

	CODE	QTY	BOTANICAL / COMMON NAME	CONT/SIZE		REMARKS
A. SHADE	TDEES					
A. SHADE		1	ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY® RED MAPLE	B&B/ 2- 1/2" - 3" CAL.		SINGLE STRAIGHT LEADER. BALANCED & FULL BRANCHIN
		1	QUERCUS COCCINEA / SCARLET OAK	B&B/ 2- 1/2" - 3" CAL.		SINGLE STRAIGHT LEADER, BALANCED & FULL BRANCHI
B. EVERGF	REEN TRE	ES				
	IOJ	4	ILEX OPACA 'JERSEY PRINCESS' / JERSEY PRINCESS AMERICAN HOLLY	4'-5' HGT.		FULL, DENSE, BALANCED SHAPE
	JM	2	JUNIPERUS SCOPULORUM 'MOONGLOW' / MOONGLOW JUNIPER	5`-6` HGT		FULL, DENSE, BALANCED SHAPE
	JVB	7	JUNIPERUS VIRGINIANA 'BURKII' / BURK EASTERN REDCEDAR	5`-6` HGT		FULL, DENSE, BALANCED SHAPE
	PAR	6	PICEA ABIES 'REMONTI' / REMONTI NORWAY SPRUCE	5`-6` HGT		FULL, DENSE, BALANCED SHAPE
	PPG	2	PICEA PUNGENS GLAUCA / COLORADO BLUE SPRUCE	6'-7' HGT.		FULL, DENSE, BALANCED SHAPE
	TJG	6	THUJA X 'GREEN GIANT' / GREEN GIANT ARBORVITAE	7`-8` HGT.		FULL, DENSE, BALANCED SHAPE
	TON	4	THUJA OCCIDENTALIS 'NIGRA' / BLACK ARBORVITAE	5`-6` HGT		FULL, DENSE, BALANCED SHAPE
C. FLOWE	RING TRE	ES				
	AML	3	AMELANCHIER LAEVIS / ALLEGHENY SERVICEBERRY MULTI-TRUNK	5`-6` HGT		BALANCED & FULL BRANCHING
	AXG	2	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE APPLE SERVICEBERRY			BALANCED & FULL BRANCHING
	CCA	2	CERCIS CANADENSIS 'APPALACHIAN RED' / APPALACHIAN RED EASTERN REDBUD	B&B/ 1-3/4" - 2"		BALANCED & FULL BRANCHING
	CODE	<u>QTY</u>	BOTANICAL / COMMON NAME	CONT/SIZE	SPACING	REMARKS
FOUNDAT	ION/ ACC	CENT F	LANTING			
	IGD	18	ILEX GLABRA 'DENSA' / INKBERRY HOLLY	#3 POT	36" o.c.	DENSELY BRANCHED & BALANCED SHAPE
ORNAME	NTAL GRA	SSES				
	AG	7	ANDROPOGON GERARDII / BIG BLUESTEM	#1 POT	24" o.c.	
	PVH	3	PANICUM VIRGATUM 'HEAVY METAL' / HEAVY METAL SWITCH GRASS	#1 POT	30" o.c.	
RAIN GAR	DEN SHR	UBS				
	CO	2	CEPHALANTHUS OCCIDENTALIS / BUTTONBUSH	#3 POT	48" o.c.	FULL & BALANCED SHAPE
	CSB	20	CORNUS SERICEA 'BAILADELINE' / FIREDANCE™ RED TWIG DOGWOOD	#3 POT	36" o.c.	FULL & BALANCED SHAPE
	IVB	32	ILEX VERTICILLATA 'FARROWBPOP' / BERRY POPPINS® WINTERBERRY	#3 POT	36" o.c.	FULL & BALANCED SHAPE
	IVM	3	ILEX VERTICILLATA 'FARROWMRP' / MR. POPPINS® WINTERBERRY	#3 POT	36" o.c.	FULL & BALANCED SHAPE
	VDB	22	VIBURNUM DENTATUM 'BLUE MUFFIN' / BLUE MUFFIN ARROWWOOD VIBURNUM	#3 POT	60" o.c.	FULL & BALANCED SHAPE
	VDB			SIZE	SPACING	REMARKS
<u>SYMBOL</u>		<u>QTY</u>	BOTANICAL / COMMON NAME	JILL		
<u>SYMBOL</u> GROUND	CODE	<u>QTY</u>	BOTANICAL / COMMON NAME			
	CODE	<u>QTY</u> 106	CAREX PENSYLVANICA / PENNSYLVANIA SEDGE	1 GAL	18" o.c.	

PLOTTED BY: DIVNEY TUNG SCHWALBE, LLP BEN ZACCARA 6/7/2016 9:55 AM C: USERS\BZACCARA\DC\ACCDOCS\DTSP\0818_41 CROTON DAM ROAD\PROJECT FILES\LOT 4 SPA-ARB\SP-3.1 24-01-30 LANDSCAPE PLAN PLT.DWG

SEED MIX

STEEP SLOPE MIX NATIVE STEEP SLOPE MIX WITH ANNUAL RYEGRASS (ERNMX-181) AS PRODUCED BY ERNST 8,385 SF

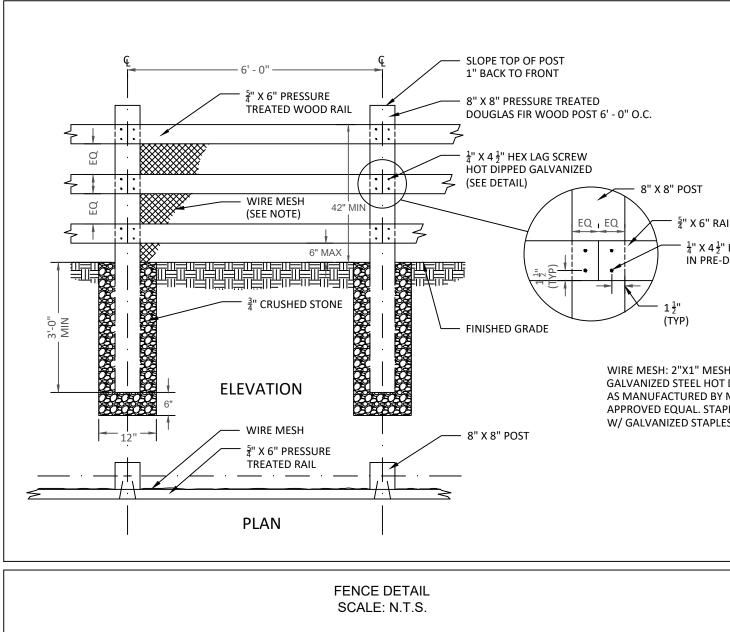
CONSERVATION SEEDS. SEEEDING RATE: 1.5 LB/1000 SF

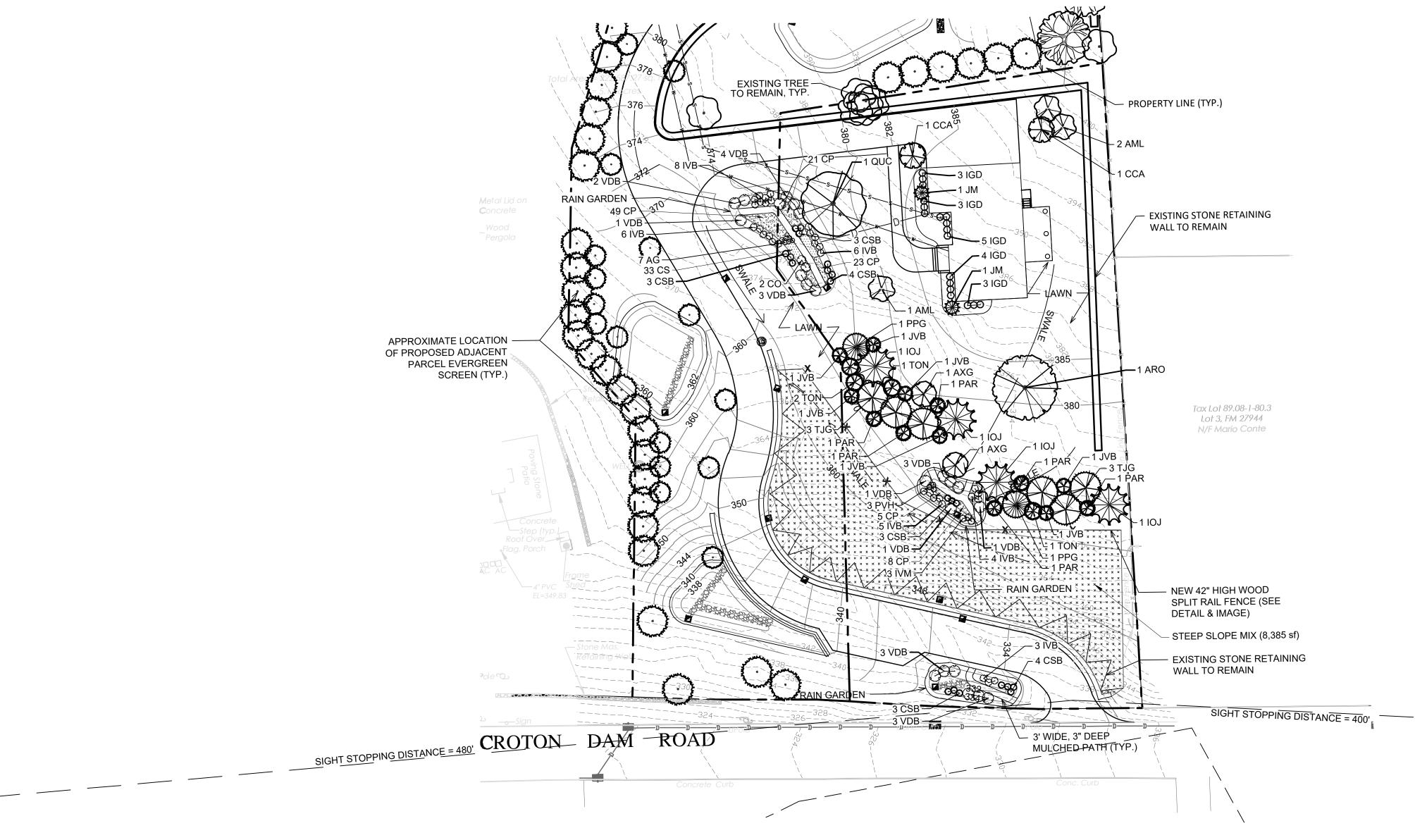
SEED AND MAINTAIN PER SEED SUPPLIER'S SPECIFICATIONS. APPLICATION METHOD: REMOVE WOODCHIPS TO BARE EARTH,

HYDROSEED WITH MULCH TACKIFIER. SUN AND SHADE LAWN MIX 50% SONATA PERENNIAL RYE, 30% CREEPING RED

FESCUE, 10% CHEWINGS FESCUE, 10% KENTUCKY BLUE GRASS SEEDING RATE: 6 LBS/1000 SF

APPROXIMATE LOCATION OF PROPOSED ADJACENT PARCEL EVERGREEN SCREEN (TYP.)





NOTES:

1. ALL VEGETATION SHOWN ON THIS PLAN SHALL BE MAINTAINED IN A HEALTHY AND VIGOROUS GROWING CONDITION THROUGHOUT THE DURATION OF THE PROPOSED USE OF THE SITE. ALL VEGETATION NO SO MAINTAINED SHALL BE REPLACED WITH NEW COMPARABLE VEGETATION AT THE BEGINNING OF THE NEXT GROWING SEASON. 2. TREE LOCATIONS SHOWN ARE APPROXIMATE. FINAL LOCATIONS TO BE DETERMINED IN THE FIELD BY LANDSCAPE ARCHITECT. 3. SEE TOWN OF OSSINING STANDARD NOTES AND DETAILS FOR ADDITIONAL LANDSCAPE INSTALLATION AND MAINTENANCE SPECIFICATIONS.

RAIL ¹ / ₂ " LAG SCREW -DRILLED HOLES ST, WELDED DT DIPPED 14 GA Y MCNICHOLS OR APLE TO RAILS LES.		
1	EXAMPLE OF WOOD FINISH	

43 Croton Dam Road

Town of Ossining, New York

SECTION: 89.08 BLOCK 1 LOT 82.4

OWNER / APPLICANT

VS CONSTRUCTION CORP 37 CROTON DAM ROAD OSSINING, NY

PLANNER, CIVIL ENGINEER, LANDSCAPE ARCHITECT

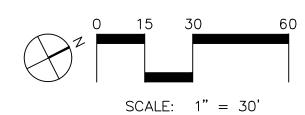
DTS · PROVIDENT Intelligent Land Use

DTS Provident Design Engineering, LLP CA #: 0017846 One North Broadway White Plains, NY 10601 P: 914.428.0010 F: 914.428.0017

SURVEYOR

TC Merrits Land Surveyors 394 Bedford Road, Pleasantville, NY. 10570

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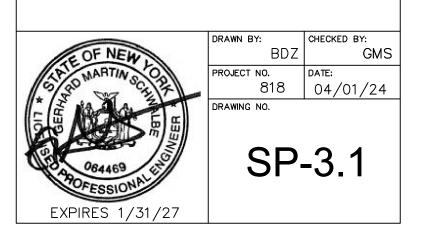
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REVISIONS

NO. DATE ISSUE 1 01/02/24 PLANNING BOARD/ARB SUBMISSION 2 02/01/24 PLANNING BOARD/ARB SUBMISSION 3 03/12/24 PLANNING BOARD/ARB SUBMISSION 4 04/01/24 PLANNING BOARD/ARB SUBMISSION

DRAWING TITLE:

LANDSCAPE PLAN



GENERAL LANDSCAPE PLANTING NOTES:

- ALL PRECAUTIONS SHALL BE TAKEN IN CARTING, STORING, AND PLANTING OF MATERIALS TO PROTECT ADJACENT PAVEMENT AND LANDSCAPE AREAS.
- 2. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY-GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES, UNLESS SPECIFICALLY NOTED. ALL PLANTS SHALL BE OF SPECIMEN QUALITY. EXCEPTIONAL HEAVY, SYMMETRICAL, FREE OF DISEASE AND INSECTS, EGGS OR LARVAE, AND SHALL HAVE HEALTHY WELL DEVELOPED ROOT SYSTEMS. THE LANDSCAPE ARCHITECT AND/OR THE OWNER OR THEIR REPRESENTATIVE RESERVES THE RIGHT TO TAG, INSPECT AND APPROVE ALL PLANT MATERIALS AND REJECT ANY PLANTS FOUND TO BE UNACCEPTABLE AT THE NURSERY, AT THE SITE UPON DELIVERY, OR UPON INSTALLATION. THE CONTRACTOR SHALL REMOVE REJECTED PLANT MATERIAL FROM THE SITE AND REPLACE WITH APPROVED EQUIVALENT BY LANDSCAPE ARCHITECT.
- ALL PLANTS SHALL BE LABELED BY PLANT NAME, LABELS SHALL BE ATTACHED SECURELY TO ALL PLANTS, BUNDLES AND CONTAINERS WHEN DELIVERED.
- NO SUBSTITUTIONS OF PLANT MATERIAL WILL BE PERMITTED. IF THE SPECIFIED LANDSCAPE MATERIAL CANNOT BE OBTAINED, THE CONTRACTOR SHALL SUBMIT A WRITTEN PROPOSAL FOR USE OF AN EQUIVALENT MATERIAL SUBSTITUTIONS OF PLANT MATERIALS MUST BE AUTHORIZED IN WRITING BY THE LANDSCAPE ARCHITECT OR PROJECT ENGINEER.
- 5. THE LANDSCAPE CONTRACTOR SHALL STAKE OUT THE LIMIT OF PLANTING LOCATIONS. PRIOR TO INSTALLATION WITH REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT AND OR OWNER. THE LANDSCAPE ARCHITECT AND/OR OWNER SHALL DIRECT THE CONTRACTOR IN THE PLACEMENT OF ALL PLANT MATERIAL AND LOCATION OF PLANTING BEDS TO ENSURE COMPLIANCE WITH DESIGN INTENT UNLESS OTHERWISE INSTRUCTED.
- 6. IF THERE IS A DISCREPANCY BETWEEN THE PLANT LIST AND THE PLANTING PLAN. THE PLAN GOVERNS.
- 7. IT IS THE CONTRACTORS RESPONSIBILITY TO CALL 811 AND HAVE ALL EXISTING UNDERGROUND UTILITY AND SEWER LINES MARKED PRIOR TO THE START OF EXCAVATION ACTIVITIES. THE CONTRACTOR MUST IMMEDIATELY NOTIEY THE PROJECT ENGINEER AND OWNER IF THERE ARE CONFLICTS WITH PROPOSED PLANTING LOCATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE
- THE BACKFILL MIXTURE AND SOIL MIXES ARE TO BE INSTALLED PER THE SPECIFICATIONS
- ALL FENCE AND HARDSCAPE INSTALLATIONS SHALL BE COMPLETED PRIOR TO THE COMMENCEMENT OF ANY LANDSCAPE PLANTING, SEEDING OR LAWN.
- 10. THE LANDSCAPE ARCHITECT MAY REVIEW PLANT MATERIALS AT THE SITE, BEFORE INSTALLATION FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, VARIETY, SIZE AND QUALITY.
- 11. REMOVE ALL TWINE, ROPE, WIRE, CONTAINERS, LABELS AND FLAGGING ON PLANTS BEFORE COMPLETION. DISPOSE OF ALL DEBRIS APPROPRIATELY AND SWEEP ALL SURROUNDING PAVEMENTS.
- 12. ALL TREES AND HEDGES ARE NOT TO BE TRIMMED IN GEOMETRIC FORMS AND ARE TO BE LEFT IN A NATURAL HABIT.
- 13.1. AT THE TIME OF PLANTING. MULCH WITH NO MORE THAN 3" OF DOUBLE-SHREDDED HARDWOOD MULCH OF A NATURAL COLOR. TAKE CARE TO NOT PILE MULCH AROUND THE TRUNK OF ANY PLANT MATERIAL. NO MULCH OR TOPSOIL SHOULD BE TOUCHING THE BASE OF THE TRUNK ABOVE THE ROOT COLLAR. A GAP OF APPROXIMATELY 2 INCHES SHOULD BE LEFT BETWEEN THE MULCH AND THE TRUNK OF THE TREE TO AVOID MOUNDING ABOVE THE TRUNK FLARE
- 13.2. ALL EXPOSED GROUND SURFACES THAT ARE NOT PAVED WITHIN THE LIMITS OF CONSTRUCTION, AND THAT ARE NOT COVERED BY LANDSCAPE PLANTING OR SEEDING AS SPECIFIED. SHALL BE COVERED BY A NATURAL DOUBLE-SHREDDED MULCH THAT WILL PREVENT SOIL EROSION AND CONTROL DUST
- 13.3. AFTER INITIAL MULCH INSTALLATION, REPLENISH GARDEN BEDS WITH ADDITIONAL MULCH IN MID TO LATE SPRING ONLY IN AREAS THAT ARE SHOWING BARE SOILS AND/OR COVERED IN WEEDS. REMOVE ALL UNWANTED PLANTS/WEEDS BEFORE DRESSING BED WITH MULCH.
- 14. <u>CHOOSING PLANT SPECIES:</u> 14.1. ALL TREES THAT ARE SPECIFIED FOR THE PROJECT SHALL CONFORM TO HE 10-20-30 GUIDELINE TO REDUCE THE RISK OF MAS TO PESTS. THE PLANTING SCHEDULE SHALL SPECIFY NO MORE THAN 10% OF ANY ONE SPECIES, 20% OF ANY ONE GENUS, OR 30% OF ANY ONE FAMILY
- 14.2. NO PLANT SPECIES INCLUDED IN THE PLAN SHALL FALL UNDER THE LATEST RELEASED OF THE "LOWER HUDSON PRISM TIER 1 THROUGH 4 SPECIES INDEX", PREPARED BY LOWER HUDSON PARTNERSHIP FOR REGIONAL INVASIVE SPECIES MANAGEMENT OR "NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL PROTECTION (NYSDEP) PROHIBITED OR REGULATED SPECIES LIST", PREPARED BY NYSDEP. IF SPECIES SPECIFIED ON THE PLAN ARE INCLUDED THEREIN, THE PLANT MUST BE REPLACED WITH AN APPROVED ALTERNATIVE THAT IS (FIRST) NATIVE TO THE LOWER HUDSON REGION (SECOND) NATIVE TO THE MID-ATLANTIC REGION. (THIRD) CULTIVAR OF A NATIVE IN THE AFOREMENTIONED REGIONS, OR (FOURTH) ALIEN BUT NON-INVASIVE
- 14.3. THE TOWN OF OSSINING ENCOURAGES THE INCLUSION OF SPECIES LISTED IN THE "NATIVE PLANT RESOURCE GUIDE", PUBLISHED BY THE TOWN OF MOUNT PLEASANT CONSERVATION ADVISORY COUNCIL.
- 15. <u>DELIVERY, HANDLING AND STORAGE:</u> 15.1. TREES AND SHRUBS: SHALL NOT BE PRUNED PRIOR TO DELIVERY UNLESS
- OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT. DO NOT BEND, BIND-TIE TREES IN A MANNER AS TO DAMAGE BARK, BREAK BRANCHES, OR DESTROY NATURAL SHAPE. DO NOT DROP BALL AND BURLAPPED STOCK DURING DELIVERY OR HANDLING PLASTIC METAL WIRE BASKET AND/OR OTHER ROOT COVERINGS, WRAPPING AND BIND MATERIAL SHALL BE REMOVED ENTIRELY FROM THE PLANT MATERIAL AT TIME OF INSTALLATION.
- 15.2. STORE PLANT MATERIAL: IF INSTALLATION IS DELAYED MORE THAN 6 HOURS AFTER ARRIVAL TO SITE. THE CONTRACTOR SHALL SET ALL PLANT MATERIAL IN SHADE PROTECTED FROM WEATHER. MECHANICAL DAMAGE THIEVERY, AND DETERIORATION. PLANT SOIL MUST BE KEPT MOIST USING A WATERING TANK, HOSE OR OTHER SYSTEM UNTIL READY FOR PLANTING. ANY PACKAGED MATERIALS, SUCH AS BOXED PERENNIALS MUST BE OPENED. UNWRAPPED AND FREE AS TO NOT RESTRAIN AIR CIRCULATION AND WATERING WHILE WAITING TO BE INSTALLED.
- 16. NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY PROJECT ENGINEER OR LANDSCAPE ARCHITECT
- 17. IF COMPACTION OCCURS DURING EARTHWORK PRIOR TO PLANT INSTALLATION, THE CONTRACTOR MUST HAVE THE SOIL SCARIFIED AND LOOSENED TO THE DEPTH OF COMPACTION OR 12-18" WHICHEVER IS DEEPEST, WITH A BACKHOE OR EQUIVALENT WITHOUT TAMPING SOILS.
- 18. ALL FINE GRADED AREAS SHALL BE HAND RAKED SMOOTH TO ELIMINATE ANY CLUMPS ROCKS STUMPS TRASH AND/OR OTHER UNSIGHTLY DEBRIS PRIOR TO PLANTING OR MULCHING.
- 19. MAINTAIN SITE DRAINAGE DURING LANDSCAPE INSTALLATION.

- 20. PLANT INSTALLATION 20.1. BALL AND BURLAP TREES: SHALL HAVE A PLANTING HOLE A MINIMUM OF TWICE TO THREE TIMES THE WIDTH AND JUST AS DEEP AS THE ROOT BALL WITH SLOPED SIDES. TREES SHALL BE PLANTED WITH THE ROOT FLARE AT EXISTING GRADE. WIRE BASKETS. TWINE, BURLAP, NAILS AND TAGS SHALL BE REMOVED COMPLETELY WITHOUT COMPROMISING THE SOIL OF THE PLANT. IF SOILS ARE EXTREMELY LOOSE, LEAVE BOTTOM HALF OF BURLAP INTACT AND CUT AND REMOVE TOP HALF OF WIRE BASKET. BACKFILL SOIL JUST BELOW ROOT COLLAR SOAK TREE PIT IMMEDIATELY WITH 5 GALLONS FOR EVERY INCH OF TRUNK DIAMETER.
- 20.2. CONTAINER PLANTS: SHALL HAVE THE CONTAINER AND TAGS REMOVED BEFORE INSTALLATION. ROOTS SHALL BE CUT THROUGH THE SURFACE IN AN "X" FORMATION AT BASE OF BALL AND CUT ALONG ALONG THE SIDES OF THE BALL AT LEAST SIX TIMES TO FREE ROOTS AND ENCOURAGE NEW GROWTH, ESPECIALLY IF IT IS ROOT BOUND. FINE ROOTS OF SMALLER CONTAINER PLANTS SHOULD BE TEASED DELICATELY WITH BY HAND OR WITH A HAND CULTIVATOR.
- PLUGS: SHALL HAVE TAGS REMOVED BEFORE INSTALLATION. IF HEAVILY 20.3. ROOT BOUND, DELICATELY LOOSEN ROOTS BY HAND OR HAND CULTIVATOR, TAKING CARE TO NOT BREAK SOIL-TO-ROOT CONTACT. ROOTS SHOULD ONLY BE CUT IF HEAVILY ROOT BOUND WHEN RECEIVED TO ALLOW FOR PROPER GROWTH IN SOIL. SPACE PLANTS EQUALLY ON TRIANGULAR OR GRID SPACING.
- 20.4. VINES: EQUALLY SPACE VINES PLANTED IN ROWS AGAINST WALLS OR FENCES. SEE DRAWINGS FOR QUANTITY AND SPACING. REMOVE ALL VINES FROM NURSERY STAKES AND SPREAD OUT ONTO WALL PRIOR TO ATTACHING TO SURFACE WITH VINE TAPE. SIMILARLY ATTACH VINES AT PILASTERS OR POSTS.
- 20.5. STAKING OF ANY INSTALLED TREE IS NOT NEEDED.
- SPREAD SEED IN TWO DIRECTIONS WITH A DRILL SEEDER TO DISTRIBUTE SEED EVENLY OVER ENTIRE AREA OR SEED WITH BROADCAST SEEDER FOLLOWED BY A RAKE OR CULTIPACKER. SEED CAN ALSO BE SPREAD BY HYDROSEEDING FROM A HOSE AT GROUND LEVEL NOT THROUGH THE USE OF A TURRET. IF HYDROSEEDING IS SELECTED, SEEDING WILL REQUIRE A TACKIFIER AND A COLORED MULCH. 21.2. THERE SHALL BE NO SEED SUBSTITUTIONS UNLESS AUTHORIZED BY THE
- LANDSCAPE ARCHITECT 21.3. GENERALLY DRILL SEED APPLICATION RECOMMENDED PER SPECIFIED APPLICATION RATE TO NO MORE THAN 1/2 INCH DEPTH (OR APPROPRIATE DEPTH FOR SELECTED SPECIES). REFER TO LANDSCAPE PLAN FOR
- SPECIES PERCENTAGES AND APPLICATION RATES SEE "IRRIGATION NOTES" FOR SPECIFICATIONS ON WATERING 21.4. 22. INSTALLED PLANTINGS SHALL BE IN PROPER HEALTH AND HAVE A 90%
- SURVIVAL RATE OVER THE FIRST TWO YEARS FOLLOWING ACCEPTANCE BY THE OWNER, PLANT MATERIAL FOUND TO BE DEAD, DYING OR IN POOR HEALTH SHALL BE REMOVED AND REPLACED IN KIND BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.

3.4.

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PLANTING SOIL SPECIFICATIONS:

- 1. REUSE "CLEAN FILL" STOCKPILED, CONSISTING ONLY OF SOILS, STONES, OR ROCKS 1/2" DIA. OR LESS, PHYSICAL PROPERTIES OF SANDY LOAM, WITH A PH BETWEEN 5-7, THAT HAS BEEN EXCAVATED ON SITE. USE OF "CLEAN FILL" FOR PLANTING BEDS MUST BE APPROVED BY LANDSCAPE ARCHITECT. VERIEY COMPLIANCE WITH PLANTING SOIL AND TOPSOIL CRITERIA AS INDICATED IN NOTES, PLANS AND SPECIFICATIONS.
- 2. SUPPLEMENT WITH IMPORTED OR MANUFACTURED TOPSOIL FROM OFF SITE SOURCES WHEN OBTAINED FROM NATURALLY WELL-DRAINED SITES. DO NOT USE SOIL FROM AGRICULTURAL LAND, BOGS, MARSHES OR CONTAMINATED SITES.
- SOIL AMENDMEN IF SOIL ORGANIC CONTENT IS INADEQUATE, SOIL SHALL BE AMENDED WITH COMPOST OR ACCEPTABLE, WEED FREE, ORGANIC MATTER. ORGANIC AMENDMENT SHALL BE WELL COMPOSTED; MOISTURE CONTENT 35-55% BY WEIGHT 100% PASSING THROUGH 1" SIEVE: SOLUBLE SALT CONTENT LESS THAN 0.5 MM HOS/CM: MEETING ALL APPLICABLE ENVIRONMENTAL CRITERIA FOR CLEAN FILL. ANIMAL MANURE, NOR PEAT WILL BE USED AS AN ORGANIC SUPPLEMENT. 3.2. IF PROPOSED PLANTING BED IS IN A LOCATION OF A FORMER PAVED OR
- GRAVEL AREA, BEDS SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 30". AND BE BACKFILLED WITH A BOTTOM LAYER OF SANDY LOAM UNDER A LAYER OF PLANTING SOIL AND/OR TOP SOIL 3.3. NO FERTILIZER APPLICATION SHALL BE USED DURING OR AFTER PLANT INSTALLATION COMPACTED SUBSOIL MAY BE LOOSENED (AS NOTED IN GENERAL
- LANDSCAPE PLANTING NOTE #17), WHILE THOROUGHLY MIXING 6" OF COMPOST WITH IN-SITU SOIL. 4. SOIL CONDITIONER AND MODIFICATION (PENDING RESULTS OF SOIL ANALYSIS):
- ADJUST THE NUTRIENT LEVELS AS REQUIRED TO ENSURE ACCEPTABLE GROWING MEDIUM ONLY AFTER RECEIVING RESULTS FROM A SOIL ANALYSIS. ADJUSTMENTS CAN ONLY BE MINIMALLY MODIFIED EASILY WITH STANDARD TECHNIQUES. 4.2. MODIFY HEAVY CLAY OR SILT, BY ADDING COMPOST PINE BARK (UP TO 30%
- BY VOLUME) AND/OR GYPSUM. COURSE SAND MAY BE USED IF SAND CONTENT CAN REACH 60% OR MORE OF TOTAL MIX. 4.3. MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF TOTAL MIX

IRRIGATION NOTES:

- 1 FXACT PLACEMENT FOR ALL LAWN IRRIGATION HEADS SHALL BE ACCEPTED BY LANDSCAPE ARCHITECT PRIOR TO FINAL INSTALLATION.
- 2. PROVIDE AN ALLOWANCE OF 5 PERCENT OF THE TOTAL LINEAL FOOTAGE OF IRRIGATION HEADS TO BE FURNISHED AND INSTALLED DURING THE PROGRESS OF THE WORK AS DIRECTED BY THE LANDSCAPE ARCHITECT.
- WEATHER-BASED IRRIGATION SYSTEM CONTROLLERS SHALL INCLUDE FUNCTIONING SOIL MOISTURE SENSORS AND A RAIN SENSOR AS COMPONENTS OF THE SYSTEM.
- 3.1. IF WEATHER-BASED IRRIGATION SYSTEMS ARE NOT PROCURED, IRRIGATION SYSTEMS SHALL BE TURNED OFF DURING A 1" OR MORE RAIN EVENT WITHIN A 24-HOUR PERIOD.
- 4. TEMPORARY IRRIGATION IS RECOMMENDED FOR ONE GROWING SEASONS OR UNTIL ESTABLISHED. NO PERMANENT IRRIGATION IS REQUIRED FOR NATIVE TREE, SHRUB, OR PERENNIAL PLANTINGS. IRRIGATION FOR AREAS TOO FAR FROM WATER SOURCE WILL INCLUDE MONITORING PLANTINGS AND USING A WATER TRUCK AS NEEDED IF DROUGHT CONDITIONS PERSIST.
- GENERAL IRRIGATION FOR NEW PLANTS ONLY NEED 1" OF WATER PER WEEK. SHRUBS AND TREES REQUIRED 5 GALLONS PER WEEK, THIS DOES NOT INCLUDE WETLAND OR OTHER WATER-LOVING PLANTS REFER TO LANDSCAPE ARCHITECT FOR SPECIFIC WATER REQUIREMENTS FOR PLANTS THAT DO NOT FALL UNDER NORMAL WATERING CONDITIONS.
- 6 RAINWATER COLLECTION/IRRIGATION SYSTEMS ARE ENCOURAGED TO SUPPLEMENT IRRIGATION FOR NEW LANDSCAPING. NEW STRUCTURES SHALL BE ENCOURAGED TO INCLUDE ONE OR MORE RAINWATER CISTERNS AND A SYSTEM TO PROVIDE AT LEAST 75 PERCENT OF EXTERIOR IRRIGATION DURING NORMAL RAINFALL YEARS

DEER PROTECTION NOTES:

- 1. WHEN APPROPRIATE, USE PLANTS THAT ARE DEER-INTOLERANT OR DEER-RESISTANT ON THE LANDSCAPE PLAN. AS A GUIDE, REFER TO THE "I ANDSCAPE PLANTS RATED BY RESISTANCE" PROVIDED BY RUTGERS NEW JERSEY AGRICULTURAL EXPERIMENT STATION (NJAES).
- 2. USE HORIZONTAL FENCING BARRIERS OR WOVEN WIRE FENCING WITH A MINIMUM HEIGHT OF 6 FEFT OR MORE
- 3. <u>REPELLENTS</u>
- USE SPRAYS THAT ARE INCORPORATE ODOR AND TASTE REPELLENT IN ONF 3.2. APPLY REPELLENTS EARLY IN SPRING ON THE PERIMETER OF THE GARDENS, RE-APPLY SPRAYS AFTER HEAVY RAINFALI SLOWLY WEAN OFF SPRAY APPLICATION SEASONALLY, AND ONLY APPLY OCCASIONALLY REMINDER APPLICATIONS FOR THE REST OF THE YEAR.
- RESULTS VARY DEPENDING ON DEER POPULATION AND FOOD AVAILABILITY IN AREA.
- 4. USE SOLAR-POWERED OR MOTION SENSOR DEVICE ON SCARECROWS TO ENGAGE SPRINKLER WHEN DEER APPROACH A "PROTECTED AREA".
- USE PLASTIC OR MESH TREE GUARDS, OR CHICKEN WIRE FOR NEWLY
- PLANTED TREES. 5.2. TREE PROTECTION SHOULD BE MONITORED YEARLY TO DETERMINED NEED AND NECESSARY MAINTENANCE

