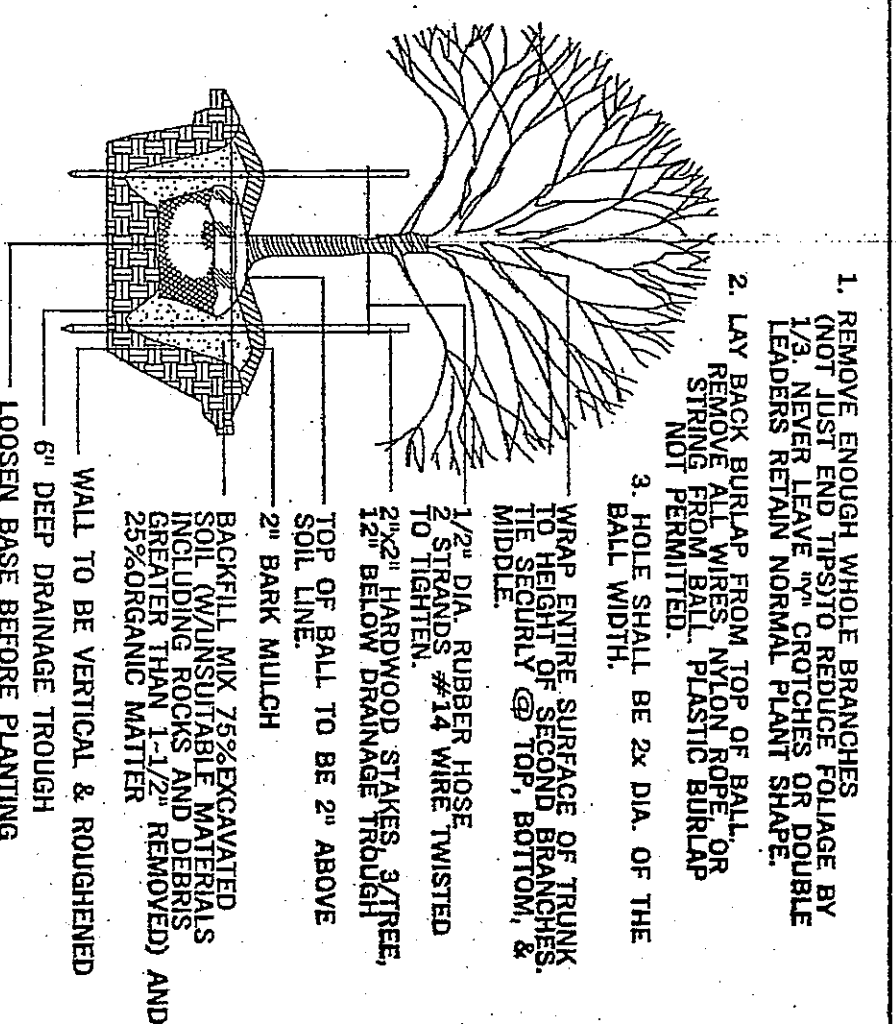
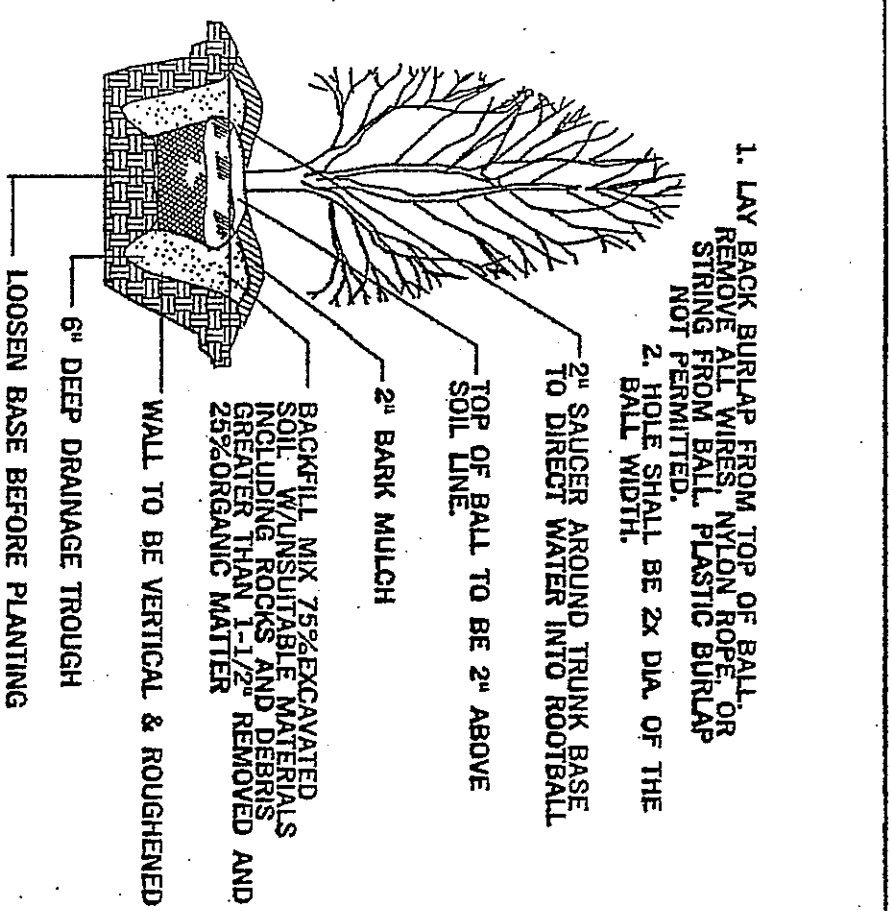


