

1. GENERAL

A. Summary: Provide and install landscaping materials as shown.
B. Quality Assurance: All plant materials shall conform to the standards of ANSI Z601.1-2004 Edition, American Standard for Nursery Stock, by the American Association of Nurserymen, Inc., or the plant material will be deemed unacceptable. The Owner and/or Landscape Architect reserve the right to approve all plant material on site prior to installation.

2. MATERIALS

A. All plant material shall be typical full specimens with healthy root systems developed by transplanting or root pruning. Provide well-shaped, fully branched, vigorous stock, free of disease, insects, eggs, larvae, and defects such as knots, sun scald, injuries, abrasions and disfigurement. Shade trees shall be single-stem trees with straight trunk, well-balanced crown and intact leader; of height and color indicated, complying with ANSI Z601.1-2004 Edition for types of trees specified. Provide season-quality, well-balanced, container-grown, full foliages to the ground, of type, height, spread and shape specified, complying with ANSI Z601.1-2004 Edition.
B. Provide all deciduous and evergreen trees balled and wrapped (B&W). Shrubs may be either B&W or container-grown, but if container-grown shall meet the ANSI standard for size. The use of bare root material shall be prohibited. The use of nylon twine on root balls shall be prohibited. Burlap for root balls shall be biodegradable. All burlap shall be pulled back 1/3 from the root ball at time of planting.

3. INSTALLATION

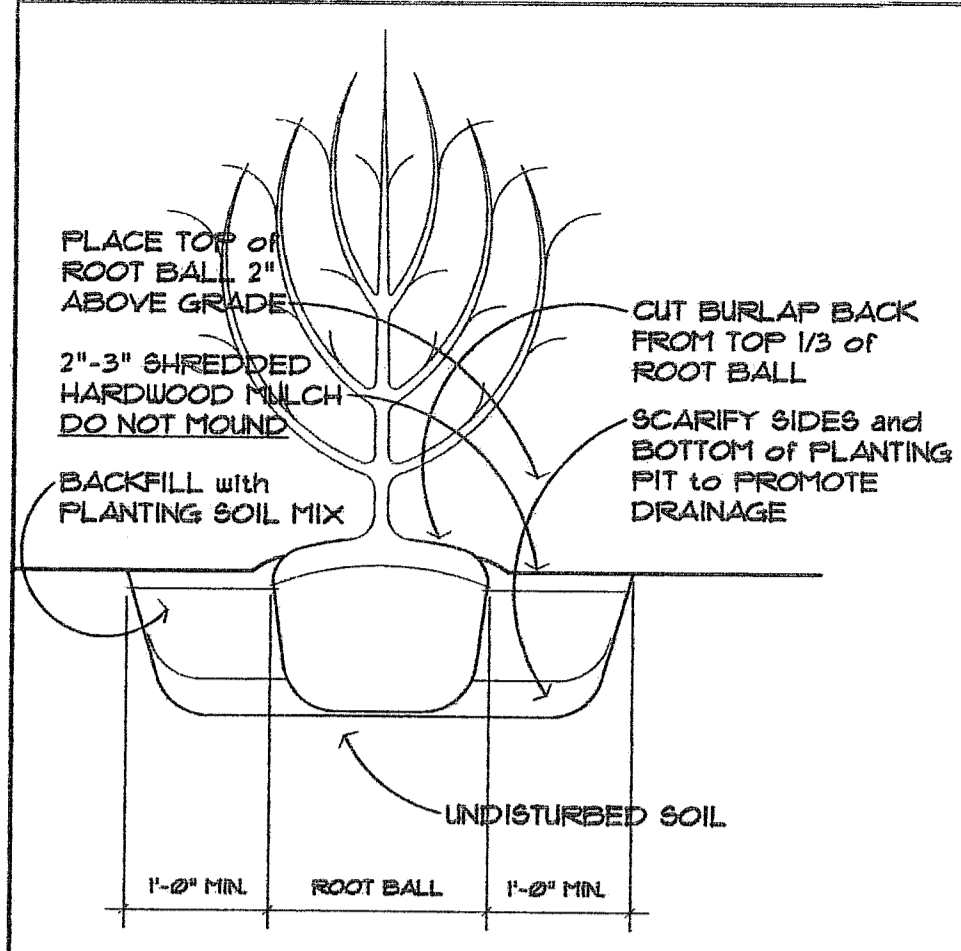
A. Planting operations shall be performed during periods within the planting season when weather and soil conditions are suitable and in accordance with acceptable local practice. Trees and shrubs shall be installed during the fall and spring seasons with the exception of trees that are subject to fall planting hazard. These trees shall be installed in spring only.
B. Fall planting time for evergreen trees is generally August 15 to December 15. Fall planting time for deciduous trees is generally October 15 to December 15. Spring planting for both evergreen and deciduous plants is generally March 1 to May 15.
C. The following tree varieties have been identified as having a high degree of transplantation failure if planted during the fall season. The fall planting hazard trees include the following genera and some common species: Acer balsameum, Betula, Cupressus, Cedrus, Corvidaphylon, Cotoneaster, Fagus, Fraxinus, Koeberlinia, Liquidambar, Liriodendron tulipifera, Malus in luff, Nyssa sylvatica, Quercus, Prunus, Pteris, Quercus, Quercus patriciana, Salix, Sorbus, Thuja occidentalis, Ulmus parvifolia and Zelkova.
D. Contractor shall remove any and all wire baskets, plastic or burlap around root balls used for evergreen or deciduous trees or shrubs at time of planting.

