

TO BE SIDDED HAVE BEEN COMPLETED.

14. INSURE THAT FINAL GRADES ARE VERIFIED AS PER THE GRADING PLAN, AS SOIL AMENDMENTS ARE ADDED TO EXISTING SOIL DO NOT ALLOW SOIL TO BE PLACED HIGHER THAN THE FINISHED FLOOR ELEVATION OF THE BUILDING-TYPICAL.

OLL l'Otto Luyken' Laurel

BMG Black Mondo Grass

|Groundcovers / Perennials

Prunus laurocerasus 'Otto Luuken'

Ophiopogon planiscapus 'Arabicus'

HEU Dolce Key Lime Pie' Heuchera Heuchera x 'Dolce Key Lime Pie' 85 --- 10-12" Full Container

* Contact Greenleaf Nursery at 1.877.331,2982 for availability, or approved equal.

12 --- 18-24" 18-24" Container

666 ---- Full Full Plug, 72 per flat

LANDSCAPE WORK SPECIFICATIONS:

PART 1 - GENERAL DESCRIPTION OF WORK:

Extent of landscape work includes furnishing all materials, equipment and labor necessary for preparation of final subgrades in planting areas; distribution) application of topsoit, soil beatment, planting of trees and shrubs; protection

insatistadiony growth, except for defects resulting from neglect by Owner, abusel/damage by others, or unusual henomena/incidents which are beyond landscape installer's control. emore/replace trees, strutes, grass or other plants found to be dead or in uniteatity condition during warranty period.

lake replacements during growth season following end of warranty period. Replace trees/strubs which are in doubtful condition at end of warranty period, unless, in opinion of Landscape Anthitect, it is advisable to extend warranty period for Another inspection will be conducted at end of extended warranty period, if any, to determine acceptance/rejection

Only one replacement will be required at end of guarantee period, except for losses/replacements due to failure to comply with specified requirements. INDUSTRY STANDARDS

Some products and execution are specified in this Section by reference to published specifications or standards of the following (with respective abbreviations used). Reference is to the latest edition of the standard referenced. The American Society for Testing and Materials (ASTM Association of Official Agricultural Chemists (AOAC) U.S. Department of Agriculture (USDA)

SUBMITTALS:

Substitutions shall not be considered unless it can be reasonably demonstrated that material specified is or shall be unavalable within 500 miles of the site of the work at the time of installation. Landscape Architect shall authorize the nearest equivalent obtainable size/variety of plant having some essential characteristics with equitable adjustment of contract price. Unit price of substituted item shall not exceed bid item being replaced. All submittal requests are to be made in writing Certificates: All material whose transportation requires inspection and/or certification by any governmental agency shall be accompanied by copies of certification or inspection which shall be given to a selected representative at the site at the

Soil PH Testing: Landscape contractor to submit a soil sample to test the current PH Level, once beds are defined and prior to any planting. The PH Level must be (5.8-6.2) and approved by the Landscape Architect prior to any plant

QUALITY ASSURANCE: General: Ship landscape materials conered and with certificates of inspection required by governing authorities. Comply with regulations applicable to landscape materials. All plant material must be "nursery grown". All plant material collected from naturalized areas will be rejected

Soil Ph: Landscape Contractor to submit a soil sample, once beds are amended and prior to planting. The Phinaust be correct and checked by Landscape Architect prior to any planting.

Topsoil: Provide lopsoil of a type that is in compliance with Part 2 - Products of this section. Plant List: List of plants as shown on drawings (Sheet L-1).

Quantities: Quantities necessary to complete plantings as shown/located on drawings shall be lumished. Quantities shown merience of contractors and beferred to be substantially correct, but accuracy of quartifies in list is not

Trees and Shrubs: Privide trees and shrubs grown in a recognized nursery in accordance with good horicultural practice. Provide healtry, vigorous stock free of disease, insects, eggs, larvae, and defects such as knots, sun-scald, injuries, abrasions, or disfigurement. All shade trees to be 'A' grade trees (see detail below). Sizes: Provide trees and strubs of sizes shown or specified in Plant List, which are minimum acceptable sizes and shall be measured before prusing with branches in normal position. Any necessary prusing shall be done at time of planting.

