

LANDSCAPE REQUIRED:

(1) 3-1/2" CAL. TREES PLANTED 30' O.C. ALONG STREET R.O.W.
50' / 30 = 17 TREES (BEHRMAN HWY SIDE)

PARKING ISLAND TO CONTAIN (1) 3-1/2" CAL. TREE + (3) SHRUBS
MIN. 2' IN HT.

LANDSCAPE PROVIDED:

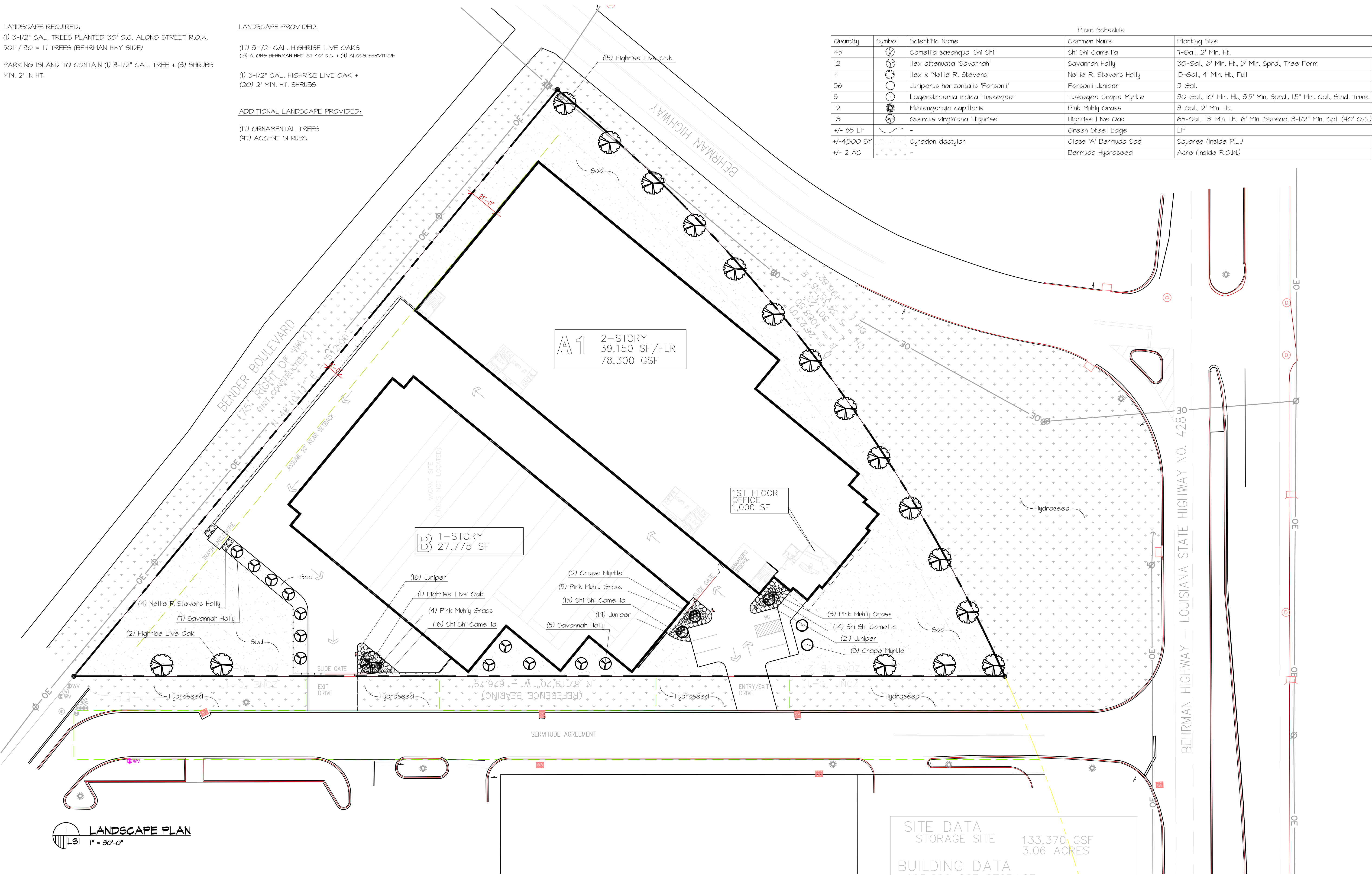
(17) 3-1/2" CAL. HIGHRISE LIVE OAKS
(18) ALONG BEHRMAN HWY AT 40' O.C. + (4) ALONG SERVITUDE

(1) 3-1/2" CAL. HIGHRISE LIVE OAK +
(20) 2' MIN. HT. SHRUBS

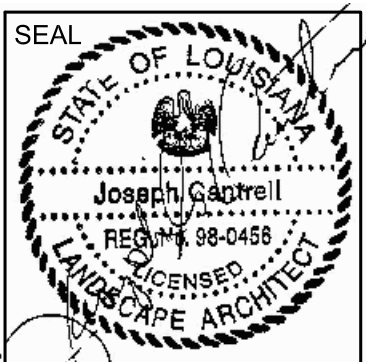
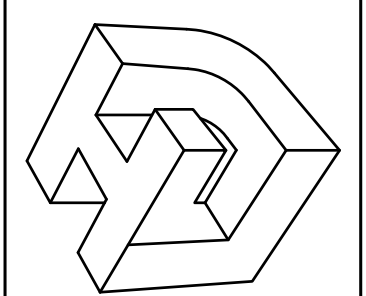
ADDITIONAL LANDSCAPE PROVIDED:

(17) ORNAMENTAL TREES
(97) ACCENT SHRUBS

		Plant Schedule		
Quantity	Symbol	Scientific Name	Common Name	Planting Size
45		Camellia sasanqua 'Shi Shi'	Shi Shi Camellia	7-Gal., 2' Min. Ht.
12		Ilex attenuata 'Savannah'	Savannah Holly	30-Gal., 8' Min. Ht., 3' Min. Sprd., Tree Form
4		Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	15-Gal., 4' Min. Ht., Full
56		Juniperus horizontalis 'Parsonii'	Parsonii Juniper	3-Gal.
5		Lagerstroemia indica 'Tuskegee'	Tuskegee Crape Myrtle	30-Gal., 10' Min. Ht., 3.5' Min. Sprd., 1.5" Min. Cal., Stnd. Trunk
12		Muhlenbergia capillaris	Pink Muhly Grass	3-Gal., 2' Min. Ht.
18		Quercus virginiana 'Highrise'	Highrise Live Oak	65-Gal., 13' Min. Ht., 6' Min. Spread, 3-1/2" Min. Cal. (40' O.C.)
+/- 65 LF		-	Green Steel Edge	LF
+/- 4500 SY		Cynodon dactylon	Class 'A' Bermuda Sod	Squares (Inside P.L.)
+/- 2 AC		-	Bermuda Hydroseed	Acre (Inside R.O.W.)



LINFIELD, HUNTER & JUNIUS, INC.
PROFESSIONAL ENGINEERS, ARCHITECTS
AND SURVEYORS
3608 18th Street, Suite 200
Metairie, Louisiana 70002



REV. NO.	DATE

The Storage Center New Orleans, Louisiana	
THIS SHEET LANDSCAPE PLAN	APPROVED BY BP
DRAWN BY BP	CHECKED BY AP

PROJ. NO. 14-147
DATE 9/9/2014
SHEET NO.

LS1

1 OF 3 SHEETS

SECTION 02900 - LANDSCAPING

1.1 GENERAL

- A. Submittals: In addition to product certificates, submit the following where applicable:
1. Certification of grass seed/sod from seed/sod vendor for each seed mixture, or for sod.
 2. List of plant suppliers and anticipated delivery dates.
 3. Provide sample or product data of planting mix, top soil, fertilizers, pre-emergent and mulch or any other amendment required for project.
- B. Quality Assurance: Provide trees, shrubs, ground covers, and plants of quality, size, genus, species, and variety indicated, complying with applicable requirements of ANSI Z60.1 "American Standard for Nursery Stock." Materials that do not meet the afore mentioned requirements may be rejected.
- C. Special Warranty: Warrant trees, shrubs and ground covers for a period of one year after date of Substantial Completion, against defects including death and unsatisfactory growth, except for defects resulting from lack of adequate maintenance, neglect, or abuse by Owner, abnormal weather conditions usual for warranty period, or incidents which are beyond Contractor's control.
- I. Remove and replace any unhealthy and dead trees and shrubs within the warranty period.

- D. Maintain and establish lawns by watering, fertilizing, weeding, mowing, trimming, replanting, and other operations to produce a uniformly smooth lawn for not less than the following:
1. Seeded Lawns: 30 days after date of Substantial Completion.
 2. Sodded Lawns: 30 days after date of Substantial Completion.

