

LEGAL DESCRIPTION

FOLEY EQUIPMENT 1ST PLAT OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 48, RANGE 33 CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI

PROJECT TEAM

OWNER

FOLEY INDUSTRIES INC. 1550 S WEST STREET, WICHITA, KS 67213 EMAIL: CSHIGHFILL@FOLEYEQ.COM CONTACT: CRAIG S. HIGHFILL

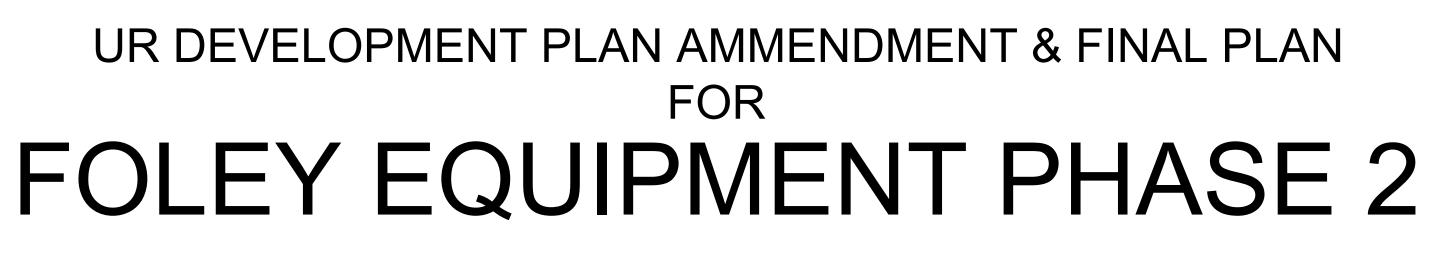
CIVIL ENGINEER, LANDSCAPE ARCHITECT, AND LIGHTING

KIMLEY-HORN & ASSOCIATES, INC. 805 PENNSYLVANIA AVENUE, SUITE 150 KANSAS CITY, MO 64105 TEL: (816) 652-0350 PRIMARY CONTACT: MATTHEW KIST, P.E. EMAIL: MATT.KIST@KIMLEY-HORN.COM SECONDARY CONTACT: PERLA DIOSDADO, P.E. EMAIL: PERLA.DIOSADO@KIMLEY-HORN.COM

SURVEYOR BHC 7101 COLLEGE BLVD., SUITE 400 OVERLAND PARK, KANSAS 66210 TEL: (913) 663-51900

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SECTION 23, TOWNSHIP 48N, RANGE 33W CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI

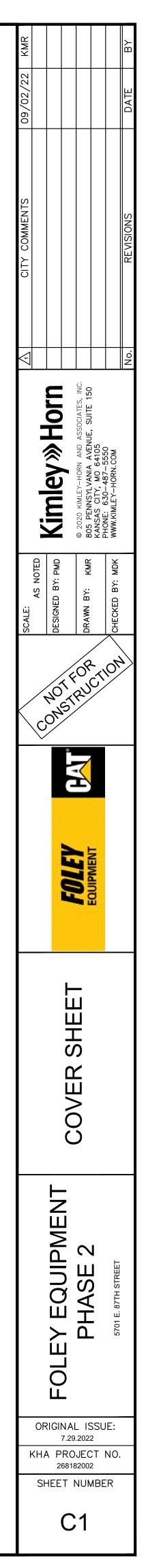


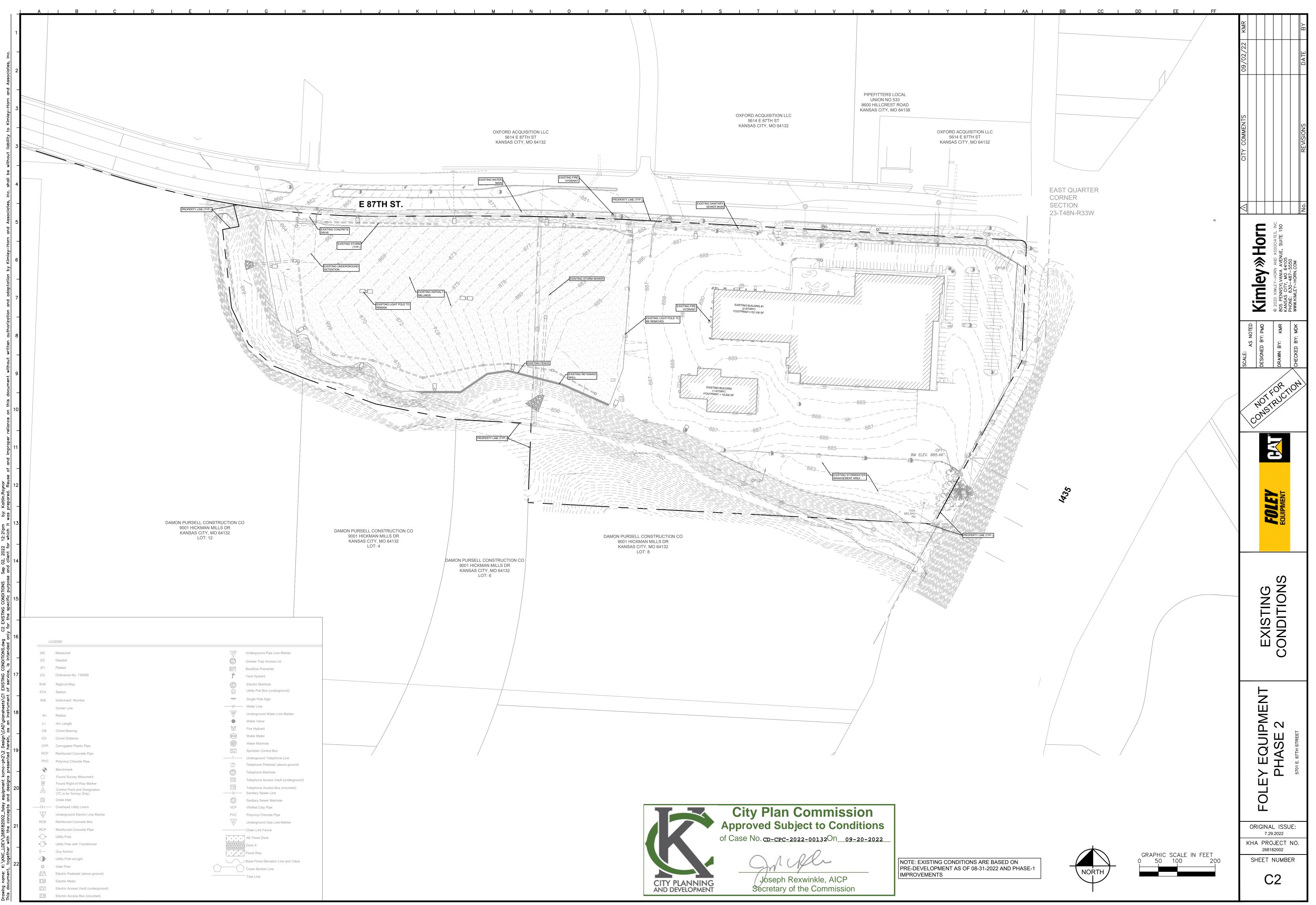


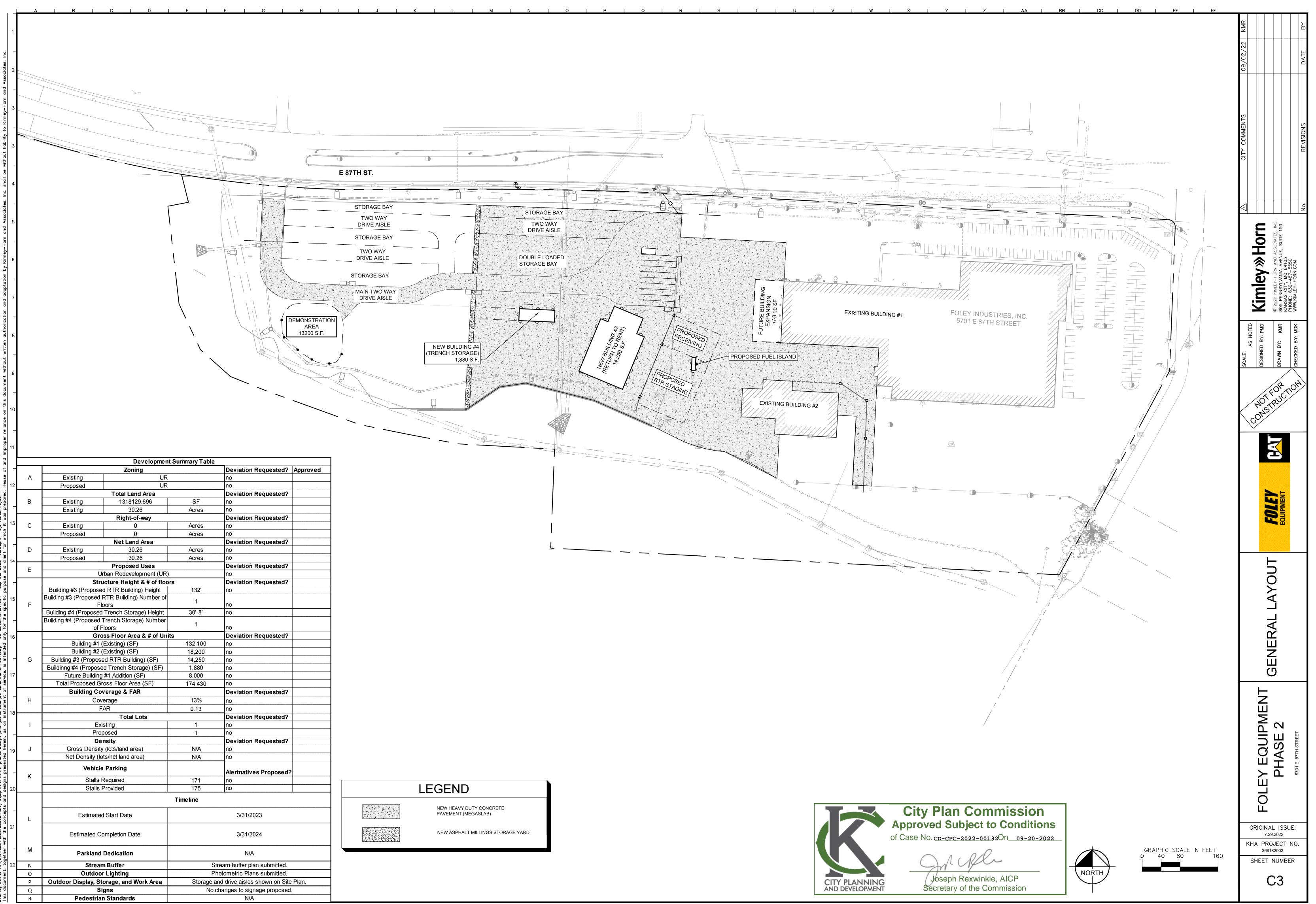
City Plan Commission Approved Subject to Conditions of Case No. <u>cp-cpc-2022-00132</u>On 09-20-2022

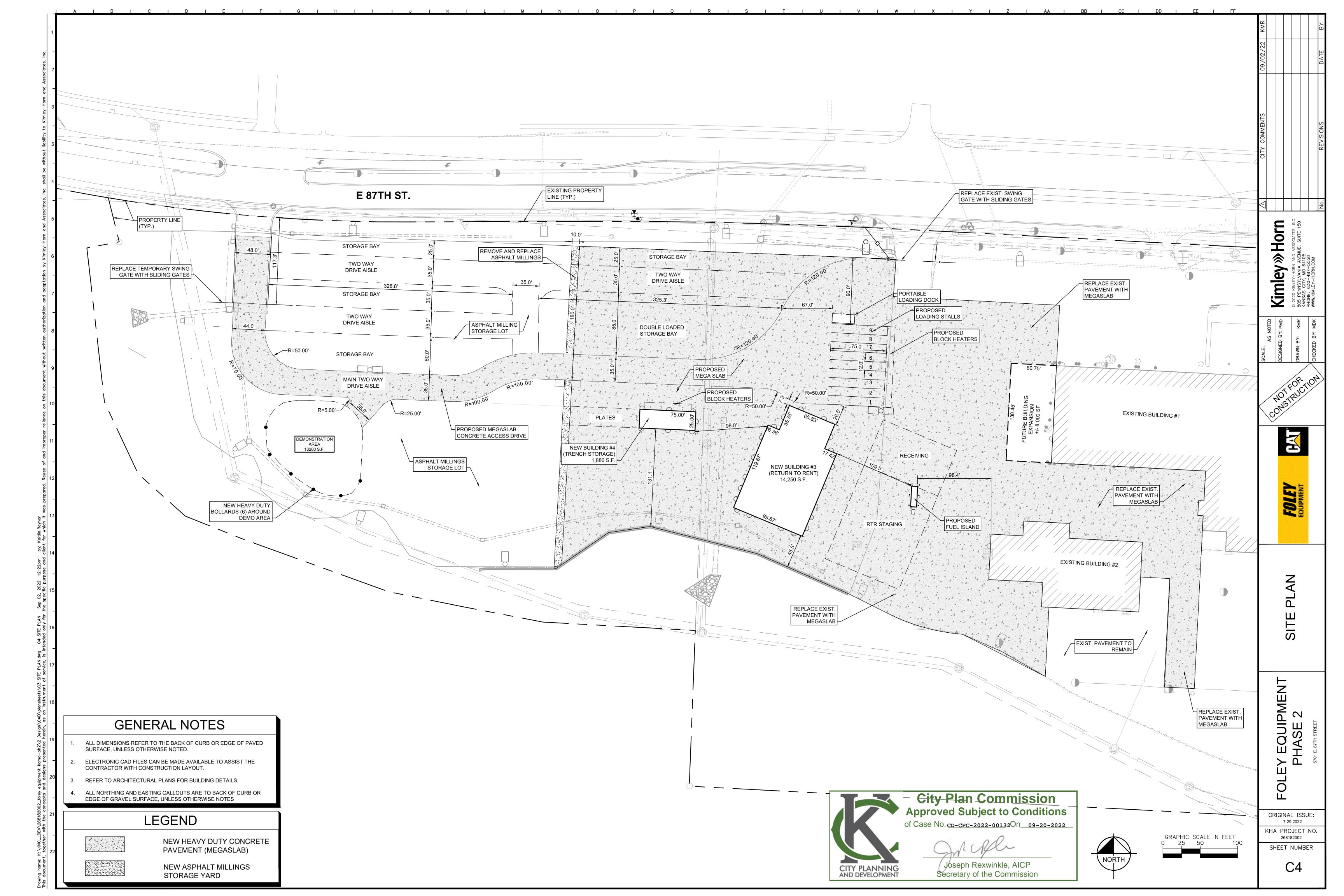
Joseph Rexwinkle. AICF Secretary of the Commission