Tagging Trees: Landscape Architect reserves the right to lag specimen trees (See General Notes) at place of growth for compliance with requirements for size and quality assurance. Landscape Contractor to use the following nurseries for the supply of trees: -Shady Grove (803-534-5683) -Select Trees (706-769-9879) -Hoffman Nursen/(Grasses) (1-800-203-8590) -Lone Oak (706-637-6240)

-Green Thumb (336-428-4587) -G1more Plant & Butb Co. (336-685-4451) Inspection: Landscape Architect reserves the right to inspect trees and shrubs either at place of growth or at site, for compliance with requirements for name, variety, size and quality.

DELIVERY, STORAGE AND HANDLING Packaged Materials: Deliver peological materials in containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during detirery, and white stored at site.

Trees, Shrubs & Transplanted Trees: Provide freshly dug trees and shrubs. Do not prune prior to delivery. Do not bend or bind-fie trees or shrubs in such manner as to damage bank, break branches or destroy natural shepe. Provide protective covering during delivery. All trees, shouts & groundcovers much be delivered in a completely targed and covered vahide or the entire load will be refused JOB CONDITIONS:

imigation System: Iniqation system to be provided by Landscape Contractor. He shall be responsible for all coordination required to install the imigation system. Proceed with and complete landscape work as rapidly as portions of the site become available, working within seasonal

Utilities: Detamine location of underground utilities and perform work in a manner which will avoid possible damage. Hand excarate, as required. Maintain grade stakes set by others until removal is mutually agreed upon by parties concerned. Coordination with Other Work: Platinew trees and should after final grades are established and prior to planting of lawns, unless otherwise acceptable to Landscape Architect. If planting of trees and shrubs occurs after tawn work, protect tawn eress and promotify repair damage to lawns resulting from planting operations. PART 2 - PRODUCTS

Additional bossoil to be furnished at no cost to Owner. Toosoil to be natural, farilie, friable soil, cossessing characteristics of recresentative productive scals in vicinity, obtained from naturally well-drained areas; not excessively ecid alkaline nor contain texic substances harmful to plant growth, without admixture of subsoil and cleaned and reasonably free from

Linner: Ground Investore containing not less than 85 % total carbonates to such fineness that 50 % will pass through a 100-mesh sieve and 90 % will pass through a 20-mesh sieve. Use as necessary for specific plants. Commercial Fertilizer: Organic fertizer Stay Green Nursery Special 12-66 or approved equal, delivered day Tree-Forking in original unopened containers, each bearing manufacturer's guaranteed analysis, shall conform to applicable State Fertizer laws. Any fertilizer which becomes caked/damaged, making it unsuitable for use, will not be accepted. Pre-emergence Herbicide: Landscape Contractor to apply pre-emergence Herbicides as per manufacturar's specifications in

all plant beds prior to final mulch application. Soil Mix: Al plant beds shall be composed of the following: 1 part Existing Soil - 1 part Topsoil - 1 part Pine Bank Soil Conditioner

Soil Conditioner: Soil Conditioner shall be small pine bank particles of 38" or less, provided in preper daged bags or approved but delivery. Soil Conditioner shall be provided by Proneer Southern: P.O. Box 706; Suffox, VA 23434; 1-800-552-8200; or approved equal. Mulch: Contractor shall supply place clean select pine needle mulch 3' depth moistened at time of application to prevent

wind displacement, bed mulched instead of pit mulched. All cones to be removed. Water: Furnished by Owner, suitable for intigation and free from ingredients harmful to plant life. Materials for Staking Trees: Contactor shall place states of sound new hardwood, treated softwood or redwood, free of knot holes/defects. Provide wire Gesiguys of 2-strand twisted, pfable, #2-12 gage, galvanized from wire, zinc costed

tumbuckies. Provide not less than 1/2' hose, cut to required lengths to protect tree trunks from damage. PART 3 - EXECUTION Layout: Location for plants low inest of areas to be planted are indicated on plan. Where construction and utilities below

ground or createed are encountered or where changes have been made in construction, necessary adjustments to be

approved by Landscape Architect. Soil Preparation: Soil shall be as specified, be in relatively dry state and mixed thoroughly by hand or rotary mixer. ommercial fertizer at rate of 25 cy. shall be added. All planting beds shall be coated with approved pre-emergence weed foller according to manufacturer's specifications. All shout planting areas to be bed prepared and not just pit prepared planted unless approved by Landscape Architect. Soil shall be prepared minimum of one week prior to planting

