

GENERAL NOTES

1.

THE CONTRACTOR AND OWNER'S REPRESENTATIVE SHALL CONTACT THE LANDSCAPE ARCHITECT FOR A PRE-CONSTRUCTION MEETING PRIOR TO START OF ANY WORK SHOWN ON THESE PLANS.
2.

THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.
3.

DRAWINGS ARE INTENDED TO BE PRINTED ON 24 X 36 PAPER. PRINTING THESE DRAWINGS AT A DIFFERENT SIZE WILL IMPACT THE SCALE. VERIFY THE GRAPHIC SCALE BEFORE REFERENCING ANY MEASUREMENTS ON THESE SHEETS. THE RECIPIENT OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR ANY ERRORS RESULTING FROM INCORRECT PRINTING, COPYING, OR ANY OTHER CHANGES THAT ALTER THE SCALE OF THE DRAWINGS. VERIFY ALL PLAN DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE TO ADDRESS ANY QUESTIONS OR CLARIFY ANY DISCREPANCIES.
4.

WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
5.

SUBMIT A CHANGE ORDER FOR APPROVAL FOR ANY CHANGES TO WORK SCOPE RESULTING FROM FIELD CONDITIONS OR DIRECTION BY OWNER'S REPRESENTATIVE WHICH REQUIRE ADDITIONAL COST TO THE OWNER PRIOR TO PERFORMANCE OF WORK.
6.

THE CONTRACTOR SHALL PROVIDE A STAKED LAYOUT OF ALL SITE IMPROVEMENTS FOR INSPECTION BY THE OWNER'S REPRESENTATIVE AND MAKE MODIFICATIONS AS REQUIRED. ALL LAYOUT INFORMATION IS AVAILABLE IN DIGITAL FORMAT FOR USE BY THE CONTRACTOR. IF A GEOTECHNICAL SOILS REPORT IS NOT AVAILABLE AT THE TIME OF CONSTRUCTION, NORRIS DESIGN RECOMMENDS A REPORT BE AUTHORIZED BY THE OWNER AND THAT ALL RECOMMENDATIONS OF THE REPORT ARE FOLLOWED DURING CONSTRUCTION. THE CONTRACTOR SHALL USE THESE CONTRACT DOCUMENTS AS A BASIS FOR THE BID. IF THE OWNER ELECTS TO PROVIDE A GEOTECHNICAL REPORT, THE CONTRACTOR SHALL REVIEW THE REPORT AND SUBMIT AN APPROPRIATE CHANGE ORDER TO THE OWNER'S REPRESENTATIVE IF ADDITIONAL COSTS ARE REQUESTED.
7.

CONTRACTOR SHALL CONFIRM THAT SITE CONDITIONS ARE SIMILAR TO THE PLANS, WITHIN TOLERANCES STATED IN THE CONTRACT DOCUMENTS, AND SATISFACTORY TO THE CONTRACTOR PRIOR TO START OF WORK. SHOULD SITE CONDITIONS BE DIFFERENT THAN REPRESENTED ON THE PLANS OR UNSATISFACTORY TO THE CONTRACTOR, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND FURTHER DIRECTION.
8.

CONTRACTOR IS RESPONSIBLE TO PAY FOR, AND OBTAIN, ANY REQUIRED APPLICATIONS, PERMITTING, LICENSES, INSPECTIONS AND METERS ASSOCIATED WITH WORK.
9.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO ANY VIOLATIONS OR NON-CONFORMANCE WITH THE PLANS, SPECIFICATIONS, CONTRACT DOCUMENTS, JURISDICTIONAL CODES, AND REGULATORY AGENCIES.
10.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL UTILITY LOCATES PRIOR TO ANY EXCAVATION. REFER TO ENGINEERING UTILITY PLANS FOR ALL PROPOSED UTILITY LOCATIONS AND DETAILS. NOTIFY OWNER'S REPRESENTATIVE IF EXISTING OR PROPOSED UTILITIES INTERFERE WITH THE ABILITY TO PERFORM WORK.
11.

UNLESS IDENTIFIED ON THE PLANS FOR DEMOLITION OR REMOVAL, THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT OR EXISTING LANDSCAPE, ADJACENT OR EXISTING PAVING, OR ANY PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION, ESTABLISHMENT OR DURING THE SPECIFIED MAINTENANCE PERIOD. ALL DAMAGES SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITIONS AS DETERMINED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR LOGGING ANY DAMAGES PRIOR TO START OF CONSTRUCTION AND DURING THE CONTRACT PERIOD.
12.

ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE OWNER'S REPRESENTATIVE PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.
13.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
14.

THE CONTRACTOR SHALL BE RESPONSIBLE TO PREPARE AND SUBMIT A TRAFFIC CONTROL PLAN TO THE APPROPRIATE JURISDICTIONAL AGENCIES AND THE OWNER'S REPRESENTATIVE IF THEIR WORK AND OPERATIONS AFFECT OR IMPACT THE PUBLIC RIGHTS-OF-WAY. OBTAIN APPROVAL PRIOR TO ANY WORK WHICH AFFECTS OR IMPACTS THE PUBLIC RIGHTS-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THIS REQUIREMENT DURING THE CONTRACT PERIOD.
15.

SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSCTURED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS.
16.

NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
17.

COORDINATE SITE ACCESS, STAGING, STORAGE AND CLEANOUT AREAS WITH OWNER'S REPRESENTATIVE.
18.

CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SAFETY FENCING AND BARRIERS AROUND ALL IMPROVEMENTS SUCH AS WALLS, PLAY STRUCTURES, EXCAVATIONS, ETC. ASSOCIATED WITH THEIR WORK UNTIL SUCH FACILITIES ARE COMPLETELY INSTALLED PER THE PLANS, SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS.
19.

CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF THEIR MATERIAL STOCK PILES AND WORK FROM VANDALISM, EROSION OR UNINTENDED DISTURBANCE DURING THE CONSTRUCTION PERIOD AND UNTIL FINAL ACCEPTANCE IS ISSUED.
20.

THE CONTRACTOR SHALL KNOW, UNDERSTAND AND ABIDE BY ANY STORM WATER POLLUTION PREVENTION PLAN (SWPPP) ASSOCIATED WITH THE SITE. IF A STORM WATER POLLUTION PREVENTION PLAN IS NOT PROVIDED BY THE OWNER'S REPRESENTATIVE, REQUEST A COPY BEFORE PERFORMANCE OF ANY SITE WORK.
21.

MAINTAIN ANY STORM WATER MANAGEMENT FACILITIES THAT EXIST ON SITE FOR FULL FUNCTIONALITY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ANY NEW STORM WATER MANAGEMENT FACILITIES THAT ARE IDENTIFIED IN THE SCOPE OF WORK TO FULL FUNCTIONALITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER FOR FAILURE TO MAINTAIN STORM WATER MANAGEMENT FACILITIES DURING THE CONTRACT PERIOD.
22.

THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM EXITING THE SITE OR ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS DURING THEIR CONTRACTED COURSE OF WORK.
23.

THE CONTRACTOR SHALL BE RESPONSIBLE TO PREVENT ANY IMPACTS TO ADJACENT WATERWAYS, WETLANDS, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS RESULTING FROM WORK DONE AS PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE STANDARDS DURING THEIR CONTRACTED COURSE OF WORK.
24.

THE CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL INSURE THAT ALL LOADS OF CONSTRUCTION MATERIAL IMPORTED TO OR EXPORTED FROM THE PROJECT SITE SHALL BE
25.

PROPERLY COVERED TO PREVENT LOSS OF MATERIAL DURING TRANSPORT. TRANSPORTATION METHODS ON PUBLIC RIGHT-OF WAYS SHALL CONFORM TO JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS.

26.

THE CLEANING OF EQUIPMENT IS PROHIBITED AT THE JOB SITE UNLESS AUTHORIZED BY THE OWNER'S REPRESENTATIVE IN A DESIGNATED AREA. THE DISCHARGE OF WATER, WASTE CONCRETE, POLLUTANTS, OR OTHER MATERIALS SHALL ONLY OCCUR IN AREAS DESIGNED FOR SUCH USE AND APPROVED BY THE OWNER'S REPRESENTATIVE.

27.

THE CLEANING OF CONCRETE EQUIPMENT IS PROHIBITED AT THE JOB SITE EXCEPT IN DESIGNATED CONCRETE WASHOUT AREAS. THE DISCHARGE OF WATER CONTAINING WASTE CONCRETE IN THE STORM SEWER IS PROHIBITED.

28.

THE USE OF REBAR, STEEL STAKES, OR STEEL FENCE POSTS TO STAKE DOWN STRAW OR HAY BALES OR TO SUPPORT SILT FENCING USED AS AN EROSION CONTROL MEASURE IS PROHIBITED.

29.

OPEN SPACE SWALES: IF SWALES ARE EXISTING ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THE CONVEYANCE OF WATER WITHIN THE SWALES DURING THE CONTRACT PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DIVERSION OR PUMPING OF WATER IF REQUIRED TO COMPLETE WORK. ANY SWALES DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. IF THE SWALE NEEDS TO BE DISTURBED OR MODIFIED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO DISTURBANCE.

30.

DETENTION AND WATER QUALITY PONDS: IF DETENTION PONDS AND WATER QUALITY PONDS ARE EXISTING ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE PONDS, DRAINAGE STRUCTURES AND SPILLWAYS DURING CONSTRUCTION. ALL PONDS, DRAINAGE STRUCTURES AND SPILLWAYS SHALL BE MAINTAINED IN OPERABLE CONDITIONS AT ALL TIMES. ANY POND OR SPILLWAY AREAS DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. IF THE POND NEEDS TO BE DISTURBED OR MODIFIED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO DISTURBANCE.

31.

MAINTENANCE ACCESS BENCHES: IF MAINTENANCE BENCHES OR ACCESS ROADS EXIST ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE BENCHES OR ACCESS ROADS DURING CONSTRUCTION. ANY BENCHES OR ACCESS ROADS DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING BENCHES AND ACCESS ROADS DURING THE CONSTRUCTION PERIOD. IF ACCESS NEEDS TO BE BLOCKED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INTERRUPTION OF ACCESS.

32.

LOCAL, STATE AND FEDERAL JURISDICTIONAL REQUIREMENTS, RESTRICTIONS OR PROCEDURES SHALL SUPERSEDE THESE PLANS, NOTES AND SPECIFICATIONS WHEN MORE STRINGENT. NOTIFY THE OWNER'S REPRESENTATIVE IF CONFLICTS OCCUR.
- LANDSCAPE NOTES
1.

THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS AND SPECIFICATIONS AS CLOSELY AS POSSIBLE. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.

2.

THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. GRAPHIC QUANTITIES TAKE PRECEDENCE OVER WRITTEN QUANTITIES.

3.

THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE OWNER'S REPRESENTATIVE MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ONSITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS AND IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.

4.

THE OWNER'S REPRESENTATIVE MAY ELECT TO UPSIZE PLANT MATERIAL AT THEIR DISCRETION BASED ON SELECTION, AVAILABILITY, OR TO ENHANCE SPECIFIC AREAS OF THE PROJECT. THE CONTRACTOR SHALL VERIFY PLANT MATERIAL SIZES WITH OWNER'S REPRESENTATIVE PRIOR TO PURCHASING, SHIPPING OR STOCKING OF PLANT MATERIALS. SUBMIT CHANGE ORDER REQUEST TO OWNER'S REPRESENTATIVE FOR APPROVAL IF ADDITIONAL COST IS REQUESTED BY THE CONTRACTOR PRIOR TO INSTALLATION. RE-STOCKING CHARGES WILL NOT BE APPROVED IF THE CONTRACTOR FAILS TO SUBMIT A REQUEST FOR MATERIAL CHANGES. THE CONTRACTOR SHALL WARRANTY ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED BY THE OWNER'S REPRESENTATIVE FOR THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS.

5.

REFER TO IRRIGATION PLANS FOR LIMITS AND TYPES OF IRRIGATION DESIGNED FOR THE LANDSCAPE. IN NO CASE SHALL IRRIGATION BE EMITTED WITHIN THE MINIMUM DISTANCE FROM BUILDING OR WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT. ALL IRRIGATION DISTRIBUTION LINES, HEADS AND EMITTERS SHALL BE KEPT OUTSIDE THE MINIMUM DISTANCE AWAY FROM ALL BUILDING AND WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT.

6.

LANDSCAPE MATERIAL LOCATIONS SHALL HAVE PRECEDENCE OVER IRRIGATION MAINLINE AND LATERAL LOCATIONS. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.

7.

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF THATCH, OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE.

8.

PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENEED TO A DEPTH OF 8" - 12" AND AMENDED PER SPECIFICATIONS.

9.

ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 cu.yrds/1,000sf OR AS NOTED IN THE TECHNICAL SPECIFICATIONS.

10.

TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.

11.

THE CENTER OF EVERGREEN TREES SHALL NOT BE PLACED CLOSER THAN 8' AND THE CENTER OF ORNAMENTAL TREES CLOSER THAN 6' FROM A SIDEWALK, STREET OR DRIVE LANE. EVERGREEN TREES SHALL NOT BE LOCATED ANY CLOSER THAN 15' FROM IRRIGATION ROTOR HEADS. NOTIFY OWNER'S REPRESENTATIVE IF TREE LOCATIONS CONFLICT WITH THESE STANDARDS FOR FURTHER DIRECTION.
12.

ALL EVERGREEN TREES SHALL BE FULLY BRANCHED TO THE GROUND AND SHALL NOT EXHIBIT SIGNS OF ACCELERATED GROWTH AS DETERMINED BY THE OWNER'S REPRESENTATIVE.

13.

ALL TREES INSTALLED ABOVE RETAINING WALLS UTILIZING GEO-GRID MUST BE HAND DUG TO PROTECT GEO-GRID. IF GEO-GRID MUST BE CUT TO INSTALL TREES, APPROVAL MUST BE GIVEN BY OWNER'S REPRESENTATIVE PRIOR TO DOING WORK.

14.

ALL TREES IN SEED OR TURF AREAS SHALL RECEIVE MULCH RINGS. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE MULCHED FOR EXCESSIVE MOISTURE REASONS.

15.

SHRUB, GROUNDCOVER AND PERENNIAL BEDS ARE TO BE CONTAINED BY EDGER AS SPECIFIED IN MATERIALS SCHEDULE. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, WALKS OR SOLID FENCES WITHIN 3" OF PRE-MULCHED FINAL GRADE. EDGER SHALL NOT BE REQUIRED TO SEPARATE MULCH TYPES UNLESS SPECIFIED ON THE PLANS.

16.

ALL SHRUB BEDS ARE TO BE MULCHED WITH LANDSCAPE MULCH AS SPECIFIED IN MATERIALS SCHEDULE. LANDSCAPE

17.

AT SEED AREA BOUNDARIES ADJACENT TO EXISTING NATIVE AREAS, OVERLAP ABUTTING NATIVE AREAS BY THE FULL WIDTH OF THE SEEDER.

18.

EXISTING TURF AREAS THAT ARE DISTURBED DURING CONSTRUCTION, ESTABLISHMENT AND THE MAINTENANCE PERIOD SHALL BE RESTORED WITH NEW SOD TO MATCH EXISTING TURF SPECIES. DISTURBED NATIVE AREAS WHICH ARE TO REMAIN SHALL BE OVER SEEDED AND RESTORED WITH SPECIFIED SEED MIX.

19.

CONTRACTOR SHALL OVER SEED ALL MAINTENANCE OR SERVICE ACCESS BENCHES AND ROADS WITH SPECIFIED SEED MIX UNLESS OTHERWISE NOTED ON THE PLANS.

20.

ALL SEEDED SLOPES EXCEEDING 25% IN GRADE (4:1) SHALL RECEIVE EROSION CONTROL BLANKETS. PRIOR TO INSTALLATION, NOTIFY OWNER'S REPRESENTATIVE FOR APPROVAL OF LOCATION AND ANY ADDITIONAL COST IF A CHANGE ORDER IS NECESSARY.