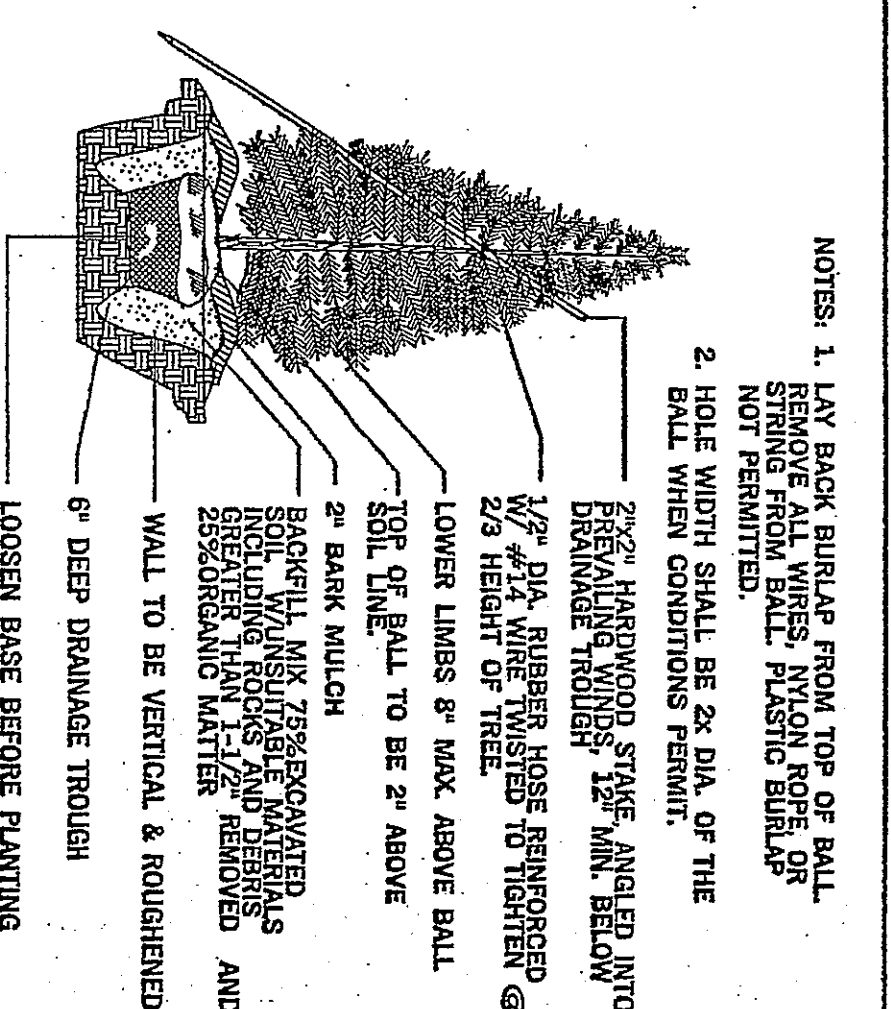
# TYPICAL PLANTING DETAILS



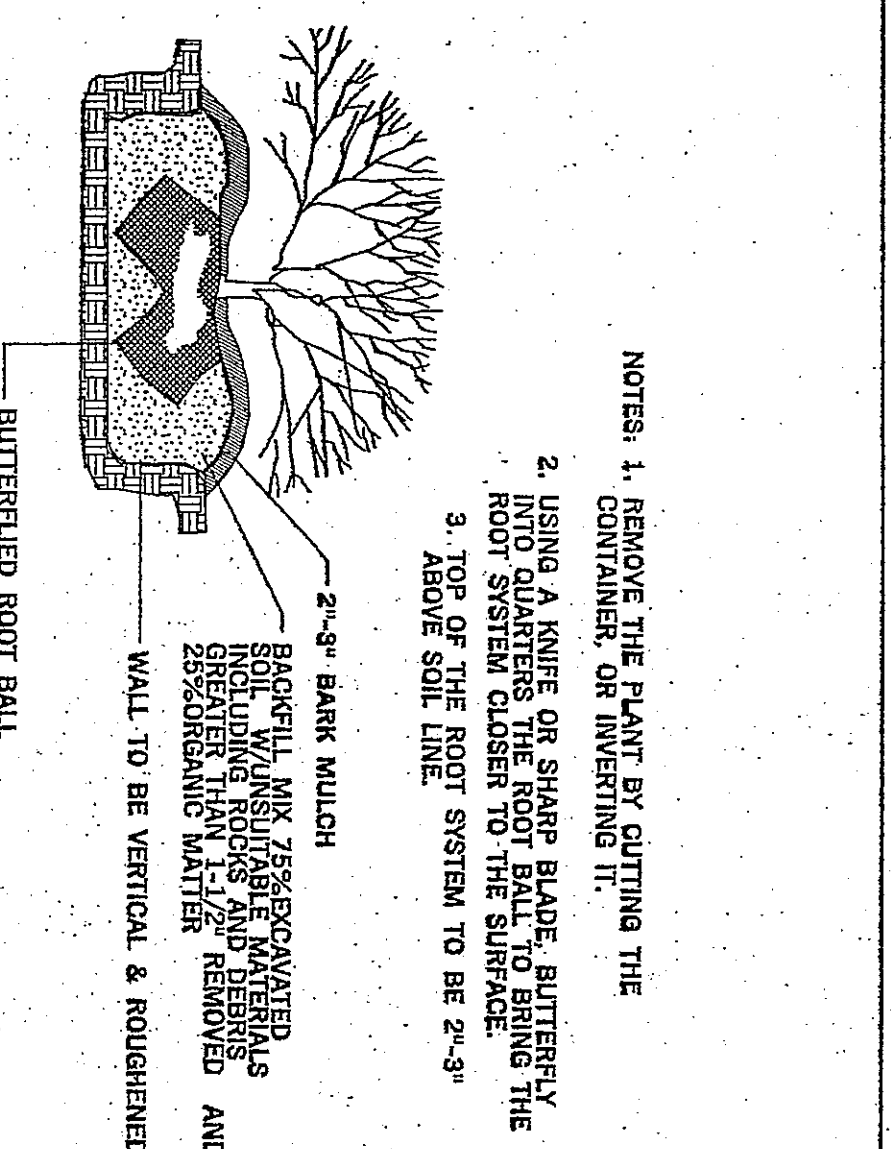
TYPICAL DECIDUOUS TREE PLANTING DETAIL



TYPICAL MULTI-STEMMED TREE PLANTING DETAIL



TYPICAL CONIFEROUS TREE PLANTING DETAIL



TYPICAL CONTAINER STOCK PLANTING DETAIL

## GENERAL NOTES

## PLANTING PROCEDURES FOR TREES

## PLANTING PROCEDURES FOR SHRUBS

## FINAL SEEDING SPECIFICATION

## PLANT SCHEDULE

**1. SCOPE**

A. THE LANDSCAPE CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR AND EQUIPMENT TO COMPLETE ALL LANDSCAPE WORK AS SHOWN ON THE PLANS AND SPECIFICATIONS. THE TOTAL NUMBER OF PLANTS SHALL BE AS SHOWN ON THE LANDSCAPE PLAN. IF THIS TOTAL NUMBER OF PLANTS IS NOT SHOWN, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO DELIVERY OF PLANTS AT SITE.

**II. STANDARDS**

A. ALL PLANT MATERIAL SHALL CONFORM TO THE CURRENT ISSUE OF THE AMERICAN STANDARDS FOR PLANT MATERIAL STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.

B. PLANT MATERIAL MUST BE SELECTED FROM NUMBERS THAT HAVE BEEN INSPECTED BY A COLLECTED MATERIAL, MAY BE USED ONLY WHEN APPROVED.

