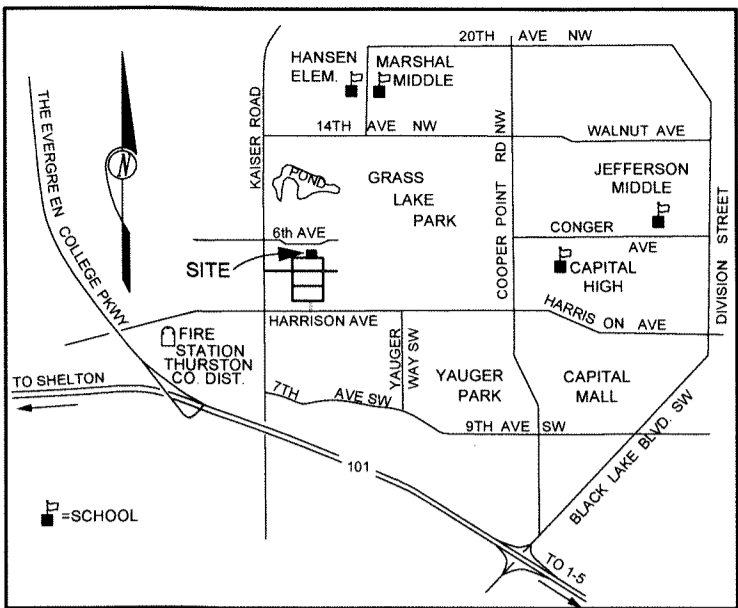
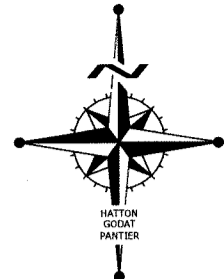
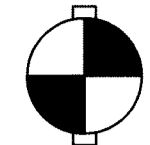


