DESIGN REVIEW BOARD

April 14, 2014

Case Number

DRB2014-14

Applicant/Owner

Great Falls Apartment, LLC

Representative

Jana Cooper, PLA -TD&H Engineering

Property Location

Between 23rd St S and 26th St S, along the south side of unimproved 21st Ave S, adjacent to Centene Corporation

Requested Action

Design Review of a new apartment complex

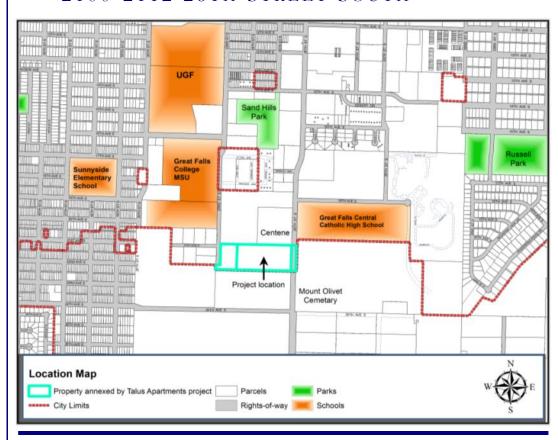
Recommendation

Approve design with conditions

Project Planner

Galen Amy

TALUS APARTMENT HOMES 2100-2112 26TH STREET SOUTH



Project Description

The applicant is proposing development of a 216-unit apartment complex consisting of six buildings and a clubhouse for residents. The subject property is a recently annexed vacant lot located immediately south of Centene Corporation and west of 26th Street South. The new apartment complex will complement the Medical District, as well as both the University of Great Falls and Great Falls College MSU, by providing more diversity of housing stock and rental choices, and meeting an existing demand and need in the City.

Background

- Legal Description: Lot 2B, Medical Tech Park Minor Subdivision, in the SE1/4, Section 18, T20N, R4E, P.M.M., Cascade County, Montana
- Property Area: \pm 397,702.8 square feet or \pm 9.13 acres
- Property Zoning: R-6 Multi-family high density district

Project Overview

New Construction: Exhibit 28-1 Standards and Guidelines for specific projects and buildings

The proposed project complies with the guidelines for design review of new construction and exterior renovations contained within Exhibit 28-1.

The applicant is proposing six apartment buildings that are 3-story, non-elevator, wood frame construction, consisting of 36 units each. Within the complex the applicant will also provide for 9 handicap accessible ground floor units. Each of the apartment buildings have been designed with an attention to detail that provides for aesthetically pleasing proportions and details that provide an interesting building façade. The façade has been divided into smaller sections with vertical and horizontal offsets created by siding texture, a plentitude of windows and/or the use of gables and small balconies. The mechanical equipment has been efficiently incorporated into the building design with under-window architectural screening. This is true for both the front and backs of the building façades. This design is carried over to the clubhouse, with a plentitude of large windows and glass paneled doors, a gable overhang supported by columns at the entrance, and shade pergolas at the west facing pool deck area, which will be surrounded by a 5-foot tall decorative metal fence for residents' safety.

Primary access to the complex will be off of 26th Street South, where the clubhouse entrance, prominent landscaping, and an entry monument is. There will be two additional ingress/egress points located off of the newly extended 21st Avenue South. There are four centrally located dumpster kiosks that will be screened by concrete enclosures and landscaping. The landscaping plans also show a holistic approach for site development that includes both active and passive outdoor space. There are two "oasis" areas located between the apartment buildings, which include seating areas with moveable table and chairs, a horseshoe pit, a small tot lot, bike racks throughout, and an approximate half-mile trail around the complex with four workout stations.

The applicant also provided a comprehensive summary of the project's design, building materials and color pallet attached as Exhibit B, and the design team will provide a color palette board at the Design Review Board meeting.

Conformance with Title 17

The proposed project is in conformance with the relevant requirements of Title 17 - Land Development Code, of the Official Code of the City of Great Falls, including but not limited to zoning, setbacks, building height and lot coverage. The site plan includes the conceptual parking layout showing 332 parking spaces, 9 of which will be ADA accessible and 100 of which are in carports. This meets the code requirements. In addition, the applicant applied for a Design Waiver to reduce the parking stall width from 10 feet to 9 feet, and this has been approved.

The apartment complex will have impervious surfaces of more than 15,000 square feet; therefore, the developer is required to provide a storm water management plan in compliance with the City of Great Falls Storm Design Manual and City standards. The plan will be reviewed and approved by the Public Works Department prior to the issuance of building permits for the development. Also, the applicant has been working with the City Fire Department regarding the turning radius for fire truck access throughout the project, location of fire hydrants and fire connections. All final plans will be approved by the City.

The developer has dedicated and will construct 21st Avenue South between 23rd Street South and 26th Street South, including sidewalk on the entire south side of the new roadway. Improvements to 26th Street South, including a shared-use bicycle/pedestrian path, will be installed under the planned public improvement project, with no cost to the developer. Improvements to 26th Street South and 24th Avenue South will increase carrying capacity, and will also include new bicycle and pedestrian facilities. The site plan includes sidewalks and walking trails throughout the complex, surrounding each apartment building and the clubhouse for safe, straightforward pedestrian connectivity.

The applicant has provided an outdoor lighting plan which appears to meet the intent of the Land Development Code, and the proposed landscaping goes beyond meeting the minimum requirements of the Land Development Code. An entryway monument sign has been proposed and submitted with the architectural package for building plan review (see Exhibit J). The complex will have signage located on the building as well as directional signage. This proposed signage will be reviewed under a separate application.

of

Summary

The construction of the new multi-family high density apartment complex is compatible with nearby properties, natural features, and identified housing needs. The development of the subject property from a vacant undeveloped property to the proposed complex creates street connectivity, provides new housing opportunities, and will eventually promote some new business opportunities in Great Falls on the adjoining lot to the west. Staff supports approval of this application.

Suggested Motion

1. Board Member moves:

"I move that the Design Review Board (approve/approve with conditions) the Design Review Application of Talus Apartment Homes, as shown in the conceptual development plans contained within this report and provided by the project property Owner's Agent, subject to the follows conditions:

- The proposed project shall be developed consistent with the conditions in this staff report, all codes and ordinances of the City of Great Falls, the State of Montana, and all other applicable regulatory agencies.
- If after the approval of the concept development plan as amended by this Board, the owner proposes to expand or modify the conceptual development plans, the Director of the Planning and Community Development Department shall determine in writing if such proposed change would alter the concept for one or more review criteria. If such proposed change would alter the plan, the proposal shall be resubmitted for review as a new application.

•	The applicant shall develop plans and specifications in conformance with the relevant requirements. Title 15 - Building and Construction, of the Official Code of the City of Great Falls.

- 2. Chairman calls for a second, discussion, inquiries from the public, and calls the vote.
- CC Dave Dobbs, City Engineer
 Patty Cadwell, Neighborhood and Youth Council Coordinator
 Todd Seymanski, City Forester
 Jana Cooper, PLA, TD&H Engineering, jana.cooper@tdhengeneering.com
 Jim McLeod, Farran Realty Partners, LLC, jmcleod@farranco.com

EXHIBIT A - APPLICATION

CITY OF GREAT FA	ALLS
PLANNING & COM	MUNITY DEVELOPMENT DEPT.
P.o. Box 5021,	GREAT FALLS, MT, 59403-5021
406.455.8430	WWW.GREATFALLSMT.NET

Submittal Date:	
Application Number	ır

T-1 4 11			
Talus Apartment Homes Name of Project / P			
Great Falls Apartment, l	LLC	militari manana man	
Owner Name:			
PO Box 9079 Missoula,	Montana 59802		
Mailing Address:			
406-541-4653		jmclcod@farranco.com	
Phone:		Email:	
1.1.0			
Representative Nam	DOPER		
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1800 \$	RIVER DE N		
Malling Address:			
4000 7100	2 1316	: Vana Como	no tolongine
Phone:		Email:	n@ tdhengue
Phone:			
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21st Ave. South and 26th			
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21st Ave. South and 26th Site Address:	Street South	33,909 per building X 6 = 2 Sq. Ft. of Structure:	03,544 / clubhouse 3,995
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21st Ave. South and 26th Site Address: 397,702 Sq. Ft. (9.13 Ac Sq. Ft. of Property: EGAL DESCRI 2B Mark/Lot:	Street South OPTION SE 1/4 Section of 18 Section:	Sq. Ft. of Structure: T20N Township/Block	R4E Range/Addition
21st Ave. South and 26th Site Address: 397,702 Sq. Ft. (9.13 Ac Sq. Ft. of Property: EGAL DESCRI 2B Mark/Lot: I (We) the undersign Further, I (We) owner.	SE 1/4 Section of 18	T20N Townshlp/Block tion is true and correct to the b	R4E Range/Addition best of my (our) knowledge.
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Form Creation Date: 01.26.2012

EXHIBIT B - APPLICATION NARRATIVE



Talus Apartments Design Concept Narrative:

The design concept for Talus Apartments is designed with high end residential apartment units, a clubhouse and both active and passive outdoor spaces. Residents would have an immediate sense of arrival as they enter the site from 26th Street South and maneuver through a well landscape round-about to the stunning clubhouse. The clubhouse has a luxury design theme that is accentuated with an earth-tone color palette and expansive stone veneer siding. The upper elevation will consist of a smooth material either stucco or fiber cement panels with LP smart trim battens over the panel seams (see elevations). The clubhouse entry will be accentuated with a gable overhang supported by two columns. The roof material will consist of asphalt architectural shingles and exterior down lighting will be used to highlight the building. There is a pool and spa area located adjacent to the clubhouse which will be available for residents use. There are two shade pergolas at the west facing pool deck area for residents use while enjoying the pool and spa areas. The entire pool area is secured with a 5'-0" tall decorative metal fence enclosure ensuring the safety of the facility.

The apartment buildings will have a consistent high-end design theme; they will be three-story wood frame construction, non elevator buildings and consist of 36-units each. The buildings will consist of a pitched roof that will be covered in architectural laminated fiberglass shingles. The buildings color pallet is to be earth-tones and will be covered with clapboard style vinyl siding (2 colors) and will be accented with numerous windows to provide ample light and air for the residents. There are projecting gable end forms at the front and rear elevations to provide each unit with a balcony and storage space. The gables will consist of either a vertical board & batten vinyl siding or smooth fiber cement panels with LP smart trim battens over the panel seams similar to the Clubhouse design. These gable end forms give the building some modulation and variety to avoid long uninterrupted wall planes. They also act to afford the units additional privacy from each other. The buildings will be grounded with a stone veneer wainscoting that will vary in height across the front elevation to help create a craftsman's style design. The developers plan to provide handicap accessible units at the ground floor and have distributed 9 units (more than the minimum required) throughout the complex. The desire of the project is to create a vibrant and inviting atmosphere in which to live, work and play.

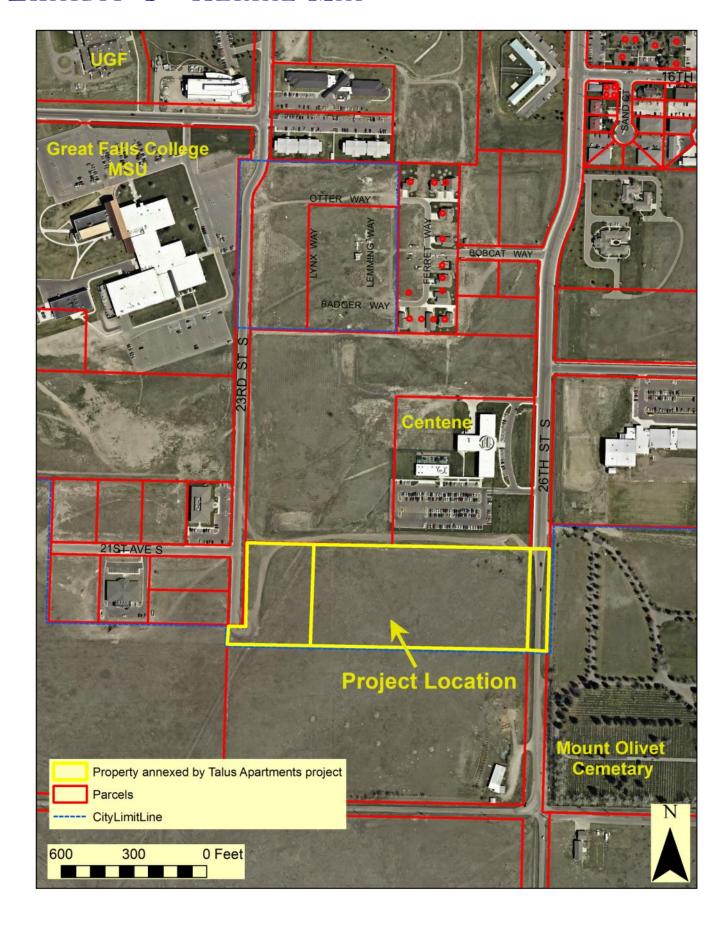
Additionally, there will be numerous onsite amenities for the residents to enjoy. These include two oasis areas within the open spaces between the apartment buildings. The easterly "oasis" will consist of a seating area with moveable chairs and tables and a small turf picnic area for residents. There is also an adjacent horseshoe pit for the residents to enjoy. The second "oasis" contains a small tot lot with adjacent seating area. Other amenities include an approximate ½ mile trail around the complex with four fitness stations for the residents use. These amenities provide great opportunities for residents to interact with each other or just sit, relax and watch the community activities. Access to the site is intended primarily from 26th street but there are

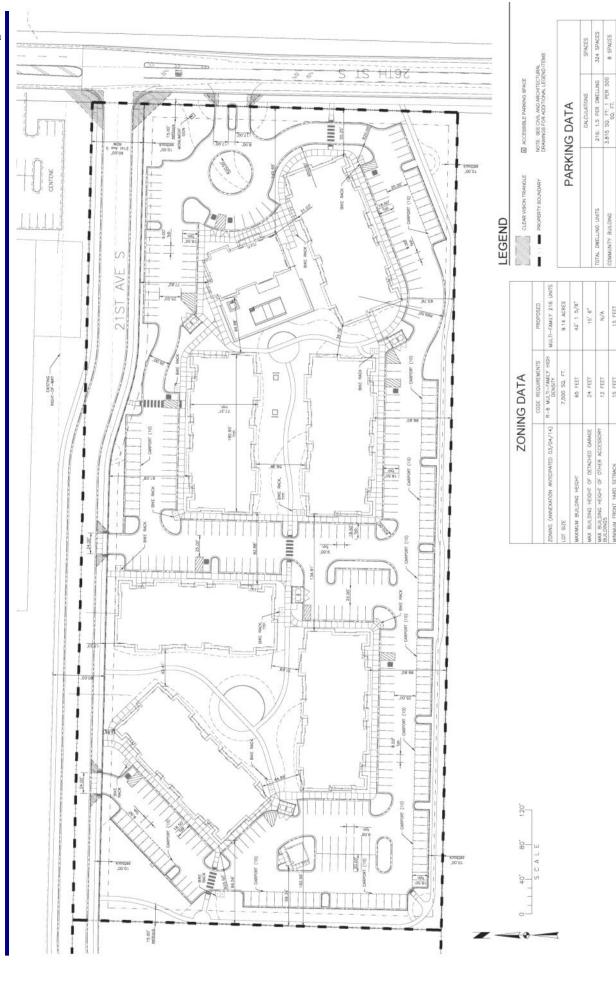
EXHIBIT B - APPLICATION NARRATIVE CONTINUED

Talus Apartments – DRB Narrative March 07, 2014 Page 2 of 2

additional access points off of 23rd Street south in order to facilitate a better ingress and egress to the apartments. Trash collection is located in central dumpster kiosks located throughout the site. A common maintenance shed for general building and clubhouse maintenance is located on site. The structure also contains a common storage shed for tenants use in the community garden areas.

EXHIBIT C - AERIAL MAP





8 SPACES

332 LESS 10 FOR BIKE CREDIT

1 PER 2 DWELLINGS T PER 5 DWELLINGS TO SPACES MAX

SIKE PARKING RECOMMENDED SIKE PARKING PROVIDED

DMMUNITY BUILDING

15 FEET 10 FEET 15 FEET

15 FEET

IMUM FRONT YARD SETBACK NIMUM SIDE YARD SETBACK MINIMUM REAR YARD SETBACK BIKE PARKING CREDIT

20% LOT COVERAGE 3,995 SQ. FT.

15 FEET

APARTMENT BUILDING SIZE

EXHIBIT E - TALUS APARTMENT HOMES BUILDING RENDERING



TALUS APARTMENT HOMES ELEVATIONS ī Ц EXHIBIT



EXHIBIT G -TALUS CLUBHOUSE NE & NW ELEVATIONS

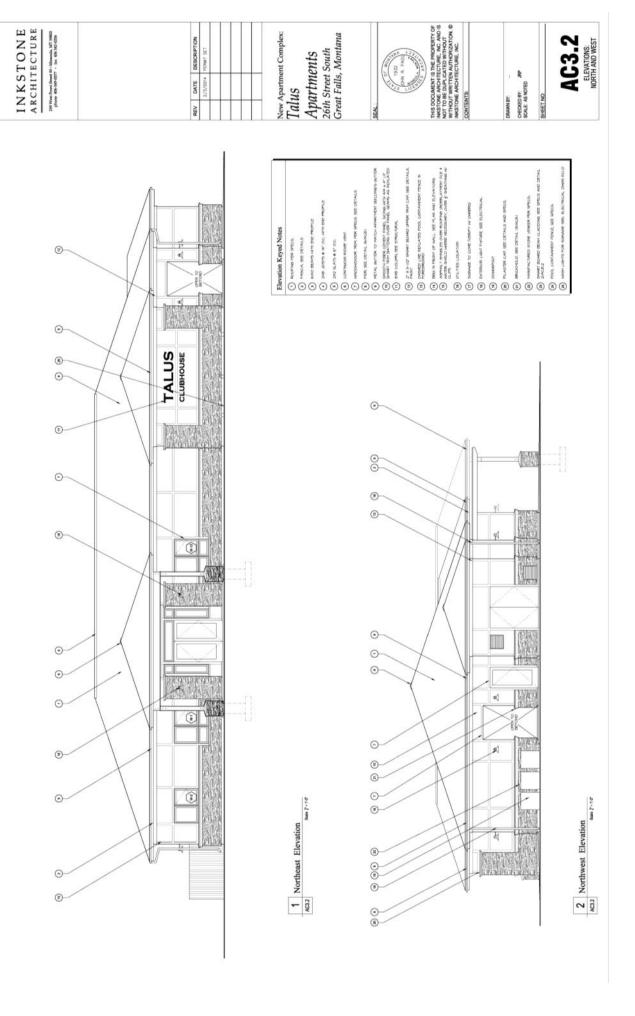
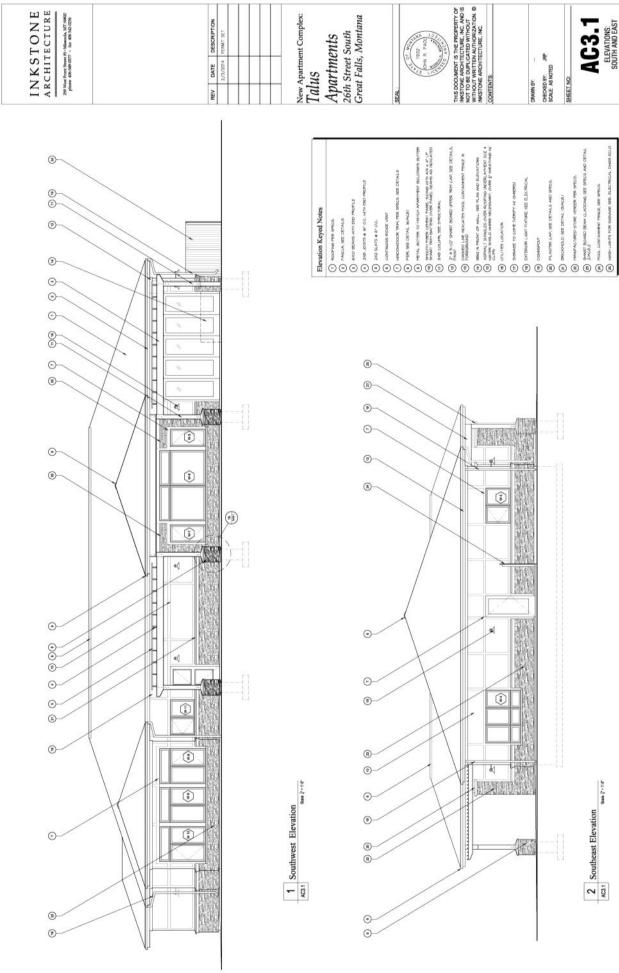


EXHIBIT H - TALUS CLUBHOUSE SW & SE ELEVATIONS





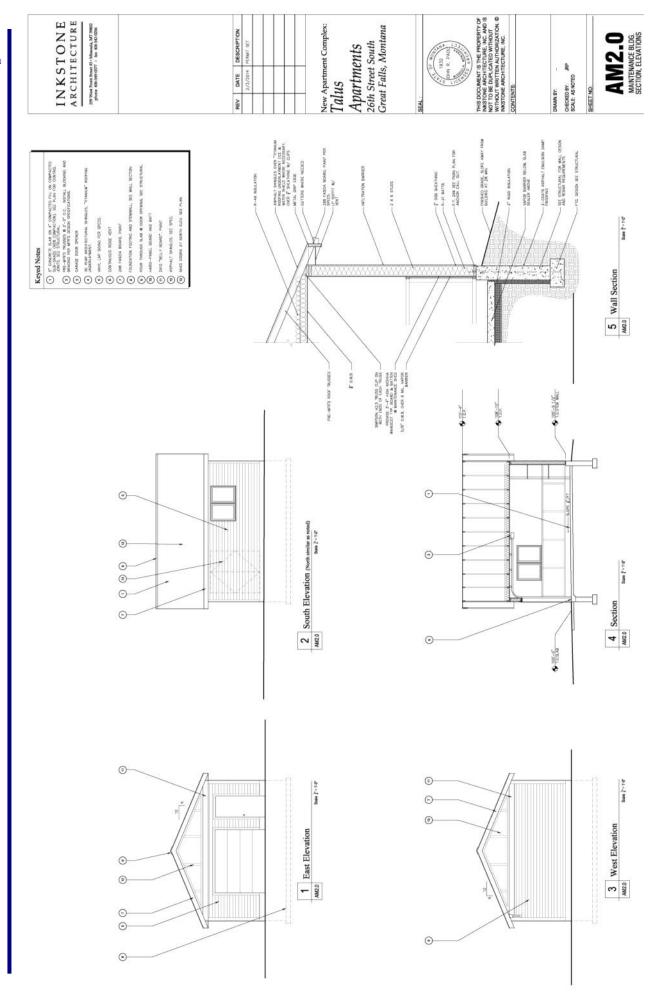
New Apartment Complex: Talus

Apartments 26th Street South Great Falls, Montana



AC3.1 ELEVATIONS: SOUTH AND EAST

EXHIBIT I - MAINTENANCE BUILDING ELEVATIONS



- TALUS ENTRY MONUMENT SIGN EXHIBIT |

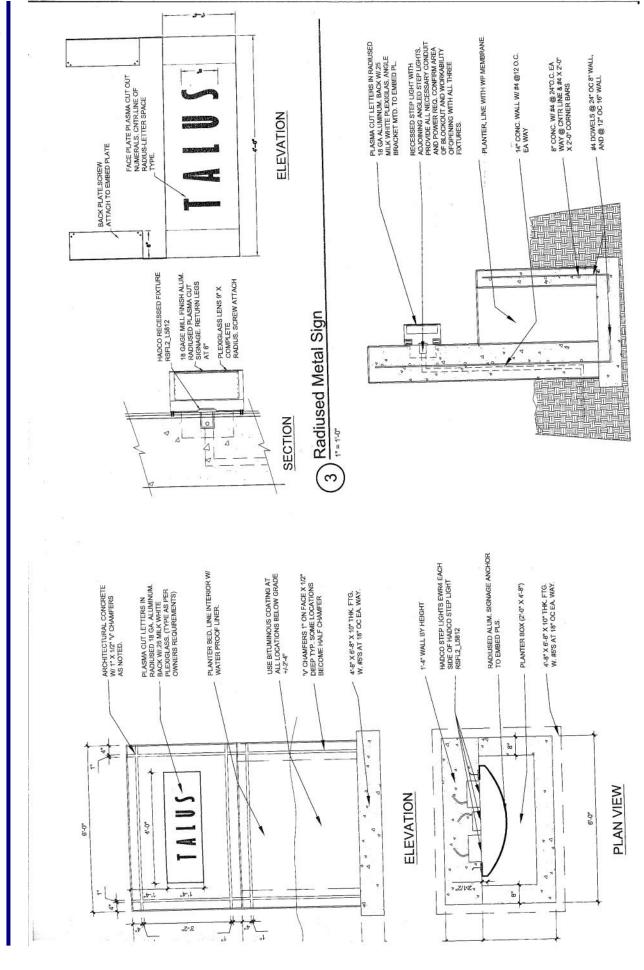


EXHIBIT K - SITE PHOTOS



View south along the subject property and 26th Street South.



