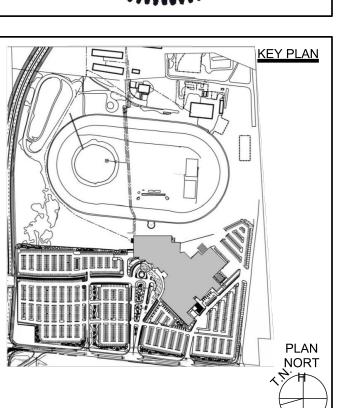
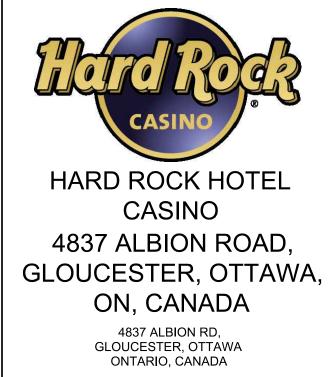




INNER HARBOR CENTER
400 EAST PRATT STREET, STE 502
BALTIMORE, MARYLAND 21202 USA
TEL: 443.539.3350







SUBI	MISSIONS	

3.	Mar. 3/23	REVISED PER CITY COMMENTS
5.	Nov. 15/22	DESIGN DOCUMENTS PACKAGE
1.	Nov. 7/22	REVISED PER CITY COMMENTS
3.	Nov. 4/22	ISSUED FOR COORDINATION
2.	Apr. 24/20	REVISED PER CITY COMMENTS

## GENERAL NOTES FOR SITE HARDSCAPE

1. CONTRACTOR SHALL NOTIFY ALL NECESSARY UTILITY COMPANIES 48 HOURS MINIMUM PRIOR TO DIGGING FOR VERIFICATION OF ALL UNDERGROUND UTILITIES. IRRIGATION AND OTHER ELEMENTS AND COORDINATE WITH THE CONTRACTOR'S REPRESENTATIVE PRIOR TO INITIATING OPERATIONS. DRAWINGS ARE PREPARED ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARING THESE DOCUMENTS.

2. CONTRACTOR SHALL FAMILIARIZE HIMSELF/ HERSELF WITH THE PROJECT SITE PRIOR TO BIDDING THE WORK.

3. CONTRACTOR SHALL FAMILIARIZE HIMSELF/ HERSELF WITH EXISTING SITE CONDITIONS PRIOR TO INITIATING CONSTRUCTION. ALL EXISTING ROADS, PARKING LOTS, CURBS, UTILITIES, SEWERS AND OTHER ELEMENTS TO REMAIN SHALL BE FULLY PROTECTED FROM ANY DAMAGE UNLESS OTHERWISE NOTED.

4. REPORT ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND FIELD CONDITIONS TO THE CONTRACTOR'S REPRESENTATIVE IMMEDIATELY. FOLLOW THE CONTRACTOR'S REPRESENTATIVE'S INSTRUCTIONS ON RESOLVING ANY

5. CONTRACTOR SHALL COORDINATE ALL WORK WITH RELATED CONTRACTORS AND WITH THE GENERAL CONSTRUCTION OF THE PROJECT IN ORDER NOT TO IMPEDE THE PROGRESS OF THE WORK OF OTHERS OR THE CONTRACTOR'S OWN WORK.

6. CONTRACTOR SHALL PROVIDE ALL NECESSARY SAFETY MEASURES DURING CONSTRUCTION OPERATIONS TO PROTECT THE PUBLIC ACCORDING TO ALL APPLICABLE CODES AND RECOGNIZED LOCAL PRACTICES.

7. CONTRACTOR SHALL COORDINATE ACCESS AND STAGING AREAS WITH THE CONTRACTOR'S REPRESENTATIVE.

8. ALL PAVEMENT JOINTS ARE TO BE PARALLEL, PERPENDICULAR OR TANGENT TO ADJACENT LINES UNLESS NOTED OTHERWISE. LAYOUT CURVILINEAR JOINTS AS INDICATED ON THE DRAWINGS FOR APPROVAL BY CONTRACTORS REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION

9. ALL PAVEMENT SHALL BE STAKED IN THE FIELD USING LAYOUT GEOMETRY INDICATED ON THE SITE LAYOUT PLANS. PRIOR TO CONSTRUCTION ALIGNMENT MAY BE ADJUSTED TO ACCOMMODATE EXISTING DRAIN INLETS. MANHOLES. OR OTHER SITE ELEMENTS.

10. CONTRACTOR SHALL SUBMIT SAMPLES OF EACH PAVING TYPE FOR APPROVAL BY THE CONTRACTOR'S REPRESENTATIVE PRIOR TO CONSTRUCTION ACCORDING TO THE SPECIFICATIONS. THEY ARE TO REVIEW THE SAMPLES TO UNDERSTAND THE LEVEL OF QUALITY OF VARIOUS FINISHES.

11. MAINTAIN ALL EXISTING EROSION AND SEDIMENTATION CONTROL MEASURES (SILT FENCE, ORANGE GEO FENCE AND/ OR OTHER MEASURES) DURING CONSTRUCTION. PROVIDE ADDITIONAL MEASURES AS NECESSARY TO MINIMIZE ADVERSE IMPACTS TO THE WATER BODIES, EXISTING PARKING LOTS, ETC. ACCORDING TO ALL APPLICABLE FEDERAL/ STATE LAW AND REGULATIONS.

12. SEE ENGINEERS PLANS AND DETAILS FOR CONCRETE EXPANSION JOINTS AND CONTROL JOINTS

13. REFER TO CIVIL ENGINEER'S GRADING PLANS FOR PAVEMENT ELEVATIONS. MATCH GRADES WITH EXISTING CONDITIONS. MAKE SURE THAT ABUTTING PAVEMENT SURFACES ARE FLUSH WITHIN 1/8" TOLERANCES. ALL HARDSCAPE SURFACES SHALL HAVE A CROSS SLOPE NO GREATER THAN 2% UNLESS OTHERWISE NOTED.

14. REFER TO THE CIVIL ENGINEERS PLANS FOR GENERAL LIMITS OF CONSTRUCTION ARE NOTED, UNLESS OTHERWISE NOTED

15. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EROSION CONTROL/ PROTECTION BY LOCALLY APPROVED MEANS AND MAINTAINING EROSION CONTROLS ALREADY IN PLACE. CONTRACTOR SHALL ADHERE TO ALL GOVERNING CODES AND REQUIREMENTS.

16. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.

17. CONTRACTOR SHALL CLEAN THE WORK AREAS AT THE END OF EACH WORKING DAY. RUBBISH AND DEBRIS SHALL BE COLLECTED AND LEGALLY DEPOSITED OFF SITE DAILY. ALL MATERIALS, PRODUCTS, AND EQUIPMENT SHALL BE STORED IN AN ORGANIZED FASHION AS DIRECTED BY CONTRACTOR'S REPRESENTATIVE.

18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE LOCATION OF ALL DRAIN INLETS. CATCH BASINS, YARD DRAINS AND MANHOLES INDICATED ON THE PLANS UNDER PREVIOUS CONSTRUCTION.

19. THE CONTRACTOR, PRIOR TO BEGINNING ANY UNDERGROUND EXCAVATION, BORING, PILE DRIVING, BLASTING OR PLANTING MUST FIRST OBTAIN AN EXCAVATION PERMIT FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR MUST CALL THE APPROPRIATE AGENCIES AT LEAST SEVENTY-TWO (72) HOURS PRIOR TO PLANNED EXCAVATION. THE CONTRACTOR SHALL COMPLY WITH STATE AND LOCAL LAWS AND REGULATIONS REGARDING NOTIFICATION OF EXISTING GAS AND OIL PIPELINES. EVIDENCE OF SUCH NOTICE SHALL BE FURNISHED TO THE CONTRACTOR PRIOR TO EXCAVATING. THE CONTRACTOR SHALL COORDINATE FULLY WITH THE CONTRACTOR'S REPRESENTATIVE FOR ALL EXCAVATION PERMITS AND NOTIFICATION NECESSARY PRIOR TO INITIATING ALL WORK.

20. CONTRACTOR TO COORDINATE HIS/ HER WORK WITH THE WORK OF THE OTHER CONTRACTORS WORKING ON THIS PROJECT. THE CONTRACTOR SHALL VERIFY THE CONDITION AND COMPLETENESS OF ALL WORK PERFORMED BY OTHERS IN RELATION TO HIS/ HER PROJECT WORK RESPONSIBILITIES INCLUDING THE CHECKING OF EXISTING ELEVATIONS OR STRUCTURES PRIOR TO INITIATING CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE CONTRACTOR'S REPRESENTATIVE IF ANY OF THESE SITE CONDITIONS ARE INCOMPLETE, MISSING OR DAMAGED. ANY ADJUSTMENTS REQUIRED TO THE CONDITION, COMPLETENESS AND /OR ELEVATION OF HIS/ HER WORK SHALL BE PERFORMED BY OTHERS.

21. ALL PAVEMENT SURFACES SHALL BE CONSTRUCTED TO POSITIVELY DRAIN AWAY FROM VERTICAL ELEMENTS SUCH AS BUILDINGS, WALLS, COLUMNS, ETC. TOWARD AND INTO DRAINAGE STRUCTURES SHOWN ON THE CIVIL ENGINEER'S DRAWINGS. WALKWAYS LOCATED WITH EXISTING TREE AREAS SHALL BE LOCATED IN THE FIELD TO MINIMIZE DISTURBANCE OF EXISTING TREES.

