

**LANDSCAPE PLAN GENERAL NOTES**

- PLANT MATERIAL SHOWN ON LANDSCAPE PLAN IS DEPICTED AT MATURE GROWTH. \*\*
- AT LEAST SEVENTY-TWO HOURS PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL VERIFY UTILITY LOCATIONS AS GIVEN BY THE ELECTRIC, GAS, TELEPHONE, WATER, SEWER, AND CABLE TELEVISION COMPANIES, UTILITIES OR ENTITIES. REVIEW WITH OWNER'S REPRESENTATIVE THE MECHANICAL, SITE ELECTRICAL AND LIGHTING, SITE GRADING AND DRAINAGE, SITE REMEDIATION AND ALL OTHER DRAWINGS PERTAINING TO UNDERGROUND UTILITY LOCATIONS, RECORD SET OF INFORMATION, THE SAME AS IN POSSESSION OF OWNER'S REPRESENTATIVE. ALSO REFER TO OWNER'S MARK SETS OF ALL OF THESE DRAWINGS IN POSSESSION OF THE CONTRACTOR OR OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING UTILITY LOCATIONS AND DEPTH PRIOR TO ANY EXCAVATION, REMEDIATION OR DRAINAGE WORK. ANY DAMAGE TO ANY SYSTEM THAT IS CAUSED BY LANDSCAPE CONTRACTOR AT NO COST TO OWNER.
- ALL PLANTINGS SHALL COMPLY WITH STANDARDS AS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK, ANSI Z601.1, 1976.
- DEVIATIONS FROM THESE PLANS SHALL BE NOTED ON THE RECORD DRAWING BY THE CONTRACTOR AND ONLY WITH PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE. VERBAL AGREEMENTS OR REVISIONS WITHOUT A CHANGE ORDER WILL NOT BE RECOGNIZED BY LANDSCAPE ARCHITECT AND OWNER. ADDITIONALLY, IF EXCESSIVE PRUNING REDUCES THE GROWTH OF THE PLANT, THE PLANT SHALL BE REPLACED.
- PROTECT PUBLIC FROM CONSTRUCTION WITH BARRIERS AND BARRICADES.
- ALL AREAS THAT WERE DISTURBED DURING CONSTRUCTION AND AREAS NOT COVERED WITH PAVEMENT, BUILDING, PLANTING BEDS, OR TREE PITS ARE TO BE TOPSOILED 6" DEEP (MIN.) AND SHALL BE SODD/SEEDED WITH SPECIFIED LAWN GRASS. LANDSCAPE CONTRACTOR SHALL INCLUDE COST PER SQUARE YARD FOR ADDITIONAL SEED OPERATIONS AS MAY BE POSSIBLE, REQUIRED TO RESTABILIZE ADJACENT TURF GRASS AREAS WHICH MAY BECOME DAMAGED DURING THE CONSTRUCTION PROCESS OR TO REPAIR DAMAGE DONE BY OTHERS.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL MATERIALS, TOOLS, EQUIPMENT, LABOR, AND PLANTS NECESSARY FOR PROPER PLANNING AND INSTALLATION OF ALL LANDSCAPE MATERIAL.
- CONTRACTOR SHALL SET ARE FOR CONFORMANCE OF BIDDING ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON LANDSCAPE PLANS AND COVERED BY A MARKETABLE TREE. THE PLANS ARE TO BE SUPERSEDED BY THE PLANT LIST IN ALL CASES.
- CONTRACTOR IS RESPONSIBLE FOR ALL ESTIMATING AND BIDDING. ALL QUANTITIES MATERIALS SHOULD BE FIELD VERIFIED WITH SITE CONDITIONS.
- WHERE SPECIFIC NOTES OCCUR BETWEEN THE LANDSCAPE PLANS, AND/OR ARCHITECTURAL AND/OR CIVIL DRAWINGS (AND ANY OTHER SITE DRAWINGS), THE DIFFERENCES WILL BE BROUGHT TO THE LANDSCAPE ARCHITECT'S ATTENTION FOR COORDINATION AND RESOLUTION.
- ALL DISEASED, NOXIOUS OR INAPPROPRIATE MATERIALS SHALL BE REMOVED FROM THE PROPOSED SITE PRIOR TO THE START OF CONSTRUCTION AND DURING THE MAINTENANCE PERIOD.
- GENERAL CONTRACTOR SHALL LEAVE THE SITE FREE OF CONSTRUCTION DEBRIS.
- ALL LAWN AND PLANNING AREAS SHALL SLOPE TO DRAIN A MINIMUM OF 2% UNLESS NOTED OTHERWISE AND REVIEWED WITH OWNER'S REPRESENTATIVE FOR FINAL APPROVAL.
