

June 25, 2026

Hanna Veal
Associate Planner
Development Services Department, Garden City
6015 Glenwood Street
Garden City, ID 83714
P: (208) 472-2922

Ms. Veal,

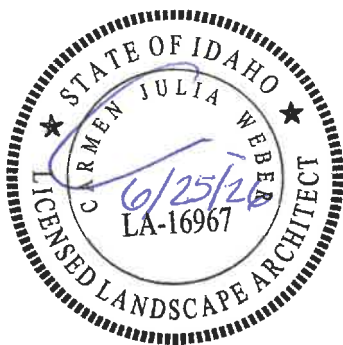
Please see below for addressing the comments that were provide regarding the landscape plan in an email to Ms. Miller dated June 24, 2026:

1. A landscape exhibit identifying the location of the calculated landscape area has not been provided.
 - A landscape exhibit has been included on sheet L 1.0 to include total open space, private open space, and 5% open space. Please note that additional private open space on the second and third floors of each unit has been added to the total square footage shown on sheet L1.0. Please note that a variance is being requested for the 5% required landscape outside of any setbacks.
2. Please confirm whether the stormwater swales will be vegetated per GCC §8-4D-7, as discussed at the design review consultation.
 - The vegetation within and adjacent to the swales have been addressed per the Unified Development Code requirements for landscaping within a swale.
3. The landscape plan identifies 11 caliper inches requiring mitigation; per the arborist report, this should be 13 caliper inches.
 - Mitigation on sheet L1.0 has been updated to reflect the arborist report.
4. I believe tree M102 on the landscape plan corresponds to Tree #4 in the arborist report (a 6" juniper). Please confirm.
 - Mitigation on sheet L1.0 has been updated to reflect the arborist report.
5. Tree #1 in the arborist report is identified as an apricot tree in poor health, but the landscape plan identifies it as a Malus tree in fair condition. Please clarify, as this appears to be an error.

- Mitigation on sheet L1.0 has been updated to reflect the arborist report.
6. Tree #3 from the arborist report (identified as fair condition) does not appear to be identified on the landscape plan.
- Mitigation on sheet L1.0 has been updated to reflect the arborist report.
7. Per GCC §8-4B-3, what is being proposed in place of the Class C amenity previously identified, given that it has not been demonstrated to meet code requirements? Additionally, please confirm whether the other previously identified amenities have been corrected and properly identified?
- An enclosed pet run is being proposed on the northwest side of the development with a gate facing Ray Street.

If you have any questions or concerns regarding any of the changes that have been made, please contact me directly at (208) 986-3046 or at carmen.weber@ackerman-estvold.com. We are fully committed to addressing any inquiries or issues you may have promptly and effectively.

Sincerely,
Carmen Weber, PLA, ASLA, CLARB, SITES AP



Planning & Zoning Review Responses

June 25, 2026

PROJECT: **Permit No. SUBFY2026-0002**

Siberian Elm Subdivision (43rd Street Townhomes Subdivision)

216 E. 43rd St

Garden City, ID 83714

Plan Review Comments:

1. 8-2B-3 Form Standards
 - a. All setbacks have been updated and indicated on the Architectural Site Plan.
2. 8-4A-7 Stormwater Systems
 - a. Refer to updated Civil Engineering drawings and documentation.
3. 8-4B-3 Dwelling Units, General Provisions
 - a. Refer to updated drawings indicating two Class B amenities: Pet Run Area, Outdoor Lounge Spaces and Outdoor Living Rooms.
4. 8-4B-5 Single Family and Two Family Dwelling Units
 - a. Refer to updated drawings indicating the front entrances to the two units facing Ray St.
5. 8-4E-6 Sidewalk Standards
 - a. Refer to approval letter from ACHD indicating no improvements are required as the Authority Having Jurisdiction.
6. 8-4L-4 Landscaping Provisions for Specific Uses
 - a. Refer to updated Landscape drawings addressing staff comments.
7. 8-4L-4 Open Space Standards for Single-Family, Townhouse, and Two-Family Duplex Developments
 - a. Refer to Open Space indicated on the Architectural Site Plan.
8. 8-5a-4 General Standards
 - a. Refer to updated drawings indicating the front door / yard is now on the north side of the building.

Please let me know if there are any additional questions or concerns.

Sincerely,

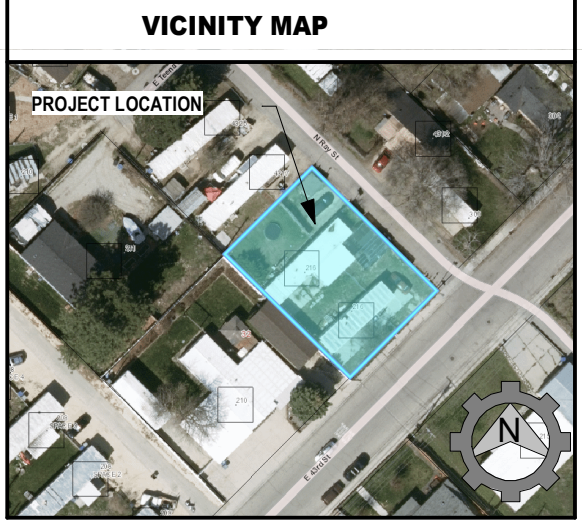
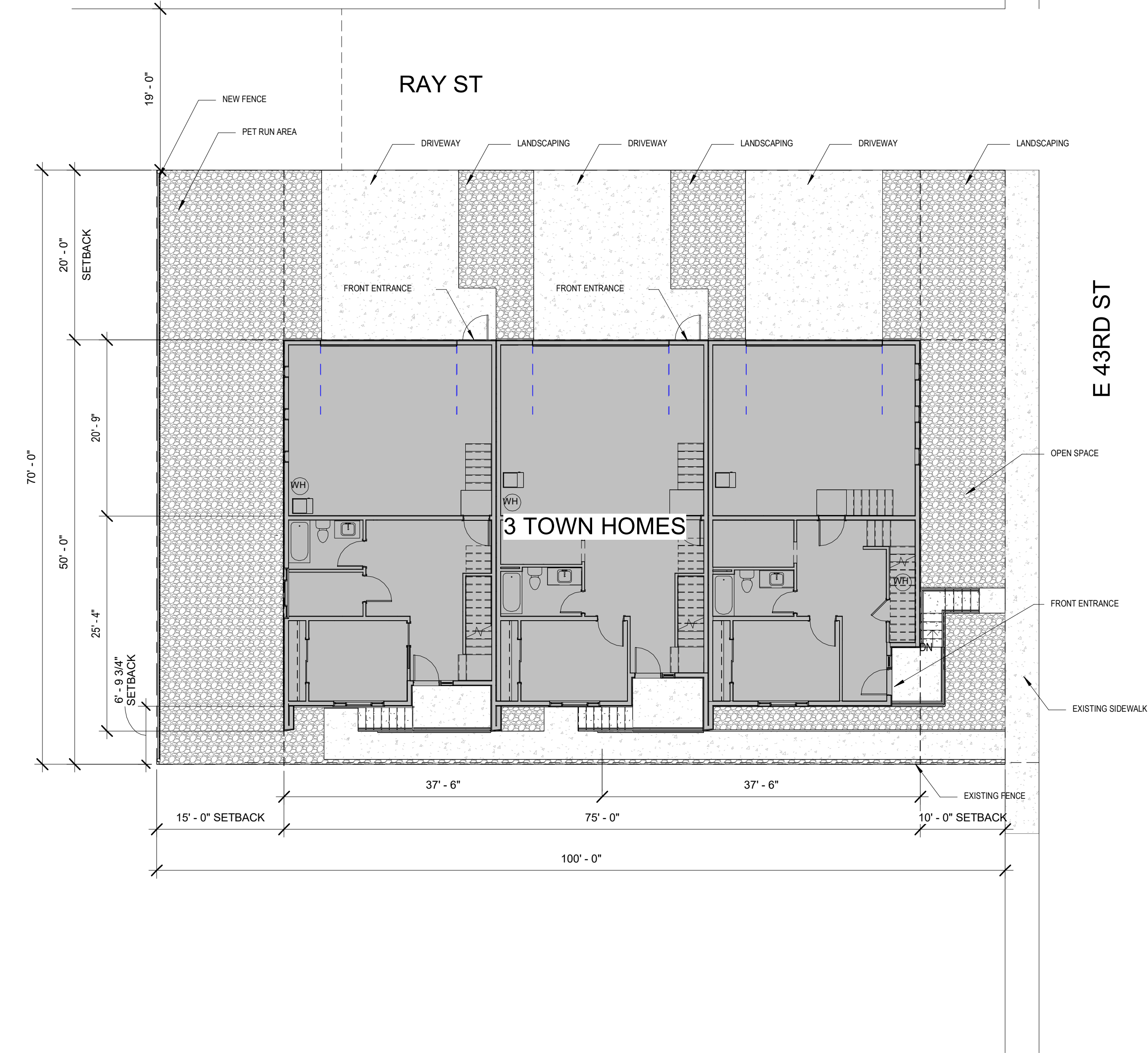
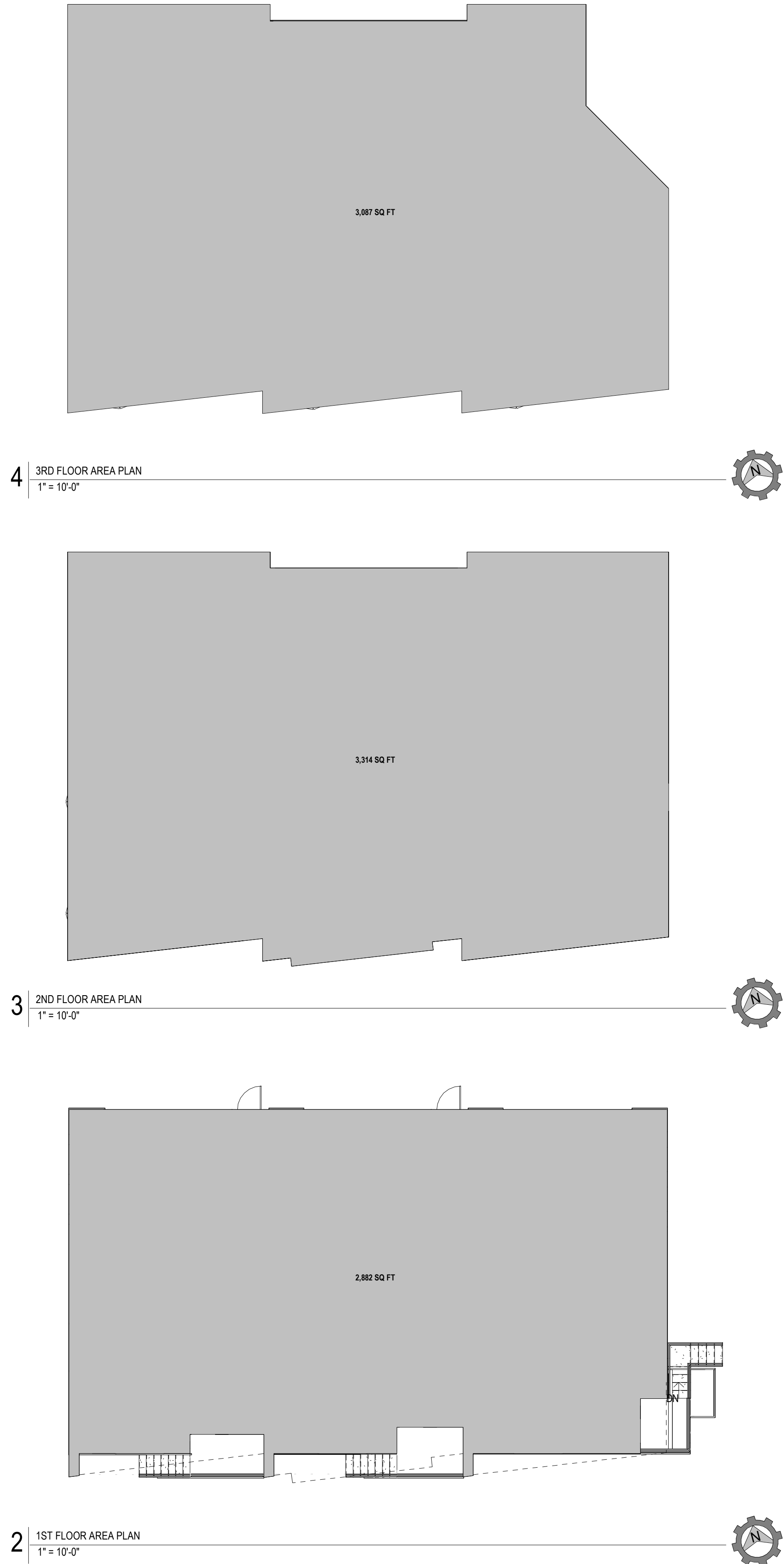


Julie Miller, NCIDQ

Sr Project Manager, Studio H Architects

julie@studioharchitects.com

208-649-8306



ZONING INFORMATION	
Ground up development of new subdivision with one building containing three new single family townhome residences	
Overall building:	10,138 sq ft
Unit 1 - Livable:	2,145
Garage:	520
Basement:	298
TOTAL:	3,263
Unit 2 - Livable:	2,313
Garage:	524
Basement:	541
TOTAL:	3,378
Unit 3 - Livable:	2,378
Garage:	524
Basement:	595
TOTAL:	3,497
SITE: 0.160 ACRES PARCEL #: 0074000018 ZONING: R-3	
MAX. HEIGHT: NONE INDICATED	
SETBACKS:	
FRONT:	MIN 5'
REAR:	MIN 10'
INTERIOR SIDE:	MIN 0' INTERIOR TO THE PROPERTY THAT IS BEING DEVELOPED AND 5' EXTERIOR TO THE DEVELOPMENT
STREET SIDE:	MAX 15'
NOTE: REFER TO CIVIL DRAWINGS FOR FINAL PLAT	
PARKING CALCULATIONS	
PARKING: 9/07 STALLS	
DWELLING UNITS: MORE THAN 1 BEDROOM: 2 SPACES REQUIRED; 1 COVERED	
GUEST PARKING: MORE THAN (2) DWELLING UNITS: 0.5 SPACE PER UNIT + 1.5 SPACES 2 SPACES REQUIRED	
PROVIDED: 2 COVERED SPACES PER UNIT (GARAGE) 1 GUEST SPACE PER UNIT (DRIVEWAY)	

SHEET INDEX	
Sheet Number	Sheet Name
0-GENERAL	COVER SHEET & GENERAL INFORMATION
1-CIVIL	NOTES & LEGEND
C1.0	NOTES & LEGEND
C1.1	DETAILS
C2.0	EXISTING CONDITIONS
C3.0	GRADING PLAN
C4.0	UTILITY PLAN
C5.0	ESC PLAN
2-LANDSCAPE	
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE DETAILS
L2.0	IRRIGATION PLAN
L2.1	IRRIGATION DETAILS
L2.2	IRRIGATION DETAILS
3-ARCHITECTURE	
A1.11	FIRST FLOOR PLAN
A1.12	SECOND FLOOR PLAN
A1.13	THIRD FLOOR PLAN
A1.41	ROOF PLAN
A2.01	EXTERIOR ELEVATIONS

Studio H
ARCHITECTS

Architecture ::: Interiors ::: Planning

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REVISIONS

No.	Description	Date

CLIENT
OWNER NAME
PROJECT
RESIDENCE

PROJECT ADDRESS
STREET NAME
CITY, IDAHO #####

SHEET NAME
COVER SHEET & GENERAL INFORMATION

PROJECT NUMBER
26-xx

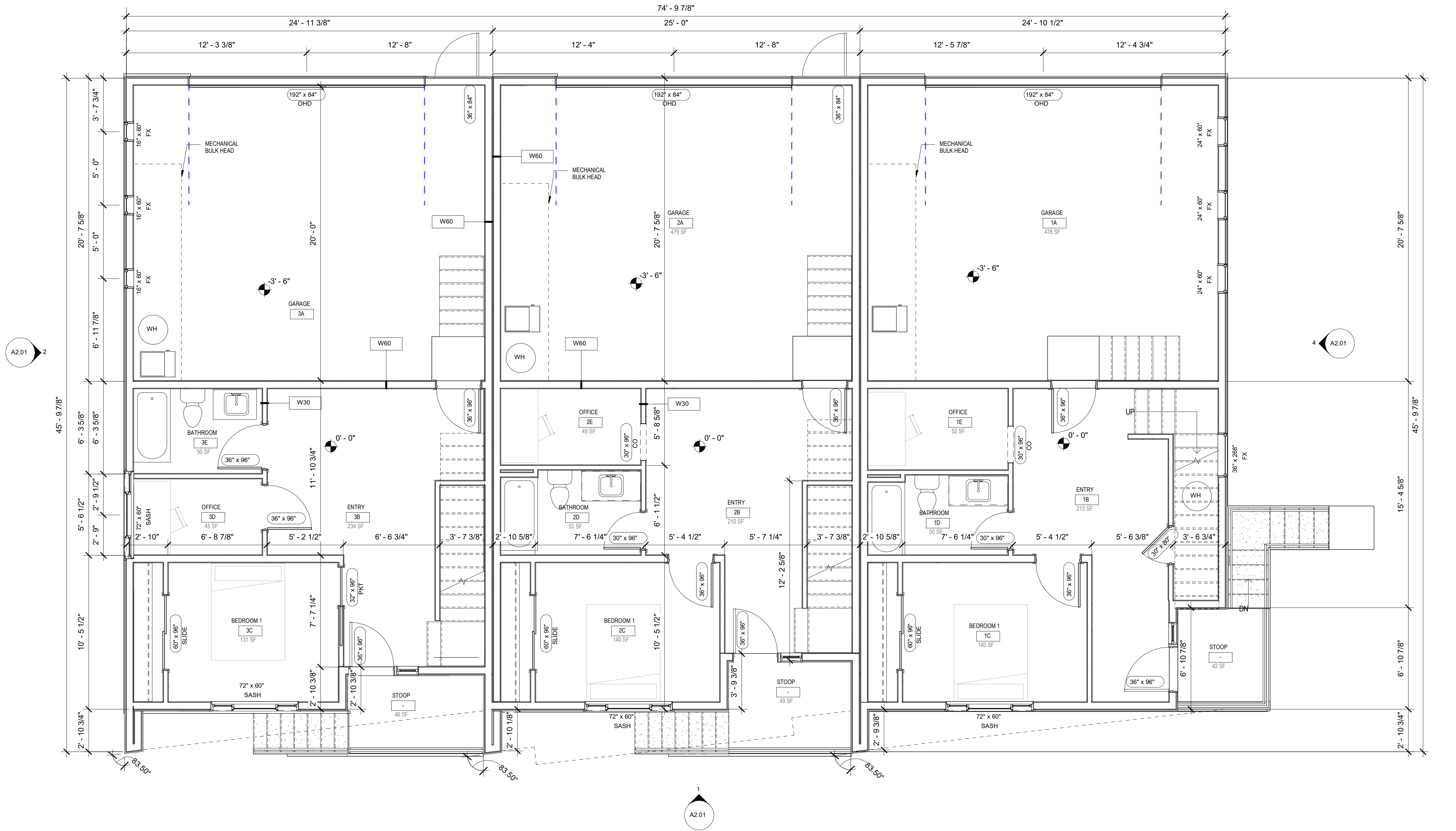
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04/03/26

SUBMITTAL
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SHEET
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BUILDING AREA	
Overall Building	10,138 sq ft
Unit 1: Livable	2,145
Garage	620
Balkony	363
TOTAL	3,263
Unit 2: Livable	2,313
Garage	624
Balkony	341
TOTAL	3,378
Unit 3: Livable	2,378
Garage	624
Balkony	365
TOTAL	3,467

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1 1ST FLOOR PLAN
1/4" = 1'-0"

