

SITE PLAN GENERAL NOTES

- SEE SHEET A1.01 FOR DEMOLITION INFORMATION.
- WORK UNDER THIS CONTRACT INCLUDES ALL DESIGNATED CONCRETE WALKS, PADS & CURBS, AND ASPHALT PAVED WALKS WITHIN THE CONTRACT BOUNDARY. PROVIDE ALL SITE WORK INDICATED INCLUDING TOPSOIL, IRRIGATION, LANDSCAPING, SEEDING, ETC. TO PROVIDE A COMPLETED FINISHED SITE. SEE IRRIGATION, LANDSCAPING, CIVIL, MECHANICAL, & ELECTRICAL FOR EXTENT OF WORK UNDER THESE SUBCONTRACTORS.
- SEE CIVIL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR UTILITIES, MANHOLES, VAULTS AND OTHER WORK RELATED TO THOSE DISCIPLINES.
- PATCH AND REPAIR ALL EXISTING CONCRETE CURBS, WALKS, ASPHALT PAVING, UTILITIES, ETC., DAMAGED OR OTHERWISE AFFECTED BY THIS WORK.
- VERIFY DIMENSIONS PRIOR TO CONSTRUCTION AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION.
- DIMENSIONS ARE TYPICALLY TO FACE OF CONCRETE FOUNDATION, EDGE OF WALL, OR PAVING SIDE OF CURB.
- LOCATE SIDEWALK CONTROL OR EXPANSION JOINTS AS SHOWN IN WALKS & SLABS. IF JOINTS ARE NOT SPECIFICALLY DIMENSIONED, ALIGN WITH BUILDING COLUMNS AND PIERS, BUILDING OFFSETS, CENTER ON OPENINGS OR ALIGN WITH OTHER BUILDING ELEMENTS AS SHOWN.
- PROVIDE PIPE SLEEVES UNDER SIDEWALKS AND ASPHALT PAVING - COORDINATE LOCATIONS WITH LANDSCAPE ARCHITECT.
- NEW CONCRETE STAIRS, WALKS AND SLABS ARE TO BE 4" THICK UNLESS SHOWN OTHERWISE, AND MEET CITY OF SPOKANE STANDARDS.
- SEE ENLARGED PLANS FOR ADDITIONAL INFORMATION.
- COORDINATE WITH THE VARIOUS UTILITY COMPANIES FOR THEIR SERVICE INSTALLATION.
- SEE SHEET A4.01 FOR TYPICAL EXTERIOR FINISHES, UNO
- ADEQUATE ACCESS & MANEUVERING FOR REFUSE & EMERGENCY IS REQUIRED PER CITY STANDARDS & MUST BE MAINTAINED DURING CONSTRUCTION

SITE PLAN CODED NOTES

- BIKE RACK, SEE LANDSCAPE
- ADA ACCESSIBLE STALL, SEE CIVIL
- VAN ACCESSIBLE STALL, SEE CIVIL
- FLUSH CURB
- CONCRETE SITE WALL
- LIGHT, TYP - SEE ELEC
- SIGN, SEE (X/XX) AND (X/XX) (X/XX)
- NOT USED
- PROVIDE 4' OPENING IN CHAIN LINK FENCE, MOW STRIP CONTINUES
- RETAINING WALL, SEE CIVIL
- EXIST CONCRETE CURB AND WALK TO REMAIN SHOWN SHADED
- REPLACE EXISTING CHAIN LINK FABRIC & HORIZ RAILS IN 6' HIGH FENCE, CUT DOWN 10' H FENCE POSTS TO 6' & CAP
- EXIST FIRE HYDRANT TO REMAIN
- 6' HIGH CHAIN LINK FENCE AND MOW STRIP
- 4' H CHAIN LINK FENCE & MOW STRIP, UNO
- HEAVY TRAFFIC CONCRETE PAVING
- NOT USED
- NOT USED
- DRYWELL, SEE CIVIL - TYP
- FIRE HYDRANT, SEE CIVIL
- DETECTABLE WARNING
- CURB CUT - SEE CIVIL
- NOT USED
- LANE MARKING, SEE CIVIL
- MAZE GATE, SEE (X/XX)
- NEW CONC WALK AND 6' H CHAIN LINK FENCE IN MOW STRIP CONTINUES
- EXIST TREES TO REMAIN PROTECT THROUGHOUT CONSTRUCTION
- PEDESTRIAN SIGNAGE, SEE (X/XX)
- NOT USED
- NOT USED
- MOW STRIP, SEE LANDSCAPE
- DRINKING FTN, SEE LANDSCAPE
- ATHLETIC STORAGE BUILDING, SEE (X/XX)

SITE PLAN LEGEND

- GENERAL EXTENT OF CONTRACT
- HEAVY TRAFFIC CONCRETE PAVING - SEE (X/XX)
 - LANDSCAPE, SEE LANDSCAPE
 - CONCRETE - SEE (X/XX)
 - EXISTING CONC CURB AND/OR WALK
- NOTE: SEE SPECIFICATIONS & CIVIL DRAWINGS FOR COMPLETE ROAD PROFILES, TYP