LANDSCAPE MAINTENANCE NOTES:

- MAINTENANCE CONTRACTOR TO MAINTAIN ALL PLANT MATERIALS AND IRRIGATION SYSTEM.
- 2. LANDSCAPE CONTRACTOR OR MAINTENANCE SUBCONTRACTOR SHALL HAVE A FULL TIME EMPLOYEE ASSIGNED TO THE JOB AS FOREMAN FOR THE DURATION OF THE CONTRACT. FOREMAN SHALL HAVE A MINIMUM OF FOUR (4) YEARS EXPERIENCE IN LANDSCAPE MAINTENANCE SUPERVISION WITH EXPERIENCE OR TRAINING IN TURF MANAGEMENT. ENTOMOLOGY. PEST CONTROL, SOILS, FERTILIZERS AND PLANT IDENTIFICATION.
- LANDSCAPE MAINTENANCE CONTRACTOR SHALL SUBMIT MAINTENANCE SCHEDULE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO START OF LANDSCAPE MAINTENANCE PERIOD.
- 4. AT BEGINNING OF MAINTENANCE PERIOD, VISIT AND WALK SITE WITH LANDSCAPE ARCHITECT TO VERIEV SCOPE OF WORK AND UNDERSTAND EXISTING /SITE CONDITIONS. NOTIFY LANDSCAPE ARCHITECT FIVE (5) DAYS PRIOR TO VISIT.
- 5. STERILIZE ALL TOOLS USED PRIOR TO ANY MAINTENANCE WORK.
- 6. NO USE OF ANTI-DESSICCANT IS PERMITTED ON ANY PLANT.
- WOUND DRESSINGS SUCH AS TAR, ASPHALT, PAINT OR OTHER PETROLEUM SOLVENTS ARE NOT PERMITTED TO BE USED ON TREES IN ANY CIRCUMSTANCE.
- NO PRUNING IS NECESSARY FOR FORBS AND GRAMINOIDES. IF CUTTING 81 BACK IS DESIRED FOR AESTHETIC REASONS, PERENNIALS MAY BE CUT IN APRIL TO MAY LEAVING BETWEEN 8-24" OF STALKS INTACT FOR STEM-NESTING INSECTS.
- LATE-BLOOMING PERENNIALS MAY BE TRIMMED 25-75% IN LATE SPRING 8.2.
- FOR HEIGHT CONTROL HEDGES ARE NOT TO BE TRIMMED IN GEOMETRIC FORMS, BUT LEFT IN 8.3.
- IT'S NATURAL FORM. NO PRUNING SHALL BE DONE AT THE TIME OF INSTALLATION. EXCEPT TO 8.5.
- REMOVE DEAD OR BROKEN BRANCHES/STEMS 86 ALL ADDITIONAL PRUNING SHOULD BE CONDUCTED BY A CERTIFIED
- ARBORIST TO DETERMINE PRUNING GOALS. BEST PRACTICES AND LONG TERM PRUNING MAINTENANCE NEEDS OF THE SELECTED SPECIES. 8.6.1. ACCEPTABLE PRUNING OBJECTIVES INCLUDE BUT ARE NOT LIMITED TO PROVIDING CLEARANCE MAINTAINING HEALTH RESTORATION FROM WEATHER DAMAGE, RISK MANAGEMENT, AND MANAGING WILDLIFE HABITAT
- 8.6.2. PRIOR TO PRUNING OF MATURE TREES, A WRITTEN PRUNING SPECIFICATION SHALL BE PRESENTED TO THE OWNER CLEARLY DEMONSTRATING PRUNING SYSTEMS (TYPE OF PRUNING), OBJECTIVES, LOCATION OF CUT, AMOUNT TO REMOVE, PLAN FOR DISPOSAL OF DEBRIS, TIME FRAME FOR COMPLETION OF WORK AND RE-INSPECTION OR PRUNING INTERVAL.
- REMOVE LEAVES FROM LAWN AND SHRED TO USE AS MULCH IN GARDEN BEDS. EXCESS LEAVES SHOULD BE COMPOSTED. DO NOT REMOVE LEAVES FROM GARDEN BEDS
- 10. DO NOT MOW UP TO THE TRUNK OF NEW OR PREVIOUSLY EXISTING TREES. MAINTAIN A BUFFER OF 3 TO 5 FEET FROM THE BASE OF THE TRUNK TO EITHER BE MANAGED BY HAND OR PROTECTED WITH MULCH OR VEGETATION.
- 11. FERTILIZER SHOULD NOT BE USED AT THE TIME OF PLANTING OR WITHIN THE FIRST YEAR OF INSTALLATION. ANY FUTURE USE MUST BE DOCUMENTED ACCORDING TO #3 AND THE ADDITIONAL REQUIREMENTS LISTED BELOW.
- 12. LANDSCAPE CONTRACTOR SHALL: SUBMIT A MANUAL WITH ALL MATERIALS AND PRODUCTS USED IN CONSTRUCTION AND MAINTENANCE PERIOD: MAKE CORRECTIONS AND ADDITIONS PER DIRECTION OF LANDSCAPE ARCHITECT PRIOR TO FINAL SUBMITTAL TO THE OWNER; SUBMIT LOG OF ALL FERTILIZERS AND HERBICIDES WITH DATES AND RATES APPLIED DURING MAINTENANCE PERIOD; LANDSCAPE ARCHITECT SHALL WALK SITE WITH CONTRACTOR AND NOTE ALL UNSATISFACTORY WORK. UNSATISFACTORY WORK SHALL BE CORRECTED WITHIN 10 CALENDAR DAYS.

DEMOLITION NOTES:

2. TREE PROTECTION

2.5.

2.6. UTILITIES WHERE ROOTS ARE FOUND, THREAD THE LINES UNDERNEATH 2.7.

REMOVAL OF FOOTINGS.

GRFATER 16. IRRIGATION DEMOLITION 16 T REMOVE (E) IRRIGATION VALVES AND VALVE BOXES (DO NOT BURY)

CITY PERMITS.

1. STOCKPILE EXISTING TOPSOIL. MULCH OR OTHER MATERIALS PER PLAN TOPSOIL IS TO BE STOCKPILED FOR LEAST AMOUNT OF TIME POSSIBLE. IF STOCKPILE IS NEEDED FOR MORE THAN 6 MONTHS IT WILL NEED TO BE SUPPLEMENTED WITH COMPOST OR ACCEPTABLE, WEED FREE, ORGANIC MATTER AS DETAILED IN "PLANTING SOIL SPECIFICATIONS 3.3.1" AT TIME OF FINAL GRADING.

EROSION CONTROL MEASURES WILL BE INSTALLED PRIOR TO ANY CONSTRUCTION OR DEMOLITION. PROVIDE FENCING AT LOCATION SHOWN PRIOR TO START OF

CONSTRUCTION. FENCING TO BE ACCEPTED BY LANDSCAPE ARCHITECT AND SHALL REMAIN IN PLACE UNTIL SITE WORK IS COMPLETED. 2.3. ALL WORK PERFORMED WITHIN THE "TREE PROTECTION ZONE" AND/OR THE DRIP LINE OF TREES DESIGNATED AS "EXISTING TREES TO REMAIN" SHALL BE HAND LABOR NO ROOTS TWO INCHES OR LARGER IN CALIPEE SHALL BE SEVERED WITHOUT REVIEW AND ACCEPTANCE BY ARBORIST.

2.4 IF TREE BOOTS NEED TO BE PRUNED OUTSIDE OF "TREE PROTECTION ZONE", THE CONTRACTOR SHALL USE A TRENCHER OR VIBRATORY PLOW TO A DEPTH OF 18". ROOTS OVER 1.5" DIA. SHALL HAVE A CLEAN CUT MADE BY A CLEAN SAW ON THE SURFACE OF THE ROOT. PROVIDE PROTECTION FOR ROOTS CUT DURING CONSTRUCTION

OPERATIONS, DO NOT PAINT THE END OF CUT ROOTS, TEMPORARILY COVER EXPOSED ROOTS WITH WET BURLAP TO PREVENT DRYING OUT. COVER WITH EARTH AS SOON AS POSSIBLE. SIMILARLY PROTECT SHRUB AND GROUNDCOVER AREAS TO REMAIN IF EXCAVATION IS NEEDED FOR INSTALLATION OF UNDERGROUND

ROOTS AND LEAVE INTACT DO NOT USE HEAVY EQUIPMENT OR CONDUCT ANY ACTIVITY THAT WILL CAUSE COMPACTION UNDER THE DRIP LINE OF EXISTING TREES TO REMAIN. DO NOT STORE EQUIPMENT OR MATERIALS UNDER THE DRIP LINE OR BEHIND PROTECTIVE FENCES.

3. AT NO COST TO THE PROJECT OR OWNER. CONTRACTOR SHALL REPAIR OR REPLACE ALL VEGETATION INDICATED AS "EXISTING TO REMAIN" THAT IS DAMAGED BY CONSTRUCTION OPERATIONS. LANDSCAPE ARCHITECT OR ARBORIST WILL MAKE SOLE DETERMINATION AS TO EXTENT OF DAMAGE. EMPLOY A LICENSED ARBORIST TO EVALUATE AND DETERMINE REPAIR NEEDS TO ALL DAMAGE TO TREES TO REMAIN

4. PROTECT ALL EXISTING SITE IMPROVEMENTS FROM DAMAGE. RESTORE DAMAGED ELEMENTS TO THEIR ORIGINAL CONDITION, AS ACCEPTABLE TO THE OWNERS, AT NO COST TO THE PROJECT.

5. CONTRACTOR SHALL MINIMIZE DISTURBANCE OF FINISH GRADE AND PROVIDE EROSION CONTROL MEASURES AS NECESSARY UNTIL FINAL PERMANENT COVER IS IN PLACE.

6. CONTRACTOR SHALL BE RESPONSIBLE FOR KNOWLEDGE OF ALL UNDERGROUND IMPROVEMENTS TO BE PROTECTED AND TAKE SOLE RESPONSIBILITY FOR DAMAGE TO ALL SUCH ITEMS RESTORE DAMAGED UTILITIES TO ORIGINAL CONDITION, AS ACCEPTABLE TO GOVERNING AGENCIES, WHERE REQUIRED BY CODE.

7. ALL DEBRIS RESULTING FROM DEMOLITION SHALL BE REMOVED ON A WEEKLY BASIS AND LEGALLY DISPOSED OF OFF-SITE, INCLUDING ALL MATERIAL FROM VEGETATION REMOVAL. NO ON-SITE BURNING IS

8. PLANTS TO BE RELOCATED WILL BE TAGGED IN THE FIELD BY THE LANDSCAPE ARCHITECT. CONTRACTORS SHALL IMMEDIATELY TRANSPLANT TREES DUG FOR RELOCATIONS, AND WATER AS NECESSARY. CONTRACTOR SHALL BE RESPONSIBLE FOR TREE MORTALITY AND REPLACE FAILED TREES AT NO COST TO PROJECT

9. ON-SITE STORAGE OF EQUIPMENT AND MACHINERY BY THE CONTRACTOR SHALL BE LIMITED TO DESIGNATED STAGING AREAS ACCEPTABLE TO I ANDSCAPE ARCHITECT

10. CONTRACTOR SHALL TAKE EXTREME CARE AT ALL TIMES NOT TO BRING ONTO THE SITE ANY SOIL, VEGETATION OR OTHER MATERIAL THAT POSES A CONTAMINATION HAZARD TO EXISTING PLANT MATERIALS INCLUDING INVASIVE SPECIES SEED OR DEBRIS, ALL TRUCKS ALL EQUIPMENT USED SHALL BE CLEAN OF ALL MUD, DIRT OR TOXIC SUBSTANCES WHEN BROUGHT ONTO AND USED ON THE SITE.

11. SHRUBS TO REMAIN OR TO BE TRANSPLANTED WILL BE TAGGED IN THE FIELD WITH FENCING SIMILAR TO THE TREE PROTECTIONS FENCING.

12. TRANSPLANTED TREES AND SHRUBS SHALL BE PROVIDED WITH IRRIGATION AND PART SHADE IRRIGATE TRANSPLANTS WEEKLY AT A MINIMUM BY THOROUGHLY SOAKING THE ROOT BALL. ARBORIST MAY INCREASE IRRIGATION SCHEDULE AS NEEDED.

13. ALL EXISTING CONCRETE, ROCK OR PAVING THAT IS APPROVED BY ENGINEER FOR FILL OR BASE ROCK OF FUTURE CONSTRUCTION SHALL BE KEPT AND STORED ON SITE UNTIL NEEDED; PROTECT FROM CONTAMINATION. 14. ALL RETAINING WALLS IDENTIFIED FOR DEMOLITION SHALL INCLUDE

15. TREE REMOVAL SHALL INCLUDE STUMP GRINDING AND/OR REMOVAL OF MAJOR ROOT SYSTEMS. STUMPS ARE TO REMAIN ON SLOPES OF 25% OR

16.2. DISCONNECT MAIN LINE FROM WATER SERVICE. IF DEEPER THAN 12" BURY. IF SHALLOWER THAN 12" REMOVE. 16.3. REMOVE ALL SPRINKLER HEADS AND RISERS; REMOVE LATERAL LINES. 16.4 REMOVE QUICK COUPLERS AND HOSE BIBS- RECYCLE IF POSSIBLE 17. DEMOLITION OF STRUCTURES IS NOT INCLUDED IN LANDSCAPE SCOPE OF WORK. DEMOLITION OF ALL STRUCTURES SHALL BE BY OTHERS AS

DETERMINED BY GENERAL CONTRACTOR. 18. GENERAL CONTRACTOR SHALL COORDINATE REMOVAL OF ALL STRUCTURES,

SECURE TERMINATION AND DISCONNECTION OF ALL UTILITIES AND SECURE 19. WHERE CONFLICTS MAY OCCUR, NEW SITE DEVELOPMENT DESIGN TAKES

PRECEDENCE OVER EXISTING ELEMENTS. SUCH CONFLICTING ELEMENTS SHALL BE REMOVED TO ALLOW FOR NEW CONSTRUCTION.

20 NFW LOCATION FOR ALL TRANSPLANTED PLANT MATERIAL TO BE DETERMINED BY LANDSCAPE ARCHITECT IN FIELD.

LAYOUT NOTES:

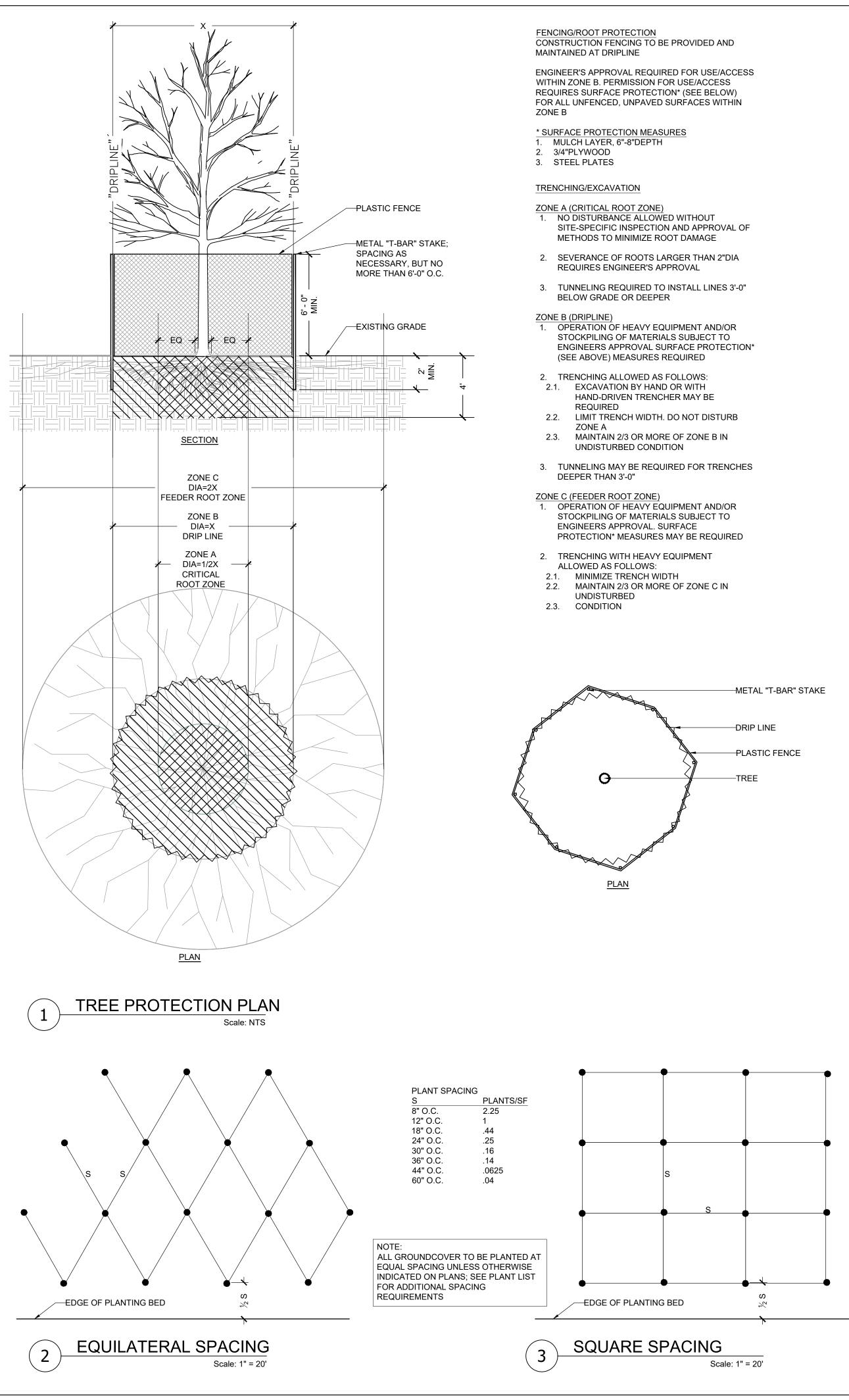
- 1. VERIFY LOCATION OF ALL BUILDINGS, WALLS, ROADS AND CURBS AFFECTING LANDSCAPE SCOPE OF WORK WITH RELEVANT ARCHITECTURAL AND ENGINEERING DRAWINGS PRIOR TO COMMENCING SITE WORK.
- 2. VERIFY LOCATION OF ALL VAULTS, ELECTRICAL DUCT BANKS, MANHOLES, CONDUIT, PIPING, DRAINAGE STRUCTURES, LIGHTING, AND OTHER UTILITIES WITH THE APPROPRIATE ENGINEER'S DRAWINGS.
- 3. WHERE NOT SHOWN ON LANDSCAPE DRAWINGS. SEE CIVIL ENGINEER'S DRAWINGS FOR ROADWAY CENTERLINE, STATION POINTS, BENCHMARKS AND BUILDING SETBACKS.
- 4. TAKE ALL DIMENSIONS FROM CENTER OF CURB, WALL OR BUILDING, OR TO CENTERLINE OF BUILDING COLUMNS OR TREES UNLESS OTHERWISE NOTED.
- 5. ALL DIMENSIONS CALLED OUT AS "EQUAL" OR "EQ" ARE EQUIDISTANT MEASUREMENTS BETWEEN THE REFERENCE POINTS SHOWN.
- 6 ALL ITEMS DESIGNATED AS "SIM" OR "TYP" ARE TO BE CONSTRUCTED IN THE MANNER OF THE DETAIL REFERENCED, WITH MINOR ADJUSTMENT FOR SPECIFIC CONDITION.
- 7. ALL ANGLES ARE 90 DEGREES AND ALL LINES ARE TO BE HELD PARALLEL UNLESS OTHERWISE NOTED ON THE DRAWINGS. MAINTAIN HORIZONTAL ALIGNMENT FOR ALL ADJACENT ELEMENTS SO REFERENCED ON THE DRAWINGS.
- 8. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE APPARENT ON DRAWINGS, DO NOT SCALE FROM DRAWINGS, SEE ENLARGED PLANS AND SPECIFIC DETAILS FOR ADDITIONAL INFORMATION.
- 9. INDIVIDUAL NOTES AND SPECIFIC DETAILS TAKE PRECEDENCE OVER GENERAL NOTES AND GENERIC DETAILS

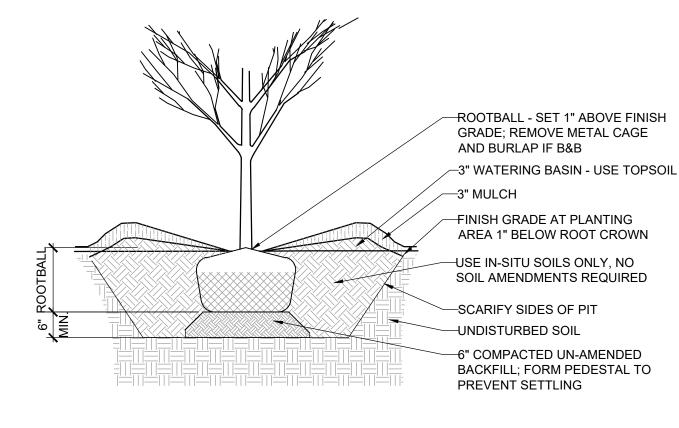
	NOTES LIST					
NO.	NOTES NAME	USED	REVISED	NOT USED		
1	GENERAL LANDSCAPE NOTES					
2	PLANTING SOIL SPECIFICATIONS					
3	IRRIGATION NOTES					
4	DEER PROTECTION NOTES					
5	LANDSCAPE MAINTENANCE NOTES					
6	DEMOLITION NOTES					
7	LAYOUT NOTES					
8						
9						
10						

	REVISION LIST				
NO.	DATE	REVISION	BY		

LANDSCAPE STANDARD NOTES









12"

TYP. Ř 🗡

SHRUB INSTALLATION Scale: NTS

5

6

7

PLUG INSTALLATION Scale: NTS

PLANTING HOLE THREE TIMES THE ROOT SPREAD

PERENNIAL INSTALLATION

Scale: NTS

-UPPERMOST ROOT SHALL BE NO MORE THAN 1" BELOW SOIL SURFACE

—3" MULCH

-FINISH GRADE AT PLANTING AREA

-ROOT BALL - SET 1" ABOVE FINISH

GRADE; REMOVE METAL CAGE AND BURLAP IF B&B. SCARIFY ROOT BALL FROM ALL CONTAINER PLANTS WITH

'X' ALONG BOTTOM AND A MINIMUM

1" BELOW ROOT CROWN

OF 6 SLICES ON SIDES

CROWN LEVEL AT FINISHED GRADE. TAMP SURROUND SOIL FIRMLY AROUND PLUG.

-LIGHTLY LOOSEN ROOTS TWO TIMES THE ROOT SPREAD AND BURY PLUG TO CROWN OF PLUG.

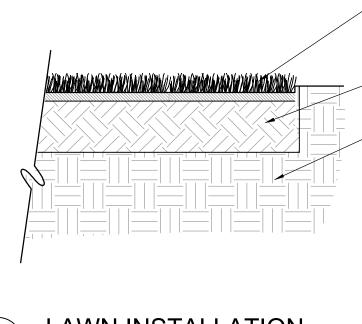
-USE IN-SITU SOILS ONLY, NO

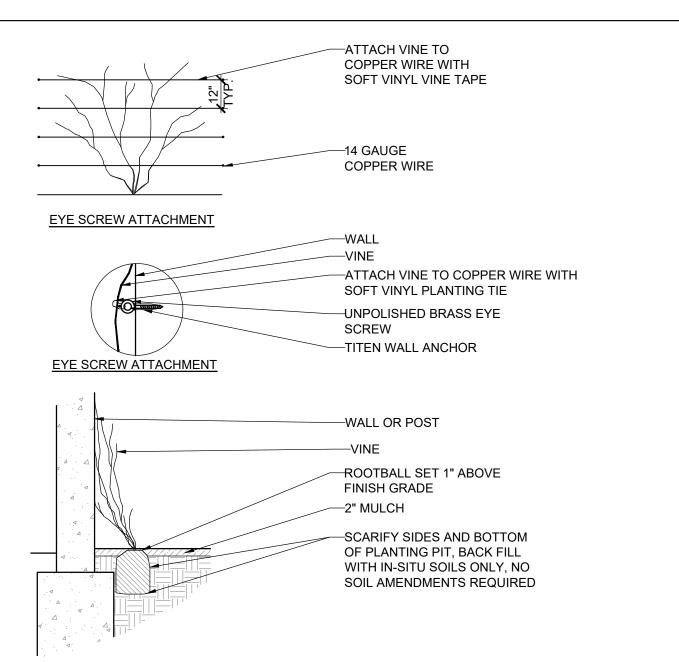
SOIL AMENDMENTS REQUIRED

SOIL AMENDMENTS REQUIRED -SCARIFY SIDES AND BOTTOM OF PIT

SOIL AMENDMENTS REQUIRED

-BREAK UP ROOT BALL OF CONTAINER PLANTS. PRUNE CIRCLING ROOTS AND SPREAD ROOTS OUT. SCARIFY ROOT BALL FROM ALL CONTAINER PLANTS WITH 'X' ALONG BOTTOM AND A MINIMUM OF 6 SLICES ON SIDES





VINE INSTALLATION Scale: NTS

8

9

-SOD OR SEED MIX; SEE PLANT LIST

-UNDISTURBED SUBGRADE

-LOOSENED SOIL

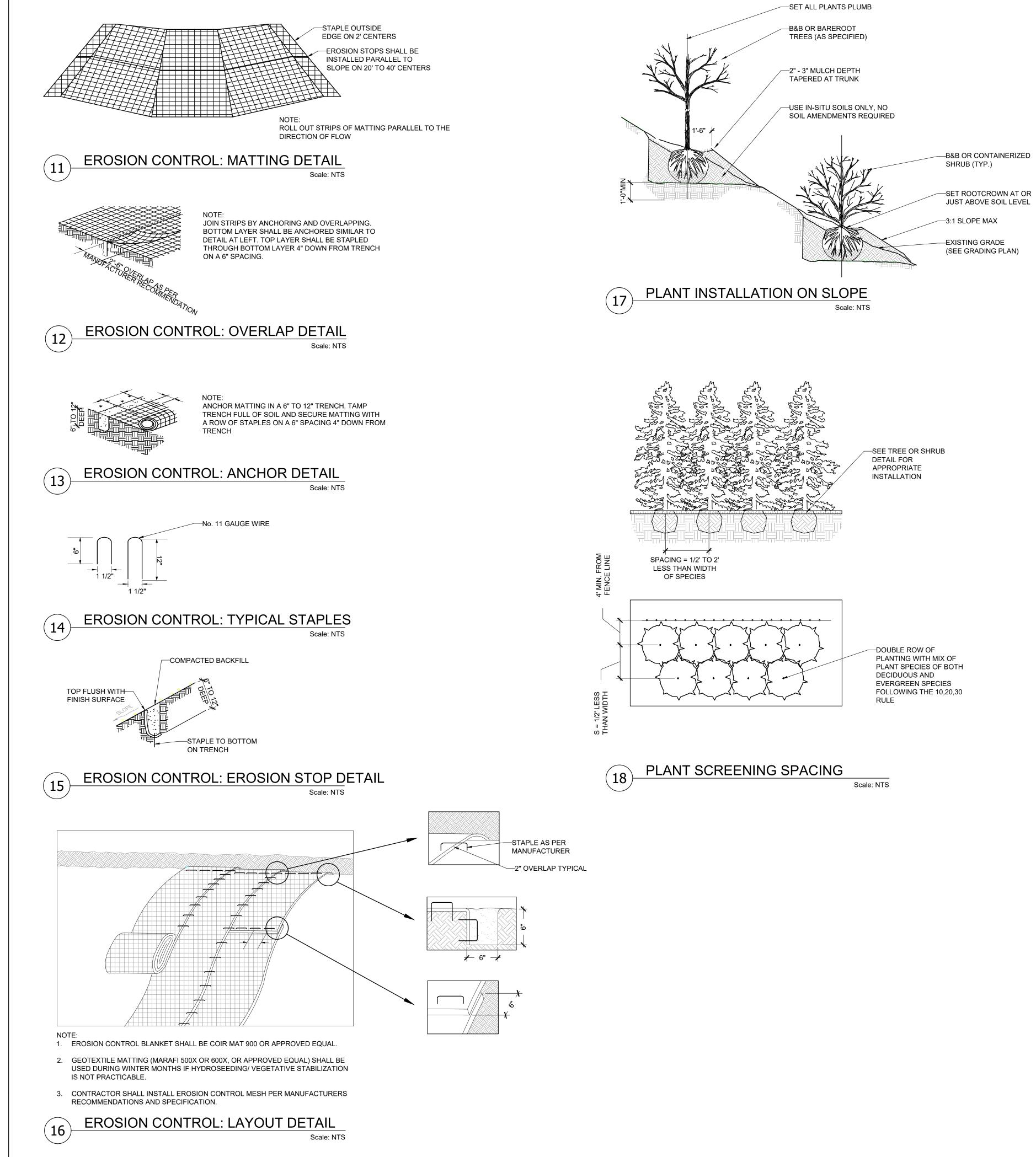
DETAIL LIST							
NO.	DETAIL NAME	USED	REVISED	NOT USED			
1	TREE PROTECTION PLAN						
2	EQUILATERAL SPACING						
3	SQUARE SPACING						
4	TREE INSTALLATION						
5	SHRUB INSTALLATION						
6	PLUG INSTALLATION						
7	PERENNIAL INSTALLATION						
8	VINE INSTALLATION						
9	LAWN INSTALLATION						
10							

REVISION LIST				
NO.	DATE	REVISION	BY	

LANDSCAPE STANDARD DETAILS



LAWN INSTALLATION Scale: NTS

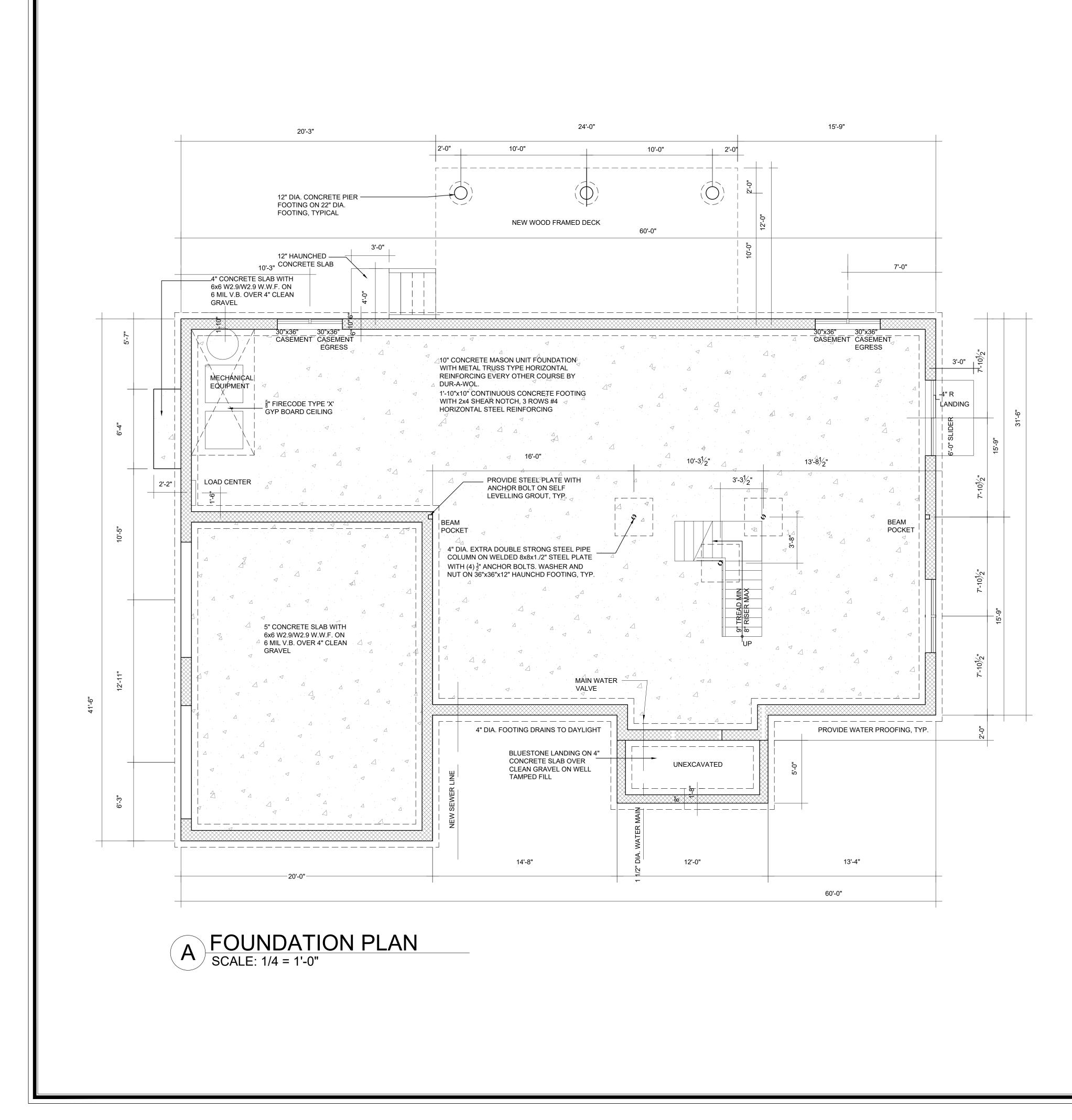




LANDSCAPE STANDARD DETAILS

	REVISION LIST				
NO.	DATE	REVISION	BY		

	DETAIL LIST					
NO.	DETAIL NAME	USED	REVISED	NOT USED		
11	EROSION CONTROL: MATTING DETAIL					
12	EROSION CONTROL: OVERLAP DETAIL					
13	EROSION CONTROL: ANCHOR DETAIL					
14	EROSION CONTROL: TYPICAL STAPLES					
15	EROSION CONTROL: EROSION STOP DETAIL					
16	EROSION CONTROL: LAYOUT DETAIL					
17	PLANT INSTALLATION ON SLOPE					
18	PLANT SCREENING SPACING					
19						
20						



GENERAL NOTES A. EXCAVATION AND EARTHWORK

- 1. SOILS AT THE BASE OF ALL EXCAVATIONS SHALL PRESUMPTIVE BEARING VALUE OF NO LESS TH 2. IF SOILS ARE UNSUITABLE AT THE LEVELS SHOW
- DRAWINGS FOR FOUNDATIONS, THE EXCAVATION BE DEEPENED UNTIL SUITABLE SOILS ARE ENCO 3. SOILS AT THE EXCAVATION LEVEL SHALL BE COM
- TO 95% MAX. DENSITY, ASTM D 1557. **B. CONCRETE WORK**
- 1. ALL CONCRETE SHALL CONFORM TO ACI 318-86 BUILDING CODE, AND ACI DESIGN HANDBOOK 3 2. CONCRETE: Fc = 3500 PSI
- 3. REINFORCING STEEL: Fy = 60 KSI 4. ALL EXTERIOR CONCRETE REQUIRES AIR ENTRA
- 5. CONCRETE SLUMP SHALL BE NO GREATER THAN 6. CURING IS REQUIRED PER ACI CODE.
- 7. WELDING REINFORCING STEEL IS PROHIBITED. 8. ANCHOR BOLTS SHALL BE IMBEDDED, OR DRILL-
- DISCRETION OF THE CONTRACTOR. ANY EXTER ANCHOR BOLTS SHALL BE GALVANIZED. C. FIELD VERIFY ALL EXISTING DIMENSIONS AS INDIC DRAWINGS.
- 1. GENERAL CONTRACTOR TO LAYOUT ROOM WITH CONDITIONS AND FIELD VERIFY PRIOR TO INST.
- INTERIOR WALLS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.

