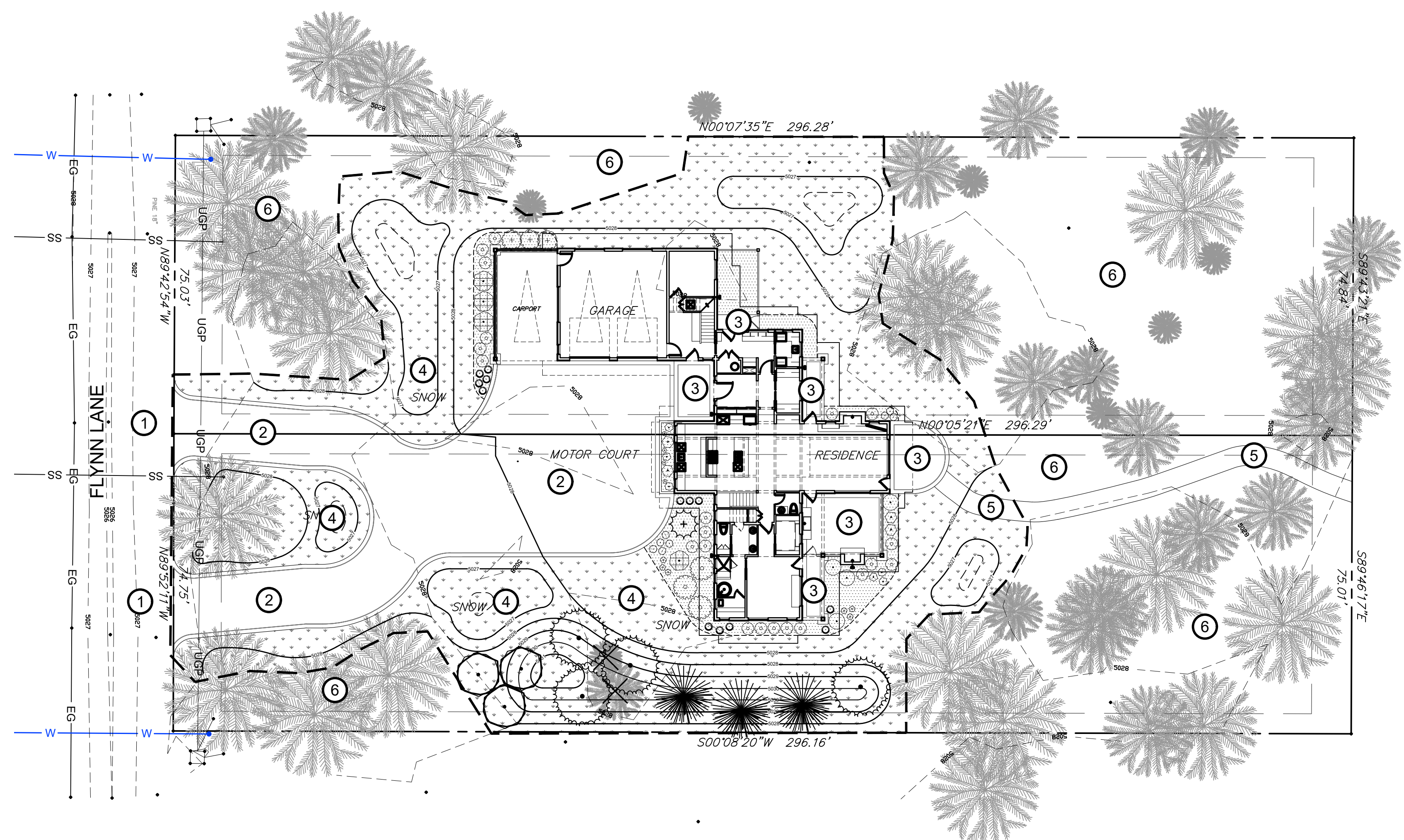
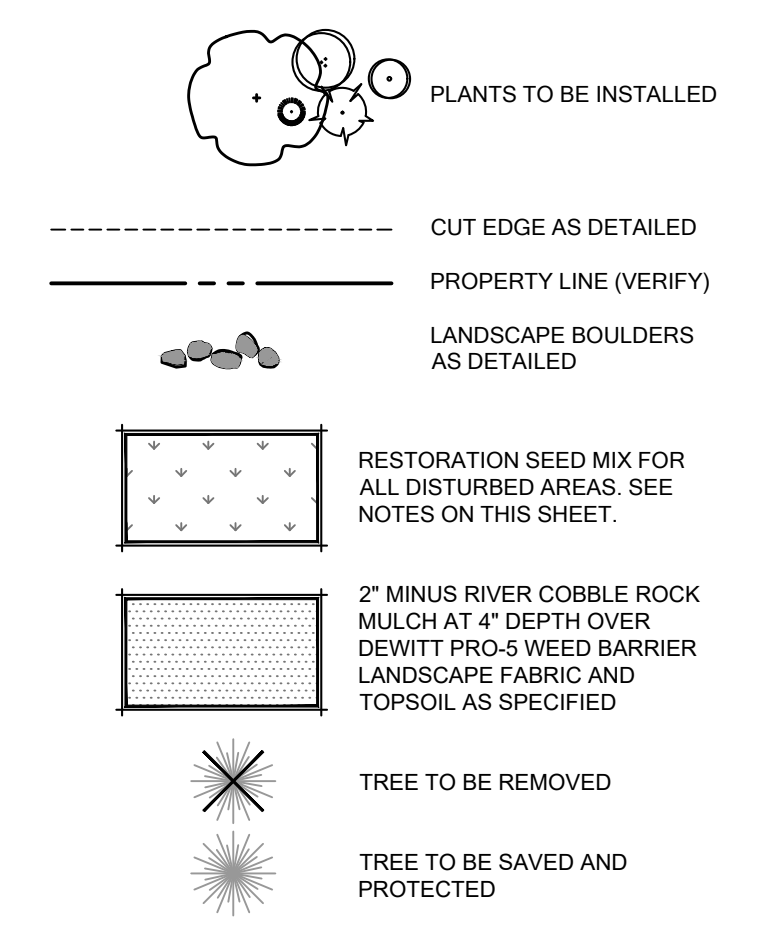


