

General Specifications

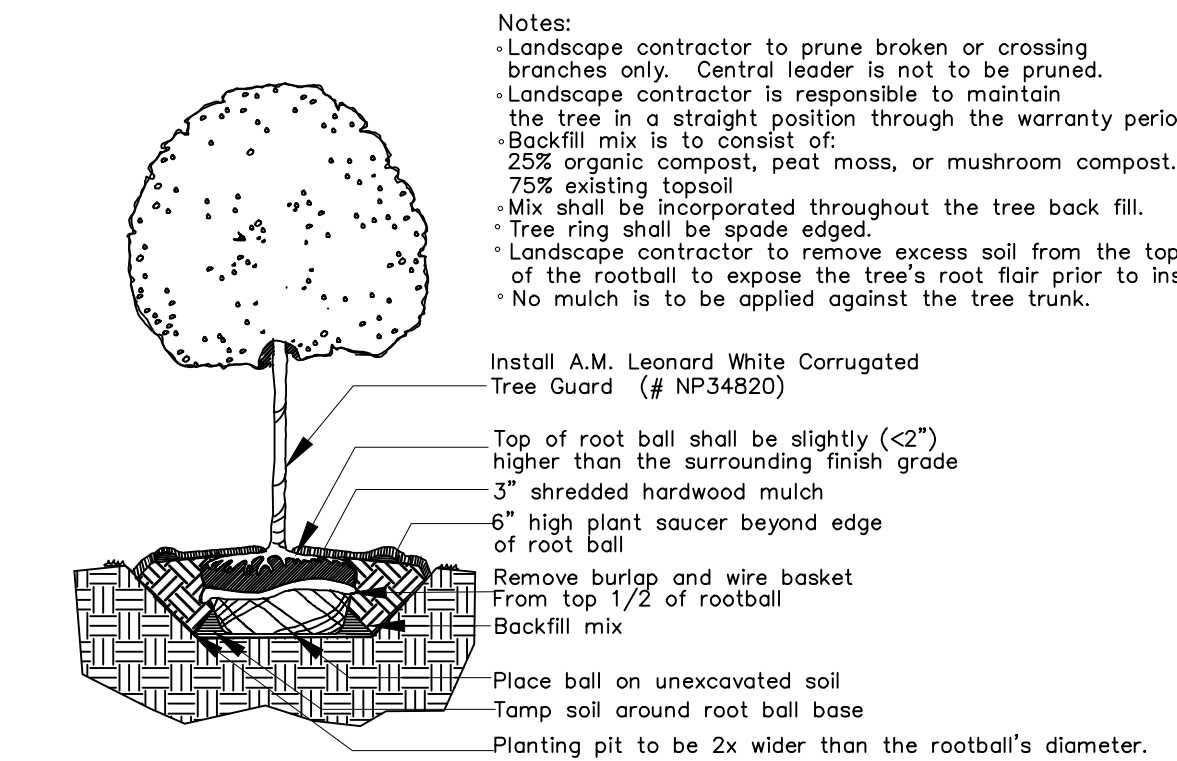
- For landscaping purposes only.
- Attendance at a mandatory pre-construction meeting is required. This meeting will be set up by the General Contractor and will include the GC, the landscape contractor, the site contractor, the landscape architect, the civil engineer, and an owner's representative.
- The landscape contractor shall inspect the planting area prior to installation of any plant material.
- The landscape contractor will notify the landscape architect upon the discovery of any potentially damaging conditions which may endanger the health of the specified plant material.
- Plant material that dies due to pre-existing conditions will be the responsibility of the landscape contractor if he fails to notify the landscape architect of this condition prior to planting.
- Landscape contractor is to supply all necessary materials, labor, and equipment to install this project.
- The landscape contractor is responsible for maintaining the plantings prior to the start of the warranty period. This work shall include, but is not limited to, watering, mulching, weeding, fertilizing, pest control, and mowing.
- The landscape contractor shall notify the landscape architect at least 5 days prior to starting construction.
- The landscape contractor shall warranty all work for a period of 2 years starting on the date the certificate of occupancy is issued by the Township or Borough.
- All dead or severely declining plants shall be replanted within the next growing season during the above warranty period.
- Six (6) inches of topsoil shall be provided in all lawn and planting areas.
- Landscape contractor is responsible for landscape maintenance for 60 days past the date the certificate of occupancy is issued by the Township or Borough. This work shall include, but is not limited to, watering, mulching, weeding, fertilizing, pest control, and mowing.
- The landscape contractor must notify the landscape architect in writing at least one week prior to the completion of the warranty period.
- The landscape contractor shall remove all wire and stakes at the end of one growing season.
- All street and parking lot trees shall not have any branching below 7 feet.
- All street trees and buffer plantings are to be bonded as permitted by State Law.
- The landscape contractor must have an English speaking crew member on site at all times in order to facilitate communication and coordination between the project's contractors.
- All lawn and landscaped areas are to be irrigated. Turf areas are to be zoned separately from plant beds to minimize overwatering of the shrubs and groundcover.

