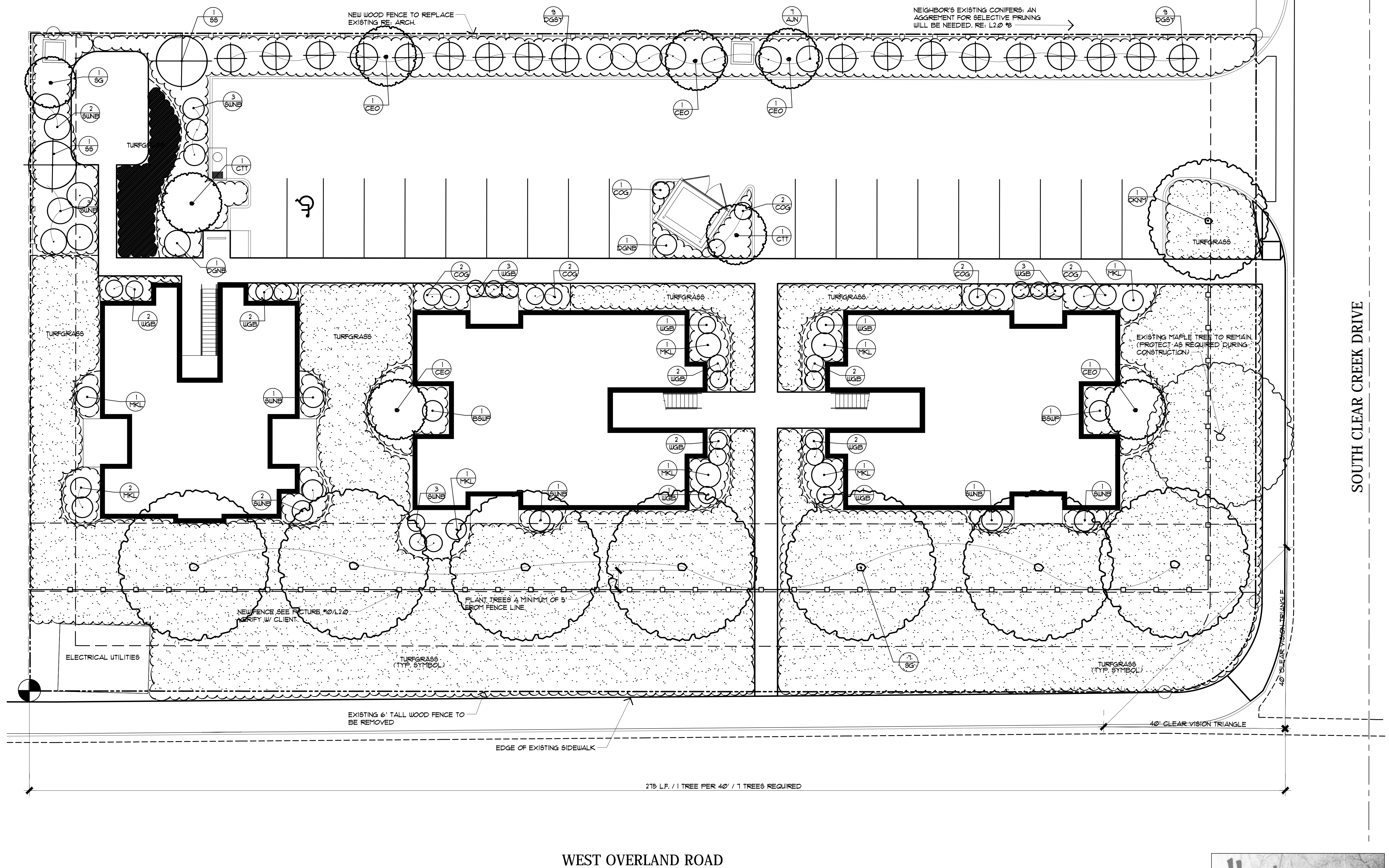


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WEST OVERLAND ROAD

# 1. LANDSCAPE PLANTING PLAN

SCALE: 1"=10'