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LANDSCAPE LEGEND

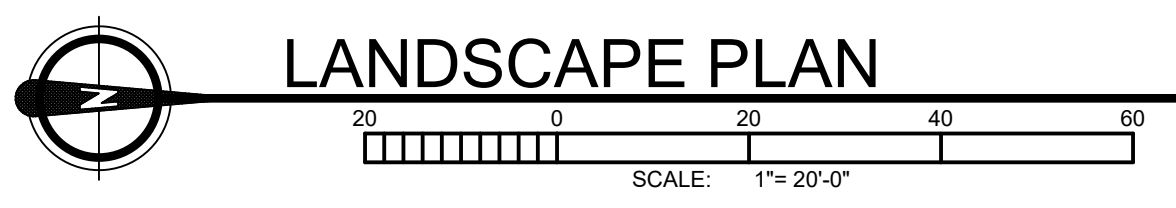


CALLOUT NOTES

- RETAIN AND PROTECT EXISTING ROADWAY IMPROVEMENTS.
- PROPOSED DRIVEWAY.
- PROPOSED CONCRETE PATIOLANDING.
- PROPOSED SNOW REMOVAL AND STORAGE AREA.
- PROPOSED NATURAL PATHWAY (GRAVEL OR OTHER NATURAL MATERIAL).
- SAVE AND PROTECT EXISTING NATIVE LANDSCAPE.

