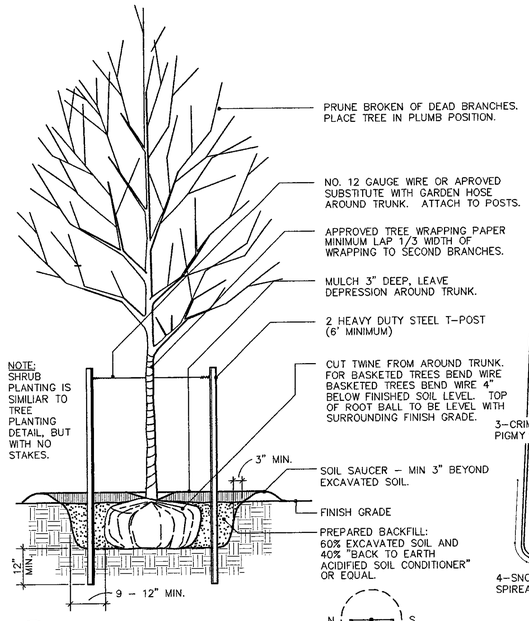
SPECIFICATIONS:

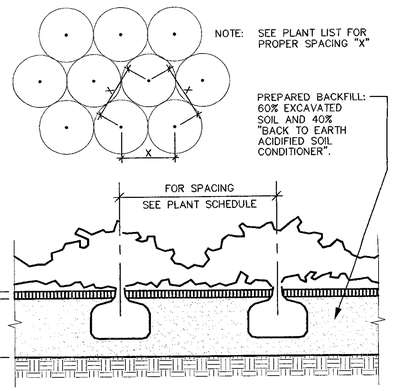
1. LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICE NECESSARY TO FURNISH AND INSTALL PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
2. WHEN CLAY SOIL IS ENCOUNTERED IN THE ESTABLISHMENT OF THE LAWN OR THE INSTALLATION OF THE PLANT MATERIAL IT SHALL BE IMPROVED IN ACCORDANCE WITH STANDARD TRADE PRACTICE, ie. ADDITION OF LIME, GYPSUM, ETC.
3. RE-ESTABLISH TURF IN ALL THE AREAS DISTURBED BY GRADING OR UTILITY TRENCHING IN THE R.O.W.
4. ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE-FREE, AND BE TYPICAL OF THE SPECIES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE AMERICAN ASSOCIATION OF NURSERYMAN'S "AMERICAN STANDARD OF NURSERY STOCK." OWNER RESERVES THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL ACCEPTANCE OF WORK, ANY AND ALL PLANTS WHICH IN THEIR OPINION FAIL TO MEET THESE SPECIFICATION REQUIREMENTS.
5. PLANTS DESIGNATED CONTAINER GROWN SHALL HAVE BEEN GROWN IN POTS, CANS OR BOXES FOR A MINIMUM OF SIX MONTHS AND A MAXIMUM OF TWO YEARS. THESE PLANTS SHALL BE REMOVED FROM CONTAINERS BEFORE PLANTING. PLANTS THAT APPEAR ROOT-BOUND SHALL BE ROOT PRUNED THROUGH THE USE OF A VERTICAL SLICING METHOD PRIOR TO PLANTING.
6. WRAP ALL TREE TRUNKS SPIRALLY WITH APPROVED WRAPPING MATERIAL FROM GROUND TO THE FIRST BRANCH. SECURELY TIE WRAPPING AT THE TOP AND BOTTOM WITH MASKING TAPE. TREES SHALL BE SUPPORTED IMMEDIATELY AFTER PLANTING IN THE MANNER SHOWN ON TREE PLANTING DETAIL.
7. AFTER PLANTING IS COMPLETED, REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE NATURAL HABIT OR SHAPE OR PLANT. MAKE CUTS FLUSH, LEAVING NO STUBS.
8. PLANTING BEDS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE.
9. GUARANTEE ALL SEED AREAS FOR 90 DAYS AFTER SUBSTANTIAL COMPLETION.
10. GUARANTEE TREES AND SHRUBS FOR ONE CALENDAR YEAR FOLLOWING PROVISIONAL ACCEPTANCE OF THE OVERALL PROJECT. DURING THE GUARANTEE PERIOD. PLANTS THAT DIE DUE TO NATURAL CAUSES OR THAT ARE UNHEALTHY OR UNSIGHTLY IN CONDITION, SHALL BE REPLACED BY THE CONTRACTOR. PLANTS USED FOR THE REPLACEMENT SHALL BE OF THE SAME VARIETY AND SIZE AS ORIGINALLY SPECIFIED IN THE PLANT SCHEDULE. REPLACEMENTS SHALL BE MADE WITHIN TWO DAYS OF REQUEST PENDING FAVORABLE SEASONAL PLANTING TIMES.
11. GUARANTEE WILL NOT BE ENFORCED SHOULD THE PLANT MATERIAL DIE DUE TO VANDALISM, OVER OR UNDER WATERING BY THE OWNER, IMPROPER MAINTENANCE PROCEDURES CARRIED OUT BY THE OWNER INVOLVING LAWN MOWER DAMAGE, OVER FERTILIZATION, ACTS NOT RELATED TO CONTRACTUAL RESPONSIBILITIES OF CONTRACTOR OR SIMILAR CIRCUMSTANCES BEYOND THE CONTROL OF THE CONTRACTOR.
12. REMOVE ALL RUBBISH, EQUIPMENT AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES. REMOVE SOIL OR DIRT THAT ACCUMULATED DURING OR AS A RESULT OF PLANTING OPERATIONS EACH DAY.
13. AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION AFTER ONE FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, FREE OF CHARGE TO THE OWNER.
14. LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES, TREE WRAP, AND REMOVE ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER FINAL ACCEPTANCE.
15. NO SUBSTITUTIONS SHALL BE ALLOWED WITHOUT APPROVAL.
16. ANY PLANTING BED ADJACENT TO WALKS OR CURBING SHALL HAVE THE GRADE TO A SUFFICIENT DEPTH TO ALLOW TOP OF THE MULCH TO MATCH THE TOP OF WALK OR CURBING.
17. FERTILIZER MILORGANITE, DISTRIBUTED UNIFORMLY AT THE RATE OF 1000 POUNDS PER ACRE.
18. PRIOR TO SEEDING, MOW, GRUB, RAKE ALL VEGETATION WHICH MIGHT INTERFERE AND REMOVE ALL DEBRIS FROM THE SITE. THROUGHLY TILL AREA AFTER PREPARATION, TO A DEPTH OF AT LEAST 6 INCHES.
19. SUBMIT TYPEWRITTEN INSTRUCTIONS RECOMMENDING PROCEDURES TO BE ESTABLISHED BY OWNER FOR MAINTENANCE OF LANDSCAPE WORK.
20. LABEL AT LEAST 1 TREE, 1 SHRUB, AND 1 GROUNDCOVER OF EACH VARIETY WITH A SECURELY ATTACHED WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTANICAL AND COMMON NAMES.
21. PLANT TREES, SHRUBS AND GROUNDCOVERS DURING NORMAL SEASON FOR SUCH SUCH WORK. DO NOT PLANT IN FROZEN GROUND.
22. MAINTAIN PLANT MATERIAL UNTIL FINAL ACCEPTANCE BY OWNER. MAINTENANCE CONSISTS OF SPRAYING, PRUNING, WATERING AND WEEDING, AS REQUIRED FOR HEALTHY GROWTH. REMOVE AND REPLACE PLANT MATERIAL FOUND TO BE DEAD OR IN AN UNHEALTHY CONDITION.