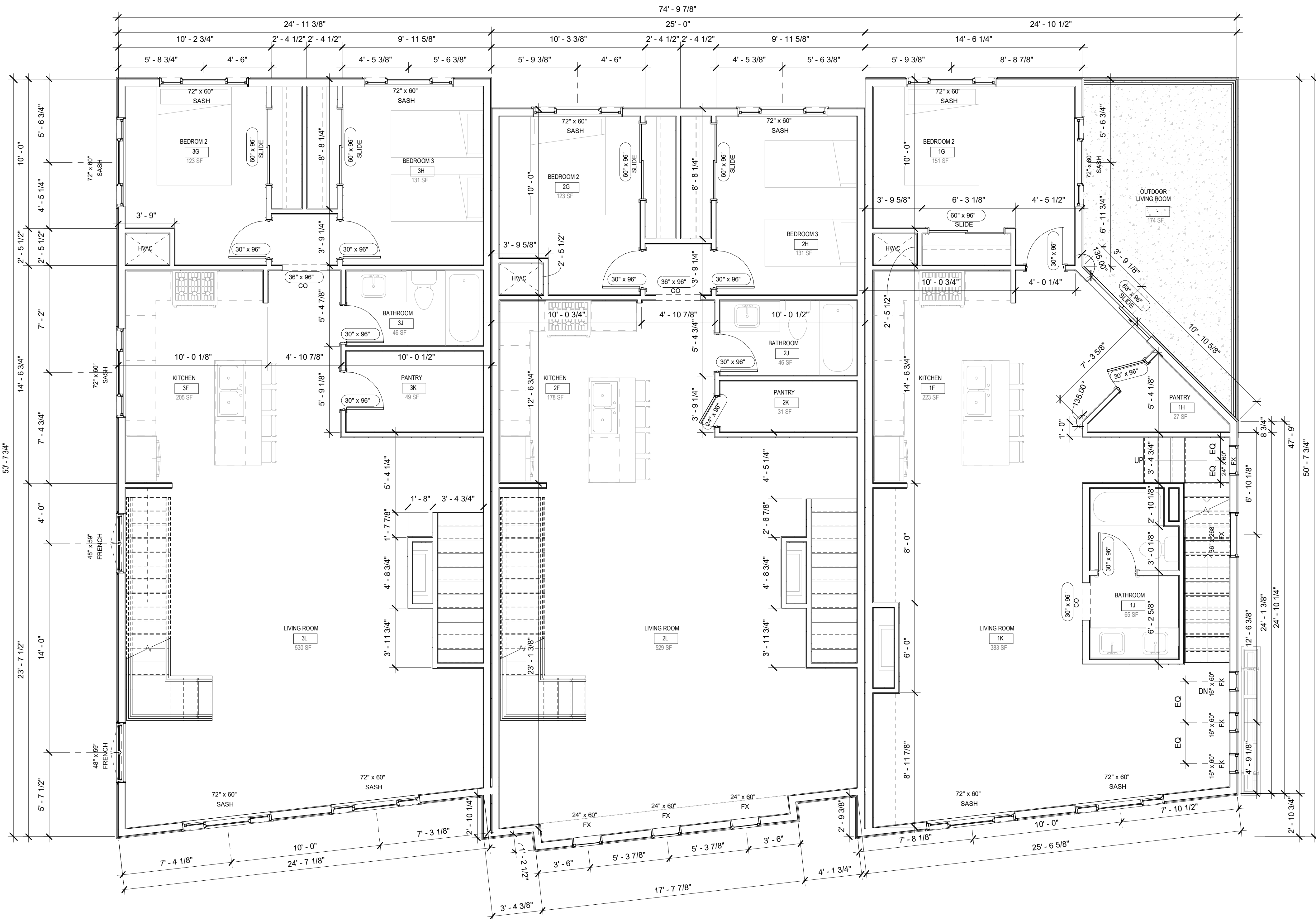
- SHEET NOTES - FLOOR PLAN**
- ALL DIMENSIONS ARE TO STRUCTURAL GRID. FACE OF MASONRY/CONCRETE, OR FACE OF STUD. UNO.
 - RE. CODE AND OCCUPANCY PLANS FOR REQUIRED FIRE RATINGS AND SMOKE PARTITIONS.
 - CONTRACTOR TO VERIFY ALL COLUMN AND ROOF DRAIN FUR OUTS IN FIELD.
 - PROVIDE BRACKING AND/OR SUPPORTS AT ALL WALL MOUNTED CABINETRY, EQUIPMENT, FIXTURES, ETC.
 - AT ALL WALLS WITH SOUND ATTENUATION, SEAL TOP OF WALL AT STRUCTURE AND BOTTOM OF WALL WITH SOUND SEALANT.
 - AT ALL WALLS THAT EXTEND TO STRUCTURE, PROVIDE DEDUCTION TRACK. SEE WALL DETAILS FOR TYPICAL CONDITION.
 - FOR ALL WET CONDITIONS, PROVIDE WATER RESISTANT BACKER BOARD IN LIEU OF GYP/SAB BOARD.
 - UNLESS NOTED OTHERWISE, ALL GNB WALLS SHALL HAVE 1" STED FRAME. RETURN AT ALL DOOR JAMBS.

FLOOR PLAN LEGEND

- NEW CONSTRUCTION
— EXISTING TO REMAIN
- - - EXISTING TO BE DEMOLISHED
- 101A DOOR TAG
A1 WINDOW TAG
A1 STOREFRONT TAG
860.0 WALL TAG, RE: ASSEMBLIES

KEYNOTE LEGEND

NO.	KEYNOTE / REFERENCE NOTE
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2ND FLOOR PLAN
1/4" = 1'-0"

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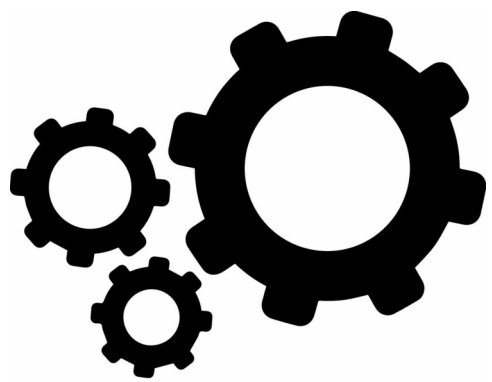
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SHEET

A1.12

SHEET NAME
SECOND FLOOR PLAN



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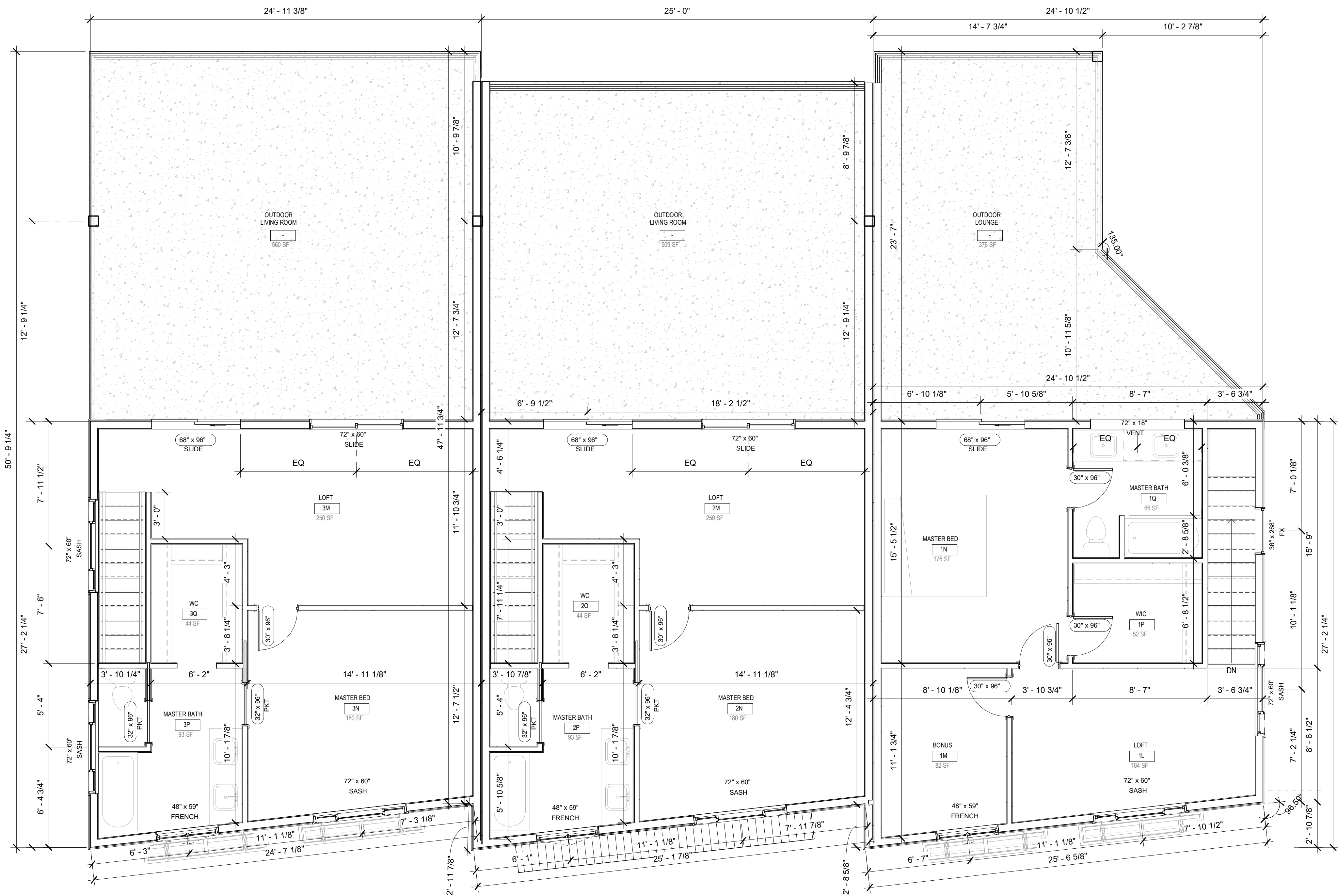
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- SHEET NOTES - FLOOR PLAN**
- ALL DIMENSIONS ARE TO STRUCTURAL GRID. FACE OF MASONRY/CONCRETE, OR FACE OF STUD. UNO.
 - RE. CODE AND OCCUPANCY PLANS FOR REQUIRED FIRE RATINGS AND SMOKE PARTITIONS.
 - CONTRACTOR TO VERIFY ALL COLUMN AND ROOF DRAIN FUR OUTS IN FIELD. PROVIDE BRACKING AND/OR SUPPORTS AT ALL WALL MOUNTED CABINETRY, EQUIPMENT, FIXTURES, ETC.
 - AT ALL WALLS WITH SOUND ATTENUATION, SEAL TOP OF WALL AT STRUCTURE AND BOTTOM OF WALL WITH SOUND SEALANT.
 - AT ALL WALLS THAT EXTEND TO STRUCTURE, PROVIDE DEDUCTION TRACK. SEE WALL DETAILS FOR TYPICAL CONDITION.
 - FOR ALL WET CONDITIONS, PROVIDE WATER RESISTANT BACKER BOARD IN LIEU OF GYP/SAB BOARD.
 - UNLESS NOTED OTHERWISE, ALL GNB WALLS SHALL HAVE 6" STUD FRAME. RETURN AT ALL DOOR JAMBS.

- FLOOR PLAN LEGEND**
- NEW CONSTRUCTION
 - EXISTING TO REMAIN
 - EXISTING TO BE DEMOLISHED
 - DOOR TAG
 - WINDOW TAG
 - STOREFRONT TAG
 - WALL TAG, RE: ASSEMBLIES

- KEYNOTE LEGEND**
- | NO. | KEYNOTE / REFERENCE NOTE |
|-----|--------------------------|
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1 | 3RD FLOOR PLAN
1/4" = 1'-0"

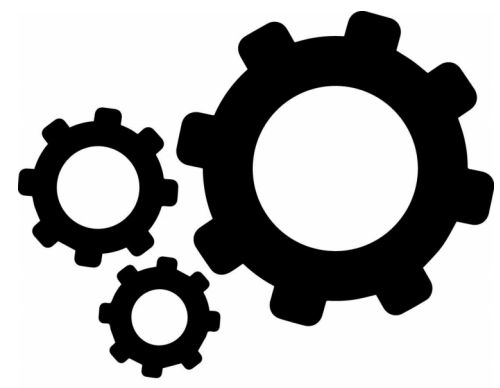


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PROJECT NUMBER
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SHEET NAME
THIRD FLOOR PLAN

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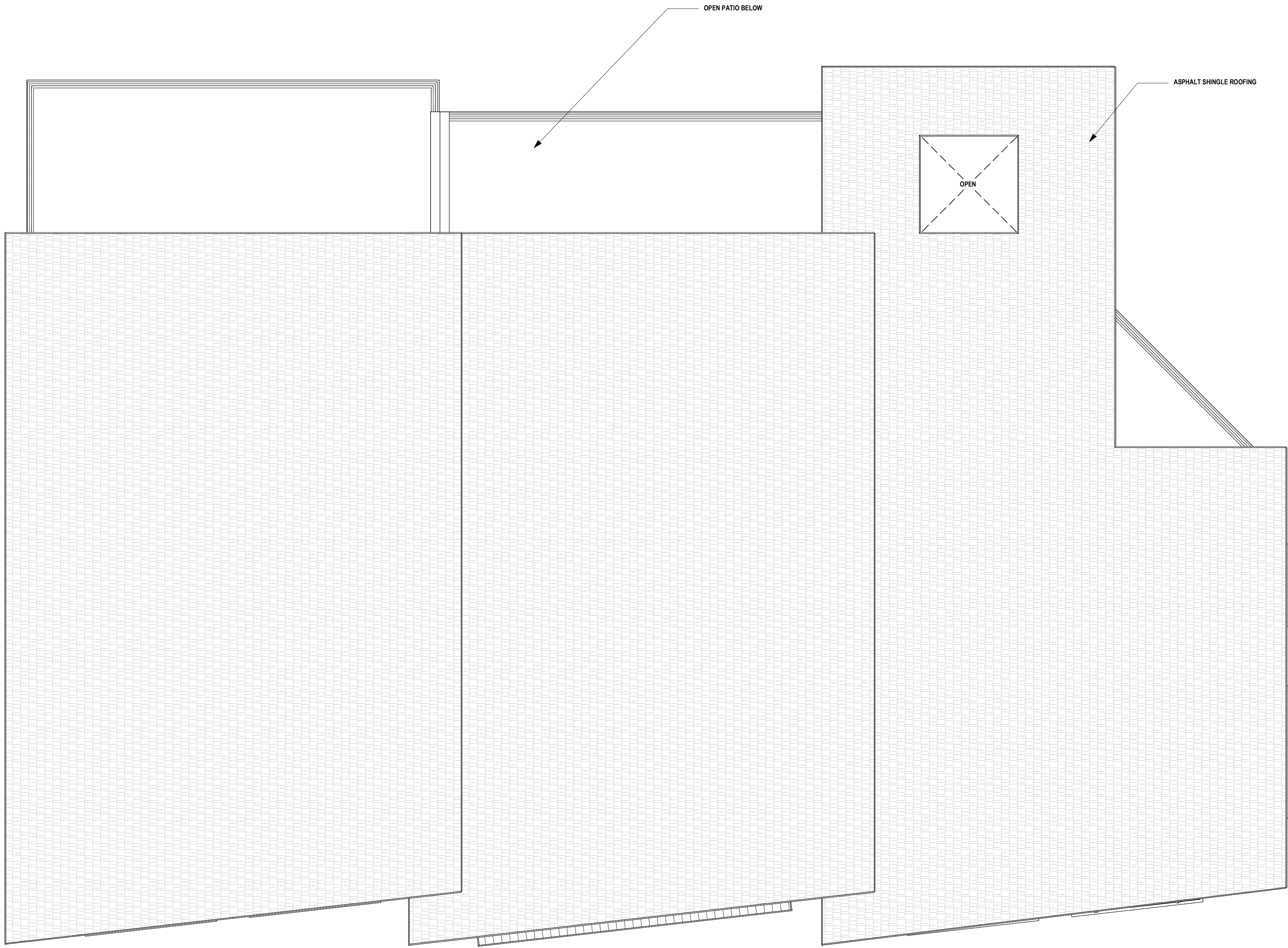
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1 | ROOF PLAN
1/4" = 1'-0"



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PROJECT
PROJECT
PROJECT ADDRESS
STREET NAME
CITY, IDAHO #####

RESIDENCE

SHEET NAME
ROOF PLAN

PROJECT NUMBER	26-xx
SHEET ISSUE DATE	04/03/26
SUBMITTAL	xxx

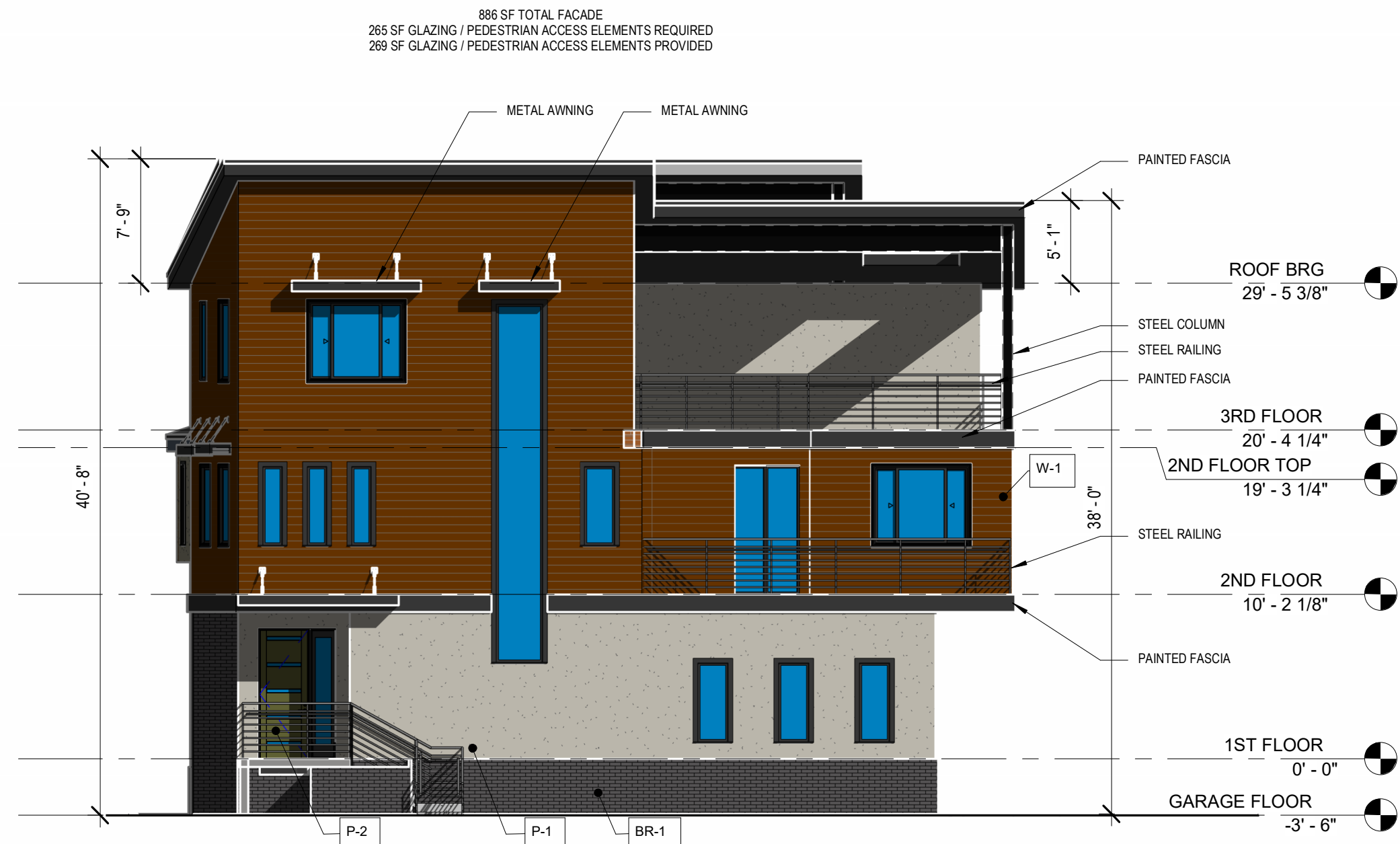
SHEET

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EXTERIOR ELEVATION NOTES	
1.	REFER WALL TYPES AND WALL SECTIONS FOR MATERIALS. CONTRACTOR TO VERIFY REQUIRED CONTROL JOINTS FOR MATERIALS AND PLACE CENTRED ON AT WINDOW / DOOR EDGES U.N.O.
2.	REFER DETAILS FOR MATERIAL TRANSITIONS. CONTRACTOR TO PROVIDE CALLING TO MATCH ADJACENT MATERIAL COLOR U.N.O.
3.	IF EXISTING STRUCTURE IS PRESENT, COORDINATE (E) MATERIALS WITH NEW.
KEYNOTE LEGEND	
NO.	KEYNOTE / REFERENCE NOTE

