

1 PLANTING NOTES

GENERAL

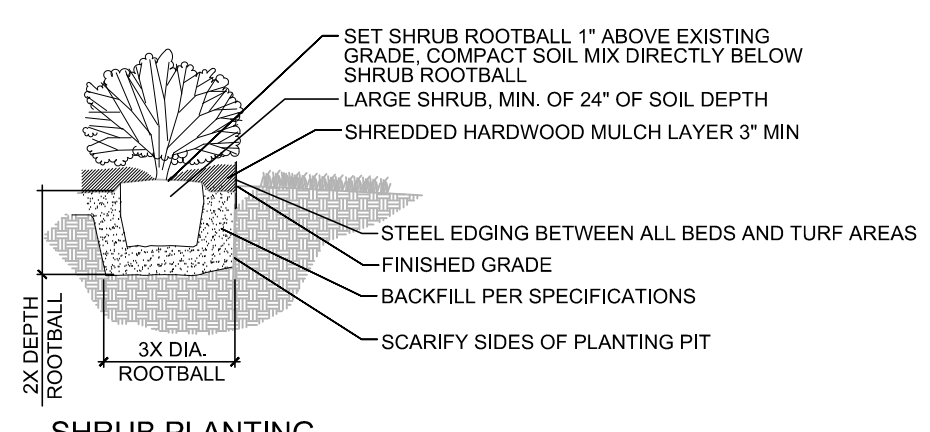
- Contractor shall be responsible for becoming aware of all related existing conditions, utilities, pipes and structures, etc. prior to bidding and construction. The Contractor shall be held responsible for contacting all utility companies for field location of all underground utility lines, including depths, prior to any excavation. The Contractor shall notify the Owner's Representative of apparent conflicts with construction and utilities so that adjustments can be planned prior to installation. Contractor shall take sole responsibility for any and all cost or other liabilities incurred due to damage of said utilities/structures/etc.
- The Contractor shall not willfully proceed with construction as designed when it is apparent that unknown obstructions and/or grade differences exist that may not have been known during design. Such conditions shall be immediately brought to the attention of the Owner's Representative for clarification. The Contractor shall assume full responsibility for all liabilities, including necessary revisions due to failure to give such notification.
- Contractor shall be responsible for coordination with subcontractors and other contractors of related trades as required to accomplish the planting and related operations.
- The acceptable tolerances for this project are minimal and specific layout is required as shown on the layout, planting and other plans. Final location and staking of all plant materials shall be accepted by the Owner's Representative in advance of planting.
- Coordinate installation of all plant material with installation of all adjacent irrigation, pavements, curb and related structures. Any damage to existing improvements is the responsibility of the Contractor.
- Contractor shall notify Owner's Representative 48 hours prior to commencement of work to coordinate project inspection schedules.
- The Contractor shall take all necessary scheduling and other precautions to avoid climatic damage to plants. A "planting schedule" of specific calendar days is required to be submitted by the Contractor for approval and planting operations should occur per this approved schedule.
- If conflicts arise between size of areas and plans, Contractor is required to contact Owner's Representative for resolution. Failure to make such conflicts known to the Owner's Representative will result in Contractor's liability to relocate the materials.
- Plant names may be abbreviated on the drawings. See plant legend for symbols, abbreviations, botanical/common names, sizes, estimated quantities (if given) and other remarks.
- It is the Contractor's responsibility to furnish all plant materials free of pests or plant diseases. Pre-selected or "tagged" material must be inspected by the Contractor and certified pest and disease free. It is the Contractor's obligation to maintain and warranty all plant materials per the specifications. All plants shall be subject to Owner's approval prior to installation.
- Where provided, area takeoffs and plant quantity estimates in plant list are for information only. Contractor is responsible to do their own quantity take-offs for all plant materials and sizes shown on plans. In case of any discrepancies, plans take precedence over call-outs and/or the plant list(s). Contractor shall provide "per-unit costs" for every size of plant material, and by type, as called out on Planting Plans in the Bid Proposal. Unit cost to include the plant material itself and installation, including all labor, amendments, fertilizers, warranty, etc., as detailed and specified for each size, complete in place.
- The Contractor is responsible to restore all areas of the site, or adjacent areas, where disturbed by operations of or related to the Contractor's work. Sod areas disturbed shall be restored with new sod. Native areas disturbed, if not already improved to meet other requirements of this contract, shall be restored consistent with type, rates and species of existing condition.
- All plants shall be nursery grown. Grade 1 plants meeting American Nursery and Landscape Association (ANLA) standards set forth in the "American Standard for Nursery Stock" (ANSI Z60.1-2004). Plants are to be typical in shape and size for species. Plants shall not be root-bound or loose in their containers. Handle all plants with care in transporting, planting and maintenance until inspection and final acceptance. Plants shall be installed to present their best side facing the viewer.
- Warranty: Provide a one-year replacement warranty for all plant materials. Warranty shall cover plants which have died or partially died (thereby ruining their natural shape), but shall not include damage by vandalism, browsing, hail, abnormal freezes, drought or negligence by the Owner. The Warranty is intended to cover Contractor negligence, infestations, disease and damage or shock to plants. Plants replaced under Warranty will be warranted for one year following replacement.

