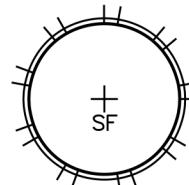

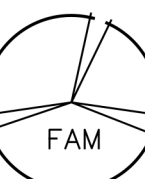
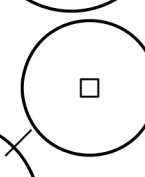
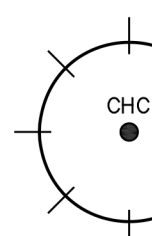





QUANTITY	SYMBOL	BOTANICAL/COMMON NAME	INSTALLED SIZE	MATURE SIZE
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TREES				
8		Abies lasiocarpa Sub-Alpine Fir	20' Hgt.	50'x18'
4		Populus tremuloides Quaking Aspen	3"-5" CAL. CLUMP	35'x20'
4		Acer ginnala 'Flame' Amur Maple	3" CAL	20'x20'
2		Amelanchier x grandiflora Autumn Brilliance Serviceberry	2" CAL.	20'x15'
3		Prunus virginiana 'Canada Red' Canada Red Chokecherry	3" CAL.	20'x20'
GRASSES				
29	✱	Festuca idahoensis 'Siskiyon Blue' Siskiyon Blue Fescue	1 Gal.	18"x18"
24	✱✱	Miscanthus sinensis purpurascens Flame Grass	1 Gal.	4'x3'
49	✱✱✱	Schizachyrium scoparium 'Blaze' Blaze little blue stem	1 Gal.	24'x18'
SEED REMAINING LOT AREA=18,466 SF				
Native grass seed mix See note #12 Sheet L1.2 for mix composition and application specification				
MATERIALS				
3.4 CY		River Cobble 1"-3" Small River Cobble or as approved	4" depth	
37 CY		River Cobble 8"-12" Large River Cobble or as approved	depth of material	
IRRIGATION				
45 SF		Drip irrigation system for grasses in planter and near house Trees to be irrigated until established -- Water source, method of irrigation to be coordinated with Summit Powder Mountain		

1.1

GENERAL LANDSCAPE NOTES

1. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING AND PROPOSED UTILITIES, AND ALL SITE CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH THE PROJECT MANAGER AND ALL OTHER CONTRACTORS WORKING ON THE SITE.
2. THE FINISH GRADE OF ALL PLANTING AREAS SHALL BE SMOOTH, EVEN AND CONSISTENT, FREE OF ANY HUMPS, DEPRESSIONS OR OTHER GRADING IRREGULARITIES. THE FINISH GRADE OF ALL LANDSCAPE AREAS SHALL BE GRADED CONSISTENTLY 3/4" BELOW THE TOP OF ALL SURROUNDING WALKS, CURBS, ETC.
3. THE CONTRACTOR SHALL STAKE THE LOCATION OF ALL PLANTS FOR APPROVAL PRIOR TO PLANTING. TREES SHALL BE LOCATED EQUIDISTANT FROM ALL SURROUNDING PLANT MATERIAL. SHRUBS AND GROUND COVERS SHALL BE TRIANGULAR AND EQUALLY SPACED.
4. THE PLANT MATERIALS LIST IS PROVIDED AS AN INDICATION OF THE SPECIFIC REQUIREMENTS OF THE PLANTS SPECIFIED, WHEREVER IN CONFLICT WITH THE PLANTING PLAN, THE PLANTING PLAN SHALL GOVERN.
5. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR AND EQUIPMENT REQUIRED FOR THE PROPER COMPLETION OF ALL LANDSCAPE WORK AS SPECIFIED AND SHOWN ON THE DRAWINGS.
6. ALL PLANT MATERIALS SHALL BE APPROVED PRIOR TO PLANTING. THE OWNER/LANDSCAPE ARCHITECT HAS THE RIGHT TO REJECT ANY AND ALL PLANT MATERIAL NOT CONFORMING TO THE SPECIFICATIONS. THE OWNER/LANDSCAPE ARCHITECTS DECISION WILL BE FINAL.
7. THE CONTRACTOR SHALL KEEP THE PREMISES, STORAGE AREAS AND PAVING AREAS NEAT AND ORDERLY AT ALL TIMES. REMOVE TRASH, SWEEP, CLEAN, HOSE, ETC. DAILY.
8. THE CONTRACTOR SHALL PLANT ALL PLANTS PER THE PLANTING DETAILS, STAKE/GUY AS SHOWN. TOP OF ROOT BALLS SHALL BE PLANTED FLUSH WITH FINISH GRADE.
9. THE CONTRACTOR SHALL NOT IMPEDE DRAINAGE IN ANY WAY. THE CONTRACTOR SHALL ALWAYS MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING, WALLS, ETC.
10. THE CONTRACTOR SHALL MAINTAIN ALL WORK UNTIL ALL WORK IS COMPLETE AND ACCEPTED BY THE OWNER. UPON COMPLETION OF LANDSCAPE WORK AN INSPECTION FOR ACCEPTANCE OF THE WORK SHALL BE HELD. THE CONTRACTOR SHALL NOTIFY THE OWNER/LANDSCAPE ARCHITECT FOR SCHEDULING OF INSPECTION AT LEAST SEVEN (7) DAYS IN ADVANCE.
11. THE CONTRACTOR SHALL MAINTAIN AND GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER. REPLACEMENT PLANTS SHALL BE GUARANTEED FOR AN ADDITIONAL 90 DAYS. MAINTENANCE SHALL INCLUDE MOWING, WEEDING, FERTILIZING, CLEANING, INSECTICIDES, HERBICIDES, ETC.
12. NATIVE GRASS SEED MIX:

SPECIES		
ELYMUS TRACHYCAULUS	SLENDER WHEATGRASS	20.0%
PASCOPYRUM SMITHII	WESTERN WHEATGRASS	26.25%
PSEUDOROENGERIA SPICATA	BLUEBUNCH WHEATGRASS	22.5%
FESTUCA OVINA	SHEEP FESCUE	5.0%
POA SANDBERGII	SANDBERG BLUEGRASS	3.75%
ACHNATHERUM HYMENOIDES	INDIAN RICEGRASS	22.5%

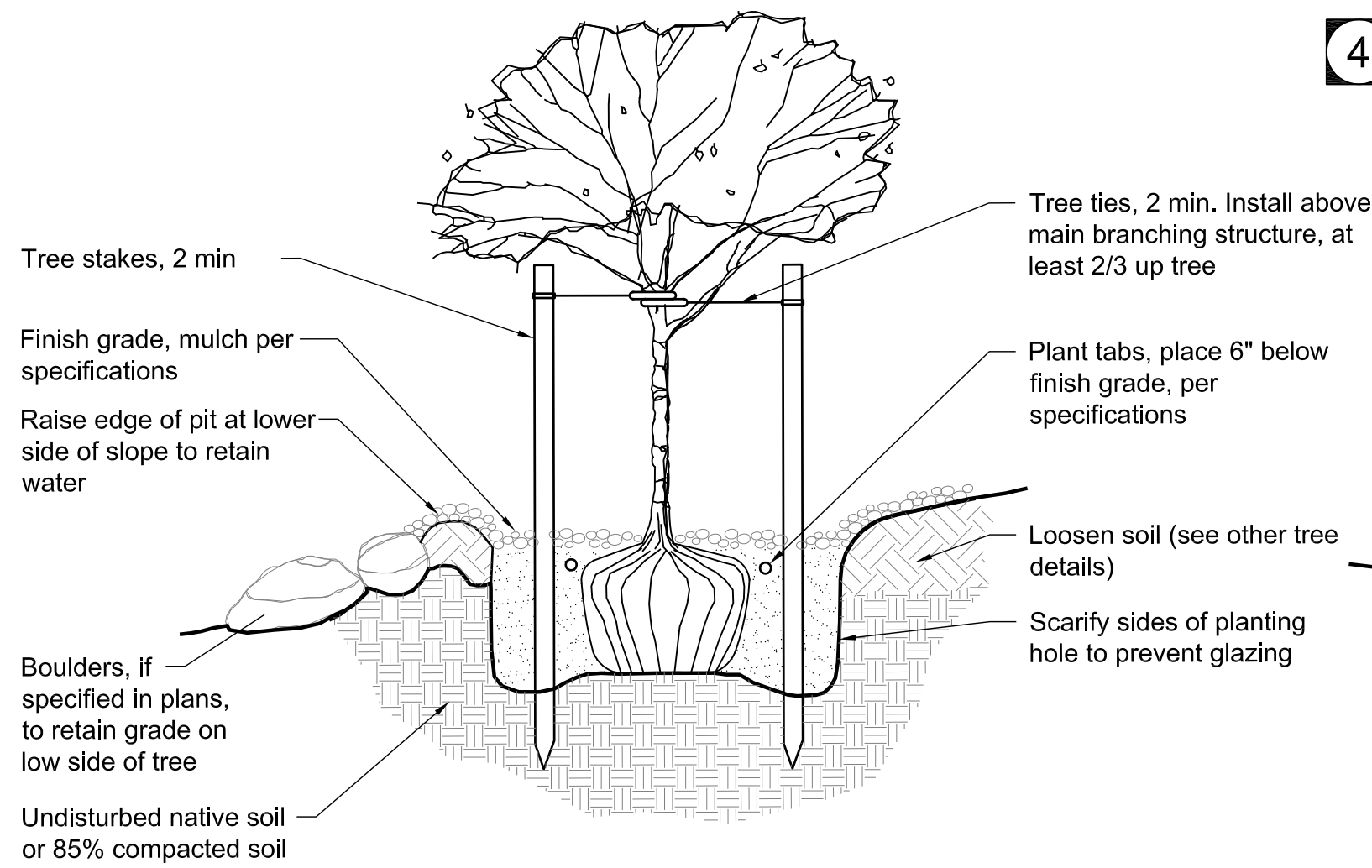
SEEDING RATE BROADCAST: 30 PLS POUNDS PER ACRE

