SECTION 02900 - LANDSCAPING

PART 1 - GENERAL

1.1 DESCRIPTION

A. Provide complete landscaping shown on drawings and described herein.

1.2 RELATED SECTIONS

A. Irrigation System

B. Lawns and Grasses

1.3 QUALITY ASSURANCE

A. Comply with applicable federal, state and county regulations governing landscape materials and work.

B. Architect reserves the right to review materials at growing site.

C. Observation at growing site does not preclude right of rejection at job site. Plants damaged in transit or at job site shall be rejected.

D. Personnel: Employ only qualified personnel familiar with required work.

1.4 REFERENCED STANDARDS

A. American Standard for Nursery Stock, Edition approved October 27, 1980 by American National Standards Institute, Inc. (Z60.1) - plant materials.

B. Hortus Third, 1976 - Cornell University - plant nomenclature.

1.5 SUBMITTALS

A. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, and crushed stone. Samples shall be approved by Architect before use on project.

B. Product Data: Submit complete product data and specifications on all other specified materials.

C. Submit three representative samples of each variety of ornamental trees, shrubs, and groundcover plants for Architect's approval. When approved, tag, install and maintain as representative samples for final installed plant materials.

D. File Certificates of Inspection of plant material by state, county, and federal authorities with Architect, if required.

E. Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

1.6 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Preparation:

1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape, and future development.

2. Container Grown Plants: Deliver plants in container sufficiently rigid to hold ball shape and protect root mass.

B. Delivery:

1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at site.
2. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
3. Protect root balls by heeling in with saw dust or other approved moisture retaining material if not planted within 24 hours of delivery.
4. Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
5. Notify Architect of delivery schedule 48 hours in advance so plant material may be observed upon arrival at job site.
6. Remove rejected plant material immediately from site.
7. To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

1.7 JOB CONDITIONS

A. Planting Restrictions:

1. Perform actual planting only when weather and soil conditions are suitable in accordance with locally accepted practices.

B. Protection:

1. Do not move equipment over existing or newly placed structures without approval of Architect and General Contractor.
2. Provide board-roading as required to protect paving.
3. Protect other improvements from damage, with protection boards, ramps and protective sheeting.

C. Utilities:

1. Determine locations of underground utilities and perform work in a manner which will avoid possible damage. Hand excavate, if required, to minimize possibility of damage to underground utilities.
2. Coordinate work with irrigation contractor to prevent damage to underground sprinkler system.

D. Condition of Surfaces:

1. Landscape areas will be left as described in Earthwork Section. Complete bed preparation as noted herein.

1.8 WARRANTY

A. Warranty plants for one year after final acceptance. Replace dead materials and material not in vigorous, thriving condition as soon as weather permits and on notification by Owner. Replace plants, including trees, which in opinion of Architect have partially died thereby damaging shape, size, or symmetry.

B. Replace plants with same kind and size as originally planted, at no cost to Owner. Provide one-year warranty on replacement plants. Trees may be replaced at start of next planting or digging season. In such case, remove dead trees immediately. Protect irrigation system and other piping, conduit or other work during replacement. Repair any damage immediately to the Owner's satisfaction.

C. Warranty excludes replacement of plants after final acceptance because of injury by storm, drought, drowning, hail, freeze, insects or diseases.

D. At end of warranty period, remove staking and guying materials.

1.9 MAINTENANCE

A. Water: Will be available on site. Provide necessary hoses required to complete work, and other watering equipment

B. Maintain plantings and trees by watering, cultivation, weeding, spraying, cleaning and replacement as necessary to keep landscape in a vigorous, healthy condition and rake bed areas as required until final acceptance.

C. Coordinate watering schedules with irrigation contractor during installation and until final acceptance. Provide deep root watering to newly installed trees.

D. Monitor sump pits at trees daily and dewater pits if standing w

PART 2 - PRODUCTS

2.1 PLANTS

A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Architect and his decision as to their acceptability shall be final.

B. Shrubs and Groundcovers: Nursery grown, healthy, vigorous, of normal habit of growth for species, free from disease, insect eggs and larvae. Specified sizes are before pruning and measured with branches in normal position. Plants shall be well rooted and established in the container.

2.1 SOIL PREPARATION MATERIALS

A. Sandy Loam:

1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones, and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
2. Physical properties as follows:
   Clay - between 7-27 percent
   Silt - between 15-25- percent
   Sand - less than 52 percent
3. Organic matter shall be 5%-10% of total dry weight.
4. If requested, provide a certified soil analysis conducted by an approved soil testing laboratory verifyng that sandy loam meets the above requirements.

B. Bed Mix: Living Earth Technology or approved equal. Submit sample to architect for approval.

C. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulphur and 4% iron, plus micronutrients.

2.3 MISCELLANEOUS MATERIALS

A. Steel Edging: 1/8" x 4" Ryerson steel landscape edging, painted green.

B. Mulch: Partially decomposed dark brown shredded hardwood bark mulch.

C. Staking Material for Shade Trees:
1. Post: Studded T-Post, #1 Armco with anchor plate; 6'-0" length; paint black.
2. Wire: 14 gauge, single strand, galvanized wire.
3. Rubber hose: 2 ply, fiber reinforced hose, minimum 1/2 inch inside dia. Color: Black.

