

GENERAL NOTES - SOILS:

- . SEE SHEET L7.6 SOILS & DRAINAGE DETAILS FOR SOIL DETAILS AND ADDITIONAL INFORMATION.
- . HATCHING ON THIS PLAN IS INTENDED TO SHOW THE DIFFERENT SOIL TYPES AND DEPTHS AND SHOULD NOT BE CONFUSED WITH
- THE HATCHES SHOWN ON THE PLANTING PLANS. 3. SEE SITE SURVEY ON CIVIL ENGINEER'S DRAWINGS FOR EXISTING
- GRADE CONDITIONS AND BENCH MARK INFORMATION. 4. DO NOT FILL OVER EXISTING TREE ROOT ZONES DEFINED BY THE
- TREE'S DRIP LINE. PREPARE TRANSITION ZONE ABOVE SUBSOIL IN TURF BED AND TREE PLANTING AREAS AS DESCRIBED IN THE SPECIFICATIONS AND
- SHOWN IN THE DETAILS. . ALL AREAS WITHIN GRADING LIMITS OR DISTURBED BY CONSTRUCTION ACTIVITIES AND NOT SHOWN TO RECEIVE

TOPSOIL DEPTH INDICATED IS THE FINAL DEPTH REQUIRED. COMPENSATE FOR SETTLING AND COMPACTION AS NECESSARY,

- IMPORTED SOIL ON THIS PLAN SHALL RECEIVE CLEAN AMENDED TOPSOIL AND BE SEEDED OR SODDED PER THE SPECIFICATIONS.
- REFER TO SPECIFICATIONS. 8. OVER EXCAVATE AS NECESSARY TO PROVIDE REQUIRED DEPTH OF
- 9. REFER TO THE SPECIFICATIONS FOR MORE INFORMATION ON SOIL AMENDMENTS AND SOIL MIXES.
- 10. REFER TO CIVIL ENGINEER'S PLANS FOR YARD DRAINS AND
- UNDERDRAIN TYPES. 1. EXTERIOR PAVEMENT ELEVATIONS AT ALL ENTRANCES TO
- BUILDING OR ADJACENT TO EXISTING PAVEMENTS ARE TO BE FLUSH WITH THE FINISHED FLOOR ELEVATION OF THE BUILDING OR SLAB U.N.O.
- 12. INSURE POSITIVE DRAINAGE ACROSS ALL FINISH GRADED SURFACES.
- 13. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING INLET PROTECTION FOR <u>ALL</u> DRAIN INLETS WITHIN THE LIMITS OF
- 14. ALL AREAS DISTURBED BY GRADING OPERATIONS OUTSIDE BUILDING AND PAVEMENT AREAS ARE TO BE FINE GRADED AND SEEDED. SEE CIVIL PLANS AND SPECIFICATIONS.

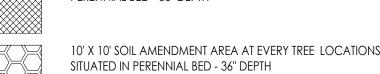
SOILS LEGEND:



LAWN AREAS PLANTING MIX - 6" DEPTH



10' X 10' PERENNIAL MIX AT EVERY TREE LOCATION SITUATED IN A PERENNIAL BED - 36" DEPTH



SAND-BASED STRUCTURAL SOIL MIX - 30" DEPTH

CHANGE DESCRIPTION



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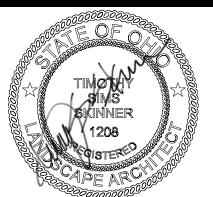
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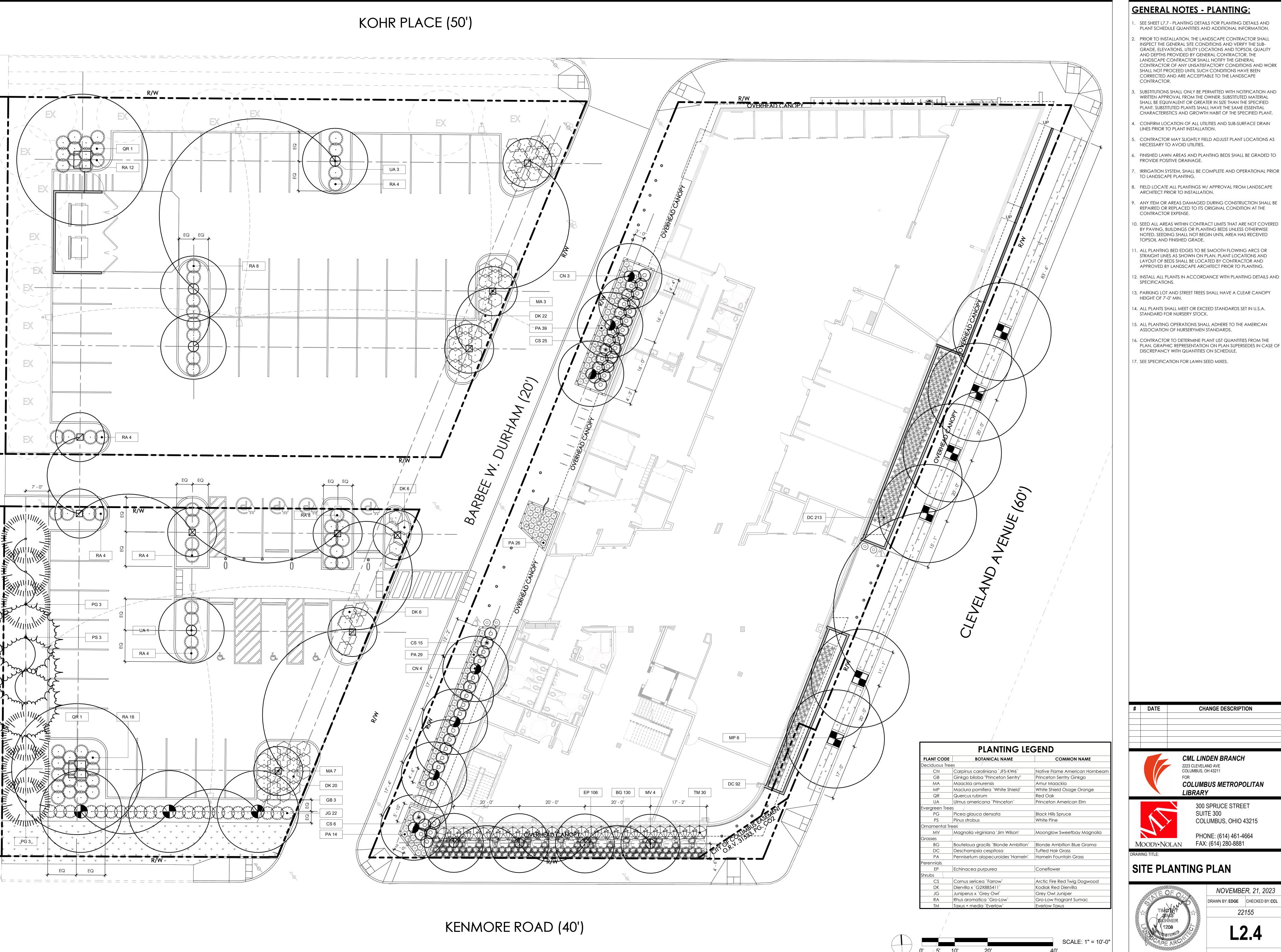
SITE SOILS PLAN



