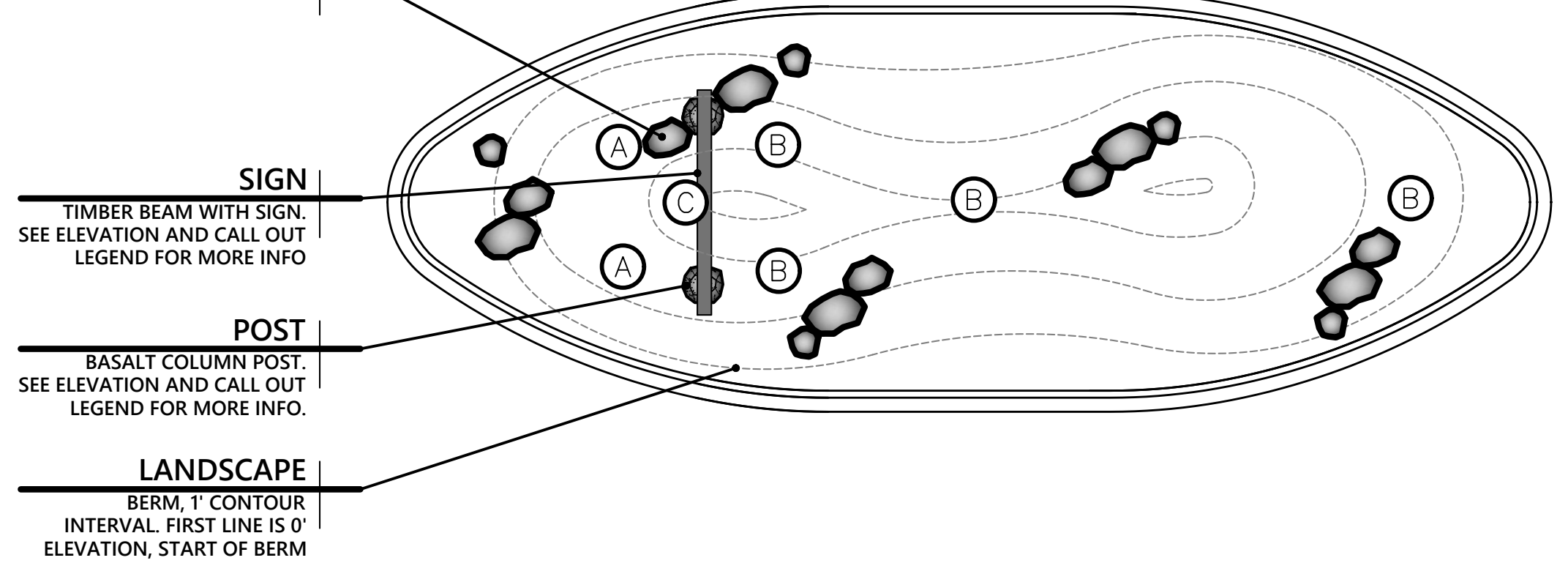
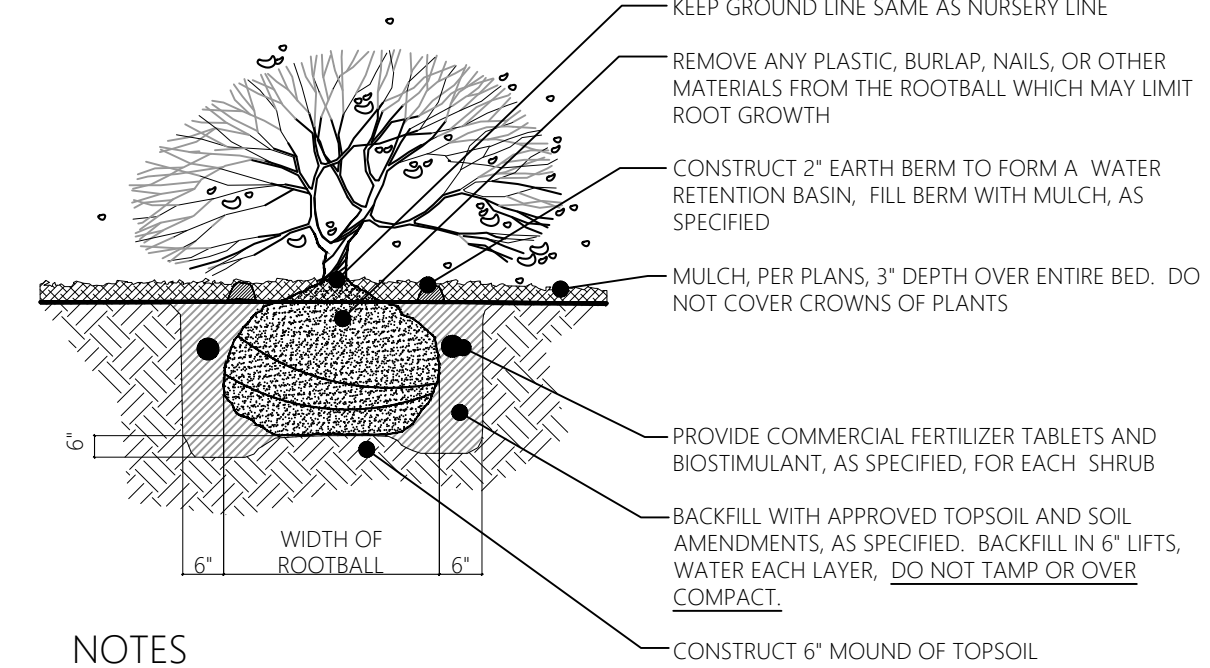