SEEDING SHALL BE APPLIED BY BROADCAST AND RAKED INTO THE TOP 1/2" OF THE TOP LAYER OF THE SOIL. HYDRO-MULCH SHALL BE SPRAYED OVER THE PREPARED SEEDED AREAS. HYDRO-MULCH SHALL CONSIST OF FERTILIZER AT THE RATE OF SIX (6) POUNDS PER ONE THOUSAND SQUARE FEET AND THE "FIBER MULCH" AT THE RATE OF FOURTEEN HUNDRED POUNDS (1400) PER ACRE OF AREA.

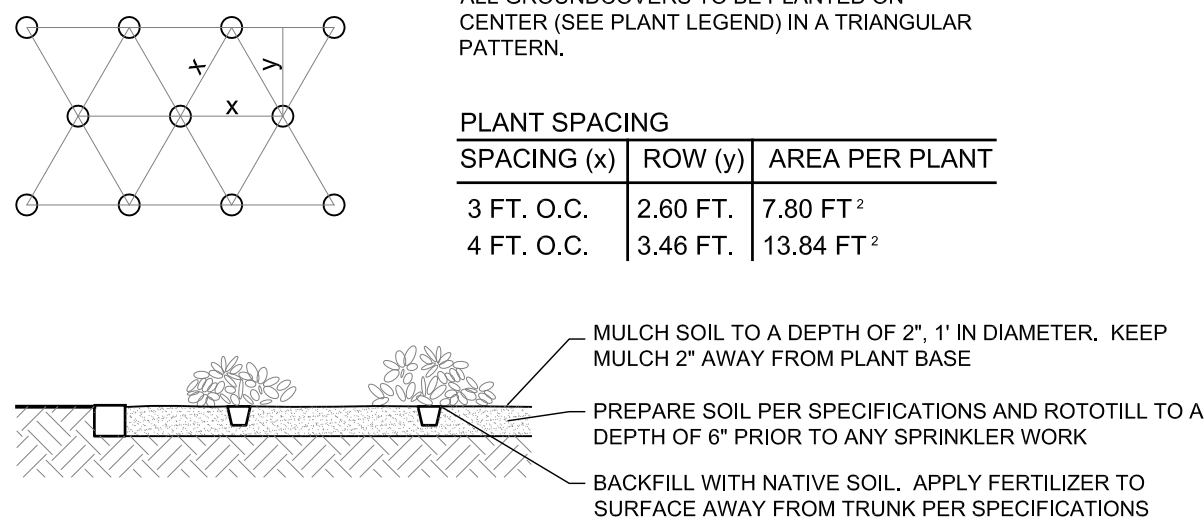
RECOMMENDED SEED APPLICATION TIME: LATE FALL IN ORDER FOR GERMINATION TO BE DELAYED UNTIL SPRING, OR EARLY SPRING TO TAKE ADVANTAGE OF COOL WEATHER AND WET CONDITIONS.

