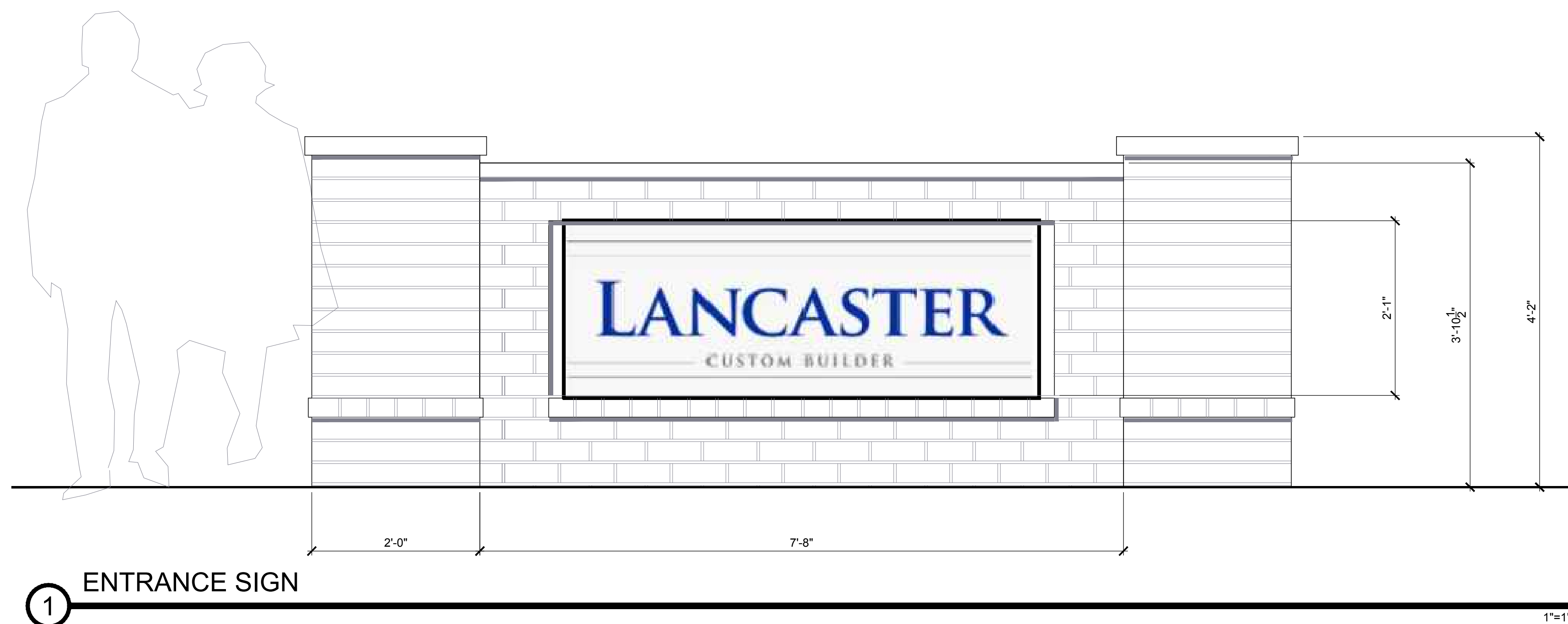




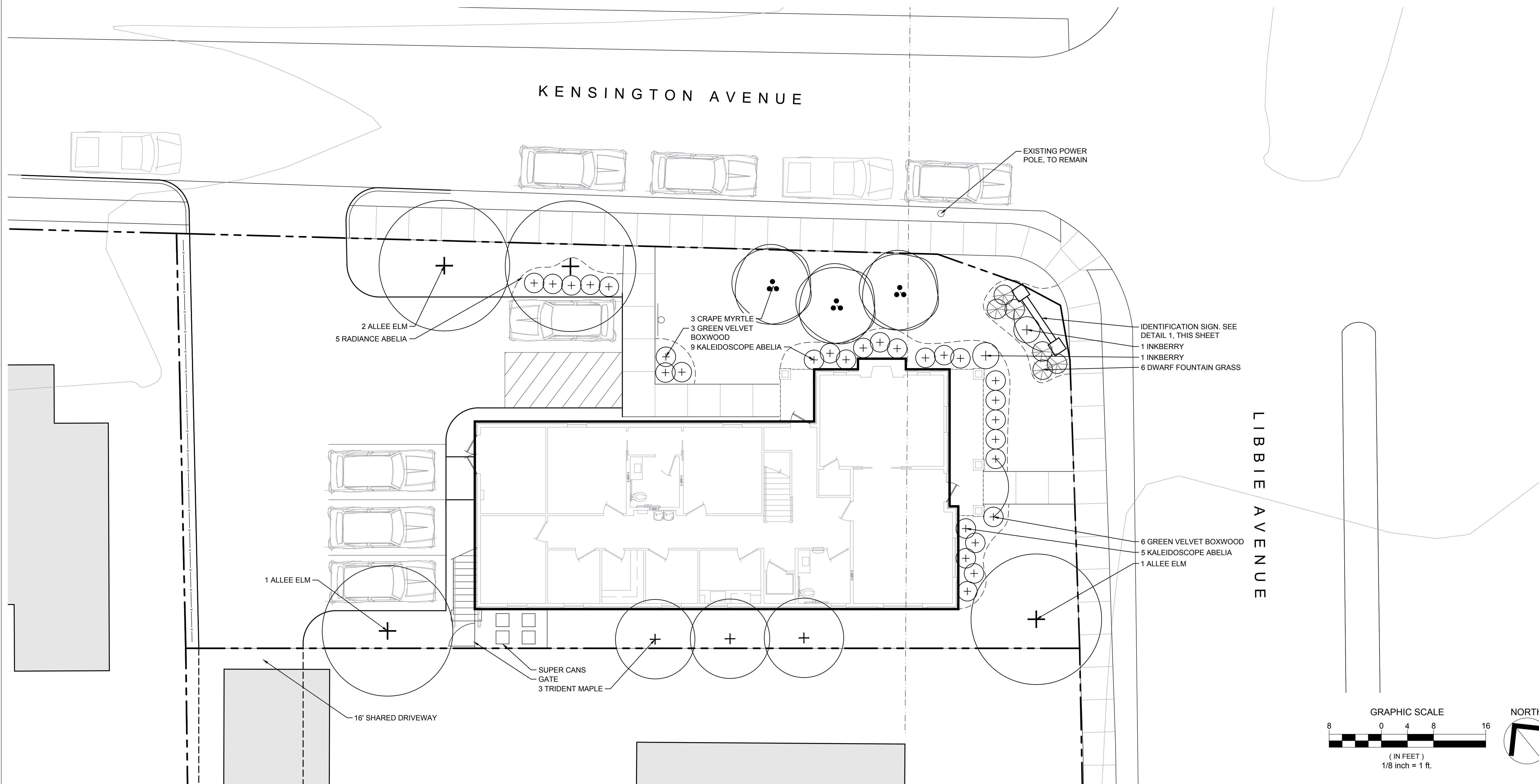
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KENSINGTON AVENUE