LANDSCAPE



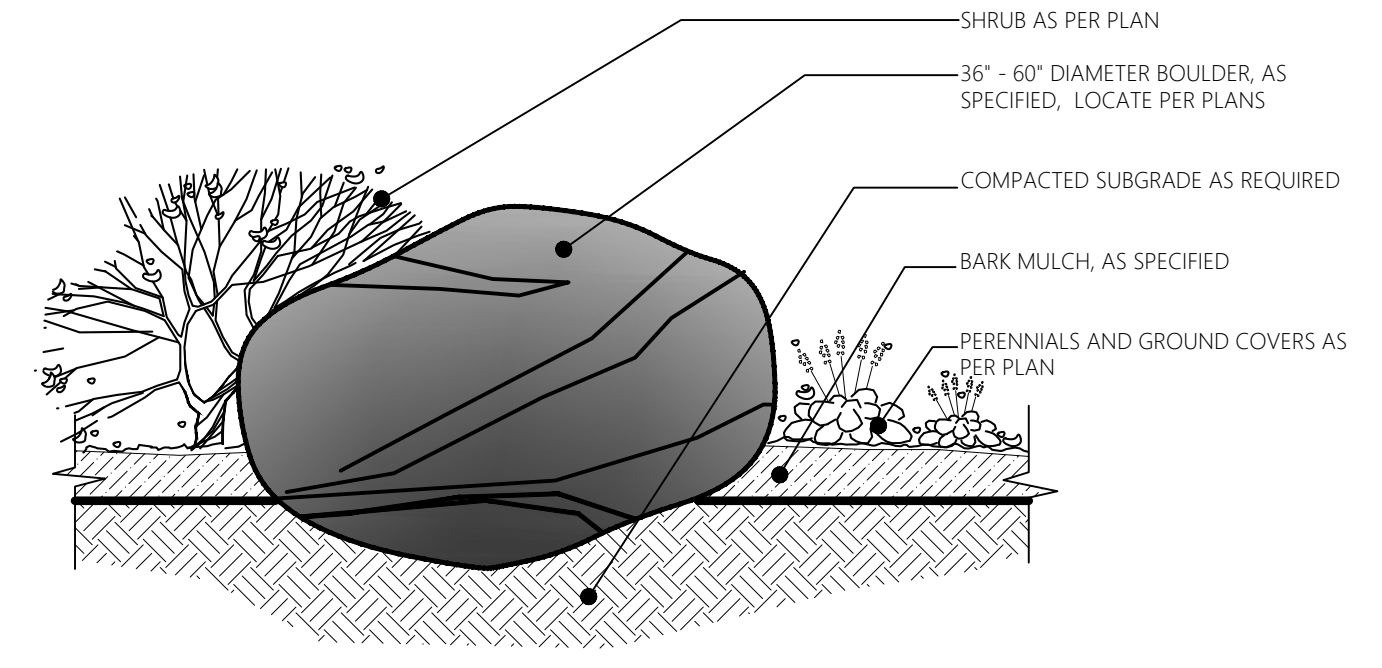
LANDSCAPE LEGEND

- *1X1 ROUGH CUT TIMBER BEAM - STAIN, GRADE AND SIZE TO BE APPROVED BY HOA.
- *9X4 CORTEN STEEL PANEL (ATTACH PANEL TO OVERHEAD BEAM WITH STEEL CHAIN). INSTALL TUSCANY LETTERS TO CORTEN STEEL PANEL FONT AND SIGN DESIGN BY LYTLE SIGNS (OR APPROVED EQUAL).
- *24" DIAMETER COLOMBIA BASIN BASALT COLUMN POST. POST COLOR, SIZE AND STYLE TO BE APPROVED BY HOA.
- LANDSCAPE BOULDER TO MATCH STONE COLUMNS
- LANDSCAPE BERM (1' CONTOUR INTERVAL).
- *ENTRY SIGN CONSTRUCTION DETAILS AND SIZING BY STRUCTURAL ENGINEER & SIGN CONTRACTOR.*



- NOTES
- WATER SHRUB TWICE WITHIN FIRST 24 HOURS.
 - APPLY SPECIFIED PRE-EMERGENT PER MANUFACTURER'S RECOMMENDATIONS TO ALL GROUND COVER BEDS.

