

Date Revised	Description

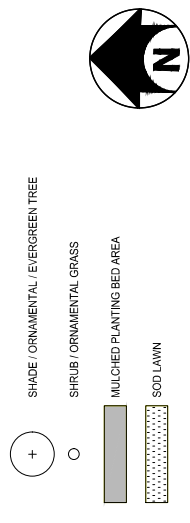


LANDSCAPE NOTES:

- ALL PLANTS MUST BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
- STANDARDS SET FORTH IN AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1 (LATEST EDITION), REPRESENT GUIDE LINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
- ALL PLANTS MUST BE HARDY UNDER CLIMATE CONDITIONS THAT EXIST AT THE PROJECT SITE AND GROWN AT A NURSERY AT THE SAME HARDINESS ZONE AS THE PROJECT LOCATION.
- NO SUBSTITUTIONS SHALL BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL OF OWNERS REPRESENTATIVE.
- ALL TREES MUST BE STRAIGHT TRUNKED, INJURY FREE, AND FULL HEADED.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
- ANY DISCREPANCY WITH QUANTITIES, LOCATIONS AND/OR FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- MULCH ALL ISLANDS AND PLANTINGS IN LAWN AREAS WITH DOUBLE HARDWOOD BARK MULCH, MULCH SHALL BE AGED A MIN. OF ONE (1) YEAR FOR PARTIAL DECOMPOSITION. IT SHALL BE SCREENED TO EXCLUDE PARTICLES LARGER THAN ONE (1) INCH IN DIAMETER. MATERIAL SHALL BE COMPOSED OF BARK AND HAVE A LOW WOOD CONTENT WITH NO HIDDEN WOODS FROM CONSTRUCTION DEBRIS. PALLET OR PRESURE TREATED LUMBER AND WOOD OR FENCE MATERIALS SHALL BE SCREENED TO REMOVE NAILS AND OTHER DEBRIS. MULCH DEPTH SHALL BE FOUR (4) INCHES UNLESS OTHERWISE SPECIFIED. MULCH SHALL BE 80% ANCHORED.
- ANY PLANT WHICH DIES, TURNS BROWN, OR DEFOLIATES PRIOR TO FINAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY AND SIZE MEETING ALL PLANT LIST SPECIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANT MATERIALS INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FEERTIZING, AND REMOVAL OF STAKES AND GUYS) AND LAWN AREAS UNTIL FINAL ACCEPTANCE BY THE OWNER.
- THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR. IF A PLANT DIES OR DEFOLIATES, THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE THE END OF THE GUARANTEE PERIOD.
- ALL AREAS DISTURBED BY UTILITY INSTALLATION AND SITE GRADING ACTIVITY SHALL RECEIVE APPROVED TOPSOIL (TO A COMPACTED DEPTH OF FOUR (4) INCHES, UNLESS OTHERWISE SPECIFIED BY THE GOVERNING MUNICIPALITY), BE FINE GRODED, SEEDED, MULCHED AND WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
- ALL TOPSOIL SHALL BE SCREENED LOW SURFACE SOIL, FREE OF STONES AND SHALL HAVE THE FOLLOWING MINIMUM REQUIREMENTS:
 - AN ORGANIC CONTENT OF 6-12%
 - SOIL PARTICLES OF 0.075" (NO. 20) OR LESS
 - MAXIMUM CLAY CONTENT OF 15.00%
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING, AT THEIR EXPENSE, A CERTIFIED SOIL TEST DATA, INCLUDING:
 - PH FACTOR.
 - MECHANICAL ANALYSIS, INCLUDING SIEVE ANALYSIS PROVIDING SEPARATE SAND, SILT AND CLAY PERCENTAGES.
 - PERCENTAGE OF ORGANIC CONTENT BY WEIGHT.
 - NUTRIENT LEVELS INCLUDING NITROGEN, PHOSPHORUS AND POTASSIUM.
- SHOULD TESTS AND ANALYSIS INDICATE THAT SOIL PROPOSED FOR USE IS DEFICIENT IN ANY OF THE ABOVE REQUIREMENTS, A SYSTEM OF AERIATING MAY BE PROPOSED FOR APPROVAL. ANY SYSTEM PROPOSED SHALL PROVIDE FOR AN ACIDITY RANGE OF PH 5.5 TO 7.8 INCLUSIVE.
- COMPOST SHALL MEET THE FOLLOWING MINIMUM REQUIREMENTS:
 - MOISTURE CONTENT OF 35-50% (WET WEIGHT BASIS)
 - LOOSE AND FRABLE WITH MOISTURE CONTENT OF 55-60% (WET WEIGHT BASIS)
 - PARTICLE SIZE SHALL BE <1/2 INCH (100% PASSING)
 - SOLUBLE SALTS CONCENTRATION SHALL BE <4.0 MMHOS/CM (DSM), MAXIMUM
 - PH RANGE OF 6.0-6.5
- PLANTING W/UT FOR PLANT PITS SHALL BE COMPOSED OF (2) PARTS APPROVED IMPORTED OR ON-SITE SCREENED TOPSOIL AND (1) PART COMPOST.
- LOCATIONS OF EXISTING BURIED UTILITIES SHOWN ON THE PLAN ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY EXCAVATION WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES AND SITE APPURTENANCES, ETC., WHICH OCCURS AS A RESULT OF THE LANDSCAPE INSTALLATION.
- THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PLANT MATERIAL PER DETAILS, ANY DEVIATIONS FROM THE DETAILS SHALL BE APPROVED BY THE OWNERS REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- SEE SHEET CSM FOR LANDSCAPE DETAILS.
- UPON FINAL ACCEPTANCE OF THE LANDSCAPE INSTALLATION, THE OWNER WILL ASSUME MAINTENANCE OF THE LANDSCAPED AREAS.
- EXISTING TREES TO REMAIN SHALL BE PROTECTED BY INSTALLING A TEMPORARY FENCE AT THE OUTER LIMITS OF THE TREE CANOPY.
- A PERMANENT IRRIGATION SYSTEM FOR ALL LAWN AND PLANTING AREAS WITHIN THE PROPERTY SHALL BE PROVIDED AS PER DESIGN-BUILD SYSTEM. CONTRACTOR SHALL FURNISH CONSTRUCTION DRAWINGS OF COMPLETE IRRIGATION SYSTEM INCLUDING BUT NOT LIMITED TO: PIPING, SPRAY HEAD AND VALVE LAYOUT, ELECTRICAL CONNECTION, CONTRACTOR AND POINT OF CONNECTION FOR WATER FOR APPROVAL PRIOR TO INSTALLATION. CONTRACTOR SHALL COORDINATE THE POINT OF CONNECTION AND LOCATION OF IRRIGATION CONTROLLER WITH BUILDING CONTRACTOR DURING INSTALLATION. ALL MATERIALS SHALL BE APPROVED BY OWNER. A TEMPORARY IRRIGATION SYSTEM SHALL BE PROVIDED FOR ALL RESTORED LAWN AREAS BETWEEN THE PROPERTY LINE AND LIMITS OF WORK DURING THE PERIOD OF ESTABLISHMENT.
- PARKING ISLANDS SHALL BE EXCAVATED TO REMOVE CONSTRUCTION DEBRIS AND BACK FILLED WITH TOPSOIL. ALL PAVING SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 6" AND BACK FILLED SHALL BE DETERMINED BY CONTRACTOR BASED ON SQUARE FOOTAGE OF PARKING ISLAND AREA.

