



PROJECT

**IDENTITY**

BOISE AVE/BEACON STREET/OAKLAND AVE. BOISE, IDAHO

SEAL

**PRELIMINARY NOT FOR CONSTRUCTION**

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FILE  
 DATE JANUARY 7, 2016  
 FILE NO.  
 DRAWN

REVISIONS

SHEET

**L1.0**  
 LANDSCAPE OVERVIEW

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**LANDSCAPE REQUIREMENTS:**

(PER BOISE CITY CODE)

**SCREENING & BUFFERING:**

**STREETS & PROPERTY PERIMETER:**

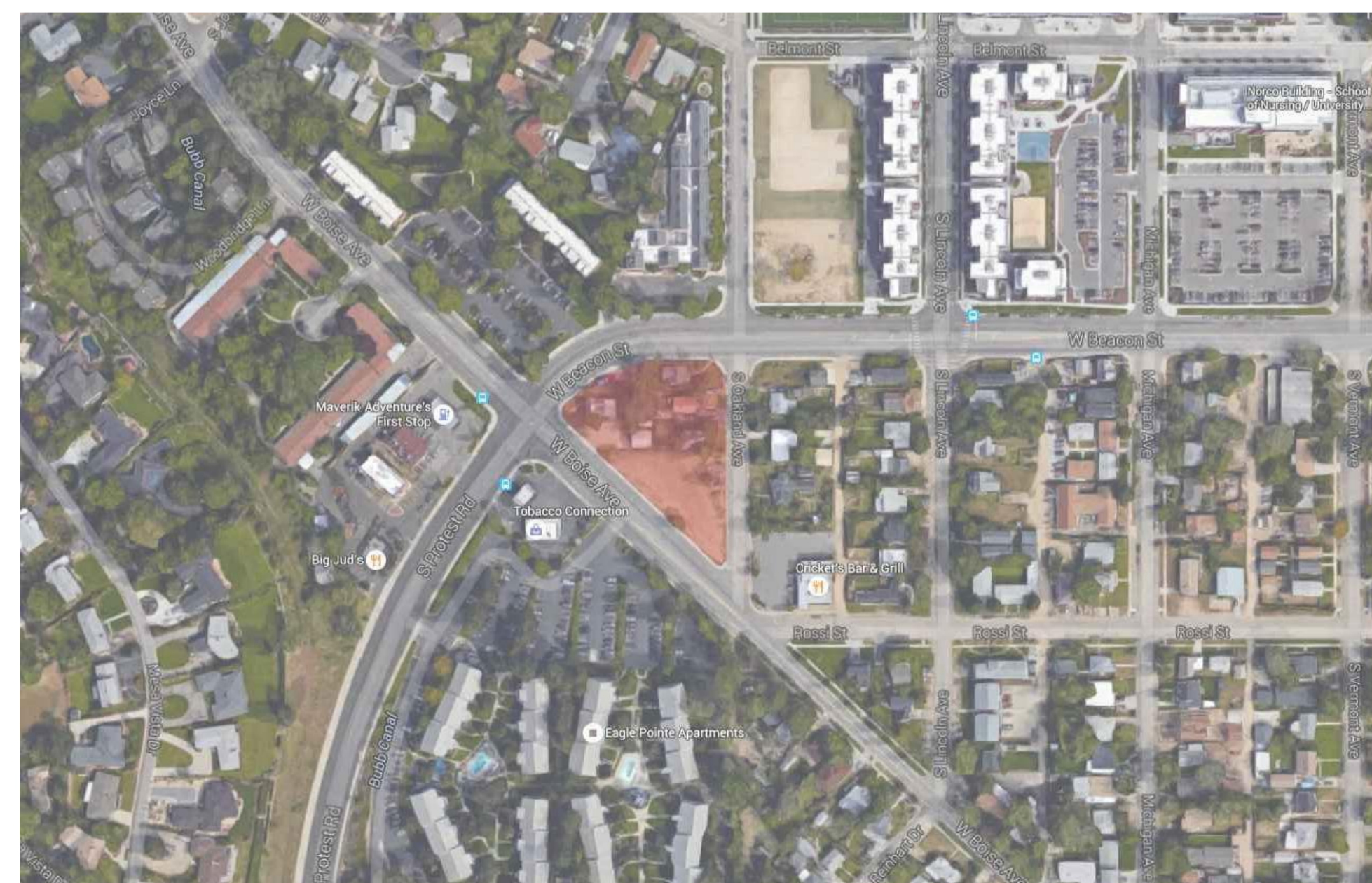
- STREETSCAPE TREES: 1 TREE 40LF (CLASS II OR III)
- \*\*NO TREES WITHIN 10' OF ACHD STORM STRUCTURES
- \*\*NO TREES OR SHRUBS OVER 36" WITHIN CLEAR VISION TRIANGLE
- INTERSECTIONS: 40'x40' ALONG CURBS
- DRIVEWAY-ALLEY: 10' FROM BACK OF SIDEWALK, 20' ALONG SIDEWALK
- BED SPACE COVERAGE IS GREATER THAN 50% - YES

