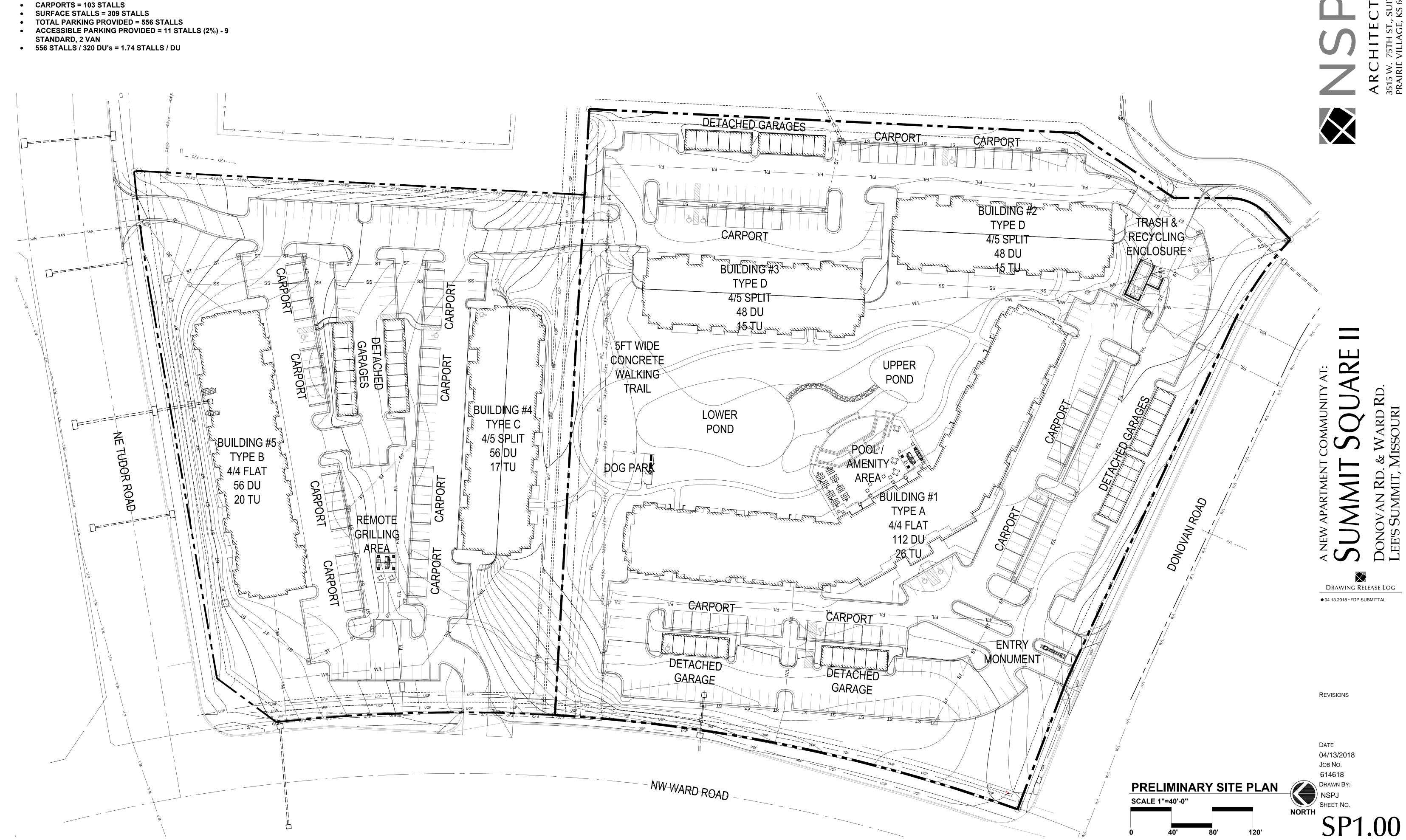
# **SITE DATA:**

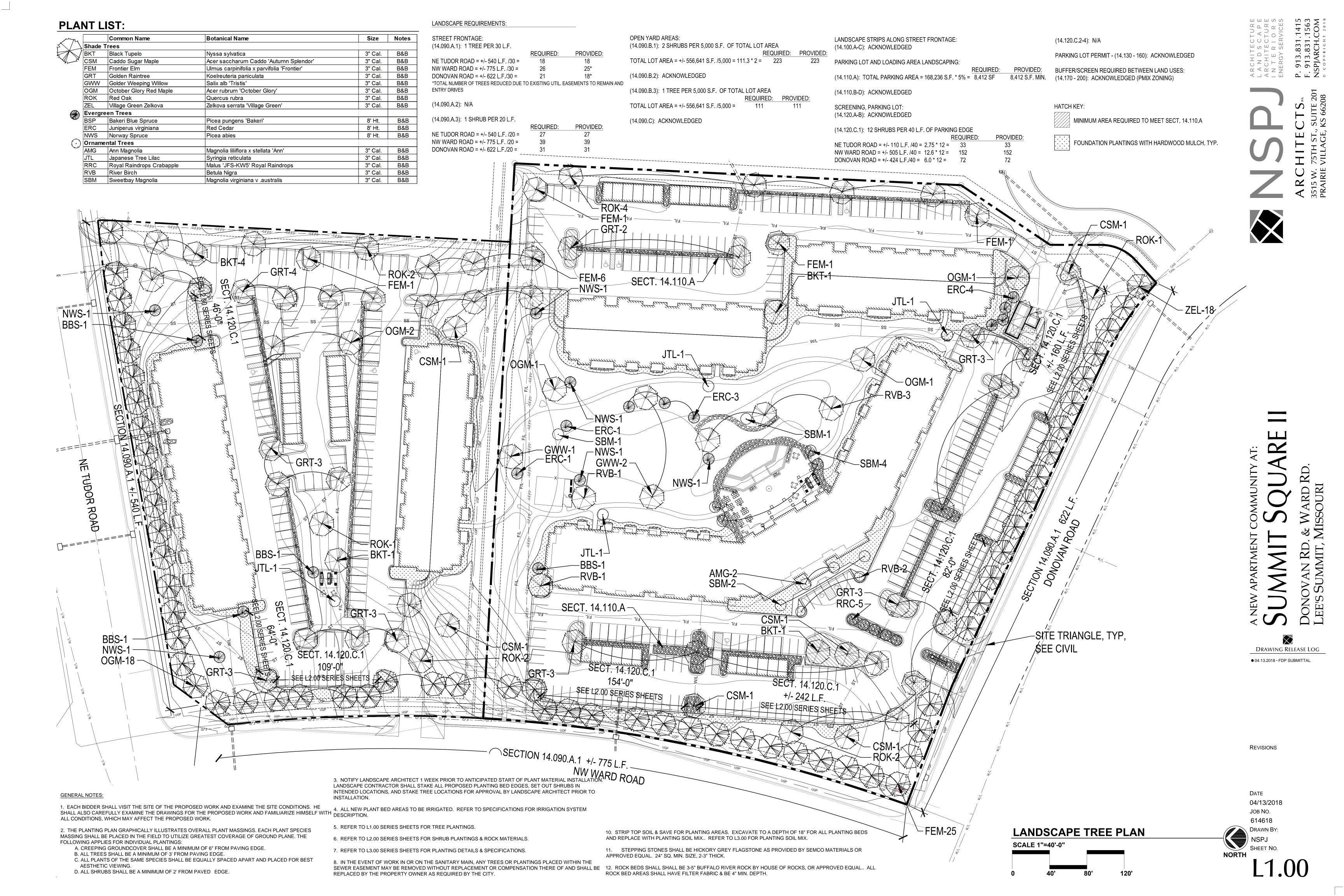
## PROPOSED BUILDINGS:

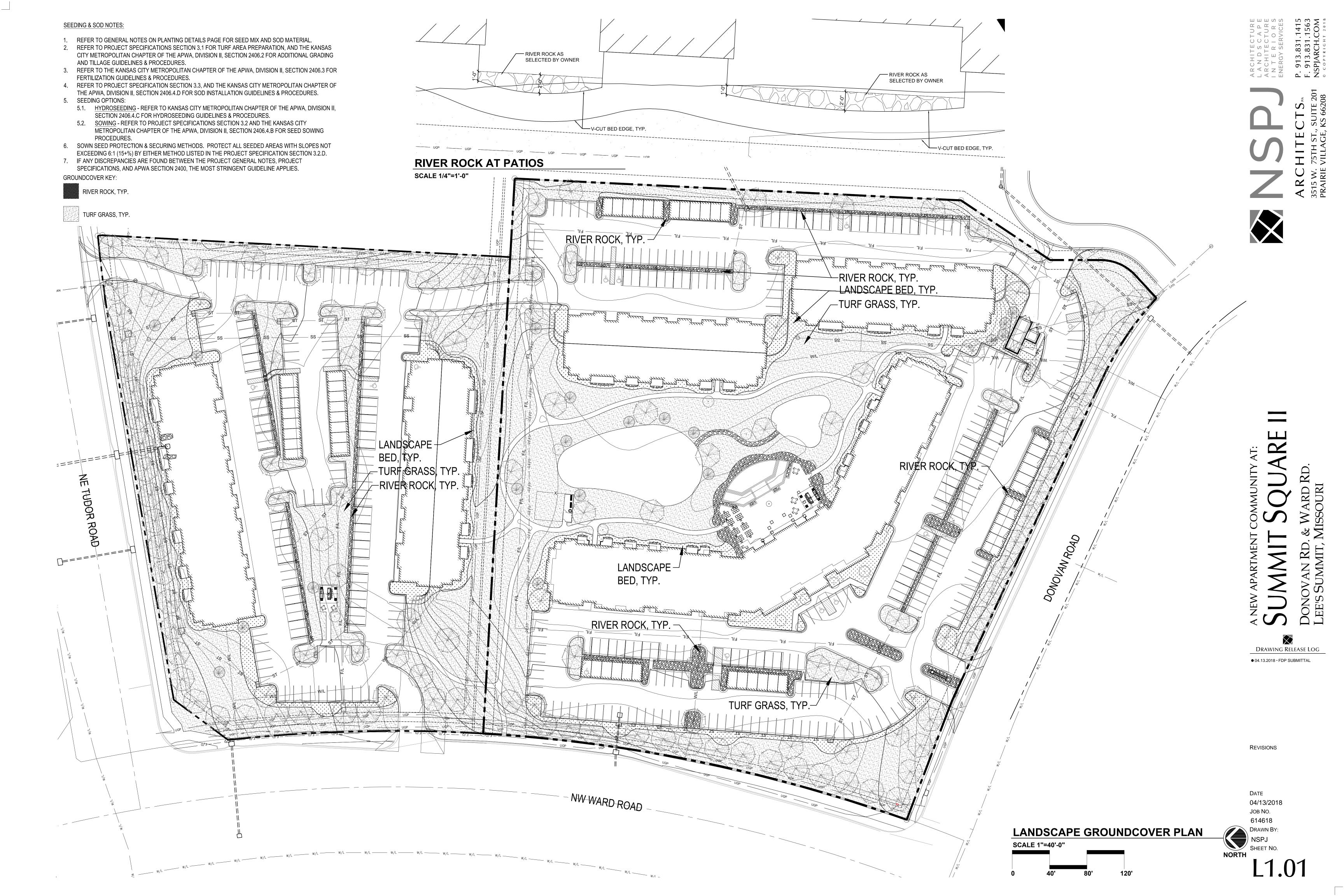
- 4-STORY & 4-STORY + BASEMENT
- TYPE V-A
- 320 DWELLING UNITS