E. All disturbed lawn areas shall be stabilized with seed as indicated on the landscape plans or these notes. Seed shall consist of the mixture listed in the general seeding specifications. All disturbed lawn areas shall be topsoiled, limed, fertilized and fine graded prior to lawn installation.
F. Seed all disturbed areas with a drought tolerant low maintenance mix formula similar to National Seed Company mix #25217 or approved equal consisting of 40% Creeping Red Fescue, 15% Burgundy Red Fescue, 30% Accent Perennial Ryegrass, and 15% Kenblue Kentucky Bluegrass. Seed at a rate of 6 pounds per 1,000 square feet. Hydro seed with hydro mulch.
G. Ideal seeding times are generally between April 15 through June 1 and August 15 through October 15 depending on the weather.
H. Contractor shall notify the Owner or Landscape Architect of any conditions that would prevent the healthy growth of plant materials. This would include shallow bedrock, boulders or rock outcrops, rubble fill, compacted soils, adverse drainage conditions, wet or poor soils, contaminated soil, and survival of the plants. Contractor is responsible for all plant, irrigation and lawn maintenance during construction and until the Owner takes over the maintenance operations.
I. No plant substitutions shall be permitted with regard to size, species, or variety without written permission from the Landscape Architect or owner. Written proof of plant material availability must be documented.
J. The location of all plant material indicated on the landscape plan is approximate. The final location of all plant material and planting bed lines shall be determined in the field under the direction of the landscape architect.
K. The final landscape plan is subject to an on-site inspection by the Borough Landscape Architect before installation of the plants and subject to an inspection by the Borough Landscape Architect after the installation.
L. Should any plant quantity discrepancies occur between the quantities listed in the planting schedule and the plan, the planting plan shall take precedence over the plant schedule.
M. Branches of deciduous trees shall be pruned back by no more than one quarter (1/4) to balance the top growth with the roots and to preserve their character and shape. The central leader of the tree shall not be pruned.
N. Provide planting pits as indicated on the planting details. If wet soil conditions exist, then planting pits shall be excavated an additional 12" depth and filled with 12" deep of clean 3/8" gravel.
O. Trees and shrubs shall only be planted when the soil is free and friable.
P. The contractor shall provide a minimum layer of 6 inches of topsoil in all lawn areas. Topsoil in lawn areas shall have 2 inches of compost tilled into the topsoil to a depth of 3 inches. Compost shall have a pH value between 7.0 and 8.0, with over 50% organic matter. Compost and topsoil shall be applied by Natures Choice, 1111 Springfield Road, 2nd Floor, Union, NJ 07083 (908) 637-4140 or approved equal. A full soil mechanical and nutrient analysis shall be conducted after construction and rough grading and prior to planting to determine the extent of soil amendments.
