

PROJECT ADDRESS: Summit at Powder Mountain Lot 39

PROPERTY OWNER: 39 SUMMIT, LLC

LOT: 39R

FIRE DISTRICT: WEBER FIRE DISTRICT

HEIGHT LIMIT: 28'-0" ABOVE EXISTING GRADE

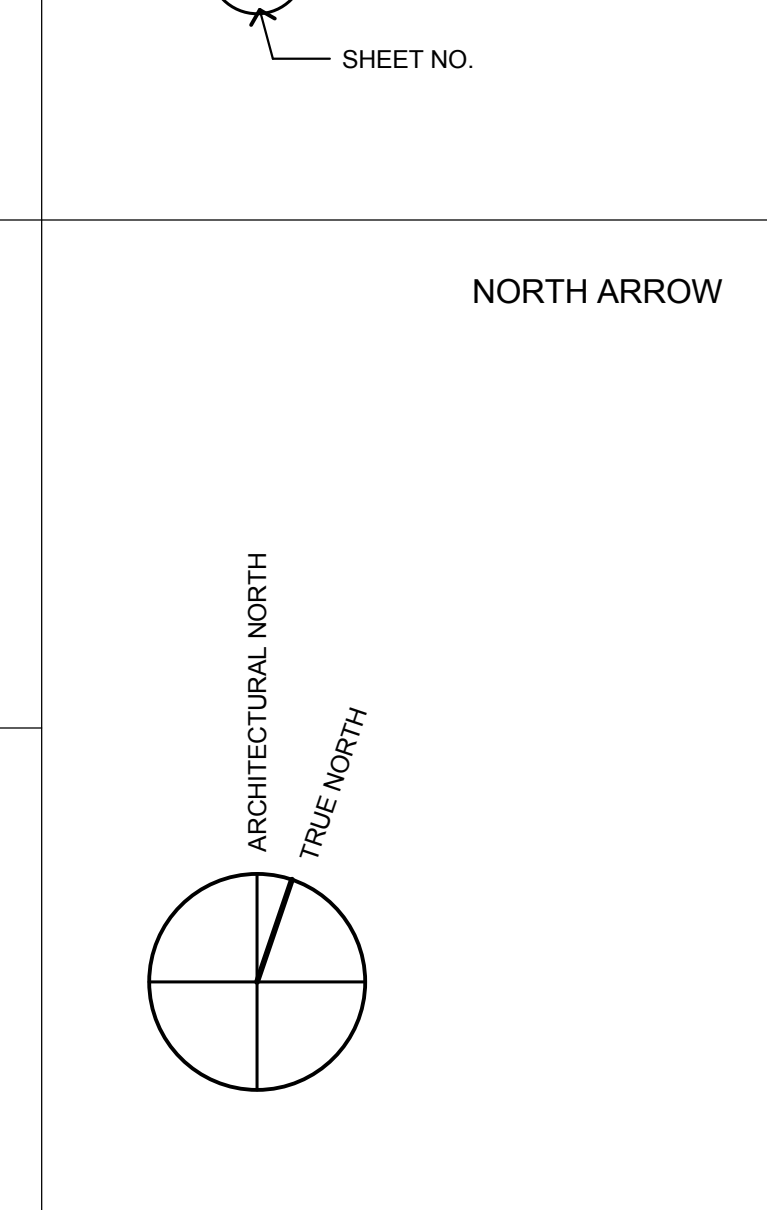
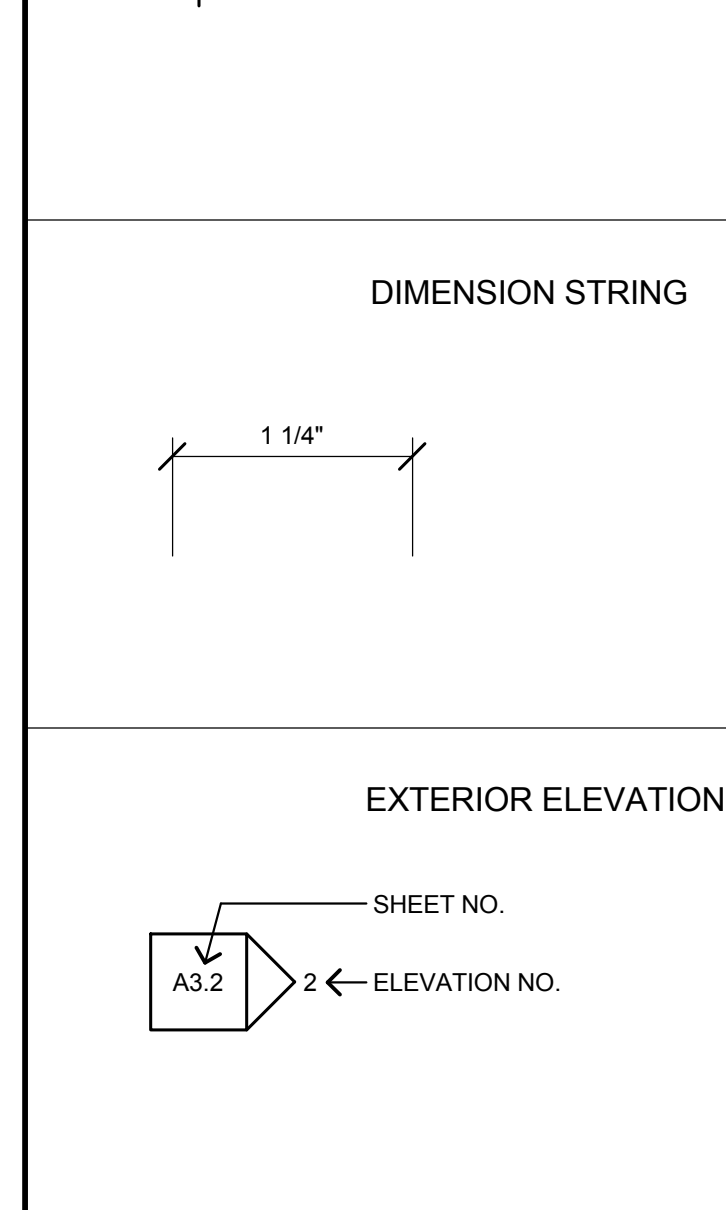
LOT TYPE: HILLSIDE