Paul W. Norberg  
(Registered Landscape Architect)

6001 W. State St. - Ste. C - Boise, ID 83703 - Phone (208) 853-1440 - Fax (208) 853-0575  
paul@harvestdesign.tv www.harvestdesign.tv

HARVEST DESIGN PROJECT NO. 16047C  
DWN BY: BC CHECKED BY: PWN

This drawing released for:  
Design Review JAN. 2017

NOT FOR CONSTRUCTION

REVISED  
NO. DATE DESCRIPTION

REV. DATE DESCRIPTION

DATE  
1/31/2017

PROJECT NO.  
C166025

DRAWN BY:  
-

CHECKED BY:  
-

**BALNTYRE COURT SUBDIVISION**  
**1575 S CLEAR CREEK DRIVE, BOISE, ID**  
**DUSTIN CAMPBELL**  
**LANDSCAPE PLAN**

**SAGE**  
ENGINEERING

1693 S. CORONADO AVE. - BOISE, ID 83709  
PHONE: (208) 855-5082 <http://www.sage-eng.com>

SHEET

**L1.0**





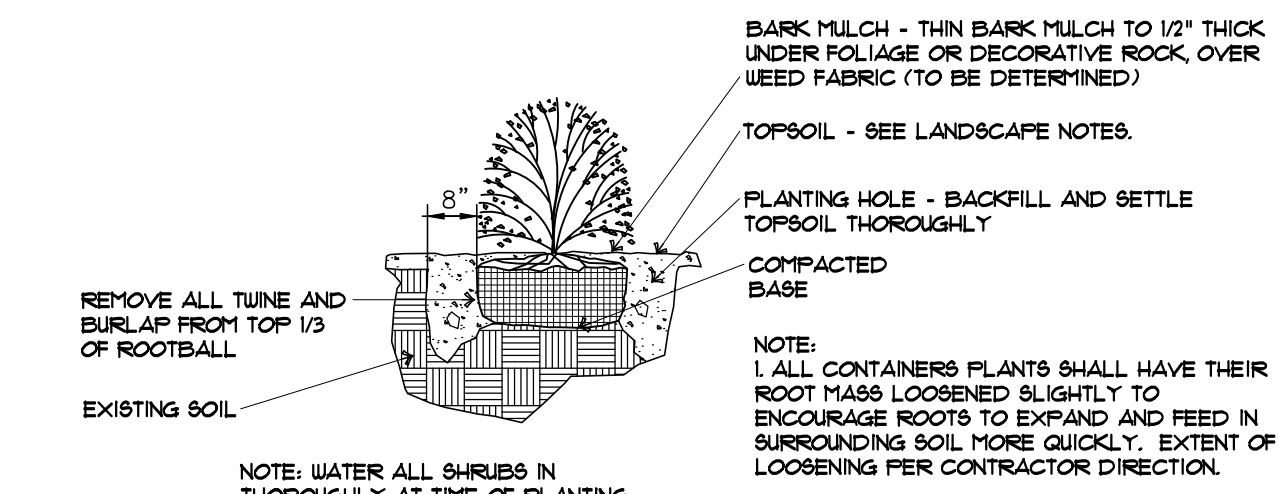
8. PICTURE



9. PICTURE

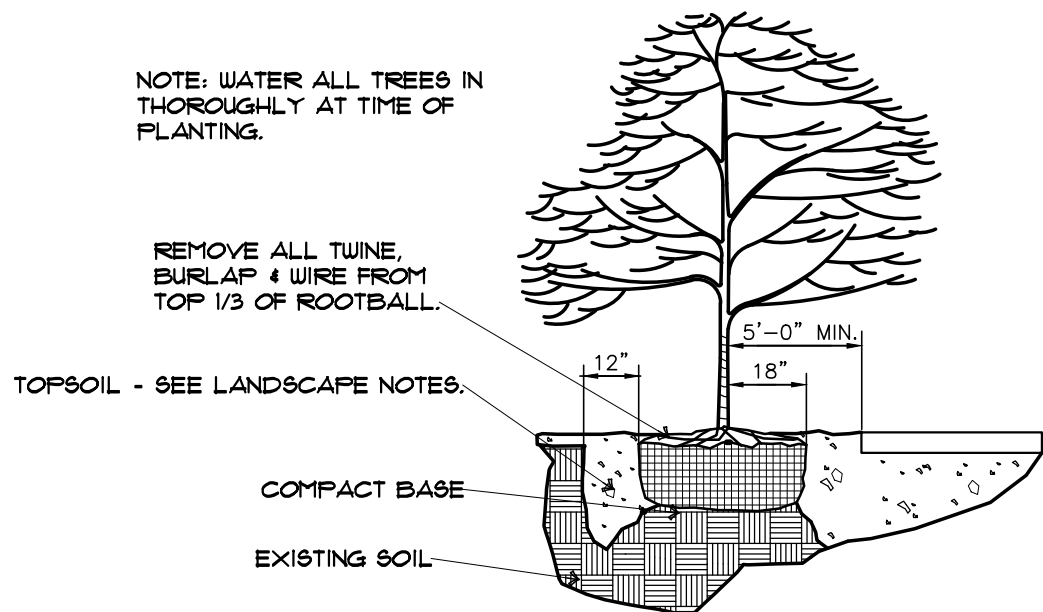


10. PICTURE



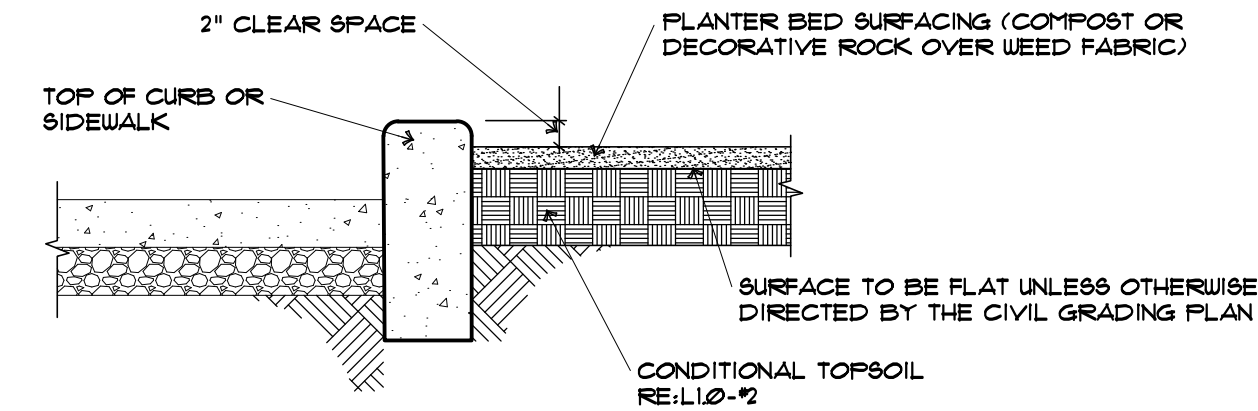
### 5. SHRUB PLANTING DETAIL

NTS



### 6. DECIDUOUS TREE PLANTING DETAIL

NTS (SIMILAR FOR EVERGREEN/CONIFERS) (FOR GENERAL REFERENCE ONLY)



### 7. PLANTER BED SURFACE DETAIL

NTS

## 1. LANDSCAPE NOTES

(CONSULT AND ADJUST THIS CRITERIA WITH THE OWNER AS DESIRED AND APPROVED)