22155 **L2.3**

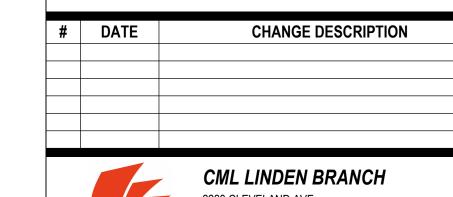
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NOVEMBER, 21, 2023



GENERAL NOTES - PLANTING:

- SEE SHEET L7.7 PLANTING DETAILS FOR PLANTING DETAILS AND PLANT SCHEDULE QUANTITIES AND ADDITIONAL INFORMATION.
- . PRIOR TO INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL INSPECT THE GENERAL SITE CONDITIONS AND VERIFY THE SUB-GRADE, ELEVATIONS, UTILITY LOCATIONS AND TOPSOIL QUALITY AND DEPTHS PROVIDED BY GENERAL CONTRACTOR. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR OF ANY UNSATISFACTORY CONDITIONS AND WORK SHALL NOT PROCEED UNTIL SUCH CONDITIONS HAVE BEEN CORRECTED AND ARE ACCEPTABLE TO THE LANDSCAPE CONTRACTOR.
- SUBSTITUTIONS SHALL ONLY BE PERMITTED WITH NOTIFICATION AND WRITTEN APPROVAL FROM THE OWNER. SUBSTITUTED MATERIAL SHALL BE EQUIVALENT OR GREATER IN SIZE THAN THE SPECIFIED PLANT. SUBSTITUTED PLANTS SHALL HAVE THE SAME ESSENTIAL CHARACTERISTICS AND GROWTH HABIT OF THE SPECIFIED PLANT.
- . CONFIRM LOCATION OF ALL UTILITIES AND SUB-SURFACE DRAIN LINES PRIOR TO PLANT INSTALLATION.
- . CONTRACTOR MAY SLIGHTLY FIELD ADJUST PLANT LOCATIONS AS NECESSARY TO AVOID UTILITIES.
- . FINISHED LAWN AREAS AND PLANTING BEDS SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE.
- IRRIGATION SYSTEM, SHALL BE COMPLETE AND OPERATIONAL PRIOR
- TO LANDSCAPE PLANTING. . FIELD LOCATE ALL PLANTINGS W/ APPROVAL FROM LANDSCAPE
- ARCHITECT PRIOR TO INSTALLATION.
- . ANY ITEM OR AREAS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED TO ITS ORIGINAL CONDITION AT THE CONTRACTOR EXPENSE.
- 10. SEED ALL AREAS WITHIN CONTRACT LIMITS THAT ARE NOT COVERED BY PAVING, BUILDINGS OR PLANTING BEDS UNLESS OTHERWISE NOTED. SEEDING SHALL NOT BEGIN UNTIL AREA HAS RECEIVED TOPSOIL AND FINISHED GRADE.
- STRAIGHT LINES AS SHOWN ON PLAN. PLANT LOCATIONS AND LAYOUT OF BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- SPECIFICATIONS. 13. PARKING LOT AND STREET TREES SHALL HAVE A CLEAR CANOPY
- 14. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN U.S.A.
- STANDARD FOR NURSERY STOCK. 15. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN
- 6. CONTRACTOR TO DETERMINE PLANT LIST QUANTITIES FROM THE PLAN. GRAPHIC REPRESENTATION ON PLAN SUPERSEDES IN CASE OF
- DISCREPANCY WITH QUANTITIES ON SCHEDULE.
- 17. SEE SPECIFICATION FOR LAWN SEED MIXES.