LOT SIZE (GROSS): 97,024 SQ FT

BUILDING FOOTPRINT: 5,650 SQ FT

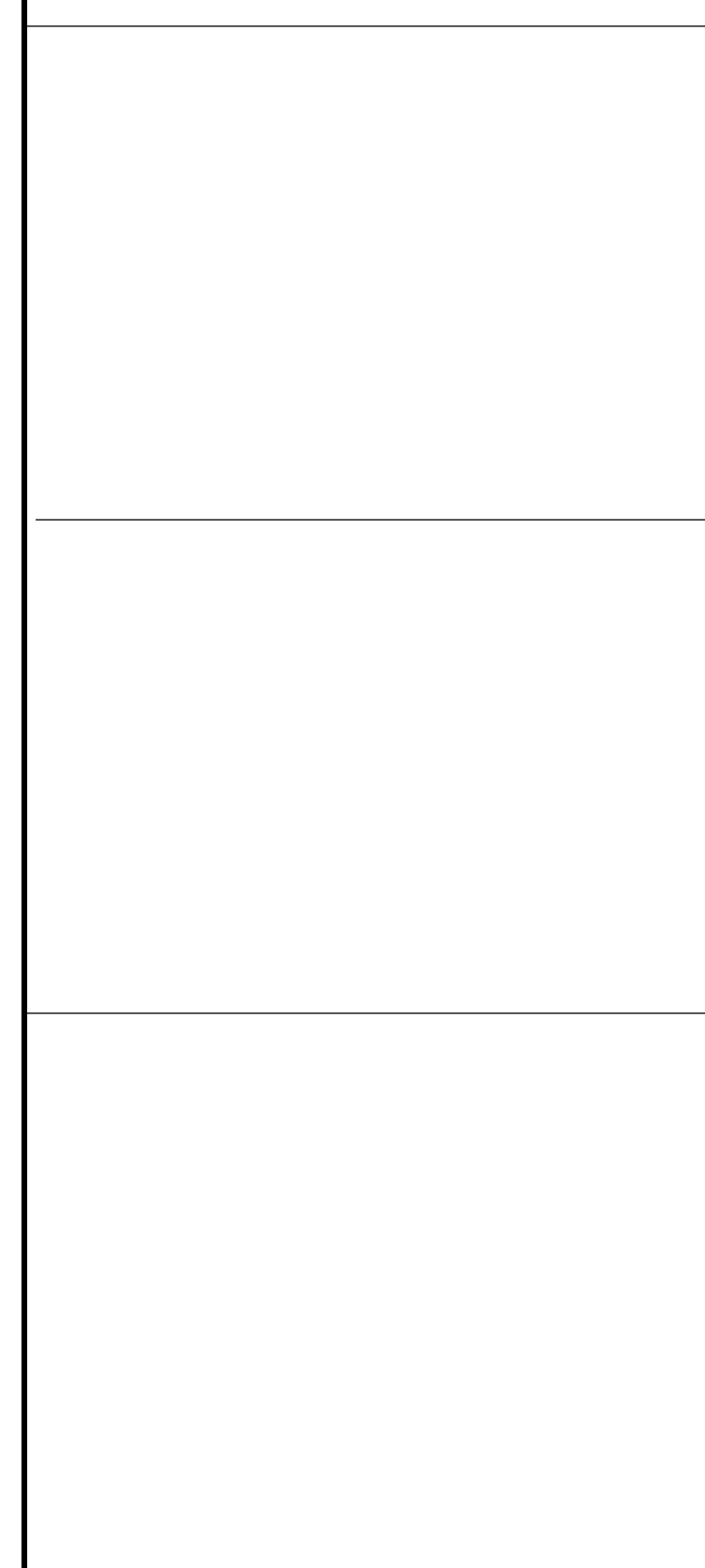
LANDSCAPE AREA: 28,827 SQ FT, 29.7% OF LOT SIZE

TURF GRASS AREA: 0 SQ FT, 0% OF LOT SIZE



PROJECT INFORMATION 13
NO SCALE

&	And	F.G.	Finish Grade	P.D.	Planter Drain	VERT	Vertical
<	Angle	FLR	Floor	P.L.	Property Line	V.I.F.	Verify in Field
@	At	FLUOR	Fluorescent	PLMG	Plumbing	W	West
⊕	Centerline	GA	Gauge	POB	Point of Beginning	W/	With
⊖	Flush	GALV	Galvanized	RAD	Radius	W/O	Without
⊙	Diameter or Round	GND	Ground	R.D.	Roof Drain	W/D	Wood
⊥	Perpendicular	GR	Grade	REF	Reference	WP	Waterproof
#	Number	H.B.	Hose Bib	REQ	Required	WPM	Waterproof Membrane
(E)	Existing	I.D.	Inside Diameter	REV	Revised	WT	Weight
A.C.	Asphaltic Concrete	L.F.	Lineal Foot	R.H.	Right Hand		
A.D.	Aeros Drain	L.H.	Left Hand	RWD	Redwood		
APPROX	Approximate	L.F.	Lineal Foot	S	South		
ARCH	Architectural	L.H.	Left Hand	SCHED	Schedule		
ASPH	Asphalt	MATL	Material	SECT	Section		
BLDG	Building	MAX	Maximum	SHT	Sheet		
B.O.C	Bottom of Curb	MECH	Mechanical	SIM	Similar		
B.O.W.	Bottom of Wall	MFR	Manufacture	SPEC	Specification		
C.B.	Catch Basin	MH	Manhole	SQ	Square		
CIP	Cast in Place	MIN	Minimum	S.S.	Stainless Steel		
CLR	Clear	MISC	Miscellaneous	STD	Standard		
CMU	Concrete Masonry Unit	MTD	Mounted	STL	Steel		
CONC	Concrete	N	North	SYM	Symmetrical		
CONT	Continuous	N/A	Not Applicable	T.O.C.	Top of Curb		
C.T.	Clear Trunk Height	N.I.C.	Not in Contract	T.O.D.	Top of Drain		
CTR	Center	NO	Number	T.O.P.	Top of Pavement		
DET	Detail	NOM	Nominal	T.O.S.	Top of Siso		
DIA	Diameter	N.S.	No Scale	T.O.W.	Top of Wall		
DIM	Dimension	N.T.S.	Not to Scale	TYP	Typical		
DWG	Drawing	O	Over	UNF	Unfinished		
E	East	O.I.	Overall	U.O.N.	Unless Otherwise Noted		
EJ	Expansion Joint	O.A.	Overall				
ELEC	Electrical	O.C.	On Center				
EQ	Equipment	O.D.	Outside Diameter				
EQUIP	Equipment	O.F.D.	Overflow Drain				
		O.H.	Overall Height				



ABBREVIATIONS 15
NO SCALE



NOT IN USE 6
NO SCALE

GENERAL NOTES 7
NO SCALE

GENERAL NOTES

- LANDSCAPE CONTRACTOR SHALL INSTALL ALL MATERIAL IN ACCORDANCE WITH THE SPECIFICATIONS, DRAWINGS AND DETAILS. THE LANDSCAPE PLANS WILL BE CONSIDERED INCOMPLETE WITHOUT THE PRESENCE OF THE LANDSCAPE SPECIFICATIONS AND DETAILS. THE LANDSCAPE CONTRACTOR IS REQUIRED TO HAVE A COPY OF THE COMPLETE SET IN THE FIELD AT ALL TIMES.
- LANDSCAPE PLANS TO BE INSTALLED IN COMPLIANCE WITH ALL STATE, COUNTY, AND LOCAL CODES.
- LANDSCAPE CONTRACTOR TO VISIT AND FAMILIARIZE HIMSELF/HERSELF WITH THE SCOPE OF WORK PRIOR TO SUBMITTING A BID, AND SHALL BE RESPONSIBLE TO OBTAIN ALL PERMITS REQUIRED TO PERFORM ALL LANDSCAPE INSTALLATION DENOTED ON THE SET OF LANDSCAPE PLANS, UNLESS OTHERWISE INDICATED.
- LANDSCAPE CONTRACTOR IS REQUIRED TO SUBMIT AN ITEMIZED BID BREAKDOWN ONLY. LUMP SUM BIDS WILL NOT BE ACCEPTED. ANY ADDITIONS AND/OR DELETIONS OF PLANT MATERIAL DURING ANY CHANGE ORDERS CAN ONLY BE PROPOSED AS A SAMPLE PRICE AS IDENTIFIED IN THE BASE BID. IN CASE OF ANY DISCREPANCIES BETWEEN PLANS, SCHEDULES, AND SPECIFICATIONS, NOTIFY THE LANDSCAPE ARCHITECT FOR CLARIFICATION. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANTING PRIOR TO SUBMITTING A BID.
- NO IMPROVEMENTS, INCLUDING LANDSCAPING, SHALL NOT INTERFERE WITH THE DRAINAGE CULVERT, RIP RAP, AND DRAINAGE PATTERN ASSOCIATED WITH THE DRAINAGE EASMENT.

