

CHECKED BY: BH, TA, JS  
DRAWN BY: TA, JS, AM

GENERAL NOTES

- THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.
- 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.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- 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.
- 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.
- 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.
- CONTRACTOR IS RESPONSIBLE TO PAY FOR, AND OBTAIN, ANY REQUIRED APPLICATIONS, PERMITTING, LICENSES, INSPECTIONS AND METERS ASSOCIATED WITH WORK.
- 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.
- 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.
- 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.
- 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.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
- 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.
- SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS. NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
- COORDINATE SITE ACCESS, STAGING, STORAGE AND CLEANOUT AREAS WITH OWNER'S REPRESENTATIVE.
- 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.

LAYOUT NOTES

- WRITTEN DIMENSIONS WILL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- SHOULD SITE CONDITIONS BE DIFFERENT THAN WHAT IS INDICATED ON THE DRAWINGS CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY FOR CLARIFICATION.
- CURVED WALKS AND CURB EDGES ARE INTENDED TO BE CONSTRUCTED WITH SMOOTH FLOWING CURVES. ANYTHING OTHER THAN SMOOTH FLOWING CURVES WILL BE REJECTED.
- THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.
- THE CONTRACTOR SHALL PROVIDE A STAKED LAYOUT OF ALL SITE IMPROVEMENTS FOR INSPECTION BY THE OWNER'S REPRESENTATIVE AND MAKE MODIFICATIONS AS REQUIRED AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL INSTALL SLEEVING FOR IRRIGATION IMPROVEMENTS PRIOR TO INSTALLING CONCRETE FLATWORK. REFER TO IRRIGATION PLANS.
- LAYOUT WALKS, SCORE JOINTS AND PAVING PATTERNS AS CLOSELY AS POSSIBLE TO PLANS, DETAILS, AND SPECIFICATIONS. DO NOT DEVIATE FROM PLANS UNLESS SPECIFIC APPROVAL IS OBTAINED FROM THE OWNER'S REPRESENTATIVE.
- 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 LANDSCAPE ARCHITECT PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK. SEE TECHNICAL SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY FENCING AROUND ALL PLAY STRUCTURES UNTIL PROPER FALL SURFACE IS COMPLETELY INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE FOR SUPERVISING ALL SAFETY SURFACING AND PAVEMENT DURING THE CURING PROCESS.

- 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.
- 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.
- 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.
- 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.
- 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.
- 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 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.

EROSION NOTES

- THE OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL REMOVE ALL SEDIMENT, MUD, AND CONSTRUCTION DEBRIS THAT MAY ACCUMULATE IN THE FLOW LINE AND THE PUBLIC RIGHTS-OF-WAY OF THE CITY OF STEAMBOAT SPRINGS AS A RESULT OF THIS SITE DEVELOPMENT. SAID REMOVAL SHALL BE CONDUCTED IN A TIMELY MANNER.
- THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT.
- THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR REMEDIATION OF ANY ADVERSE IMPACTS TO ADJACENT WATERWAYS, WETLANDS, ETC., RESULTING FROM WORK DONE AS PART OF THIS PROJECT.
- THE DEVELOPER, GENERAL CONTRACTOR, GRADING CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL INSURE THAT ALL LOADS OF CUT AND FILL MATERIAL IMPORTED TO OR EXPORTED FROM THIS SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF MATERIAL DURING TRANSPORT ON PUBLIC RIGHT-OF-WAYS.
- 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.
- THE CLEANING OF CONCRETE TRUCK DELIVERY CHUTES IS PROHIBITED AT THE JOB SITE. THE DISCHARGE OF WATER CONTAINING WASTE CONCRETE TO THE STORM SEWER SYSTEM IS PROHIBITED.
- THE CONTRACTOR SHALL PROTECT ALL STORM SEWER FACILITIES ADJACENT TO ANY LOCATION WHERE PAVEMENT CUTTING OPERATIONS INVOLVING WHEEL CUTTING, SAW CUTTING, OR ABRASIVE WATER JET CUTTING ARE TO TAKE PLACE. THE CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ALL WASTE PRODUCTS GENERATED BY SAID CUTTING OPERATIONS ON A DAILY BASIS.

LANDSCAPE NOTES

- 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.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. GRAPHIC QUANTITIES TAKES PRECEDENCE OVER WRITTEN QUANTITIES.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AS NOTED IN THE TECHNICAL SPECIFICATIONS.
- 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.
- 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.

MAINTENANCE NOTES

- TREES, SHRUBS AND GROUND COVERS
- MAINTAIN TREES, SHRUBS, GROUND COVERS AND PLANTS BY PRUNING, CULTIVATING, WATERING, WEEDING, FERTILIZING, RESTORING PLANTING SAUCERS, TIGHTENING AND REPAIRING STAKES AND GUY WIRE SUPPORTS, AND RESETTNG TO PROPER GRADES OR VERTICAL POSITION, AS REQUIRED TO ESTABLISH HEALTHY, VIABLE PLANTINGS. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE.
  - WATERING: MAINTAIN LARGE ENOUGH WATER BASINS AROUND PLANTS SO THAT ENOUGH WATER CAN BE APPLIED TO ESTABLISH MOISTURE THROUGHOUT ENTIRE ROOT ZONE. UTILIZE MULCHES TO REDUCE EVAPORATION AND WATERING FREQUENCY. ALL TREES SHALL BE DRIP IRRIGATED.
  - PRUNE AS REQUIRED AT TIME OF PLANTING AND AS NEEDED TO CORRECT DAMAGE.
  - STAKES AND GUY WIRES: INSPECT REGULARLY TO PREVENT GIRDLING OF TRUNKS OR BRANCHES AND TO PREVENT RUBBING WHICH MIGHT CAUSE BARK WOUNDS. REMOVE AND REPLACE DAMAGED STAKES AND GUYS AS DIRECTED BY THE OWNER.
  - WEED CONTROL: MAINTAIN TREE AND SHRUB BASINS FREE OF WEEDS AND GRASSES ON A WEEKLY BASIS. FREQUENT SOIL CULTIVATION THAT MIGHT DESTROY SHALLOW ROOTS IS NOT PERMITTED.
  - INSECTS AND DISEASE CONTROL: CONTROL INSECTS AND DISEASE AS NECESSARY TO PREVENT DAMAGE TO THE HEALTH OR APPEARANCE OF PLANTS. USE ONLY APPROVED MATERIALS AND METHODS. DEAD, DISEASED, AND/OR BEETLE INFESTED TREES MUST BE REMOVED UPON IMMEDIATE RECEIPT OF WRITTEN OR VERBAL NOTICE TO THE PROPERTY OWNER.
  - DEAD PLANT MATERIALS SHALL BE REMOVED WITHIN (1) MONTH WITH PLANTING MATERIALS THAT MEET THE ORIGINAL INTENT OF THE APPROVED LANDSCAPE DESIGN.
  - NATURAL LANDSCAPE MATERIALS SUCH AS ROCK, STONE, BARK CHIPS AND SHAVINGS WHICH NO LONGER COVER THE AREA IN WHICH THEY WERE ORIGINALLY DEPOSITED SHALL BE REPLENISHED SO THAT THEY AGAIN ACHIEVE FULL COVERAGE TO A MINIMUM DEPTH AS SPECIFIED.

WEED CONTROL

- IN AREAS THAT HAVE BEEN REGRADED AND/OR HAVE EXISTING WEED GROWTH, WEED CONTROL MEASURES APPROPRIATE TO THE AMOUNT OF GROWTH AND/OR SPECIES SHALL BE PROVIDED.
- THROUGHOUT THE GROWING SEASON WEED CONTROL OF NATIVE AREAS SHALL BE PERFORMED USING A SPOT TREATMENT METHOD.
- HERBICIDE SHALL BE APPLIED BY A LICENSED APPLICATOR OR UNDER THE DIRECT SUPERVISION OF A LICENSED APPLICATOR.

NATIVE SEED AREAS

- REFERENCE WEED CONTROL NOTES ABOVE.
- MOW A MINIMUM OF ONCE YEARLY UPON ESTABLISHMENT OF GRASS.

- 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.
- ALL TREES ARE TO BE STAKED AND GUYED PER DETAILS FOR A PERIOD OF 3 YEARS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STAKES AT THE END OF 3 YEARS FROM ACCEPTANCE OF LANDSCAPE INSTALLATION BY THE OWNER'S REPRESENTATIVE. OBTAIN APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
- 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.
- 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.
- SHRUB, GROUNDCOVER AND PERENNIAL BEDS ARE TO BE CONTAINED BY BENDA BOARD EDGER. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, WALKS OR SOLID FENCES WITHIN 3" OF PRE-MULCHED FINAL GRADE. BENDA BOARD EDGER SHALL NOT BE REQUIRED TO SEPARATE MULCH TYPES UNLESS SPECIFIED ON THE PLANS.
- SEE MATERIAL SCHEDULE ON SHEET L-1.01 FOR MULCH TYPE USED FOR SHRUB BEDS. ALL GROUND COVER AND PERENNIAL FLOWER BEDS SHALL BE MULCHED WITH 3" DEPTH SHREDDED BARK LANDSCAPE MULCH. NO WEED CONTROL FABRIC IS REQUIRED IN GROUNDCOVER OR PERENNIAL AREAS.
- AT SEED AREA BOUNDARIES ADJACENT TO EXISTING NATIVE AREAS, OVERLAP ABUTTING NATIVE AREAS BY THE FULL WIDTH OF THE SEEDER.
- 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 SEEDDED AND RESTORED WITH SPECIFIED SEED MIX.
- CONTRACTOR SHALL OVER SEED ALL MAINTENANCE OR SERVICE ACCESS BENCHES AND ROADS WITH SPECIFIED SEED MIX UNLESS OTHERWISE NOTED ON THE PLANS.
- ALL SEEDDED 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.
- WHEN COMPLETE, ALL GRADES SHALL BE WITHIN +/- 1/8" OF FINISHED GRADES AS SHOWN ON THE PLANS.
- SOFT SURFACE TRAILS NEXT TO MANICURED TURF OR SHRUB BEDS SHALL BE CONTAINED WITH BENDA BOARD EDGER.
- 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.
- 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.
- 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.
- ALL TREES, SHRUBS, ORNAMENTAL GRASSES, PERENNIALS AND DESIGNATED AREAS OF NATIVE SEED SHALL BE IRRIGATED. ALL TREES, SHRUBS, ORNAMENTAL GRASSES, AND PERENNIALS TO BE DRIP IRRIGATED. ALL SEED AND SOD AREAS TO BE SPRAYED.
- TREES PLANTED IN GROUPS OF THREE OR MORE SHALL BE A VARIETY OF SIZES TO MIMIC NATURAL TREE STANDS.
- ALL EXISTING TREES SHALL BE PROTECTED AND PRESERVED TO THE EXTENT POSSIBLE.
- PLANT QUANTITIES SHOWN IN SCHEDULE (L-1.1) EXCLUDE LANDSCAPE OUTSIDE LIMIT OF WORK.

IRRIGATION NOTES

- ALL TREES, SHRUBS, AND PERENNIALS SHALL BE DRIP IRRIGATED.
- ONLY NATIVE SEED/GRASS AREAS TO BE SPRAY IRRIGATED.
- IRRIGATION TIMERS TO BE PROVIDED FOR IRRIGATION SYSTEM.
- PRECIPITATION SENSORS TO BE PROVIDED FOR IRRIGATION SYSTEM.
- ONLY WATER CONSERVING NATIVE SEED MIXES TO BE USED FOR NATIVE GRASS AREAS.

NORRIS  
DESIGN

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DATE:  
03/15/2024 - IFC SET  
04/11/2024 - RFI 18  
04/11/2024 - RFI 19  
06/13/2024 - RFI 85  
06/18/2024 - RFI 84

SHEET TITLE:  
LANDSCAPE  
NOTES





CHECKED BY: BH, TA, JS  
DRAWN BY: TA, JS, AM

AMENITY SCHEDULE

CODE	DESCRIPTION	PRODUCT NAME	MANUFACTURER	CONTACT	MODEL #	COLOR / FINISH	SIZE / DIMENSIONS	DETAIL	NOTES
S-101	GRILL	ELECTRI-CHEF RUBY 32-INCH BUILT-IN 5280 WATT ELECTRIC GRILL WITH SINGLE TEMPERATUR CONTROL	ELECTRI-CHEF (OR APPROVED EQUAL)	HTTPS://WWW.ELECTRI-CHEF.COM	4400-EC-448-I-S-32	STAINLESS STEEL	2'-8"	7/L-5.01	INSTALL PER MANUFACTURER SPECIFICATIONS. REFER TO PLANS FOR LOCATION AND QUANTITY.
S-102	PET WASTE STATION	PET WASTE STATION	DOGI POT (OR APPROVED EQUAL)	HTTPS://DOGIPOT.COM/	1003HP-L-DOGI POT	FOREST GREEN W/ 10-GALLON STEEL TRASH RECEPTACLE WITH STAINLESS STEEL LID	15" X 13" X 73" H	N/A	INSTALL PER MANUFACTURER SPECIFICATIONS. REFER TO PLANS FOR LOCATION AND QUANTITY
S-103	LINEAR PLANTER	RECTANGULAR RIMMED ALUMINUM PLANTER	ANOVA OR APPROVED EQUAL	HTTPS://WWW.ANOVAFURNISHINGS.COM/	#PLART242060A	ALUMINUM, TEXTURED POWDERCOATED FINISH, COLOR: TEXTURED CHARCOAL	60"L X 20"W X 24" H	N/A	INSTALL PER MANUFACTURER SPECIFICATIONS. REFER TO PLANS FOR LOCATION AND QUANTITY.
S-104	SQUARE PLANTER	CUBE RIMMED ALUMINUM PLANTER	ANOVA OR APPROVED EQUAL	HTTPS://WWW.ANOVAFURNISHINGS.COM/	#PLAC3636A	TEXTURED POWDER COAT ALUMINUM FINISH, COLOR: TEXTURED CHARCOAL	36"X36"X36"	N/A	INSTALL PER MANUFACTURER SPECIFICATIONS. REFER TO PLANS FOR LOCATION AND QUANTITY
S-105	BENCH	BANCAL BENCH	LANDSCAPE FORMS (OR APPROVED EQUAL)	HTTPS://WWW.LANDSCAPEFORMS.COM	168" BACKED BANCAL	WOOD, POWDERCOAT FINISH	23" X 168" X 31" H	N/A	INSTALL PER MANUFACTURER SPECIFICATIONS. REFER TO PLANS FOR LOCATION AND QUANTITY
S-106	ACCESS PANEL	ISLAND GRILL DOORS; 18" X 24" DOUBLE DOOR	ELECTRI-CHEF (OR APPROVED EQUAL)	HTTPS://WWW.ELECTRI-CHEF.COM/	N/A	STAINLESS STEEL	18" X 24"	7/L-5.01	INSTALL PER MANUFACTURER SPECIFICATIONS. REFER TO PLANS FOR LOCATION AND QUANTITY.

LANDSCAPE MATERIAL SCHEDULE

CODE	DESCRIPTION	PRODUCT NAME	MANUFACTURER	CONTACT	COLOR / FINISH	SIZE / DIMENSIONS	DETAIL	NOTES
M-101	SHRUB BED AREA	WASHINGTON CEDAR MULCH	PIONEER SAND OR LOCAL SUPPLIER (OR APPROVED EQUAL)	HTTPS://WWW.PIONEERCO.COM/	NATURAL SHREDDED BARK (GORILLA HAIR)	4" MIN. DEPTH; SEE PLANS FOR AREA	N/A	INSTALL ABOVE WEED CONTROL FABRIC IN ALL LANDSCAPE BEDS EXCLUDING SURROUNDING PERENNIALS
M-102	COBBLE	COLORADO RIVER ROCK COBBLE	PIONEER SAND OR LOCAL SUPPLIER (OR APPROVED EQUAL)	HTTPS://WWW.PIONEERCO.COM/	SMOOTH / EARTH TONES	75% 2" TO 4" DIAMETER COBBLE AND 25% 5-12" COBBLE	1/L-5.01, 3/L-5.01	MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES. REFER TO DETAIL 1 ON SHEET L-5.01
M-103	BENDA BOARD EDGER	BENDA BOARD EDGER	EPIC PLASTICS (OR APPROVED EQUAL)	CHARLES SHY CHARLES.SHY@EPICPLASTICS.COM	TEAK	SEE PLANS FOR LENGTH, EDGER 1X6X20; PRODUCT #: 100059387	6/L-5.00	INSTALL PER MANUFACTURER SPECIFICATION.
M-104	LANDSCAPE BOULDERS	RIVER ROCK BOULDERS	PIONEER SAND & GRAVEL OR LOCAL SUPPLIER (OR APPROVED EQUAL)	HTTPS://WWW.PIONEERCO.COM/	NATURAL	SIZE TO VARY, 50% 2' DIAMETER, 30% 3' DIAMETER, 20% 4' DIAMETER	2/L-5.01, 5/L-5.01	REFER TO PLAN FOR QUANTITIES. SEE DETAILS FOR INSTALL.
M-105	GRILL STATION COUNTER TOP	SOKE	DEKTON OR APPROVED EQUAL	HTTPS://WWW.COSENTINO.COM/	SOKE GRIP+ FINISH	2 CM THICK	7/L-5.01	INSTALL PER MANUFACTURER SPECIFICATIONS. REFER TO PLANS FOR LOCATION.
M-106	WEED CONTROL FABRIC	MIRAFI 140N	MIRAFI (OR APPROVED EQUAL)	HTTPS://WWW.TENCATEGEO.US/EN-US/PRODUCTS/NONWOVEN-GEOTEXTILES/MIRAFI-MSCAPE	N/A	REFER TO PLAN FOR SIZE AND DIMENSIONS	N/A	INSTALL BELOW LANDSCAPE MULCH IN ALL PLANTING BEDS
M-107	POWDER COAT	BLACK FLAT POWDER COAT	CARDINAL POWDER COAT OR APPROVED EQUAL	HTTP://WWW.CARDINALPAINT.COM/	E300-BK11**	SEE DETAILS FOR METAL TO BE POWDER COATED	1 / L-5.02, 2 / L-5.02	REFER TO DETAILS FOR METAL TO BE POWDER COATED
M-108	PERFORATED PANEL	DESIGNER PERFORATED, SLOTTED MOIRE 2243, CARBON STEEL, COLD ROLLED, 22 GAUGE, 1/8"X3/4" ROUND-END SLOT, SIDE STAGGERED PANEL	MCNICHOLS METALS OR APPROVED EQUAL	HTTPS://WWW.MCNICHOLS.COM/	PANELS TO BE POWDER COATED, SEE POWDER COAT IN THIS SCHEDULE	22 GAUGE THICKNESS, SEE FENCE GATE DETAILS FOR SIZE OF PANELS, PANELS TO BE FULLY FRAMED AND TAUGHT, SEE PLANS FOR QUANTITY	2/L-5.02	INSTALL PER MANFACTURER SPECIFICATION
M-109	STONE VENEER	TO MATCH ARCHITECTURE	STONE VENEER	SIZE OF STONE TO MATCH ARCHITECTURE, SEE DETAILS FOR AREA	TO MATCH ARCHITECTURE	KITCHEN COUNTERTOP & SPA EXTERIOR FINISH TO BE STONE VENEER, REFER TO POOL SHEETS FOR POOL AND SPA DETAILS	REFER TO DETAIL SHEETS	

PAVEMENT SCHEDULE

CODE	DESCRIPTION	PRODUCT NAME	MANUFACTURER	COLOR / FINISH	SIZE / DIMENSIONS	DETAIL	NOTES
P-101	ENHANCED CONCRETE PAVING	COLORLED CONCRETE	COLORADO HARDSCAPES OR APPROVED EQUAL	SANDSCAPE FINISH,	REFER TO LANDSCAPE PLANS	REFER TO CIVIL PLANS	REFER TO CIVIL FOR DEPTH AND INSTALLATION DETAILS
P-102	CONCRETE FLATWORK	N/A	N/A	STANDARD GRAY, BROOM FINISH	REFER TO CIVIL PLANS	REFER TO CIVIL PLANS	REFER TO CIVIL PLANS FOR DEPTH AND INSTALLATION DETAILS
P-103	POOL DECK PAVING	BASALITE PREMIER SMOOTH PAVERS	BASALITE CONCRETE PRODUCTS OR APPROVED EQUAL	TORINO	60 MM HEIGHT, SIZE VARIES PER RANDOM ASHLAR PATTERN	6/L-5.01	REFER TO LANDSCAPE PLANS FOR PAVER AREA AND LAYOUT
P-104	SANDSTONE STEPPER	DIMENSIONALLY CUT SLATE STONE	LOCAL QUARRY / STONE SUPPLIER OR APPROVED EQUAL	BUFF SANDSTONE	2' X 2' X 2"	4/L-5.01	REFER TO LANDSCAPE PLANS FOR LOCATION AND LAYOUT
P-106	PAVER RESTRAINT RAIL	GATOR EDGE RIGID	ALLIANCE DESIGNER PRODUCTS OR APPROVED EQUAL	STANDARD BLACK	1 PIECE = 8 LF	6/L-5.01	REFER TO LANDSCAPE PLANS FOR PAVER AREA, PAVER RESTRAINT RAIL TO BE USED TO LOCK IN PAVER AREA NOT ADJACENT TO CONCRETE SLAB, COPING, OR BUILDING, INSTALL PER MANUFACTURER SPECIFICATION

POOL FINISH SCHEDULE

CODE	DESCRIPTION	PRODUCT NAME	MANUFACTURER	COLOR / FINISH	SIZE / DIMENSIONS	DETAIL	NOTES
PD-101	POOL AND SPA PLASTER	POOL FINISH	DIAMOND BRITE OR APPROVED EQUAL	COOL BLUE	N/A	REFER TO POOL SHEETS	REFER TO POOL SHEETS FOR POOL AND SPA DETAILS
PD-102	POOL AND SPA COPING	ROCKFACE COPING	NPT OR APPROVED EQUAL	SAGEBRUSH, QUARTZITIC SANDSTONE	14" X 48"	REFER TO POOL SHEETS	REFER TO POOL SHEETS FOR POOL AND SPA DETAILS
PD-103	POOL AND SPA WATERLINE TILE	6" NEPTUNE MOON	NOBLE TILE OR APPROVED EQUAL	NVNM 636 TRITON	6" X 6"	REFER TO POOL SHEETS	REFER TO POOL SHEETS FOR POOL AND SPA DETAILS
PD-104	POOL AND SPA WARNING TILE	2" X 2" GLAZED - BLUE	NPT OR APPROVED EQUAL	BLUE GLAZED	2" X 2"	REFER TO POOL SHEETS	REFER TO POOL SHEETS FOR POOL AND SPA DETAILS
PD-105	POOL SCUPPER	RADIUS SCUPPER	BOBE FIRE & WATER	MIDNIGHT, POWDER-COATED FINISH	12"	REFER TO POOL SHEETS	INSTALL PER MANUFACTURER SPECIFICATION. REFER TO POOL CONTRACTOR FOR FURTHER DETAIL.

KEY NOTES

CODE	DESCRIPTION	DETAIL
N-101	COBBLE SWALE	3/L-5.01
N-102	POOL FENCE	1/L-5.02
N-103	POOL FENCE GATE	2/L-5.02
N-104	WEST OVER STRUCTURE PLANTER	3/L-5.02
N-105	ENTRY DRIVE GREEN ROOF	4/L-5.02
N-106	EAST GREEN ROOF	5/L-5.02
N-107	LANDSCAPE WALLS; RE: CIVIL FOR HEIGHTS	5/L-5.01
N-108	OUTDOOR KITCHEN	7/L-5.01

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	POLLINATOR / WILDLIFE ENCOURAGEMENT
DECIDUOUS TREES						
BE RI	2	BETULA NIGRA	RIVER BIRCH	B & B	2.5" CAL.	YES
PO TR	38	POPULUS TREMULOIDES	QUAKING ASPEN	B & B	2.5" CAL.	YES
EVERGREEN TREES						
PI PU	11	PICEA PUNGENS	COLORADO SPRUCE	B & B	10' HT.	YES
PI 10	10	PICEA PUNGENS 'BABY BLUE EYES'	BABY BLUE EYES COLORADO BLUE SPRUCE	B & B	10' HT.	YES
PI P6	4	PICEA PUNGENS 'BABY BLUE EYES'	BABY BLUE EYES COLORADO BLUE SPRUCE	B & B	6' HT.	YES
PI PP	14	PICEA PUNGENS 'BABY BLUE EYES'	BABY BLUE EYES COLORADO BLUE SPRUCE	B & B	8' HT.	YES
PN AR	13	PINUS ARISTATA	BRISTLECONE PINE	B & B	6' HT.	YES
PE DU	5	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	B & B	6' HT.	YES
PS DO	14	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	B & B	8' HT.	YES
ORNAMENTAL TREES						
AC FL	2	ACER GINNALA 'FLAME'	FLAME AMUR MAPLE	B & B	1.5" CAL.	YES
MA SS	6	MALUS X 'SPRING SNOW'	SPRING SNOW CRAB APPLE	B & B	6' HT.	YES
PO NM	9	POPULUS TREMULOIDES 'CLUMP FORM'	QUAKING ASPEN	B & B	6' HT.	YES
PU VI	12	PRUNUS VIRGINIANA 'SCHUBERT'	SCHUBERT CHOKECHERRY	B & B	2.5" CAL.	YES
DECIDUOUS SHRUBS 2-4' SPREAD						
FA PA	6	FALLUGIA PARADOXA	APACHE PLUME	CONT.	#5	YES
HO DU	6	HOLODISCUS DUMOSUS	ROCK SPIREA	CONT.	#5	YES
SY MI	4	SYRINGA PATULA 'MISS KIM'	MISS KIM KOREAN LILAC	CONT.	#5	YES
DECIDUOUS SHRUBS 5-7' SPREAD						
KO AM	2	KOLKWTZIA AMABILIS	BEAUTY BUSH	CONT.	#5	YES
LO TA	1	LONICERA TATARICA 'ARNOLD'S RED'	ARNOLD'S RED HONEYSUCKLE	CONT.	#5	YES
PH NA	2	PHYSOCARPUS OPULIFOLIUS 'NANUS'	DWARF NINEBARK	CONT.	#5	YES
PR BE	5	PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SAND CHERRY	CONT.	#5	YES
RI AL	1	RIBES ALPINUM	ALPINE CURRANT	CONT.	#5	YES
SA PU	5	SALIX PURPUREA 'NANA'	DWARF ARCTIC WILLOW	CONT.	#5	YES
SY PE	2	SYRINGA X PRESTONIAE 'MISS CANADA'	MISS CANADA PRESTON LILAC	CONT.	#5	YES
DECIDUOUS SHRUBS 7-9' SPREAD						
AM SE	3	AMELANCHIER ALNIFOLIA	SERVICEBERRY	CONT.	#5	YES
AR TR	12	ARTEMISIA TRIDENTATA	TALL WESTERN SAGE	CONT.	#5	YES
CR RE	9	CORNUS SERICEA	RED TWIG DOGWOOD	CONT.	#5	YES
CO FL	3	CORNUS SERICEA 'FLAVIRAMEA'	YELLOW TWIG DOGWOOD	CONT.	#5	YES
EVERGREEN SHRUBS						
AR UV	2	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	CONT.	#1	YES
PI MU	6	PINUS MUGO 'WHITE BUD'	WHITE BUD MUGO PINE	CONT.	#5	YES
PI BG	6	PINUS MUGO 'BIG TUNA'	BIG TUNA MUGO PINE	CONT.	#5	YES
ORNAMENTAL GRASSES						
BO BL	90	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	CONT.	#1	YES
CL KR	123	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	CONT.	#1	YES
DE CE	12	DESCHAMPسيا CESPITOSA	TUFTED HAIR GRASS	CONT.	#1	YES
MI GR	117	MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS	CONT.	#1	YES
SC BL	114	SCHIZACHYRIUM SCOPARIUM 'BLAZE'	BLAZE LITTLE BLUESTEM	CONT.	#1	YES
SO NU	30	SORGHASTRUM NUTANS	INDIAN GRASS	CONT.	#1	YES
PERENNIALS						
AC MO	3	ACHILLEA X 'MOONSHINE'	MOONSHINE YARROW	CONT.	#1	YES
AN HO	18	ANEMONE X HYBRIDA 'HONORINE JOBERT'	HONORINE JOBERT JAPANESE ANEMONE	CONT.	#1	YES
AQ CA	30	AQUILEGIA CAERULEA	ROCKY MOUNTAIN COLUMBINE	CONT.	#1	YES
AS AL	6	ASTER ALPINUS	ALPINE ASTER	CONT.	#1	YES
AS JA	6	ASTILBE JAPONICA	JAPANESE ASTILBE	CONT.	#1	YES
ES CA	27	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	CONT.	#1	YES
HO P2	6	HOSTA FORTUNEI 'PATRIOT'	HOSTA	CONT.	#1	NO
HO SI	8	HOSTA SIEBOLDIANA 'ELEGANS'	ELEGANS HOSTA	CONT.	#1	NO
II RO	8	IRIS MISSOURIENSIS 'ROCKY MOUNTAIN'	WESTERN BLUE IRIS	CONT.	#1	YES
LU RU	14	LUPINUS X 'RUSSELL HYBRIDS'	RUSSELL HYBRID LUPINE	CONT.	#1	YES
NE LT	2	NEPETA X 'PSFIKE' TM	LITTLE TRUDY CATMINT	CONT.	#1	YES
PE HU	9	PENSTEMON DIGITALIS 'HUSKER RED'	HUSKER RED PENSTEMON	CONT.	#1	YES
RD AM	23	RUDBECKIA AMPLEXICAULIS	BLACK-EYED SUSAN	CONT.	#1	YES

SHORT DRY GRASS SEED MIXTURE

83,135 SF = 71.9% TOTAL GROUND COVER

COMMON NAME	% OF TOTAL	LBS. PER 1000 S.F.
HARD FESCUE, VNS	30%	0.6 LBS.
CREEPING RED FESCUE, VNS	30%	0.6 LBS.
SHEEP FESCUE, MEKLENBERGER	25%	0.5 LBS.
CANADA BLUEGRASS, RUBENS	10%	0.2 LBS.
CANBY BLUEGRASS, CANBAR	5%	0.1 LBS.
TOTAL	100%	2.0 LBS.

- SLOPES OVER 3:1 SHALL BE HAYED AND TACKIFIED OR NETTED
- SPREAD SEED AT A RATE OF 2 LBS PER 1000 SF

SOD TYPE

HY-PERFORMANCE BLUE TURF GRASS SOD FROM GRAFF'S TURF FARMS OR LOCAL APPROVED EQUAL

2,625 SF = 2.3% TOTAL GROUND COVER

WILDFLOWER SEED

ROCKY MOUNTAIN WILDFLOWER MIX BY ARKANSAS VALLEY SEED, 2LBS PER 1000 SF

8,796 SF = 7.6% TOTAL GROUND COVER

SHRUB BED

WASHINGTON CEDAR MULCH BY PIONEER SAND OR LOCAL APPROVED EQUAL, REFER TO MATERIAL SCHEDULE

21,025 SF = 18.2% TOTAL GROUND COVER

NOTE: PER THE CHART ABOVE, A MINIMUM OF 10 PERCENT OF PLANT MATERIAL IS COMPOSED OF POLLINATOR FRIENDLY PLANT SPECIES AND OVER 98 PERCENT OF PLANT SPECIES ENCOURAGE AND SUPPORT WILDLIFE HABITAT. ALL PLANTS LISTED IN SCHEDULE ARE NATIVE AND SUITABLE FOR THE ALPINE CLIMATE.

