

LANDSCAPE NOTES:

- PLANTING NOTES:**
1. THE CONTRACTOR SHALL FURNISH AND PLANT ALL PLANTS IN QUANTITIES AS SHOWN ON THIS PLAN. NO SUBSTITUTIONS WILL BE PERMITTED UNLESS APPROVED BY OWNER. ALL PLANTS SHALL BE NURSERY GROWN.
 2. ALL PLANTS SHALL BE NURSERY GROWN AND PLANTS AND WORKMANSHIP SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO ARRIVAL ON-SITE AND AFTER PLANTING.
 3. PLANT STOCK SHALL BE GROWN WITHIN THE HARDINESS ZONES 4 THRU 7 ESTABLISHED BY THE PLANT HARDINESS ZONE MAP, MISCELLANEOUS PUBLICATIONS NO. 814, AGRICULTURAL RESEARCH SERVICE, UNITED STATES DEPARTMENT AGRICULTURE, LATEST REVISION.
 4. ALL PLANTS MUST BE MOVED WITH THE ROOT SYSTEMS AS SOLID UNITS WITH BALLS OF EARTH FIRMLY WRAPPED WITH BURLAP. NO PLANT SHALL BE ACCEPTED WHEN THE BALL OF EARTH SURROUNDING ITS ROOTS HAS BEEN BADLY CRACKED OR BROKEN BEFORE PLANTING. ALL PLANTS SHALL BE FRESHLY DUG. ALL PLANTS THAT CANNOT BE PLANTED AT ONCE MUST BE HEeled-IN BY SETTING IN THE GROUND, AND COVERING THE BALLS WITH SOIL AND THEN WATERING. DURING TRANSPORT, ALL PLANT MATERIALS SHALL BE WRAPPED WITH WIND PROOF COVERING.
 5. PLANT MATERIAL SHALL BARE THE SAME RELATIONSHIP TO FINISHED GRADE AS TO THE ORIGINAL PLANTING GRADE PRIOR TO DIGGING.
 6. THE NUMBER OF EACH INDIVIDUAL PLANT TYPE AND SIZE PROVIDED IN THE PLANT LIST OR ON THE PLAN IS FOR THE CONTRACTOR'S CONVENIENCE ONLY. IF A DISCREPANCY EXISTS BETWEEN THE NUMBER OF PLANTS ON THE LABEL AND THE NUMBER OF SYMBOLS SHOWN ON THE DRAWINGS, THE GREATER NUMBER SHALL APPLY.
 7. NO SUBSTITUTION OF PLANT MATERIALS WILL BE ALLOWED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE OWNER'S REPRESENTATION.
 8. THE CONTRACTOR SHALL LOCATE, VERIFY AND MARK ALL EXISTING AND NEWLY INSTALLED UNDERGROUND UTILITIES PRIOR TO ANY LAWN WORK OR PLANTING. ANY CONFLICTS WHICH MIGHT OCCUR BETWEEN PLANTING AND UTILITIES SHALL IMMEDIATELY BE REPORTED TO THE OWNER SO THAT ALTERNATE PLANTING LOCATIONS CAN BE DETERMINED.
 9. ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED, SHALL RECEIVE FOUR (4) INCHES OF LOAM AND SEED. NO FILL SHALL BE PLACED IN ANY WETLAND AREA.