Landscape Contractor responsible for all shaping and fine grading of berned areas. General Contractor to provide topsoil. See Landscape Plans for locations. Landscape Contractor responsible for all fine grading of areas to receive seeding For pillrench backfil, mix planting soil prior to backfilling and stockpile at site. For planting beds, mix planting soil thoroughly prior to planting or apply on surface of topsoil. For plant beds against building foundations, soil mix shall be mixed thoroughly prior to placement. Prevent time from

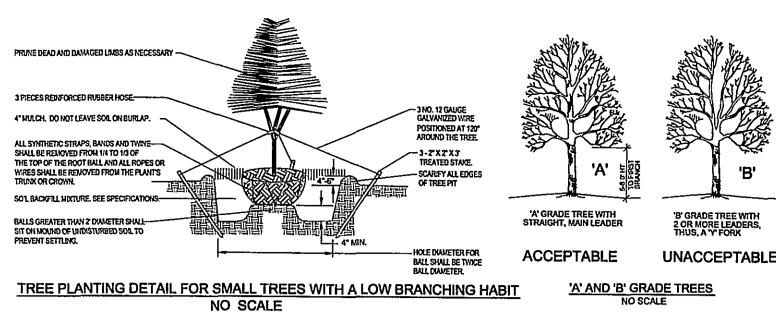
contacting mots of acid-loving plants. Prepare soil mix as specified to minimum depth of 6' below largest shrub mot bell.

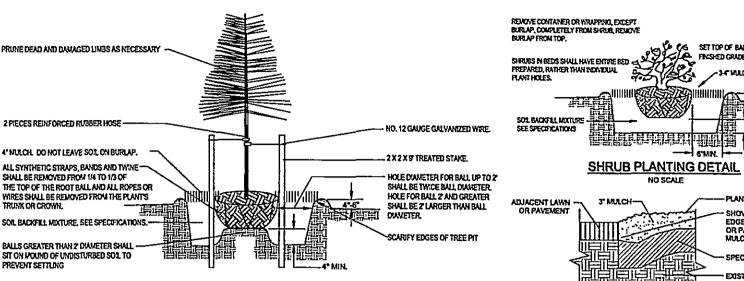
day, for proper settling.

Ball/Burlapped Plants: Afer final setting loosen wrappings of balled burlapped plants and not wrappings tack from top of ball leaving ball unbroken. Out off excessive amounts of burlap, remove sufficient quantity to eliminate creation of voids

upon decomposition. Container Grown Plants: These may be applied in feu of balled burlapped plants if all other specified requirements are met, placis to have grown in container for minimum of six months and maximum of two years and when delivered, have sufficient pool growth to hold earth intact when removed from container, plants must not be root bound. Remove container in way to prevent damage to plant/mod system.

Tree Pit Sizes: Whimm diameter depth of planting pits for balled buildanced, bare note and container grown plants shall be 24" greater than diameter of ball'spread of most and trees sit directly on pit bottom to prevent settlement. Shrubs/Groundcover: At cital beds for stratis/crondcovers to be precared for a total depth of 9" and should consist of 1 part existing soil, 1 part lossed and 1 part soil conditioner (see soil mix). Till existing soil to a minimum depth of 3"; add 3° of loosoil and till thoroughly, add 3° of pine bank soil conditioner and till with other amendments to a total death of 9". Entire bed to be conered with 3" of clean pine straw (no cones).





TREE PLANTING DETAIL FOR TREES 1" THRU 3-1/2" CALIPER NO SCALE

LANDSCAPE CONSTRUCTION SEQUENCE:

- 1. VISIT SITE AFTER AUTHORIZATION BY G.C. TO BEGIN, AND ACCEPT/REJECT CONDITION OF SITE PRIOR TO ANY PLANTING. 2. COORDINATE IRRIGATION SYSTEM INSTALLATION, INCLUDING ALL SLEEVING, WITH G.C. REFER TO IRRIGATION PLAN (BY OTHERS).
- 3. STAKE AND TILL ENTIRE PLANT BEDS AND INCLUDE FERTILIZER, PRE-EMERGENCE HERBICIDES A SOIL MIX PER SPECIFICATIONS.
- 4. TRANSPORT ALL PLANTS TO SITE COVERED. ANY PLANTS DAMAGED DURING OR PRIOR TO SHIPPING TO THE SITE WILL NOT BE ALLOWED. 5. CONTACT OWNERS REPRESENTATIVE FOR APPROVAL/DENIAL OF ALL PLANT BEDS AND PLANT STOCK PRIOR TO INSTALLATION.
- PROCEED ACCORDING TO PLANTING PLAN UPON APPROVAL BY OWNERS REP OF PLANTS AND PLANT BED STAKING AND PREPERATION.
- CONTACT OWNERS REPRESENTATIVE UPON COMPLETION OF WORK, FOR FINAL APPROVAL OF WORK.
- 8. MAKE NECESSARY ADJUSTMENTS FOR APPROVAL. LANDSCAPE CONTRACTOR RESPONSIBLE FOR CONTACTING THE GENERAL CONTRACTOR TO SET A MEETING TO REVIEW THE PUNCH ITEMS.
- 9. MAINTAIN ALL PLANT MATERIAL ACCORDING TO SPECIFICATIONS/WARRANTY
- 10. IMMEDIATELY REMOVE/REPLACE ANY DEAD OR DYING PLANTS DURING WARRANTY PERIOD

PERMANENT SOD:

ALL UNPAVED DISTURBED AREAS (OR LAWN TO BE RE-ESTABLISHED) OUTSIDE PLANTING BED TO BE SODDED W/ AN EVEN MIXTURE OF KENTUCY 31, OR APPROVED EQUAL FOR REGION, SO AS TO PRODUCE A THICK, FIRM STAND OF GRASS. DO NOT FERTILIZE SODDED AREAS. ALL AREAS TO BE SODDED TO HAVE APPROPRIATE SOIL PREPERATIONS, SEE SPECIFICATIONS, SOD SHALL BE OF GOOD & HEALTHY COLOR WHEN DELIVERED. SOD SHALL BE HARVESTED & DELIVERED W/IN A PERIOD OF 36 HOURS OR PRECAUTIONS MUST BE TAKEN TO PREVENT SOD FROM DRYING OUT WHILE IN

SOD PREPARATION:

1. REMOVE ANY UNDESIRABLE GROUND COVERS

INCLUDING ANY TEMPORARY SEEDING.

2. RIP THE AREA TO BE SODDED TO A MIN. DEPTH OF 4 - 6".

3. REMOVE ALL LOOSE ROCKS, ROOTS, ETC. LEAVING SURFACE SMOOTH & UNIFROM.

4. PREPARE SOD BASE AS PER A.A.N. STANDARDS.

5. APPLY SOD & IMMEDIATELY STAKE/FLAG OFF ALL NEW LAWN AREAS FROM PEDESTRIAN & VEHICLES FOR A PERIOD OF 3 WEEKS.

6. IRRIGATE SODDED AREAS FOR THE 3 WEEK PERIOD.

d: All unpaved disturbed areas (or layin to be re-established) outside planting bed to be sodded with an even micture of Kentuck 31, or approved equal for region, so as to produce a thick, firm stand of grass. Do not ferfaze sodded areas. All areas to be sodded to have appropriate soil preperations, see specifications. Sod shall be of good and healthy color when delivered. Sod to prevent sod from drying out while in transit.

Setting Trees: Altrees to be planted according to Planting Defails shown on Landscape Plans. Unless otherwise specified all trees to be planted in pits, centered, set on unexpanded soil to depths that finished grade level of plant after settlement shall be same as that which plant was grown; plant upright and faced to give best appearance/ relationship to adjacent structures; plant above grade 3/4" for every tool of ball diameter. No burlap to be puded out from under balls remove platforms, wire and surplus binding from loopsides of balls, cut broken/insyed mods; placeformped prepared soil to avoid injury to mods and fill all voids. When hole is nearly filled add water and allow to sock away, fill hole to finished grade, allowing 4" of muldit, form shallow saucer around each plant.

articipated foliage by 1/4; prune to retain typical growth habit of individual plants with as much height scread as is practical. Make all cuts with steep instrument flush with truck or adjacent branch in such marver as to insure elimination of states. Head-back outs at right angles to line of growth will not be permitted; trees shall be poted or topped. Remove trinnings from site. Paint all outs 1/2 in dameter and larger with waterproof antiseptic tree paint. Guying Trees:

Pruning New Plant Material: Remove dead broken branches; prune decisious trees shrubs to reduce total amount of

See Planting/Staking Details. Muliching: Trees shouts shall be mulched immediately after planting with 3' depth of select pine needles. Prevent wind displacement of mulch by thoroughly welling down.

