

RaceTrac #709 - Eastchase Parkway & Brentwood Stair
 Apr 19, 2003 10:13am
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LANDSCAPE PLANTING

PART 1 - GENERAL

- 1.01 SCOPE: The Landscape Contractor will furnish all the materials, labor, transportation, maintenance and equipment to properly install all the plantings including accessories as shown on the applicable Drawings and as described herein.
- 1.02 PUBLIC PROTECTION DURING CONSTRUCTION: At all times the Landscape Contractor shall protect the public from any accidents caused by his construction. The Landscape Contractor shall barricade and cover all tree holes, holes, ditches, and any other item that poses a threat to public safety. The Landscape Contractor will protect and defend the Owner including its employees, Baird, Hampton and Brown including its employees and Irrigation Design Specialists from any liabilities due to the Landscape Contractor's negligence.

PART TWO - PRODUCTS AND MATERIALS

- 2.01 PLANT MATERIALS:
 - A. GENERAL DESCRIPTION: Plant materials shall mean trees, shrubs, vines, ground covers and flowers and plants of all descriptions required to be furnished for the project in accordance with the Contract Documents and will be supplied by the Landscape Contractor. Unless otherwise specified on the Plant Legend shown on the plans, all plant materials will be Grade 1 nursery grown and sizes and specifications comply with the latest edition of the "American Standard for Nursery Stock" published by the American Association of Nurserymen latest.
 - B. PLANT MATERIAL IDENTIFICATION: Plant tags shall have information that identifies that plants including blooming color if applicable. All trees shall have attached plant tags. The Contractor shall be responsible for the accurateness of each plant variety and replace any plant at no cost to the Owner if during the guarantee period any plants are determined not to be true to the specified plant variety and if applicable, blooming color.
 - C. PLANT MATERIAL PROTECTION: The Landscape Contractor shall be solely responsible for the safe transportation of all plants and their condition at all times. All plants harmed in any way during transportation, storage or planting operations and until the Owners final approval of the project installation will be rejected by the Landscape Architect.
 - D. STORAGE OF MATERIALS ON THE PROJECT SITE: The Owner will designate areas where the Landscape Contractor can store materials. The Landscape Contractor will be responsible to protect and maintain all stored materials. The Owner assumes no liability of any type and responsibility for the safety, protection or maintenance of stored materials or any materials on the project site until the Owner's final approval of the installation. No compost, mulch or any other material that will stain paving materials shall be stacked or stored on paving areas.

- 2.03 SOIL PREPARATION MATERIALS:
 - A. PREPARED SOIL MIX: Shall be organically enriched topsoil (50% screened topsoil and 25% compost) from "Vital Earth Resources", 903-845-2163.
 - B. MULCH: Shall be shredded hardwood cedar mulch from "Vital Earth Resources", 903-845-2163.
 - C. FERTILIZER: Shall be "Milorganite".
 - D. TOPSOIL: Shall screened topsoil from be Clear Fork Materials, Aledo, Texas, 817-441-7777.

- 2.04 MISCELLANEOUS MATERIALS:
 - A. STEEL CURBING J. D. Russell 14ga. 1/8" x 4" steel curbing painted green at the factory and appropriate steel stakes. Colmet or Ryerson steel curbing with the above specifications is acceptable.

PART 3 - EXECUTION

- 3.01 PLANTING OPERATIONS:
 - A. All planting shall be done when weather and soil conditions are suitable. When conditions are such, by reason of drought, high winds, excessive moisture, frozen ground, or other unsuitable factors, that satisfactory results are not likely to be obtained, work shall be halted. It shall not be resumed until desired results can be obtained or alternative or corrective measures and procedures can be used.
 - B. All proper precautions so as not to disturb or damage subsurface improvements shall be observed. It shall be the Owner's responsibility to locate all underground utilities and systems that might be encountered. If underground obstructions are encountered in the excavation of plant pits, alternative locations may be selected; verify new locations with the Owner.
 - C. The Landscape Contractor shall at all times take reasonable and adequate precautions to protect the existing improvements. The Landscape Contractor is responsible to pay for the repair for damage to existing improvements caused by him.
 - D. The Landscape Contractor shall at all times take reasonable and adequate precautions to protect the existing improvements.
- 3.02 PLANTING PREPARATION:
 - A. WEED AND GRASS REMOVAL: The Landscape Contractor shall scrape away all weeds and grasses in proposed planting beds. Deep excavation is unnecessary. Usually about 2 to 3 inches is enough to remove the regenerative part of the plants. Do not use synthetic herbicides to kill grass and weeds.
 - B. EXISTING CONDITIONS: The Landscape Contractor shall examine the proposed planting areas for underground utilities/equipment, work by others and conditions of installation prior to construction. He shall not start planting work until unsatisfactory conditions are corrected.
 - C. LAYOUT: Planting bed outlines shall be clearly marked on the ground by the Landscape Contractor in accordance to the Drawings. The Landscape Architect shall approve the layout of the planting beds before any of the planting beds are prepared.
 - D. SHRUB LOCATIONS: The Landscape Contractor shall place shrubs as per the Drawings before digging or planting shrubs. The Landscape Architect shall approved these locations before the shrubs are dug and planted.
 - E. TREE LOCATIONS: The Landscape Contractor shall stake the proposed tree locations.
 - F. APPROVAL: The City of Addison shall approve these locations before holes are dug and trees planted.
 - G. PLANTING BEDS: The Landscape Contractor shall prepare the planting beds per the details on the Drawings.

