

ORDINARY HIGH WATER AS DEFINED BY IDAHO DEPARTMENT OF LANDS

WATER LEVEL AS LOCATED ON 10.06.2020 PER SURVEY

COVERAGE CALCULATIONS

LOT AREA - 14,587 SQFT
ALLOWABLE COVERAGE 27.5% - 4,016 SF

BUILDING AREA:

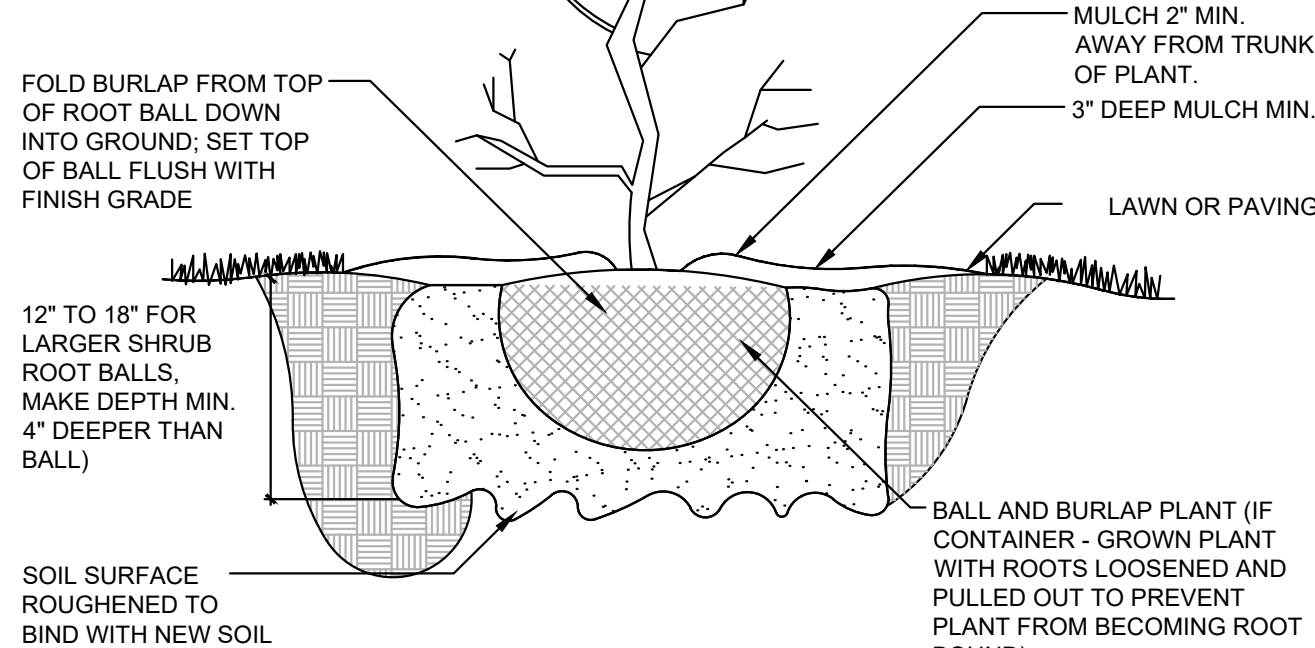
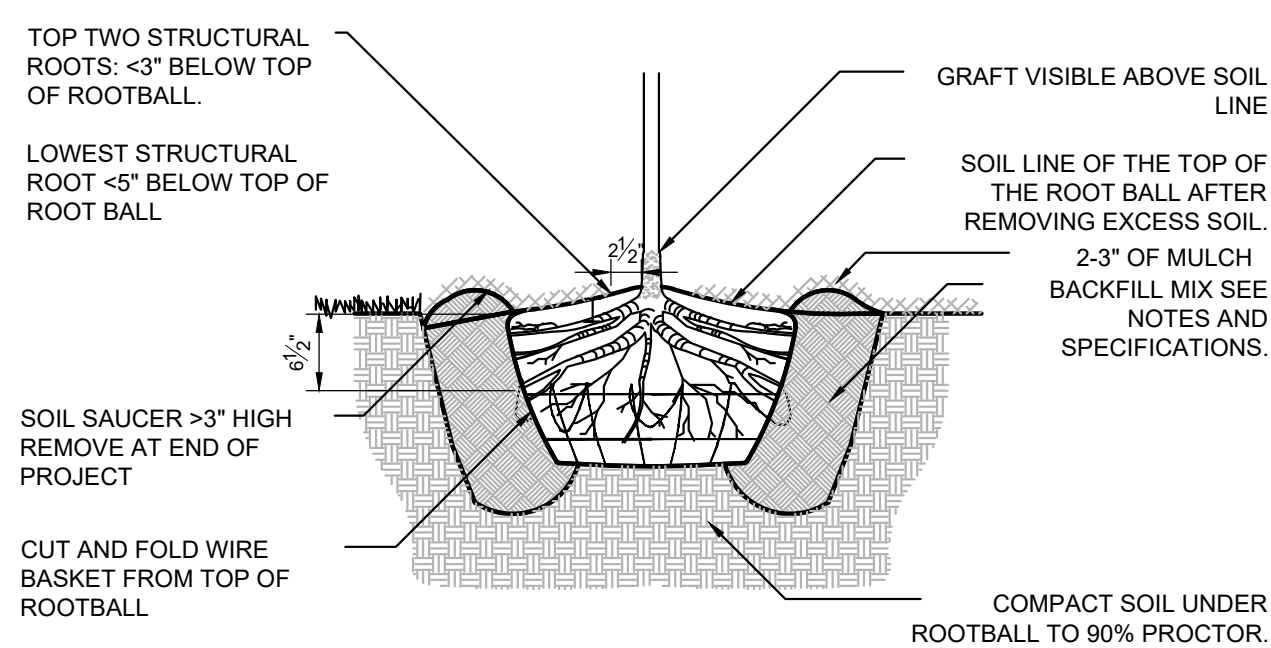
HOUSE	1,890 SQFT
OVERHANG	998 SQFT
GARAGE	614 SQFT
PATIO & WALKWAY	(240 SQFT x 50%) 120 SQFT
DRIVEWAY	(780 SQFT x 35%) 273 SQFT
TOTAL	3,896 SQFT