22. ALL ANGLES ARE 45 DEGREES OR 90 DEGREES UNLESS OTHERWISE NOTED.

23. WALLS, FENCES, RAMPS, STAIRS, WALKS AND TRELLISES ARE TO BE STAKED IN THE FIELD AND FINAL LOCATION IS TO BE APPROVED BY CONTRACTOR'S REPRESENTATIVE PRIOR TO CONSTRUCTION.

24. REFER TO ARCHITECTURAL DRAWINGS FOR ALL BUILDING DIMENSIONS AND SITE LAYOUT AND GRADING. REFER TO CIVIL ENGINEERS DRAWINGS FOR OVERALL SITE LAYOUT AND GRADING.

25 WRITTEN DIMENSIONS WILL PREVAIL ON THIS PLAN. DO NOT SCALE FROM THESE PLANS.

26. ALL STRUCTURAL ELEMENTS IN THIS DRAWING PACKAGE INCLUDING. BUT NOT LIMITED TO: FOOTINGS. WALLS. COLUMNS. FOUNTAINS SHALL BE REVIEWED AND VERIFIED OR ADJUSTED IN FIELD BY CONTRACTOR'S STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION OF SUCH ITEMS.

27. ALL ELECTRICAL ELEMENTS IN THIS DRAWING PACKAGE INCLUDING, BUT NOT LIMITED TO PEDESTRIAN LIGHTS, STREET LIGHTS, PARKING LOT LIGHTS, BOLLARD LIGHTS, UPLIGHTS, ETC. SHALL BE REVIEWED AND VERIFIED OR ADJUSTED IN FIELD BY ELECTRICAL ENGINEER & LIGHTING CONSULTANT PRIOR TO CONSTRUCTION OF SUCH ITEMS.

28. CONTRACTOR IS TO PROVIDE SHOP DRAWINGS AND FIELD MOCKUPS TO THE CONTRACTOR'S REPRESENTATIVE AND PROJECT LANDSCAPE ARCHITECT FOR FINAL REVIEW AND APPROVAL PRIOR TO CONSTRUCTION FOR THE FOLLOWING ITEMS: ALL PAVING TYPES, ALL ELEMENT TYPES IN THE SITE FURNISHINGS SCHEDULE, AS WELL AS, ENTRY COLUMN STONE LOGO PLACARD. MOCKUPS WILL BE SET UP IN A SECURED PORTION OF THE SITE FOR REFERENCE THROUGHOUT CONSTRUCTION AND REMAIN UNTIL PROJECT SITE CONSTRUCTION COMPLETION.

29. ANY AND ALL REFERENCES IN THESE PLANS AND SPECIFICATIONS (CONSTRUCTION DOCUMENTS) TO BE BRANDED PRODUCTS, PROCEDURES OR PATENTED PROCESSES ARE ASSUMED TO CARRY AN IMPLIED STATEMENT OF "OR APPROVED EQUAL" UNLESS SPECIFICALLY NOTED OTHERWISE WITH "NO SUBSTITUTIONS PERMITTED".

**ABBREVIATIONS NUMBER** AND ΑТ **AREA DRAIN** A.D. **ADJACENT AGGREGATE ALTERNATE ARCH** ARCHITECT (Architectural) **BLDG** BUILDING B.S. **BOTTOM OF STEP** BTW BETWEEN **BOTTOM OF WALL CATCH BASIN CONTROL JOINT** CENTERLINE **CUBIC METER** CLEAR **CLEARANCE** COL. COLUMN CONC CONCRETE COND. CONDITION CONT **CONTINUOUS CLEAR TRUNK DECK DRAIN DECOMPOSED GRANITE DRAIN INLET** DBL. DOUBLE DET DETAIL **DIAMETER** DIM **DIMENSION** DWG DRAWING DWN. DOWN **EAST** EACH EJ **EXPANSION JOINT ELEC ELECTRICAL** 

**ELEVATION EQUAL** EQ **EXISTING EXIST** FINISH FLOOR ELEVATION **FINISH GRADE** FΗ FIRE HYDRANT FLR. **FLOOR FINISH SURFACE FOOT** PLANT CONTAINER SIZE GALLON

HIGH **HECTARE HIGH POINT HORIZONTAL HEIGHT** JOINT **KILOGRAM** LENGTH LANDSCAPE ARCHITECT LOW POINT METER **MANUFACTURER** MAN HOLE **MILLIMETER** MAX MAXIMUM MECH **MECHANICAL** MED MEDIUM MTL METAL MIN **MINIMUM NOT IN CONTRACT** NEW NOT TO SCALE NATURAL NO **NUMBER OVERALL HEIGHT** OC ON CENTER

OPENING PLANTING AREA POURED IN PLACE PROPERTY LINE POINT OF CONNECTION PCO RADIUS REQ **REQUIRED** RES RESISTANT **RIGHT OF WAY SCORE LINE** SEC SECTION SCH **SCHEDULE** SIM. SIMILAR SHEET **SQUARE METER** SPACE (SPACING) **SPECS SPECIFICATIONS** SQ SQUARE STL STEEL STAINLESS STEEL SSL SUBSURFACE LEVEL STRUCTURAL

STRUCT SYM SYMMETRICAL TAD TOP OF AREA DRAIN T&B TOP AND BOTTOM TPC TOP OF POOL COPING TOP OF CURB THK THICK TOP OF PAVING TOP OF STEPS TOP OF WALL TYP TYPICAL **VERTICAL** WIDE

WOOD

W/O

**WEEPHOLE** 

WATER LEVEL

WATERPROOF

WITH

WITHOUT

## PLANTING NOTES & SCHEDULE

INFORMATION AVAILABLE AT THE TIME OF PREPARING THESE DOCUMENTS.

1. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR AND EQUIPMENT TO COMPLETE ALL LANDSCAPE WORK AS SHOWN ON THE PLANS AND SUPPORTING TEXT. 2. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND BASE INFORMATION PRIOR TO INITIATING PLANTING INSTALLATION. ALL EXISTING PLANTING SHALL REMAIN INTACT AND UNDISTURBED UNLESS OTHERWISE

NOTED ON THE PLANS. 3. CONTRACTOR SHALL NOTIFY ALL NECESSARY UTILITY COMPANIES 48 HOURS MINIMUM PRIOR TO DIGGING FOR VERIFICATION OF ALL UNDERGROUND UTILITIES, IRRIGATION AND OTHER ELEMENTS AND COORDINATE WITH THE OWNER'S REPRESENTATIVE PRIOR TO INITIATING OPERATIONS. DRAWINGS ARE PREPARED ACCORDING TO THE BEST

4. CONTRACTOR SHALL FAMILIARIZE HIMSELF/ HERSELF WITH EXISTING SITE CONDITIONS PRIOR TO INITIATING CONSTRUCTION. ALL EXISTING ROADS, PARKING LOTS, CURBS, UTILITIES, SEWERS AND OTHER ELEMENTS TO REMAIN SHALL BE FULLY PROTECTED FROM ANY DAMAGE UNLESS OTHERWISE NOTED.

5. UNLESS OTHERWISE NOTED, LIMITS OF CONSTRUCTION ARE THE CLEARING LIMITS NOTED ON THE DRAWINGS (REFER TO CIVIL ENGINEERING DRAWINGS).

6. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT QUANTITIES SHOWN ON THE PLAN AND QUANTITIES SHOWN ON THE PLANT LIST, THE QUANTITIES ON THE PLAN SHALL APPLY. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES PRIOR TO THE COMMENCEMENT OF WORK. SEED OR SOD QUANTITY TAKEOFFS ARE THE RESPONSIBILITY OF THE CONTRACTOR. ALL DISCREPANCIES SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE PRIOR TO BED PREPARATION.

7. LANDSCAPE CONTRACTOR SHALL COORDINATE ALL WORK WITH RELATED CONTRACTORS AND WITH THE GENERAL CONSTRUCTION OF THE PROJECT IN ORDER NOT TO IMPEDE THE PROGRESS OF THE WORK OF OTHERS OR THE CONTRACTOR'S OWN WORK.

8. CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE ALL PORTIONS OF EXISTING LAWN AREAS DAMAGED WHILE COMPLETING PLANTING INSTALLATION WITH THE SAME GRASS SPECIES TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.

9. CONTRACTOR SHALL BEAR ALL COSTS OF TESTING OF SOILS, AMENDMENTS, ETC. ASSOCIATED WITH THE WORK AND INCLUDED IN THE SPECIFICATIONS. PRIOR TO COMMENCEMENT OF THE LANDSCAPE PLANTING WORK. THE CONTRACTOR SHALL PROVIDE COMPLETE SOIL TESTS FOR AT LEAST TWO ON-SITE AREAS.

10. ALL PLANT MATERIAL SHALL BE IN FULL AND STRICT ACCORDANCE WITH THE "CANADIAN STANDARDS FOR NURSERY STOCK" PROCEDURES AND SPECIFICATIONS AS PUBLISHED BY THE CANADIAN NURSERY LANDSCAPE ASSOCIATION (CNLA). PLANT MATERIALS SHALL EXCEED IN SOME INSTANCES SOME SPECIFICATIONS IF NECESSARY TO MEET THE MINIMUM REQUIREMENTS OF OTHERS. ANY PLANT MATERIAL EXHIBITING A SPINDLY OR LOPSIDED HABIT OR ANY OTHER FEATURE THAT DETRACTS FROM ITS HEALTH OR APPEARANCE WILL BE REJECTED.

