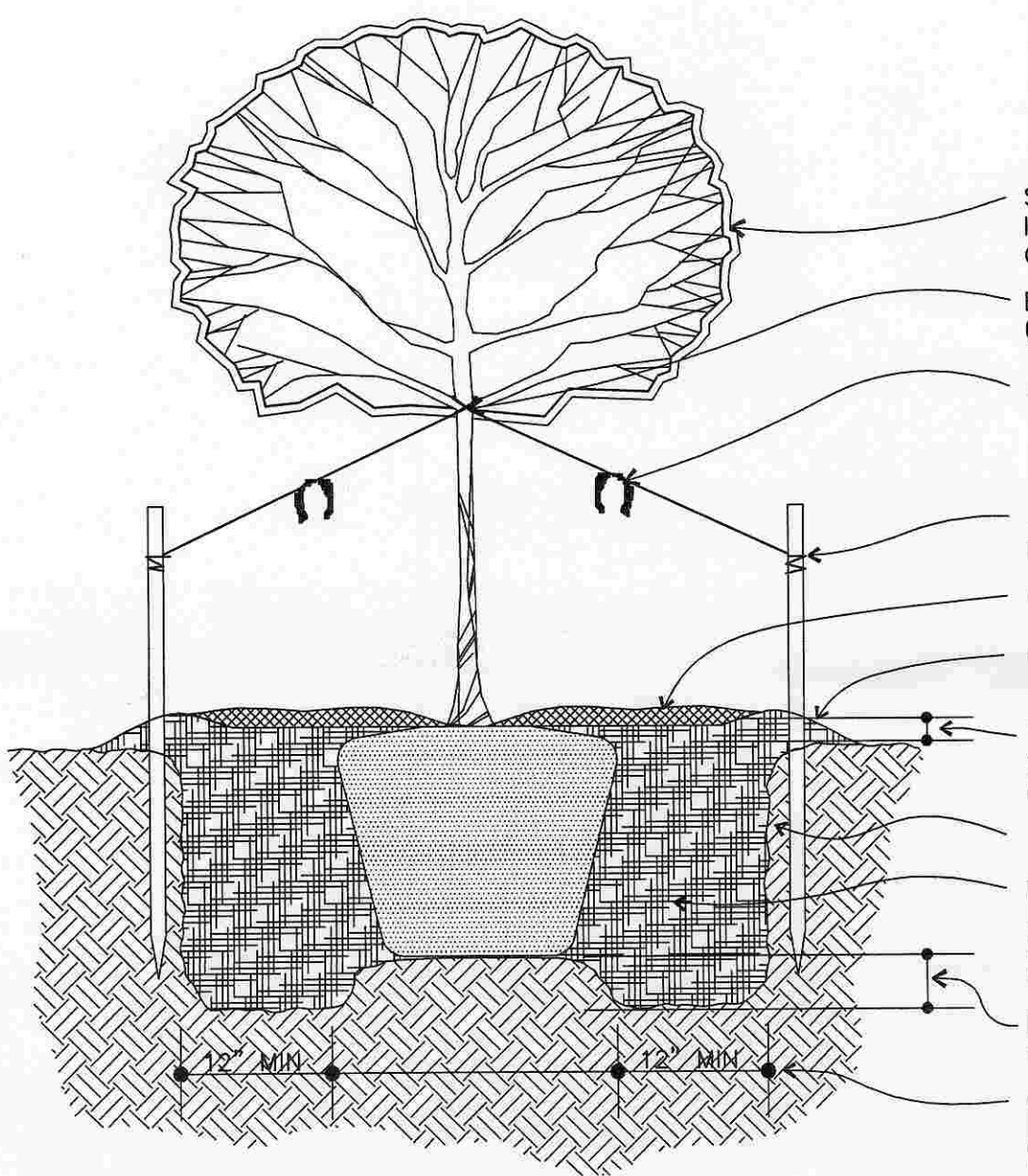
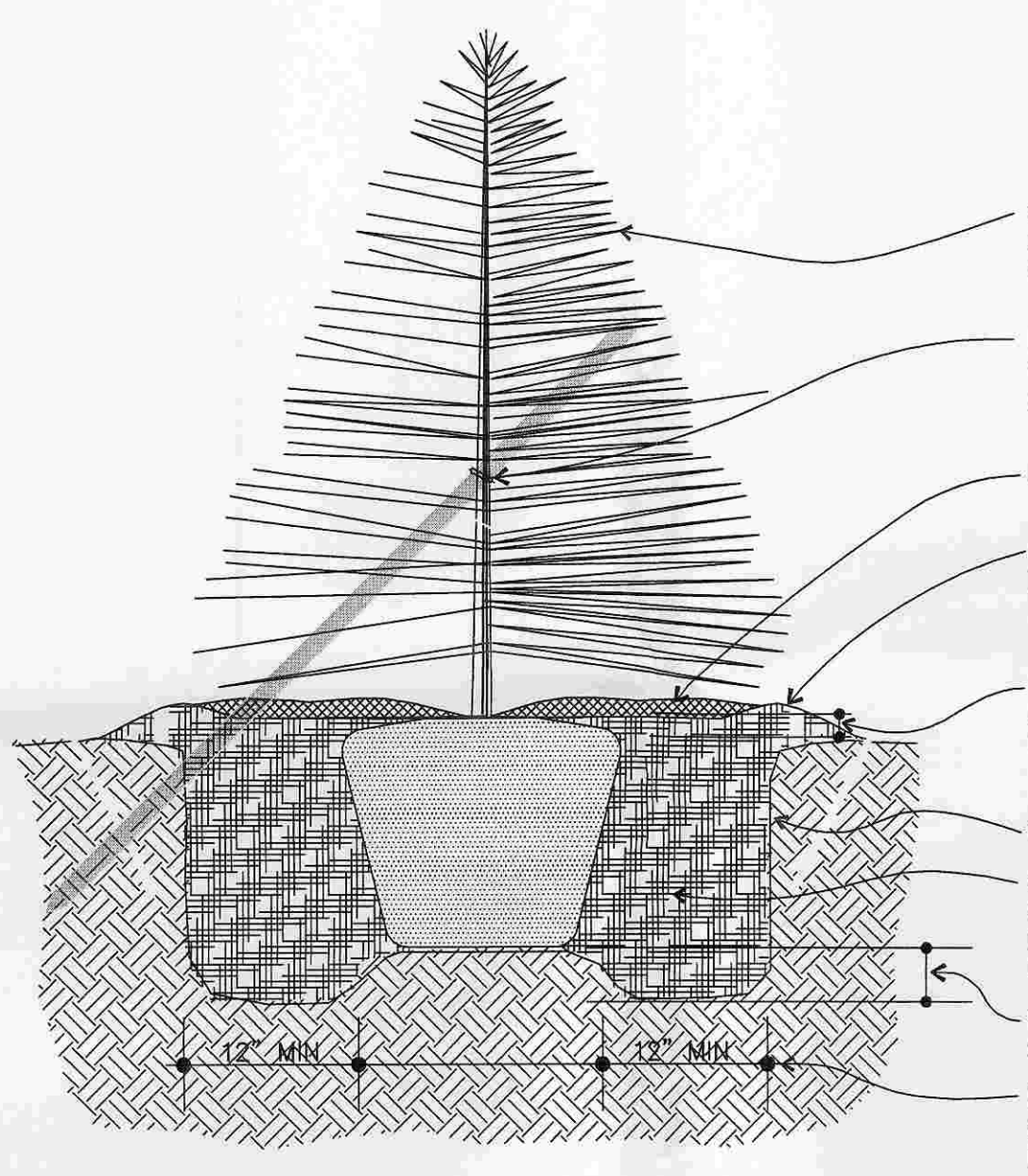