PERIMETER:	LENGTH (LF)	TREES REQUIRED	TREES PROVIDED
BOISE AVE	369'	4	4
OAKLAND	335'	8	8
BEACON	304'	8	8

**TREE MITIGATION:**

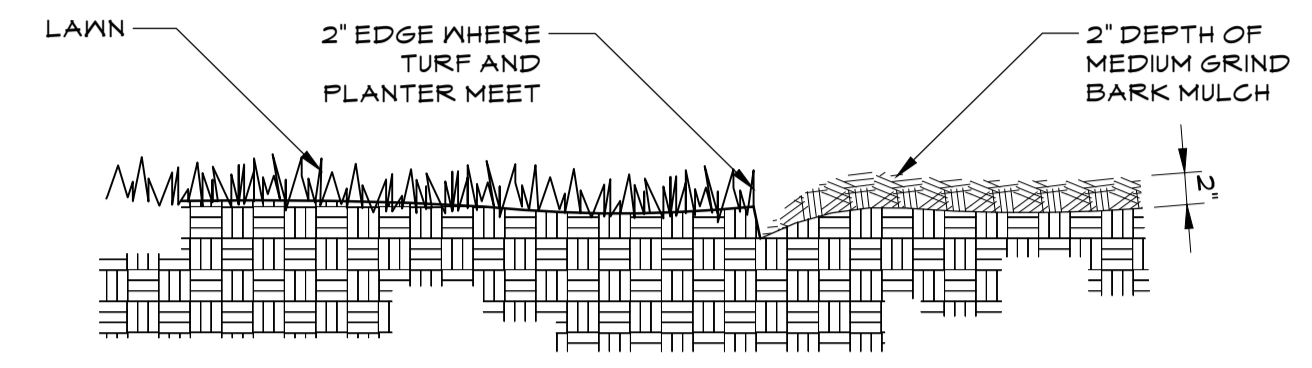
- TOTAL CALIPER INCHES EXISTING TO BE MITIGATED - REPLACED: 142
- TOTAL CALIPER INCHES REQUIRED NEW PERIMETER SCREEN: 50
- TOTAL CALIPER INCHES OVERALL TO BE MITIGATED - REPLACED: 192
- TOTAL CALIPER INCHES PROVIDED: 87.5