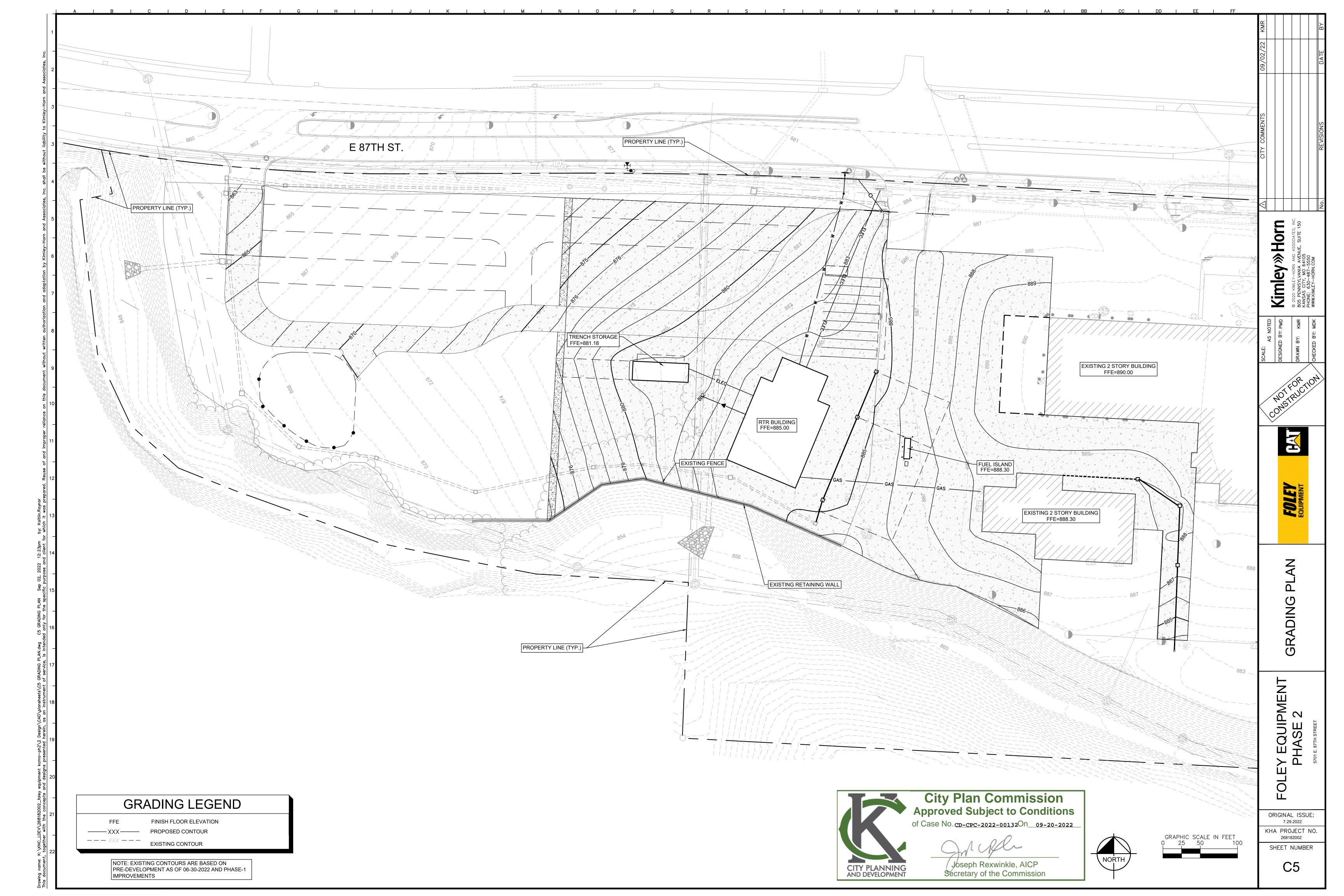
Sheet List Table								
Sheet Number	Sheet Title							
C1	COVER SHEET							
C2	EXISTING CONDITIONS							
C3	GENERAL LAYOUT							
C4	SITE PLAN							
C5	GRADING PLAN							
C6	UTILITY PLAN							
C7	STREAM BUFFER PLAN							
C8	LOGISTICS PLAN							
E1	LIGHTING PLAN							
E2	LIGHTING DETAILS							
A3.1	BUILDING ELEVATIONS							
A3.5	BUILDING ELEVATIONS							