GRADING AND PREPARATION

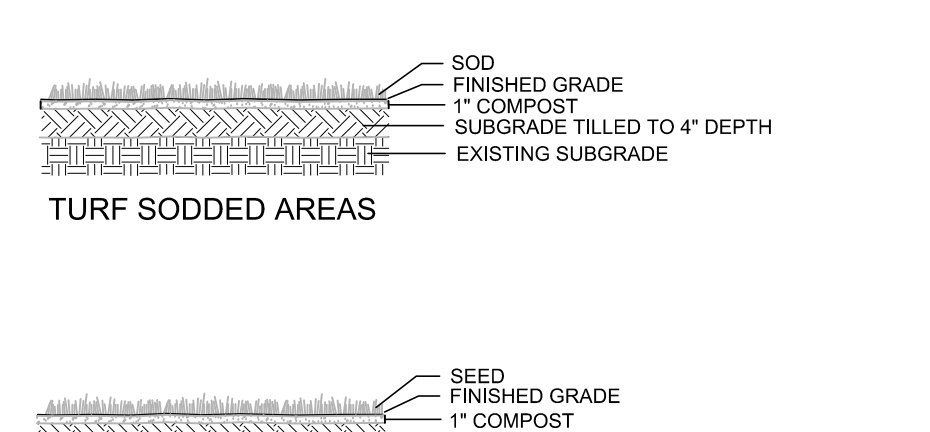
- The Landscape Contractor shall be responsible for finished grading of the project. The Landscape Contractor and Owner's Representative shall review the extent of grading prior to commencing work.
- The Contractor shall fine grade, rake and be responsible for positive drainage away from all structures and throughout site, with accurately set flow lines. No low spots or ponding of surface water will be accepted in the final work. No unsmoothed rocks or debris will be accepted. Final grade tolerances are +/-0.1 foot maximum.
- Prior to preparing Turf Sod, Gravel Mulch and Plant Bed areas, eradicate all weeds, briars and vines with post-emergent herbicide such as "Round-Up" applied by licensed personnel following manufacturer's recommendations and taking all necessary precautions.
- Turf Sod areas shall be raked smooth, removing and disposing of stones over 1" diameter and fine graded to feather into natural grade.
- The Contractor shall excavate Plant Beds as required to accommodate a full 6" of prepared soil and 3" mulch layer. Clean, native topsoil removed from these beds may be spread on nearby areas to be sodded. Stones larger than 2" diameter shall be removed and disposed of off site. Following excavation, place prepared soil in plant beds. Refer to specifications for soil material requirements. In Bid Proposal furnish a unit price per cubic yard of Prepared Soil placed. This unit price will be used in the adjustment of bed areas.