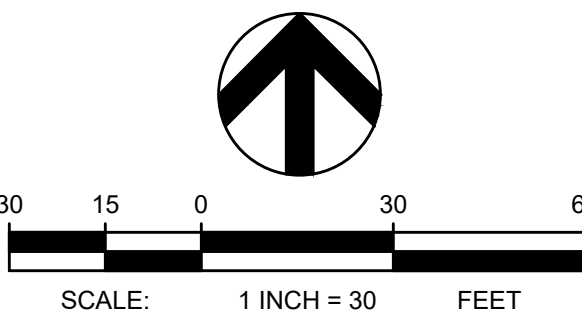
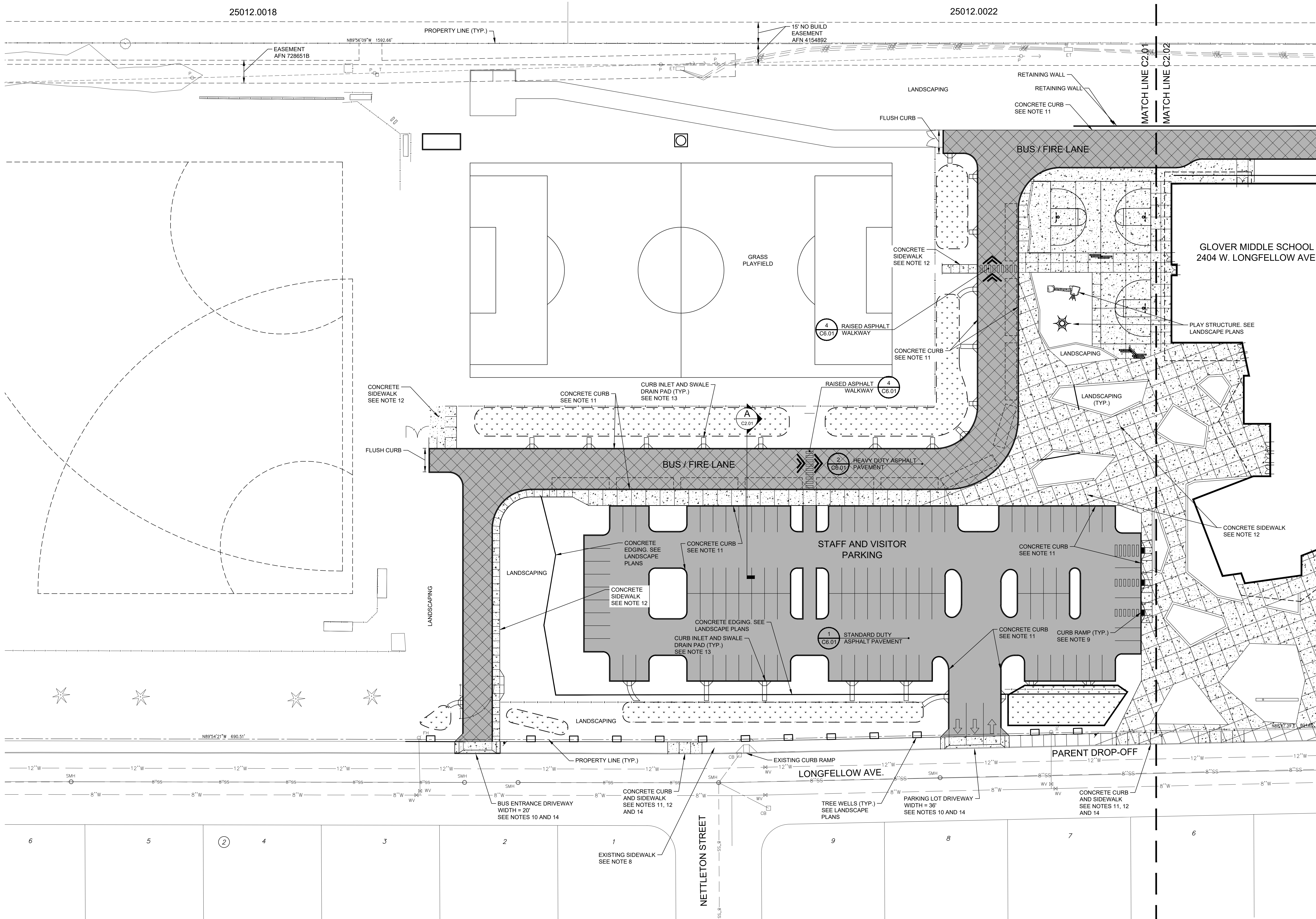
SIGNING AND STRIPING GENERAL NOTES

- TRAFFIC SIGN POST LOCATIONS SHALL BE FIELD LOCATED BY THE CITY OF SPOKANE. PRIOR TO INSTALLATION, THE CONTRACTOR SHALL CONTACT THE CITY OF SPOKANE TRAFFIC SIGNS AND MARKERS SUPERVISOR, AT 232-8850, AT LEAST FIVE WORKDAYS PRIOR TO INSTALLATION, TO ARRANGE FOR A CITY REPRESENTATIVE TO FIELD LOCATE SAID SIGN POSTS.
- FOR ALL TRAFFIC CONTROL SIGNS WITHIN THE RIGHT-OF-WAY: A SPEC. DRAWING SHALL BE SUBMITTED FOR APPROVAL PRIOR TO MANUFACTURE, AND COMPLETED SIGNS SHALL BE PRESENTED FOR INSPECTION, PRIOR TO INSTALLATION, TO THE CITY OF SPOKANE TRAFFIC SIGNS AND MARKERS SUPERVISOR, AT 901 N. NELSON ST. AN APPOINTMENT IS NECESSARY.
- AT THE TIME OF INSTALLATION, ALL SIGNAGE AND STRIPING WITHIN RIGHT-OF-WAY SHALL BE COMPLETED ACCORDING TO THE MOST UP-TO-DATE CITY OF SPOKANE STANDARDS AND SPECIFICATIONS.
- TRAFFIC SIGNS REMOVED DURING ANY PHASE OF THE CONSTRUCTION PROCESS ARE THE CONTRACTOR'S PROPERTY AND ARE TO BE DISPOSED OF BY THE CONTRACTOR. THESE SIGNS ARE NOT TO BE REUSED.

N
1
OVERALL SITE PLAN
Scale: 1" = 50'-0"

X SITE

S.1, T.25N., R.42E., W.M., CITY OF CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON



TBM INFORMATION
1. FOUND BRASS CAP IN THE NW QUADRANT OF LONGFELLOW AVE. AND "A" STREET. EL=1950.56 (NAVD88)

BENCH MARK NOTE

CONTRACTOR SHALL PROTECT ALL EXISTING PROPERTY CORNERS AND BENCH MARKS. ANY DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES SHALL BE REMEDIATED AT THE CONTRACTOR'S EXPENSE.

LEGEND

	HEAVY DUTY ASPHALT
	HEAVY DUTY CONCRETE
	STANDARD DUTY ASPHALT
	STANDARD DUTY CONCRETE
	BIO-INFILTRATION SWALE BOTTOM
	PROPERTY LINE
	CURB
	BUILDING
	BUILDING OVERHANG
	RETAINING WALL
	FENCE

SURFACING NOTES

- THE 2018 EDITION OF THE WSDOT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION ARE THE MINIMUM STANDARDS AND ANY ADDITIONAL REQUIREMENTS BY CITY OF SPOKANE SHALL SUPERSEDE.
- SEE SHEET C0.00 FOR ADDITIONAL NOTES.
- CONTRACTOR TO COORDINATE REQUIRED TESTING AND INSPECTION WITH THE OWNER'S TESTING AGENCY AND THE CITY OF SPOKANE.
- SEE ARCHITECTURAL SITE PLAN FOR SITE DIMENSIONING, SIGNAGE, STRIPING, FLAG POLE, SCHOOL SIGN, STAIRS, RAILINGS, SEAT WALLS, SITE FURNISHINGS ETC.
- SEE LANDSCAPE PLANS FOR FENCES, GATES, BIKE RACKS, LANDSCAPE CURBING, BENCHES, PLAYGROUND STRIPING, PLAY AREA SURFACING, PLAY AREA STRIPING AND PLAY STRUCTURES (BASKETBALL HOOPS, ETC.).
- CONTRACTOR TO REPLACE ANY STRIPING OR PAVEMENT MARKING DISTURBED DURING CONSTRUCTION TO MEET MUTCD STANDARDS.
- STREET REPAIR/ASPHALT PATCHES SHALL CONFORM WITH CITY OF SPOKANE STANDARD PLAN W-108 AND THE REGIONAL PAVEMENT CUT POLICY (TRENCH ONLY). ADJUST UTILITY STRUCTURES AS NEEDED.
- ALL BROKEN, HEAVED OR SUNKEN SIDEWALK, CURBS AND DRIVEWAY APPROACHES ADJACENT TO THE PROJECT (WITHIN THE RIGHT-OF-WAY) WILL BE REPAIRED OR REPLACED WHETHER CAUSED BY CONSTRUCTION OR NOT.
- CURB RAMPS SHALL CONFORM TO CITY STANDARD PLAN F-105A.
- DRIVEWAYS SHALL CONFORM TO CITY STANDARD PLAN F-103B. BUS ENTRANCE DRIVEWAY WIDTH SHALL BE 20'. PARKING LOT DRIVEWAY WIDTH SHALL BE 36'.
- CONCRETE CURB SHALL CONFORM TO CITY STANDARD PLAN F-106. PROVIDE 2" CSTC PER WSDOT SECTION 9-03.9(3) UNDER ALL CURBS.
- CONCRETE SIDEWALK SHALL CONFORM TO CITY STANDARD PLAN F-102. SEE ARCHITECTURAL PLANS FOR SPECIFIC JOINT PATTERNS, TEXTURES AND COLOR (IF ANY).
- CURB INLETS SHALL CONFORM TO CITY STANDARD PLAN F-109. CONSTRUCT SWALE DRAIN PADS TO WITHIN 12" OF BOTTOM OF SWALE PER CITY STANDARD PLAN F-110.
- ALL CONCRETE AND ASPHALT SURFACES INDICATED TO BE REMOVED, SHALL BE SAWCUT.
- SEE SHEET C7.01 FOR SIGNING IN CITY RIGHT-OF-WAY.

