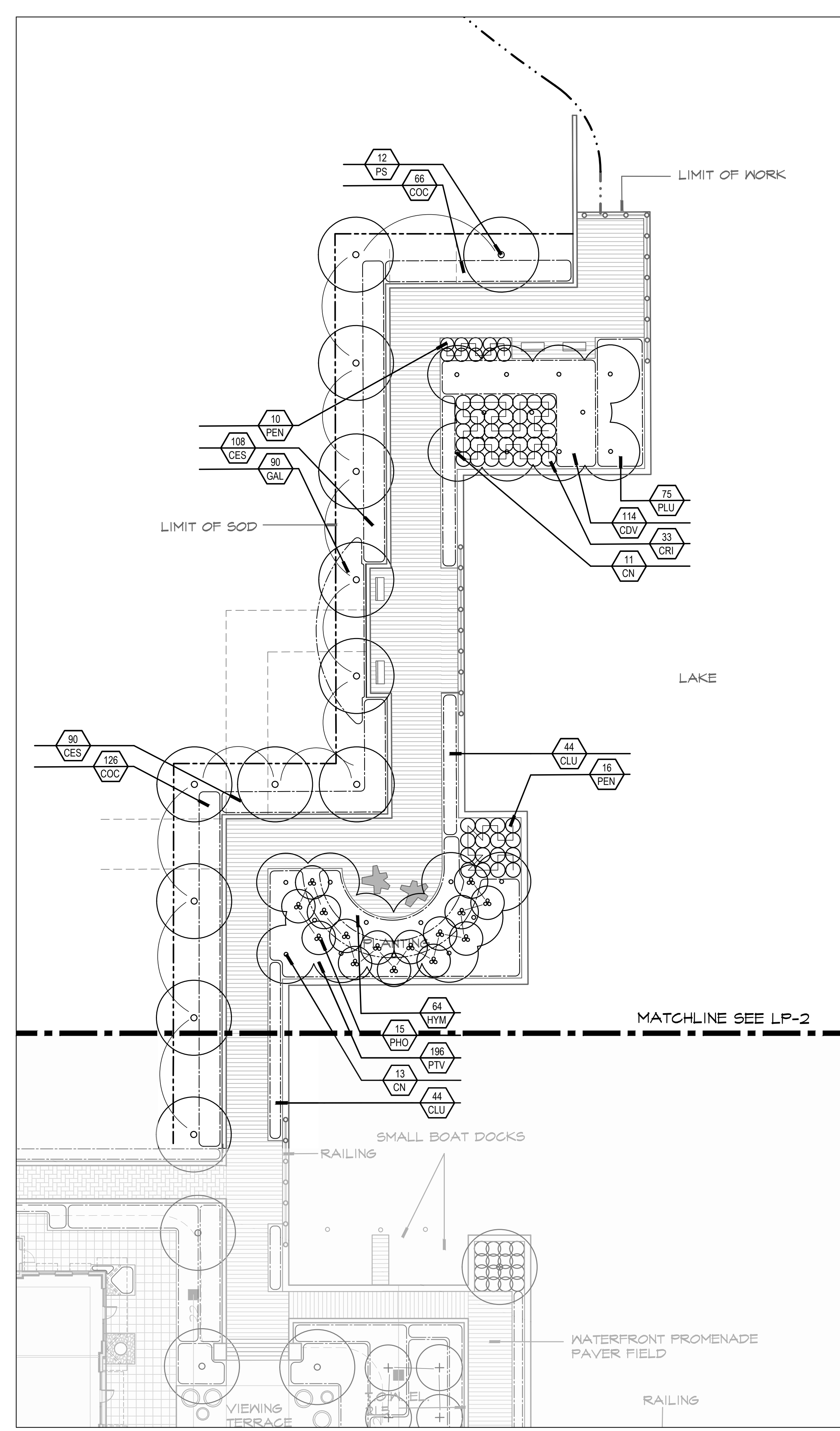
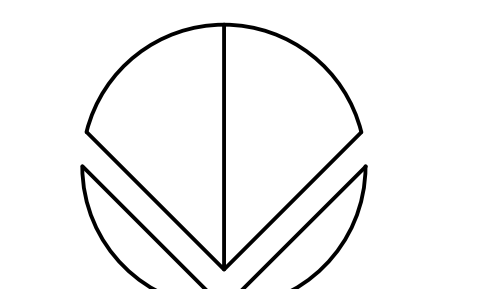

