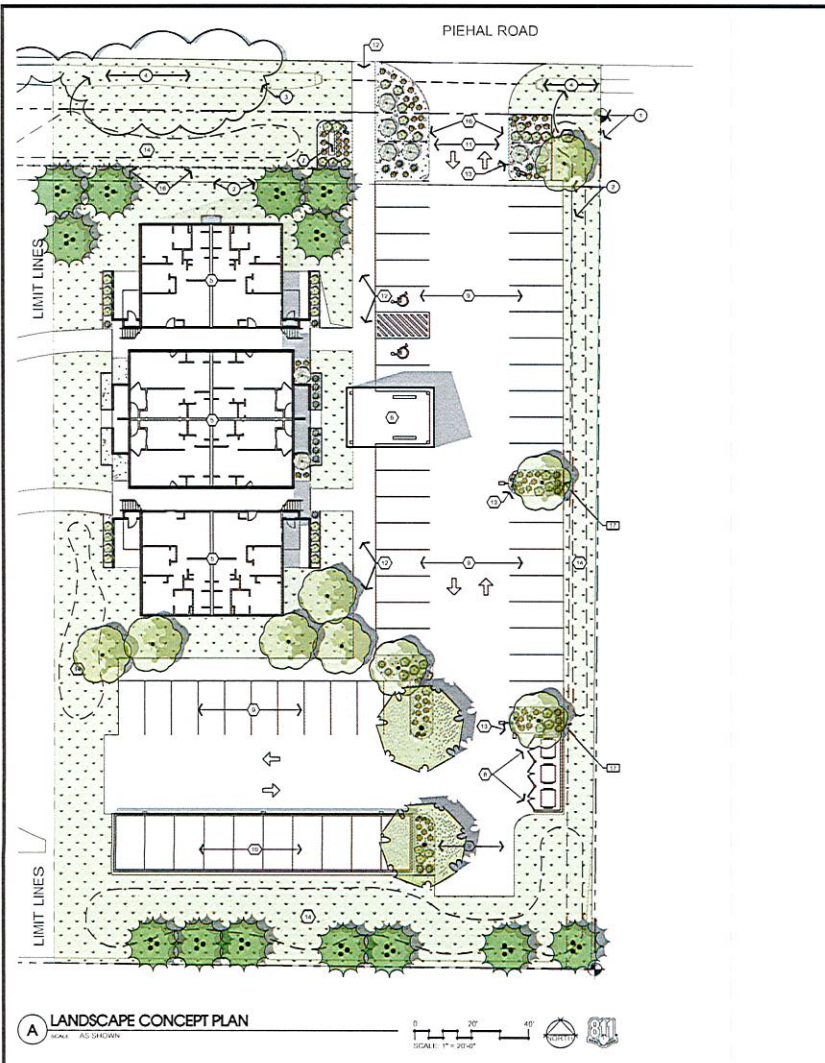


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- GENERAL NOTES:**
1. GENERAL CONTRACTOR TO PROVIDE GALVANIZED STANDARD THREADED STUD WITH THE BASE CAP IMMEDIATELY DOWNSTREAM OF IRRIGATION WATER SOURCE/WEIR.
  2. CONTRACTOR IS RESPONSIBLE FOR APPLICATION AND PAYMENT OF ALL REQUIRED PERMITS AND INSPECTIONS. LOCAL CODES PREVAIL.
  3. UNLESS OTHERWISE NOTED, ALL DRAWINGS ARE DERIVED FROM A LEGAL SURVEY. DIMENSIONS OF TERRACING STEPS ELEMENTS ARE PROVIDED BY THE OWNER OR BY FIELD MEASUREMENTS OBTAINED ON-SITE. ADJUSTMENT OF LANDSCAPE IMPROVEMENTS MAY BE REQUIRED. NOTICE OF ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND ACTUAL SITE CONDITIONS.
  4. CONTRACTOR TO LOCATE UNDERGROUND UTILITIES, I.E., BURIED FIBER OPTIC LINE, CABLES, CONDUIT, GAS, WATER, SEWER, ETC. PRIOR TO DIGGING. CONTRACTOR TO BE LIABLE AND PAY FOR REPAIR TO ANY AND ALL UTILITY DAMAGES AT NO EXTRA COST TO THE OWNER. CALL BEFORE YOU DIG TELEPHONE #811.
  5. GENERAL CONTRACTOR TO PROVIDE ROUGH GRADE WALL LANDSCAPE AREAS WITHIN 6 TO 10 FOOT OF GRADE SHOWN ON CIVIL DRAWINGS MINUS DEPTH OF SPECIFIED TOPSOIL.
  6. THE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR ON THE SITE AT ALL TIMES DURING CONSTRUCTION THROUGH COMPLETION OF FINAL PUNCH LIST WORK.