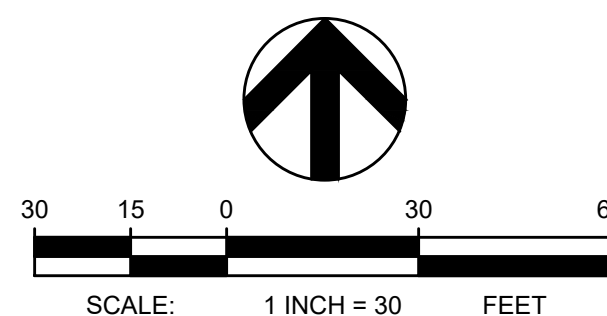
KEY PLAN



A
C2.01
BUS LANE - PARKING LOT
SCALE: NTS

THE EXISTING INFORMATION SHOWN ON THESE PLANS IS PER THE SURVEY COMPLETED BY:
LANDTEK
619 N. MAJELLA STREET
SPOKANE, WA 99202
509-409-2921
DATED: 05/14/2019
THE CONTRACTOR SHALL VERIFY EXISTING SITE CONDITIONS AND CONTACT THE ENGINEER IF DISCREPANCIES ARE NOTED.

UTILITY STATEMENT
LOCATION OF EXISTING UNDERGROUND UTILITIES HAVE BEEN TAKEN FROM DRAWINGS AND FIELD LOCATES SUPPLIED BY THE APPROPRIATE UTILITY COMPANIES. UTILITY LOCATIONS SHOWN ON THIS DRAWING ARE APPROXIMATE ONLY. PRIOR TO BEGINNING ANY CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF EACH UTILITY.



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LEGEND

	HEAVY DUTY ASPHALT
	HEAVY DUTY CONCRETE
	STANDARD DUTY ASPHALT
	STANDARD DUTY CONCRETE
	BIO-INFILTRATION SWALE BOTTOM
	PROPERTY LINE (TYP.)
	CURB
	BUILDING
	BUILDING OVERHANG
	RETAINING WALL
	FENCE

SURFACING NOTES

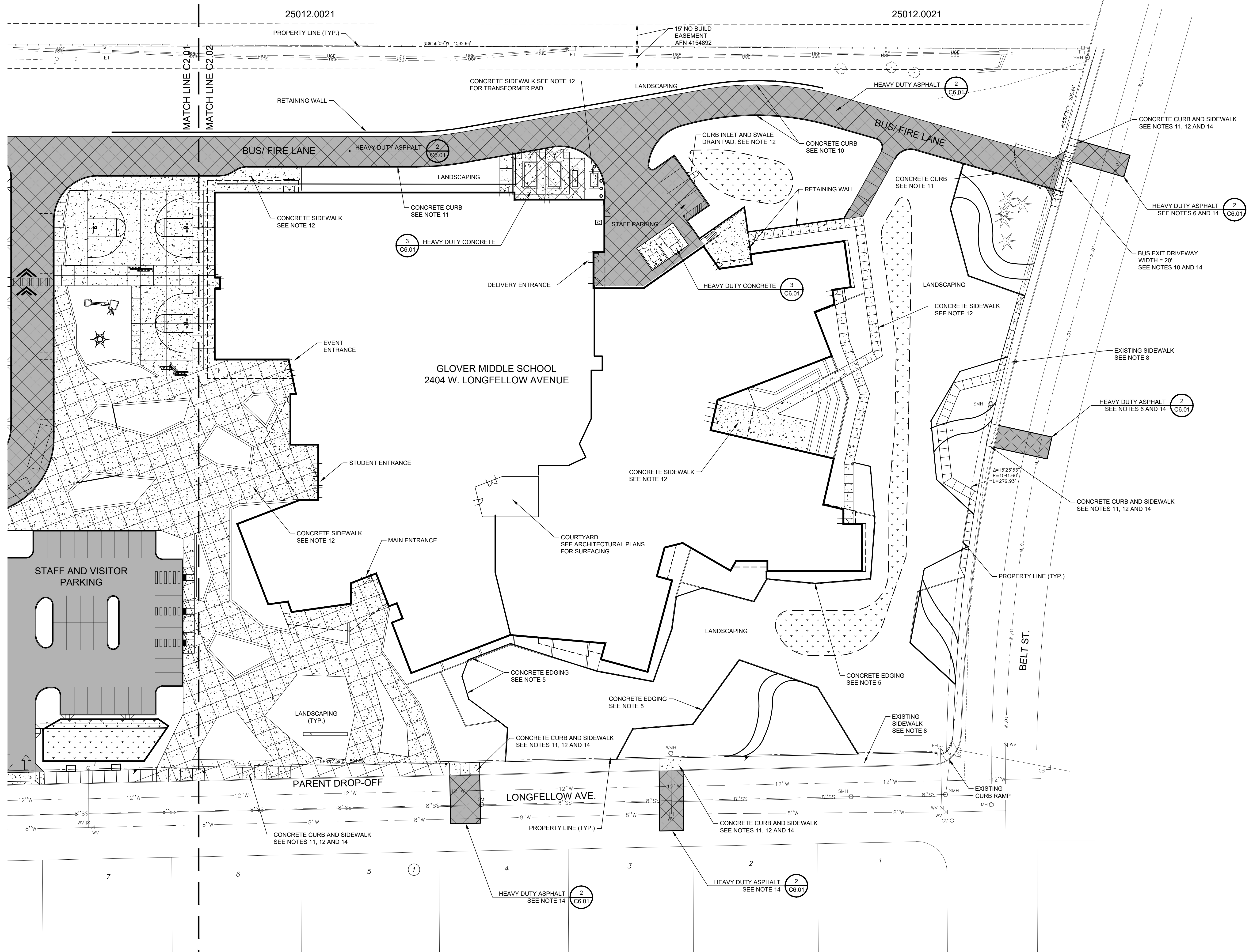
- THE 2018 EDITION OF THE WSDOT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION ARE THE MINIMUM STANDARDS AND ANY ADDITIONAL REQUIREMENTS BY CITY OF SPOKANE SHALL SUPERSEDE.
- SEE SHEET C0.00 FOR ADDITIONAL NOTES.
- CONTRACTOR TO COORDINATE REQUIRED TESTING AND INSPECTION WITH THE OWNER'S TESTING AGENCY AND THE CITY OF SPOKANE.
- SEE ARCHITECTURAL SITE PLAN FOR SITE DIMENSIONING, SIGNAGE, STRIPING, FLAG POLE, SCHOOL SIGN, STAIRS, RAILINGS, SEAT WALLS, SITE FURNISHINGS ETC.
- SEE LANDSCAPE PLANS FOR FENCES, GATES, BIKE RACKS, LANDSCAPE CURBING, BENCHES, PLAYGROUND STRIPING, PLAY AREA SURFACING, PLAY AREA STRIPING AND PLAY STRUCTURES (BASKETBALL HOOPS, ETC.).
- CONTRACTOR TO REPLACE ANY STRIPING OR PAVEMENT MARKING DISTURBED DURING CONSTRUCTION TO MEET MUTCD STANDARDS.
- STREET REPAIR/ASPHALT PATCHES SHALL CONFORM WITH CITY OF SPOKANE STANDARD PLAN W-108 AND THE REGIONAL PAVEMENT CUT POLICY (TRENCH ONLY). ADJUST UTILITY STRUCTURES AS NEEDED.
- ALL BROKEN, HEAVED OR SUNKEN SIDEWALK, CURBS AND DRIVEWAY APPROACHES ADJACENT TO THE PROJECT (WITHIN THE RIGHT-OF-WAY) WILL BE REPAIRED OR REPLACED WHETHER CAUSED BY CONSTRUCTION OR NOT.
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- ALL CONCRETE AND ASPHALT SURFACES INDICATED TO BE REMOVED, SHALL BE SAWCUT.
- SEE SHEET C7.02 FOR SIGNING AND STRIPING IN CITY RIGHT-OF-WAY.

