

FRONT PORCH	◇	6.5 fc	9.7 fc	2.3 fc	4.2:1	2.8:1
LOT 55 3 STORY BLDG SE WALL	◇	0.1 fc	0.6 fc	0.0 fc	N/A	N/A
REAR PARKING LOT	+	1.2 fc	3.1 fc	0.3 fc	10.3:1	4.0:1
SIDEWALK	◇	3.9 fc	14.4 fc	0.7 fc	20.6:1	5.6:1

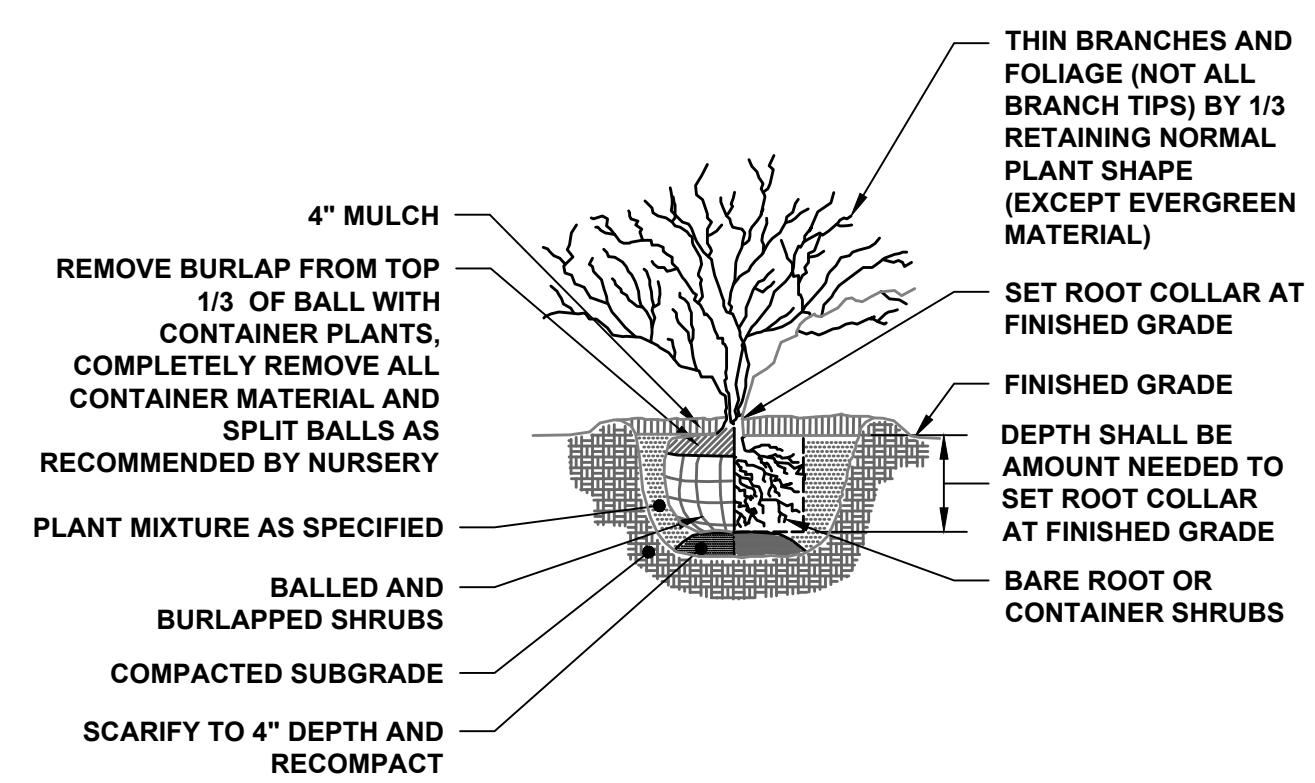
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	LLF	Notes
□	A	3	Lithonia Lighting	WDGE2 LED P1 30K 80CRI VW VOLTS NLTAIR2 PIR COLOR R56		9.8W LED 3000K	0.88	
○	B	8	KENALL	HADL6-FF-2FW-12L-30K8-M-FW-G-RIG6-VOLTS-DIM1-9500-R56		15.0W LED 3000K	0.88	
○	C	5	Kenall	MR13FFL-PP-COLOR-10L30K-VOLTS-MODR56		13.0W LED 3000K	0.88	
□	D	8	BEGA-US	22 256 K3 COLOR R56		21.0W LED 3000K	0.88	

