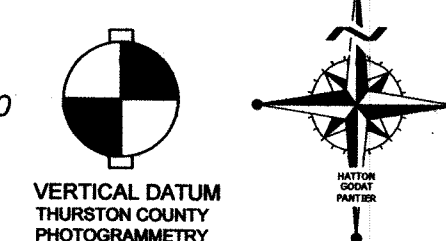
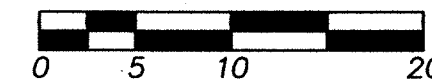


## OSO BERY 6 PLEX

LOT 134 - 4407 OSO BERRY ST NW OLYMPIA, WA 98502

SCALE: 1" = 10 FEET

VERTICAL DATUM  
THURSTON COUNTY  
PHOTOGRAMMETRY

## LANDSCAPE IMPLEMENTATION COST ESTIMATE &amp; CONSTRUCTION TIMING AND SEQUENCE

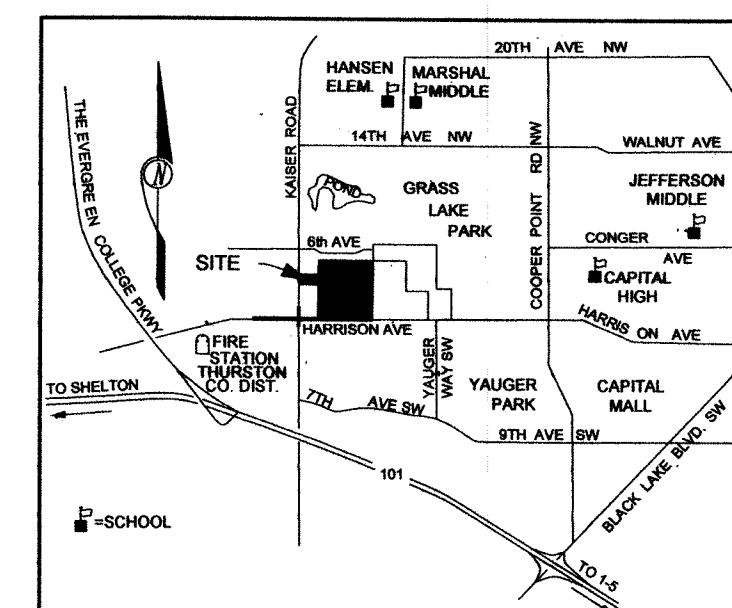
ON-SITE LANDSCAPING ASSOCIATED WITH THE PROJECT:

LANDSCAPE MATERIALS COSTS:	\$6,500
INSTALLATION COSTS:	\$10,000
IRRIGATION:	\$5,000
3 YEAR MAINTENANCE COSTS:	\$1,200
TOTAL IMPLEMENTATION COST:	\$22,700

IMPLEMENTATION TIMELINE: CONCURRENT WITH BUILDING  
SEE SEQUENCE BELOW

SEQUENCE:

1. BUILDING CONSTRUCTION
2. SITE PREPARATION & SLEEVING, DURING CONSTRUCTION
3. IRRIGATION SYSTEM INSTALLATION (FOLLOWING CONCRETE)
4. TREE INSTALLATION AND STAKING, WITH SITE LANDSCAPING
5. FINAL INSPECTION AND ACCEPTANCE
6. BEGIN 3 YEAR MAINTENANCE PERIOD, AT CERTIFICATE OF OCCUPANCY
7. ANNUAL WORK INCLUDES MONITORING BY QUALIFIED LANDSCAPE PROFESSIONAL, PEST CONTROL, ADJUST TREE STAKING, AND LIGHT PRUNING IF REQUIRED, TURFGRASS MAINTENANCE INCLUDES MOWING, PEST CONTROL, AND ANNUAL FERTILIZATION IF NEEDED.



