LANDSCAPE SPECIFICATIONS

GENERAL

1. PLAN IS DIAGRAMMATIC ONLY. ALL LOCAL GOVERNING CODES SHALL BE MET. EXACT LOCATION OF TREES AND SHRUBS SHALL BE DETERMINED IN THE FIELD (INSTALL AS PER DETAILS) AND APPROVED BY THE OWNER'S REPRESENTATIVE.

2. A MINIMUM OF TWO WORKING DAYS BEFORE PERFORMING ANY DIGGING, CALL UNDERGROUND SERVICE ALERT FOR INFORMATION ON THE LOCATION OF NATURAL GAS LINES, ELECTRIC CABLES, TELEPHONE CABLES, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION AND PROTECTION OF ALL UTILITIES, AND REPAIR OF ANY DAMAGE RESULTING FROM HIS WORK AT NO ADDITIONAL COST TO THE OWNER.

3. DAMAGES- CONTRACTOR SHALL PROMPTLY REPAIR ALL DAMAGES TO EXISTING SITE AT NO COST TO OWNER.

4. CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER TRADES (I.E., PAVING, PLUMBING, ELECTRICAL, ETC.)

5. THE CONTRACTOR SHALL BE RESPONSIBLE TO FIELD VERIFY SITE CONDITIONS PRIOR TO CONSTRUCTION AND TO NOTIFY THE OWNER'S REPRESENTATIVE SHOULD CONDITIONS EXIST WHICH PREVENT CONSTRUCTION AS PER THESE PLANS. COMMENCEMENT OF WORK SHALL CONSTITUTE ACCEPTANCE OF CONDITIONS AND RESPONSIBILITY FOR CORRECTIONS.

6. CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR ASSUMES SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS AND CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD HARMLESS THE OWNER FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THE PROJECT.

PLANTING

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FINISH GRADING THROUGHOUT ALL LANDSCAPE AREAS SUCH THAT THERE ARE NO HUMPS OR DEPRESSIONS AND POSITIVE DRAINAGE OCCURS THROUGHOUT. THE TOP (6") OF ALL PLANTING BEDS SHALL BE CLEAN NATIVE SOIL FREE OF ALL CONSTRUCTION DEBRIS AND NATIVE ROCKS OVER (1" IN DIAMETER. THE CONTRACTOR SHALL AMEND THE PLANTING BED OR PLANTING HOLES PER PLANS AND SPECIFICATIONS. FINAL GRADE OF ALL PLANTERS (I.E. MULCH SURFACE) SHALL BE FLUSH WITH ADJACENT HARDSCAPE SURFACES.

8. SOIL TEST. CONTRACTOR SHALL PROVIDE SOIL TEST RESULTS FOR EXISTING SITE SOIL AS FOLLOWS:
- ANALYSIS PACKAGE LTP-4 BY SUNLAND ANALYTICAL (916)952-6897 (SAE).
- TEST RESULTS SHALL INCLUDE SOIL SATURATION PERCENT, SOIL TEXTURE, INFILTRATION RATE, pH, CONDUCTIVITY, TOTAL DISSOLVED SALTS, CATION EXCHANGE CAPACITY, POTASSIUM, SODIUM, CALCIUM, MAGNESIUM, NITRATE & PHOSPHORUS, SULFUR, CHLORIDE, BORON, COPPER, IRON, MANGANESE, ZINC & LIME REQUIREMENT OR GYPSUM REQUIREMENT, SODIUM ADSORPTION RATIO, EXCHANGEABLE SODIUM PERCENT & ORGANIC MATTER, ALONG WITH RECOMMENDATIONS FOR SOIL AMENDMENT BASED ON ANALYSIS RESULTS.
- CONTRACTOR SHALL FOLLOW RECOMMENDATIONS OF SOIL TEST.

