

Landscape Planting Specifications

- 1.0 General:**
- 1.01 Landscape work includes, but is not limited to, removal of weeds, top soil installation, soil preparation, installation of grading, planting of trees, shrubs, and groundcover, final grading, installation of erosion control fabric, mulching, weed control, clean-up, and regular maintenance during construction and the establishment period.
- 1.02 No part of the work shall be performed or installed in any location or manner, which may endanger the health, safety, or welfare of the public now, or in the future. Construction means, methods, techniques, sequencing, etc., are the sole responsibility of the Contractor.
- 1.03 The Contractor agrees that he/she shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the Owner and Consultant harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the Owner or Consultant.
- 1.04 The Contractor shall comply with all applicable rules, regulations, laws, and ordinances imposed by Authorities having Jurisdiction over the project site.
- 1.05 Contractor shall immediately give written notice to the Owner of conflict in any part of plans, notes, or specifications.
- 1.06 Contractor shall field-verify existing conditions.
- 1.06.1 "Existing conditions" for the work as specified herein are based on the work described in the Consultant's drawings, and on the assumption that the work described in these drawings will be completed as described.
- 1.06.2 Immediately report discrepancies or variances between the existing conditions and the Consultant's drawings in writing to the Owner. If the Contractor begins work specified herein without the notification to the owner's representative, the Contractor thereby acknowledges acceptance of the site "As-Is" and shall perform the work shown on the drawings and specified herein in accordance with the accepted base bid.
- 1.07 Prior to construction, the Contractor shall be responsible for locating all underground utilities.
- 1.07.1 Existing utility lines to be removed which may not be shown on Consultant's drawings are presumed to be present within the site. Contractor shall not proceed with such utility lines removal without the owner's approval. Contractor shall contact Owner immediately upon discovery of an unidentified underground utility piping. Owner will then direct the Contractor as to the appropriate action to be taken.
- 1.08 Contractor shall avoid damage to utilities, structures, site appurtenances, etc., which occur as a result of the landscape construction.
- 1.09 The Contractor is responsible for verifying all quantities shown on these plans before proceeding with the work. Any difference in quantities shall be brought to the attention of the Owner for clarification.
- 1.10 All substitutions shall be requested in writing and shall be approved by the Owner.
- 1.11 If any areas which appear to need landscape installation, but are not shown as landscaped on the plans, notify the Owner immediately.
- 1.12 All registered chemicals used on this project shall be handled and applied in accordance with all applicable laws, rules, and regulations.
- 1.13 Clean-up the site at completion of this work, leave the site in an attractive condition.
- 1.14 Upon completion of installation the contractor shall issue a Certificate of Completion stating the project name and the following: "I, (state licensed contractor's name) hereby certify, under penalty of perjury, that the installation of landscape and irrigation for the above project is complete and conforms with the local jurisdiction and owner approved plans and specifications, with the exception of the following deviations (list approved deviations, and who approved them)." The certificate shall be signed by the Contractor's license holder.
- 1.15 Prior to starting installation the contractor shall confirm that the construction set of plans are signed or stamped for approval by the local jurisdiction. Notify the Owner immediately if a city approval stamp or signature is not visible on the drawings.
- 1.16 The contractor shall contact the Owner by phone 48 hours prior to starting work and verify that the plans in the contractor's possession are the most current plans available and are the approved plan set for use in construction.
- 1.17 The Contractor shall be responsible for obtaining soil samples from top soil and native soils at the site and submitting them to an approved soil testing laboratory, and obtain analyses and recommendation for amending these soils and fertilization of specified plant material. Contractor shall be responsible for amending these soils as per the soils lab recommendations, or amending them based on section 2.04 at the very least. Soils lab recommendations shall take priority if more stringent than 2.04.
- 2.0 Site and Soil Preparation:**
- 2.01 The top 8 inches of soil shall be free of rocks, concrete, and foreign materials larger than 2 inches in diameter. Road base material shall not be present in the top 24 inches of soil. Any soil mixed with road base shall be removed from the planters and disposed of off-site.
- 2.02 Final grades shall be smooth and even, providing an attractive appearance. Concentrated flows of water shall not drain over walks. Contact Owner if this appears unavoidable. Landscape materials shall not block or interfere with the free flow of drainage water.
- 2.03 Planting areas shall slope at 2% minimum away from building foundations and footings. Positive drainage shall be provided in all planting areas. No standing water shall be permitted. A maximum grade difference of 1/2 inch shall be allowed between sidewalks or curbs and the finish surface in planters.
