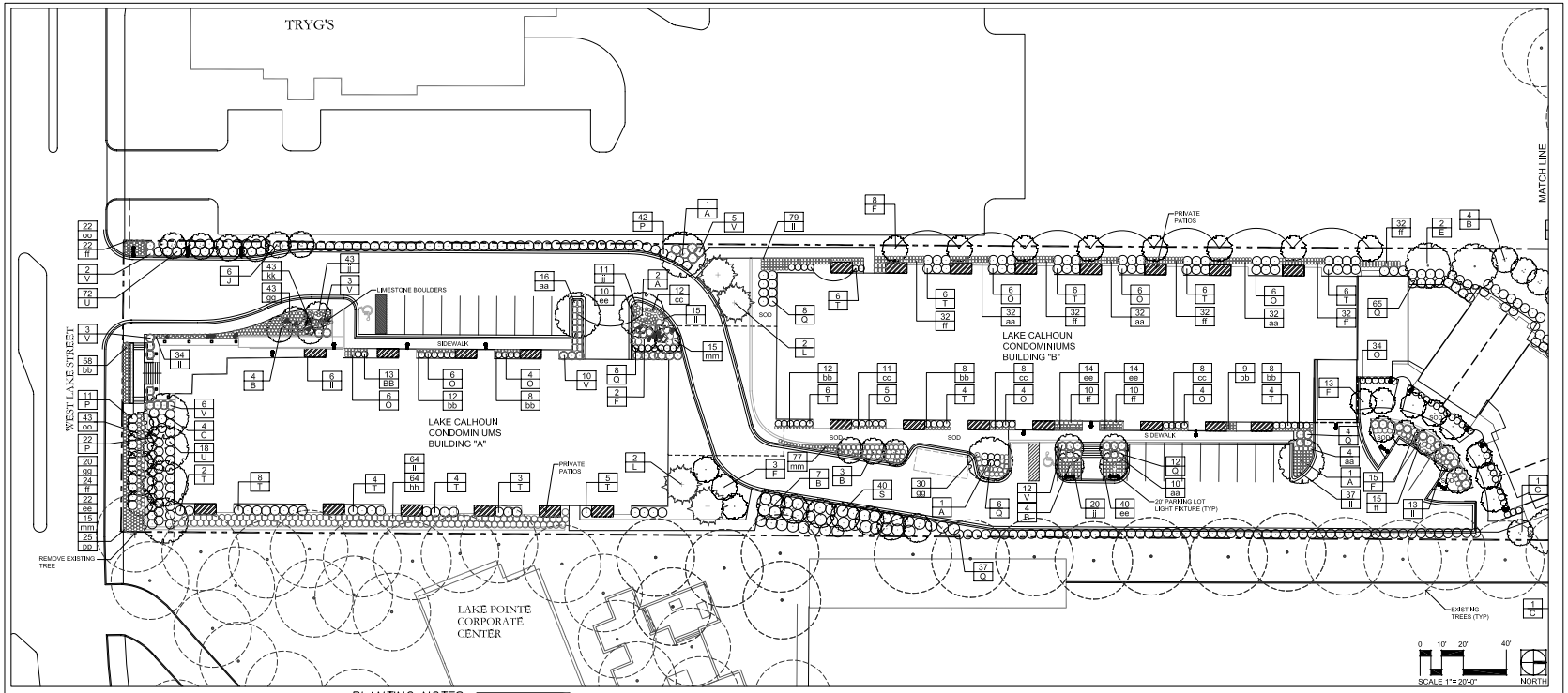
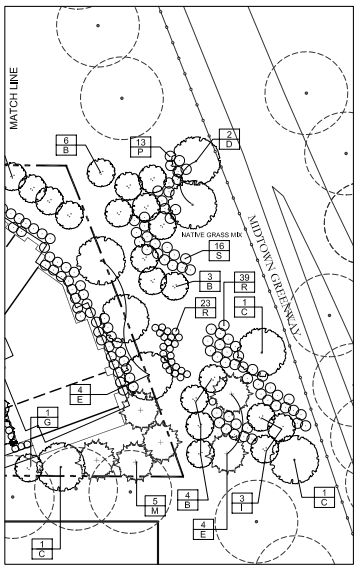




