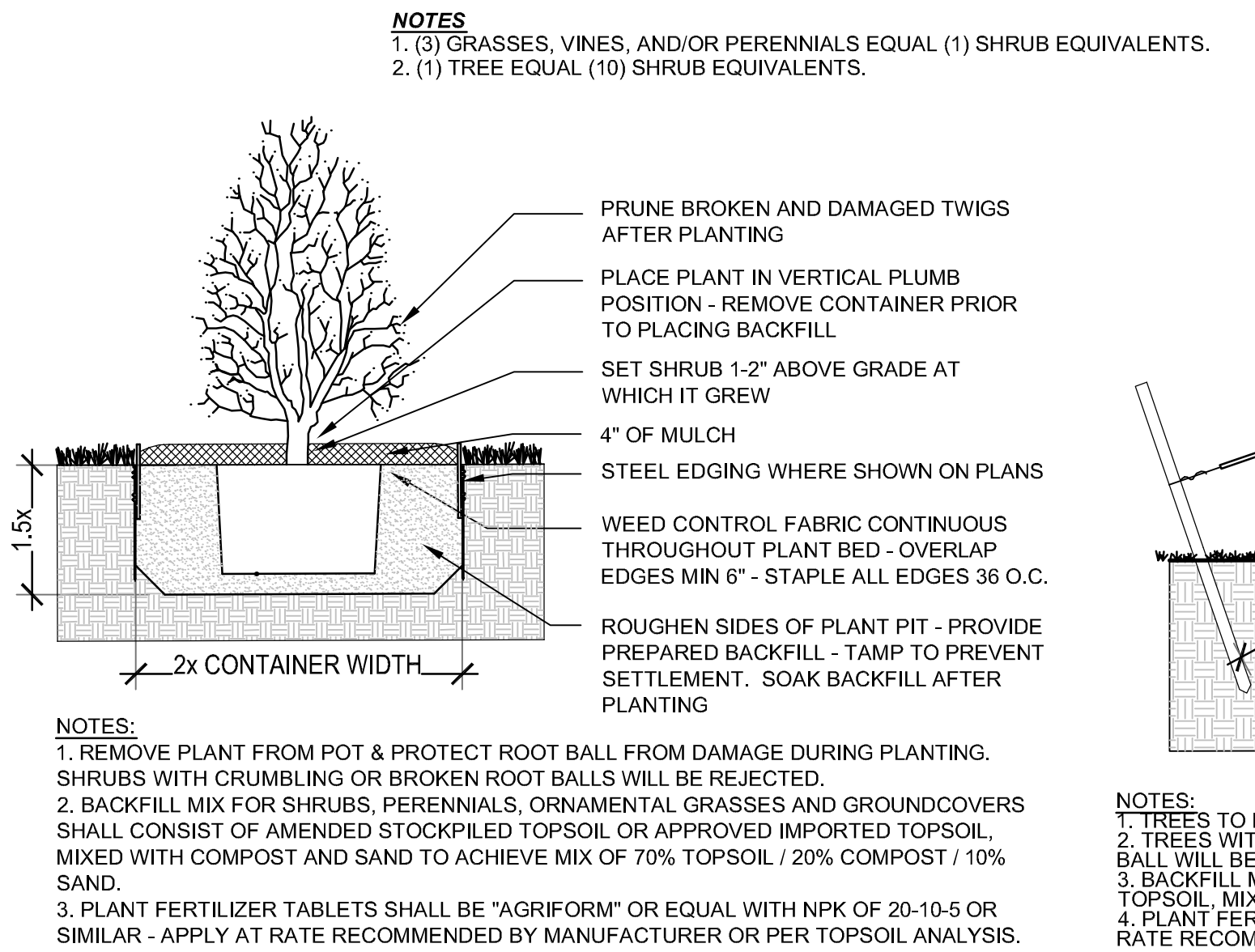


# LANDSCAPE NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE SITE PRIOR TO BIDDING. IT IS FURTHER RECOMMENDED THE CONTRACTOR TEST SOILS TO ENSURE NO CONTAMINATION IS PRESENT.
- PLANT QUANTITIES ARE FOR CONTRACTOR CONVENIENCE ONLY. WHERE CONFLICT OCCURS, THE QUANTITIES SHOWN ON PLAN SHALL PREVAIL.
- ALL TREES, SHRUBS, PERENNIALS, SOD, AND/OR SEED AREAS SHALL BE GUARANTEED TO REMAIN ALIVE AND HEALTHY FOR A 12-MONTH PERIOD AFTER INITIAL ACCEPTANCE. REPLACEMENTS SHALL BE GUARANTEED AN ADDITIONAL 12-MONTHS UNTIL FINAL ACCEPTANCE. ALL REPLACEMENT COSTS SHALL BE BORN BY THE CONTRACTOR.
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF AND PROTECT ALL UTILITIES AND STRUCTURES PRIOR TO AND DURING WORK. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR AT THE EXPENSE OF THE CONTRACTOR TO THE SATISFACTION OF THE OWNER.
- ALL PLANTINGS/DRIP IRRIGATION SHALL BE MIN. 36" CLEAR TO BUILDING FOUNDATION, EXCEPT IN INTERNAL BUILDING COURTYARD AREAS, WHERE ADDITIONAL DRAINAGE IMPROVEMENTS WILL BE PROVIDED. CONTRACTOR TO ENSURE THESE DRAINAGE IMPROVEMENTS ARE IN PLACE & POSITIVE DRAINAGE EXISTS PRIOR TO PLANTING THESE COURTYARD AREAS.
- NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF THE OWNER. ALL TREE AND SHRUB TAGS SHALL REMAIN ON THE PLANTS UNTIL THE TIME OF FINAL ACCEPTANCE.
- CONTRACTOR SHALL OBTAIN A LABORATORY TOPSOIL ANALYSIS REPORT TO PROVIDE ANALYSIS OF SOIL FERTILITY AND RECOMMENDATIONS FOR SOIL AMENDMENTS, FERTILIZER PRODUCTS AND APPLICATION RATES FOR TURF AREAS, TREES, SHRUBS AND PERENNIALS.
- ALL TOPSOIL SHALL BE STRIPPED TO A MINIMUM DEPTH OF 6" AND STOCKPILED PRIOR TO LANDSCAPE CONSTRUCTION. FOLLOWING ROUGH GRADING, TOPSOIL SHALL BE CLEARED OF DEBRIS AND IN LANDSCAPE AREAS INCLUDING PUBLIC RIGHT-OF-WAY, COORDINATE WITH OWNER ON SCOPE OF WORK RELATED TO STRIPPING, STOCKPILING, & REDISTRIBUTION OF ON-SITE TOPSOIL PRIOR TO BID.
- ALL TOPSOIL SHALL BE AMENDED WITH COMPOST AT A MINIMUM RATE OF 4 CUBIC YARDS PER THOUSAND SQUARE FEET OF LANDSCAPE AREA OR PER RECOMMENDATIONS OF TOPSOIL ANALYSIS. COMPOST SHALL BE MECHANICAL LIME TOP 6" OF SOIL USING TILLER OR RIPPER TEETH EQUIPMENT IN SEED AND SOD AREAS. GROUND COVER & PERENNIAL BED AREAS SHALL BE AMENDED AT A MINIMUM RATE OF 4 CUBIC YARDS PER THOUSAND SQUARE FEET OR PER TOPSOIL ANALYSIS, ROTOTILLED TO A MIN. DEPTH OF 8".
