KEYNOTES

01 PAVEMENT, RAMPS, AND CURBS

Keynote		Detail	SF
1/PV-AGMP			1,707 SF
1/PV-C	Concrete 4" - Sawcut Scoring	2/L401	2,215 SF
1/PV-CAW4	Concrete 4"- White with Acid Wash with Sawcut Scoring	1/L401	21,801 SF
1/PV-CIC	Concrete 4"-Integral Color with Decorative Scoring	1/L401	604 SF
1/PV-CICSB	Concrete 4" - Integral Color with Heavy Sandblast Finish	1/L401	5,195 SF
1/UPV-STN - COPE	Stone Paver - Monolithic - 96x12x12 - Pool Coping	CLOWARD	214 SF
1/UPV-STN-B	Basalt Paver - Monolithic - 96x12x2 - with Conc Base	12/L401	801 SF
1/UPV-STN-B-STEP	Stone Paver - Monolithic - 48x48x6 - Pool Stepping Stone concrete	CLOWARD	131 SF
1/UPV-STN-BRIDGE	Grande Paver - Monolithic - 96x12x2 - with Concrete Base Bridge	12/L401	115 SF
1/UPV-STN-G	Grande Paver - Monolithic - 96x12x2 - with Concrete Base	12/L401	4,890 SF

02 JOINTS

Keynote		Detail	LF

03 SITE STAIRS

Keynote		Detail	SF
3/STRS-C		15/401	997 SF
3/STRS-GR		13/401	2,618 SF

04 SITE WALLS

Keynote		H	L	Detail	VSF / FF
4/CW6-HT12	Hot Tub Wall - 12		92'	CLOWARD	345 SF
4/CW8	8" Concrete Wall Boardform		354'		1,916 SF
4/CW12	12" Concrete Wall Boardform		1,430'		15,091 SF
4/CW12-BASALT	12" Basalt		196'	17/401	936 SF
4/CW24	24" Concrete Wall Boardform		60'		192 SF

***L4/A4.4/A9 FOR ISOMETRIC AND SECTION VIEWS OF WALLS THEIR ELEVATION RELATIONSHIPS

05 SITE AMENITIES

Keynote		Detail	Count
5/BOULDER	Basalt Boulder	18/401	53
5/FF	Custom Metal Fire Feaure	3/402	4
5/SF-1SEAT	MamaGreen_BNZ011_BONDI BEAU 1-seater (SQC)	INT DES	21
5/SF-4SEAT	MamaGreen_BNZ023_BONDI BEAU 4-seater	INT DES	12
5/SF-ADCHR	Grand Adirondack Chair - Ipe - The Best Adirondack Chair.com	INT DES	6
5/SF-ADCHR2	MammaGreen_BNZ001_BONDI Adirondack	INT DES	10
5/SF-BTABLE	Bistro Table (TBD with ID)	INT DES	5
5/SF-CHAIR	MamaGreen_Alux_Casual Chair (MZ037)	INT DES	8
5/SF-DINING1	MamaGreen_Alux Dining Table (MZ209)	INT DES	5
5/SF-DINING2	MamaGreen_Alux Dining Table (MZ211)	INT DES	3
5/SF-ONG2	Dining Table (Interior Designer)	INT DES	1
5/SF-LOUNG_1	MamaGreen_Alux_Lounger with wooden wheels (MZ050)	INT DES	8
5/WF-POOL	POOL	CLOWARD	1
5/WF-HT	Hot Tub	CLOWARD	208 SF

06 SITE RAILINGS AND FENCES

Keynote		Detail	LF
6/GR42	Kukio - Flat - Space - Wire Mesh - 42"		27'
6/HR36	Kukio - Posts - Flat - Spaced - 36"		170'
			201'

***SITE RAILING TO MATCH IN WITH THE OKA DETAIL FOR THE KUKIO HAND / GUARDRAIL. ADJUST DESIGN TO MEET THE SPECIFIED VARIATIONS OF NO-MESH AND HEIGHT DIFFERENCES

07 SITE LIGHTING

Keynote		Detail	Count

08 SITE DRAINAGE

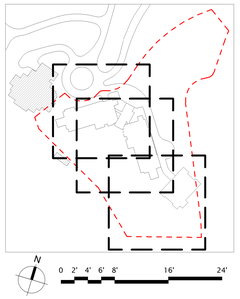
Keynote		Detail	Count
Keynote		Detail	Length

09 PLANTING AREAS

Keynote		Detail	SF
9/NPA	Slope Stabilization / Native Alpine Groundcover Landscaping Areas	5/802	52,746 SF
9/PA	Planting Area		159,354 SF
9/SOD-LAWN	Lawn		7,237 SF

10 MISCELLANOUS ELEMENTS

Keynote		Detail	Count



KEYMAP

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principal architect...David Harris
project manager...Grant Hardy
drawn by...Grant Hardy
checked by...David Harris
job no. 20052
date May 23, 2022

revisions:

no.	date	by

PRINT CHECK SET

May 23, 2022

OVERALL MAP

L001

KEYNOTES

01 PAVEMENT, RAMPS, AND CURBS

Keynote		Detail	SF
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Keynote		Detail	LF

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Keynote		Detail	SF
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Keynote		H	L	Detail	VSF / FF
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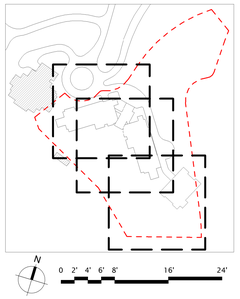
Keynote		Detail	Count



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revisions:

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PRINT CHECK SET

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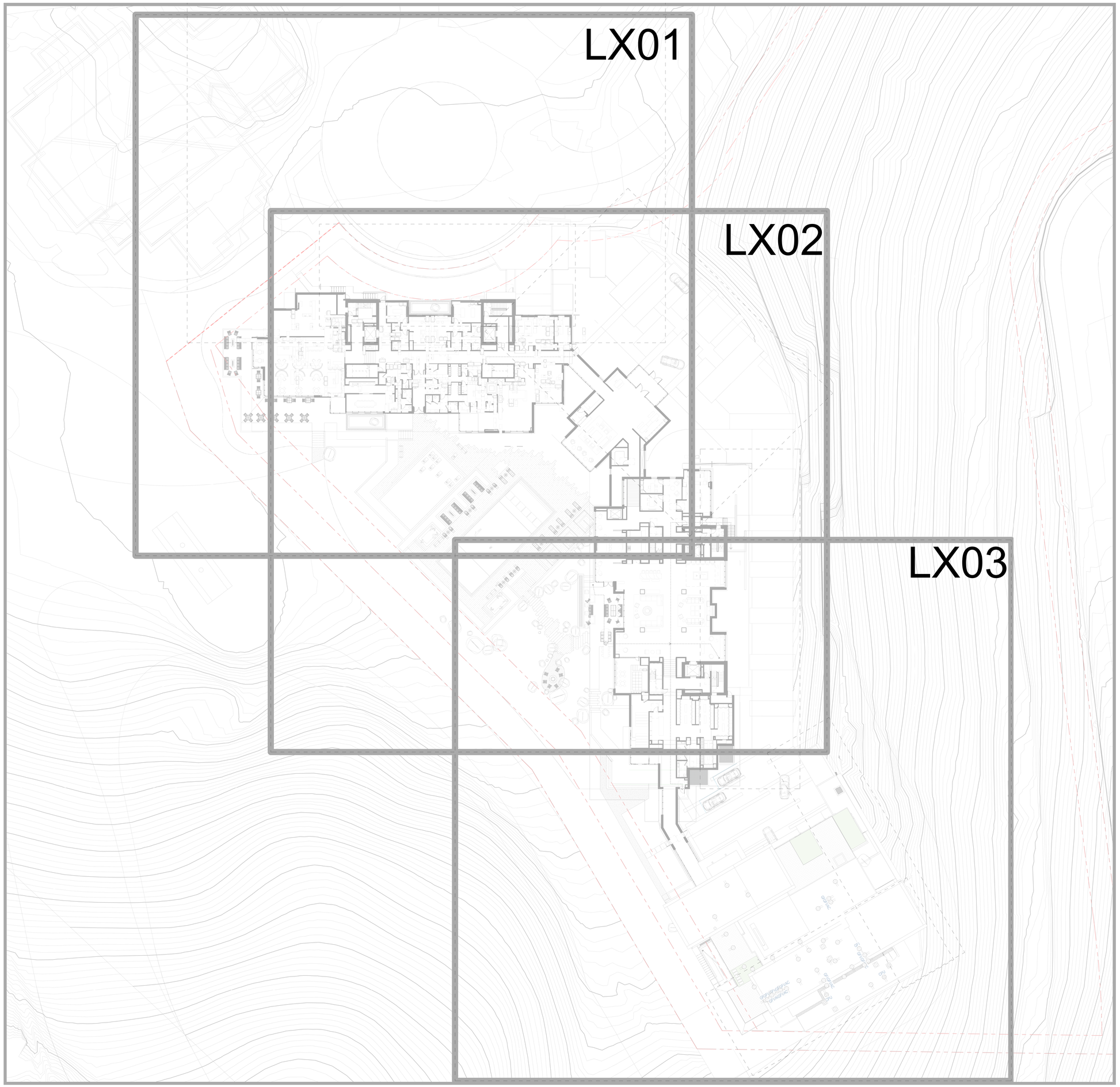
OVERALL MAP - ZOOM IN

L002



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Keynote		Detail	Count

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Keynote		Detail	Count

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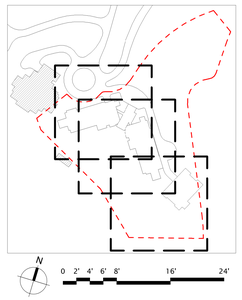

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principal architect David Harris
project manager Grant Hardy
drawn by Grant Hardy
checked by Checker
job no. 20052
date May 23, 2022

revisions:

no.	date	by

PRINT CHECK SET

May 23, 2022

KEY MAP

L003

GENERAL NOTES

&	AND	MAT	MATERIAL (S)
@	AT	MAX	MAXIMUM
		MECH	MECHANICAL
ADJ	ADJUSTABLE	MEMB	MEMBRANE
ALT	ALTERNATE	MFR	MANUFACTURER
AL / ALUM	ALUMINUM	MGR	MANAGER
ANOD	ANODIZE (ED)	MH	MANHOLE
APPROX	APPROXIMATE	MIN	MINIMUM
ARCH	ARCHITECT / ARCHITECTURAL	MISC	MISCELLANEOUS
		MTD	MOUNT (ED)
AVG	AVERAGE	MTL	METAL
BLDG	BUILDING	N	NORTH
BLK	BLOCKING	NIC	NOT IN CONTRACT
BO	BOTTOM OF	NO.	NUMBER
BOC	BOTTOM OF CURB	NOM	NOMINAL
BOF	BOTTOM OF FOOTING	NTS	NOT TO SCALE
BOS	BOTTOM OF STEP		
BOW	BOTTOM OF WALL	OC	ON CENTER
BOR	BOTTOM OF RAMP	OD	OUTSIDE DIAMETER
BRG	BEARING	OFCI	OWNER FURNISHED/ CONTRACTOR INSTALLED
CAL	CALIPER	OFD	OVERFLOW DRAIN
CAB	CABINET	OPG	OPENING
CB	CATCH BASIN	OPG	OPENING
CF	CUBIC FOOT	OPP	OPPOSITE
CG	CORNER GUARD	OZ	OUNCE
CHAM	CHAMFER		
CJ	CONSTRUCTION JOINT	PA	PLANTING AREA
CL	CENTERLINE	PAR	PARALLEL
CLG	CEILING	PE	POLYURETHANE
CLR	CLEAR / CLEARANCE	PED	PEDESTRIAN
CM	CENTIMETER	PERF	PERFORATED
COL	COLUMN	PERM	PERMANENT
COL	COLUMN	PERM	PERMANENT
CONC	CONCRETE	PL	PROPERTY LINE
CONST	CONSTRUCTION	PNT	PAINT (ED)
CONT	CONTINUOUS	P.O.	POINT OF
COUNTER	COUNTER TOP	POF	POINT OF FURNITURE
CMU	CONCRETE MASONRY UNIT	POT	POINT / POINT OF
CU	CUBIC	TAN	TANGENCY
CY	CUBIC YARD	PLY	PLYWOOD
		PVC	POLYVINYL CHLORIDE
DBL	DOUBLE	QUART	QUARRY TILE
DEG	DEGREE	PVMT	PAVEMENT
DEMO	DEMOLISH / DEMOLITION		
DEPT	DEPARTMENT	QT	QUARRY TILE
DF	DIRECTION OF FLOW	QTY	QUANTITY
DIA	DIAMETER		
DIM	DIMENSION	R / RAD	RADIUS
DRN	DRAIN	REC	RECESSED
DTL/DET	DETAIL	RECEP	RECEPTACLE
DW	DISHWASHER	REF	REFERENCE
DWG	DRAWING	REINF	REINFORCE (ED)
DWN	DOWN	REM	REMOVE (ED)
		REPL	REPLACE
E	EAST	REQD	REQUIRED
(E)	EXISTING	REV	REVISION / REVISED
EA	EACH	RFP	REQUEST FOR PROPOSAL
EJ	EXPANSION JOINT	RT	RIGHT
ELEC	ELECTRICAL		
ELEV	ELEVATION	S	SOUTH
ENG	ENGINEER	SALV	SALVAGE (ED)
EQ	EQUAL	SCH	SCHEDULE
EQUIP	EQUIPMENT	SCH	SCHEDULE
EST	ESTIMATE	SD	STORM DRAIN
EXIST	EXISTING	SECT	SECTION
EXP	EXPANSION / EXPOSED	SF	SQUARE FOOT
EXT	EXTERIOR	SHT	SHEET
		SLNT	SEALANT
FD	FLOOR DRAIN	SPEC	SPECIFICATION (S)
FDN	FOUNDATION	SQ	SQUARE
FF	FINISHED FLOOR ELEVATION	SS	STAINLESS STEEL
FIN	FINISH / FINISHED	STD	STANDARD / STANDARD
FIN	FINISH (ED)	STD	STANDARD
FL	FLOW LINE	STL	STEEL
FLR	FLOOR	STRUC	STRUCTURE (AL)
F.O.	FACE OF	SUSP	SUSPENDED
FOC	FACE OF CURB	SYM	SYMBOL / SYMBOLIC
FT	FOOT, FEET	SYMTH	SYMMETRY (ICAL)
FTG	FOOTING		
FV	FIELD VERIFY	T	THICKNESS
		T & B	TOP AND BOTTOM
GA	GAUGE	TG	TONGUE AND GROOVE
GALV	GALVANIZED	TBD	TO BE DETERMINED
GC	GENERAL CONTRACTOR	TEMP	TEMPORARY
GEN	GENERAL	THRU	THROUGH
GFRC	GLASSFIBER REINFORCED PANEL	T.O.	TOP OF
		TOC	TOP OF CURB
HOR	HORIZONTAL	TOF	TOP OF FOOTING
HP	HIGH POINT	TOR	TOP OF RAMP
HT	HEIGHT	TOPO	TOPOGRAPHY
		TOS	TOP OF STEP
ID	INSIDE DIAMETER	TOW	TOP OF WALL
IN	INCH	TOW	TOP OF WALL
INCL	INCLUDE(S)	TRANS	TRANSFORMER
INFO	INFORMATION	TS	TUBE STEEL
INL	INLET	TYP	TYPICAL
INT	INTERIOR		
INV	INVERT	VAR	VARIES
IRR	IRRIGATION	VNR	VENEER
		VEH	VEHICLE
JST	JOIST	VERT	VERTICAL
JT	JOINT	VOL	VOLUME
LB / LBS	POUND (S)	W	WEST
LIN	LINEAR	W	WIDTH
LF	LINEAR FOOT / FEET	W/	WITH
LH	LEFT HAND	W/O	WITHOUT
LP	LOW POINT	WT	WEIGHT
LT	LIGHT	WL	WIER LEVEL
		WWF	WELDED WIRE FABRIC

GENERAL NOTES

1. IT IS THE CONTRACTORS RESPONSIBILITY TO REVIEW AND COORDINATE THE WORK OF ALL SUB-CONTRACTORS, TRADES AND SUPPLIERS WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS BEFORE COMMENCING CONSTRUCTION, AND TO ASSURE THAT ALL PARTIES ARE AWARE OF ALL REQUIREMENTS, REGARDLESS OF WHERE THE REQUIREMENTS OCCUR IN THE CONTRACT DOCUMENTS. WHICH MIGHT AFFECT THE WORK OF THAT PARTY.
2. AS PART OF THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE WORK OF ALL SUB-CONTRACTORS, TRADES AND SUPPLIERS, THE CONTRACTOR SHALL ENDEAVOR TO IDENTIFY AND NOTIFY THE ARCHITECT OF ANY CONFLICTS BETWEEN THE WORK OF DIFFERENT PARTIES AT THE EARLIEST POSSIBLE DATE SO AS TO ALLOW REASONABLE AND ADEQUATE TIME FOR THE CONFLICT TO BE RESOLVED WITHOUT DELAY TO THE PROJECT. ANY CHANGE FROM THAT WHICH IS REQUIRED BY THE CONTRACT DOCUMENTS MUST BE APPROVED IN ADVANCE BY THE LANDSCAPE ARCHITECT.
3. VERIFY LOCATIONS OF PERTINENT SITE IMPROVEMENTS INSTALLED UNDER OTHER SECTIONS. IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITIONS, CONTACT LANDSCAPE ARCHITECT FOR INSTRUCTIONS PRIOR TO COMMENCING WORK.
4. CONTACT BLUESTAKES UNDERGROUND UTILITY SERVICE FOR UTILITY LOCATION AND IDENTIFICATION 48 HOURS PRIOR TO ANY EXCAVATION. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE PLANS, CONTACT THE LANDSCAPE ARCHITECT FOR DIRECTION AS TO HOW TO PROCEED.
5. PERFORM EXCAVATION IN THE VICINITY OF UNDERGROUND UTILITIES WITH CARE AND IF NECESSARY, BY HAND. THE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THE WORK AND DISRUPTION OR DAMAGE TO UTILITIES SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.
6. REQUEST INSPECTION AS REQUIRED 48 HOURS IN ADVANCE OF PERFORMING ANY WORK UNLESS OTHERWISE NOTED ON THIS SHEET OR PER CITY REQUIREMENTS.
7. DEBRIS CREATED BY REMOVAL OPERATIONS BECOME THE PROPERTY OF THE CONTRACTOR AND IS TO BE LEGALLY DISPOSED OF AWAY FROM THE JOB SITE.

NOTES FOR BIDDERS

1. THIS SHEET CONTAINS A LIST OF DRAWINGS WHICH COMPRISE A FULL SET OF DRAWINGS FOR THIS PROJECT. ANY CONTRACTOR, SUBCONTRACTOR, VENDOR OR ANY OTHER PERSON PARTICIPATING IN OR BIDDING ON THIS PROJECT SHALL BE RESPONSIBLE FOR HAVING A COMPLETE SET OF DRAWINGS BEFORE SUBMITTING A BID. IF ANY PERSON, PARTY OR ENTITY SHALL BE UNABLE OR ELECTS TO SUBMIT BID FOR ANY PORTION OF ALL OF THIS PROJECT, THAT PERSON, PARTY OR ENTITY SHALL BE RESPONSIBLE FOR ANY AND ALL INFORMATION CONTAINED IN THESE DRAWINGS AND SPECIFICATIONS, INCLUDING, BUT NOT LIMITED TO, ANY SUBSEQUENT ADDENDUMS OR CLARIFICATIONS THAT MAY BE ISSUED.
2. THESE DOCUMENTS SHOW THE DESIGN INTENT. IT IS THE CONTRACTORS RESPONSIBILITY TO PROVIDE EVERYTHING SHOWN ON THE DRAWINGS OR SPECIFIED REGARDLESS OF WHERE IT IS SHOWN ON THE DRAWINGS OR IN THE SPECIFICATIONS. FOR EXAMPLE, SOME MILLWORK DETAILS HAVE STEEL FRAMES WHICH MAY BE PROVIDED BY DIVISION 05 OR WITH THE MILLWORK AT THE CONTRACTOR'S DISCRETION, BUT IT SHALL BE PROVIDED AS PART OF THE CONTRACT.
3. EVERYTHING CALLED FOR IN THESE DOCUMENTS SHALL BE "NEW" AND PROVIDED BY THE CONTRACTOR, SUBCONTRACTOR, VENDOR OR ANY OTHER PERSON PARTICIPATING IN OR BIDDING ON THIS PROJECT UNLESS NOTED OTHERWISE AS EXISTING (EXIST), NOT IN CONTRACT (NIC) OR FOR REFERENCE ONLY. FURNISHINGS SHOWN DASHED SHALL BE FOR REFERENCE ONLY.

3D VIEW GENERAL NOTES

1. THREE DIMENSIONAL VIEWS SHOWN IN THIS SET OF DRAWINGS ARE PROVIDED TO HELP EXPLAIN THE OVERALL CONCEPT AND INTENT OF THE BUILDING DESIGN AND ARE TO BE USED FOR REFERENCE ONLY.
2. 3DSERE ARE NOT TO SCALE, THESE VIEWS TO DETERMINE COMPONENT TYPES, QUANTITIES, ASSEMBLY METHODS OR ANY OTHER INFORMATION WHICH RELATES TO CONSTRUCTION COST

LAYOUT NOTES

1. LAYOUT AND VERIFY DIMENSIONS PRIOR TO CONSTRUCTION. BRING DISCREPANCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
2. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE. DO NOT SCALE DRAWINGS.
3. WHERE DIMENSIONS ARE CALLED AS "EQUAL" SPACE REFERENCED ITEMS EQUALLY, MEASURED TO THEIR CENTER LINES.
4. MEASUREMENTS ARE TO FACE OF BUILDING, WALL OR THE FIXED SITE IMPROVEMENT - PRIORITIZE ALIGNMENTS OVER DIMENSIONS WHERE CONFLICTS OCCUR.
5. INSTALL INTERSECTING ELEMENTS AT 90 DEGREE ANGLES TO EACH OTHER UNLESS OTHERWISE NOTED.
6. PROVIDE EXPANSION JOINTS WHERE CONCRETE FLATWORK MEETS VERTICAL STRUCTURES SUCH AS WALLS, CURBS, STEPS AND BUILDING ELEMENTS.
7. EXPANSION JOINTS IN WALKWAYS SHALL BE LOCATED AS PER PLAN - ALIGNMENTS TO SITE ELEMENTS ARE KEY.
8. ALL INCR OF WALKWAY INTERSECTIONS SHALL BE AS NOTED ON PLAN.

GRADING AND DRAINAGE NOTES

1. EXISTING UNDERGROUND UTILITIES ARE SHOWN PER AVAILABLE RECORDS. VERIFY THE ACTUAL LOCATION AND ELEVATION IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION OF THE NEW FACILITIES. PROTECT EXISTING UTILITIES AND BE RESPONSIBLE FOR DAMAGE TO UTILITIES ENCOUNTERED DURING CONSTRUCTION.
2. REQUEST INSPECTION AS REQUIRED 48 HOURS IN ADVANCE OF PERFORMING ANY WORK UNLESS OTHERWISE NOTED ON THIS SHEET.
3. DEBRIS CREATED BY REMOVAL OPERATIONS BECOME THE PROPERTY OF THE CONTRACTOR AND IS TO BE LEGALLY DISPOSED OF AWAY FROM THE JOB SITE.
4. NOTIFY LOCAL UNDERGROUND SERVICE COMPANIES FOR UTILITY FINDS 48 HOURS PRIOR TO ANY EXCAVATION.
5. REFER TO STRUCTURAL DRAWINGS FOR CONNECTIONS TO DRAIN OVER STRUCTURE.
6. REFER TO ARCHITECTURAL DRAWINGS FOR WATERPROOFING OF SLAB PENETRATIONS.
7. REFER TO CIVIL ENGINEER'S DRAWINGS FOR CONNECTIONS TO DRAINS.

PLANTING NOTES

1. IN ORDER TO AVOID SUPPLY ISSUES FOR THE PLANTING MATERIAL ON THIS PROJECT, THE GENERAL CONTRACTOR WILL WORK WITH A CONSULTING LANDSCAPE CONTRACTOR TO FIND APPROPRIATE SOURCES TO GROW LARGE QUANTITIES. A TWO YEAR LEAD IS RECOMMENDED IN ORDER TO PROVIDE ENOUGH TIME FOR MATURE PRODUCT AT INSTALL. A MINIMUM OF AT LEAST A 20% BUFFER ON QUANTITY TO ALLOW FOR REPLACEMENT MATERIAL.
2. LARGE CALIPER TREES TO BE PRODUCED AT LEAST ONE YEAR IN ADVANCE OF INSTALLATION. A MINIMUM OF AT LEAST A 30% BUFFER ON QUANTITY TO ALLOW FOR REPLACEMENT MATERIAL.
3. AN ON-SITE NURSERY WILL BE PROVIDED FOR PLANT STORAGE AND WILL BE PROVIDED FULL TIME CARE TO AVOID MATERIAL LOSS DUE TO NEGLIGENCE. MATERIAL SHOULD BE STORED ON SITE OR PLANTED AT LEAST ONE YEAR BEFORE OPEN HOUSE TO ENSURE ENOUGH TIME FOR SUCCESSFUL IMPLEMENTATION.
   A. SHOULD MATERIAL BE LOST DUE TO NEGLIGENCE, THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR REPLACING MATERIAL AT NO ADDITIONAL EXPENSE TO THE OWNER. IF EQUIVALENT MATERIAL IS NOT AVAILABLE, THEN THE GENERAL CONTRACTOR WILL PAY THE OWNER THE DIFFERENCE OR PROVIDE ADDITIONAL MATERIAL TO ENSURE COMPENSATE FOR LOST PLANTING BED DENSITY.
4. EXACT LOCATIONS OF PLANT MATERIALS TO BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANTS TO EXACT LOCATION IN FIELD.
5. VERIFY PLANT COUNTS AND SQUARE FOOTAGES. QUANTITIES ARE PROVIDED AS OWNER INFORMATION ONLY. IF QUANTITIES ON PLANT LIST DIFFER FROM GRAPHIC REPRESENTATION, THEN GRAPHICS SHALL PREVAIL. CONTACT LANDSCAPE ARCHITECT FOR REVIEW AND CONFIRM FINAL QUANTITIES.
6. CONTACT THE LOCAL UNDERGROUND UTILITY SERVICES FOR UTILITY LOCATION AND IDENTIFICATION.
7. PERFORM EXCAVATION IN THE VICINITY OF UNDERGROUND UTILITIES WITH CARE AND IF NECESSARY, BY HAND. THE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK AND DISRUPTION OR DAMAGE TO UTILITIES SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.
8. TREES SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO EXISTING.
9. TREES TO BE PLANTED A MINIMUM OF 4 FEET FROM FACE OF BUILDING, OR PAVEMENT, EXCEPT AS APPROVED BY LANDSCAPE ARCHITECT.
10. PROVIDE MATCHING FORMS AND SIZES FOR PLANT MATERIALS WITHIN EACH SPECIE AND SIZE DESIGNATED ON THE DRAWINGS.
11. PRUNE NEWLY PLANTED TREES ONLY AS DIRECTED BY LANDSCAPE ARCHITECT.
12. FINISH GRADES OF SHRUB AREAS AND LAWNS SHALL BE 1 1/2 INCHES BELOW ADJACENT PAVING OR HEADER. (CHECK MULCH DEPTH AND IF SEEDED OR SODDED LAWNS).
13. PROVIDE SPECIFIED EDGING AS DIVIDER BETWEEN PLANTING BEDS AND LAWN AREAS.
14. CUT AND REMOVE BURLAP FROM TOP 1/3 OF BALL.