- SELECTIVELY PRUNE ALL BROKEN OR DAMAGED BRANCHES IN SUCH A MANNER AS TO MAINTAIN THE NATURAL FORM OF THE TREE.
- ELASTIC OR POLYETHYLENE WOVEN GUYS (2) GUYS PER TREE AT TRUNK.
- FLAG ALL GUY WIRES.
- 2" X 2" X 6' HARDWOOD STAKES (2) PER TREE PERPENDICULAR TO PREVAILING WINDS IN UNDISTURBED SOIL.
- MULCH, SEE PLANTING NOTES.
- CONSTRUCT EARTH SAUCER WITH 4" HIGH BERM. FLOOD WITH WATER TWICE DURING FIRST 24 HOURS.
- TOP OF ROOT BALL TO BE 1" TO 3" HIGHER THAN SURROUNDING GRADE. CUT TWINE AND PULL BURLAP BACK ON TOP 1/3 OF ROOT BALL.
- BREAK SOIL WITH PICK AXE.
- BACKFILL WITH PREPARED TOPSOIL. SEE PLANTING NOTES. PROVIDE COMMERCIAL FERTILIZER, APPLY PER MANUFACTURER'S DIRECTIONS PLACE BACKFILL IN 8" LAYERS. WATER EACH LAYER UNTIL SETTLED. DO NOT TAMP DOWN.
- ROOT BALL TO SIT ON UNDISTURBED SOIL WITH REMAINDER OF HOLE TO BE EXCAVATED AN ADDITIONAL 6 INCHES.
- CONTRACTOR SHALL EXCAVATE PIT WALLS VERTICALLY AND 12" WIDER (ALL SIDES) THAN THE DIAMETER OF THE ROOT BALL.



