# ST. PAUL'S TOWNHOUSE PARCEL

WASHINGTON, D.C.

# **BZA SUBMISSION**

MAY 23, 2018

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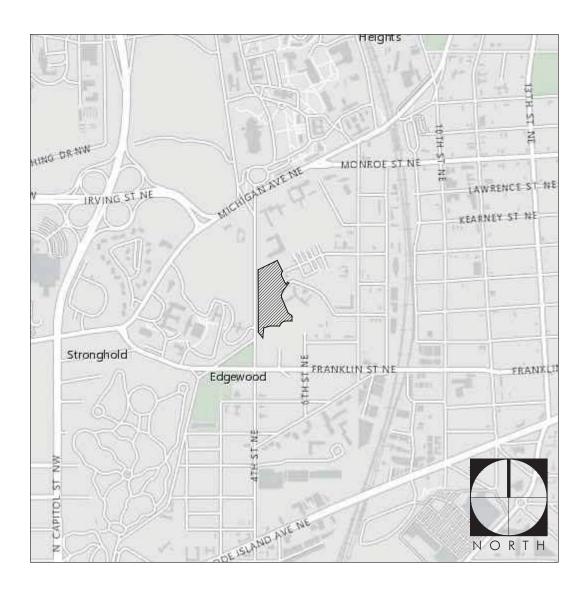
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CONTACT: MATT TOWLE

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TYSONS, VA 22102
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CONTACT: GHASSAN KHOURI

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GOROVE/SLADE
1140 CONNECTICUT AVE. NW
WASHINGTON, D.C. 20036
TEL: 202.296.8625
CONTACT: DAN VANPELT



VICINITY MAP

NOT TO SCALE

LANDSCAPE ARCHITECT

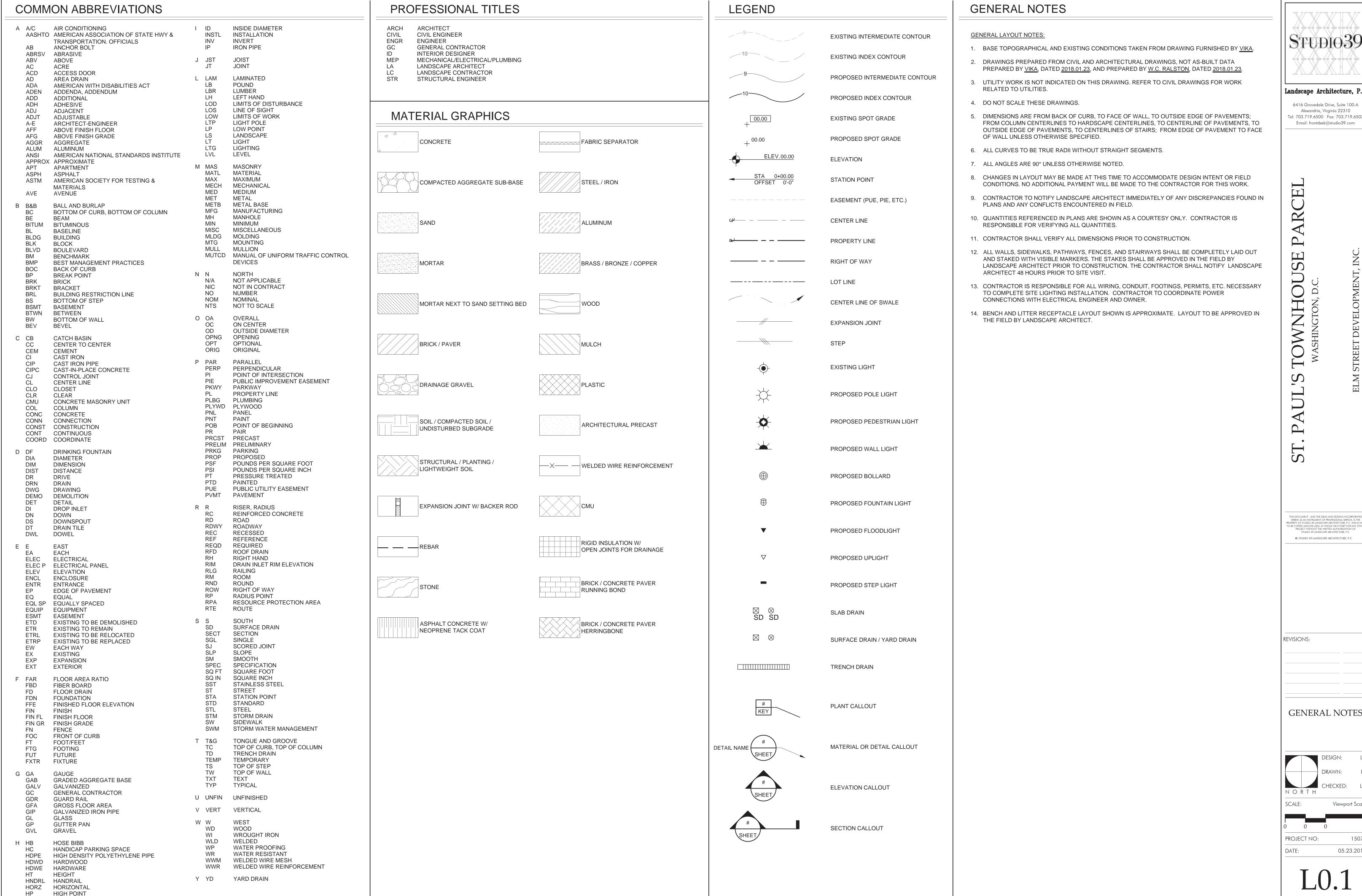


#### Landscape Architecture, P.C.

6416 GROVEDALE DRIVE, SUITE 100-A ALEXANDRIA, VIRGINIA 22310 TEL. (703) 719-6500 FAX (703) 719-6503 CONTACT: LH Sheet List Table Sheet Number Sheet Title COVER LO.1 GENERAL NOTES L0.2 OVERALL PLAN L1.01 HARDSCAPE PLAN 01 L2.01 HARDSCAPE DETAILS L3.01 PRODUCT INFORMATION L4.01 LANDSCAPE PLAN 01 L4.02 BIO-RETENTION ENLARGEMENT L5.01 LANDSCAPE DETAILS L6.01 STREETSCAPE SECTIONS - 01 L6.02 STREETSCAPE SECTIONS - 02 STREETSCAPE SECTIONS - 03