OWNER:

EAST WEST PARTNERS

1550 WEWATTA ST  
DENVER, CO 80202  
CONTACT: RYAN STONE  
303.319.6172



DATE:

03/15/2024 - IFC SET

04/11/2024 - RFI 18

04/11/2024 - RFI 19

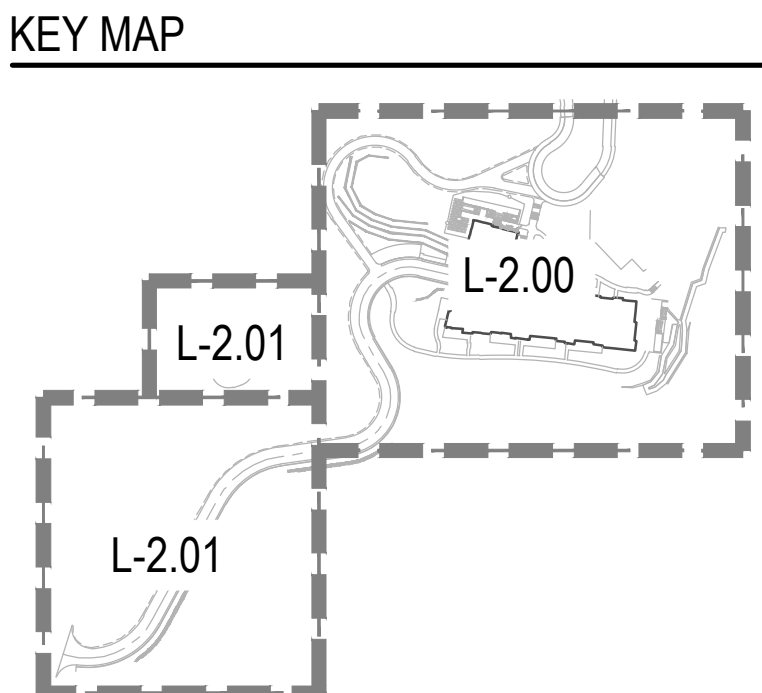
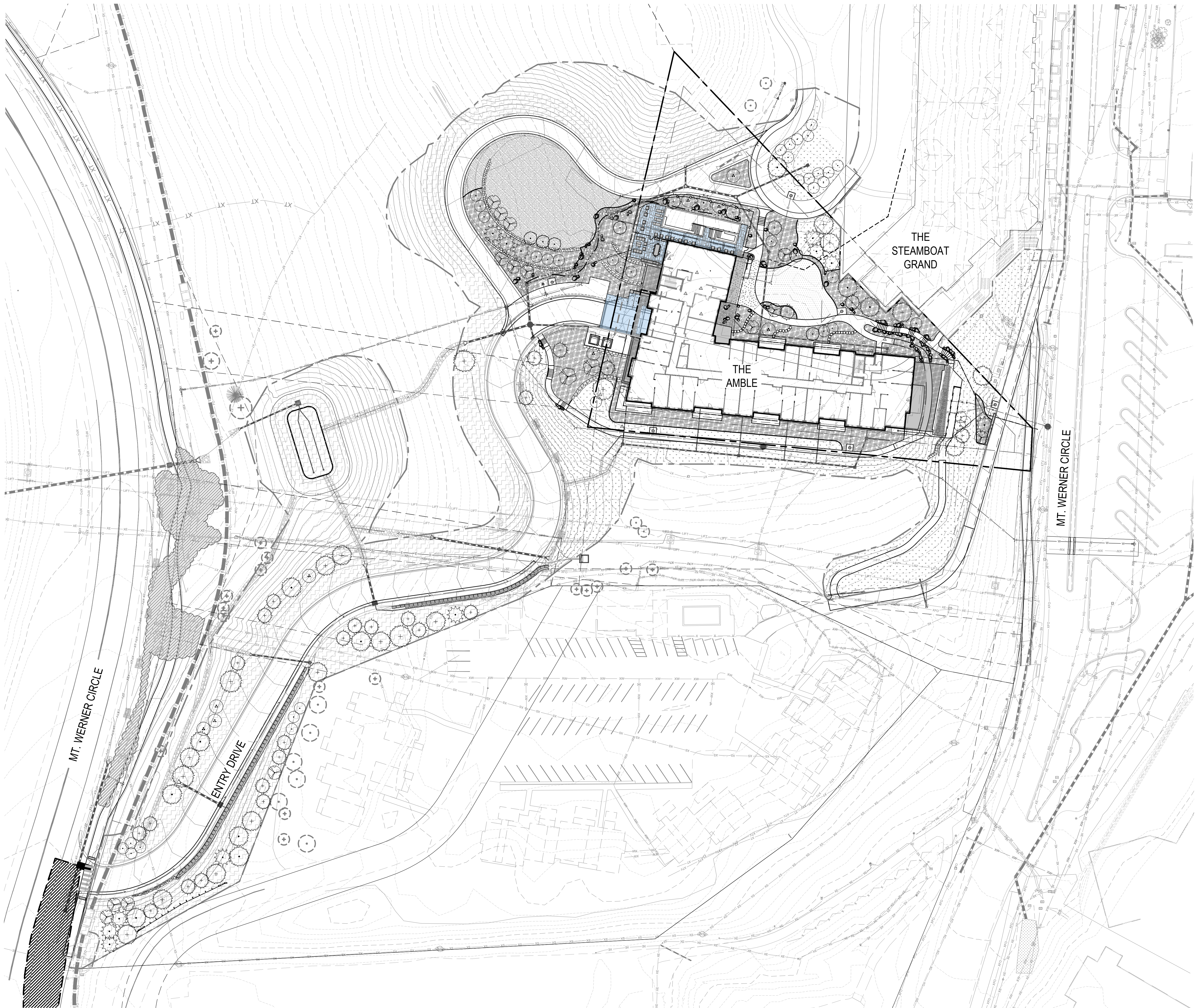
06/13/2024 - RFI 85

06/18/2024 - RFI 84

SHEET TITLE:

LANDSCAPE  
SCHEDULES





**NORRIS  
DESIGN**  
PEOPLE + PLACEMAKING  
409 MAIN STREET  
SUITE 207  
P.O. BOX 2320  
FRISCO, CO 80443  
P 970.368.7068  
**NORRIS-DESIGN.COM**

**THE AMBLE**  
2181 MOUNT WERNER CIR  
STEAMBOAT SPRINGS, CO 80487-9029

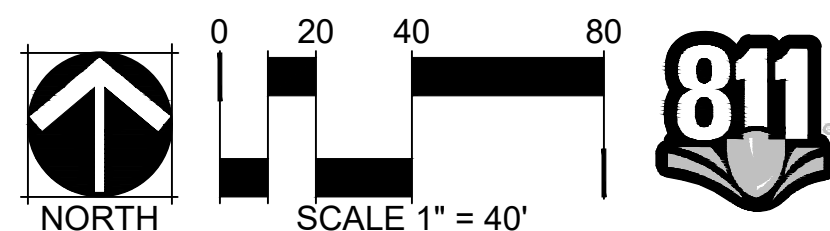
**OWNER:**  
EAST WEST PARTNERS  
1550 WEWATTA ST  
DENVER, CO 80202  
CONTACT: RYAN STONE  
303.319.6172



**DATE:**  
03/15/2024 - IFC SET  
04/11/2024 - RFI 18  
04/11/2024 - RFI 19  
06/13/2024 - RFI 85  
06/18/2024 - RFI 84

**SHEET TITLE:**  
OVERALL  
LANDSCAPE PLAN

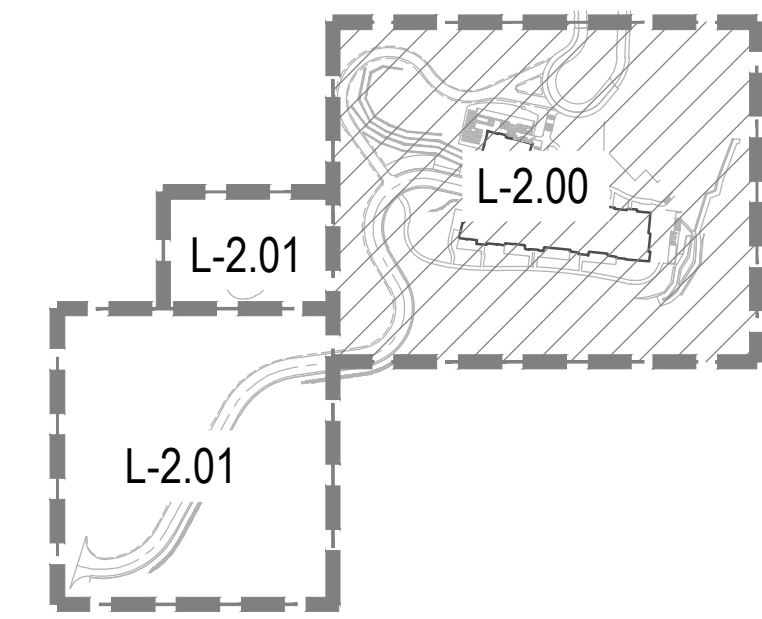
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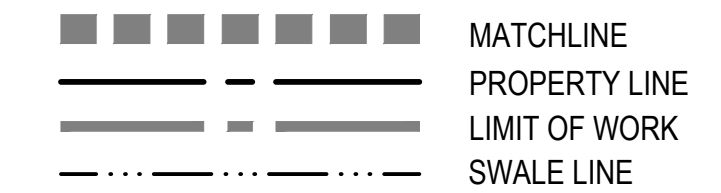
CHECKED BY: BH, TA, JS  
DRAWN BY: TA, JS, AM



KEY MAP



LEGEND

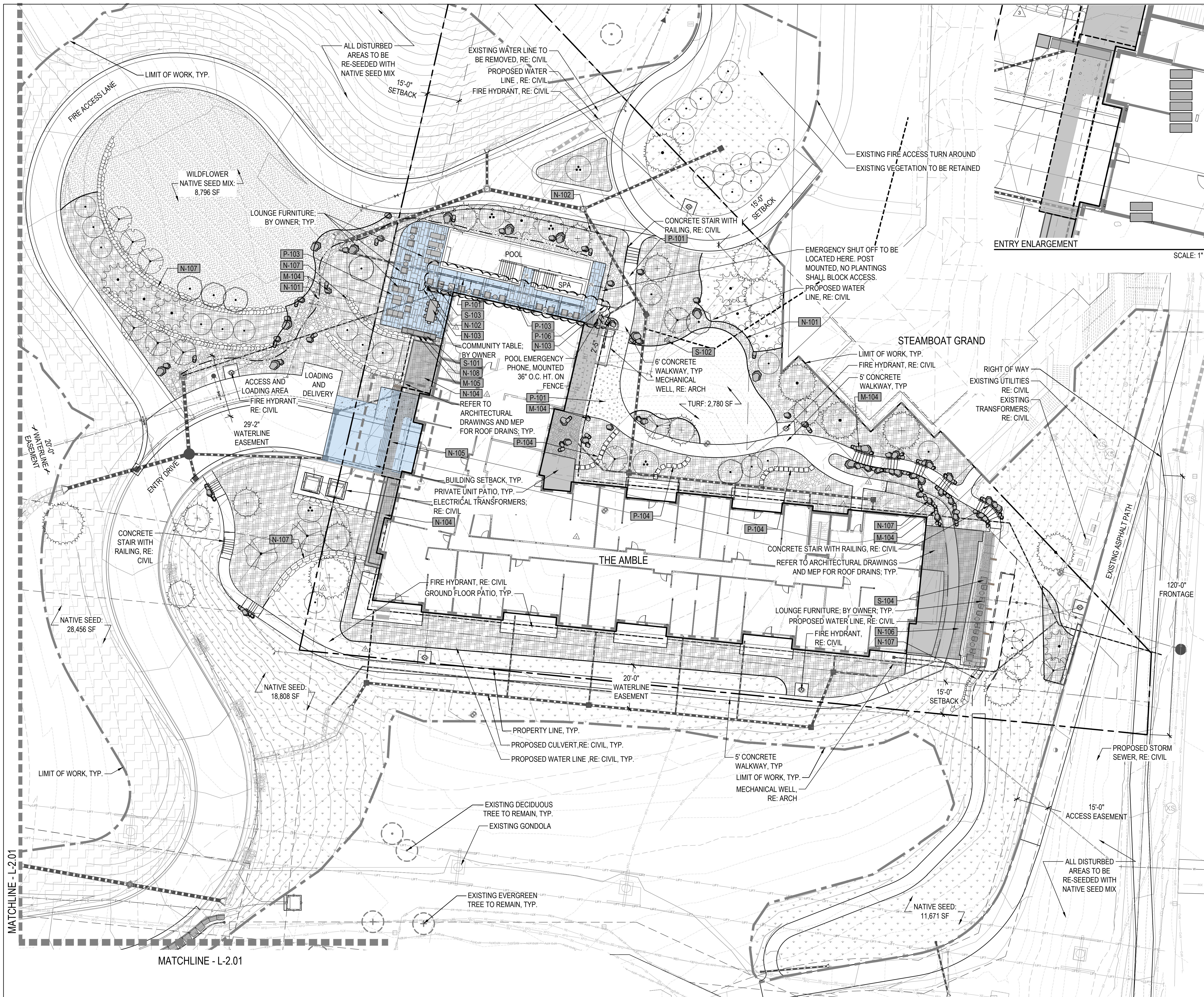
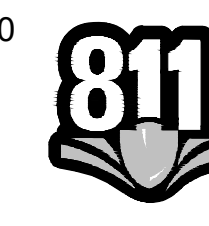
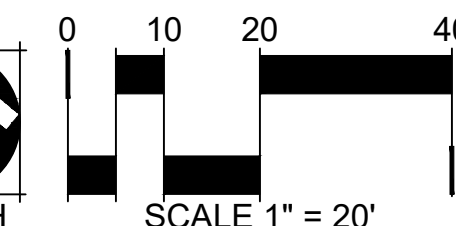


CODE	DESCRIPTION
M-101	SHRUB BED AREA
M-102	COBBLE
M-103	BENDA BOARD EDGER
M-104	LANDSCAPE BOULDERS
M-105	GRILL STATION COUNTER TOP

CODE	DESCRIPTION
P-101	ENHANCED CONCRETE PAVING
P-102	CONCRETE FLATWORK
P-103	NATURAL STONE PAVING
P-104	SANDSTONE STEPPER
P-105	SNOWMELT SYSTEM; RE: MECHANICAL
	TURF GRASS
	WILDFLOWER MIX
	IRRIGATED NATIVE SEED
	TEMPORARY IRRIGATED NATIVE SEED
	OVER STRUCTURE AREA

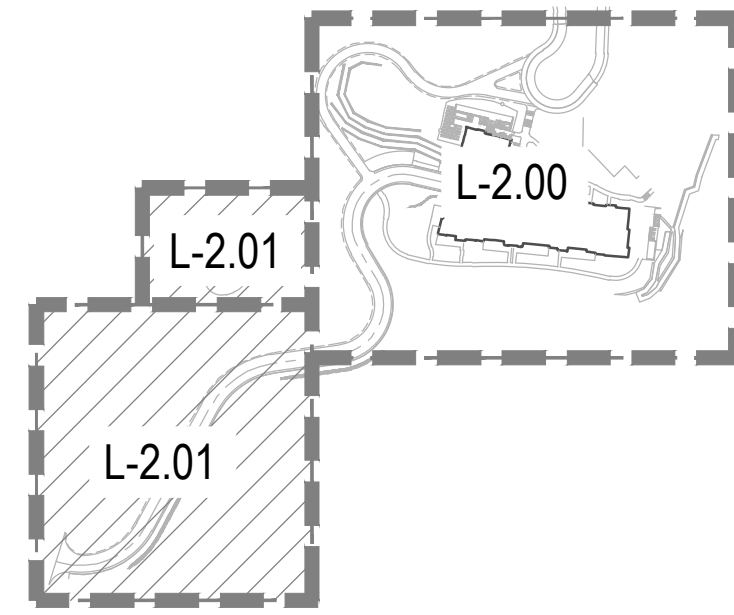
CODE	DESCRIPTION
S-101	GRILL
S-102	PET WASTE STATION
S-103	LINEAR PLANTER
S-104	SQUARE PLANTER
S-105	BENCH

CODE	DESCRIPTION	DETAIL
N-101	COBBLE SWALE	3/L-5.01
N-102	POOL FENCE	1/L-5.02
N-103	POOL FENCE GATE	2/L-5.02
N-104	WEST OVER STRUCTURE PLANTER	3/L-5.02
N-105	ENTRY DRIVE GREEN ROOF	4/L-5.02
N-106	EAST GREEN ROOF	5/L-5.02
N-107	LANDSCAPE WALLS; RE: CIVIL FOR HEIGHTS	5/L-5.01
N-108	OUTDOOR KITCHEN	7/L-5.01





KEY MAP

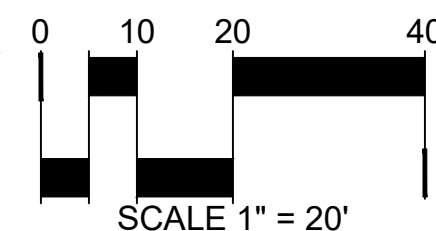


LEGEND

	MATCHLINE
	PROPERTY LINE
	LIMIT OF WORK
	SWALE LINE

CODE	DESCRIPTION
M-101	SHRUB BED AREA
M-102	COBBLE
M-103	BENDA BOARD EDGER
M-104	LANDSCAPE BOULDERS
M-105	GRILL STATION COUNTER TOP
CODE	DESCRIPTION
P-101	ENHANCED CONCRETE PAVING
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	TURF GRASS
	WILDFLOWER MIX
	IRRIGATED NATIVE SEED
	TEMPORARY IRRIGATED NATIVE SEED
	OVER STRUCTURE AREA

CODE	DESCRIPTION	DETAIL
S-101	GRILL	
S-102	PET WASTE STATION	
S-103	LINEAR PLANTER	
S-104	SQUARE PLANTER	
S-105	BENCH	
CODE	DESCRIPTION	DETAIL
N-101	COBBLE SWALE	3/L-5.01
N-102	POOL FENCE	1/L-5.02
N-103	POOL FENCE GATE	2/L-5.02
N-104	WEST OVER STRUCTURE PLANTER	3/L-5.02
N-105	ENTRY DRIVE GREEN ROOF	4/L-5.02
N-106	EAST GREEN ROOF	5/L-5.02
N-107	LANDSCAPE WALLS; RE: CIVIL FOR HEIGHTS	5/L-5.01
N-108	OUTDOOR KITCHEN	7/L-5.01



MATCHLINE - SEE BELOW

MATCHLINE - L-2.00

MATCHLINE - L-2.00

MATCHLINE - L-2.00

MATCHLINE - SEE ABOVE

EXISTING EVERGREEN  
TREE TO REMAIN, TYP.

EXISTING UTILITIES, RE:  
CIVIL, TYP.

TRAMWAY EASEMENT

PROPOSED CULVERT,  
RE: CIVIL, TYP.

ALL DISTURBED  
AREAS TO BE  
RE-SEED WITH  
NATIVE SEED MIX

EXISTING VEGETATION  
TO REMAIN

30'-0" UTILITY  
EASEMENT

NATIVE SEED:  
28,456 SF

NATIVE SEED:  
5,898 SF

EXISTING WATER  
LINE, RE: CIVIL, TYP.

EXISTING STORM SEWER  
LINE, RE: CIVIL, TYP.

SITE WALL, TYP.;  
RE: CIVIL SHEETS FOR HEIGHTS  
LIMIT OF WORK, TYP.  
EXISTING DECIDUOUS  
TREE TO REMAIN, TYP.

THE WEST CONDOMINIUMS

ENTRY DRIVE

FIRE HYDRANT,  
RE: CIVIL

MT. WERNER CIRCLE

SIGHT DISTANCE  
LINE, RE: CIVIL

136'-0"  
FRONTAGE

EXISTING WATER  
LINE, RE: CIVIL  
RIGHT OF WAY

NATIVE SEED:  
10,023 SF

EXISTING STORM  
SEWER LINE, RE: CIVIL

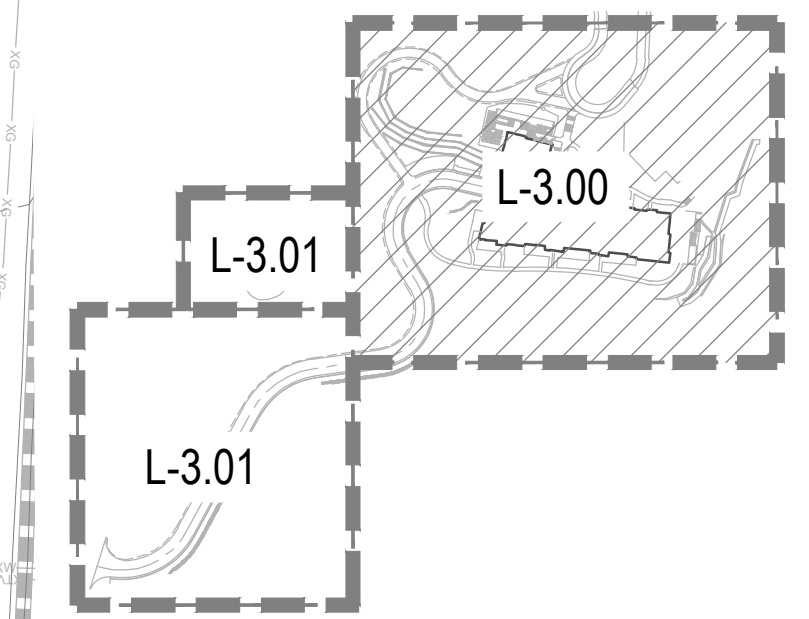
EXISTING EVERGREEN  
TREE TO REMAIN, TYP.

20'-0"  
UTILITY  
EASEMENT

PROPOSED WATER LINE, RE: CIVIL  
EXISTING WATER LINE TO  
BE REMOVED, RE: CIVIL  
LIMIT OF WORK, TYP.

DETENTION POND





DECIDUOUS TREES
















EVERGREEN TREES

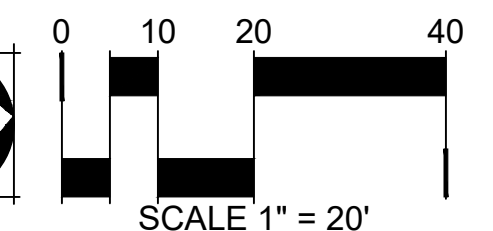
ORNAMENTAL TREES

EXISTING EVERGREEN TREE TO REMAIN

EXISTING DECIDUOUS TREE TO REMAIN

EXISTING VEGETATION TO REMAIN

- |   |                                 |
|---|---------------------------------|
|  | LANDSCAPE BED                   |
|  | COBBLE                          |
|  | TURF GRASS                      |
|  | WILDFLOWER MIX                  |
|  | IRRIGATED NATIVE SEED           |
|  | TEMPORARY IRRIGATED NATIVE SEED |
|  | SNOW STORAGE                    |
|  | OVER STRUCTURE AREA             |
|  | BENDA BOARD EDGER               |
|  | STAPLE                          |
|  | STAPLE                          |
|  | STAPLE                          |
|  | PROPERTY LINE                   |
|  | WALLS                           |
|  | LIMIT OF WORK                   |

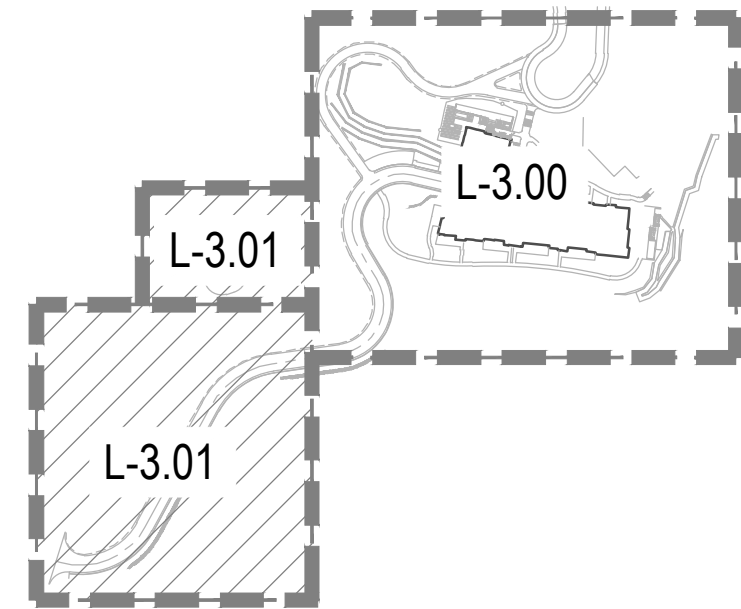


SCALE 1" = 20'

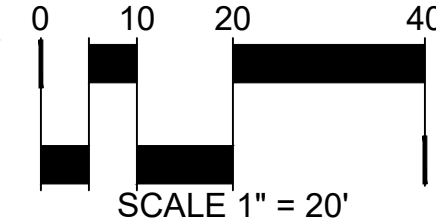
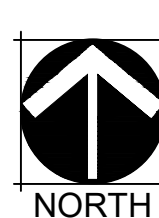
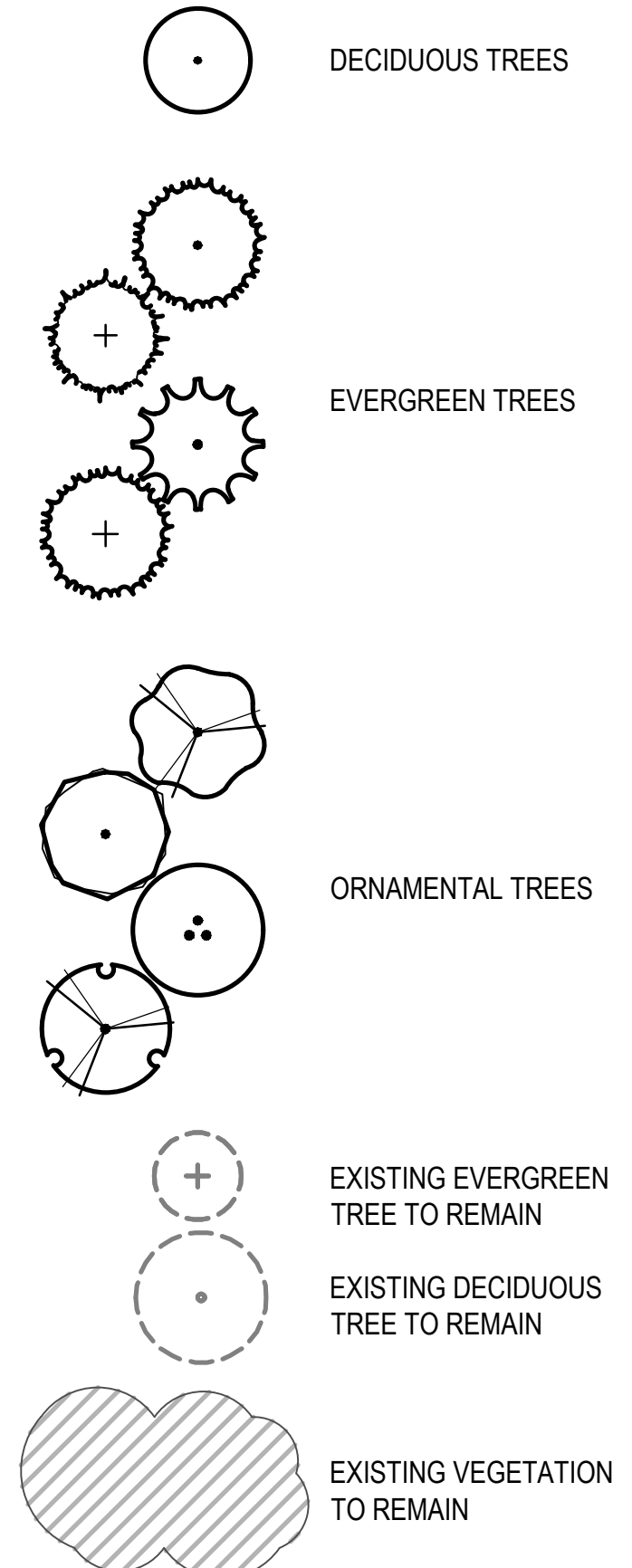
L-3.00



KEY MAP



LEGEND



SCALE 1" = 20'

MATCHLINE - SEE BELOW

MATCHLINE - L-3.00

MATCHLINE - L-3.00

MATCHLINE - L-3.00

MATCHLINE - SEE ABOVE

EXISTING EVERGREEN  
TREE TO REMAIN, TYP.

EXISTING  
VEGETATION  
TO REMAIN

THE WEST CONDOMINIUMS

EXISTING EVERGREEN  
TREE TO REMAIN, TYP.

LIMIT OF WORK, TYP.

LIMIT OF WORK, TYP.  
EXISTING DECIDUOUS  
TREE TO REMAIN, TYP.

MT. WERNER CIRCLE

ENTRY DRIVE

DETENTION POND

RIGHT OF WAY

(1) PS DO  
(1) PO NM

(1) PS DO  
(2) PI PP  
(1) PE DU

(1) PI PP  
(1) PN AR

(1) PS DO  
(1) PI PU

(1) PI PU  
(2) PI 10  
(3) PI PG

(1) PI 10  
(1) PE DU

(1) PS DO  
(3) PO TR

(3) PO NM

(1) PI PU  
(1) PU VI  
(2) PI PP

(1) PS DO  
(1) PE DU  
(1) PS DO

(1) PI PU

(2) PI 10  
(4) PO TR

(2) PI PU  
(1) PN AR

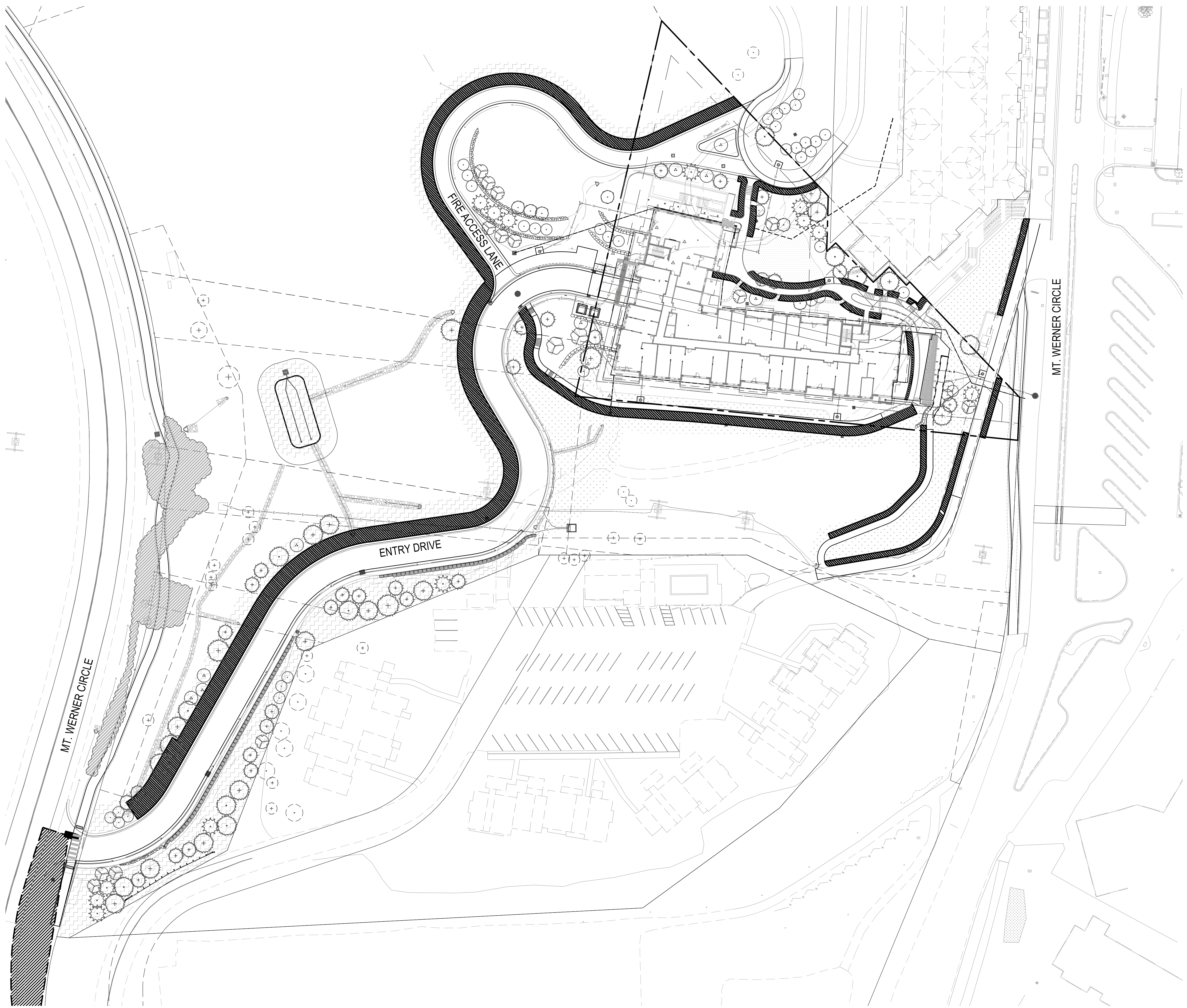
(1) PS DO  
(2) PI 10

(1) PS DO  
(1) PI 10

(1) PI PU  
(3) PU VI

(1) PS DO  
(3) PN AR





LEGEND

 SNOW STORAGE

 PROPERTY LINE

**NORRIS  
DESIGN**  
PEOPLE + PLACEMAKING

409 MAIN STREET  
SUITE 207  
P.O. BOX 2320  
FRISCO, CO 80443  
P 970.368.7068  
**NORRIS-DESIGN.COM**

**THE AMBLE**  
2181 MOUNT WERNER CIR  
STEAMBOAT SPRINGS, CO 80487-9029

OWNER:  
EAST WEST PARTNERS

1550 WEWATTA ST  
DENVER, CO 80202  
CONTACT: RYAN STONE  
303.319.6172



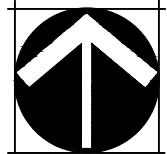
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03/15/2024 - IFC SET
04/11/2024 - RFI 18
04/11/2024 - RFI 19
06/13/2024 - RFI 85
06/18/2024 - RFI 84

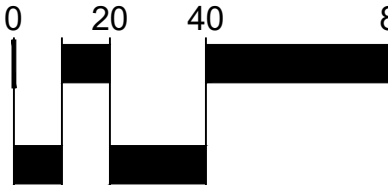
SHEET TITLE:

SNOW  
STORAGE PLAN

L-4.00




NORTH



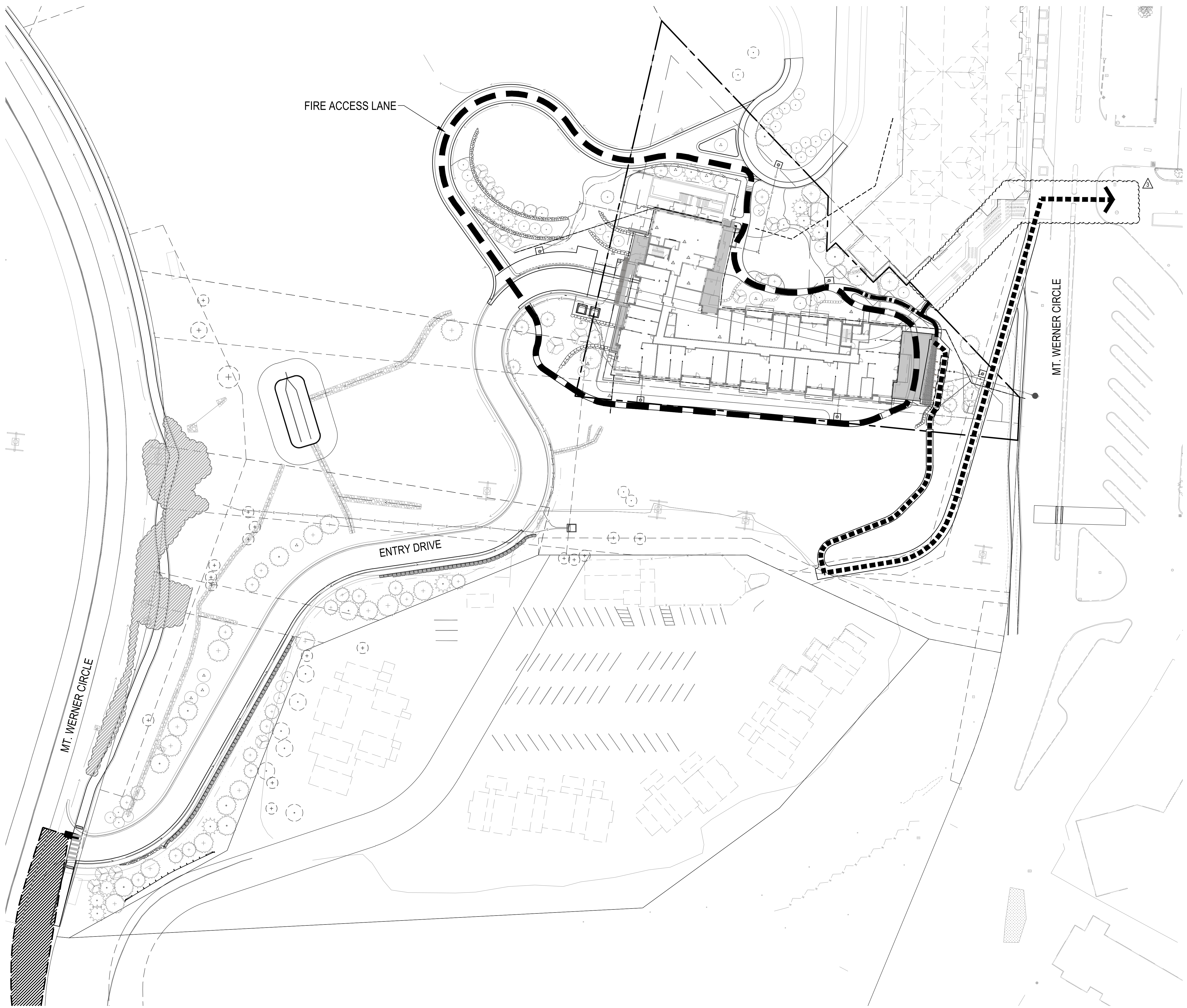
0 20 40 80

SCALE 1" = 40'



CHECKED BY: BH, TA, JS  
DRAWN BY: TA, JS, AM





**LEGEND**

- ROUTE AROUND BUILDING, CONCRETE TRAIL 5'+ WIDTH
- STAIR CONNECTION TO SKI LOCKER DECK, CONCRETE TRAIL 5'+ WIDTH WITH STAIRS.
- ADA COMPLIANT ROUTE CONNECTING TO MT. WERNER CIR AND GONDOLA TRANSIT CENTER, DECK RAMP AND CONCRETE TRAIL 5'+ WIDTH, NO STAIRS
- PROPERTY LINE

**NORRIS DESIGN**  
PEOPLE + PLACEMAKING

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EAST WEST PARTNERS

1550 WEWATTA ST  
DENVER, CO 80202  
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303.319.6172



**DATE:**  
03/15/2024 - IFC SET  
04/11/2024 - RFI 18  
04/11/2024 - RFI 19  
06/13/2024 - RFI 85  
06/18/2024 - RFI 84

**SHEET TITLE:**  
TRAILS PLAN  
EXHIBIT

L-4.01

NORTH

0 20 40 80

SCALE 1" = 40'