9. IT IS THE CONTRACTOR'S RESPONSIBILITY TO TOTAL AND CONFIRM ALL MATERIAL QUANTITIES. ITEMS QUANTIFIED BY AN AREA (I.E., SQUARE FEET - SF, SQUARE YARD - SY) OR VOLUME (CUBIC FEET - CU FT, CUBIC YARD - CU YD) SHALL BE CALCULATED AND CONFIRMED BY THE CONTRACTOR. THE QUANTITIES LISTED ON THE PLANT LIST ARE ESTIMATED. IN THE EVENT OF A DISCREPANCY BETWEEN THE TOTALS LISTED ON THE PLANT LIST AND THE QUANTITY OF GRAPHIC PLANT SYMBOLS DEPICTED ON THE DRAWINGS, THE GRAPHIC SYMBOLS ON THE PLANS SHALL GOVERN. THE ACTUAL TOTAL QUANTITIES SHALL BE DETERMINED BY THE CONTRACTOR.

10. SOIL AMENDMENT: UNLESS OTHERWISE INDICATED BY THE SOIL TEST, SOIL AMENDMENT SHALL BE HUMUS COMPOSED OF TOPSOIL, BARK HUMUS, AND COMPOST. SUBMIT TO OWNER'S REPRESENTATIVE FOR APPROVAL.

11. CONTRACTOR IS RESPONSIBLE FOR PROVIDING PLANT MATERIAL PER SYMBOLS AND SPACING INDICATED ON PLAN. SYMBOLS PREVAIL OVER NUMBERS ON PLANT LIST. NO SUBSTITUTIONS WILL BE ACCEPTED WITHOUT EXPRESSED WRITTEN CONSENT OF THE OWNER'S REPRESENTATIVE. SEE SUBMITTALS.

12. ALL PLANTS NOT MEETING OR EXCEEDING REQUIREMENTS AND RECOMMENDATIONS OF THE LATEST EDITION OF THE ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN SHALL BE REJECTED. CONTRACTOR SHALL RECEIVE ON-SITE APPROVAL OF PLANT MATERIAL BY OWNER'S REPRESENTATIVE PRIOR TO PLANTING. FAILURE TO RECEIVE PRIOR APPROVAL MAY RESULT IN REJECTION OF PLANT MATERIAL FOLLOWING INSTALLATION. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND EVALUATE PLANT MATERIAL THROUGHOUT THE CONSTRUCTION AND MAINTENANCE PERIOD.

13. ALL PLANTING BEDS SHALL RECEIVE TOP-DRESSING OF MULCH AS FOLLOWS:

- BLENDED RIVER ROCK - 4" DEPTH ROCK MULCH CONSISTING OF (40%) 4" MINUS RIVER ROCK AND (60%) 1-1/2" MINUS RIVER ROCK INSTALLED OVER LANDSCAPE FABRIC. LANDITON COBBLE WILL NOT BE ACCEPTED AS MULCH
- BARK MULCH - INSTALL WALK-ON BARK MULCH (DAE) IN TREE AND SHRUB WATERING WELLS LOCATED WITHIN ROCK MULCH AREAS. - DO NOT INSTALL LANDSCAPE FABRIC UNDER BARK.
- LANDSCAPE FABRIC - "DENITT" PRO-5 WEED BARRIER (DAE). INSTALL IN ACCORDANCE WITH MFG'S SPECIFICATIONS.
- GRANULAR PRE-EMERGENT HERBICIDE - APPLY RONSTAR TURF & ORNAMENTAL HERBICIDE (DAE) TO ALL PLANTING BEDS PER MFG'S SPECIFICATIONS.

NOTE: DIGITAL PHOTOS OF ALL MULCH SAMPLES SHALL BE SUBMITTED TO OWNER'S REPRESENTATIVE FOR REVIEW AND APPROVAL MIN. 48 HOURS PRIOR TO START OF ANY LANDSCAPE OR IRRIGATION WORK. IF UNACCEPTABLE MULCH IS INSTALLED WITHOUT APPROVAL IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CORRECT THE ISSUES AT HIS EXPENSE.

OBSERVATIONS/APPROVALS/SUBMITTALS

14. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING OWNER'S REPRESENTATIVE, A MINIMUM OF 48 HOURS IN ADVANCE, FOR THE FOLLOWING SITE OBSERVATIONS AND/OR MEETINGS:

A. PRECONSTRUCTION MEETING WITH ALL PARTIES
B. PLANT MATERIAL ON SITE, PRIOR TO INSTALLATION
C. FINAL PROJECT WALK-THROUGH
D. ADDITIONAL SITE OBSERVATIONS AS DEEMED NECESSARY BY THE OWNER'S REPRESENTATIVE AND/OR CONTRACTOR.

