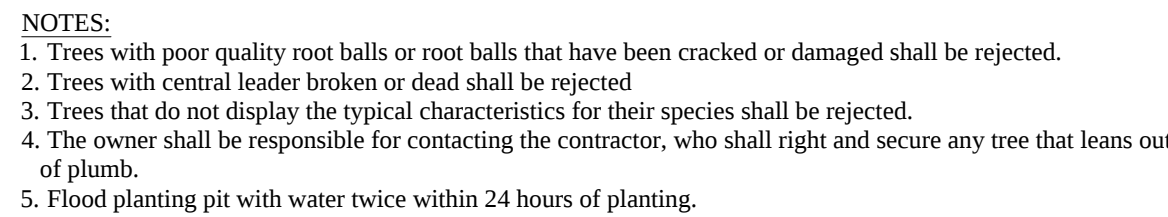


NOTE: FLOOD PLANTING PIT WITH WATER TWICE WITHIN 24 HOURS OF PLANTING.

120° (TYP.)

WIND

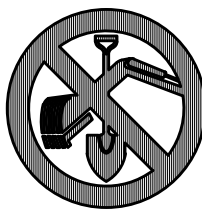


NOTES:

1. Plants must be planted in bedding mix or topsoil not mulch.
2. See planting list for groundcover species, size, and spacing dimension.

Serial Number:

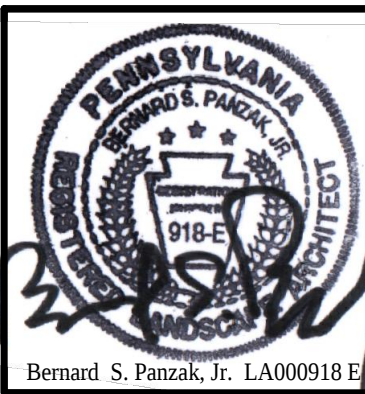
CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE-STOP CALL
 Pennsylvania One Call System, Inc.
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1. The contractor shall furnish and install all plants shown on the drawings, as specified, and in quantities indicated on the plant list.
2. All plants shall be nursery grown and freshly dug.
3. All plants shall be in accordance with the American Standard for Nursery Stock, latest edition.
4. All plants shall be hardy under climatic conditions similar to those in the locality of the project.
5. Fall Digging Hazard: Any species listed below, if included on the plant list, must not be dug in the fall (October through December) because of risk to the tree's survival. Special exceptions may be granted if the owner is notified in writing and an extended warranty for the plants is agreed upon prior to digging. The following varieties should not be dug in fall: *Betula*, *Carpinus*, *Cedrus*, *Cercocarpus*, *Cornus*, *Crataegus*, *Cryptomeria*, *Fagus*, *Fraxinus*, *Ilex* (tree form varieties), *Liquidambar*, *Liriodendron*, *Nyssa*, *Osmyla*, *Prunus*, *Pyrus*, *Quercus* (except *Quercus palustris*), *Salix* weeping varieties, and *Tilia tomentosa*. Digging for *Malus* and *Zelkova* varieties should be avoided in fall only when in leaf.
6. All plants shall be typical of their species or variety and shall have a normal habit or growth. They shall be healthy, sturdy, healthy and vigorous, well branched and densely foliated when in leaf. They shall be certified by appropriate State and Federal authorities to be free of disease and insect pests, eggs, or larvae. They shall have healthy, well-developed root systems.
7. Plants that do not display typical characteristics for their species shall be rejected.
8. Substitutions: When plants of a specified kind or size are not available within a reasonable distance, substitutions may be made upon written request by the contractor, if approved by the owner and/or municipal authority.
9. Measurement: Dimensions of trees and shrubs shall conform to The American Standard for Nursery Stock, latest edition.
10. Size: All plants shall conform to the measurement specified on the plant list, unless authorized in writing by the Township Authority and the owner.
11. Balled and burlapped plants shall be dug with firm natural balls of earth, of diameter and depth to include most of the fibrous roots. Container grown stock shall have been grown in a container long enough for the root system to have developed sufficiently to hold its soil together firm and whole. No plants shall be loose in the container.
12. Trees with central leader broken or dead/cut shall be rejected.
13. Plants with broken root balls or severe damage to the crown shall be replaced prior to planting.
14. Plants with poor quality root balls or root balls that have been cracked or damaged shall be rejected.
15. Root balls of all plants shall be adequately protected at all times from sun and drying winds or frost.
16. Conditions detrimental to plants: The contractor shall notify the project representative in writing of all soil or drainage conditions which the contractor considers detrimental to the growth of plants. The contractor shall state the conditions and submit a proposal for correcting the conditions, including any change in cost, for review and acceptance by the project representative.
17. The owner or the owner's representative shall be notified prior to beginning planting operations.
18. All plantings shall be at the locations indicated on the drawings. The contractor shall be responsible for planting at the correct grades, alignments, and to the indicated layout of the planting beds.
19. Layout of planting shall be subject to change and shall lay out with identifiable stakes the location of all planting beds as indicated on drawing. The layout of planting shall be approved by the project representative prior to any excavation of plant pits or plant beds.
20. Minor adjustments to plant locations may be necessary due to field conditions and final grading. The contractor shall notify the owner if major adjustments are required.
21. Irrigation plants after final grades are established and prior to to planting of lawns unless otherwise acceptable to the owner.
22. Do not install plants when ambient temperatures may drop below 35°F or above 90°F.
23. Do not install plants when wind velocity exceeds 30 mph.
24. Planting shall be done within the following dates - trees, shrubs, groundcover, and perennials shall be planted by September 15th or October 1st, and April 15th and April 30th, respectively. Local climate and soil conditions favor satisfactory planting operations. Planting may be done beyond these limits only if requested in writing and approved by the Landscape Architect.
25. Planting operations to commence only when preceding work within the area has been completed. Proceed with and complete planting as rapidly as portions of the site become available, working in sections and limiting the area of the site to be planted at any one time.
26. Planting soil shall be excavated native soil from the planting pit. Planting soil shall be thoroughly mixed, with all rocks, clods and roots removed.
27. All trees shall be staked and guyed according to accepted industry practice, and as noted on the planting details.
28. Each tree and shrub shall be pruned in accordance with The American Nursery and Landscape Association Standards to preserve the natural character of the plant. All dead wood or suckers and all broken or badly bruised branches shall be removed.
29. Mulch: Immediately after planting operations are completed, all trees and shrub planting pits shall be covered with a 3" (three inch) layer of double shredded hardwood bark mulch, or other material approved by the owner or the owner's representative. A granular per-annenberg weed control shall be applied to the mulch. The layer of mulch for deciduous trees and single evergreen trees shall be the area of the pit. For shrub and perennial beds and for evergreen tree clusters, a continuous, mulched bed shall be created.
30. Trees in leaf, including evergreens, when planted shall be treated with anti-desiccant such as Wilt-Pro® if planted during the months of June through September, November, and December.
31. Weed area: All weeding areas shall be established prior to the project during the planting operation. Contact herbicide sprays should only be used as required and all manufacturer's specifications followed.
32. Guarantee: All plant material shall be guaranteed by the contractor for twelve (12) months from the date of installation. The owner shall be responsible for maintenance unless otherwise agreed with contractor. The contractor shall be responsible to monitor the project during the guarantee period and notify the owner if problems develop with the plant material. Any material that is 25 % dead or more shall be considered dead and must be replaced at no charge. A tree shall be considered dead when the main leader has died back, or there is 25% of the crown dead.
33. All debris resulting from landscape contracting operations shall be cleaned up and removed from the site on a weekly basis.
34. Watering: Landscape contractor is responsible for watering sufficiently at the time of planting and until the job is completed, accepted and turned over to the owner.

Glackin Thomas Panzak, Inc.