LANDSCAPE

Sheet Number	Sheet Name
LP0.10	LANDSCAPE TITLE SHEET
LP3.10	TREE PLANTING PLAN AND LANDSCAPE— OMIT
	INSTALLATION SCHEDULE—
LP3.20	SHRUB/GROUND COVER PLANTING PLAN
LP3.30	PLANTED ROOF PLAN
LP4.10	IRRIGATION PLAN— OMIT
LP4.20	PLANTED ROOF IRRIGATION PLAN— OMIT
LP6.10	SPECIFICATIONS— OMIT

NOT IN USE 6
NO SCALE

PROPOSED LANDSCAPE INSTALLATION SCHEDULE: 3
NO SCALE

- SPRING 2016 (JUNE 01-JUNE 15)
 - ALL TREES 48" BOX SIZE AND ABOVE— OMIT
 - SEEDING OF NATIVE GRASS MIX OUTSIDE AREA OF REMAINING CONSTRUCTION DISTURBANCE. WHERE SLOPES EXCEED 2.5:1, JUTE NETTING SHALL BE INSTALLED PRIOR TO SEED APPLICATION, AND A 1" LAYER OF CLEAN STRAW MULCH SHALL BE APPLIED ON TOP OF THE SEED.
- EARLY FALL 2016 (AUGUST 01- AUGUST 15)
 - ALL REMAINING TREES 36" BOX SIZE AND BELOW— OMIT
 - SHRUBS AND PERENNIALS— OMIT
 - SEEDING OF NATIVE GRASS MIX THROUGHOUT ENTIRE SITE- NEW AREAS AND REFRESHING THOSE SEEDED IN SPRING 2015. WHERE SLOPES EXCEED 2.5:1, JUTE NETTING SHALL BE INSTALLED PRIOR TO SEED APPLICATION, AND A 1" LAYER OF CLEAN STRAW MULCH SHALL BE APPLIED ON TOP OF THE SEED
 - INSTALLATION OF PLANTED ROOF PLANTINGS.
- LATE FALL 2016 (AUGUST 15- OCTOBER 15)
 - WINTERIZE LANDSCAPE: FLUSH IRRIGATION SYSTEM. PRUNE— OMIT
 - TREES: CLEAR LEAF LITTER FROM GROUND— OMIT
 - CONFIRM GERMINATION OF SEED MIX. ANY AREAS WHERE THE SEED HAS NOT GERMINATED ON SLOPES EXCEEDING 2.5:1 TO RECEIVE 1" LAYER OF STRAW MULCH TO PREVENT EROSION DURING WINTER THAW.
 - MULCH ALL TREE BASINS AND PLANTING BEDS WITH 2" LAYER OF— OMIT
 - ORGANIC MULCH— OMIT
- SPRING 2017 (JUNE 01-JUNE 15)
 - SEEDING OF NATIVE GRASS MIX- REFRESH ANY AREAS SEEDED IN FALL 2016.
- EARLY SUMMER 2017 (JUNE 15-JUNE 30) — OMIT
 - INSPECT LANDSCAPE AND PLANTED ROOFS FOR HEALTH, AND— OMIT
 - REPLACE ANY TREES, SHRUBS, OR PERENNIALS THAT HAVE NOT— OMIT
 - SURVIVED— OMIT



SYMBOLS NOT TO SCALE 19

NOT IN USE 8
NO SCALE

NOT IN USE 4
NO SCALE

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39 SUMMIT, LLC
Summit at Powder Mountain Lot 39

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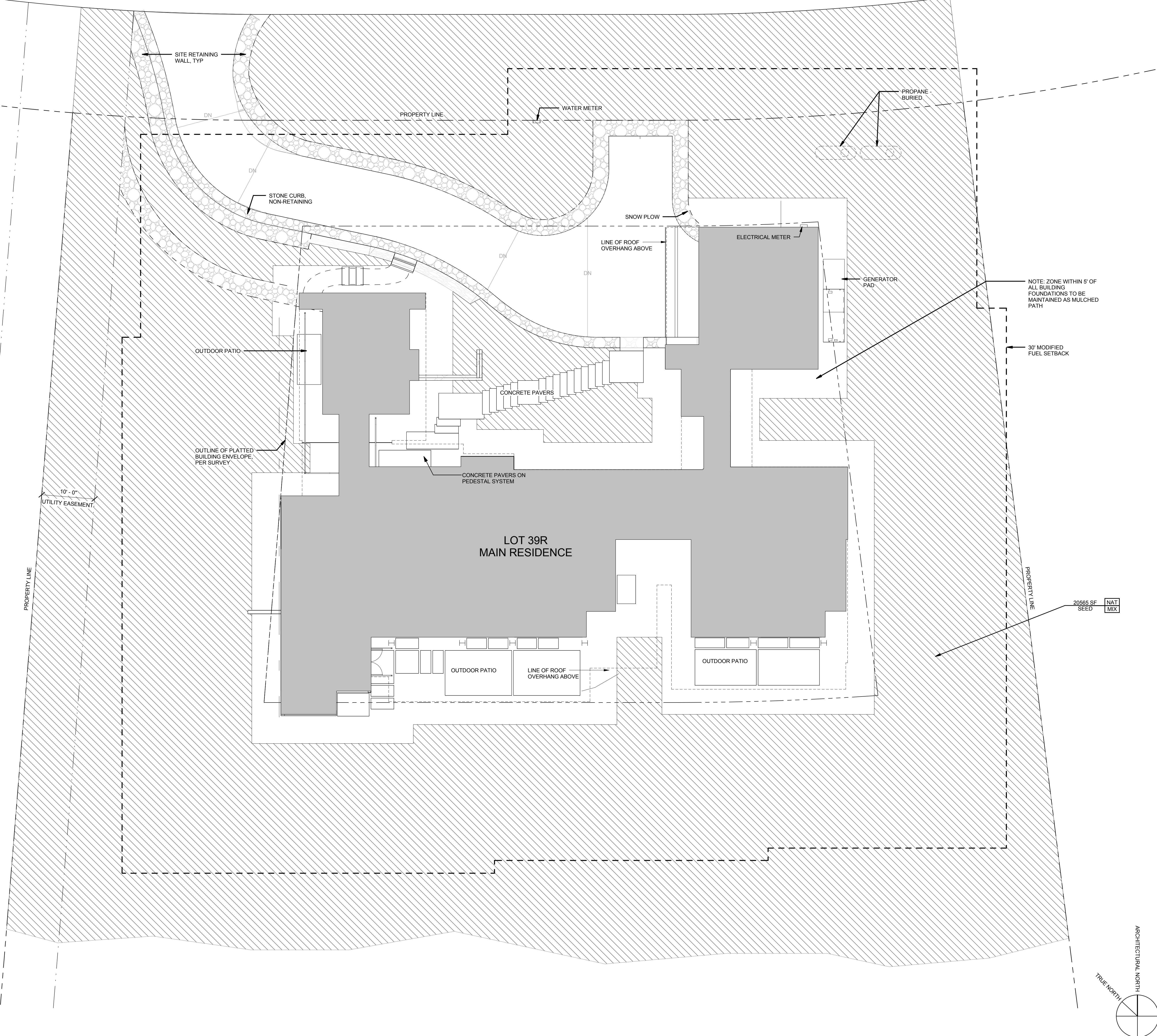
LANDSCAPE TITLE SHEET