# OSO BERY 6 PLEX

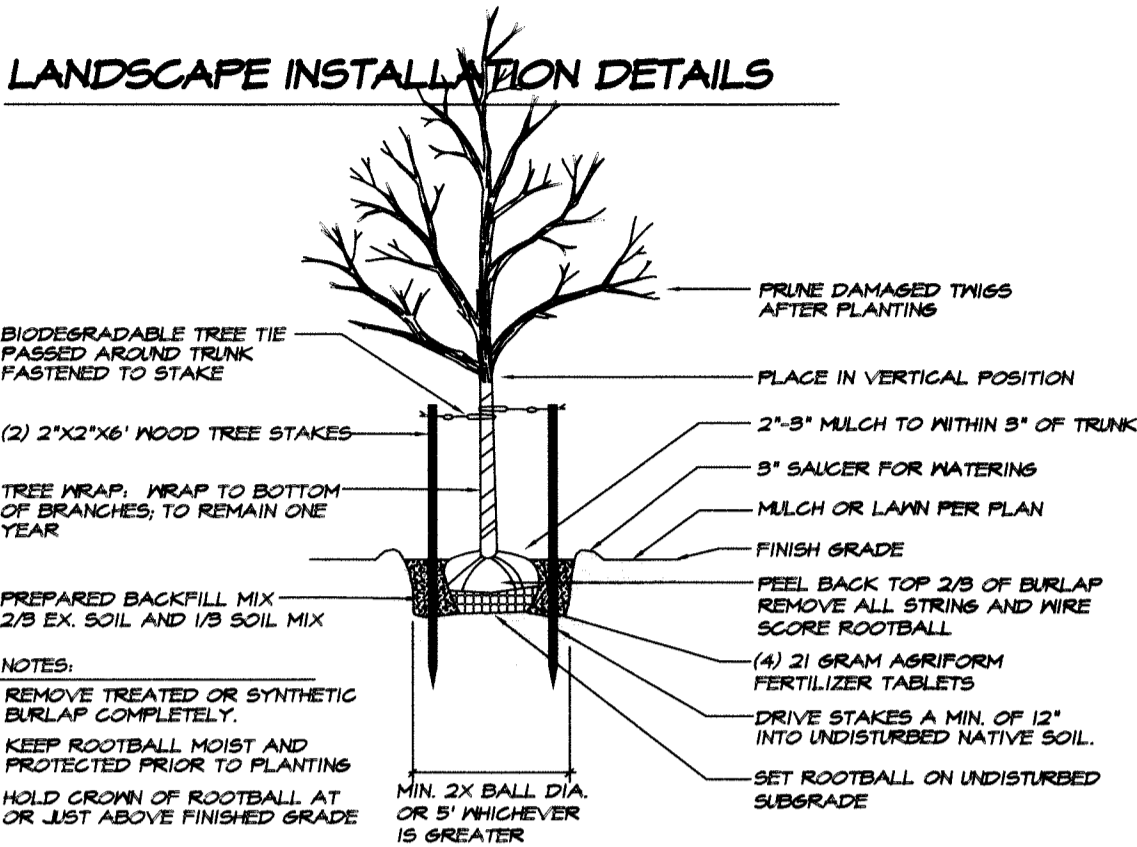
4412 OSOBERY ST. NW OLYMPIA, WA 98502

SCALE: 1" = 10 FEET

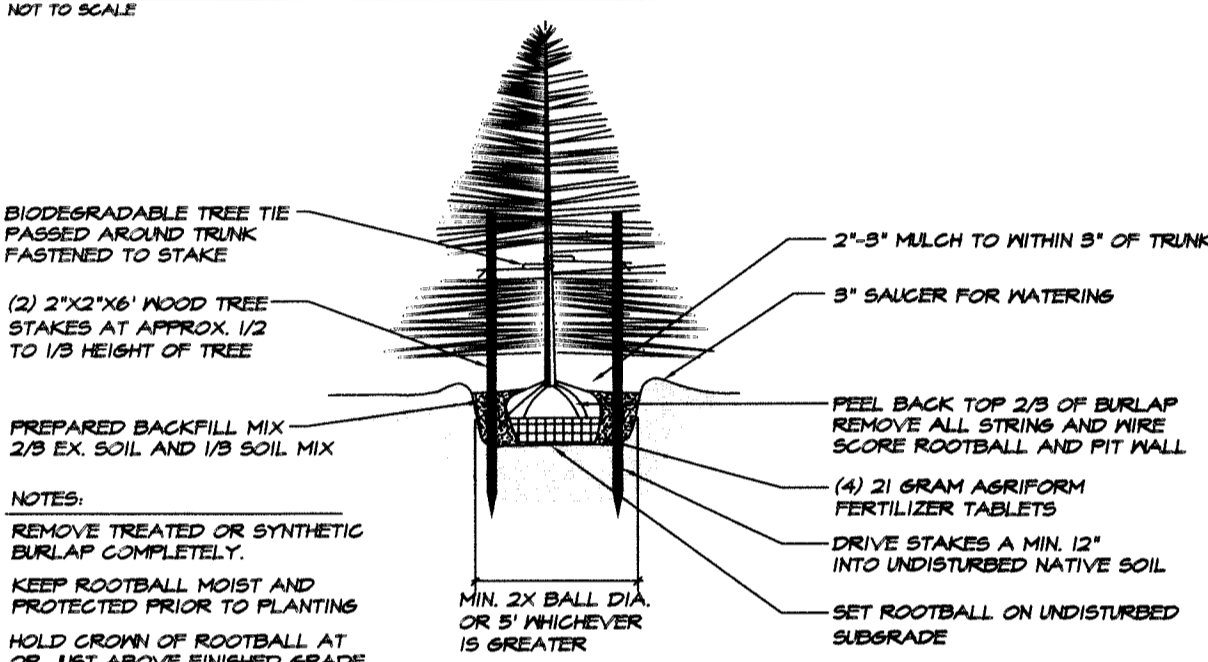


VICINITY MAP

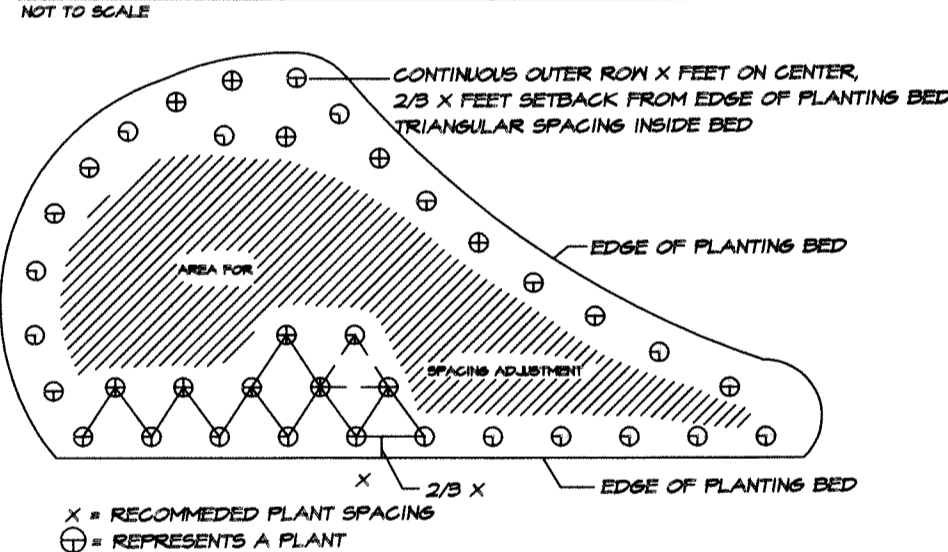
## LANDSCAPE INSTALLATION DETAILS



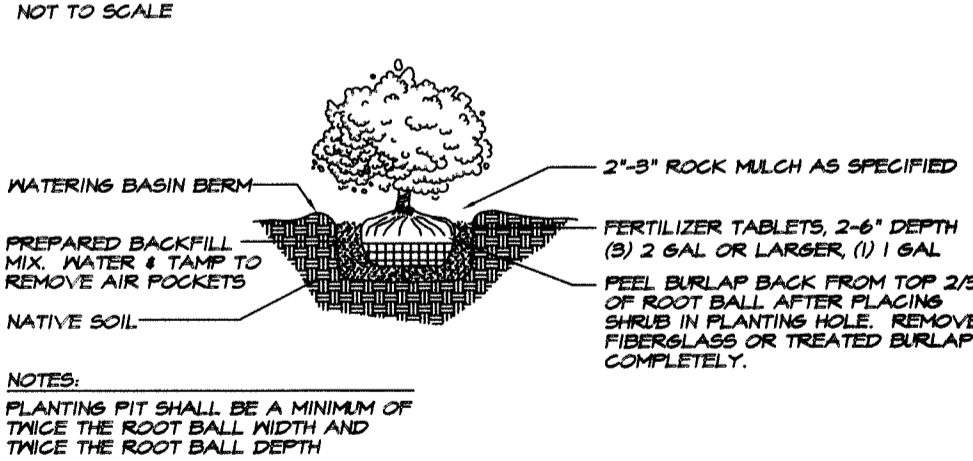
## DECIDUOUS TREE PLANTING DETAIL



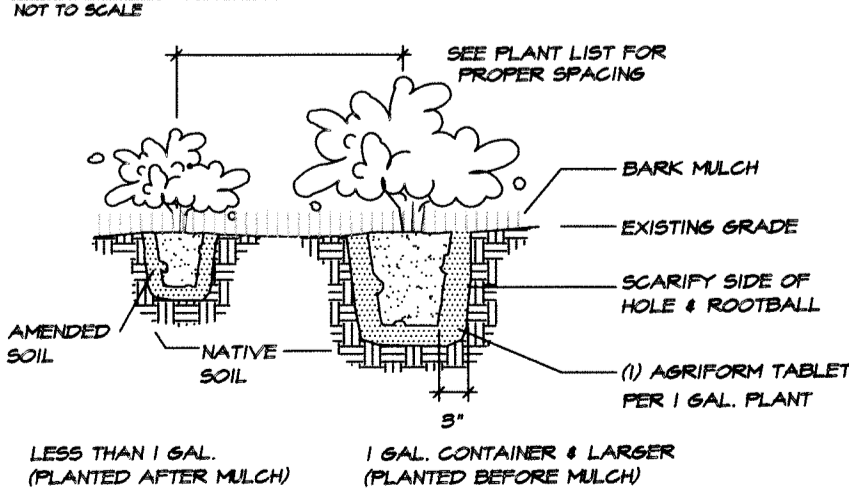
## CONIFEROUS TREE PLANTING DETAIL



## PLANT SPACING DETAIL

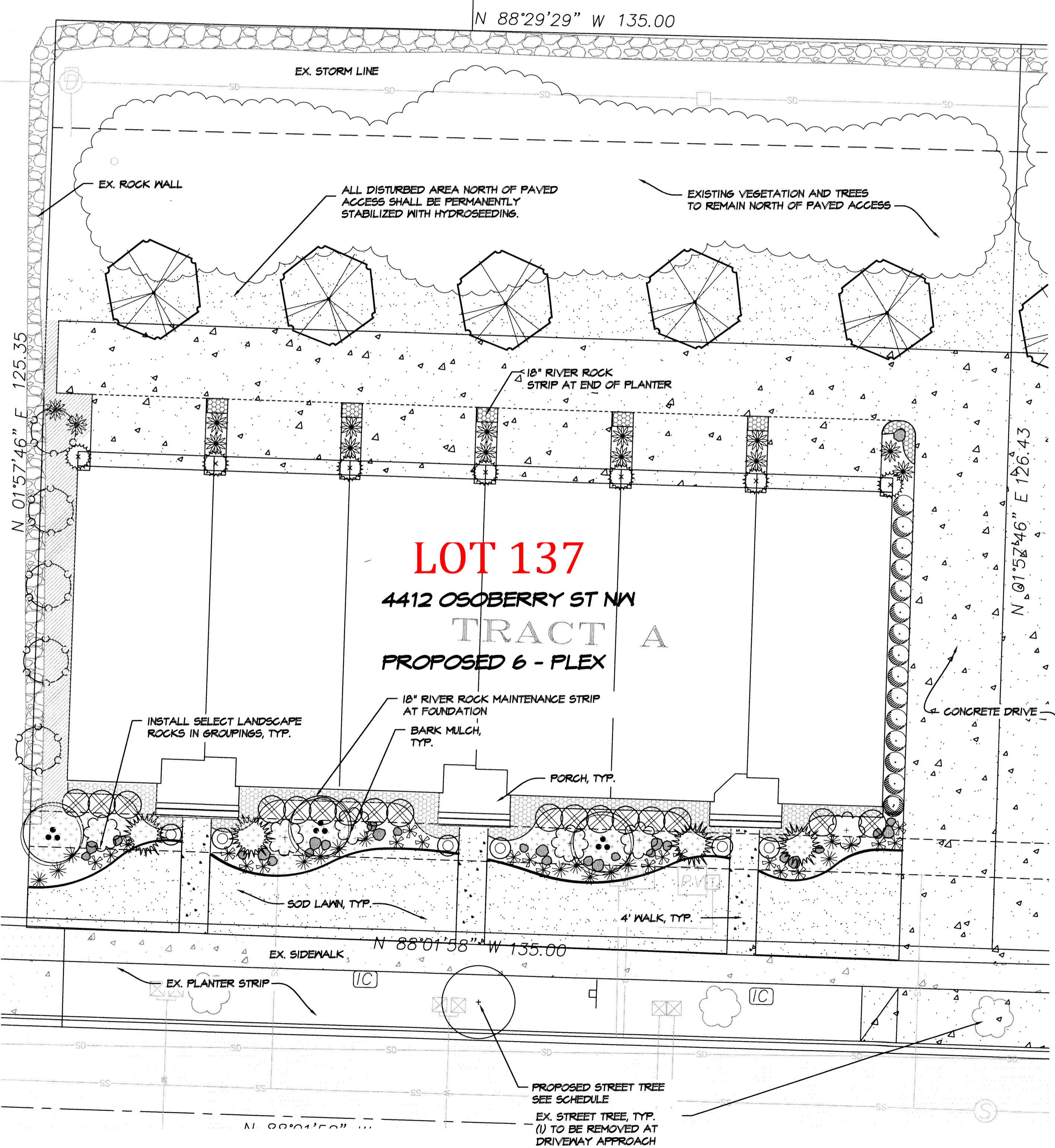


## SHRUB PLANTING DETAIL



## GROUNDCOVER INSTALLATION

NOT TO SCALE



## PLANT SCHEDULE

SYMBOL	QTY*	BOTANICAL NAME	COMMON NAME	SIZE	SPACING (NOTES)
	5	Malus x. 'Prairifire'	Prairifire Crabapple	2" CAL.	B&B
	3	Acer circinatum	Vine Maple	5'-6' HT.	B&B
	1	Sorbus aucuparia 'Michred'	Cardinal Royal Mt. Ash	2" CAL.	B&B
	4	Abies lasiocarpa	Alpine Fir, In clump	4'-6' HT.	B&B
	4	Myrica californica	Pacific Waxleaf Myrtle	5 GAL.	8' O.C.
	14	Spiraea x. 'bunaldia' 'Goldflame'	Goldflame Spiraea	5 GAL.	
	15	Prunus lauro. 'Otto Luyken'	Otto Luyken Laurel	3 GAL.	4' O.C.
	6	Kalmia latifolia 'Osbo Red'	Osbo Red Mt. Laurel	5 GAL.	3.5' O.C.
	15	Pennisetum alope. 'Hansel'	Dwarf Fountain Grass	1 GAL.	3' O.C.
	21	Heimerocallis hyb.	Daylily	1 GAL.	2' O.C.
	17	Pieris japonica 'Variegata'	Variegated Jap. Pieris	5 GAL.	
	36	Cornus canadensis	Bunchberry	1 GAL.	3' O.C.
	6	Rhododendron 'Unique'	Unique Rhododendron	5 GAL.	
	7	Thuja occ. pyramid. 'Smaragd'	Emerald Green Arb.	5'-6' HT.	3' O.C.
	44	Saultheria shallon	Evergreen Salal	1 GAL.	30" O.C.

\*CONTRACTOR TO VERIFY QUANTITIES ON PLAN

SOD LAWN (1200 SF APPROX.)

RIVER ROCK MAINTENANCE STRIP (240 SF @ 3" DEPTH, APPROX.)

## INSTALLATION SPECIFICATIONS

- 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 WASHED ROCK.
- NO PLANT SUBSTITUTIONS WILL BE ACCEPTED WITHOUT PRIOR APPROVAL FROM THE OWNER AND THE CITY OF OLYMPIA.
- 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.
- SOIL MIX FOR PLANTING BACKFILL AND POST CONSTRUCTION SOIL QUALITY AND DEPTH SHALL MEET THE REQUIREMENTS OF BMP TS.13 PER THE CITY OF OLYMPIA DRAINAGE MANUAL. SOIL MIX SHALL MEET DEFINITION FOR "COMPOSTED MATERIALS" IN WAC 173-350-220, WITH AN ORGANIC CONTENT OF 35 TO 65 PERCENT AND CARBON NITROGEN RATIO BELOW 25:1.
- BED PREPARATION SHALL MEET BMP TS.13. 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.