IRRIGATION NOTES:

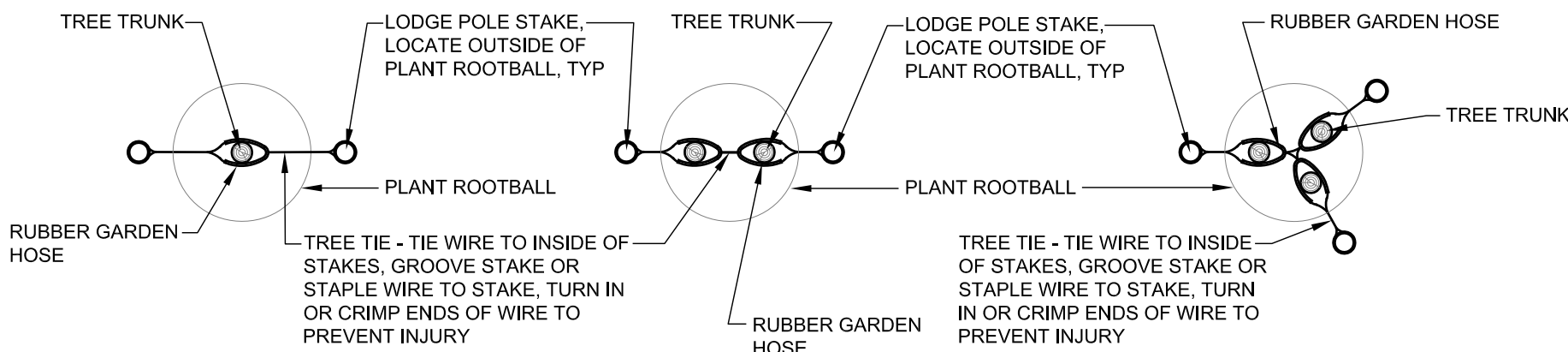
1. ALL INSTALLED DECORATIVE GRASSES SHALL BE IRRIGATED WITH A LOW PRESSURE DRIP IRRIGATION SYSTEM. THE SYSTEM SHALL HAVE SEPARATE CONTROL ZONES FOR EACH PLANTED AREA. THE CONTROLLER SHALL HAVE THE CAPACITY FOR THREE OR MORE START TIMES AND STAGGERED WATERING SCHEDULES WITH TIMING INTERVALS TO THE MINUTE. THE SEASONAL WATERING SCHEDULE SHALL BE POSTED AT THE CONTROLLER.
2. THE UTILITY CONTRACTOR IS TO PROVIDE THE IRRIGATION SYSTEM CONNECTION TO THE WATER LINE WITH A BACK FLOW PREVENTION DEVICE, AS APPLICABLE, WITHIN STATE AND LOCAL JURISDICTIONAL CODES. THE IRRIGATION CONTRACTOR IS RESPONSIBLE TO COORDINATE THIS ITEM WITH THE UTILITY CONTRACTOR. IF SECONDARY WATER IS USED, THE SYSTEM SHALL BE FILTERED WITH A CLEANABLE FILTER SYSTEM.
3. IRRIGATION CONNECTION IS TO BE LOCATED AFTER THE METER, AT THE ROAD, WITH STOP & WASTE VALVE, BACK FLOW PREVENTION DEVICE.
4. DRIP IRRIGATION SYSTEM TUBING AND EMITTERS SHALL BE PLACED UNDER LANDSCAPE MULCH IN PLANTING BEDS AND SHOULD NOT BE VISIBLE WHENEVER POSSIBLE.
5. THE IRRIGATION CONTROLLER SHALL HAVE EITHER AN INTEGRAL RAIN SENSOR OR SOIL MOISTURE SENSOR AUTO SHUT-OFF CAPABILITY. SENSORS SHALL BE LOCATED PER OPERATOR INSTRUCTION BY THE LANDSCAPE CONTRACTOR.
6. THE CONTROLLER SHALL BE LOCATED AT THE DIRECTION OF THE PROJECT MANAGER/OWNER.
7. TREES SHALL BE IRRIGATED UNTIL THEY ARE WELL ESTABLISHED. WATER SOURCE, METHOD AND MEANS OF WATER DELIVERY/IRRIGATION WILL BE COORDINATED WITH SUMMIT POWDER MOUNTAIN.