DIVISION 4 MASONRY

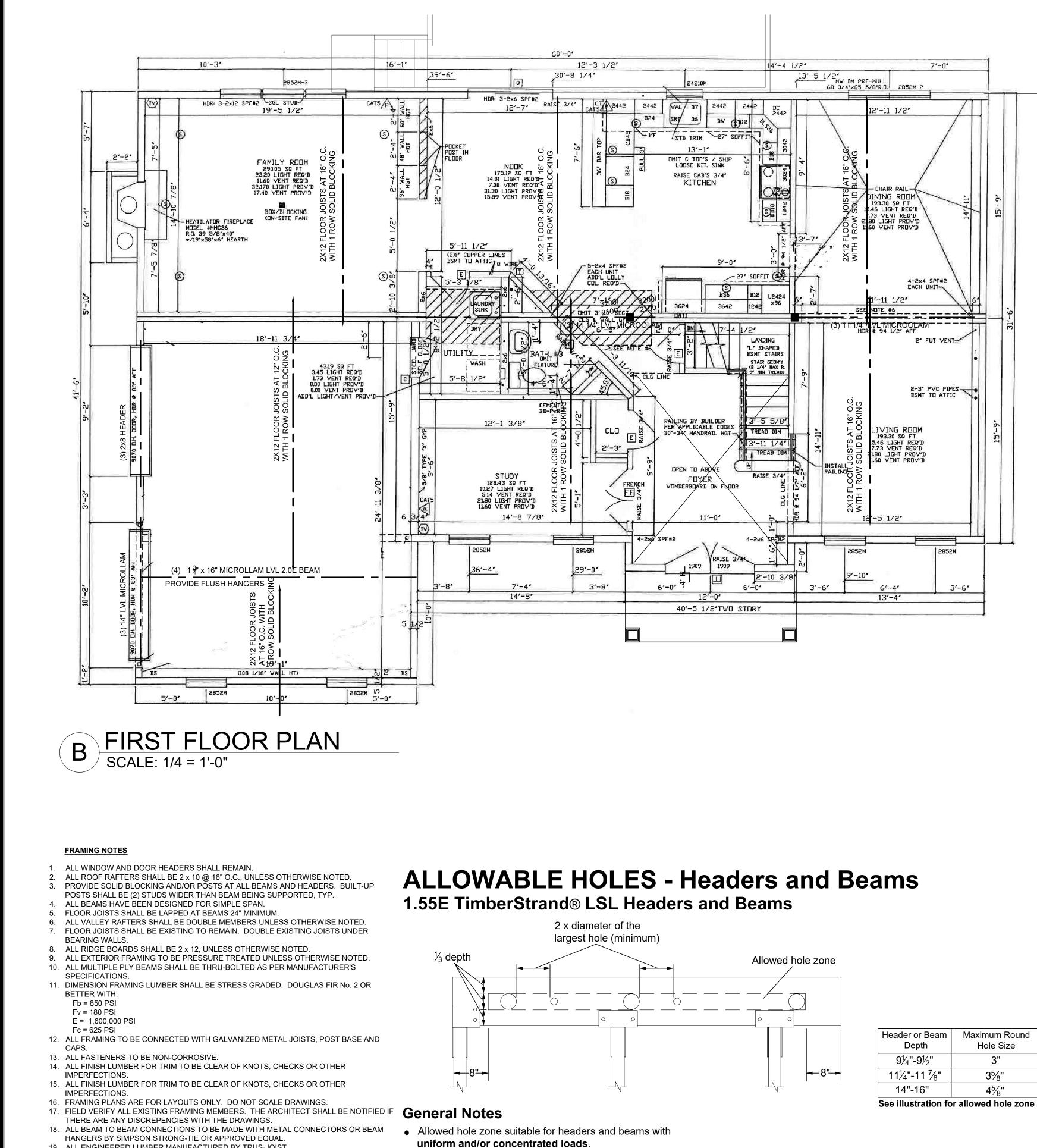
- GENERAL REQUIREMENTS: G.C. SHALL PROVIDE ALL NECE MATERIALS AND EQUIPMENT TO COMPLETE ALL MASC NOTED IN THESE DOCUMENTS. THE GENERAL REQUI
- SECTION 1 SHALL APPLY TO ALL WORK UNDER THIS H A. ALL WORK IN THIS SECTION SHALL COMPLY WITH STATE
- CODES. B. MATERIALS: ALL MATERIAL SHALL COMPLY WITH THE LA STANDARDS.
- 1. POROUS FILL (AS REQUIRED) CLEAN GRAVEL OR CRU CINDERS.
- 2. MORTAR 1.3 PORTLAND CEMENT MORTAR FOR ALL CO BLOCKWORK. 1:6 PORLAND CEMENT LIME MORTAR F NO RETEMPERING PERMITTED. 3. REINFORCING (AS REQUIRED) - DUR-O-WALL TRUSS-TY
- AS NOTED. 4. CONCRETE - MASONRY UNITS (C.M.U.) (AS REQUIRED) STONE CONCRETE - MASONRY UNITS. AS MANUFACT
- BEDFORD HILLS CONCRETE PRODUCTS CO. OR APPR AS REQUIRED, AND AS NOTED IN DOCUMENTS. C. CONCRETE BLOCKWORK SHALL BE REINFORCED ON EV HORIZONTAL JOINT WITH DUR-O-WALL TRUSS-TYPE B REINFORCEMENT. LAY BLOCKS WITH CELLS VERTICAL
- STAGGERED IN EACH COURSE. ALL BLOCKWORK TO BONDED TOGETHER AND TO ADJACENT WORK. D. COMPLY WITH RECOMMENDED METHODS AND PRACTIC BY NATIONAL CONCRETE MASONRY ASSOCIATION ST

CAST-IN -PLACE CONCRETE

BRICK INSTITUTE OF AMERICA.

- 1. DO ALL WORK IN CONFORMANCE WITH AMERICAN ACCORDANCE WITH ACI-318 BUILDING CODE REQ
- FOR STRUCTURAL CONCRETE FOR BUILDINGS, UN 2. INSPECTION AND TESTING (INCLUDING BUT NOT I
- POUR, LABEL WITH DATE AND LOCATION PLACED, CONCRETE MIX SHALL BE PERFORMED IN ACCOR 3. CONTRACTOR SHALL VERIFY DIMENSIONS AND LC
- REQUIRED BY ALL TRADES, BEFORE CONCRETE IS 4. PROVIDE SAND AND GRAVEL BASE.
- WELDED WIRE FABRIC SHALL BE 6" X 6" W2.9/W2 INDICATED. ALL REINFORCING BARS SHALL CONF
- 6. REINFORCING STEEL SHALL BE BILLET STEEL BAR COMPLETE WITH ALL ACCESSORIES SUCH AS CHA
- 7. SCREED AND FINISH CONCRETE SMOOTH AND LE EXTERIOR PAVEMENTS TO HAVE BROOMED FINIS
- 8. ALL CONCRETE DESIGN AND PLACEMENT SHALL (STRUCTURAL CONCRETE FOR BUILDINGS". HOT WEATHER CONCRETING SHALL BE IN ACCORDANCE
- FOLLOWED. 9. CONCRETE SHALL BE NORMAL WEIGHT CONCRET STEEL DECK UNLESS NOTED OTHERWISE. CONCI AT 28 DAYS FOR FOUNDATIONS. SLUMP SHALL NO
- 10. REINFORCEMENT SHALL BE DEFORMED INTERME A-615, GRADE 60. WELDED WIRE FABRIC SHALL C
- 11. FOLLOW ACI RULES AS TO TIES, ANCHORAGE, SPI 12. REINFORCEMENT MARKED "CONTINUOUS" (CONT
- HOOKED AT NON-CONTINUOUS ENDS OR EXTEND 13. CONSTRUCTION JOINTS SHALL BE LOCATED AT P
- IN MEMBERS CARRYING A CONCENTRATED LOAD. CONSTRUCTION JOINTS SHALL BE ACCEPTED BY
- 14. PROVIDE SLEEVES AND BOX OUT FOR OPENINGS SEE ARCHITECTURAL AND MECHANICAL DRAWING PLACED SO AS NOT TO AFFECT THE STRENGTH O

L HAVE A IAN 2 TSF. WN ON THE ION SHALL COUNTERED. DMPACTED	MAD
340. IR-84. AINMENT.	Michael Piccirillo Architecture
N 4".	NOTE: DO NOT SCALE DRAWINGS. REFER TO WRITTEN MEASUREMENTS FOR ACCURANCY, OR CONTACT ARCHITECT. CONTACT ARCHITECT IF THERE ARE ANY DISCECPENCIES
-IN, AT THE RIOR CATED ON	UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF NEW YORK STATE EDUCATION LAW.
TH EXISTING FALLING	
	EXISTING WALL TO REMAIN EXISTING WALLS TO BE CONSTRUCTED. SEE BUILDING SECTION FOR DETAILS
ESSARY LABOR, ONRY SHOWN OR	EX. DOOR TO REMAIN.
IREMENTS OF HEADING. E AND LOCAL	NEW DOOR TO BE INSTALLED
ATEST A.S.T.M. USHED STONE. NO	
CONCRETE FOR STONE WORK.	NEW CONCRETE FOUNDATION WALL
YPE REINFORCING	EX. FOUNDATION WALL TO REMAIN
- LOAD BEARING FURED BY ROVED EQUAL, SIZE	E EX. WALL TO BE REMOVED
/ERY SECOND BLOCK AL AND JOINTS	
BE PROPERLY CE AS DESCRIBED FANDARDS AND	
N CONCRETE INSTITUTE STANDARDS. PERFORM ALL WORK IN QUIREMENTS FOR REINFORCED CONCRETE AND ACI-301 SPECIFICATIONS NLESS SPECIFIED OTHERWISE. LIMITED TO TEST CYLINDERS: TAKE THREE TEST CYLINDERS FROM EACH 0, AND DELIVER TO OWNER FOR TESTING) OF CONCRETE WORK AND RDANCE OF THE LOCAL BUILDING DEPARTMENT. OCATIONS OF ALL OPENINGS, PIPE SLEEVES, ANCHOR BOLTS, ETC., AS IS PLACED. 9 SIZE PLAIN FINISH CONFORMING TO ASTM A185 UNLESS OTHERWISE FORM TO ASTM SPEC A615 GRADE 60.	No. DATE: ISSUE: 1 3/13/24 ISSUED
RS, GRADE 60, GALVANIZED FINISH, CONFORMING TO ASTM A615. IAIRS, BAR SUPPORTS, SPACERS, TIE WIRE, ETC. EVEL OR SLOPED AS INDICATED TO RECEIVE FURTHER CONSTRUCTION.	
SH. COMPLY WITH THE LATEST EDITION OF THE ACI 301, "SPECIFICATION FOR WEATHER CONCRETING SHALL BE IN ACCORDANCE WITH ACI 305. COLD ICE WITH ACI 306. ALL OTHER APPLICABLE CODES SHALL ALSO BE	PROJECT NAME:
TE EXCEPT LIGHT WEIGHT CONCRETE SHALL BE USED FOR SLABS ON RETE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3,500 PSI IOT EXCEED 4".	SANTUCCI
EDIATE GRADE NEW BILLET STEEL CONFORMING TO ASTM DESIGNATION CONFORM TO ASTM A-185. PLICES, CONCRETE COVERAGE AND REINFORCEMENT SUPPORTS.	NEW HOUSE
.) SHALL BE LAPPED 36 BAR DIAMETERS AT SPLICES AND CORNERS, AND DED 36 BAR DIAMETERS UNLESS OTHERWISE NOTED. POINTS OF ZERO SHEAR. NO CONSTRUCTION JOINTS SHALL BE LOCATED D. PROVIDE SHEAR BARS AS DIRECTED BY THE ENGINEER. LOCATIONS OF	PROJECT ADDRESS:
THE ENGINEER. FOR MECHANICAL TRADES FOR SIZE AND LOCATION OF ALL OPENINGS. GS IN ADDITION TO STRUCTURAL DRAWINGS. OPENINGS SHALL BE	OSSINING, NEW YORK
OF THE STRUCTURAL MEMBERS.	
	* OF NEW YORK
	MICHAEL A PICCIRILLO, AIA
	345 KEAR STREET SUITE #203 YORKTOWN HEIGHTS, NEW YORK 10598
	TELEPHONE: 914-368-9838 FACSIMILE: 914-368-9839 michael@mpiccirilloarchitect.com www.mpiccirilloarchitect.com
	FLOOR PLAN NOTES
	SCALE: AS NOTED DATE: 04-16-23
	Снк'D BY: МАР 1 OF 1 А-100



- 19. ALL ENGINEERED LUMBER MANUFACTURED BY TRUS-JOIST 20. FLOOR JOISTS SHALL BE EXISTING TO REMAIN.
- 21. ALL JOISTS TO BE ATTACHED TO BEAMS USING JOIST HANGERS.
- No holes in headers or beams in plank orientation.

Round holes only

Maximum Round

FRAMING NOTES

- 1. ALL WINDOW AND DOOR HEADERS SHALL REMAIN
- 2. ALL ROOF RAFTERS SHALL BE 2 X 10 @ 16" O.C.,
- UNLESS OTHERWISE NOTED. 3. PROVIDE SOLID BLOCKING AND / OR POSTS AT ALL BEAMS AND HEADERS. BUILT-UP POSTS SHALL BE (2) STUDS WIDER
- THAN BEAM BEING SUPPORTED, TYP. 4. ALL BEAMS HAVE BEEN DESIGNED FOR SIMPLE SPAN.
- 5. FLOOR JOISTS SHALL BE LAPPED AT BEAMS 24" MINIMUM.
- 6. ALL VALLEY RAFTERS SHALL BE DOUBLE MEMBERS,
- UNLESS OTHERWISE NOTED. 7. FLOOR JOISTS SHALL BE EXISTING TO REMAIN
- DOUBLE EXISTING JOISTS UNDER BEARING WALLS
- 8. ALL RIDGE BOARDS SHALL BE 2 X 12, UNLESS OTHERWISE NOTED.
- 9. ALL EXTERIOR FRAMING TO BE PRESSURE TREATED. UNLESS OTHERWISE NOTED. 10. ALL MULTIPLE PLY BEAMS SHALL BE THRU-BOLTED AS
- PER MANUFACTURER'S SPECIFICATIONS.
- 11. DIMENSION FRAMING LUMBER SHALL BE STRESS GRADED, DOUGLAS FIR No. 2 OR BETTER WITH:

Fb = 850 psi Fv = 180 psi E = 1,600,000 PSI Fc = 625 psi

CONNECTOR SCHEDULE

SIMPSON STRONG TIE CONNECTORS:					
STRUCTURAL MEMBERS	CONNECTOR MODEL NO.				
EXTERIOR DECK					
GUARDRAIL POST TO DECK	DTT2Z				
DECK TO HOUSE LATERAL LOAD. AND REFER TO S106, LEDGER DETAIL	DTT2Z				
STAIR STRINGER	LSCZ				
STAIR TREAD	TA TREAD ANGLE				
BEAM TO CMU PIER	CCQM, CCTQM				
POST/BASE					
POST BASE	ABU88Z				
POST CAP	PCZ				
FLOOR/DECK JOISTS					
JOIST HANGER (DIMENSIONAL LUMBER)	LUC 2102				
JOIST HANGER (TJI)	ITT				
MULTI LVL HANGER	EGQ				
ROOF RAFTERS					
RAFTER TO RIDGE REFER TO DETAIL H5	LSSU				
TJI RAFTER DETAILS FOR STRAP SPEC					
RAFTER (UPLIFT, TWIST STRAP)	HTS 30				

