

SOUTHERN LIVE OAK

DRUMMOND RED MAPLE

CRAPE MYRTLE NATCHEZ

HEAVENLY BAMBOO

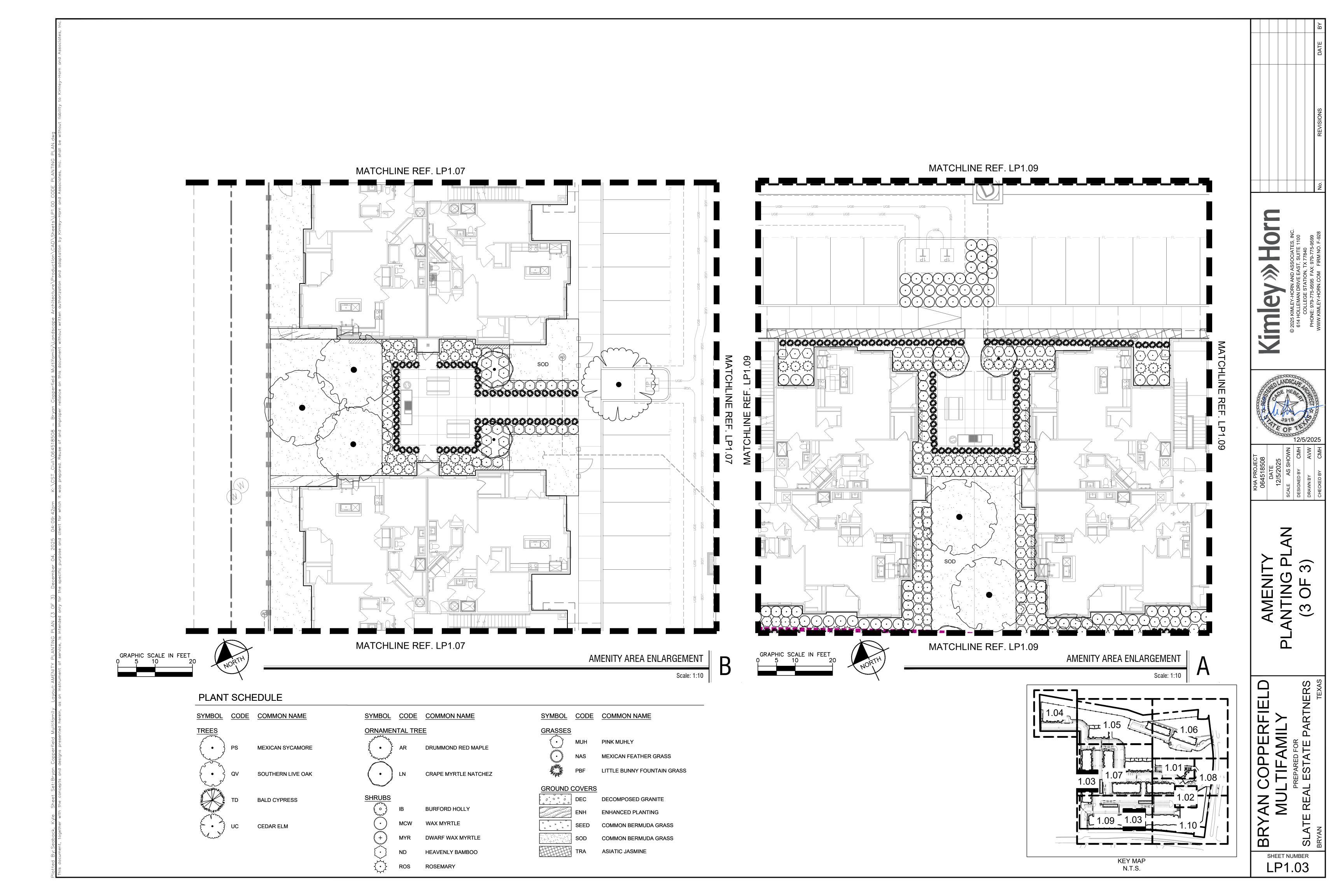
LITTLE BUNNY FOUNTAIN GRASS

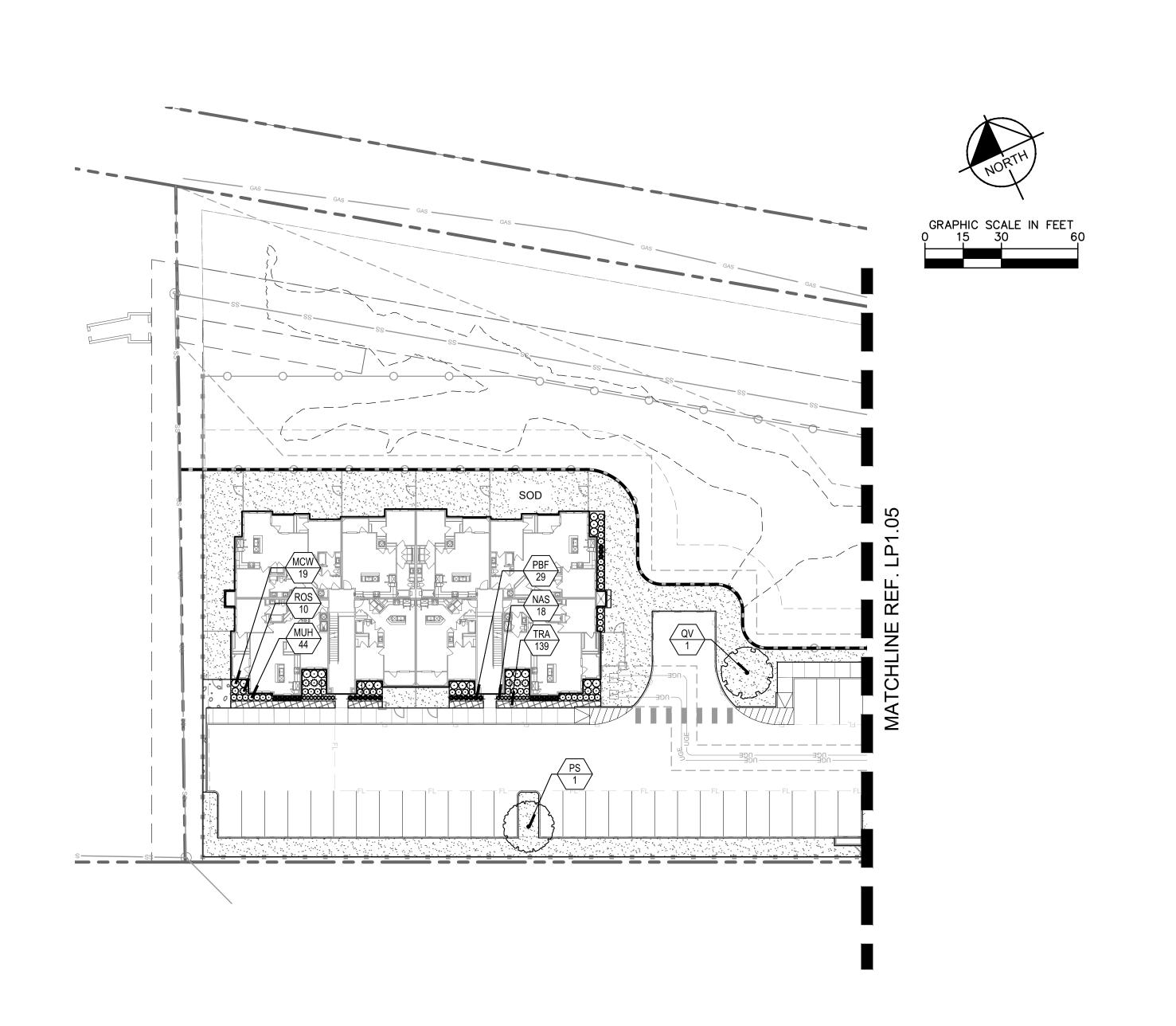
DEC DECOMPOSED GRANITE ENHANCED PLANTING

COMMON BERMUDA GRASS SOD COMMON BERMUDA GRASS

AMENITY ANTING PL (2 OF 3)