IRRIGATION NOTES

1. CONTRACTOR SHALL VERIFY THAT THE WORK OF OTHER CONTRACTORS/TRADES IS SUFFICIENTLY COMPLETE TO ALLOW COMMENCEMENT OF IRRIGATION INSTALLATION PRIOR TO BEGINNING WORK.
2. CONTRACTOR SHALL COORDINATE INSTALLATION OF IRRIGATION SLEEVING WITH OTHER CONTRACTORS PRIOR TO CONSTRUCTION OF PAVEMENT, WALKS, AND OTHER HARDSCAPE FEATURES.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR IRRIGATION COVERAGE TO PLANT MATERIAL
4. PIPING, VALVES, CONTROL OUTLET BOXES (SPRINKLERS, BUBBLERS, ETC.), AND RELATED MATERIAL SHALL BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS, ASTM STANDARDS, THE IRRIGATION SYSTEM SPECIFICATIONS AND DETAILS AND SHALL BE LOCATED AS SHOWN ON THE DETAILS. CONTRACTOR SHALL REPORT DISCREPANCIES BETWEEN ACTUAL AND PROPOSED SITE CONDITIONS TO THE OWNER'S REPRESENTATIVE. DO NOT PROCEED WITH WORK UNTIL SAID DISCREPANCIES ARE RESOLVED.
5. THESE SHALL BE NO IRRIGATION SUBSTITUTIONS OF TYPE, SIZE, OR QUANTITIES DEVIATIONS FROM THE IRRIGATION PLANS WITHOUT PRIOR APPROVAL FROM THE OWNER'S REPRESENTATIVE.
6. THE MAINLINE AND LATERAL PIPE, VALVE SIZE, ETC. ARE SHOWN SCHEMATICALLY AND SHALL BE INSTALLED WITHIN THE LANDSCAPE AREAS WHERE POSSIBLE. ALL PIPING, VALVES IS PURPOSE SHOWN ONLY, NOT IN TURF. ASTERAL PIPE SIZES MAY NEED TO BE RESIZED DEPENDING ON FINAL MAINLINE LOCATION. SEE TABLE FOR PIPE SIZING.
7. CONTRACTOR SHALL COORDINATE IRRIGATION INSTALLATION WITH THE WORK OF OTHER CONTRACTORS AND PROTECT THE WORK OF OTHER CONTRACTORS/TRADES. CONTRACTOR IS RESPONSIBLE FOR DAMAGES RESULTING FROM HIS ACTIONS.
8. CONTRACTOR SHALL VERIFY LOCATION OF UNDERGROUND UTILITIES PRIOR TO INSTALLATION.
9. CONTRACTOR SHALL FIELD LOCATE EXISTING IRRIGATION COMPONENTS TO BE RETAINED, SALVAGED, OR RELOCATED.
10. IF IT BECOMES NECESSARY TO RELOCATE EXISTING SPRINKLER HEADS, VALVES, PIPING, ETC. DUE TO CONSTRUCTION INTERFERENCE, THE CONTRACTOR SHALL OBTAIN PRIOR APPROVAL FROM THE OWNER'S REPRESENTATIVE.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING (IN KIND OR AS APPROVED BY THE OWNER'S REPRESENTATIVE) EXISTING IRRIGATION EQUIPMENT DISTURBED AND/OR DAMAGED DURING CONSTRUCTION AND WILL ENSURE THE EXISTING SYSTEM IS FULLY OPERATIONAL AND PROVIDES HEAD TO HEAD COVER.
12. THE POINTS OF CONNECTION (POC) IS SPECIFIED ON THE IRRIGATION PLANS. THE CONTRACTOR SHALL COORDINATE POC AND VERIFY COMPLIANCE WITH APPLICABLE LOCAL PLUMBING CODES.
13. THE IRRIGATION STANDARDS AND SYSTEM ARE DESIGNED FOR A STATIC PRESSURE OF 140 PSI. CONTRACTOR SHALL PROVIDE IN WRITING TO THE OWNER'S REPRESENTATIVE A STATIC PRESSURE READING BEFORE STARTING WORK. CONTRACTOR SHALL FIELD VERIFY PRESSURE AT POC LOCATION PRIOR TO ORDERING MATERIALS OR STARTING IRRIGATION INSTALLATION, AND NOTIFY OWNER'S REPRESENTATIVE OF DIFFERENCE FROM STATED PRESSURE. IF THE STATIC PRESSURE IS MORE OR LESS THAN 10%, NOTIFY OWNER BEFORE PROCEEDING WITH WORK. IF CONTRACTOR FAILS TO NOTIFY OWNER'S REPRESENTATIVE THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR SYSTEM ALTERATIONS AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
14. LOW-VOLTAGE (24 VOLT) REMOTE CONTROL WIRING FROM THE CONTROLLER TO THE SOLENOID VALVES WILL BE UL APPROVED DIRECT BURIAL SINGLE-STRAND COPPER WIRE WITH A MINIMUM #14 GAUGE. #AWG-UF-600 (12 CONDUCTOR) WIRE TO BE WHITE. WIRE SHALL BE NO SMALLER THAN 14 GAUGE. RUNS OF WIRE TO BE CONTINUOUS WITH NO SPLICES (EXCEPT IN THE VALVE BOXES WHERE VALVES ARE LOCATED). RUNS SHALL NOT EXCEED 800 FEET IN LENGTH FOR 14 GAUGE AND 1000 FEET IN LENGTH FOR 12 GAUGE.
15. ELECTRICAL CONNECTIONS SHALL BE MADE AT THE REMOTE CONTROL VALVE BOXES AND CONTROLLER ENCLOSURES.
16. CONNECTIONS TO REMOTE CONTROL VALVES AND SPLICES SHALL BE MADE WITH DBY-6 DIRECT BURY SPLICE KITS AS MANUFACTURED BY RAIN BIRD PRINTITE CONNECTORS OR APPROVED EQUAL. UNLESS OTHERWISE NOTED
17. PIPING TO BE SCHEDULE 40 PVC WITH SOLVENT WELDED JOINTS UNLESS OTHERWISE NOTED. THE IRRIGATION MAINLINE SHALL BE SCHEDULE 40 PVC PIPE WITH SCHEDULE 40 FITTINGS. FITTINGS UNLESS OTHERWISE NOTED. INSTALL CONTROL WIRING ADJACENT TO THE MAINLINE.
18. PVC SOLVENT WELD FITTINGS SHALL BE LASCO, SPEARS, DURA, OR APPROVED EQUAL. PRIME SOLVENT WELD FITTINGS BEFORE GLUING.
19. BACKFILL TRENCHES WITH CLEAN FILL FREE OF DEBRIS.
20. MAIN LINE PIPING AND LATERAL PIPING MAY BE PLACED IN SAME TRENCH WHEN POSSIBLE AS DETAILED.
21. THREADED JOINTS SHALL BE WRAPPED WITH TEFLON TAPE UNLESS OTHERWISE SPECIFIED BY THE MANUFACTURER, USE LIQUID TEFLON ON METAL PIPE THREADS ONLY.
22. VALVE COVERS: VAULT BOXES, ETC. SHALL BE PLACED SO THE EDGES ARE PARALLEL OR PERPENDICULAR TO ADJACENT HARD EDGES. TOP OF BOXES ARE TO BE FLUSH WITH GRADE. TOP SURFACE OF BOXES SHALL BE INSTALLED SO THAT A SMOOTH SURFACE IS CREATED IN RELATION TO EXISTING GRADES.
23. VALVE BOXES SHALL BE PURPLE INDICATING THAT WATER IS NON-POTABLE.
24. FLUSHING OF LINES PRIOR TO INSTALLATION OF NOZZLES IS REQUIRED.
25. SLEEVING TO BE INSTALLED WHEREVER PIPES RUN UNDER HARDSCAPE FEATURES SUCH AS SIDEWALKS, DRIVEWAYS, STREETS, ETC.
26. NO PVC PIPING SHALL BE LOCATED UNDER TREE ROOTBALLS.
27. THE CONTRACTOR SHALL REVISE EXISTING IRRIGATION AS NEEDED TO PROVIDE 100% COVERAGE TO THE EXISTING IRRIGATED LANDSCAPE.
28. CONTRACTOR SHALL COMPLETE INITIAL PUNCH LIST ITEMS AND OBTAIN APPROVAL FROM THE OWNER'S REPRESENTATIVE PRIOR TO SUBSTANTIAL COMPLETION.
29. PRIOR TO THE ACCEPTANCE OF IRRIGATION SYSTEM BY THE OWNER'S REPRESENTATIVE, A PERSON QUALIFIED TO REPRESENT THE IRRIGATION CONTRACTOR SHALL DEMONSTRATE THE SYSTEM AND PROVE ITS PERFORMANCE, AND WORK SHALL HAVE BEEN COMPLETED, TESTED, ADJUSTED, AND PLACED IN OPERATION.
30. CONTRACTOR SHALL PROVIDE THE OWNER'S REPRESENTATIVE WITH SPARE ITEMS REQUIRED IN THE SPECIAL PROVISIONS UPON COMPLETION OF THE PROJECT.

LIST OF NOTES AND PRODUCTS THAT WILL BE USED WITHIN THE CD PACKAGE IRRIGATION PLAN

PLANT SCHEDULE

TREES	QTY	COMMON / BOTANICAL NAME	SIZE
	1	AMUR MAPLE ACER GINNALA	2" CAL
	2	COLORADO SPRUCE PICEA PUNGENS	12' HT
	5	COLORADO SPRUCE PICEA PUNGENS	8' HT
	2	DOUGLAS FIR PSEUDOTSUGA MENZIESII	16' HT
	1	JAPANESE MAPLE ACER PALMATUM	2" CAL
	50	QUAKING ASPEN POPULUS TREMULOIDES	1" CAL
	40	QUAKING ASPEN POPULUS TREMULOIDES	2" CAL
	8	QUAKING ASPEN POPULUS TREMULOIDES	3" CAL

SHRUBS	QTY	COMMON / BOTANICAL NAME	SIZE
	292	ARCTIC FIRE RED TWIG DOGWOOD CORNUS SERICEA 'FARROW' TM	5 GAL
	159	DWARF JAPANESE YEW TAXUS CUSPIDATA 'NANA'	5 GAL
	86	DWARF PURPLE OSIER WILLOW SALIX PURPUREA 'NANA'	5 GAL
	379	GRO-LOW FRAGRANT SUMAC RHUS AROMATICA 'GRO-LOW'	5 GAL
	400	HAMELN FOUNTAIN GRASS PENNISETUM ALOPECUROIDES 'HAMELN'	1 GAL
	203	KINNIKINNICK ARCTOSTAPHYLOS UVA-URSI	1 GAL
	19	OREGON GRAPE BERBERIS AQUIFOLIUM	1 GAL
	31	ROBUST MALE FERN DRYOPTERIS FILIX-MAS 'ROBUSTA'	5 GAL

GROUND COVERS	QTY	COMMON / BOTANICAL NAME	SIZE
	62,549 SF	BONATHE SOD NOTE: SPECIFIED NATIVE WILDFLOWER SEED MIX SEEDED INTO BID NATIVE SOD AFTER SOD INSTALLATION.	SOD
	6,186 SF	BUFFALO GRASS BUCHLOE DACTYLOIDES	SOD

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
HEAD TURF	RAIN BIRD R-VAN14 RD-04-SAM-P45-NP TURF ROTARY, 5'-14' 45-270 DEGREES AND 360 DEGREES HAND ADJUSTABLE MULTI-STREAM ROTARY WITH(3) TURF SPRAY BODY ON 4" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR, 1/2" NPT FEMALE THREADED INLET. WITH NON-POTABLE PURPLE CAP.	45
HEAD TURF	RAIN BIRD R-VAN18 RD-04-SAM-P45-NP TURF ROTARY, 13'-18' 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY WITH(3) TURF SPRAY BODY ON 4" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR, 1/2" NPT FEMALE THREADED INLET. W/ NON-POTABLE PURPLE CAP.	45
	RAIN BIRD RWS-B-C-P 06' RWS-SOCK 14ft1 MINI ROOT WATERING SYSTEM WITH 4" DIAMETER X 18" LONG WITH LOCKING GRATE, SEMI-RIGID MESH TUBE AND RAIN BIRD 14H1 0.25 GPM GPM BUBBLER AS INDICATED. WITH CHECK VALVE, PURPLE GRATE, AND SAND SOCK FOR SANDY SOIL.	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	REMOTE CONTROL DRIP VALVE RAINBIRD 100DV NPT W/ 30PSI PRESSURE REGULATOR AND 3G MESH WYE STRAINER
	PVC TO POLY TUBING PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING
	RAIN BIRD ARVDSD 1/2" AIR RELIEF VALVE, MADE OF QUALITY RUST-PROOF MATERIALS, WITH ANTI DRIP VALVE SEAL. (SEE TAB DRIPTUBE BOX). USE WITH INSTALLATION BELOW SOIL. INSTALL AT HIGH POINTS IN DRIP LINE SYSTEM
	AREA TO RECEIVE DRIP EMITTERS
	RAINBIRD SB SERIES SINGLE OUTLET DRIP EMITTER, BARBED INLET AND OUTLET, GREEN=0.9GPH, BLUE= 1.0GPH, RED=2.0GPH, YELLOW=3.0GPH. Emitter Notes: SB-06 0.6gph emitters (2 assigned to each 1 Gal plant) SB-06 0.9gph emitters (2 assigned to each 5 Gal plant)

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAIN BIRD PESB-PRS-D 1" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION, WITH PRESSURE REGULATING MODULE, AND SCRUBBER TECHNOLOGY FOR RELIABLE PERFORMANCE IN DIRTY WATER IRRIGATION APPLICATIONS.
	RAIN BIRD 44-LRC 1" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY.
	LEEMCO STAINLESS STEEL GATE VALVE LGT SIZE PER LINE SS, CLASS 125 304 STAINLESS STEEL.
	RAIN BIRD EFB-CP 1" 1", 1-1/4", 1-1/2", 2" BRASS MASTER VALVE, THAT IS CONTAMINATION PROOF WISEU-FLUSHING FILTER SCREEN. GLOBE CONFIGURATION, RECLAIMED WATER COMPATIBLE, AND PURPLE HANDLE COVER DESIGNATES NON-POTABLE WATER USE.
BF	ZURN WILKINS 375XLB 1" REDUCED PRESSURE PRINCIPLE ASSEMBLY. SIZE 2" WITH LOCKING STEEL CAGE AND 4" CONCRETE HOUSE KEERING PAD. COORDINATE EXACT PLACEMENT WITH OWNER
IC	HYDRO POINT WEATHER TRACK LC+ 16 STATION 2WIRE HIGH-IMPACT PLASTIC NEMA 3R RATED, KEY-LOCK ENTRY, WALL MOUNT ENCLOSURE. INCLUDES METAL MOUNTING PLATE WITH BUILT-IN BUBBLE LEVEL.
FM	HYDRO POINT WITFLOWHD-I-200 2" IRON, HIGH-DEFINITION FLOW SENSOR AND SUB-METER FOR 2" MAINLINES. INSTALL ON DOWNSTREAM SIDE OF BACKFLOW PREVENTER ABOVE GRADE PER DETAIL
M	WATER METER 1-1/4" WATER METER FOR IRRIGATION SEE CIVIL PLANS
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40
	IRRIGATION MAINLINE: PVC SCHEDULE 40

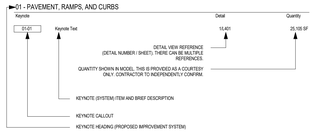
Pipe Schedule

Maximum Flow Rate - SCH. 40 PVC Plastic Pipe

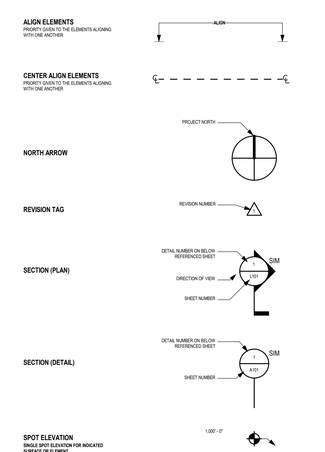
Pipe Size	Maximum Flow (GPM)
1/2" NOT ALLOWED)	
3/4"	5–7
1"	10–12
1 1/4"	16–22
1 1/2"	26–30
2"	50
2 1/2"	70

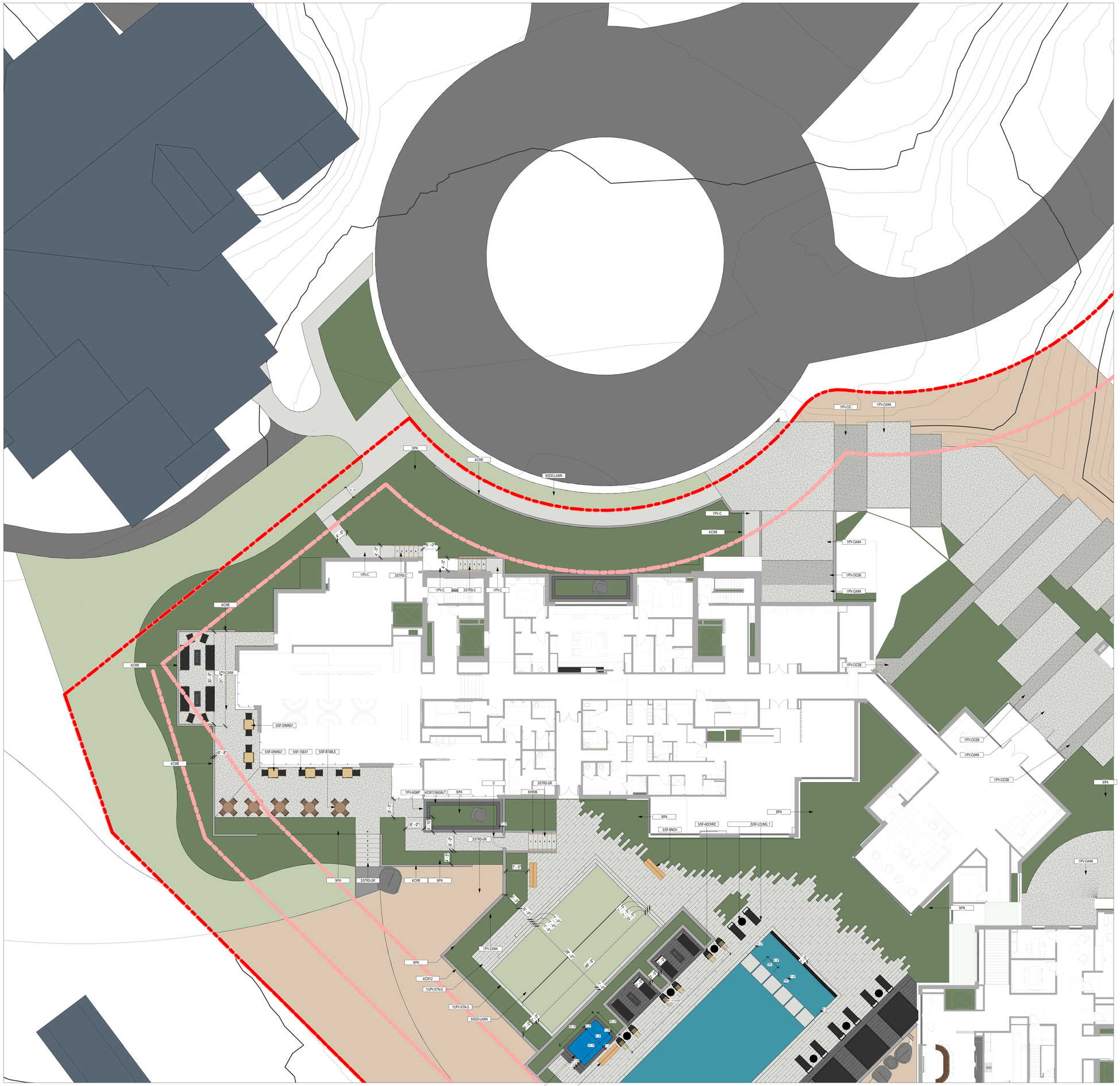
KEYNOTES LEGEND DESCRIPTION

01 - PAVEMENT, RAMPS, AND CURBS



REFERENCE SYMBOL LEGEND


ALIGN ELEMENTS
PRIORITY GIVEN TO THE ELEMENTS ALIGNING WITH ONE ANOTHER
ALIGN
CENTER ALIGN ELEMENTS
PR



KEYNOTES

01 PAVEMENT, RAMPS, AND CURBS

Keynote		Detail	SF
1/PV-AGMP			1,707 SF
1/PV-C	Concrete 4" - Sawcut Scoring	2/L401	2,215 SF
1/PV-CAW4	Concrete 4"- White with Acid Wash with Sawcut Scoring	1/L401	21,801 SF
1/PV-OIC	Concrete 4"-Integral Color with Decorative Scoring	1/L401	604 SF
1/PV-OICS8	Concrete 4" - Integral Color with Heavy Sandblast Finish	1/L401	5,195 SF
1/UPV-STN-COPE	Stone Paver - Monolithic - 96x12x12 - Pool Coping	CLOWARD	214 SF
1/UPV-STN-B	Basalt Paver - Monolithic - 96x12x2 - with Conc Base	12/L401	801 SF
1/UPV-STN-BSTEP	Stone Paver - Monolithic - 48x48x6 - Pool Stepping Stone concrete	CLOWARD	131 SF
1/UPV-STN-BRIDGE	Grande Paver - Monolithic - 96x12x2 - with Concrete Base Bridge	12/L401	115 SF
1/UPV-STN-G	Grande Paver - Monolithic - 96x12x2 - with Concrete Base	12/L401	4,890 SF

02 JOINTS

Keynote		Detail	LF

03 SITE STAIRS

Keynote		Detail	SF
3/STRS-C		15/401	997 SF
3/STRS-GR		13/401	2,618 SF

04 SITE WALLS

Keynote		H	L	Detail	VSF / FF
4/CW6-HT12	Hot Tub Wall - 12	92"		CLOWARD	345 SF
4/CW8	8" Concrete Wall Boardform	354'			1,916 SF
4/CW12	12" Concrete Wall Boardform	1,430'			15,091 SF
4/CW12-BASALT	12" Basalt	196'		17/401	936 SF
4/CW24	24" Concrete Wall Boardform	60'			192 SF

***L4/A4-LA06 FOR ISOMETRIC AND SECTION VIEWS OF WALLS THEIR ELEVATION RELATIONSHIPS

05 SITE AMENITIES

Keynote		Detail	Count
5/BOULDER	Basalt Boulder	18/401	53
5/FF	Custom Metal Fire Feaure	3/402	4
5/SF-1SEAT	MamaGreen_BNDO11_BONDI BEAU 1-seater DOO1	INT DES	21
5/SF-4SEAT	MamaGreen_BNDO23_BONDI BEAU 4-seater	INT DES	12
5/SF-ADCHR	Grand Adirondack Chair - Ipe - The Best Adirondack Chair.com	INT DES	6
5/SF-ADCHR2	MamaGreen_BNDO01_BONDI Adirondack	INT DES	10
5/SF-BTABLE	Bistro Table (TBD with ID)	INT DES	5
5/SF-CHAIR	MamaGreen_Alux_Casual Chair (MZ037)	INT DES	8
5/SF-DINING1	MamaGreen_Alux Dining Table (MZ039)	INT DES	5
5/SF-DINING2	MamaGreen_Alux Dining Table (MZ211)	INT DES	3
5/SF-DNG2	Dining Table (Interior Designer)	INT DES	1
5/SF-LOUNG_1	MamaGreen_Alux_Lounger with wooden wheels (MZ050)	INT DES	8
5/WF-POOL	POOL	CLOWARD	1
5/WF-HT	Hot Tub	CLOWARD	208 SF

06 SITE RAILINGS AND FENCES

Keynote		Detail	LF
6/GR42	Kukio - Flat - Space - Wire Mesh - 42"		27'
6/HR36	Kukio - Posts - Flat - Spaced - 36"		175'
			201'

***SITE RAILING TO MATCH IN WITH THE OKA DETAIL FOR THE KUKIO HAND / GUARDRAIL ADJUST DESIGN TO MEET THE SPECIFIED VARIATIONS OF NO.MEDIN AND HEIGHT DIFFERENCES

07 SITE LIGHTING

Keynote		Detail	Count

08 SITE DRAINAGE

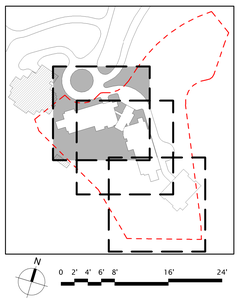
Keynote		Detail	Count
Keynote		Detail	Length

09 PLANTING AREAS

Keynote		Detail	SF
9/NPA	Slope Stabilization / Native Alpine Groundcover Landscaping Areas	5/802	52,746 SF
9/PA	Planting Area		159,354 SF
9/SOD-LAWN	Lawn		7,237 SF

10 MISCELLANOUS ELEMENTS

Keynote		Detail	Count



KEYMAP 1

1" = 200'-0"

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Reserved for permit stamp

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Olson Kundig

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EPG Design
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Specifications Writer
Friday Group
88 Mainelli Road
Middlebury, VT

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600 1st Avenue, Suite 200A
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1319 SE MLK Blvd, Suite 210
Portland, Oregon 97219

Building Envelope Consultant
RDH
2101 N 34th St
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Accessibility Consultant
Studio Pacifica
2144 Westlake Ave N, Suite F
Seattle, WA 98109

MEP Engineer
WSP USA
1001 Fourth Ave., Suite 3100
Seattle, WA 98154

principal architect David Harris
project manager Grant Hardy
drawn by Grant Hardy
checked by Checker
job no. 20052
date May 23, 2022

revisions:

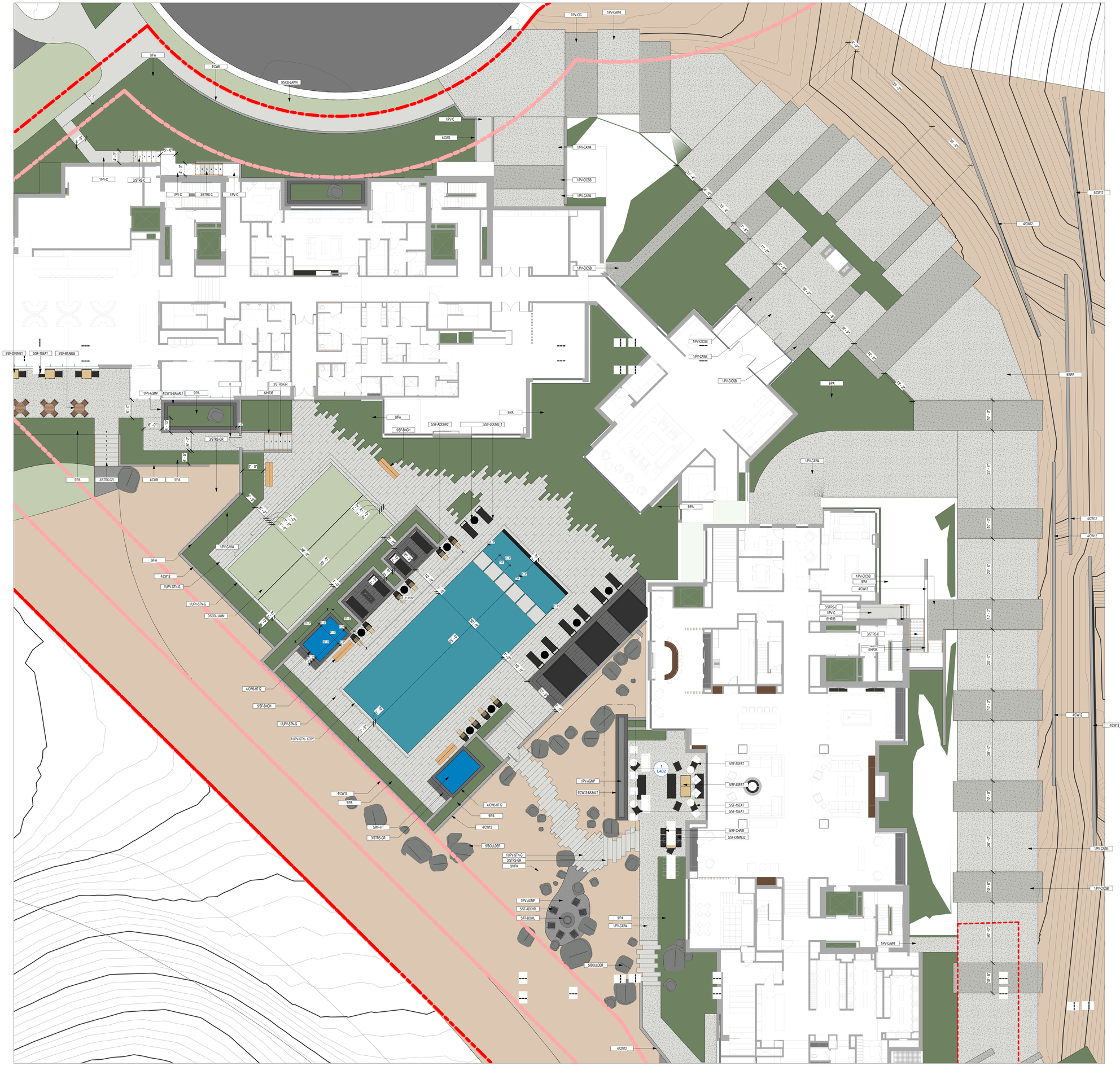
no.	date	by

PRINT CHECK SET

May 23, 2022

LAYOUT & MATERIALS PLAN

L101


1PV-CIC
1PV-CAW4
9PA
4CW8
9GOD-LAWN
1PV-C
1PV-CICS8
1PV-CAW4
3STRS-C
4CW12
4CW12-BASALT
6HR36
5SF-BNCH
5SF-ADCHR2
5SF-LOUNG_1
5SF-DINING1
5SF-1SEAT
5SF-8TABLE
1PV-AGMP
9PA
3STRS-GR
1UPV-STN-G
1UPV-STN - COPE
4CW6-HT12
5WF-HT
5BOULDER
9NPA
5SF-CHAR
5SF-DINING2
5SF-4SEAT
5SF-1SEAT
1PV-CAW4
1PV-CICS8
1PV-AGMP
5SF-ADCHR
5FF-BOWL
1PV-C
1PV-CAW4
1PV-CICS8
9PA
4CW12
3STRS-C
1PV-C
6HR36
3STRS-C
6HR36
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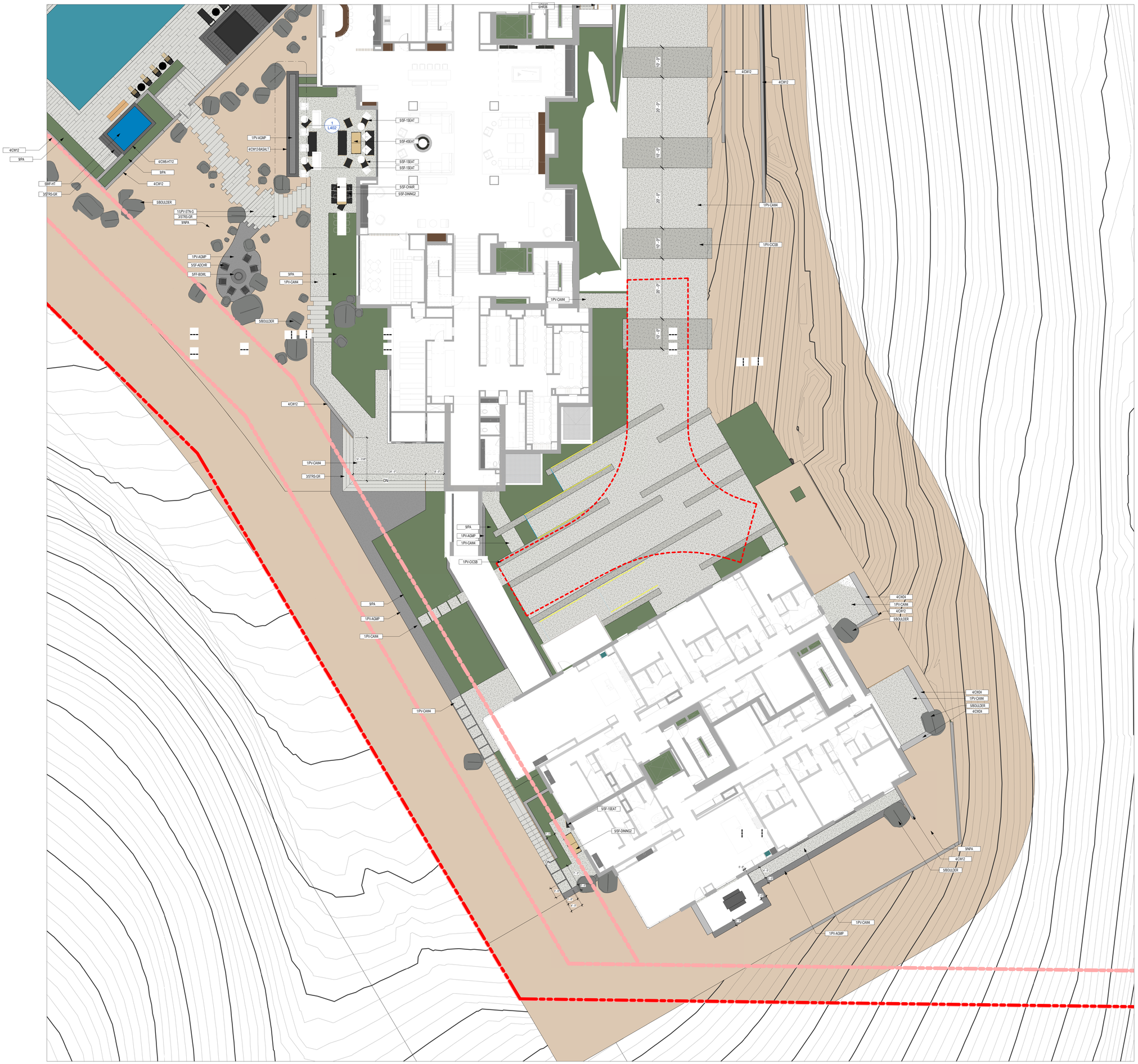
1PV-CICS8
4CW12
4CW12
4CW12



