

Meeting Date 06/07/2023

DATE: May 26, 2023

File: AR 21-24

TO: Architectural Review and Historic Preservation Board

FROM: Tina Wilson, Associate Planner, 530-879-6807, tina.wilson@chicoca.gov

Community Development Department

RE: Architectural Review 21-24 (Dutch Bros Coffee Drive-Through); 2060 East 20<sup>th</sup>

Street, APN 002-370-025 WinCo Foods Parking Lot

# **RECOMMENDATION**

Staff recommends that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and recommend that the Planning Commission approve the proposed project, subject to the recommended conditions.

# **Proposed Motion**

I move that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and recommend that the Planning Commission approve Architectural Review 21-24 (Dutch Bros Coffee), subject to the recommended conditions.

## **BACKGROUND**

The applicant proposes to construct a free-standing Dutch Bros Coffee building with drive-through in the existing parking lot of WinCo Foods, located at 2060 East 20<sup>th</sup> Street. The proposed building with drive-through would be located on the southwest portion of the parcel, west of the accessway along East 20<sup>th</sup> Street (see **Attachment A**, Location Map). The site is designated Commercial Mixed Use (CMU) on the City's General Plan Land Use Diagram and zoned CC (Community Commercial). The project site is within the existing parking lot area along East 20<sup>th</sup> Street, located farthest away from the WinCo Foods building. This portion of the parking lot would be reconfigured to accommodate the building and drive-through queuing lanes.

The proposal includes a new 950 square foot building with a drive-through facility (see **Attachment B**, Site Plan). Subsequent to the Board's recommendation on the Site Design and Architectural Review application, the Planning Commission will review both the project design and the proposed use permit to authorize the drive-through facility in the CC zoning district.

The drive-through window is located on the north side of the building and complies with all City standards, including enough room to queue at least six vehicles in the drive-through lane in advance of the drive-through window. As shown on the site plan (**Attachment B**), the two drive-through lanes have room for approximately 22 vehicles total. Proposed screening for

AR 21-24 (Dutch Bros Coffee) ARHPB Mtg. 06/07/2023 Page 2 of 6

the drive-through lane includes extensive existing and proposed landscape treatment along the drive-through lanes' northerly and southerly boundaries. Landscaping treatment includes layers of trees, shrubs, and groundcover to reduce visibility of vehicles from adjacent streets.

The architecture features modulation with a tower element, building wall articulation, and building materials that are visually interesting and compatible with surrounding commercial development. It includes natural colors with a bold blue tower element, neutral stucco finishes, stone veneer, and a 300 square foot canopy over the customer walk-up service window (see **Attachment C**, Color Elevations and **Attachment D**, Color and Material Board). The primary color palette includes beige, blue, and varied earthtones.

The proposed project is within an existing parking area for the shopping center, but parking areas would be reconfigured, and shade trees and landscaping would be added to replace any existing landscaped islands within the parking lot that would be removed to accommodate the reconfigured area of the site. Although there would be a net reduction of 76 parking spaces on site, the proposed and existing spaces within the parking lot would total 394, meeting parking requirements for both the existing WinCo Foods building and the proposed Dutch Bros Coffee building with drive-through. Bike racks would be provided on the east side of the building.

New landscaping would be provided within the project site and integrated into existing landscaping for the shopping center. The landscape plan indicates a total of 29.5 percent of the site area to be landscaped, exceeding the required 5-percent for the CC zoning district. A variety of shrubs, groundcover, and decorative trees would enhance the aesthetic appearance of the project along the East 20<sup>th</sup> Street frontage (see **Attachment E**, Landscape Plan). Parking lot shade is estimated to reach 57 percent at tree maturity and includes several scarlet oak and sycamore trees.

### DISCUSSION

The proposal is consistent with several General Plan policies, including those that encourage compatible infill redevelopment and revitalization of existing commercial centers (LU-4.2, LU-4.4, CD-5 and ED-3), as the materials and colors are compatible with other existing commercial uses located in and around WinCo Foods. The single-story architectural design is consistent with surrounding commercial development and would continue the existing context-sensitive transition at the shopping center with smaller, individual buildings located toward the perimeter of the site and the larger buildings toward the back, consistent with CD-5.2. The project is also consistent with goals and policies to enhance Chico's long-term prosperity (ED-1) and ensure that regulations and permitting processes for the conduct of commerce do not unreasonably inhibit local business activity (ED-1.3). Using the existing access driveways associated with shopping center is consistent with policy CIRC-1.1 and Table CIRC-1, which calls for safely and efficiently accommodating traffic from new development and minimizing new driveways on larger streets.

The project is consistent with Design Guidelines that call for commercial buildings to use appropriate massing, fenestration, and materials to provide a pedestrian-level scale (DG 2.2.11). The design creates a sense of focus toward the main pedestrian entrance on the south side of the building from East 20<sup>th</sup> Street through the use of a metal canopy feature with cultured stone columns consistent with DG 2.2.23. Design Guideline consistency is

further enhanced by the vertical and horizontal façade breaks, building massing, and modulation, as called-for by DGs 2.2.25.

Overall, staff has not identified any major issues with the proposal and, subject to the above, and standard conditions, recommends approval of the project.

# REQUIRED FINDINGS FOR APPROVAL

# **Environmental Review**

The project has been determined to be categorically exempt under CMC Section 1.40.220 and pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15303 (New Construction or Conversion of Small Structures). Consistent with this exemption, the project consists of the construction of a new commercial pad building less than 10,000 square feet in size, including drive-through food and drink sales, not involving the use of significant amounts of hazardous substances, where all necessary public services are available, and the surrounding area is not environmentally sensitive.

# Architectural Review

According to the Chico Municipal Code Section 19.18.060, the Architectural Review and Historic Preservation Board shall determine whether or not a project adequately meets adopted City standards and design guidelines, based upon the following findings:

1. The proposed development is consistent with the General Plan, any applicable specific plan, and any applicable neighborhood or area plans.

The proposed Dutch Bros Coffee building and drive-through is a commercial development project in an existing shopping center. The project is consistent with several General Plan policies, including those that encourage compatible infill redevelopment and revitalization of existing commercial centers (LU-4.2, LU-4.4, CD-5 and ED-3) and those that call for minimizing driveways on larger streets (CIRC-1.1 and Table CIRC-1). Approval of the project is consistent with General Plan goals and policies to enhance Chico's long-term prosperity (ED-1) and ensure that regulations and permitting processes for the conduct of commerce do not unreasonably inhibit local business activity (ED-1.3).

2. The proposed development, including the character, scale, and quality of design are consistent with the purpose/intent of this chapter and any adopted design guidelines.

The project promotes orderly development and would increase desirability of investment at the WinCo Foods shopping center by developing a building site at a prominent intersection, consistent with the stated purpose of CMC 19.18. The project is consistent with Design Guidelines that call for commercial buildings to use appropriate massing, fenestration, and materials to provide a pedestrian-level scale (DG 2.2.11). The design creates a sense of focus toward the main entrance through the use of a metal canopy feature with cultured stone columns consistent with DG 2.2.23. Design Guideline consistency is further enhanced by the vertical and horizontal façade breaks, building massing, and modulation, as called-for by DGs 2.2.25.

3. The architectural design of structures, including all elevations, materials and colors are visually compatible with surrounding development. Design elements, including screening

of equipment, exterior lighting, signs, and awnings, have been incorporated into the project to further ensure its compatibility with the character and uses of adjacent development.