B-1 CORONADO - WIDE CUT BRICK COLOR: BLACK FOREST		BLACK RAILINGS & WINDOW FRAMES	
S-1 JAMES HARDIE - FIBER CEMENT SIDING RUSTIC SERIES COLOR: WINCHESTER BROWN		STUCCO P-1 SW7016 MINDFUL GRAY	STUCCO P-3 SW9127 AT EASE SOLDIER
W-1 HEMN - WESTERN RED CEDAR THERMEX® EX - EXTERIOR COLOR: SADDLE		STUCCO P-5 SW9287 RETREAT	EXTERIOR DOORS P-4 SW9189 OAKMOSS
		UNIT 1 PAINT P-2 SW6426 BASQUE GREEN	UNIT 2 PAINT P-4 SW9189 OAKMOSS
			EXTERIOR DOORS P-4 SW9628 DUSTED OLIVE

MATERIAL LEGEND
1" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"



3 SOUTH ELEVATION
1/8" = 1'-0"



1 NORTH ELEVATION
1/8" = 1'-0"

1. CONTRACTOR SHALL REPORT TO DESIGN PROFESSIONAL ALL CONDITIONS WHICH IMPAIR AND/OR PREVENT THE PROPER EXECUTION OF THIS WORK, PRIOR TO BEGINNING WORK.
2. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE DESIGN PROFESSIONAL'S PRIOR WRITTEN APPROVAL. ALTERATIONS OF COLOR OR SIZE OF CHARACTERISTICS MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CAN NOT BE OBTAINED.
3. COORDINATE ALL WORK WITH ALL OTHER SITE RELATED DESIGN PROFESSIONAL DRAWINGS.
4. COORDINATE WORK SCHEDULE AND OBSERVATIONS WITH DESIGN PROFESSIONAL PRIOR TO CONSTRUCTION START-UP.
5. ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS.
6. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE. SHOWN. PLANTS WILL BE SELECTED IF NOT IN A SOUND AND HEALTHY CONDITION.
7. IN THE EVENT OF A PLANT NOT DISCREPANCY, PLANT SYMBOLS SHALL OVERRIDE SCHEDULE QUANTITIES AND CALL OUT SYMBOL NUMBERS.
8. ALL PLANTING BEDS SHALL BE COVERED WITH A MINIMUM OF 3" DEPTH OF LARGE (2 MINUS) WASHED ROCK MULCH. SUBMIT SAMPLE FOR APPROVAL.
9. ALL PLANTS SHALL BE MAINTAINED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE BY THE OWNER. REPLACE ALL PLANT MATERIAL FOUND DEAD OR NOT IN A HEALTHY CONDITION IMMEDIATELY WITH THE SAME SIZE AND SPECIES AT NO COST TO THE OWNER.
10. FINISH GRADES SHALL PROVIDE A SMOOTH TRANSITION WITH ADJACENT SURFACES AND ENSURE POSITIVE DRAINAGE TO A DRAINAGE FACILITY WITHIN THE SITE BOUNDARY.
11. AROUND EXISTING APPROVED TOPSOIL, AT A RATIO OF THREE CUBIC YARDS OF APPROVED COMPOST PER 1000 SQUARE FEET, ROT-O-TILL ORGANIC MATERIAL A MINIMUM OF 6 INCHES INTO TOPSOIL.
12. FERTILIZE ALL TREES AND SHRUBS WITH AGROFERT PLANTING TABLETS. QUANTITY PER MANUFACTURER'S RECOMMENDATIONS.
13. ALL PLANTING BEDS SHALL HAVE A MINIMUM 18" DEPTH OF TOPSOIL. LAWN AREAS SHALL HAVE A MINIMUM 12" DEPTH OF TOPSOIL. SPREAD, COMPACT, AND FINE GRADE TOPSOIL TO A SMOOTH AND UNIFORM GRADE 3" BELOW ADJACENT SURFACES. SPREAD, COMPACT, AND FINE GRADE TOPSOIL TO ADJACENT SURFACES OF TURF SOOT AREAS, AND BELOW ADJACENT SURFACES OF TURF SEED AREAS.
14. REUSE EXISTING TOPSOIL STOCKPILED ON THE SITE, SUPPLEMENT WITH IMPORTED TOPSOIL WHEN QUANTITIES ARE INSUFFICIENT. VERIFY SUITABILITY AND CONDITION OF TOPSOIL AS A GROWING MEDIUM. PERFORM SOIL TESTS FOR pH AND PROBABLY ADDITION OF NUTRIENTS. TOPSOIL SHALL BE A LOOSE, FRESH, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, WEEP SEEDS, ROCKS, GRASS OR OTHER FOREIGN MATERIAL, AND HAVE A PH OF 5.5 TO 7.0. IF ON-SITE TOPSOIL DOES NOT MEET THESE MINIMUM STANDARDS, CONTRACTOR IS RESPONSIBLE TO EITHER:
 - A) PROVIDE APPROVED IMPORTED TOPSOIL
 - B) IMPROVE ON-SITE TOPSOIL WITH METHODS APPROVED BY THE DESIGN PROFESSIONAL.
15. IF IMPORTED TOPSOIL FROM OFF-SITE SOURCES IS REQUIRED, ENSURE IT IS FERTILE, FRABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROCKS, STONES, STICKS, DEBRIS, AND OTHER FOREIGN MATERIAL. THE TOPSOIL SHALL BE A LOOSE, FRESH, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, WEEP SEEDS, ROCKS, GRASS OR OTHER FOREIGN MATERIAL, AND HAVE A PH OF 5.5 TO 7.0. IF ON-SITE TOPSOIL DOES NOT MEET THESE MINIMUM STANDARDS, CONTRACTOR IS RESPONSIBLE TO EITHER:
 - A) OBTAIN TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THOSE FOUND ON THE PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT A MINIMUM OF 12 INCHES OF SOIL DEPTH.
 - B) REPRESENTATIVE SAMPLES SHALL BE TESTED FOR ACIDITY, FERTILITY, TOXICITY, AND GENERAL TEXTURE BY A RECOGNIZED COMMERCIAL OR GOVERNMENT AGENCY AND COPIES OF THE TESTING AGENCIES FINDINGS AND RECOMMENDATIONS SHALL BE FURNISHED TO THE OWNERS REPRESENTATIVE BY THE CONTRACTOR. NO TOPSOIL SHALL BE USED UNTIL THE TESTING AGENCY HAS REVIEWED THE FINDINGS AND RECOMMENDATIONS.
16. IMMEDIATELY CLEAN UP ANY TOPSOIL OR OTHER DEBRIS ON THE SITE CREATED FROM LANDSCAPE OPERATIONS AND DISPOSE OF PROPERLY OFF SITE.
17. TREES SHALL NOT BE PLANTED WITHIN THE 10'± 0" CLEAR ZONE OF ANY A.C.H.D. STORM DRAIN PIPE, STRUCTURES OR "TREE ZONE" OF ANY "TREE ZONE" OF ANY A.C.H.D. STORM DRAIN PIPE.
18. ANY PERENNIAL TREES OR PLANTS THAT WILL EXTEND ROOTS DEEPER THAN 18" SHALL BE PROHIBITED OVER ACHD UNDERGROUND SEEPAGE BEDS, INFILTRATION FACILITIES OR PIPING SYSTEMS.
19. SEEPAGE BEDS AND OTHER UNDERGROUND DRAINAGE FACILITIES MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND OPERATION OF THE LANDSCAPE IRRIGATION SYSTEM.
20. IN THE EVENT OF A DISCREPANCY, NOTIFY THE DESIGN PROFESSIONAL IMMEDIATELY.

2. LIMIT TURF SUBGRADE PREPARATION TO AREAS TO BE PLANTED.
 UNWEY GRADED SUBGRADES: LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 4 INCHES. REMOVE STONES LARGER THAN 1/4 INCH IN ANY DIMENSION, ALL STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OWNERS PROPERTY.
 A. SPREAD PLANTING SOIL TO A DEPTH OF 12 INCHES IN TURF AREAS AND 18 INCHES AT SHRUB BED AREAS BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER LIGHT ROLLING AND NATURAL SETTLEMENT. DRAINAGE BEDS ARE TO BE 12 INCHES DEEP, OR SUBGRADE IS TO BE LOOSENED, MUDDY, OR EXCESSIVELY WET.
 B. SPREAD PLANTING SOIL OVER LOOSENED SUBGRADE.
 C. REDUCE ELEVATION OF PLANTING SOIL TO ALLOW FOR SOIL THICKNESS OF SOIL OR SEED.
3. UNCHANGED SUBGRADES: IF TURF IS TO BE PLANTED IN AREAS UNALTERED OR UNDISTURBED BY EXCAVATING, GRADING, OR SURFACE-SOIL STRIPPING OPERATIONS, PREPARE SURFACE SOIL AS FOLLOWS:
 A. REMOVE EXISTING GRASS, VEGETATION, AND TURF. DO NOT MIX INTO SURFACE SOIL.
 B. LOOSEN SURFACE SOIL TO A DEPTH OF AT LEAST 6 INCHES. PROVIDE VEEED AERATION PROCEDURE. APR. SOIL TO BE LOOSENED TO A MINIMUM OF 12 INCHES. MIX PROPORTIONS OF TOP 12 INCHES OF SOIL THOROUGHLY INTO TOP 6 INCHES OF SOIL. TILL SOIL TO A HOMOGENEOUS MIXTURE OF FINE TEXTURE.
 C. APPLY SOIL AMENDMENTS DIRECTLY TO SURFACE SOIL BEFORE LOOSENING.
 D. REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, TRASH, AND OTHER EXTRANEOUS MATTER.
 E. LEGALLY DISPOSE OF WASTE MATERIAL, INCLUDING GRASS, VEGETATION, AND TURF, OFF OWNERS PROPERTY.
4. FINISH GRADING: GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNFORMLY FINE TEXTURE. GRADE TO WITHIN PLUS OR MINUS 1/2 INCH OF FINISH ELEVATION. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES. LIMIT FINISH GRADINGS TO AREAS THAT CAN BE PLANTED IN THE IMMEDIATE FUTURE.
 A. MODERATELY PREPARED AREA BEFORE PLANTING IF SOIL IS DRY. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE PLANTING. DO NOT CREATE MUDDY SOIL.
 B. BEFORE PLANTING, OBTAIN DESIGN PROFESSIONALS ACCEPTANCE OF FINISH GRADING; RESTORE PLANTING AREAS TO MEET THE SAME DESIGN CRITERIA AS BEFORE FINISH GRADING.
 C. DO NOT SOAK IMMEDIATELY FOLLOWING RAIN, OR WHEN GROUND IS TOO DRY. TEMPERATURE SHALL BE BETWEEN 55 F AND 95 F FOR A 24 HOUR PERIOD. WIND SHALL BE LESS THAN 5 MPH.

7. TPOSSL REQUIREMENTS: 15FT1 D 5268, PH RANGE OF 5.5 TO 7.0, FOUR PERCENT ORGANIC MATERIAL, MINIMUM, FREE OF STONES 1/2 INCH OR LARGER IN ANY DIMENSION, AND OTHER EXTRANEOUS MATERIAL HARMFUL TO PLANT GROWTH.

8. TPOSSL SOURCE: STRIP EXISTING TPOSSL FROM ALL AREAS OF THE SITE TO BE DISTURBED. TPOSSL SHALL BE FERTILE, FRABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS. STUMPS, ORGANIC MATERIAL, LARGER THAN 2 INCHES IN ANY DIMENSION OR OTHER MATERIALS OF A NATURE TOXIC TO PLANT GROWTH, TPOSSL SHALL BE SCREENED TO ACHIEVE THIS REQUIREMENT.

9. REPRESENTATIVE SAMPLES SHALL BE TESTED FOR ACIDITY, FERTILITY AND GENERAL TEXTURE BY A RECOGNIZED COMMERCIAL OR GOVERNMENT AGENCY AND COPIES OF THE TESTING AGENCY'S FINDINGS AND RECOMMENDATIONS SHALL BE SUBMITTED TO THE PROJECT ENGINEER BY THE CONTRACTOR. ALL TPOSSL SHALL BE AMENDED TO ACHIEVE SPECIFIED PH AND ORGANIC REQUIREMENTS. RE-TEST TPOSSL PRIOR TO FINAL COMPLETION TO ENSURE REQUIREMENTS HAVE BEEN MET. NO TPOSSL SHALL BE PLACED WHILE IN A WET OR ADDITIONAL TPOSSL IS REQUIRED.

10. PLACE TPOSSL IN AREAS WHERE REQUIRED TO OBTAIN THICKNESS AS SCHEDULED. PLACE TPOSSL DURING DRY WEATHER. PROVIDE ADDITIONAL IMPORTED TPOSSL REQUIRED TO BRING SURFACE TO PROPOSED FINISH GRADE, AS REQUIRED.

11. COMPACTED TPOSSL THICKNESS AT THE FOLLOWING AREAS:

A. LAWN AREAS: 12 INCHES MINIMUM OR AS NECESSARY TO ACHIEVE EVEN GRADES WITH SURROUNDING LAWN AREAS.

B. PLANTER BEDS: 18 INCHES MINIMUM.

12. FINE GRADE TPOSSL TO SMOOTH, EVEN SURFACE WITH THE LOOSEST, UNIFORM FINE TEXTURE. REMOVE ROOTS AND FILL DEPRESSIONS, AS REQUIRED TO "FILL" FINE GRADES. FINE GRADE OF TPOSSL SHALL BE 2' BELOW FINISH GRADE OF PAVEMENT AREAS FOR SEED AND FILL FOR SEED.

13. STOCKPILE AREAS: STOCKPILE AREAS SHALL BE PROTECTED WITH EROSION AND SEDIMENT CONTROL, PLAN, ALL GRAVEL, SUBGRADE, AND OTHER IMPORTED FILL MATERIALS OTHER THAN TPOSSL SHALL ONLY BE STOCKPILED IN PROPOSED IMPERVIOUS AREAS. NO GRAVEL OR ROCK MATERIALS SHALL BE STOCKPILED OR TEMPORARILY PLACED IN PROPOSED LANDSCAPE AREAS TO PREVENT LANDSCAPE AREAS FROM BEING CONTAMINATED WITH THESE MATERIALS. A DETAILED STOCKPILE PLAN TO DESIGN PROFESSIONAL AND OWNER FOR APPROVAL, PRIOR TO ANY EARTHWORK OPERATIONS.

3. ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC UNDERGROUND SPRINKLER SYSTEM WHICH INSURES COMPLETE COVERAGE AND PROPERLY ZONED FOR REQUIRED WATER USES. EACH HYDROZONE IS TO BE IRRIGATED WITH SEPARATE INDIVIDUAL STATIONS AND IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.
4. PLANTER BEDS AND LAWN AREAS SHALL HAVE TO HAVE SEPARATE HYDRO-ZONES
5. POP-UP SPRINKLER HEADS SHALL HAVE A MINIMUM RISE HEIGHT OF 4 INCHES AT LAWN AREAS AND 18" AT PLANTER BEDS.
6. PLANTER BEDS ARE TO HAVE DRIP IRRIGATION SYSTEM OR POP-UP SPRAY SYSTEM. ANNUALS, PERENNIALS, GROUND COVERS OR SHRUB MASSINGS SHALL HAVE A POP-UP SPRAY SYSTEM.
7. ELECTRONIC WATER DISTRIBUTION/ THING CONTROLLERS ARE TO BE PROVIDED. MINIMUM CONTROL REQUIREMENTS ARE AS FOLLOWS:
 - a. PRECISE INDIVIDUAL STATION TIMING
 - b. RUN TIME CAPABILITIES FOR EXTREMES IN PRECIPITATION RATES
 - c. AT LEAST ONE PROGRAM FOR EACH HYDROZONE
 - d. SUFFICIENT MULTIPLE CYCLES TO AVOID WATER RUN-OFF
 - e. POWER FAILURE BACKUP FOR ALL PROGRAMMED INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
8. INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES
9. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% HEAD TO HEAD COVERAGE WITH TRIANGULAR SPACING.
10. SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERSPRAY ONTO IMPERVIOUS SURFACES (BUILDINGS, DRIVEWAYS, SIDEWALKS, AND ETC.)
11. PROVIDE MINIMUM (1) QUICK COUPLER VALVE PER EACH (6) AUTOMATIC VALVE ZONES. APPROVE Q.C.V. LOCATIONS WITH DESIGN PROFESSIONAL.