11. ALL SHADE TREES SHALL HAVE SIX FEET (6') CLEAR TRUNK UNLESS OTHERWISE SPECIFIED. CLEAR TRUNK IS NOT REQUIRED FOR FLOWERING TREES/ ORNAMENTALS.

12. ALL CONTAINER SIZES NOTED ON PLANT LIST ARE MINIMUM. INCREASE SIZE IF NECESSARY TO CONFORM TO PLANT SIZE AND SPECIFICATIONS.

13. ALL TREE CALIPER SIZES NOTED ON PLANT LIST ARE MINIMUM. INCREASE SIZE IF NECESSARY TO CONFORM TO PLANT SIZE AND SPECIFICATIONS.

14. ANY TREES WITH A TRUNK FORMED "V" SHAPE CROTCH WILL BE REJECTED.

15. EROSION CONTROL FABRIC SHALL BE INSTALLED IN ALL SHRUB AND GROUND COVER PLANTING AREAS AS PER SPECIFICATIONS FOR ALL SLOPES THAT EXCEED 3:1. SEE CIVIL ENGINEER'S GRADING PLANS FOR LOCATION OF SLOPES GREATER THAN 3:1.

16. TYPICALLY, SHRUB AND GROUND COVER PLANTINGS ARE SHOWN AS MASS PLANTING BEDS. PLANTS SHALL BE PLACED ON A TRIANGULAR SPACING CONFIGURATION (STAGGERED SPACING). PLANT CENTER TO CENTER DIMENSIONS (O.C.) IS LISTED UNDER "COMMENTS" ON THE PLANT LIST.

17. LANDSCAPE CONTRACTOR SHALL FIELD STAKE THE LOCATION OF ALL PLANT MATERIAL PRIOR TO INITIATING INSTALLATION FOR THE REVIEW AND APPROVAL OF THE OWNER'S REPRESENTATIVE AND/ OR LANDSCAPE ARCHITECT.

18. LANDSCAPE CONTRACTOR SHALL FIELD ADJUST LOCATIONS OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO EXISTING UNDERGROUND UTILITIES AND /OR EXISTING ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.

19. ANY CURVILINEAR PLANTING OR UNCLEAR PLANTING LAYOUT IS TO BE STAKED IN THE FIELD AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE PRIOR TO PLANTING.

20. ANY SUBSTITUTIONS IN SIZE AND/OR PLANT MATERIAL MUST BE APPROVED BY LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE BEFORE PLANTING CAN BEGIN. PROVIDE A MINIMUM OF 48 HOURS NOTICE FOR REVIEW.

21. LANDSCAPE CONTRACTOR SHALL COORDINATE ALL PLANTING WORK WITH IRRIGATION WORK WHEN NECESSARY. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HAND WATERING AS REQUIRED BY OWNER'S REPRESENTATIVE TO SUPPLEMENT IRRIGATION WATERING AND RAINFALL. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR HAND WATERING IN ALL PLANTING AREAS, REGARDLESS OF THE STATUS OF EXISTING OR PROPOSED IRRIGATION.

22. LANDSCAPE CONTRACTOR SHALL CLEAN THE WORK AREAS AT THE END OF EACH WORKING DAY. RUBBISH AND DEBRIS SHALL BE COLLECTED AND DEPOSITED OFF-SITE DAILY. ALL MATERIALS, PRODUCTS AND EQUIPMENT SHALL BE STORED IN AN ORGANIZED FASHION AS DIRECTED BY THE OWNER'S REPRESENTATIVE.

23. LANDSCAPE CONTRACTOR SHALL REGARD ALL AREAS DISTURBED BY PLANT REMOVAL, RELOCATION AND/OR INSTALLATION WORK. LANDSCAPE CONTRACTOR SHALL REPLACE (BY EQUAL SIZE AND QUALITY) ANY AND ALL EXISTING PLANT MATERIAL DISTURBED OR DAMAGED BY PLANT REMOVAL, RELOCATION AND/OR INSTALLATION.

24. ALL DUG PLANT MATERIAL SHALL HAVE BEEN DUG BEFORE BUD BREAK OR AFTER LEAF MATURATION. ANY PLANT MATERIAL EXHIBITING DROOPING NEW GROWTH WITHIN TWO (2) WEEKS OF BEING PLANTED WILL BE REJECTED AND MUST BE REMOVED FROM THE JOB AND REPLACED AT NO COST TO THE OWNER. DUG PLANTS SHALL BE DUG WITH A FIRM, NATURAL ROOT BALL.

25. SITE PREPARATION: IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO PRESENT "CLEAN" SOIL CONDITIONS TO THE LANDSCAPE CONTRACTOR PRIOR TO ANY LANDSCAPE INSTALLATION. "CLEAN" MAY INCLUDE ON-SITE SOIL BUT MUST BE FREE OF PAVEMENT MATERIALS, MUD ROOTY SYSTEMS, PETROLEUM OR OTHER CHEMICAL SUBSTANCES, CONSTRUCTION DEBRIS AND ALL OTHER MATERIALS.

26. NO PLANTS SHALL BE PLANTED IN SITUATIONS THAT SHOW OBVIOUS POOR DRAINAGE. SUCH SITUATIONS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER, AND IF THEY DEEM NECESSARY, THE PLANTS SHALL BE RELOCATED OR THE CONTRACT SHALL BE ADJUSTED TO ALLOW DRAINAGE CORRECTION AT A NEGOTIATED COST.

27. AMENDED SOIL FOR PLANTING BEDS AND TREE PITS SHALL BE 40% EXISTING SOIL. 40% TOPSOIL. 10% MASONRY SAND AND 10% ORGANIC MATTER. ORGANIC MATTER CAN BE LEAF MOLD OR PEAT MOSS. BUT SHALL NOT INCLUDE HEAVY METALS. AMENDED SOIL PH SHALL BE ADJUSTED TO BE BETWEEN 6.5 AND 5.5 PH REQUIREMENTS. INCORPORATE 1 OZ. OF VITERRA GELSCAPE GRANULAR POLYMER PER CALIPER INCH FOR TREES AND 1/2 POUND PER 100 SQ. FT. FOR TURF AREAS IN THE TOP 2-3". MANF. BY AMEREQ (800)832-8788. ALSO INCORPORATE ENDO AND ECTOMYCORRHIZAL FUNGI PACKETS PER MANUFACTURER'S RECOMMENDATIONS (MANUFACTURER HORTICULTURAL ALLIANCE. INC., 800-628-6373).

28. THE FOLLOWING MINIMUM DEPTH OF AMENDED PLANTING SOIL SHALL ALLOW FOR SETTLING: 600MM WHERE TREES ARE PROPOSED, 300MM WHERE SHRUBS ARE PROPOSED AND 100MM WHERE LAWN IS PROPOSED.

29. PLANTING SHALL NOT BE STARTED UNTIL FINAL SUB GRADE HAS BEEN ESTABLISHED AND APPROVED BY THE LANDSCAPE ARCHITECT. UNDER NO CONDITION SHALL WORK BE DONE IF THE WEATHER OR SOIL CONDITIONS ARE NOT SATISFACTORY.

30. PLACE PLANTS FOR BEST APPEARANCE FOR REVIEW AND FINAL ORIENTATION BY LANDSCAPE ARCHITECT. ALL PLANTS BEDS SHALL BE CONTAINED WITH A 4" DEEP SPADED EDGE UNLESS OTHERWISE NOTED ON DRAWINGS OR SPECIFICATIONS. ALL PLANT BEDS AND PLANTING AREAS TO BE MULCHED TO A DEPTH OF 75MM UNLESS OTHERWISE NOTED ON DRAWINGS.

31. MAINTAIN PLANT LIFE IMMEDIATELY AFTER PLACEMENT, CONTINUE MAINTENANCE UNTIL TERMINATION OF WARRANTY. MAINTENANCE SHALL INCLUDE WEEDING, WATERING, TRIMMING AND PRUNING, DISEASE CONTROL AND MAINTENANCE AND REMOVAL OF PLANT BRACING EQUIPMENT.

32. IF AVAILABLE ON SITE, THE OWNER SHALL SUPPLY WATER AT NO COST. IT WILL BE THE LANDSCAPE CONTRACTOR'S REPONSIBILITY TO SUPPLY WATER IF THERE IS NONE ON SITE. COST OF WATER SHOULD BE INCLUDED AS LINE ITEM IN THE BID. PROJECTS PLANTED DURING SUMMER MONTHS (JUNE 15TH - AUGUST 30TH), THE CONTRACTOR SHALL PROVIDE ONE 25-GALLON TREE GATOR WATERING BAG WITH EACH TREE. PROVISIONS SHALL BE MADE TO KEEP THE BAGS FULL DURING THE SUMMER MONTHS.