**III. SUBSTITUTIONS**

A. IF A PLANT IS FOUND TO BE UNAVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.

B. THE LANDSCAPE ARCHITECT SHALL THEN PROVIDE THE LANDSCAPE CONTRACTOR A RESUBSTITUTE ALTERNATE.

C. ALL SUBSTITUTES MUST BE OF THE SAME SIZE, VALUE AND QUALITY AS THE ORIGINAL PLANT.

**IV. UTILITIES**

A. THE LANDSCAPE CONTRACTOR SHALL NOTIFY MASS UTILITY AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION OR OTHER UTILITIES THAT ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE COST OF ANY DAMAGE TO UTILITIES.

B. STREET LIGHTING AND OTHER UTILITIES THAT ARE NOT SHOWN ON THE PLANS SHALL BE LOCATED BY THE UTILITIES AND THE PLANTING. THE LANDSCAPE ARCHITECT IS TO BE NOTIFIED PRIOR TO THE INSTALLATION OF PLANT MATERIAL.

**V. DRAINAGE**

A. NO PLANTS SHALL BE PLANTED IN SITUATIONS THAT SHOW SIGNS OF DRAINAGE, SUCH AS POLES, CURBS, DRIVEWAYS, OR OTHER OBSTRUCTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMEDIATION OF SUCH SITUATIONS. SUCH SITUATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND, IF NECESSARY, THE PLANTS SHALL BE RELOCATED OR THE CONTRACT SHALL BE ADJUSTED TO ALLOW FOR DRAINAGE CORRECTION AT A NEGOTIATED COST.

**VI. MAINTENANCE AND GUARANTEE**

A. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR. ALL PLANTS THAT TAKE DIED OR ARE IN FAILING CONDITION SHALL BE REPLACED AT THE LANDSCAPE CONTRACTOR'S EXPENSE.

B. FOLLOWING ACCEPTANCE OF ALL PLANTING WORK BY THE OWNER, THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE YEAR.

**VII. WORKMANSHIP**

A. DURING PLANTING, ALL AREAS SHALL BE KEPT NEAT AND CLEAN AND ALL REASONABLE PRECAUTIONS SHALL BE TAKEN TO AVOID DAMAGE TO EXISTING PLANTS, TREES AND STRUCTURES FROM PLANTING OPERATIONS. EXCESSIVE SOIL SHALL BE REMOVED FROM THE PROJECT AND THE AREA CLEANED UP.

B. ALL DAMAGED AREAS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION PRIOR TO OWNERS ACCEPTANCE OF ALL PLANTING WORK.

**VIII. WATER**

A. IF AVAILABLE ON SITE, THE OWNER SHALL SUPPLY WATER AT NO COST. IT WILL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO SUPPLY WATER IF THERE IS NONE ON THE SITE.

**I. PREPARING SHUBS PT**

A. FOR A SHUBS PT, THE PT SHALL BE UNROOTED AND LARGE BRANCHES FOR THE PROPER SETTING OF THE SHUBS PT SHALL BE REMOVED OR TRIMMED TO SET ABOVE FINISHED GRADE.

B. FINISH SHUBS PT SHALL BE EXCAVATED FOR THE PROPER SETTING OF THE SHUBS PT. THE SHUBS PT SHALL BE EXCAVATED TO A MINIMUM OF 1/2 FOOT WIDER THAN THE ROOT BALLS.