BRYAN COPPERFIELD MULTIFAMILY







PS MEXICAN SYCAMORE SOUTHERN LIVE OAK BALD CYPRESS UC CEDAR ELM

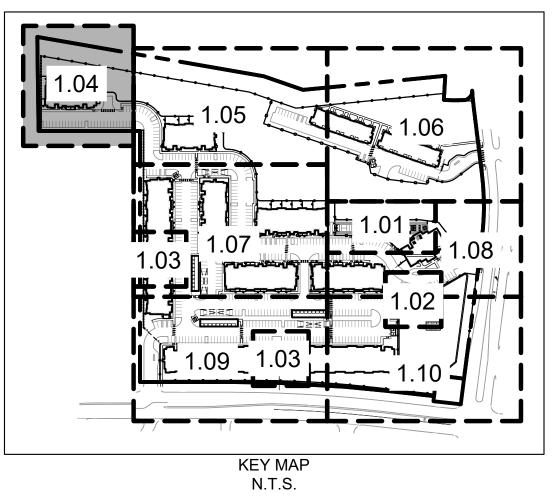
DRUMMOND RED MAPLE

BURFORD HOLLY

DWARF WAX MYRTLE **HEAVENLY BAMBOO**

MUH PINK MUHLY NAS MEXICAN FEATHER GRASS

SEED COMMON BERMUDA GRASS SOD COMMON BERMUDA GRASS



SYMBOL CODE COMMON NAME

CRAPE MYRTLE NATCHEZ

PBF LITTLE BUNNY FOUNTAIN GRASS

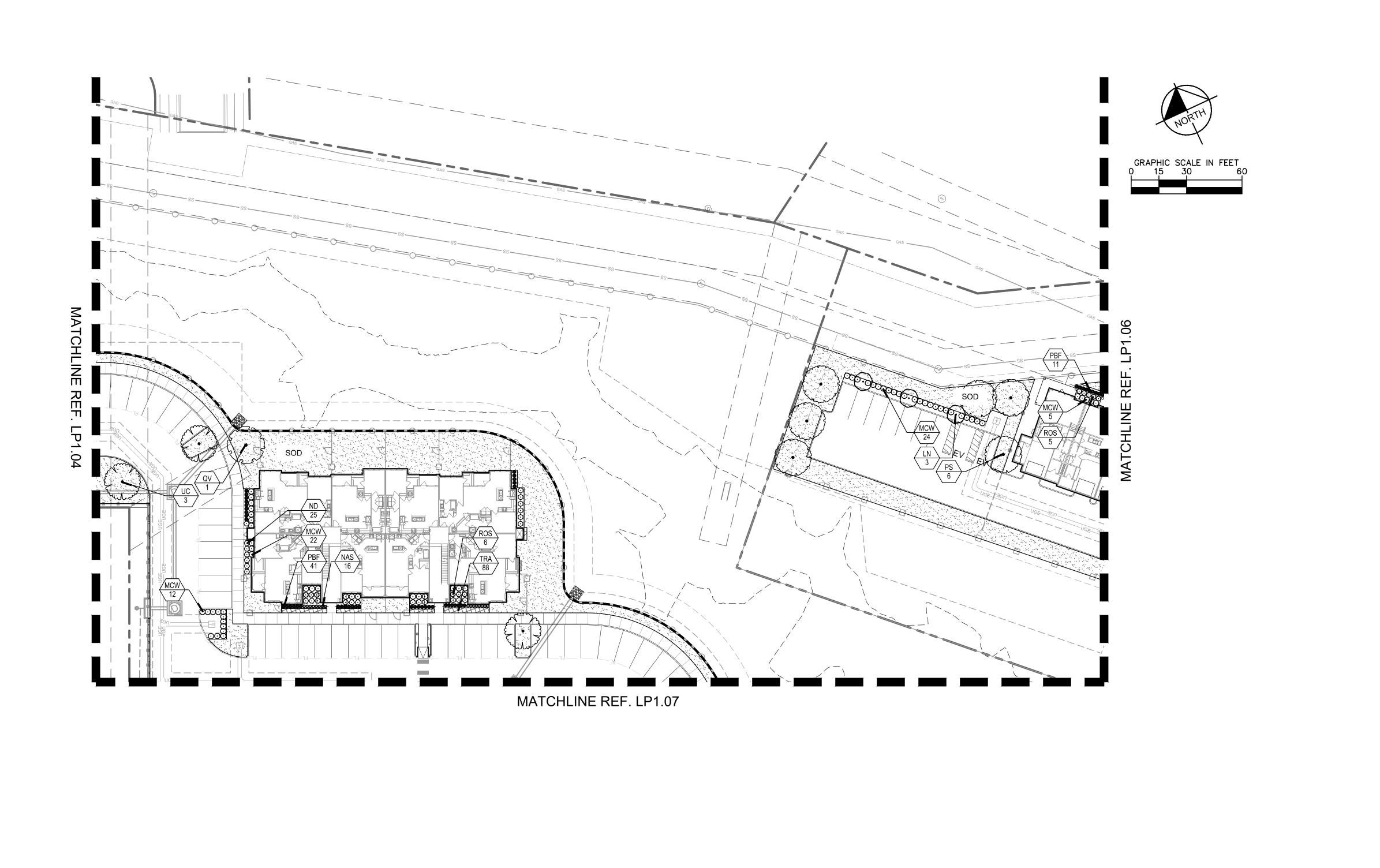
GROUND COVERS

DEC DECOMPOSED GRANITE ENH ENHANCED PLANTING

TRA ASIATIC JASMINE

BRYAN COPPERFIELD MULTIFAMILY

FLAN 7)





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SYMBOL CODE COMMON NAME

DRUMMOND RED MAPLE CRAPE MYRTLE NATCHEZ

BURFORD HOLLY HEAVENLY BAMBOO

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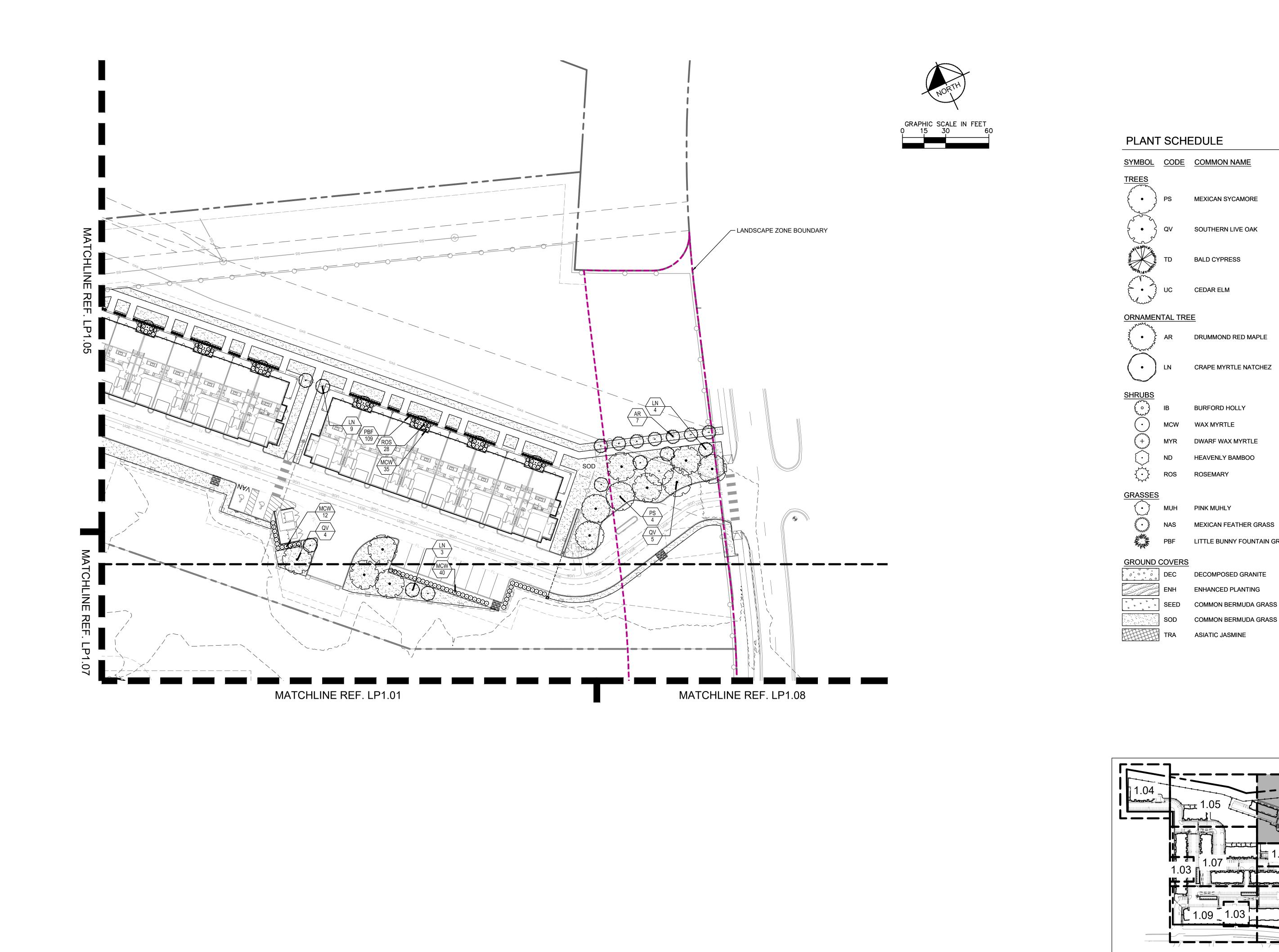
DEC DECOMPOSED GRANITE ENHANCED PLANTING SEED COMMON BERMUDA GRASS SOD COMMON BERMUDA GRASS TRA ASIATIC JASMINE

KEY MAP N.T.S.

FLAN 7)