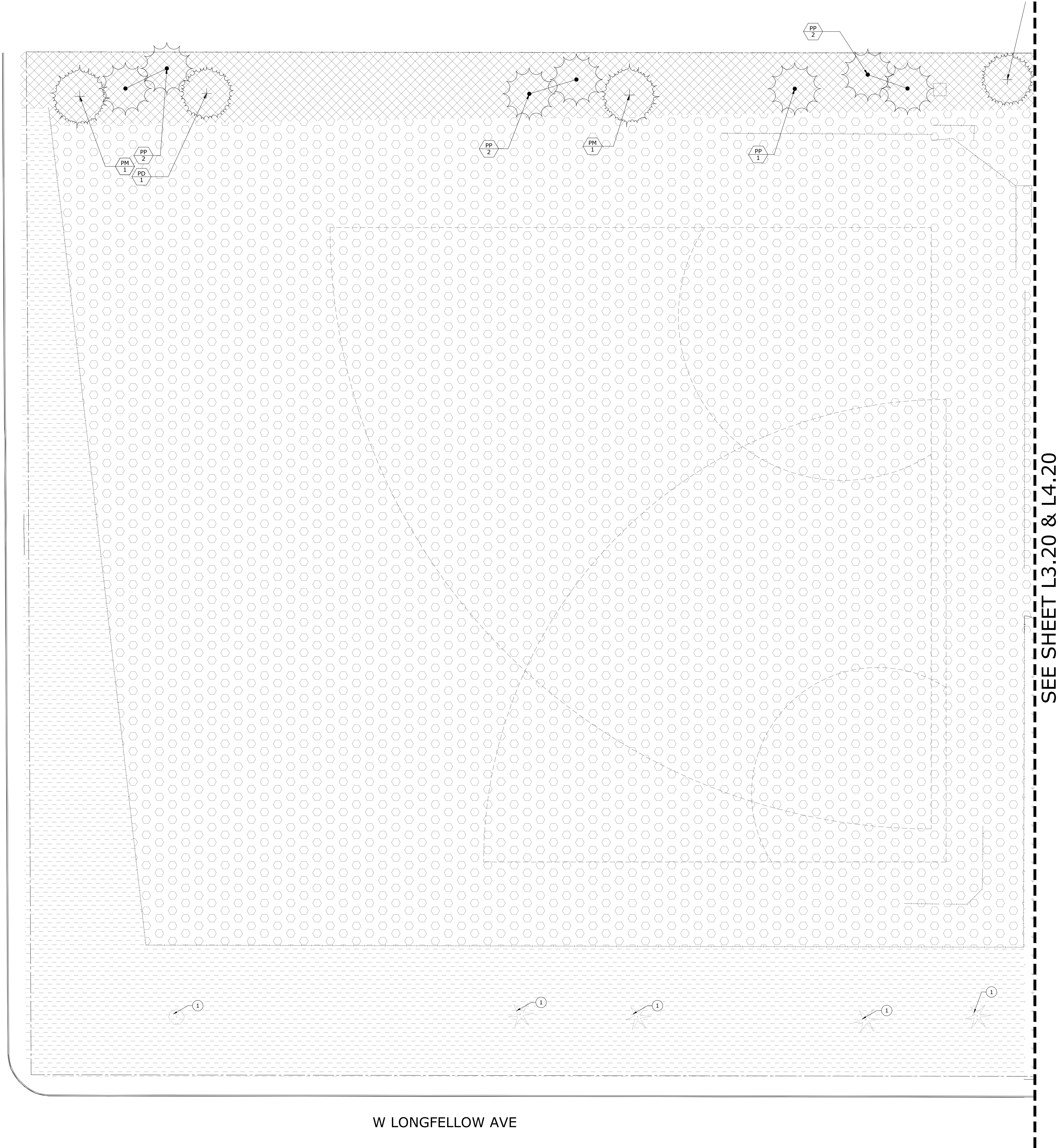
KEY PLAN



THE EXISTING INFORMATION SHOWN ON THESE PLANS IS PER THE SURVEY COMPLETED BY LANDTEK 619 N. MAGELA STREET SPOKANE, WA 99202 509-526-2921 DATED: 05/14/2019. THE CONTRACTOR SHALL VERIFY EXISTING SITE CONDITIONS AND CONTACT THE ENGINEER IF DISCREPANCIES ARE NOTED.