**REVISION INDEX** 

REVISION DATE REVISED ITEM DESCRIPTION



HS

HARDSCAPE

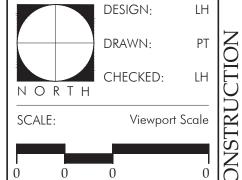
###### STUDIO39

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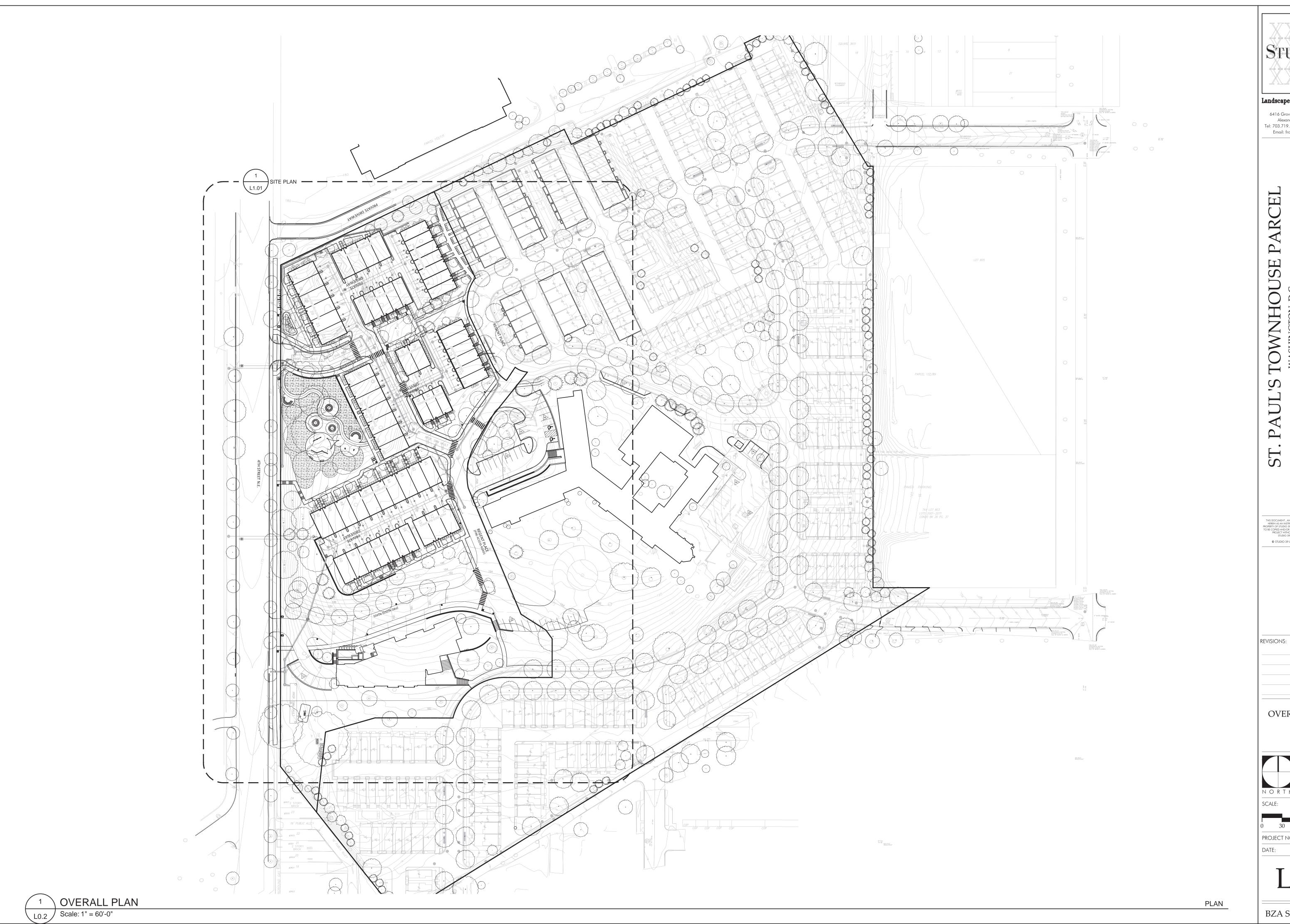
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15074 PROJECT NO:

05.23.2018

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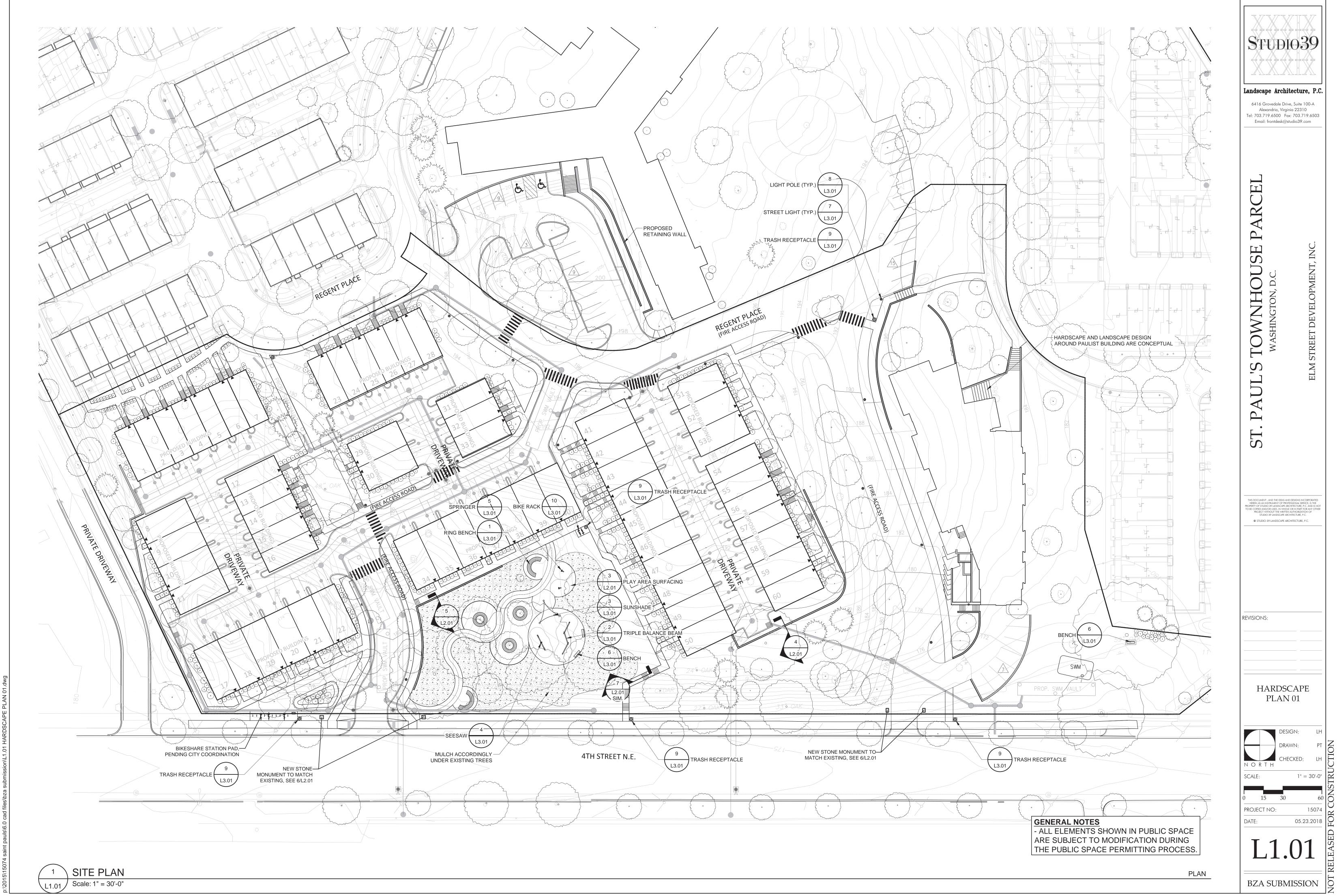
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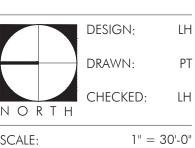
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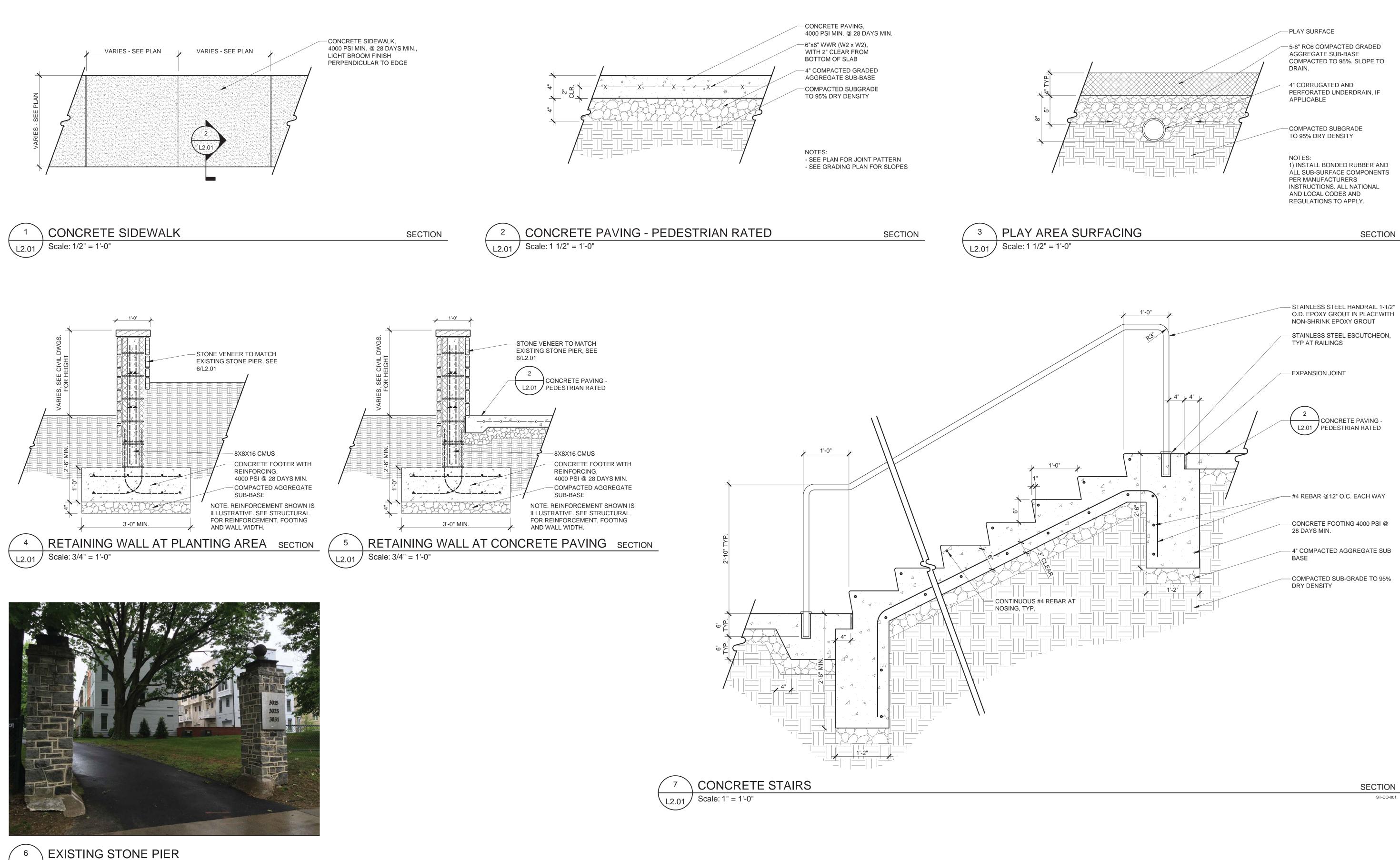
STUDIO 39 LANDSCAPE ARCHITECTURE, P.C.