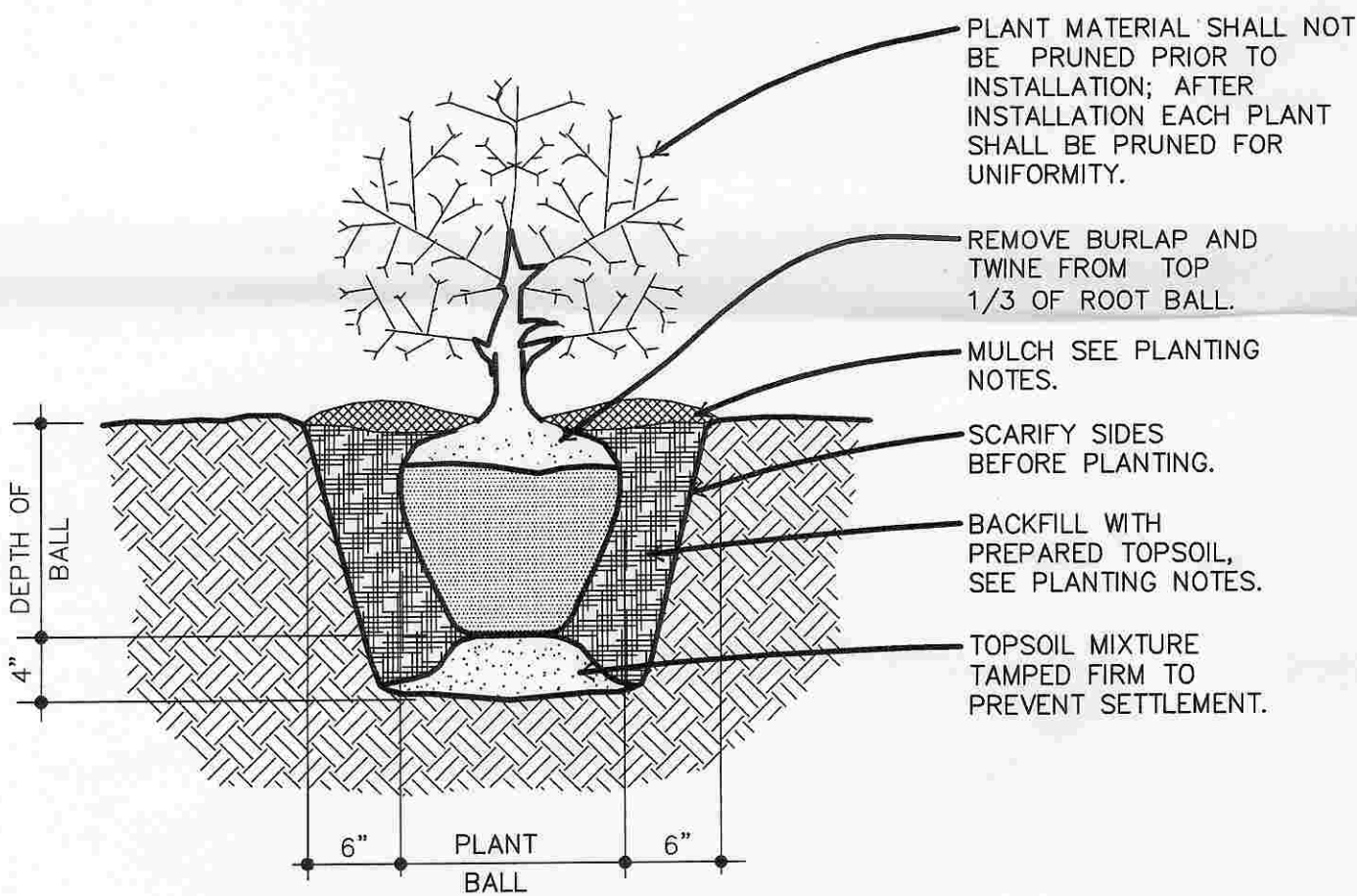
- SELECTIVELY PRUNE ALL BROKEN OR DAMAGED BRANCHES IN SUCH A MANNER AS TO MAINTAIN THE NATURAL FORM OF THE TREE.
- PROVIDE 6" HARDWOOD STAKE INSTALLED IN UNDISTURBED SOIL. FACE TOP OF STAKE INTO PREVAILING WIND. ATTACH WITH ELASTIC OR POLYETHYLENE WOVEN GUYS.
- MULCH, SEE PLANTING NOTES.
- CONSTRUCT EARTH SAUCER WITH 4" HIGH BERM. FLOOD WITH WATER TWICE DURING FIRST 24 HOURS.
- TOP OF ROOT BALL TO BE 1" TO 3" HIGHER THAN SURROUNDING GRADE. CUT TWINE AND PULL BURLAP BACK ON TOP 1/3 OF ROOT BALL.
- BREAK SOIL WITH PICK AXE.
- BACKFILL WITH PREPARED TOPSOIL. SEE PLANTING NOTES. PROVIDE COMMERCIAL FERTILIZER, APPLY PER MANUFACTURER'S DIRECTIONS PLACE BACKFILL IN 8" LAYERS. WATER EACH LAYER UNTIL SETTLED. DO NOT TAMP DOWN.
- ROOT BALL TO SIT ON UNDISTURBED SOIL WITH REMAINDER OF HOLE TO BE EXCAVATED AN ADDITIONAL 6 INCHES.
- CONTRACTOR SHALL EXCAVATE PIT WALLS VERTICALLY AND 12" WIDER (ALL SIDES) THAN THE DIAMETER OF THE ROOT BALL.