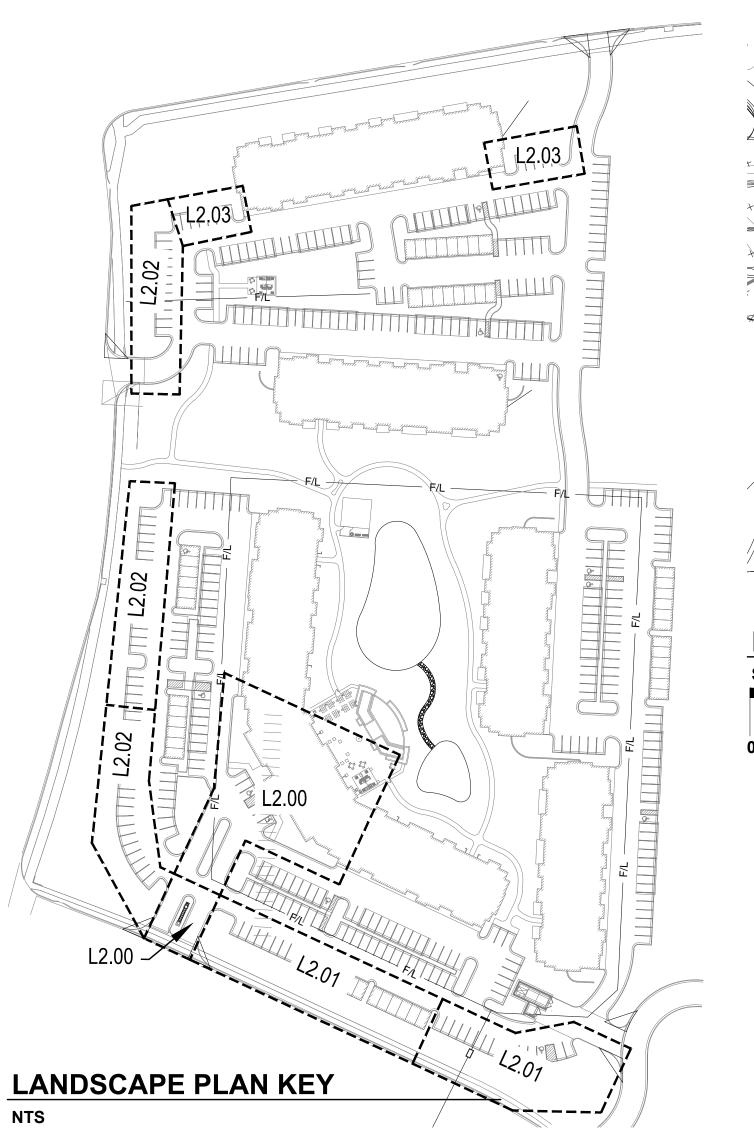
## PROPOSED PARKING:

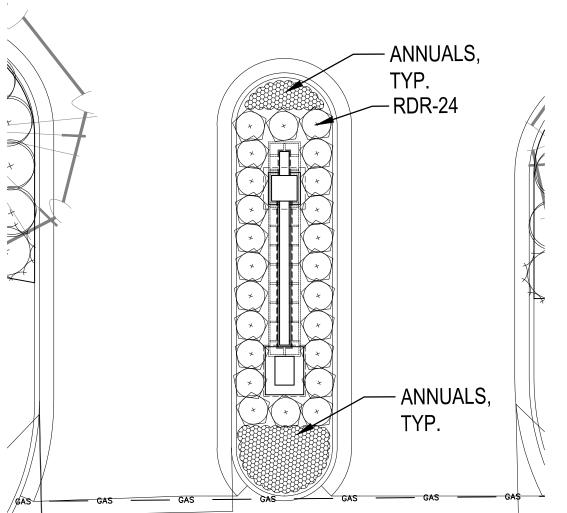
- TUCK UNDER GARAGES = 92 STALLS
- DETACHED GARAGES 52 STALLS















	Common Name	Botanical Name	Size	Notes
Evergr	een Shrubs			
BWD	Sprinter Boxwood	Buxus microphylla 'Sprinter'	2 Gal.	24-36"
GMC	Goldmop Cypress	Chamaecyparis pisifera 'Golden Mop'	5 Gal.	
SGJ	Sea Green Juniper	Juniperus chinensis 'Sea Green'	5 Gal.	24-30"
TMJ	Tam Juniper	Juniperus sabina 'Tamariscifolia'	5 Gal.	
Decidi	ous Shrubs			
GLS	Gro-Low Sumac	Rhus aromatica 'Gro-Low'	2 Gal.	
KNR	Knockout Rose	Rosa knockout	5 Gal.	
LHS	Little Henry Sweetspire	Itea virginica 'Little Henry's Garnet'	2 Gal.	
RDR	Red Drift Rose	Rosa x 'Meigalpio'	2 Gal.	
SBW	Sonic Bloom Weigela	Weigela florida 'Verweig-6'	3 Gal.	18" Min.
Grasse	es			
DFG	Hameln Grass	Pennisetum alopecuroides 'Hameln'	2 Gal.	
KFG	Karl Foerster Grass	Calamagrostis x acutiflora 'Karl Foerster'	2 Gal.	

1. EACH BIDDER SHALL VISIT THE SITE OF THE PROPOSED WORK AND EXAMINE THE SITE CONDITIONS. HE SHALL ALSO CAREFULLY EXAMINE THE DRAWINGS FOR THE PROPOSED WORK AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS, WHICH MAY AFFECT THE PROPOSED WORK.

2. THE PLANTING PLAN GRAPHICALLY ILLUSTRATES OVERALL PLANT MASSINGS. EACH PLANT SPECIES MASSING SHALL BE PLACED IN THE FIELD TO UTILIZE GREATEST COVERAGE OF GROUND PLANE. THE

- FOLLOWING APPLIES FOR INDIVIDUAL PLANTINGS: A. CREEPING GROUNDCOVER SHALL BE A MINIMUM OF 6" FROM PAVING EDGE.
- B. ALL TREES SHALL BE A MINIMUM OF 3' FROM PAVING EDGE.
- C. ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED APART AND PLACED FOR BEST AESTHETIC VIEWING.
- D. ALL SHRUBS SHALL BE A MINIMUM OF 2' FROM PAVED EDGE.

3. NOTIFY LANDSCAPE ARCHITECT 1 WEEK PRIOR TO ANTICIPATED START OF PLANT MATERIAL INSTALLATION. LANDSCAPE CONTRACTOR SHALL STAKE ALL PROPOSED PLANTING BED EDGES, SET OUT SHRUBS IN INTENDED LOCATIONS, AND STAKE TREE LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

4. ALL NEW PLANT BED AREAS TO BE IRRIGATED. REFER TO SPECIFICATIONS FOR IRRIGATION SYSTEM

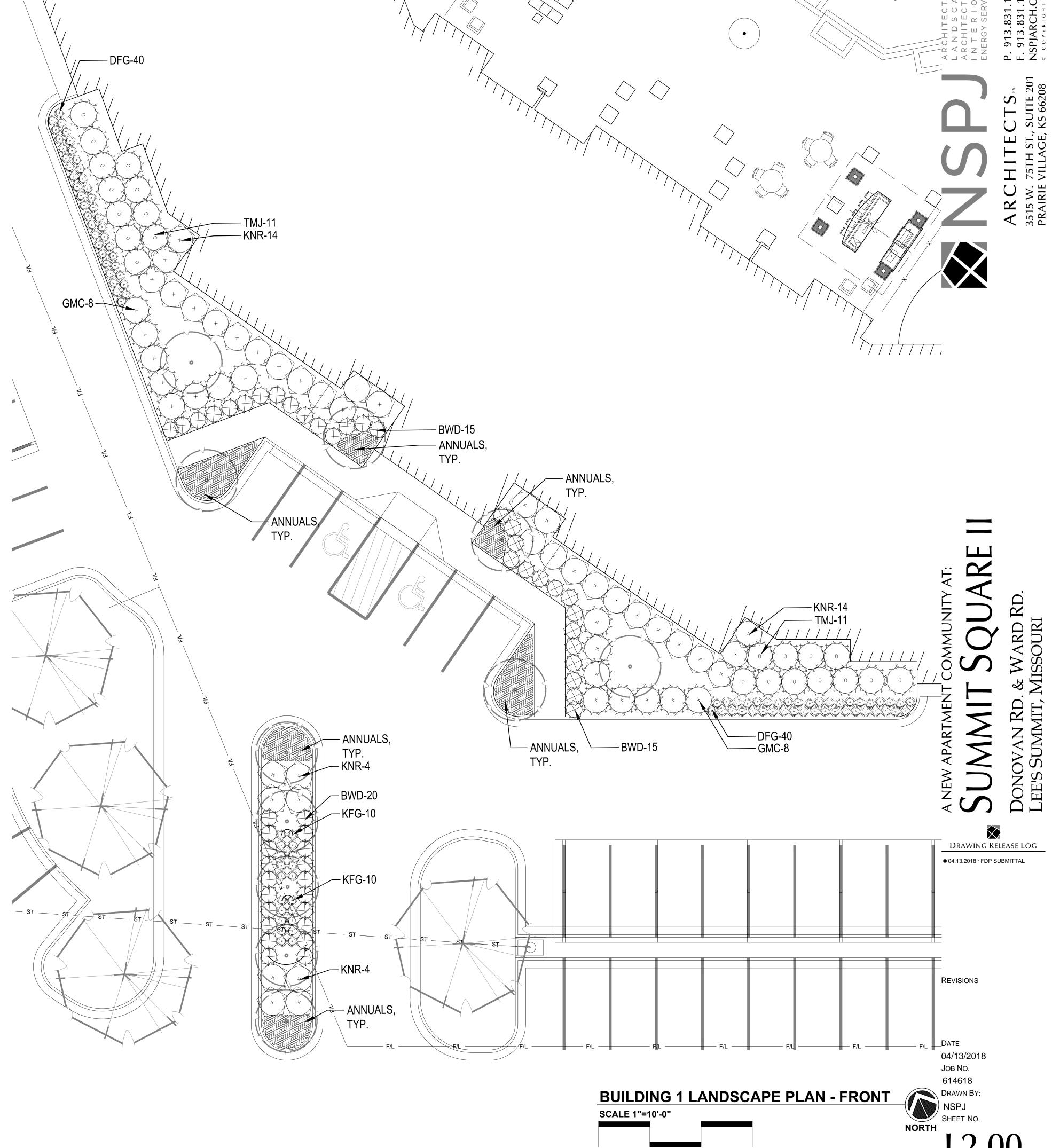
- 5. REFER TO L1.00 SERIES SHEETS FOR TREE PLANTINGS.
- 6. REFER TO L2.00 SERIES SHEETS FOR SHRUB PLANTINGS & ROCK MATERIALS.
- 7. REFER TO L3.00 SERIES SHEETS FOR PLANTING DETAILS & SPECIFICATIONS.