OVERALL PLAN

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REVISIONS:

HARDSCAPE

**DETAILS** 

0 15074 05.23.2018 PROJECT NO:

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L2.01 Scale: NTS



MODEL: OGDEN COLLECTION COLOR: WOOD

MANUFACTURER: MAGLIN SITE FURNITURE 999 18TH STREET, SUITE 3000 DENVER, CO 80202

CONTACT: SARAH MCKELLAR smckellar@maglin.com

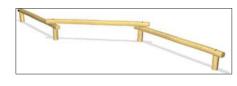
(P): 800.716.5506

(P): 800.716.5506 X 265 QUANTITY: PER PLAN

SIZE: TBD

CONTRACTOR TO VERIFY QUANTITIES. INSTALL PER MANUFACTURER'S

RECOMMENDATION. OR APPROVED EQUAL.



MODEL: TRIPLE BALANCE BEAM

QUANTITY: PER PLAN COMPANY: KOMPAN INC.

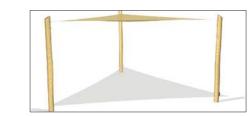
821 GRAND AVENUE PARKWAY PFLUGERVILLE, TX 78660 (P) 800.426.9788

PAGE CASTLE CONTACT: pagcas@kompan.com

TBD FINISH: COLOR:

CONTRACTOR TO VERIFY QUANTITIES. INSTALL PER MANUFACTURERS

RECOMMENDATION.



MODEL: TRIANGULAR SUNSHADE

QUANTITY: PER PLAN

COMPANY: KOMPAN INC. 821 GRAND AVENUE PARKWAY PFLUGERVILLE, TX 78660 (P) 800.426.9788

CONTACT: PAGE CASTLE pagcas@kompan.com

FINISH: TBD TBD COLOR:

**NOTES:** CONTRACTOR TO VERIFY QUANTITIES. INSTALL PER MANUFACTURERS

RECOMMENDATION.



MODEL: SEESAW FOR 2 PEOPLE

QUANTITY: PER PLAN

COMPANY: KOMPAN INC. 821 GRAND AVENUE PARKWAY PFLUGERVILLE, TX 78660 (P) 800.426.9788

CONTACT: PAGE CASTLE pagcas@kompan.com

FINISH: TBD

COLOR:

CONTRACTOR TO VERIFY QUANTITIES. INSTALL PER MANUFACTURERS RECOMMENDATION.

TBD



MODEL: MULE QUANTITY:

PER PLAN COMPANY: KOMPAN INC.

821 GRAND AVENUE PARKWAY PFLUGERVILLE, TX 78660 (P) 800.426.9788

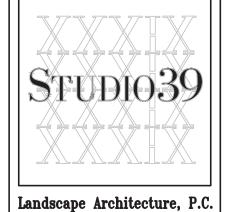
CONTACT: PAGE CASTLE pagcas@kompan.com

TBD

FINISH:

COLOR: NOTES: CONTRACTOR TO VERIFY QUANTITIES. INSTALL PER MANUFACTURERS

RECOMMENDATION.



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RING BENCH Scale: NTS \L3.01/

PROD. INFO.

TRIPLE BALANCE BEAM L3.01 Scale: NTS

PROD. INFO.

SUNSHADE Scale: NTS L3.01

PROD. INFO.

SEESAW L3.01 / Scale: NTS

PROD. INFO.

SPRINGER / Scale: NTS L3.01 /

PROD. INFO.

RBW-28 (OR APPROVED EQUAL) MODEL:

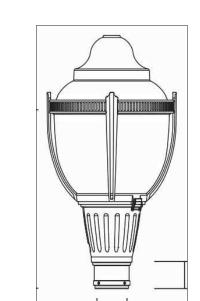
COLOR: TBD OPTIONS: IPE SLATS

QUANTITY: PER PLAN MANUFACTURER: VICTOR STANLEY PO DRAWER 330 DUNKIRK, MD 20754

CONTACT:

GEORGE BLEVINS (P) 800.368.2573 (C) 301.855.8300 X 368 www.victorstanley.com

CONTRACTOR TO VERIFY QUANTITIES. INSTALL PER MANUFACTURER'S RECOMMENDATION.



\$56C1-55W48LED4K-T-GL-LE3-120-MODEL:

DMG-SFX-BSC-RTA800BA-BKTX (OR APPROVED EQUAL)

BLACK (TEXTURED) COLOR: **OPTIONS:** HOUSE SIDE SHIELD (AS NECESSARY)

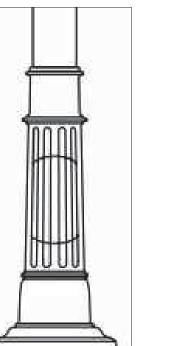
QUANTITY: PER PLAN

MANUFACTURER: PHILIPS LIGHTING NORTH AMERICA 200 Franklin Square Drive SOMERSET, NJ 08873 885-486-2216

CONTACT: LIGHTING ENVIRONMENTS 175 W. OSTEND STREET, SUITE A-2 BALTIMORE, MD 21230 www.lightinenvironments.com

410.712.0239 CONTRACTOR TO VERIFY QUANTITIES. INSTALL PER MANUFACTURER'S

RECOMMENDATION.



RTA800-BA (OR APPROVED EQUAL) MODEL: COLOR: BLACK (TEXTURED)

PH-7 PHOTOCELL OPTIONS: QUANTITY: PER PLAN

MANUFACTURER: PHILIPS LIGHTING NORTH AMERICA 200 Franklin Square Drive SOMERSET, NJ 08873

885-486-2216

LIGHTING ENVIRONMENTS 175 W. OSTEND STREET, SUITE A-2 BALTIMORE, MD 21230 www.lightinenvironments.com

CONTRACTOR TO VERIFY QUANTITIES. INSTALL PER MANUFACTURER'S RECOMMENDATION.

410.712.0239



RB-36 (OR APPROVED EQUAL) MODEL:

COLOR: TBD OPTIONS: TBD QUANTITY: PER PLAN

MANUFACTURER: VICTOR STANLEY PO DRAWER 330 DUNKIRK, MD 20754 CONTACT: GEORGE BLEVINS

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CONTRACTOR TO VERIFY QUANTITIES. INSTALL PER MANUFACTURER'S RECOMMENDATION.



BRBS-103 (OR APPROVED EQUAL) MODEL:

COLOR: TBD

**OPTIONS:** IN-GROUND MOUNT QUANTITY: PER PLAN

MANUFACTURER: VICTOR STANLEY PO DRAWER 330 DUNKIRK, MD 20754 CONTACT: GEORGE BLEVINS

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(C) 301.855.8300 X 368

www.victorstanley.com NOTES: CONTRACTOR TO VERIFY QUANTITIES. INSTALL PER MANUFACTURER'S

RECOMMENDATION.

BENCH Scale: NTS

PROD. INFO.

STREET LIGHT Scale: NTS L3.01 /

PROD. INFO.



PROD. INFO.

TRASH RECEPTACLE / Scale: NTS

PROD. INFO.

