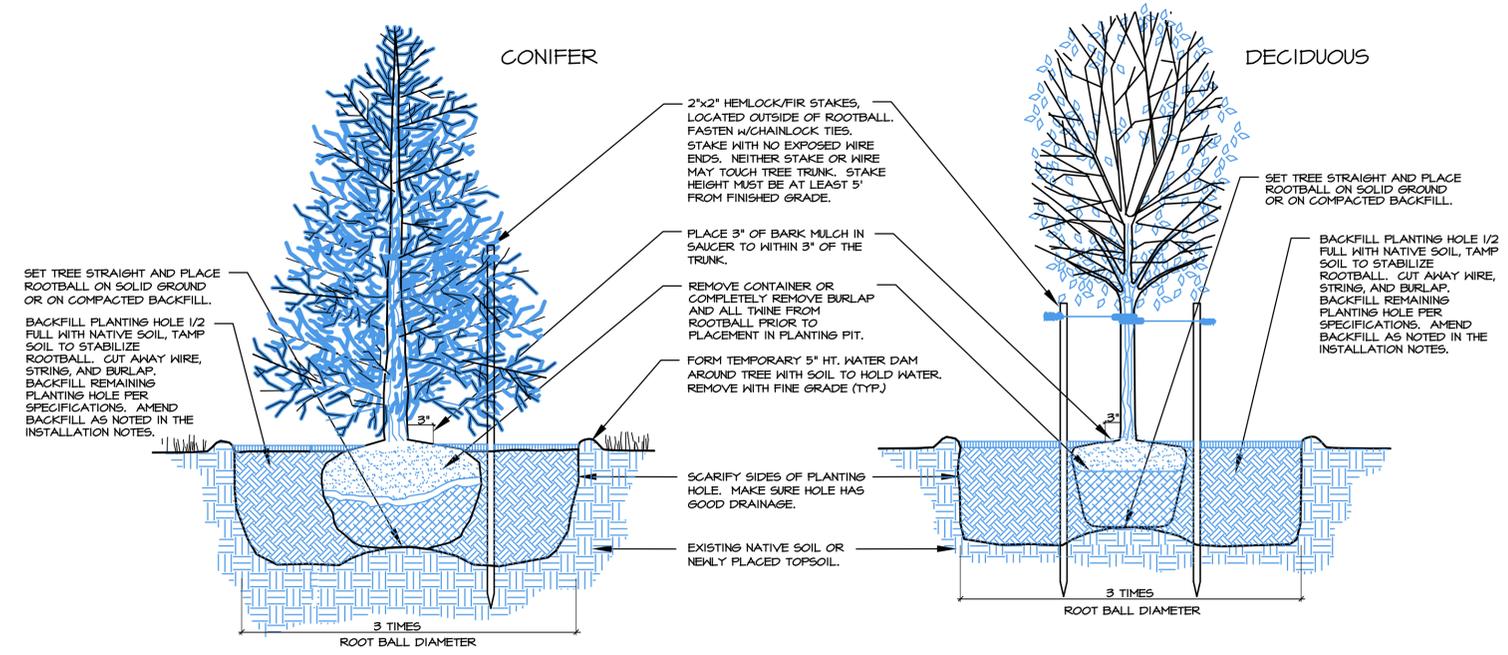
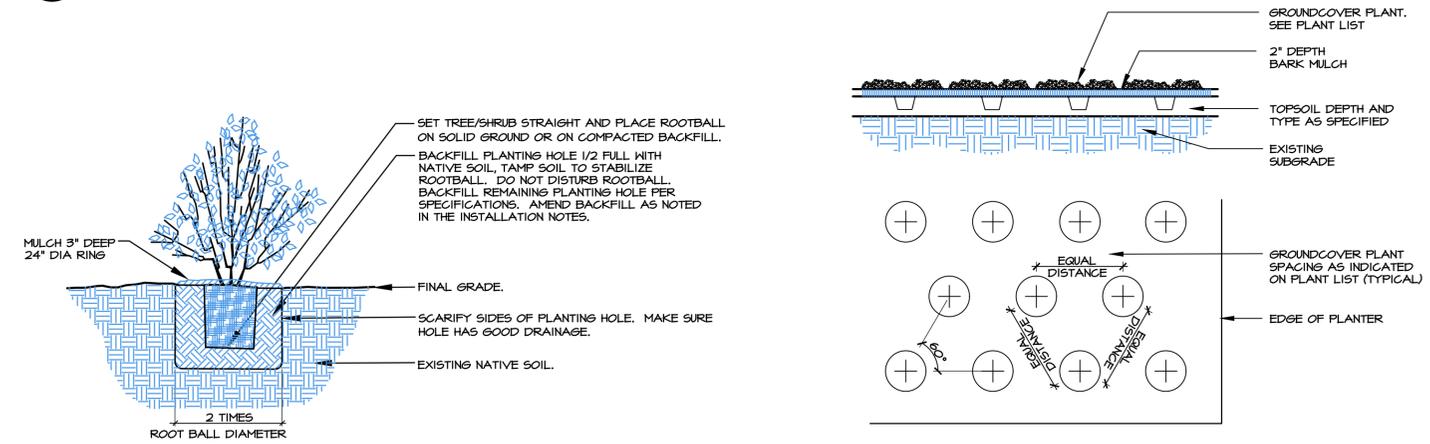