  7. GENERAL CONTRACTOR TO CLEAR AND GRUB TURF AREAS AND PLANTING BEDS OF ALL WEEDS, ROOTS, LAWN, AND DEBRIS; SPECIFIED LANDSCAPE AREAS TO BE SMOOTH AND CONTIGUOUS AS SHOWN ON CIVIL DRAWINGS; ANY ROCKS/DEBRIS LARGER THAN 1" TO BE REMOVED FROM TOP 12" OF SOIL AS MEASURED FROM FINISH GRADES SHOWN ON CIVIL DRAWINGS.
  8. CONTRACTOR TO LEGALLY DISPOSE OF (OFF-SITE) ALL MATERIALS REMOVED FROM THIS PROJECT NOT IDENTIFIED AS SALVAGED OR RE-PURPOSED.
  9. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF SITE CONDITIONS. FIELD VERIFY ALL NECESSARY DIMENSIONS.
  10. OWNER SHALL BE RESPONSIBLE FOR VERIFICATION OF PROPERTY LINES AND SETBACKS. CONTRACTOR SHALL COORDINATE THIS WORK WITH THE OWNER PRIOR TO BEGINNING ANY WORK.
  11. CONTRACTOR SHALL VERIFY PROPOSED DRAINAGE INVERTS.
  12. ALL FINISH GRADES IN PLANTED AREAS SHALL BE 1" BELOW ADJACENT PAVING SURFACE UNLESS NOTED OTHERWISE.

- WARRANTY:**
1. ALL PLANT MATERIAL INSTALLED BY CONTRACTOR SHALL BE WARRANTED FOR ONE YEAR FROM DATE OF FINAL ACCEPTANCE. CONTRACTOR SHALL REMOVE, REPAIR AND REPLACE ALL DEAD AND/OR DYING PLANT MATERIAL (EXCEPT THOSE DUE TO VANDALISM OR NEGLECT) WITHIN 30 DAYS OF THE DATE OF FINAL ACCEPTANCE. CONTRACTOR TO BE WRITTEN, DATED, AND SIGNED BY CONTRACTOR ON CONTRACTOR'S LETTERHEAD.
  2. ALL IRRIGATION SYSTEM MATERIALS INSTALLED BY CONTRACTOR SHALL BE WARRANTED FOR ONE YEAR FROM DATE OF FINAL ACCEPTANCE. THIS GUARANTEE TO COVER MATERIAL, WORKMANSHIP, AND ENSURE 100% HEAD TO HEAD COVERAGE. GUARANTEE TO BE WRITTEN, DATED, AND SIGNED BY CONTRACTOR ON CONTRACTOR'S LETTERHEAD.

