

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

GENERAL NOTES

1. THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.
2. 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.
3. VERIFY ALL PLAN DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE TO ADDRESS ANY QUESTIONS OR CLARIFY ANY DISCREPANCIES.
4. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
5. SUBMIT A CHANGE ORDER FOR APPROVAL FOR ANY CHANGES TO WORK SCOPE RESULTING FROM FIELD CONDITIONS OR DIRECTION BY OWNER'S REPRESENTATIVE WHICH REQUIRE ADDITIONAL COST TO THE OWNER PRIOR TO PERFORMANCE OF WORK.
6. THE CONTRACTOR SHALL PROVIDE A STAKED LAYOUT OF ALL SITE IMPROVEMENTS FOR INSPECTION BY THE OWNER'S REPRESENTATIVE AND MAKE MODIFICATIONS AS REQUIRED. ALL LAYOUT INFORMATION IS AVAILABLE IN DIGITAL FORMAT FOR USE BY THE CONTRACTOR.
7. 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.
8. 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.
9. CONTRACTOR IS RESPONSIBLE TO PAY FOR, AND OBTAIN, ANY REQUIRED APPLICATIONS, PERMITTING, LICENSES, INSPECTIONS AND METERS ASSOCIATED WITH WORK.
10. 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.
11. 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.
12. 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.
13. 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.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
15. 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.
16. 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.
17. COORDINATE SITE ACCESS, STAGING, STORAGE AND CLEANOUT AREAS WITH OWNER'S REPRESENTATIVE.
18. CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SAFETY FENCING AND BARRIERS AROUND ALL IMPROVEMENTS SUCH AS WALLS, PLAY STRUCTURES, EXCAVATIONS, ETC. ASSOCIATED WITH THEIR WORK UNTIL SUCH FACILITIES ARE COMPLETELY INSTALLED PER THE PLANS, SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS.

LAYOUT NOTES

1. WRITTEN DIMENSIONS WILL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
2. SHOULD SITE CONDITIONS BE DIFFERENT THAN WHAT IS INDICATED ON THE DRAWINGS CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY FOR CLARIFICATION.
3. CURVED WALKS AND CURB EDGES ARE INTENDED TO BE CONSTRUCTED WITH SMOOTH FLOWING CURVES. ANYTHING OTHER THAN SMOOTH FLOWING CURVES WILL BE REJECTED.
4. THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.
5. 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.
6. THE CONTRACTOR SHALL INSTALL SLEEVEING FOR IRRIGATION IMPROVEMENTS PRIOR TO INSTALLING CONCRETE FLATWORK. REFER TO IRRIGATION PLANS.
7. 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.
8. 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.
9. CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY FENCING AROUND ALL PLAY STRUCTURES UNTIL PROPER FALL SURFACE IS COMPLETELY INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
10. CONTRACTOR IS RESPONSIBLE FOR SUPERVISING ALL SAFETY SURFACING AND PAVEMENT DURING THE CURING PROCESS.

19. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF THEIR MATERIAL STOCK PILES AND WORK FROM VANDALISM, EROSION OR UNINTENDED DISTURBANCE DURING THE CONSTRUCTION PERIOD AND UNTIL FINAL ACCEPTANCE IS ISSUED.
20. THE CONTRACTOR SHALL KNOW, UNDERSTAND AND ABIDE BY ANY STORM WATER POLLUTION PREVENTION PLAN (SWPPP) ASSOCIATED WITH THE SITE. IF A STORM WATER POLLUTION PREVENTION PLAN IS NOT PROVIDED BY THE OWNER'S REPRESENTATIVE, REQUEST A COPY BEFORE PERFORMANCE OF ANY SITE WORK.
21. MAINTAIN ANY STORM WATER MANAGEMENT FACILITIES THAT EXIST ON SITE FOR FULL FUNCTIONALITY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ANY NEW STORM WATER MANAGEMENT FACILITIES THAT ARE IDENTIFIED IN THE SCOPE OF WORK TO FULL FUNCTIONALITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER FOR FAILURE TO MAINTAIN STORM WATER MANAGEMENT FACILITIES DURING THE CONTRACT PERIOD.
22. THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM EXITING THE SITE OR ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS DURING THEIR CONTRACTED COURSE OF WORK.
23. THE CONTRACTOR SHALL BE RESPONSIBLE TO PREVENT ANY IMPACTS TO ADJACENT WATERWAYS, WETLANDS, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS RESULTING FROM WORK DONE AS PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE STANDARDS DURING THEIR CONTRACTED COURSE OF WORK.
24. THE CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL INSURE THAT ALL LOADS OF CONSTRUCTION MATERIAL IMPORTED TO OR EXPORTED FROM THE PROJECT SITE SHALL BE 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.
25. 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.
26. 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.
27. 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.
28. 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.
29. 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.
30. 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

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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

1. THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS AND SPECIFICATIONS AS CLOSELY AS POSSIBLE. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. GRAPHIC QUANTITIES TAKES PRECEDENCE OVER WRITTEN QUANTITIES.
3. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE OWNER'S REPRESENTATIVE MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ONSITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS AND IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
4. THE OWNER'S REPRESENTATIVE MAY ELECT TO UPSIZE PLANT MATERIAL AT THEIR DISCRETION BASED ON SELECTION, AVAILABILITY, OR TO ENHANCE SPECIFIC AREAS OF THE PROJECT. THE CONTRACTOR SHALL VERIFY PLANT MATERIAL SIZES WITH OWNER'S REPRESENTATIVE PRIOR TO PURCHASING, SHIPPING OR STOCKING OF PLANT MATERIALS. SUBMIT CHANGE ORDER REQUEST TO OWNER'S REPRESENTATIVE FOR APPROVAL IF ADDITIONAL COST IS REQUESTED BY THE CONTRACTOR PRIOR TO INSTALLATION. RE-STOCKING CHARGES WILL NOT BE APPROVED IF THE CONTRACTOR FAILS TO SUBMIT A REQUEST FOR MATERIAL CHANGES.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AS NOTED IN THE TECHNICAL SPECIFICATIONS.
11. 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.
12. 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
1. 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.
 2. 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.
 3. PRUNE AS REQUIRED AT TIME OF PLANTING AND AS NEEDED TO CORRECT DAMAGE.
 4. 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.
 5. 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.
 6. 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.
 7. DEAD PLANT MATERIALS SHALL BE REMOVED WITHIN (1) MONTH WITH PLANTING MATERIALS THAT MEET THE ORIGINAL INTENT OF THE APPROVED LANDSCAPE DESIGN.
 8. 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
1. 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.
 2. THROUGHOUT THE GROWING SEASON WEED CONTROL OF NATIVE AREAS SHALL BE PERFORMED USING A SPOT TREATMENT METHOD.
 3. HERBICIDE SHALL BE APPLIED BY A LICENSED APPLICATOR OR UNDER THE DIRECT SUPERVISION OF A LICENSED APPLICATOR.

- NATIVE SEED AREAS
1. REFERENCE WEED CONTROL NOTES ABOVE.
 2. MOW A MINIMUM OF ONCE YEARLY UPON ESTABLISHMENT OF GRASS.

13. 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.
14. 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.
15. 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.
16. 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.
17. 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.
18. 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.
19. AT SEED AREA BOUNDARIES ADJACENT TO EXISTING NATIVE AREAS, OVERLAP ABUTTING NATIVE AREAS BY THE FULL WIDTH OF THE SEEDER.
20. EXISTING TURF AREAS THAT ARE DISTURBED DURING CONSTRUCTION, ESTABLISHMENT AND THE MAINTENANCE PERIOD SHALL BE RESTORED WITH NEW SOD TO MATCH EXISTING TURF SPECIES. DISTURBED NATIVE AREAS WHICH ARE TO REMAIN SHALL BE OVER SEEDED AND RESTORED WITH SPECIFIED SEED MIX.
21. CONTRACTOR SHALL OVER SEED ALL MAINTENANCE OR SERVICE ACCESS BENCHES AND ROADS WITH SPECIFIED SEED MIX UNLESS OTHERWISE NOTED ON THE PLANS.
22. ALL SEEDED SLOPES EXCEEDING 25% IN GRADE (4:1) SHALL RECEIVE EROSION CONTROL BLANKETS. PRIOR TO INSTALLATION, NOTIFY OWNER'S REPRESENTATIVE FOR APPROVAL OF LOCATION AND ANY ADDITIONAL COST IF A CHANGE ORDER IS NECESSARY.
23. WHEN COMPLETE, ALL GRADES SHALL BE WITHIN +/- 1/8" OF FINISHED GRADES AS SHOWN ON THE PLANS.
24. SOFT SURFACE TRAILS NEXT TO MANICURED TURF OR SHRUB BEDS SHALL BE CONTAINED WITH BENDA BOARD EDGER.
25. 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.
26. 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.
27. 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.
28. ALL TREES, SHRUBS, ORNAMENTAL GRASSES, PERENNIALS AND DESIGNATED AREAS OF NATIVE SEED SHALL BE IRRIGATED. ALL TREES, SHRUBS ORNAMENTAL GRASSES TO BE DRIP IRRIGATED. PERENNIALS AND SEED AREAS TO BE SPRAYED.
29. TREES PLANTED IN GROUPS OF THREE OR MORE SHALL BE A VARIETY OF SIZES TO MIMIC NATURAL TREE STANDS.
30. ALL EXISTING TREES SHALL BE PROTECTED AND PRESERVED TO THE EXTENT POSSIBLE.
31. PLANT QUANTITIES SHOWN IN SCHEDULE (L-1.1) EXCLUDE LANDSCAPE OUTSIDE LIMIT OF WORK.

IRRIGATION NOTES

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

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NOT FOR
CONSTRUCTION

DATE:
12/01/22 DEVELOPMENT PLAN
SUBMITTAL
02/09/23 DEVELOPMENT
PLAN RE-SUBMITTAL
10/13/23 DEVELOPMENT PLAN
RE-SUBMITTAL DRAFT

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"	6/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-DOGIPOT	GREEN AND STEEL	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	BACKED BANCAL	WOOD, POWDERCOAT FINISH	23" X 176" 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"	6/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	SHREDDED CEDAR MULCH (GORILLA HAIR)	PIONEER SAND OR LOCAL SUPPLIER (OR APPROVED EQUAL)	HTTPS://WWW.PIONEERCO.COM/	NATURAL SHREDDED BARK	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% 6-12" 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 1"X6"X20"	6/L-5.00	INSTALL PER MANUFACTURER SPECIFICATIONS.
M-104	LANDSCAPE BOULDERS	RIVER ROCK BOULDERS	PIONEER SAND & GRAVEL OR LOCAL SUPPLIER (OR APPROVED EQUAL)	HTTPS://WWW.PIONEERCO.COM/	NATURAL	2'-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	6/L-5.01	INSTALL PER MANUFACTURER SPECIFICATIONS.
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	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 MANUFACTURER SPECIFICATIONS.
M-109	PLANTER WALL CAP	CUSTOM PRECAST CONCRETE CAP	CUSTOM	TBD AT TIME OF CONSTRUCTION	TO MATCH ARCHITECTURE	2"HX12"DX24"W	3/L-5.02	SEE DETAIL FOR INSTALL.

PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
BE RI	2	BETULA NIGRA	RIVER BIRCH	B & B	2.5" CAL.
PO TR	38	POPULUS TREMULOIDES	QUAKING ASPEN	B & B	2.5" CAL.
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
PI PU	11	PICEA PUNGENS	COLORADO SPRUCE	B & B	10' HT.
PI 10	11	PICEA PUNGENS 'BABY BLUE EYES'	BABY BLUE EYES COLORADO BLUE SPRUCE	B & B	10' HT.
PI P6	3	PICEA PUNGENS 'BABY BLUE EYES'	BABY BLUE EYES COLORADO BLUE SPRUCE	B & B	6' HT.
PI PP	14	PICEA PUNGENS 'BABY BLUE EYES'	BABY BLUE EYES COLORADO BLUE SPRUCE	B & B	8' HT.
PN AR	13	PINUS ARISTATA	BRISTLEcone PINE	B & B	6' HT.
PE DU	5	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	B & B	6' HT.
PS DO	14	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	B & B	8' HT.
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
AC FL	2	ACER GINNALA 'FLAME'	FLAME AMUR MAPLE	B & B	1.5" CAL.
MA SS	6	MALUS X 'SPRING SNOW'	SPRING SNOW CRAB APPLE	B & B	6' HT.
PO NM	9	POPULUS TREMULOIDES 'CLUMP FORM'	QUAKING ASPEN	B & B	6' HT.
PU VI	13	PRUNUS VIRGINIANA 'SCHUBERT'	SCHUBERT CHOKECHERRY	B & B	2.5" CAL.
DECIDUOUS SHRUBS 2-4' SPREAD	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
FA PA	6	FALLUGIA PARADOXA	APACHE PLUME	CONT.	#5
HO DU	6	HOLODISCUS DUMOSUS	ROCK SPIREA	CONT.	#5
SY MI	4	SYRINGA PATULA 'MISS KIM'	MISS KIM KOREAN LILAC	CONT.	#5
DECIDUOUS SHRUBS 5-7' SPREAD	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
KO AM	2	KOLKWITZIA AMABILIS	BEAUTY BUSH	CONT.	#5
LO TA	1	LONICERA TATARICA 'ARNOLD'S RED'	ARNOLD'S RED HONEYSUCKLE	CONT.	#5
PH NA	2	PHYSOCARPUS OPULIFOLIUS 'NANUS'	DWARF NINEBARK	CONT.	#5
PR BE	5	PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SAND CHERRY	CONT.	#5
RI AL	1	RIBES ALPINUM	ALPINE CURRANT	CONT.	#5
SA PU	5	SALIX PURPUREA 'NANA'	DWARF ARCTIC WILLOW	CONT.	#5
SY PE	2	SYRINGA X PRESTONIAE 'MISS CANADA'	MISS CANADA PRESTON LILAC	CONT.	#5
DECIDUOUS SHRUBS 7-9' SPREAD	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
AM SE	3	AMELANCHIER ALNIFOLIA	SERVICEBERRY	CONT.	
AR TR	9	ARTEMISIA TRIDENTATA	TALL WESTERN SAGE	CONT.	#5
CR RE	10	CORNUS SERICEA	RED TWIG DOGWOOD	CONT.	#5
CO FL	3	CORNUS SERICEA 'FLAVIRAMEA'	YELLOW TWIG DOGWOOD	CONT.	#5
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
PI MU	6	PINUS MUGO 'WHITE BUD'	WHITE BUD MUGO PINE	CONT.	#5
PI BG	6	PINUS MUGO 'BIG TUNA'	BIG TUNA MUGO PINE	CONT.	#5
ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
BO BL	120	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	CONT.	#1
CL KR	130	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	CONT.	#1
DE CE	12	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	CONT.	#1
MI GR	120	MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS	CONT.	#1
SC BL	110	SCHIZACHYRIUM SCOPARIUM 'BLAZE'	BLAZE LITTLE BLUESTEM	CONT.	#1
SO NU	30	SORGHASTRUM NUTANS	INDIAN GRASS	CONT.	#1
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
AC MO	3	ACHILLEA X 'MOONSHINE'	MOONSHINE YARROW	CONT.	#1
AN HO	18	ANEMONE X HYBRIDA 'HONORINE JOBERT'	HONORINE JOBERT JAPANESE ANEMONE	CONT.	#1
AQ CA	23	AQUILEGIA CAERULEA	ROCKY MOUNTAIN COLUMBINE	CONT.	#1
AR UV	2	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	CONT.	#1
AS AL	7	ASTER ALPINUS	ALPINE ASTER	CONT.	#1
AS JA	6	ASTILBE JAPONICA	JAPANESE ASTILBE	CONT.	#1
ES CA	27	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	CONT.	#1
HO P2	6	HOSTA FORTUNEI 'PATRIOT'	HOSTA	CONT.	#1
HO SI	8	HOSTA SIEBOLDIANA 'ELEGANS'	ELEGANS HOSTA	CONT.	#1
II RO	8	IRIS MISSOURIENSIS 'ROCKY MOUNTAIN'	WESTERN BLUE IRIS	CONT.	#1
LU RU	14	LUPINUS X 'RUSSELL HYBRIDS'	RUSSELL HYBRID LUPINE	CONT.	#1
NE LT	2	NEPETA X 'PSFIKE' TM	LITTLE TRUDY CATMINT	CONT.	#1
PE HU	9	PENSTEMON DIGITALIS 'HUSKER RED'	HUSKER RED PENSTEMON	CONT.	#1
RD AM	23	RUDBECKIA AMPLEXICAULIS	BLACK-EYED SUSAN	CONT.	#1

SHORT DRY GRASS SEED MIXTURE

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

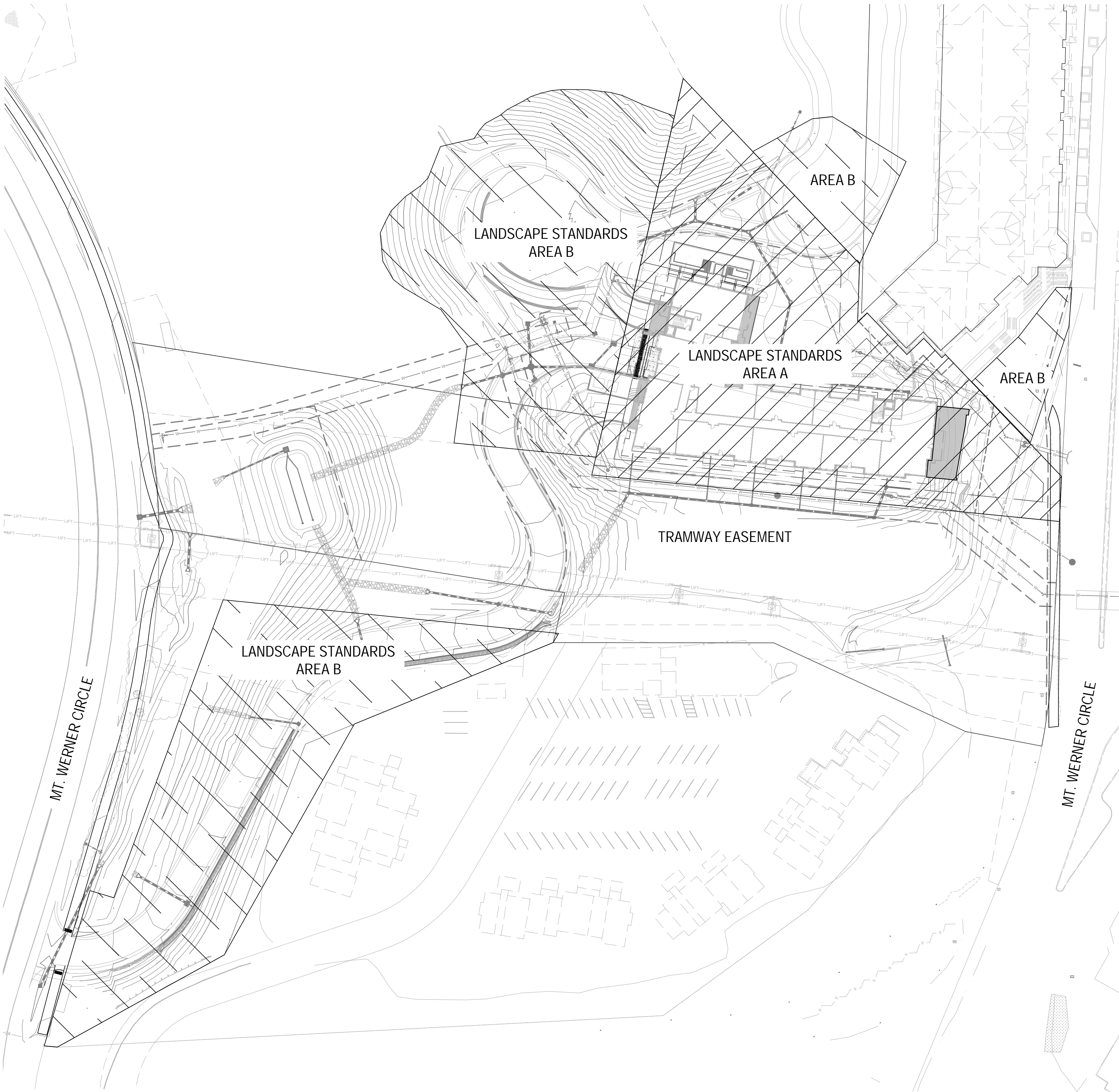
HY-PERFORMANCE BLUE TURF GRASS SOD FROM GRAFF'S TURF FARMS OR LOCAL APPROVED EQUAL

WILDFLOWER SEED

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



LANDSCAPE STANDARDS EXHIBIT AREAS



INTERIOR LANDSCAPING TABLE - AREA A (WITHIN PROPERTY LINE)

Standards	Requirements	Required	Proposed	Variance
Interior Landscaping Cat.	B (402-3')	Property Boundary Area: 71,174 SF		
AREA A	Number of Plantings	Building Area Level 1: 21,566 SF		
	1/500 sf min.	Interior Landscape Area: 22,817 SF		
	Mix/Plantings:	Required Plantings: 46	Proposed Plantings	Shrub Replacements: (Required Trees - Proposed Trees) x 3
	Evergreen > 10': 10%	5	5	0
	Evergreen 8-9': 15%	7	7	0
	Evergreen 6-7': 10%	5	5	0
	Deciduous (2.5''): 20%	9	9	0
	Ornamental: 15%	7	7	0
	Shrubs (5 gallon): 15%	13	30	
	Plant Totals:	46	63	0
	Ground Cover: 60%			
	Grass seed, turf, sod: 60% min	60% Minimum Native, Sod, Turf	2,780 SF (6%) Sod, 3,148 SF (6%) Native, 16,238 SF (33%) Landscape Bed	

FRONTAGE LANDSCAPING - AREA A (WITHIN PROPERTY LINE)

Standards	Requirements	Required	Proposed	Variance
Frontage	Depth 15' min	Frontage to ROW		
	Cat. C (402-3)	120' length and 15' setback		
AREA A	Number of Plantings	1,800 SF		
	1/200 sf min.	9 Planting Required		
	Mix/Plantings:			
	Evergreen > 10': 15%	2	2	
	Evergreen 8-9': 10%	1	1	
	Evergreen 6-7': 10%	1	1	
	Deciduous (2.5''): 15%	2	3	
	Ornamental: 20%	2	2	
	Shrubs (5 gallon): 10%	1	0	
	Ground Cover: 60%	9	9	
	Grass seed, turf, sod: 70% min	70% Coverage Min.	Native Seed, Min. 70% Coverage	