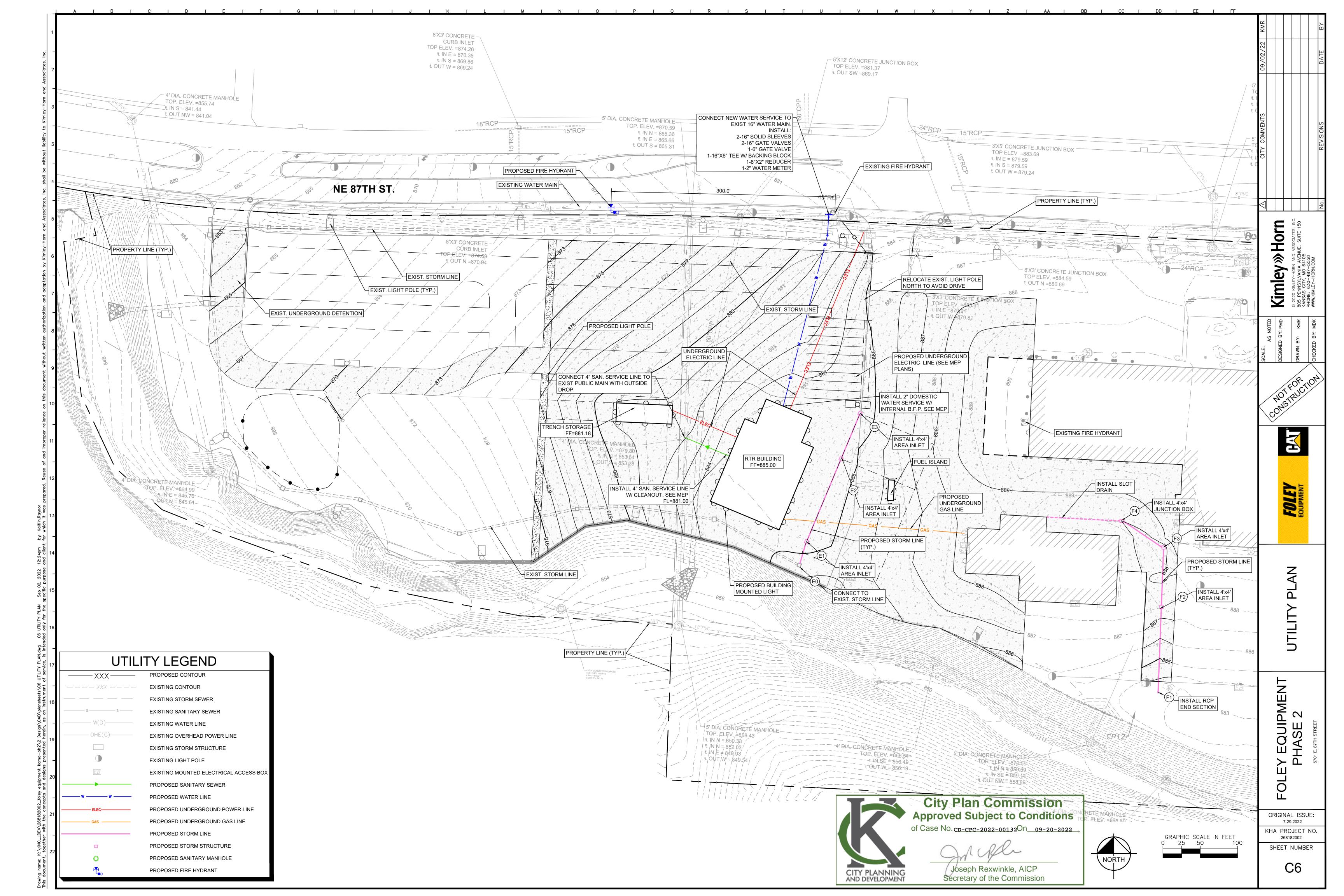


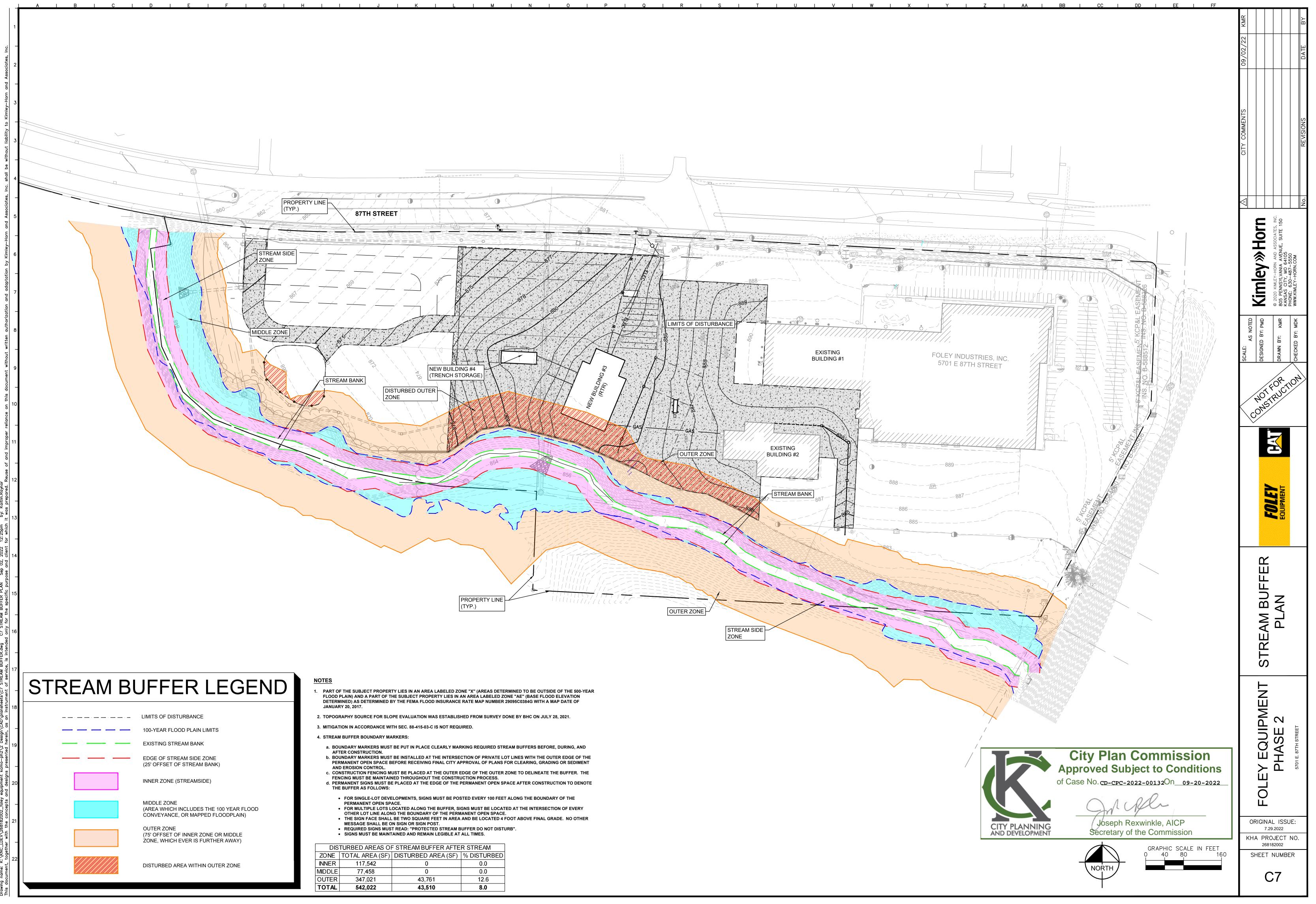




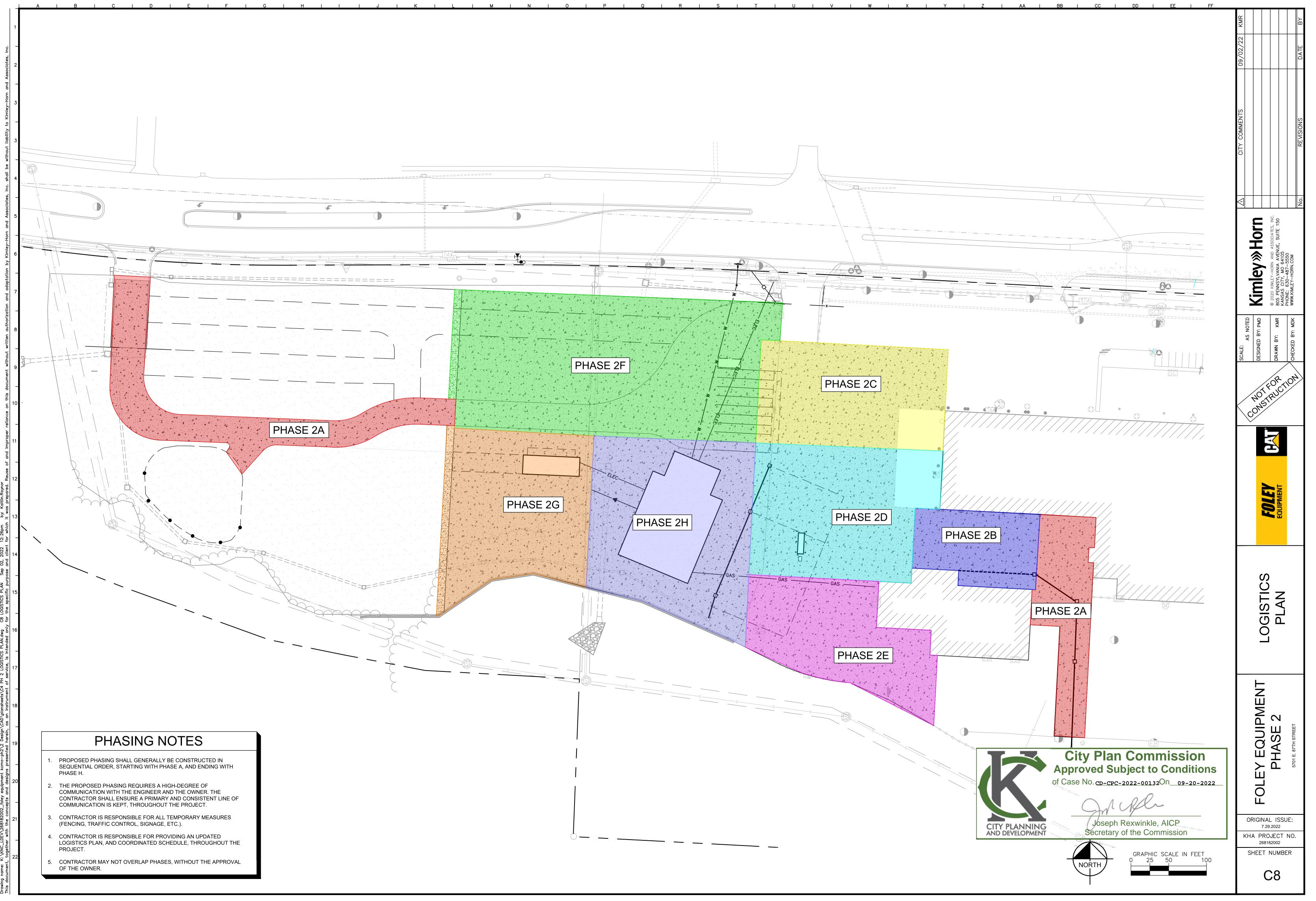


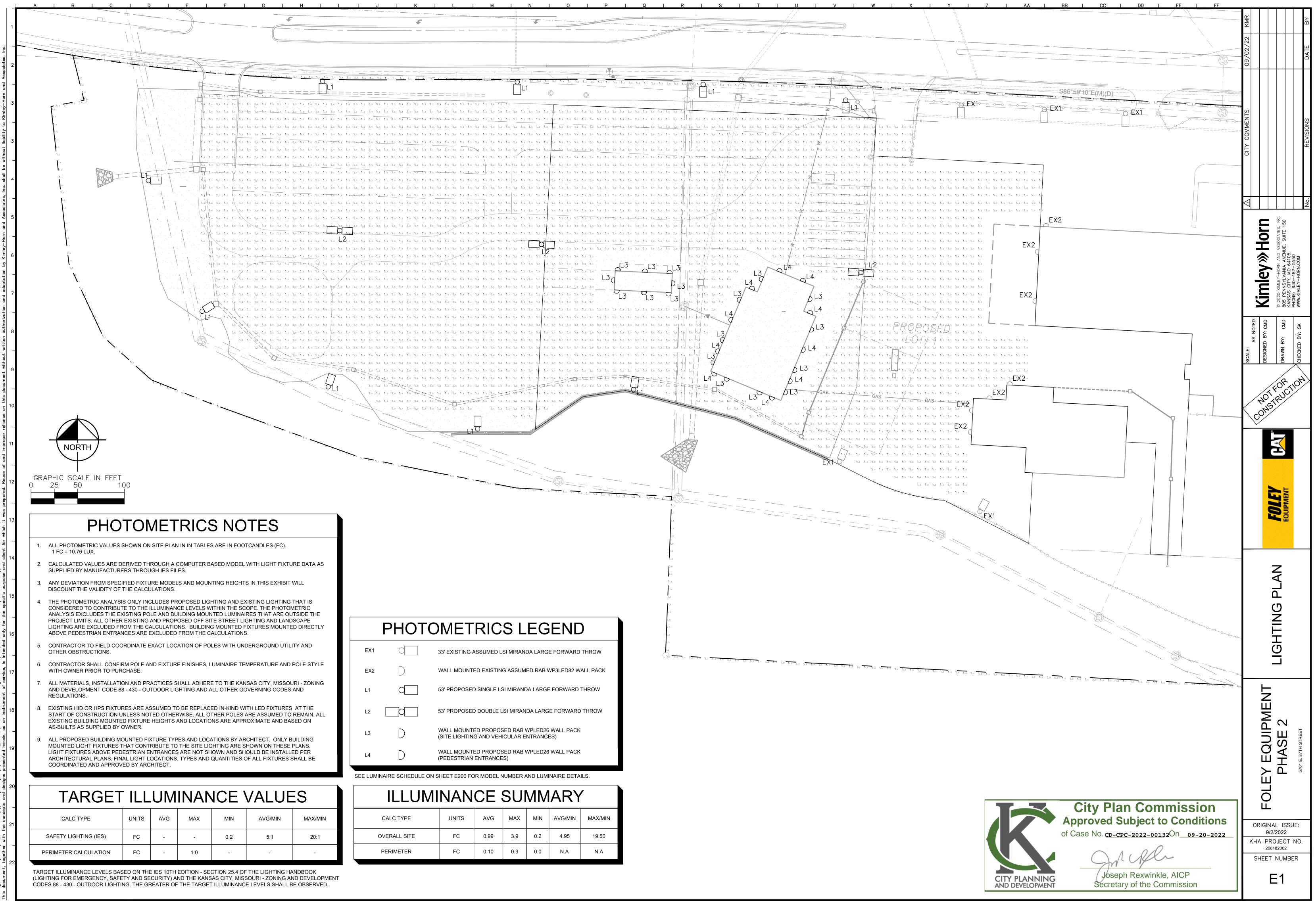






	8.0
	12.6
	0.0
	0.0
REA (SF)	% DISTURBED



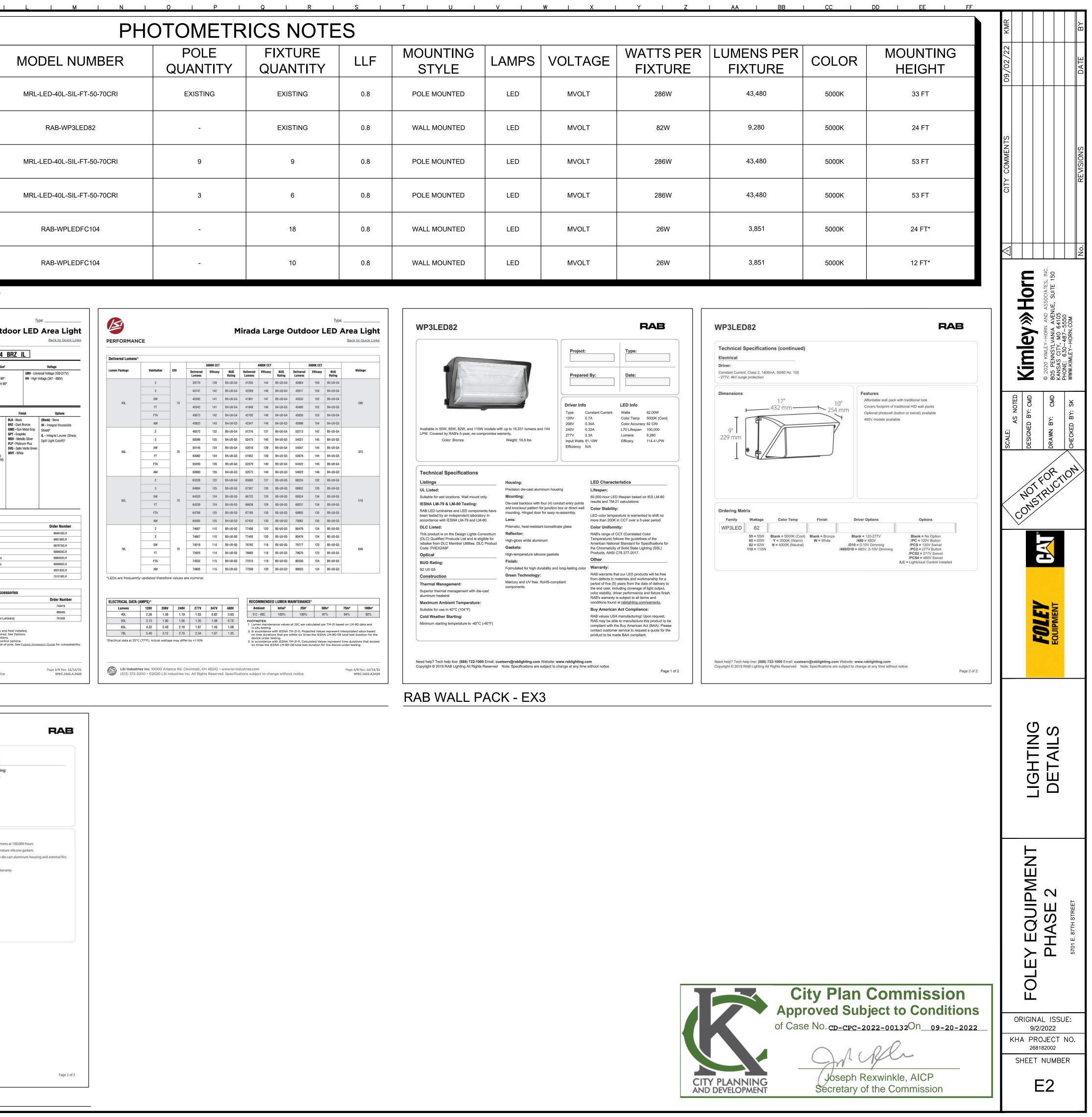


UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
FC	0.99	3.9	0.2	4.95	19.50
FC	0.10	0.9	0.0	N.A	N.A

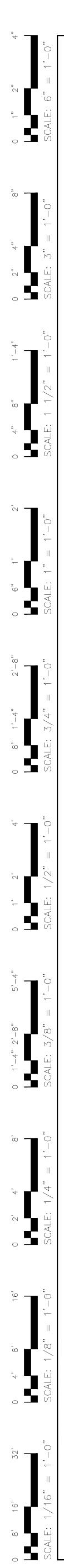
SYMBOL	TAG	DES	SCRIPTION	
	EX1	LSI INDUSTRIES MIRANDA LARGE OUTDO	OR LED AREA LIGHT SINGLE (TYPE FORWARD THROW)	
D	EX2	RA	3 LED WALL PACK	
0	L1	LSI INDUSTRIES MIRANDA LARGE OUTDO	OR LED AREA LIGHT SINGLE (TYPE FORWARD THROW)	
	L2	LSI INDUSTRIES MIRANDA LARGE OUTDO	OR LED AREA LIGHT DOUBLE (TYPE FORWARD THROW)	
	L3	RA	3 LED WALL PACK	
				+
	L4 SEE ARCHI		3 LED WALL PACK T LOCATIONS/MOUNTING HEIGHTS OF WALL MOUNTED FIXT	URES.
		Project:		
Prepared By:		Date: Type:	ORDERING GUIDE Mirada Larg	e Outdo
1irada Large (M Dutdoor LED Area Ligh	it		TYPICAL ORDER EXAMPLE: MRL LED 40L SIL FTA L UNV DIM 50 70CRI A Prefix Lens Lurren Package Lens Distribution	ALSCSO4 B
) 💯 🏩 💻 🚳 🖓 IP66	IK08		MIRL - Mirada Large LED 40L - 40,000 Ims SIL - Silicone 2 - Type 2 (blan) 50L - 50,000 Ims 50L - 50,000 Ims 3 - Type 3 L - 0r 65L - 65,000 Ims 78L - 78,000 Ims 5W - Type 5 Wide R - 0r 78L - 78,000 Ims FT - Forward Throw FT - Forward Throw Automotive	Orientation ² k) - Standard btics rotated left 90° btics rotated right 90°
OVERVIEW umen Package 40,000 - 78,000 /attage Range 286 - 648			Packages' AM - Automotive Merchanoise Driver Color Temperature Color Rendering Controls	
Participe rainge 260 - 646 fficacy Range (LPW) 115 - 154 /eight lbs(kg) 60 (27.2)	QUICK LINKS Ordering Guide	e Performance Photometrics Dimensions	(10-100%) 40 - 4,000 CCT 30 - 3,000 CCT ALSC - AirLink Synapse Control System ALSCH - AirLink Synapse Control System With 12-20' Motion Sensor	BL Bf Gi Gi M
		Life: >100k Hours (See Lu- Warranty	ALSCH02 - AirLink Synapse Control System Host / Satellite with 12-20' M ALSCH02 - AirLink Synapse Control System Host / Satellite with 12-20' M ALSCS04 - AirLink Synapse Control System Host / Satellite with 20-40' M ALBCS1 - AirLink Synapse Control System Host / Satellite with 20-40' M ALBCS2 - AirLink Blue Wireless Motion & Photo Sensor Controller (8-24' ALBCS2 - AirLink Blue Wireless Motion & Photo Sensor Controller (25-40)	otion Sensor ^a W
 Rugged die-cast aluminum housing, optical frame, and driver access cover. Fixtures are finished with LSI's DuraGrip[°] 	men Maintenand • Total harmonic d • Operating temp (-40°F to +122°I	e on Page 4) distortion: <20% erature: -40°C to +50°C . LSI LED Fixtures carry a 5-year warranty. Listings . Listed to UL 1598 and UL 8750.	Stand-Alene Controls EXT - 0-10v Dimming leads extended to housing exterior CR7P - 7 Pin Control Receptacle ANSI C136.41 ⁵	
polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peel- ing. Other standard LSI finishes available. Consult factory.	ages rated to +4 • Power factor: >. • Input power sta • Field replaceabl	IO°C. • State of California Title 24 Compliant; with 90 IMSBT, ALSC, or ALSCH Options. 9c onstant over life. • DesignLights Consortium* (DLC) qualified e IOkV surge protection product. Not all versions of this product	IMSBT1-Integral Bluetooth TM Motion and Photocell Sensor (8-24' MH) ⁴ IMSBT2-Integral Bluetooth TM Motion and Photocell Sensor (25-40' MH) ⁴ Button Type Photocells PCI120 - 120V	
Consult factory. Shipping weight: 68 lbs in carton. ptical System State-of-the-Art one piece silicone optic	device meets a operation (per A • High-efficacy LE circuit board to	minimum Category C Low may be DLC qualified. Please check the DLC NNSI/IEEE C62.41.2). Qualified Products List at www.designlights. Ds mounted to metal-core org/QPL to confirm which versions are qualified. qualified.	Accessory Ordering Information ⁶	ries ⁸
sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed optical chamber in 1	material for moi complies with F	e fully encased in potting sture resistance. Driver CC standards. Driver and omponents can easily be Suitable for wet locations. Suitable for wet locations.	Controls Accessories Mounting Accessor Description Order Number Description Twist Lock Photocell (1201/) for use with CR7P7 122514 Universal Mounting Bracket	
omponent. roprietary silicone refractor optics provide xceptional coverage and uniformity in IES ypes 2, 3, 5W, FT, FTA and AM.	accessed. Controls • Optional integra	IP66 rated Luminaire per IEC 60598. Grated for ANSI C136.31 high vibration applications are qualified. IV69 roted luminaire per IEC 66262	Twist Lock Photocell (208-277) for use with CR7P ⁷ 122515 Adjustable Slip Fitter (2"- 2: Twist Lock Photocell (347V) for use with CR7P ⁷ 122516 Quick Mount Pole Bracket (S Twist Lock Photocell (480V) for use with CR7P ⁷ 1225180 Quick Mount Pole Bracket (A	quare Pole) -5" Round Pole)
Silicone optical material does not yellow or crack with age and provides a typical light cransmittance of 93%. Zero uplight.	sensor (see pag Fixtures operate be commissione	e 5 for more details). e independently and can d via iOS or Android	AirLink 5 Pin Twist Lock Controller? 661409 15 Tilt Quick Mount Pole Brack AirLink 5 Pin Twist Lock Controller? 661410 15 Tilt Quick Mount Pole Brack Pole-Mounted Occupancy Sensor (24V) ^{8,0} 663284CLR Wall Mount Bracket	rt (4-5' Round Pole)
wailable in 5000K, 4000K, and 3000K olor temperatures per ANSI C78.377. linimum CRI of 70. tegral louver (IL) and house-side shield	configuration ap • LSI's AirLink™ w options reduce costs while opti	pp. may be DLC qualified. Please check the DLC ireless control system Gualified Products List at www.designlights. org/QPL to confirm which versions are qualified.	Shorting Cap for use with CR7P ⁷ 14932.8 Fusing Options ¹⁰ Shielding Options	
(IH) options available for improved back- ight control without sacrificing street side performance. See page 5 for more details.	(see page 8 for Installation		Description Order Number Mirada Small Shielding & Miscel Single Fusing (120V) Mirada Medium Description Description Single Fusing (120V) Mirada Large See Shielding. Integral Lower/Shield	raneous Accesso
ectrical High-performance programmable driv- er features over-voltage, under-voltage, short-circuit and over temperature protec-	poles. • A single fastene underneath the	r secures the hinged door, housing and provides quick the electrical compart-	Double Fusing (2087, 240V) See Fusing. Accessory Guide Zone Medium Guide Internal Houseside Shield Double Fusing (480V) Double Fusing (480V) Slice Medium Slice Medium 10' Linear Bird Spike Kit (4' F	ecommended per Lumina
short-circuit and over temperature protec- tion. Custom lumen and wattage packages available. 0-10V dimming (10% - 100%) standard.	ment for installi Included termin wire.	ng/servicing. al block accepts up to 12 ga.	FOOTNOTES: 6. Accessories are ship; 1. Custom lumen and wattage packages available, consult factory. Values are within industry standard tolerances but not DLC listed. 7. Factory installed CR? 2. Not available with 5W distribution 9. Only available with 5W distribution 9. Only available with 4. 3. Consult Factory for Site Layout 10. Fusing must be locate 10.	P option required. Se See Finish options. LSC/ALSCH control of
Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).		and B5 drill patterns for f LSI products. (See draw-	Consult Factory for Site Layout ID. Fusing must be locate MISBT is field configurable via the LSI app that can be downloaded from your smartphone's native app store. Control device or shorting cap must be ordered separately. See Accessory Ordering Information.	HOID BID
LSI Industries Inc. 10000 Alliance Rd. Cincin (513) 372-3200 • ©2020 LSI Industries Inc. A			LSI Industries Inc. 10000 Alliance Rd. Cincinnati, OH 45242 • www.lsi-industries.com (513) 372-3200 • ©2020 LSI Industries Inc. All Rights Reserved. Specifications subject to change to	without notice.
SI LIGHTING N	/IRAN[DA LARGE (MRL) - EX1, E	X2, L1, L2	
WPLED26		RAB	WPLED26	
		Project: Type:	Technical Specifications (continued) LED Characteristics Equivalency: Color Uniformity Fourwalent to 150W Metal Halide	Optical
		Prepared By: Date:	Color Uniformity: Equivalent to 150W Metal Halide RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Buy American Act Compliance: RAB values USA manufacturing! Upon request, RAB	BUG Rating: B1 U0 G0
			Lighting (SSL) Products, ANSI C78.377-2017. Other Other Oth	
		Driver Info LED Info Type Constant Current Watts 26W 120V 0.22A Color Temp 5000K (Cool)	Patents: The WPLED design is protected by U.S. Pat. D634878, Canada Pat 134878, China Pat. CN301649064S.	
Color: Bronze	Weight: 7.2 lbs	208V 0.13A Color Accuracy 70 CRI 240V 0.11A L70 Lifespan 100,000 Hours 277V 0.10A Lumens 3,851	Dimensions Features	ls of initial l
		Input Watts 28.7W Efficacy 134.2 lm/W	Suffer Neuri Configuration Weatherproo	% of initial lumens a f high temperature : sinking with die ca
Technical Specifications			100 up to 277 5-Year, No-Co	Volts ompromise Warrant
Compliance UL Listed:	_ Ambient Temperate			
Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground. DLC Listed:	Cold Weather Start	ng: Power Factor: g temperature is -40°C (-40°F) 95.4% at 120V, 95.4% at 277V	Lanton Box Moure Contransion	
This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC	Green Technology: Mercury and UV free. Electrical	LED Characteristics RoHS-compliant components. Color Consistency: 7-step MacAdam Ellipse binning to achieve		
Member Utilities. Designed to meet DLC 5.1 requirements. DLC Product Code: P00001701		consistent fixture-to-fixture color ss 2, 120-277V, 50/60Hz, 120V: IOV: 0.11A, 277V 0.10A LED color temperature is warrantied to shift no more		
Performance Lifespan: 100,000-Hour LED lifespan based on IES LM-80	Dimming Driver: Driver includes dimm	ing control wiring for 0-10V quires separate 0-10V DC		
results and TM-21 calculations Construction	dimming systems. Re dimming circuit. Dim _			
IP Rating: Ingress protection rating of IP66 for dust and water Finish:				
Formulated for high durability and long-lasting cold	r			

			5		v I	
PHC	DTOMETR	ICS NOTE	S			
MODEL NUMBER	POLE QUANTITY	FIXTURE QUANTITY	LLF	MOUNTING STYLE	LAMPS	VOLTA
MRL-LED-40L-SIL-FT-50-70CRI	EXISTING	EXISTING	0.8	POLE MOUNTED	LED	MVOLT
RAB-WP3LED82	-	EXISTING	0.8	WALL MOUNTED	LED	MVOLT
MRL-LED-40L-SIL-FT-50-70CRI	9	9	0.8	POLE MOUNTED	LED	MVOLT
MRL-LED-40L-SIL-FT-50-70CRI	3	6	0.8	POLE MOUNTED	LED	MVOLT
RAB-WPLEDFC104	-	18	0.8	WALL MOUNTED	LED	MVOLT
RAB-WPLEDFC104	-	10	0.8	WALL MOUNTED	LED	MVOLT
S.						

