

### Plant Legend

Sym	Qty	Botanical Name	Common Name	Type	Size	Description
ABM	5	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	B&B	2.5' cal.	Matched, evenly and uniformly branched, single, original leader, specimens
SBM	2	Magnolia virginiana	Sweetbay Magnolia	B&B	12' ht	Multi trunk tree from, equally sized trucks uniform specimen
MG	13	Miscanthus sinensis 'Gracillima'	Maiden Grass	#5 Cont.	Full Clump	Vigorous well formed and fully developed specimen
Turf Sod				SY	Estimated	Verify quantity, all disturbed areas to be turf if not otherwise specified
Turf Seed				SY	Estimated	Verify quantity, all disturbed areas to be turf if not otherwise specified
WY	70	Taxus media x Wardii	Wards Yew	B&B	30" ht/spr	Well formed, branched to ground, uniform specimen, full unshedded appearance
GGA	6	Thuja 'Green Giant'	Green Giant Arborvitae	B&B	7' ht	Full uniform specimens with central leader, branched to ground, Matched specimens
AWV	4	Viburnum dentatum	Arrowwood Viburnum	B&B	4' ht	Branched to ground, heavy matched specimens

**Legend Note**  
Plants used for this project are to exhibit the finest aesthetic and horticultural qualities associated with the species and varieties specified. All plants are to be approved by the landscape architect and Owner. Plants of same species and variety are to be acquired from a single source with stock in quantities large enough to secure replacements. The contractor is to examine the site and determine if site will accommodate healthy vigorous growing specimens including drainage/percolation requirements for the plants specified. Bring to the Owners attention if site conditions are encountered that do not meet the horticultural requirements associated with a successful landscape installation prior to installation. Contractor responsible for verifying legend and plant count accuracy.

### PLAN NOTE

**Planting**  
Planting plan is diagrammatic. Landscape contractor to place plants at appropriate distances from walks, paths, buildings and each other to accommodate future growth and desired long term aesthetic. Stake and/or layout plant material and gain owner approval prior to commencement of work.

**Irrigation**  
Irrigation mainline, laterals, boxes and all other irrigation equipment to be located so it will not interfere with the placement of plants. Irrigation that displaces the desired location of plants will be moved to accommodate the intended planting design.

**Note - Turf**  
Turf areas are generally shown on the plan. It is expected that all areas not planted with ornamentals or mulched will be turf. Owners choice to seed or sod.

Tree Save Area Summary Calculations - To Be Used In Conjunction With the Inspections Division Landscaping and Tree Preservation Checklist	
<b>New Development:</b>	<b>Additions to Existing Development:</b>
Total Site Area (in Square Feet) <b>31,677.16</b>	Total Limits of Land Disturbance (in Square Feet) <b>30,927.60</b>
Total Site Area Excluded From TSA: Square Feet of Proposed R.O.W. = 0 + Square Feet of Existing Utility Easements = 0 + Square Feet of Existing Water Bodies and Stormwater Ponds = 0 = 0	
Minimum Tree Save Area Required: 10% X 12% = 3,801.86	
Total Required Tree Save Area (in square feet): Total Site Area or Total Limits of Land Disturbance - Excluded Area X Minimum TSA ( 12 %) = <b>3711.31 sf</b>	
<b>Number of Trees to be Preserved:</b>	<b>Number of Trees to be Planted:</b>
Number of Trees to be Preserved: 3711.31 / 100 = 37.11 = 37	Number of Trees to be Planted: 3711.31 / 100 = 37.11 = 37
<b>Total Square Footage of New Trees Planted to Satisfy Minimum TSA: 3750</b>	
<b>Total Excluded TSA (in Square Feet): 3712</b>	
<b>Total TSA Provided (in Square Feet): 3750</b>	

