

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	HT.
	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	'AUTUMN BRILLIANCE' SERVICEBERRY	1.5" MULTI	8' HT. MIN.
	CERCIS CANADENSIS	EASTERN REDBUD MULTI-TRUNK	7-8' HT. MULTI TRUNK	
	GYMNOCLADUS DIOICA 'ESPRESSO'	KENTUCKY COFFEETREE	2" CAL	
	ULMUS X 'NEW HORIZON'	NEW HORIZON ELM	2.5" CAL	
SHRUBS	BOTANICAL NAME	COMMON NAME	CONT	
	FORSYTHIA X 'SPRINGSHINE'	SPRINGSHINE(TM) FORSYTHIA	2 GAL	
	MAHONIA REPENS	CREEPING MAHONIA	3 GAL	
	MISCANTHUS SINENSIS 'LITTLE ZEBRA'	DWARF ZEBRA GRASS	2 GAL	
	NEPETA X FAASSENII 'WALKERS LOW'	WALKERS LOW CATMINT	2 GAL	
GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	SPAC
	TURF HYDROSEED	DROUGHT TOLERANT FESCUE BLEND	HYDROSEED	

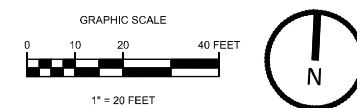
LANDSCAPE CODE ANALYSIS

THE FOLLOWING TABLE IS PROVIDED FOR LANDSCAPE CALCULATIONS INDICATED IN SPOKANE MUNICIPAL CODE SECTION 17C.200.040 SITE PLANTING STANDARDS AND 17C.200.050 STREET TREE REQUIREMENTS.

SITE ZONE:	CC2 (CENTER AND CORRIDOR ZONES, PEDESTRIAN ENHANCED/AUTO ACCOMMODATING)
SITE EXISTING USE:	VACANT COMMERCIAL
SITE PROPOSED USE:	LIBRARY (PUBLIC)
ADJACENT ZONE:	RMF (RESIDENTIAL MULTIFAMILY)

LANDSCAPE BUFFERS

NORTH PROPERTY LINE: EAST SPRAGUE AVENUE (5' L2 SEE-THROUGH BUFFER)
 WEST PROPERTY LINE: SOUTH REGAL STREET (5' L2 SEE-THROUGH BUFFER)
 SOUTH PROPERTY LINE: EAST FIRST AVENUE (8' L1 VISUAL SCREEN)
 EAST PROPERTY LINE: SOUTH REGAL STREET (5' L2 SEE-THROUGH BUFFER)



GENERAL PLANTING NOTES

- THESE PLANS ARE CONSIDERED INCOMPLETE WITHOUT THE ACCOMPANYING SPECIFICATIONS. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY IF DISCREPANCIES BETWEEN PLANS AND SPECIFICATIONS OR DIFFERENCES BETWEEN SITE CONDITIONS AND THE PLANS ARE ENCOUNTERED. SEE SPECIFICATIONS FOR REQUIRED OWNER AND LANDSCAPE ARCHITECT INSPECTIONS.
- PRIOR TO PLANTING, THE CONTRACTOR SHALL VERIFY SITE CONDITIONS MATCH THE APPROVED LANDSCAPE PLANS. NOTIFY THE LANDSCAPE ARCHITECT OF DISCREPANCIES INCLUDING UTILITY ENCLOSURES AND VAULTS, FIRE HYDRANTS, STREET AND SAFETY SIGNAGE, LIGHT POLES, CURBS, AND WALKWAYS.
- VERIFY SUB-GRADE PREPARATION HAS BEEN COMPLETED PRIOR TO LANDSCAPE WORK. THE LANDSCAPE CONTRACTOR ACCEPTS SUB-GRADES UPON COMMENCEMENT OF WORK. OBTAIN WRITTEN APPROVAL OF FINISHED GRADES FROM PROJECT CIVIL ENGINEER PRIOR TO PLANTING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING LOCATIONS OF ALL UTILITIES PRIOR TO PLANTING. CALL FOR UTILITY LOCATES PRIOR TO EXCAVATION.
- VERIFY ALL PLANT MATERIAL QUANTITIES PRIOR TO INSTALLATION. ANY PLANT MATERIAL QUANTITIES LISTED ARE FOR THE CONVENIENCE OF THE CONTRACTOR. ACTUAL NUMBER OF SYMBOLS ON THE PLAN SHALL HAVE PRIORITY OVER QUANTITIES DESIGNATED IN THE PLANT SCHEDULE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COUNTING THE TOTAL NUMBER OF PLANTS INDICATED ON THE PLANS AND ESTIMATING GROUND COVER QUANTITIES.
- CONTRACTOR SHALL FURNISH AND PAY FOR ALL CONTAINER OR FIELD GROWN TREES, SHRUBS AND GROUNDCOVERS, INCLUDING SEEDED AND SODDED TURF, HYDROMULCHES AND FLATTED GROUNDCOVERS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE AND PAY FOR: PLANTING OF ALL PLANT MATERIALS; THE SPECIFIED GUARANTEE OF ALL PLANT MATERIALS; THE STAKING AND GUYING OF TREES AND THE CONTINUOUS PROTECTION OF ALL PLANT MATERIALS UPON THEIR ARRIVAL AT THE SITE.
- PROVIDE TEMPORARY IRRIGATION TO LAWN AND PLANTING AREAS OUTSIDE THE LIMITS OF WORK.
- NO TREE SHALL BE PLANTED WITHIN FIFTEEN (15) FEET OF ANY DRIVEWAY, ALLEY, STREET LIGHT, UTILITY POLE, UNDERGROUND UTILITY, NON-SAFETY STREET SIGN (EX. PARKING, STREET NAME) OR FIRE HYDRANT. NO TREE SHALL BE PLANTED WITHIN TWENTY (20) FEET OF A CRITICAL STREET SAFETY SIGN (EX. STOP, YIELD, OR PEDESTRIAN CROSSING). THE POTENTIAL PLACEMENT OF STREET SIGNS, STREET LIGHTS AND UTILITY POLES SHALL BE EVALUATED TO LESSEN THE CONFLICT WITH THE GROWTH OF EXISTING STREET TREES.
- CONTRACTOR SHALL PLANT ALL TREES AND SHRUBS ACCORDING TO DETAIL V-101 AND V-102 ON SHEET L502. AFTER PLANTING IF TREES ARE UNSTABLE STAKING MAY BE USED BUT ONLY AS NECESSARY. AT 6 MONTHS ALL STAKING MATERIAL SHALL BE REMOVED. IF TREE IS STILL UNSTABLE AFTER 6 MONTHS TREE MAY NEED TO BE REPLACED.