UTILITY STATEMENT
LOCATION OF EXISTING UNDERGROUND UTILITIES HAVE BEEN TAKEN FROM DRAWINGS AND FIELD LOCATES SUPPLIED BY THE APPROPRIATE UTILITY COMPANIES. UTILITY LOCATIONS SHOWN ON THIS DRAWING ARE APPROXIMATE ONLY. PRIOR TO BEGINNING ANY CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF EACH UTILITY.





CALLOUTS

- 1 EXISTING TREE TO REMAIN, PRESERVE AND PROTECT.

LEGEND

- LOW MAINTENANCE GRASSES AND AUTOMATIC OVERHEAD IRRIGATION. 2" TYPE 'A' PLANTING SOIL.
- EXISTING FIELDS TO REMAIN, PRESERVE AND PROTECT.
- EXISTING LANDSCAPE SLOPE TO REMAIN, PRESERVE AND PROTECT.

PLANT LEGEND

TREES	BOTANICAL / COMMON NAME	SIZE	QTY
PM	Pinus monticola / Western White Pine	7-8' Tall	2
PP	Pinus ponderosa / Ponderosa Pine	7-8' Tall	7
PD	Pseudotsuga menziesii / Douglas Fir	7-8' Tall	1

PLANT QUANTITY NOTE: CONTRACTOR SHALL VERIFY QUANTITIES IN PLANT LEGEND WITH PLANT SYMBOLS ON PLANS.

PLANT CALLOUTS

- XX PLANT ABBREVIATION
- # NUMBER OF PLANTS
- EX EXISTING

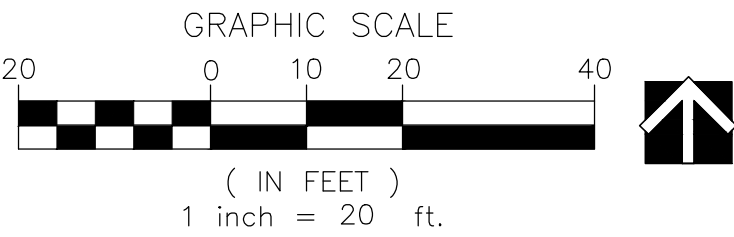
PLANTING NOTES

- CONTRACTOR SHALL CALL 811 TO LOCATE ALL EXISTING ABOVE OR BELOW GRADE ON-SITE UTILITIES PRIOR TO COMMENCEMENT OF WORK, INCLUDING PLANTING. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THE CONTRACT DOCUMENTS SHALL BE DEEMED TO BE APPROXIMATIONS ONLY. ALL DISCREPANCIES BETWEEN WHAT IS SHOWN AND THE ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE. PRESERVE AND PROTECT EXISTING UTILITIES TO REMAIN FROM DAMAGE OR DISRUPTION, TYPICAL. MAINTAIN LOCATES DURING CONSTRUCTION FOR REFERENCE. CONTRACTOR SHALL RECORD ALL UTILITY MARKINGS ON A SEPARATE SET OF DRAWINGS. THIS SET SHALL BE KEPT ON-SITE FOR REFERENCE FOR DURATION OF CONTRACT.
- CONTRACTOR TO COORDINATE WITH OWNER'S MAINTENANCE PERSONNEL TO IDENTIFY AND PROTECT ANY EXISTING OWNER MAINTAINED UTILITIES, WATER LINES, IRRIGATION LINES, IRRIGATION CONTROL WIRES OR OTHER IMPROVEMENTS PRIOR TO CONSTRUCTION.
- THE INFORMATION ON THIS SHEET IS INCOMPLETE UNLESS ACCOMPANIED BY THE CORRESPONDING SPECIFICATION SECTION(S) AND DETAILS DEVELOPED FOR THIS PROJECT. REFER TO THOSE SPECIFICATIONS AND DETAILS FOR ADDITIONAL INFORMATION.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION AND NOTIFYING THE OWNER AND OWNERS REPRESENTATIVES OF DISCREPANCIES. VERIFY THAT SUB GRADE PREPARATION HAS BEEN COMPLETED TO ACCEPTABLE TOLERANCES PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR ACCEPTS SUB GRADES UPON COMMENCEMENT OF WORK AND IS RESPONSIBLE FOR ANY CORRECTIONS REQUIRED AFTER WORK BEGINS.
- REMOVE ALL CONSTRUCTION DEBRIS, CONCRETE, MORTAR, ROCKS, ETC FROM LANDSCAPE AREAS PRIOR TO SUB GRADE PREPARATION AND INSTALLATION OF PLANTING SOIL.
- TREES AND SHRUBS TO MEET REQUIREMENTS OF AMERICAN STANDARD FOR NURSERY STOCK FOR SIZE AND MATERIAL CONDITION.
- PLANT COUNTS IN LEGEND ARE FOR REFERENCE ONLY. PLANT SYMBOLS DICTATE THE REQUIRED PLANTS.
- PLANTING SOIL SCHEDULE (SEE SPECIFICATIONS):
 - HYDROSEED LOW MAINTENANCE AREAS: 2" OF APPROVED PLANTING SOIL TYPE 'A'.
 - SODDED LAWN AREAS: 4" OF APPROVED PLANTING SOIL TYPE 'A'.
 - SEEDDED ATHLETIC FIELD : 6" OF APPROVED PLANTING SOIL TYPE 'B'.
 - PLANTING AREAS: 6" OF APPROVED PLANTING SOIL TYPE 'A'.
- MINERAL MULCH SCHEDULE (SEE SPECIFICATIONS):
 - PLANTING AREAS: 2" OF MINERAL MULCH TYPE 'A'. 5/8" BASALT CHIP
- ALL LANDSCAPE AREAS TO BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM. SEE IRRIGATION PLANS AND SPECIFICATIONS.
- TREE LOCATIONS MAY VARY DEPENDING ON WALK, DRIVEWAY, AND UTILITY LOCATIONS. STAKE FOR APPROVAL PRIOR TO PLANTING.
- LAYOUT OF MOWCURBS AND EDGING TO BE MARKED FOR APPROVAL PRIOR TO INSTALLATION.
- DO NOT COMPACT BOTTOMS OF SWALES, PROTECT SWALES FROM CONSTRUCTION TRAFFIC AND DEBRIS. SEE CIVIL PLANS FOR SOILS IN SWALES.
- ALL TREES TO BE SINGLE TRUNKED, UNLESS OTHERWISE NOTED. MULTI-TRUNKED TREES TO INCLUDE MAIN LEADER EQUAL OR GREATER TO SIZE SPECIFIED.
- TREES OF THE SAME SPECIES SHALL BE MATCHED FROM SAME LOT AND GROWER.
- FINISH GRADE TO BE:
 - PLANTING AREAS: 2 1/2" BELOW ADJACENT WALKS OR HARDSCAPE ELEMENTS BEFORE INSTALLATION OF MINERAL/ORGANIC MULCH.
 - TURF AREAS, SEEDDED: 2" BELOW ADJACENT WALKS OR HARDSCAPE ELEMENTS.
 - TURF AREAS, SODDED: 2" BELOW ADJACENT WALKS OR HARDSCAPE ELEMENTS.