21.

WHEN COMPLETE, ALL GRADES SHALL BE WITHIN +/- 1/8" OF FINISHED GRADES AS SHOWN ON THE PLANS.

22.

WHEN PLANTER URNS ARE SHOWN ON PLANS, CONTRACTOR SHALL INCLUDE THE FOLLOWING: PLANTER MIX, ANNUAL FLOWER PLANTING PROGRAM (INCLUDES 2 PLANTINGS FOR THE 1ST YEAR (SPRING AND FALL) AND WINTER HAND-WATERING AS NEEDED. UNLESS OTHERWISE SPECIFIED, CONTRACTOR TO PROVIDE ANNUAL PLANTING SELECTION FOR REVIEW BY OWNER. IRRIGATION FOR PLANTERS TO BE ON SEPARATE ZONE(S). CONTRACTOR TO COORDINATE PLACEMENT OF NECESSARY SLEEVEING PRIOR TO PLACEMENT OF PAVEMENT.

23.

PRIOR TO THE PLACEMENT OF MULCH AND WEED FABRIC, A GRANULAR, PRE-EMERGENT, WEED CONTROL AGENT SHALL BE ADDED TO ALL PLANTING BEDS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION. EXCEPT AROUND ORNAMENTAL GRASSES.

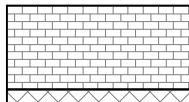
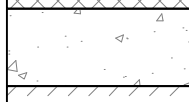

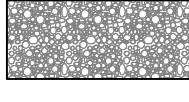
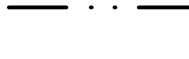
24.

THE CONTRACTOR IS EXPECTED TO KNOW AND UNDERSTAND THE CITY AND COUNTY SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION. IN CASES OF DISCREPANCIES THE HIGHER OF THE TWO STANDARDS SHALL HAVE PRECEDENCE.

25.

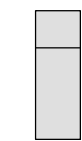
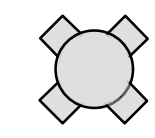
THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL IMPROVEMENTS SHOWN OR INDICATED ON THE APPROVED LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT.
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- CONST
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- DELTA 5: RFI #CONST-137: HOLLANDSTONE PAVER ADDED TO THE LEGEND
- DELTA 6: RFI #CONST-137: PAVER DETAIL ADDED FOR INSTALLATION
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- | NO. | DATE: | TITLE/PURPOSE: |
|-----|------------|--------------------------------|
| | 01/22/2024 | 100% DDs |
| | 02/16/2024 | EAGLE SITE PLAN APPLICATION |
| | 03/11/2024 | 50% CDs |
| | 03/22/2024 | EAGLE SITE PLAN APPLICATION 02 |
| | 04/01/2024 | 100% CDs |
| | 06/04/2024 | PERMIT SET |
| | 07/23/2024 | PR01- PRICE REDUCTION |
| | 07/23/2024 | RFI #CONST-6 |
| | 07/23/2024 | RFI #CONST-10 |
| | 08/30/2024 | ASI 1 |
| | 04/30/2025 | RFI #CONST-137 |
| | 07/29/2025 | EAGLE SITE PLAN |
| | | |
| | | |
- SCALE: N/A
- ISSUE DATE: 08/30/2024
- PROJECT #: 1250-01-3647
- TITLE: LANDSCAPE NOTES
- SHEET #:
- LP-001
- CHECKED BY:
DRAWN BY:
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LANDSCAPE MATERIALS SCHEDULE

SYMBOL	CODE	DESCRIPTION	PRODUCT NAME	SUPPLIER/MANUFACTURER	CONTACT	MODEL #	COLOR / FINISH	SIZE / DIMENSIONS	DETAIL	NOTES
	M-01	HOLLANDSTONE PAVER	HOLLANDSTONE	UNILOCK	WWW.UNILOCK.COM/ 1-800-UNILOCK	STANDARD	NATURAL	3 7/8" X 7 7/8" X 2 3/8"	3 / LP-503	INSTALL PER MANUFACTURER'S SPECIFICATIONS, REFER TO DETAIL
	M-02	COBBLE MULCH	HORIZON RIVER ROCK MULCH	PIONEER SAND OR LOCAL SUPPLIER (OR APPROVED EQUAL)	800.600.0652	N/A	NATURAL	1.5" DIA., 4" MIN. DEPTH, SEE PLANS FOR AREA	N/A	TO BE INSTALLED IN ALL LANDSCAPE BEDS OVER SPECIFIED LANDSCAPE BARRIER FABRIC. SEE SPECIFICATIONS.
	M-03	CONCRETE	REFER TO CIVIL DRAWINGS	N/A	N/A	N/A	MAG-SWEAT, SWIRL BRUSH FINISH : NATURAL CONCRETE COLOR	REFER TO PLANS	N/A	
	M-04	SYNTHETIC TURF	LANDSCAPE FRESH	FOREVERLAWN	DENA PARKER - DENA@FOREVERLAWN MILEHIGH.COM 800.600.0652	N/A	YARN: SUMMER GREEN, SECONDARY: TURF GREEN	7/8" PILE	2 / LP-501	INSTALL PER MANUFACTURER'S SPECIFICATIONS, REFER TO DETAIL
	M-05	BOULDER RIP RAP	MOUNTAIN GRANITE	PIONEER SAND OR APPROVED EQUAL		N/A	ORANGE BROWN, RED TONES, GREY AND CREAM	5"-18"		
	M-07	BENDA BOARD EDGER	BENDA BOARD EDGER	EPIC PLASTICS OR APPROVED EQUAL	WWW.EPICPLASTICS.COM	N/A	TEAK	1"X4" REFER TO PLANS FOR LENGTH AND LOCATION	4/LP-501	INSTALL PER MANUFACTURER'S SPECIFICATIONS, REFER TO DETAIL.

CODE	DESCRIPTION	DETAIL
N-01	TREE PLANTING	3 / LP-501
N-02	SHRUB PLANTING	1/ LP-501
N-03	TREE PLANTING ON SLOPE	3 / LP-502
N-04	CONCRETE PLANTER SEATWALL	1 / LP-503
N-05	6" CONCRETE EDGER	2 / LP-503
N-07	6' CHAIN LINK BLACK FENCE	2 / LP-502
N-08	6' STEEL BLACK POOL FENCE	1 / LP-502
N-09	POOL GATE	3 / LP-503
N-10	DOUBLE FENCE POST	6 / LP502

AMENITY SCHEDULE

CODE	DESCRIPTION	PRODUCT NAME	MANUFACTURER	CONTACT	MODEL #	COLOR / FINISH	SIZE / DIMENSIONS	DETAIL	NOTES
MS-01	SHADESAIL (A)	TENSHON SHADESAILS	TENSHON	INFO@TENSHON.COM	TS-1724	TBD	24' X 17' X 17'		INSTALL PER MANUFACTURERS RECOMMENDATIONS
SYMBOL	DESCRIPTION	PRODUCT NAME	MANUFACTURER	CONTACT	MODEL #	COLOR / FINISH	SIZE / DIMENSIONS	DETAIL	NOTES
	MS-03	POOL LOUNGER	LANE VENTURE CAPSTONE ALUMINUM DINING SET	WWW.PATIOCONT RACT.COM	LAV40440	FRAME FINISH: TEXTURED WHITE, SLING: PHIFERTEX WHITNEY AQUAMARINE SLING	22"W X 53"D X 14"H	WEATHER-RESISTANT POWDER-COATED PREMIUM ALUMINUM FRAME. 4 POS. RECLINING BACK, LATS FLAT.STACKABLE	PHASE 2 RECOMMENDED SITE FURNITURE/AMENITIES PHASE 2 IS NOT INCLUDED IN THE SCOPE OF WORK. AMENITIES LIST TO PROVIDE DIRECTION TO FUTURE IMPROVEMENTS
	MS-04	POOL DINING SETS	LANE VENTURE CAPSTONE ALUMINUM DINING SET	WWW.PATIOCONT RACT.COM	LAVCPSTNES LDINSET1	ALUMINUM 42" ROUND TABLE - FRAME FINISH: TEXTURED WHITE, ARM CHAIR: FRAME FINISH: TEXTURE WHITE, SLING FABRIC: PHIFERTEX WHITNEY AQUAMARINE SLING.	TABLE: 42"W X 42"D X 30"H. ARMED CHAIR: 26"W X 28" D X 35"H	4-PERSON SEATING SET	PHASE 2 RECOMMENDED SITE FURNITURE/AMENITIES PHASE 2 IS NOT INCLUDED IN THE SCOPE OF WORK. AMENITIES LIST TO PROVIDE DIRECTION TO FUTURE IMPROVEMENTS

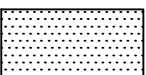
PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE	HEIGHT	SPREAD
DECIDUOUS CANOPY TREES								
GL IN	5	GLEDTISIA TRIACANTHOS INERMIS 'HARVE'	NORTHERN ACCLAIM® HONEY LOCUST	B & B	3" CAL.	MOD	40'-50'	25'-30'
PO TR	4	POPULUS TREMULOIDES	QUAKING ASPEN	B & B	3" CAL.	MOD	40'-50'	25'-30'
PO ER	9	POPULUS TREMULOIDES ERECTA	SWEDISH ASPEN	B & B	3" CAL.	MOD	40'-50'	8'-10'
EVERGREEN TREES								
PI PU	2	PICEA PUNGENS	COLORADO SPRUCE	B & B	6' HEIGHT	MOD	40'-50'	25'-30'
PS ME	5	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	B & B	6' HEIGHT	MOD	50'-80'	20'-25'
ORNAMENTAL TREES								
AC GL	1	ACER GLABRUM	ROCKY MOUNTAIN MAPLE	B & B	6' CLUMP			
DECIDUOUS SHRUBS								
EU AL	9	EUONYMUS ALATUS 'COMPACTUS'	COMPACT BURNING BUSH	CONT.	#5	MOD	7'-8'	7'-8'
FO SB	7	FORSYTHIA X INTERMEDIA 'NIMBUS'	SHOW OFF® SUGAR BABY® DWARF FORSYTHIA	CONT.	#5	LOW	5'-6'	5'-6'
PO FR	8	POTENTILLA FRUTICOSA	BUSH CINQUEFOIL	CONT.	#5	LOW	2'-3'	2'-3'
EVERGREEN SHRUBS								
AR UV	9	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	CONT.	#5	LOW	<1'	4'-5'
ORNAMENTAL GRASSES								
CA KA	16	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	CONT.	#1	LOW	3'-4'	1'-2'

PLANT REPLACEMENT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE	HEIGHT	SPREAD
DECIDUOUS CANOPY TREES								
PO TR	2	POPULUS TREMULOIDES	QUAKING ASPEN	B & B	3" CAL.	MOD	40'-50'	25'-30'

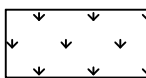
IRRIGATED LOW WATER TURF BLEND



COLORADO BLACK BEAUTY FESCUE SOD

SOD: COLORADO BLACK BEAUTY FESCUE SOD
2197 W. COLLEGE AVE. ENGLEWOOD, CO 80110
PH: 303-922-6392

TEMPORARY IRRIGATED NATIVE SEED MIX



PBSI LOW GROW NATIVE

COMMON NAME	BOTANICAL NAME
ARIZONA FESCUE	FESTUCA ARIZONICA
SANDBERG BLUEGRASS	POA SANDBERGII

ROCKY MOUNTAIN FESCUE	FESTUCA SAIMONTANA RYDB
-----------------------	-------------------------

PAWNEEBUTTESSEED.COM
SPREAD SEED AT A RATE OF 5LBS PER 1,000 SQFT



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Mountain Recreation Eagle Pool

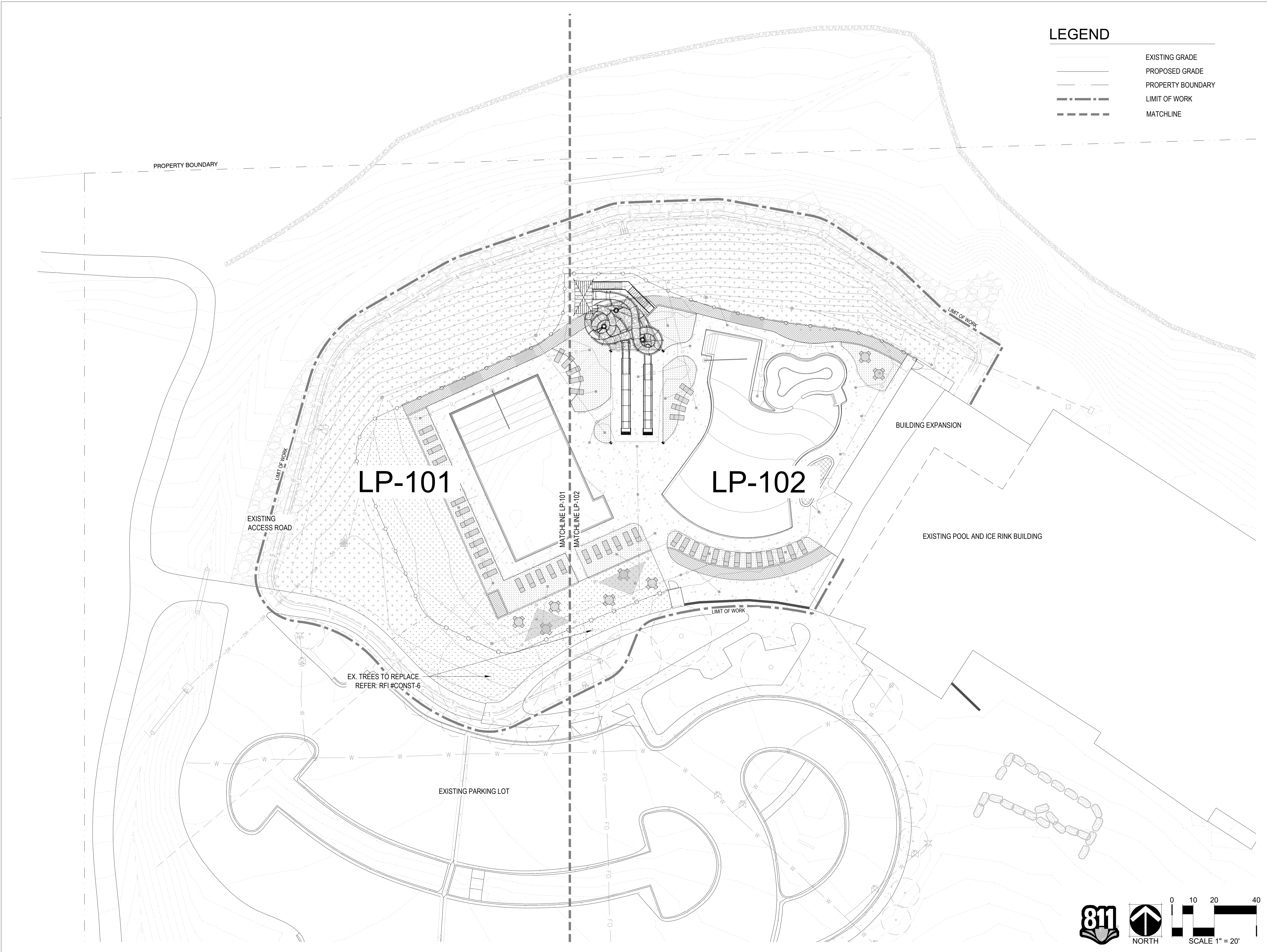
1700 Bull Pasture Rd, Eagle, CO 81631

NO.	DATE:	TITLE/PURPOSE:
01/22/2024	100% DDs	
02/16/2024	EAGLE SITE PLAN	
	APPLICATION	
03/11/2024	50% CDs	
03/22/2024	EAGLE SITE PLAN	
	APPLICATION 02	
04/01/2024	100% CDs	
06/04/2024	PERMIT SET	
07/23/2024	PR01- PRICE REDUCTION	
07/23/2024	RFI #CONST-6	
07/23/2024	RFI #CONST-10	
08/30/2024	ASI 1	
04/30/2025	RFI #CONST-137	
07/29/2025	EAGLE SITE PLAN	