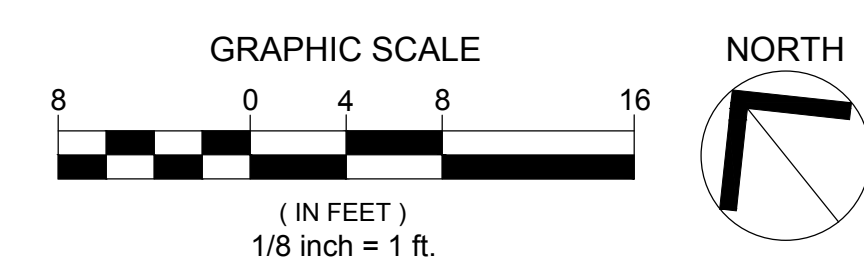


REVISIONS:

1.	CITY COMMENTS	05/20/2021
No.	Description	Date

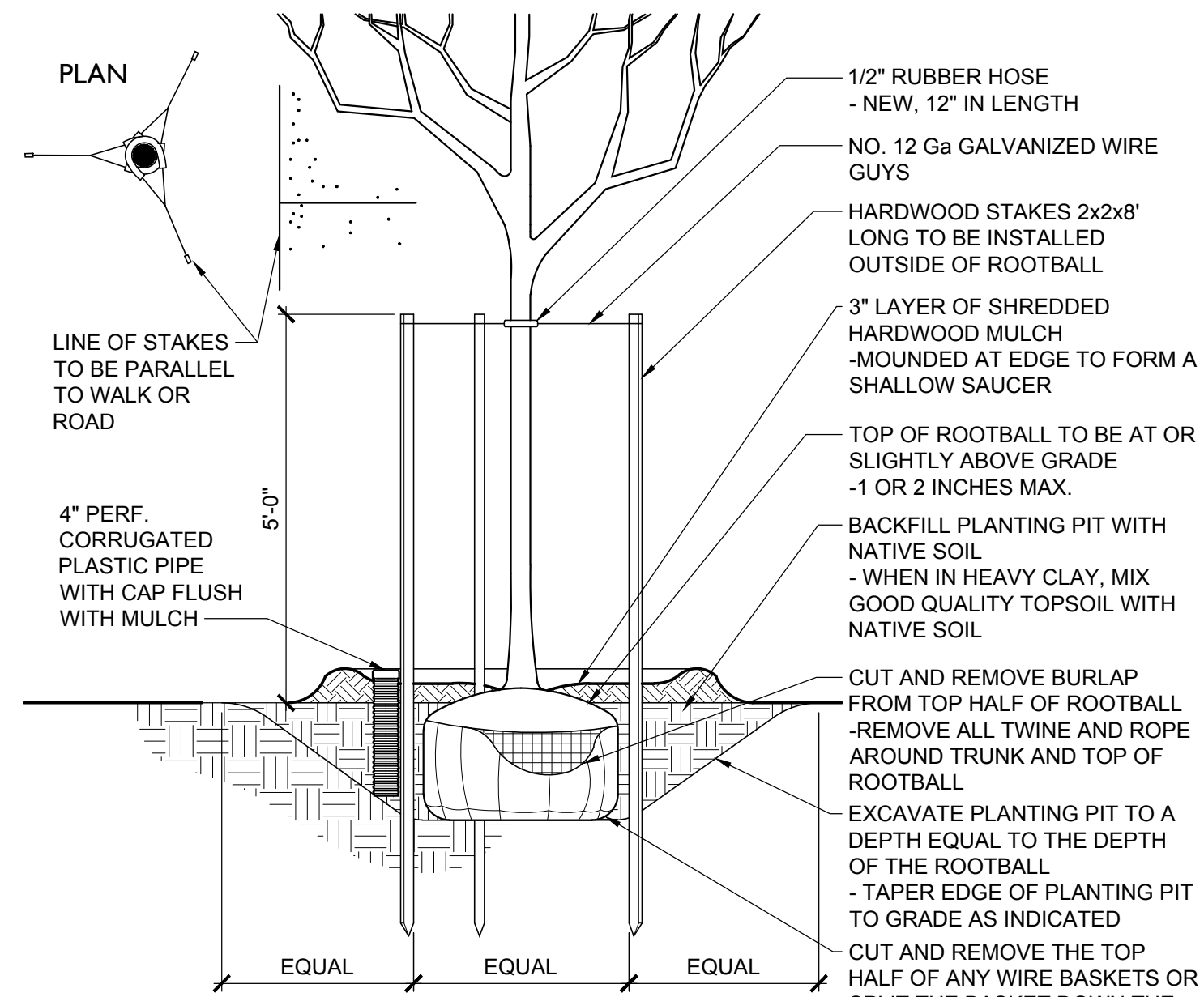
SITE LAYOUT AND PLANTING PLAN

Designed By:	RJB
Drawn By:	JCG
Checked By:	RJB
QA/QC By:	RJB
Date:	MARCH 24, 2021
Project Number:	19118.00
Sheet Number:	L1.00