- ALL SHRUB BED AREAS SHALL BE EDGED WITH STEEL EDGING. ALL EDGING SHALL OVERLAP AT JOINTS A MINIMUM OF 6-INCHES. EDGING SHALL BE FASTENED WITH A MINIMUM OF 4 PINS PER EACH 10 FOOT SECTION. THE TOP OF ALL EDGING MATERIAL SHALL BE 1/2 INCH ABOVE THE FINISHED GRADE OF ADJACENT LAWN OR MULCH AREAS.
- ALL SHRUB BED AREAS SHALL BE MULCHED WITH COBBLE MULCH, WHICH SHALL BE MULTI-COLORED WASHED RIVER ROCK/COBBLE, WITH A BLEND OF 50% 1"-2" DIAMETER AND 50% 2"-6" DIAMETER TO A 3" MINIMUM DEPTH.
- ALL SHRUBS, GRASSES, & FLOWERS SHALL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM USING DRIP EMITTERS AS REQUIRED TO ADEQUATELY SUPPLEMENT MOISTURE REQUIREMENTS UNLESS OTHERWISE INDICATED ON THE PLANS.
- ALL TREES SHALL BE STAKED WITH NEW 6-FT POSTS AND GUYED WITH #12 GALVANIZED WIRE THROUGH FABRIC OF PROTECTIVE TREE COLLAR WITH GROMMETS FOR A MINIMUM OF 1 YEAR. ALL GUY WIRES SHALL BE COVERED BY 1/2-INCH WHITE PVC PIPE FOR SAFETY.
- THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT ONE WEEK PRIOR TO BEGINNING CONSTRUCTION.
- WINTER WATERING SHALL BE AT THE EXPENSE OF THE CONTRACTOR UNTIL SUCH TIME AS FINAL ACCEPTANCE IS RECEIVED.
- ALL PLANT MATERIALS SHALL BE TRUE TO TYPE, SIZE, SPECIES, QUALITY, AND FREE OF INJURY, BROKEN ROOT BALLS, PESTS, AND DISEASES, AS WELL AS CONFORM TO THE MINIMUM REQUIREMENTS DESCRIBED IN THE "AMERICAN STANDARD FOR NURSERY STOCK".
- ALL LANDSCAPE CONSTRUCTION PRACTICES, WORKMANSHIP, AND ETHICS SHALL BE IN ACCORDANCE WITH INDUSTRY STANDARDS SET FORTH IN THE CONTRACTORS HANDBOOK PUBLISHED BY THE COLORADO LANDSCAPE CONTRACTORS ASSOCIATION.
- THE LANDSCAPE ARCHITECT SHALL NOT BE RESPONSIBLE FOR DELAYS, PERSONAL INJURIES, PLANT MORTALITY, OR PROPERTY DAMAGE RESULTING FROM OR ASSOCIATED WITH THE IMPLEMENTATION OF THIS PLAN.
- FIELD FIT LANDSCAPE 3' AROUND TELEPHONE PEDESTALS, FIRE HYDRANTS, TRANSFORMERS, VAULTS. OBTAIN APPROVAL FROM LANDSCAPE ARCHITECT OR OWNER PRIOR TO INSTALLATION.
- ALL MEDORA JUNIPERS & CLEMATIS VINES SHALL BE IN A POT PLANTERS. THE OWNER WILL SUPPLY POT PLANTERS TO MATCH BUILDINGS ARCHITECTURE.

