

AVIGNON OFFICE PARK

RIDGELAND, MISSISSIPPI

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10. LIGHTING DETAILS

DEVELOPED BY:

CRESS DEVELOPMENT, INC.

PREPARED BY:

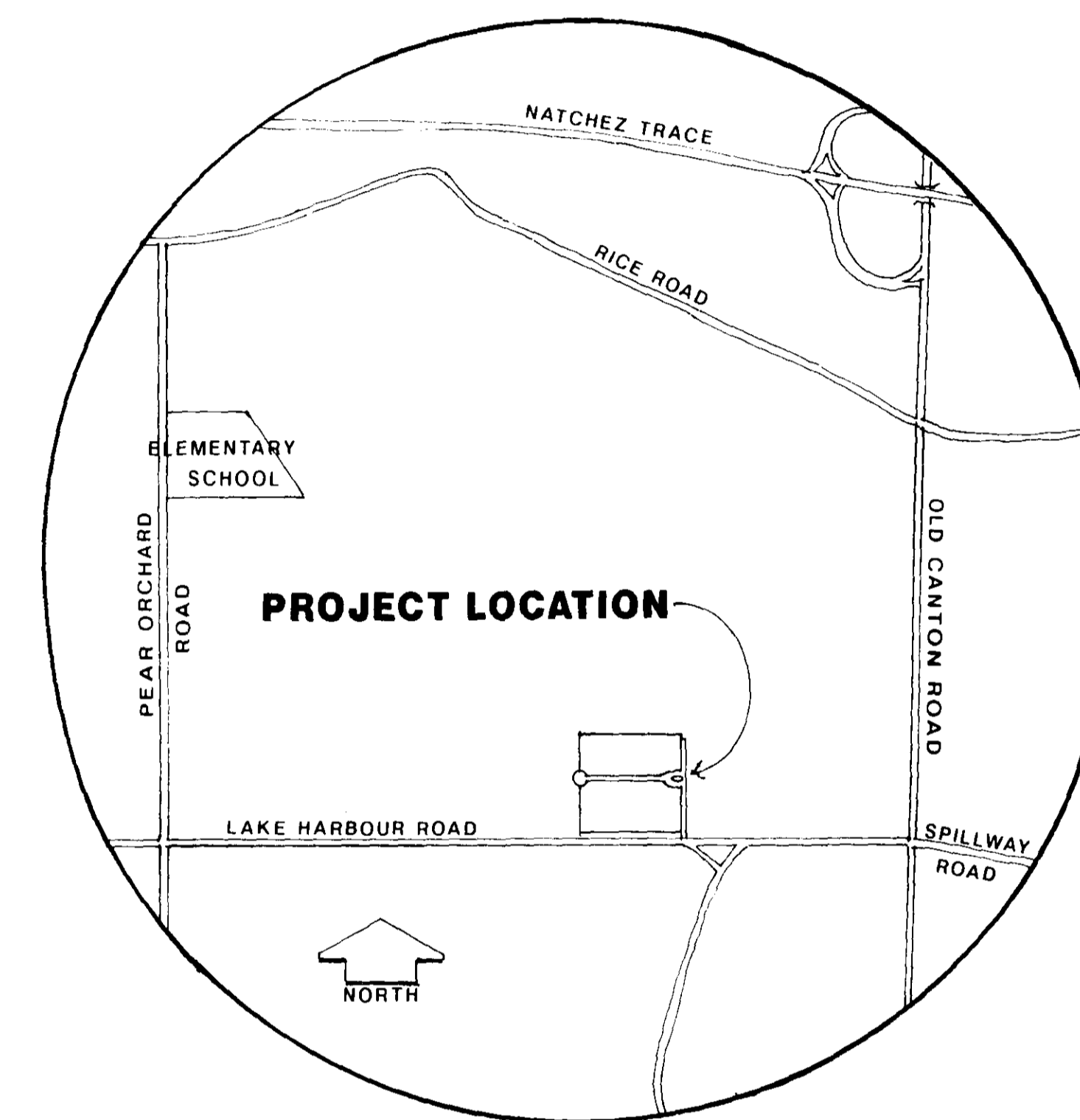


HARTLEY P. FAIRCHILD & ASSOCIATES P. A.

SITE PLANNERS - LANDSCAPE ARCHITECTS

460 DEATHWOOD DRIVE, SUITE 500, JACKSON, MISSISSIPPI 39206 PHONE (601) 957-7050 FAX (601) 957-0100

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VICINITY MAP

SCALE: 1" = 1000'

OFFICE COPY _____

PLANS REVIEW _____

Public Works Director SV

Building Official Ben P. [Signature]

Traffic Engineer David Williams

Drainage Engineer DH *no comments*

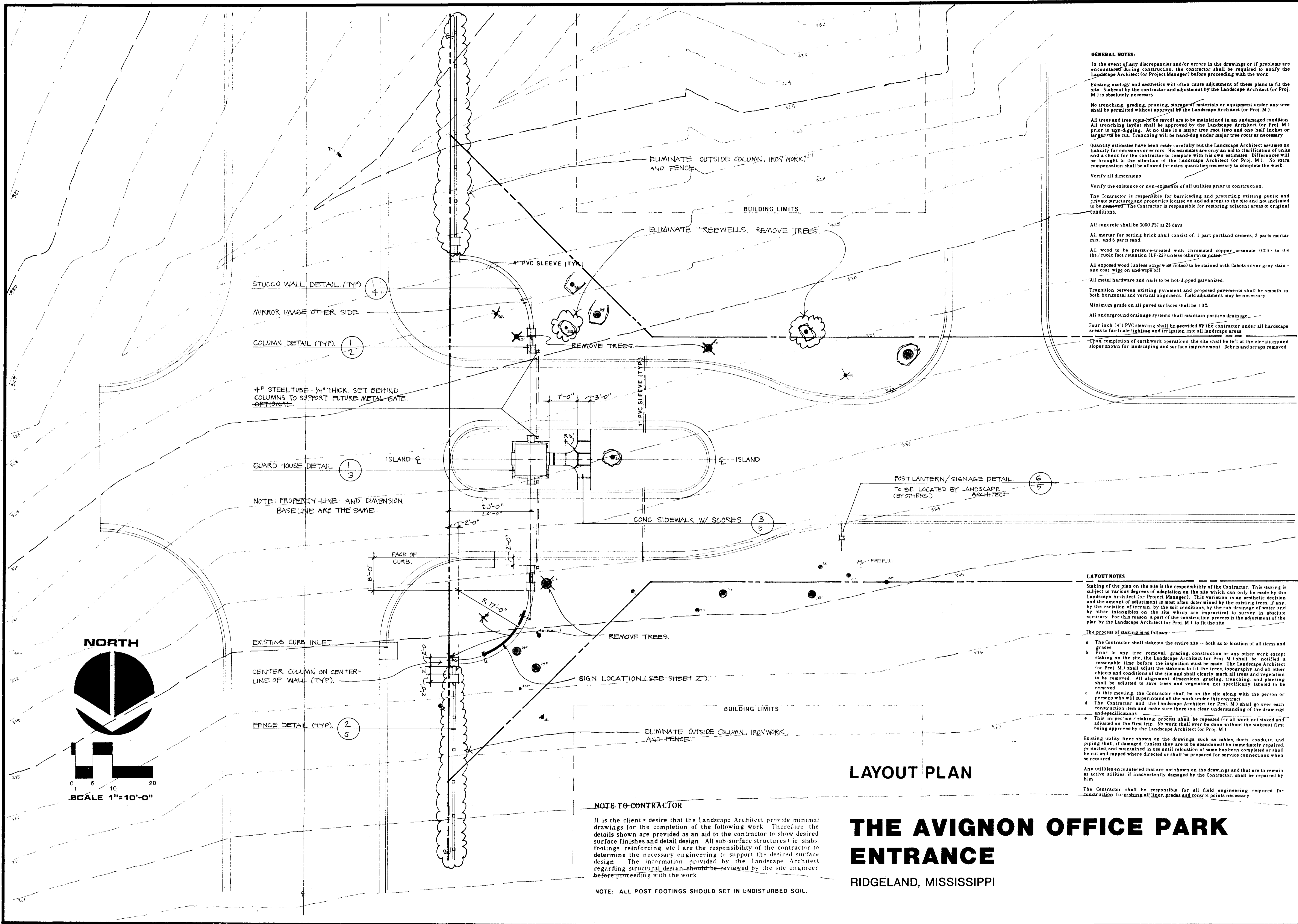
Fire Official _____

Site plans will not go forward to the
Architectural Review Board or the
Mayor and Board of Aldermen prior to
the above review.

RECEIVED
MAY 15 1998

PUBLIC WORKS DEPT.

PWP-00104



GENERAL NOTES:

In the event of any discrepancies and/or errors in the drawings or if problems are encountered during construction, the contractor shall be required to notify the Landscape Architect (or Project Manager) before proceeding with the work.

Existing ecology and aesthetics will often cause adjustment of these plans to fit the site. Stakeout by the contractor and adjustment by the Landscape Architect (or Proj. M.) is absolutely necessary.

No trenching, grading, pruning, storage of materials or equipment under any tree shall be permitted without approval by the Landscape Architect (or Proj. M.).

All trees and tree roots (to be saved) are to be maintained in an undamaged condition. All trenching layout shall be approved by the Landscape Architect (or Proj. M.) prior to any digging. At no time is a major tree root (two and one half inches or larger) to be cut. Trenching will be hand-dug under major tree roots as necessary.

Quantity estimates have been made carefully but the Landscape Architect assumes no liability for omissions or errors. His estimates are only an aid in clarification of units and a check for the contractor to compare with his own estimates. Differences will be brought to the attention of the Landscape Architect (or Proj. M.). No extra compensation shall be allowed for extra quantities necessary to complete the work.

Verify all dimensions.

Verify the existence or non-existence of all utilities prior to construction.

The Contractor is responsible for barricading and protecting existing public and private structures and properties located on and adjacent to the site and not indicated to be removed. The Contractor is responsible for restoring adjacent areas to original conditions.

All concrete shall be 3000 PSI at 28 days.

All mortar for setting brick shall consist of 1 part portland cement, 2 parts mortar mix, and 6 parts sand.

All wood to be pressure-treated with chromated copper arsenate (CCA) to 0.4 lbs./cubic foot retention (LP 22) unless otherwise noted.

All exposed wood (unless otherwise noted) to be stained with Cabots silver grey stain - one coat, wipe on and wipe off.

All metal hardware and nails to be hot-dipped galvanized.

Transition between existing pavement and proposed pavements shall be smooth in both horizontal and vertical alignment. Field adjustment may be necessary.

Minimum grade on all paved surfaces shall be 1.0%.

All underground drainage systems shall maintain positive drainage.

Four inch (4") PVC sleeving shall be provided by the contractor under all landscape areas to facilitate lighting and irrigation into all landscape areas.

Upon completion of earthwork operations, the site shall be left at the elevations and slopes shown for landscaping and surface improvement. Debris and scraps removed.

LAYOUT NOTES:

Staking of the plan on the site is the responsibility of the Contractor. This staking is subject to various degrees of adaptation on the site which can only be made by the Landscape Architect (or Project Manager). This variation is an aesthetic decision and the amount of adjustment is most often determined by the existing trees, if any, by the variation of terrain, by the soil conditions, by the sub-drainage of water and by other intangibles on the site which are impractical to survey in absolute accuracy. For this reason, a part of the construction process is the adjustment of the plan by the Landscape Architect (or Proj. M.) to fit the site.

The process of staking is as follows:

- The Contractor shall stakeout the entire site -- both as to location of all items and grades.
- Prior to any tree removal, grading, construction or any other work except staking on the site, the Landscape Architect (or Proj. M.) shall be notified a reasonable time before the inspection must be made. The Landscape Architect (or Proj. M.) shall adjust the stakeout to fit the trees, topography and all other objects and conditions of the site and shall clearly mark all trees and vegetation to be removed. All alignment, dimensions, grading, trenching, and planting shall be adjusted to save trees and vegetation not specifically labeled to be removed.
- At this meeting, the Contractor shall be on the site along with the person or persons who will superintend all the work under this contract.
- The Contractor and the Landscape Architect (or Proj. M.) shall go over each construction item and make sure there is a clear understanding of the drawings and specifications.
- This inspection / staking process shall be repeated for all work not checked and adjusted on the first trip. No work shall ever be done without the stakeout first being approved by the Landscape Architect (or Proj. M.).

Existing utility lines shown on the drawings, such as cables, ducts, conduits and piping shall, if damaged, (unless they are to be abandoned) be immediately repaired, protected and maintained in use until relocation of same has been completed or shall be cut and capped where directed or shall be prepared for service connections when so required.

Any utilities encountered that are not shown on the drawings and that are to remain as active utilities, if inadvertently damaged by the Contractor, shall be repaired by him.

The Contractor shall be responsible for all field engineering required for construction, furnishing all lines, grades and control points necessary.

NOTE TO CONTRACTOR

It is the client's desire that the Landscape Architect provide minimal drawings for the completion of the following work. Therefore, the details shown are provided as an aid to the contractor to show desired surface finishes and detail design. All sub-surface structures (i.e. slabs, footings, reinforcing, etc.) are the responsibility of the contractor to determine the necessary engineering to support the desired surface design. The information provided by the Landscape Architect regarding structural design should be reviewed by the site engineer before proceeding with the work.

NOTE: ALL POST FOOTINGS SHOULD SET IN UNDISTURBED SOIL.

LAYOUT PLAN

THE AVIGNON OFFICE PARK

ENTRANCE

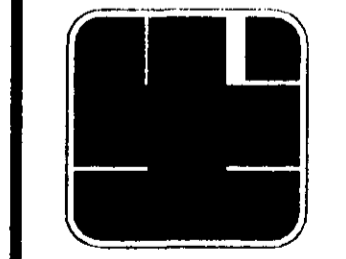
RIDGELAND, MISSISSIPPI

HARTLEY P. FAIRCHILD & ASSOCIATES, P.A.

SITE PLANNERS - LANDSCAPE ARCHITECTS

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DESIGNED BY:	hp/tws
DRAWN BY:	tws
CHECKED BY:	
REVISIONS:	5/14/98
SHEET NO.	1 OF 10

GENERAL NOTES:

In the event of any discrepancies and/or errors in the drawings or if problems are encountered during construction, the contractor shall be required to notify the Landscape Architect for Project Manager before proceeding with the work.

Quantity estimates have been made carefully but the Landscape Architect assumes no liability for omissions or errors. His estimates are only an aid to clarification of units and a check for the contractor in compare with his own estimates. Differences will be brought to the attention of the Landscape Architect for Proj. M1. No extra compensation shall be allowed for extra quantities necessary to complete the work.

Existing ecology and aesthetics will often cause adjustment of these plans to fit the site. Stakeout by the contractor and adjustment by the Landscape Architect for Proj. M1 is absolutely necessary.

No trenching, grading, growing, storage of materials or equipment under any tree shall be permitted without approval by the Landscape Architect for Proj. M1. All trees to be saved shall be maintained in an undamaged condition. All trenching layout shall be approved by the Landscape Architect for Proj. M1 prior to any digging. At no time is a major tree root (two and one half inches or larger) to be cut. Trenching will be hand dug under major tree roots as necessary.

To the best of our knowledge, the proposed structures do not extend past the property lines. Verify property lines before beginning work. Verify all dimensions.

Verify the existence or non-existence of all utilities prior to construction.

The contractor is responsible for barricading and protecting existing public and private structures and properties located on and adjacent to the site and not indicated to be removed. The Contractor is responsible for restoring adjacent areas to original conditions.

The details shown are provided as an aid to the contractor to show desired surface finishes and detail work. All sub-surface structures (ie slabs, footings, reinforcing, etc) are the responsibility of the contractor to determine the necessary engineering to support the desired surface design. The information provided by the Landscape Architect regarding structural design should be approved by the site engineer before proceeding with the work.

Transition between existing pavement and proposed pavements shall be smooth in both horizontal and vertical alignment. Field adjustment may be necessary. Minimum grade on all paved surfaces shall be 1/4". All underground drainage systems shall maintain positive drainage. All planting beds shall maintain positive drainage away from any structures.

Upon completion of earthwork operations the site shall be left at the elevations and slopes shown for landscaping and surface improvement. Berms and escape removed.

All concrete shall be 3000 PSI at 28 days.

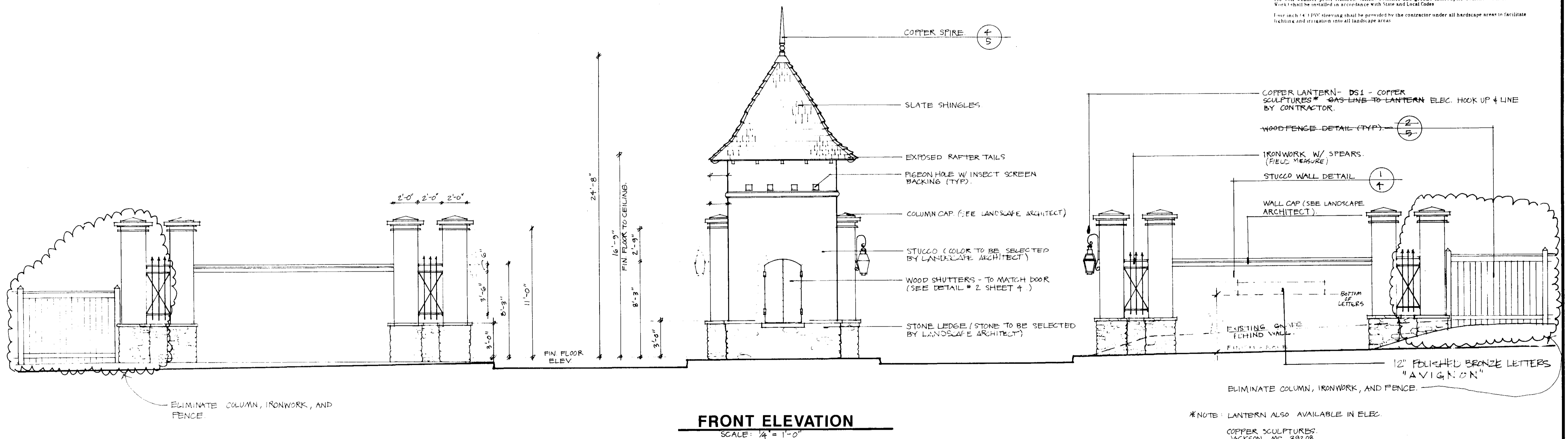
All mortar for setting brick shall consist of 1 part portland cement, 2 parts mortar mix and 4 parts sand.