❄️ SNOW STORAGE
 ❄️ 780 SQFT + 240 SQFT x 33% = 105 SQFT REQUIRED
 ❄️ 420 SQFT PROVIDED

- NOTES:
- DO NOT DAMAGE OR CUT LEADER.
 - DO NOT DISTURB ROOT OR DAMAGE ROOT BALL WHEN INSTALLING TREE OR TREE STAKES.
 - TREE STAKING SHALL BE AT THE DISCRETION OF CONTRACTOR, HOWEVER ANY TREES DISTURBED FROM PLUMB DURING THE PLANT WARRANTY PERIOD WILL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE.
 - WATER PLANTS THOROUGHLY IMMEDIATELY AFTER INSTALLATION.
 - REMOVE ALL BURLAP, TWINE, ROPE, OR MATERIAL FROM THE TOP 1/2 OF THE ROOTBALL.
 - 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.

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 2" HEIGHT ABOVE EXISTING SOILS WHEN COMPLETE.



1 BALL & BURLAP TREE PLANTING

3/4" = 1'-0"

3293-01

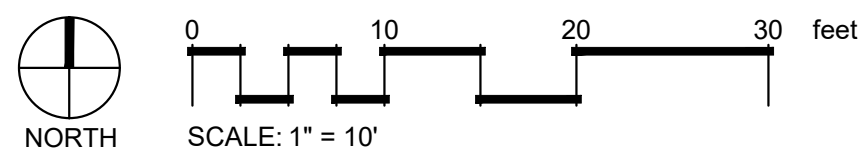
2 SHRUB PLANTING

1" = 1'-0"

329333-03

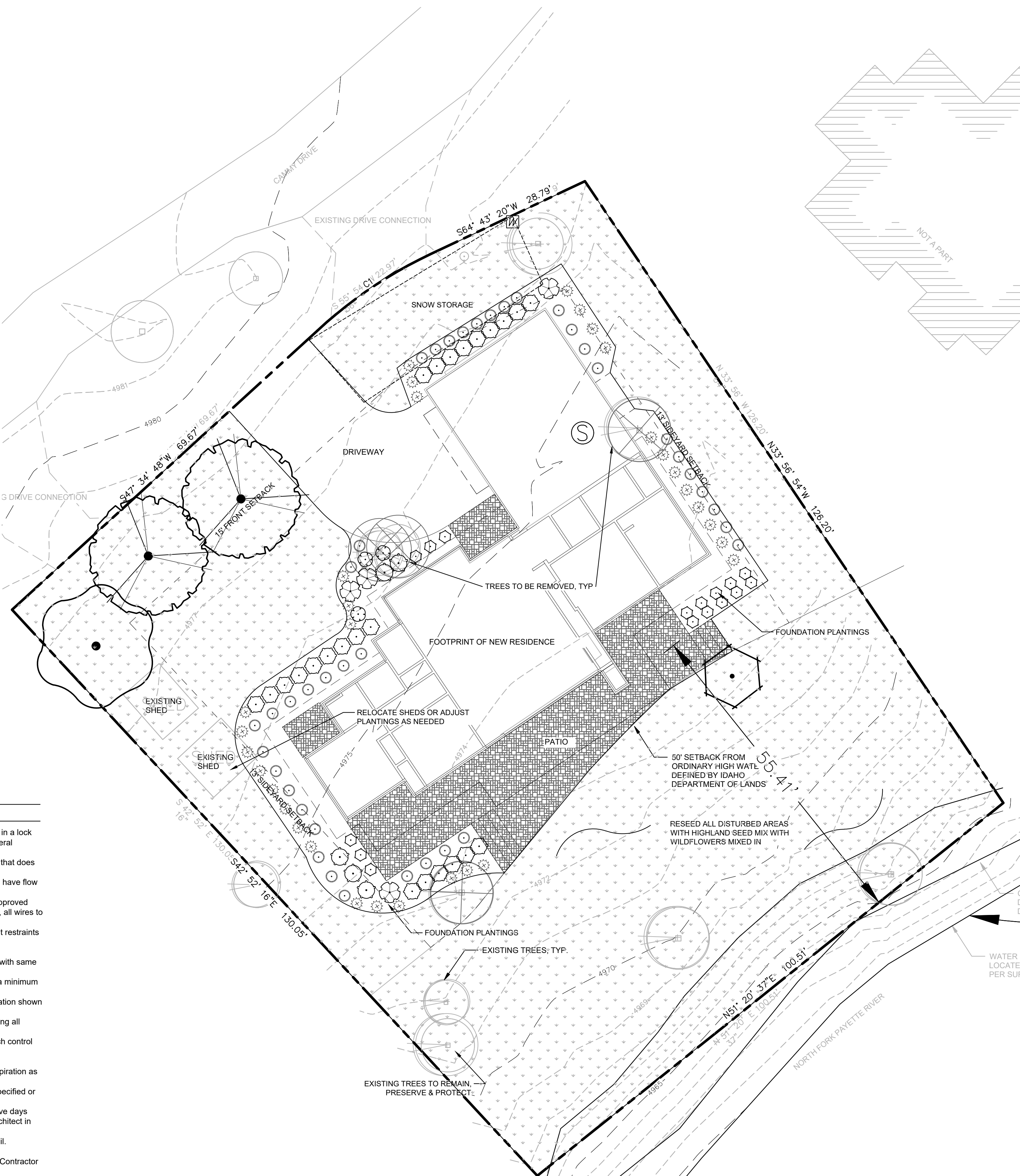
PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL	QTY	REMARKS
TREES					
	Acer circinatum / Vine Maple	B&B	2" - 2.5"	1	25-30' h x 25-30' w
	Picea engelmannii / Englemann Spruce	8' H		1	70-100' h x 10-15' w
	Pinus ponderosa / Ponderosa Pine	8' H		2	60-125' h x 20-35' w
SHRUBS					
	Artemisia x 'Silver Mound' / Powis Castle Artemisia	1 gal		3	2'-3' H x 2'-3' W - DROUGHT TOLERANT
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	3 gal		32	2-6' h x 2-3' w
	Cornus sericea 'Arctic Fire' / Arctic Fire Dogwood	5 gal		24	4' H x 4' W
	Daphne x burkwoodii 'Carol Mackie' / Carol Mackie Daphne	2 gal		4	2.5' H x 4' W - DROUGHT TOLERANT
	Helictotrichon sempervirens / Blue Oat Grass	3 gal		40	2-3' h x 2-3' w
	Mahonia repens / Creeping Mahonia	2 gal		16	1' H x 2' W
	Salix purpurea 'Nana' / Dwarf Arctic Willow	5 gal		5	4-5' h x 3-4' w