- 2.04 Amend the top 8 inches of topsoil in all planting areas with the following materials. Quantities are minimum per 1000 square feet.
- 2.04.1 (3) cubic yards of nitrated compost. Compost shall have a 1/2 inch maximum particle size, a pH of 6.5 or higher, shall be cured for 90 days or more after composting, shall meet all EPA guidelines, and shall be weed and pathogen free.
- 2.04.2 (10) lbs of agricultural gypsum.
- 2.04.3 (26) lbs of 16-16-16 fertilizer.
- 2.05 All planting areas, including areas to be sodded, shall receive the following soil preparation prior to planting: a minimum of 4 inches of lightly compacted topsoil shall be installed over the subsoil if topsoil has been removed or is not present. If topsoil filters down into the subsoil, additional topsoil shall be applied until a stable 8 inch deep layer of topsoil is maintained. The top 8 inches of topsoil shall be machine-tilled to aerate the soil and alleviate any surface compaction.
- 2.06 The burden of proof of soil amendment installation rests with the Contractor. Soil tests may be required at the Contractor's expense in order to confirm amendment installation.
- 3.0 Planting:**
- 3.01 Rough grading shall be completed prior to the start of planting in any given area of the project site.
- 3.02 All plant materials shall conform to the requirements of the state agricultural code.
- 3.03 Plants shall be well branched and bushy with good color, plant size should be in proportion to the pot as described by the American Standard for Nursery Stock. Plants delivered to the site that are yellow, sparse, burned, or barren will be rejected. Plant tags shall have soil to within 1 inch of the rim and the plants shall be fully rooted in the container. Plant material with cracked or broken root balls shall be rejected from the site. All plants shall be high quality with a securely attached id tag, have normal growth and should be free from diseases, insects, insect eggs. Plants shall conform with the minimum standards of ANSI z60 - the American Standard for Nursery Stock. Plants shall have been topped (upright branches at top of may not be cut or pruned).
- 3.04 Plants shall exceed the minimum size at planting requirements noted on the plans, regardless of the size of the container or exceptions. Prepare buds based on the plant size, not the container size. A larger container plant may require a larger pot size. Plant tags shall have soil to within 1 inch of the rim and the plants shall be fully rooted in the container. Plant material with cracked or broken root balls shall be rejected from the site. All plants shall be high quality with a securely attached id tag, have normal growth and should be free from diseases, insects, insect eggs. Plants shall conform with the minimum standards of ANSI z60 - the American Standard for Nursery Stock. Plants shall have been topped (upright branches at top of may not be cut or pruned).
- 3.05 Plants specified as "gallon" or "bush" on the plans shall conform to the ANSI z60 - the American Standard for Nursery Stock. Plants shall have been topped (upright branches at top of may not be cut or pruned).
- 3.06 Tree calipers shall be measured 6 inches above the rootball per ANSI z60 - the American Standard for Nursery Stock. Tree heights shall be measured from top of rootball to top of highest branch. Palm trunk height shall be measured from the top of the root ball to the base of the heart leaf (the innermost leaf) per ANSI z60.
- 3.07 Trees shall be planted 4' or more from hardscape such as sidewalks, footings, curbs, patios, etc. Where this is not possible, a 10 foot long by 18 inch deep rock barrier sheet shall be installed along the edge of the hardscape, centered on the tree trunk. Root barrier to be Shaktown Industries #5M-18.
- 3.08 Trees shall not be planted within 4' of any utility lines, relocate trees slightly, if not possible notify the Owner.
- 3.09 A vertical clearance of 4 inches is required above any existing or proposed accessible parking spaces, a vertical clearance of 80 inches is required above all walkways. Trim trees to remove limbs within these clearances for ADA compliance.
- 3.10 Install six (6) each 2-gram plant tablets at each size and two (2) each 21-gram plant tablets at each shrub. Use agriform or best-tabs tablets.
- 3.11 Drill a drainage hole in each tree container, drainage hole shall be no less than 1/2" in diameter and shall be a minimum of 48" deep. Backfill drain hole with a 1/2" diameter gravel necessary for the drainage of plants.
- 3.12 For palms, use clear water sand and shall be at least a 6 inches wide band completely around the rootball. Sand backfill is required for bare-rooted palms. (Required if palms are planted).
- 3.13 If areas shall be bermed or sloped as required to provide positive drainage to the perimeter, or to drain inlets. Turf shall be installed flush with the top of surrounding curbs and walks so as to prevent water from puddling at the turf edges, import top soil if necessary to comply with the requirements.
- 3.14 Do not plant groundcover or plants (except turf) at the bottom of swales where concentrated water flow occurs. Leave a minimum 24 inch wide bermed area for unobstructed flow of water. When swales are sodded, install jute erosion control fabric (or equivalent). Trench in the first up-hill edge of mat, overlap 6 inches of each additional roll of mat and stake every 24 inches. When swales are sodded, stake in place with wood sod staples.

