

Existing Conditions / Demolition Notes

1. 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 2008, Northampton, MA.
2. The Contractor shall be responsible for a thorough site examination to determine the extent of the demolition required or salvaged for the Landscape Architect prior to beginning work.
3. 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 Contractor's expense.
4. 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. The Contractor shall be responsible for the removal of all existing materials from the site.
5. The Contractor shall protect existing trees to remain with 2" x 4" 6'-0" stakes and snow fencing.
6. All topsoil shall be stripped from grass 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.
7. 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.

Layout Notes

1. All lines or points are perpendicular or parallel to lines from which they are measured unless otherwise noted; written dimensions shall prevail.
2. The Contractor shall verify all layout, dimensions, grades, and inlets prior to construction; report any and all discrepancies to the Landscape Architect. All discrepancies shall be resolved in writing prior to beginning work.
3. All areas disturbed from construction activity to be reseed, smoothed, fertilized and seeded unless otherwise noted.
4. All new works and surfaces to meet existing walls and surfaces with smooth, continuous line and grade.
5. The Contractor shall not install concrete during adverse weather conditions (rain, snow, etc.) unless otherwise directed by the Landscape Architect.

Planting Notes

1. All nursery stock shall comply with the latest standards of the American Nursery & Landscape Association with regard to grading and quality.
2. All plants shall conform to the measurements specified, except that plants larger than those specified may be used if approved by the Landscape Architect.
3. 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.
4. 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.
5. 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.
6. All trees and shrubs to receive two (2) fertilizer pockets as shown in details.
7. Planting beds to receive 4" depth of bark mulch.
8. All plant material shall be guaranteed for one full growing season (one year) after installation.
9. Any plant material which dies, turns brown or unexpectedly defoliates prior to acceptance of quality, size and meeting all planting specifications, respect with material of the same species, shall be replaced at the Contractor's expense.
10. Planting layout shall be approved by the Landscape Architect prior to installation.

Plant Schedule

KEY QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
ARB 3	Acer canadense	White Fir	7'-8" ht.
ARB 3	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	3'-3.5" col.
ARB 4	Acer rubrum 'Amstelgold'	Amstelgold Red Maple	3'-3.5" col.
CB 4	Cornus alternifolia 'Fastigiata'	Common European Hornbeam	5'-2.0" col.
CB 4	Cornus canadensis	Common Spicebush	5'-2.0" col.
CB 4	Forsythia intermedia 'Compton'	Compton Yellow Forsythia	3'-3.5" col.
IG 5	Ilex glabra 'Comptonii'	Compton Holly	24"-36" ht.
LT 2	Liriodendron tulipifera	Tulip Tree	3'-3.5" col.
FCT 4	Pinus ceratina 'Thundercloud'	Thundercloud Red Pine	2'-2.0" col.
FCT 4	Pinus koraiensis 'Silveroy'	Silveroy Korean Pine	7'-8" ht.
PSR 4	Pinus strobus 'Fastigiata'	Common White Pine	7'-8" ht.
SP 2	Syrax japonica	Japanese Snowbell	2'-2.0" col.
SP 4	Stewartia pseudosiamensis	Japanese Stewartia (multi-stem)	8'-10" ht.
TP 4	Thuja plicata 'Green Giant'	Green Giant Western Arborvitae	6'-7" ht.

NATIVE SPECIES PLANTING BUFFER

KEY QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
AC 111	Americanher canadensis	Shonobun, Serviceberry	7'-8" ht.
AN 4	Acer negundo	Box Elder, Ash Leaf Maple	7'-8" ht.
AR 5	Acer rubrum	Red Maple	2'-2.0" col.
BR 8	Betula papyrifera	Paper Birch	7'-8" ht.
BN 13	Betula nigra	Sweet Birch	7'-8" ht.
CB 53	Cornus stolonifera	Sweetgum	3'-4" ht.
CB 6	Cornus rugosa	American Spicebush	7'-8" ht.
CO 16	Cornus occidentalis	Burdoak	18"-24" ht.
CS 26	Cornus sericea	Red-osier Dogwood	3'-4" ht.
HV 15	Hornemania virginiana	Witch Hazel	3'-4" ht.
IV 21	Ilex verticillata	Winterberry Holly	3'-4" ht.
NM 15	Nemopanthus mucronatus	Mountain Holly	18"-24" ht.
NV 3	Nyssa sylvatica	Black Gum, Tupelo	2'-2.0" col.
FR 19	Rhododendron viscosum	Swamp Azalea	18"-24" ht.
SD 12	Solidago canadensis	Passy Willow	18"-24" ht.
VA 13	Viburnum acerifolia	Mopplelil Viburnum	18"-24" ht.
VC 16	Vaccinium corymbosum	Highbush Blueberry	18"-24" ht.
VT 15	Viburnum trilobum	Crabapple Viburnum	18"-24" ht.

