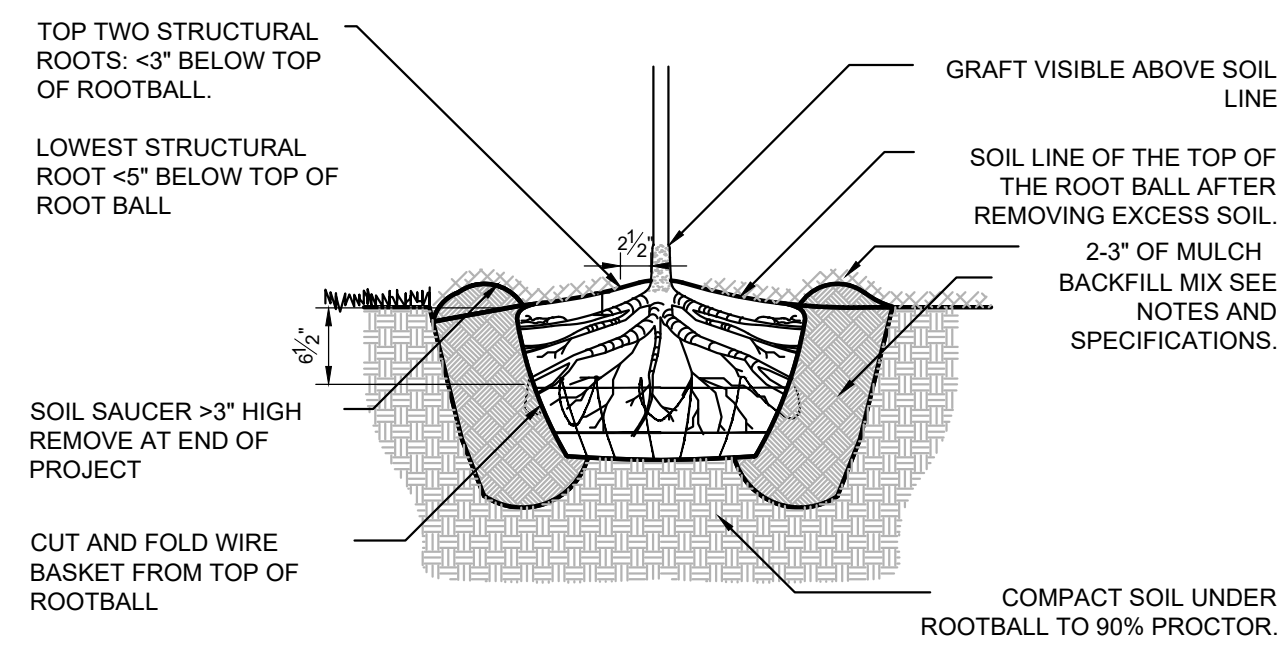


LANDSCAPE NOTES:

