

GENERAL LANDSCAPE NOTES

1. Contractor is responsible for obtaining all necessary permits from the appropriate agency prior to commencing work. Contractor shall contact Line Locators (811) a min. of 48 hours prior to any digging or trenching. If there are any discrepancies with existing lines and landscaping, it is the contractor's responsibility to contact the landscape architect and request a site visit to address the conflicts. Contractor shall comply and conform to any and all local and state codes for work, schedules and any other project related requirements.
2. Contractor shall coordinate directly with the landscape architect for all landscape related issues, concerns, inspections and approvals. Contractor shall provide the landscape architect with a written request for a site visit to address any related items.
3. Scope of work shall include any and all specified and unspecified but related incidental work to achieve the design indicated on the landscape plans. All labor, materials, subcontractors, equipment, and related incidental items shall be supplied and installed to achieve a complete project, unless directed otherwise by the general contractor or landscape architect.
4. Contractor to verify all sub grades are set below required amendments to insure the finished grade will match what is intended by civil or drainage design. All sub grades and finished or final grades shall be graded to drain to the designed drainage system with positive drainage away from all structures.
5. **Grade Preparation:**
- a. Slopes used for grass plantings or turf shall be less than 3:1 or 33 percent. Otherwise plantings should not require mechanized mowing equipment.
 - b. Finish grade shall be 1" below concrete surfaces (walks, curbs, patios, etc). Allow for topsoil depth and 3 inches of mulch to be placed throughout planting areas and topsoil alone for lawn areas.

Soil Preparation. Per soils report - existing site soils contain adequate topsoil layer 12" depth and sandy glacial till below.

- a. Where soils are compacted due to construction activity, any compacted / gravel areas (like in parking areas) shall be excavated 24" depth with new 5-way topsoil placed to ensure plant viability. Topsoil in planting beds to be left 3 inches below finish grade to allow for mulch placement. Remove and Haul away all debris and concrete waste from planter strips.
- b. Where soils are not disturbed, a minimum depth of 6 (six) inches of 5-Way topsoil should be tilled into the soil to a depth of 12 inches through all planting areas.
- c. For all newly planted foundation areas, three cubic yards of composted organic matter per 1,000 square feet of landscape area should be added to a depth of 12 inches to the top of the soil and Tilled in 24 inches.
- d. Seeded areas shall be fine graded and rolled. New Soil depths in lawn areas shall be 4 inches.
- e. Earthworks contractor shall prep subgrade for landscape contractor with correct grade elevations to accommodate finish top soils to be added.

6. Mulching of Newly Planted or Replanted Areas.

- a. Mulches must be applied to the following depths: **a minimum 4 (Four) inches over top soil**. Taper mulch out to meet top of planting root balls.
- b. Mulches must include organic materials, such as wood chips and shredded bark.
- c. Nonporous materials, such as plastic sheeting, shall not be used in any area of the landscape because of down-slope erosion and potential soil contamination from herbicide washing.
- d. Mulch should be applied regularly to and maintained in all planting areas to assist soils in retaining moisture, reducing weed growth, and minimizing erosion.

7. Contractor shall field layout all plant material and contact the landscape architect for a site visit to approve the layout. Any field modifications shall be done by the landscape architect prior to planting.

8. Contractor shall immediately notify the landscape architect of any poor drainage condition in landscape areas. No standing water shall be permitted in any landscape areas - either on the surface or below the topsoil. The landscape architect shall coordinate the drainage solution with the general contractor and civil engineer. Once the concerns have been remedied planting shall commence.

9. All groundcover to be planted in a triangular spacing formation, equal in all directions to the centers of the groundcovers in distances indicated in the legend. Contractor shall verify all quantities of groundcovers by area calculations and spacing requirements.

10. Landscaping is to be per plan. Plant substitutions due to availability or otherwise will be allowed only with landscape architect, owner and agency approval. Any substitutions will be with material of similar size, growth characteristics, and quality.

11. All trees must be staked as necessary so as to maintain material in a healthy, vigorous growing condition.

12. Landscaping shall be installed in a professional workmanlike manner that is consistent and accepted throughout the industry. All landscape and irrigation work shall be performed by experienced persons familiar with scope of project.

