### PROJECT REVIEW

## CASE 21.052, 9 STIMSON AVENUE, Harry A Waldron House, c1894 (STIMSON AVENUE) Two and one-half stories faced in grey brick, wood and slate beneath a gambrel roof; paneled entrance porch; picturesque features of Queen Anne Style with some applied Colonial Revival detail. CONTRIBUTING



Arrow indicates project location, looking north.

PHDC Staff Report October 18, 2021

Applicant/Owner: Gary Esposito for The Wheeler School, 216 Hope Street, Providence, RI 02906 Architect: Ed Wojcik Architect, Ltd., One Richmond Square, Providence, RI 02906

Proposal: The scope of work proposed consists of Major Alterations and includes:

• The applicant is requesting the renovation of the existing porch at southwest corner with a new stair, an ADAaccessible ramp and the installation of a new window to the rear elevation.

Issues: The following issues are relevant to this application:

- At the June 28<sup>th</sup> meeting the Commission granted Conceptual Approval to the application. Overall the Commission's response was positive to the proposal. There were questions about moving basement entrance to nook behind ramp; Detailing for porch should perhaps be in Stick Style (not panels as proposed); Suggestion of a bracketed canopy over new entrance; Window fenestration: diamond windows (?). Would request that when item returns documentation would include revisions illustrating the bulkhead suggestion; window clarification as to fenestration; scale of new porch; details of old existing porch; and, a landscape plan;
- At the August 23<sup>rd</sup> meeting the item was continued. The members expressed concerns about the replacement of the existing windows: could they be restored? Concerns that the new entrance in the rear was too large, could it be smaller, proportions need to be worked out; proposed enclosure of rear porch needs more examination of details. A site visit was discussed so that members could examine conditions. Applicant agreed to a continuance with a site visit;
- On a site visit was conducted by Members Sanderson, Fontecchio, and Schoettle, Staff, Gary Esposito, Wheeler School, and Ed Wojieck and Matthew Clemence, architects. Options were discussed including relocation the ADA entrance to the existing porch. The applicant and architects agreed to review the proposed design and submit revised plans;
- Revised plans have been submitted showing renovation of the existing porch at southwest corner with a new stair, an ADA-accessible ramp and the installation of a new window to the rear elevation;
- The proposed alterations will be minimally-to-not visible from the public rights-of-way; and,
- Revised plans and photos have been submitted.

**Recommendations:** The staff recommends the PHDC make the following findings of fact:

- a) 9 Stimson Avenue is a structure of historical and architectural significance that contribute to the significance of the Stimson Avenue local historic district, having been recognized as a contributing structure to the Stimson Avenue National Register Historic District;
- b) The application for Major Alterations is considered complete for conceptual review; and,
- c) The work as proposed is in accord with PHDC Standard 8 as follows: as the proposed alterations are appropriate having determined that the proposed construction is architecturally and historically compatible with the property and district having an appropriate size, scale and form that will not have an adverse effect on the property or district.

Staff recommends a motion be made stating that: The application is considered complete. 9 Stimson Avenue is a structure of historical and architectural significance that contribute to the significance of the Stimson Avenue local historic district, having been recognized as a contributing structure to the Stimson Avenue National Register Historic District. The Commission grants Final Approval of the proposal as submitted having determined that the proposed alterations are appropriate as the proposed alterations are architecturally and historically compatible with the property and district having an appropriate size, scale and form that will not have an adverse effect on the property or district, citing and agreeing to the recommendations in the staff report, with staff or a subcommittee to review any additional details.

FIGURE 1: North Elevation



FIGURE 2: West Elevation



FIGURE 3: South Elevation



FIGURE 4: East Elevation



FIGURE 5: North Elevation (First Floor Window)



FIGURE 6: North Elevation (Third Floor Window)



FIGURE 6: West Elevation (First Floor Window)



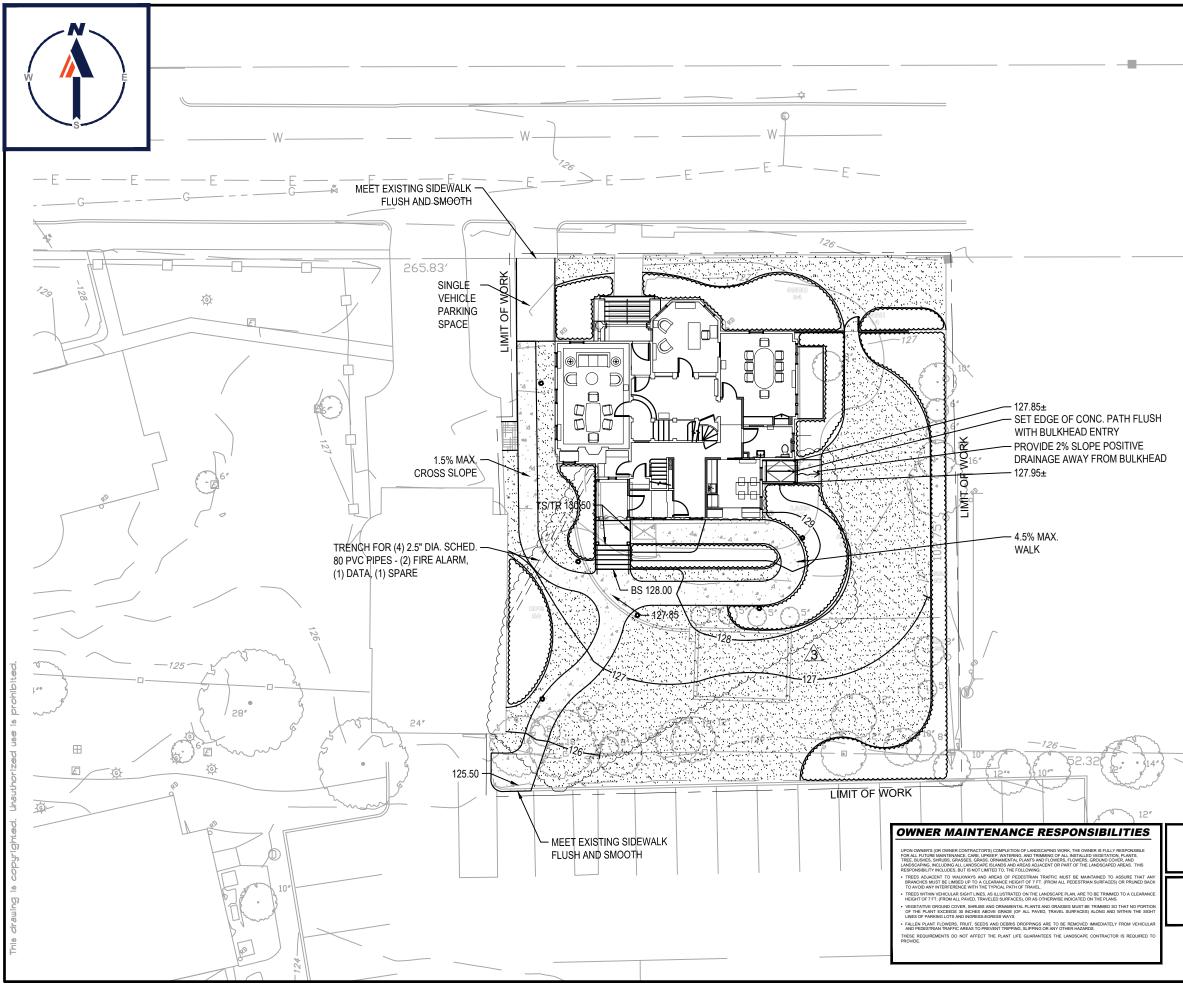
FIGURE 7: South Elevation (First Floor Window)