Revisions	By	Date

Date 01-09-20
Scale AS NOTED
Project# 6227

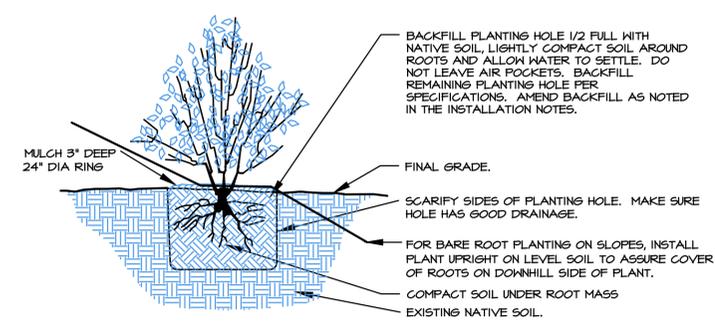


1 B&B TREE PLANTING (TYP.)
SCALE: NTS



2 CONTAINER SHRUB PLANTING (TYP.)
SCALE: NTS

3 GROUNDCOVER PLANTING (TYP.)
SCALE: NTS



4 BARE-ROOT SHRUB PLANTING (TYP.)
SCALE: NTS

CONSTRUCTION SPECIFICATIONS

PART 1 - GENERAL

Landscape Work: This section includes but is not limited to the following:
Preparation of sub-base as required for planting beds.
Finish grading of topsoil materials.
Preparation of soil mixtures.
Excavation and backfilling for trees and shrubs.
Planting of trees, shrubs and groundcovers.
Seeding new grass.
Miscellaneous landscape work.

QUALITY ASSURANCE
Subcontract landscape work to a single firm specializing in landscape work.

SOURCE QUALITY CONTROL
General: Ship landscape materials with certificates of inspection required by the city of Snohomish. Comply with regulations applicable to landscape materials.

Do not make substitutions: Any plant substitutions require approval by the City of Snohomish. If specified landscape material is not obtainable, submit non-availability to Landscape Architect, together with proposal for use of equivalent material. When authorized, adjustment of Contract amount will be made, if necessary.

Analysis and Standards: Package standard products with manufacturer's certified analysis. For other materials, provide analysis by recognized laboratory made in accordance with methods established by the Association of Official Agriculture Chemists, wherever applicable.

Topsoil: Before delivery of additional topsoil, furnish Landscape Architect with written statement giving location of properties from which topsoil is to be obtained.
Plant material: Provide plant material of quantity, size, genus, species and variety shown and scheduled for landscape work and complying with recommendations and requirements of ANSI Z60.1, current edition, "American Standard for Nursery Stock". Provide healthy, vigorous stock, grown in recognized nursery in accordance with good horticultural practice and free of disease, insects, eggs, larvae and defects such as knots, sun-scald, injuries, abrasions, or disfigurement.

Except as follows, label at least one tree and one shrub of each variety with a securely attached waterproof tag bearing legible designation of botanical and common name.

Notify Landscape Architect prior to installation for quality inspection, location of plant material and review of planting time and schedule. Landscape Architect retains the right to further inspect plant material for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Remove rejected trees or shrubs immediately from project site.

SIEMITTALS
Submit seed vendor's certified statement for each seed mix required, stating botanical and common name, percentage by weight, and percentages of purity, germination, and weed seed for each seed species.

Testing: Obtain soil test to determine pH and lime requirements prior to planting.

Maintenance Instructions: Submit typewritten instructions recommending procedures to be established by Owner for maintenance of landscape work for one full year. Submit to Landscape Architect for approval prior to expiration of required maintenance period(s).