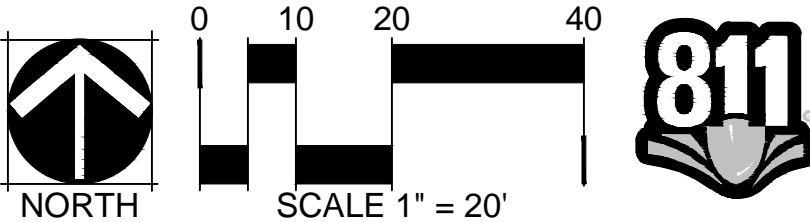
INTERIOR LANDSCAPING TABLE - AREA B (OUTSIDE PROPERTY LINE)

Standards	Requirements	Required	Proposed	Variance
Interior Landscaping Cat.	B (402-3')	Disturbed Area: 105,650 SF		
AREA B	Number of Plantings	Building Area: 0 sf		
	1/500 sf min.	Interior Landscape Area: 60,430 SF		
	Mix/Plantings:	Required Plantings: 121	Proposed Plantings	Shrub Replacements: (Required Trees - Proposed Trees) x 3
	Evergreen > 10': 10%	12	12	0
	Evergreen 8-9': 15%	18	18	0
	Evergreen 6-7': 10%	12	12	0
	Deciduous (2.5''): 20%	24	24	0
	Ornamental: 15%	18	18	0
	Shrubs (5 gallon): 15%	37	41	
	Plant Totals:	121	125	0
	Ground Cover: 60%		yes	
	Grass seed, turf, sod: 60% min	60% Minimum Native, Sod, Turf	0% Sod, 52,671 SF (50%) Native, 10,487 SF (10%) Landscape Bed	

FRONTAGE LANDSCAPING - AREA B (OUTSIDE PROPERTY LINE)

Standards	Requirements	Required	Proposed	Variance
Frontage	Depth 15' min	Frontage to ROW		
	Cat. C (402-3)	190' length and 15' setback		
AREA B	Number of Plantings	2,850 SF		
	1/200 sf min.	15 Plantings Required		
	Mix/Plantings:			
	Evergreen > 10': 15%	3	3	
	Evergreen 8-9': 10%	2	2	
	Evergreen 6-7': 10%	2	3	
	Deciduous (2.5''): 15%	3	4	
	Ornamental: 20%	3	3	
	Shrubs (5 gallon): 10%	2	0	
	Ground Cover:	15	15	
	Grass seed, turf, sod: 70% min	70% Coverage Min.	Native Seed, Min. 70% Coverage	

- NOTES:
- DISTURBED AREA SHOWN INCLUDES AREA OF DISTURBED AREAS IN STEAMBOAT GRAND RESORT COMMON ELEMENT. RECEPTION NO. 533318, FILE NO. 12907.
 - TRAM LOT AREA 116,621 SF - NOT INCLUDED IN CALCULATION BECAUSE ITS INSIDE AN EASEMENT PREVENTING TREE PLANTING.



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, 80487-9029

OWNER:
EAST WEST PARTNERS

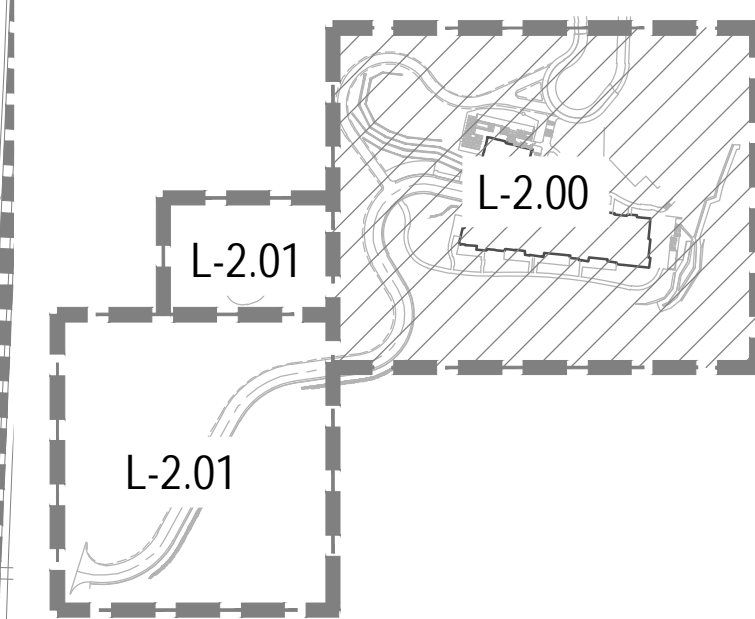
1550 WEWATTA ST
DENVER, CO 80202
CONTACT: RYAN STONE
303.319.6172

NOT FOR
CONSTRUCTION

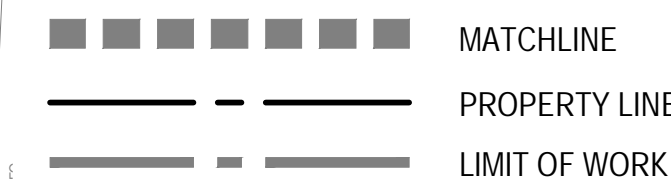
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RE-SUBMITTAL DRAFT

SHEET TITLE:
LANDSCAPE
STANDARDS

KEY MAP



LEGEND

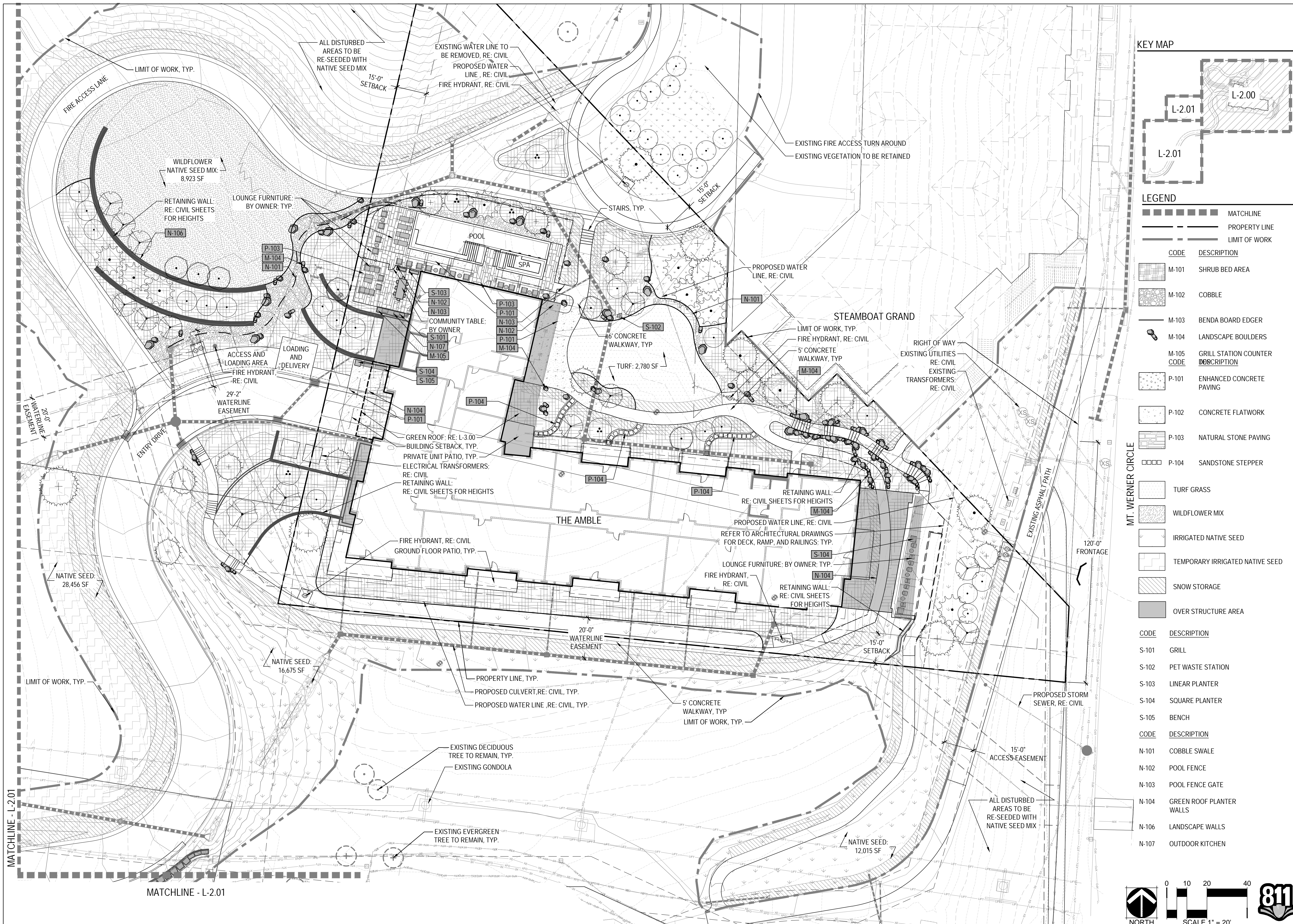
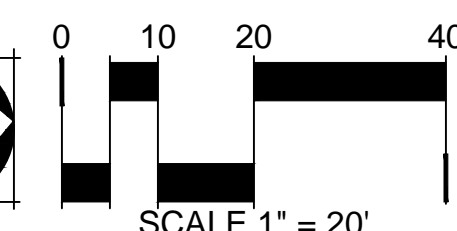
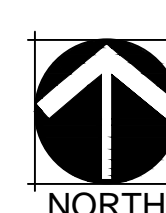


CODE	DESCRIPTION
M-101	SHRUB BED AREA
M-102	COBBLE
M-103	BENDA BOARD EDGER
M-104	LANDSCAPE BOULDERS
M-105	GRILL STATION COUNTER
P-101	ENHANCED CONCRETE PAVING
P-102	CONCRETE FLATWORK
P-103	NATURAL STONE PAVING
P-104	SANDSTONE STEPPER

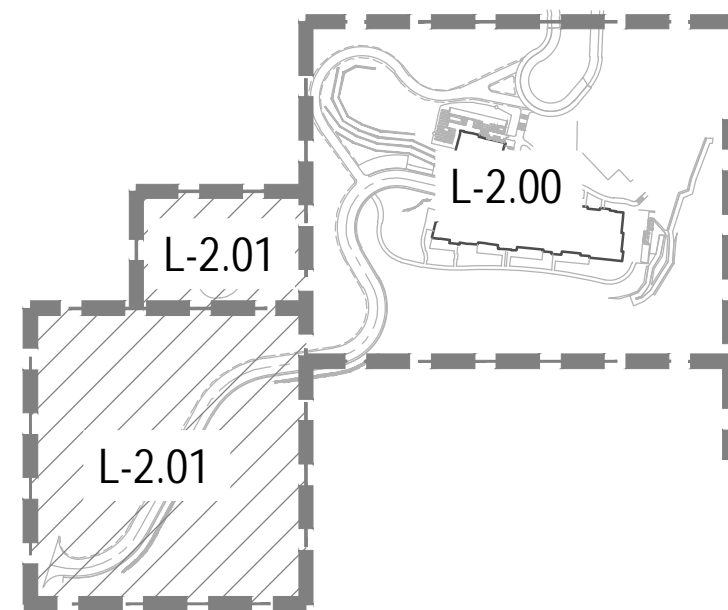
TURF GRASS
WILDFLOWER MIX
IRRIGATED NATIVE SEED
TEMPORARY IRRIGATED NATIVE SEED
SNOW STORAGE
OVER STRUCTURE AREA

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

CODE	DESCRIPTION
N-101	COBBLE SWALE
N-102	POOL FENCE
N-103	POOL FENCE GATE
N-104	GREEN ROOF PLANTER WALLS
N-106	LANDSCAPE WALLS
N-107	OUTDOOR KITCHEN