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Fax: 610.408.9477
Email: plans@glackinplan.com



LANDSCAPE DETAILS

Hamilton Estate

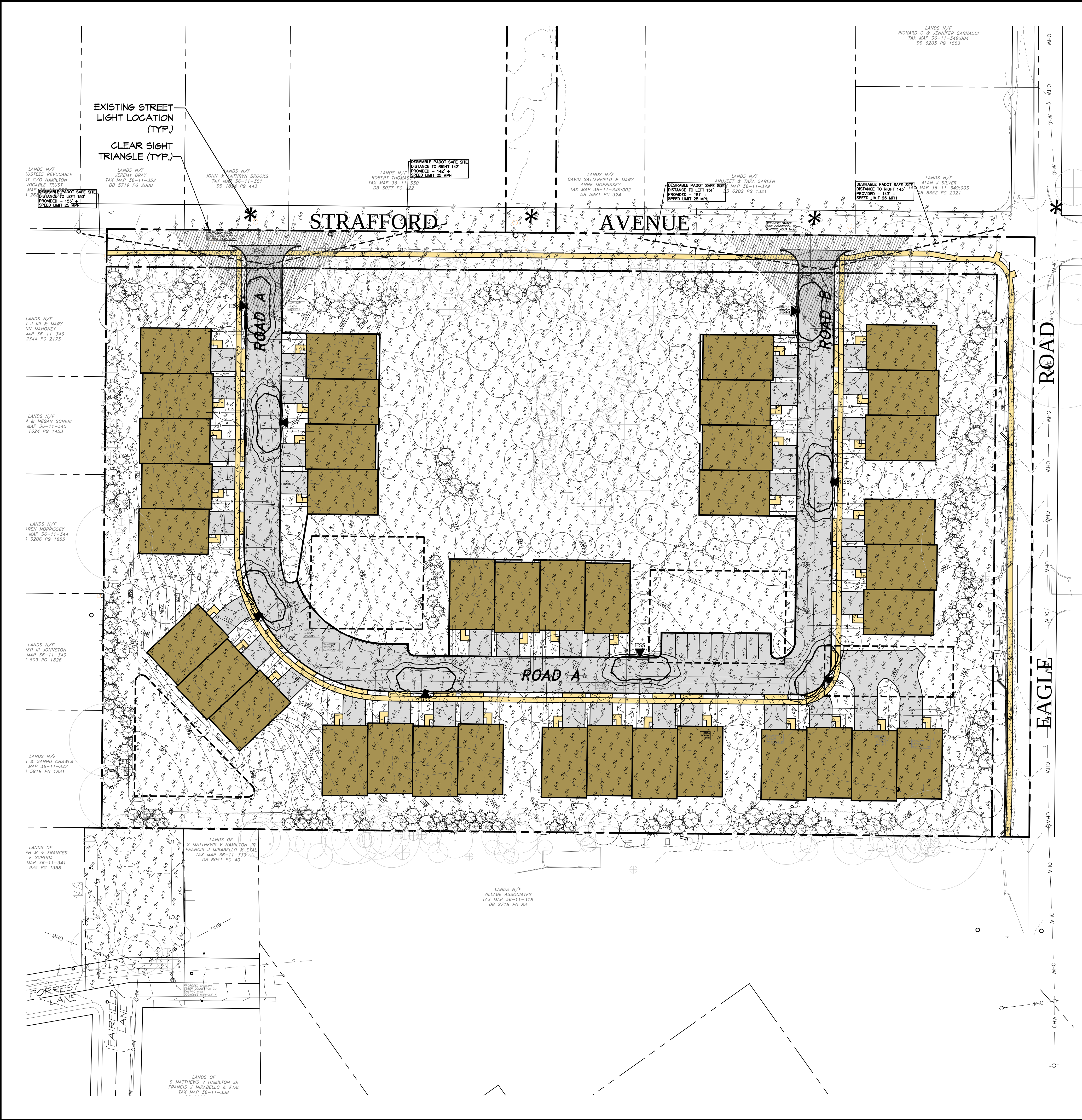
208 & 228 STRAFFORD AVE. & 18 FORREST LANE
RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA

PROJECT #: 19-033
DATE: 05/18/23 (mc)
REV.:

SHEET:

LP-2

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GENERAL NOTES:

- 1. Base information including topography, grading, utilities, building and existing vegetation location prepared by Site Engineering Concepts, Inc. November 2019
- 2. This plan is for lighting purposes only.
- 3. The Landscape Architect's seal applies only to the lighting portion of this plan.
- 4. Tree Inventory updated by Shreiner Tree Care May 2023

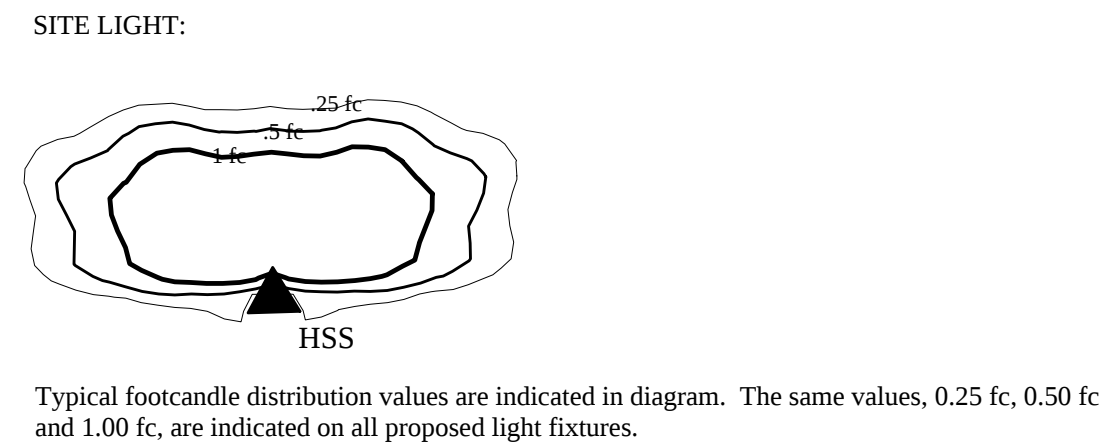
LIGHTING NOTES:

- 1. Lighting to be installed to meet all appropriate national and local codes.
- 2. All light fixtures to be approved by Owner or Owner's representative.
- 3. All circuits to be installed by a licensed electrician.
- 4. All cable to be run in conduit unless approved in writing by the owner.
- 5. Contractor to provide sufficient nighttime adjustment to all lighting to satisfy Township requirements and Owner or Owner's representative. Fixture on/off control by circuit.
- 6. All lighting to be installed according to manufactures recommendations.
- 7. All electrical conduits shall be sch 40 pvc and all bends shall be "sweep" type for pulling wire. Conduit to extend beyond edge of hardscape element by 12" min. Conduit to be temporarily capped and location staked prior to backfilling.
- 8. While extending conduits under existing structures the contractor shall be responsible for damage to existing structures such as, but not limited to, paving, irrigation, pool piping, masonry piers and underground drainage pipe etc.
- 9. All lighting fixtures to be controlled by photo-cells.
- 10. All final light locations to be approved by Owner or Owner's representative.
- 11. All final light locations to be field adjusted, "aimed" as necessary so as to avoid shining of light into windows and doors. Contractor to arrange a pre-construction meeting with the owner and owners representatives including masons, and other individuals familiar with any underground facilities. As-built drawing should be requested of all such facilities.
- 12. Contractor shall spray paint trench layout prior to commencement. Owner or Owner's representative shall approve layout.
- 13. Electrical contractor to prepare a plan of all as-built underground electric runs.
- 14. Project electrical engineer to provide power plan, and ComCheck calculations as required.
- 15. In the event that the contractor proposes light fixture substitutions, requests must be received by the Landscape Architect for review (14) fourteen days prior to bid date. Failure to submit within that deadline renders all substitution requests void, and originally specified fixture(s) will be supplied. The contractor shall submit the following:
 - A. Township required copies of all mandatory submittals for both the originally specified fixture(s) and the proposed substitution(s).
 - B. Contractor's written certification that the proposed substitution(s) conforms to all requirements of the contract documents in every respect and is appropriate for the applications indicated in the documents.
 - C. Contractor's written statement indicating the effect of the substitution(s) on the construction schedule compared to the schedule with the originally specified fixture(s).
 - D. Contractor-net unit price for the originally specified fixture(s) and for the proposed substitute fixture(s).
 - E. One sample of the proposed substitution fixture(s) with specified lamps and cord and plug connection for 277 volt operation.
 - F. Contractor's written certification that any alterations that may result from the proposed lighting fixture substitution(s) will be designed and constructed at the contractor's expense.
 - G. Reimbursement to the landscape Architect for all time associated with review of fixture substitutions(s). Payment shall be made in advance of the review, based on the Landscape Architect's hourly rates for the personal involved in the review.
 - H. Contractor's written waiver of rights to additional payment and/or time that may become necessary should the proposed substitution(s) fail to perform in a manner that is equivalent to the originally specified fixture(s).
- 16. Post-approval alterations to lighting plans or intended substitutions for approved lighting equipment shall be submitted to the Township for review and approval.