GENERAL NOTES: (IRRIGATION SYSTEM)

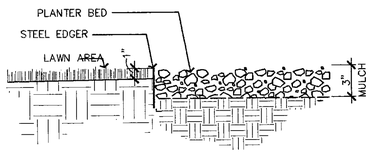
1. AUTOMATIC SPRINKLER SYSTEM TO BE FURNISHED AND INSTALLED FOR ALL PLANT/GRASS AREAS. IRRIGATION SYSTEM SHALL BE DESIGN, FURNISHED & INSTALLED BY G.C's LANDSCAPE CONTRACTOR. G.C. TO COORDINATE UTILITY REQ'S. & LOCATION OF EQUIP., PIPING SLEEVES, TIMER, ETC. WITH LANDSCAPE CONTRACTOR.
2. PLANS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW. SUBMITTALS SHALL INCLUDE IRRIGATION DESIGN DRAWINGS AND MANUFACTURER'S TECHINICAL DATA SUFFICIENT TO EXHIBIT THE CONTRACTOR'S INTENDED SYSTEM DESIGN. PLANS SHALL BE TO SCALE AND WELL DRAWN. QUANTITIES AND TYPES OF HEADS, VALVES AND CONTROLLER SHALL BE LISTED. SUBMIT PROJECT RECORD (AS BUILT) DRAWINGS PROVIDING A PERMANENT RECORD OF THIS WORK AT COMPLETION OF THE PROJECT.
3. THE IRRIGATION CONTRACTOR SHALL COORDINATE WORK WITH THE ELECTRICAL CONTRACTOR.
4. VERIFY EXISTING STATIC PRESSURE PRIOR TO DESIGNING THE SYSTEM. THE CITY WATER SUPPLY WILL BE THE SOURCE OF WATER FOR THE SYSTEM.
5. COORDINAT IRRIGATION SYSTEM INSTALLATION WITH LANDSCAPE WORK.
6. THE IRRIGATION SYSTEM IS TO BE DESIGNED WITH RAIN BIRD SPRINKLER MANUFACTURING CO. OR EQUAL PRODUCTS AND MATERIALS. OTHER MANUFACTURERS AS APPROVED BY ARCHITECT.