13. All landscape material and labor is to be guaranteed for a period of one full year from the time of completion.

14. When planting 'Balled and Burlapped' product, remove all burlap, string & wire from any B&B plant material, cut and remove jute strings. Gently place in tact Rootball into planting pit. If rootball breaks or is not solid - the plant is unacceptable and shall be replaced.

15. Street trees shall be high branching with canopy that starts at least 6' above finish grade.

16. All plant I.D. tags are to remain on the plant material until final inspection has been completed. Once approved all plant I.D. tags shall be removed and discarded appropriately.

17. Trees shall be cared for in accordance with the American National Standards Institute (ANSI) standard practices for trees, shrubs and other woody plant maintenance (ANSI 300) in order to allow them to reach there mature height and form.

18. Pruning of street trees shall be performed per the ANSI 300 standards so as to maintain the natural form of the tree, encourage vigorous growth to a mature spread and height, and avoid weakening the tree to create a hazard. Street trees shall not be topped pollarded, or otherwise pruned in a manner contrary to these goals, unless there is no practicable alternative that would preserve essential utility services.

19. Plant material selected is drought tolerant or native species. The project proponent shall be responsible for maintaining and watering all plant material throughout the first growing season and in times of drought. A PERMANENT irrigation system shall be designed and installed at Building Permit stage.

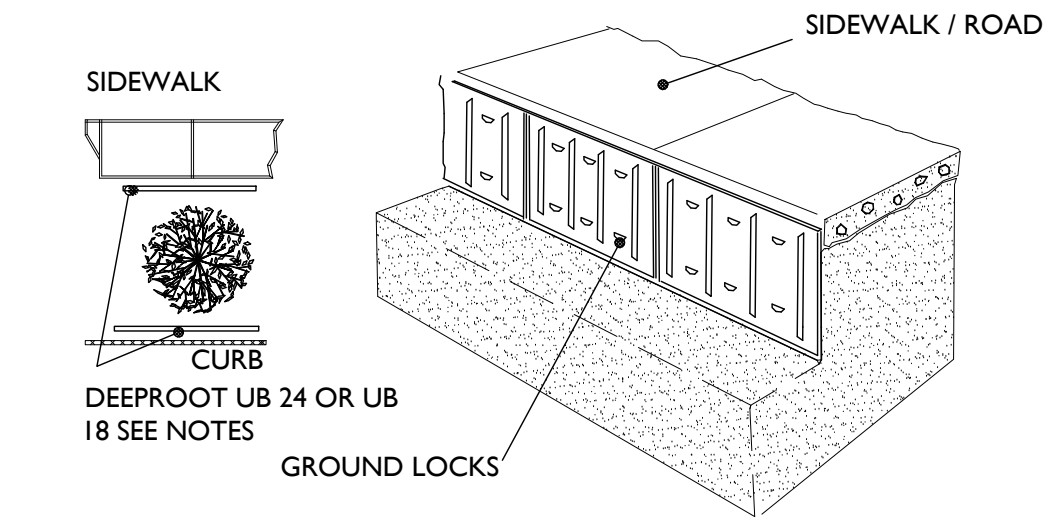
20. Planting Timeline: It is recommended to install the landscaping in the Spring (February - April) or Fall (October - December)/when dormant but before hard freeze.

21. Landscaping areas are designed to reach 80% coverage within 3 years. Landscaping inspection by City may require additional planting. OMC 18.36.060.d.