- PLANTING NOTES:**
1. IN CASE OF DISCREPANCY IN PLANT QUANTITIES SHOWN ON THE PLANT LEGEND AND THOSE SHOWN ON THE PLANTING PLAN, THE QUANTITIES SHOWN ON THE PLAN SHALL GOVERN. CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO BID AND INSTALLATION. NO ADDITIONAL PAYMENT WILL BE ALLOWED FOR ANY DISCREPANCIES IN QUANTITIES BETWEEN THE PLANTING PLAN AND THE PLANT LIST.
  2. IF THERE IS A DISCREPANCY IN THE FIELD OR NURSERY BETWEEN THE CONTAINER SIZE CALLED OUT UNDER "REMARKS" AND HEIGHT & SPREAD CALLED OUT UNDER "SIZE", THE SPECIFIED PLANT MUST MEET HEIGHT & SPREAD REQUIREMENTS SPECIFIED UNDER "SIZE". EVEN IF A LARGER CONTAINER SIZE IS SPECIFIED TO MEET THESE SPECIFICATIONS, AT NO ADDITIONAL COST TO THE OWNER.
  3. THE CONTRACTOR SHALL FURNISH AND PAY FOR ALL CONTAINER OR FIELD GROWN TREES, SHRUBS AND VINES, INCLUDING SEEDS AND SOODED TURF, HYDRONALONES AND FLATTED GROUNDCOVERS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE AND PAY FOR PLANTING OF ALL PLANT MATERIALS. THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS, THE STAKING AND GUYING OF TREES AND THE CONTINUOUS PROTECTION OF ALL PLANT MATERIALS UPON THEIR ARRIVAL AT THE SITE.
  4. ALL INSTALLED PLANT MATERIALS SHALL CONFORM TO THE CURRENT AMERICAN ASSOCIATION OF NURSERYMANS NATIONAL STANDARD SPECIFICATIONS AND BE WARRANTED FOR ONE YEAR FROM DATE OF FINAL ACCEPTANCE. LANDSCAPE CONTRACTOR SHALL REMOVE AND REPLACE ALL DEAD AND/OR DYING PLANT MATERIAL (EXCEPT THOSE DUE TO VANDALISM OR NEGLECT) WITH PLANT MATERIAL EQUAL TO THE INSTALLED MATERIAL. GUARANTEE TO BE WRITTEN, DATED, AND SIGNED BY CONTRACTOR ON CONTRACTOR'S LETTERHEAD.
  5. ALL PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT AND/OR OWNER PRIOR TO INSTALLATION.
  6. ALL SPECIMEN TREES SHALL BE SELECTED AND SPOTTED BY THE LANDSCAPE ARCHITECT.
  7. NO SUBSTITUTIONS ARE PERMITTED WITHOUT THE WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.
  8. CONTRACTOR SHALL PRUNE LOWER BRANCHES OF DECIDUOUS TREES AS DIRECTED BY LANDSCAPE ARCHITECT IN THE FIELD.
  9. AMEND PLANTING PITS WITH TOP SOIL AND NATIVE SOIL BLEND. TOP SOIL SHALL BE 3:WAY MIX OR BETTER.
  10. THE SOIL AMENDMENTS (IF SPECIFIED) ARE FOR BIDDING PURPOSES ONLY. THE CONTRACTOR SHALL PROVIDE FOR A SOIL ANALYSIS REPORT FROM AN APPROVED SOILS LABORATORY AND/OR ANY ADDITIONAL SPECIFICATION PROVIDED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF PLANT MATERIALS.
  11. CONTRACTOR TO PLACE TOP SOIL TO A DEPTH OF 4", UNLESS OTHERWISE NOTED. IMPORT TOPSOIL SHALL CONSIST OF SANDY LOAM; NON-TOXIC, FREE OF NODULAR WEEDS, GRASS, BRUSH, STICKS, OR HOOKS GREATER THAN 12" IN LENGTH UNLESS OTHERWISE NOTED. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO PLACEMENT.
  12. CONTRACTOR TO RAKE FINISH GRADE SMOOTH AND NATURAL. NO SLOPE TO EXCEED 3:1.
  13. CONTRACTOR TO PLACE TWO APPLICATIONS OF PRE-EMERGENT HERBICIDE (ABOVE AND BELOW) TOP DRESSING (MULCH) IN PLANTER BEDS. PRE-EMERGENT TO CONSIST OF 12% ACTRIN DICHLORIDE (AQUA TRIO) OR 20% NITROTRIFLORALURON (NITROTRIFLORALURON) & 7.5% FIFENTH FENAC. MULCH SHALL BE MIN. 4 OZ. NON-WOVEN NEEDED-FINISHED POLYPROPYLENE (DENSITY OR EQUIVALENT) OVERLAP 3" AND TURN DOWN EDGES 6".
  14. WEED BARRIER FABRIC SHALL BE MIN. 4 OZ. WOVEN, POLYPROPYLENE (DENSITY 20 YEAR OR EQUIVALENT) OVERLAP ENDS 3" AND TURN DOWN EDGES 6".
  15. ALL MULCHES TO BE PLACED OVER WEED BARRIER FABRIC. MULCH DEPTH SHALL BE AS NOTED ON PLAN. IF NO DEPTH IS LISTED, THE CONTRACTOR SHALL ENSURE A MINIMUM DEPTH OF 2" IS INSTALLED.
  16. THE TOP OF MULCH SHALL BE 1" BELOW TOP OF ADJACENT CONCRETE SURFACES. TREES INSTALLED WITHIN TURF AND NATIVE SETBACK AREAS SHALL HAVE A DEPTH OF SHREDDED WOOD MULCH WITHIN A 6" DIAMETER AREA AT THE BASE OF EACH TREE.