Planting Specifications

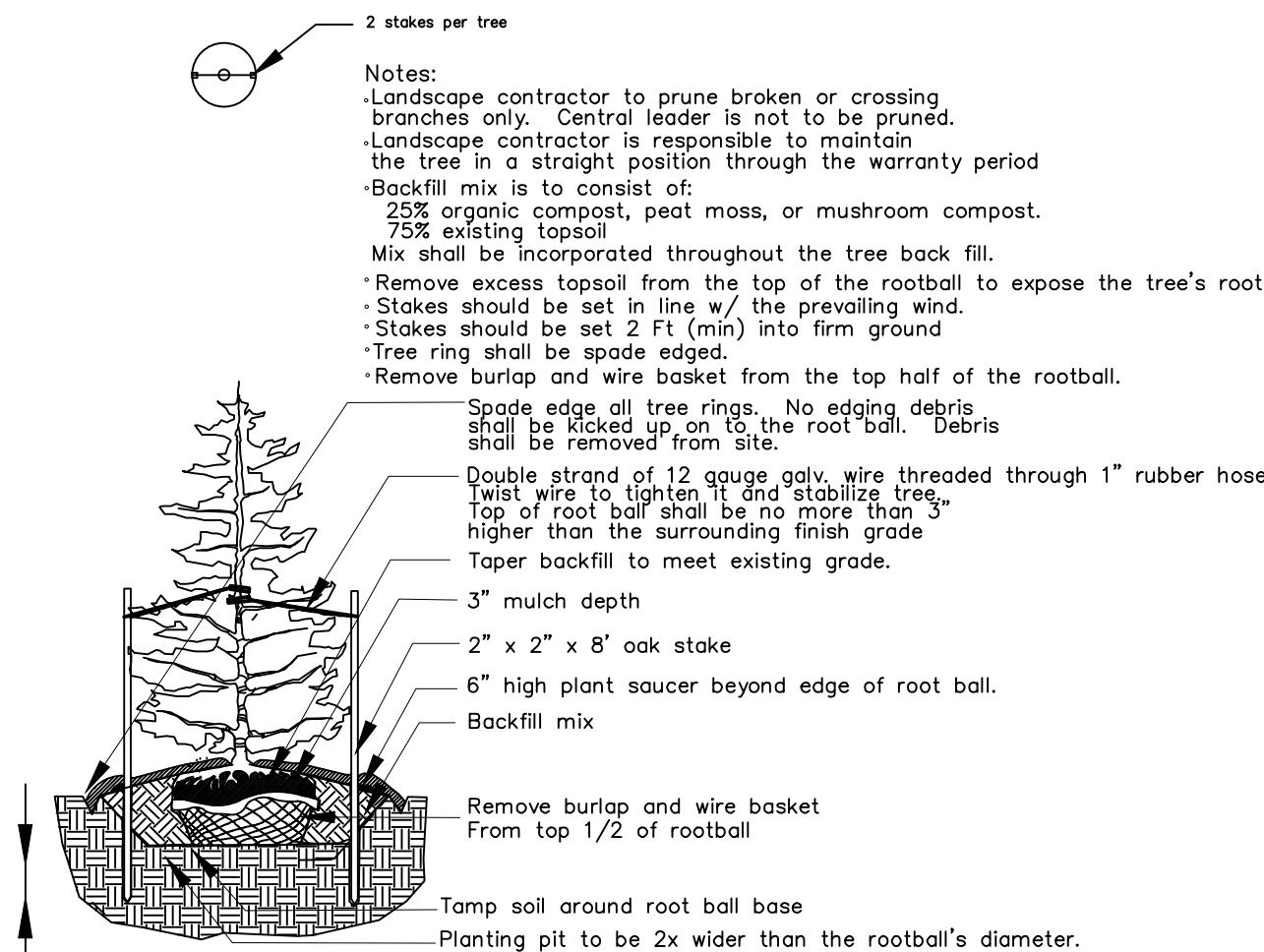
- Quality and size of plants shall be in accordance with the rules and grading adopted by the American Association of Nurserymen, Inc. All plants shall have a normal habit of growth and should be sound, healthy, vigorous, and free from disease and insect infestation.
- In case there is a discrepancy between the plan and the plant schedule, the plan shall be used.
- Landscape Architect shall approve all plant locations.
- Landscape plan is subject to field adjustments.
- Plant substitutions may be necessary depending on plant availability. Plant substitutions shall be submitted in writing to the landscape architect. Approval of substitutions will be at the discretion of the landscape architect and the Township landscape architect.
- All trees are to be planted a minimum of 10' from any underground utilities.
- Existing trees to be protected by fencing. Exact location to be determined on site.
- Top of rootball shall be three (3) inches above grade and shall not be planted below grade. Taper grade to the existing grade.
- Roll burlap back from top of rootball and cut wire basket as per planting detail.
- All planting beds are to be mulched with two (2) inches of double ground hardwood bark mulch.
- Plant beds and tree backfill shall consists of the following soil mix:
 - 75% existing topsoil
 - 25% organic matter such as peat moss, or leaf compost.
- Groundcover, perennial, and seasonal color beds shall have two (2) inches of leaf compost, sphagnum peat moss, or other approved organic matter incorporated (rototilled) into the top eight (8) inches of soil.
- Water thoroughly while planting. Work to be done by the landscape contractor.
- All plant material purchased for this project must be obtained from the same or colder climatic zones as the project location.
- Plant material may be tagged at the nursery by the landscape architect at the discretion of the client.
- No plant material shall be installed when the ground is excessively muddy or frozen.
- All plant material shall be healed in, watered, and untied within two (2) days of receipt.
- All plant material shall be tarped during its delivery. Failure to do so may result in the rejection of the load.
- The landscape contractor shall request approval of the plant layout prior to installation.
- Any broadleaf evergreens installed in the late fall/winter shall be sprayed with an anti-desiccant such as wilt-pruf upon installation.
- The bill of lading documenting the named varieties of the plants delivered from the nursery shall be submitted to the landscape architect for review.
- All trees will be tagged at the nursery by the landscape architect. Trees not tagged by the landscape architect will be rejected if they do not meet the size and quality that is specified.
- A representative of each shrub and perennial species will be tagged at the nursery by the landscape architect. These representatives will be used by the nursery to establish the quality of the remaining specimens.