33. PROVIDE A WARRANTY ON ALL WORK FOR A MINIMUM OF ONE YEAR INCLUDING ONE CONTINUOUS GROWING SEASON. COMMENCE WARRANTY ON THE DATE IDENTIFIED IN THE CERTIFICATE OF SUBSTANTIAL COMPLETION. WARRANTY SHALL INCLUDE COVERAGE OF PLANTS FROM DEATH OR PLANT MATERIAL WHICH DECLINES TO LESS THAN 75% OF ITS ORIGINAL HABIT OR CONDITION. REPLACEMENT PLANTS SHALL BE THE SAME QUALITY, SIZE AND SPECIES AS SPECIFIED AND PLANTED IN THE NEXT GROWING SEASON WITH A NEW WARRANTY COMMENCING WITH THE DATE OF REPLACEMENT.

### PLANT SCHEDULE SIZE COMMENTS KEY QTY BOTANICAL NAME COMMON NAME SHADE TREES AR 33 Acer rubrum 'Red Sunset' Red Sunset Red Maple 50mm cal. Full Plant, B&B, 6' CLEAR BRANCHING 50mm cal. Full Plant, B&B, 6' CLEAR BRANCHING Green Mountain Sugar Maple AS | 23 | Acer saccharum 'Green Mountain' Gleditsia tricanthos var. inermis 50mm cal. Full Plant, B&B, 6' CLEAR BRANCHING Shademaster Honeylocust 50mm cal. Full Plant, B&B, 6' CLEAR BRANCHING Largetooth Aspen Populus grandidentata 50mm cal. Full Plant, B&B, 6' CLEAR BRANCHING QM 13 Quercus macrocarpa Bur Oak 50mm cal. Full Plant, B&B, 6' CLEAR BRANCHING 23 Quercus rubrum Red Oak 50mm cal. Full Plant, B&B, 6' CLEAR BRANCHING Basswood TA | 12 | Tilia americana 121 Totals **EVERGREEN TREES** 200cm ht., 40cm spd. Full Plant, B&E PA 31 Picea abies Norway Spruce 200cm ht., 40cm spd. Full Plant, B&B, Matching Heights per Area PC 177 Picea abies 'Cupressina' Columnar Norway Spruce PG 22 Picea glauca 200cm ht., 40cm spd. Full Plant, B&B, Matching Heights per Area White Spruce PN 15 Picea nigra 200cm ht., 40cm spd. Full Plant, B&B, 4' CLEAR BRANCHING Austrian Pine PF 37 Picea pungens 'Fat Alber Fat Albert Spruce 00cm ht., 40cm spd. Full Plant, B&B 200cm ht., 40cm spd. Full Plant, B&B Colorado Blue Spruce PP 83 Picea pungens 'Glauca' PS 17 Pinus strobus 200cm ht., 40cm spd. Full Plant, B&B White Pine TS 8 Tsuga canadensis 200cm ht., 40cm spd. Full Plant, B&B Eastern Hemlock

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	390	Totals			
EVEF	RGREEN	N SHRUBS			
CPF	75	Chamaecyparis pisifera filifera 'Golden Mops'	Golden Mops Threadleaf False Cypress	50cm ht.	Full Plant
EFC	437	Euonymous fortunei 'Canadale Gold'	Canadale Gold Euonymous	30cm ht.	Full Plant
EFM	114	Euonymous fortunei 'Moonshadow'	Moonshadow Euonymous	30cm ht.	Full Plant
JCG	336	Juniperus communis 'Green Carpet'	Green Carpet Juniper	40cm spd.	Full Plant, 45cm Spacing
JCP	88	Juniperus chinensis 'Pfitzeriana Compacta'	Compact Pfitzer Juniper	40cm spd.	Full Plant, 60cm Spacing
JHL	35	Juniperus horizontalis 'Limeglow'	Limeglow Creeping Juniper	40cm spd.	Full Plant, 60cm Spacing
JHW	205	Juniperus horizontalis 'Wiltonii'	Blue Rug Juniper	40cm spd.	Full Plant, 60cm Spacing
JSW	36	Juniperus scopulorum 'Wichita Blue'	Wichita Blue Juniper	100cm ht.	Full Plant
	1326				
DECI	DUOUS	SHRUBS			
FOO	28	Forsythia ovata 'Ottawa'	Ottawa Forsythia	50cm ht.	Full Plant
HPL	61	Hydrangea paniculata 'Little Lime' 'Jane'	Little Lime Hydrangea	50cm ht.	Full Plant
IVJ	27	llex verticillata 'Jim Dandy'	Dwarf Winterberry Holly (male)	50cm ht.	Full Plant
IVR	49	Ilex verticillata 'Red Sprite"	Dwarf Winterberry Holly (female)	50cm ht.	Full Plant
VDB	6	Viburnum dentatum 'Blue Muffin'	Blue Muffin Viburnum	50cm ht.	Full Plant

Full Plant, 60cm Spacing

1 gal. Full Plant, 60cm Spacing

Full Plant, 60cm Spacing

	1563		
LAWI	V		
		Seeded / Sodded Lawn	

Silver Maiden Grass

Shenandoah Switch Grass

Tufted Hair Grass

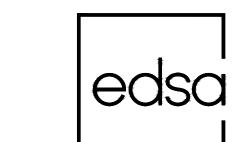
171

PERENNIALS / GROUNDCOVERS / GRASSES

406 Miscanthus sinensis 'Graciillimus

911 Deschampsia cespitosa

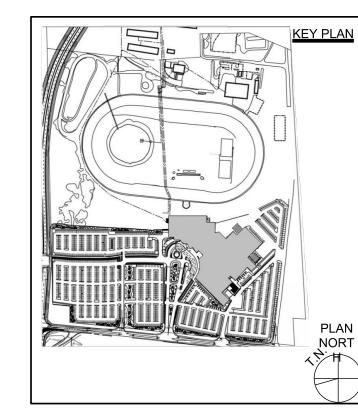
PVH 246 Panicum virgatum 'Shenandoah'

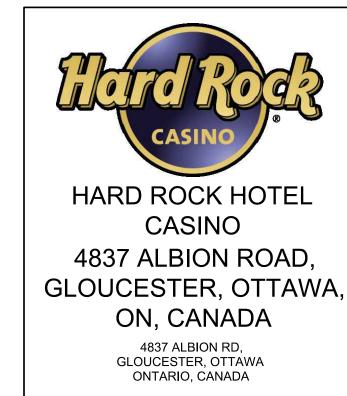


PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN

INNER HARBOR CENTER 400 EAST PRATT STREET, STE 502 BALTIMORE, MARYLAND 21202 USA TEL: 443.539.3350







	SUB	MISSIONS

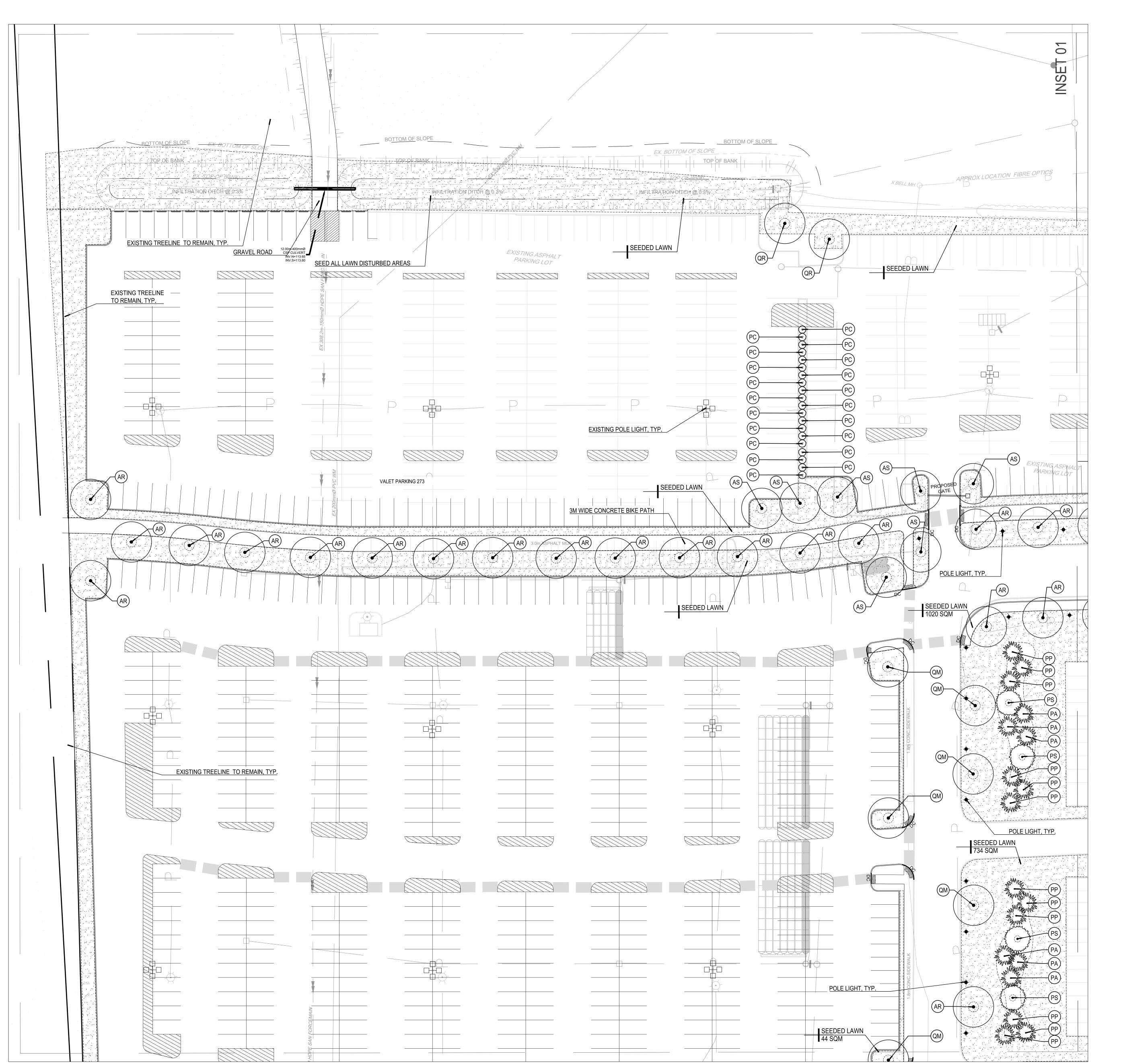
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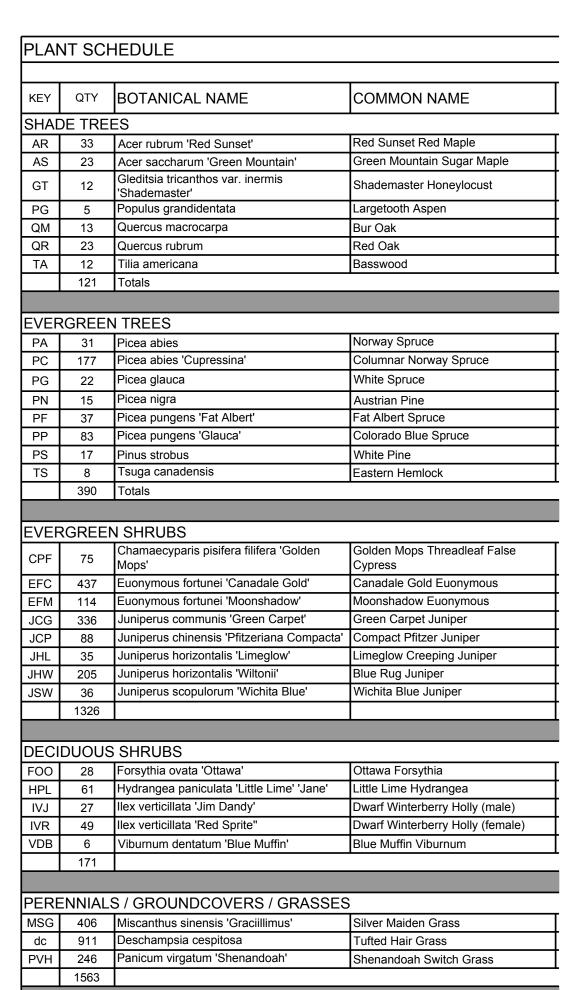
DRAWING TITLE: SITE LANDSCAPE NOTES