		ED Area Light Back to Quick Links	PERFORMAN	CE											Area Light			ſ
LSCS04	BRZ IL		Delivered Lumens*	,														
Orientation	,	Voltage	Denvereu Lumens				3000K CCT			4000K CCT			5000K CCT					
Orientation Standard		Voltage / - Universal Voltage (120-277V)	Lumen Package	Distribution	CRI	Delivered	Efficacy	BUG	Delivered	Efficacy	BUG	Delivered	Efficacy	BUG	Wattage		and the second sec	
s rotated left 90°		- High Voltage (347 - 480V)			_	Lumens		Rating	Lumens		Rating	Lumens		Rating		1 N 2		
s rotated right 9	0°			2	_	39770	139	B5-U0-G4	41255	144	B5-U0-G4	42864	150	B5-U0-G4				
				3	_	40747	142	B5-U0-G4	42269	148	B4-U0-G4	43917	154	B4-U0-G4				l
			40L	5W	70	40392	141	B5-U0-G4	41901	147	B5-U0-G4	43535	152	B5-U0-G4	286			ſ
			TOL	FT		40342	141	B4-U0-G4	41848	146	B4-U0-G5	43480	152	B4-U0-G5	200			
	Finish	Options		FTA		40673	142	B4-U0-G4	42192	148	B4-U0-G4	43838	153	B4-U0-G4				
	BLK - Black BRZ - Dark Bronz	(Blank) - None IH - Integral Houseside		AM		40823	143	B4-U0-G3	42347	148	B4-U0-G3	43998	154	B4-U0-G3				
	GMG - Gun Metal	Gray Shield ²		2		49372	132	B5-U0-G4	51216	137	B5-U0-G4	53213	142	B5-U0-G4		Available in 55W, 65W, 82W, and 110W models w LPW. Covered by RAB's 5-year, no-compromise v		
	GPT - Graphite MSV - Metallic Sil	/er Spill Light Cutoff) ²		3	_	50586	135	B4-U0-G5	52475	140	B4-U0-G5	54521	145	B4-U0-G5		Color: Bronze	Weight: 16.8 lbs	
on Sensor ^a	PLP - Platinum Pl SVG - Satin Verde	IS		5W		50145	134	B5-U0-G4	52018	139	B5-U0-G4	54047	144	B5-U0-G4				
on Sensor ^a unting height)	WHT - White		50L	FT	70	50082	134	B4-U0-G5	51952	139	B4-U0-G5	53978	144	B4-U0-G5	375			
iounting height)			FTA	_									+)	C	
				_	50493	135	B5-U0-G4	52379	140	B5-U0-G4	54422	145	B5-U0-G4				_	
				AM	_	50680	135	B4-U0-G3	52572	140	B4-U0-G3	54622	146	B4-U0-G3	0	Technical Specifications		
				2	_	63328	122	B5-U0-G4	65692	127	B5-U0-G5	68255	132	B5-U0-G5		Listings	Housing:	
			3	_	64884	125	B5-U0-G5	67307	130	85-U0-G5	69932	135	B5-U0-G5		UL Listed:	Precision die-cast aluminum housir	ng	
		65L	5W	70	64320	124	B5-U0-G5	66722	129	85-U0-G5	69324	134	B5-U0-G5	518	Suitable for wet locations. Wall mount only.	Mounting:		
		031	FT FTA	10	64239	124	B5-U0-G5	66638	129	85-U0-G5	69237	134	85-U0-G5		IESNA LM-79 & LM-80 Testing:	Die-cast backbox with four (4) cond and knockout pattern for junction b		
I. I.						64766	125	B5-U0-G5	67185	130	B5-U0-G5	69805	135	B5-U0-G5		RAB LED luminaires and LED components have been tested by an independent laboratory in	mounting. Hinged door for easy re-	
S ⁸				AM		65005	125	B4-U0-G3	67432	130	85-U0-G3	70062	135	B5-U0-G3		accordance with IESNA LM-79 and LM-80.	Lens:	
		Order Number	-	2		74667	115	B5-U0-G5	77456	120	B5-U0-G5	80476	124	B5-U0-G5		DLC Listed:	Prismatic, heat-resistant borosilicat	e
		684616CLR		3	_	74667	115	B5-U0-G5	77455	120	B5-U0-G5	80476	124	B5-U0-G5		This product is on the Design Lights Consortium	Reflector:	
" Tenon) ire Pole)		688138CLR 687073CLR		5W		74018	114	B5-U0-G5	76782	118	B5-U0-G5	79777	123	B5-U0-G5		(DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. DLC Product	High-gloss white aluminum	
Round Pole)		689903CLR	78L	FT	70	73925	114	B5-U0-G5	76685	118	B5-U0-G5	79676	123	B5-U0-G5	648	Code: PHEX2A8F	Gaskets:	
t (Square Pole)		688003CLR			_											Optical	High-temperature silicone gaskets	
-5" Round Pole)		689905CLR		FTA	_	74532	115	B5-U0-G5	77315	119	B5-U0-G5	80330	124	B5-U0-G5		BUG Rating:	Finish:	lor
		382132CLR		AM		74805	115	B5-U0-G3	77599	120	B5-U0-G3	80625	124	B5-U0-G3		B2 U5 G5	Formulated for high durability and I Green Technology:	U
ole Diameter)		751219CLR	*LEDs are frequent	ly updated there	efore values	are nominal.										Construction	Mercury and UV free. RoHS-compl	lia
																Thermal Management: Superior thermal management with die-cast	components.	
ineous Acce	ssories															aluminum heatsink		
		743416	ELECTRICAL DATA	(AMPS)*					RECO	MMENDE	D LUMEN N	AINTENAN	Έ ¹			Maximum Ambient Temperature:		
		686485	Lumens)8V 240\		347V	480V		bient	Intial ²	25h ²	_	Ohr²	75hr ² 100hr ²	Suitable for use in 40°C (104°F)		
ommended per L	iminaire)	751632	40L 50L		.38 1.19 .80 1.56		0.82	0.60	FOOTN	- 40C	100%	100%		17%	94% 92%	Cold Weather Starting:		
			65L	2010/2020	.49 2.16	11	1.49	1.08	1. Lum		nance values	at 25C are c	alculated p	er TM-21 base	d on LM-80 data and	Minimum starting temperature is -40°C (-40°F)		
option require	id field installed. d. See Options.		78L		.12 2.70	-	1.87	1.35	2. In ac	cordance	with IESNA	FM-21-11, Proj within six tim	ected Value	s represent in	terpolated value based total test duration for the			
e Finish optic C/ALSCH con	ns. trol options.		*Electrical data at 25°	C (77°F). Actual wa	attage may dif	er by +/-10%			devid	ce under t	esting.				ime durations that exceed			_
in hand hole o	of pole. See <u>Fusing</u>	Accessory Guide for compatability.												or the device (
																Need help? Tech help line: (888) 722-1000 Email: c	ustserv@rablighting.com Website: w	ww
		Page 2/8 Rev. 12/14/21		r ies Inc. 10000 A	Illiance Rd	Cincinnati O	45242 •	www.lei-ip	dustries con	_					Page 4/8 Rev. 12/14/21	Copyright © 2019 RAB Lighting All Rights Reserved		







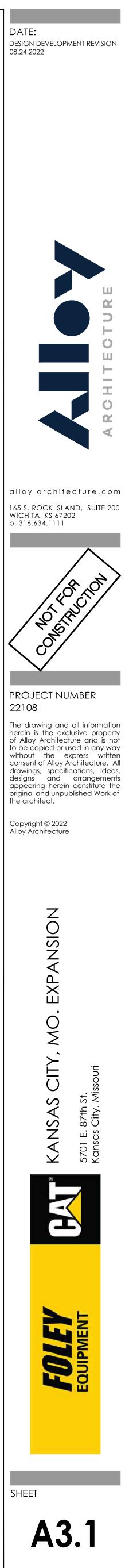
GENERAL NOTES

- 1. WALL DIMENSIONS ARE TO FACE OF CONCRETE, FACE OF MASONRY, AND FACE OF METAL STUD UNLESS NOTED OTHERWISE.
- 2. SEE CIVIL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION AND COORDINATION OF UTILITIES.

KEYED ELEVATION NOTES

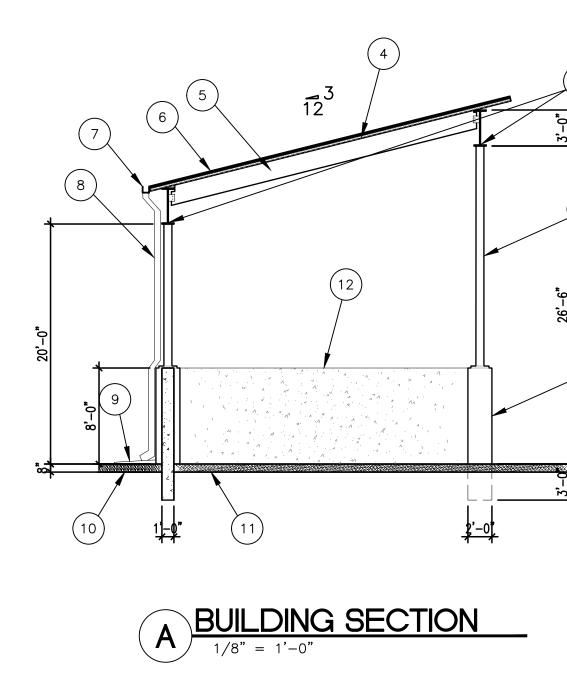
- (1) 6"Ø GALVANIZED STEEL PIPE BOLLARD, PAINTED REF. DETAIL X/A-1.1
- 2 SECTIONAL OVERHEAD DOOR
- (3) HOLLOW METAL DOOR, PAINTED.
- (4) ALUMINUM STOREFRONT SYSTEM
- (5) CONCRETE TILT-UP PANEL, PAINTED
- (6) PRE-FINISHED METAL COPING CAP
- 7 PRE-MANUFACTURED CANOPY
- 8 METAL PANEL SYSTEM
- 9 ROOF-TOP UNIT
- 9 WALL-PACK FIXTURE

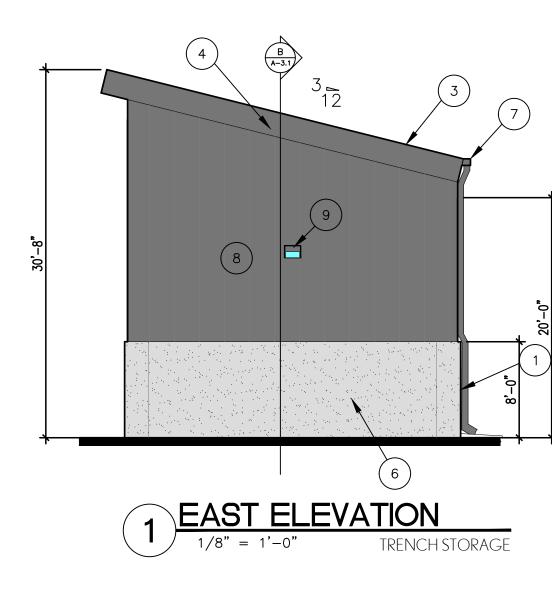


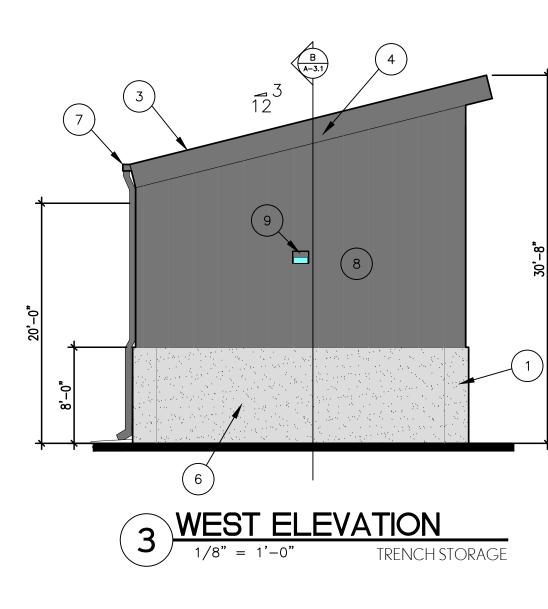


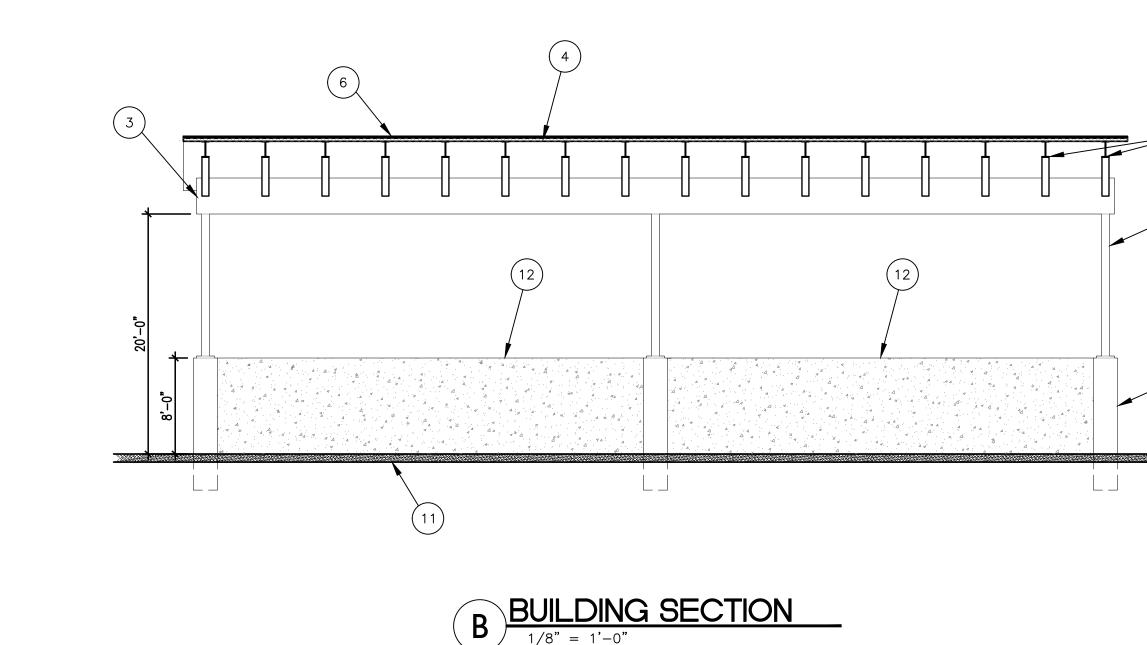


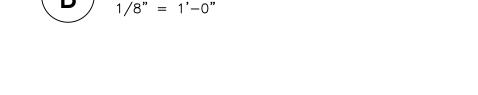
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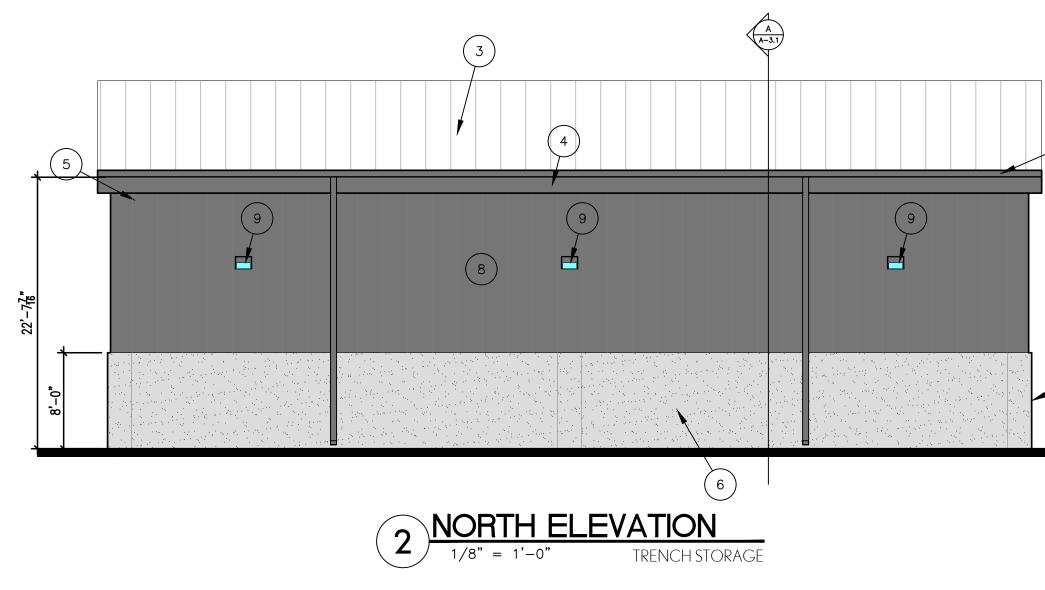