## SITE CALCULATIONS

PLANT AREA	AREA (SF)	EX. TREES	EX. SHRUBS	REQ. TREES	REQ. SHRUBS	PRO. TREES	PRO. SHRUBS
'A'	10,241 SF	5	0	10	102	6	126
'B'	127 SF	0	0	0	1	2	11
'C'	172 SF	0	0	0	2	0	12
'D'	291 SF	0	0	0	3	3	16
'E'	84 SF	0	0	0	1	0	3
'F'	561 SF	0	0	0	6	0	4
'G'	120 SF	1	0	0	1	0	2
'H'	111 SF	0	0	1	1	1	3
'I'	114 SF	1	0	0	1	0	3
'J'	205 SF	1	0	0	2	0	5
'K'	428 SF	1	0	1	4	0	17
'L'	164 SF	1	0	0	2	0	5
'M'	4,406 SF	2	+/- 18	5	44	6	76
'N'	166 SF	1	0	0	2	0	5
'O'	145 SF	1	0	0	1	0	4
'P'	208 SF	1	0	1	2	0	5
<b>TOTAL:</b>	<b>17,660 SF</b>	<b>15</b>	<b>+/- 18</b>	<b>18</b>	<b>175</b>	<b>18</b>	<b>297</b>



## Shrub Planting

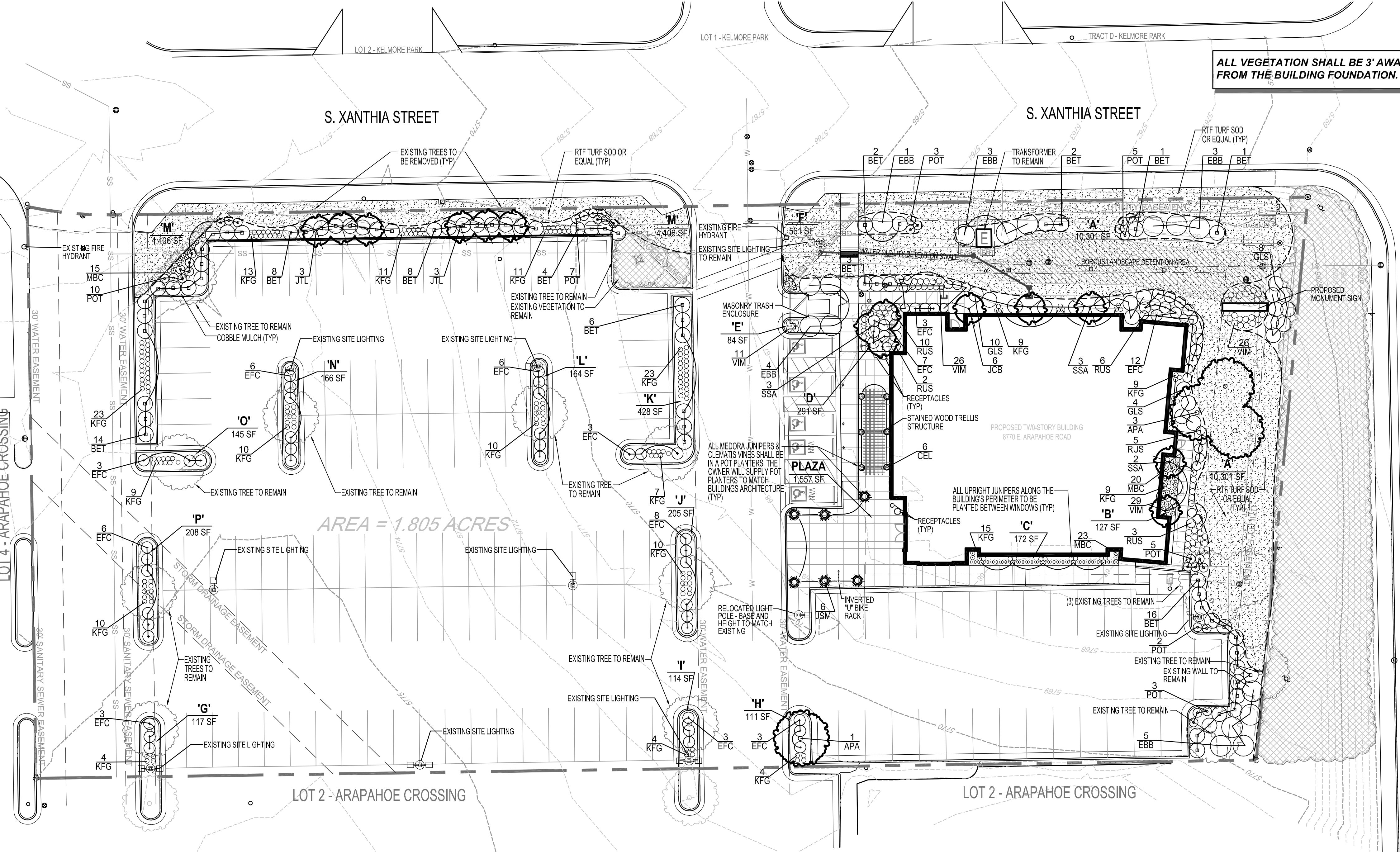
Section

NTS

## Deciduous Tree Planting

Section

NTS



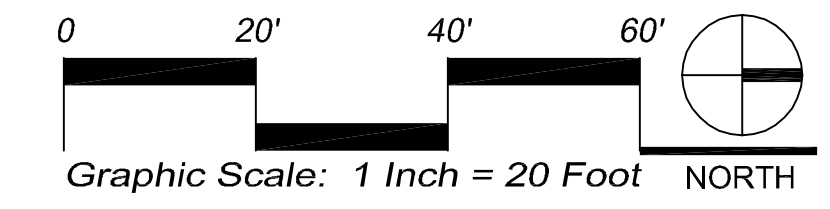
## PLANTING SCHEDULE

**OPEN SPACE REQUIREMENT**

EX. OPEN SPACE	REQ. OPEN SPACE	PRO. OPEN SPACE