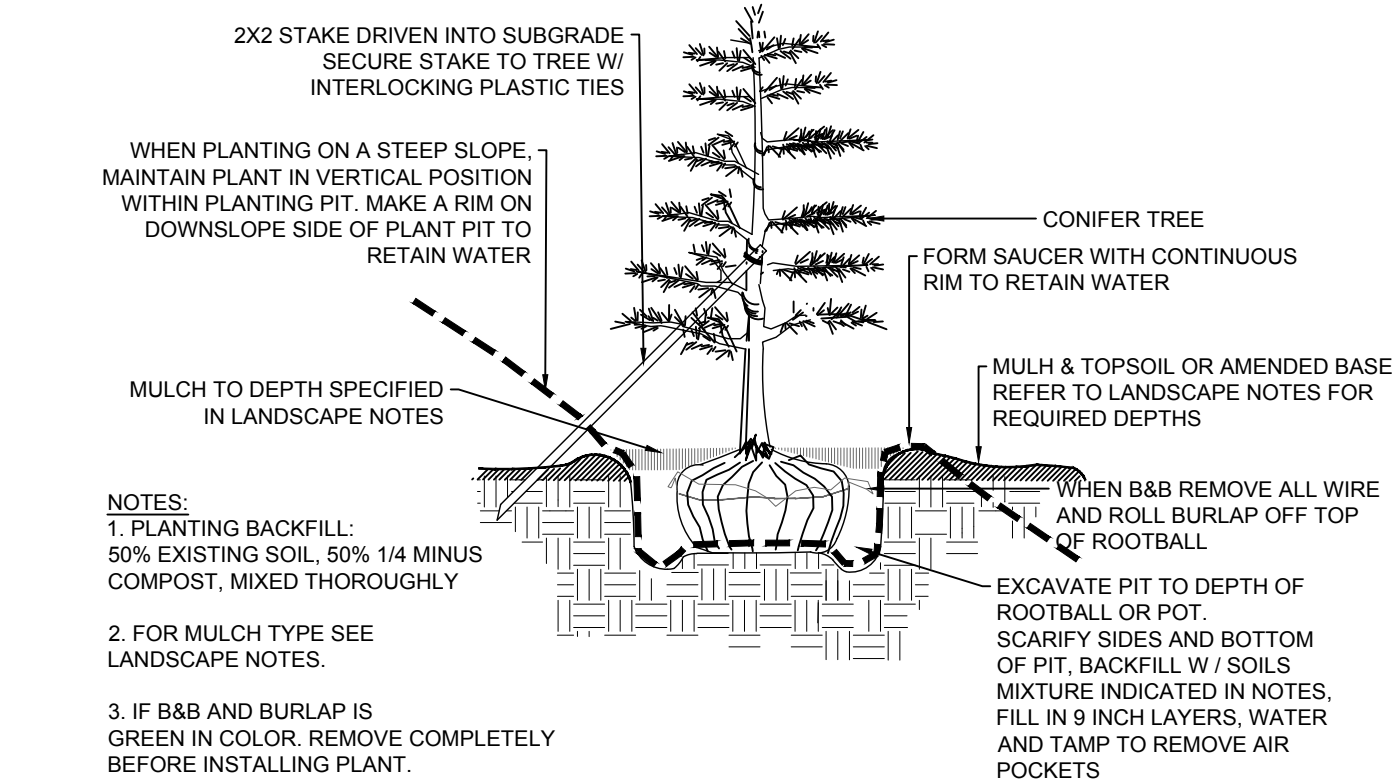
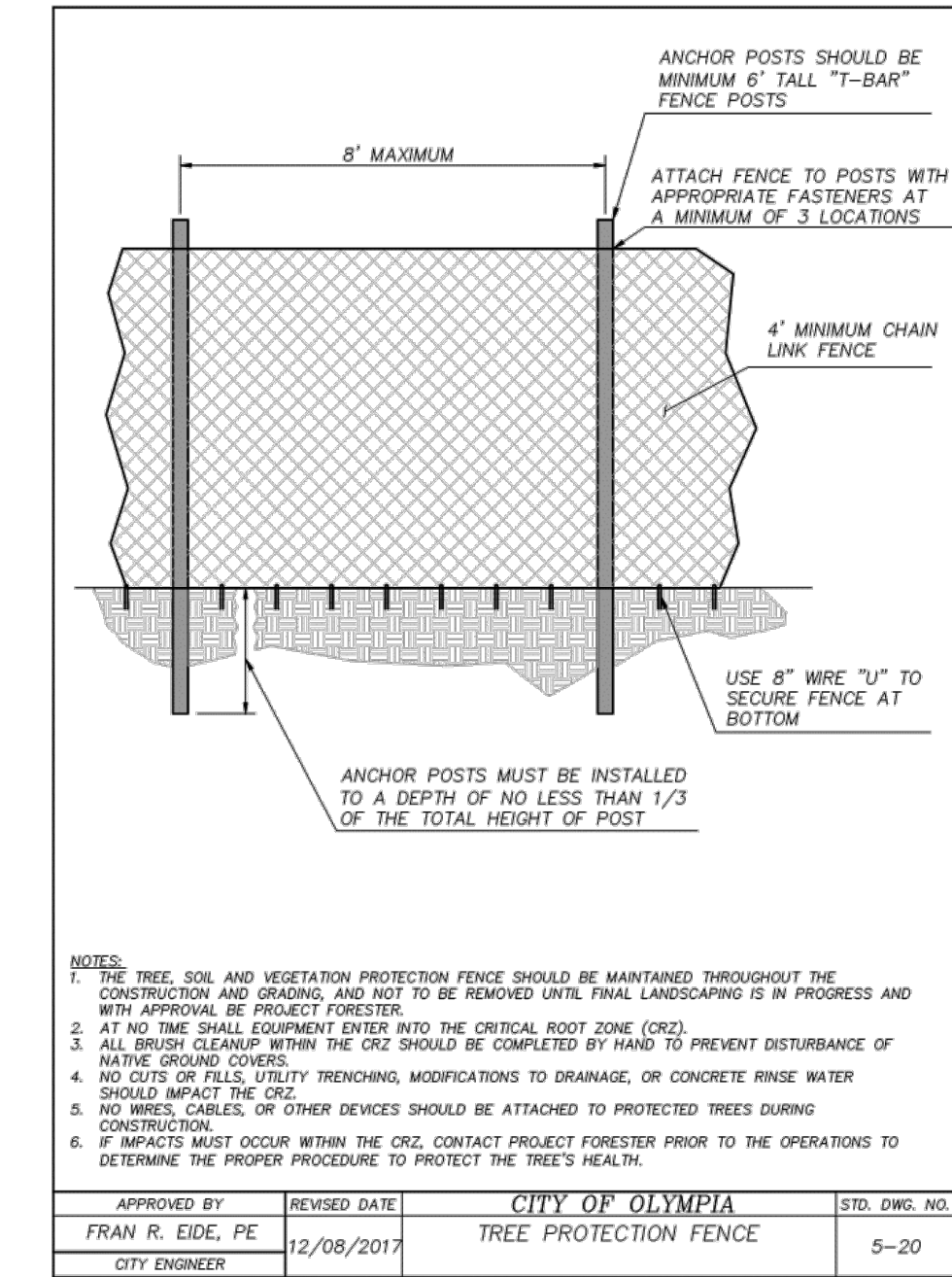
LINEAR STYLE PLANTING WITH DEEPROOT BARRIERS