LANDSCAPE ARCHITECTURAL NOTES

- GENERAL NOTES**
- EXAMINE ALL ENGINEERING DRAWINGS AND FIELD CONDITIONS FOR SPECIFIC LOCATIONS OF UTILITIES, STRUCTURES, ETC. NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY REGARDING ANY DISCREPANCIES OR LOCATION CONFLICTS PRIOR TO PLANTING.
 - IN THE EVENT THAT PLANT QUANTITY DISCREPANCIES OR MATERIAL OMISSIONS OCCUR IN THE PLANTING SCHEDULE, THE PLAN SHALL SUPERSEDE.
 - ALL PLANTING MATERIALS AND METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE LOCAL MUNICIPAL ORDINANCES AND ANSI Z-60.1 (CURRENT VERSION), THE AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN. IN THE EVENT OF CONFLICTS BETWEEN A.A.N. AND MUNICIPAL STANDARDS, THE MUNICIPAL REQUIREMENTS SHALL SUPERSEDE.
 - ALL LANDSCAPING SHALL BE PLANTED AS TO NOT INTERFERE WITH UTILITY LINES, SIGHT TRIANGLES, UNDERGROUND UTILITIES, OR PUBLIC WALKWAYS OR OTHER EXISTING OR PROPOSED STRUCTURES. ALL PLANT MATERIAL REQUIRED IN SIGHT DISTANCES OR SIGHT TRIANGLE SHALL NOT EXCEED A MATURE HEIGHT GREATER THAN 30" ABOVE THE ELEVATION OF THE ADJACENT ROADWAY. STREET TREES AND SHADE TREES PLANTED NEAR PEDESTRIAN OR VEHICULAR ACCESSES, OR WITHIN REQUIRED SIGHT DISTANCES OR SIGHT TRIANGLE EASEMENTS SHALL NOT BE BRANCHED ANY LOWER THAN 8'-0" ABOVE GRADE, AND MUST BE APPROPRIATELY PRUNED. NO WOODY PLANTS, EXCEPT GROUNDCOVERS, ARE TO HAVE THEIR CENTERS CLOSER THAN 36" TO THE BACK OF THE CURB.
- PLANT MATERIAL**
- NO PLANT SUBSTITUTION SHALL BE ALLOWED WITH REGARD TO SIZE, SPECIES, NAMED VARIETY OR CULTIVAR WITHOUT PRIOR PERMISSION OF THE APPROVING AUTHORITY.
 - ALL PLANTS SHALL BE DUG, PACKED, TRANSPORTED AND HANDLED WITH THE UTMOST CARE TO ENSURE ADEQUATE PROTECTION FROM INJURY DESICCATION.
 - ALL PLANTS SHALL BE FREE FROM DISEASE AND INFESTATION, AND HAVE ALL LEGALLY REQUIRED AGRICULTURAL CERTIFICATIONS.
 - ALL PLANTS SHALL BE PRUNED TO ENHANCE VIGOR PRIOR TO OR UPON INSTALLATION WHILE RETAINING NATURAL GROWTH HABIT OF THE PLANTS. THE CENTRAL LEADER SHALL NOT BE CUT; PLANTS PROVIDED IN THIS CONDITION SHALL NOT BE ACCEPTED. DAMAGED, BROKEN, OR CONFLICTING BRANCHES SHALL BE PRUNED CLEANLY, FLUSH WITH THE MAIN TRUNK OR BRANCH.
 - ALL PLANTS SHALL BE NURSERY-GROWN AND TAGGED WITH A DURABLE LABEL INDICATING THE GENUS, SPECIES AND SPECIFIED VARIETY OR CULTIVAR.
- PLANTING**
- SOIL MUST BE FROST-FREE, FRIABLE AND NOT MUDDY AT THE TIME OF PLANTING.
 - BACKFILL MATERIAL FOR PLANTING PITS SHALL BE COMPOSED OF 70% TOPSOIL, 20% FULLY COMPOSTED COW OR HORSE MANURE AND 10% PEAT MOSS. TOPSOIL SHALL MEET NJDOT STANDARD SPECIFICATIONS AND MAY BE FROM ON-SITE OR IMPORTED SOURCES. SOIL SHALL CONTAIN NO ACIDIC MARL, NOR ANY LARGE STONES.