- PARCEL NUMBER: R2734500818
- PARCEL SIZE: 6.970s S.F. (0.16s ACRES)
- TOTAL PROPOSED BUILDING SIZE: 3,180 S.F.
- ZONING:
 - CURRENT ZONING: R-3
 - PROPOSED ZONING: R-3
 - ADJACENT ZONING:
 - NORTH: R-3
 - SOUTH: R-3
 - EAST: R-3
 - WEST: R-3
- PARKING:
 - PARKING STALLS: 2 PER UNIT + 0.5 STALLS PER DWELLING UNIT
 - REQUIRED: 6 + 2 GUEST
 - PROVIDED: 9 TOTAL, 6 COVERED & 3 GUEST
 - BIKE PARKING: NONE REQUIRED

PROPERTY LINE

BASEMENT LINE

CUT EDGE PER DETAIL 4/L1.1

CLEAR VISION TRIANGLE - NO VEGETATION
OVER 30" AT MATURITY ALLOWED WITHIN

SAVE AND PROTECT EXISTING FENCE

PROPOSED 5'-0" TALL TUBULAR METAL FENCE
AND GATE

PROPOSED BUILDING, SEE ARCHITECTURAL
PLANS FOR ADDITIONAL INFORMATION

DROUGHT-TOLERANT TURF-TYPE PESCUE OVER
TOP SOIL AS SPECIFIED

PLANTER BED - 3" DEPTH OF 2" MINUS WASHED
ROCK MULCH OVER DEWITT PRO'S WEED
BARRIER

PERMEABLE PAVES PER CIVIL PLANS

PLANT MATERIAL TO BE INSTALLED PER DETAIL
1, 2, & 3 ON SHEET L1.1

EXISTING TREE TO BE REMOVED

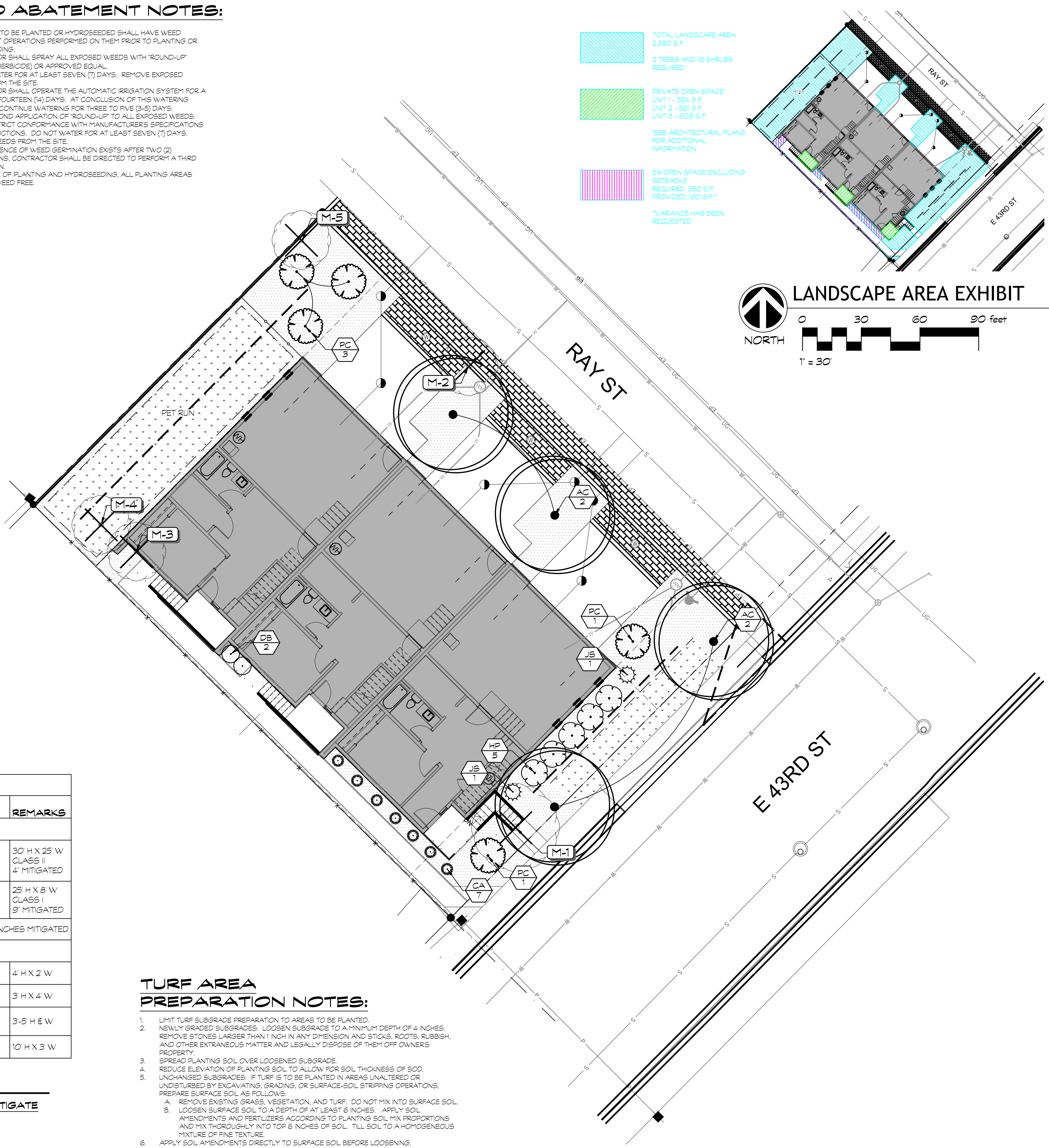
GENERAL REQUIREMENTS			
REQUIREMENTS: - MIN. 5% OF THE GROSS SITE SHALL BE LANDSCAPED INCLUDING SETBACK OR PERIMETER LANDSCAPING 1 TREE PER 1,000 S.F. OF LANDSCAPED AREA 1 SHRUB PER 150 SQUARE FEET OF LANDSCAPED AREA 1, CLASS C AMENITY	TOTAL SITE AREA 7,000 S.F.	TOTAL LANDSCAPE REQUIRED 350 (5%)	TOTAL LANDSCAPE PROVIDED 2,392 S.F. (35%) 2 TREES 16 SHRUBS
	AMENITY PROVIDED ENCLOSED PET RUN	TOWNSHOMES TREES REQUIRED 4 TREES	TOWNSHOMES TREES PROVIDED 4 TREES
RAY STREET - 100 L.F.			
REQUIREMENTS: - ADJACENT SIDE STREET 1, CLASS 1 TREE PER 50 LINER FEET OF STREET FRONTAGE		TREES REQUIRED 2	TREES PROVIDED 2
43rd STREET - 70 L.F.			
REQUIREMENTS: - ADJACENT SIDE STREET 1, CLASS 1 TREE PER 50 LINER FEET OF STREET FRONTAGE		TREES REQUIRED 1	TREES PROVIDED 1

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
TREES				
	4	ACER TRUNCATUM X PLATANOIDES WARRENRED PACIFIC SUNSET® MAPLE	3' GAL. B&B	30" H X 25" W GLASS II 4" MITIGATED
	5	PRUNUS X CERASIFERA 'CROIZIAM' CRIMSON POINTE FLOWERING PLUM	3' GAL. B&B	25" H X 8" W GLASS I 9" MITIGATED
				13 TOTAL INCHES MITIGATED
SHRUBS				
	7	CALAMAGROSTIS X ACUTIFLORA STRICTA KARL FOERSTER FEATHER REED GRASS	1 GAL.	4" H X 2" W
	2	DAPHNE X BURKWOODII 'CAROL MACKIE' CAROL MACKIE DAPHNE	5 GAL.	3" H X 4" W
	5	HYDRANGEA PANICULATA 'JANE LITTLE LIME® PANICLE HYDRANGEA	5 GAL.	3-5" H & W
	2	JUNIPERUS SCOPULORUM 'MEDORA' MEDORA JUNIPER	5 GAL.	10" H X 3" W

<u>CODE</u>	<u>DESCRIPTION</u>	<u>TYPE</u>	<u>SIZE</u>	<u>CONDITION</u>	<u>MITIGATE</u>
13 TOTAL CALIPER INCHES TO MITIGATE					
M-1	REMOVE EXISTING	APRICOT	13" CAL.	POOR	NO
M-2	REMOVE EXISTING	SIBERIAN ELM	5" CAL.	POOR	NO
M-3	REMOVE EXISTING	JUNIPER	7" CAL.	FAIR	YES
M-4	REMOVE EXISTING	JUNIPER	6" CAL.	FAIR	YES
M-5	REMOVE EXISTING	CATALPA	5" CAL.	POOR	NO

1. ALL AREAS TO BE PLANTED OR HYDROSEEDING SHALL HAVE WEED ABATEMENT OPERATIONS PERFORMED ON THEM PRIOR TO PLANTING OR HYDROSEEDING.
2. CONTRACTOR SHALL SPRAY ALL EXPOSED WEEDS WITH "ROUND-UP" (CONTACT HERBICIDE) OR APPROVED EQUAL.
3. DO NOT WATER FOR AT LEAST SEVEN (7) DAYS. REMOVE EXPOSED WEEDS FROM THE SITE.
4. CONTRACTOR SHALL OPERATE THE AUTOMATIC IRRIGATION SYSTEM FOR A PERIOD OF FOURTEEN (14) DAYS. AT CONCLUSION OF THIS WATERING PERIOD, DISCONTINUE WATERING FOR THREE TO FIVE (3-5) DAYS.
5. APPLY SECOND APPLICATION OF "ROUND-UP" TO ALL EXPOSED WEEDS AFTER ELAPSE OF CONFORMANCE WITH MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS. DO NOT WATER FOR AT LEAST SEVEN (7) DAYS. REMOVE WEEDS FROM THE SITE.
6. IF ANY EVIDENCE OF WEED GERMINATION EXISTS AFTER TWO (2) APPLICATIONS, CONTRACTOR SHALL BE DIRECTED TO PERFORM A THIRD APPLICATION.
7. AT THE TIME OF PLANTING AND HYDROSEEDING, ALL PLANTING AREAS SHALL BE WEED FREE.

1. LIMIT TURF SUBGRADE PREPARATION TO AREAS TO BE PLANTED.
2. MINIMALLY GRADED SUBGRADES: LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 4 INCHES, REMOVE EXISTING GRASS, WEEDS, STICKS, BRUSH, RUBBISH, AND OTHER EXTRANEOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OWNERS PROPERTY.
3. GRADED PLANTING MAT, OVER LOOSENED SUBGRADE
4. REDUCE ELEVATION OF PLANTING SOIL TO ALLOW FOR SOIL THICKNESS OF SOD.
5. UNCHANGED SUBGRADES: IF TURF IS TO BE PLANTED IN AREAS UNALTERED OR UNDISTURBED BY EXCAVATING, GRADING, OR SURFACE-SOIL STRIPPING OPERATIONS.
6. PREPARE SURFACE SOIL AS FOLLOWS:
 - a. REMOVE EXISTING GRASS, VEGETATION, AND TURF. DO NOT MIX INTO SURFACE SOIL.
 - b. LOOSEN SURFACE SOIL TO A DEPTH OF AT LEAST 6 INCHES. APPLY SOIL AMENDMENTS TO THE DEPTH OF THE LOOSENING AND MIX THOROUGHLY INTO TOP 6 INCHES OF SOIL. TILL SOIL TO A HOMOGENEOUS MIXTURE OF FINE TEXTURE.
7. APPLY SOIL AMENDMENTS DIRECTLY TO SURFACE SOIL BEFORE LOOSENING:
 - a. REMOVE STICKS, BRUSH, RUBBISH, AND OTHER EXTRANEOUS MATTER.
 - b. LEGALLY DISPOSE OF WASTE MATERIAL, INCLUDING GRASS, VEGETATION, AND TURF.
8. FINISH GRADING: GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNFORMILY FINE TEXTURE. GRADE TO WITHIN PLUS OR MINUS 1/2 INCH OF FINISH ELEVATION. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO "FEET" FINISH GRADE WITH FINISH GRASS.
9. MOISTEN PREPARED AREA BEFORE PLANTING IF SOIL IS DRY. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE PLANTING. DO NOT CREATE MUDDY SOIL.
10. RESTORE PLANTING AREAS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING.



Attention is Drawn to the Fact That Drawing Scales May be Altered During Reproduction Processes. Scales Shown Hereon are Based on a Full Scale Sheet Size of 24" x 36".

Scale: 1" = 10'

Stamp:



CONSULTANT:

 **ACKERMAN
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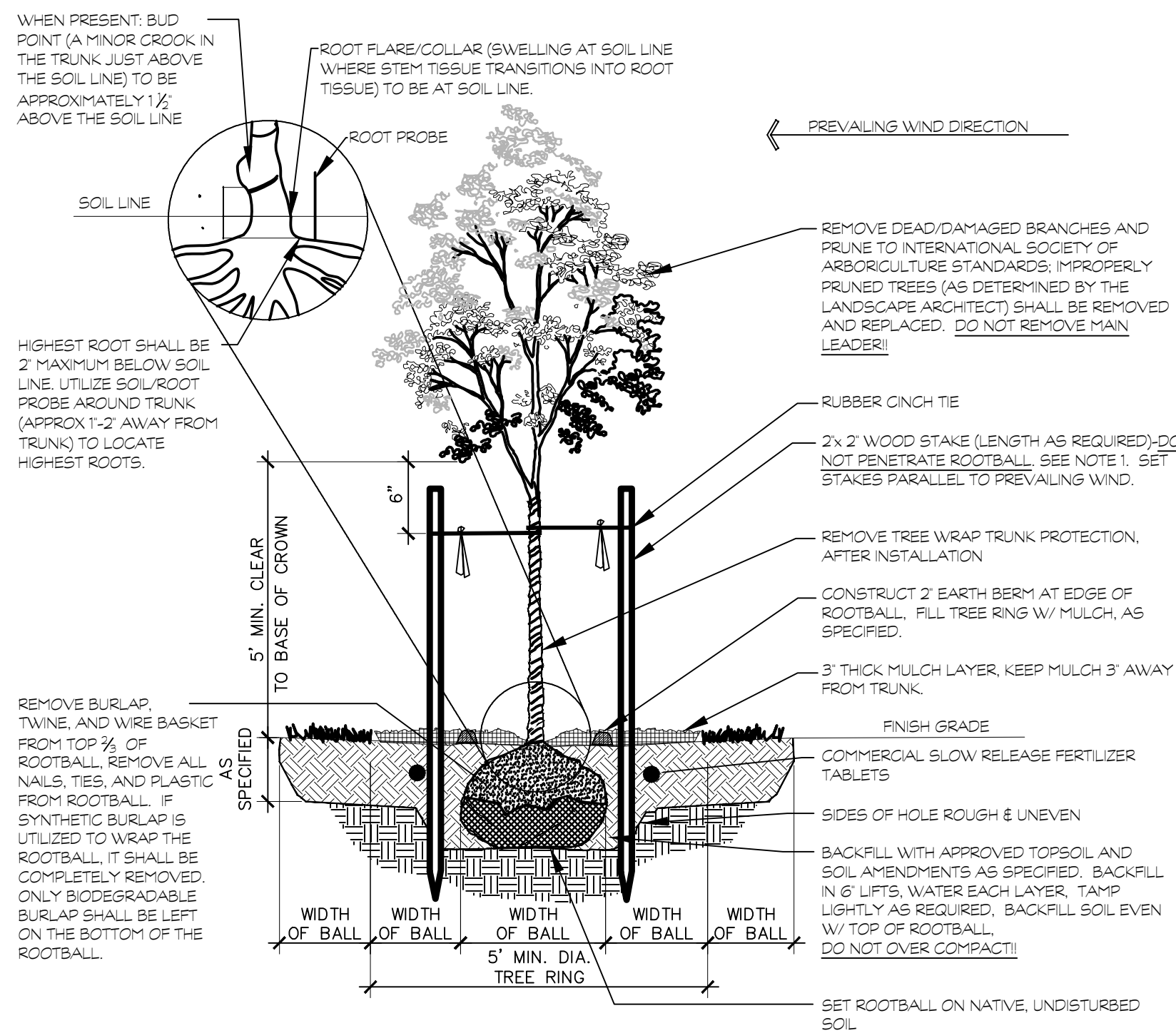
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OWNER
PROJECT
SIBERIAN ELM SU
PROJECT ADDRESS
216 43RD STREET
GARDEN CITY, ID 83714
SHEET NAME
LANDSCAPE DI AND

PROJECT NUMBER	R26013
SHEET ISSUE DATE	06/23/26
SUBMITTAL	P&Z

SHEET

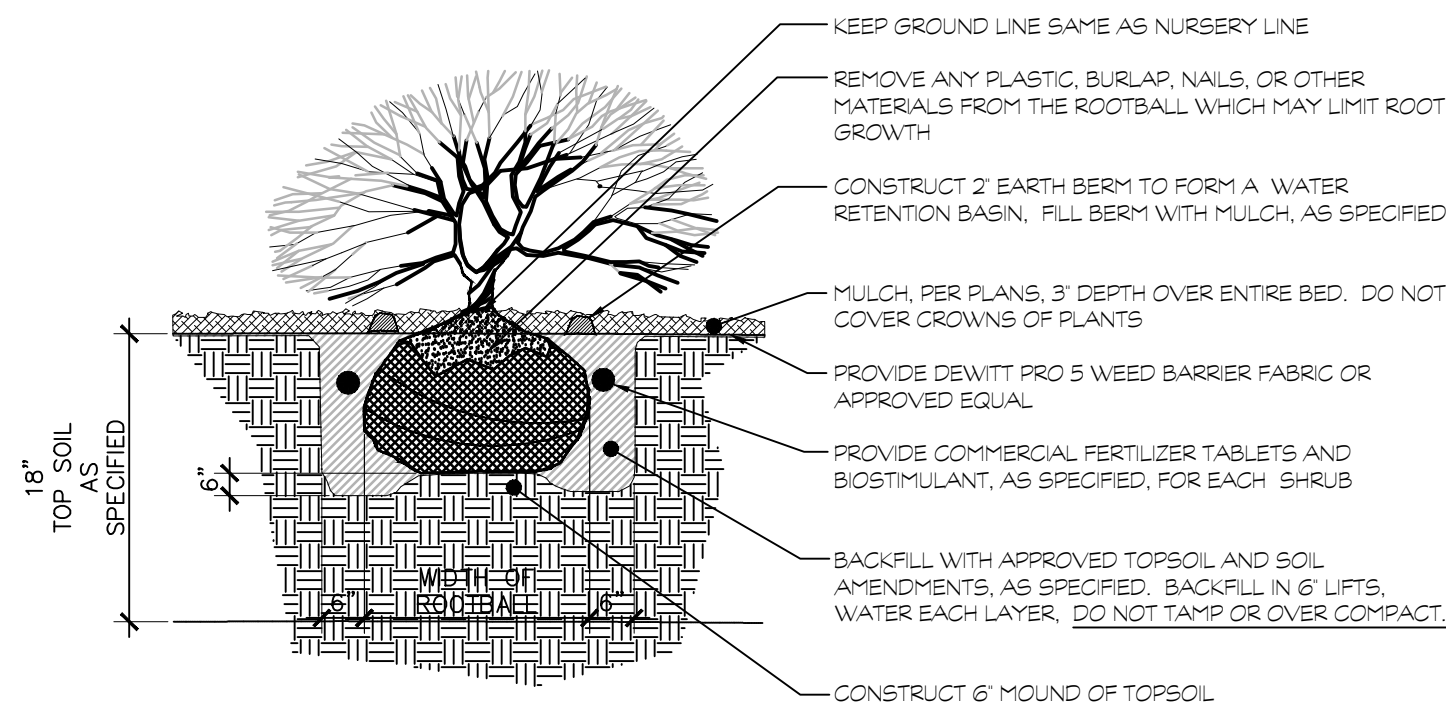
L1.0



1. THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR LENGTH OF WARRANTY PERIOD OR 1 YEAR AFTER SUBSTANTIAL COMPLETION WHICHEVER IS GREATER. ALL STAKING SHALL BE REMOVED AT THE END OF THE WARRANTY PERIOD. IN THE EVENT OF A QUESTION OR LACK OF CLARITY ON THE DRAWINGS, THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
2. LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT MATERIAL. WRAP RUBBER CINCH TIES AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT TYING METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT SLIPPAGE.
3. WATER TREES TWICE WITHIN THE FIRST 24 HOURS.
4. IN THE EVENT HARDPAN SOILS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.
5. FOR TREES LOCATED WITHIN ROADSIDE PLANTERS LESS THAN 8'-0" IN WIDTH, PROVIDE TREE ROOT BARRIER (DEEPROOT #24-2 OR APPROVED EQUAL). LOCATE ROOT BARRIER AT BACK OF CURB AND EDGE OF SIDEWALK. ALL TREE INSTALLATIONS SHALL CONFORM TO ALL AGENCY APPROVAL REQUIREMENTS. CONTRACTOR SHALL VERIFY PRIOR TO ANY INSTALLATIONS.

1 TREE PLANTING DOUBLE STAKE

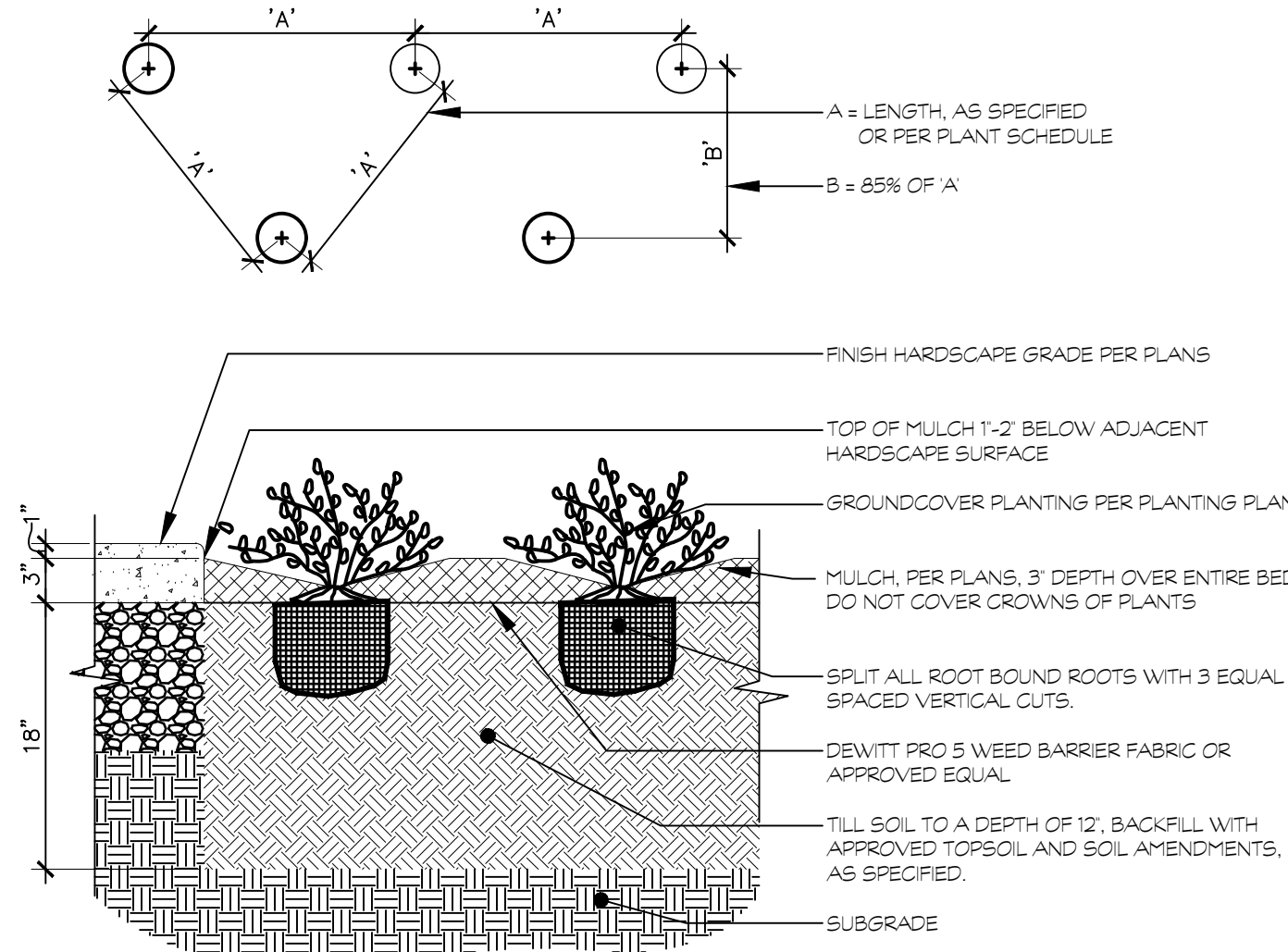
N.T.S.