Planting Plan

### General Notes

- Contractor and all their subs to have minimum five years proven experience with projects of similar scope and quality. Submit past projects, client contact and phone number of each qualifying project to the Owner for approval. No exceptions.
- Contractor shall obtain all necessary permits for construction of this project.
- Contractor is responsible for verifying or surveying the site to determine accuracy of proposed work relative to the construction intent illustrated on this drawing, L1.0.
- Contractor shall adhere to all applicable codes, regulations, guidelines and standard details for construction including application of materials and chemicals.
- Contractor shall provide Owner with current certificates of liability insurance, current workman's compensation certificates including Subcontractors and proof of bonding that the Project may require.
- Contractor is to provide estimates as required to successfully implement this design and communicate understanding of the full scope of work proposed by the Owner in entirety or in phases.
- Contractor shall report to the Owner any discrepancy between site conditions, the survey and the design. Work shall stop in the area of the discrepancy and will not commence until discrepancy has been resolved with Owner.
- Contractor to provide all labor, materials and equipment as necessary to successfully implement this project in a timely manner and budget as negotiated with the Owner.
- Contractor to submit all Owners request a list all Subcontractors working on the project, along with a description of the work they are to perform.
- Locate and protect all existing public or private, below and above ground utilities and services. Notify local utility, protection agency or individual utility companies to mark utility locations prior to all excavations.
- Use proper shoring for large excavations. Contractor is responsible for excavation engineering and safety. Proper shoring and bracing to ensure all excavations during construction and site improvements maintain a safe environment.
- Store all flammable and otherwise hazardous materials in locked storage units away from public areas in accordance with local and national codes.
- Keep the site clear of all obstructions during, maintaining full and safe access to the site, surrounding properties at all times.
- Legally flag all work areas and utility lines.
- All materials to be approved by Owner via signed submittal, unless otherwise requested by the Owner.
- Subsurface and finished grades to provide positive drainage away from all buildings, structures, planting areas and stand alone plants into natural man-made drainage ways. This includes during construction.
- Check all dimensions and grading elevations on site prior to installation of work to assure conformity with design intent and provide positive drainage away from built improvements.
- Protect all existing and new structures and site improvements from damage.

### Construction Notes

- See General Notes
- The goal of this planting is to establish healthy, sustainable and functional landscape trees to the species and plants that are most suitable to the intended site conditions.
- Work to be done on site in existing conditions.
- Excavations to be properly identified, staked and approved by the Owner prior to installation of construction improvements.
- Turf - Turf to be removed from areas to be graded and stock pile. Rough grade soil to accommodate a minimum of four (4) inches of redistributed or purchased topsoil for areas supporting turf. Scarify subsoil prior to placement of topsoil. Work subsoil and topsoil in optimal moisture conditions to create required horticultural growing medium; never work when wet or powdery.
- Beds - Remove all topsoil from areas to be graded and stock pile. Rough grade soil to accommodate a minimum of twelve (12) inches of redistributed or purchased topsoil for areas supporting bed plants. Scarify subsoil prior to placement of topsoil. Work subsoil and topsoil in optimal moisture conditions to create required horticultural growing medium; never work when wet or powdery.
- Topsoil - Amend existing or purchase topsoil to provide a well draining planting medium that meets the optimum growing requirements of the specified plants.
- Test soil surface for adequate percolation. Provide sub surface drainage as approved by Owner in beds and tree pits not completely percolated in a 24 hour period.
- Minimum finished slope on all paved surfaces to be 1.5% or as specified on civil grading plan. Minimum finished slope on all lawn areas and planting beds to be 2%.
- All existing trees to be saved and protected unless otherwise noted. Obtain Owner consent prior to cut or fill within drip-line of existing trees.
- Contractor is to evaluate the suitability of specified plant material to determine if the specified plants, their known horticultural needs and the environment they are being placed will establish a healthy vigorous landscape.