PLANTING NOTES:

- NO PLANTS WILL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- SOD AREAS DISTURBED DUE TO GRADING UNLESS NOTED OTHERWISE.
- WHERE SOD ABUTS PAVED SURFACES, FINISHED GRADE OF SODDED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.
- SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR ON RAINWARNE SWALES, SOD SHALL BE STAKED SECURELY.
- PROPOSED PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1, UNLESS NOTED OTHERWISE. DECIDUOUS SHRUBS SHALL HAVE AT LEAST 3 CANES AT THE SPECIFIED HEIGHT. ORNAMENTAL TREES SHALL HAVE NO "Y" CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3' FEET ABOVE THE ROOT BALL, STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 6' ABOVE FINISHED GRADE.
- PLANT TYPES PRECEDENCE OVER PLANT SCHEDULE IF DISCREPANCIES IN QUANTITIES EXIST, SPECIFICATIONS AND DETAILS TAKE PRECEDENCE OVER NOTES.
- NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS REQUESTED OF THE LANDSCAPE ARCHITECT BY THE LANDSCAPE CONTRACTOR PRIOR TO THE SUBMISSION OF BID AND/OR QUOTATION.
- ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS MAY BE NEEDED IN FIELD. LANDSCAPE ARCHITECT MUST BE NOTIFIED PRIOR TO ADJUSTMENT OF PLANTS.
- PLANT MATERIAL SHALL BE FERTILIZED UPON INSTALLATION WITH DRIED BONE MEAL, OTHER APPROVED FERTILIZER AS NEEDED IN WITH THE PLANTING SOIL PER THE MANUFACTURER'S INSTRUCTIONS OR MAY BE TREATED FOR SUMMER AND FALL INSTALLATION WITH AN APPLICATION OF GRANULAR 5-10-10 AT 12 LBS./1000 SF 2.5" CALIPER TREE AND 6 OZ. PER SHRUB WITH AND ADDITIONAL APPLICATION OF 10-10-10 THE FOLLOWING SPRING IN THE TREE SAUCER.
- SOD AREAS TO RECEIVE MINIMUM OF 6" TOPSOIL.
- PLANTING AREAS RECEIVING GROUND COVER, PERENNIALS, ANNUALS, AND/OR VINES SHALL RECEIVE A MINIMUM OF 18" DEPTH OF PLANTING SOIL CONSISTING OF AT LEAST 45 PARTS TOPSOIL, 45 PARTS SOIL CONDITIONER RELATIVE TO THE NATURE AND SCOPE OF WORK.
- LANDSCAPE CONTRACTOR SHALL WARRANTY NEW PLANT MATERIAL THROUGH ONE CALENDAR YEARS FROM THE DATE OF THE OWNER ACCEPTANCE., NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.
- UNLESS NOTED OTHERWISE, THE APPROPRIATE DATES FOR SPRING PLANT MATERIAL INSTALLATION AND SEED/SOD PLACEMENT IS FROM THE TIME GROUND HAS THAWED TO JUNE 15.
- FALL SODDING IS GENERALLY ACCEPTABLE FROM AUGUST 15 TO NOVEMBER 1, FALL SEEDING IS GENERALLY ACCEPTABLE FROM AUGUST 15 TO SEPTEMBER 15, ADJUSTMENTS TO SODDED/SEEDED PLANTING DATES MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
- COMIFEROUS PLANTING IS GENERALLY ACCEPTABLE FROM AUGUST 15 TO OCTOBER 1, FALL DECIDUOUS PLANTING IS GENERALLY ACCEPTABLE FROM THE FIRST FROST UNTIL NOVEMBER 15. ADJUSTMENTS TO PLANTING DATES MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
- WRAPPING MATERIAL SHALL BE CORRUGATED POLYETHYLENE PIPING 3" DIAMETER IN CALIPER THAN THE TREE BEING PROTECTED OR QUALITY HEAVY, WATERPROOF CREPE PAPER MANUFACTURED FOR THIS PURPOSE. WRAP DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO DECEMBER 1 AND REMOVE WRAPPING AFTER MAY 1.
- ANNUAL AND PERENNIAL PLANTING BEDS TO RECEIVE 3" DEEP SHREDDED HARDWOOD MULCH WITH TWO REED BARRIER.
- SHRUB BED MASSINGS TO RECEIVE 4" DEEP SHREDDED HARDWOOD MULCH WITH FIBER MAT WEED BARRIER.
- COMIFEROUS TREES ARE TO RECEIVE 4" DEEP SHREDDED HARDWOOD MULCH AND SHALL HAVE NO MULCH IN DIRECT CONTACT WITH THE TREE TRUNK.
- POLY EDGER TO BE USED TO CONTAIN SHRUBS, PERENNIALS AND ANNUALS WHERE PLANTING BED MEETS SOD UNLESS OTHERWISE NOTED.