- 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.
- FERTILIZER FOR ALL PLANTS SHALL BE AGRIFORM 20-10-5, 21 GRAM OR 10 GRAM TABLETS DISTRIBUTED AS FOLLOWS: TREES 4-21 GRAM TABLETS, 2 GAL. SIZE AND LARGER 8-21 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.
- ALL SHRUB BEDS SHALL RECEIVE 3 INCH MINIMUM DEPTH MED-FINE BARK MULCH OVER GEOTEXTILE NEED BARRIER (SEE NOTES THIS SHEET). PLANTS PLANTED IN BARK MULCH ONLY ARE NOT ACCEPTABLE.
- APPLY A GRANULAR OR SOLUBLE PRE-EMERGENT HERBICIDE AS APPROVED BY THE LANDSCAPE ARCHITECT TO ALL SHRUB AND GROUNDCOVER BEDS PRIOR TO DISTRIBUTION OF BARK MULCH AND WASHED ROCK.
- SOD LAWN - "VERSA GREEN" NO NET SOD BY COUNTRY GREEN TURF FARMS OR APPROVED EQUAL.
- 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.
- THE OWNER SHALL MAINTAIN ALL LANDSCAPE AREAS AND PLANT MATERIALS IN ACCORDANCE TO LOCAL ORDINANCES.

## GEOTEXTILE NEED BARRIER/SOIL SEPARATOR

ALL SHRUB AND GROUNDCOVER AREAS SHALL BE INSTALLED WITH A NEED BARRIER AND SOIL SEPARATOR FABRIC OVER THE APPROVED FINISH GRADE, PRIOR TO BARK PLANTING. FABRIC SHALL BE A 6.5 OZ./SQ.YD. NON-WOVEN FENCED GEOTEXTILE. STAGGER SEAMS 12 INCHES, AND PROVIDE SUFFICIENT OVERLAP AT PANEL SIDES TO PREVENT SEPARATION. INSTALL SOIL STAPLES TO RECOMMENDED SPACING.

## RIVER ROCK:

RIVER ROCK MAINTENANCE STRIP SHALL BE A CLEAN/WASHED GRADED ROUND AGGREGATE (NOT CRUSHED) MEETING SECTION 9.03.12(5) GRAVEL BACKFILL FOR DRYWELLS OR AN APPROVED ALTERNATIVE. SIEVE MAY BE AMENDED TO GRADE 2 PER 9.03.12(5). ALTERNATIVE SPECIFICATION SUBJECT TO OWNER APPROVAL, SHALL BE A GRADED ROUND WASHED AGGREGATE WITH A 3" TO 1" GRADING.

NOTE: THE LANDSCAPE SHALL BE INSTALLED WITH AN AUTOMATIC IRRIGATION SYSTEM MEETING THE REQUIREMENTS OF OLYMPIA CODE.

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



6/13/17  
HATTON PANTIER  
LANDSCAPE ARCHITECT  
EXPIRES ON 6/30/2018

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

REVISIONS: DATE:  
REVISED JUNE 5, 2017

OSO BERRY 6 PLEX  
4412 OSOBERY ST. NW, OLYMPIA WA 98502  
LANDSCAPE PLANTING PLAN  
SECTION 17, TOWNSHIP 18N, RANGE 2W, W.M.

AGENCY NO.

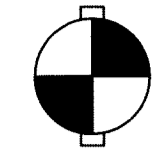
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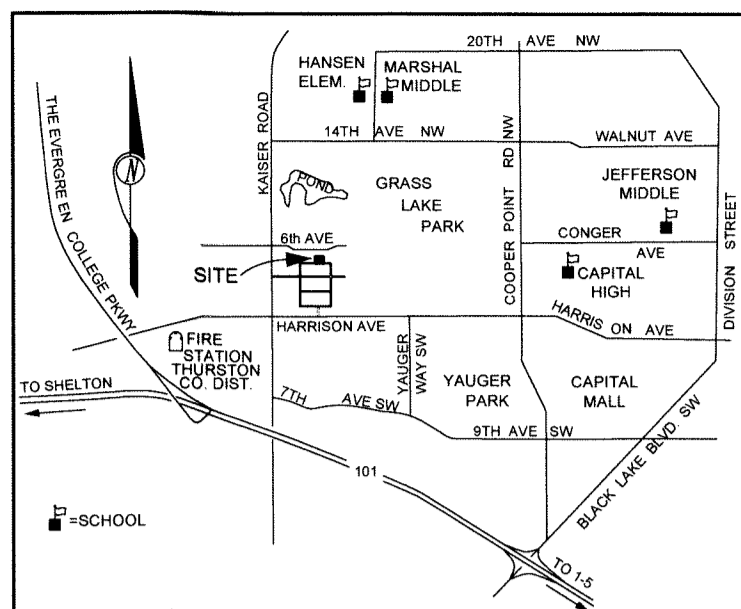
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4326 OSOBERY ST. NW OLYMPIA, WA 98502