BIKE RACK / Scale: NTS L3.01

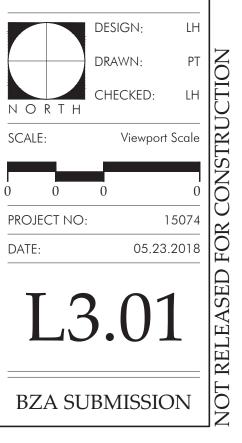
PROD. INFO.

O STUDIO 39 LANDSCAPE ARCHITECTURE, P.C.

REVISIONS:

PRODUCT

INFORMATION





# BIO-RETENTION/RAIN GARDEN TYPICAL PLANT SPECIES

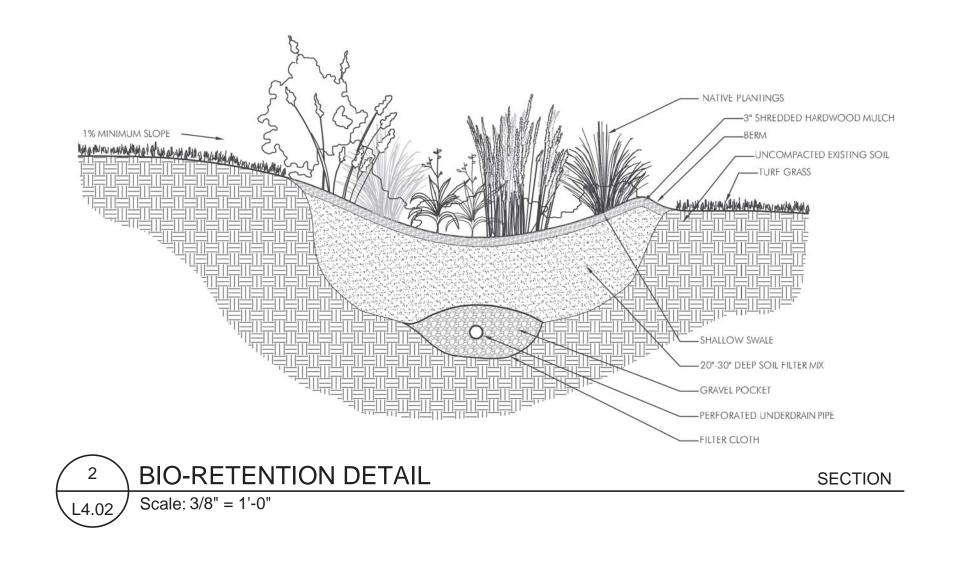
EVERGREEN AMERICAN HOLLY AMERICAN ARBORVITAE EASTERN RED CEDAR

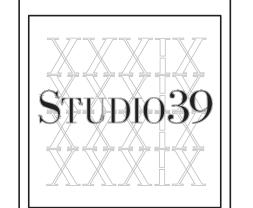
ORNAMENTAL TREES
FRINGE TREE
SERVICE BERRY
SWEETBAY MAGNOLIA
BLACK GUM

<u>SHRUBS</u> RED CHOKEBERRY BLACK CHOKEBERRY **BUTTON BUSH** REDTWIG DOGWOOD WITCH HAZEL ST JOHN'S WORT INKBERRY WINTERBERRY VIRGINIA SWEET SPIRE SPICE BUSH WAX MYRTLE BAYBERRY SWEET AZALEA

SWAMP AZALEA

<u>PERENNIALS</u> NEW ENGLAND ASTER MARSH MARIGOLD JOE PYE WEED SWAMP SUNFLOWER SENSITIVE FERN CINNAMON FERN **ROYAL FERN** SWITCH GRASS CONEFLOWER WRINKLE LEAF GOLDENROD WILLOWLEAF BLUESTAR COLUMBINE SWAMP MILKWEED ASTILBE RIVER OATS DAYLILY MALTESE-CROSS VIRGINIA BLUE BELLS





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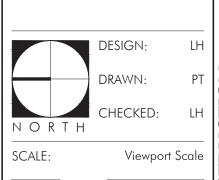
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REVISIONS:

**BIO-RETENTION ENLARGEMENT** 



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4. CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO GROWTH OF PLANT MATERIAL.

5. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN VIGOROUS GROWING CONDITION. PROVISION SHALL BE MADE FOR A GROWTH GUARANTEE OF AT LEAST ONE YEAR FROM THE DATE OF ACCEPTANCE FOR TREES AND SHRUBS. REPLACEMENTS SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GLIARANTEE FOLIAL TO THAT STATED AROVE

6. PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY IF/WHEN PRACTICAL. IN THE EVENT THAT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT STOCK NOT PLANTED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE-DAY PERIOD AFTER DELIVERY, ANY PLANTS NOT INSTALLED DURING THIS PERIOD SHALL BE REJECTED,

UNLESS OWNER AND CONTRACTOR PROVIDE OTHERWISE BY WRITTEN AGREEMENT. 7. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF ROOT BALL SHALL BE IN ACCORDANCE WITH THE MOST RECENT VERSION OF ANSI Z60 "AMERICAN STANDARD FOR

NURSERY STOCK" PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. 8. ALL PLANTS SHALL BE PLANTED IN AMENDED TOP SOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACK-FILLING PROCESSES. PLANTING MIX TO BE AS SHOWN ON PLANTING

DETAILS. LARGE PLANTING AREAS TO INCORPORATE FERTILIZER AND SOIL CONDITIONERS AS STATED IN PLANTING SPECIFICATIONS. 9. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE HANDLED FORM THE BOTTOM OF THE BALL

10. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOP SOIL THAT IS IN A MUDDY OR FROZEN CONDITION. ALL PLANT MATERIAL SHALL BE SPRAYED WITH "WILT-PRUF" OR EQUAL AS PER MANUFACTURER'S INSTRUCTIONS.

11. NO PLANT, EXCEPT GROUND COVERS, SHALL BE PLANTED LESS THAN TWO FEET FROM EXISTING STRUCTURES AND SIDEWALKS. 12. SET ALL PLANTS PLUMB AND STRAIGHT. SET AT SUCH LEVEL THAT A NORMAL OR NATURAL RELATIONSHIP TO THE GROUND IF THE PLANT WITH THE GROUND SURFACE WILL BE

ESTABLISHED LOCATE THE PLANT IN THE CENTER OF THE PIT 13. ALL INJURED ROOTS SHALL BE PRUNED TO MAKE CLEAN ENDS BEFORE PLANTING UTILIZING CLEAN, SHARP TOOLS. IT IS ADVISABLE TO PRUNE APPROXIMATELY 1/3 OF THE GROWTH OF large trees (2" caliper and greater) by the removal of superfluous branches, those which cross, those which run parallel, etc. main leader of trees shall not BE CUT BACK. LONG SIDES BRANCHES SHALL BE SHORTENED.

14. EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE TO PRESERVE THE NATURAL CHARACTER OF PLANT, PRUNING SHALL BE DONE

15. TREES SHALL BE SUPPORTED IMMEDIATELY AFTER PLANTING. ALL TREES 6" AND GREATER IN CALIPER SHALL BE GUYED. SMALLER TREES SHALL BE STAKED. GUYING WIRES AND STAKES SHALL BE INSTALLED AS INDICATED. THE LANDSCAPE CONTRACTOR SHALL REMOVE STAKING, GUYING AND TREE WRAP AT THE END OF ONE YEAR MAINTENANCE AND GUARANTEE

16. ALL PLANTING BEDS SHALL BE MULCHED WITH 3" LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH.

17. NEW PLANTING AREAS AND SOD SHALL BE ADEQUATELY IRRIGATED OR WATERED TO ESTABLISH THE PROPOSED PLANTS AND LAWN.

18. ALL PLANTS SHOWN ON THE APPROVED LANDSCAPE PLAN SHALL BE INSTALLED, INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE. THE LANDSCAPE ARCHITECT SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD. TREES, SHRUBS, VINES AND GROUNDCOVER AS REQUIRED BY OR ASSOCIATED WITH A SUBDIVISION OR SITE PLAN APPROVED BY THE PLANNING AUTHORITIES SHALL BE INSTALLED DURING THE FOLLOWING PLANTING SEASONS: LAWNS: 03/15 TO 06/15 AND 09/15 TO