IRRIGATION NOTES:

- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN IRRIGATION LAYOUT PLAN AND SPECIFICATIONS AS PART OF THE SCOPE OF WORK WHEN BIDDING. THESE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ORDER AND/OR INSTALLATION. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT SODDED/SEEDED AND PLANTED AREAS ARE IRRIGATED PROPERLY INCLUDING THOSE AREAS DIRECTLY AROUND AND ADJUTING BUILDING FOUNDATION.
- SHRUB & PERENNIAL BEDS TO BE IRRIGATED WITH DRIP IRRIGATION.
- LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH A WATERING/RAIN SENSOR SCHEDULE APPROPRIATE FOR THE PROJECT SITE CONDITIONS AND TYPE.
- LANDSCAPE CONTRACTOR SHALL INSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL PLANTING AREAS.
- COORDINATE IRRIGATION SLEEVING LOCATIONS WITH GENERAL CONTRACTOR.
- RAIN SENSORS TO BE INCLUDED WITHIN THE IRRIGATION DESIGN.

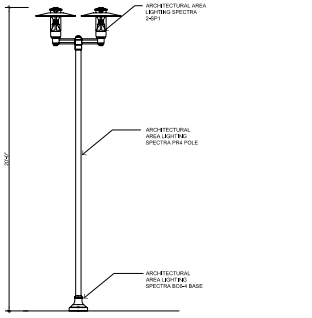
LANDSCAPE SUMMARY

TOTAL LANDSCAPE AREA - 21,163 SQ. FT.