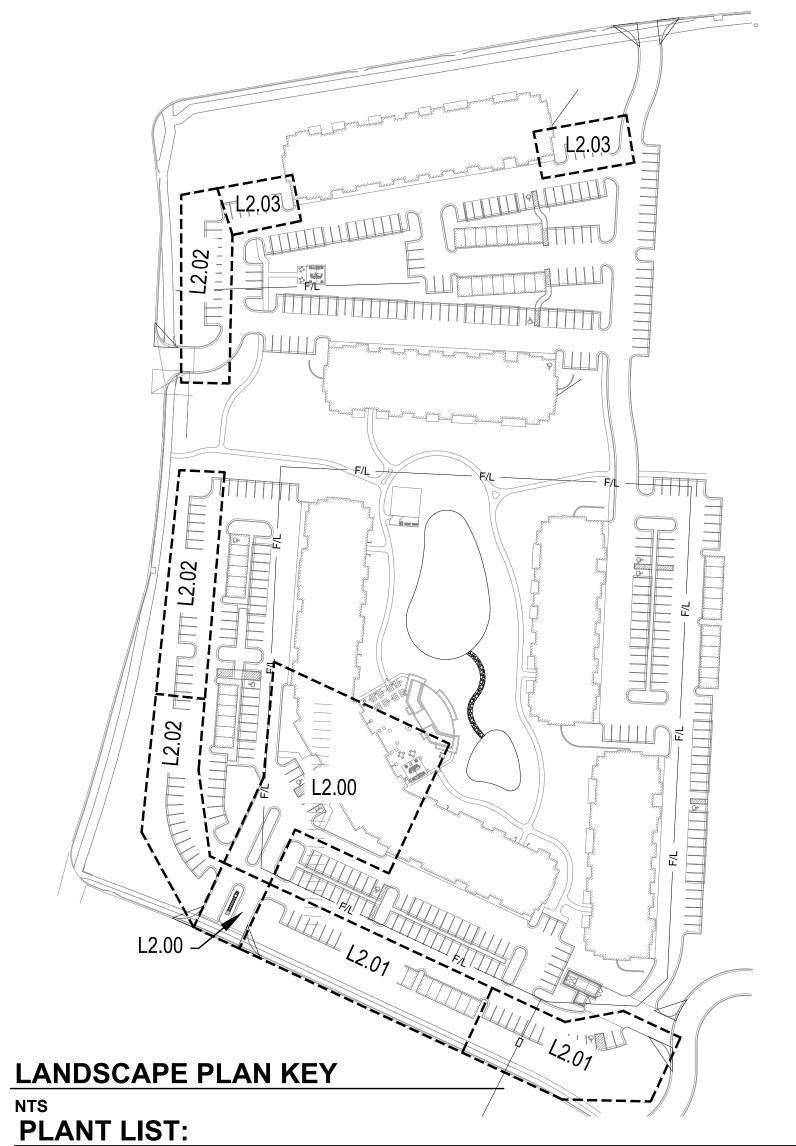
8. IN THE EVENT OF WORK IN OR ON THE SANITARY MAIN, ANY TREES OR PLANTINGS PLACED WITHIN THE SEWER EASEMENT MAY BE REMOVED WITHOUT REPLACEMENT OR COMPENSATION THERE OF AND SHALL BE REPLACED BY THE PROPERTY OWNER AS REQUIRED BY THE CITY.

10. STRIP TOP SOIL & SAVE FOR PLANTING AREAS. EXCAVATE TO A DEPTH OF 18" FOR ALL PLANTING BEDS AND REPLACE WITH PLANTING SOIL MIX.. REFER TO L3.00 FOR PLANTING SOIL MIX.

11. STEPPING STONES SHALL BE HICKORY GREY FLAGSTONE AS PROVIDED BY SEMCO MATERIALS OR APPROVED EQUAL. 24" SQ. MIN. SIZE, 2-3" THICK.

12. ROCK BEDS SHALL SHALL BE 3-5" BUFFALO RIVER ROCK BY HOUSE OF ROCKS, OR APPROVED EQUAL.. ALL ROCK BED AREAS SHALL HAVE FILTER FABRIC & BE 4" MIN. DEPTH.





	Common Name	Botanical Name	Size	Notes
Evera	een Shrubs	Botamou Name	- OIZC	Hotes
				10.11 0.100
BWD	Sprinter Boxwood	Buxus microphylla 'Sprinter'	2 Gal.	24-36"
GMC	Goldmop Cypress	Chamaecyparis pisifera 'Golden Mop'	5 Gal.	
SGJ	Sea Green Juniper	Juniperus chinensis 'Sea Green'	5 Gal.	24-30"
TMJ	Tam Juniper	Juniperus sabina 'Tamariscifolia'	5 Gal.	
Decidi	ous Shrubs			
GLS	Gro-Low Sumac	Rhus aromatica 'Gro-Low'	2 Gal.	
KNR	Knockout Rose	Rosa knockout	5 Gal.	
LHS	Little Henry Sweetspire	Itea virginica 'Little Henry's Garnet'	2 Gal.	
RDR	Red Drift Rose	Rosa x 'Meigalpio'	2 Gal.	
SBW	Sonic Bloom Weigela	Weigela florida 'Verweig-6'	3 Gal.	18" Min.
Grasse	<u>.</u> !S			
DFG	Hameln Grass	Pennisetum alopecuroides 'Hameln'	2 Gal.	
KFG	Karl Foerster Grass	Calamagrostis x acutiflora 'Karl Foerster'	2 Gal.	

1. EACH BIDDER SHALL VISIT THE SITE OF THE PROPOSED WORK AND EXAMINE THE SITE CONDITIONS. HE SHALL ALSO CAREFULLY EXAMINE THE DRAWINGS FOR THE PROPOSED WORK AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS, WHICH MAY AFFECT THE PROPOSED WORK.

2. THE PLANTING PLAN GRAPHICALLY ILLUSTRATES OVERALL PLANT MASSINGS. EACH PLANT SPECIES MASSING SHALL BE PLACED IN THE FIELD TO UTILIZE GREATEST COVERAGE OF GROUND PLANE. THE FOLLOWING APPLIES FOR INDIVIDUAL PLANTINGS:

- A. CREEPING GROUNDCOVER SHALL BE A MINIMUM OF 6" FROM PAVING EDGE. B. ALL TREES SHALL BE A MINIMUM OF 3' FROM PAVING EDGE.
- C. ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED APART AND PLACED FOR BEST
- AESTHETIC VIEWING.
  D. ALL SHRUBS SHALL BE A MINIMUM OF 2' FROM PAVED EDGE.

3. NOTIFY LANDSCAPE ARCHITECT 1 WEEK PRIOR TO ANTICIPATED START OF PLANT MATERIAL INSTALLATION. LANDSCAPE CONTRACTOR SHALL STAKE ALL PROPOSED PLANTING BED EDGES, SET OUT SHRUBS IN INTENDED LOCATIONS, AND STAKE TREE LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION

4. ALL NEW PLANT BED AREAS TO BE IRRIGATED. REFER TO SPECIFICATIONS FOR IRRIGATION SYSTEM DESCRIPTION.

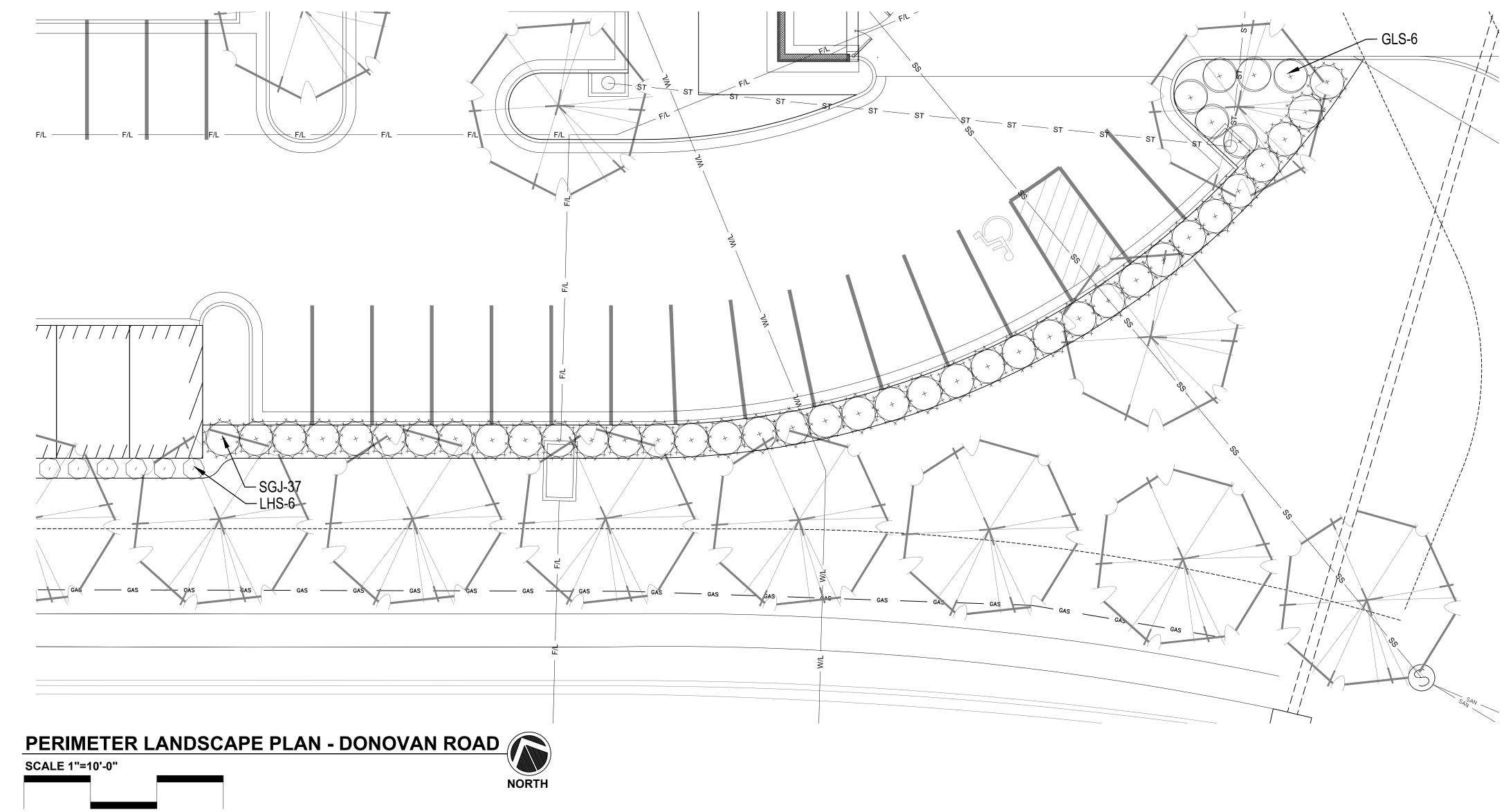
- 5. REFER TO L1.00 SERIES SHEETS FOR TREE PLANTINGS.
- 6. REFER TO L2.00 SERIES SHEETS FOR SHRUB PLANTINGS & ROCK MATERIALS.
- 7. REFER TO L3.00 SERIES SHEETS FOR PLANTING DETAILS & SPECIFICATIONS.

