



PROPOSED INDEPENDENT LIVING BUILDING

INDEPENDENT LIVING LANDSCAPE PLAN 1
 SCALE: 1" = 10'

GENERAL LANDSCAPING NOTES FOR ALL SHEETS
 REFER TO CONSULTANT SHEETS FOR UNDERGROUND UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING UTILITIES BEFORE LANDSCAPE CONSTRUCTION. LANDSCAPE CONTRACTOR SHALL ALSO VERIFY ALL PRIVATE UTILITY LOCATIONS ON PROPERTY WITH THE GENERAL CONTRACTOR PRIOR TO CONSTRUCTION.

COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATIONS WITH OTHER CONTRACTORS WORKING ON SITE.
 ALL CONTRACTORS SUBMITTING BIDS FOR THIS PROJECT SHALL FIELD VERIFY ALL CONDITIONS ON SITE. ANY DISCREPANCIES BETWEEN PLANS AND SITE CONDITIONS SHALL BE CLARIFIED WITH THE LANDSCAPE ARCHITECT BEFORE SUBMITTING A BID.

WHERE EXISTING TREES AND/OR SIGNIFICANT SHRUB MASSINGS ARE FOUND ON SITE, WHETHER SHOWN ON THE DRAWING OR NOT, THEY SHALL BE PROTECTED AND SAVED UNLESS NOTED TO BE REMOVED AND/OR ARE IN AN AREA TO BE GRADED. CONTRACTOR SHALL INSTALL ORANGE CONSTRUCTION FENCING AROUND ALL TREES THAT ARE WITHIN THE CONSTRUCTION LIMITS AND ARE TO REMAIN. FENCING SHALL BE INSTALLED AT THE DRIPLINE OF THE TREES, USING 6" STEEL POSTS OR APPROVED EQUAL. NO HEAVY CONSTRUCTION OPERATION SHALL BE PERMITTED WITHIN ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO REMOVAL.

NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS REQUESTED OF THE LANDSCAPE ARCHITECT BY THE GENERAL CONTRACTOR PRIOR TO THE SUBMISSION OF A BID AND/OR QUOTATION.
 ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSEYMEN.

PROTECT THE IMPROVEMENTS ON SITE AND ON THE ADJOINING PROPERTIES. PROVIDE BARRICADES, COVERINGS OR OTHER TYPE OF PROTECTION AS NECESSARY TO PREVENT DAMAGE TO EXISTING UTILITIES. DAMAGE THAT OCCURS TO PLANTS DURING TRANSPORTATION AND INSTALLATION WILL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.

WHERE DEPICTED ON THE PLANS, BOULDERS SHALL BE IMPORTED AND INSTALLED ON SITE ACCORDING TO THE DETAIL PROVIDED. BOULDERS SHALL BE NATIVE TO NORTH DAKOTA AND IGNEOUS IN NATURE RANGING IN SIZE FROM 2' - 5' IN DIAMETER.
 UNLESS OTHERWISE DEPICTED, ALL PLANTING BEDS SHALL BE INSTALLED WITH LANDSCAPE FABRIC WITH A MINIMUM WEIGHT OF 4 OZ./SQ. YD. AND MULCH ARE TO BE USED ON SITE. WHERE DENOTED, ORGANIC SHREDED CEDAR HARDWOOD MULCH SHALL BE INSTALLED TO A DEPTH OF 4". FINALLY, WHERE DENOTED, RUBBER MULCH SHALL BE INSTALLED TO A DEPTH OF 2".

RECYCLED RUBBER MULCH SHALL BE NON-TOXIC, 99.9% WIRE FREE, AND COLORFAST. APPROVED MANUFACTURER IS RUBBERGIC AS MANUFACTURED BY INTERNATIONAL MULCH COMPANY, OR APPROVED EQUAL. COLOR SHALL BE A DARK BROWN. PROVIDE SAMPLES TO ARCHITECT/OWNER FOR FINAL APPROVAL BEFORE INSTALLATION.