LIGHTING LEGEND:

SYM.	LIGHT TYPE	QTY.	MFG.	MODEL #	REMARKS
	STREET LIGHT	8	AAL	PROV2-36L-325-3K7-3-BL-HS	AAL Providence Medium, LED, Type III Optics, 3K color temperature, photocell control by circuit, with house side shield, 14' height, mounted on 4" AAL POLE MODEL #DB6, Fixture and Pole Finish: Black

ISO FOOTCANDLE DIAGRAM :

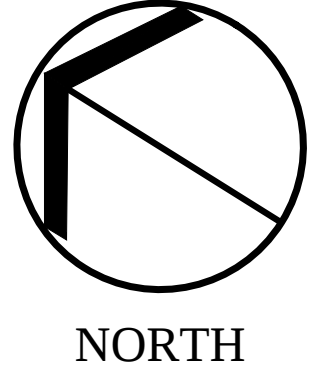
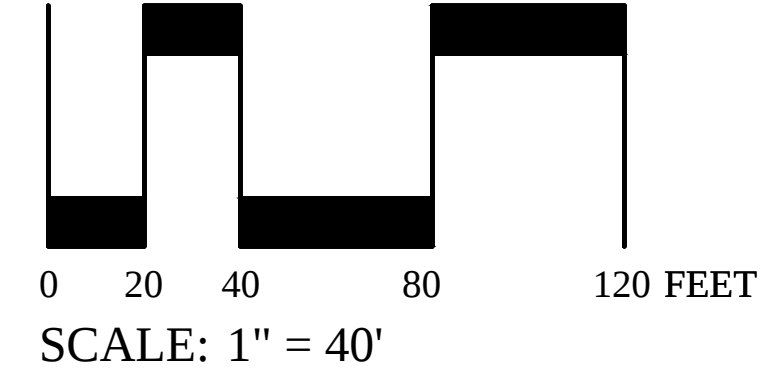


Serial Number:

CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL

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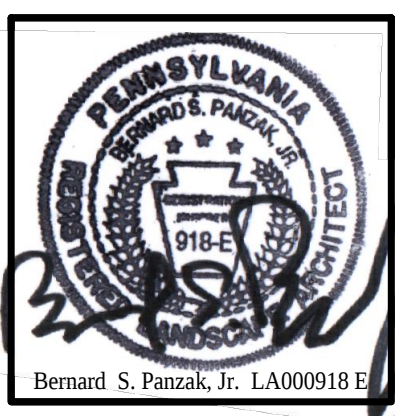


GLACKIN THOMAS PANZAK

LAND PLANNING
LANDSCAPE ARCHITECTURE

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LIGHTING PLAN

Hamilton Estate

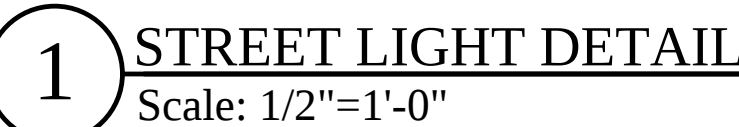
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PROJECT #: 19-033
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REV.:

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LI-1

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3 STREET LIGHT CUT SHEET

LIGHTING DETAILS

Hamilton Estate

208 & 228 STRAFFORD AVE., & 18 FORREST LANE
RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA

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