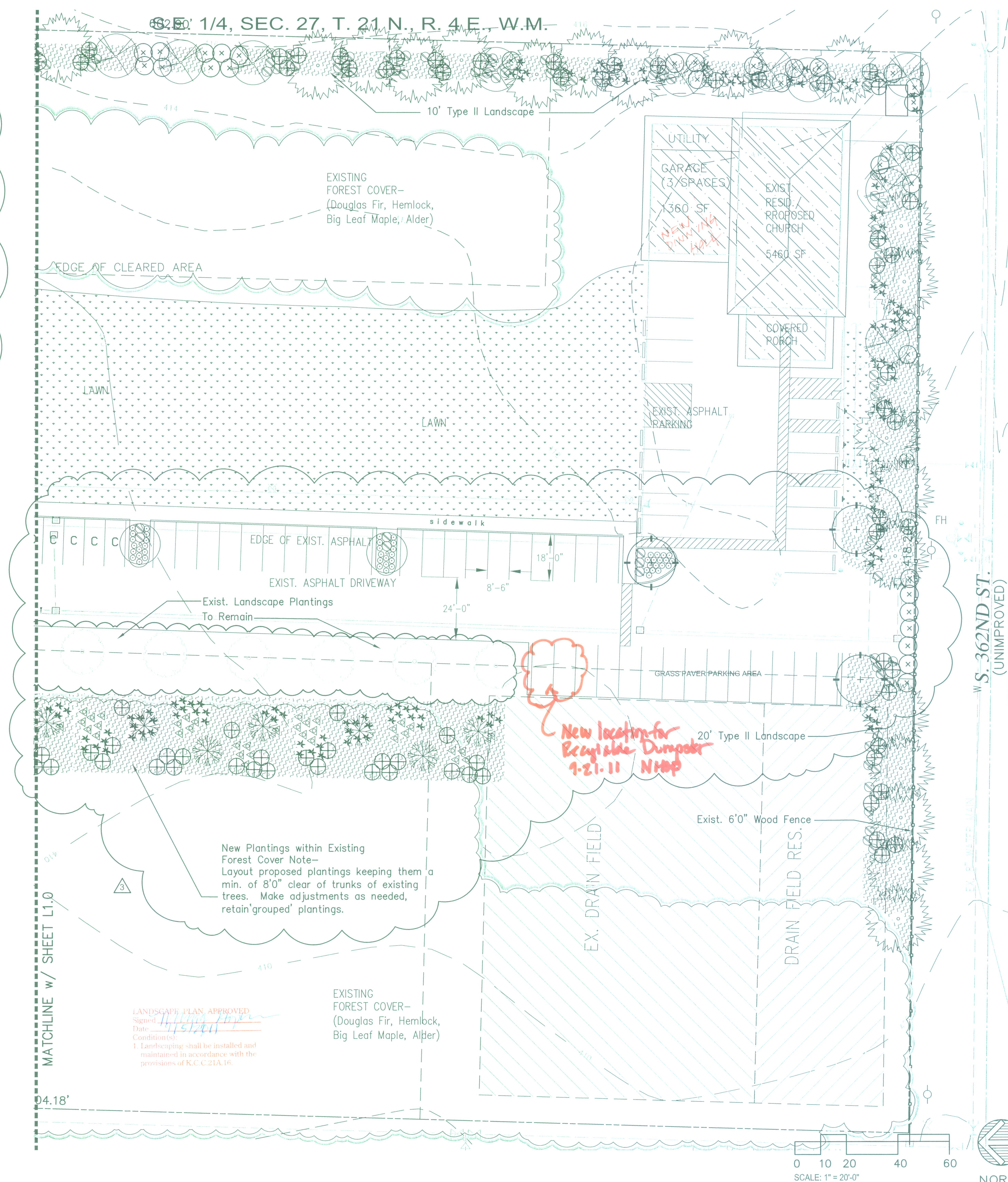


**PLANTING NOTES:**

1. Planting soil for shrubs/groundcovers shall be deemed as an approved Compost cultivated into the existing prepared subgrade. Planting soil for lawn areas shall be deemed as an approved 'Winter Mix' and Compost cultivated into the existing prepared subgrade.
2. Soil Preparation: Planting Beds: Determine/ attain shrub bed subgrade and cultivate to a minimum depth of eighteen inches (18"), clean/ remove all rocks, roots, debris over two inches in diameter. Lay a two inch (2") depth of Compost over entire bed and till again to a minimum depth of ten inches (10") to incorporate Compost thoroughly into grade. Then lay a two inch lift of Compost and till again. New Lawn Areas: Same as above but use a three (3") depth of 'Winter Mix' topsoil for the first lift of amendment.
3. Fertilize all installed plants during backfill operations with 4-2-2 Agro Transplanter as recommended by Manufacturer.
4. Substitutions or changes in materials and placement shall be made only on the written change orders as agreed between Contractor, Landscape Architect and Owner.
5. Mulch all beds with a minimum 4 inch (4") depth of approved 'mulch'. 'Hog Fuel' and 'Arborist's Chips' will be considered. Retain an 18" diameter circle clear of mulch around each plant. Finish grade of mulch shall be 1" below adjacent hard surfaces/ walls and flush with lawn(s).
6. Stake trees as directed by Landscape Architect.
7. Maintenance: Provide landscape maintenance immediately after planting and pruning, resetting of plants, restoring eroded areas, adjustments to staking and removal of weeds/debris as required for healthy growth of plants. Maintain until Final Acceptance, but in no case less than 30 days.
8. The Landscape Architect retains the right to inspect trees, shrubs and groundcover for compliance with requirements for plant size and quality at any time. This includes but is not limited to size and condition of rootballs, root systems, insects, latent injuries and defects. Remove rejected material immediately from project site.
9. Upon completion, the Contractor shall request a 'Substantial Completion' of the installed work. Upon completion of the inspection, the Landscape Architect shall prepare a Contractor's list of items to be completed or corrected (Punch List) and indicate the time period for their completion or correction. If based on the opinion of the Landscape Architect the bulk of the work is acceptable, a Provisional Acceptance shall be granted. The Landscape Architect will make an inspection for Final Acceptance of the Work upon request by the Contractor. If all of the items of the Punch List have not been completed to the satisfaction of the Landscape Architect, additional inspections will be scheduled at the request of the Contractor. Final Acceptance shall not be granted until all of the items of the Punch List have been completed to the satisfaction of the Landscape Architect. At this time the Landscape Architect shall certify in writing the Final Acceptance of the Work.