KEYNOTES

01 PAVEMENT, RAMPS, AND CURBS

Keynote		Detail	SF
1/PV-AGMP			1,707 SF
1/PV-C	Concrete 4" - Sawcut Scoring	2/L401	2,215 SF
1/PV-CAW4	Concrete 4"- White with Acid Wash with Sawcut Scoring	1/L401	21,801 SF
1/PV-CIC	Concrete 4"-Integral Color with Decorative Scoring	1/L401	604 SF
1/PV-OCSB	Concrete 4" - Integral Color with Heavy Sandblast Finish	1/L401	5,195 SF
1/LPV-STN - COPE	Stone Paver - Monolithic - 96x12x12 - Pool Coping	CLOWARD	214 SF
1/UPV-STN-B	Basalt Paver - Monolithic - 96x12x2 - with Conc Base	12/L401	801 SF
1/LPV-STN-B-STEP	Stone Paver - Monolithic - 48x48x6 - Pool Stepping Stone concrete	CLOWARD	131 SF
1/UPV-STN-BRIDGE	Grande Paver - Monolithic - 96x12x2 - with Concrete Base Bridge	12/L401	115 SF
1/UPV-STN-G	Grande Paver - Monolithic - 96x12x2 - with Concrete Base	12/L401	4,890 SF

02 JOINTS

Keynote		Detail	LF

03 SITE STAIRS

Keynote		Detail	SF
3/STRS-C		15/401	997 SF
3/STRS-GR		13/401	2,618 SF

04 SITE WALLS

Keynote		H	L	Detail	VSF / FF
4/CW6-HT12	Hot Tub Wall - 12	92"		CLOWARD	345 SF
4/CW8	8" Concrete Wall Boardform	354'			1,916 SF
4/CW12	12" Concrete Wall Boardform	1,430'			15,091 SF
4/CW12-BASALT	12" Basalt	196'		17/401	936 SF
4/CW24	24" Concrete Wall Boardform	60'			192 SF

***L4/4/4,4/8 FOR ISOMETRIC AND SECTION VIEWS OF WALLS THEIR ELEVATION RELATIONSHIPS

05 SITE AMENITIES

Keynote		Detail	Count
5/BOULDER	Basalt Boulder	18/401	53
5/FF	Custom Metal Fire Feaure	3/402	4
5/SF-1SEAT	MamaGreen_BNZ011_BONDI BEAU 1-seater 2007	INT DES	21
5/SF-4SEAT	MamaGreen_BNZ023_BONDI BEAU 4-seater	INT DES	12
5/SF-ADCHR	Grand Adirondack Chair - Ipe - The Best Adirondack Chair.com	INT DES	6
5/SF-ADCHR2	MammaGreen_BNZ001_BONDI Adirondack	INT DES	10
5/SF-BTABLE	Bistro Table (TBD with ID)	INT DES	5
5/SF-CHAIR	MamaGreen_Alux_Casual Chair (MZ037)	INT DES	8
5/SF-DINING1	MamaGreen_Alux Dining Table (MZ209)	INT DES	5
5/SF-DINING2	MamaGreen_Alux Dining Table (MZ211)	INT DES	3
5/SF-DNG2	Dining Table (Interior Designer)	INT DES	1
5/SF-LOUNG_1	MamaGreen_Alux_Lounger with wooden wheels (MZ050)	INT DES	8
5/WF-POOL	POOL	CLOWARD	1
5/WF-HT	Hot Tub	CLOWARD	208 SF

06 SITE RAILINGS AND FENCES

Keynote		Detail	LF
6/GR42	Kukio - Flat - Space - Wire Mesh - 42"		27'
6/HR36	Kukio - Posts - Flat - Spaced - 36"		170'
			201'

***SITE RAILING TO MATCH IN WITH THE OKA DETAIL FOR THE KUKIO HAND / GUARDRAIL ADJUST DESIGN TO MEET THE SPECIFIED VARIATIONS OF NO.MESH AND HEIGHT DIFFERENCES

07 SITE LIGHTING

Keynote		Detail	Count

08 SITE DRAINAGE

Keynote		Detail	Count

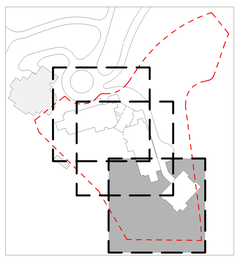
Keynote		Detail	Length

09 PLANTING AREAS

Keynote		Detail	SF
9/NPA	Slope Stabilization / Native Alpine Groundcover Landscaping Areas	5/802	52,746 SF
9/PA	Planting Area		159,354 SF
9/SOD-LAWN	Lawn		7,237 SF

10 MISCELLANOUS ELEMENTS

Keynote		Detail	Count



N

0 2' 4' 6' 8' 16' 24'

KEYMAP 3

1" = 200'-0"

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WSP USA
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Seattle, WA 98154

principal architect David Harris
project manager Grant Hardy
drawn by Grant Hardy
checked by Checker
job no. 20052
date May 23, 2022

revisions:

no.	date	by

PRINT CHECK SET

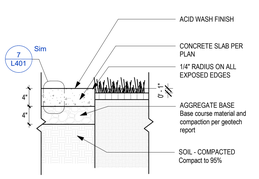
May 23, 2022

LAYOUT & MATERIALS PLAN

L103

NOTES:

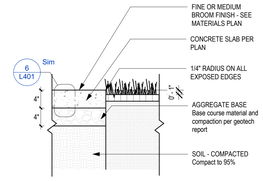
1. PROVIDE 5'X5' SAMPLE FOR OWNER APPROVAL.
2. DAVIS COLOR: TBD



1 CONCRETE PAVING - ACID WASH
1" = 1'-0"

NOTES:

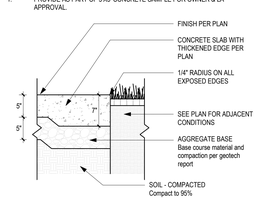
1. PROVIDE 5'X5' SAMPLE FOR OWNER APPROVAL.
2. NATURAL GRAY



2 CONCRETE PATH - BROOM FINISH
1" = 1'-0"

NOTES:

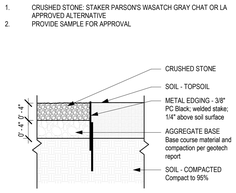
1. PROVIDE AS PART OF 5'X5' CONCRETE SAMPLE FOR OWNER & LA APPROVAL.



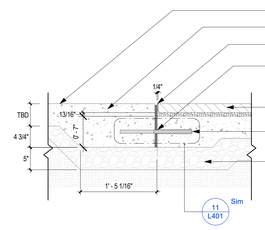
3 CONCRETE THICKENED EDGE
1" = 1'-0"

NOTES:

1. CRUSHED STONE: STAKER PARSON'S WASATCH GRAY CHAT OR LA APPROVED ALTERNATIVE
2. PROVIDE SAMPLE FOR APPROVAL



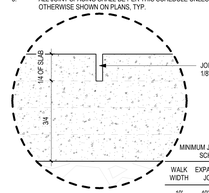
4 AGGREGATE_CHAT AND STEEL EDGE
1" = 1'-0"



5 TRANSITION - CONCRETE TO PAVERS_DD
1" = 1'-0"

NOTES:

1. PROVIDE AS PART OF 5'X5' CONCRETE SAMPLE FOR OWNER & LA APPROVAL.
2. ANY ADJUSTMENTS TO BE APPROVED BY LANDSCAPE ARCHITECT.
3. ALL JOINT SPACING SHALL BE PER THIS SCHEDULE UNLESS OTHERWISE SHOWN ON PLANS, TYP.



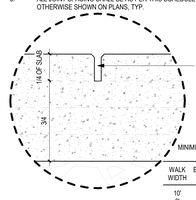
MINIMUM JOINT SPACING SCHEDULE

WALK WIDTH	EXPANSION JOINT	CONTROL JOINT
10'	40' O.C.	10'
8'	40' O.C.	8'
6'	40' O.C.	6'

6 CONTROL JOINT - SAWCUT
6" = 1'-0"

NOTES:

1. PROVIDE AS PART OF 5'X5' CONCRETE SAMPLE FOR OWNER & LA APPROVAL.
2. ANY ADJUSTMENTS TO BE APPROVED BY LANDSCAPE ARCHITECT.
3. ALL JOINT SPACING SHALL BE AS PER THIS SCHEDULE UNLESS OTHERWISE SHOWN ON PLANS, TYP.



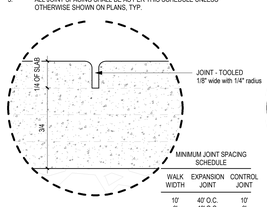
MINIMUM JOINT SPACING SCHEDULE

WALK WIDTH	EXPANSION JOINT	CONTROL JOINT
10'	40' O.C.	10'
8'	40' O.C.	8'
6'	40' O.C.	6'

7 CONTROL JOINT - SAWCUT & BEVELED
6" = 1'-0"

NOTES:

1. PROVIDE AS PART OF 5'X5' CONCRETE SAMPLE FOR OWNER & LA APPROVAL.
2. ANY ADJUSTMENTS TO BE APPROVED BY LANDSCAPE ARCHITECT.
3. ALL JOINT SPACING SHALL BE AS PER THIS SCHEDULE UNLESS OTHERWISE SHOWN ON PLANS, TYP.



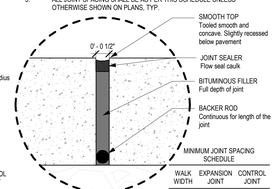
MINIMUM JOINT SPACING SCHEDULE

WALK WIDTH	EXPANSION JOINT	CONTROL JOINT
10'	40' O.C.	10'
8'	40' O.C.	8'
6'	40' O.C.	6'

8 CONTROL JOINT - TOOLED
6" = 1'-0"

NOTES:

1. PROVIDE AS PART OF 5'X5' CONCRETE SAMPLE FOR OWNER & LA APPROVAL.
2. ANY ADJUSTMENTS TO BE APPROVED BY LANDSCAPE ARCHITECT.
3. ALL JOINT SPACING SHALL BE AS PER THIS SCHEDULE UNLESS OTHERWISE SHOWN ON PLANS, TYP.



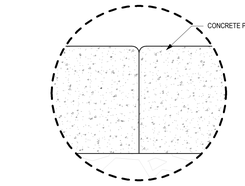
MINIMUM JOINT SPACING SCHEDULE

WALK WIDTH	EXPANSION JOINT	CONTROL JOINT
10'	40' O.C.	10'
8'	40' O.C.	8'
6'	40' O.C.	6'

9 EXPANSION JOINT
6" = 1'-0"

NOTES:

1. ONLY TO BE USED AS SHOWN PER PLANS, TYP.



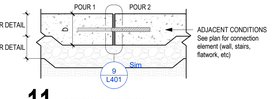
10 CONTROL JOINT - COLD
6" = 1'-0"

NOTES:

1. INSTALL PER MANUFACTURER SPECIFICATION
2. DOWEL TO BE STAINLESS STEEL, GALVANIZED, OR EPOXY COATED
3. STOP ANY CONCRETE REINFORCEMENT 3" CLEAR OF JOINT
4. ALL SIDES AND ENDS OF DOWEL TO BE MIN. OF 3" CLEAR OF CONCRETE EDGE
5. IF USING ON A COLD JOINT, APPLY BOND BREAKING COAT TO THE SURFACE OF JOINT PRIOR TO POUR 2
6. ADJUST DOWEL SIZING PER GEOTECH REPORT IF NEEDED
7. DETAIL CONNECTION VARIATIONS PER SPECIFIC ELEMENT DETAIL

DOWEL SCHEDULE

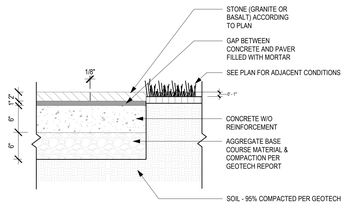
SLAB DIM. (D)	DOWEL DIAM.	MIN. LENGTH (L)	MAX. HOR. SPACING
7"	3/4"	16"	12"
9"	1"	18"	12"
12"	1 1/4"	20"	15"



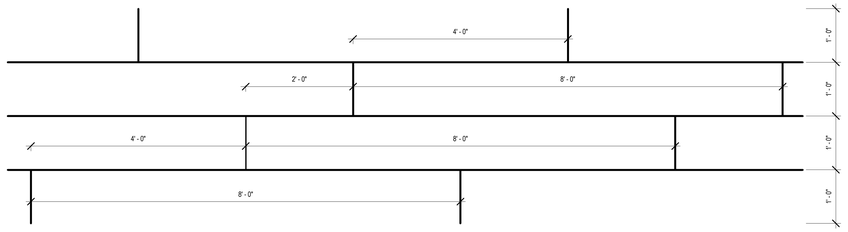
11 DOWEL CONNECTION
1" = 1'-0"

NOTES:

1. PROVIDE 16'X4' SAMPLE FOR OWNER & LA APPROVAL.
2. ANY ADJUSTMENTS TO BE APPROVED BY LANDSCAPE ARCHITECT
3. CUT TO SIZE TO GROUTING JOINT O.C.. ADJUST STONE CUT DIMENSION TO ACCOUNT FOR GROUT SPACING
4. BUTT JOINTS WITH CONCRETE SIDEWALK AND CONCRETE CURBS.
5. GRANITE:
   A. SOURCE FROM DELTA STONE
      COLDSPRING GRANITE - SIERRA WHITE
      BUSH-HAMMER FINISH FOR WINTER TRACTION
6. BASALT:
   A. SOURCE FROM DELTA STONE
      BASALT, ARCHITECTURAL - BLACK
      BUSH-HAMMER FINISH FOR WINTER TRACTION
7. Delta Stone Products, Inc.
   2276 S. Daniels Road
   Heber City, UT 84032
   Jesse Wilson
   jesse@deltastoneproducts.com
   Office: 435.654.3336
   www.deltastoneproducts.com
8. SHOP DRAWINGS TO BE PROVIDED BY DELTA STONE WITH INVENTORY OF ORDER TO BE APPROVED BY LA



SECTION



PLAN

12 PAVER - STONE - 96x12x2
1" = 1'-0"

NOTES:

1. PROVIDE 5' WIDE THREE STEP SAMPLE FOR OWNER & LA APPROVAL.
2. ANY ADJUSTMENTS TO BE APPROVED BY LANDSCAPE ARCHITECT
3. CUT TO SIZE TO GROUTING JOINT O.C.. ADJUST STONE CUT DIMENSION TO ACCOUNT FOR GROUT SPACING
4. GRANITE:
   A. SOURCE FROM DELTA STONE
      COLDSPRING GRANITE - SIERRA WHITE
      BUSH-HAMMER FINISH FOR WINTER TRACTION
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   A. SOURCE FROM DELTA STONE
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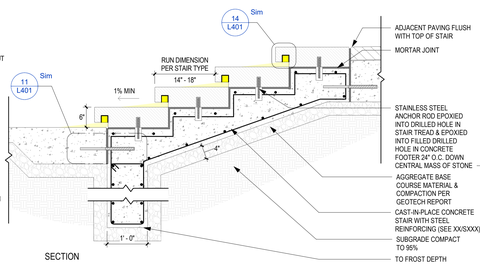
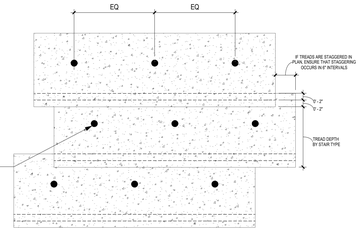
   www.deltastoneproducts.com
7. SHOP DRAWINGS TO BE PROVIDED BY DELTA STONE WITH INVENTORY OF ORDER TO BE APPROVED BY LA



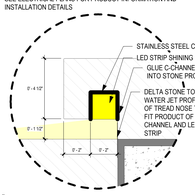
SECTION



PLAN

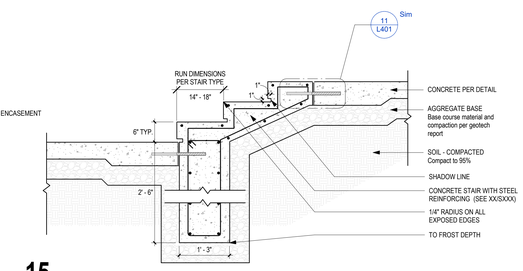
NOTES:

1. PROVIDE A FABRICATED SAMPLE WITH A WORKING SAMPLE OF THE STONE TREAD FOR LA APPROVAL
2. ANY ADJUSTMENTS TO BE APPROVED BY LANDSCAPE ARCHITECT.
3. LED STRIP LIGHT TO BE INSERTED FOR DOWNLIGHTING - AVOID LED STRIP SHINING IN EYES OF USERS.
4. SEE ELECTRICAL PLANS FOR PRODUCT INFORMATION AND INSTALLATION DETAILS



14 STAIR TREAD PROFILE - GRANITE 18x1 - Callout 1
3" = 1'-0"

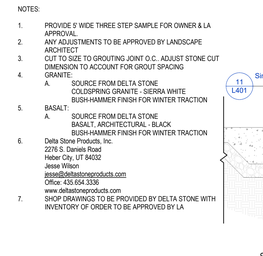
15 STAIR TREAD PROFILE - CONCRETE
3/4" = 1'-0"



19 SKIMMER COVER
1" = 1'-0"

NOTES:

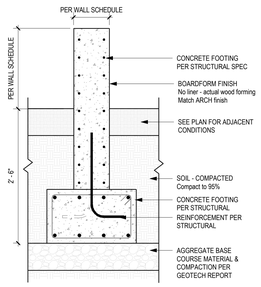
1. PROVIDE 5' WIDE THREE STEP SAMPLE FOR OWNER & LA APPROVAL.
2. DAVIS COLOR: TBD



13 STAIR TREAD PROFILE - GRANITE 18x6
3/4" = 1'-0"

NOTES:

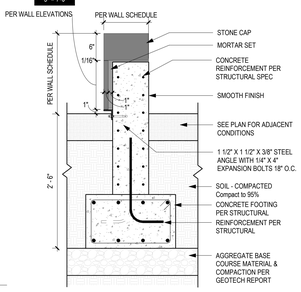
1. PROVIDE 5' LENGTH OF 3' TALL WALL SAMPLE FOR OWNER & LA APPROVAL ON ALL FINISHES
2. ANY ADJUSTMENTS TO BE APPROVED BY LANDSCAPE ARCHITECT.
3. ALL JOINT SPACING SHALL BE AS PER THIS SCHEDULE UNLESS OTHERWISE SHOWN ON PLANS, TYP.
4. FOOTING DEPTHS TO EXCEED FROST DEPTH (30") UNLESS OTHERWISE NOTED BY STRUCTURAL OR SITE SPECIFIC SECTIONS &/OR ELEVATIONS
5. ALL STRUCTURAL DETAILING TO BE PROVIDED ON THE STRUCTURAL ENGINEER'S SHEETS (SEE SHEET SXXX)

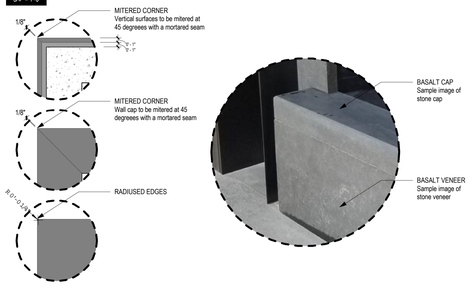


BOARDFORM FINISH
Sample image of boardform concrete wall.

NOTES:

1. PROVIDE 5' LENGTH OF 3' TALL WALL SAMPLE FOR OWNER & LA APPROVAL ON ALL FINISHES
2. ANY ADJUSTMENTS TO BE APPROVED BY LANDSCAPE ARCHITECT.
3. ALL JOINT SPACING SHALL BE AS PER THIS SCHEDULE UNLESS OTHERWISE SHOWN ON PLANS, TYP.
4. FOOTING DEPTHS TO EXCEED FROST DEPTH (30") UNLESS OTHERWISE NOTED BY STRUCTURAL OR SITE SPECIFIC SECTIONS &/OR ELEVATIONS
5. ALL STRUCTURAL DETAILING TO BE PROVIDED ON THE STRUCTURAL ENGINEER'S SHEETS (SEE SHEET SXXX)
6. BASALT
   A. SOURCE FROM DELTA STONE
      BASALT, ARCHITECTURAL - BLACK
      BUSH-HAMMER FINISH FOR WINTER TRACTION
7. Delta Stone Products, Inc.
   2276 S. Daniels Road
   Heber City, UT 84032
   Jesse Wilson
   jesse@deltastoneproducts.com
   Office: 435.654.3336
   www.deltastoneproducts.com
8. SHOP DRAWINGS TO BE PROVIDED BY DELTA STONE WITH INVENTORY OF ORDER TO BE APPROVED BY LA

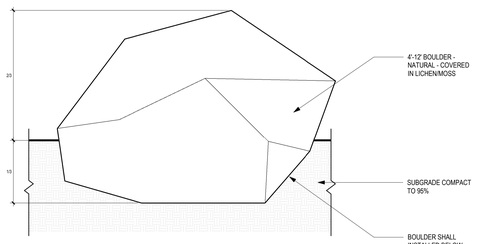




16 WALL - CONCRETE WALL
3" = 1'-0"

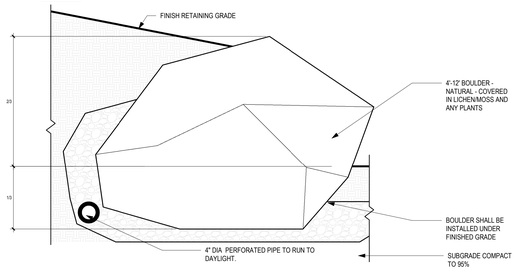
NOTES:

1. LA TO HAND PICK ALL BOULDERS FOR THE SITE.
2. LA TO BE PRESENT AND DIRECT FOR BOULDER PLACEMENT.
3. BASALT
   A. SOURCE FROM DELTA STONE
4. Delta Stone Products, Inc.
   2276 S. Daniels Road
   Heber City, UT 84032
   Jesse Wilson
   jesse@deltastoneproducts.com
   Office: 435.654.3336
   www.deltastoneproducts.com

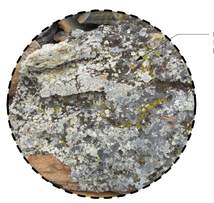


SECTION - STANDARD BOULDER

17 WALL - CONCRETE WALL WITH STONE VENEER
1" = 1'-0"



SECTION - RETAINING BOULDER



BASALT BOULDER
Sample image of lichen covered boulder

18 BOULDER CONDITION
1" = 1'-0"

KEYNOTES

01 PAVEMENT, RAMPS, AND CURBS

Keynote		Detail	SF
1/PV-AGMP			1,707 SF
1/PV-C	Concrete 4" - Sawcut Scoring	2/L401	2,219 SF
1/PV-CAW4	Concrete 4" - White with Acid Wash with Sawcut Scoring	1/L401	21,801 SF
1/PV-CIC	Concrete 4"Integral Color with Decorative Scoring	1/L401	604 SF
1/PV-CICSB	Concrete 4" - Integral Color with Heavy Sandblast Finish	1/L401	5,195 SF
1/UPV-STN - COPE	Stone Paver - Monolithic - 96x12x12 - Pool Coping	CLOWARD	214 SF
1/UPV-STN-B	Basalt Paver - Monolithic - 96x12x2 - with Conc Base	12/L401	801 SF
1/UPV-STN-B-STEP	Stone Paver - Monolithic - 48x48x6 - Pool Stepping Stone concrete	CLOWARD	131 SF
1/UPV-STN-BRD GE	Grande Paver - Monolithic - 96x12x2 - with Concrete Base Bridge	12/L401	115 SF
1/UPV-STN-G	Grande Paver - Monolithic - 96x12x2 - with Concrete Base	12/L401	4,890 SF

02 JOINTS

Keynote	Detail	LF

03 SITE STAIRS

Keynote	Detail	SF
3/STRS-C	15/401	997 SF
3/STRS-GR	13/401	2,618 SF

04 SITE WALLS

Keynote		H	L	Detail	VSF / FF
4/CW6-HT12	Hot Tub Wall - 12		92'	CLOWARD	345 SF
4/CW8	8" Concrete Wall Boardform		354'		1,916 SF
4/CW12	12" Concrete Wall Boardform		1,430'		15,091 SF
4/CW12-BASALT	12" Basalt		196'	17/401	936 SF
4/CW24	24" Concrete Wall Boardform		60'		192 SF

***L4/A4.X09 FOR ISOMETRIC AND SECTION VIEWS OF WALLS THEIR ELEVATION RELATIONSHIPS

05 SITE AMENITIES

Keynote		Detail	Count
5/BOULDER	Basalt Boulder	18/401	53
5/FF	Custom Metal Fire Feaure	3/402	4
5/SF-1SEAT	MamaGreen_BND011_BONDI BEAU 1-seater 0001	INT DES	21
5/SF-4SEAT	MamaGreen_BND023_BONDI BEAU 4-seater	INT DES	12
5/SF-ADCHR	Grand Adirondack Chair - Ipe - The Best Adirondack Chair.com	INT DES	6
5/SF-ADCHR2	MamaGreen_BND001_BONDI Adirondack	INT DES	10
5/SF-BTABLE	Bistro Table (TBD with ID)	INT DES	5
5/SF-CHAIR	MamaGreen_Alux_Casual Chair (MZ037)	INT DES	8
5/SF-DINING1	MamaGreen_Alux Dining Table (MZ009)	INT DES	5
5/SF-DINING2	MamaGreen_Alux Dining Table (MZ011)	INT DES	3
5/SF-ONG2	Dining Table (Interior Designer)	INT DES	1
5/SF-LOUNG_1	MamaGreen_Alux_Lounger with wooden wheels (MZ050)	INT DES	8
5/WF-POOL	POOL	CLOWARD	1
5/WF-HT	Hot Tub	CLOWARD	208 SF

06 SITE RAILINGS AND FENCES

Keynote		Detail	LF
6/GR42	Kukio - Flat - Space - Wire Mesh - 42"		27'
6/HR36	Kukio - Posts - Flat - Spaced - 36"		170'
			20'/

***SITE RAILING TO MATCH IN WITH THE OKA DETAIL FOR THE KUKIO HAND / GUARDRAIL. ADJUST DESIGN TO MEET THE SPECIFIED HARITATIONS OF NO MESH AND HEIGHT DIFFERENCES

07 SITE LIGHTING

Keynote	Detail	Count

08 SITE DRAINAGE

Keynote	Detail	Count
	Detail	Length

09 PLANTING AREAS

Keynote		Detail	SF
9/NPA	Slope Stabilization / Native Alpine Groundcover Landscaping Areas	5/802	52,746 SF
9/PA	Planting Area		159,354 SF
9/SOD-LAWN	Lawn		7,237 SF

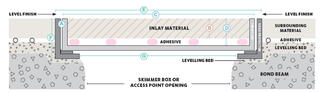
10 MISCELLANOUS ELEMENTS

Keynote	Detail	Count

HIDE KIT SERIES

SKIMMER & ACCESS COVER KIT

CROSS SECTION VIEW OF COMPLETED SKIMMER COVER INSTALL



HIDE KIT PRODUCT ORDER CODE	MATERIAL THICKNESS			INLAY LID		EDGE PROTECTOR FRAME		
	FITS	QTY	INCH	SIZE	INTERNAL DEPTH	SIZE	INTERNAL DEPTH	UNDERSIDE OPENING
A	B			C	D	E	F	G
12" Skimmer and Access Cover Kit								
HSL12-0.4	0-01	1	3/8" - 1/2"	11 3/4" sq.	1/2"	12" sq.	3/8"	10" sq.
HSL12-0.8	15-22	2	5/8" - 7/8"		7/8"		1 1/4"	
HSL12-1.2	25-32	3	7" - 1 1/4"		1 1/4"		1 5/8"	
HSL12-1.6	35-42	4	1 3/8" - 1 5/8"		1 5/8"		2"	
HSL12-2	45-52	5	1 3/4" - 2"		2"		2 1/2"	
HSL12-2.5	55-62	6	2 1/4" - 2 1/2"		2 1/2"		3"	

19 SKIMMER COVER
1" = 1'-0"

DISCLAIMER:

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ENVIRONMENTAL PLANNING GROUP GROUP (EPG) PROVIDED QUANTITIES ARE CALCULATED BASED ON THE 3D MODEL PROGRESS. CONTRACTORS ARE RESPONSIBLE FOR REVIEWING THE DESIGN AND PROVIDING THEIR OWN CALCULATIONS AND AREAS FOR THE PURPOSES OF COST ESTIMATING / BIDDING.

THE CLIENT, AND/OR THE CLIENTS CONTRACTOR, IS RESPONSIBLE FOR ATTAINING OR PROVIDING THE NECESSARY CONSTRUCTION PERMIT FOR CITY CODE COMPLIANCE.