L1.1-01 DECIDUOUS TREE PLANTING

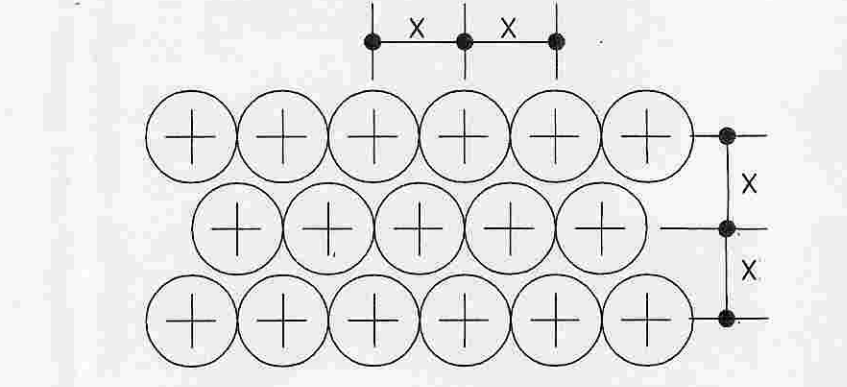
SCALE: NONE

L1.1-02 EVERGREEN TREE PLANTING

SCALE: NONE

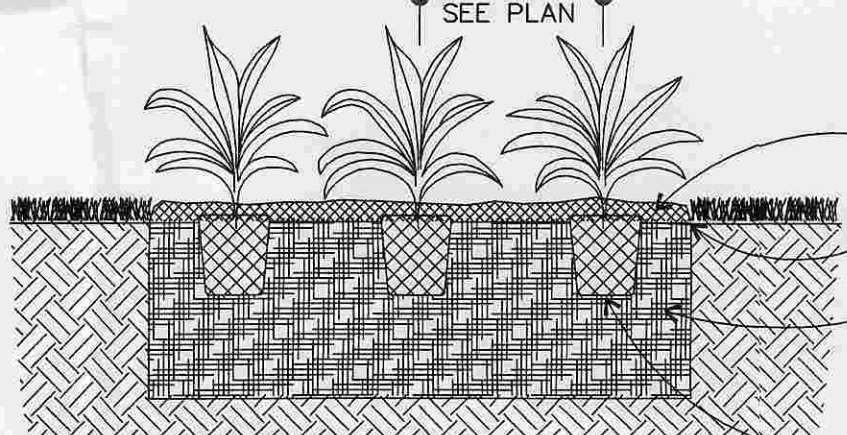


- PLANT MATERIAL SHALL NOT BE PRUNED PRIOR TO INSTALLATION. AFTER INSTALLATION EACH PLANT SHALL BE PRUNED FOR UNIFORMITY.
- REMOVE BURLAP AND TWINE FROM TOP 1/3 OF ROOT BALL.
- MULCH SEE PLANTING NOTES.
- SCARIFY SIDES BEFORE PLANTING.
- BACKFILL WITH PREPARED TOPSOIL. SEE PLANTING NOTES.
- TOPSOIL MIXTURE TAMPED FIRM TO PREVENT SETTLEMENT.