All wood to be pressure treated with chromated copper arsenate (CCA) to 4 lbs. cubic foot retention (P-22) unless otherwise noted. Use 5/4 treated wood for fresh water submersion. All exposed wood (unless otherwise noted) to be stained with Cabots silver grey stain - one coat, wipe on and wipe off.

All metal hardware and nails to be hot dipped galvanized.

110 Volt weather proof fixtures, outlets, switches and ground interrupter switches (All Electrical Work) shall be installed in accordance with State and Local Codes.

Four inch (4") PVC piping shall be provided by the contractor under all landscape areas to facilitate lighting and irrigation into all landscape areas.



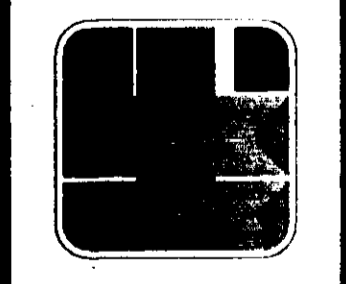
NOTE TO CONTRACTOR

It is the client's desire that the Landscape Architect provide minimal drawings for the completion of the following work. Therefore the details shown are provided as an aid to the contractor to show desired surface finishes and detail design. All sub-surface structures (ie slabs, footings, reinforcing, etc) are the responsibility of the contractor to determine the necessary engineering to support the desired surface design. The information provided by the Landscape Architect regarding structural design should be reviewed by the site engineer before proceeding with the work.

**THE AVIGNON OFFICE PARK
ENTRANCE**
RIDGELAND, MISSISSIPPI

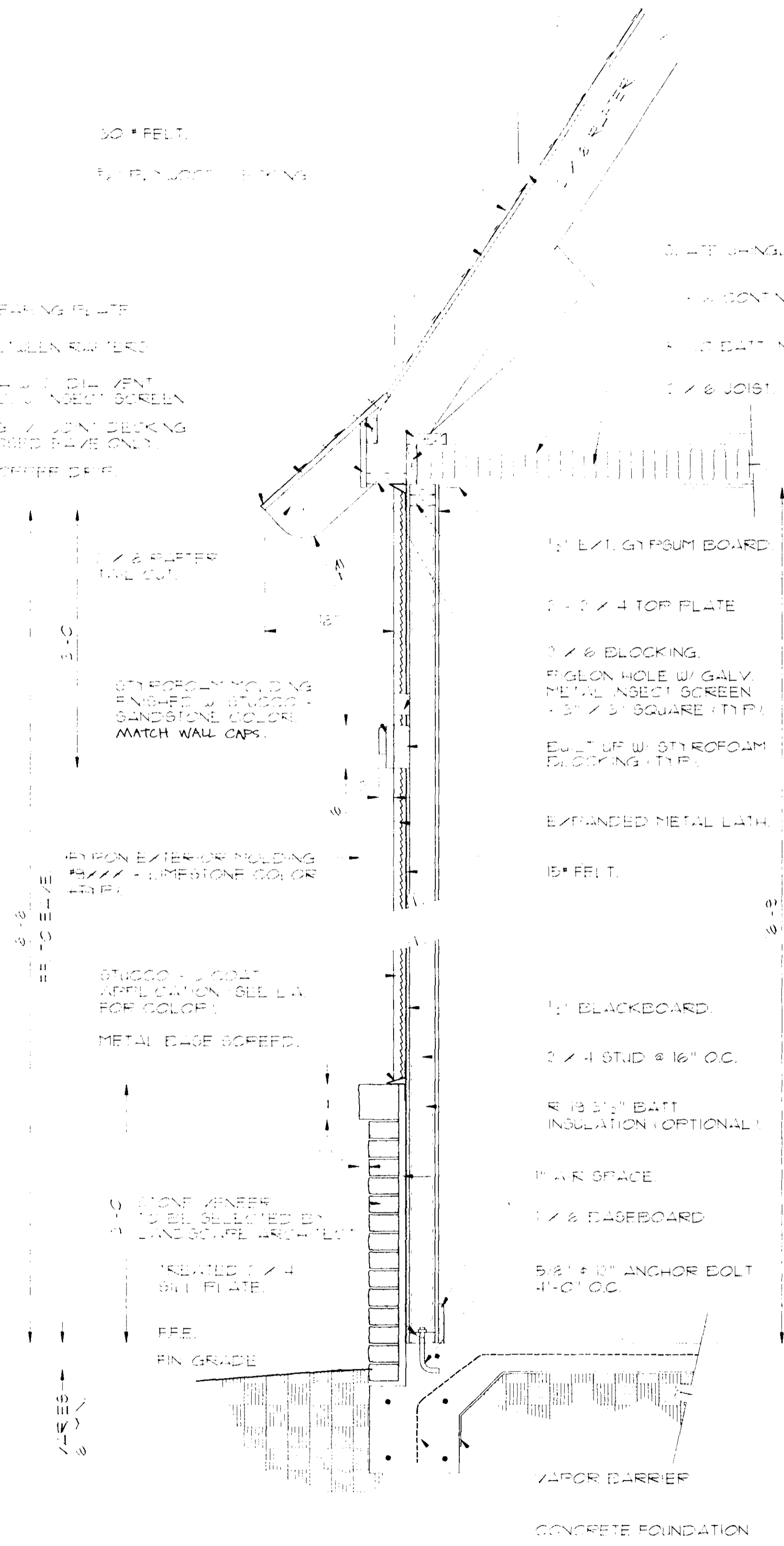
SEE SHEET FOR LAYOUT NOTES

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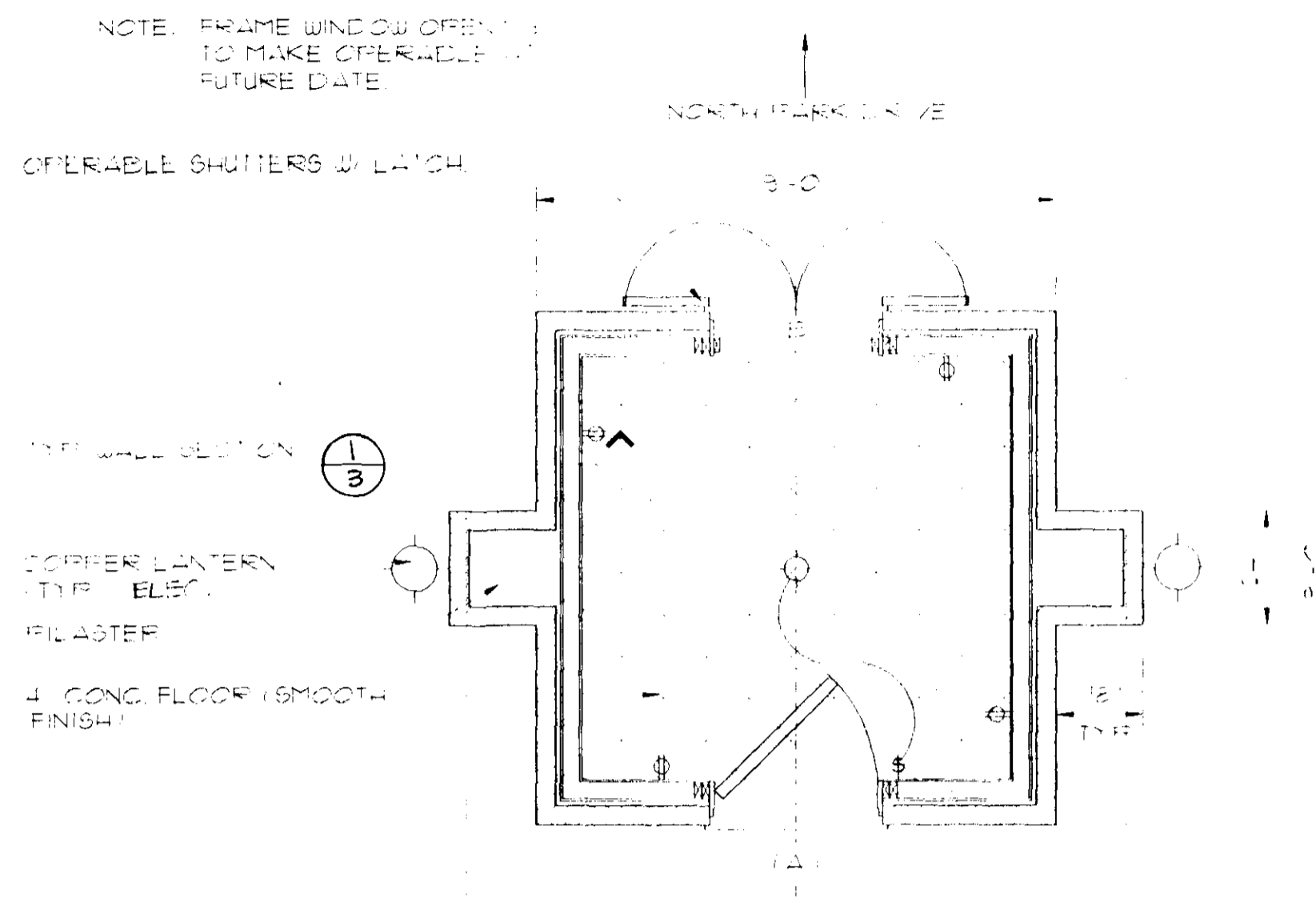


SCALE: As shown
 DATE: 12/22/97
 DESIGNED BY: hpl/tws
 DRAWN BY: tws
 CHECKED BY:
 REVISIONS:
 2/25/98
 5/14/98

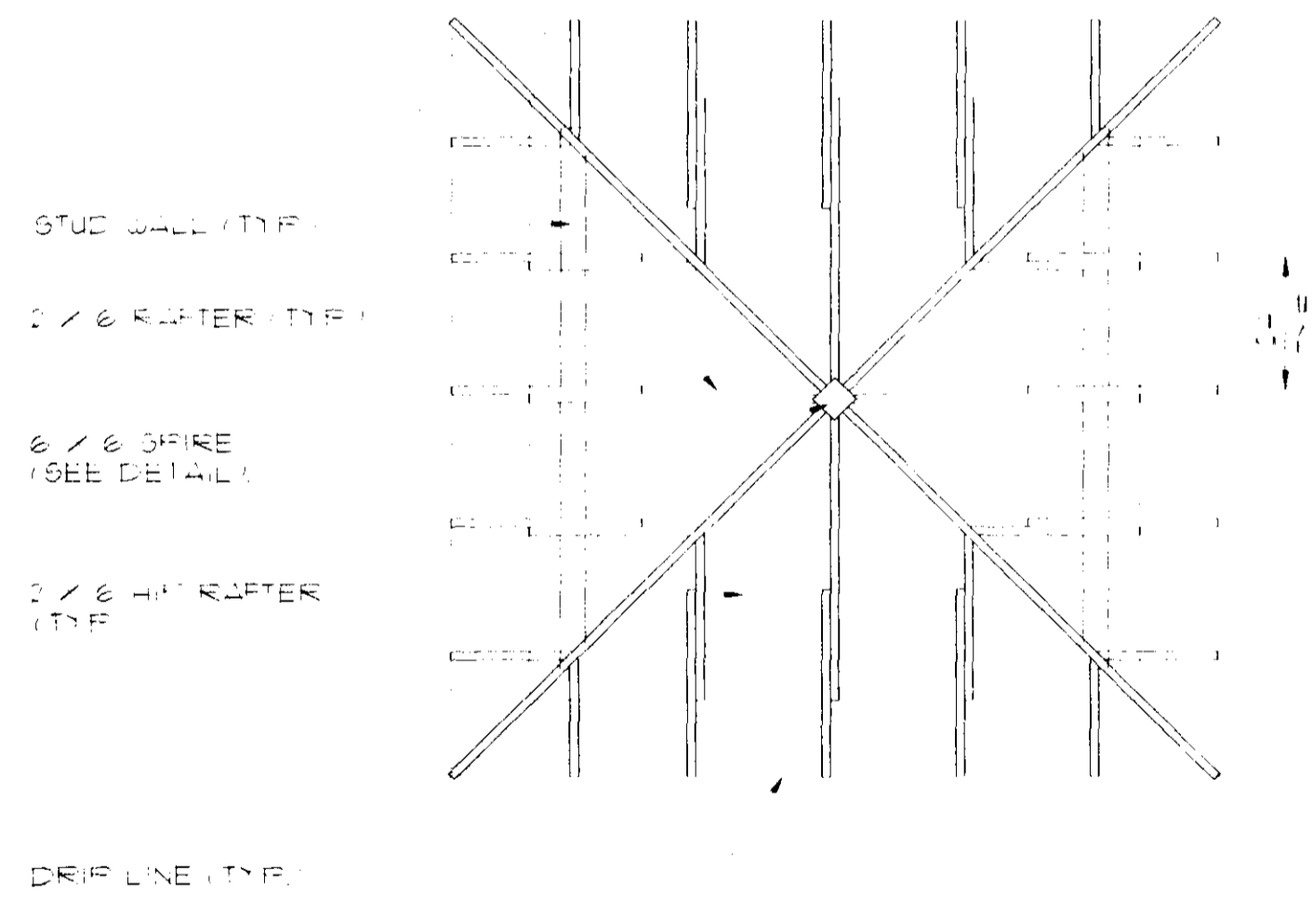
SHEET NO
2 OF 10



TYPICAL WALL SECTION
SCALE: 1/8" = 1'-0"



FLOORPLAN
SCALE: 1/8" = 1'-0"



ROOF PLAN
SCALE: 1/8" = 1'-0"

DETAILS

**THE AVIGNON OFFICE PARK
ENTRANCE**

RIDGELAND, MISSISSIPPI

GENERAL NOTES

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All concrete shall be 3000 PSI at 28 days.

All mortar for setting brick shall consist of 1 part portland cement, 2 parts mortar mix, and 6 parts sand.

All wood to be pressure treated with chromated copper arsenate (CCA) to 0.4 lbs./cu.ft. retention (11-23) unless otherwise noted.

All exposed wood (unless otherwise noted) to be stained with Cabots silver grey stain one coat, wipe on and wipe off.

All metal hardware and nails to be hot dipped galvanized.

Transition between existing pavement and proposed pavements shall be smooth in both horizontal and vertical alignment. Field adjustment may be necessary.

Minimum grade on all paved surfaces shall be 1.0%.

All underground drainage systems shall maintain positive drainage.

Four inch (4") PVC sleeving shall be provided by the contractor under all landscape areas to facilitate lighting and irrigation into all landscape areas.

Upon completion of earthwork operations the site shall be left at the elevations and slopes shown for landscaping and surface improvement. Debris and scraps removed.