THE FOLLOWING TREE VARIETIES SHALL NOT BE PLANTED DURING THE FALL PLANTING SEASON DUE TO THE HAZARDS ASSOCIATED WITH PLANTING THESE TREES IN THIS SEASON: ACER RUBRUM POPULUS SPP.; BETULA SPP. PRUNUS SPP.; CARPINUS SPP. PYRUS SPP.; CRATECUS SPP. QUERCUS SPP.; KOELREUTERIA PANICULATA SALIX SPP.; LIQUIDAMBAR STYRACIFLUA TILIA TOMENTOSA: LIRIODENDRON TULIPIFERA ZELKOVA: PLATANUS ACERIFOLIA: ANY PLANTING INSTALLED IN CONFLICT WITH THIS REQUIREMENT MUST RECEIVE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO PLANTING. FAILURE TO COMPLY WITH THESE REQUIREMENTS WILL REQUIRE THE REMOVAL OF THE PLANTING IN QUESTION. THIS REQUIREMENT DOES NOT APPLY TO SEEDING OR SODDING OR PLANTINGS SPECIFICALLY FOR SOIL STABILIZATION PURPOSES. PLANTINGS ASSOCIATED WITH ANY LOT GIVEN A CERTIFICATE OF OCCUPANCY OUTSIDE THESE PERIODS SHALL BE PROVIDED DURING THE

PREVIOUS OR NEXT APPROPRIATE SEASON. 19. ALL DISTURBED AREAS SHALL BE TREATED WITH 4" TOP SOIL AND SEEDED IN ACCORDANCE WITH PERMANENT STABILIZATION METHODS INDICATED ON SOIL EROSION AND SEDIMENT CONTROL SHEET

20. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL PLANT MAINTENANCE; INCLUDING SHRUBS AND GROUNDCOVER, AND SHALL MAINTAIN AREA IN A WEED AND DEBRIS FREE CONDITION THROUGHOUT THE ONE-YEAR GUARANTEE PERIOD, UNLESS OTHERWISE SPECIFIED.

21. ALL DIMENSIONS TO BE TAKEN FROM BACK OF CURB. 22. CONTRACTOR SHALL LAYOUT AND CLEARLY STAKE ALL PROPOSED IMPROVEMENTS INCLUDED ON THIS PLAN.

23. CONTRACTOR IS RESPONSIBLE FOR CONTACTING UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION FOR LOCATION OF ALL UTILITY LINES. TREES SHALL BE LOCATED A

MINIMUM OF 5' FROM SEWER/WATER CONNECTIONS. CONTRACTOR SHALL BE LIABLE FOR DAMAGE TO ANY AND ALL PUBLIC OR PRIVATE UTILITIES.

24. CONTRACTOR TO VERIFY PLANT LIST TOTALS WITH QUANTITIES SHOWN ON PLAN. LANDSCAPE ARCHITECT SHALL BE ALERTED BY CONTRACTOR OF ANY DISCREPANCIES PRIOR TO FINAL BID NEGOTIATION. UNIT PRICES FOR ALL MATERIAL SHALL BE SUPPLIED TO THE OWNER AT BIDDING TIME.

25. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT. OWNER SHALL RECEIVE TAG FROM EACH PLANT SPECIES AND A LIST OF PLANT SUPPLIERS. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL MEET THE NORMAL REQUIREMENTS FOR THE VARIETY PER THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN). PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE

26. WHERE TREES ARE PLANTED IN ROWS, THEY SHALL BE UNIFORM IN SIZE AND SHAPE. 27. SIZES SPECIFIED IN THE PLANT LIST ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE JUDGED. FAILURE TO MEET MINIMUM SIZE ON ANY PLANT WILL RESULT IN REJECTION OF

28. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED, FREE OF DISEASE, INSECT EGGS, AND LARVAE, AND SHALL HAVE ADEQUATE ROOT SYSTEMS. 29. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE

TOPS WHICH ARE GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION. 30. GROUPS OF SHRUBS SHALL BE PLACED IN A CONTINUOUS MULCH BED WITH SMOOTH CONTINUOUS LINES. ALL MULCHED BED EDGES SHALL BE CURVILINEAR IN SHAPE FOLLOWING THE CONTOUR OF THE PLANT MASS. TREES LOCATED WITHIN FOUR FEET OF SHRUB BEDS SHALL SHARE SAME MULCH BED.

31. NO EXISTING TREES SHALL BE REMOVED WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER EXCEPT WHERE NOTED ON PLANS. NO GRUBBING SHALL OCCUR WITHIN EXISTING

32. TREES SHALL BE LOCATED A MINIMUM OF 3' - 4' FROM WALLS AND WALKS WITHIN THE PROJECT. IF CONFLICTS ARISE BETWEEN ACTUAL SIZE OF AREA AND PLANS, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE OWNER OR LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTOR'S

33. LARGE GROWING PLANTS ARE NOT TO BE PLANTED IN FRONT OF WINDOWS, UNDER BUILDING OVERHANGS, OR IN DRAINAGE SWALES. SHRUBS PLANTED NEAR H.V.A.C. UNITS TO BE LOCATED SO THAT SHRUBS AT MATURITY WILL MAINTAIN 1' AIRSPACE BETWEEN UNIT AND PLANT.

CONTRACTOR TO SLIGHTLY ADJUST PLANT LOCATIONS IN THE FIELD AS NECESSARY TO BE CLEAR OF DRAINAGE SWALES AND UTILITIES. FINISHED PLANTING BEDS SHALL BE GRADED SO AS TO NOT IMPEDE DRAINAGE AWAY FROM BUILDINGS

35. TREE STAKING AND GUYING SHALL BE DONE PER DETAILS. CONTRACTOR SHALL ENSURE THAT TREES REMAIN VERTICAL AND UPRIGHT FOR THE DURATION OF THE GUARANTEE PERIOD. 36. ALL TREE PITS, SHRUB BEDS AND PREPARED PLANTING BEDS ARE TO BE COMPLETELY EXCAVATED IN ACCORDANCE WITH THE PLANTING DETAILS.

37. MULCH IS TO BE FINE BARK TYPE FOR TREES AND SHRUBS. FINE BARK MULCH IS TO BE USED FOR PERENNIAL BEDS AND WITHIN THE "EXISTING TREES TO REMAIN." CONTRACTOR TO SUBMIT SAMPLE FOR APPROVAL PRIOR TO INSTALLATION.

38. CROWN OF ROOT BALL SHALL BE HIGHER (AFTER SETTLING) THAN ADJACENT SOIL. 39. TAGS AND TWINE ARE TO BE REMOVED AND BURLAP IS TO BE ROLLED BACK ONE-THIRD ON ALL B&B PLANT MATERIAL. REMOVE BURLAP IF IT IS NON-BIODEGRADABLE. FOR STREET

TREES TAGS, TWINE, CORD, BURLAP AND WIRE BASKET TO BE CUT 12" DOWN SIDE OF ROOT BALL AND REMOVED FROM PROJECT SITE. 40. SHRUBS, BULBS AND GROUND COVERS SHALL BE TRIANGULARLY SPACED AT SPACING SHOWN ON PLANTING PLANS

41. SHADE TREES: HEIGHT SHALL BE MEASURED FROM THE CROWN OF THE ROOT BALL TO THE TOP OF MATURE GROWTH. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF "V" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION. SHRUBS: HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE HEIGHT OF THE TOP OF THE PLANT. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHRUB MASS. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL

42. CONTRACTOR SHALL INSPECT ALL BULBS AND BRING ANY DAMAGED MATERIAL TO THE ATTENTION OF THE OWNER PRIOR TO PLANTING.

43. ALL SEASONAL COLOR SHALL BE TRIANGULARLY SPACED AT SPACING SHOWN ON PLANTING PLANS. ONE YEAR (FOUR ROTATIONS) OF SEASONAL COLOR IS TO BE BID. INSTALL THE FIRST ROTATION WHICH IS "IN SEASON" AT TIME THAT ADJACENT PLANTINGS ARE INSTALLED.

44. ALL SUBSTITUTIONS OF PLANT MATERIAL ARE TO BE REQUESTED IN WRITING TO THE LANDSCAPE ARCHITECT AND APPROVED BY THE OWNER. IF CONTRACTOR FAILS TO SUBMIT A WRITTEN REQUEST, IT WILL RESULT IN LIABILITY TO THE CONTRACTOR.

45. ALL CONTRACTORS SHALL BE REQUIRED TO COMPLETELY REMOVE ALL TRASH, DEBRIS AND EXCESS MATERIALS FROM THE WORK AREA AND THE PROPERTY (ESPECIALLY AT ALL CURB, GUTTERS AND SIDEWALKS) DAILY DURING INSTALLATION.