INTERNATIONAL MULCH COMPANY
 182 NORTHWEST INDUSTRIAL COURT
 BRIDGEGETON, MO 63044
 866.936.8524
 www.internationalmulch.com

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO CARE FOR ALL PLANT MATERIAL, SEED, AND OTHER LANDSCAPING IMPROVEMENTS UNTIL THE DATE OF FINAL INSPECTION AND APPROVAL. IT IS IN THE BEST INTEREST OF THE LANDSCAPE CONTRACTOR TO ENSURE ALL PLANTS ARE PROPERLY WATERED AND CARED FOR DURING THIS TIME. DEAD OR DYING PLANT MATERIAL WILL NOT BE ACCEPTED.

SOLITARY TREES SHALL NOT BE EDGED AROUND, HOWEVER ORGANIC WOOD MULCH SHALL BE PLACED AROUND THE TREE IN A MUTLIE RING THAT CONFORMS TO THE DETAIL PROVIDED FOR TREE PLANTINGS.

CONTRACTOR SHALL PROVIDE WRITTEN WARRANTIES CONFIRMING THE FOLLOWING:
 FURNISHED PLANT MATERIAL SHALL BE GUARANTEED TO LIVE AND REMAIN IN A STRONG, VIGOROUS, AND HEALTHY CONDITION FOR 365 DAYS MINIMUM FROM DATE LANDSCAPE MATERIALS ARE ACCEPTED AS COMPLETED. CONTRACTOR SHALL PROVIDE A WRITTEN WARRANTY TO THE OWNER OUTLINING CARE INSTRUCTIONS AND WARRANTY PERIOD BEFORE FINAL INSPECTION.

CONTRACTOR IS RESPONSIBLE FOR ON-GOING MAINTENANCE OF ALL NEWLY INSTALLED MATERIALS UNTIL TIME OF FINAL OWNER ACCEPTANCE. ANY ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

CONTRACTOR SHALL PROVIDE A WRITTEN REQUEST FOR THE OWNER ACCEPTANCE INSPECTION.
 WARRANTY FOR LANDSCAPE MATERIALS SHALL BEGIN ON THE DATE OF ACCEPTANCE BY THE LANDSCAPE ARCHITECT AFTER THE COMPLETION OF PLANTING OF ALL LANDSCAPE MATERIALS. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.

PLANTING NOTES
 NO PLANTING TO BE INSTALLED UNTIL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
 ALL PLANT MATERIAL LOCATIONS MUST BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY AND ALL DIGGING.

IF THE LANDSCAPE CONTRACTOR PERCEIVES ANY DEFICIENCIES IN THE PLANT SELECTIONS, SOIL CONDITIONS, OR ANY OTHER SITE CONDITION WHICH MIGHT NEGATIVELY AFFECT PLANT MATERIAL ESTABLISHMENT, SURVIVAL, OR GUARANTEE, THEY SHALL BRING THESE DEFICIENCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS MAY BE NEEDED IN FIELD. SHOULD AN ADJUSTMENT BE ADVISED, THE LANDSCAPE ARCHITECT MUST BE NOTIFIED.
 ALL PLANTS TO BE INSTALLED AS PER PLANTING DETAILS.

ONE SHRUB PER TYPE AND SIZE IN EACH PLANTING BED AND EVERY TREE SHALL BE CLEARLY IDENTIFIED (COMMON OR LATIN NOMENCLATURE) WITH A PLASTIC TAG WHICH SHALL NOT BE REMOVED PRIOR TO OWNER ACCEPTANCE.

PLANTING SPECIFICATIONS
 PLANTING BED PREPARATION: ALL MASS PLANTING BEDS SHALL BE TILLED TO A MINIMUM DEPTH OF 10". AMENDMENTS SHALL BE APPLIED AFTER CULTIVATION.
 BACKFILL SOIL: USE SOIL EXCAVATED FROM PLANTING HOLES AND PROVIDE AMENDMENTS. REMOVE ALL DEBRIS INCLUDING ROCKS LARGER THAN 3" DIAMETER.