10. Replacement of Plantings: Remove from site and replace with new planting, at Contractor's expense, any plant that is either dead or in unsatisfactory condition, as determined by Landscape Architect as soon as conditions permit within normal planting season. All replacement plantings are then to be under reinstated guarantee period, as specified. Identify these replacements and take whatever necessary steps to prevent similar demise of plant materials.
11. Warranty: This Warranty shall include replacing and planting same size and species of plant material shown on Drawings that is designated to be replaced by the Landscape Architect. Except for loss due to excessively severe climatological conditions (20 year weather charts), installed plant materials are required to be guaranteed until the end of one growing season against defects and unsatisfactory growth, except for cases of neglect/abuse by Owners/others. All plants replaced shall be reinstated under plant guaranty conditions.

**GENERAL NOTES:**

1. Coordinate work with other trades as required. Determine location of underground utilities and perform work in a manner which will avoid possible damage. Coordinate with Utilities Underground Location Center and Owner for locations of existing underground utilities, etc. servicing or routed through the site.
2. Provide protection of all property, persons, work in progress, structures, utilities, walls, walks, curbs and paved surfaces from damages incurred arising from this work. The Contractor shall pay for any such damage at no additional cost to the Owner.
3. During construction, keep pavements, building clean. Protect site and adjacent properties from damage due to construction operations, operations by other Contractors/trades and trespassers. Unfinished and completed work shall be protected from damage by erosion or trespassing, and proper safeguards shall be erected to protect the Public.
4. Staking and Layout: Immediately notify Landscape Architect in writing of any variance between plans and actual site. Landscape Architect has the right to adjust the location of elements. Verify layout with Landscape Architect prior to any installation work.
5. Verify installation conditions as satisfactory to receive work. Do not install any site elements until any unsatisfactory conditions are corrected. Beginning of work constitutes acceptance of conditions as satisfactory. When conditions detrimental to plant growth/contracted elements, are encountered such as rubble fill, adverse conditions, or obstructions, notify Landscape Architect.
6. New Landscape Plantings will be hand watered on a regular basis until established.



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Planting Plan-  
Southern Portion

Project No.: \_\_\_\_\_  
 Drawn: GT  
 Checked: GT

Drawing Issue:  
 9.20.10- B. Permit  
 5.31.11- B. Permit 2  
 6.17.11- B. Permit 2r  
 7.22.11- B. Permit 3r

Revisions:  
 5.31.11- Parking Rev.  
 7.22.11- Parking Rev.

Sheet  
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REVISION