46. DEAD PLANTS ARE TO BE REMOVED FROM THE JOB BY THE CONTRACTOR WEEKLY. CONTRACTOR SHALL MAINTAIN AN UPDATED, COMPREHENSIVE LIST OF ALL DEAD MATERIALS REMOVED FROM THE JOB SITE. A COPY OF THE LIST IS TO BE SUBMITTED TO THE OWNER AT THE END OF EVERY MONTH DURING THE CONTRACT PERIOD.

47. TOPSOIL REQUIRED FOR SOIL MIXES AND SPECIAL SEEDING AREAS SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR. CONTRACTOR MUST LOAD, HAUL, MIX, AND SPREAD ALL TOPSOIL AND OTHER SOIL ADDITIVES ARE REQUIRED.

48. THE INTENT OF THE PROJECT IS TO HAVE NATURAL DRIFTS OF BULBS/PERENNIALS IN PLANTING. KEEP SWEEPS OF SIMILAR BULBS/PERENNIALS IN SEPARATE GROUPS. 49. CONTRACTOR SHALL BE RESPONSIBLE TO RE-GRADE, HYDRO-SEED, STRAW MULCH, AND TACK ALL LAWN AREAS DISTURBED AS THE RESULT OF HIS WORK.

50. ALL EXISTING SOIL TO BE REMOVED FROM PERENNIAL BEDS TO A DEPTH OF 12" AND REPLACED WITH SOIL MIX PER DETAIL.

51. CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE IMPROVEMENTS, INCLUDING SEEDING, FOR ONE FULL YEAR AS REQUIRED BY THE SPECIFICATIONS. CONTRACTOR MUST CONTACT THE OWNER AT LEAST TEN WORKING DAYS IN ADVANCE TO SCHEDULE ACCEPTANCE INSPECTION(S). CONTRACTOR MUST REPLACE ALL DEAD OR UNACCEPTABLE PLANTS DURING THE FOLLOWING RECOMMENDED PLANTING SEASON.

52. THE SPECIFICATIONS FOR ALL WORK INCLUDED IN THIS CONTRACT SHALL BE LANDSCAPE SPECIFICATIONS GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREA, CURRENT EDITION, UNLESS OTHERWISE NOTED ON THESE PLANS.

53. ALL PLANTING SHALL CONFORM TO THE REQUIREMENTS OF VIRGINIA DEPARTMENT OF HIGHWAYS AND TRANSPORTATION'S "GUIDELINES FOR PLANTING ALONG VIRGINIA'S

54. ANY PLANTING WHICH IS SHOWN ADJACENT TO CONDENSER UNITS SHALL BE PLANTED AS REQUIRED TO SCREEN THE UNITS. SHOULD THE CONDENSER UNITS BE INSTALLED IN LOCATIONS DIFFERENT FROM THOSE SHOWN ON THE PLAN IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL THE MATERIALS AROUND THE CONDENSERS AND TO ADJUST OTHER ADJACENT PLANTING ACCORDINGLY.

#### PLANTING MIX NOTES:

THE RECOMMENDED PLANTING MEDIUM SHOULD CONTAIN GOOD TOP SOIL THAT WILL SUSTAIN PLANT GROWTH.

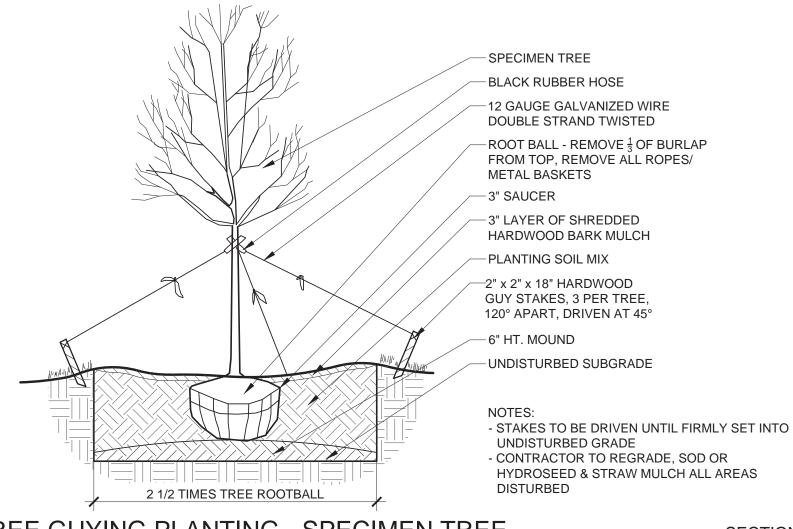
2. THE TOP SOIL SHALL NOT BE LACKING IN POTASSIUM, PHOSPHORUS, MAGNESIUM OR CALCIUM. THE TOP SOIL SHALL NOT CONTAIN ANY MATERIALS TOXIC TO PLANT GROWTH. 3. THE TOP SOIL SHALL BE A SANDY CLAY LOAM OR A SILTY CLAY LOAM WITH WELL AGGREGATED CLAYS AND A MINIMUM OF 4% (FOUR PERCENT) ORGANIC MATTER.

4. THE SOILS PH RANGE SHOULD BE WITHIN 5.5 TO 6.5 AND ADJUSTED AS NECESSARY FOR INDIVIDUAL PLANT SPECIES REQUIREMENTS. 5. A SOIL TEST SHALL BE PERFORMED BY A FULL-SERVICE TESTING COMPANY AND THE RESULTS SHALL BE PROVIDED TO THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF PLANTING MEDIUM.

6. IF A LOCAL, REPUTABLE TESTING COMPANY CANNOT BE EMPLOYED, A&L LABS IS AVAILABLE TO CONDUCT THE TESTING. CONTACT THEM AT: A&L ANALYTICAL LABORATORIES, INC.

2790 WHITTEN ROAD MEMPHIS, TN 38133 1-800-264-4522

7. THE LAB SHALL PERFORM AN S1A TEST AND SUBMIT THE RESULTS TO STUDIO 39 LANDSCAPE ARCHITECTURE, PC.



TREE GUYING PLANTING - SPECIMEN TREE **SECTION** L5.01 Scale: 1/4" = 1'-0"

TREE GUYING PLANTING - MULTI-STEMMED Scale: 1/4" = 1'-0"

2 1/2 TIMES TREE ROOTBALL

**SECTION** 

-MULTI-STEMMED SPECIMEN TREE

-12 GAUGE GALVANIZED WIRE

DOUBLE STRAND TWISTED

HARDWOOD BARK MULCH

-ROOT BALL - REMOVE  $\frac{1}{3}$  OF

ROPES/ METAL BASKETS

-2" x 2" x 18" HARDWOOD

GUY STAKES, 3 PER TREE,

120° APART, DRIVEN AT 45°

-UNDISTURBED SUBGRADE

- STAKES TO BE DRIVEN

UNDISTURBED GRADE

UNTIL FIRMLY SET INTO

-PLANTING SOIL MIX

-6" HT. MOUND

NOTES:

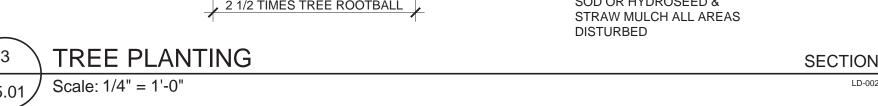
BURLAP FROM TOP: REMOVE ALL

-3" LAYER OF SHREDDED

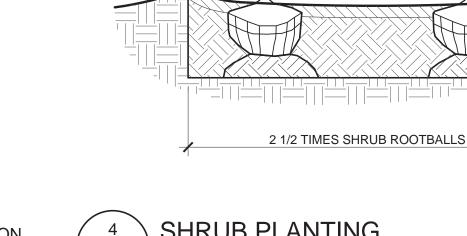
\_\_3" SAUCER

BLACK RUBBER HOSE

SPECIMEN TREE BLACK RUBBER HOSE 12 GAUGE GALVANIZED WIRE DOUBLE STRAND TWISTED (2) HARDWOOD STAKES TO BE USED ON TREES UP TO 12' HT LARGER TREES TO BE GUYED -3" LAYER OF SHREDDED HARDWOOD BARK MULCH PLANTING SOIL MIX -ROOT BALL - REMOVE \$\frac{1}{2}\$ OF BURLAP FROM TOP, REMOVE ALL ROPES/ METAL BASKETS -6" HT. MOUND -UNDISTURBED SUBGRADE - STAKES TO BE PLACED FIRMLY INTO SOIL CONTRACTOR TO REGRADE SOD OR HYDROSEED & 2 1/2 TIMES TREE ROOTBALL STRAW MULCH ALL AREAS DISTURBED



