

Chapter 18 - Landscaping and Exterior Finishes

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Things to Consider

- Plan the installation of conductor lines to avoid large landscaping materials, such as trees.
- Ensure conductor lines are run under the sidewalks before they are poured.
- Landscaping and grass seed will need frequent watering after they are installed, plan for continual care until the Home Owners move in.

Components

Gutters and Downspouts
 Conductor Lines
 Finish Grade
 Mailbox
 Stepping Stones
 House Numbers
 Landscaping Materials
 Grass Seed

Timing & Prerequisites

- This phase of the project will begin when the porch railings are complete.
- The House/Project Lead will work with the Construction Superintendent to coordinate these volunteer activities.

Materials Needed	
Conductor Lines	House Accessories
3” Sch-30 PVC Pipe 3” Sch-30 PVC Elbows 3” Sch-30 PVC Tees 3” Sch-30 PVC Receptors for Downspouts 3” Sch-30 PVC Receptors for Sump Pump PVC Cleaner PVC Glue	House Numbers Mail box White Caulk for Under Sills White Putty (if mailbox is located at the street) <ul style="list-style-type: none"> - 4x4 post - Quickrete
Landscaping	Final Grade
Plants & Bushes Mulch Grass Seed Stepping Stones	Top Soil

Gutters and Downspouts

Install Gutters, Downspouts and Gutter Guards (Contractor)

The contractors will install the gutters, downspouts, and gutter guards as soon as the siding is complete; the porch posts are wrapped; and the railings installed.

Conductor Lines

Critical Issues

- Call OPUS 24 hours before beginning to dig the trenches.
- Before new cement flatwork is installed, work with the Construction Supervisor to ensure piping for the conductor lines are installed under the forms.

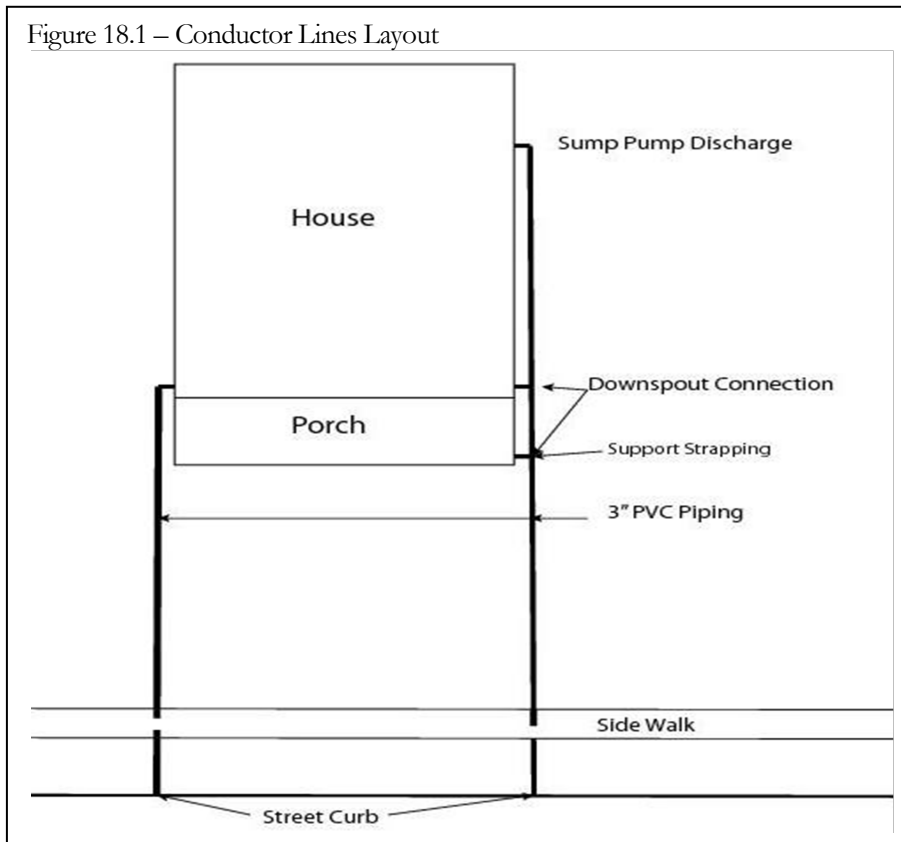
Safety Issues

- Open trenches must be marked with safety tape.
- Cover any holes left open when leaving the site with OSB.

Install Conductor Lines (Volunteers)

1. Layout the conductor lines.
 - Conductor lines should empty into the street. Lay out the lines to end at and existing hole through the street curb. If no hole exist, review plans with the Construction Supervisor.
 - If there are no gutters across the back of the house, the conductor lines will only be installed in the front of the house and as far back as necessary to connect the sump pump discharge.
 - The sump pump discharge should be installed as close to the house as possible. Place an elbow on the pipe close to the house and come straight down the wall.
 - The piping should be installed close to the foundation of the house.
 - The piping will need to be bent around the window wells and gas lines.
2. Dig trenches for the conductor lines.
 - The lines need to be laid so that the pipes slope away from the house at a minimum slope of ½" per 12' of pipe.
 - Using picks; spud bars and trenching shovels dig the trench from the back of the house to the front. Start shallow and dig deeper as needed.
3. Cut and dry fit the pipe.
 - The top of the transition connectors should be installed 2" to 6" above the finish grade.
 - The lateral piping may need to be installed deeper to accomplish the desired slope.

