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 1 year starting on the date the certificate of occupancy is issued. The warranty period will begin upon acceptance by the municipality.
- Landscape contractor is responsible for landscape maintenance for 60 days past the date of acceptance. 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 conclusion of the warranty period.
- All shade trees shall be limbed and maintained to a height of 7 feet.
- 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.

Planting Specifications

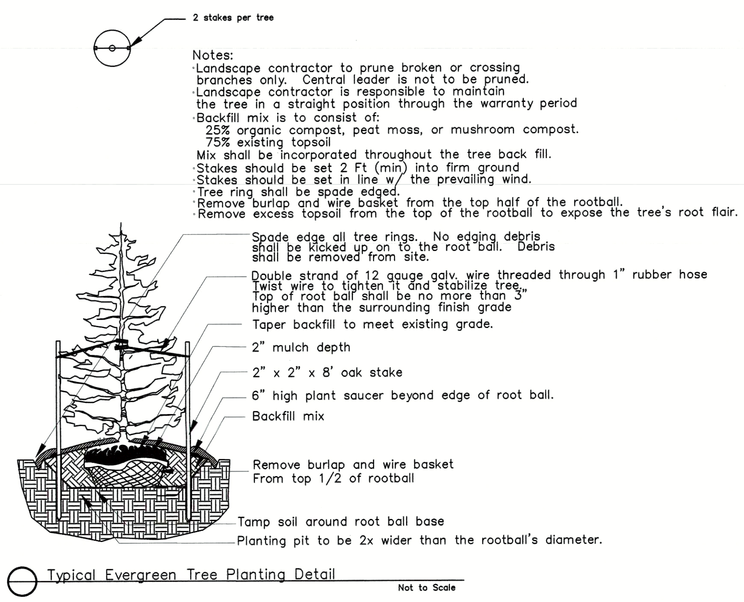
- Quality and size of plants shall be in accordance with the rules and grading adopted by the American Association of Nurserymen, Inc. All plants shall have a normal habit of growth and should be sound, healthy, vigorous, and free from disease and insect infestation.
- In case there is a discrepancy 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 tdouble 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.