- 1. REGULATIONS & STANDARDS
1.1. All contractor work shall be conducted in accordance with ISPIWC (Idaho Standard Public Works Construction), 2022 (or most recent published); and City of Garden City, ID codes, standards and state and local regulations.
2. EXISTING CONDITIONS
2.1. All utilities shall be located prior to construction and protected. Any damage to structures, utilities or concrete will be replaced at contractor's expense.
3. GRADING & SITE PREPARATION
3.1. Prepare finish grades for planting by grubbing and removing weeds, if necessary apply Round-Up (or equivalent herbicide), using a certified applicator. Remove rocks and other materials over 2".
4. SOILS
4.1. Lawn areas shall receive 12" min depth of screened topsoil.
4.2. All planter beds shall receive 18" min depth of screened topsoil.
4.3. Reuse of existing topsoil that has been stockpiled on site is permitted if:
4.3.1. Topsoil is tested and analyzed to ensure a proper growing medium. Provide additional amendments as determined by soil tests.
4.3.2. Topsoil is to be loose, friable sandy loam that is clean and free of toxic materials, noxious weeds, weed seeds, rocks, grass or other foreign materials.
4.3.3. Topsoil shall have a pH of 6.5 to 8.0.
4.3.4. If on site topsoil does not meet these minimum standards contractor is responsible for providing approved imported topsoil or improving onsite topsoil per the approval of the project manager.
4.4. If imported topsoil is used it must be from a local source and be screened free of any debris or foreign matter. Topsoil must not contain rocks, sticks, lumps, or toxic matter and has a pH of 6.5-8.0.
4.5. Smooth, compact, and fine grade topsoil in lawn areas to smooth and uniform grade 5" below adjacent surfaces.
4.6. Amend all new plantings with 2 parts topsoil, 1 part compost.
5. LAWN AREAS
5.1. Sodded lawn to be tall turf-type fescue, or approved other.
5.2. Sodded lawn to be regionally/locally harvested, lay sod within 24 hours of harvesting.
5.3. Lay sod to form a solid mass with offset, tightly fitted joints on even grades.
5.4. Any existing lawn that is damaged shall be replaced with sodded lawn of the same type of existing lawn.
5.5. All lawn areas adjacent to planter beds, gravel areas, or aggregate pathways shall have 4" black steel edging installed per manufacturer recommendations. Other applications to be approved by owner and landscape architect.
5.6. Lawn adjacent to buildings, structures shall be a minimum of 18" away from foundations. Lawn adjacent to fences or other screening elements shall be a minimum of 9" away.
5.6.1. Install 3/8" chips or other approved gravel mulch type in mow strip at a depth of 3" over commercial grade weed barrier fabric installed per manufacturer recommendations.
5.7. Provide tree rings with a minimum 3" diameter around all trees located in lawn, mulch type & installation/application to match all other planter beds.
6. PLANTER BED MULCH
6.1. All planter beds to receive 3" depth of black & tan mini rock mulch or approved equal, submit for approval prior to placement. Install over commercial grade weed barrier fabric per manufacturer recommendations.
7. PLANTS
7.1. All plant material shall be installed per industry standards.