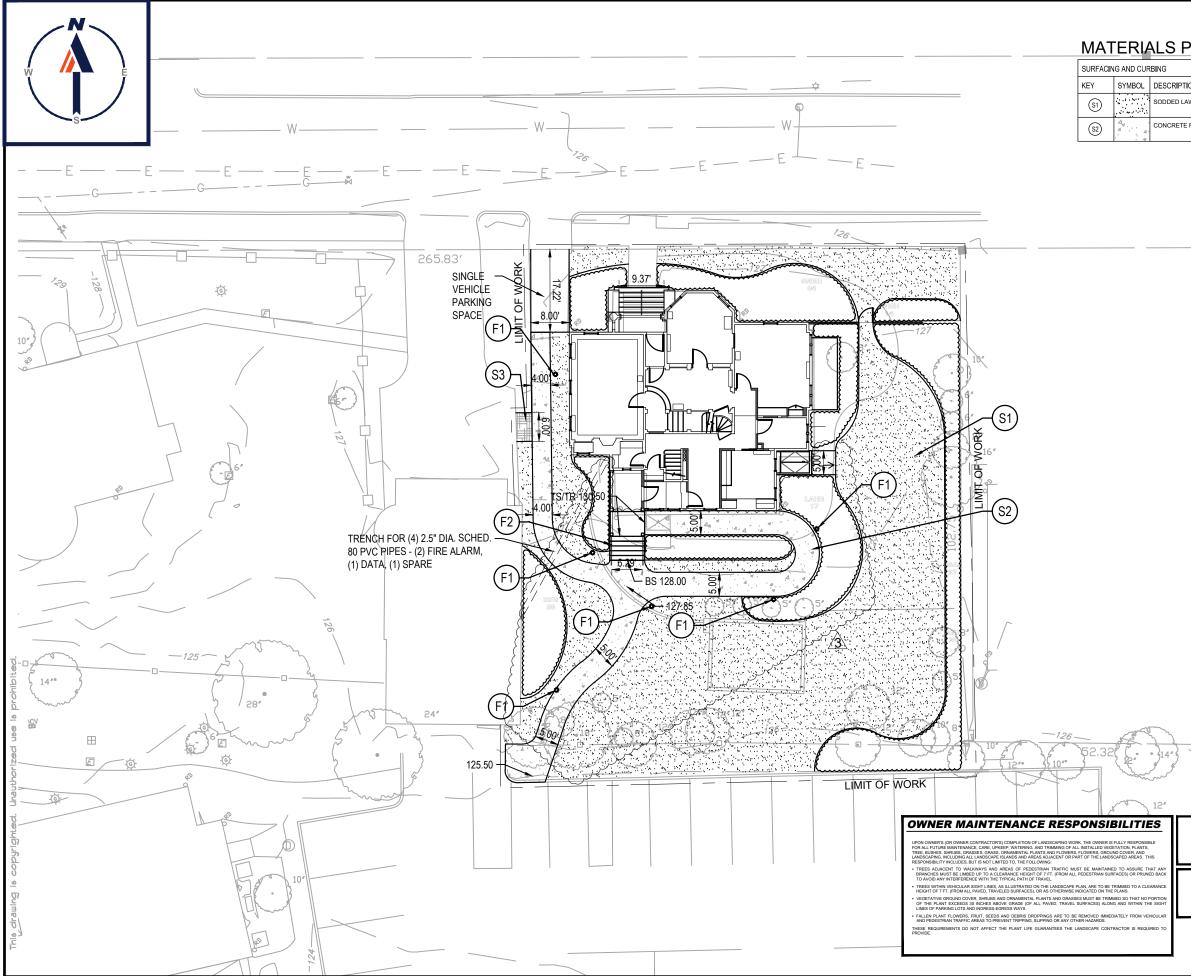
FIGURE 8: South Elevation (Second Floor Window)



FIGURE 8: East Elevation (First Floor Window)



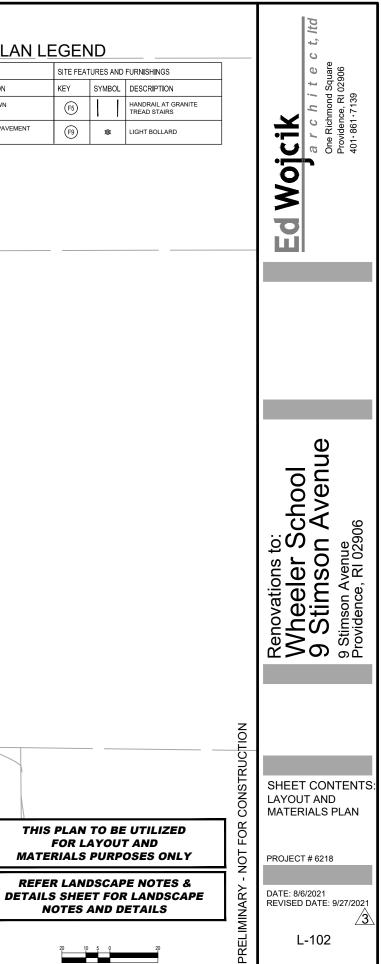
		Ed Wojcik a r c h i t e c t, ltd One Richmond Square Providence, RI 02906 401-881-7139
		Renovations to: Wheeler School 9 Stimson Avenue 9 Stimson Avenue Providence, RI 02906
THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY REFER LANDSCAPE NOTES & DETAILS SHEET FOR LANDSCAPE NOTES AND DETAILS	PRELIMINARY - NOT FOR CONSTRUCTION	SHEET CONTENTS: GRADING PLAN PROJECT # 6218 DATE: 8/6/2021 REVISED DATE: 9/27/2021