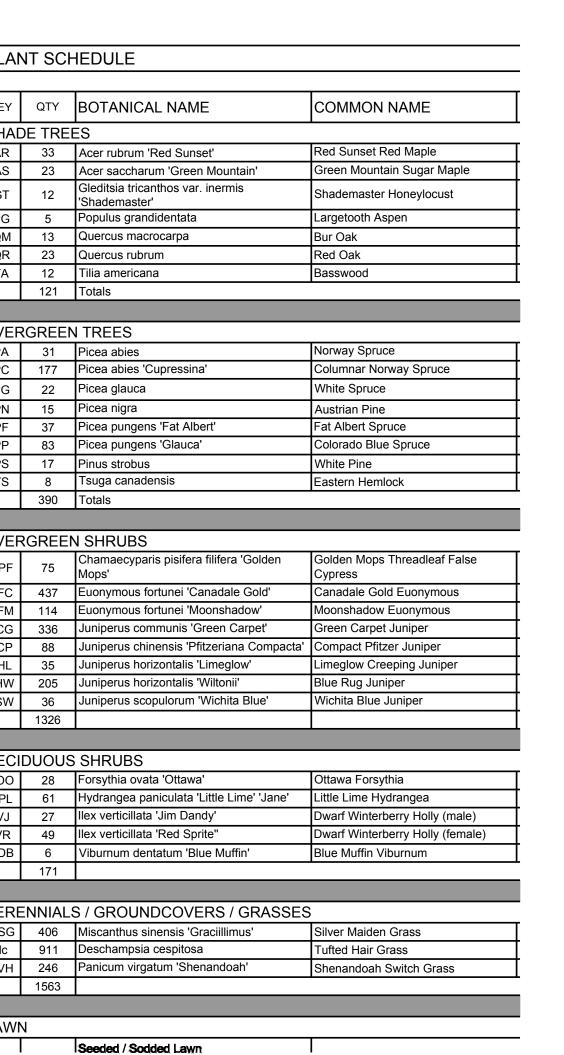


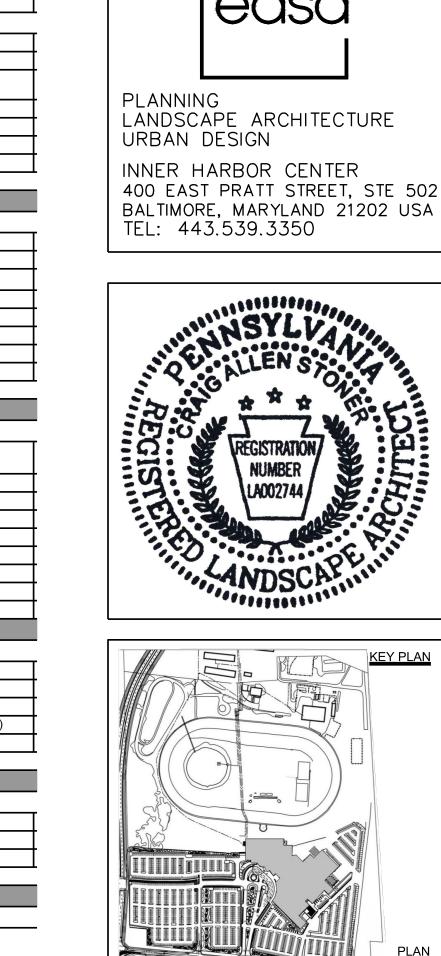
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PROJECT NO.











	SUB	MISSIONS
6.	Mar. 3/23	REVISED PER CITY COMMEN
5.	Nov. 15/22	DESIGN DOCUMENTS PACKA
4.	Nov. 7/22	REVISED PER CITY COMMEN
3.	Nov. 4/22	ISSUED FOR COORDINATION
2.	Apr. 24/20	REVISED PER CITY COMMEN
1.	Nov. 20/19	ISS. FOR SITE PLAN APPROV
NO.	DATE	DESCRIPTION

	No: Brite	BESCHII HON
	DRAWING TITLE: SITE LANDS	CAPE PLAN
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KEY	QTY	BOTANICAL NAME	COMMON NAME
SHAD	DE TRE	ES	
AR	33	Acer rubrum 'Red Sunset'	Red Sunset Red Maple
AS	23	Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple
GT	12	Gleditsia tricanthos var. inermis 'Shademaster'	Shademaster Honeylocust
PG	5	Populus grandidentata	Largetooth Aspen
QM	13	Quercus macrocarpa	Bur Oak
QR	23	Quercus rubrum	Red Oak
TA	12	Tilia americana	Basswood
	121	Totale	

EVEF	RGREEN	TREES	
PA	31	Picea abies	Norway Spruce
PC	177	Picea abies 'Cupressina'	Columnar Norway Spruce
PG	22	Picea glauca	White Spruce
PN	15	Picea nigra	Austrian Pine
PF	37	Picea pungens 'Fat Albert'	Fat Albert Spruce
PP	83	Picea pungens 'Glauca'	Colorado Blue Spruce
PS	17	Pinus strobus	White Pine
TS	8	Tsuga canadensis	Eastern Hemlock
·	390	Totals	

EVEF	RGREEN	N SHRUBS	
CPF	75	Chamaecyparis pisifera filifera 'Golden Mops'	Golden Mops Threadleaf False Cypress
EFC	437	Euonymous fortunei 'Canadale Gold'	Canadale Gold Euonymous
EFM	114	Euonymous fortunei 'Moonshadow'	Moonshadow Euonymous
JCG	336	Juniperus communis 'Green Carpet'	Green Carpet Juniper
JCP	88	Juniperus chinensis 'Pfitzeriana Compacta'	Compact Pfitzer Juniper
JHL	35	Juniperus horizontalis 'Limeglow'	Limeglow Creeping Juniper
JHW	205	Juniperus horizontalis 'Wiltonii'	Blue Rug Juniper
JSW	36	Juniperus scopulorum 'Wichita Blue'	Wichita Blue Juniper
	1326		

## DECIDUOUS SHRUBS

FOO	28	Forsythia ovata 'Ottawa'	Ottawa Forsythia
HPL	61	Hydrangea paniculata 'Little Lime' 'Jane'	Little Lime Hydrangea
IVJ	27	llex verticillata 'Jim Dandy'	Dwarf Winterberry Holly (male)
IVR	49	llex verticillata 'Red Sprite"	Dwarf Winterberry Holly (female)
VDB	6	Viburnum dentatum 'Blue Muffin'	Blue Muffin Viburnum
	171		