LANDSCAPE NOTES:

- REGULATIONS & STANDARDS**
 - All contractor work shall be conducted in accordance with ISPWC (Idaho Standard Public Works Construction), 2022 (or most recent published), and City of McCall, ID codes, standards and state and local regulations.
- EXISTING CONDITIONS**
 - All utilities shall be located prior to construction and protected. Any damage to structures, utilities or concrete will be replaced at contractor's expense.
 - The site has many existing improvements such as underground utilities, curb and gutter, light poles and sidewalks.
 - See Engineer's plans for information about existing features.
 - Refer to civil plans for all existing and/or proposed drainage pipes & locations, utilities. Protect all drainage at all times, protect all utilities at all times.
- GRADING & SITE PREPARATION**
 - 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".
 - All gravel overprep to be removed and disposed of off site.
 - Finish grade to be smooth transition to allow for entire site to be a natural flowing space.
 - Fine grade lawn areas to elevations set by Engineer's plans with positive drainage away from structures.
 - Refer to Engineer's plans for grading information & for all drainage pipes and locations. Protect and retain drainage at all times.
 - No pooling or standing water will be accepted per industry standards.
- SOILS**
 - Lawn areas shall receive 12" min depth of screened topsoil.
 - All planter beds shall receive 18" min depth of screened topsoil.
 - Reuse of existing topsoil that has been stockpiled on site is permitted if:
 - Topsoil is tested and analyzed to ensure a proper growing medium. Provide additional amendments as determined by soil tests.
 - 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.
 - Topsoil shall have a pH of 6.5 to 8.0.
 - 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.
 - 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.
 - Smooth, compact, and fine grade topsoil in lawn areas to smooth and uniform grade .5" below adjacent surfaces.
- LAWN AREAS**
 - Sodded lawn to be tall turf-type fescue, or approved other.
 - Sodded lawn to be regionally/locally harvested, lay sod within 24 hours of harvesting.
 - Lay sod to form a solid mass with offset, tightly fitted joints on even grades.
 - Any existing lawn that is damaged shall be replaced with sodded lawn of the same type of existing lawn.
 - 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.
 - 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.
 - 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.
 - Provide tree rings with a minimum 3" diameter around all trees located in lawn, mulch type & installation/application to match all other planter beds.
- PLANTER BED MULCH**
 - 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.
- PLANTS**
 - All plant material shall be installed per industry standards.
 - 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.
 - All Ball and Burlap trees to be installed per Balled and Burlapped planting detail. All shrubs to be installed per detail.
 - Trees and shrubs over 30" shall not be planted within clear vision triangles.
 - Fertilize all trees and shrubs with 'Agriform' planting tablets or approved equal. Apply per manufacturers recommendations.
- IRRIGATION**
 - Irrigation system shall be built to the following specifications:
 - Adhere to city codes when connecting to city water.
 - All irrigation material to be new with manufacturers' warranty fully intact.
 - 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.
 - Controller to have On/Off rain switch or rain shut off device that does not alter program.
 - All remote control valves (including master control valve) to have flow control device.
 - 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.
 - All pipe above 3" caliber to be gasketed, with approved joint restraints at all 45, TEE, ELL, 22, 11.
 - Use common trenching where possible.
 - All PVC located under hardscapes to be schedule 40 PVC with same req's as above.
 - All wires to be Paige wire 7350 or 7351 direct bury wire at a minimum of 12" below finished grade.
 - Connect mainline to point of connection in approximate location shown on plan.
 - Contractor is responsible complying with all codes and paying all permits necessary.
 - Sprinkler heads shall have matched precipitation within each control circuit. Velocities shall not exceed 5 feet per second.
 - All drip irrigation to be buried 2" below finished grade.
 - Water schedule to be provided at a min of 80% evapotranspiration as determined by the local ET.
 - Install all irrigation per irrigation drawings. utilize material specified or approved equal.
 - 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.
 - If any discrepancies are found, then local codes shall prevail.
- CONTRACTOR RESPONSIBILITIES**
 - Estimated quantities are shown for general reference only. Contractor shall be responsible for all quantity estimates.
 - 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.
 - 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.
 - In the event of a discrepancy, notify the Landscape Architect immediately.