View northwest across subject property, from 26th Street South, with the Great Falls Social Security Office and US Customs and Border Protection Office in the background.

EXHIBIT K - SITE PHOTOS CONTINUED

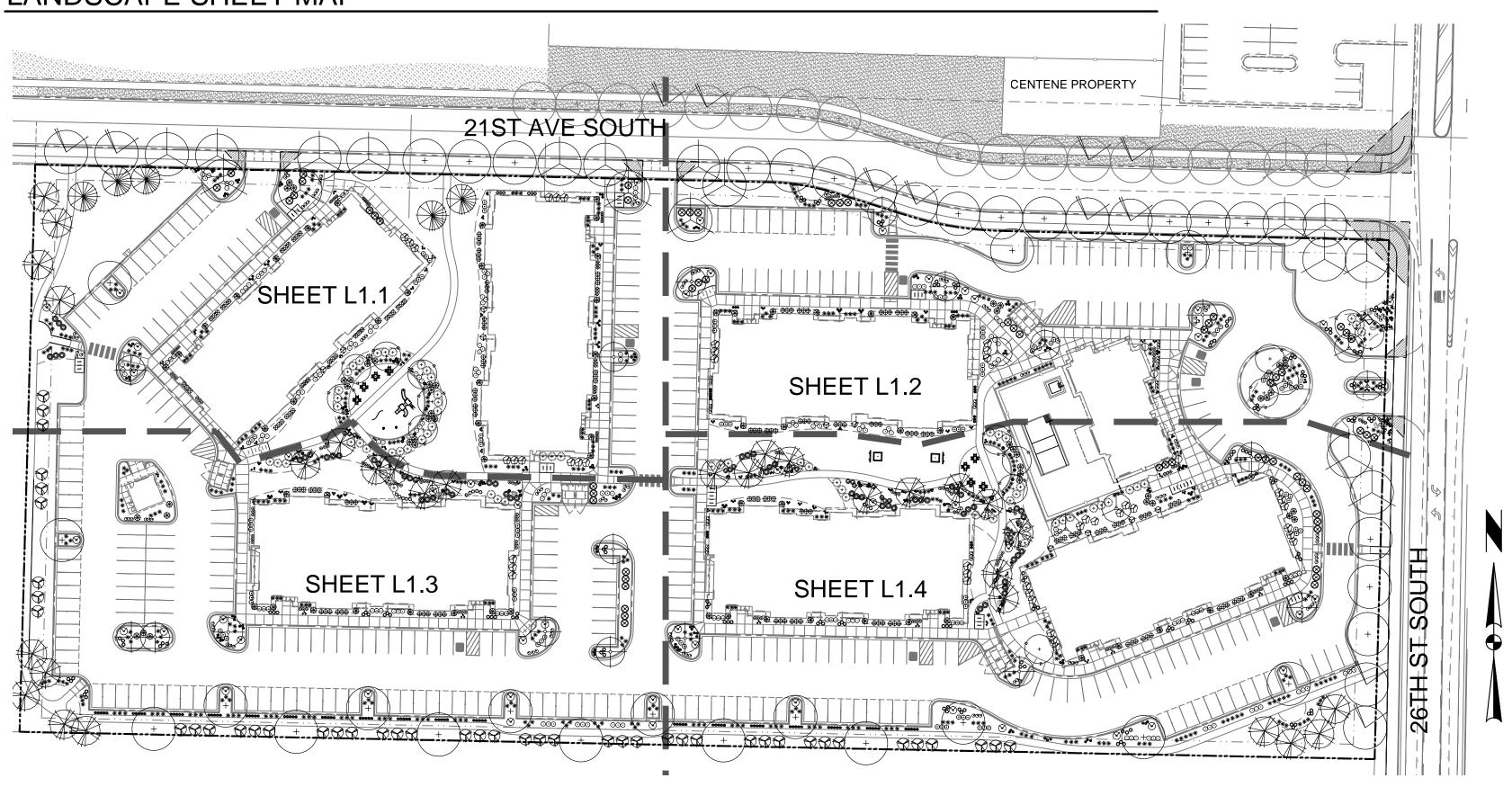


View east across the subject property and the proposed 21st Avenue South location, from 23rd Street South.



View northeast across the subject property, from the current terminus of 23rd Street South

EXHIBIT L - LANDSCAPING PLAN



CONTACT INFORMATION

TD&H ENGINEERING
JANA COOPER, PLA
LANDSCAPE ARCHITECTURE
AND PLANNING MANAGER
1800 RIVER DRIVE NORTH
GREAT FALLS, MT 59401
406-761-3010

SCALE

FARRAN REALTY PARTNERS, LLC JIM MCLEOD 430 NORTH RYMAN STREET MISSOULA, MT 59802

LEGAL DESCRPTION

LOT 2, MEDICAL TECH PARK ADDITION, SECTION 18, TOWNSHIP 20 NORTH, RANGE 3 EAST, P.M.M.

GENERAL NOTES

- 1. ALL WORK SHALL BE CONTAINED WITHIN THE SUBJECT PROPERTY BOUNDARY LINES AND ADJACENT RIGHT-OF-WAY. PERMISSION TO ENTER ADJACENT, PRIVATE PROPERTY, IF NEEDED, IS THE RESPONSIBILITY OF THE CONTRACTOR. COORDINATE ALL WORK WITHIN CITY RIGHT-OF-WAY WITH THE CITY.
- 2. IN ORDER TO PREVENT DAMAGE TO BOTH VEGETATION AND PUBLIC UTILITY LINES, ALL TREES AND OTHER LARGE VEGETATION SHALL BE PLANTED NO CLOSER THAN THE MINIMUM DISTANCE SPECIFIED BY THE CITY OF GREAT FALLS OR 10—FEET IF THE CITY DOESN'T HAVE A REQUIREMENT. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY DISTANCE FROM ALL UTILITIES AT TIME OF INSTALLATION.
- 3. ANY DAMAGE TO UTILITY LINES, RESULTING FROM THE ACTIONS OF THE CONTRACTOR IN THE INSTALLATION AND MAINTENANCE OF REQUIRED LANDSCAPING SHALL BE THE RESPONSIBILITY OF CONTRACTOR TO CORRECT.
- 4. VERIFY WITH THE PROJECT MANAGER AND UTILITY COMPANIES THE LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO START.
 REPAIR ANY DAMAGE TO EXISTING UTILITIES, CURBS, PAVEMENTS AND STRUCTURES WHICH OCCUR DURING THE CONSTRUCTION
 OF THE PROJECT OR AS A RESULT OF THE CONTRACTOR'S ACTIVITIES, AT NO ADDITIONAL COST TO THE OWNER.
- 5. SAFEGUARD ALL BUILDING SURFACES, EQUIPMENT AND FURNISHINGS. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY WHICH MAY OCCUR AS A RESULT OF NEGLIGENCE IN THE EXECUTION OF THE WORK.

CODE REVIEW			
CODE REQUIREMENT	REQUIRED	PROVIDED	
BOULEVARD TREES 1 PER 35 LINEAL FEET	21ST AVE S: 27 TREES	27 TREES	
	26TH ST S: 10 TREES	13 TREES	
1 TREE PER 1,500 SQ. FT. NET LOT AREA	133 TREES	190 TREES 40 ARE BLVD TREES	
GROUND COVER SHALL COVER 50% OF NET LOT AREA	99,548 S.F. OF GROUND COVER	103,501.8 SQ. FT. OF GROUND COVER	

PLANTING NOTES

- COORDINATE WITH ARCHITECTURE/ENGINEERING PLANS TO BECOME THOROUGHLY FAMILIAR WITH GRADING, SURFACE AND UNDERGROUND CONDITIONS AND UTILITIES.
 ALL GRADES, DIMENSIONS AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR ON—SITE BEFORE CONSTRUCTION BEGINS. BRING ANY DISCREPANCIES TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCING
- WORK.

 3. MATCH GRADES OF LAWNS TO CURBS AND WALKS @ 20:1 MAX SLOPE AND A 2% MINIMUM SLOPE. POSITIVELY SLOPE GRADES TO DRAIN AWAY FROM ALL BUILDINGS AT A 5% MINIMUM FOR THE FIRST 10 FEET FROM BUILDINGS AND 2% MINIMUM BEYOND 10 FEET. TAPER TO EXISTING GRADES. CONTRACTOR IS RESPONSIBLE FOR TOPSOIL FILL AND LANDSCAPE GRADING. SEE CIVIL FOR ADDITIONAL SITE
- GRADING.

 4. ONE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF BOTH THE PLANTING AND IRRIGATION INSTALLATION, UNLESS OTHERWISE APPROVED BY OWNER'S REPRESENTATIVE.
- 5. USE TOP SOIL, PLANTING MIX AND FERTILIZER, PER SPECIFICATIONS.6. COORDINATE WITH OTHER CONTRACTORS, AS NECESSARY, REGARDING LOCATION AND
- TIMING OF INSTALLATION OF PLANT MATERIALS.

 7. PLANT MATERIALS SHALL BE FURNISHED IN THE QUANTITIES AND/OR SPACING AS SHOWN OR NOTED. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE
- PLANT SCHEDULE, THE PLAN SHALL DICTATE.

 8. PLANT MATERIALS ARE DRAWN AT OR NEAR THEIR MATURE SIZE. UTILIZE THE CENTER POINT OF THE SYMBOL TO DETERMINE PROPER PLANT LAYOUT AND PLACEMENT, PLANT TREES WITHIN 5-FEET OF LOCATION SHOWN ON PLANS, PLANT SHRUBS WITHIN 1-FOOT OF LOCATION SHOWN ON PLANS, UNLESS OTHERWISE
- APPROVED BY OWNER'S REPRESENTATIVE.

 9. ALL PLANTS ARE TO MEET OR EXCEED 'AMERICAN STANDARDS FOR NURSERY STOCK,' CURRENT EDITION, BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
- STOCK, CURRENT EDITION, BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
 ALL PLANTS SHALL BE NURSERY—GROWN UNLESS OTHERWISE NOTED.

 10. PROVIDE A 3'-0" DIA. BED AROUND ALL TREES LOCATED IN LAWNS. MULCH WITH
- CLEAN BARK MULCH. NO EDGING OR WEED BARRIER REQUIRED, SEE DETAILS.

 11. COORDINATE THE PLANTING WITH IRRIGATION SYSTEM. THE OWNER IS NOT RESPONSIBLE FOR DAMAGE CAUSED BY OTHER TRADES WHILE COMPLETING THIS

- 12. ALL SUBSTITUTIONS AND PLAN CHANGES MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN CONSENT OF THE OWNER'S REPRESENTATIVE.
- 13. ANY WORK OR MATERIAL WHICH IN THE OPINION OF THE OWNER'S REPRESENTATIVE DOES NOT MEET THE REQUIREMENTS OF THE PLANS WILL BE CAUSE FOR REJECTION. ALL REJECTED WORK AND MATERIALS SHALL BE IMMEDIATELY REMOVED, DISPOSED AND REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- 14. BEGIN MAINTENANCE AFTER EACH PLANT HAS BEEN INSTALLED AND CONTINUE UNTIL FINAL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. MAINTENANCE INCLUDES WATERING, PRUNING, WEEDING, MULCHING, REPLACEMENT OF SICK OR DEAD PLANTS AND ANY OTHER CARE NECESSARY FOR THE PROPER GROWTH OF THE PLANT STOCK.
- 15. DURING THE COURSE OF THIS WORK, REMOVE EXCESS WASTE MATERIAL DAILY FROM THE SITE AND UPON COMPLETION OF ALL WORK.
- 16. TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING
- CONSTRUCTION ACTIVITIES SHALL BE CONSERVED FOR LATER USE.

 17. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENED. ORGANIC AMENDMENTS SUCH AS COMPOST, PEAT OR AGED MANURE SHALL BE THOROUGHLY INCORPORATED.
- 18. UPON COMPLETION OF ALL LANDSCAPING, A SUBSTANTIAL COMPLETION WALK—THROUGH OF THE WORK WILL BE HELD. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR SCHEDULING THE WALK—THROUGH AT LEAST SEVEN (7) DAYS PRIOR TO THE ANTICIPATED DATE.
- 19. WARRANTY ALL PLANT STOCK AND WORKMANSHIP FOR 12 MONTHS FROM THE DATE OF FINAL ACCEPTANCE. REPLACEMENT PLANTS SHALL BE WARRANTED FOR AN ADDITIONAL 90 DAYS.
- 20. SOD ALL AREAS NOT INCLUDED IN PLANTING BEDS WITH A KENTUCKY BLUEGRASS, PER PLANS AND SPECIFICATIONS. SOD SHALL BE FROM A COMMERCIAL SOD FARM LOCATED IN MONTANA. SOD TYPE, CONDITION AND SOURCE SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE.

IRRIGATION NOTES

- ALL LANDSCAPE AREAS WITHIN THE SITE SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. THE USE OF HOSE BIBS ON THE EXTERIOR OF EXISTING
 OR PROPOSED STRUCTURES IS NOT ACCEPTABLE.
 ALL IRRIGATION SYSTEMS AND LANDSCAPED AREAS SHALL BE DESIGNED, CONSTRUCTED, OPERATED AND MAINTAINED SO AS TO PROMOTE WATER CONSERVATION AND PREVENT
- WATER OVERFLOW OR SEEPAGE INTO THE STREET, SIDEWALK OR PARKING AREAS.
 3. ALL TURF AREAS TO BE IRRIGATED WITH AN AUTOMATIC POP-UP IRRIGATION SYSTEM. ALL SHRUB BEDS AND TREES ARE TO BE IRRIGATED WITH AN AUTOMATIC DRIP IRRIGATION SYSTEM OR ACCEPTABLE ALTERNATIVE. THE IRRIGATION SYSTEM IS TO BE ADJUSTED TO MEET THE WATER EQUIPMENTS OF THE INDIVIDUAL PLANT MATERIAL.
- 4. IRRIGATION SYSTEM WATER SOURCE SHALL BE FROM CITY WATER MAIN LOCATED IN 21ST AVENUE SOUTH. BACKFLOW PREVENTION DEVICE SHALL BE PROVIDED PER CITY
- STANDARDS. IRRIGATION SYSTEM TO MEET ALL LOCAL AND STATE CODES.

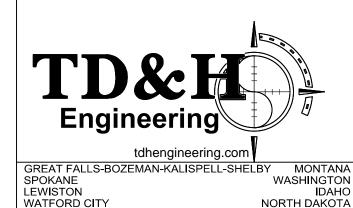
 5. CONTRACTOR SHALL MAKE HIMSELF AWARE OF ALL EXISTING AND PROPOSED SITE CONDITIONS, INCLUDING PLANTING, GRADING, BUILDING CONSTRUCTION, WATER DEVELOPMENT, ELECTRIC SERVICE, AND SUPPLY, PRIOR TO COMMENCEMENT OF WORK. NOTE ANY SLEEVES AND IRRIGATION STUBS FOR FUTURE WORK.
- 6. CONTRACTOR SHALL LOCATE AND PROTECT ALL UNDERGROUND UTILITIES, CONDUITS, AND STRUCTURES AND SHALL ASSUME RESPONSIBILITY FOR ANY DAMAGE INCURRED.
 7. THE IRRIGATION CONTRACTOR SHALL CAREFULLY SCHEDULE HIS WORK WITH THE CONTRACTOR AND ALL OTHER CONSTRUCTION ACTIVITIES.
- 8. THE IRRIGATION CONTRACT INCLUDES SUPPLYING AND INSTALLING ALL MATERIALS AND EQUIPMENT FOR A COMPLETE, AUTOMATIC IRRIGATION SYSTEM. ANY ITEMS REQUIRED TO CONFORM WITH SUCH INTENT ARE CONSIDERED TO BE INCIDENTAL TO THE WORK.
- 9. DO NOT WILLFULLY INSTALL THE SYSTEM WHEN OBVIOUS OBSTRUCTIONS, GRADE CHANGES AND SITE GEOMETRY EXIST. SUCH DIFFERENCES SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE. IN THE EVENT NOTIFICATION IS NOT MADE, THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY NECESSARY REVISIONS.