Silver Maiden Grass

Shenandoah Switch Grass

Tufted Hair Grass

Seeded / Sodded Lawn

PERENNIALS / GROUNDCOVERS / GRASSES

MSG 406 Miscanthus sinensis 'Graciillimus'

PVH 246 Panicum virgatum 'Shenandoah'

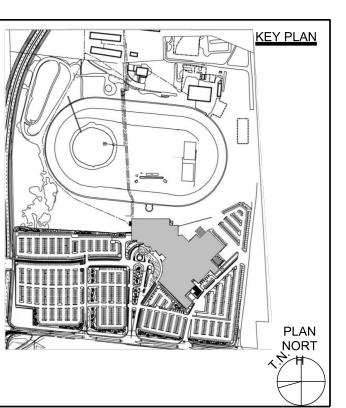
dc 911 Deschampsia cespitosa

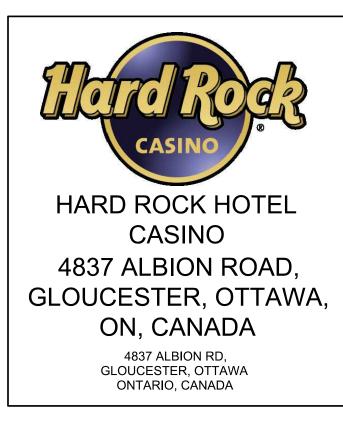


PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN

INNER HARBOR CENTER
400 EAST PRATT STREET, STE 502
BALTIMORE, MARYLAND 21202 USA
TEL: 443.539.3350







S	<b>UBMISSIONS</b>

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1.	Nov. 20/19	ISS. FOR SITE PLAN APPROV

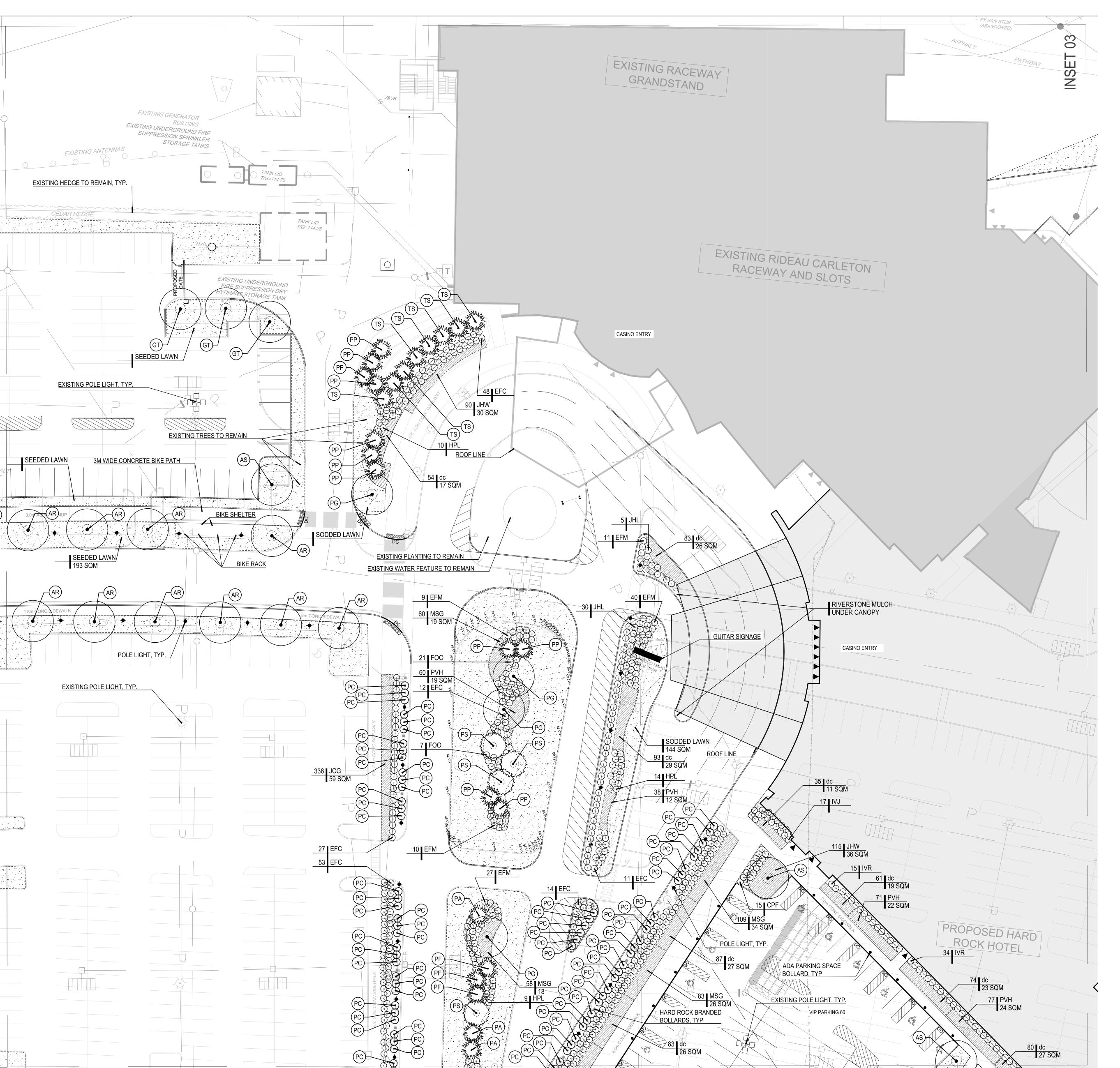
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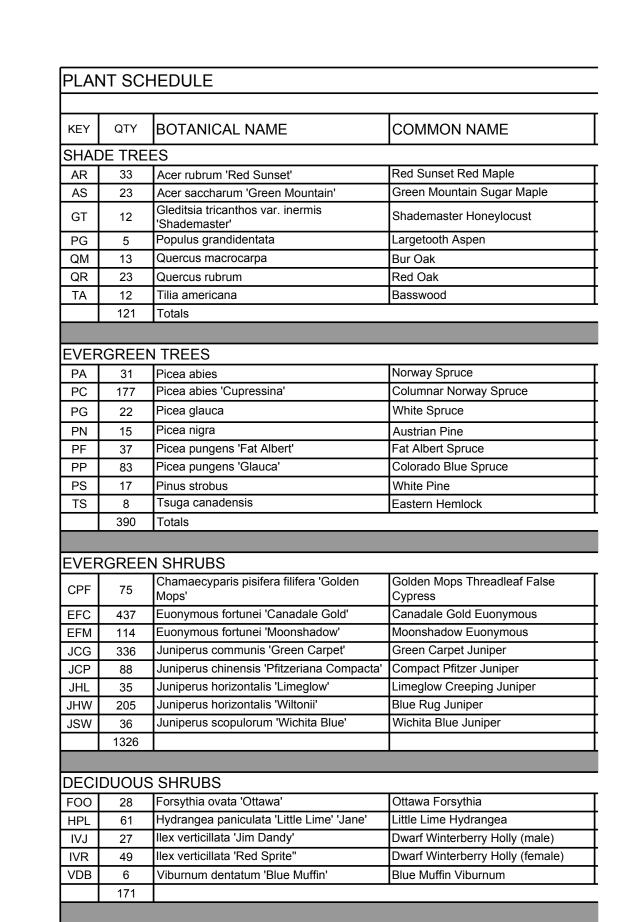
DRAWN BY: VH DATE:

NO. DATE

REVIEWED BY: CAS SCALE: DRAWING NO. 1:300 PROJECT NO. 19072.(

DESCRIPTION





PERENNIALS / GROUNDCOVERS / GRASSES

Tufted Hair Grass

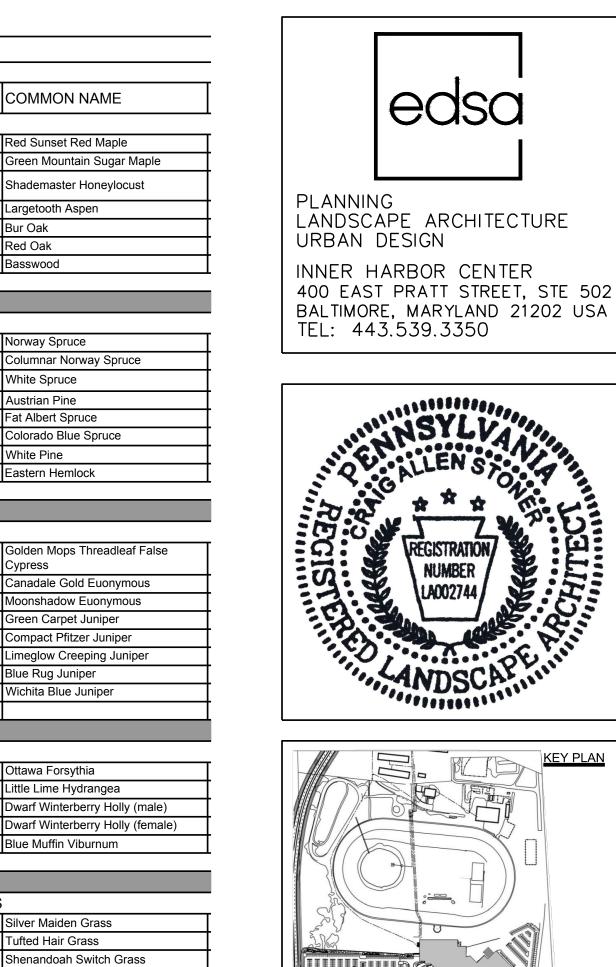
MSG 406 Miscanthus sinensis 'Graciillimus'

