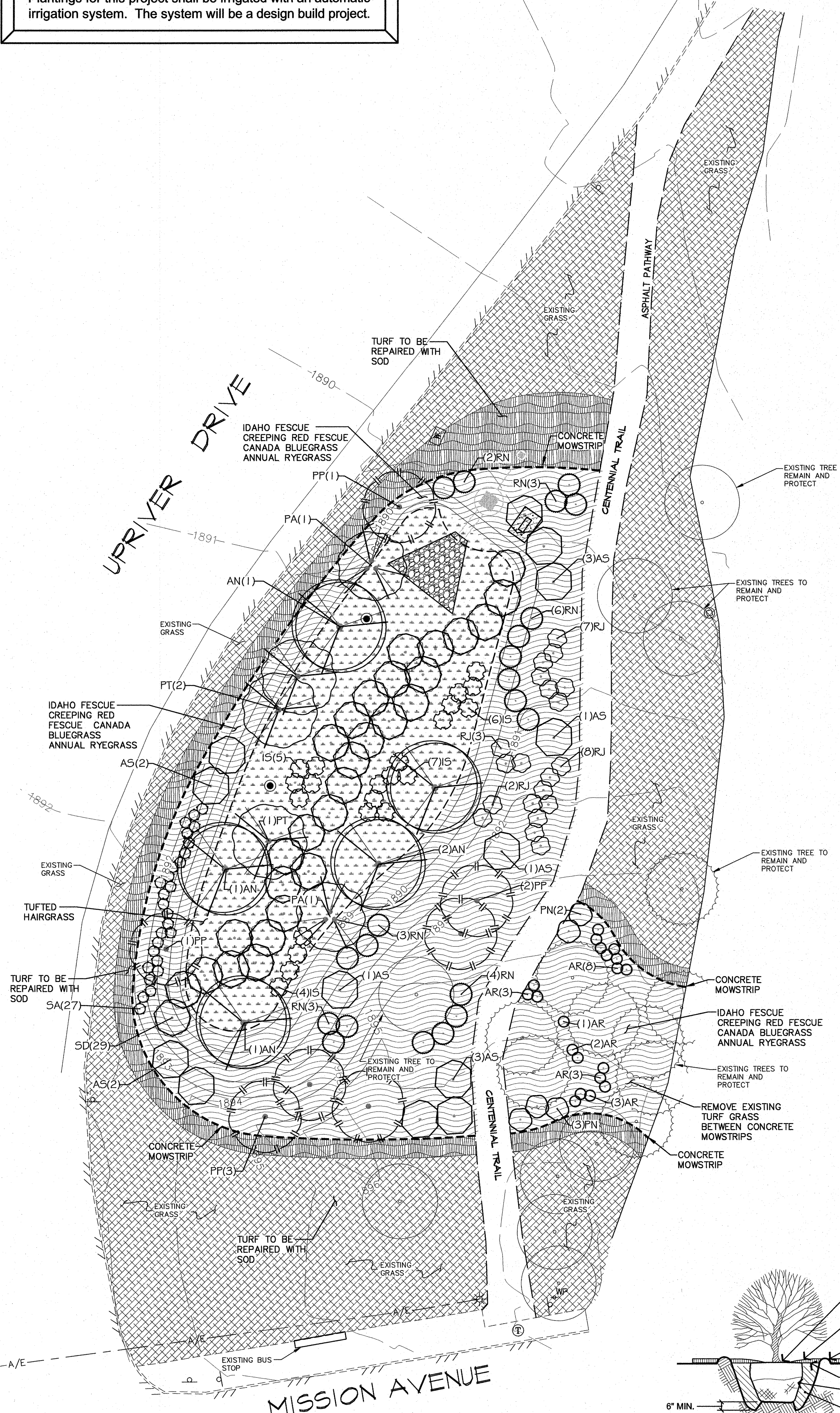


IRRIGATION REQUIREMENTS:
 Plantings for this project shall be irrigated with an automatic irrigation system. The system will be a design build project.



PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT.	CAL./SIZE	BLOOM	HT X WD	DETAIL
	AN	Acer negundo / Box Elder	You Pick	2" Cal.	Insignificant	40' x 25'	#1
	PP	Pinus ponderosa / Ponderosa Pine	You Pick	8' - 10' HT	Insignificant	80' x 20'	#2
	PT	Populus tremuloides / Quaking Aspen	You Pick	2" Cal.	Insignificant	40' x 20'	#1
	PA	Populus tremuloides (Multi-Trunk) / Quaking Aspen (Multi-Trunk)	You Pick	1.5"	Insignificant	40' x 20'	#1

SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	CONT.	FIELD2	BLOOM	HT X WD	DETAIL
	AS	Amelanchier alnifolia / Serviceberry	3 Gal.		Spring	15' x 10'	#3
	AR	Aronia arbutifolia / Red Chokeberry	3 Gal.		Spring	6' x 3'	#3
	IS	Ilex glabra 'Shamrock' / Shamrock Inkberry	3 Gal.		Spring	5' x 5'	#3
	PN	Physocarpus opulifolius / Ninebark	3 Gal.		Spring	6' x 6'	#3
	RJ	Rhodotypos scandens / Jetbead	3 Gal.		Spring	5' x 5'	#3
	RN	Rosa nutkana / Nootka Rose	3 Gal.		Spring	8' x 6'	#3
	SD	Salix drummondiana / Drummond's Willow	5 Gal.		Insignificant	12' x 10'	#3
	SA	Symphoricarpos albus / Common White Snowberry	3 Gal.		Spring	3' x 3'	#3

- GRASSES**
- Turf Grass to repair with locally grown sod to match existing.
 - Existing turf grass to remain and protect.
 - Tufted Hair Grass
- TOPSOIL**
 Install 2" Sandy Loam Topsoil within all turf areas. Except bottom of swale. See note #9
- EDGING**
 Concrete Mowstrip - 5 sack mix with fiber reinforcement and medium broom finish. #4
- EXISTING TREES**
 CONIFER
 DECIDUOUS
 Existing trees to remain and protect

Rainier Seeds
 Kevin Miller, 509-220-0231
 (www.kmiller@rainierseeds.com)

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Hand-Broadcast at a rate of 1 lb. per 1,000 S.F. Cover with no more than 1/4" of topsoil to ensure soil/seed contact

Hand-Broadcast at a rate of 3 lbs. per 1,000 S.F.