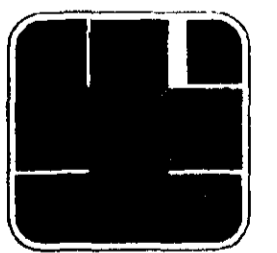
LEGEND

- A - OPERABLE LAMINATED CUSTOM WOOD DOOR, 3 x 8
- B - FIXED IN PLACE LAMINATED CUSTOM WOOD SHUTTER, 3 x 5

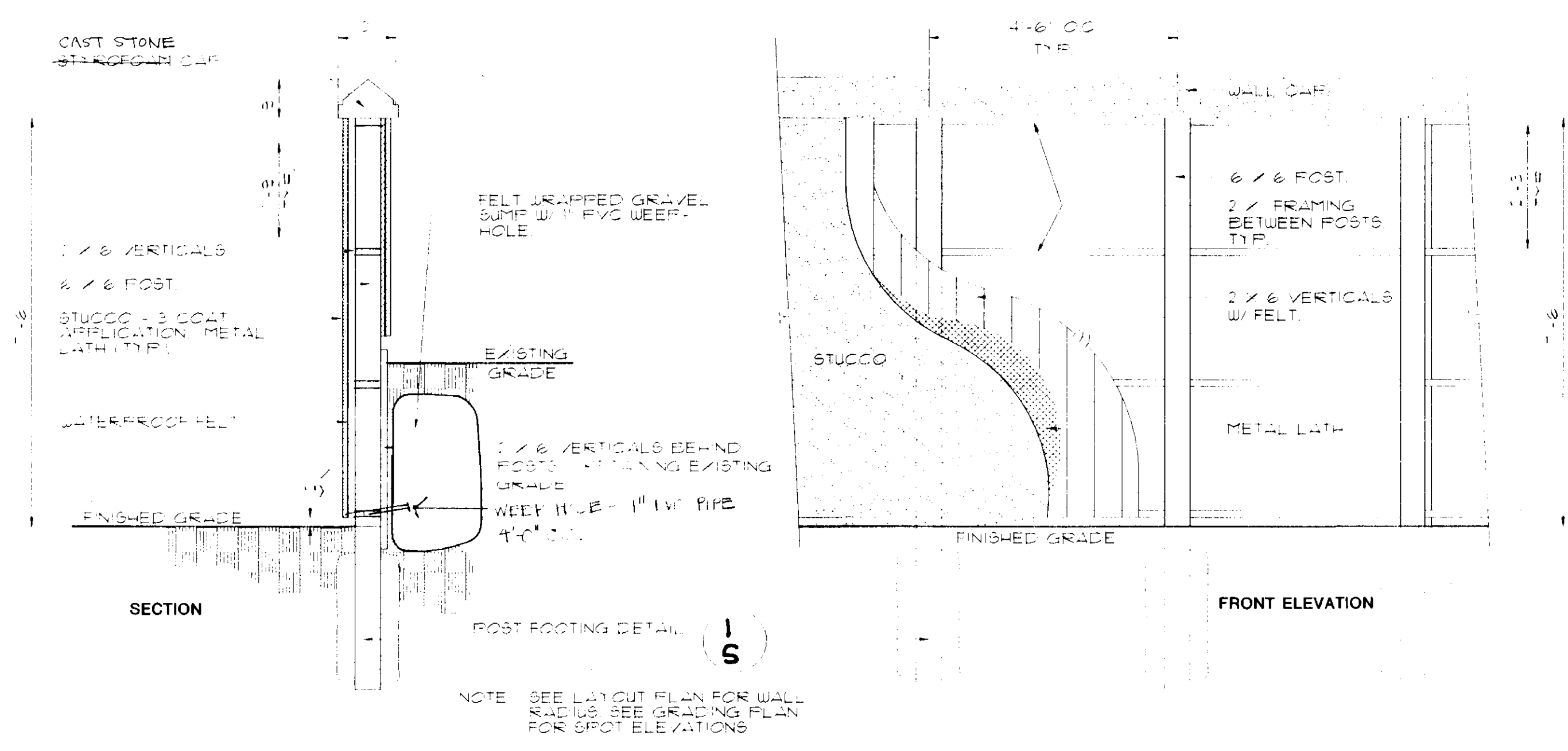
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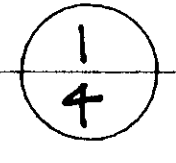
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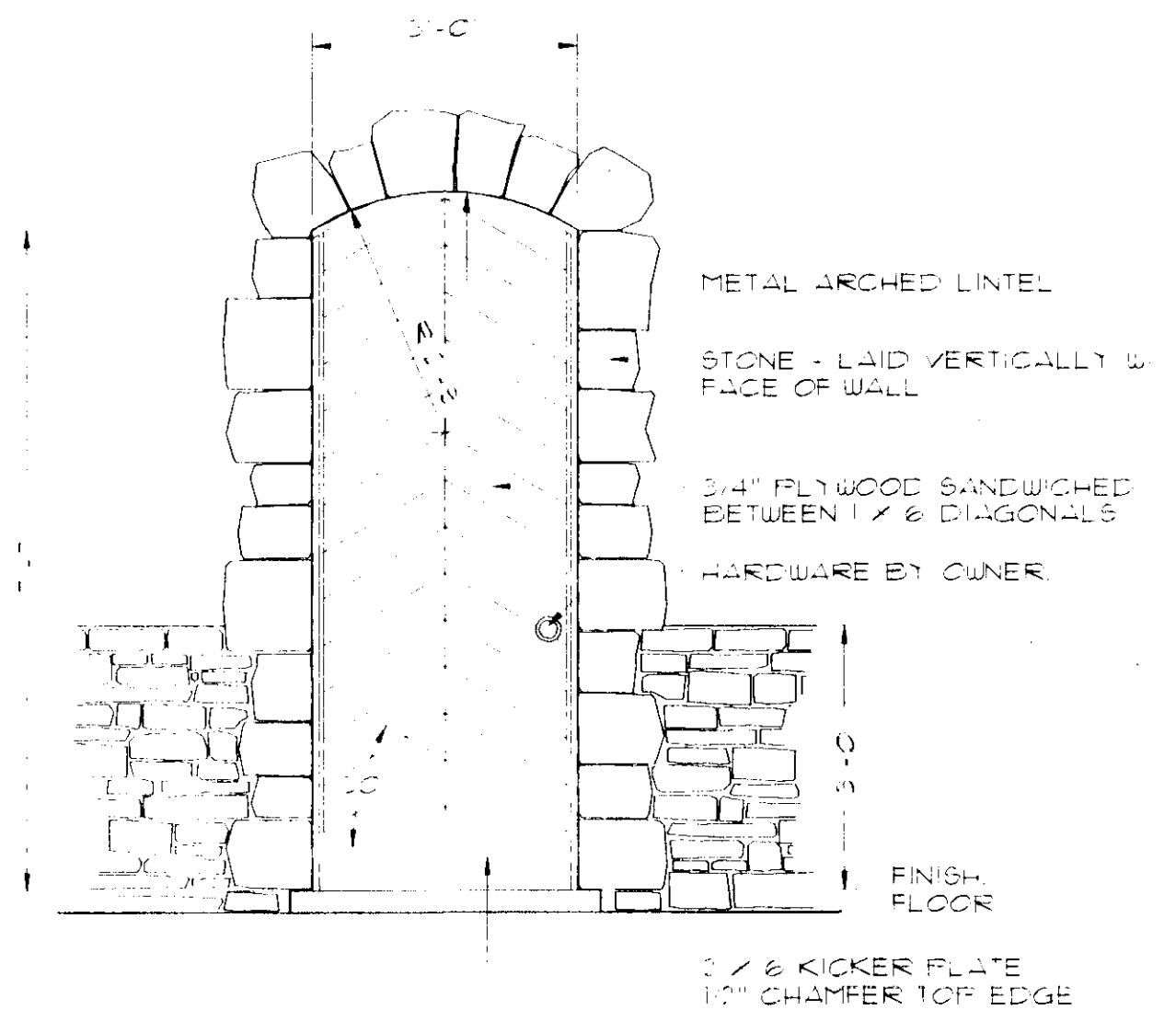
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 CHECKED BY:
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 2/25/98
 5/14/98



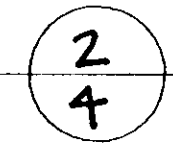
STUCCO WALL DETAIL
SCALE: 1/2" = 1'-0"



NOTE: ALL POST FOOTINGS SHOULD BE SET IN UNDISTURBED SOIL.



CUSTOM DOOR DETAIL
SCALE: 1/2" = 1'-0"



DETAILS

**THE AVIGNON OFFICE PARK
ENTRANCE**
RIDGELAND, MISSISSIPPI

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All metal hardware and nails to be hot dipped galvanized.

Transition between existing pavement and proposed pavements shall be smooth in both horizontal and vertical alignment. Field adjustment may be necessary.

Minimum grade on all paved surfaces shall be 1.0%.

All underground drainage systems shall maintain positive drainage.

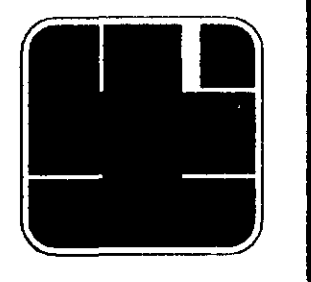
Four inch (4") PVC sloping shall be provided by the contractor under all landscape areas to facilitate lighting and irrigation into all landscape areas.

Upon completion of earthwork operations, the site shall be left at the elevations and slopes shown for landscaping and surface improvement. Debris and scraps removed.

NOTE TO CONTRACTOR

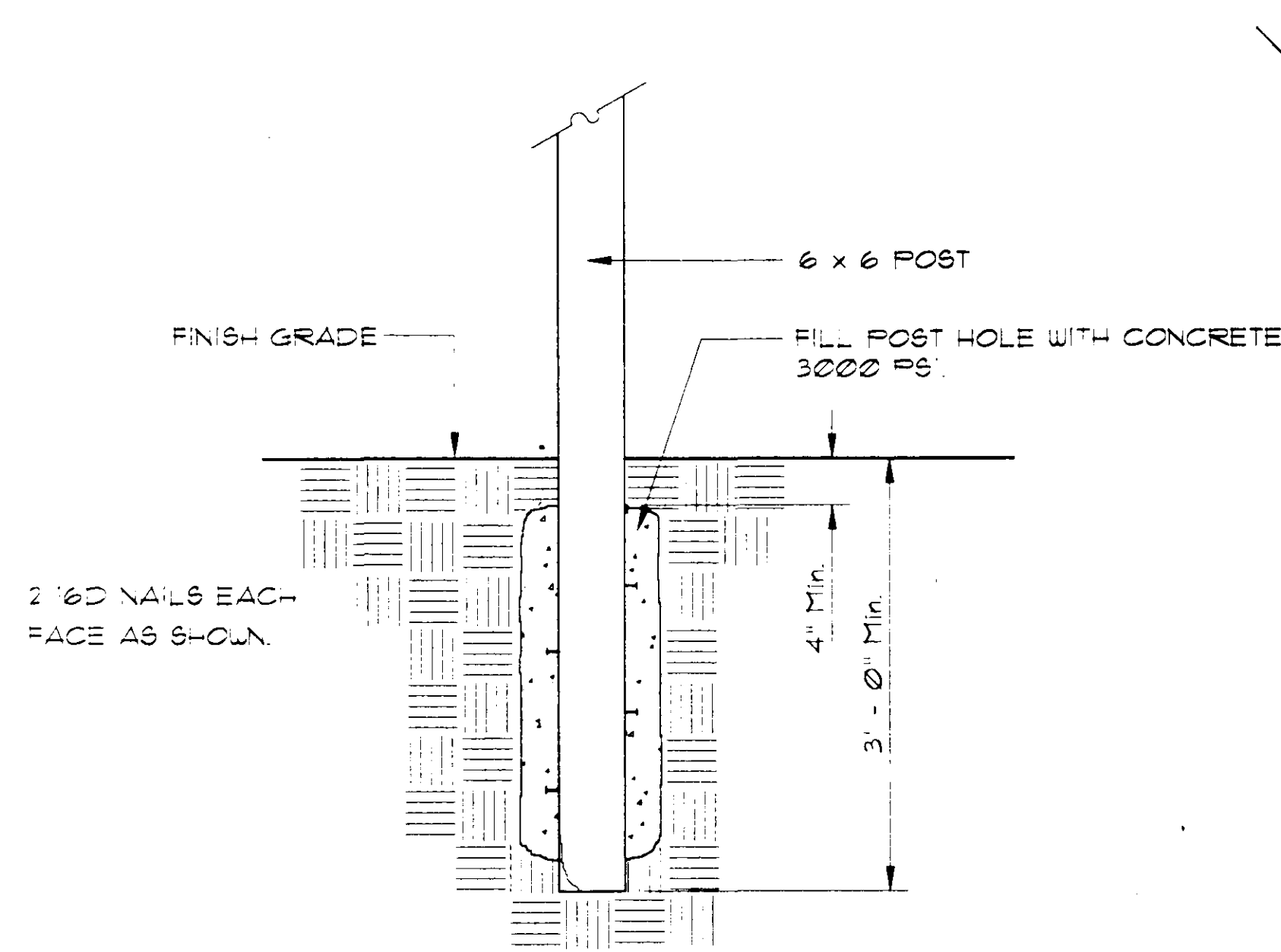
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REVISIONS:
2/25/98
5/14/98

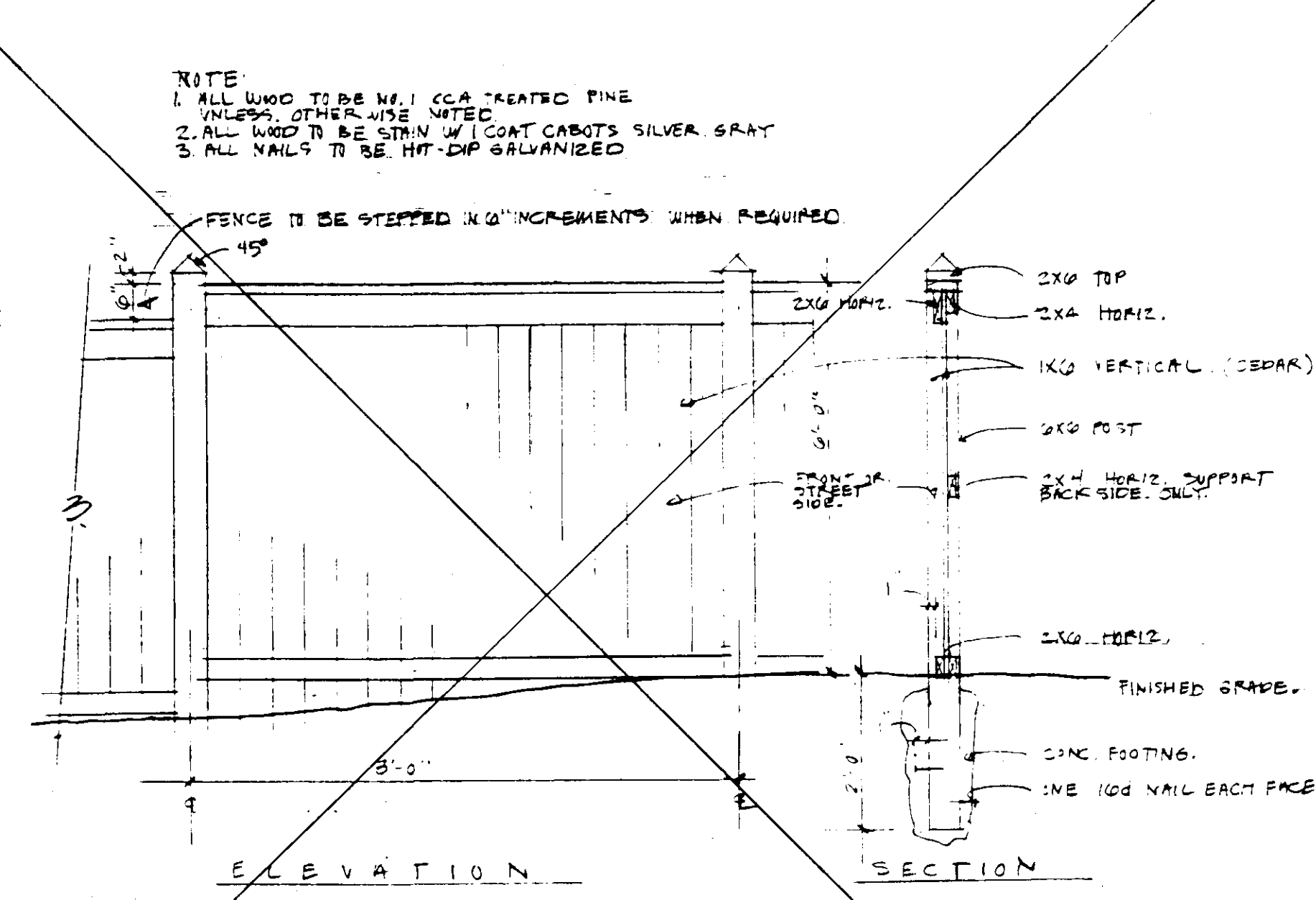
SHEET NO.
4 OF 10



POST FOOTING

SCALE: 1" = 1'-0"

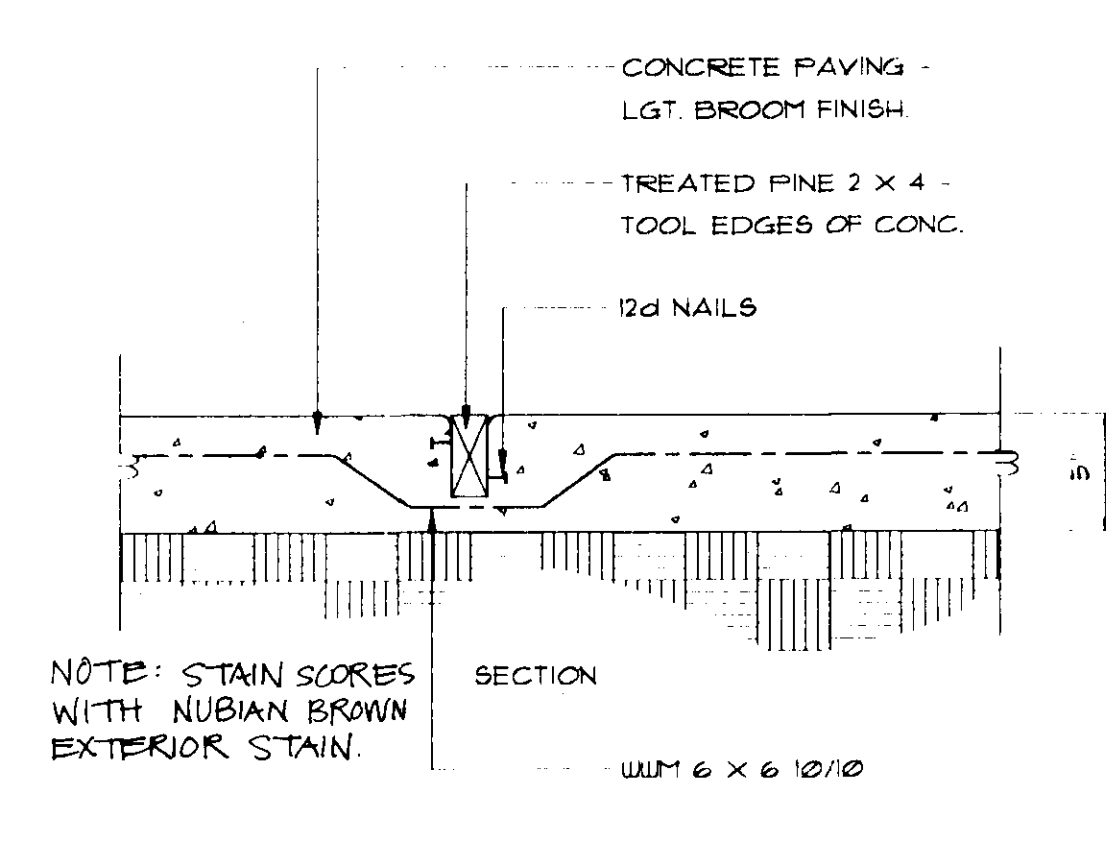
1
5



FENCE DETAIL

SCALE: 1/2" = 1'-0"