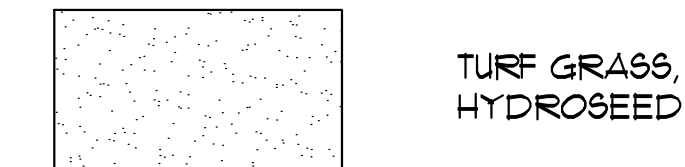
- TOPSOIL:** 8\"/>
- INSTALLATION OF COMPOST:** SPREAD 1\"/>
- GRADING AND DRAINAGE:** FOLLOW GRADING DEFINED BY THE CIVIL ENGINEERING DRAWINGS. IN ALL CASES, ENSURE POSITIVE DRAINAGE AWAY FROM THE BUILDING. ENSURE THAT ALL SOIL IS SETTLED THOROUGHLY, ALLOW FOR NO PUDDLING OR LOW SPOTS.
- PLANT MATERIAL AND PLANTING INSTALLATION:** ALL PLANT MATERIAL MUST MEET REQUIREMENTS OF ANSI Z60.1 'AMERICAN STANDARD FOR NURSERY STOCK' FOLLOW SPECIFIC INSTRUCTIONS IN DETAILS. CONTRACTOR SHALL ADJUST PLANT LOCATIONS AS IS REQUIRED TO EVENLY FILL PLANTERS AND AVOID CONFLICTS WITH EXISTING STRUCTURES. ENSURE AVERAGE MATURE WIDTH OF PLANT WILL REMAIN IN PLANTER WHEN ESTABLISHING LOCATIONS.
- FINISH TOPSOIL GRADE:** FOLLOWING INSTALLATION OF SPRINKLERS AND PLANT MATERIALS AND BEFORE INSTALLATION OF THE PLANTER BED COVERING, ENSURE THAT ALL SOIL IS SETTLED THOROUGHLY AND ALL FINAL SURFACES ARE RAKED SMOOTH WITH NO UNDULATIONS OR POCKETS FOR WATER ACCUMULATION.
- INSTALLATION OF ACCENT DECORATIVE ROCK SURFACE:** AT ALL PLANTER BEDS INSTALL 2\"/>
- INSTALLATION OF BOULDERS:** (1) 3'x3'x3' MINIMAL SIZE HARD AND COLORFUL SANDSTONE.
- INSTALLATION OF TURFGRASS HYDROSEEDING:** AT ALL LOCATIONS SHOW CONTRACTUAL TALL RESCUE AVAILABLE AT CLOVERDALE NURSERY (OR EQUAL-LA MUST ACCEPT) OWNER MAY REQUEST SOD, CONFIRM.
- INITIAL ESTABLISHMENT OF WATERING TIME AND TRANSFER OF WATER MANAGEMENT:** IT IS THE INSTALLING LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE SPRINKLER CONTRACTOR ON INITIAL WATERING TIMES FOR ALL PLANTER AREAS AS SOON AS THEY ARE INSTALLED. CONTRACTOR SHALL MONITOR WATER MANAGEMENT THROUGH MAINTENANCE PERIOD. ESTABLISH AN AGREEMENT WITH THE OWNER'S WATER MANAGER AS TO NOTIFICATION TO THE INSTALLING CONTRACTOR OF ANY PLANTS THAT ARE DOING POORLY DURING WARRANTY YEAR, ONCE MAINTENANCE IS TRANSFERRED TO THE OWNER'S MAINTENANCE COMPANY, SO PREVENTATIVE ACTION CAN BE TAKEN.
- PROJECT MAINTENANCE:** MAINTAIN ENTIRE PROJECT THROUGH DATE OF SUBSTANTIAL COMPLETION (COORDINATE THAT DATE WITH GENERAL CONTRACTOR).
- MAINTENANCE OBJECTIVES:** A. ENSURE ALL PLANTS ARE BEING WATERED PROPERLY. RESET ANY PLANTS THAT ARE LEANING. B. REMOVE ANY WEEDS AND DEBRIS THAT HAS ACCUMULATED IN ANY OF THE LANDSCAPE AREA. C. HOW GRASS KEEPING IT BELOW 3\"/>
- TRANSFER OF LANDSCAPE MAINTENANCE TO OWNER:** AFTER SUBSTANTIAL COMPLETION, IT IS THE INSTALLING CONTRACTOR'S RESPONSIBILITY TO CONTACT THE OWNER OR HIS REPRESENTATIVE AND TRANSFER THE MAINTENANCE OF THE LANDSCAPE TO THEM. INCLUDE AN ENTIRE EXPLANATION OF WHAT HAS BEEN DONE UP TO THAT TIME AND WHAT NEEDS IMMEDIATE ATTENTION. WALK THROUGH THE ENTIRE PROJECT WITH THE OWNER AND INSPECT FOR ACCEPTABILITY.
- PLANT MATERIAL WARRANTY:** ALL TREES, SHRUBS, AND LAWN SHALL HAVE A ONE YEAR WARRANTY FROM THE DATE OF SUBSTANTIAL COMPLETION. ONE REPLACEMENT ONLY FOR ANY TREE, SHRUB, OR LAWN AREA THAT DIES. ESTABLISH THESE DATES WITH OWNER AND GENERAL CONTRACTOR.
- METHOD OF IRRIGATION:** AUTOMATIC CONTROLLED SPRINKLER SYSTEM.