 SCALE: 1" = 80'-0"



SOUTHERN PORTION OF SALES CENTER WATERFRONT


 SCALE: 1/16" = 1'-0"

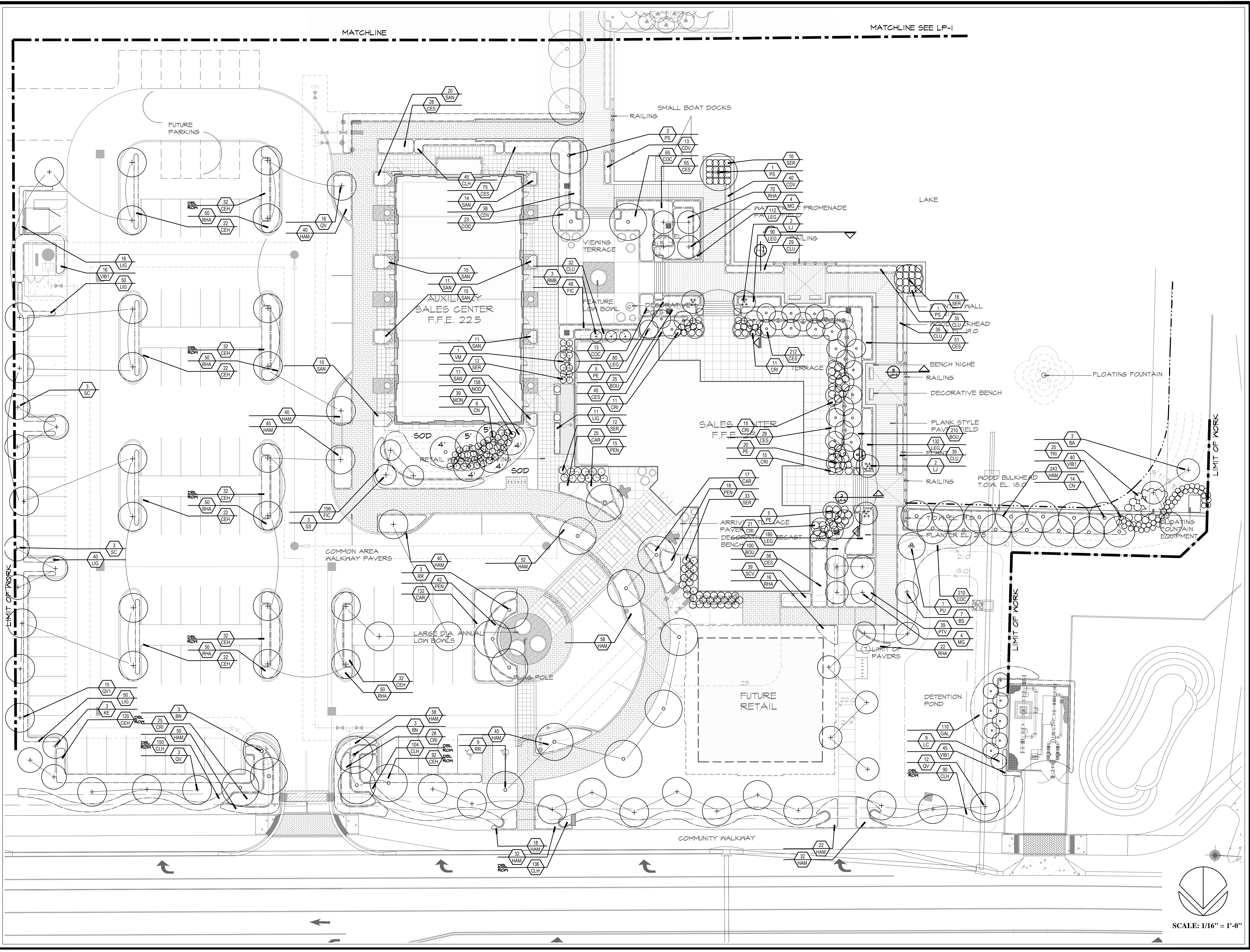
WESTLAKE SALES CENTER
MINTO COMMUNITIES
Planting Plan

| REVISIONS: |
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OCTOBER 03, 2016
 DATE
I.A.
 DRAWN BY:
J.G.
 APPROVED BY:
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SHEET
LP-1
CONSTRUCTION DOCUMENTS

