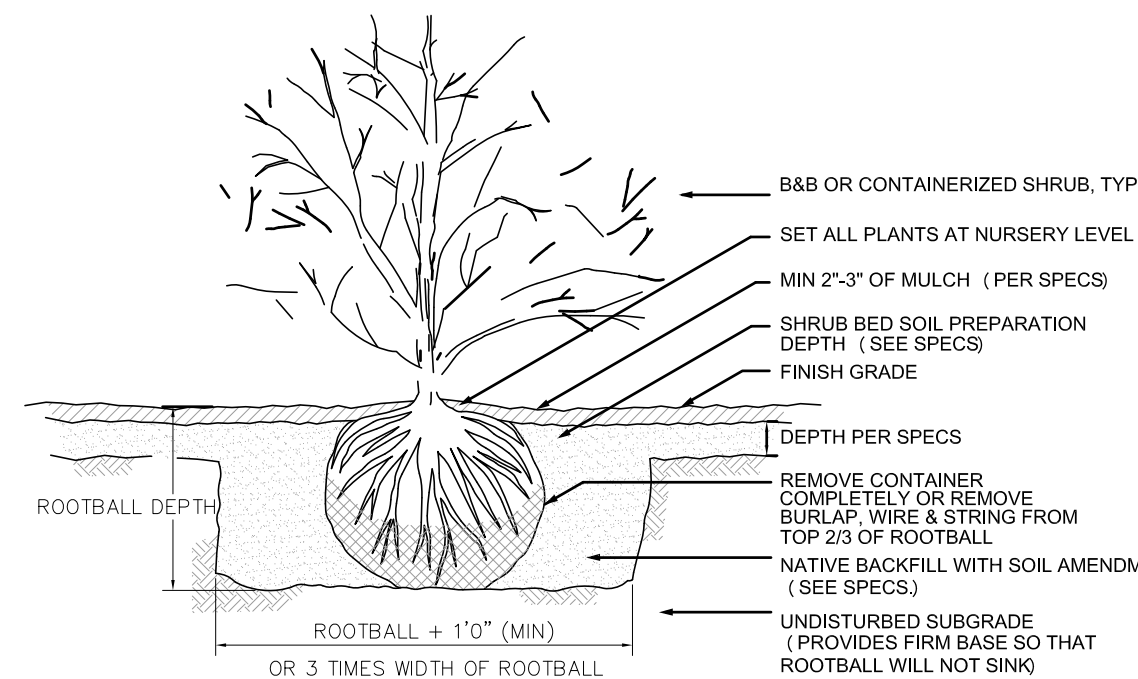
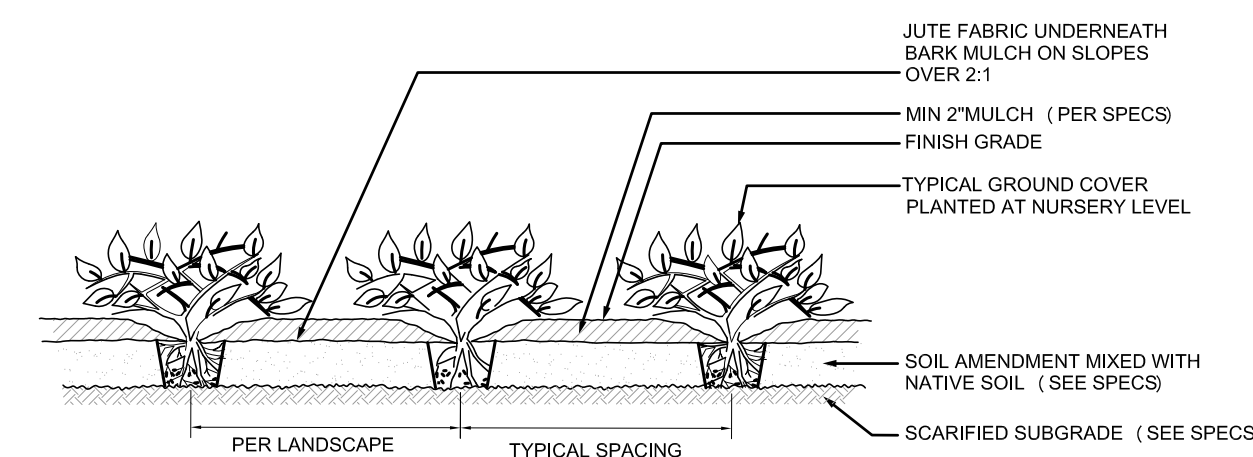


TIGHTEN TIES ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. CHAINLOCK SHALL BE LONG ENOUGH TO ACCOMMODATE 1.5 IN. OF GROWTH.

