

## GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED BY PERSONS FAMILIAR WITH THIS KIND OF WORK AND UNDER THE SUPERVISION OF A QUALIFIED FOREMAN.
2. ALL PLANT MATERIAL SIZES AND QUALITY TO CONFORM TO AMERICAN ASSOC. OF NURSERYMEN, AMERICAN STANDARD FOR NURSERY STOCK, MOST RECENT PUBLISHED.
3. PLANT LOCATIONS ON THE PLANS ARE DIAGRAMMATIC AND MAY BE SUBJECT TO ADJUSTMENT IN THE FIELD BY THE LANDSCAPE CONTRACTOR.
4. ALL PLANT MATERIAL SHALL BE OF NURSERY STOCK AND SHALL BE OF THE TYPE, SIZE AND CONDITION SPECIFIED. THE PLANT MATERIAL SHALL EXHIBIT NORMAL HABITS OF GROWTH FOR THE SPECIES, SHALL HAVE BUDS INTACT AND SHALL BE FREE OF DISEASE, INSECTS, SCARS, BRUISES, BREAKS, SEED AND WEED ROOTS.
5. SEE NOTES THIS SHEET FOR TOPSOIL DEPTH AND SPECIFICATION.
6. MEDIUM BARK MULCH IS TO BE INSTALLED AT ALL NEW PLANTING AREAS WITH A MINIMUM OF 4 INCHES.
7. *ALL LANDSCAPE AREAS SHALL HAVE PLANTING BACKFILL AMENDED WITH A TRANSPLANT AMENDMENT (SUPERTHRIVE OR EQUAL) AND WETTING AGENT (TERAWET OR EQUAL) APPLIED AT MANUFACTURES RECOMMENDED RATE.*
8. LANDSCAPE CONTRACTOR SHALL VERIFY LOCATION OF ALL SITE UTILITIES PRIOR TO LANDSCAPE IMPLEMENTATION. PLANT LOCATIONS MAY BE ADJUSTED TO AVOID CONFLICT.
9. LANDSCAPE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING SITE IMPROVEMENTS, PAVING, WALLS, AND UNDERGROUND UTILITIES. DAMAGE SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AND AT NO ADDITIONAL COST.
10. PLANT COUNT IS FOR THE CONTRACTOR'S CONVENIENCE; IF THERE IS A DISCREPANCY, THE PLAN SHALL GOVERN. ACTUAL PLANT QUANTITIES TO BE DETERMINED BY REQUIRED PLANT SPACING.
11. ALL AREAS TO BE PLANTED WITH GROUNDCOVER ARE INDICATED ON THE PLAN WITH A HATCH PATTERN. SEE PLANT LIST FOR PLANT TYPE, SIZE, AND SPACING.
12. SUBSTITUTION OF PLANT VARIETIES DUE TO LACK OF AVAILABILITY SUBJECT TO APPROVAL BY THE OWNERS REPRESENTATIVE AND CITY.
13. ALL DIMENSIONS ARE ASSUMED TO BE PARALLEL OR PERPENDICULAR UNLESS OTHERWISE NOTED.
14. ALL SOIL GRADES TO BE A MINIMUM SIX INCHES BELOW ADJACENT FINISH FLOOR ELEVATIONS UNLESS NOTED OTHERWISE. ALL GRADES ADJACENT TO A BUILDING SHALL HAVE A MAXIMUM SLOPE OF 5% 3' FROM FOUNDATION.
15. ALL GRADES, DIMENSIONS AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
16. AUTOMATED IRRIGATION SYSTEM TO BE PROVIDED BIDDER DESIGNED.
17. BASEMAP PROVIDED BY SOUND DEVELOPMENT, MOUNT VERNON, WA.