**811**

CHECKED BY: BH, TA, JS  
DRAWN BY: TA, JS, AM



= 79.5% TOTAL GROUNDCOVER  
  
= 18.2% TOTAL GROUNDCOVER  
  
= 2.3% TOTAL GROUNDCOVER

**THE AMBLE**  
2181 MOUNT WERNER CIR  
STEAMBOAT SPRINGS, CO 80487-9029

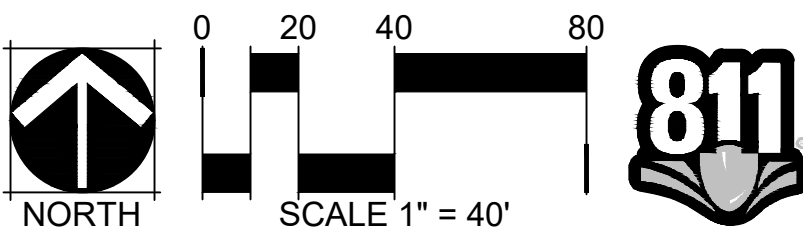
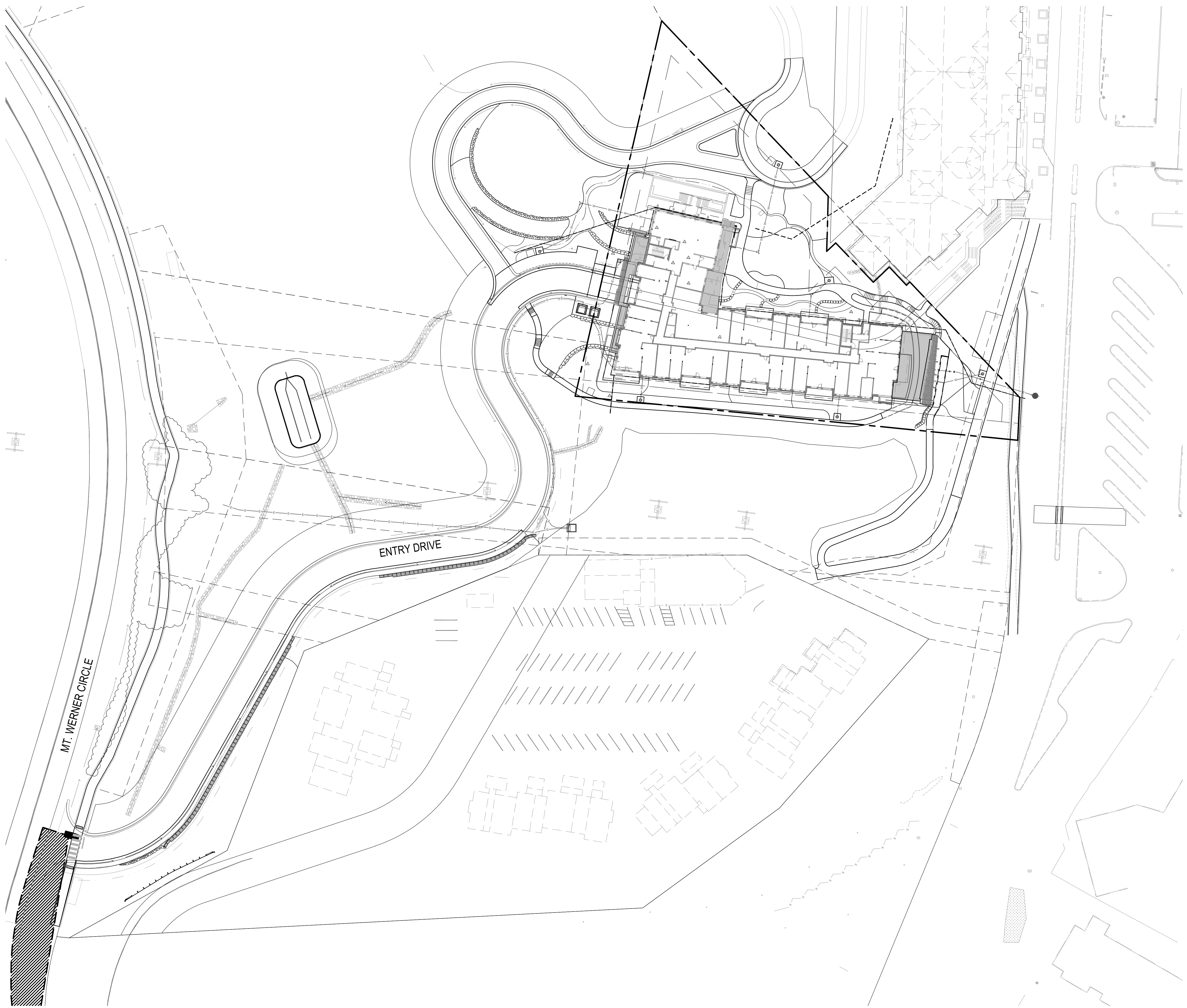
OWNER:  
EAST WEST PARTNERS  
  
1550 WEWATTA ST  
DENVER, CO 80202  
CONTACT: RYAN STONE  
303.319.6172



DATE:  
03/15/2024 - IFC SET  
04/11/2024 - RFI 18  
04/11/2024 - RFI 19  
06/13/2024 - RFI 85  
06/18/2024 - RFI 84

SHEET TITLE:  
HYDROZONE  
PLAN EXHIBIT

L-4.02



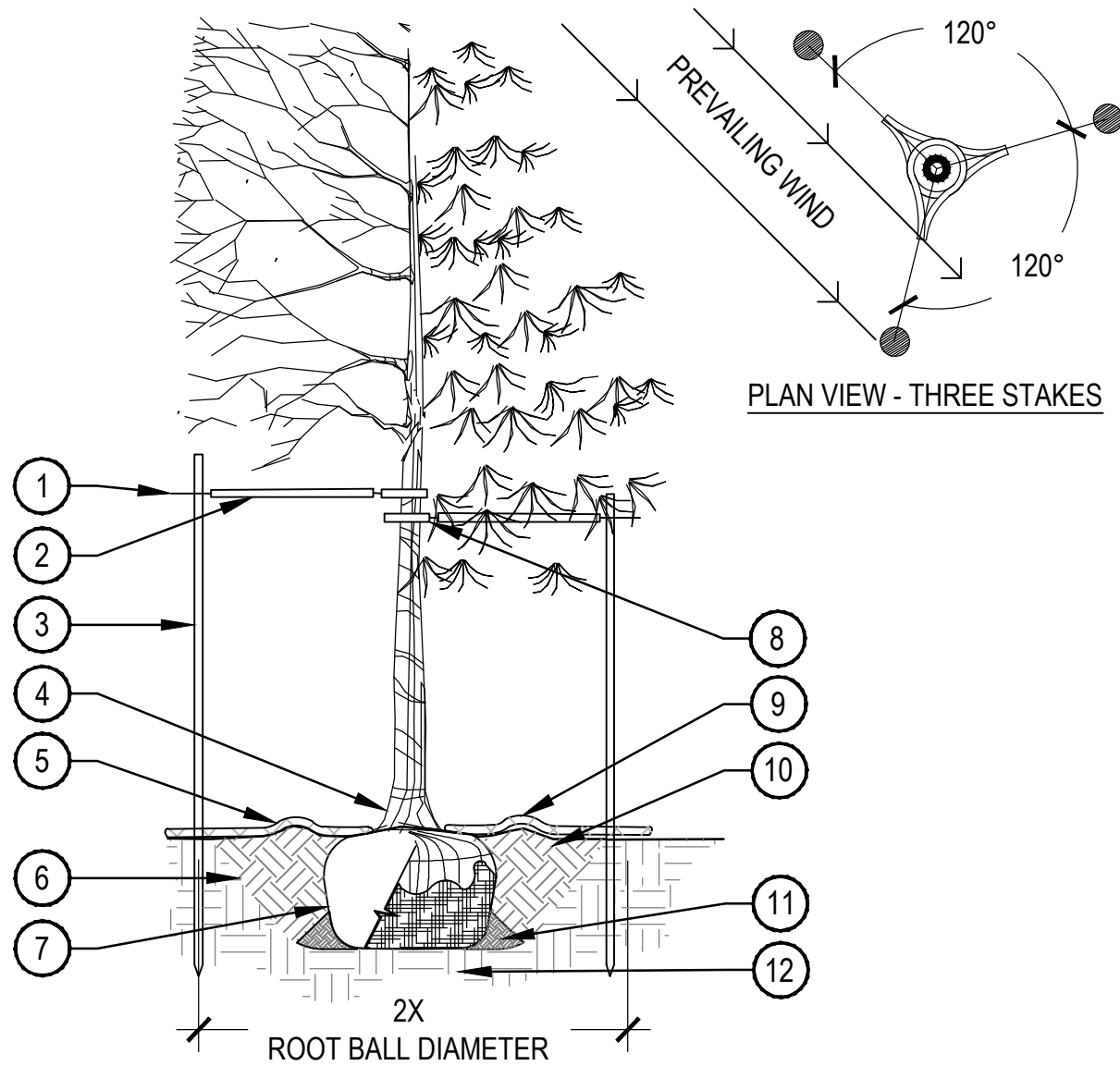


PRUNING NOTES:

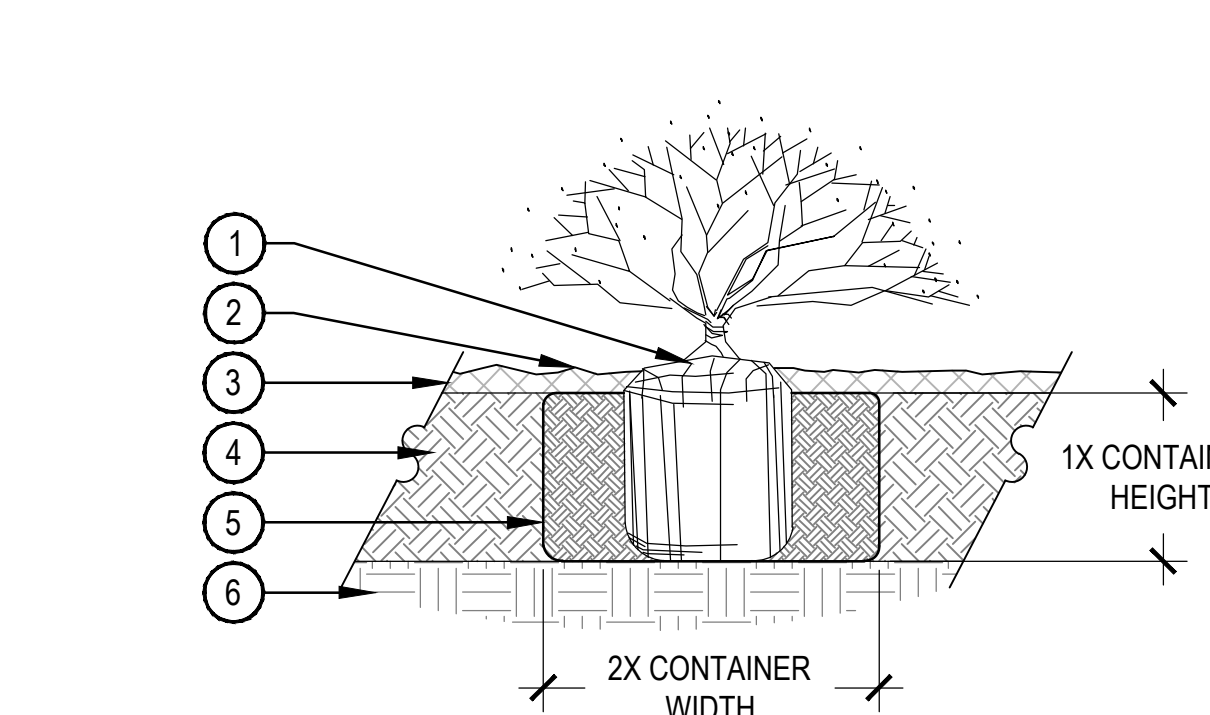
- ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
- DO NOT HEAVILY PRUNE TREE AT PLANTING. PRUNE ONLY CROSSEVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE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



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 TREE PLANTING DETAIL

SCALE: 3/16" = 1'-0"

NOTES:

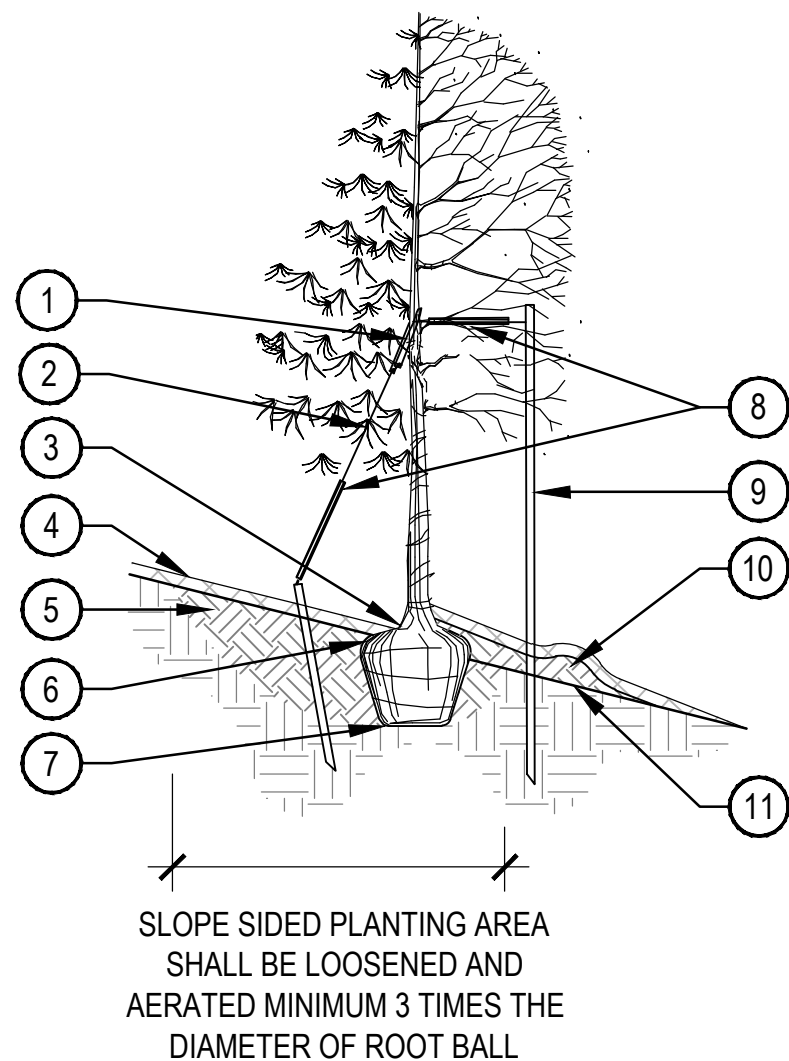
- EXCAVATE PLANTING HOLES WITH SLOPING SIDES. MAKE EXCAVATIONS AT LEAST THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER AND LESS THAN THE DISTANCE FROM THE TOP MOST ROOT AND THE BOTTOM OF THE ROOT BALL. THE PLANTING AREA SHALL BE LOOSENEED AND AERATED AT LEAST THREE TO FIVE TIMES THE DIAMETER OF THE ROOT BALL. REFERENCE TREE PLANTING DETAIL FOR BACKFILL NOTES.
- 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.
- 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:

- ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
- DO NOT HEAVILY PRUNE TREE AT PLANTING. PRUNE ONLY CROSSEVER 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.
- USE GUY ASSEMBLIES FOR EVERGREENS AND TREES OVER 3" CALIPER. ALL WIRE TO BE MINIMUM 12 GAUGE GALVANIZED.



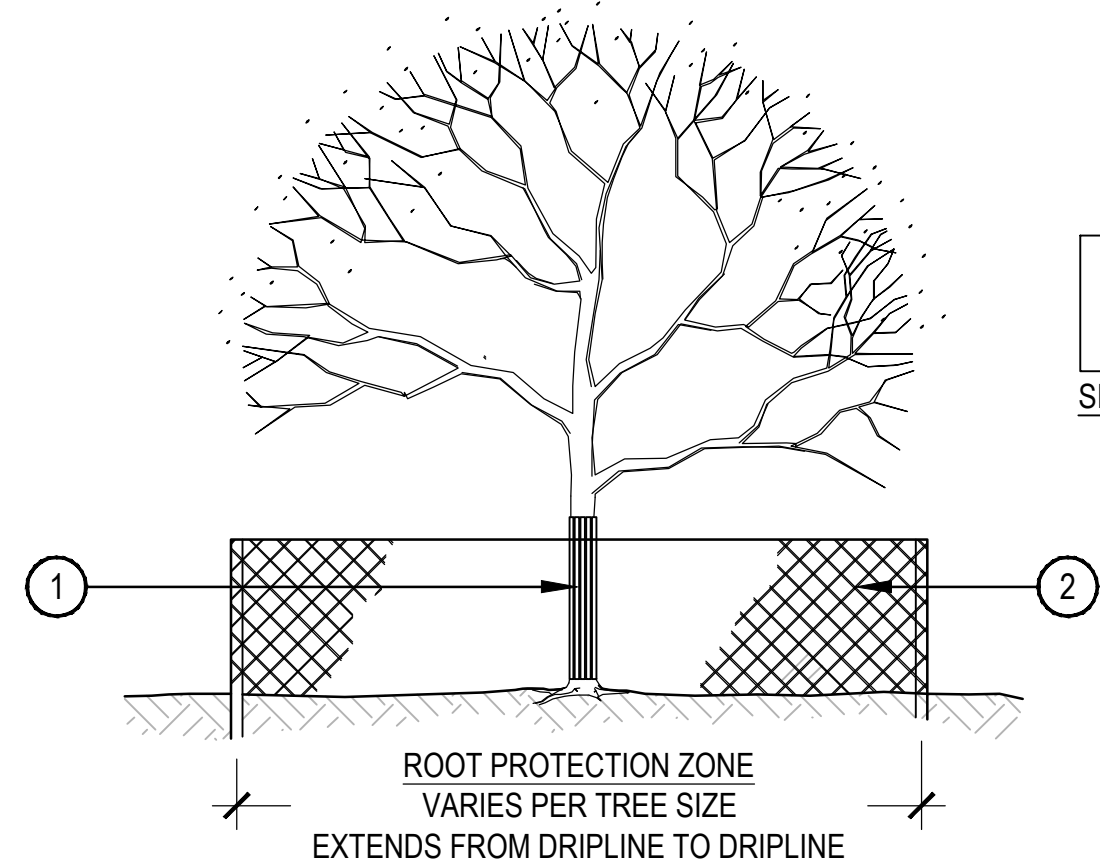
- GROMMETED NYLON STRAP
- GALVANIZED WIRE
- TOP MOST ROOT IN ROOTBALL: 1"-2" ABOVE EXISTING GRADE, UPHILL SIDE
- 2-4" OF ORGANIC MULCH APPLIED OVER PLANTING AREA AND AWAY FROM THE TRUNK, REFER TO MATERIAL SCHEDULE, SHEET L-1.01, FINISHED GRADE REFERENCES TOP OF MULCH
- BACKFILL WITH PLANT MIX, PLANT MIX SHALL CONSIST OF EQUAL PARTS TOPSOIL, COMPOST, EXCAVATED SOIL, PLUS MYCORRHIZAL INOCULANT PER SPECIFICATIONS, WATER THOROUGHLY WHEN BACKFILLING
- REMOVE ALL TWINE, ROPE, BURLAP AND WIRE FROM ENTIRE ROOTBALL AND TRUNK
- PLACE ROOTBALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT, IF SOIL HAS BEEN IMPORTED, PROVIDE MODERATE FOOT PACKING OF SOIL DIRECTLY UNDER LOCATION OF ROOTBALL
- 24" X 3/4" P.V.C. MARKERS (TYPICAL) OVER WIRES
- TREATED WOOD POST, OR METAL T STAKE WITH CAP, WITH GROMMETED NYLON STRAPS, USE 2 GUY WIRES
- UNAMENDED TOPSOIL ADDED TO EXISTING GRADE ON DOWN HILL SIDE, REFER TO SPECIFICATIONS
- EXISTING GRADE

## 3 TREE PLANTING ON SLOPE

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

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.
- 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.



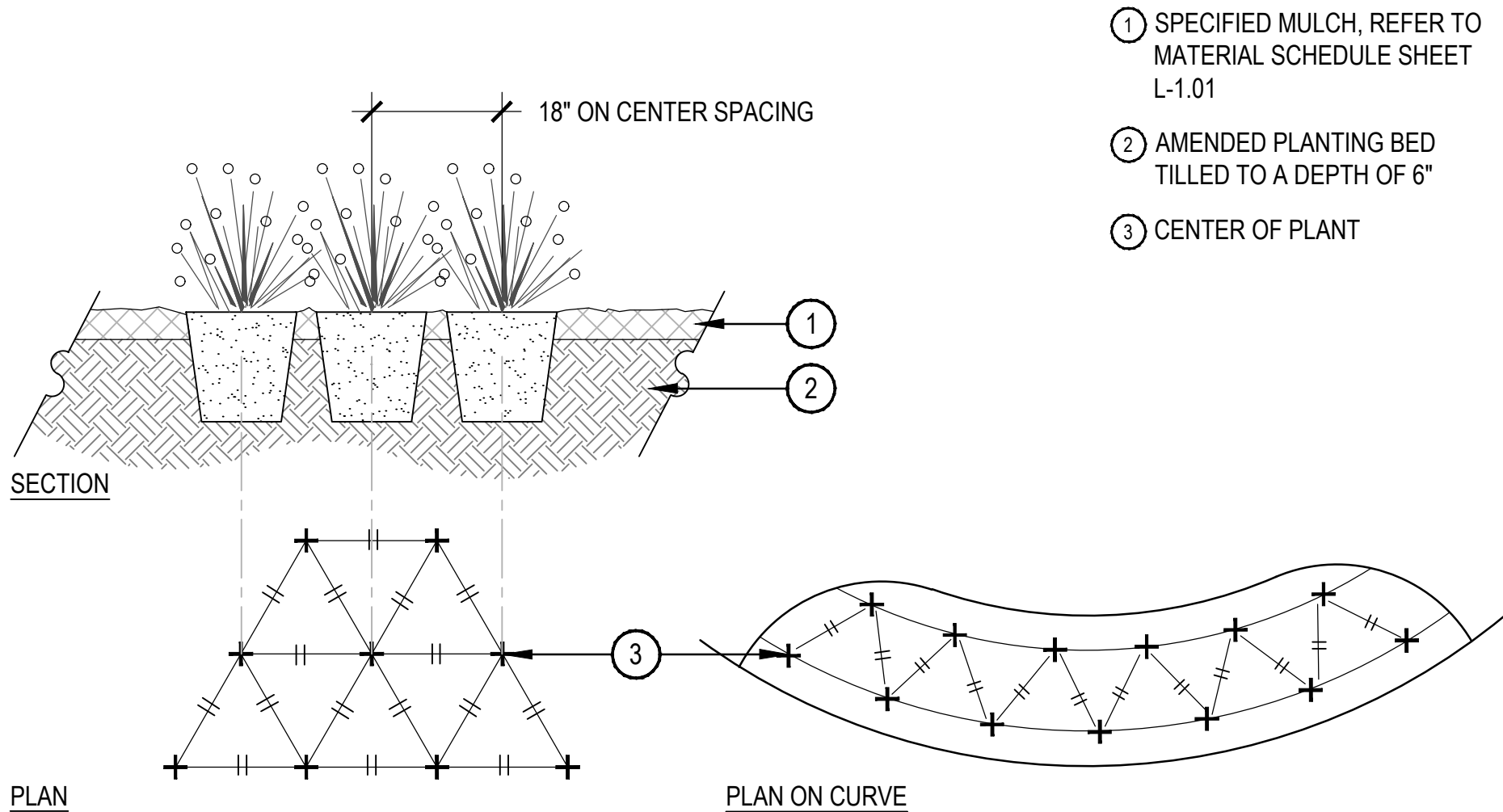
- TRUNK PROTECTION - 1' BOARDS NO LESS THAN 5' LONG OR TO REACH FIRST SCAFFOLD BRANCH, WIRE TO HOLD BOARDS IN PLACE, NO NAILS PERMITTED. INCLUDE WRAPPING OF BURLAP UNDER BOARDS.
- BRANCH PROTECTION - PROTECT LOWER BRANCHES OF TREE CANOPY. PROVIDE CONSTRUCTION FENCING OR EQUAL AT DRIPLINE MINIMUM.
- PLACE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

## 5 TREE PROTECTION

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

## 2 SHRUB PLANTING

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



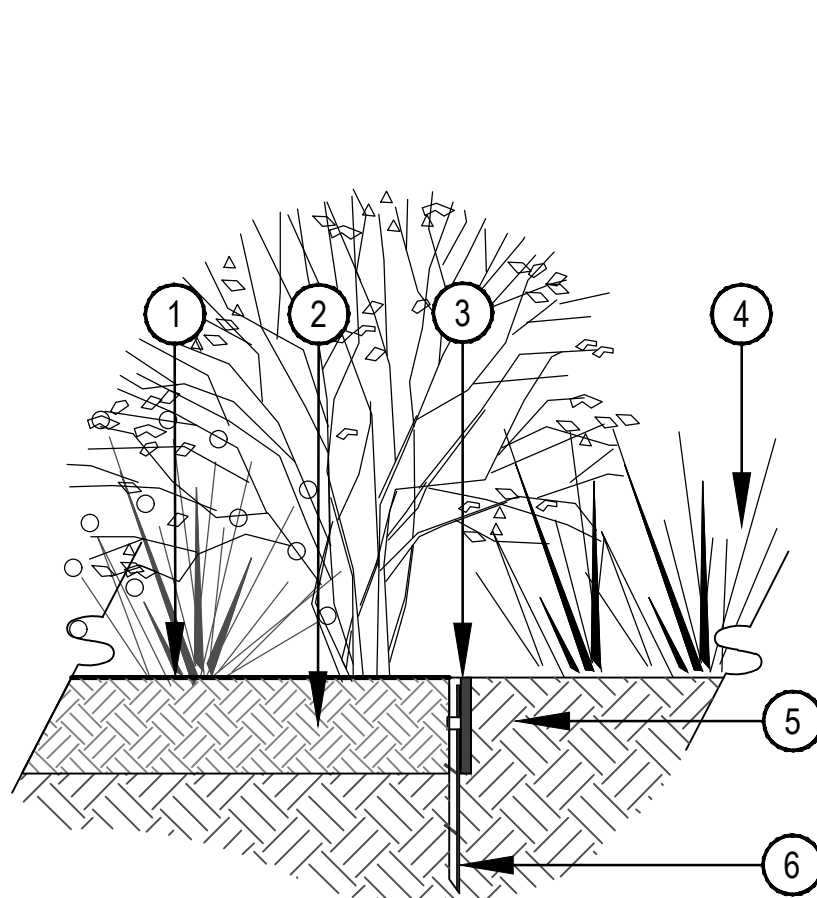
- SPECIFIED MULCH, REFER TO MATERIAL SCHEDULE SHEET L-1.01
- AMENDED PLANTING BED TILLED TO A DEPTH OF 6"
- CENTER OF PLANT

NOTES:

- WHEN PLANTED ON A CURVE, ORIENT ROWS TO FOLLOW THE LONG AXIS OF AREAS WHERE PLANTS ARE MASSED.

## 4 PERENNIAL PLANT LAYOUT

SCALE: 1" = 1'-0"



- FINISH GRADE
- ADJACENT LANDSCAPE, SEE LANDSCAPE PLANS FOR TYPE
- BENDA BOARD EDGER REFER TO MATERIAL SCHEDULE SHEET L-1.01
- NATIVE SEED OR ADJACENT LANDSCAPE, REFER TO LANDSCAPE PLANS
- SUBGRADE
- EDGER STAKE, INSTALL PER MANUFACTURER SPECIFICATIONS

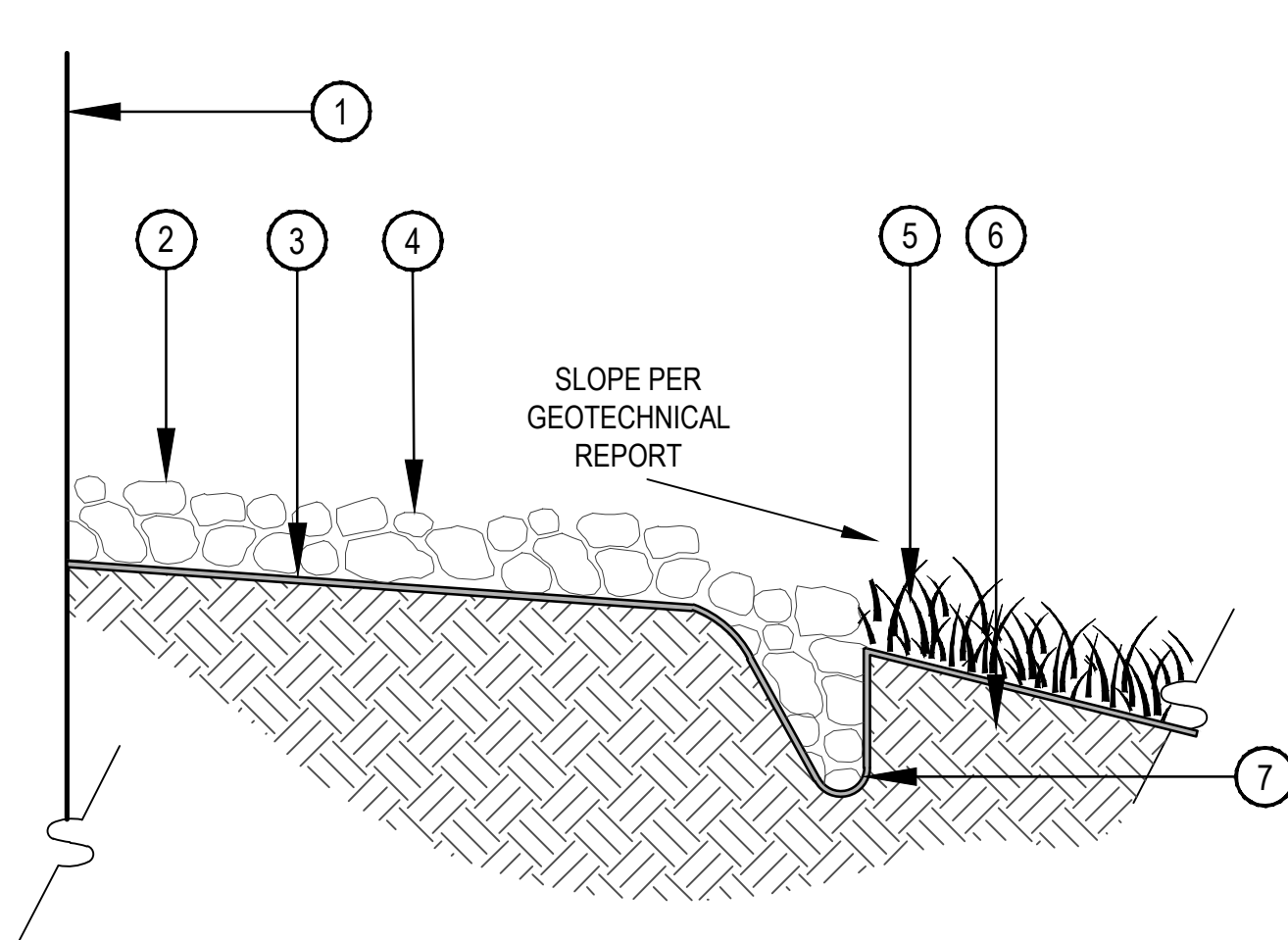
## 6 BENDA BOARD EDGER

N.T.S.

DATE:

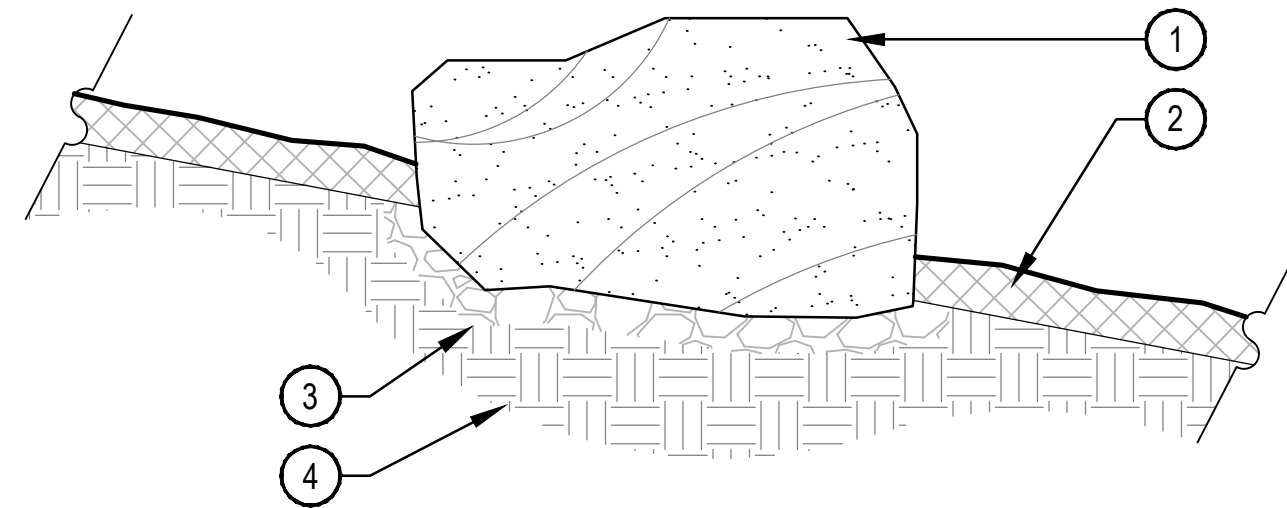
03/15/2024 - IFC SET  
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04/11/2024 - RFI 19  
06/13/2024 - RFI 85  
06/18/2024 - RFI 84





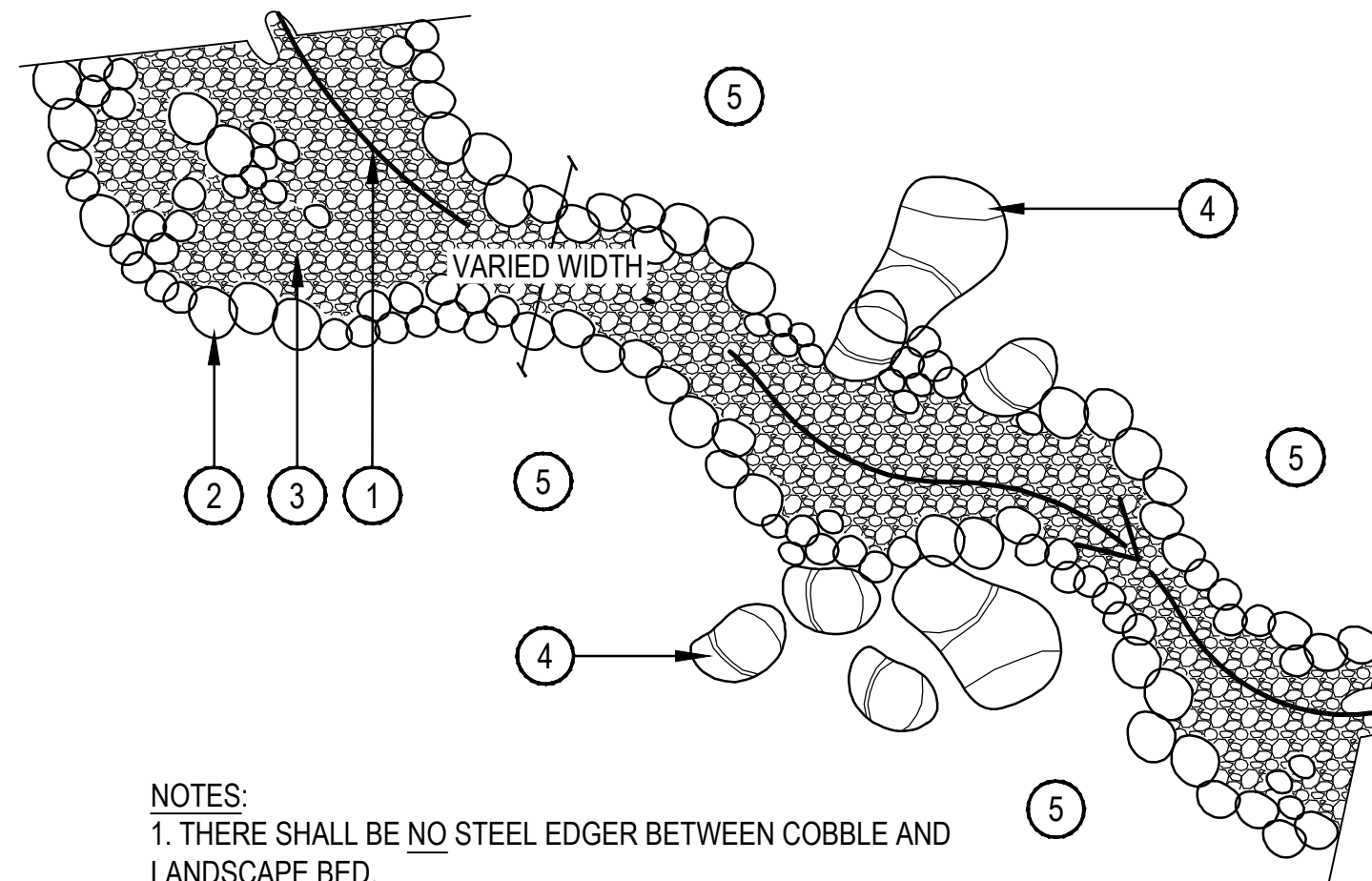
- NOTES:
1. COBBLE DRIP LINE TO BE INCLUDED AROUND PERIMETER OF ALL BUILDINGS WHERE ROOF LINE EXTENDS AND SHEDS WATER / SNOW.