September 10, 2015

2014168

LPO.10

SUMMIT PASS



1. LANDSCAPE CONTRACTOR TO PROVIDE ALLOWANCE FOR 10% MORE PLANTS THAN SPECIFIED. ACTUAL QUANTITIES TO BE DETERMINED BY PLANT SCHEDULE AS PREPARED BY LANDSCAPE ARCHITECT.
2. QUANTITIES GIVEN FOR PLANT MATERIALS SPECIFIED FOR "ON CENTER" SPACING ARE SHOWN FOR CONVENIENCE ONLY AND ARE SUBORDINATE TO THE SPACING GIVEN. VERIFY AND SUPPLY SUFFICIENT NUMBER OF PLANTS TO FULLY SPACING REQUIREMENTS.
3. ALL SIZES SHOWN FOR PLANT MATERIALS ON THE PLAN ARE TO BE CONSIDERED MINIMUM AND SAMPLES WILL REQUIRE ACCEPTANCE BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
4. NO CHANGES TO THE PLANS ARE TO BE MADE WITHOUT PRIOR CONSENT OF THE LANDSCAPE ARCHITECT. PLANT MATERIAL IS SUBJECT TO AVAILABILITY AT THE TIME OF INSTALLATION. SUBSTITUTIONS MAY BE MADE AFTER CONSULTATION WITH THE LANDSCAPE ARCHITECT.
5. EXACT LOCATIONS OF PLANT MATERIALS TO BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD. CONTRACTOR TO STAGE ALL PLANT MATERIAL ON SITE PER PLAN. IN THE PLANT CONTAINERS, CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT OF PLACEMENT 48 HOURS PRIOR TO REQUIRED INSPECTION BY LANDSCAPE ARCHITECT. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANT PLACEMENT WHILE STILL IN THE CONTAINERS, BEFORE GIVING APPROVAL TO CONTRACTOR FOR PLANTING.
6. CONTRACTOR TO COORDINATE WITH OTHER SUBCONTRACTORS AND TRADES TO ENSURE PROTECTION OF GROWING CONDITIONS AND PLANT MATERIALS. LANDSCAPE CONTRACTOR TO COORDINATE HISHER WORK WITH THE GENERAL CONTRACTOR, IRRIGATION CONTRACTOR, AND ELECTRICAL CONTRACTOR FOR ITEMS NOT IN HISHER SCOPE.
7. LANDSCAPE CONTRACTOR TO VERIFY AND COORDINATE WORK AROUND ALL UNDERGROUND UTILITIES BEFORE EXCAVATION. NOTIFY ALL UTILITY PROVIDERS AT LEAST TWO (2) WORKING DAYS PRIOR TO BEGINNING WORK.
8. TREES SHALL BE IN PLACE PRIOR TO INSTALLATION OF DRAIN LINE. DRAIN LINE PLACEMENT SHALL BE ADJUSTED AS NECESSARY AROUND TREES.
9. LANDSCAPE CONTRACTOR TO VERIFY THAT THE CONDITIONS ARE SUITABLE TO PROMOTE HEALTHY PLANT GROWTH. DO NOT PROCEED IF CONDITIONS DETRIMENTAL TO HEALTHY GROWING ENVIRONMENT ARE PRESENT, INCLUDING, BUT NOT LIMITED TO, OVER-COMPACTED SOILS, ADVERSE DRAINAGE CONDITIONS, DEBRIS, OR OTHER HARMFUL CIRCUMSTANCES. PROCEEDING WITHOUT NOTIFICATION DENOTES ACCEPTANCE.
10. CONTRACTOR TO VERIFY LOCATIONS OF PERTINENT SITE IMPROVEMENTS INSTALLED UNDER OTHER SECTIONS. IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITIONS, CONTACT LANDSCAPE ARCHITECT PRIOR TO COMMENCING WORK.
11. REFER TO GRADING AND DRAINAGE PLANS FOR UTILITY LOCATIONS, AND FOR GRADING AND DRAINAGE INFORMATION. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE PLANS, OR IF THERE ARE DISCREPANCIES BETWEEN THE PLANS, CONTACT THE LANDSCAPE ARCHITECT FOR DIRECTION ON HOW TO PROCEED.
12. ALL PLANT MATERIAL TO BE FERTILIZED AT TIME OF INSTALLATION.
13. ALL PLANTING BEDS AND TREE SAUCERS TO RECEIVE 2" MINIMUM DEPTH OF MULCH. FINISHED GRADE OF MULCH TO BE 1" BELOW ADJACENT EDGES. TYPICAL TAPER MULCH DEPTH AS NECESSARY ALONG HARDSCAPE EDGES TO ACHIEVE THIS.
14. ALL PLANTING AREAS SHALL BE EQUIPPED WITH A PERMANENT AUTOMATED IRRIGATION SYSTEM TO BE FUNCTIONAL AT THE TIME OF PLANTING.
15. ALL EXISTING TREES AND VEGETATION OUTSIDE LIMIT OF WORK WILL REMAIN. CONTRACTOR IS RESPONSIBLE FOR HEALTH OF ALL VEGETATION THAT IS TO REMAIN DURING CONSTRUCTION AND DURING THE PLANT ESTABLISHMENT PERIOD. REFER TO DEMOLITION/TREE PROTECTION PLAN FOR LIMIT OF WORK AND TREE PROTECTION DETAILS. CONTRACTOR IS RESPONSIBLE FOR WATERING AND MAINTAINING ALL LANDSCAPE MATERIALS UNTIL FINAL ACCEPTANCE.
16. TREES AND PERENNIAL BEDS TO RECEIVE SPECIFIED ORGANIC MULCH. (CACTUS GARDENS/GRASS PLANTINGS) TO RECEIVE STONE MULCH AS PER DETAIL AND SPECIFICATIONS.
17. LUTE NETTING OR APPROVED EQUAL TO BE INSTALLED AT ALL SLOPE PLANTING CONDITIONS OF 2:1 OR GREATER.

- NOTES FOR MAINTENANCE OF DEFENSIBLE SPACE (WITHIN 30' MODIFIED FUEL SETBACK)**
1. TREES WITHIN THE DEFENSIBLE SPACE ARE TO HAVE CANOPIES TRIMMED ANNUALLY TO MAINTAIN A 10-FOOT HORIZONTAL DISTANCE FROM ALL OVERHEAD ELECTRICAL LINES, STRUCTURES, CHIMNEYS, AND ADJACENT TREE CANOPIES.
 2. ALL DEADWOODS TO BE REMOVED FROM TREES WITHIN THE DEFENSIBLE SPACE ON AN ANNUAL BASIS. VINES, PERENNIALS, AND SHRUBS ARE TO BE TRIMMED BACK ANNUALLY FROM TREE TRUNKS TO MAINTAIN A 6-FOOT MINIMUM DISTANCE BETWEEN THE TOP OF THE UNDERLYING PLANTS AND THE BEGINNING OF THE TREE CANOPY.
 3. OWNER IS RESPONSIBLE FOR MAINTAINING THE DEFENSIBLE SPACE, WHICH INCLUDES THE ABOVE MENTIONED TRIMMING, AS WELL AS THE REMOVAL OF NON-FIRE RESISTANT VEGETATION, AND THE REMOVAL OF LITTER OR OTHER DEAD PLANT MATERIAL FROM BUILDING AND STRUCTURE ROOFS.

