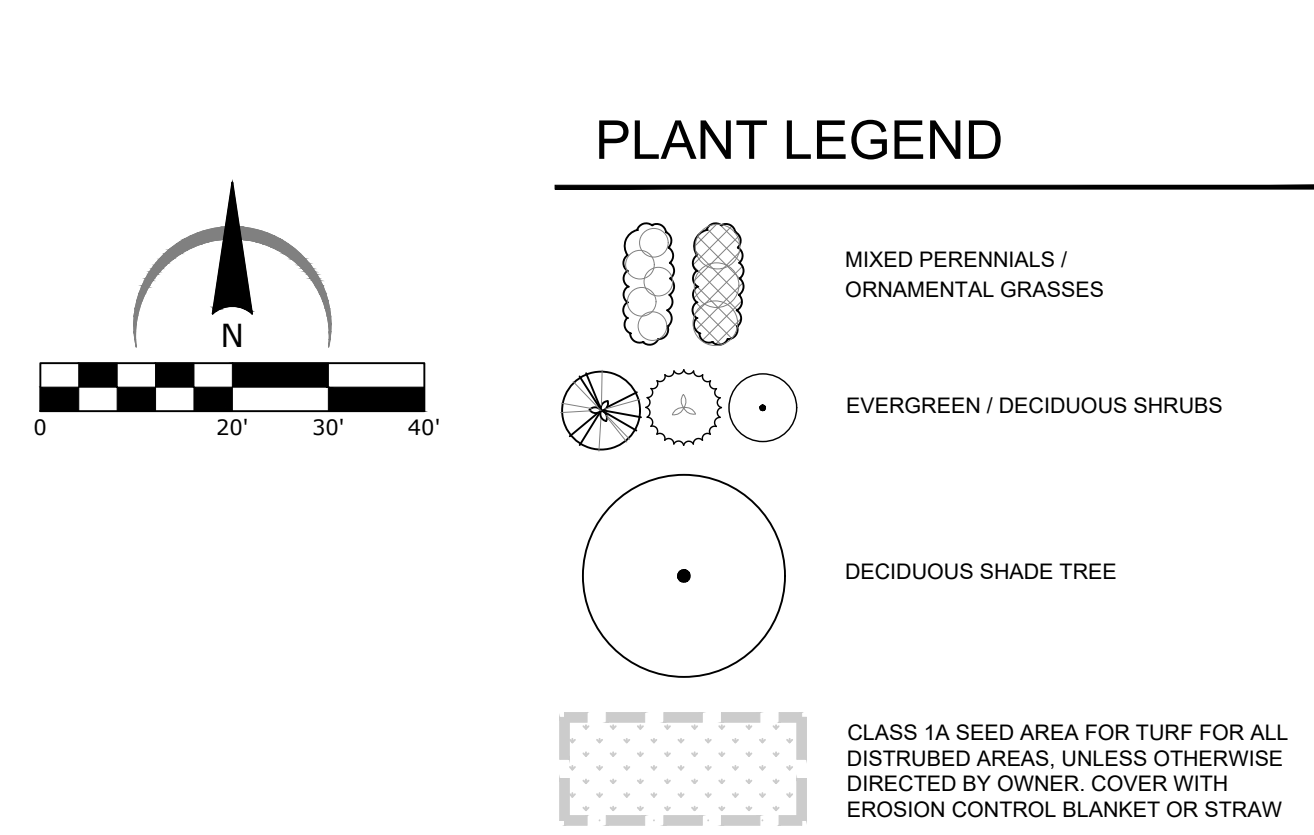




KEY	QTY	Botanical Name COMMON NAME	SIZE	REMARKS
ARR	2	Acer rubrum x 'Radiance' RADIANCE HYBRID RED MAPLE	2.5"	DECIDUOUS
CAN	6	Ceanothus americanus NEW JERSEY TEA	5 GAL.	NATIVE DECIDUOUS SHRUB
HPQ	4	Hydrangea paniculata 'Bulk' QUICK FIRE HYDRANGEA	5 GAL.	
JCS	8	Juniperus chinensis 'Sargentii' GREEN SARGENT JUNIPER	5 GAL.	EVERGREEN
JDF	10	Juniperus chinensis 'Daubs Frosted' DAUBS FROSTED JUNIPER	5 GAL.	EVERGREEN
SBG	15	Spiraea bumalda 'Goldflame' GOLDFLAME SPIREA	5 GAL.	
WFB	15	Weigela x 'Dark Horse' DARK HORSE WEIGELA	5 GAL.	
TOF	9	Thuja occidentalis 'Fire Chief' FIRE CHIEF GLOBE ARBORVITAE	5 GAL.	EVERGREEN ROUND/COMPACT
CFR	2	Calamagrostis x 'Karl Foerster' KARL FOERSTER FEATHER REED GRASS	GAL.	3'-0" O.C. - ORN. GRASS
LCB	6	Lobelia cardinalis 'Black Truffle' BLACK TRUFFLE CARDINAL FLOWER	GAL	2'-0" O.C. PERENNIAL
PVC	9	Panicum virgatum 'Cheyenne Sky' CHEYENNE SKY RED SWITCH GRASS	GAL.	3'-0" O.C. - ORN. GRASS
PRS	8	Perovskia atriplicifolia 'Little Spire' LITTLE SPIRE RUSSIAN SAGE	GAL	2'-0" O.C. PERENNIAL
RFS	6	Rudbeckia fulgida 'Speciosa' SHOWY BLACK EYED SUSAN	GAL	2'-0" O.C. PERENNIAL
SAF	6	Sedum spectabile 'Autumn Fire' AUTUMN FIRE SEDUM	GAL	2'-0" O.C. PERENNIAL
SNP	8	Salvia nemorosa x 'Balsalpur154' PERPETUAL PURPLE SALVIA	GAL	2'-0" O.C. PERENNIAL

CATEGORY	QUANTITY	REQUIREMENT	PROVISION
PARKING PERIMETER	METRIC ROAD - 89 L.F. AT DEDICATED R.O.W.	METRIC ROAD - 30 SHRUBS (1 SHRUB PER 3 L.F. W/ MIN. 36" HEIGHT + MIN. 50% OF LENGTH	35 SHRUBS AT 36" HEIGHT + 50% OF LENGTH
PARKING / INTERIOR	48 PARKING STALLS W/ THREE PARKING ISLANDS	5 TREES (2 PER DOUBLE STALL, 1 PER SINGLE)	5 TREES
BUILDING FOUNDATION	238 L.F. (TOTAL OF EA. FACADE THAT HAS A SETBACK)	190 L.F. (80% OF FACADE L.F.)	198 L.F. (83% OF REQ.)