1.2 PRODUCTS

- A. Trees and Shrubs: Well-shaped, fully branched, healthy, vigorous nursery-grown stock of sizes and grades indicated, free of disease, insects, eggs, larvae, and defects, conforming to ANSI Z60.1.
1. Provide balled and burlapped trees and shrubs, or
 2. Provide container grown trees and shrubs.
- B. Ground Covers and Plants: Established and well rooted in removable containers or integral peat pots and with not less than the minimum number and length of runners required by ANSI Z60.1 for the pot size indicated.
- C. Grass Seed: Fresh, clean, dry, new-crop seed complying with the Association of Official Seed Analysts' "Rules for Testing Seeds" for purity and germination tolerances.
1. Seed Mixture: Provide seed of grass species and varieties, proportions by weight, and minimum percentages of purity, germination, and maximum percentage of weed seed as indicated.
- D. Sod: Certified turfgrass sod complying with ASPA specifications for machine-cut thickness, size, strength, moisture content, and mowed height, and free of weeds and undesirable native grasses. Provide viable sod of uniform density, color, and texture, strongly rooted, and capable of vigorous growth and development when planted.
1. Species: Provide sod of grass species and varieties, proportions by weight, and minimum percentages of purity, germination, and maximum percentage of weed seed as indicated.
- E. Planting mix: ASTM D 5268, pH range of 5.5 to 7, 4 percent organic material minimum, free of stones 1 inch (25 mm) or larger in any dimension, and other extraneous materials harmful to plant growth.
1. Planting mix: Equal parts of sharp sand, peat moss and composted bark.
- F. Lime: ASTM C 602, Class T, agricultural limestone. Add 1,000 - 2,000 lbs/acre as required according to soil sample.
- G. Peat Humus: Finely divided or granular texture, with a pH range of 6 to 7.5, composed of partially decomposed moss peat (other than sphagnum), peat humus, or reed-sedge peat.
- H. Sawdust or Ground-Bark Humus: Decomposed, nitrogen-treated, of uniform texture, free of chips, stones, sticks, soil, or toxic materials.
- I. Bonemeal: Commercial, raw, finely ground; minimum of 4 percent nitrogen and 20 percent phosphoric acid. Regulate Ph as needed via soil sample.
- J. Superphosphate: Commercial, phosphate mixture, soluble; minimum of 20 percent available phosphoric acid. Regulate Ph as needed via soil sample.
- K. Lawn fertilizer: Once lawn is established, apply I-I-I commercial-grade quick release fertilizer. Apply according to manufacturer's recommendations.
- L. Planting bed fertilizer: Osmacote classic 13-13-13 8 to 9 month longevity or Siera Tabs at planting. Apply in accordance to manufacturer's specifications.
- M. Pre-emergent Herbicide: Freehand, Barricade G, Pendulum 2G, or Sanpshot. Apply according to manufacturer's recommendations for pre and post planting.
- N. Organic Mulch: Organic mulch, free from deleterious materials and suitable as a top dressing, consisting of ground or shredded bark, wood or bark chips, or pine straw, or shredded hardwood.
- O. Mineral Mulch: Hard, durable riverbed gravel or crushed stone, washed free of loam, sand, clay, and other foreign substances.
1. Size Range: 1-1/2 inches (38 mm) maximum, 3/4 inch (19 mm) minimum.
- P. Steel Edging: ASTM A 564 (ASTM A 564M), standard commercial grade painted steel edging and accessories, fabricated in sections with loops stamped from or welded to face of sections approximately 30 inches (762 mm) apart to receive stakes. Cuts required to install edging to be sanded and painted to match factory finish.
1. Edging Size: 3/16 inch (4.8 mm) wide by 4 inches (102 mm) deep.