KEY MAP



LEGEND

	MATCHLINE
	PROPERTY LINE
	LIMIT OF WORK

CODE	DESCRIPTION
	M-101 SHRUB BED AREA
	M-102 COBBLE
	M-103 BENDA BOARD EDGER
	M-104 LANDSCAPE BOULDERS
	M-105 GRILL STATION COUNTER
	P-101 ENHANCED CONCRETE PAVING
	P-102 CONCRETE FLATWORK
	P-103 NATURAL STONE PAVING
	P-104 SANDSTONE STEPPER

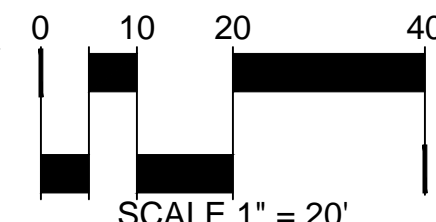
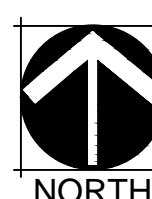
	TURF GRASS
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	IRRIGATED NATIVE SEED
	TEMPORARY IRRIGATED NATIVE SEED
	SNOW STORAGE
	OVER STRUCTURE AREA

CODE DESCRIPTION

S-101	GRILL
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CODE DESCRIPTION

N-101	COBBLE SWALE
N-102	POOL FENCE
N-103	POOL FENCE GATE
N-104	GREEN ROOF PLANTER WALLS
N-106	LANDSCAPE WALLS
N-107	OUTDOOR KITCHEN



SCALE 1" = 20'

MATCHLINE - SEE BELOW

MATCHLINE - L-2.00

MATCHLINE - L-2.00

MATCHLINE - L-2.00

MATCHLINE - SEE ABOVE

EXISTING EVERGREEN
TREE TO REMAIN, TYP.

EXITING UTILITIES, RE:
CIVIL, TYP.

TRAMWAY EASEMENT

PROPOSED CULVERT,
RE: CIVIL, TYP.

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

NATIVE SEED:
28,456 SF

NATIVE SEED:
8,003 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

MT. WERNER CIRCLE

FIRE HYDRANT, RE: CIVIL

136'-0" FRONTAGE

EXISTING WATER
LINE, RE: CIVIL
RIGHT OF WAY

NATIVE SEED:
10,509 SF

EXISTING STORM
SEWER LINE,
RE: CIVIL

SITE DISTANCE
TRIANGLE

DETENTION POND

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

20'-0"
UTILITY
EASEMENT

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

OWNER:
EAST WEST PARTNERS
1550 WEWATTA ST
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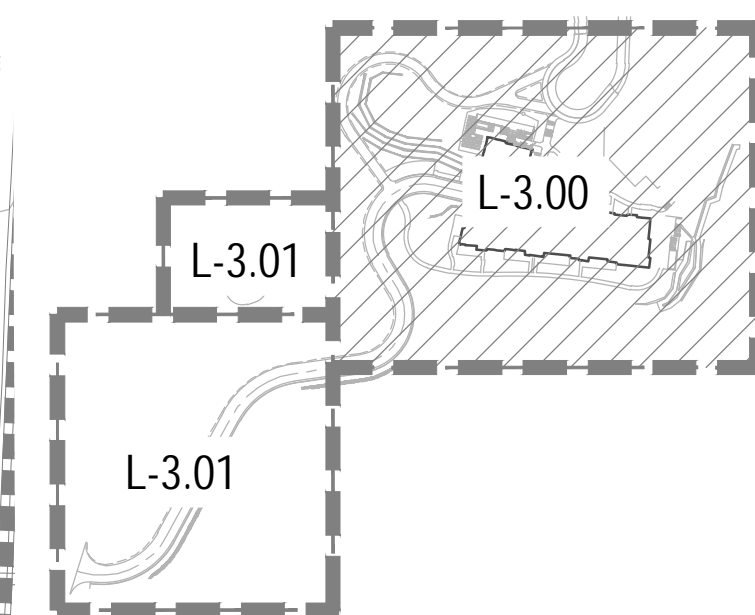
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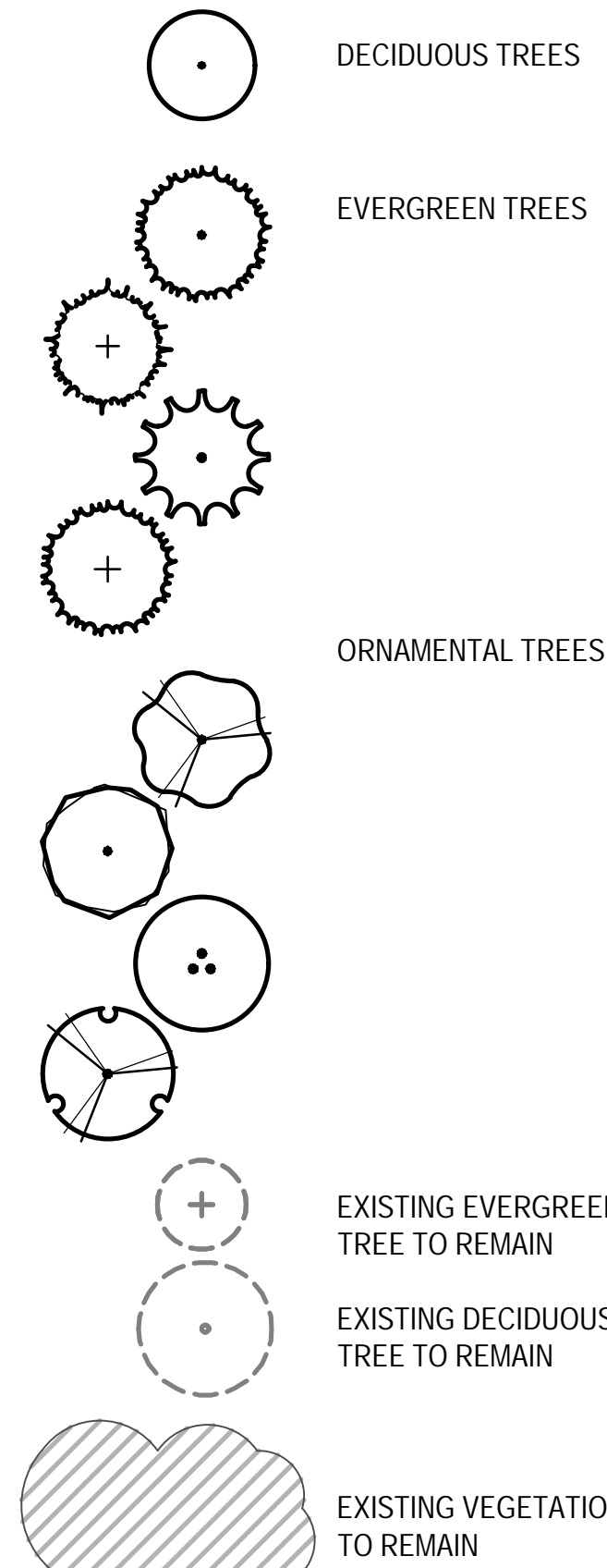
SHEET TITLE:
LANDSCAPE
PLAN

L-3.00

KEY MAP



LEGEND



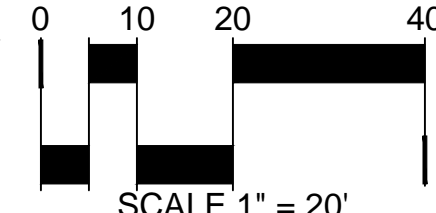
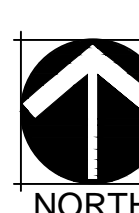
MT. WERNER CIRCLE

STEAMBOAT GRAND

THE AMBLE

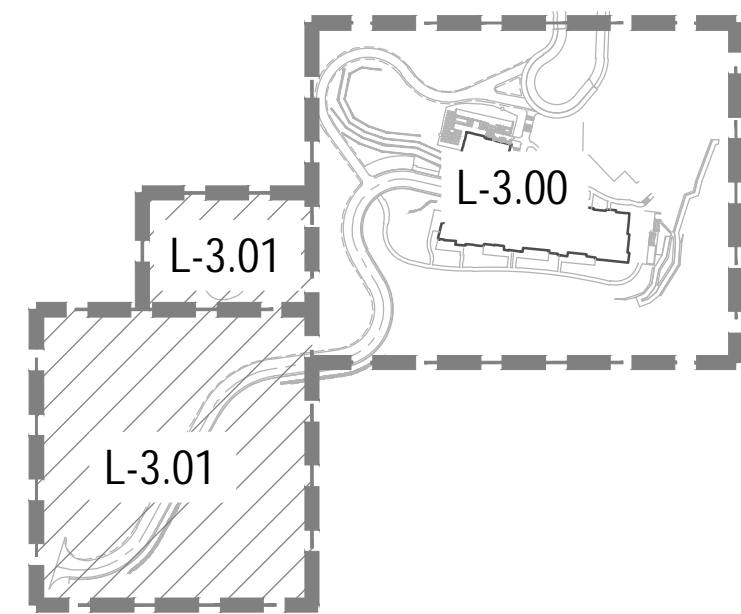
MATCHLINE - L-2.01

MATCHLINE - L-2.01

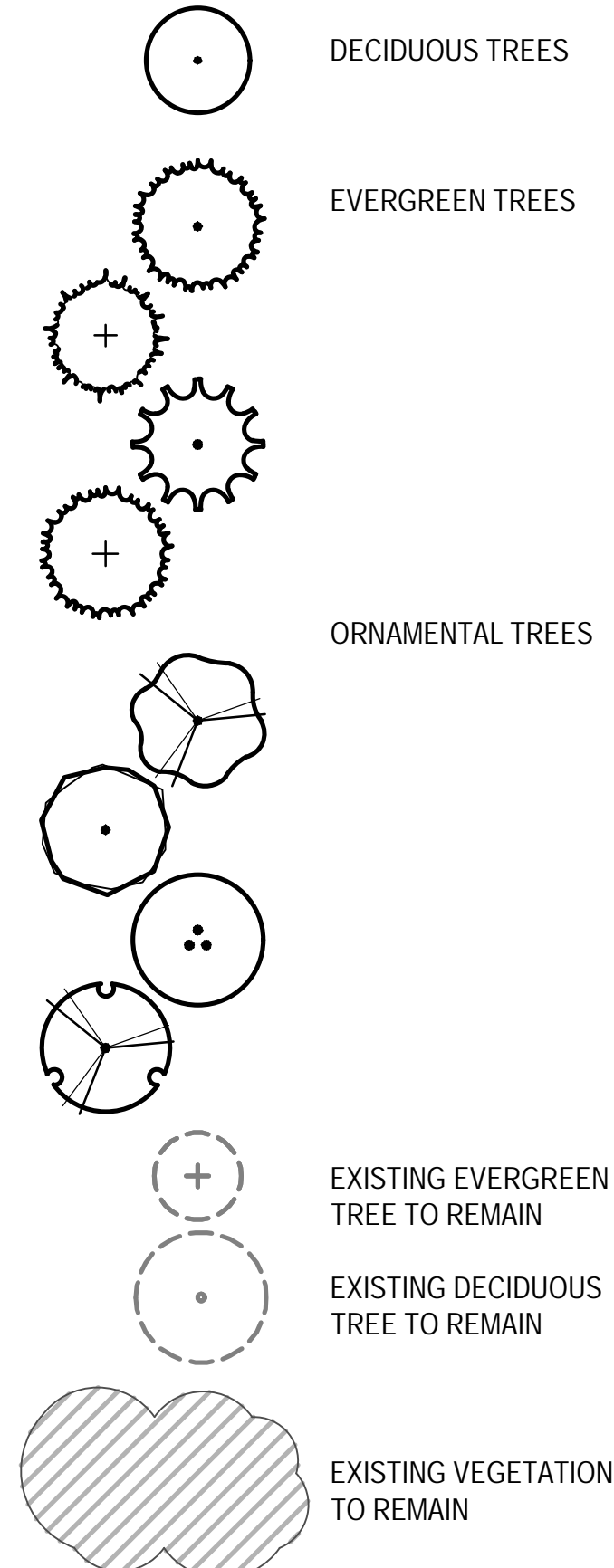


SCALE 1" = 20'