Seeded / Sodded Lawn

PVH 246 Panicum virgatum 'Shenandoah'

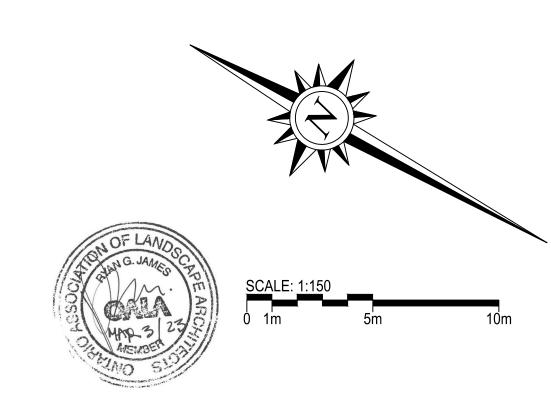
dc 911 Deschampsia cespitosa

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SUBMISSIONS		
6.	Mar. 3/23	REVISED PER CITY COMMENT
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4.	Nov. 7/22	REVISED PER CITY COMMENT ISSUED FOR COORDINATION
3. 2.	Nov. 4/22 Apr. 24/20	REVISED PER CITY COMMENT
1.	Nov. 20/19	ISS. FOR SITE PLAN APPROVA
NO.	DATE	DESCRIPTION

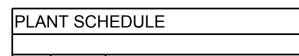


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SITE LANDSCAPE PLAN

DRAWN BY: VH DATE: REVIEWED BY: CAS SCALE: DRAWING NO.

1:300 PROJECT NO. 19072.(





KEY	QTY	BOTANICAL NAME	COMMON NAME
SHAD	DE TRE	ES	
AR	33	Acer rubrum 'Red Sunset'	Red Sunset Red Maple
AS	23	Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple
GT	12	Gleditsia tricanthos var. inermis 'Shademaster'	Shademaster Honeylocust
PG	5	Populus grandidentata	Largetooth Aspen
QM	13	Quercus macrocarpa	Bur Oak
QR	23	Quercus rubrum	Red Oak
TA	12	Tilia americana	Basswood
	121	Totals	

EVEF	EVERGREEN TREES		
PA	31	Picea abies	Norway Spruce
PC	177	Picea abies 'Cupressina'	Columnar Norway Spruce
PG	22	Picea glauca	White Spruce
PN	15	Picea nigra	Austrian Pine
PF	37	Picea pungens 'Fat Albert'	Fat Albert Spruce
PP	83	Picea pungens 'Glauca'	Colorado Blue Spruce
PS	17	Pinus strobus	White Pine
TS	8	Tsuga canadensis	Eastern Hemlock
	390	Totals	

EVER	KGREE	N SHRUBS	
CPF	75	Chamaecyparis pisifera filifera 'Golden Mops'	Golden Mops Threadleaf Fals Cypress
EFC	437	Euonymous fortunei 'Canadale Gold'	Canadale Gold Euonymous
EFM	114	Euonymous fortunei 'Moonshadow'	Moonshadow Euonymous
JCG	336	Juniperus communis 'Green Carpet'	Green Carpet Juniper
JCP	88	Juniperus chinensis 'Pfitzeriana Compacta'	Compact Pfitzer Juniper
JHL	35	Juniperus horizontalis 'Limeglow'	Limeglow Creeping Juniper
JHW	205	Juniperus horizontalis 'Wiltonii'	Blue Rug Juniper
JSW	36	Juniperus scopulorum 'Wichita Blue'	Wichita Blue Juniper
	1326		

### DECIDUOUS SHRUBS

F00	28	Forsythia ovata 'Ottawa'	Ottawa Forsythia
HPL	61	Hydrangea paniculata 'Little Lime' 'Jane'	Little Lime Hydrangea
IVJ	27	llex verticillata 'Jim Dandy'	Dwarf Winterberry Holly (male)
IVR	49	Ilex verticillata 'Red Sprite"	Dwarf Winterberry Holly (fema
VDB	6	Viburnum dentatum 'Blue Muffin'	Blue Muffin Viburnum
	171		

Silver Maiden Grass

Tufted Hair Grass

PVH 246 Panicum virgatum 'Shenandoah'

PERENNIALS / GROUNDCOVERS / GRASSES MSG 406 Miscanthus sinensis 'Graciillimus'

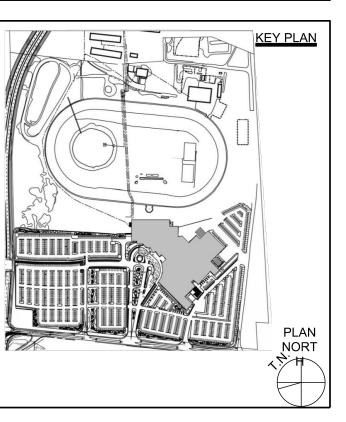
dc 911 Deschampsia cespitosa

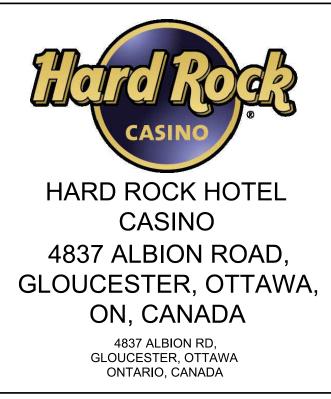


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INNER HARBOR CENTER
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BALTIMORE, MARYLAND 21202 USA
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## SHEWISSIONS

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6.	Mar. 3/23	REVISED PER CITY COMMENTS
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4.	Nov. 7/22	REVISED PER CITY COMMENTS
3.	Nov. 4/22	ISSUED FOR COORDINATION
2	Apr 24/20	DEVICED DED CITY COMMENTS

DRAWING TITLE:
SITE LANDSCAPE PLAN

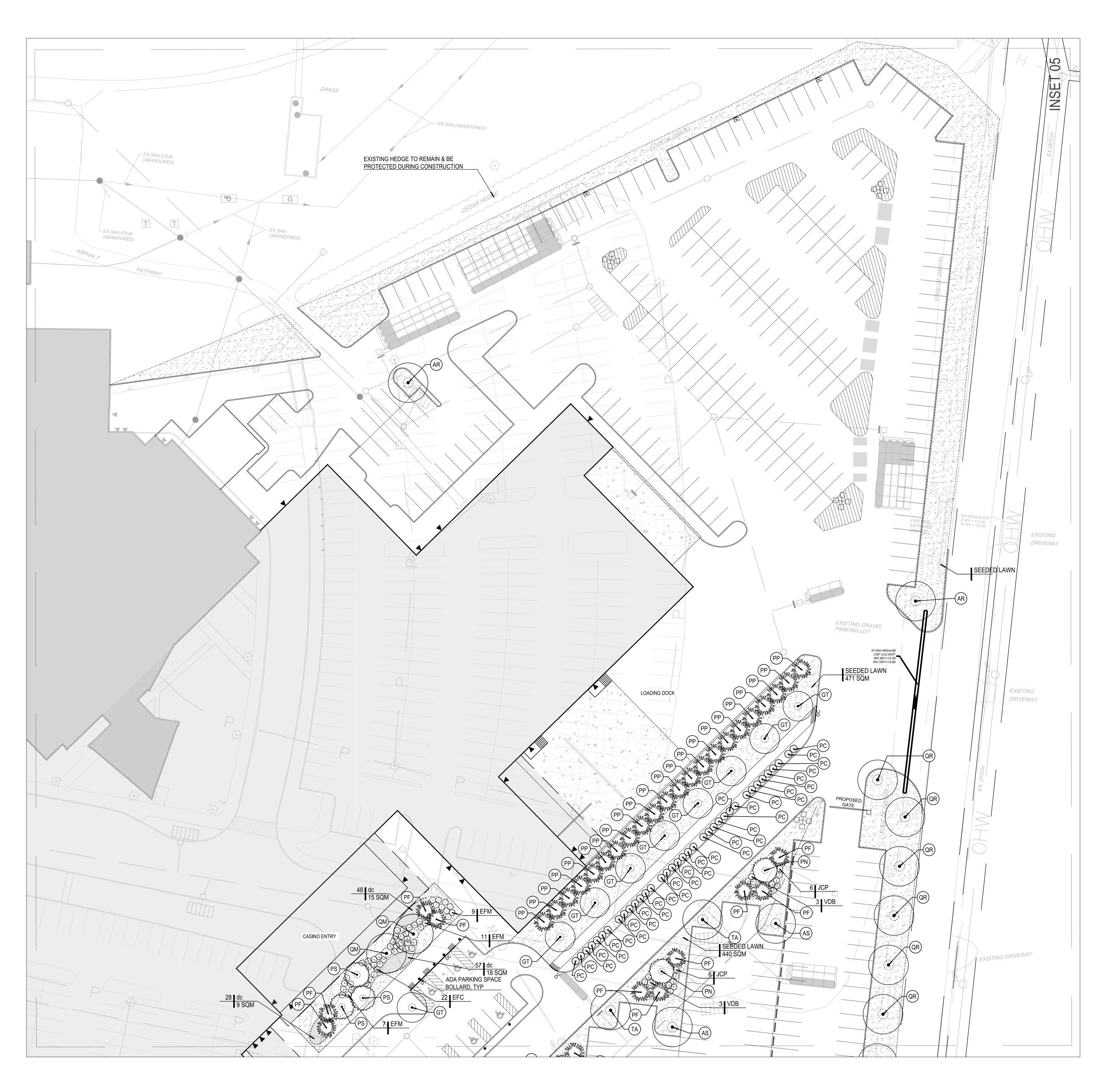
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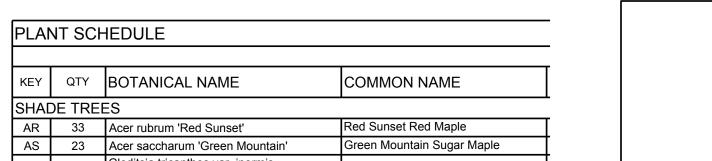
DRAWN BY: VH DATE: 04/17/2020 SCALE: DRAWING NO. 1:300