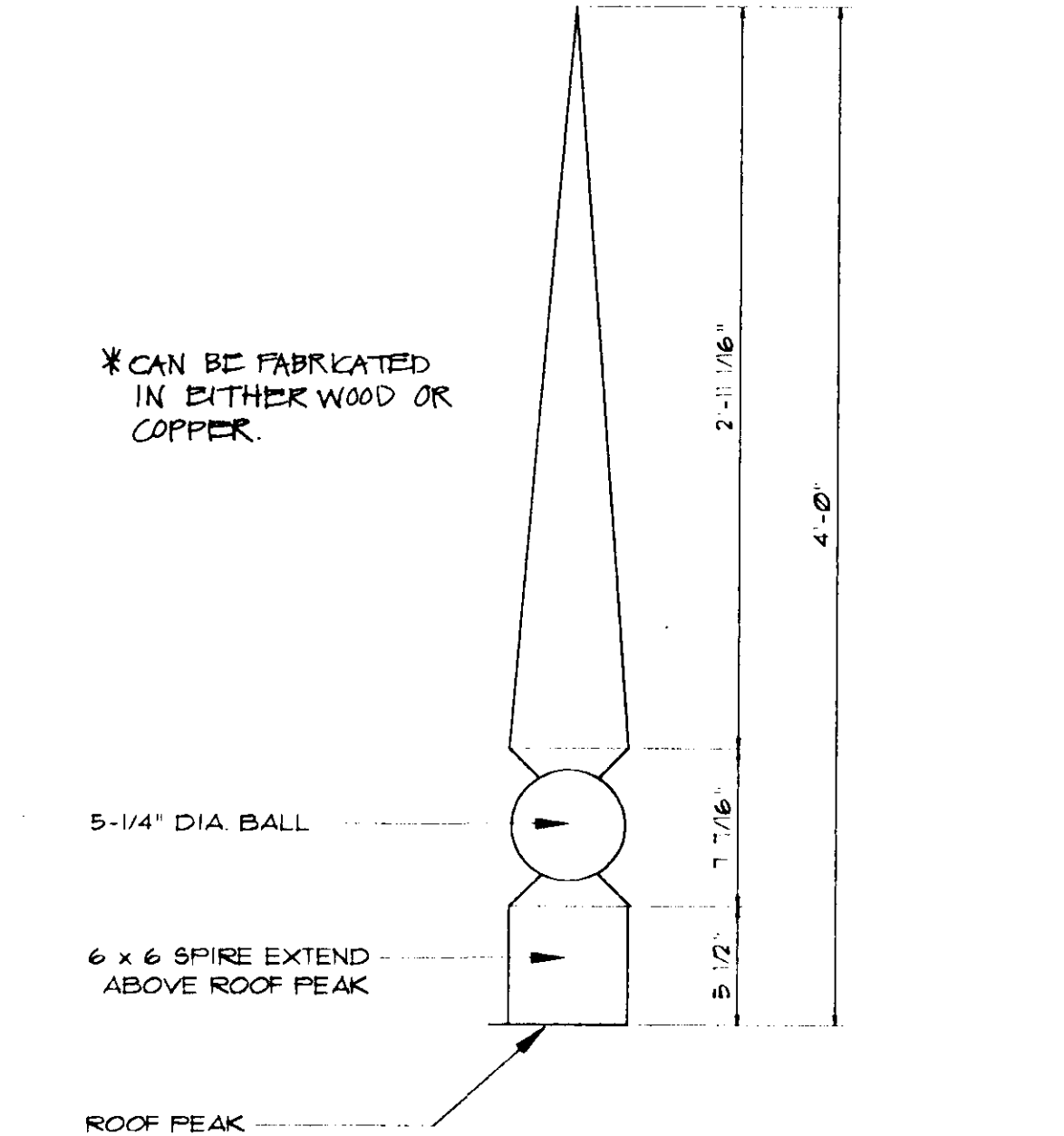
2
5



CONCRETE PAVING W/ WOOD SCORING

SCALE: 1 1/2" = 1'-0"

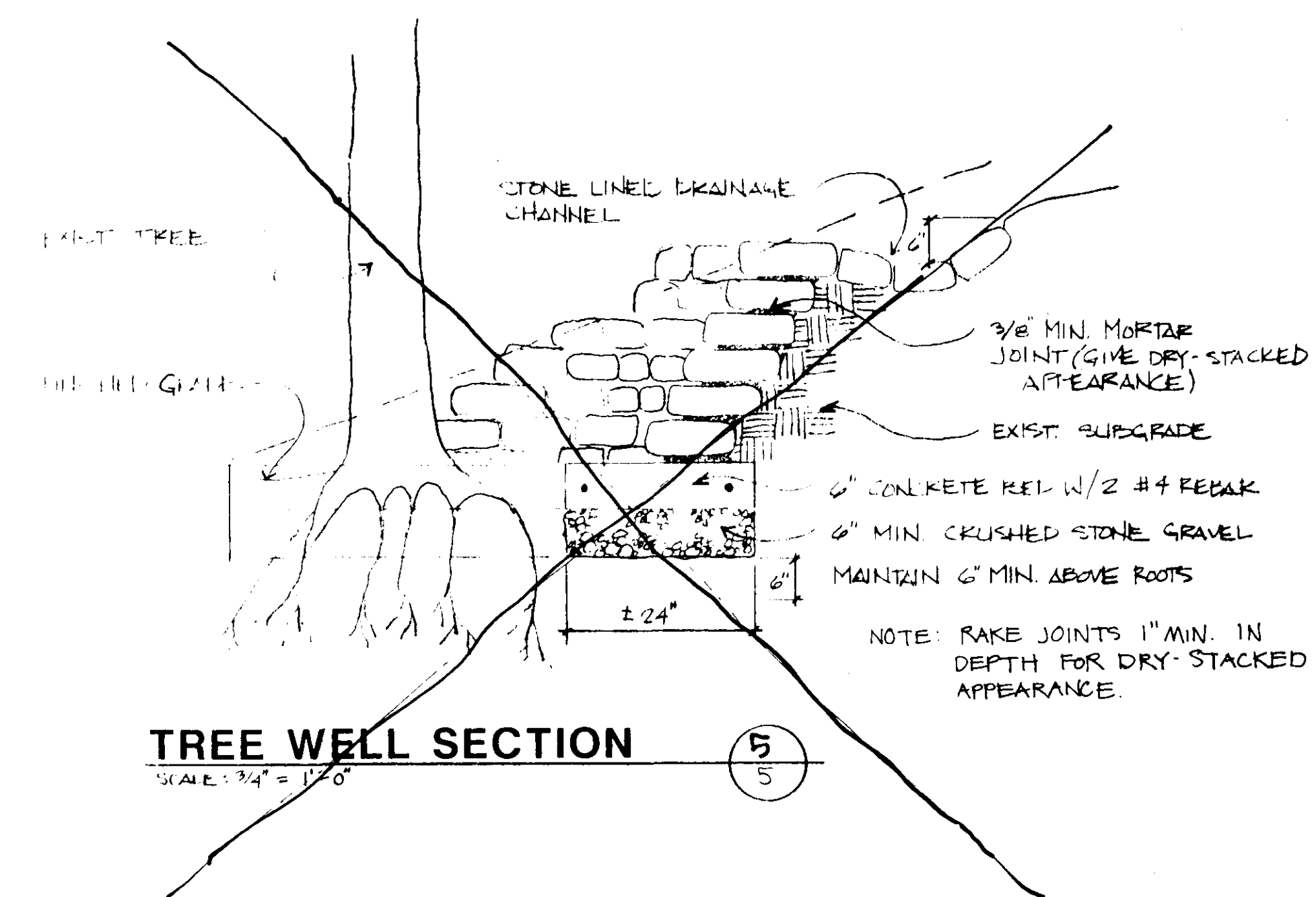
3
5



WOOD SPIRE DETAIL

SCALE: 1 1/2" = 1'-0"

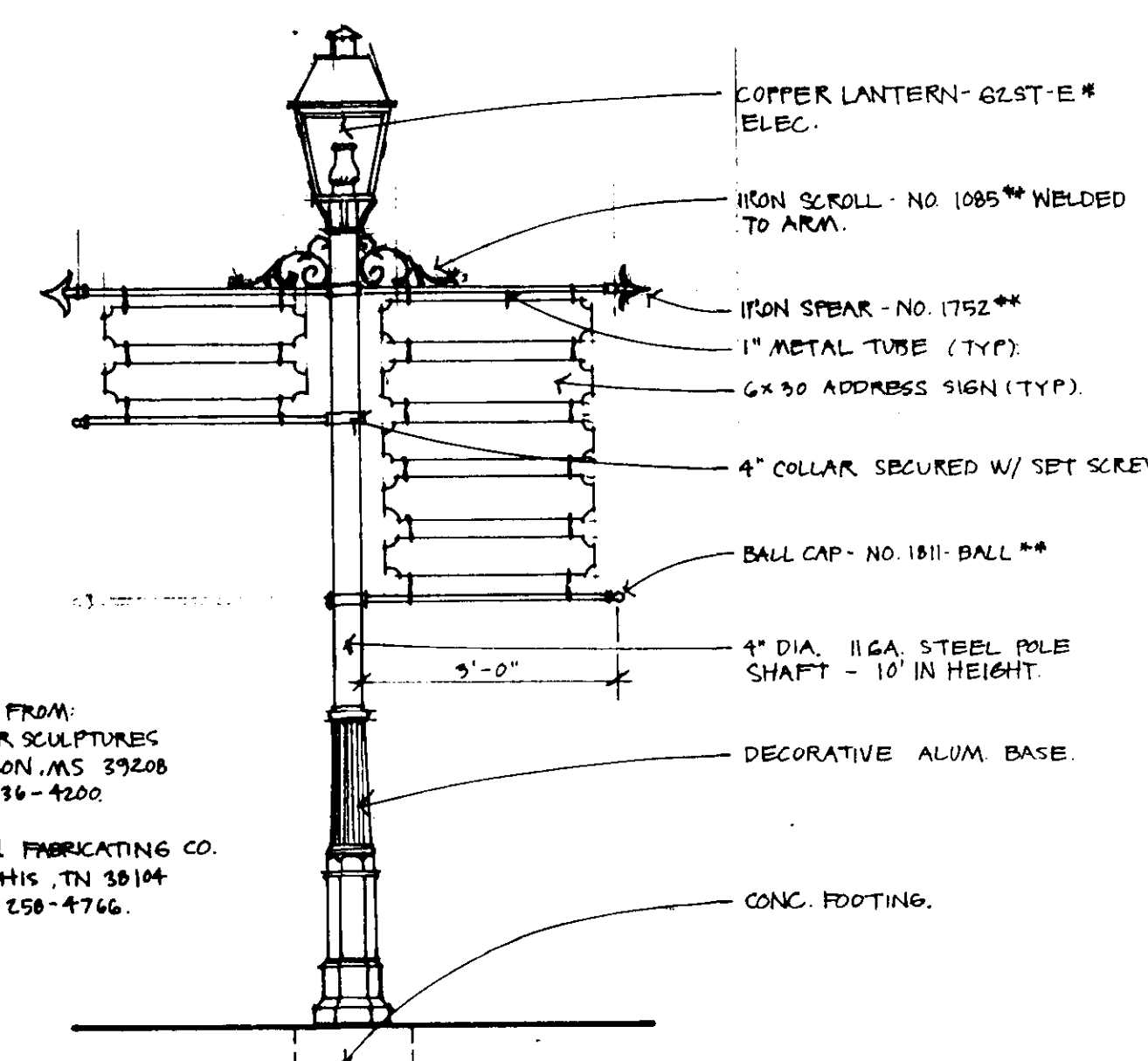
4
5



TREE WELL SECTION

SCALE: 3/4" = 1'-0"

5
5



POST LANTERN/SIGNAGE DETAIL

SCALE: 1/2" = 1'-0"

6
5

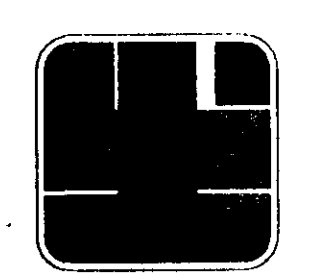
AVAILABLE FROM:
** COPPER SCULPTURES
JACKSON, MS 39208
601-936-4200
** TENN. FABRICATING CO.
MEMPHIS, TN 38104
1-800-258-4766

DETAILS

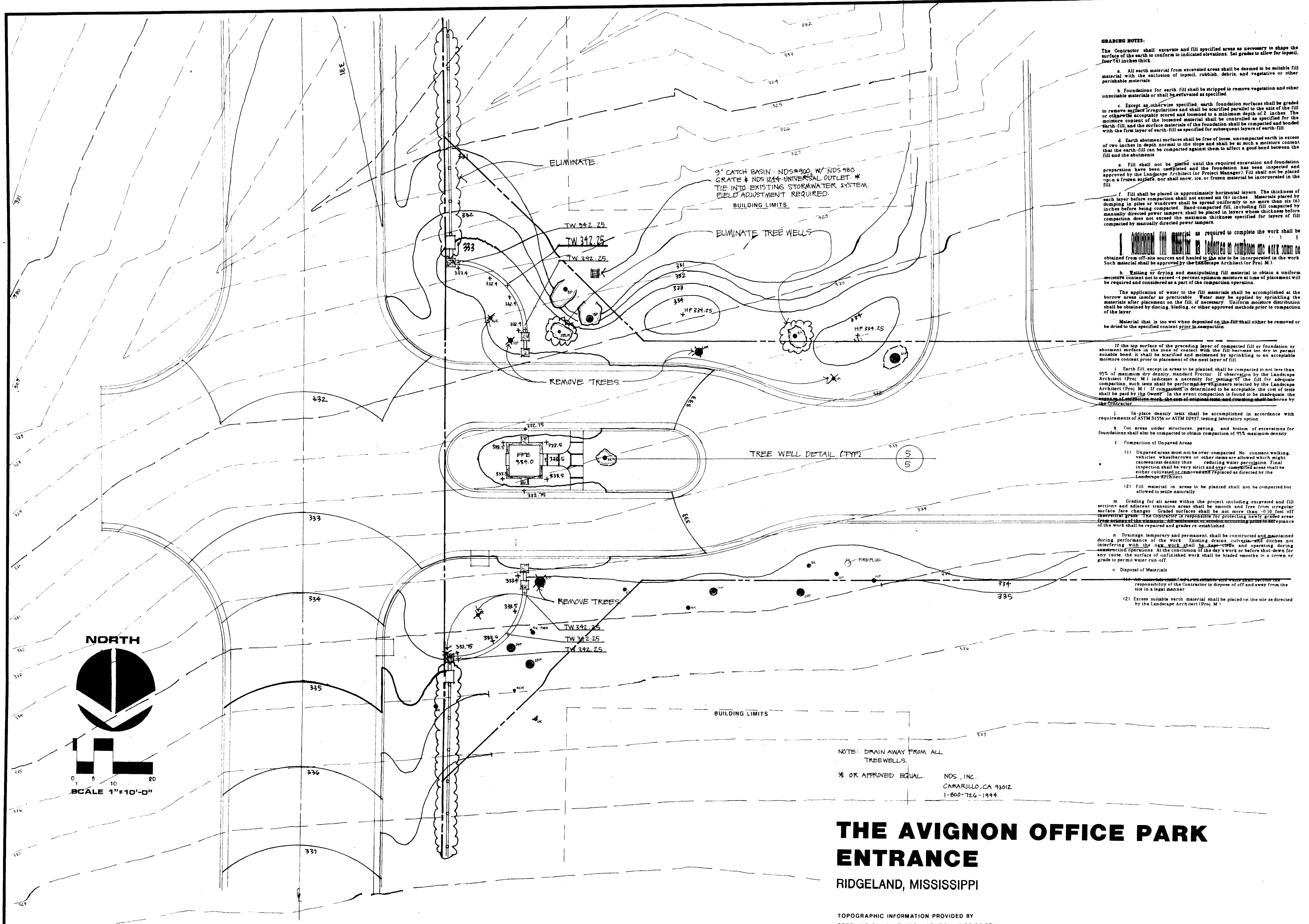
THE AVIGNON OFFICE PARK ENTRANCE

RIDGELAND, MISSISSIPPI

HARTLEY P. FAIRCHILD & ASSOCIATES, P.A.
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DATE: 1/08/98
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DRAWN BY: tws
CHECKED BY:
REVISIONS
2/25/98
5/14/98
SHEET NO.



GRADING NOTES:
 The Contractor shall excavate and fill specified areas as necessary to shape the surface of the earth to conform to indicated elevations. Set grades to allow for topsoil, four (4) inches thick.

a. All earth material from excavated areas shall be deemed to be suitable fill material with the exclusion of topsoil, rubbish, debris, and vegetative or other perishable materials.

b. Foundations for earth fill shall be stripped to remove vegetation and other unsuitable materials or shall be excavated as specified.

c. Except as otherwise specified, earth foundation surfaces shall be graded to remove surface irregularities and shall be scarified parallel to the axis of the fill or otherwise acceptably scored and loosened to a minimum depth of 2 inches. The moisture content of the loosened material shall be controlled as specified for the earth-fill and the surface materials of the foundation shall be compacted and bonded with the first layer of earth-fill as specified for subsequent layers of earth-fill.

d. Earth abutment surfaces shall be free of loose, uncompacted earth in excess of two inches in depth normal to the slope and shall be at such a moisture content that the earth-fill can be compacted against them to affect a good bond between the fill and the abutments.

e. Fill shall not be placed until the required excavation and foundation preparation have been completed and the foundation has been inspected and approved by the Landscape Architect (or Project Manager). Fill shall not be placed upon a frozen surface, nor shall snow, ice, or frozen material be incorporated in the fill.

f. Fill shall be placed in approximately horizontal layers. The thickness of each layer before compaction shall not exceed six (6) inches. Materials placed by dumping in piles or windrows shall be spread uniformly to no more than six (6) inches before compaction. Hand-compacted fill, including fill compacted by manually directed power tampers, shall be placed in layers whose thickness before compaction does not exceed the maximum thickness specified for layers of fill compacted by manually directed power tampers.

g. Material as required to complete the work shall be obtained from off-site sources and shall be incorporated in the work. Such material shall be approved by the Landscape Architect (or Proj. M.).

h. Wetting or drying and manipulating fill material to obtain a uniform moisture content not to exceed +4 percent optimum moisture at time of placement will be required and considered as a part of the compaction operation.

The application of water to the fill materials shall be accomplished at the borrow area insofar as practicable. Water may be applied by sprinkling the materials after placement on the fill, if necessary. Uniform moisture distribution shall be obtained by discing, blading, or other approved methods prior to compaction of the layer.

Material that is too wet when deposited on the fill shall either be removed or be dried to the specified content prior to compaction.

i. If the top surface of the preceding layer of compacted fill or foundation or abutment surface in the zone of contact with the fill becomes too dry to permit suitable bond, it shall be scarified and moistened by sprinkling to an acceptable moisture content prior to placement of the next layer of fill.

j. Earth fill, except in areas to be planted, shall be compacted in not less than 95% of maximum dry density, standard Proctor. If observation by the Landscape Architect (Proj. M.) indicates a necessity for testing of the fill for adequate compaction, such tests shall be performed by engineers selected by the Landscape Architect (Proj. M.). If compaction is determined to be acceptable, the cost of tests shall be paid by the Owner. In the event compaction is found to be inadequate, the expense of corrective work, the cost of original tests, and retesting shall be borne by the Contractor.

k. In-place density tests shall be accomplished in accordance with requirements of ASTM D1556 or ASTM D2937, testing laboratory option.

l. Cut areas under structures, paving, and bottom of excavations for foundations shall also be compacted to obtain compaction of 95% maximum density.

1. Compaction of Unpaved Areas

(1) Unpaved areas must not be over-compacted. No constant walking, vehicles, wheelbarrows or other items are allowed which might cause excess density thus reducing water percolation. Final inspection shall be very strict and over-compacted areas shall be either cultivated or removed and replaced as directed by the Landscape Architect.