KEY MAP



LEGEND



LANDSCAPE BED

COBBLE

TURF GRASS

WILDFLOWER MIX

IRRIGATED NATIVE SEED

TEMPORARY IRRIGATED
NATIVE SEED

SNOW STORAGE

OVER STRUCTURE AREA

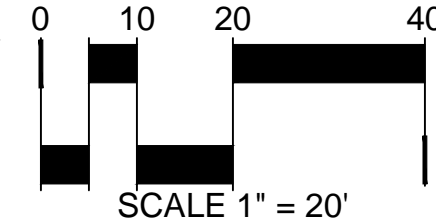
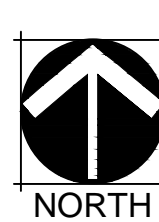
BENDA BOARD EDGER

MATCHLINE

PROPERTY LINE

WALLS

LIMIT OF WORK



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

DETENTION POND

MT. WERNER CIRCLE

ENTRY DRIVE

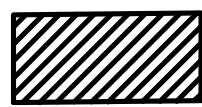
RIGHT OF WAY

SITE DISTANCE
TRIANGLE

LIMIT OF WORK, TYP.

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

LEGEND

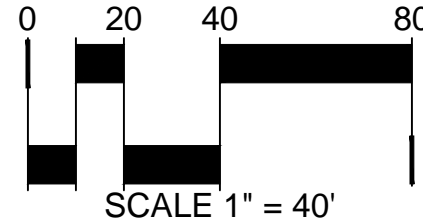
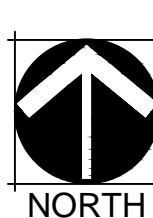
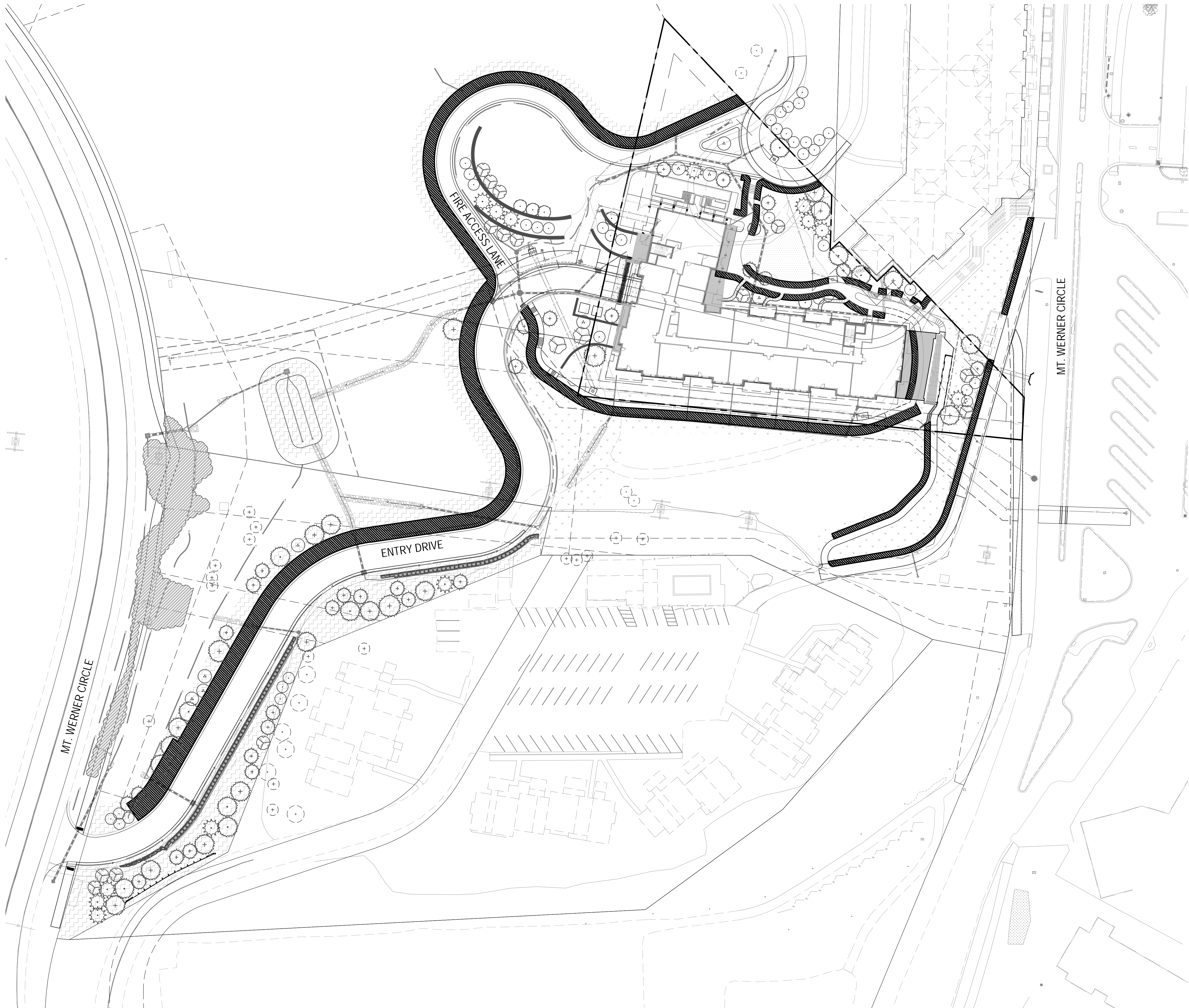


SNOW STORAGE

PROPERTY LINE

SNOW STORAGE TABLE

SNOW STORAGE DESCRIPTION	PAVING AREA (SF)	SNOW STORAGE REQUIRED (SF)	SNOW STORAGE PROVIDED (SF)
SITE SNOW STORAGE: PEDESTRIAN WALKWAYS (50% OF SITE: DRIVEWAY AND MAIN WALKS)	7,320	3,660	4,887
SITE SNOW STORAGE: ENTRY DRIVE AND EMERGENCY ACCESS (50% OF SITE: DRIVEWAY AND MAIN WALKS)	31,908	15,954	16,961
TOTALS			21,848.00



THE AMBLE
2181 MOUNT WERNER CIR
STEAMBOAT SPRINGS, 80487-9023

OWNER:
EAST WEST PARTNERS

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

NOT FOR
CONSTRUCTION

DATE:
12/01/22 DEVELOPMENT PLAN
SUBMITTAL
02/09/23 DEVELOPMENT
PLAN RE-SUBMITTAL
10/13/23 DEVELOPMENT PLAN
RE-SUBMITTAL DRAFT

SHEET TITLE:
TRAILS PLAN
EXHIBIT

L-4.01

LEGEND



ROUTE AROUND BUILDING,
CONCRETE TRAIL 5'+ WIDTH



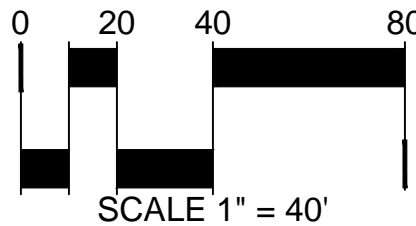
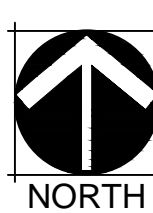
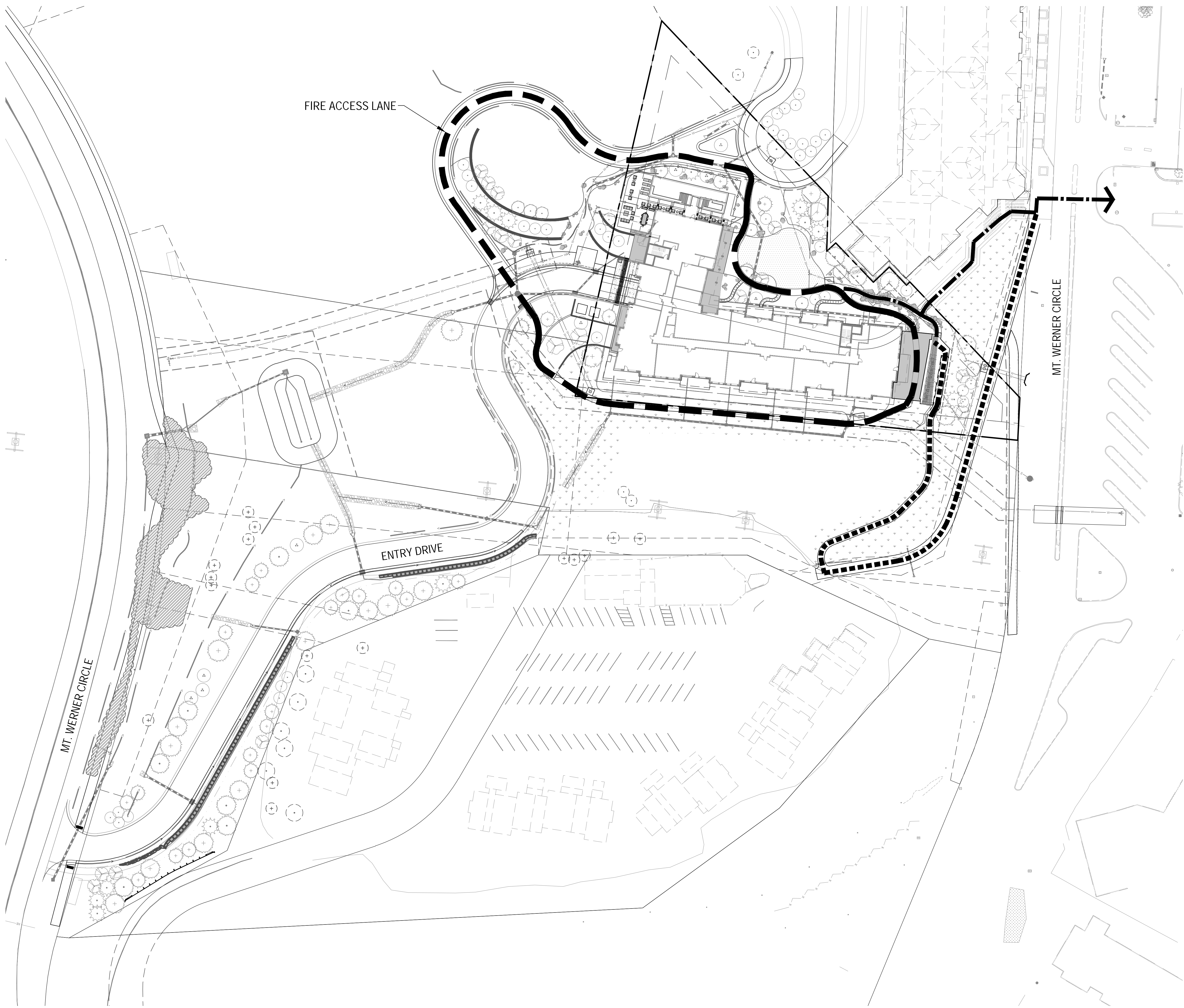
CONNECTION AND ROUTE TO MT WERNER CIR
AND GONDOLA TRANSIT CENTER,
CONCRETE TRAIL 5'+ WIDTH WITH STAIRS,
CONNECTING TO EXISTING STEAMBOAT
GRAND EXTERIOR STAIRCASE