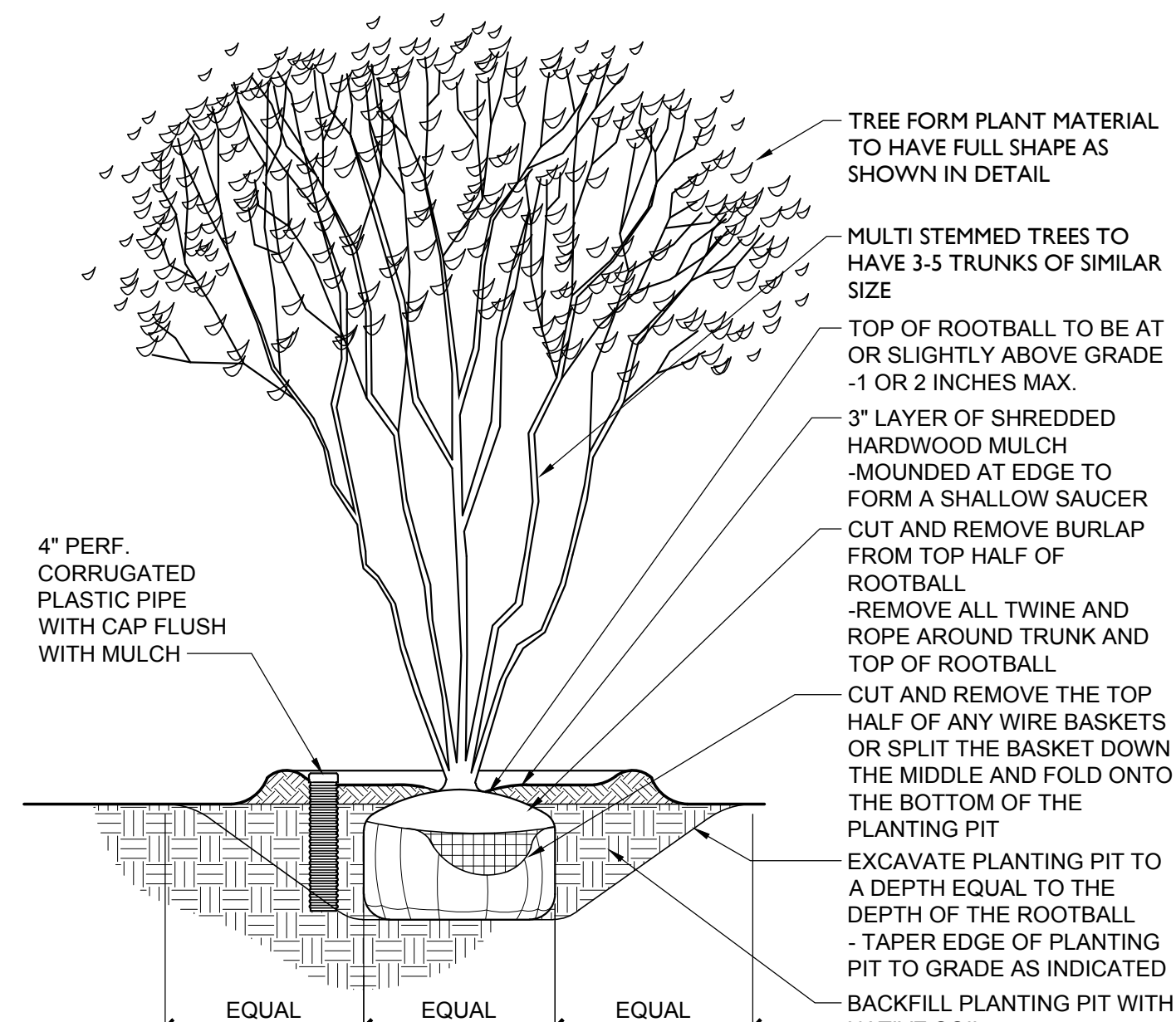
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PLANTING DETAILS