- FINISH GRADES FOR DRIVE AND GROUND COVER AREAS SHALL BE HELD 1" BELOW TOP OF ADJACENT PAVEMENTS AND CURBS, UNLESS NOTED OTHERWISE ON THE PLANS. REFER TO SP1.2 FOR FURTHER INFORMATION.
- ALL PERENNIAL, ANNUAL AND GROUND COVER AREAS TO RECEIVE A BLEND OF ORGANIC SOIL AMENDMENTS PRIOR TO PLANNING. FILL THE FOLLOWING MATERIALS INTO EXISTING TOPSOIL TO A DEPTH OF APPROXIMATELY 8" - A DEPTH OF 12" IN TREE PITS. PROPORTIONS AND QUANTITIES MAY REQUIRE ADJUSTMENT DEPENDING ON THE CONDITION OF EXISTING SOIL. REFER TO SP1.2 FOR FURTHER INFORMATION.  
PER EVERY 100 SQUARE FEET ADD:  
ONE - 2 CUBIC FOOT BALE OF PEAT MOSS.  
ONE - 2 CUBIC FOOT BALE OF PEAH MOSS.  
27 POUNDS OF 5-0-2 GARDEN FERTILIZER.  
7 POUNDS OF 5-10-2 GARDEN FERTILIZER.  
PLANT STARTER OR OTHER COMPOSTED ORGANIC MATERIAL.
- ALL SHRUBS TO BE ROCKET PLANTED WITH A 50/50 MIX OF PLANT STARTER AND EXISTING SOIL. INSTALL TOPSOIL INTO ALL BEDS AS NEEDED TO ACHIEVE PROPER GRADE. REMOVE ALL EXCESSIVE GRAVEL, CLAY AND STONES. REFER TO SP1.2 FOR FURTHER INFORMATION.
- PLANT ALL TREES SLIGHTLY HIGHER THAN FINISHED GRADE AT ROOF FLARE. BACK FILL HOLE WITH 2/3 EXISTING TOPSOIL AND 1/3 PEAT MOSS. AVOID ANY AIR POCKETS. DISCARD ALL GRAVEL, CLAY OR STONES. REFER TO SP1.2 FOR FURTHER INFORMATION.
- ALL TREES TO BE INSTALLED, STAKED AND GIVEN ACCORDING TO DETAILS. REFER TO SP1.2 FOR FURTHER INFORMATION.
- PROVIDE A 4" - 5" DIAMETER MULCH BING ALL LAWN TREES.
- ALL PLANTINGS TO BE WATERED AT THE TIME OF PLANNING, THROUGHOUT CONSTRUCTION AND UPON COMPLETION OF PROJECT AS REQUIRED.
- WHERE SPECIFIED, ALL PLANT BEDS, PITS AND TREE SPINGS ARE TO RECEIVE A MINIMUM OF 2"-3" DRESSING OF SHREDDED HARDWOOD OAK BARK MULCH SHAVINGS FOR BROWN ENVIRONMENT-FREE OF GROWTH, WEEDS, FOREIGN MATTER DEMENTIAL TO PLANT LIFE OR GERMINATION INHIBITING INGREDIENTS. LANDSCAPE CONTRACTOR TO PROVIDE A SAMPLE TO OWNER FOR APPROVAL. CONTRACTOR TO TAKE CARE WITH INSTALLATION NOT TO DAMAGE OR COVER PLANTS. REFER TO SP1.2 FOR FURTHER INFORMATION.
- LAWN INSTALLATION: CONTRACTOR TO FURNISH AND PREPARE TOPSOIL (3" MIN) AND SEED BED. REMOVE ALL STONES, 1" OR LARGER. APPLY STARTER FERTILIZER AND SEED UNIFORM. PROVIDE MULCH COVERING SUITABLE TO GERMINATE AND ESTABLISH TURF. REDDON CONTROL MESH SHOULD BE USED IN SWALES AND STEEP GRASSES. GRANULAR FERTILIZER, UNIFORM QUALITY TURF, IF STRAW MULCH IS USED AS A COVERING. A FERTILIZER MAY BE NECESSARY TO AVOID WIND DAMAGE. GRANULAR FERTILIZER, UNIFORM QUALITY TURF, IF STRAW MULCH IS USED AS A COVERING. A FERTILIZER MAY BE NECESSARY TO AVOID WIND DAMAGE.  
RECOMMENDED SEED MIX:  
**PER 1000 SQUARE FEET, SEED MIX:**  
20% AMERICAN KENNICUT BLUE GRASS  
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20% ALPINE KENNICUT BLUE GRASS  
20% LANGRISH KENNICUT BLUE GRASS  
20% VICTORY CHEWING RESCUE  
10% RED TAIPER PERENNIAL REE GRASS  
10% RED TAIPER PERENNIAL REE GRASS  
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APPLY AT A RATE OF 175 POUNDS PER ACRE. REFER TO SUPPLIERS SPECIFICATIONS AND INSTALLATION CUT SHEETS FOR FURTHER INFORMATION.