PARTNERS

BRYAN COPPERFIELD MULTIFAMILY



PS MEXICAN SYCAMORE

BURFORD HOLLY

HEAVENLY BAMBOO

MUH PINK MUHLY

NAS MEXICAN FEATHER GRASS

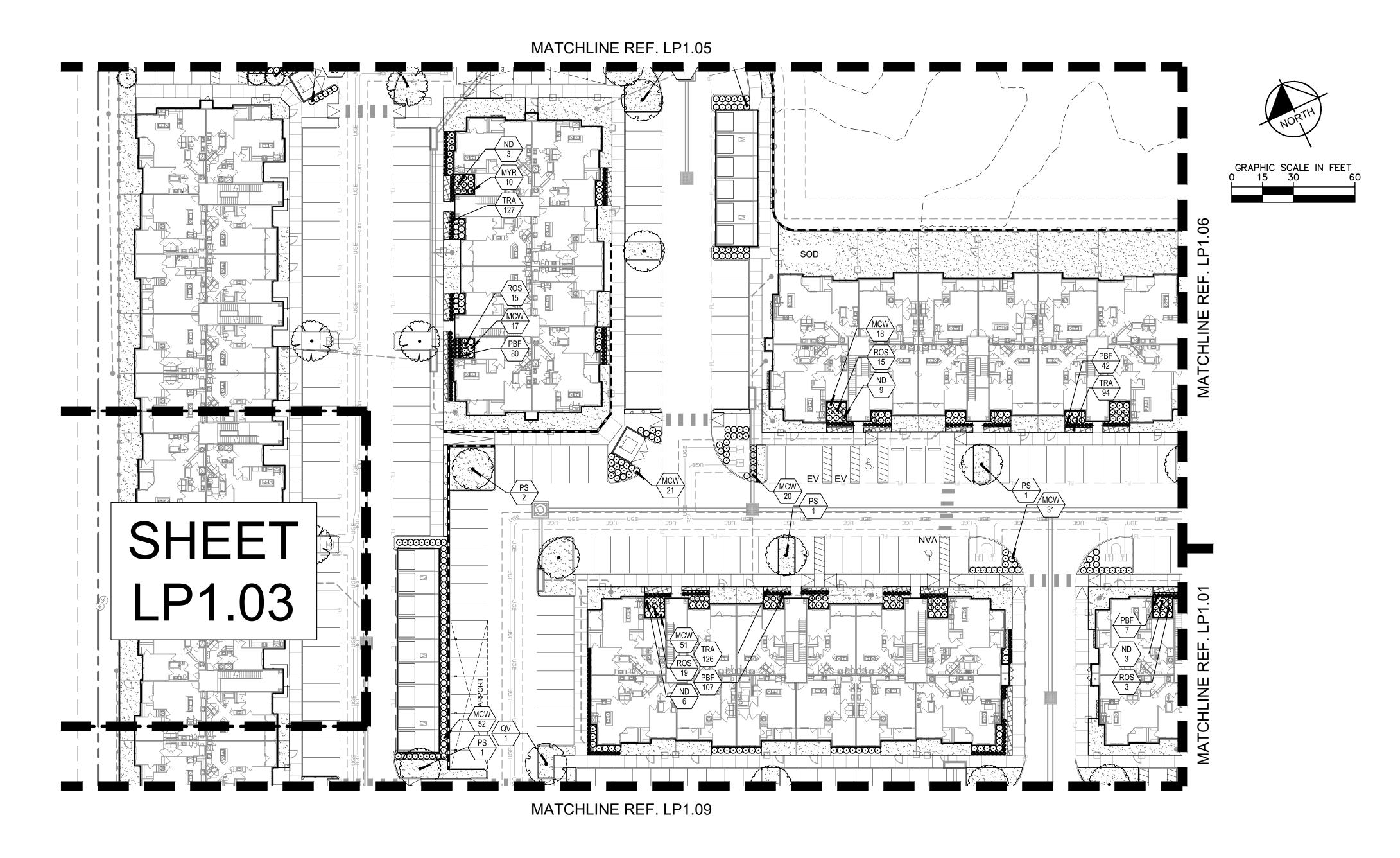
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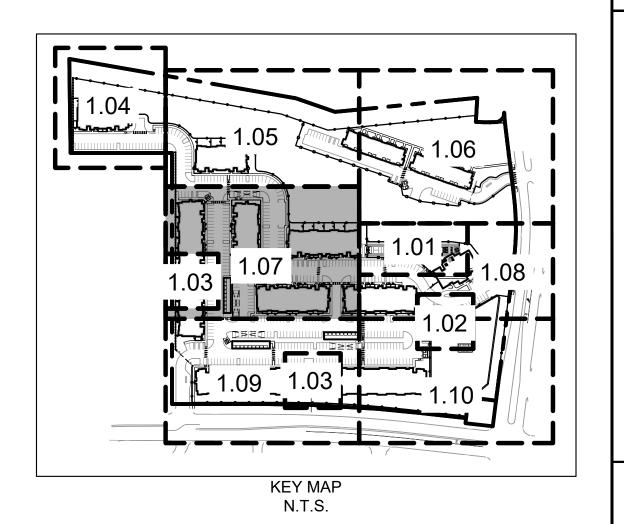
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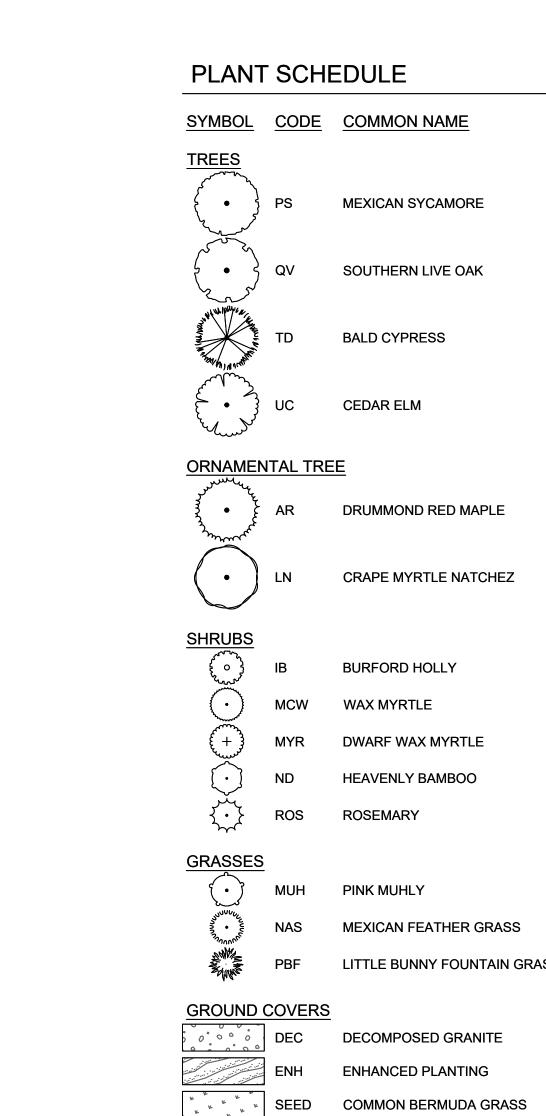