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SITE PLANTING PLAN

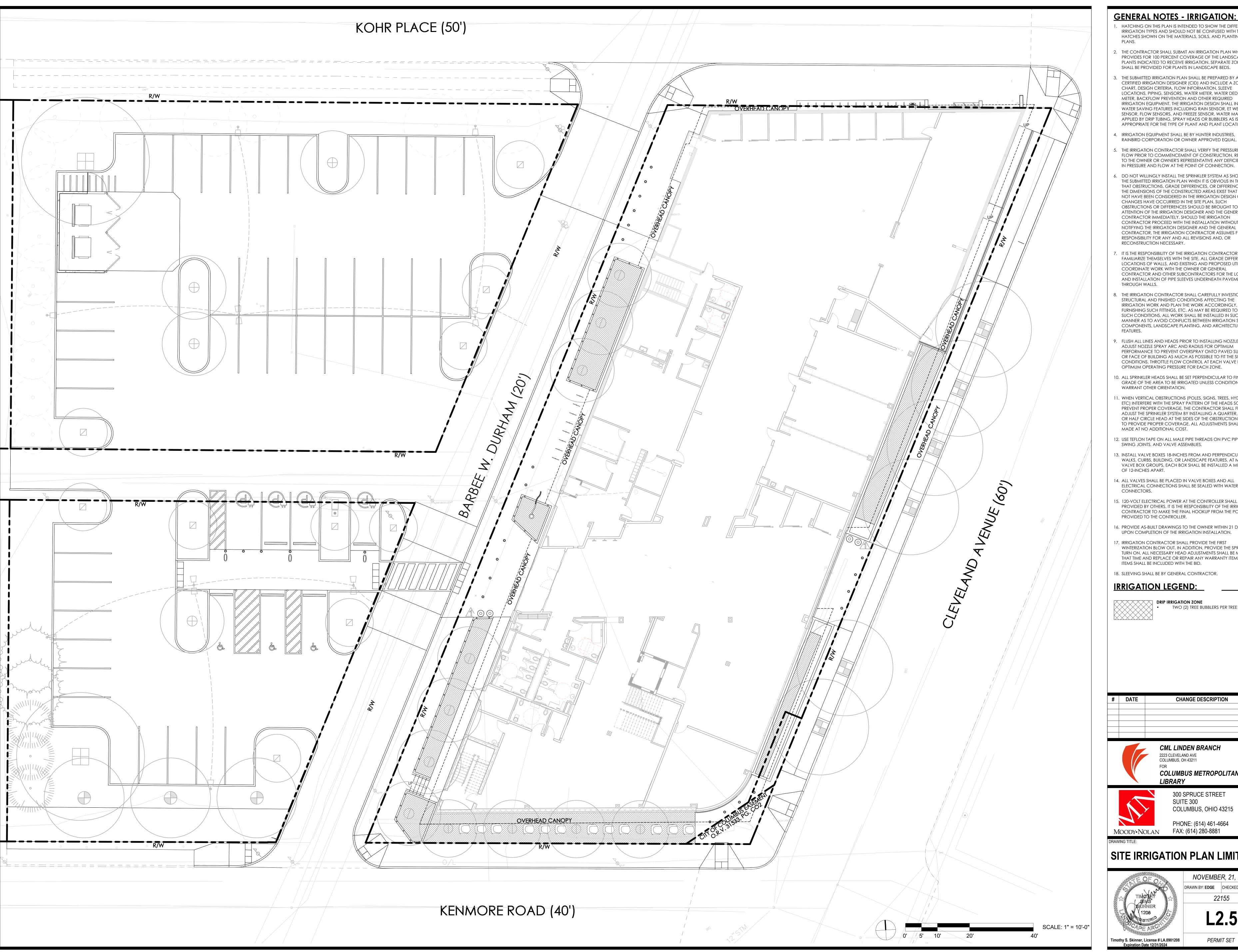


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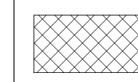
NOVEMBER, 21, 2023



GENERAL NOTES - IRRIGATION:

- HATCHING ON THIS PLAN IS INTENDED TO SHOW THE DIFFERENT IRRIGATION TYPES AND SHOULD NOT BE CONFUSED WITH THE HATCHES SHOWN ON THE MATERIALS, SOILS, AND PLANTING
- . THE CONTRACTOR SHALL SUBMIT AN IRRIGATION PLAN WHICH PROVIDES FOR 100 PERCENT COVERAGE OF THE LANDSCAPE PLANTS INDICATED TO RECEIVE IRRIGATION. SEPARATE ZONES SHALL BE PROVIDED FOR PLANTS IN LANDSCAPE BEDS.
- THE SUBMITTED IRRIGATION PLAN SHALL BE PREPARED BY A CERTIFIED IRRIGATION DESIGNER (CID) AND INCLUDE A ZONE CHART, DESIGN CRITERIA, FLOW INFORMATION, SLEEVE LOCATIONS, PIPING, SENSORS, WATER METER, WATER DEDUCT METER, BACKFLOW PREVENTION AND OTHER REQUIRED IRRIGATION EQUIPMENT. THE IRRIGATION DESIGN SHALL INCLUDE WATER SAVING FEATURES INCLUDING RAIN SENSOR, ET WEATHER
- SENSOR, FLOW SENSORS, AND FREEZE SENSOR. WATER MAY BE APPLIED BY DRIP TUBING, SPRAY HEADS OR BUBBLERS AS IS APPROPRIATE FOR THE TYPE OF PLANT AND PLANT LOCATION.
- THE IRRIGATION CONTRACTOR SHALL VERIFY THE PRESSURE AND FLOW PRIOR TO COMMENCEMENT OF CONSTRUCTION. REPORT TO THE OWNER OR OWNER'S REPRESENTATIVE ANY DEFICIENCIES IN PRESSURE AND FLOW AT THE POINT OF CONNECTION.
- . DO NOT WILLINGLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE SUBMITTED IRRIGATION PLAN WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES, OR DIFFERENCES IN THE DIMENSIONS OF THE CONSTRUCTED AREAS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE IRRIGATION DESIGN OR CHANGES HAVE OCCURRED IN THE SITE PLAN. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE IRRIGATION DESIGNER AND THE GENERAL CONTRACTOR IMMEDIATELY. SHOULD THE IRRIGATION CONTRACTOR PROCEED WITH THE INSTALLATION WITHOUT NOTIFYING THE IRRIGATION DESIGNER AND THE GENERAL CONTRACTOR, THE IRRIGATION CONTRACTOR ASSUMES FULL responsibility for any and all revisions and, or RECONSTRUCTION NECESSARY.
- . IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE THEMSELVES WITH THE SITE, ALL GRADE DIFFERENCES, LOCATIONS OF WALLS, AND EXISTING AND PROPOSED UTILITIES. COORDINATE WORK WITH THE OWNER OR GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES UNDERNEATH PAVEMENT AND THROUGH WALLS.
- . THE IRRIGATION CONTRACTOR SHALL CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING THE IRRIGATION WORK AND PLAN THE WORK ACCORDINGLY, FURNISHING SUCH FITTINGS, ETC. AS MAY BE REQUIRED TO MEET SUCH CONDITIONS. ALL WORK SHALL BE INSTALLED IN SUCH A MANNER AS TO AVOID CONFLICTS BETWEEN IRRIGATION SYSTEM COMPONENTS, LANDSCAPE PLANTING, AND ARCHITECTURAL FEATURES.
- . FLUSH ALL LINES AND HEADS PRIOR TO INSTALLING NOZZLES. ADJUST NOZZLE SPRAY ARC AND RADIUS FOR OPTIMUM PERFORMANCE TO PREVENT OVERSPRAY ONTO PAVED SURFACES OR FACE OF BUILDING AS MUCH AS POSSIBLE TO FIT THE SITE CONDITIONS. THROTTLE FLOW CONTROL AT EACH VALVE FOR OPTIMUM OPERATING PRESSURE FOR EACH ZONE.
- 10. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISHED GRADE OF THE AREA TO BE IRRIGATED UNLESS CONDITIONS WARRANT OTHER ORIENTATION.
- ETC) INTERFERE WITH THE SPRAY PATTERN OF THE HEADS SO AS TO PREVENT PROPER COVERAGE, THE CONTRACTOR SHALL FIELD ADJUST THE SPRINKLER SYSTEM BY INSTALLING A QUARTER, THIRD, OR HALF CIRCLE HEAD AT THE SIDES OF THE OBSTRUCTION SO AS TO PROVIDE PROPER COVERAGE. ALL ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST.
- 12. USE TEFLON TAPE ON ALL MALE PIPE THREADS ON PVC PIPE, SWING JOINTS, AND VALVE ASSEMBLIES.
- 13. INSTALL VALVE BOXES 18-INCHES FROM AND PERPENDICULAR TO WALKS, CURBS, BUILDING, OR LANDSCAPE FEATURES. AT MULTIPLE VALVE BOX GROUPS, EACH BOX SHALL BE INSTALLED A MINIMUM OF 12-INCHES APART.
- 14. ALL VALVES SHALL BE PLACED IN VALVE BOXES AND ALL ELECTRICAL CONNECTIONS SHALL BE SEALED WITH WATERPROOF CONNECTORS.
- 15. 120-VOLT ELECTRICAL POWER AT THE CONTROLLER SHALL BE PROVIDED BY OTHERS. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO MAKE THE FINAL HOOKUP FROM THE POWER PROVIDED TO THE CONTROLLER.
- 16. PROVIDE AS-BUILT DRAWINGS TO THE OWNER WITHIN 21 DAYS UPON COMPLETION OF THE IRRIGATION INSTALLATION.
- 7. IRRIGATION CONTRACTOR SHALL PROVIDE THE FIRST WINTERIZATION BLOW OUT. IN ADDITION, PROVIDE THE SPRING TURN ON. ALL NECESSARY HEAD ADJUSTMENTS SHALL BE MADE AT THAT TIME AND REPLACE OR REPAIR ANY WARRANTY ITEMS. THESE ITEMS SHALL BE INCLUDED WITH THE BID.
- 18. SLEEVING SHALL BE BY GENERAL CONTRACTOR.