(2) Fill material in areas to be planted shall not be compacted but allowed to settle naturally.

m. Grading for all areas within the project including excavated and fill sections and adjacent transition areas shall be smooth and free from irregular surface face changes. Graded surfaces shall be not more than 0.10 foot off theoretical grade. The Contractor is responsible for protecting newly graded areas from erosion and the minimum slope shall be maintained. Grading shall not be placed on the work shall be repaired and grades re-established.

n. Drainage, temporary and permanent, shall be constructed and maintained during performance of the work. Existing drains, culverts, and ditches not interfering with the new work shall be kept open and operating during construction operations. At the conclusion of the day's work or before shut-down for any cause, the surface of unfinished work shall be bladed smooth to a crown or grade to permit water run-off.

o. Disposal of Materials

(1) All materials classified as unsuitable and waste that become the responsibility of the Contractor to dispose of off and away from the site in a legal manner.

(2) Excess suitable earth material shall be placed on the site as directed by the Landscape Architect (Proj. M.).

NOTE: DRAIN AWAY FROM ALL TREEWELLS.
 * OR APPROVED EQUAL. NDS, INC.
 CAMARILLO, CA 93012
 1-800-726-1994

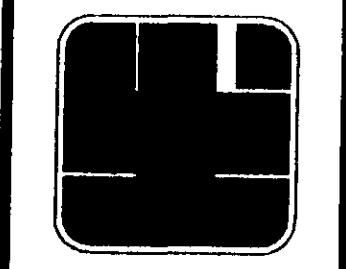
THE AVIGNON OFFICE PARK ENTRANCE

RIDGELAND, MISSISSIPPI

TOPOGRAPHIC INFORMATION PROVIDED BY
 STERLING CONSULTANTS, JACKSON, MISSISSIPPI.

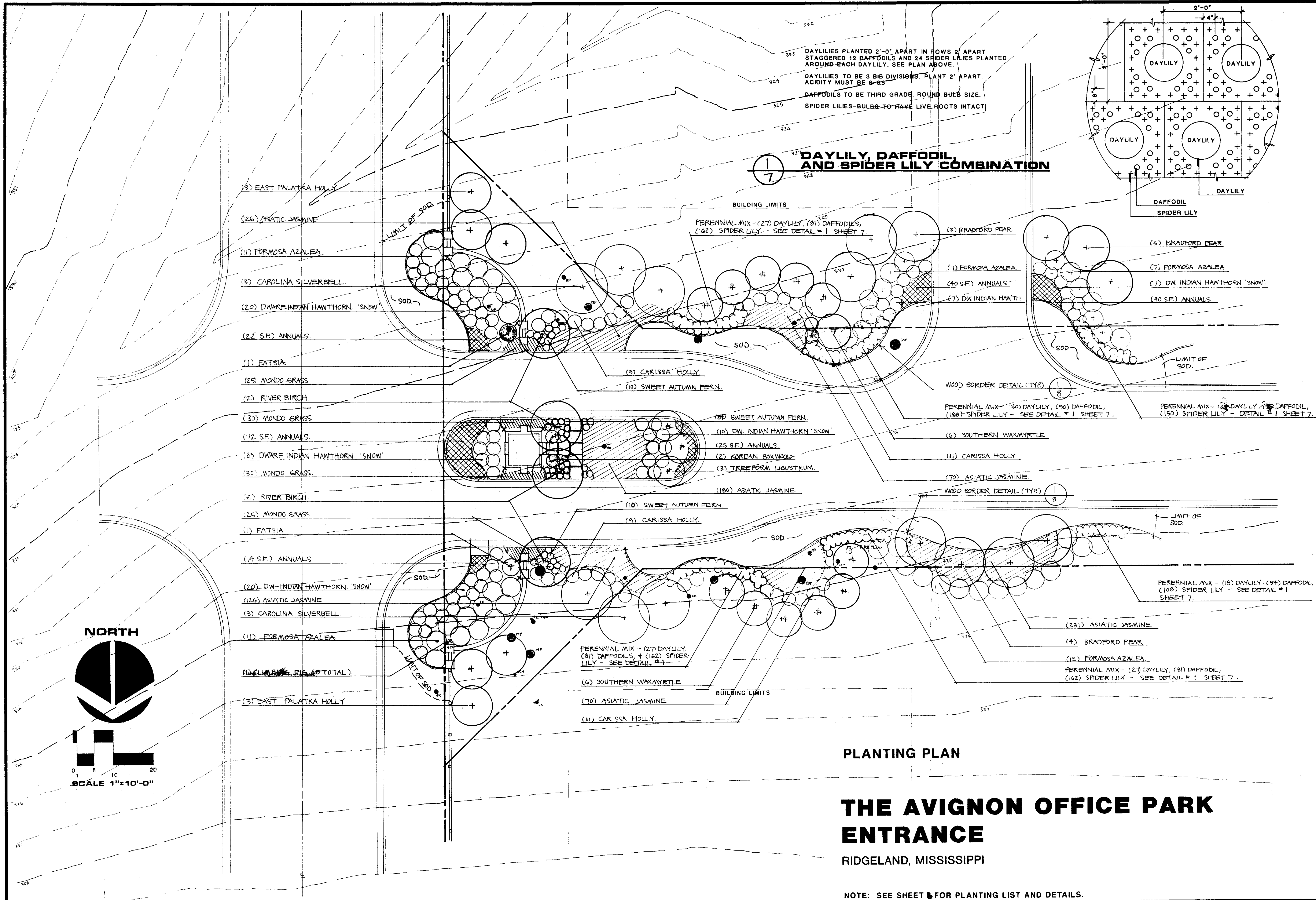


HARTLEY P. FAIRCHILD & ASSOCIATES, P.A.
 SITE PLANNERS
 LANDSCAPE ARCHITECTS
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 PHONE (601) 957-7050 FAX (601) 957-0101
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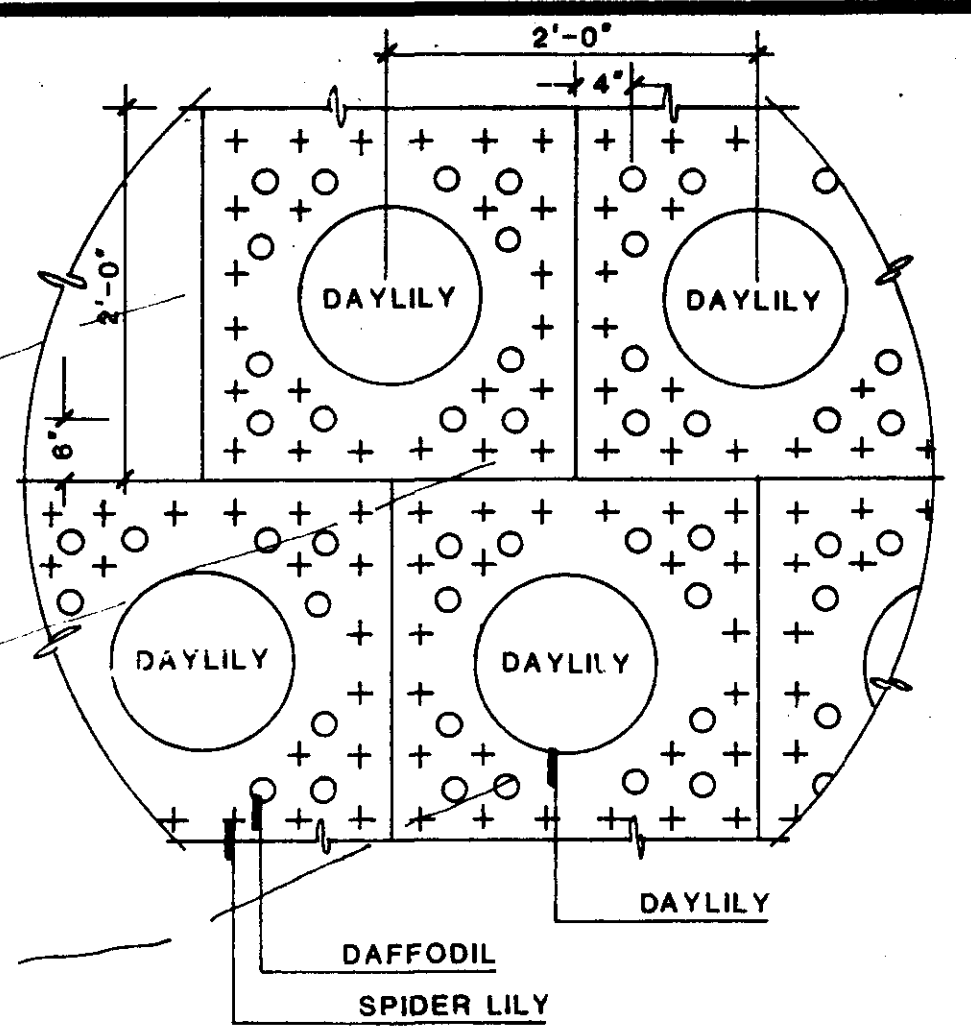
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 CHECKED BY:
 REVISIONS:
 2/25/98
 5/14/98

SHEET NO.
6 OF 10



DAYLILIES PLANTED 2'-0" APART IN ROWS 2' APART STAGGERED 12 DAFFODILS AND 24 SPIDER LILIES PLANTED AROUND EACH DAYLILY. SEE PLAN ABOVE.
 DAYLILIES TO BE 3 BIG DIVISIONS. PLANT 2' APART. ACIDITY MUST BE 6-6.5
 DAFFODILS TO BE THIRD GRADE. ROUND BULB SIZE.
 SPIDER LILIES - BULBS TO HAVE LIVE ROOTS INTACT.

DAYLILY, DAFFODIL, AND SPIDER LILY COMBINATION



PLANTING PLAN

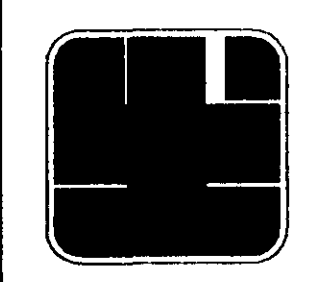
THE AVIGNON OFFICE PARK ENTRANCE

RIDGELAND, MISSISSIPPI

NOTE: SEE SHEET 8 FOR PLANTING LIST AND DETAILS.