- 3.03 QUALIFICATIONS: Planting operations shall be performed only by experienced workmen familiar with planting procedures under the supervision of a qualified supervisor.
- 3.04 PLANTING OPERATIONS:
 - A. Apply topsoil to all planting bed sub-grades as needed to achieve proper final grade as shown on the planting details on the Drawings
 - B. Install steel curbing as shown on the planting details on the Drawings. Steel curbing shall be flush with adjacent concrete paving grades
 - C. Apply a six-inch thick blanket of a prepared soil mix. Add "Milorganite" at the rate of 25 lbs. per 1,000 square feet of planting bed. Mound plant beds as shown on the planting details on the Drawings and rake planting beds smooth before and after planting.
 - D. Excavate shrub pits as shown on the Drawings. Backfill with prepared soil mix.
 - E. Plant pits for trees, planting beds and shrubs shall be excavated in accordance with the planting details on the Drawings.
 - F. Set plants upright, plumb and faced to give the best appearance or relationship to each other or adjacent structures. Set plant material level with finish grade. No filling will be permitted on the trunks or stems.
 - G. Finish backfilling trees, shrubs and ground covers in accordance with the details on the Drawings. Do not use muddy backfill for backfilling. After backfilling, soak the plants with water to encourage settling of the soil and to eliminate air pockets. After settling, add specified backfill material as needed.
 - H. Remove all burrap, ropes and wires from the top 1/3 of plant balls.
- 3.05 FINE GRADING: Fine grade all planting beds with rakes so that after raking, final proposed grade has been achieved after planting operations.
- 3.06 MULCHING: Apply 2-inch cover of mulch to all planting beds and 3-inch cover of mulch to trees in grass areas.
- 3.07 PRUNING: Pruning shall retain the form typical of the plant. It shall include the removal of all dead, injured or broken twigs and branches and shall be done according to standard horticultural practices.
- 3.08 CLEAN UP:
 - A. During work, keep the premises neat and orderly, including organization of storage areas.
 - B. All trash from the site shall be removed from site daily as work progresses, including debris, and waste material generated from excavating beds or planting plants.
- 3.09 INSPECTIONS:
 - A. Progress inspections will be made at regular intervals during the execution of work on the project.
- 3.10 MAINTENANCE:
 - A. The Landscape Contractor shall maintain planted area until the project is completed and accepted by the Owner.
 - B. The Landscape Contractor shall replace any and all plant materials that are dead, shocked or not the specified variety or bloom during the one year warranty at no cost to the Owner.
 - C. The Landscape Contractor shall repair any sink holes and any damage due to his workmanship at no cost to the Owner during the warranty period.
 - D. Replacements and repair work shall be done in a timely manner.
 - E. The guarantee does not cover repairs and replacements due to "Acts of God" such as unreasonable freezes, floods, etc.
 - F. The guarantee does not cover repairs and replacements due to vandalism, lack of maintenance or accidents.

END OF LANDSCAPE PLANTING SPECIFICATIONS

LANDSCAPE LAWNS

PART 1 - GENERAL

- 1.01 SCOPE: The Landscape Contractor shall supply the grass sod, topsoil, fertilizer, tools, labor and equipment necessary to completely install the lawns shown on the applicable Drawings in accordance with all the requirements specified herein. Lawns shall be solid sodded with TIFWAY 419 Bermuda as indicated on the Drawings. All areas to be grassed will be graded to subgrade. Subgrade shall be two inches below proposed finished grade and shall be a smooth even grade with no undulations, with all debris removed, all rock greater than 1/2" diameter removed and in a condition to receive topsoil.