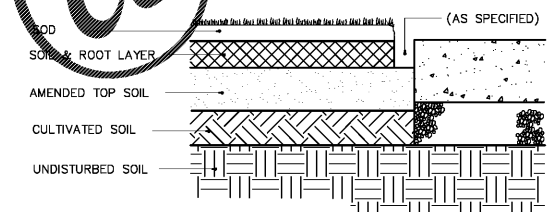
- 4.0 Grassed Areas:
- 4.01 All disturbed areas shall receive a minimum 4" of topsoil (lightly compacted) and grassed with sod or seed as per plans.
- 4.02 Seeded areas shall be grassed as per civil/erosion control plans.
- 4.03 Sodded areas shall be grassed as per plans. Sod shall be laid with close, tight fitting joints, and laid in rows parallel to the contour lines. All sodded areas shall be rolled to achieve a smooth, uniform lawn and top dressed with sand.
- 5.0 Mulch:
- 5.01 Apply a pre-emergent herbicide formulated for 6 month weed control to all planting areas prior to installing mulch.
- 5.02 Install a layer of processed hardwood bark mulch in all shrub and groundcover areas after planting (Unless otherwise noted on plan). Apply at a minimum rate of 6 yards per 1000 sq. Ft. And spread to a minimum depth of 3 inches. (Other wood products are not acceptable)
- 6.0 Slopes:
- 6.01 See grading plans for slopes locations and gradients. Grading plans take priority over the section.
- 6.02 The Contractor shall install erosion control mat in turf areas where the slope equals or exceeds 3:1 (3 feet of horizontal distance for every foot of vertical rise). The erosion control mat shall be trenched in on the uphill edge, staked at 24 inch intervals along the edges and staked at 48 inch intervals throughout the interior area using a triangular pattern. Adjacent panels mat shall overlap by 6 inches. Stakes shall be standard 6 inch long steel wire staples.
- 6.03 The Contractor shall install jute mesh fabric on soil surfaces in non-turf areas where the slope exceeds 3:1 (3 feet of horizontal distance for every foot of vertical rise). Jute shall be installed under soil cover (mulch or rock as noted above). The jute mesh weave shall not have openings larger than 1" in size. The jute mesh shall be staked at 24 inch intervals along all edges, and shall be staked at 48 inch intervals throughout the interior area using a triangular pattern. Adjacent panels of jute mesh shall overlap by 6 inches. Stakes shall be standard 6 inch long steel wire staples.
- 6.04 Notify the Owner prior to starting work if any area on this site is found to have a slope exceeding 2:1.
- 7.0 Guarantees:
- 7.01 The Contractor shall guarantee all landscape work for a period of time, beginning at the start of the maintenance period, as follows:
- 7.01.1 Trees, shrubs and ground cover - one year or one full growing season, whichever is greater.
- 7.02 Theft, vandalism, and death due to acts of God are excluded from this warranty.

OPEN SPACE CALCULATIONS:

TOTAL SITE AREA = 130,737 sf
 OPEN SPACE REQUIRED = 26,147 sf (20%)
 OPEN SPACE PROVIDED = 55,857 sf (43%)

TREE CANOPY CALCULATIONS:

TOTAL SITE AREA = 130,737 sf
 TREE CANOPY REQUIRED = 58,633 sf
 EXISTING SAVED TREE CANOPY = 4,633 sf
 PROPOSED REPLACEMENT TREE CANOPY = 4,633 sf
 POST DEVELOPMENT CANOPY COVERAGE = 55,266 sf (42%)



- 2. SPREAD 3" OF TOPSOIL, CULTIVATE ENTIRE AREA TO 4" DEPTH AND HAND RAKE TO ACHIEVE SODDING PROCEDURE:**
1. THE GENERAL CONTRACTOR WILL PROVIDE GRADES TO .2 OF A FOOT OF PROPOSED GRADES.
 - SMOOTH SURFACE.
 - APPLY LIME AND FERTILIZER TO TOPSOIL (AS PER SPECIFICATIONS) AND SPREAD OVER CULTIVATED SOIL AREA. HAND RAKE TO SMOOTH FINISHED GRADE.
 - THOROUGHLY WATER AREA TO BE SODDED PRIOR TO INSTALLATION.
 - LAY SOD, ROLL AND WATER THOROUGHLY.