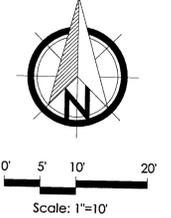
TREE STAKING: IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO STAKE AND/OR GUY THE TREES ACCORDING TO THE DETAILS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO TAKE EVERY STEP NECESSARY TO MAINTAIN THE TREES AND SHRUBS IN AN UPRIGHT AND PLUMB CONDITION AT ALL TIMES UNTIL THE END OF THE PLANT GUARANTEE PERIOD ESPECIALLY WHERE VANDALISM, SOIL OR WIND CONDITIONS ARE A PROBLEM.

TREE WRAPPING: WRAPPING MATERIAL SHALL BE QUALITY, HEAVY WATERPROOF CREPE PAPER MANUFACTURED FOR THIS PURPOSE. WRAP ALL DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO 12-1 AND REMOVE ALL WRAPPING AFTER 5-1.
 ROBERT PROTECTION: PROVIDE ON ALL TREES, EXCEPT SPRUCE UNLESS OTHERWISE SPECIFIED.

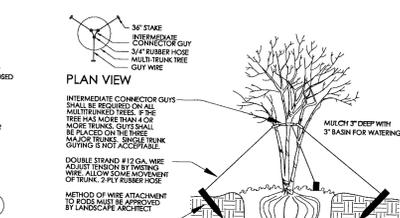
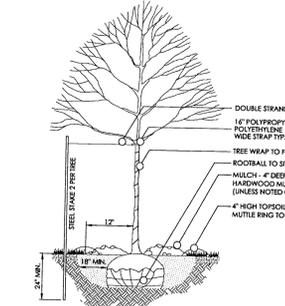
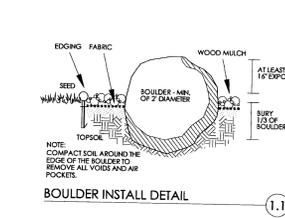
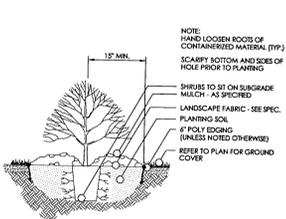
PLANTING PLAN: ALL PROPOSED PLANTS SHALL BE LOCATED CAREFULLY AS SHOWN ON THE PLANS. PLAN TAKES PRECEDENCE OVER PLANT SCHEDULE IF DISCREPANCIES IN QUANTITIES EXIST. SPECIFICATIONS TAKE PRECEDENCE OVER NOTES. RESPECT STATED DIMENSIONS.

APPROVED BY FORESTRY
Beck
 City Forester 5/8/15
 TITLE DATE

APPROVED BY PLANNING
Blank
 Planner 05/08/15
 TITLE DATE



- LANDSCAPING LEGEND**
- CONCRETE SIDEWALK (SEE CIVIL SHEETS)
 - PARKING LOT PAVING (SEE CIVIL SHEETS)
 - CURB & GUTTER (SEE CIVIL SHEETS)
 - PROPOSED PLANT MATERIAL
 - PROPOSED EDGING
 - PROPOSED BOULDER
 - PROPOSED RETAINING WALL (SEE CIVIL/STRUCTURAL SHEETS)
 - EASEMENT
 - LOT LINE
 - PROPOSED CONTOUR
 - STORM SEWER
 - SANITARY SEWER
 - WATERLINE



I hereby certify that this plan specification or report was prepared by me or under my direct supervision, and that I am a duly Registered Landscape Architect under the laws of the State of North Dakota.
 JACOB L. AXTMAN, ASLA
 Date: 05-25-15 Ref. No. 35

CONSULTANT:

 axtman+associates
 landscape architecture
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 www.axtmanassoc.com

PROJECT NUMBER:
Touchmark on West Century -
 1000 West Century Ave
 Bismarck, ND 58503

TOUCHMARK
 SINCE 1988

SHEET TITLE:
INDEPENDENT LIVING ADDITIONAL LANDSCAPE PLAN #1

DRAWN BY: *Jake Axt*
 DATE ISSUED: 3/23/15