1 | SHRUB PLANTING



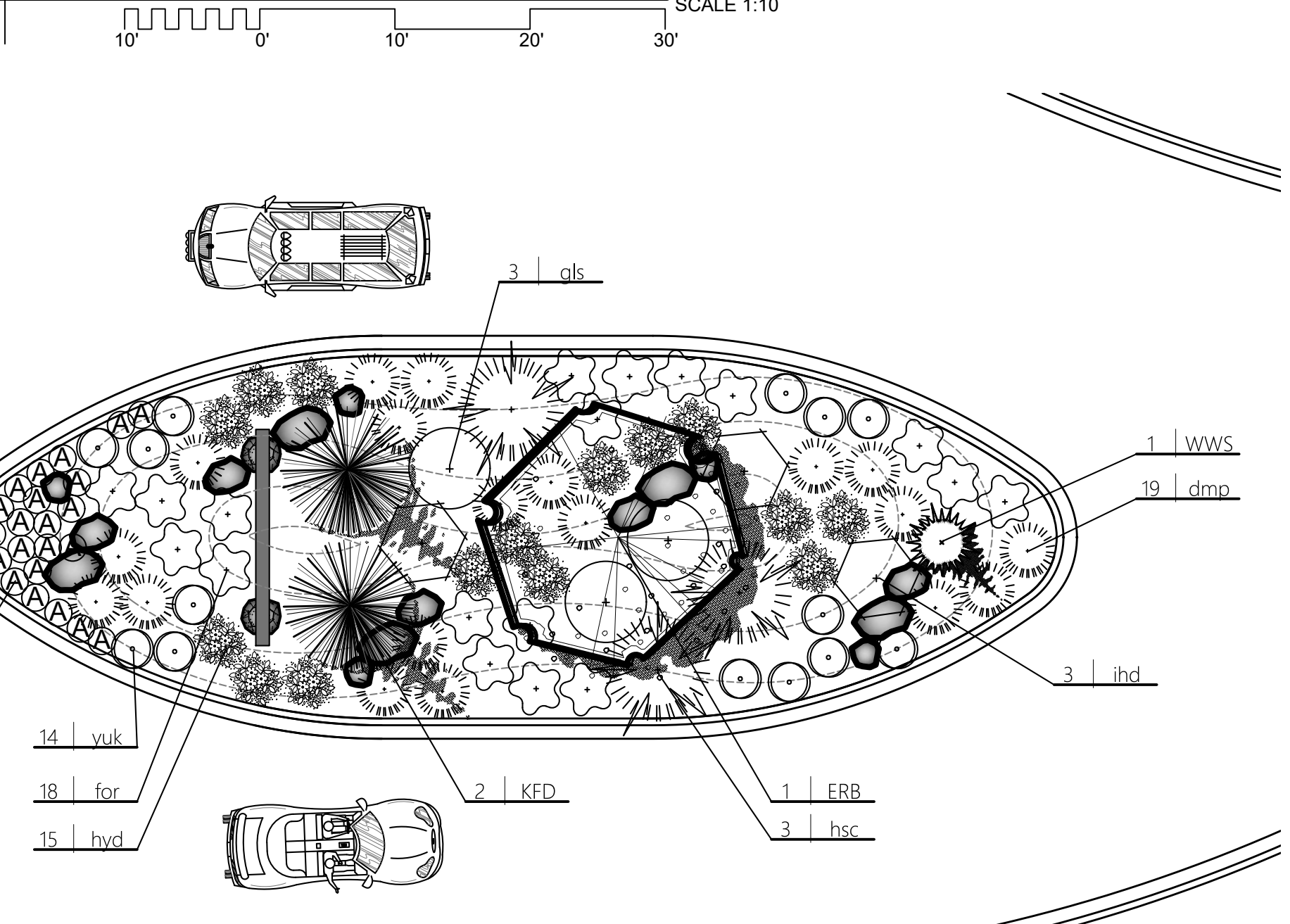
- NOTES
- NOTIFY LANDSCAPE ARCHITECT WHEN PLACING BOULDERS FOR APPROVAL.
 - PLACE BOULDERS PRIOR TO INSTALLATION OF IRRIGATION.
 - CLEAN BOULDERS OF DIRT AND LOOSE DEBRIS.
 - WHEN PLACING BOULDERS, BURY 1/4 OF BOULDER BELOW FINISH GRADE.
 - DO NOT SCAR OR DAMAGE BOULDERS.
 - WHEN GROUPING BOULDERS, DISTRIBUTE SIZES EVENLY (I.E. IN A GROUP OF 6, (2) WILL BE LARGE, (2) WILL BE MEDIUM, AND (2) WILL BE SMALL).

2 | LANDSCAPE BOULDER

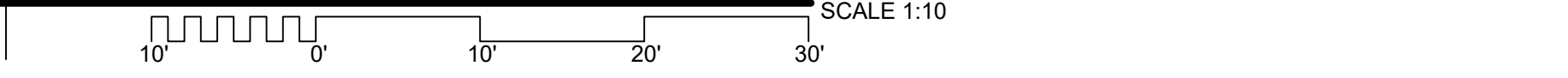
LANDSCAPE LIGHTING

- A** SPOT LIGHT - AIM SPOT LIGHT AT ENTRY SIGN. ADJUST LIGHT TO AVOID HOT SPOTS
- B** UP LIGHT - INSTALL SPOT LIGHT AT BASE OF PROPOSED TREES TO PROVIDE UPLIGHTING. AIM LIGHTS TO AVOID HOT SPOTS - USE FX LUMINAIRE NP UP LIGHTS - OR APPROVED EQUAL
- C** BACKLIT METAL LETTERS ON TUSCANY SIGN. LIGHTING BY SIGN CONTRACTOR