LAYOUT AND INSTALLATION

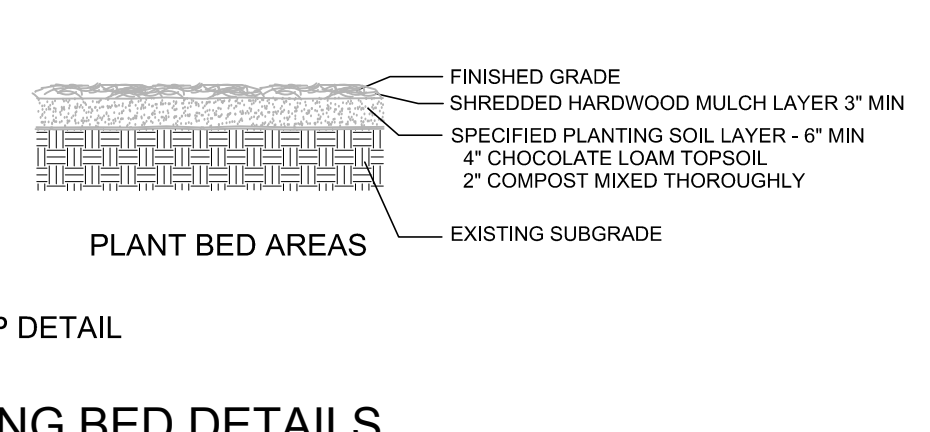
- The Contractor shall be responsible for accurately laying out the plant beds and lawn areas by scaling the Drawings. The Contractor shall provide paint lines/stakes/hose or other means to fully indicate the specific layout geometry of all bed lines for approval by Owner's Representative prior to installation. The Contractor's Base Bid shall anticipate minor adjustments as directed by the Owner's Representative in the field. Changes affecting quantities will be covered by unit prices.
- Following the approval of layout, the Contractor shall closely coordinate the installation of the irrigation system to conform to the approved layout.
- Install edging following manufacturer's installation instructions. Maintain an accurate layout with smooth curves and transitions, free of kinks and abrupt bends. Top of edging is to be 1" above soil level of adjacent turf. In Bid Proposal furnish a unit price per linear foot of edging installed. Bed edges where edging is not specified shall have a "spade edge".
- Provide matching sizes and forms for all species of trees and plants installed on grid or spaced equally in rows as shown on drawings. Adjust spacing (to "equal-equal") as necessary, subject to acceptance by the Owner's Representative.
- Unless otherwise indicated:
  - All groupings of groundcovers, perennials, ornamental grasses and annuals shall be triangularly spaced (equal-equal).
  - All planting areas including sod, seed and planting beds, shall receive soil amendments per the notes and specifications.
  - Sodded lawn shall have been grown between 9 and 18 months and shall be vigorous, well-rooted and healthy turf. Minimum thatch thickness shall be 1/4".
  - Specific plant bed areas may be called out to receive weed barrier fabric, see plans and details.
- All Plant Beds and pit planted plants shall receive a 3" depth layer of specified mulch. Refer to plans, details and specifications for location and type of mulch used. In Bid Proposal furnish a unit price(s) per cubic yard of mulch(es) placed. This unit price(s) will be used in the adjustment of bed areas. Planting pits for 1 and 5 gallon shrubs shall be at least 8" larger in diameter than the container size. Larger container sizes and B&B plants shall be planted in pits at least 18" larger in diameter than the ball size.
- Plants shall be installed to present their best side facing the viewer.
- Owner's Representative shall have final approval of plant material layout.