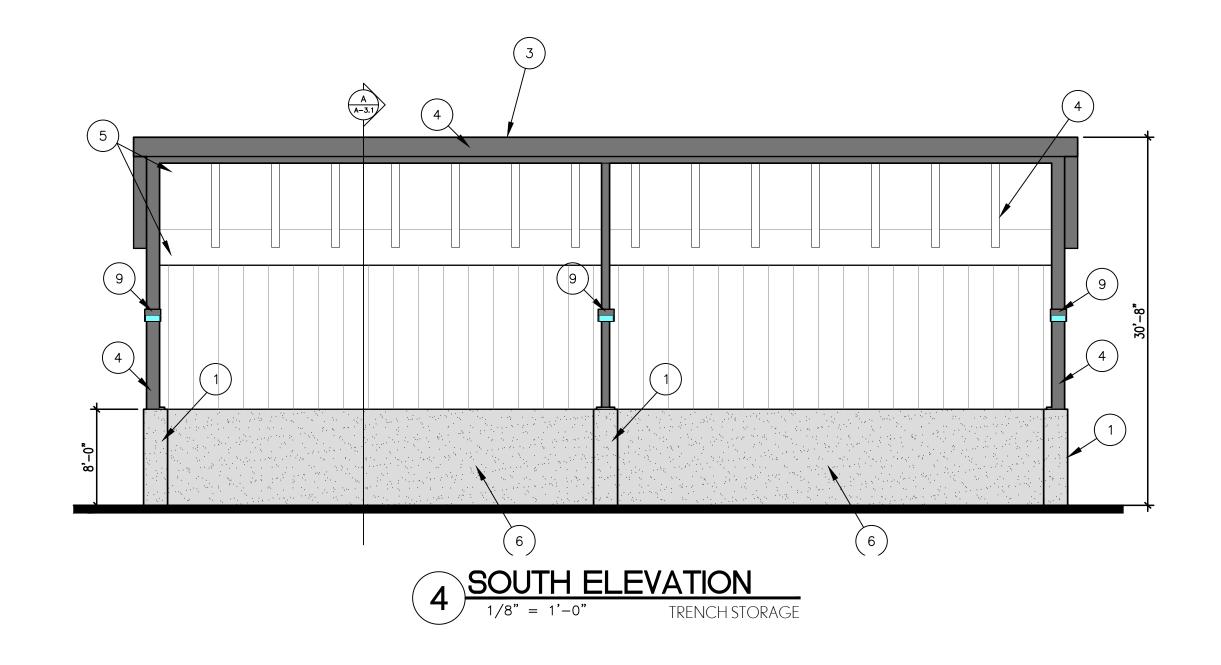










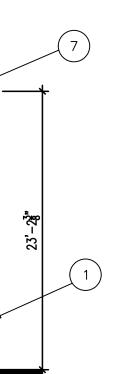


GENERAL NOTES

1. ALL STRUCTURAL MEMBER SIZING IS APPROXIMATE AT SCHEMATIC DESIGN PHASE. ACTUAL DESIGN SIZES WILL BE DETERMINED BY THE STRUCTURAL ENGINEER IN CONSTRUCTION DOCUMENTS TO FOLLOW.

SECTION NOTES

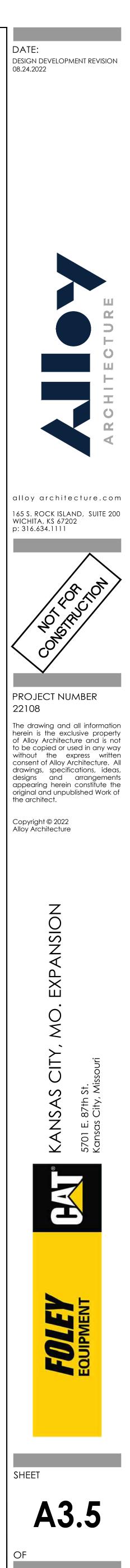
- 1. 24" SQUARE X 8'-0" TALL CONCRETE PEDESTALS.
- 8' X 8' TUBE STEEL COLUMN.
 W36X150 BEAM.
- 4. 3" METAL DECK SPANNING 5'-0"
- 5. 16" PURLIN BEAMS AT 5'-0" O.C.
- 6. STANDING SEAM METAL ROOF
- 7. 6" X 6" GUTTER
- 8. 6" X 6" DOWNSPOUT
- 9. CONCRETE SPLASHBLOCK
- GRAVEL REFERENCE CIVIL ENGINEERING PLANS
 11. EXTENT OF MEGASLAB REFERENCE CIVIL ENGINEERING PLANS
- 12. ABOVE GROUND 12" WIDE CONCRETE STEM WALL



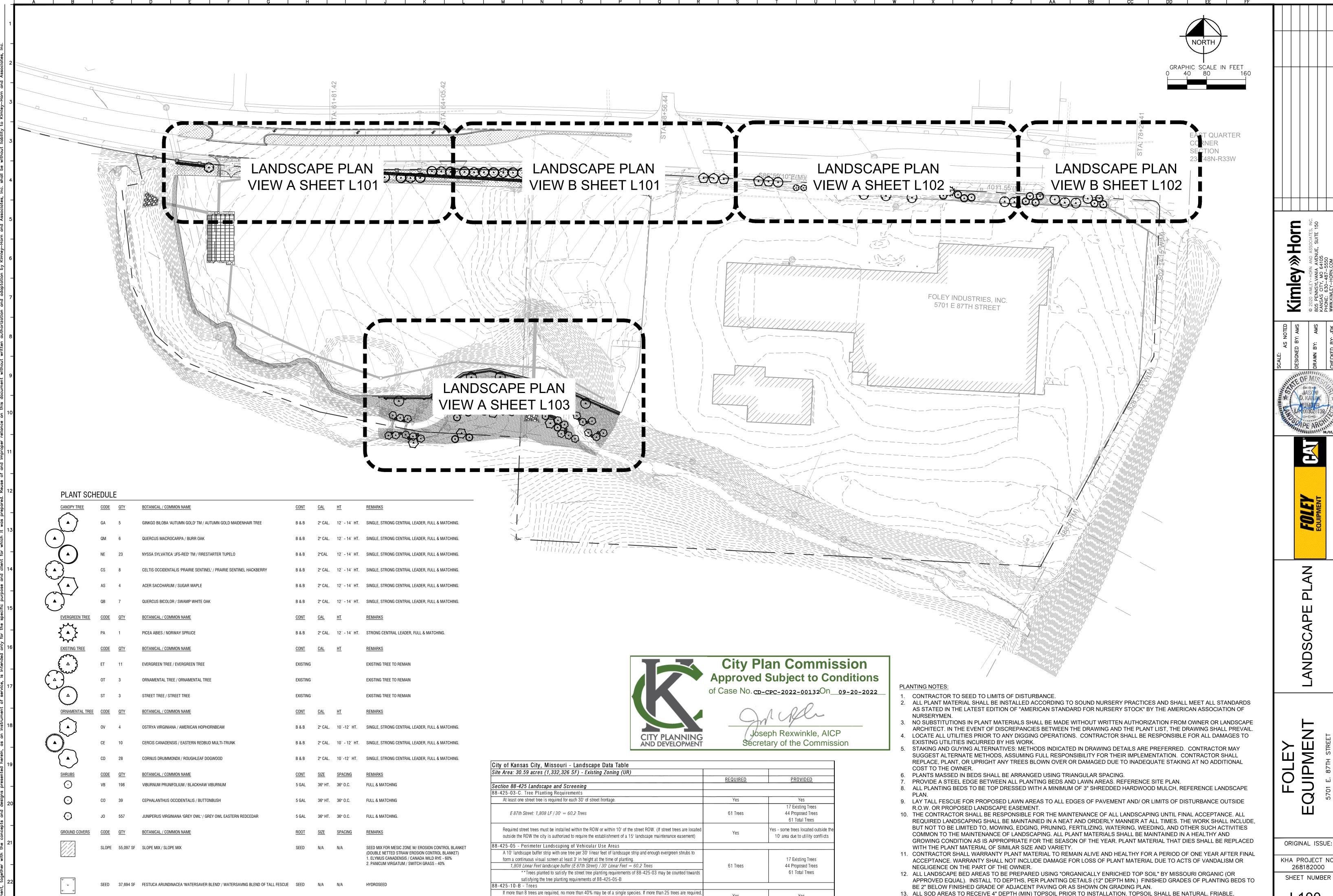
ELEVATION NOTES

- 1. 24" SQUARE X 8'-0" TALL CONCRETE PEDESTALS.
- 2. 8' X 8' TUBE STEEL COLUMN.
- STANDING SEAM METAL ROOF
 PRE-FINISHED BREAK-METAL TRIM
- 5. W36X150 BEAM.
- 6. ABOVE GROUND 12" WIDE CONCRETE STEM WALL
- 7. 6" X 6" GUTTER AND DOWNSPOUT SYSTEM
- 8. VERTICAL METAL PANEL SYSTEM
- 9. WALL-PACK FIXTURE





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Conditions	
n <u>09-20-2022</u>	



Yes

no more than 25% may be of a single species.