MATERIALS PLAN



PLANTING PLAN



LANDSCAPE NOTES

- CONTRACTOR SHALL REPORT TO LANDSCAPE ARCHITECT ALL CONDITIONS WHICH IMPAIR AND/OR PREVENT THE PROPER EXECUTION OF THIS WORK, PRIOR TO BEGINNING WORK.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE LANDSCAPE ARCHITECT'S PRIOR WRITTEN APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CAN NOT BE OBTAINED.
- COORDINATE ALL WORK WITH ALL OTHER SITE RELATED DEVELOPMENT DRAWINGS.
- COORDINATE WORK SCHEDULE AND OBSERVATIONS WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START-UP.
- ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS.
- ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN. PLANTS WILL BE REJECTED IF NOT IN A SOUND AND HEALTHY CONDITION.
- IN THE EVENT OF A PLANT COUNT DISCREPANCY, PLANT SYMBOLS SHALL OVERRIDE SCHEDULE QUANTITIES AND CALL OUT SYMBOL NUMBERS.
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE BY THE OWNER. REPLACE ALL PLANT MATERIAL FOUND DEAD OR NOT IN A HEALTHY CONDITION IMMEDIATELY WITH THE SAME SIZE AND SPECIES AT NO COST TO THE OWNER.
- FINISH GRADES SHALL PROVIDE A SMOOTH TRANSITION WITH ADJACENT SURFACES AND ENSURE POSITIVE DRAINAGE IN ACCORDANCE WITH THE SITE GRADING PLAN.
- AMEND EXISTING APPROVED TOPSOIL AT A RATIO OF THREE CUBIC YARDS OF APPROVED COMPOST PER 1000 SQUARE FEET. ROTO-TILL ORGANIC MATTER A MINIMUM OF 6 INCHES INTO TOPSOIL.
- FERTILIZE ALL TREES AND SHRUBS WITH 'AGRIFORM' PLANTING TABLETS. QUANTITY PER MANUFACTURER'S RECOMMENDATIONS.
- ALL PLANTING BEDS SHALL HAVE A MINIMUM 18" DEPTH OF TOPSOIL. LAWN AREAS SHALL HAVE A MINIMUM 12" DEPTH OF TOPSOIL. SPREAD, COMPACT, AND FINE GRADE TOPSOIL TO A SMOOTH AND UNIFORM GRADE 3" BELOW ADJACENT SURFACES OF PLANTER BED AREAS, 1-1/2" BELOW ADJACENT SURFACES OF TURF SOO AREAS, AND 1" BELOW ADJACENT SURFACES OF TURF SEED AREAS.
- REUSE EXISTING TOPSOIL STOCKPILED ON THE SITE. SUPPLEMENT WITH IMPORTED TOPSOIL WHEN QUANTITIES ARE INSUFFICIENT. VERIFY SUITABILITY AND CONDITION OF TOPSOIL AS A GROWING MEDIUM. PERFORM SOIL TEST/ ANALYSIS AND PROVIDE ADDITIONAL AMENDMENT AS DETERMINED BY SOIL TESTS. TOPSOIL SHALL BE A LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, WEED SEEDS, ROCKS, GRASS OR OTHER FOREIGN MATERIAL AND A HAVE A PH OF 5.5 TO 7.0. IF ONSITE TOPSOIL DOES NOT MEET THESE MINIMUM STANDARDS, CONTRACTOR IS RESPONSIBLE TO EITHER:
 - A) PROVIDE APPROVED IMPORTED TOPSOIL, OR
 - B) IMPROVE ON-SITE TOPSOIL WITH METHODS APPROVED BY THE LANDSCAPE ARCHITECT.
- IF IMPORTED TOPSOIL FROM OFF-SITE SOURCES IS REQUIRED, ENSURE IT IS FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONES LARGER THAN 2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.
 - A) OBTAIN TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THOSE FOUND ON THE PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT A DEPTH OF NOT LESS THAN 4 INCHES.
 - B) REPRESENTATIVE SAMPLES SHALL BE TESTED FOR ACIDITY, FERTILITY, TOXICITY, AND GENERAL TEXTURE BY A RECOGNIZED COMMERCIAL OR GOVERNMENT AGENCY AND COPIES OF THE TESTING AGENCY'S FINDINGS AND RECOMMENDATIONS SHALL BE FURNISHED TO THE OWNER'S REPRESENTATIVE BY THE CONTRACTOR. NO TOPSOIL SHALL BE DELIVERED IN A FROZEN OR MUDDY CONDITION. ACIDITY/ALKALINITY RANGE - PH: 5.5 TO 7.6.
- IMMEDIATELY CLEAN UP ANY TOPSOIL OR OTHER DEBRIS ON THE SITE CREATED FROM LANDSCAPE OPERATIONS AND DISPOSE OF PROPERLY OFF SITE.
- IN THE EVENT OF A DISCREPANCY, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATIONS SYSTEM. ALL PLANTER AREAS SHALL BE DRIP. IRRIGATIONS SYSTEM SHALL PROVIDE 100% COVERAGE AND SHALL BE PROPERLY ZONED.