SCALE: N/A
ISSUE DATE: 08/30/2024
PROJECT #: 1250-01-3647
TITLE: LANDSCAPE SCHEDULE

SHEET #:

LP-002



LEGEND	
	EXISTING GRADE
	PROPOSED GRADE
	PROPERTY BOUNDARY
	LIMIT OF WORK
	MATCHLINE



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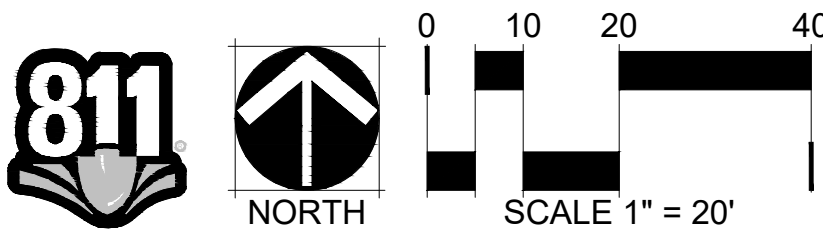
Mountain Recreation Eagle Pool
1700 Bull Pasture Rd, Eagle, CO 81631

NO.	DATE:	TITLE/PURPOSE:
01/22/2024		100% DDs
02/16/2024		EAGLE SITE PLAN APPLICATION
03/11/2024		50% CDs
03/22/2024		EAGLE SITE PLAN APPLICATION 02
04/01/2024		100% CDs
06/04/2024		PERMIT SET
07/23/2024		PR01- PRICE REDUCTION
07/23/2024		RFI #CONST-6
07/23/2024		RFI #CONST-10
08/30/2024		ASI 1
04/30/2025		RFI #CONST-137
07/29/2025		EAGLE SITE PLAN

SCALE: 1" = 20'-0"
ISSUE DATE: 08/30/2024
PROJECT #: 1250-01-3647
TITLE: OVERALL LANDSCAPE PLAN

SHEET #:

LP-100











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Mountain Recreation Eagle Pool
1700 Bull Pasture Rd, Eagle, CO 81631

1700 Bull Pasture Rd, Eagle, CO 81631


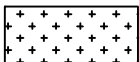
<u>SYMBOL</u>	<u>CODE</u>	<u>DESCRIPTION</u>
	M-01	HOLLANDSTONE PAVER
	M-02	COBBLE MULCH
	M-03	CONCRETE
	M-04	SYNTHETIC TURF
	M-05	BOULDER RIP RAP
	M-07	BENDA BOARD EDGER

CODE	DESCRIPTION	DETAIL
N-01	TREE PLANTING	3 / LP-501
N-02	SHRUB PLANTING	1 / LP-501
N-03	TREE PLANTING ON SLOPE	3 / LP-502
N-04	CONCRETE PLANTER SEATWALL	1 / LP-503
N-05	6" CONCRETE EDGER	2 / LP-503
N-07	6' CHAIN LINK BLACK FENCE	2 / LP-502
N-08	6' STEEL BLACK POOL FENCE	1 / LP-502
N-09	POOL GATE	3 / LP-503
N-10	DOUBLE FENCE POST	6 / LP502

	EXISTING GRADE
	PROPOSED GRADE
	PROPERTY BOUNDARY
	LIMIT OF WORK
	MATCHLINE

NOTES:
1. ALL SITE FURNITURE WILL BE PURCHASED/INSTALLED IN FUTURE PHASES.

PLANTING LEGEND

CODE		BOTANICAL NAME		COMMON NAME	
<u>DECIDUOUS CANOPY TREES</u>					
GL IN	GLEDTISIA TRIACANTHOS INERMIS 'HARVE'	NORTHERN ACCLAIM® HONEY LOCUST			
PO TR	POPULUS TREMULOIDES	QUAKING ASPEN			
PO ER	POPULUS TREMULOIDES ERECTA	SWEDISH ASPEN			
<u>EVERGREEN TREES</u>					
PI PU	PICEA PUNGENS	COLORADO SPRUCE			
PS ME	PSEUDOTSUGA MENZIESII	DOUGLAS FIR			
<u>ORNAMENTAL TREES</u>					
AC GL	ACER GLABRUM	ROCKY MOUNTAIN MAPLE			
<u>DECIDUOUS SHRUBS</u>					
EU AL	EUONYMUS ALATUS 'COMPACTUS'	COMPACT BURNING BUSH			
FO SB	FORSYTHIA X INTERMEDIA 'NIMBUS'	SHOW OFF® SUGAR BABY® DWARF FORSYTHIA			
PO FR	POTENTILLA FRUTICOSA	BUSH CINQUEFOIL			
<u>EVERGREEN SHRUBS</u>					
AR UV	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK			
<u>ORNAMENTAL GRASSES</u>					
CA KA	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS			
<u>GROUND COVERS</u>					
	TUR BLA	COLORADO BLACK BEAUTY FESCUE SOD	COLORADO BLACK BEAUTY FESCUE SOD		
	SEE PBS	SEED PBSI LOW GROW NATIVE SEED MIX	BY PAWNEE BUTTES SEED		

PLANT SCHEDULE REPLACEMENT TREES

<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>ROOT</u>	<u>SIZE</u>	<u>WATER USE</u>	<u>HEIGHT</u>
<u>DECIDUOUS CANOPY TREES</u>							
PO TR	2	POPULUS TREMULOIDES	QUAKING ASPEN	B & B	3" CAL.	MOD	40'-50'

NO.	DATE:	TITLE/PURPOSE:
	01/22/2024	100% DDs
	02/16/2024	EAGLE SITE PLAN APPLICATION
	03/11/2024	50% CDs
	03/22/2024	EAGLE SITE PLAN APPLICATION 02
	04/01/2024	100% CDs
	06/04/2024	PERMIT SET
	07/23/2024	PR01- PRICE REDUCTION
	07/23/2024	RFI #CONST-6
	07/23/2024	RFI #CONST-10
	08/30/2024	ASI 1
	04/30/2025	RFI #CONST-137
	07/29/2025	EAGLE SITE PLAN

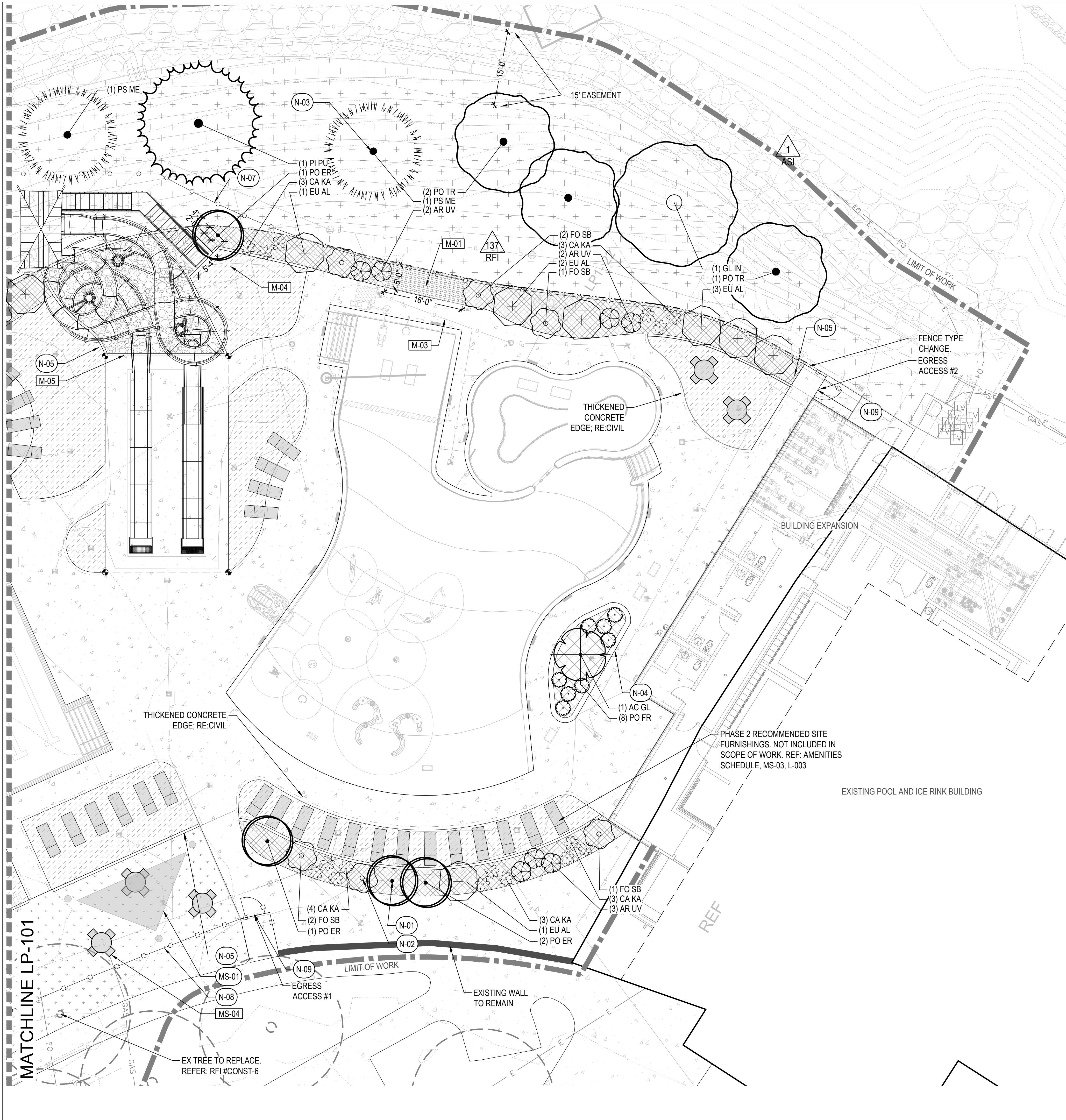
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 ISSUE DATE: 08/30/2024
 PROJECT #: 1250-01-3647
 TITLE: LANDSCAPE PLAN

SHEET #:

LP-101

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LEGEND

SYMBOL	CODE	DESCRIPTION
	M-01	HOLLANDSTONE PAVER
	M-02	COBBLE MULCH
	M-03	CONCRETE
	M-04	SYNTHETIC TURF
	M-05	BOULDER RIP RAP
	M-07	BENDA BOARD EDGER

EXISTING GRADE
PROPOSED GRADE
PROPERTY BOUNDARY
LIMIT OF WORK
MATCHLINE

CODE	DESCRIPTION	DETAIL
N-01	TREE PLANTING	3 / LP-501
N-02	SHRUB PLANTING	1 / LP-501
N-03	TREE PLANTING ON SLOPE	3 / LP-502
N-04	CONCRETE PLANTER SEATWALL	1 / LP-503
N-05	6" CONCRETE EDGER	2 / LP-503
N-07	6' CHAIN LINK BLACK FENCE	2 / LP-502
N-08	6' STEEL BLACK POOL FENCE	1 / LP-502
N-09	POOL GATE	3 / LP-503
N-10	DOUBLE FENCE POST	6 / LP502

PLANTING LEGEND

PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME
DECIDUOUS CANOPY TREES		
GL IN	GLEDITSIA TRIACANTHOS INERMIS 'HARVE'	NORTHERN ACCLAIM® HONEY LOCUST
PO TR	POPULUS TREMULOIDES	QUAKING ASPEN
PO ER	POPULUS TREMULOIDES ERECTA	SWEDISH ASPEN
EVERGREEN TREES		
PI PU	PICEA PUNGENS	COLORADO SPRUCE
PS ME	PSEUDOTSUGA MENZIESII	DOUGLAS FIR
ORNAMENTAL TREES		
AC GL	ACER GLABRUM	ROCKY MOUNTAIN MAPLE
DECIDUOUS SHRUBS		
EU AL	EUONYMUS ALATUS 'COMPACTUS'	COMPACT BURNING BUSH
FO SB	FORSYTHIA X INTERMEDIA 'NIMBUS'	SHOW OFF® SUGAR BABY® DWARF FORSYTHIA
PO FR	POTENTILLA FRUTICOSA	BUSH CINQUEFOIL
EVERGREEN SHRUBS		
AR UV	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK
ORNAMENTAL GRASSES		
CA KA	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS
SYMBOL	CODE	BOTANICAL NAME
GROUND COVERS		
	TUR BLA	COLORADO BLACK BEAUTY FESCUE SOD

PLANT SCHEDULE REPLACEMENT TREES

CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE	HEIGHT
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NOTES:
1. ALL SITE FURNITURE
WILL BE
PURCHASED/INSTALLED
IN FUTURE PHASES.

1
ASI

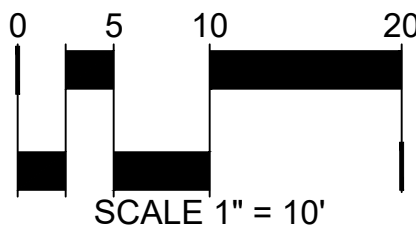
Mountain Recreation Eagle Pool
1700 Bull Pasture Rd, Eagle, CO 81631

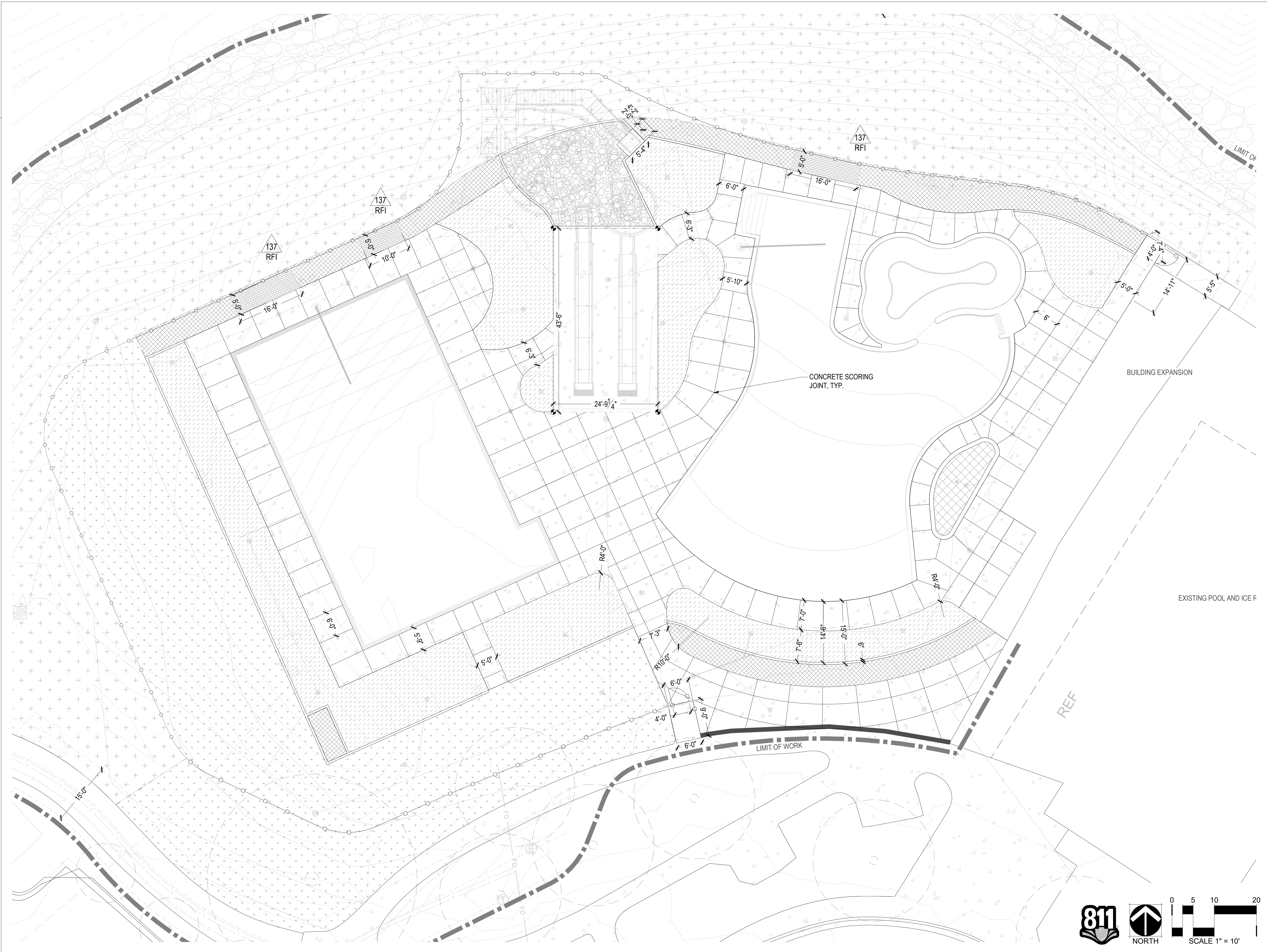
NO.	DATE	TITLE/PURPOSE
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02/16/2024	EAGLE SITE PLAN APPLICATION	
03/11/2024	50% CDs	
03/22/2024	EAGLE SITE PLAN APPLICATION 02	
04/01/2024	100% CDs	
06/04/2024	PERMIT SET	
07/23/2024	PR01- PRICE REDUCTION	
07/23/2024	RFI #CONST-6	
07/23/2024	RFI #CONST-10	
08/30/2024	ASI 1	
04/30/2025	RFI #CONST-137	
07/29/2025	EAGLE SITE PLAN	