ADA COMPLIANT ROUTE CONNECTING TO MT
WERNER CIR AND GONDOLA TRANSIT CENTER,
DECK RAMP AND CONCRETE TRAIL 5'+ WIDTH,
NO STAIRS



PROPERTY LINE

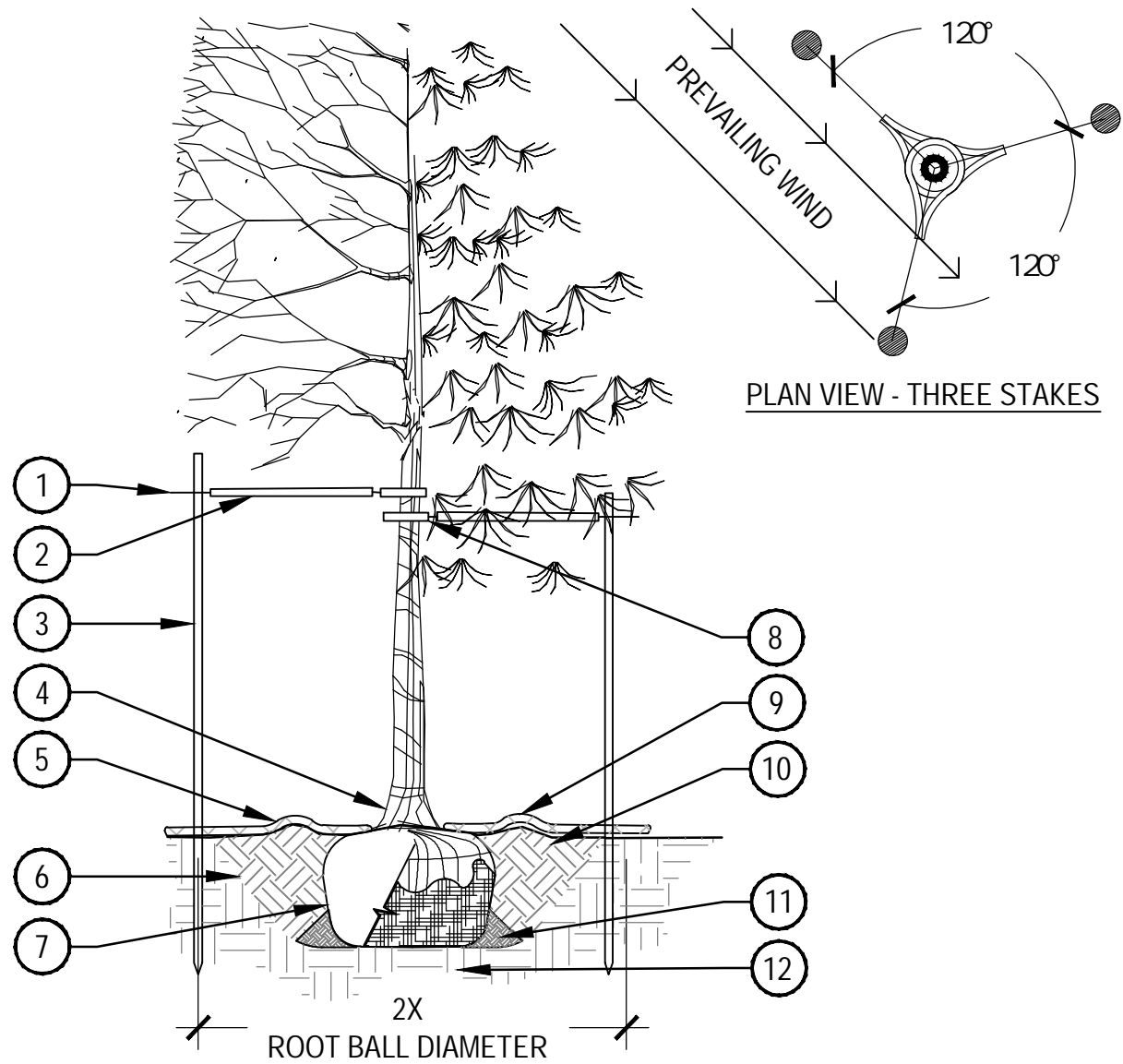


PRUNING NOTES:

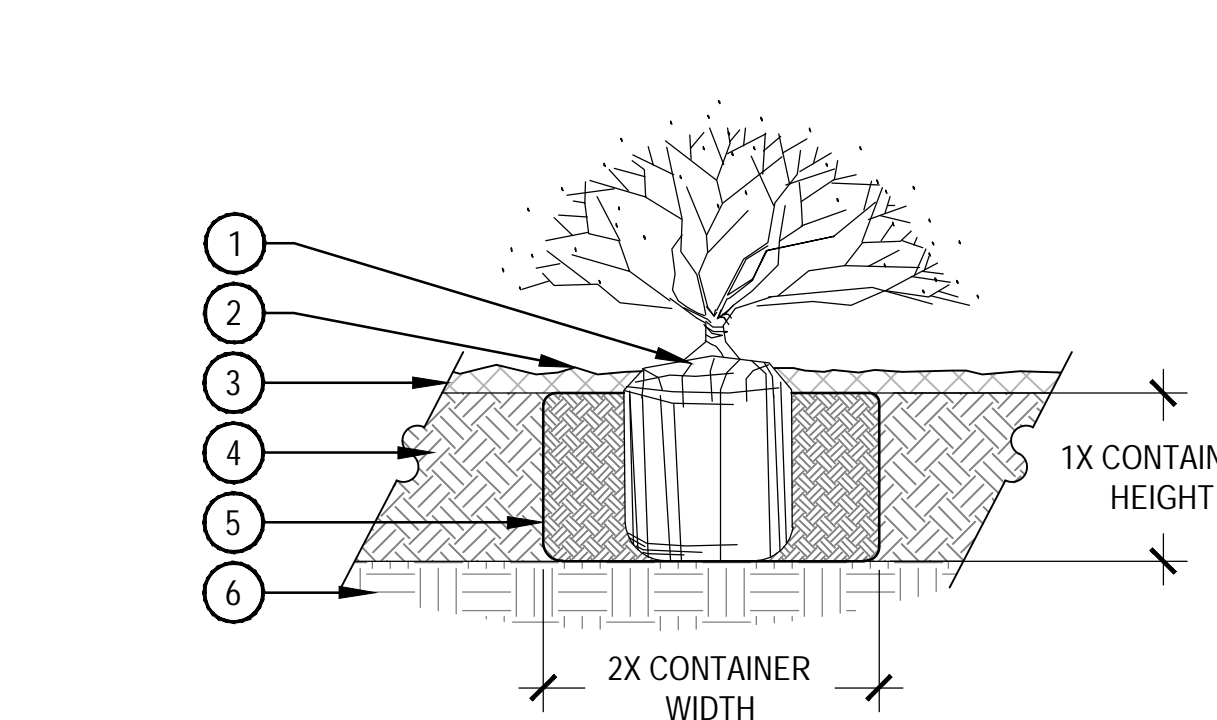
- ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
- DO NOT HEAVILY PRUNE TREE AT PLANTING. PRUNE ONLY CROSSEVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE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

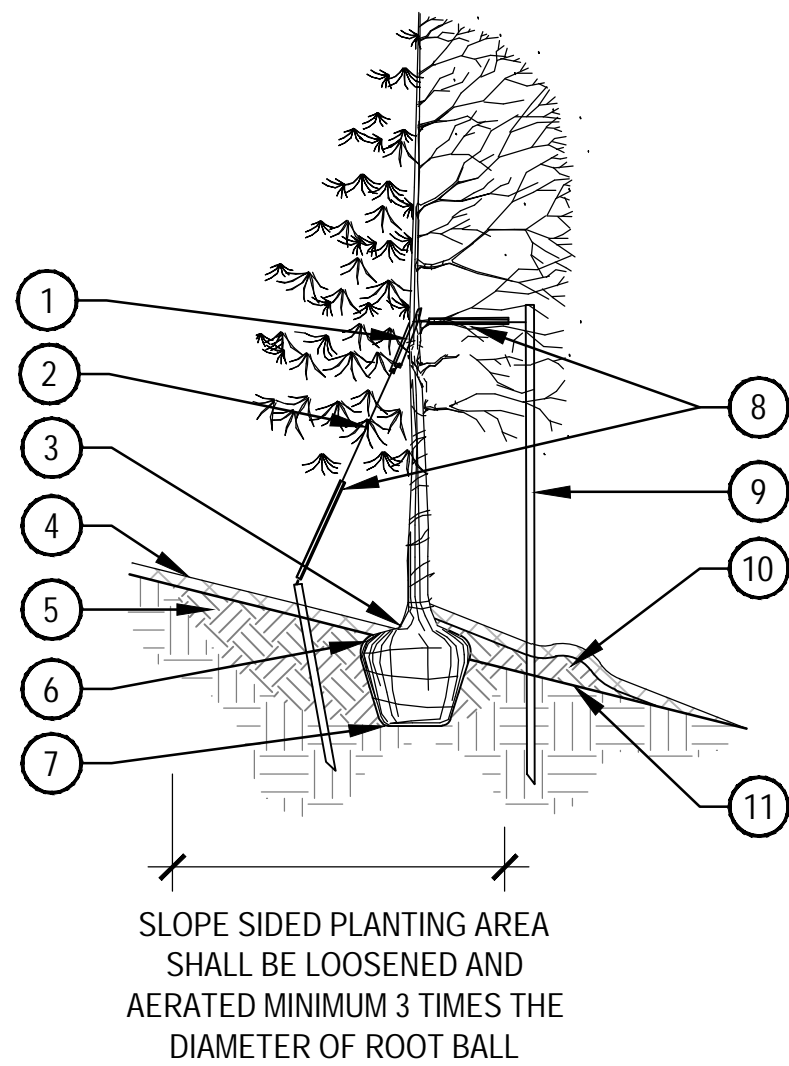
- EXCAVATE PLANTING HOLES WITH SLOPING SIDES. MAKE EXCAVATIONS AT LEAST THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER AND LESS THAN THE DISTANCE FROM THE TOP MOST ROOT AND THE BOTTOM OF THE ROOT BALL. THE PLANTING AREA SHALL BE LOOSENEED AND AERATED AT LEAST THREE TO FIVE TIMES THE DIAMETER OF THE ROOT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