1.3 EXECUTION

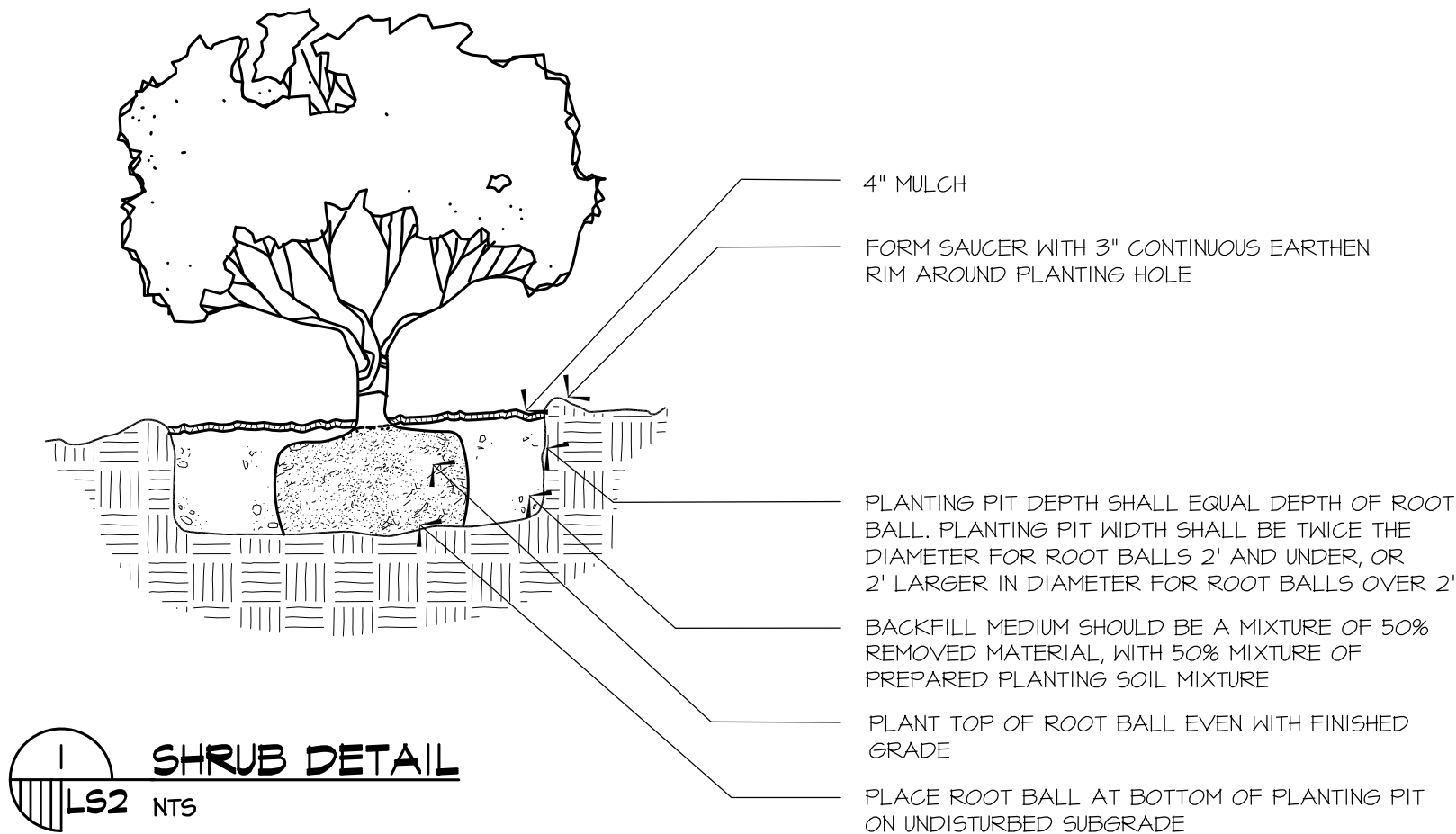
- A. Planting Mix Preparation: Before mixing, clean topsoil of roots, plants, sods, stones, clay lumps, and other extraneous materials harmful to plant growth. Mix soil amendments and fertilizers with topsoil at rates indicated.
- B. Lawn Planting Preparation (Disturbed): Loosen subgrade to a minimum depth of 6 inches (150 mm). Remove stones larger than 1-1/2 inches (38 mm) in any dimension and sticks, roots, rubbish, and other extraneous materials.
1. Incorporate topsoil soil mixture into existing soil to depth required to meet thickness, grades, and elevations shown, after light rolling and natural settlement. Do not spread if planting soil or subgrade is frozen.
 2. Till surface soil to a depth of at least 6 inches (150 mm). Apply soil amendments and initial fertilizers and mix thoroughly into top 6 inches (150 mm) of soil. Trim high areas and fill in depressions. Till soil to a homogenous mixture of fine texture.
- C. Lawn Planting Preparation (Undisturbed): Where lawns are to be planted in areas unaltered or undisturbed by excavating, grading, or surface soil stripping operations, remove and dispose of existing grass, vegetation, and turf.
1. Till surface soil to a depth of at least 6 inches (150 mm). Apply soil amendments and initial fertilizers and mix thoroughly into top 6 inches (150 mm) of soil. Trim high areas and fill in depressions. Till soil to a homogenous mixture of fine texture.
- D. Moisten prepared lawn areas before planting when soil is dry and allow surface to dry before planting.
- E. Ground Cover and Plant Bed Preparation: Loosen subgrade of planting bed areas to a minimum depth of 6 inches (150 mm). Remove stones larger than 1-1/2 inches (38 mm) in any dimension and sticks, roots, rubbish, and other extraneous materials.
1. Spread planting soil mixture to depth required to meet thickness, grades, and elevations shown, after light rolling and natural settlement. Place approximately 1/2 the thickness of planting soil mixture required. Work into top of loosened subgrade to create a transition layer and then place remainder of planting soil mixture.
- F. Excavation for Trees and Shrubs: Excavate pits with vertical sides and with bottom of excavation slightly raised at center to assist drainage. Excavate approximately 1-1/2 times as wide as ball diameter and deep enough to allow placing of root ball on a setting layer of planting soil. Loosen hard subsoil in bottom of excavation.
- G. Planting Trees and Shrubs: Set stock plumb and in center of pit or trench with top of ball raised above adjacent finish grades.
1. Place a setting layer of compacted planting soil.
 2. Cut burlap and wire baskets from tops of balls and pull partially from sides, but do not remove from under balls. Do not use planting stock if ball is cracked or broken before or during planting operation.
 3. Place backfill around ball in layers, tamping to settle backfill and eliminate voids and air pockets.
 4. Dish and tamp top of backfill to form a 3-inch- (75-mm-) high mound around the rim of the pit. Do not cover top of root ball with backfill.
- H. Tree and Shrub Pruning: Prune, thin, and shape trees and shrubs according to standard horticultural practice. Prune trees to retain required height and spread. Do not cut tree leaders; remove only injured or dead branches from flowering trees. Prune shrubs to retain natural character. Shrub sizes indicated are size after pruning.
1. Planting Ground Cover and Plants: Plant spacing according to plan unless otherwise indicated. Dig holes large enough to allow spreading of roots, and backfill with planting soil. Work soil around roots to eliminate air pockets and leave a slight saucer indentation around plants to hold water. Water thoroughly after planting, taking care not to cover plant crowns with wet soil.
- J. Planting Bed Fertilizer: Install per manufactures recommendations
- K. Pre-Emergent Herbicide: Install per manufactures recommendations
- L. Mulching: Completely cover area to be mulched. Apply mulch and finish level with adjacent finish grades. Do not place mulch against trunks or stems.
1. Mulch Type and Thickness: Cut pine straw (bags), 4 inches (100 mm) thick as indicated in all bed areas on drawings.
- M. Seeding Lawns: Lightly aerate lawn areas prior to seeding. Sow seed with a spreader or a seeding machine. Do not broadcast or drop seed when wind velocity exceeds 5 mph (8 km/h). Evenly distribute seed by sowing equal quantities in 2 directions at right angles to each other. Roll lightly, and water with fine spray.
1. Seeding Rate: As per plan.
 2. Protect seeded areas with slopes less than 1:6 against erosion by spreading straw mulch after completion of seeding operations and anchor by crimping into topsoil. Spread uniformly at a minimum rate of 1 ton per acre (22.5 kg per 100 sq. m).
- N. Sodding Lawns: Lay sod to form a solid mass with tightly fitted joints within 24 hours of stripping. Butt ends and sides of sod; do not stretch or overlap. Stagger sod strips or pads to offset joints in adjacent courses. Avoid damage to subgrade or soil during installation. Tamp and roll lightly to ensure contact with subgrade, eliminate air pockets, and form a smooth surface. Work sifted soil or fine sand into minor cracks between pieces of sod; remove excess to avoid smothering sod and adjacent grass.
1. Anchor sod on slopes exceeding 1:6 with wood pegs spaced as recommended by sod manufacturer.
 2. Saturate sod with fine water spray within 2 hours of planting. During first week, water daily or more frequently as necessary to maintain moist soil to a minimum depth of 1-1/2 inches (38 mm) below the sod.
- O. Edgings: Install edgings where indicated and anchor with stakes driven below top elevation of edging according to manufacturer's recommendations.
- P. Disposal: Remove surplus soil and waste material, including excess subsoil, unsuitable soil, trash, and debris, and legally dispose of it off the Owner's property.