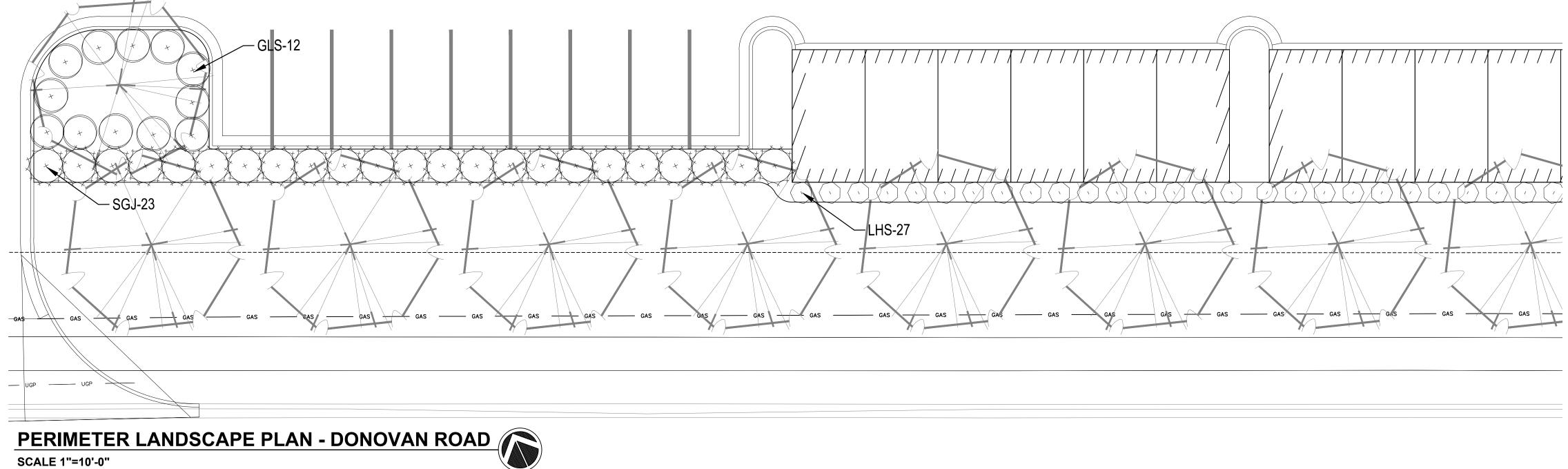
8. IN THE EVENT OF WORK IN OR ON THE SANITARY MAIN, ANY TREES OR PLANTINGS PLACED WITHIN THE SEWER EASEMENT MAY BE REMOVED WITHOUT REPLACEMENT OR COMPENSATION THERE OF AND SHALL BE REPLACED BY THE PROPERTY OWNER AS REQUIRED BY THE CITY.

10. STRIP TOP SOIL & SAVE FOR PLANTING AREAS. EXCAVATE TO A DEPTH OF 18" FOR ALL PLANTING BEDS AND REPLACE WITH PLANTING SOIL MIX.. REFER TO L3.00 FOR PLANTING SOIL MIX.

11. STEPPING STONES SHALL BE HICKORY GREY FLAGSTONE AS PROVIDED BY SEMCO MATERIALS OR APPROVED EQUAL. 24" SQ. MIN. SIZE, 2-3" THICK.

12. ROCK BEDS SHALL SHALL BE 3-5" BUFFALO RIVER ROCK BY HOUSE OF ROCKS, OR APPROVED EQUAL.. ALL ROCK BED AREAS SHALL HAVE FILTER FABRIC & BE 4" MIN. DEPTH.





NORTH

A NEW APARTMIS

SUBMITTAL

DANOVAN RI

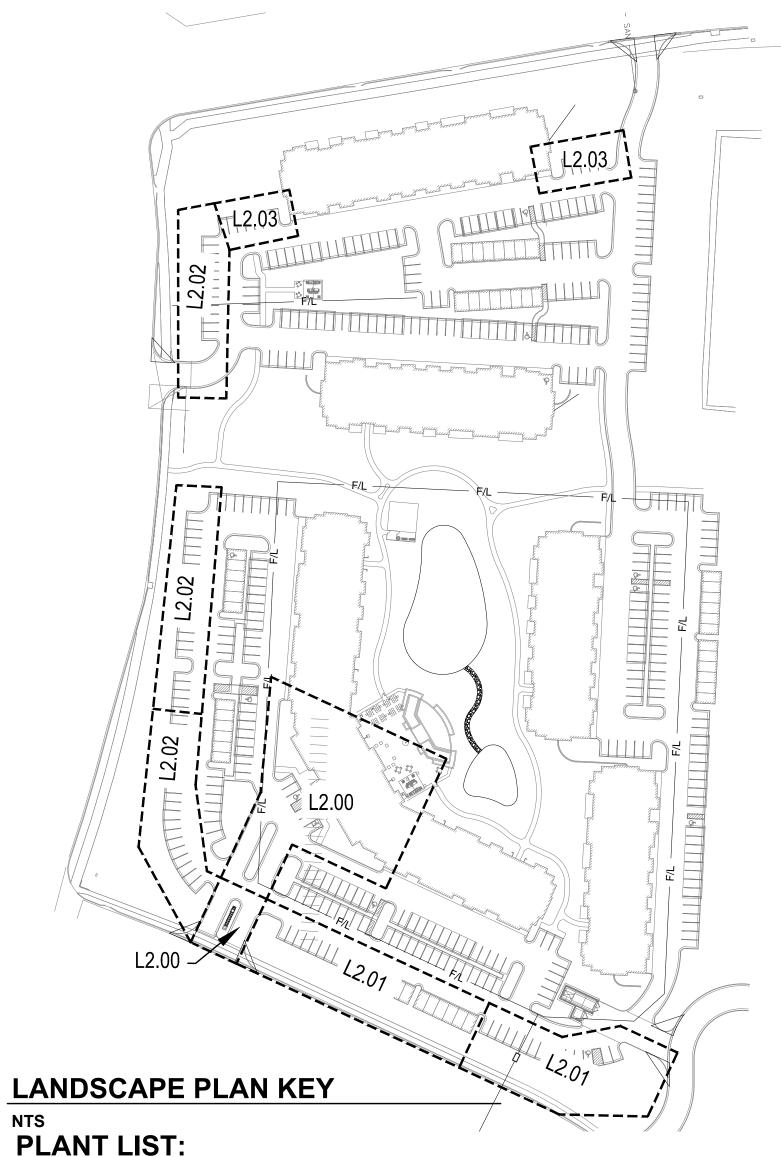
LEE'S SUMMITTAL

LEE'S SUMMITTAL

REVISIONS

DATE
04/13/2018
JOB NO.
614618
DRAWN BY:
NSPJ
SHEET NO.

L2.01



	Common Name	Botanical Name	Size	Notes
Evergr	een Shrubs			
BWD	Sprinter Boxwood	Buxus microphylla 'Sprinter'	2 Gal.	24-36"
GMC	Goldmop Cypress	Chamaecyparis pisifera 'Golden Mop'	5 Gal.	
SGJ	Sea Green Juniper	Juniperus chinensis 'Sea Green'	5 Gal.	24-30"
TMJ	Tam Juniper	Juniperus sabina 'Tamariscifolia'	5 Gal.	
Decidio	ous Shrubs			
GLS	Gro-Low Sumac	Rhus aromatica 'Gro-Low'	2 Gal.	
KNR	Knockout Rose	Rosa knockout	5 Gal.	
LHS	Little Henry Sweetspire	Itea virginica 'Little Henry's Garnet'	2 Gal.	
RDR	Red Drift Rose	Rosa x 'Meigalpio'	2 Gal.	
SBW	Sonic Bloom Weigela	Weigela florida 'Verweig-6'	3 Gal.	18" Min.
Grasse	es			
DFG	Hameln Grass	Pennisetum alopecuroides 'Hameln'	2 Gal.	
KFG	Karl Foerster Grass	Calamagrostis x acutiflora 'Karl Foerster'	2 Gal.	

1. EACH BIDDER SHALL VISIT THE SITE OF THE PROPOSED WORK AND EXAMINE THE SITE CONDITIONS. HE SHALL ALSO CAREFULLY EXAMINE THE DRAWINGS FOR THE PROPOSED WORK AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS, WHICH MAY AFFECT THE PROPOSED WORK.

2. THE PLANTING PLAN GRAPHICALLY ILLUSTRATES OVERALL PLANT MASSINGS. EACH PLANT SPECIES MASSING SHALL BE PLACED IN THE FIELD TO UTILIZE GREATEST COVERAGE OF GROUND PLANE. THE

FOLLOWING APPLIES FOR INDIVIDUAL PLANTINGS: A. CREEPING GROUNDCOVER SHALL BE A MINIMUM OF 6" FROM PAVING EDGE.

B. ALL TREES SHALL BE A MINIMUM OF 3' FROM PAVING EDGE. C. ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED APART AND PLACED FOR BEST

AESTHETIC VIEWING.