SCALE: 1" = 10 FEET

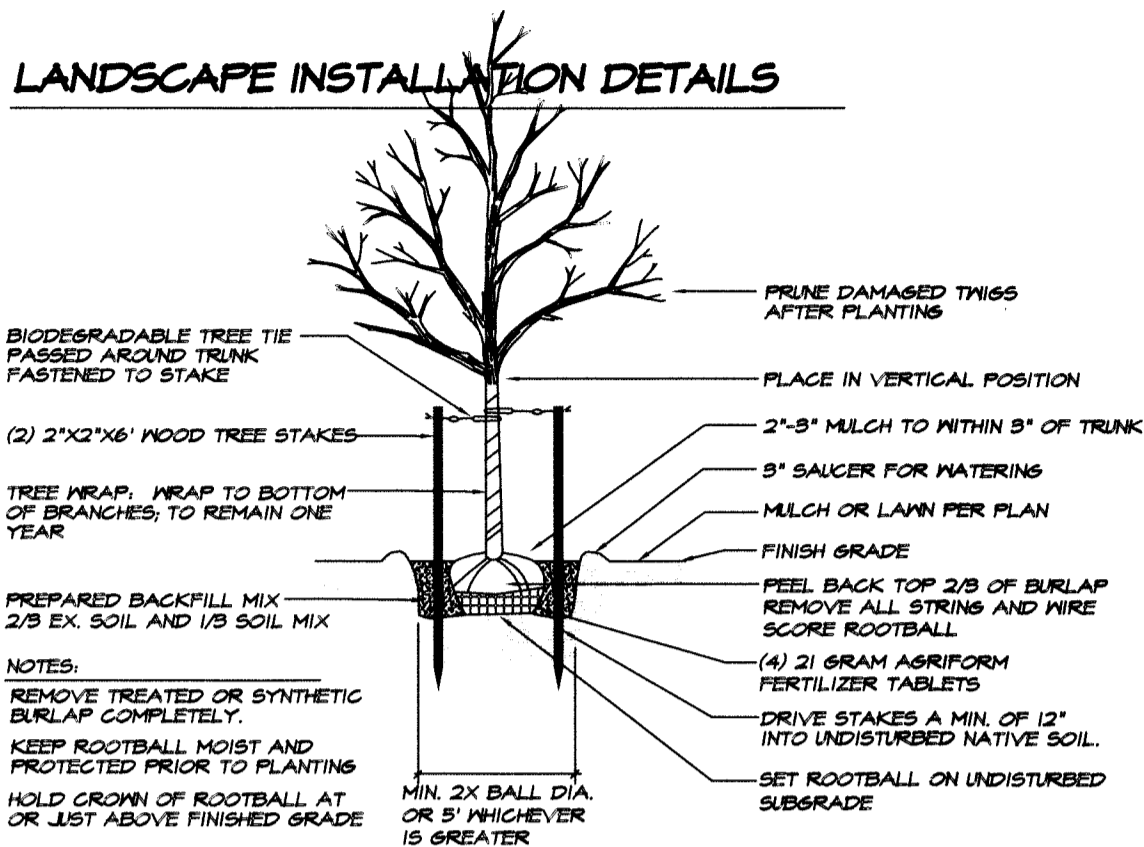


VERTICAL DATUM  
THURSTON COUNTY  
PHOTOGRAMMETRY



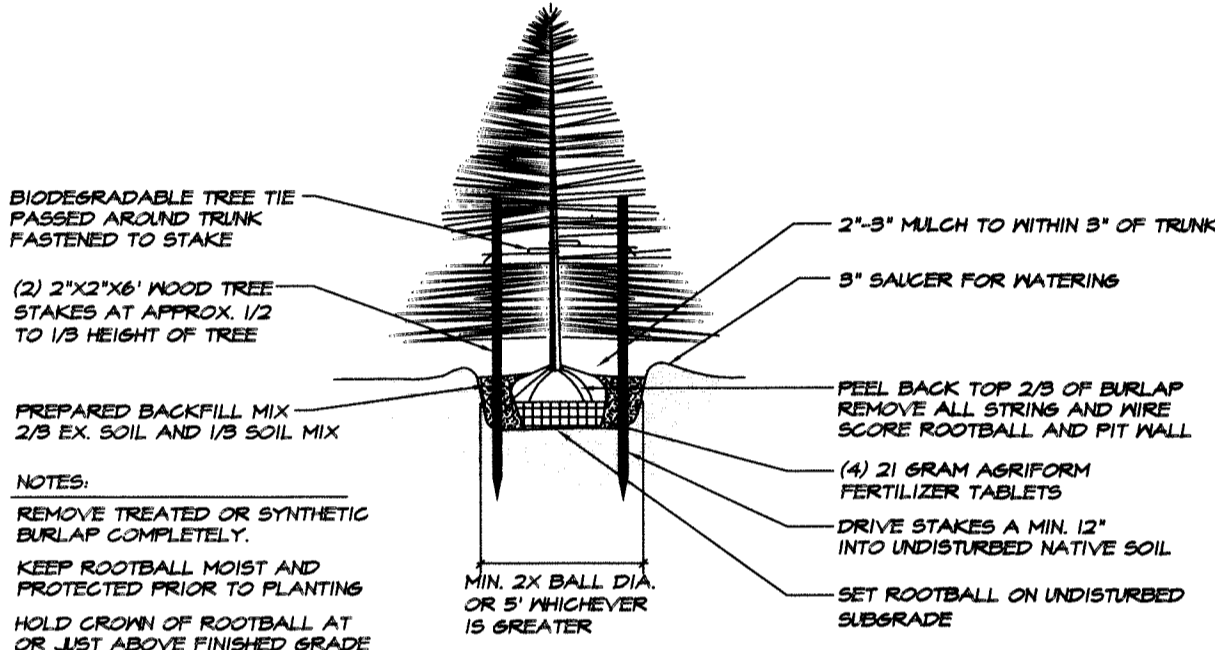
VICINITY MAP

## LANDSCAPE INSTALLATION DETAILS



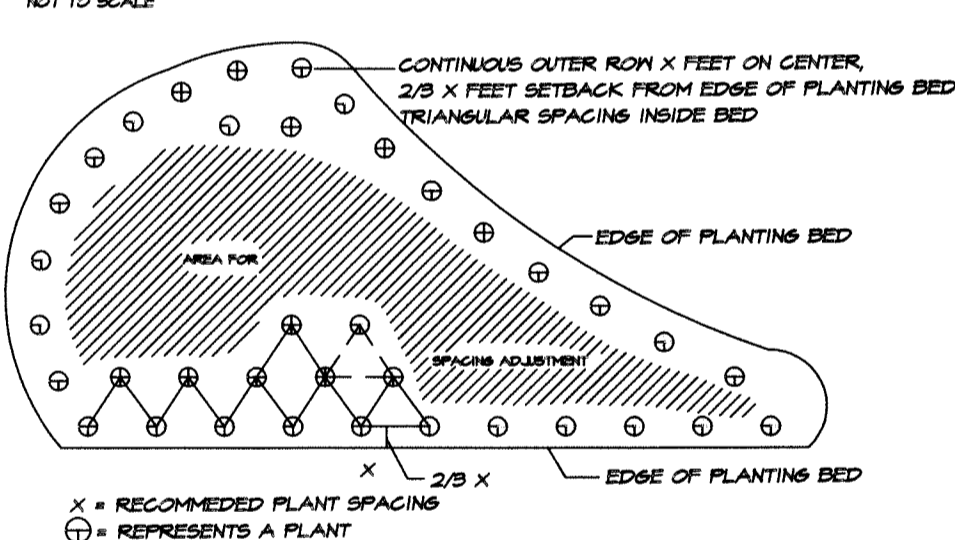
### DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE



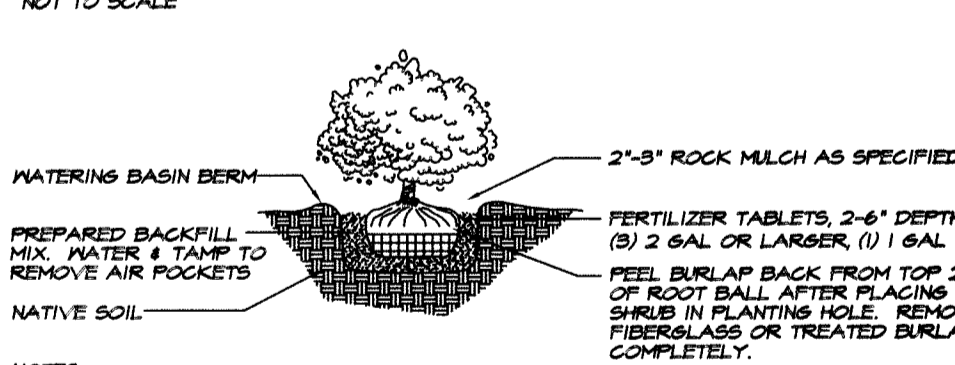
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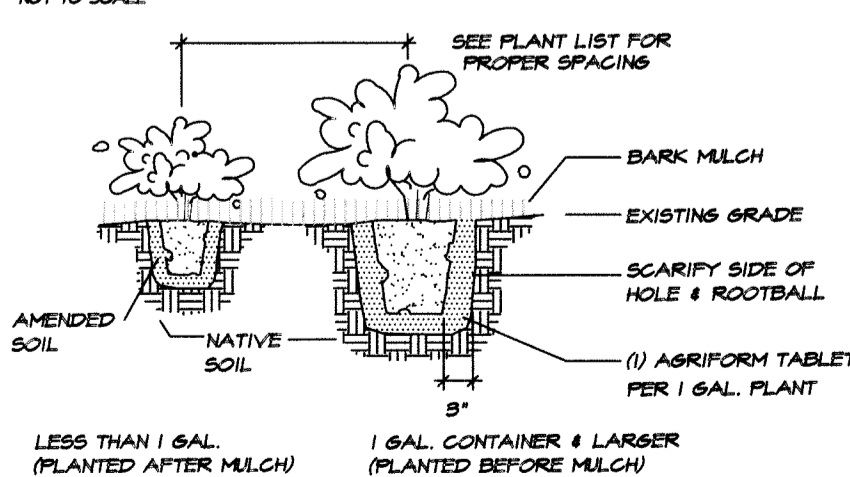
### PLANT SPACING DETAIL

NOT TO SCALE



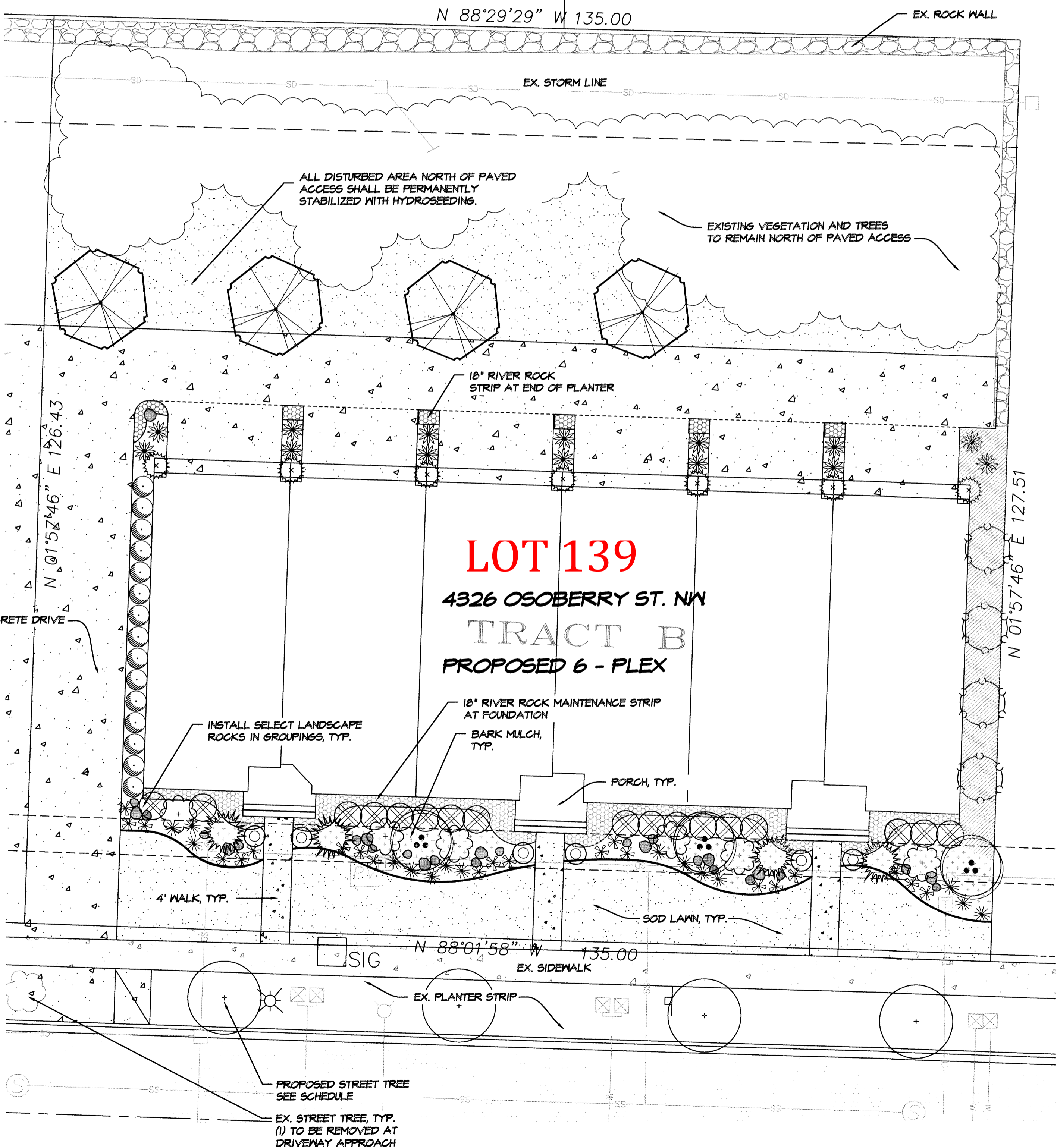
### SHRUB PLANTING DETAIL

NOT TO SCALE



### GROUNDCOVER INSTALLATION

NOT TO SCALE



## PLANT SCHEDULE

SYMBOL	QTY*	BOTANICAL NAME	COMMON NAME	SIZE	SPACING (NOTES)
	4	Malus x. 'Prairifire'	Prairifire Crabapple	2" CAL.	B&B
	3	Acer circinatum	Vine Maple	5'-6' HT.	B&B
	4	Sorbus aucuparia 'Michred'	Cardinal Royal Mt. Ash	2" CAL.	B&B
	4	Abies lasiocarpa	Alpine fir, in clump	4'-6' HT.	B&B
	4	Myrica californica	Pacific Waxleaf Myrtle	5 GAL.	8" O.C.
	14	Spiraea x bumalda 'Goldflame'	Goldflame Spiraea	5 GAL.	
	15	Prunus lauro. 'Otto Luyken'	Otto Luyken Laurel	3 GAL.	4" O.C.
	6	Kalmia latifolia 'Osbo Red'	Osbo Red Mt. Laurel	5 GAL.	3.5' O.C.
	15	Pennisetum alope. 'Hamelin'	Dwarf Fountain Grass	1 GAL.	3' O.C.
	21	Hemerocallis hyb.	Daylily	1 GAL.	2' O.C.
	17	Pieris japonica 'Variegata'	Variegated Jap. Pieris	5 GAL.	
	36	Cornus canadensis	Bunchberry	1 GAL.	3' O.C.
	6	Rhododendron 'Unique'	Unique Rhododendron	5 GAL.	
	7	Thuja occ. pyramid. 'Smaragd'	Emerald Green Arb.	5'-6' HT.	3' O.C.
	54	Gaultheria shallon	Evergreen Salal	1 GAL.	30" O.C.

\*CONTRACTOR TO VERIFY QUANTITIES ON PLAN

SOD LAWN  
(1,200 SF APPROX.)

RIVER ROCK MAINTENANCE STRIP  
(240 SF @ 3" DEPTH, APPROX.)