- LANDSCAPE BOULDER NOTES:**
1. LANDSCAPE BOULDERS TO BE WEATHERED GRANITE UNLESS OTHERWISE NOTED. EXCAVATED OR BLASTED ROCK IS NOT PERMITTED AND WILL BE REJECTED. BOULDER DIMENSIONS TO VARY FROM 1 1/2' TO 4' AND BE PLACED AS INDICATED IN DRAWINGS & DETAIL.
    - \* SURFACE SELECT - BOULDERS HARVESTED FROM NATURALLY OCCURRING, ABOVE GROUND CONDITIONS. MOSS, LICHEN, AND WEATHERED CHARACTERISTICS SHALL BE SIGNIFICANTLY LESS THAN 25% OF THE MATERIAL. QUARIED, SHOT, STERILE, & SUBTERRANEAN ROCK ARE NOT ACCEPTABLE.
  2. BOULDER SIZE RANGE FOR WALLS AND ROCKERS: 60% APPROXIMATELY 3'X4'X6" AND 40% APPROXIMATELY 5'X5'X5". BOULDERS UNEXPOSED BY EXCAVATION OR BLASTING ARE NOT PERMITTED AND WILL BE REJECTED.

- CODE COMPLIANCE SUMMARY:**
1. PER THE CITY OF PONDERA ZONING MAP, THE PROPERTY IS ZONED COMMERCIAL.
  2. PER CITY OF PONDERA CODE (CPC), MONUMENT SIGN 1 SF OF LANDSCAPING AROUND THE BASE PER SIGN AREA PER 5 SF OF SIGN AREA (OPEN RISK, MAGNIFY OR NATURAL). MATERIALS MAY BE SUBSTITUTED PER THE PLANNING DIRECTOR, PROVIDED, AS SHOWN.
  3. PER CPC 84-C.2. A. OPEN SPACE 2% OF THE TOTAL LOT AREA TO REMAIN AS OPEN SPACE. 52,873 SF REQUIRED. 121,220 SF PROVIDED.
  4. PER CPC 84-C.2. B. GREEN SPACE NOT LESS THAN 10% OF LOT BUT NOT MORE THAN 25%. SEE BELOW.
  5. PER CPC 84-C.2. C. SIDEWALKS AND/OR BICYCLE PATH ADJACENT TO ANY CITY STREET OR PAVED PUBLIC ROAD. HOME RUN A FULLY DEVELOPED PROPERTY. NOT REQUIRED PER "NOTICE OF DECISION" FROM CITY OF PONDERA PLANNING DEPARTMENT 5/5/21.
  6. ALL TREES SELECTED FROM THE CITY OF PONDERA APPROVED TREE LIST.

**COMPLIANCE CALCULATIONS:**

APPROXIMATE SITE AREA: 711,493 SF  
 OPEN SPACE (25%): 211,493 SF X 25% = 52,873 SF REQUIRED. 121,220 SF PROVIDED.  
 GREEN SPACE (10-25%):  
 MINIMUM 211,493 SF X 10% = 21,149 SF  
 MAXIMUM 211,493 SF X 25% = 52,873 SF  
 PROVIDED 124,220 SF