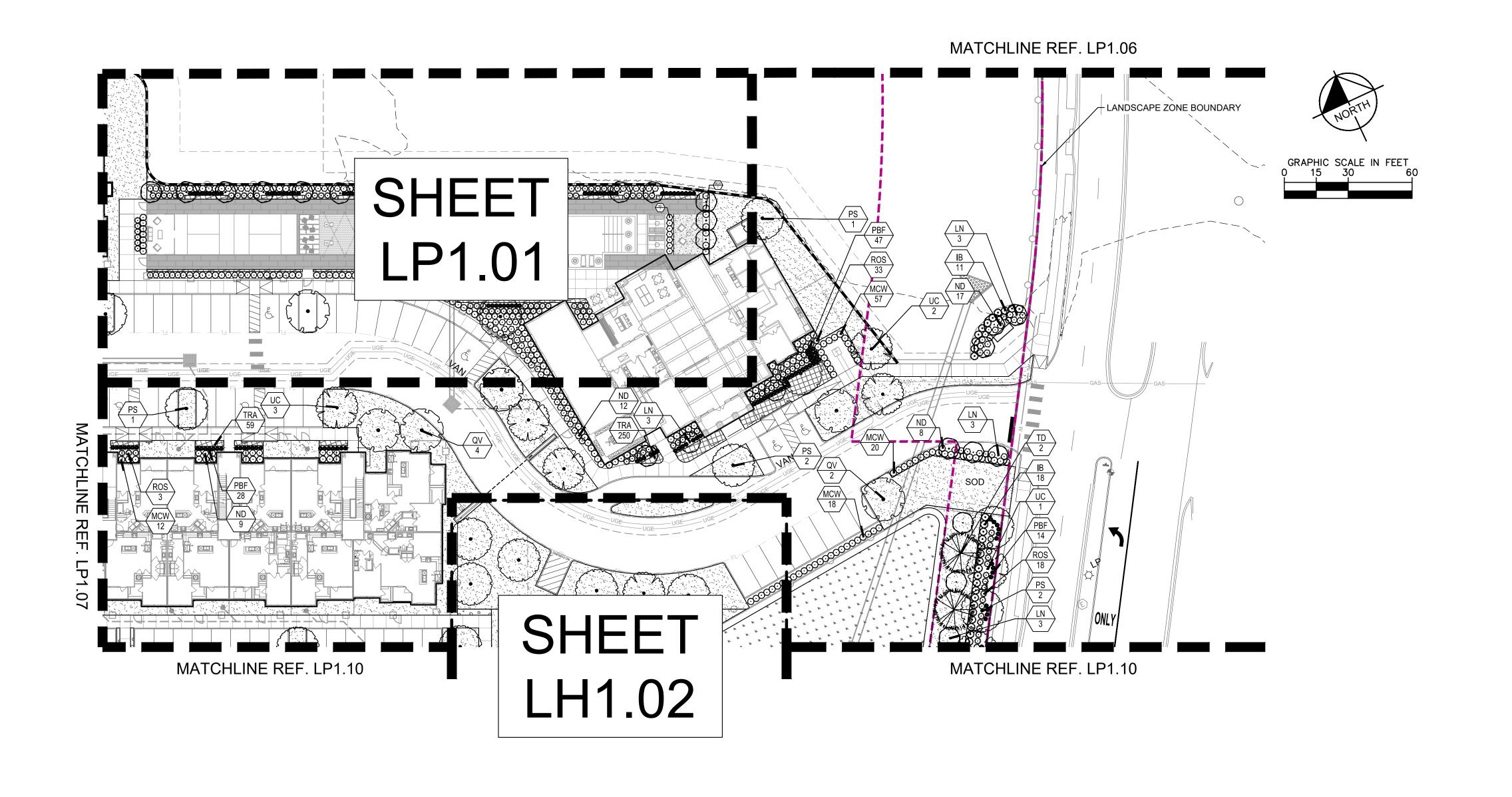
LITTLE BUNNY FOUNTAIN GRASS

SOD COMMON BERMUDA GRASS TRA ASIATIC JASMINE

, P (









PS MEXICAN SYCAMORE SOUTHERN LIVE OAK BALD CYPRESS UC CEDAR ELM

SYMBOL CODE COMMON NAME

ORNAMENTAL TREE

AR DRUMMOND RED MAPLE LN CRAPE MYRTLE NATCHEZ

BURFORD HOLLY WAX MYRTLE DWARF WAX MYRTLE **HEAVENLY BAMBOO** ROSEMARY

MUH PINK MUHLY NAS MEXICAN FEATHER GRASS LITTLE BUNNY FOUNTAIN GRASS

GROUND COVERS

DEC DECOMPOSED GRANITE ENH ENHANCED PLANTING SEED COMMON BERMUDA GRASS SOD COMMON BERMUDA GRASS TRA ASIATIC JASMINE

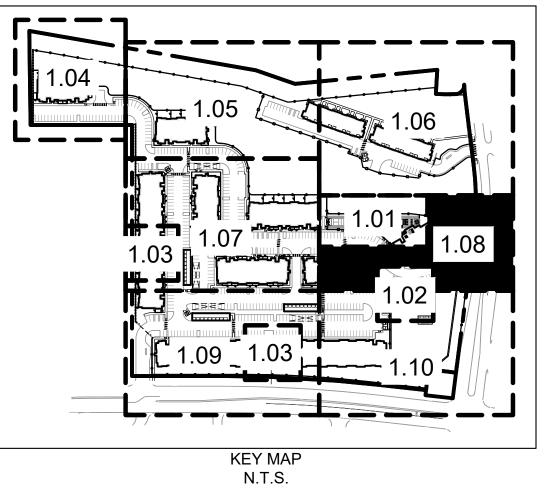


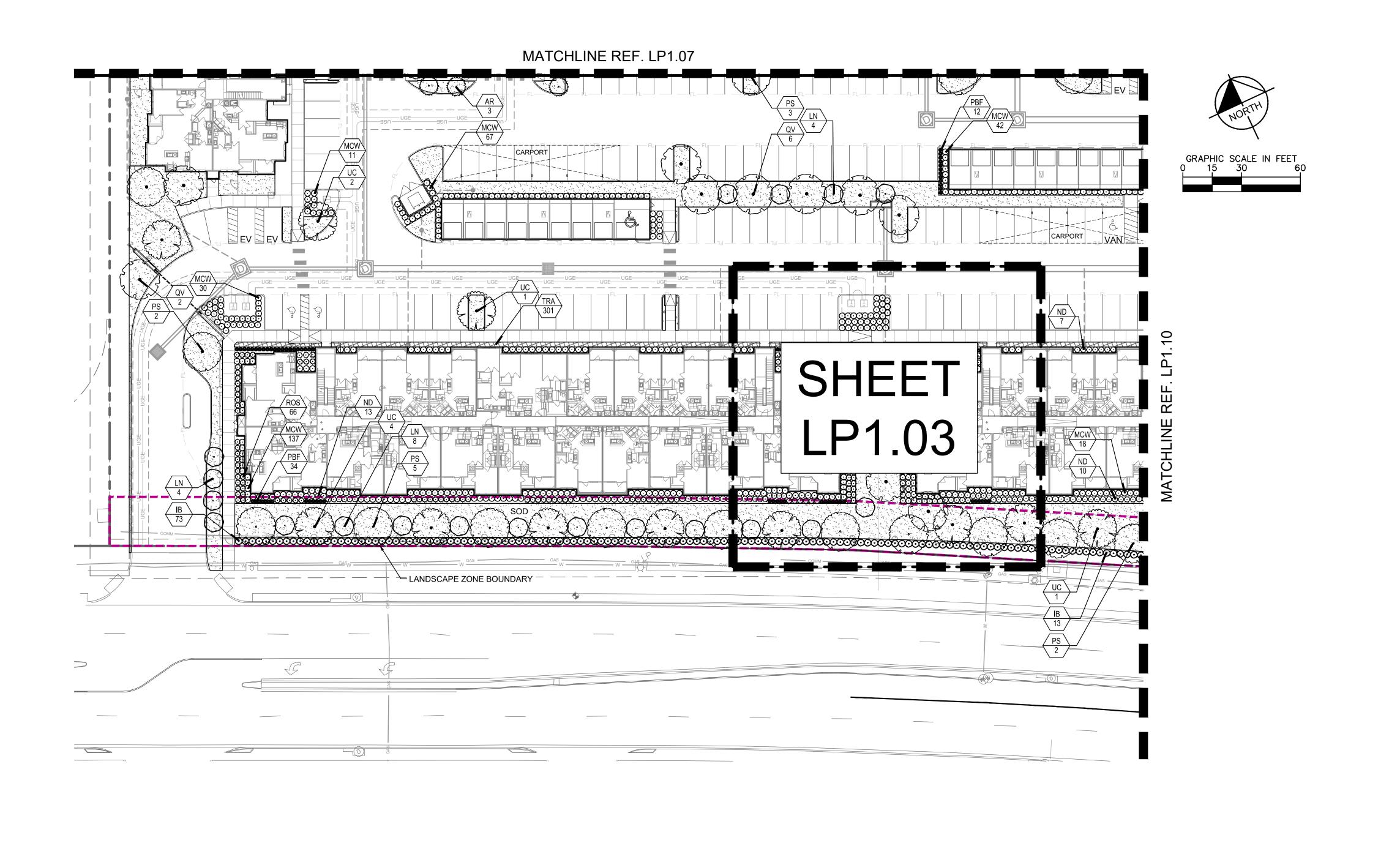
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BRYAN COPPERFIELD MULTIFAMILY

SHEET NUMBER

LP1.08







PS MEXICAN SYCAMORE

QV SOUTHERN LIVE OAK

TD BALD CYPRESS

UC CEDAR ELM

SYMBOL CODE COMMON NAME

ORNAMENTAL TREE

AR DRUMMOND RED MAPLE

 LN CRAPE MYRTLE NATCHEZ

SHRUBS

BURFORD HOLLY

MCW WAX MYRTLE

H MYR DWARF WAX MYRTLE

ND HEAVENLY BAMBOO

ROSEMARY

GRASSE

MUH PINK MUHLY

NAS MEXICAN FEATHER GRASS

LITTLE BUNNY FOUNTAIN GRASS

GROUND COVERS

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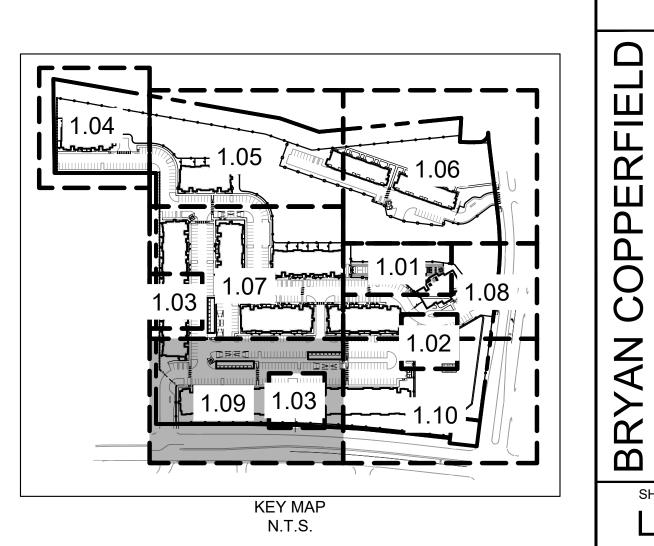
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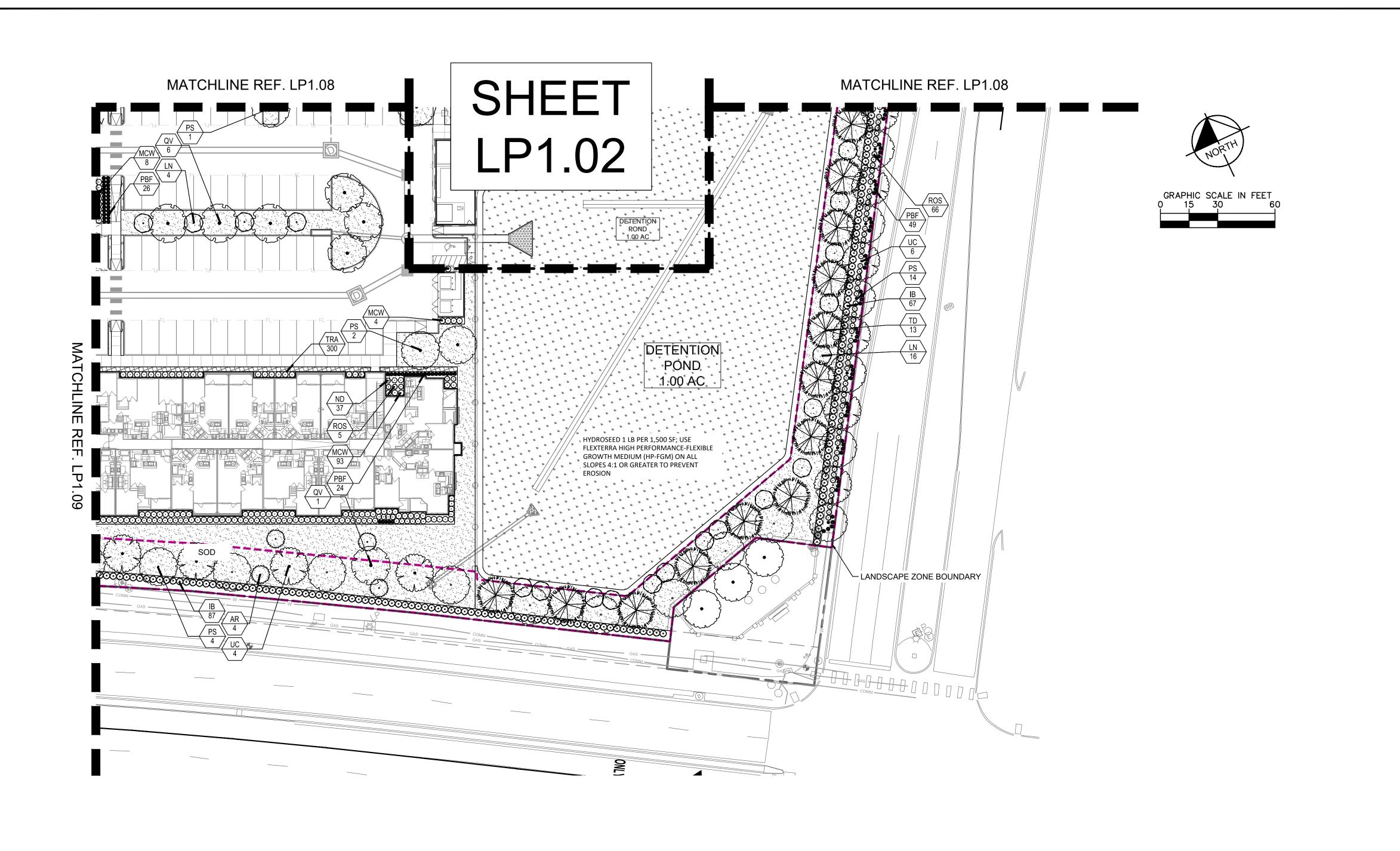
SCALE AS SHOWN
DESIGNED BY CMH
DRAWN BY AVW

ANTING PLAI (6 OF 7)

ULTIFAMILY
PREPARED FOR
EAL ESTATE PARTNERS
TEXAS

SLATE REAL E







PS MEXICAN SYCAMORE SOUTHERN LIVE OAK BALD CYPRESS UC CEDAR ELM

SYMBOL CODE COMMON NAME

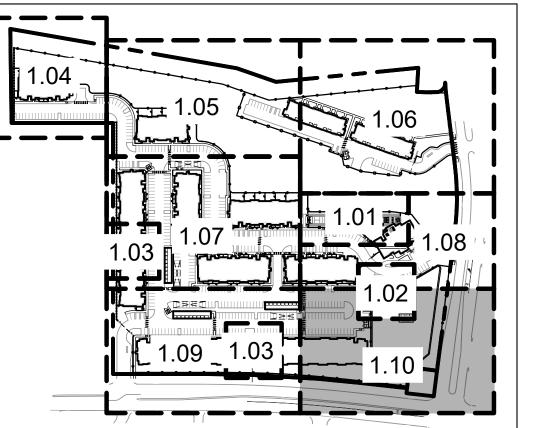
ORNAMENTAL TREE

DRUMMOND RED MAPLE LN CRAPE MYRTLE NATCHEZ

BURFORD HOLLY MCW WAX MYRTLE MYR DWARF WAX MYRTLE HEAVENLY BAMBOO

MUH PINK MUHLY NAS MEXICAN FEATHER GRASS LITTLE BUNNY FOUNTAIN GRASS

DEC DECOMPOSED GRANITE ENHANCED PLANTING SEED COMMON BERMUDA GRASS SOD COMMON BERMUDA GRASS TRA ASIATIC JASMINE



BRY KEY MAP N.T.S.