## INSTALLATION SPECIFICATIONS

- 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 WASHED ROCK.
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- ALL SHRUB BEDS SHALL RECEIVE 3 INCH MINIMUM DEPTH MED-FINE BARK MULCH OVER GEOTEXTILE WEED BARRIER (SEE NOTES THIS SHEET). PLANTS PLANTED IN BARK MULCH ONLY ARE NOT ACCEPTABLE.
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## GEOTEXTILE WEED BARRIER/SOIL SEPARATOR

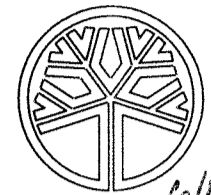
ALL SHRUB AND GROUNDCOVER AREAS SHALL BE INSTALLED WITH A WEED BARRIER AND SOIL SEPARATOR FABRIC OVER THE APPROVED FINISH GRADE, PRIOR TO BARK PLACEMENT. FABRIC SHALL BE A 6.5 OZ./SQ.YD. NON-WOVEN NEEDLE PUNCHED GEOTEXTILE, STAGGER SEAMS 12 INCHES, AND PROVIDE SUFFICIENT OVERLAP AT PANEL SIDES TO PREVENT SEPARATION. INSTALL SOIL STAPLES TO RECOMMENDED SPACING.

## RIVER ROCK:

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NOTE: THE LANDSCAPE SHALL BE INSTALLED WITH AN AUTOMATIC IRRIGATION SYSTEM MEETING THE REQUIREMENTS OF OLYMPIA CODE.

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



6/13/17  
HATTON PANTIER  
ENGINEERS AND SURVEYORS  
3910 MARTIN WAY E., SUITE B  
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REVISIONS: DATE:  
REVISED JUNE 5, 2017

OSO BERRY 6 PLEX  
4326 OSOBERY ST. NW, OLYMPIA WA 98502  
LANDSCAPE PLANTING PLAN  
SECTION 17, TOWNSHIP 18N, RANGE 2W, W.M.

AGENCY NO

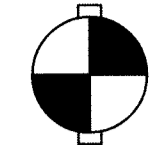
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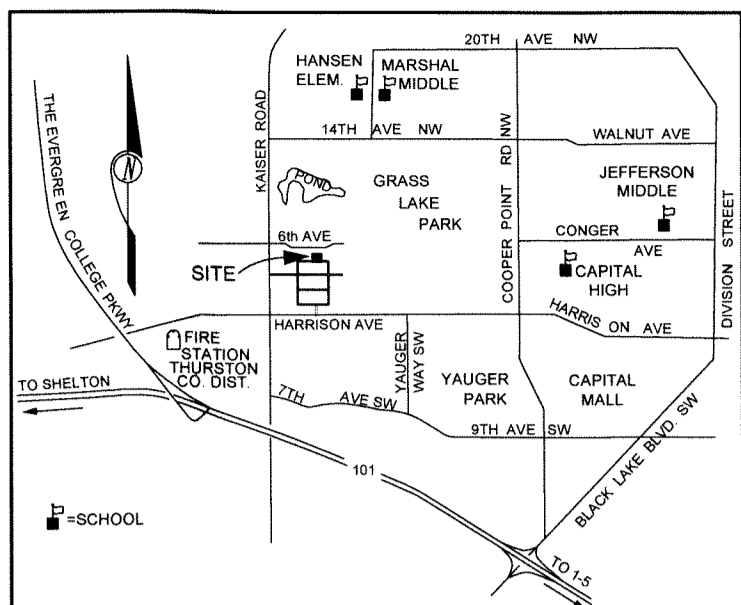
# OSO BERY 6 PLEX