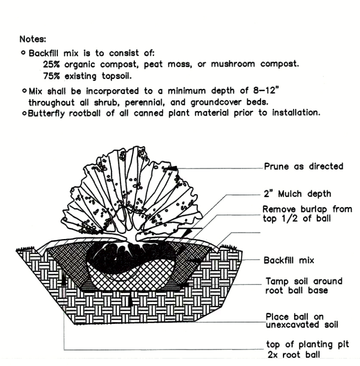
Plant Schedule

Sym	Botanic Name	Common Name	Qty	Cal	Ht	Spread	Root Condition	Spacing	Mature Size (H x W)	Comments
Ar	Acer r. 'October Glory'	October Glory Red Maple	6	2.5/3"	12/14'	3/4'	B&B	25' min	45' x 30'	Single stem
Cc	Cercis canadensis	Eastern Redbud	5	2/2.5"	8/10'	3/4'	B&B	12' min	25' x 25'	Multi-stem (3 stems)
Cf	Cornus f. 'Cherokee Princess'	Flowering Dogwood	4	2/2.5"	8/10'	3/4'	B&B	12' min	20' x '20	Multi-stem (3 stems)
Ck	Cladastrus kentuckea	Yellowwood	1	2.5/3"	12/14'	3/4'	B&B	25' min	40' x 40'	Single stem
Gt	Gleditsia t.i. 'Skyline'	Honey Locust	9	2.5/3"	12/14'	3/4'	B&B	25' min	40' x 30'	Single stem
Mv	Magnolia virginiana	Sweetbay Magnolia	3	1.5/2"	8/10'	3/4'	B&B	12' min	30' x 20'	Multi-stem (3 stems)
Po	Prunus s. 'Okame'	Okame Cherry	5	2/2.5"	8/10'	3/4'	B&B	12' min	20' x 15'	Single stem
Qp	Quercus palustris	Pin Oak	4	2.5/3"	12/14'	3/4'	B&B	25' min	45' x 30'	Single stem
Sr	Syringa r. 'Ivory Silk'	Japanese Tree Lilac	7	2/2.5"	8/10'	3/4'	B&B	As shown	20' x 15'	Single stem
Ta	Tilia a. 'Redmond'	Redmond Linden	3	2.5/3"	12/14'	3/4'	B&B	25' min	45' x 30'	Single stem
Evergreen Trees										
Io	Ilex opaca	American Holly	26		7/8'	3/4'	B&B	12' min	35' x 20'	Semi-Sheared, Full Trees
Pa	Picea abies	Norway Spruce	26		7/8'	3/4'	B&B	12' min	35' x 20'	Semi-Sheared, Full Trees
Tp	Thuja p. 'Green Giant'	Green Giant Arborvitae	10		7/8'	3/4'	B&B	12' min	35' x 20'	Semi-Sheared, Full Trees
Flowering Shrubs										
Dg	Deutzia g. 'Nikko'	Dwarf Deutzia	3		#3		Container	3' min		
Fg	Fothergilla gardenii	Dwarf Fothergilla	15		24/30"	18/24"	Container	3' min		
Iv	Itea v. 'Little Henry'	Little Henry Virginia Sweetspire	11		18/24"	18/24"	Container	3' Min		
Sj	Spirea j. 'Gold Flame'	Gold Flame Spirea	27		#3		Container	3' min		
Sp	Spirea j. 'Little Princess'	Little Princess Spirea	39		#3		Container	3' min		
Vs	Viburnum p.t. 'Shasta'	Shasta Double File Viburnum	9		48/54"	30/36"	B&B	4' min		
Wf	Weigela f. 'My Monet'	My Monet Weigela	54		#3		Container	3' min		
Evergreen Shrubs										
Az	Azalea 'DE Valley White'	White Azalea	3		18/24"	18/24"	Container	3' min		
Bs	Buxus s. 'Green Mountain'	Green Mountain Boxwood	29		42/48"	2/3'	B&B	3' min		
Bx	Buxus x 'Green Velvet'	Green Velvet Boxwood	60		18/24"	18/24"	B&B	3' min		
Ic	Ilex c. 'Hoogendorn'	Hoogendorn Japanese Holly	42		18/24"	18/24"	Container	3' min		
Ig	Ilex g. 'Shamrock'	Inkberry	70		24/30"	24/30"	Container	3' min		
Is	Ilex c. 'Steeds'	Steeds Japanese Holly	92		42/48"	2/3'	Container	3' min		
Pj	Pieris j. 'Dorothy Wycoff'	Japanese Andromeda	7		30/36"	24/30"	Container/B&B	4' min		
Vp	Viburnum x praguense	Prague Viburnum	15		42/48"	30/36"	B&B	4'		
Perennials/Groundcovers/Vines										
Cz	Coreopsis v. 'Zagreb'	Tickseed	24		#1		Container	18"		
Ss	Schizachium s. 'Standing Ovation'	Little Bluestem	2		#2		Container			



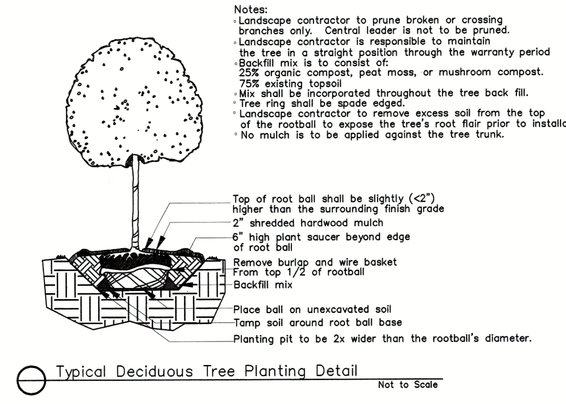
Typical Evergreen Tree Planting Detail

Not to Scale



Typical Shrub Planting Detail

Not to Scale



Typical Deciduous Tree Planting Detail

Not to Scale

LANDSCAPE PLAN

NO.	COMMENTS	DATE
2.	Rev Landscape Plan to Reflect Changes iin Building and Site Plan	07/15/20
1.	Rev Landscape Plan to Reflect Changes in Tree Removal Plan	03/11/20

CAPITOL SENIORS HOUSING

PROPOSED SENIOR HOUSING DEVELOPMENT
BLOCK 2202, LOT 1
620 PASCACK RD (CR 502)
TOWNSHIP OF WASHINGTON, BERGEN COUNTY, NJ

JAMES J. LANGENSTEIN, LLA

JAMES J. LANGENSTEIN
NJ LICENSED LANDSCAPE ARCHITECT NO. AS000980

LONGSTONE GARDENS
1905 MILLERSVILLE PIKE
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DATE	SCALE	BOOK	PAGE	DR BY	CHECKED	
January 10, 2020	1"=30'-0"			JJL	JJL	LA-1