1. WATER SHRUB TWICE WITHIN FIRST 24 HOURS.
2. APPLY SPECIFIED PRE-EMERGENT PER MANUFACTURER'S RECOMMENDATIONS TO ALL GROUNDCOVER BEDS.

2 SHRUB PLANTING

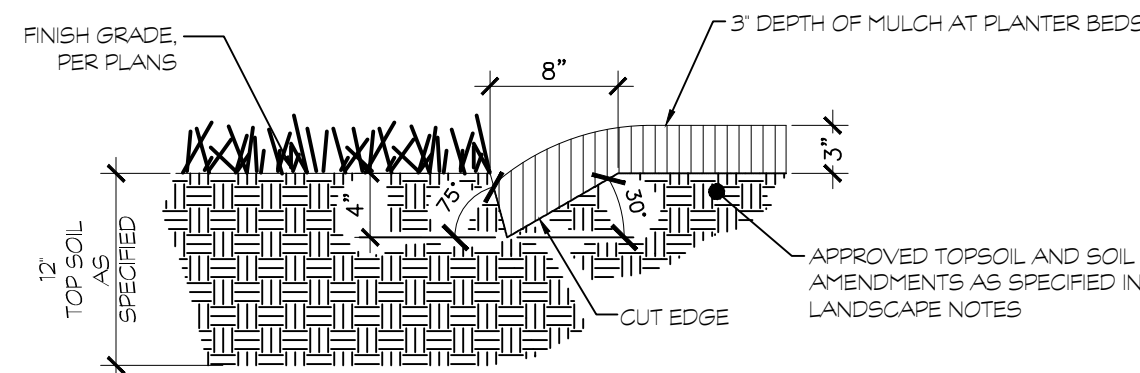
N.T.S.



1. ALL GROUNDCOVER PLANTS TO BE PLANTED ON CENTER AND IN A TRIANGULAR PATTERN.
2. APPLY SPECIFIED PRE-EMERGENT PER MANUFACTURER'S RECOMMENDATIONS TO ALL GROUNDCOVER BEDS.

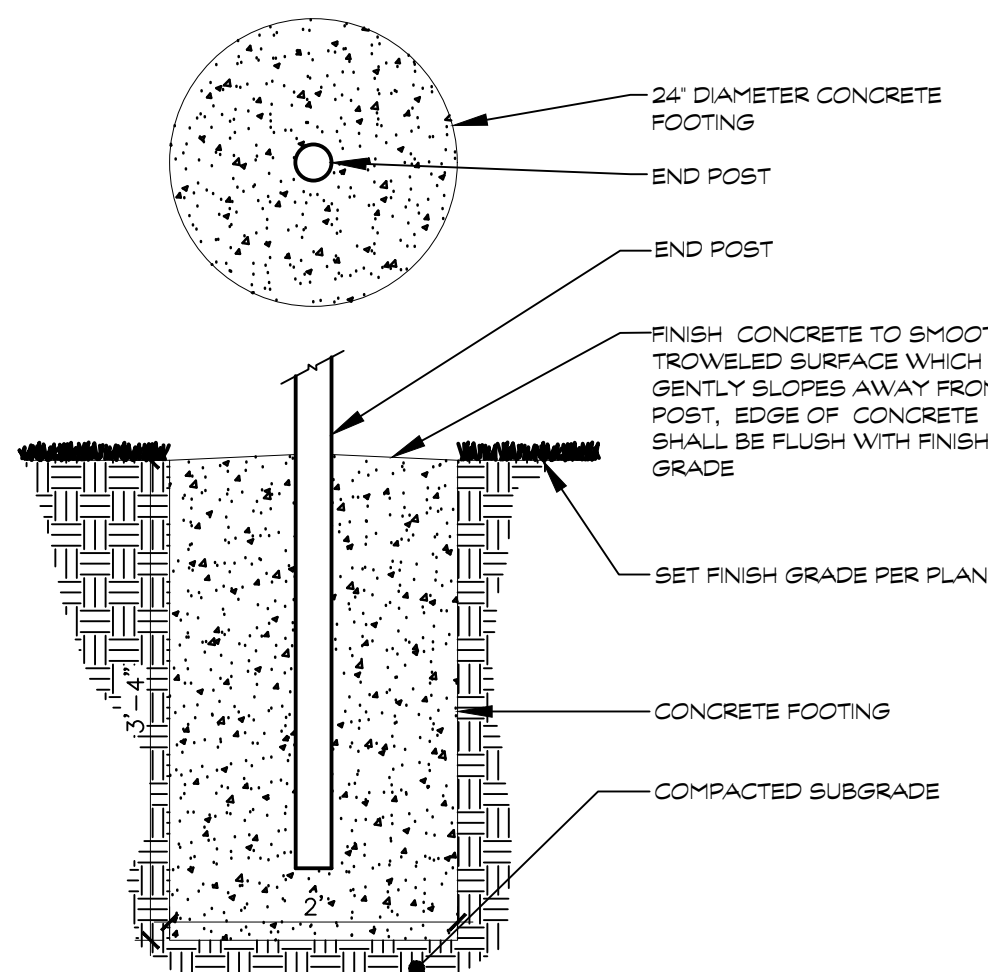
3 PERENNIAL, GROUNDCOVER, AND ORNAMENTAL GRASS PLANTING

N.T.S.



4 CUT EDGE AT PLANTER TYPICAL OF TREES IN TURF

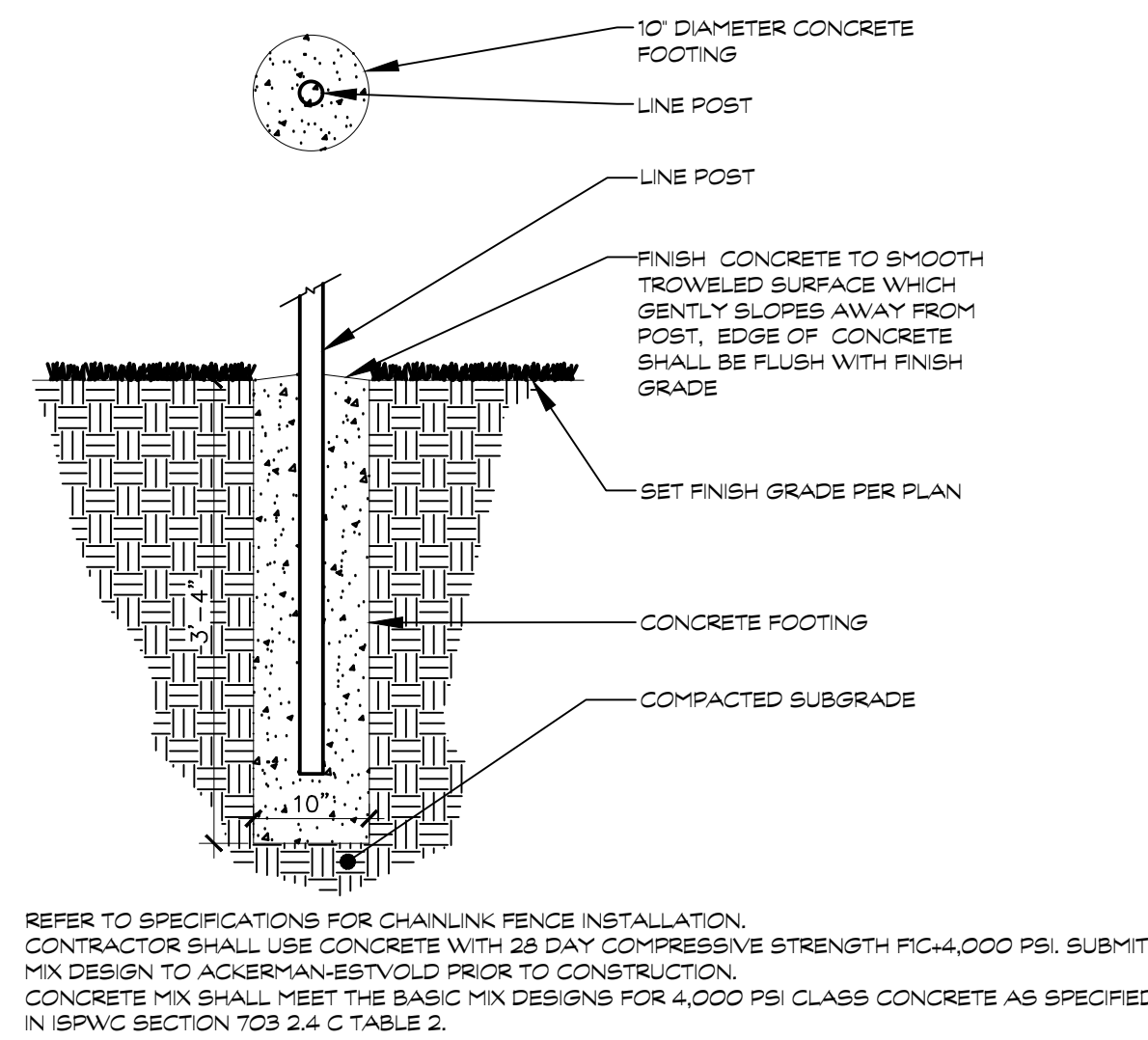
N.T.S.



1. REFER TO SPECIFICATIONS FOR CHAINLINK FENCE INSTALLATION.
2. CONTRACTOR SHALL USE CONCRETE WITH 28 DAY COMPRESSIVE STRENGTH FC4,000 PSI. SUBMIT MIX DESIGN TO ACKERMAN-ESTVOLD PRIOR TO CONSTRUCTION.
3. CONCRETE MIX SHALL MEET THE BASIC MIX DESIGNS FOR 4,000 PSI CLASS CONCRETE AS SPECIFIED IN ISPWG SECTION 703.2.4 C TABLE 2.

5 GATE, END OR CORNER POST FOOTING

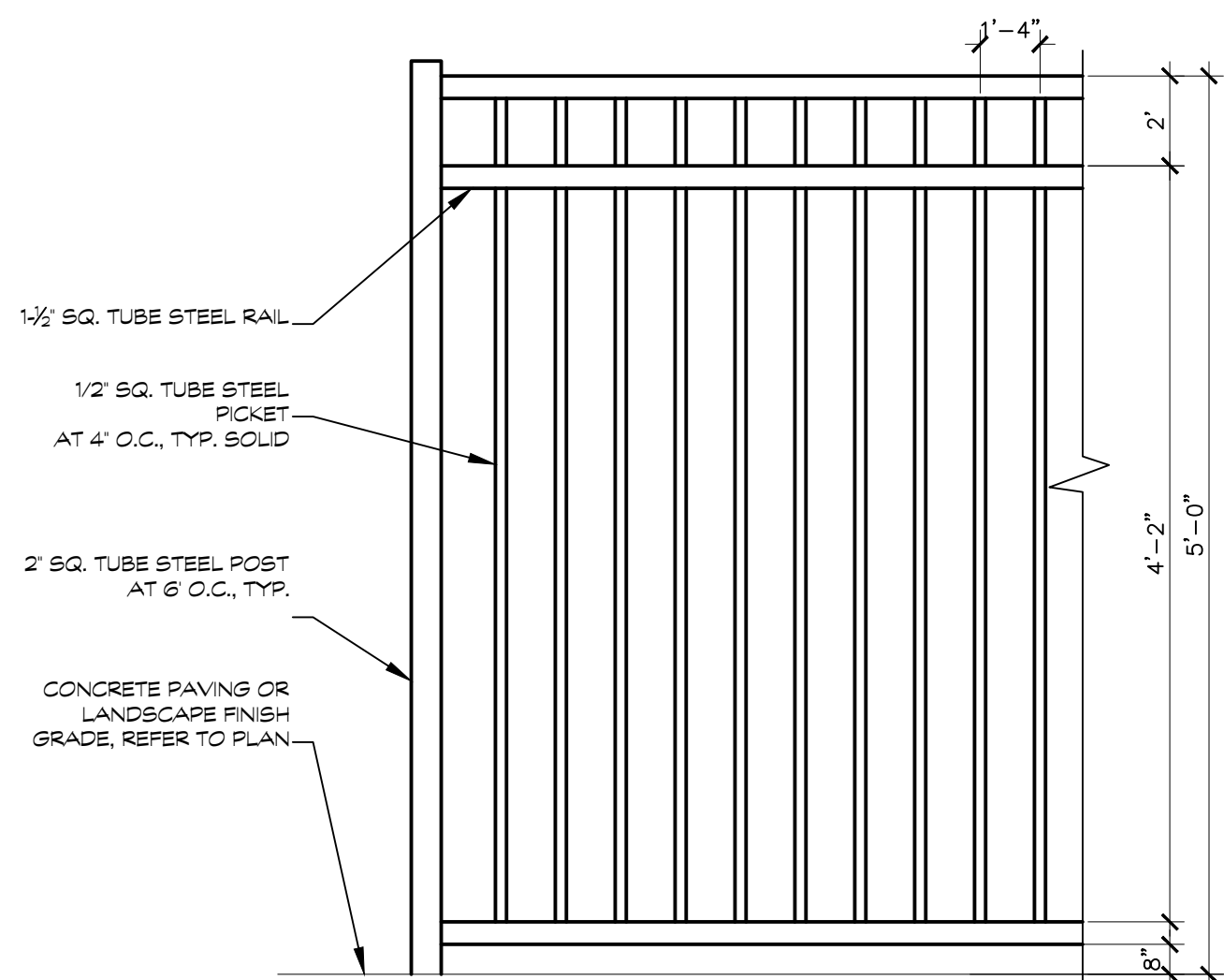
N.T.S.



1. REFER TO SPECIFICATIONS FOR CHAINLINK FENCE INSTALLATION.
2. CONTRACTOR SHALL USE CONCRETE WITH 28 DAY COMPRESSIVE STRENGTH FC4,000 PSI. SUBMIT MIX DESIGN TO ACKERMAN-ESTVOLD PRIOR TO CONSTRUCTION.
3. CONCRETE MIX SHALL MEET THE BASIC MIX DESIGNS FOR 4,000 PSI CLASS CONCRETE AS SPECIFIED IN ISPWG SECTION 703.2.4 C TABLE 2.

6 LINE POST FOOTING

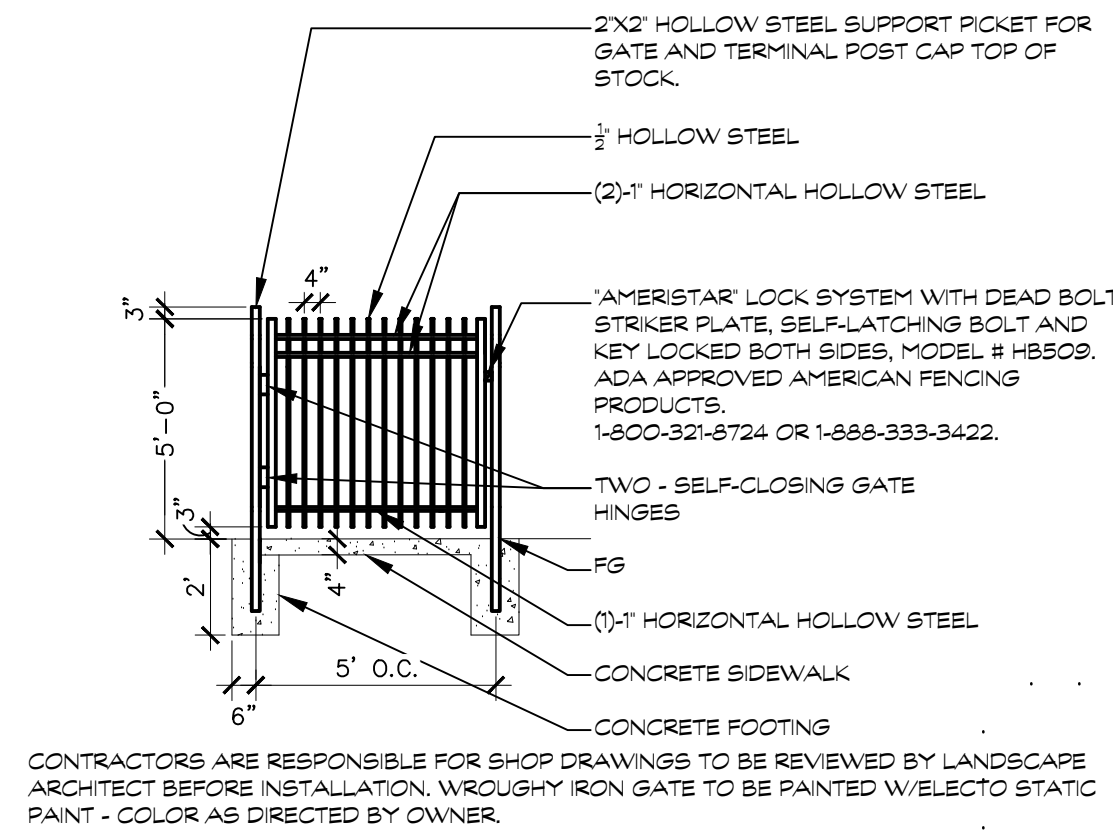
N.T.S.



1. FINISH SHALL BE MANUFACTURER'S POWDER COATING. SUBMIT COLOR SAMPLE FROM FULL COLOR PALETTE FOR OWNER APPROVAL PRIOR TO ORDERING.
2. CONCRETE POST FOOTING SHALL BE 12" MINIMUM DIAMETER X 36" DEEP (4500 PSI).
3. ALL FIELD WELDS SHALL BE GROUND SMOOTH AND POWDER COATED TO MATCH ADJACENT SURFACES.
4. CONTRACTORS ARE RESPONSIBLE FOR SHOP DRAWINGS TO BE REVIEWED BY DESIGN PROFESSIONAL PRIOR TO INSTALLATION. TUBE STEEL GATES SHALL BE POWDER COATED - COLOR AS DIRECTED BY OWNER.

7 TUBULAR METAL FENCE

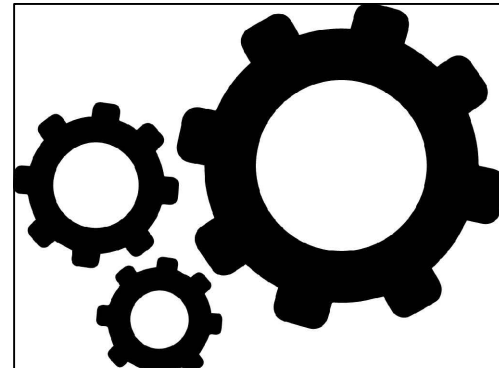
N.T.S.