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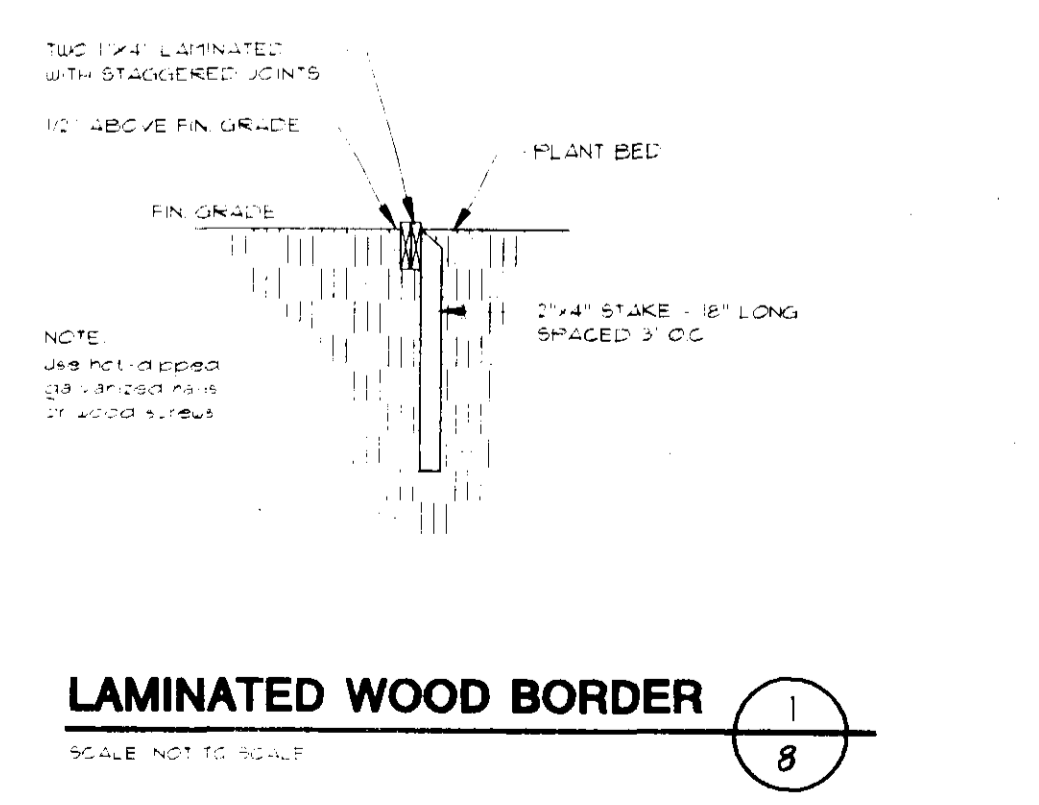
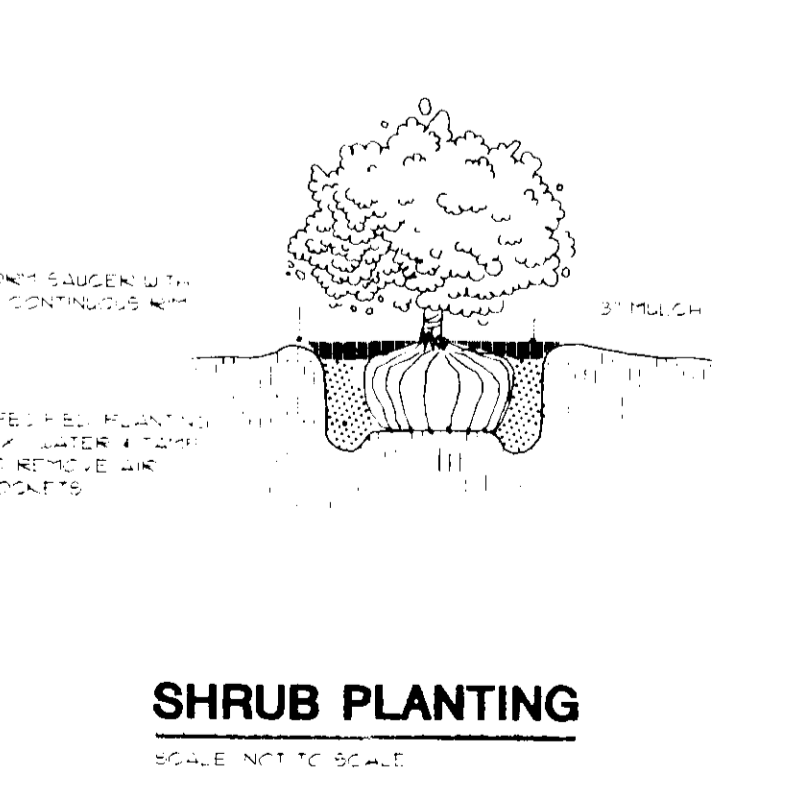
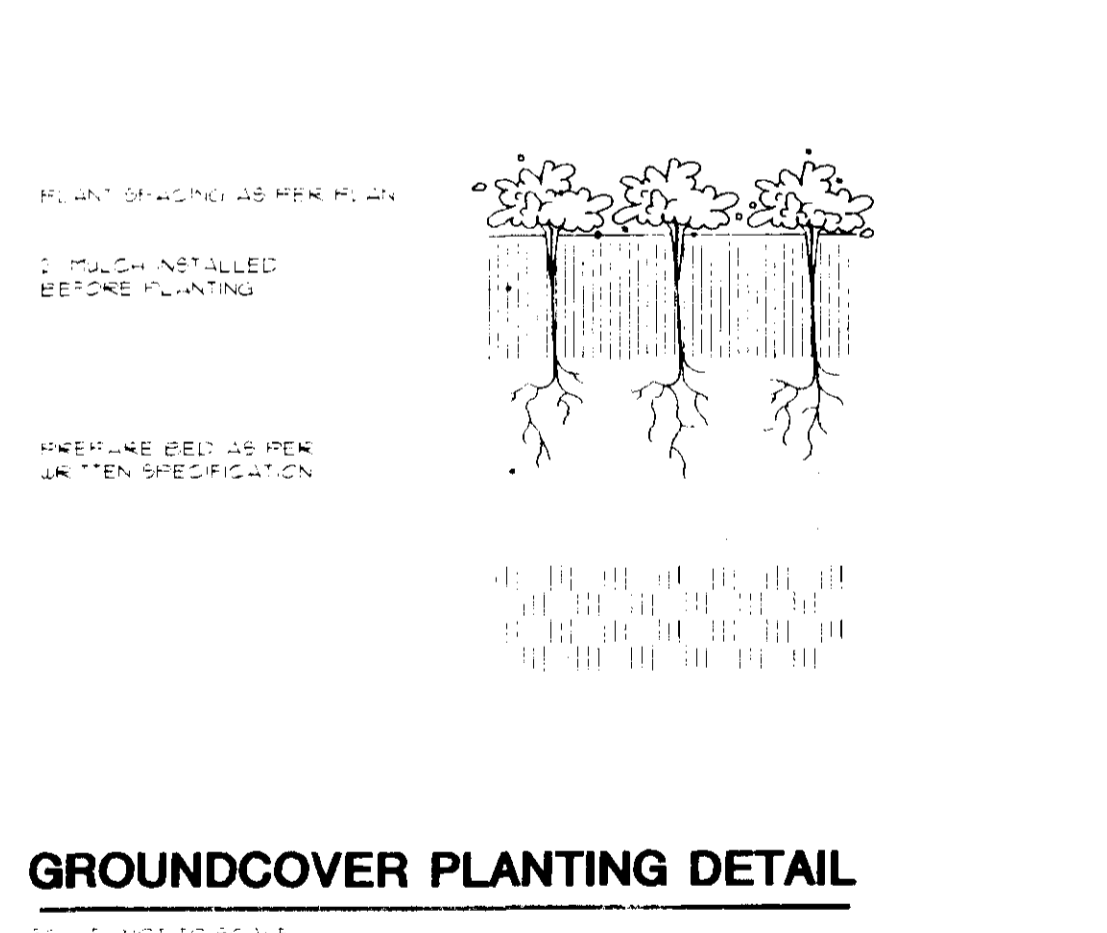
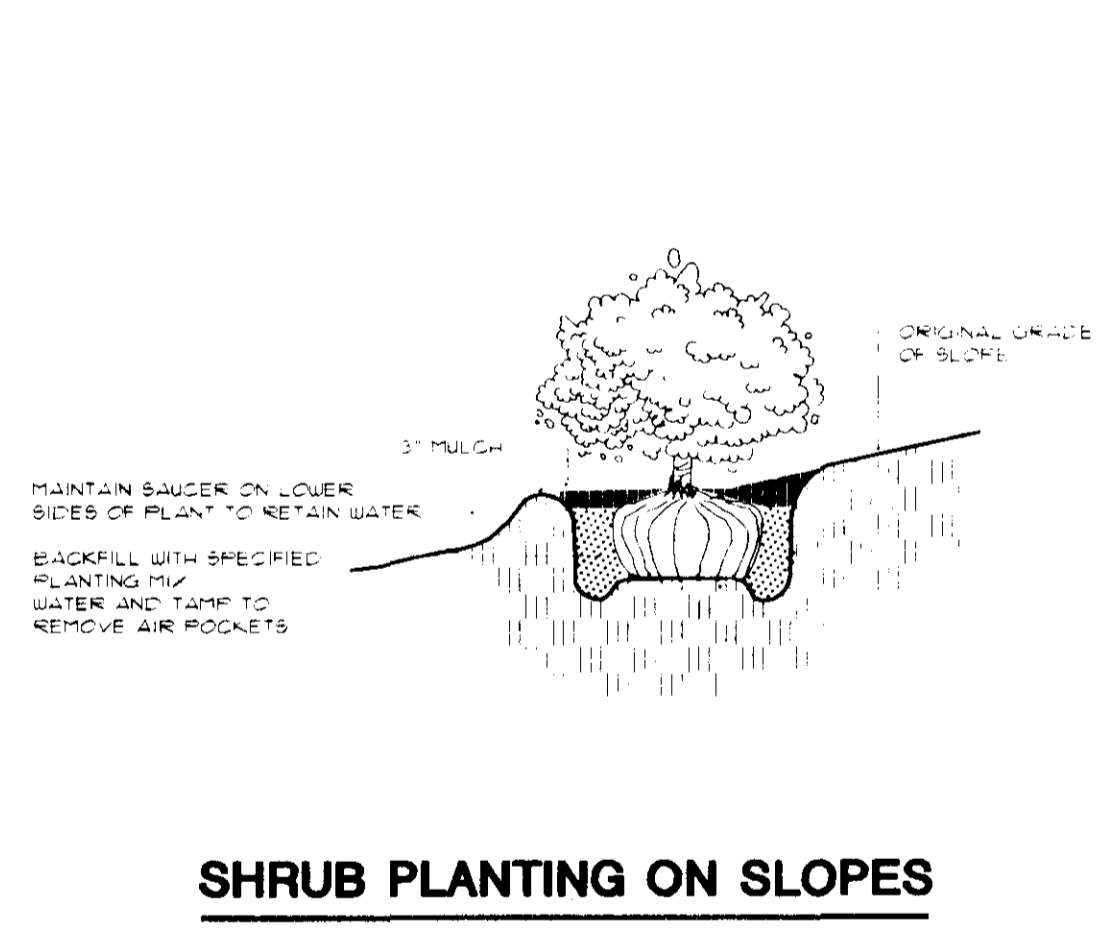
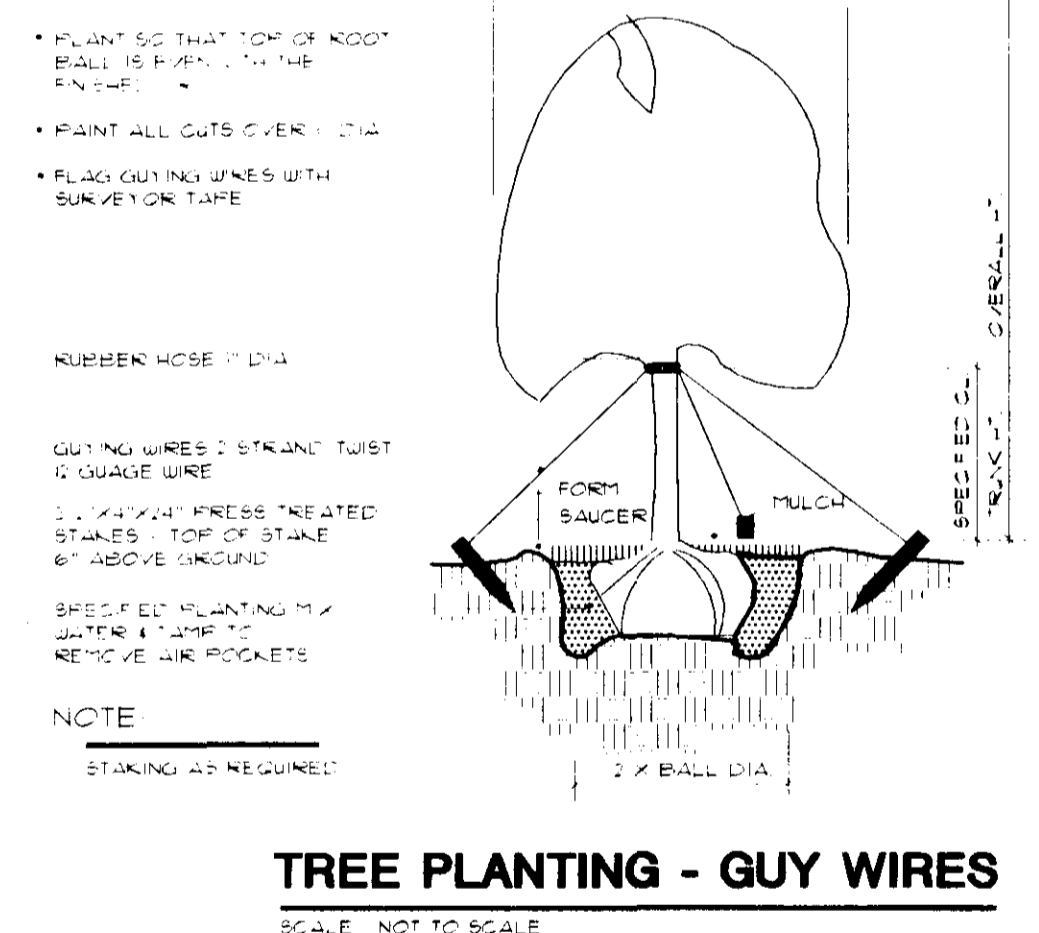
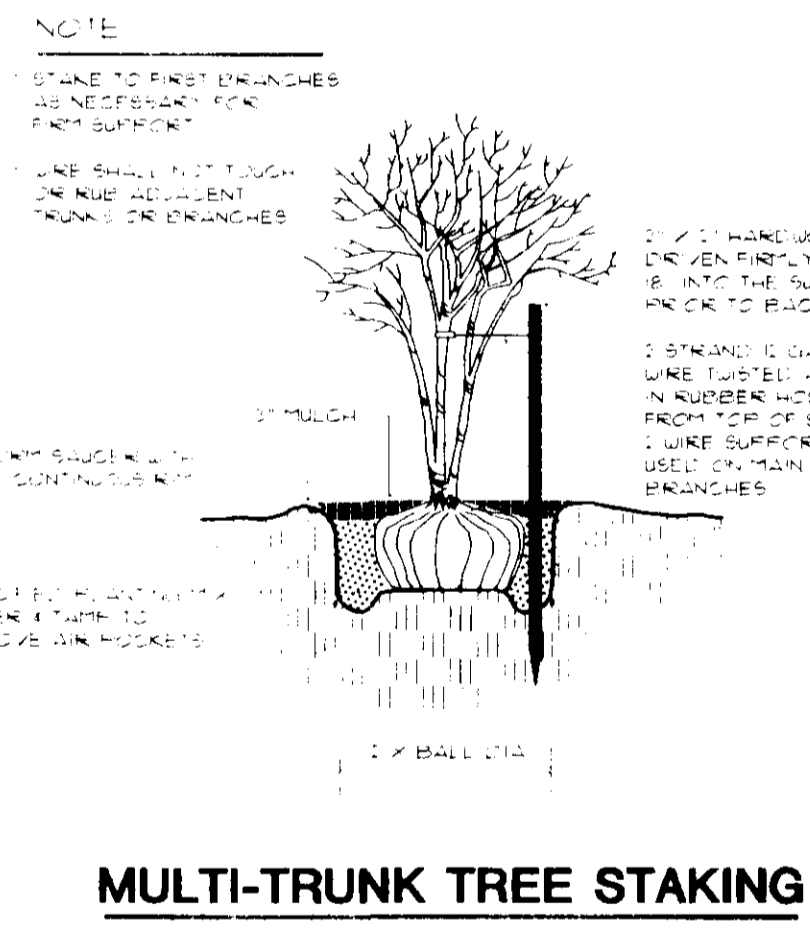
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 DATE: 01/08/99
 DESIGNED BY: hpl/tws
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 CHECKED BY:
 REVISIONS

SHEET NO.
7 OF 10

PLANT LIST:

COMMON NAME	SCIENTIFIC NAME	QUANTITY	HEIGHT	SIZE	COST	TOTAL	REMARKS
TREES							
BRADFORD PEAR	PYRUS CALLERIANA 'BRADFORD'	10	8'-10'				SINGLE TRUNK
CAROLINA SILVER BELL	HALESIA DIPTERA 'CAROLINA'	6	8'-10'				WELL FORMED, SINGLE TRUNK
EAST PALATKA HOLLY	ILEX OPACA 'EAST PALATKA'	6	10'-12'				SINGLE TRUNK
TREEFORM LIGUSTRUM	LIGUSTRUM JAPONICUM	3	6'-8'				3-5 TRUNKS, TREEFORM
RIVER BIRCH	BETULA NIGRA	4	12'-14'				3-5 TRUNKS, UPRIGHT
SOUTHERN WAXMYRTLE	MYRTICA CERIFERA	12	8'-10'				3-5 TRUNKS, SPREADING
SHRUBS							
JAPANESE FATZIA	FATSIA JAPONICA	2		4 GAL.			SPECIMEN, WELL FORMED, SPACED 3' OC.
GARISSA CHINESE HOLLY	ILEX CORNUTA 'GARISSA'	40		3 GAL.			SPECIMEN, WELL FORMED, SPACED 3' OC.
DWARF INDIAN HAWTHORN	RAPHIOLEPIS INDICA 'SNOW'	12		3 GAL.			SPECIMEN, WELL FORMED, COMPACT FORM, WHITE BLOOM, SPACED 3' OC.
FORMOSA INDIAN AZALEA	AZALEA INDICA 'FORMOSA'	51		5 GAL.			SPECIMEN, WELL FORMED, FUSCIA BLOOM, SPACED 4' OC.
KOREAN BOXWOOD	BUXUS KOREANA	2		3 GAL.			SPECIMEN, WELL FORMED, SPACED 2' OC.
VINES, GROUNDCOVER							
ASIATIC JASMINE	TRACHELOSPERMUM ASIATICUM	93		4" POTS			HEALTHY PLANTS, THREE 12" MIN. RUNNERS/POT, SPACED 12" OC.
MONDO GRASS	OPHIPOGON JAPONICUS	10		4" POT			HEALTHY PLANTS, SPACED 3' OC.
SWEET AUTUMN FERN	DRYOPTERIS ERYTHROSORA	44		6" POT			SPACED 12" OC.
CLIMBING FIG	FIGUS FUMILA	8		1 GAL.			HEALTHY PLANTS
SEASONAL COLOR							
ANNUALS		213 SF					BY OWNER
PERENNIALS							
DAFFODIL		462					TO BE SELECTED BY LANDSCAPE ARCHITECT
DAYLILY		154		CLUMP			TO BE SELECTED BY LANDSCAPE ARCHITECT
SPIDERLILY		924					TO BE SELECTED BY LANDSCAPE ARCHITECT
TURFGRASS							
CENTPEDEGRASS	EREMOCHLOA OPHIUROIDES	233 SF		SOD			WEED FREE
PRE-EMERGENT HERBICIDE							
BED PREPARATION		4- 3,800 SF					
PRE-EMERGENT HERBICIDE		4- 3,800 SF					
MULCH							
UNDER SHRUBS AND TREES - 4" COMPACTED PINE STRAW		4- 2,400 SF					
UNDER GROUNDCOVER, ANNUALS, AND PERENNIALS - 2" COMPACTED PINE STRAW		4- 1,400 SF					
WOOD BORDER							
		4- 337 LF					

QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY BUT THE LANDSCAPE ARCHITECT ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. ESTIMATES ARE ONLY AN AID TO CLARIFICATION OF UNITS AND A CHECK FOR THE CONTRACTOR TO COMPARE WITH HIS OWN ESTIMATES. DIFFERENCES WILL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. NO EXTRA COMPENSATION SHALL BE ALLOWED FOR EXTRA QUANTITIES NECESSARY TO COMPLETE THE WORK. VERIFY ALL QUANTITIES ON SITE TO BE CERTAIN PLANTS FILL THE AREA TO BE LANDSCAPED.



LAYOUT NOTES:

Staking of the plan on the site is the responsibility of the Contractor. This staking is subject to various degrees of adaptation on the site which can only be made by the Landscape Architect (Project Manager). This variation is an aesthetic decision and the amount of adjustment is most often determined by the existing trees, if any, by the variation of terrain, by the soil conditions, by the sub-drainage of water and by other intangibles on the site which are impractical to survey in absolute accuracy. For this reason, a part of the construction process is the adjustments of the plan by the landscape Architect (or Proj. M.) to fit the site.

The process of staking is as follows:

- a. The Contractor shall stakeout the entire site --- both as to location of all items and grades.
- b. Prior to any tree removal, grading, construction or any other work except staking on the site, the Landscape Architect (or Proj. M.) shall adjust the stakeout to fit the trees, topography and all other objects and conditions of the site and shall clearly mark all trees and vegetation to be removed. All alignment, dimension, grading, trenching, and planting shall be adjusted to save trees and vegetation not specifically labeled to be removed.
- c. At this meeting, the Contractor shall be on the site along with the person or persons who will superintend all the work under this contract.
- d. The Contractor and the Landscape Architect (or Proj. M.) shall go over each construction item and make sure there is a clear understanding of the drawings and specifications.
- e. This inspection/staking process shall be repeated for all work not staked and adjusted on the first trip. No work shall ever be done without the stakeout first being approved by the Landscape Architect (or Proj. M.).

Existing utility lines shown on the drawings, such as cables, ducts, conduits, and piping shall, if damaged, (unless they are to be abandoned) be immediately repaired, protected, and maintained in use until relocation of same has been completed or shall be cut and capped where directed or shall be prepared for service connections when so required.

Any utilities encountered that are not shown on the drawings and that are to remain as active utilities, if inadvertently damaged by the Contractor, shall be repaired by him.

The Contractor shall be responsible for all field engineering required for construction, furnishing all lines, grades and control points necessary.

MATERIALS

All materials to be distributed on the site will be done in the presence of the Landscape Architect (or Proj. M.). All Plant materials to be approved by the Landscape Architect (or Proj. M.) prior to installation.

TOPSOILING

Spread topsoil from stockpile four (4) inches deep over all areas disturbed by cut and fill operations, except where earth is to be covered by paving, walks, or other construction. Provide suitable approved topsoil from off site for completion of work in the event sufficient material is not available on the site. Topsoil shall not be compacted, but allowed to settle naturally. For planting bed preparation, base till the existing soil to a depth of 3" and mix in sand so that the base till composition is 30%-40% sand. To further prepare the soil add 2" approved topsoil 2" bark and 2" sand. The minimum depth of soil preparation including base till is 9".

SOD AREAS

Apply systemic herbicide to existing grass cover. Till areas to receive sod and remove loose grass and debris by hand raking the topsoil. Spread it over the required areas to give a 1" layer of adequate growing medium for turfgrass. Fertilizer and lime to be applied according to soil sample if provided by the Landscape Architect (or Proj. M.). Sod shall be applied in a uniform and even manner with no open spaces between sod pieces. Sod shall then be rolled immediately after first watering to give a level and uniform appearance.

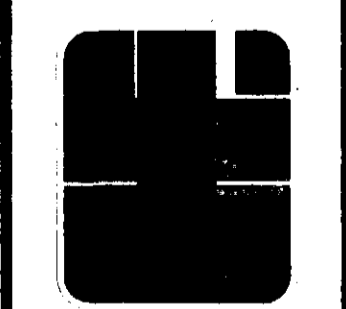
GUARANTEE

The contractor will guarantee all work under this contract to be free from defects of material and workmanship for a period of one year from the date of acceptance by the Landscape Architect (or Proj. M.) except as otherwise agreed upon in writing by the parties to the contract. All plants and lawns will be guaranteed for a cycle of one full growing season or one full year, whichever happens to be the longer guarantee period. This guarantee becomes effective on the date of acceptance by the Landscape Architect (or Proj. M.) whenever work or plant replacement is required under the guarantee, the Contractor when notified by the Landscape Architect (or Proj. M.) must immediately:
a. Place in satisfactory condition all work designated by the Landscape Architect (or Proj. M.)
b. Make good any work or materials or grounds or lawn areas as necessary which have become eroded.
c. All replacement at the end of the one year guarantee will be subject to the same guarantee as required for the first year. Theft, violent weather and drought damage are the responsibility of the Contractor until final preliminary approval is given on the site. Repair of such damage is the responsibility of the Owner from the day preliminary approval of the entire job is given until the end of the guarantee period.