1 TREE AND SHRUB PLANTING ON SLOPE

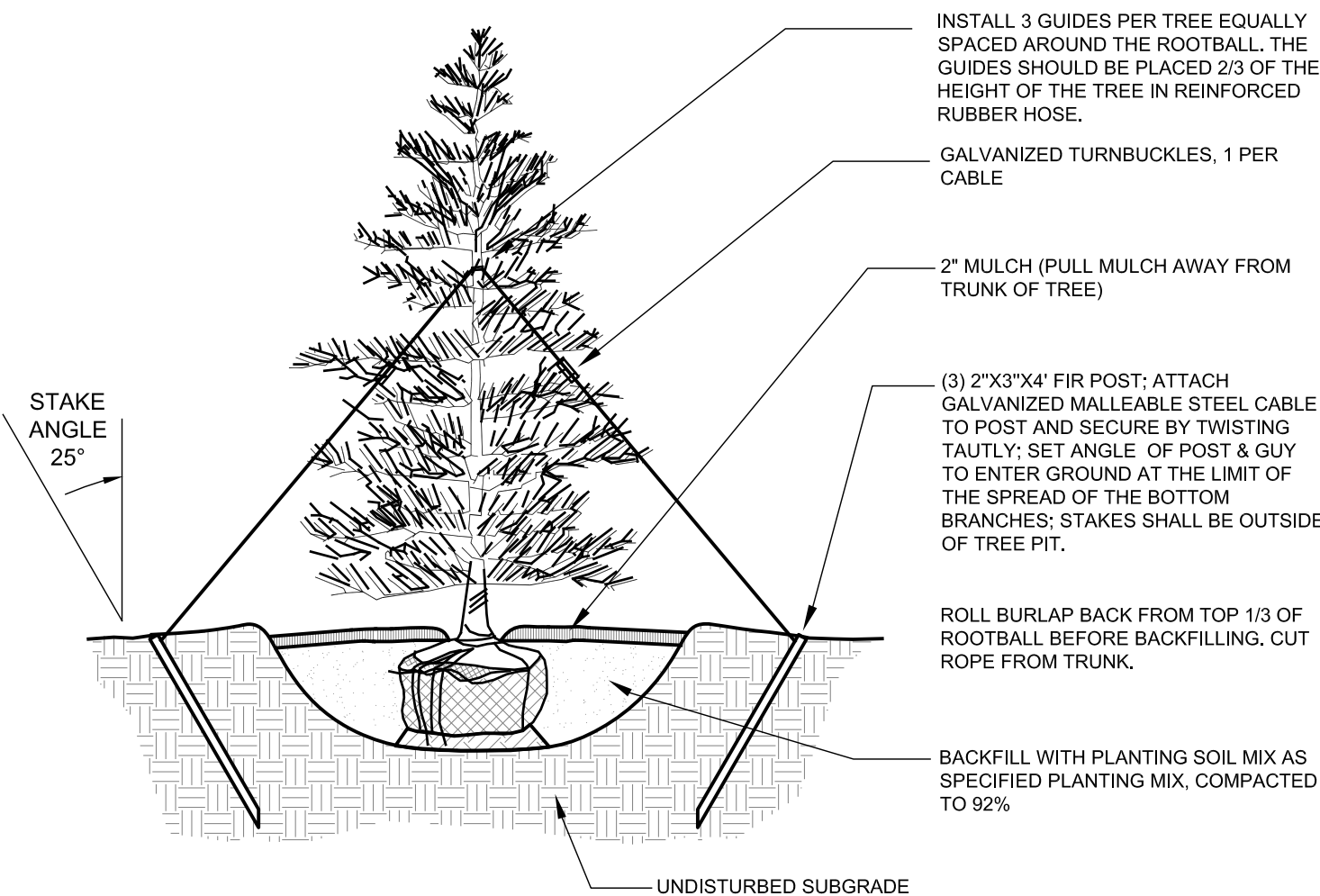


2 PERENNIAL/GROUNDCOVER PLANTING DETAIL

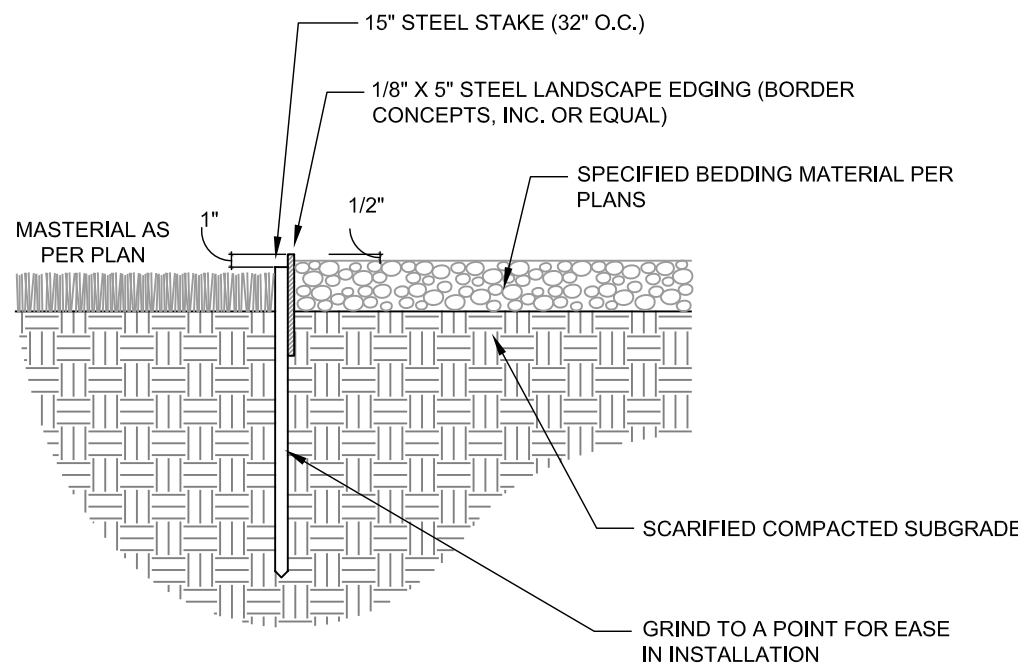
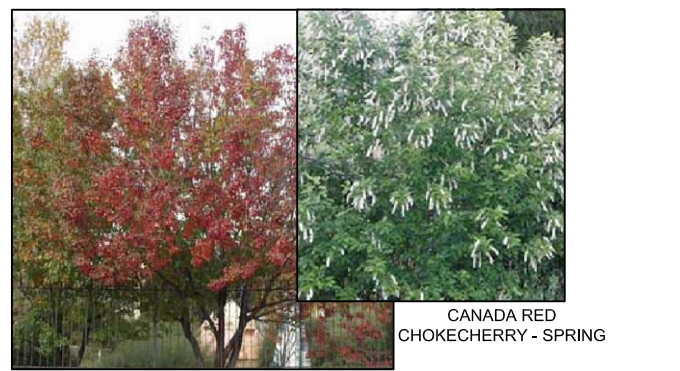


3 TREE STAKING PLAN - STANDARD TREE STAKING PLAN - MULTIPLE TREE STAKING PLAN - MULTIPLE

3 TREE STAKING DETAIL
note: only provide staking if conditions require it



4 CONIFER TREE PLANTING AND STAKING
note: only provide staking if conditions require it



6 METAL LANDSCAPE EDGING

Buttgenbach Residence - Plant Schedule

QUANTITY	SYMBOL	BOTANICAL/COMMON NAME	INSTALLED SIZE	MATURE SIZE	NOTES
TREES					
8		Abies lasiocarpa Sub-Alpine Fir	20' Hgt.	50'x18'	-
4		Populus tremuloides Quaking Aspen	3"-5" CAL. CLUMP	35'x20'	-
4		Acer ginnala 'Flame' Amur Maple	3" CAL	20'x20'	-
2		Amelanchier x grandiflora Autumn Brilliance Serviceberry	2" CAL.	20'x15'	-
3		Prunus virginiana 'Canada Red' Canada Red Chokecherry	3" CAL.	20'x20'	-
GRASSES					
29		Festuca idahoensis 'Siskiyon Blue' Siskiyon Blue Fescue	1 Gal.	18"x18"	Tolerates shade, hardy
24		Miscanthus sinensis purpurascens Flame Grass	1 Gal.	4'x3'	Deer resistant, drought tolerant
91		Schizachyrium scoparium 'Blaze' Blaze little blue stem	1 Gal.	24'x18'	Deer resistant, fall color
SEED REMAINING LOT AREA: 18,486 SF					
Native grass seed mix See note #12 Sheet L1.2 for mix composition and application specification					
MATERIALS					
3.4 CY		River Cobble 1'-3" Small River Cobble or as approved	4" depth		
37 CY		River Cobble 8'-12" Large River Cobble or as approved	depth of material		
IRRIGATION					
475 SF		Drip irrigation system for decorative accent grasses in planter and near house Trees to be irrigated until established -- Water source, method of irrigation to be coordinated with Summit Powder Mountain			



POWDER MOUNTAIN HOUSE

EDEN, UT 84310

LOT 44R SUMMIT POWDER
WEBER COUNTY, UT

DATE:	APRIL 2018
PROJECT:	000.0000.80
DRAWN BY:	BW
REVIEW BY:	EL
VERSION:	DD
REVISIONS:	

SHEET TITLE:	LANDSCAPE DETAILS
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SHEET NUMBER:	L1.2
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