Q. The contractor shall provide a minimum of 12" of topsoil in all shrub planting areas. Soil planting mix for planting pits for trees, shrubs and groundcover shall include 1/3 compost and 2/3 topsoil. Compost shall have a pH value between 7.0 and 8.0, with over 50% organic matter. Compost and topsoil shall be applied by Natures Choice, 1111 Springfield Road, 2nd Floor, Union, NJ 07083 (908) 637-4140 or approved equal. A full soil mechanical and nutrient analysis shall be conducted after construction and rough grading and prior to planting to determine the extent of soil amendments.
R. All trees, planting areas and shrub beds shall receive 2" depth of triple shredded hardwood mulch. Mulch shall have a pH value between 7.0 and 8.0, with over 50% organic matter. Triple shredded hardwood mulch shall be supplied by Natures Choice, 1111 Springfield Road, 2nd Floor, Union, NJ 07083 (908) 637-4140 or approved equal.
S. Unless indicated otherwise on the drawings or notes, all plant and shrub beds shall have a clean "dove-cut" edge.
T. All installed plant material shall have the same relation to finished grade as it did to existing grade at the nursery.
U. Newly installed plant material shall receive regular watering from the time of installation through the guarantee to ensure the establishment, growth and survival of the plants. Contractor is responsible for all plant, irrigation and lawn maintenance during construction and until the Owner takes over the maintenance operations.
V. The Contractor will guarantee all work and all plant materials for one (1) planting season following the initial planting and shall be responsible for replacing dead or dying plants. The replacement shall occur within one year from the date of the tree. Any plant material that dies within that one (1) planting season time period shall be removed. Including the stump/rock ball, and replaced by a tree or shrub of similar size and species at the expense of the contractor.
W. After one growing season and the establishment of the plant material on the site, all stakes, guying, tree wrapping and markers shall be removed.
X. All existing trees and shrubs to be preserved on the site shall be protected by a 4 foot standard wood frame. All fencing shall be placed outside the tree canopy or drip line or in the case of smaller trees, a minimum of 10 feet from the tree. All trees to remain shall be identified in the field prior to beginning construction. Tree protection fencing shall be installed prior to the start of construction, grading or clearing and the field shall remain on the site until construction is completed. All existing vegetation being preserved and located at the edge of the new tree line shall be pruned, trimmed to remove all dead, diseased, or damaged branches.
Y. Contractor shall exercise care and caution while working around existing trees and will protect the trees from damage. Contractor shall keep equipment and material storage out of drip line of tree canopies. Contractor shall exercise care in location and depth of trenches for electrical lines and other utilities under existing tree canopies so to minimize cutting of tree roots.
Z. All debris from planting operations shall be removed from the site after planting is complete. The contractor is responsible for daily clean-up. Walks, drives and parking areas shall be swept brown-clean. The site and property to be left in a neat and orderly condition.
AA. The site will not have an irrigation system.