LEGEND

- Eastern Redbud
- Karl Fuchs Deodar Cedar
- Weeping White Spruce
- Hillside Creeper Scotch Pine
- Gro Low Fragrant Sumac
- Ivory Halo Dogwood
- Slowmound Dwarf Mugo Pine
- Springshine Dwarf Forsythia
- Little Lime Hardy Hydrangea
- Yuki Cherry Blossom Deutzia
- A** Daffodil and Tulip bulbs with seasonal Annuals

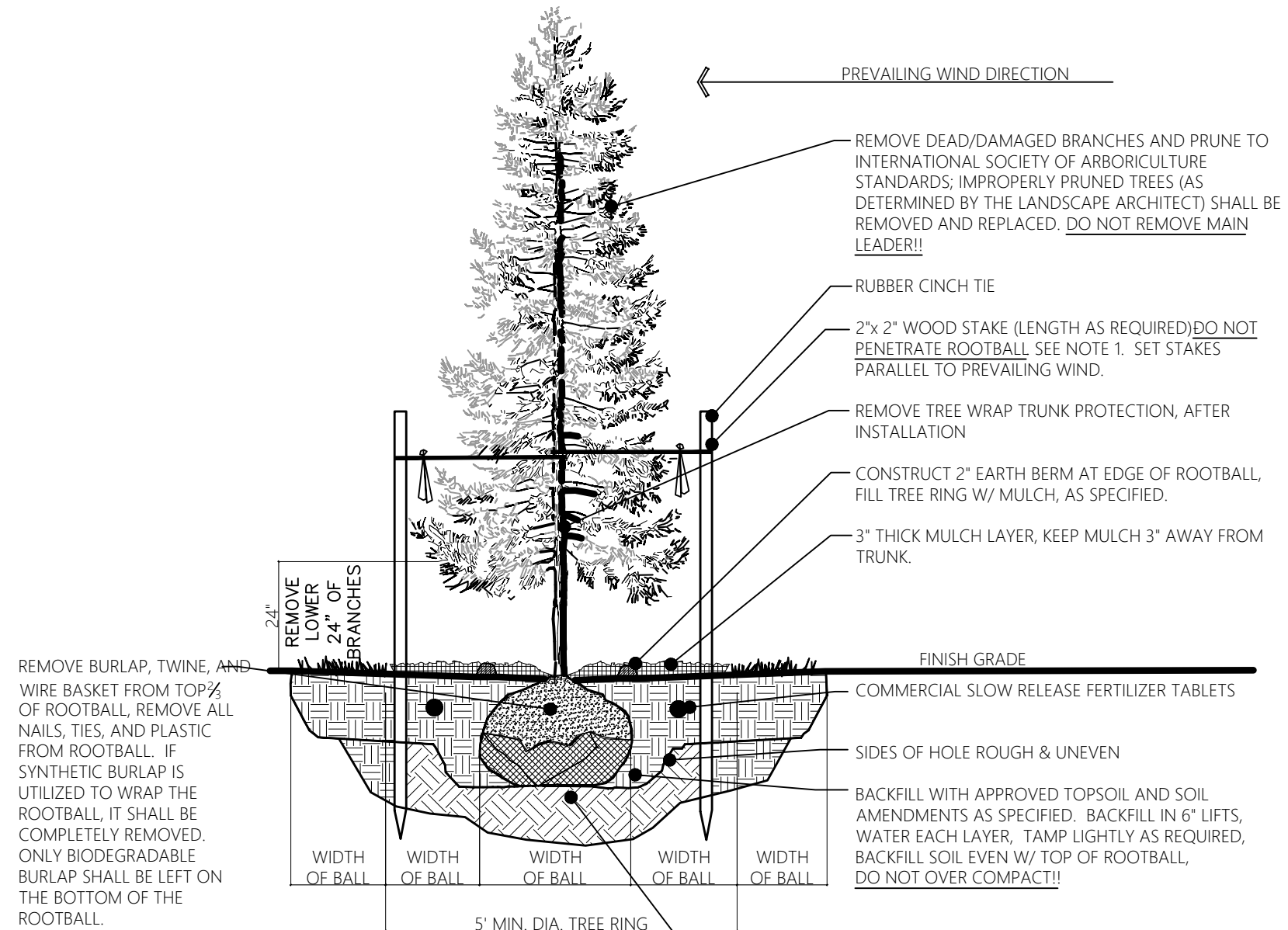
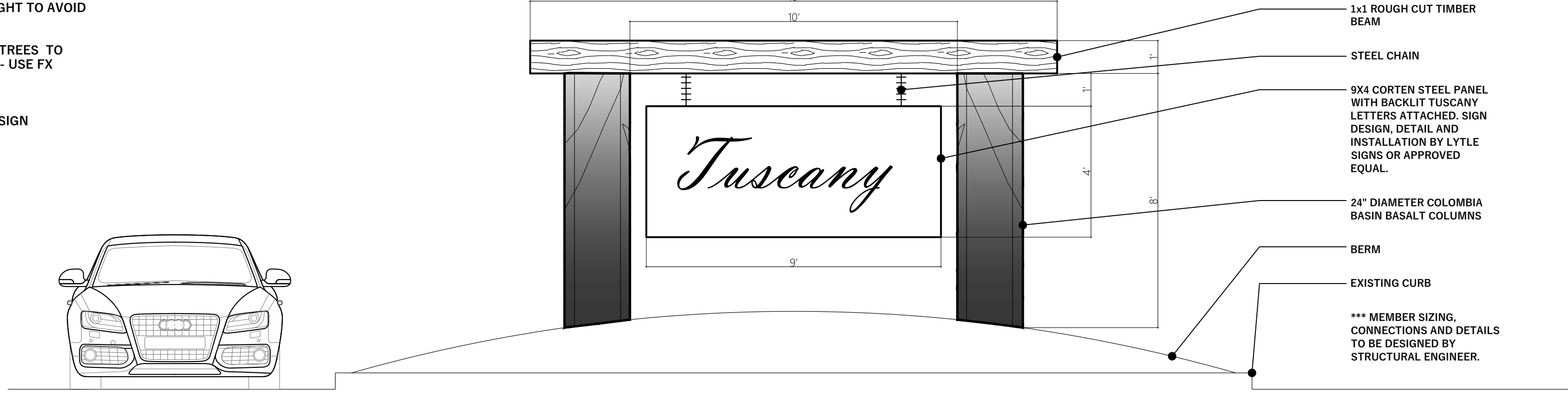
PLANT LIST