B **TREE STAKING DTL.**
NO SCALE



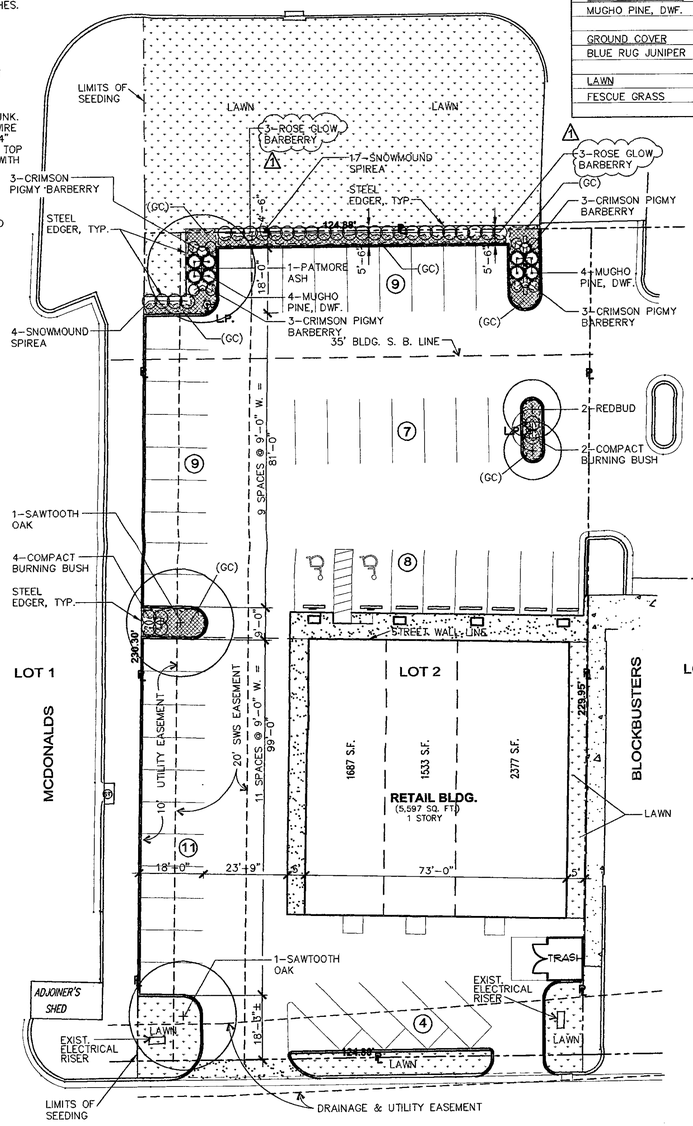
C **GROUND COVER PLANTING DTL.**
NO SCALE



D **EDGER DTL.**
NO SCALE

GENERAL NOTES: (IRRIGATION SYSTEM, CONT.)

7. COORDINATE LOCATION OF THE CONTROLLER WITH THE OWNER.
8. INSTALL BACKFLOW PRVENTER, SHUT OFF VALVE AND MANUAL DRAIN VALVE PER LOCAL PLUMBING CODES. PROVIDE PLASTIC TRUNCATED ENCLOSURE FOR THE BACKFLOW PREVENTER AS PROVIDED BE THE MANUFACTURER.
9. PROVISIONS SHALL BE MADE TO WINTERIZE THE PIPING SYSTEM.



A **LANDSCAPE PLAN**
1" = 20'-0"

NORTH

LEGAL DESCRIPTION:
Lot 2, "TIMBER RIDGE 4th ADDITION",
Wichita, Sedgwick County, Kansas

PLANT SCHEDULE

COMMON NAME	BOTANICAL NAME	SIZE	COND.	REMARKS
SHADE TREE				
PATMORE ASH	Fraxinus pennsylvanica 'Patmore'	2" CAL.	B & B	
SAWTOOTH OAK	Quercus acutissima	2"	B & B	
ORNAMENTAL TREE				
REDBUD	Cercis canadensis	1" CAL.	B & B	
DECIDUOUS SHRUBS				
CRIMSON PIGMY BARBERRY	Berberis thunbergi atropurpurea nana	18" HT.	CONT.	
ROSE GLOW BARBERRY	Berberis atropurpurea 'Rose Glow'	18"	CONT.	
SNOWMOUND SPIREA	Spirea nipponica 'Snowmound'	18"	CONT.	
COMPACT BURNING BUSH	Euonymus alatus compacta	18"	CONT.	
EVERGREEN SHRUB				
MUGHO PINE, DWF.	Pinus mugho mughus	18" HT.	CONT.	
GROUND COVER				
BLUE RUG JUNIPER	Juniperus horizontalis 'Wiltoni'	1 GAL.	CONT.	30" O.C.
LAWN				
FESCUE GRASS	-----	-----	SEED	