- A. DIG THE TRENCH TO THE DEPTH BASED UPON THE PARTICULAR BARRIER CHOSEN.
- B. INSTALL THE BARRIER. WHEN USING DEEP ROOT LINEAR BARRIERS, SIMPLY PULL THE APPROPRIATE NUMBER OF PANELS OUT OF THE BOX AND SEPARATE THE JOINER AT THE CORRECT LENGTH. WHEN INSTALLING DEEPROOT UNIVERSAL BARRIERS IN A LINEAR FASHION, YOU WILL NEED TO JOIN THE APPROPRIATE NUMBER OF PANELS TOGETHER.
- C. NEXT PLACE THE BARRIER IN THE TRENCH WITH THE VERTICAL RIBS FACING TOWARD THE TREE AND ALIGN IN A STRAIGHT FASHION. IT IS HELPFUL TO PLACE THE BARRIER AGAINST THE HARD SCAPE. USE THE HARD SCAPE AS A GUIDE AND BACKFILL AGAINST THE BARRIERS TO PROMOTE A CLEAN SMOOTH FIT TO THE HARD SCAPE. BE SURE TO KEEP THE BARRIER'S DOUBLE TOP EDGE AT LEAST 1/2" ABOVE GRADE TO ENSURE ROOTS DO NOT GROW OVER THE TOP.
- D. PLANT THE TREE. THE LINEAR STYLE OFFERS A MORE EXPANSIVE ROOTING GROWTH AREA. HOWEVER, ADVERSE SOIL AND DRAINAGE CONDITIONS MAY EXIST IN THE ACTUAL PLANTING AREA. TAKE STEPS TO ENSURE HEALTHY GROWTH OF THE TREE AT PLANTING.

FOR INFORMATION REGARDING PRODUCT CALL: 1 800 ILV ROOT (458-7668).