**CONTEXT MAP:**



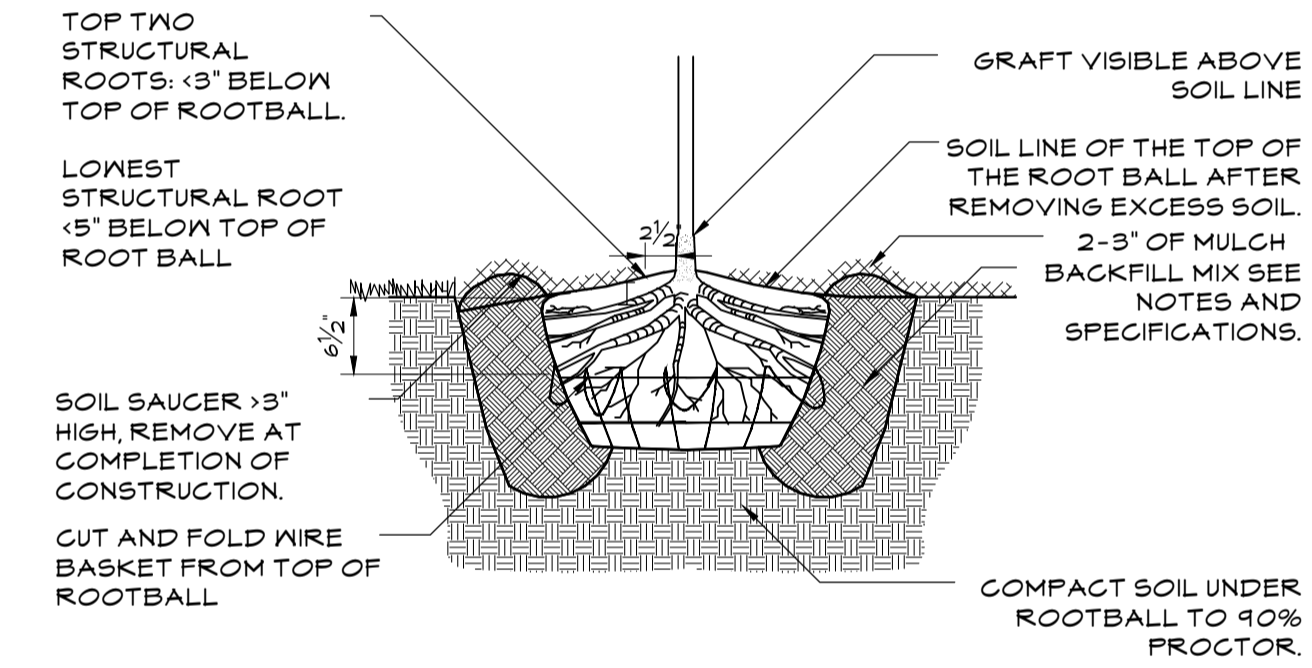
**LANDSCAPE NOTES:**

1. REGULATIONS & STANDARDS
  - 1.1. All contractor work shall be conducted in accordance with ISFNC (Idaho Standard Public Works Construction), 2015; and City of Boise, ID codes, standards and state and local regulations.
  2. EXISTING CONDITIONS
    - 2.1. All utilities shall be located prior to construction and protected. Any damage to structures, utilities or concrete will be replaced at contractor's expense.
    - 2.2. The site has many existing improvements such as underground utilities, curb and gutter, light poles and sidewalks.
    - 2.3. See Engineer's plans for information about existing features.
  3. GRADING & SITE PREPARATION
    - 3.1. 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".
    - 3.2. All gravel over prep to be removed and disposed of off site.
    - 3.3. Finish grade to be smooth transition to allow for entire site to be a natural flowing space.
    - 3.4. Fine grade lawn areas to elevations set by Engineer's plans with positive drainage away from structures.
      - 2.1.1. Refer to Engineer's plans for grading information & for all drainage pipes and locations. Protect and retain drainage at all times.
    - 2.2. No pooling or standing water will be accepted per industry standards.
  3. SOILS
    - 3.1. Reuse of existing topsoil that has been stockpiled on site is permitted if:
      - 3.1.1. Topsoil is tested and analyzed to ensure a proper growing medium. Provide additional amendments as determined by soil tests. And
      - 3.1.2. 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.
      - 3.1.3. Topsoil should have a ph of 5.5 to 7.0.
      - 3.1.4. 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 Landscape Architect.
    - 3.2. 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.
    - 3.3. Smooth, compact, and fine grade topsoil in lawn areas to smooth and uniform grade 5" below adjacent surfaces.
  4. RESTORATION AREAS
    - 4.1. If planters or lawn areas are disturbed the following notes apply:
      - 4.1.1. All disturbed planter beds to receive a minimum of 18" depth of screened topsoil.
      - 4.1.2. All disturbed lawn areas to receive a minimum depth of 12" screened topsoil. Spread, compact, and fine grade topsoil to a smooth and uniform grade 2" below adjacent surfaces of planter bed areas, 1 1/2" below adjacent surfaces of turf sod areas, and 1" below adjacent surfaces of seed areas.
  5. PLANTER BED MULCH
    - 5.1. All planter beds to receive 2" depth of mini bark mulch, submit for approval prior to placement.
  6. LAWN AREAS
    - 6.1. Apply commercial grade pre-emergent as manufacturer recommends.
    - 6.2. Keep all lawn areas 1' minimum off of fencing, building foundations, and additional structures. Install 1" border of 3/8" chips @ 4" depth between lawn and respective structures. Install over commercial grade weed barrier fabric.