GENERAL NOTES:

1. ALL TREE/SHRUB PLANT HOLES AND GROUND COVER BEDS ARE TO HAVE A SOIL MIX CONSISTING OF 60% EXCAVATED SOIL AND 40% "BACK TO EARTH ACIDIFIED SOIL CONDITIONER".
2. ALL TREES TO BE STAKED, PRUNED, AND MULCHED. REFER TO B/L-1 FOR TREE PLANTING DETAIL.
3. ALL TREE, SHRUB AND GROUND COVER PLANTER BEDS ARE TO HAVE 3" OF CYPRESS CHIP MULCH.
4. USE TRIANGULAR SPACING FOR GROUND COVER PLANTINGS. REFER TO C/L-1 FOR GROUND COVER PLANTING DTL.

   ALL TREES WITH BROKEN LEADERS WILL NOT BE ACCEPTABLE.
6. GUY WIRES AND TREE WRAPPING TO REMAIN A MINIMUM OF ONE YEAR. OWNER TO REMOVE.
7. CONSULT LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE FOR TAGGING ACCEPTABLE TREE STOCK AT THE NURSERY OR STOCK IN THE GROWING FIELD PRIOR TO DIGGING.
8. ALL TREE LOCATIONS TO ARE BE STAKED FOR APPROVAL PRIOR TO PLANTING OPERATIONS.
9. STEEL EDGER BY "PROSTEEL, INC." EDGER TO BE 10 GAUGE (1/8" X 4" HIGH) AND PAINTED GREEN. INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS. TOP OF EDGER TO ALIGN W/ TOP SIDEWALK/CURB WHERE OCCURS. GRADE TO BE 1" BELOW TOP OF EDGER ON LAWN SIDE. REFER TO DTL. D/L-1.
11. BRANCHING HEIGHT FOR SHADE TREES TO BE 6 FEET +/- ABOVE FINISH GRADE.
12. SEED AND SOD FOR LAWN AREAS TO BE TOP QUALITY FINE BLADE FESCUE BLEND LOCALLY GROWN.
13. VERIFY ALL UTILITY LOCATIONS PRIOR TO INSTALLATION OF PLANT MATERIAL. CALL KS ONE-CALL SYSTEM @ (687-2470) 48 HOURS IN ADVANCE. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO EXISTING UTILITIES.

LANDSCAPE ORDINANCE CALCULATIONS

LANDSCAPED STREET YARD
125 21st Street Frontage
x 8 Sq. Ft. Factor
1000 Sq. Ft. Total landscape streetyard req'd.

1,000 sq. ft.
+500 sq. ft. factor
2 trees req'd. in street yard

2 trees are provided

SIDE AND REAR YARD BUFFERS
No buffers req'd.

PARKING LOT SCREENING AND LANDSCAPING
Parking lots are screened w/ shrubs

Parking Lot Trees
48 Total stalls
÷20 (one tree per 20 spaces)
2.4 or say 3 trees req'd. for parking lot.

(One-half of the req'd. street yard trees may be used to fulfill parking lot tree requirement)

One-half of 2 street yard trees = 1

3 total parking lot trees req.d.
-1 (one half street yard trees)
2 shade trees req'd as parking lot trees.

2 shade trees provide.

LEGEND

- SHADE TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- GROUND COVER (G.C.) ⚠1
- LAWN

DP-197 Parcels
LANDSCAPE PLAN
APPROVED 07/16/01 BY DG
MAPD Cap 10 of 12

SUBWAY

TENANT STRIP CENTER
21st STREET & MAIZE RD.
WICHITA, KANSAS

THE DESIGN AND DETAILS DISCLOSED HEREIN ARE THE EXCLUSIVE PROPERTY OF WINTER ARCHITECTS INC. AND SHALL NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT ITS PRIOR WRITTEN CONSENT.

DAN WINTER, ARCHITECT

DAN WINTER ARCHITECTS
1024 EAST FIRST STREET
WICHITA, KS 67214
PH. 316-267-7142
FAX 267-6224

REGISTERED LANDSCAPE ARCHITECT
BRIAN W. HOLLIS
283
STATE OF KANSAS

DATE
MAY 19, 2001
JUNE 22, 2001

TITLE
LANDSCAPE PLAN

SHEET NO.
L-1