The design, materials and colors of the proposed new building are visually compatible with the surrounding commercial development, specifically regarding the screening of rooftop equipment by the roof parapets. Exterior equipment will be properly screened from view by roof parapets, landscaping or by locating equipment inside the building.

4. The location and configuration of structures are compatible with their sites and with surrounding sites and structures, and do not unnecessarily block views from other structures or dominate their surroundings.

The location and configuration of the proposed structure is compatible with the surrounding shopping center and commercial uses within the project vicinity. The building will not unnecessarily block views or dominate its surroundings. The drive-through lane will be adequately screened by new and existing landscaping.

5. The general landscape design, including the color, location, size, texture, type, and coverage of plant materials, and provisions for irrigation and maintenance, and protection of landscape elements, have been considered to ensure visual relief, to complement structures, and to provide an attractive environment.

Both existing and proposed landscaping will provide visual relief around the new building and reconfigured parking area, with specific attention paid to screening the drive-through aisle from public views along East 20<sup>th</sup> Street.

# RECOMMENDED CONDITIONS OF APPROVAL

- The front page of all approved building plans shall note in bold type face that the project shall comply with Architectural Review 21-24 (Dutch Bros Coffee). No building permits related to this approval shall receive final approval without prior authorization of Community Development Department Planning staff.
- 2. All development shall comply with all other State and local Code provisions, including those of the City of Chico Community Development and Public Works Departments. The permittee is responsible for contacting these offices to verify the need for compliance.
- 3. All approved building plans and permits shall note that wall-mounted utilities and roof or wall penetrations, including vent stacks, utility boxes, exhaust vents, gas meters and similar equipment, shall be screened by appropriate materials and colors. All parapet caps and other metal flashing shall be painted, consistent with the approved building colors. Adequate screening shall be verified by Planning staff prior to issuance of a certificate of occupancy.
- 4. All exterior lighting shall be shielded and directed downward to avoid light spillage onto adjacent properties.

- 5. All new electric, telephone, and other wiring conduits for utilities shall be placed underground in compliance with CMC 19.60.120.
- 6. As required by CMC 16.66, trees removed shall be replaced as follows:
  - a. On-site. For every six inches in DBH removed, a new 15-gallon tree shall be planted on-site. Replacement trees shall be of similar species, unless otherwise approved by the urban forest manager, and shall be placed in areas dedicated for tree plantings. New plantings' survival shall be ensured for three years after the date of planting and shall be verified by the applicant upon request by the director. If any replacement trees die or fail within the first three years of their planting, then the applicant shall pay an in-lieu fee as established by a fee schedule adopted by the City Council.
  - b. Off-site. If it is not feasible or desirable to plant replacement trees on-site, payment of an in-lieu fee as established by a fee schedule adopted by the City Council shall be required.
  - c. Replacement trees shall not receive credit as satisfying shade or street tree requirements otherwise mandated by the municipal code.
  - d. Tree removal shall be subject to the in-lieu fee payment requirements set forth by Chico Municipal Code (CMC) 16.66 and fee schedule adopted by the City Council.
  - e. All trees not approved for removal shall be preserved on and adjacent to the project site. A tree preservation plan, including fencing around drip lines and methods for excavation within the drip lines of protected trees to be preserved shall be prepared by the project developer pursuant to CMC 16.66.110 and 19.68.060 for review and approval by planning staff prior to any ground-disturbing activities.
- 7. The applicant shall defend, indemnify, and hold harmless the City of Chico, its boards and commissions, officers and employees against and from any and all liabilities, demands, claims, actions or proceedings and costs and expenses incidental thereto (including costs of defense, settlement and reasonable attorney's fees), which any or all of them may suffer, incur, be responsible for or pay out as a result of or in connection with any challenge to or claim regarding the legality, validity, processing or adequacy associated with: (i) this requested entitlement; (ii) the proceedings undertaken in connection with the adoption or approval of this entitlement; (iii) any subsequent approvals or permits relating to this entitlement; (iv) the processing of occupancy permits and (v) any amendments to the approvals for this entitlement. The City of Chico shall promptly notify the applicant of any claim, action or proceeding which may be filed and shall cooperate fully in the defense, as provided for in Government code section 66474.9.

## **PUBLIC CONTACT**

Public notice requirements are fulfilled by mailing a 10-day public hearing notice to all landowners and residents within 500 feet of the site and by posting the agenda at least 10

AR 21-24 (Dutch Bros Coffee) ARHPB Mtg. 06/07/2023 Page 6 of 6

days prior to the ARHPB meeting. As of the date of this report, no comments have been received in response to the public notice.

# **DISTRIBUTION**

Internal (3)

Mike Sawley, Principal Planner Tina Wilson, Associate Planner

File: AR 21-24

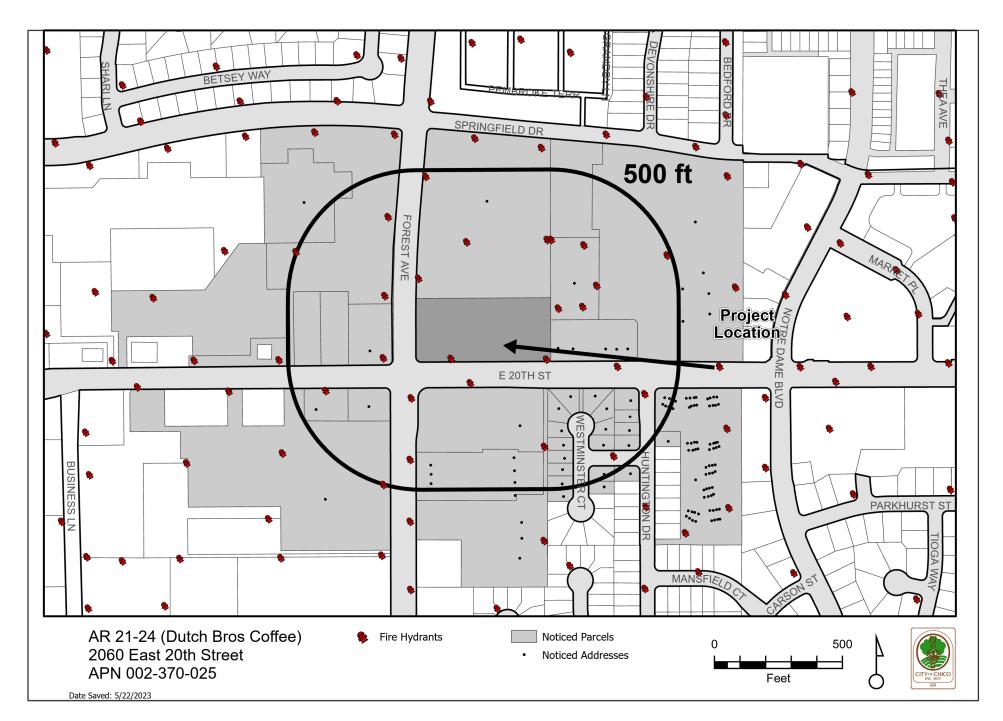
# External (4)