PLANTING NOTES
NO SCALE

KEY	SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE
NAT MIX		ACHNATHERUM HYMENOIDES	INDIAN RICE GRASS		
		ELYMUS TRACHYCAULUS	SLENDER WHEATGRASS		
		PASCOPYRUM SMITHII	WESTERN WHEATGRASS	20565 SQ FT	NATIVE SEED MIX
		POA SANDBERGII	SANDBERG BUNCHGRASS		
		PSEUDOROEGNERIA SPICATA	BLUEBUNCH WHEATGRASS		

PLANTING LEGEND
NO SCALE

02900 PLANTING

EXCEPTION

1. INSTALLATION SHALL BE COMPLETED BY AN INSTALLER LICENSED AND SKILLED IN THEIR TRADE.
2. MATERIALS SHALL BE SUBJECT TO INSPECTION AND APPROVAL OR REJECTION UPON DELIVERY TO JOB SITE FOR CONFORMITY TO CONSTRUCTION DOCUMENTS AND APPROVED SUBMITTALS.
3. LANDSCAPE CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT 48 HOURS PRIOR TO DELIVERY, TO RELAY DATES FOR ALL LARGE SPECIMEN TREE PLANTINGS.
4. LANDSCAPE ARCHITECT TO BE ON SITE TO OVERSEE ALL LARGE TREE INSTALLATION.
5. LANDSCAPE CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT 48 HOURS PRIOR TO FINAL INSTALLATION, TO CONFIRM FINAL LAYOUT PRIOR TO PLANTING FOR ALL HEDGES, SHRUBS, AND PLANTING BEDS.

MANUFACTURER AND PRODUCT INFORMATION

1. ALL TREES AND PLANT MATERIAL ARE TO BE NURSERY GROWN AND CONFORMING TO THE UTAH STANDARD GRADING CODE OF NURSERY STOCK. PLANTS SHALL BE HEALTHY, VIGOROUS, WELL-BRANCHED, AND DENSELY FOLIATED WHEN IN LEAF. THEY SHALL BE FREE OF DISEASE AND ADULT INSECTS, EGGS, PUPAE, OR LARVAE. THEY SHALL HAVE HEALTHY, WELL DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH.

2. SOURCED TREES AND PLANTS MUST BE GROWN AND SHIPPED FROM THE SAME PLANT HARDINESS ZONE AS THE LOCATION THEY ARE TO BE INSTALLED IN.

3. ALL PLANTS MUST BE ESTABLISHED AND WELL-ROOTED IN REMOVABLE CONTAINERS. NO CONTAINER PLANTS THAT HAVE CRACKED, BROKEN, OR ROOT-BOUND BALLS WHEN TAKEN FROM CONTAINERS SHALL BE PLANTED, EXCEPT ON SPECIAL APPROVAL OF LANDSCAPE ARCHITECT.

4. TREES AND PLANTS SHIPPED FROM THE NURSERY SHALL BE TRUE TO NAME AND BEAR WEATHER-PROOF NURSERY INSPECTION IDENTIFICATION TAGS.

PRODUCT: ON-SITE TOPSOIL
PH RANGE: 5.5 TO 7.0
ORGANIC MATERIAL MINIMUM 4%
FREE OF STONES ONE-INCH (1") OR LARGER IN ANY DIMENSION, OR OTHER EXTRANEANEOUS MATERIALS.

PRODUCT: NATIVE SEED MIX
MANUFACTURER:
MODEL: CUSTOM MIX: 10% ACHNATHERUM HYMENOIDES, 30% ELYMUS TRACHYCAULUS, 10% PASCOPYRUM SMITHII, 40% POA SANDBERGII, 10% PSEUDOROEGNERIA SPICATA.

PRODUCT: SUPPLEMENTAL TOPSOIL/PLANTER MIX
40/30/30 PLANTING SOIL MIX (40% CLEAN SAND, 30% LOAM, 30% PEAT MOSS OR COMPOSTED BIO-SOLIDS).

PRODUCT: ORGANIC MULCH
MANUFACTURER: AGUINAGA FOREST
MODEL: FOREST FLOOR 0-2"
NITROGEN STABILIZED (0.8-1.2% ACTUAL NITROGEN), COMPOSED, RECYCLED, GROUND AND SCREENED.

ACCESSORIES
PROVIDE ALL ACCESSORIES REQUIRED FOR A COMPLETE INSTALLATION.