END OF SECTION 02900

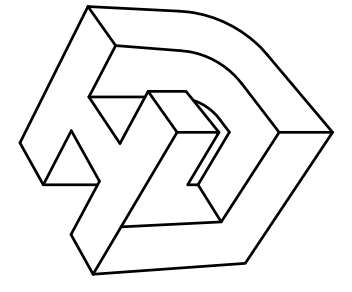
Plant Schedule				
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+/- 65 LF		-	Green Steel Edge	LF
+/-4500 SY		Cynodon dactylon	Class 'A' Bermuda Sod	Squares (Inside P.L.)
+/- 2 AC		-	Bermuda Hydroseed	Acre (Inside R.O.W.)

HYDROSEED SPECIFICATIONS:
MARCH - OCTOBER
200 LBS/ACRE HULLED BERMUDA SEED
2,000 LBS/ACRE PAPER MULCH WITH TACKIFIER
200 LBS/ACRE 13-13-13 GENERAL PURPOSE FERTILIZER

NOVEMBER - FEBRUARY
200 LBS/ACRE UNHULLED BERMUDA SEED
200 LBS/ACRE ANNUAL RYE SEED
2,000 LBS/ACRE PAPER MULCH WITH TACKIFIER
200 LBS/ACRE 13-13-13 GENERAL PURPOSE FERTILIZER



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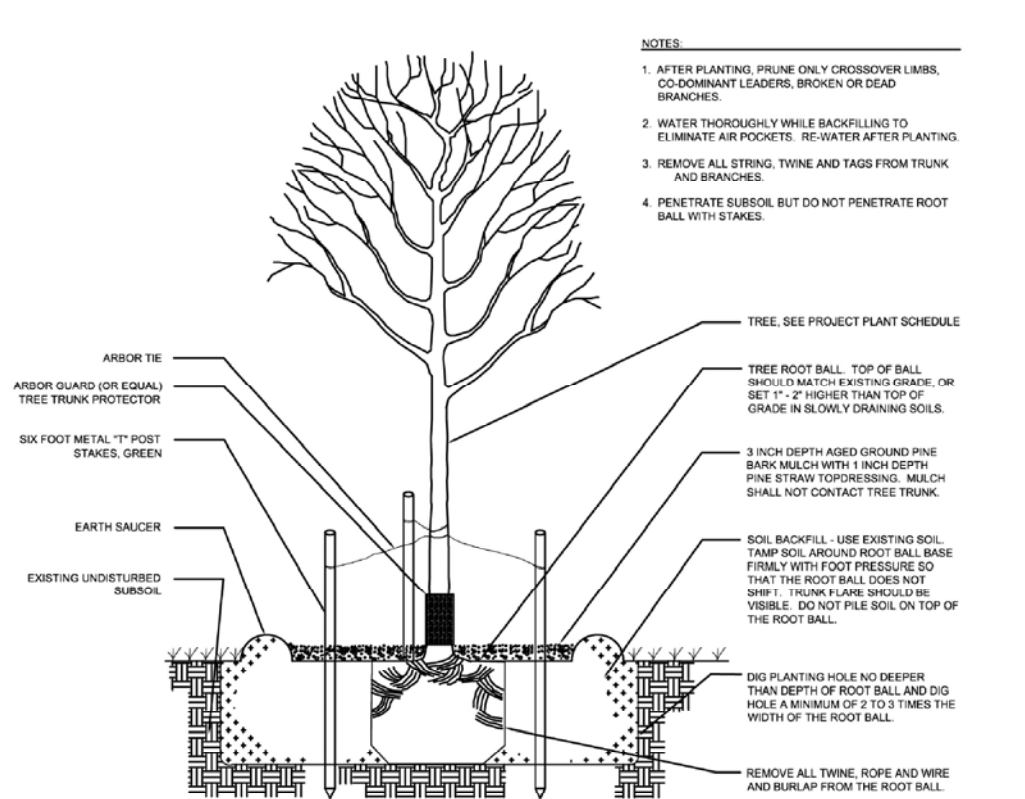
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The Storage Center
New Orleans, Louisiana