MATCHLINE

MATCHLINE SEE LP-1



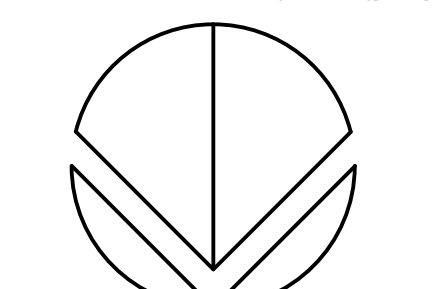
WESTLAKE SALES CENTER
MINTO COMMUNITIES
Planting Plan

REVISIONS:

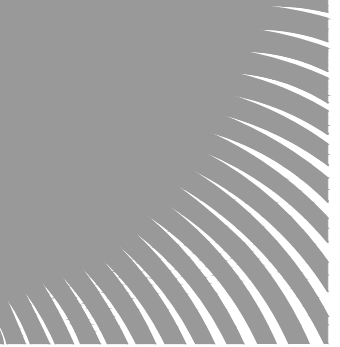
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SCALE: 1/16" = 1'-0"



design studio bocca

landscape architects
and planners

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WESTLAKE SALES CENTER PLANT LIST

Table with columns: KEY, TOT. QTY, SHEET LP-1, SHEET LP-2, BOTANICAL/COMMON NAME, HEIGHT, SPREAD, CLEAR TRK., SPACINGS, REMARKS. Includes sections for TREES & PALMS, SHRUBS & GROUNDCOVERS, and various plant species with their respective details.

General Planting Specifications:

1. Scope: The work includes furnishing all plants, materials, equipment and labor necessary for planting of plant materials indicated on the drawings and in these specifications.

2. Plant Materials & Protection: A. All plant materials shall be nursery grown unless otherwise noted.

5. Container Grown Plants: Container grown plants shall, when delivered, have sufficient root growth to hold earth intact when removed from container.

6. Utilities: All quantities indicated on the plant list are intended as a guide for the bidder and does not relieve the bidder of his responsibility to do a comprehensive plant take off.

7. Quality and Size: Plants shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal or exceed the measurements specified in the plant list.

8. Requirements for measurements, branching, grading, quality, balling and bur-lapping of plants in the plant list generally follow the code of standards currently recommended by the American Association of Nurserymen, Inc.

9. Substitution: Plant substitution requests by the Contractor will be considered by the Architect/Landscape Architect only upon submission of proof that any plant is not obtainable in the type or size specified.

10. Protection of Plants: a. Balled and Burlapped Plants (B & B) shall be dug with natural balls of earth of sufficient diameter and depth to enclose the fibrous and feeding root system necessary for recovery of the plant.

11. Container Grown Plants - Plants grown in containers will be accepted as B & B providing that all other specified requirements are met.

12. Protection During Transporting: Plants shall be adequately protected from possible bark injury or breakage of branches.

13. Protection After Delivery: Plants which cannot be planted immediately upon delivery to the site shall be covered with moist soil, mulch, or other protection from the effects of wind and sun.

14. Protection of Palms: Only a minimum of fronds shall be removed from the crown of the palm trees to facilitate moving and handling.

15. Protection During Planting: Trees moved by truck or crane shall be thoroughly protected from chain marks, grading or bark slippage by means of other approved methods.

16. Materials: A. Commercial Fertilizer: Commercial fertilizer shall be organic fertilizer containing nitrogen, phosphoric acid and potash in equal percentages.

17. Pest: Pest shall be horticultural pest composed of not less than 60% decomposed organic matter by weight on an oven dried basis.