CONTRACTORS ARE RESPONSIBLE FOR SHOP DRAWINGS TO BE REVIEWED BY LANDSCAPE ARCHITECT BEFORE INSTALLATION. WROUGHTY IRON GATE TO BE PAINTED W/ELECTO STATIC PAINT - COLOR AS DIRECTED BY OWNER.

8 TUBULAR METAL GATE

N.T.S.



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REVISIONS

No.	Description	Date

OWNER
8715 LAKE VIEW, LLC

PROJECT
SIBERIAN ELM SUBDIVISION

PROJECT ADDRESS
216 43RD STREET
GARDEN CITY, ID 83714

SHEET NAME
LANDSCAPE DETAILS

PROJECT NUMBER R26013
SHEET ISSUE DATE 08/23/26
SUBMITTAL P&Z

SHEET

L1.1

1. CONTRACTOR SHALL REPORT TO DESIGN PROFESSIONAL ALL CONDITIONS WHICH IMPAIR AND/OR PREVENT THE PROPER EXECUTION OF THIS WORK, PRIOR TO BEGINNING WORK.
2. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE DESIGN PROFESSIONAL'S PRIOR WRITTEN APPROVAL. ALTERATIONS OF COLOR OR SIZE OF CHARACTER SHALL BE CONSIDERED IF SPECIFIED PLANT MATERIALS CAN NOT BE OBTAINED.
3. COORDINATE ALL WORK WITH ALL OTHER SITE RELATED DESIGN PROFESSIONAL DRAWINGS.
4. COORDINATE WORK SCHEDULE AND OBSERVATIONS WITH DESIGN PROFESSIONAL PRIOR TO CONSTRUCTION START-UP.
5. ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS.
6. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE. SHOWING PLANTS WILL BE SELECTED IF NOT IN A SOUND AND HEALTHY CONDITION.
7. IN THE EVENT OF A PLANT NOT DISCREPANCY, PLANT SYMBOLS SHALL OVERRIDE SCHEDULE QUANTITIES AND CALL OUT SYMBOL NUMBERS.
8. ALL PLANTING BEDS SHALL BE COVERED WITH A MINIMUM OF 3" DEPTH OF LARGE (2 MINUS) WASHED ROCK MULCH. SUBMIT SAMPLE FOR APPROVAL.
9. ALL PLANTS SHALL BE MAINTAINED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE BY THE OWNER. REPLACE ALL PLANT MATERIAL FOUND DEAD OR NOT IN A HEALTHY CONDITION IMMEDIATELY WITH THE SAME SIZE AND SPECIES AT NO COST TO THE OWNER.
10. FINISH GRADES SHALL PROVIDE A SMOOTH TRANSITION WITH ADJACENT SURFACES AND ENSURE POSITIVE DRAINAGE TO ADJACENT SURFACES.
11. AROUND EXISTING APPROVED TOPSOIL, AT A RATIO OF THREE CUBIC YARDS OF APPROVED COMPOST PER 1000 SQUARE FEET, ROT-O-TILL ORGANIC MATERIAL A MINIMUM OF 6 INCHES INTO TOPSOIL.
12. FERTILIZE ALL TREES AND SHRUBS WITH AGROFERT PLANTING TABLETS. QUANTITY PER MANUFACTURER'S RECOMMENDATIONS.
13. ALL PLANTING BEDS SHALL HAVE A MINIMUM 18" DEPTH OF TOPSOIL. LAWN AREAS SHALL HAVE A MINIMUM 12" DEPTH OF TOPSOIL. SPREAD, COMPACT, AND FINE GRADE TOPSOIL TO A SMOOTH AND UNIFORM GRADE 3" BELOW ADJACENT SURFACES. SPREAD, COMPACT, AND FINE GRADE TOPSOIL TO ADJACENT SURFACES OF TURF SOOT AREAS, AND BELOW ADJACENT SURFACES OF TURF SEED AREAS.
14. REUSE EXISTING TOPSOIL STOCKPILED ON THE SITE. SUPPLEMENT WITH IMPORTED TOPSOIL WHEN QUANTITIES ARE INSUFFICIENT. VERIFY SUITABILITY AND CONDITION OF TOPSOIL AS A GROWING MEDIUM. PERFORM SOIL TESTS FOR pH AND PROBABLY ADDITION OF NUTRIENTS. TOPSOIL SHALL BE A LOOSE, FRESH, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, WEEP SEEDS, ROCKS, GRASS OR OTHER FOREIGN MATERIAL, AND HAVE A PH OF 5.5 TO 7.0. IF ON-SITE TOPSOIL DOES NOT MEET THESE MINIMUM STANDARDS, CONTRACTOR IS RESPONSIBLE TO EITHER:
 - A) PROVIDE APPROVED IMPORTED TOPSOIL
 - B) IMPROVE ON-SITE TOPSOIL WITH METHODS APPROVED BY THE DESIGN PROFESSIONAL.
15. IF IMPORTED TOPSOIL FROM OFF-SITE SOURCES IS REQUIRED, ENSURE IT IS FERTILE, FRABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROCKS OR STONES. STONES LARGER THAN 2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEUS OR TOXIC MATERIAL HARMFUL TO PLANT GROWTH.
 - A) OBTAIN TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THOSE FOUND ON THE PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY WELL-DRAINED SITES WHERE NO ACID OCCURS AT ANY DEPTH.
 - B) REPRESENTATIVE SAMPLES SHALL BE TESTED FOR ACIDITY, FERTILITY, TOXICITY, AND GENERAL TEXTURE BY A RECOGNIZED COMMERCIAL OR GOVERNMENT AGENCY AND COPIES OF THE TESTING AGENCIES FINDINGS AND RECOMMENDATIONS SHALL BE FURNISHED TO THE OWNERS REPRESENTATIVE BY THE CONTRACTOR. NO TOPSOIL SHALL BE USED UNTIL THE TESTING AGENCY HAS ISSUED A WRITTEN STATEMENT OF ACCEPTANCE.
16. IMMEDIATELY CLEAN UP ANY TOPSOIL OR OTHER DEBRIS ON THE SITE CREATED FROM LANDSCAPE OPERATIONS AND DISPOSE OF PROPERLY OFF SITE.
17. TREES SHALL NOT BE PLANTED WITHIN THE 10' 0" CLEAR ZONE OF ANY A.C.H.D. STORM DRAIN PIPE, STRUCTURES OR "FREEZING" OF ANY TYPE.
18. ALL PERENNIAL TREES OR PLANTS THAT WILL EXTEND ROOTS DEEPER THAN 18" SHALL BE PROHIBITED OVER ACHD UNDERGROUND SEEPAGE BEDS, INFILTRATION FACILITIES OR PIPING SYSTEMS.
19. SEEPAGE BEDS AND OTHER UNDERGROUND DRAINAGE FACILITIES MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND OPERATION OF THE LANDSCAPE IRRIGATION SYSTEM.
20. IN THE EVENT OF A DISCREPANCY, NOTIFY THE DESIGN PROFESSIONAL IMMEDIATELY.

2. LIMIT TURF SUBGRADE PREPARATION TO AREAS TO BE PLANTED.
 MINIMALLY GRADED SUBGRADES: LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 4 INCHES. REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION, ALL STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OWNERS PROPERTY.
 a. SPREAD PLANTING SOIL TO A DEPTH OF 12 INCHES IN TURF AREAS AND 18 INCHES AT SHRUB BED AREAS BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER LIGHT ROLLING AND NATURAL SETTLEMENT. DRY SPREAD IF FINE TEXTURE, MOIST, OR SUBGRADE IS EXCESSIVELY MOIST, MUDDY, OR EXCESSIVELY WET.
 b. SPREAD PLANTING SOIL OVER LOOSENED SUBGRADE.
 c. REDUCE ELEVATION OF PLANTING SOIL TO ALLOW FOR SOIL THICKNESS OF SOIL OR SEED.
3. UNCHANGED SUBGRADES: IF TURF IS TO BE PLANTED IN AREAS UNALTERED OR UNDISTURBED BY EXCAVATING, GRADING, OR SURFACE-SOIL STRIPPING OPERATIONS, PREPARE SURFACE SOIL AS FOLLOWS:
 a. REMOVE EXISTING GRASS, VEGETATION, AND TURF. DO NOT MIX INTO SURFACE SOIL.
 b. LOOSEN SURFACE SOIL TO A DEPTH OF AT LEAST 6 INCHES. PROVIDE VEEED ABATEMENT PROCEDURE. SPRAY SURFACE SOIL WITH A FINE SPRAY OF WATER TO LOOSEN TOP 6 INCHES OF SOIL. PROPORTIONS AND MIX THOROUGHLY INTO TOP 6 INCHES OF SOIL. TILL SOIL TO A HOMOGENEOUS MIXTURE OF FINE TEXTURE.
 c. APPLY SOIL AMENDMENTS DIRECTLY TO SURFACE SOIL BEFORE LOOSENING.
 d. REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, TRASH, AND OTHER EXTRANEOUS MATTER.
 e. LEGALLY DISPOSE OF WASTE MATERIAL, INCLUDING GRASS, VEGETATION, AND TURF, OFF OWNERS PROPERTY.
4. FINISH GRADING: GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNFORMLY FINE TEXTURE. GRADE TO WITHIN PLUS OR MINUS 1/2 INCH OF FINISH ELEVATION. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES. LIMIT FINISH GRADINGS TO AREAS THAT CAN BE PLANTED IN THE IMMEDIATE FUTURE.
 a. IMMEDIATELY PREPARED AREA BEFORE PLANTING IF SOIL IS DRY. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE PLANTING. DO NOT CREATE MUDDY SOIL.
5. BEFORE PLANTING, OBTAIN DESIGN PROFESSIONALS ACCEPTANCE OF FINISH GRADING; RESTORE PLANTING AREAS TO PREVIOUS MAINTENANCE GRADES BEFORE FINISH GRADING.
 a. DO NOT SOAK IMMEDIATELY FOLLOWING RAIN, OR WHEN GROUND IS TOO DRY. TEMPERATURE SHALL BE BETWEEN 55°F AND 95°F FOR A 24 HOUR PERIOD. WIND SHALL BE LESS THAN 5 MPH.

1. TOPSOIL REQUIREMENTS: ASTM D 5268, PH RANGE OF 5.5 TO 7.0, FOUR PERCENT ORGANIC MATERIAL MINIMUM, FREE OF STONES 1/2 INCH OR LARGER IN ANY DIMENSION, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO SOIL GROWTH.

2. TOPSOIL SOURCE: SOURCE EXISTING TOPSOIL FROM ALL AREAS OF THE SITE TO BE DISTURBED. TOPSOIL SHALL BE FERTILE, FRABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, ORGANIC MATTER, LARGER THAN 2 INCHES IN ANY DIMENSION. OTHER MATERIALS, SUCH AS ROCK, MORTAR, BRICK, HARMFUL TO PLANT GROWTH. TOPSOIL SHALL BE SCREENED TO ACHIEVE THIS REQUIREMENT.

3. REPRESENTATIVE SAMPLES SHALL BE TESTED FOR ACIDITY, FERTILITY AND GENERAL TEXTURE BY A RECOGNIZED LABORATORY. RESULTS OF THESE TESTS AND ANALYSES OF SOIL CORES SHALL BE FURNISHED TO THE CONTRACTOR. RECOMMENDATIONS SHALL BE FURNISHED TO THE ARCHITECT REPRESENTATIVE BY THE CONTRACTOR. ALL TOPSOIL SHALL BE AMENDED TO ACHIEVE SPECIFIED PH AND ORGANIC REQUIREMENTS. RE-TEST TOPSOIL PRIOR TO FINAL COMPLETION TO ENSURE REQUIREMENTS HAVE BEEN MET. NO TOPSOIL SHALL BE PLACED WHILE IN A CRATER OR HOLE OR UNDER ANY OTHER OBSTACLE.

4. PLACE TOPSOIL IN AREAS WHERE REQUIRED TO OBTAIN THICKNESS AS SCHEDULED. PLACE TOPSOIL DURING DRY WEATHER. PROVIDE ADDITIONAL IMPORTED TOPSOIL REQUIRED TO BRING SURFACE TO PROPOSED FINISH GRADE, AS REQUIRED.

5. COMPACTED TOPSOIL THICKNESS AT THE FOLLOWING AREAS:

A. LAWN AREAS: 12 INCHES MINIMUM OR AS NECESSARY TO ACHIEVE EVEN GRADEN WITH SURROUNDING LAWN AREAS.

B. PLANTER BEDS: 18 INCHES MINIMUM.

6. FINE GRADE TOPSOIL TO SMOOTH, EVEN SURFACE WITH LOOSE, UNIFORMLY FINE TEXTURE. REMOVE RIDGES AND FILL DEPRESSIONS, AS REQUIRED TO "FINE" FINISH GRADES. FINISH GRADE OF TOPSOIL SHALL BE 2" BELOW FINISH GRADE OF PAVEMENTS AREAS FOR 500' AND 1' FOR 500'.

7. TOPSOIL SHALL BE STOCKPILED TO PROTECT FROM WEATHER AND TO PREVENT LOSS OF NUTRIENTS AND ORGANIC MATTER. ALL GRAVEL, SUBGRADE, AND OTHER "IMPROVED" FILL MATERIALS OTHER THAN TOPSOIL SHALL ONLY BE STOCKPILED IN PROPOSED "IMPROVED" AREAS. NO GRAVEL OR ROCK MATERIALS SHALL BE STOCKPILED OR TEMPORARILY PLACED IN PROPOSED LANDSCAPE AREAS TO PREVENT LATER EROSION. STOCKPILE AREAS SHALL BE CONTAINED WITH ROCK MATERIALS. CONTRACTOR SHALL SUBMIT A DETAILED STOCKPILE PLAN TO DESIGN PROFESSIONAL AND OWNER FOR APPROVAL PRIOR TO ANY EARTHWORK OPERATIONS.

3. ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC UNDERGROUND SPRINKLER SYSTEM WHICH INSURES COMPLETE COVERAGE AND PROPERLY ZONED FOR REQUIRED WATER USES. EACH HYDROZONE IS TO BE IRRIGATED WITH SEPARATE INDIVIDUAL STATIONS AND IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.
4. PLANTER BEDS AND LAWN AREAS SHALL HAVE TO HAVE SEPARATE HYDRO-ZONES
5. POP-UP SPRINKLER HEADS SHALL HAVE A MINIMUM RISE HEIGHT OF 4 INCHES AT LAWN AREAS AND 18" AT PLANTER BEDS.
6. PLANTER BEDS ARE TO HAVE DRIP IRRIGATION SYSTEM OR POP-UP SPRAY SYSTEM. ANNUALS, PERENNIALS, GROUND COVERS OR SHRUB MASSINGS SHALL HAVE A POP-UP SPRAY SYSTEM.
7. ELECTRONIC WATER DISTRIBUTION/ THING CONTROLLERS ARE TO BE PROVIDED. MINIMUM CONTROL REQUIREMENTS ARE AS FOLLOWS:
 - a. PRECISE INDIVIDUAL STATION TIMING
 - b. RUN TIME CAPABILITIES FOR EXTREMES IN PRECIPITATION RATES
 - c. AT LEAST ONE PROGRAM FOR EACH HYDROZONE
 - d. SUFFICIENT MULTIPLE CYCLES TO AVOID WATER RUN-OFF
 - e. POWER FAILURE BACKUP FOR ALL PROGRAMMED INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
8. INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES
9. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% HEAD TO HEAD COVERAGE WITH TRIANGULAR SPACING.
10. SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERSPRAY ONTO IMPERVIOUS SURFACES (BUILDINGS, DRIVEWAYS, SIDEWALKS, AND ETC.)
11. PROVIDE MINIMUM (1) QUICK COUPLER VALVE PER EACH (6) AUTOMATIC VALVE ZONES. APPROVE Q.C.V. LOCATIONS WITH DESIGN PROFESSIONAL.

- PARCEL NUMBER: R2734500818
- PARCEL SIZE: 6.970± S.F. (0.16± ACRES)
- TOTAL PROPOSED BUILDING SIZE: 3,180 S.F.
- ZONING:
 - CURRENT ZONING: R-3
 - PROPOSED ZONING: R-3
 - ADJACENT ZONING:
 - NORTH: R-3
 - SOUTH: R-3
 - EAST: R-3
 - WEST: R-3
- PARKING:
 - PARKING STALLS: 2 PER UNIT + 0.5 STALLS PER DWELLING UNIT
 - REQUIRED: 6 + 2 GUEST
 - PROVIDED: 9 TOTAL, 6 COVERED & 3 GUEST
 - BIKE PARKING: NONE REQUIRED

PROPERTY LINE
EASEMENT LINE
CUT EDGE PER DETAIL 4.1.1
CLEAR VISION TRIANGLE - NO VEGETATION
OVER 30" AT MATURITY ALLOWED WITHIN
SAVE AND PROTECT EXISTING FENCE
PROPOSED 5'-0" TALL TUBULAR METAL FENCE
AND GATE
PROPOSED BUILDING, SEE ARCHITECTURAL
PLANS FOR ADDITIONAL INFORMATION
DROUGHT-TOLERANT TURF-TYPE PESCUE OVER
TOP SOIL AS SPECIFIED
PLANTER BED - 3" DEPTH OF 2" MINUS WASHED
ROCK MULCH OVER DEWITT PRO 3 WEED
BARRIER
PERMEABLE PAVERS PER CIVIL PLANS
PLANT MATERIAL TO BE INSTALLED PER DETAIL
1, 2, & 3 ON SHEET L1.1
EXISTING TREE TO BE REMOVED