PLANTING REQUIREMENTS

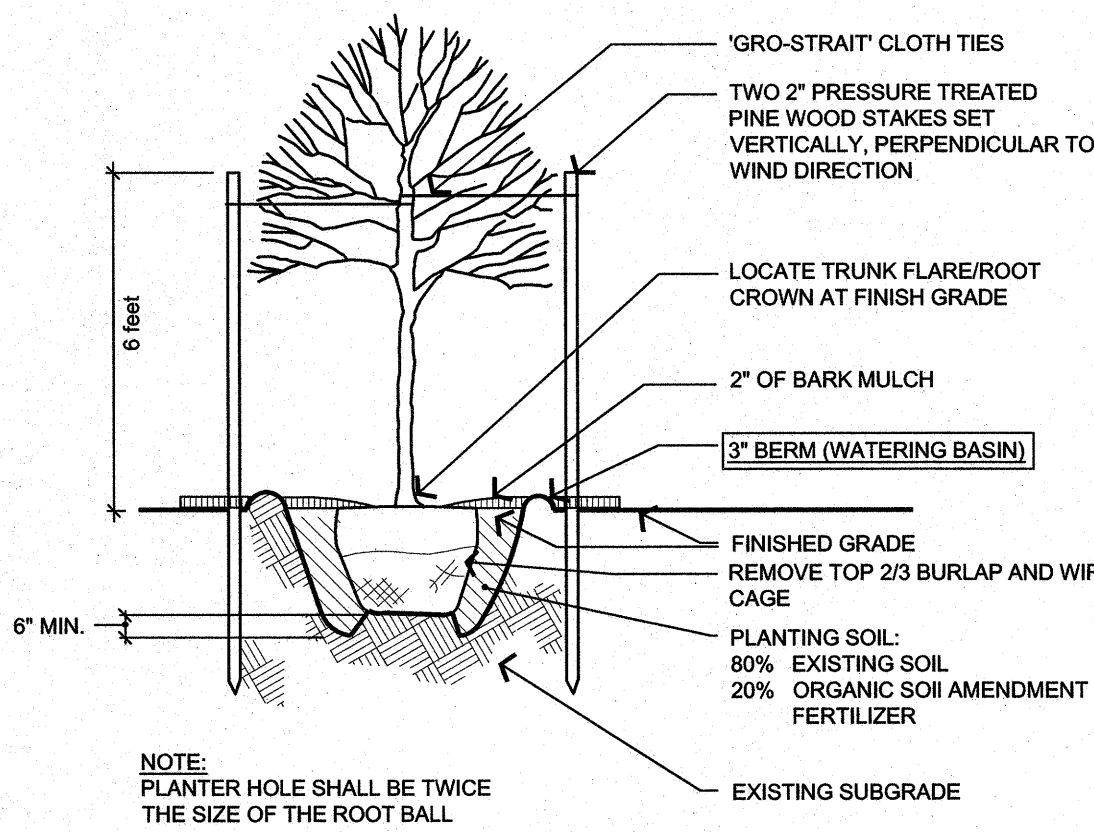
- PLANT MATERIAL SHALL BE PLANTED IN THE LOCATIONS SHOWN. MAINTAIN SPACING AND DISTANCES RELATIVE TO HARD FEATURES.
- PLANT MATERIAL SHALL BE INSTALLED PER PLANTING DETAILS.
- WORK SHALL BE PERFORMED BY PERSONS FAMILIAR WITH THIS TYPE OF WORK AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN. THE FOREMAN SHALL REMAIN ON-SITE DURING ALL LANDSCAPE SOIL PREPARATION, AND PLANTING OPERATIONS.
- THE OWNER OR HIS REPRESENTATIVE RESERVES THE RIGHT TO MAKE SUBSTITUTIONS, ADDITIONS AND DELETIONS IN THE PLANTING SCHEME AS THEY FEEL NECESSARY WHILE WORK IS IN PROGRESS. SUCH CASES ARE TO BE ACCOMPANIED BY EQUITABLE ADJUSTMENT. SUBSTITUTIONS SHALL NOT DEVIATE FROM MUNICIPALITIES' LANDSCAPE REQUIREMENTS OR APPROVED LANDSCAPE PLANS.
- PROTECT EXISTING AND PROPOSED LANDSCAPING FROM DAMAGE. ANY DAMAGE OCCURRING ON THE JOB SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED OR REPLACED AT THE DISCRETION OF THE OWNER. PRIOR TO CONSTRUCTION, "ROUND-UP" OR AN APPROVED EQUAL, MAY BE APPLIED PER MANUFACTURER'S RECOMMENDATIONS TO ERADICATE EXISTING WEEDS.
- WATERING BASINS SHALL BE INSTALLED AROUND ALL SHRUBS AND TREES ON THE PROJECT SITE. WATERING BASINS SHALL BE CONSTRUCTED SO THAT IT WILL HOLD 2" OF STANDING WATER. KEEP PLANT WATERING BASINS 1" MIN. FROM EDGE OF ANY PAVING OR WALLS. SEE THIS DRAWING FOR PLANTING DETAILS.
- TOP SOIL SHALL BE ADDED TO BRING LANDSCAPING AREAS UP TO SPECIFIED LEVELS, GRADES AND CONTOURS.
- INSTALL 2" OF LOAM TOP SOIL MIX WITHIN ALL TURF GRASS AREAS, EXCEPT IN SWALE BOTTOM. SEE CIVIL DRAWINGS FOR SWALE BOTTOM SOIL REQUIREMENTS, AND TILL INTO THE TOP 6 INCHES OF EXISTING SOILS. SEE NOTES FOR ADDITIONAL REQUIREMENTS.
- SOIL SHALL BE INSTALLED TO WITHIN 1" OF TOP OF CURB OR ADJACENT HARD SURFACE FOR SHRUB AND TREE BEDS AND TO WITHIN 1" TOP OF CURB OR ADJACENT HARD SURFACE FOR TURF AREAS.