D. Gravel: Washed native pea gravel, graded 1 in. to 1-1/2 in.

E. Filter Fabric: Mirafi 140N by Celanese Fibers Marketing Company, available at Lotland Co., (214)631-5250 or approved equal.

F. Wrapping Material: Waterproofing crepe tree wrapping paper.

G. Soilsaver: Four foot (4'-0") wide rolls Ludlow Soil Saver jute mesh.

PART 3 - EXECUTION

3.1 INSPECTION

A. Examine subgrade upon which work is to be performed and verify detrimental conditions affecting the work. Notify General Contractor or Architect of unsatisfactory conditions. Do not proceed with work until unsatisfactory conditions have been corrected in manner acceptable to Contractor. Refer to paragraph 1.7 - Job Conditions, herein.

3.2 TREE PLANTING

A. Stake tree locations for approval by Architect.

B. Tree Pit Excavation: Excavated soil may be used for shade tree backfill if approved for architect. Backfill must be free of subsoils, rock, caliche, and other extraneous material. If backfill is not acceptable, use sandy loam.

C. Percolation Test: After tree pits are excavated, fill pits with water to determine if pits will adequately drain. If water does not percolate from pits within 24 hours, provide sump pits as detailed on the Drawings.

D. Shade Trees:

1. Plant in pits twice the diameter of the root balls and 3'-0" min. away from curb or pavement edge.
2. Backfill with 3 parts excavated soil (or sandy loam) and 1 part peat. Remove excess excavated soil from site. Carefully settle by watering to prevent air pockets.

E. Ornamental Trees

1. Plant in pits 12 inches greater in diameter than tree ball, backfill with bed mix. Remove excavated soil from site. Carefully settle by watering to prevent air pockets.
2. Determine direction of staking and rotate plants in pit to take advantage of optimum stem orientation.

3.3 TREE SAUCERS

A. Form a 4 inch high saucer around each tree planted in the lawn areas for deep watering. Add mulch to the top of the ball as detailed and continue deep watering as required to keep uniform moisture around the root ball until final acceptance.

3.4 TREE STAKING

A. Stake trees as detailed on Drawings immediately following planting operation. Take precautions during staking operation to prevent damage or injury to branches. Orient stakes within each cluster or row of trees in same direction.

3.5 PRUNING

A. Prune newly planted and transplanted trees as directed by Architect following Fine Pruning, Class I pruning standards provided by National Arborist Association. In general, remove at least one-third of wood by thinning. Do not cut back terminal branches. Remove sucker growth and broken or badly bruised branches.

3.6 TREE WRAPPING

A. Wrap nursery grown trees. Extend wrapping from ground to a point immediately below lowest branch of each tree or as directed. Securely fasten in place with tacks or staples, so wrapping will remain in place 2 years.

3.7 STEEL EDGING

A. Provide steel edging at interface of planted areas and lawn areas unless indicated otherwise on Drawings. Set edging as indicated with top of edging one inch above finish grade on lawn side.

3.8 PLANT BED PREPARATION

A. Excavate or fill to provide 6 inches of Bed Mix for shrubs, groundcover and seasonal color. Haul off excavated soil. Add 4 pounds commercial fertilizer per 100 SF of bed area and mix thoroughly. Where bed areas have been left deeper than 6 inches, backfill with sandy loam to within 6 inches of finish grade followed by 6 inches of Bed Mix as noted above.

3.9 SHRUB AND GROUNDCOVER PLANTING

A. Place plants in position on bed areas bef ore cans have been removed. Obtain approval from Architect. Architect reserves right to interchange or shift locations of plants prior to planting. Do not remove burlap from B&B plants. Plant where located, setting plants with tops of balls even with tops of beds, and compact soil carefully around each plant ball. Water each plant thoroughly to eliminate air pockets. Carefully prune plants to remove dead or broken branches and hand-rake bed areas to smooth even surfaces.

3.9 SOIL SAVER

B. Install soil saver in areas shown on Drawings and on slopes greater than 3:1 ratio in accordance with manufacturer's direction.

3.11 TOP DRESSING

A. After planting has been completed and approved by Architect, top dress bed areas with mulch, 2 inches deep. Delay this operation until near final acceptance.

3.12 CLEAN UP

A. Keep premises neat and orderly including organization of storage areas. Remove trash and debris from excavated planting areas, preparing beds, or planting plants from site daily as work progresses. Keep paved areas clean by sweeping or hosing.

END OF SECTION

ISSUED FOR CONSTRUCTION
3/30/00

THE ASHTON

ADDISON ▪ TEXAS

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STATE OF TEXAS
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816
REGISTERED LANDSCAPE ARCHITECT

Revisions

No.	Date	Items
1		
2		
3		
4		
5		

Drawn: SH
Appr.: MS
Scale: AS NOTED
Date: 1/24/2000
Project No.: 01-2617-01

Sheet Title

PLANTING SPECIFICATIONS

Sheet No. LP.4

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