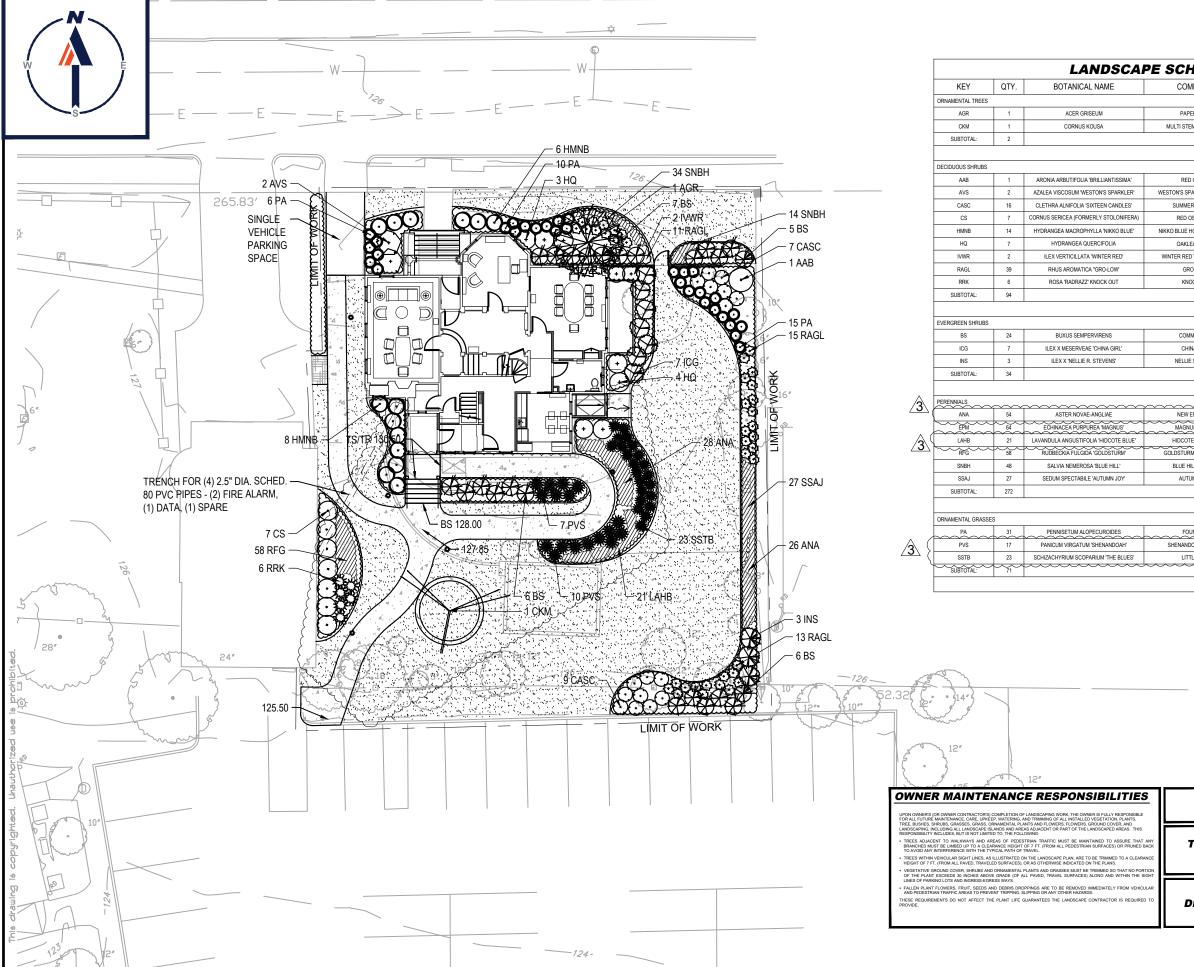


PLAN	LEGEND

	SITE FEATURES AND FURNISHINGS			
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AWN	(F5)		HANDRAIL AT GRANITE TREAD STAIRS	
PAVEMENT	(F9)	Ø	LIGHT BOLLARD	

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RED CHOKEBERRY	3-4'	B+B	-	
S SPARKLER AZALEA HYBRID	30-36*	B+B	-	
IMERSWEET CLETHRA	24-30"	CONTAINER		
ED OSIER DOGWOOD	2-3'	B+B	_	0
UE HORTENSIA HYDRANGEA	18-24" 24-30"	CONTAINER	-	
RED WINTERBERRY HOLLY	30-36"	CONTAINER	_	
GRO-LOW SUMAC	1 GAL.	CONTAINER		
KNOCK OUT ROSE	24-30*	CONTAINER	_	
			-	
COMMON BOXWOOD	30-36"	B+B		
CHINA GIRL HOLLY	30-36"	B+B	_	
LLIE STEVENS HOLLY	4-5'	B+B	_	
EW ENGLAND ASTER	2 GAL.	CONTAINER	\$	
AGNUS CONEFLOWER	2 GAL.	CONTAINER	1	
COTE BLUE LAVENDER	2 GAL.	CONTAINER	)	$\underline{\Theta}$
TURM/BLACK-EYED SUSAN	2 GAL.	CONTAINER		
IE HILL MEADOW SAGE	2 GAL.	CONTAINER	_	
UTUMN JOY SEDUM	2 GAL.	CONTAINER	_	
			-	Renovations to: Wheeler School 9 Stimson Avenue <sup>9 Stimson Avenue</sup> Providence, RI 02906
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REFER LANDSCAPE NOTES & DETAILS SHEET FOR LANDSCAPE			INAF	REVISED DATE: 9/27/2021
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### LANDSCAPE SPECIFICATIONS

#### SCOPE OF WORK:

THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOLL PREPARATION, PERMANENT SEEDING OR SODDING, PLANTING AND MULCHING INCLUDING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROLECT, UNLESS OTHERWISE CONTRACTED BY THE ECHREAL CONTRACTOR.

#### 2. MATERIALS

- CONTROL OF A CONTROL A CONTROL OF A CONTROL 2.1.
- 2.2 TOPSOIL - NATURAL, FRIABLE, LOAMY SILT SOIL HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, A PH RANGE BETWEEN 4.5-7.0. IT SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN ONE INCH (1"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.
- 23 LAWN - ALL DISTURBED AREAS ARE TO BE TREATED WITH A MINIMUM <u>6</u>" THICK LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, AND SEEDED OR SODDED IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS INDICATED <u>ON THE</u> LANDSCAPE PLAN