1. ADJACENT BUILDING
2. RIVER ROCK COBBLE; REFERENCE MATERIAL SCHEDULE SHEET L-1.01
3. WEED BARRIER FABRIC; 24" MINIMUM LAP JOINT
4. FINISH GRADE
5. ADJACENT NATIVE GRASS OR LANDSCAPE BED, REFER TO LANDSCAPE PLANS FOR ADJACENT TREATMENT TYPE
6. UNDISTURBED SUBGRADE
7. SPADE CUT EDGE OF DRIP LINE



- NOTES:
1. THE OWNERS REPRESENTATIVE SHALL APPROVE LOCATIONS AND SIZES OF ALL BOULDERS PRIOR TO PLACING.
  2. CONTRACTOR SHALL SUBMIT SAMPLE OR PHOTOS FOR APPROVAL.

1. BOULDER, NATURALLY SET BOULDER SO THAT A MINIMUM 1/4 OF BOULDER IS BELOW FINISH GRADE; REFER TO MATERIAL SCHEDULE SHEET L-1.01
2. ADJACENT LANDSCAPE MATERIAL, REFER TO PLAN FOR TYPE
3. 3" MINIMUM ROAD BASE COMPACTED TO 95% OF STANDARD PROXY DENSITY
4. UNDISTURBED GRADE



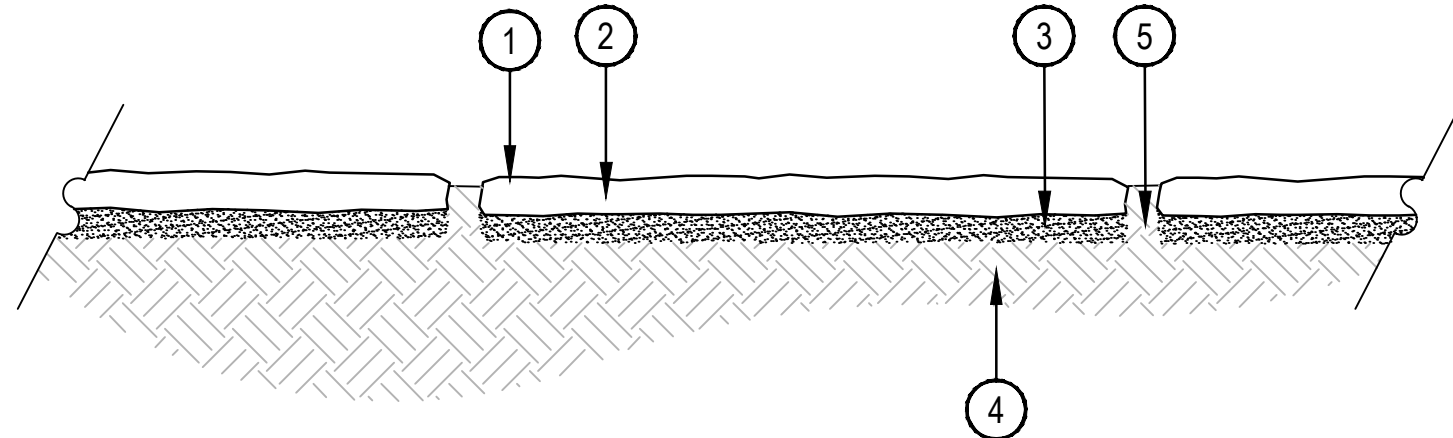
- NOTES:
1. THERE SHALL BE NO STEEL EDGER BETWEEN COBBLE AND LANDSCAPE BED.
  2. SPECIFIED WEED BARRIER FABRIC SHALL BE INSTALLED UNDER ALL COBBLE. NO WEED BARRIER FABRIC SHALL BE VISIBLE.

1. SWALE BOTTOM TO NOT IMPEDE FLOW
2. 6"-12" RIVER ROCK COBBLE SET ON EDGE OF SWALE AS WELL AS IN A FEW INTERIOR AREAS TO CREATE A LOOSE, NATURALISTIC BORDER AS SHOWN, REFERENCE MATERIAL SCHEDULE ON SHEET L-1.01
3. 2"-4" COBBLE IN INTERIOR AREAS OF SWALE AT 4'-5" DEPTH, REFERENCE MATERIAL SCHEDULE ON SHEET L-1.01
4. BOULDERS SET IN AND AROUND SWALE, REFERENCE MATERIAL SCHEDULE ON SHEET L-1.01 AND SEE BOULDER DETAIL 2, SHEET L-5.01
5. ADJACENT PLANTING BED OR SIDEWALK, REFER TO LANDSCAPE AND HARDSCAPE PLANS

## 1 COBBLE DRIP LINE

N.T.S.

1. TOP OF STEPPER SHALL BE SET SLIGHTLY ABOVE THE TOP OF ADJACENT MULCH, SEE PLANS FOR ADJACENT SURFACE MATERIAL TYPE
2. FLAGSTONE SLATE STONE STEPPER, SEE MATERIAL SCHEDULE, SHEET LP-002
3. 2" SAND SETTING LAYER
4. SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY
5. SEE PLAN FOR SPACING BETWEEN STEPPERS



- NOTES:
1. REFER TO LANDSCAPE PLANS FOR LAYOUT

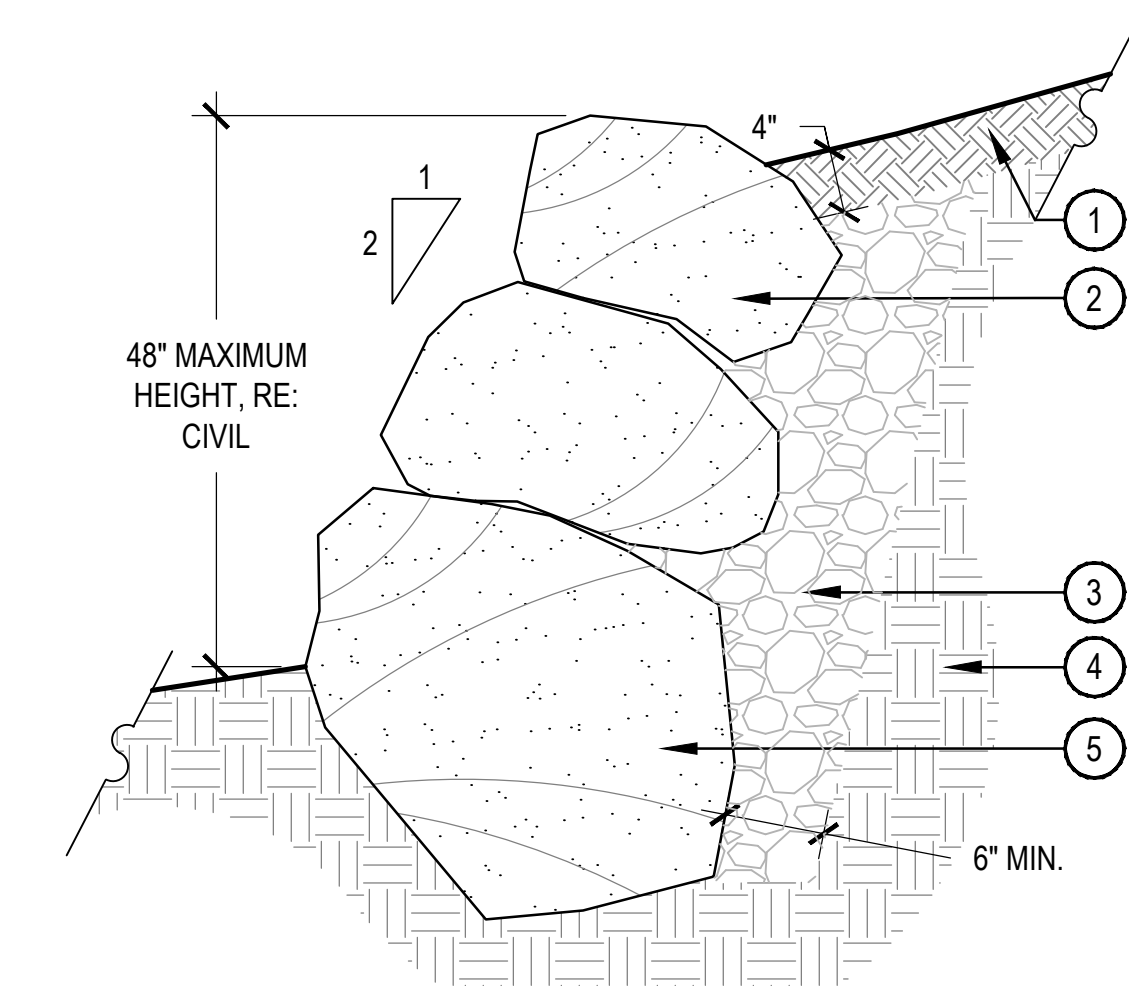
## 4 SANDSTONE STEPPER

SCALE: 1" = 1'-0"

## 2 LANDSCAPE BOULDER

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

1. AMENDED SOIL, REFER TO LANDSCAPE PLANS
2. BOULDERS; REFER TO MATERIAL SCHEDULE, SHEET L-1.01
3. COMPACTED CLASS 6 GRAVEL TO PROVIDE STABILITY, COMPACT IN 6" MAXIMUM LIFTS
4. UNDISTURBED SOIL
5. BURY TWO-THIRDS OF BASE COURSE FOR STABLE FOUNDATION



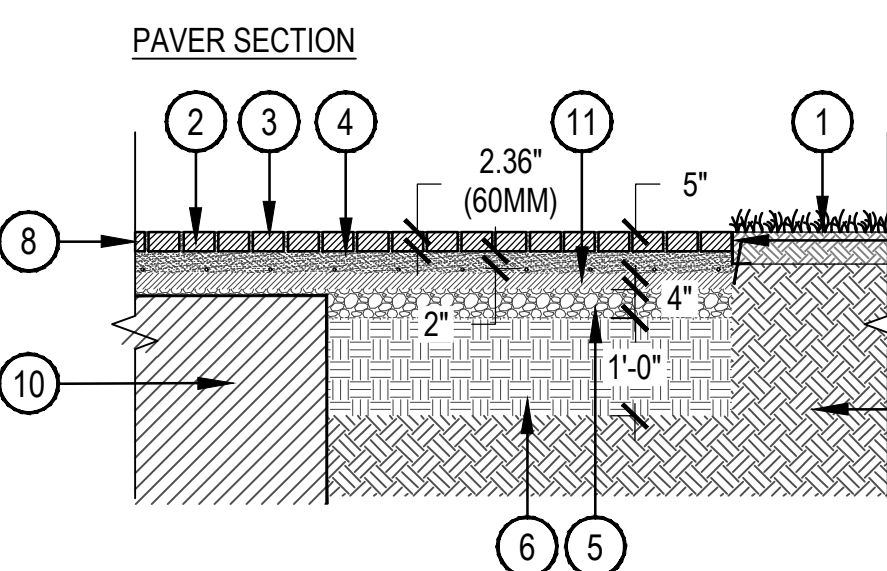
- NOTES:
1. CONTRACTOR SHALL SUBMIT SMALL SAMPLE OR PHOTOS OF BOULDERS FOR APPROVAL.
  2. STACK BOULDERS WITH 2:1 BATTER AND LEAN TO UPHILL SIDE, BOULDERS SHOULD BE NO SMALLER THAN 18"X18"X18".

## 5 LANDSCAPE WALL

SCALE: 1" = 1'-0"

## 3 COBBLE SWALE

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

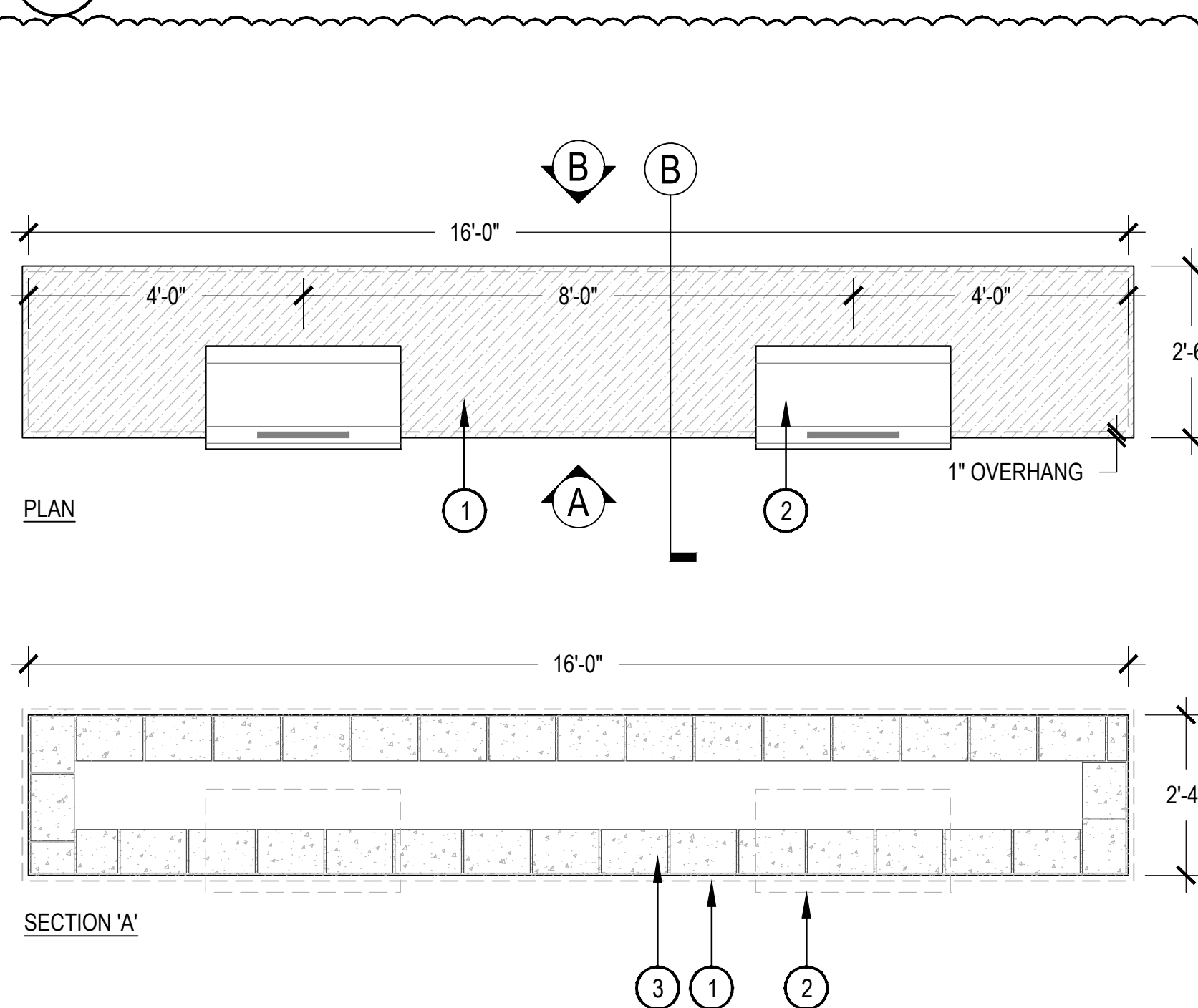


- NOTES:
1. REFER TO PLANS FOR LOCATIONS OF STANDARD PLAZA PAVERS.
  2. STANDARD CONCRETE PAVERS HAVE DIFFERENT DIMENSIONS, PROFILE AND INSTALLATION REQUIREMENTS THAN THE DRIVABLE PLAZA PAVERS.
  3. PLEASE REFER TO MANUFACTURER RECOMMENDATIONS AND CIVIL SPECIFICATIONS FOR SPECIFIED PAVES INSTALLATION.

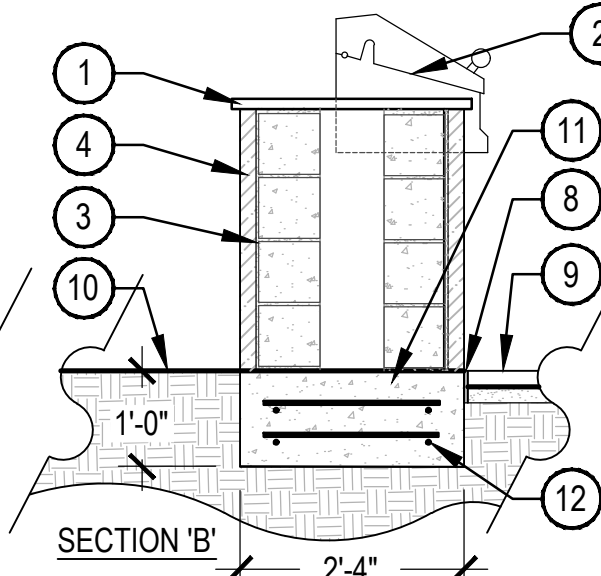
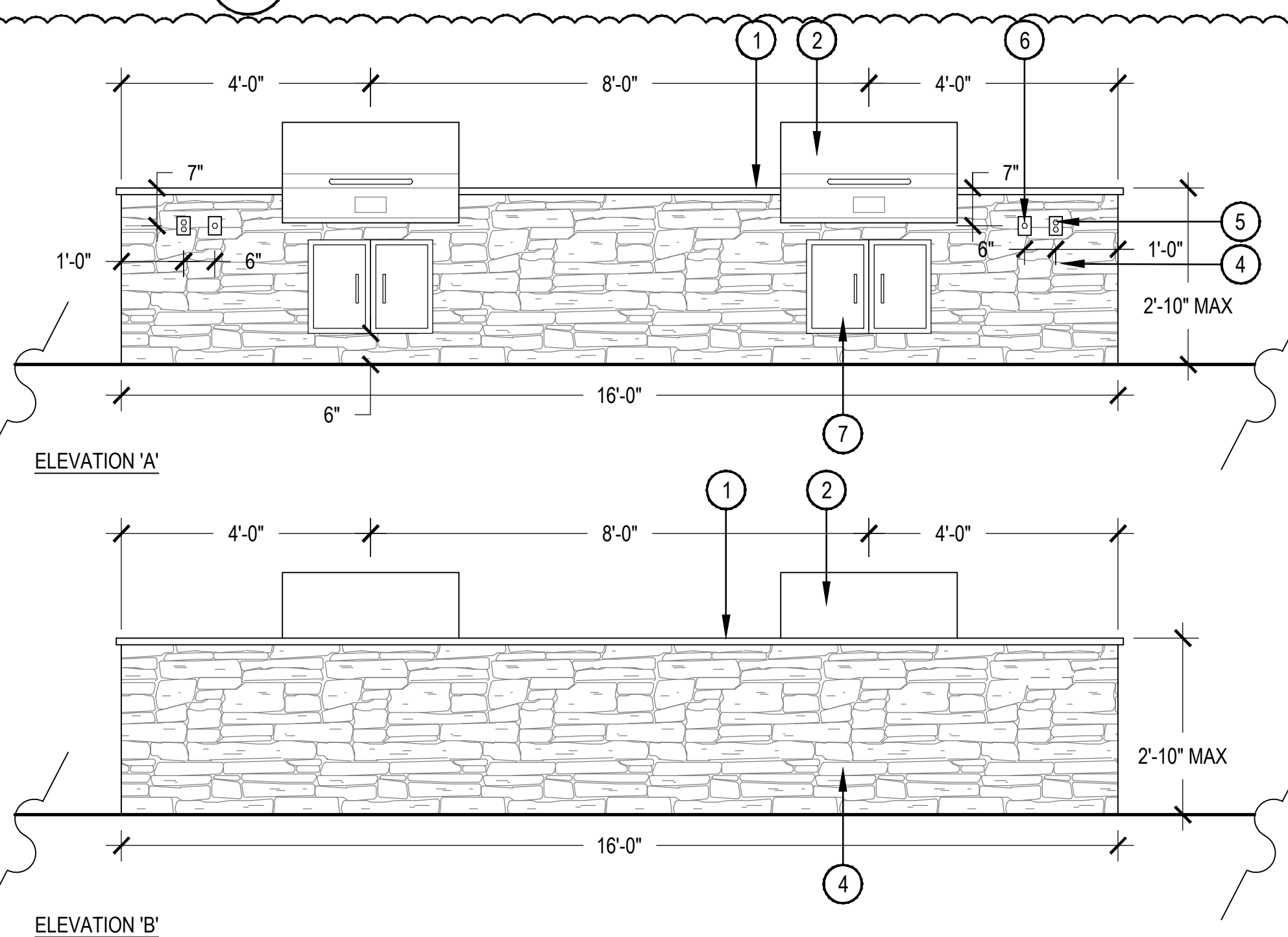
1. ADJACENT LANDSCAPE, REFER TO LANDSCAPE PLANS FOR ADJACENT CONDITION
2. POOL DECK PAVERS, REFER TO MATERIAL SCHEDULE ON SHEET L-1.01 FOR MORE INFORMATION
3. SAND-FILLED JOINTS, NOMINAL 1/8" JOINTS
4. MINIMUM 3" WASHED SAND SETTING LAYER CONFORMING TO THE GRADING REQUIREMENTS OF ASTM C 33, SCREED TO THE GRADE AND PROFILE SHOWN ON PLANS, REFER TO MECHANICAL FOR SNOW-MELT LAYOUT IN THIS LAYER, PROPER SAND COMPACTION OF THIS SAND LAYER IMPERATIVE TO AVOID SINKING OF PAVES AND IMPINGING ON TUBING
5. 4" DEPTH CDOT CLASS 6 ROAD BASE COMPACTED PER GEOTECHNICAL SPECIFICATIONS
6. 12" OF SUBGRADE TO BE SCARIFIED AND RE-COMPACTED AT 95% PER CIVIL SPECIFICATIONS AS NECESSARY
7. UNDISTURBED SUBGRADE
8. SEE PLANS FOR PAVES LAYOUT AND PATTERN
9. PAVES RESTRAINT RAIL EDGER, STAKED, TOP OF EDGER TO BE SET 1/8" MIN. BELOW GRADE, TO BE USED BETWEEN ADJACENT LANDSCAPE OR ARTIFICIAL TURF AND PAVERS, NOT NECESSARY WHEN PAVERS ABUT BUILDING, WALLS OR CONCRETE PAVING, SEE MATERIAL SCHEDULE ON SHEET L-1.01 FOR MORE INFORMATION
10. STRUCTURE AND INSULATION BELOW GRADE, REFER TO ARCHITECTURE
11. 2" THICK, R-10 MINIMUM INSULATION PER MEP, SEE MEP SHEETS

## 6 POOL DECK PAVES

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



## 7 OUTDOOR KITCHEN



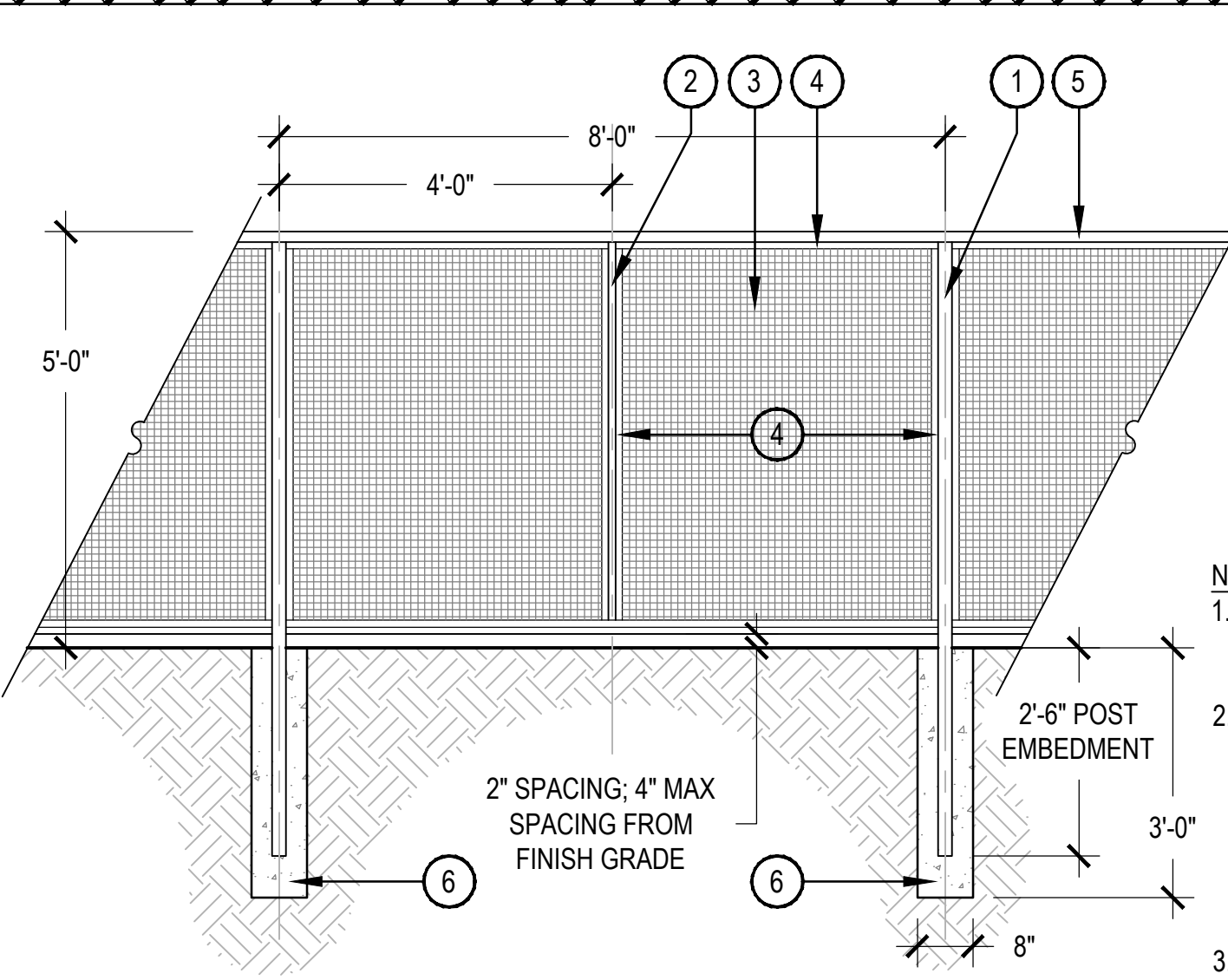
1. GRANITE COUNTERTOP WITH 1" OVERHANG. ENSURE COOKING SURFACE IS LEVEL WITH COUNTER; REFER TO MATERIAL SCHEDULE SHEET L-1.01; ENSURE ENTIRE COUNTER HEIGHT IS MAX 34" FROM FINISH GRADE
2. BUILT IN GRILL, COORDINATE WITH ELECTRICAL TO PROVIDE POWER NEEDS FOR ELECTRIC GRILL; REFER TO AMENITY SCHEDULE L-1.01
3. OUTDOOR KITCHEN SUPPORT STRUCTURE TO BE 12X8 CMU BLOCK, FULLY GROUTED, WEEP BELOW FINISHED GRADE
4. STONE VENEER, REFER TO MATERIAL SCHEDULE SHEET L-1.01
5. ELECTRICAL 'GFI' RECEPTACLE, COORDINATE WITH MEP CONSULTANT
6. TIMER/EMERGENCY SHUTOFF FOR ELECTRIC GRILL; COORDINATE LOCATION WITH MEP CONSULTANT
7. EQUIPMENT ACCESS PANEL, REFER TO AMENITY SCHEDULE L-1.01
8. NATURAL STONE PAVING; REFER TO PAVING SCHEDULE L-1.01
9. EXPANSION JOINT WITH HEAVY DUTY CLEAR ELASTOMERIC CAULK
10. ADJACENT LANDSCAPE BED; RE: LANDSCAPE PLAN
11. 12" THICK REINFORCED CONCRETE PAD
12. #5 REBAR EACH DIRECTION

- NOTES:
1. CONTRACTOR TO SUBMIT COUNTERTOP, STONE VENEER, AND GFCI COVER SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO CONSTRUCTION.
  2. ALL FOOTINGS AND WALLS TO BE STRUCTURALLY ENGINEERED. FOOTING DETAIL IS ILLUSTRATIVE ONLY. STEEL REINFORCEMENT NOT SHOWN.
  3. MASONRY CONTRACTOR TO PROVIDE SLEEVE LOCATIONS FOR ELECTRIC, PER COORDINATION WITH ELECTRICAL AND PLUMBING CONTRACTORS - ELECTRIC NOT SHOWN.
  4. ELECTRICAL CONTRACTOR RESPONSIBLE FOR ACCURATE LOCATION OF ELECTRICAL CONDUIT, AND ELECTRICAL INSTALLATION OF GRILL, AND GFCI'S PER MANUFACTURER SPECIFICATIONS. IN COMPLIANCE WITH LOCAL, STATE, AND FEDERAL CODES.
  5. MASONRY CONTRACTOR SHALL INSTALL APPLIANCES AND ACCESSORIES PER MANUFACTURERS SPECIFICATIONS - ALL APPLIANCES AND ACCESSORIES SHALL BE PROVIDED ON-SITE PRIOR TO COUNTERTOP INSTALLATION.
  6. GRILL TO BE FITTED WITH AUTOMATIC SHUT-OFF AND TIMER VALVE. THE CONTROLS SHOULD BE OPERABLE WITH 5 LBF MAXIMUM FORCE AND OPERABLE WITH ONE HAND WITHOUT TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST.

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



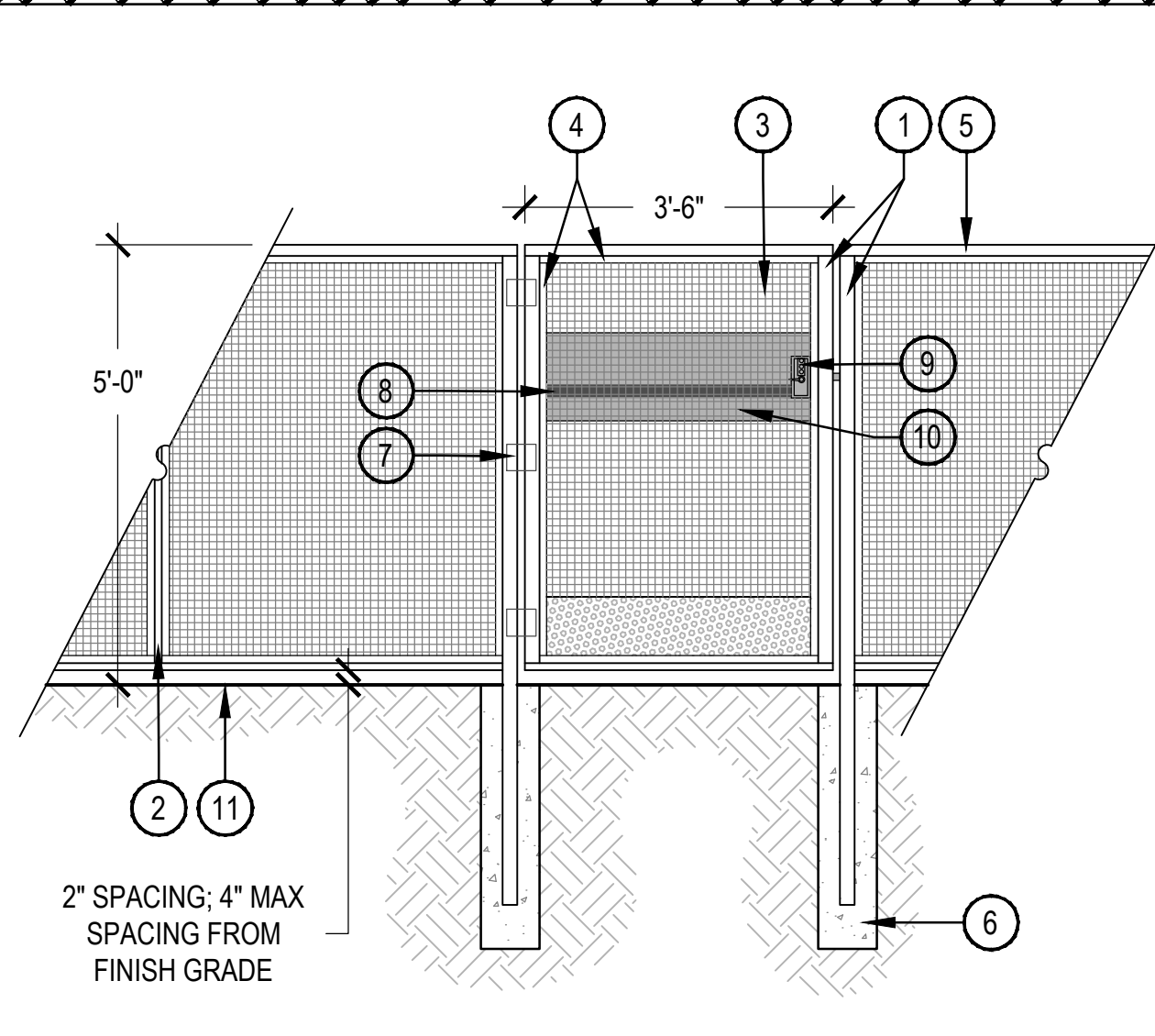




- 2" X 2" ALUMINUM POSTS, SPACED 8' O.C.
- 1" X 1" ALUMINUM POSTS
- 1" X 1" HOG MESH PANEL; 6 GAUGE
- 1/2" X 1" HOG TRACK
- 1 1/2" X 2 1/2" ALUMINUM TOP RAIL
- 8" WIDE X 3" DEEP POST FOOTER

- NOTES:
- THIS DETAIL IS FOR REFERENCE PURPOSE ONLY AND HAS NOT BEEN ENGINEERED.
  - NORRIS DESIGN IS NOT RESPONSIBLE FOR STRUCTURAL ENGINEERING ASSOCIATED WITH THIS DETAIL. THIS MUST BE PREPARED BY A LOCALLY LICENSED ENGINEER AS REQUIRED FOR PERMITS AND MUST COMPLY WITH ALL CODES AND REGULATIONS.
  - ALL METAL FENCE MEMBERS TO BE PAINTED WITH HIGH QUALITY, OUTDOOR RATED, BLACK PAINT TO MATCH ARCHITECTURE RAILINGS AT UNIT PATIOS.