SCALE: 1" = 10'-0"
ISSUE DATE: 08/30/2024
PROJECT #: 1250-01-3647
TITLE: LANDSCAPE PLAN

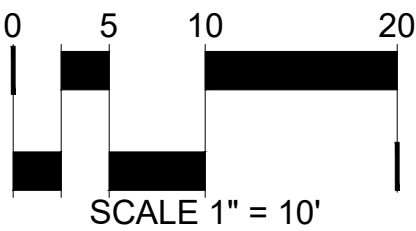
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Mountain Recreation Eagle Pool

1700 Bull Pasture Rd, Eagle, CO 81631

NO.	DATE:	TITLE/PURPOSE:
01/22/2024		100% DDs
02/16/2024		EAGLE SITE PLAN APPLICATION
03/11/2024		50% CDs
03/22/2024		EAGLE SITE PLAN APPLICATION 02
04/01/2024		100% CDs
06/04/2024		PERMIT SET
07/23/2024		PR01- PRICE REDUCTION
07/23/2024		RFI #CONST-6
07/23/2024		RFI #CONST-10
08/30/2024		ASI 1
04/30/2025		RFI #CONST-137
07/29/2025		EAGLE SITE PLAN

SCALE: 1" = 20'-0"
ISSUE DATE: 08/30/2024
PROJECT #: 1250-01-3647
TITLE: LANDSCAPE SCORING PLAN

SHEET #:

LP-103



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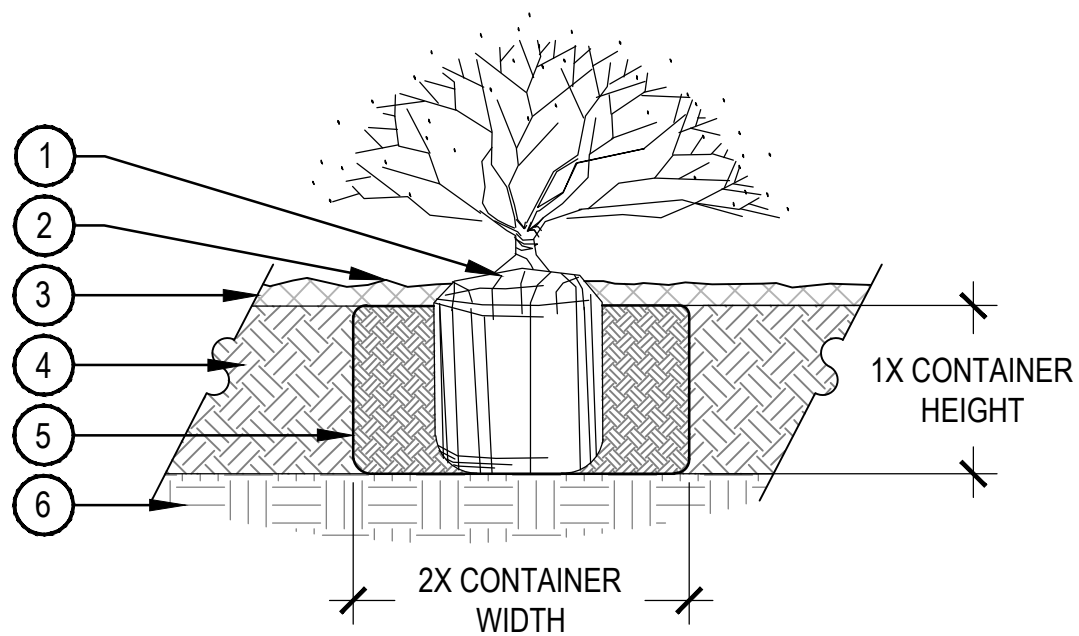
Mountain Recreation Eagle Pool
1700 Bull Pasture Rd, Eagle, CO 81631

NO.	DATE:	TITLE/PURPOSE:
01/22/2024	100% DDs	
02/16/2024	EAGLE SITE PLAN APPLICATION	
03/11/2024	50% CDs	
03/22/2024	EAGLE SITE PLAN APPLICATION 02	
04/01/2024	100% CDs	
06/04/2024	PERMIT SET	
07/23/2024	PR01- PRICE REDUCTION	
07/23/2024	RFI #CONST-6	
07/23/2024	RFI #CONST-10	
08/30/2024	ASI 1	
04/30/2025	RFI #CONST-137	
07/29/2025	EAGLE SITE PLAN	

SCALE: VARIES
ISSUE DATE: 08/30/2024
PROJECT #: 1250-01-3647
TITLE: LANDSCAPE DETAILS

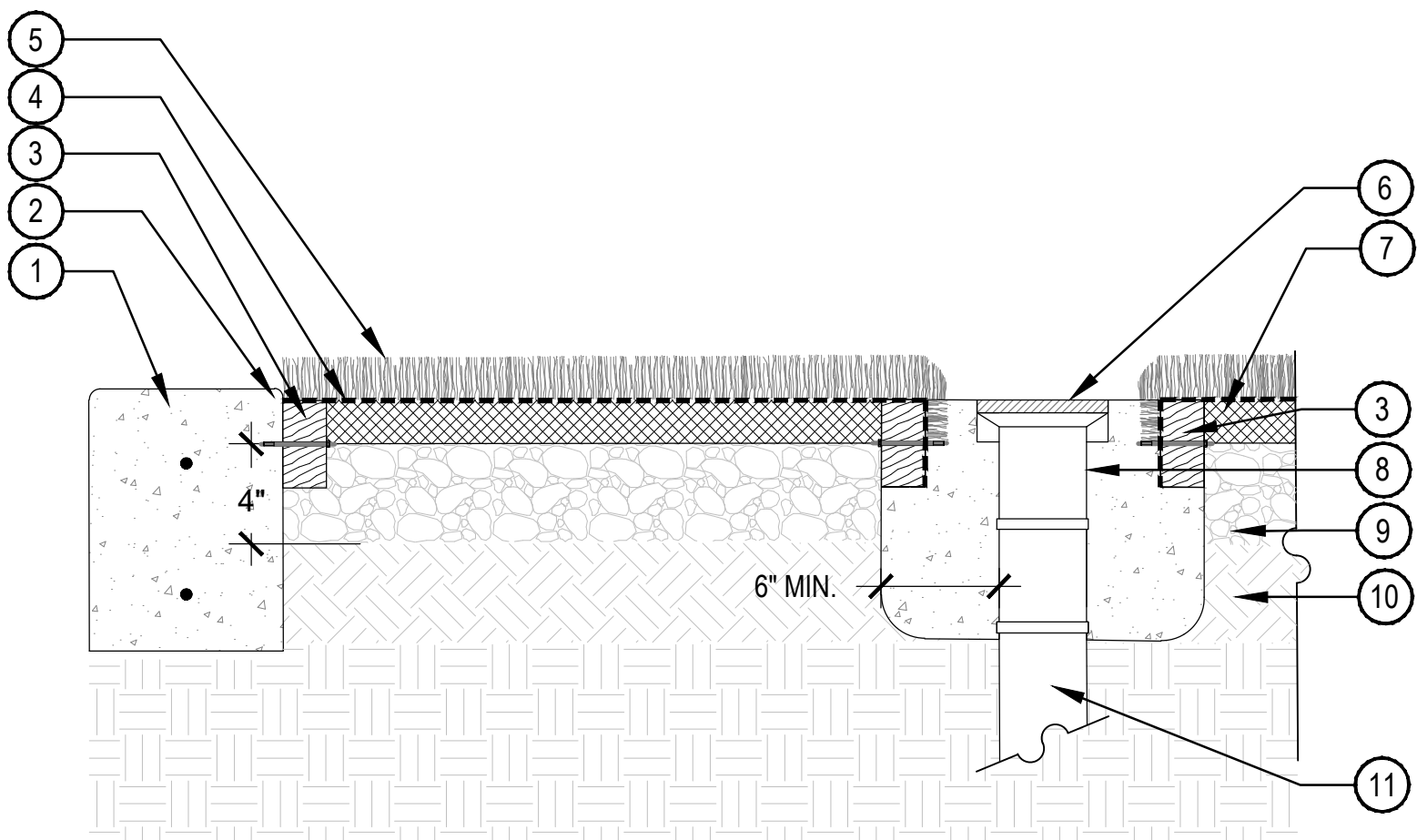
SHEET #:

LP-501



- NOTE:
- BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED.
 - CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER.
 - ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER.
 - DIG PLANT PIT TWICE AS WIDE AND AS HIGH AS THE CONTAINER.
 - PRUNE ALL DEAD OR DAMAGED WOOD PRIOR TO PLANTING. DO NOT PRUNE MORE THAN 20% OF LIMBS.

1 SHRUB PLANTING



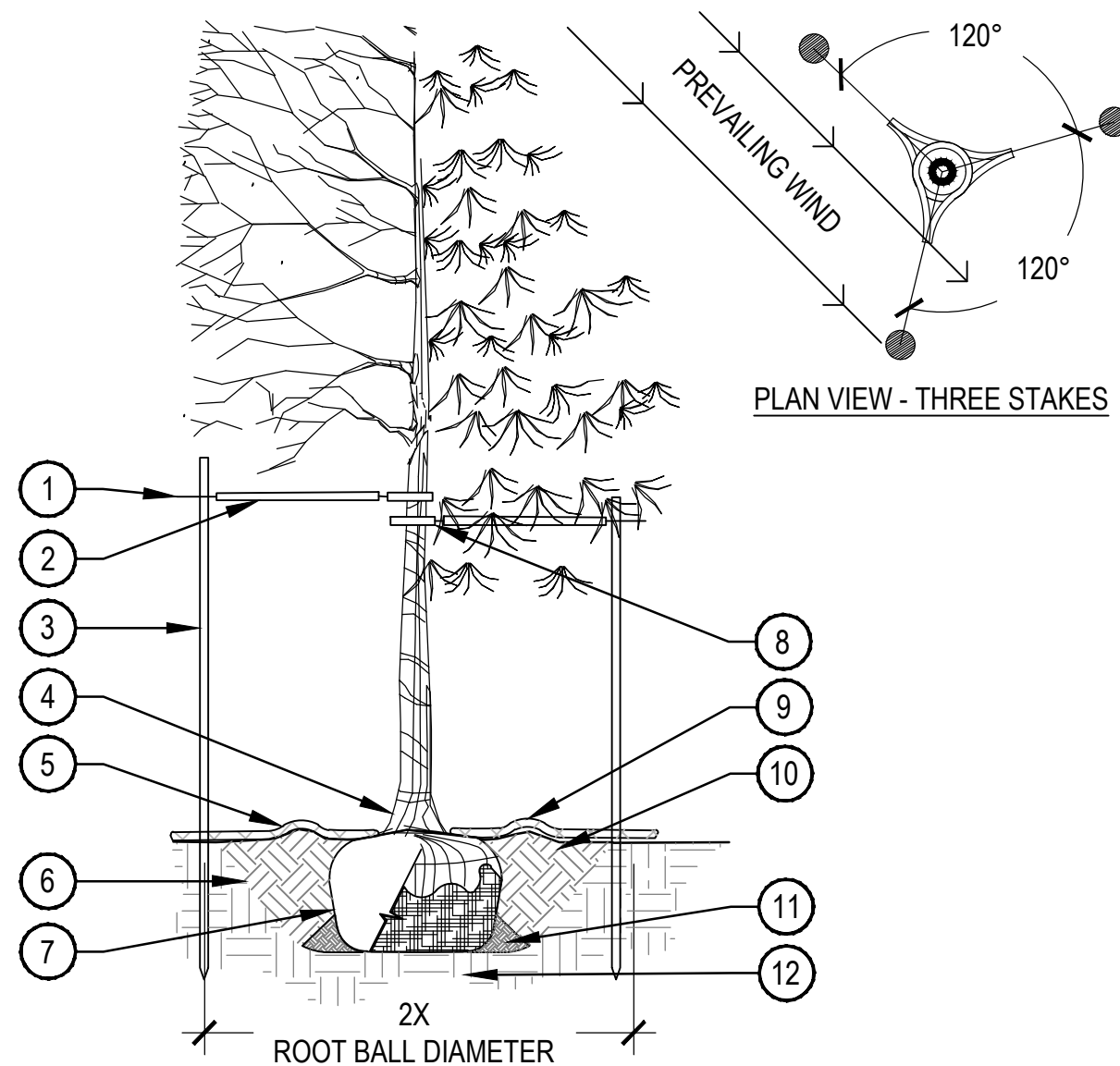
- NOTES:
- COORDINATE ELEVATION AND DRAINAGE CONNECTION WITH CIVIL.
 - REFER TO SYNTHETIC TURF MANUFACTURER AND SPECIFICATIONS FOR ALL INSTALLATIONS AND CONNECTIONS.