D. ALL SHRUBS SHALL BE A MINIMUM OF 2' FROM PAVED EDGE.

3. NOTIFY LANDSCAPE ARCHITECT 1 WEEK PRIOR TO ANTICIPATED START OF PLANT MATERIAL INSTALLATION. LANDSCAPE CONTRACTOR SHALL STAKE ALL PROPOSED PLANTING BED EDGES, SET OUT SHRUBS IN INTENDED LOCATIONS, AND STAKE TREE LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

4. ALL NEW PLANT BED AREAS TO BE IRRIGATED. REFER TO SPECIFICATIONS FOR IRRIGATION SYSTEM

5. REFER TO L1.00 SERIES SHEETS FOR TREE PLANTINGS.

6. REFER TO L2.00 SERIES SHEETS FOR SHRUB PLANTINGS & ROCK MATERIALS.

7. REFER TO L3.00 SERIES SHEETS FOR PLANTING DETAILS & SPECIFICATIONS.

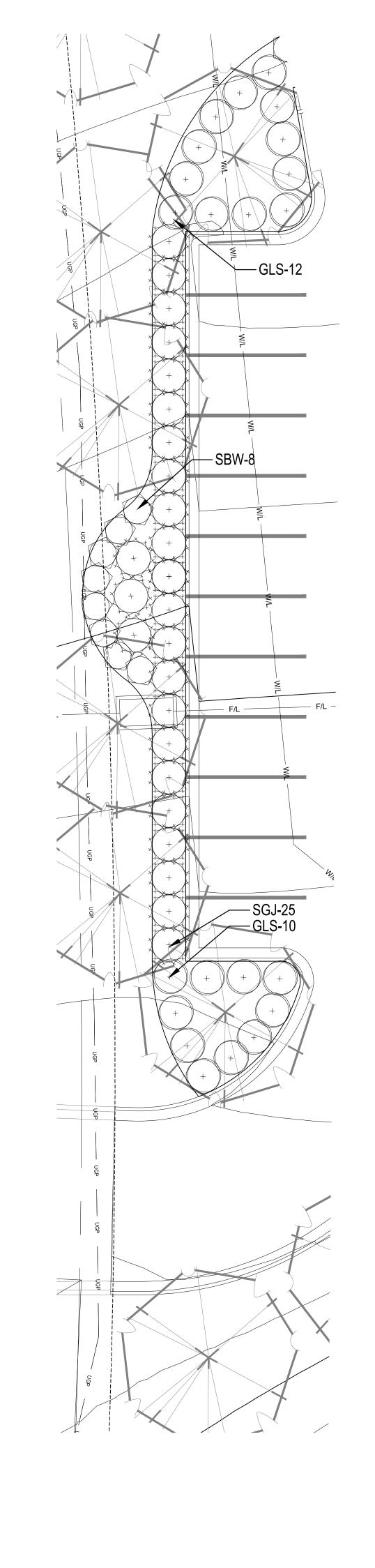
8. IN THE EVENT OF WORK IN OR ON THE SANITARY MAIN, ANY TREES OR PLANTINGS PLACED WITHIN THE SEWER EASEMENT MAY BE REMOVED WITHOUT REPLACEMENT OR COMPENSATION THERE OF AND SHALL BE REPLACED BY THE PROPERTY OWNER AS REQUIRED BY THE CITY.

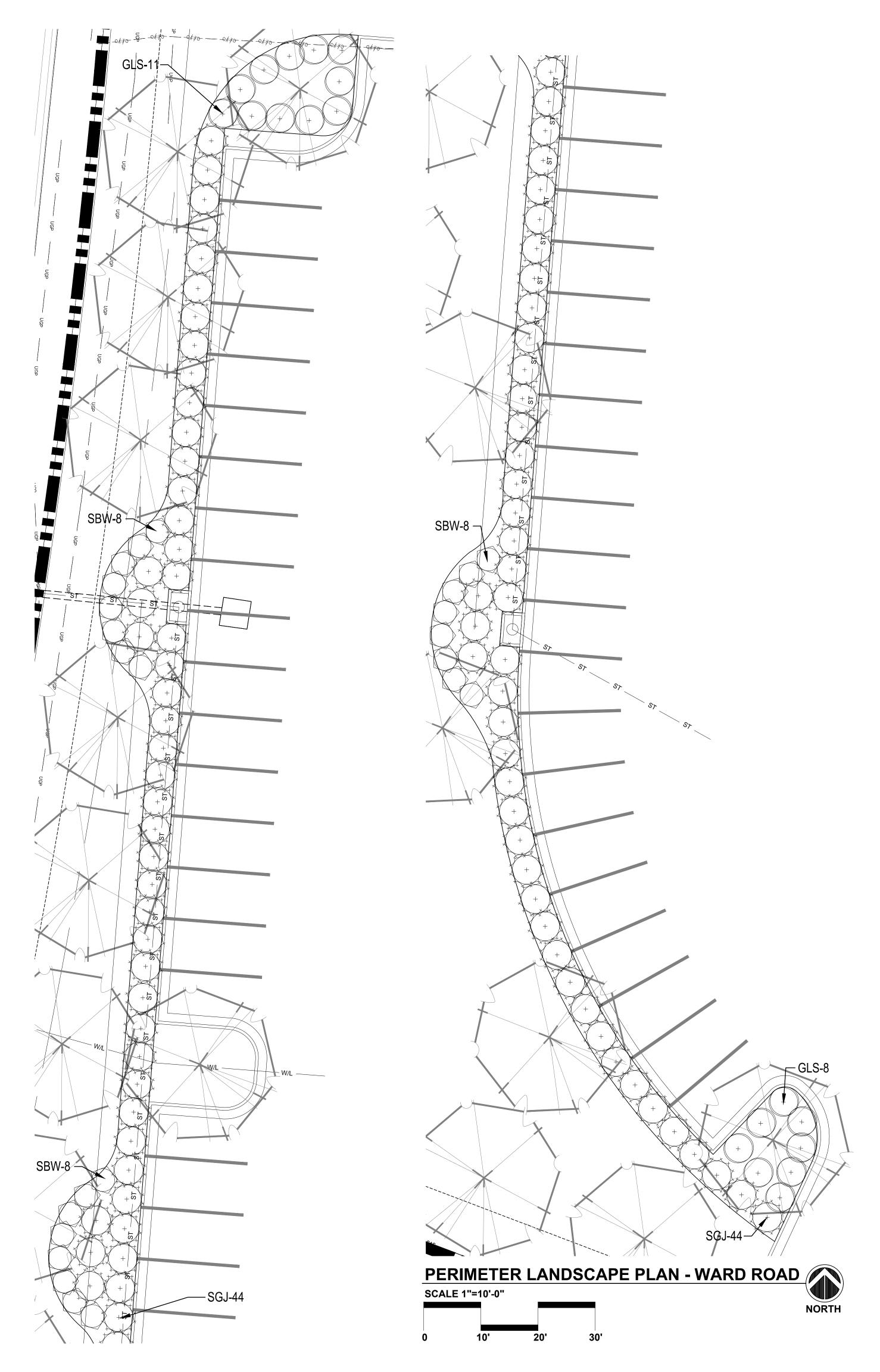
10. STRIP TOP SOIL & SAVE FOR PLANTING AREAS. EXCAVATE TO A DEPTH OF 18" FOR ALL PLANTING BEDS AND REPLACE WITH PLANTING SOIL MIX.. REFER TO L3.00 FOR PLANTING SOIL MIX.

11. STEPPING STONES SHALL BE HICKORY GREY FLAGSTONE AS PROVIDED BY SEMCO MATERIALS OR APPROVED EQUAL. 24" SQ. MIN. SIZE, 2-3" THICK.

12. ROCK BEDS SHALL SHALL BE 3-5" BUFFALO RIVER ROCK BY HOUSE OF ROCKS, OR APPROVED EQUAL.. ALL

ROCK BED AREAS SHALL HAVE FILTER FABRIC & BE 4" MIN. DEPTH.





Drawing Release Log

• 04.13.2018 - FDP SUBMITTAL

REVISIONS

04/13/2018

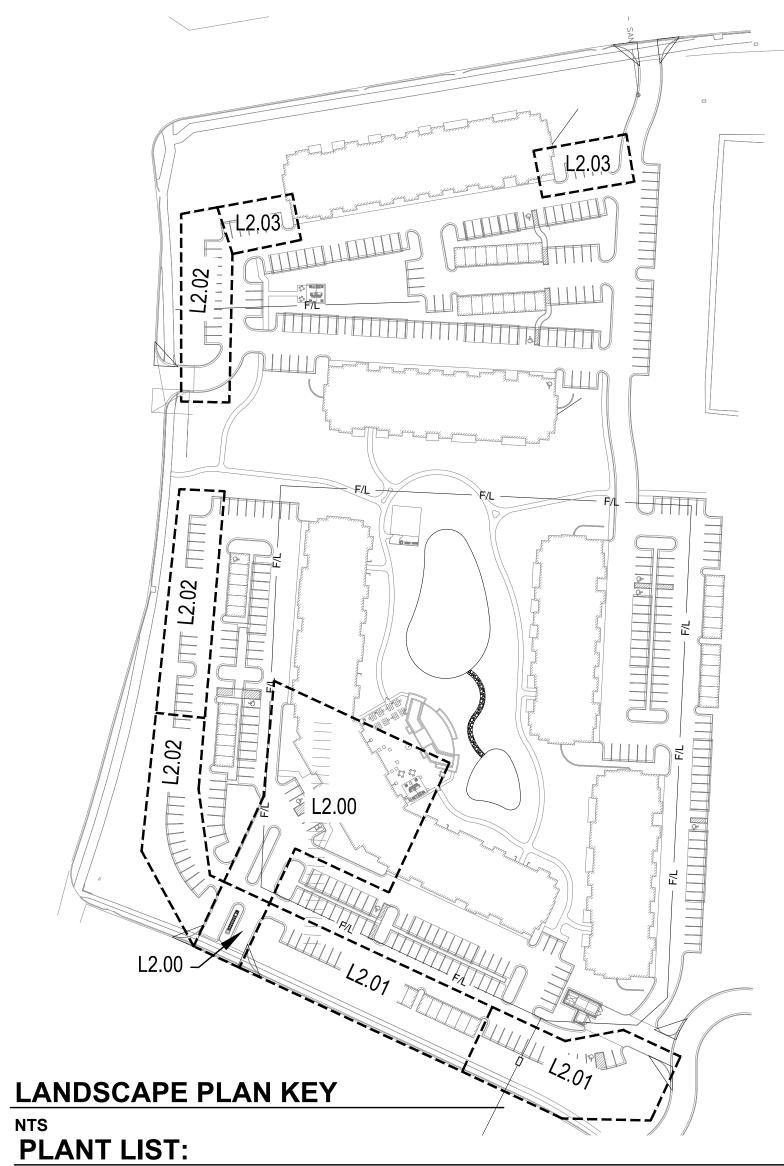
JOB NO.