4. Clean the ends of the pipe.
5. Glue the fittings to the pipes. The long pipes contain bells and do not need glue.
6. As soon as possible, bury the conductor lines. Ensure any open trenches are marked with safety tape.



Walkways & Parking Pads

Critical Issues

- Ensure the conductor lines have been installed under the forms for the sidewalks before the concrete is poured.

Safety Issues

- Ensure the tops of all metal stakes are covered with plastic caps.

Timing & Prerequisites

- If the conductor lines are not installed before the walkways are formed, the contractor will place pieces of pipe under the walk before they pour them. The ends of the pipe should be marked with a stake.

- All work involving heavy equipment and trucks must be completed before pouring the flat concrete.

The contractor hired by HFHMO will form-up the steps, walks, and driveway / parking pad. They will then pour all the flat concrete.

House Numbers

- Install the numbers on the porch post to the right of the door.
- The numbers will run down the center of the post.
- The middle of the first number should be 72” from the porch deck.
- Leave 1” between each of the numbers.
- Leave the numbers in the package and mark the holes. This will allow the numbers to be easily aligned with the edge of the posts.
- Remove the numbers from the package and install the numbers using the nails that come with them.

Final Grade

- A Habitat contractor will install or remove soil to bring the yard up to the final grade. The contractor will use large power equipment to roughly even off the ground.
- Additional top soil may be needed to create the final grade. The House Lead will work with the Construction Superintendent to schedule delivery. Volunteers will be needed to spread and even out the grade.

Window Wells

- Install gravel in the basement and egress window wells. Fill the well until the gravel is within 1” below the window.

Mail Box

Note: In some neighborhoods the mail box will go out along the street. In other neighborhoods it will go near the front door mounted to the house.

Install Mail Box Near the Front Door.

- Install mailbox on the siding to the right of the front door; 44” above the porch floor. 3” of siding should be visible between the mailbox and the door brick mold.
- Mount the mail box using the #8x3 screws. The screws must pass through siding and 1” Dow board to be installed into the framing.

Install Mail Box near the Street

- Install mailbox at the street; at least 6’ from driveways, alleys and cross streets. Install the post 12” from the curb. Install the 4x4 post in a hole at least

18” deep. Set the post in concrete. Refer to the manufacturer’s instructions regarding assembly.

- Use posthole diggers to make a 32” deep hole.
- Place the 4x4 mounting pole in the hole. Partially fill the hole to temporarily hold the post in place.
- Ensure it is plumb.
- Pour pre-mixed Quickrete into the hole.
- Allow the Quickrete to set up before proceeding.
- Complete the assembly.

Landscaping

Prepare Area for Landscaping Plants

The plants need to be at least 50% native species, non-invasive and are 100% appropriate to the site’s soil and microclimate. The plants used are intended for Zone (5) and are generally low maintenance, hardy, and mostly drought tolerant.

- Carpinus Hornbeam
- Amelanchier Serviceberry
- Viburnum
- Aronia Chokeberry
- Hydrangea
- Clethra Summersweet
- Thuja Globe Arborvitae
- Spirea Little Princess Spirea
- Spirea Goldmound
- Liatris
- Rudbeckia Black Eyed Susan

The placement and selection of the plants will depend on the home’s orientation, and like substitutions can be made due to availability.

- All new plantings of trees and plants are to be native species and 100% appropriate to the site’s soil and climate. Do not include any invasive species. Consult a professional with expertise in Ohio native plants. Any turf must be drought-tolerant.
- Do not use turf in densely shaded areas.
- NOTE: No Silver Maple Trees are to be planted or retained on the property.
- Remove large stones, sticks, miscellaneous construction material, etc. from the area.
- Place the plants based on the Landscaping Plan.
 - ♦ Consider how large the plants will be in a few years. Don’t put them too close together or too close to the house. Normally a tag on the plants will advise you of how close together they should be planted.

- ◆ No plants should be placed closer than 2' from the foundation.
- ◆ Set the plants on top of the ground where you think they will look good. Stand back and give it a good critical look.

Plant the Plants

- Dig holes deep enough so most of the "ball" is buried.
- Remove any twine from the "ball".
- Mix some peat moss with some dirt in the hole.
- Set the plant in the hole.
- Turn the plant so its best side is out toward the street.
- Back-fill.
- Repeat this process for all the plants.

Mulch the plant areas

- Spread mulch around the plant areas to a depth of a few inches,

Prepare Lawn Area

- Remove large stones, sticks, etc. from the area. A bobcat with a rock hound may be used on occasion.
- Till the entire area.
- Rake out clumps and smooth the area.

Install Stepping Stones

- Start at the porch laying stepping stones in a roughly straight line toward the shed.
- Remove the stone then use a scrap 2x4 to compress the soil where the stepping stones will be placed. Level the soil with a tamper then replace the stone.
- The stones should be placed so that the centers are approximately 2' apart. This will make for an easy step for most people.

Spread Grass Seed

- Use a hand held seed spreader to evenly spread seed over the lawn area.
- Crisscross the yard. Walk back and forth in one direction and then walk back and forth the other direction.
- The seed container will tell you how heavy to apply the seeds.

Water Plants and Seed

- Water the lawn area and the plant area rather heavily.
- Tell the home owner to water every other day until the grass is tall enough to mow.

Quality Assurance Checklist

After finished leveling the soil, stand back and check the grade to be sure the water will run away from the house.