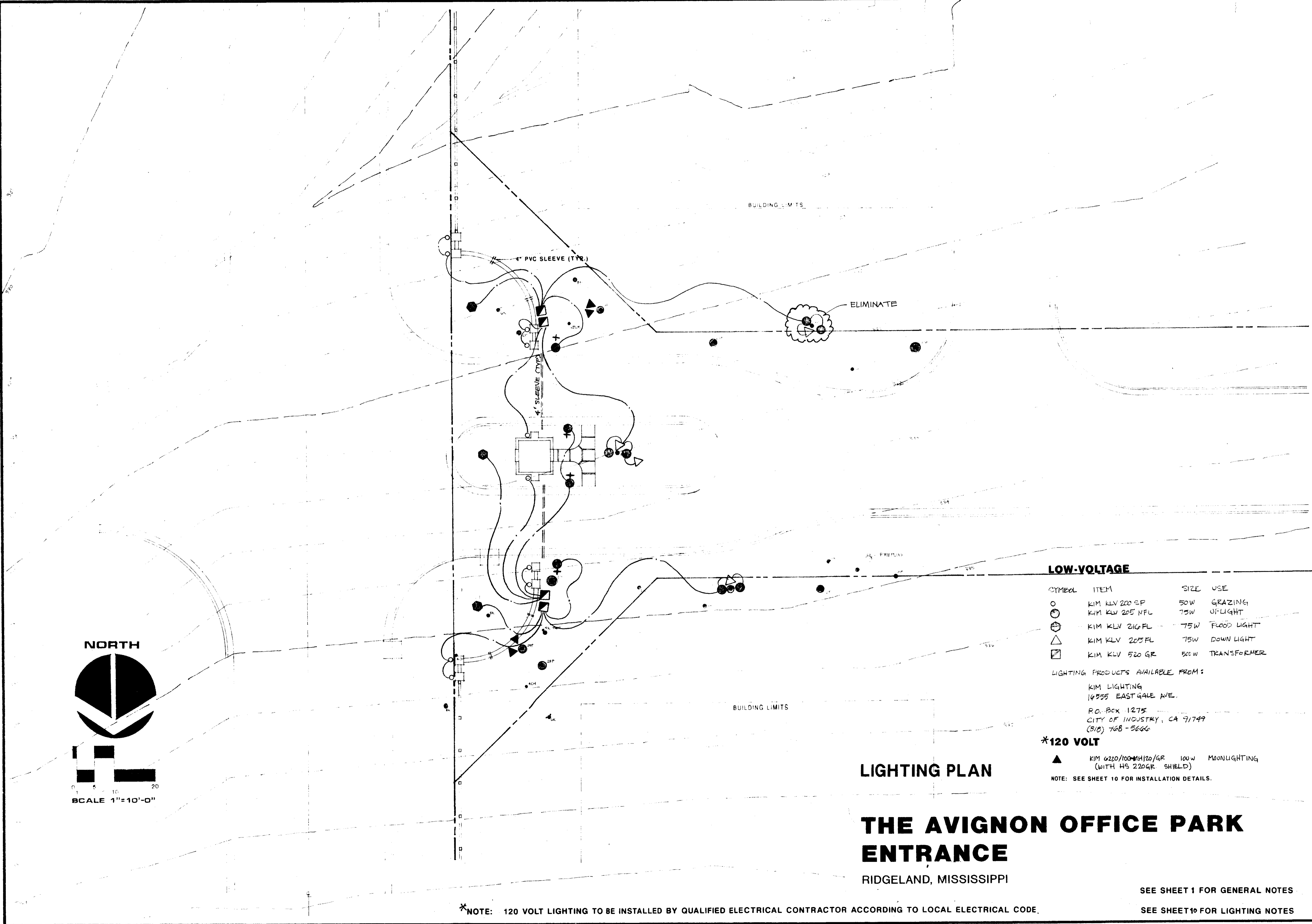
PLANTING DETAILS

THE AVIGNON OFFICE PARK ENTRANCE
RIDGELAND, MISSISSIPPI

HARTLEY P. FAIRCHILD & ASSOCIATES, P.A.
 SITE PLANNERS
 LANDSCAPE ARCHITECTS
 460 BRIARWOOD DRIVE SUITE 300 JACKSON, MISSISSIPPI 39206
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 REVISIONS
 SHEET NO:
8 OF 10



LIGHTING PLAN

**THE AVIGNON OFFICE PARK
ENTRANCE**

RIDGELAND, MISSISSIPPI

LOW-VOLTAGE

SYMBOL	ITEM	SIZE	USE
○	KIM KLV 200 SP	50W	GRAZING
⊙	KIM KLV 205 NFL	75W	UP-LIGHT
⊕	KIM KLV 216 FL	75W	FLOOD LIGHT
△	KIM KLV 205 FL	75W	DOWN LIGHT
⊠	KIM KLV 520 GR	500W	TRANSFORMER

LIGHTING PRODUCTS AVAILABLE FROM:
 KIM LIGHTING
 14535 EAST GALE AVE.
 P.O. BOX 1275
 CITY OF INDUSTRY, CA 91749
 (916) 768-5666

***120 VOLT**

▲	KIM 0220/100-MM/20/GR	100W	MOONLIGHTING (WITH HS 220GR SHIELD)
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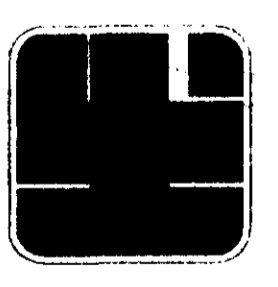
NOTE: SEE SHEET 10 FOR INSTALLATION DETAILS.

*NOTE: 120 VOLT LIGHTING TO BE INSTALLED BY QUALIFIED ELECTRICAL CONTRACTOR ACCORDING TO LOCAL ELECTRICAL CODE.

SEE SHEET 1 FOR GENERAL NOTES

SEE SHEET 10 FOR LIGHTING NOTES

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DATE	09-10-97
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DRAWN BY	tw
CHECKED BY	
REVISIONS	5/14/98
SHEET NO	9 OF 10

LIGHTING LIST AND DETAILS

ITEM	QTY.	SIZE	UNIT PRICE	REMARKS
KIM KLV 200SP	10	50 W		GRAZING
KIM KLV 205 NFL	8	75 W		UPLIGHT
KIM KLV 216FL	3	75 W		FLOODLIGHT
KIM KLV 205 FL	3	75 W		DOWNLIGHT
KIM KLV 520 QR	4	500 W		TRANSFORMER
KIM G220/100MH/120/QR	4	100 W		USE HS 220QR SHIELD

GENERAL NOTES

In the event of any discrepancies and/or errors in the drawings or if problems are encountered during construction, the contractor shall be required to notify the Landscape Architect for Project Manager before proceeding with the work.

Existing ecology and aesthetics will often cause adjustment of these plans to fit the site. Staking by the contractor and adjustment by the Landscape Architect for Proj. M is absolutely necessary.

No trenching, grading, pruning, storage of materials or equipment under any tree shall be permitted without approval by the Landscape Architect for Proj. M.

All trees and tree roots to be saved are to be maintained in an undamaged condition. All trenching layout shall be approved by the Landscape Architect for Proj. M prior to any digging. At no time is a major tree root (two and one half inches or larger in diameter) to be hand dug under major tree roots as necessary.

Quantity estimates have been made carefully but the Landscape Architect assumes no liability for omissions or errors. Estimates are only an aid to clarification of units and a check for the contractor to compare with his own estimates. Differences will be brought to the attention of the Landscape Architect for Proj. M. No extra compensation shall be allowed for extra quantities necessary to complete the work.

Verify all dimensions.
Verify the existence or non-existence of all utilities prior to construction.

The Contractor is responsible for safeguarding and protecting existing public and private structures and properties located on and adjacent to the site and not indicated to be removed. The contractor is responsible for restoring affected areas to original conditions.

All concrete shall be 3000 PSI at 28 days.

All mortar for setting back shall consist of 1 part portland cement, 2 parts mortar mix and 6 parts sand.

All wood to be pressure treated with chromated copper arsenate (CCA) to 1.4 lbs. cubic foot retention (P-22) unless otherwise noted.

All exposed wood (unless otherwise noted) to be painted with silver grey stain, one coat, wipe on and wipe off.

All metal hardware and nails to be hot dipped galvanized.

Transition between existing pavement and proposed pavements shall be smooth in both horizontal and vertical alignment. Field adjustment may be necessary.

Minimum grade on all paved surfaces shall be 1.0%.

All underground drainage systems shall maintain positive drainage.

Four inch (4") PVC sleeving shall be provided by the contractor under all hardscape areas to facilitate lighting and irrigation into all landscape areas.

Upon completion of earthwork operations, the site shall be left at the elevations and slopes shown for landscaping and surface improvement. Debris and scraps removed.

LIGHTING NOTES

Plan only site number on types of fixtures only. Location shown on approximate layout by the contractor and adjustment by the Landscape Architect for Proj. M is absolutely necessary prior to installation.

110 Volt weather proof transformer center shall be in ground for protection. All electrical work shall be installed in accordance with the National Electrical Code.

Install ground ladders for transformer with all exterior lighting.

1. Transformer shall be installed in accordance with the National Electrical Code and the manufacturer's instructions.

2. Transformer shall be installed in accordance with the National Electrical Code and the manufacturer's instructions. The transformer shall be installed in accordance with the National Electrical Code and the manufacturer's instructions.

All electrical work shall be installed in accordance with the National Electrical Code and the manufacturer's instructions.

To facilitate tree to stand during damage or injury, one plastic raton shall be placed in the tree hole with the wire prior to backfilling.

All electrical wiring shall be installed from above. Consult with the Landscape Architect for Proj. M prior to installation of wiring runs.

1. All shall be installed to a minimum depth.

Four inch (4") sleeves shall be provided by the contractor under all landscape areas to facilitate lighting and irrigation into all landscape areas.

All lighting shall be installed in accordance with the manufacturer's instructions.

Light fixtures shall be mounted on limbs of trees when this method of support is used. One inch (1") sleeves shall be provided by the contractor under all landscape areas to facilitate lighting and irrigation into all landscape areas.

All trees and tree roots to be saved are to be maintained in an undamaged condition. All trenching layout shall be approved by the Landscape Architect for Proj. M prior to any digging. At no time is a major tree root (two and one half inches or larger in diameter) to be hand dug under major tree roots as necessary.

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The contractor shall verify the location of all utilities prior to construction. The contractor is responsible for restoring affected areas to original conditions.