1. LANDSCAPE CONTRACTOR (CONTRACTOR) SHALL MAKE A SITE VISIT PRIOR TO BIDDING/CONSTRUCTION TO INSPECT THE CURRENT SITE CONDITIONS AND REVIEW PROPOSED PLANTING PLAN AND RELATED WORK. CONTRACTOR SHALL REPORT ANY DISCREPANCIES IN THE FIELD TO THE LANDSCAPE ARCHITECT AND/OR OWNER.

2. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS PHASE OF WORK. ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION CAN BE LOCATED BY CALLING 811.E. AT "811". FOR LOCATING CONTACT DIGGING HOTLINE. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR TO COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES ON THE JOB AND SHALL REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER'S REPRESENTATIVE PRIOR TO COMMENCING WORK.

3. FOR DETAILS PERTAINING TO UTILITIES, EASEMENTS, GRADING, RETAINING WALLS, LAYOUT, GEOMETRY, WETLAND/FLOOD PLAIN DELINEATIONS, ETC., OR OTHER TRADES REFER TO LANDSCAPE ARCHITECT AND/OR OWNER.

4. CONTRACTOR IS RESPONSIBLE FOR BUILDING AND INSTALLATION OF ALL NECESSARY UTILITY STRUCTURES AND VERIFICATION. SUBMIT ALL REQUESTS FOR INFORMATION AND APPROVALS TO THE LANDSCAPE ARCHITECT AND/OR OWNER.

5. CONTRACTOR SHALL GRADE ENTIRE TO TOP OF CURB SURFACE TO PREPARE FOR UTILITY INSTALLATION. EXISTING DRIVEWAY, DRIVE, PAVEMENT, DRIVE PAD, HARROW OR HAND RAKE TO REMOVE SURFACE DEBRIS AND REMOVE CONSTRUCTION DEBRIS, FOREIGN MATTER OR STONES LARGER THAN 2". GRADING SHALL PROVIDE SLOPES WHICH ARE SMOOTH, CONTINUOUS, FREE FROM DEPRESSIONS OR RIDGES. LEVEL, RAKE AND ROLL AS NECESSARY TO AN EVEN AND TRUE CONDITION AND OBTAIN POSITIVE DRAINAGE IN ALL AREAS. FINISH GRADES SHALL MEET THE APPROVAL OF OWNER PRIOR TO LAWN INSTALLATION.