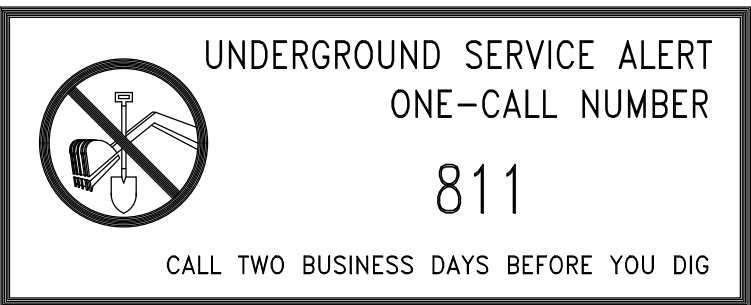
SEE SHEET L3.20 & L4.20

W LONGFELLOW AVE

A LANDSCAPE PLAN



MICHAEL TERRELL - LANDSCAPE ARCHITECTURE, PLLC
1421 N. MEADOWWOOD LANE, SUITE 150
LIBERTY LAKE, WA 99019
PHONE (509) 922-7449



PRELIMINARY - NOT FOR CONSTRUCTION

REVISIONS

50% CONSTRUCTION DOCUMENTS

SPOKANE PUBLIC SCHOOL DISTRICT NO. 81
GLOVER MIDDLE SCHOOL
2404 W LONGFELLOW AVE, SPOKANE, WA 99205








NAC
ARCHITECTURE
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1203 WEST RIVERIDE AVENUE
SPOKANE, WA 99201
P.509.838.8240

NAC NO 111-19027
DRAWN JCS
CHECKED MDT
DATE 12-5-2019

LANDSCAPE PLAN

CD
L4.10

LEGEND

- | | |
|---|--|
|  | TURFGRASS SOD AND AUTOMATIC OVERHEAD IRRIGATION. 2" TYPE 'B' PLANTING SOIL. |
|  | SEEDED TURF ATHLETIC FIELD. 6" TYPE 'B' PLANTING SOIL. |
|  | LOW MAINTENANCE GRASSES AND AUTOMATIC OVERHEAD IRRIGATION. 2" TYPE 'A' PLANTING SOIL. |
|  | SHRUB PLANTING AREA AND IRRIGATION. 6" TYPE 'A' PLANTING SOIL. WITH 6" OF MINERAL MULCH - 80% TYPE 'A' MINERAL MULCH AND 20% TYPE 'B' MINERAL MULCH. LOCATIONS TO BE APPROVED. |
|  | PLAYGROUND AREA WITH POURED-IN-PLACE SAFETY SURFACING. |
|  | FENCE. SEE ARCHITECTURAL PLANS. |
|  | BASALT BOULDER. 3'-4". SEE SHEET L5.20, DETAIL D. |

AC	ABIES	BOTANICAL / COMMON NAME	SIZE	QTY
AC	Abies concolor /	White Fir	7-8' Tall	2
AG	Acer glabrum /	Paperbark Maple	2' Cal., Multistemmed	4
AL	Acer rubrum /	Franksced™ TM / Red Sunset Red Maple	2" Cal.	20
LO	Larix occidentalis /	Western Larch	7-8' Tall	3
PM	Pinus monticola /	Ponderosa White Pine	7-8' Tall	4
PP	Pinus ponderosa /	Ponderosa Pine	7-8' Tall	7
PD	Pseudotsuga menziesii /	Douglas Fir	7-8' Tall	4
TC	Tilia cordata /	'Corzarm' / Corinthian Littleleaf Linden	2" Cal.	4
TS	Tilia tomentosa /	'Sterling' / Sterling Silver Linden	2" Cal.	25
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SHRUBS	BOTANICAL / COMMON NAME	SIZE	QTY	
BS	Buddleja davidii /	'SNMBDW' TM / Pugster White Dwarf Butterfly Bush	3 gal	12
BG2	Buxus microphylla /	'Golden Trimline' / Golden Triumph Boxwood	3 gal	21
BG1	Buxus x 'Green Velvet' /	'Green Velvet' Boxwood	3 gal	38
CK	Calamagrostis x acutifolia /	'Karl Foerster' / Feather Reed Grass	3 gal	12
CK	Caryopteris x clandonensis /	'Korball' / Blue Balloon Bluebeard	3 gal	68
CRK	Cornus sericea /	'Kelsey' / Kelsey Dogwood	3 gal	40
EW	Echinacea purpurea /	'PS270291' TM / PowWow Wild Berry Coneflower	1 gal	19
EL	Euonymus fortunei /	'Ivory Jade' / Winterreeper	2 gal	47
H5	Helictotrichon sempervirens /	Blue oat Grass	3 gal	17
M	Hemerocallis x 'Stella de Oro' /	Stella de Oro Daylily	2 gal	126
HH	Miscanthus sinensis /	'Morning Light' / Eulalia Grass	2 gal	52
PS2	Paricoma festatum /	'Shenandoah' / Switch Grass	4 gal	40
PM2	Pinus mugo pumilio /	Dwarf Mugo Pine	5 gal	12
RA	Rhus aromatica /	'Gro-Low' / Gro-Low Fragrant Sumac	2 gal	30