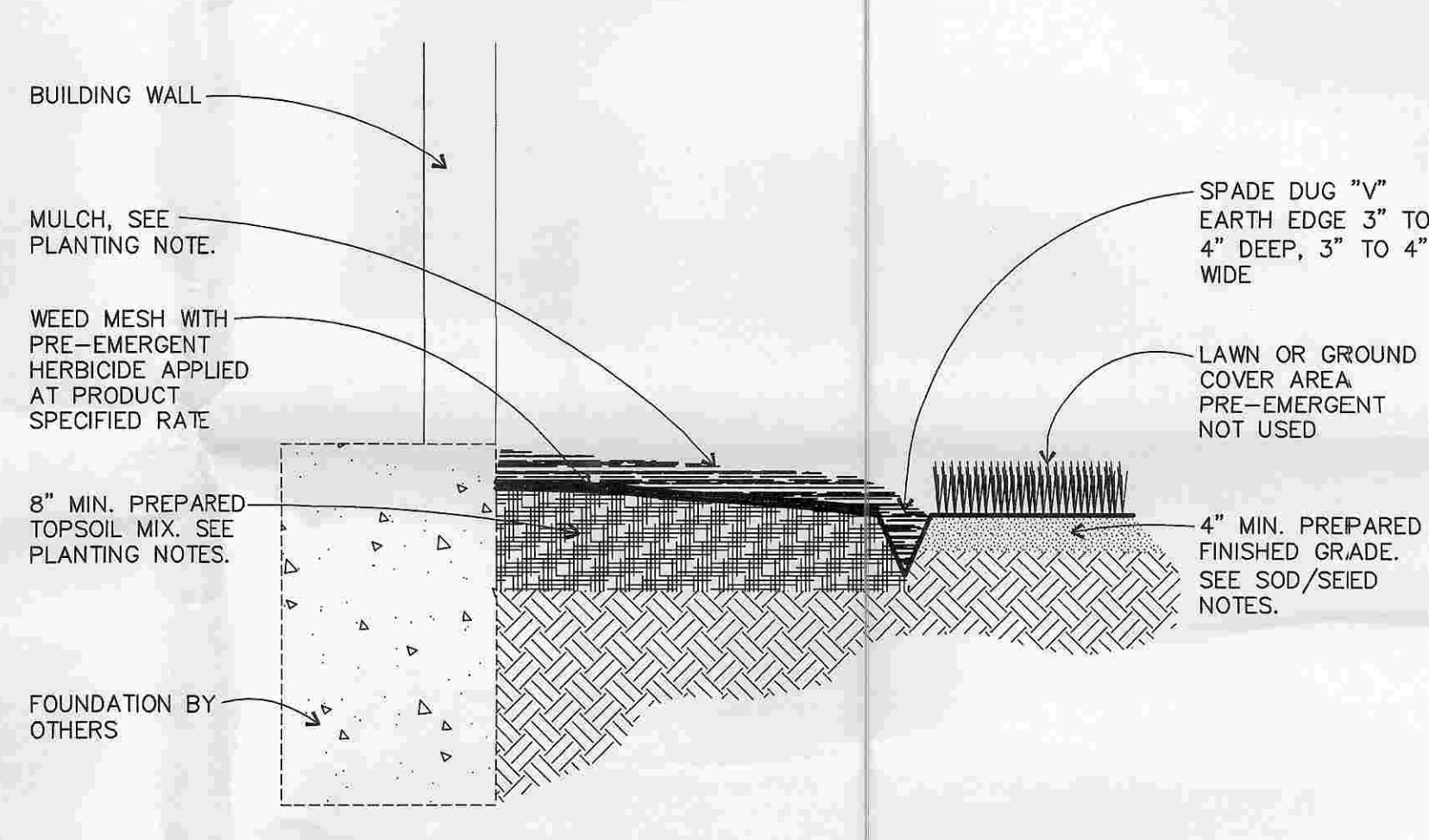
PLAN

PLANT SPACING CHART	
PLANT SPACING ON CENTER (X)	PLANTS PER SQUARE FOOT
6" ON CENTER	4.00
8" ON CENTER	2.25
9" ON CENTER	1.75
10" ON CENTER	1.50
12" ON CENTER	1.00
18" ON CENTER	0.50



SECTION

- MULCH, SEE PLANTING NOTES. APPLY MULCH BEFORE INSTALLING GROUND COVER OR PERENNIALS.
- BED EDGE SEE PLAN/PLANTING NOTES.
- PLANTING SOIL MIX, SEE PLANTING NOTES. MIX FERTILIZER WITH PLANTING SOIL AT RATE RECOMMENDED BY MANUFACTURER.
- REMOVE ALL PLASTIC CONTAINERS BEFORE INSTALLATION.



L1.1-05 PLANTING BED

SCALE: NONE

L1.1-03 SHRUB PLANTING

SCALE: NONE

L1.1-04 GROUND COVER PLANTING

SCALE: NONE

SOD/SEEDING NOTES

- SITE PREPARATION:**
- A. SITE TO BE FINE GRADED BEFORE PERMANENT SEEDING OR SODDING.
 - B. SOIL SHALL BE LOOSENEED TO A DEPTH OF (4) INCHES BY DISCING, RAKING, ROTOTILLING OR OTHER ACCEPTABLE MEANS. AND RAKED SMOOTH AND FREE OF ROOTS AND STONES OVER 1" DIAMETER.
 - C. PROVIDE SOIL PH TESTING. ADJUST THE PH RANGE OF SOILS THAT ARE UNACCEPTABLE PER LOCAL COOPERATIVE EXTENSION SERVICE TURF STANDARDS. INCORPORATE RAW GROUND AGRICULTURAL LIMESTONE OR ALUMINUM SULFATE UNIFORMLY AT THE RATE SPECIFIED BY THE MANUFACTURER.
- SOD INSTALLATION:**
- A. ALL SOD AND INSTALLATION TECHNIQUES SHALL ADHERE TO TURFGRASS PRODUCERS INTERNATIONAL GUIDELINE SPECIFICATIONS, CURRENT EDITION.
 - B. SOD AREAS TO BE SODDED WITH WORKABLE SIZE ROLLS THAT ARE NOT BROKEN OR STRETCHED. SOD SHALL BE FREE OF THATCH. SODDING IS TO BE DONE IN EARLY-SPRING OR EARLY-FALL. SOD SHALL BE INSTALLED WITHIN 24 HOURS OF ARRIVAL AT THE SITE.