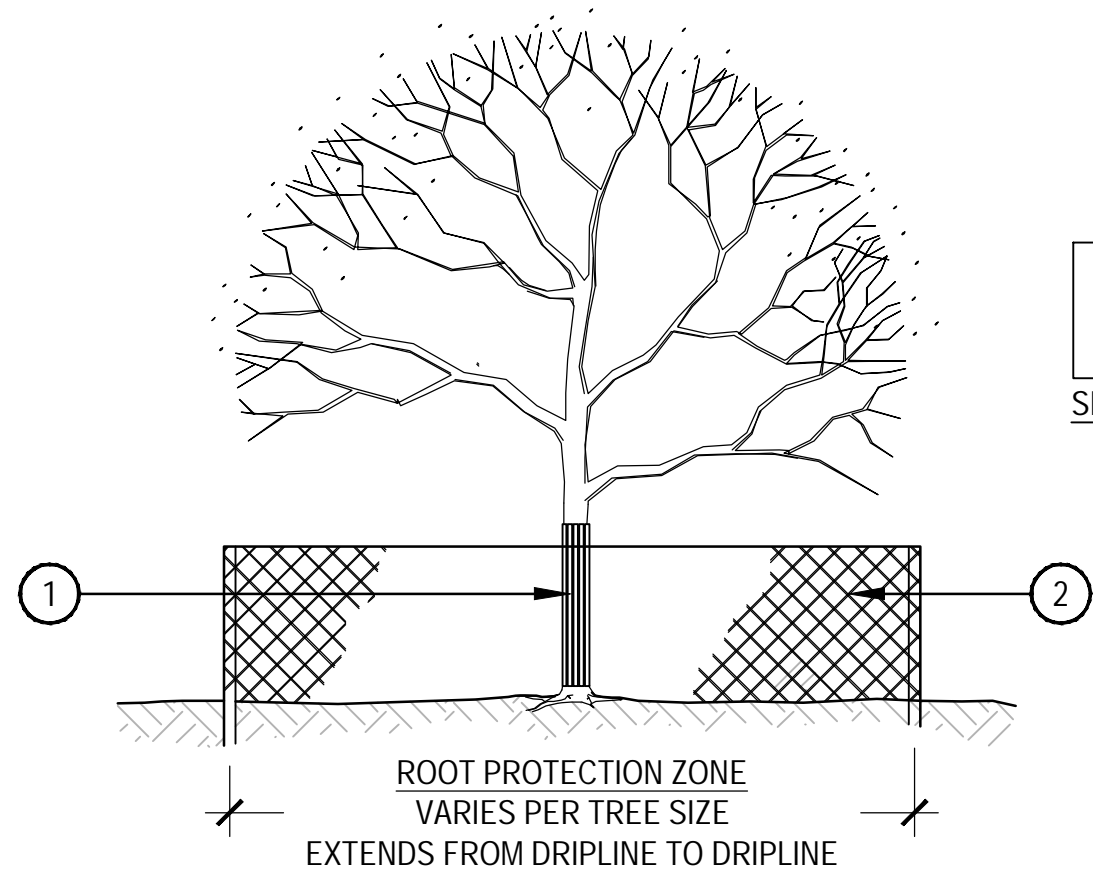
- GROMMETED NYLON STRAP
- GALVANIZED WIRE
- TOP MOST ROOT IN ROOTBALL: 1"-2" ABOVE EXISTING GRADE, UPHILL SIDE
- 2-4" OF ORGANIC MULCH APPLIED OVER PLANTING AREA AND AWAY FROM THE TRUNK, REFER TO MATERIAL SCHEDULE, SHEET L-1.01, FINISHED GRADE REFERENCES TOP OF MULCH
- BACKFILL WITH PLANT MIX, PLANT 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.



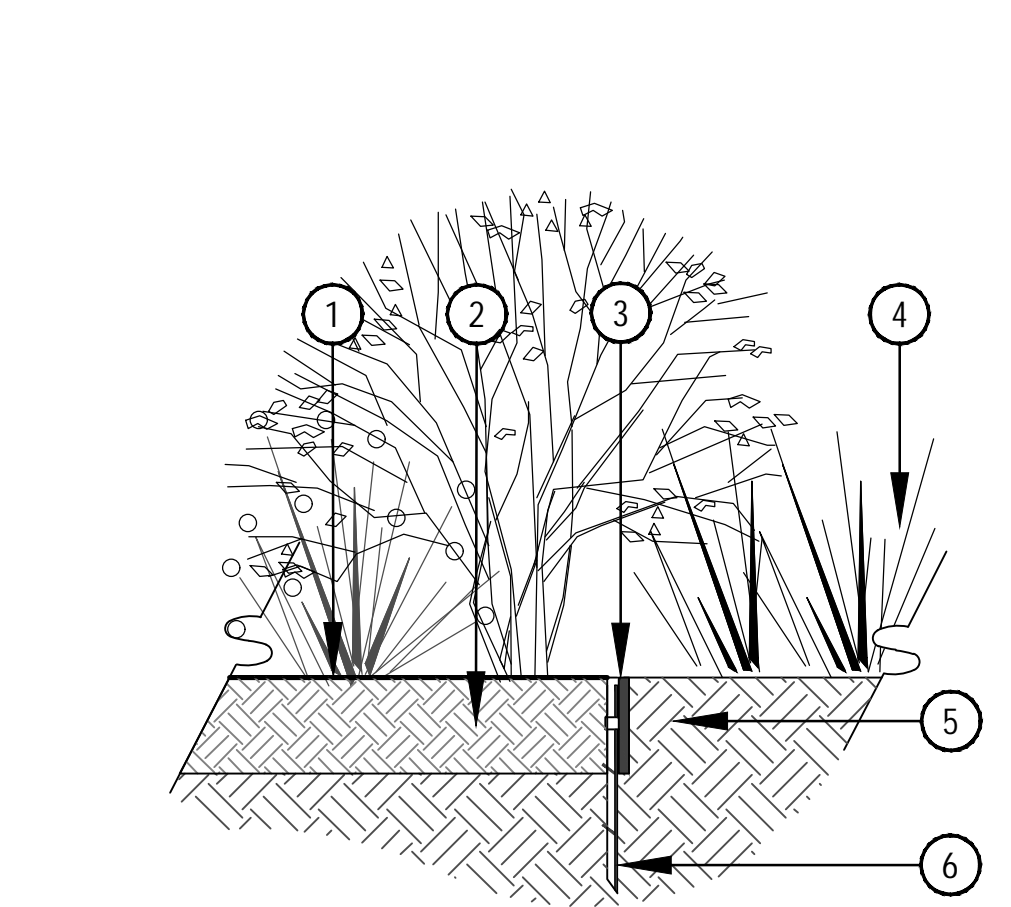
- TRUNK PROTECTION - 1" BOARDS NO LESS THAN 5' LONG OR TO REACH FIRST SCAFFOLD BRANCH. WIRE TO HOLD BOARDS IN PLACE, NO NAILS PERMITTED. INCLUDE WRAPPING OF BURLAP UNDER BOARDS.
- BRANCH PROTECTION - PROTECT LOWER BRANCHES OF TREE CANOPY. PROVIDE CONSTRUCTION FENCING OR EQUAL AT DRIPLINE MINIMUM.
- PLACE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

5 TREE PROTECTION

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

4 PERENNIAL PLANT LAYOUT

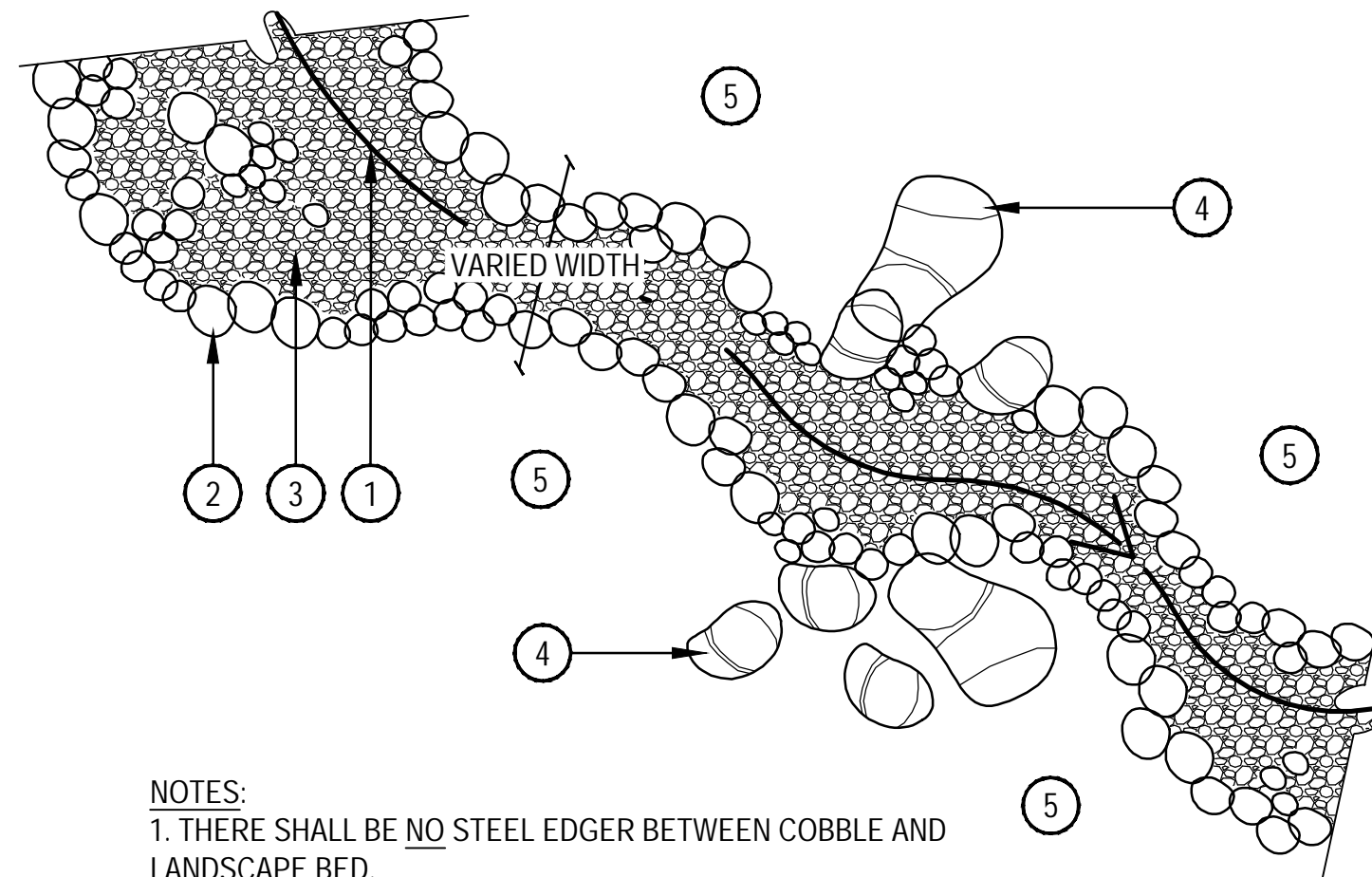
SCALE: 1" = 1'-0"



- 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.

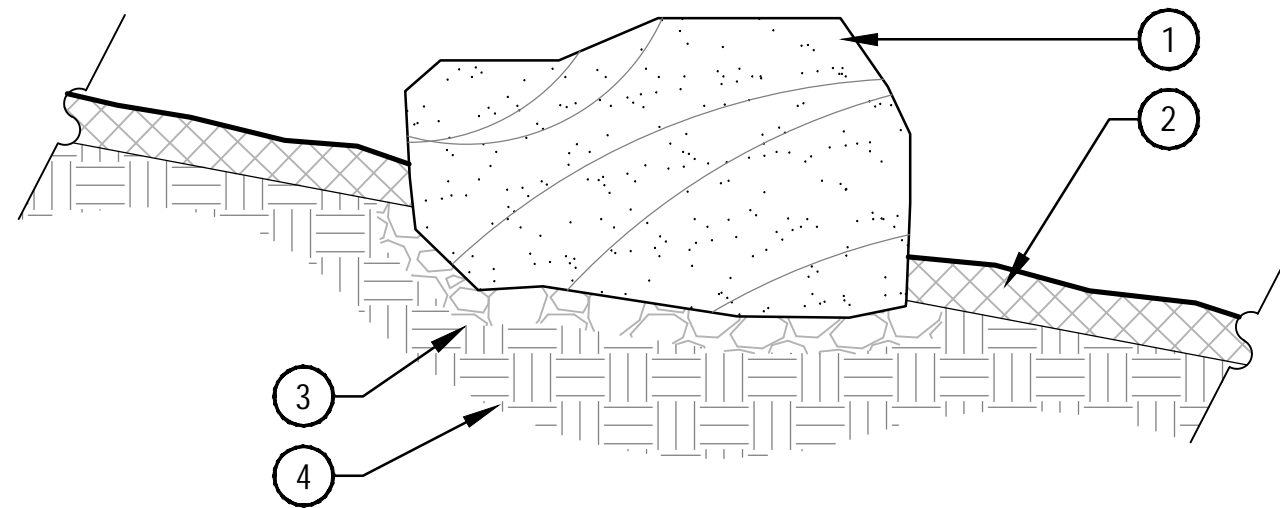


NOTES:

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.