IRRIGATION LEGEND:



DRIP IRRIGATION ZONE • TWO (2) TREE BUBBLERS PER TREE

CHANGE DESCRIPTION



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SITE IRRIGATION PLAN LIMITS

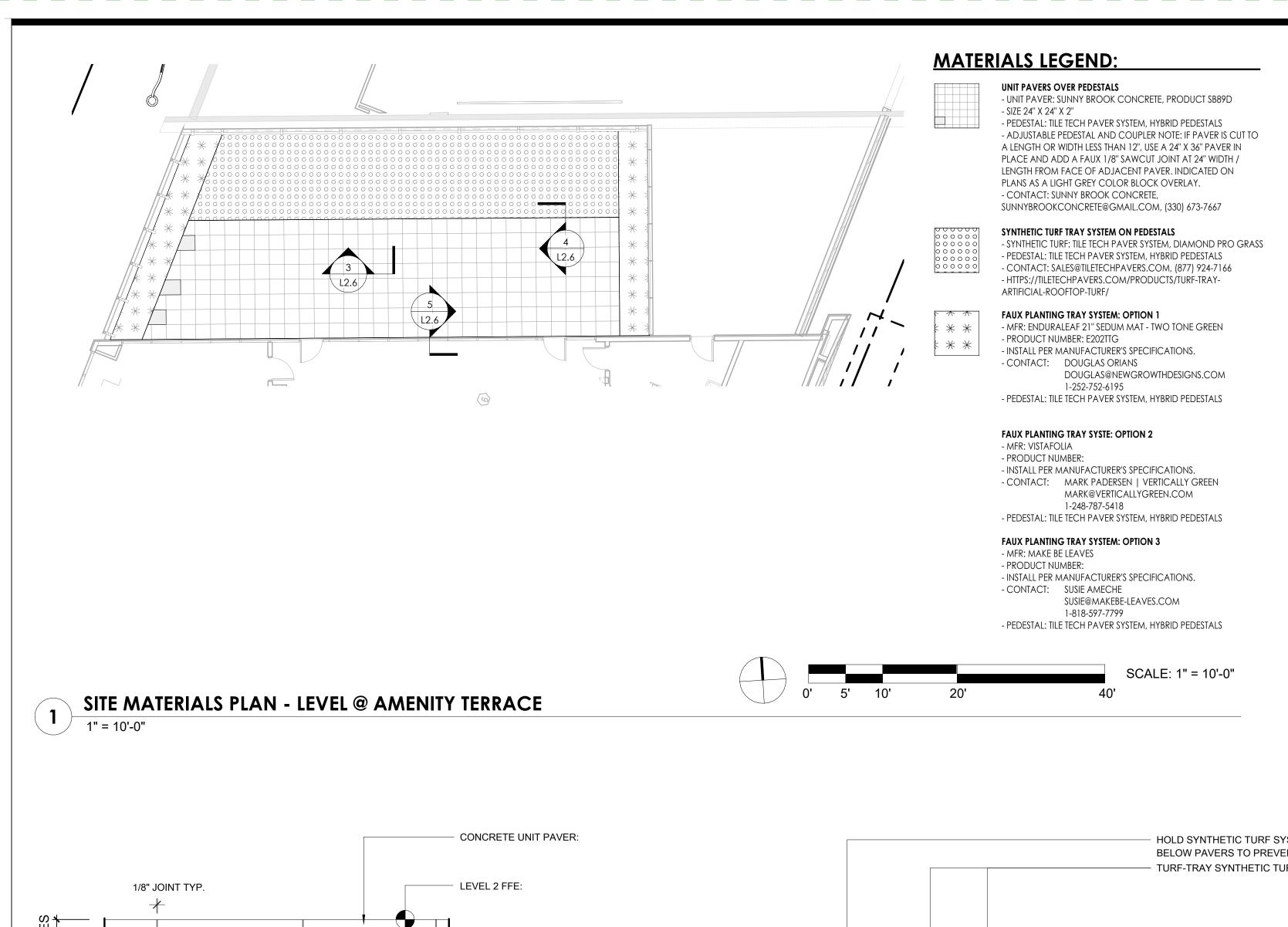


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PODIUM, SEE ARCHITECTURAL DRAWINGS.