    - 6.3. Sodded lawn to be tall turf-type fescue.
    - 6.4. Lay sod within 24 hrs of harvesting. Lay sod to form a solid mass with offset, tightly fitted joints on even grades.
    - 6.5. Strip, repair and replace dead sod as needed
    - 6.6. All lawn areas adjacent to planters to have cut edge per detail 1/L1.1.
  7. PLANTS
    - 7.1. All plant material shall be installed per industry standards.
    - 7.2. 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.
    - 7.3. All Ball and Burlap trees to be installed per Balled and Burlapped planting detail 2/L1.1.
    - 7.4. All shrubs to be installed per detail 3/L1.1.
    - 7.5. Trees and shrubs over 36" shall not be planted within clear vision triangles per city code.
    - 7.6. Fertilize all trees and shrubs with 'Agriform' planting tablets or approved equal. Apply per manufacturers recommendations.
  8. IRRIGATION
    - 8.1. Irrigation system shall be built to the following specifications:
      - 8.1.1. Adhere to city codes when connecting to city water.
      - 8.1.1.1. All irrigation material to be new with manufacturers' warranty fully intact.
      - 8.1.2. Install indoor rated controller in specified location on plan, trash room, or that nearby corner of building. Coordinate with project manager on exact location.
        - 8.1.2.1. Controller to have On/Off rain switch or rain shut off device that does not alter program.
      - 8.1.3. All remote control valves (including master control valve) to have flow control device.
      - 8.1.4. 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.
      - 8.1.5. Use common trenching where possible.
      - 8.1.6. All PVC located under hardscapes to be schedule 40 PVC with same req's as above.
      - 8.1.7. All wires to be Paige wire T350 or T351 direct bury wire at a minimum of 12" below finished grade.
      - 8.1.8. Connect mainline to point of connection in approximate location shown on plan.
      - 8.1.9. Contractor is responsible complying with all codes and paying all permits necessary.
      - 8.1.10. Sprinkler heads shall have matched precipitation within each control circuit. Velocities shall not exceed 5 feet per second.
      - 8.1.11. Water schedule to be provided at a min of 80% evapotranspiration as determined by the local ET.
      - 8.1.12. All shrub beds to receive drip irrigation.
      - 8.1.13. Use separate drip zones for different exposures throughout site.
  9. CONTRACTOR RESPONSIBILITIES
    - 9.1. Estimated quantities are shown for general reference only. Contractor shall be responsible for all quantity estimates.
    - 9.2. Refer to note 2.1 regarding damages to existing utilities & permitting note in irrigation section.
    - 9.3. 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.
    - 9.4. 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.
    7. In the event of a discrepancy, notify the Landscape Architect immediately.