**REFERENCE NOTES SCHEDULE**

SYMBOL	DESCRIPTION	QTY	DETAIL
(---)	EXIST PROPERTY LINE		
(---)	EXIST EASEMENT		
(---)	EXIST TREE TO BE RETAINED		
(---)	EXIST SMALL		
(---)	PROPOSED APARTMENTS (SEE ARCH)		
(---)	PROPOSED ENTRY FLOOR STRUCTURE (SEE ARCH)		
(---)	PROPOSED SIGN (SEE ARCH)		
(---)	PROPOSED TRASH ENCLOSURE		
(---)	PROPOSED CARPORT (SEE ARCH)		
(---)	PROPOSED GARAGE (SEE ARCH)		
(---)	PROPOSED DRIVEWAY AND CURB (SEE CIVIL)		
(---)	PROPOSED TRIP SIDEWALK (SEE CIVIL)		
(---)	PROPOSED TRIP LIGHT (SEE ARCH)		
(---)	PROPOSED SHALL (SEE CIVIL)		
(---)	PROPOSED 6" HT FENCE (SEE ARCH)		
(---)	PROPOSED TRIP METAL EDGING	424 LF	
(---)	PROPOSED PLANTING BED (1' X 10' 2" MED. BLACK BAGS @ 8" 3" DEEP OVER 15" FABRIC)	3,826 SF	
(---)	PROPOSED LAWN	28,525 SF	

**CONCEPT PLANT SCHEDULE**

SYMBOL	DESCRIPTION	QTY	DETAIL
(---)	CLASS I - SMALL TREE ACER TATARICUM 'JFS-KW2' TM / RUGGED CHARM TATARIAN MAPLE AMEL ANDERSON 'K' GRANDIFOLIA ALUMINUM BRILLIANCE' / ALUMINUM BRILLIANCE SE PRUNUS SERRULATA 'KWANZAN' / KWANZAN JAPANESE FLOWERING CHERRY		
(---)	CLASS II - MEDIUM TREE ACULX X FHE EXAMIN 'ARMSTRONG' / ARMSTRONG FREEMAN MAPLE CLEODIA TRICANTHOS INERMIS 'BIMCOLE' TM / IMPERIAL HONEY LOCUST TILIA AMERICANA 'DTR 123' TM / LEGEND AMERICAN LINDEN		
(---)	CONIFER ABIES LASIOCARPA / SUBALPINE FIR HICLA PUNGENS 'HOOPSIF' / HOOPS COLORADO SPRUCE PSEUDOTSUGA MENZIESII / DOUGLAS FIR		
(---)	SHRUBS - LARGE DECIDUOUS CORNUS SERICEA 'FLAVIRAMEA' / YELLO W TWIG DOGWOOD LUONYMUS ALATUS 'COMPAGNUS' / COMPACT HURNING BUSH LIGULSTRUM VICKARYI / GOLDEN PRIVET		
(---)	SHRUB - MEDIUM DECIDUOUS BUXUS X 'GREEN GEM' / GREEN GEM BOXWOOD CORNUS SERICEA 'ISANTIF' / ISANTI REDOSIER DOGWOOD POTENTILLA FRUTICOSA 'GOLDINGER' / GOLDINGER POTENTILLA SPIRAEA JAPONICA 'GOLDFLAME' / SPIREA		
(---)	PERENNIAL OR ORNAMENTAL GRASS LOUTILOHA GRACILIS 'BLONDE AMBITION' / BLUE GRAMA CALAMAGROSTIS X ACUTIFLORA 'STRIGATA' / FEATHER REED GRASS HELICTIS RHODON SCUMPERVIRENS 'SAPHIRE' / BLUE DOT GRASS HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAUPLY		
(---)	SHRUB - EVERGREEN ILEX GLABRA 'CHAMZIN' TM / NORDIC HOLLY PIROA ARIENS 'LITTLE GEM' / LITTLE GEM SPRUCE PINUS MUGO MUGO / DWARF MUGO PINE TAXUS BACCATA 'REPANDENS' / SPREADING ENGLISH YEW		

**PLACE LANDSCAPE ARCHITECTURE**  
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 (616) 451-1111  
 www.place-landscape.com

REGISTERED LANDSCAPE ARCHITECT  
 NO. LA-16884  
 TAMARA L. REHNA  
 STATE OF MICHIGAN

**LANDSCAPE CONCEPT PLAN**

PROJECT DESC BP  
**HOTEL RUBY**  
 47725 US-95  
 PONDERA, ID 83852

NOT FOR CONSTRUCTION

# DESCRIPTION QTY UNIT  
 01 02 03 04 05

PLACE # 22-260  
 DATE: 05-16-2022  
 DRAWN BY: JLC  
 REVIEWED BY: JLC

VERIFY SCALE AND MEASURE ONE ONLY ON ORIGINAL DRAWING

0 1" SD-1.0

sheet 01 of 01