Reserved for permit stamp

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159 South Jackson St, Suite 600
Seattle, Washington 98104 USA
+ 1 206 624 5670 olsonkundig.com

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White Summit Development, LLC
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Park City, Utah 84098

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BRC Acoustics
1932 1st Ave, Suite 620
Seattle, WA 98101

Pool Consultant
Howard H20
2696 N University Ave, Suite 290
Provo, UT 84604

Landscape Architect
EPG Design
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Midvale, Utah 84047

Specifications Writer
Friday Group
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Middlebury, VT

Code Consultant
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Fire Protection Engineer
Jensen Hughes
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Portland, Oregon 97219

Building Envelope Consultant
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Seattle, WA 98109

MEP Engineer
WSP USA
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Seattle, WA 98154

principal architect David Harris
project manager Grant Hardy
drawn by Grant Hardy
checked by Checker
job no. 20052
date May 23, 2022

revisions:

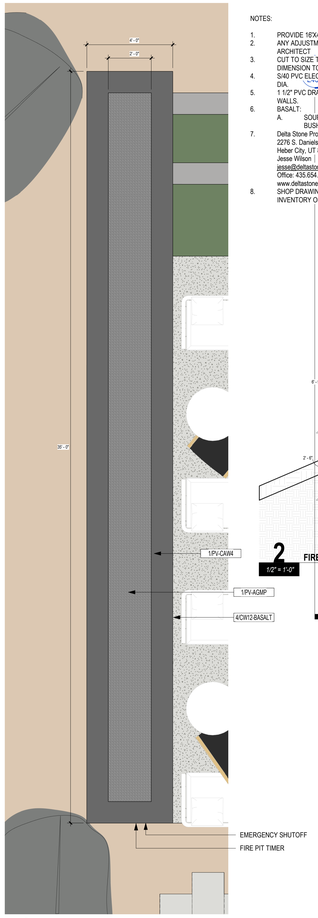
no. date by

PRINT CHECK SET

May 23, 2022

SITE DETAILS

L401



1 FIRE FEATURE
1" : 30

NOTES:

1. PROVIDE 16"X4" SAMPLE FOR OWNER & LA APPROVAL.
2. ANY ADJUSTMENTS TO BE APPROVED BY LANDSCAPE ARCHITECT
3. CUT TO SIZE TO GROUTING JOINT O.C. ADJUST STONE CUT DIMENSION TO ACCOUNT FOR GROUT SPACING
4. SI40 PVC ELECTRICAL CONDUIT & SWEEP ELL, MIN 1 1/2" DIA.
5. 1 1/2" PVC DRAIN PIPE CONNECT TO CIVIL DRAINAGE FOR WALLS.
6. BASALT:
   A. SOURCE FROM DELTA STONE
      BUSH-HAMMER FINISH FOR WINTER TRACTION
7. Delta Stone Products, Inc.
   2276 S. Daniels Road
   Heber City, UT 84032
   Jesse Wilson
   jesse@deltastoneproducts.com
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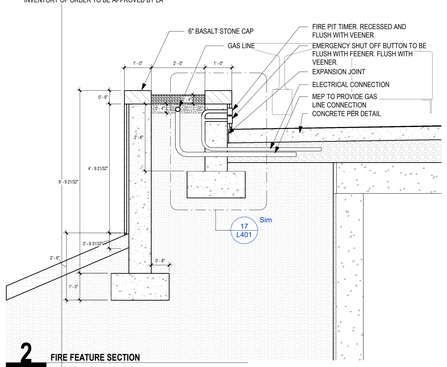
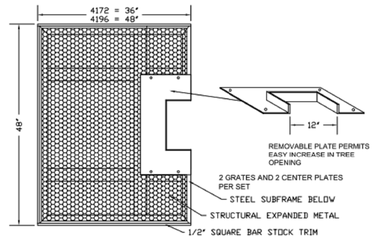
   www.deltastoneproducts.com
8. SHOP DRAWINGS TO BE PROVIDED BY DELTA STONE WITH INVENTORY OF ORDER TO BE APPROVED BY LA



2 FIRE FEATURE SECTION
1/2" = 1'-0"

PAVER-GRATE
Rectangular

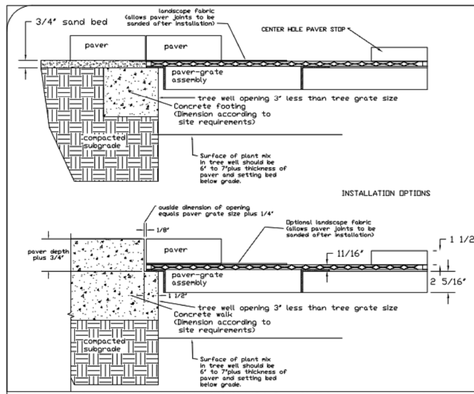


U.S. PATENT #5,787,637

GRATE MODEL NO.	SIZE (INCHES)	TREE OPENING	TREE WELL SIZE	WEIGHT
4160	48" x60" O.D.	12", 20"	44" x 56"	170
4172	48" x72" OD	12", 20"	44" x 68"	200
4196	48" x96" O.D.	12", 20"	44" x 92"	250

- **PAVER-GRATE TREE GRATE IS DESIGNED TO SUPPORT PAVERS ABOVE THE TREE WELL**
- **SUBFRAME IS FULLY WELDED FROM STEEL ANGLE**
- **GRATING IS NUMBER 3 EXPANDED STEEL STRUCTURAL GRATING**
- **STANDARD OPENINGS ARE AS SHOWN. OTHER OPENINGS CAN BE SPECIFIED**
- **GRATES ARE DESIGNED FOR HEAVY PEDESTRIAN TRAFFIC**
- **STANDARD FINISH ZINC METALIZED**
- **PRODUCED UNDER EXCLUSIVE LICENCE U.S. PATENT # 5,787,637**

IRONSMITH TREE GRATES
FOR LANDSCAPE ARCHITECTURE (800) 338-4766



PAVER-GRATE (TM) INSTALLATION DETAILS

Paver-Grates(tm) are supplied 2 sections per treewell

Use of a porous filter type landscape fabric over the grates will allow for a thin layer of sand to be placed over the grates to help in adjusting paver height and for sand to be swept into paver joints.

Care should be taken when using a mechanical compactor on pavers to avoid the Paver-Grate area.

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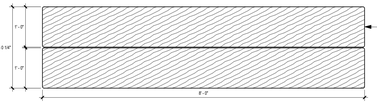
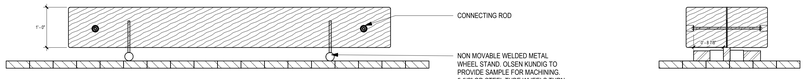
IRONSMITH
41-651 Corporate Way #2&3
Palm Desert, CA 92260
(800) 338-4766
(760) 776-5080 Fax

3 PAVER GRATE
1" = 1'-0"

Outdoor Elements
INCITE-T 60X24X15
Material & Finish: Aluminum - Standard Powder Coat
Standard Powder Coat Colors: Speckled Black
Toe Kick Color: Speckled Black
Fill Material: Tumbled Lava
Ignition Type: Yes
Fire Pit Cover: Yes
Countertop: No
Change

4 OUTDOOR ELEMENTS FIRE PIT
3/4" = 1'-0"





5 WOOD BENCH
3/4" = 1'-0"

NOTES:

1. ALL SHOP DRAWINGS ARE TO BE SUBMITTED FOR APPROVAL

KEYNOTES

01 PAVEMENT, RAMPS, AND CURBS

Keynote		Detail	SF
1/PV-AGMP			1,707 SF
1/PV-C	Concrete 4" - Sawcut Scoring	2/L401	2,219 SF
1/PV-CAW4	Concrete 4"- White with Acid Wash with Sawcut Scoring	1/L401	21,801 SF
1/PV-CIC	Concrete 4"-Integral Color with Decorative Scoring	1/L401	604 SF
1/PV-CICSB	Concrete 4" - Integral Color with Heavy Sandblast Finish	1/L401	5,195 SF
1/UPV-STN - COPE	Stone Paver - Monolithic - 96x12x12 - Pool Coping	CLOWARD	214 SF
1/UPV-STN-B	Basalt Paver - Monolithic - 96x12x2 - with Conc Base	12/L401	801 SF
1/UPV-STN-B-STEP	Stone Paver - Monolithic - 48x48x6 - Pool Stepping Stone concrete	CLOWARD	131 SF
1/UPV-STN-BRIDGE	Grande Paver - Monolithic - 96x12x2 - with Concrete Base Bridge	12/L401	115 SF
1/UPV-STN-G	Grande Paver - Monolithic - 96x12x2 - with Concrete Base	12/L401	4,890 SF

02 JOINTS

Keynote		Detail	LF

03 SITE STAIRS

Keynote		Detail	SF
3/STRS-C		15/401	997 SF
3/STRS-GR		13/401	2,618 SF

04 SITE WALLS

Keynote		H	L	Detail	VSF / FF
4/CW6-HT12	Hot Tub Wall - 12	92"		CLOWARD	345 SF
4/CW8	8" Concrete Wall Boardform	354"			1,916 SF
4/CW12	12" Concrete Wall Boardform	1,430"			15,091 SF
4/CW12-BASALT	12" Basalt	196"		17/401	936 SF
4/CW24	24" Concrete Wall Boardform	60"			192 SF

***L4&4.A38 FOR ISOMETRIC AND SECTION VIEWS OF WALLS THEIR ELEVATION RELATIONSHIPS

05 SITE AMENITIES

Keynote		Detail	Count
5/BOULDER	Basalt Boulder	18/401	53
5/FF	Custom Metal Fire Feaure	3/402	4
5/SF-1SEAT	MamaGreen_BND011_BONDI BEAU 1-seater 2007	INT DES	21
5/SF-4SEAT	MamaGreen_BND023_BONDI BEAU 4-seater	INT DES	12
5/SF-ADCHR	Grand Adirondack Chair - Ipe - The Best Adirondack Chair.com	INT DES	6
5/SF-ADCHR2	MamaGreen_BND001_BONDI Adirondack	INT DES	10
5/SF-BTABLE	Bistro Table (TBD with ID)	INT DES	5
5/SF-CHAIR	MamaGreen_Alux_Casual Chair (MZ037)	INT DES	8
5/SF-DINING1	MamaGreen_Alux Dining Table (MZ209)	INT DES	5
5/SF-DINING2	MamaGreen_Alux Dining Table (MZ211)	INT DES	3
5/SF-DNG2	Dining Table (Interior Designer)	INT DES	1
5/SF-LOUNG_1	MamaGreen_Alux_Lounger with wooden wheels (MZ050)	INT DES	8
5/WF-POOL	POOL	CLOWARD	1
5/WF-HT	Hot Tub	CLOWARD	208 SF

06 SITE RAILINGS AND FENCES

Keynote		Detail	LF
6/GR42	Kukio - Flat - Space - Wire Mesh - 42"		27'
6/HR36	Kukio - Posts - Flat - Spaced - 36"		170'
			20'/

***SITE RAILING TO MATCH IN WITH THE OKA DETAIL FOR THE KUKIO HAND / GUARDRAIL. ADJUST DESIGN TO MEET THE SPECIFIED HARITONS OF NO MESH AND HEIGHT DIFFERENCES

07 SITE LIGHTING

Keynote		Detail	Count

08 SITE DRAINAGE

Keynote		Detail	Count
Keynote		Detail	Length

09 PLANTING AREAS

Keynote		Detail	SF
9/NPA	Slope Stabilization / Native Alpine Groundcover Landscaping Areas	5/802	52,746 SF
9/PA	Planting Area		159,354 SF
9/SOD-LAWN	Lawn		7,237 SF

10 MISCELLANOUS ELEMENTS

Keynote		Detail	Count

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BRC Acoustics
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Seattle, WA 98109

MEP Engineer
WSP USA
1001 Fourth Ave., Suite 3100
Seattle, WA 98154

principal architect....David Harris.....
project manager....Grant Hardy.....
drawn by....Grant Hardy.....
checked by....Checker.....
job no. 20052
date May 23, 2022

revisions:

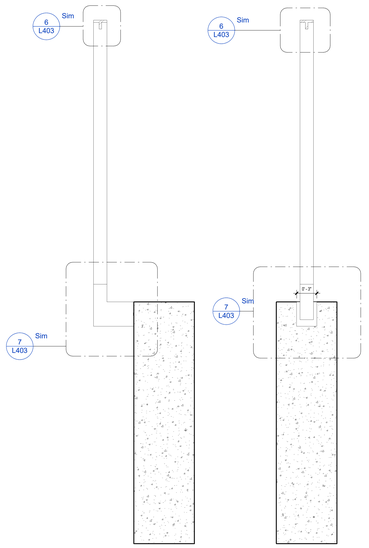
no. date by

PRINT CHECK SET

May 23, 2022

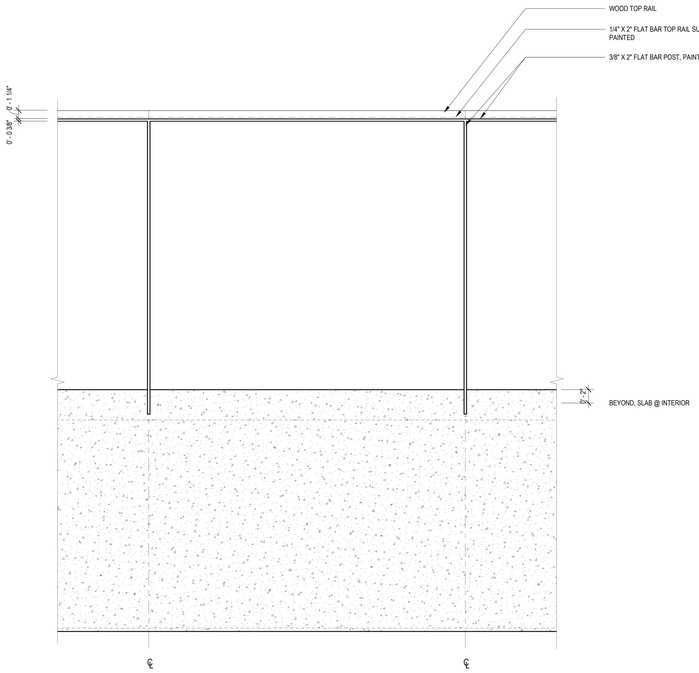
SITE DETAILS

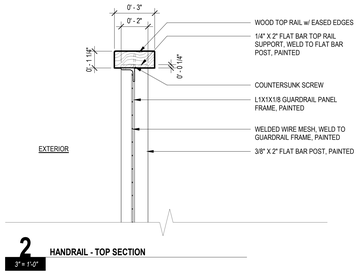
L402



OPTION 1 **OPTION 2**

1 HANDRAIL - Kukio - Posts - Flat - Spaced - 36"
1 1/2" = 1'-0"





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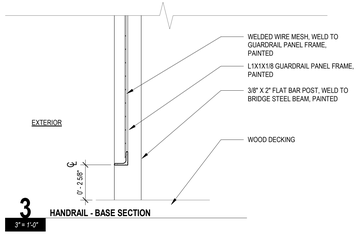
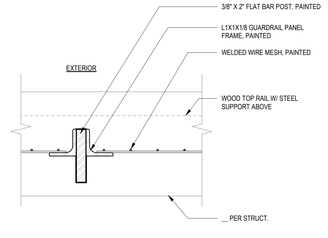
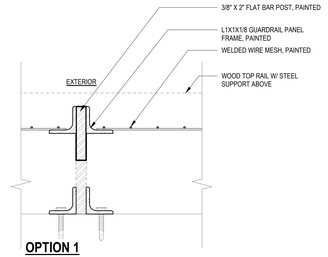
3" = 1'-0"



3 HANDRAIL - BASE SECTION
3" = 1'-0"

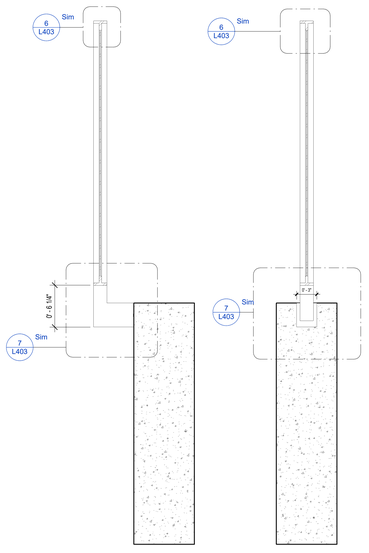


OPTION 2



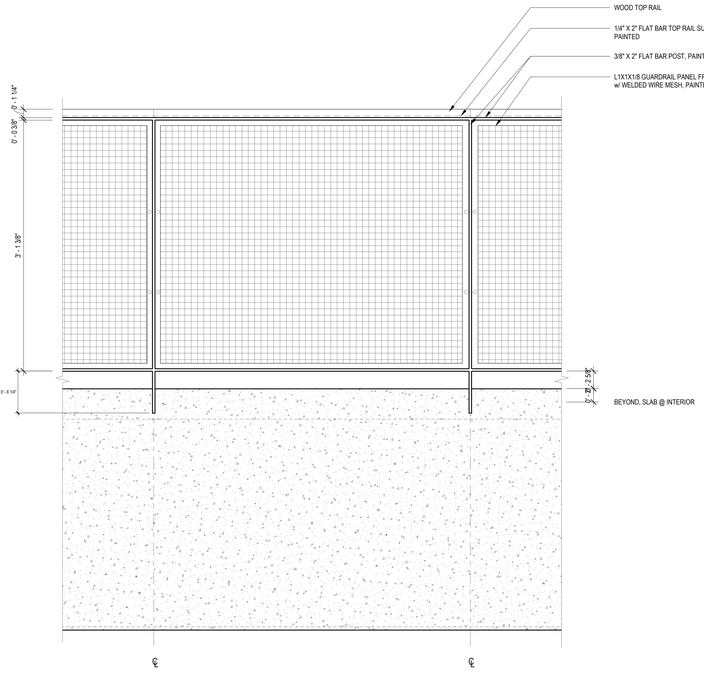
OPTION 1

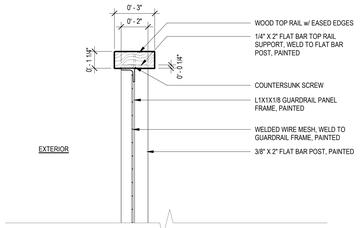
4 HANDRAIL - PLAN VIEW - OPTIONS
6" = 1'-0"



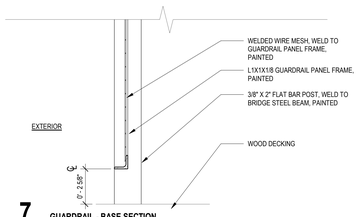
OPTION 1 **OPTION 2**

5 GUARDRAIL - Kukio - Posts - Flat - Spaced - 36"
1 1/2" = 1'-0"

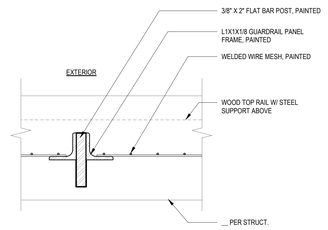




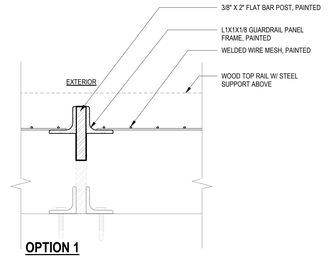
6 GUARDRAIL - TOP SECTION
3" = 1'-0"



7 GUARDRAIL - BASE SECTION
3" = 1'-0"



OPTION 2



OPTION 1

8 GUARDRAIL - PLAN VIEW - OPTIONS
6" = 1'-0"

KEYNOTES

01 PAVEMENT, RAMPS, AND CURBS

Keynote		Detail	SF
1/PV-AGMP			1,707 SF
1/PV-C	Concrete 4" - Sawcut Scoring	2/L401	2,219 SF
1/PV-CAW4	Concrete 4"- White with Acid Wash with Sawcut Scoring	1/L401	21,801 SF
1/PV-CIC	Concrete 4"-Integral Color with Decorative Scoring	1/L401	604 SF
1/PV-CICSB	Concrete 4" - Integral Color with Heavy Sandblast Finish	1/L401	5,195 SF
1/UPV-STN - COPE	Stone Paver - Monolithic - 96x12x12 - Pool Coping	CLOWARD	214 SF
1/UPV-STN-B	Basalt Paver - Monolithic - 96x12x2 - with Conc Base	12/L401	801 SF
1/UPV-STN-B-STEP	Stone Paver - Monolithic - 48x48x6 - Pool Stepping Stone concrete	CLOWARD	131 SF
1/UPV-STN-BRIDGE	Granite Paver - Monolithic - 96x12x2 - with Concrete Base Bridge	12/L401	115 SF
1/UPV-STN-G	Granite Paver - Monolithic - 96x12x2 - with Concrete Base	12/L401	4,890 SF

02 JOINTS

Keynote	Detail	LF

03 SITE STAIRS

Keynote	Detail	SF
3/STRS-C	15/401	997 SF
3/STRS-GR	13/401	2,618 SF

04 SITE WALLS

Keynote		H	L	Detail	VSF / FF
4/CIW6-HT12	Hot Tub Wall - 12		92'	CLOWARD	345 SF
4/CIW8	8" Concrete Wall Boardform		354'		1,916 SF
4/CIW12	12" Concrete Wall Boardform		1,430'		15,091 SF
4/CIW12-BASALT	12" Basalt		196'	17/401	936 SF
4/CIW24	24" Concrete Wall Boardform		60'		192 SF

***L4/A4.A38 FOR ISOMETRIC AND SECTION VIEWS OF WALLS THEIR ELEVATION RELATIONSHIPS

05 SITE AMENITIES

Keynote		Detail	Count
5/BOULDER	Basalt Boulder	18/401	53
5/FF	Custom Metal Fire Feaure	3/402	4
5/SF-1SEAT	MamaGreen_BNZ011_BONDI BEAU 1-seater.DGO	INT DES	21
5/SF-4SEAT	MamaGreen_BNZ023_BONDI BEAU 4-seater	INT DES	12
5/SF-ADCHR	Grand Adirondack Chair - Ipe - The Best Adirondack Chair.com	INT DES	6
5/SF-ADCHR2	MammaGreen_BNZ001_BONDI Adirondack	INT DES	10
5/SF-BTABLE	Bistro Table (TBD with ID)	INT DES	5
5/SF-CHAIR	MamaGreen_Allux_Casual Chair (MZ037)	INT DES	8
5/SF-DINING1	MamaGreen_Allux Dining Table (MZ009)	INT DES	5
5/SF-DINING2	MamaGreen_Allux Dining Table (MZ011)	INT DES	3
5/SF-ONG2	Dining Table (Interior Designer)	INT DES	1
5/SF-LOUNG_1	MamaGreen_Allux_Lounger with wooden wheels (MZ005)	INT DES	8
5/WF-POOL	POOL	CLOWARD	1
5/WF-HT	Hot Tub	CLOWARD	208 SF

06 SITE RAILINGS AND FENCES

Keynote		Detail	LF
6/GR42	Kukio - Flat - Space - Wire Mesh - 42"		27'
6/HR36	Kukio - Posts - Flat - Spaced - 36"		170'
			201'

***SITE RAILING TO MATCH IN WITH THE OKA DETAIL FOR THE KUKIO HAND / GUARDRAIL. ADJUST DESIGN TO MEET THE SPECIFIED VARIATIONS OF NO MESH AND HEIGHT DIFFERENCES

07 SITE LIGHTING

Keynote	Detail	Count

08 SITE DRAINAGE

Keynote	Detail	Count
Keynote	Detail	Length

09 PLANTING AREAS

Keynote		Detail	SF
9/NPA	Slope Stabilization / Native Alpine Groundcover Landscaping Areas	5/802	52,746 SF
9/PA	Planting Area		159,354 SF
9/SOD-LAWN	Lawn		7,237 SF

10 MISCELLANOUS ELEMENTS

Keynote	Detail	Count

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Seattle, WA 98154

principal architect....David Harris
project manager....Grant Hardy
drawn by....Grant Hardy
checked by....Checker
job no. 20052
date May 23, 2022

revisions:

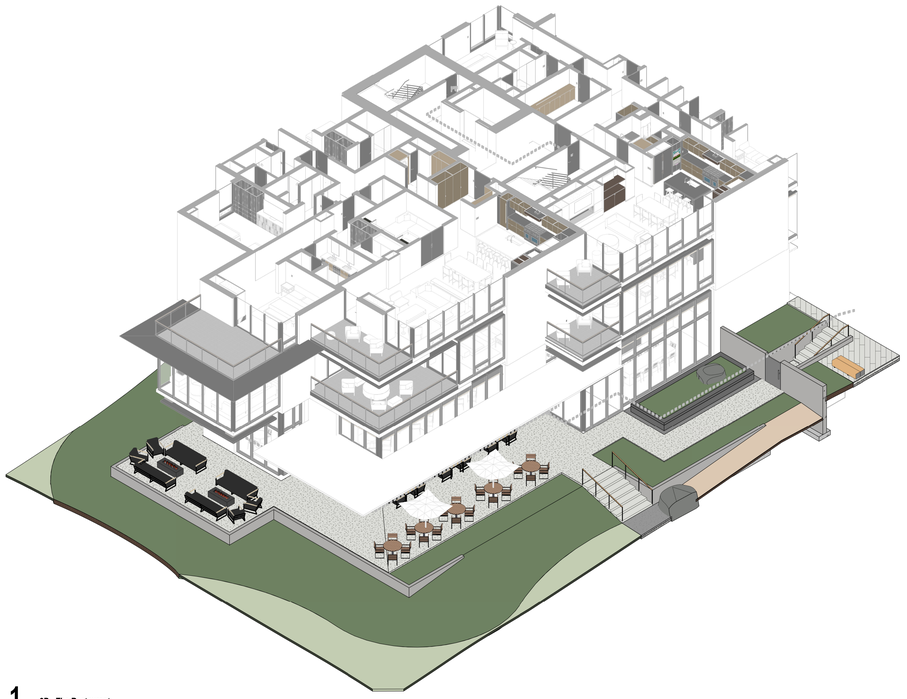
no. date by

PRINT CHECK SET

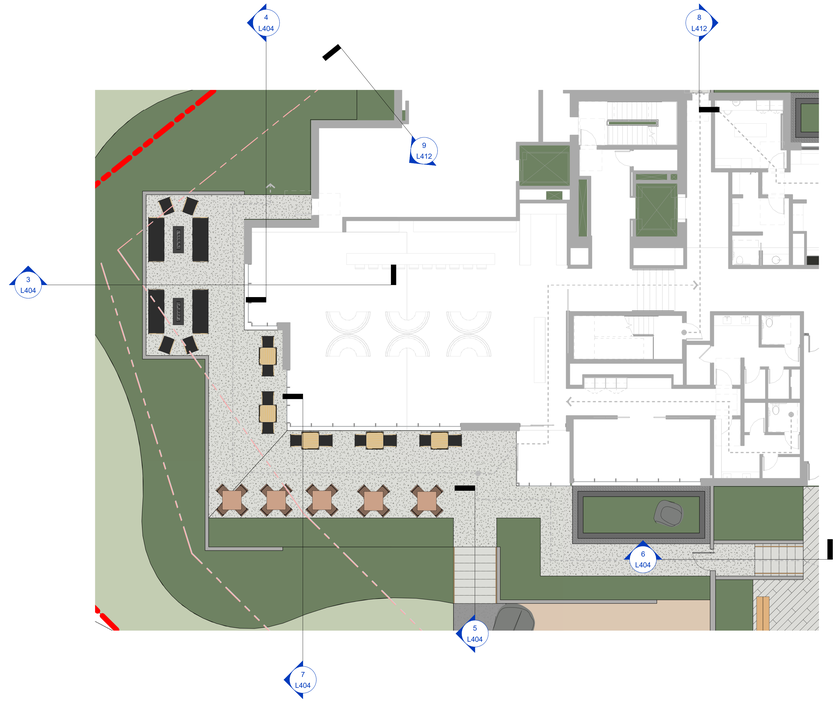
May 23, 2022

SITE DETAILS

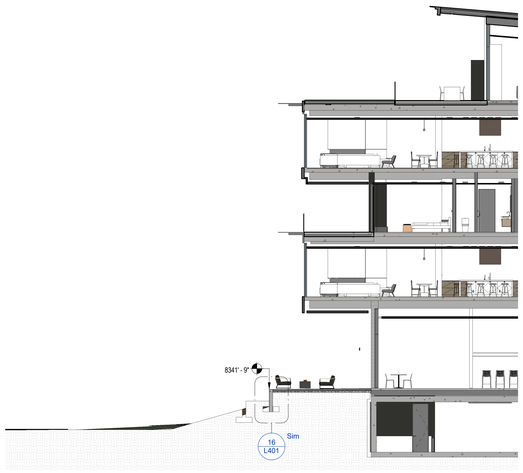
L403



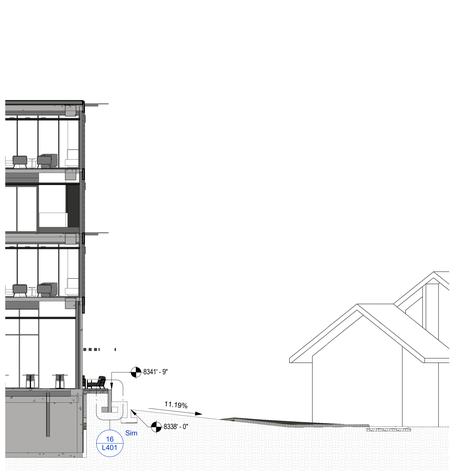
1 3D - The Restaurant



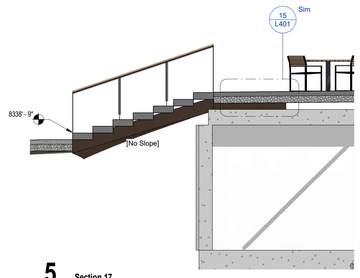
2 The Restaurant
1" = 10'-0"



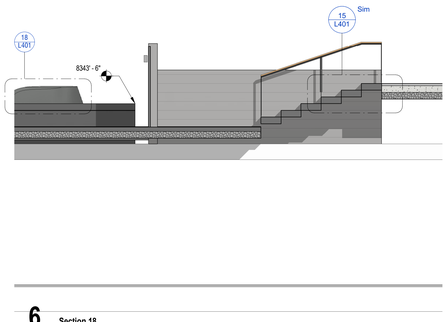
3 Restaurant 1
1" = 10'-0"



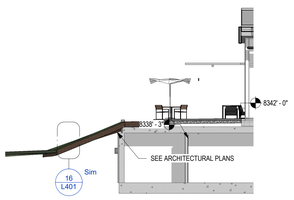
4 Restaurant 2
1" = 10'-0"



5 Section 17
1/4" = 1'-0"



6 Section 18
1/4" = 1'-0"



7 Section 23
1" = 10'-0"

KEYNOTES

01 PAVEMENT, RAMPS, AND CURBS

Keynote		Detail	SF
1/PV-ACMP			1,707 SF
1/PV-C	Concrete 4" - Sawcut Scoring	2/L401	2,215 SF
1/PV-CAW4	Concrete 4"- White with Acid Wash with Sawcut Scoring	1/L401	21,801 SF
1/PV-CIC	Concrete 4"-Integral Color with Decorative Scoring	1/L401	604 SF
1/PV-CICSB	Concrete 4" - Integral Color with Heavy Sandblast Finish	1/L401	5,195 SF
1/UPV-STN - COPE	Stone Paver - Monolithic - 96x12x12 - Pool Coping	CLOWARD	214 SF
1/UPV-STN-B	Basalt Paver - Monolithic - 96x12x2 - with Conc Base	12/L401	801 SF
1/UPV-STN-B-STEP	Stone Paver - Monolithic - 48x48x6 - Pool Stepping Stone concrete	CLOWARD	131 SF
1/UPV-STN-BRIDGE	Grande Paver - Monolithic - 96x12x2 - with Concrete Base Bridge	12/L401	115 SF
1/UPV-STN-G	Grande Paver - Monolithic - 96x12x2 - with Concrete Base	12/L401	4,890 SF

02 JOINTS

Keynote		Detail	LF

03 SITE STAIRS

Keynote		Detail	SF
3/STRS-C		15/401	997 SF
3/STRS-GR		13/401	2,618 SF

04 SITE WALLS

Keynote		H	L	Detail	VSF / FF
4/CIW6-HT12	Hot Tub Wall - 12		92'	CLOWARD	345 SF
4/CIW8	8" Concrete Wall Boardform		354'		1,916 SF
4/CIW12	12" Concrete Wall Boardform		1,430'		15,091 SF
4/CIW12-BASALT	12" Basalt		196'	17/401	936 SF
4/CIW24	24" Concrete Wall Boardform		60'		192 SF

***L404-L409 FOR ISOMETRIC AND SECTION VIEWS OF WALLS THEIR ELEVATION RELATIONSHIPS

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Keynote		Detail	Count
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5/SF-4SEAT	MamaGreen_BND023_BONDI BEAU 4-seater	INT DES	12
5/SF-ADCHR	Grand Adirondack Chair - Ipe - The Best Adirondack Chair com	INT DES	6
5/SF-ADCHR2	MammaGreen_BND001_BONDI Adirondack	INT DES	10
5/SF-BTABLE	Bistro Table (TBD with ID)	INT DES	5
5/SF-CHAIR	MamaGreen_Allux_Casual Chair (M2037)	INT DES	8
5/SF-DINING1	MamaGreen_Allux Dining Table (M2D9)	INT DES	5
5/SF-DINING2	MamaGreen_Allux Dining Table (M2D11)	INT DES	3
5/SF-ONG2	Dining Table (Interior Designer)	INT DES	1
5/SF-LOUNG_1	MamaGreen_Allux_Lounger with wooden wheels (M2D50)	INT DES	8
5/WF-POOL	POOL	CLOWARD	1
5/WF-HT	Hot Tub	CLOWARD	208 SF