VICINITY MAP

## PLANT SCHEDULE

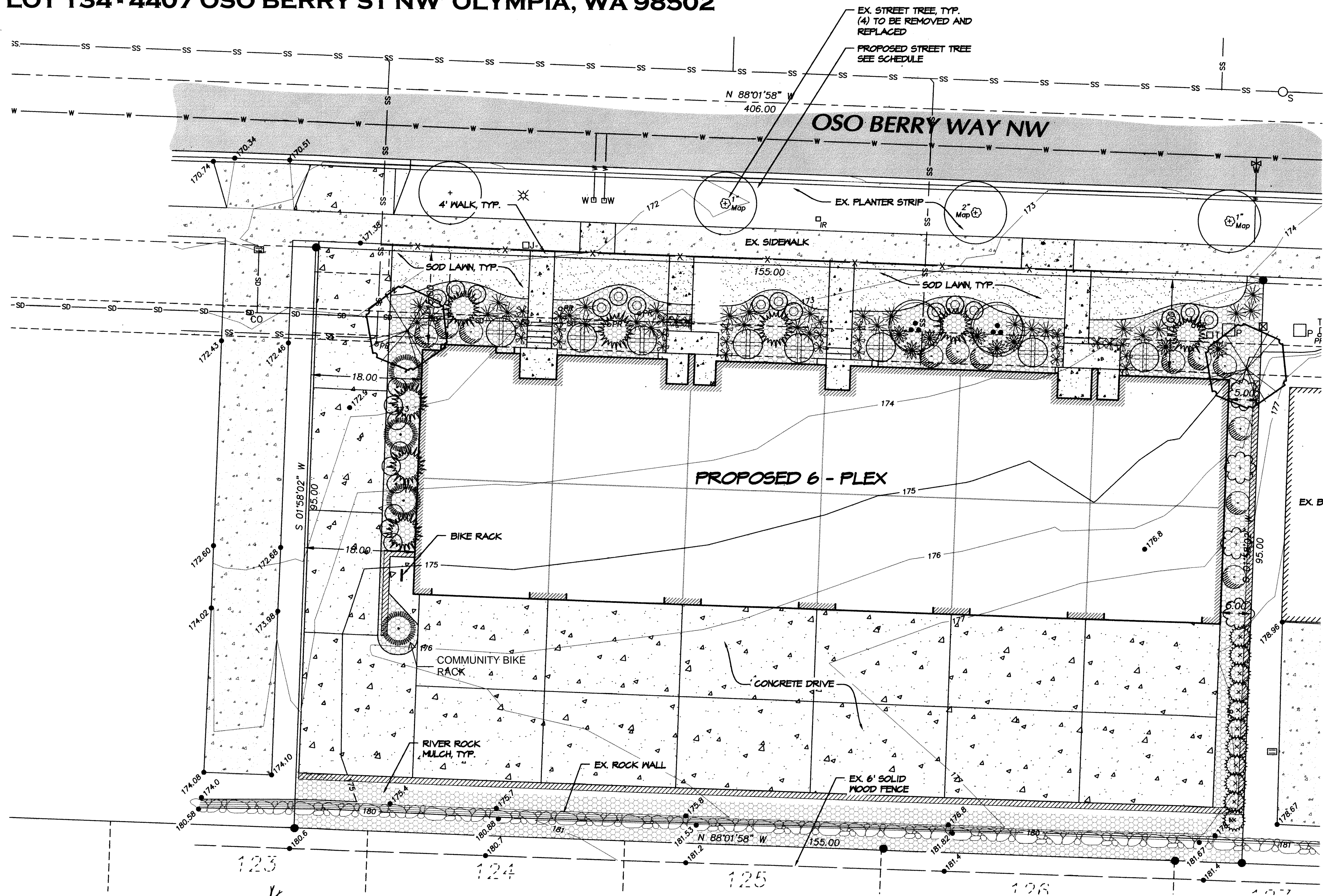
SYMBOL	QTY*	BOTANICAL NAME	COMMON NAME	SIZE	SPACING (NOTES)
<b>Decid. Trees</b>					
	2	<i>Malus x. 'Prairie Fire'</i>	Prairie Fire Crabapple	2" CAL.	B&B
	2	<i>Acer circinatum</i>	Vine Maple	5'-6" HT.	B&B
	4	<i>Sorbus aucuparia 'Michred'</i>	Cardinal Royal Mt. Ash	2" CAL.	B&B
<b>Conifer Trees</b>					
	8	<i>Chamaecyparis o. 'Gracilis'</i>	Slender Hinoki Cypress	6'-7" HT.	B&B
<b>Shrubs</b>					
	8	<i>Polystichum setiferum</i>	Soft Shield Fern	2 GAL.	3.5' O.C.
	4	<i>Escallonia 'Pink Princess'</i>	Pink Princess Escallonia	5 GAL.	
	12	<i>Prunus lauro 'Otto Luyken'</i>	Otto Luyken Laurel	3 GAL.	4' O.C.
	15	<i>Nandina dom. 'Sulf Stream'</i>	Sulf Stream Bamboo	3 GAL.	3.5' O.C.
	30	<i>Pennisetum alopec. 'Hameln'</i>	Dwarf Fountain Grass	1 GAL.	3' O.C.
	20	<i>Erica carnea 'Pink Cloud'</i>	Pink Cloud Winter Heath	1 GAL.	2' O.C.
	8	<i>Pieris japonica 'Variegata'</i>	Variegated Jap. Pieris	5 GAL.	
	9	<i>Berberis t. 'Crimson Pygmy'</i>	Crimson Pygmy Barberry	3 GAL.	3' O.C.
	4	<i>Rhododendron 'Unique'</i>	Unique Rhododendron	5 GAL.	
	25	<i>Thuja occ. pyram. 'Smaragd'</i>	Emerald Green Arb.	5'-6" HT.	3' O.C.