7.2. All plant material shall meet or exceed the minimum federal standards as regulated by ANSI Z60.1, American Standard for Nursery Stock. Plants not meeting these standards for quality, or plants determined to be unhealthy by Owner's representative, will be rejected.
7.3. All Ball and Burlap trees to be installed per Balled and Burlapped planting detail. All shrubs to be installed per detail.
7.4. Trees and shrubs over 30" shall not be planted within clear vision triangles.
7.5. Fertilize all trees and shrubs with 'Agriform' planting tablets or approved equal. Apply per manufacturers recommendations.
8. IRRIGATION
8.1. Irrigation system shall be built to the following specifications:
8.2. Adhere to city codes when connecting to city water.
8.3. All irrigation material to be new with manufacturers' warranty fully intact.
8.4. Install outdoor rated controller in specified location on plan, in a lock box with 2 keys. Coordinate with project manager and general contractor on exact location.
8.4.1. Controller to have On/Off rain switch or rain shut off device that does not alter program.
8.5. All remote control valves (including master control valve) to have flow control device.
8.6. Irrigation system piping to be minimum class 200 PVC or approved equal, sleeves to be double the size of pipes located within, all wires to be contained in separate sleeves 1-1/2" dia min.
8.7. All pipe above 3" caliber to be gasketed, with approved joint restraints at all 45, TEE, ELL, 22, 11.
8.8. Use common trenching where possible.
8.9. All PVC located under hardscapes to be schedule 40 PVC with same req's as above.
8.10. All wires to be Paige wire 7350 or 7351 direct bury wire at a minimum of 12" below finished grade.
8.11. Connect mainline to point of connection in approximate location shown on plan.
8.12. Contractor is responsible complying with all codes and paying all permits necessary.
8.13. Sprinkler heads shall have matched precipitation within each control circuit. Velocities shall not exceed 5 feet per second.
8.14. All drip irrigation to be buried 2" below finished grade.
8.15. Water schedule to be provided at a min of 80% evapotranspiration as determined by the local ET.
8.16. Install all irrigation per irrigation drawings, utilize material specified or approved equal.
8.17. Contractor shall confirm the static water pressure at least five days before construction begins and to contact the landscape architect in writing if the pressure is below 80 psi.
8.18. If any discrepancies are found, then local codes shall prevail.
9. CONTRACTOR RESPONSIBILITIES
9.1. Estimated quantities are shown for general reference only. Contractor shall be responsible for all quantity estimates.
9.2. All plant material and workmanship shall be guaranteed for a period of one year beginning at the date of Acceptance by Owner. Replace all dead or unhealthy plant material immediately with same type and size at no cost to Owner.
9.3. Landscape contractor to turn in as built drawings at the end of project. Substantial completion will not be granted until 2 copies @ 1"=20' scale are turned in and approved by owner's representative.
10. In the event of a discrepancy, notify the Landscape Architect immediately.