Seeding Specifications

- All disturbed areas not indicated as planting beds are to be seeded or sodded. Reference overall site plan for limits of work.
- All grades are to +/- 1" and shall be free of debris or stones over 1" in diameter.
- Grades shall be no more than one half (1/2) inch below the level of all sidewalks and curbs.
- Seeding shall be done between August 15 and October 15 and between April 15 and June 15. Contractor to guarantee a full stand of grass upon project completion.
- Seeded areas shall be fertilized using a starter fertilizer at a rate of 1 lb N /1000 SF.
- Fertilizer shall be incorporated in the top three (3) inches of soil.
- A soil test shall be taken to determine the soil's pH. Follow soil test recommendations.
- Before seed is sown, the topsoil shall be fine graded and scarified to a depth of no less than one (1) inch and raked until the surface is smooth, friable, and uniformly fine textured.
- Grass seed shall be spread at a minimum rate of five (5) lbs./1000 SF (200 lbs. /acre) and shall consist of the following mixture:
 - 25% Perennial Ryegrass
 - 25% Creeping Red Fescue
 - 50% Improved Tall Fescue or approved equal
- Contractor shall submit the seed label for approval.
- All seed types shall be named varieties with a minimum germination rate of 90%. Weed or inert materials shall be no more than 1.5% of the total content.
- Straw mulch seeded areas at a rate of 90 lbs/1000 SF. Straw shall be clean, dry, and weed seed free. No wet or moldy straw shall be used. Anchor straw in place with netting, or tackifier.
- Slopes that are 3:1 or greater shall be stabilized with a double mesh straw erosion control mat by North American Green. Staple in place as per manufacturer's specifications.
- Seeded grass shall be mowed once the grass is one-third higher than the recommended height.
- If sod is installed in lieu of seed, the soil and grade preparation remains the same as for seed.
- All installed sod shall be turf type tall fescue.
- It is the contractor's responsibility to water the sod. This responsibility includes providing a suitable water source to continually maintain it.

