



Contractor responsible for contacting public and private underground utility locating service to have site marked prior to any digging or earthwork.

Contractor to verify all plant quantities shown on plan and tally with plan. Report any discrepancies immediately to general contractor.

All plantings shall comply with standards as described in American Standard of Nursery Stock - ANSI Z60.1 (latest version). General contractor or owner's representative reserves the right to inspect and potentially reject any plants that are inferior, contaminated, diseased, improperly transported, installed incorrectly or damaged.

A potential plant substitutions must be submitted in writing and approved by the general contractor or owner's representative prior to installation. All plants must be installed as shown on plan material schedule, unless approved by general contractor or owner's representative.

Topsoil should be placed to within 4" of finished grade by landscape contractor during rough grading operations. All parking lot islands and planting beds to be backfilled with topsoil to a minimum depth of 36" as measured from top of curb to provide proper drainage (unless otherwise specified) by grading contractor to insure long term plant health.

Final landscaping shall be responsible for the fine grading of all landscaped areas. A minimum depth of 4" of blended, prepared and non-compacted topsoil is required for all areas. Finished landscaped areas to be smooth, uniform and provide positive drainage away from all structures and pavement.

Trees planting [see planting details].

Plant all trees slightly higher than finished grade at root flare. Remove excess soil from top of root ball. If needed Scarify side walls of tree pit prior to installation. Remove and discard non-rodentgradable bark wrapping and support wire. Remove biodegradable burlap and wire grid (if applicable) from top one-third of rootball. Insure that both sides of trunk have been placed into hole. Once installed, remove remaining burlap and wire grid. Score the area around the tree two-thirds burial. Discard new tissue. Backfill pit with 80% existing soil removed from excavation and 20% plant native mix blended prior to backfilling holes. Discard any gravel having sharp edges. Avoid any pebbles and do not tamp soil down. When hole is two-thirds full, trees should be trunked with wires, and water tank to soak for 72 hours before proceeding.

Provide a 3", deep, 4" diameter shielded hardwood bark mulch ring around all lawn trees. **Do not build up any mulch onto trunk of any tree,** and trees that will eventually be replaced at the time and expense of the landscape contractor. Install trees according to the staking detail.

Shrub planting: shrubs to be potted planted with a 5050 mix of plant starter and topsoil. Stake trees into all plant beds as needed to achieve proper growth angle and form. Remove all stakes and ties after 90 days. Mulch around shrub base with bark mulch. Check and trim stems and branches regularly. Shrubs shall be watered thoroughly and water left to soak in before proceeding.

Mulching: all trees and shrub planting beds to receive a 3" deep layer of high quality shielded hardwood bark mulch (not evergreen/muld). All perennial planting areas to receive a 2" layer of garden cover and areas a 1-2" layer of the same mulch. Do not mulch annual flower beds (if applicable). **Do not allow mulch to contact plant stems and tree trunks.**

"Decomposed Granite mulch, as noted, to receive 3" of decomposed granite over polypropylene weed barrier with aluminum edging.

Edging: edge all planting beds with a 4" deep spaced edge (show cut mechanical). Bedlines are to be cut crisp, as per plan. A clean definition between lawn areas and plant bed is required.

Plant bed preparation: all perennial, ornamental grass, annual and groundcover areas are required to receive a blend of organic soil amendments prior to installation. Retain the following materials, at the ratio given, until the required 18" of topsoil to a depth of approx. 6".

Per every 100 square feet of bed area add:

- 2 cu. ft. bale of peat moss
- 2 lbs. of 10-10-10 slow release fertilizer
- 14 cu. yd. of composted manure

Lawn installation fill seeded turfs/grasses areas: remove / kill off any existing unwanted vegetation prior to seeding. Prepare the topsoil and seed bed by removing all surface stones "1" larger and grading lawn areas to finish grade. Apply a starter fertilizer and specified seed uniformly and provide mulch covering suitable and sufficient to protect the seed and retain moisture. Seed rate shall be 10-lb/cwt rate for the entire area to be seeded throughout establishment period. Perennial and on steep grades, where appropriate, methods of installation may vary at the discretion of the landscape contractor on his/her responsibility to establish and maintain the desired turf/grass uniformity and appearance. Turf/grass seedlings shall be watered daily for the first 14 days after installation. If there is much more than a good covering, a tackifier may be necessary to avoid wind erosion. Mulch has containing red canary grass is not acceptable as a mulch covering.

An acceptable quality turf is defined as having no more than 10% of the total area with bare spots larger than 1 square foot and uniform coverage throughout all turf areas for lawns.

Seed mix for lawn areas - use only a premium quality seed mix installed at recommended rates. Premium blend seed mix example (or equivalent): 50% bentgrass; 25% creeping red fescue, 25% perennial ryegrass (or equivalent) @ 5 lbs per 1,000 SF. Provide seed specifications to general contractor prior to installation.

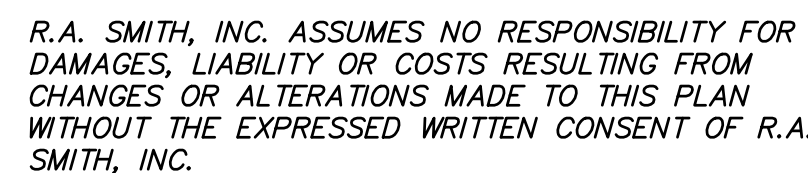
Lawn installation for fill sodded turfs/grasses areas: remove / kill off any existing unwanted vegetation prior to seeding. Prepare the topsoil and seed bed by removing all surface stones "1" larger and grading lawn areas to finish grade. Apply a starter fertilizer and specified seed uniformly and provide mulch covering suitable and sufficient to protect the seed and retain moisture. Seed rate shall be 10-lb/cwt rate for the entire area to be seeded throughout establishment period. Perennial and on steep grades, where appropriate, methods of installation may vary at the discretion of the landscape contractor on his/her responsibility to establish and maintain the desired turf/grass uniformity and appearance. Turf/grass seedlings shall be watered daily for the first 14 days after installation. If there is much more than a good covering, a tackifier may be necessary to avoid wind erosion. Mulch has containing red canary grass is not acceptable as a mulch covering.

It is the responsibility of the landscape contractor to provide a smooth, uniform, healthy turf, and is responsible for the first two mowings of the newly installed turf, and is also responsible for the regular watering during this period.

Warranty and replacements: Trees, evergreens, and shrubs to be guaranteed (100% replacement) for a minimum of one (1) year from the date of substantial project completion. Perennials and ornamental grasses to be guaranteed for a minimum of one growing season from the date of substantial project completion. Perennial and ornamental grasses planted after September 1st shall be guaranteed through May 31st of the following year. Only one replacement per species per plant will be required during the warranty period, except for losses or replacements due to failure to comply with specified requirements.

The landscape contractor is responsible for the watering and maintenance of all landscape areas at time of planting, thorough construction and for a period of 60 days after installation. The contractor shall ensure that all specifications have been met. The landscape contractor is responsible for providing irrigation systems. Work also includes weeding, edging, mulching (only if required), fertilizing, trimming, sweeping up grass clippings, pruning and deadheading.

Project completion: upon substantial completion of the project, the landscape contractor is responsible to conduct a final review with the owner's representative and general contractor. The landscape contractor shall submit a written report detailing the work completed and any items requiring attention. The landscape contractor shall remain on-site for a period of 30 days after completion of the project to address any issues that may arise. The landscape contractor shall provide training to the owner's representative and management institutions (in writing) for the new plantings and lawn to the owner and general contractor.



THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

[illegible]