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

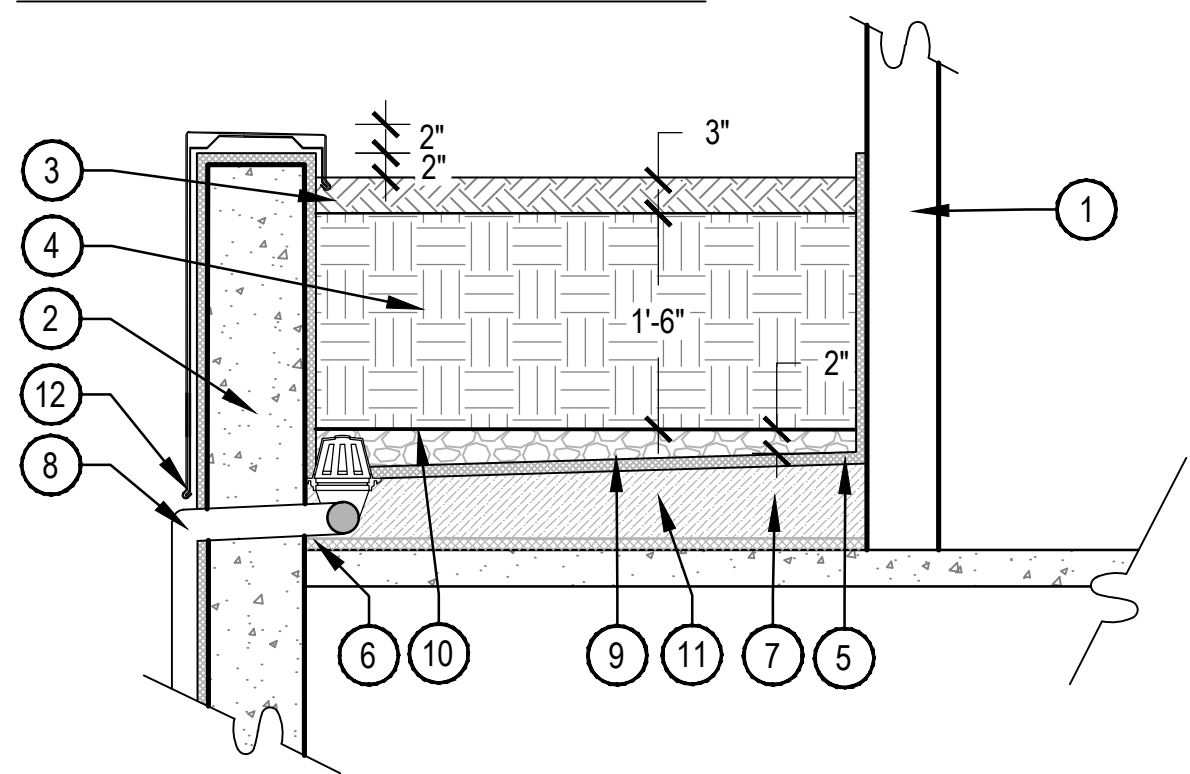


- 2" X 2" ALUMINUM POSTS, SPACED 8' O.C.
- 1" X 1" ALUMINUM POSTS
- 1" X 1" HOG MESH PANEL; 6 GAUGE
- 1/2" X 1" HOG TRACK
- 1 1/2" X 2 1/2" ALUMINUM TOP RAIL
- 8" WIDE X 3" DEEP POST FOOTER
- SELF CLOSING GATE HINGES
- EMERGENCY EGRESS PUSH BAR (PANIC HARDWARE) LOCATED ON PUSH SIDE (INSIDE) OF GATE
- ACCESS CONTROL DIGITAL KEY PAD LOCK ON EXTERIOR SIDE AND PASSAGE LEVER ON OPPOSITE SIDE

- 1/8" ALUMINUM PANEL WELDED TO ALUMINUM POSTS; INSTALL ON INTERIOR SIDE OF GATE FOR MOUNTING EMERGENCY EGRESS BAR
- NOTES:
- THIS DETAIL IS FOR REFERENCE PURPOSE ONLY AND HAS NOT BEEN ENGINEERED.
  - NORRIS DESIGN IS NOT RESPONSIBLE FOR STRUCTURAL ENGINEERING ASSOCIATED WITH THIS DETAIL. THIS MUST BE PREPARED BY A LOCALLY LICENSED ENGINEER AS REQUIRED FOR PERMITS AND MUST COMPLY WITH ALL CODES AND REGULATIONS.
  - ALL METAL FENCE AND GATE MEMBERS TO BE PAINTED WITH HIGH QUALITY, OUTDOOR RATED, BLACK PAINT TO MATCH ARCHITECTURE RAILINGS AT UNIT PATIOS.

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

WEST OVER STRUCTURE PLANTER WALL SECTION

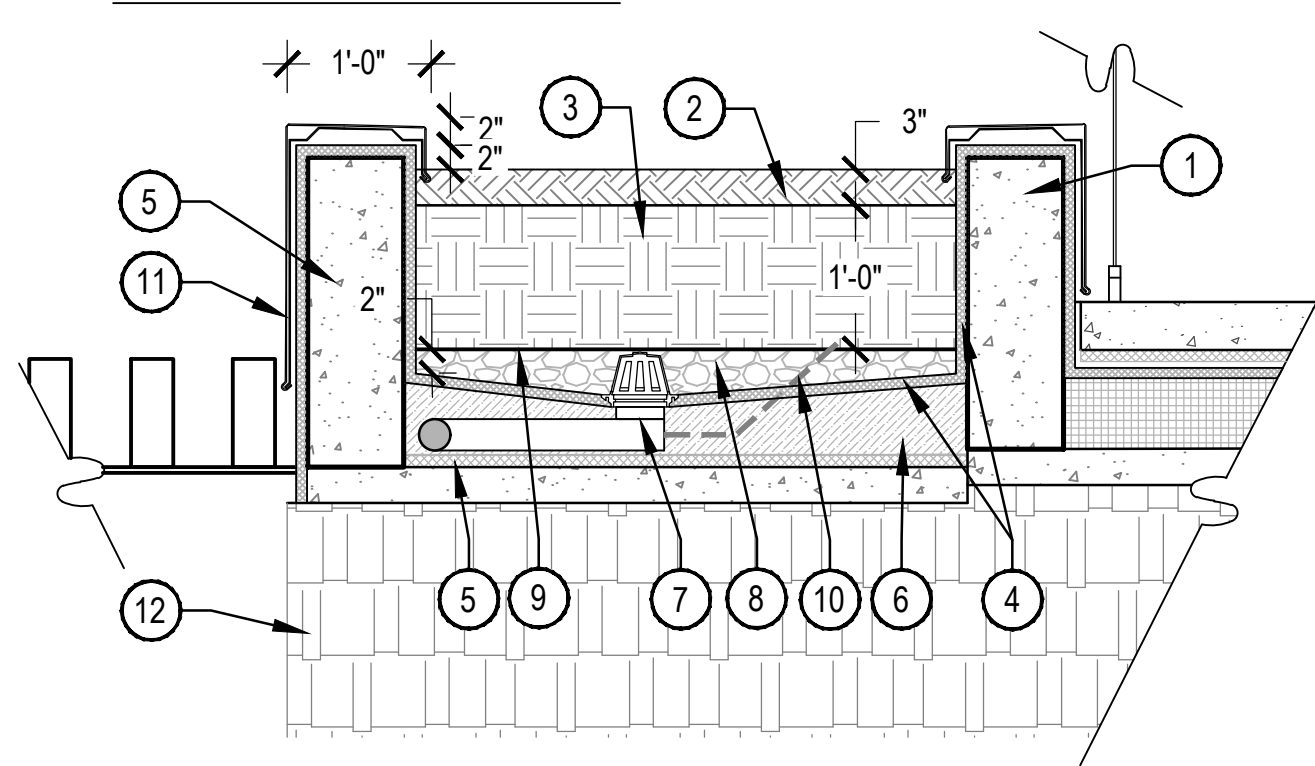


- NOTES:
- THIS DETAIL'S INTENT IS TO DEMONSTRATE THE OVER STRUCTURE GREEN ROOF PLANTER ASSEMBLY.
  - NORRIS DESIGN IS NOT RESPONSIBLE FOR CONNECTIONS TO THE BUILDING OR WATERPROOFING AT THE BUILDING ENVELOPE.
  - ALL PLANTERS TO BE IRRIGATED AND HAVE DRAINS. REFER TO DRAINAGE PLAN AND MEP FOR DRAIN SIZE, DETAILS AND FINAL LOCATION, REFER TO IRRIGATION PLANS FOR IRRIGATION TYPE.

- ADJACENT BUILDING FACADE, REFER TO ARCHITECTURE FOR FACADE FINISH AND WATERPROOFING DETAILS. REFER TO ARCHITECTURE FOR FLASHING DETAIL AND STRUCTURAL FOR REINFORCEMENT.
- ADJACENT BUILDING PARAPET, REFER TO ARCHITECTURE FOR PARAPET FINISH AND WATERPROOFING DETAILS. REFER TO ARCHITECTURE FOR FLASHING DETAIL AND STRUCTURAL FOR REINFORCEMENT.
- PLANTING BED MULCH, REFER TO MATERIAL SCHEDULE SHEET L-1.01
- AMENDED PLANTING SOIL, MINIMUM 18" DEPTH, REFER TO SPECIFICATIONS FOR SOIL PREPARATION AND REQUIREMENTS FOR SHRUB BED SOIL AMENDMENTS
- PLANTER INTERIOR WATERPROOFING OVER GEOFOAM BASE MEMBRANE TO MATCH ARCHITECTURE
- WATER PROOFING MEMBRANE AND STRUCTURAL SLAB ASSEMBLY, REFER TO ARCHITECTURE AND STRUCTURAL FOR DETAILING AND SPECIFICATIONS
- INSTALL GEO-FOAM TO SLOPE BASE OF PLANTER TO DIRECT DRAINAGE, INSTALL PER MANUFACTURER SPECIFICATIONS, WATERPROOFING FOR INTERIOR OF PLANTER TO BE APPLIED BETWEEN GEOFOAM AND PLANTER SOIL OR GRAVEL, REFER TO ARCHITECTURE FOR WATERPROOFING SPECIFICATION
- DRAIN; REFER TO MEP FOR DRAIN TYPE, SIZE, AND LOCATION; REFER TO MEP AND ARCHITECTURE FOR CONNECTIONS TO DOWNSPOUT LOCATIONS AND DAYLIGHTING.
- MINIMUM 2" DEPTH 3/4"-1.5" AGGREGATE BASE TO ENSURE DRAINAGE OF PLANTER
- MIRIFI FILTER FABRIC BETWEEN POTTING SOIL AND DRAINAGE AGGREGATE
- IRRIGATION LINE TO PLANTERS, REFER TO IRRIGATION DRAWINGS FOR DETAILS
- REFER TO ARCHITECTURE FOR WALL FINISH

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

ENTRY DRIVE GREEN ROOF SECTION

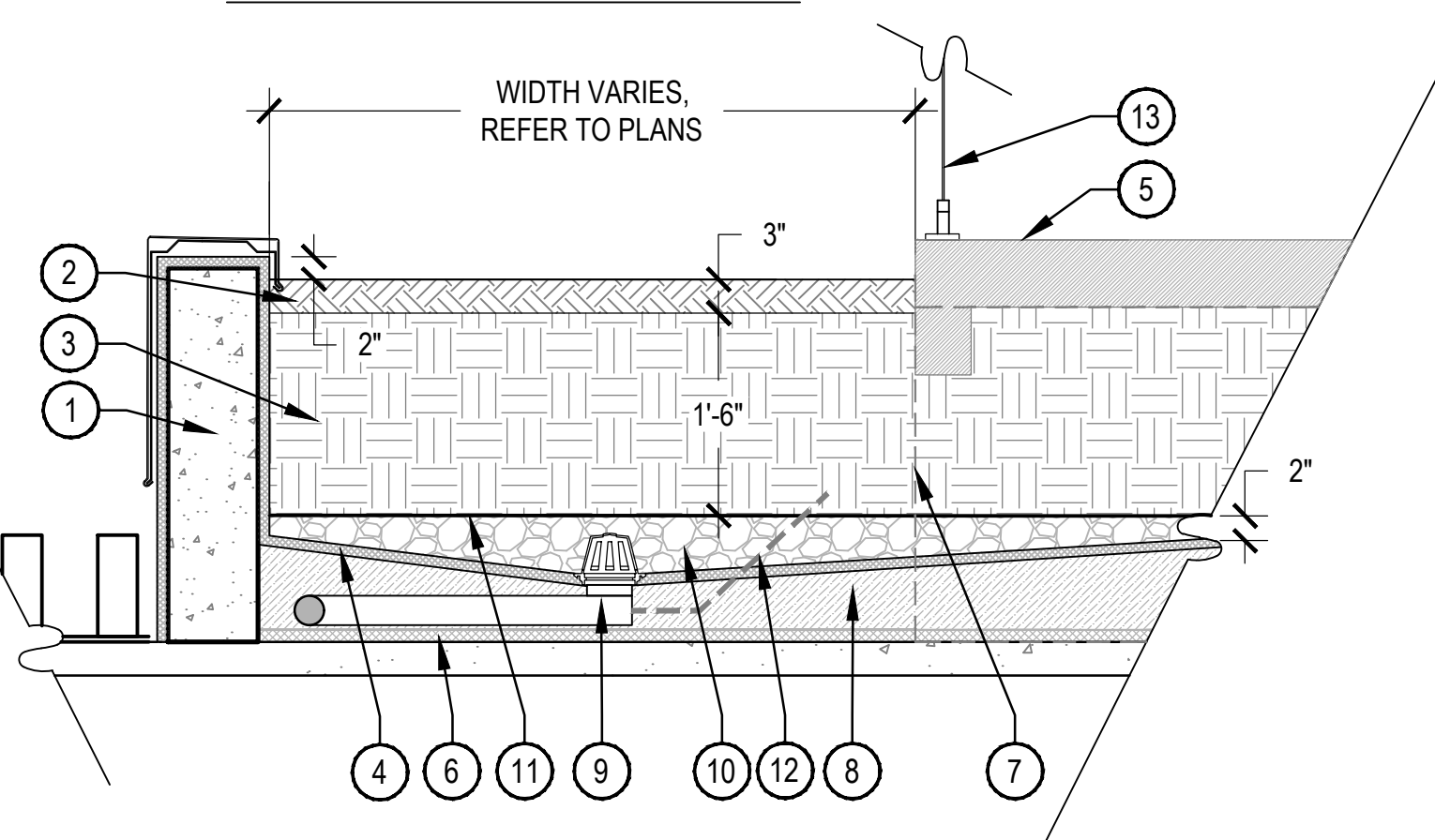


- NOTES:
- THIS DETAIL'S INTENT IS TO DEMONSTRATE THE OVER STRUCTURE GREEN ROOF PLANTER ASSEMBLY.
  - NORRIS DESIGN IS NOT RESPONSIBLE FOR CONNECTIONS TO THE BUILDING OR WATERPROOFING AT THE BUILDING ENVELOPE.
  - ALL PLANTERS TO BE IRRIGATED AND HAVE DRAINS. REFER TO DRAINAGE PLAN AND MEP FOR DRAIN SIZE, DETAILS AND FINAL LOCATION, REFER TO IRRIGATION PLANS FOR IRRIGATION TYPE.

- ADJACENT BUILDING PARAPET, REFER TO ARCHITECTURE FOR PARAPET FINISH AND WATERPROOFING DETAILS. REFER TO ARCHITECTURE FOR FLASHING DETAIL AND STRUCTURAL FOR REINFORCEMENT.
- PLANTING BED MULCH, REFER TO MATERIAL SCHEDULE SHEET L-1.01
- AMENDED PLANTING SOIL, MINIMUM 12" DEPTH, REFER TO SPECIFICATIONS FOR SOIL PREPARATION AND REQUIREMENTS FOR SHRUB BED SOIL AMENDMENTS
- PLANTER INTERIOR WATERPROOFING OVER GEOFOAM BASE MEMBRANE TO MATCH ARCHITECTURE
- WATER PROOFING MEMBRANE AND STRUCTURAL SLAB ASSEMBLY, REFER TO ARCHITECTURE AND STRUCTURAL FOR DETAILING AND SPECIFICATIONS
- INSTALL GEO-FOAM TO SLOPE BASE OF PLANTER TO DIRECT DRAINAGE, INSTALL PER MANUFACTURER SPECIFICATIONS, WATERPROOFING FOR INTERIOR OF PLANTER TO BE APPLIED BETWEEN GEOFOAM AND PLANTER SOIL OR GRAVEL, REFER TO ARCHITECTURE FOR WATERPROOFING SPECIFICATION
- DRAIN; REFER TO MEP FOR DRAIN TYPE, SIZE, AND LOCATION; REFER TO MEP AND ARCHITECTURE FOR CONNECTIONS TO DOWNSPOUT LOCATIONS AND DAYLIGHTING
- MINIMUM 2" DEPTH 3/4"-1.5" AGGREGATE BASE TO ENSURE DRAINAGE OF PLANTER
- MIRIFI FILTER FABRIC BETWEEN POTTING SOIL AND DRAINAGE AGGREGATE
- IRRIGATION LINE TO PLANTERS, REFER TO IRRIGATION DRAWINGS FOR DETAILS
- REFER TO ARCHITECTURE FOR WALL FINISH
- ARCHITECTURE 1ST FLOOR FACADE, REFER TO ARCHITECTURE

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

EAST GREEN ROOF PLANTER WALL SECTION



- NOTES:
- THIS DETAIL'S INTENT IS TO DEMONSTRATE THE OVER STRUCTURE GREEN ROOF PLANTER ASSEMBLY.
  - NORRIS DESIGN IS NOT RESPONSIBLE FOR CONNECTIONS TO THE BUILDING OR WATERPROOFING AT THE BUILDING ENVELOPE.
  - ALL PLANTERS TO BE IRRIGATED AND HAVE DRAINS. REFER TO DRAINAGE PLAN AND MEP FOR DRAIN SIZE, DETAILS AND FINAL LOCATION, REFER TO IRRIGATION PLANS FOR IRRIGATION TYPE.

- ADJACENT BUILDING PARAPET, REFER TO ARCHITECTURE FOR PARAPET FINISH AND WATERPROOFING DETAILS. REFER TO ARCHITECTURE FOR FLASHING DETAIL AND STRUCTURAL FOR REINFORCEMENT.
- PLANTING BED MULCH, REFER TO MATERIAL SCHEDULE SHEET L-1.01
- AMENDED PLANTING SOIL, MINIMUM 18" DEPTH, REFER TO SPECIFICATIONS FOR SOIL PREPARATION AND REQUIREMENTS FOR SHRUB BED SOIL AMENDMENTS
- PLANTER INTERIOR WATERPROOFING MEMBRANE OVER GEOFOAM BASE TO MATCH ARCHITECTURE
- ADJACENT ELEVATED PATH, 6" CONCRETE SLAB ON GLU BOARD, THICKENED EDGE ALONG EAST EDGE, PATHWAY TOP ELEVATION TO BE EVEN WITH TOP OF PARAPET WALL, REFER TO STRUCTURAL FOR ELEVATED PATH SUPPORT.
- WATER PROOFING MEMBRANE AND STRUCTURAL SLAB ASSEMBLY, REFER TO ARCHITECTURE AND STRUCTURAL FOR DETAILING AND SPECIFICATIONS
- REFER TO ARCHITECTURE AND STRUCTURAL FOR WALK SUPPORT
- INSTALL GEO-FOAM TO SLOPE BASE OF PLANTER TO DIRECT DRAINAGE, INSTALL PER MANUFACTURER SPECIFICATIONS, WATERPROOFING FOR INTERIOR OF PLANTER TO BE APPLIED BETWEEN GEOFOAM AND PLANTER SOIL OR GRAVEL, REFER TO ARCHITECTURE FOR WATERPROOFING SPECIFICATION
- DRAIN; REFER TO MEP FOR DRAIN TYPE, SIZE, AND LOCATION; REFER TO MEP AND ARCHITECTURE FOR CONNECTIONS TO DOWNSPOUT LOCATIONS AND DAYLIGHTING
- MINIMUM 2" DEPTH 3/4"-1.5" AGGREGATE BASE TO ENSURE DRAINAGE OF PLANTER
- MIRIFI FILTER FABRIC BETWEEN POTTING SOIL AND DRAINAGE AGGREGATE
- IRRIGATION LINE TO PLANTERS, REFER TO IRRIGATION DRAWINGS FOR DETAILS
- ADJACENT RAILING, REFER TO ARCHITECTURE FOR FALL PROTECTION RAILING

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

## 5 EAST GREEN ROOF PLANTER WALL





IRRIGATION POINT OF CONNECTION NOTES

1. POINT OF CONNECTION: THERE IS ONE (1) POINT OF CONNECTION ON THIS PROJECT.  
POC #1 : 1" DEDICATED IRRIGATION BACKFLOW PREVENTION UNIT INSIDE THE MECHANICAL ROOM BY OTHERS
- CONTRACTOR IS TO LOCATE AND CONNECT DOWNSTREAM OF THE DEDICATED POTABLE IRRIGATION BACKFLOW (PROVIDED BY OTHERS) WITH TYPE K COPPER EXTENDED INTO LANDSAPE AT A DEPTH OF 48" OR PER LOCAL CODE, WHICHEVER IS GREATER. INSTALL ONE MANUAL DRAIN, TRANSITION TO AND EXTEND CLASS 200 PVC MAINLINE TO THE 1" QUICK COUPLER, MASTER VALVE, FLOW SENSOR, GATE VALVE, AND EXTEND MAINLINE TO VALVES AS SHOWN.
  - ALL PIPING FROM DOWNSTREAM OF THE DEDICATED BACKFLOW PREVENTION UNIT THROUGH DRAIN VALVE SHALL BE THE SAME SIZE AS THE METER UNLESS OTHERWISE NOTED.
  - THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES, OBTAIN AND PROVIDE PAYMENT FOR ALL PERMITS ASSOCIATED WITH THIS WORK. FINAL LOCATION OF BACKFLOW PREVENTION UNIT SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
2. CONTROLLER LOCATION: THERE IS ONE (1) CONTROLLER ON THIS PROJECT.  
CONTROLLER A : WALL MOUNTED CONTROLLER LOCATED NORTH WEST CORNER OF THE ENTRANCE TO THE GARAGE. REFER TO PLANS FOR APPROXIMATE LOCATION. FINAL LOCATION TO BE APPROVED BY OWNER.
- CONTROLLER SHALL BE PROGRAMMED TO RUN MULTIPLE VALVES AT ONE TIME WITH A MAXIMUM TOTAL OF 20 GPM.
  - CONTROLLER, TO BE MOUNTED PER DETAILS AND MANUFACTURER'S SPECIFICATIONS.
  - CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE AND ELECTRICAL PLANS FOR POWER SERVICE. ALL ELECTRICAL EQUIPMENT AND POWER CONNECTION INSTALLATION SHALL CONFORM TO ALL LOCAL CODES. INSTALL A LINE VOLTAGE SURGE DEVICE (INTERMATIC AG2401C3/ OR SQUARE D SDSA1175) FOR 120V IN A JUNCTION BOX PRIOR TO CONTROLLER.
  - RAIN/FREEZE SENSOR: MOUNT THE RAIN SENSOR ON BUILDING EAVE IN PROXIMITY TO THE CONTROLLER. THE SENSOR SHALL BE MOUNTED IN A LOCATION IN FULL SUN AND OPEN TO RAINFALL. SENSOR SHALL BE NO MORE THAN 200' FROM WIRELESS RECEIVER. MOUNT WIRELESS RECEIVER ON OR ADJACENT TO THE IRRIGATION CONTROLLER.
3. SYSTEM PRESSURE: THE SYSTEM HAS BEEN DESIGNED PER THE FOLLOWING SPECIFICATIONS: REQUIRED MINIMUM STATIC PRESSURE OF 80 PSI AND MAXIMUM SAFE VELOCITY OF 5 FPS IN ANY PVC PIPE AND 7.5 FPS IN ANY COPPER PIPE.
- PER WATER PURVEYOR THE STATIC PRESSURE ON SITE IS APPROXIMATELY 90 PSI AT THE IRRIGATION CONNECTION IN MECHANICAL ROOM.
  - THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE PRESSURE IN THE FIELD AT THE POINT OF CONNECTION BEFORE CONSTRUCTION BEGINS AND FOR NOTIFYING THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCY BETWEEN THE DESIGN PRESSURE OF THE SYSTEM AND THE MEASURED PRESSURE IN THE FIELD. IF THE CONTRACTOR FAILS TO NOTIFY OWNER'S REPRESENTATIVE OF SUCH DISCREPANCIES, THEN THE CONTRACTOR ASSUMES ALL LIABILITY AND COSTS ASSOCIATED WITH SYSTEM MODIFICATIONS TO ACCOMMODATE THE ACTUAL PRESSURE.
  - FLOW SENSOR: SENSOR REQUIRES A MINIMUM FLOW FOR PROPER READINGS. MULTIPLE ZONES MAY BE REQUIRED TO RUN SIMULTANEOUSLY TO ACHIEVE THE MINIMUM FLOWS REQUIRED. CONTRACTOR TO SET 'K' VALUES PER MANUFACTURER.
4. FLOW SENSOR 1 REQUIRES A MINIMUM FLOW OF 0.21 GPM.

TWO WIRE NOTES

1. GROUNDING FOR THE IRRIGATION CONTROLLER AND DECODERS ARE TO BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS AND PER THE AMERICAN SOCIETY OF IRRIGATION CONSULTANTS GUIDELINE 100-2002 FOR EARTH GROUNDING ELECTRONIC EQUIPMENT IN IRRIGATION SYSTEMS FOUND AT WWW.ASIC.ORG. FOR ADDITIONAL TECHNICAL SUPPORT REGARDING THE IRRIGATION CONTROLLER OR GROUNDING PLEASE CONTACT THE MANUFACTURER.
2. DO NOT LOOP TWO WIRE PATH. STAR PATTERN FROM CONTROLLER FOR EACH BRANCH OF MAINLINE.
3. CONTRACTOR IS RESPONSIBLE FOR GROUNDING THE TWO-WIRE PATH AT THE FOLLOWING LOCATIONS, BUT ARE NOT LIMITED TO:
- CONTROLLER TO BE GROUNDED INDEPENDENTLY FROM BUILDING.
  - GROUND 1ST DECODER ON WIRE PATH FROM CONTROLLER.
4. THE TWO-WIRE CONTROLLER REQUIRES EACH CONTROL VALVE AND SENSOR TO HAVE A DECODER. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE THE PROPER DECODERS, SURGE SUPPRESSION AND GROUNDING. THE RAIN SENSOR AND FLOW SENSOR REQUIRE A SENSOR DECODER.
5. QTY OF STATIONS (VALVES) PER MANIFOLD REQUIRED DECODER
- SINGLE STATION EZ-1 DECODER (HUNTER)
6. CONTROLLER TWO-WIRE PATH SHALL BE MANUFACTURER'S APPROVED WIRE OR APPROVED EQUAL.
7. CONTRACTOR SHALL USE UL APPROVED WIRE STRIPPER AND WATERPROOF CONNECTIONS (DBRY OR APPROVED EQUAL) AT ALL SPLICES AND CONNECTIONS POINTS.
8. PROVIDE 30" MINIMUM TWO WIRE PATH IN EACH VALVE BOX FOR MAINTENANCE.
9. CONTRACTOR SHALL INCLUDE TWO-WIRE RUN PATHS ON AS-BUILT DRAWINGS.

SLEEVEING COORDINATION NOTES

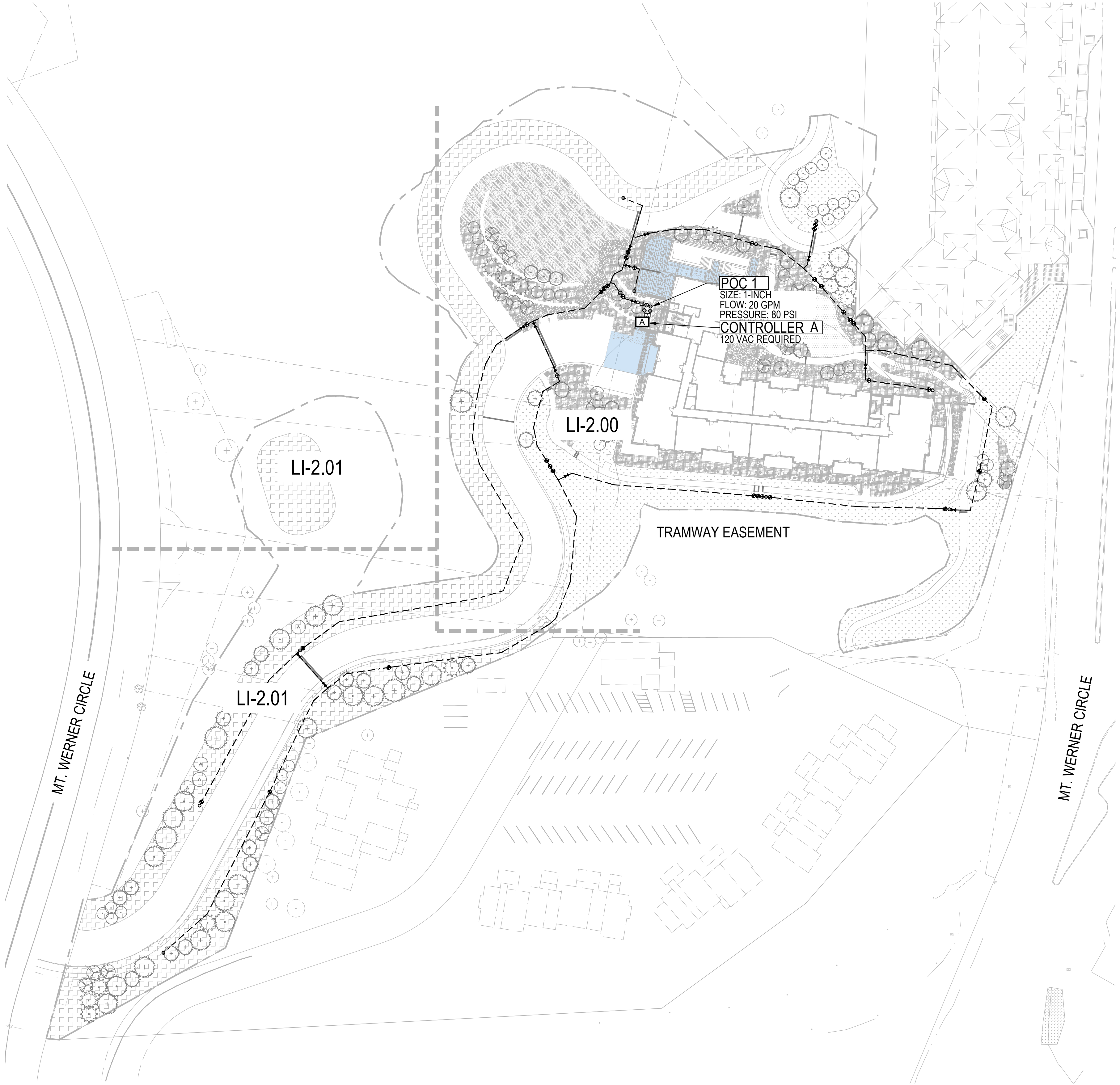
1. INSTALLATION OF IRRIGATION SLEEVEING IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE IRRIGATION CONTRACTOR FOR LOCATION AND SIZING OF SLEEVES PRIOR TO THE START OF CONSTRUCTION.
2. SLEEVES SHALL BE INSTALLED PRIOR TO THE START OF PAVING OPERATIONS.
3. THE CONTRACTOR SHALL SLEEVE ALL IRRIGATION DISTRIBUTION LINES, VALVE CONTROL WIRES AND COMMUNICATION WIRES UNDER ALL PAVED SURFACES, WALL FOOTERS, DRAINAGE CHANNELS, INLETS, CATCH BASINS, ETC.
4. ALL SLEEVES SHALL EXTEND A MINIMUM OF 12" BEYOND EDGE OF ALL OBSTRUCTIONS. NO TEES, ELLS OR OTHER TURNS IN PIPING SHALL BE LOCATED UNDER ANY OBSTRUCTIONS.
5. EACH PIPE SHALL BE IN A SEPARATE SLEEVE. WIRES SHALL BE IN A SEPARATE PIPE UNDER ALL PAVED SURFACES.
6. SLEEVEING SHALL BE INSTALLED PER THE SIZES AND QUANTITIES SHOWN ON THE PLANS BASED ON THE CHART BELOW.
- | PIPING          | REQUIRED SLEEVE SIZE           |
|-----------------|--------------------------------|
| MAINLINE PIPING | 3" CLASS 200 PVC               |
| LATERAL PIPING  | 2X NOMINAL DIAMETER OF LATERAL |
| CONTROL WIRES   | 2" CLASS 200 PVC               |