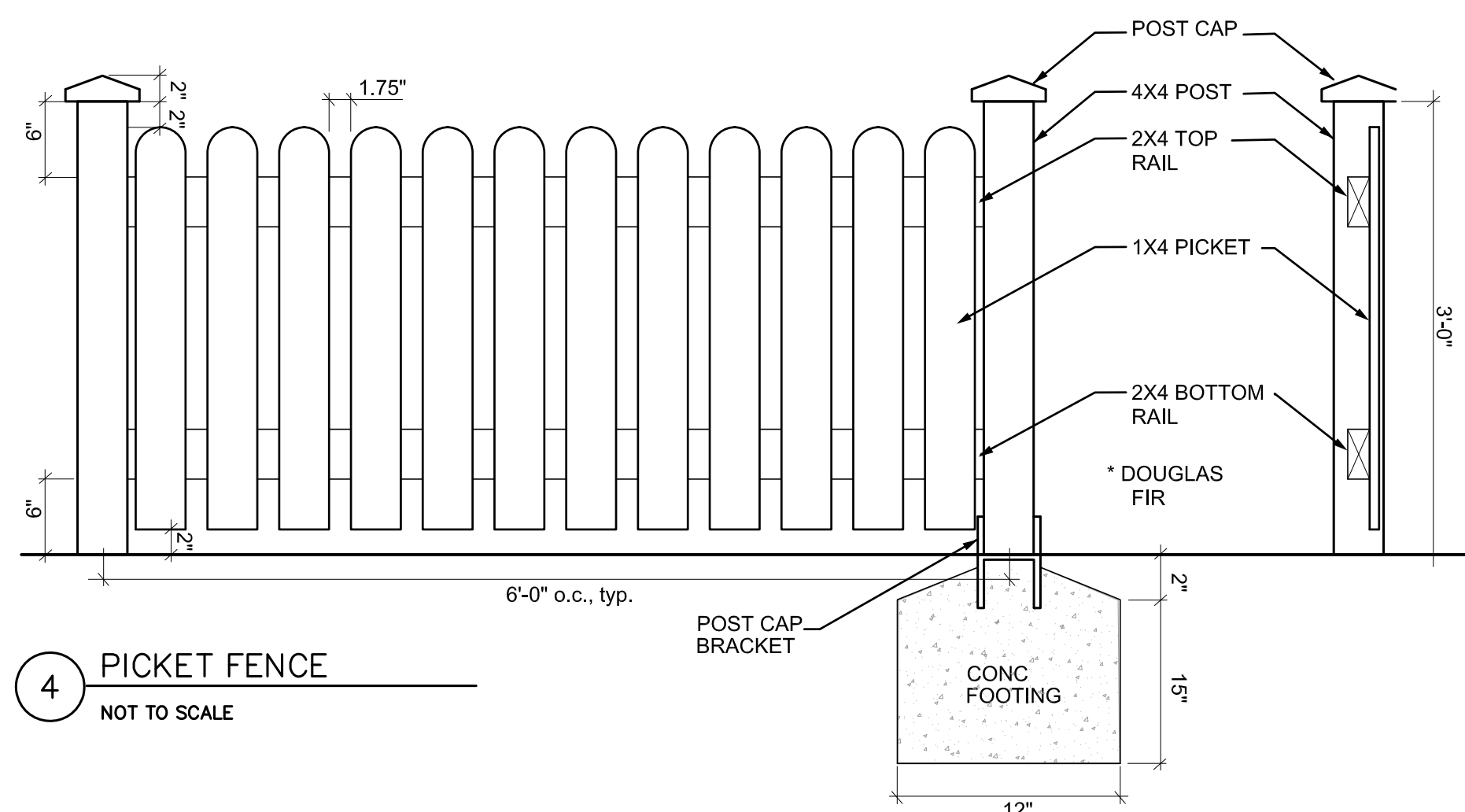
1 TREE PLANTING  
NOT TO SCALE



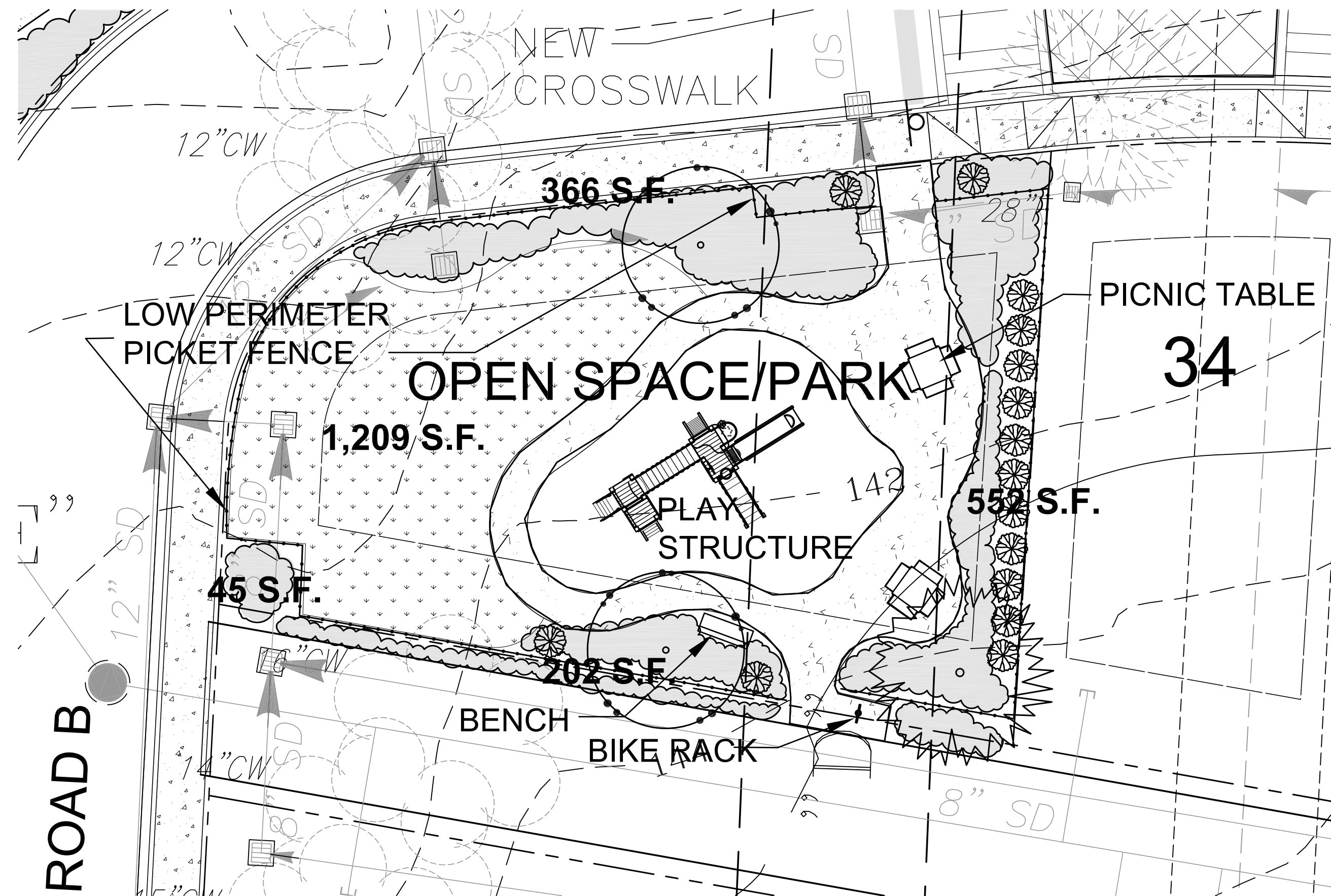
2 SHRUB PLANTING  
NOT TO SCALE



3 GROUND COVER PLANTING  
NOT TO SCALE



4 PICKET FENCE  
NOT TO SCALE



OPEN SPACE PARK DETAIL

PLANTING NOTES:

- Planting soil for shrubs/groundcovers shall be deemed as new topsoil/compost cultivated into existing prepared subgrade. Trees shall be pit planted with prepared planting holes being a minimum twice as wide as the rootball and at least nine inches (9") deeper.
- Soil Preparation: Interior Planting Beds: Determine/ attain shrub bed subgrade and cultivate to a minimum depth of ten inches (10"), clean/ remove all rocks, roots, debris over two inches in diameter. Lay a two inch (2") depth of Compost over entire bed and till again to a minimum depth of ten inches (10") to incorporate Compost thoroughly into grade. Then lay a two inch lift of Compost and till again. Wetland/ Stream/ Steep Slope Buffer and Perimeter Beds: Pit plant with planting holes being a min. 3 times as wide as rootball. See Planting Details.
- Prior to beginning any planting, set/ layout plant materials as shown in Plan locations and request a Site Check from Landscape Architect/ Owner's Representative to review plant sizes/ condition/ location/ spacing.
- Thoroughly water plants at time of planting.
- Fertilize all installed plants during backfill operations with 4-2-2 Agro Transplanter as recommended by Manufacturer.
- Substitutions or changes in materials and placement shall be made only on the written change orders as agreed between Contractor, Landscape Architect and Owner.
- Mulch all beds with a minimum 2 inch (2") depth of approved 'mulch'. Finish grade of mulch shall be 1" below adjacent hard surfaces.
- Stake trees per details & as directed by Landscape Architect.
- The Landscape Architect retains the right to inspect trees, shrubs and groundcover for compliance with requirements for plant size and quality at any time. This includes but is not limited to size and condition of rootballs, root systems, insects, latent injuries and defects. Remove rejected material immediately from project site.
- Substitutions or changes in materials and placement shall be made only on the written change orders as agreed between Contractor, Landscape Architect and Owner.
- Maintenance: Provide landscape maintenance immediately after planting. Work to include but not limited to pruning, resetting of plants, restoring eroded areas, adjustments to staking and removal of weeds/debris as required for healthy growth of plants. Maintain until Final Acceptance, but in no case less than 30 days.
- When Contract work is complete, Contractor shall request a site inspection to review installed work. Upon completion of the inspection, the Landscape Architect shall amend the Contractor's list of items to be completed or corrected (Punch List) and indicate the time period for their completion or correction. This shall constitute Substantial Completion and Provisional Acceptance shall be granted at this time. The Landscape Architect will make an inspection for Final Acceptance of the Work upon request by the Contractor. If all of the items of the Punch List have not been completed to the satisfaction of the Contract/ Landscape Architect. At this time, the Landscape Architect shall certify in writing the Final Acceptance of the Work.

- Replacement of Plantings: Remove from site and replace with new planting, at Contractor's expense, any plant that is either dead or in unsatisfactory condition, as determined by Landscape Architect as soon as conditions permit within normal planting season. All replacement plantings are then to be under reinstated guarantee period, as specified. Identify these replacements and take whatever necessary steps to prevent similar demise of plant materials.
- Warranty: This Warranty shall include replacing and planting same size and species of plant material shown on Drawings that is designated to be replaced by the Landscape Architect. Except for loss due to excessively severe climatological conditions (20 year weather charts), installed plant materials are required to be guaranteed until the end of one growing season against defects and unsatisfactory growth, except for cases of neglect/abuse by Owners/others. All plants replaced shall be reinstated under plant guaranty conditions.

GENERAL NOTES:

- Coordinate work with other trades as required. Determine location of underground utilities and perform work in a manner which will avoid possible damage. Coordinate with Utilities Underground Location Center and Owner for locations of existing underground utilities, etc. servicing or routed through the site.
- Provide protection of all property, persons, work in progress, structures, utilities, walls, walks, curbs and paved surfaces from damages incurred arising from this work. The Contractor shall pay for any such damage at no additional cost to the Owner.
- During construction, keep pavements, building clean. Protect site and adjacent properties from damage due to construction operations, operations by other Contractors/trades and trespassers. Unfinished and completed work shall be protected from damage by erosion or trespassing, and proper safeguards shall be erected to protect the Public.
- Staking and Layout: Immediately notify Landscape Architect in writing of any variance between plans and actual site. Landscape Architect has the right to adjust the location of elements. Verify layout with Landscape Architect prior to any installation work.
- Verify installation conditions as satisfactory to receive work. Do not install any site elements until any unsatisfactory conditions are corrected. Beginning of work constitutes acceptance of conditions as satisfactory. When conditions detrimental to plant growth/constructed elements, are encountered such as rubble fill, adverse conditions, or obstructions, notify Landscape Architect.

IRRIGATION NOTES:

- Automatic 'Spray' Irrigation System by Bidder Design. Design/ Installation to provide full and even coverage per best trade practices. Coordinate with General Contractor the size and location of the Irrigation Meter. Coordinate with General Contractor the provision of electrical service/ mounting of Automatic Controller. Sleeve under all pavement. Use Schedule 40 PVC for all lines. Provide an accurate, neat and legible 'As Built' record plan showing layout and locations of installed elements.



STATE OF WASHINGTON  
REGISTERED  
LANDSCAPE ARCHITECT  
GLENN L. TAKAGI  
CERTIFICATE NO. 330

Glenn Takagi  
Landscape Architect  
18550 Firlands Way N.  
Suite #102  
Shoreline, WA 98133  
(206) 542-6100  
FAX: (206) 546-1128

MCCORMICK PLAT  
CITY OF RENTON

FOR:  
ROBERT MCCORMICK  
161 MAPLEWAY ROAD  
SELAH, WA 98942  
PHONE: (509) 945-2219

PROJECT NO.: XXX

DRAWN BY: GT

ISSUE DATE: 3.30.11

SHEET REV.: X.X.X

CONCEPTUAL  
LANDSCAPE  
PLAN-  
NOTES  
AND  
DETAILS

L02