QTY.	KEY	COMMON NAME	BOTANICAL NAME	SIZE
TREES				
1	FRB	Eastern Redbud	<i>Cercis canadensis</i>	2" Cal
2	KFD	Karl Fuchs Deodar Cedar	<i>Cedrus deodara 'Karl Fuchs'</i>	6'-8' B&B
1	WWVS	Weeping White Spruce	<i>Picea glauca 'Pendula'</i>	6'-8' B&B
SHRUBS				
3	hsc	Hillside Creeper Scotch Pine	<i>Pinus sylvestris 'Hillside Creeper'</i>	5 Gal
3	gls	Gro Low Fragrant Sumac	<i>Rhus aromatica 'Gro-Low'</i>	5 Gal
3	ihd	Ivory Halo Dogwood	<i>Cornus alba 'baihalo'</i>	5 Gal
19	dmp	Slowmound Dwarf Mugo Pine	<i>Pinus mugo 'Slowmound'</i>	2 Gal
18	for	Springshine Dwarf Forsythia	<i>Forsythia x 'SMFXGP'</i>	2 Gal
15	hyd	Little Lime Hardy Hydrangea	<i>Hydrangea paniculata 'Jane'</i>	2 Gal
14	yuk	Yuki Cherry Blossom Deutzia	<i>Deutzia x 'NCDX2' PP #28,347</i>	1 Gal
BULBS & ANNUALS				
-	BA	Golden echo miniature early daffodil bulbs and Merlot Lily Flowering Tulip	-	-

plants drawn on plan supersedes number on plant list.
plant count is just a recommended number. To reduce the total number of plants use the following guidelines:

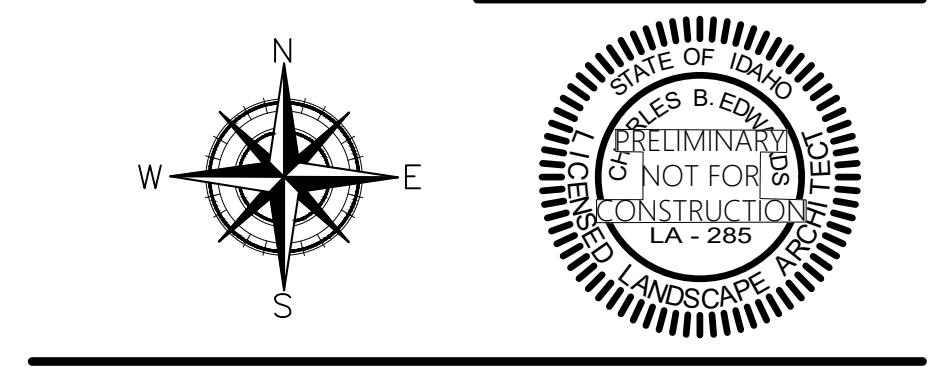
- plants in groups of three, just plant one
- plants in groups of five, just plant three
- for larger masses, reduce plant count by 1/4, 1/2 or 3/4

3 | ENTRY SIGN CONCEPTUAL ELEVATION



- NOTES
- THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR LENGTH OF WARRANTY PERIOD OR 1 YEAR AFTER SUBSTANTIAL COMPLETION WHICH EVER IS GREATER. ALL STAKING SHALL BE REMOVED AT THE END OF THE WARRANTY PERIOD.
 - IN THE EVENT OF A QUESTION OR LACK OF CLARITY ON THE DRAWINGS, THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
 - LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT MATERIAL.
 - WRAP RUBBER CINCH TIES AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT TYING METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT SLIPPAGE.
 - WATER TREE TWICE WITHIN THE FIRST 24 HOURS.
 - IN THE EVENT HARDPAN SOILS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.

4 | CONIFEROUS TREE PLANTING



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TUSCANY LOCUST GROVE & PALERMO MERIDIAN, ID LANDSCAPE PLAN

REVISIONS:

1.	4.
2.	5.
3.	6.

PROJECT NUMBER: 23-018 SHEET NUMBER

DRAWN BY: CBE

DATE: 8.30.23