 10. CONTRACTOR SHALL REFER TO LANDSCAPE AND UTILITY PLANS WHEN LAYING OUT HEAD PLACEMENT AND TRENCHING.

DECOURUS TREES AF		MASTER PLANT SCHEDULE								
AF		SYM	QTY	BOTANICAL NAME	COMMON NAME		ROOT	NOTES	MATURE HEIGHT	MATURE WIDTH
GT 45 GLEDITSIA TRIACANTHOS 'SKYCOLE' SKYLINE HONEYLOCUST 1.5" CAL 8 & 8 40.55		DECIDUO	US TREE	TS .						
MAI	\sim	AF	20	ACER X FREEMANII	AUTUMN BLAZE MAPLE	1.5" CAL	B & B		50-60'	30-40'
PO 45 POPULUS TREMULA 'ERECTA' SWEDISH COLUMNAR ASPEN 1.5" CAL B & B WILTI-STEM 40" PT 30 POPULUS TREMULADES QUARKING ASPEN 1.5" CAL B & B MULTI-STEM 25-35" PV 15 PYRUS USSURENSIES STALLEROST' MOUNTAIN REST FEAR 1.5" CAL B & B MULTI-STEM 25-35" ON 12 QUERGUS MACROCARPA BUR GAK 1.5" CAL B & B MULTI-STEM 25-35" TO 16 TILLA CORDATA 'GREENSPIRE' GREENSPIRE LINDEN PN 5 PINUS NIGRA DECODUCUS SHRUBS ET 168 BERBERIS THUNBERGH 'CONCORD' CONCORD JAPANESE BARBERRY 2 GAL. CONTAINER ET 168 BERBERIS THUNBERGH 'NORY PALO DOWNOOD 2 GAL. CONTAINER 5-6" GS 59 CORNUS STALLEMERA 'GRACULIS' MORGEN CENTENNIAL ROSE 2 GAL. CONTAINER 3-4" SX 68 SALLX PURPURERA 'GRACULIS' COMPACT PURPLE WILLOW 2 GAL. CONTAINER 3-5" SX 68 SALLX PURPURERA 'GRACULIS' COMPACT PURPLE WILLOW 2 GAL. CONTAINER 5-6" FO 3 PICEA PUNCENS 'GLAUCA GLOBOSA' GLOBE GILLE SPRUCE 5 GAL. CONTAINER 5-6" CONTEROUS SHRUBS CONTEROUS SHRUBS TO 10 THALA GOCODENIAL' SHALLED CHIP' BLUE CHIP JUNPER 5 GAL. CONTAINER 5-6" FERRINALS/ORIAMENTAL GRASSES ## 15 AGOOPOLIUM PODGAGRARIA 'VARIEGATIUM' SHANDON' BRANDON' BRANDON ARBORVITAE 5 GAL. CONTAINER PURPIGH 13" FERRINALS/ORIAMENTAL GRASSES ## 15 AGOOPOLIUM PODGAGRARIA 'VARIEGATIUM' SHOPPE 1 GAL. CONTAINER PURPIGH 13" FERRINALS/ORIAMENTAL GRASSES ## 15 AGOOPOLIUM PODGAGRARIA 'VARIEGATIUM' SHOPPE 1 GAL. CONTAINER PURPIGH 13" FERRINALS/ORIAMENTAL GRASSES ## 15 AGOOPOLIUM PODGAGRARIA 'VARIEGATIUM' SHOPPE 1 GAL. CONTAINER PURPIGH 13" FERRINALS/ORIAMENTAL GRASSES ## 15 AGOOPOLIUM PODGAGRARIA 'VARIEGATIUM' SHOPPE 1 GALL CONTAINER SHADE TOLERANT 36" ## 16 BATHURUM FILLE-PIRMA 'LUDY IN RED' LADY IN RED FERN 1 GAL. CONTAINER SHADE TOLERANT 36" ## 16 BATHURUM FILLE-PIRMA 'LUDY IN RED' EARLY SUMRISE CORCOPSIS 1 GAL. CONTAINER SHADE TOLERANT 36" ## 16 GOOPOLIUM PODGAGRARIA 'VARIEGATIUM' SINDIS' ERRIVISHED REARY 1 GALL CONTAINER SHADE TOLERANT 12" ## 15 GOOPOLIUM PODGAGRARIA 'VARIEGATIUM' SINDIS' ERRIVISH BAPTISIA 1 GAL. CONTAINER SHADE TOLERANT 12" ## 16 GALL CONTAINER SHADE TOLERANT 1 GALL CONTAINER SHADE TOLERANT 12"	+	GT	45	GLEDITSIA TRIACANTHOS 'SKYCOLE'	SKYLINE HONEYLOCUST	1.5" CAL	B & B		40-50'	30-35'
PT 30 POPULUS TREMULOIDES QUAGNIG ASPEN 1,5° CAL 8 & 8 MULTI-STEM 25-35 PU 15 PRUS USSURIENSIS 'BAILFROST' MOUNTAIN FROST PEAR 1,5° CAL 8 & 8 MULTI-STEM 25-35 MOM 12 QUERCUS MACCOCARPA BUR OAK 1,5° CAL B & 6 B 60-80 TO 16 TILLA CORDATA 'GREENSPIRE' CREENSPIRE LINDEN CONTRAINER 5-6' HT. B & 6 50' PN 5 PINUS NIGRA AUSTRIAN PINE 5-6' HT. B & B 55' DECIDIOUS SHAUBS BT 188 BERBERS THUNBERGI 'CONCOD' CONCORD JAPANESE BARBERRY 2 GAL CONTAINER 2-6' GE 59 CORNUS ALBA 'BALHALO' MORT HALO DOGWOOD 2 GAL CONTAINER 3-4' GE 59 CORNUS ALBA 'BALHALO' MORDEN CENTENNIAL ROSE 2 GAL CONTAINER 3-4' SX 68 SALIX PURPURER 'GRACILIS' COMPACT PURPUE WILLOW 2 GAL CONTAINER 3-5' SX 68 SALIX PURPURER 'GRACILIS'		МА	7	MALUS 'RED SPLENDOR'	RED SPLENDOR CRAB	1.5" CAL	В & В		20-25'	20'
PU 15 PYRUS USUSURIRNIS 'BAILFROST' MOUNTAIN FROST PEAR 1.5" CAL B & B 20-32	Θ	PO	45	POPULUS TREMULA 'ERECTA'	SWEDISH COLUMNAR ASPEN	1.5" CAL	В & В	UPRIGHT FORM	40'	8'
PU 15 PYRUS USUSURIRNIS 'BAILFROST' MOUNTAIN FROST PEAR 1.5" CAL B & B 20-32		PT	30	POPULUS TREMULOIDES	QUAKING ASPEN	1.5" CAL	B & B	MULTI-STEM	25-35'	20-30'
TC 18 TILLA CORDATA 'GREENSPIRE' GREENSPIRE LINDEN CONFEROUS TREES PN 5 FINUS NIGRA DECIDUOUS SHRUBS BT 168 BERBERS THUNBERGII 'CONCORD' CS 59 CORNUS ALBA 'BAILHALO' NORTHALO DOGWOOD CS 59 CORNUS ALBA 'BAILHALO' NORDEN CENTENNIAL' MORDEN CENTENNIAL' MORDEN CENTENNIAL ROSE SX 68 ROSA 'MORDEN CENTENNIAL' SX 68 SALIX PURPUREA 'GRACILS' COMPACT PURPLE WILLOW CONFEROUS SHRUBS DF 159 SPIERA X BUMALDA 'ANTHONY WATERER' ANTHONY WATERER' ANTHONY WATERER' SPIREA 2 GAL. CONTAINER CONTAINER CONFEROUS SHRUBS CONFEROUS SHRUBS CONFEROUS SHRUBS CONFEROUS SHRUBS DF 159 SPIERA X BUMALDA 'GRACILS' COMPACT PURPLE WILLOW CONFEROUS SHRUBS CONFEROUS SHRUBS CONFEROUS SHRUBS DF 150 SPIERA X BUMALDA 'GRACILS' COMPACT PURPLE WILLOW CONFEROUS SHRUBS CONFEROUS SHRUBS CONFEROUS SHRUBS DF 150 SPIERA X BUMALDA 'GRACILS' COMPACT PURPLE WILLOW CONFEROUS SHRUBS CONFEROUS SHRUBS CONFEROUS SHRUBS DF 150 SPIERA X BUMALDA 'GRACILS' COMPACT PURPLE WILLOW CONFEROUS SHRUBS CONTAINER DF 150 SPIERA X BUMALDA 'GRACILS' CONFEROUS SHRUBS CONTAINER DF 150 SPIERA X BUMALDA 'GRACILS' CONFEROUS SHRUBS DF 150 SPIERA X BUMALDA 'GRACILS' CONFEROUS SHRUBS DF 150 SPIERA X BUMALDA 'GRACILS' CONFEROUS SHRUBS DF 150 SPIERA X BUMALDA 'GRACILS'	_ / / [PU	15	PYRUS USSURIENSIS 'BAILFROST'	MOUNTAIN FROST PEAR	1.5" CAL	B & B		20-30'	20'
CONIFEROUS TREES		QM	12	QUERCUS MACROCARPA	BUR OAK	1.5" CAL	B & B		60-80'	60-80'
PN 5 PINUS NIGRA AUSTRIAN PINE 5-6' HT. B & B 55'	ノ() [TC	16	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN					
DECIDIOUS SHRUBS		CONIFER	ous tre	ES						
## 168 BERBERIS THUNBERGII 'CONCORD' CONCORD JAPANESE BARBERRY 2 GAL. CONTAINER 2' GB 59 CORNUS ALBA 'BALHALO' NORY HALO DOGWOOD 2 GAL. CONTAINER 5-6' CS 59 CORNUS STOLONIFERA 'FARROW' ARCTIC FIRE DOGWOOD 2 GAL. CONTAINER 3-4' RO 88 ROSA 'MORDEN CENTENNIAL' MORDEN CENTENNIAL ROSE 2 GAL. CONTAINER 3-5' SX 68 SALIX PURPUREA 'GRACILIS' COMPACT PURPLE WILLOW 2 GAL. CONTAINER 5-6' SP 159 SPIREA X BUMALDA 'ANTHONY WATERER' ANTHONY WATERER SPIREA 2 GAL. CONTAINER 2-3' CONIFEROUS SHRUBS CONTAINER 5' CONIFEROUS SHRUBS JH 46 JUNIPERUS HORIZONTALIS 'BLUE CHIP' BLUE CHIP JUNIPER 5 GAL. CONTAINER 5-6' MP 106 PINUS MUGO 'MOPS' MOPS MUGO PINE 5 GAL. CONTAINER 5-6' MP 106 PINUS MUGO 'MOPS' MOPS MUGO PINE 5 GAL. CONTAINER UPRIGHT 13' PERENNIALS/ORNAMENTAL GRASSES ### AP 15 AEGOPODIUM PODAGRARIA 'VARIEGATUM' SNOW ON THE MOUNTAIN 4.5" POT CONTAINER SPREADING 6-12' AF 16 ATHYRIUM FILIZ-FEMINA 'LADY IN RED' LADY IN RED FERN 1 GAL. CONTAINER SHADE TOELRANT 36" ### KF 540 CALAMAGROSTIS ACUTIFLORA 'KARL FORESTER' FEATHER REED GRASS 1 GAL. CONTAINER PURPLE/BLUE 30-36 ### KF 540 CALAMAGROSTIS ACUTIFLORA 'KARL FORESTER' FEATHER REED GRASS 1 GAL. CONTAINER PURPLE/BLUE 30-36 ### KF 540 CALAMAGROSTIS ACUTIFLORA 'KARL FORESTER' FEATHER REED GRASS 1 GAL. CONTAINER PURPLE/BLUE 30-36 ### KF 540 CALAMAGROSTIS ACUTIFLORA 'KARL FORESTER' FEATHER REED GRASS 1 GAL. CONTAINER PURPLE/BLUE 30-36 ### KF 540 CALAMAGROSTIS ACUTIFLORA 'KARL FORESTER' FEATHER REED GRASS 1 GAL. CONTAINER PURPLE/BLUE 30-36 ### KF 540 CALAMAGROSTIS ACUTIFLORA 'KARL FORESTER' FEATHER REED GRASS 1 GAL. CONTAINER PURPLE/BLUE 30-36 ### KF 540 CALAMAGROSTIS ACUTIFLORA 'KARL FORESTER' FEATHER REED GRASS 1 GAL. CONTAINER PURPLE/BLUE 30-36 ### CG 21 CORCOPSIS GRANDIFLORA 'EARLY SUNRISE' EARLY SUNRISE ' CORCOPSIS 4.5" POT CONTAINER SHADE TOLERANT 24-36 ### D		PN	5	PINUS NIGRA	AUSTRIAN PINE	5-6' HT.	В & В		50'	20'
CB 59 CORNUS ALBA 'BAILHALO' NORY HALO DOGWOOD 2 GAL. CONTAINER 56' CS 59 CORNUS STOLONIFERA 'FARROW' ARCTIC FIRE DOGWOOD 2 GAL. CONTAINER 34' RO 88 ROSA 'MORDEN CENTENNIAL' MORDEN CENTENNIAL ROSE 2 GAL. CONTAINER 34' SX 68 SALIX PURPUREA 'GRACILIS' COMPACT PURPLE WILLOW 2 GAL. CONTAINER 56' SP 159 SPIREA X BUMALDA 'ANTHONY WATERER' ANTHONY WATERER SPIREA 2 GAL. CONTAINER 23' VO 42 VIBURNUM OPULUS 'COMPACTUM' CRANDERTYBUSH 2 GAL. CONTAINER 56' CONFEROUS SHRUBS CONFEROUS SHRUBS JH 46 JUNIPERUS HORIZONTALIS 'BLUE CHIP' BLUE CHIP JUNIPER 5 GAL. CONTAINER 56' MP 106 PINUS MUGO 'MOPS' MOPS MUGO PINE 5 GAL. CONTAINER UPRIGHT 13' PERENNIALS/ORNAMENTAL GRASSES ## 15 AEGOPODIUM PODAGRARIA 'VARIEGATUM' SNOW ON THE MOUNTAIN 4.5" POT CONTAINER UPRIGHT 13' PERENNIALS/ORNAMENTAL GRASSES ## AP 15 AEGOPODIUM PODAGRARIA 'VARIEGATUM' SNOW ON THE MOUNTAIN 4.5" POT CONTAINER SPREADING 612' ## AP 15 AEGOPODIUM PODAGRARIA 'VARIEGATUM' SNOW ON THE MOUNTAIN 4.5" POT CONTAINER SHADE TOELRANT 3.6" ## KF 540 CALAMAGROSTIS ACUTIFLORA 'KARL FORESTER' FEATHER REED GRASS 1 GAL. CONTAINER PURPLE/BLUE 3.0-36 ## KF 540 CALAMAGROSTIS ACUTIFLORA 'KARL FORESTER' FEATHER REED GRASS 1 GAL. CONTAINER YPURPLE/BLUE 3.0-36 ## KF 540 CALAMAGROSTIS ACUTIFLORA 'KARL FORESTER' FEATHER REED GRASS 1 GAL. CONTAINER YPURPLE/BLUE 3.0-36 ## KF 540 CALAMAGROSTIS ACUTIFLORA 'KARL FORESTER' FEATHER REED GRASS 1 GAL. CONTAINER YPURPLE/BLUE 3.0-36 ## KF 540 CALAMAGROSTIS ACUTIFLORA 'KARL FORESTER' FEATHER REED GRASS 1 GAL. CONTAINER YPURPLE/BLUE 3.0-36 ## ND 155 DIANTHUS GRATIANOPOLITANUS 'FIRE WITCH' FIRE WITCH DIANTHUS 4.5" POT CONTAINER SHADE TOLERANT 24-36 ## DS 42 DICENTRA SPECTABILIS PINK BLEEDING HEART 1 GAL. CONTAINER SHADE TOLERANT 24-36 ## DS 42 DICENTRA SPECTABILIS PINK BLEEDING HEART 1 GAL. CONTAINER ORANGE/FED 30" ## HELENIUM 'MARDI GRAS' SAPHIRSPRUDEL' SAPHIRSPRUDEL' SAPHIRS BLUE GAT GRASS 1 GAL. CONTAINER ORANGE 12-24 ## DS 136 HELICTOTRICHON SEMPERVIRENS 'SAPHIRSPRUDEL' SAPHIRS BLUE GAT GRASS 1 GAL. CONTAINER OR	. [1	DECIDUO	US SHRI	JBS						
CS 59 CORNUS STOLONIFERA 'FARROW' ARCTIC FIRE DOGWOOD 2 GAL. CONTAINER 34' RO 88 ROSA 'MORDEN CENTENNIAL' MORDEN CENTENNIAL ROSE 2 GAL. CONTAINER 35' SX 68 SALIX PURPLERA 'GRACILIS' COMPACT PURPLE WILLOW 2 GAL. CONTAINER 56' SP 159 SPIREA X BUMALDA 'ANTHONY WATERER' ANTHONY WATERER SPIREA 2 GAL. CONTAINER 23' VO 42 VIBURNUM OPULUS 'COMPACTUM' EUROPEAN COMPACT CRANBERRYBUSH 2 GAL. CONTAINER 5' CONIFEROUS SHRUBS JH 46 JUNIPERUS HORIZONTALIS 'BLUE CHIP' BLUE CHIP JUNIPER 5 GAL. CONTAINER SPREADING 12" PG 3 PICEA PUNCENS 'GLAUCA GLOBOSA' GLOBE BLUE SPRUCE 5 GAL. CONTAINER 56' MP 106 PINUS MUGO 'MOPS' MOPS MUGO PINE 5 GAL. CONTAINER UPRIGHT 13' PERENNIALS/ORNAMENTAL GRASSES ⊕ AP 15 AEGOPODIUM PODAGRARIA 'VARIEGATUM' SNOW ON THE MOUNTAIN 4.5" POT CONTAINER SPREADING 6-12' AF 16 ATHYRIUM FILIZ—FEMINA 'LADY IN RED' LADY IN RED FERN 1 GAL. CONTAINER SHADE TOELRANT 36" BA 20 BAPTISIA X "MIDNIGHT PRAIRIEBLUES" MIDNITE PRAIRIEBLUE BAPTISIA 1 GAL. CONTAINER PURPLE/BLUE 3.0-36 KF 540 CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER' FEATHER RED GRASS 1 GAL. CONTAINER PURPLE/BLUE 7.0-36 B CG 21 CORECPSIS GRANDIFLORA 'EARLY SUNRISE' EARLY SUNRISE COREOPSIS 4.5" POT CONTAINER PINK FLOWER 6" DS 42 DICENTRA SPECTABILIS PINK BLUEDING HEART 1 GAL. CONTAINER PINK FLOWER 6" DS 42 DICENTRA SPECTABILIS PINK BLUEDING HEART 1 GAL. CONTAINER PINK FLOWER 6" DS 42 DICENTRA SPECTABILIS PINK BLUEDING HEART 1 GAL. CONTAINER PINK FLOWER 6" DS 42 DICENTRA SPECTABILIS PINK BLUEDING HEART 1 GAL. CONTAINER PINK FLOWER 6" DS 42 DICENTRA SPECTABILIS PINK BLUEDING HEART 1 GAL. CONTAINER PINK FLOWER 6" DS 42 DICENTRA SPECTABILIS PINK BLUEDING HEART 1 GAL. CONTAINER PINK FLOWER 6" DS 44 DICENTRA SPECTABILIS PINK BLUEDING HEART 1 GAL. CONTAINER PINK FLOWER 6" DS 45 DIANTHUS GRATIANOPOLITANUS 'FIRE WITCH' FIRE WITCH DIANTHUS 4.5" POT CONTAINER PINK FLOWER 6" DS 46 DIANTHUS GRATIANOPOLITANUS 'SAPHIRSPRUDEL' SAPHIRS PLUED AT GRASS 1 GAL. CONTAINER PINK FLOWER 6" DS 47 DIANTHUS GRATIANOPOLITANUS 'SAPHIRSPRUDEL' SAPHIRSPRUDEL' SAPHIR	\bigcirc	BT	168	BERBERIS THUNBERGII 'CONCORD'	CONCORD JAPANESE BARBERRY	2 GAL.	CONTAINER		2'	3'
CS 59 CORNUS STOLONIFERA 'FARROW' ARCTIC FIRE DOGWOOD 2 GAL. CONTAINER 34' RO 88 ROSA 'MORDEN CENTENNIAL' MORDEN CENTENNIAL ROSE 2 GAL. CONTAINER 35' SX 68 SALIX PURPLERA 'GRACILIS' COMPACT PURPLE WILLOW 2 GAL. CONTAINER 56' SP 159 SPIREA X BUMALDA 'ANTHONY WATERER' ANTHONY WATERER SPIREA 2 GAL. CONTAINER 23' VO 42 VIBURNUM OPULUS 'COMPACTUM' EUROPEAN COMPACT CRANBERRYBUSH 2 GAL. CONTAINER 5' CONIFEROUS SHRUBS JH 46 JUNIPERUS HORIZONTALIS 'BLUE CHIP' BLUE CHIP JUNIPER 5 GAL. CONTAINER SPREADING 12" PG 3 PICEA PUNCENS 'GLAUCA GLOBOSA' GLOBE BLUE SPRUCE 5 GAL. CONTAINER 56' MP 106 PINUS MUGO 'MOPS' MOPS MUGO PINE 5 GAL. CONTAINER UPRIGHT 13' PERENNIALS/ORNAMENTAL GRASSES ⊕ AP 15 AEGOPODIUM PODAGRARIA 'VARIEGATUM' SNOW ON THE MOUNTAIN 4.5" POT CONTAINER SPREADING 6-12' AF 16 ATHYRIUM FILIZ—FEMINA 'LADY IN RED' LADY IN RED FERN 1 GAL. CONTAINER SHADE TOELRANT 36" BA 20 BAPTISIA X "MIDNIGHT PRAIRIEBLUES" MIDNITE PRAIRIEBLUE BAPTISIA 1 GAL. CONTAINER PURPLE/BLUE 3.0-36 KF 540 CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER' FEATHER RED GRASS 1 GAL. CONTAINER PURPLE/BLUE 7.0-36 B CG 21 CORECPSIS GRANDIFLORA 'EARLY SUNRISE' EARLY SUNRISE COREOPSIS 4.5" POT CONTAINER PINK FLOWER 6" DS 42 DICENTRA SPECTABILIS PINK BLUEDING HEART 1 GAL. CONTAINER PINK FLOWER 6" DS 42 DICENTRA SPECTABILIS PINK BLUEDING HEART 1 GAL. CONTAINER PINK FLOWER 6" DS 42 DICENTRA SPECTABILIS PINK BLUEDING HEART 1 GAL. CONTAINER PINK FLOWER 6" DS 42 DICENTRA SPECTABILIS PINK BLUEDING HEART 1 GAL. CONTAINER PINK FLOWER 6" DS 42 DICENTRA SPECTABILIS PINK BLUEDING HEART 1 GAL. CONTAINER PINK FLOWER 6" DS 42 DICENTRA SPECTABILIS PINK BLUEDING HEART 1 GAL. CONTAINER PINK FLOWER 6" DS 44 DICENTRA SPECTABILIS PINK BLUEDING HEART 1 GAL. CONTAINER PINK FLOWER 6" DS 45 DIANTHUS GRATIANOPOLITANUS 'FIRE WITCH' FIRE WITCH DIANTHUS 4.5" POT CONTAINER PINK FLOWER 6" DS 46 DIANTHUS GRATIANOPOLITANUS 'SAPHIRSPRUDEL' SAPHIRS PLUED AT GRASS 1 GAL. CONTAINER PINK FLOWER 6" DS 47 DIANTHUS GRATIANOPOLITANUS 'SAPHIRSPRUDEL' SAPHIRSPRUDEL' SAPHIR		СВ	59	CORNUS ALBA 'BAILHALO'	IVORY HALO DOGWOOD	2 GAL.	CONTAINER		5-6'	5-6'
VO 42 VIBURNUM OPULUS 'COMPACTUM' VO 42 VIBURNUM OPULUS 'COMPACTUM' CONFEROUS SHRUBS CONFEROUS SHRUBS JH 46 JUNIPERUS HORIZONTALIS 'BLUE CHIP' BLUE CHIP JUNIPER 5 GAL. CONTAINER PG 3 PICEA PUNGENS 'GLAUCA GLOBOSA' GLOBE BLUE SPRUCE 5 GAL. CONTAINER PG 3 PICEA PUNGENS 'GLAUCA GLOBOSA' GLOBE BLUE SPRUCE 5 GAL. CONTAINER 5-6' MP 106 PINUS MUGO 'MOPS' MOPS MUGO PINE 5 GAL. CONTAINER 13' PERENNIALS/ORNAMENTAL GRASSES AP 15 AEGOPODIUM PODAGRARIA 'VARIEGATUM' SNOW ON THE MOUNTAIN 4.5" POT CONTAINER SPREADING 6-12' AF 16 AITHYRIUM FILIZ-FEMINA 'LADY IN RED' LADY IN RED FERN 1 GAL. CONTAINER SHADE TOELRANT 36' BA 20 BAPTISIA X "MIDNIGHT PRAIRIEBLUES' MIDNITE PRAIRIEBLUE BAPTISIA KF 540 CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER' FEATHER REED GRASS 1 GAL. CONTAINER PURPLE/BLUE 30-36 KF 540 CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER' FEATHER REED GRASS 1 GAL. CONTAINER PURPLE/BLUE 30-36 CG 21 COREOPSIS GRANDIFLORA 'KARL FOERSTER' FEATHER REED GRASS 1 GAL. CONTAINER PURPLE/BLUE 30-36 CO 15 DIANTHUS GRATIANOPOLITANUS 'FIRE WITCH' FIRE WITCH DIANTHUS 4.5" POT CONTAINER SHADE TOLERANT 24-36 DS 42 DICENTRA SPECTABILIS PINK BLEEDING HEART 1 GAL. CONTAINER SHADE TOLERANT 24-36 CO HS 136 HELICTOTRICHON SEMPERVIRENS 'SAPHIRSPRUDEL' SAPPHIRE BLUE OAT GRASS 1 GAL. CONTAINER ONTAINER PURPLE/BLUE AD GAL. CONTAINER PURPLE/BLUE AD CONTAINER AD CONTAINER AD CONTAINER AD CONTAINER BRANDON BRANDON ARBORUTAL BRANDON BRANDON ARBORUTAL BRANDON BRANDON ARBORUTA BRANDON BRANDON ARB		CS	59	CORNUS STOLONIFERA 'FARROW'	ARCTIC FIRE DOGWOOD	2 GAL.	CONTAINER		3-4'	3–4'
VO 42 VIBURNUM OPULUS 'COMPACTUM' VO 42 VIBURNUM OPULUS 'COMPACTUM' CONFEROUS SHRUBS JH 46 JUNIPERUS HORIZONTALIS 'BLUE CHIP' BLUE CHIP JUNIPER 5 GAL. CONTAINER PG 3 PICEA PUNGENS 'GLAUCA GLOBOSA' GLOBE BLUE SPRUCE 5 GAL. CONTAINER PG 3 PICEA PUNGENS 'GLAUCA GLOBOSA' MP 106 PINUS MUGO 'MOPS' MOPS MUGO PINE 5 GAL. CONTAINER 13' PERENNIALS/ORNAMENTAL GRASSES AP 15 AEGOPODIUM PODAGRARIA 'VARIEGATUM' AF 16 AITHYRIUM FILIZ-FEMINA 'LADY IN RED' LADY IN RED FERN FA 16 ALL CONTAINER SHADE TOELRANT BA 20 BAPTISIA X "MIDNIGHT PRAIRIEBLUES' MIDNITE PRAIRIEBLUE BAPTISIA KF 540 CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER' FEATHER REED GRASS FEATHER REED GRASS CONTAINER PRESENDANCE CONTAINER PURPLE/BLUE 30-36 KF 540 CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER' FEATHER REED GRASS 1 GAL. CONTAINER PURPLE/BLUE 30-36 CG 21 COREOPSIS GRANDIFLORA 'KARL FOERSTER' FEATHER REED GRASS 1 GAL. CONTAINER PURPLE/BLUE 30-36 CONTAINER SHADE TOELRANT 36' PINK BLEEDING HEART 1 GAL. CONTAINER PINK FLOWER 6' BA 20 DIANTHUS GRATIANOPOLITANUS 'FIRE WITCH' FIRE WITCH DIANTHUS 4.5" POT CONTAINER SHADE TOLERANT 24-36 BA 136 HELICTOTRICHON SEMPERVIRENS 'SAPHIRSPRUDEL' SAPPHIRE BLUE OAT GRASS 1 GAL. CONTAINER CONTAINER SHADE TOLERANT 24-36 SO 92 HEMEROCALLIS 'STELLA D'ORO' STELLA D'ORO DAYLILY 1 GAL. CONTAINER ONTAINER CONTAINER CONTAINER CONTAINER CONTAINER GRASS 18" CONTAINER SHADE TOLERANT 24" 4" FINAL CONTAINER CONTAINER CONTAINER GRASS 18"	~~~@	RO	88	ROSA 'MORDEN CENTENNIAL'	MORDEN CENTENNIAL ROSE	2 GAL.	CONTAINER		3-5'	3'
VO 42 VIBURNUM OPULUS 'COMPACTUM' VO 42 VIBURNUM OPULUS 'COMPACTUM' CONFEROUS SHRUBS CONFEROUS SHRUBS JH 46 JUNIPERUS HORIZONTALIS 'BLUE CHIP' BLUE CHIP JUNIPER 5 GAL. CONTAINER PG 3 PICEA PUNGENS 'GLAUCA GLOBOSA' GLOBE BLUE SPRUCE 5 GAL. CONTAINER PG 3 PICEA PUNGENS 'GLAUCA GLOBOSA' GLOBE BLUE SPRUCE 5 GAL. CONTAINER 5-6' MP 106 PINUS MUGO 'MOPS' MOPS MUGO PINE 5 GAL. CONTAINER 13' PERENNIALS/ORNAMENTAL GRASSES AP 15 AEGOPODIUM PODAGRARIA 'VARIEGATUM' SNOW ON THE MOUNTAIN 4.5" POT CONTAINER SPREADING 6-12' AF 16 AITHYRIUM FILIZ-FEMINA 'LADY IN RED' LADY IN RED FERN 1 GAL. CONTAINER SHADE TOELRANT 36' BA 20 BAPTISIA X "MIDNIGHT PRAIRIEBLUES' MIDNITE PRAIRIEBLUE BAPTISIA KF 540 CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER' FEATHER REED GRASS 1 GAL. CONTAINER PURPLE/BLUE 30-36 KF 540 CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER' FEATHER REED GRASS 1 GAL. CONTAINER PURPLE/BLUE 30-36 CG 21 COREOPSIS GRANDIFLORA 'KARL FOERSTER' FEATHER REED GRASS 1 GAL. CONTAINER PURPLE/BLUE 30-36 CO 15 DIANTHUS GRATIANOPOLITANUS 'FIRE WITCH' FIRE WITCH DIANTHUS 4.5" POT CONTAINER SHADE TOLERANT 24-36 DS 42 DICENTRA SPECTABILIS PINK BLEEDING HEART 1 GAL. CONTAINER SHADE TOLERANT 24-36 CO HS 136 HELICTOTRICHON SEMPERVIRENS 'SAPHIRSPRUDEL' SAPPHIRE BLUE OAT GRASS 1 GAL. CONTAINER ONTAINER PURPLE/BLUE AD GAL. CONTAINER PURPLE/BLUE AD CONTAINER AD CONTAINER AD CONTAINER AD CONTAINER BRANDON BRANDON ARBORUTAL BRANDON BRANDON ARBORUTAL BRANDON BRANDON ARBORUTA BRANDON BRANDON ARB	1 + 1	SX	68	SALIX PURPUREA 'GRACILIS'	COMPACT PURPLE WILLOW	2 GAL.	CONTAINER		5-6'	6-8'
CONTERIOUS SHRUBS JH 46 JUNIPERUS HORIZONTALIS 'BLUE CHIP' BLUE CHIP JUNIPER 5 GAL. CONTAINER SPREADING 12" PG 3 PICEA PUNGENS 'GLAUCA GLOBOSA' GLOBE BLUE SPRUCE 5 GAL. CONTAINER 5-6' MP 106 PINUS MUGO 'MOPS' MOPS MUGO PINE 5 GAL. CONTAINER UPRIGHT 13' PERENNIALS/ORNAMENTAL GRASSES ### 15 AEGOPODIUM PODAGRARIA 'VARIEGATUM' SNOW ON THE MOUNTAIN 4.5" POT CONTAINER SHADE TOELRANT 36" ### AF 16 ATHYRIUM FILIZ-FEMINA 'LADY IN RED' LADY IN RED FERN 1 GAL. CONTAINER PURPLE/BLUE 30-36" ### KF 540 CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER' FEATHER REED GRASS 1 GAL. CONTAINER GRASS 4' ### CG 21 COREOPSIS GRANDIFLORA 'KARL FOERSTER' FEATHER REED GRASS 1 GAL. CONTAINER SPREADING 12" DG 15 DIANTHUS GRATIANOPOLITANUS 'FIRE WITCH' FIRE WITCH DIANTHUS 4.5" POT CONTAINER SPLOW FLOWER 12" DG 15 DIANTHUS GRATIANOPOLITANUS 'FIRE WITCH' FIRE WITCH DIANTHUS 4.5" POT CONTAINER SHADE TOLERANT 24-36 HE 150 HELENIUM 'MARDI GRAS' HELENIUM MARDI GRAS 4.5" POT CONTAINER SHADE TOLERANT 24-36 DG 92 HEMEROCALLIS 'STELLA D'ORO' STELLA D'ORO DAYLILY 1 GAL. CONTAINER ORANGE 12-24 **O 99 HEMEROCALLIS 'STELLA D'ORO' STELLA D'ORO DAYLILY 1 GAL. CONTAINER ORANGE 12-24 **O HF 24 HOSTA X 'FRANCEE' HOSTA FRANCEE 4.5" POT CONTAINER ORANGE 12-24		SP	159	SPIREA X BUMALDA 'ANTHONY WATERER'		2 GAL.	CONTAINER		2-3'	4-5'
JH 46 JUNIPERUS HORIZONTALIS 'BLUE CHIP' BLUE CHIP JUNIPER 5 GAL. CONTAINER SPREADING 12" PG 3 PICEA PUNGENS 'GLAUCA GLOBOSA' GLOBE BLUE SPRUCE 5 GAL. CONTAINER 5-6' MP 106 PINUS MUGO 'MOPS' MOPS MUGO PINE 5 GAL. CONTAINER UPRIGHT 13' PERENNIALS/ORNAMENTAL GRASSES ### AP 15 AEGOPODIUM PODAGRARIA 'VARIEGATUM' SNOW ON THE MOUNTAIN 4.5" POT CONTAINER SPREADING 6-12' AF 16 ATHYRIUM FILIZ-FEMINA 'LADY IN RED' LADY IN RED FERN 1 GAL. CONTAINER SHADE TOELRANT 36" ### AP 20 BAPTISIA X 'MIDNIGHT PRAIRIEBLUES' MIDNITE PRAIRIEBLUE BAPTISIA 1 GAL. CONTAINER PURPLE/BLUE 30-36' ### KF 540 CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER' FEATHER REED GRASS 1 GAL. CONTAINER GRASS 4' **O CG 21 CORCOPSIS GRANDIFLORA 'KARL FOERSTER' FEATHER REED GRASS 4.5" POT CONTAINER YELLOW FLOWER 12" **D DS 42 DICENTRA SPECTABILIS PINK BLEEDING HEART 1 GAL. CONTAINER PINK FLOWER 6'" **D DS 42 DICENTRA SPECTABILIS PINK BLEEDING HEART 1 GAL. CONTAINER SHADE TOLERANT 24-36' **D S 42 DICENTRA SPECTABILIS PINK BLEEDING HEART 1 GAL. CONTAINER SHADE TOLERANT 24-36' **D S 42 DICENTRA SPECTABILIS PINK BLEEDING MARDI GRAS 4.5" POT CONTAINER SHADE TOLERANT 24-36' **D S 42 DICENTRA SPECTABILIS PINK BLEEDING MARDI GRAS 4.5" POT CONTAINER ORANGE/RED 30" **D HS 136 HELICTOTRICHON SEMPERVIRENS 'SAPHIRSPRUDEL' SAPPHIRE BLUE OAT GRASS 1 GAL. CONTAINER GRASS 18" **SO 92 HEMEROCALLIS 'STELLA D'ORO' STELLA D'ORO DAYLILY 1 GAL. CONTAINER ORANGE 12-24' **D HF 24 HOSTA X 'FRANCEE' HOSTA FRANCEE 4.5" POT CONTAINER SHADE TOLERANT 24"						2 GAL.	CONTAINER		5'	5-6'
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⊚ SO 92 HEMEROCALLIS 'STELLA D'ORO' STELLA D'ORO DAYLILY 1 GAL. CONTAINER ORANGE 12-24 ⊕ HF 24 HOSTA X 'FRANCEE' HOSTA FRANCEE 4.5" POT CONTAINER SHADE TOLERANT 24"	0	HE	150	HELENIUM 'MARDI GRAS'		4.5" POT		<u> </u>		30"
HF 24 HOSTA X 'FRANCEE' HOSTA FRANCEE 4.5" POT CONTAINER SHADE TOLERANT 24"	0	HS	136	HELICTOTRICHON SEMPERVIRENS 'SAPHIRSPRUDEL'	SAPPHIRE BLUE OAT GRASS	1 GAL.			18"	12"
	⊗	SO SO	92	HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILY	1 GAL.	CONTAINER		12-24"	18"
□ LE 34 LEUCANTHEMUM X SUPERBUM 'BECKY' BECKY DAISY 4.5" POT CONTAINER WHITE FLOWER 24"	⊕					+				30-36"
	· · · · +		34							18"
	⊛								36-42"	24-36"
	θ _	RF	187	RUDBECKIA FULGIDA 'GOLDSTRUM'	BLACK EYED SUSAN RUDBECKIA	4.5" POT	CONTAINER		24-30"	12-24"
O SC 149 SALVIA NEMOROSA 'CARADONNA' CARADONNA SALVIA 1 GAL. CONTAINER PURBLE/BLUE 24"	Ø	SC	149	SALVIA NEMOROSA 'CARADONNA'	CARADONNA SALVIA	1 GAL.	CONTAINER	PURBLE/BLUE	24"	24"
** VS 123 VERONICA SPICATA 'RED FOX' RED FOX VERONICA SPEEDWELL 1 GAL. CONTAINER RED FLOWER 12"	•	VS	123	VERONICA SPICATA 'RED FOX'	RED FOX VERONICA SPEEDWELL	1 GAL.	CONTAINER	RED FLOWER	12"	12"
● VM 30 VINCA MINOR PERIWINKLE VINCA 4.5" POT CONTAINER PURPLE 6-12'	€	VM	30	VINCA MINOR	PERIWINKLE VINCA	4.5" POT	CONTAINER	PURPLE	6-12"	12" +