NOTES:

- 1. DO NOT DAMAGE OR CUT LEADER
2. DO NOT DISTURB ROOT OR DAMAGE ROOT BALL WHEN INSTALLING TREE OR TREE STAKES.
3. TREE STAKING SHALL BE AT THE DISCRETION OF CONTRACTOR; HOWEVER ANY TREES DISTURBED FROM PLUMB DURING THE PLANT WARRANTEE PERIOD WILL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE.
4. WATER PLANTS THOROUGHLY IMMEDIATELY AFTER INSTILLATION.
5. REMOVE ALL BURLAP, TWINE, ROPE, OR MATERIAL FROM THE TOP 1/4 OF THE ROOTBALL.
6. 5" DIAMETER PLANTER BED/MULCH RING AROUND THE TRUNK OF THE TREE. 3" OF MULCH MIN. DO NOT PLACE MULCH WITHIN 2" OF TRUNK OF TREE.

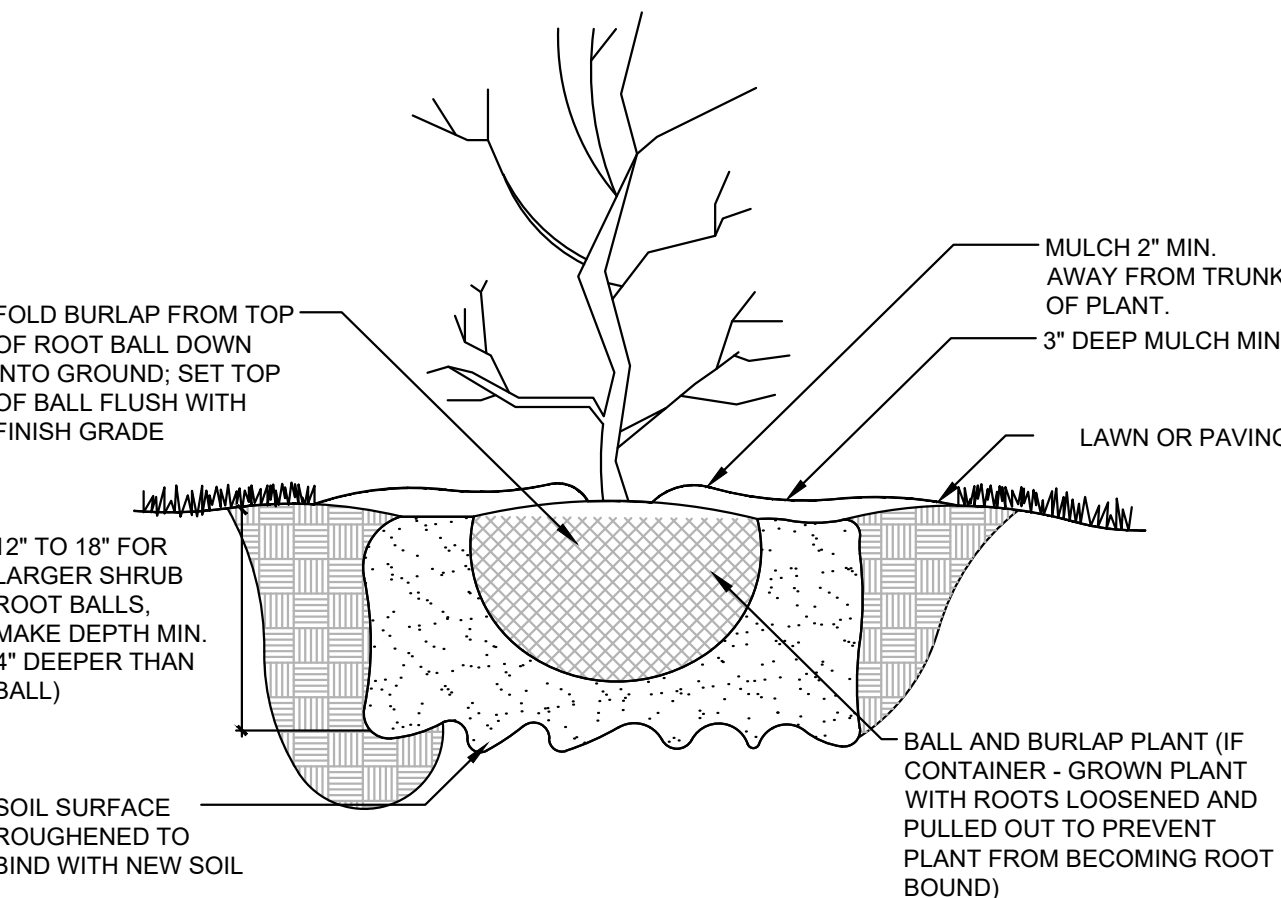


1 BALL & BURLAP TREE PLANTING

3/4" = 1'-0" 3293-01

- NOTE: REMOVE ALL TAGS, TWINE OR OTHER NON BIODEGRADABLE MATERIALS ATTACHED TO PLANT OR ROOT MASS.