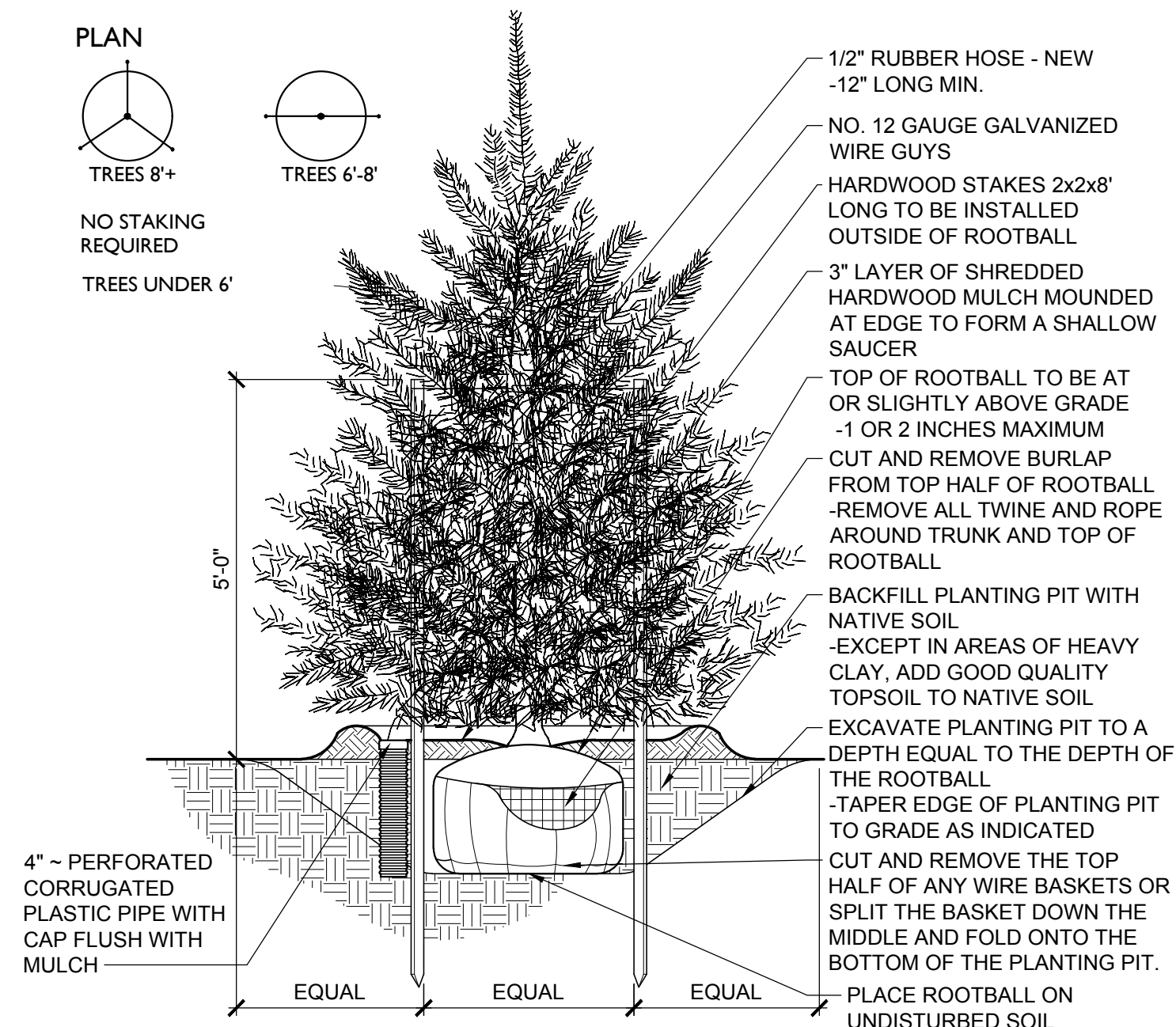
A DECIDUOUS TREE STAKING DETAIL

NOT TO SCALE



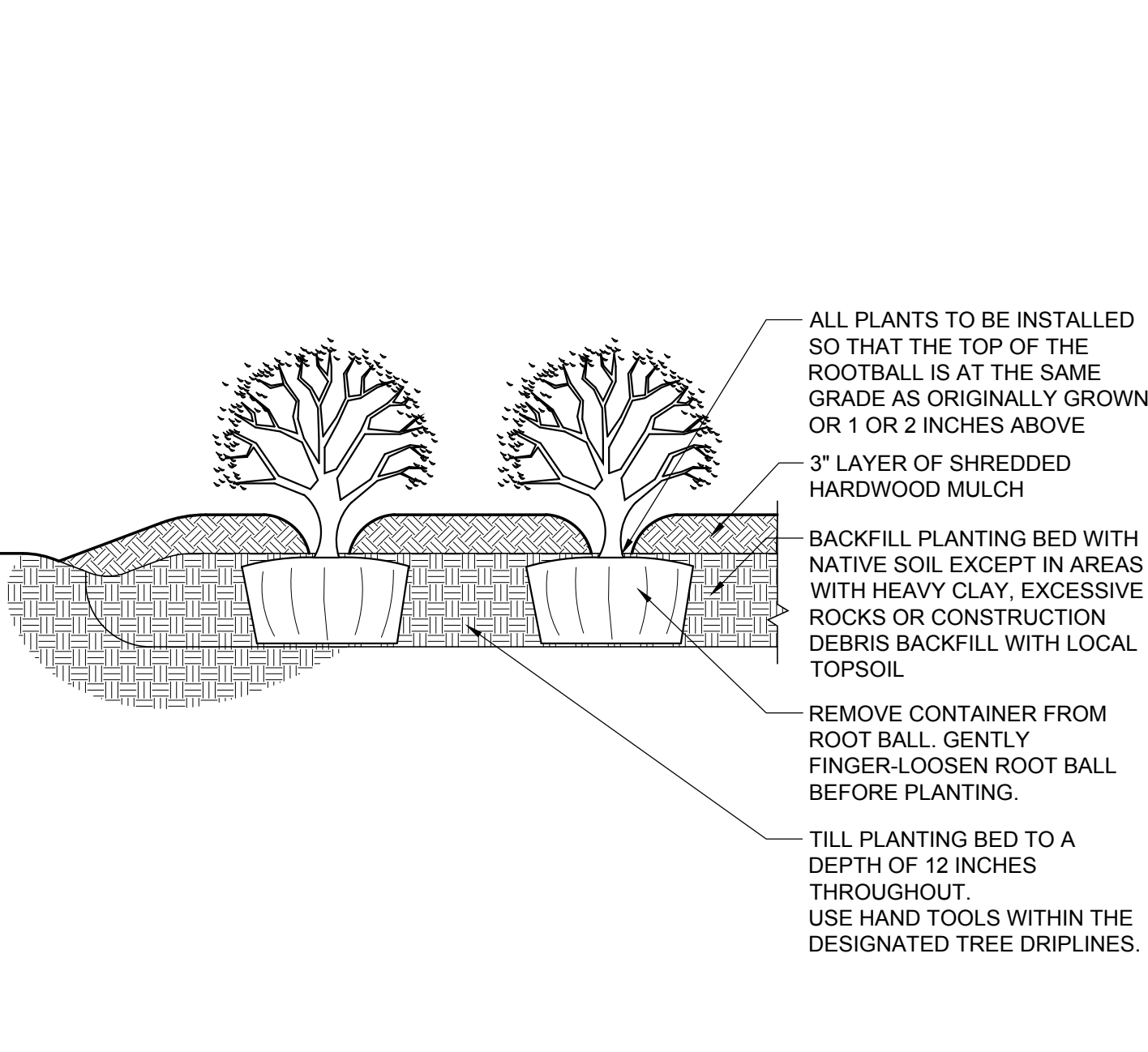
B MULTI-STEM TREE PLANTING DETAIL

NOT TO SCALE



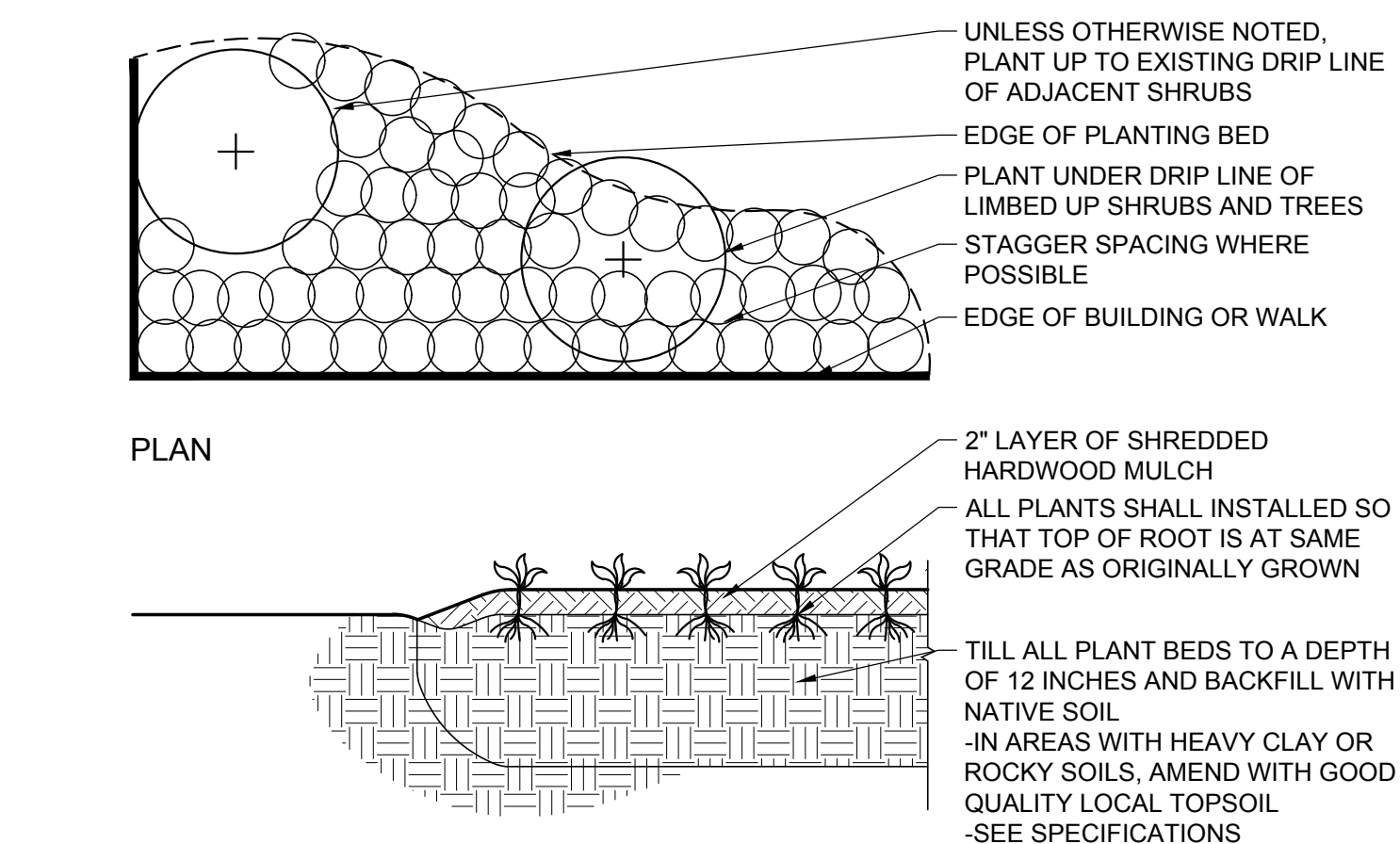
C EVERGREEN TREE STAKING DETAIL

NOT TO SCALE



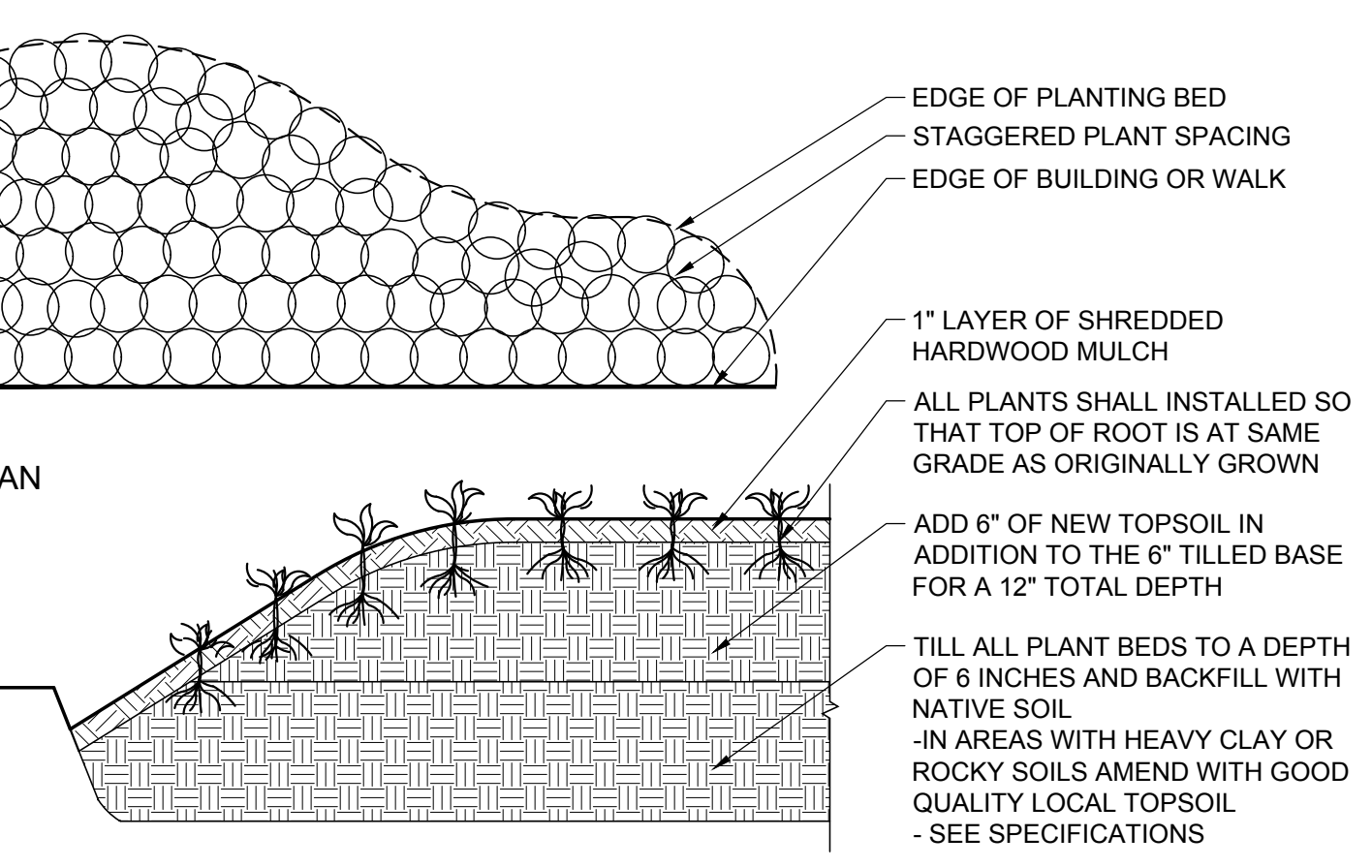
D SHRUB PLANTING DETAIL

NOT TO SCALE



E GROUNDCOVER PLANTING BED DETAIL

NOT TO SCALE



F FLOWER BED PLANTING DETAIL

NOT TO SCALE

PLANT MATERIAL SCHEDULE

QUANTITY	BOTANICAL NAME	COMMON NAME	SPACING	CALIPER	HEIGHT	ROOT TYPE	DETAIL	REMARKS
TREES								
4	ULMUS PARVIFOLIA 'ALLEE'	ALLEE ELM	AS SHOWN	2.5"		B&B	A	
3	ACER BUERGERIANUM	TRIDENT MAPLE	AS SHOWN		10'-12'	B&B	A	
3	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	AS SHOWN		8-10'	B&B	B	
SHRUBS								
14	ABELIA X GRANDIFLORA 'KALEIDOSCOPE'	KALEIDOSCOPE ABELIA	AS SHOWN			3 GAL.	D	
5	ABELIA X GRANDIFLORA 'RADIANCE' PP #21,929	RADIANCE ABELIA	AS SHOWN			3 GAL.	D	
2	ILEX GLABRA	INKBERRY	AS SHOWN			3 GAL.	D	
9	BUXUS X 'GREEN VELVET'	GREEN VELVET BOXWOOD	AS SHOWN			3 GAL.	D	
ORNAMENTAL GRASSES, & PERENNIALS								
6	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	AS SHOWN			1 GAL.	D	

PLANTING NOTES:

- CONTRACTOR SHALL VERIFY PLANT MATERIAL QUANTITIES SHOWN ON PLAN WITH TOTALS IN PLANTING SCHEDULE. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO FINAL BIDDING. UNIT PRICES SHALL BE SUBMITTED AS PART OF FINAL BID.
- ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE FULL YEAR TO BE IN A HEALTHY GROWING CONDITION. PLANT MATERIALS WHICH DO NOT FULFILL THIS GUARANTEE SHALL BE REPLACED AT NO COST TO THE OWNER. REPLACEMENT SHALL BE GUARANTEED THROUGHOUT THE ORIGINAL GUARANTEE PERIOD. PLANTS THAT DIE SHALL BE REPLACED IMMEDIATELY.
- CONTRACTOR IS RESPONSIBLE FOR WATERING ALL PLANT MATERIAL DURING INSTALLATION AND UNTIL FINAL INSPECTION AND ACCEPTANCE BY OWNER. CONTRACTOR SHALL NOT ASSUME IRRIGATION SYSTEM IS FULLY OPERATIONAL AT COMPLETION OF PLANTING INSTALLATION.
- CONTRACTOR RESPONSIBLE FOR CONTACTING MISS UTILITY PRIOR TO BEGINNING OF CONSTRUCTION FOR LOCATION OF ALL UTILITY LINES. TREES SHALL BE LOCATED A MINIMUM OF 5 FEET FROM SEWER/WATER CONNECTIONS. NOTIFY LANDSCAPE ARCHITECT IF ANY CONFLICTS OCCUR.
- THE LANDSCAPE ARCHITECT IS THE OWNERS REPRESENTATIVE AND SHALL BE THE APPROVING AUTHORITY FOR INFORMATION PROVIDED IN THESE PLANS AND SPECIFICATIONS.
- ALL PLANT MATERIALS, TOPSOIL, MULCH, FERTILIZERS, SOIL AMENITIES, PLANTING SUPPLIES AND METHODS SHALL BE SUBJECT TO LANDSCAPE ARCHITECTS APPROVAL. REJECTED MATERIALS SHALL BE REMOVED FROM THE SITE WITHOUT DELAY.
- ALL PLANT MATERIALS AND PLANTING METHODS SHALL CONFORM TO A.A.N. STANDARDS.
- CONTRACTOR SHALL LAYOUT AND MARK LOCATION FOR ALL PLANT MATERIAL, PLANTING, AND IMPROVEMENTS SHOWN AND REQUEST IN FIELD APPROVAL FROM LANDSCAPE ARCHITECT.
- BEDS TO CONTAIN SHRUBS OR GROUND COVER SHALL BE TILLED TO A DEPTH OF 6" AND THE SOIL CONDITIONED BY ADDING CLEAN, WELL ROTTED MANURE. IF EXISTING SOIL IS CONSIDERED TO BE UNUSABLE BY OWNER, BEDS SHALL BE TREATED TO ELIMINATE WEEDS AND WEED SEEDS.
- ALL PLANTING BED AREAS SHALL BE COVERED WITH A 3" MINIMUM LAYER OF MEDIUM TEXTURE SHREDDED HARDWOOD MULCH UNLESS OTHERWISE NOTED.
- ALL SUBSTITUTIONS OF PLANT MATERIAL SHALL BE REQUESTED IN WRITING TO THE LANDSCAPE ARCHITECT AND APPROVED IN WRITING BY THE OWNER.
- ALL PLANTING OPERATIONS SHALL BE UNDER THE SUPERVISION OF AN EXPERIENCED PLANTSMAN.
- LANDSCAPE ARCHITECT RESERVES THE RIGHT TO SELECT PLANT MATERIALS IN THE NURSERY.
- FOR TREES BALLED IN WIRE BASKETS, CUT AND REMOVE TOP AND SIDES OF BASKET AFTER INSTALLATION.
- LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS AND MATERIALS THAT ARE IN AN UNHEALTHY OR UNSIGHTLY CONDITION, AS WELL AS PLANTS AND MATERIALS THAT DO NOT CONFORM TO A.A.N. STANDARDS. SEE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1-(CURRENT EDITION).
- SOIL SHALL BE FREE OF ALL WEEDS.
- PLANT SIZES, QUANTITIES, AND SPECIES WILL BE CHECKED BY COUNTY INSPECTION FOR COMPLIANCE WITH PLANT SCHEDULE AS APPROVED BY THE COUNTY. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR DELAY IN ISSUANCE OF CERTIFICATE OF OCCUPANCY BY THE COUNTY RESULTING FROM UNAUTHORIZED SUBSTITUTIONS OR DOWNSIZING.
- UPON COMPLETION OF LANDSCAPE INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR WHO WILL VERIFY COMPLETENESS, INCLUDING THE REPLACEMENT OF ALL DEAD PLANT MATERIAL, AND SCHEDULE A FINAL INSPECTION FOR ACCEPTANCE BY OWNER.
- THE ONE YEAR GUARANTEE PERIOD SHALL BEGIN UPON THE OWNER'S APPROVAL AND ACCEPTANCE OF THE PLANTING INSTALLATION. THE OWNER SHALL ASSUME RESPONSIBILITY FOR MAINTENANCE INCLUDING WATERING, WEEDING, PEST CONTROL, AND FERTILIZATION.
- CONTRACTOR SHALL REMOVE STAKING FROM TREES AT THE END OF THE ONE YEAR WARRANTY PERIOD.

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LANCASTER OFFICE BUILDING

706 Libbie Avenue
RICHMOND VA 23226

REVISIONS:

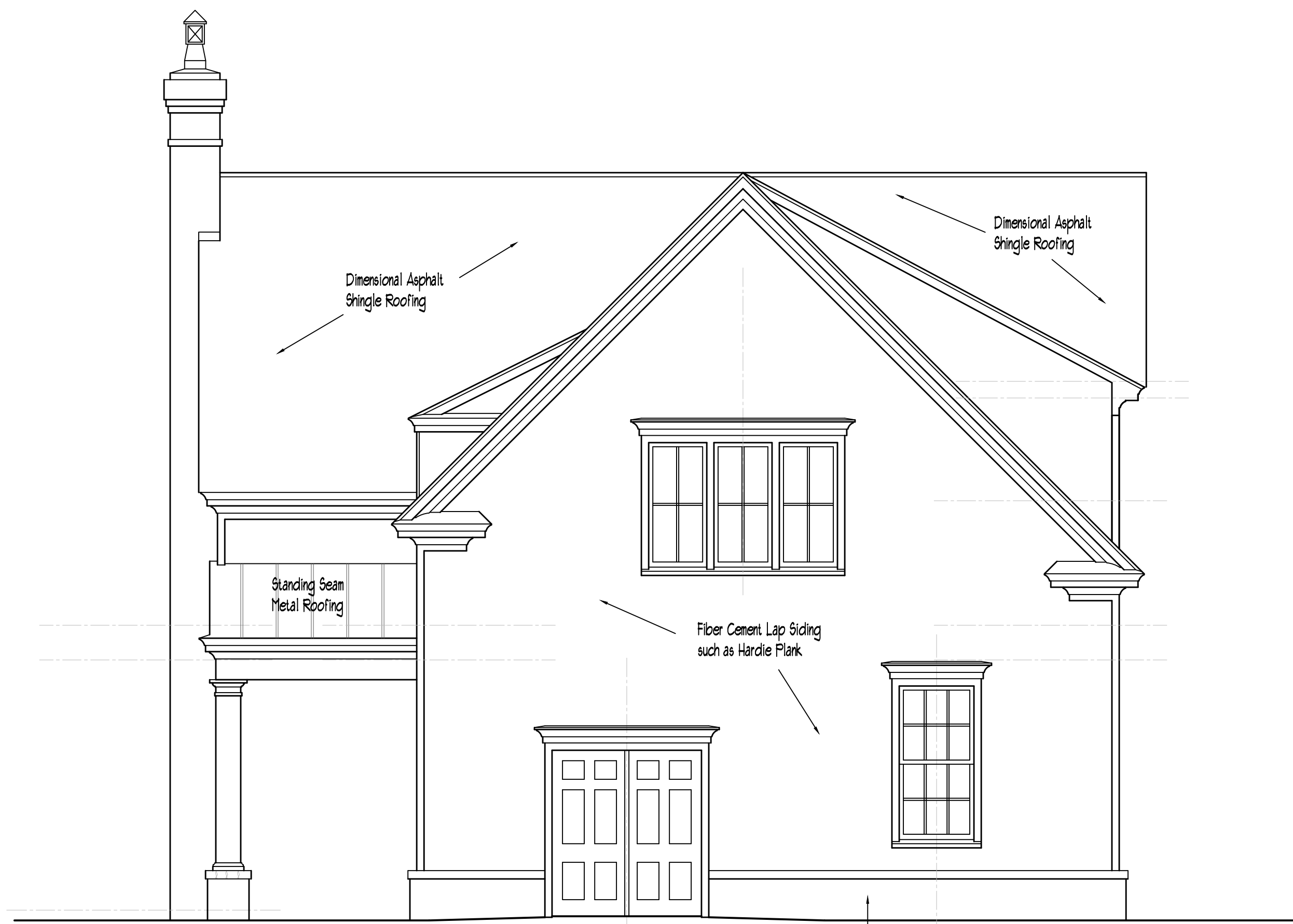
No.	Description	Date
1.	CITY COMMENTS	05/20/2021

No.	Description	Date

PLANTING SCHEDULE, DETAILS AND NOTES

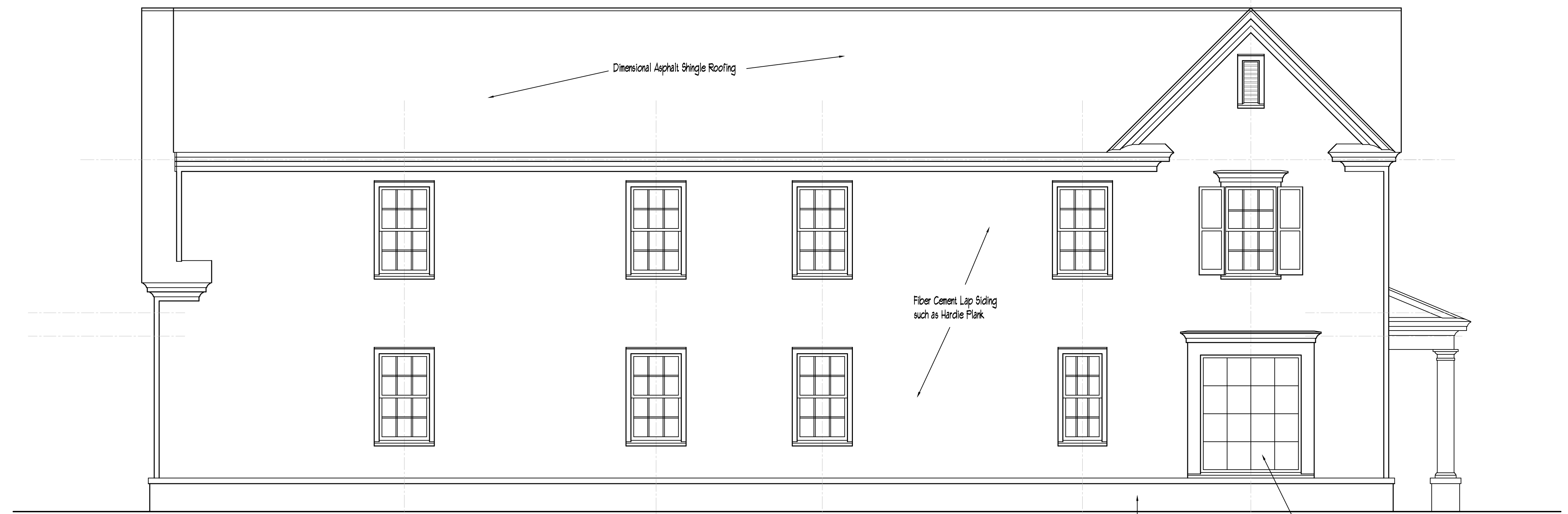
Designed By:	RJB
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Rear Elevation

1/4" = 1'-0"



Left Side Elevation

1/4" = 1'-0"



Front Elevation

(Libbie Avenue Elevation)

1/4" = 1'-0"



Right Side Elevation

(Kensington Avenue Elevation)

1/4" = 1'-0"