IRRIGATION GENERAL NOTES

1. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO INSTALL THE IMPROVEMENTS SHOWN ON THE PLANS.
2. THE CONTRACTOR SHALL COORDINATE AS NECESSARY WITH THE GENERAL CONTRACTOR AND OWNER'S REPRESENTATIVE FOR SUCCESSFUL COMPLETION OF THIS WORK.
3. ALL IRRIGATION EQUIPMENT IS TO BE AS SPECIFIED OR APPROVED EQUAL PER THE DISCRETION OF THE OWNER'S REPRESENTATIVE. THE CONTRACTOR ASSUMES ALL LIABILITY ASSOCIATED WITH THE MODIFICATION OF THE IRRIGATION SYSTEM DESIGN WITHOUT NOTIFYING THE OWNER'S REPRESENTATIVE.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONDUCT A THOROUGH SITE INSPECTION AND REVIEW OF THE PROJECT CONSTRUCTION DOCUMENTS INCLUDING BUT NOT LIMITED TO THE FOLLOWING: LANDSCAPE PLAN, UTILITY PLAN, CIVIL UTILITY PLAN, ARCHITECTURE PLAN, GRADING AND DRAINAGE PLAN AND ALL OTHER ASSOCIATED PLANS AND SPECIFICATIONS THAT AFFECT THIS WORK PRIOR TO START OF WORK. IF THE AND CONTRACTOR OBSERVES ANY DISCREPANCIES AMONG THE CONSTRUCTION DOCUMENTS AND THE EXISTING CONDITIONS ON SITE, IT IS THEIR RESPONSIBILITY TO CONTACT THE OWNER'S REPRESENTATIVE IMMEDIATELY.
5. THE CONTRACTOR MUST VERIFY THE LOCATION OF ALL PUBLIC AND PRIVATE UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. IF THE CONTRACTOR FAILS TO DO SO AND DAMAGES ANY UNDERGROUND UTILITIES. THE CONTRACTOR SHALL PAY FOR ANY REPAIR WORK ASSOCIATED WITH SAID DAMAGES.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE ADEQUATE VERTICAL AND HORIZONTAL SEPARATION BETWEEN ALL IRRIGATION DISTRIBUTION LINES AND ALL UTILITIES (EXISTING OR PROPOSED), CONDUIT, STORM WATER COMPONENTS, DRAINS, ETC.
7. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL AND STATE REGULATIONS AND INSTALL THE IRRIGATION SYSTEM AND ITS COMPONENTS PER MANUFACTURER'S SPECIFICATIONS. THE CONTRACTOR SHALL OBTAIN AND PROVIDE PAYMENT FOR ALL PERMITS REQUIRED BY ANY LOCAL AND STATE AGENCIES AND UTILITY COMPANIES HAVING JURISDICTION OVER THIS SITE.
8. IT IS THE INTENT OF THIS DESIGN THAT ALL IRRIGATION EQUIPMENT BE INSTALLED WITHIN LANDSCAPE AREAS AND WITHIN THE PROJECT LIMITS. EQUIPMENT SHOWN OUTSIDE OF THESE LIMITS IS SHOWN FOR GRAPHIC CLARITY ONLY. IF THERE IS A QUESTION REGARDING THE LOCATION OF ANY COMPONENT OF THE IRRIGATION SYSTEM, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE OWNER'S REPRESENTATIVE. IF THE CONTRACTOR NEGLECTS TO NOTIFY THE NECESSARY PARTIES, THE CONTRACTOR SHALL PAY FOR ANY REPLACEMENT OR MODIFICATION TO ENSURE PROPER LOCATION AND OPERATION OF THE IRRIGATION SYSTEM AND ITS COMPONENTS.
9. ALL IRRIGATION DISTRIBUTION LINES AND EQUIPMENT INCLUDING BUT NOT LIMITED TO, MAINLINE, LATERALS, SPRAY HEADS, DRIP EMITTERS SHALL BE KEPT A MINIMUM DISTANCE OF 6' AWAY FROM ALL BUILDING AND WALL FOUNDATIONS, OR AS STIPULATED IN THE GEOTECHNICAL REPORT, WHICHEVER IS GREATER. EQUIPMENT MAY BE SHOWN IN THIS AREA FOR GRAPHIC CLARITY. COORDINATE ALL REQUIRED SETBACKS WITH OWNER'S REPRESENTATIVE PRIOR TO START OF WORK.
10. EACH VALVE SHALL BE INSTALLED IN A SEPARATE VALVE BOX AS DETAILED. ALL VALVE BOXES AND LIDS SHALL BE COMMERCIAL GRADE, PLASTIC WITH SELF LOCKING COVERS. LID COLOR TO BE GREEN. INSTALL FLUSH TO FINISH GRADE AND PER CONSTRUCTION DETAILS. DO NOT INSTALL IN PAVED AREAS OR IN BOTTOMS OF DRAINAGE SWALES/BASINS.
11. CONTRACTOR SHALL INSTALL DETECTABLE MARKING TAPE OR #14g DIRECT BURY TRACER WIRE IN ALL PRESSURE MAINLINE TRENCHES. SEE IRRIGATION DETAILS FOR MORE INFORMATION.
12. PLANT MATERIAL LOCATIONS TAKE PRECEDENCE OVER ROUTING OF IRRIGATION PIPING. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
13. THE CONTRACTOR SHALL MARK THE LOCATION OF THE MAINLINE, CONTROL VALVES, GATE VALVES AND HEAD LAYOUT OF A REPRESENTATIVE SPRAY ZONE. SCHEDULE A REVIEW WITH THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
14. INSTALL SCH. 40 BALL WITH OPERATIONAL INDICATOR AT ENDS OF ALL DRIP LATERALS AS DETAILED. FLUSH ALL LATERALS THOROUGHLY BEFORE INSTALLING EMITTERS AND BUBBLERS.
15. CONTRACTOR SHALL FINE TUNE AND ADJUST NOZZLE DIRECTION AND RADIUS TO REDUCE OVERSPRAY ONTO PAVING OR HARD SURFACES.
16. CONTRACTOR SHALL INSTALL A QUICK COUPLER IN 10" VALVE BOX AT THE END OF ALL BRANCHES OF THE MAINLINE, OR AS SHOWN ON PLANS. FOR WINTERIZATION AND FLUSHING OF MAINLINE.
17. THE CONTRACTOR SHALL PERFORM A PRESSURE TEST ON ALL MAINLINES. CONTRACTOR SHALL PRESSURIZE MAINLINES TO 120 PSI AND MAINTAIN PRESSURE AT 120 PSI FOR A MINIMUM CONTINUOUS PERIOD OF TWO (2) HOURS TO ACHIEVE FINAL ACCEPTANCE.
18. THIS IRRIGATION SYSTEM HAS BEEN DESIGNED TO OPERATE DURING A THREE(3) NIGHT PER WEEK, SIXTEEN(16) HOURS PER NIGHT WATERING WINDOW. DRIP IRRIGATION ZONES MAY BE ALLOWED TO RUN ON A SEPARATE SCHEDULE FROM THIS WATER WINDOW DEPENDING JURISDICTION. LANDSCAPE ESTABLISHMENT WILL REQUIRE INCREASED IRRIGATION WATER FOR DURATION OF THE ESTABLISHMENT PERIOD AND MAY REQUIRE TWICE THE AMOUNT OF WATER AS ESTABLISHED PLANT MATERIAL. THE CONTRACTOR SHALL COORDINATE WATERING SCHEDULES AND APPLICATION RATES WITH THE OWNER'S REPRESENTATIVE PRIOR TO FINAL ACCEPTANCE.
19. THE DESIGN IS BASED ON THE FOLLOWING PROJECTED PEAK SEASON WEEKLY APPLICATION RATES AFTER ESTABLISHMENT. THESE FIGURES WILL NEED TO BE ADJUSTED DUE TO SEASONAL CHANGES AND VARIABLE WEATHER CONDITIONS.
- FESCUE/BLUEGRASS BLEND TURF 1.75" PER WEEK PEAK SEASON
  - TREE, SHRUB, AND PERENNIAL PLANT MATERIAL 1.00" PER WEEK PEAK SEASON
  - NATIVE DRAUGHT TOLERANT SEED MIX 0.75" PER WEEK PEAK SEASON
21. THE CONTRACTOR SHALL PROVIDE A SEASONAL MAINTENANCE SCHEDULE WHICH SHALL BEGIN ON MAY 15TH AND END ON SEPTEMBER 30TH TO ENSURE THE EFFICIENCY AND LONGEVITY OF THE IRRIGATION SYSTEM. THE MAINTENANCE SCHEDULE SHALL INCLUDE BUT IS NOT LIMITED TO THE FOLLOWING LIST OF BEST MANAGEMENT PRACTICES:
- CHECK HEADS FOR COVERAGE AND LEAKAGE.
  - CHECK CONTROLLER PROGRAMMING AND ADJUST FOR SEASONAL CHANGES AS NECESSARY.
  - VERIFY THAT THE WATER SUPPLY AND PRESSURE ARE AS STATED IN THE DESIGN.
  - CERTIFY THE BACKFLOW PREVENTION DEVICE AND SUBMIT TEST RESULTS TO THE PROPERTY MANAGER.
  - PERIODICALLY VERIFY THE THE SENSORS IN THE IRRIGATION SYSTEM ARE OPERATING CORRECTLY.
  - WINTERIZATION AND SPRING START UP PROCEDURES.

IRRIGATION SCHEDULE					
SYMBOL	DESCRIPTION	MODEL NO. DESCRIPTION	DETAIL # AND SHEET		
	IRRIGATION CONTROLLER	HUNTER HCC-800-S-EZ-DM MODULE 120VAC POWER REQUIRED - SEE PLANS FOR LOCATION(S)	1	LI-3.00	
	RAIN SENSOR	HUNTER WSS-SEN + WS/WR-GUARD REFER TO CONTROLLER NOTES	2	LI-3.00	
	MANUAL DRAIN VALVE	MATCO-NORCA 3/4" 201X INSTALLED IN AEP 910L-1G2G VALVE BOX	4	LI-3.00	
	QUICK COUPLER	RAIN BIRD 44LRC INSTALLED IN AEP 910L-1G2G VALVE BOX	7	LI-3.00	
	MASTER VALVE	HUNTER IBV-101G SERIES WITH EZ-1 DECODER INSTALLED IN AEP 1015-1G2G VALVE BOX	5	LI-3.00	
	FLOW SENSOR	FLOWMEC QS-200-10 WITH DIRECT WIRING TO CONTROLLER, INSTALLED IN AEP 1015-1G2G VALVE BOX	6	LI-3.00	
	ISOLATION GATE VALVE	MATCO-NORCA 514TX (2.5" AND SMALLER) MATCH LINE SIZE, INSTALLED IN AEP 910L-1G2G VALVE BOX	8	LI-3.00	
	TURF VALVE ASSEMBLY	HUNTER ICV-G SERIES WITH SCH 40 BALL VALVE, AND EZ-1 DECODER INSTALLED IN AEP 1015-1G2G VALVE BOX, SIZED PER PLAN	9	LI-3.00	
	DRIP VALVE ASSEMBLY	HUNTER ICZ-101-LF WITH SCH 40 BALL VALVE, AND EZ-1 DECODER INSTALLED IN AEP 1320-1G2G VALVE BOX, SIZED PER PLAN	4	LI-3.01	
	GROUNDING / LINE SURGE SUPPRESSION	COPPER-CLAD GROUNDING ROD ONLY REQUIRED AT CONTROLLER WITH WATERPROOF WIRE CONNECTORS AND EZ-1 SURGE ARRESTING DECODER. INSTALLED IN AEP 910L-1G2G VALVE BOX	3	LI-3.01	
	TURF ROTARY	RAIN BIRD RD06-S-P45-F WITH R-VAN SERIES NOZZLE NOZZLE PER PLAN	5	LI-3.01	
	TURF SPRAY (FIXED)	RAIN BIRD RD06-S-P30-F WITH U-SERIES NOZZLE NOZZLE PER PLAN	5	LI-3.01	
	TURF SPRAY (ADJUSTABLE)	RAIN BIRD RD06-S-P30-F WITH U-SERIES NOZZLE NOZZLE PER PLAN	5	LI-3.01	
	NATIVE SEED ROTARY	RAIN BIRD RD12-S-P45-F WITH R-VAN SERIES NOZZLE NOZZLE PER PLAN	6	LI-3.01	
	NATIVE SEED SPRAY (FIXED)	RAIN BIRD RD12-S-P30-F WITH U-SERIES NOZZLE NOZZLE PER PLAN	6	LI-3.01	
	NATIVE SEED SPRAY (ADJ)	RAIN BIRD RD12-S-P30-F WITH U-SERIES NOZZLE NOZZLE PER PLAN	6	LI-3.01	
	TREES IN NATIVE	(2) RAIN BIRD RD04-S-P30-F WITH 1402 BUBBLER ASSEMBLIES PER TREE	1	LI-3.02	
	PLANTER POT ASSEMBLIES	TRANSITION TO HUNTER MPE-10 MULTI-OUTLET EMITTER COIL DRILINE AROUND PLANTER	7	LI-3.01	
	SLEEVEING	CLASS 200 PVC REFER TO SLEEVEING NOTES	1	LI-3.01	
	PVC MAINLINE	CLASS 200 PVC BE SIZE: 1.5" UNLESS OTHERWISE NOTED	2	LI-3.01	
	PVC TURF LATERAL	CLASS 200 PVC BE SIZE: 1" MINIMUM UNLESS OTHERWISE NOTED	2	LI-3.01	
	PVC TREE LATERAL	CLASS 200 PVC SIZE: 1" UNLESS OTHERWISE NOTED	2	LI-3.01	
	DRIP LATERAL	UV RESISTANT POLYETHYLENE SIZE: 3/4" MINIMUM UNLESS OTHERWISE NOTED	2	LI-3.01	
	FLUSH END CAP	SCHEDULE 40 BALL VALVE & HUNTER ECO - ID INSTALLED IN AEP 910L-1G2G VALVE BOX	3	LI-3.02	
VALVE CALLOUT		EMITTER SCHEDULE			
		PLANT TYPE	EMITTER	QTY.	TOTAL GPH
		PERENNIAL / GRASSES	0.5 GPH	TWO EACH	1.0 GPH
		DECIDUOUS SHRUBS	1.0 GPH	TWO EACH	2.0 GPH
		EVERGREEN SHRUBS	1.0 GPH	TWO EACH	2.0 GPH
		DECIDUOUS TREE	1.0 GPH	EIGHT EACH	8.0 GPH
		EVERGREEN TREE	1.0 GPH	EIGHT EACH	8.0 GPH
		TREES IN NATIVE	TREE BUBBLER REFER TO IRRIGATION SCHEDULE		
EMITTER NOTES					
1. ALL PLANT MATERIAL SHALL BE IRRIGATED WITH HUNTER HE SERIES PRESSURE COMPENSATING EMITTERS.					
2. EMITTER SCHEDULE IS FOR REFERENCE ONLY. THE CONTRACTOR SHALL ADJUST EMITTER AND NUMBER OF EMITTERS BASED ON THE NEEDS OF INDIVIDUAL PLANTS OR PLANT HYDROZONES.					
3. 1/4" DISTRIBUTION TUBING NOT TO EXCEED 8' IN LENGTH.					
4. HUNTER HE DIFFUSER BUG CAP AND STAKE ON ALL 1/4" DISTRIBUTION TUBING EMISSION POINTS.					
5. REFER TO DRIP IRRIGATION DETAILS 8 & 9 SHEET LI-301 AND , DETAILS 2 & 3 ON SHEET LI-3.02					

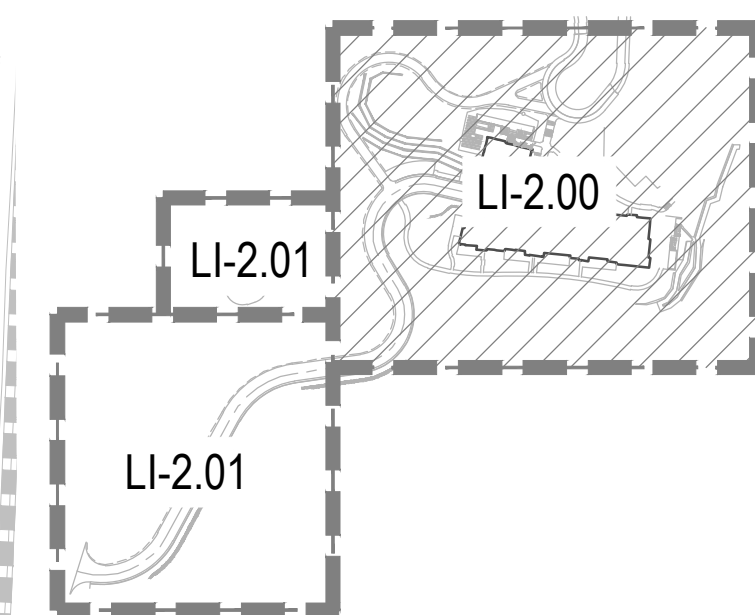








KEY MAP



IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION
	IRRIGATION CONTROLLER
	RAIN SENSOR
	MANUAL DRAIN VALVE
	QUICK COUPLER
	MASTER VALVE
	FLOW SENSOR
	ISOLATION GATE VALVE
	TURF VALVE ASSEMBLY
	DRIP VALVE ASSEMBLY
	GROUNDING / LINE SURGE SUPPRESSION
	TURF ROTARY
	TURF SPRAY (FIXED)
	TURF SPRAY (ADJUSTABLE)
	NATIVE SEED ROTARY
	NATIVE SEED SPRAY (FIXED)
	NATIVE SEED SPRAY (ADJ)
	TREES IN NATIVE
	PLANTER POT ASSEMBLIES
	SLEEVING
	PVC MAINLINE
	PVC TURF LATERAL
	PVC TREE LATERAL
	DRIP LATERAL
	FLUSH END CAP

MT. WERNER CIRCLE

EXISTING ASPHALT PATH

STEAMBOAT GRAND

THE AMBLE

PROPERTY LINE, TYP.

LIMIT OF WORK, TYP.

EXISTING DECIDUOUS  
TREE TO REMAIN, TYP.

EXISTING EVERGREEN  
TREE TO REMAIN, TYP.

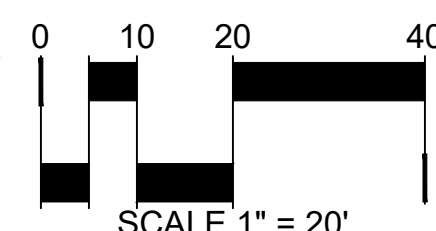
POC 1  
SIZE: 1-INCH  
FLOW: 20 GPM  
PRESSURE: 80 PSI  
IRRIGATION CONTRACTOR TO LOCATE  
IRRIGATION CONNECTION IN  
APPROXIMATE AREA. CONFIRM  
LOCATION WITH MECHANICAL  
ENGINEER.

CONTROLLER A  
120 VAC REQUIRED  
3/4" DRIP LATERAL TO BE  
COORDINATED WITH MEP AND  
ARCHITECTURAL PENETRATIONS.  
CONFIRM GALVANIZED PIPE AND  
MOUNTING MATERIAL / LOCATION  
WITH ARCHITECT PRIOR TO  
INSTALLATION. CONTRACTOR TO  
TRANSITION FROM 3/4" DRIP LATERAL  
TO 3/4" PIPE MATERIAL APPROVED BY  
ARCHITECT THAN TRANSITION FROM  
APPROVED PIPE MATERIAL BACK TO  
3/4" DRIP LATERAL FOR  
ON-STRUCTURE IRRIGATION.

3/4" DRIP LATERAL TO BE COORDINATED WITH  
MEP AND ARCHITECTURAL PENETRATIONS.  
CONFIRM GALVANIZED PIPE AND MOUNTING  
MATERIAL / LOCATION WITH ARCHITECT  
PRIOR TO INSTALLATION. CONTRACTOR TO  
TRANSITION FROM 3/4" DRIP LATERAL TO 3/4"  
PIPE MATERIAL APPROVED BY ARCHITECT  
THAN TRANSITION FROM APPROVED PIPE  
MATERIAL BACK TO 3/4" DRIP LATERAL FOR  
ON-STRUCTURE IRRIGATION.

MATCHLINE - LI-2.01

MATCHLINE - LI-2.01



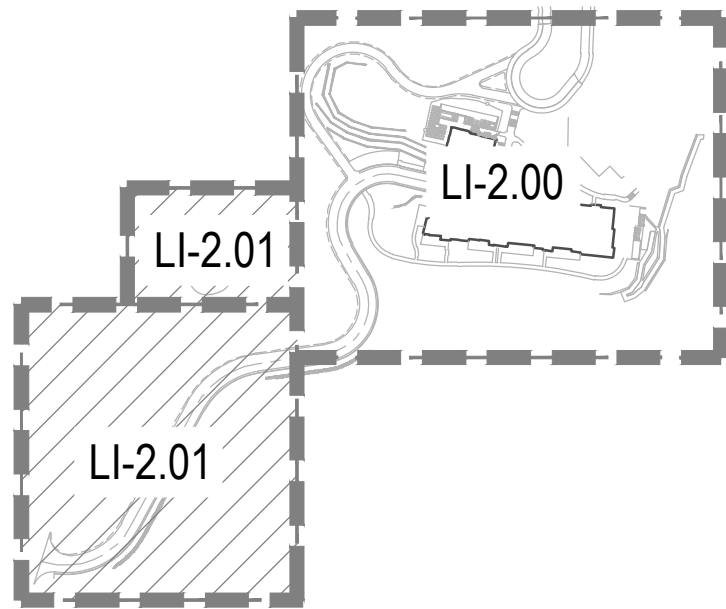
SCALE 1" = 20'

CHECKED BY:  
BH, TA, JS  
DRAWN BY:  
TA, JS, AM

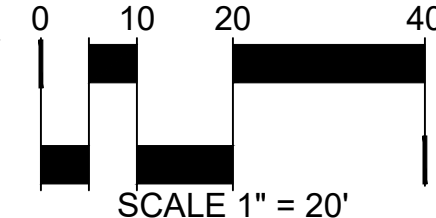
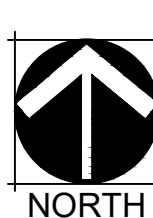




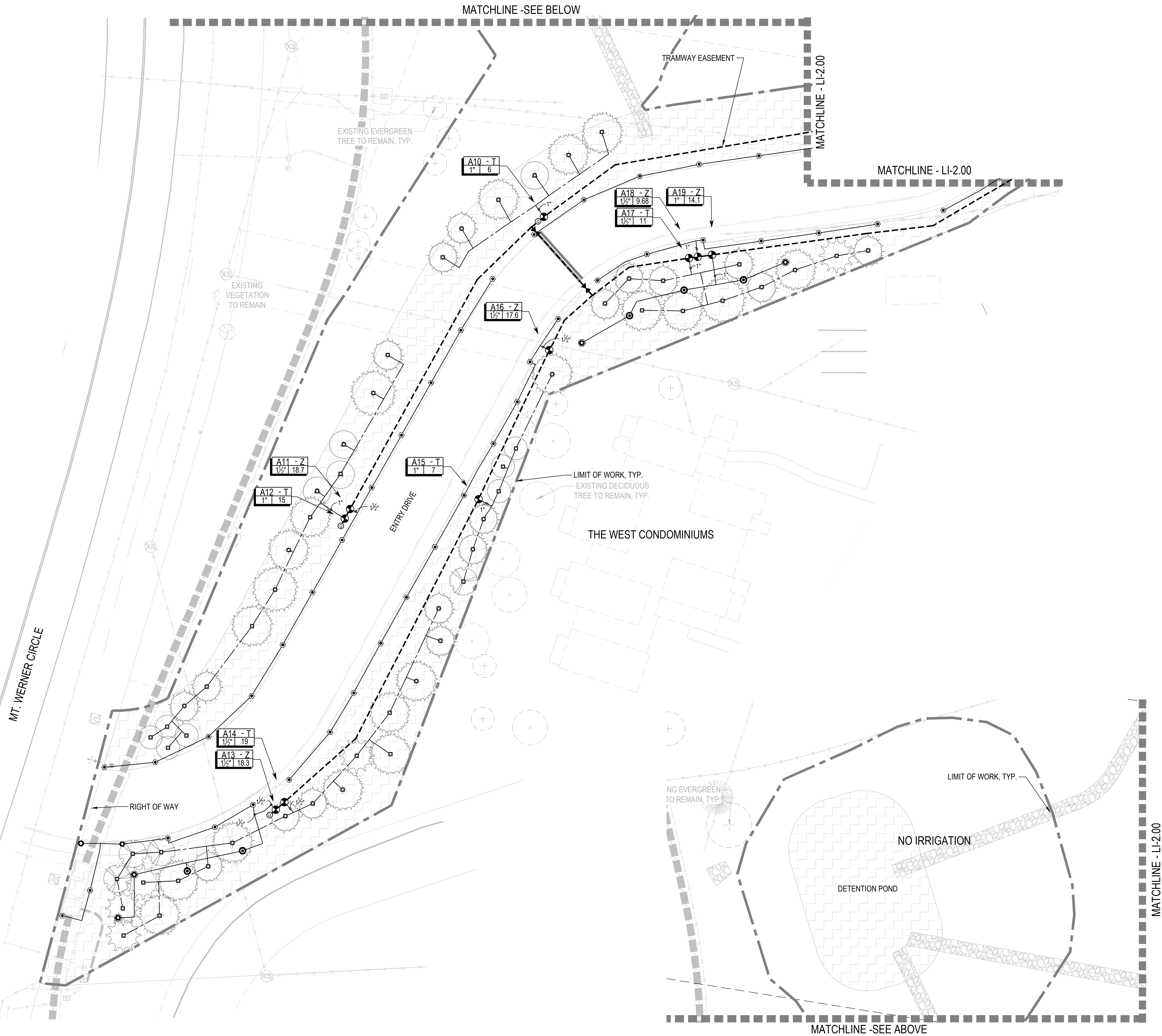
KEY MAP



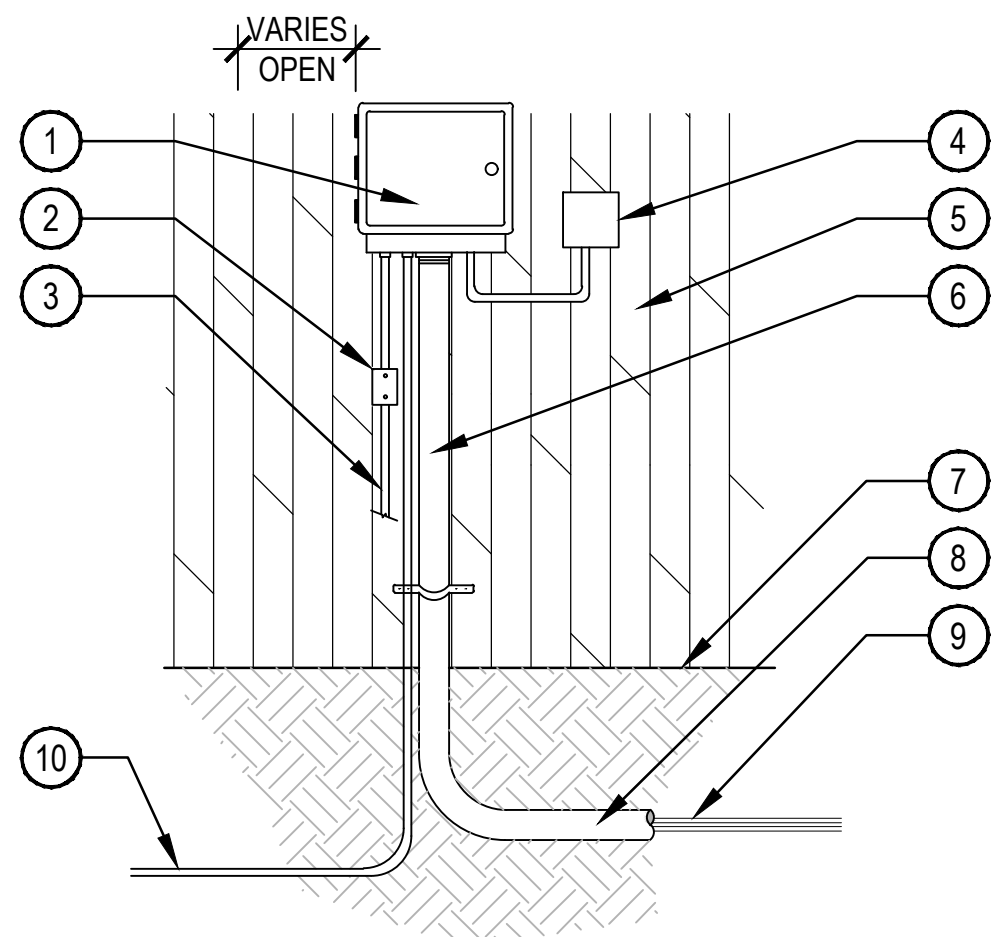
IRRIGATION SCHEDULE	
SYMBOL	DESCRIPTION
	IRRIGATION CONTROLLER
	RAIN SENSOR
	MANUAL DRAIN VALVE
	QUICK COUPLER
	MASTER VALVE
	FLOW SENSOR
	ISOLATION GATE VALVE
	TURF VALVE ASSEMBLY
	DRIP VALVE ASSEMBLY
	GROUNDING / LINE SURGE SUPPRESSION
	TURF ROTARY
	TURF SPRAY (FIXED)
	TURF SPRAY (ADJUSTABLE)
	NATIVE SEED ROTARY
	NATIVE SEED SPRAY (FIXED)
	NATIVE SEED SPRAY (ADJ)
	TREES IN NATIVE
	PLANTER POT ASSEMBLIES
	SLEEVING
	PVC MAINLINE
	PVC TURF LATERAL
	PVC TREE LATERAL
	DRIP LATERAL
	FLUSH END CAP



SCALE 1" = 20'

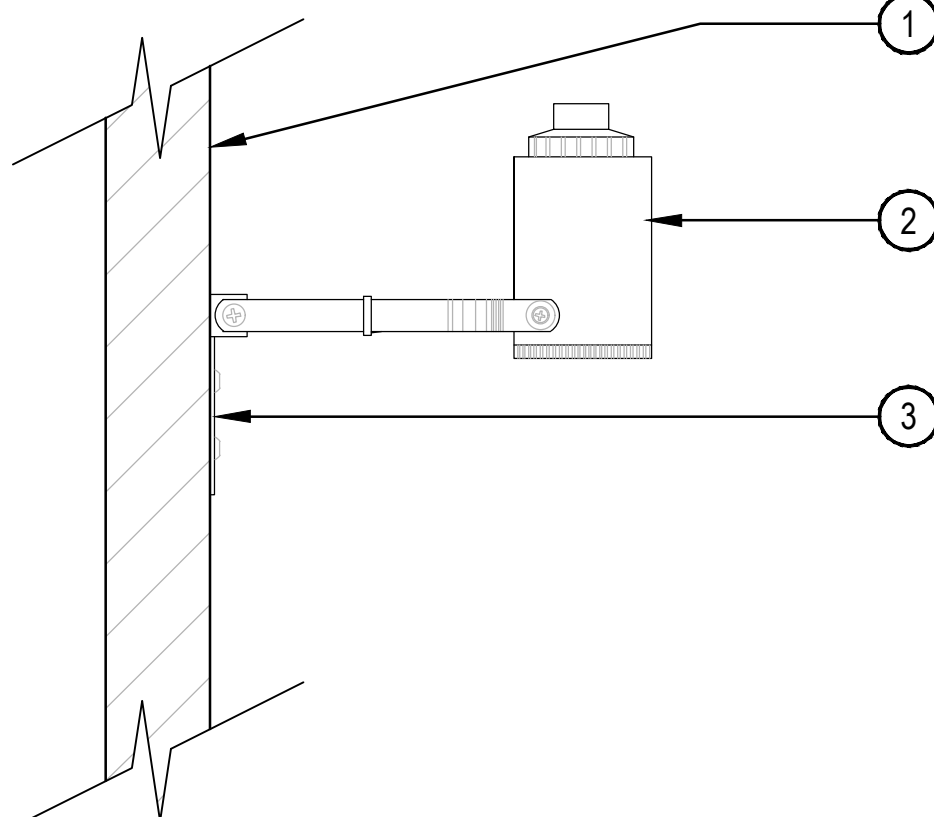






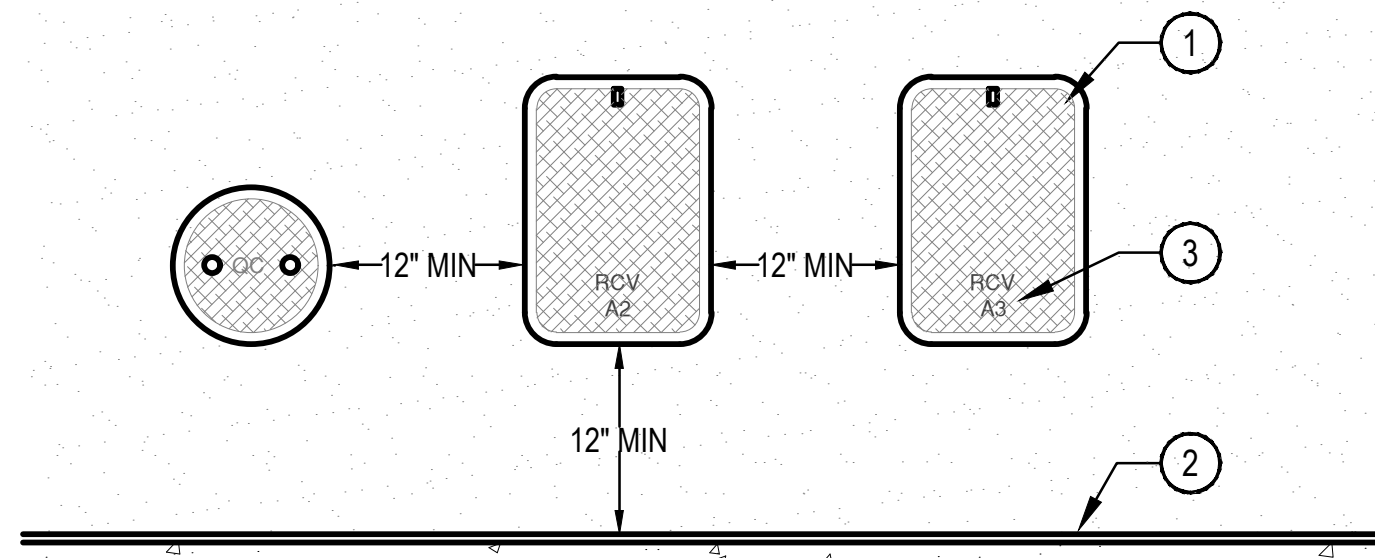
- NOTE:
- ALL ELECTRICAL AND CONTROLLER WIRE TO BE INSTALLED PER LOCAL CODE AND MANUFACTURER'S SPECIFICATIONS.
  - GROUND CONTROLLER PER LOCAL CODE AND MANUFACTURER'S SPECIFICATIONS.
  - PROVIDE WATERPROOF SEALANT FOR ALL CONDUIT AND WIRE ACCESS POINTS.
  - PROVIDE LOCK FOR ENCLOSURE.

- CONTROLLER MOUNT AT EYE-LEVEL PER MANUFACTURER'S RECOMMENDATIONS
- DISCONNECT SWITCH
- 120 POWER SOURCE IN STEEL CONDUIT
- WIRELESS SENSOR RECEIVER
- BUILDING EXTERIOR WALL
- RIGID STEEL CONDUIT W/ CONTROL WIRES TO VALVES
- FINISH GRADE
- CONDUIT TO EXTEND 5 FT. BEYOND WALL
- UF DIRECT BURIAL WIRE TO CONTROL VALVES
- UF DIRECT BURIAL WIRE TO GROUNDING PER ASIC GUIDELINES



- NOTE:
- PROVIDE WATERPROOF SEALANT FOR ALL CONDUIT AND WIRE ACCESS POINTS.
  - FINAL LOCATION AND MOUNTING SYSTEM TO BE DETERMINED BY OWNER.
  - SENSOR SHOULD NOT BE MOUNTED UNDER TREES, IN AREAS AFFECTED BY SPRINKLER SYSTEM OR UNDER EAVE OF HOUSE.

- SUITABLE FASCIA, WALL, OR GUTTER MOUNT. MOUNT IN LOCATION WHERE SENSOR CAN RECEIVE FULL SUN AND IS OPEN TO RAINFALL.
- WIRELESS RAIN SENSOR, LOCATE WITHIN 500' OF THE CONTROLLER.
- SECURE MOUNTING BRACKET TO EXTERIOR WALL WITH SCREWS PER LOCAL CODES



- NOTE:
- INSTALL ONLY ONE RCV TO VALVE BOX. LOCATE AT LEAST 12-INCHES FROM AND ALIGN WITH NEARBY WALLS OR EDGES OF PAVED AREAS. GROUP RCV ASSEMBLIES TOGETHER WHERE PRACTICAL.
  - GROUP RCV ASSEMBLIES TOGETHER WHERE PRACTICAL, BUT AVOID GROUPING MORE THAN THREE (3) STANDARD VALVE BOXES TOGETHER IN A SERIES.
  - ARRANGE GROUPED VALVE BOXES IN RECTANGULAR PATTERNS.