518 OSOBERY ST. NW OLYMPIA, WA 98502

SCALE: 1" = 10 FEET

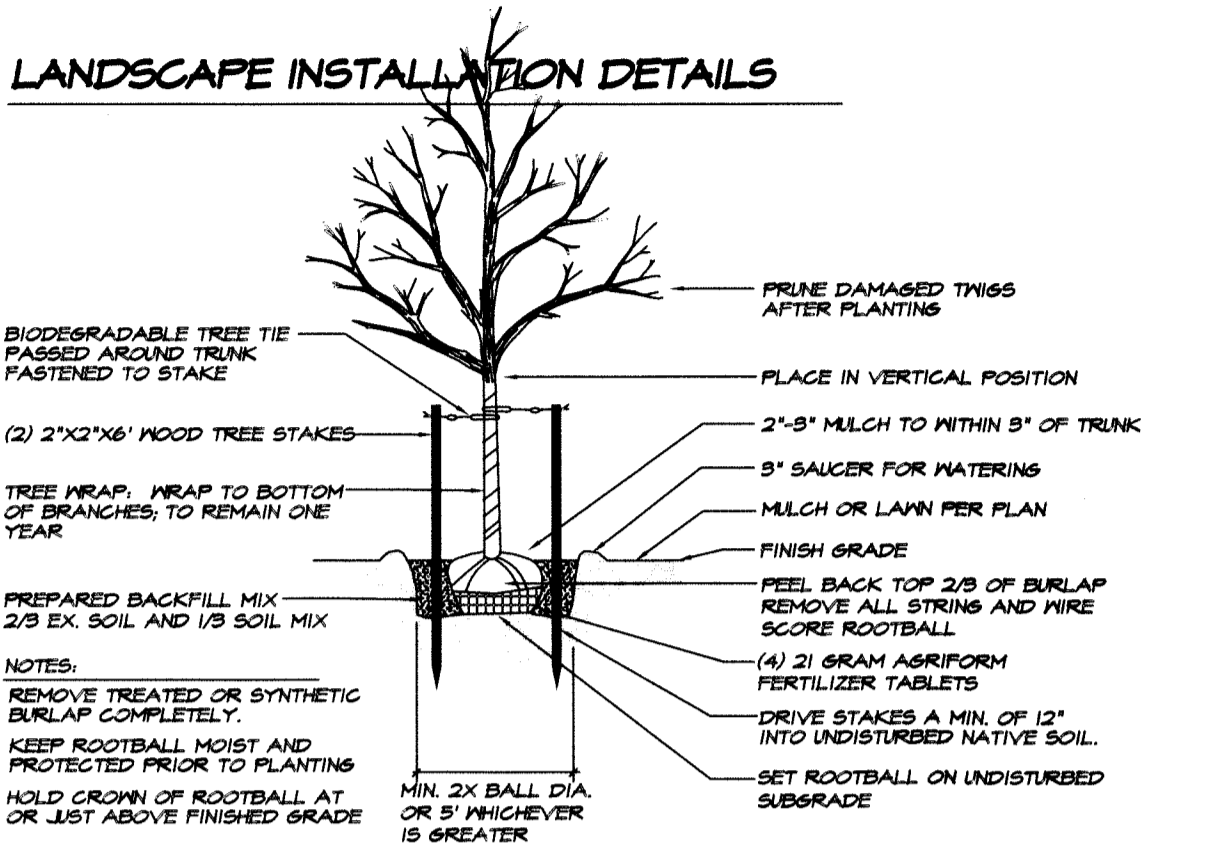


VERTICAL DATUM  
THURSTON COUNTY  
PHOTOGRAMMETRY



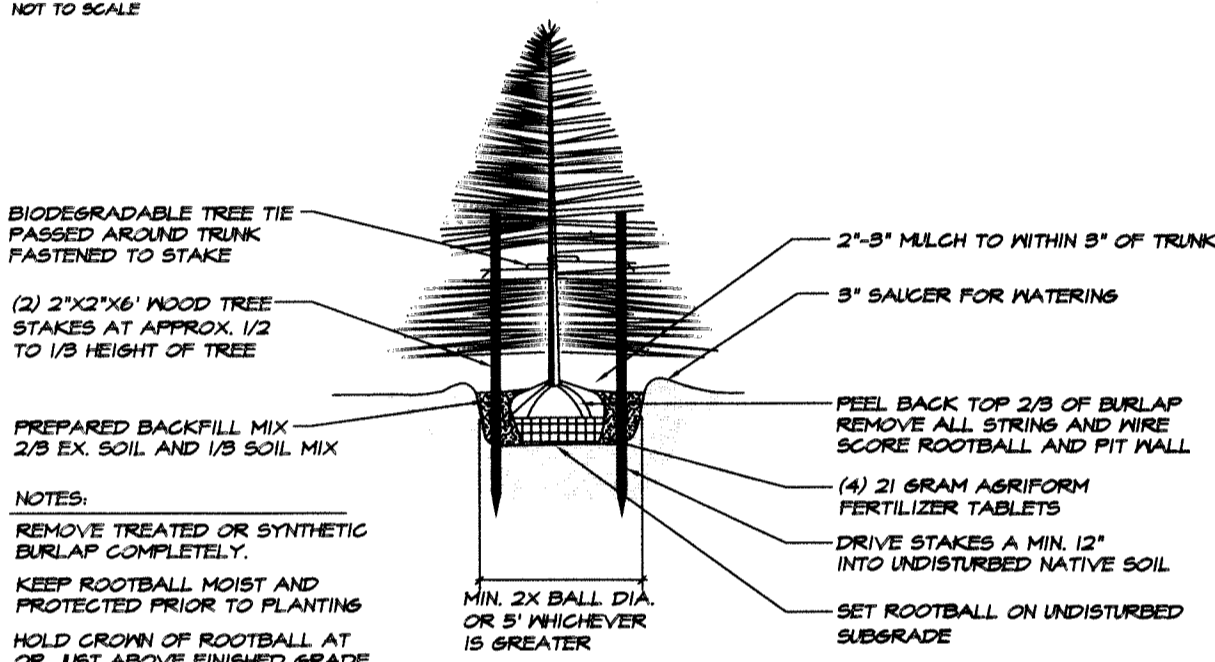
VICINITY MAP

## LANDSCAPE INSTALLATION DETAILS



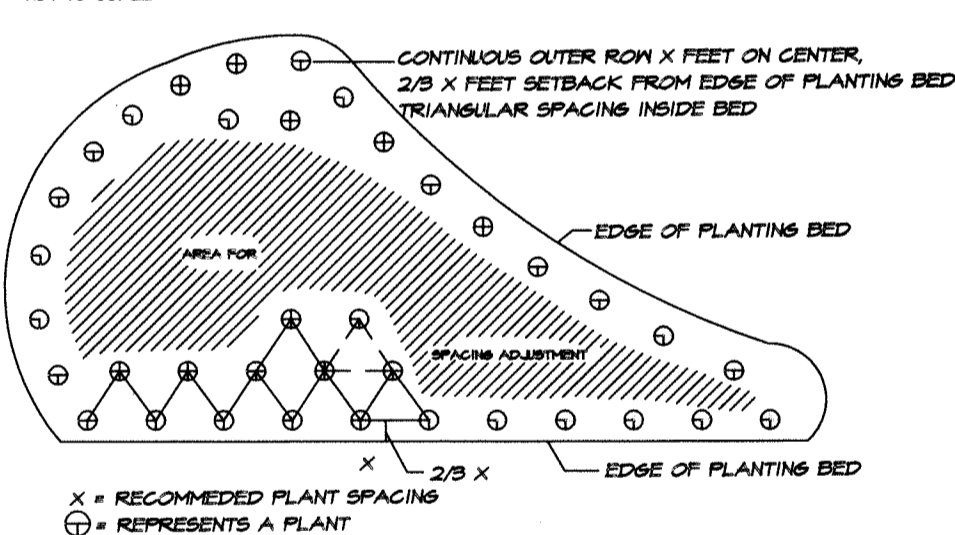
### DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE



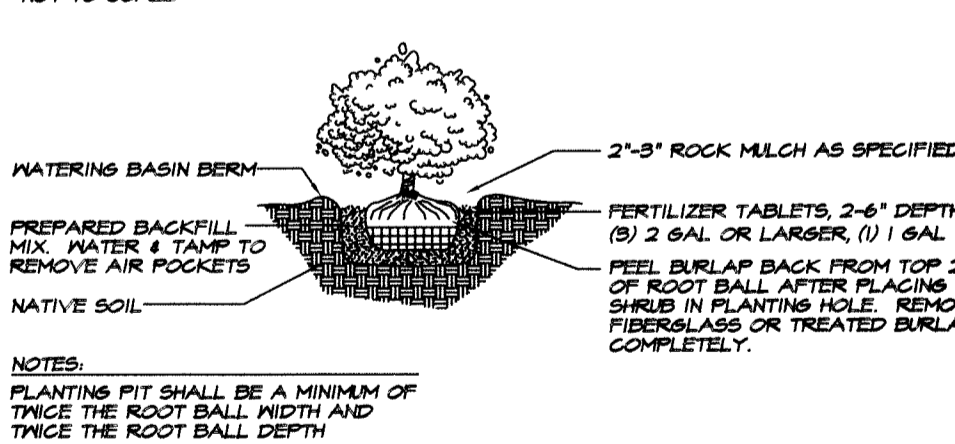
### CONIFEROUS TREE PLANTING DETAIL

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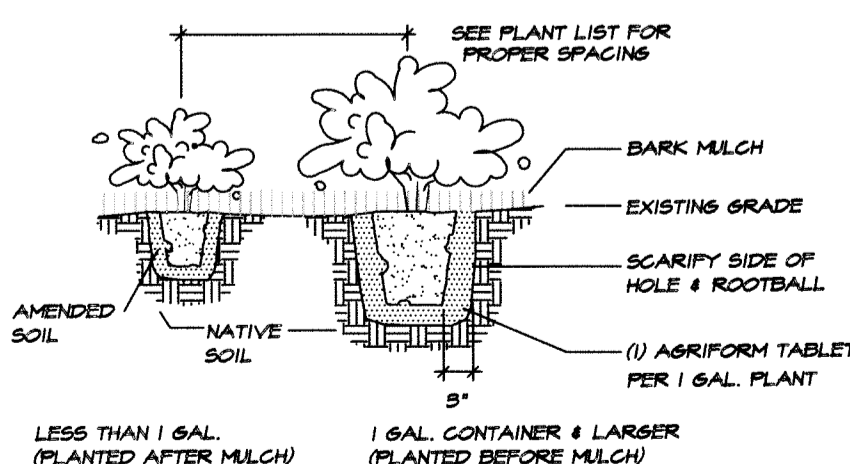
### PLANT SPACING DETAIL