3 COBBLE SWALE

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

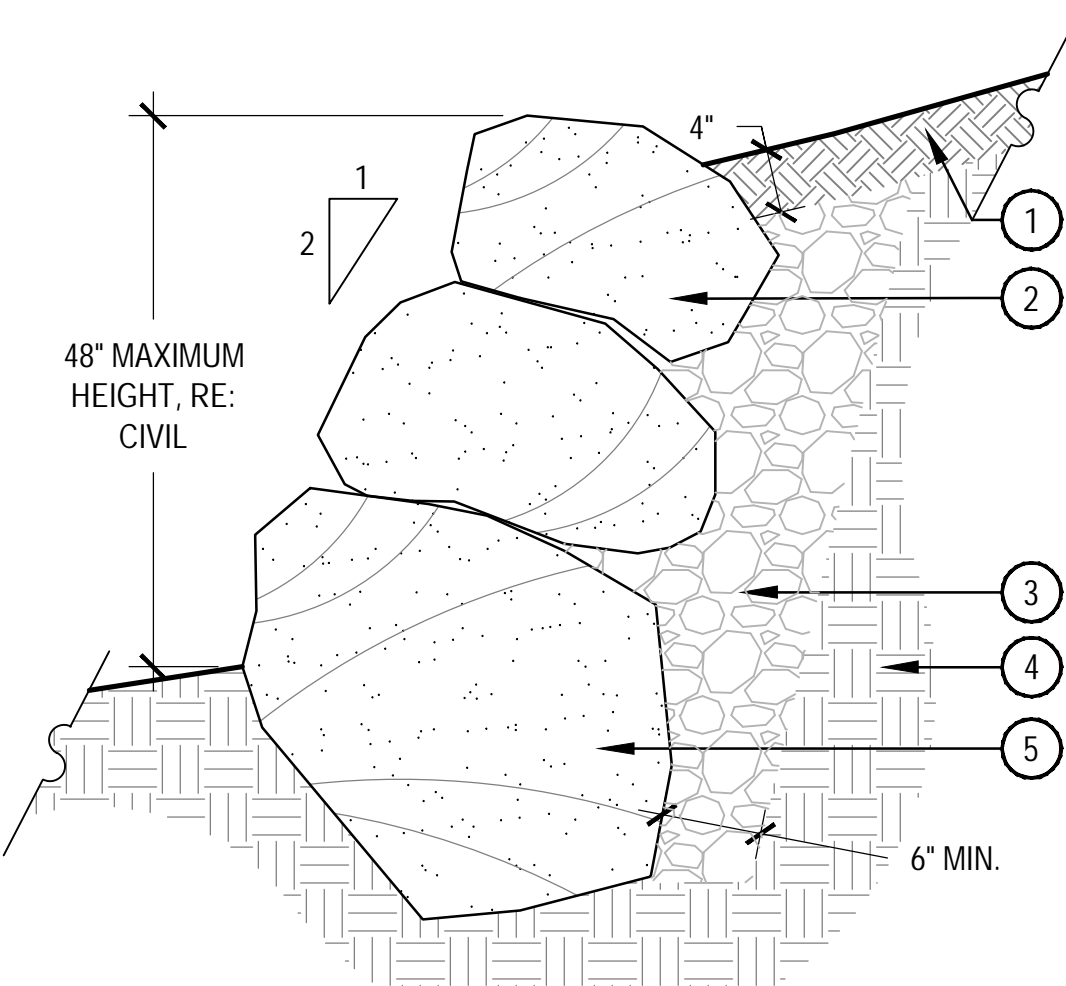


NOTES:

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

2 LANDSCAPE BOULDER

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



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"

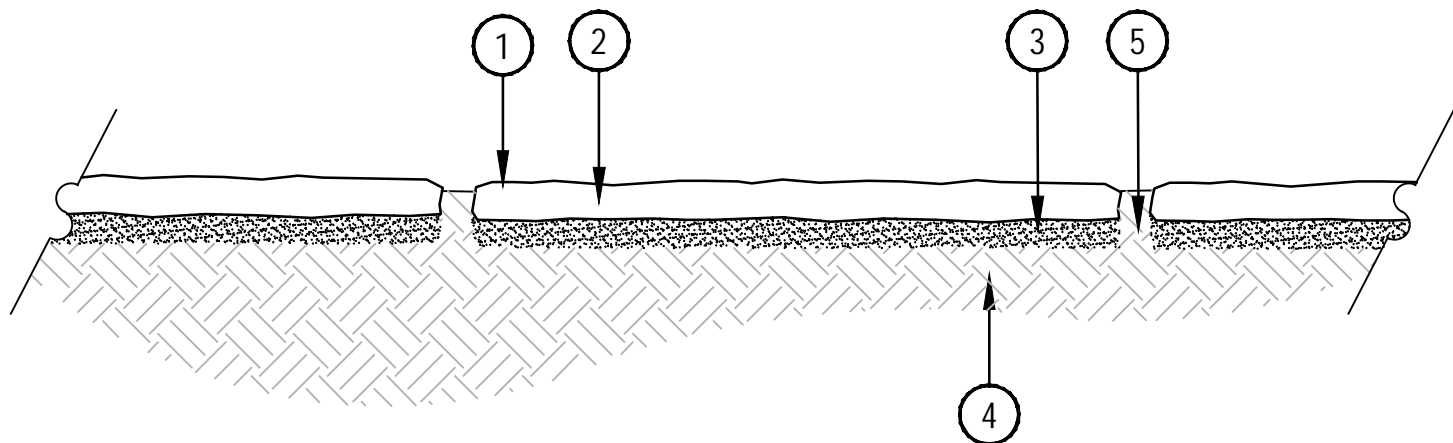
NOTES:

1. CONTRACTOR TO SUBMIT COUNTERTOP, STONE VENEER, AND GFCI COVER SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO CONSTRUCTION. ALL FOOTINGS AND WALLS TO BE STRUCTURALLY ENGINEERED. FOOTING DETAIL IS ILLUSTRATIVE ONLY, STEEL REINFORCEMENT NOT SHOWN.
2. MASONRY CONTRACTOR TO PROVIDE SLEEVE LOCATIONS FOR ELECTRIC, PER COORDINATION WITH ELECTRICAL AND PLUMBING CONTRACTORS - ELECTRIC NOT SHOWN.
3. 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.
4. MASONRY CONTRACTOR SHALL INSTALL APPLIANCES AND ACCESSORIES PER MANUFACTURERS SPECIFICATIONS - ALL APPLIANCES AND ACCESSORIES SHALL BE PROVIDED ON-SITE PRIOR TO COUNTERTOP INSTALLATION.
5. 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.

1. GRANITE COUNTERTOP. ENSURE COOKING SURFACE IS LEVEL WITH COUNTER, RE: MATERIALS SCHEDULE
2. BUILT IN GRILL RE: AMENITY SCHEDULE
3. STONE CLAD 12 X (WIDTH VARIES) X 8 CMU BLOCK WALL: FULLY GROUTED, WEEP BELOW FINISHED GRADE, STONE TO MATCH ARCHITECTURE
4. POWER OUTLET: ELECTRIC POWER CONTROL FOR GRILL WITH TIMER, COORDINATE WITH MEP CONSULTANT

4 SANDSTONE STEPPER

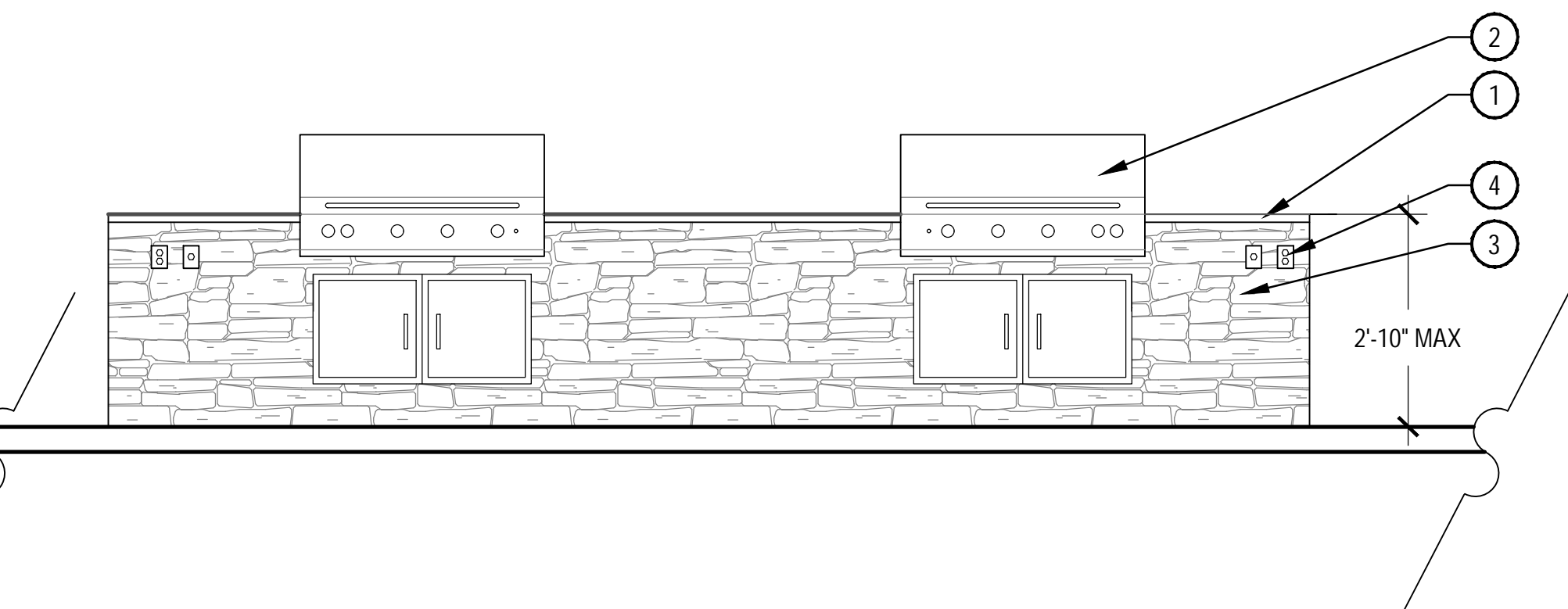
SCALE: 1" = 1'-0"



NOTES:

1. REFER TO LANDSCAPE PLANS FOR LAYOUT

4 SANDSTONE STEPPER



SECTION ELEVATION 'A'

6 OUTDOOR KITCHEN

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

1 COBBLE DRIP LINE

N.T.S.

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