12. ALL FRAMING TO BE CONNECTED WITH GALVANIZED METAL JOISTS, POST BASE AND CAPS.

- 13. ALL FASTENERS TO BE NON-CORROSIVE
- 14. ALL FINISH LUMBER FOR TRIM BE CLEAR OF KNOTS, CHECKS OR OTHER IMPERFECTIONS
- 15. TRIM TO BE PAINTED PER OWNER'S COLOR SELECTION
- 16. FRAMING PLANS ARE FOR LAYOUTS ONLY DO NOT SCALE DRAWINGS 17. FIELD VERIFY ALL EXISTING FRAMING MEMBERS, THE ARCHITECT SHALL BE NOTIFIED IF THERE ARE ANY DISCREPENCIES WITH THE
- DRAWINGS 18. ALL BEAM TO BEAM CONNECTIONS TO BE MADE WITH METAL CONNECTORS OR BEAM HANGERS BY SIMPSON STRONG-TIE OR APPROVED EQUAL
- 19. ALL ENGINEERED LUMBER MANUFACTURED BY TRUS-JOIST
- 20. FLOOR JOISTS SHALL BE EXISTING TO REMAIN
- 21. ALL JOISTS TO BE ATTACHED TO BEAMS USING JOIST HANGERS 22. ENGINEERED FRAMING LUMBER SHALL BE STRESS GRADED:
- Fb = 2600 psi Fv = 285 psi E = 1,900,000 PSI
- Fc = 750 psi

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Michael Piccirillo Architecture							
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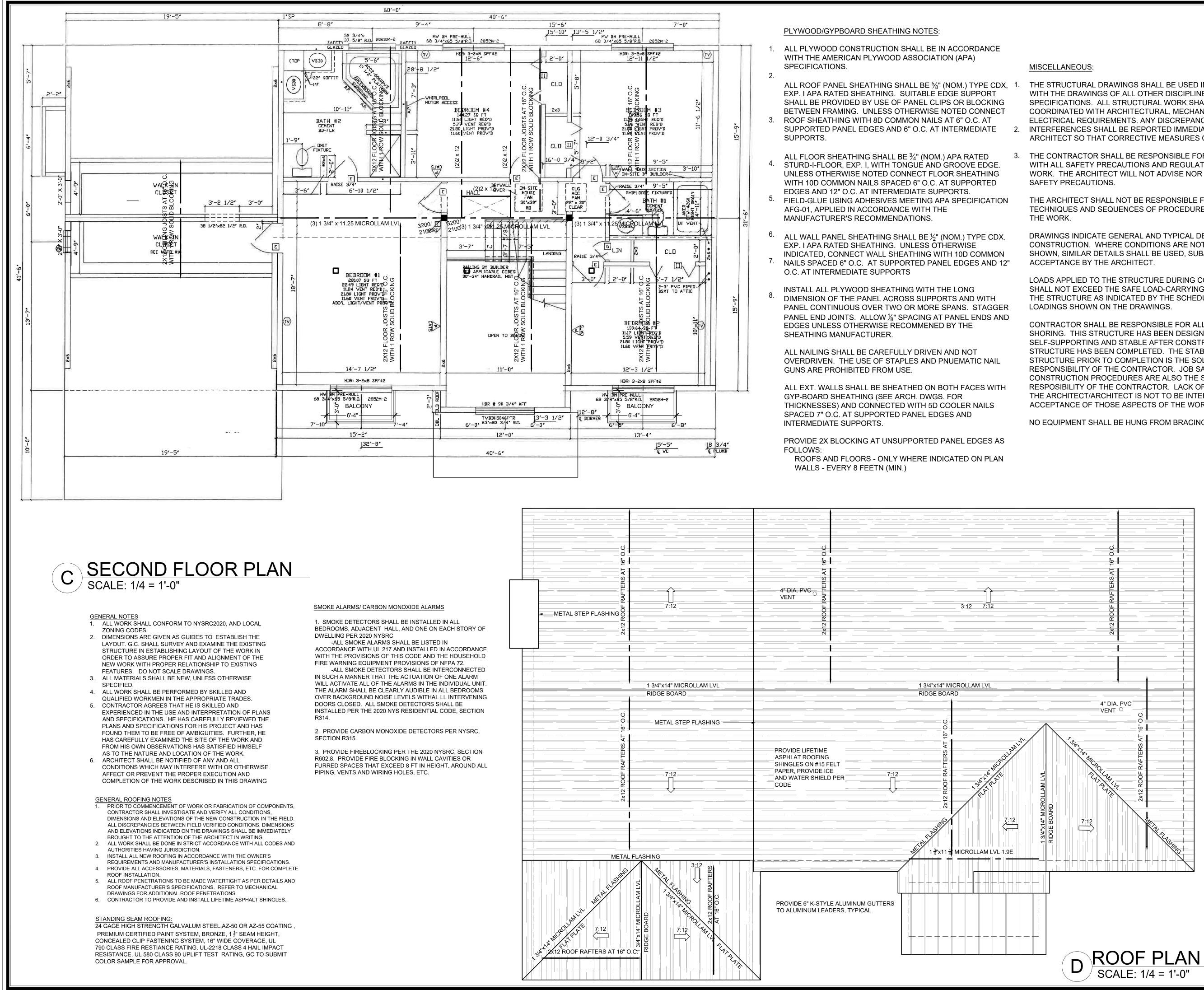
MAP

MAP

OF 1

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A-101



THE STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE DRAWINGS OF ALL OTHER DISCIPLINES AND THE SPECIFICATIONS. ALL STRUCTURAL WORK SHALL BE COORDINATED WITH ARCHITECTURAL, MECHANICAL AND ELECTRICAL REQUIREMENTS. ANY DISCREPANCIES AND/OR INTERFERENCES SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT SO THAT CORRECTIVE MEASURES CAN BE TAKEN.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL SAFETY PRECAUTIONS AND REGULATIONS DURING THE WORK. THE ARCHITECT WILL NOT ADVISE NOR DIRECT AS TO

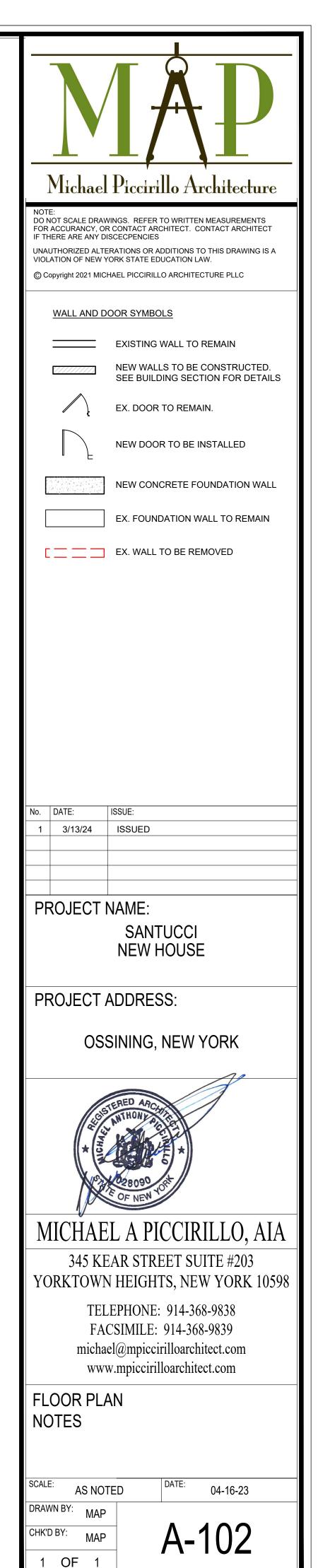
THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR METHODS, TECHNIQUES AND SEQUENCES OF PROCEDURES TO PERFORM

DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY SHOWN, SIMILAR DETAILS SHALL BE USED, SUBJECT TO

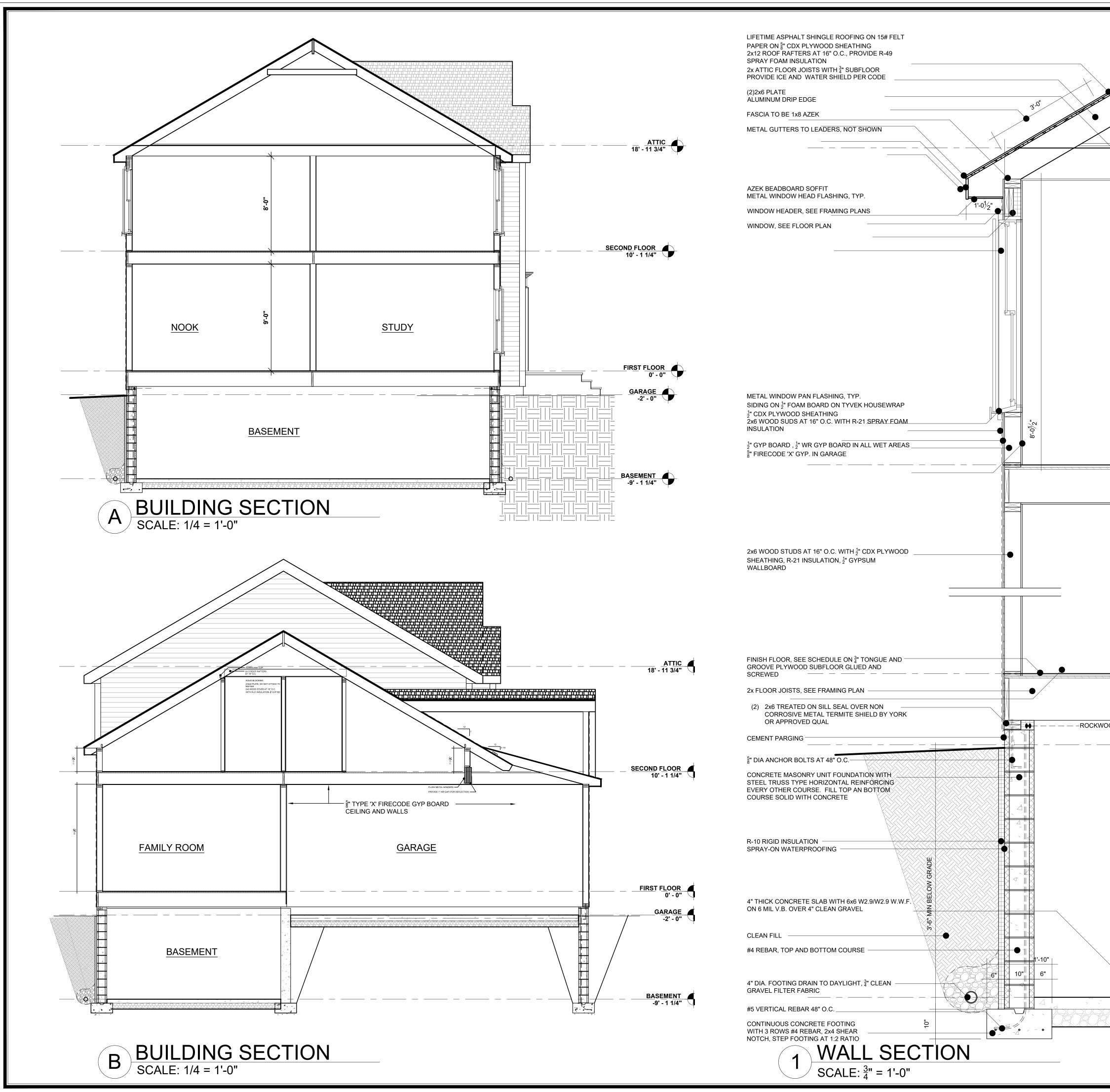
LOADS APPLIED TO THE STRUCTURE DURING CONSTRUCTION SHALL NOT EXCEED THE SAFE LOAD-CARRYING CAPACITY OF THE STRUCTURE AS INDICATED BY THE SCHEDULED LIVE

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED SHORING. THIS STRUCTURE HAS BEEN DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER CONSTRUCTION OF THE STRUCTURE HAS BEEN COMPLETED. THE STABILITY OF THE STRUCTURE PRIOR TO COMPLETION IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. JOB SAFETY AND CONSTRUCTION PROCEDURES ARE ALSO THE SOLE RESPOSIBILITY OF THE CONTRACTOR. LACK OF COMMENT BY THE ARCHITECT/ARCHITECT IS NOT TO BE INTERPETED AS ACCEPTANCE OF THOSE ASPECTS OF THE WORK.

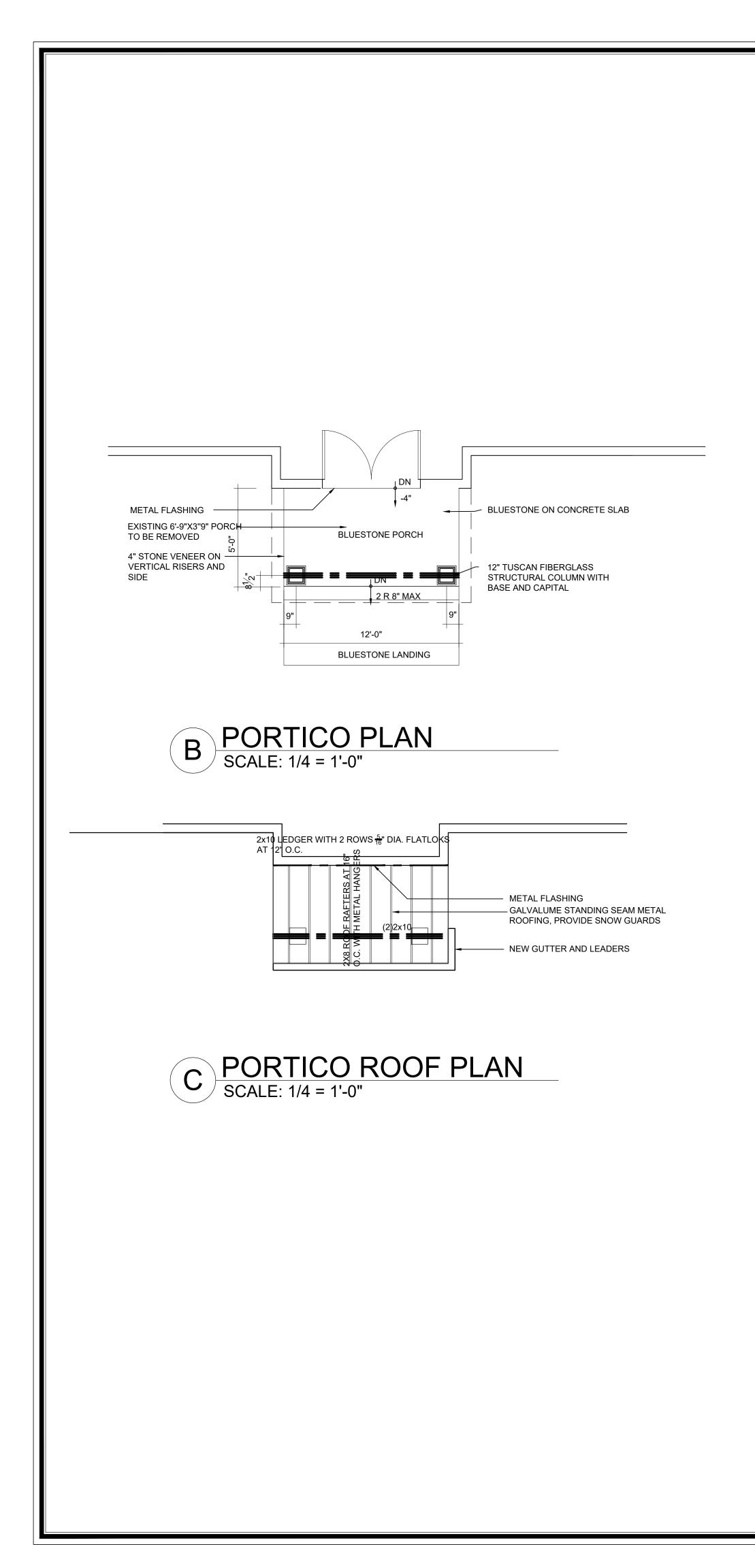
NO EQUIPMENT SHALL BE HUNG FROM BRACING OR STEEL DECK.