PLANT CALLOUTS

-
- XX — PLANT ABBREVIATION
— NUMBER OF PLANTS
EX — EXISTING

1. CONTRACTOR SHALL CALL 811 TO LOCATE ALL EXISTING ABOVE OR BELOW GRADE ON-SITE UTILITIES PRIOR TO COMMENCEMENT OF WORK, INCLUDING PLANTING. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THE CONTRACT DOCUMENTS SHALL BE DEEMED TO BE APPROXIMATIONS ONLY, ALL DISCREPANCIES BETWEEN WHAT IS SHOWN AND THE ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE. PRESERVE AND PROTECT EXISTING UTILITIES TO REMAIN FROM DAMAGE OR DISRUPTION, INCLUDING BUT NOT LIMITED TO, UTILITIES REQUIRED FOR CONSTRUCTION. CONTRACTOR SHALL RECORD ALL UTILITY MARKINGS ON A SEPARATE SET OF DRAWINGS. THIS SET SHALL BE KEPT ON-SITE FOR REFERENCE FOR DURATION OF CONTRACT.
2. CONTRACTOR TO COORDINATE WITH OWNER'S MAINTENANCE PERSONNEL TO IDENTIFY AND PROTECT ANY EXISTING ABOVE/BELOW MAINTAINED UTILITIES, WATER LINES, IRRIGATION LINES, IRRIGATION CONTROL WIRES OR OTHER IMPROVEMENTS PRIOR TO CONSTRUCTION.
3. THE INFORMATION ON THIS SHEET IS INCOMPLETE UNLESS ACCOMPANIED BY THE CORRESPONDING SPECIFICATION SECTIONS(S) AND DETAILS DEVELOPED FOR THIS PROJECT. REFER TO THOSE SPECIFICATIONS AND DETAILS FOR ADDITIONAL INFORMATION.
4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION AND SPECIFIC LOCATION SECTIONS(S) AND DETAILS. IF REPRESENTING CONDITIONS VARY FROM WHAT SUB GRADE PREPARATION HAS BEEN COMPLETED TO ACCEPTABLE TOLERANCES PRIOR TO COMMENCEMENT OF WORK, CONTRACTOR ACCEPTS SUB GRADES UPON COMMENCEMENT OF WORK AND IS RESPONSIBLE FOR ANY CORRECTIONS REQUIRED AFTER WORK BEGINS.
5. REMOVE ALL CONSTRUCTION DEBRIS, CONCRETE, MORTAR, ROCKS, ETC FROM LANDSCAPE AREAS PRIOR TO SUB GRADE PREPARATION AND INSTALLATION OF PLANTING SOIL.
6. TREES AND SHRUBS TO MEET REQUIREMENTS OF AMERICAN STANDARD FOR NURSERY STOCK FOR SIZE AND MINERAL CONTENT.
7. PLANT COUNTS IN SCHEDULE ARE FOR REFERENCE ONLY. PLANT SYMBOLS DICTATE THE REQUIRED PLANTS.
8. PLANTING SOIL SCHEDULE (SEE SPECIFICATIONS):
 - a. HYDROSEEDED LOW MAINTENANCE AREAS: 2" OF APPROVED PLANTING SOIL TYPE 'A'.
 - b. SODDED LAWN AREAS: 4" OF APPROVED PLANTING SOIL TYPE 'A'.
 - c. SEEDED ATHLETIC FIELD: 6" OF APPROVED PLANTING SOIL TYPE 'B'.
 - d. PLANTING AREAS: 6" OF APPROVED PLANTING SOIL TYPE 'A'.
9. MINERAL MULCH SCHEDULE (SEE SPECIFICATIONS):
 - a. PLANTING AREAS: 2" OF MINERAL MULCH TYPE 'A'; 5/8" BASALT CHIP
10. ALL LANDSCAPE AREAS TO BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM. SEE IRRIGATION PLANS AND SPECIFICATIONS.
11. TREE LOCATIONS MAY VARY DEPENDING ON WALK, DRIVEWAY, AND UTILITY LOCATIONS. STAKE FOR APPROVAL PRIOR TO PLANTING.
12. LAYOUT OF MOUND/CURBS AND EDGING TO BE MARKED FOR APPROVAL PRIOR TO INSTALLATION.
13. DO NOT COMB CUTTIONS OF SWALES, PROTECT SWALES FROM CONSTRUCTION TRAFFIC AND DEBRIS. SEE CIVIL PLANS FOR SOILS IN SWALES.
14. ALL TREES TO BE SINGLE TRUNKED, UNLESS OTHERWISE NOTED. MULTI-TRUNKED TREES TO INCLUDE MAIN LEADER EQUAL OR GREATER TO SIZE SPECIFIED.
15. TREES OF THE SAME SPECIES SHALL BE MATCHED FROM SAME LOT AND GROWER.
16. FINISH GRADE TO BE:
 - a. PLANTING AREAS: 2 1/2" BELOW ADJACENT WALKS OR HARDSCAPE ELEMENTS BEFORE INSTALLATION OF MINERAL/ORGANIC MULCH.
 - b. TURF AREAS, SEEDED: 2" BELOW ADJACENT WALKS OR HARDSCAPE ELEMENTS.
17. TURF AREAS, SODDED: 2" BELOW ADJACENT WALKS OR HARDSCAPE ELEMENTS.

SEE SHEET L3.30 & L4.30

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

MICHAEL TERRELL - LANDSCAPE ARCHITECTURE, PLLC
1421 N. MEADOWWOOD LANE, SUITE 150
LIBERTY LAKE, WA 99019
PHONE (509) 922-7449

PRELIMINARY - NOT FOR CONSTRUCTION



UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER

811

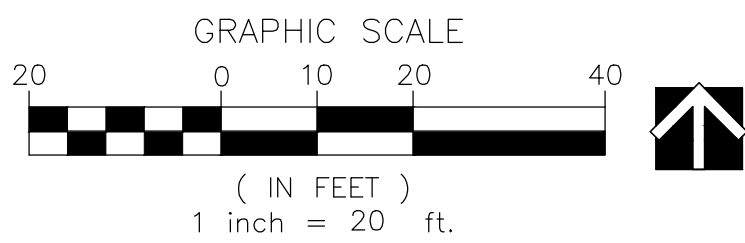
CALL TWO BUSINESS DAYS BEFORE YOU DIG

SEE SHEET L3.20 & L4.20



W LONGFELLOW AVE

A LANDSCAPE PLAN



MICHAEL TERRELL - LANDSCAPE ARCHITECTURE, PLLC
1421 N. MEADOWWOOD LANE, SUITE 150
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CALLOUTS

- EXISTING TREE TO REMAIN, PRESERVE AND PROTECT.
- 6" CONCRETE MOWCURB. SEE SHEET L5.20, DETAIL C.
- HARDSCAPE. SEE ARCHITECTURAL PLANS.

LEGEND

- TURFGRASS SOD AND AUTOMATIC OVERHEAD IRRIGATION. 4" TYPE 'A' PLANTING SOIL.
- LOW MAINTENANCE GRASSES AND AUTOMATIC OVERHEAD IRRIGATION. 2" TYPE 'A' PLANTING SOIL.
- SHRUB PLANTING AREA AND IRRIGATION. 6" TYPE 'A' PLANTING SOIL WITH 6" OF MINERAL MULCH - 80% TYPE 'A' MINERAL MULCH AND 20% TYPE 'B' MINERAL MULCH. LOCATIONS TO BE APPROVED.
- NATIVE OPEN AREA PLANTING. 2" TYPE 'A' PLANTING SOIL WITH 4" OF TYPE 'C' ORGANIC MULCH.
- NATIVE OPEN AREA PLANTING ROCK BED. 6" TYPE 'A' MINERAL MULCH.
- FENCING. SEE ARCHITECTURAL PLANS.
- BASALT BOULDER, 3-4' SEE SHEET L5.20, DETAIL D.