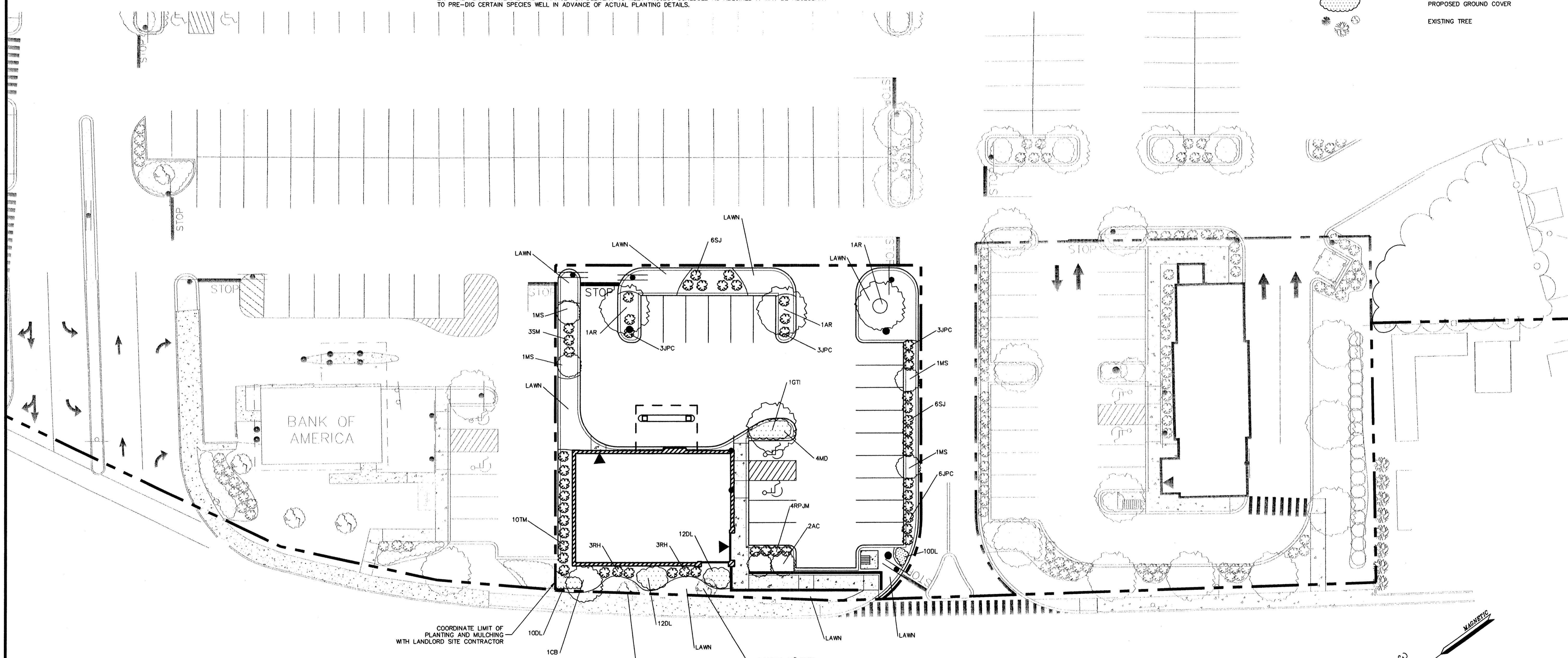
10. THREE (3) INCH BARK MULCH IS TO BE USED AROUND THE TREE AND SHRUB PLANTING AS SPECIFIED IN THE DETAILS. WHERE BARK MULCH IS TO BE USED IN A CURBED ISLAND THE BARK MULCH SHALL MEET THE TOP INSIDE EDGE OF THE CURB. ALL OTHER AREAS SHALL RECEIVE FOUR (4) INCHES OF LOAM AND SEED.
11. SEE PLANTING DETAILS FOR WEED BARRIER INFORMATION.
12. SEE PLANTING DETAILS AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
13. TREE STAKES SHALL REMAIN IN PLACE FOR NO LESS THAN 6 MONTHS AND NO MORE THAN 1 YEAR.
14. PLANTING SHALL BE COMPLETED FROM APRIL 15TH THROUGH NOVEMBER 15TH. NO PLANTING DURING JULY AND AUGUST UNLESS SPECIAL PROVISIONS ARE MADE FOR DROUGHT.
15. PARKING AREA PLANTED ISLANDS TO HAVE MINIMUM OF 1'-0" TOPSOIL PLACED TO THE TOP OF CURB ELEVATION. REMOVE ALL CONSTRUCTION DEBRIS BEFORE PLACING TOPSOIL.
16. TREES SHALL BE PRUNED IN ACCORDANCE WITH THE LATEST EDITION OF ANSI A300 'TREES, SHRUBS AND OTHER WOOD PLANT MAINTENANCE STANDARD PRACTICES.
17. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24 HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL BE WATERED WEEKLY, OR MORE OFTEN, IF NECESSARY DURING THE FIRST GROWING SEASON.
18. EXISTING TREES SHOWN ON THE PLAN ARE TO REMAIN UNDISTURBED. ALL EXISTING TREES SHOWN TO REMAIN ARE TO BE PROTECTED WITH A 4-FOOT SNOW FENCE PLACED AT THE DRIP LINE OF THE BRANCHES OR AT 8 FEET MINIMUM FROM THE TREE TRUNK. ANY EXISTING TREE SHOWN TO REMAIN, WHICH IS REMOVED DURING CONSTRUCTION, SHALL BE REPLACED BY A 2 1/2"-3" CALIPER SHADE TREE AS DIRECTED BY THE LANDSCAPE ARCHITECT. WHEN AN AREA OF EXISTING TREES IS SHOWN TO BE SAVED, AND AN AREA OF SUCH TREES HAS BEEN REMOVED, A 2 1/2"-3" CALIPER SHADE TREE SHALL BE REPLACED FOR EACH 500 SF OF AREA DISTURBED.
19. THE CONTRACTOR SHALL GUARANTEE ALL PLANTINGS TO BE IN GOOD HEALTHY, FLOURISHING AND ACCEPTABLE CONDITION FOR A PERIOD OF (1) YEAR BEGINNING AT THE DATE OF ACCEPTANCE OF SUBSTANTIAL COMPLETION. ALL GRASSES, TREES AND SHRUBS THAT, IN THE OPINION OF THE LANDSCAPE ARCHITECT, SHOW LESS THAN 80% HEALTHY GROWTH AT THE END OF (1) YEAR PERIOD SHALL BE REPLACED BY THE CONTRACTOR.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PLANTING AND LAWNS AGAINST DAMAGE FROM ONGOING CONSTRUCTION. THIS PROTECTION SHALL BEGIN AT THE TIME THE PLANT IS INSTALLED AND CONTINUE UNTIL THE FORMAL ACCEPTANCE OF ALL THE PLANTINGS.
21. PRE PLANT MATERIAL AND ARRANGE FOR DELIVERY TO MEET PROJECT SCHEDULE AS REQUIRED IT MAY BE NECESSARY TO PRE-DIG CERTAIN SPECIES WELL IN ADVANCE OF ACTUAL PLANTING DETAILS.