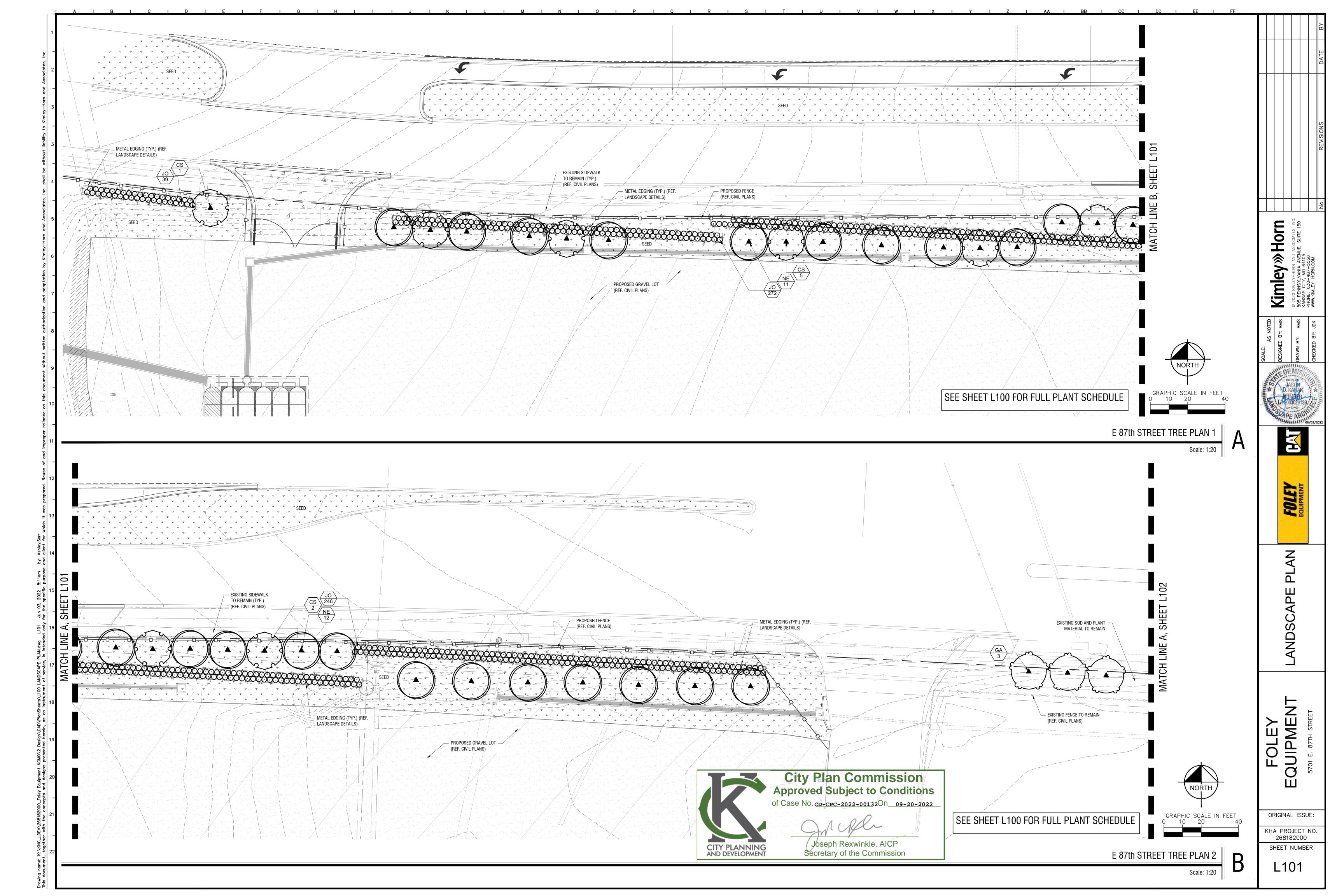
Yes

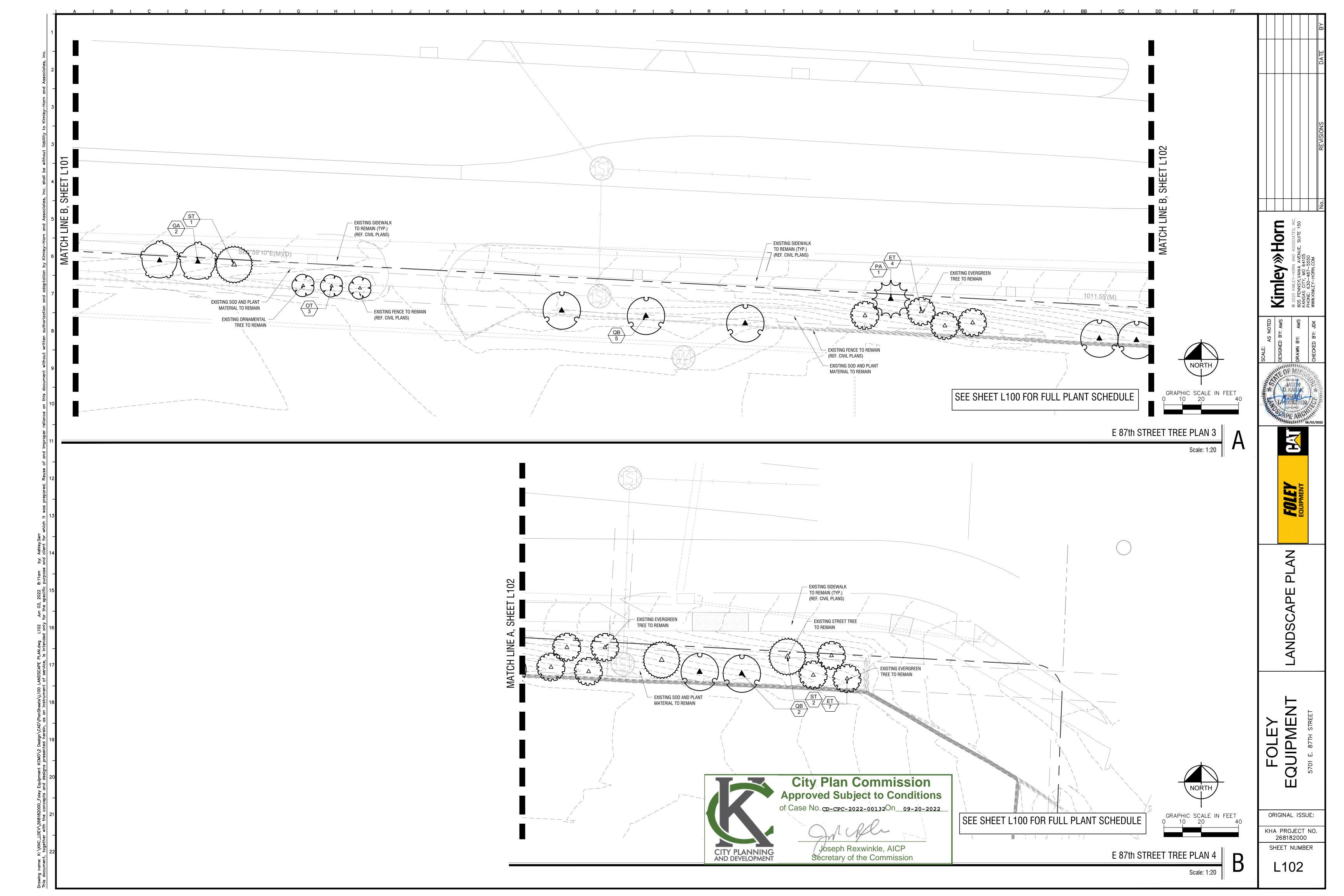
PLANT SCH	IEDULI	Ε					
CANOPY TREE	CODE	<u>QTY</u>	BOTANICAL / COMMON NAME	CONT	CAL	HT	REMARKS
$\left\{ \mathbf{A} \right\}$	GA	5	GINKGO BILOBA 'AUTUMN GOLD' TM / AUTUMN GOLD MAIDENHAIR TREE	B & B	2" CAL.	12` - 14` HT.	SINGLE, STRONG CENTRAL LEADER, FULL & MATCHIN
	QM	6	QUERCUS MACROCARPA / BURR OAK	B & B	2" CAL.	12` - 14` HT.	SINGLE, STRONG CENTRAL LEADER, FULL & MATCHIN
	NE	23	NYSSA SYLVATICA 'JFS-RED' TM / FIRESTARTER TUPELO	B & B	2"CAL	12` - 14` HT.	SINGLE, STRONG CENTRAL LEADER, FULL & MATCHIN
	CS	8	CELTIS OCCIDENTALIS 'PRAIRIE SENTINEL' / PRAIRIE SENTINEL HACKBERRY	B & B	2" CAL.	12` - 14` HT.	SINGLE, STRONG CENTRAL LEADER, FULL & MATCHIN
	AS	4	ACER SACCHARUM / SUGAR MAPLE	B & B	2" CAL.	12` - 14` HT.	SINGLE, STRONG CENTRAL LEADER, FULL & MATCHIN
•	QB	7	QUERCUS BICOLOR / SWAMP WHITE OAK	B & B	2" CAL.	12` - 14` HT.	SINGLE, STRONG CENTRAL LEADER, FULL & MATCHIN
EVERGREEN TREE	CODE	QTY	BOTANICAL / COMMON NAME	<u>CONT</u>	CAL	HT	REMARKS
,	PA	1	PICEA ABIES / NORWAY SPRUCE	B & B	2" CAL.	12` - 14` HT.	STRONG CENTRAL LEADER, FULL & MATCHING.
	CODE	QTY	BOTANICAL / COMMON NAME	<u>CONT</u>	CAL	HT	REMARKS
Are a start and a start a sta	ET	11	EVERGREEN TREE / EVERGREEN TREE	EXISTING			EXISTING TREE TO REMAIN
	OT	3	ORNAMENTAL TREE / ORNAMENTAL TREE	EXISTING			EXISTING TREE TO REMAIN
	ST	3	STREET TREE / STREET TREE	EXISTING			EXISTING TREE TO REMAIN
ORNAMENTAL TREE	CODE	QTY	BOTANICAL / COMMON NAME	<u>CONT</u>	CAL	HT	REMARKS
	OV	4	OSTRYA VIRGINIANA / AMERICAN HOPHORNBEAM	B & B	2" CAL.	10`-12` HT.	SINGLE, STRONG CENTRAL LEADER, FULL & MATCHIN
	CE	10	CERCIS CANADENSIS / EASTERN REDBUD MULTI-TRUNK	B & B	2" CAL.	10` - 12` HT.	SINGLE, STRONG CENTRAL LEADER, FULL & MATCHIN
	CD	28	CORNUS DRUMMONDII / ROUGHLEAF DOGWOOD	B & B	2" CAL.	10`-12` HT.	SINGLE, STRONG CENTRAL LEADER, FULL & MATCHIN
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	REMARKS
\odot	VB	198	VIBURNUM PRUNIFOLIUM / BLACKHAW VIBURNUM	5 GAL	36" HT.	36" O.C.	FULL & MATCHING
\odot	CO	39	CEPHALANTHUS OCCIDENTALIS / BUTTONBUSH	5 GAL	36" HT.	36" O.C.	FULL & MATCHING
\odot	JO	557	JUNIPERUS VIRGINIANA 'GREY OWL' / GREY OWL EASTERN REDCEDAR	5 GAL	36" HT.	36" O.C.	FULL & MATCHING.
GROUND COVERS	<u>CODE</u>	QTY	BOTANICAL / COMMON NAME	<u>R00T</u>	<u>SIZE</u>	SPACING	REMARKS
	SLOPE	55,097 SF	SLOPE MIX / SLOPE MIX	SEED	N/A	N/A	SEED MIX FOR MESIC ZONE W/ EROSION CONTROL BL (DOUBLE NETTED STRAW EROSION CONTROL BLANKE 1. ELYMUS CANADENSIS / CANADA WILD RYE - 60% 2. PANICUM VIRGATUM / SWITCH GRASS - 40%
$\begin{array}{ccc} \psi & \psi \\ \psi & \psi \\ \psi & \psi \end{array}$	SEED	37,694 SF	FESTUCA ARUNDINACEA 'WATERSAVER BLEND' / WATERSAVING BLEND OF TALL FESCUE	SEED	N/A	N/A	HYDROSEED
<u>NOTE</u> : PLAN ⁻	T QUAN	ITITIES AI	RE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE O	F			

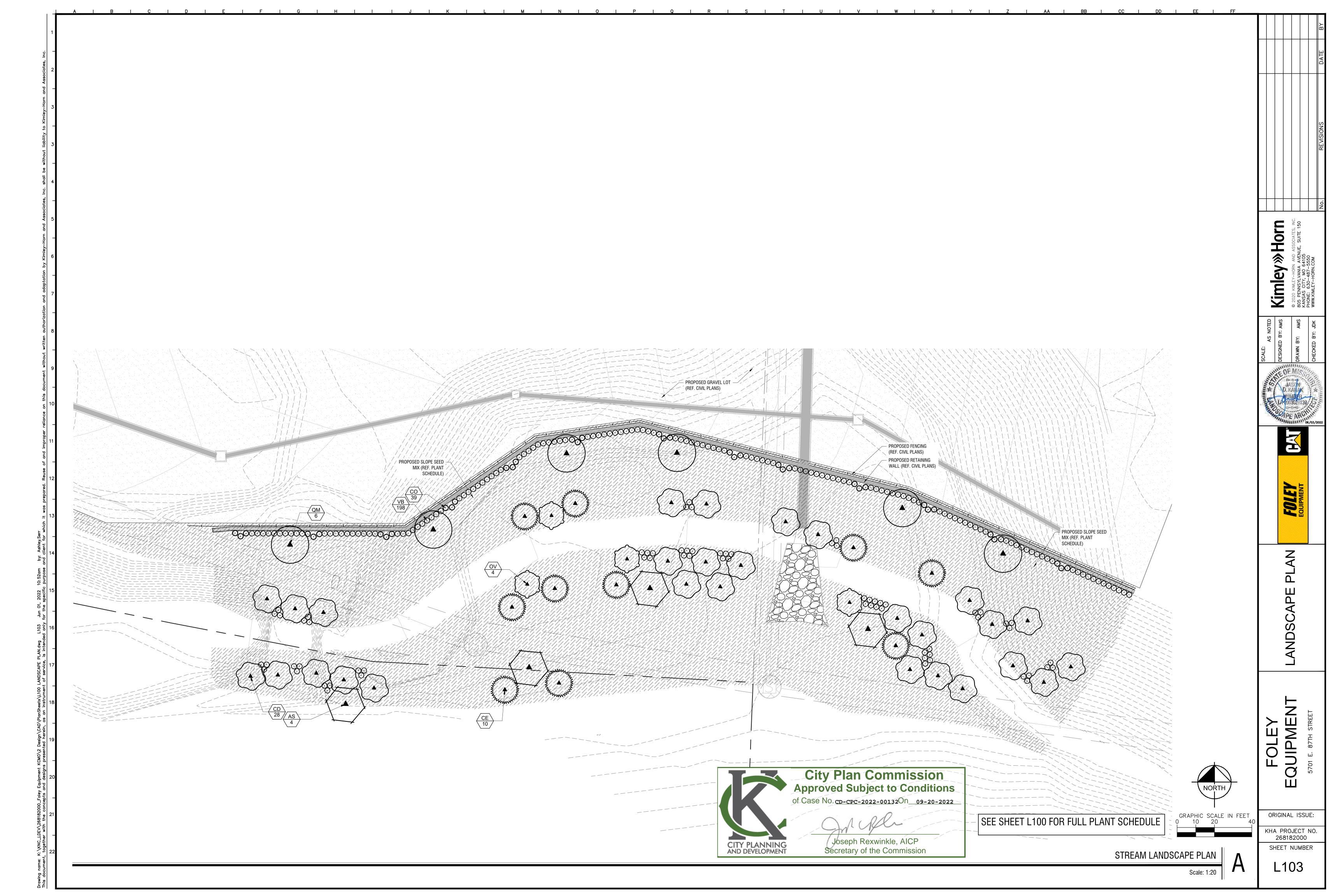
NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

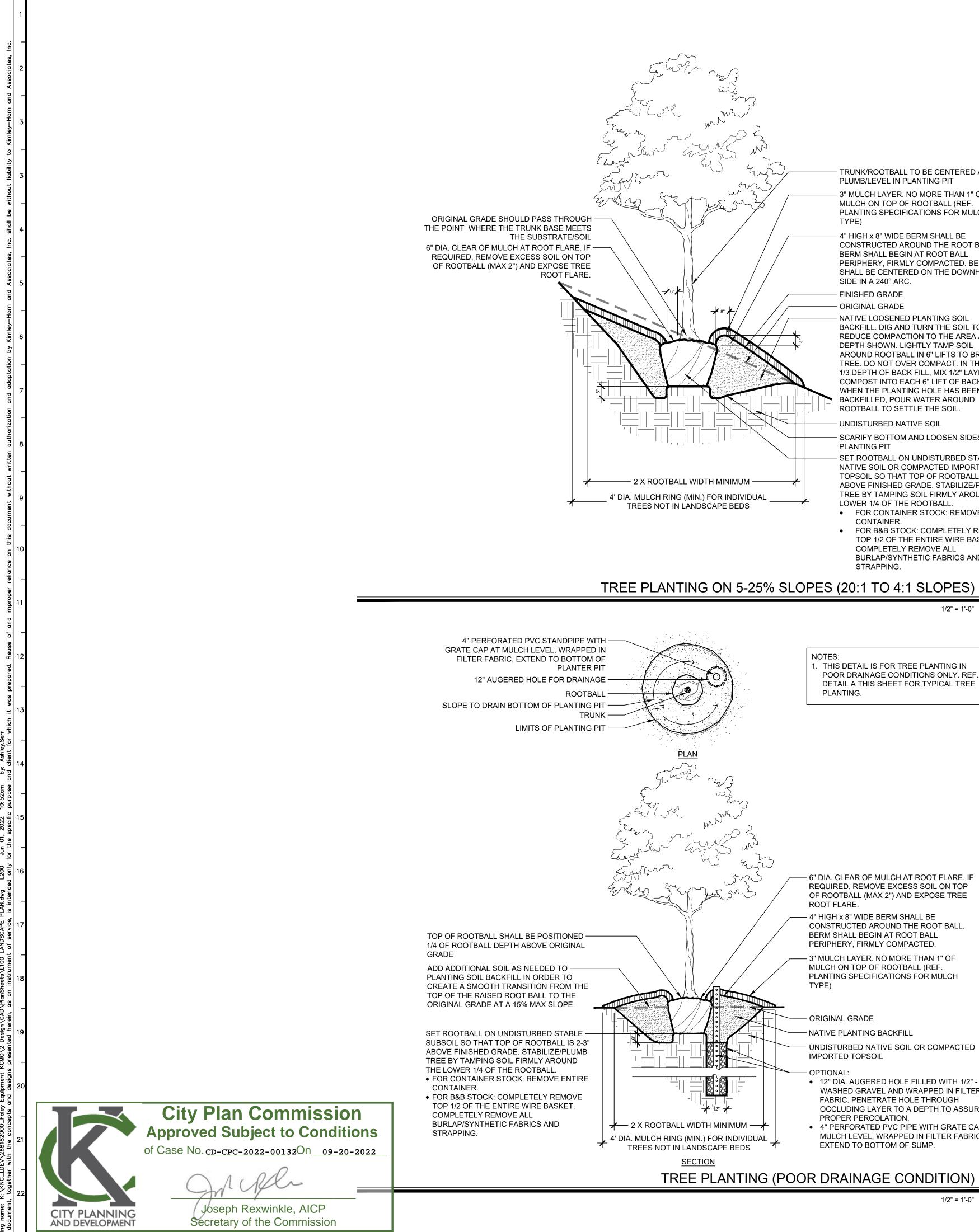
13. ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL PRIOR TO INSTALLATION. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, pH RANGE OF 7.0-7.5, AND FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGS/BRANCHES.

KHA PROJECT NO. 268182000 SHEET NUMBER L100









TRUNK/ROOTBALL TO BE CENTERED AND PLUMB/LEVEL IN PLANTING PIT

- 3" MULCH LAYER. NO MORE THAN 1" OF MULCH ON TOP OF ROOTBALL (REF. PLANTING SPECIFICATIONS FOR MULCH TYPE)

- 4" HIGH x 8" WIDE BERM SHALL BE CONSTRUCTED AROUND THE ROOT BALL BERM SHALL BEGIN AT ROOT BALL PERIPHERY, FIRMLY COMPACTED. BERM SHALL BE CENTERED ON THE DOWNHILL SIDE IN A 240° ARC.

- FINISHED GRADE

- ORIGINAL GRADE - NATIVE LOOSENED PLANTING SOIL BACKFILL. DIG AND TURN THE SOIL TO REDUCE COMPACTION TO THE AREA AND DEPTH SHOWN. LIGHTLY TAMP SOIL AROUND ROOTBALL IN 6" LIFTS TO BRACE TREE. DO NOT OVER COMPACT. IN THE TOP 1/3 DEPTH OF BACK FILL, MIX 1/2" LAYER OF COMPOST INTO EACH 6" LIFT OF BACKFILL. WHEN THE PLANTING HOLE HAS BEEN BACKFILLED, POUR WATER AROUND ROOTBALL TO SETTLE THE SOIL.

