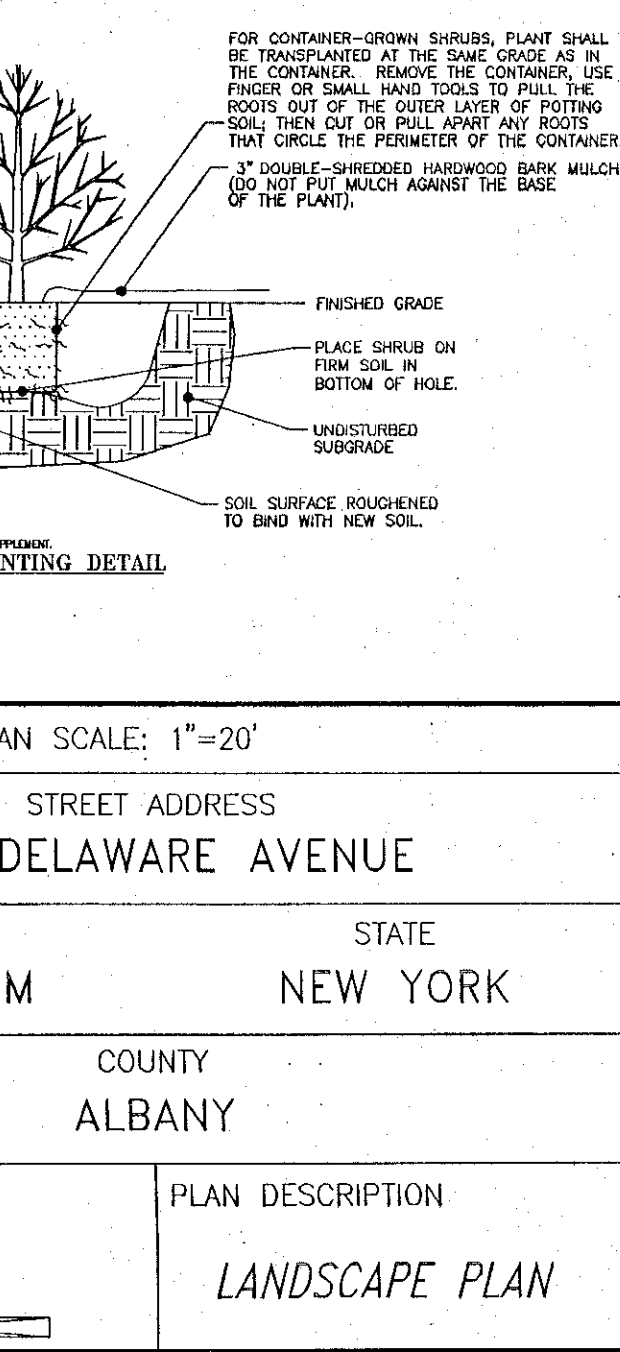


LANDSCAPE SPECIFICATIONS

1. **SOIL OF WORKS:**
A. THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, PERMANENT SEEDING OR SOILING, PLANTING AND MULCHING INCLUDING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR.
2. **MATERIALS:**
A. **GENERAL:** ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS.
B. **TOPSOIL:** NATURAL, FINE, LOAM, LOW IN SAND, ORGANIC CONTENT NOT LESS THAN 5%, A PH RANGE BETWEEN 4.5-7.0, IT SHALL BE FREE OF STONES, ROCKS, LIMBS, OR OTHER FOREIGN MATTER, WEEDS, ROOTS, VEGETABLE MATTER AND CLAY CLODS.
C. **LAWN:** ALL DISTURBED AREAS SHALL BE TREATED WITH A MINIMUM 4" THICK LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL GOVERNMENT OF CLIENT AND SEEDED OR SOILED IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS INDICATED ON THIS SHEET.
D. **LAWN SEED:** MUST BE FRESH, CLEAN NEW CRIMP SEED.
E. **SOIL:** SHALL BE STRONGLY ROOTED, WEED AND DISEASE-FREE WITH A UNIFORM THICKNESS. SOIL INSTALLED ON SLOPES GREATER THAN 4:1 SHALL BE FROGGED TO HOLD SOIL IN PLACE.
F. **MULCH:** ALL PLANTING BEDS SHALL BE MULCHED WITH A 3" THICK LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN.
G. **FERTILIZER:** SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL UNFROGGEN STANDARD BAGS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. FERTILIZER SHALL BE STORED IN A WEATHERPROOF PLACE SO THAT IT CAN BE KEPT DRY PRIOR TO USE.
H. **FOR THE PURPOSE OF DOING, ASSUME THAT FERTILIZER SHALL BE 10% NITROGEN, 6% PHOSPHORUS AND 4% POTASSIUM BY WEIGHT. A FERTILIZER SHOULD NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY.**
3. **PLANT MATERIAL:**
A. ALL PLANTS SHALL IN ALL CASES CONFORM TO THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1), LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION (FORMERLY THE AMERICAN ASSOCIATION OF NURSERYMEN).
B. IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES FOR ANY AND ALL PLANT MATERIAL.
C. PLANTS SHALL BE LEGALLY TAGGED WITH THE PROPER NAME AND SIZE. TAGS ARE TO REMAIN ON AT LEAST ONE PLANT OF EACH SPECIES THROUGHOUT THE CONSTRUCTION PERIOD.
D. TREES WITH ABSCISION OF THE BARK, SUN SCALDS, DISFIGUREMENT OR FRESH CUTS OF LIMBS OVER 1/4" WHICH HAVE NOT BEEN COMPLETELY CALLED, SHALL BE REJECTED. PLANTS SHALL NOT BE BOUGHT WITH WEEB OR DOCK AT THE END OF EACH WORKDAY.
E. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH, WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE OF DISEASE, INJURY, DEFOLIATION, OR OTHER DEFECTS.
F. CALIPER MEASUREMENTS OF NURSERY GROWN TREES SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6") ABOVE THE GROUND. THE CALIPER SHALL BE USED TO MEASURE FOUR INCH (4") CALIPER SIZE. IF THE CALIPER SIX INCHES (6") ABOVE THE GROUND EXCEEDS FOUR INCHES (4") IN CALIPER, THE CALIPER SHOULD BE USED AT A POINT 12" ABOVE THE NATURAL GRADE.
G. SHRUBS SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB, AND NOT TO THE LONGEST BRANCH.
H. TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL.
4. **GENERAL WORK PROCEDURES:**
A. CONTRACTOR TO UTILIZE WORKMANLIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF.
B. WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DEBRIS SHALL NOT BE BURIED, INCLUDING GRASS, BUT SHALL BE REMOVED COMPLETELY FROM THE SITE.
C. **SITE PREPARATION:**
A. BEFORE AND DURING PRELIMINARY GRADING AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE CUT OUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINED HEREIN.
B. ALL EXISTING TREES TO REMAIN SHALL BE PROVIDED TO REMOVE ANY DAMAGED BRANCHES. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OUT BY THE TRUNK. CONSTRUCTION CUTS AND EXPOSURE OF ROOTS SHALL BE PROTECTED. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH CLEAN, SHARP TOOLS AND TOPSOIL SHALL BE PLACED AGAINST THE ROOTS. EXISTING TREES SHALL BE PROTECTED BY A PRE-EMBEDDED SOIL PROTECTION BARRIER FOR ADDITIONAL ROOT OR BRANCH DAMAGE AS A RESULT OF CONSTRUCTION. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR SHALL WATER EXISTING TREES AS NEEDED TO PREVENT SHOCK OR DECLINE.
C. CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY STAKE-OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO THE BEGINNING OF WORK.
D. **SOIL PROTECTION:**
A. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN. A TREE PROTECTION ZONE SHALL BE ESTABLISHED AT THE END OF EACH WORKDAY. THE PROTECTION ZONE SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. THE PROTECTION ZONE SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
B. A FOUR-FOOT (4') HIGH WOODEN SHIELD OR ORANGE COLORED HIGH-DENSITY "MIL-PO" FENCE, OR APPROVED EQUIV, MOUNTED ON STEEL POSTS SHALL BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION ZONE. POSTS SHALL BE PLACED AT A MAXIMUM OF EIGHT (8') ON CENTER OR AS INDICATED WITHIN THE TREE PROTECTION DETAIL.
C. WHEN THE TREE PROTECTION FENCING HAS BEEN INSTALLED, IT SHALL BE INSPECTED BY THE APPROVING AGENCY PRIOR TO BEGINNING GRADING. TREE CLEARING OR ANY OTHER CONSTRUCTION, THE FENCING ALONG THE TREE PROTECTION ZONE SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND MAINTAINED UNTIL ALL LANDSCAPE ACTIVITY HAS BEEN COMPLETED.
D. AT NO TIME SHALL MACHINERY, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT STANDING IN THE TREE PROTECTION ZONE.
E. **SOIL MODIFICATIONS:**
A. CONTRACTOR SHALL ATAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING. SOIL TESTS SHALL BE PERFORMED BY A CERTIFIED SOIL LABORATORY.
B. LANDSCAPE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL, AS SPECIFIED HEREIN, MAY NEED TO BE CONDUCTED BY THE LANDSCAPE CONTRACTOR DEPENDING ON SITE CONDITIONS.
C. THE FOLLOWING AMENDMENTS AND QUANTITIES ARE APPROPRIATE AND ARE FOR DOING PURPOSES ONLY:
I. TO INCREASE A SANDY SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS, THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6-12". USE COMPOSTED BARK, COMPOSTED LEAF MULCH OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A PH HIGHER THAN 7.0.
II. TO INCREASE MOISTURE, MOIST HEAVY CLAY OR SILT (LOOSE THAN MOIST CLAY OR SILT) BY ADDING COMPOSTED BARK OR SILT. ADD 1/2" TO 3" BY VOLUME AND/OR ADDITIONAL ORGANIC COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 50% OF THE TOTAL MIX. SURFACE DRAINAGE LINES MAY BE USED TO INCREASE DRAINAGE.
III. MOST EXTREMELY SANDY SOILS (MORE THAN 85% BY ADDING GROUND MANURE AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.