INKSTONE ARCHITECTURE

259 West Front Street #5 • Missoula, MT 59802 phone 406-549-0577 • fax 406 542-0256



REV	DATE	DESCRIPTION
	2/3/2014	PERMIT SET
	2/28/2014	LANDSCAPE BID SET

New Apartment Complex:

Talus

Apartments

26th Street South

Great Falls, Montana

PRELIMINARY

PRELIMINARY

NOT FOR

NOT FOR

CONSTRUCTION

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CONTENTS:

GENERAL PLANTING INFORMATION

DRAWN BY: JCC
CHECKED BY: WD
SCALE: AS NOTED
JOB NO. 13-292

SHEET NO:

L1.0

AF ACER X FREEMANII

GT GLEDITSIA TRIACANTHOS 'SKYCOLE'

MALUS 'RED SPLENDOR'

PO POPULUS TREMULA 'ERECTA'

TC TILIA CORDATA 'GREENSPIRE'

PU PYRUS USSURIENSIS 'BAILFROST'

BT BERBERIS THUNBERGII 'CONCORD'

CS CORNUS STOLONIFERA 'FARROW'

VO VIBURNUM OPULUS 'COMPACTUM'

SP SPIREA X BUMALDA 'ANTHONY WATERER'

JH JUNIPERUS HORIZONTALIS 'BLUE CHIP'

PG PICEA PUNGENS 'GLAUCA GLOBOSA'

TO THUJA OCCIDENTALIS 'BRANDON'

RO ROSA 'MORDEN CENTENNIAL'

SX SALIX PURPUREA 'GRACILIS'

CB CORNUS ALBA 'BAILHALO'

PT POPULUS TREMULOIDES

QM QUERCUS MACROCARPA

CONIFEROUS TREES PN PINUS NIGRA

DECIDUOUS SHRUBS

CONIFEROUS SHRUBS

MP PINUS MUGO 'MOPS'

AUTUMN BLAZE MAPLE

SKYLINE HONEYLOCUST

MOUNTAIN FROST PEAR

GREENSPIRE LINDEN

IVORY HALO DOGWOOD

ARCTIC FIRE DOGWOOD

EUROPEAN COMPACT CRANBERRYBUSH

BLUE CHIP JUNIPER

MOPS MUGO PINE

GLOBE BLUE SPRUCE

BRANDON ARBORVITAE

MORDEN CENTENNIAL ROSE

COMPACT PURPLE WILLOW ANTHONY WATERER SPIREA

AUSTRIAN PINE

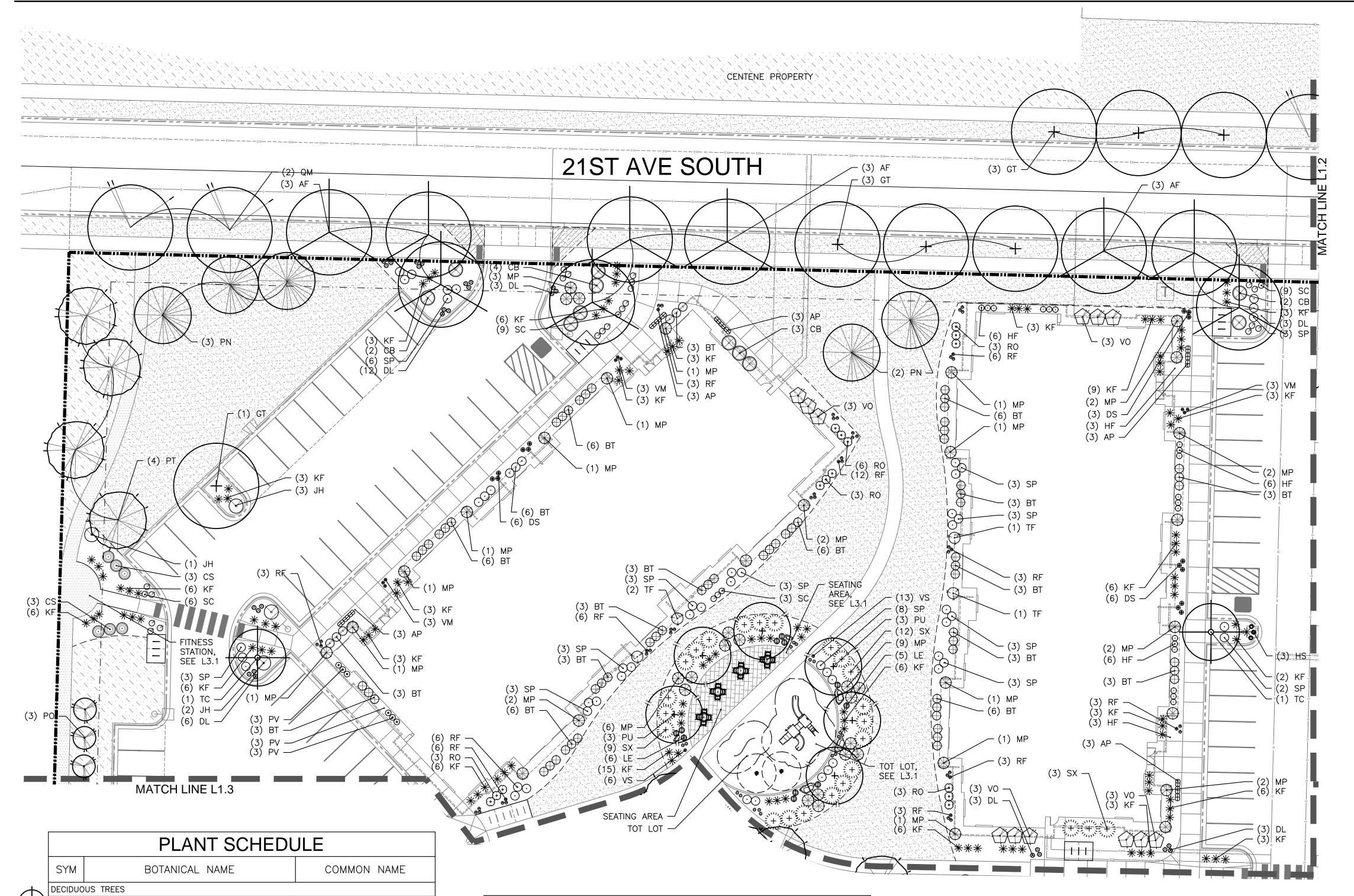
SWEDISH COLUMNAR ASPEN

CONCORD JAPANESE BARBERRY

RED SPLENDOR CRAB

QUAKING ASPEN

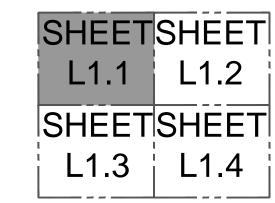
BUR OAK



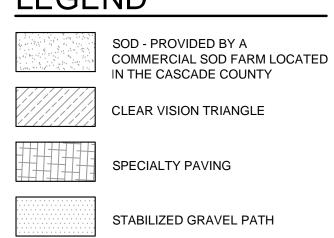
	PLANT SCHEDULE			
SYM	BOTANICAL NAME	COMMON NAME		
PERENN	IALS/ORNAMENTAL GRASSES			
AP	AEGOPODIUM PODAGRARIA 'VARIEGATUM'	SNOW ON THE MOUNTAIN		
AF	ATHYRIUM FILIZ-FEMINA 'LADY IN RED'	LADY IN RED FERN		
BA	BAPTISIA X "MIDNIGHT PRAIRIEBLUES"	MIDNITE PRAIRIEBLUE BAPTISIA		
KF	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS		
CG	COREOPSIS GRANDIFLORA 'EARLY SUNRISE'	EARLY SUNRISE COREOPSIS		
DG	DIANTHUS GRATIANOPOLITANUS 'FIRE WITCH'	FIRE WITCH DIANTHUS		
DS	DICENTRA SPECTABILIS	PINK BLEEDING HEART		
HE	HELENIUM 'MARDI GRAS'	HELENIUM MARDI GRAS		
HS	HELICTOTRICHON SEMPERVIRENS 'SAPHIRSPRUDEL'	SAPPHIRE BLUE OAT GRASS		
SO	HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILY		
HF	HOSTA X 'FRANCEE'	HOSTA FRANCEE		
LE	LEUCANTHEMUM X SUPERBUM 'BECKY'	BECKY DAISY		
PV	PERVOSKIA ATRIPLICIFOLIA	RUSSIAN SAGE		
RF	RUDBECKIA FULGIDA 'GOLDSTRUM'	BLACK EYED SUSAN RUDBECKIA		
SC	SALVIA NEMOROSA 'CARADONNA'	CARADONNA SALVIA		
VS	VERONICA SPICATA 'RED FOX'	RED FOX VERONICA SPEEDWELL		
VM	VINCA MINOR	PERIWINKLE VINCA		

**PLANT SYMBOLS IN LEGEND NOT SHOWN TO SCALE

	PLANT SCHEDULE			
DRYLAND	SEED MIX - WESTERN NATIVE MIX ((OR APPROVED EQUAL)		
25%	CRITANA THICKSPIKE WHEATGRASS	PROVIDE FRESH, CLEAN, AND DRY NEW SEED WITH NOT LESS THAN 80% GERMINATION, NOT LESS THAN 95% PURE SEED,		
25%	SLENDER WHEATGRASS	AND NOT MORE THAN 0.5% WEED SEED. APPLY DRYLAND SEED MIXTURE AT A RATE OF 8-10 LBS/ACRE. FERTILIZER		
20%	LODORM GREEN NEEDLE GRASS	FOR DRYLAND SEEDED AREAS SHALL CONSIST OF NITROGEN		
20%	WESTERN WHEATGRASS	11%, PHOSPHATE 55%, POTASH 12%. APPLICATION RATE SHALL BE 200 LBS/ACRE.		
10%	SECAR BLUE BUNCH WHEATGRASS	TOTALL DE 200 LDS/ NOIL.		