 - C. SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES GREATER THAN 3:1 OR IN DRAINAGE SWALES SOD SHALL BE STAKED.
 - D. APPLY STARTER FERTILIZER AT TIME OF SODDING AT RATE RECOMMENDED BY MANUFACTURER. CONTRACTOR IS RESPONSIBLE FOR THE INITIAL WATERING.
- SEED INSTALLATION:**
- A. APPLY STARTER FERTILIZER AT TIME OF SEEDING AT RATE RECOMMENDED BY MANUFACTURER. CONTRACTOR IS RESPONSIBLE FOR THE INITIAL WATERING.
 - B. APPLY SEED UNIFORMLY WITH CYCLONE SEEDER, DRILL, CULTIPACKER SEEDER OR HYDROSEEDER (SLURRY INCLUDES SEED AND FERTILIZER ON A FIRM, MOIST SEEDBED). MAXIMUM SEEDING DEPTH SHOULD BE 1/4 INCH ON CLAY SOILS AND 1/2 INCH ON SANDY SOILS, WHEN USING OTHER THAN HYDROSEEDER METHOD OF APPLICATION.
 - C. STRAW MULCH SHALL BE APPLIED IMMEDIATELY AFTER SEEDING (NON HYDROSEEDING). AT A RATE OF 140 LBS.± (2 BALES) PER 1000 SF. MULCH MAY BE APPLIED BY HAND OR WITH A BLOWER. MULCH SHALL BE CLEAN, WELL SEASONED STRAW FREE OF SEEDS OR ROOTS OF NOXIOUS WEEDS.
 - D. STRAW MULCH SHALL BE KEPT IN PLACE WITH ASPHALT EMULSION APPLIED AT A MIN. RATE OF 60 GAL. / TON OF MULCH.
 - E. IF HYDROSEEDING IS USED AND THE SEED, FERTILIZER AND MULCH ARE MIXED, THEY WILL BE MIXED ON SITE AND SEEDING SHALL BE IMMEDIATE WITHOUT INTERRUPTION.
 - F. MULCH FOR HYDROSEEDING SHALL BE WOOD CELLULOSE FIBER MULCH APPLIED AT A RATE OF 2,000 LBS. / ACRE.
- MAINTENANCE:**
- A. WATER 1 INCH MIN. WITHIN THE FIRST HOUR OF SOD OR SEED INSTALLATION BEGIN IRRIGATION. SYSTEM DURING THE FOLLOWING 3 DAYS KEEPING THE SODDED OR SEEDED AREA MOIST.
 - B. CONTINUED MAINTENANCE (MOWING, FERTILIZATION, WEEDING, ECT.) OF THE SODDED OR SEEDED AREA SHOULD BE PROVIDED BY A PROFESSIONAL LANDSCAPE MAINTENANCE CONTRACTOR.