- RE-ESTABLISH ALL SURFACE DRAINAGE GRADES. BLEND SLOPES INTO LEVEL AREAS.
- DO NOT MIX SOIL IF THE SOIL OR AMENDMENTS ARE SATURATED.
- ALL AREAS TO BE PLANTED SHALL BE CLEANED, WEEDED AND CROSS-RIPPED TO A MINIMUM DEPTH OF 8" (UNLESS OTHERWISE NOTED), AND SHALL BE LOOSED AND FRIBLE. TAKE CARE NOT TO DISTURB EXISTING ROOTS.
- HYDROSEED ALL TURF GRASS AND DRYLAND GRASS AREAS CALLED OUT. SEE PLANTING SCHEDULE AND NOTES FOR SEED MIXTURE, RATES OF APPLICATION, AND ADDITIONAL REQUIREMENTS.
- THE SEEDING OPERATION SHALL BE HALTED WHEN HIGH WINDS, EXCESSIVE MOISTURE OR OTHER CONDITIONS OCCUR WHICH MAY NOT BE CONDUCTIVE TO SATISFACTORY RESULTS.
- PROVIDE LANDSCAPE MAINTENANCE FROM THE COMPLETION AND ACCEPTANCE OF EACH NEW LANDSCAPE AREA. THE MAINTENANCE PERIOD SHALL BE FOR 90 DAYS AND INCLUDE THE FOLLOWING: WATERING OF LANDSCAPE SHRUBS, TREES AND TURF, RE-FERTILIZATION, WEEDING, MOWING, CLEAN-UP, EDGING, REPAIRS OF ALL WASHOUTS AND GULLIES, REPLANTING AREAS VOID OF TURF ONE SQUARE FOOT AND LARGER IN AREA, MOWING THE NEW LAWN TO (2 INCHES) WHENEVER THE GRASS REACHES (3 INCHES) IN HEIGHT PRIOR TO FINAL INSPECTION AND ACCEPTANCE, AND OTHER NECESSARY WORK OF MAINTENANCE.
- TURF, DRYLAND GRASS AREAS, TREES AND SHRUBS SHALL BE WARRANTED FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF ACCEPTANCE. TURF OR DRYLAND GRASS THAT DIES OR IS IN POOR CONDITION, AS DETERMINED BY THE OWNER REPRESENTATIVE, SHALL BE REPLACED IMMEDIATELY WITH "IN-KIND" SOD, SEED, TREES OR SHRUBS AT NO ADDITIONAL COST TO THE OWNER. MATERIAL TO BE REPLACED SHALL BE REPLACED BY THE CONTRACTOR WITHIN 15 DAYS OF WRITTEN NOTICE FROM THE OWNER'S REPRESENTATIVE. REPLACEMENT SOD, SEED, TREE OR SHRUB MATERIAL SHALL BE WARRANTED FOR THE TIME REMAINING ON THE ORIGINAL PLANT WARRANTY PERIOD.
- *PLANTING QUANTITIES* SHOWN ON THE PLANS ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY AND ARE NOT GUARANTEED. ALL PLANTING INDICATED ON THE DRAWINGS SHALL BE REQUIRED.