NOT TO SCALE



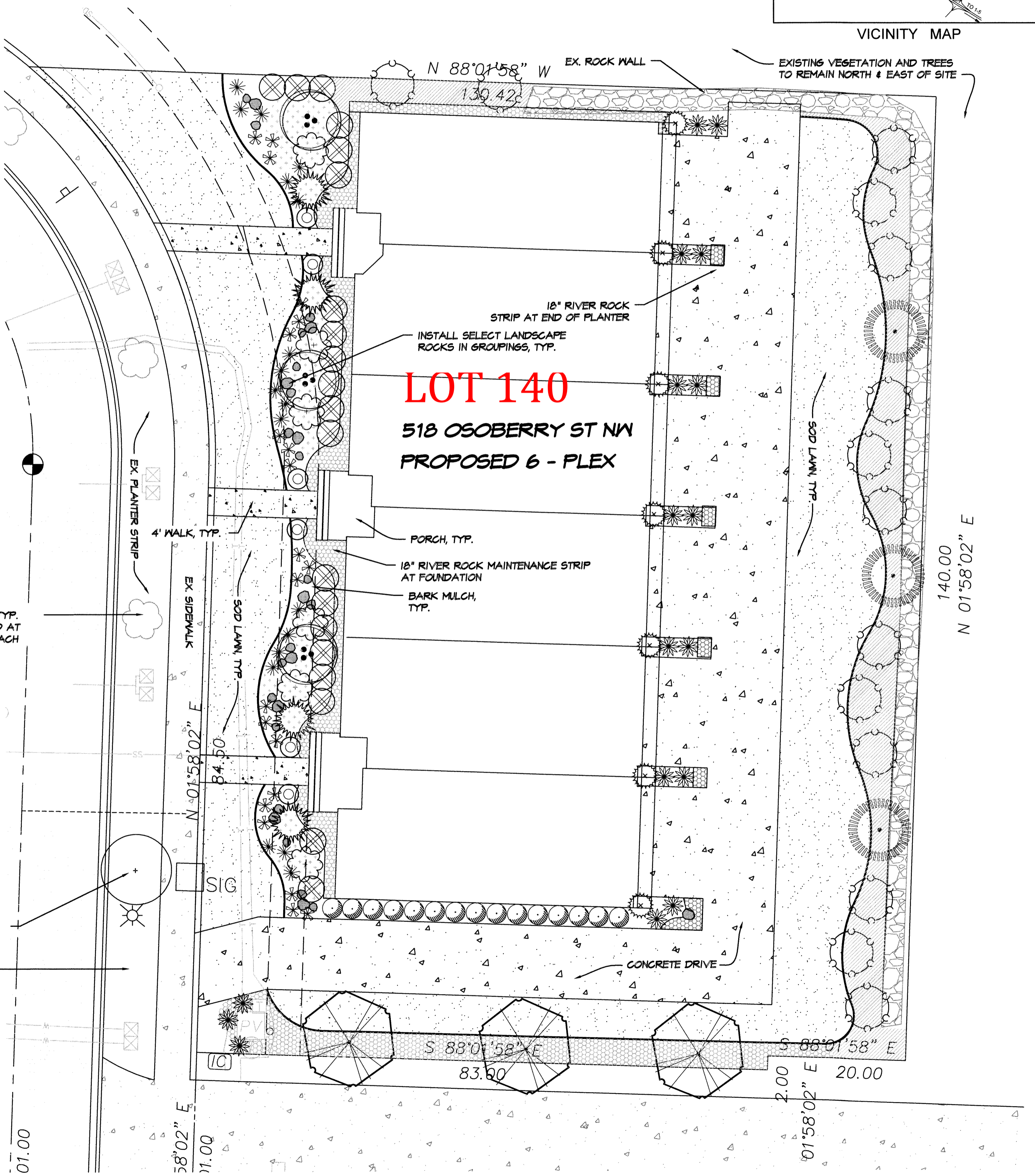
### SHRUB PLANTING DETAIL

NOT TO SCALE



### GROUNDCOVER INSTALLATION

NOT TO SCALE



## PLANT SCHEDULE

SYMBOL	QTY*	BOTANICAL NAME	COMMON NAME	SIZE	SPACING (NOTES)
	3	Malus x. 'Prairifire'	Prairifire Crabapple	2" CAL.	B#B
	3	Acer circinatum	Vine Maple	5'-6' HT.	B#B
	1	Styraciflua acerifolia	Sweetgum	2" CAL.	B#B
	3	Cornus nuttall	Pacific Dogwood	1" CAL.	B#B
	4	Abies lasiocarpa	Alpine fir, In clump	4'-6' HT.	B#B
	14	Myrica californica	Pacific Naxleaf Myrtle	5 GAL.	8' O.C.
	17	Spiraea x bumalda 'Goldflame'	Goldflame Spiraea	5 GAL.	
	15	Prunus lauro. 'Otto Luyken'	Otto Luyken Laurel	3 GAL.	4' O.C.
	6	Kalmia latifolia 'Ostbo Red'	Ostbo Red Mt. Laurel	5 GAL.	3.5' O.C.
	18	Pennisetum alope. 'Hamel'	Dwarf Fountain Grass	1 GAL.	3' O.C.
	21	Heimerocallis hyb.	Daylilly	1 GAL.	2' O.C.
	20	Pieris japonica 'Variegata'	Variegated Jap. Pieris	5 GAL.	
	45	Cornus canadensis	Bunchberry	1 GAL.	3' O.C.
	6	Rhododendron 'Unique'	Unique Rhododendron	5 GAL.	
	7	Thuja occ. pyramid. 'Smaragd'	Emerald Green Arb.	5'-6' HT.	3' O.C.
	75	Gaultheria shallon	Evergreen Salal	1 GAL.	30" O.C.

\*CONTRACTOR TO VERIFY QUANTITIES ON PLAN

SOD LAWN (1,200 SF APPROX.)

RIVER ROCK MAINTENANCE STRIP (240 SF @ 3" DEPTH, APPROX.)

## INSTALLATION SPECIFICATIONS

- 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 WASHED ROCK.
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- SOIL MIX FOR PLANTING BACKFILL AND POST CONSTRUCTION SOIL QUALITY AND DEPTH SHALL MEET THE REQUIREMENTS OF BMP TS.13 PER THE CITY OF OLYMPIA DRAINAGE MANUAL. SOIL MIX SHALL MEET DEFINITION FOR "COMPOSTED MATERIALS" IN WAC 173-350-220, WITH AN ORGANIC CONTENT OF 35 TO 65 PERCENT AND CARBON NITROGEN RATIO BELOW 25:1.
- BED PREPARATION SHALL MEET BMP TS.13. 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.
- 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.
- 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 3-21 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.
- ALL SHRUB BEDS SHALL RECEIVE 3 INCH MINIMUM DEPTH MED-FINE BARK MULCH OVER GEOTEXTILE WEED BARRIER (SEE NOTES THIS SHEET). PLANTS PLANTED IN BARK MULCH ONLY ARE NOT ACCEPTABLE.
- APPLY A GRANULAR OR SOLUBLE PRE-EMERGENT HERBICIDE AS APPROVED BY THE LANDSCAPE ARCHITECT TO ALL SHRUB AND GROUNDCOVER BEDS PRIOR TO DISTRIBUTION OF BARK MULCH AND WASHED ROCK.
- SOD LAWN - "VERSA GREEN" NO NET SOD BY COUNTRY GREEN TURF FARMS OR APPROVED EQUAL.
- 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.
- THE OWNER SHALL MAINTAIN ALL LANDSCAPE AREAS AND PLANT MATERIALS IN ACCORDANCE TO LOCAL ORDINANCES.

## GEOTEXTILE WEED BARRIER/SOIL SEPARATOR

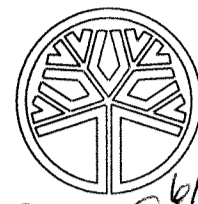
ALL SHRUB AND GROUNDCOVER AREAS SHALL BE INSTALLED WITH A WEED BARRIER AND SOIL SEPARATOR FABRIC OVER THE APPROVED FINISH GRADE, PRIOR TO BARK PLACEMENT. FABRIC SHALL BE A 6.5 OZ./SQ.YD. NON-WOVEN NEEDLE PUNCHED GEOTEXTILE, STAGGER SEAMS 12 INCHES, AND PROVIDE SUFFICIENT OVERLAP AT PANEL SIDES TO PREVENT SEPARATION. INSTALL SOIL STAPLES TO RECOMMENDED SPACING.

## RIVER ROCK:

RIVER ROCK MAINTENANCE STRIP SHALL BE A CLEAN/WASHED GRADED ROUND AGGREGATE (NOT CRUSHED) MEETING SECTION 9.03.12(5) GRAVEL BACKFILL FOR DRYWELLS OR AN APPROVED ALTERNATIVE. SIEVE MAY BE AMENDED TO GRADE 2 PER 9.03.13(B). ALTERNATIVE SPECIFICATION SUBJECT TO OWNER APPROVAL, SHALL BE A GRADED ROUND WASHED AGGREGATE WITH A 3" TO 1" GRADING.

NOTE: THE LANDSCAPE SHALL BE INSTALLED WITH AN AUTOMATIC IRRIGATION SYSTEM MEETING THE REQUIREMENTS OF OLYMPIA CODE.

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



6/13/17  
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REVISIONS: DATE:

OSO BERY 6 PLEX  
518 OSOBERY ST. NW, OLYMPIA WA 98502  
LANDSCAPE PLANTING PLAN  
SECTION 17, TOWNSHIP 18N, RANGE 2W, W.M.

AGENCY NO:  
SHEET: 1 OF 1  
E:/landscape/17-000/17-052  
INDEX: 17-053-1a-518.dwg  
JOB: 17-052