

Design Services Program

LANDSCAPE GUIDELINES

Is it a house or a home?

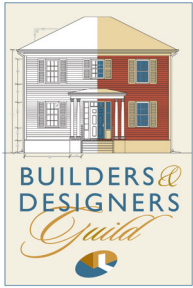
We like to think of it as a home and the landscaping is the first thing you will see. If the landscaping and yard looks good then your home will be inviting - it will have a sense of completion. An asset to the community.

A thriving and healthy landscaped yard will actually increase the value of a home. Whether you are building a custom home for a client or building a house on spec, landscaping is one of the most intrinsic items makes a house a home.

Landscaping Requirements

1. A landscaping package shall be part of the construction documents for each house and shall consist of a scaled plan, which clearly illustrates the landscape designer's intent. It is highly recommended that the landscape plan be prepared by either a Landscape Architect, a Virginia Certified Nurseryman, or a garden center / nursery which offers in-house design services.
2. A landscape plan shall be done to scale and show all proposed landscaping and all existing trees whether to be removed or retained. Existing trees shall have their drip accurately illustrated to scale.
3. Plant List. Each landscape plan shall have a Plant List where the name of each plant (trees, shrubs, ground covers, & annual / perennials), size (spread, height, or caliper), quantity, and any special notes listed.
4. Planting details, spacing, etc. The landscape plan shall include typical planting details for trees, shrubs, and groundcovers and a spacing plan for all plants.
5. Landscaping that is to be retained shall be protected. At a minimum, 3-ft. tall high visibility fencing shall be installed around the drip line of all trees where no construction activity would be permitted.
6. All planting beds shall have a minimum 3 inches of an organic mulch applied immediately after all plants have been installed. Organic mulch can be shredded hardwood or pine needles. Do not use shredded pine. Pinebark "nuggets" should be avoided.
7. All newly planted trees shall be installed with a mulched saucer used to help maintain moisture during its initial "establishment" period.
8. All exterior mechanical units shall be located on the site plan and visually screened with fencing, landscaping, or a combination of both.
9. Gutters and downspouts. Many house designs do not include gutters and downspouts. If they are not provided, then placement of foundation plantings may need to be adjusted. This also means that foundation plantings may drown if landscape beds are not properly graded. It is also important to establish foundation landscape beds or lawn area as quickly as possible to avoid the unsightly splashing of mud / dirt onto the house's siding

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Basic Design

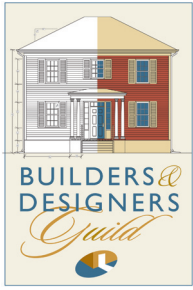
1. A landscape plan should be designed with seasonal color and a complimentary palette of plants. An all evergreen plan with no color or a plan which uses only one plant type is not acceptable. Corners of porches, houses, and garages shall include an upright accent plant that is at least 36 inches tall when initially planted. Foundation plantings shall have a minimum of two layers – hedge materials that are at least 24 inches tall when planted as a background, and lower ground cover in the front. Accent colors provided by clustering flowering or color plants at the front entrance are encouraged.

Corners house lots have two front facades and should therefore be designed as such. The amount and care of the design along with the landscape installation for both facades are of equal importance.

2. Landscape beds should be curvilinear with rounded corners and “v” shaped edges. Foundation landscape beds shall be at least 3 ft wide.
3. When using small accent materials for colors, i.e. day lilies, liriopse, irises, etc. it is better to put them in-mass and not as individual plants. A grouping or cluster of color will create more of a visual impact than a widely spaced plan.
4. Plant stock should also be selected for mature height and spread. The same rule for planting a tree too close to a house applies to foundation plantings. Do not use plants which when mature will overwhelm the house. For example, a Skyrocket juniper which can be over 8 ft tall when mature, is not a good foundation planting; it can, however, be used as a corner accent plant.
5. Foundation vents, mechanical equipment, crawl space access doors, etc. All of these items are potential “conflict” zones for foundation planting. Spacing, species, and size of materials used in these areas are critical and need to be carefully thought out.
6. Sun orientation and shade. Plants either thrive in full sun, partial shade or full shade. Locate plants by their needs. For example, many flowering plants will not bloom / thrive if planted in a partially shaded area.
7. Planting season. Although it is technically possible to install plants any time throughout the year, there are specific times which are better than others. Shrubs and trees are best installed in the fall and winter months – from September through May. As with any landscape installation, watering is essential. Plants must be thoroughly watered when initially planted and kept moist until established.