 - PLANTS SHALL BE SET TO ULTIMATE FINISHED GRADE SO THAT THEY WILL BE LEFT IN THE RELATIONSHIP TO THE SURROUNDING GROUND AS THEY HAD, PRIOR TO BEING DUG. PLANTS SHALL BE SET SO THAT THEIR CROWNS ARE APPROXIMATELY THREE INCHES ABOVE THE FINAL GRADE WITH ROOT TOPSOIL AND MULCH GENTLY MOUNDED TO AVOID EXCESSIVE DRYING AT THE SURFACE. UNDER NO CIRCUMSTANCES SHALL PLANTINGS AT RELATIVELY DRY LOCATIONS BE PERFORMED IN A MOUNDED MANNER.
 - ALL PROPOSED TREES SHALL BE SET IN BEDS MULCHED TO THE LIMIT OF THEIR PLANTING PITS. ALL PROPOSED SHRUBS SHALL BE SET IN CONTINUOUS MASSED PLANTING BEDS RATHER THAN ISOLATED INDIVIDUALS. ALL TREE AND SHRUB BEDS SHALL RECEIVE A 4" THICK APPLICATION OF A THOROUGHLY COMPOSTED ORGANIC MULCH, FREE OF ANY OBJECTIONABLE OR FOREIGN MATERIALS.
 - ALL FINAL LAYOUT PLANTINGS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- MAINTENANCE**
- ALL PLANTINGS SHALL BE WATERED AS NECESSARY FOR SOUND HORTICULTURAL PRACTICE DURING THE FIRST GROWING SEASON TO ENSURE THEIR PROPER ESTABLISHMENT.
 - ALL DISTURBED AREAS BEYOND THE LIMITS OF THE MULCHED PLANTING BEDS SHALL BE PERMANENTLY STABILIZED WITH TURFGRASSES PER THE SOIL EROSION AND SEDIMENT CONTROL PLANS.
 - IN GENERAL, SHRUBS ARE TO BE PLANTED AT INTERVALS WHICH WILL ALLOW THEM TO FULLY DEVELOP INTO CONTINUOUS MASSES OF THE INDIVIDUAL SPECIES. THEREFORE, NO PRUNING TO SHAPE OR SHEARING IS REQUIRED OR DESIRABLE. WHERE DEAD OR CONFLICTING BRANCHING DEVELOPS, IT SHOULD BE PRUNED OUT.
- POST-PLANTING CARE NOTES:**
- BACKFILL SHALL BE EXISTING SOIL EXCAVATED FROM PLANTING PIT. BACKFILL SHALL BE INSTALLED AND SETTLED IN LAYERED SECTIONS TO LIMIT FUTURE SETTLING AND PREVENT AIR POCKETS. BACKFILL SHALL NOT BE COMPACTED TO A DENSITY THAT INHIBITS ROOT GROWTH. WATER SHALL BE ADDED TO THE ROOT BALL AND BACKFILL TO BRING THE ROOT BALL TO FIELD CAPACITY.
 - PLANTS ARE TO BE MULCHED TO THE LANDSCAPE ARCHITECT'S APPROVAL. ROOT FLARE SHALL BE EXPOSED.
 - CONTRACTOR TO PROVIDE POST-PLANTING CARE FOR A MINIMUM OF TWO YEARS.

PLANT SCHEDULE

SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
FB	Fothergilla x intermedia 'Blue Shadow'	Blue Shadow Fothergilla	30-36" Ht.	5 GAL.	5	



- NOTES:**
- MAINTAIN SAME GROUND LINE AS IN THE NURSERY.
 - DO NOT PRUNE EVERGREEN SHRUBS EXCEPT TO REMOVE DEAD AND BROKEN BRANCHES.

SHRUB PLANTING DETAIL N.T.S.

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NEW CONSTRUCTION
 OF
AFFORDABLE SENIOR HOUSING
 FOR THE
HOUSING AUTHORITY OF THE CITY OF ELIZABETH
 170-176 FIRST STREET
 ELIZABETH, NEW JERSEY 07206

No.	Date	Issue or Revision
B	12.01.20	PLANNING BOARD SUBMISSION
A	11.13.20	PLANNING BOARD SUBMISSION

Drawing Title
SITE LIGHTING AND LANDSCAPE PLAN

Scale 1" = 10'	USA Project No. 2020-076
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Drawn By KRD	Checked By RCG

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