PLANTING NOTES

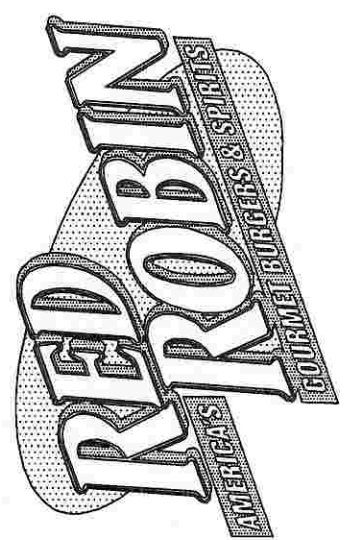
- A. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS INSTALLED FOR ONE FULL YEAR FROM DATE OF ACCEPTANCE BY THE OWNER. ALL PLANTS SHALL BE ALIVE AND AT A VIGOROUS RATE OF GROWTH AT THE END OF THE GUARANTEE PERIOD.
 - B. PRIOR TO INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL INSPECT THE SUBGRADE, GENERAL SITE CONDITIONS, VERIFY ELEVATIONS, UTILITY LOCATIONS, IRRIGATION, APPROVE TOPSOIL PROVIDED BY GENERAL CONTRACTOR AND OBSERVE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE DONE. HE SHALL NOTIFY GENERAL CONTRACTOR OF ANY UNSATISFACTORY CONDITIONS AND WORK SHALL NOT PROCEED UNTIL SUCH CONDITIONS HAVE BEEN CORRECTED AND ARE ACCEPTABLE TO THE LANDSCAPE CONTRACTOR.
 - C. IF THE LANDSCAPE CONTRACTOR OBSERVES ANY DEFICIENCIES IN THE PLANT SELECTIONS, SOIL CONDITIONS OR ANY OTHER CONDITION WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR GUARANTEE, HE SHALL NOTIFY THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE PRIOR TO PROCUREMENT AND/OR INSTALLATION.
 - D. PLANT MATERIAL SHALL CONFORM TO THE PLANT LIST AND KEYS ON THE DRAWINGS AND TO THE QUALITY STANDARDS OF "AMERICAN STANDARD FOR NURSERY STOCK", BY THE AMERICAN ASSOCIATION OF NURSERMEN, ANSI Z60.1-1986. ALL PLANTS SHALL EQUAL OR EXCEED THE MEASUREMENTS AND SIZES SPECIFIED IN THE SCHEDULE.
 - E. SUBSTITUTIONS SHALL BE PERMITTED WITH NOTIFICATION AND WRITTEN APPROVAL FROM LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE. SUBSTITUTED MATERIAL SHALL BE THE NEAREST EQUIVALENT SIZE, CONDITION AND GROWTH HABIT HAVING THE SAME ESSENTIAL CHARACTERISTICS WITH AN EQUITABLE ADJUSTMENT IN WHOLESALE PRICE.
 - F. IF THE LANDSCAPE CONTRACTOR OBSERVES ANY DEFICIENCIES IN THE SITE CONDITIONS OR WHICH COULD NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR GUARANTEE, NOTIFY THE OWNERS REPRESENTATIVE PRIOR TO PROCUREMENT AND/OR INSTALLATION.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR SOIL PREPARATION AS DESCRIBED IN NOTES G-J**
- G. SOIL TESTS SHALL BE PERFORMED IN LAWN AND PLANTING BED AREAS WHEN MATERIAL IS IN QUESTION. SOILS TEST: OBTAIN FROM A CERTIFIED TESTING LABORATORY, AN ANALYSIS OF THE EXISTING SOIL FOR NITROGEN, PHOSPHORUS, POTASSIUM, SOLUBLE SALT CONTENT, MICRO NUTRIENTS, ORGANIC MATTER CONTENT AND PH VALUE.
 - H. TOPSOIL TO BE USED SHALL HAVE THE FOLLOWING CHARACTERISTICS: FERTILE, FRIABLE, NATURAL TOPSOIL OF LOAMY CHARACTER, WITHOUT ADMIXTURE OF SUBSOIL MATERIAL, OBTAINED FROM WELL-DRAINED ARABLE SITE, REASONABLY FREE FROM CLAY, LUMPS, COARSE SANDS, STONES 1 INCH AND LARGER, PLANTS, GRASS, WEEDS, ROOTS, STICKS, AND OTHER FOREIGN MATERIALS. TOPSOIL SHALL CONFORM TO ASTM D5268 WITH A PH RANGE OF 5.5 TO 7, AND A MIN. 4 PERCENT ORGANIC MATERIAL.
 - I. IN AREAS OF INDIGENOUS HEAVY CLAY SOILS A PERCOLATION TEST SHALL BE PERFORMED. SOIL DRAINAGE AMENDMENTS AND/OR DRAINAGE STRUCTURES SHALL BE INSTALLED IN PLANTING BEDS AND TREE PITS AS RECOMMENDED BY THE SOILS PERCOLATION TEST REPORT.
 - J. ALL PLANTING BEDS TO RECEIVE 8" MIN. OF PREPARED BACK FILL MIX. ALL INDIVIDUALLY PLANTED TREES AND SHRUBS TO BE BACK FILLED WITH PREPARED BACK FILL MIX. PREPARED BACKFILL MIXTURES SHALL BE MIXED ON SITE, CONSISTING OF ONE PART TOPSOIL, ONE PART SOIL AMENDMENT, AND ONE PART SOIL FROM EXCAVATION. THE LANDSCAPE CONTRACTOR SHALL INCORPORATE FERTILIZER AND/OR SOIL AMENDMENT ADDITIVES AS RECOMMENDED BY THE SOIL TEST AND COMPLY WITH REGULATORY AGENCIES FOR FERTILIZER, AMENDMENT AND HERBICIDE COMPOSITION.
 - K. ALL PLANTING BED EDGES TO BE SMOOTH FLOWING ARCS. BEDS TO BE LAID OUT AND APPROVED BY LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE PRIOR TO PLANTING.
 - L. BED EDGE SHALL BE SMOOTH, CONSISTENT, HAND TRENCHED 3" TO 4" INCHES DEEP, AND "V" SHAPED. ALL EXCAVATED MATERIAL SHALL BE REMOVED FROM THE BED EDGE AND PLANTING BED.
 - M. CONTRACTOR TO SLIGHTLY FIELD ADJUST PLANT LOCATIONS AS NECESSARY TO AVOID UTILITIES. FINISHED PLANTING BEDS SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING(S).
 - N. PARKING LOT TREES SHALL HAVE A CLEAR CANOPY DISTANCE OF 6' MINIMUM FROM PAVING.
 - O. TREES SHALL BE PLACED A MINIMUM OF 3' FROM SIDEWALKS, CURBS OR FIRE HYDRANTS.
 - P. PLANTINGS AT THE END OF PARKING SPACES SHALL BE SET BACK A MINIMUM OF 3' FROM FACE OF CURB.
 - Q. PLANTINGS SHALL BE FERTILIZED UPON INSTALLATION WITH A SLOW RELEASE GRANULAR COMMERCIAL TREE/SHRUB FERTILIZER. RATE PER MANUFACTURER'S INSTRUCTIONS. FERTILIZER TO MIXED WITH BACK FILL PREVIOUSLY DESCRIBED. FERTILIZER TABLETS ARE NOT ACCEPTABLE.
 - R. PLANTING BEDS SHALL BE COVERED WITH PRE-EMERGENT HERBICIDE APPLIED AT PRODUCT SPECIFIED RATE UNLESS OTHERWISE NOTED.
 - S. ALL PLANTING BEDS SHALL BE COVERED WITH MESH WEED BARRIER. IMPERVIOUS PLASTIC IS NOT ACCEPTABLE.
 - T. MULCH SPECIFIED PLANTING BEDS WITH DISEASE AND PEST FREE MULCH OF UNIFORM COLOR WITH AN AVERAGE APPLIED THICKNESS OF 2" TO 3". IT SHALL BE FREE OF TWIGS, LEAVES OR OTHER MATERIAL UNSIGHTLY OR INJURIOUS TO PLANTS. SEE LANDSCAPE PLAN.
 - U. SEED OR SOD ALL AREAS, WITHIN CONTRACT LIMITS, NOT COVERED BY PAVING, BUILDINGS OR PLANTING BEDS UNLESS OTHERWISE NOTED. SODDING SHALL NOT BEGIN UNTIL AREA HAS RECEIVED A FINISHED GRADE.
 - V. LANDSCAPE CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPE AREAS (EXISTING OR PROPOSED) UNTIL SITE TURNOVER.
 - W. ANY ITEM OR AREAS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED TO ITS ORIGINAL CONDITION AT THE CONTRACTORS EXPENSE.
 - X. LANDSCAPING TO COMPLY WITH ALL APPLICABLE CITY/LOCAL REGULATIONS.