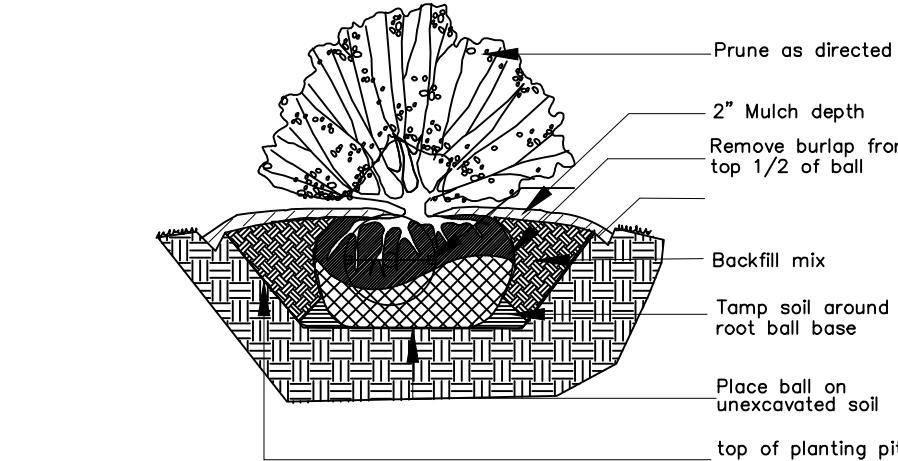


Typical Deciduous Tree Planting Detail
Not to Scale

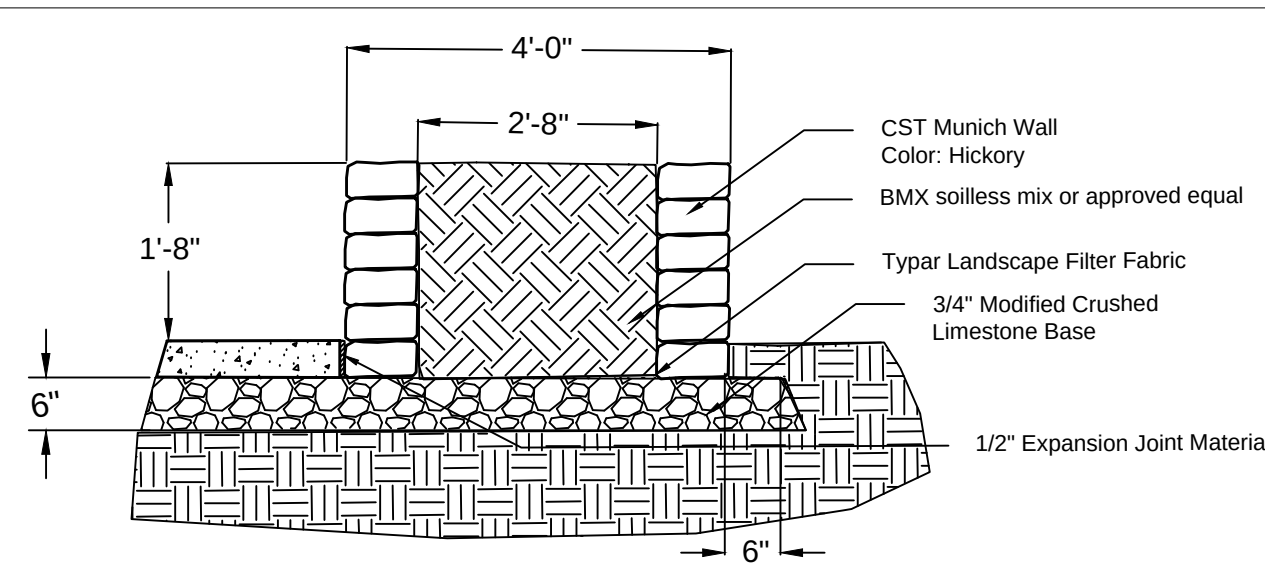


Typical Evergreen Tree Planting Detail
Not to Scale

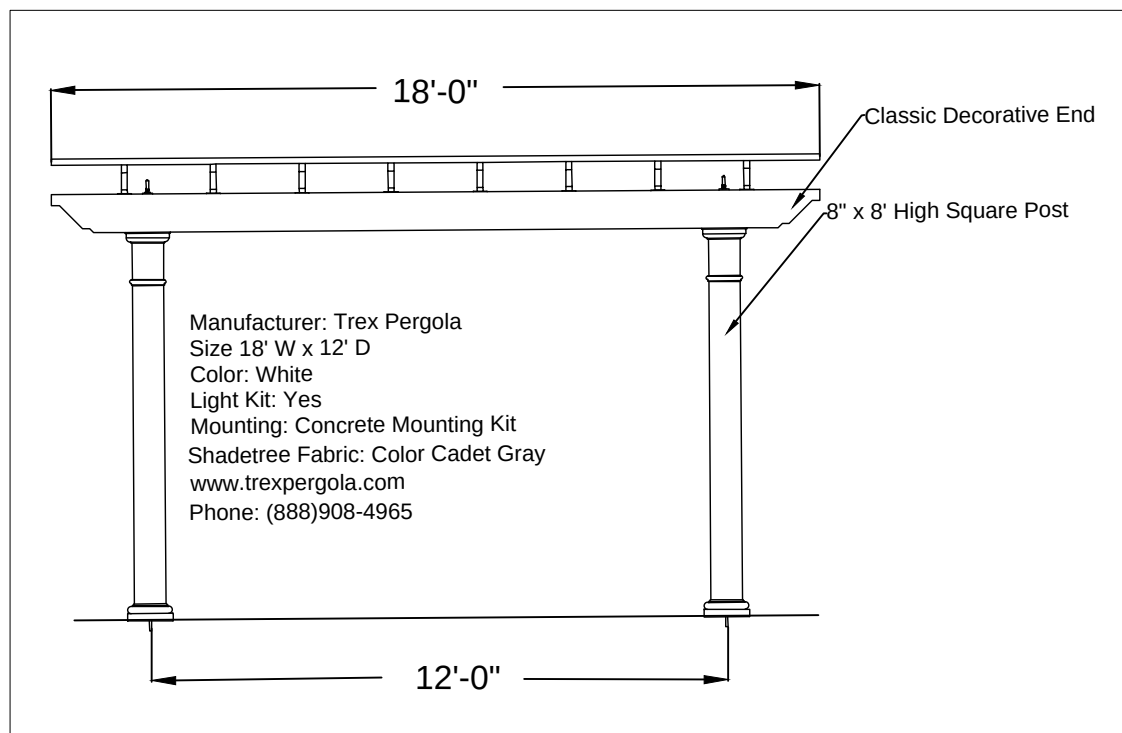
- Notes:
- Backfill mix is to consist of:
 - 25% organic compost, peat moss, or mushroom compost.
 - 75% existing topsoil.
 - Mix shall be incorporated to a minimum depth of 8-12" throughout all shrub, perennial, and groundcover beds.
 - Butterfly rootball of all canned plant material prior to installation.