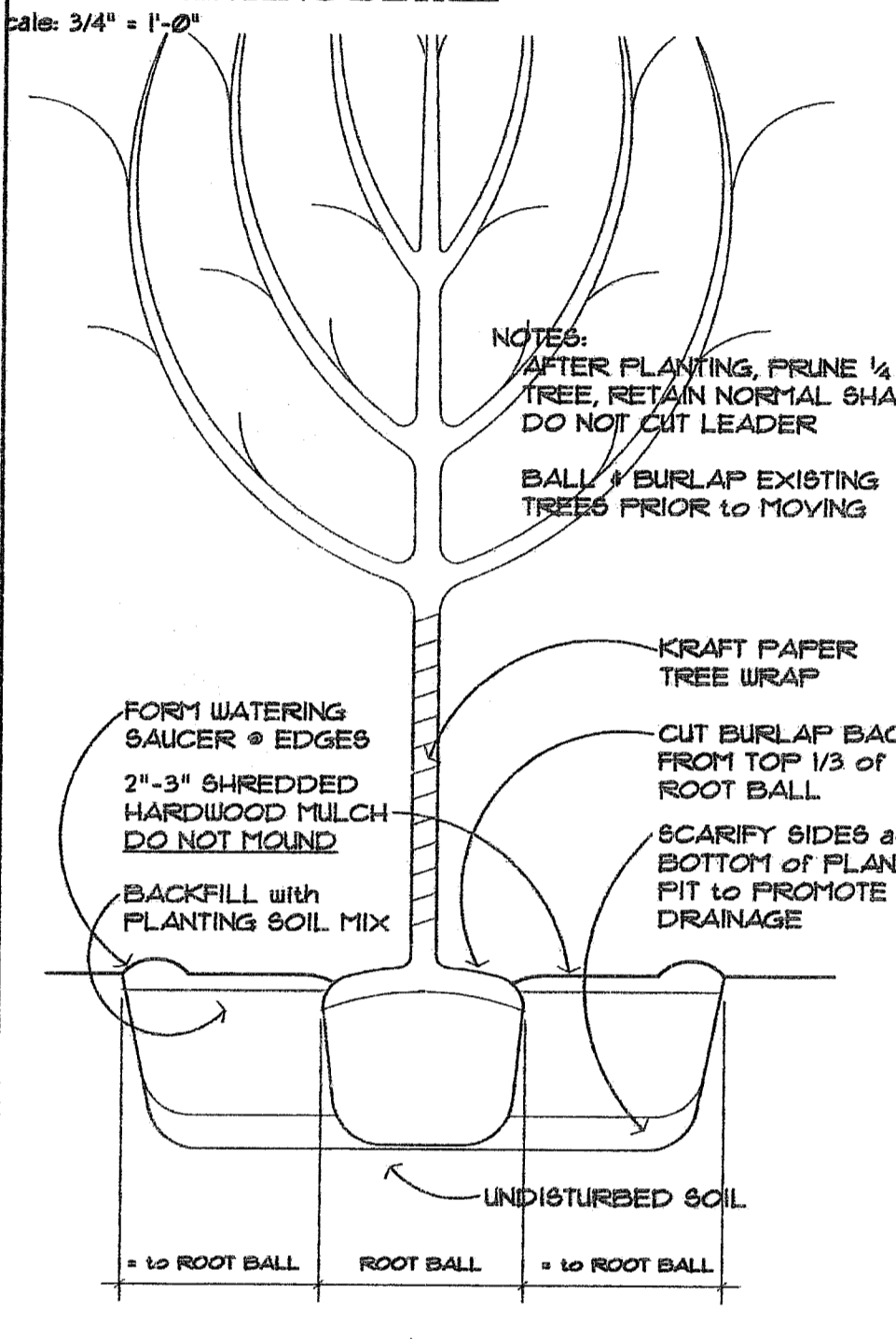
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11. After one growing season and the establishment of the plant material on the site, all stakes, guying, tree wrapping and markers shall be removed.
12. All existing trees and shrubs to be preserved on the site shall be protected by a 4 foot standard wood frame. All fencing shall be placed outside the tree canopy or drip line or in the case of smaller trees, a minimum of 10 feet from the tree. All trees to remain shall be identified in the field prior to beginning construction. Tree protection fencing shall be installed prior to the start of construction, grading or clearing and the field shall remain on the site until construction is completed. All existing vegetation being preserved and located at the edge of the new tree line shall be pruned, trimmed to remove all dead, diseased, or damaged branches.
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SCHEDULE OF LANDSCAPE MATERIALS