PLANT SCHEDULE

SYMBOL	QTY	COMMON / BOTANICAL NAME	PLANTING SIZE	MATURITY SIZE	CLASS
CONIFEROUS TREES					
(Symbol)	4	Grand Fir <i>Abies grandis</i>	6' Ht.	80' H x 20' W	
(Symbol)	1	Weeping White Spruce <i>Picea glauca 'Pendula'</i>	8' - 9' Ht.	30' H x 10' W	
(Symbol)	3	Colorado Spruce <i>Picea pungens</i>	8' Ht.	60' H x 20' W	
DECIDUOUS TREES					
(Symbol)	3	Quaking Aspen <i>Populus tremuloides</i>	2" Cal. B&B	30' H x 15' W	Class I
SHRUBS					
(Symbol)	8	Winter Heath <i>Erica carnea</i>	1 gal.	1' H x 2' W	
(Symbol)	3	Oregon Grape <i>Mahonia aquifolium</i>	5 gal.	4' H x 5' W	
(Symbol)	21	Creeping Oregon Grape <i>Mahonia repens</i>	1 gal.	2' H x 3' W	
(Symbol)	4	Dwarf Snowflake Mockorange <i>Philadelphus x virginialis 'Dwarf Snowflake'</i>	5 gal.	4' H x 4' W	
(Symbol)	3	Golden Currant <i>Ribes aureum</i>	5 gal.	6' H x 6' W	
(Symbol)	4	Nootka Rose <i>Rosa nutkana</i>	5 gal.	5' H x 3' W	
(Symbol)	4	Common Snowberry <i>Symphoricarpos albus</i>	5 gal.	5' H x 5' W	
ORNAMENTAL GRASSES					
(Symbol)	13	Bluebunch Wheatgrass <i>Agropyron spicatum</i>	1 gal.	4' H x 2' W	
PERENNIALS					
(Symbol)	6	Magnus Purple Coneflower <i>Echinacea purpurea 'Magnus'</i>	1 gal.	3' H x 2' W	
(Symbol)	6	Firecracker Penstemon <i>Penstemon eatonii</i>	1 gal.	3' H x 1.5' W	
(Symbol)	4	Evergreen Kittenails <i>Synthyris platycarpa</i>	1 gal.	1' H x 1' W	
GROUND COVERS					
(Symbol)	12,379 sf	See Restoration Seeding Requirements Native Seed Mix			



NOXIOUS WEED ABATEMENT NOTES

- ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE PLANTED OR HYDROSEEDED. PRIOR TO SEEDING OR PLANTING, THESE AREAS SHALL HAVE WEED ABATEMENT OPERATIONS PERFORMED ON THEM.
- CONTRACTOR SHALL SPRAY ALL EXPOSED WEEDS WITH "ROUND-UP" (CONTACT HERBICIDE) OR APPROVED EQUAL.
- 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.
- IF ANY EVIDENCE OF WEED GERMINATION EXISTS AFTER TWO (2) APPLICATIONS, CONTRACTOR SHALL BE DIRECTED TO PERFORM A THIRD APPLICATION.
- AT THE TIME OF PLANTING AND HYDROSEEDING, ALL PLANTING AREAS SHALL BE WEED FREE.
- AREAS OUTSIDE OF THE AREA OF IMPACT SHALL BE INSPECTED FOR THE PRESENCE OF NOXIOUS WEEDS. ANY NOXIOUS WEEDS SHALL BE REMOVED AND AREAS HYDROSEEDED OR PLANTED, COORDINATE WITH CITY OF MCCALL ARBORIST KURT WOLF AT (208) 634-8967 OR (208) 315-0863 FOR IDENTIFICATION AND LOCATING OF NOXIOUS SPECIES ON THE SITE.

RESEEDING NOTES

- SEEDING TIME**
- THE OPTIMAL SEEDING TIME SHALL BE IN FALL, BETWEEN MID SEPTEMBER AND MID OCTOBER. IF SEEDING IS APPLIED TOO EARLY OR TOO LATE AND PROPER GERMINATION IS NOT REALIZED PRIOR TO FALL DORMANCY, THEN RESEEDING SHALL BE APPLIED IN EARLY SPRING, AS SOON AS SOIL IS WORKABLE (NOT MUDDY) BETWEEN MARCH AND MID MAY. THIS PLANTING TIME PROVIDES THE OPTIMUM WEATHER CONDITIONS FOR SEED GERMINATION AND SEEDLING SURVIVAL RATE.

TEMPORARY SUPPLEMENTAL IRRIGATION

- THE CONTRACTOR SHALL PROVIDE SUPPLEMENTAL IRRIGATION IN SITUATIONS WHERE IMMEDIATE VEGETATION ESTABLISHMENT IS DESIRED, SUCH AS HIGHLY VISIBLE SITES OR EROSION PRONE AREAS OR WHERE IT MAY BE NECESSARY FOR SEEDLING ESTABLISHMENT.
- SEEDING AREAS SHOULD BE IRRIGATED USING OVERHEAD SPRAY OR ROTOR IN-GROUND SPRINKLER IRRIGATION SYSTEM. IT IS RECOMMENDED THAT THE IRRIGATION BE CONTINUED FOR AT LEAST TWO (2) SEASONS.