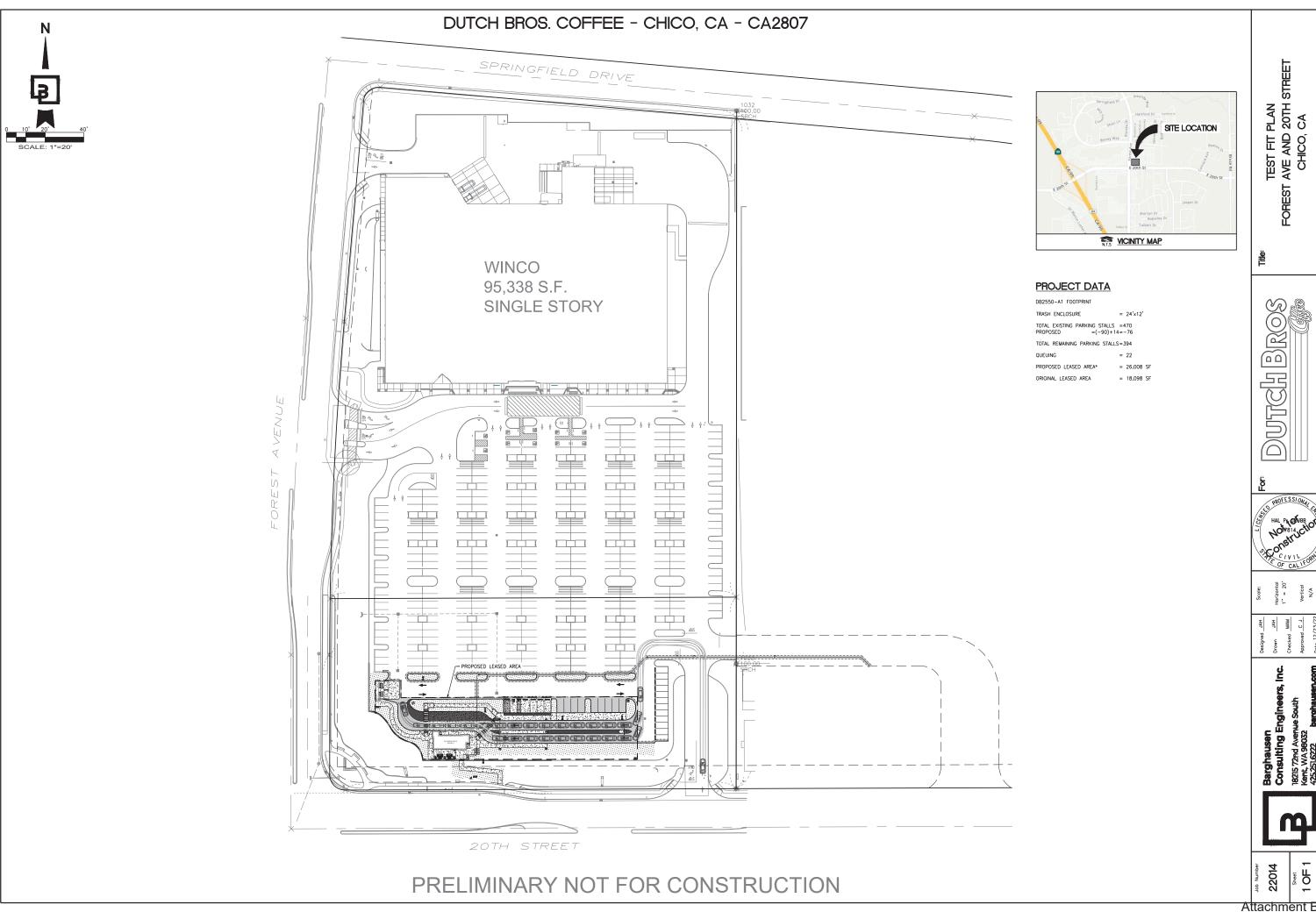
Barghausen Consulting Engineers, Inc., Attention: Sandra Fox, Senior Planner, Email: <a href="mailto:sfox@barghausen.com">sfox@barghausen.com</a>

Dutch Bros Coffee, Attention: Russ Orsi, Email: <a href="mailto:russ.orsi@dutchbros.com">russ.orsi@dutchbros.com</a>
WinCo Foods LLC, Attention: Greg Goins, Email: <a href="mailto:Greg.goins@wincofoods.com">Greg.goins@wincofoods.com</a>
Gnich Architecture Studio, Attention: Omar Garzon, Email: <a href="mailto:omarg@gnicharch.com">omarg@gnicharch.com</a>

# **ATTACHMENTS**

- A. Location Map
- B. Site Plan
- C. Color Elevations
- D. Color and Material Board
- E. Landscape Plans



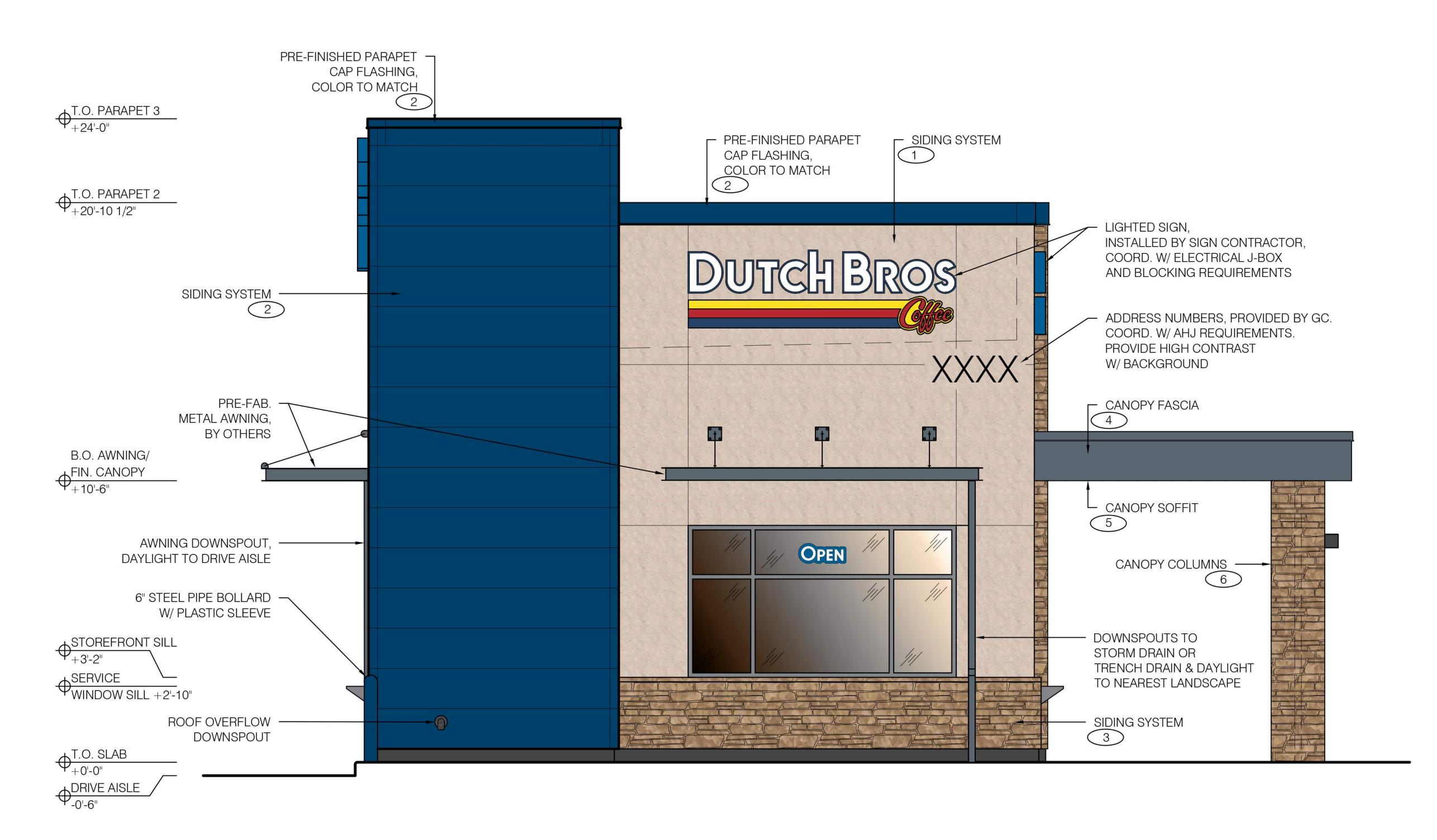


Sheet OF

M.