Minimum Sizes

1. Trees shall be a minimum 2 ½” cal. when planted and can be either B&B stock or container grown.
2. Corner or accent materials shall be a minimum of 3 ft tall when planted - minimum 5 gal. container size.
3. Perennials such as day lilies, liriopse, irises, etc. and shall be in a min. 1 gal. container.
4. Shrubbery / hedge material shall have a min. 18 inch spread (junipers) or a minimum 24 inches tall when planted; min. 3 gal. container size.



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General Guarantee - Plants

1. All plantings, excluding the lawn, shall have a minimum one-year guarantee. If after one year the plant is dead, diseased, or partially dead (more than 30% of the plant has died) the contractor is expected to replace all plant materials at no cost to the homeowner.

Lawn Areas

Prep Work and Protection

1. All areas not within a planting bed shall be seeded or sodded. Prior to seeding or sodding the yard area must be properly prepared. The entire lawn area shall be tilled a minimum of 3 inches and all debris, rocks, etc. larger than two inches shall be raked and removed from the site. It is important that once the site has been tilled it should be secured from any construction traffic – do not drive trucks, cars, or construction equipment on the lawn area once it has been tilled. Compacted soil will not grow seed or sustain sod.

Seeding and Fertilizer

1. The type of seed being proposed shall be noted. The rate of seed application (the amount of seed being spread per square foot of lawn area) shall also be noted along with the amount and type of fertilizer being applied. Grass seed shall never be applied without proper fertilizer or proper soil prep. Depending on the time of year when planted; a light application of straw may be required. It is important that during the grass germination period the lawn area must be kept moist.
2. The type of grass seed to be planted depends on the time of year it will be sown. The following is a general guide for planting time and seed rate.

Time of Seeding	Type of Seed	Seed Rate
September 15 to November 15	100% Tall Fescue	7 - 8 lbs per 1,000 SF
November 15 to March 15	100% Annual Rye	10 – 12 lbs per 1,000 SF
March 15 to May 15	100% Tall Fescue	8 lbs. per 1,000 SF
May 15 to September 15	100% Hulled Bermuda	2 lbs. per 1,000 SF

Special Note: Projects that are seeded during the winter months with annual rye will need to be reseeded in the spring with fescue. Rye grass does not survive in the heat and must be over seeded with fescue. Over seeding in the fall / winter with a blend of rye and fescue is generally not very successful – the fescue seed has a tendency to rot before it germinates in the spring.

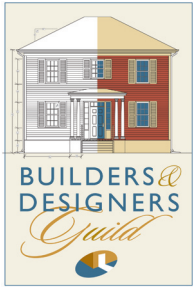
Grass seed has a “shelf” life. Only grass seed grown for use that calendar year should be used.

Regular KY 31 grass seed does not do as well in the Tidewater area because of the excessive summer heat and humidity. It is strongly recommended that a hybrid fescue seed be used, i.e. Jaguar, Tidewater Blend, Shenandoah, Rebel, Rebel Jr., Rebel Elite, Rebel Blend, Titan, Southern Belle, etc.

3. In conjunction with grass seed, starter fertilizer must be used. The application rate of fertilizer to yard area is listed on the bag and should be followed.

Lawn Guarantee

1. It will be the contractor’s responsibility to establish a lawn. Anything less than an 80% coverage is not acceptable and will be the contractor’s responsibility to prep and re-seed or sod as needed until an 80% coverage is attained without any additional cost to the owner.