### Plant Notes

- Quantities shown are estimated. Contractor is responsible for verifying their own quantities as required to implement the design intent shown on the plans.
  - Repetitious planting and mass planting groups to align with adjacent geometries conforming to the lines and layout of the building, roads and other structures they are intended to relate to.
  - Hedge material to be equally spaced, in straight unwavering rows, conforming and parallel to adjacent edges and geometries.
  - Bed edges to be true simple lines, unwavering and neat in appearance. Bed edges to be laid out in field for approval of the Landscape Architect prior to implementation.
- Meetings**
- Pre-bid and pre-construction meetings are recommended for fully understanding the design intent.
  - Contractor is responsible to meet the design intent and is encouraged to arrange periodic meetings with Owner and/or Landscape Architect for continued understanding and to confirm design and project intent.
  - Contractor is responsible to establish a client meeting schedule that works with Owners Representative availability.

### Irrigation

- 100% coverage irrigation system with fully automated smart controller, evapotranspiration sensor station, Rainbird equipment or equal.
- Submit shop drawing for Owner review and approval as part of bid.
  - Contact for drawings
  - Rob Kurtz
  - CID Irrigation
  - (614) 946-0507, rkurtz@cidirrigation.com
- Beds and turf to be zoned separately and according to plant and plant grouping specific needs.
- Irrigation system is to adhere to all local and jurisdictional codes and standards.
- It is the responsibility of the irrigation contractor to alert the Owner of plumbing and electrical needs required to implement the irrigation system.
- Point of Connection (POC) 1" copper pipe stubbed outside of building 18" below grade and 120v electric to outlet box on face of building. Actual location of POC and timer/controller to be determined by Owner. 40 psi minimum at POC 4" schedule 40 crossovers under all surfaces for access to planting.

### Project Specific Notes

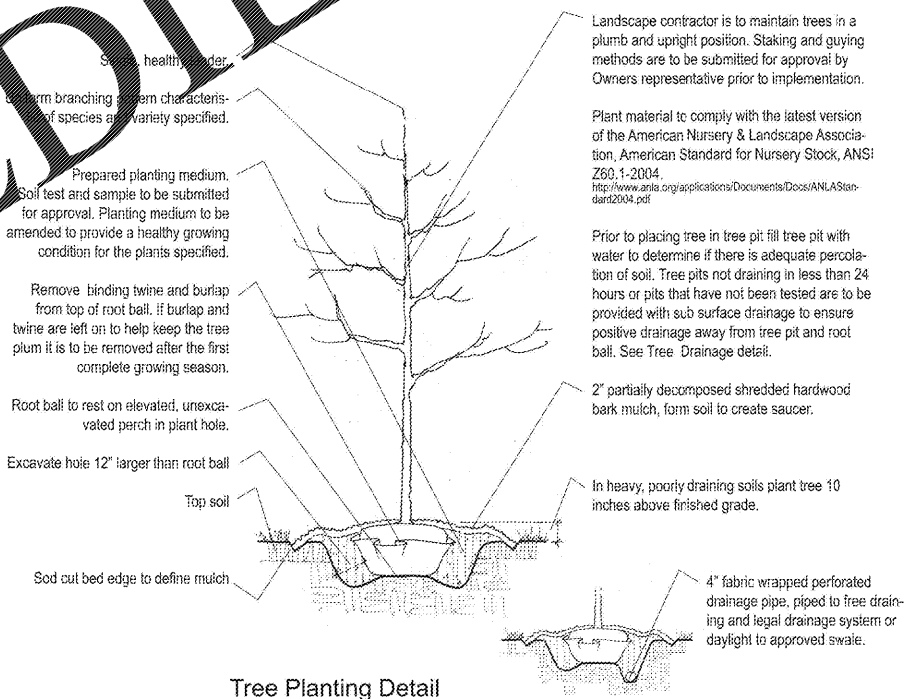
- Compaction and Drainage**
- This planting is being installed on a new construction site, expect over compacted and poor draining subsoils. Deep scarification of subsoil is likely required. Soil compaction and drainage problems encountered through testing plant pits as described in the details are to be corrected and reported to the Owner with remedies prior to planting plants.