– UNDISTURBED NATIVE SOIL

- SCARIFY BOTTOM AND LOOSEN SIDES OF PLANTING PIT

- SET ROOTBALL ON UNDISTURBED STABLE NATIVE SOIL OR COMPACTED IMPORTED TOPSOIL SO THAT TOP OF ROOTBALL IS 2-3" ABOVE FINISHED GRADE. STABILIZE/PLUMB TREE BY TAMPING SOIL FIRMLY AROUND THE LOWER 1/4 OF THE ROOTBALL.

- FOR CONTAINER STOCK: REMOVE ENTIRE CONTAINER.
- FOR B&B STOCK: COMPLETELY REMOVE TOP 1/2 OF THE ENTIRE WIRE BASKET. COMPLETELY REMOVE ALL
- BURLAP/SYNTHETIC FABRICS AND STRAPPING.

TREE PLANTING ON 5-25% SLOPES (20:1 TO 4:1 SLOPES)

1/2" = 1'-0"

- 6" DIA. CLEAR OF MULCH AT ROOT FLARE. IF REQUIRED, REMOVE EXCESS SOIL ON TOP OF ROOTBALL (MAX 2") AND EXPOSE TREE ROOT FLARE.

– 4" HIGH x 8" WIDE BERM SHALL BE CONSTRUCTED AROUND THE ROOT BALL. BERM SHALL BEGIN AT ROOT BALL PERIPHERY, FIRMLY COMPACTED. - 3" MULCH LAYER. NO MORE THAN 1" OF MULCH ON TOP OF ROOTBALL (REF. PLANTING SPECIFICATIONS FOR MULCH

ORIGINAL GRADE

- NATIVE PLANTING BACKFILL

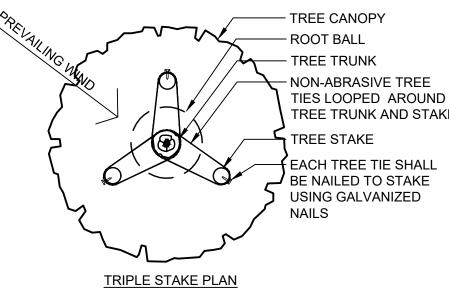
UNDISTURBED NATIVE SOIL OR COMPACTED IMPORTED TOPSOIL

· OPTIONAL:

- 12" DIA. AUGERED HOLE FILLED WITH 1/2" 3/4" WASHED GRAVEL AND WRAPPED IN FILTER FABRIC. PENETRATE HOLE THROUGH OCCLUDING LAYER TO A DEPTH TO ASSURE PROPER PERCOLATION.
- 4" PERFORATED PVC PIPE WITH GRATE CAP AT MULCH LEVEL, WRAPPED IN FILTER FABRIC, EXTEND TO BOTTOM OF SUMP.

TREE PLANTING (POOR DRAINAGE CONDITION)

1/2" = 1'-0"



3" CALIPER AND GREATER

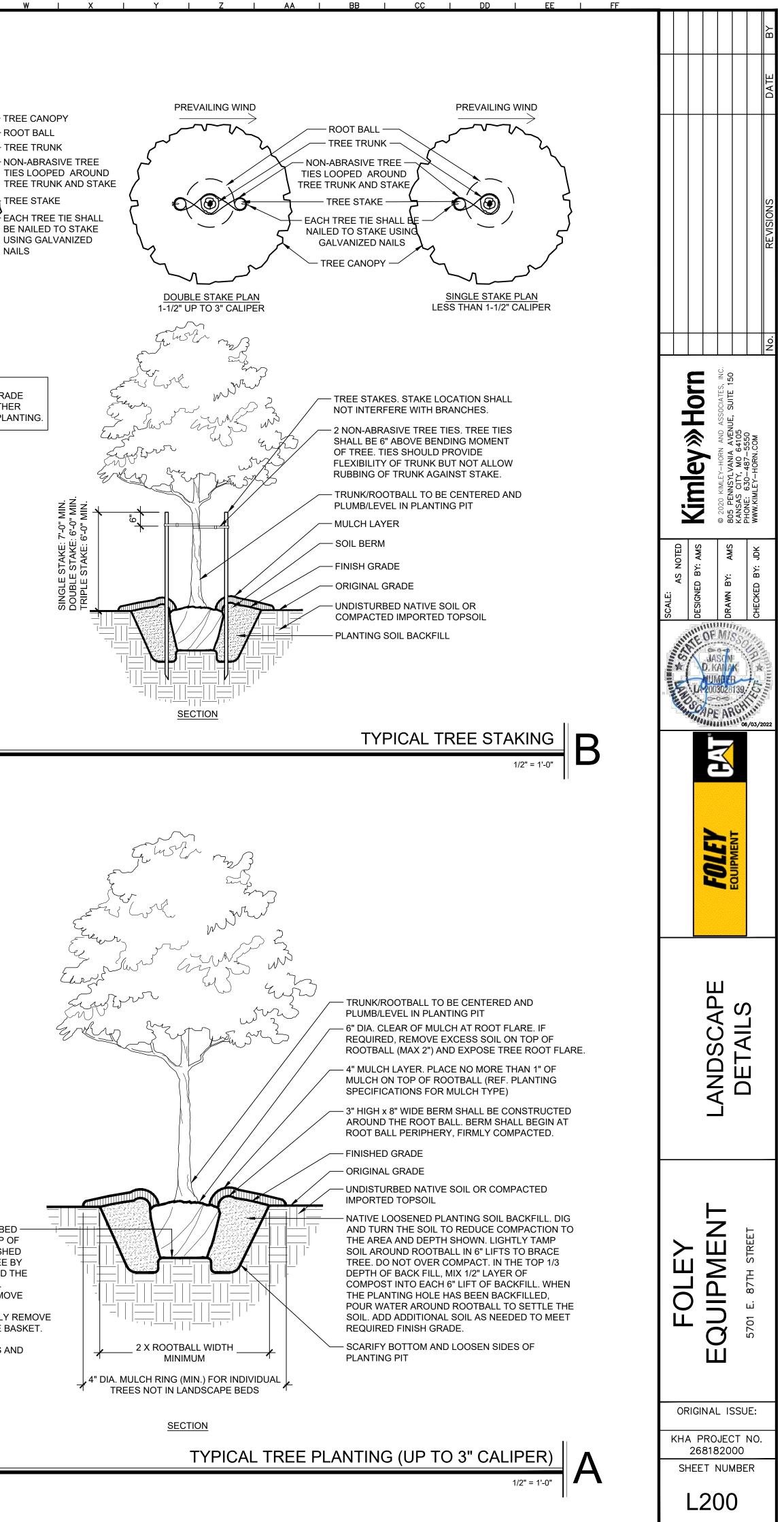
NOTES: THIS DETAIL IS FOR ABOVE GRADE TREE STAKING ONLY. REF. OTHER DETAILS FOR TYPICAL TREE PLANTING.

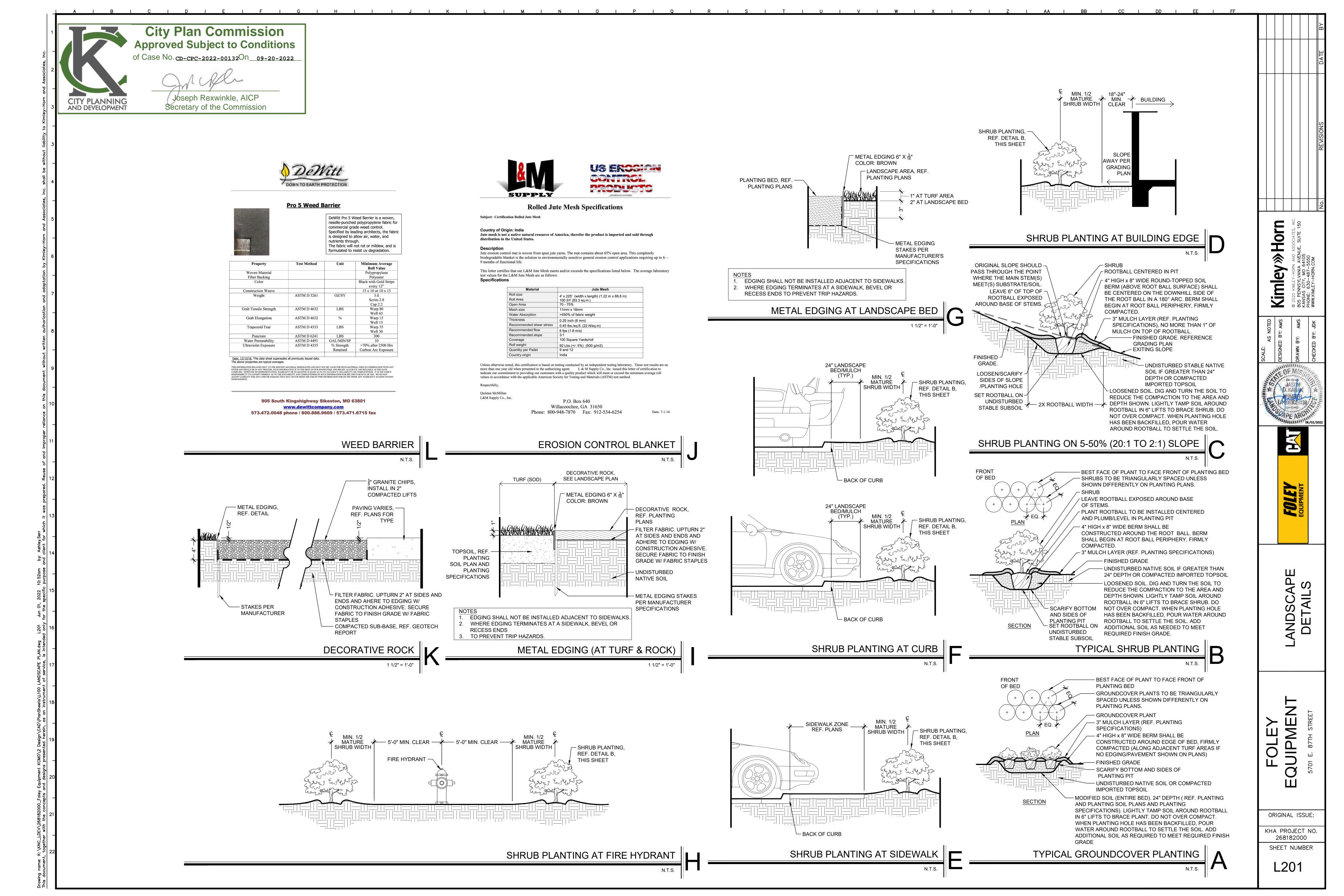
TAKE AKE

SET ROOTBALL ON UNDISTURBED STABLE SUBSOIL SO THAT TOP OF ROOTBALL IS 2-3" ABOVE FINISHED GRADE. STABILIZE/PLUMB TREE BY TAMPING SOIL FIRMLY AROUND THE LOWER 1/4 OF THE ROOTBALL. •FOR CONTAINER STOCK: REMOVE

ENTIRE CONTAINER. •FOR B&B STOCK: COMPLETELY REMOVE TOP 1/2 OF THE ENTIRE WIRE BASKET. COMPLETELY REMOVE ALL BURLAP/SYNTHETIC FABRICS AND

STRAPPING.