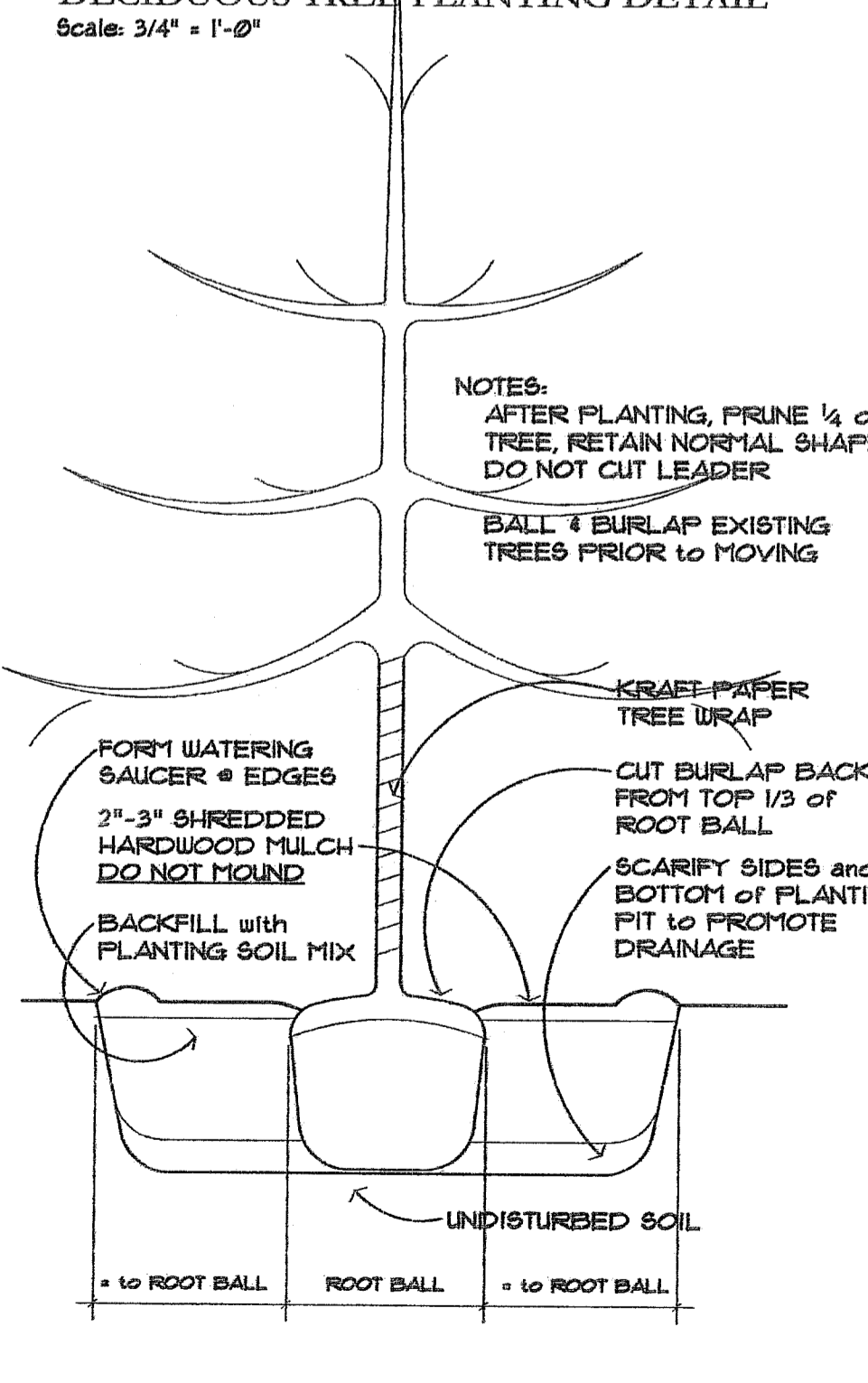
Table with 5 columns: Symbol, Botanical Name, Common Name, Size, Quantity. Lists various plants like Ckadactis kanihaka, Cornus kousa, Hydrangea macrophylla, etc.