C. THE PLANTS' ROOT BALLS THE FINISH SHALL BE 1 FOOT WIDER THAN THE ROOT BALLS.

**II. PLANTING SINGLE SHRUBS AND BACKFILLING PT**

A. PLACE THE PLANT IN THE PT BY LIFTING AND CARRESSING IT BY THE ROOT BALL.

B. SET THE PLANT IN THE PT IN THE CENTER OF THE PT WITH THE MOST DESIRABLE SIDE FACING TOWARD THE FRONTAGE VIEW.

C. USE THE SOIL, MOISTURE STRIPS IN THE GENERAL AREA TO DETERMINE THE CORRECT SETTING.

D. BACKFILL SIDES OF THE PT HANDWASH WITH SOIL, MOISTURE AND TAMPER AS THE PT IS BEING FILLED.

E. CUT THE ROPE ON THE BALL OF THE SHUBS AND ROLL THE SHUBS BACK TO THE EDGE OF THE PLANTING BED.

F. FINISH BACKFILLING THE SIDES OF THE SHUBS PT AND TAMP FINALLY.

G. FINISH BACKFILLING THE SIDES OF THE SHUBS PT AND TAMP FINALLY.

H. FROM A SAUCER ABOVE THE FINISHED GRADE AND AROUND THE PLANTING PT.

I. WATER THOROUGHLY ON THE INTERIOR OF THE SHUBS SAUCER UNTIL IT IS FILLED EVEN IF IT IS RAINING.

J. REMOVE ANY DEAD OR BROKEN BRANCHES.

K. REMOVE ALL PAWS, SAGES, STRIPES, ETC. FROM THE PLANT.

**III. PLANTING A SHUBS MASS**

A. FOLLOW THE SAME PROCEDURE AS FOR A SINGLE SHRUB.

B. EDGE AND BACK THE ENTIRE PLANTING BED.

C. MULCH THE ENTIRE PLANTING BED THOROUGHLY EVEN IF IT IS RAINING.

D. WATER THE ENTIRE PLANTING BED THOROUGHLY EVEN IF IT IS RAINING.

E. FRODE DONT ANY DEAD OR BROKEN BRANCHES.

**FINAL SEEDING SPECIFICATION**

THIS SPECIFICATION IS FOR FINAL SEEDING OF ALL DISTURBED AREAS INCLUDING AREAS THAT ARE SEEDS, TENDRONS, OR OTHER SEEDS. THE SEEDS SHALL BE SEEDS OF THE FOLLOWING SPECIES:

SEED	MIN. %	MIN. %	MIXTURE
PERMANENT BLUE GRASS	90	75	10%
TURF TYPE	90	80	80%

**SEED APPLICATION**

A. SEEDS AND FERTILIZER MAY BE SPREAD ON THE PREVIOUSLY PREPARED SEEDBED IN THE FORM OF AN EVEN COATING. THE SEEDS SHALL BE SPREAD AT THE RATE OF 100 LBS/ACRE.

B. FERTILIZER SHALL BE APPLIED AT THE RATE OF 100 LBS/ACRE. THE FERTILIZER SHALL BE APPLIED IN HALF, 1000 LBS/ACRE OF 10-10-10 SHALL BE APPLIED TO THE SOIL. THEREFORE, 500 LBS/ACRE SHALL BE APPLIED WITH SEED AND WHEN MOISTURE IS AVAILABLE. THE SEEDS SHALL BE FINALLY APPLIED TO THE SEEDBED.

C. CARE SHALL BE TAKEN TO INSURE A UNIFORM COVERAGE AND TO GUARD AGAINST WINDS AND OTHER SIMILAR EQUIPMENT.

D. SEEDS SHALL BE APPLIED BY A 1/2-1/2 INCH LAYER OF STRAW MULCH TO PREVENT GERMINATION. THE STRAW MULCH SHALL BE APPLIED BY EITHER A MULCH TILER, ASPHALT EMULSION, CHEMICAL, WHICH IS TO BE TAKEN TO PREVENT MOISTURE OR DESKING STRUCTURES, PAVEMENTS, UTILITIES OR PLANTING.

**II. NET APPLICATION**

A. SEEDS AND FERTILIZER MAY BE SPREAD ON THE PREVIOUSLY PREPARED SEEDBED IN THE FORM OF AN EVEN COATING. THE SEEDS SHALL BE SPREAD AT THE RATE OF 100 LBS/ACRE.

B. FERTILIZER SHALL BE APPLIED AT THE RATE OF 100 LBS/ACRE. THE FERTILIZER SHALL BE APPLIED IN HALF, 1000 LBS/ACRE OF 10-10-10 SHALL BE APPLIED TO THE SOIL. THEREFORE, 500 LBS/ACRE SHALL BE APPLIED WITH SEED AND WHEN MOISTURE IS AVAILABLE. THE SEEDS SHALL BE FINALLY APPLIED TO THE SEEDBED.

C. CARE SHALL BE TAKEN TO INSURE A UNIFORM COVERAGE AND TO GUARD AGAINST WINDS AND OTHER SIMILAR EQUIPMENT.

D. SEEDS SHALL BE APPLIED BY A 1/2-1/2 INCH LAYER OF STRAW MULCH TO PREVENT GERMINATION. THE STRAW MULCH SHALL BE APPLIED BY EITHER A MULCH TILER, ASPHALT EMULSION, CHEMICAL, WHICH IS TO BE TAKEN TO PREVENT MOISTURE OR DESKING STRUCTURES, PAVEMENTS, UTILITIES OR PLANTING.