06 SITE RAILINGS AND FENCES

Keynote		Detail	LF
6/GR42	Kukio - Flat - Space - Wire Mesh - 42"		27'
6/HR36	Kukio - Posts - Flat - Spaced - 36"		170'
			20'/

***SITE RAILING TO MATCH IN WITH THE OKA DETAIL FOR THE KUKIO HAND / GUARDRAIL. ADJUST DESIGN TO MEET THE SPECIFIED VARIATIONS OF NO.MEDIN AND HEIGHT DIFFERENCES

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Keynote		Detail	Count

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Keynote		Detail	Count
Keynote		Detail	Length

09 PLANTING AREAS

Keynote		Detail	SF
9/NPA	Slope Stabilization / Native Alpine Groundcover Landscaping Areas	5/602	52,746 SF
9/PA	Planting Area		158,354 SF
9/SOD-LAWN	Lawn		7,237 SF

10 MISCELLANOUS ELEMENTS

Keynote		Detail	Count

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project manager...Grant Hardy
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date May 23, 2022

revisions:

no. date by

PRINT CHECK SET

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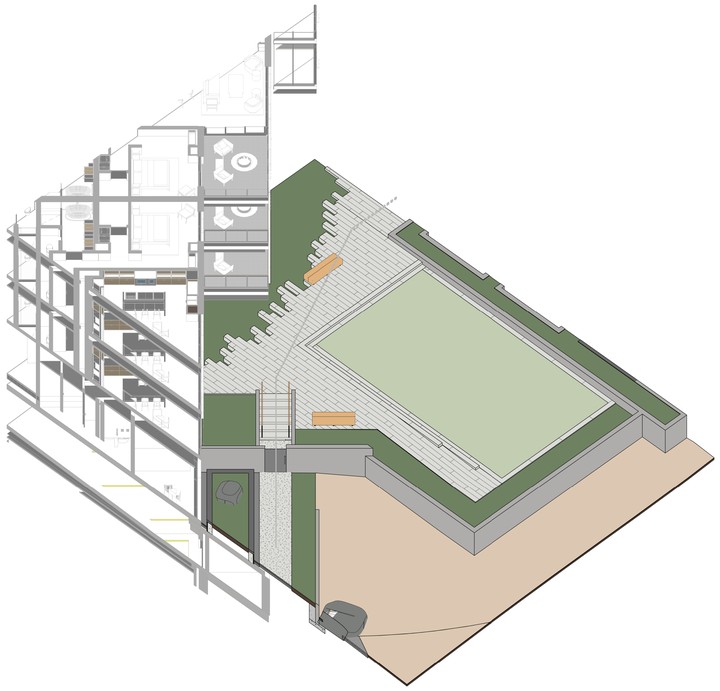
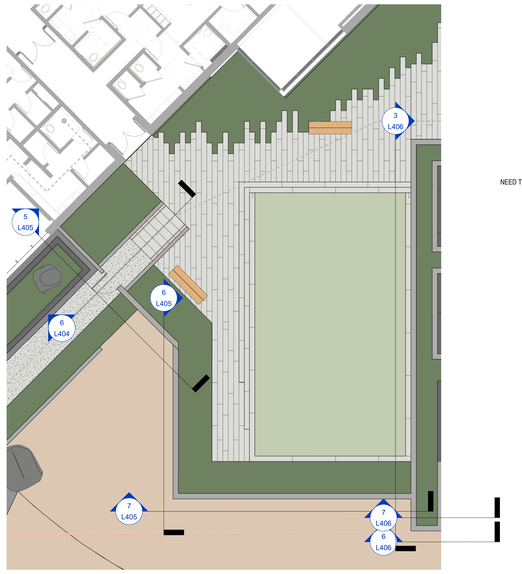
SITE DETAILS

L404

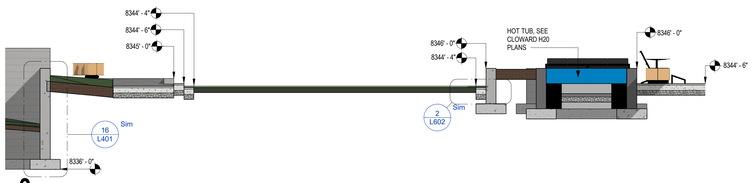


1 3D - The Lawn

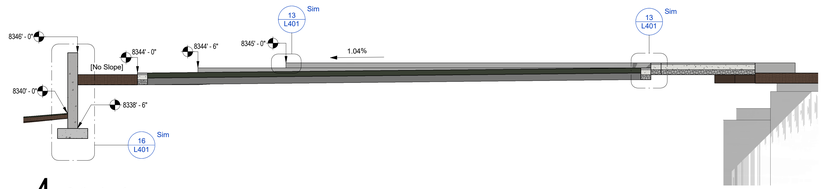


NEED TO FIX SECTION LABEL ISSUE

2 The Lawn
1" = 10'-0"



3 Section - Lawn 1
3/16" = 1'-0"



4 Section - Lawn 2
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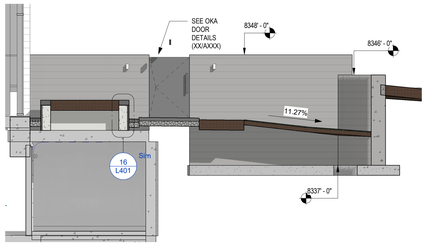
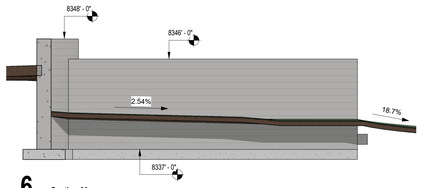


5 Pool Entrance
3/16" = 1'-0"



6 Section 20
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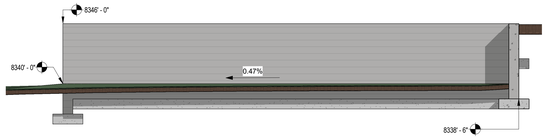

7 Section 19
3/16" = 1'-0"

KEYNOTES

01 PAVEMENT, RAMPS, AND CURBS

Keynote		Detail	SF
1/PV-AGMP			1,707 SF
1/PV-C	Concrete 4" - Sawcut Scoring	2/L401	2,215 SF
1/PV-CAW4	Concrete 4"- White with Acid Wash with Sawcut Scoring	1/L401	21,801 SF
1/PV-OC	Concrete 4"-Integral Color with Decorative Scoring	1/L401	604 SF
1/PV-OCSB	Concrete 4" - Integral Color with Heavy Sandblast Finish	1/L401	5,195 SF
1/UPV-STN - COPE	Stone Paver - Monolithic - 95x12x12 - Pool Coping	CLOWARD	214 SF
1/UPV-STN-B	Basalt Paver - Monolithic - 95x12x2 - with Conc Base	12/L401	801 SF
1/UPV-STN-B-STEP	Stone Paver - Monolithic - 45x45x6 - Pool Stepping Stone concrete	CLOWARD	131 SF
1/UPV-STN-BRIDGE	Grande Paver - Monolithic - 95x12x2 - with Concrete Base Bridge	12/L401	115 SF
1/UPV-STN-G	Grande Paver - Monolithic - 95x12x2 - with Concrete Base	12/L401	4,890 SF

02 JOINTS

Keynote	Detail	LF

03 SITE STAIRS

Keynote	Detail	SF
3/STRS-C	15/401	997 SF
3/STRS-GR	13/401	2,618 SF

04 SITE WALLS

Keynote		H	L	Detail	VSF / FF
4/CW6-HT12	Hot Tub Wall - 12	92"		CLOWARD	345 SF
4/CW8	8" Concrete Wall Boardform	354'			1,916 SF
4/CW12	12" Concrete Wall Boardform	1,430'			15,091 SF
4/CW12-BASALT	12" Basalt	196'	174/01		936 SF
4/CW24	24" Concrete Wall Boardform	60'			192 SF

***L404-L406 FOR ISOMETRIC AND SECTION VIEWS OF WALLS THEIR ELEVATION RELATIONSHIPS

05 SITE AMENITIES

Keynote		Detail	Count
5/BOULDER	Basalt Boulder	18/401	53
5/FF	Custom Metal Fire Feaure	3/402	4
5/SF-1SEAT	MamaGreen_BNZ011_BONDI BEAU 1-seater 2001	INT DES	21
5/SF-4SEAT	MamaGreen_BNZ023_BONDI BEAU 4-seater	INT DES	12
5/SF-ADCHR	Grand Adirondack Chair - Ipe - The Best Adirondack Chair com	INT DES	6
5/SF-ADCHR2	MammaGreen_BNZ001_BONDI Adirondack	INT DES	10
5/SF-BTABLE	Bistro Table (TBD with ID)	INT DES	5
5/SF-CHAIR	MamaGreen_Alux_Casual Chair (MZ037)	INT DES	8
5/SF-DINING1	MamaGreen_Alux Dining Table (MZ209)	INT DES	5
5/SF-DINING2	MamaGreen_Alux Dining Table (MZ211)	INT DES	3
5/SF-DNG2	Dining Table (Interior Designer)	INT DES	1
5/SF-LOUNG_1	MamaGreen_Alux_Lounger with wooden wheels (MZ050)	INT DES	8
5/WF-POOL	POOL	CLOWARD	1
5/WF-HT	Hot Tub	CLOWARD	208 SF

06 SITE RAILINGS AND FENCES

Keynote		Detail	LF
6/GR42	Kukio - Flat - Space - Wire Mesh - 42"		27'
6/HR36	Kukio - Posts - Flat - Spaced - 36"		175'
			201'

**SITE RAILING TO MATCH IN WITH THE OKA DETAIL FOR THE KUKIO HAND / GUARDRAIL. ADJUST DESIGN TO MEET THE SPECIFIED VARIATIONS OF NO.MEDIA AND HEIGHT DIFFERENCES

07 SITE LIGHTING

Keynote	Detail	Count

08 SITE DRAINAGE

Keynote	Detail	Count

Keynote	Detail	Length

09 PLANTING AREAS

Keynote		Detail	SF
9/NPA	Slope Stabilization / Native Alpine Groundcover Landscaping Areas	5/602	52,746 SF
9/PA	Planting Area		159,354 SF
9/SOD-LAWN	Lawn		7,237 SF

10 MISCELLANOUS ELEMENTS

Keynote	Detail	Count

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Seattle, WA 98109

MEP Engineer
WSP USA
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Seattle, WA 98154

principal architect David Harris
project manager Grant Hardy
drawn by Grant Hardy
checked by Checker
job no. 20052
date May 23, 2022

revisions:

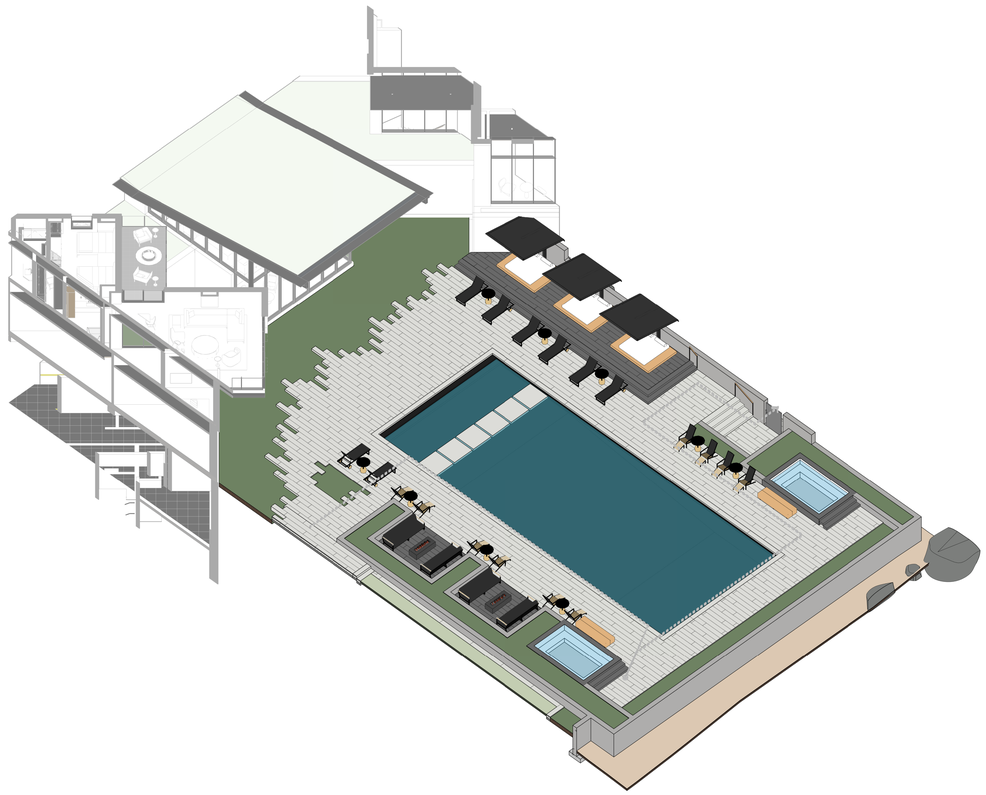
no.	date	by

PRINT CHECK SET

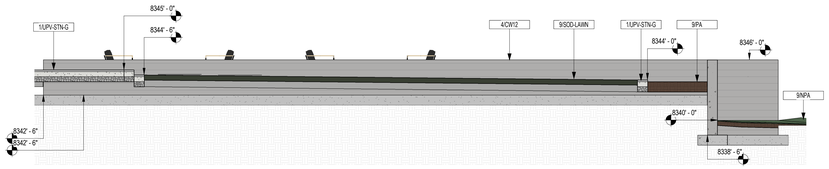
May 23, 2022

SITE DETAILS

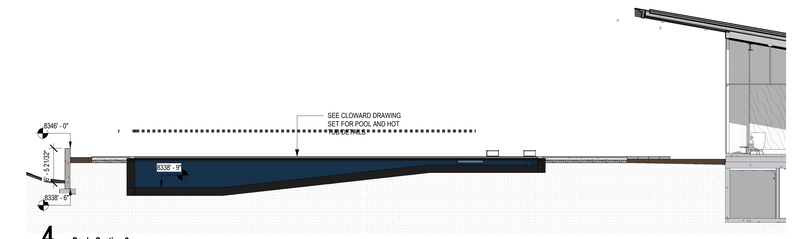
L405



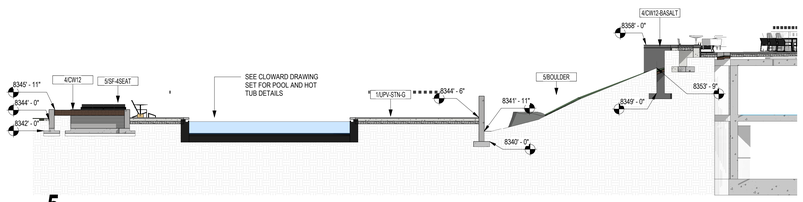
1 3D - The Pool



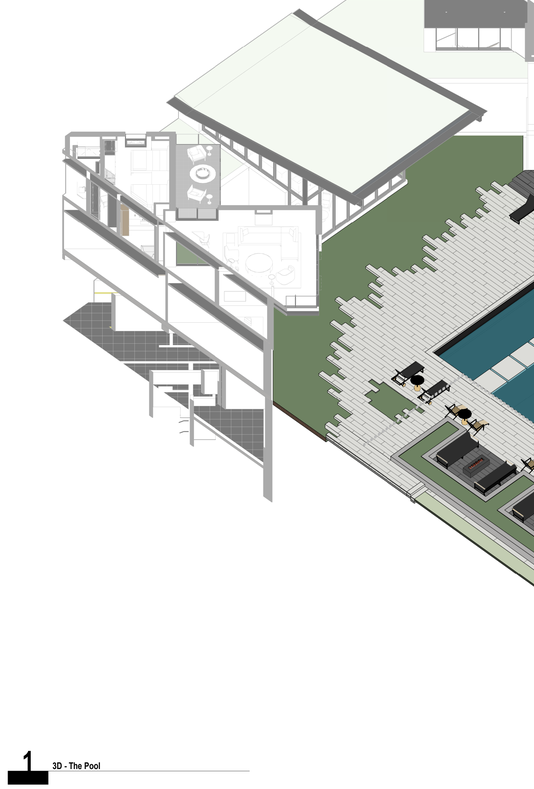
3 3/16" = 1'-0" Pool - Section 1



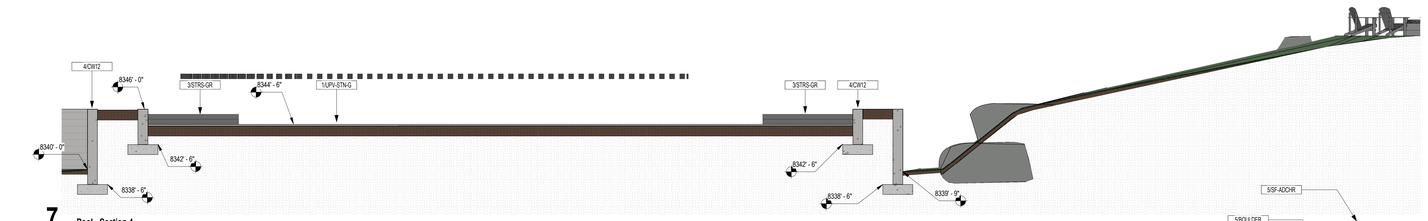
4 1" = 10'-0" Pool - Section 2



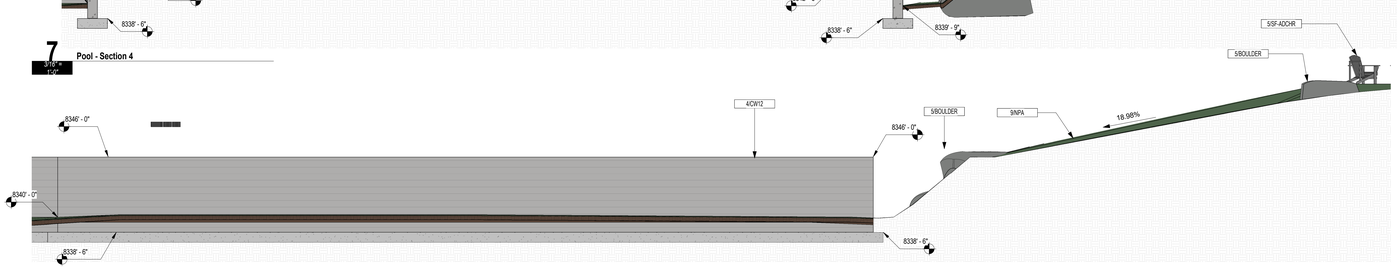
5 1" = 10'-0" Pool - Section 3



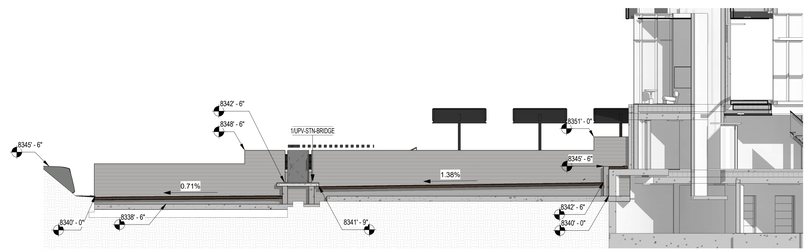
2 The Pool 1" = 10'-0"



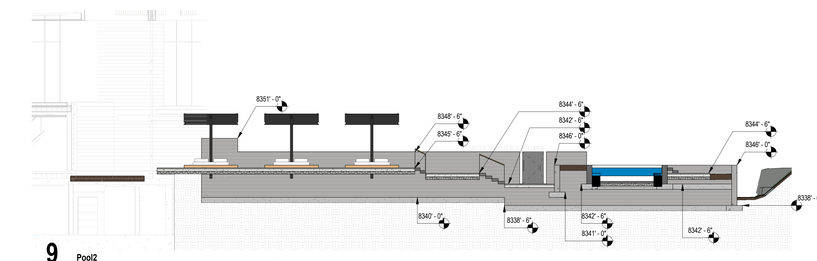
7 3/16" = 1'-0" Pool - Section 4



6 3/16" = 1'-0" Pool - Section 5



8 1" = 10'-0" Pool - Section 6



9 Pool2 1" = 10'-0"

KEYNOTES

01 PAVEMENT, RAMPS, AND CURBS

Keynote		Detail	SF
1/PV-AGMP			1,707 SF
1/PV-C	Concrete 4" - Sawcut Scoring	2/L401	2,215 SF
1/PV-CAW4	Concrete 4"- White with Acid Wash with Sawcut Scoring	1/L401	21,801 SF
1/PV-CIC	Concrete 4"Integral Color with Decorative Scoring	1/L401	604 SF
1/PV-CICSB	Concrete 4" - Integral Color with Heavy Sandblast Finish	1/L401	5,195 SF
1/UPV-STN-COPE	Stone Paver - Monolithic - 96x12x12 - Pool Coping	CLOWARD	214 SF
1/UPV-STN-B	Basalt Paver - Monolithic - 96x12x2 - with Conc Base	12/L401	801 SF
1/UPV-STN-BSTEP	Stone Paver - Monolithic - 48x48x6 - Pool Stepping Stone concrete	CLOWARD	131 SF
1/UPV-STN-BRIDGE	Grande Paver - Monolithic - 96x12x2 - with Concrete Base Bridge	12/L401	115 SF
1/UPV-STN-G	Grande Paver - Monolithic - 96x12x2 - with Concrete Base	12/L401	4,890 SF

02 JOINTS

Keynote		Detail	LF

03 SITE STAIRS

Keynote		Detail	SF
3/STRS-C		15/401	997 SF
3/STRS-GR		13/401	2,618 SF

04 SITE WALLS

Keynote		H	L	Detail	VSF / FF
4/CW6-HT12	Hot Tub Wall - 12		92'	CLOWARD	345 SF
4/CW6	6" Concrete Wall Boardform		354'		1,916 SF
4/CW12	12" Concrete Wall Boardform		1,430'		15,091 SF
4/CW12-BASALT	12" Basalt		196'	17/401	936 SF
4/CW24	24" Concrete Wall Boardform		60'		192 SF

***L404-L408 FOR ISOMETRIC AND SECTION VIEWS OF WALLS THEIR ELEVATION RELATIONSHIPS

05 SITE AMENITIES

Keynote		Detail	Count
5/BOULDER	Basalt Boulder	18/401	53
5/FF	Custom Metal Fire Feaure	3/402	4
5/SF-1SEAT	MamaGreen_BNZ011_BONDI BEAU 1-seater (SD)	INT DES	21
5/SF-4SEAT	MamaGreen_BNZ023_BONDI BEAU 4-seater	INT DES	12
5/SF-ADCHR	Grand Adirondack Chair - Ipe - The Best Adirondack Chair com	INT DES	6
5/SF-ADCHR2	MammaGreen_BNZ001_BONDI Adirondack	INT DES	10
5/SF-BTABLE	Bistro Table (TBD with ID)	INT DES	5
5/SF-CHAIR	MamaGreen_Allux_Casual Chair (MZ037)	INT DES	8
5/SF-DINING1	MamaGreen_Allux Dining Table (MZ209)	INT DES	5
5/SF-DINING2	MamaGreen_Allux Dining Table (MZ211)	INT DES	3
5/SF-ONG2	Dining Table (Interior Designer)	INT DES	1
5/SF-LOUNG_1	MamaGreen_Allux_Lounger with wooden wheels (MZ050)	INT DES	8
5/WF-POOL	POOL	CLOWARD	1
5/WF-HT	Hot Tub	CLOWARD	208 SF

06 SITE RAILINGS AND FENCES

Keynote		Detail	LF
6/GR42	Kukio - Flat - Space - Wire Mesh - 42"		27'
6/HR36	Kukio - Posts - Flat - Spaced - 36"		170'
			20'/

**SITE RAILING TO MATCH IN WITH THE OKA DETAIL FOR THE KUKIO HAND / GUARDRAIL. ADJUST DESIGN TO MEET THE SPECIFIC LIMITATIONS OF NO.MEDIA AND HEIGHT DIFFERENCES

07 SITE LIGHTING

Keynote		Detail	Count

08 SITE DRAINAGE

Keynote		Detail	Count
Keynote		Detail	Length

09 PLANTING AREAS

Keynote		Detail	SF
9/NPA	Slope Stabilization / Native Alpine Groundcover Landscaping Areas	5/602	52,746 SF
9/PA	Planting Area		158,354 SF
9/SOD-LAWN	Lawn		7,237 SF

10 MISCELLANOUS ELEMENTS

Keynote		Detail	Count

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project manager....Grant Hardy
drawn by....Grant Hardy
checked by....Checker
job no. 20052
date May 23, 2022

revisions:

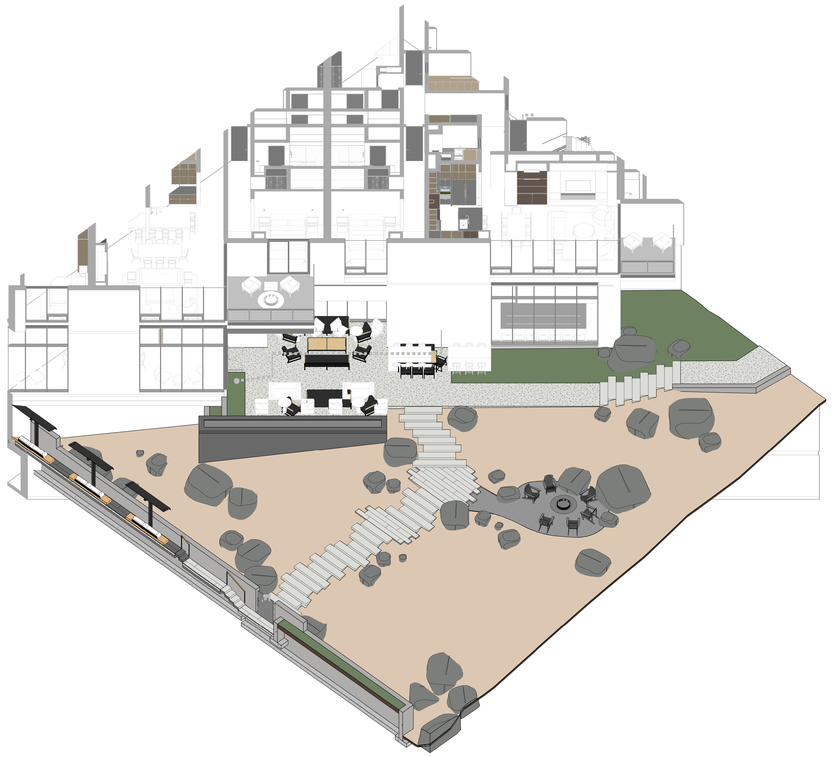
no. date by

PRINT CHECK SET

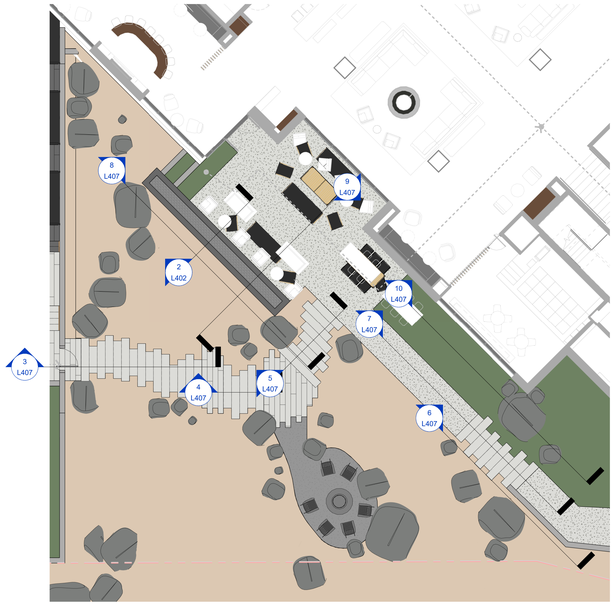
May 23, 2022

SITE DETAILS

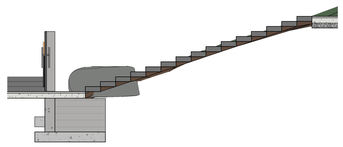
L406



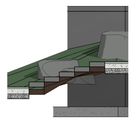
1 3D - The Terrace



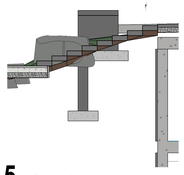
2 The Terrace
1" = 10'-0"



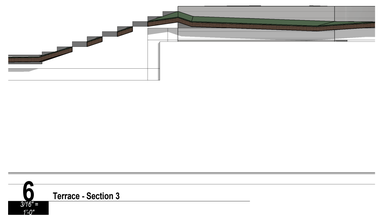
3 Terrace - Section 6
3/16" = 1'-0"



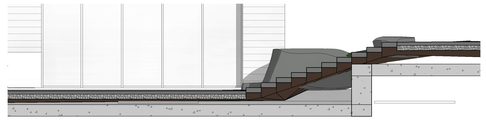
4 Terrace - Section 2
3/16" = 1'-0"



5 Terrace - Section 1
3/16" = 1'-0"



6 Terrace - Section 3
3/16" = 1'-0"



7 Terrace - Section 4
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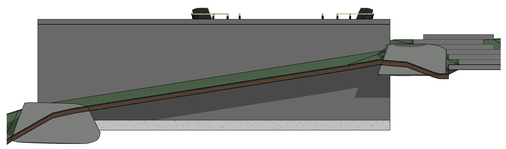
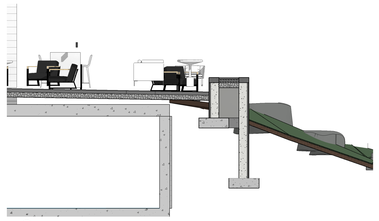


8 Terrace - Section 5
3/16" = 1'-0"



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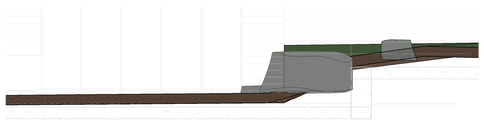

10 Terrace - Section 8
3/16" = 1'-0"

KEYNOTES

01 PAVEMENT, RAMPS, AND CURBS

Keynote		Detail	SF
1/PV-AGMP			1,707 SF
1/PV-C	Concrete 4" - Sawcut Scoring	2/L401	2,215 SF
1/PV-CAW4	Concrete 4"- White with Acid Wash with Sawcut Scoring	1/L401	21,801 SF
1/PV-CIC	Concrete 4"-Integral Color with Decorative Scoring	1/L401	604 SF
1/PV-CICSB	Concrete 4" - Integral Color with Heavy Sandblast Finish	1/L401	5,195 SF
1/UPV-STN - COPE	Stone Paver - Monolithic - 96x12x12 - Pool Coping	CLOWARD	214 SF
1/UPV-STN-B	Basalt Paver - Monolithic - 96x12x2 - with Conc Base	12/L401	801 SF
1/UPV-STN-B-STEP	Stone Paver - Monolithic - 48x48x6 - Pool Stepping Stone concrete	CLOWARD	131 SF
1/UPV-STN-BRIDGE	Grande Paver - Monolithic - 96"x12x2 - with Concrete Base Bridge	12/L401	115 SF
1/UPV-STN-G	Grande Paver - Monolithic - 96"x12x2 - with Concrete Base	12/L401	4,890 SF