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Recommended Foundation Plantings / Shrubs

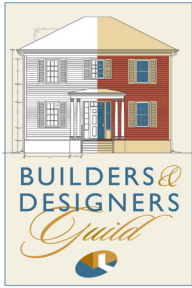
(This is not an exhaustive list, but is representative.)

1. Viburnum Tinus	16. Nellie R. Stevens – Corner Accent
2. Cleyra Japonicum	17. Yaupon Holly – Corner Accent
3. Loropetulum Chinensis ‘Ruby’	18. Hollywood Juniper – Corner Accent
4. Nandinia Domestica And ‘Nana’	19. Camella – Corner Accent
5. Gardenia Jasminoides - Needs Frost Protection	20. Edward Goucher Abelia – Corner Accent
6. Forsythia X Intermedia - Good Spring Flower	21. Dwarf Crimson Barberry
7. Abelia	22. Japanese Barberry
8. Southern Wax Myrtle	23. Hybrid Boxwoods
9. Indian Hawthorn	24. St. John’s Wort
10. Pieris Japonicum Compacta (Japanese Andromeda)	25. Nigra Inkberry
11. Spiraea	26. Hoogendorn Holly
12. Oakleaf Hydrangea	27. Dwarf Burford Holly
13. Weigela	28. Hetzi Holly
14. Rosa Rugosa	29. Helleri Holly
15. Foster Holly – Corner Accent	

Recommended Plants / Flowers – For Massing and/or Color

(This is not an exhaustive list but is representative.)

1. Black-eyed Susan	16. Liriope – Variegated and Green (Muscari is a Mounding Variety and Spicata is the Spreading Variety)
2. Daffodils	17. Ice Plant
3. Tulips	18. Rose Of Sharon
4. Daylily	19. Butterfly Bush
5. Iris	20. Hibiscus
6. Hyacinths	21. Hydrangea
7. Canna	22. Cleyera
8. Gladiolus	23. Daphne
9. Hosta	24. Lantana
10. Lantana	25. Nandina
11. Shasta Daisy	26. Pyracantha
12. Coreopsis	27. Viburnum
13. Hostas	28. Azalea
14. Ajuga	29. Gardenia
15. Ivy	



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Plants To Avoid

1. Bradford Pears – Wind Damage	10. Kudzu – Extremely Invasive
2. Photina “Red Tips” - Disease	11. Chinese Wisteria - Invasive
3. Silver Maples – Wind Damage, Limbs Break Easy	12. Oleander - Winter Injury, Poisonous
4. Mimosa Tree - Invasive	13. Pittosporum - Winter Hardy
5. Weeping Willow – Soft Wood, Limbs Break Easy	14. Mulberry – Messy Fruit
6. Cotoneaster - Disease	15. Female Gingkos – Foul Smelling Fruit
7. Junipers - Phomopsis (Disease, Spider Mites)	16. Sweet Gums - Fruit Litter
8. Dwarf Alberta Spruce – Spider Mites	17. Honeylocust – Thorns (Thornless Is Fine)
9. Helleri Holly - Heat Die Back (Other Hollies are Okay)	

Recommended Large Shade Trees

(This is not an exhaustive list but is representative.)

1. Red Maple	6. Golden-Raintree
2. Marshall’s Seedless Green Ash	7. Sawtooth Oak
3. Willow Oak	8. Japanese Zelkova
4. Thornless Honeylocust	9. European Hornbeam
5. London Plane tree	10. American Linden

Recommended Color or Accent Trees

(This is not an exhaustive list but is representative.)

1. Lace Bark Elm	8. Eastern Redbud
2. Crape Myrtles (Single-Stem and Multi-Stem)	9. Washington Hawthorne (It Does Have Thorns)
3. Yoshino or Kwanzon Cherry	10. Trident Maple
4. Kousa Dogwood	11. Crabapple
5. Sweet Bay Magnolia	12. Saucer Magnola
6. Japanese Maple – Need Not Be “Cut Leaf” Variety	13. Thundercloud Cherry Plum
7. Ornamental Pear (Aristocrat, Redspire, Cleveland Select, Capital)	

For Further Information

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