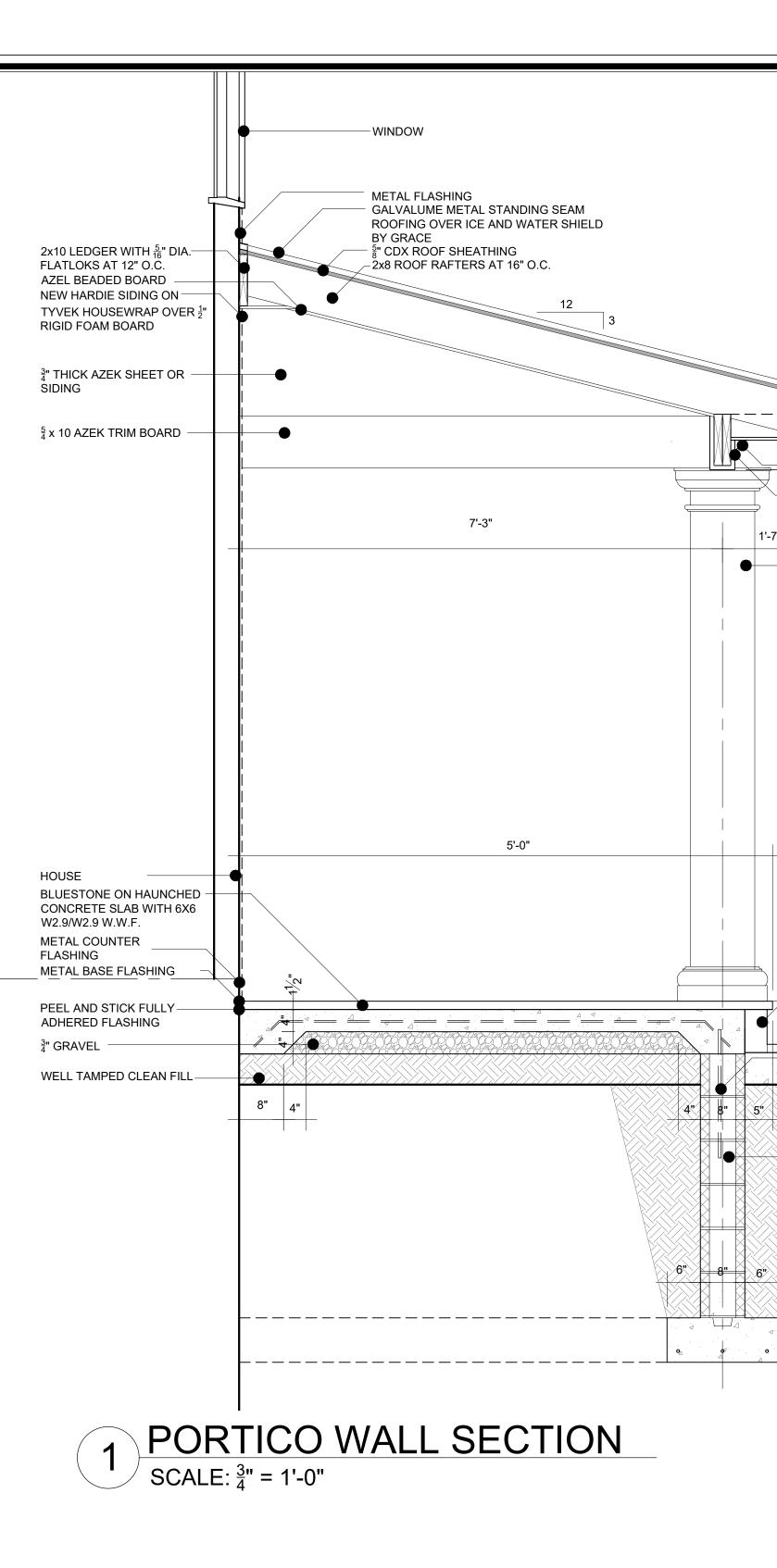


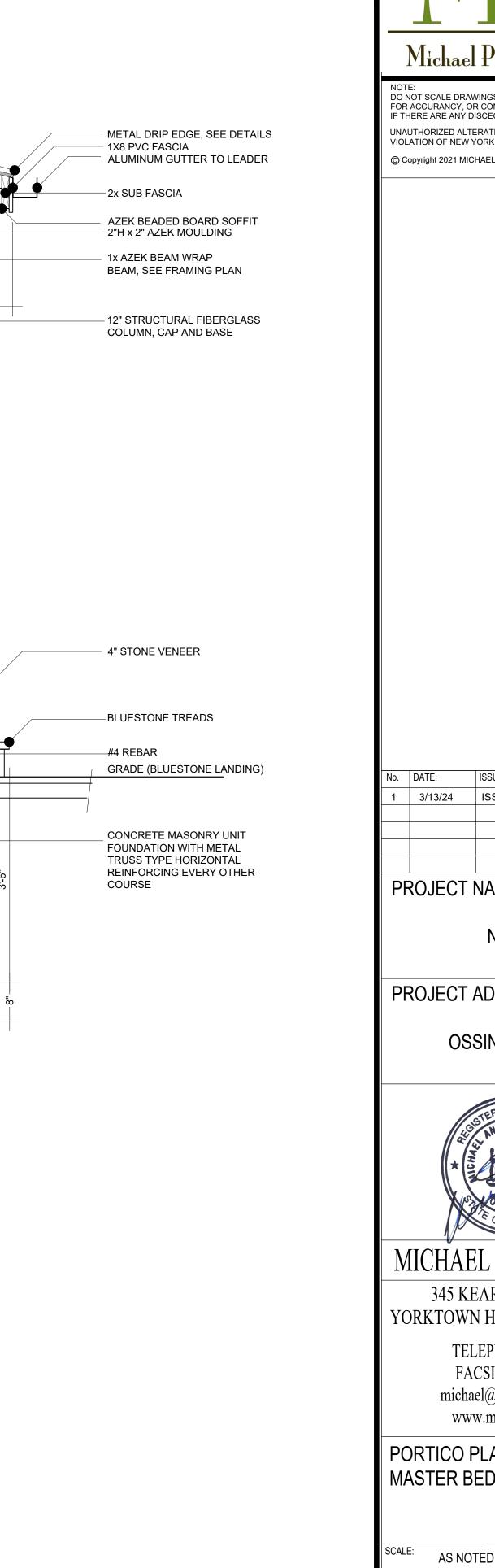




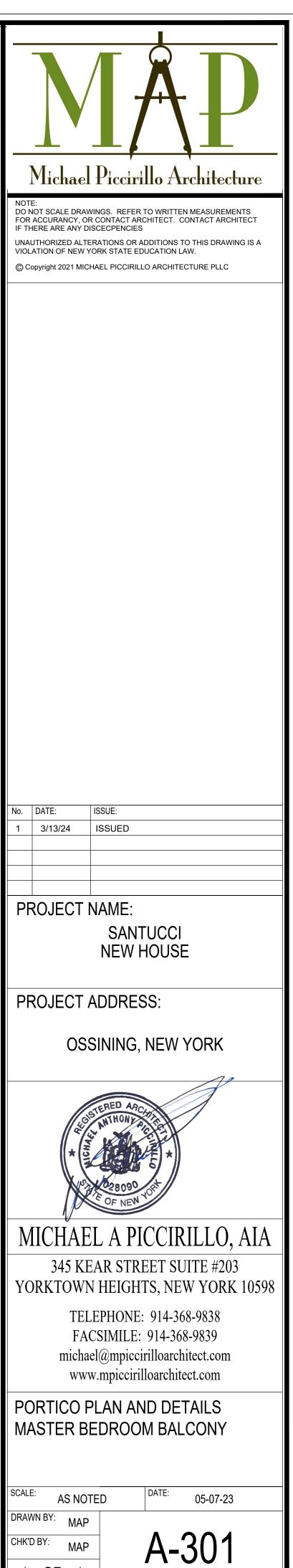
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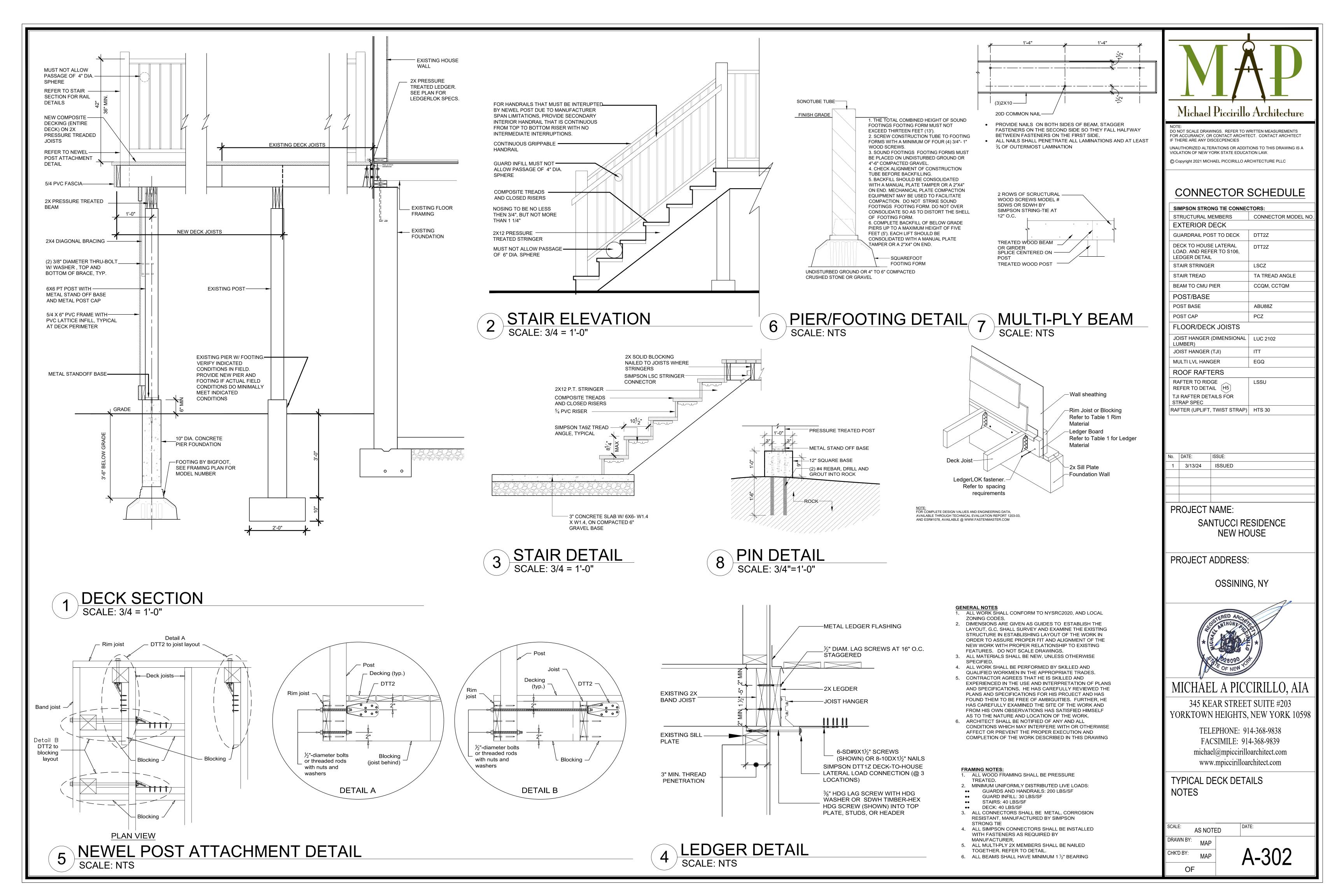




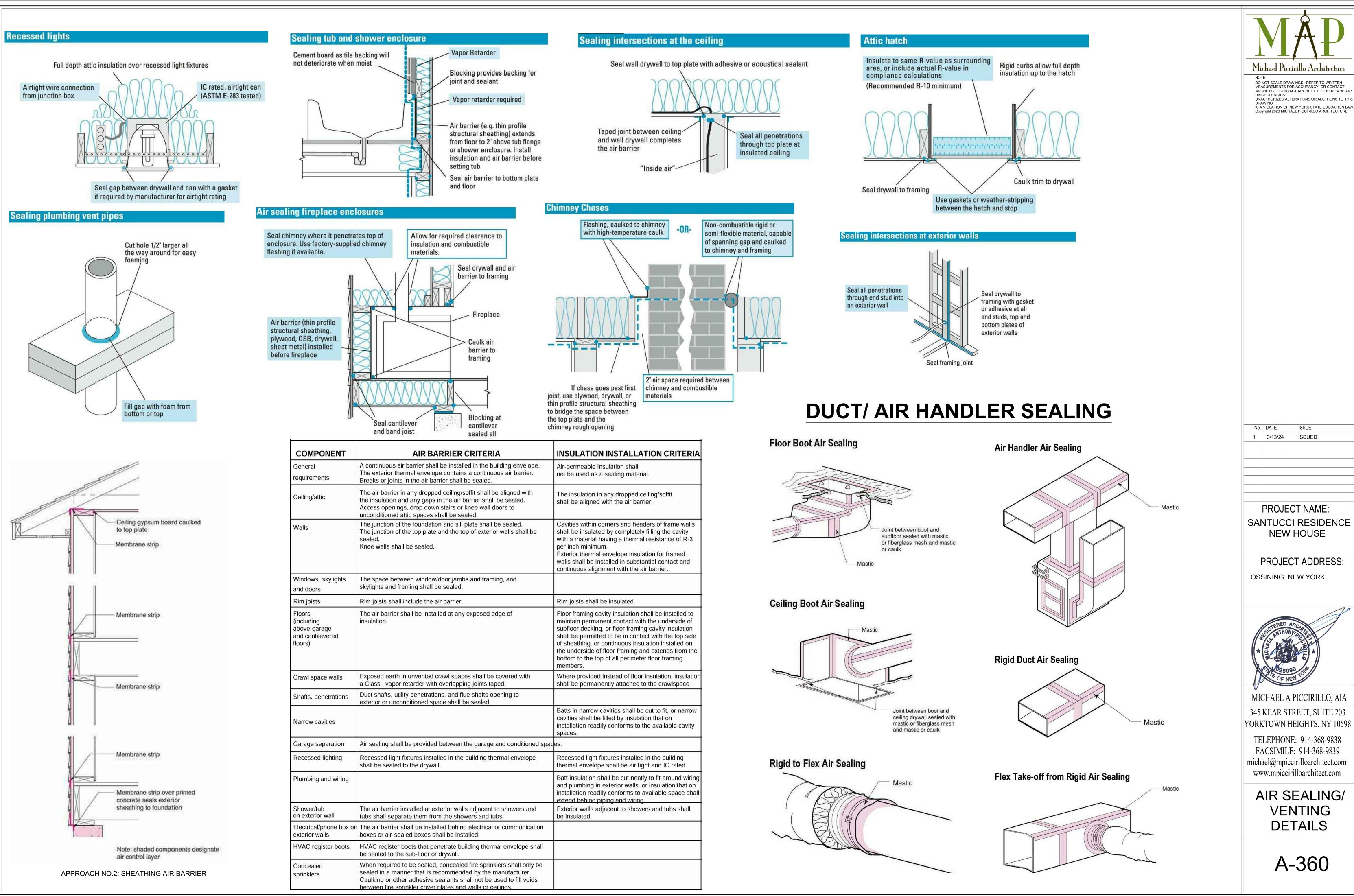
1'-7³⁄4"



1 OF 1







FIRE PROTECTION SYSTEMS:

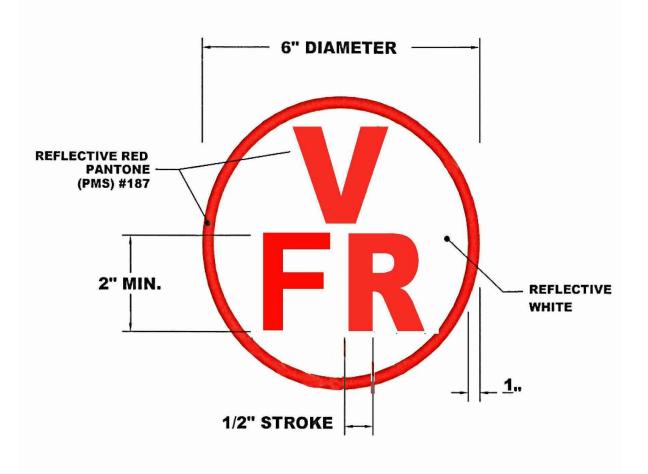
- WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX < 200, AND SMOKE DEVELOPMENT INDEX < 450
- PROVIDE FIREBLOCKING PER R302.11
- FIREBLOCKING: IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS VERTICALLY AT CEILING AND FLOOR LEVELS AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 10.',
- AROUND ALL PIPING, VENTS AND WIRING HOLES, ETC. FIREBLOCKING MATERIAL: 2" NOMINAL LUMBER
- REFER TO WALL SECTION
- PROVIDE 5/8" TYPE X GYP. BOARD ABOVE FURNACE/BOILER
- SMOKE ALARMS/ CARBON MONOXIDE ALARMS LOCATIONS:

SMOKE DETECTORS :