02 JOINTS

Keynote	Detail	LF

03 SITE STAIRS

Keynote	Detail	SF
3/STRS-C	15/401	997 SF
3/STRS-GR	13/401	2,618 SF

04 SITE WALLS

Keynote		H	L	Detail	VSF / FF
4/CIW6-HT12	Hot Tub Wall - 12		92'	CLOWARD	345 SF
4/CIW8	8" Concrete Wall Boardform		354'		1,916 SF
4/CIW12	12" Concrete Wall Boardform		1,430'		15,091 SF
4/CIW12-BASALT	12" Basalt		196'	17/401	936 SF
4/CIW24	24" Concrete Wall Boardform		60'		192 SF

***L404-L409 FOR ISOMETRIC AND SECTION VIEWS OF WALLS THEIR ELEVATION RELATIONSHIPS

05 SITE AMENITIES

Keynote		Detail	Count
5/BOULDER	Basalt Boulder	18/401	53
5/FF	Custom Metal Fire Feaure	3/402	4
5/SF-1SEAT	MamaGreen_BNZ011_BONDI BEAU 1-seater (DO)	INT DES	21
5/SF-4SEAT	MamaGreen_BNZ023_BONDI BEAU 4-seater	INT DES	12
5/SF-ADCHR	Grand Adirondack Chair - Ipe - The Best Adirondack Chair.com	INT DES	6
5/SF-ADCHR2	MammaGreen_BNZ001_BONDI Adirondack	INT DES	10
5/SF-BTABLE	Bistro Table (TBD with ID)	INT DES	5
5/SF-CHAIR	MamaGreen_Alux_Casual Chair (MZ037)	INT DES	8
5/SF-DINING1	MamaGreen_Alux Dining Table (MZ209)	INT DES	5
5/SF-DINING2	MamaGreen_Alux Dining Table (MZ211)	INT DES	3
5/SF-DNG2	Dining Table (Interior Designer)	INT DES	1
5/SF-LOUNG_1	MamaGreen_Alux_Lounger with wooden wheels (MZ050)	INT DES	8
5/WF-POOL	POOL	CLOWARD	1
5/WF-HT	Hot Tub	CLOWARD	208 SF

06 SITE RAILINGS AND FENCES

Keynote		Detail	LF
6/GR42	Kukio - Flat - Space - Wire Mesh - 42"		27'
6/HR36	Kukio - Posts - Flat - Spaced - 36"		170'
			20'/

**SITE RAILING TO MATCH IN WITH THE OKA DETAIL FOR THE KUKIO HAND / GUARDRAIL ADJUST DESIGN TO MEET THE SPECIFIED VARIATIONS OF NO MESH AND HEIGHT DIFFERENCES

07 SITE LIGHTING

Keynote	Detail	Count

08 SITE DRAINAGE

Keynote	Detail	Count

Keynote	Detail	Length

09 PLANTING AREAS

Keynote		Detail	SF
9/NPA	Slope Stabilization / Native Alpine Groundcover Landscaping Areas	5/602	52,746 SF
9/PA	Planting Area		158,354 SF
9/SOD-LAWN	Lawn		7,237 SF

10 MISCELLANOUS ELEMENTS

Keynote	Detail	Count

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Seattle, WA 98109

MEP Engineer
WSP USA
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principal architect... David Harris
project manager... Grant Hardy
drawn by... Grant Hardy
checked by... Checker
job no. 20052
date May 23, 2022

revisions:

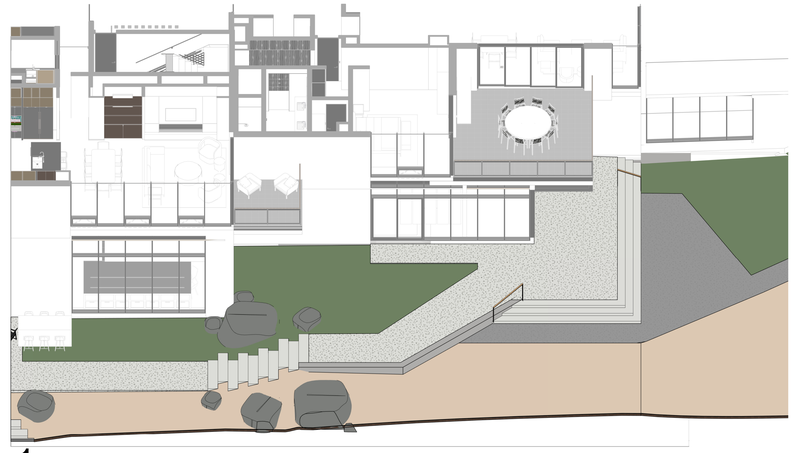
no.	date	by

PRINT CHECK SET

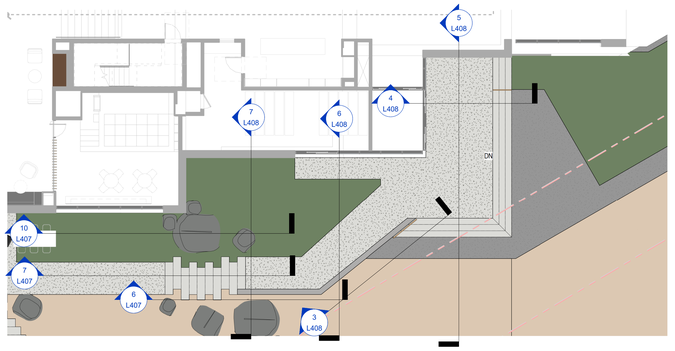
May 23, 2022

SITE DETAILS

L407



1 3D - The Ski Beach



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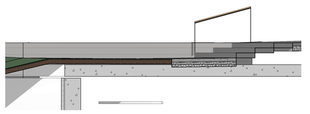

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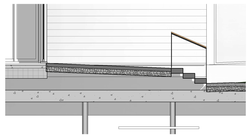

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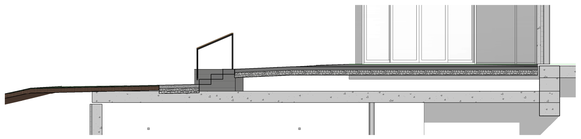

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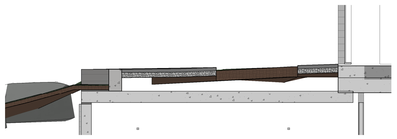

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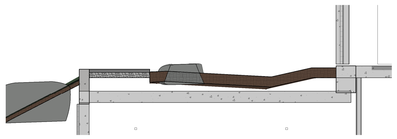
3/16" = 1'-0"



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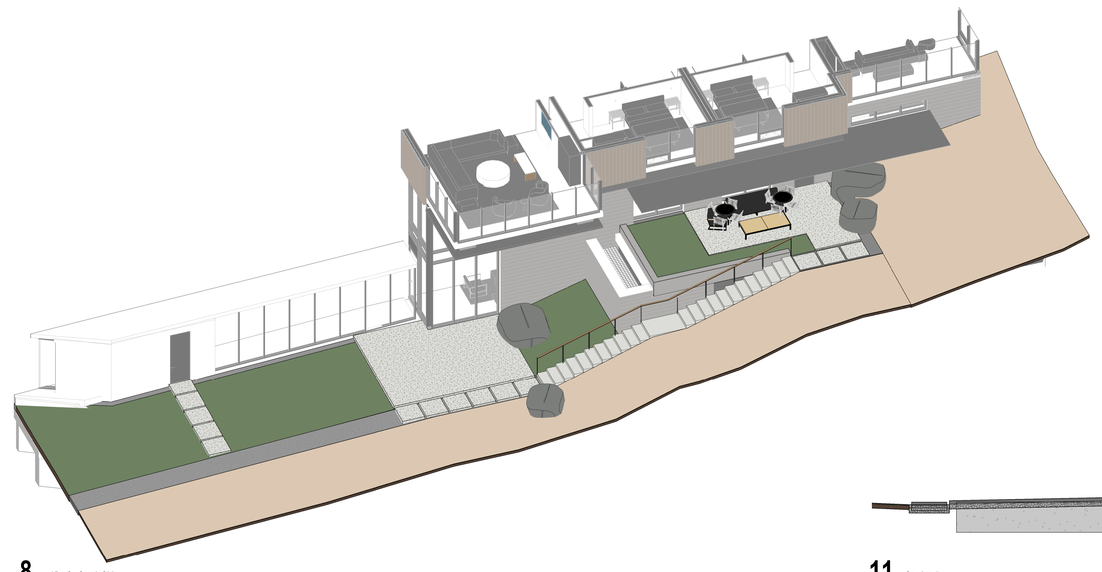

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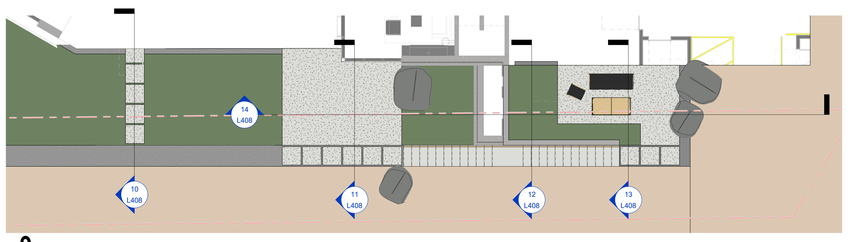

9 Bldg C - South Side
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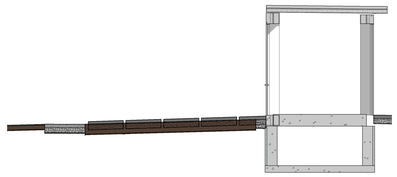

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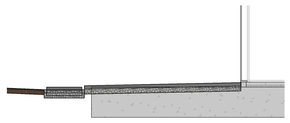

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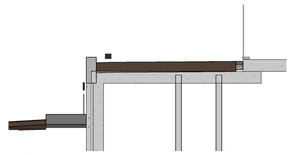

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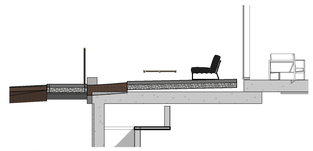

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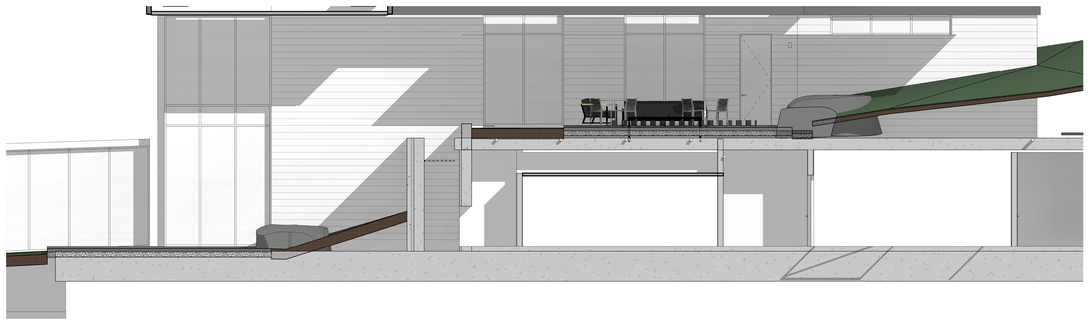

14 Section 8
3/16" = 1'-0"

KEYNOTES

01 PAVEMENT, RAMPS, AND CURBS

Keynote		Detail	SF
1/PV-AGMP			1,707 SF
1/PV-C	Concrete 4" - Sawcut Scoring	2/L401	2,215 SF
1/PV-CAW4	Concrete 4"- White with Acid Wash with Sawcut Scoring	1/L401	21,801 SF
1/PV-CIC	Concrete 4"-Integral Color with Decorative Scoring	1/L401	604 SF
1/PV-CICSB	Concrete 4" - Integral Color with Heavy Sandblast Finish	1/L401	5,195 SF
1/UPV-STN - COPE	Stone Paver - Monolithic - 96x12x12 - Pool Coping	CLOWARD	214 SF
1/UPV-STN-B	Basalt Paver - Monolithic - 96x12x2 - with Conc Base	12/L401	801 SF
1/UPV-STN-B-STEP	Stone Paver - Monolithic - 48x48x6 - Pool Stepping Stone concrete	CLOWARD	131 SF
1/UPV-STN-BRIDGE	Grande Paver - Monolithic - 96x12x2 - with Concrete Base Bridge	12/L401	115 SF
1/UPV-STN-G	Grande Paver - Monolithic - 96x12x2 - with Concrete Base	12/L401	4,890 SF

02 JOINTS

Keynote		Detail	LF

03 SITE STAIRS

Keynote		Detail	SF
3/STRS-C		15/401	997 SF
3/STRS-GR		13/401	2,618 SF

04 SITE WALLS

Keynote		H	L	Detail	VSF / FF
4/CW6-HT12	Hot Tub Wall - 12		92'	CLOWARD	345 SF
4/CW8	8" Concrete Wall Boardform		354'		1,916 SF
4/CW12	12" Concrete Wall Boardform		1,430'		15,091 SF
4/CW12-BASALT	12" Basalt		196'	17/401	936 SF
4/CW24	24" Concrete Wall Boardform		60'		192 SF

***L404-L408 FOR ISOMETRIC AND SECTION VIEWS OF WALLS THEIR ELEVATION RELATIONSHIPS

05 SITE AMENITIES

Keynote		Detail	Count
5/BOULDER	Basalt Boulder	18/401	53
5/FF	Custom Metal Fire Feaure	3/402	4
5/SF-1SEAT	MamaGreen_BNZ011_BONDI BEAU 1-seater 2001	INT DES	21
5/SF-4SEAT	MamaGreen_BNZ023_BONDI BEAU 4-seater	INT DES	12
5/SF-ADCHR	Grand Adirondack Chair - Ipe - The Best Adirondack Chair.com	INT DES	6
5/SF-ADCHR2	MammaGreen_BNZ001_BONDI Adirondack	INT DES	10
5/SF-BTABLE	Bistro Table (TBD with ID)	INT DES	5
5/SF-CHAIR	MamaGreen_Allux_Casual Chair (MZ037)	INT DES	8
5/SF-DINING1	MamaGreen_Allux Dining Table (MZ209)	INT DES	5
5/SF-DINING2	MamaGreen_Allux Dining Table (MZ211)	INT DES	3
5/SF-ONG2	Dining Table (Interior Designer)	INT DES	1
5/SF-LOUNG_1	MamaGreen_Allux_Lounger with wooden wheels (MZ050)	INT DES	8
5/WF-POOL	POOL	CLOWARD	1
5/WF-HT	Hot Tub	CLOWARD	208 SF

06 SITE RAILINGS AND FENCES

Keynote		Detail	LF
6/GR42	Kukio - Flat - Space - Wire Mesh - 42"		27'
6/HR36	Kukio - Posts - Flat - Spaced - 36"		170'
			20'/

**SITE RAILING TO MATCH IN WITH THE OKA DETAIL FOR THE KUKIO HAND / GUARDRAIL ADJUST DESIGN TO MEET THE SPECIFIED VARIATIONS OF NUMBER AND HEIGHT DIFFERENCES

07 SITE LIGHTING

Keynote		Detail	Count

08 SITE DRAINAGE

Keynote		Detail	Count
Keynote		Detail	Length

09 PLANTING AREAS

Keynote		Detail	SF
9/NPA	Slope Stabilization / Native Alpine Groundcover Landscaping Areas	5/602	52,746 SF
9/PA	Planting Area		159,354 SF
9/SOD-LAWN	Lawn		7,237 SF

10 MISCELLANOUS ELEMENTS

Keynote		Detail	Count

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Accessibility Consultant
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MEP Engineer
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principal architect David Harris
project manager Grant Hardy
drawn by Grant Hardy
checked by Checker
job no. 20052
date May 23, 2022

revisions:

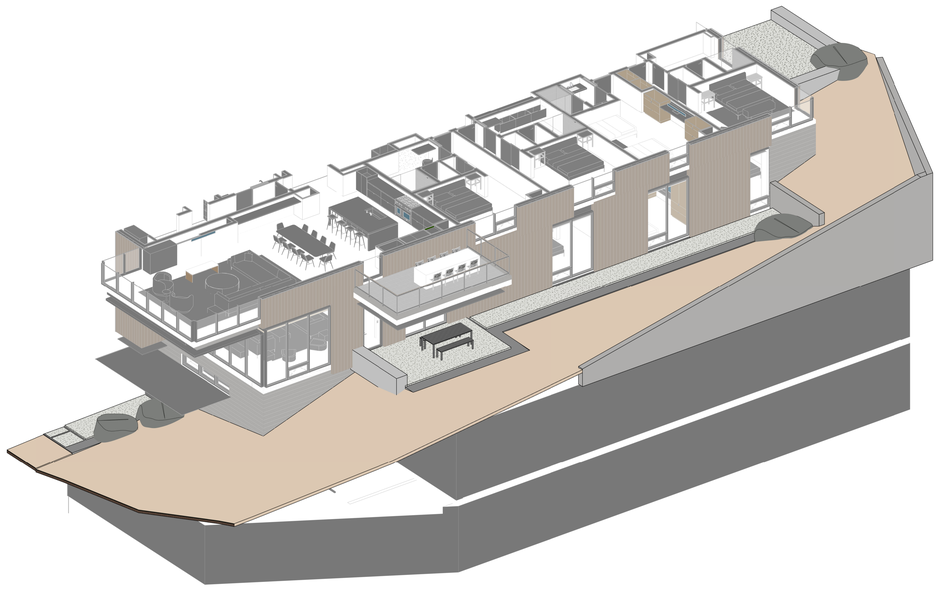
no.	date	by

PRINT CHECK SET

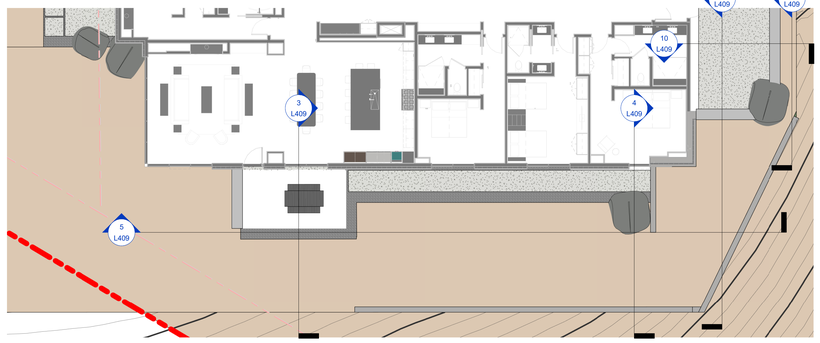
May 23, 2022

SITE DETAILS

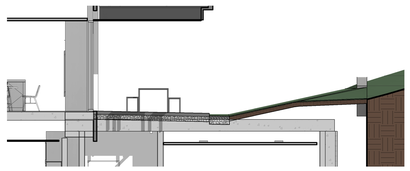
L408



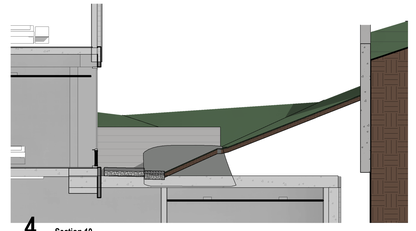
1 3D - C - East Side



2 Bldg C - East Side
1" = 10'-0"

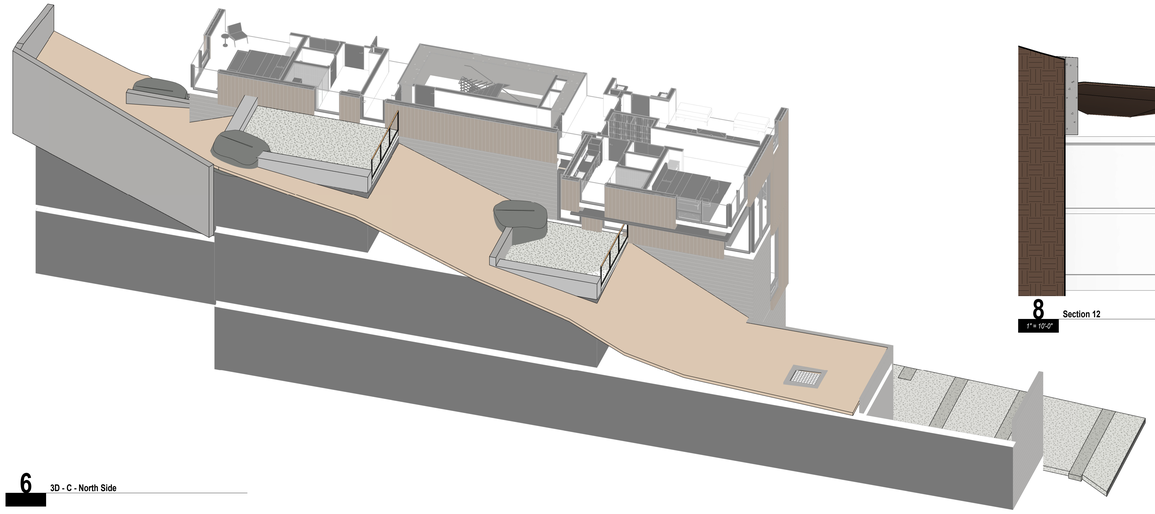


3 Section 9
3/16" = 1'-0"



4 Section 10
3/16" = 1'-0"

5 Section 11
3/16" = 1'-0"



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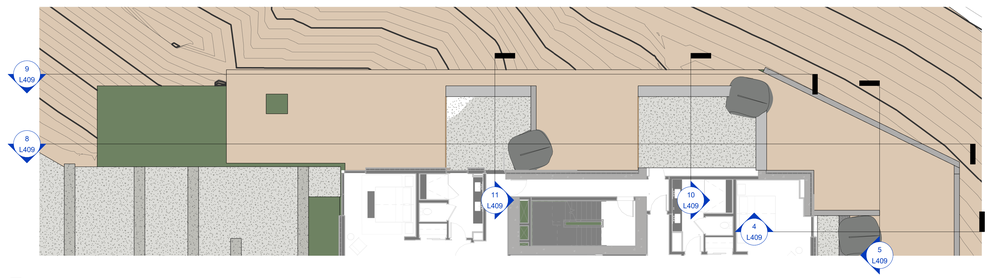

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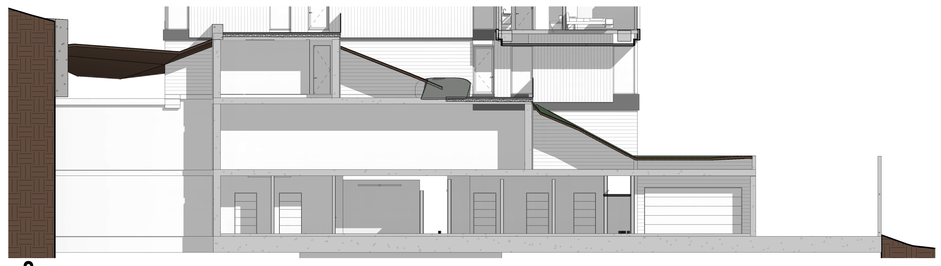

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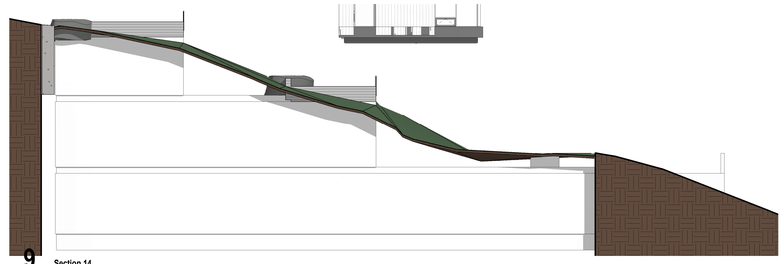

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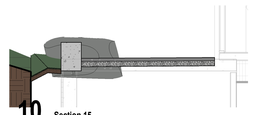

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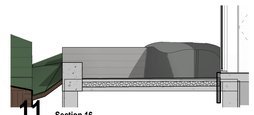

11 Section 16
3/16" = 1'-0"

KEYNOTES

01 PAVEMENT, RAMPS, AND CURBS

Keynote		Detail	SF
1/PV-ACMP			1,707 SF
1/PV-C	Concrete 4" - Sawcut Scoring	2/L401	2,215 SF
1/PV-CAW4	Concrete 4"- White with Acid Wash with Sawcut Scoring	1/L401	21,801 SF
1/PV-DC	Concrete 4"-Integral Color with Decorative Scoring	1/L401	604 SF
1/PV-CICSB	Concrete 4" - Integral Color with Heavy Sandblast Finish	1/L401	5,195 SF
1/UPV-STN - COPE	Stone Paver - Monolithic - 96x12x12 - Pool Coping	CLOWARD	214 SF
1/UPV-STN-B	Basalt Paver - Monolithic - 96x12x2 - with Corc Base	12/L401	801 SF
1/UPV-STN-B-STEP	Stone Paver - Monolithic - 48x48x6 - Pool Stepping Stone concrete	CLOWARD	131 SF
1/UPV-STN-BRIDGE	Grande Paver - Monolithic - 96"x12x2 - with Concrete Base Bridge	12/L401	115 SF
1/UPV-STN-G	Grande Paver - Monolithic - 96"x12x2 - with Concrete Base	12/L401	4,890 SF

02 JOINTS

Keynote	Detail	LF

03 SITE STAIRS

Keynote	Detail	SF
3/STRS-C	15/401	997 SF
3/STRS-GR	13/401	2,618 SF

04 SITE WALLS

Keynote		H	L	Detail	VSF / FF
4/CW6-HT12	Hot Tub Wall - 12	92"		CLOWARD	345 SF
4/CW8	8" Concrete Wall Boardform	354'			1,916 SF
4/CW12	12" Concrete Wall Boardform	1,430'			15,091 SF
4/CW12-BASALT	12" Basalt	196'	174/401		936 SF
4/CW24	24" Concrete Wall Boardform	60'			192 SF

***L404-L409 FOR ISOMETRIC AND SECTION VIEWS OF WALLS THEIR ELEVATION RELATIONSHIPS

05 SITE AMENITIES

Keynote		Detail	Count
5/BOULDER	Basalt Boulder	18/401	53
5/FF	Custom Metal Fire Feaure	3/402	4
5/SF-1SEAT	MamaGreen_BNZ011_BONDI BEAU 1-seater 2001	INT DES	21
5/SF-4SEAT	MamaGreen_BNZ023_BONDI BEAU 4-seater	INT DES	12
5/SF-ADCHR	Grand Adirondack Chair - Ipe - The Best Adirondack Chair.com	INT DES	6
5/SF-ADCHR2	MammaGreen_BNZ001_BONDI Adirondack	INT DES	10
5/SF-BTABLE	Bistro Table (TBD with ID)	INT DES	5
5/SF-CHAIR	MamaGreen_Allux_Casual Chair (MZ037)	INT DES	8
5/SF-DINING1	MamaGreen_Allux Dining Table (MZ209)	INT DES	5
5/SF-DINING2	MamaGreen_Allux Dining Table (MZ211)	INT DES	3
5/SF-ONG2	Dining Table (Interior Designer)	INT DES	1
5/SF-LOUNG_1	MamaGreen_Allux_Lounger with wooden wheels (MZ050)	INT DES	8
5/WF-POOL	POOL	CLOWARD	1
5/WF-HT	Hot Tub	CLOWARD	208 SF

06 SITE RAILINGS AND FENCES

Keynote		Detail	LF
6/GR42	Kukio - Flat - Space - Wire Mesh - 42"		27'
6/HR36	Kukio - Posts - Flat - Spaced - 36"		170'
			201'

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07 SITE LIGHTING

Keynote	Detail	Count

08 SITE DRAINAGE

Keynote	Detail	Count
Keynote	Detail	Length

09 PLANTING AREAS

Keynote		Detail	SF
9/NPA	Slope Stabilization / Native Alpine Groundcover Landscaping Areas	5/602	52,746 SF
9/PA	Planting Area		159,354 SF
9/SOD-LAWN	Lawn		7,237 SF

10 MISCELLANOUS ELEMENTS

Keynote	Detail	Count

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MEP Engineer
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principal architect David Harris
project manager Grant Hardy
drawn by Grant Hardy
checked by Checker
job no. 20052
date May 23, 2022

revisions:

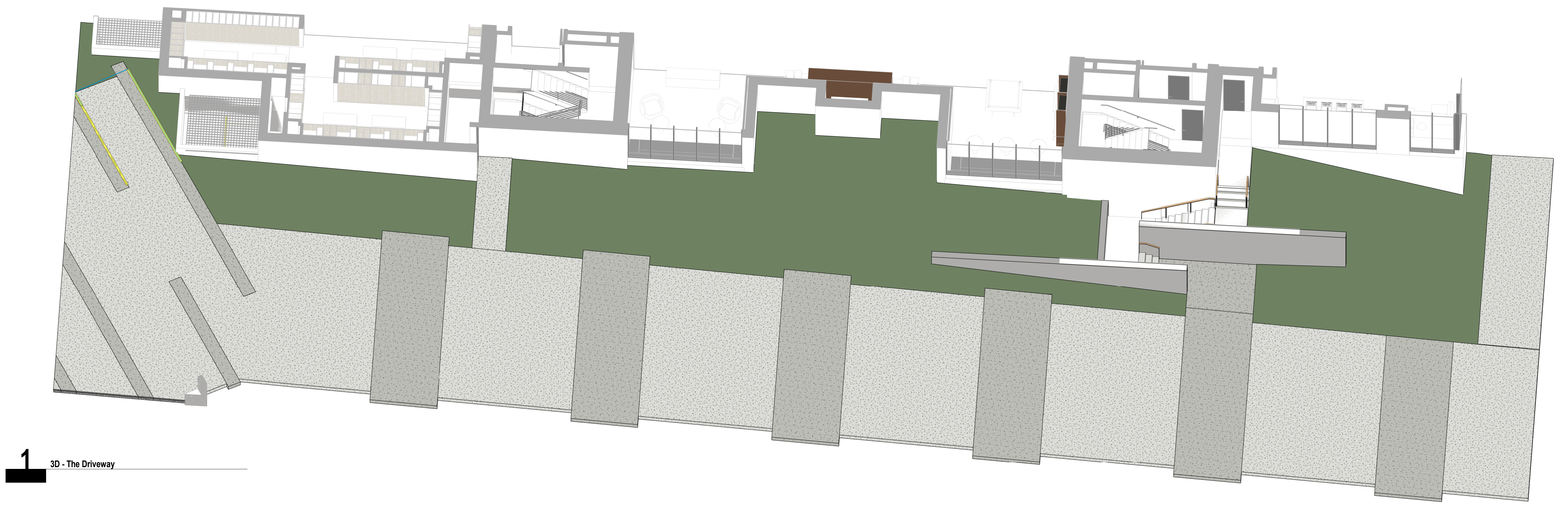
no. date by

PRINT CHECK SET

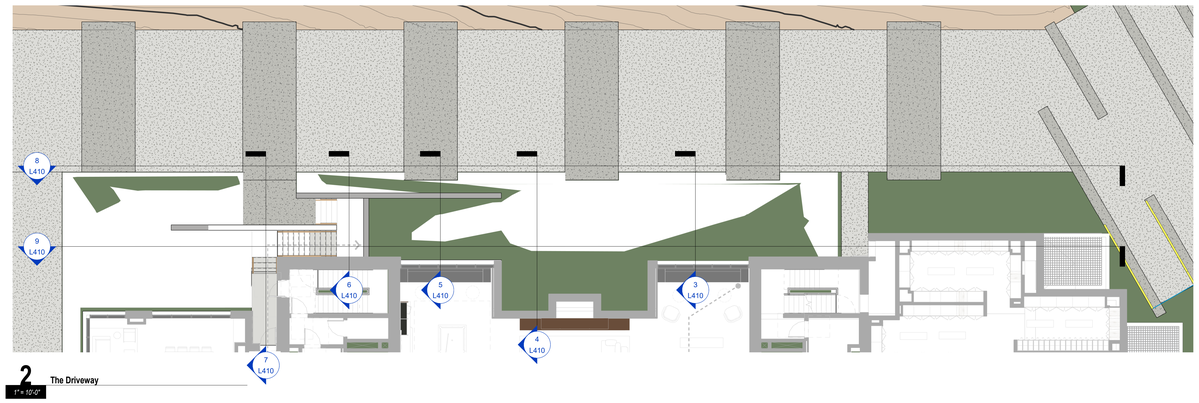
May 23, 2022

SITE DETAILS

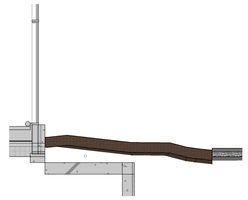
L409



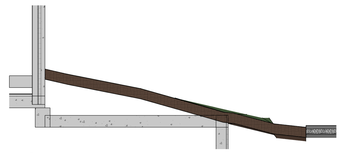
1 3D - The Driveway



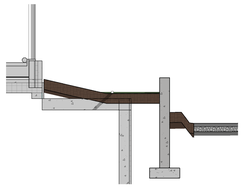
2 The Driveway
1" = 10'-0"