614618

NSPJ

DRAWN BY:

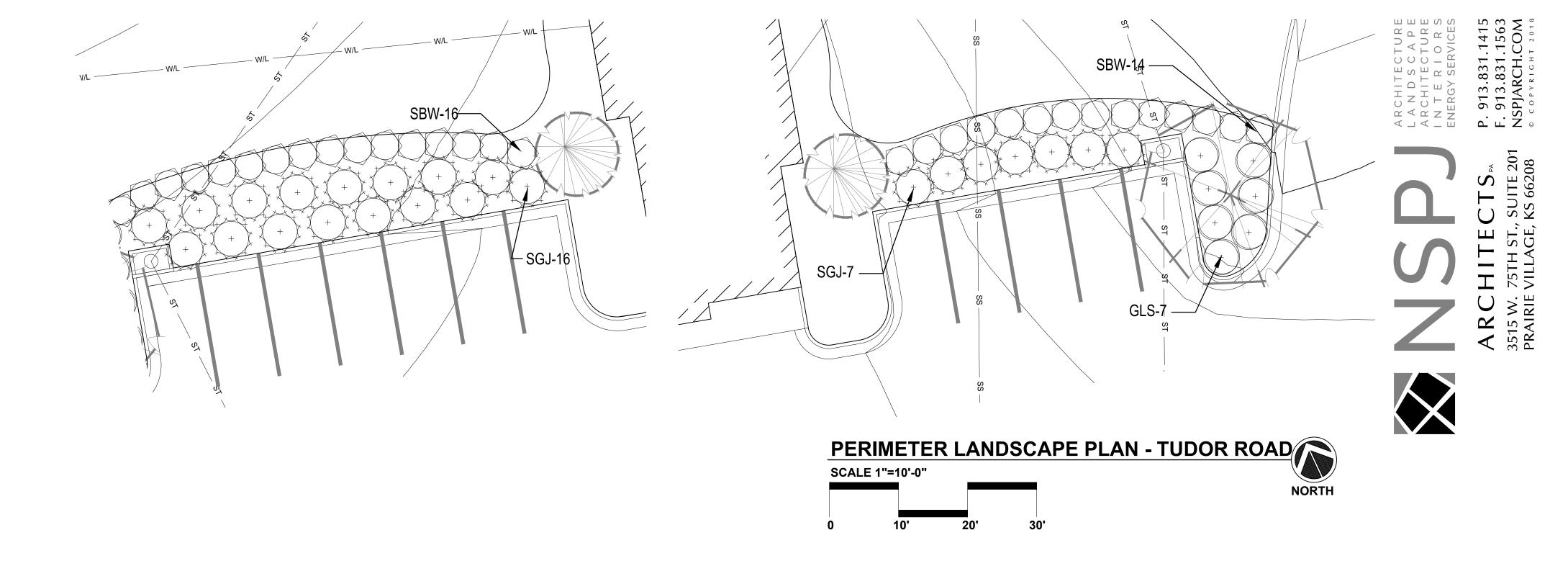
SHEET NO.



	Common Name	Botanical Name	Size	Notes
Evergr	een Shrubs			
BWD	Sprinter Boxwood	Buxus microphylla 'Sprinter'	2 Gal.	24-36"
GMC	Goldmop Cypress	Chamaecyparis pisifera 'Golden Mop'	5 Gal.	
SGJ	Sea Green Juniper	Juniperus chinensis 'Sea Green'	5 Gal.	24-30"
TMJ	Tam Juniper	Juniperus sabina 'Tamariscifolia'	5 Gal.	
Decidio	ous Shrubs			
GLS	Gro-Low Sumac	Rhus aromatica 'Gro-Low'	2 Gal.	
KNR	Knockout Rose	Rosa knockout	5 Gal.	
LHS	Little Henry Sweetspire	Itea virginica 'Little Henry's Garnet'	2 Gal.	
RDR	Red Drift Rose	Rosa x 'Meigalpio'	2 Gal.	
SBW	Sonic Bloom Weigela	Weigela florida 'Verweig-6'	3 Gal.	18" Min.
Grasse	es			
DFG	Hameln Grass	Pennisetum alopecuroides 'Hameln'	2 Gal.	
KFG	Karl Foerster Grass	Calamagrostis x acutiflora 'Karl Foerster'	2 Gal.	

1. EACH BIDDER SHALL VISIT THE SITE OF THE PROPOSED WORK AND EXAMINE THE SITE CONDITIONS. HE SHALL ALSO CAREFULLY EXAMINE THE DRAWINGS FOR THE PROPOSED WORK AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS, WHICH MAY AFFECT THE PROPOSED WORK.

- 2. THE PLANTING PLAN GRAPHICALLY ILLUSTRATES OVERALL PLANT MASSINGS. EACH PLANT SPECIES MASSING SHALL BE PLACED IN THE FIELD TO UTILIZE GREATEST COVERAGE OF GROUND PLANE. THE FOLLOWING APPLIES FOR INDIVIDUAL PLANTINGS:
  - A. CREEPING GROUNDCOVER SHALL BE A MINIMUM OF 6" FROM PAVING EDGE.
  - B. ALL TREES SHALL BE A MINIMUM OF 3' FROM PAVING EDGE.
  - C. ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED APART AND PLACED FOR BEST AESTHETIC VIEWING.
  - D. ALL SHRUBS SHALL BE A MINIMUM OF 2' FROM PAVED EDGE.
- 3. NOTIFY LANDSCAPE ARCHITECT 1 WEEK PRIOR TO ANTICIPATED START OF PLANT MATERIAL INSTALLATION. LANDSCAPE CONTRACTOR SHALL STAKE ALL PROPOSED PLANTING BED EDGES, SET OUT SHRUBS IN INTENDED LOCATIONS, AND STAKE TREE LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- 4. ALL NEW PLANT BED AREAS TO BE IRRIGATED. REFER TO SPECIFICATIONS FOR IRRIGATION SYSTEM
- 5. REFER TO L1.00 SERIES SHEETS FOR TREE PLANTINGS.
- 6. REFER TO L2.00 SERIES SHEETS FOR SHRUB PLANTINGS & ROCK MATERIALS.
- 7. REFER TO L3.00 SERIES SHEETS FOR PLANTING DETAILS & SPECIFICATIONS.
- 8. IN THE EVENT OF WORK IN OR ON THE SANITARY MAIN, ANY TREES OR PLANTINGS PLACED WITHIN THE SEWER EASEMENT MAY BE REMOVED WITHOUT REPLACEMENT OR COMPENSATION THERE OF AND SHALL BE REPLACED BY THE PROPERTY OWNER AS REQUIRED BY THE CITY.
- 10. STRIP TOP SOIL & SAVE FOR PLANTING AREAS. EXCAVATE TO A DEPTH OF 18" FOR ALL PLANTING BEDS AND REPLACE WITH PLANTING SOIL MIX.. REFER TO L3.00 FOR PLANTING SOIL MIX.
- 11. STEPPING STONES SHALL BE HICKORY GREY FLAGSTONE AS PROVIDED BY SEMCO MATERIALS OR APPROVED EQUAL. 24" SQ. MIN. SIZE, 2-3" THICK.
- 12. ROCK BEDS SHALL SHALL BE 3-5" BUFFALO RIVER ROCK BY HOUSE OF ROCKS, OR APPROVED EQUAL.. ALL ROCK BED AREAS SHALL HAVE FILTER FABRIC & BE 4" MIN. DEPTH.





REVISIONS

DATE

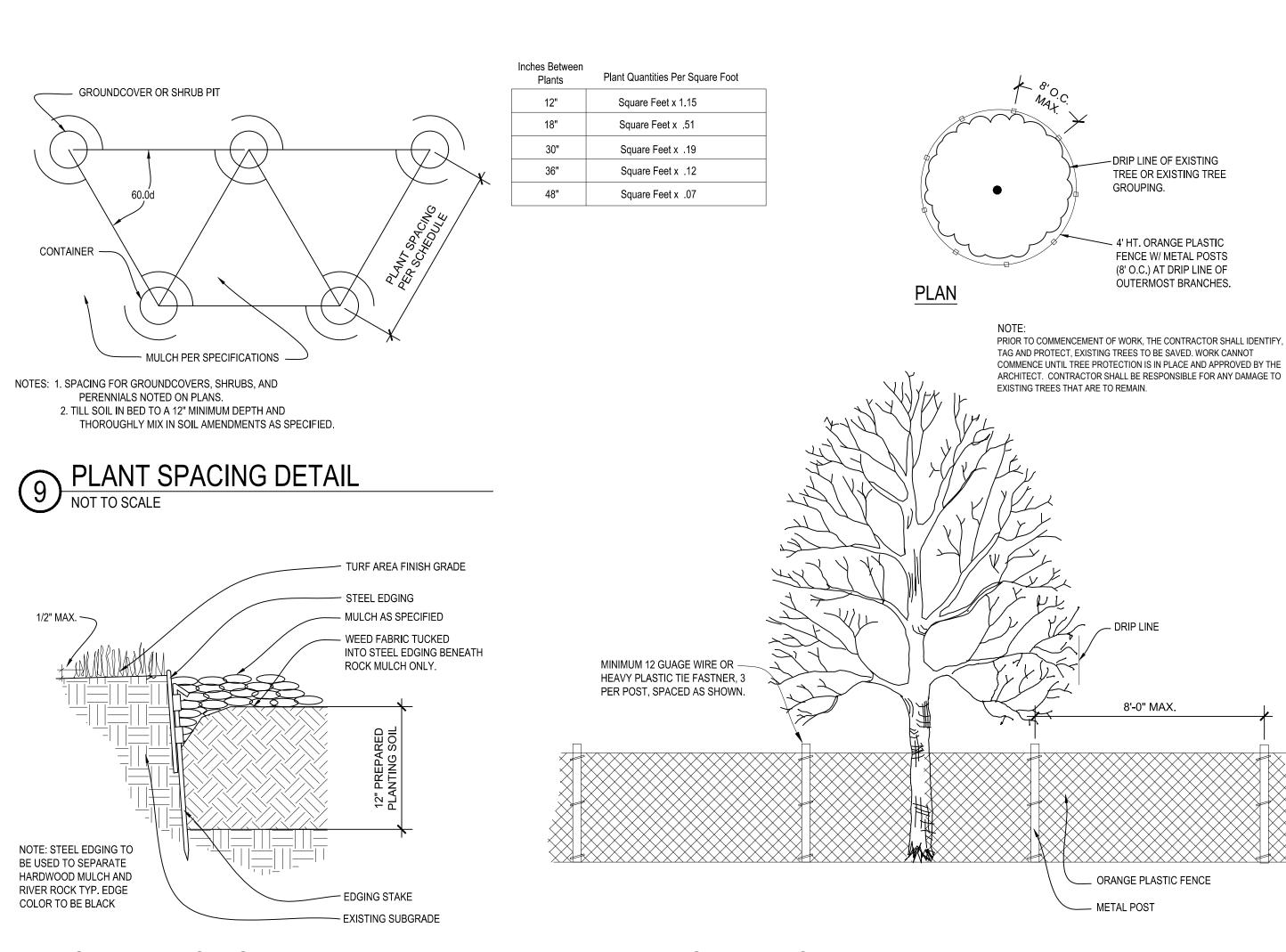
04/13/2018

JOB NO.