## SOIL NOTES

1. CONTRACTOR MAY STOCKPILE SITE TOPSOIL FOR POSSIBLE RE-USE IN LANDSCAPE BEDS. STOCKPILED TOPSOIL TO BE APPROVED BY OWNERS REPRESENTATIVE. ROAD BASE, GLACIAL TILL, GRAVEL OR CONTAMINATED SOILS ARE NOT ACCEPTABLE AND WILL BE REJECTED.
2. SITE TOPSOIL SHALL HAVE ALL ROCKS, GRASS CLODS AND DEBRIS LARGER THAN 1" WHENEVER VISIBLE ON THE SURFACE
3. EXISTING SITE TOPSOIL TO BE AMENDED WITH COMPOST AT A RATIO OF 3:1. 3 UNITS OF EXISTING SOIL TO ONE UNIT OF COMPOST. COMPOST TO BE WSDOT CERTIFIED.
4. IN LIEU OF AMENDING SITE TOPSOIL CONTRACTORS MAY CHOOSE TO USE IMPORTED 2-WAY TOPSOIL.
5. TOPSOIL DEPTHS
  - 5.1. TOPSOIL TO BE PLACED AT A MINIMUM OF 12" IN ALL LANDSCAPE BED AREAS AND INCORPORATED INTO EXISTING SUBGRADE. LIGHTLY TAMP 6" LAYERS OF SOIL BY HAND OR LIGHTLY WITH EXCAVATOR.
  - 5.2. TOPSOIL TO BE PLACED AT AT MINIMUM OF 12" IN ALL TREE-PIT AREAS. SEE DETAIL THIS PAGE.
  - 5.3. TOPSOIL TO BE PLACED AT A MINIMUM OF 18" IN PLANTER STRIP ON OUTSIDE EDGE OF SIDEWALK
6. TOPSOIL SHALL NOT BE MOVED, MIXED OR PLACE WHILE SATURATED.
7. IN ALL INSTANCES, PLACED TOPSOIL TO BE INCOPRPORTED INTO EXISTING GRADE.

## MAINTENANCE NOTES -

1. UNDER NO CIRCUMSTANCE ARE STREET TREES TO BE TOPPED OR PRUNED WITHOUT PERMISSION OF THE CITY ARBORIST.
2. UNDER NO CIRCUMSTANCE ARE SHRUBS TO BE SHEARED OR SHAPED WITHOUT EXPLICIT PERMISSION FROM THE OWNER. SHRUBS ARE DESIGNED TO FILL AND GROW IN TO A PERMANENT MATURE SIZE.
3. GROUNDCOVER THAT GROWS 'OUT' OF BEDS AND INTO ADJACENT WALKS OR ROADS ARE TO BE CUT-BACK AS NEEDED.
4. PERENNIAL AND GRASSES WHICH ARE DECIDUOUS MAY BE CUT BACK AT OWNERS DISCRETION, ONCE PER YEAR, DURING THE MONTHS OF FEBRUARY, MARCH OR APRIL.
5. LAWN TO BE FERTILIZED ONCE PER YEAR MIN PER PRODUCT INSTRUCTIONS.
6. WEEDS TO BE REMOVED IN A TIMELY MANNER BY MECHANICAL OR CHEMICAL MEANS, IN COMPLIANCE WITH ALL LOCAL AND STATE GUIDELINES AND REQUIREMENTS.
7. BARK MULCH IN PLANTER BEDS TO BE TOPPED OFF WITH 1" LIFT MIN, ONCE PER YEAR IN THE SPRING.

## PLANTING PLAN

**1" = 10'-0" (CHECK SCALE BAR FOR ACCURACY)**

Landscape Statistics		
		NOTES
<b>GROSS ACREAGE</b>	15,246 s.f.	
Landscape Area Required (20%)	3,049	
<i>Landscape Area Provided</i>	3,082	20%
STREET FRONTAGE	Plants with seasonal color and texture and at pedestrian scale	Provided Per Code
SIDE PERIMETER		
One Tree per 150 SF required, in 5' min width	West (100 feet) - 4 required South (153 feet) - 5 required	
Provided	West - 4 provided South - 5 provided	