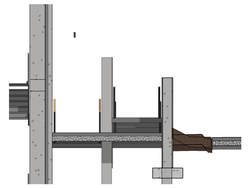
3 Driveway - Section 1
3/16" = 1'-0"



4 Driveway - Section 2
3/16" = 1'-0"



5 Driveway - Section 3
3/16" = 1'-0"



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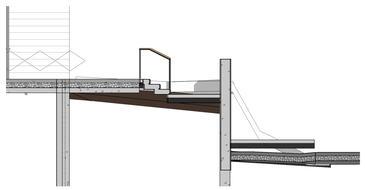
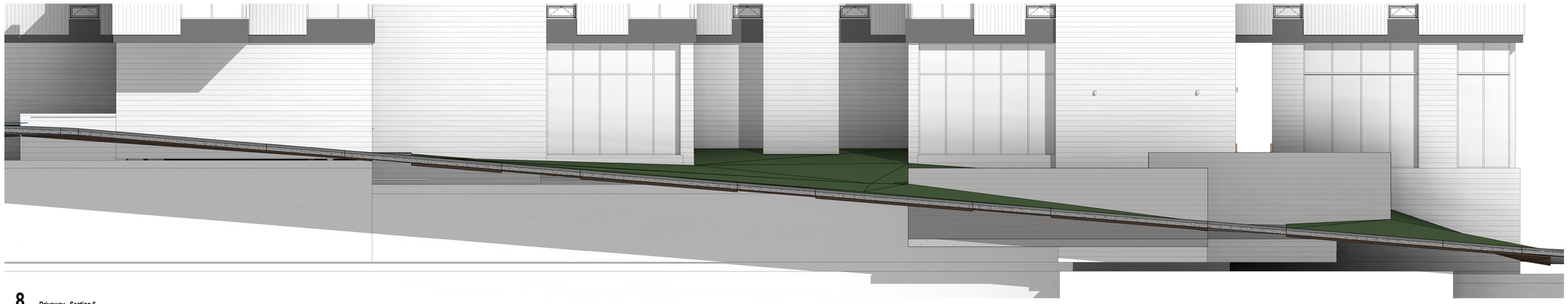
3/16" = 1'-0"



7 Driveway - Section 5
3/16" = 1'-0"



8 Driveway - Section 6
3/16" = 1'-0"

9 Driveway - Section 7
3/16" = 1'-0"

KEYNOTES

01 PAVEMENT, RAMPS, AND CURBS

Keynote		Detail	SF
1/PV-AGMP			1,707 SF
1/PV-C	Concrete 4" - Sawcut Scoring	2/L401	2,215 SF
1/PV-CAW4	Concrete 4"- White with Acid Wash with Sawcut Scoring	1/L401	21,801 SF
1/PV-CIC	Concrete 4"-Integral Color with Decorative Scoring	1/L401	604 SF
1/PV-CICSB	Concrete 4" - Integral Color with Heavy Sandblast Finish	1/L401	5,195 SF
1/UPV-STN-COPE	Stone Paver - Monolithic - 96x12x12 - Pool Coping	CLOWARD	214 SF
1/UPV-STN-B	Basalt Paver - Monolithic - 96x12x2 - with Conc Base	12/L401	801 SF
1/UPV-STN-B-STEP	Stone Paver - Monolithic - 48x48x6 - Pool Stepping Stone concrete	CLOWARD	131 SF
1/UPV-STN-BRIDGE	Grande Paver - Monolithic - 96'x12x2 - with Concrete Base Bridge	12/L401	115 SF
1/UPV-STN-G	Grande Paver - Monolithic - 96'x12x2 - with Concrete Base	12/L401	4,890 SF

02 JOINTS

Keynote	Detail	LF

03 SITE STAIRS

Keynote	Detail	SF
3/STRS-C	15/401	997 SF
3/STRS-GR	13/401	2,618 SF

04 SITE WALLS

Keynote		H	L	Detail	VSF / FF
4/CIW6-HT12	Hot Tub Wall - 12	92"	CLOWARD		345 SF
4/CIW8	8" Concrete Wall Boardform	354'			1,916 SF
4/CIW12	12" Concrete Wall Boardform	1,430'			15,091 SF
4/CW12-BASALT	12" Basalt	196'	174/01		936 SF
4/CW24	24" Concrete Wall Boardform	60'			192 SF

***L404-L409 FOR ISOMETRIC AND SECTION VIEWS OF WALLS THEIR ELEVATION RELATIONSHIPS

05 SITE AMENITIES

Keynote		Detail	Count
5/BOULDER	Basalt Boulder	18/401	53
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5/SF-4SEAT	MamaGreen_BNDO23_BONDI BEAU 4-seater	INT DES	12
5/SF-ADCHR	Grand Adirondack Chair - Ipe - The Best Adirondack Chair.com	INT DES	6
5/SF-ADCHR2	MammaGreen_BNDO01_BONDI Adirondack	INT DES	10
5/SF-BTABLE	Bistro Table (TBD with ID)	INT DES	5
5/SF-CHAIR	MamaGreen_Allux_Casual Chair (MZ037)	INT DES	8
5/SF-DINING1	MamaGreen_Allux Dining Table (MZ039)	INT DES	5
5/SF-DINING2	MamaGreen_Allux Dining Table (MZ211)	INT DES	3
5/SF-ONG2	Dining Table (Interior Designer)	INT DES	1
5/SF-LOUNG_1	MamaGreen_Allux_Lounger with wooden wheels (MZ050)	INT DES	8
5/WF-POOL	POOL	CLOWARD	1
5/WF-HT	Hot Tub	CLOWARD	208 SF

06 SITE RAILINGS AND FENCES

Keynote		Detail	LF
6/GR42	Kukio - Flat - Space - Wire Mesh - 42"		27'
6/HR36	Kukio - Posts - Flat - Spaced - 36"		170'
			201'

**SITE RAILING TO MATCH IN WITH THE OKA DETAIL FOR THE KUKIO HAND / GUARDRAIL. ADJUST DESIGN TO MEET THE SPECIFIED VARIATIONS OF NO.MESH AND HEIGHT DIFFERENCES

07 SITE LIGHTING

Keynote	Detail	Count

08 SITE DRAINAGE

Keynote	Detail	Count
Keynote	Detail	Length

09 PLANTING AREAS

Keynote		Detail	SF
9/NPA	Slope Stabilization / Native Alpine Groundcover Landscaping Areas	5/802	52,746 SF
9/PA	Planting Area		159,354 SF
9/SOD-LAWN	Lawn		7,237 SF

10 MISCELLANOUS ELEMENTS

Keynote	Detail	Count

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principal architect: David Harris
project manager: Grant Hardy
drawn by: Grant Hardy
checked by: Checker
job no. 20052
date May 23, 2022

revisions:

no.	date	by

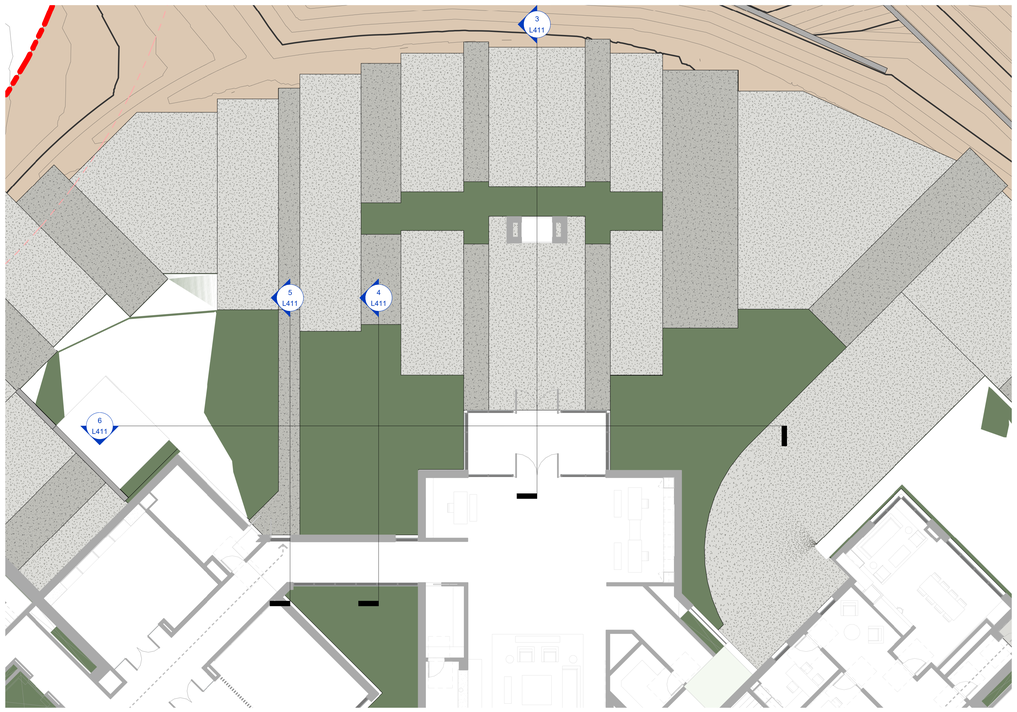
PRINT CHECK SET

May 23, 2022

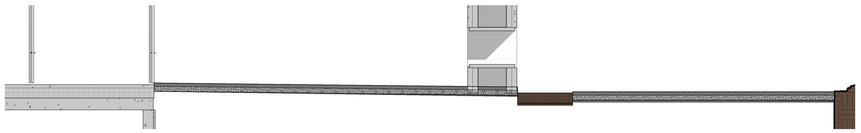
SITE DETAILS

L410

1 3D - The Lobby Entry



2 The Lobby Entry
1" = 10'-0"



3 Lobby Entry - Section 1
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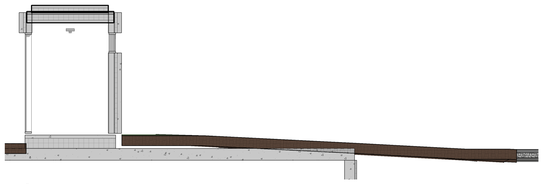
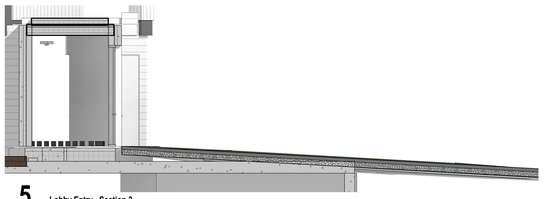


4 Lobby Entry - Section 2
3/16" = 1'-0"



5 Lobby Entry - Section 3
3/16" = 1'-0"

6 Lobby Entry - Section 4
3/16" = 1'-0"

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5/SF-CHAIR	MamaGreen_Alux_Casual Chair (MZ037)	INT DES	8
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5/SF-DNG2	Dining Table (Interior Designer)	INT DES	1
5/SF-LOUNG_1	MamaGreen_Alux_Lounger with wooden wheels (MZ050)	INT DES	8
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Keynote		Detail	Count

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Keynote		Detail	Count

Keynote		Detail	Length

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Keynote		Detail	SF
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project manager Grant Hardy
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revisions:

no.	date	by

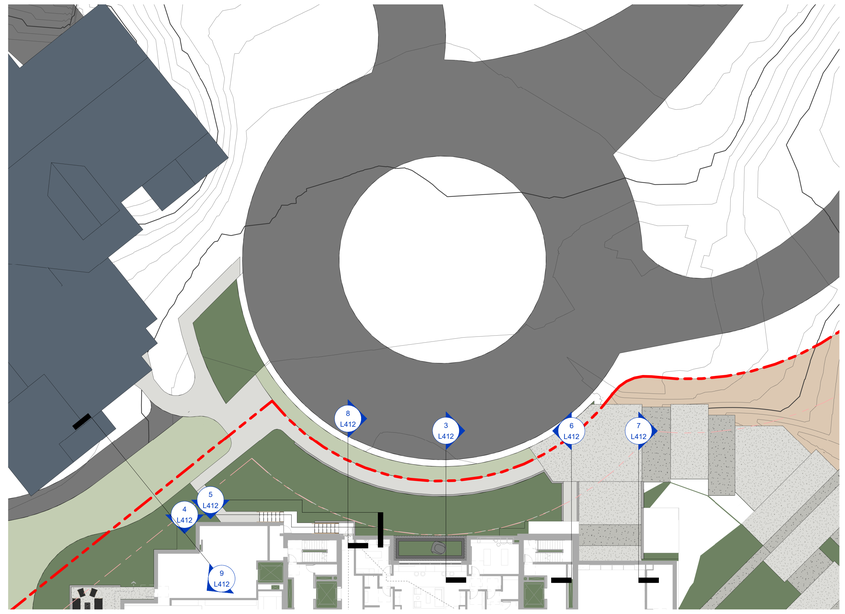
PRINT CHECK SET

May 23, 2022

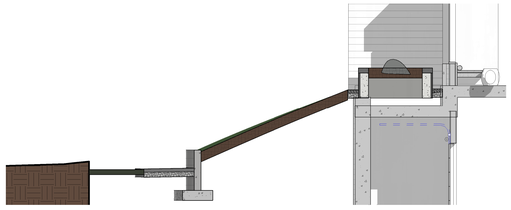
SITE DETAILS

L411

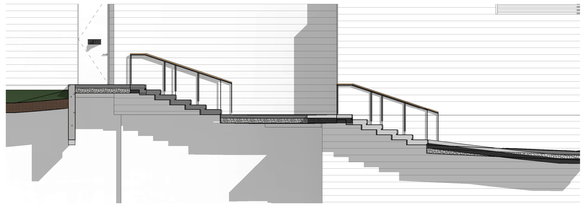
1 3D - Roundabout



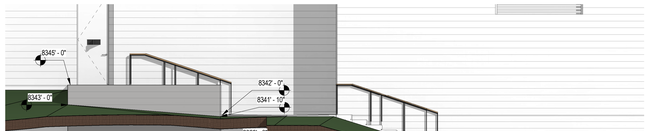
2 Site Plan - Roundabout
1" = 20'-0"



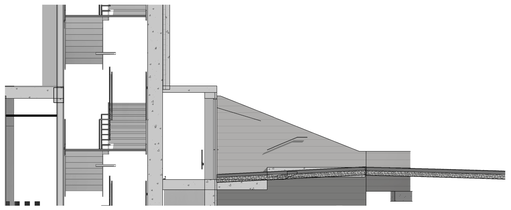
3 Section - Roundabout 1
3/16" = 1'-0"



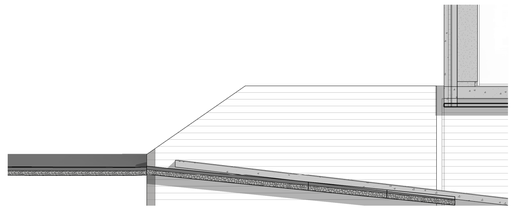
4 Section - Roundabout 2
3/16" = 1'-0"



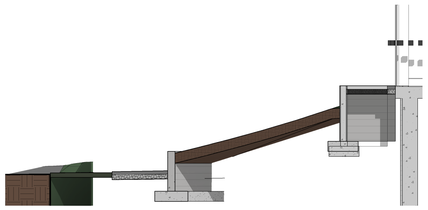
5 Section - Roundabout 3
3/16" = 1'-0"



6 Section - Roundabout 4
3/16" = 1'-0"



7 Section - Roundabout 5
3/16" = 1'-0"



8 Section - Roundabout 6
3/16" = 1'-0"

9 Section - Roundabout 7
3/16" = 1'-0"

KEYNOTES

01 PAVEMENT, RAMPS, AND CURBS

Keynote		Detail	SF
1/PV-AGMP			1,707 SF
1/PV-C	Concrete 4" - Sawcut Scoring	2/L401	2,215 SF
1/PV-CAW4	Concrete 4"- White with Acid Wash with Sawcut Scoring	1/L401	21,801 SF
1/PV-OC	Concrete 4"-Integral Color with Decorative Scoring	1/L401	604 SF
1/PV-CICSB	Concrete 4" - Integral Color with Heavy Sandblast Finish	1/L401	5,195 SF
1/UPV-STN-COPE	Stone Paver - Monolithic - 96x12x12 - Pool Coping	CLOWARD	214 SF
1/UPV-STN-B	Basalt Paver - Monolithic - 96x12x2 - with Conc Base	12/L401	801 SF
1/UPV-STN-B-STEP	Stone Paver - Monolithic - 48x48x6 - Pool Stepping Stone concrete	CLOWARD	131 SF
1/UPV-STN-BRIDGE	Grande Paver - Monolithic - 96"x12x2 - with Concrete Base Bridge	12/L401	115 SF
1/UPV-STN-G	Grande Paver - Monolithic - 96"x12x2 - with Concrete Base	12/L401	4,890 SF

02 JOINTS

Keynote	Detail	LF

03 SITE STAIRS

Keynote	Detail	SF
3/STRS-C	15/401	997 SF
3/STRS-GR	13/401	2,618 SF

04 SITE WALLS

Keynote		H	L	Detail	VSF / FF
4/CW6-HT12	Hot Tub Wall - 12	92"		CLOWARD	345 SF
4/CW8	8" Concrete Wall Boardform	354'			1,916 SF
4/CW12	12" Concrete Wall Boardform	1,430'			15,091 SF
4/CW12-BASALT	12" Basalt	196'	17/401		936 SF
4/CW24	24" Concrete Wall Boardform	60'			192 SF

***L404-L409 FOR ISOMETRIC AND SECTION VIEWS OF WALLS THEIR ELEVATION RELATIONSHIPS

05 SITE AMENITIES

Keynote		Detail	Count
5/BOULDER	Basalt Boulder	18/401	53
5/FF	Custom Metal Fire Feaure	3/402	4
5/SF-1SEAT	MamaGreen_BND011_BONDI BEAU 1-seater (MZ0)	INT DES	21
5/SF-4SEAT	MamaGreen_BND023_BONDI BEAU 4-seater	INT DES	12
5/SF-ADCHR	Grand Adirondack Chair - Ipe - The Best Adirondack Chair com	INT DES	6
5/SF-ADCHR2	MammaGreen_BND001_BONDI Adirondack	INT DES	10
5/SF-BTABLE	Bistro Table (TBD with ID)	INT DES	5
5/SF-CHAIR	MamaGreen_Allux_Casual Chair (MZ037)	INT DES	8
5/SF-DINING1	MamaGreen_Allux Dining Table (MZ039)	INT DES	5
5/SF-DINING2	MamaGreen_Allux Dining Table (MZ211)	INT DES	3
5/SF-ONG2	Dining Table (Interior Designer)	INT DES	1
5/SF-LOUNG_1	MamaGreen_Allux_Lounger with wooden wheels (MZ050)	INT DES	8
5/WF-POOL	POOL	CLOWARD	1
5/WF-HT	Hot Tub	CLOWARD	208 SF

06 SITE RAILINGS AND FENCES

Keynote		Detail	LF
6/GR42	Kukio - Flat - Space - Wire Mesh - 42"		27'
6/HR36	Kukio - Posts - Flat - Spaced - 36"		175'
			201'

***SITE RAILING TO MATCH IN WITH THE OKA DETAIL FOR THE KUKIO HAND / GUARDRAIL. ADJUST DESIGN TO MEET THE SPECIFIED VARIATIONS OF NO.MESH AND HEIGHT DIFFERENCES

07 SITE LIGHTING

Keynote	Detail	Count

08 SITE DRAINAGE

Keynote	Detail	Count

Keynote	Detail	Length

09 PLANTING AREAS

Keynote		Detail	SF
9/NPA	Slope Stabilization / Native Alpine Groundcover Landscaping Areas	5/802	52,746 SF
9/PA	Planting Area		159,354 SF
9/SOD-LAWN	Lawn		7,237 SF

10 MISCELLANOUS ELEMENTS

Keynote	Detail	Count

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project manager: Grant Hardy
drawn by: Grant Hardy
checked by: Checker
job no. 20052
date May 23, 2022

revisions:

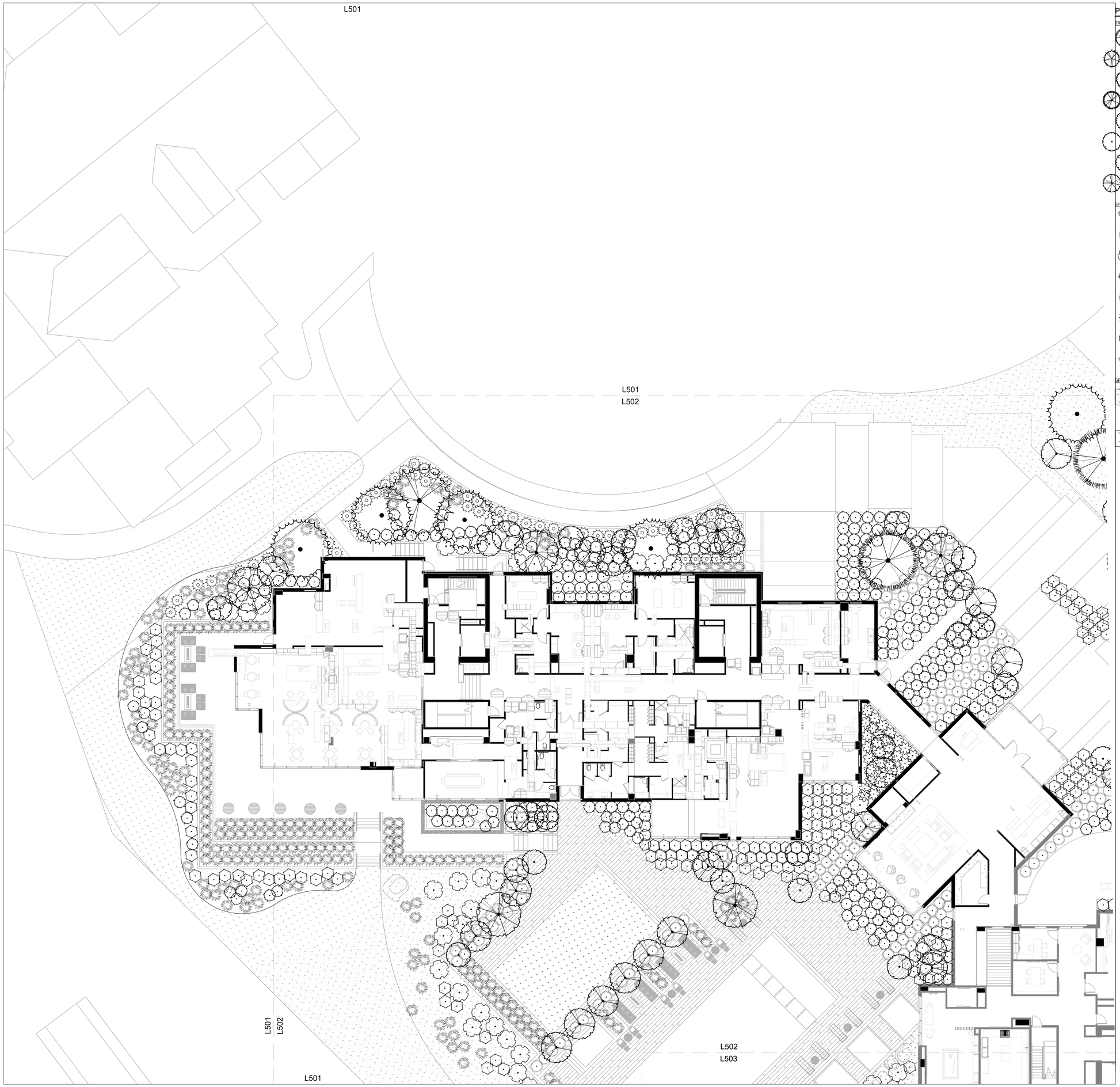
no.	date	by

PRINT CHECK SET

May 23, 2022

SITE DETAILS

L412



PLANT SCHEDULE

TREES	QTY	COMMON / BOTANICAL NAME	SIZE
	1	AMUR MAPLE ACER GINNALA	2" CAL
	2	COLORADO SPRUCE PICEA PUNGENS	12` HT
	5	COLORADO SPRUCE PICEA PUNGENS	8` HT
	2	DOUGLAS FIR PSEUDOTSUGA MENZIESII	15` HT
	1	JAPANESE MAPLE ACER PALMATUM	2" CAL
	50	QUAKING ASPEN POPULUS TREMULOIDES	1" CAL
	40	QUAKING ASPEN POPULUS TREMULOIDES	2" CAL
	8	QUAKING ASPEN POPULUS TREMULOIDES	3" CAL

SHRUBS	QTY	COMMON / BOTANICAL NAME	SIZE
	292	ARCTIC FIRE RED TWIG DOGWOOD CORNUS SERICEA `FARROW` TM	5 GAL
	159	DWARF JAPANESE YEW TAXUS CUSPIDATA 'NANA'	5 GAL
	86	DWARF PURPLE OSIER WILLOW SALIX PURPUREA 'NANA'	5 GAL
	379	GRO-LOW FRAGRANT SUMAC RHUS AROMATICA 'GRO-LOW'	5 GAL
	420	HAMELN FOUNTAIN GRASS PENNISETUM ALOPECUROIDES 'HAMELN'	1 GAL
	203	KINNIKINNICK ARCTOSTAPHYLOS UVA-URSI	1 GAL
	19	OREGON GRAPE BERBERIS AQUIFOLIUM	1 GAL
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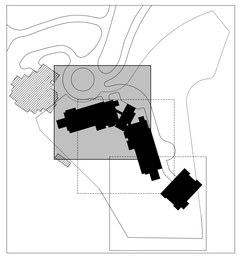
GROUND COVERS	QTY	COMMON / BOTANICAL NAME	SIZE
	62,549 SF	BIONATIVE SOD NOTE: SPECIFIED NATIVE WILDFLOWER SEED MIX SEEDED INTO BIO NATIVE SOD AFTER SOD INSTALLATION.	SOD
	6,186 SF	BUFFALO GRASS BUCHLOE DACTYLOIDES	SOD



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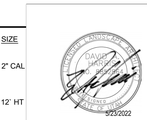

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checked by Checker
job no. 2092
date May 20, 2022

revisions:

no.	date	by

PERMIT SET

May 20, 2022

PLANTING PLAN

L501

PLANT SCHEDULE

TREES	QTY	COMMON / BOTANICAL NAME	SIZE
	1	AMUR MAPLE ACER GINNALA	2" CAL
	2	COLORADO SPRUCE PICEA PUNGENS	12` HT
	5	COLORADO SPRUCE PICEA PUNGENS	8` HT
	2	DOUGLAS FIR PSEUDOTSUGA MENZIESII	15` HT
	1	JAPANESE MAPLE ACER PALMATUM	2" CAL
	50	QUAKING ASPEN POPULUS TREMULOIDES	1" CAL
	40	QUAKING ASPEN POPULUS TREMULOIDES	2" CAL
	8	QUAKING ASPEN POPULUS TREMULOIDES	3" CAL

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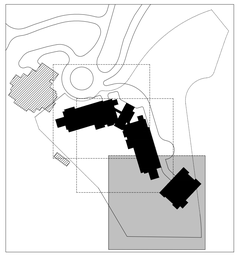
	6,186 SF	BUFFALO GRASS BUCHLOE DACTYLOIDES	SOD



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DAVID HARRIS ARCHITECT — 5/23/2022

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revisions:

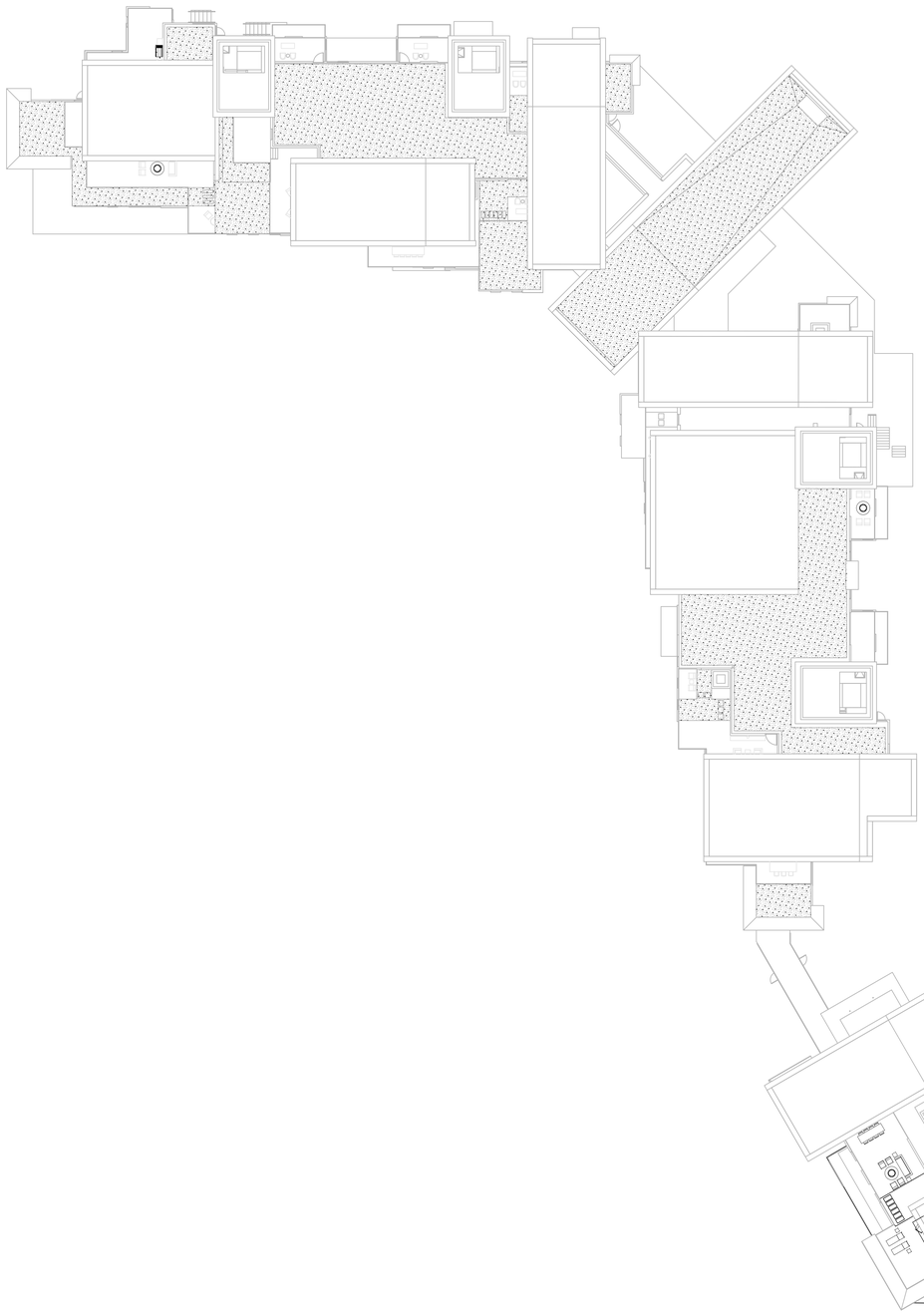
no.	date	by

PERMIT SET

May 20, 2022

PLANTING PLAN

L503



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N

0 4' 8' 12' 16' 32' 48'

KEYMAP 1

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BUILDING PERMIT SET

May 23, 2022

PLANTING PLAN

L504

SECTION 02930

EXTERIOR PLANTS

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Plants.
2. Planting soils.
3. Tree stabilization.
4. Landscape edgings.

