTICAL LIFTS SHALL BE VERIFIED FOR PROPER COMPACTION.
- GENERAL CONTRACTOR TO COORDINATE CONCRETE COLUMNER TEST FOR FOOTINGS, SLAB, AND ALL CONCRETE PARKING LOT PAVEMENT INCLUDING DRIVE-THRU LAINE AND DUMPTER PAD.
- GENERAL CONTRACTOR TO PROVIDE 20" C CONCRETS FROM CAST WINDOW DRIVE THRU ABOVE CEILING TO REAR PARKING LOT LOT LINE FOR INSURE 6" x 6" x 1' TO INCLUDE 10' EXTERIOR WEATHER PROOF GROUND FAULT BREAKER (GFB) PROVIDE REMAINING CONDUIT WITH 200 PULL STRONG FOR FUTURE SECURITY CAMERA COAX CABLE.
- ALL CONCRETE CURBING SHALL BE AS PER PLAN AND SPECIFICATIONS. PROVIDE 1" PVC REINFORCING HOLES AT EVERY 16" O.C. (GRAVEL BEDDING BEHIND CURB) TO PREVENT TRAPPED WATER IN LANDSCAPE BEDS.
- G.C. TO REVIEW EXISTING STREET IMPROVEMENTS, REPAIR/REPLACE AS REQUIRED BY LOCAL JURISDICTION.
- INSTALLATION UNDER THE CONCRETE FLOOR OF COOLER / FREEZER AREAS SHALL BE QUO AS OPERATOR EXTRA ON THE BID DOCUMENT PROPOSAL. KITCHEN EQUIPMENT LINE.

ALL LOT LIGHT WIRES TO BE CONTINUOUS RUN FROM PANELS TO THE LOT LIGHTS WITHOUT SPLICES. (CHECK SPECS)

GENERAL NOTES

- McDONALDS ROAD SIGN AND BASE ARE BY THE SIGN CONTRACTOR. CONDUIT AND WIRING ARE BY THE G.C.
- BASES, GALVANIZED ANCHOR BOLTS, CONDUIT, AND WIRING FOR ALL OTHER SIGNS ARE BY THE G.C.
- 3" SP EMPTY CONDUIT TO LOCATIONS SHOWN AT THE LOT PERIMETER FOR LIGHTING BY THE G.C. LIGHTING FIXTURES, BASES, POLES, CONDUIT, AND WIRING ARE BY THE GENERAL CONTRACTOR.
- BASES FOR FLAGPOLES ARE BY THE GENERAL CONTRACTOR. ANCHOR BOLTS ARE BY THE FLAGPOLE SUPPLIER.
- PROPOSED UTILITIES ARE SHOWN IN SCHEMATIC ONLY. EXACT LOCATIONS SHALL BE DETERMINED TO ALLOW FOR THE MOST ECONOMICAL INSTALLATION.
- THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE EXACT POINT OF SERVICE CONNECTION AT EXISTING UTILITY. REFER TO THE BUILDING ELECTRICAL AND PLUMBING DRAWINGS FOR UTILITY SERVICE ENTRANCE LOCATIONS, SIZES, AND CROSSLINGS.
- ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE BENCHMARK AND MUST BE VERIFIED BY THE G.C. AT GROUND/BREAK.
- FINISH WALK AND CURB ELEVATIONS SHALL BE 6" ABOVE FINISH PAVEMENT.
- ALL LANDSCAPE AREAS SHALL BE ROUGH GRADED TO 1" BELOW TOP OF ALL WALKS AND CURBS. FINISH GRADING, LANDSCAPING, AND SPRINKLER SYSTEMS ARE BY THE OWNER/GENERAL CONTRACTOR.
- LOT LIGHTING CONCRETE FOOTINGS TO CONFORM WITH THE SOILS REPORT RECOMMENDATIONS FOR THIS PARTICULAR SITE.
- REFER TO SHEET C6.1 THRU C6.4 FOR ALL APPLICABLE SITE DETAILS.
- PROVIDE REEFPLECES ON CURBS AT ALL LANDSCAPE AREAS LOCATIONS. COORDINATE WITH HNTB'S PROJECT MANAGER.

PAVING SPECIFICATION

REFER TO PAVING DETAILS FOR PAVING SPECIFICATIONS

NOTE: GEN. CON. TO OVERLAY EX. ASPHALT AS NECESSARY

NOTE: McDONALDS ENGINEER RESERVES THE RIGHT TO REQUEST A COMPACTION TEST AND/OR A CORE SAMPLE. IF TESTS PROVE CORRECT, PER ABOVE SPECIFICATION, TESTS WILL BE AT THE EXPENSE OF McDONALDS, OTHERWISE, G.C. WILL BE CHARGED. NECESSARY

LOT LIGHTING RECOMMENDATION

SECURITY LIGHTING ASBROW WATT METAL HALIDE FIXTURE W/ 30 DEGREE TILT ON 22 FOOT POLE 4 FOOT CONCRETE BASE ASB-AM 08 AM W/ALAP GEL. CON. TO NOTE CORRECT LOCATION OF FIXTURES

NOTE: ALL LIGHTING SHALL BE GLARE SHIELDING AND NON-DIRECTIONAL TO PREVENT DIRECT ILLUMINATION BEYOND THE PROPERTY LINE.

NOTE: ELECTRICAL CONTRACTOR TO CIRCUIT LOT LIGHTING AS NOTED.

PARKING INFORMATION

TOTAL SPACES 34	2-HC SPACES	8.0' X	18.0' @	60 °
	30 SPACES	9.0' X	18.0' @	60 °
	2 SPACES	9.0' X	18.0' @	90 °
	- SPACES	-' X	-' @	- °
	- SPACES	-' X	-' @	- °
	- SPACES	-' X	-' @	- °

UTILITY INFORMATION

SIZE	TYPE	LOCATION
SANITARY SEWER	EXISTING SANITARY SEWER MANHOLE ON SITE IN WESTERN DRIVEWAY	
WATER	EXISTING WATER LINE RUNNING FROM FRANKLIN ROAD INTO SITE NEAR EAST PROPERTY LINE	
STORM SEWER	N/A	
ELECTRIC	EX. OVERHEAD ALONG EAST PROPERTY LINE AND UNDERGROUND SERVICE ALONG EAST PROPERTY LINE	
GAS	EXISTING GASLINE ALONG EAST PROPERTY LINE	
SURVEY INFORMATION		
PREPARED BY: BOUNDARY AND TOPOGRAPHIC SURVEY BY: REGIONAL LAND SURVEYORS, INC. 8642 West Market Street Suite 100 Greensboro, North Carolina 27409 TEL. # (336) 665-9155		

SURVEY INFORMATION	
PREPARED BY:	BOUNDARY AND TOPOGRAPHIC SURVEY BY: REGIONAL LAND SURVEYS, INC. 8642 West Market Street Suite 100 Greensboro, North Carolina 27409 TEL.#: (336) 685-9155
PLAN SCALE: AS NOTED	
STREET ADDRESS 2801 FRANKLIN ROAD S.W.	
CITY ROANOKE	STATE VIRGINIA
COUNTY ROANOKE	
REGIONAL DWG. NO WWA ID# 6H6R2B	LOCATION CODE NUMBER 045-0076