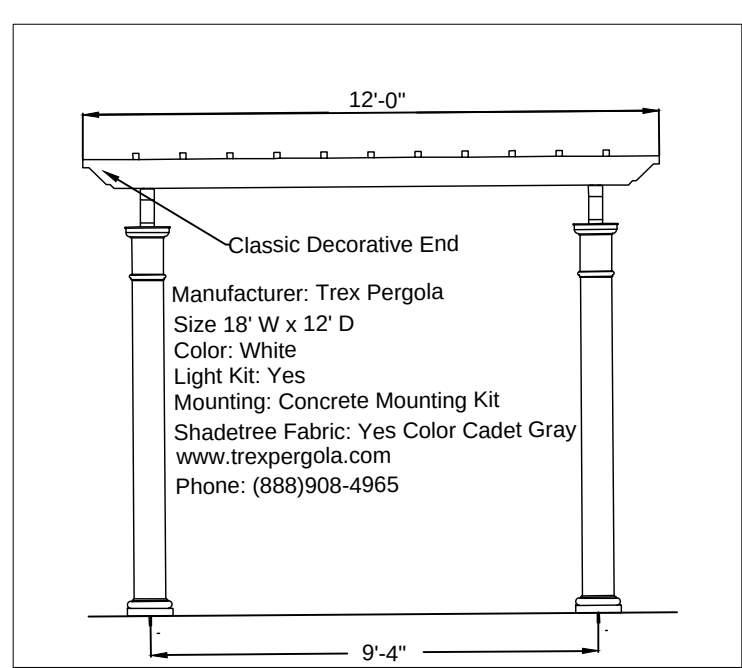
Typical Shrub Planting Detail
Not to Scale



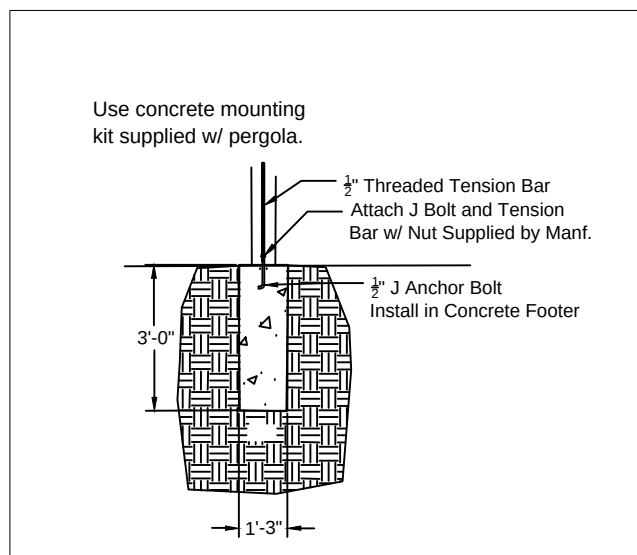
Raised Planter Detail
Scale: 1/2" = 1'-0"



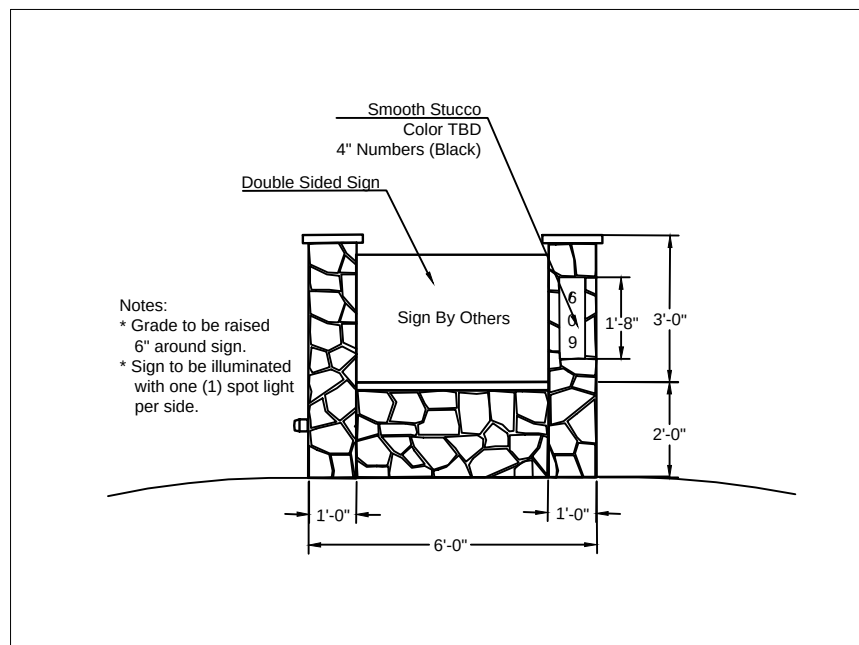
Pergola Front Elevation
Scale: 1/4" = 1'=0"