ADJUSTABLE PEDESTAL SYSTEM

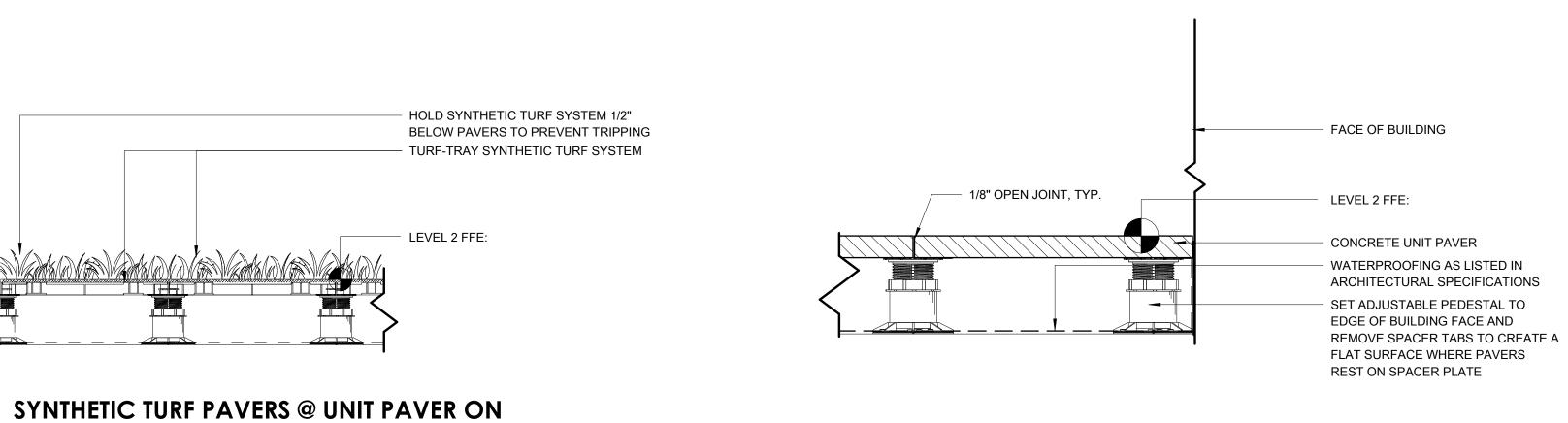
- ADJUSTABLE PEDESTAL, SEE SPECIFICATIONS

3 UNIT PAVER ON ADJUSTABLE PEDESTAL SYSTEM

1" = 1'-0"

WATERPROOFING AS LISTED IN

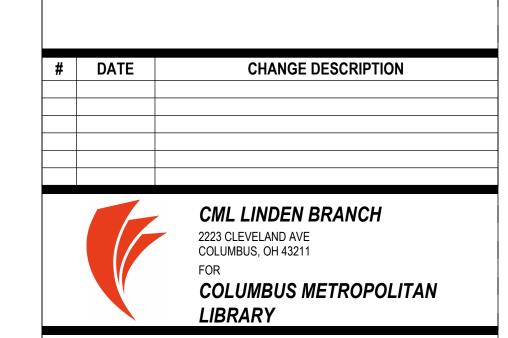
ARCHITECTURAL SPECIFICATIONS.



2 | SIIL | 1" = 10'-0"

5 UNIT PAVERS AT BUILDING FACE

SITE LAYOUT PLAN - LEVEL @ AMENITY TERRACE



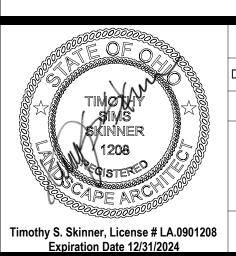


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DRAWING TITLE:

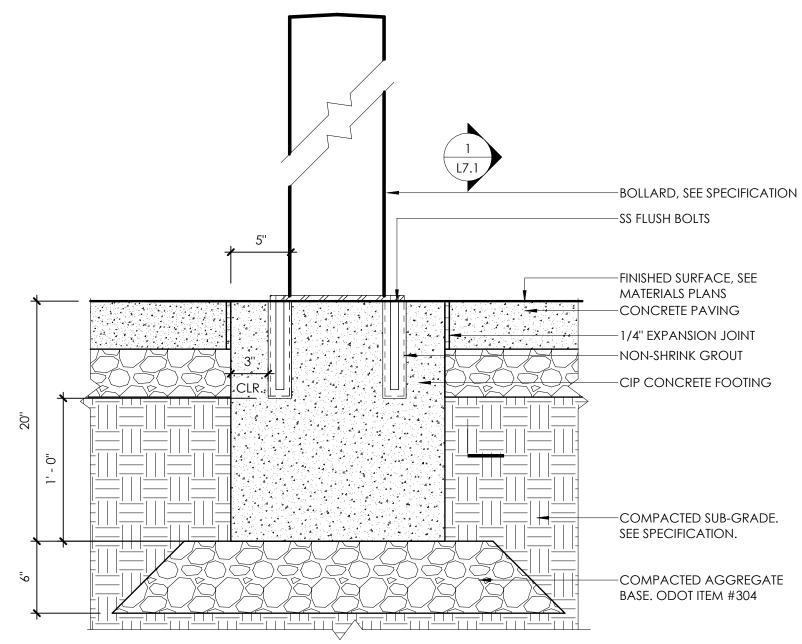
AMENITY TERRACE PLANS



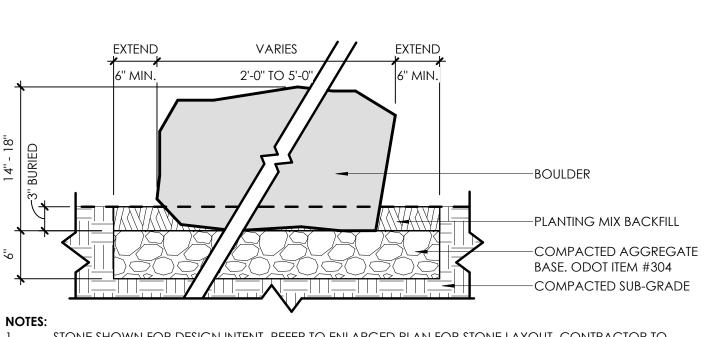
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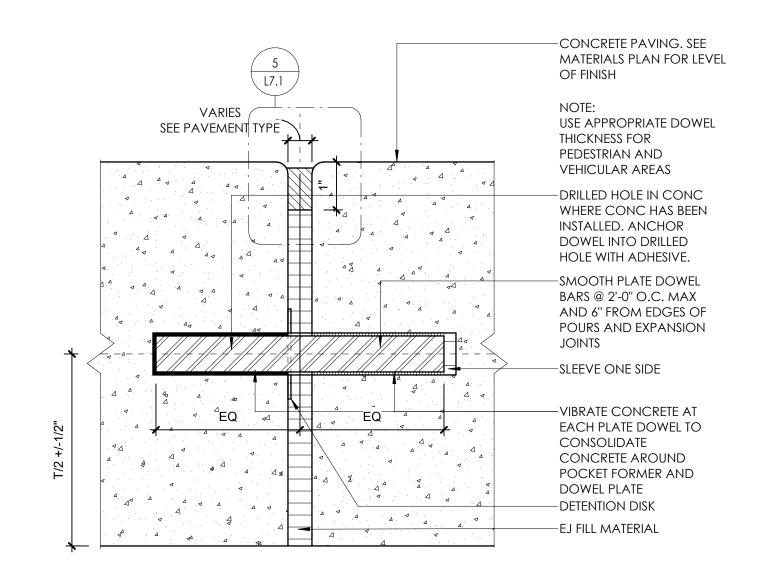


BOLLARD 1 1/2" = 1'-0"



STONE SHOWN FOR DESIGN INTENT. REFER TO ENLARGED PLAN FOR STONE LAYOUT. CONTRACTOR TO OBTAIN APPROVAL FROM OWNER AND LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO COMPLETION OF STONE PLACEMENT. ALL GRADING IS BASED ON CIVIL ENGINEER'S PLANS. GRADES SHOWN ARE FOR APPROXIMATIONS ONLY. VERIFY FINAL GRADING W/ CIVIL PLANS.

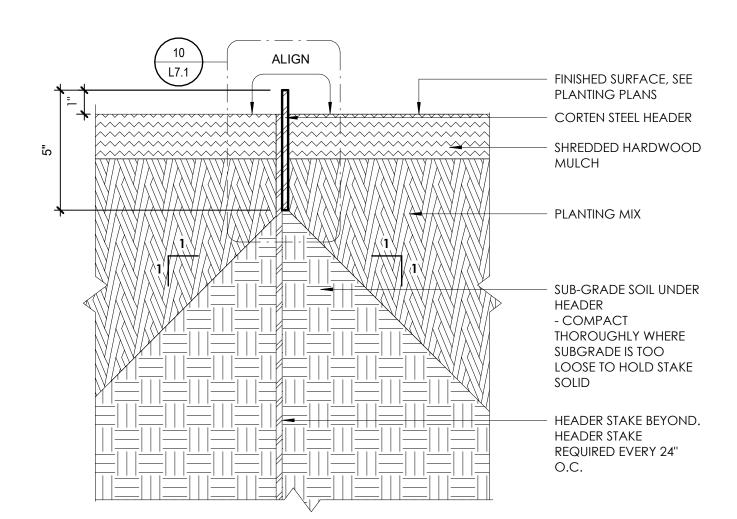
BOULDER



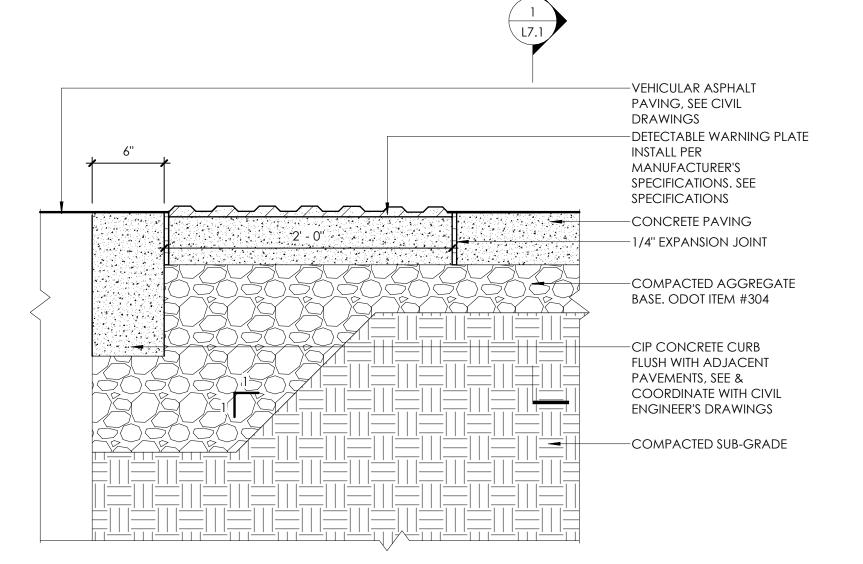
SMOOTH DOWEL EXPANSION JOINT 6" = 1'-0"

HEADER TOP - STEEL HEADER CORNER REINFORCEMENT ANGLE LOCK WASHER

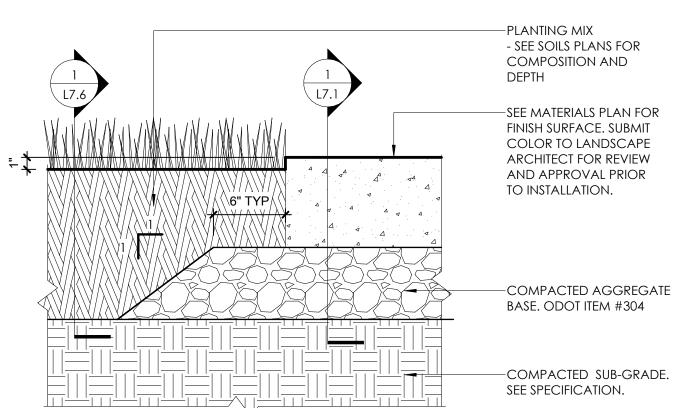
STEEL HEADER CORNER REINFORCEMENT ANGLE
12" = 1'-0"



9 STEEL HEADER
3" = 1'-0"



DETECTABLE WARNING PLATE @ CONCRETE WALK 7 DETECTAL 1 1/2" = 1'-0"



-PLANTING MIX, SEE SOILS PLANS.