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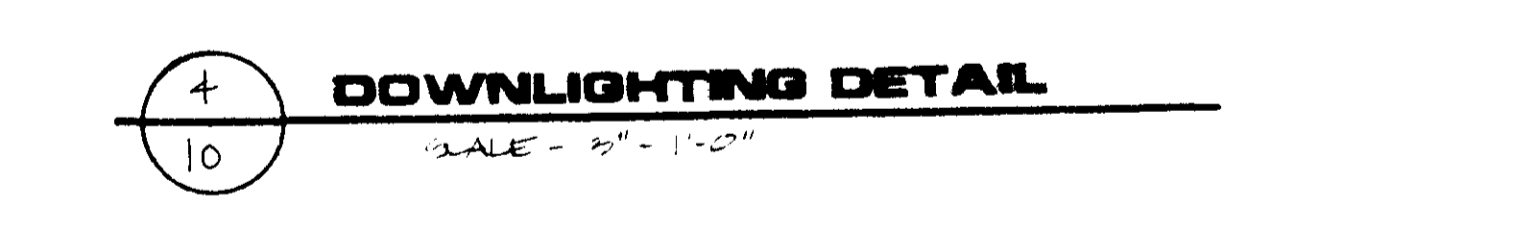
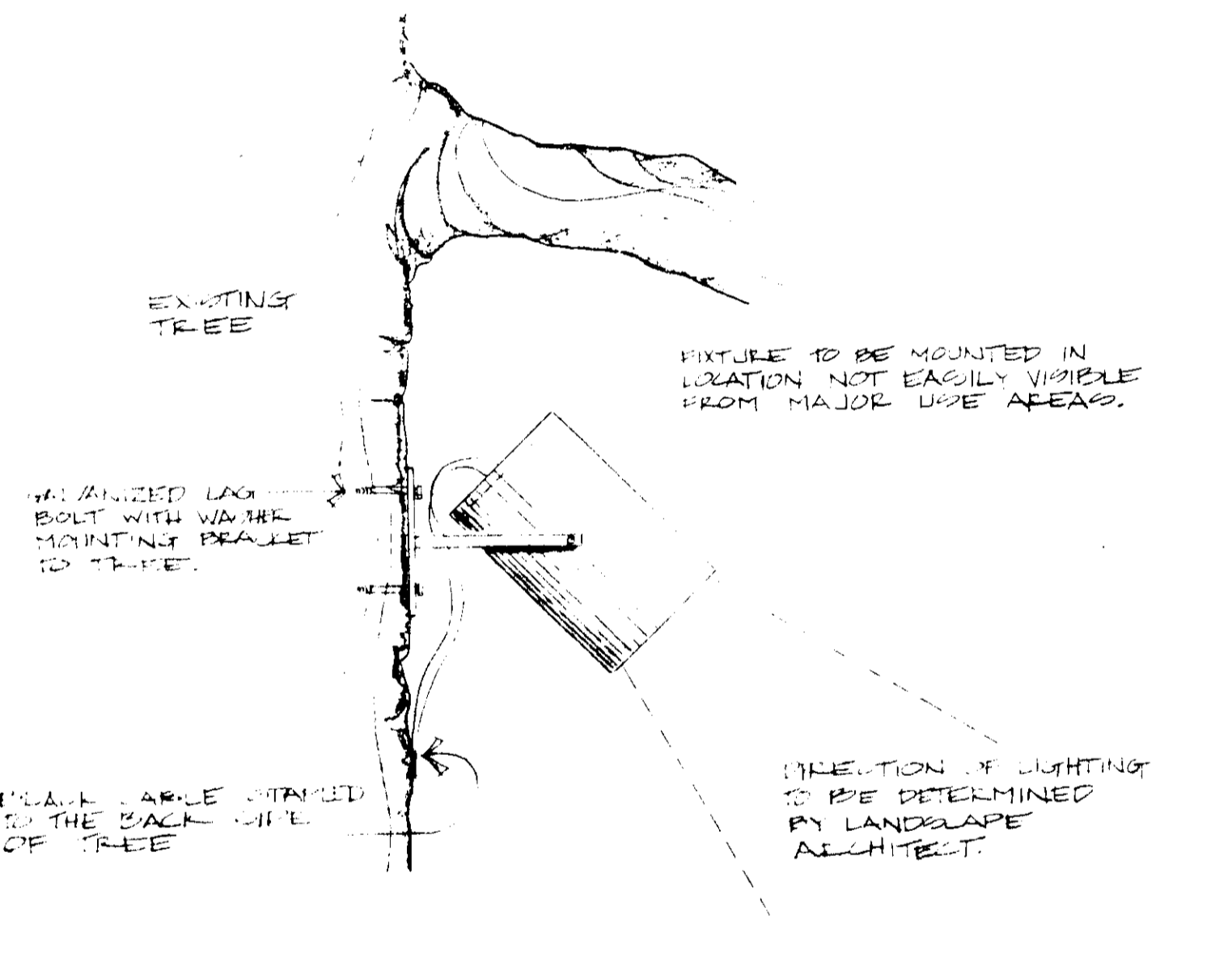
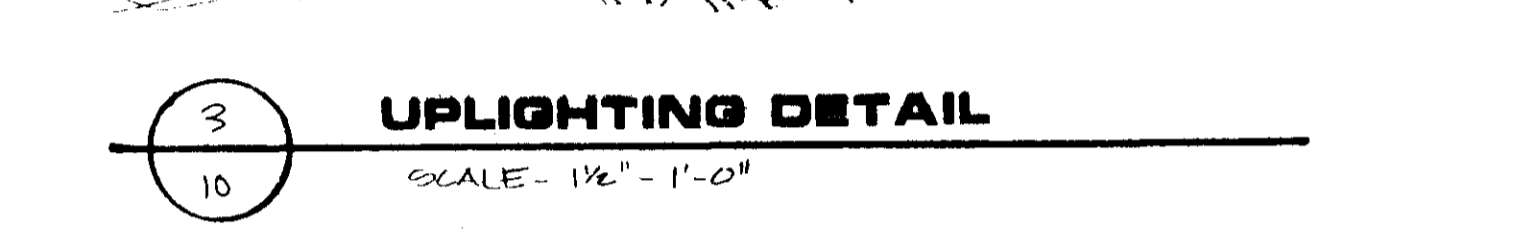
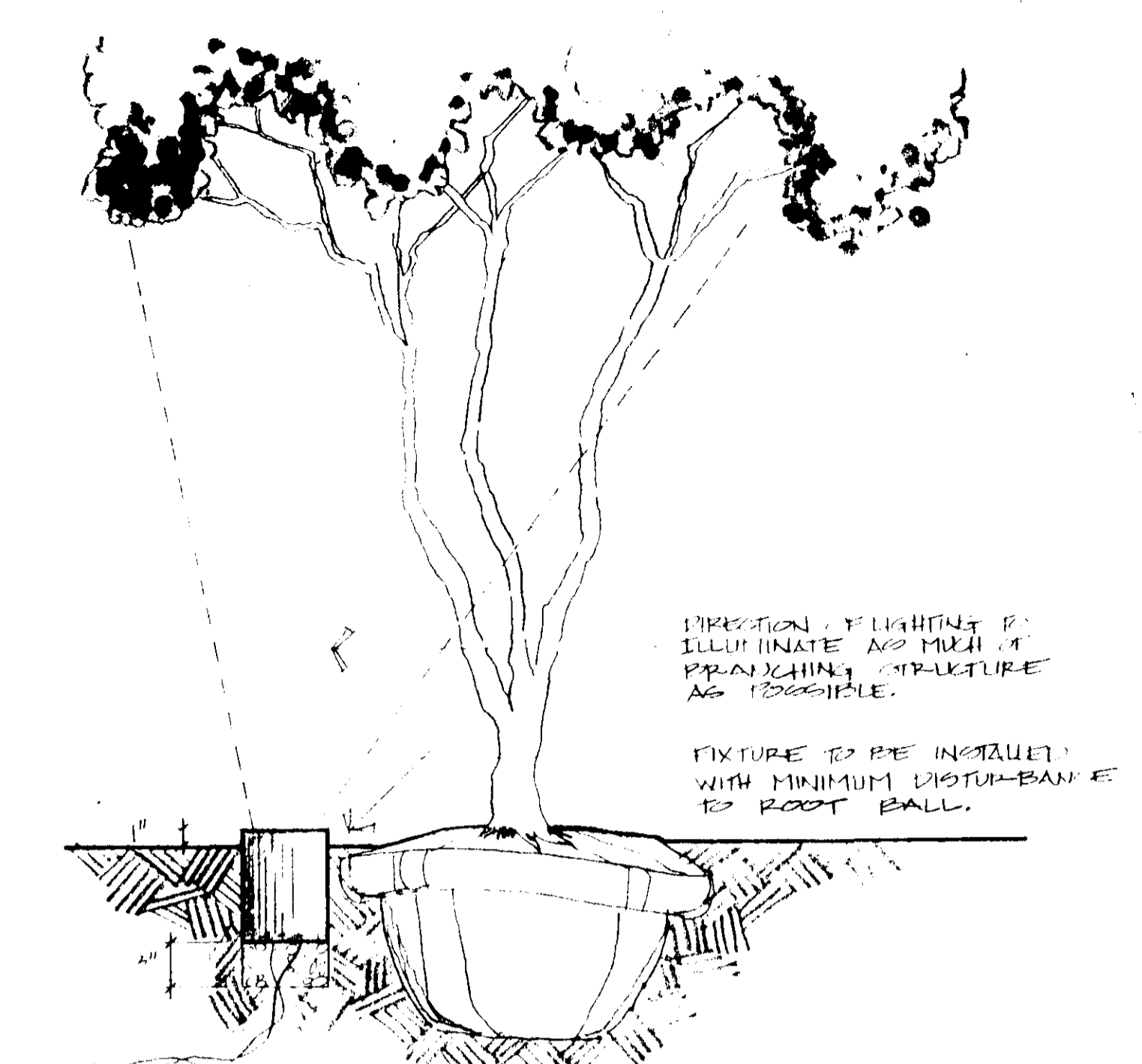
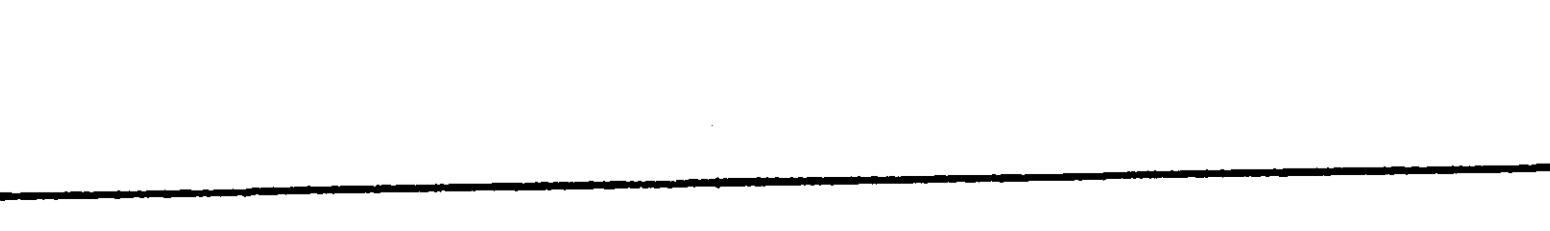
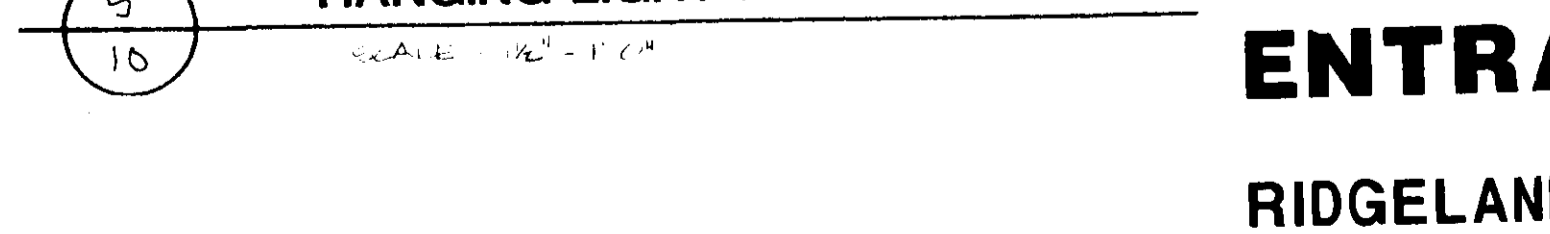
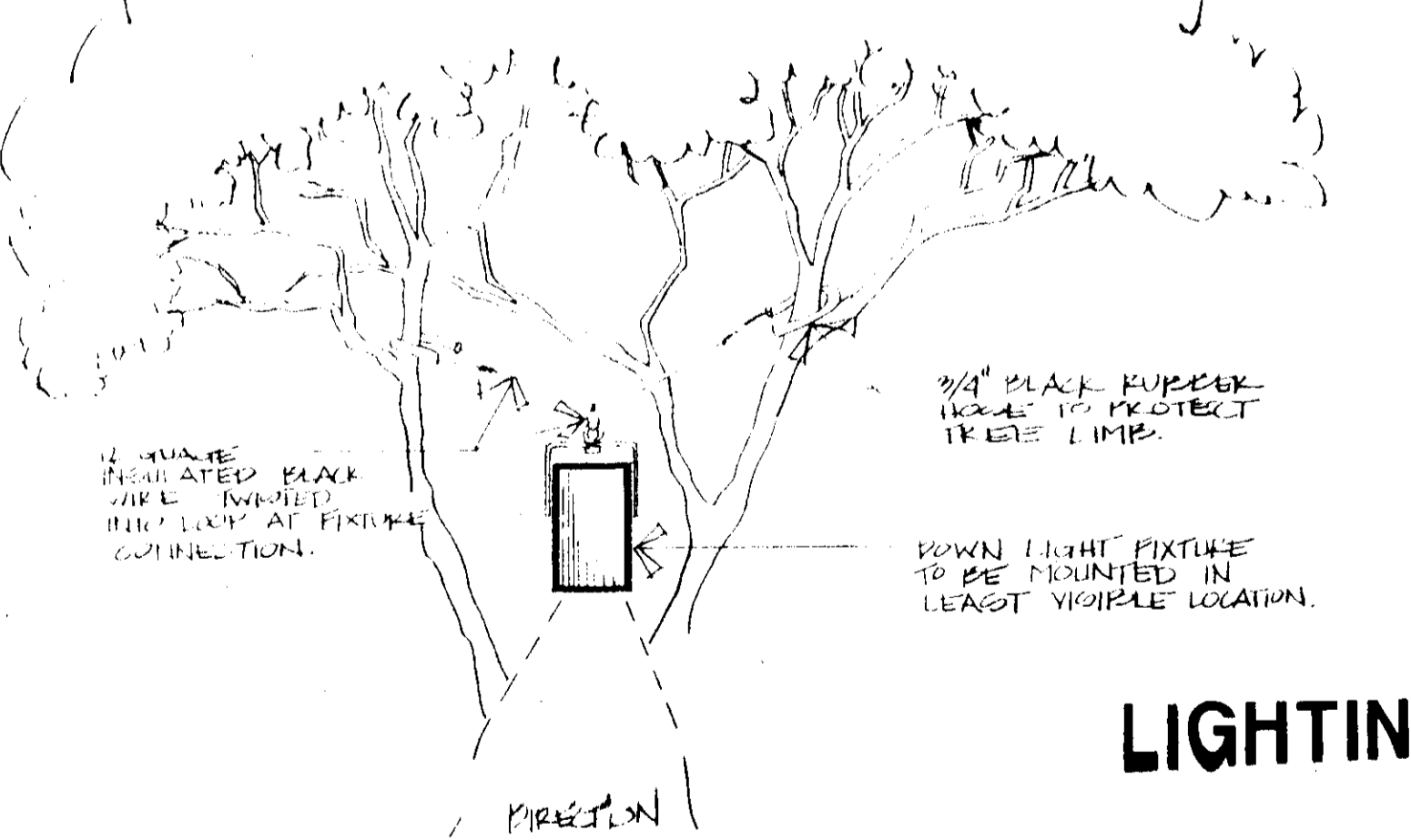
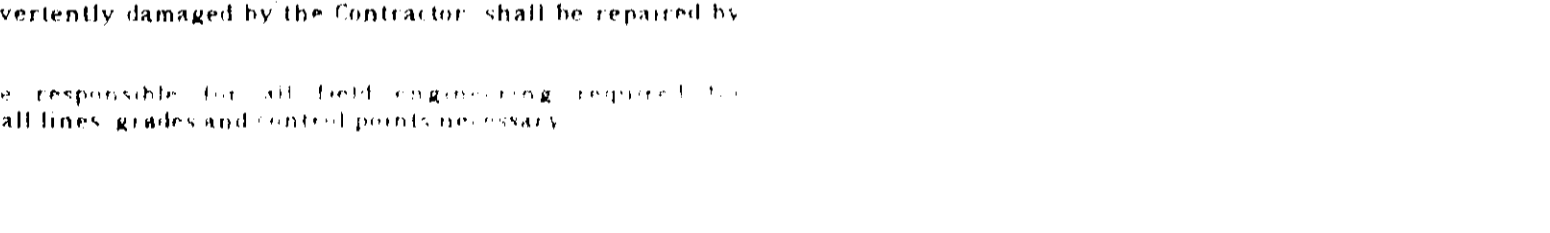
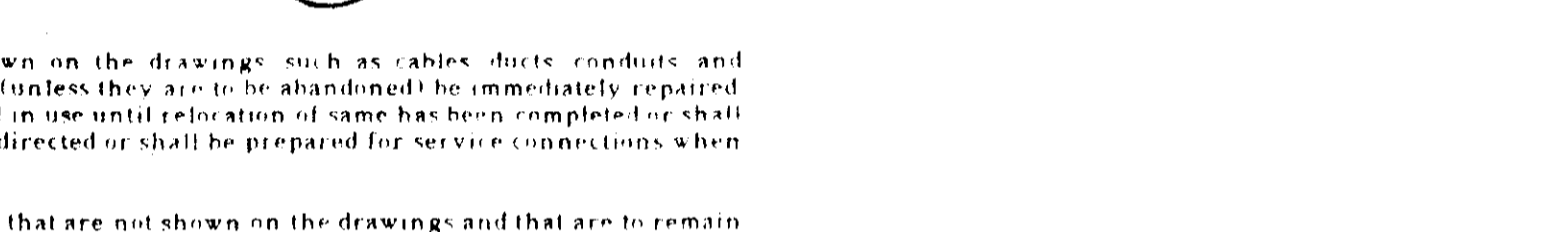
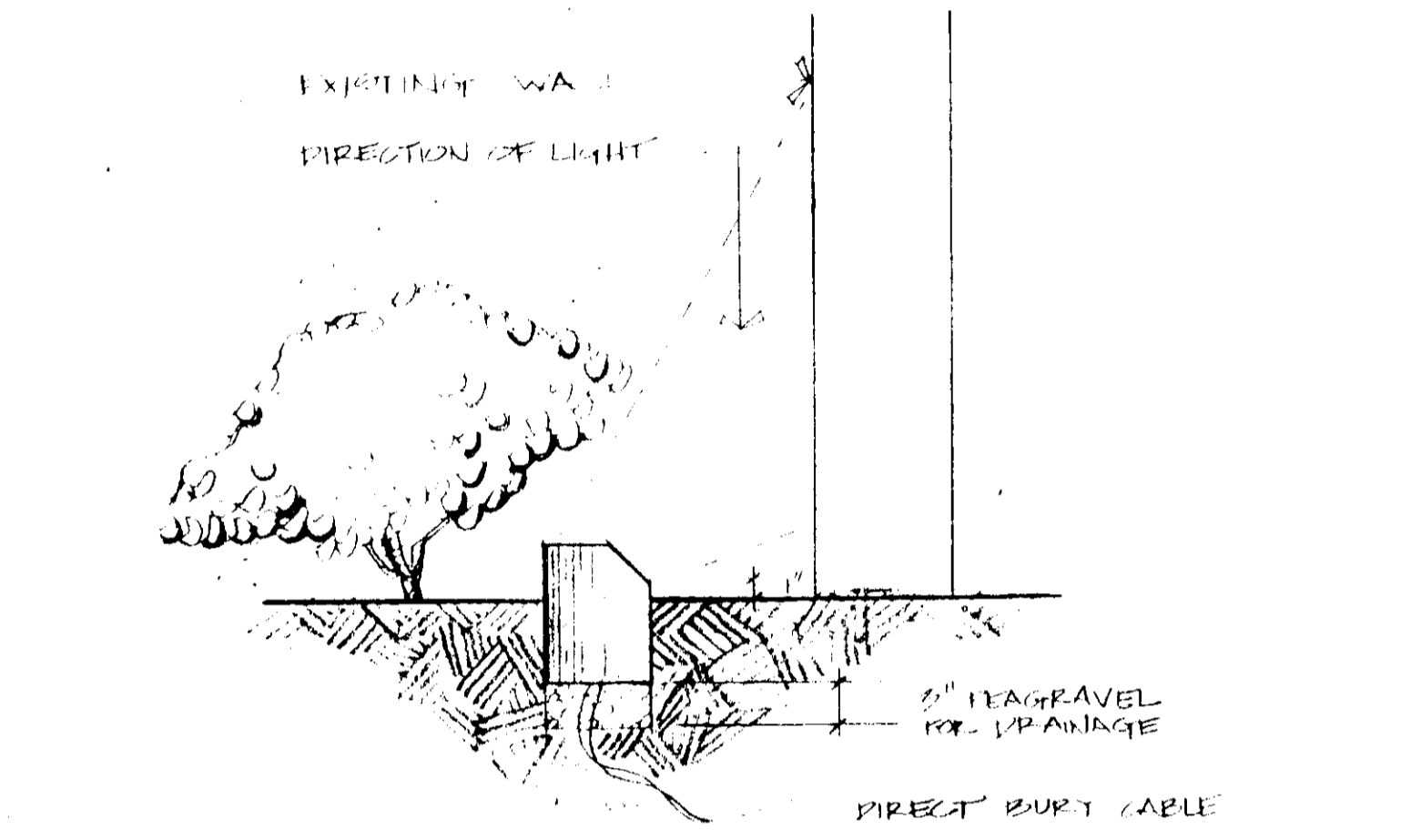
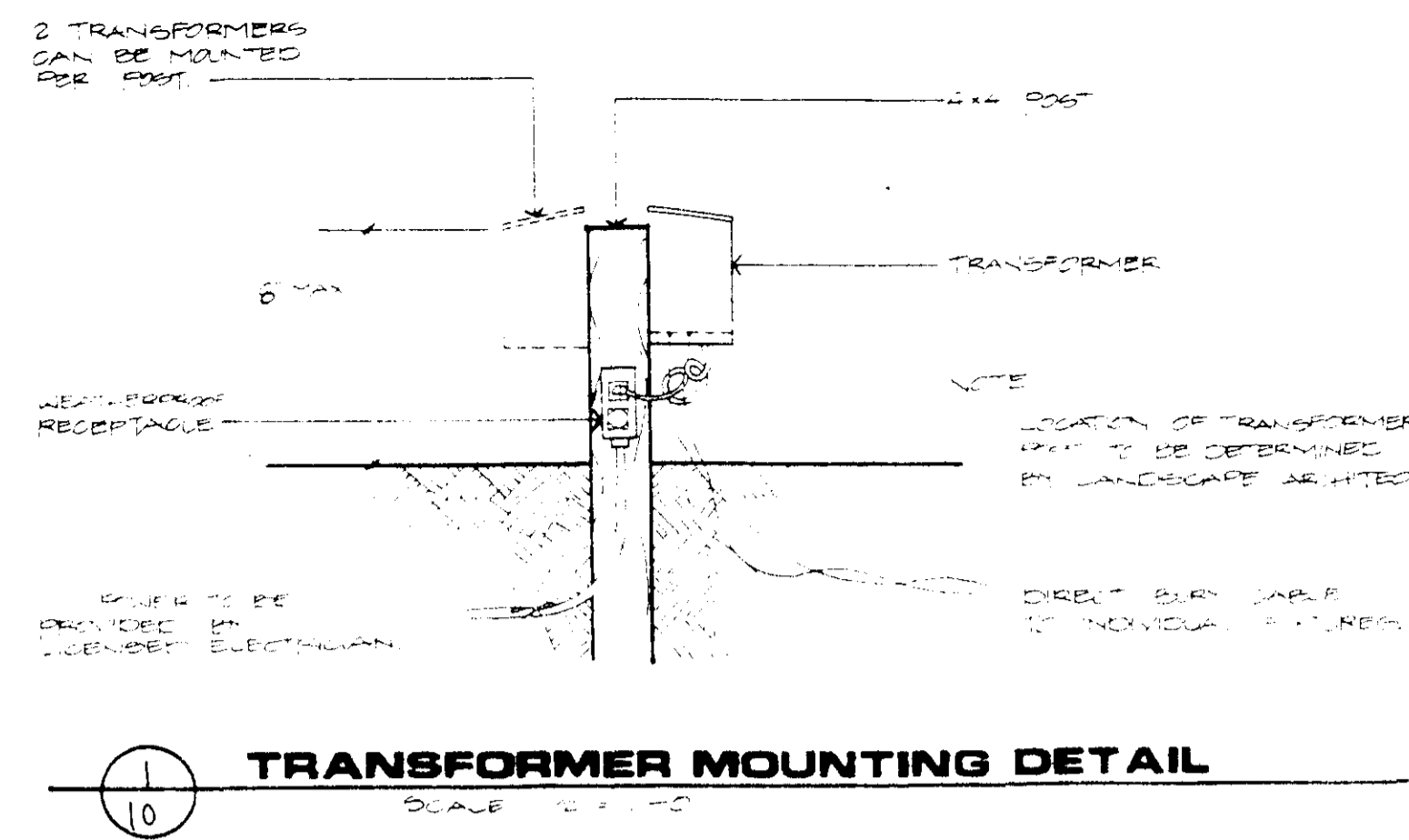
a. The Contractor shall stakeout the entire site - both as to location of all items and grades.

b. Prior to any tree removal, grading, construction or any other work except staking on the site, the Landscape Architect for Proj. M shall be notified a reasonable time before the inspection must be made. The Landscape Architect for Proj. M shall adjust the stakeout to fit the trees, topography and all other objects and conditions of the site and shall clearly mark all trees and vegetation to be removed. All alignment, dimensions, grading, trenching and planting shall be adjusted to save trees and vegetation not specifically labeled to be removed.

c. At this meeting, the Contractor shall be on the site along with the person or persons who will superintend all the work under this contract.

d. The Contractor and the Landscape Architect for Proj. M shall go over each construction item and make sure there is a clear understanding of the drawings and specifications.

e. This inspection / staking process shall be repeated for all work not staked and adjusted on the first trip. No work shall ever be done without the stakeout first being approved by the Landscape Architect for Proj. M.

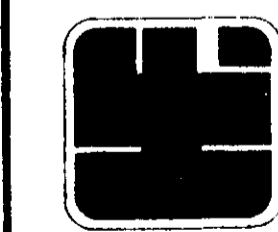


LIGHTING DETAILS

THE AVIGNON OFFICE PARK ENTRANCE

RIDGELAND, MISSISSIPPI

HARTLEY P. FAIRCHILD & ASSOCIATES
 SITE PLANNERS - LANDSCAPE ARCHITECTS
 1437 OLD SQUARE ROAD, SUITE 202 JACKSON, MS
 PHONE (601) 362-2289



SCALE:
DATE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:
REVISIONS: 5/14/90
SHEET NO. 10 of 10