15. SUBMIT AMENDMENT AND MULCH SAMPLES TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION. FAILURE TO COMPLY MAY RESULT IN REJECTION OF MULCH OR AMENDMENT PRIOR TO OR FOLLOWING INSTALLATION.

16. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND PROVIDE PLANT MATERIAL AS SPECIFIED ON THIS PLAN. THE CONTRACTOR MUST SUBMIT A REQUEST TO PROVIDE SUBSTITUTIONS FOR THE SPECIFIED PLANT MATERIAL UNDER THE FOLLOWING CONDITIONS.

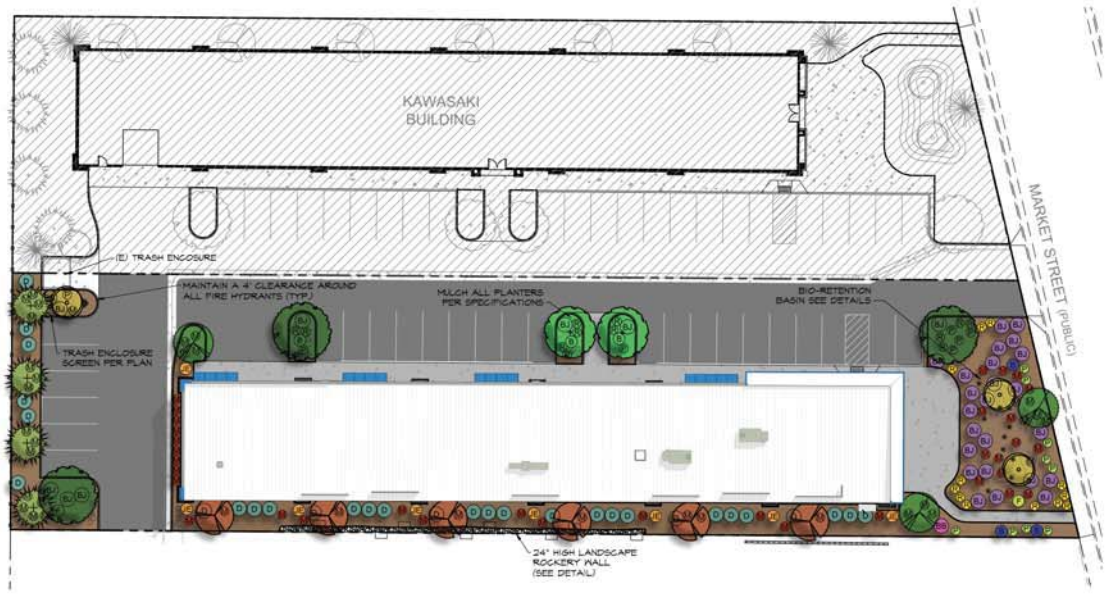
A. ANY SUBSTITUTIONS PROPOSED SHALL BE SUBMITTED TO THE PROJECT OWNER'S REPRESENTATIVE WITHIN TWO WEEKS OF THE AWARD OF CONTRACT. SUBSTITUTIONS MUST MEET EQUIVALENT DESIGN AND FUNCTIONAL SCALE OF THE ORIGINAL MATERIALS AS DETERMINED BY THE OWNER'S REPRESENTATIVE. ANY CHANGES MUST HAVE THE APPROVAL OF THE OWNER'S REPRESENTATIVE.
B. THE REQUEST WILL BE ACCOMPANIED BY AT LEAST THREE NOTICES FROM PLANT MATERIAL SUPPLIERS THAT THE PLANT MATERIAL SPECIFIED IS NOT AVAILABLE AND WILL NOT BE AVAILABLE PRIOR TO CONSTRUCTION.