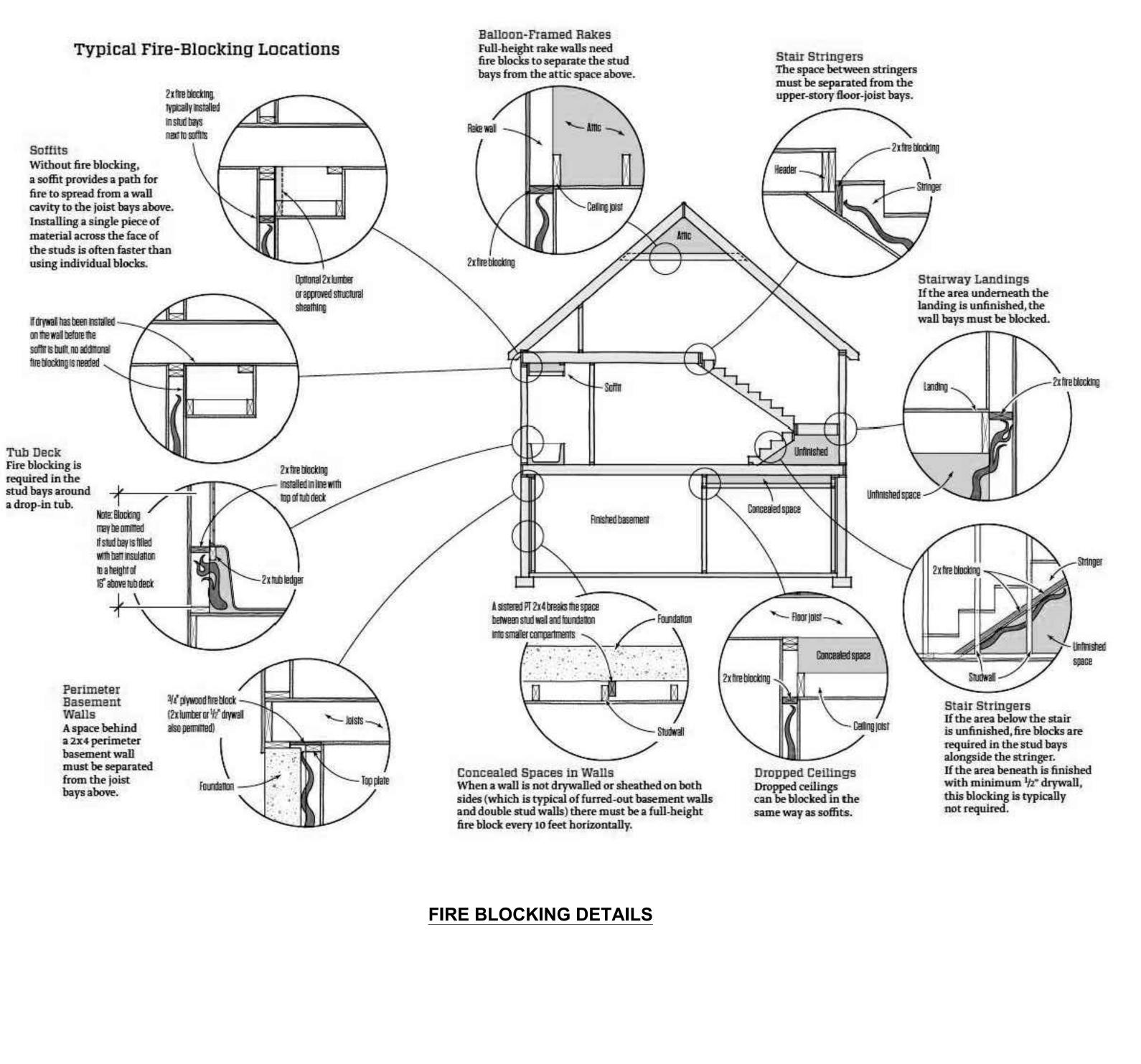
- SHALL BE INSTALLED IN THE ENTIRE DWELLING IN THE FOLLOWING LOCATIONS: IN ALL BEDROOMS, OUTSIDE EACH BEDROOM WITHIN IMMEDIATE VICINITY TO SUCH
- ROOM, WITHIN 3' OF BATHROOM WITH TUB OR SHOWER, AND ONE ON EACH STORY OF DWELLING.
- ALL SMOKE ALARMS/DETECTORS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE AND THE
- HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72.
- ALL SMOKE ALARMS/DETECTORS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.
- CARBON MONOXIDE DETECTORS: SHALL BE INSTALLED OUTSIDE EACH BEDROOM WITHIN 10' OF ENTRANCE TO SUCH
- ROOM, (NO FUEL BURNING APPLIANCES INSTALLED IN BEDROOMS OR BATHROOMS). CARBON MONOXIDE ALARMS/DETECTORS SHALL BE INTERCONNECTED SO THAT THE
- ACTIVATION OF ONE WILL ACTIVATE ALL • CARBON MONOXIDE ALARMS/DETECTORS SHALL BE LISTED IN ACCORDANCE WITH UL 2034/UL 2075 AND INSTALLED IN ACCORDANCE WITH NFPA 270.

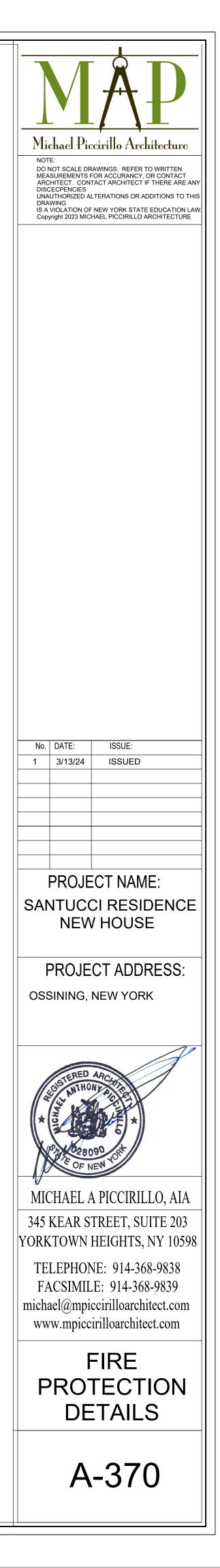
COMBINATION CARBON MONOXIDE AND SMOKE ALARMS SHALL BE PERMITTED.

 POWER SOURCE:
 ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM BUILDING WIRING AND HAVE BATTERY BACKUP IF PRIMARY POWER IS INTERRUPTED.



PRE-ENGINEERED WOOD PLACARD TO BE INSTALLED ON EXTERIOR WALL. LOCATION TO BE DETERMINED BY BUILDING INSPECTOR.

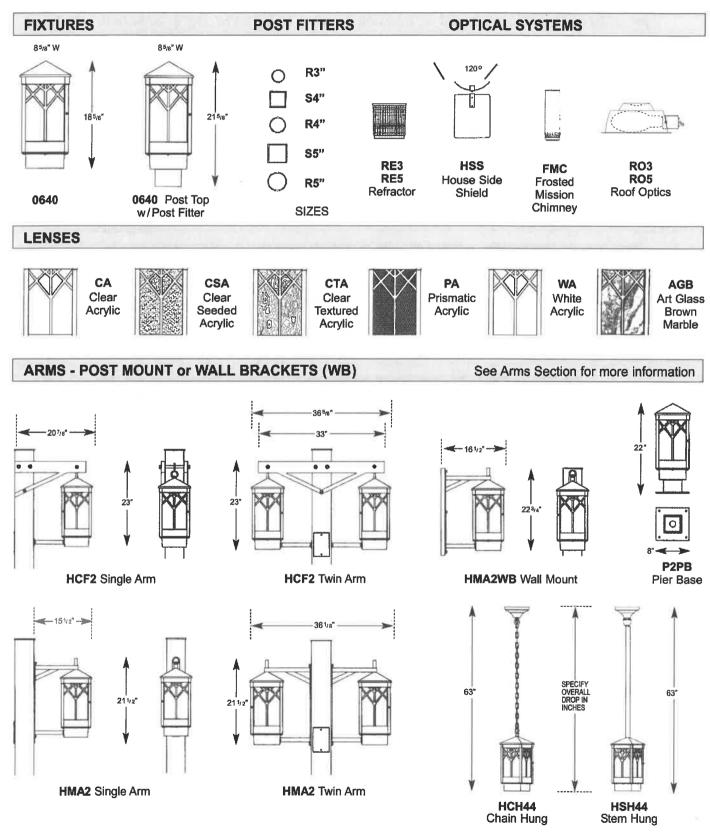






0640 PARAGON II

FIXTURES/FITTERS/ARMS PM-WB



1-14



0640 PARAGON II SERIES

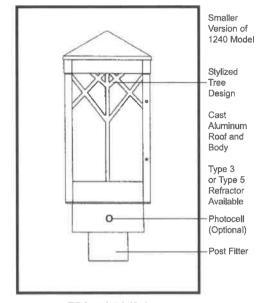
GENERAL

peaked roof design.

BALLAST HOUSING

POST FITTER

SPECIFICATIONS



The ballast housing shall be heavy wall cast aluminum, 356 alloy for high tensile strength. The housing shall be mounted

The 0640 Paragon II fixture is a medium scale, dramatic

Post Modern squared edge design. It features a tall, straight

four-sided decorative cast cage, a unique tree design grille,

cast ballast housing assembly, acrylic lens and a dramatic

The fitter or base shall be heavy wall cast aluminum, 356

alloy for high tensile strength. It shall have an inside dia-

meter opening to accept a 3", 4" or 5" round or square pole

or tenon. When ordered with a Sternberg aluminum pole,

the fitter shall be set screwed to the pole top or tenon.

to the fixture with four screws and to include a water gasket ring to prevent water entry into the ballast compartment. The ballast shall be attached to the ballast housing to ensure high capacity heat sinking of ballast temperatures, keeping the ballast cooler and ensuring long life.

ELECTRICAL

Fixture shall be U.L. or E.T.L. listed. H.I.D. ballasts shall be high power factor with lamp starting down to -30 degrees C. Medium base and mogul base porcelain sockets are 4KV rated. The ballast/socket assembly shall be pre-wired when ballast is located in the fixture. All compact fluorescent (PL) ballasts shall be instant start electronic with a starting temperature of down to 0 degrees F. They shall have a 4-pin socket to accept quad or triple tube lamps. Ballasts shall be DOE EISA compliant.

FIXTURE HOUSING

The 0640 fixture shall be 8⁵/8" wide and the overall height shall be 21⁵/8". It shall be made of heavy wall cast aluminum, 356 alloy and lenses will be made of vandal resistant acrylic, available in white (WA), clear seeded (CSA), clear (CA), clear textured (CTA), prismatic (PA) acrylic and art glass (AGB). The 0640 fixture features a cast 8" wide window body with cast tree design grille work. The entire fixture shall be made of cast aluminum, 356 alloy.

OPTICAL OPTIONS

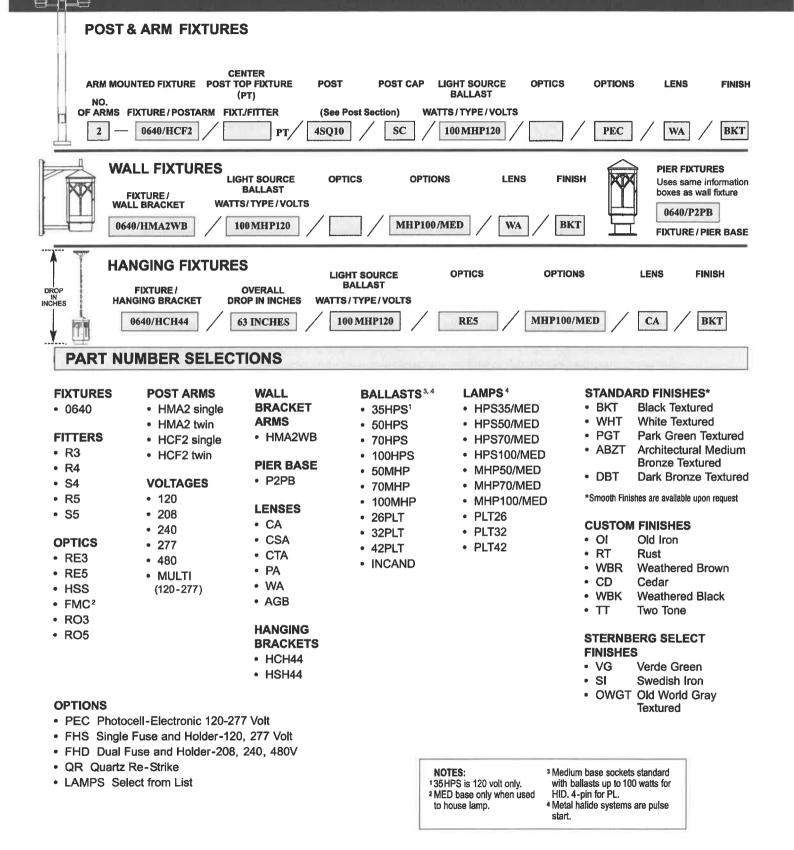
Refractors shall be 5" diameter borosilicate glass with an I.E.S. Type 3 (RE3) or Type 5 (RE5) distribution. It shall be secured to the socket stem with 3/8" plated steel threaded pipe nipple and rest on a cast aluminum holder with anti-shock gasket. The refractor will be secured to cast holder with a quarter-turn internal aluminum twist ring for ease of maintenance.

LIST NO. 0640 PARAGON II SERIES Frosted Glass Mission Chimney (FMC) is an optic option which adds an authentic Mission touch.

House Side Shield (HSS) is an option which will block up to 120° of light in any one direction. 1-14 (Continued on back page)

SternbergLighting ESTABLISHED 1923 / EMPLOYEE OWNED

BUILDING A PART NUMBER





555 Lawrence Ave. Roselle, IL 60172 • 847-588-3400 • Fax 847-588-3440 www.sternberglighting.com Email: info@sternberglighting.com 1-14

0640 PARAGON II SERIES

SPECIFICATIONS

LIST NO. 0640 PARAGON II SERIES

QUARTZ RE-STRIKE

The 0640 fixture can be supplied with an optional quartz re-strike system to retain constant fixture light if the H.I.D. lamp fails. The fixture will be equipped with a 100 watt quartz lamp and a controller to run on a 120 volt circuit and must be used in conjunction with a 120 volt or multitap ballast.

PHOTOCELLS

Photocells shall be the electronic button type. On single post top fixtures the photocell shall be mounted in the fitter and pre-wired to ballast. On multiple head fixture assemblies photocells shall be mounted in the pole shaft on an access plate and are not pre-wired as ballast housing assemblies and fitters are packaged separately for ease of wiring to source. The electronic button type photocell is instant on and a 5-10 second turn off and shall turn on at 1.5 footcandles with a turn-off at 2-3 footcandles. Photocells are 120-277 volt.

ARMS

All arms are made of cast aluminum and/or extruded aluminum. Arms with decorative filigree have meticulously detailed scroll work and gracefully curved brackets. All 0640 fixtures shall be bolted to the arm to ensure arms will be plumb, secure and level over the life of the installation.

FINISH

Prior to coating, each assembly shall be chemically cleaned and etched in a 5-stage washing system which includes alkaline cleaning, rinsing, phosphoric etching, reverse osmosis water rinsing, and non-chrome sealing to ensure corrosion resistance and excellent adhesion for the finish coating. The finish coating shall be electrostatically applied semi-gloss, super durable polyester powder baked at 400 degrees for a durable and superior, color retentive finish. Our optional antique Verde Green finish and Swedish Iron finish are hand brushed using a 3-step process. The total assembly shall be wrapped in shockproof wrapping or fully enclosed in corrugated cartons.

WARRANTY

Five-year limited warranty. See product and finish warranty guide for details.





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Welcome Home



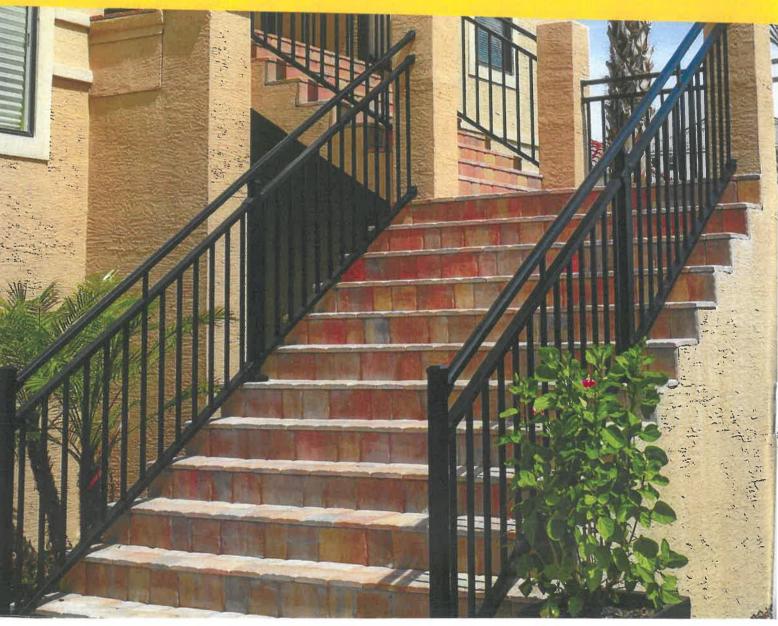




Transforming the Outdoor Living Experience™



RIVERASERIES

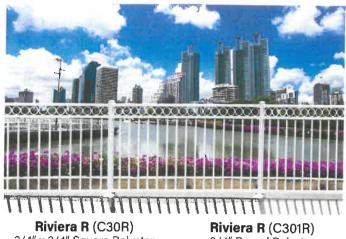


Riviera Aluminum Railing



Riviera (C30) 3/4" x 3/4" Square Baluster

Riviera (C301) 3/4" Round Baluster



3/4" x 3/4" Square Baluster

3/4" Round Baluster



Riviera I (C31) 3/4" x 3/4" Square Baluster

Riviera I (C311) 3/4" Round Baluster



Riviera II (C32) 3/4" x 3/4" Square Baluster

Riviera II (C321) 3/4" Round Baluster

CCRR-0163 Complies with IBC, IRC, and FBC. Miam Dade County Approved for 4' through 6' Sections. For code compliance information visit westburvrailing.com

1 $^{t}\mathcal{A}$

Riviera Series Boxed Kit Specifications

Boxed Kits Include: Rails, Balusters, Mounts (6), and Installation Instructions.



Section Type	Length					Height	
	4'	5'	6'	7'	8'	36″	42"
Straight	•					•	•
Straight w/Rail Support		٠	•	•	•	•	•
Stair	•	•	•	•	•	•	•