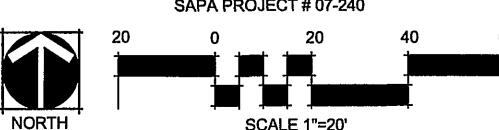
To be disposed of by Contractor at no additional expense to Owner. MAINTENANCE:

Excess Excavated Soil:

Begin immediately after planting. Maintain trees/shrubs/other plants until final acceptance. Maintain trees/shrubs/other plants by pruning, outhrating, weeding as required for healthy growth. Restone planting saucers, Egitlenhepair state and guy supports and reset trees/shrubs to proper grades/vertical position as required. Restore/replace damaged wrappings. Spray as required to keep trees/shrubs free of insects/disease. CLEANUP AND PROTECTION:

During landscape work keep pavements clean, work area in orderly condition; protect work/materials from damage due to landscape operations, operations by other contractors/trades/trespassers. Maintain protection during installation/maintenance periods. Treat/repainteplace damaged landscape work as directed.

SAPA PROJECT # 07-240



SOIL MIX: ONE PART EXISTING SOIL ONE PART TOPSOIL ONE PART PINE BARK SOIL CONDITIONER PLANTING BED DEPTH TO BE A MINIMUM OF S

9.0' X 21.0' @ 90 •

Landscape Architecture

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DOUGLAS W. STIMMEL

Civil Engineering

Land Planning

MULCH EDGE @ LAWN OR PAVEMENT

SOIL PREPARATION:

1. PREPARE ALL SHRUB BEDS TO A TOTAL DEPTH OF NINE INCHES (9").

2. TILL EXISTING SUBSURFACE SOIL TO A MINIMUM THREE INCH (3") DEPTH. ADD 3° OF TOPSOIL AND TILL WITH EXISTING SOIL.

4. ADD 3" OF PINE BARK SOIL CONDITIONER AND TILL THOROUGHLY WITH OTHER AMENDMENTS.

PAVING SPECIFICATIONS

CONTRACTOR TO REFER TO SOILS REPORT FOR SITE SPECIFIC PAVEMENT SPECIFICATIONS.

McDONALD'S ENGINEER RESERVES THE RIGHT TO REQUEST A COMPACTION TEST AND/OR A CORE SAMPLE. IF TESTS PROVE CORRECT, PER ABOVE SPECIFICATION, TESTS WILL BE AT THE EXPENSE OF McDONALD'S, OTHERWISE, GENERAL CONTRACTOR WILL BE CHARGED.

PARKING INFORMATION HANDICAP SPACES 8.0' X 21.0' @ 60 • SPACES 32 SPACES 9.0' X 21.0' @ 60 •

SPACES

SPACES 9.0' X 19.0' @ 90 • UTILITY INFORMATION SIZE TYPE LOCATION 8" DIP IN RUTHERFORD AVE. SANITARY SEWER WATER 12" LINE - WILLIAMSON ROAD EXISTING SYSTEM TIES IN TO MANHOLE. STORM SEWER 24" RCP IN RUTHERFORD AVE. **ELECTRIC** OVERHEAD AT SOUTHEAST CORNER OF PROPERTY GAS ALONG WILLIAMSON ROAD

SURVEY INFORMATION

PREPARED BY: REGIONAL LAND SURVEYORS, INC. 8642 W. MARKET ST. SUITE 100 GREENSBORO, NC 27409 336-665-8155 DATE OF SURVEY:8-20-07

3025003

STIMMEL FILENAME:

07-240-LSCAPE.DWG

PLAN SCALE: 1" = 20' STREET ADDRESS 701 WILLIAMSON ROAD

CITY STATE ROANOKE VIRGINIA COUNTY TAX PIN NUMBER LOCATION CODE NUMBER

45-0174

DATE BY STATUS 03/06/08 03/06/08 PLAN CHECKED

LANDSCAPE PLAN

FINAL

AS-BUILT