6. ALL EXISTED AREAS ARE TO BE RESERVE MINIMUM 6" OF TOPSOIL AND BE FINISHED WITH MULCH, STRAW MULCH, SEED, SOO, ETC., OR AS NOTED. ALL LAWN AREAS TO BE WATERED UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED. (SEE SEED/SOO NOTES FOR ACCEPTANCE DETAILS).

7. QUANTITY LISTS ARE SUPPLIED AS A CONVENIENCE; HOWEVER, THE CONTRACTOR SHOULD VERIFY ALL QUANTITIES. THE DRAWINGS SHALL TAKE PRECEDENCE OVER THE LISTS.

8. PLANTINGS MAY NEED TO BE ADJUSTED IN THE FIELD TO ACCOMMODATE UTILITIES, EASEMENTS, DRAINAGE WALES, DOWNSPUTTS, ETC.; HOWEVER, QUANTITIES AND SIZES SHALL REMAIN CONSISTENT WITH THESE PLANS.

9. SIZE AND QUALITY OF MATERIALS TO CONFORM TO THE LATEST ADDITION OF ANSI Z60.1 AMERICAN STANDARD OF NURSERY STOCK, BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION. PLANT MATERIAL SHALL BE NURSERY GROWN AND BE EITHER BALLED AND BURLAP OR CONTAINER GROWN.

10. ALL PLANT SPECIES SPECIFIED ARE SUBJECT TO AVAILABILITY. MATERIAL SHORTAGES IN THE LANDSCAPE INDUSTRY MAY REQUIRE SUBSTITUTIONS. ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT AND/OR OWNER.

11. TREES AND SHRUBS SHALL BE PROVIDED WITH PROPERLY TRAINED LEADERS. LEADERS SHALL BE PRUNED TO MAINTAIN CLEARANCE OF POWER LINES AND SHALL NOT NECESSARILY REPRESENT ACTUAL SPREAD AT THE TIME OF INSTALLATION. SIZES AND/OR SPREAD ON PLANT LIST REPRESENT MINIMUM REQUIREMENTS AT THE TIME OF INSTALLATION; MATURE GROWTH MAY EXCEED FIGURES LISTED.

12. ANY PLANT MATERIALS WITH DAMAGED OR CROOKED/DISFIGURED LEADERS, BRAK ABRASION, SUN SCALD, INSECT DAMAGE, ETC. ARE NOT ACCEPTABLE AND WILL BE REJECTED BY LANDSCAPE ARCHITECT AND/OR OWNER. TREES WITH MULTIPLE LEADERS WILL BE REJECTED UNLESS CALLED FOR IN THE PLANT LIST AS MULTI-STEM OR CLUMP.

13. UPON COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CARE AND MAINTENANCE OF THE LANDSCAPE ARCHITECT AND/OR OWNER. THE CONTRACTOR SHALL ASSUME MAINTENANCE RESPONSIBILITIES FOR A PERIOD OF THIRTY (30) DAYS, FOR ALL PLANT MATERIAL, TO INCLUDE: WATERING, CULTIVATING, WEEDING, PRUNING, MULCHING AND SPRAYING AS NECESSARY TO KEEP PLANTS FREE OF INSECTS AND IN A HEALTHY, VIGOROUS CONDITION UNTIL RESPONSIBILITY IS TRANSFERRED TO THE OWNER (SEE BELOW).

14. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE (1) YEAR AFTER ACCEPTANCE BY LANDSCAPE ARCHITECT AND/OR OWNER. AFTER THE FIRST THIRTY (30) DAYS, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES AS DESCRIBED (SEE ABOVE). CONTRACTOR SHALL REPLACE WITHOUT COST TO OWNER ANY DEAD OR UNACCEPTABLE PLANTS, AS DETERMINED BY THE LANDSCAPE ARCHITECT AT THE END OF ONE (1) YEAR GUARANTEE PERIOD. CONTRACTOR SHALL NOTIFY IMMEDIATELY, IN WRITING, ANY CONCERNS REGARDING PLANT PERFORMANCE.