PLANT LEGEND

TREES	BOTANICAL / COMMON NAME	SIZE	QTY
AG	Acer griseum / Paperbark Maple	2" Cal., Multistemmed	2
GB	Ginkgo biloba Presidential Gold / Presidential Gold Maidenhair	2" Cal.	2
HT	Heptacodium miconioides 'SMHHRF' TM / Temple of Boom Seven Sons Flower	2" Cal., Multistemmed	3
LO	Larix occidentalis / Western Larch	7-8' Tall	9
PG	Picea pungens 'Glaucia' / Colorado Blue Spruce	7-8' Tall	2
PF	Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Pine	7-8' Tall	1
PM	Pinus monticola / Western White Pine	7-8' Tall	19
PP	Pinus ponderosa / Ponderosa Pine	7-8' Tall	3
PS	Pinus sylvestris / Scotch Pine	7-8' Tall	11
PD	Pseudotsuga menziesii / Douglas Fir	2" Cal.	1
QR	Quercus rubra / Red Oak	2" Cal.	2
TS	Tilia tomentosa 'Sterling' / Sterling Silver Linden	2" Cal.	2
SHRUBS	BOTANICAL / COMMON NAME	SIZE	QTY
BG2	Buxus microphylla 'Golden Triumph' / Golden Triumph Boxwood	3 gal	9
BG	Buxus x 'Green Velvet' / Green Velvet Boxwood	3 gal	7
CA	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	3 gal	94
CK	Caryopteris x clandonensis 'Korball' / Blue Balloon Bluebeard	3 gal	42
CK2	Cornus sericea 'Kelsey' / Kelsey Dogwood	3 gal	37
DB	Daphne x burkwoodii 'Carol Mackie' / Carol Mackie Daphne	3 gal	13
EW	Echinacea purpurea 'PAS702917' TM / PowWow Wild Berry Coneflower	1 gal	42
EI	Euonymus fortunei 'Ivory Jade' / Wintercreeper	2 gal	31
GJ	Geranium x 'Johnson's Blue' / Johnson's Blue Geranium	3 gal	29
HM2	Hakonechloa macra 'All Gold' / Japanese Forest Grass	1 gal	5
HS	Helictotrichon sempervirens / Blue Oat Grass	2 gal	108
LH	Lavandula angustifolia 'Hidcote Blue' / Hidcote Blue Lavender	3 gal	19
MA	Mahonia aquifolium / Oregon Grape	2 gal	7
MR	Mahonia repens / Creeping Mahonia	3 gal	26
PM3	Physocarpus malvaceus / Mallow Ninebark	3 gal	12
PM2	Pinus mugo pumilio / Dwarf Mugo Pine	5 gal	6
RA	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	2 gal	23
RW	Rosa woodsii / Mountain Rose	3 gal	32

PLANT QUANTITY NOTE: CONTRACTOR SHALL VERIFY QUANTITIES IN PLANT LEGEND WITH PLANT SYMBOLS ON PLANS.

PLANT CALLOUTS

- XX PLANT ABBREVIATION
- ## NUMBER OF PLANTS
- EX EXISTING

PLANTING NOTES

- CONTRACTOR SHALL CALL 811 TO LOCATE ALL EXISTING ABOVE OR BELOW GRADE ON-SITE UTILITIES PRIOR TO COMMENCEMENT OF WORK, INCLUDING PLANTING. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THE CONTRACT DOCUMENTS SHALL BE DEEMED TO BE APPROXIMATIONS ONLY. ALL DISCREPANCIES BETWEEN WHAT IS SHOWN AND THE ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE. PRESERVE AND PROTECT EXISTING UTILITIES TO REMAIN FROM DAMAGE OR DISRUPTION, TYPICAL. MAINTAIN LOCATES DURING CONSTRUCTION FOR REFERENCE. CONTRACTOR SHALL RECORD ALL UTILITY MARKINGS ON A SEPARATE SET OF DRAWINGS. THIS SET SHALL BE KEPT ON-SITE FOR REFERENCE FOR DURATION OF CONTRACT.
- CONTRACTOR TO COORDINATE WITH OWNER'S MAINTENANCE PERSONNEL TO IDENTIFY AND PROTECT ANY EXISTING OWNER MAINTAINED UTILITIES, WATER LINES, IRRIGATION LINES, IRRIGATION CONTROL WIRES OR OTHER IMPROVEMENTS PRIOR TO CONSTRUCTION.
- THE INFORMATION ON THIS SHEET IS INCOMPLETE UNLESS ACCOMPANIED BY THE CORRESPONDING SPECIFICATION SECTION(S) AND DETAILS DEVELOPED FOR THIS PROJECT. REFER TO THOSE SPECIFICATIONS AND DETAILS FOR ADDITIONAL INFORMATION.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION AND NOTIFYING THE OWNER AND OWNERS REPRESENTATIVES OF DISCREPANCIES. VERIFY THAT SUB GRADE PREPARATION HAS BEEN COMPLETED TO ACCEPTABLE TOLERANCES PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR ACCEPTS SUB GRADES UPON COMMENCEMENT OF WORK AND IS RESPONSIBLE FOR ANY CORRECTIONS REQUIRED AFTER WORK BEGINS.
- REMOVE ALL CONSTRUCTION DEBRIS, CONCRETE, MORTAR, ROCKS, ETC FROM LANDSCAPE AREAS PRIOR TO SUB GRADE PREPARATION AND INSTALLATION OF PLANTING SOIL.
- TREES AND SHRUBS TO MEET REQUIREMENTS OF AMERICAN STANDARD FOR NURSERY STOCK FOR SIZE AND MATERIAL CONDITION.
- PLANT COUNTS IN LEGEND ARE FOR REFERENCE ONLY. PLANT SYMBOLS DICTATE THE REQUIRED PLANTS.
- PLANTING SOIL SCHEDULE (SEE SPECIFICATIONS):
 - HYDROSEEDDED LOW MAINTENANCE AREAS: 2" OF APPROVED PLANTING SOIL TYPE 'A'.
 - SODDED LAWN AREAS: 4" OF APPROVED PLANTING SOIL TYPE 'A'.
 - SEEDDED ATHLETIC FEILD : 6" OF APPROVED PLANTING SOIL TYPE 'B'.
 - PLANTING AREAS: 6" OF APPROVED PLANTING SOIL TYPE 'A'.
- MINERAL MULCH SCHEDULE (SEE SPECIFICATIONS):
 - PLANTING AREAS: 2" OF MINERAL MULCH TYPE 'A'. 5/8" BASALT CHIP
 - NATIVE OPEN AREA PLANTING AREAS: 4" OF ORGANIC MULCH TYPE 'C' 3-4" MEDIUM RED FIR BARK
- ALL LANDSCAPE AREAS TO BE IRRIGATED BY AN AUTOMTIC IRRIGATION SYSTEM. SEE IRRIGATION PLANS AND SPECIFICATIONS.
- TREE LOCATIONS MAY VARY DEPENDING ON WALK, DRIVEWAY, AND UTILITY LOCATIONS. STAKE FOR APPROVAL PRIOR TO PLANTING.
- LAYOUT OF MOWCURBS AND EDGING TO BE MARKED FOR APPROVAL PRIOR TO INSTALLATION.
- DO NOT COMPACT BOTTOMS OF SWALES, PROTECT SWALES FROM CONSTRUCTION TRAFFIC AND DEBRIS. SEE CIVIL PLANS FOR SOILS IN SWALES.
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UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
CALL TWO BUSINESS DAYS BEFORE YOU DIG

REVISIONS

50% CONSTRUCTION DOCUMENTS

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2404 W LONGFELLOW AVE, SPOKANE, WA 99205

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NAC NO 111-19027
DRAWN JCS
CHECKED MDT
DATE 12-5-2019

LANDSCAPE PLAN

CD
L4.30

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