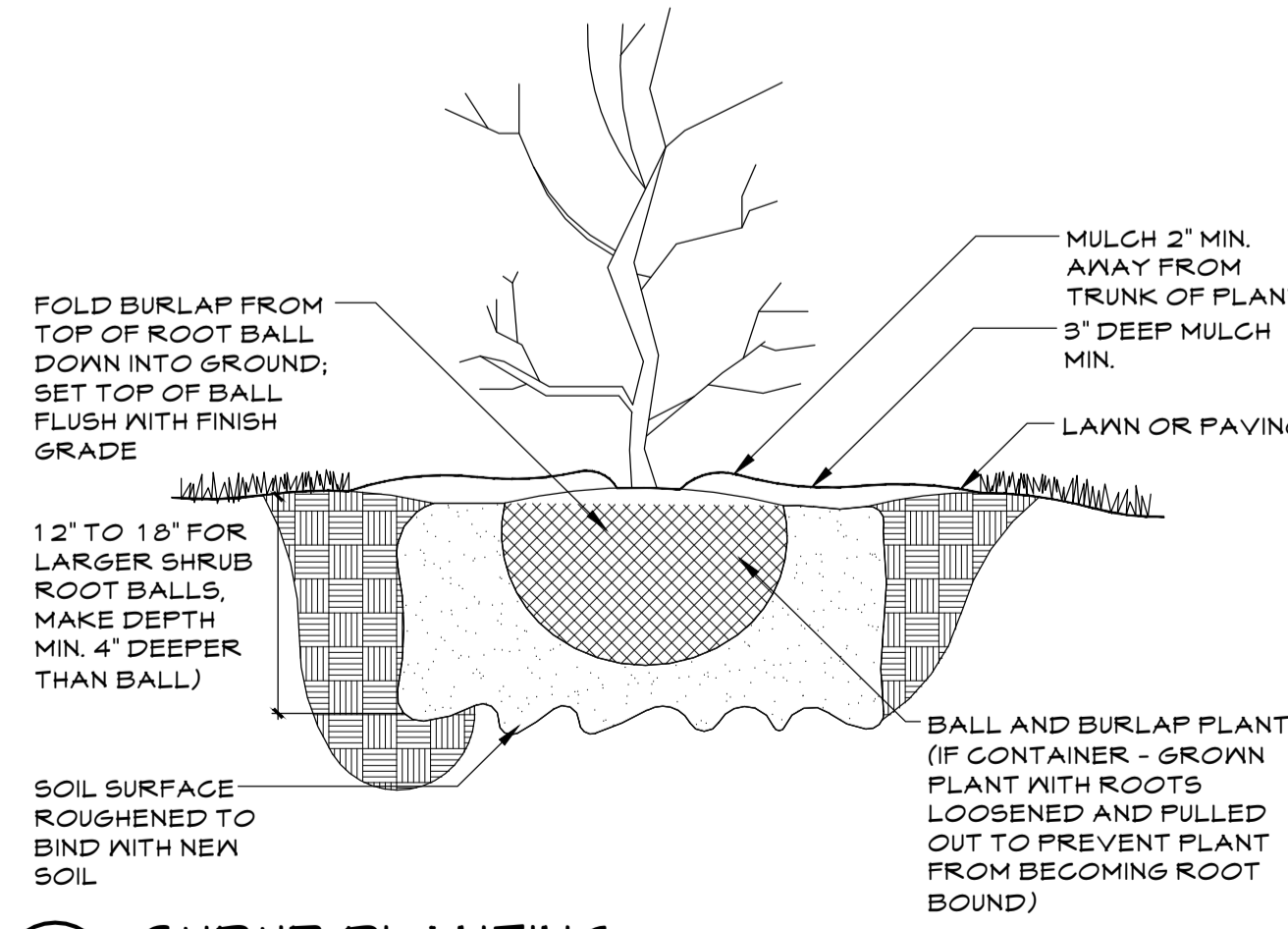
**1** **LAWN EDGE AT PLANTER LOCATIONS (TYP)**  
 1" = 1'-0" 324413.23-02

- NOTES:
1. DO NOT DAMAGE OR CUT LEADER
  2. DO NOT DISTURB ROOT OR DAMAGE ROOT BALL WHEN INSTALLING TREE OR TREE STAKES.
  3. 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.
  4. WATER PLANTS THOROUGHLY IMMEDIATELY AFTER INSTALLATION.
  5. REMOVE ALL BURLAP, TWINE, ROPE, OR MATERIAL FROM THE TOP 1/3 OF THE ROOTBALL.
  6. 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.



**2** **BALL AND BURLAP TREE PLANTING**  
 3/4" = 1'-0" 324343.33-04

- 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 1/2" HEIGHT ABOVE EXISTING SOILS WHEN COMPLETE.



**3** **SHRUB PLANTING**  
 1" = 1'-0" 324333.16-01