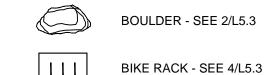


LEGEND



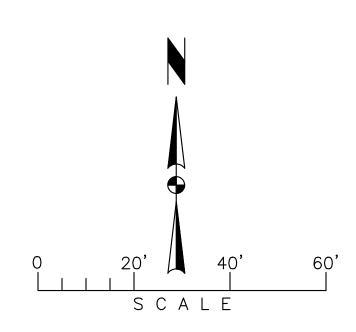


 METAL EDGING - SEE 1/L5.3
 CONCRETE HEADER - SEE 1/L5.3



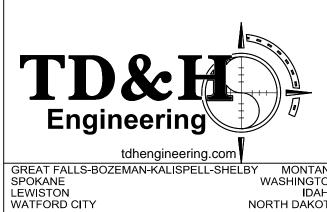
—— BUILDING SETBACKS

NOTE: SEE CIVIL AND ARCHITECTURAL DRAWINGS FOR ADDITIONAL LEGEND ITEMS





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NORTH DAKOTA

REV	DATE	DESCRIPTION
	2/3/2014	PERMIT SET
	2/28/2014	LANDSCAPE BID SET

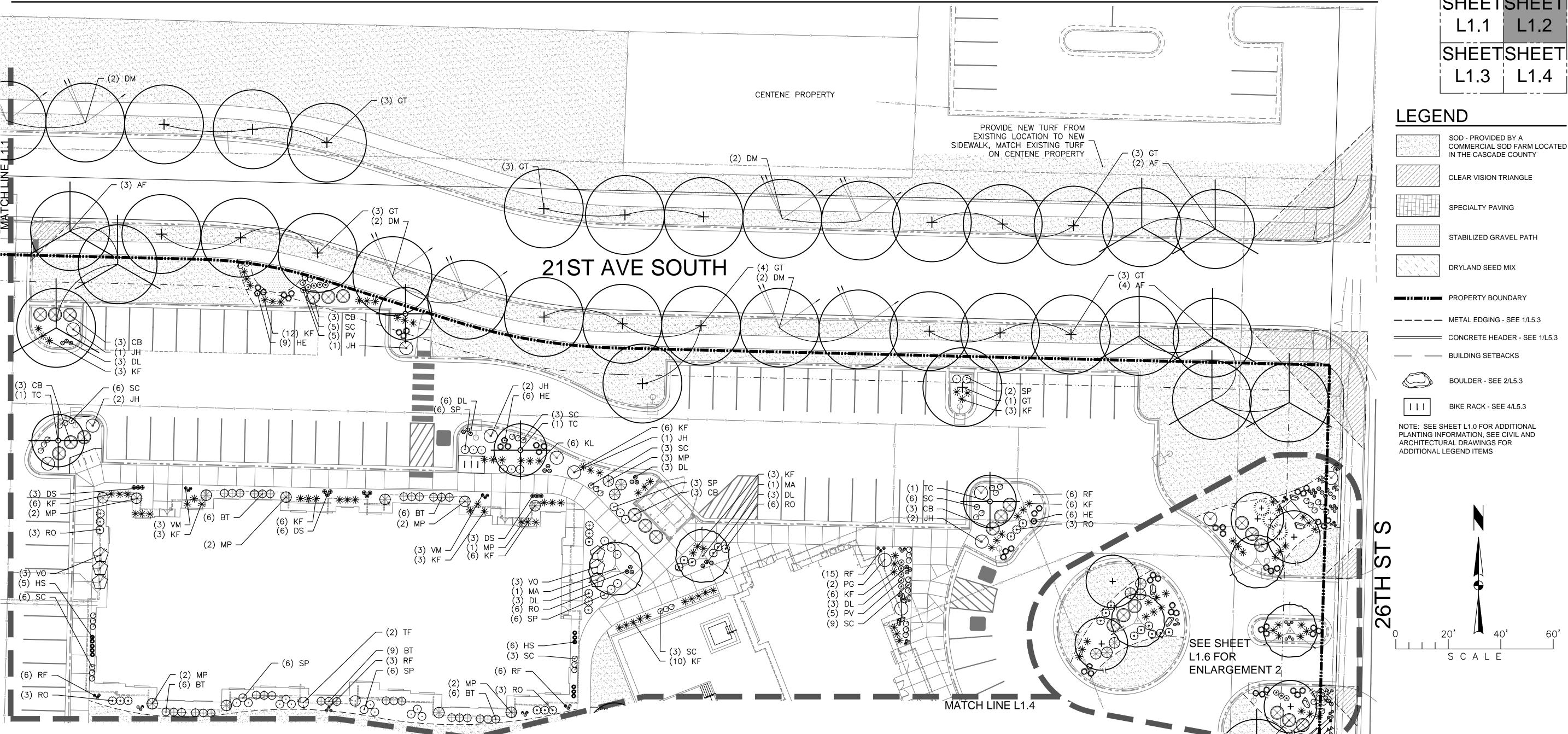
New Apartment Complex: *Apartments* 26th Street South Great Falls, Montana

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CONTENTS:

PLANTING PLAN

DRAWN BY: CHECKED BY: WD SCALE: AS NOTED 13-292 JOB NO.

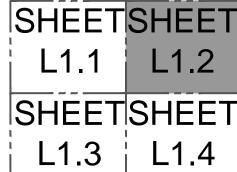


	PLANT SCHEDULE		
	SYM	BOTANICAL NAME	COMMON NAME
\wedge	DECIDUO	DUS TREES	
$\langle \downarrow \rangle$	AF	ACER X FREEMANII	AUTUMN BLAZE MAPLE
1	GT	GLEDITSIA TRIACANTHOS 'SKYCOLE'	SKYLINE HONEYLOCUST
	MA	MALUS 'RED SPLENDOR'	RED SPLENDOR CRAB
Θ	РО	POPULUS TREMULA 'ERECTA'	SWEDISH COLUMNAR ASPEN
I——	PT	POPULUS TREMULOIDES	QUAKING ASPEN
(\cdot)	PU	PYRUS USSURIENSIS 'BAILFROST'	MOUNTAIN FROST PEAR
	QM	QUERCUS MACROCARPA	BUR OAK
- ()	TC	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN
•	CONIFER	ROUS TREES	•
	PN	PINUS NIGRA	AUSTRIAN PINE
	DECIDUO	DUS SHRUBS	
$ \bigcirc \bigcirc$	BT	BERBERIS THUNBERGII 'CONCORD'	CONCORD JAPANESE BARBERRY
×)	СВ	CORNUS ALBA 'BAILHALO'	IVORY HALO DOGWOOD
	CS	CORNUS STOLONIFERA 'FARROW'	ARCTIC FIRE DOGWOOD
,, Ō	RO	ROSA 'MORDEN CENTENNIAL'	MORDEN CENTENNIAL ROSE
1,, + :	SX	SALIX PURPUREA 'GRACILIS'	COMPACT PURPLE WILLOW
''``	SP	SPIREA X BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA
	VO	VIBURNUM OPULUS 'COMPACTUM'	EUROPEAN COMPACT CRANBERRYBUSH
	CONIFER	ROUS SHRUBS	
(\checkmark)	JH	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER
)	PG	PICEA PUNGENS 'GLAUCA GLOBOSA'	GLOBE BLUE SPRUCE
*	MP	PINUS MUGO 'MOPS'	MOPS MUGO PINE
<u> </u>	то	THUJA OCCIDENTALIS 'BRANDON'	BRANDON ARBORVITAE
**			

	PLANT SCHEDU	T				
SYM	BOTANICAL NAME COMMON NAME					
PERENN	IIALS/ORNAMENTAL GRASSES					
AP	AEGOPODIUM PODAGRARIA 'VARIEGATUM'	SNOW ON THE MOUNTAIN				
AF	ATHYRIUM FILIZ-FEMINA 'LADY IN RED'	LADY IN RED FERN				
ВА	BAPTISIA X "MIDNIGHT PRAIRIEBLUES"	MIDNITE PRAIRIEBLUE BAPTISIA				
KF	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS				
CG	COREOPSIS GRANDIFLORA 'EARLY SUNRISE'	EARLY SUNRISE COREOPSIS				
DG	DIANTHUS GRATIANOPOLITANUS 'FIRE WITCH'	FIRE WITCH DIANTHUS				
DS	DICENTRA SPECTABILIS	PINK BLEEDING HEART				
HE	HELENIUM 'MARDI GRAS'	HELENIUM MARDI GRAS				
HS	HELICTOTRICHON SEMPERVIRENS 'SAPHIRSPRUDEL'	SAPPHIRE BLUE OAT GRASS				
SO	HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILY				
HF	HOSTA X 'FRANCEE'	HOSTA FRANCEE				
LE	LEUCANTHEMUM X SUPERBUM 'BECKY'	BECKY DAISY				
PV	PERVOSKIA ATRIPLICIFOLIA	RUSSIAN SAGE				
RF	RUDBECKIA FULGIDA 'GOLDSTRUM'	BLACK EYED SUSAN RUDBECKIA				
SC	SALVIA NEMOROSA 'CARADONNA'	CARADONNA SALVIA				
VS	VERONICA SPICATA 'RED FOX'	RED FOX VERONICA SPEEDWELL				
VM	VINCA MINOR	PERIWINKLE VINCA				

**PLANT	SYMBOLS	IN	LEGEND	NOT	SHOWN	ТО	SCALE

	PLAN	NT SCHEDULE
DRYLAND	SEED MIX - WESTERN NATIVE MIX	(OR APPROVED EQUAL)
25%	CRITANA THICKSPIKE WHEATGRASS	PROVIDE FRESH, CLEAN, AND DRY NEW SEED WITH NOT LESS THAN 80% GERMINATION, NOT LESS THAN 95% PURE SEED,
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10%	SECAR BLUE BUNCH WHEATGRASS	- STIALL BE 200 LBS/ ACIVE.



SOD - PROVIDED BY A COMMERCIAL SOD FARM LOCATED IN THE CASCADE COUNTY
CLEAR VISION TRIANGLE

INKSTONE

ARCHITECTURE

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GREAT FALLS-BOZEMAN-KALISPELL-SHELBY
SPOKANE
LEWISTON
WATFORD CITY

DATE DESCRIPTION

2/28/2014 LANDSCAPE BID SET

2/3/2014 | PERMIT SET

New Apartment Complex:

Apartments

26th Street South

Great Falls, Montana

Talus

BY MONTANA WASHINGTON IDAHO NORTH DAKOTA

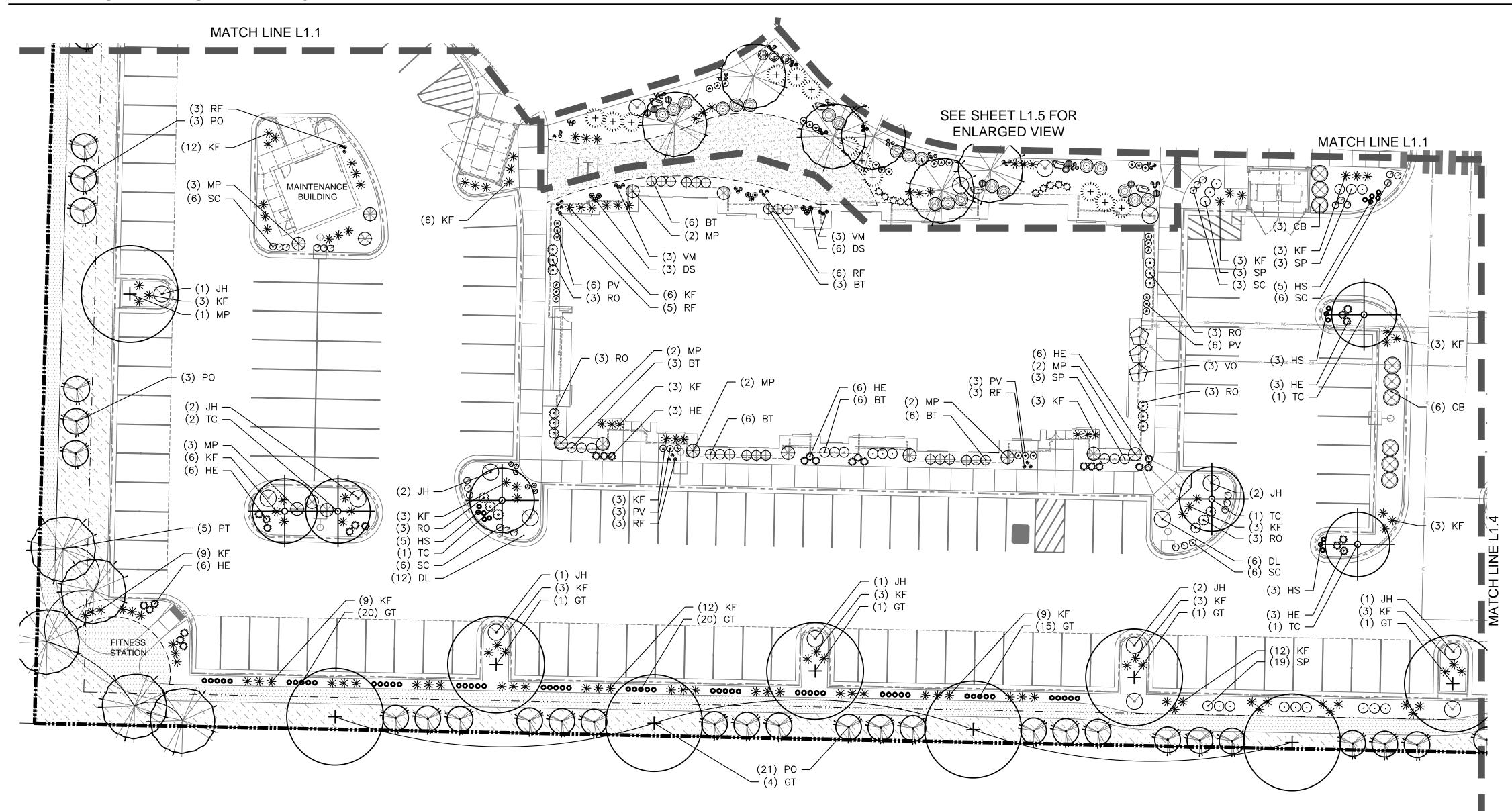
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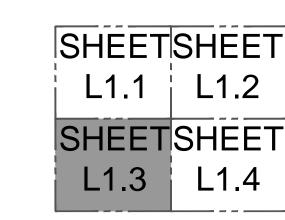
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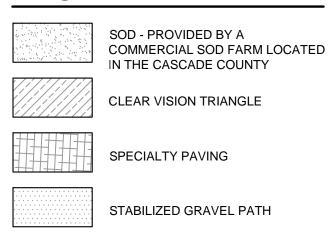
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PLANTING PLAN: SHEET L1.3

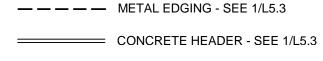




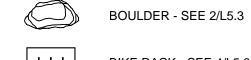
LEGEND





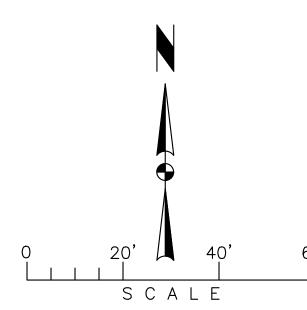


—— BUILDING SETBACKS



BIKE RACK - SEE 4/L5.3

NOTE: SEE CIVIL AND ARCHITECTURAL DRAWINGS FOR ADDITIONAL LEGEND ITEMS



	New Apartment Complex: Talus Apartments 26th Street South
20' 40' 60'	Great Falls, Montana

SEAL:
MARI
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INKSTONE

ARCHITECTURE

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GREAT FALLS-BOZEMAN-KALISPELL-SHELBY
SPOKANE
LEWISTON
WATFORD CITY

DATE DESCRIPTION

2/28/2014 LANDSCAPE BID SET

2/3/2014 | PERMIT SET

BY MONTANA WASHINGTON IDAHO NORTH DAKOTA

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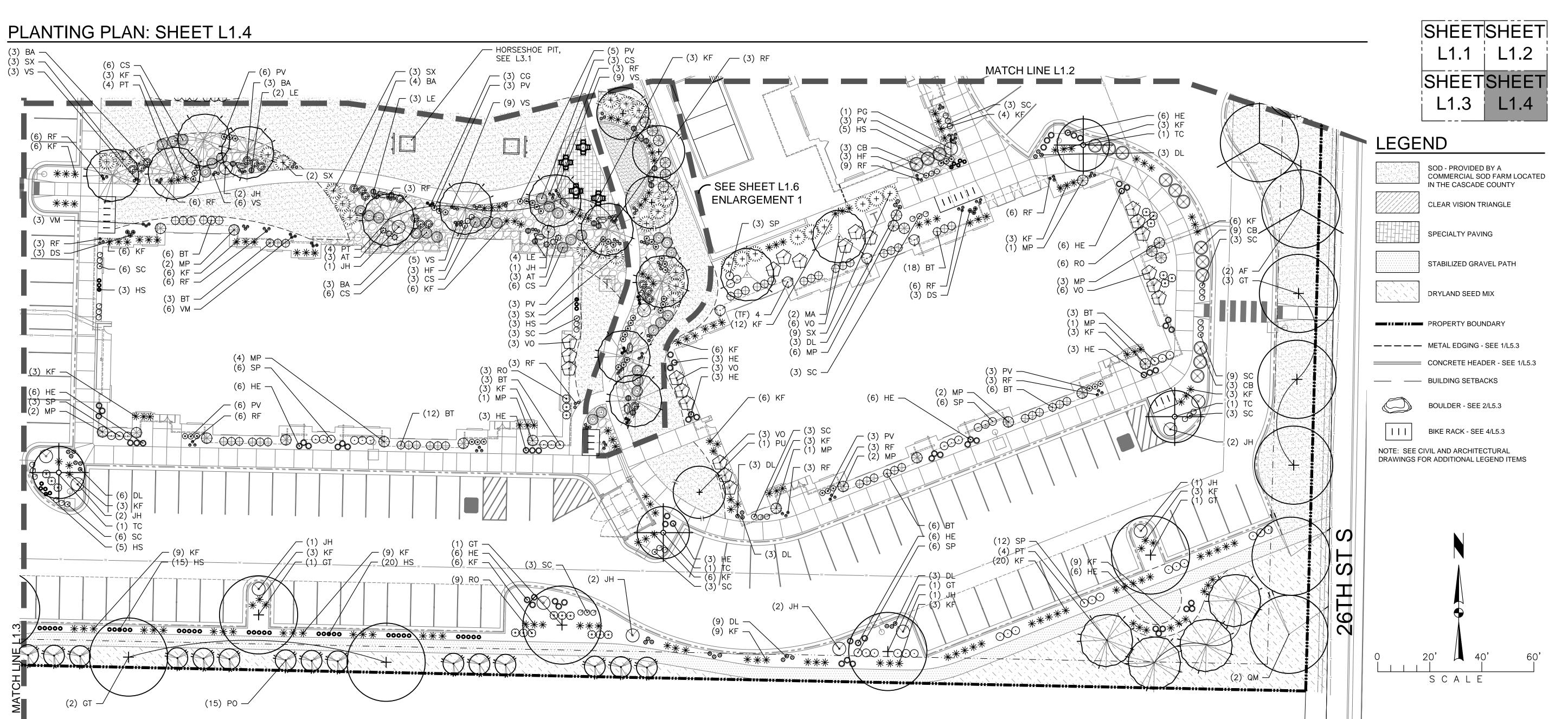
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HECKED BY:	WD
CALE: AS NOTED	
OB NO.	13-292