- 8"x12" CONCRETE EDGER, REFER TO DETAILS 2/LP-503
- 1/2" BELOW TOP OF CONCRETE CURB
- 2x4 COMPOSITE NAILER SECURED WITH 4" TAPCON SCREWS (OR APPROVED EQUAL) EVERY 12" ON CENTER ALONG EDGE
- WATERPROOF MEMBRANE
- SYNTHETIC TURF, TYPICAL. SECURED TO NAILER BOARD, DETERMINED BY TURF CONTRACTOR, WRAP FINISH AT GRATES, INSTALL PER MANUFACTURER'S RECOMMENDATIONS
- SQUARE 6" STAINLESS STEEL, SINNOV LEAF, DRAIN PLATE & DRAIN BASE. TOE-SAFE, 4" PVC CONNECTION PIPE. REFER: CIVIL
- SYNTHETIC TURF PAD SYSTEM PER MANUFACTURER'S RECOMMENDATIONS OR 2" CRUSHER FINES
- DEPTH VARIES : 4" PVC. PIPE CONNECTION BELOW GRATE
- CLASS 6 ROAD BASE
- COMPACTED SUBGRADE
- CONNECT TO PVC PIPE AND 4X6 EXPANSION FITTING. REFER: CIVIL

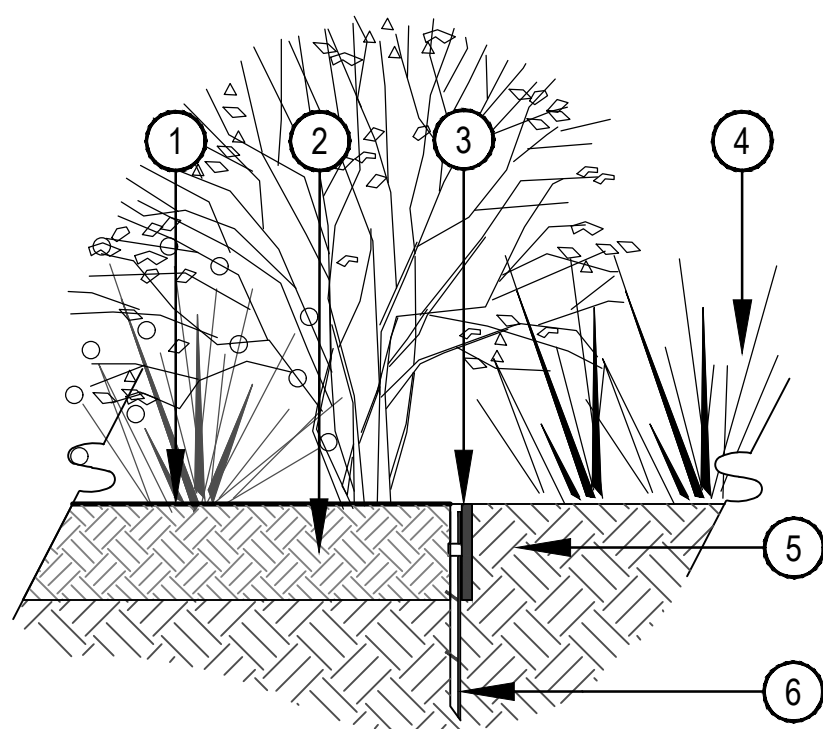
2 SYNTHETIC TURF W/SURFACE DRAIN

- PRUNING NOTES:
- ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
 - DO NOT HEAVILY PRUNE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

- STAKING NOTES:
- STAKE TREES PER DIAGRAM. AFTER A MINIMUM OF (3) THREE YEARS CONFIRM TREE IS ESTABLISHED. CHECK FOR ROOTBALL STABILITY. APPLY HAND PRESSURE TO TRUNK OF TREE, WHEN ROOTBALL DOES NOT MOVE, REMOVE STAKING.
 - 2" CALIPER SIZE AND UNDER DECIDUOUS AND ASPEN TREES - MINIMUM 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE).
 - EVERGREEN TREES - 3 STAKES PER DIAGRAM.
 - 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM.
 - WIRE OR CABLE SHALL BE MINIMUM 12 GAUGE. TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1-1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.
 - ADJUST STAKING, STRAPS AND GUY WIRES ANNUALLY.
 - TREATED WOOD POST PREFERRED. METAL T STAKES WITH PLASTIC SAFETY CAPS ACCEPTABLE WITH APPROVAL FROM OWNER.



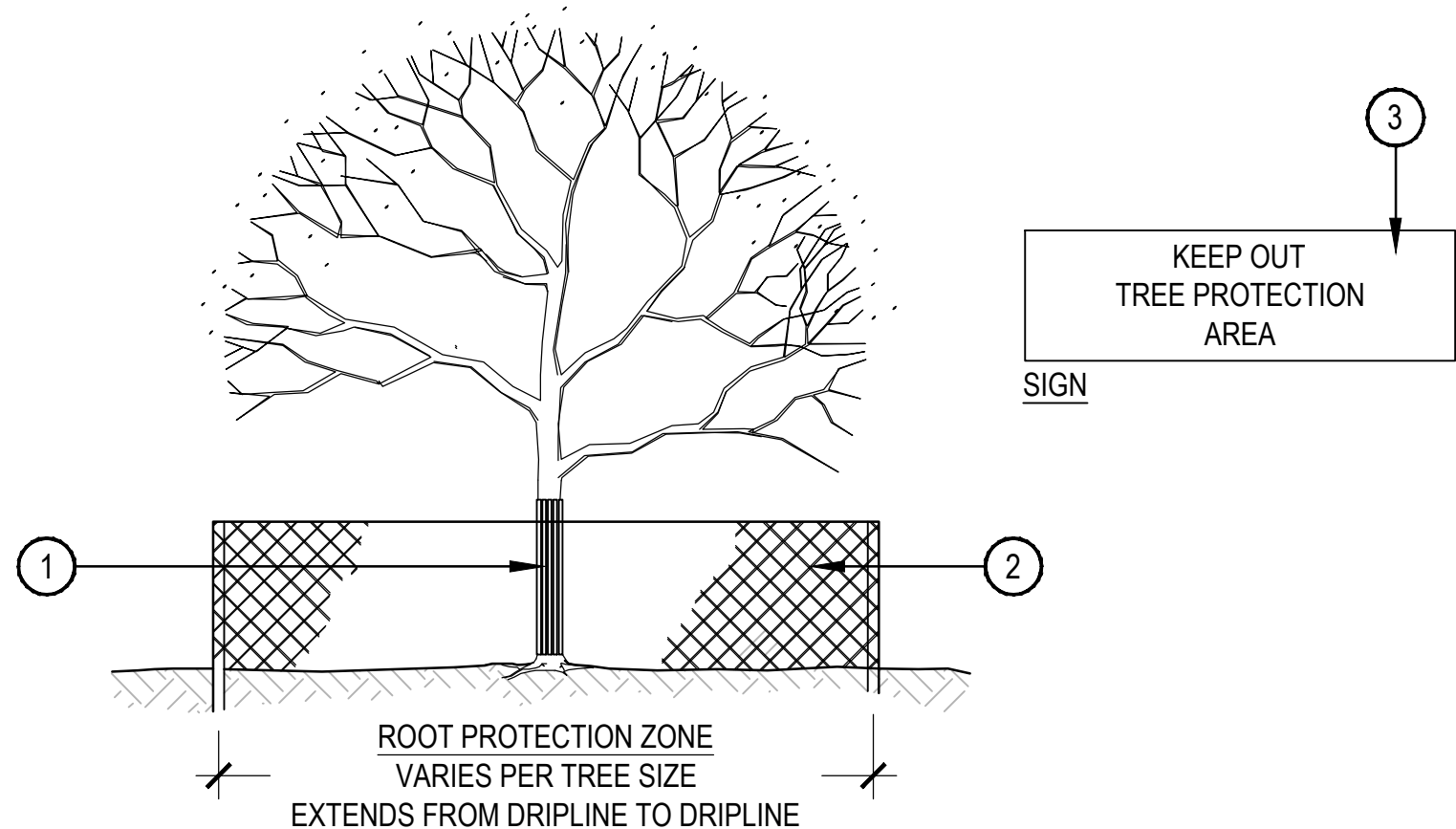
- GALVANIZED WIRE
- PLACE MINIMUM 1/2" PVC PIPE AROUND EACH WIRE, EXPOSED WIRE SHALL BE MAXIMUM 2" EACH SIDE
- INSTALL STAKING PER SPECIFICATIONS
- PLANT TREE SO THAT FIRST ORDER MAJOR ROOT IS 1'-2" ABOVE FINAL GRADE
- 2'-0" RADIUS MULCH RING, CENTERED ON TRUNK, 3" DEPTH, ON TOP OF WEED FABRIC, DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK, FINISHED GRADE REFERENCES TOP OF MULCH
- 1:1 SLOPE ON SIDES OF PLANTING HOLE
- REMOVE ALL TWINE, ROPE, BURLAP AND WIRE FROM THE ENTIRE ROOTBALL AND TRUNK
- GROMMETED NYLON STRAPS
- 4-6" HIGH WATER SAUCER IN NON-TURF AREAS
- BACKFILL AROUND ROOTBALL WITH PLANT MIX, PLANT MIX SHALL CONSIST OF EQUAL PARTS TOPSOIL, COMPOST, EXCAVATED SOIL, PLUS MYCORRHIZAL INOCULANT PER SPECIFICATIONS
- PLACE SOIL AROUND ROOT BALL FIRMLY, DO NOT COMPACT OR TAMP, SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS
- PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT



- FINISH GRADE
- ADJACENT LANDSCAPE, SEE LANDSCAPE PLANS FOR TYPE
- BENDA BOARD EDGER REFER TO MATERIAL SCHEDULE, SHEET L-102
- NATIVE SEED OR ADJACENT LANDSCAPE, REFER TO LANDSCAPE PLANS
- SUBGRADE
- EDGER STAKE, INSTALL PER MANUFACTURER SPECIFICATIONS

3 TREE PLANTING DETAIL

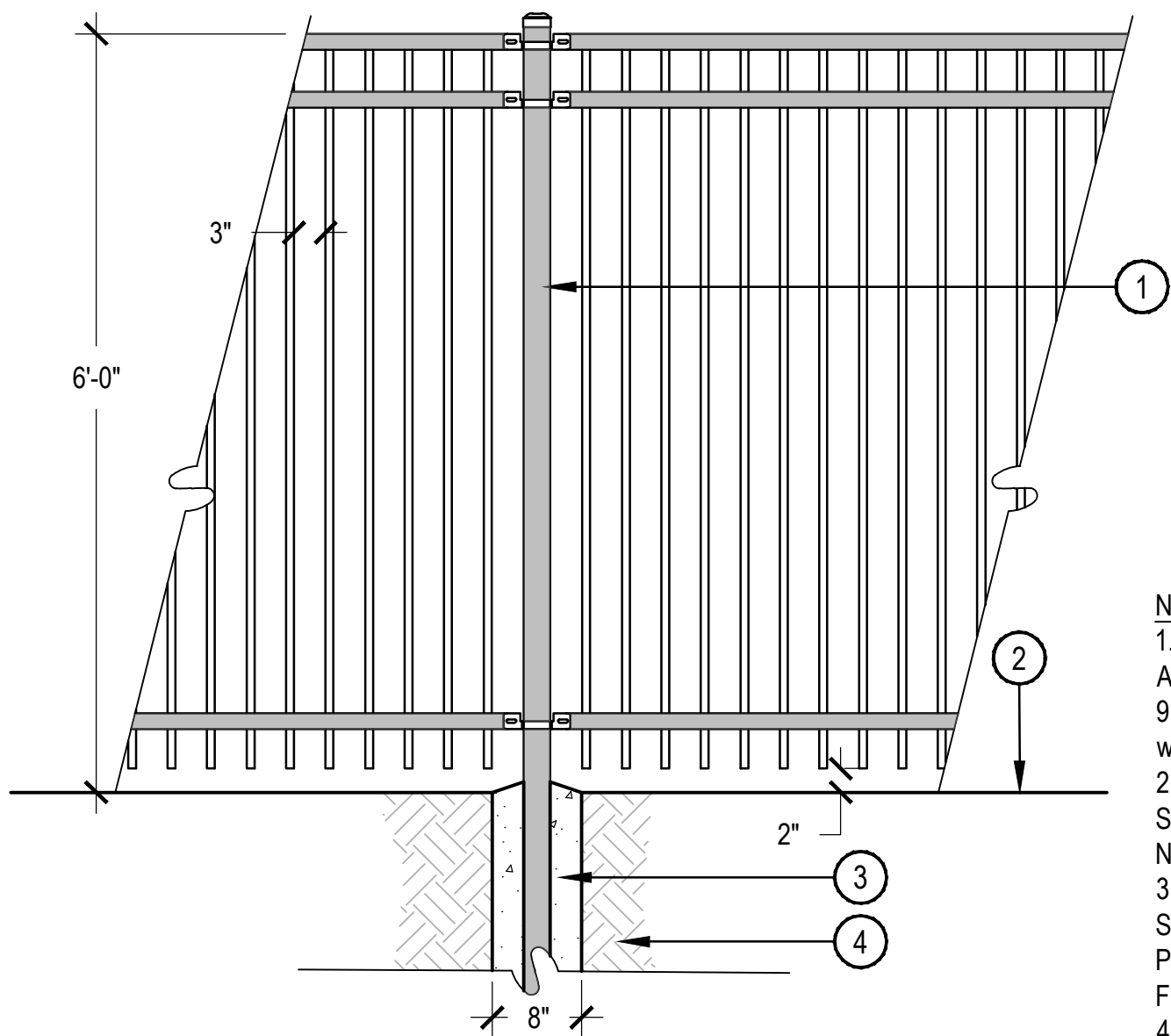
- NOTES:
- TREES TO BE PROTECTED AND PRESERVED SHALL BE IDENTIFIED ON THE TRUNK WITH WHITE SURVEY TAPE. GROUPING OF MORE THAN ONE TREE MAY OCCUR. FOLLOW EXTERIOR EXTENDS OF DRIP-LINE WHEN GROUPING.
 - TO PREVENT ROOT SMOTHERING, SOIL STOCKPILES, SUPPLIES, EQUIPMENT OR ANY OTHER MATERIAL SHALL NOT BE PLACED OR STORED WITHIN THE DRIP LINE OR WITHIN 15 FEET OF A TREE TRUNK, WHICHEVER IS GREATER.
 - FENCING MATERIAL SHALL BE SET AT THE DRIP LINE OR 15 FEET FROM TREE TRUNK, WHICHEVER IS GREATER, AND MAINTAINED IN AN UPRIGHT POSITION THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES.
 - FENCING MATERIAL SHALL BE BRIGHT, CONTRASTING COLOR, DURABLE, AND A MINIMUM OF FOUR FEET IN HEIGHT.
 - TREE ROOTS SHALL NOT BE CUT UNLESS CUTTING IS UNAVOIDABLE.
 - WHEN ROOT CUTTING IS UNAVOIDABLE, A CLEAN SHARP CUT SHALL BE MADE TO AVOID SHREDDING OR SMASHING. ROOT CUTS SHOULD BE MADE BACK TO A LATERAL ROOT. ROOTS SHALL BE CUT NO MORE THAN 1/3 OF THE RADIUS FROM DRIPLINE TO TRUNK. WHENEVER POSSIBLE, ROOTS SHOULD BE CUT BETWEEN LATE FALL AND BUD OPENING, DURING DORMANCY PERIOD. ROOT STIMULATOR SHALL BE APPLIED TO CUT ROOTS. EXPOSED ROOTS SHALL BE COVERED IMMEDIATELY TO PREVENT DEHYDRATION. ROOTS SHALL BE COVERED WITH SOIL OR BURLAP AND KEPT MOIST. WATERING OF PROTECTED TREES IN WHICH ROOTS WERE CUT SHALL BE PROVIDED BY THE CONTRACTOR.
 - WHEN ROOT CUTTING IS UNAVOIDABLE, A CLEAN SHARP CUT SHALL BE MADE TO AVOID SHREDDING OR SMASHING. ROOT CUTS SHOULD BE MADE BACK TO A LATERAL ROOT. WHENEVER POSSIBLE, ROOTS SHOULD BE CUT BETWEEN LATE FALL AND BUD OPENING, DURING DORMANCY PERIOD. EXPOSED ROOTS SHALL BE COVERED IMMEDIATELY TO PREVENT DEHYDRATION. ROOTS SHALL BE COVERED WITH SOIL OR BURLAP AND KEPT MOIST. WATERING OF PROTECTED TREES IN WHICH ROOTS WERE CUT SHALL BE PROVIDED BY THE CONTRACTOR.
 - ANY GRADE CHANGES (SUCH AS THE REMOVAL OF TOPSOIL OR ADDITION OF FILL MATERIAL) WITHIN THE DRIP LINE SHOULD BE AVOIDED FOR EXISTING TREES TO REMAIN. RETAINING WALLS AND TREE WELLS ARE ACCEPTABLE ONLY WHEN CONSTRUCTED PRIOR TO GRADE CHANGE.



