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INSTALLATION NOTES

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS INSTALLED FOR ONE FULL YEAR FROM DATE OF ACCEPTANCE BY THE OWNER. ALL PLANTS SHALL BE ALIVE AND AT A VIGOROUS RATE OF GROWTH AT THE END OF THE GUARANTEE PERIOD. THE LANDSCAPE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR VANDALISM NOR ACTS OF GOD.

1. ANY PLANT THAT IS DETERMINED DEAD, DYING, UNHEALTHY, UNSIGHTLY, LOST ITS SHAPE DUE TO DEAD BRANCHES OR OTHER SIGN OF POOR, NON-VIGOROUS GROWTH SHALL BE REPLACED WITH THE COST OF THE REPLACEMENT INCLUDED IN THE BID/ PROPOSAL COST.

2. PRIOR TO INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL INSPECT THE SUBGRADE GENERAL SITE CONDITIONS, VERIFY ELEVATIONS, DRAINAGE, UTILITY LOCATIONS, APPROVE TOPSOIL PROVIDED BY THE GENERAL CONTRACTOR, AND OBSERVE THE GENERAL SITE CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. NOTIFY THE GENERAL CONTRACTOR OF ANY UNSATISFACTORY CONDITIONS AND WORK SHALL NOT PROCEED UNTIL SUCH UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED AND ARE ACCEPTABLE TO THE LANDSCAPE CONTRACTOR.

3. PLANT MATERIAL SHALL CONFORM TO THE PLANT LIST AND KEY ON THESE DRAWINGS, AND TO THE HORTICULTURAL STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN AS TO AGE, KIND, SEX, SIZE, CONDITION, ETC. ALL PLANTS SHALL EQUAL OR EXCEED THE MEASUREMENTS AND SIZES SPECIFIED.

4. PREPARED BACKFILL SOIL MIXTURE SHALL BE MIXED ON SITE IN ONE PART TOPSOIL TO TWO PARTS SOIL FROM EXCAVATED HOLE. EXCAVATED HOLES SHALL BE TWICE THE DIAMETER OF THE ROOT BALL OR CONTAINER. WATER THOROUGHLY TWICE IN THE FIRST 24 HOURS AFTER INSTALLATION.

5. ALL MULCH SHALL BE SHREDDED HARDWOOD BARK FROM PEST AND DISEASE FREE TREES ONE TO TWO YEARS OLD OF UNIFORM COLOR, NON-ROTTING WITH A NOMINAL THICKNESS OF 1/8 TO 1/2 INCH. IT SHALL BE FREE OF TWIGGS, LEAVES, ROCKS OR OTHER MATERIAL INJURIOUS OR UNSIGHTLY TO PLANTS. NO AMERICAN ELM BARK SHALL BE USED.

6. SUBSTITUTIONS SHALL BE PERMITTED UPON WRITTEN SUBMISSION OF PROOF THAT ANY PLANT IS EITHER UNAVAILABLE OR UNACCEPTABLE DUE TO MICRO-CLIMATIC CONDITIONS OR HARDINESS. SUBSTITUTED MATERIAL SHALL BE THE NEAREST EQUIVALENT SIZE, CONDITION, MATURE GROWTH HEIGHT AND GROWTH HABIT, HAVING THE SAME ESSENTIAL CHARACTERISTICS OF THE SPECIFIED PLANT AND WITH AN EQUITABLE ADJUSTMENT OF COST.

7. ALL SUBSTITUTED MATERIAL MUST BE APPROVED BY THE ARCHITECT.

8. LANDSCAPE CONTRACTOR SHALL INSPECT ALL TREE OPENINGS PRIOR TO INSTALLATION AND APPROVE ALL SUBSOIL CONDITIONS - REFER TO NOTE 2 ABOVE.