MULCH

-SHREDDED HARDWOOD

-MICRO ETCH FINISH, SEE MATERIALS PLANS FOR

LOCATIONS WITHIN SCOPE OF

-CONCRETE PAVING, SEE

SEE MATERIALS PLAN FOR

-COMPACTED AGGREGATE

BASE. ODOT ITEM #304

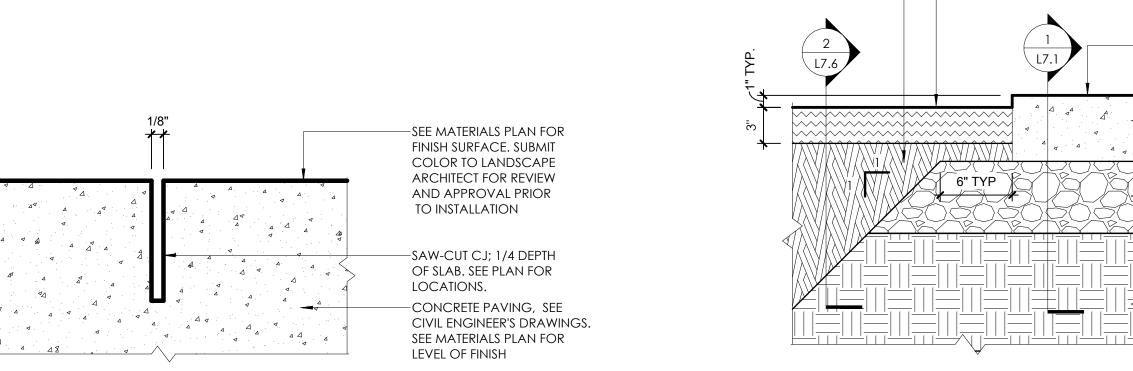
-COMPACTED SUB-GRADE.

SEE SPECIFICATION.

LEVEL OF FINISH

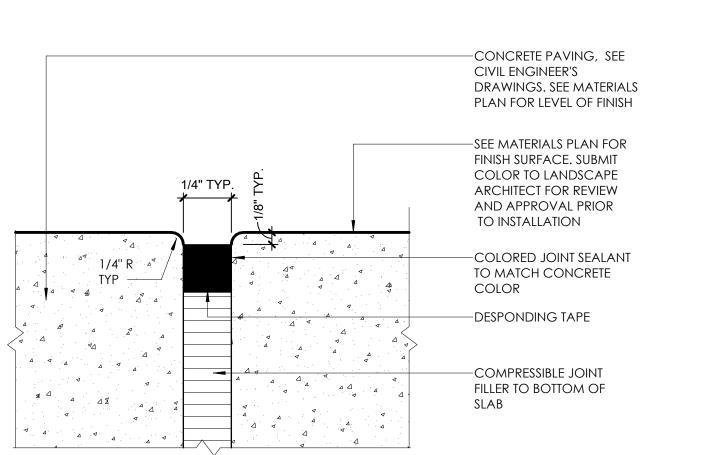
CIVIL ENGINEER'S DRAWINGS.

CONCRETE WALK @ LAWN

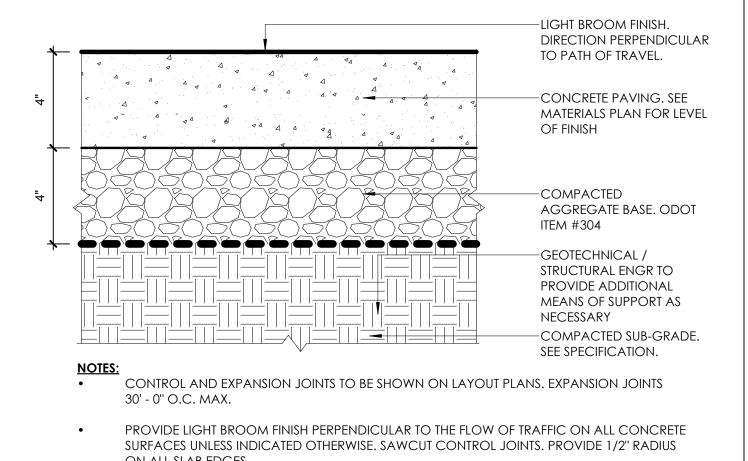


SAW-CUT CONTROL CONCRETE JOINT 12" = 1'-0"





EXPANSION JOINT - 1/4" SEALANT - PEDESTRIAN 12" = 1'-0"



PEDESTRIAN CONCRETE WALK

3" = 1'-0"

PAVING & SITE ELEMENTS DETAILS

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DATE

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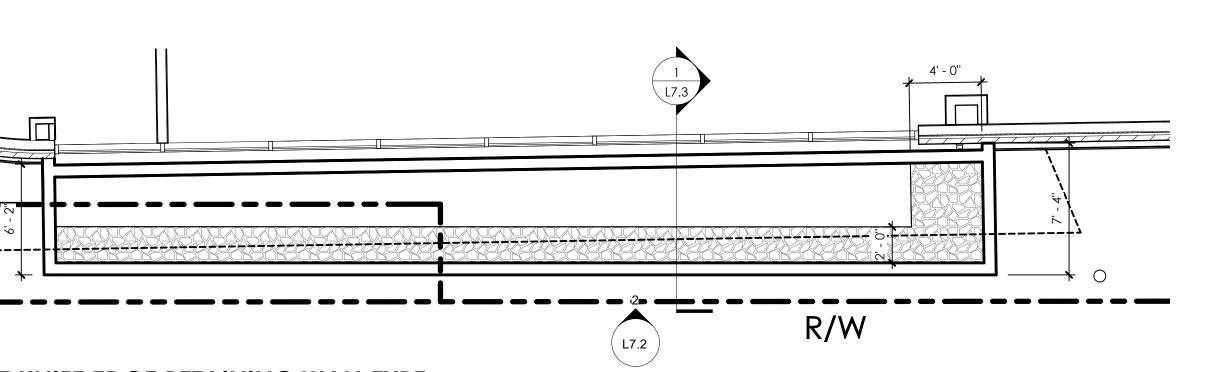
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L7.2