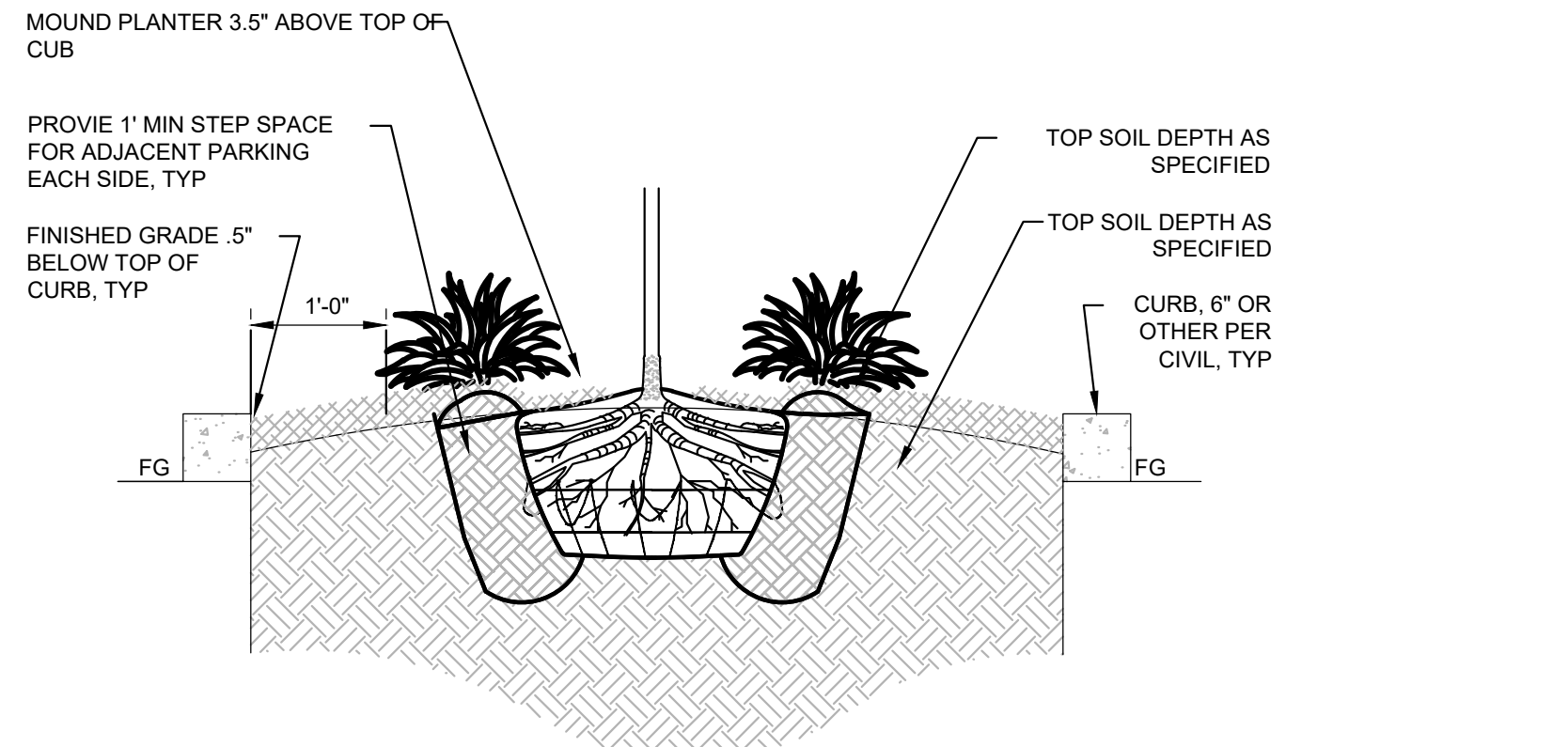
BACKFILL SHALL BE 100% TOPSOIL. WATER SETTLE ALL PLANTINGS TO ENSURE PLANT ROOTBALL MAINTAINS 1/2" HEIGHT ABOVE EXISTING SOILS WHEN COMPLETE.



2 SHRUB PLANTING

1" = 1'-0" 329333-03

- NOTE: \*CURB & ADJACENT PAVEMENT PER CIVIL OR HARDSCAPE PLANS
\*TREE & SHRUB TO BE INSTALLED PER RESPECTIVE DETAILS
\*PLANTS & MULCH PER PLAN



3 PLANTER ISLAND DETAIL

3/4" = 1'-0" P-CO-01

LANDSCAPE REQUIREMENTS

CODE REQUIREMENTS PER CITY CODE

STREET BUFFER:

\*1 TREE PER 50LF, 1 CLASS I TREE PER 50 FRONTAGE

Table with columns: STREET NAME, LENGTH (LF), TREES REQUIRED, TREES/SHRUBS PROVIDED.

SITE COVERAGE:

\*1 TREE PER 1000SF, 1 SHRUB PER 150 SF OF REQUIRED LANDSCAPE AREA

SITE: 13,433 SF

10% LANDSCAPE AREA REQUIRED: 1,343

LANDSCAPE AREA PROVIDED: 2980SF

Table with columns: REQUIRED LS COVERAGE, PROVIDED, TREES/SHRUBS REQUIRED, TREES/SHRUBS PROVIDED.

MINIMUM PLANT SIZES:

PLANT TYPE: MINIMUM SIZE

\*EVERGREEN TREES: 8'-0" HT. MIN.