18. Planting Soil: Planting soil for all plantings shall be sandy loam and shall contain a 2% minimum amount of decomposed organic matter.

19. Drainage slope: Drainage slope shall be 1/4" to 1/2" in diameter - as required in the bottom of raised planters.

20. Filter Fabric: Filter fabric shall be woven polypropylene fabric with a minimum opening of 3/16 inch.

21. Soil Preparation: All existing soil and new fill/berms shall be treated with an approved weed killer such as Round Up according to manufacturer's specifications.

B. Layout: Location for plants and outlines of areas to be planted are indicated on drawings.

C. Excavation for Planting: Excavation of holes shall extend to the required sub-grade as specified hereunder.

D. Balled and Burlapped Plants: After final setting, loosen wrappings of balled and burlapped plants and roll wrappings back from top of ball.

E. Container Grown Plants: Container grown plants shall, when delivered, have sufficient root growth to hold earth intact when removed from container.

F. Pit Sizes: Minimum diameter (width) and depth of planting pits for balled and burlapped, and container grown plants shall be as follows:

H. Setting Trees and Shrubs: Unless otherwise specified all trees and shrubs shall be planted in pits, centered and set on four inches (4") of compacted topsoil to a depth of 12 inches below grade level of the plant.

I. Setting Palms: Palms shall be planted in sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future watering.

J. Pruning - New Plant Material: Remove dead and broken branches from all plant material. Prune to retain natural growth habit of individual plants.

K. Mailing: All trees and shrub beds shall be mulched immediately after planting to a two inch (2") depth. Prevent wind displacement of mulch by thoroughly wetting down.

L. Excess Excavated Soil: Excess excavated soil shall be disposed of by the Contractor at no additional expense to the Owner, at Owner's discretion.

M. Relocated Material (when applicable): Existing material shown on the plan to be relocated shall be removed from the site and moved to an approved location.

N. Disposition of Existing Material: All existing plant material not shown as re-planting or relocated shall be removed from the site at no additional cost to the Owner, at Owner's discretion.

O. Sod: A. Soil: The Landscape Contractor shall submit a unit price per cubic yard for the supply and distribution of planting soil as herein before specified.

P. Grades: It shall be the responsibility of the Landscape Contractor to finish (fine) all landscape areas, including all bumps, depressions, slopes, ditches, stones and other debris to the satisfaction of the Architect/Landscape Architect.

Q. The sod shall be as called for on the landscape plans. Sod shall be of firm tough texture, having a compact growth of grass with good root development.

R. Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven days before the sod is cut.

S. Solid sod shall be laid with closely abutting joints with a tamped or rolled, even surface. It shall be the responsibility of the Contractor to bring the sod edge in a neat, clean manner to the edge of all paving and shrub areas.

T. Clean-up: Any soil, peat or similar material which has been brought onto any paved areas shall be removed promptly keeping these areas clean as the work progresses.

U. Upon completion of the planting, all excess soil, stones and debris which has not been previously cleaned up shall be removed from the site or disposed of as directed by the Architect/Landscape Architect.

V. Maintenance: A. Maintenance shall begin immediately after each plant is planted and shall continue until all plantings have passed final inspection and acceptance by the Owner.

W. The Contractor shall deep-water all trees and shrubs for a period of ninety (90) days after planting. In the event an irrigation system is operable, Contractor shall see that adequate water is supplied for that period.

B. Inspection and Acceptance:

A. Inspection: Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the written request of the Contractor.

B. Acceptance: After inspection the Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, excluding of the possible replacement of plants subject to guarantee.

C. Guarantee and Replacement: A. Guarantee: The Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, for a period specified.

B. Replacement: During guarantee period, any plant required under this contract that is dead or not in satisfactory condition, as determined by the Architect/Landscape Architect, shall be replaced within two weeks of notification by the Architect/Landscape Architect. The Contractor shall be responsible for the full replacement cost of plant materials.

C. Materials and Operations: All replacements shall be plants of the same kind and size as specified in the plant list. They shall be furnished and planted as specified herein.

D. Care and Maintenance Schedule: The Contractor shall furnish the Owner's Maintenance staff with a written and detailed description for the care and maintenance of all plant materials and irrigation systems at the time of final inspection.