### Plant Selection

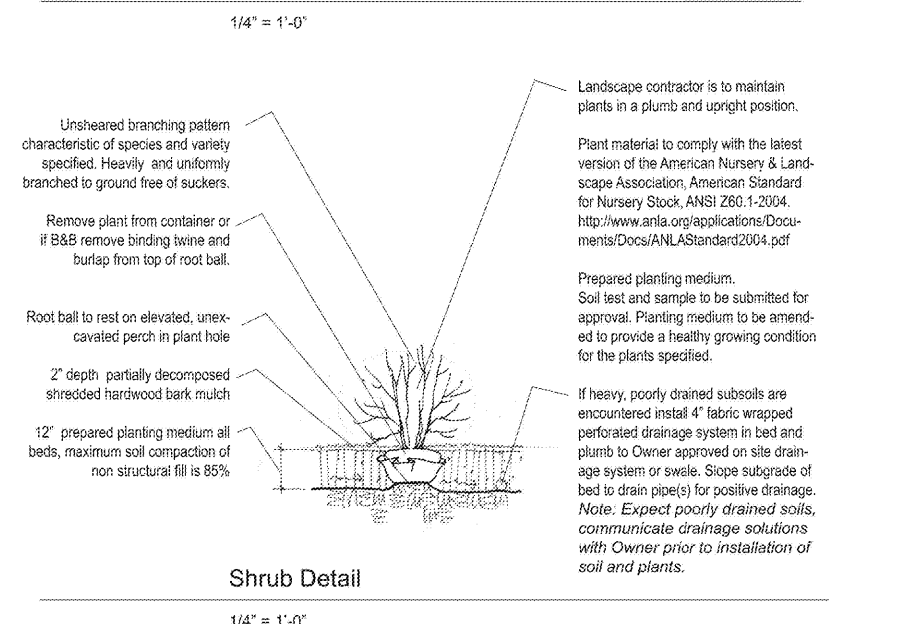
- Plants are to be selected to the nursery of origin by the project landscape contractor.
- A single source supplier for each plant specified is required. Contractor is to ensure availability of replacement stock from same source or risk replacing all plants to match new source.
- Submit plant photos to Landscape Architect or Owner for approval prior to purchase. Photo approval is for form, shape and appearance of plant only and is not to be construed as verification of health. The contractor remains required to verify horticultural condition of the plants purchased and supply only healthy vigorous plants. Plants not exhibiting healthy vigorous growth equal to the season of planting are subject to rejection.
- Plant characteristics shown in sample photos shall apply to all plants of same specification. Plants brought to the site not matching the sample photo are subject to immediate rejection.

### Staking and Layout

- All plant locations are to be staked or laid out for approval by Owner prior to planting.
- See this sheet, Civil Documents and Architectural Documents for additional project requirements and full understanding of the projects intent.



Tree Planting Detail



Shrub Detail

DEFINING THE CITIES OF TOMORROW  
13 Triangle Park Drive, Suite 2300  
Cincinnati, OH 45246  
Contact: Jeff Koehn  
513-942-3141 ext. 232  
Fax: 513-881-2263  
www.ibigroup.com

Prepared By: Jeffrey Koehn, P.E.  
Checked By: Jeffrey Koehn, P.E.  
ENR, OH-145323

NO.	REVISIONS	DATE
1	REVISED PER WINSTON SALEM COMMENTS	11/14/18

LANDSCAPE PLAN  
**RE-BUILD**  
546 E. SPRAGUE STREET  
FORSYTH COUNTY  
WINSTON SALEM, NORTH CAROLINA

STORE OR BLDG. NO.	0006926
VERSION OR PROJECT ID	98573
SCALE	0 = 20'
DESIGN TEAM	DATE
ENGR. H. BOWEN	9/18/18
P.MGR. M. MURRAY	9/19/18
RVL. A. BARKER	11/14/18
DRWG. NO.	6926-LP