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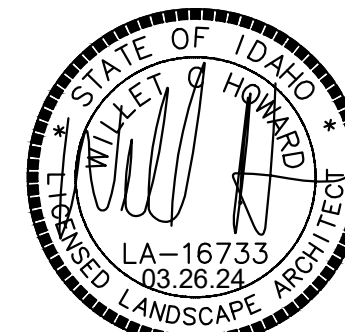
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Seals PRELIMINARY



NOT FOR CONSTRUCTION

489 CAMMY DR

MCCALL, ID

REVISIONS

MRK	DATE	Description
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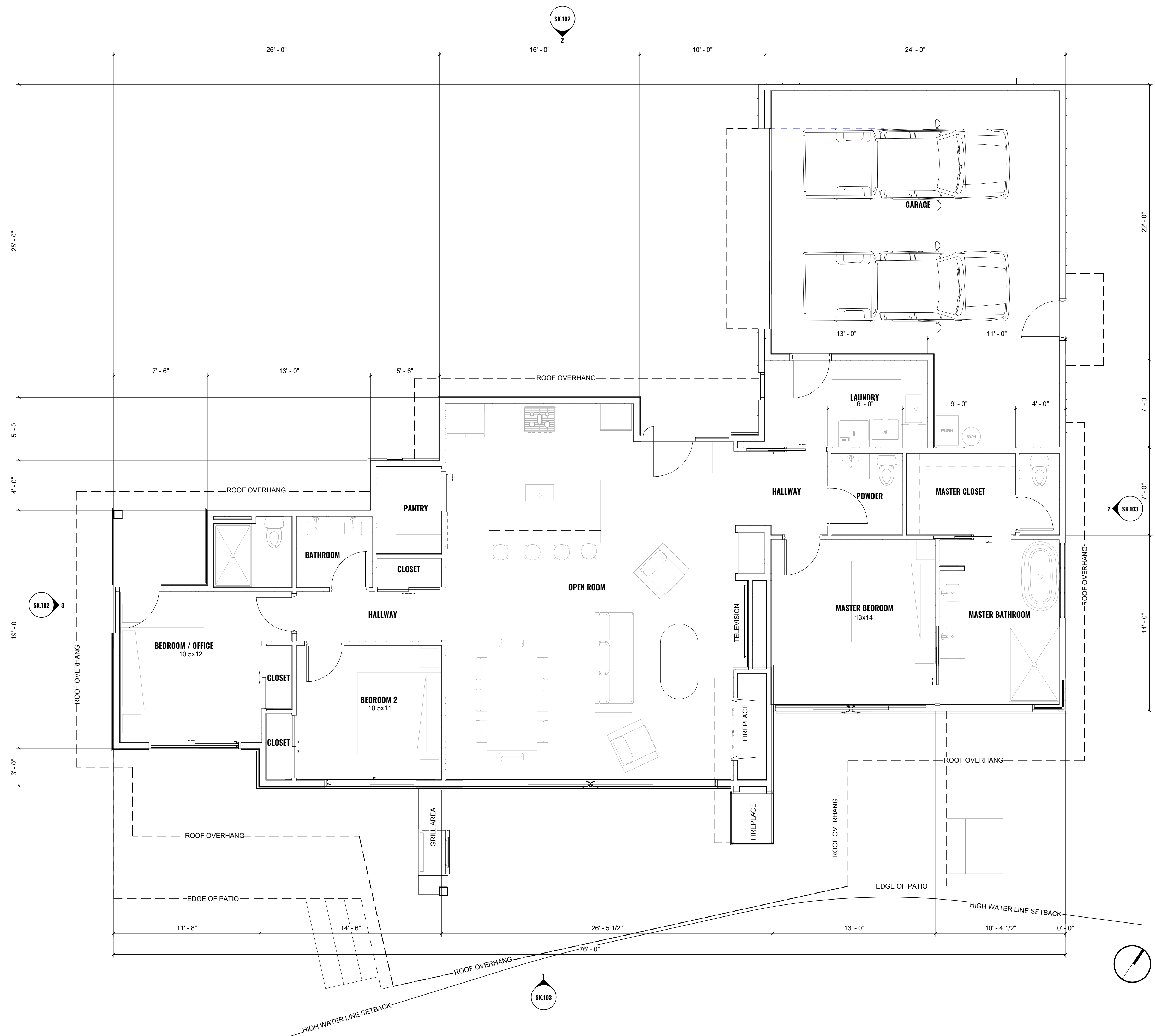
JOB NO:
DATE: 04.26.2022
DRAWN BY: JB
CHECKED BY: JB

DRAWING TITLE

LANDSCAPE PLAN

SHEET NUMBER

L101





ELEVATION - NORTH
1/4" = 1'-0"



ELEVATION - EAST
1/4" = 1'-0"