- TRUNK PROTECTION - 1" BOARDS NO LESS THAN 5' LONG OR TO REACH FIRST SCAFFOLD BRANCH. WIRE TO HOLD BOARDS IN PLACE, NO NAILS PERMITTED. INCLUDE WRAPPING OF BURLAP UNDER BOARDS.
- BRANCH PROTECTION - PROTECT LOWER BRANCHES OF TREE CANOPY. PROVIDE CONSTRUCTION FENCING OR EQUAL AT DRIPLINE MINIMUM.
- PLACE SIGNS EVERY 50', PLACE SIGNS WHERE VISIBLE, ATTACH TO FENCING.

5 TREE PROTECTION

SCALE: 1/8" = 1'-0"

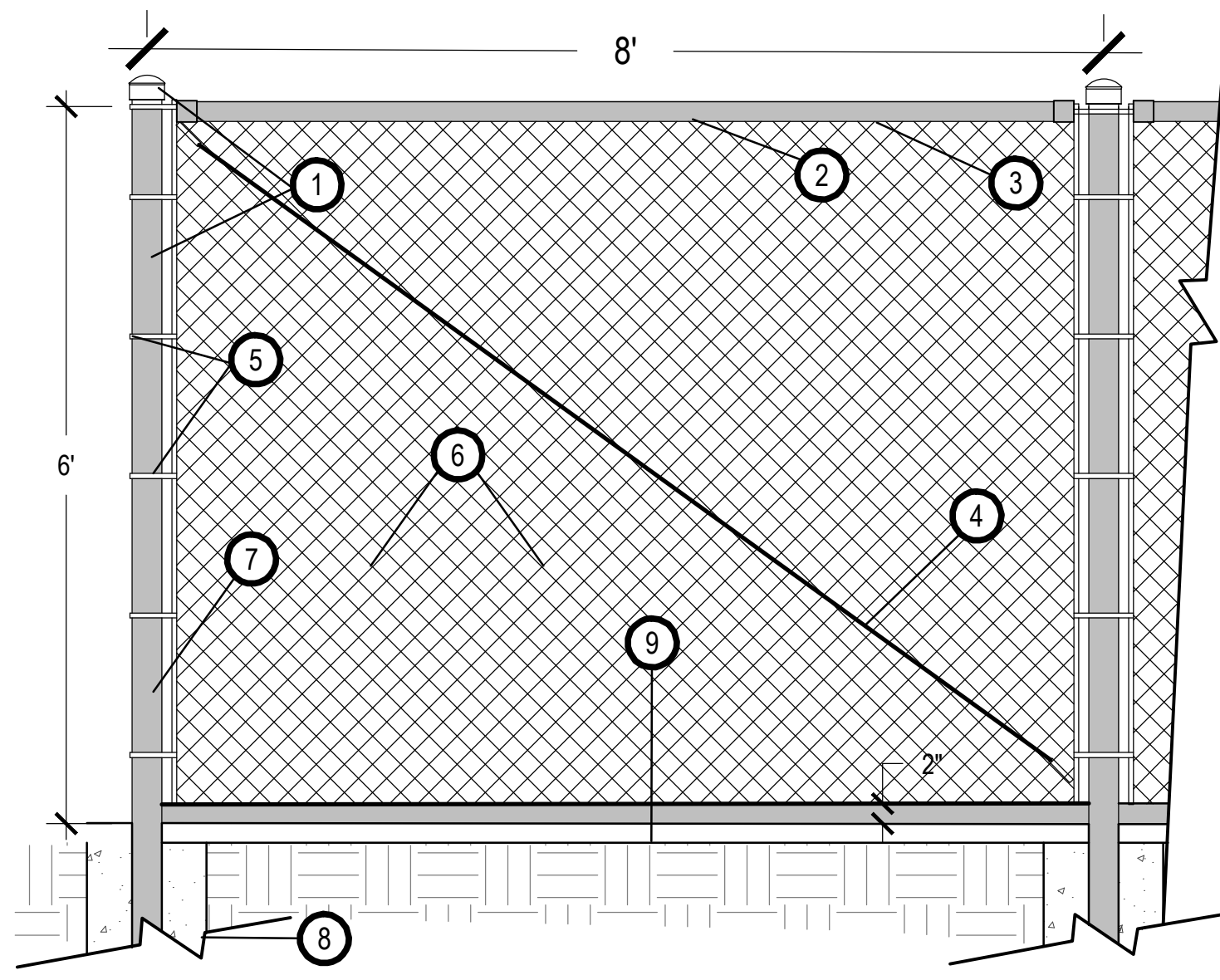


- 1 FENCE POST - SET IN CONCRETE FOOTER, REFER TO FENCE SPECIFICATIONS FOR FOOTER INFORMATION
- 2 RE: PLANS FOR FINISH GRADE MATERIAL AT FENCING LOCATIONS
- 3 CONCRETE FOOTER PER MANUFACTURER, SLOPE CONCRETE AWAY FROM POST FOR POSITIVE DRAINAGE
- 4 COMPACTED SUBGRADE

NOTES:
1. FENCE SHALL BE BY AMERISTAR FENCE OR APPROVED EQUAL, CONTACT: AARON COPE 918-879-5884 acope@ameristarfence.com www.ameristarfence.com
2. FENCE STYLE FOR POOL ENCLOSURE SHALL BE: MONTAGE PLUS MAJESTIC - 3 RAIL, NO FLUSH BOTTOM
3. FENCE STYLE FOR ALL OTHER LOCATIONS SHALL BE: MONTAGE PLUS (STANDARD 3" PICKET SPACING) MAJESTIC - 3 RAIL, NO FLUSH BOTTOM
4. COLOR: BLACK

1 STEEL POOL FENCE

SCALE: 3/4" = 1'-0"

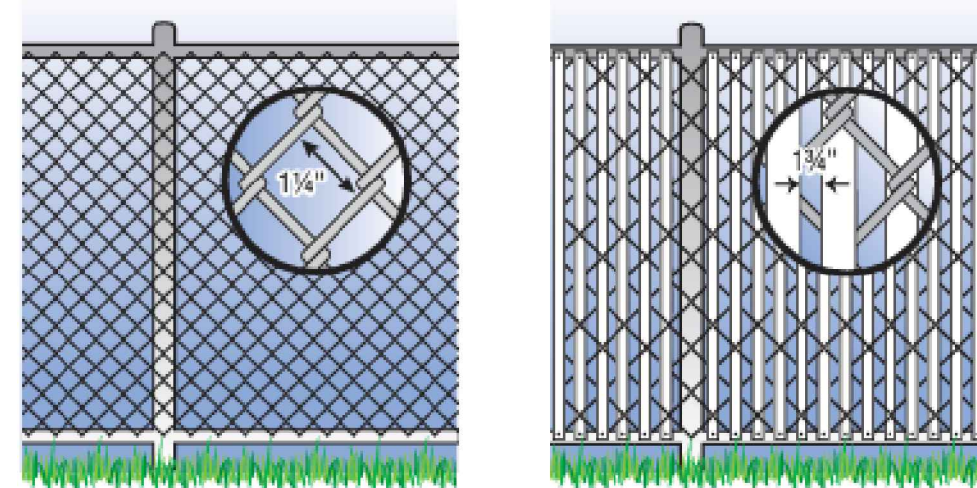


- 1 2 1/2" O.D. GATE POST WITH CAP
- 2 1 5/8" O.D. TOP RAIL
- 3 FENCE FABRIC TO HAVE A KNUCKLE AT TOP AND BARB AT BOTTOM INAGE
- 4 TENSION BAR AT ALL END POSTS AND BENDS IN FENCE AS REQUIRED
- 5 TENSION BANDS @ 14" O.C.
- 6 1 1/4" SQUARE MESH, 9-GAUGE GALVANIZED FABRIC
- 7 3" O.D. POST AT ALL TERMINAL POST LOCATION
- 8 CONCRETE FOOTING, PER MANUFACTURER'S RECOMMENDATION
- 9 RE: PLANS FOR FINISH GRADE MATERIAL AT FENCING LOCATIONS

NOTES:
1. NORRIS DESIGN HAS PROVIDED THIS DETAIL FOR REFERENCE PURPOSE, THIS DETAIL HAS NOT BEEN ENGINEERED.
2. THIS DETAIL SHOWS DESIGN INTENT OF MATERIALS, FINISHES, AND APPROXIMATE DIMENSIONS ONLY.
3. REINFORCEMENT AND FOOTINGS TO BE PROVIDED BY STRUCTURAL AND/OR BY FENCE CONTRACTOR BASED ON RECOMMENDATIONS IN GEOTECH REPORT, MEETING ALL APPLICABLE CODES.
4. CONTRACTOR TO INSTALL FENCE AND GATES AS RECOMMENDED BY MANUFACTURER
5. NORRIS DESIGN IS NOT RESPONSIBLE FOR STRUCTURAL DESIGN AND CALCULATIONS.
6. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO LANDSCAPE ARCHITECT / STRUCTURAL / CIVIL / CITY FOR APPROVAL.
7. ALL POSTS AND RAILS SHALL BE GALVANIZED STEEL.
8. ALL MESH SHALL BE GALVANIZED STEEL.
9. ALL GATES SHALL BE LOCKING OR HAVE THE CAPABILITY TO BE LOCKED.

For a Chain Link Fence

The mesh size should not exceed 1 1/4 inches square unless slats, fastened at the top or bottom of the fence, are used to reduce mesh openings to no more than 1 1/4 inches.



2 6" HEIGHT CHAINLINK FENCE

SCALE: 3/4" = 1'-0"

NOTES:

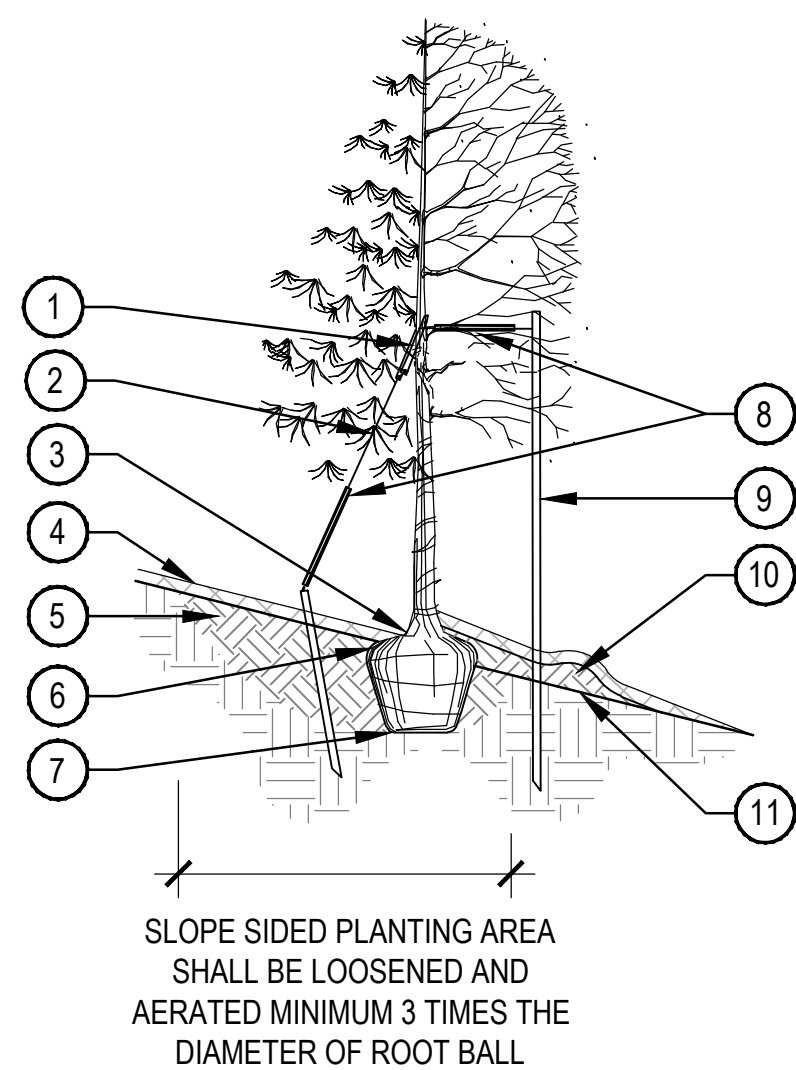
1. EXCAVATE PLANTING HOLES WITH SLOPING SIDES. MAKE EXCAVATIONS AT LEAST THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER AND LESS THAN THE DISTANCE FROM THE TOP MOST ROOT AND THE BOTTOM OF THE ROOT BALL. THE PLANTING AREA SHALL BE LOOSENEED AND AERATED AT LEAST THREE TO FIVE TIMES THE DIAMETER OF THE ROOT BALL. REFERENCE TREE PLANTING DETAIL FOR BACKFILL NOTES.
2. TREES SHALL BE PLANTED WITH THE TOP MOST ROOT IN THE ROOT BALL 3" TO 5" HIGHER THAN THE FINISHED LANDSCAPE GRADE. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED.
3. FORM SOIL INTO A 3" TO 5" TALL WATERING RING (SAUCER) AROUND PLANTING AREA. THIS IS NOT NECESSARY IN IRRIGATED TURF AREAS. APPLY 3" TO 4" DEPTH OF SPECIFIED MULCH INSIDE WATERING RING.

PRUNING NOTES:

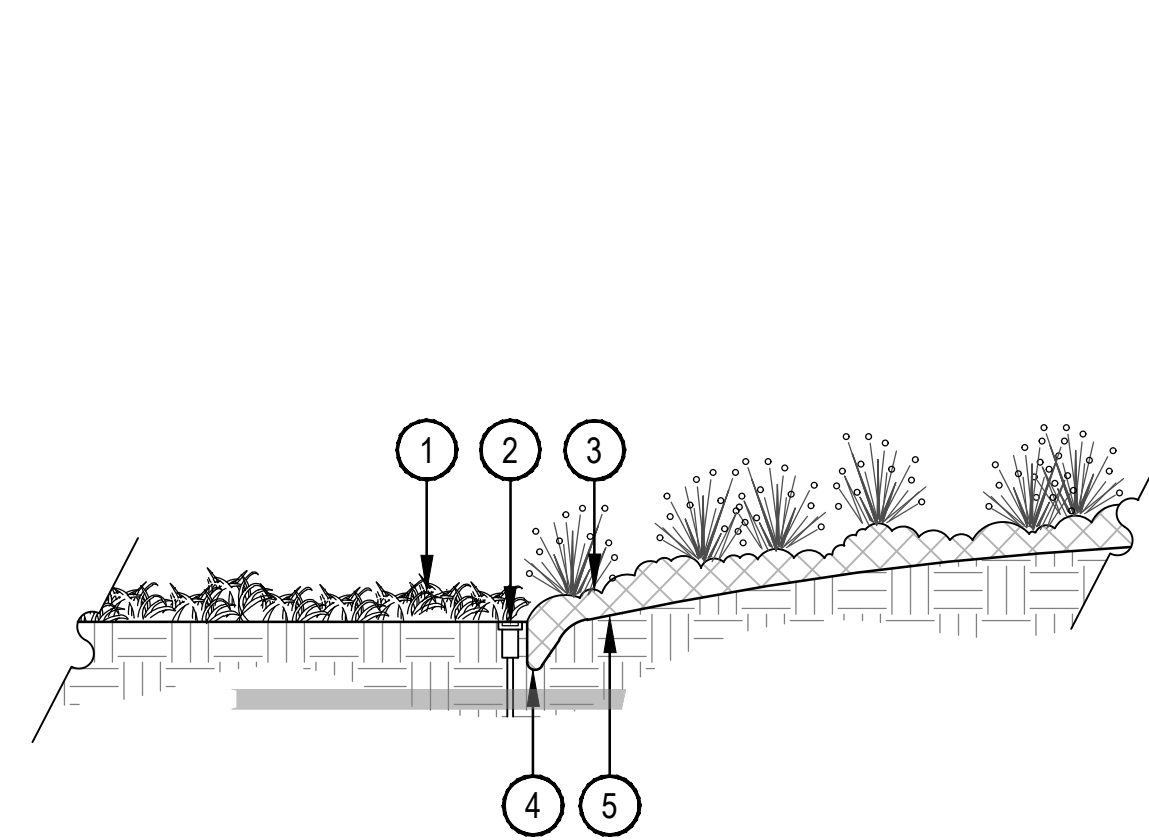
1. ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
2. DO NOT HEAVILY PRUNE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

STAKING NOTES:

1. STAKE TREES PER DIAGRAM. AFTER A MINIMUM OF (3) THREE YEARS CONFIRM TREE IS ESTABLISHED. CHECK FOR ROOTBALL STABILITY. APPLY HAND PRESSURE TO TRUNK OF TREE. WHEN ROOTBALL DOES NOT MOVE, REMOVE STAKING.
 - a. 2" CALIPER SIZE AND UNDER DECIDUOUS AND ASPEN TREES - MINIMUM 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE).
 - b. EVERGREEN TREES - 3 STAKES PER DIAGRAM.
 - c. 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM.
2. WIRE OR CABLE SHALL BE MINIMUM 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1-1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.
3. ADJUST STAKING, STRAPS AND GUY WIRES ANNUALLY.
4. USE GUY ASSEMBLIES FOR EVERGREENS AND TREES OVER 3" CALIPER. ALL WIRE TO BE MINIMUM 12 GAUGE GALVANIZED.