EXTERIOR FINISH SCHEDULE - ALTERNATE w/ CANOPY							
ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS			
ZONE 1 (BODY)							
1	STUCCO	-	3-COAT SYSTEM W/ ACRYLIC MEDIUM SAND FINISH; REVEALS AS SHOWN	COLOR: BEIGE - SW 2859			
ZONE 2 (TOW	ER)						
2	FIBER CEMENT SIDING	NICHIHA	ILLUMINATION, AWP 1818 w/ METAL OUTSIDE OPEN CORNERS	COLOR: BLDG DB BLUE			
ZONE 3 (BASE	Ξ)						
3	STONE VENEER	CULTURED STONE	CARAMEL COUNTRY LEDGESTONE	COLOR: PER MFR.			
3	STONE SILL	CULTURED STONE	WATERTABLE / SILL	COLOR: TAUPE			
ZONE 4 (FRAM	MED CANOPY)						
4	FASCIA	-	METAL FASCIA; FLAT	3 SIDES; COLOR: BLDG DB DARK GRAY			
5	SOFFIT	HEWN ELEMENTS	NATURAL NORTHWESTERN SPRUCE	1x8, T&G, 1/8" REVEAL			
6 COLUMS CULTURED STONE CARAMEL COUNTRY LEDGESTONE COLOR: PER MFR.							
NOTE: PROVIDE 3"x2" SMOOTH DOWNSPOUTS, AND ALL NECESSARY ADAPTORS, AT AWNING AND CANOPY LOCATIONS; COLOR: BLDG DB DARK GRAY							







SCALE: 1/2" = 1'-0"

10'

EXTERIOR FINISH SCHEDULE - ALTERNATE w/ CANOPY							
ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS			
ZONE 1 (BODY)							
1	STUCCO	-	3-COAT SYSTEM W/ ACRYLIC MEDIUM SAND FINISH; REVEALS AS SHOWN	COLOR: BEIGE - SW 2859			
ZONE 2 (TOW	ER)						
2	FIBER CEMENT SIDING	NICHIHA	ILLUMINATION, AWP 1818 w/ METAL OUTSIDE OPEN CORNERS	COLOR: BLDG DB BLUE			
ZONE 3 (BASE	Ξ)						
3	STONE VENEER	CULTURED STONE	CARAMEL COUNTRY LEDGESTONE	COLOR: PER MFR.			
3	STONE SILL	CULTURED STONE	WATERTABLE / SILL	COLOR: TAUPE			
ZONE 4 (FRAM	MED CANOPY)						
4	FASCIA	-	METAL FASCIA; FLAT	3 SIDES; COLOR: BLDG DB DARK GRAY			
5	SOFFIT	HEWN ELEMENTS	NATURAL NORTHWESTERN SPRUCE	1x8, T&G, 1/8" REVEAL			
6	6 COLUMS CULTURED STONE CARAMEL COUNTRY LEDGESTONE COLOR: PER MFR.						
	NOTE: PROVIDE 3"x2" SMOOTH DOWNSPOUTS, AND ALL NECESSARY ADAPTORS, AT AWNING AND CANOPY LOCATIONS; COLOR: BLDG DB DARK GRAY						







10'

EXTERIOR FINISH SCHEDULE - ALTERNATE w/ CANOPY							
ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS			
ZONE 1 (BODY)							
1	STUCCO	-	3-COAT SYSTEM W/ ACRYLIC MEDIUM SAND FINISH; REVEALS AS SHOWN	COLOR: BEIGE - SW 2859			
ZONE 2 (TOWER)							
2	FIBER CEMENT SIDING	NICHIHA	ILLUMINATION, AWP 1818 w/ METAL OUTSIDE OPEN CORNERS	COLOR: BLDG DB BLUE			
ZONE 3 (BASE	Ξ)						
3	STONE VENEER	CULTURED STONE	CARAMEL COUNTRY LEDGESTONE	COLOR: PER MFR.			
3	STONE SILL	CULTURED STONE	WATERTABLE / SILL	COLOR: TAUPE			
ZONE 4 (FRAN	MED CANOPY)						
4	FASCIA	-	METAL FASCIA; FLAT	3 SIDES; COLOR: BLDG DB DARK GRAY			
5	SOFFIT	HEWN ELEMENTS	NATURAL NORTHWESTERN SPRUCE	1x8, T&G, 1/8" REVEAL			
6	COLUMS	CULTURED STONE	CARAMEL COUNTRY LEDGESTONE	COLOR: PER MFR.			
NOTE: PROVIDE 3"x2" SMOOTH DOWNSPOUTS, AND ALL NECESSARY ADAPTORS, AT AWNING AND CANOPY LOCATIONS; COLOR: BLDG DB DARK GRAY							