CB CORNUS ALBA 'BAILHALO' IVORY HALO DOGWOOD CS CORNUS STOLONIFERA 'FARROW' ARCTIC FIRE DOGWOOD RO ROSA 'MORDEN CENTENNIAL' MORDEN CENTENNIAL ROSE SX SALIX PURPUREA 'GRACILIS' COMPACT PURPLE WILLOW SP SPIREA X BUMALDA 'ANTHONY WATERER' ANTHONY WATERER SPIREA VO VIBURNUM OPULUS 'COMPACTUM' EUROPEAN COMPACT CRANBERRYBUSH CONIFEROUS SHRUBS JH JUNIPERUS HORIZONTALIS 'BLUE CHIP' BLUE CHIP JUNIPER PG PICEA PUNGENS 'GLAUCA GLOBOSA' GLOBE BLUE SPRUCE MP PINUS MUGO 'MOPS' MOPS MUGO PINE		PLANT SCHE	DULE		
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TC TILIA CORDATA 'GREENSPIRE' CONIFEROUS TREES PN PINUS NIGRA BERBERIS THUNBERGII 'CONCORD' CS CORNUS ALBA 'BAILHALO' RO ROSA 'MORDEN CENTENNIAL' SY SALIX PURPUREA 'GRACILIS' SP SPIREA X BUMALDA 'ANTHONY WATERER' VO VIBURNUM OPULUS 'COMPACTUM' CONCORD JAPANESE BARBERR LORONGO CONCORD JAPANESE BARBERR ROBARBERRIS THUNBERGII 'CONCORD' CONCORD JAPANESE BARBERR ROBARBERRIS LORONGO DA ARCTIC FIRE DOGWOOD ARCTIC FIRE DOGWOOD MORDEN CENTENNIAL ROSE COMPACT PURPLE WILLOW SP SPIREA X BUMALDA 'ANTHONY WATERER' ANTHONY WATERER SPIREA CONIFEROUS SHRUBS JH JUNIPERUS HORIZONTALIS 'BLUE CHIP' PG PICEA PUNGENS 'GLAUCA GLOBOSA' MOPS MUGO PINE	PU	PYRUS USSURIENSIS 'BAILFROST'	MOUNTAIN FROST PEAR		
CONIFEROUS TREES PN PINUS NIGRA DECIDUOUS SHRUBS BT BERBERIS THUNBERGII 'CONCORD' CB CORNUS ALBA 'BAILHALO' CS CORNUS STOLONIFERA 'FARROW' RO ROSA 'MORDEN CENTENNIAL' SY SALIX PURPUREA 'GRACILIS' SP SPIREA X BUMALDA 'ANTHONY WATERER' VO VIBURNUM OPULUS 'COMPACTUM' CONIFEROUS SHRUBS JH JUNIPERUS HORIZONTALIS 'BLUE CHIP' PG PICEA PUNGENS 'GLAUCA GLOBOSA' MUSTRIAN PINE AUSTRIAN PINE AUSTRIAN PINE ANCONCORD JAPANESE BARBERR VORY HALO DOGWOOD RO ROSA 'MORDEN CENTENNIAL ROSE COMPACT FIRE DOGWOOD MORDEN CENTENNIAL ROSE COMPACT PURPLE WILLOW ANTHONY WATERER SPIREA EUROPEAN COMPACT CRANBERRYBUSH CONIFEROUS SHRUBS JH JUNIPERUS HORIZONTALIS 'BLUE CHIP' PG PICEA PUNGENS 'GLAUCA GLOBOSA' MOPS MUGO PINE	QM	QUERCUS MACROCARPA	BUR OAK		
PN PINUS NIGRA DECIDUOUS SHRUBS BT BERBERIS THUNBERGII 'CONCORD' CONCORD JAPANESE BARBERR CB CORNUS ALBA 'BAILHALO' IVORY HALO DOGWOOD CS CORNUS STOLONIFERA 'FARROW' ARCTIC FIRE DOGWOOD RO ROSA 'MORDEN CENTENNIAL' MORDEN CENTENNIAL ROSE SX SALIX PURPUREA 'GRACILIS' COMPACT PURPLE WILLOW SP SPIREA X BUMALDA 'ANTHONY WATERER' ANTHONY WATERER SPIREA VO VIBURNUM OPULUS 'COMPACTUM' EUROPEAN COMPACT CRANBERRYBUSH CONIFEROUS SHRUBS JH JUNIPERUS HORIZONTALIS 'BLUE CHIP' BLUE CHIP JUNIPER PG PICEA PUNGENS 'GLAUCA GLOBOSA' GLOBE BLUE SPRUCE MP PINUS MUGO 'MOPS' MOPS MUGO PINE	TC	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN		
BT BERBERIS THUNBERGII 'CONCORD' CONCORD JAPANESE BARBERR CB CORNUS ALBA 'BAILHALO' IVORY HALO DOGWOOD CS CORNUS STOLONIFERA 'FARROW' ARCTIC FIRE DOGWOOD RO ROSA 'MORDEN CENTENNIAL' MORDEN CENTENNIAL ROSE SX SALIX PURPUREA 'GRACILIS' COMPACT PURPLE WILLOW SP SPIREA X BUMALDA 'ANTHONY WATERER' ANTHONY WATERER SPIREA VO VIBURNUM OPULUS 'COMPACTUM' EUROPEAN COMPACT CRANBERRYBUSH CONIFEROUS SHRUBS JH JUNIPERUS HORIZONTALIS 'BLUE CHIP' BLUE CHIP JUNIPER PG PICEA PUNGENS 'GLAUCA GLOBOSA' GLOBE BLUE SPRUCE MP PINUS MUGO 'MOPS' MOPS MUGO PINE	CONIFE	ROUS TREES	·		
BT BERBERIS THUNBERGII 'CONCORD' CB CORNUS ALBA 'BAILHALO' CS CORNUS STOLONIFERA 'FARROW' RO ROSA 'MORDEN CENTENNIAL' SX SALIX PURPUREA 'GRACILIS' SP SPIREA X BUMALDA 'ANTHONY WATERER' VO VIBURNUM OPULUS 'COMPACTUM' CONIFEROUS SHRUBS JH JUNIPERUS HORIZONTALIS 'BLUE CHIP' PG PICEA PUNGENS 'GLAUCA GLOBOSA' MORDEN CENTENNIAL ROSE COMPACT PURPLE WILLOW ANTHONY WATERER SPIREA EUROPEAN COMPACT CRANBERRYBUSH BLUE CHIP JUNIPER GLOBE BLUE SPRUCE MOPS MUGO PINE	PN	PINUS NIGRA	AUSTRIAN PINE		
CB CORNUS ALBA 'BAILHALO' IVORY HALO DOGWOOD CS CORNUS STOLONIFERA 'FARROW' ARCTIC FIRE DOGWOOD RO ROSA 'MORDEN CENTENNIAL' MORDEN CENTENNIAL ROSE SX SALIX PURPUREA 'GRACILIS' COMPACT PURPLE WILLOW SP SPIREA X BUMALDA 'ANTHONY WATERER' ANTHONY WATERER SPIREA VO VIBURNUM OPULUS 'COMPACTUM' EUROPEAN COMPACT CRANBERRYBUSH CONIFEROUS SHRUBS JH JUNIPERUS HORIZONTALIS 'BLUE CHIP' BLUE CHIP JUNIPER PG PICEA PUNGENS 'GLAUCA GLOBOSA' GLOBE BLUE SPRUCE MP PINUS MUGO 'MOPS' MOPS MUGO PINE	DECIDU	JOUS SHRUBS			
CS CORNUS STOLONIFERA 'FARROW' RO ROSA 'MORDEN CENTENNIAL' SX SALIX PURPUREA 'GRACILIS' SP SPIREA X BUMALDA 'ANTHONY WATERER' VO VIBURNUM OPULUS 'COMPACTUM' CONIFEROUS SHRUBS JH JUNIPERUS HORIZONTALIS 'BLUE CHIP' PG PICEA PUNGENS 'GLAUCA GLOBOSA' MORDEN CENTENNIAL ROSE COMPACT PURPLE WILLOW ANTHONY WATERER SPIREA EUROPEAN COMPACT CRANBERRYBUSH BLUE CHIP JUNIPER BLUE CHIP JUNIPER GLOBE BLUE SPRUCE MOPS MUGO PINE	BT	BERBERIS THUNBERGII 'CONCORD'	CONCORD JAPANESE BARBERRY		
RO ROSA 'MORDEN CENTENNIAL' MORDEN CENTENNIAL ROSE SX SALIX PURPUREA 'GRACILIS' COMPACT PURPLE WILLOW SP SPIREA X BUMALDA 'ANTHONY WATERER' ANTHONY WATERER SPIREA VO VIBURNUM OPULUS 'COMPACTUM' EUROPEAN COMPACT CRANBERRYBUSH CONIFEROUS SHRUBS JH JUNIPERUS HORIZONTALIS 'BLUE CHIP' BLUE CHIP JUNIPER PG PICEA PUNGENS 'GLAUCA GLOBOSA' GLOBE BLUE SPRUCE MP PINUS MUGO 'MOPS' MOPS MUGO PINE	CB CORNUS ALBA 'BAILHALO'		IVORY HALO DOGWOOD		
SX SALIX PURPUREA 'GRACILIS' SP SPIREA X BUMALDA 'ANTHONY WATERER' VO VIBURNUM OPULUS 'COMPACTUM' CONIFEROUS SHRUBS JH JUNIPERUS HORIZONTALIS 'BLUE CHIP' PG PICEA PUNGENS 'GLAUCA GLOBOSA' MP PINUS MUGO 'MOPS' COMPACT PURPLE WILLOW ANTHONY WATERER SPIREA EUROPEAN COMPACT CRANBERRYBUSH BLUE CHIP JUNIPER GLOBE BLUE SPRUCE MOPS MUGO PINE	CS	CORNUS STOLONIFERA 'FARROW'	ARCTIC FIRE DOGWOOD		
SP SPIREA X BUMALDA 'ANTHONY WATERER' ANTHONY WATERER SPIREA VO VIBURNUM OPULUS 'COMPACTUM' EUROPEAN COMPACT CRANBERRYBUSH CONIFEROUS SHRUBS JH JUNIPERUS HORIZONTALIS 'BLUE CHIP' BLUE CHIP JUNIPER PG PICEA PUNGENS 'GLAUCA GLOBOSA' GLOBE BLUE SPRUCE MP PINUS MUGO 'MOPS' MOPS MUGO PINE	RO	ROSA 'MORDEN CENTENNIAL'	MORDEN CENTENNIAL ROSE		
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CRANBERRYBUSH CONIFEROUS SHRUBS JH JUNIPERUS HORIZONTALIS 'BLUE CHIP' BLUE CHIP JUNIPER PG PICEA PUNGENS 'GLAUCA GLOBOSA' GLOBE BLUE SPRUCE MP PINUS MUGO 'MOPS' MOPS MUGO PINE	SP	SPIREA X BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA		
JH JUNIPERUS HORIZONTALIS 'BLUE CHIP' BLUE CHIP JUNIPER PG PICEA PUNGENS 'GLAUCA GLOBOSA' GLOBE BLUE SPRUCE MP PINUS MUGO 'MOPS' MOPS MUGO PINE	VO	VIBURNUM OPULUS 'COMPACTUM'			
PG PICEA PUNGENS 'GLAUCA GLOBOSA' GLOBE BLUE SPRUCE MP PINUS MUGO 'MOPS' MOPS MUGO PINE	CONIFE	ROUS SHRUBS			
MP PINUS MUGO 'MOPS' MOPS MUGO PINE	JH	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER		
se mess mess	PG	PICEA PUNGENS 'GLAUCA GLOBOSA'	GLOBE BLUE SPRUCE		
TO THUJA OCCIDENTALIS 'BRANDON' BRANDON ARBORVITAE	MP	PINUS MUGO 'MOPS'	MOPS MUGO PINE		
THOSE COCIDENTALS BIVILDON	то	THUJA OCCIDENTALIS 'BRANDON'	BRANDON ARBORVITAE		

	PLANT SCHEDU	JLE
SYM	BOTANICAL NAME	COMMON NAME
PERENN	IALS/ORNAMENTAL GRASSES	
AP	AEGOPODIUM PODAGRARIA 'VARIEGATUM'	SNOW ON THE MOUNTAIN
AF	ATHYRIUM FILIZ-FEMINA 'LADY IN RED'	LADY IN RED FERN
ВА	BAPTISIA X "MIDNIGHT PRAIRIEBLUES"	MIDNITE PRAIRIEBLUE BAPTISIA
KF	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS
CG	COREOPSIS GRANDIFLORA 'EARLY SUNRISE'	EARLY SUNRISE COREOPSIS
DG	DIANTHUS GRATIANOPOLITANUS 'FIRE WITCH'	FIRE WITCH DIANTHUS
DS	DICENTRA SPECTABILIS	PINK BLEEDING HEART
HE	HELENIUM 'MARDI GRAS'	HELENIUM MARDI GRAS
HS	HELICTOTRICHON SEMPERVIRENS 'SAPHIRSPRUDEL'	SAPPHIRE BLUE OAT GRASS
SO	HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILY
HF	HOSTA X 'FRANCEE'	HOSTA FRANCEE
LE	LEUCANTHEMUM X SUPERBUM 'BECKY'	BECKY DAISY
PV	PERVOSKIA ATRIPLICIFOLIA	RUSSIAN SAGE
RF	RUDBECKIA FULGIDA 'GOLDSTRUM'	BLACK EYED SUSAN RUDBECKIA
SC	SALVIA NEMOROSA 'CARADONNA'	CARADONNA SALVIA
VS	VERONICA SPICATA 'RED FOX'	RED FOX VERONICA SPEEDWELL
VM	VINCA MINOR	PERIWINKLE VINCA

**PLANT	SYMBOLS	IN	LEGEND	NOT	SHOWN	TO	SCALE

	PLAN	NT SCHEDULE
DRYLAND	SEED MIX — WESTERN NATIVE MIX	(OR APPROVED EQUAL)
25%	CRITANA THICKSPIKE WHEATGRASS	PROVIDE FRESH, CLEAN, AND DRY NEW SEED WITH NOT LESS THAN 80% GERMINATION, NOT LESS THAN 95% PURE SEED,
25%	SLENDER WHEATGRASS	AND NOT MORE THAN 0.5% WEED SEED. APPLY DRYLAND SEED MIXTURE AT A RATE OF 8-10 LBS/ACRE. FERTILIZER
20%	LODORM GREEN NEEDLE GRASS	FOR DRYLAND SEEDED AREAS SHALL CONSIST OF NITROGEN
20%	WESTERN WHEATGRASS	11%, PHOSPHATE 55%, POTASH 12%. APPLICATION RATE SHALL BE 200 LBS/ACRE.
10%	SECAR BLUE BUNCH WHEATGRASS	- SHALL DE 200 LDS/ACKE.



	PLANT SCHEDULE			
	SYM	BOTANICAL NAME	COMMON NAME	
\wedge	DECIDUO	DUS TREES		
	AF	ACER X FREEMANII	AUTUMN BLAZE MAPLE	
(+)	GT	GLEDITSIA TRIACANTHOS 'SKYCOLE'	SKYLINE HONEYLOCUST	
	MA	MALUS 'RED SPLENDOR'	RED SPLENDOR CRAB	
$\widecheck{\Theta}$	PO	POPULUS TREMULA 'ERECTA'	SWEDISH COLUMNAR ASPEN	
	PT	POPULUS TREMULOIDES	QUAKING ASPEN	
\star	PU	PYRUS USSURIENSIS 'BAILFROST'	MOUNTAIN FROST PEAR	
	QM	QUERCUS MACROCARPA	BUR OAK	
$\bigcirc \bigoplus$	TC	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	
•	CONIFEROUS TREES			
	PN	PINUS NIGRA	AUSTRIAN PINE	
	DECIDUOUS SHRUBS			
\bigcirc \bigoplus	BT	BERBERIS THUNBERGII 'CONCORD'	CONCORD JAPANESE BARBERRY	
	СВ	CORNUS ALBA 'BAILHALO'	IVORY HALO DOGWOOD	
	CS	CORNUS STOLONIFERA 'FARROW'	ARCTIC FIRE DOGWOOD	
,\\\ <u>\</u>	RO	ROSA 'MORDEN CENTENNIAL'	MORDEN CENTENNIAL ROSE	
	SX	SALIX PURPUREA 'GRACILIS'	COMPACT PURPLE WILLOW	
,,,,, Ō	SP	SPIREA X BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	
	VO	VIBURNUM OPULUS 'COMPACTUM'	EUROPEAN COMPACT CRANBERRYBUSH	
\sim	CONIFER	ROUS SHRUBS		
(\checkmark)	JH	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	
	PG	PICEA PUNGENS 'GLAUCA GLOBOSA'	GLOBE BLUE SPRUCE	
	MP	PINUS MUGO 'MOPS'	MOPS MUGO PINE	
	ТО	THUJA OCCIDENTALIS 'BRANDON'	BRANDON ARBORVITAE	

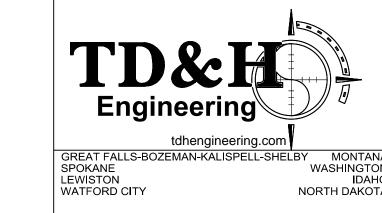
	PLANT SCHEDU	JLE			
SYM	SYM BOTANICAL NAME COMMON NAME				
PERENN	IIALS/ORNAMENTAL GRASSES				
AP	AEGOPODIUM PODAGRARIA 'VARIEGATUM'	SNOW ON THE MOUNTAIN			
AF	ATHYRIUM FILIZ-FEMINA 'LADY IN RED'	LADY IN RED FERN			
ВА	BAPTISIA X "MIDNIGHT PRAIRIEBLUES"	MIDNITE PRAIRIEBLUE BAPTISIA			
KF	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS			
CG	COREOPSIS GRANDIFLORA 'EARLY SUNRISE'	EARLY SUNRISE COREOPSIS			
DG	DIANTHUS GRATIANOPOLITANUS 'FIRE WITCH'	FIRE WITCH DIANTHUS			
DS	DICENTRA SPECTABILIS	PINK BLEEDING HEART			
HE	HELENIUM 'MARDI GRAS'	HELENIUM MARDI GRAS			
HS	HELICTOTRICHON SEMPERVIRENS 'SAPHIRSPRUDEL'	SAPPHIRE BLUE OAT GRASS			
SO	HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILY			
HF	HOSTA X 'FRANCEE'	HOSTA FRANCEE			
LE	LEUCANTHEMUM X SUPERBUM 'BECKY'	BECKY DAISY			
PV	PERVOSKIA ATRIPLICIFOLIA	RUSSIAN SAGE			
RF	RUDBECKIA FULGIDA 'GOLDSTRUM'	BLACK EYED SUSAN RUDBECKIA			
SC	SALVIA NEMOROSA 'CARADONNA'	CARADONNA SALVIA			
VS	VERONICA SPICATA 'RED FOX'	RED FOX VERONICA SPEEDWELL			
VM	VINCA MINOR	PERIWINKLE VINCA			

^{**}PLANT SYMBOLS IN LEGEND NOT SHOWN TO SCALE

	PLAN	IT SCHEDULE
DRYLAND	SEED MIX - WESTERN NATIVE MIX	(OR APPROVED EQUAL)
25%	CRITANA THICKSPIKE WHEATGRASS	PROVIDE FRESH, CLEAN, AND DRY NEW SEED WITH NOT LESS THAN 80% GERMINATION, NOT LESS THAN 95% PURE SEED,
25%	SLENDER WHEATGRASS	AND NOT MORE THAN 0.5% WEED SEED. APPLY DRYLAND
20%	LODORM GREEN NEEDLE GRASS	SEED MIXTURE AT A RATE OF 8—10 LBS/ACRE. FERTILIZER FOR DRYLAND SEEDED AREAS SHALL CONSIST OF NITROGEN
20%	WESTERN WHEATGRASS	11%, PHOSPHATE 55%, POTASH 12%. APPLICATION RATE SHALL BE 200 LBS/ACRE.
10%	SECAR BLUE BUNCH WHEATGRASS	JUNEE DE 200 EDSYNONE.



259 West Front Street #5 • Missoula, MT 59802 phone 406-549-0577 • fax 406 542-0256



BY MONTANA WASHINGTON IDAHO NORTH DAKOTA

REV	DATE	DESCRIPTION
	2/3/2014	PERMIT SET
	2/28/2014	LANDSCAPE BID SET

New Apartment Complex: Talus *Apartments* 26th Street South Great Falls, Montana

PRELIMINARY
NOT FOR
NOT FOR
CONSTRUCTION

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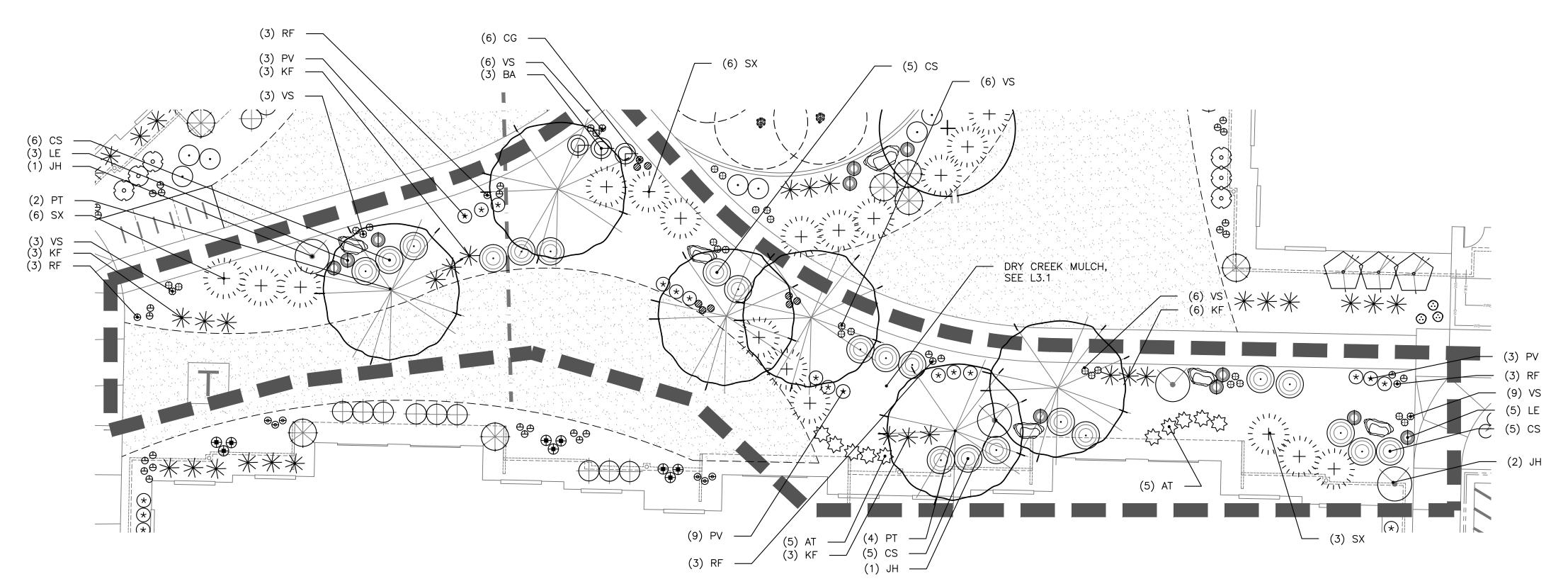
CONTENTS:

PLANTING PLAN

DRAWN BY: CHECKED BY: JCC WD SCALE: AS NOTED 13-292 JOB NO.