- VALVE BOX; ALIGN EVENLY AND SPACE EVENLY FROM SIDEWALK, STRUCTURE, WALL, OR CURB
- SIDEWALK OR PAVING
- VALVE BOX LID BRANDED WITH CONTROLLER & STATION NUMBER

## 1 CONTROLLER WALL MOUNT EXTERIOR

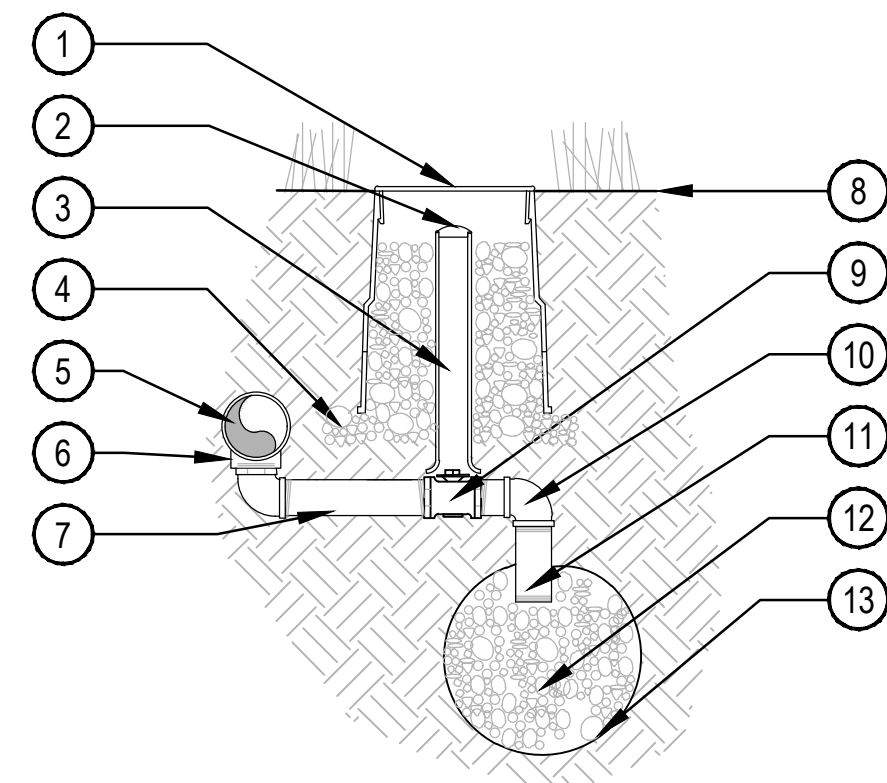
NTS

## 2 RAIN SENSOR SURFACE MOUNT

NTS

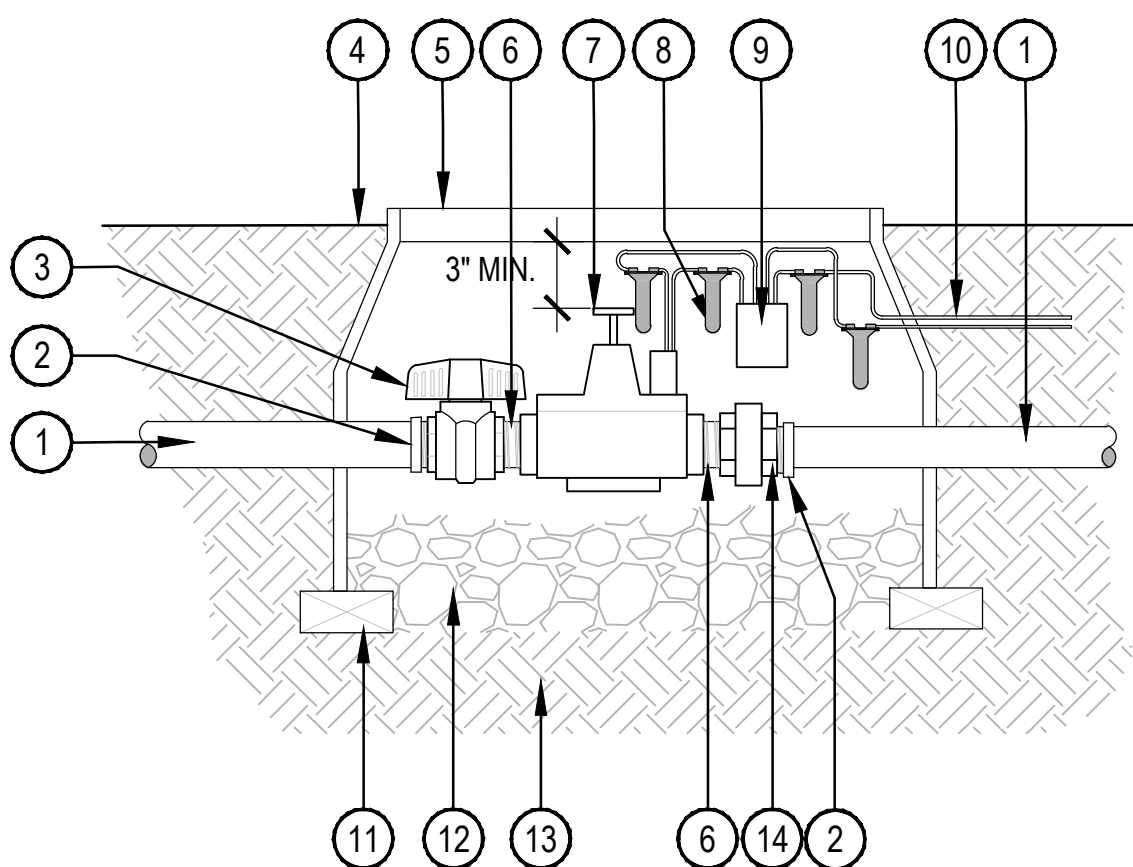
## 3 VALVE BOX PLACEMENT

SCALE: NTS



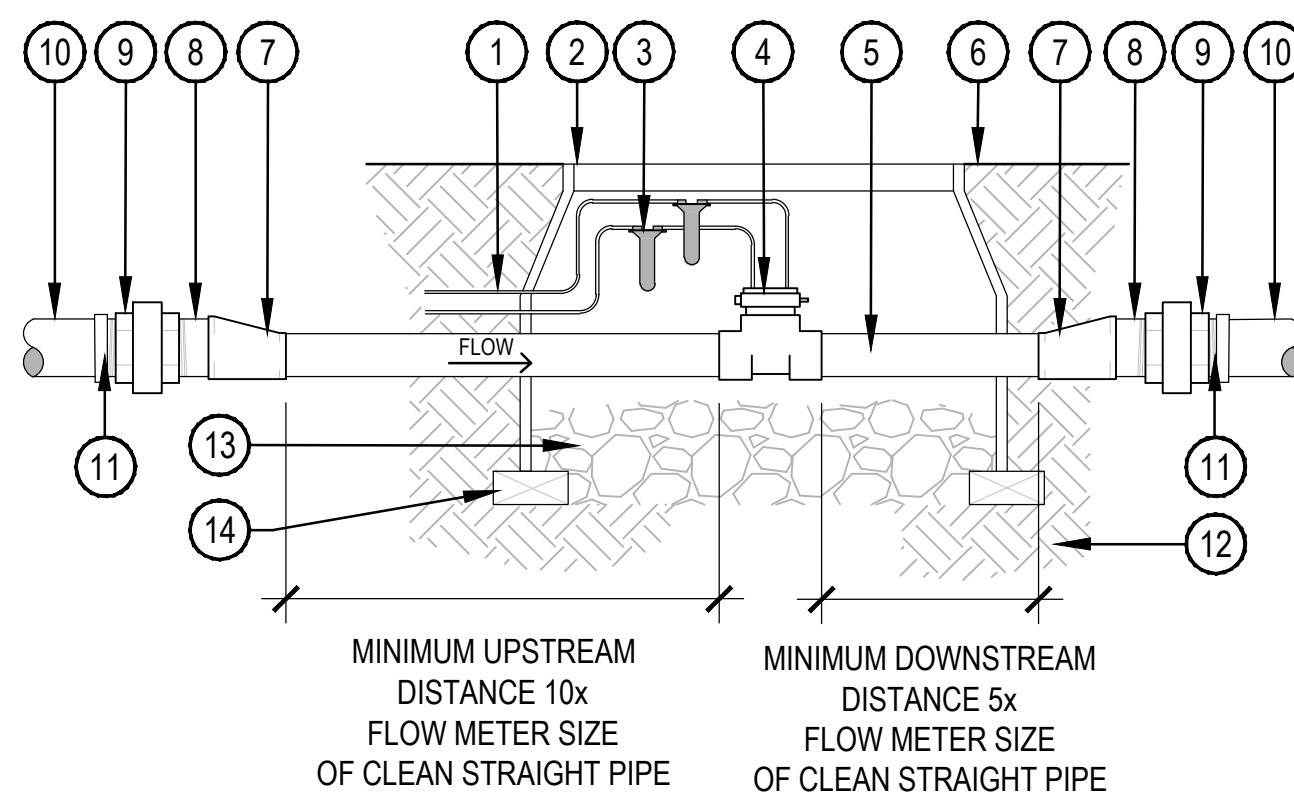
- NOTE:
- ALL THREADED CONNECTIONS SHALL BE COATED WITH TEFLON TAPE.
  - LOCATE DRAIN VALVE AT POINT OF CONNECTION AND AT ALL LOW POINT(S) ALONG THE IRRIGATION MAINLINE AS NEEDED.

- 10" LOCKING ROUND BOX & COVER PER SCHEDULE. TOP OF BOX TO BE FLUSH WITH FINISH GRADE.
- 2" VALVE MARKER
- 2" CL 160 PVC ACCESS SLEEVE LENGTH AS REQUIRED.
- 3" DEPTH 3/4" CRUSHED GRAVEL 6" BEYOND EDGE OF BOX
- PVC PRESSURE MAIN LINE
- SCH. 80 TEE PER MAINLINE SIZE. ALIGN IN A DOWNWARD POSITION
- SCH. 80 PVC NIPPLE
- FINISH GRADE
- 1" BRONZE STOP VALVE WITH SLOTTED KEY OPERATOR
- SCH. 80 PVC ELL
- SCH. 80 PVC NIPPLE
- 3/4" GRAVEL SUMP - 1 CU. FT. MIN
- SOIL BLANKET ENCLOSING SUMP AMOCO ENG. FABRIC 4545 - 4.5 OZ. OR EQUAL



- NOTE:
- INSTALL MASTER VALVE PER MANUFACTURER'S SPECIFICATIONS FOR WIRING AND GROUNDING.

- PVC MAINLINE
- SCH. 80 PVC MALE ADAPTER
- SCH. 80 PVC BALL VALVE
- FINISH GRADE
- LOCKING VALVE BOX
- SCH. 80 PVC NIPPLE (THREADED)
- MASTER VALVE
- WATERPROOF ELECTRICAL CONNECTIONS
- DECODER
- WIRES TO CONTROLLER
- BRICK SUPPORTS 2 MIN.
- 3/4" GRAVEL SUMP - 8" DEPTH
- COMPACTED SUBGRADE
- SCH. 80 PVC UNION (THREADED)



- NOTE:
- INSTALL FLOW SENSOR PER MANUFACTURER'S SPECIFICATIONS FOR WIRING AND GROUNDING.

- WIRES TO CONTROLLER
- LOCKING VALVE BOX
- WATERPROOF ELECTRICAL CONNECTIONS
- FLOW SENSOR PER SCHEDULE
- DOWNSIZED MAINLINE
- FINISH GRADE
- SCH. 80 PVC ECCENTRIC COUPLING (S x S) - SIZE & QTY TO BE DETERMINED IN FIELD
- SCH. 80 PVC NIPPLE (MPTxS)
- SCH. 80 PVC UNION (THREADED)
- PVC MAINLINE
- SCH. 80 PVC MALE ADAPTER
- COMPACTED SUBGRADE
- 3/4" GRAVEL SUMP 8" DEPTH
- BRICK SUPPORTS 2 MIN.

## 4 MANUAL DRAIN VALVE

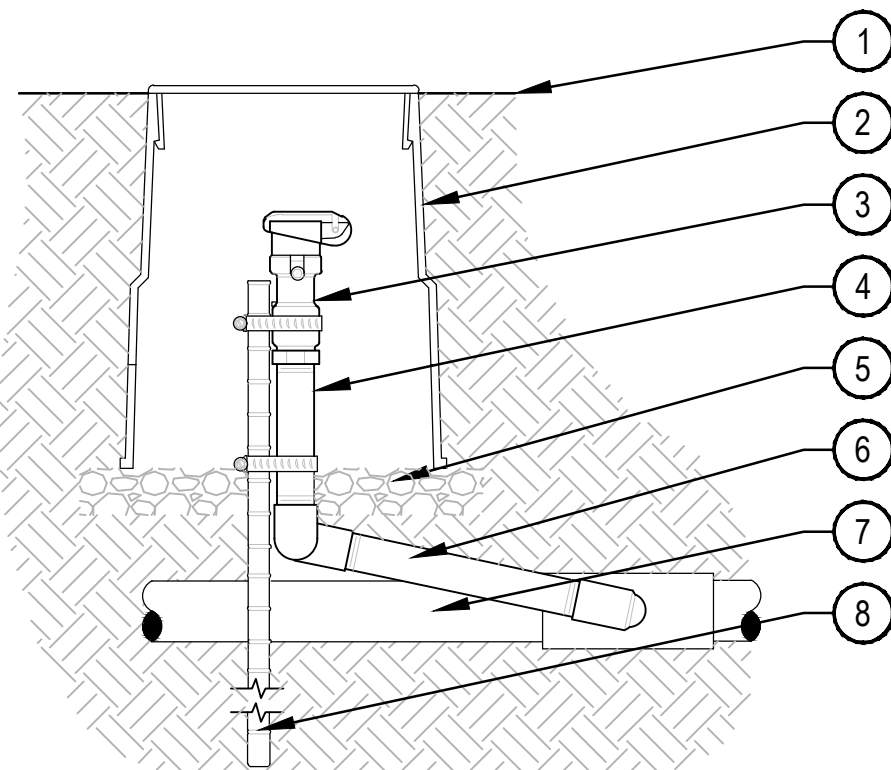
SCALE: NTS

## 5 MASTER VALVE

SCALE: NTS

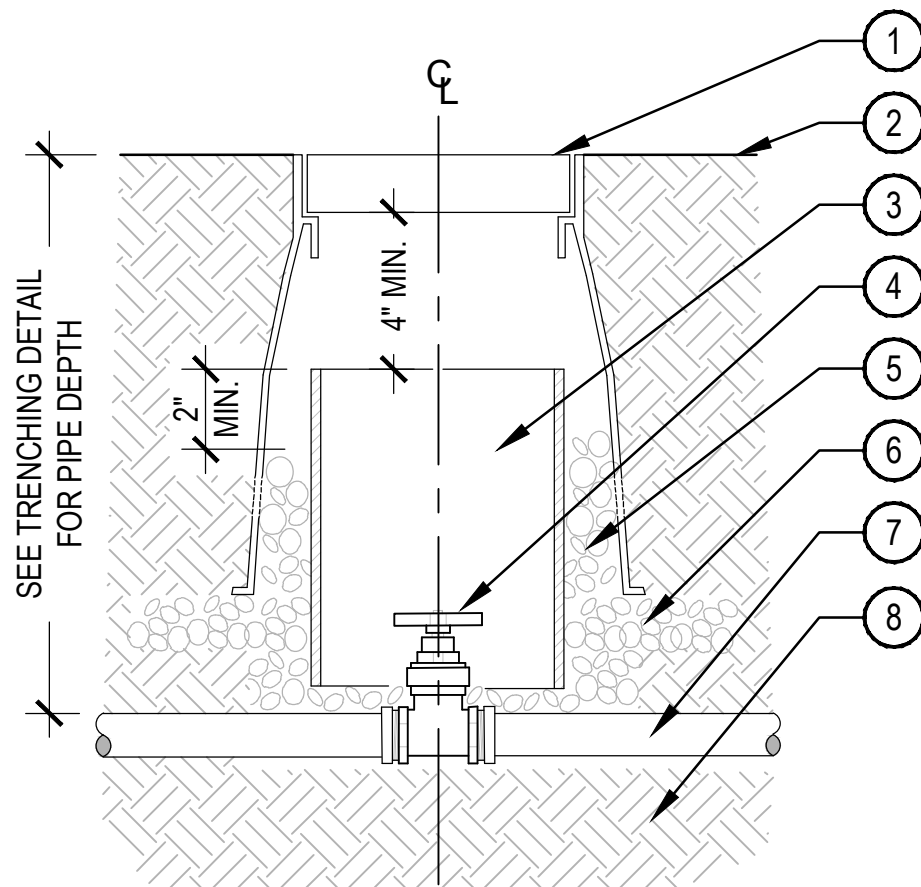
## 6 FLOW SENSOR

SCALE: NTS



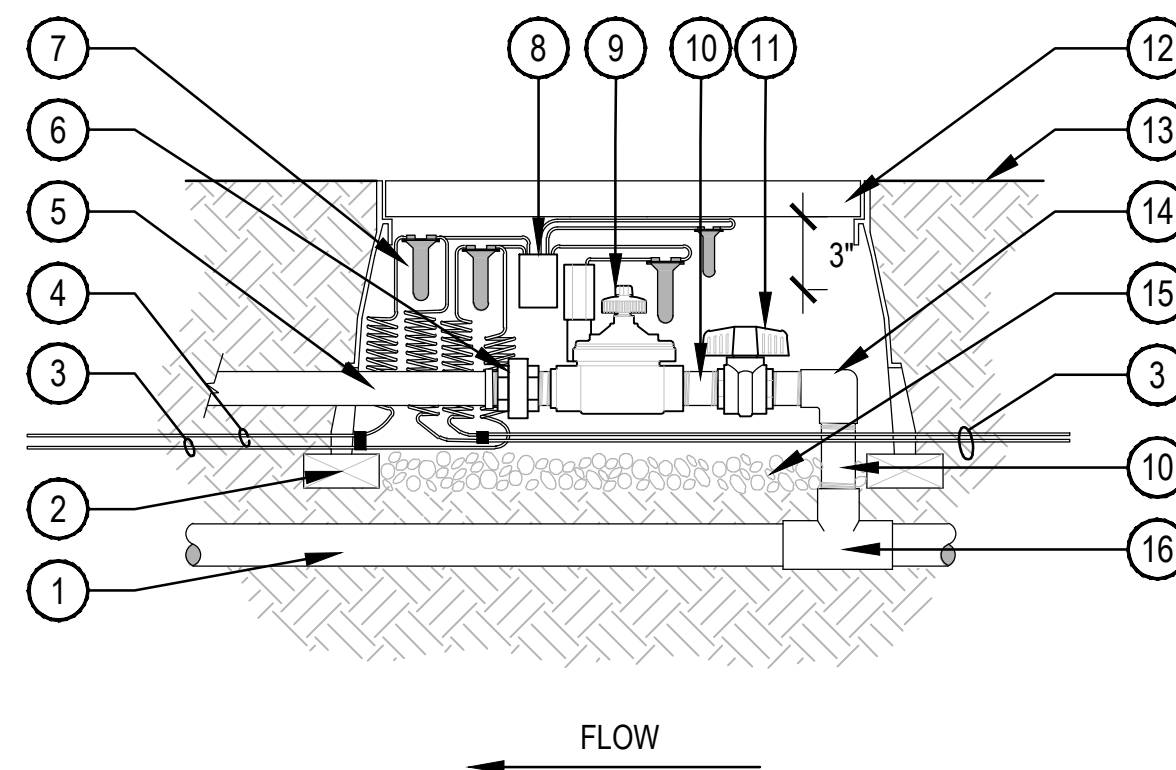
- NOTES:
- EACH QUICK COUPLER SHALL BE IN A SEPARATE VALVE BOX.
  - PROVIDE (1) QUICK COUPLER KEY FOR EACH QUICK COUPLER VALVE.
  - QUICK COUPLER SHALL HAVE LOCKING RUBBER COVER. COLOR PER LEGEND.
  - COMPACT SOIL AROUND GATE VALVE ASSEMBLY TO THE SAME DENSITY AS ADJACENT UNDISTURBED SUB-GRADE.
  - ALL THREADED CONNECTIONS SHALL BE COATED WITH TEFLON TAPE.

- FINISH GRADE
- 10" ROUND BOX & COVER PER SCHEDULE. TOP OF BOX TO FLUSH WITH FINISH GRADE
- QUICK COUPLING VALVE W/ LOCKING COVER PER SCHEDULE
- SCH. 80 PVC RISER (T x T)
- 3" DEPTH 3/4" GRAVEL BASE EXTEND 6" BEYOND EDGE OF BOX
- PVC SWING JOINT
- PVC MAINLINE
- 24" LONG #4 REBAR TO HOLD QUICK COUPLER IN PLACE W/ (2) STAINLESS STEEL CLAMPS



- NOTE:
- COMPACT SOIL AROUND GATE VALVE ASSEMBLY TO THE SAME DENSITY AS ADJACENT UNDISTURBED SUBGRADE.
  - DO NOT REST VALVE BOX OR ACCESS SLEEVES ON MAINLINE OR LATERAL LINE.
  - PROVIDE GATE VALVE KEY - LENGTH AS REQUIRED.

- LOCKING ROUND BOX & COVER PER SCHEDULE. TOP OF BOX TO BE FLUSH WITH FINISH GRADE
- FINISH GRADE
- 8" SCH 40 PVC ACCESS SLEEVE LENGTH AS REQUIRED.
- GATE VALVE W/ CROSS HANDLE AND SOLID WEDGE DISC PER SCHEDULE
- 3/4" GRAVEL SUMP FILL IN AND AROUND BOX AS REQUIRED.
- 3" DEPTH 3/4" GRAVEL EXTEND 6" BEYOND EDGE OF BOX
- PVC MAINLINE
- COMPACTED SUBGRADE



- NOTE:
- BUNDLE & TAPE WIRE EVERY 10 FT. SEAL WIRE ENDS WITH WATERPROOF SPLICING MATERIAL.
  - 30" MINIMUM LENGTH OF CONTROL WIRE, COILED AND PLACED IN BOX AT WATERPROOF CONNECTION TO SOLENOID.
  - INSTALL DECODER PER MANUFACTURE'S SPECIFICATIONS FOR WIRING AND GROUNDING.

- PVC MAINLINE
- BRICK SUPPORT (4 MIN.)
- CONTROL WIRE
- COMMON WIRE TO NEXT VALVE(S)
- PVC LATERAL W/ MALE ADAPTER
- SCH. 80 PVC UNION (THREADED)
- WATERPROOF CONNECTORS
- TWO-WIRE DECODER
- CONTROL VALVE
- (4) SCH. 80 PVC NIPPLE/ RISER (LENGTH & SIZE VARY)
- SCH. 80 PVC BALL VALVE
- LOCKING VALVE BOX
- FINISH GRADE
- PVC ELBOW (TxT)
- 3/4" GRAVEL SUMP - 4" DEPTH
- PVC TEE (SxSxT)

## 7 QUICK COUPLER

SCALE: NTS

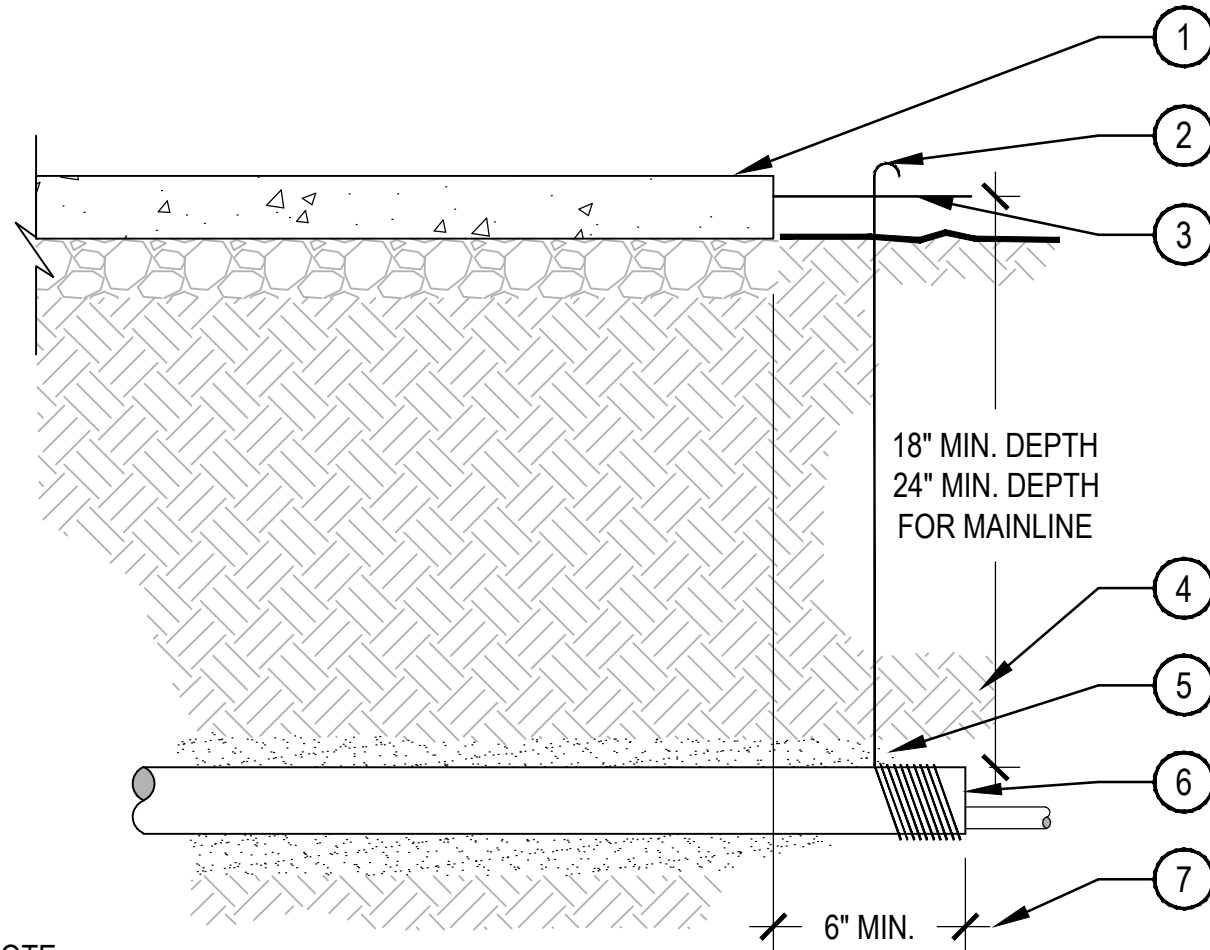
## 8 GATE VALVE 2" AND SMALLER

SCALE: NTS

## 9 CONTROL VALVE DECODER

SCALE: NTS

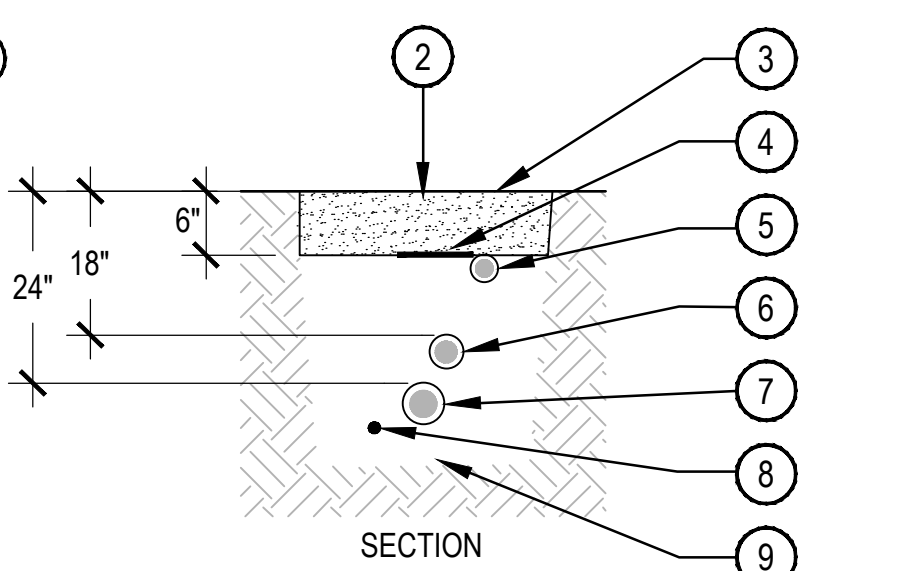
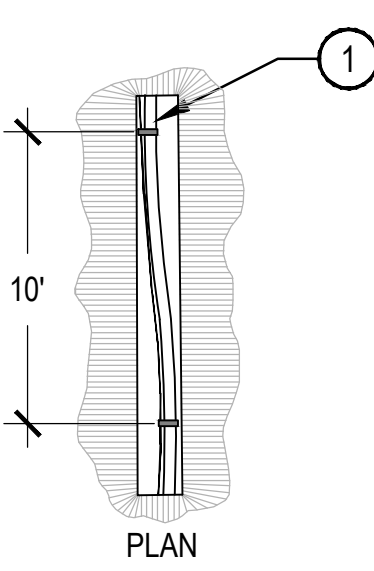




- PAVING
- WRAP 12 GAUGE GALVANIZED WIRE AROUND EACH END OF SLEEVE (10 WRAPS MIN.) AND EXTEND TO SURFACE AS A LOCATING DEVICE
- FINISH GRADE / TOP OF DG
- COMPACT SOIL AROUND SLEEVE TO SAME DENSITY AS ADJACENT UNDISTURBED SOIL
- WASHED AND GRADED MORTAR SAND BACKFILL IN ROCKY SOIL CONDITIONS
- PVC SLEEVE PER SCHEDULE, TWICE DIAMETER OF THE SUM OF THE PIPES/ WIRES
- EXTEND SLEEVES 6" BEYOND EDGES OF PAVING

NOTE:

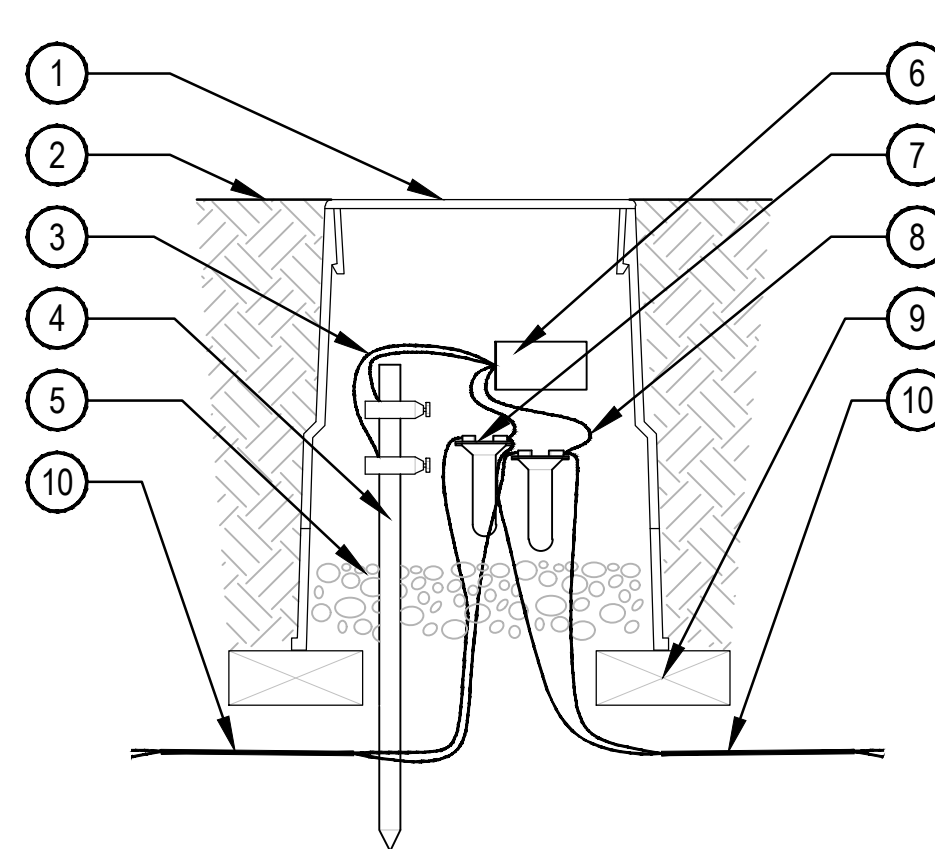
- ALL SLEEVES SHALL BE INSPECTED PRIOR TO BACKFILLING.
- CAP SLEEVES UNTIL USE.
- MULTIPLE SLEEVES REQUIRE 4" HORIZONTAL SEPARATION WITHIN SAME SLEEVE TRENCH.
- IRRIGATION PIPE AND WIRE SHALL NOT SHARE THE SAME SLEEVE.
- MARK / STAMP - 'X' AND/OR INSTALL PLACARD AT BACK OF CURB.



- SLAKE PVC OR POLYETHYLENE PIPE IN TRENCH
- EXCAVATED COVER MATERIAL (SEE NOTES)
- FINISH GRADE
- MAINLINE MARKING TAPE (PURPLE MARKING TAPE IF RECLAIMED)
- POLYETHYLENE DRIP LATERAL/ DRIP PVC LATERAL PIPE (6" MIN. COVERAGE, 18" MIN. COVERAGE BELOW PEDESTRIAN WALKS.)
- IRRIGATION LATERAL PIPE
- IRRIGATION MAINLINE PIPE
- VALVE WIRING
- BEDDING MATERIAL (SEE NOTES)

NOTE:

- ALL MAINLINES TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- ALL PVC PIPING TO BE SLAKED IN TRENCHES AS SHOWN IN PLAN VIEW ABOVE.
- ALL 120 VOLT WIRING IN CONDUIT TO BE INSTALLED AS PER LOCAL CODES.
- ALL ELECTRICAL WIRE CONNECTIONS TO VALVES AND SPLICES TO BE INSTALLED WITHIN A VALVE BOX AND MADE WITH DBY WATERPROOF CONNECTORS, OR APPROVED EQUAL.
- BUNDLE AND TAPE WIRING AT 10' INTERVALS
- VALVE WIRES TO BE INSTALLED WITHIN MAINLINE TRENCH WHEREVER POSSIBLE.
- BEDDING MATERIAL SHALL BE 1/4" MINUS SAND, AND SHALL BE 3" BELOW LOWEST PIPE OR WIRE AND 3" ABOVE HIGHEST PIPE OR WEIR WITHIN TRENCH.
- BEDDING MATERIAL SHALL BE IN MAINLINE TRENCH ONLY.
- BEDDING IS NOT REQUIRED IN POLYETHYLENE TUBING TRENCHES.
- EXCAVATED COVER MATERIAL SHALL BE FREE FROM DEBRIS AND ROCKS 1/2" OR GREATER.
- PIPE BEDDING MATERIAL TO BE ROCK AND DEBRIS FREE, BACKFILL IN 6" LIFTS, PUDDLE WITH WATER, BETWEEN LIFTS.



NOTES:

- INSTALL THE GROUNDING WIRE AND EACH GROUNDING HARDWARE AT RIGHT ANGLES FROM THE TWO-WIRE PATHS, WHEN POSSIBLE.
- EACH GROUND SYSTEM SHALL MAINTAIN A MAXIMUM GROUND RESISTANCE OF 10 OHMS OR LESS. REFER TO TWO-WIRE COMPONENTS MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS FOR INSTALLATION.
- INSTALL GROUNDING PER ASIC'S GUIDELINES.