DELIVERY STORAGE AND HANDLING
Trees and Shrubs: Provide freshly dug trees and containerized shrubs. Do not prune prior to delivery unless otherwise approved by Landscape Architect. Do not bend or bind-tie trees or shrubs in such manner as to damage bark, break branches or destroy natural shape. Provide protective covering during delivery. Do not drop balled and burlapped stock during delivery.

Deliver trees and shrubs after preparations for planting have been completed and plant immediately. If planting is delayed more than 6 hours after delivery, set plant material in shade, protect from weather and mechanical damage, and keep roots moist by covering with mulch, burlap or other acceptable means of retaining moisture.

Do not remove container grown stock from containers until planting time.

JOB CONDITIONS
Proceed with and complete landscape work as rapidly as portions of the site become available, working within seasonal limitations for each kind of landscape work required.

Utilities: Determine location of underground utilities as required by law and perform work in a manner which will avoid possible damage. Hand excavate, as required. Maintain grade stakes set by others until removal is mutually agreed upon by parties concerned.

Excavation: When conditions detrimental to plant growth are encountered, such as rubble fill, adverse drainage conditions, or obstructions, notify Landscape Architect before planting.

Planting Time: Plant or install materials during normal planting seasons for each type of landscape work required. Correlate planting with specified maintenance periods to provide maintenance from date of substantial completion.

Coordination with Grass: Plant plant material after final grades are established and prior to planting of grass, unless otherwise acceptable to Landscape Architect. If planting of trees and shrubs occurs after grass work, protect grass areas and promptly repair damage to grass resulting from planting operations.

GENERAL SITE CONDITIONS
Landscape Contractor shall give AOA a minimum of ten (10) days notice prior to intention to proceed with construction.

Construction must be performed in accordance with the City of Snohomish standards, codes, permit conditions, and other applicable ordinances and policies.

The applicant is responsible for obtaining any other related or required permits prior to the start of construction.

A copy of the approved plans, specifications, permits, and City approvals must be on site whenever construction is in progress and shall remain on site until project completion.

AOA shall be on site, as necessary, to monitor construction and approve minor revisions to the plan. Plan revisions require approval by the City of Snohomish.

TOPSOIL
All grading shall be done per the approved civil set and specifications. All planting areas shall be over-excavated 12" for placement of stockpiled topsoil or imported 3-way topsoil. Soil to contain a least 40% organic matter by bulk density (verified by invoices). Topsoil shall be excavated from the site and stockpiled at the location designated by General Contractor prior to other site work. AOA shall determine depth of topsoil to stockpile. General Contractor shall protect topsoil as necessary to ensure stability and adequate erosion control. See TESG plan by civil for erosion BMPs for the site.

In all in-ground landscape beds over-excavate 12" below finished elevation shown on plans for placement of 8" of stockpiled organic topsoil and 4" of imported DeJong's compost or 6" of stockpiled organic topsoil and 6" of imported DeJong's 3-way topsoil or 12" of imported DeJong's 3-way topsoil. Landscape Contractor shall combine native soil with imported prior to backfill in all planting areas to a minimum depth of 12 inches over subgrade prior to planting. Planting pits shall be amended as noted in the planting specifications (see General Planting Installation Notes). Install area drains where Landscape Contractor deems necessary for proper drainage. This plan does not include drainage for landscaped areas. This shall be assessed and included with the landscape contractor's scope for installation of the landscape.

SPECIAL PROJECT WARRANTY
Warranty grass, trees, shrubs, and other plants through specified maintenance period, and until final acceptance by Owner.

Warranty all planting, for a period of one year after date of final acceptance by Owner, against defects including death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others, or unusual phenomena or incidents which are beyond Landscape Contractor's control.

Immediately remove and replace trees, shrubs or other plants found to be dead or in unhealthy condition during warranty period. Replace plant material which are in doubtful condition at end of warranty period; unless, in opinion of Landscape Architect, it is advisable to extend warranty period for a full growing season.

Another inspection will be conducted at end of extended warranty period, if any, to determine acceptance or rejection. Only one replacement (per tree, shrub or plant) will be required at end of warranty period, except for losses or replacements due to failure to comply with specified requirements.

PART 2 - PRODUCTS

TOPSOIL
Topsoil that has been stockpiled for reuse in landscape work shall be fertile, friable, sandy loam, surface soil, free of subsoil, clay lumps, brush, weeds and other litter, and free of roots, stumps, stones larger than 1" in any dimension, and other extraneous or toxic matter harmful to plant growth. AOA to review topsoil prior to use.

Provide additional 3-way topsoil or compost from DeJong's in Redmond.

SOIL AMENDMENTS

Mulch: Organic compost mulch free from deleterious materials and suitable for top dressing of trees, shrubs or plants OR consisting of aged medium-fine ground bark.