SPECIMEN PLANTS

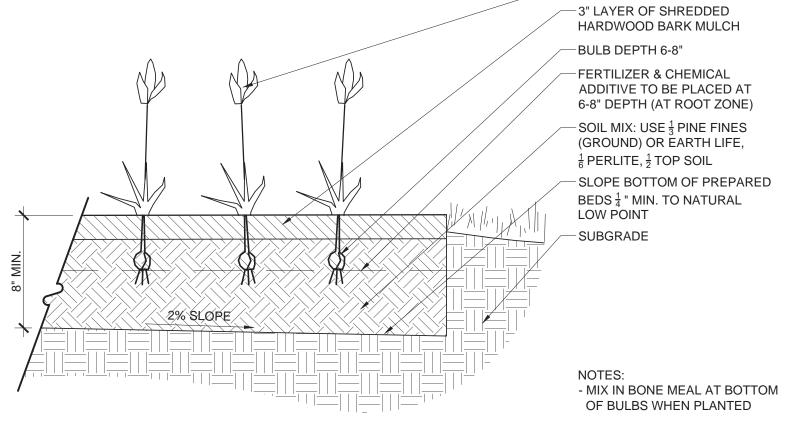


-3" LAYER OF SHREDDED HARDWOOD BARK MULCH ROOTBALL - REMOVE 1/2 OF BURLAP FROM TOP, REMOVE ALL ROPES AND METAL BASKETS SOIL MIX TAMP EXISTING SOIL AT 85% OPTIMUM MOISTURE CONTENT - SCARIFY ROOTS OF ROOT BOUND PLANTS - PLANT SPACING VARIES (SEE PLANS) PRUNE ALL BROKEN, DISEASED & WEAK BRANCHES - ALL SHRUB BEDS TO BE COMPLETELY EXCAVATED OF ALL EXISTING SOIL TO DEPTH REQUIRED FOR SOIL MIX BACK FILL - REMOVE ALL STRINGS, RIBBONS & TAGS FROM PLANTS

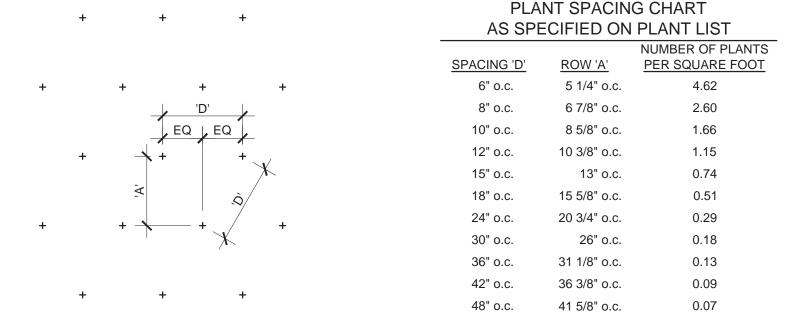
SPECIMEN SHRUB



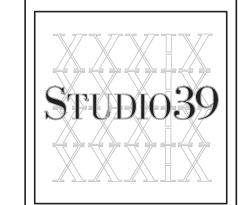
**SECTION** 







	TRIANGULAR SPACING FOR SHRUBS -	
6	GROUND COVERS - BULBS AND PERENNIALS	PLA
L5.01	Scale: 1" = 1'-0"	LD-



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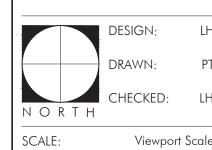
6416 Grovedale Drive, Suite 100-A Alexandria, Virginia 22310 Tel: 703.719.6500 Fax: 703.719.6503 Email: frontdesk@studio39.com

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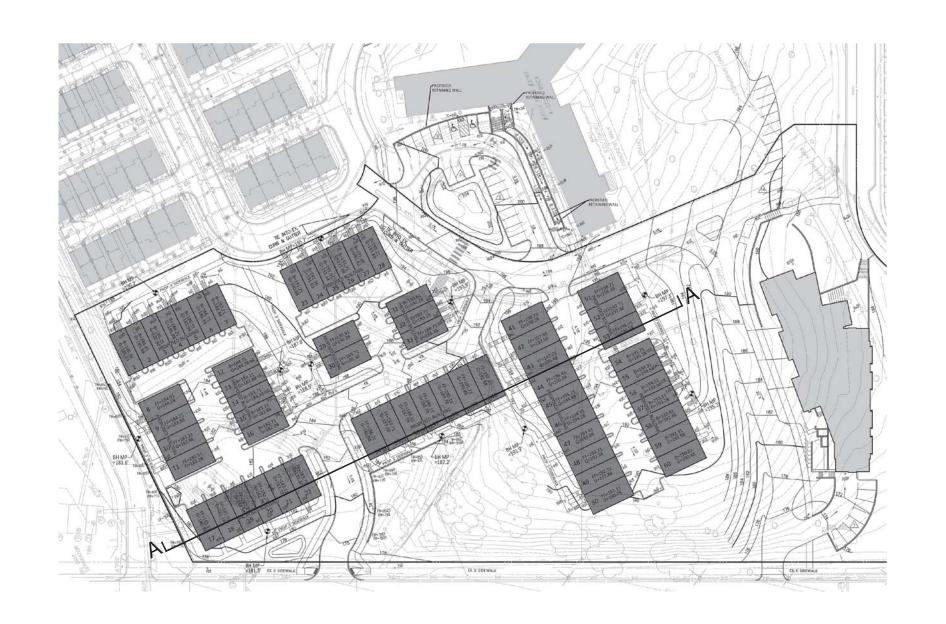
LANDSCAPE **DETAILS** 

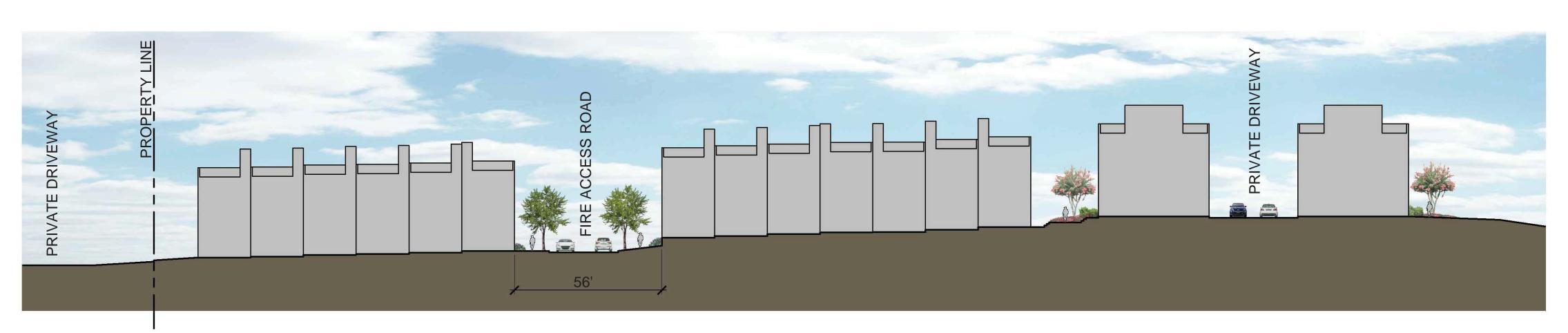


Viewport Scale 🗠 15074 🗠 PROJECT NO:

05.23.2018

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SECTION A-A 1/64" = 1'-0"

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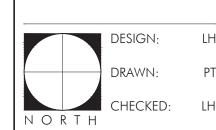
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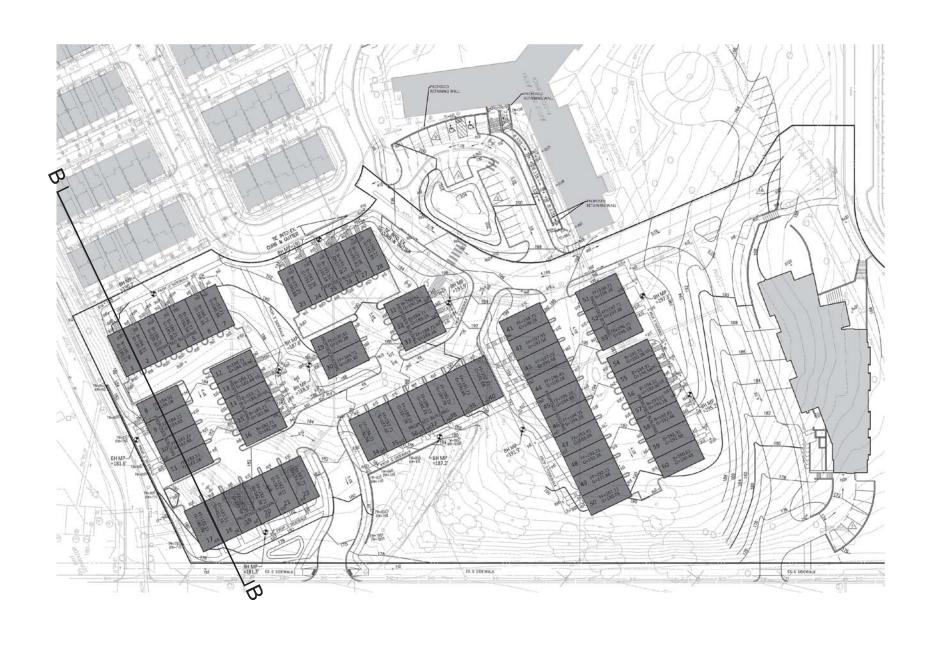
TOWNHOUSE PARCEL WASHINGTON, D.C. ST. PAUL'S