OPEN SPACE EXISTING	OPEN SPACE REQUIRED	OPEN SPACE PROPOSED
17.46%	20%	20%

**REVISIONS:**

NO.	DATE	DESCRIPTION
1	2 JULY 2007	CONSTRUCTION
2	31 AUG. 2007	REV. CONSTRUCTION
3	16 NOV. 2007	REV. CONSTRUCTION
4	17 DEC. 2007	REV. CONSTRUCTION
5	21 DEC. 2007	REV. CONSTRUCTION



**MHA**  
MARK HOSKIN ARCHITECTS

1732 WAZEE STREET SUITE 201  
DENVER, COLORADO 80202  
TEL: 303.298.0755  
FAX: 303.298.0934

**SOLERA SALON CENTENNIAL**  
8770 EAST ARAPAHOE ROAD  
CENTENNIAL, COLORADO

JOB: 631 SOLERA CENTENNIAL  
DRAWN: JLV/VJ  
CHECKED: JR  
DATE: JUNE 2007

SHEET TITLE: LANDSCAPE PLAN

**LAND ARCHITECTS**  
perspective | balance | solutions  
Highlands Ranch Office 303.734.1777 | Fort Collins Office 970.484.4100  
9137 S. Regalme Boulevard, Suite 130 | Highlands Ranch, Colorado  
www.landarchitects.net

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