\*CONTRACTOR TO VERIFY QUANTITIES ON PLAN

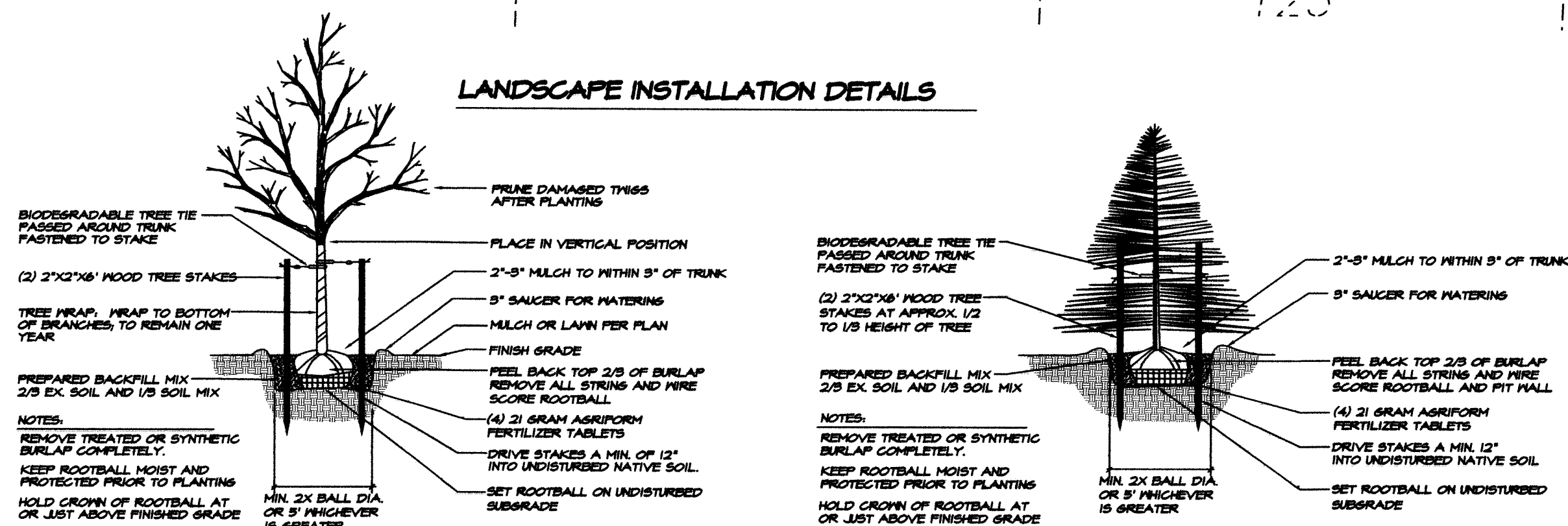
SOD LAWN (850 SF APPROX.) RIVER ROCK MULCH (2,600 SF @ 3" DEPTH, APPROX.)