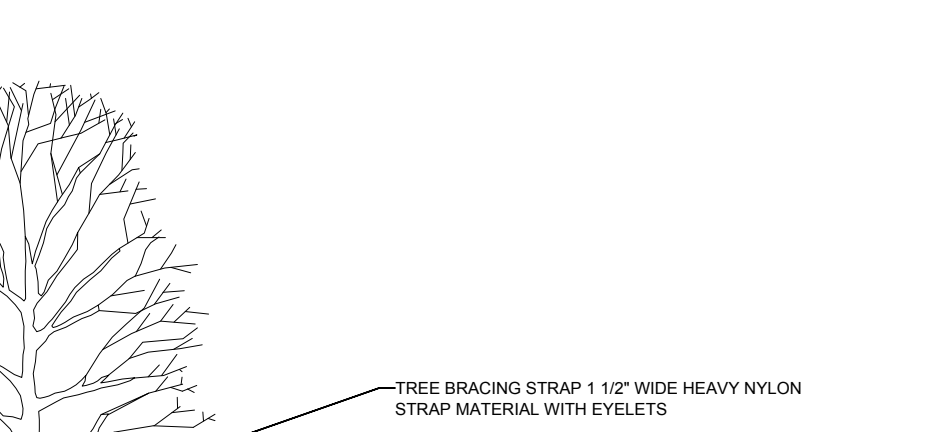
SHRUB PLANTING



TURF SODDED AREAS



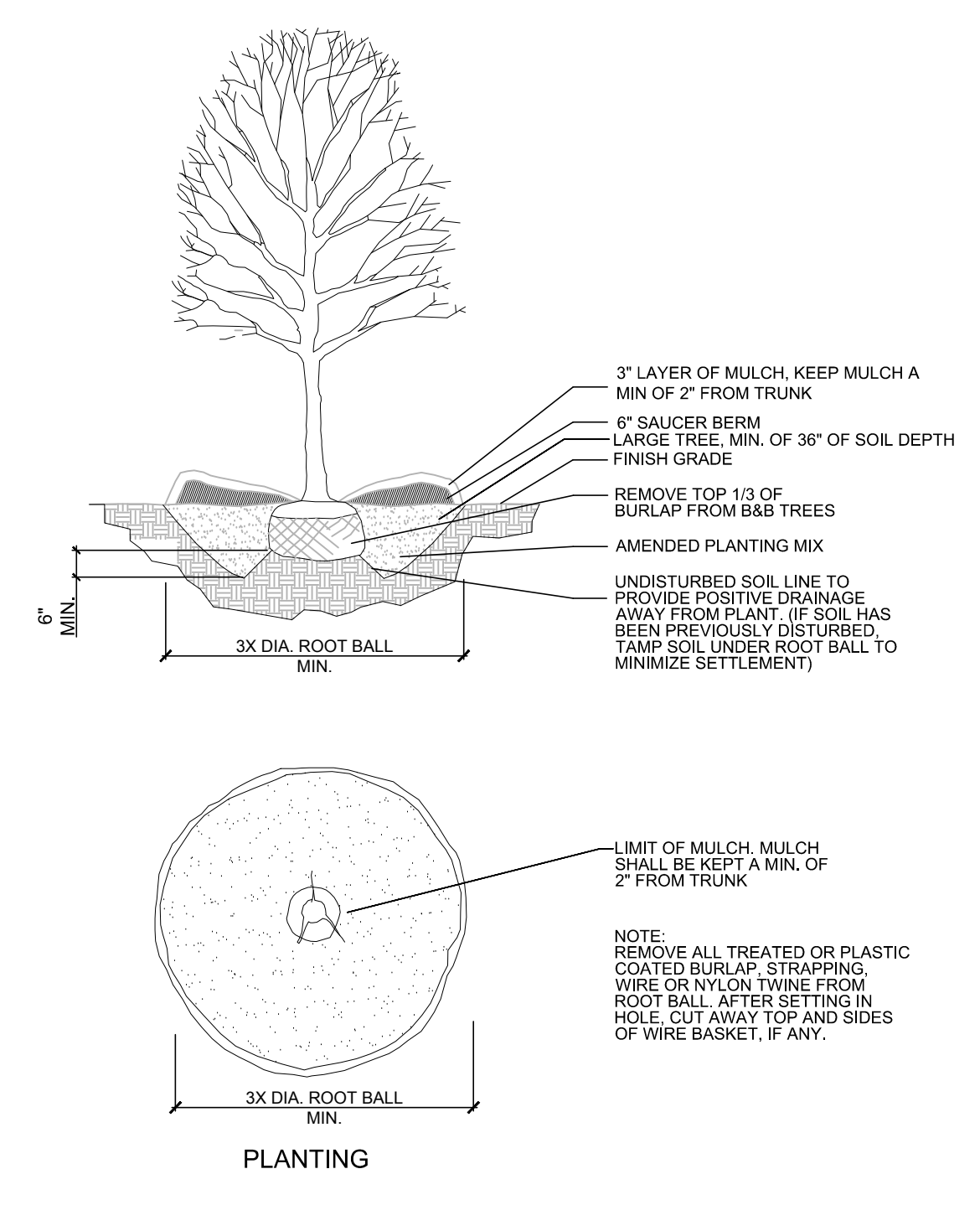
TURF SEEDED AREAS



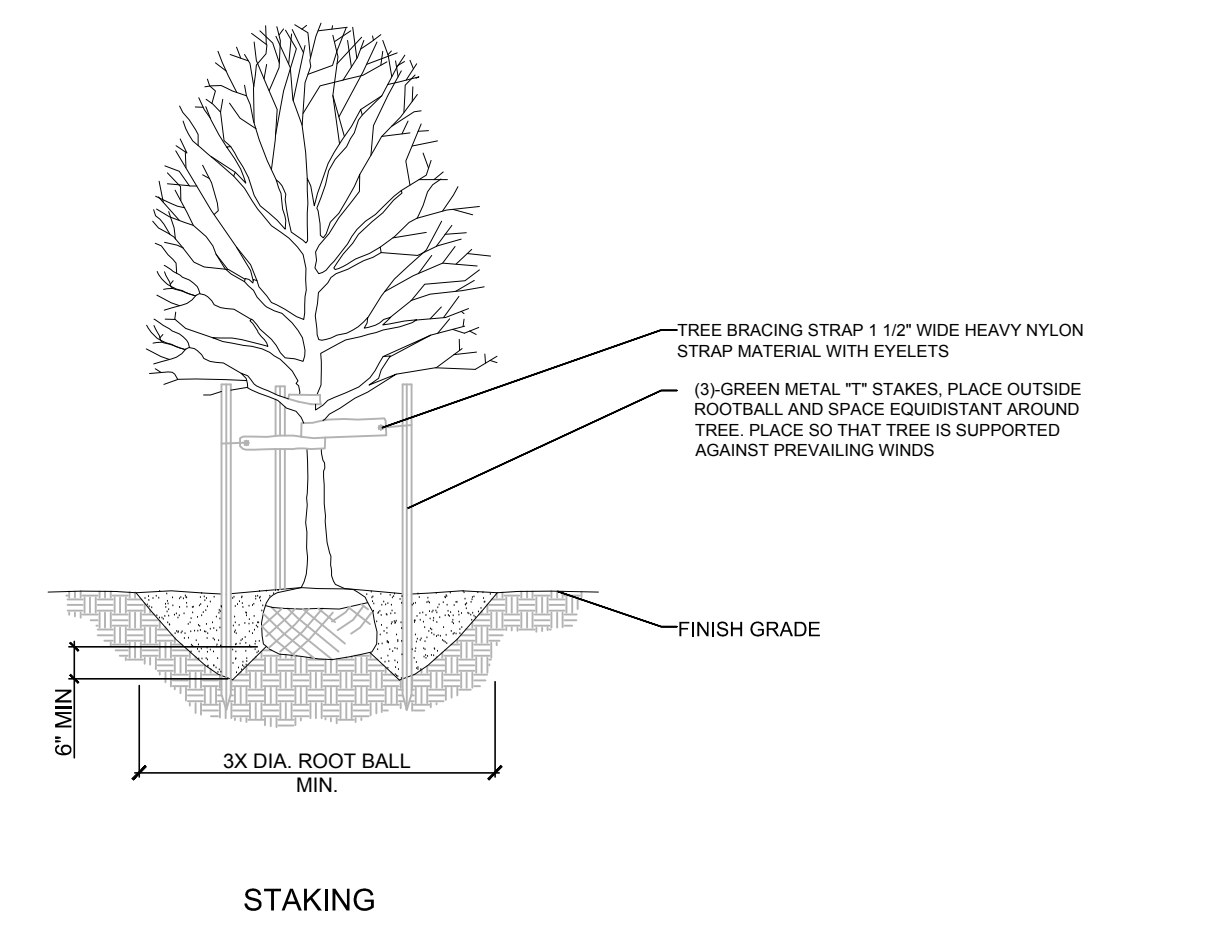
PLANT BED AREAS

3 PLANTING BED DETAILS

5 SHRUB PLANTING



PLANTING



STAKING

4 TREE PLANTING AND STAKING DETAILS

2 PLANTINGSCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	DOG	CORNUS FLORIDA	EASTERN DOGWOOD	30 GAL	2.5" CAL	10'-12" H X 5'-6" W	2	
	JAP	ACER JAPONICUM 'BLOODGOOD'	BLOODGOOD AMUR MAPLE	30 GAL	2" CAL	10-12' HT. X 6" W, MULTI-TRUNK	5	
	MLG	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	DWARF SOUTHERN MAGNOLIA	30 GAL	1.5"-2.0"	8'-9" H X 3'-4" W	3	
	MSB	MAGNOLIA VIRGINIANA	SWEET BAY	30 GAL	1.5"-2.0"	8'-9" H X 3'-4" W	7	
	SLO	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	TRANSPLANTED	12" MULTI-TRUNK OR LOW BREAKING		1	
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS		
	AZC	AZALEA KURUME HYBRID 'CORAL BELLS'	KURUME AZALEA	7 GAL	31			
	AZF	AZALEA INDICA 'FORMOSA'	FORMOSA AZALEA	7 GAL	3			
	AZG	AZALEA INDICA 'MRS. G.G. GERBING'	MRS. G.G. GERBING AZALEA	7 GAL	30			
	AZT	AZALEA SOUTHERN INDICA HYBRID 'GEORGE LINDLEY TABOR'	SOUTHERN INDICA AZALEA	7 GAL	39			
	BOX	BUXUS MICROPHYLLA 'WINTERGREEN'	WINTERGREEN BOXWOOD	3 GAL	24			
	CAM	CAMELLIA SASANKUA 'SHISHI GASHIRA'	SHISHI GASHIRA CAMELLIA	7 GAL	21			