PROJECT NO. 19072.(

Apr. 24/20 REVISED PER CITY COMMENTS
 Nov. 20/19 ISS. FOR SITE PLAN APPROVAL

NO. DATE DESCRIPTION





Shademaster Honeylocust

Largetooth Aspen

Norway Spruce

White Spruce

Austrian Pine

White Pine Eastern Hemlock

Fat Albert Spruce

Colorado Blue Spruce

Green Carpet Juniper

Blue Rug Juniper

Ottawa Forsythia

Blue Muffin Viburnum

Silver Maiden Grass

Shenandoah Switch Grass

Tufted Hair Grass

Wichita Blue Juniper

Limeglow Creeping Juniper

Dwarf Winterberry Holly (male)

Dwarf Winterberry Holly (female)

Golden Mops Threadleaf False

Columnar Norway Spruce

Bur Oak

Red Oak

Gleditsia tricanthos var. inermis

Chamaecyparis pisifera filifera 'Golden

EFM 114 Euonymous fortunei 'Moonshadow'

JCG 336 Juniperus communis 'Green Carpet'

JSW 36 Juniperus scopulorum 'Wichita Blue'
1326

JHL 35 Juniperus horizontalis 'Limeglow'
JHW 205 Juniperus horizontalis 'Wiltonii'

EFC 437 Euonymous fortunei 'Canadale Gold' Canadale Gold Euonymous

JCP 88 Juniperus chinensis 'Pfitzeriana Compacta' Compact Pfitzer Juniper

HPL 61 Hydrangea paniculata 'Little Lime' 'Jane' Little Lime Hydrangea

PG 5 Populus grandidentata

QM 13 Quercus macrocarpa

PC 177 Picea abies 'Cupressina'

PN 15 Picea nigra
PF 37 Picea pungens 'Fat Albert'

PP 83 Picea pungens 'Glauca'

PS 17 Pinus strobus
TS 8 Tsuga canadensis

390 Totals

EVERGREEN SHRUBS

DECIDUOUS SHRUBS

171

1563

FOO 28 Forsythia ovata 'Ottawa'

IVJ 27 Illex verticillata 'Jim Dandy'

IVR 49 Ilex verticillata 'Red Sprite"

dc 911 Deschampsia cespitosa

VDB 6 Viburnum dentatum 'Blue Muffin'

MSG 406 Miscanthus sinensis 'Graciillimus'

PVH 246 Panicum virgatum 'Shenandoah'

Seeded / Sodded Lawn

PERENNIALS / GROUNDCOVERS / GRASSES

QR 23 Quercus rubrum
TA 12 Tilia americana

121 Totals

EVERGREEN TREES

PA 31 Picea abies

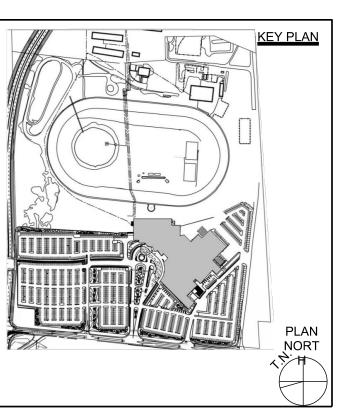
PG 22 Picea glauca

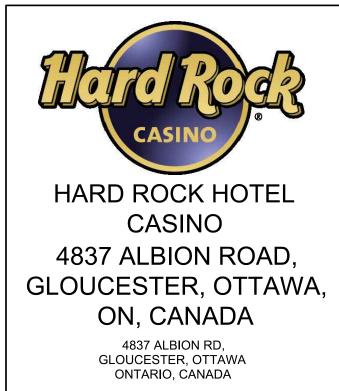
PLANNING LANDSCAPE URBAN DES

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INNER HARBOR CENTER
400 EAST PRATT STREET, STE 502
BALTIMORE, MARYLAND 21202 USA
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1.	NOV. 20/19	100. FOR SHE FLAN APPROVAL
NO.	DATE	DESCRIPTION
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DRAWING TITLE:
SITE LANDSCAPE PLAN

DRAWN BY: VH DATE:

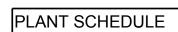
REVIEWED BY: CAS 04/17/2020

SCALE: DRAWING NO.

1:300

1:300 PROJECT NO. 19072.00 L1.05





KEY	QTY	BOTANICAL NAME	COMMON NAME
SHAD	DE TRE	ES	
AR	33	Acer rubrum 'Red Sunset'	Red Sunset Red Maple
AS	23	Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple
GT	12	Gleditsia tricanthos var. inermis 'Shademaster'	Shademaster Honeylocust
PG	5	Populus grandidentata	Largetooth Aspen
QM	13	Quercus macrocarpa	Bur Oak
QR	23	Quercus rubrum	Red Oak
TA	12	Tilia americana	Basswood
	121	Totals	

EVEF	EVERGREEN TREES			
PA	31	Picea abies	Norway Spruce	
PC	177	Picea abies 'Cupressina'	Columnar Norway Spruce	
PG	22	Picea glauca	White Spruce	
PN	15	Picea nigra	Austrian Pine	
PF	37	Picea pungens 'Fat Albert'	Fat Albert Spruce	
PP	83	Picea pungens 'Glauca'	Colorado Blue Spruce	
PS	17	Pinus strobus	White Pine	
TS	8	Tsuga canadensis	Eastern Hemlock	
	200	<b>-</b>		

EVERGREEN SHRUBS						
CPF	75	Chamaecyparis pisifera filifera 'Golden Mops'	Golden Mops Threadleaf False Cypress			
EFC	437	Euonymous fortunei 'Canadale Gold' Canadale Gold Euonymous				
EFM	114	Euonymous fortunei 'Moonshadow' Moonshadow Euonymous				
JCG	336	Juniperus communis 'Green Carpet' Green Carpet Juniper				
JCP	88	Juniperus chinensis 'Pfitzeriana Compacta'	Compact Pfitzer Juniper			
JHL	35	Juniperus horizontalis 'Limeglow'	Limeglow Creeping Juniper			
JHW	205	Juniperus horizontalis 'Wiltonii'	Blue Rug Juniper			
JSW	36	Juniperus scopulorum 'Wichita Blue'	Wichita Blue Juniper			
	1326					

### DECIDUOUS SHRUBS

FOO	28	Forsythia ovata 'Ottawa'	Ottawa Forsythia
HPL	61	Hydrangea paniculata 'Little Lime' 'Jane'	Little Lime Hydrangea
IVJ	27	7 Ilex verticillata 'Jim Dandy' Dwarf Winterberry Holly	
IVR	49	llex verticillata 'Red Sprite"	Dwarf Winterberry Holly (female)
VDB	6 Viburnum dentatum 'Blue Muffin' Blue Muffin Viburnum		Blue Muffin Viburnum
	171		

PERENNIALS / GROUNDCOVERS / GRASSES				
ſ	MSG	406	Miscanthus sinensis 'Graciillimus'	Silver Maiden Grass
	dc	911	Deschampsia cespitosa	Tufted Hair Grass
PVH 246 Panicum virgatum 'Shenandoah'		Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	
		1563		

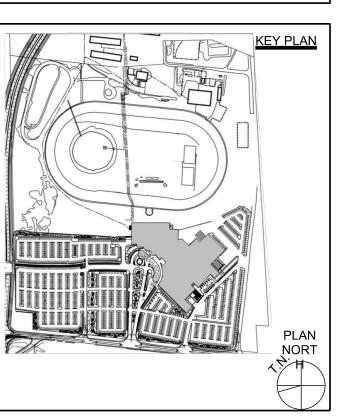
Seeded / Sodded Lawn

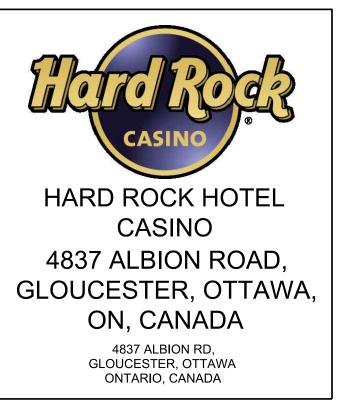


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# SUBMISSIONS

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04/17/2020 SCALE: DRAWING NO. 1:300 PROJECT NO. 19072.00

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