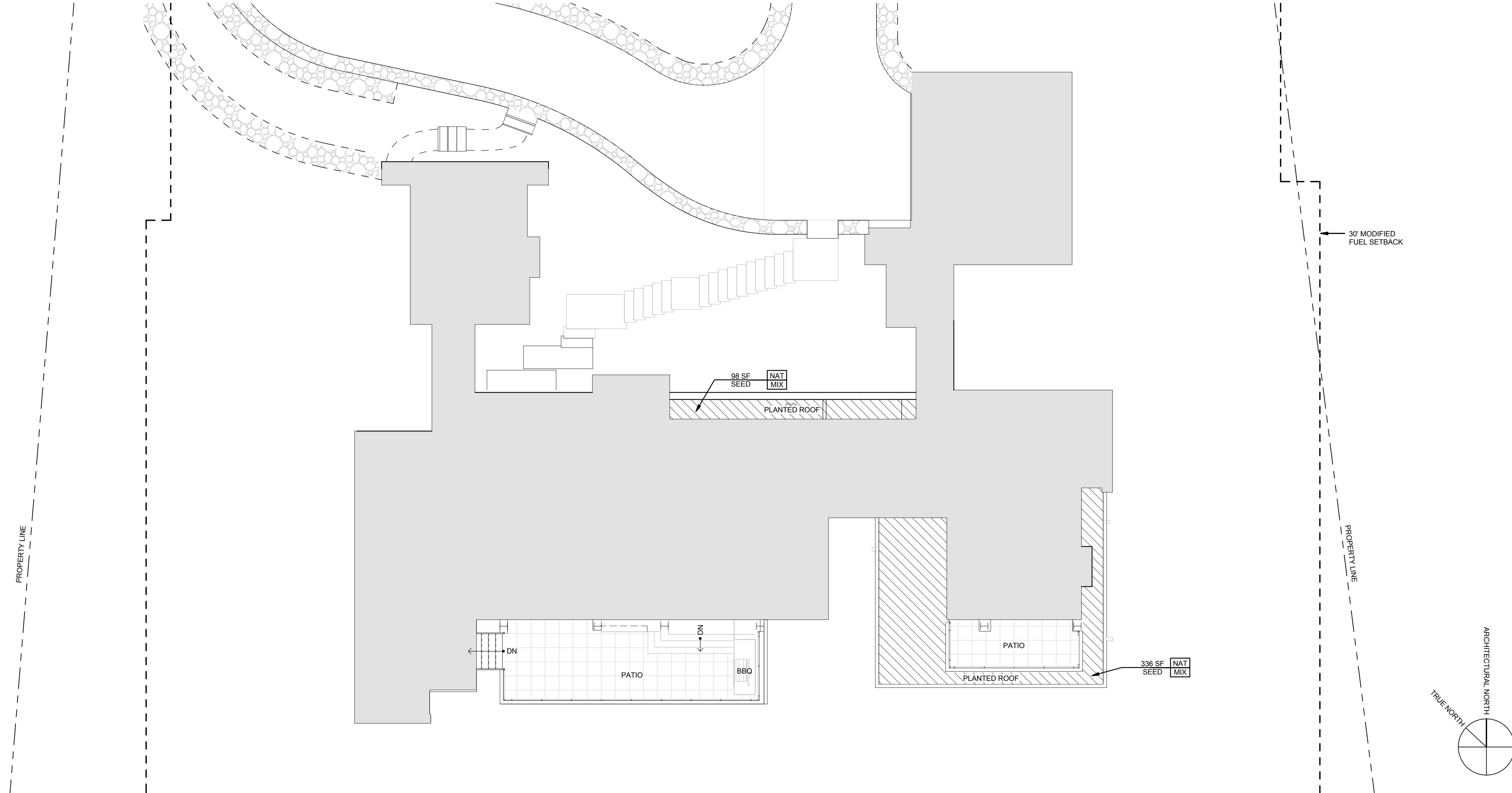
ACTION SUBMITTALS

1. CONTRACTOR TO PROVIDE PHOTOGRAPHS OR PHYSICAL SAMPLES TO LANDSCAPE ARCHITECT OF ALL PLANT MATERIAL, 5 GALLONS AND LARGER FOR APPROVAL. LANDSCAPE ARCHITECT TO REVIEW AND APPROVE PLANT MATERIAL AT SOURCE, BY PHYSICAL SAMPLE OR BY PHOTOGRAPHS PRIOR TO DIGGING OR SHIPPING OF PLANT MATERIAL.
2. CONTRACTOR TO PROVIDE PHYSICAL SAMPLES OF THE FOLLOWING FOR APPROVAL, BEFORE ORDERING OR SHIPPING:
- ORGANIC MULCH
3. CONTRACTOR TO PROVIDE TECHNICAL SUBMITTAL OF THE FOLLOWING FOR APPROVAL, BEFORE ORDERING OR SHIPPING, AS APPLICABLE:
- ALL SUPPLEMENTARY COMPONENTS AND ACCESSORIES NECESSARY FOR A COMPLETE INSTALLATION.

SUBSTITUTIONS
REQUEST FOR SUBSTITUTION FOR A SPECIES, CULTIVAR, OR OTHER PRODUCT SHALL ONLY BE PERMITTED IF IT IS CERTAIN THAT THE SUBSTITUTION IS NOT SUBSTANTIALLY DIFFERENT FROM THAT ON THE PLANTING SCHEDULE. ALL REQUESTS FOR SUBSTITUTION MUST BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT.

WARRANTY AND MAINTENANCE
TREES, SHRUBS AND PLANT MATERIALS ONE-GALLON SIZE AND GREATER SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR. FLATTED MATERIAL SHALL BE GUARANTEED FOR SIX (6) MONTHS. PROVIDE MAINTENANCE PERIOD OF NINETY (90) DAYS AFTER FINAL COMPLETION. REPLACE ANY DEAD PLANTS AND PLANTS NOT IN VIGOROUS CONDITION DURING THE WARRANTY PERIOD.

SEED APPLICATION
SEED AT RATE OF 8-10 POUNDS OF PURE LIVE SEED (PLS) PER ACRE. AREAS WHERE SLOPE EXCEEDS 2:1 SHOULD BE SOWN AT A RATE OF 16-20 POUNDS PER ACRE. EXISTING NON-NATIVE VEGETATION SHOULD BE ERADICATED PRIOR TO SEED APPLICATION. DO NOT TILL SOIL PRIOR TO SEEDING. SLOPES REQUIRING LUTE NETTING INSTALLATION SHOULD HAVE NETTING INSTALLED PRIOR TO SEED APPLICATION.

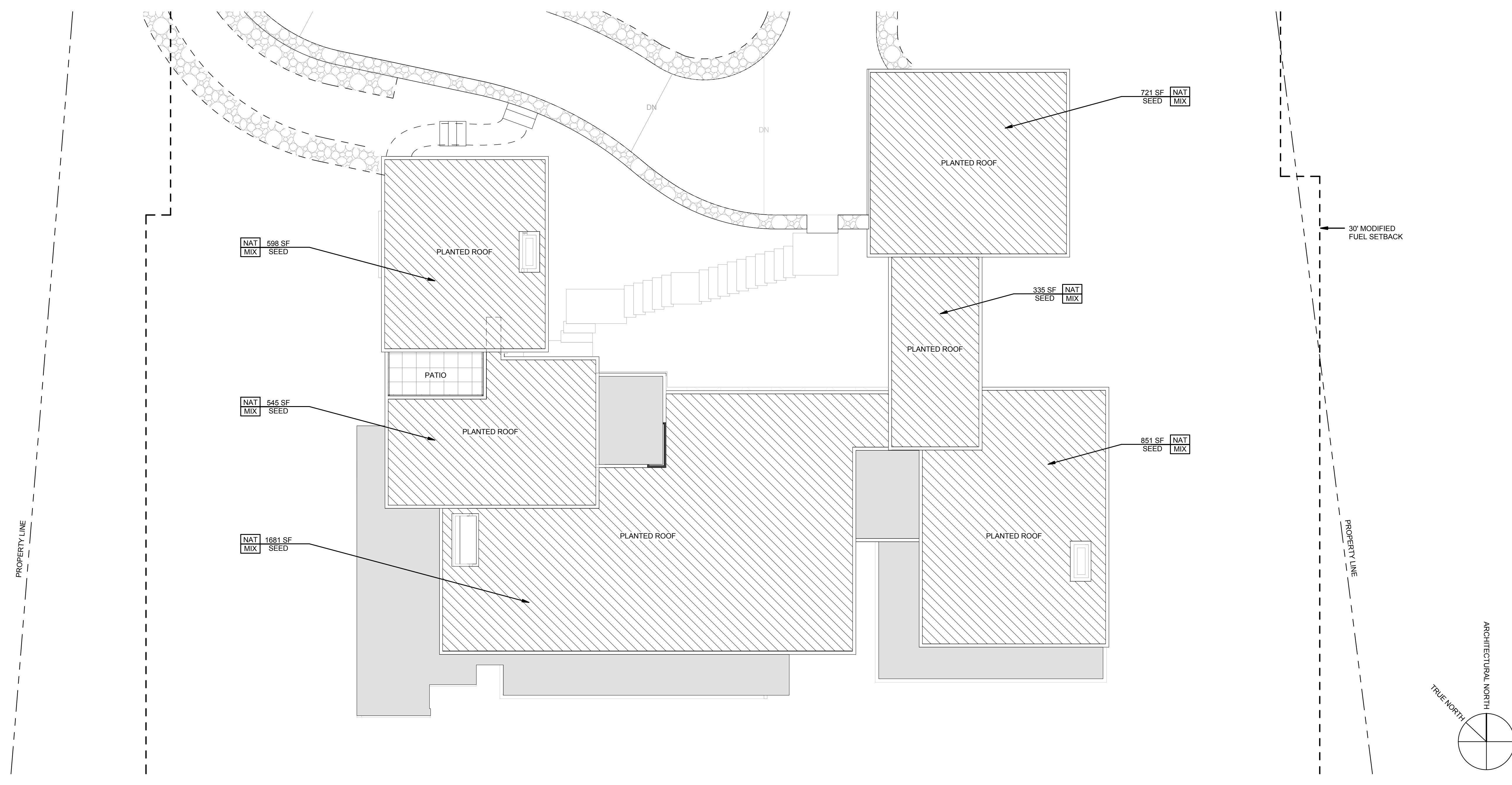


PLANTED ROOF PLAN - LEVEL 1
1/8" = 1'-0"