	IHW	RHAPHIOLEPIS INDICA 'SNOW WHITE'	SNOW WHITE INDIAN HAWTHORN	7 GAL	60			
	PVI	BARLERIA CRISTATA	PHILIPPINE VIOLET	3 GAL	17			
ANNUALS/PERENNIALS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS		
	BUD	BUDDLEIA DAVIDII 'PURPLE EMPEROR'	PURPLE EMPEROR BUTTERFLY BUSH	5 GAL	2			
	CUP	CUPHEA MICROPETALA	CIGAR PLANT	5 GAL	8			
	GAU	GAURA LINDHEIMERI 'COMPACT FORM'	COMPACT GAURA	3 GAL	12			
	IRE	LANTANA CAMARA 'IRENE'	IRENE LANTANA	3 GAL	3			
	SDO	HEMEROCALLIS X 'STELLA DE ORO'	STELLA DE ORO DAYLILY	3 GAL	34			
	TMW	ASCLEPIAS CURASSAVICA	BLOOD FLOWER	5 GAL	5			
FOLIAGE	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS		
	CAN	CANNA X GENERALIS 'TROPICANNA'	CANNA LILY	5 GAL	30			
	CIP	ASPIDISTRA ELATIOR	CAST IRON PLANT	3 GAL	56			
	CRI	CRINUM X HERBERTI MILK AND WINE	MILK AND WINE LILY	3 GAL	1			
	GIN	ALPINA ZERUMBET	SHELL GINGER	7 GAL	3			
	VGN	ALPINA ZERUMBET 'VARIEGATA DWARF'	DWARF VARIEGATED GINGER	7 GAL	19			
	WGI	HEDYCHUM CORONARIUM	WHITE GINGER	7 GAL	11			
ROSES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS		
	BDM	ROSA X 'BELINDA'S DREAM'	BELINDA'S DREAM ROSE	5 GAL	1			
	BUF	ROSA X 'BUFF BEAUTY'	BUFF BEAUTY ROSE	3 GAL	1			
	RNO	ROSA X NOISETTIANA	NOISSETTE ROSE	3 GAL	2			
	ROS	ROSA HYBRID TEA ROSE	TEA ROSE	7 GAL	12	VARIETY TBD AT TIME OF PLANTING		
	RPD	ROSA X 'PERLE D'OR'	PERLE D'OR ROSE	3 GAL	13			
