



Existing Conditions / Demolition Notes

- Existing conditions and topography taken from field survey by Harold L. Eaton & Associates Spring 2006, Hadley, MA, and supplemented by The Berkshire Design Group, Spring 2009, Northampton, MA.
- The Contractor shall be responsible for a thorough site examination to determine the extent of demolition necessary to prepare the site for construction, and shall verify all items to be demolished or salvaged with the Landscape Architect prior to beginning work.
- Care shall be taken not to damage any items designated to remain; repair or replacement of damaged items designated to remain shall be at the Contractors expense.
- Disposal of property designated to be removed shall be at the direction of the Landscape Architect or Owner, and shall conform to all applicable laws and regulations. All salvable material shall be delivered by the Contractor to storage areas designated by the Landscape Architect. Contractor shall remove all existing unsuitable materials from the site.
- The Contractor shall protect existing trees to remain with 2x 4x 6'-0" stakes and snow fencing.
- All topsoil shall be stripped from grassy areas to be removed and stockpiled in an area designated by the Owner. The Contractor is responsible for all topsoil as needed to meet the specifications.
- The Contractor may use temporary fencing to control the site during construction. Prior to the finalization of the project, the Contractor shall remove all temporary fencing and barricades.

Plant Schedule

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
ARA	4	Acer rubrum 'Armstrong'	Armenian Red Maple	3'-3.5" cal.
CB	4	Carpinus betulus 'Fastigiata'	Columnar European Hornbeam	2"-2.5" cal.
CL	4	Crataegus laevigata 'Crimson Cloud'	Crimson Cloud Hawthorn	2"-2.5" cal.
FP	8	Fraxinus pennsylvanica 'Pendula'	Gimmon Green Ash	3"-3.5" cal.
LT	2	Liriodendron tulipifera	Tulip Tree	3"-3.5" cal.
PCT	3	Prunus cerasifera 'Thundercloud'	Thundercloud Redleaf Plum	2"-2.5" cal.
PKS	2	Pinus strobus 'Fastigiata'	Silverray Korean Pine	7'-8' ht.
PSF	4	Pinus strobus 'Fastigiata'	Columnar White Pine	2"-8' ht.
SJ	2	Styrax japonica	Japanese Snowbell	2"-2.5" cal.
SP	5	Stewartia pseudocamellia	Japanese Stewartia (multi-stem)	8'-10'
TP	4	Thuja plicata 'Green Giant'	Green Giant Western Arborvitae	6'-7' ht.

NATIVE SHRUBS PLANTING BUFFER

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
AC	5	Amelanchier canadensis	Shadblow, Serviceberry	7'-8' ht.
AN	4	Acer negundo	Box Elder, Ash Leaf Maple	2"-2.5" cal.
AR	5	Acer rubrum	Red Maple	2"-2.5" cal.
BP	6	Betula papyrifera	Paper Birch	7'-8' ht.
BN	13	Betula nigra	River Birch	7'-8' ht.
CA	13	Cornus amomum	Silky Dogwood	3'-4' ht.
CC	6	Carpinus caroliniana	American Hornbeam, Musclewood	7'-8' ht.
CO	17	Cephaelis occidentalis	Buttonbush	18"-24"
CS	20	Cornus sericea	Red-osier Dogwood	3'-4' ht.
HV	8	Hamamelis virginiana	Witch Hazel	3'-4' ht.
IV	17	Ilex verticillata	Winterberry Holly	3'-4' ht.
NM	12	Nemopanthus mucronata	Mountain Holly	18"-24"
NS	3	Nyssa sylvatica	Black Gum, Tupelo	2"-2.5" cal.
RV	16	Rhododendron viscosum	Swamp Azalea	18"-24"
SD	12	Salix discolor	Pussy Willow	18"-24"
VA	13	Viburnum acerifolia	Mapleleaf Viburnum	18"-24"
VC	20	Vaccinium corymbosum	Highbush Blueberry	18"-24"
VT	20	Viburnum trilobum	Cranberrybush Viburnum	18"-24"

Layout Notes

- All lines or points are perpendicular or parallel to lines from which they are measured unless otherwise noted; written dimensions shall prevail.
- The Contractor shall verify all layout, dimensions, grades, and invert prior to construction; report any and all discrepancies to the Landscape Architect. All discrepancies shall be resolved in writing prior to beginning work.
- All areas disturbed from contractor's activity to be raked, smoothed, fertilized and seeded unless otherwise noted.
- All new walks and surfaces to meet existing walks and surfaces with smooth, continuous line and grade.
- The Contractor shall not install concrete during adverse weather conditions (rain, sleet, etc.) unless otherwise directed by the Landscape Architect.