1. CONTRACTOR TO PROVIDE BIDDING FOR 10% MORE PLANTS THAN SPECIFIED ACTUAL QUANTITIES TO BE DETERMINED BY PLANT SCHEDULE AS PREPARED BY LANDSCAPE ARCHITECT.
2. QUANTITIES GIVEN FOR PLANT MATERIALS SPECIFIED FOR "ON CENTER" SPACING ARE SHOWN FOR CONVENIENCE ONLY AND ARE SUBORDINATE TO THE SPACING GIVEN. VERIFY AND SUPPLY SUFFICIENT NUMBER OF PLANTS TO FULFILL SPACING REQUIREMENTS.
3. ALL SIZES SHOWN FOR PLANT MATERIALS ON THE PLAN ARE TO BE CONSIDERED MINIMUM AND SAMPLES WILL REQUIRE ACCEPTANCE BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
4. NO CHANGES TO THE PLANS ARE TO BE MADE WITHOUT PRIOR CONSENT OF THE LANDSCAPE ARCHITECT. PLANT MATERIAL IS SUBJECT TO AVAILABILITY AT THE TIME OF INSTALLATION. SUBSTITUTIONS MAY BE MADE AFTER CONSULTATION WITH THE LANDSCAPE ARCHITECT.
5. EXACT LOCATIONS OF PLANT MATERIALS TO BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD. CONTRACTOR TO STAGE ALL PLANT MATERIAL ON SITE PER PLAN. IN THE PLANT CONTAINERS. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT OF PLACEMENT 48 HOURS PRIOR TO REQUIRED INSPECTION BY LANDSCAPE ARCHITECT. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANT PLACEMENT WHILE STILL IN THE CONTAINERS, BEFORE GIVING APPROVAL TO CONTRACTOR FOR PLANTING.
6. CONTRACTOR TO COORDINATE WITH OTHER SUBCONTRACTORS AND TRADES TO ENSURE PROTECTION OF GROWING CONDITIONS AND PLANT MATERIALS. LANDSCAPE CONTRACTOR TO COORDINATE HISHER WORK WITH THE GENERAL CONTRACTOR, IRRIGATION CONTRACTOR, AND ELECTRICAL CONTRACTOR FOR WORK NOT IN HISHER SCOPE.
7. LANDSCAPE CONTRACTOR TO VERIFY AND COORDINATE WORK AROUND ALL UNDERGROUND UTILITIES BEFORE EXCAVATION. NOTIFY ALL UTILITY PROVIDERS AT LEAST TWO (2) WORKING DAYS PRIOR TO BEGINNING WORK.
8. TREES SHALL BE IN PLACE PRIOR TO INSTALLATION OF DRAIN LINE. DRAIN LINE PLACEMENT SHALL BE ADJUSTED AS NECESSARY AROUND TREES.
9. LANDSCAPE CONTRACTOR TO VERIFY THAT THE CONDITIONS ARE SUITABLE TO PROMOTE HEALTHY PLANT GROWTH. DO NOT PROCEED IF CONDITIONS DETRIMENTAL TO HEALTHY GROWING ENVIRONMENT ARE PRESENT, INCLUDING, BUT NOT LIMITED TO, OVER-COMPACTED SOILS, ADVERSE DRAINAGE CONDITIONS, DEBRIS, OR OTHER HARMFUL CIRCUMSTANCES. PROCEEDING WITHOUT NOTIFICATION DENOTES ACCEPTANCE.
10. CONTRACTOR TO VERIFY LOCATIONS OF PERTINENT SITE IMPROVEMENTS INSTALLED UNDER OTHER SECTIONS. IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITIONS, CONTACT LANDSCAPE ARCHITECT PRIOR TO COMMENCING WORK.
11. REFER TO GRADING AND DRAINAGE PLANS FOR UTILITY LOCATIONS, AND FOR GRADING AND DRAINAGE INFORMATION. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE PLANS, OR IF THERE ARE DISCREPANCIES BETWEEN THE PLANS, CONTACT THE LANDSCAPE ARCHITECT FOR DIRECTION ON HOW TO PROCEED.
12. ALL PLANT MATERIAL TO BE FERTILIZED AT TIME OF INSTALLATION.
13. ALL PLANTING BEDS AND TREE SAUCERS TO RECEIVE 2" MINIMUM DEPTH OF MULCH. FINISHED GRADE OF MULCH TO BE 1" BELOW ADJACENT EDGES. TYPICAL TAPER MULCH DEPTH AS NECESSARY ALONG HARDSCAPE EDGES TO ACHIEVE THIS.
14. ALL PLANTING AREAS SHALL BE EQUIPPED WITH PERMANENT AUTOMATED IRRIGATION SYSTEM. TO BE FUNCTIONAL AT THE TIME OF PLANTING.
15. ALL EXISTING TREES AND VEGETATION OUTSIDE LIMIT OF WORK WILL REMAIN. CONTRACTOR IS RESPONSIBLE FOR HEALTH OF ALL VEGETATION THAT IS TO REMAIN DURING CONSTRUCTION AND DURING THE PLANT ESTABLISHMENT PERIOD. REFER TO DEMOLITION TREE PROTECTION PLAN FOR LIMIT OF WORK AND TREE PROTECTION DETAILS.
16. CONTRACTOR IS RESPONSIBLE FOR WATERING AND MAINTAINING ALL LANDSCAPE MATERIALS UNTIL FINAL ACCEPTANCE.
17. TREES AND PERENNIAL BEDS TO RECEIVE SPECIFIED ORGANIC MULCH. (CACTUS GARDEN COAST-PLANTINGS) TO RECEIVE STONE MULCH AS PER DETAIL AND SPECIFICATIONS.
18. JUTE NETTING OR APPROVED EQUAL TO BE INSTALLED AT ALL SLOPE PLANTING CONDITIONS OF 2.5:1 OR GREATER.

- NOTES FOR MAINTENANCE OF DEFENSIBLE SPACE (WITHIN 30' MODIFIED FUEL SETBACK)**
1. TREES WITHIN THE DEFENSIBLE SPACE ARE TO HAVE CANOPIES TRIMMED ANNUALLY TO MAINTAIN A 10-FOOT HORIZONTAL DISTANCE FROM ALL OVERHEAD ELECTRICAL LINES, STRUCTURES, CHIMNEYS, AND ADJACENT TREE CANOPIES.
 2. ALL DEADWOOD IS TO BE REMOVED FROM TREES WITHIN THE DEFENSIBLE SPACE ON AN ANNUAL BASIS. VINES, PERENNIALS, AND SHRUBS ARE TO BE TRIMMED BACK ANNUALLY FROM TREE TRUNKS TO MAINTAIN A 4-FOOT MINIMUM DISTANCE BETWEEN THE TOP OF THE UNDERLYING PLANTS AND THE BEGINNING OF THE TREE CANOPY.
 3. OWNER IS RESPONSIBLE FOR MAINTAINING THE DEFENSIBLE SPACE, WHICH INCLUDES THE ABOVE MENTIONED TRIMMING, AS WELL AS THE REMOVAL OF NON-FIRE RESISTANT VEGETATION, AND THE REMOVAL OF LITTER OR OTHER DEAD PLANT MATERIAL FROM BUILDING AND STRUCTURE ROOFS.