**III. SOIL PREPARATION FOR SOD**

A. ALL AREAS SHALL BE PROPERLY GRADDED SO THERE IS POSITIVE DRAINAGE AWAY FROM STRUCTURES, PLANTING BEDS, DRIVEWAYS, OR OTHER OBSTRUCTIONS. THE SURFACE SHALL BE SMOOTH AND FREE OF DEPRESSIONS OR PLANTING BEDS. THE SURFACE SHALL BE SMOOTH AND FREE OF DEPRESSIONS OR PLANTING BEDS. THE SURFACE SHALL BE SMOOTH AND FREE OF DEPRESSIONS OR PLANTING BEDS.

**IV. ACCEPTANCE**

A. THE LANDSCAPE CONTRACTOR SHALL NOT BE HELD LIABLE FOR DAMAGE TO SOD CAUSED BY DESIGN CHANGES, FERTILIZERS, OR OTHER MATERIALS ON THE SOD NOT PROVIDED.

**PLANT SCHEDULE**

KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	TREE CREDIT	TOTAL CREDIT
ARO 2	Acer rubrum 'October Glory'	October Glory Red Maple	8 cm	B&B	23	46
FPM 2	Fraxinus pennsylvanica	Marshall's Seedless Ash	8 cm	B&B	23	46
GTS 8	Gleditsia tracanthos	Shademaster Honey	8 cm	B&B	23	184
DPH 5	Quercus phellos	Willow Oak	8 cm	B&B	23	115
MSI 6	Magnolia stellata	Ster Magnolia	5 cm	B&B	5	30
AGG 13	Acer glabrum	Amur Maple	5 cm	B&B	14	182
MAS 9	Magnolia soulangiana	Saucer Magnolia	5 cm	B&B	9	81
PVE 3	Prunus yedoensis	Yoshino Cherry	8 cm	B&B	16	48
KO 9	Cornus kousa	Kousa Dogwood	5 cm	B&B	5	45
SPV 8	Spiraea vanhote	Vanhote Spiraea	0.6 m	CONT	0	0
GB 8	Gebelia Burfordii	Chinese Holly	1.0 m	CONT	0	0
CEP 8	Cephalanthus occidentalis	Butterbush	1.0 m	CONT	0	0
LF 12	lex 'Foster'	Foster Holly	8 cm	B&B	7	84
INS 14	lex 'Nellie R. Stevens'	Nellie Stevens Holly	2.2 m	B&B	0	0
					TOTAL TREE CREDIT	861

**TREE COVER CALCULATIONS**

NOTE: NO TREE COVER CREDIT TAKEN FOR EXISTING STREET TREES LOCATED WEST OF BUILDING NO. 1

KEY	BOTANICAL NAME	COMMON NAME	SIZE AT PLANTING	ROOT
S-1 2	Calamagrostis Aleutica	Karl Forester Feather Reed Grass	2-3' HT.	5-GAL.
S-2 6	lex Verticillata 'Red Sprite'	Red Sprite Winterberry	3-4' HT.	B&B
S-3 18	Liriodie Muscari 'Big Blue'	Big Blue Liriodie	No. 1	CONT.
S-4 4	Nandina Domestica	Heavenly Bamboo	2-2.5' HT.	5-GAL.
S-5 32	Pennisetum Alopecuroides	Dwart Fountain Grass	No. 1	CONT.

**Greenhome & O'Mara, Inc.**

11211 WAPLES MILL ROAD  
FAIRFAX, VIRGINIA 22030  
(703)385-9800

ANNAPOLIS, MD • ARLINGTON, VA • FAIRFAX, VA • RESTON, VA • GAITHERSBURG, VA • GREENBELT, MD  
MEDIACRISTON, PA • BALTIMORE, MD • ROCKVILLE, MD • FALLS CHURCH, VA • WEST PALM BEACH, FL

**METRO PLACE AT DUNN LORING**

PARCEL L (PREVIOUSLY PARCEL C-1)

PROVINCEN DISTRICT  
FAIRFAX COUNTY, VIRGINIA

PLANNING		SCHEDULE CALCULATIONS	
NO.	REVISION	DATE	BY

JIG DESIGN SCALE  
SLM DRAWN  
JIG CHECKED  
DATE 2/99 SHEET 5169 OF 35  
PRJ. NO. PR-805 FILE NO.