614618

DRAWN BY:

SHEET NO.

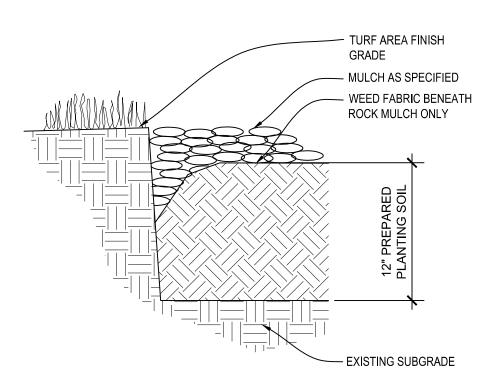


- ANNUALS OR PLANTS PER PLAN — MULCH PER SPECS - POTTED PLANTS PLANTING SOIL - DOUBLE LINE POT WITH FILTER FABRIC - PLANTER PER SPECIFICATIONS - CLEAN GRAVEL WRAPPED IN FILTER FABRIC - HOLE FOR DRAINAGE, SEAL TO CONDUIT OR LOCATE OVER DRAIN - DRIP IRRIGATION

-PLANT ROOT BALL AT GRADE WHICH SHRUB WAS GROWN - 3" MIN. SPECIFIED MULCH PULL AWAY FROM BASE OF PLANT - SPECIFIED LANDSCAPE EDGE CONTAINER TO BE REMOVED. (NOTE: AFTER REMOVING POT MAKE 3 VERTICAL SLICES WITH KNIFE IF PLANT IS ROOTBOUND.

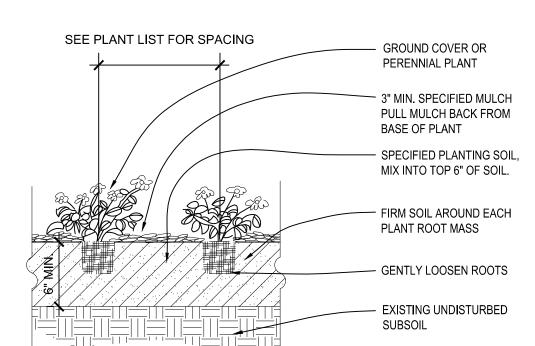
MIX, SCARIFY SIDES AND BOTTOM OF PIT. -EXISTING UNDISTURBED SUBSOIL 1. PRUNE BROKEN AND DAMAGED TWIGS AFTER PLANTING. SET ROOTBALL ON 2. CORNER OF ROOT SYSTEM TO BE AT LINE OF ORIGINAL GRADE. UNDISTURBED SUBGRADE 3. LOCATE SHRUBS AS INDICATED OR 3.5' FROM BUILDINGS, SIDEWALKS, CURBS OR OTHER EDGE CONDITIONS.

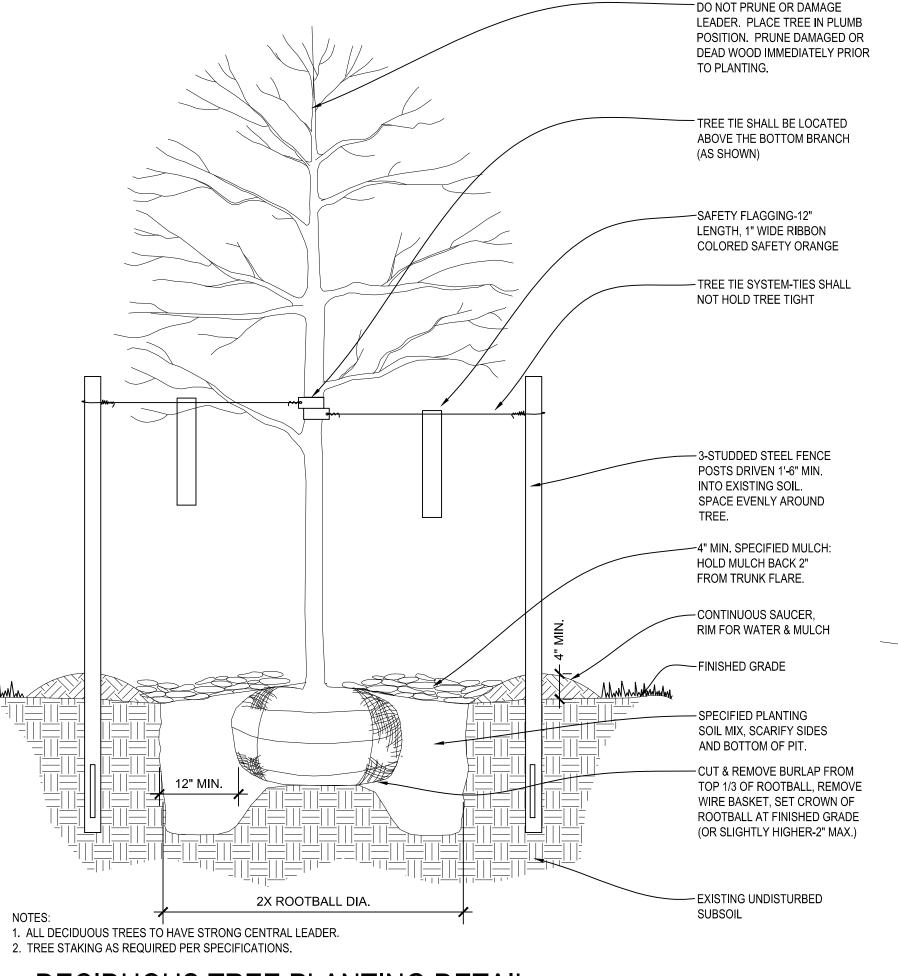
TREE PRESERVATION DETAIL



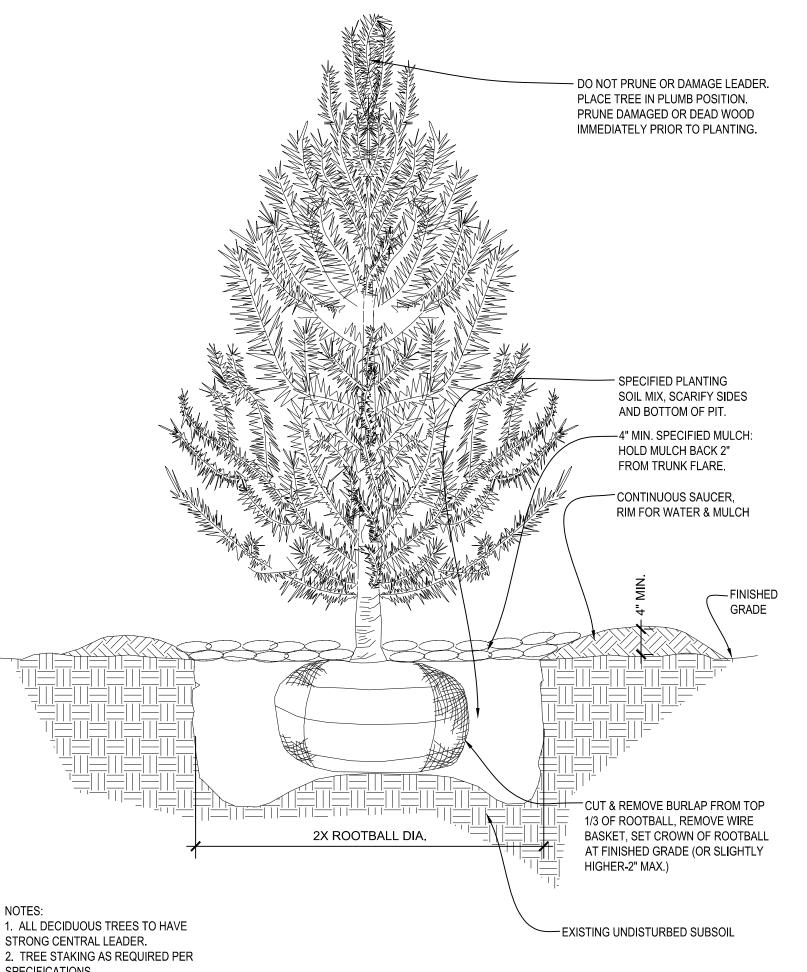
7 V-CUT EDGING DETAIL

NOT TO SCALE





6 PERENNIAL & GROUND COVER PLANTING DECIDUOUS TREE PLANTING DETAIL NOT TO SCALE



**EVERGREEN TREE PLANTING DETAIL** 

GENERAL NOTES:

EACH BIDDER SHALL VISIT THE SITE OF THE PROPOSED WORK AND EXAMINE THE SITE CONDITIONS. HE SHALL ALSO CAREFULLY EXAMINE THE DRAWINGS FOR THE PROPOSED WORK AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS, WHICH MAY AFFECT THE PROPOSED WORK.

2. THE PLANTING PLAN GRAPHICALLY ILLUSTRATES OVERALL PLANT MASSING. EACH PLANT SPECIES MASSING SHALL BE PLACED IN THE FIELD TO UTILIZE GREATEST COVERAGE OF GROUND PLANE. THE FOLLOWING APPLIES FOR INDIVIDUAL PLANTINGS:

CREEPING GROUNDCOVER SHALL BE A MINIMUM OF 6" FROM PAVING EDGE. ALL TREES SHALL BE A MINIMUM OF 3' FROM PAVING EDGE.

LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED APART AND PLACED FOR BEST AESTHETIC VIEWING. ALL SHRUBS SHALL BE A MINIMUM OF 2' FROM PAVED EDGE.

NOTIFY LANDSCAPE ARCHITECT 1 WEEK PRIOR TO ANTICIPATED START OF PLANT MATERIAL INSTALLATION. LANDSCAPE CONTRACTOR SHALL STAKE ALL PROPOSED PLANTING BED EDGES, SET OUT SHRUBS IN INTENDED LOCATIONS, AND STAKE TREE

4. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY AND ALL PLANT MATERIALS PROPOSED FOR USE ON THE

5. CONTRACTOR WILL BE RESPONSIBLE FOR PLANTING ALL PLANT MATERIAL INDICATED ON THE PLANS. PLANT SCHEDULE IS FOR SUMMARY ONLY. VERIFY ALL PLANT QUANTITIES PRIOR TO BIDDING

CONTRACTOR WILL BE RESPONSIBLE FOR REMOVAL OF EXISTING TREES & PLANT MATERIAL AS INDICATED ON PLAN AND AS DIRECTED BY LANDSCAPE ARCHITECT. RELOCATE PERENNIALS & SHRUBS TO LOCATION INDICATED ON PLAN AND AS DIRECTED

REPORT ANY DISCREPANCIES FOUND WITH REGARD TO EXISTING CONDITIONS OR PROPOSED DESIGN IMMEDIATELY TO THE LANDSCAPE ARCHITECT. DO NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHERE IT IS FOUND THAT KNOWN DISCREPANCIES EXIST. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH OTHER RELATED SITE WORK BEING PERFORMED TO ACCOMPLISH SITE CONSTRUCTION OPERATIONS.

9. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

10. PLANT MATERIAL SHALL BE MAINTAINED AND GUARANTEED FOR A PERIOD OF ONE YEAR AFTER OWNER'S ACCEPTANCE OF FINISHED JOB. ALL DEAD OR DAMAGED PLANT MATERIAL SHALL BE REPLACED AT LANDSCAPE CONTRACTOR'S EXPENSE PRIOR TO ACCEPTANCE.

11. THE PROJECT MAY BE AWARDED COMPLETION IN PHASES BUT IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNER & LANDSCAPE ARCHITECT WHEN A PHASE IS COMPLETE & A FINAL WALK THROUGH CAN TAKE PLACE. CONTRACTOR SHALL IDENTIFY ON THE PLANS THE LIMITS OF COMPLETED WORK AND/OR PHASES PRIOR TO THE WALK THROUGH.

12. LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIAL UNTIL FINAL ACCEPTANCE, AT WHICH POINT THE ONE YEAR GUARANTEE BEGINS.

SPECIFIED PLANTING SOIL

BY LANDSCAPE ARCHITECT.

13. PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF DISEASE AND INSECTS AS PER AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.

14. PLANT MATERIAL SHALL NOT BE PRUNED PRIOR TO INSTALLATION. AFTER PLANTS HAVE BEEN INSTALLED, EACH PLANT SHALL BE PRUNED TO UNIFORMITY.

15. SHREDDED BARK MULCH SHALL BE FINELY CHIPPED AND SHREDDED DARK BROWN HARDWOOD CHIPS CONSISTING OF PURE WOOD PRODUCTS AND FREE OF ALL FOREIGN SUBSTANCES.

16. CONTRACTOR SHALL USE AN APPROVED TREE TIE SYSTEM THAT IS EASILY ADJUSTABLE, STRONG IN ALL WEATHER, AND EASILY ATTACHED AND REMOVED. HOSE AND WIRE ARE NOT ACCEPTABLE FOR STAKED TREES. PROVIDE THE FOLLOWING OR APPROVED EQUAL: "CINCH TIES" BY J. LICHTENTHALER, "ADJ-A-TYPE" BY HEAVYWEIGHT ONLY, A PLASTIC CHAIN TWIST TIE, OR "PLASTIC BINDER TYE" A TIE WITH TAPERED BEADS THAT SNAP LOCK BY A.M. LEONARD AND SONS.

SOD SHALL BE CERTIFIED TURFGRASS SOD COMPLYING WITH ASPA SPECIFICATIONS FOR MACHINE-CUT THICKNESS, SIZE STRENGTH, MOISTURE CONTENT, AND MOWED HEIGHT, AND FREE OF WEEDS AND UNDESIRABLE NATIVE GRASSES. SOD SHALL HOUNDOG, REBEL, OR FALCON, FINE LEAFED TALL FESCUE (FESTUCA ARUNDINACEA), AND RYE (LOLIUM JULTIFLORUM AND PERENE DOMESTIC). IT SHALL BE A MIX OF 20% KENTUCKY BLUEGRASS, 70% FINELEAFED TALL FESCUE, AND 10% RYE. SOD SHALL BE WELL ROOTED, 2 YEAR OLD STOCK, HARVESTED IN ROLLS, FERTILIZED 2-3 WEEKS PRIOR TO CUTTING. ALL SOD SHALL BE MACHINE CUT AND VIGOROUSLY GROWING (NOT DORMANT). MAXIMUM TIME FROM STRIPPING TO PLANTING SHALL BE 24 HOURS.

18. ALL NEW PLANT BED AREAS TO BE IRRIGATED. REFER TO SPECIFICATIONS.

19. FOR ALL STEPPING STONES & ROCK BEDS REFER TO SPECIFICATIONS

# INSTALLATION:

20. ALL PLANTING BEDS SHALL BE AMENDED WITH 1 CUBIC YARD OF COTTON BOL COMPOST PER 1,000 SQUARE FEET. TILL COTTON BOL INTO SOIL TO A 6" DEPTH. A 10-10-10 FERTILIZER SHALL BE SPREAD OVER ALL PLANTING AREAS PRIOR TO PLANTING, AT A RATE OF 50 POUNDS PER 2,000 SQUARE FEET.

21. AFTER PLANTS HAVE BEEN INSTALLED, ALL PLANTING BEDS SHALL BE TREATED WITH DACTHAL PRE-EMERGENT HERBICIDE PRIOR TO MULCH APPLICATION.

22. PLANT PIT BACKFILL FOR TREES AND SHRUBS SHALL BE 25% COTTON BOLL COMPOST, AND 25% TOPSOIL, AND 50% EXISTING SOIL TOPSOIL SHALL BE NATURAL FERTILE, FRIABLE SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE PRODUCTIVE SOILS IN THE AREA. SOIL SHALL NOT BE EXCESSIVELY ACID, ALKALINE OR TOXIC THAT MAY BE HARMFUL TO PLANT GROWTH. ALSO, FREE OF CLAY LUMPS, STONES, STUMPS, ROOTS OR SUBSTANCE 2" OR MORE IN DIAMETER.

23. PLANTED BED EDGES SHALL BE IN STRAIGHT LINES OR GENTLE FLOWING CURVES. SUDDEN CURVES OR SHARP ANGLES SHOULD BE AVOIDED.

24. V-CUT EDGE SHALL BE DUG TO 6" DEPTH WITH ANGLED EDGE ON LANDSCAPE BED SIDE, AND VERTICAL EDGE ON TURF SIDE. BACKFILL V-CUT EDGE WITH SHREDDED HARDWOOD MULCH TO GRADE.

25. MULCH ALL PLANTING BED AREAS TO A MINIMUM DEPTH OF 3". MULCH INDIVIDUAL TREES TO A MINIMUM DEPTH OF 4".

PROVIDE 100% COVERAGE COMPLETE WORKING IRRIGATION SYSTEM FOR THE NEW SOD & PLANTING BEDS AREAS. INCLUDE ELECTRICAL CONNECTION AND IRRIGATION SLEEVES AS NECESSARY. DRIP IRRIGATE ALL PLANTING BEDS. PRIOR TO INSTALLATION, PROVIDE PLAN SHOWING ALL IRRIGATION MATERIALS INCLUDING ALL EQUIPMENT SIZES AND DETAILS TO LANDSCAPE ARCHITECT FOR APPROVAL. COMPLY WITH REQUIREMENTS OF AUTHORITY WITH JURISDICTION FOR IRRIGATION SYSTEMS & BACKFLOW PREVENTOR. CONTRACTOR SHALL SUBMIT AS-BUILT DRAWINGS TO LANDSCAPE ARCHITECT & OWNER AFTER FINAL INSTALLATION AND PRIOR TO FINAL ACCEPTANCE. INCLUDING ALL HEAD & EQUIPMENT LOCATIONS & MAINTENANCE DATA FOR ALL EQUIPMENT PROVIDED. CONTRACTOR SHALL PROVIDE AN ON-SITE WALK THROUGH OF THE SYSTEM AND FULLY DESCRIBE ITS OPERATION WITH OWNER. CONTRACTOR SHALL ACHIEVE FINAL ACCEPTANCE WHEN SYSTEM IS FULLY OPERATIONAL, AND APPROVED BY OWNER, AND AS-BUILT DRAWINGS AND PROJECT MANUALS HAVE BEEN ACCEPTED AND APPROVED.

# PIPING SPECIFICATIONS

A. MINIMUM WORKING PRESSURE RATINGS: 1. PRESSURE PIPING: 150 PSIG (1035 KPA).

2. CIRCUIT AND DRAIN PIPING: 100 PSIG (690 KPA) B. MAIN LINE TO BE CL-200 POLYVINYL CHLORIDE PIPE OR ASTM D 1785, PVC 1120, SCHEDULE 40, SOCKET-TYPE FITTINGS; AND

SOLVENT-CEMENTED JOINTS OR APPROVED EQUAL. 1. PIPE UP TO AND INCLUDING 2-1/2 INCHES IN DIAMETER SHALL HAVE BELL AND SOCKET JOINTS.

2. PIPE GREATER THAT 2-1/2 INCHES IN DIAMETER SHALL HAVE SNAP CONNECTIONS WITH RUBBER GASKET JOINTS.

A. THRUST BLOCKS SHALL BE REQUIRED IN CONJUNCTION WITH RUBBER GASKET JOINT PIPE.

C. LATERAL LINES TO BE CL-200 PVC PIPE OR APPROVED EQUAL. D. DRIP TUBING: POLY TUBING OR APPROVED EQUAL.

E. SLEEVES: MINIMUM DIAMETER OF 2 TIMES LARGER THAN THE PIPE OR PIPE(S) SCHEDULED TO PASS THROUGH THEM. SLEEVES SHALL BE A MINIMUM OF 2 INCH DIAMETER AND SHALL BE SCHEDULE 40 PVC PIPE. F. PLASTIC FITTINGS:

1. UTILIZED THROUGHOUT THE SYSTEM (MAINS AND LATERALS) IN WARM CLIMATES AND MAIN LINES IN COLDER CLIMATES: SCHEDULE 40 PVC PIPE.

2. UTILIZED FOR LATERALS OF FLEXIBLE POLYETHYLENE PIPE, TYPE 1 PVC INSERT FITTINGS DESIGNED FOR USE WITH THIS TYPE OF PIPE CONFORMING TO ASTM D 2609.

A. PIPE AND FITTINGS SHALL BE JOINED WITH STAINLESS STEEL LOCKING PINCH CLAMPS OR

STAINLESS STEEL SCREW CLAMPS. G. MINIMUM COVER:

 IN LAWN AND PLANTING AREAS: A. MAINS - MINIMUM 18 INCHES BELOW FINISH GRADE.

B. LATERALS AND CONTROL VALVES - MINIMUM 12 INCHES BELOW FINISH GRADE. 2. ROADWAYS OR PARKING AREAS: MINIMUM 24 INCHES BELOW FINISH GRADE.

H. CLEARANCES: MINIMUM OF 3-INCHES BETWEEN PARALLEL LINES IN THE SAME TRENCH OR VERTICAL CLEARANCE BETWEEN LINES CROSSING AT ANGLES.

Drawing Release Log

• 04.13.2018 - FDP SUBMITTAL

**REVISIONS** 

DATE 04/13/2018 JOB NO. 614618 DRAWN BY: NSPJ

SHEET NO.