ates, Inc.	PLANT SCHEDULE								
Associo	SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SIZE	HEIGHT AND SPREAD	REMARKS
nley-Ho	{· · }	PS	71	PLATANUS MEXICANA	MEXICAN SYCAMORE	30 GAL	2" CAL. 8' HT MIN, 4' SPR MIN.		FULL, STRAIGHT, SINGLE LEADER
y to Kir	La Carred								
liability	grand,	QV	40	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	30 GAL	2" CAL. 8' HT MIN, 4' SPR MIN.		FULL, STRAIGHT, SINGLE LEADER
without	THE REPORT OF THE PARTY OF THE	TD	15	TAXODIUM DISTICHUM	BALD CYPRESS	30 GAL	3" CAL., 12'-14' HT, 7'-8' SPR		FULL, STRAIGHT, SINGLE LEADER
shall be	Company of the second								
s, Inc. s		UC	35	ULMUS CRASSIFOLIA	CEDAR ELM	30 GAL	2" CAL. 8' HT MIN, 4' SPR MIN.		FULL, STRAIGHT, SINGLE LEADER
sociates	ORNAMEN	NTAL TRE	<u>E</u>						
and As	3 • }	AR	18	ACER RUBRUM VAR. DRUMMONDII	DRUMMOND RED MAPLE	30 GAL	3" CAL., 12'-14' HT, 7'-8' SPR		FULL, STRAIGHT, SINGLE LEADER
/-Horn	John Markey								
y Kimle	(\cdot)	LN	96	LAGERSTROEMIA X 'NATCHEZ'	CRAPE MYRTLE NATCHEZ	3" CAL, 14` HT, 6` SPR			FULL, SINGLE LEADER
ation b	SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	REMARKS
d adapt	SHRUBS								
on and	600 C	IB	315	ILEX CORNUTA 'BURFORDII'	BURFORD HOLLY	36" HT, 30" SPR, 42" OC	42" O.C.	36" H X 30" W	FULL AND MATCHING
horizati	\odot	MCW	1,147	MYRICA CERIFERA	WAX MYRTLE	7 GAL	36" O.C.	3, X 3,	FULL AND MATCHING
en aut	(+)	MYR	10	MYRICA PUSILLA	DWARF WAX MYRTLE	24" HT, 18" SPR, 36" OC			FULL
t writt	\bigcirc	ND	426	NANDINA DOMESTICA	HEAVENLY BAMBOO	7 GAL	4` O.C.	36" HT. X 36" W,	FULL AND MATCHING
withou	* **	ROS	444	ROSMARINUS OFFICINALIS	ROSEMARY	7 GAL	3' O.C.	36" H X 36" W	FULL AND MATCHING
GRASSES GRASSES									
is docı	13000	MUH	44	MUHLENBERGIA CAPILLARIS	PINK MUHLY	3 GAL	24" O.C.	24" H X 24" W	FULL AND MATCHING
on th	• PANONONAN	NAS	34	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	18" HT, 24" OC	24" O.C.	18" HT. X 18" W.	FULL
eliance	SAME SAME	PBF	905	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	1 GAL	12" O.C.	12" HT. X 12" W,	FULL
roper r	SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SIZE	SPACING	REMARKS
dmi br	GROUND COVERS								
e of ar		DEC	980 SF	DECOMPOSED GRANITE	DECOMPOSED GRANITE	ROCK			EVEN MIX OF EVERGREEN AND DECIDUOUS
I. Reuse		ENH	104 SF	ENHANCED PLANTING	ENHANCED PLANTING	-			SHRUBS AND ORNAMENTAL GRASSES. NATIVE AND DROUGHT TOLERANT
ared	K K K K K		00 500 05	0.0.0					HYDROSEED 1 LB PER 1,500 SF; USE FLEXTERRA HIGH PERFORMANCE-FLEXIBLE

SEED

SOD

8" HT, 8" SPR, 18" OC

COMMON BERMUDA GRASS

COMMON BERMUDA GRASS

ASIATIC JASMINE

PLANT	SCHE	HEDULE LANDSCAPE ZONE				
SYMBOL	CODE	<u>QTY</u>	BOTANICAL NAME	COMMON NAME	S.F. VALUE	<u>TOTAL</u>
TREES						
	PS	29	PLATANUS MEXICANA	MEXICAN SYCAMORE	250	7,250
\\ \frac{2}{3}	QV	5	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	250	1,250
A STATE OF THE PARTY OF THE PAR	TD	15	TAXODIUM DISTICHUM	BALD CYPRESS	250	3,750
	UC	21	ULMUS CRASSIFOLIA	CEDAR ELM	250	5,250
ORNAMEN	ITAL TRE	<u>:E</u>				
Man o ke	AR	8	ACER RUBRUM VAR. DRUMMONDII	DRUMMOND RED MAPLE	100	800
\bigcirc	LN	40	LAGERSTROEMIA X 'NATCHEZ'	CRAPE MYRTLE NATCHEZ	100	4,000
SYMBOL	CODE	<u>QTY</u>	BOTANICAL NAME	COMMON NAME		
SHRUBS						
())	IB	315	ILEX CORNUTA 'BURFORDII'	BURFORD HOLLY	10	3,150
\odot	MCW	9	MYRICA CERIFERA	WAX MYRTLE	10	90
\bigcirc	ND	23	NANDINA DOMESTICA	HEAVENLY BAMBOO	10	230
***	ROS	84	ROSMARINUS OFFICINALIS	ROSEMARY	10	840
<u>GRASSES</u>						
Eding.	PBF	77	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	3	
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME		
GROUND (SOD	9,972 SF	CYNODON DACTYLON	COMMON BERMUDA GRASS		

OPOSED LANDSCAPE	26,610 SF
EXISTING TREES	34,400 SF
TOTAL	61,010 SF

CYNODON DACTYLON

TRACHELOSPERMUM ASIATICUM 'ASIATIC'

SEED 39,522 SF CYNODON DACTYLON

		REQUIRED	PROVIDED
	DSCAPE REQUIREMENTS 15% OF DEVELOPED AREA		34,400 EXISTING
',	403,814 X 15% = 60,573 SF REQUIRED LANDSCAPE	60,573 SF	26,610 PROPOSED 61,010 SF
2)	NOT LESS THAN 50% OF REQUIRED AREA SHALL BE TREES 60,573 SF X 50% = 30,287 SF HAS TO BE TREES	30,287 SF	56,700 SF
3)	NOT LESS THAN 50% TREES PLANTED SHALL BE CANOPY 30,287 SF X 50%= 15,144 / 250 = 61 CANOPY TREES	61 CANOPY TREES	70 CANOPY TREES
4)	ALL PARKING ISLANDS MUST HAVE A CANOPY TREE	YES	YES
SCR	EENING REQUIREMENTS		
3)	LANDSCAPE ELEMENTS BETWEEN PARKING LOTS AND PUBLIC RIGHTS-OF-WAY HELP TO DETERMINE THE PUBLIC REALM, ENHANCE THE APPEARANCE OF COMMERCIAL AND RETAIL ZONING DISTRICTS, AND MITIGATE THE VISUAL IMPACT OFO PARKING LOTS. SCREENING IS REQUIRED IN THE FOLLOWING CIRCUMSTANCES		
D.	METHODS OF SCREENING REQUIRED AS VISUAL BUFFERS ALONG STREET FRONTAGES:		
3)	DENSE SHRUBBERY OR HEDGE HAVING YEAR ROUND FOLIAGE. SHRUBS ARE TO BE PLANTED IN A LANDSCAPE STRIP OF AT LEAST SIX FEET IN WIDTH ARRANGED IN AN ALTERNATING/ STAGGERED PATTERN FORMED BY TWO ROWS, TWO FEET APART ON CENTER, EACH OF WHICH IS MADE UP OF SHRUBS THREE FEET ON CENTER.	YES	YES

PLANNED DEVELOPMENT LANDSCAPE REQUIREMENTS

		REQUIRED	PROVIDED
LAN	DSCAPE STANDARDS		
1)	LANDSCAPE SHALL BE REQUIRED TO SCREEN ANY MECHANICAL EQUIPMENT OR SERVICE AREAS FROM THE PUBLIC R.O.W. SCREENING OF SERVICE AREAS SHALL BE NO LESS THAN THE HEIGHT OF THE FACILITIES OR EQUIPMENT TO BE SCREENED. MASONRY SCREENING WALLS COMPATIBLE WITH BUILDING ARCHITECTURE MAY BE USED TO SCREEN SERVICE AREAS IN LIEU OF LANDSCAPING.	YES	YES
2)	THE USE OF NATIVE PLANT MATERIAL IS REQUIRED.	YES	YES
3)	ALL LANDSCAPE AREAS SHALL BE MAINTAINED BY THE PROPERTY OWNER.	YES	YES
4)	A VARIABLE WIDTH LANDSCAPE ZONE SHALL BE ESTABLISHED ALONG COPPERFIELD DRIVE AND BOONVILLE ROAD ROWs.	YES	YES
NAT	URAL AREA RESERVE		
1)	THE NATURAL AREA PRESERVE SHALL BE ESTABLISHED AROUND THE FLOODPLAIN, AS ESTABLISHED BY THE FEMA FLOOD STUDY, AND CREEK AREA. UNDERBRUSH CLEARING THAT DOES NOT REMOVE OR ENDANGER EXISTING TREES MAY BE PERFORMED.	YES	YES
2)	CLEARING MAY BE PERFORMED FOR THE INSTALLATION OF STORM DRAINAGE INFRASTRUCTURE, SITE UTILITIES REQUIRED FOR THE DEVELOPMENT, AND NEW EASEMENTS REQUIRED FOR THE PROPOSED DEVELOPMENT.	N/A	N/A
3)	ANY TREES REMOVED FOR THE INSTALLATION OF ITEMS LISTED ABOVE WILL BE REPLACED AT A RATIO OF 2:1 CALIPER INCHES.	N/A	N/A

FLEXTERRA HIGH PERFORMANCE-FLEXIBLE
GROWTH MEDIUM (HP-FGM) ON ALL SLOPES 4:1
OR GREATER TO PREVENT EROSION
SOD TO HAVE TIGHT, SAND FILLED JOINTS AND
BE FREE OF WEEDS.

FULL, 1 GALLON MIN.