15. PLANTING EDGE DELINEATION AT ALL PLANTING BED LINES AND TREE SAUCERS SHALL REQUIRE A MINIMUM 4" DEPTH "VEE" SHAPED CULTIVATED, SPADED EDGE WITH A VERTICAL FACE ABUTTING ALL LAWN AREAS AND SLOPED TO INSIDE OF PLANT BED CONTINUOUS BETWEEN LAWN AND MULCHED AREAS AS INDICATED ON PLAN.

16. PLANTING BEDS AND PLANTING BEDS SHALL BE MULCHED WITH 3" DEPTH SHREDDED HARDWOOD MULCH. SEE PLANTING DETAILS. ALL DECIDUOUS TREES (SHADE / ORNAMENTAL) THAT ARE NOT LOCATED IN A PLANTING BED SHALL BE MULCHED WITH A 3"-0" DIAMETER CIRCLE. EVERGREEN TREES SHALL BE MULCHED TO OUTER-MOST BRANCHES AT THE TIME OF INSTALLATION.

17. CONTRACTOR TO SEED ALL LAWN AREAS AS INDICATED ON PLAN. SEED/LAWN SHALL BE A COMBINATION OF BLUEGRASS, PERENNIAL RYE AND RED FESCUE WITH THE SUGGESTED FOLLOWING ANALYSIS BY WEIGHT: 30% RUGBY KENTUCKY BLUEGRASS, 20% PARK KENTUCKY BLUEGRASS, 20% CREeping RED FESCUE, 20% CALDWELL HARD FESCUE, AND 10% PERENNIAL RYEGRASS. SEED TO BE APPLIED AT A RATE OF 4 LBS. PER 1,000 S.F.. ALL SEED/LAWN AREAS SHALL BE COVERED WITH STRAW MULCH AT A RATE OF 2 LBS. PER 1,000 S.F.. MULCH SHALL BE COMPACT ENOUGH TO REDUCE EROSION OF SEED AND TOPSOIL BUT LOOSE ENOUGH TO ALLOW AIR TO CIRCULATE THROUGHOUT MULCH LAYER.

18. CONTRACTOR SHALL FOLLOW THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

19. ALL SEED/LAWN AREAS SHALL BE FERTILIZED AT INSTALLATION WITH 0-17-17 ANALYSIS, AT A RATE OF 6 LBS. PER 1,000 S.F.. A SECOND APPLICATION OF 17-30-10 TO BE APPLIED AT RATE OF 6 LBS. PER 1,000 S.F. AFTER THE FIRST CUTTING.

20. ACCEPTANCE OF GRADING AND SOO AND/OR SEED SHALL BE BY LANDSCAPE ARCHITECT AND/OR OWNER. CONTRACTOR SHALL ASSUME MAINTENANCE RESPONSIBILITIES FOR A MINIMUM OF SIXTY (60) DAYS OR UNTIL SECOND CUTTING, WHICHEVER IS LONGER. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, RE-SEEDING (WASH-OFFS), REPLACEMENT (SOD) AND OTHER OPERATIONS NECESSARY TO KEEP LAWN IN A THRIVING CONDITION. UPON FINAL ACCEPTANCE, OWNER SHALL ASSUME ALL MAINTENANCE RESPONSIBILITIES. AFTER LAWN AREAS HAVE GERMINATED, AREAS WHICH FAIL TO SHOW A UNIFORM STAND OF GRASS FOR ANY REASON WHATSOEVER SHALL BE RE-SEED OR REPLACED REPEATEDLY UNTIL ALL AREAS ARE COVERED WITH SATISFACTORY STANDS OF GRASS. MINIMUM ACCEPTANCE OF SEED/LAWN AREAS MAY INCLUDE STANDARD BARF OR DEAD SPOTS, NONE OF WHICH ARE LARGER THAN ONE (1) SQUARE FOOT AND WHEN COMBINED DO NOT EXCEED 3% OF TOTAL LAWN AREA.



	DATE
1. AGENCY REVIEW	01-28-2026
2. OWNER REVIEW	02-24-2026
3. OWNER REVIEW	03-06-2026
4. AGENCY REVIEW	03-10-2026
5. AGENCY REVIEW	06-04-2026
6. AGENCY REVIEW	07-08-2026
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ITEM	DATE
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LANDSCAPE PLAN

DRAWN	JO
CHECKED	LND
PM	RCS

PROJECT NUMBER
SHEET NUMBER

20034

L01