

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 DISCREPANCIES.

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
AT	AT
A.D.	AREA DRAIN
ADJ.	ADJACENT
AGG.	AGGREGATE
ALT.	ALTERNATE
ARCH.	ARCHITECT (Architectural)
BLDG.	BUILDING
B.S.	BOTTOM OF STEP
BTW	BETWEEN
BW	BOTTOM OF WALL
CB	CATCH BASIN
CJ	CONTROL JOINT
CL	CENTERLINE
CM	CUBIC METER
CLR	CLEAR
CLR	CLEARANCE
COL.	COLUMN
CONC.	CONCRETE
COND.	CONDITION
CONT.	CONTINUOUS
CT	CLEAR TRUNK
DD	DECK DRAIN
DG	DECOMPOSED GRANITE
D.I	DRAIN INLET
DBL	DOUBLE
DET	DETAIL
DIA	DIAMETER
DIM	DIMENSION
DWG	DRAWING
DWN.	DOWN
E	EAST
EA	EACH
EXP	EXPANSION JOINT
ELEC	ELECTRICAL
EL	ELEVATION
EQ	EQUAL
EXIST.	EXISTING
FFE	FINISH FLOOR ELEVATION
FG	FINISH GRADE
FR	FIRE DRAIN
FLR.	FLOOR
FS	FINISH SURFACE
FT	FOOT
GAL	PLANT CONTAINER SIZE GALLON
H	HIGH
HA	HECTARE
HP	HIGH POINT
HORIZ	HORIZONTAL
HT	HEIGHT
JT	JOINT
KG	KILOGRAM
L	LENGTH
LA	LANDSCAPE ARCHITECT
LP	LOW POINT
M	METER
MFRG	MANUFACTURER
MH	MAN HOLE
MM	MILLIMETER
MAX	MAXIMUM
MECH	MECHANICAL
MED	MEDIUM
MTL	METAL
MIN	MINIMUM
NIC	NOT IN CONTRACT
N	NEW
NTS	NOT TO SCALE
NAT	NATURAL
NO	NUMBER
OA	OVERALL HEIGHT
OC	ON CENTER
OPNG	OPENING
PA	PLANTING AREA
PIP	POURED IN PLACE
PL	PROPERTY LINE
PCO	POINT OF CONNECTION
R	RADIUS
REQ	REQUIRED
RES	RESISTANT
ROW	RIGHT OF WAY
SL	SCORE LINE
SEC	SECTION
SCH	SCHEDULE
SIM.	SIMILAR
SHT	SHEET
SM	SQUARE METER
SPAC	SPACE (SPACING)
SPECS	SPECIFICATIONS
SO	SQUARE
STL	STEEL
SS	STAINLESS STEEL
SSL	SUBSURFACE LEVEL
STRUCT	STRUCTURAL
SYM	SYMMETRICAL
TAD	TOP OF AREA DRAIN
T&B	TOP AND BOTTOM
TPC	TOP OF POOL COPING
TC	TOP OF CURB
THK	THICK
TP	TOP OF PAVING
TS	TOP OF STEPS
TW	TOP OF WALL
TYP	TYPICAL
VERT	VERTICAL
W	WIDE
WD	WOOD
WH	WEEPHOLE
WL	WATER LEVEL
WP	WATERPROOF
W/	W/ WITH
W/O	W/O WITHOUT

PLANTING NOTES & SCHEDULE

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 INFORMATION AVAILABLE AT THE TIME OF PREPARING THESE DOCUMENTS.

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 BE REMOVED 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 6.5 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)832-9788. 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 RESPONSIBILITY TO SUPPLY WATER IF THERE IS NONE ON SITE. COST OF WATER SHOULD BE INCLUDED AS LINE ITEM IN THE BID. PROJECT'S 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

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
SHADE TREES					
AR	33	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	50mm cal.	Full Plant, B&B, 6' CLEAR BRANCHING
AS	23	Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	50mm cal.	Full Plant, B&B, 6' CLEAR BRANCHING
GT	20	Gleditsia inermis var. inermis 'Shademaster'	Shademaster Honeylocust	50mm cal.	Full Plant, B&B, 6' CLEAR BRANCHING
PG	5	Populus grandidentata	Large-tooth Aspen	50mm cal.	Full Plant, B&B, 6' CLEAR BRANCHING
QM	13	Quercus macrocarpa	Bur Oak	50mm cal.	Full Plant, B&B, 6' CLEAR BRANCHING
QD	23	Quercus rubrum	Red Oak	50mm cal.	Full Plant, B&B, 6' CLEAR BRANCHING
TA	12	Tilia americana	Basswood	50mm cal.	Full Plant, B&B, 6' CLEAR BRANCHING
129	Totals				