COMMERCIAL FERTILIZER
For all Planting Beds: Till In Seasons Compete 6-4-4 All Purpose Fertilizer with other soil amendments, prior to final planting at rates specified on package.

PLANT MATERIALS

Verify Quantities: Verify plant locations and quantities of plants on the Plant Schedule with those represented on the plan. Actual plant quantities shown on planting plans to prevail over quantities shown on Plant Schedule in the event of a discrepancy.

Quality: Provide plant material of size, genus, species and variety shown and scheduled for landscape work and complying with recommendations and requirements of ANSI Z60.1, current edition "American Standard for Nursery Stock". All plant materials to be locally grown (western WA, western OR, or western BC), healthy, bushy, and in vigorous growing condition. If replacement of plant material is necessary due to construction damage or plant failure within one year of installation, size and quality shall be as indicated on the plans.

Deciduous Trees: Provide balled and burlapped (B&B) trees of height and/or caliper scheduled and with branching configuration recommended by ANSI Z60.1, current edition, for type and species required. Trees to have uniform branching, single straight trunks, (unless specified as multi-stem) and central leader intact and undamaged. Balled and burlapped stock shall have been root pruned at least once in the last three years. Container stock shall be fully rooted but not root-bound. Plant material with damaged root zones or broken rootballs will not be accepted.

DRIVABLE GRASS
Drivable grass to be geosolutions drivable grass installed per manufacturer's specifications: <https://soilretention.com/wp-content/uploads/2020/03/03052020-DRIVABLE-GRASS-GUIDELINE-FOR-ARTIFICIAL-TURF-INSTALLATION-FRO-INSTALL.pdf>
Grass to be irrigated per irrigation specifications.

CEDAR PLANTERS
Cedar planters to be built over concrete at 5' outside with from property line. Planters shall be 18"-36" in height constructed of cedar and sided to match building. LA to review design from landscape contractor prior to install.

Water sod thoroughly with a fine spray immediately after planting.

Evenly spread remainder of fertilizer.

After soil and sod have been dried, roll sodded areas to ensure a good bond between sod and soil, and to remove minor depressions and irregularities. Roller not to exceed 150 psi. Top dress with clean sand if necessary to fill any voids.

Over seed in April with specified seed mix.

RECREATIONAL FEATURES
Bench to be selected by landscape architect prior to installation.

Drainage to be reviewed by LA and landscape contractor to come up with drainage design prior to construction.

MISCELLANEOUS LANDSCAPE MATERIALS
Anti-Desiccant: Emulsion type, film-forming agent designed to permit transpiration but retard excessive loss of moisture from plants. Deliver in manufacturer's fully identified containers and mix in accordance with manufacturer's instructions. Transfilm or approved.

Pre-Emergent: Apply per manufacturer's specification, Nalt's Organic All-Natural Pre-Emergent Herbicide & Fertilizer after planting.

Stakes and Guys: Provide stakes and deadmen of sound new, pressure treated hem-fir, free of knot holes and other defects. Size as follows: Stakes: 2"x2"x8'-0", pointed, stained dark brown.

Mulch: Mulch all landscape beds with 3" layer of wood chips or medium bark mulch.

IRRIGATION

Underground irrigation for all planting area shall be designed by AOA upon approval of final landscape plan or design-built by landscape contractor.

PART 3 - EXECUTION PREPARATION

Stake tree locations and secure Landscape Architect's acceptance before start of planting work. Make minor adjustments as may be requested.

Preparation of Planting Soil Mixture: Before mixing, clean topsoil of roots, plants, sods, stones, clay lumps, and other extraneous materials harmful or toxic to plant growth.

Planting soil mixture is to be 2/3 topsoil and 1/3 compost or 1/2 topsoil and 1/2 imported or all imported compost by volume at compacted densities, mixed thoroughly.

Mix planting soil prior to backfilling and stockpile at site.

Preparation of Planting Areas: Prior to planting, topsoil shall be placed and tilled into the subgrade per the TOPSOIL section.

Excavation for Trees: Excavate pits and beds with vertical sides and with bottom of excavation slightly raised at center to provide proper drainage. Loosen hard subsoil in bottom of excavation.

For balled and burlapped (B&B) trees and shrubs, make excavations at least three times as wide as the ball diameter.

PLANTING

Inspection: Notify Landscape Architect prior to planting to review quality, placement and timing. Stake the proposed location of all trees and shrubs with an approved coding system. For large groupings of single shrub species, boundary may be staked. Landscape Architect to review and approve locations prior to planting or relocating plant material.

