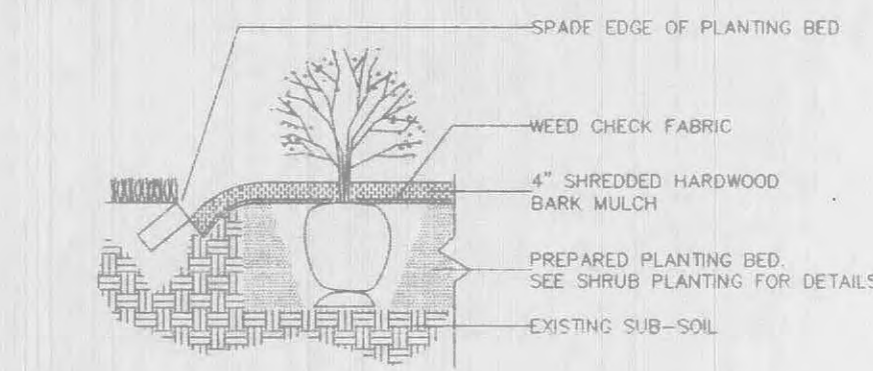


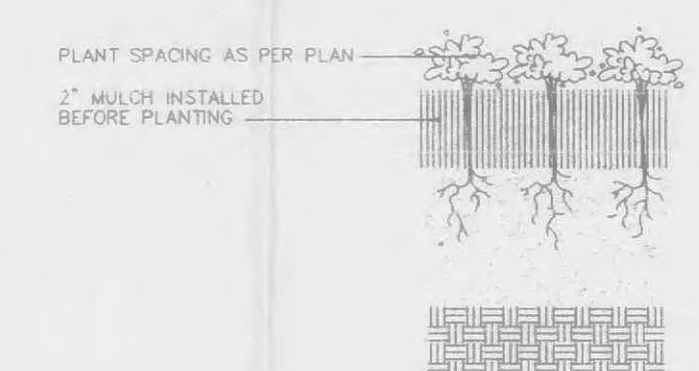
**LANDSCAPE PLAN**  
SCALE: 1" = 20'-0"

**TOTAL LANDSCAPE COVERAGE**  
LOT AREA = 47,681 s.f.  
LANDSCAPE AREA = 19,486 s.f.  
LANDSCAPE AREA % = 41%

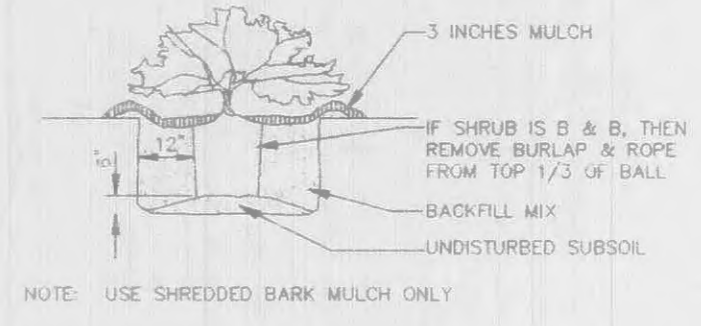
**PARKING AREA LANDSCAPE COVERAGE**  
PARKING AREA = 16,753 s.f.  
LANDSCAPE AREA = 2,056 s.f.  
LANDSCAPE AREA % = 12%



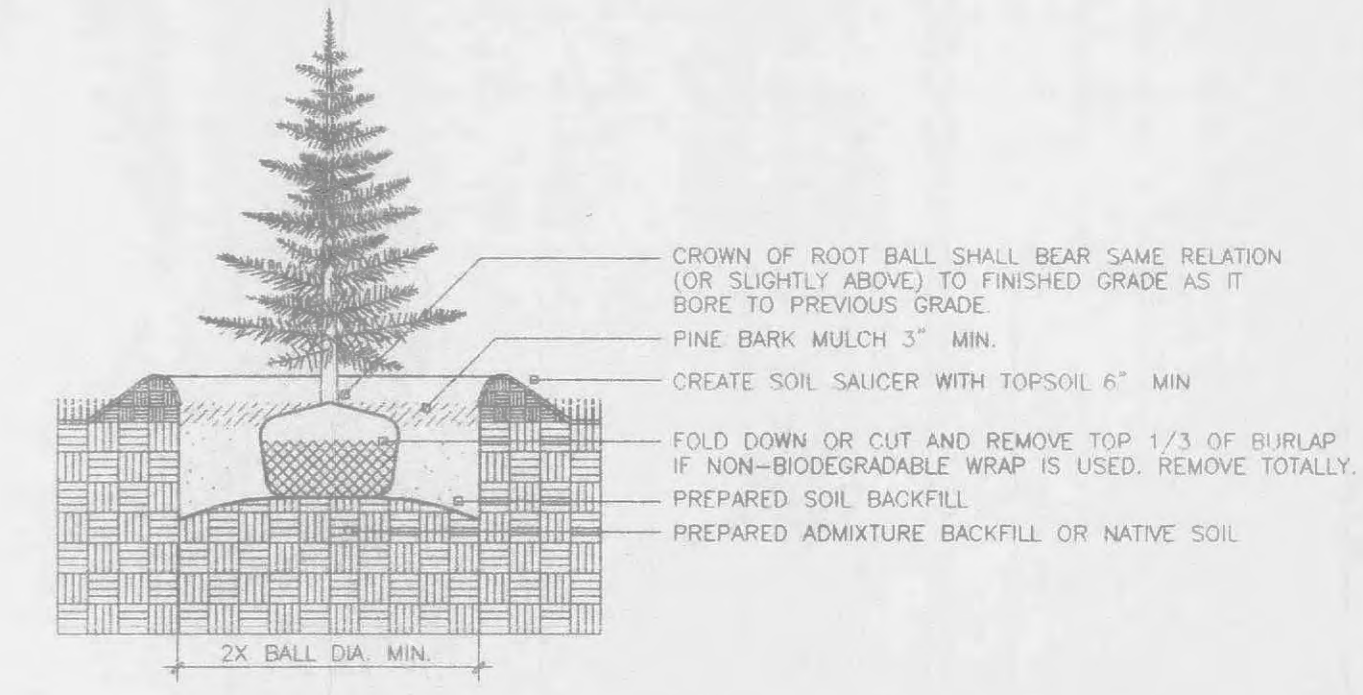
**2 SPADE-CUT EDGE DETAIL**  
NOT TO SCALE