PLANTING PLAN ENLARGEMENT 1: SHEET L1.5

NOTE: REFERENCE SHEET L1.3 FOR ADDITIONAL INFORMATION



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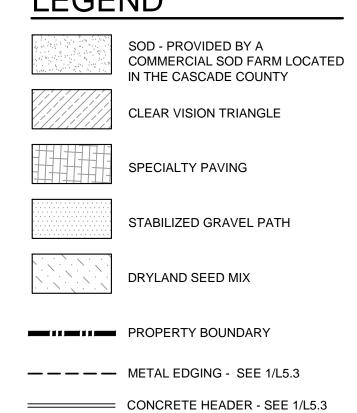
	PLANT SCHEDULE			
	SYM	BOTANICAL NAME	COMMON NAME	
\triangle	DECIDUC	DUS TREES		
	AF	ACER X FREEMANII	AUTUMN BLAZE MAPLE	
(+)	GT	GLEDITSIA TRIACANTHOS 'SKYCOLE'	SKYLINE HONEYLOCUST	
	MA	MALUS 'RED SPLENDOR'	RED SPLENDOR CRAB	
Θ	PO	POPULUS TREMULA 'ERECTA'	SWEDISH COLUMNAR ASPEN	
	PT	POPULUS TREMULOIDES	QUAKING ASPEN	
(\cdot)	PU	PYRUS USSURIENSIS 'BAILFROST'	MOUNTAIN FROST PEAR	
	QM	QUERCUS MACROCARPA	BUR OAK	
$\bigcirc \oplus$	TC	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	
•	CONIFEROUS TREES			
	PN	PINUS NIGRA	AUSTRIAN PINE	
	DECIDUC	DUS SHRUBS		
\bigcirc \bigcirc	BT	BERBERIS THUNBERGII 'CONCORD'	CONCORD JAPANESE BARBERRY	
	СВ	CORNUS ALBA 'BAILHALO'	IVORY HALO DOGWOOD	
	CS	CORNUS STOLONIFERA 'FARROW'	ARCTIC FIRE DOGWOOD	
(///O	RO	ROSA 'MORDEN CENTENNIAL'	MORDEN CENTENNIAL ROSE	
+=-	SX	SALIX PURPUREA 'GRACILIS'	COMPACT PURPLE WILLOW	
	SP	SPIREA X BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	
	VO	VIBURNUM OPULUS 'COMPACTUM'	EUROPEAN COMPACT CRANBERRYBUSH	
/	CONIFER	ROUS SHRUBS		
	JH	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	
	PG	PICEA PUNGENS 'GLAUCA GLOBOSA'	GLOBE BLUE SPRUCE	
*	MP	PINUS MUGO 'MOPS'	MOPS MUGO PINE	
(·) —	ТО	THUJA OCCIDENTALIS 'BRANDON'	BRANDON ARBORVITAE	

	PLANT SCHEDULE					
	SYM BOTANICAL NAME COMMON NAME					
	PERENN	IALS/ORNAMENTAL GRASSES				
∌	AP	AEGOPODIUM PODAGRARIA 'VARIEGATUM'	SNOW ON THE MOUNTAIN			
**	AF	ATHYRIUM FILIZ-FEMINA 'LADY IN RED'	LADY IN RED FERN			
\bigoplus	ВА	BAPTISIA X "MIDNIGHT PRAIRIEBLUES"	MIDNITE PRAIRIEBLUE BAPTISIA			
*	KF	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS			
0	CG	COREOPSIS GRANDIFLORA 'EARLY SUNRISE'	EARLY SUNRISE COREOPSIS			
A	DG	DIANTHUS GRATIANOPOLITANUS 'FIRE WITCH'	FIRE WITCH DIANTHUS			
⊕	DS	DICENTRA SPECTABILIS	PINK BLEEDING HEART			
0	HE	HELENIUM 'MARDI GRAS'	HELENIUM MARDI GRAS			
0	HS	HELICTOTRICHON SEMPERVIRENS 'SAPHIRSPRUDEL'	SAPPHIRE BLUE OAT GRASS			
©	SO	HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILY			
\oplus	HF	HOSTA X 'FRANCEE'	HOSTA FRANCEE			
Φ	LE	LEUCANTHEMUM X SUPERBUM 'BECKY'	BECKY DAISY			
*	PV	PERVOSKIA ATRIPLICIFOLIA	RUSSIAN SAGE			
Ф	RF	RUDBECKIA FULGIDA 'GOLDSTRUM'	BLACK EYED SUSAN RUDBECKIA			
Ø	SC	SALVIA NEMOROSA 'CARADONNA'	CARADONNA SALVIA			
Ф	VS	VERONICA SPICATA 'RED FOX'	RED FOX VERONICA SPEEDWELL			
•	VM	VINCA MINOR	PERIWINKLE VINCA			

^{**}PLANT SYMBOLS IN LEGEND NOT SHOWN TO SCALE

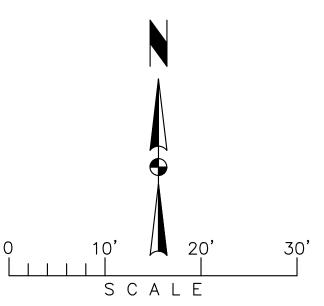
PLANT SCHEDULE			
DRYLAND	SEED MIX - WESTERN NATIVE MIX	(OR APPROVED EQUAL)	
25%	CRITANA THICKSPIKE WHEATGRASS	PROVIDE FRESH, CLEAN, AND DRY NEW SEED WITH NOT LE THAN 80% GERMINATION, NOT LESS THAN 95% PURE SEED	
25%	SLENDER WHEATGRASS	AND NOT MORE THAN 0.5% WEED SEED. APPLY DRYLAND - SEED MIXTURE AT A RATE OF 8-10 LBS/ACRE. FERTILIZEF	
20%	LODORM GREEN NEEDLE GRASS	FOR DRYLAND SEEDED AREAS SHALL CONSIST OF NITROGE	
20%	WESTERN WHEATGRASS	11%, PHOSPHATE 55%, POTASH 12%. APPLICATION RATE SHALL BE 200 LBS/ACRE.	
		TOTALL DE 200 LDO/MONE.	

LEGEND



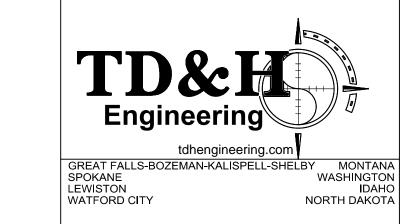
	BOULDER - SEE 2/L5.3		
111	BIKE RACK - SEE 4/L5.3		
NOTE: SEE CIVIL AND ARCHITECTURAL DRAWINGS FOR ADDITIONAL LEGEND ITEMS			

—— BUILDING SETBACKS



INKSTONE ARCHITECTURE

259 West Front Street #5 • Missoula, MT 59802 phone 406-549-0577 • fax 406 542-0256



REV	DATE	DESCRIPTION
	2/3/2014	PERMIT SET
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New Apartment Complex: Talus Apartments
26th Street South
Great Falls, Montana

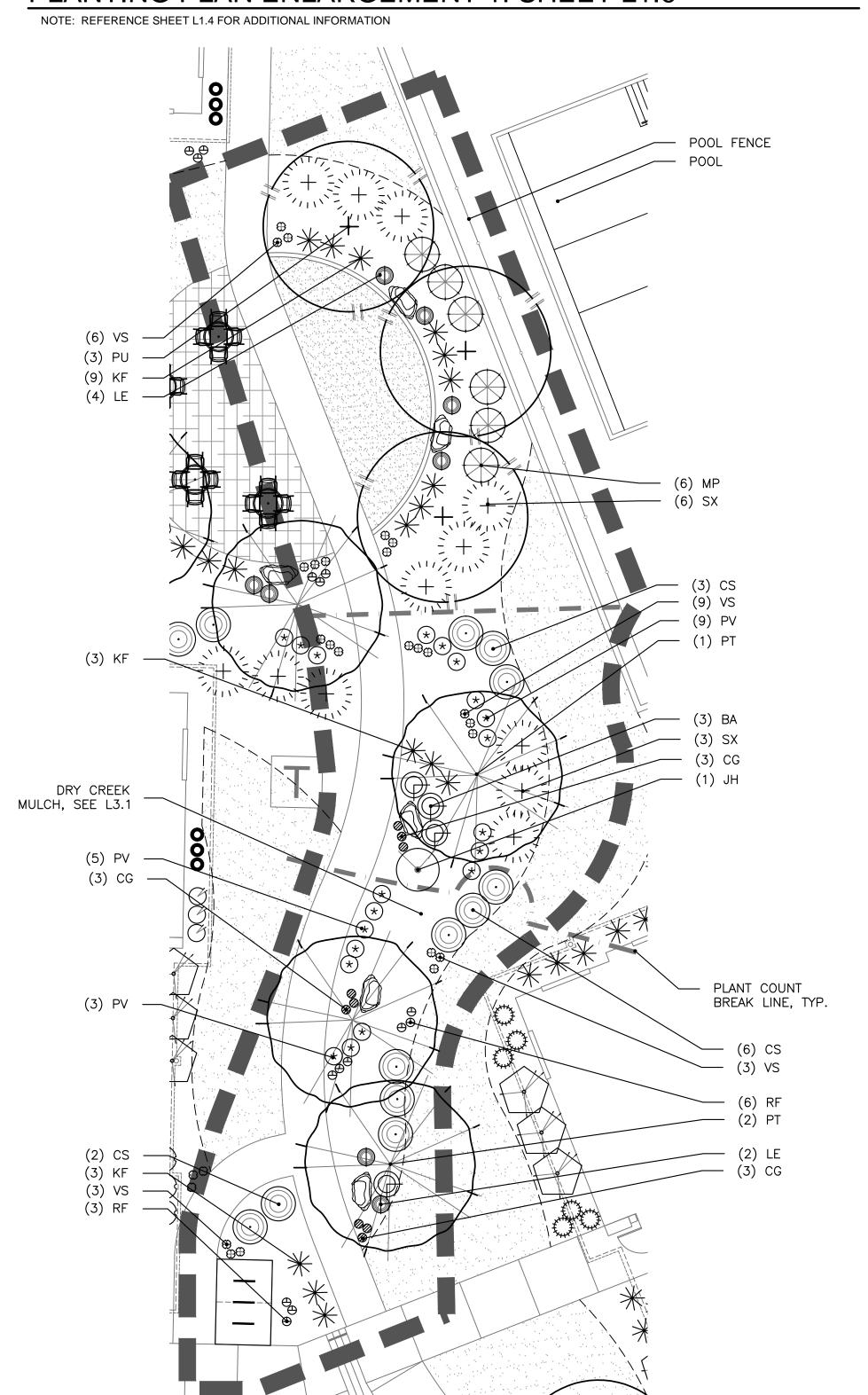
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CONTENTS:

PLANTING PLAN

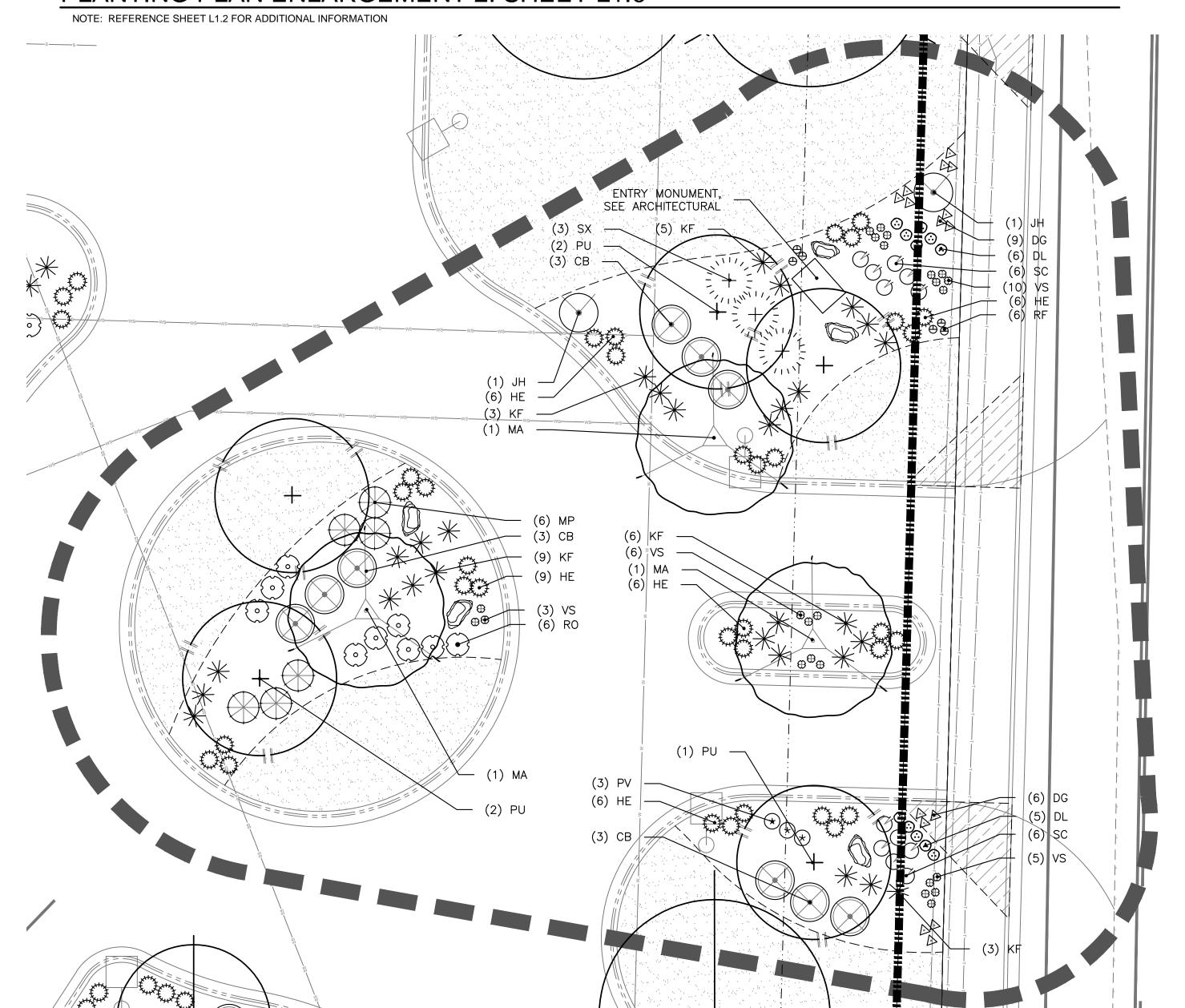
DRAWN BY:	JCC
CHECKED BY:	WD
SCALE: AS NOTED	
JOB NO.	13-29

PLANTING PLAN ENLARGEMENT 1: SHEET L1.6



	PLANT SCHEDULE				
DRYLAND	DRYLAND SEED MIX — WESTERN NATIVE MIX (OR APPROVED EQUAL)				
25%	CRITANA THICKSPIKE WHEATGRASS	PROVIDE FRESH, CLEAN, AND DRY NEW SEED WITH NOT LESS THAN 80% GERMINATION, NOT LESS THAN 95% PURE SEED,			
25%	SLENDER WHEATGRASS	AND NOT MORE THAN 0.5% WEED SEED. APPLY DRYLAND SEED MIXTURE AT A RATE OF 8-10 LBS/ACRE. FERTILIZER			
20%	LODORM GREEN NEEDLE GRASS	FOR DRYLAND SEEDED AREAS SHALL CONSIST OF NITROGEN			
20%	WESTERN WHEATGRASS	11%, PHOSPHATE 55%, POTASH 12%. APPLICATION RATE SHALL BE 200 LBS/ACRE.			
10%	SECAR BLUE BUNCH WHEATGRASS	John De 200 EBS/MONE.			

PLANTING PLAN ENLARGEMENT 2: SHEET L1.6



	PLANT SCHEDULE						
	SYM	BOTANICAL NAME	COMMON NAME				
\wedge	DECIDUO	OUS TREES					
\sim	AF	ACER X FREEMANII	AUTUMN BLAZE MAPLE				
\cdot	GT	GLEDITSIA TRIACANTHOS 'SKYCOLE'	SKYLINE HONEYLOCUST				
	MA	MALUS 'RED SPLENDOR'	RED SPLENDOR CRAB				
$\widecheck{\Theta}$	PO	POPULUS TREMULA 'ERECTA'	SWEDISH COLUMNAR ASPEN				
) ——	PT	POPULUS TREMULOIDES	QUAKING ASPEN				
(\cdot)	PU	PYRUS USSURIENSIS 'BAILFROST'	MOUNTAIN FROST PEAR				
	QM	QUERCUS MACROCARPA	BUR OAK				
$\mathcal{I}(\mathcal{H})$	TC TILIA CORDATA 'GREENSPIRE'		GREENSPIRE LINDEN				
+	CONIFER	ROUS TREES					
	PN	PINUS NIGRA	AUSTRIAN PINE				
	DECIDUOUS SHRUBS						
\bigcirc \bigcirc	BT	BERBERIS THUNBERGII 'CONCORD'	CONCORD JAPANESE BARBERRY				
)	СВ	CORNUS ALBA 'BAILHALO'	IVORY HALO DOGWOOD				
	CS	CORNUS STOLONIFERA 'FARROW'	ARCTIC FIRE DOGWOOD				
(II, Ö	RO	ROSA 'MORDEN CENTENNIAL'	MORDEN CENTENNIAL ROSE				
+:	SX	SALIX PURPUREA 'GRACILIS'	COMPACT PURPLE WILLOW				
,,,, Ō	SP	SPIREA X BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA				
	vo	VIBURNUM OPULUS 'COMPACTUM'	EUROPEAN COMPACT CRANBERRYBUSH				
\sim	CONIFER						
(\checkmark)	JH	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER				
	PG	PICEA PUNGENS 'GLAUCA GLOBOSA'	GLOBE BLUE SPRUCE				
$ = \bigoplus$	MP	MOPS MUGO PINE					
(<u>)</u>	ТО	BRANDON ARBORVITAE					

	PLANT SCHEDULE						
S	SYM	BOTANICAL NAME	COMMON NAME				
PEI	RENN	IALS/ORNAMENTAL GRASSES					
,	AP	AEGOPODIUM PODAGRARIA 'VARIEGATUM'	SNOW ON THE MOUNTAIN				
	AF	ATHYRIUM FILIZ-FEMINA 'LADY IN RED'	LADY IN RED FERN				
)	BA	BAPTISIA X "MIDNIGHT PRAIRIEBLUES"	MIDNITE PRAIRIEBLUE BAPTISIA				
	KF	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS				
(CG	COREOPSIS GRANDIFLORA 'EARLY SUNRISE'	EARLY SUNRISE COREOPSIS				
ı	DG	DIANTHUS GRATIANOPOLITANUS 'FIRE WITCH'	FIRE WITCH DIANTHUS				
1	DS	DICENTRA SPECTABILIS	PINK BLEEDING HEART				
	HE	HELENIUM 'MARDI GRAS'	HELENIUM MARDI GRAS				
	HS	HELICTOTRICHON SEMPERVIRENS 'SAPHIRSPRUDEL'	SAPPHIRE BLUE OAT GRASS				
	S0	HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILY				
-	HF	HOSTA X 'FRANCEE'	HOSTA FRANCEE				
	LE	LEUCANTHEMUM X SUPERBUM 'BECKY'	BECKY DAISY				
	PV	PERVOSKIA ATRIPLICIFOLIA	RUSSIAN SAGE				
	RF	RUDBECKIA FULGIDA 'GOLDSTRUM'	BLACK EYED SUSAN RUDBECKIA				
	SC	SALVIA NEMOROSA 'CARADONNA'	CARADONNA SALVIA				
	VS	VERONICA SPICATA 'RED FOX'	RED FOX VERONICA SPEEDWELL				
	VM	VINCA MINOR	PERIWINKLE VINCA				

^{**}PLANT SYMBOLS IN LEGEND NOT SHOWN TO SCALE

LEGEND









DRYLAND SEED MIX

PROPERTY BOUNDARY

— — — — METAL EDGING - SEE 1/L5.3

CONCRETE HEADER - SEE 1/L5.3

—— BUILDING SETBACKS

BOULDER - SEE 2/L5.3

0 10' ______

BIKE RACK - SEE 4/L5.3

NOTE: SEE CIVIL AND ARCHITECTURAL DRAWINGS FOR ADDITIONAL LEGEND ITEMS



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CONTENTS:

PLANTING

L1.6





tariongineening.com
GREAT FALLS-BOZEMAN-KALISPELL-SHELE SPOKANE
LEWISTON WATFORD CITY