2.3.1. LAWN SEED MIXTURE SHALL BE FRESH, CLEAN NEW CROP SEED.

- 2.3.2. SOD SHALL BE STRONGLY ROOTED, WEED AND DISEASE/PEST FREE WITH A UNIFORM THICKNESS. SOD INSTALLED ON SLOPES GREATER THAN 4:1 SHALL BE PEGGED TO HOLD SOD IN PLACE.
- MULCH ALL PLANTING BEDS SHALL BE MULCHED WITH A <u>3\*</u> THICK LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN AND/OR LANDSCAPE PLAN NOTES /DETAILS. 2.4. 2.5. FERTILIZER
- FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL UNOPENED STANDARD BAGS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. FERTILIZER SHALL BE STORED IN A WEATHERPROOF PLACE SO THAT IT CAN BE KEPT DRY PROFIL TO USE. 2.5.1.
- FOR THE PURPOSE OF BIDDING, ASSUME THAT FERTILIZER SHALL BE 10% NITROGEN, 6% PHOSPHORUS AND 4% POTASSIUM BY WEIGHT. A FERTILIZER SHOULD NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY. 2.5.2. 2.6 PLANT MATERIAL
- 2.6.1.
- ALL PLANTS SHALL IN ALL CASES CONFORM TO THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOOK" (ANSI 2801), LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION (FORMERLY THE AMERICAN ASSOCIATION OF NURSERY(HEM). IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES FOR ANY AND ALL PLANT MATERIAL. 2.6.2
- 2.6.3. PLANTS SHALL BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE. TAGS ARE TO REMAIN ON AT LEAST ONE PLANT OF EACH SPECIES FOR VERIFICATION PURPOSES DURING THE FINAL INSPECTION.
- TREES WITH ABRASION OF THE BARK, SUN SCALDS, DISFIGURATION OR FRESH CUTS OF LIMBS OVER 11/3", WHICH HAVE NOT BEEN COMPLETELY CALLUSED, SHALL BE REJECTED. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR REVAR BRANCHES. 2.6.4.
- ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH: WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE OF DISEASE, INSECTS, PESTS, EGGS OR LARVAE. 2.6.5.
- CALIPER MEASUREMENTS OF NURSERY GROWN TREES SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6') ABOVE THE NATURAL GRADE FOR TREES UP TO AND INCLUDING A FOUR INCH (4') CALIPER SIZE. IF THE CALIPER AT SIX INCHES (6') ABOVE THE GROVID EXCERSED FOUR INCHES (1') CALIPER, THE CALIPER SIXOLID BE MEASURED AT A POINT 1'2 ABOVE THE NATURAL. 266
- SHRUBS SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB, AND NOT TO THE LONGEST BRANCH. 2.6.7

2.6.8. TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL.

- 3. GENERAL WORK PROCEDURES CONTRACTOR TO UTILIZE WORKMANLIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED,
- STOCKPILED OR DISPOSED OF. WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DEBRIS SHALL NOT BE BURIED, INCLUDING ORGANIC MATERIALS, BUT SHALL BE REMOVED COMPLETELY FROM THE SITE. 3.2.

#### 4. SITE PREPARATIONS

- BEFORE AND DURING PRELIMINARY GRADING AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINED HEREIN.
- ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES. THE ENTIRE LIMB OF ANY DAMAGED BRANCH 4.2. SHALL BE CUT OFF AT THE BRANCH COLLAR. CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT TOFF AT THE BRANCH COLLAR. CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE MONTRACK WITH CLEAN, SHARP TOOLS AND TOFSOL SHALL BE FLACED AROUND THE REMANDER OF THE FORTS. EVENTIME TREES SHALL BE MONTRACED ON A REGULAR BASIS FOR ADDITIONAL ROOT OR BRANCH DAMAGE AS A RESULT OF CONSTRUCTION. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR SHALL WATER EXISTING TREES. NEEDED TO PREVENT SHOCK OR DECLINE. ING TREES AS
- CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY STAKE-OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF 4.3. ANY LANDSCAPE MATERIAL. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO THE BEGINNING OF WOR

#### 5. TREE PROTECTION

- CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN. A TREE PROTECTION ZONE SHALL BE ESTABLISHED AT THE DIRIP LINE OR AT THE LINIT OF CONSTRUCTION DISTURBANCE, WHICHEVER IS GREATER. LOCAL STANDARDS THAT MAY RECURE A MORE STRUCT TREE PROTECTION ZONE SHALL BE HORORED.
- A FORTY-EIGHT INCH (46') HIGH WOODEN SNOW FENCE OR ORANGE COLORED HIGH-DENSITY VISI-FENCE', OR APPROVED EQUAL, MOUNTED ON STELE, POSTS SHALL BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION ZONE. POSTS SHALL BE LOCATED AT A MAXIMUM OF EIGHT FEET (3) ON CONTRE OR AS MONICATED WITHIN THE TREE PROTECTION DETAIL. 52
- WHEN THE TREE PROTECTION FENCING HAS BEEN INSTALLED, IT SHALL BE INSPECTED BY THE APPROVING AGENCY PRIOR TO DEMOLITON, GRADING, TREE CLEARING OR ANY OTHER CONSTRUCTION. THE FENCING ALONG THE TREE PROTECTION ZONE SHALL BE REGULARLY INSPECTED BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITY HAS BEEN COMPLETED. 5.3.
- AT NO TIME SHALL MACHINERY, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT STANDING IN THE TREE 5.4.

#### SOIL MODIFICATIONS

- CONTRACTOR SHALL ATTAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING. SOIL TESTS SHALL BE PERFORMED BY A CERTIFIED SOIL LABORATORY. 6.1.
- 6.2. LANDSCAPE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL SOIL MODIFICATIONS AS SPECIFIED HEREIN, MAY NEED TO BE CONDITIONED BY THE LANDSCAPE CONTRACTOR DEPENDING VIAL SOIL MODIFICATIONS, AS SPECIFIED HEREIN, MAY NEED TO BE CONDUCTED BY THE LANDSCAPE CONTRACTOR DEPENDING ON SITE CONDITIONS
- THE FOLLOWING AMENDMENTS AND QUANTITIES ARE APPROXIMATE AND ARE FOR BIDDING PURPOSES ONLY. COMPOSITION OF AMENDMENTS SHOULD BE REVISED DEPENDING ON THE OUTCOME OF A TOPSOIL ANALYSIS PERFORMED BY A CERTIFIED SOIL 6.3.
- LABORATORY TO INCREASE A SANDY SOLL'S ABILITY TO RETAIN WATER AND NUTRIENTS, THOROUGH LY TILL ORGANIC MATTER INTO THE TOP 6-72°. USE COMPOSTED BARK, COMPOSTED LEAF MULCH OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLORA NO BE FREE OF PIECES WITH DENTIFICABLE LEAF OR WOOD STRUCTURE. AVIOL MATERIAL WITH A PHIGHET NAM TS 6.3.1
- 6.3.2. TO INCREASE DRAINAGE, MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR AGRICULTURAL GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. SUBSURFACE DRAINAGE LINES MAY NEED TO BE ADDED TO INCREASE
- MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX. 6.3.3.

### FINISHED GRADING

- UNLESS OTHERWISE CONTRACTED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBANCE AREA OF THE SITE.
- LANDSCAPE CONTRACTOR SHALL VERIFY THAT SUBGRADE FOR INSTALLATION OF TOPSOIL HAS BEEN ESTABLISHED. THE SUBGRADE OF THE SITE MUST MEET THE FINISHED GRADE LESS THE REQUIRED TOPSOIL THICKNESS (1\*±). 7.2
- ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THIS SET OF CONSTRUCTION PLANS, UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER OR LANDSCAPE ARCHITECT. 7.3.
- 7.4. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER IN AND AROUND THE PLANTING BEDS. STANDING WATER SHALL NOT BE PERMITTED IN PLANTING BEDS.