TURF HYDROSEEDING NOTES

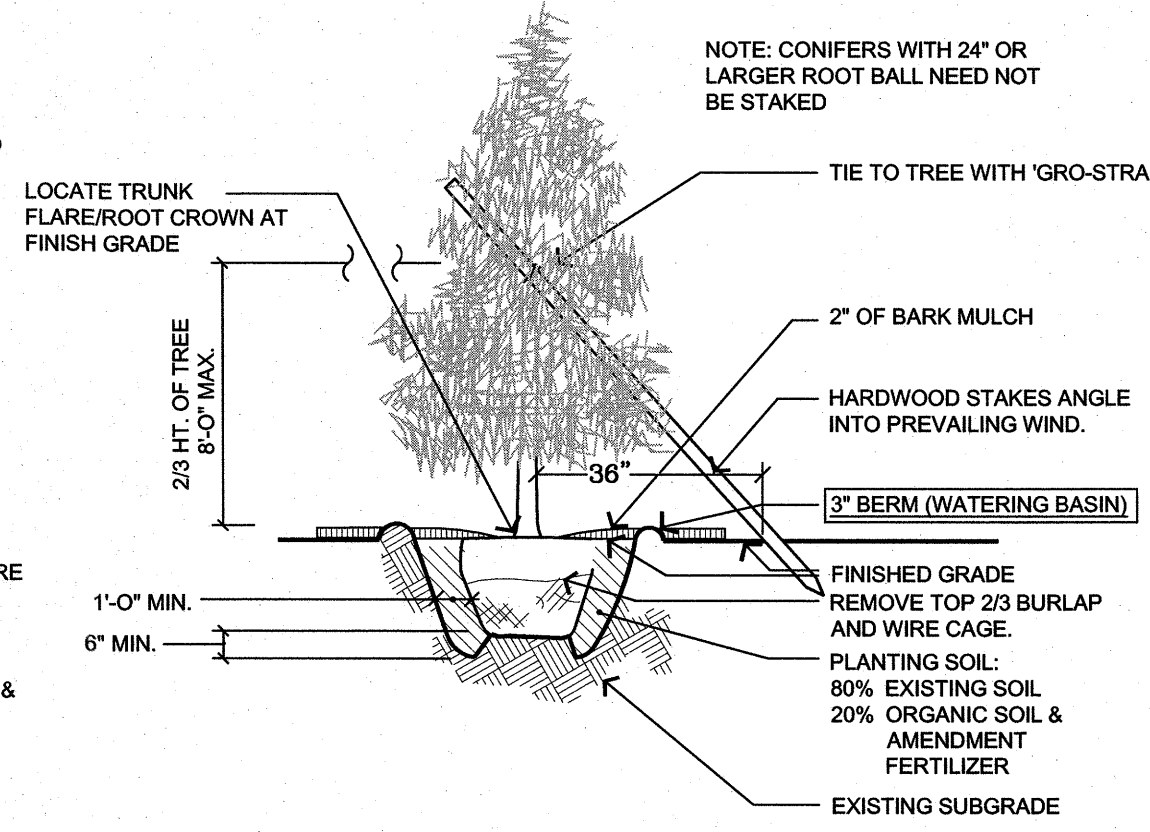
- PRIOR TO APPLYING HYDROSEED, THE SOIL PREPARATION, FINISH GRADE AND IRRIGATION SYSTEM SHALL BE COMPLETED, INSPECTED, TESTED FOR COVERAGE, AND APPROVED BY OWNER'S REPRESENTATIVE IN WRITING.
- MATERIAL:
 - MULCH: WOOD CELLULOSE FIBER (100% WOOD FIBER) WITH GREEN DYE FOR IRRIGATED TURF & PURPLE DYE FOR DRYLAND GRASSES MIXED WITH WATER TO FORM A SLURRY, APPLIED AT A RATE OF 2,000 LBS. PER ACRE.
 - SOIL BINDING AGENT (TACIFIER): SHALL BE ALPHA-PLANTAGO, APPLIED AT A RATE OF 50 LBS. PER ACRE ON FLAT GROUND AND 80 LBS. PER ACRE ON SLOPES OR APPROVED EQUAL AT A RATE SPECIFIED BY THE MANUFACTURER.
 - TURF SEED MIXTURE: SEE PLANT LEGEND. D. FERTILIZER: 16-16-16 BEST 10 LBS/1000 S.F.
 - THE SEEDING OPERATION SHALL BE HALTED WHEN HIGH WINDS, EXCESSIVE MOISTURE OR OTHER CONDITIONS OCCUR WHICH MAY NOT BE CONDUCTIVE TO SATISFACTORY RESULTS.
 - THE SEED, FERTILIZER AND TACIFIER WILL BE MIXED WITH A SPECIALLY PREPARED DYED WOOD CELLULOSE FIBER UNDER CONTINUOUS AGITATION SO THAT HOMOGENEOUS MIXTURE IS DISCHARGED HYDRAULICALLY THROUGH HOSES TO THE PROPOSED TURF AREAS. PROLONG ADDING SEED TO SLURRY MIX UNTIL JUST BEFORE SPRAYING, BUT ADD SEED SOON ENOUGH TO ALLOW SEED TO HOMOGENEOUSLY MIX WITH SLURRY.
 - APPROVAL OF HYDRO-SEEDING: IF INSPECTION INDICATES THAT AREAS HAVE BEEN SKIPPED OR SEEDED AT LESS THAN THE SPECIFIED RATE, THE OWNER'S REPRESENTATIVE WILL NOT APPROVE SEEDING UNTIL THE SOWING OF ADDITIONAL SEED ON THOSE AREAS HAS BEEN ACCOMPLISHED, AT NO EXTRA COST TO THE OWNER. THE DAY AFTER THE HYDRO-SEEDING IS APPROVED, THE TURF ESTABLISHMENT PERIOD WILL BEGIN.
 - IRRIGATION: TURF IS TO BE KEPT IN A MOIST, BUT NOT WET, CONDITION DURING THE PERIOD OF INITIAL GERMINATION (3 MONTHS).