MAINTENANCE NOTES

- TURF MAINTENANCE**
- A. STANDARD WEEKLY OCCURRENCE - SHALL BE EXECUTED 38 TIMES DURING THE ACTIVE GROWING SEASON AND 4 TIMES IN THE DORMANT SEASON. MECHANICAL WORK MAY BE DELETED IN THE DORMANT SEASON IF NOT NEEDED.
 - B. REMOVAL AND DISPOSAL OF ALL TRASH AND DEBRIS FROM LANDSCAPED AREAS PRIOR TO COMMENCEMENT OF MOWING, TRIMMING, AND MECHANICAL EDGING.
 - C. MECHANICALLY EDGE ALL WALKS, CURBS, AND BEDDED AREAS.
 - D. AIR SWEEP ALL WALKS, CURBS, AND HARD SURFACED AREAS TO THE TURF PRIOR TO BAGGING OF GRASS CLIPPINGS AND MINOR DEBRIS: CIGARETTE BUTTS, ETC.
 - E. MOW ALL TURF AREAS TO A HEIGHT THAT WILL SUSTAIN A HEALTHY AND VIGOROUS APPEARANCE TO THE SITE AND REGION SPECIFIC; BAG ALL GRASS CLIPPINGS AND MINOR DEBRIS.
 - F. APPLY A POST EMERGENT HERBICIDE SUCH AS "ROUND-UP" TO ALL BEDDED AREAS AND PAVEMENT AREAS TO CONTROL ANY WEEDS.
 - G. AIR SWEEP ANY RESIDUAL DEBRIS AFTER MOWING.
 - H. REMOVE ALL LEAF MATTER FROM TURF AND LANDSCAPED AREAS DURING EACH AUTUMN VISIT.
- TURF CHEMICAL APPLICATIONS**
- A. SPRING - EXECUTE A PRE-EMERGENT CHEMICAL AND FERTILIZER APPLICATION TO ALL TURF AREAS THAT SHALL BE SITE AND REGION SPECIFIC TO PROMOTE A HEALTHY AND VIGOROUS APPEARANCE.
 - B. OBTAIN AND EVALUATE A PH ANALYSIS TO DETERMINE THE CORRECT APPLICATIONS OF FERTILIZER, LIME, ETC., AND COORDINATE WITH THE RED ROBIN'S GENERAL MANAGER AT THE STORE LEVEL TO PERFORM ANY NECESSARY CORRE-SEEDING AND PH CORRECTIONS. THIS PORTION SHALL BE EXECUTED IN A TIME FRAME THAT IS CONDUCE TO THE SITE AND REGION SPECIFIC. THIS SPECIFIC PORTION SHALL BE COST PLUS TO THE MAINTENANCE CONTRACT AMOUNT.
 - C. FALL - APPLY 3 APPLICATIONS OF LAWN FERTILIZER TO PROMOTE A VIGOROUS AND HEALTHY APPEARANCE THAT IS SITE AND REGION SPECIFIC.
 - D. APPLY THE APPROPRIATE POST-EMERGENT BROADLEAF WEED CONTROL IN THE TURF AREAS TO MANAGE ANY BROADLEAF-TYPE WEEDS THAT MAY HAVE PROLIFERATED WHEN EXCESSIVE SUMMER HEAT PROHIBITED THE APPLICATIONS OF POST-EMERGENT WEED CONTROL.

PLANT MATERIALS

- A. ALL BEDDED AND TREE RINGS SHALL BE MULCHED TWICE THRU THE CONTRACT PERIOD WITH A TOP-QUALITY TYPE MULCH. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE SITE SPECIFIC MULCH REQUIREMENTS AS TO THE APPLICATION OF THE CORRECT AMOUNTS AND TYPE TO SUSTAIN HEALTHY AND VIGOROUS PLANT MATERIAL.
- B. PRIOR TO MULCHING, ALL DEBRIS AND LEAF MATTER SHALL BE REMOVED FROM BEDDED AREAS AND DISPOSED OF. ALL TREE RINGS AND BEDDED AREAS SHALL BE EDGED PRIOR TO MULCHING. A PRE-EMERGENT TYPE WEED CONTROL AND FERTILIZER SHALL BE APPLIED TO ALL BEDDED AREAS PRIOR TO MULCHING THAT IS SITE AND REGION SPECIFIC.
- C. ALL PLANT MATERIAL SHALL BE CARED FROM UNDER AN IPM (INTEGRATED PEST MANAGEMENT) PROGRAM. ALL PESTICIDE APPLICATIONS SHALL BE MADE DURING SITE AND REGION SPECIFIC TIME FRAMES THAT WILL MAXIMIZE THE EFFECTS OF THE CHEMICAL TO CONTROL ANY PESTS OR PATHOGENS AND THAT WILL MAXIMIZE THE CONCEPT OF IPM.



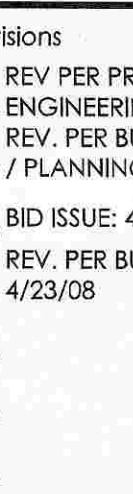
RED ROBIN GOURMET BURGERS
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LANDSCAPE DETAILS
BID ISSUE: 4/21/08

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Revisions	
△ REV PER PRELIM PLANNING & ENGINEERING: 2/29/08	
△ / PLANNING: 3/2/08	
△ BID ISSUE: 4/21/08	
△ REV. PER BURKE ENGINEERING: 4/23/08	
△	
△	

I HEREBY CERTIFY THAT THESE PLANS HAVE BEEN PREPARED UNDER MY SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE THEY COMPLY WITH ALL RULES, REGULATIONS AND ORDINANCES OF THE JURISDICTION TO WHICH THEY ARE APPLIED.

APPROVED

Drawn By

Checked By

Scale

No Scale

Date

Job No.

07-4685

Sheet No.

L1.1