Tree No.	Caliper In. Species	Landscape Zone -	Tree No.	Caliper In.	Species	Landscape Zone 🗸
4898	11 Post Oak	Yes	5465	5 8	3 ⊟m	Yes
5370	9 Cedar		5466	10) White Oak	Yes
5371	7 Cedar		5467	' {	3 ∃ m	Yes
5372	5 Cedar		5468	6	3 ∃m	Yes
5373			5469		3 Hackberry	Yes
5374			5470		6 ⊟m	Yes
5375	· ·		5471		3 White Oak	Yes
5378		Yes	5472		6 White Oak	Yes
5379		Yes	5473		6 White Oak	Yes
5380		Yes	5474		3 Hackberry	Yes
5381		Yes	5475) ∃m	Yes
5425			5476) White Oak	Yes
5432		Yes	5477) White Oak	Yes
5433		Yes	5478		2 Post Oak	
5434		Yes	5479		4 Post Oak	
5435		Yes	5489) ∃m	
5436		Yes	5491		3 ∃m	
5437		Yes	5498) ∃m	
5438 5430		Yes	5499 5500		4 Post Oak	Van
5439		Yes	5500) ∃m	Yes
5440 5441		Yes	5501		3 ∃m	Yes
5441 5445		Yes	5502 5504)⊟m Coder	Yes
5445 5446			5504 5506		3 Cedar 3 Healtharn	Voo
5447			5566 5566		2 Hackberry D Post Oak	Yes
5448			5567		6 Bm	
5449			5568		6 Post Oak	
5450			5569		6 Post Oak	
5 4 50	7 ⊟m 6 ⊟m		5570		6 Post Oak	
5452			5571 5571		6 Post Oak	
5453			5581) Post Oak	
5454			5582		3 Post Oak	
5455			5583		3 Post Oak	
5456			5584		3 Post Oak	
5457	•	Yes	5585		6 Post Oak	
5458		Yes	5586		6 Post Oak	
5459		Yes	5587		3 Post Oak	
5460		Yes	5588		6 ⊟m	
5461		Yes	5589		6 Post Oak	
5462		Yes	5605		2 Post Oak	
5463		Yes	5607) Post Oak	
5464	•	Yes	5617) Hackberry	
			5632		3 ⊟m	
			5633	. (6 Mesquite	



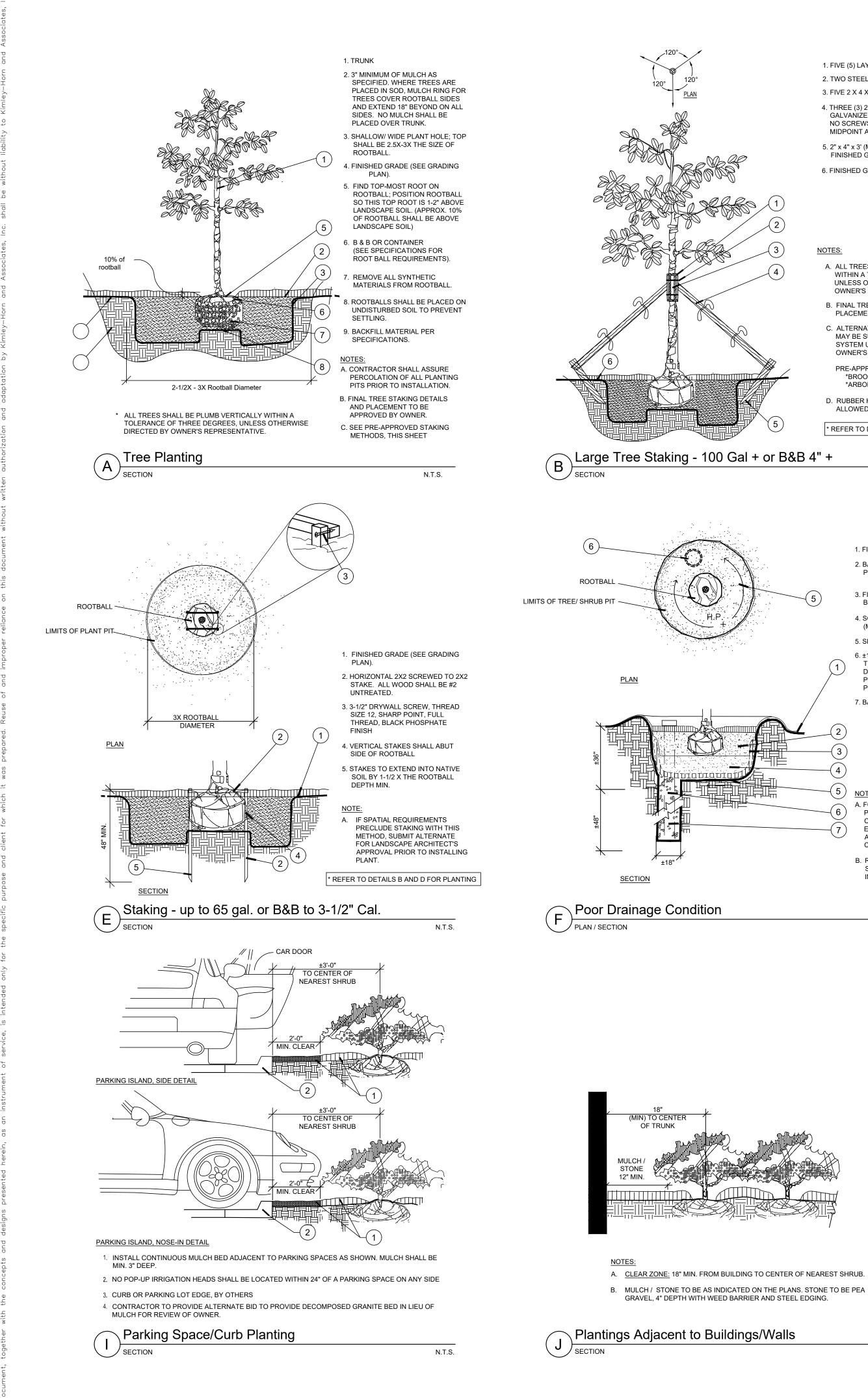
ANDSCAPE CODE AND SCHEDULE

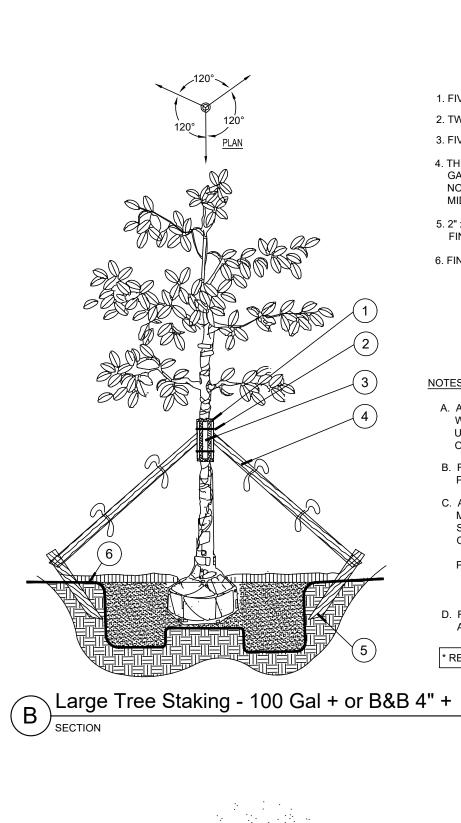
BRYAN COPPERFIELD

MULTIFAMILY

PREPARED FOR

SLATE REAL ESTATE PARTNERS





(MIN) TO CENTER

A. <u>CLEAR ZONE:</u> 18" MIN. FROM BUILDING TO CENTER OF NEAREST SHRUB.

GRAVEL, 4" DEPTH WITH WEED BARRIER AND STEEL EDGING.

1. FIVE (5) LAYERS OF BURLAP TO PROTECT TRUNK 2. TWO STEEL BANDS TO SECURE BATTENS 3. FIVE 2 X 4 X 18"L WOOD BATTENS 4. THREE (3) 2" X 8' LODGE POLES. DRILL, USING GALVANIZED SCREWS, TO BATTENS AND 2" X 4" STAKES. NO SCREWS SHALL PENETRATE TREE. FLAG AT MIDPOINT AND AT BASE. 5. 2" x 4" x 3' (MIN), P.T. WOOD STAKES BURIED 3" BELOW FINISHED GRADE. 6. FINISHED GRADE (SEE GRADING PLAN)

A. ALL TREES SHALL BE PLUMB VERTICALLY WITHIN A TOLERANCE OF THREE DEGREES, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE. B. FINAL TREE STAKING DETAILS AND

PLACEMENT TO BE APPROVED BY OWNER. C. ALTERNATE TREE ANCHORING SYSTEMS MAY BE SUBSTITUTED FOR WOOD STAKING SYSTEM UPON APPROVAL BY OWNER OR OWNER'S REPRESENTATIVE

*BROOKS TREE BRACE SYSTEM *ARBOR TIE TREE BRACING D. RUBBER HOSE/WIRE SYSTEMS ARE NOT ALLOWED.

PRE-APPROVED SYSTEMS:

1. FINISH GRADE

2. BACKFILL WITH PREPARED

PLANTING SOIL MIX AS SPECIFIED.

3. FILTER CLOTH, MIRAFI 500X OR

4. SOIL MIX COMBINED WITH 30%

6. ±18"¢ AUGURED HOLE PENETRATE THROUGH OCCLUDING LAYER A DEPTH OF 7' TO ASSURE PROPER

PERCOLATION. INSTALL 4" PVC

7. BACKFILL WITH 1/2" - 3/4" GRAVEL.

(MIN.) EXPANDED SHALE.

5. SLOPE BOTTOM TO DRAIN

PIPE WITH VENTED CAP.

A. FOR A PARKING ISLAND PLANTING SITUATION,

B. REFER TO WRITTEN

INFORMATION.

CONTRACTOR TO BACKFILL

ENTIRE LENGTH OF PLANTING

AREA TO WITHIN 6" OF BACK OF

CURB OR EDGE OF PAVEMENT.

SPECIFICATIONS FOR ADDITIONAL

* REFER TO DETAILS A AND D FOR PLANTING

N.T.S.

VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNER'S ∖ Shrub / Groundcover Planting

ELEVATION

CONNECTION

Tree/Shrub Protector

* ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB

2X Rootball Diameter

BEST FACE OF SHRUB/

REFER TO PLANT

GROUNDCOVER TO FACE

FRONT OF PLANTING BED.