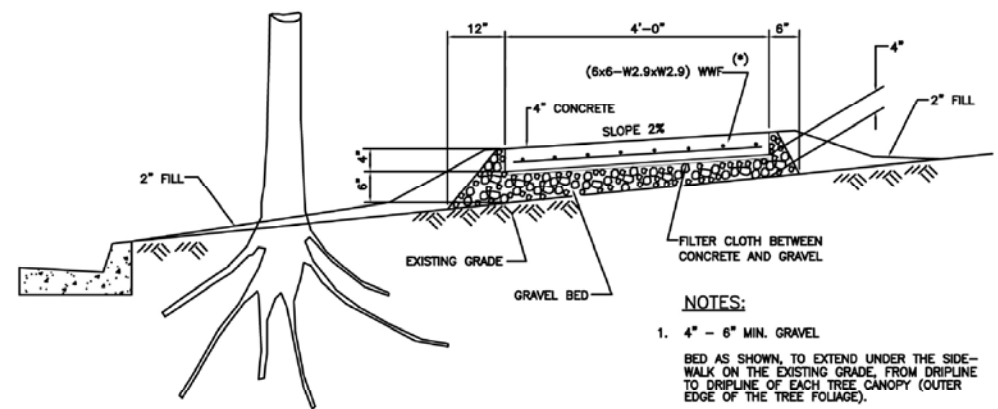
THIS SHEET LANDSCAPE SPECS/DETAILS	APPROVED BY BP
DRAWN BY BP	CHECKED BY AP

PROJ. NO.	14-147
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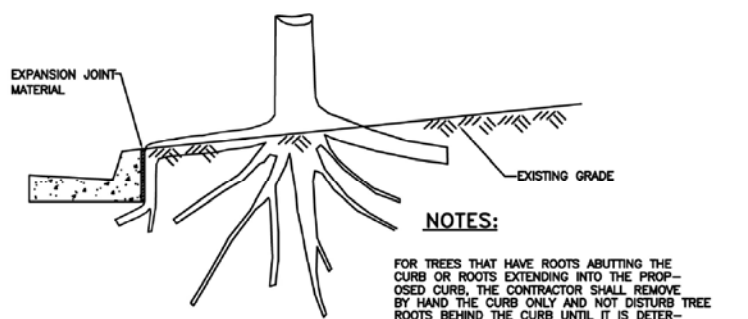
LS2
2 OF 3 SHEETS



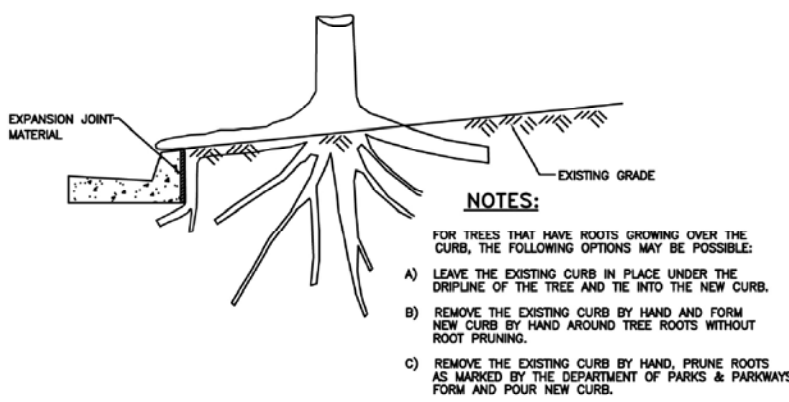
TREE PLANTING DETAIL
N.T.S.



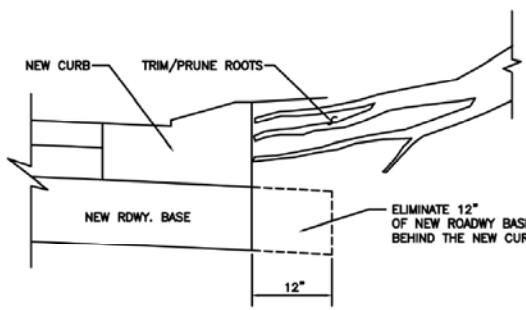
SIDEWALK GRAVEL BED
REQ'D. AT EACH TREE LOCATION
N.T.S.