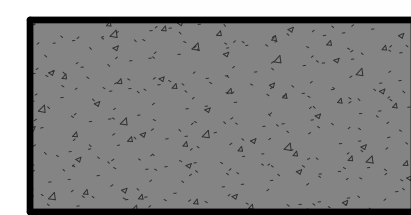
EXTERIOR ELEVATION MATERIAL NOTES



HORIZONTAL WOOD PLANK
SHERWIN WILLIAMS -
SW7041 VAN DYKE BROWN



HORIZONTAL LAP SIDING
SHERWIN WILLIAMS -
SW6990 CAVIAR

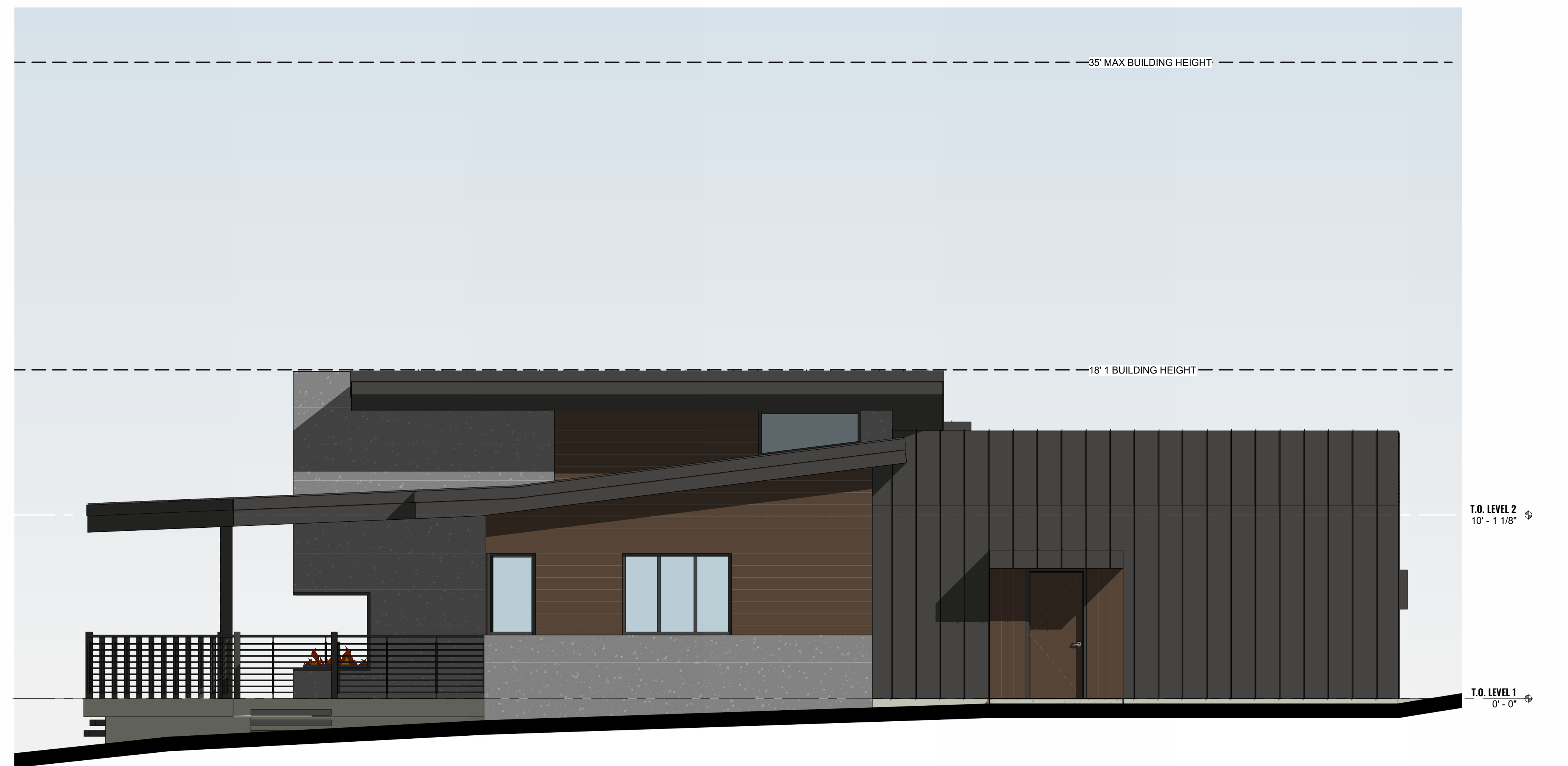


*METAL DOORS, AWNINGS,
RAILINGS & TRIM IN SAME
COLOR DIFFERENT SHEEN

CONCRETE PANEL / CONCRETE



ELEVATION - SOUTH
1/4" = 1'-0"



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

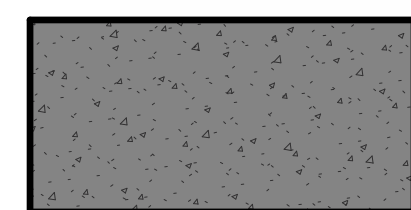
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CONCRETE PANEL / CONCRETE



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ARCHITECTURE

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CAMMY DRIVE RESIDENCE

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