TOPSOILING

- CONTRACTOR SHALL PROVIDE A <u>6</u>' THICK MINIMUM LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS.
- 8.2 ON-SITE TOPSOIL MAY BE USED TO SUPPLEMENT THE TOTAL AMOUNT REQUIRED. TOPSOIL FROM THE SITE MAY BE REJECTED IF IT HAS NOT BEEN PROPERLY REMOVED, STORED AND PROTECTED PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL FURNISH TO THE APPROVING AGENCY AN AWALYSIS OF BOTH IMPORTED AND ON-SITE TOPSOIL TO BE UTILIZED IN ALL PLANTING AREAS. THE PH AND NUTRIENT LEVELS MAY NEED TO BE ADJUSTED THROUGH SOIL MODIFICATIONS AS NEEDED TO ACHIEVE THE REGURDED LEVELS AS SPECIFIED IN THE MATERIALS SECTION ABOVE. 83
- ALL LAWN AREAS ARE TO BE CULTIVATED TO A DEPTH OF SIX INCHES (6<sup>°</sup>). ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES SECTION ABOVE. THE FOLLOWING SHALL BE TILLED INT THE TOP FOUR INCHES (4<sup>°</sup>) IN TWO DIRECTIONS (DUNNTITIES BASED ON A 1.000 SQUARE FOOT AREA- FOR BID URPROSES ONLY [SEE 8.4 SPECIFICATION 6.A.I):

- 20 POUNDS 'GRO-POWER' OR APPROVED SOIL CONDITIONER/FERTILIZER
- 20 POUNDS NITRO-FORM (COURSE) 38-0-0 BLUE CHIP OR APPROVED NITROGEN FERTILIZER 842
- 8.5. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN CONDITIONS.

9. PLANTING

INSOFAR THAT IT IS FEASIBLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE, LANDSCAPE CONTRACTOR SHALL PROTECT UNINSTALLED PLANT MATERIAL. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN THREE DAY PERDO AFTER DELIVERY. PLANTS THAT UNLING THE PLANTED FOR A PERIOD OF TIME GREATER THAN THREE DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH TO HELP PRESERVE ROOT MOISTURE. 9.1.

NOTES 1) NO SOLI OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT. 2) REMOVE ALL NON-BIODEGRADABLE MATERIAL AND ROPE FROM TRUNK & TOP OF ROOT BALL FOLD BURLVP BACK 13 ROM ROOT BALL 3) PLANTING DEPTH SHALL BE THE SAME AS GROWN IN NURSERY. 4) THOROUGHY SOM THE THER FOR DALL AND ADJACENT PREPARED SOLI SEVERAL TIMES DURING THE

INCLINICATING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS. .) THE BOTTOM OF PLANTING PIT EXCAVATIONS SHOULD BE ROUGH TO AVOID MATTING OF SOIL LAYERS

OR REMOVE ONE AT PLANTING: OTHERWISE NOT PRUNE TREE AT PLANTING EXCEPT FOR SPECIFIC STRUCTURAL CORRECTIONS

SET ROOT BALL FLUSH TO GRADE OR SEVERA

3" DOUBLE SHREDDED HARDWOOD BAR MULCH (UNLESS OTHERWISE SPECIFIED NOT PLACE MULCH IN CONTACT WITH TI TRUNK)

ANDSCAPE FABRIC AS SPECIFIED

ALL PLANTING CONTAINERS, BASKETS AND

NON-BIODEGRADABLE MATERIALS BE REMOVED FROM ROOT BALLS.

SET ROOT BALL ON UNDISTURBED SOIL IN BOTTOM OF HOLE

RANGELANTED AT THE SAME OWNER AS IN THE CONTAINER SEMOVE THE CONTAINER, USE FINGER OR SMALL HAND TO TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTIN SOIL; THEN CUT OR PULL APART ANY ROOTS THAT CIRCLE THE PERIMETER OF THE CONTAINER.

OUBLE-SHREDDED HARDWOOD BARK MULCH (DO NO MULCH AGAINST THE BASE OF THE PLANT).

-LANDSCAPE FABRIC AS SPECIFIED

UNDISTURBED SUBGRADE

PLACE SHRUB ON FIRM SOIL IN BOTTOM OF HOLE

-WHEN APPROPRIATE, PLANT MULTIPLE SHRUBS IN CONTINUOUS PLANTING HOLE.

N.T.S.

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NTS

**ARBORTIE STAKING DETAIL** 

HIS END WRAPPED ROUND TREE AFTER NOT IS TIGHTENED

BEGIN A NEW KNOT BELOW TH KNOT THAT WAS TIED IN STEP

THIS E STAKE

NISHED GRADE

4" BUILT-UP EARTH SAUCER

NO NEW SOIL IS ADDED. IT IS PREFERABLE TO TILL THE FIRST LIFT (2 TO 3 IN ) OF PLANTING SOIL INTO THE

SUBSOIL. 6.) REFER TO THE CHART "GENERAL RANGE OF SOIL MODIFICATIONS & VOLUMES FOR VARIOUS SOIL

REINFORCED RUBBER HOSE (1/2" DIA BLACK)

12 GAUGE GALVANIZED WIRE GUYS TWISTE

(RECOMMENDATION ONLY SEE SOIL MOD. C

NT SHALL BE PLANTED SO THAT THE PO

(SEE SOIL MOD

BEFORE PLANTING, ADD 3" TO 4" O

MPOSTED LEAVES AND RECYCLE TO BED AND TILL INTO TOP 6" O

SOIL SURFACE ROUGHENED TO BIND WITH NEW SOIL

PREPARED SOIL

INCORPORATE 2" OF PEAT INT

OF PLANTING MIXTURE, AS SPECIFIED

1" DOUBLE SHREDDE

FOLD BURLAP AWAY FROM TOP OF ROOT

2" DIA. HARDWOOD STAKES 2/3 TREE HT. 3 -PER TREE

TWICE THE WIDTH OF ROOTBALL FOR PREPARED SOIL FOR TREES.