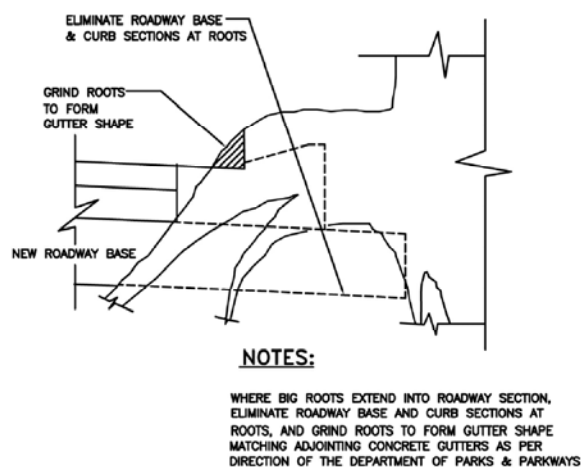
TYPICAL DIAGRAM NO. 1
TREE ROOTS GROWING BEHIND
EXISTING OR PROPOSED CURBS
N.T.S.



TYPICAL DIAGRAM NO. 2
TREE ROOTS GROWING OVER CURB
N.T.S.

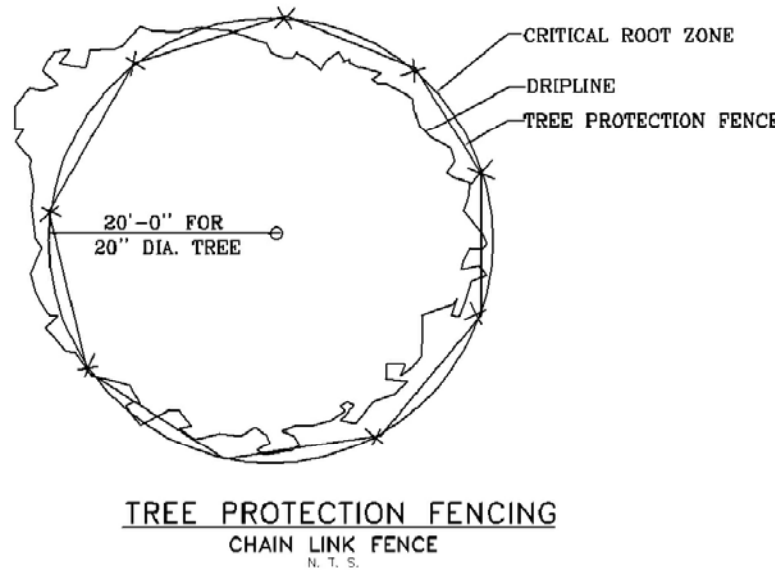
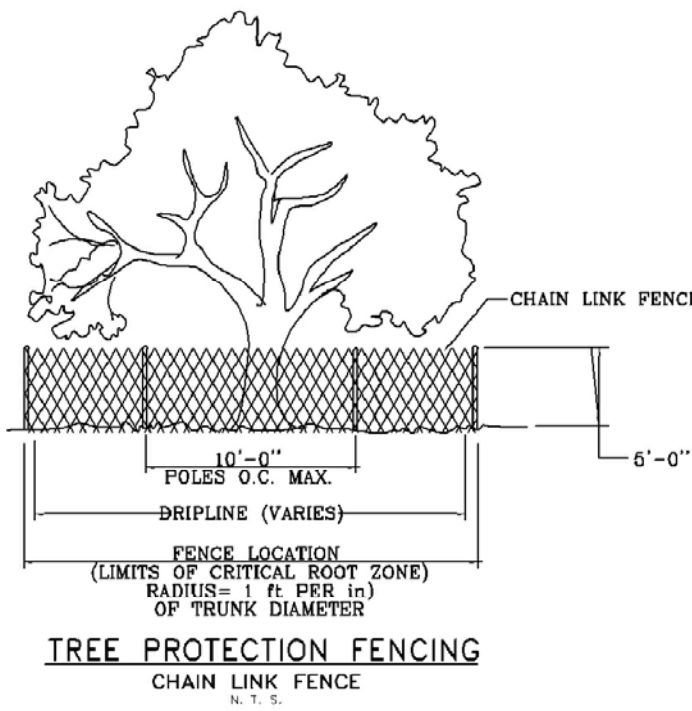


DETAIL "A"
DETAIL FOR ROOT PRUNING AT CURBS
N.T.S.

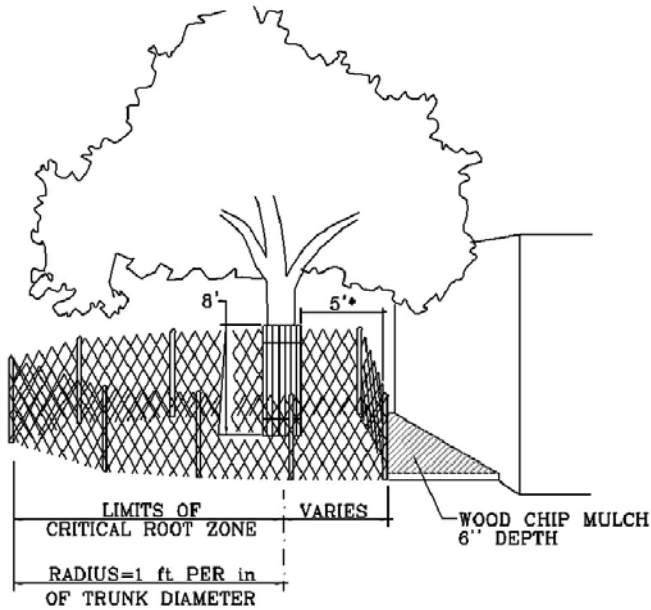


TYPICAL DIAGRAM NO. 3
TREE ROOTS EXTENDING INTO
PROPOSED ROADWAY SECTION
N.T.S.