17. SUBMIT REQUIRED SOIL REPORT, AND SAMPLE OF PROPOSED SOIL AMENDMENTS TO OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

18. RECORD (AS-BUILT) DRAWINGS: FOLLOWING COMPLETION OF PROJECT INSTALLATION, AND PRIOR TO FINAL APPROVAL CONTRACTOR SHALL PREPARE AND SUBMIT RECORD DRAWINGS DEPICTING A COMPLETE LANDSCAPE AND IRRIGATION INSTALLATION. PROCURE FROM OWNER DIGITAL COPIES OF CONTRACT DRAWINGS. CONSTRUCTION DRAWINGS SHALL BE ON THE PROJECT SITE AT ALL TIMES DURING INSTALLATION. CONTRACTOR SHALL MAINTAIN A DAILY RECORD OF ALL WORK INSTALLED DURING EACH DAY. ACTUAL LOCATION OF TREES AND SHRUB BEDS, IRRIGATION VALVES, AND ALL IRRIGATION AND DRAINAGE PIPING SHALL BE SHOWN ON THE PRINTS BY DIMENSIONS FROM EASILY IDENTIFIED PERMANENT FEATURES, SUCH AS BUILDING, CURBS, FENCES, WALKS, OR PROPERTY LINES. DRAWINGS SHALL SHOW MANUFACTURER'S NAME AND CATALOG NUMBER. THE DRAWINGS SHALL BE TO SCALE. ALL INFORMATION NOTED ON THE PRINT SHALL BE TRANSFERRED TO THE COPIES BY CONTRACTOR AND ALL INDICATIONS SHALL BE RECORDED IN A NEAT, ORDERLY WAY. THE RECORD COPIES SHALL BE TURNED OVER TO THE OWNER'S REPRESENTATIVE.

GUARANTEES/WARRANTY

20. ALL PLANTED AREAS SHALL BE MAINTAINED FOR A PERIOD OF SIXTY DAYS FOLLOWING WRITTEN ACCEPTANCE BY OWNER'S REPRESENTATIVE. LANDSCAPE CONTRACTOR WILL GUARANTEE ALL PLANT MATERIAL (INCLUDING BUT NOT LIMITED TO TREES, SHRUBS, GROUNDCOVER, AND GRASSES) FOR A PERIOD OF ONE FULL YEAR FOLLOWING FINAL ACCEPTANCE OF THE LANDSCAPE INSTALLATION BY THE OWNER'S AUTHORIZED REPRESENTATIVE. IN BIDDING AND INSTALLING THE PLANT MATERIAL SPECIFIED ON THESE PLANS, THE LANDSCAPE CONTRACTOR AGREES THAT THE PLANT MATERIAL SPECIFIED IS SUITABLE TO THE PROJECT SITE. FURTHERMORE, THE LANDSCAPE CONTRACTOR AGREES TO HONOR THE WARRANTY AND, IF NECESSARY, REPLACE SPECIES WITH A MORE HARDY PLANT TYPE IF DEEMED NECESSARY DUE TO EXCESSIVE DIE OUT. IF THE LANDSCAPE CONTRACTOR DOES NOT BELIEVE CERTAIN PLANT MATERIAL IS SUITABLE FOR THE SITE AND/OR ITS MICRO-CLIMATES, THE LANDSCAPE CONTRACTOR SHALL REQUEST TO MAKE PLANT MATERIAL SUBSTITUTIONS IN WRITING TO THE LANDSCAPE ARCHITECT PRIOR TO THE START OF INSTALLATION. PROPOSED SUBSTITUTIONS WILL RESULT IN NO ADDED COST.