## INSTALLATION SPECIFICATIONS

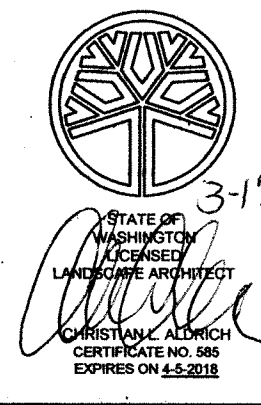
1. SCARIFY OR OTHERWISE REMOVE ALL EXISTING VEGETATION FROM ALL PLANTING AREAS. FINE GRADE ALL LANDSCAPE BEDS PRIOR TO PLANTING AND PLACEMENT OF BARK MULCH OR MASHED ROCK.
  2. NO PLANT SUBSTITUTIONS WILL BE ACCEPTED WITHOUT PRIOR APPROVAL FROM THE OWNER AND THE CITY OF OLYMPIA.
  3. ALL PLANT MATERIAL AND PLANT LOCATIONS SHALL BE APPROVED, AT THE REQUEST OF THE OWNER, PRIOR TO INSTALLATION. ALL PLANTS SHALL BE THOROUGHLY WATERED IMMEDIATELY AFTER PLANTING.
  4. SOIL MIX FOR PLANTING BACKFILL AND POST CONSTRUCTION SOIL QUALITY AND DEPTH SHALL MEET THE REQUIREMENTS OF BMP 17.5 PER THE CITY OF OLYMPIA. SOIL MIX SHALL MEET DEFINITION FOR "COMPOSTED MATERIALS" IN WAC 17.530-220, WITH AN ORGANIC CONTENT OF 35 TO 65 PERCENT AND CARBON NITROGEN RATIO BELOW 25:1.
  5. BED PREPARATION SHALL MEET BMP 17.5.3. SUBGRADE FOR ALL AREAS TO BE LANDSCAPED SHALL BE LEFT 10 INCHES BELOW FINISH GRADE PRIOR TO ACCEPTANCE BY THE LANDSCAPE CONTRACTOR. LANDSCAPER SHALL TILL THE SUBGRADE SOIL TO A MINIMUM DEPTH OF 6 INCHES, THEN PLACE 3 INCHES OF COMPOST MATERIAL AND TILL OR OTHERWISE UNIFORMLY INCORPORATE THE SOIL TO AN AMENDED DEPTH OF 8 INCHES; THEN PLACE A 5 INCH DEPTH OF COMPOST TO A SETTLED GRADE 3 INCHES LESS THAN FINISH GRADE. FINE GRADE AND REMOVE ALL ROCKS AND CLODS OVER 1 INCH DIAMETER PRIOR TO ROCK MULCH PLACEMENT.
  6. BACKFILL MIX FOR ALL TREES AND SHRUBS TO BE 1/3 EXISTING SITE TOPSOIL AND 2/3 SOIL MIX PER NOTE 4. REFER TO PLANS AND DETAILS REGARDING INSTALLATION OF PLANT MATERIALS.
  7. FERTILIZER FOR ALL PLANTS SHALL BE AGRIFORM 20-10-5, 21 GRAM OR 10 GRAM TABLETS DISTRIBUTED AS FOLLOWS: TREES 4-21 GRAM TABLETS, SHRUBS 2 GAL. SIZE, AND LARGER 5-21 GRAM TABLETS, 1 GAL. SIZE. SHRUBS 1-21 GRAM TABLET, ALL 4" POTS 1 - 5 GRM TABLET OR EQUIVALENT EACH. SET TABLETS DIRECTLY NEXT TO ROOT BALL. GRANULAR EQUIVALENT FERTILIZER IS ACCEPTABLE WITH PRIOR AUTHORIZATION FROM THE LANDSCAPE ARCHITECT.
  8. ALL SHRUB BEDS SHALL RECEIVE 3 INCH MINIMUM DEPTH RIVER ROCK MULCH OVER GEOTEXTILE (SEE NOTES THIS SHEET). PLANTS PLANTED IN ROCK MULCH ONLY ARE NOT ACCEPTABLE.
  9. APPLY A GRANULAR OR SOLUBLE PRE-EMERGENT HERBICIDE AS APPROVED BY THE LANDSCAPE ARCHITECT TO ALL SHRUB AND GROUND COVER BEDS PRIOR TO DISTRIBUTION OF BARK MULCH AND MASHED ROCK.
  10. SOD LAWN - "VERSA GREEN" NO NET SOD BY COUNTRY GREEN TURF FARMS OR APPROVED EQUAL.
  11. ALL WORK SHALL BE PERFORMED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT AND OWNER. ALL PLANTS SHALL BE GUARANTEED FOR ONE FULL YEAR FROM DATE OF ACCEPTANCE. ALL REPLACEMENTS SHALL BE RE-GUARANTEED FOR ANOTHER FULL YEAR FROM DATE OF INSTALLATION.
  12. THE OWNER SHALL MAINTAIN ALL LANDSCAPE AREAS AND PLANT MATERIALS IN ACCORDANCE TO LOCAL ORDINANCES.
- GEOTEXTILE NEED BARRIER/SOIL SEPARATOR**  
ALL AREAS RECEIVING MASHED ROCK SURFACE SHALL BE INSTALLED WITH A NEED BARRIER AND SOIL SEPARATOR FABRIC OVER THE APPROVED FINISH GRADE PRIOR TO ROCK PLACEMENT. FABRIC SHALL BE A 6.5 OZ/SQ.YD. NON-WOVEN NEEDLE PUNCHED GEOTEXTILE. STAPLER SEAMS 12 INCHES, AND PROVIDE SUFFICIENT OVERLAP AT PANEL SIDES TO PREVENT SEPARATION. INSTALL SOIL STAPLES TO RECOMMENDED SPACING.
- RIVER ROCK**  
ALL AREAS RECEIVING MASHED ROCK SURFACE SHALL BE A CLEAN MASHED GRADED ROUND AGGREGATE (NOT CRUSHED) MEETING SECTION 4.08.12(5) GRAVEL BACKFILL FOR DRYWELLS OR AN APPROVED ALTERNATIVE. SIEVE MAY BE AMENDED TO GRADE 2 PER 4.08.13(B). ALTERNATIVE SPECIFICATION SUBJECT TO OWNER APPROVAL, SHALL BE A GRADED ROUND MASHED AGGREGATE WITH A 3" TO 1" GRADING.