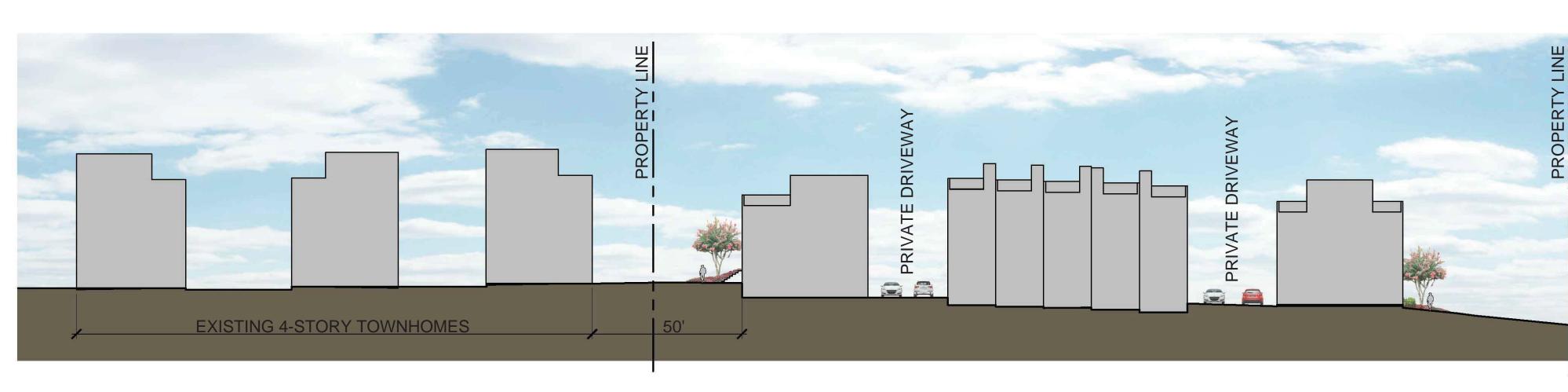
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REVISIONS:

STREETSCAPE SECTIONS - 01







SECTION B-B 1/64" = 1'-0"

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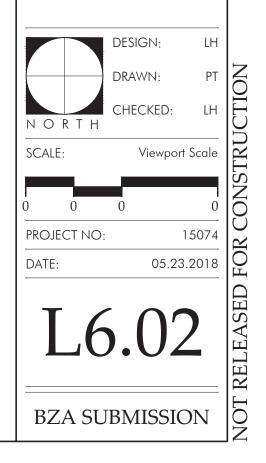
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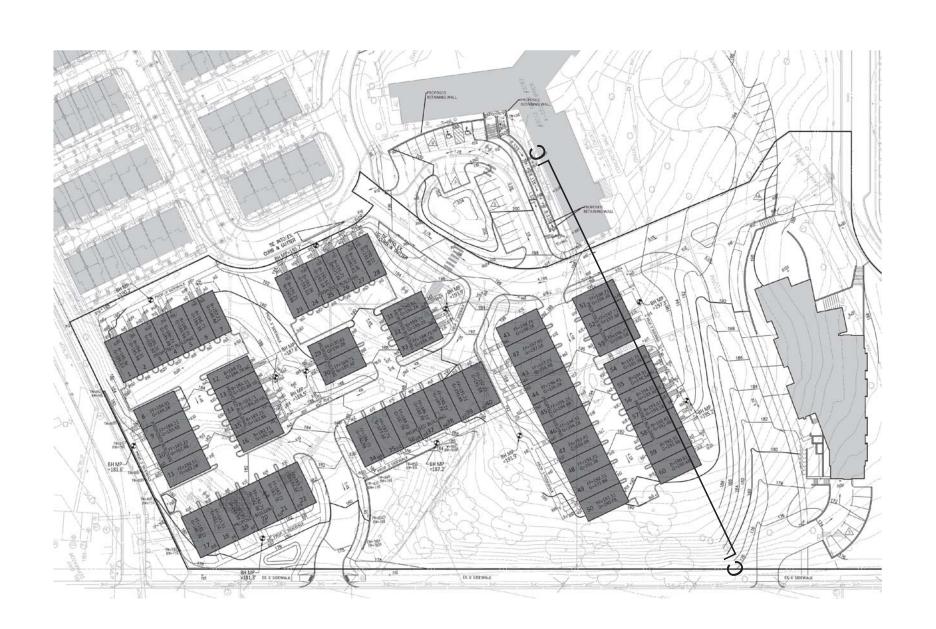
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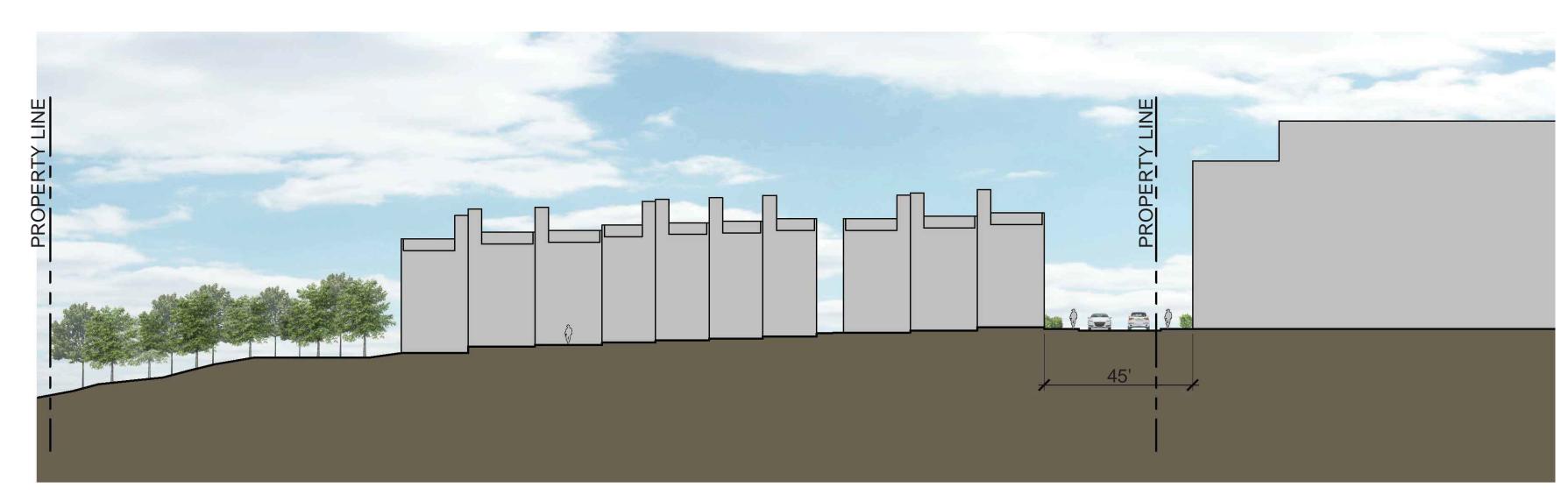
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STREETSCAPE SECTIONS - 02







SECTION C-C 1/64" = 1'-0"

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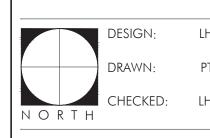
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REVISIONS:

STREETSCAPE SECTIONS - 03



DESIGN: LH
DRAWN: PT
CHECKED: LH
SCALE: Viewport Scale

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PROJECT NO: 15074
DATE: 05.23.2018

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NOIL NO R T H
SCALE: Viewport Scale
O O O O
PROJECT NO: 15074
DATE: 05.23.2018