PLANT LEGEND

SYM.	QNT.	BOTANICAL NAME/COMMON NAME	MIN. SIZE
		DECIDUOUS TREES	
	3	ACER RUBRUM 'BOWHALL'/BOWHALL MAPLE	2.5" CAL.
	6	MALUS 'INDIAN SUMMER'/INDIAN SUMMER CRABAPPLE	1.0" CAL.
	2	PYRUS CALLERYANA 'CAPITAL'/CAPITAL PEAR	2.5" CAL.
	3	PYRUS CALLERYANA 'REDSPIRE'/REDSPIRE PEAR	2.5" CAL.
		EVERGREEN TREES	
	4	PINUS NIGRA/AUSTRIAN PINE	10' MIN. HT.
	3	PINUS SYLVESTRIS/SCOTCH PINE	10' MIN. HT.
		SHRUBS	
B	6	BERBERIS T. 'CRIMSON PYGMY'/DWARF JAPANESE BARBERRY	2 GAL.
D	31	CORNUS SERICEA 'ISANTI'/REED TWIG DOGWOOD	1 GAL.
BB	2	EUONYMUS ALATUS 'COMPACTUS'/DWARF BURNING BUSH	5 GAL.
JE	8	EUONYMIS JAPONICUS 'GRANDIFOLIUS'/JAPANESE EUONYMUS	5 GAL.
F	2	FORSYTHIA X INTERMEDIA 'SPRING GLORY'/FORSYTHIA	5 GAL.
BJ	32	JUNIPERUS HORIZONTALIS 'BLUE CHIP'/BLUE CHIP JUNIPER	5 GAL.
M	64	MAHONIA REPENS/CREEPING MAHONIA	1 GAL.
P	16	PINUS MUGO PUMILIO/DWARF MOGO PINE	5 GAL.
R	24	ROSA X NOARE/RED GROUNDCOVER ROSE	2 GAL.
		PERENNIALS	
○	12	HEMEROCALLIS X STELLA DE ORO'/YELLOW DAYLILLY	1 GAL.
⊛	10	MISCANTHUS SINENSIS 'MORNING LIGHT'/MAIDEN GRASS	1 GAL.
⊙	16	SALVIA X SYLVESTRIS 'BLUE HILL'/MEADOW SAGE	1 GAL.
		KAWASAKI SITE NOT-A-PART	

LANDSCAPE DATA

SPORTSMOBILE AREA = 30,879 SQ. FT. (0.71 ACERS)
ZONING: COMMUNITY COMMERCIAL (CC)

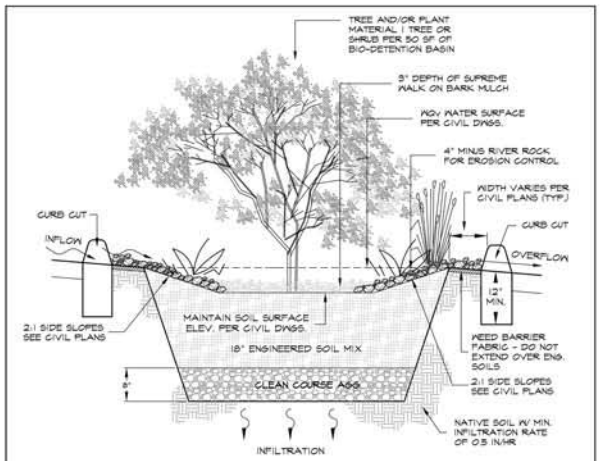
REQUIRED LANDSCAPE AREA = 4632 SQ. FT. (15% OF TOTAL SITE AREA)

PROVIDED LANDSCAPE AREA = 7,266 SQ. FT.

TREES REQUIRED = 18
- 15 (1 TREE PER 300 SF OF REQUIRED LANDSCAPE AREA)
- 3 (1 TREE PER 10 PARKING SPACES, 25 SPACES PROVIDED)

TREES PROVIDED = 21

SHRUBS PROVIDED: 250



BIO-RETENTION BASIN DETAIL

0 20' 40' 60'

Scale 1"=20'

Copyright ©2015 by LA Studio Nevada, LLC
All drawings and written material appearing herein shall not be duplicated, used or disclosed without written consent.

L.A. Studio Nevada
the landscape architecture studio
1552 C Street Sparks, NV 89431 (775) 323-2223 NV RLA #440
www.lastudionevada.com

REGISTERED LANDSCAPE ARCHITECT RYAN HANSEN 440 Expires 6/30/20 STATE OF NEVADA

Nevada

Landscape Planting Plan
Sportsmobile
Feld of Dreams
2355 MARKET STREET

Reno

No.	Revision Date

LA No.	15M-SO1-05-M
Designed:	RMH
Drawn:	KMK
Checked:	RMH
Date:	6/10/14

Sheet
L1
of
3