PERENNIAL LIST - FOR EACH BIO-RETENTION BASIN

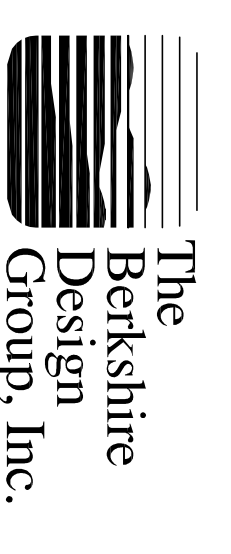
QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
10	Asclepias tuberosa	Orange Butterfly Weed	quart
8	Carex stricta	Tufted Sedge	quart
8	Heiligen autumnale	Sneezeweed	quart
8	Iris albica	Siberian Iris	quart
10	Lobelia cardinalis	Cardinal Flower	quart
8	Ligularia sibirica	Lizard Plant	quart
8	Pennisetum alopecuroides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

NEW ENGLAND WETLIX

BOTANICAL NAME	COMMON NAME	PERCENT
Carex vulpinoidea	Fox Sedge	40
Carex lupulina	Hop Sedge	6
Aizoon perfoliatum-aquatic	Water Plantain	5
Bidens cernua	Nodding Bur Marigold	5
Carex lurida	Lund Sedge	5
Juncus effusus	Soft Rush	5
Solidago graminifolia	Gross-leafed Goldenrod	5
Carex comosa	Bow-tied Sedge	4
Carex echinola	Bringed Sedge	4
Elymus hystrix	Beaked Aster	4
Scirpus pedicularis	Horst-stem Bulrush	3
Scirpus setosus	Green Bulrush	3
Scirpus atrovirens	Woodruss	3
Eragrostis caryophyllus	Spotted Joe Pye Weed	2
Veronica hastata	Blue Veronica	2
Penthorum sedoides	Ditch Stonewort	1
Total		100

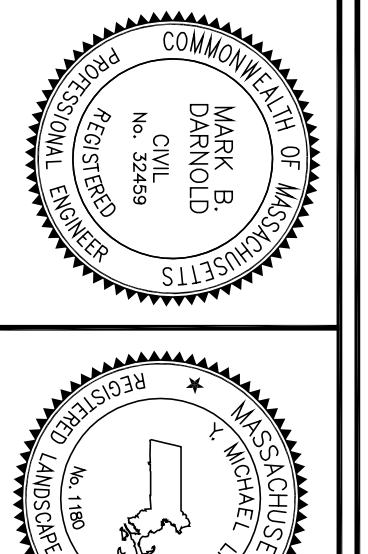
CONSERVATION MIX

BOTANICAL NAME	COMMON NAME	PERCENT
Aster sp. nov.	Big Bluestem	20
Schizanthus scoparium	Little Bluestem	20
Panicum virgatum	Switchgrass	20
Carex vulpinoidea	Fox Sedge	10
Elymus villosus	Silky Wild Eye	8
Asclepias syriaca	Common Milkweed	5
Panicum canadense	Deergrass	5
Polygonum pennsylvanicum	Pennsylvania Smartweed	5
Panicum trichoides	Straggler Pea	4
Aster laevis	Snowy Spotted Aster	4.5
Basis setosa	Redwing Blackberry	1
Aster umbellatus	Fl.-top Aster	0.5
Total		100



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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

Date: April 14, 2009
Scale: 1"=20'
Drawn By: VML/BGD
Checked By: VML

Sheet Number

L2b