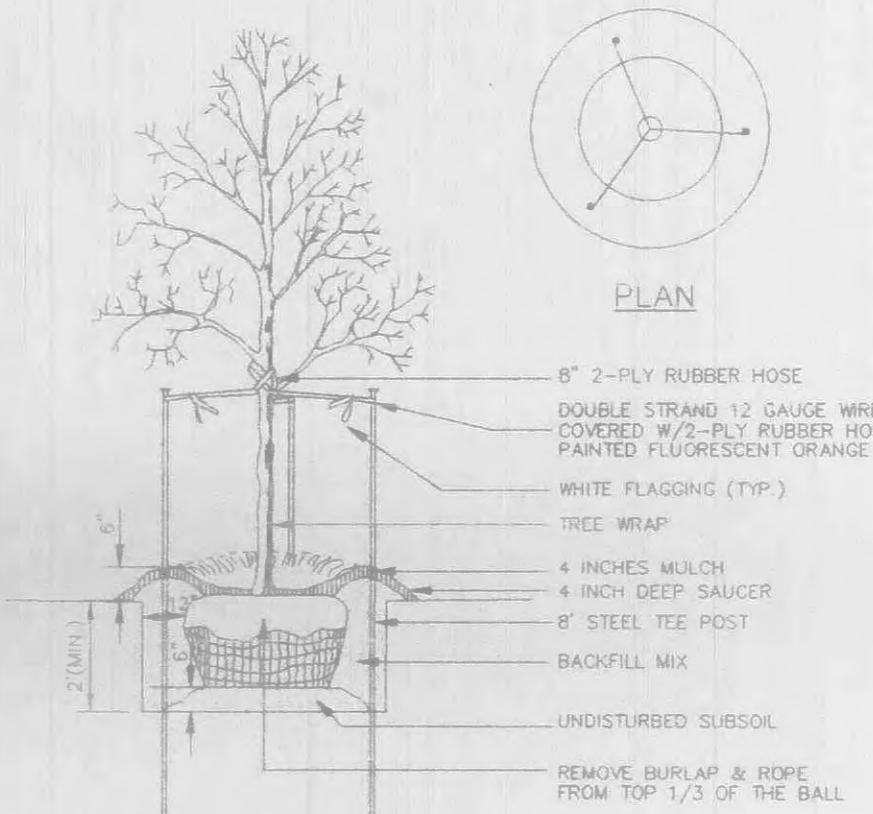
**4 PERENNIAL PLANTING DETAIL**  
NOT TO SCALE



**3 SHRUB PLANTING DETAIL**  
NOT TO SCALE



**6 EVERGREEN TREE PLANTING DETAIL**  
NOT TO SCALE



**5 DECIDUOUS TREE PLANTING DETAIL**  
NOT TO SCALE

**NOTE:**  
ALL PLANTING BEDS & TURF AREAS TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM. COORDINATE IRRIGATION ZONES WITH LANDSCAPE BEDS / REQUIREMENTS