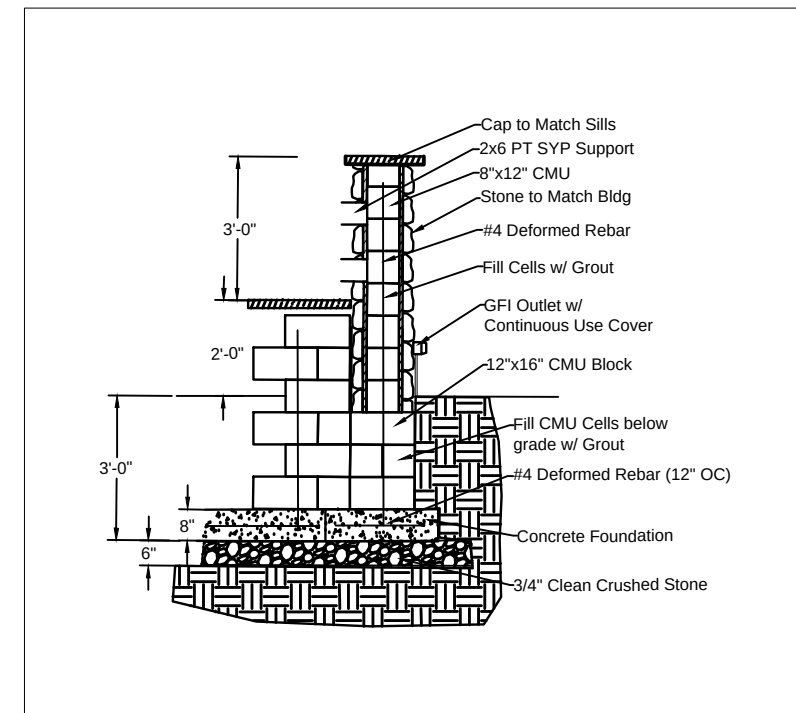
Pergola Side Elevation
Scale: 1/4" = 1'=0"



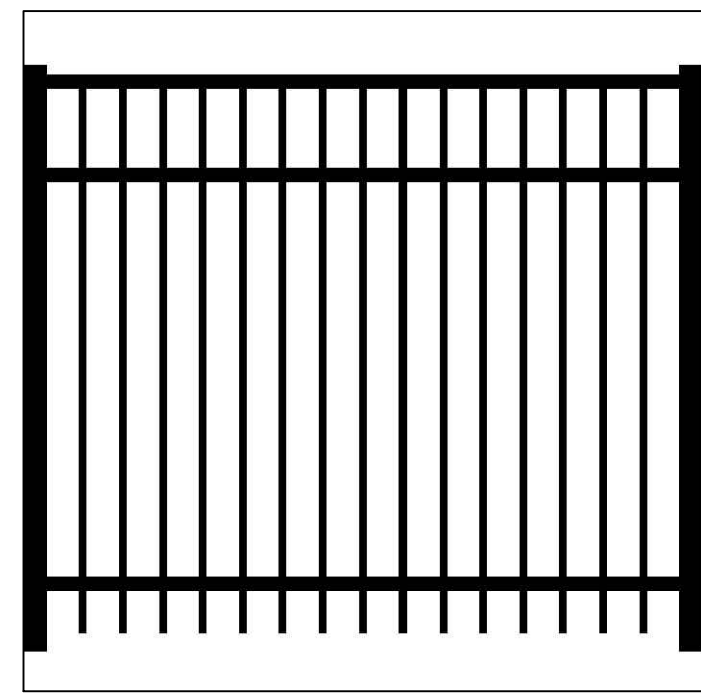
Pergola Footer Detail
Scale: 1/4" = 1'=0"