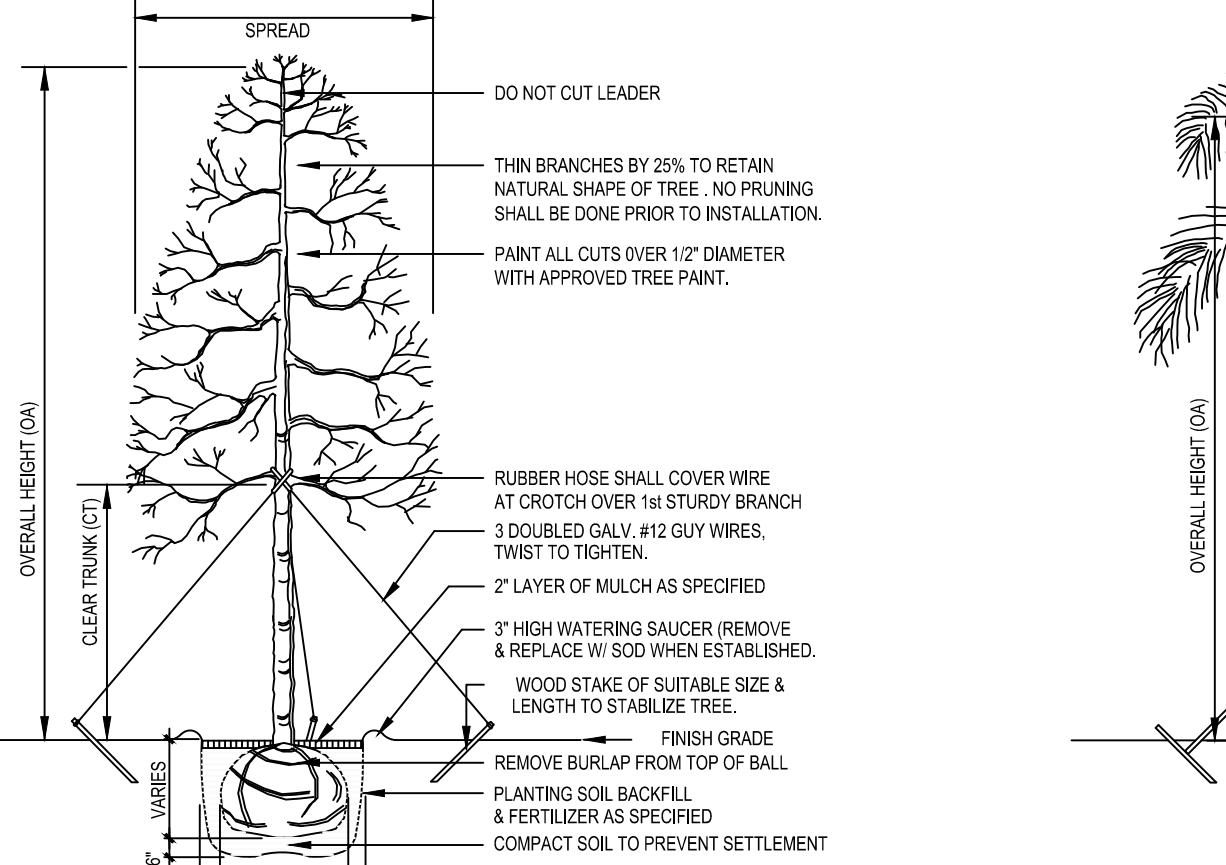
E. Permits and Regulations: A. The Contractor shall give all notices and comply with all laws, ordinances, rules and regulations bearing on the conduct of this work as drawn and specified.

F. Protection of Work and Property: A. The Contractor shall continuously maintain adequate protection of all his work from damage and theft and shall protect the Owner's property from injury and loss arising in connection with this contract.