1. DECIDUOUS TREES - 59
2. ORNAMENTAL TREES - 51
3. EVERGREEN - 9
4. SHRUBS - 628
5. PERENNIALS - 1,353

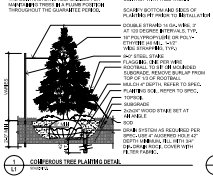
GENERAL NOTES

- LANDSCAPE CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS WHICH MAY BE RELATING TO THE NATURE AND SCOPE OF WORK.
- LANDSCAPE CONTRACTOR SHALL VERIFY PLAN LAYOUT AND DIMENSIONS SHOWN AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN AND/OR INTENT OF THE PROJECT'S LAYOUT.
- LANDSCAPE CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND/OR MATERIALS SUPPLIED.
- LANDSCAPE CONTRACTOR SHALL PROTECT EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING CONSTRUCTION OPERATIONS. DAMAGE TO SAME SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
- LANDSCAPE CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF UNDERGROUND AND ABOVE GRADE UTILITIES AND PROVIDE THE NECESSARY PROTECTION FOR SAME BEFORE CONSTRUCTION. MAINTAIN INSTALLATIONS@ONE (MINIMUM 10'-0" CLEARANCE).
- LANDSCAPE CONTRACTOR SHALL COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON-SITE.
- UNDERGROUND UTILITIES SHALL BE INSTALLED SO THAT TRENCHES DO NOT CUT THROUGH ROOT SYSTEMS OF ANY EXISTING TREES TO REMAIN.
- EXISTING CONTOURS, TRAILS, VEGETATION, CURB/GUTTER AND OTHER ELEMENTS ARE BASED UPON INFORMATION SUPPLIED TO THE LANDSCAPE ARCHITECT BY OTHERS. LANDSCAPE CONTRACTOR SHALL VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF SAME.
- ALIGNMENT AND GRADES OF THE PROPOSED WALKS, TRAILS AND/OR ROADWAYS ARE SUBJECT TO FIELD ADJUSTMENT REQUIRED TO CONFORM TO UNFORESEEN TOPOGRAPHIC CONDITIONS AND TO MINIMIZE TREE REMOVAL AND GRADING. CHANGES IN THE ALIGNMENT AND GRADES ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
- LANDSCAPE CONTRACTOR SHALL STAKE THE SITE FOR SEPTEMBER/MAY IN THE PLANT MATERIAL LOCATIONS AS SHOWN ON THE PLANS. DEVIATIONS WITH LIMITS NECESSITATED BY FIELD ESTABLISHMENT OF UTILITY LOCATIONS SHALL BE MINOR. UNACCEPTABLE PLANT MATERIAL SELECTIONS OR SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK.
- LANDSCAPE CONTRACTOR SHALL PREPARE AND SUBMIT A WRITTEN REQUEST FOR THE OWNER ACCEPTANCE INSPECTION OF LANDSCAPE AND SITE IMPROVEMENTS PRIOR TO SUBMITTING FINAL PAY REQUEST.
- LANDSCAPE CONTRACTOR SHALL PREPARE AND SUBMIT REPRODUCIBLE AS-BUILT DRAWINGS OF LANDSCAPE INSTALLATION REVISIONS AND SITE IMPROVEMENTS UPON COMPLETION OF CONSTRUCTION INSTALLATION AND PRIOR TO PROJECT ACCEPTANCE.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ORDERING MAINTENANCE OF NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.

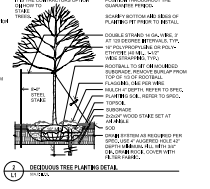


3 L1 ARCHITECTURAL AREA LIGHTING - SPECTRA

PLANTING DETAILS:



1 L1 COMPERIOUS TREE PLANTING DETAIL



2 L1 DECIDUOUS TREE PLANTING DETAIL

PLANTING SCHEDULE:

QTY	SYM	COMMON NAME	SCIENTIFIC NAME	Size/Type		COMMENTS
DECIDUOUS TREES						
5	A	LINDEN GREENSPIRE	Tilia cordata 'Greenspire'	2.5" Cal.	B&B	ONE LEADER
10	B	BIRCH, RIVER	Betula nigra	12' HT.	B&B	CLUMP
7	C	SWAMP WHITE OAK	Quercus bicolor	2.5" Cal.	B&B	ONE LEADER
2	D	NORTHERN PIN OAK	Quercus ellipsoidalis	2.5" Cal.	B&B	ONE LEADER
10	E	AUTUMN BLAZE MAPLE	Acer x freemanii 'Jeffersred'	2.5" Cal.	B&B	ONE LEADER
ORNAMENTAL TREES						
41	F	SPRING SNOW CRABAPPLE	Malus 'Spring Snow'	1.5" Cal.	B&B	ONE LEADER
1	G	SERVICEBERRY	Amelanchier x grandiflora 'Autumn Brilliance'	1.5" Cal.	B&B	ONE LEADER
6	H	AMUR MAACKI	Maackia amurensis	1.5" Cal.	B&B	ONE LEADER
3	I	PAGODA DOGWOOD	Cornus alternifolia	1.5" Cal.	B&B	ONE LEADER
6	J	AMUR MAPLE	Acer ginnala 'Flame'	6' Ht.	B&B	CLUMP
EVERGREEN TREES						
4	L	SCOTCH PINE	Pinus sylvestris	6' Ht.	B&B	FULL FORM
5	M	NORWAY PINE	Pinus resinosa	6' Ht.	B&B	FULL FORM
DECIDUOUS SHRUBS						
83	Q	LITTLE PRINCESS SPIREA	Spiraea japonica 'Little Princess'	#2	Cont.	3'-0" oc
88	P	COMPACT AMERICAN CRANBERRY	Viburnum trilobum 'Bailey Compact'	#5	Cont.	4'-0" oc
140	O	CHOKEBERRY, AUTUMN MAGIC	Aronia melanocarpa 'Autumn Magic'	#5	Cont.	4'-0" oc
62	R	SMOOTH SUMAC	Rhus glabra	#5	Cont.	5'-0" oc
56	S	BIANTI DOGWOOD	Cornus sericea 'Isanti'	#5	Cont.	5'-0" oc
19	T	ENDLESS SUMMER HYDRANGEA	Hydrangea macrophylla 'Endless Summer'	#5	Cont.	3'-0" oc
80	U	GRO-LOW SUMAC	Rhus aromatica 'Gro-Low'	#5	Cont.	3'-0" oc
EVERGREEN SHRUBS						
41	V	JUNIPER, MINT JULEP	Juniperus chinensis 'Monlep'	#5	Cont.	3'-0" oc
8	X	SLOWMOUND MUGHO PINE	Pinus mugho 'Slowmound'	#5	Cont.	3'-0" oc
PERENNIALS & ORNAMENTAL GRASSES						
126	aa	REED SWITCH GRASS	Panicum virgatum 'Shenandoah'	#1	Cont.	1'-6" oc
123	bb	GRASS, BLUE OATS	Helictotrichon sempervirens 'Sapphire'	#1	Cont.	1'-6" oc
39	cc	CATMINT, WALKER'S LOW	Nepeta x faassenii x 'Walker's Low'	#1	Cont.	2'-0" oc
11	dd	IRISIUM, AUTUMN JOY	Sedum x 'Autumn Joy'	#1	Cont.	2'-0" oc
100	ee	GOLDSTURM BLACK EYE SUSAN	Rudbeckia 'Goldsturm'	#1	Cont.	2'-0" oc
241	ff	GRASS, KARL FOERSTER	Calamagrostis x acutiflora 'Karl Foerster'	#3	Cont.	1'-6" oc
93	gg	KOKOLO LILIETBS	Liriope spicata 'Kokofl'	#1	Cont.	1'-6" oc
64	hh	OSTRICH FERN	Matteuccia struthiopteris	#1	Cont.	1'-6" oc
64	ii	JAPANESE PAINTED FERN	Athyrium nipponicum 'Pictum'	#1	Cont.	1'-6" oc
74	jj	SALVIA, MAYTNIGHT	Salvia x superba 'Maynight'	#1	Cont.	1'-6" oc
43	kk	MOONBEAM COREOPSIS	Coreopsis 'verticillata 'Zagreb'	#1	Cont.	1'-6" oc
184	ll	BRIGHT SUNSET DAYLILLY	Hemerocallis 'Bright Sunset'	#1	Cont.	1'-6" oc
107	mm	PRAIRIE DROPSEED	Sporobolus heterolepis	#1	Cont.	2'-0" oc
5	nn	RUSSIAN SAGE	Perovskia 'Little Spire'	#1	Cont.	1'-6" oc
65	oo	TALL MOOR GRASS	Molinia caerulea ssp.arundinacea 'Skyracer'	#1	Cont.	1'-6" oc
25	pp	PURPLE CONEFLOWER	Echinacea purpurea	#1	Cont.	1'-6" oc

KEY:

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DFA # 05-110

PROJECT TITLE

CALHOUN CONDOMINIUMS

MINNEAPOLIS, MN

KEY PLAN

SHEET TITLE

PRELIMINARY LANDSCAPE PLAN

PRELIMINARY NOT FOR CONSTRUCTION

CERTIFICATION

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Landscape Architect under the laws of the State of Minnesota.

Jesse Symynkywicz Date

License Number

REVISIONS	NO.	DATE
PPR REVISED	1.	3/28/05
PPR REVISED	2.	3/30/05
CITY RESUBMITTAL	3.	4/29/05
DATE		03-24-05
DRAWN BY		JS
CHECKED BY		DF
COMMISSION NO.		1.622.02

SHEET NUMBER

L1

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