DIG WIDE, SHALLOW HOLE WITH -TAMPED SIDES

TAMP SOIL SOLIDLY AROUND BASE OF ROOT BALL

TREE PLANTING DETAIL

WELL

24\* MINIMUM

SHRUB PLANTING DETAIL

**GROUNDCOVER PLANTING** 

SOD DETAIL

TYPICAL GUYING

STEP 1: TIE A SIMPLE KNOT 18-24" FROM

THER END OF THE ARBORTIE EPENDING ON THE DIAMETER

POLYPROPYLENE MATERIAL 20 WIDE, 900 LB BREAK STRENGTH. ARBORTIE SHALL BE FASTENED TO STAKES IN A MANNER

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3

MIN. OF THREE STAKES TO EAU TREE

-x-

ED ARBORTIE GREEN (OR WHITE) STAKIN YING MATERIAL IS TO BE FLAT WOVEN

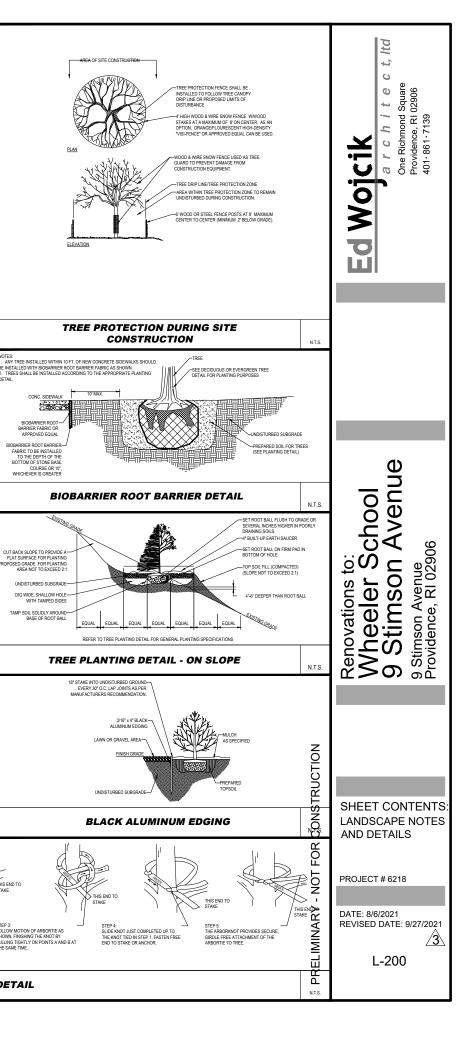
- PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS. 92 RE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION.
- ANY INJURED ROOTS OR BRANCHES SHALL BE PRUNED TO MAKE CLEAN-CUT ENDS PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. 9.3. ONLY INJURED OR DISEASED BRANCHING SHALL BE REMOVED.
- ALL PLANTING CONTAINERS, BASKETS AND NON-BIODEGRADABLE MATERIALS SHALL BE REMOVED FROM ROOT BALLS DURING PLANTI NATURAL FIBER BURLAP MUST BE CUT FROM AROUND THE TRUNK OF THE TREE AND FOLDED DOWN AGAINST THE ROOT BALL PRIOR T BACKFILLINS.
- POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE 9.5. ARCHITECT PRIOR TO EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.
- PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE, AS SHOWN ON THE APPROVED LANDSCAPE PLAN, MUST BE INSTALLED, INSPECTED AND APPROVED BY THE APPROVING AGENCY. THE APPROVING AGENCY SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS. THE PLANTING OF TREES, SHRUBS, VINES OR GROUND COVER SHALL OCCUR ONLY DURING THE FOLLOWING PLANTING SEASONS: 96
- 961 PLANTS: MARCH 15 TO DECEMBER 15
- 9.6.2. LAWN: MARCH 15 TO JUNE 15 OR SEPT. 1 TO DECEMBER 1
- PLANTINGS REQUIRED FOR A CERTIFICATE OF OCCUPANCY SHALL BE PROVIDED DURING THE NEXT APPROPRIATE SEASON AT THE MUNICIPALITY'S DISCRETION. CONTRACTOR SHOULD CONTACT APPROVING AGENCY FOR POTENTIAL SUBSTITUTIONS. 9.6.3.
- FURTHERMORE, THE FOLLOWING TREE VARIETIES ARE UNUSUALLY SUSCEPTIBLE TO WINTER DAMAGE. WITH TRANSPLANT SHOCK AND THE SEASONAL LACK OF NITROGEN AVAILABILITY, THE RISK OF PLANT DEATH IS GREATLY INCREASED. IT IS NOT RECOMMENDED THAT THESE SPECIES RE PLANETED DURING THE FALL PLANTING SEASON.
  - ACER RUBRUM PLATANUS X ACERIFOLIA BETULA VARIETIES POPULUS VARIETIES
  - BETULA VARIETIES CARPINUS VARIETIES CRATAEGUS VARIETIES KOELREUTERIA LIQUIDAMBAR STYRACIFLUA POPULUS VARIETIES PRUNUS VARIETIES PYRUS VARIETIES QUERCUS VARIETIES TILIA TOMENTOSA
- PLANTING PTS SHALL BE DUG WITH LEVEL BOTTOMS WITH THE WIDTH TWICE THE DIAMETER OF ROOT BALL. THE ROOT BALL SHALL REST ON INDIGED GRADE. EACH PLANT PIT SHALL BE BACKFILLED IN LAYERS WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY: 9.8
- 9.8.1. 1 PART PEAT MOSS
- 982 1 PART COMPOSTED COW MANURE BY VOLUME
- 9.8.3. 3 PARTS TOPSOIL BY VOLUME
- 21 GRAMS 'AGRIFORM' PLANTING TABLETS (OR APPROVED EQUAL) AS FOLLOWS: 9.8.4.
- 9.8.4.1. 2 TABLETS PER 1 GALLON PLANT 9842 3 TABLETS PER 5 GALLON PLANT
- 9843 4 TABLETS PER 15 GALLON PLANT
- 9844 LARGER PLANTS: 2 TABLETS PER 1/2" CALIPER OF TRUNK 9.9 FILL PREPARED SOIL AROUND BALL OF PLANT HALF-WAY AND INSERT PLANT TABLETS. COMPLETE BACKFILL AND WATER THOROUGHLY
- 9.10. ALL PLANTS SHALL BE PLANTED SO THAT THE TOP OF THE ROOT BALL, THE POINT AT WHICH THE ROOT FLARE BEGINS, IS SET AT GROUND LEVEL AND IN THE CENTER OF THE PIT. NO SOIL IS TO BE PLACED DIRECTLY ON TOP OF THE ROOT BALL.
- ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS OR DRIVEWAYS SHALL BE PRUNED AND MAINTAINED TO A MINIMUM BRANCHING HEIGHT OF 7' FROM GRADE. 9.11.
- GROUND COVER AREAS SHALL RECEIVE A ½ LAYER OF HUMUS RAKED INTO THE TOP 1\* OF PREPARED SOIL PRIOR TO PLANTING. ALL GROUND COVER AREAS SHALL BE WEEDED AND TREATED WITH A PRE-EMERGENT CHEMICAL AS PER MANUFACTURER'S 9.12. RECOMMENDATION
- 9.13. NO PLANT, EXCEPT GROUND COVERS, GRASSES OR VINES, SHALL BE PLANTED LESS THAN TWO FEET (2') FROM EXISTING STRUCTURES AND SIDEWALKS
- ALL PLANTING AREAS AND PLANTING PITS SHALL BE MULCHED AS SPECIFIED HEREIN TO FILL THE ENTIRE BED AREA OR SAUCER. NO MULCH IS TO TOUCH THE TRUNK OF THE TREE OR SHRUB. 9.14.
- ALL PLANTING AREAS SHALL BE WATERED IMMEDIATELY UPON INSTALLATION IN ACCORDANCE WITH THE WATERING SPECIFICATIONS AS LISTED HEREIN. 9.15.
- 10. TRANSPLANTING (WHEN REQUIRED)
- 10.1. ALL TRANSPLANTS SHALL BE DUG WITH INTACT ROOT BALLS CAPABLE OF SUSTAINING THE PLANT. IF PLANTS ARE TO BE STOCKPILED BEFORE REPLANTING, THEY SHALL BE HEALED IN WITH MULCH OR SOIL, ADEQUATELY WATERED AND PROTECTED FROM EXTREME HEAT, SUN AND WIND. 10.2.
- 10.3. PLANTS SHALL NOT BE DUG FOR TRANSPLANTING BETWEEN APRIL 10 AND JUNE 30.
- 10.4. UPON REPLANTING, BACKFILL SOIL SHALL BE AMENDED WITH FERTILIZER AND ROOT GROWTH HORMONE
- 10.5. TRANSPLANTS SHALL BE GUARANTEED FOR THE LENGTH OF THE GUARANTEE PERIOD SPECIFIED HEREIN.
- 10.6. F TRANSPLANTS DIE, SHRUBS AND TREES LESS THAN SIX INCHES (6\*) DBH SHALL BE REPLACED IN KIND. TREES GREATER THAN SIX
- INCHES (6") DBH MAY BE REQUIRED TO BE REPLACED IN ACCORDANCE WITH THE MUNICIPALITY'S TREE REPLACEMENT GUIDELINES