PLANTING SCHEDULE:

TREES:	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
AR	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2 1/2" - 3" CALIPER	B & B
CC	CORYLUS COLURNA	TURKISH FILBERT	2 1/2" - 3" CALIPER	B & B
GTI	GLEDITSIA TRIACANTHOS 'SKYLINE'	SKYLINE HONEYLOCUST	2 1/2" - 3" CALIPER	B & B
MS	MALUS 'SPRING SNOW'	SPRING SNOW CRABAPPLE	2 - 2 1/2" CALIPER	B & B
CB	CARPINUS BETULUS 'FASTIGIATA'	PYRAMIDAL EUROPEAN HORNBEECH	2 - 2 1/2" CALIPER	B & B
AC	AMALANCHIER CANADENSIS	SHADBLow SERVICE BERRY	7 - 8" HT	B & B (CLUMP)
TO	THUJA OCCIDENTALIS 'NIGRA'	DARK AMERICAN ARBORVITAE	6 - 7 HT	B & B
PS	PINUS STROBUS	WHITE PINE	8 - 10 HT	B&B (SHEARED)
SHRUBS:	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SM	SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	2 1/2" - 3" HT	CONTAINER
RH	RHOODOENDRON HAAGA	HAAGA RHOODOENDRON	2 1/2" - 3" HT	CONTAINER
RFJM	RHOODOENDRON 'PJM'	PJM RHOODOENDRON	2 - 2 1/2" HT	CONTAINER
TM	TAXUS MEDIA 'TAUNTON'	TAUNTON YEW	2 - 2 1/2" HT	CONTAINER
JPC	JUNIPERUS CHINENSIS PFITZERIANA 'COMPACTA'	COMPACT PFITZER JUNIPER	18 - 24" SPREAD	CONTAINER
SJ	SPIREA JAPONICA 'MAGIC CARPET'	MAGIC CARPET SPIREA	18 - 24" HT	CONTAINER
GROUND COVER & PERENNIALS:	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
MD	MICROBIOTA DECOUSSATA	RUSSIAN CYPRESS	#3	CONTAINER
PV	PANICUM VIRGATUM SHENANDOAH	SHENANDOAH SWITCH GRASS	#2	CONTAINER
RY	RHODOPHYLLON VITIFOLIUM	RED FLAME FLAME	"	CONTAINER