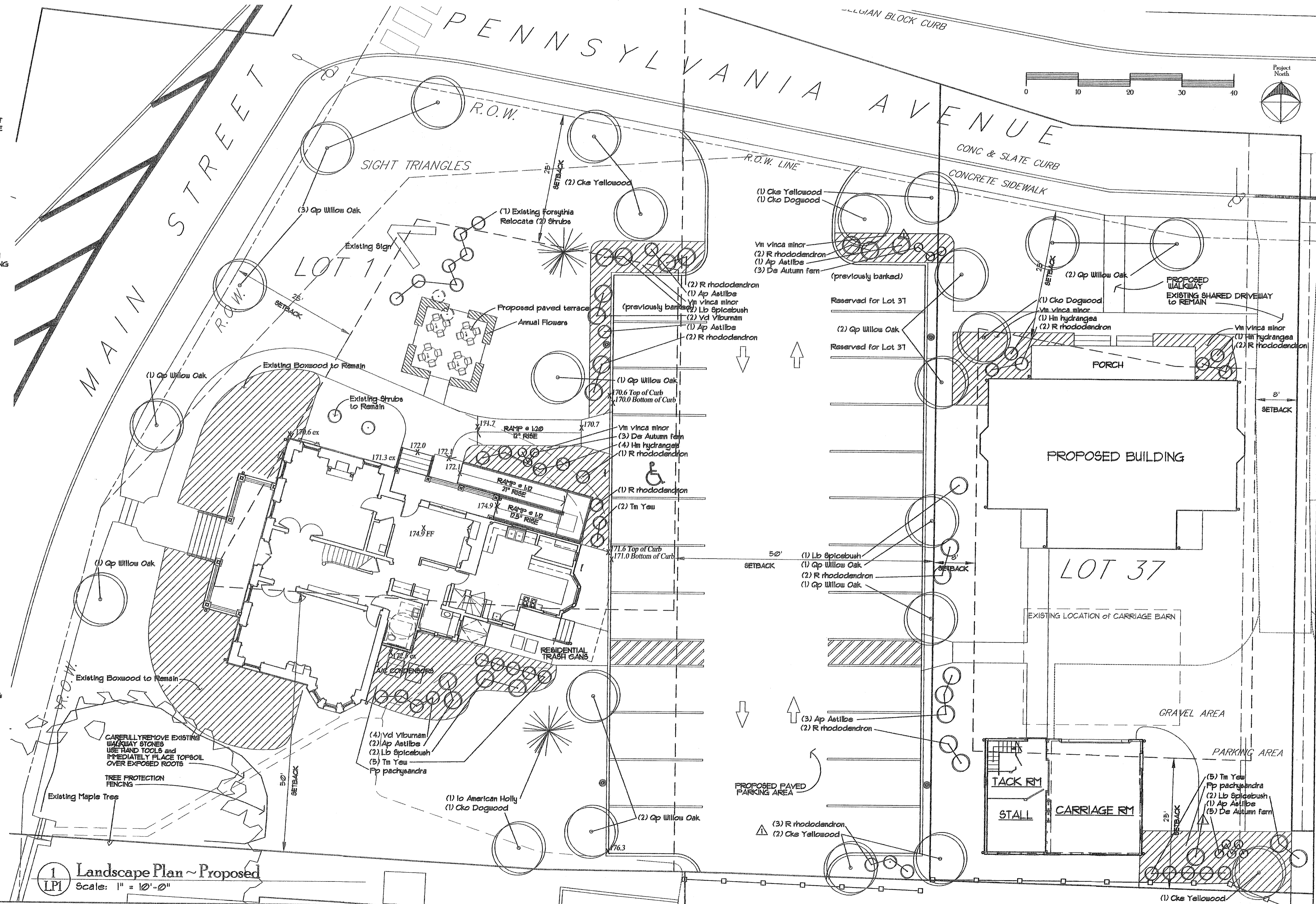
SHRUB PLANTING DETAIL Scale: 3/4" = 1'-0"



DECIDUOUS TREE PLANTING DETAIL Scale: 3/4" = 1'-0"



EVERGREEN TREE PLANTING DETAIL Scale: 3/4" = 1'-0"



1 Landscape Plan - Proposed Scale: 1" = 10'-0"

Project information including logo for Pickell Architecture, LLC, address (115 Main Street, Flemington, NJ), and phone/fax numbers.

Proposed Landscape Plan title block with project address: 2 Main Street - House built before 1822, 3 Pennsylvania Avenue - Carriage House built before 1885, Flemington, New Jersey.

Issues & Revisions table with columns for Issue No., Description, and Date. Lists revisions for Zoning Approval, Carriage Barn Relocated, etc.

Proposed Landscape Plan Block 18, Lots 1 & 37, dated April 29, 2009.

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