D. **FINISHED GRADING:**
A. UNLESS OTHERWISE CONTRACTED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINISHED GRADING OF THE SITE AND THE ESTABLISHMENT OF FINE GRADING WITHIN THE DISTURBED AREA OF THE SITE.
B. LANDSCAPE CONTRACTOR SHALL VERIFY THAT SUBGRADE FOR INSTALLATION OF TOPSOIL HAS BEEN FINISHED. THE FINISHING OF THE SITE MUST MEET THE FINISHED GRADE LESS THE REQUIRED TOPSOIL THICKNESS (1").
C. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO HURDLES, CHANGES OR OBSTACLES TO THE FLOW OF WATER. THE FINISHED GRADE SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND MAINTAINED UNTIL ALL LANDSCAPE ACTIVITY HAS BEEN COMPLETED.
D. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER IN AND AROUND THE PLANTING BEDS. STANDING WATER SHALL NOT BE PERMITTED IN PLANTING BEDS.
E. **TOPSOILING:**
A. CONTRACTOR SHALL PROVIDE A 4" THICK MINIMUM LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL GOVERNMENT OR CLIENT, IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS.
B. ON-SITE TOPSOIL MAY BE USED TO SUPPLEMENT THE TOTAL AMOUNT REQUIRED. TOPSOIL FROM THE SITE MAY BE REJECTED IF IT HAS NOT BEEN PROPERLY REMOVED, STORED AND PROTECTED PRIOR TO CONSTRUCTION.
C. CONTRACTOR SHALL FURNISH TO THE APPROVING AGENCY AN ANALYSIS OF BOTH IMPORTED AND ON-SITE TOPSOIL TO BE UTILIZED IN ALL PLANTING AREAS. THE PH AND NUTRIENT LEVELS MAY NEED TO BE ADJUSTED TO MEET SOIL MODIFICATIONS AS NEEDED TO ACHIEVE THE REQUIRED LEVELS AS SPECIFIED IN THE MATERIALS SECTION ABOVE.
5. **SEEDING SPECIFICATIONS**
1. PRIOR TO SEEDING, AREA IS TO BE TOPSOILED, FINE GRODED, AND RAKED OF ALL DEBRIS LARGER THAN 2" DIAMETER.
2. PRIOR TO SEEDING, CONSULT MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.
3. **SEEDING RATES:**
PERENNIAL RYEGRASS 1/2 LB/1,000 SQ FT
KENTUCKY BLUEGRASS 1 LB/1,000 SQ FT
RED FESCUE 1 1/2 LB/1,000 SQ FT
SPREADING TOPSOIL 1 1/2 LB/1,000 SQ FT
FERTILIZER (20-10-10) 90 LB/1,000 SQ FT
MULCH 90 LB/1,000 SQ FT
4. GERMINATION RATES WILL VARY AS TO TIME OF YEAR FOR SOWING. CONTRACTOR TO PROVIDE SEEDING AREA WITH AN EXISTING STAND OF COVER IS ESTABLISHED BY OWNER.
6. **LANDSCAPE SCHEDULE**

LANDSCAPE SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHADE TREES					
APK 1	1	ACER PLATANOIDES 'CRIMSON KING'	CRIMSON KING MAPLE	2 1/2-3" CAL.	B+B
EVERGREEN TREES					
PIAB 2	2	PICEA ABIES	NORWAY SPRUCE	6-7'	B+B
EVERGREEN SHRUBS					
ICC 39	39	ILEX CRENATA 'COMPACTA'	COMPACT JAPANESE HOLLY	24-30"	#3 CAN
ICS 5	5	ILEX CRENATA 'STEEDS'	STEEDS JAPANESE HOLLY	30-36"	#3 CAN
JCS 9	9	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	24-30" SPRL.	B+B
RHR 8	8	RHOENOPHYLLON X DUTSOM 'HERSHEY RED'	HERSHEY RED AZALEA	18-24"	#3 CAN
DECIDUOUS SHRUBS					
CS 5	5	CORNUS SERICEA (FORMERLY STOLONIFERA)	RED OSIER DOGWOOD	2-3"	B+B
SJP 4	4	SPRAEA JAPONICA 'TITILE PRINCESS'	LITTLE PRINCESS SPIREA	15-18"	B+B
SV 6	6	STRYNGIA VULGARIS	COMMON PURPLE LILAC	3-4"	B+B
EV 48	48	EVONYMUS ALATUS 'COMPACTUS'	DWARF WINGED EVONYMUS	3-4"	B+B
TOS					
GROUND COVER					
JS 27	27	JUNIPERUS CHINENSIS VAR. SARGENTII	SARGENT JUNIPER	15-18" SPRL.	#3 CAN
PERENNIALS					
LM 40	40	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LIRIOPE	1 FT.	CONTAINER
ORNAMENTAL GRASSES					
MSD 2	2	MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS	2 GAL.	CONTAINER
PAH 10	10	PENSTEMON ALPESTRIS 'HAMELI'	DWARF FOUNTAIN GRASS	2 GAL.	CONTAINER



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