- 1 GROMMETED NYLON STRAP
- 2 GALVANIZED WIRE
- 3 TOP MOST ROOT IN ROOTBALL: 1" 2" ABOVE EXISTING GRADE, UPHILL SIDE
- 4 2-4" OF ORGANIC MULCH APPLIED OVER PLANTING AREA AND AWAY FROM THE TRUNK, REFER TO MATERIAL SCHEDULE, SHEET L-XXX, FINISHED GRADE REFERENCES TOP OF MULCH
- 5 BACKFILL WITH PLANT MIX, PLANT MIX SHALL CONSIST OF EQUAL PARTS TOPSOIL, COMPOST, EXCAVATED SOIL, PLUS MYCORRHIZAL INOCULANT PER SPECIFICATIONS, WATER THOROUGHLY WHEN BACKFILLING
- 6 REMOVE ALL TWINE, ROPE, BURLAP AND WIRE FROM ENTIRE ROOTBALL AND TRUNK
- 7 PLACE ROOTBALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT, IF SOIL HAS BEEN IMPORTED, PROVIDE MODERATE FOOT PACKING OF SOIL DIRECTLY UNDER LOCATION OF ROOTBALL
- 8 24" X 3/4" P.V.C. MARKERS (TYPICAL) OVER WIRES
- 9 TREATED WOOD POST, OR METAL T STAKE WITH CAP, WITH GROMMETED NYLON STRAPS, USE 2 GUY WIRES
- 10 UNAMENDED TOPSOIL ADDED TO EXISTING GRADE ON DOWN HILL SIDE, REFER TO SPECIFICATIONS
- 11 EXISTING GRADE



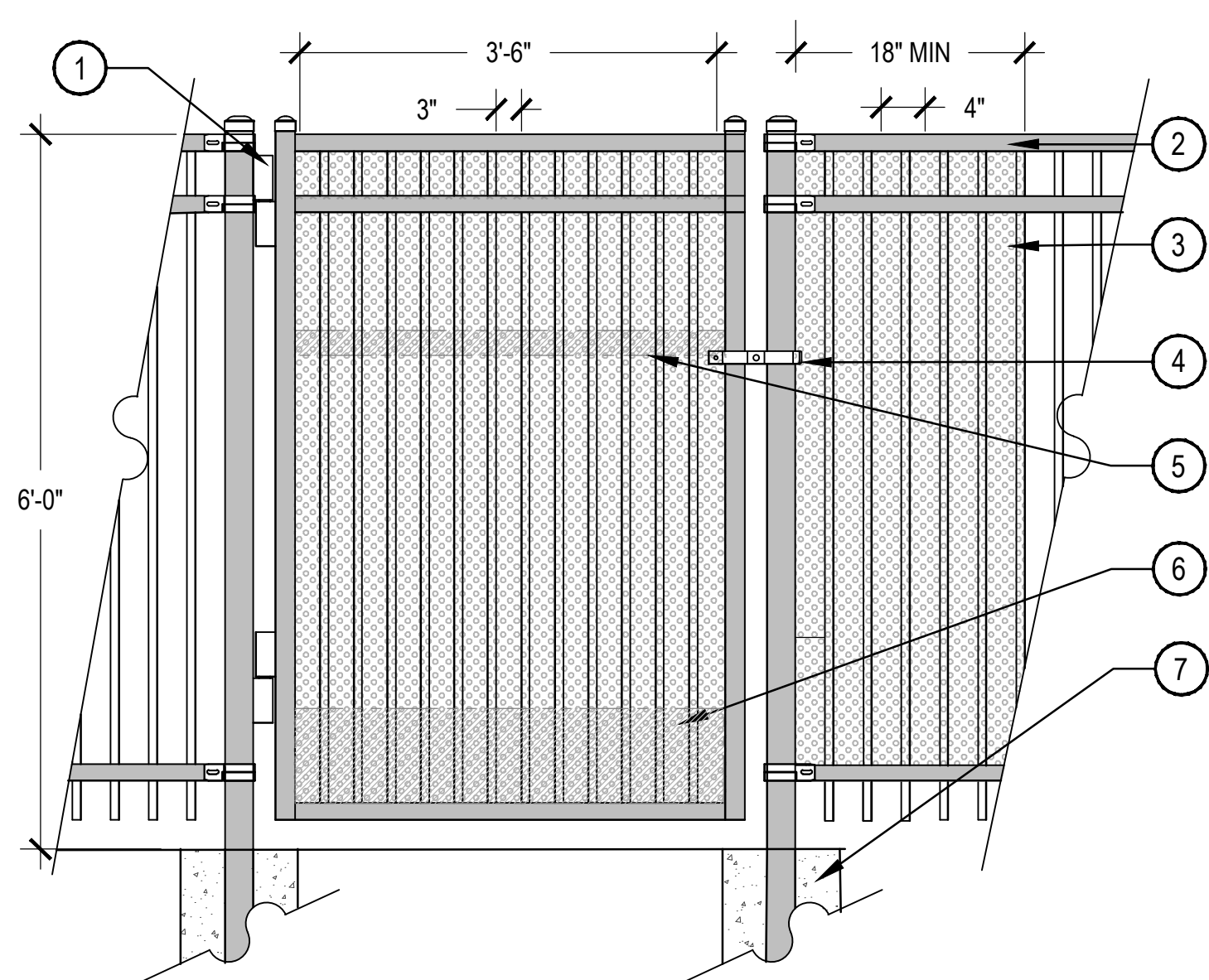
- 1 TURFGRASS OR DYLAND SEED
- 2 IRRIGATION HEADS SHOULD BE LOCATED ADJACENT TO MULCH BEDS, OFFSET HEAD INTO GRASS AREA TO ENSURE STABLE SUPPORT
- 3 PLANTING BED
- 4 VERTICAL SPADE CUT EDGE FILLED WITH SPECIFIED MULCH, TAPER EDGE OF BED SO MULCH IS DEEPER AGAINST SPADE EDGE
- 5 SPECIFIED DEPTH OF MULCH, TYPICALLY WOOD MULCH 3"-4" DEEP

3 TREE PLANTING ON SLOPE

SCALE: 1/4" = 1'-0"

4 SPADE CUT EDGE

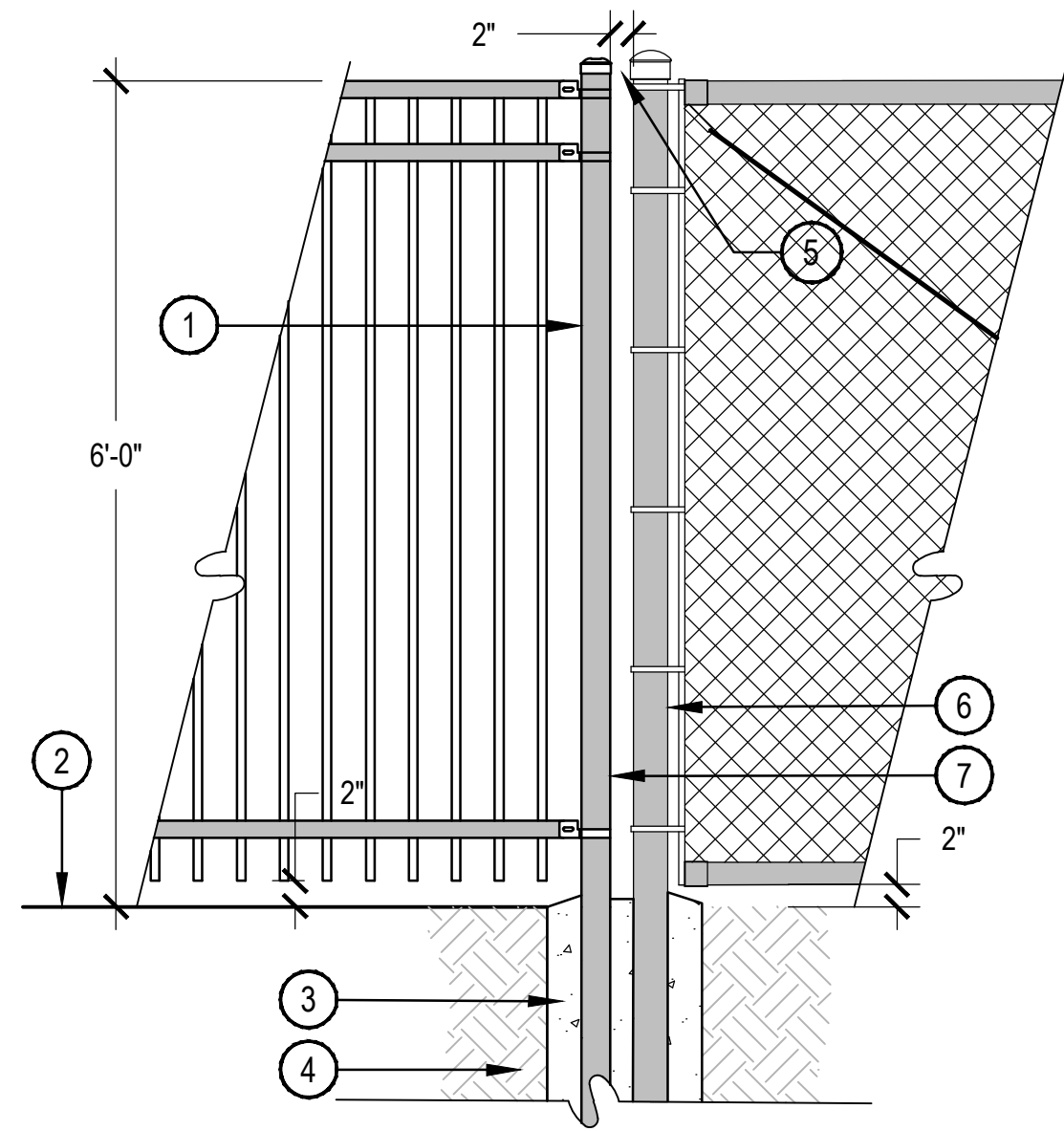
SCALE: 1/2" = 1'-0"



- 1 METAL SPRING HINGE FOR SELF-CLOSE
- 2 POOL FENCE (REFER TO POOL FENCE DETAIL)
- 3 PERFORATED STEEL SHEET, NO GAPS GREATER THAN 1/2", COLOR:BLACK
- 4 ACCESSIBILITY LEVER LOCKSET
- 5 GATE, ALL GATES SHALL BE SELF CLOSING WITH GATE LOCK TO BE APPROVED BY OWNER, PROVIDE PANIC HARDWARE ON PUSH SIDE OF GATE FOR EGRESS, SPRING HINGES, LEVER HANDLE LOCK SET WITH PUSH BUTTON KEYED ENTRY ON PULL SIDE
- 6 SOLID STEEL KICKPLATE, 10" HEIGHT, TO COMPLY WITH ANSI 2009, 404.2.10, COLOR:BLACK
- 7 CONCRETE FOOTING PER MANUFACTURER, SLOPE CONCRETE AWAY FROM POST FOR POSITIVE DRAINAGE

NOTES:

1. NORRIS DESIGN HAS PROVIDED THIS DETAIL FOR ILLUSTRATIVE PURPOSES ONLY.
2. GATE AND BARRIER SHALL NOT HAVE OPENING LARGER THAN 1/2" WITHIN 18" OF LATCH RELEASE MECHANISM.
3. GATE STYLE SHALL MATCH FENCE STYLE, ALL METAL SHALL BE POWDERCOATED BLACK.
4. ALL POOL GATES SHALL MEET CURRENT STATE AND IBC POOL ENCLOSURE CODE REQUIREMENTS FOR THE TOWN OF EAGLE.
5. ALL GATES TO MATCH ADJACENT FENCE STYLE AND HEIGHTS



- 1 FENCE POST TYP - SET IN CONCRETE FOOTER, REFER TO FENCE SPECIFICATIONS FOR FOOTER INFORMATION
- 2 RE: PLANS FOR FINISH GRADE MATERIAL AT FENCING LOCATIONS
- 3 CONCRETE FOOTER PER MANUFACTURER, SLOPE CONCRETE AWAY FROM POST FOR POSITIVE DRAINAGE
- 4 COMPACTED SUBGRADE
- 5 MAX 2" SPACING BETWEEN FENCE TYPE TRANSITIONS
- 6 STEEL POOL FENCE: REFER TO DETAIL 1/LP502
- 7 CHAINLINK POOL FENCE: REFER TO DETAIL 2/LP502

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7. ALL POSTS AND RAILS SHALL BE GALVANIZED STEEL.
8. ALL MESH SHALL BE GALVANIZED STEEL.
9. ALL GATES SHALL BE LOCKING OR HAVE THE CAPABILITY TO BE LOCKED.