LEGEND

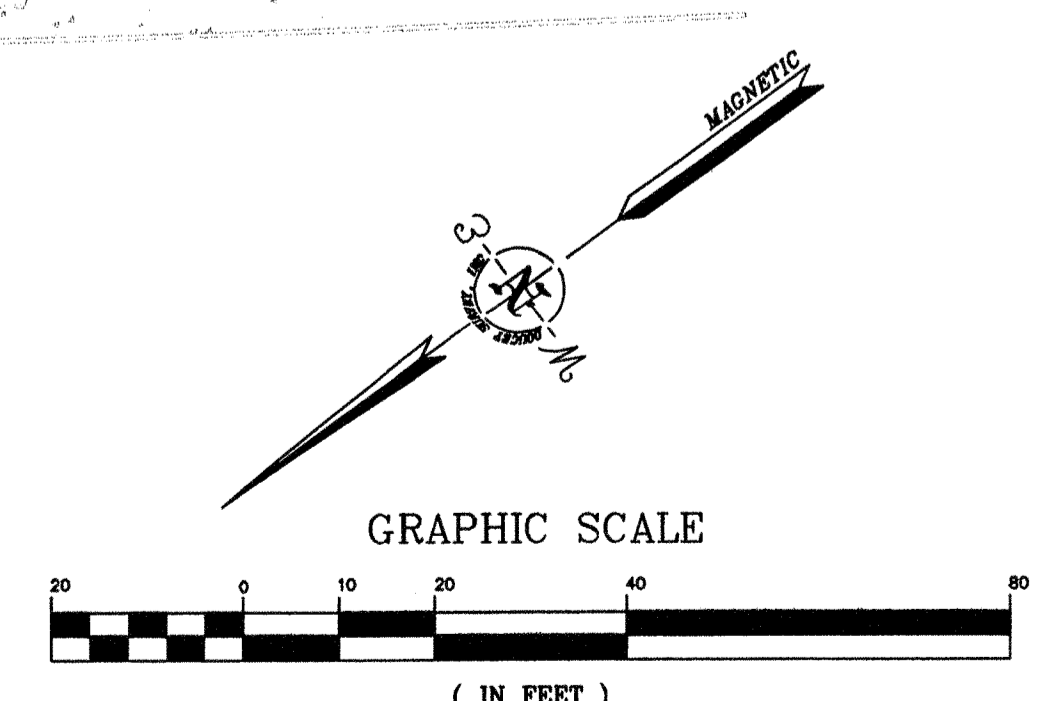
- PROPERTY LINE
- EXISTING TREE LINE
- PROPOSED TREE LINE
- EXISTING CONCRETE/BITUMINOUS SIDEWALK
- PROPOSED CONCRETE SIDEWALK
- PROPOSED BITUMINOUS SIDEWALK
- PROPOSED CONCRETE PAD
- EXISTING SIGN
- PROPOSED SIGN
- PROPOSED LIGHT POLE BASE
- PROPOSED BOLLARD
- PROPOSED LANDSCAPING
- PROPOSED GROUND COVER
- EXISTING TREE



COORDINATE LIMIT OF PLANTING AND MULCHING WITH LANDLORD SITE CONTRACTOR

EXISTING 8" TREE

EXISTING 10" TREE



LANDSCAPE PLAN

No.	Description	Appd	Date

DATE: JUNE 23, 2008
 SCALE: AS SHOWN
 DESIGNED BY: GY/BLM
 DRAWN BY: SAM
 APPROVED BY: BLM
 PROJECT NO.: 2256
 FILE NO.: 2256-CONST.DWG

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