Monument Sign Elevation
Scale: 1/4" = 1'=0"



Monument Sign Section
Scale: 1/4" = 1'=0"



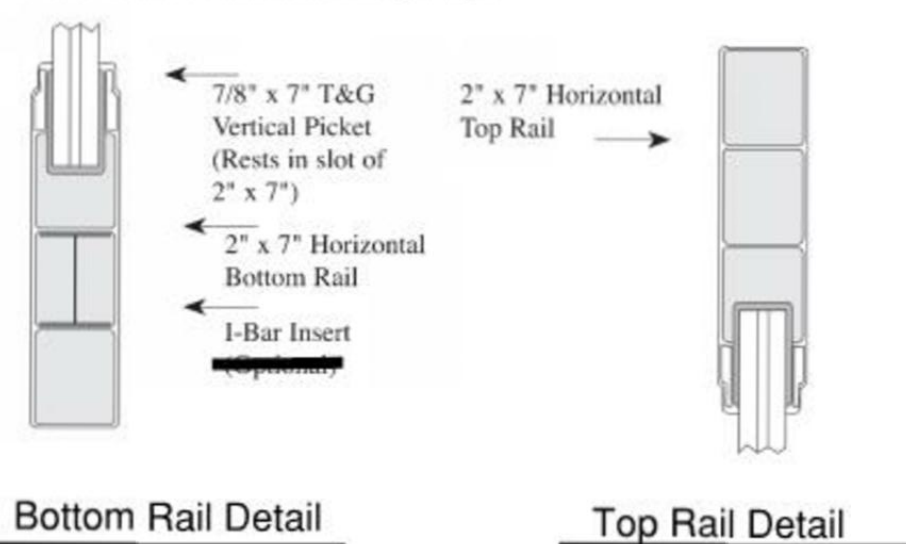
Ornamental Aluminum Fence
Not to Scale

Manufacturer: Country Estate
Model: Lakeland

MATERIALS REQUIRED FOR INSTALLATION: Stakes — String/Cable — Post Hole Digger/Auger — Leveling Blocks — Level — Mallet — Concrete/Drv Mix — Measuring Tape

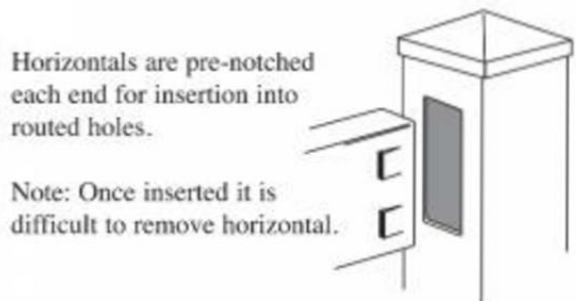


Color: Gray Wood Grain Embossed
Height: 72" (as noted)
Caps: New England
Post Dimensions: 5"x5"x9'
Post Depth: 3'-0" Min
Source: www.fencesbycountryestate.com
Phone: (800)445-2887



Bottom Rail Detail

Top Rail Detail



Post/Rail Detail

Fence Detail

Not to Scale

LANDSCAPE DETAILS

2.	Revised as per Township and Neighbor Comments	06/18/21
1.	Revised as per Township Review Comments.	05/12/21
NO.	COMMENTS	DATE

CAPITOL SENIORS HOUSING
PROPOSED SENIOR HOUSING DEVELOPMENT
BLOCK 152.22, LOTS 1412.01, 1413.01, 1424.20
609 EAGLE ROCK AVENUE
TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NJ



LONGSTONE GARDENS
1905 MILLERSVILLE PIKE
LANCASTER, PENNSYLVANIA 17603
PHONE: (267)664-6336 FAX: (717)584-6682

JAMES J.
LANGENSTEIN, LLA

JAMES J. LANGENSTEIN
NJ LICENSED LANDSCAPE
ARCHITECT NO. AS000980

DATE	SCALE	BOOK	PAGE	DR BY	CHECKED	LA-2
01/22/21	1"=20'-0"			JJL	JJL	