- VALVE BOX WITH COVER PER LEGEND
- FINISH GRADE
- WIRE FROM LINE SURGE PROTECTOR TO GROUNDING ROD BRASS CLAMPS (1 OF 2)
- GROUNDING ROD: 10 OHMS OR LESS
- 3 INCH MINIMUM DEPTH OF 3/4 INCH WASHED GRAVEL
- LINE SURGE ARRESTOR
- WATERPROOF CONNECTORS
- WIRE FROM DECODER TO WIRE CONNECTOR
- BRICK (2 MINIMUM)
- TWO-WIRE CABLE/COMMUNICATION WIRE, SURGE PROTECTOR AT CONTROLLER ONLY

## 1 PIPE SLEEVE

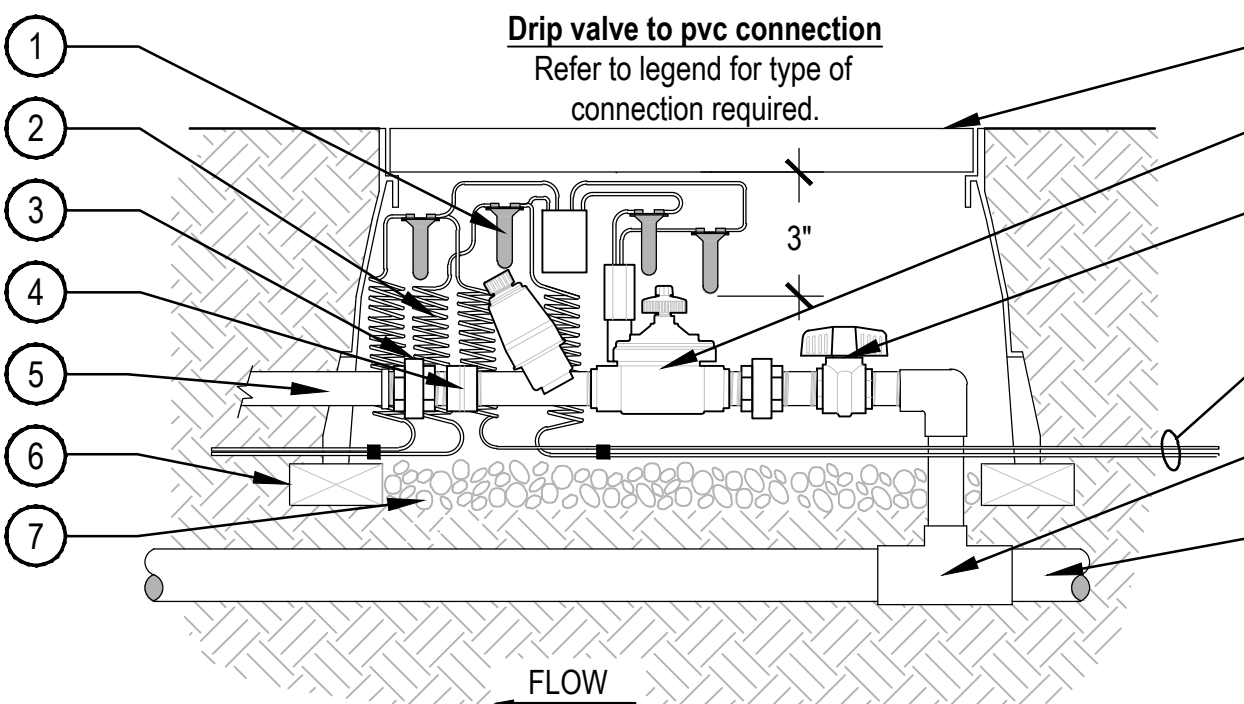
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## 2 PIPE TRENCH

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## 3 SURGE PROTECTION (CONTROLLER ONLY)

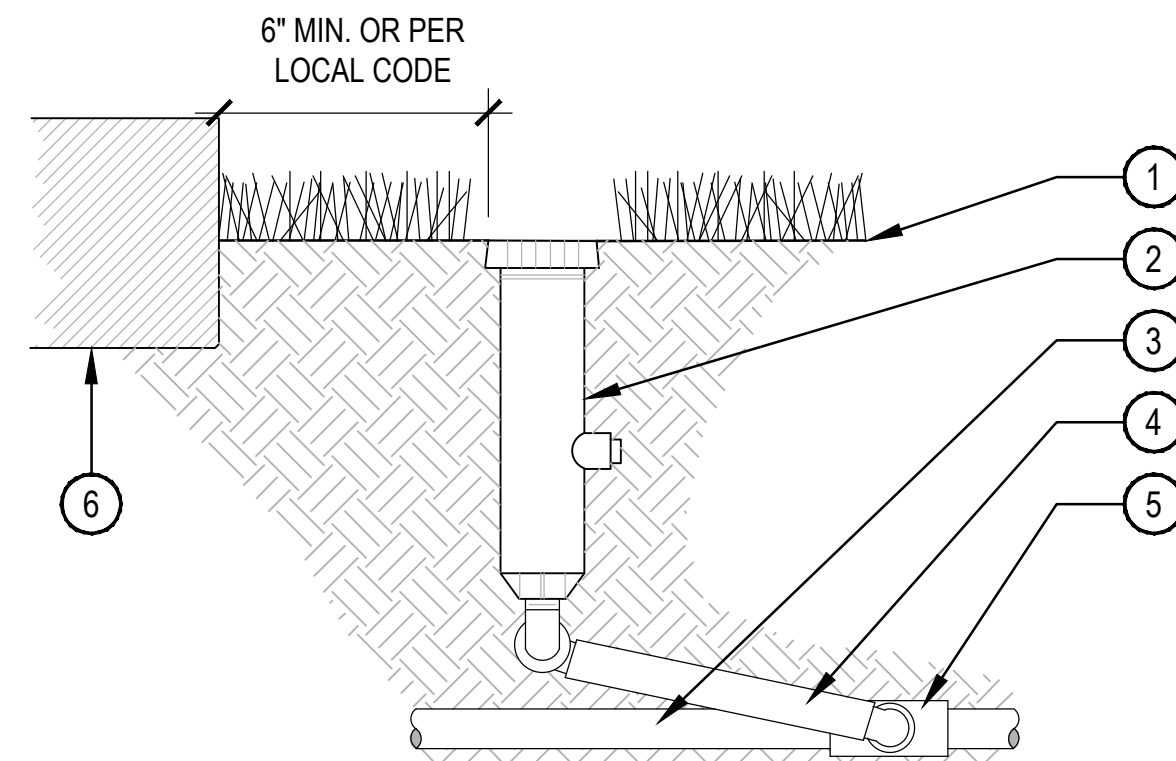
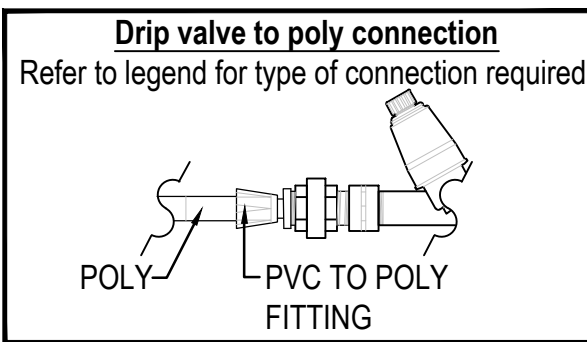
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- WATERPROOF CONNECTORS
- 30" COIL OF WIRE MINIMUM PLACED IN BOX
- (2) SCH. 80 PVC UNION (THREADED)
- PVC COUPLING (FPTxFTPT)
- PVC LATERAL
- BRICK SUPPORT (4 MIN)
- 4" DEPTH GRAVEL SUMP
- VALVE BOX PER LEGEND, FLUSH TOP OF BOX W/ GRADE
- CONTROL VALVE PER LEGEND
- SCH. 80 PVC BALL VALVE
- CONTROL AND COMMON WIRES FROM CONTROLLER
- SCH. 80 TEE (SxSxT)
- PVC MAINLINE

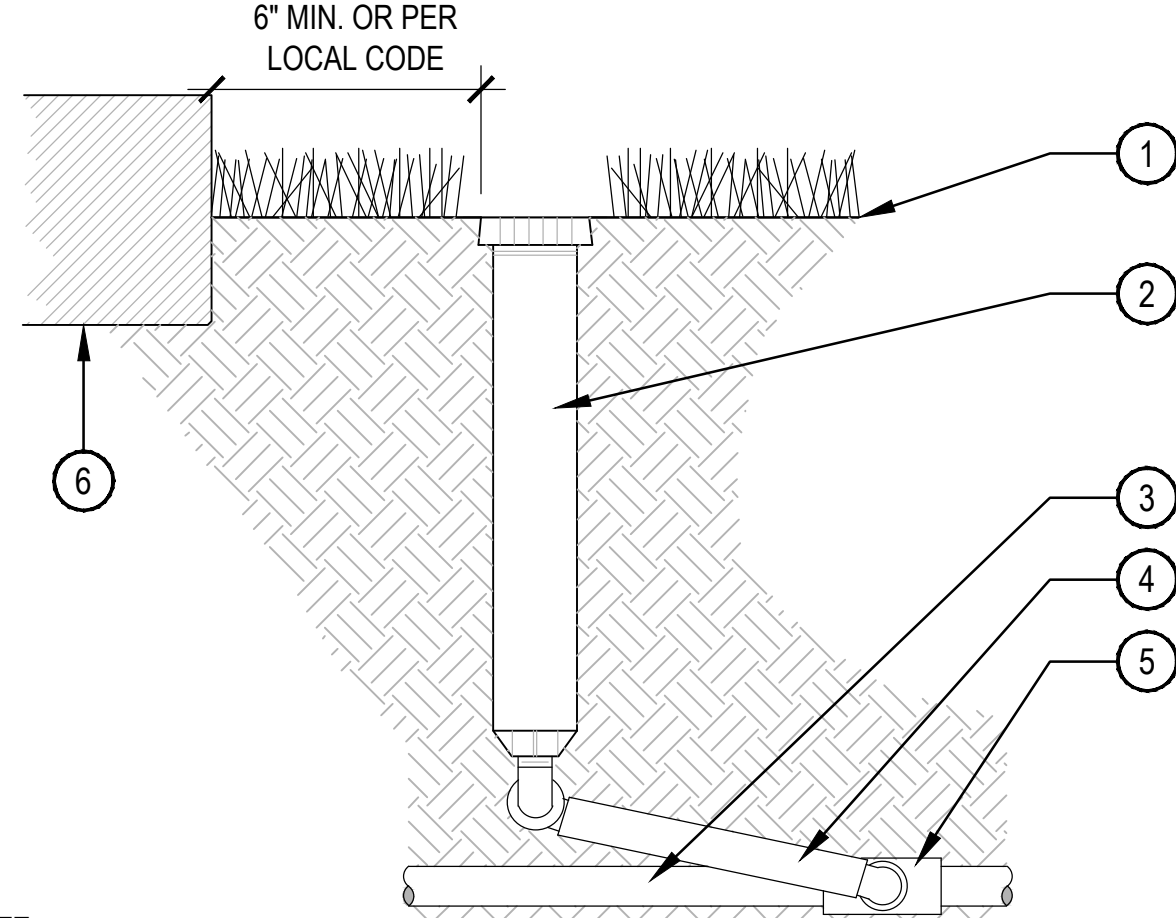
NOTES:

- BUNDLE & TAPE WIRE EVERY 10 FT. SEAL WIRE ENDS w/ WATERPROOF SPLICING MATERIAL.
- 30" MINIMUM LENGTH OF CONTROL WIRE COILED AND PLACED IN BOX AT WATER PROOF CONNECTION TO SOLENOID.
- INSTALL DECODERS PER MANUFACTURER'S SPECIFICATIONS FOR WIRING AND GROUNDING.



NOTE:

- AFTER FLUSHING HEADS, REGRADE AND COMPACT AS NEEDED TO RETURN TO FINISH GRADE.
- SPRINKLERS SHALL BE MIN. 6" FROM ANY WALLS, WALKS, COURTS, AND 12" FROM TURF EDGE.
- ADJUST ALL SPRINKLERS HEADS SO THAT NO OVERSPRAY OCCURS ON ANY WALLS, WALKS, COURTS, ETC.
- ALL THREADED CONNECTIONS SHALL BE COATED WITH TEFLON TAPE.
- COMPACT SOIL AROUND HEAD TO THE SAME DENSITY AS ADJACENT UNDISTURBED SUBGRADE.



NOTE:

- AFTER FLUSHING HEADS, REGRADE AND COMPACT AS NEEDED TO RETURN TO FINISH GRADE.
- SPRINKLERS HEAD SHALL BE LEVEL WITH SURROUNDING FINISHED GRADE.
- ADJUST ALL SPRINKLERS HEADS SO THAT NO OVERSPRAY OCCURS ON ANY WALLS, WALKS, COURTS, ETC.
- ALL THREADED CONNECTIONS SHALL BE COATED WITH TEFLON TAPE.
- COMPACT SOIL AROUND HEAD TO THE SAME DENSITY AS ADJACENT UNDISTURBED SUBGRADE.

## 4 DRIP CONTROL ZONE KIT

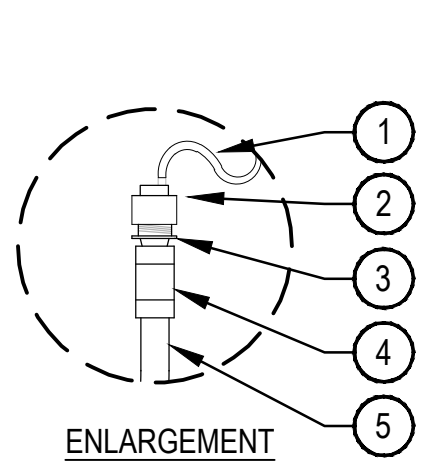
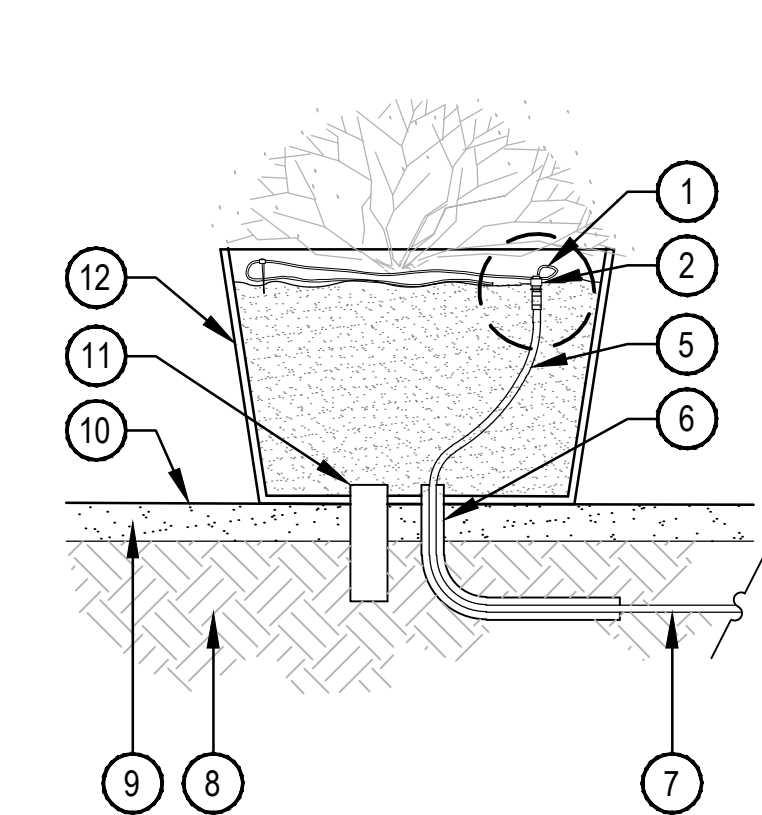
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## 5 SPRAY POP-UP

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## 6 12 INCH POP-UP SPRAY

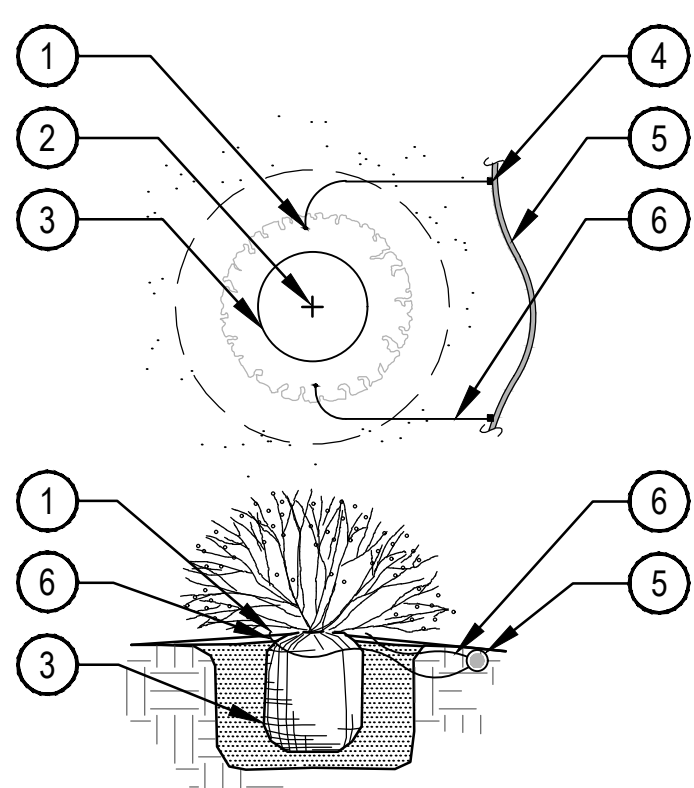
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- 1/4" DRIP TUBING 10' COIL AROUND PLANTER W/ STAKE (RAIN BIRD TS-025)
- HUNTER MPE-10 DRIP TRANSFER FITTING
- 1/2" DRIP MALE ADAPTER FITTING
- DRIP COUPLING FITTING
- 1/2" POLYETHYLENE BLANK TUBING
- 1-1/2" CONDUIT SLEEVING - CONTRACTOR TO SEAL POT OPENING AROUND SLEEVING
- BLANK TUBING TO VALVE
- COMPACTED SUB GRADE
- PAVING PER LANDSCAPE PLANS
- FINISH GRADE
- DRAINAGE PER LANDSCAPE PLANS
- PLANTER PER LANDSCAPE PLANS

NOTES:

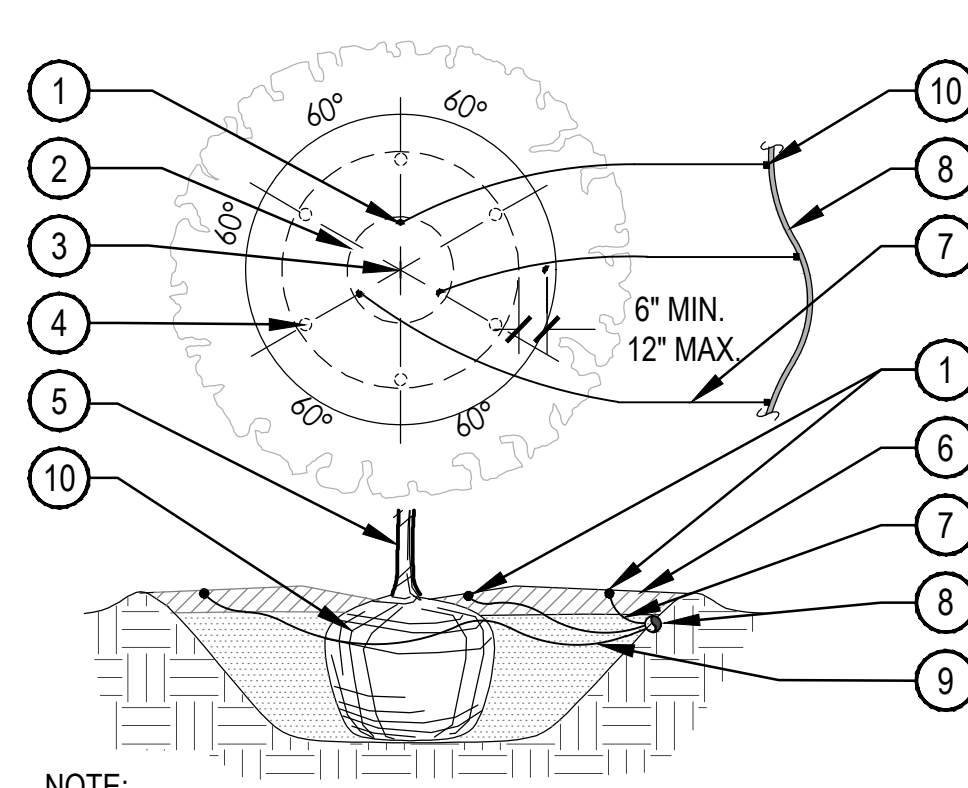
- CONTRACTOR SHALL ALLOCATE ADDITIONAL LENGTH IN BLANK TUBING WITHIN PLANTER FOR MAINTENANCE PURPOSES.
- CONDUIT SLEEVING TO EXTEND 2 FEET FROM PLANTER BOX.



NOTE:

- EMITTERS SHALL BE EQUALLY SPACED AROUND ROOTBALL.
- FLUSH ALL LINES THOROUGHLY PRIOR TO EMITTER INSTALLATION.
- IF PLANTING ON A 4:1 SLOPE OR STEEPER, INSTALL EMITTERS ON THE UPHILL SIDE OF PLANT.
- EMITTERS SHALL BE SELF-FLUSHING PRESSURE COMPENSATING-TYPE UNLESS NOTED OTHERWISE.
- DRIP VALVE ZONES (HYDROZONES) ARE DESIGNED TO ACCOUNT FOR DIFFERENCES IN PLANT REQUIREMENTS AND SUN EXPOSURE.
- CONTRACTOR SHALL ENSURE HYDROZONES ARE VALVED SEPARATELY AS SHOWN ON PLAN.

- DIFFUSER CAP W/ DRIP STAKE
- PLANT CENTER
- PLANT ROOTBALL
- SINGLE OUTLET EMITTER
- 3/4" POLYETHYLENE DRIP TUBING
- 1/4" DISTRIBUTION TUBING (LENGTH NOT TO EXCEED 8')



NOTE:

- MAXIMUM LENGTH OF ONE DISTRIBUTION TUBE SHALL BE 8'.
- ALL EMISSION POINTS SHALL BE LOCATED ON UPHILL SIDE OF PLANT MATERIAL. ONE EMISSION POINT SHALL BE DIRECTLY TO PLANT BALL AS INDICATED. ADDITIONAL EMISSION POINTS SHALL BE WITHIN PLANT PIT PERIMETER AS DIRECTED IN THE EMITTER SCHEDULE.
- SECOND EMISSION POINTS (IF NEEDED) AS PER THE EMITTER SCHEDULE FOR TREES WITH 3" CALIPER OR GREATER OR CONIFEROUS TREES 10' OR GREATER IN HEIGHT.
- THIS IS A WATERING GUIDE ONLY. SITE, SOIL AND PLANT CONDITIONS VARY GREATLY. CONTRACTOR MUST OBSERVE THE PLANT MATERIAL AND MAKE ADJUSTMENTS AS NECESSARY FOR PROPER PLANT WATER REQUIREMENT.

- EMISSION POINT, DIFFUSER CAP W/ DRIP STAKE (TYP.)
- PLANT ROOT BALL (TYP.)
- PLANT CENTER (TYP.)
- SECOND EMISSION POINTS SEE NOTE 3 BELOW
- TREE TRUNK
- MULCH LAYER
- 1/4" DISTRIBUTION TUBING (LENGTH NOT TO EXCEED 8')
- 3/4" POLYETHYLENE DRIP TUBING
- SINGLE OUTLET EMITTER
- ROOTBALL

## 7 IN-LINE DRIP EMITTERS IN RAISED PLANTERS

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## 8 SINGLE OUTLET EMITTER PLACEMENT

SCALE: NTS

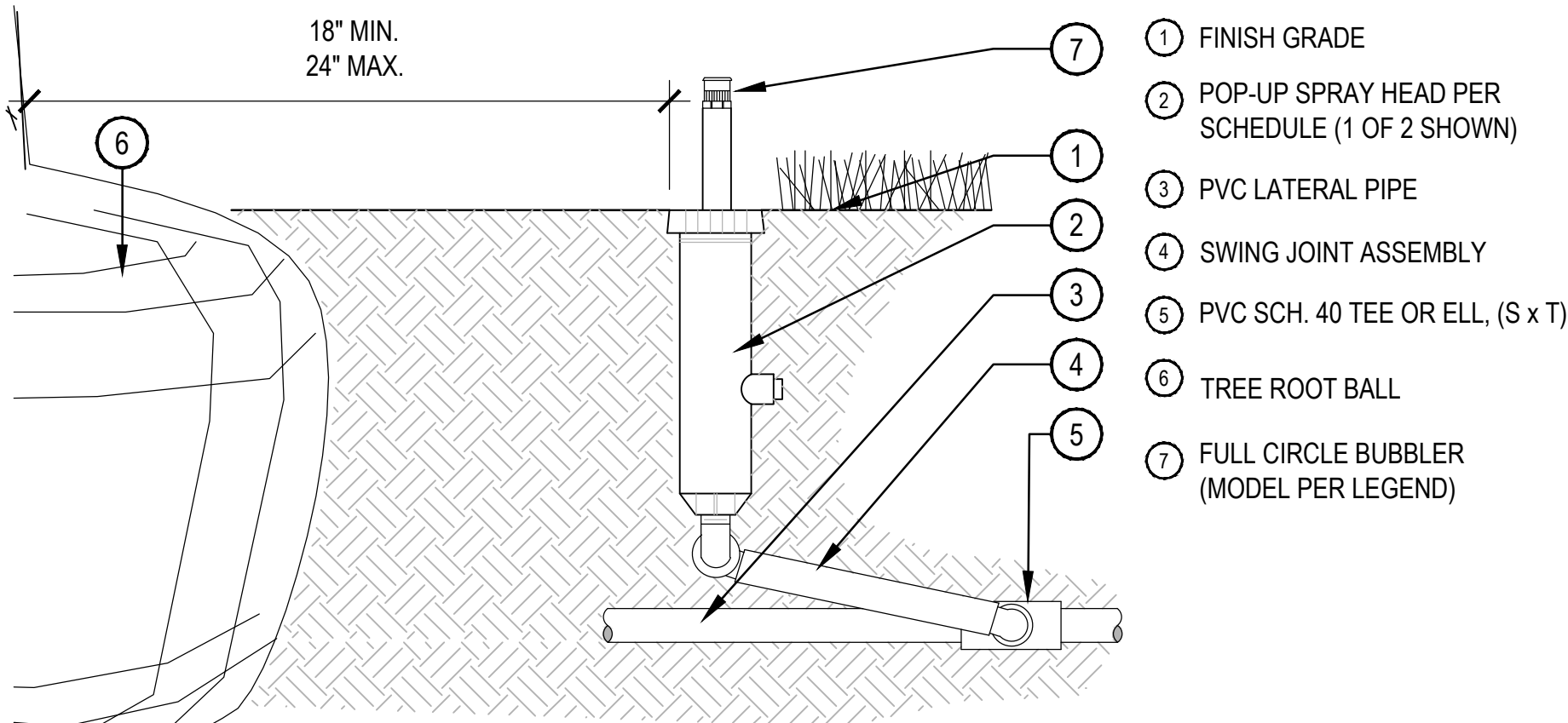
## 9 TREE EMITTER PLACEMENT

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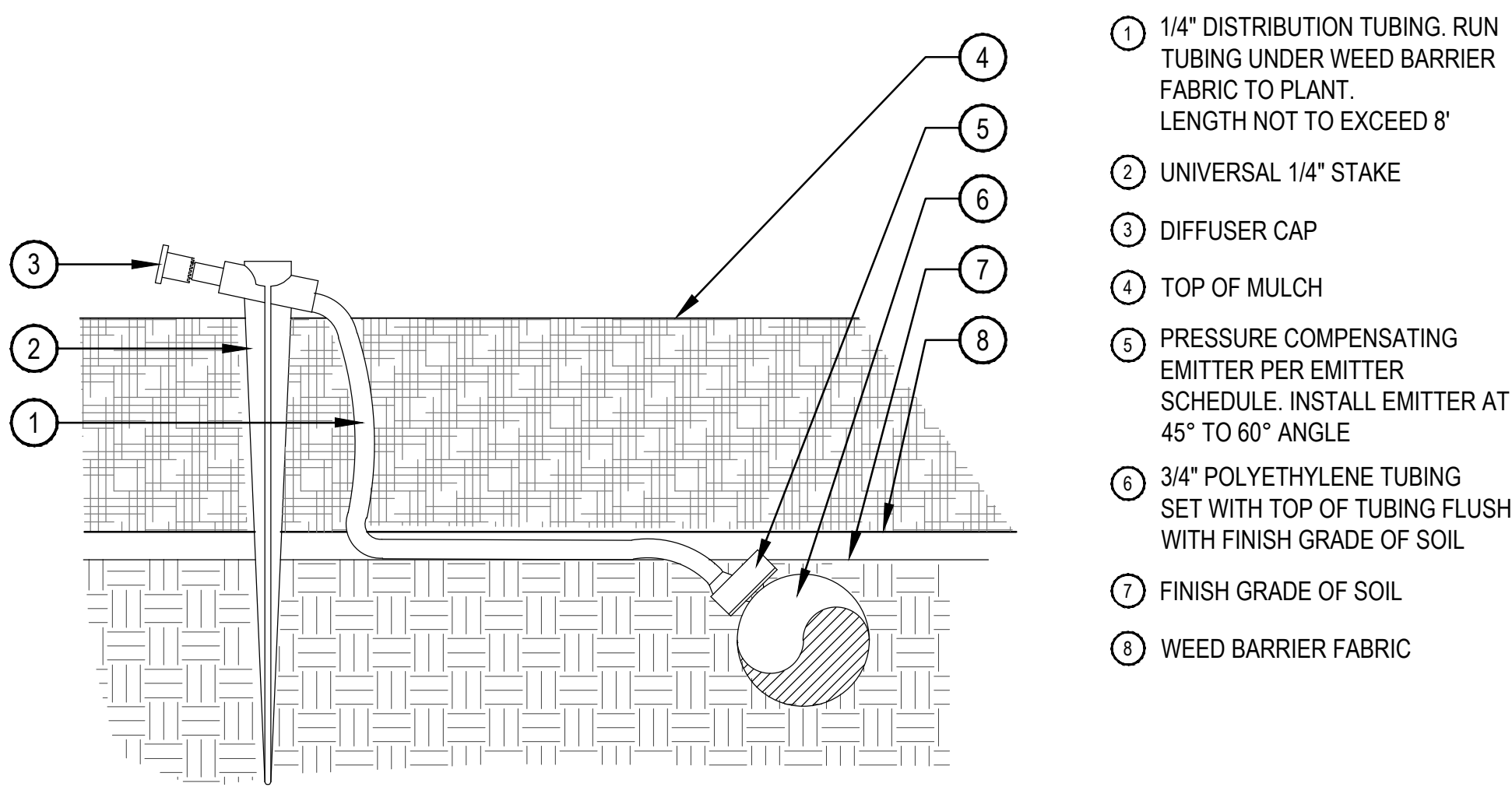
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06/13/2024 - RFI 85  
06/18/2024 - RFI 84



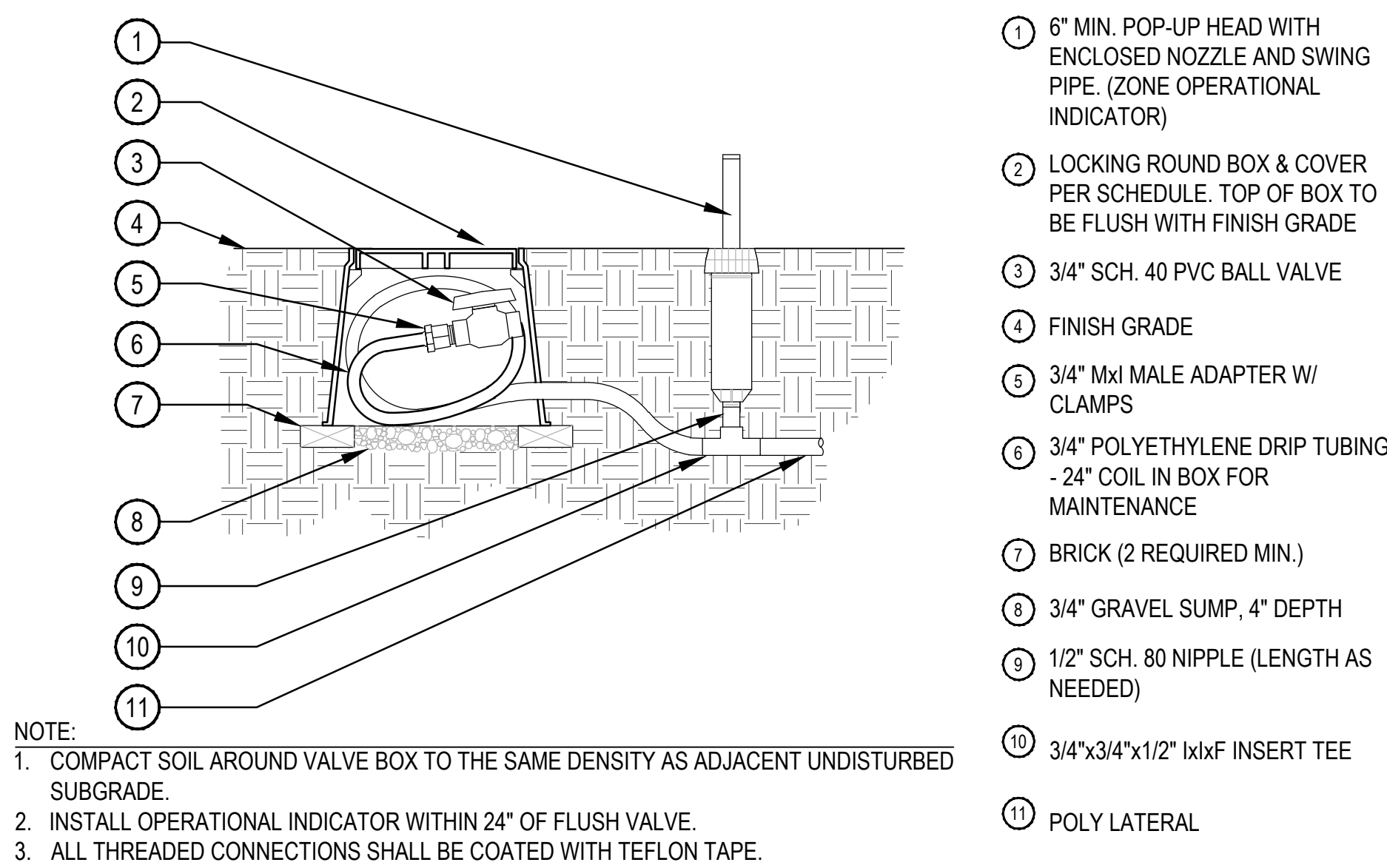


NOTE:  
1. AFTER FLUSHING HEADS, REGRADE AND COMPACT AS NEEDED TO RETURN TO FINISH GRADE.  
2. SPRINKLERS SHALL BE MIN. 6" FROM ANY WALLS, WALKS, COURTS, AND 24" FROM ROOT BALL.  
3. ADJUST ALL SPRINKLERS BODIES SO THAT NO FLODDING OCCURS ON ANY WALLS, WALKS, COURTS, ETC.  
4. ALL THREADED CONNECTIONS SHALL BE COATED WITH TEFLON TAPE.  
5. COMPACT SOIL AROUND HEAD TO THE SAME DENSITY AS ADJACENT UNDISTURBED SUB-GRADE.  
6. 1 OF 2 ASSEMBLIES SHOWN

1 POP-UP BUBBLER SCALE: NTS



2 SINGLE OUTLET EMITTER SCALE: NTS



NOTE:  
1. COMPACT SOIL AROUND VALVE BOX TO THE SAME DENSITY AS ADJACENT UNDISTURBED SUBGRADE.  
2. INSTALL OPERATIONAL INDICATOR WITHIN 24" OF FLUSH VALVE.  
3. ALL THREADED CONNECTIONS SHALL BE COATED WITH TEFLON TAPE.

3 DRIP FLUSH VALVE WITH OPERATIONAL INDICATOR SCALE: NTS