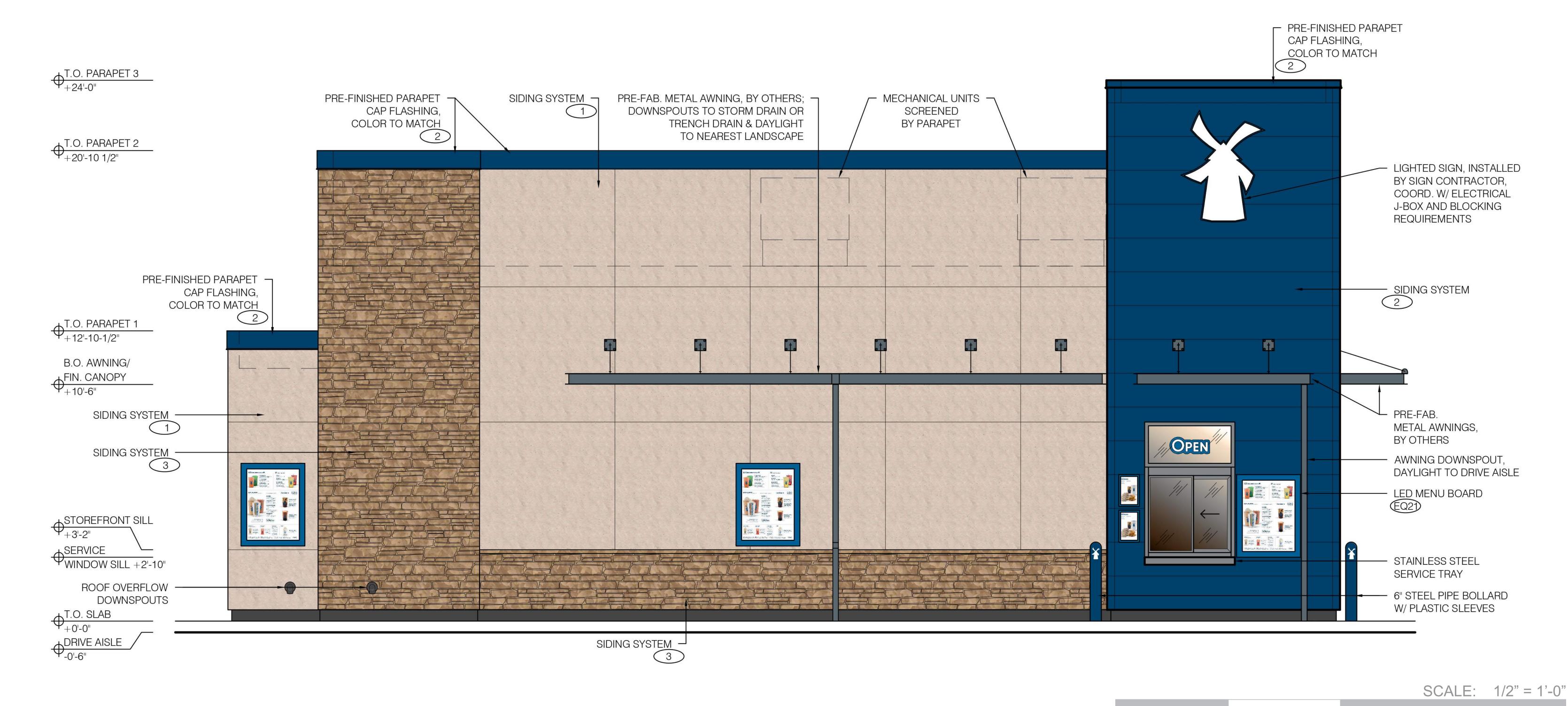




PAGE A7

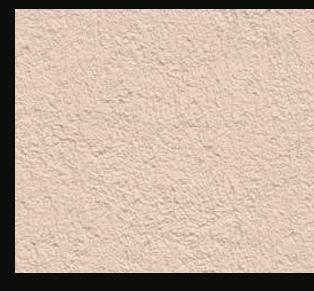
EXTERIOR FINISH SCHEDULE - ALTERNATE w/ CANOPY							
ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS			
ZONE 1 (BOD)	Y)						
1	STUCCO	-	3-COAT SYSTEM W/ ACRYLIC MEDIUM SAND FINISH; REVEALS AS SHOWN	COLOR: BEIGE - SW 2859			
ZONE 2 (TOW	ZONE 2 (TOWER)						
2	FIBER CEMENT SIDING	NICHIHA	ILLUMINATION, AWP 1818 w/ METAL OUTSIDE OPEN CORNERS	COLOR: BLDG DB BLUE			
ZONE 3 (BASE	Ξ)						
3	STONE VENEER	CULTURED STONE	CARAMEL COUNTRY LEDGESTONE	COLOR: PER MFR.			
3	STONE SILL	CULTURED STONE	WATERTABLE / SILL	COLOR: TAUPE			
ZONE 4 (FRAM	MED CANOPY)						
4	FASCIA	-	METAL FASCIA; FLAT	3 SIDES; COLOR: BLDG DB DARK GRAY			
5	SOFFIT	HEWN ELEMENTS	NATURAL NORTHWESTERN SPRUCE	1x8, T&G, 1/8" REVEAL			
6	6 COLUMS CULTURED STONE CARAMEL COUNTRY LEDGESTONE COLOR: PER MFR.						
NOTE: PROVIDE 3"x2" SMOOTH DOWNSPOUTS, AND ALL NECESSARY ADAPTORS, AT AWNING AND CANOPY LOCATIONS; COLOR: BLDG DB DARK GRAY							







10'



**FIBER CEMENT BOARD** MANUFACTURER: NICHIHA PROFILE: ILLUMIINIATION COLOR: BLDG DB BLUE



**3-COAT STUCCO SYSTEM** MANUFACTURER: -PROFILE: ACRYLIC MEDIUM SAND FINISH COLOR: SHERWIN-WILLIAMS -BEIGE (SW 2859)



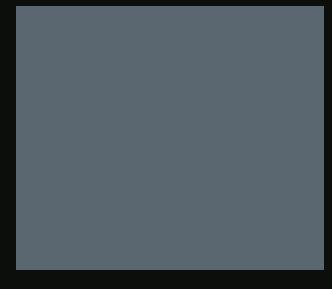
**CULTURED STONE** MANUFACTURER: CULTURED STONE PROFILE: CARAMEL COUNTRY LEDGESTONE COLOR: PER MFR.



**CANOPY SOFFIT** MANUFACTURER: HEWN PROFILE: NW SPRUCE **NATURAL & SEALED** COLOR: PER MFR.



**WINDOW SYSTEM** MANUFACTURER: KAWNEER OR SIMILAR PROFILE: CLEAR ANODIZED ALUMINUM FINISH: CLEAR NO 14 / 17



**AWNINGS & DOORS - PAINT** MANUFACTURER: SCHERWIN-WILLIAMS COLOR: BLDG DB GRAY DARK



**ROOFING MATERIAL** MANUFACTURER: DURO-LAST DL-60 - 60 MIL COLOR: WHITE



# DUTCH BROS. COFFEE - CHICO, CA - CA2807

#### IRRIGATION CONCEPT

1=72 73

- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
- 2. THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF
- ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
- ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT THE IRRIGATION 2912M SHALL BE DESIGNED AND INSTRUCED, TO THE WARMHOWNEXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS:

  MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULT-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), IN ALL PLANTING AREAS (EXCEPT FOR TURE AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT TURE AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

#### ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

#### GENERAL GRADING AND PLANTING NOTES

- CODE OF WORK, THE CONTRACTOR CONFRIMS THAT HE HAS SEAD, AND WILL COMPLY WITH, THE ASSOCIATED NO COMPLY WITH, THE ASSOCIATED NO STRONG FOR PRECIFICATIONS, AND DETAILS WITH THIS PROJECT. HE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING LLE EMSTRING VEGETATION (EXCEPT WHERE NOTED TO REMAIN) IN THE CONTROL TO THESE PLANS, WOTES, AND SPECIFICATIONS OF THE CONTROL TO THE PRINCE AND STRONG FOR THE GRADING AND STRONG FOR PRINCE OF THE PRINCE OF THE STRONG AND STRONG FOR THE STRONG FOR THE STRONG AND STRONG FOR THE STRONG STR
- NS.
  BEFORE STARTING WORK THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE REAS ARE WITHIN 4-01 "OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES A AMERICAMENAL OF THE CONTRACT OF THE AND AND CONSTRUCT AND MAINTAIN SLOPES AND CONSTRUCT AND CONSTRUCT
- NEEDED. TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS). A THE FINISH GRADE STO BE ESTABLISHED. ENSURE THAT THE FINISH GRADE IN SHERD AREAS MIMEDIATELY ADJACENT TO WALKS AND OTHER WALKIN SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS SELOM THE ADJACENT FINISH SURFACE, IN OPIGER TO MORE TO THE WALKIN SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS SELOM THE ADJACENT FINISH SURFACE, IN OPIGER TO

S89\*47'40"W 526.11

- LIMIT OF WORK LINE

**₹**00 **•**000

- 9 BEAQ

-1 QUSH

—6 BEAQ

- 3 BEAQ

6 BFA0 -

-1 QUCO

∠−6 BEAQ

GnO • On€

\_ GRX=234\_13 \_ \_

- EXISTING TREES.

- 6 BEAQ

- SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.

  THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD.

  AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS

### PLANTING LEGEND

SYMBOL	BOTANIC NAME	COMMON NAME	MIN. SIZE	WUCOLS	QUANTITY	SHADE	REMARKS
TREES							
QUCO	Quercus cocinea	Scarlet Oak	24" Box	Moderate	8	8	2" Caliper, min., 10'-12' heigh
PLAC	Platanus acerfolia 'Yarwood'	Yarwood Sycamore	24" Box	Moderate	4	4	2" Caliper, min., 10'-12' heigl
QUIL	Quercus ilex	Holly Oak	24" Box	Moderate	2	2	2" Caliper, min., 10'-12' heig
NOTE: ALL SHRUBS	TREES SHALL BE CONTAINER-GROW	/N, CONTAINER SIZE AS APP	PROPRIATE FOR	THE CALIPER S	SPECIFIED. SE	E SPECIFICA	TIONS FOR PROPER ROOT
BEAQ	Berberis aquifolium 'Compacta'	Compact Oregon Grape	5 Gallon	Low	77	77	
CODA	Cotoneaster dammeri 'Coral Beauty'	Coral Beauty Cotoneaster	5 Gallon	Low	63	63	
HEPA	Hesperaloe parviflora	Red Yucca	5 Gallon	Low	73	73	
LITX	Ligustrum japonica 'Texanum'	Texas Privet	5 Gallon	Low	42	42	Maintain at 3' high
RHUM	Rhaphiolepis umbellata 'Minor'	Dwarf Yeddo Hawthorn	5 Gallon	Low	50	50	
SAGR	Salvia greggii	Red Autumn Sage	5 Gallon	Low	28	28	
-	Salvia greggii				28	28	
	Cynodon dactylon 'Tifway 419'	Warm Season Turf	Sod	High			

#### PARKING LOT SHADE CALCULATIONS

	SPECIES	CANOPY SIZE	SF SHADE	SITE VALUE (%)	QTY	EQUIV. SHADE
	Platanus ace. 'Yarwood' Yarwood Sycamore	40'	1,256 SF	25%	1	314 SF
	Platanus ace. 'Yarwood' Yarwood Sycamore	40'	1,256 SF	50%	4	2,512 SF
	Quercus coccinea Scarlet Oak	40'	1,256 SF	100%	3	3,768 SF
_	Quercus coccinea Scarlet Oak	40'	1,256 SF 125.6 SF	50% 10% Bonus	5 5	3,140 SF 628 SF
	Quercus ilex Holly Oak	40'	1,256 SF	75%	2	1,884 SF
	TOTAL SHADE					12,246 SF

#### LANDSCAPE CALCULATIONS

GROSS SITE AREA: REQUIRED LANDSCAPE AREA PROVIDED LANDSCAPE AREA:

15 CODA -

- 6 BEAC

28 SAGR -

AND HEDGE IN THIS AREA

REQUIRED PARKING LOT SHADE : VUA: 21,317 SF x 50% = PROVIDED SHADE CANOPY:

50% OF VUA (Vehicular Use Areas) ±21,317 SF 10,657 SF 12,246 SF (57%)

-1 QUCO

- LIMIT OF WORK LINE

\_\_1 OUCO

√6 BEAQ

±40.978 SF

+2.049 SF (5%)

±12,101 SF (29.5%)

# WATER-EFFICIENT LANDSCAPE WORKSHEET

REE PRESERVATION

Re	ference ETo:	54.29	[From CIMIS	Eto Zone N	Nap for Chico,	.CA]	
drozone#/ Planting escription	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area, sq. ft. (LA)	ETAF x Area	Estimated Total Water Use (ETWU)
gular Landscape Areas							
Chruhe	0.2	Drin	0.0	0.30	0.060	2 720 20	125 922

Tree Preservation Plan shall be provided after an arborist surveys

,	Description	(11)	MECHOU	Linciency (IL)	(11/11/	(LA)	LIAI AAICO	036 (L1000)	
	Regular Landscape Areas								
1	Shrubs	0.3	Drip	0.8	0.38	9,969	3,738.38	125,833	
	Trees	0.4	Bubblers	0.75	0.53	504	268.80	9,048	
	Turf	0.6	MPRotators	0.75	0.80	1,574	1,259.20	42,384	
	Rock	0	NA	0	0.00	54	0.00	0	
	Average ETAF:	0.44			Totals	12,101	5,266.38	177,265	

pecial Landscape Areas				
	1		0.00	0
	1			
	1			
	Totals	0	0.00	0

ETWU Total: 177,265

### MAWA (Annual Gallons Allowed) = (ETo) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]

- 0.62 conversion factor for acre-inches per year to gallons per square foot per year LA total landscape area in square feet
- SLA total special landscape area in square feet

Total ETAF x Area	(A)	12,101	Average ETAF for Regular Landscape Areas must be
Total Area	(B)	5,266.38	0.55 or below for residential areas, and 0.45 or below
Average ETAF	(B/A)	0.44	for non-residential areas

Landscape Areas		
tal ETAF x Area	(B + D)	5,266
tal Area	(A + C)	12,101.00
e-wide ETAF	(B+D) / (A+C)	0.44
GAT2		





20TH STREET CA

AND

FOREST AVE /

DUTCH BROS

PLANTING PLAN

LANDSCAPE

Attachment E

20TH STREET PRELIMINARY NOT FOR CONSTRUCTION

LIMIT OF WORK LINE

AVE

RES

FO

A=9012'20

# DUTCH BROS. COFFEE - CHICO, CA - CA2807

## PLANTING SPECIFICATIONS

CUALIFICATIONS OF LANDSCAPE CONTRACTOR

1. ALL ADMISSCAPE WORK SOON ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM

1. ALL ADMISSCAPE WORK SOON ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM

SECULATION IN LANDSCAPE PLANTING.

2. A LIST OF SUCCESSIVELY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE

REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.

1. THE LANDSCAPE CONTRACTOR SHALL HOLD A VAILD NURSEP AND FLORAL CERTIFICATE ISSUED BY

THE TEXAS DEPARTMENT OF AGRICULTURE, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE

APPLICATOR LICENSES SISUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS

STRUCTURAL PEST CONTROL BOARD.

B. SCOPE OF WORK

1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS.

1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER THEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HERBIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS, OF WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.

THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, SEVER, SECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE STATT OF ANY WORK.

#### PRODUCTS

CLIMACTIC CONDITIONS.

SOOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE
FROM ENCIRCUMG AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DETECTS (SUCH AS

FROM ENGIRCLING AND/OR GIROLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS JISHAPER PROPERTY).

3. TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (88B). UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TIRES ARE NOT ACCEPTABLE.

4. ANY PLANT DESIRED LONACCEPTABLE BY THE LANDSCAPE ARCHITECT OR HAN CORPT REPORT OF LIKE ANY PLANT SEPREMED LONACCEPTABLE. BY THE LANDSCAPE ARCHITECT OR HAN CORPT REPORT OF LIKE ANY PLANT SEPREMED CONTAINED BY A CONTROL OF LIKE PLANT OF LIKE TYPE AND SUCE AT THE CONTROL OF THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE ALIVE. SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE STANDARD IN FORM. UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IN FLOREN IS DAMASCED THE LANDSCAPE ARCHITECT AND OWNER SHALL BE STANDARD IN FORM. UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IN FLOREN IS DAMASCED THIS SHALL BY THE AND SHALL BE STANDARD IN FORM. UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IN FLOREN IS DAMASCED THIS SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES BY TO ADIA INCLUDIORS FOUR INCHES IN CALIFER. AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES BY THE DAMASCED FOUR RICHES IN CALIFER. AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES BY THE THE LANGEST TRUNKS.