SOD (GENERAL LAWN AREAS)
 SOD SHALL BE A BLEND OF TURF GRASS SPECIES SUITABLE TO THE PROJECT LOCATION AND LOCALLY AVAILABLE.

LANDSCAPE LEGEND:



PLANT SCHEDULE BROOKINGS SD								
CODE	QTY	BOTANICAL NAME	COMMON NAME	MAT. WID.	MAT. HT.	INST. SIZE	COND.	REMARKS
DECIDUOUS TREES								
ACAB	4	ACER X FREEMANI AUTUMN BLAZE	AUTUMN BLAZE FREEMAN MAPLE	30" - 40"	40' - 55'	2'-2.5' CAL.	B&B	STRAIGHT, SYMMETRICAL, FULL CROWN, HEAD TO
GBP	5	GINKGO BILIBA 'PRINCECTON SENTRY'	PRINCECTON SENTRY GINKGO	20" - 30"	40' - 50'	2'-2.5' CAL.	B&B	STRAIGHT, SYMMETRICAL, FULL CROWN, HEAD TO
OJMA	2	QUERCUS MACROCARPA	BURR OAK, MOSSY OAK	60"	75'	2.5'-3" CAL.	12'-14'	STRAIGHT, SYMMETRICAL, FULL CROWN, HEAD TO
TITO	4	TILIA TOMENTOSA	SILVER LINDEN	30" - 50"	50' - 70'	2'-2.5' CAL.	B&B	STRAIGHT, SYMMETRICAL, FULL CROWN, HEAD TO
ORNAMENTAL TREES								
IMAW	2	MALUS TIBIDA 'DONALD WYMAN'	DONALD WYMAN CRAB	20"	25'	2'-2.5' CAL.	16'-18" HT.	HEAVY, INFORMAL, BALANCE, WELL BRANCHED
IMAD	2	MALUS X 'ADORNACK'	ADORNACK CRABAPPLE	6" - 10"	12' - 18"	2'-2.5' CAL.	B&B	HEAVY, INFORMAL, BALANCE, WELL BRANCHED
SRIS	2	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK, JAPANESE TREE LILAC	15" - 20"	20' - 25'	2'-2.5' CAL.	B&B	SINGLE TRUNK, HEAVY, INFORMAL BALANCE, WELL BRANCHED
SHRUBS								
AMST	6	AMELANCHIER STOLONIFERA	RUNNING SERVICEBERRY	4" - 5"	4' - 5"	18" - 24"	#3 CAN	STEM CLUMP, SYMMETRICAL, LOW BRANCHED.
ATCA	12	ATRIPLEX CANESCENS	FOURWING SALT BUSH	4" - 8"	3' - 6"	18" - 24"	#3 CAN	DENSE, WELL FURNISHED, SYMMETRICAL, LOW BRANCHED
ILGH	13	ILEX GAUBRA 'CHAMZIN'	NORPIC HOLLY	4"	4'	18" - 24"	#2 CAN	BRANCHED, DENSE, LOW BRANCHED, SPACE EVENLY
RBAY	18	RIESES AUREUM	GOLDEN CURRANT	2" - 6"	3' - 7'	18" - 24"	#3 CAN	DENSE, WELL FURNISHED, SYMMETRICAL, LOW BRANCHED
GRASSES								
SCSS	71	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'	STANDING OVATION LITTLE BLUESTEM	1.5" - 2"	2'-4"	18" O.C.	#1 CAN	HEAVY, CLUMP, WELL ROOTED