SOD INSTALLATION DETAIL

NOT TO SCALE

NOTES:

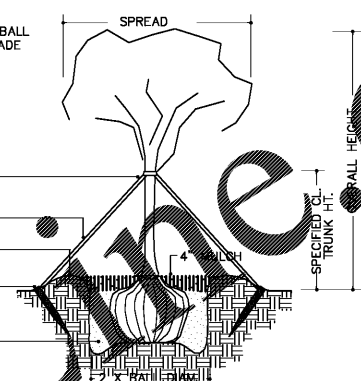
- STAKING AS REQUIRED
- PLANT SO THAT TOP OF ROOT BALL IS EVEN WITH THE FINISHED GRADE
- STAKE ABOVE FIRST BRANCHES OR AS NECESSARY FOR FIRM SUPPORT
- PAINT ALL CUTS OVER 1" DIAM.
- FLAG ALL GUYING WRES WITH SURVEYING TAPE

WIDE, SOFT, FLEXIBLE WOVEN POLYPROPYLENE WEBBING

3 SUPPORTS SHALL BE USED ON MAIN TRUNK FORM SAUCER WITH 4" CONTINUOUS RIM

3 2"x2"x24" PRESS. TREATED STAKES, TOP OF STAKE SHALL BE FLUSH WITH GRADE

SPECIFIED PLANTING MIX WATER & TAMP TO REMOVE AIR POCKETS



TREE PLANTING-STRAPS DETAIL

NOT TO SCALE

PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	SIZE	QTY	CANOPY FOR EACH TREE	SUBTOTAL
	Pistacia chinensis / Chinese Pistache	B & B	4' cal./16' ht.	2	900 sf	1,800 sf
	Quercus laevis / Nuttall Oak	B & B	3" cal./14' ht.	5	1,600 sf	8,000 sf
	Quercus phellos / Willow Oak	B & B	4' cal./16' ht.	9	1,600 sf	14,400 sf
	EVERGREEN TREES	BOTANICAL NAME / COMMON NAME	CONT	SIZE	QTY	
	Ilex attenuata 'Savannah' / Savannah Holly	B & B	2" cal./6' ht.	10	900 sf	9,000 sf
	Juniperus virginiana / Eastern Red Cedar	B & B	2" cal./6' ht.	8	900 sf	7,200 sf
	FLOWERING TREES	BOTANICAL NAME / COMMON NAME	CONT	SIZE	QTY	
	Cercis canadensis / Eastern Redbud	B & B	2" cal./6' ht.	3	400 sf	1,200 sf
	SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	QTY	
	Cleyera japonica / Cleyera	Full	5 gal./18' ht.		8	
	Ilex cornuta 'Burfordii Nana' / Dwarf Burford Holly	Full	7 gal./24' ht.		45	
	Ilex crenata 'Hellen' / 'Hellen' Holly	Full	5 gal./18' sp.		24	
	Rosa x 'Knockout' TM / Knockout Rose	Full	5 gal./18' ht.		12	
	SHRUB AREAS	BOTANICAL NAME / COMMON NAME	CONT	FIELD2	SPACING	QTY
	Coreopsis tinctoria / Dwarf Tickseed	4" pot		18" o.c.	110	MICROPOOL PLANTING
	Eupatorium festulosum / Joe Pye Weed	4" pot		18" o.c.	120	MICROPOOL PLANTING
	Juncus effusus / Soft Rush	4" pot		18" o.c.	149	MICROPOOL PLANTING
	Lobelia cardinalis / Cardinal Flower	4" pot		18" o.c.	71	MICROPOOL PLANTING
	GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT	QTY	SPACING	QTY
	Shredded Hardwood Bark	mulch				3,928 sf
	SOD/SEED	BOTANICAL NAME / COMMON NAME	CONT	QTY	SPACING	QTY
	Cynodon dactylon 'Tift 419' / Tift 419 Hybrid Bermuda	sod				6,882 sf
	SEEDDED AREAS - SEE CIVIL/EROSION CONTROL PLANS					

LANDSCAPE NOTES & DETAILS

DAVID ALBRIGHT & ASSOCIATES
 PLANNERS & LANDSCAPE ARCHITECTS
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 NEWMAN, GEORGIA 30067
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STATE OF GEORGIA
 DAVID ALBRIGHT
 REGISTERED LANDSCAPE ARCHITECT
 LICENSE NO. 5300

Project Title
**PROPOSED BURGER KING
 COVINGTON, GA**
 BY: PREMIER HOLDINGS OF GEORGIA, LLC
 MONTGOMERY, AL

REVISIONS	BY
Revised 7-3-18	DFA
City Comments	

DRAWN BY dfa
 CHECKED BY dfa
 DATE: 05/09/2018
 SCALE:
 JOB No. 18-023
 SHEET NUMBER
L-2