PART 2 - PRODUCTS AND MATERIALS

- 2.01 SOD:
 - A. Grass sod shall be Tifway 419 Bermuda. The sod shall be heavy sod, good root system, free of weeds and freshly cut.
- 2.02 FERTILIZER:
 - A. Shall be a 1:2:1 ratio fertilizer such as 10-20-10 following percentages of plant food by weight; 10% nitrogen, 20% phosphorous and 10% potash.
 - B. Fertilizer shall be delivered to the job site in original, unopened packages with the manufacturer's label and analysis intact. Store in a manner to prevent deterioration.
- 2.03 TOPSOIL: Use site topsoil. If additional topsoil is needed, use screened topsoil from Clear Fork Materials, 817-441-7777 or approved equal. Topsoil shall not be delivered to the work site in a frozen or muddy condition.
- 2.04 WATER: Water suitable for the execution of the work shall be available onsite, to be paid for by the Owner. The Landscape Contractor will provide necessary hoses or other watering equipment required to maintain and complete the work. An automatic irrigation system will be installed prior to any grassing operations. Reference drawings to determine extent of the irrigation system.

PART 3 - EXECUTION

- 3.01 CONDITIONS:
 - A. Sodding operations shall be done when weather and soil conditions are suitable and conducive to proper growth.
 - B. When conditions are such, by reason of drought, high winds, excessive moisture, frozen ground, or other unsuitable factors, that satisfactory results are not likely to be obtained, work shall be halted. It shall not be resumed until desired results can be obtained or alternate or corrective measures and procedures can be used.
- 3.02 SOIL PREPARATION:
 - A. Limit preparation to areas which will be immediately sodded.
 - B. The Landscape Contractor shall thoroughly loosen subgrade by discing. Bring the lawn areas to proposed finished grade with 2" deep approved imported topsoil plus any topsoil needed due to soil compaction. The grass areas will then be graded to a smooth grade and hand raked to a free-draining, even surface. Remove ridges and fill depressions as required to drain and produce a smooth and even grade. Rake surfaces clean of weeds and stones one inch or larger in any dimension and of all debris.
 - C. Final grade of lawn areas shall be no more than one-half inch below welles or curbs. Areas shall have a smooth and continuous grade between existing of fixed controls such as welles adjacent grass areas, curbs or catch basins. All finish grades and prepared surfaces shall meet the approval of the Landscape Architect, prior to sodding operations.
 - D. Restore prepared areas to specified condition if eroded, settled, or otherwise disturbed after fine grading and prior to sodding.
- 3.03 SODDING:
 - A. Prior to sodding, but not more than two days prior to sodding over entire lawn area, apply fertilizer at the rate recommended by the manufacturer. Apply fertilizer by mechanical rotary or drop-type distributor, thoroughly and evenly spreading it.
 - B. Thoroughly dampen dry soil following application of fertilizer and prior to sodding.
 - C. Following soil preparation and fertilizing, begin sodding operations. Tightly fit sod next to each other. After sodding, roll sod with a heavy hand roller. Fill any gaps between sod with soil.
- 3.04 MAINTENANCE:
 - A. The Landscape Contractor shall maintain all of the grass areas until final acceptance of the installation by the Owner.
 - B. Maintenance includes mowing, weeding, and any other item needed to keep the grass healthy, free of disease and growing.
- 3.04 GUARANTEE:
 - A. The Landscape Contractor shall guaranty the sod to be alive, healthy and growing for one year after the installation is completed by the Landscape Contractor and accepted by the Owner.
 - B. The length of the guaranty depends on the season that the sod was installed. If the sod is installed in late summer, fall or winter, the grass must be alive, healthy and growing in the spring. If the sod is install in the spring or early summer, the grass must be alive, healthy and growing in 30 days.
 - C. The Landscape Contractor shall replace any grass not alive, healthy and growing at no cost to the Owner.
- 3.05 PUBLIC PROTECTION DURING CONSTRUCTION: At all times the Contractor shall protect the public from any accidents caused by his construction. The Contractor shall barricade construction item that poses a threat to public safety. The Owners representative shall determine the type of barricades and types of covers to be used by the Contractor.

END OF LANDSCAPE LAWNS SPECIFICATIONS

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NO.	REVISIONS	CHECKED:	DATE
	DRAWN:	MJB	03/19/03
	DESIGNED:	MJB	

PLANTING & GRASS SPECIFICATIONS

RaceTrac Service Station #646
 Marsh Ln. and Realty Rd.
 Addison, Texas

BHB PROJECT NO:
2000.015.000

SHEET NO:
LD-4 of 5L

IRRIGATION DESIGN SPECIALISTS, PLLC
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