	A I B I C I D I E I F I G I H I	I J J K I
1		
_		
	GENERAL LANDSCAPE SPECIFICATIONS AND NOTES	F. WATER
2	 A. SCOPE OF WORK 1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, 	WATER NECESSARY FOR PLANTING A TO SUSTAIN AN ADEQUATE PLANT GR
_	TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.	MAN-MADE ELEMENTS DETRIMENTAL SHALL BE THE SOLE RESPONSIBILITY SITE, IF AVAILABLE, AND THE CONTRA
3	2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.	FOR ITS USE BY HIS TANKS, HOSES, S WATERING SHALL BE THE RESPONSIB
_	B. PROTECTION OF EXISTING STRUCTURES ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS,	SUCH WATER IS NOT AVAILABLE AT TH SATISFACTORY WATER FROM SOURC
7	AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM	*WATERING/IRRIGATION RESTRICTION AUTHORITY.
5	NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.	G. FERTILIZER
	C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO	CONTRACTOR SHALL PROVIDE FERTIL TO SOIL TYPE, PLANT INSTALLATION T
4	TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS	TYPES SHALL BE ORGANIC OR OTHER *FERTILIZER RESTRICTIONS MAY APPI
_	MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED WHERE HEAT WILL DAMAGE ANY PLANT. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN	H. MULCH
5	AND/ OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS (\$100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (200) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIVED AND	MULCH MATERIAL SHALL BE MOISTEN DISPLACEMENT, AND APPLIED AT A DI
Ű	ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE	MULCH AT ALL PLANTING BEDS SHALL
	(12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER. D. MATERIALS	I. DIGGING AND HANDLING
6	1. GENERAL MATERIALS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL. UPON SUBMITTALS'	1. PROTECT ROOTS OR ROOT BALLS WATER AND FREEZING, AS NECES
_	APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE. MATERIAL SUBMITTAL MULICH PRODUCT DATA	ADEQUATELY PACKED TO PREVE MORE THAN TEN (10) MILES OR W
7	MULCHPRODUCT DATATOPSOIL MIXAMENDMENT MIX/ PRODUCT DATA/ TEST RESULTSPLANTSPHOTOGRAPHS OF ONE (1) OF EACH SPECIES (OR	DELIVERY TO SITE SHALL BE SPRA OR EQUAL) TO MINIMIZE TRANSPI
	TAGGED IN NURSERY) FERTILIZER PRODUCT DATA	2. BALLED AND BURLAPPED PLANTS SOIL OF SUFFICIENT SIZE TO ENC
1	INOCULATE PRODUCT DATA HERBICIDE PRODUCT DATA	PLANTS. NO PLANTS MOVED WITH CRACKED OR BROKEN. PLANTS E
8	STAKING/GUYING FOR ALTERNATE TO DETAILS: SEND PRODUCT DATA, DETAIL CLIENT-REQUESTED TAGGING MAY SUBSTITUTE PHOTOS.	NOT BE HANDLED BY STEMS. 3. EXCAVATION OF TREE PITS SHALI
-	 PLANT MATERIALS INDICATE SIZES (HEIGHT/WIDTH) AND QUALITY PER SPEC. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. 	DAMAGE TO SURFACE AND SUBSU ELEMENTS, FOOTERS AND PREPA
9	NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR	J. CONTAINER GROWN STOCK
	NURSERY PLANTS, LATEST EDITION, PUBLISHED BY THE AMERICAN STANDARD NURSERY STOCK. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE	1. ALL CONTAINER GROWN MATERIA ESTABLISHED IN THE CONTAINER
	OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY	TOPS WHICH ARE OF GOOD QUAL
10	REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH	2. AN ESTABLISHED CONTAINER GRO CONTAINER AND GROWN IN THAT ROOTS TO HAVE DEVELOPED SO
_	APPROVAL FROM OWNER OR OWNER'S REPRESENTATIVE. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE OWNER'S REPRESENTATIVE.	TOGETHER WHEN REMOVED FRO NOT BE HANDLED BY THEIR STEM
11	B. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL	3. PLANT ROOTS BOUND IN CONTAIN
	GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE	4. SUBSTITUTION OF NON-CONTAINE SPECIFIED TO BE CONTAINER GRO
	BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT. C. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE	APPROVAL IS OBTAINED FROM TH
12	OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY; SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF	K. COLLECTED STOCK WHEN THE USE OF COLLECTED STOC
-	INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR	OWNER'S REPRESENTATIVE, THE MIN SPECIFIED FOR THE NEXT LARGER SIZ
13	INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.	L. NATIVE STOCK
_	E. SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, TOPSOIL MIX)	PLANTS COLLECTED FROM WILD OR N WHEN THEY HAVE BEEN SUCCESSFUL
14	 ALL PLANTING BED PIT BACKFILL AREAS TO BE PREPARED USING COMPOST, SHARP SCREENED SAND AND EXPANDED SHALE BY MISSOURI ORGANIC OR APPROVED EQUAL. 	UNDER REGULAR NURSERY CULTURA SEASONS AND HAVE ATTAINED ADEQ RECOVERY FROM TRANSPLANTING IN
	TILL SOIL AMENDMENTS INTO EXISTING SOIL TO DEPTHS PER PLANTING DETAILS (6" DEPTH MIN). FINISHED GRADES OF PLANTING BEDS TO BE 1" BELOW FINISHED GRADE OF AD INCENT CONCRETE MOW STRIP OF AS SHOWN ON CRADING DIAN. DIANTING DED DIT	M. MATERIALS LIST
-	ADJACENT CONCRETE MOW STRIP OR AS SHOWN ON GRADING PLAN. PLANTING BED PIT SOIL SHALL BE A MIXTURE OF APPROXIMATELY 50% WEED-FREE EXISTING SOIL, 35% COMPOST, 10% EXPANDED SHALE, AND 5% SCREENED SHARP SAND. 98.5% OF THE	QUANTITIES NECESSARY TO COMPLE THE CONTRACTOR. QUANTITY ESTIMA
15	PLANTING BED PIT SOIL PARTICLES WILL PASS THROUGH A 1/2 INCH SCREEN AND 99% OR MORE SHALL PASS THROUGH A 3/4 INCH SCREEN. COLOR TO BE A MEDIUM BROWN WITH A	ARCHITECT OR OWNER ASSUMES NO DISCREPANCY OCCUR BETWEEN THE
	WEIGHT OF 1900-2250 LBS. PER CUBIC YARD (DEPENDING ON THE MOISTURE CONTENT). 2. ALL SOD AND SEED AREAS TO BE PREPARED USING COMPOST AND SHARP SCREENED SAND, BY MISSOURI ORGANIC OR APPROVED EQUAL. TILL SOIL AMENDMENTS INTO	ARCHITECT SHALL BE NOTIFIED FOR (DIMENSIONS AND/OR SIZES SPECIFIEI
16	EXISTING SOIL TO DEPTHS PER PLANTING DETAILS (2" DEPTH MIN.). TOPSOIL SHALL BE A MIXTURE OF APPROXIMATELY 50% WEED-FREE EXISTING SOIL, 40% COMPOST, AND 10%	N. FINE GRADING
	SHARP SCREENED SAND. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, pH RANGE OF 7.0-7.5 WITH 25% (MIN) ORGANIC MATERIAL, AND FREE OF TRASH, DEBRIS, STONES, WEEDS AND TWICS (BRANCHES, THE DARTICLE SIZES SHALL BE SUCH THAT 08.5% OF THE TOPSOIL	1. FINE GRADING UNDER THIS CONT LAWN AND PLANTING AREAS THA
-	AND TWIGS/BRANCHES. THE PARTICLE SIZES SHALL BE SUCH THAT 98.5% OF THE TOPSOIL WILL PASS THROUGH A 1/2 INCH SCREEN AND 99% OR MORE SHALL PASS THROUGH A 3/4 INCH SCREEN. TOPSOIL SHALL BE REVIEWED/APPROVED BY OWNER/LANDSCAPE	SHOWN ON THE DRAWINGS SHAL OTHERWISE NOTED.
17	ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR TO SUBMIT SAMPLES IN 1 GAL. (MIN) CONTAINER.	2. THE CONTRACTOR SHALL FINE G
	 THE CONTRACTOR SHALL REESTABLISH ANY ADDITIONAL DISTURBED AREAS NOT SHOWN ON THE PLANS WITH A FULL COVERING OF SOD OR SEED. THE CONTRACTOR SHALL PROVIDE 2" DEPTH (MIN) PREPARED TOPSOIL TILLED INTO EXISTING SOIL IN ALL AREAS TO 	ROUGH GRADE UP TO FINAL FINIS MULCH DEPTH. THIS CONTRACTO EQUIPMENT NECESSARY INCLUDI
18	RECEIVE SEED OR SOD AT NO ADDITIONAL COST. 4. TREE PLANTING PITS SHALL BE BACKFILLED WITH COMPOST BY MISSOURI ORGANIC OR	TRANSPORTING SOIL WITHIN THE
	APPROVED EQUAL AND NATIVE SOIL. THE TOP 1/3 OF EACH TREE PIT SHALL RECEIVE BACKFILL MATERIAL OF 80% WEED FREE NATIVE SOIL AND 20% COMPOST. THE BOTTOM 2/3	3. ALL PLANTING AREAS SHALL BE G SURFACE/SUBSURFACE STORM D SLOPE AWAY FROM THE BUILDING
	OF EACH TREE PIT SHALL RECEIVE BACKFILL MATERIAL OF 100% WEED FREE NATIVE SOIL. 5. EXISTING SOIL USED IN PLANT BACKFILL AND TOPSOIL PREP SHALL BE REASONABLY FREE OF STONES, LIME, LUMPS OF CLAY, ROOTS AND OTHER FOREIGN MATTER. EXISTING SOIL	GRADES. O. PLANTING PROCEDURES
19	SHALL HAVE A MINIMUM ORGANIC COMPOSITION OF 25% AND THE ACIDITY SHALL BE BETWEEN 7.0 AND 8.0 pH. CONTRACTOR SHALL SUBMIT A 1 GAL. MINIMUM SAMPLE OF THE	1. CLEANING UP BEFORE COMMENC
_	EXISTING SOIL TO AN APPROVED TESTING FACILITY TO VERIFY COMPOSITION, ACIDITY AND ORGANIC CONTENT.	SURROUNDING AREAS OF ALL RU AND TOXIC MATERIAL SHALL BE F MATERIALS SHALL NOT BE MIXED
20	6. IF SOIL FAILS TO ACHIEVE THE AFOREMENTIONED pH AND ORGANIC COMPOSITION QUANTITIES, THE CONTRACTOR SHALL TILL AN ADEQUATE AMOUNT OF COMPOST IN TO THE EXISTING SOIL UNTIL IT MEETS THE REQUIREMENTS PRIOR TO COMBINING WITH	SOIL CONDITIONS BENEATH THE S PLANT GROWTH, HE SHALL IMMEI
	OTHER SPECIFIED SOIL AMENDMENTS. 7. CONTRACTOR TO SUBMIT SAMPLES OF SOIL MIXTURE AND AMENDMENTS FOR OWNER'S	REPRESENTATIVE. FAILURE TO D MEASURES THE RESPONSIBILITY
1	REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE. 8. WHERE LIME STABILIZED SOIL IS ENCOUNTERED, LAWN AREAS SHALL BE EXCAVATED TO A DEPTH OF 12" PLANT BEDS SHALL BE EXCAVATED TO A DEPTH OF 24" AND TREE PITS	 VERIFY LOCATIONS OF ALL UTILIT NOT LIMITED TO: ELECTRIC, GAS STORMWATER SYSTEMS, CABLE,
21	DEPTH OF 12", PLANT BEDS SHALL BE EXCAVATED TO A DEPTH OF 24", AND TREE PITS SHALL BE EXCAVATED TO A DEPTH OF 36", AND BACKFILLED WITH CLEAN NATIVE SOIL (E.5) AND APPROVED PLANTING SOIL (E.1-4).	EXISTING UTILITIES. CALL NATION
_		
22		
L		

NG AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY IT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR ITAL TO PLANTS. WATER MEETING THE ABOVE STANDARD ILITY OF THE CONTRACTOR, AND SHALL BE OBTAINED ON THE NTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS ES, SPRINKLERS, ETC.. ALL COSTS FOR WATER SUPPLY AND ONSIBILITY OF THE CONTRACTOR UNTIL FINAL ACCEPTANCE. IF AT THE SITE, THE CONTRACTOR SHALL PROVIDE OURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

TIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL

ERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE ION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER THERWISE NATURALLY-DERIVED.

APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

STENED AT THE TIME OF APPLICATION TO PREVENT WIND A DEPTH OF THREE (3) INCHES FOR ALL PLANTINGS AS NOTED. HALL BE TRIPLE-SHREDDED HARDWOOD MULCH.

BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, IECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE REVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTPRUF" NSPIRATIONAL WATER LOSS.

ANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS NTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL

SHALL BE PERFORMED USING EXTREME CARE TO AVOID SUBSURFACE ELEMENTS SUCH AS UTILITIES, HARDSCAPE REPARED SUB BASES.

TERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS INER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE QUALITY AND ARE IN A HEALTHY GROWING CONDITION.

R GROWN PLANT SHALL BE TRANSPLANTED INTO A THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS O SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL STEMS.

NTAINERS ARE NOT ACCEPTABLE.

TAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY R GROWN WILL NOT BE PERMITTED WITHOUT WRITTEN DM THE OWNER OR OWNER'S REPRESENTATIVE.

STOCK IS PERMITTED AS INDICATED BY THE OWNER OR E MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT ER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN SFULLY RE-ESTABLISHED IN A NURSERY ROW AND GROWN TURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING DEQUATE ROOT AND TOP GROWTH TO INDICATE FULL NG INTO THE NURSERY ROW.

VPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY STIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE S NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A THE PLANS AND THE PLANT LIST QUANTITY, THE LANDSCAPE FOR CLARIFICATION PRIOR TO BIDDING OR INSTALLATION. ALL CIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE

CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, UNLESS

NE GRADE THE LAWN AND PLANTING AREAS TO BRING THE FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR ACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL CLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR THE SITE.

. BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO RM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL LDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL

MENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND LL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT, BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE SILITY OF THE CONTRACTOR.

JTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT , GAS (LINES AND TANKS), WATER, SANITARY SEWER, ABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT ATIONAL ONE CALL - 811 - TO LOCATE UTILITIES.

- 3. SUBGRADE EXCAVATION: CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED ROCK AND ROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36". CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF ROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND ADEQUATE PERCOLATION CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE PLANTING DETAIL THAT ADDRESSES POOR DRAINAGE.
- FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY/GROWING SITE.
- 5. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE , PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES, METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.
- 6. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER PERCOLATION. IF POOR PERCOLATION EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN.
- 7. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.
- 8. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION E OF THESE SPECIFICATIONS.
- 9. TREES SHALL BE SET WITH ROOT BALL CENTERED IN PLANTING PIT WITH ROOT FLARE 2" ABOVE ADJACENT SOIL ELEVATION. SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE TOP OF ROOT BALL SHALL BE EVEN WITH TOP OF PLANTING BED. PLANTING SOIL MIXTURE SHALL BE BACKFILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).
- 10. AMEND PINE AND OAK PLANT PITS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT PITS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL FOR SOILNOC SRT ADVANCED MYCORRHIZAL INOCULUM (OR EQUAL) PRIOR TO INOCULATION.
- 11. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE, ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, BASKETS, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.
- 12. PRUNING: TREES SHALL BE PRUNED, AT THE DIRECTION OF THE OWNER OR OWNER'S REPRESENTATIVE, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY LICENSED ARBORIST, IN ACCORDANCE WITH ANSI A-300.
- 13. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 12", REMOVE AND DISPOSE ALL DEBRIS AND MIX TO ACHIEVE SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.
- 14. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.
- 15. MULCHING: PROVIDE A THREE INCH (MINIMUM) LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE PIT PLANTED UNDER THIS CONTRACT.
- 16. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

P. LAWN SODDING/ SEEDING

- 1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.
- 2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, DEBRIS, HAVE SOIL PREPARED PER SECTION E, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.
- 3. SOIL PREPARATION: ALL SOIL TO BE PREPARED PER SECTION E.

4. SODDING:

- A. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.
- B. THE SOD SHALL BE CERTIFIED TO MEET AMERICAN STANDARD FOR NURSERY STOCK SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.

- C. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A 24 INCH STONE OR MULCH STRIP SHALL BE PROVIDED - REFER TO DETAILS. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.
- D. CONTRACTOR SHALL REFERENCE PLANTING SCHEDULE FOR SEEDING VARIETY AND RATES.
- E. IF SEED INSTALLATION FALLS BETWEEN SEPTEMBER 16TH AND MARCH 14TH, THE CONTRACTOR SHALL INSTALL EITHER SOD OR A COLD SEASON VARIETY SEED MIX, SUCH AS WINTER RYE. IF A COOL SEASON VARIETY MIX IS INSTALLED BETWEEN SEPTEMBER 16TH AND MARCH 14TH, THE CONTRACTOR SHALL RESEED THE AREA WITH THE ORIGINAL SPECIFIED SEED MIX PER THE PLANS AND SPECIFICATIONS BETWEEN MARCH 15TH AND SEPTEMBER 15TH.
- 1. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.
- 2. LAWN MAINTENANCE:
- A. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADING IF NECESSARY).
- B. CONTRACTOR RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.
- C. CONTRACTOR SHALL REESTABLISH 95% (MIN) COVERAGE FOR ALL DISTURBED AREAS OF VEGETATION WITHIN 60 DAYS OF SUBSTANTIAL COMPLETION. CONTRACTOR SHALL PROVIDE SEED AND/OR SOD THAT MATCHES THE ADJACENT LAWN AREA.

Q. CLEANUP

UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM-CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

R. PLANT MATERIAL MAINTENANCE

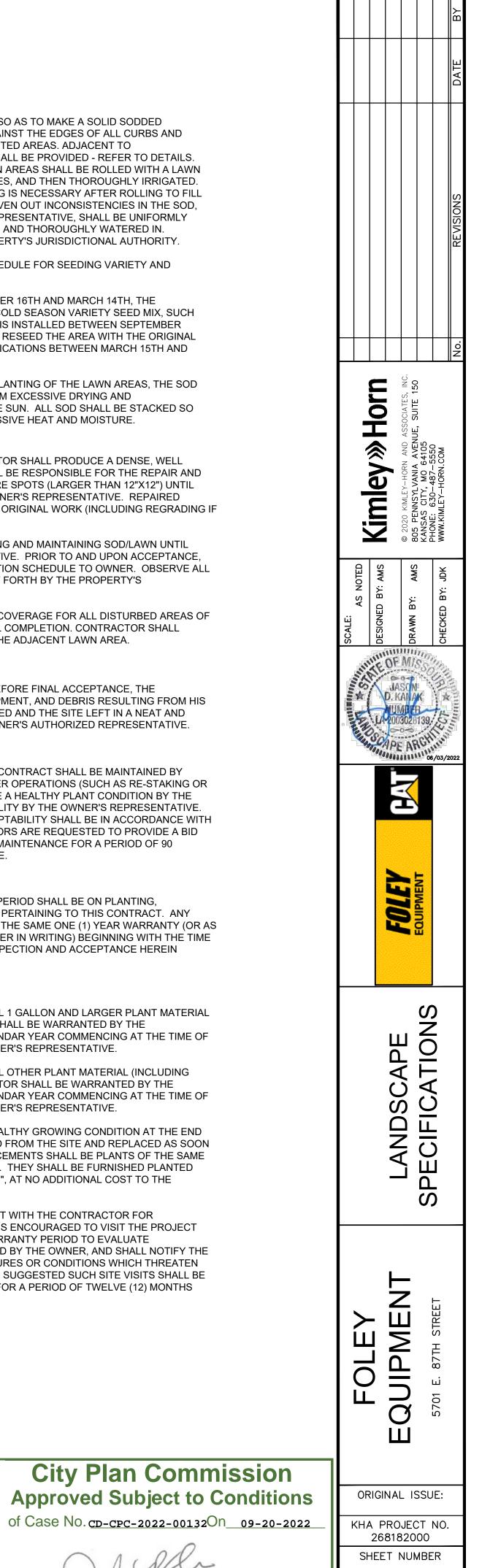
ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. MAINTENANCE AFTER THE CERTIFICATION OF ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIOD OF 90 CALENDAR DAYS COMMENCING AFTER ACCEPTANCE.

S. FINAL INSPECTION AND ACCEPTANCE OF WORK

FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

T. WARRANTY

- 1. THE LIFE AND SATISFACTORY CONDITION OF ALL 1 GALLON AND LARGER PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.
- 2. THE LIFE AND SATISFACTORY CONDITION OF ALL OTHER PLANT MATERIAL (INCLUDING SOD) INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.
- 3. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED UNDER "PLANTING", AT NO ADDITIONAL COST TO THE OWNER.
- 4. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER, AND SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH. IT IS SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.



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