PLANT LEGEND						
SYM.	COMMON NAME	BOTANICAL NAME	PLANTING SIZE	CLASS	MATURE H. x W.	
AJN	AMBER JUBILEE NINEBARK	PHYTOSCARPUS OPULIFOLIUS 'JEFAM'	5 GAL.		6'x4'	
BSUP	BLUE SHAG WHITE PINE	FINUS STROBUS 'BLUE SHAG'	5 GAL.		4'x4'	
CEO	COLUMNAR ENGLISH OAK	QUERCUS ROBUR 'FASTIGIATA'	8\"/>	2,3	10'x40'	
CKNM	CRIMSON KING NORWAY MAPLE	ACER PLATANOIDES 'CRIMSON KING'	2\"/>	2,3	40'x40'	
COG	COMPACT OREGON GRAPE	MAHONIA AQUIFOLIUM 'COMPACTA'	5 GAL.		3' x 4'	
GTT	COLUMNAR TULIP TREE	LIRIODENDRON TULIPIFERA 'ARNOLD'	2\"/>	CLASS 3	10'x50'	
DGNB	DARTS GOLDEN NINEBARK	PHYTOSCARPUS OPULIFOLIUS 'DARTS GOLD'	5 GAL.		5'x5'	
DGGY	DARK GREEN SPREADER YEIW	TAXUS MEDIA 'DARK GREEN SPREADER'	5 GAL.		5' x 1'	
MKL	MISS KIM LILAC	SYRINGA PUBESCENS 'MISS KIM'	3\"/>		8'x8'	
SG	SWEET GUM	LIQUIDAMBER STYRACIFLUA	2\"/>	2,3	60'x25'	
SS	SERBIAN SPRUCE	FICEA OMORICA	6\"/>	CONIFER	15'x40'	
SUNB	SUMMER WINE NINEBARK	PHYTOSCARPUS OPULIFOLIUS 'SEWARD'	5 GAL.		6'x6'	
UGB	WINTER GEM BOXWOOD	BUXUS MICROPHYLLA JAPONICA 'WINTER GEM'	5 GAL.		5'x5'	

## 3. BOISE CITY DESIGN REVIEW APPLICANT SUBMITTAL REQUIREMENTS

DIVISION 1	
1a.	EXISTING, CONFIRMED
1b.	RE. PLANT LEGEND
1c.	RE. NOTES
1d.	NEW AUTOMATIC SPRINKLERS
1e.	NOT APPLICABLE

## 4. LEGEND



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HARVEST DESIGN PROJECT NO.	16047C
DWN BY: BC	CHECKED BY: PWN

This drawing released for:  
Design Review JAN. 2017

# BALNTYRE COURT SUBDIVISION

## 1575 S CLEAR CREEK DRIVE, BOISE, ID

### DUSTIN CAMPBELL

#### DETAILS & NOTES

1603 S. CORONADO AVE. - BOISE, ID 83709  
PHONE: (208) 855-5082 <http://www.sage-eng.com>

## SHEET

# L2.0

## REVISED NO. DATE DESCRIPTION

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## DRAWN BY:

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## CHECKED BY:

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