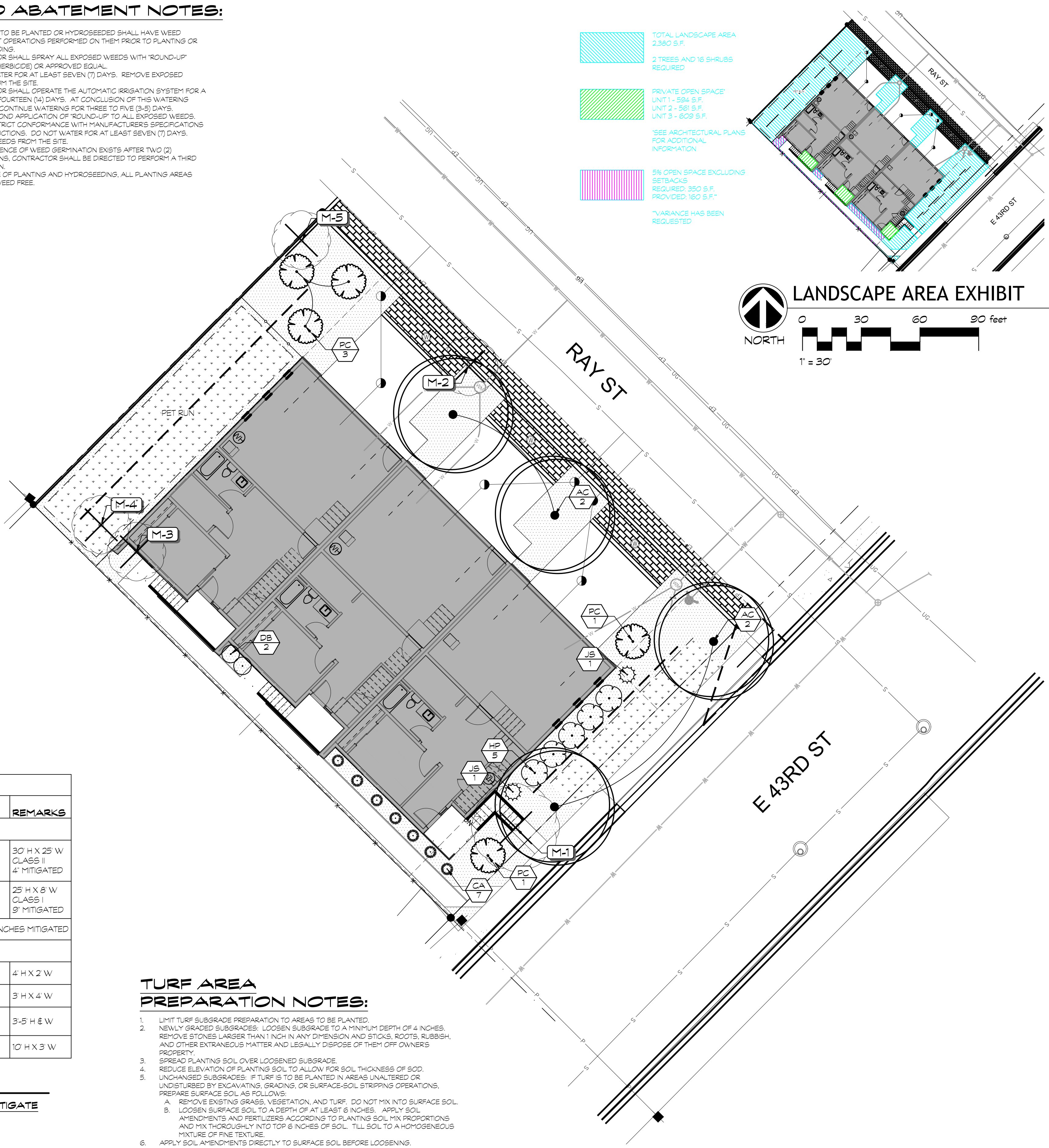
GENERAL REQUIREMENTS			
REQUIREMENTS: - MIN. 5% OF THE GROSS SITE SHALL BE LANDSCAPED INCLUDING SETBACK OR PERIMETER LANDSCAPING 1 TREE PER 1,000 S.F. OF LANDSCAPED AREA 1 SHRUB PER 150 SQUARE FEET OF LANDSCAPED AREA 1, CLASS C AMENITY	TOTAL SITE AREA 7,000 S.F.	TOTAL LANDSCAPE REQUIRED 350 (5%)	TOTAL LANDSCAPE PROVIDED 2,392 S.F. (35%) 2 TREES 16 SHRUBS
	AMENITY PROVIDED ENCLOSED PET RUN	TOWNSHOMES TREES REQUIRED 4 TREES	TOWNSHOMES TREES PROVIDED 4 TREES
RAY STREET - 100 L.F.			
REQUIREMENTS: - ADJACENT SIDE STREET 1, CLASS 1 TREE PER 50 LINER FEET OF STREET FRONTAGE		TREES REQUIRED 2	TREES PROVIDED 2
43rd STREET - 70 L.F.			
REQUIREMENTS: - ADJACENT SIDE STREET 1, CLASS 1 TREE PER 50 LINER FEET OF STREET FRONTAGE		TREES REQUIRED 1	TREES PROVIDED 1

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
TREES				
	4	ACER TRUNCATUM X PLATANOIDES WARRENRED PACIFIC SUNSET® MAPLE	3' GAL. B&B	30' H X 25' W CLASS II 4' MITIGATED
	5	PRUNUS X CERASIFERA 'CROIZAMA' CRIMSON PONTE FLOWERING PLUM	3' GAL. B&B	25' H X 8' W CLASS I 9' MITIGATED
13 TOTAL INCHES MITIGATED				
SHRUBS				
	7	CALAMAGROSTIS X ACUTIFLORA 'STRICTA' KARL FOERSTER FEATHER REED GRASS	1 GAL.	4' H X 2' W
	2	DAPHNE X BURKWOODII 'CAROL MACKIE' CAROL MACKIE DAPHNE	5 GAL.	3' H X 4' W
	5	HYDRANGEA PANICULATA 'JANE' LITTLE LIMES® PANICLE HYDRANGEA	5 GAL.	3-5' H & W
	2	JUNIPERUS SCOPULORUM 'MEDORA' MEDORA JUNIPER	5 GAL.	10' H X 3' W

<u>CODE</u>	<u>DESCRIPTION</u>	<u>TYPE</u>	<u>SIZE</u>	<u>CONDITION</u>	<u>MITIGATE</u>
13 TOTAL CALIPER INCHES TO MITIGATE					
M-1	REMOVE EXISTING	APRICOT	13" CAL.	POOR	NO
M-2	REMOVE EXISTING	SIBERIAN ELM	5' CAL.	POOR	NO
M-3	REMOVE EXISTING	JUNIPER	7 CAL.	FAIR	YES
M-4	REMOVE EXISTING	JUNIPER	6' CAL.	FAIR	YES
M-5	REMOVE EXISTING	CATALPA	5' CAL.	POOR	NO

1. ALL AREAS TO BE PLANTED OR HYDROSEEDED SHALL HAVE WEED ABATEMENT OPERATIONS PERFORMED ON THEM PRIOR TO PLANTING OR HYDROSEEDING.
2. CONTRACTOR SHALL SPRAY ALL EXPOSED WEEDS WITH "ROUND-UP" (CONTACT HERBICIDE) OR APPROVED EQUAL.
3. DO NOT WATER FOR AT LEAST SEVEN (7) DAYS. REMOVE EXPOSED WEEDS FROM THE SITE.
4. CONTRACTOR SHALL OPERATE THE AUTOMATIC IRRIGATION SYSTEM FOR A PERIOD OF FOURTEEN (14) DAYS. AT CONCLUSION OF THIS WATERING PERIOD, DISCONTINUE WATERING FOR THREE TO FIVE (3-5) DAYS.
5. APPLY SECOND APPLICATION OF "ROUND-UP" TO ALL EXPOSED WEEDS. APPLY IN STRICT CONFORMANCE WITH MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS. DO NOT WATER FOR AT LEAST SEVEN (7) DAYS. REMOVE WEEDS FROM THE SITE.
6. IF ANY EVIDENCE OF WEED GERMINATION EXISTS AFTER TWO (2) APPLICATIONS, CONTRACTOR SHALL BE DIRECTED TO PERFORM A THIRD APPLICATION.
7. AT THE TIME OF PLANTING AND HYDROSEEDING, ALL PLANTING AREAS SHALL BE WEED FREE.

2. LIMIT TURF SUBGRADE PREPARATION TO AREAS TO BE PLANTED.
3. MINIMALLY GRADED SUBGRADINGS: LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 4 INCHES, REMOVE AREAS LARGER THAN 10' X 10' AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND LEGALLY DISPOSE OF THEM OFF WORKERS PROPERTY.
4. SPREAD PLANTING SOIL OVER LOOSENED SUBGRADE
5. REDUCE ELEVATION OF PLANTING SOIL TO ALLOW FOR SOIL THICKNESS OF SOO.
6. UNCHANGED SUBGRADINGS: IF TURF IS TO BE PLANTED IN AREAS UNALTERED OR UNDISTURBED BY EXCAVATING, GRADING, OR SURFACE-SOIL STRIPPING OPERATIONS, REMOVE SURFACE SOIL AS FOLLOWS:
 - A. REMOVE EXISTING GRASS, VEGETATION, AND TURF. DO NOT MIX INTO SURFACE SOIL.
 - B. LOOSEN SURFACE SOIL TO A DEPTH OF AT LEAST 6 INCHES. APPLY SOIL TO PLANTING AREAS AND FERTILIZE TO MEET PLANTING REQUIREMENTS.
 - C. MIX EXISTING SOIL AND MIX THOROUGHLY INTO TOP 6 INCHES OF SOIL. TILL SOIL TO A HOMOGENEOUS MIXTURE OF FINE TEXTURE.
7. APPLY SOIL AMENDMENTS DIRECTLY TO SURFACE SOIL BEFORE LOOSENING.
 - A. REMOVE STONES LARGER THAN 10" IN ANY DIMENSION AND STICKS, ROOTS, TRASH, AND OTHER EXTRANEOUS MATTER.
 - B. LEGALLY DISPOSE OF WASTE MATERIAL, INCLUDING GRASS, VEGETATION, AND TURF, IN ANOTHER AREA OF PROPERTY.
8. FINISH GRADING: GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNFORMALLY FINE TEXTURE. GRADE TO WITHIN PLUS OR MINUS 1/2 INCH OF FINISH ELEVATION. ROLL AND ANGLE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH ELEVATION. DO NOT GRADE WITH FINISH GRADE. FINISH GRADE CAN BE PLANTED SOON AFTER.
9. MOSTLY PREPARED AREA: PLANTING BEFORE PLANTING F SOIL IS DRY. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE PLANTING. DO NOT CREATE MUDDY SOIL.
10. FINISH GRADING: FINISH GRADING OF DISTURBED AREAS. FINISH GRADING: RESTORE PLANTING AREAS IF BRODED OR OTHERWISE DISTURBED AFTER FINISH GRADING.



Attention is Drawn to the Fact That Drawing Scales May be Altered During Reproduction Processes. Scales Shown Hereon are Based on a Full Scale Sheet Size of 24" x 36".

Scale: 1" = 10'

STAMP:



CONSULTANT:

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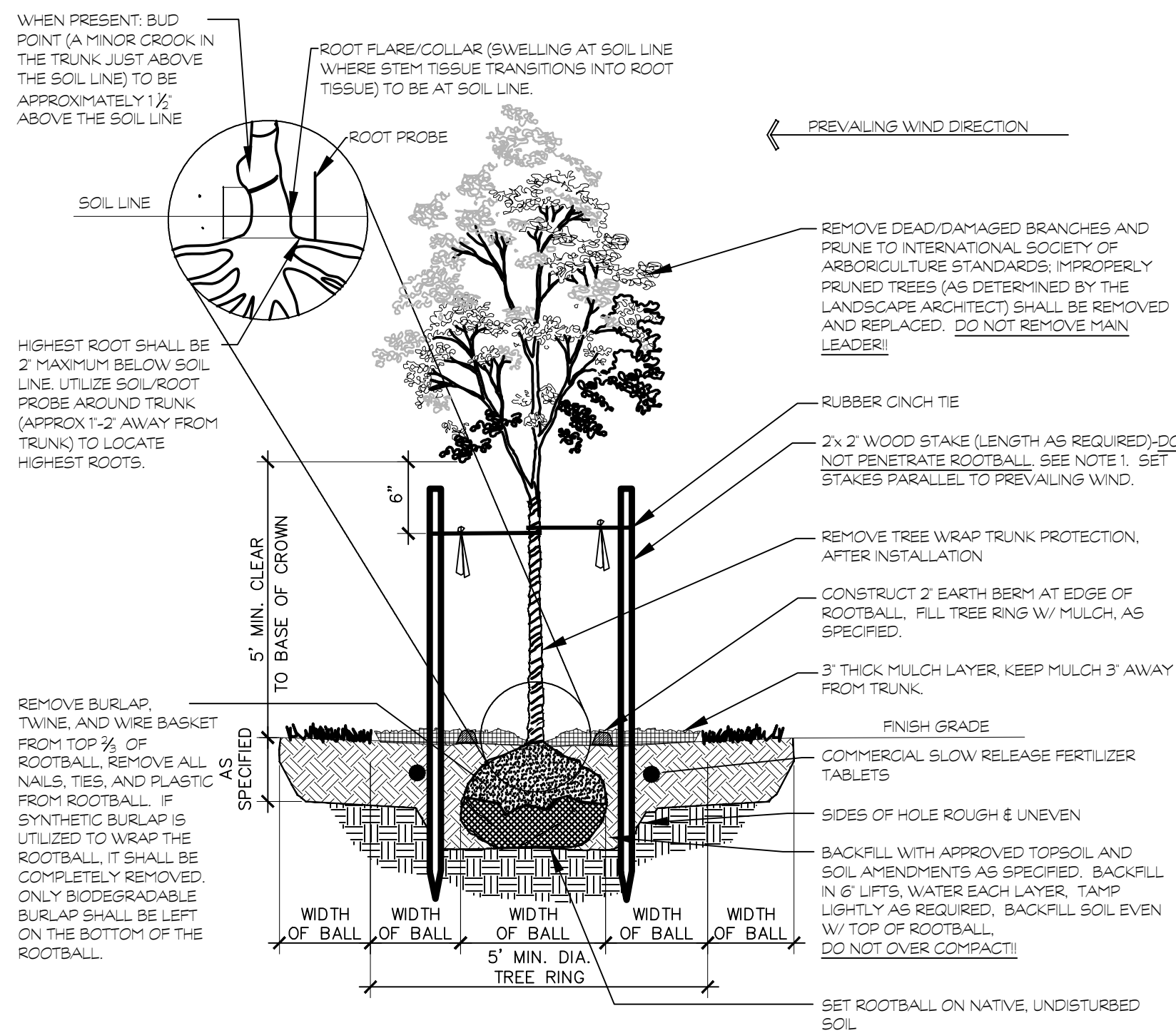
[illegible]

OWNER
PROJECT
SIBERIAN ELM SUITE
PROJECT ADDRESS
1216 43RD STREET
GARDEN CITY, ID 83714
SHEET NAME
LANDSCAPE DESIGN

PROJECT NUMBER	R26013
SHEET ISSUE DATE	06/23/26
SUBMITTAL	P&Z

SHEET

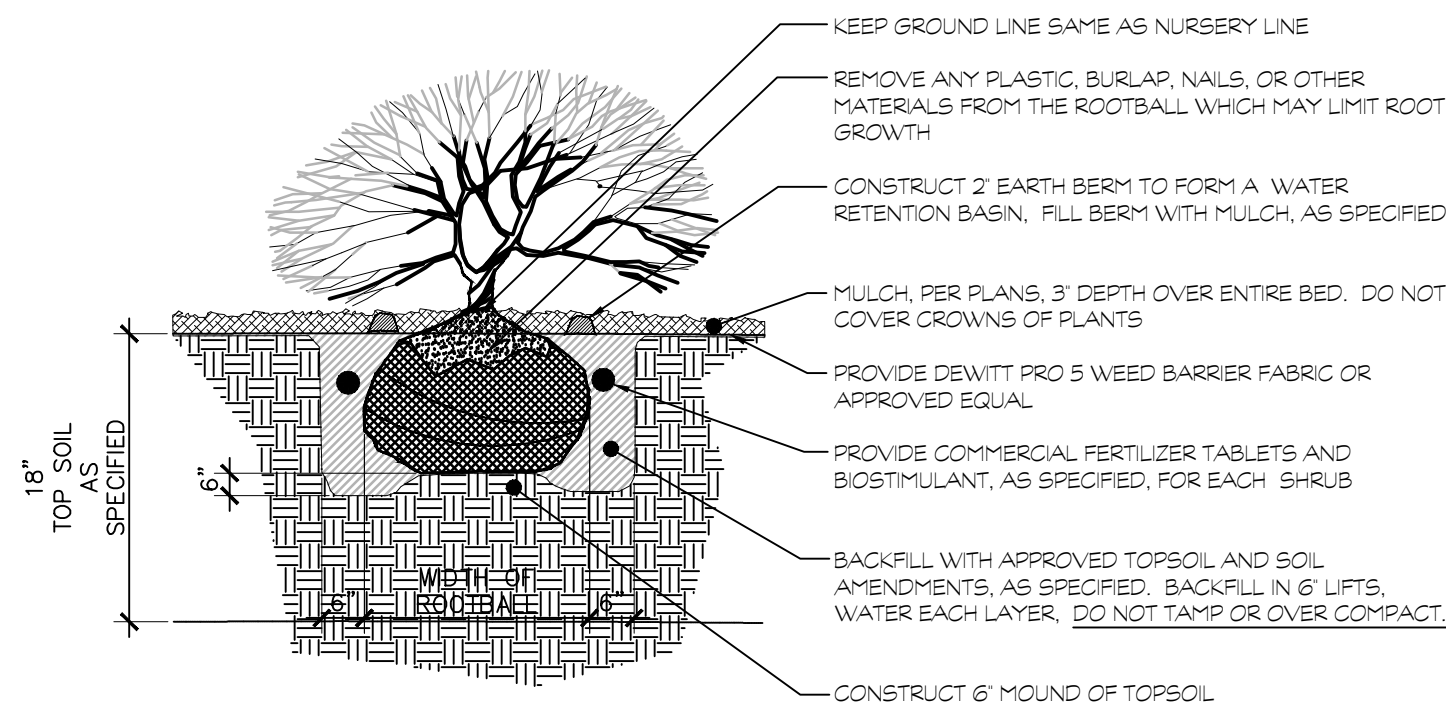
L1.0



1. THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR LENGTH OF WARRANTY PERIOD OR 1 YEAR AFTER SUBSTANTIAL COMPLETION WHICHEVER IS GREATER. ALL STAKING SHALL BE REMOVED AT THE END OF THE WARRANTY PERIOD. IN THE EVENT OF A QUESTION OR LACK OF CLARITY ON THE DRAWINGS, THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
2. LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT MATERIAL. WRAP RUBBER CINCH TIES AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT TYING METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT SLIPPAGE.
3. WATER TREES TWICE WITHIN THE FIRST 24 HOURS.
4. IN THE EVENT HARDPAN SOILS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.
5. FOR TREES LOCATED WITHIN ROADSIDE PLANTERS LESS THAN 8'-0" IN WIDTH, PROVIDE TREE ROOT BARRIER (DEEPROOT #24-2 OR APPROVED EQUAL). LOCATE ROOT BARRIER AT BACK OF CURB AND EDGE OF SIDEWALK. ALL TREE INSTALLATIONS SHALL CONFORM TO ALL AGENCY APPROVAL REQUIREMENTS. CONTRACTOR SHALL VERIFY PRIOR TO ANY INSTALLATIONS.

1 TREE PLANTING DOUBLE STAKE

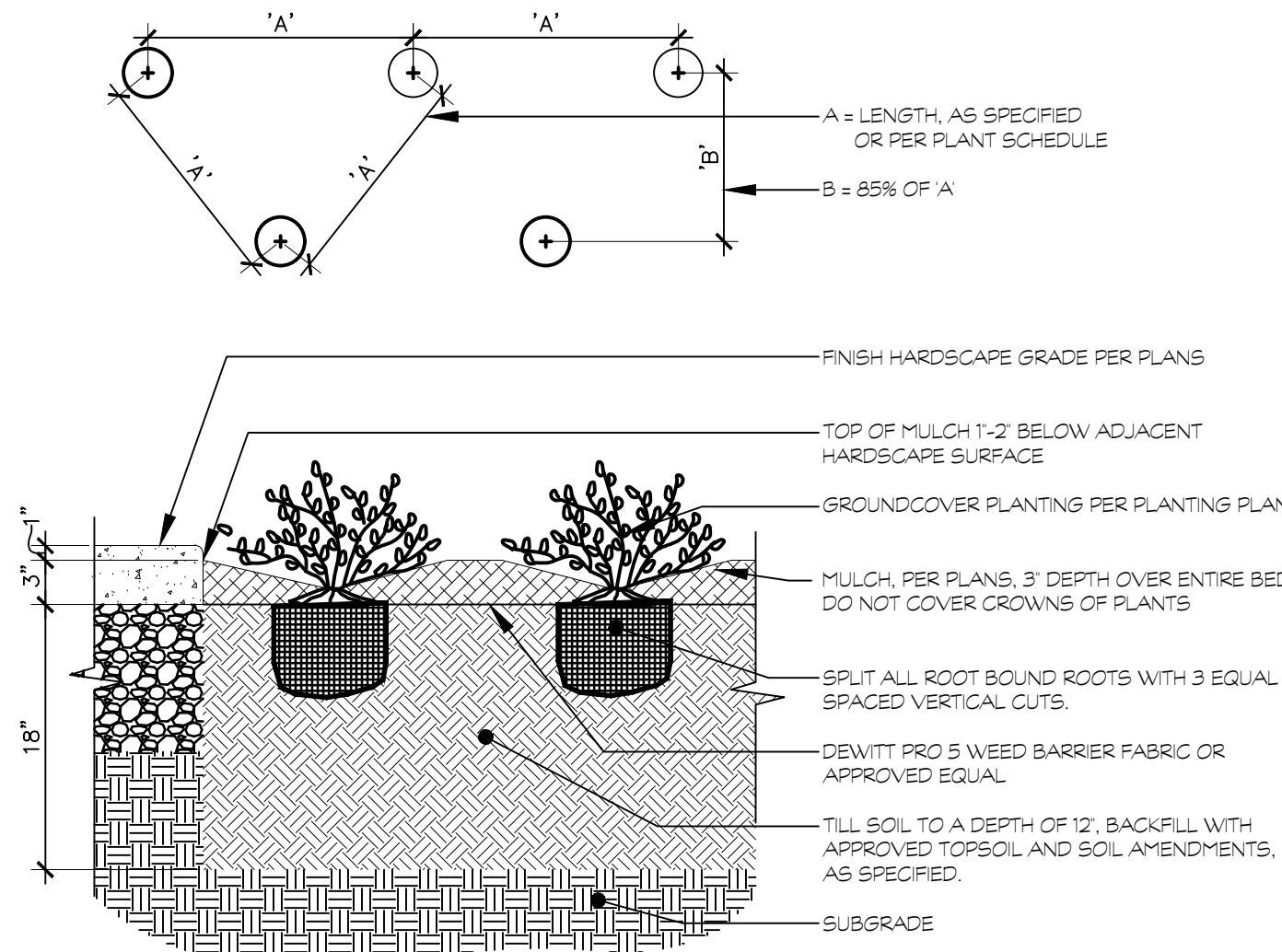
N.T.S.