CIP CONCRETE KNIFE EDGE RETAINING WALL TYPE **3 A2** 3/16" = 1'-0"

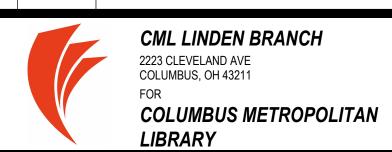
> UPPER LEVEL
>
> 114'-0"
>
> MEZZANINE
>
> 112'-3"
>
> RCOTT-1
>
> 110'-11 1/4"
>
> T/ WINDOW
>
> 109'-4" FIRST FLOOR
> 100'-0" ±53' - 0"

CIP CONCRETE KNIFE EDGE RETAINING WALL -2 TYPE A1 ELEVATION
3/16" = 1'-0"



CIP CONCRETE KNIFE EDGE RETAINING WALL TYPE

CHANGE DESCRIPTION # DATE





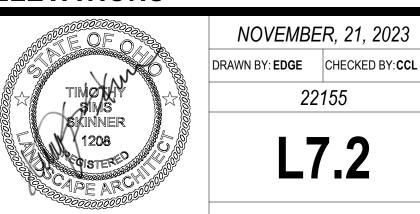
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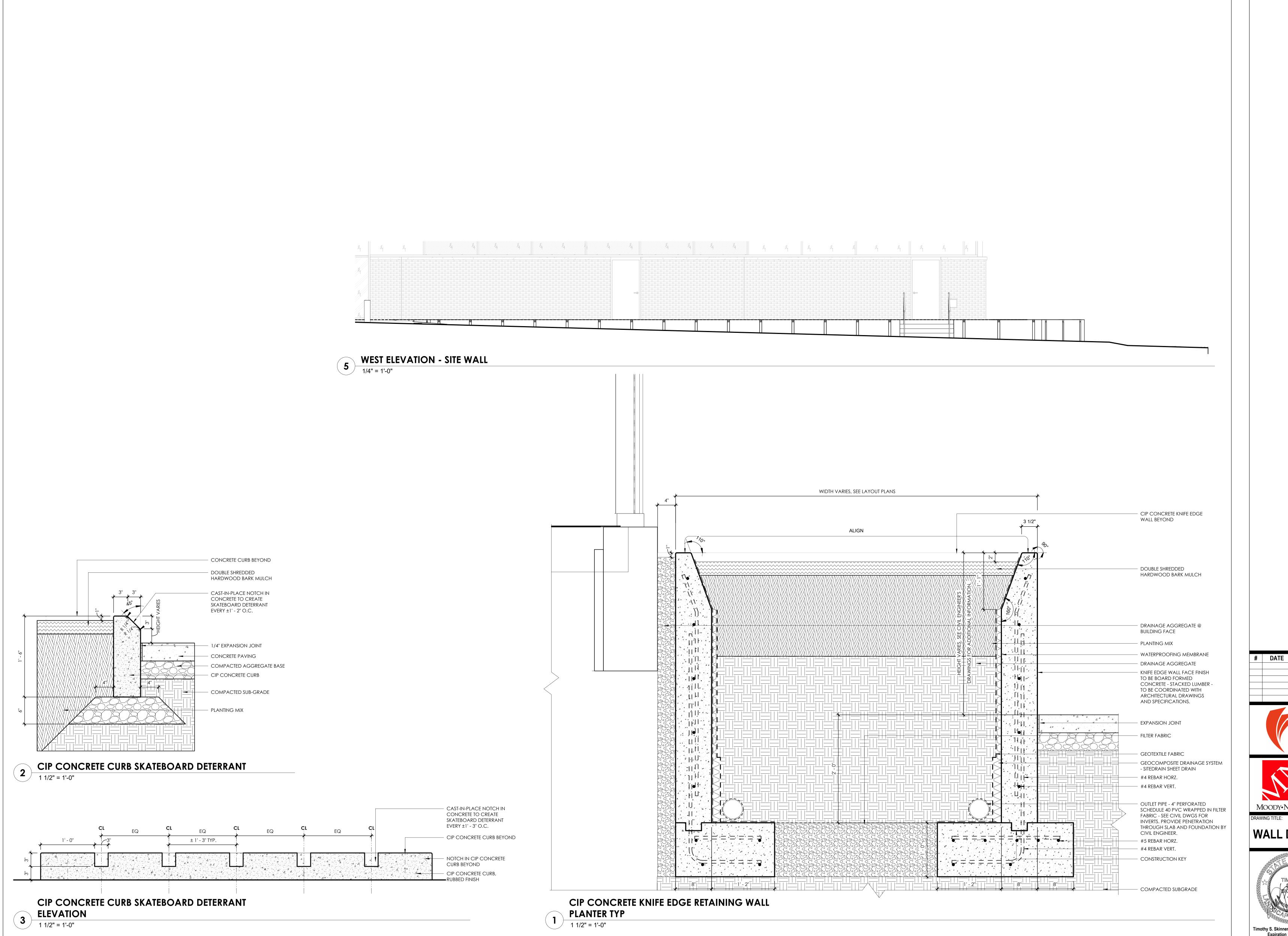
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A13/16" = 1'-0"



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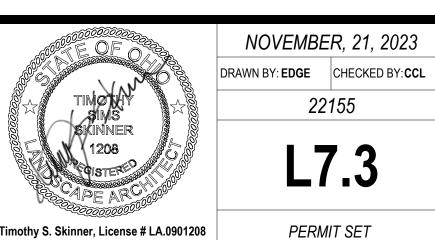


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WALL DETAILS



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