Planting Notes

- All nursery stock shall comply with the latest standards of the American Nursery & Landscape Association with regard to grading and quality.
- All plants shall conform to the measurements specified, except that plants larger than those specified may be used if approved by the Landscape Architect.
- All plants shall be nursery grown in accordance with good horticultural practices and shall be grown under climatic conditions similar to those in the project locality for at least two years.
- Balled and burlapped plants (B&B) shall be moved with the root system as solid units; root balls shall be firmly wrapped with burlap. Container-grown plants shall not be removed from container prior to the time of installation; root system shall be firmly set in container.
- Planting soil mix shall consist of seven (7) parts loam and one (1) part peat moss by volume, with a pH value of 5.0 to 6.0.
- Planting beds to receive two (2) fertilizer packets as shown in details.
- Planting beds to receive 4" depth of bark mulch.
- All plant material shall be guaranteed for one full growing season (one year) after installation.
- Any plant material which dies, turns brown or unexpectedly defoliates prior to acceptance of work shall be promptly removed from the site and replaced with material of the same species, quality, size and meeting all planting specifications.
- Planting layout shall be approved by the Landscape Architect prior to installation.

PERENNIAL LIST - FOR EACH BIO-RETENTION BASIN

QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
10	Asclepias tuberosa	Orange Butterfly Weed	quart
10	Carex stricta	Tufted Sedge	quart
8	Helenium autumnale	Sneezeweed	quart
8	Iris sibirica	Siberian Iris	quart
10	Lobelia cardinalis	Cardinal Flower	quart
8	Ligularia stenocephala	Leopard Plant	quart
6	Pennisetum alopecuroides	Fountain Grass (plant at edges among boulders)	gallon
6	Panicum virgatum	Switch Grass (plant at edges among boulders)	gallon

NEW ENGLAND WETMIX

BOTANICAL NAME	COMMON NAME	PERCENT
Carex vulpinoidea	Fox Sedge	40
Carex lupulina	Hop Sedge	6
Alliaria officinale-aquatica	Water Plantain	1
Bidens cernua	Nodding Bur Marigold	5
Carex lurida	Lurid Sedge	1
Juncus effusus	Soft Rush	5
Solidago graminifolia	Grass-leaved Goldenrod	5
Carex comosa	Bearded Sedge	4
Carex crinita	Fringed Sedge	4
Eupatorium perfoliatum	Bone-set	4
Aster umbellatus	Flat-top Aster	3
Scirpus acutus	Hard-stem Bulrush	3
Scirpus atrocivens	Greater Bulrush	3
Scirpus cyperinus	Woolgrass	3
Eupatorium maculatum	Spotted Joe Pye Weed	2
Verbena hastata	Blue Vervain	2
Rentonnum sedoides	Urtic Stonecrop	1
	Total	100

CONSERVATION MIX

BOTANICAL NAME	COMMON NAME	PERCENT
Andropogon gerardii	Big Bluestem	20
Schizachrium scoparium	Little Bluestem	20
Panicum virgatum	Switchgrass	20
Carex vulpinoidea	Fox Sedge	10
Elymus glaucus	Silky Wild Rye	8
Asclepias syriaca	Coral Milkweed	5
Panicum capillare	Deer Grass	5
Polygonum perfoliatum	Penny Royal Smartweed	5
Chamaecrista fasciata	Partidge Pea	4
Aster laevis	Silky Smooth Aster	1.5
Bidens cernua	Nodding Bur Marigold	1
Aster umbellatus	Flat-top Aster	0.5
	Total	100

The Berkshire Design Group, Inc.

Landscape Architecture
Civil Engineering
Planning
Urban Design
Environmental Design



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North Street Condominiums

North Street &
Northern Avenue
Northampton, Massachusetts

FOR PERMIT REVIEW ONLY
NOT FOR CONSTRUCTION
April 14, 2009

Layout and Planting Plan

Revisions

06.15.09 Revisions

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Scale: 1"=20'
Drawn By: YML/BCD
Checked By: YML

L2b