SEED MIX - UPLAND SEED MIX FOR SANDY SOILS

COMMON NAME	BOTANICAL NAME	PURE LIVE SEED PER POUND
ARROWLEAF BALSAMROOT	<i>Balsamorhiza sagittata</i>	55,000
ASPEN FLEABANE	<i>Eriogon speciosus</i>	1,600,000
COMMON WOOLLY SUNFLOWER	<i>Eriophyllum lanatum</i>	1,400,000
COMMON YARROW	<i>Achillea millefolium</i>	2,770,000
FERNLEAF BISCUITROOT	<i>Lomatium dissectum</i>	45,000
FIRECRACKER PENSTEMON	<i>Penstemon eatonii</i>	400,000
COSEBERRY LEAF GLOBEMALLOW	<i>Sphaeralcea grossularifolia</i>	500,000
HOOKE'S EVENING PRIMROSE	<i>Oenothera elata</i>	1,300,000
LEWIS FLAX	<i>Linum lewisii</i>	170,000
MULE'S EARS	<i>Wyethia amplexicaulis</i>	28,000
MURO'S GLOBEMALLOW	<i>Sphaeralcea munroana</i>	500,000
PACIFIC ASTER	<i>Aster chilensis</i>	2,668,000
PARSNIPFLOWER BUCKWHEAT	<i>Eriogon heracleoides</i>	135,700
ROYAL PENSTEMON	<i>Penstemon speciosus</i>	400,000
RYDBERG'S PENSTEMON	<i>Penstemon rydbergii</i>	850,000
SCARLET GILIA	<i>Ipomopsis aggregata</i>	357,000
SILVERY LUPINE	<i>Lupinus argenteus</i>	18,300
STICKY PURPLE GERANIUM	<i>Geranium viscosissimum</i>	52,000
SULPHURFLOWER BUCKWHEAT	<i>Eriogon umbellatum</i>	209,000
WESTERN CONEFLOWER	<i>Rudbeckia occidentalis</i>	345,000

TREE PROTECTION NOTES:

- PROTECT THE CRITICAL ROOT ZONE (THE AREA DIRECTLY BELOW THE DRIPLINE OF THE TREE) OF THE TREES TO REMAIN ON SITE BY:
 - CONSTRUCTING A TEMPORARY CHAINLINK FENCE AROUND THE CRITICAL ROOT ZONE OF THE TREE TO BE PROTECTED PRIOR TO DEMOLITION, CONSTRUCTION, OR ANY SITE WORK, AS SHOWN ON PLANS.
 - NOT ALLOWING COMPACTION BY EQUIPMENT TRAFFIC DURING CONSTRUCTION OR DURING DEMOLITION.
 - NOT ALLOWING CONCRETE TRUCKS TO RINSE WITHIN THE PROTECTION AREA, OR ANYWHERE NEAR EXISTING TREE ROOTS OR IN PLANNED PLANTING BEDS AREAS. SEE EROSION AND SEDIMENT CONTROL PLAN FOR APPROVED CONCRETE WASHOUT AREAS.
 - NOT STOCKPILING MATERIALS, DEBRIS, OR DIRT WITHIN THE TREE PROTECTION AREA.
 - WATERING WITHIN THE CRITICAL ROOT ZONE FROM MID-APRIL TO MID-OCTOBER AT THE RATE OF NOT LESS THAN THE EQUIVALENT OF 1-1/2" OF WATER OVER THE ENTIRE AREA PER WEEK.
 - NOT TRENCHING, EXCAVATING, FILLING, OR OTHERWISE DISTURBING THE SOIL WITHIN THE CRITICAL ROOT ZONE.
 - ADJUST PROPOSED IMPROVEMENT LOCATIONS AS REQUIRED TO AVOID DAMAGING TREE ROOTS.
- PROTECT THE CROWN AND TRUNK OF TREES TO BE RETAINED BY:
 - OPERATING EQUIPMENT IN SUCH A WAY AS TO AVOID CONTACT WITH TREE TRUNKS OR BRANCHES.
 - HAVING TREES PRUNED BY A LICENSED ARBORIST.
 - WHERE EXCAVATION FOR NEW CONSTRUCTION IS REQUIRED WITHIN TREE PROTECTION ZONES AND APPROVED, HAND PRUNE OR UTILIZE ROOT PRUNING TECHNIQUES DESCRIBED BELOW PRIOR TO EXCAVATION.
 - ROOT PRUNING: WHERE REQUIRED AND APPROVED, SHALL BE DONE MECHANICALLY WITH A ROOT PRUNING MACHINE, VIBRATORY PLOW, OR WITH A NARROW TRENCHER WITH SHARP BLADES. ONCE A TRENCH IS OPENED UP, ALL EXPOSED ROOTS WILL BE HAND PRUNED TO PROVIDE CLEAN-CUT ENDS.
 - DO NOT CUT MAIN LATERAL ROOTS OR BUTTRESS ROOTS; CUT ONLY SMALLER ROOTS THAT INTERFERE WITH INSTALLATION OF UTILITIES. CUT ROOTS WITH SHARP PRUNING INSTRUMENTS; DO NOT BREAK OR PULL WITH BACKHOE OR SIMILAR EQUIPMENT.
 - TREE PRUNING: TREES TO REMAIN THAT ARE AFFECTED BY TEMPORARY AND PERMANENT CONSTRUCTION SHALL BE PRUNED AS INDICATED.
 - PRUNING STANDARDS: PRUNE TREES ACCORDING TO CURRENT ANSI A300 PRUNING STANDARDS.
- REGRADE - GRADING LIMITATIONS WITHIN THE TREE PROTECTION ZONE
 - GRADE CHANGES WITHIN THE TREE PROTECTION ZONE ARE NOT PERMITTED.
 - GRADE CHANGES OUTSIDE THE TREE PROTECTION ZONE SHALL NOT SIGNIFICANTLY ALTER DRAINAGE.
 - GRADE CHANGES UNDER SPECIFICALLY APPROVED CIRCUMSTANCES SHALL NOT ALLOW MORE THAN 6 INCHES OF FILL SOIL OR ALLOW MORE THAN 4 INCHES OF EXISTING SOIL TO BE REMOVED FROM NATURAL GRADE, UNLESS MITIGATED.
 - GRADE FILLS OVER 6 INCHES OR IMPERVIOUS OVERLAY SHALL INCORPORATE AN APPROVED PERMANENT AERATION SYSTEM, PERMEABLE MATERIAL, OR OTHER APPROVED MITIGATION.
 - GRADE CUTS EXCEEDING 4 INCHES SHALL INCORPORATE RETAINING WALLS OR AN APPROPRIATE TRANSITION EQUIVALENT.
- ALL TREES SHOWN FOR RETENTION THAT ARE DAMAGED, DESTROYED OR REMOVED DURING CONSTRUCTION SHALL BE MITIGATED USING THE MITIGATION STANDARDS PER THE CITY OF MCCALL.

TOPSOIL NOTES

- TOPSOIL REQUIREMENTS: ASTM D 5288, PH RANGE OF 5.5 TO 7, FOUR PERCENT ORGANIC MATERIAL MINIMUM, FREE OF STONES 1/2 INCH OR LARGER IN ANY DIMENSION, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.
- TOPSOIL SOURCE: STRIP EXISTING TOPSOIL FROM ALL AREAS OF THE SITE TO BE DISTURBED. TOPSOIL SHALL BE FERTILE, FRIABLE, 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, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. TOPSOIL SHALL BE SCREENED TO ACHIEVE THIS REQUIREMENT.
- 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 FURNISHED TO THE ARCHITECT'S 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 FROZEN OR MUDDY CONDITION.
- 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 PROPER FINISH GRADE, AS REQUIRED.
- COMPACTED TOPSOIL THICKNESS AT THE FOLLOWING AREAS:
 - LAWN AREAS: 9 INCHES MINIMUM OR AS NECESSARY TO ACHIEVE EVEN GRADES WITH SURROUNDING LAWN AREAS.
 - PLANTER BEDS: 18 INCHES MINIMUM.
 - FINE GRADE TOPSOIL TO SMOOTH, EVEN SURFACE WITH LOOSE, UNIFORMLY FINE TEXTURE. REMOVE RIDGES AND FILL DEPRESSIONS, AS REQUIRED TO MEET FINISH GRADES. FINISH GRADE OF TOPSOIL SHALL BE 2" BELOW FINISH GRADE OF PAVEMENTS AREAS FOR SOD AND 1" FOR SEED.
- TOPSOIL STOCKPILE LOCATIONS TO BE COVERED COORDINATE WITH EROSION AND SEDIMENT CONTROL PLAN.
- ALL GRAVEL, SUBBASE, AND OTHER IMPORTED FILL MATERIALS OTHER THAN TOPSOIL 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 ROCK MATERIALS. CONTRACTOR SHALL SUBMIT A DETAILED STOCKPILE PLAN TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO ANY EARTHWORK OPERATIONS.