**PLANT SCHEDULE:**

QTY	PLANT NAME	SELECTIONS BY OWNER	CONTAINER
56	ANN ANNUALS	Euonymus fortunei 'Coloratus'	2 1/2' Pot
540	FUC PURPLE WINTERCREEPER	Hemerocallis 'Happy Returns'	2 1/2' Pot
144	DL HAPPY RETURNS DAYLILY	Liriope muscari 'Variegata'	2 Quart
51	VL VARIEGATED LIRIOPE	Pennisetum alopecuroides 'Hameln'	1 Gallon
9	DFG DWARF FOUNTAIN GRASS	Spiraea x bumalda 'Anthony Waterer'	5 Gallon
13	AWS ANTHONY WATERER SPIREA	Buxus microphylla 'Green Velvet'	5 Gallon
5	BAY BAYBERRY	Miscanthus sinensis 'Gracillimus'	5 Gallon
17	GVB GREEN VELVET BOXWOOD	Picea pungens 'Montgomery'	5 Gallon
5	MG MAIDEN GRASS	Syringa patula 'Miss Kim'	5 Gallon
3	MGBS MONTGOMERY GLOBE BLUE SPRUCE	Viburnum plicatum 'Mariesii'	24\"/>

**NOTES:**

- All natural vegetation shall be maintained where it does not interfere with construction or the permanent plan of operation. Every effort possible shall be made to protect existing structures or vegetation from damage due to equipment usage. Contractor shall at all times protect all materials and work against injury to public.
- The landscape contractor shall be responsible for any coordination with other site related work being performed by other contractors. Refer to architectural drawings for further coordination of work to be done.
- Underground facilities, structures and utilities must be considered approximate only. There may be others not presently known or shown. It shall be the landscape contractor's responsibility to determine or verify the existence of and exact location of the above. Call 800-DIG-RTIE.
- Plant material are to be planted in the same relationship to grade as was grown in nursery conditions.
- All mulch to be shredded oak bark mulch at 3" depth (after compaction) unless otherwise noted. Mulch shall be clean and free of all foreign materials. Edge all beds with spade-cut edge and provide Tri-Tan weed barrier over entire bed.
- It shall be the landscape contractor's responsibility to:
  - verify all existing and proposed features shown on the drawings prior to commencement of work.
  - Report all discrepancies found with regard to existing conditions or proposed design to the landscape architect immediately for a decision.
  - Obtain the approval of the owner's representative or landscape architect prior to installation.
- The landscape contractor is to receive the site rough graded to within 1/8" of a foot. Landscape contractor to obtain letter of grade certification from the general contractor prior to commencement of work.
- All topsoil used on this site shall be absolutely free of weeds, weed seeds and other foreign vegetation. Backfill soil in all plant pits shall be composed of 1 part Composted Leaf Mold and 3 parts equivalent clean topsoil from site.
- All planting beds shall be cultivated to 6" depth minimum and amended with nitrogen treat moss or soil acid prior to cultivating again. All weeds are to be graded smooth immediately before planting of plants. Plant groundcover to within 12" of trunk of trees or shrubs planted within the area. Remove all stones larger than 15" all sticks, roots, stumps and other extraneous materials.
- All plant material (excluding ground cover, perennials and annuals) are to be acclimated for a period of 2 months after installation at 100% of the installed price.
- All disturbed lawn areas to be seeded with a mixture of Turf-Type ryegrass (300# per acre) and bluegrass (10# per acre). Landscape contractor shall offer an alternate price for seed in lieu of seed. Lawn areas shall be unconditionally warranted for a period of 90 days from date of final acceptance. Bare areas more than one square foot per dry 50 square feet shall be replaced (if sodded) or re-seeded (if seeded). Provide lawn fertilizer composed as follows:
  - 1 lb. per 1000 sq. ft. of actual nitrogen
  - 4% phosphorus (by weight)
  - 2% potassium (by weight)
- Items shown on this drawing take precedence over the material list. It shall be the landscape contractor's responsibility to verify all quantities and conditions prior to implementation of this plan. No substitutions of types or size of plant materials will be accepted without written approval from landscape architect.
- Stiltation controls may be required to prevent run-off. Straw bales placed end-to-end shall be used, anchored with no less than two 3/8" x 36" reinforcing rods. Bales shall remain until all graded areas are seeded or sodded.
- Owner or Owner's Representative shall inspect landscape installation and have the right to reject and withhold payment on any plant material of damaged or poor quality. Trees shall have straight trunks, a well-balanced crown, intact leader and good general health.
- Measure trees and shrubs according to ANSI Z601 standards. Take caliper measurements 6 inches above ground for trees up to 4" caliper and 12 inches above ground for larger trees. Always handle balled and burlapped material by the root ball. Plant material shall be delivered to the site and planted the same day.
- Remove and replace dead plant material (25% + dead) immediately unless required to plant in the succeeding planting season. A limit of one replacement of each tree and shrub will be required, except for losses caused by contractor's error.
- Prune, thin and shape trees and shrubs according to standard horticultural practices. Apply minimum of 3" shredded bark mulch cap at all trees NOT planted in planted beds.
- Landscape Contractor shall be responsible for clean-up of site at the completion of landscaping each day. ALL TREES shall be staked to be maintained clean and free of debris. Remove surplus soil and waste material, trash and debris from the site and legally dispose of same off Owner's property.