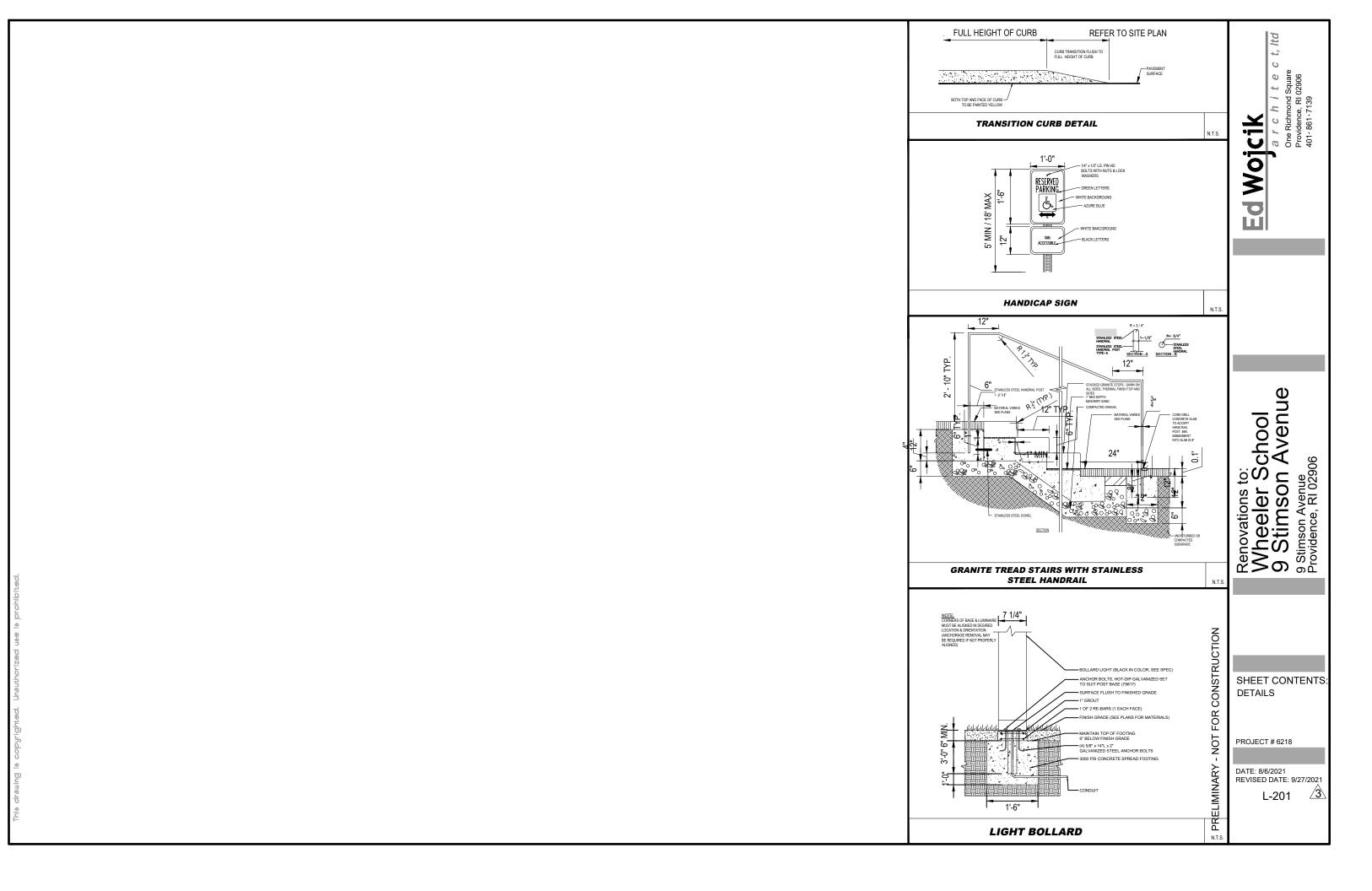
11. WATERING

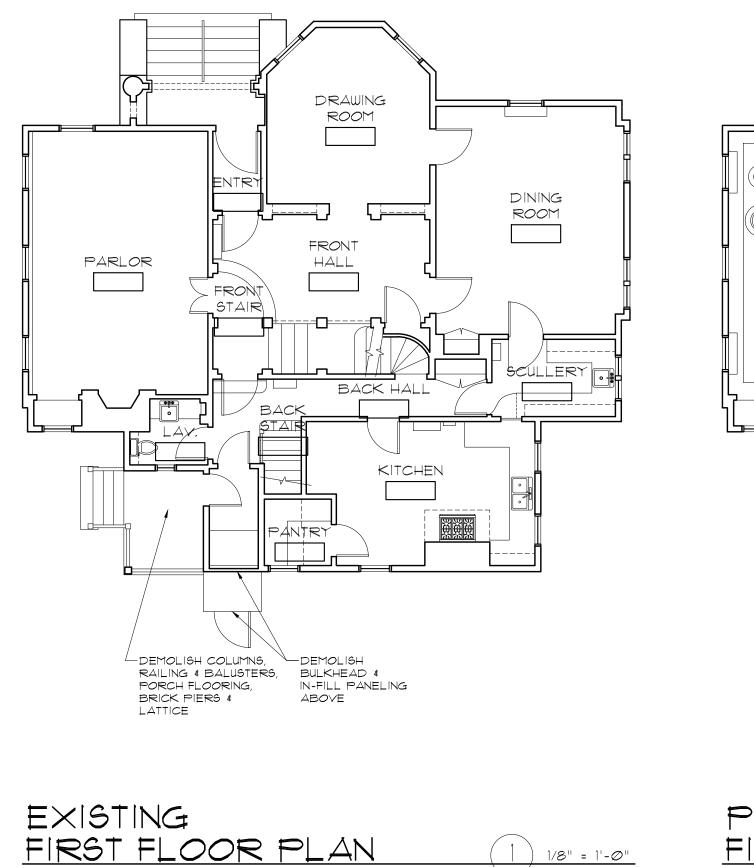
- NEW PLANTINGS OR LAWN AREAS SHALL BE ADEQUATELY IRRIGATED BEGINNING IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH AMMERE AND TO DISTURB BACKFLL AND TO THE EXTENT THAT ALL MATERALS IN THE PLANTING HOLE ARE THOROUGH IN SATURATED. WATERING SHALL CONTINUE AT LEAST UNTIL PLANTS ARE ESTABLISHED. 11.1. 11.2 SITE OWNER SHALL PROVIDE WATER IF AVAILABLE ON SITE AT TIME OF PLANTING. IF WATER IS NOT AVAILABLE ON SITE CONTRACTOR
- SHALL SUPPLY ALL NECESSARY WATER. THE USE OF WATERING BAGS IS RECOMMENDED FOR ALL NEWLY PLANTED TREES
- 11.3. IF AN IRRIGATION SYSTEM HAS BEEN INSTALLED ON THE SITE, IT SHALL BE USED TO WATER PROPOSED PLANT MATERIAL BUT ANY FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE CONTRACTOR'S RESPONSIBILITY OF MAINTAINING THE DESIRED MOISTURE LEVEL FOR VIGOROUS, HEALTHY GROWTH.