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
5	ACQVGG		Acer rubrum 'October Glory'	October Glory Red Maple	3'-Cdt - 8x8	
6	MASK		Malva x Adonidock	Adonidock Flowering Malva	1'-Z-Cdt - 8x8	
12	MASK		Malva x Snowdrift	Snowdrift Cocksaddle	1'-Z-Cdt - 8x8	
3	PCGB		Panicum colleyano 'Brodford'	Brodford cobbler pear	3'-Cdt - 8x8	
3	Qual		Quercus alba	White oak	3'-Cdt - 8x8	
9	Sye		Syringa reticulata	roy.ilk tree lilac	2 1/2'-Cdt - 8x8	

  

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
18	JUCHA		Juniperus chinensis 'Amor'	Amor Juniper	6'-7' - 8x8	
6	JUCHBP		Juniperus chinensis 'Blue Pearl'	Blue Pearl Juniper	6'-7' - 8x8	

  

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17	COIF		Cornus stolonifera 'Farrow'	Arctic Fire Red Twig Dogwood	18" - Cont	
27	HypGS		Hydrangea paniculata 'Bombshell'	Bombshell Panicle Hydrangea	18" - Cont	
57	FOEL		Potentilla fruticosa 'Abbotswood'	Abbotswood Potentilla	18" - Cont	
39	ROUFP		Rosa rugosa 'Purple Pavement'	Purple Pavement Rose	18" - 24" - Cont	
39	SPRP		Spiraea fritchiana 'J.N. Select A'	Pink-lickious Spirea	18" - Cont	
8	VECSI		Viburnum coccineum 'J.N. Select A'	Spice Blend Koreanaceae viburnum	24" - 30" - 8x8	
54	WEISB		Wegelia florida 'Botanoprofi'	Spice Bloom Pink Reblooming Weigela	18" - Cont	

  

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39	JUPISG		Juniperus x plectrantha 'Monsieur'	Sud of Gold Juniper	18" - 24" - 8x8	

  

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
92	MASN		Masochinus stenais 'Nippon'	Nippon Maiden Grass	18"-Cont	
99	FOUHM		Panicum virgatum 'Heavy Metal'	Blue Switch Grass	18"-Cont	
71	FOUIN		Panicum virgatum 'Northward'	Northward Switch Grass	18"-Cont	

  

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
84	HEGB		Hemerocallis x 'Golding Bannock'	Golding Bannock Daylily	4 1/2' pot	