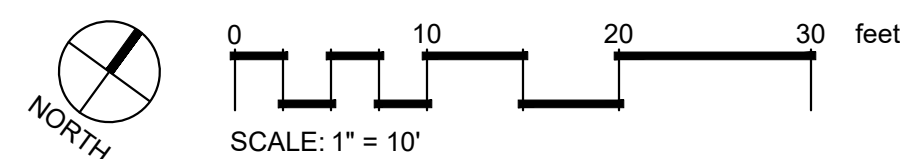
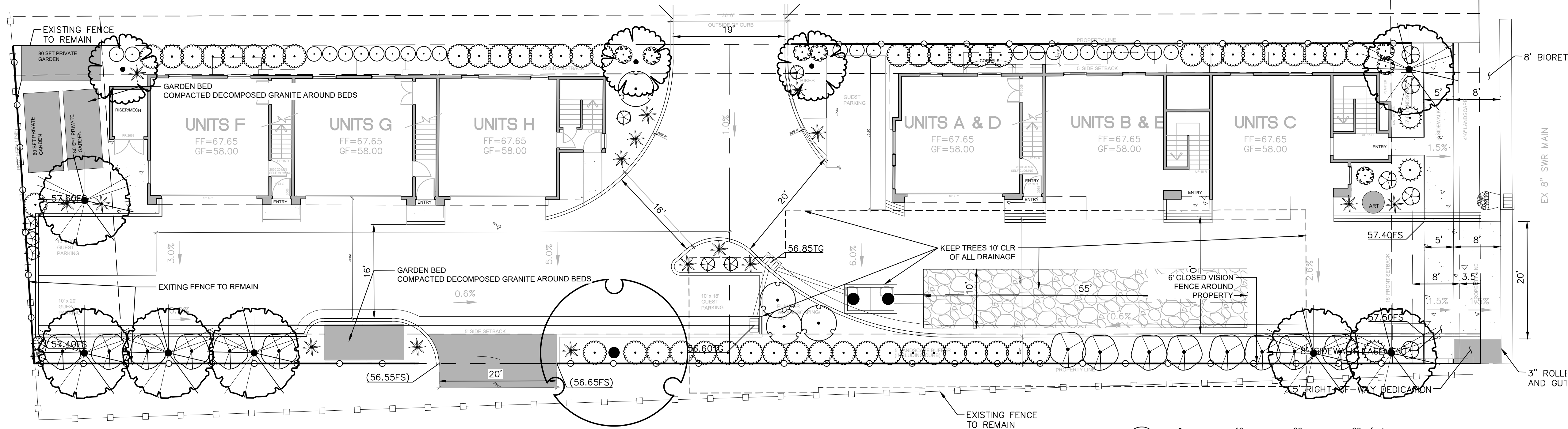
\*ORNAMENTAL TREES: 2" CALIPER MIN.

\*SHADE TREES: 2" CALIPER MIN.

\*WOODY SHRUBS: 2 GAL. MIN.

PLANT SCHEDULE

Table with columns: TREES, BOTANICAL / COMMON NAME, CONT, CAL, QTY, REMARKS. Includes entries for Acer platanoides, Carpinus betulus, Malus x 'Spring Snow', Calamagrostis x acutiflora, Ligustrum x vicarya, Physocarpus opulifolius, Pinus mugo, Rhamnus frangula, Rhus trilobata, Spiraea x bumalda, Weigela florida, and Yucca filamentosa.



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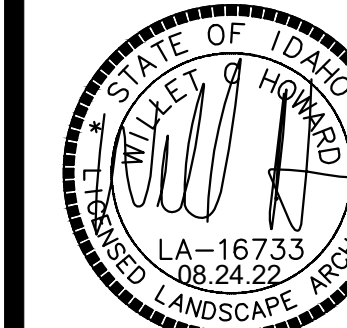
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PRELIMINARY



NOT FOR CONSTRUCTION

ARABELLA LOFTS
GARDEN CITY, IDAHO

Revisions table with columns: MRK, DATE, Description.

JOB NO: 22-2334
DATE: 07.18.2022
DRAWN BY: JB
CHECKED BY: JB

DRAWING TITLE

LANDSCAPE PLAN

SHEET NUMBER

L100