SOD PLACEMENT NOTES

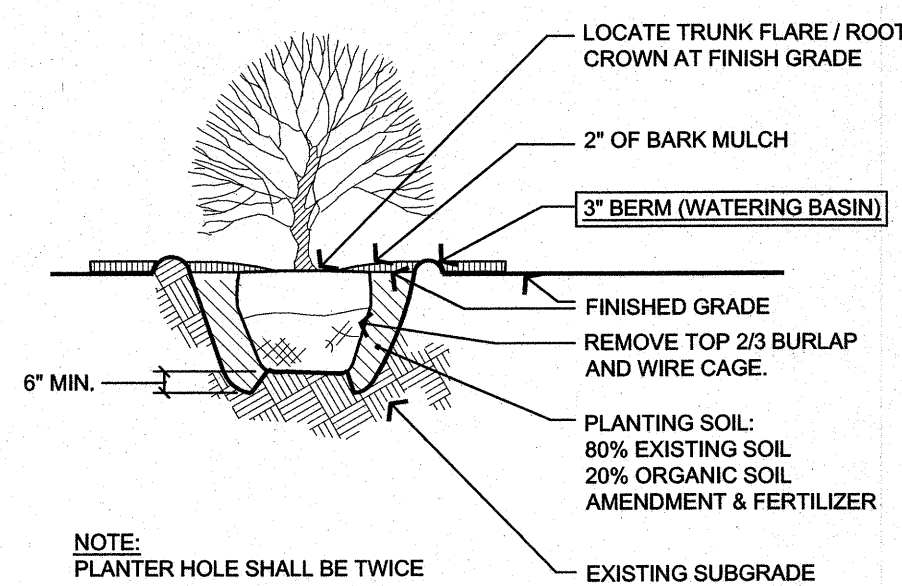
- GRADE AND ROLL: SOIL SURFACE ADJACENT TO PAVED EDGES SHALL BE LOCATED AS PER SPECIFICATIONS. GRADE SMOOTH ALL SURFACES TO BE SODDED. ROLL ALL SURFACES TO COMPACT SOILS AND TO EXPOSE ALL DEPRESSION OR SURFACE IRREGULARITIES. CORRECT ALL DEPRESSIONS AND IRREGULARITIES.
- STARTER FERTILIZER: DISTRIBUTE "STARTER" FERTILIZER PER THE RECOMMENDED AMOUNTS PER SQUARE FOOTAGE ONTO THE SURFACE OF THE SOIL.
- LAYING SOD: AVOID LAYING SOD ON "DRY" SOILS. LIGHTLY WATER SOIL PRIOR TO LAYING SOD AND LET IT DRY TO A NON-STICKING SURFACE. LAY FIRST STRIP OF SOD ROLL ALONG A STRAIGHT EDGE. BUTT JOINTS TIGHTLY TO A PEAK AND DEPRESS TO A FLAT CONDITION (DO NOT OVERLAP EDGES). ON SECOND STRIP, LAID NEXT TO THE FIRST, STAGGER THE JOINTS MUCH LIKE A BRICK PATTERN. USE A SHARP KNIFE TO CUT SOD TO FIT CURVES AND AROUND SPRINKLER HEADS.
- ROLL SOD: AFTER LAYING A SECTION OF SOD, ROLL LIGHTLY TO ELIMINATE IRREGULARITIES AND TO FORM A GOOD CONTACT BETWEEN THE SOD AND SOIL. HEAVY ROLLERS SHALL BE AVOIDED BASED UPON POTENTIAL GROOVES BEING LEFT IN THE FINAL GRADE.
- IRRIGATION: THOROUGHLY IRRIGATE THE SOD SURFACE AFTER A SECTION IS COMPLETED. SOD SHALL BE KEPT MOIST AT ALL TIMES FOR AT LEAST THE FIRST TEN DAYS, DEPENDING ON THE TEMPERATURE. AFTER THE SOD IS ESTABLISHED, DECREASE THE FREQUENCY OF THE IRRIGATION AND INCREASE THE AMOUNT OF THE WATER PER APPLICATION.
- LANDSCAPE CONTRACTOR SHALL REQUEST APPROVAL FOR THE SOD INSTALLATION FROM THE OWNER'S REPRESENTATIVE.