VINE/ESPALIER	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS		
	JAS	TRACHELOSPERMUM JASMINOIDES	CHINESE STAR JASMINE	7 GAL	3			
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	CONT	SPACING	QTY	REMARKS	
	AJU	AJUGA REPTANS	CARPET BUGLE	4" POT	12" o.c.	272		
	LIR	LIRIOPE SPICATA 'BIG BLUE'	CREeping LILY TURF	4" POT	14" o.c.	890		
	LNG	LANTANA X 'NEW GOLD'	NEW GOLD LANTANA	1 GAL	30" o.c.	14		
	MAF	ASPARAGUS MEYERI	FOXTAIL FERN	1 GAL	24" o.c.	42		
	MON	OPHIPOGON JAPONICUS	MONDO GRASS	4" POT	8" o.c.	488		
	SEA	SEASONAL COLOR ANNUALS	TBD	4" POT	8" o.c.	843		
SOD/SEED	CODE	BOTANICAL NAME	COMMON NAME	CONT	SPACING	QTY	REMARKS	
	SOD	STENOTAPHRUM SECUNDATUM 'SAPPHIRE'	ST. AUGUSTINE GRASS	SOLID SOD		2,455 SF		

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NOTE: BEWARE: UNDERGROUND UTILITIES IN PLACE, INCLUDING ELECTRICAL, GAS, WATER, SEWER, TELEPHONE, AND OTHERS. CONSULT PROJECT ENGINEER PRIOR TO CONSTRUCTION. ALL UTILITIES TO BE FLAGGED AND IDENTIFIED. LANDSCAPE CONTRACTOR RESPONSIBILITY.

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Permit

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REVISIONS:

DATE: 03/31/2016  
PROJECT NUMBER: 14017  
SHEET TITLE:

**Landscape Notes, Legend & Details**

SHEET:

**L3.0**

No. 5 OF 6

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