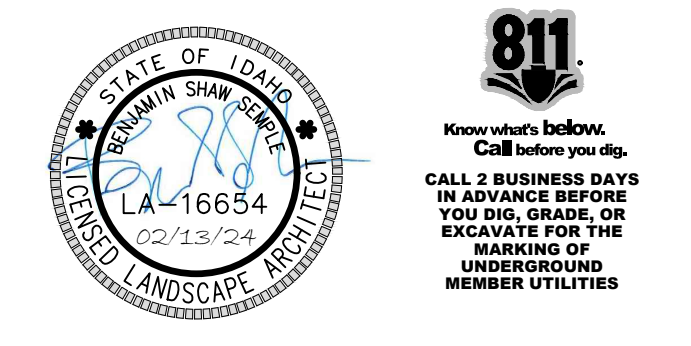
IRRIGATION NOTES:

- 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. PLANTER BEDS ARE TO HAVE SEPARATE HYDRO-ZONES BASED ON SUN EXPOSURE.
- PLANTER BEDS ARE TO HAVE DRIP IRRIGATION SYSTEM.
- ELECTRONIC WATER DISTRIBUTION/TIMING CONTROLLERS ARE TO BE PROVIDED. MINIMUM CONTROLLER REQUIREMENTS ARE AS FOLLOWS:
 - PRECISE INDIVIDUAL STATION TIMING
 - RUN TIME CAPABILITIES FOR EXTREMES IN PRECIPITATION RATES
 - AT LEAST ONE PROGRAM FOR EACH HYDROZONE
 - SUFFICIENT MULTIPLE CYCLES TO AVOID WATER RUN-OFF
 - POWER FAILURE BACKUP FOR ALL PROGRAMED INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
- INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% COVERAGE TO ALL PROPOSED PLANTINGS.

SITE PRESERVATION NOTES:

- CONSTRUCTION ACTIVITY SHALL BE LIMITED ONLY TO THOSE AREAS THAT ARE REQUIRED FOR CONSTRUCTION OF IMPROVEMENTS. ACCESS TO THE CONSTRUCTION ENVELOPE SHALL BE LIMITED TO THE LOCATION OF THE PERMANENT DRIVEWAY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE PROTECTION FOR THE NATURAL SITE FEATURES THROUGHOUT THE CONSTRUCTION PROCESS.
- NO TREE GREATER THAN 4" DIAMETER AT BREAST HEIGHT (DBH) SHALL BE REMOVED WITHOUT THE PRIOR APPROVAL. CONTRACTOR IS RESPONSIBLE FOR MITIGATION MEASURES FOR ANY TREES REMOVED WITHOUT PRIOR APPROVAL.
- TREES AND VEGETATION DESIGNATED FOR RETENTION MUST BE PROTECTED AT ALL TIMES DURING THE CONSTRUCTION PHASE.
- IMPROVEMENTS OR GRADING WITHIN THE DRIPLINE OF TREE CANOPIES SHOULD BE AVOIDED. ADDITIONALLY, WHERE TREES OCCUR WITHIN CONSTRUCTION ACTIVITY ZONES, A FOUR-FOOT TALL ORANGE CONSTRUCTION FENCE SHALL BE PLACED AROUND THE ENTIRE DRIP LINE OF THE TREE.

NO.	REVISION/ISSUE	DATE



MCRORBERTS RESIDENCE
LOTS 2 & 3, FLYNN ESTATES
MCCALL, ID 83638

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