PLANTING NOTES
NO SCALE



PLANTED ROOF PLAN - LEVEL 2
1/8" = 1'-0"

SHRUBS/GROUNDCOVER

KEY	SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE
		ACHNATHERUM HYMENOIDES	INDIAN RICE GRASS		
		ELYMUS TRACHYCAULUS	SLENDER WHEATGRASS		
NAT MIX		PASCOPYRUM SMITHII	WESTERN WHEATGRASS	5205 SQ FT	NATIVE SEED MIX
		POA SANDBERGII	SANDBERG BUNCHGRASS		
		PSEUDOROEGNERIA SPICATA	BLUEBUNCH WHEATGRASS		

PLANTING LEGEND
NO SCALE

- 02900 PLANTING**
- EXECUTION**
1. INSTALLATION SHALL BE COMPLETED BY AN INSTALLER LICENSED AND SKILLED IN THEIR TRADE.
 2. MATERIALS SHALL BE SUBJECT TO INSPECTION AND APPROVAL OR REJECTION UPON DELIVERY TO SITE FOR CONFORMITY TO CONSTRUCTION DOCUMENTS AND APPROVED SUBMITTALS.
 3. LANDSCAPE CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT 48 HOURS PRIOR TO DELIVERY TO RELAY DATES FOR ALL LARGE SPECIMEN TREE PLANTINGS.
 4. LANDSCAPE ARCHITECT TO BE ON SITE TO OVERSEE ALL LARGE TREE INSTALLATION.
 5. LANDSCAPE CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT 48 HOURS PRIOR TO FINAL INSTALLATION TO CONFIRM FINAL LAYOUT PRIOR TO PLANTING FOR ALL HEDGES, SHRUBS, AND PLANTING BEDS.
- MANUFACTURER AND PRODUCT INFORMATION**
1. ALL TREES AND PLANT MATERIAL ARE TO BE NURSERY GROWN AND CONFORMING TO THE UTAH STANDARD GRADING CODE OF NURSERY STOCK. PLANTS SHALL BE HEALTHY, VIGOROUS, WELL-BRANCHED, AND DENSELY FOLIATED WHEN IN LEAF. THEY SHALL BE FREE OF DISEASE AND ADULT INSECTS, EGGS, PUPAE, OR LARVAE. THEY SHALL HAVE HEALTHY, WELL DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH.
 2. SOURCED TREES AND PLANTS MUST BE GROWN AND SHIPPED FROM THE SAME PLANT HARDINESS ZONE AS THE LOCATION THEY ARE TO BE INSTALLED IN.
 3. ALL PLANTS MUST BE ESTABLISHED AND WELL-ROOTED IN REMOVABLE CONTAINERS. NO CONTAINER PLANTS THAT HAVE CRACKED, BROKEN, OR ROOT-BOUND BALLS WHEN TAKEN FROM CONTAINERS SHALL BE PLANTED, EXCEPT ON SPECIAL APPROVAL OF LANDSCAPE ARCHITECT.
 4. TREES AND PLANTS SHIPPED FROM THE NURSERY SHALL BE TRUE TO NAME AND BEAR WEATHER-PROOF NURSERY INSPECTION IDENTIFICATION TAGS.
- PRODUCT: ON-SITE TOPSOIL**
PH RANGE: 5.5 TO 7.0
ORGANIC MATERIAL MINIMUM: 4%
FREE OF STONES ONE-INCH (1") OR LARGER IN ANY DIMENSION, OR OTHER EXTRANEUS MATERIALS.
- PRODUCT: NATIVE SEED MIX**
MANUFACTURER: MODEL: CUSTOM MIX: 10% ACHNATHERUM HYMENOIDES, 30% ELYMUS TRACHYCAULUS, 10% PASCOPYRUM SMITHII, 40% POA SANDBERGII, 10% PSEUDOROEGNERIA SPICATA.
- PRODUCT: SUPPLEMENTAL TOPSOIL/PLANTER MIX**
40/20/20 PLANTING SOIL MIX 60% CLEAN SAND, 30% LOAM, 30% PEAT MOSS OR COMPOSTED BIOSOLIDS.
- PRODUCT: ORGANIC MULCH**
MANUFACTURER: AGUNGA FOREST
MODEL: FOREST FLOOR, 2" NITROGEN STABILIZED (0.8-1.2% ACTUAL NITROGEN), COMPOSED, RECYCLED, GROUND AND SCREENED.
- ACCESSORIES**
PROVIDE ALL ACCESSORIES REQUIRED FOR A COMPLETE INSTALLATION.
- ACTION SUBMITTALS**
1. CONTRACTOR TO PROVIDE PHOTOGRAPHS OR PHYSICAL SAMPLES TO LANDSCAPE ARCHITECT OF ALL PLANT MATERIAL, 5 GALLONS AND LARGER FOR APPROVAL. LANDSCAPE ARCHITECT TO REVIEW AND APPROVE PLANT MATERIAL AT SOURCE, BY PHYSICAL SAMPLE, OR BY PHOTOGRAPHS PRIOR TO DIGGING OR SHIPPING OF PLANT MATERIAL.
 2. CONTRACTOR TO PROVIDE PHYSICAL SAMPLES OF THE FOLLOWING FOR APPROVAL, BEFORE ORDERING OR SHIPPING:
 - ORGANIC MULCH
 - ALL SUPPLEMENTARY COMPONENTS OF THE FOLLOWING FOR APPROVAL, BEFORE ORDERING OR SHIPPING, AS APPLICABLE.
 - ALL SUPPLEMENTARY COMPONENTS AND ACCESSORIES NECESSARY FOR A COMPLETE INSTALLATION.
- SUBSTITUTIONS**
REQUEST FOR SUBSTITUTION FOR A SPECIES, CULTIVAR, OR OTHER PRODUCT SHALL ONLY BE PERMITTED IF IT IS CERTAIN THAT THE SUBSTITUTION IS NOT SUBSTANTIALLY DIFFERENT FROM THAT ON THE PLANTING SCHEDULE. ALL REQUESTS FOR SUBSTITUTION MUST BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT.
- WARRANTY AND MAINTENANCE**
TREES, SHRUBS AND PLANT MATERIALS ONE-GALLON SIZE AND GREATER SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR. PLANTED MATERIAL SHALL BE GUARANTEED FOR SIX (6) MONTHS. PROVIDE MAINTENANCE PERIOD OF NINETY (90) DAYS AFTER FINAL COMPLETION. REPLACE ANY DEAD PLANTS AND PLANTS NOT IN VIGOROUS CONDITION DURING THE WARRANTY PERIOD.
- SEED APPLICATION**
SEED AT RATE OF 8-10 POUNDS OF PURE LIVE SEED (PLS) PER ACRE. AREAS WHERE SLOPE EXCEEDS 2:1 SHOULD BE SOWN AT A RATE OF 16-20 POUNDS PER ACRE. EXISTING NON-NATIVE VEGETATION SHOULD BE ERADICATED PRIOR TO SEED APPLICATION. DO NOT TILL SOIL PRIOR TO SEEDING. SLOPES REQUIRING JUTE NETTING STABILIZATION SHOULD HAVE NETTING INSTALLED PRIOR TO SEED APPLICATION.

PLANTING SPECIFICATIONS
NO SCALE

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architecture
interior
construction
landscape

39 SUMMIT, LLC
Summit at Powder Mountain Lot 39

PLANTED ROOF PLAN

September 10, 2015

STATE OF UTAH
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