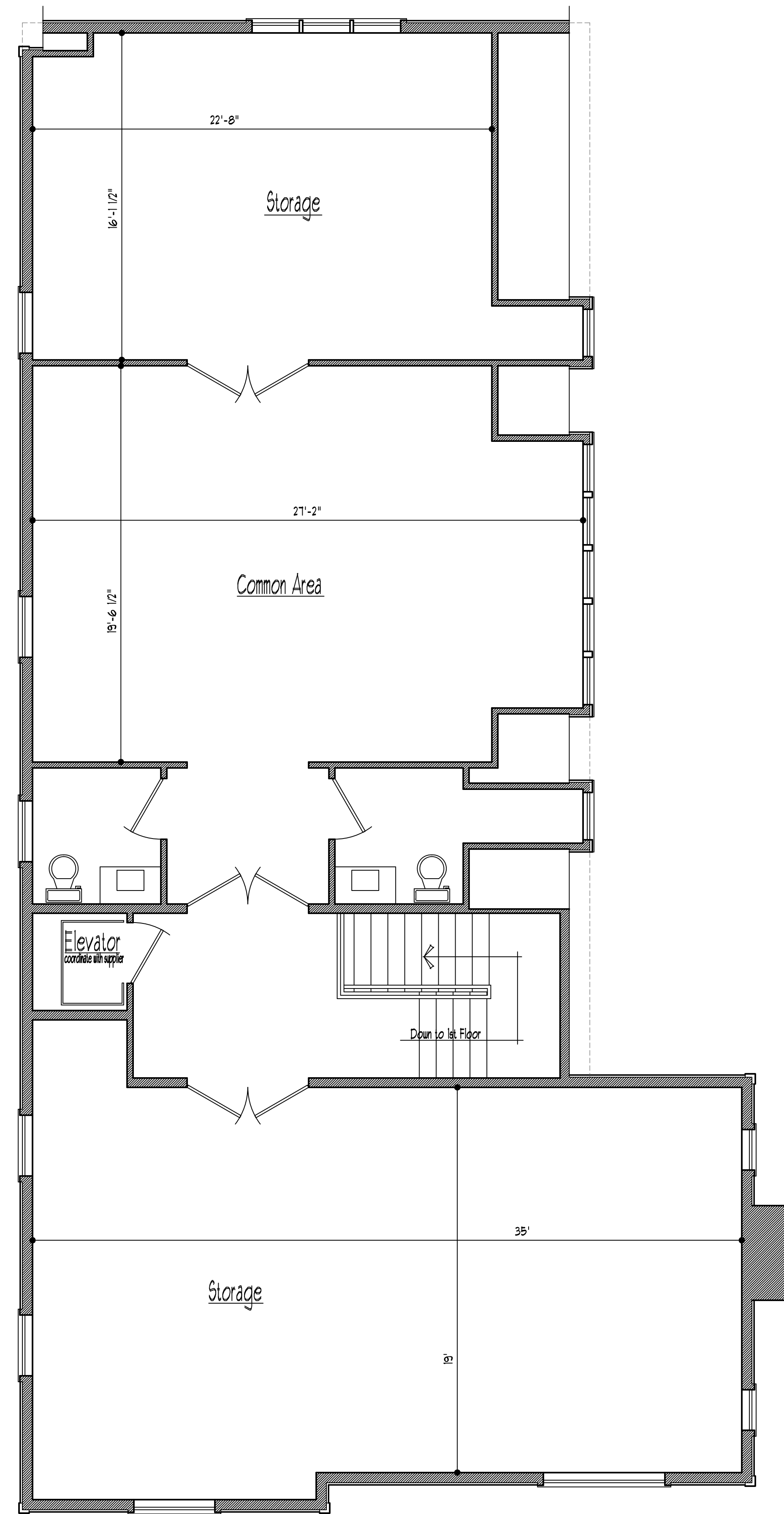
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 804/432-6688 markwhitelc@gmail.com
 markwhitearchdesign.com

12/20/2019
 2/10/2020
 2/2/2021
 2/19/2021

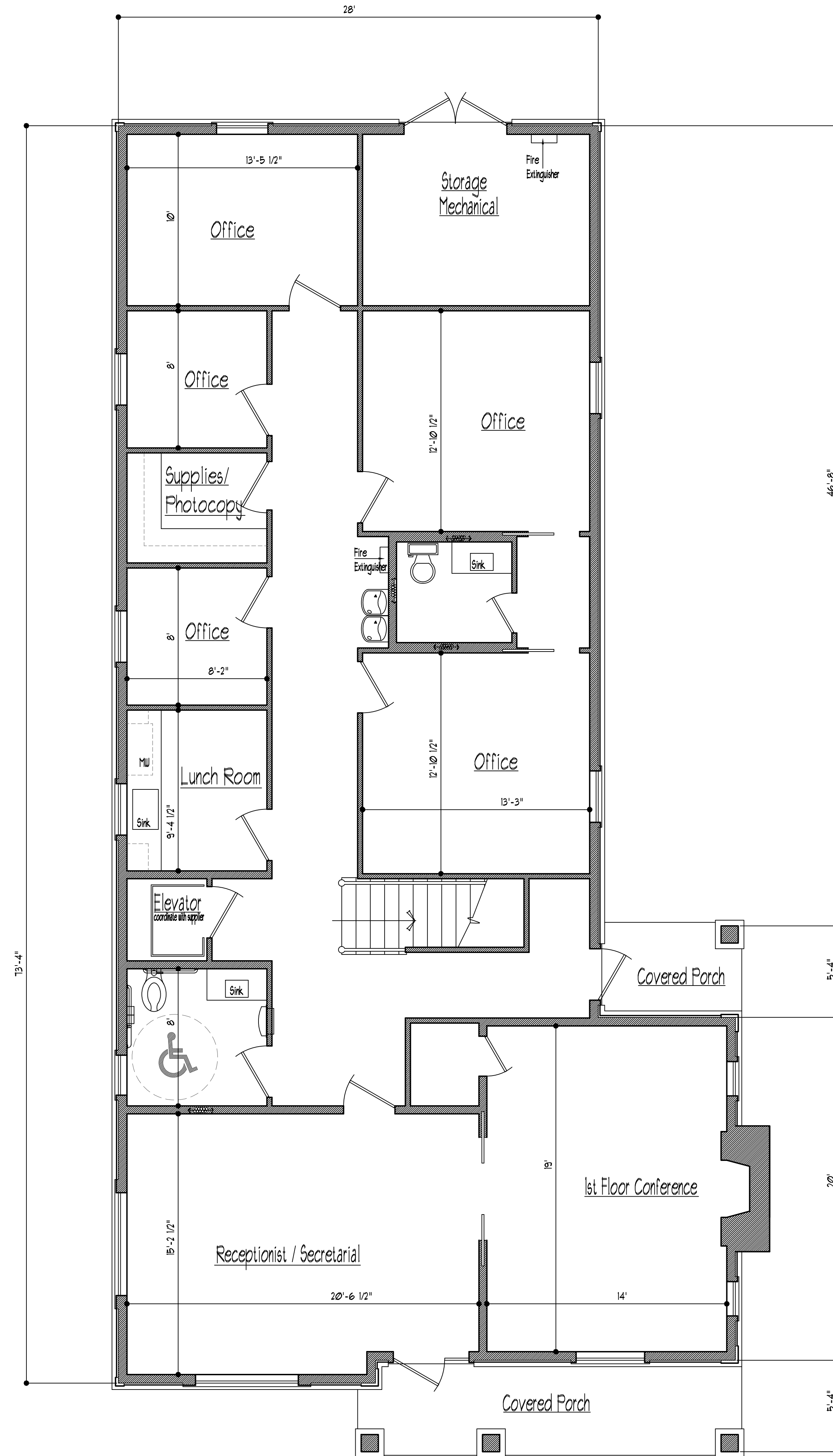
New Office Building for:
 Lancaster Custom Builder
 106 Libbie Avenue -- Richmond, Va. 23226

Review -- 2/19/2021

Preliminary Concept "B"



Proposed Second Floor Plan
 1/4" = 1'-0"
 9'-1/2" ceiling height



Proposed First Floor Plan
 1/4" = 1'-0"
 10'-1/2" ceiling height

Square Feet	
First Floor	3000
Second Floor	2010
Total	5010

Review -- 2/19/2021

Preliminary Concept "B"

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