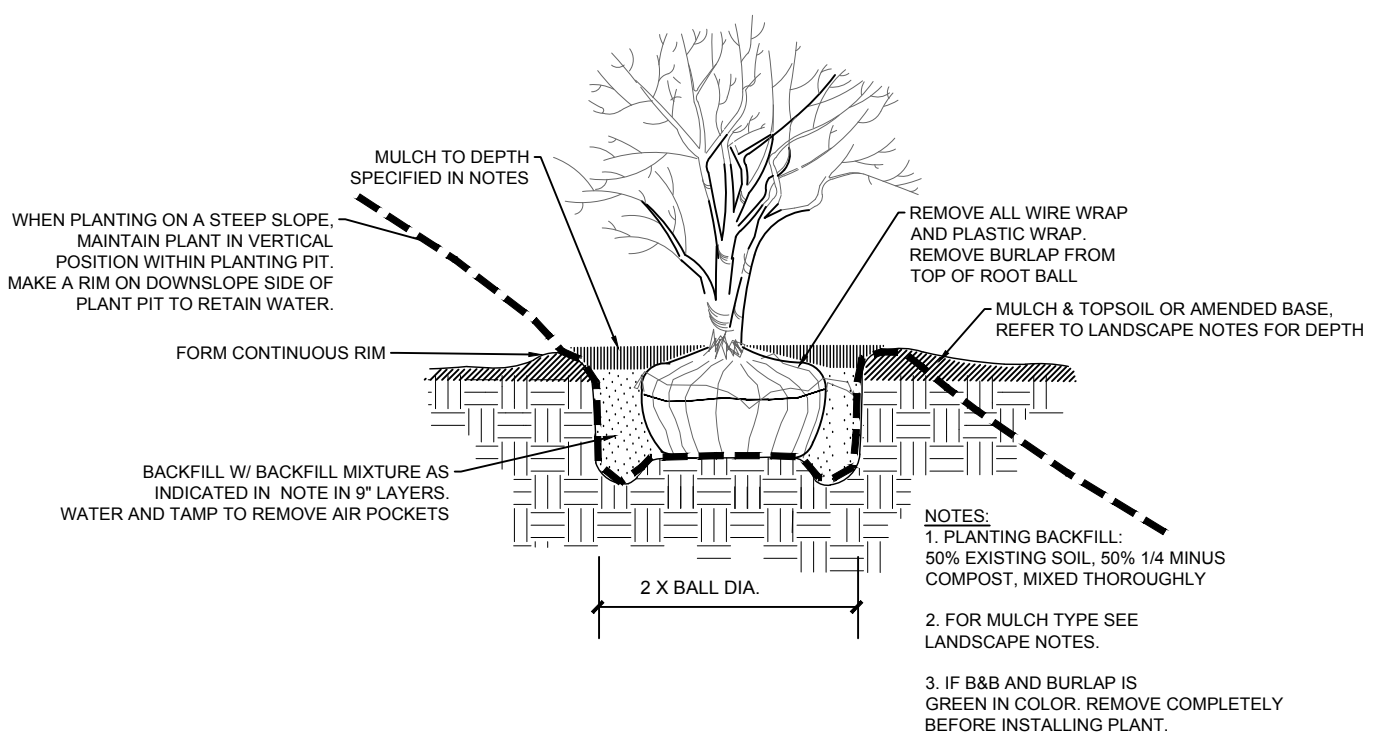


Tree Protection Fence Detail



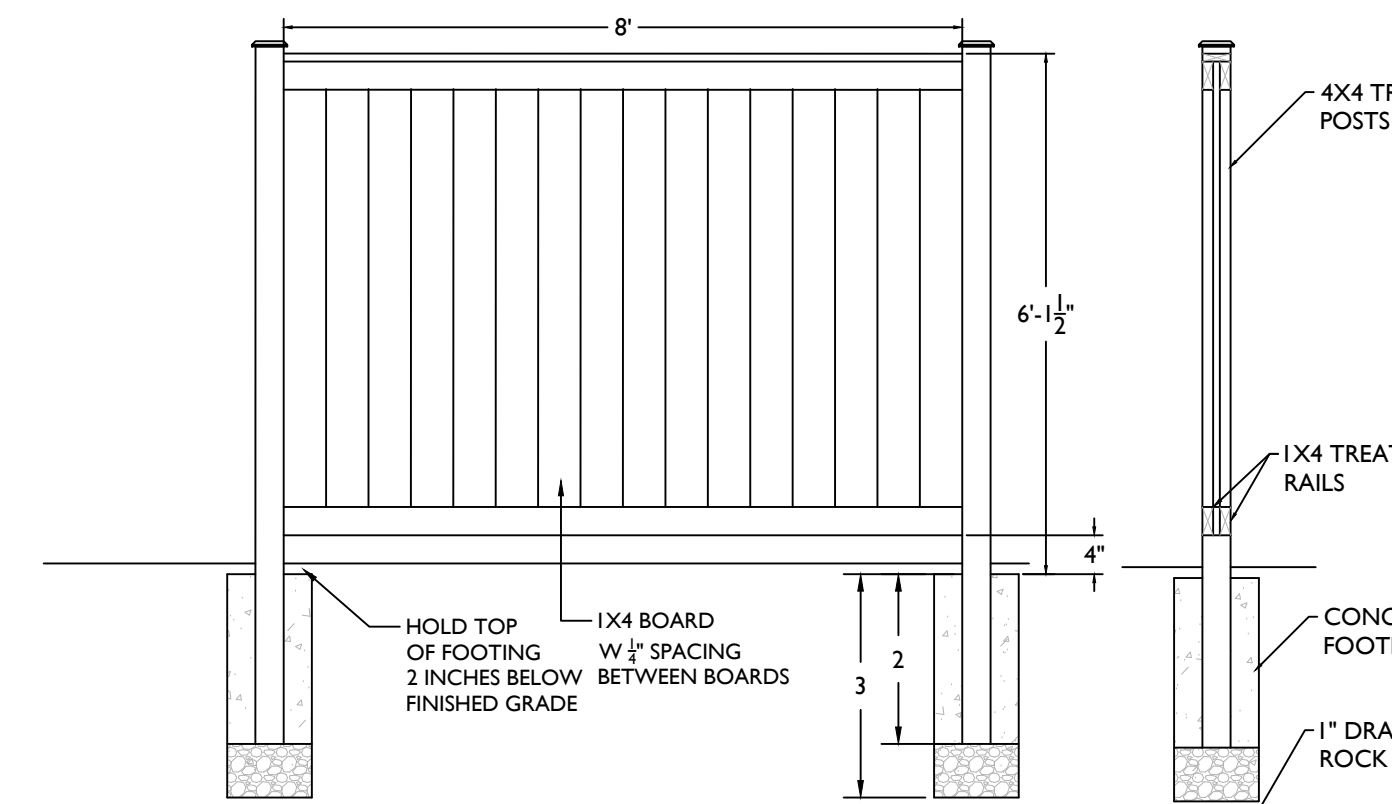
EVERGREEN TREE STAKING & PLANTING DETAIL

No Scale



SHRUB PLANTING DETAIL

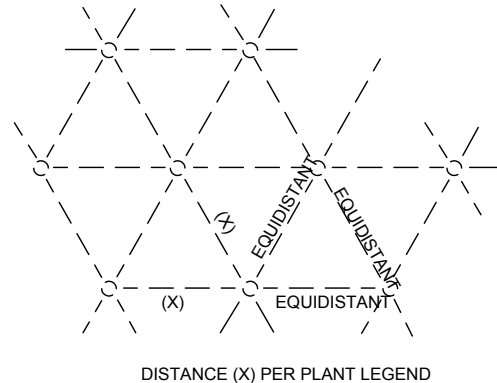
No Scale



6 FOOT FENCE DETAIL

SCALE: N.T.S.

- NOTES:
- 1. TOP RAIL TO BE HORIZONTAL WITH MAX. 12" STEPS AT POSTS AS NEEDED FOR GRADE. VERIFY WITH SUPERINTENDENT ON STEEP GRADES.
 - 2. 2X4" RAIL SIDE TO FACE INTO THE FENCE OWNER'S PROPERTY EXCEPT AT STREET OR PARK LOCATIONS.
 - 3. WITH GRADE DIFFERENCES OF MORE THAN 6" BETWEEN POSTS - SLOPE BOTTOM RAIL TO CONFORM.
 - 4. STAIN ALL WOOD WITH SEMI TRANSPARENT STAIN, COLOR TO MATCH ARCHITECTURE STAIN TO BE SELECTED BY OWNER.