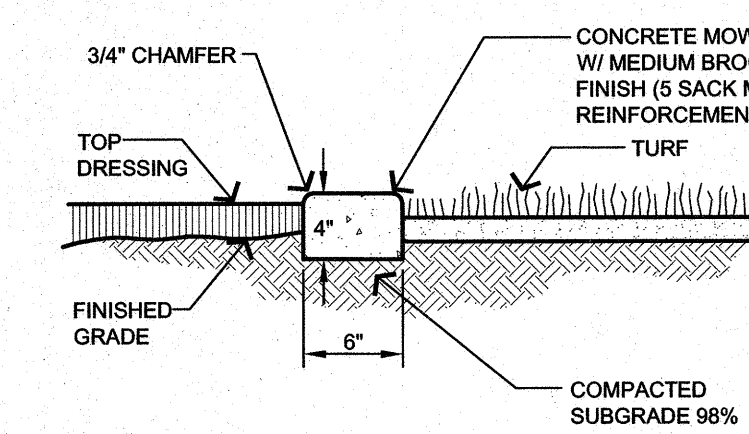
1 DECIDUOUS TREE PLANTING
 NOT TO SCALE



2 CONIFEROUS TREE PLANTING
 NOT TO SCALE

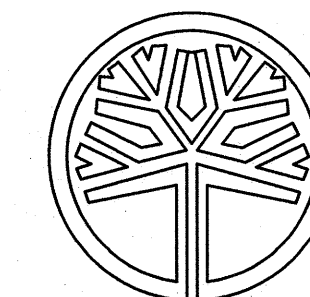


3 SHRUB PLANTING
 NOT TO SCALE



4 CONCRETE MOWSTRIP
 NOT TO SCALE

NOTES:
 1. CONTRACTION JOINT @ 9' O.C. X 1/4" DEEP.



STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
FRANK R. IDE
 CERTIFICATE NO. 633

REVISIONS	
1. ---	

Taylor Engineering, Inc.
 Civil Design and Land Planning
 W. 106 Mission Ave.
 Spokane, Washington 99201
 (509) 328-3371 FAX (509) 328-8224

AVISTA MAIN CAMPUS OFFICE ROOF DRAINAGE LANDSCAPE PLANTING PLAN

SCALE: 1"=20'

SHEET L10

AVISTA CORP. OFFICE ROOF DRAIN MAIN CAMPUS