Planting Trees and Shrubs: Set balled and burlapped (B&B) stock on layer of compacted native soil, plumb and in center of pit with top of ball at same elevation as adjacent finished landscape grades. Untie and remove burlap from sides of balls; retain on bottoms. When set, place additional backfill around base and sides of ball, and work each layer to settle backfill and eliminate voids and air pockets. Place fertilizer while backfilling. Water after placing final layer of backfill and correct any settlement that may occur.

Set container grown stock as specified for balled and burlapped stock, except fully remove container.

Dish top of backfill of trees in grass area to allow for mulching. Dished area shall have a diameter of at least 3 feet.

Mulch pits and planters. Provide not less than a 3 inch thickness of mulch and finish level with adjacent finish grades or with top of dish.

Prune, thin out and shape trees and shrubs in accordance with standard horticultural practice. Prune trees to retain required height and spread. Unless otherwise directed by Landscape Architect, do not cut tree leaders, and remove only injured or dead branches from flowering trees, if any. Prune shrubs to retain natural character.

Remove and replace excessively pruned or misformed stock.

Apply anti-desiccant using power spray to provide an adequate film over trunks, branches, stems, twigs and foliage.

If deciduous trees or shrubs are moved in full-leaf, spray with anti-desiccant at nursery before moving and again 2 weeks after planting.

Guy and stake trees immediately after planting, with 3 stakes per deciduous tree or 3 deadmen per evergreen tree. Orient stakes to resist the force of the wind.

Planting Groundcover: Space plants as scheduled.

Dig Holes large enough to allow for spreading of roots and backfill with planting soil. Work soil around roots to eliminate air pockets and leave a slight saucer indentation around plants to hold water. Water thoroughly after planting, taking care not to cover crowns of plants with wet soils.

Mulch areas between groundcover plants; place not less than 3 inches thick.

PART 4 - MISCELLANEOUS LANDSCAPE WORK MAINTENANCE

Maintain trees, shrubs and other plants until final acceptance by Owner but in no case less than 90 days after substantial completion of the project.

Maintain trees, shrubs and other plants by watering, pruning, cultivating and weeding as required for healthy growth. Apply anti-desiccant as specified. Restore planting saucers. Tighten and repair stake and guy supports and reset trees and shrubs to proper grades or vertical position as required. Spray as required to keep trees and shrubs free of insects and disease. All herbicides and pesticides used must be approved for use in aquatic environments.

Maintain grass until final acceptance by Owner after substantial completion of the project but in no case less than from planting through the second mowing, and longer as required to establish an acceptable grass. If planted in the fall and not considered acceptable at end of maintenance period, continue maintenance the following spring until acceptable grass is established.

Maintain grass by watering, fertilizing, weeding, mowing, trimming, and other operations such as rolling, regrading and replanting as required to establish a smooth, acceptable grass, free of eroded or bare areas. Maximum height of grass shall not exceed 2.5 inches.

Notify Landscape Architect and receive prior approval before any mowing of seeded areas is undertaken. Failure to properly notify the Landscape Architect will not be considered as satisfying the requirements to provide any of the specified number of mowings.

Prior to end of grass maintenance period, apply maintenance fertilizer at specified rate.

Acceptance of seeded grass shall be based on a uniform, weed-free stand of grass. Areas of one square foot or more which are bare or do not have a uniform stand of grass shall be reseeded.

CLEANUP AND PROTECTION

During landscape work, keep pavements clean and work area in an orderly condition.

Protect landscape work and materials from damage due to landscape operations, operations by other contractors and trades and trespassers. Maintain protection during installation and maintenance periods. Treat, repair or replace damaged landscape work as directed.

INSPECTION AND ACCEPTANCE
When landscape work is completed, including maintenance, Landscape Architect will, upon request, make an inspection to determine acceptability.

Landscape work may be inspected for acceptance in parts only if agreeable to Landscape Architect, provided work offered for inspection is complete, including maintenance.

Where inspected landscape work does not comply with requirements, replace rejected work and continue specified maintenance until re-inspected by Landscape Architect and found to be acceptable. Remove rejected plants and materials promptly from project site.

The applicant shall provide an as-built plan and shall verify in writing that the planting has been installed per the approved plan.



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CONSTRUCTION SPECIFICATIONS
LANDSCAPE PLAN
CEDAR URBAN TOWNHOMES
L ENTERPRISE, LLC
225 CEDAR AVE., SNOHOMISH, WA 98290

Revisions	By	Date

Date 01-09-20
Scale
Project# 6227

Sheet # **13** OF 3