1. WATER SHRUB TWICE WITHIN FIRST 24 HOURS.
2. APPLY SPECIFIED PRE-EMERGENT PER MANUFACTURER'S RECOMMENDATIONS TO ALL GROUNDCOVER BEDS.

2 SHRUB PLANTING

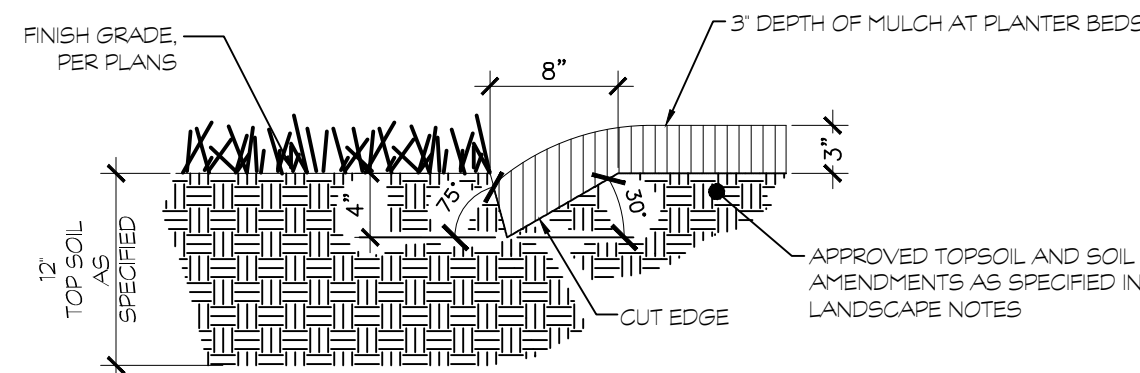
N.T.S.



1. ALL GROUNDCOVER PLANTS TO BE PLANTED ON CENTER AND IN A TRIANGULAR PATTERN.
2. APPLY SPECIFIED PRE-EMERGENT PER MANUFACTURER'S RECOMMENDATIONS TO ALL GROUNDCOVER BEDS.

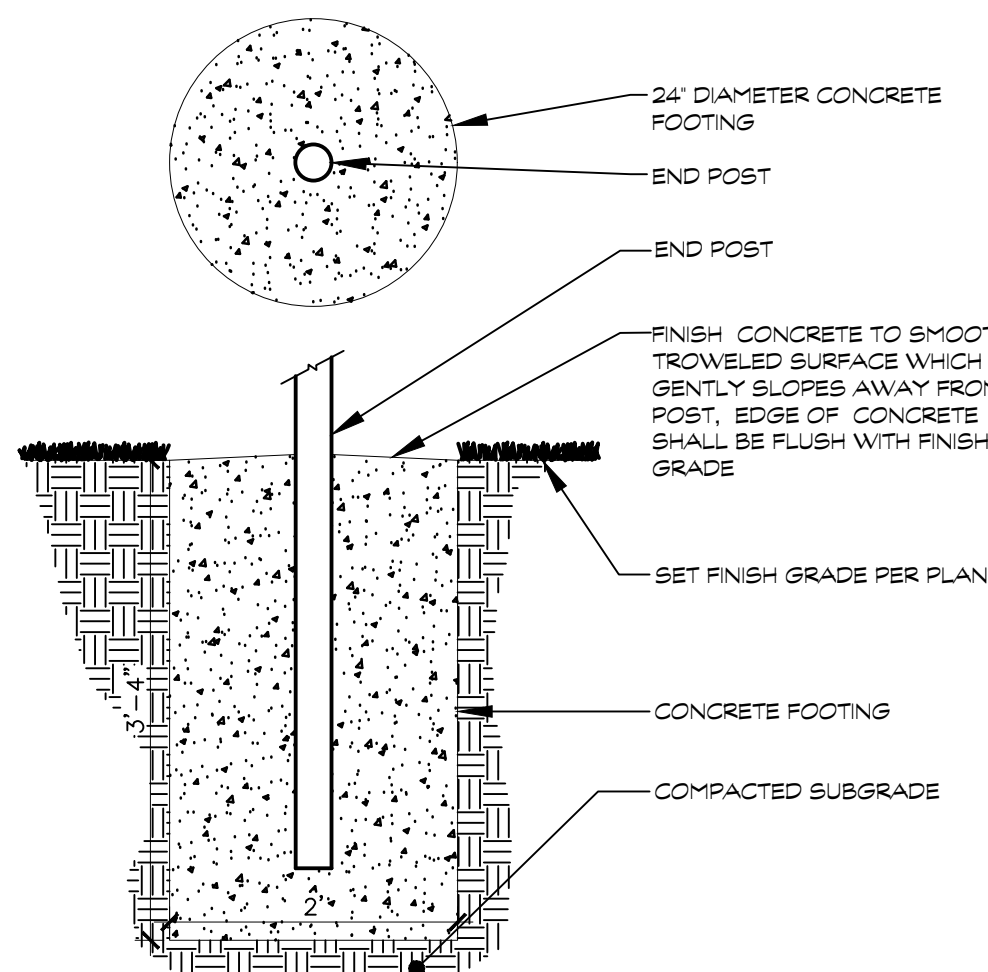
3 PERENNIAL, GROUNDCOVER, AND ORNAMENTAL GRASS PLANTING

N.T.S.



4 CUT EDGE AT PLANTER TYPICAL OF TREES IN TURF

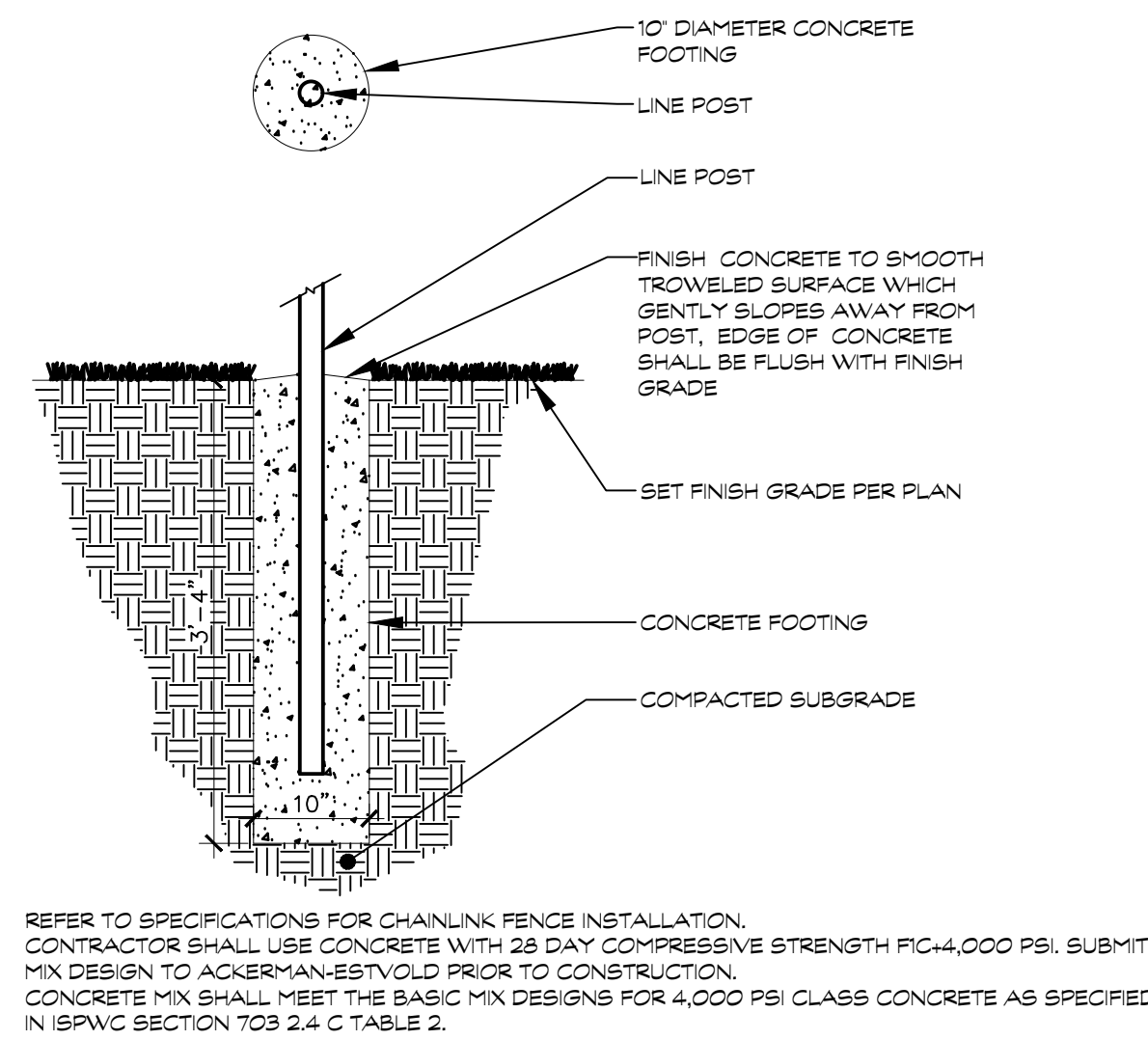
N.T.S.



1. REFER TO SPECIFICATIONS FOR CHAINLINK FENCE INSTALLATION.
2. CONTRACTOR SHALL USE CONCRETE WITH 28 DAY COMPRESSIVE STRENGTH FC4,000 PSI. SUBMIT MIX DESIGN TO ACKERMAN-ESTVOLD PRIOR TO CONSTRUCTION.
3. CONCRETE MIX SHALL MEET THE BASIC MIX DESIGNS FOR 4,000 PSI CLASS CONCRETE AS SPECIFIED IN ISPWG SECTION 703.2.4 C TABLE 2.

5 GATE, END OR CORNER POST FOOTING

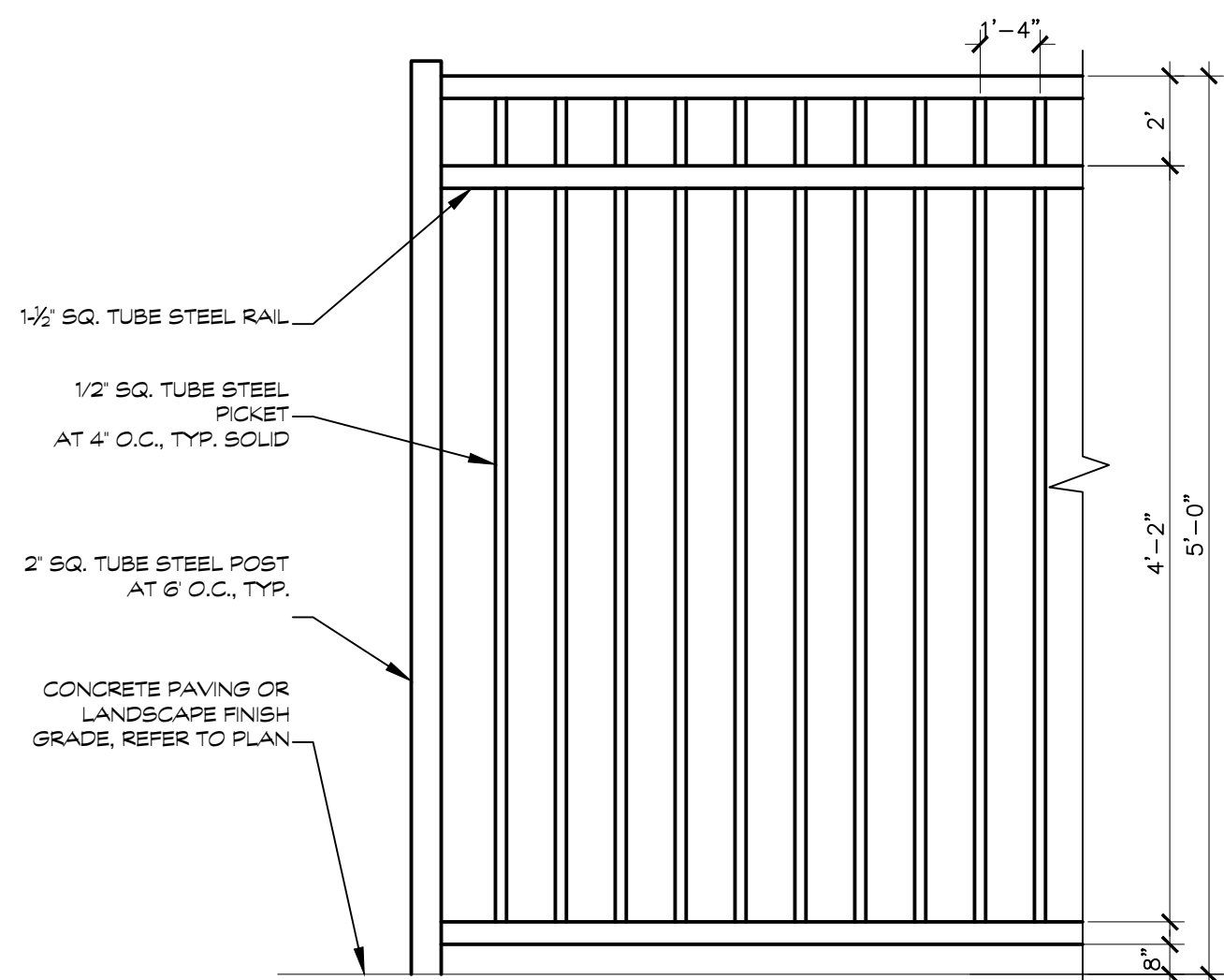
N.T.S.



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2. CONTRACTOR SHALL USE CONCRETE WITH 28 DAY COMPRESSIVE STRENGTH FC4,000 PSI. SUBMIT MIX DESIGN TO ACKERMAN-ESTVOLD PRIOR TO CONSTRUCTION.
3. CONCRETE MIX SHALL MEET THE BASIC MIX DESIGNS FOR 4,000 PSI CLASS CONCRETE AS SPECIFIED IN ISPWG SECTION 703.2.4 C TABLE 2.

6 LINE POST FOOTING

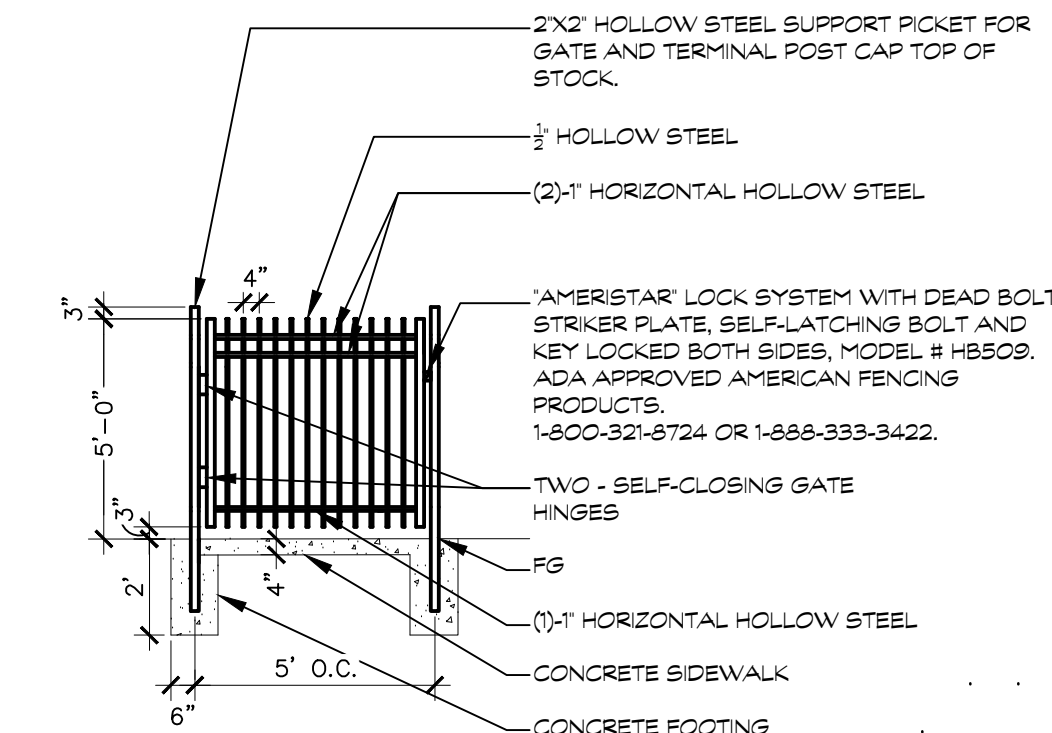
N.T.S.



1. FINISH SHALL BE MANUFACTURER'S POWDER COATING. SUBMIT COLOR SAMPLE FROM FULL COLOR PALETTE FOR OWNER APPROVAL PRIOR TO ORDERING.
2. CONCRETE POST FOOTING SHALL BE 12" MINIMUM DIAMETER X 36" DEEP (4500 PSI).
3. ALL FIELD WELDS SHALL BE GROUND SMOOTH AND POWDER COATED TO MATCH ADJACENT SURFACES.
4. CONTRACTORS ARE RESPONSIBLE FOR SHOP DRAWINGS TO BE REVIEWED BY DESIGN PROFESSIONAL PRIOR TO INSTALLATION. TUBE STEEL GATES SHALL BE POWDER COATED - COLOR AS DIRECTED BY OWNER.

7 TUBULAR METAL FENCE

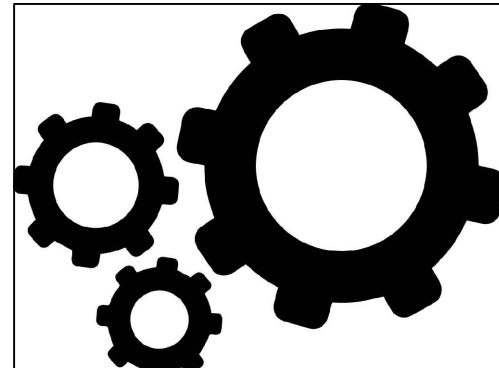
N.T.S.



CONTRACTORS ARE RESPONSIBLE FOR SHOP DRAWINGS TO BE REVIEWED BY LANDSCAPE ARCHITECT BEFORE INSTALLATION. WROUGHTY IRON GATE TO BE PAINTED W/ELECTO STATIC PAINT - COLOR AS DIRECTED BY OWNER.

8 TUBULAR METAL GATE

N.T.S.



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Meridian, ID | Pocatello, ID | Wilson, ID | Boise, ID

REVISIONS

No.	Description	Date

OWNER
8715 LAKE VIEW, LLC

PROJECT
SIBERIAN ELM SUBDIVISION

PROJECT ADDRESS
216 43RD STREET
GARDEN CITY, ID 83714

SHEET NAME
LANDSCAPE DETAILS

PROJECT NUMBER R26013

SHEET ISSUE DATE 08/23/26

SUBMITTAL P&Z

SHEET

L1.1