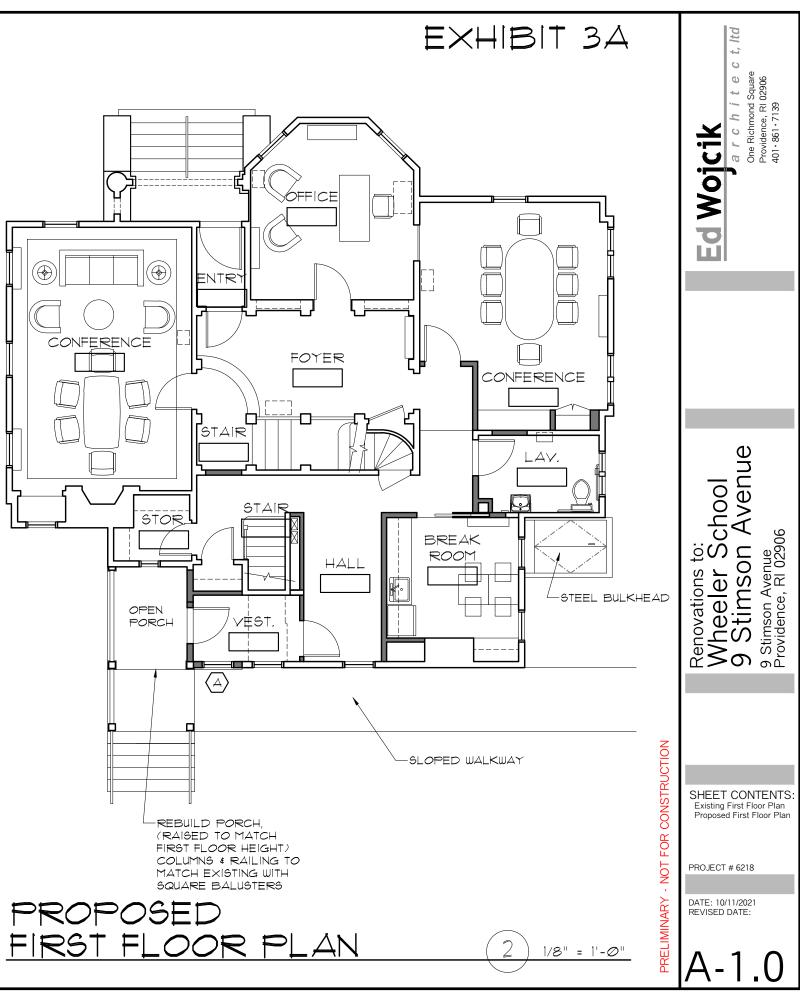
#### 12. GUARANTEE

- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF 1 YEAR FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE APPROVING AGENCY. CONTRACTOR SHALL SUPPLY THE OWNER WITH A MAINTENANCE BOND FOR THE PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE CONCULSION OF THE GUARANTEE PERIOD AND WHEN A FINAL INSPECTION HAS BEEN COMPLETED AND APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.
- ANY DEAD OR DYING PLANT MATERIAL SHALL BE REPLACED FOR THE LENGTH OF THE GUARANTEE PERIOD. REPLACEMENT OF PLANT MATERIAL SHALL BE CONDUCTED AT THE FIRST SUCCEEDING PLANTING SEASON. ANY DEBRIS SHALL BE DISPOSED OF OFF-SITE, WITHOUT EXCEPTION. 12.2
- TREES AND SHRUBS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND THROUGHOUT THE 90 DAY MAINTENANCE PERIOD AS SPECIFIED HERRIN. CULTIVATION, WEEDING, WATERING AND THE PREVENTATIVE TREATMENTS SHALL BE PERFORMED AS NECESSARY TO KEEP PLANT MATERIAL IN GOOD CONDITION AND FREE OF INSECTS AND ISEASE. 12.3.
- LAWNS SHALL BE MAINTAINED THROUGH WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING, REGARDING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE 12.4.
- 13. CLEANUP
- UPON THE COMPLETION OF ALL LANDSCAPE INSTALLATION AND BEFORE THE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL UNUSED MATERIALS, EQUIPMENT AND DEBRIS FROM THE SITE. ALL PAVED AREAS ARE TO BE CLEANED. 13.1. 13.2. THE SITE SHALL BE CLEANED AND LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER OR AUTHORIZED
- 14. MAINTENANCE (ALTERNATIVE BID):
- AND LEVERCE VERTICATION OF FAIL COMMENCE AT THE END OF ALL LANDSCAPE INSTALLATION OPERATIONS. THE 90 DAY MAINTENANCE PERICO DISURES TO THE OWNER/OPERATOR THAT THE NEWLY INSTALLED LANDSCAPING HAS BEEN MAINTAILED AS SPECIFIED ON THE APPROVED LANDSCAPE PLAN. ONCO FTHE WITH 40 DAY MAINTENANCE PERICO HAS EVENTIONED THE OWNER/OPERATOR MAY REQUEST THAT BIDDERS SUBMIT AN ALTENATE MAINTENANCE BID FOR A MONTHLY MAINTENANCE CONTRAC. THE ALTENATE MAINTENANCE CONTRACT WILL ENCOMPASS MAY WORK THAT IS CONSIDERED APPROPRIATE TO ENSURE THAT PLANT AND LAWN AREA, RAE HEALTH'N AND MANCURED TO THE APPROVAL OF THE OWNEROFERATOR. 14.1. ANCE CONTRACT









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