## LANDSCAPE INSTALLATION DETAILS

DECIDUOUS TREE PLANTING DETAIL  
NOT TO SCALECONIFEROUS TREE PLANTING DETAIL  
NOT TO SCALESHRUB PLANTING DETAIL  
NOT TO SCALE

DESIGNED BY: CADL  
DRAWN BY: DL  
CHECKED BY: CA  
DATE: FEB 2017  
SCALE: 1" = 10'



**HATTON GODAT PANTIER**  
ENGINEERS AND SURVEYORS  
3910 MARTIN WAY E. SUITE B  
OLYMPIA, WA 98506  
TEL: 360.943.1599 FAX: 360.357.6299  
hatterpanter.com

DATE: \_\_\_\_\_  
REVISIONS: \_\_\_\_\_

**OSO BERRY 6 PLEX**  
LANDSCAPE PLAN  
LOT 134 - 4407 OSO BERRY ST NW  
OLYMPIA, WA 98502  
SECTION 17, TOWNSHIP 18N, RANGE 2W, W.M.

AGENCY NO: \_\_\_\_\_  
SHEET: 1 OF 1  
E:/landscape/17-000/17-006  
INDEX: 17-006a.dwg  
JOB: 17-006





Prarifire Crabapple



Vine Maple



Slender Hinoki Cypress



Dwarf Fountain Grass

17-1133  
4407 Osoberry St NW  
Received 3/23/17



Unique Rhododendron





Escallonia Pink Princess



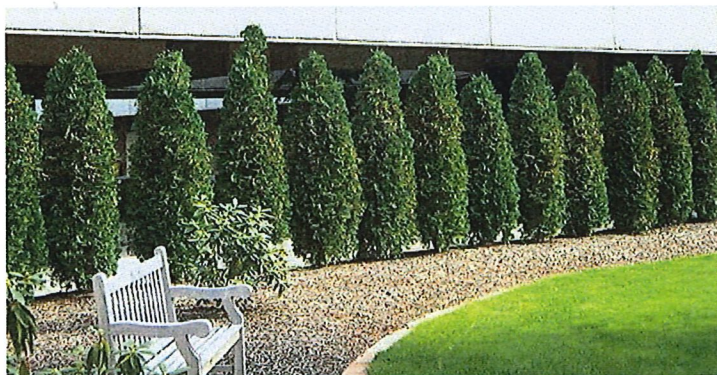
Otto Luyken Laurel



Gulf Stream Heavenly Bamboo



Pink Cloud Winter Heath



Emerald Green Arborvitae



Crimson Pygmy Barberry