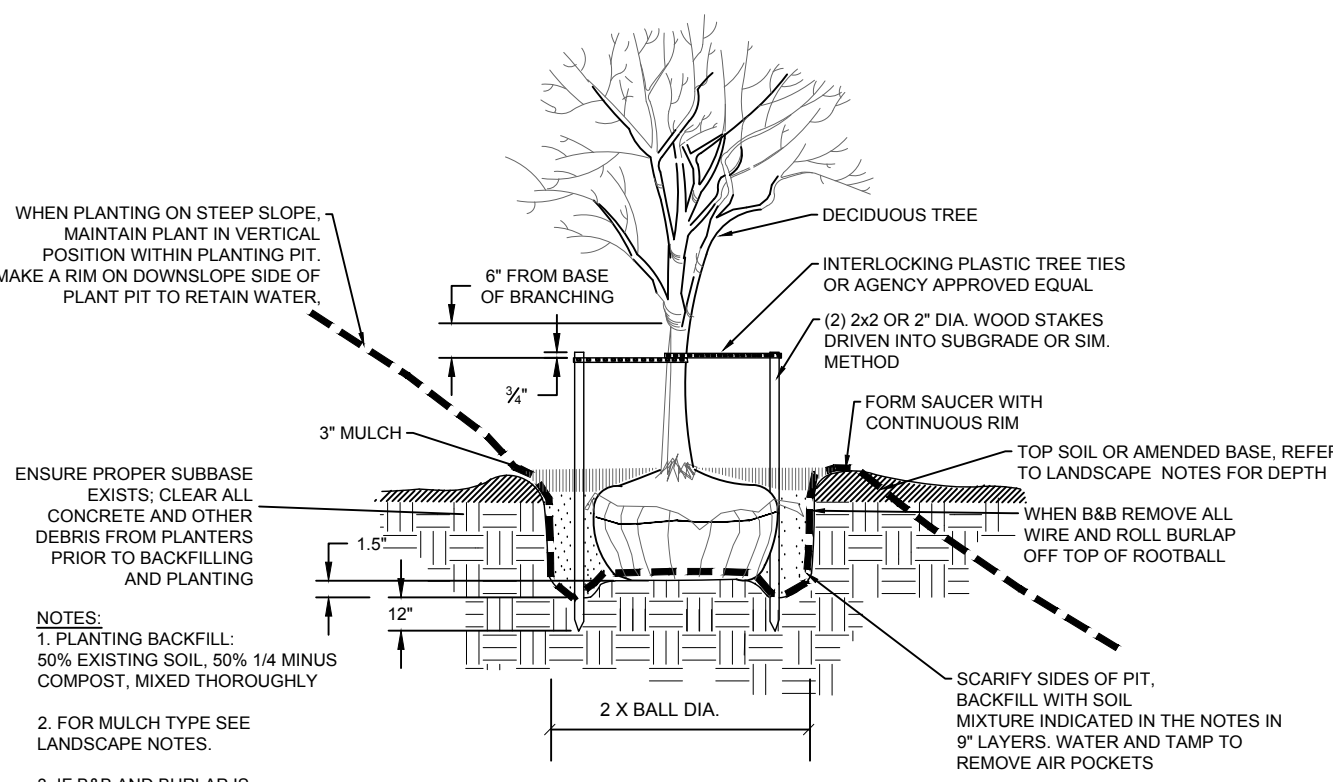
NOTES:

ALL GROUNDCOVER SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING AS SPECIFIED IN THE PLANT LEGEND.

LOCATE GROUNDCOVER ONE-HALF OF SPECIFIED ON-CENTER SPACING FROM ANY CURB, SIDEWALK OR OTHER HARD SURFACE.

GROUNDCOVER PLANTING DETAIL

No Scale



DECIDUOUS TREE PLANTING & STAKING DETAIL

No Scale



SPRINGWOOD PLAT
1609 SPRINGWOOD
OLYMPIA, WA
GARRETTE CUSTOM HOMES - PUGET SOUND
4802 TACOMA MALL BLVD
TACOMA, WA

REVISIONS:
E. NEW SITE LAYOUT
F. REVISED WITH NEW CIVIL BASE

DRAWING ISSUED FOR:

AGENCY
REVIEW

DATE: NOVEMBER 24, 2025



PROJECT NO: 25022
FILE NAME: 25022LSF
DRAWN BY: KLO
CHECKED BY: KLO
X-REFS: NONE
PLOT SCALE: 1:1
DRAWING SCALES: N.T.S.

DRAWING CONTENTS

LANDSCAPE
DETAILS &
NOTES

DRAWING NO.:

L2