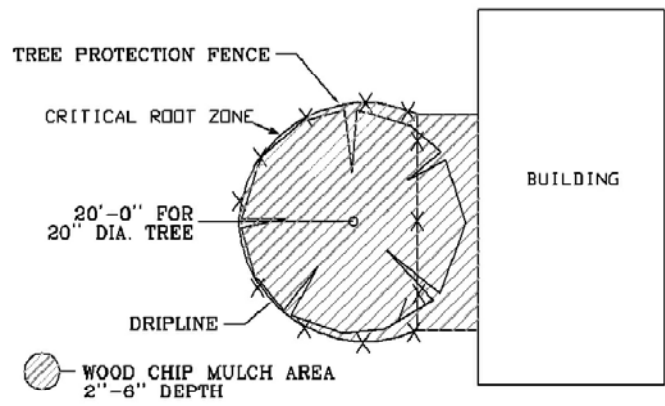
- GENERAL NOTES:
- (1) THE CONTRACTOR IS RESPONSIBLE FOR HAVING A LICENSED ARBORIST TO PRUNE THE ABOVE ON-SITE. PRUNE ALL TREE ROOTS IN CUTS DAMAGED TREES. PRUNE THE EXISTING CURB IN PLACE UNDER THE DRIPLINE OF THE TREE AND THE NEW CURB BY HAND AROUND TREE ROOTS WITHOUT ROOT PRUNING.
 - (2) ALL PROJECTS REQUIRE ON-SITE INSPECTION BY THE DEPARTMENT OF PARKS & RECREATION AND THE ARBORIST TO DETERMINE THE CUTTER OF ROOT PRUNING THAT WILL BE REQUIRED OR ALLOWED.
 - (3) EXTERMINATION - ONLY IF SPECIFIED BY DEPARTMENTS OF PARKS & RECREATION. THE TREE ROOTS PRUNED DUE TO CONSTRUCTION SHALL BE REPLACED WITH A NEW TREE SHALL BE 30% OF THE SOIL. THE MAXIMUM ACCEPTABLE 30% ROOT SHALL BE 30% OF THE SOIL. THE MAXIMUM ACCEPTABLE 30% ROOT SHALL BE 30% OF THE SOIL. THE MAXIMUM ACCEPTABLE 30% ROOT SHALL BE 30% OF THE SOIL.
 - (4) ONLY IF SPECIFIED BY THE DEPARTMENT OF PARKS & RECREATION. EXTERMINATION SHALL BE APPROVED BY THE DEPARTMENT OF PARKS & RECREATION. EXTERMINATION SHALL BE APPROVED BY THE DEPARTMENT OF PARKS & RECREATION. EXTERMINATION SHALL BE APPROVED BY THE DEPARTMENT OF PARKS & RECREATION.
 - (5) REMOVE EXTERMINATION - ALL TREE ROOTS PRUNED DUE TO CONSTRUCTION SHALL BE REPLACED WITH A NEW TREE SHALL BE 30% OF THE SOIL. THE MAXIMUM ACCEPTABLE 30% ROOT SHALL BE 30% OF THE SOIL. THE MAXIMUM ACCEPTABLE 30% ROOT SHALL BE 30% OF THE SOIL.
 - (6) ALL TREES SHALL BE PRUNED AND MAINTAINED AS INDICATED IN THE SECTION NOTES. LANDSCAPE PROTECTION DURING CONSTRUCTION.
 - (7) ONLY IF SPECIFIED BY THE DEPARTMENT OF PARKS & RECREATION. EXTERMINATION SHALL BE APPROVED BY THE DEPARTMENT OF PARKS & RECREATION. EXTERMINATION SHALL BE APPROVED BY THE DEPARTMENT OF PARKS & RECREATION.



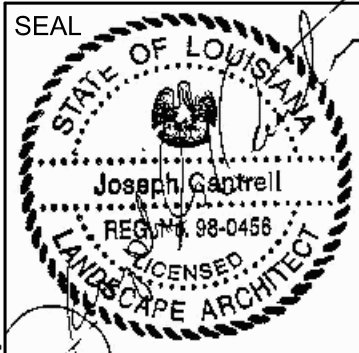
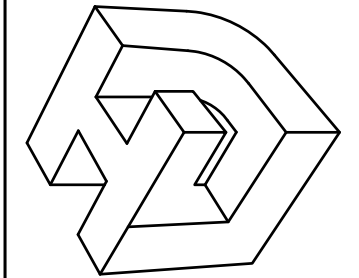
- NOTES:
- NOTICE IS TO BE POSTED ON FENCING - 15\"/>



MODIFIED TREE PROTECTION FENCING
CHAIN LINK FENCE
N.T.S.



MODIFIED TREE PROTECTION FENCING
CHAIN LINK FENCE
N.T.S.



REV. NO.	DATE

The Storage Center New Orleans, Louisiana	CITY OF NEW ORLEANS DETAILS	APPROVED BY	BP
		CHECKED BY	AP
DRAWN BY	BP		