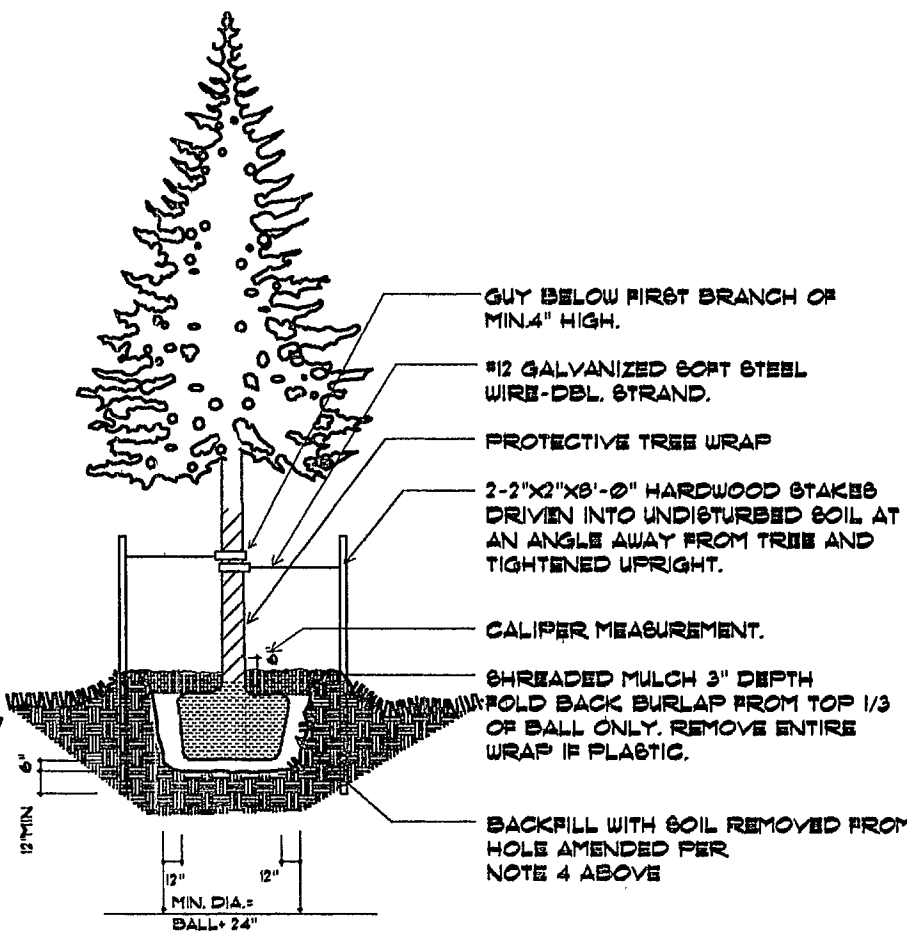
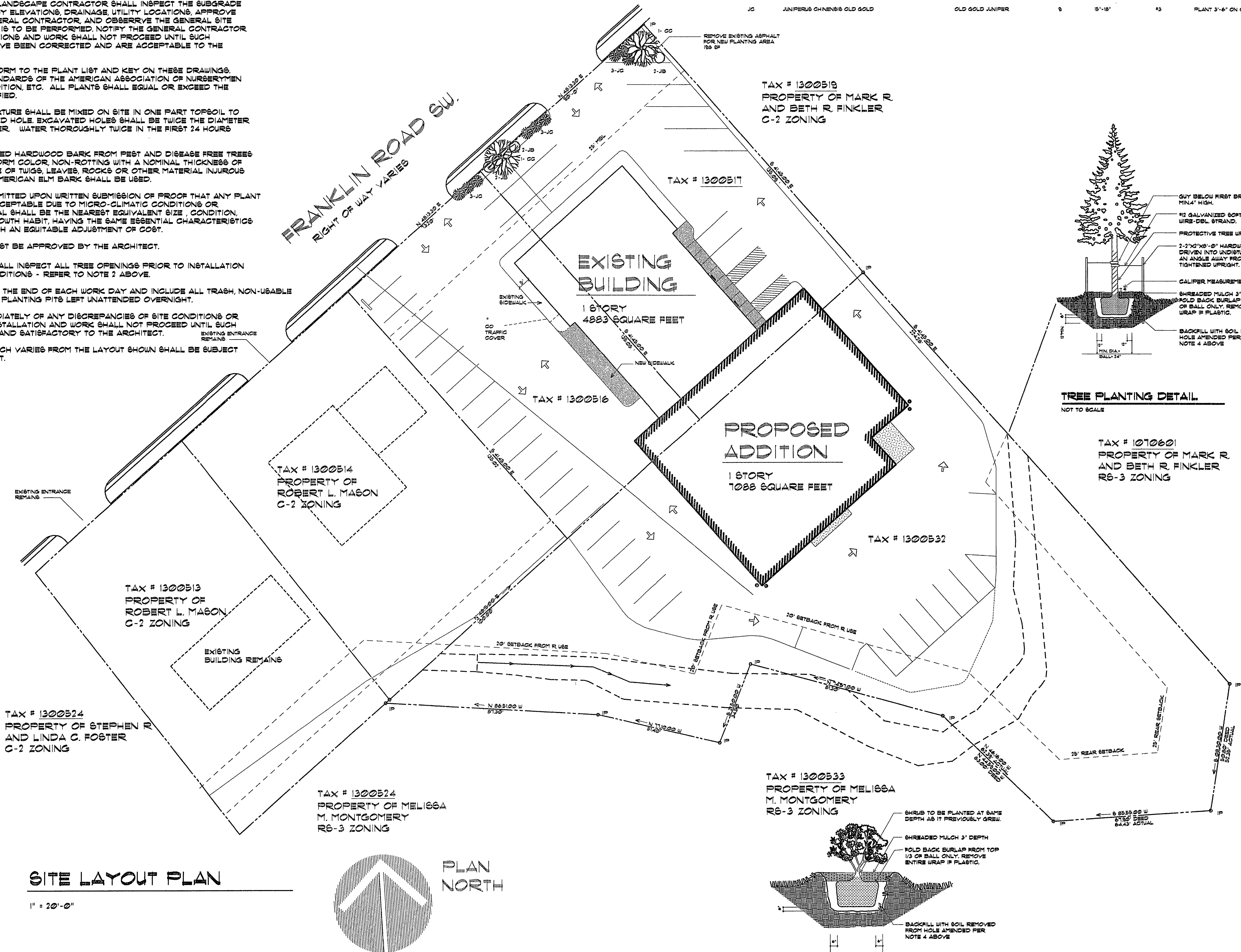
9. CLEAN UP SHALL BE DAILY AT THE END OF EACH WORK DAY AND INCLUDE ALL TRASH, NON-USABLE EXCESS MATERIAL WITH NO OPEN PLANTING PITS LEFT UNATTENDED OVERNIGHT.

10. NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OF SITE CONDITIONS OR LANDSCAPE PLANS PRIOR TO INSTALLATION AND WORK SHALL NOT PROCEED UNTIL SUCH DISCREPANCIES ARE RESOLVED AND SATISFACTORY TO THE ARCHITECT.

11. FINAL PLANTING LOCATION WHICH VARIES FROM THE LAYOUT SHOWN SHALL BE SUBJECT TO APPROVAL BY THE ARCHITECT.

PLANT MATERIAL SCHEDULE

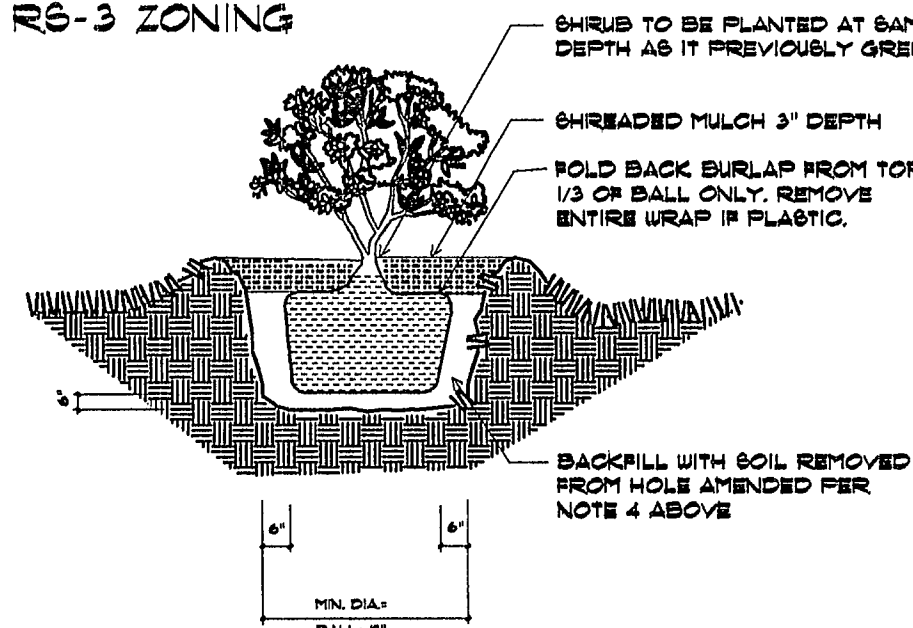
SYM	BOTANICAL NAME	COMMON NAME	QUAN	SIZE	COND.	REMARKS
CC	CERIS CANADENSIS	EASTERN REDBUD	2	1 1/2" C.	B4B	UNIFORM QUALITY
JB	JUNIPERUS CONFERTA 'BLUE PACIFIC'	BLUE PACIFIC SHORE JUNIPER	6	15'-18'	#3	PLANT 3'-6" ON CENTER
JC	JUNIPERUS CHINENSIS OLD GOLD	OLD GOLD JUNIPER	8	15'-18'	#3	PLANT 3'-6" ON CENTER



TREE PLANTING DETAIL

NOT TO SCALE

TAX # 1010601
PROPERTY OF MARK R.
AND BETH R. FINKLER
R6-3 ZONING

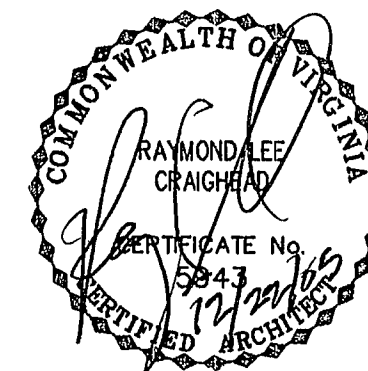


SHRUB PLANTING DETAIL

NOT TO SCALE

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△	SMALLER SITE	12/23/05
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△	---	---
△	---	---
REVISIONS	DATE	



PROPOSED ALTERATIONS
FOR
VALLEY
BMW
ROANOKE VA

PROJECT NO. 25026
DATE 12/01/05
DRAWN BY RLC
CHECKED BY RLC

APPROVED FOR THE OWNER DATE

1
LANDSCAPE PLAN
SCHEME 1
SCALE 1" = 20'-0"
GRAPHIC

WWW.ID#6LONDH