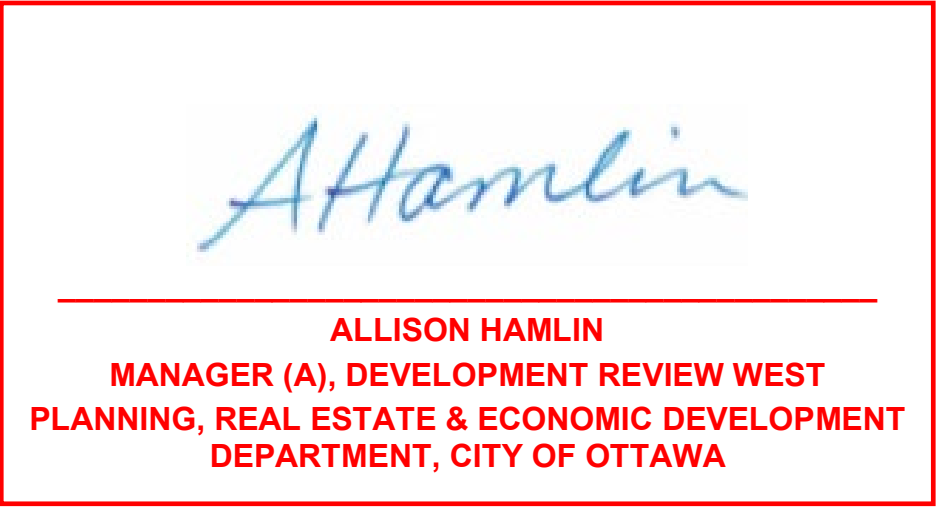
EVERGREEN TREES					
PA	31	Picea abies	Norway Spruce	200cm H., 40cm spd.	Full Plant, B&B
PC	177	Picea abies 'Cupressina'	Columnar Norway Spruce	200cm H., 40cm spd.	Full Plant, B&B, Matching Heights per Area
PG	22	Picea glauca	White Spruce	200cm H., 40cm spd.	Full Plant, B&B, Matching Heights per Area
PN	15	Picea nigra	Austrian Pine	200cm H., 40cm spd.	Full Plant, B&B, 4' CLEAR BRANCHING
PF	37	Picea pungens 'Fat Albert'	Fat Albert Spruce	200cm H., 40cm spd.	Full Plant, B&B
PP	83	Picea pungens 'Glaucua'	Colorado Blue Spruce	200cm H., 40cm spd.	Full Plant, B&B
PS	17	Pinus strobus	White Pine	200cm H., 40cm spd.	Full Plant, B&B
TS	8	Tsuga canadensis	Eastern Hemlock	200cm H., 40cm spd.	Full Plant, B&B
390	Totals				

EVERGREEN SHRUBS					
CPF	75	Chamaecyparis pisifera filifera 'Golden Mops'	Golden Mops Threadleaf False Cypress	50cm ht.	Full Plant
EFC	437	Euonymus fortunei 'Canadale Gold'	Canadale Gold Euonymous	30cm ht.	Full Plant
EFM	114	Euonymus fortunei 'Moonshadow'	Moonshadow Euonymous	30cm ht.	Full Plant
JCG	336	Juniperus communis 'Green Carpet'	Green Carpet Juniper	40cm spd.	Full Plant, 45cm Spacing
JCP	86	Juniperus chinensis 'Pfitzeriana Compacta'	Compact Pfitzer Juniper	40cm spd.	Full Plant, 60cm Spacing
JHL	35	Juniperus horizontalis 'Lamerglow'	Lamerglow Creeping Juniper	40cm spd.	Full Plant, 60cm Spacing
JHW	205	Juniperus horizontalis 'Williton'	Blue Rug Juniper	40cm spd.	Full Plant, 60cm Spacing
JSW	36	Juniperus scopulorum 'Wichita Blue'	Wichita Blue Juniper	100cm ht.	Full Plant
1326	Totals				

DECIDUOUS SHRUBS					
FOO	28	Forsythia ovata 'Ottawa'	Ottawa Forsythia	50cm ht.	Full Plant
HPL	61	Hydrangea paniculata 'Little Lime'	Little Lime Hydrangea	50cm ht.	Full Plant
IVJ	27	Ilex 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
Pps	59	Potentilla fruticosa 'Goldstar'	Goldstar Potentilla	50cm ht.	Full Plant
Rpl	182	Rosa 'Peach Lemonade' (Radpastel)	Peach Lemonade Rose	50cm ht.	Full Plant
Sgf	82	Spiraea japonica 'Goldflame'	Goldflame Spirea	50cm ht.	Full Plant
Ssp	20	Spiraea betulifolia 'Glow Girl' (Tor Gold)	Glow Girl Brimleaf Spirea	50cm ht.	Full Plant
VDB	6	Viburnum dentatum 'Blue Muffin'	Blue Muffin Viburnum	50cm ht.	Full Plant
514	Totals				

PERENNIALS / GROUNDCOVERS / GRASSES					
MSG	406	Miscanthus sinensis 'Gracillimus'	Silver Maiden Grass	1 gal.	Full Plant, 60cm Spacing
dc	911	Deschampsia cespitosa	Tufted Hair Grass	1 gal.	Full Plant, 60cm Spacing
hbi	309	Hosta 'Blue Ivory'	Blue Ivory Hosta	1 gal.	Full Plant, 80cm Spacing
PVH	246	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	1 gal.	Full Plant, 60cm Spacing
1872	Totals				

LAWN					
		Seeded / Sodded Lawn			



APPROVED
By Allison Hamlin at 1:22 pm, Aug 03, 2023



PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN

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