REV	DATE	DESCRIPTION		
	2/3/2014	PERMIT SET		
	2/28/2014	LANDSCAPE BID SET		

Apartments 26th Street South Great Falls, Montana

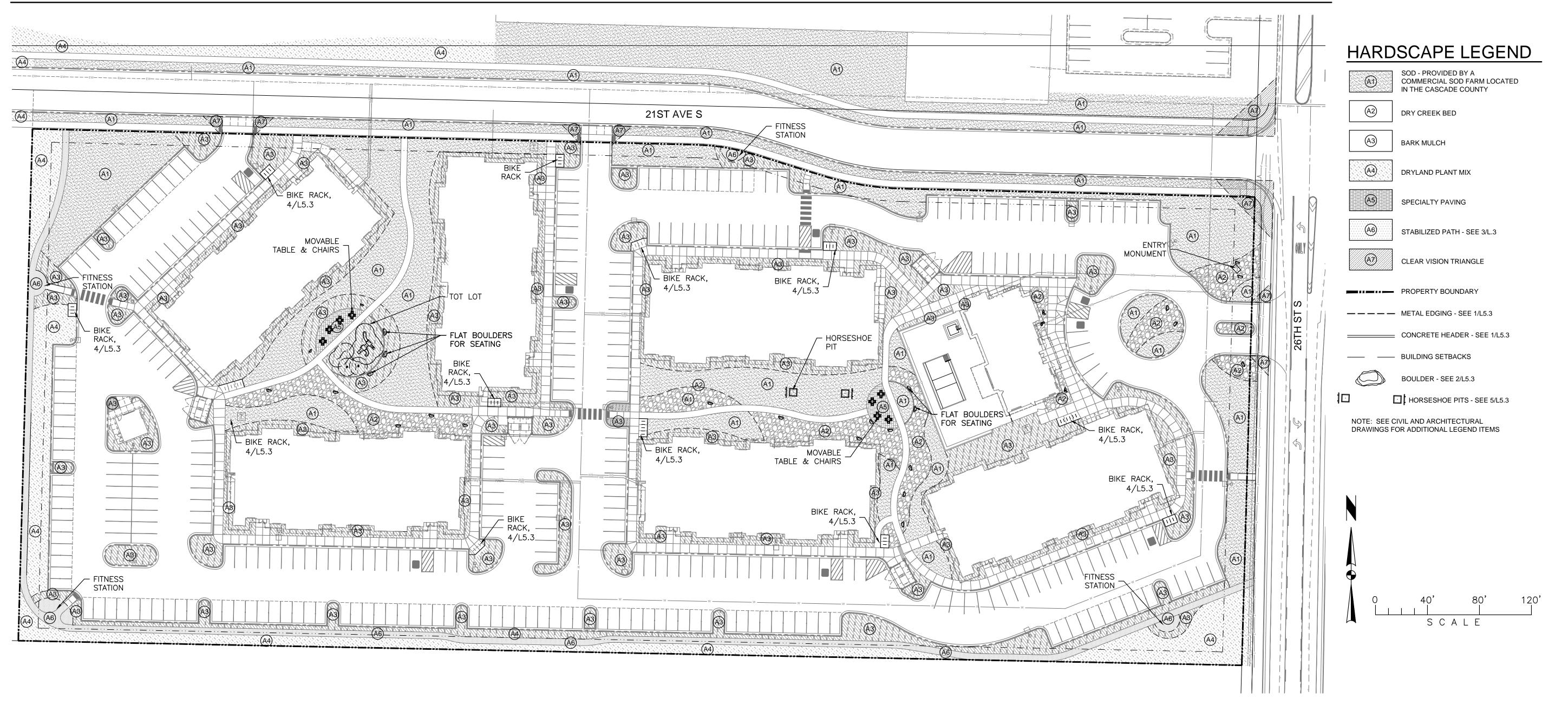


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PLAN

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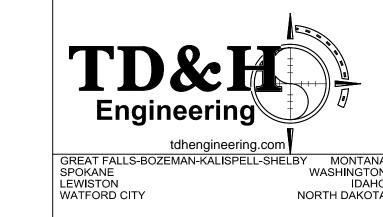
HARDSCAPE PLAN



MATERIALS SCHEULE						
DESCRITPION	MANUFACTURER	SUPPLIER	MODEL	FINISH	COLOR	REMARKS
A1-SOD			SEE PLANTING SCHEDULE			SEE PLANTING SCHEDULE, OR APPROVED EQUAL
A2-DRY CREEK BED - RIVER ROCK MULCH		LOCAL	N/A	3-INCH DEPTH		75% 1"-3" MINUS RIVER ROCK, 25% 3"-8" RIVER ROCK PER DETAIL 5/L5.1
A3-MEDIUM SHREDDED BARK MULCH		FORDE-NURSERY 406-727-0950	N/A	3-INCH DEPTH	NATURAL	OR APPROVED EQUAL
A4-DRYLAND PLANT MIX - WESTERN NATIVE MIX		FORDE-NURSERY 406-727-0950	SEE PLANTING SCHEDULE			SEE PLANTING SCHEDULE, OR APPROVED EQUAL
A5-SPECIALTY PAVING - CONCRETE INTEGRAL COLOR	DAVIS COLORS	MADDEN CONSTRUCTION SUPPLIES 406-453-2426	N/A	STAMPED — AS APPOVED BY OWNER	CANYON	OR APPROVED EQUAL
A6-STABILIZED PATH		SITE CONTRACTOR TO COORDINATE	3/4" MINUS CRUSHED BASE COURSE, SEE DETAIL 3/L5.3		NATURAL	OR APPROVED EQUAL
A7- VISION TRIANGLE						
BOULDERS		PONCELET LANDSCAPING AND EXCAVATION	SEE DETAIL 2/L5.3, OR APPROVED EQUAL		NATURAL	BOULDERS IN CIRCLE PLANTING AREAS SHALL HAVE FLAT TOP TO BE USED FOR SEATING
BIKE RACK	N/A	SITE CONTRACTOR	N/A	POWDERCOAT	BLACK	SEE DETAIL 4/L5.3
HORSESHOE PIT	N/A	SITE CONTRACTOR	N/A	WOOD	NATURAL	SEE DETAIL 5/L5.3
MOVABLE TABLE AND CHAIRS	VICTOR STANLEY		TABLE: PRSCT-36R CHAIRS: PRSCA-8	POWDERCOAT	BRONZE	OR APPROVED EQUAL
TOT LOT	GAMETIME WWW.GAMETIME.COM		CATALINA: 19616	PER MANUFACTURE	FRESH	INSTALL PER MANUFACTURER'S SPECIFICATIONS
CURVED BALANCE BEAM	GAMETIME WWW.GAMETIME.COM		CURVED BALANCE BEAM: 564	PER MANUFACTURE	GREEN	INSTALL PER MANUFACTURER'S SPECIFICATIONS
SPINNING LEAF SEAT	GAMETIME WWW.GAMETIME.COM		SPINNING LEAF SEAT: 38009	PER MANUFACTURE	GREEN/BROWN	INSTALL PER MANUFACTURER'S SPECIFICATIONS
FITNESS STATIONS	OUTDOOR FITNESS	OUTDOOR FITNESS 1-877-517-2200 WWW.OUTDOOR-FITNESS.COM	COMPLETE 2 OUTDOOR-FITNESS PACKAGE ADD INSTRUCTION SIGN POSTS	PER MANUFACTURE	HUNTER GREEN/TURF GREEN	INSTALL PER MANUFACTURER'S SPECIFICATIONS, LOCATION OF EACH STATION TO BE COORDINATED WITH CONTRACTOR AND OWNER'S REPRESENTATIVE AT TIME OF INSTALLATION

INKSTONE ARCHITECTURE

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NORTH DAKOTA

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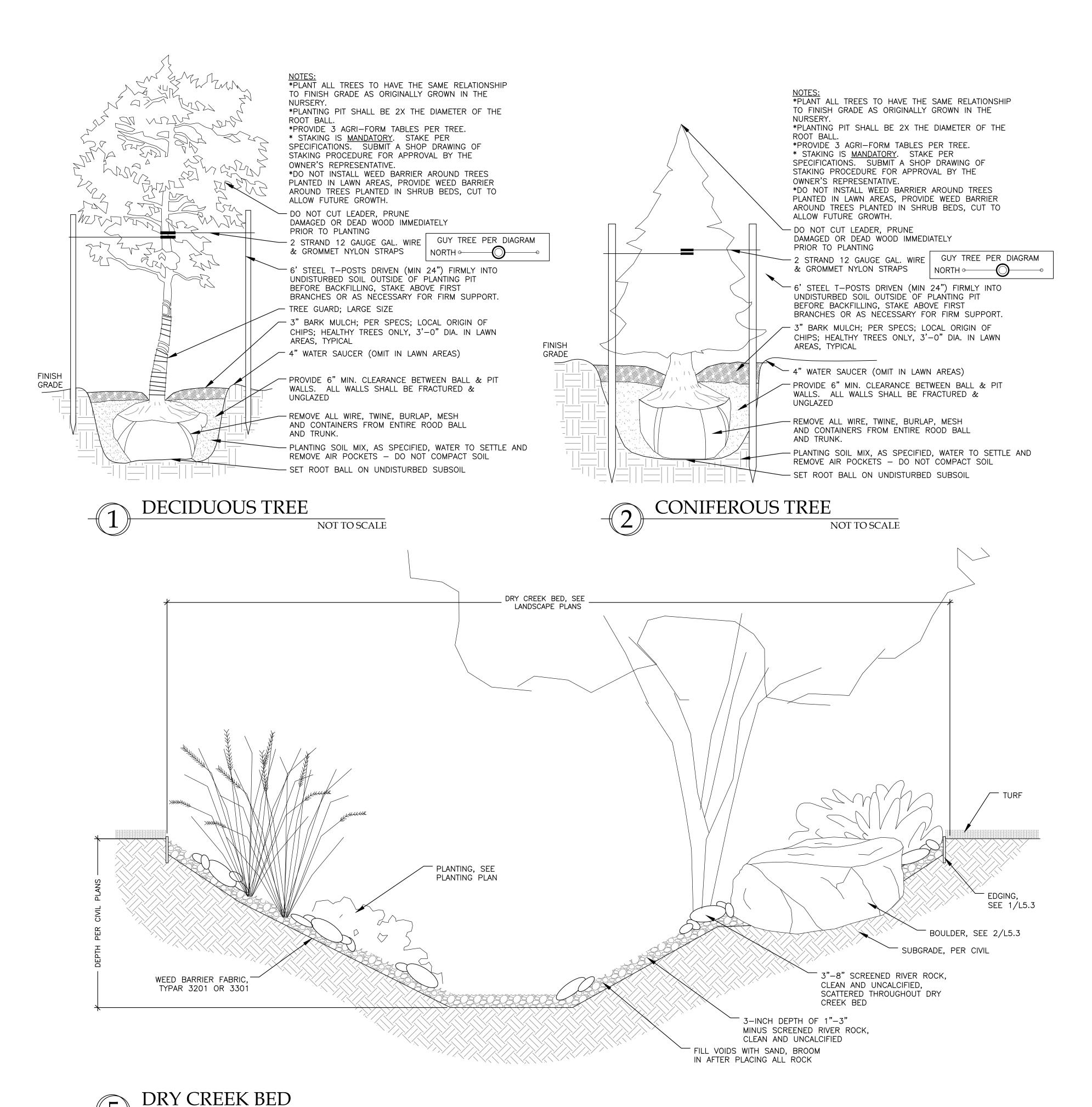
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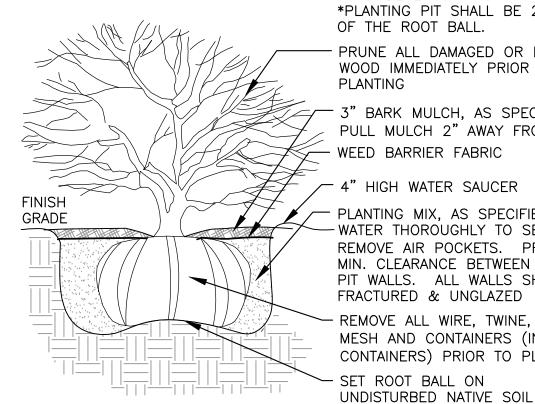
HARDSCAPE PLAN

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SHEET NO:

L3.1





*PROVIDE 2 AGRI-FORM TABLETS PER SHRUB. *PLANTING PIT SHALL BE 2X THE DIAMETER OF THE ROOT BALL.

- PRUNE ALL DAMAGED OR DEAD WOOD IMMEDIATELY PRIOR TO

3" BARK MULCH, AS SPECIFIED. PULL MULCH 2" AWAY FROM TRUNK.

- 4" HIGH WATER SAUCER

PLANTING MIX, AS SPECIFIED. - WATER THOROUGHLY TO SETTLE AND REMOVE AIR POCKETS. PROVIDE 6" MIN. CLEARANCE BETWEEN BALL & PIT WALLS. ALL WALLS SHALL BE FRACTURED & UNGLAZED

REMOVE ALL WIRE, TWINE, BURLAP MESH AND CONTAINERS (INCLUDING FIBER CONTAINERS) PRIOR TO PLANTING SET ROOT BALL ON

SHRUB PLANTING

GRADE

NOT TO SCALE

NOTES:
*PROVIDE 1 AGRI—FORM TABLETS PER SHRUB. *PLANTING PIT SHALL BE 2X THE DIAMETER OF THE ROOT BALL.

PRUNE ALL DAMAGED OR DEAD WOOD IMMEDIATELY PRIOR TO PLANTING

- 3" BARK MULCH, AS SPECIFIED. PULL MULCH 2" AWAY FROM TRUNK. - WEED BARRIER FABRIC

- 4" HIGH WATER SAUCER

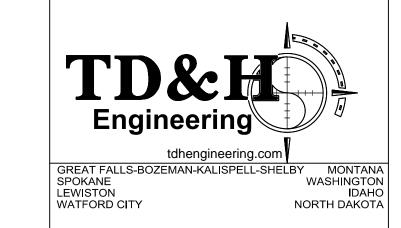
/ PLANTING MIX, AS SPECIFIED. - WATER THOROUGHLY TO SETTLE AND REMOVE AIR POCKETS. PROVIDE 6" MIN. CLEARANCE BETWEEN BALL & PIT WALLS. ALL WALLS SHALL BE FRACTURED & UNGLAZED REMOVE ALL WIRE, TWINE, BURLAP

MESH AND CONTAINERS (INCLUDING FIBER CONTAINERS) PRIOR TO PLANTING SET ROOT BALL ON

UNDISTURBED NATIVE SOIL

ORNAMENTAL GRASS PLANTING NOT TO SCALE INKSTONE ARCHITECTURE

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DATE DESCRIPTION 2/3/2014 | PERMIT SET 2/28/2014 LANDSCAPE BID SET

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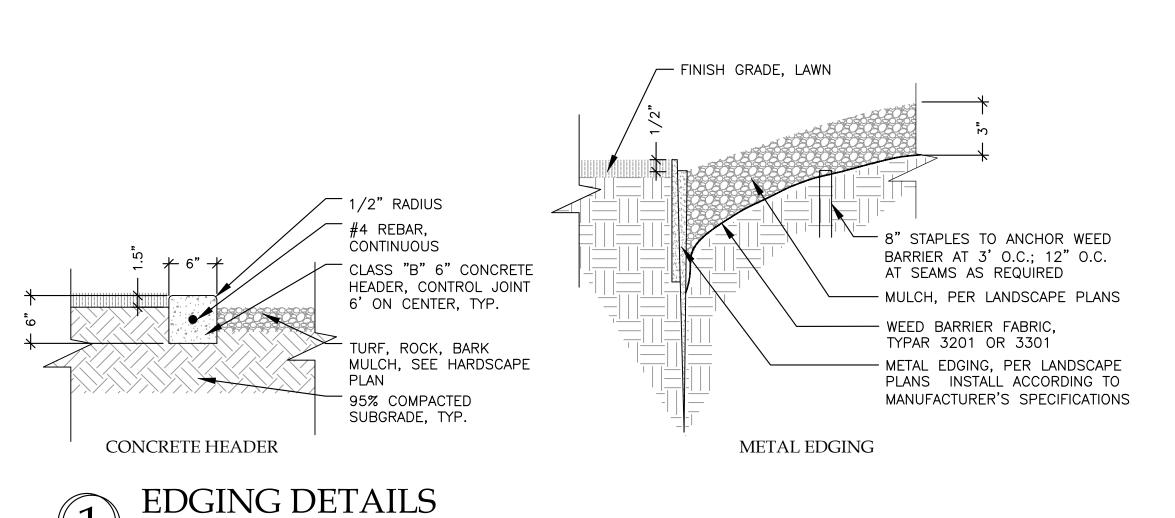
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PLANTING **DETAILS**

JCC WD CHECKED BY: SCALE: AS NOTED JOB NO. 13-292

SHEET NO:

L5.1



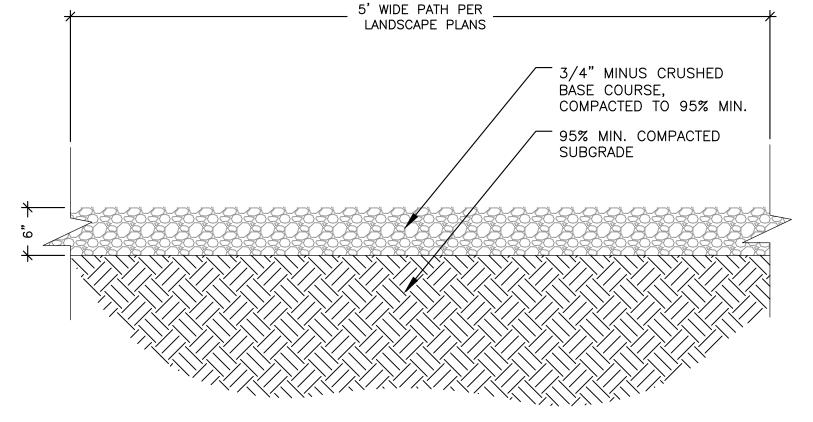
PROVIDE FLAT SURFACE ROCK IN "CIRCLE" PLANTING AREAS WHERE ROCKS ARE USED FOR SEATING

LOCALLY AVAILABLE BOULDER, BURY 1/3 OF DIAMETER BELOW THE SURFACE

SIZE VARIES 1.5' -4'

SIZE VARIES 1.5' -4'

SIZE VARIES 1.5' -4'



BOULDER PLACEMENT
NOT TO SCALE

STABILIZED PATH

NOT TO SCALE

BIKE RACK. INSTALL
PLUMB IN CONCRETE
FOOTINGS. TOUCH UP
PAINT AS NECESSARY.

1/4 THK X 3" WIDE
STEEL PLATE. WELD
CENTERED TO 2" PIPE,
POWDERCOAT, TYP.

CONCRETE PAVING,
PER CIVIL PLANS.

NOTE: INSTALL BIKE
RACK, RIBBON RACK
SINGLE BIKE RACK TO
BE 2" ROUND
SCHEDULE 40 STEEL
PIPE, BEND TO FORM,
DIMENSIONS AS SHOWN.
OWNER TO SELECT
POWDERCOAT COLOR

BIKE RACK

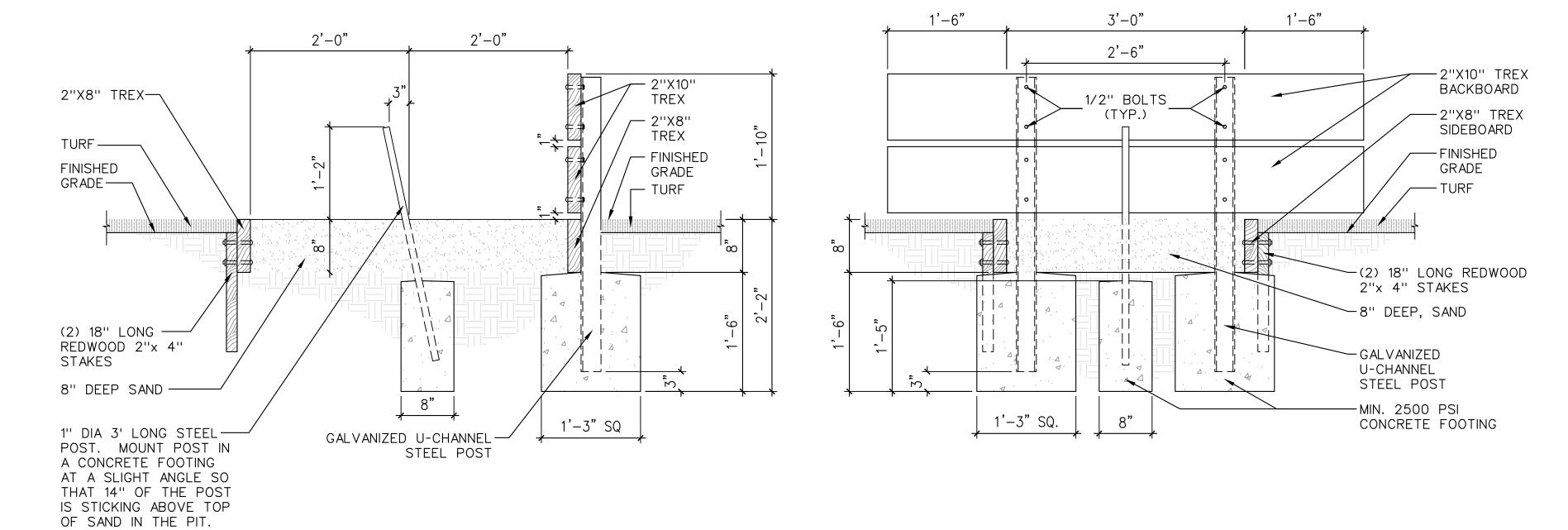
NOT TO SCALE

3' MIN. PER _ CITY REQ. _ 3' MIN. PER _____

+	<u> </u>	1	40'-0"	2'-0" 2'-0"		*
3'-0" 3'-0"		BOX	TURF	BOX 4'-0"	6" 3'-0" 1'-	e,_0_,

NOT TO SCALE

PLAN VIEW



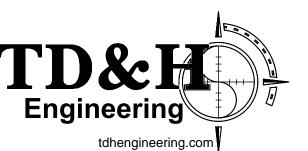
SECTION A SECTION B

HORSESHOE PIT DETAILS

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GREAT FALLS-BOZEMAN-KALISPELL-SHELBY MONTANA
SPOKANE WASHINGTON
LEWISTON IDAHO
WATFORD CITY NORTH DAKOTA

REV	DATE	DESCRIPTION		
	2/3/2014	PERMIT SET		
	2/28/2014	LANDSCAPE BID SET		

New Apartment Complex:

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Apartments

26th Street South

Great Falls, Montana

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SCALE: AS NOTED
JOB NO. 13-292

SHEET NO:

L5.3