5 POOL GATE

SCALE: 3/4" = 1'-0"

6 POOL FENCE TRANSITION

SCALE: 3/4" = 1'-0"

Mountain Recreation Eagle Pool

1700 Bull Pasture Rd, Eagle, CO 81631

NO.	DATE:	TITLE/PURPOSE:
01/22/2024	100% DDs	
02/16/2024	EAGLE SITE PLAN APPLICATION	
03/11/2024	50% CDs	
03/22/2024	EAGLE SITE PLAN APPLICATION 02	
04/01/2024	100% CDs	
06/04/2024	PERMIT SET	
07/23/2024	PR01- PRICE REDUCTION	
07/23/2024	RFI #CONST-6	
07/23/2024	RFI #CONST-10	
08/30/2024	ASI 1	
04/30/2025	RFI #CONST-137	
07/29/2025	EAGLE SITE PLAN	

SCALE: VARIES
ISSUE DATE: 08/30/2024
PROJECT #: 1250-01-3647
TITLE: LANDSCAPE DETAILS

SHEET #:

LP-502

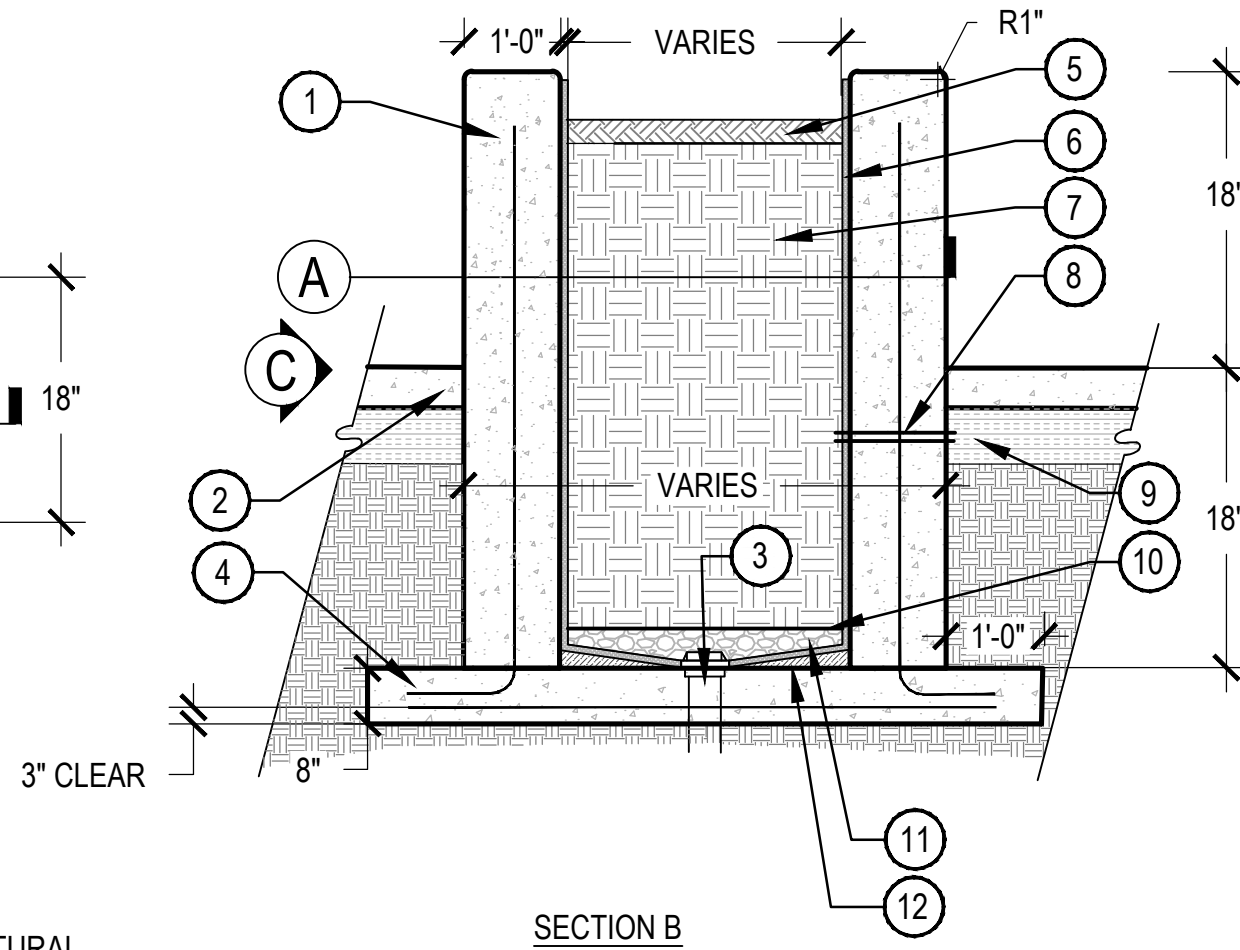
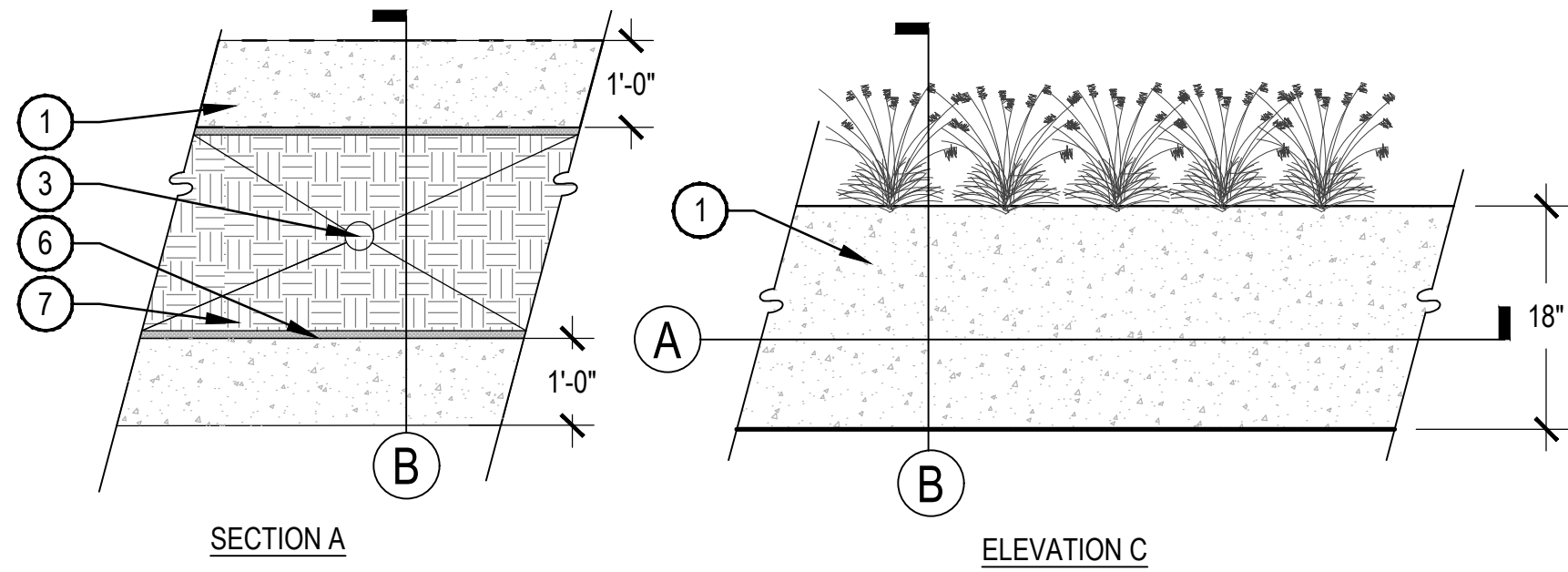


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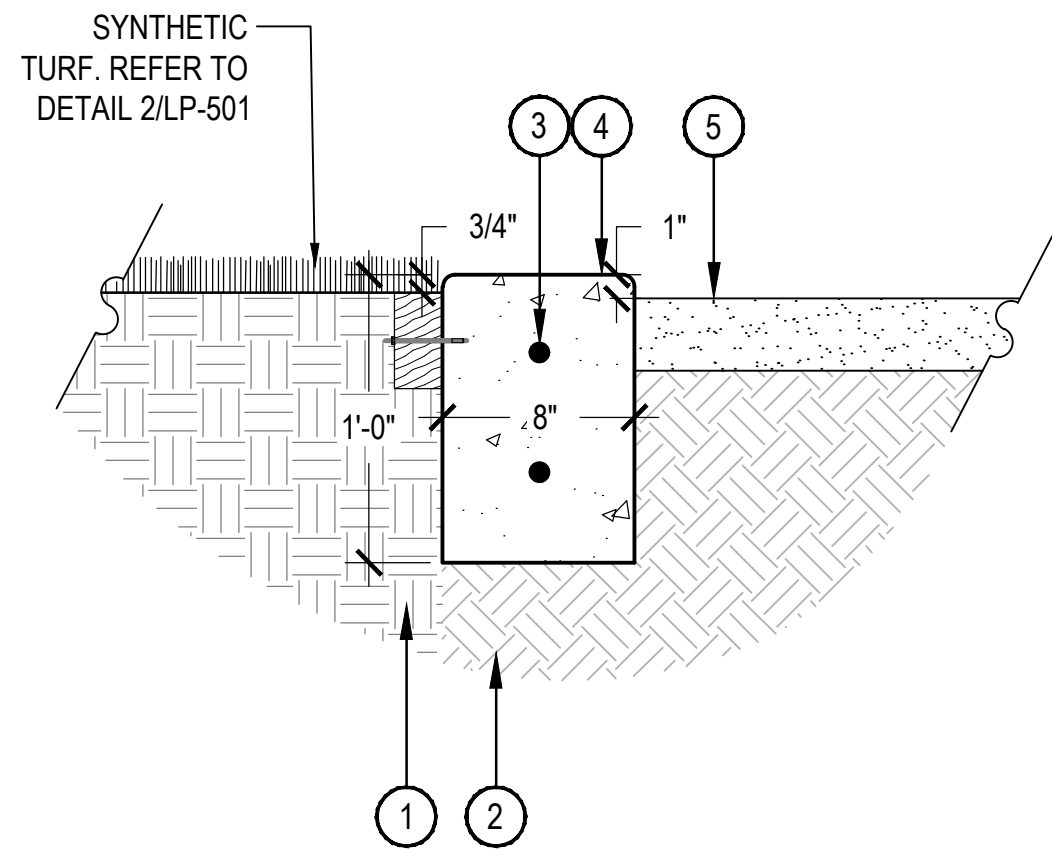
- NOTES:
1. THIS DETAIL IS INTENDED TO DEMONSTRATE THE PLANTER WALL ASSEMBLY AND MATERIALS ONLY.
 2. NORRIS DESIGN IS NOT RESPONSIBLE FOR CONNECTIONS TO THE UNDERDRAIN SECTION.
 3. REFER TO STRUCTURAL AND CIVIL SECTIONS AND DETAILS. ASSEMBLY PICTURED FOR REFERENCE ONLY.
 4. ALL PLANTERS TO BE IRRIGATED AND DRAINED. REFER TO CIVIL PLANS AND SPECIFICATIONS FOR STRUCTURAL, ARCHITECTURAL, MEP COORDINATION. REFER TO IRRIGATION FOR PLANS FOR IRRIGATION COORDINATION.
 5. USE GEO-FOAM AT BASE OF PLANTER TO SLOPE WATERPROOFING AND ENSURE PLANTER DRAINAGE.

- 1 12" CONCRETE WALL WITH #4 REBAR AT 18" O.C. EACH WAY, REFER TO STRUCTURAL
- 2 ADJACENT CONCRETE, REFER TO CIVIL FOR ASSEMBLY
- 3 PVC PLANTER DRAIN CONNECT TO CIVIL 4" PVC, SIOUX CHEIF 867 OR APPROVED EQUAL. PENETRATION SHALL BE WATERTIGHT. SEE DRAIN PLAN FOR LOCATIONS REFERENCE PLUMBING AND CIVIL FOR SPECIFICATIONS AND DETAILS
- 4 8" CONCRETE BASE SLAB WITH #42 AT 18" O.C. EACH WAY REFER TO STRUCTURAL
- 5 LANDSCAPE MULCH, REFER TO LANDSCAPE MATERIALS SCHEDULE, M-02, LP-003
- 6 PLANTER INTERIOR WATERPROOFING MEMBRANE, COREFLEX 60.
- 7 LANDSCAPE PLANTER SOIL, REFER TO LANDSCAPE MATERIALS SCHEDULE, M-06, LP-003
- 8 CONDUIT TO BE INSTALLED FOR IRRIGATION, REFER TO IRRIGATION PLANS
- 9 SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY
- 10 MIRAFI FILTER FABRIC BETWEEN POTTING SOIL AND DRAINAGE AGGREGATE
- 11 MINIMUM 2" DEPTH 3/4"-1.5" CLEAN, ROUNDED AGGREGATE BASE TO ENSURE DRAINAGE OF PLANTER
- 12 INSTALL GEO-FOAM, OR SLOPE BASE OF PLANTER TO DIRECT DRAINAGE TOWARDS PLANTER DRAINS, COREFLEX 60 WATERPROOFING MEMBRANE, INSTALL WATERPROOFING PER MANUFACTURER SPECIFICATIONS

01
PR

1 CONCRETE PLANTER WALL

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



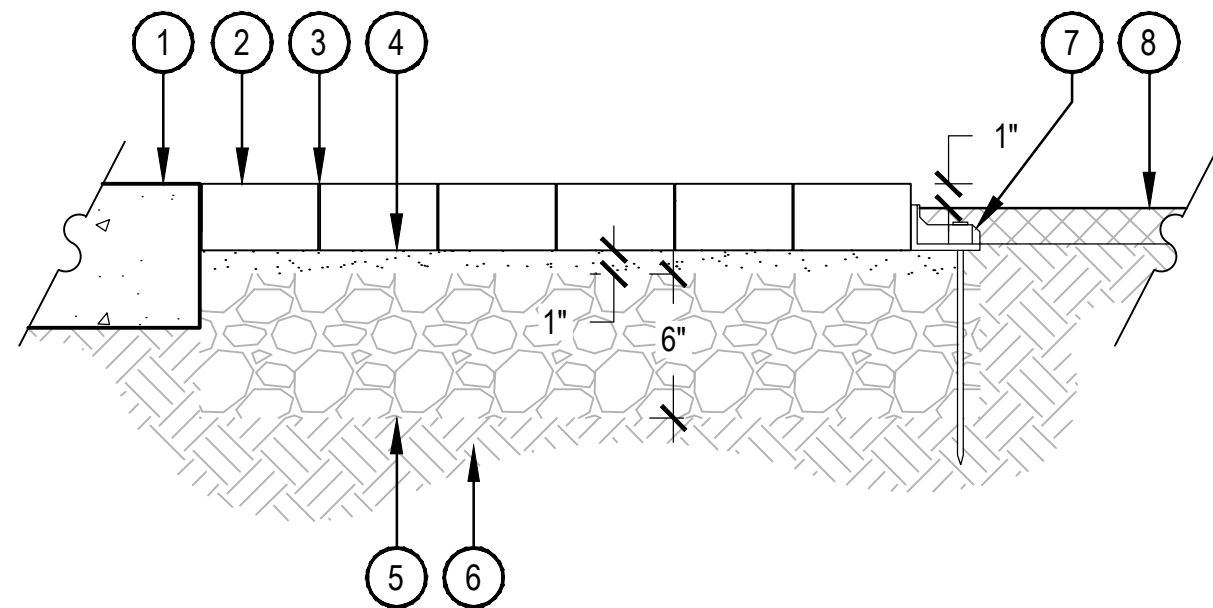
- NOTES:
1. PROVIDE CONTROL JOINTS AT 6' ON CENTER AND EXPANSION JOINTS AT 24' ON CENTER.
 2. MINIMUM BURY DEPTH ON ALL REBAR SHALL BE 2'-1/2", UNLESS OTHERWISE NOTED.
 3. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI AT 28 DAYS.

- 1 UNDISTURBED GRADE
- 2 SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY
- 3 #4 REBAR CONTINUOUS
- 4 CONCRETE CURB WITH LIGHT BROOM FINISH, 1/2" RADIUS ON ALL EXPOSED EDGES
- 5 ADJACENT MATERIAL VARIES, REFER PLANS

01
PR

2 CONCRETE EDGER

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



- NOTES:
1. PROVIDE SMOOTH TRANSITION BETWEEN PLANK PAVING AND ADJACENT SURFACES.
 2. PROVIDE POSITIVE DRAINAGE FROM ALL PAVING SURFACES.

- 1 ADJACENT CONCRETE, REFER TO LANDSCAPE PLANS
- 2 PLANK PAVERS, REFER TO MATERIAL SCHEDULE, SHEET LP-002
- 3 POLYMERIC SAND SWEEPED JOINTS
- 4 1" COARSE SAND SETTING BED
- 5 6" DEPTH OF COMPACTED ROAD BASE, COMPACT TO 95% STANDARD PROCTOR DENSITY
- 6 SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY
- 7 SEK SUREBOND SNAP EDGE PAVER EDGING WITH 10" METAL STAKE, OR APPROVED EQUAL
- 8 ADJACENT LANDSCAPE, REFER TO PLANS

3 PLANK PAVING

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

137
RFI



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SCALE: VARIES
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PROJECT #: 1250-01-3647
TITLE: LANDSCAPE DETAILS

SHEET #:

LP-503