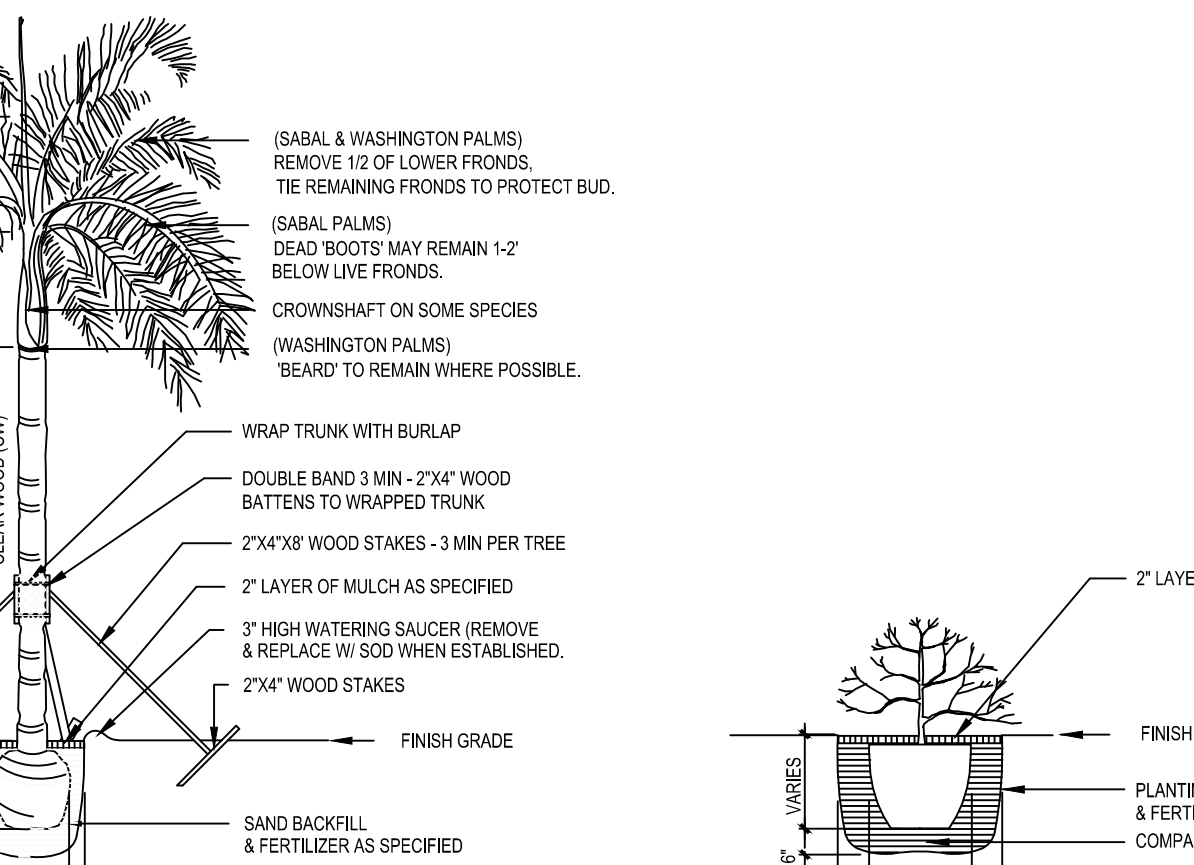
G. Changes In The Work: A. The Contractor shall conduct a soil survey of the site to determine the need for any additives to overcome severe conditions not met by normal planting soil requirements.

H. Landscape Architect: A. The Landscape Architect is the author of the design and agents for its execution. When his services are used by the Owner for supervision, he shall act impartially between the Owner and Contractor and shall have authority to reject all work and materials which do not conform to the contract.

I. Obstructions: A. The Contractor shall acquaint himself with the existence and location of all surface and subsurface structures, utilities and installations before commencing any work, and shall avoid any disturbance or damage to them throughout the course of the work.



TYPICAL TREE PLANTING DETAIL



TYPICAL PALM PLANTING DETAIL



TYPICAL SHRUB PLANTING DETAIL

WESTLAKE SALES CENTER
MINTO COMMUNITIES
Plant List, Specifications and Details

REVISIONS:

Table with columns: NO., DATE, DESCRIPTION. Currently empty.

OCTOBER 03, 2016

DATE

BY:

J.G.

APPROVED BY:

SHEET

LP-3

CONSTRUCTION DOCUMENTS

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