ANY THE FOR SHALL BE BEASED OF THE WEST OFTEN LEADERS TRUNKS.

ANY THE FOR SHALL BE MEASURED BY THEIR OVERFULL HEIGHT. MEASURED FROM THE TOP OF AS ONE-HALF OF THE SUM OF THE CALIFER OF THE SHALL BE MEASURED. SHALL BE RESISTED.

5. OR PROVIDE WELL ROOTED SOOD OF THE WASHETY NOTED ON THE PLANS. SOO SHALL BE OUT FROM HALF AND THE PLANS. SOO SHALL BE COTFROM HALF OF THE SHALL BE SHALL BOOK OF THE SOOD.

5. OFFICIAL SHALL BE MEASUREDER OF THE THREE LANGEST TRUNKS.

6. ANY THE FOR SHALL BE SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED. SHALL BE RESISTED.

6. SONE PROVIDE WELL ROOTED SOOD OF THE WASHETY NOTED ON THE PLANS. SOO

SOLUBLE SALT CONTENT OF 5 TO 10 DECISIEMENSIM, NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANT AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE

INSEL

FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER
NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A

TOP DRESSING OF TREES AND SHRUBS.

H. TREE STAKING AND GLIVING

TREE STAKING AND GUIVING

1. STAKES: 6 LONG GREEN METAL T-POSTS.

2. GUY AND TE WIRE ASTIM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0,106 INCH DUAMETER.

10 LIMETER.

10 LIMETER.

11 LIMETER.

11 LIMETER.

12 LIMETER.

13 LIMETER.

14 LIMETER.

15 LIMETER.

16 LIMETER.

16 LIMETER.

16 LIMETER.

17 LIMETER.

17 LIMETER.

18 LIMETER.

18

#### METHODS

SOIL PREPARATION
 SEPARE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN 1-0.1: OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
 SOIL TESTING:

LANDSCAPE AREAS ARE WITHIN 1-0.1 OF INSH INAUE. ITE CUMITAGE TO THE COMITAGE THE COMITAGE TO THE COMITAGE THE C

ROTOTILLING AFTER CROSS-RIPPING: NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F. PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000

INTUILIBRA PER LA CHASSAPHETINA.

INTOICE MARKED AND CANAGE AMENDMENT A CUL YOS, PER 1,000 S.F.

INTOICE MARKED ONGAINE AMENDMENT A CUL YOS, PER 1,000 S.F.

INTOICE AND CONTROL OF THE PER LIERER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 S.F.

INTOICE AND THE PER LIERER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 S.F.

INTOICE OF SOLE BY MEANS OF PROTOILLING AFTER CROSS PRIPRING.

SOLE OF SOLE SY MEANS OF PROTOILLING AFTER CROSS PRIPRING.

SOLE OF SOLE SY MEANS OF PROTOILING AFTER CROSS PRIPRING.

SOLE OF SOLE SY MEANS OF PROTOILING AFTER CROSS PRIPRING.

SOLE OF SOLE SY MEANS OF PROTOILING AFTER CROSS PRIPRING.

SOLE OF SOLE SY MEANS OF PROTOILING AFTER CROSS PRIPRING.

IN THE CONTEXT OF THE COULD. LISE MANUFACTURERS PRECOMMENDED BY A THE PRIPRICAL SYSTEM OF THE CROSS PRIPRING.

IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOLE SUPPRICE CONTEXT OF THE CROSS PLANS PRIPRING.

IN THE CONTEXT OF THE SOLE SUPPRICE WOT TOP OF MILLOUPS AND MICK TEST OF THE GRADING PLANS AND A CONTEXT OF THE CROSS PLANS PRIPRICE.

SOLE OF THE SOLE SUPPRICE WAS A STATE OF THE CROSS PRIPRING.

SOLE OF THE SOLE SUPPRICE WAS A STATE OF THE CROSS PRIPRICE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TUPE AREA AND PLANTING SEED PREPARATION.

CONSTRUCT AND MAINTAIN PRINS I GRADE SAS SHOWN ON GRAZDING PLANS, AND CONSTRUCT AND MAINTAIN SUCCESS AS SPECIFICATIONS.

AND MAINTAIN SUCCESS AS SECOMMENCED BY THE GEOTER CHARLAR PROVIDED, THE AMOUNT OF SOLE SPECIFICATION SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PROMING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PROMING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PROMING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PROMING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PROMING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PROMIN

B. SUBMITTALS

1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE
ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
2. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR IN LESSINGS STOKE FOR SCALE,
PHOTOS OR SAMPLES OF ANY REQUIRED MILLORES, AND SOLITEST RESULTS AND PREPARATION
TYPES, AND OTHER MANDMENTS FOR TREESHRUB, TURF, AND SEED AREAS AS MAY BE
APPROPRIATE).
3. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER OUT SHEETS FOR PLANTING ACCESSORIES SUCH
AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
4. WEITER BULLTIME STEED ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE
CORNERAL PLANTING.
5. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES
AT THE MANUFACTURERS RECOMMENDED RATE.
3. TRENCHMORE AND THE STEED AND SHOWN OF THE ANY AND SEED AND THE RESIDENCE
AT THE MANUFACTURERS RECOMMENDED RATE.
4. THE MANUFACTURERS RECOMMENDED RATE.
5. TRENCHMORE SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL
6. OR COLOURS AREA STEED AND SHALL EXPROSE AND SHALL EXPRESS HER TRUNK. WITH A RADIUS
EQUAL TO 1"FOR EVERY 1" OF TRUNK DIAMETER AT BREAST-HEIGHT (4,5 ABOVE THE AVERAGE
DEFINED AS OR COULDAR AREA STEED AND SHALL EXPRESS END AND TOUS. IN MACHINE
EXCANATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRIT.
C. A. TERR ALIGNMENT OF PIPE TO ANY KIND SHALL BE ALLOWED WITHIN THE CRIT.
C. A. TERR ALIGNMENT OF PIPE TO ADO TO THE SENDER IN DIAMETER AND SHALL BE ALLOWED WITHIN THE CRIT.
C. A. TERR ALIGN

LLUSE ALL INBOMES WITHIN THE CANOPY DRIFT UNES WITHIN 24 HOURS.

A LLS EVERED ROOTS SHALL BE HAND PRINCED WITH SHAPP TOOLS AND ALLOWED TO AIR-DRY.

TREE PLANTING

THE PLANTING

THE PLANTING HOLES SHALL BE EXCAVATED TO MINIMAN WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL AIN TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.

ROOTBALL AIN TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.

REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.

REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.

REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.

REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.

REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.

REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE SUBSEAND OFT MAY DEPOKE THE ROOTBALL OF ALL TREES. JUST BEFORE PLACINIS INTO THE PLANTING PIT. DO NOT THE SEP ROOTS OUT FROM THE ROOTBALL OF ALL TREES. JUST BEFORE PLACINIS INTO THE PLANTING PIT. DO NOT THE SEP ROOTS OUT FROM THE ROOTBALL IS TWO TO FOUR INCHES. AND/OF THE SUBJECT HAND THE MAY DEPOKE THE PLANTING PIT. DO NOT THE SEP ROOTS OUT FROM THE ROOTBALL IS TWO TO FOUR INCHES. AND/OF THE SUBSEAND SEP ROOTS OUT FROM THE ROOTBALL IS TWO TO FOUR INCHES. AND/OF THE SUBSEAND SEP ROOTS OUT FROM ON-SITE. ROCKS LARGER THAN 1'S LAND ALL OTHER DEBRIS SHALL BE FEMOVED FROM THE SOIL PRIOR TO THE BACKFILL SHOULD ADDITIONAL SOIL BE REGISTED. THE SUBSEAND SEP ROOTS OF THE SHOULD SHOW THE SOIL PRIOR TO THE BACKFILL SHOULD ADDITIONAL SOIL BE REGISTED. THE SUBSEAND SOIL FROM ON-SITE OR.

REDURES SHALL HOT BE STAKED UNLESS LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES) REPORT OF SUBSEAND SHALL BLOT SHAW AT THE SUBJECT OF SHOULD THE SHAW OF SHALL BLOT SHAW AND THE SUBJECT OF SHOULD THE SHAW THE SUBJECT OF THE TOTAL NUMBER OF THE THE SUBSEAND SHALL BLOT SHAW AND THE SUBJECT OF SHOULD THE SHOULD BE RECOUNCED. THE TOTAL NUMBER OF THE SUBJECT OF THE SU

RUB, PERENNIAL, AND GROUNDCOVER PLANTING
DIG THE PLANTING HOLES TWICE AS WIDE AND 2' LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL
THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST
RECOMMENDATIONS.
INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP
THE WEED BARRIER CLOTH IN PLACE.
WHEN PLANTING IS COMPLETE, INSTAL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING
BEDS., COVERNIG THE ENTIRE PLANTING AREA.

IDING
SOO VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
LAY SOO WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
LAY FISCO TO FORMA SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOO
STRIPS. DO NOT OVERLAY. STAGGES STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
ROLL THE SOO TO ENSURE GOOD CONTACTO THE SOOS ROOT SYSTEM WITH THE SOIL.

TREE RINGS.
DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF HABITABLE STRUCTURES, 
EXCEPT AS MAY BE NOTED ON THESE PLANS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND 
CURBS SHALL NOT PPORTURD EADOVE THE FINISH SURFACE OF THE WALKS AND 
CURBS WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.

CLIBES SHALL NOT PROTRUDE ABOVE THE PRIEST SUPERACE OF THE WALKS AND CLIRES. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LESS 12" LOWER THAN 11" ETOP OF WALLS SHALL BE AT LESS 12" LOWER THAN 11" ETOP OF WALLS SHALL BE AT LESS 12" LOWER THAN 11" ETOP OF WALLS SHALL BE AT LESS 12" LOWER THAN 11" ETOP OF WALLS AND CLIRES. MULCH COVER THAN 18" AND ALL WORK AREAS IN A NEAT, ORDER 12" CONDITION.

IN A NEAT, ORDER 12" CHAPT.

A FULL HEALTHY STAND OF PLANTS AT NO ADDITIONAL COST TO THE OWNER.

TO ACHIEVE FRUITA ACCEPTANCE AT THE END OF THE MAINTEANNE PERIOD. ALL OF THE FOLLOWING
CONDITIONS MIGST COCCUR.

STANDARD AND A CONTROL SHOW ACTIVE. HEALTHY CROWNTH WITH EXCEPTIONS MADE FOR
SEASONAL DORMANCY, ALL PLANTS NOT HEERING THIS CHORD AND SERVICE.

SEASONAL DORMANCY, ALL PLANTS NOT HEERING THIS CHORD AND SERVICE.

A LL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.

SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMAL HEGHT OF 1.12.

SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMAL HEGHT OF 1.12.

RESODOED (AS APPROPRIATE) FIRM TO THE HALL ACCEPTANCE. ALL SODDED TURE SHALL BE
RESODOED (AS APPROPRIATE) FIRM TO THE HALL ACCEPTANCE. ALL SODDED TURE SHALL BE
RESODOED (AS APPROPRIATE) FIRM TO THE HALL ACCEPTANCE.

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TIRED OF THE OWNERS FINAL

ACCEPTANCE (OD NAYS FOR AMAIL & PLANTS). THE CONTRACTOR SHALL BEFAULT AND

EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME. OR

EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME. OR

EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME. OR

EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME. OR

EXPENSE AND TROTTONS OF THE RIRIGATION SYSTEM WHICH OPERATE IMPROPERLY.

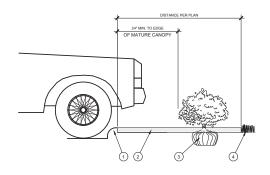
AFTER THE INITIAL IMMATTENANCE PERIOD AND DURING THE GUARANTEE PERIOD. THE LANDSCAPE

CANNOT BE ATTRIBUTED DIESECT. Y OUR DEPRETATION OF OTHER DAMAGE BY HAMAN ACTIONS.

FROUDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK A

ECCORD DRAWING SIA RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE

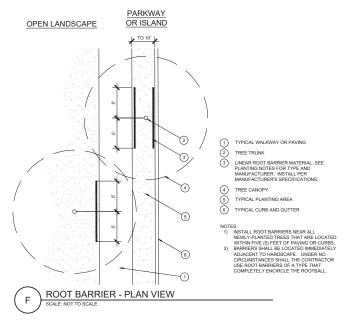
DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOROUSULTANT DRAWING MARKUPS.

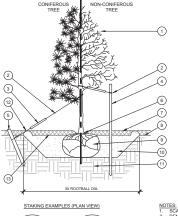


 CURB. (2) MULCH LAYER.

3 PLANT 4 TURF (WHERE SHOWN ON PLAN).







TREE PLANTING

, CINCH-TIES (24" BOX/2" CAL TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (36" BOX/2.5" CAL TREES AND LARGER). SEQURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.

(3) 24" X 3/4" P.V.C. MARKERS OVER WIRES.

GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.

6 TRUNK FLARE.

7) MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.

8 FINISH GRADE.

ROOT BALL.

BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.

(11) UNDISTURBED NATIVE SOIL. (12) 4" HIGH EARTHEN WATERING BASIN.

13) FINISH GRADE.

NOTES:

1. SCARINY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
2. REMOVE EXCESS SOIL APPLED ON TOP OF THE ROOTBALL THAT
2. REMOVE EXCESS SOIL APPLED ON TOP OF THE ROOTBALL THAT
3. SOIL THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE
ROOT FLARE IS 24\* ADDWE FURNISH GRADE.
3. FOR BBB TREES, CLUT OFF BOTTOM 13 OF WIRE BASKET BEFORE
PLACING TREE IN HOLE, UT OF AND REMOVE REMAINDER OF
BASKET APTER THEE IS SET IN HOLE, REMOVE ALL MYLON TIES,
BURLAP FROM AROUND BOTBALL AS IS PRACTICAL.
4. REMOVE ALL NURSERY STAKES AFTER PLANTING.
5. FOR TREES SE 900X/25 CL. AND LARGET, USE THERE STAKES OR
DEADMEN (AS APPROPRIATE), SPACED EVEN LY AROUND TREE
5. STAKINS SHALL BE TIGHT HOUGHT OF TREVENT TRUNK FROM
BENDA, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT

IN WIND.



STE

20TH CA

유

FOREST

y l Bra

HPG JAH

SPE

S

H

Д