SCHEDULE FOR SPACING

MAINTAIN 12" DEAD ZONE

AT BED EDGE (TYP) ~

NOTES:

1. FIND POINT WHERE TOPMOST ROOT EMERGES FROM TRUNK WITHIN 2" OF SURFACE. CLEAR EXCESS SOIL IF NECESSARY.

2. TOP 10% OF SHRUB AND GROUNDCOVER ROOTBALLS TO BE PLANTED ABOVE THE LANDSCAPE GRADE. DO NOT COVER EXPOSED 10% ON SIDES WITH SOIL.

3. PRUNE ALL LIKE SHRUBS WITHIN A PLANTED MASS TO ACHIEVE A UNIFORM MASS/HEIGHT. 4. 3" MINIMUM MULCH AS SPECIFIED DO NOT COVER ENTIRE SHRUB ROOTBALL OR CREATE 'WATER RINGS' ONLY COVER SIDES OF ROOTBALL WITH MULCH

5. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED. 6. FINISHED GRADE (SEE GRADING

> PLAN). . 12" DEPTH PREPARED PLANTING SOIL AS SPECIFIED. NOTE: WHEN GROUND- COVERS AND SHRUBS USED IN MASSES, ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED.

8. SCARIFY ROOTBALL SIDES AND BOTTOM.

1. 6'H "PERIMETER PLUS" CONSTRUCTION

OWNER'S REPRESENTATIVE APPROVED

EQUAL. SUBMIT PRODUCT INFORMATION

FOR APPROVAL PRIOR TO INSTALLATION.

PRESSURE TREATED WOOD POSTS WITH

FENCE BY CONWED PLASTICS OR

2. 8' TALL METAL "T" POSTS OR 2" x 2" X 8'

A. POST SELECTION SHOULD BE BASED ON

EXPECTED STRENGTH NEEDS AND THE

LENGTH OF TIME FENCE WILL BE IN PLACE.

EVENTS AND CROWD CONTROL INSTALLATIONS.

METAL "T" POSTS OR TREATED WOOD POSTS ARE TYPICALLY USED FOR CONSTRUCTION

GROUND TO A DEPTH OF 1/4 OF THE HEIGHT

OF THE POST. FOR EXAMPLE, A 8' POST

SHOULD BE SET AT LEAST 2' INTO THE

C. SPACE POSTS EVERY 6' (MIN.) TO 8' (MAX.).

D. SECURE FENCING TO POST WITH NYLON

CABLE TIES (AVAILABLE FROM CONWED

PLASTICS). WOOD STRIPS MAY BE ALSO BE

AND PROTECTION BETWEEN TIES AND POSTS.

NOTE: IF WIRE TIES ARE USED, AVOID DIRECT CONTACT

WITH FENCE. WIRE MAY DAMAGE FENCE OVER TIME.

USED TO PROVIDE ADDITIONAL SUPPORT

FLEXIBLE FIBERGLASS ROD POSTS ARE

RECOMMENDED FOR PARKS, ATHLETIC

24" BURIAL BELOW GRADE.

AND OTHER APPLICATIONS.

GROUND.

B. POSTS SHOULD BE DRIVEN INTO THE

EXISTING GRADE (DASHED) 3X Rootball Diameter * ALL TREES SHALL BE PLUMB VERTICALLY WITHIN A TOLERANCE OF THREE DEGREES, UNLESS OTHERWISE DIRECTED BY

OWNER'S REPRESENTATIVE.

3. SHALLOW/ WIDE PLANT HOLE; TOP SHALL BE 3X THE SIZE OF ROOTBALL. FINISHED GRADE (SEE GRADING PLAN). 5. FIND TOP-MOST ROOT ON ROOTBALL; POSITION ROOTBALL SO THIS TOP ROOT IS 1-2" ABOVE LANDSCAPE SOIL.

(APPROX. 10% OF ROOTBALL SHALL BE ABOVE LANDSCAPE SOIL) 6. BERM SOIL SO THAT TOP OF BERM IS JUST BELOW THE TOP 10% OF THE TOP OF THE ROOTBALL. SLOPE DOWNHILL PORTION OF BERM AS REQUIRED TO MEET EXISTING GRADE.

SLOPE SHALL NOT EXCEED 3:1 SLOPE. 7. B & B OR CONTAINER REMOVE ALL SYNTHETIC MATERIALS FROM ROOTBALL. (SEE SPECIFICATIONS FOR

OTHER ROOT BALL REQUIREMENTS) 8. ROOTBALLS SHALL BE PLACED ON

UNDISTURBED SOIL TO PREVENT SETTLING.

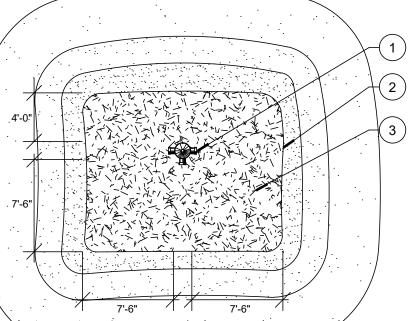
PLACEMENT TO BE APPROVED BY

N.T.S.

A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION. B. FINAL TREE STAKING DETAILS AND

C. SEE PRE-APPROVED STAKING METHODS, THIS SHEET

Planting on a Slope



2. NO PLANT MATERIAL SHALL BE PLACED WITHIN SHOWN LIMITS OF ALL

N.T.S.



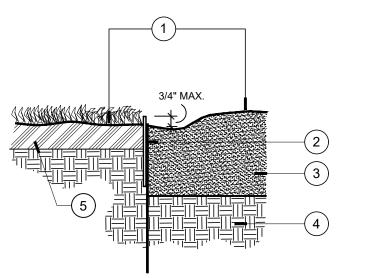
CROWN ISLANDS @ 5:1 SLOPES (OR AS SPECIFIED ON THE LANDSCAPE PLANS).

MEDIANS ADJACENT TO PARKING SPACES.

WHEN LIME STABILIZED SOIL IS ENCOUNTERED, EXCAVATE PER SPECIFICATIONS.
PROTECT AND RETAIN ALL CURBS AND BASE. COMPACTED SUBGRADE TO REMAIN FOR STRUCTURAL

ALL ISLANDS SHALL UTILIZE POOR DRAINAGE DETAIL WHEN PERCOLATION RATES ARE 2" PER HOUR OR

Planted Parking Lot Islands / Medians



1. DIFFERENT PLANTING TREATMENTS. 2. METAL EDGING

N.T.S.

3. BED SOIL. 12" MINIMUM DEPTH. REF: NOTES AND/OR SPECS FOR MIX. & DEPTH. 4. NATIVE SOIL

5. 4" TOPSOIL. REF: NOTES AND/OR SPECS FOR MIX. & DEPTH.

Steel Edging

 $\mathbf{\Omega}$

 \Box

SHEET NUMBER LP1.12

'FRONT' OF HYDRANT (TOWARDS CURB)

FIRE HYDRANT

PROPOSED OR EXISTING FIRE HYDRANTS. CONTRACTOR SHALL ADJUST PLANT MATERIAL SO THAT NO CONFLICTS WITH FIRE HYDRANTS OCCUR ON SITE. 3. PROVIDE A MULCH, 3" DEPTH MIN., SURROUNDING AREA INDICATED.

∖ Fire Hydrant Clear Zone

3. 1" MIN VERTICAL CLEARANCE, TOP OF CURB TO TOP OF MULCH.

SUPPORT OF CURB SYSTEM (TYP).

PLANTER ISLAND NOTES:

CLEAR ZONE: 36" MIN. FROM BACK OF CURB TO CENTER OF NEAREST SHRUB. CLEAR ZONE SHALL CONTAIN 3" CONTINUOUS MULCH OR TURF, SEE PLANS. SEE DETAIL II' FOR PLANTER

GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

A. SCOPE OF WORK

- 1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.
- 2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED WHERE HEAT WILL DAMAGE ANY PLANT. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/ OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS (\$100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

D. MATERIALS

1. GENERAL

MATERIALS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL. UPON SUBMITTALS' APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL SUBMITTAL

MULCH PRODUCT DATA

TOPSOIL MIX AMENDMENT MIX/ PRODUCT DATA/ TEST RESULTS

PLANTS PHOTOGRAPHS OF ONE (1) OF EACH SPECIES (OR TAGGED IN NURSERY)

FERTILIZER PRODUCT DATA
INNOCULANT PRODUCT DATA
HERBICIDE PRODUCT DATA

STAKING/GUYINGFOR ALTERNATE TO DETAILS: SEND PRODUCT DATA, DETAIL CLIENT-REQUESTED TAGGING MAY SUBSTITUTE PHOTOS.

2. PLANT MATERIALS INDICATE SIZES (HEIGHT/WIDTH) AND QUALITY PER SPEC.

- A. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, LATEST EDITION, PUBLISHED BY THE AMERICAN STANDARD NURSERY STOCK. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM OWNER OR OWNER'S REPRESENTATIVE. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE OWNER'S REPRESENTATIVE.
- B. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.
- C. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY; SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

E. SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, TOPSOIL MIX)

- 1. ALL PLANTING BED PIT BACKFILL AREAS TO BE PREPARED USING COMPOST, SHARP SCREENED SAND AND EXPANDED SHALE BY SOIL BUILDING SOLUTIONS, LIVING EARTH, OR APPROVED EQUAL. TILL SOIL AMENDMENTS INTO EXISTING SOIL TO DEPTHS PER PLANTING DETAILS (12" DEPTH MIN). FINISHED GRADES OF PLANTING BEDS TO BE 1" BELOW FINISHED GRADE OF ADJACENT CONCRETE MOW STRIP OR AS SHOWN ON GRADING PLAN. PLANTING BED PIT SOIL SHALL BE A MIXTURE OF APPROXIMATELY 50% WEED-FREE EXISTING SOIL, 35% COMPOST, 10% EXPANDED SHALE, AND 5% SCREENED SHARP SAND. 98.5% OF THE PLANTING BED PIT SOIL PARTICLES WILL PASS THROUGH A 1/2 INCH SCREEN AND 99% OR MORE SHALL PASS THROUGH A 3/4 INCH SCREEN. COLOR TO BE A MEDIUM BROWN WITH A WEIGHT OF 1900-2250 LBS. PER CUBIC YARD (DEPENDING ON THE MOISTURE CONTENT).
- 2. ALL SOD AND SEED AREAS TO BE PREPARED USING COMPOST AND SHARP SCREENED SAND, BY SOIL BUILDING SOLUTIONS, LIVING EARTH, OR APPROVED EQUAL. TILL SOIL AMENDMENTS INTO EXISTING SOIL TO DEPTHS PER PLANTING DETAILS (4" DEPTH MIN.). TOPSOIL SHALL BE A MIXTURE OF APPROXIMATELY 50% WEED-FREE EXISTING SOIL (IF AVAILABLE), 40% COMPOST, AND 10% SHARP SCREENED SAND. IF THERE IS INSUFFICIENT EXISTING TOPSOIL, CONTRACTOR SHALL BE RESPONSIBLE FOR NECESSARY IMPORT. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, pH RANGE OF 6.0-6.5 WITH 25% (MIN) ORGANIC MATERIAL, 50% (MIN) LOAM MATERIAL, AND FREE OF TRASH, DEBRIS, STONES, WEEDS AND TWIGS/BRANCHES. THE PARTICLE SIZES SHALL BE SUCH THAT 98.5% OF THE TOPSOIL WILL PASS THROUGH A 1/2 INCH SCREEN AND 99% OR MORE SHALL PASS THROUGH A 3/4 INCH SCREEN. IF EXISTING TOPSOIL IS TO BE UTILIZED ONSITE, THE TOPSOIL SHALL BE REVIEWED/APPROVED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR TO SUBMIT SAMPLES IN 1 GAL. (MIN) CONTAINER.
- 3. THE CONTRACTOR SHALL REESTABLISH ANY ADDITIONAL DISTURBED AREAS NOT SHOWN ON THE PLANS WITH A FULL COVERING OF SOD OR SEED. THE CONTRACTOR SHALL PROVIDE 4" DEPTH (MIN) PREPARED TOPSOIL IN ALL AREAS TO RECEIVE SEED OR SOD AT NO ADDITIONAL COST.
- 4. TREE PLANTING PITS SHALL BE BACKFILLED WITH COMPOST BY SOIL BUILDING SOLUTIONS, LIVING EARTH OR APPROVED EQUAL AND NATIVE SOIL. THE TOP 1/3 OF EACH TREE PIT SHALL RECEIVE BACKFILL MATERIAL OF 80% WEED FREE NATIVE SOIL AND 20% COMPOST. THE BOTTOM 2/3 OF EACH TREE PIT SHALL RECEIVE BACKFILL MATERIAL OF 100% WEED FREE NATIVE SOIL.
- 5. EXISTING SOIL USED IN PLANT BACKFILL AND TOPSOIL PREP SHALL BE REASONABLY FREE OF STONES, LIME, LUMPS OF CLAY, ROOTS AND OTHER FOREIGN MATTER. EXISTING SOIL SHALL HAVE A MINIMUM ORGANIC COMPOSITION OF 25% AND THE ACIDITY SHALL BE BETWEEN 5.0 AND 7.0 ph. CONTRACTOR SHALL SUBMIT A 1 GAL. MINIMUM SAMPLE OF THE EXISTING SOIL TO AN APPROVED TESTING FACILITY TO VERIFY COMPOSITION, ACIDITY AND ORGANIC CONTENT.
- 6. IF SOIL FAILS TO ACHIEVE THE AFOREMENTIONED pH AND ORGANIC COMPOSITION QUANTITIES, THE CONTRACTOR SHALL TILL AN ADEQUATE AMOUNT OF COMPOST IN TO THE EXISTING SOIL UNTIL IT MEETS THE REQUIREMENTS PRIOR TO COMBINING WITH OTHER SPECIFIED SOIL AMENDMENTS.

- 7. CONTRACTOR TO SUBMIT SAMPLES OF SOIL MIXTURE AND AMENDMENTS FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.
- 8. WHERE LIME STABILIZED SOIL IS ENCOUNTERED, LAWN AREAS SHALL BE EXCAVATED TO A DEPTH OF 12", PLANT BEDS SHALL BE EXCAVATED TO A DEPTH OF 24", AND TREE PITS SHALL BE EXCAVATED TO A DEPTH OF 36", AND BACKFILLED WITH CLEAN NATIVE SOIL (E.5) AND APPROVED PLANTING SOIL (E.1-4), UNLESS OTHERWISE SPECIFIED IN GEOTECH REPORT.

F. WATER

WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC.. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

*WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

G. FERTILIZER

CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

*FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. MULCH

ALL PLANTING BED TO BE TOP DRESSED WITH A MINIMUM OF 3" "RUSTIC CUT HARDWOOD MULCH" BY SOIL BUILDING SOLUTIONS OR LIVING EARTH (OR APPROVED EQUAL) WITH A pH RANGE OF 6.5-8.5 AND SHALL BE FREE OF MAN-MADE FOREIGN MATTER, LUMBER, TREATED MATERIALS, PALLETS, GRASS AND LEAVES. NO PARTICLE SIZE SHOULD EXCEED 3.5" IN LENGTH.

I. DIGGING AND HANDLING

- 1. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.
- 2. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.
- 3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS, COMPLYING WITH AMERICAN STANDARD FOR NURSERY PLANTS, CURRENT EDITION. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT DURING TRANSPORTATION AND PRIOR TO PLANTING.
- 4. PROTECTION OF PALMS (IF APPLICABLE): ONLY A MIN. OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MIN. OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER PALM PLANTING DETAIL.
- 5. EXCAVATION OF TREE PITS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES, HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB BASES.

J. CONTAINER GROWN STOCK

- ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.
- 2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.
- 3. PLANT ROOTS BOUND IN CONTAINERS ARE NOT ACCEPTABLE.
- 4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED WITHOUT WRITTEN APPROVAL IS OBTAINED FROM THE OWNER OR OWNER'S REPRESENTATIVE.

K. COLLECTED STOCK

WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED BY THE OWNER OR OWNER'S REPRESENTATIVE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

L. NATIVE STOCK

PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY RE-ESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

M. MATERIALS LIST

QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO BIDDING OR INSTALLATION. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE

N. FINE GRADING

- FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, UNLESS OTHERWISE NOTED.
- 2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.
- 3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL

O. PLANTING PROCEDURES

- 1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.
- 2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL NATIONAL ONE CALL 811 TO LOCATE UTILITIES.
- 3. SUBGRADE EXCAVATION: CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED ROCK AND ROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36". CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF ROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND ADEQUATE PERCOLATION CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE PLANTING DETAIL THAT ADDRESSES POOR DRAINAGE.
- 4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY/GROWING SITE.
- 5. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES, METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.
- 6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.
- 7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER PERCOLATION. IF POOR PERCOLATION EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN.
- 8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.
- 9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION E OF THESE SPECIFICATIONS.
- 10. TREES SHALL BE SET WITH ROOT BALL CENTERED IN PLANTING PIT WITH ROOT FLARE 2"
 ABOVE ADJACENT SOIL ELEVATION. SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION
 THAT, AFTER SETTLEMENT, THE TOP OF ROOT BALL SHALL BE EVEN WITH TOP OF
 PLANTING BED. PLANTING SOIL MIXTURE SHALL BE BACKFILLED, THOROUGHLY TAMPED
 AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).
- 11. AMEND PINE AND OAK PLANT PITS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT PITS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL FOR SOILNOC SRT ADVANCED MYCORRHIZAL INOCULUM (OR EQUAL) PRIOR TO INOCULATION.
- 12. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE, ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, BASKETS, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.
- 13. PRUNING: TREES SHALL BE PRUNED, AT THE DIRECTION OF THE OWNER OR OWNER'S REPRESENTATIVE, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY LICENSED ARBORIST, IN ACCORDANCE WITH ANSI A-300.
- 14. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 12", REMOVE AND DISPOSE ALL DEBRIS AND MIX TO ACHIEVE SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.
- 15. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.
- 16. MULCHING: PROVIDE A THREE INCH (MINIMUM) LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE PIT PLANTED UNDER THIS CONTRACT.
- 17. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

P. LAWN SODDING/ SEEDING

- 1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.
- 2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, DEBRIS, HAVE SOIL PREPARED PER SECTION E, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.
- 3. SOIL PREPARATION: ALL SOIL TO BE PREPARED PER SECTION E.

4. SODDING:

- A. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.
- B. THE SOD SHALL BE CERTIFIED TO MEET AMERICAN STANDARD FOR NURSERY STOCK SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.
- C. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A 24 INCH STONE / MULCH STRIP SHALL BE PROVIDED REFER TO DETAILS. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.
- D. CONTRACTOR SHALL REFERENCE PLANTING SCHEDULE FOR SEEDING VARIETY AND RATES.
- E. IF SEED INSTALLATION FALLS BETWEEN SEPTEMBER 16TH AND MARCH 14TH, THE CONTRACTOR SHALL INSTALL EITHER SOD OR A COLD SEASON VARIETY SEED MIX, SUCH AS WINTER RYE. IF A COOL SEASON VARIETY MIX IS INSTALLED BETWEEN SEPTEMBER 16TH AND MARCH 14TH, THE CONTRACTOR SHALL RESEED THE AREA WITH THE ORIGINAL SPECIFIED SEED MIX PER THE PLANS AND SPECIFICATIONS BETWEEN MARCH 15TH AND SEPTEMBER 15TH.
- DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

2. LAWN MAINTENANCE:

- A. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADING IF NECESSARY).
- B. CONTRACTOR RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.
- C. CONTRACTOR SHALL REESTABLISH 95% (MIN) COVERAGE FOR ALL DISTURBED AREAS OF VEGETATION WITHIN 60 DAYS OF SUBSTANTIAL COMPLETION. CONTRACTOR SHALL PROVIDE SEED AND/OR SOD THAT MATCHES THE ADJACENT LAWN AREA.

Q. CLEANUP

UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM-CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

R. PLANT MATERIAL MAINTENANCE

ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. MAINTENANCE AFTER THE CERTIFICATION OF ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIOD OF 90 CALENDAR DAYS COMMENCING AFTER ACCEPTANCE.

S. MAINTENANCE (ALTERNATE BID ITEM)

CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE FOR MAINTENANCE FOLLOWING THE INITIAL 90-DAY MAINTENANCE PERIOD ON A COST-PER-MONTH BASIS.

T. FINAL INSPECTION AND ACCEPTANCE OF WORK

FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

U. WARRANTY

- 1. THE LIFE AND SATISFACTORY CONDITION OF ALL 1 GALLON AND LARGER PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.
- 2. THE LIFE AND SATISFACTORY CONDITION OF ALL OTHER PLANT MATERIAL (INCLUDING SOD) INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.
- 3. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED UNDER "PLANTING", AT NO ADDITIONAL COST TO THE OWNER.
- 4. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE (AND IRRIGATION) MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER, AND SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH. IT IS SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.

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SCALE AS SHOWN
DESIGNED BY CMH
DRAWN BY AVW

PLANTING PECIFICATIONS

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EPARED FOR
ESTATE PARTNERS

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