Related Sections:

1. Section 02819 "Underground Sprinkler Irrigation System."

1.2 DEFINITIONS

A. Backfill: The earth used to replace or the act of replacing earth in an excavation.

B. Container-Grown Stock: Healthy, vigorous, well-rooted plants grown in a container, with a well-established root system reaching sides of container and maintaining a firm ball when removed from container. Container shall be rigid enough to hold ball shape and protect root mass during shipping and be sized according to ANSI Z60.1 for type and size of plant required.

C. Duff Layer: The surface layer of native topsoil that is composed of mostly decayed leaves, twigs, and detritus.

D. Finish Grade: Elevation of finished surface of planting soil.

E. Manufactured Topsoil: Soil produced off-site by homogeneously blending mineral soils or sand with stabilized organic soil amendments to produce topsoil or planting soil.

F. Pesticide: A substance or mixture intended for preventing, destroying, repelling, or mitigating a pest. This includes insecticides, miticides, herbicides, fungicides, rodenticides, and molluscicides. It also includes substances or mixtures intended for use as a plant regulator, defoliant, or desiccant.

G. Pests: Living organisms that occur where they are not desired, or that cause damage to plants, animals, or people. These include insects, mites, grubs, mollusks (snails and slugs), rodents (gophers, moles, and mice), unwanted plants (weeds), fungi, bacteria, and viruses.

H. Planting Area: Areas to be planted.

I. Planting Soil: Standardized topsoil; existing, native surface topsoil; existing, in-place surface soil; imported topsoil; or manufactured topsoil that is modified with soil amendments and perhaps fertilizers to produce a soil mixture best for plant growth.

J. Plant; Plants; Plant Material: These terms refer to vegetation in general, including trees, shrubs, vines, ground covers, ornamental grasses, bulbs, corms, tubers, or herbaceous vegetation.

K. Root Flare: Also called "trunk flare." The area at the base of the plant's stem or trunk where the stem or trunk broadens to form roots; the area of transition between the root system and the stem or trunk.

L. Stem Girdling Roots: Roots that encircle the stems (trunks) of trees below the soil surface.

M. Subgrade: Surface or elevation of subsoil remaining after excavation is complete, or the top surface of a fill or backfill before planting soil is placed.

N. Subsoil: All soil beneath the topsoil layer of the soil profile, and typified by the lack of organic matter and soil organisms.

O. Surface Soil: Soil that is present at the top layer of the existing soil profile at the Project site. In undisturbed areas, the surface soil is typically topsoil; but in disturbed areas such as urban environments, the surface soil can be subsoil.

1.3 SUBMITTALS

A. Product Data: For each type of product indicated, including soils.

1. Plant Materials: Include quantities, sizes, quality, and sources for plant materials.
2. Pesticides and Herbicides: Include product label and manufacturer's application instructions specific to the Project.
3. Plant Photographs: Include color photographs in digital or 3- by 5-inch print format of each required species and size of plant material as it will be furnished to the Project. Take photographs from an angle depicting true size and condition of the typical plant to be furnished. Include a scale rod or other measuring device in each photograph. For species where more than 20 plants are required, include a minimum of three photographs showing the average plant, the best quality plant, and the worst quality plant to be furnished. Identify each photograph with the full scientific name of the plant, plant size, and name of the growing nursery.

B. Samples for Verification: For each of the following:

1. Organic Compost Mulch: 1-quart volume of each organic mulch required; in sealed plastic bags labeled with composition of materials by percentage of weight and source of mulch. Each Sample shall be typical of the lot of material to be furnished; provide an accurate representation of color, texture, and organic makeup.
2. Edging Materials and Accessories: Manufacturer's standard size, to verify color selected.

C. Qualification Data: For qualified landscape Installer. Include list of 5 similar projects completed by Installer demonstrating Installer's capabilities and experience. Include project names, addresses, and year completed, and include names and addresses of owners' contact persons.

D. Product Certificates: For each type of manufactured product, from manufacturer, and complying with the following:

1. Manufacturer's certified analysis of standard products.
2. Analysis of other materials by a recognized laboratory made according to methods established by the Association of Official Analytical Chemists, where applicable.

E. Material Test Reports: For existing native soil for plant mix.

F. Warranty: Sample of special warranty.

1.4 QUALITY ASSURANCE

C. Installer Qualifications: A qualified landscape Installer whose work has resulted in successful establishment of plants.

1. Installer's Field Supervision: Require Installer to maintain an experienced full-time supervisor on Project site when work is in progress.
2. Personnel Certifications: Installer's field supervisor shall have the following certification from the Professional Landcare Network:
   a. Certified Landscape Technician - Exterior, with installation, maintenance, and irrigation specialty area(s), designated CLT-Exterior.
3. Pesticide Applicator: State licensed, commercial..

B. Soil-Testing Laboratory Qualifications: An independent or university laboratory, recognized by the State Department of Agriculture, with the experience and capability to conduct the testing indicated and that specializes in types of tests to be performed.

C. Soil Analysis: For each unamended soil type, furnish soil analysis and a written report by a qualified soil-testing laboratory stating percentages of organic matter; gradation of sand, silt, and clay content; cation exchange capacity; sodium absorption ratio; deleterious material; pH; and mineral and plant-nutrient content of the soil.

1. Testing methods and written recommendations shall comply with USDA's Handbook No. 60.
2. The soil-testing laboratory shall oversee soil sampling; with depth, location, and number of samples to be taken per instructions from Owner's Representative. A minimum of three representative samples shall be taken from varied locations for each soil to be used or amended for planting purposes.
3. Report suitability of tested soil for plant growth.
   a. Based upon the test results, state recommendations for soil treatments and soil amendments to be incorporated. State recommendations in weight per 1000 sq. ft. or volume per cu. yd. for nitrogen, phosphorus, and potash nutrients and soil amendments to be added to produce satisfactory planting soil suitable for healthy, viable plants.
   b. Report presence of problem salts, minerals, or heavy metals, including aluminum, arsenic, barium, cadmium, chromium, cobalt, lead, lithium, and vanadium. If such problem materials are present, provide additional recommendations for corrective action.

D. Provide quality, size, genus, species, and variety of plants indicated, complying with applicable requirements in ANSI Z60.1.

E. Measurements: Measure according to ANSI Z60.1. Do not prune to obtain required sizes.

1. Trees and Shrubs: Measure with branches and trunks or canes in their normal position. Take height measurements from or near the top of the root flare for field-grown stock and container grown stock. Measure main body of tree or shrub for height and spread; do not measure branches or roots tip to tip. Take caliper measurements 6 inches above the root flare for trees up to 4-inch caliper size, and 12 inches above the root flare for larger sizes.
2. Other Plants: Measure with stems, petioles, and foliage in their normal position.

F. Plant Material Observation: Owner's Representative may observe plant material either at place of growth or at site before planting for compliance with requirements for genus, species, variety, cultivar, size, and quality. Owner's Representative retains right to observe trees and shrubs further for size and condition of balls and root systems, pests, disease symptoms, injuries, and latent defects and to reject unsatisfactory or defective material at any time during progress of work. Remove rejected trees or shrubs immediately from Project site.

1. Notify Owner's Representative of sources of planting materials seven days in advance of delivery to site.

G. Preinstallation Conference: Conduct conference at Project site.

1.5 DELIVERY, STORAGE, AND HANDLING

A. Packaged Materials: Deliver packaged materials in original, unopened containers showing weight, certified analysis, name and address of manufacturer, and indication of conformance with state and federal laws if applicable.

B. Bulk Materials:

1. Do not dump or store bulk materials near structures, utilities, walkways and pavements, or on existing turf areas or plants.
2. Provide erosion-control measures to prevent erosion or displacement of bulk materials, discharge of soil-bearing water runoff, and airborne dust reaching adjacent properties, water conveyance systems, or walkways.
3. Accompany each delivery of bulk fertilizers and soil amendments with appropriate certificates.

C. Do not prune trees and shrubs before delivery. Protect bark, branches, and root systems from sun scald, drying, wind burn, sweating, whipping, and other handling and tying damage. Do not bend or bind-tie trees or shrubs in such a manner as to destroy their natural shape. Provide protective covering of plants during shipping and delivery. Do not drop plants during delivery and handling.

D. Handle planting stock by root ball.

E. Deliver plants after preparations for planting have been completed, and install immediately. If planting is delayed more than six hours after delivery, set plants and trees in their appropriate aspect (sun, filtered sun, or shade), protect from weather and mechanical damage, and keep roots moist.

1. Do not remove container-grown stock from containers before time of planting.
2. Water root systems of plants stored on-site deeply and thoroughly with a fine-mist spray. Water as often as necessary to maintain root systems in a moist, but not overly-wet condition.

1.6 PROJECT CONDITIONS

A. Field Measurements: Verify actual grade elevations, service and utility locations, irrigation system components, and dimensions of plantings and construction contiguous with new plantings by field measurements before proceeding with planting work.

B. Interruption of Existing Services or Utilities: Do not interrupt services or utilities to facilities occupied by Owner or others unless permitted under the following conditions and then only after arranging to provide temporary services or utilities according to requirements indicated:

3. Notify Owner's Representative no fewer than two days in advance of proposed interruption of each service or utility.
4. Do not proceed with interruption of services or utilities without Owner's Representative written permission.

C. Planting Restrictions: Coordinate planting periods with maintenance periods to provide required maintenance from date of Substantial Completion.

D. Weather Limitations: Proceed with planting only when existing and forecasted weather conditions permit planting to be performed when beneficial and optimum results may be obtained. Apply products during favorable weather conditions according to manufacturer's written instructions and warranty requirements.

1.7 WARRANTY

When warranties are required, verify with Owner's counsel that special warranties stated in this article are not less than remedies available to Owner under prevailing local laws.

A. Special Warranty: Installer agrees to repair or replace plantings and accessories that fail in materials, workmanship, or growth within specified warranty period.

1. Failures include, but are not limited to, the following:
   a. Death and unsatisfactory growth, except for defects resulting from abuse, lack of adequate maintenance, or neglect by Owner, or incidents that are beyond Contractor's control.
   b. Structural failures including plantings falling or blowing over.
   c. Faulty performance of tree stabilization or edgings.
   d. Deterioration of metals, metal finishes, and other materials beyond normal weathering.
2. Warranty Periods from Date of Substantial Completion:
   a. Trees, Shrubs, Vines, Ground Covers and Ornamental Grasses: 12 months.
   b. Biennials, Perennials, and Other Plants: 12 months or a full growth cycle.
3. Include the following remedial actions as a minimum:
   a. Immediately remove dead plants and replace unless required to plant in the succeeding planting season.
   b. Replace plants that are more than 25 percent dead or in an unhealthy condition at end of warranty period.
   c. A limit of one replacement of each plant will be required except for losses or replacements due to failure to comply with requirements.

1.8 MAINTENANCE SERVICE

A. Initial Maintenance Service: Provide maintenance by skilled employees of landscape Installer. Maintain as required in Part 3. Begin maintenance immediately after plants are installed and continue until plantings are acceptably healthy and well established but for not less than maintenance period below.

1. Maintenance Period: Three months from date of Substantial Completion.

SECTION 02930 - EXTERIOR PLANTS

PART 2 - PRODUCTS

2.1 PLANT MATERIAL

A. General: Furnish nursery-grown plants true to genus, species, variety, cultivar, stem form, shearing, and other features indicated in Plant Schedule or Plant Legend shown on Drawings and complying with ANSI Z60.1 and the Arizona Nursery Association Recommended Average Tree Specifications; and with healthy root systems developed by transplanting or root pruning. Provide well-shaped, fully branched, healthy, vigorous stock, densely foliated when in leaf and free of disease, pests, eggs, larvae, and defects such as knots, sun scald, injuries, abrasions, and disfigurement.

1. Trees with damaged, crooked, or multiple leaders; tight vertical branches where bark is squeezed between two branches or between branch and trunk ("included bark"); crossing trunks; cut-off limbs more than 3/4 inch in diameter; or with stem girdling roots will be rejected.
2. Collected Stock: Do not use plants harvested from the wild, from native stands, from an established landscape planting, or not grown in a nursery unless otherwise indicated.

B. Provide plants of sizes, grades, and ball or container sizes complying with ANSI Z60.1 for types and form of plants required. Plants of a larger size may be used if acceptable to Consultant, with a proportionate increase in size of roots or balls.

C. Root-Ball Depth: Furnish trees and shrubs with root balls measured from top of root ball, which shall begin at root flare according to ANSI Z60.1. Root flare shall be visible before planting.

D. Labeling: Label each plant of each variety, size, and caliper with a securely attached, waterproof tag bearing legible designation of common name and full scientific name, including genus and species. Include nomenclature for hybrid, variety, or cultivar, if applicable for the plant as shown on Drawings.

2.2 INORGANIC SOIL AMENDMENTS

A. Sulfur: Granular, biodegradable, and containing a minimum of 90 percent sulfur, with a minimum of 99 percent passing through No. 6 sieve and a maximum of 10 percent passing through No. 40 sieve.

B. Perlite: Horticultural perlite, soil amendment grade.

C. Agricultural Gypsum: Minimum 90 percent calcium sulfate, finely ground with 90 percent passing through No. 50 sieve.

D. Sand: Clean, washed, natural or manufactured, and free of toxic materials.

2.3 ORGANIC SOIL AMENDMENTS

A. Compost: Well-composted, stable, and weed-free organic matter, pH range of 5.5 to 8; moisture content 35 to 55 percent by weight; 100 percent passing through 3/4-inch sieve; soluble salt content of 5 to 10 decisiemens/m; not exceeding 0.5 percent inert contaminants and free of substances toxic to plantings; and as follows:

1. Feedstock: Agricultural, food, or industrial residuals; biosolids; yard trimmings; or source-separated or compostable mixed solid waste.

B. Sphagnum Peat: Partially decomposed sphagnum peat moss, finely divided or granular texture, with a pH range of 3.4 to 4.8.

C. Muck Peat: Partially decomposed moss peat, native peat, or reed-sedge peat, finely divided or of granular texture, with a pH range of 6 to 7.5, and having a water-absorbing capacity of 1100 to 2000 percent.

D. Wood Derivatives: Decomposed, nitrogen-treated sawdust, ground bark, or wood waste; of uniform texture and free of chips, stones, sticks, soil, or toxic materials.

1. In lieu of decomposed wood derivatives, mix partially decomposed wood derivatives with ammonium nitrate at a minimum rate of 0.15 lb/cu. ft. of loose sawdust or ground bark, or with ammonium sulfate at a minimum rate of 0.25 lb/cu. ft. of loose sawdust or ground bark.

E. Composted Manure: Well-rotted, unleached, stable or cattle manure containing not more than 25 percent by volume of straw, sawdust, or other bedding materials; free of toxic substances, stones, sticks, soil, weed seed, debris, and material harmful to plant growth.

2.4 FERTILIZERS

A. Slow-Release Fertilizer: Granular or pelleted fertilizer consisting of 50 percent water-insoluble nitrogen, phosphorus, and potassium in the following composition:

1. Composition: 20 percent nitrogen, 10 percent phosphorous, and 10 percent potassium, by weight.
2. Composition: Nitrogen, phosphorous, and potassium in amounts recommended in soil reports from a qualified soil-testing laboratory.

B. Planting Tablets: Tightly compressed chip type, long-lasting, slow-release, commercial-grade planting fertilizer in tablet form. Tablets shall break down with soil bacteria, converting nutrients into a form that can be absorbed by plant roots.

1. Size: 10-gram tablets.
2. Nutrient Composition: 20 percent nitrogen, 10 percent phosphorous, and 5 percent potassium, by weight plus micronutrients.

C. Chelated Iron: Commercial-grade FeEDDHA for dicots and woody plants, and commercial-grade FeDTPA for ornamental grasses and monocots.

2.5 PLANTING SOILS

A. Planting Soil: Existing, in-place surface soil. Verify suitability of existing surface soil to produce viable planting soil. Remove stones, roots, plants, sod, clods, clay lumps, pockets of coarse sand, concrete slurry, concrete layers or chunks, cement, plaster, building debris, and other extraneous materials harmful to plant growth. Mix surface soil with the following soil amendments in the following quantities to produce planting soil:

1. Ratio of Loose Compost to Surface Soil by Volume: 1:3.

2. Soil Amendments: Weight of soil amendments per 1000 Sq. Ft. to be determined by agronomy soil analysis.

2.6 MULCHES

A. Mineral Mulch: Hard, durable stone, washed free of loam, sand, clay, and other foreign substances, of following type, size range, and color:

1. Type: Landscape Cobble.
2. Size Range: 2 inch minus.
3. Color: Dark Brown (to be approved by owner).

2.7 MOISTURE-CONTROL BARRIERS

A. High Density Polyethylene (HDPE) smooth geomembrane in thickness of 0.75 mm (30 mils), having high tensile strength, chemical resistance, stress-crack resistance, and low temperature properties for moisture containment.

2.8 PESTICIDES

A. General: Pesticide registered and approved by EPA, acceptable to authorities having jurisdiction, and of type recommended by manufacturer for each specific problem and as required for Project conditions and application. Do not use restricted pesticides unless authorized in writing by authorities having jurisdiction.

B. Pre-Emergent Herbicide (Selective and Non-Selective): Effective for controlling the germination or growth of weeds within planted areas at the soil level directly below the mulch layer.

C. Post-Emergent Herbicide (Selective and Non-Selective): Effective for controlling weed growth that has already germinated.

2.9 TREE STABILIZATION MATERIALS

A. Stakes and Guys:

1. Upright and Guy Stakes: Sound, new Lodge Pole wood with wood pressure-preservative treatment, free of knots, holes, cross grain, and other defects, 2" diameter min. by length indicated, pointed at one end.

2. Guys and Tie Wires: ASTM A 641/A 641M, Class 1, galvanized-steel wire, two-strand, twisted, 0.106 inch in diameter.

3. Tree-Tie Rubber Hose: UV-resistant 1/2" diameter garden hose.

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THE CLIENT, AND/OR THE CLIENT'S CONTRACTOR, IS RESPONSIBLE FOR ATTAINING OR PROVIDING THE NECESSARY CONSTRUCTION PERMIT FOR CITY CODE COMPLIANCE.

DAVID HARRIS
5/23/2022

Reserved for permit stamp

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checked by Checker
job no. 20052
date May 23, 2022

revisions:

no. date by

BUILDING PERMIT SET

May 23, 2022

PLANTING SPECIFICATIONS

L600

2.10 MISCELLANEOUS PRODUCTS

A. Wood Pressure-Preservative Treatment: AWPA C2, with waterborne preservative for soil and freshwater use, acceptable to authorities having jurisdiction, and containing no arsenic; including ammoniacal copper arsenate, ammoniacal copper zinc arsenate, and chromated copper arsenate.

B. Antidesiccant: Water-insoluble emulsion, permeable moisture retarder, film forming, for trees and shrubs. Deliver in original, sealed, and fully labeled containers and mix according to manufacturer's written instructions.

C. Burlap: Non-synthetic, biodegradable.

D. Planter Drainage Gravel: Washed, sound crushed stone or gravel complying with ASTM D 448 for Size No. 8.

E. Planter Filter Fabric: Woven geotextile manufactured for separation applications and made of polypropylene, polyolefin, or polyester fibers or combination of them.

F. Mycorrhizal Fungi: Dry, granular inoculant containing at least 5300 spores per lb of vesicular-arbuscular mycorrhizal fungi and 95 million spores per lb of ectomycorrhizal fungi, 33 percent hydrogel, and a maximum of 5.5 percent inert material.

SECTION 02930 - EXTERIOR PLANTS

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine areas to receive plants for compliance with requirements and conditions affecting installation and performance.

1. Verify that no foreign or deleterious material or liquid such as paint, paint washout, concrete slurry, concrete layers or chunks, cement, plaster, oils, gasoline, diesel fuel, paint thinner, turpentine, tar, roofing compound, or acid has been deposited in soil within a planting area.
2. Do not mix or place soils and soil amendments in frozen, wet, or muddy conditions.
3. Suspend soil spreading, grading, and tilling operations during periods of excessive soil moisture until the moisture content reaches acceptable levels to attain the required results.
4. Uniformly moisten excessively dry soil that is not workable and which is too dusty.

B. Proceed with installation only after unsatisfactory conditions have been corrected.

C. If contamination by foreign or deleterious material or liquid is present in soil within a planting area, remove the soil and contamination as directed by Consultant and replace with new planting soil.

3.2 PREPARATION

A. Protect structures, utilities, sidewalks, pavements, and other facilities and turf areas and existing plants from damage caused by planting operations.

B. Install erosion-control measures to prevent erosion or displacement of soils and discharge of soil-bearing water runoff or airborne dust to adjacent properties and walkways.

C. Apply antidesiccant to trees and shrubs using power spray to provide an adequate film over trunks (before wrapping), branches, stems, twigs, and foliage to protect during digging, handling, and transportation.

1. If deciduous trees or shrubs are moved in full leaf, spray with antidesiccant at nursery before moving and again two weeks after planting.

3.3 EXCAVATION FOR TREES AND SHRUBS

A. Planting Pits and Trenches: Excavate circular planting pits with sides slopes vertical. Ensure that root ball will sit on undisturbed base soil to prevent settling. Scarify sides of planting pit smeared or smoothed during excavation.

1. Excavate approximately the width indicated on details in relation to ball diameter for stock.
2. Do not excavate deeper than depth of the root ball, measured from the root flare to the bottom of the root ball.
3. If area under the plant was initially dug too deep, add soil to raise it to the correct level and thoroughly tamp the added soil to prevent settling.
4. Maintain required angles of repose of adjacent materials as shown on the Drawings. Do not excavate subgrades of adjacent paving, structures, hardscapes, or other new or existing improvements.
5. Maintain supervision of excavations during working hours.
6. Keep excavations covered or otherwise protected when unattended by Installer's personnel.

B. Subsoil and topsoil removed from excavations may be used as planting soil.

C. Obstructions: Notify Consultant if unexpected rock or obstructions detrimental to trees or shrubs are encountered in excavations.

1. Hardpan Layer: Drill 6-inch- diameter holes, 24 inches apart, into free-draining strata or to a depth of 10 feet, whichever is less, and backfill with free-draining material.

D. Drainage: Notify Consultant if subsoil conditions evidence unexpected water seepage or retention in tree or shrub planting pits.

E. Fill excavations with water and allow to percolate away before positioning trees and shrubs.

3.4 TREE AND SHRUB PLANTING

A. Before planting, verify that root flare is visible at top of root ball according to ANSI Z60.1. If root flare is not visible, remove soil in a level manner from the root ball to where the top-most root emerges from the trunk. After soil removal to expose the root flare, verify that root ball still meets size requirements.

B. Remove stem girdling roots and kinked roots. Remove injured roots by cutting cleanly; do not break.

C. Set container-grown stock plumb and in center of planting pit or trench with root flare 1 inch above adjacent finish grades.

1. Use planting soil for backfill.
2. Carefully remove root ball from container without damaging root ball or plant.
3. Backfill around root ball in layers, tamping to settle soil and eliminate voids and air pockets. When planting pit is approximately one-half filled, water thoroughly before placing remainder of backfill. Repeat watering until no more water is absorbed.
4. Place planting tablets in each planting pit when pit is approximately one-half filled; in amounts indicated. Place tablets beside the root ball about 1 inch from root tips; do not place tablets in bottom of the hole.
5. Continue backfilling process. Water again after placing and tamping final layer of soil.

D. When planting on slopes, set the plant so the root flare on the uphill side is flush with the surrounding soil on the slope; the edge of the root ball on the downhill side will be above the surrounding soil. Apply enough soil to cover the downhill side of the root ball.

3.5 TREE AND SHRUB PRUNING

A. Remove only dead, dying, or broken branches. Do not prune for shape.

B. Prune, thin, and shape trees, shrubs, and vines according to standard professional horticultural and arboricultural practices. Unless otherwise indicated by Consultant, do not cut tree leaders; remove only injured, dying, or dead branches from trees and shrubs; and prune to retain natural character.

C. Do not apply pruning paint to wounds.

3.6 TREE STABILIZATION

A. Install trunk stabilization as follows unless otherwise indicated:

1. Upright Staking and Tying: Use a minimum of two stakes of length required to penetrate at least 12 inches below bottom of backfilled excavation and to extend at least 72 inches above grade. Set vertical stakes and space to avoid penetrating root balls or root masses.
2. Support trees with two strands of tie wire, connected to the brass grommets of tree-tie webbing at contact points with tree trunk. Allow enough slack to avoid rigid restraint of tree.
3. At one month prior to the end of the warranty period contractor is to perform a field review with the owner to evaluate the stability of the tress and the continuation and or removal of the tree stakes. Contractor to remove stakes and ties of trees deemed to be self supporting. Contractor to ressecure, restake and adjust tree ties for trees that required continued support.

3.7 GROUND COVER AND PLANT PLANTING

A. Set out and space ground cover and plants other than trees and shrubs as indicated in even rows with triangular spacing.

B. Use planting soil for backfill.

C. Dig holes large enough to allow spreading of roots.

D. Work soil around roots to eliminate air pockets and leave a slight saucer indentation around plants to hold water.

E. Water thoroughly after planting, taking care not to cover plant crowns with wet soil.

F. Protect plants from hot sun and wind; remove protection if plants show evidence of recovery from transplanting shock.

3.8 PLANTING AREA MULCHING

A. Organic Mulch: Free from deleterious materials and suitable as a top dressing of trees and shrubs, consisting of one of the following:

B. Type: shredded bark

C. Size Range: 3 inches (76 mm) maximum, 1/2 inch (13 mm) minimum.

3.9 PLANT MAINTENANCE

A. Maintain plantings by pruning, cultivating, watering, weeding, fertilizing, mulching, restoring planting saucers, adjusting and repairing tree-stabilization devices, resetting to proper grades or vertical position, and performing other operations as required to establish healthy, viable plantings. Spray or treat as required to keep trees and shrubs free of insects and disease.

B. Fill in as necessary soil subsidence that may occur because of settling or other processes. Replace mulch materials damaged or lost in areas of subsidence.

C. Apply treatments as required to keep plant materials, planted areas, and soils free of pests and pathogens or disease. Use integrated past management practices whenever possible to minimize the use of pesticides and reduce hazards. Treatments include physical controls such as hosing off foliage, mechanical controls such as traps, and biological control agents.

3.10 PESTICIDE APPLICATION

A. Apply pesticides and other chemical products and biological control agents in accordance with authorities having jurisdiction and manufacturer's written recommendations. Coordinate applications with Owner's operations and others in proximity to the Work. Notify Owner before each application is performed.

B. Pre-Emergent Herbicides (Selective and Non-Selective): Apply to tree, shrub, ground-cover, and landscape cobble areas in accordance with manufacturer's written recommendations. Do not apply to seeded areas.

C. Post-Emergent Herbicides (Selective and Non-Selective): Apply only as necessary to treat already-germinated weeds and in accordance with manufacturer's written recommendations.

3.11 CLEANUP AND PROTECTION

A. During planting, keep adjacent paving and construction clean and work area in an orderly condition.

B. Protect plants from damage due to landscape operations and operations of other contractors and trades. Maintain protection during installation and maintenance periods. Treat, repair, or replace damaged plantings.

C. After installation and before Substantial Completion, remove nursery tags, nursery stakes, tie tape, labels, wire, burlap, and other debris from plant material, planting areas, and Project site.

3.12 DISPOSAL

A. Remove surplus soil and waste material including excess subsoil, unsuitable soil, trash, and debris and legally dispose of them off Owner's property.

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DAVID HARRIS
REGISTERED LANDSCAPE ARCHITECT
STATE OF UTAH
5/23/2022

Reserved for permit stamp

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project manager Grant Hardy
drawn by Grant Hardy
checked by Checker
job no. 2092
date May 23, 2022

revisions:

no. date by

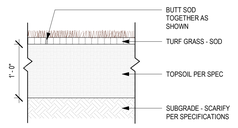
BUILDING PERMIT SET

May 23, 2022

PLANTING SPECIFICATIONS

L601

NOTE:
REFER TO SPECIFICATIONS FOR ADDITIONAL INSTRUCTIONS REGARDING STORAGE CONDITIONS, INSTALLATION PROCEDURES, AND PRODUCT INFORMATION.



1 LAWN - SOD LAYING
1" = 1'-0"

NOTE:
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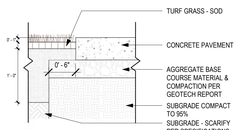

2 LAWN - HARDSCAPE ADJACENT
1" = 1'-0"

NOTE:
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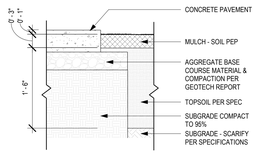

3 SOIL PEP - SHRUB BED
1" = 1'-0"

NOTE:
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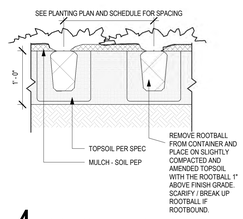
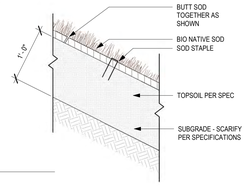


4 GROUNDCOVER PLANTING DETAIL
1" = 1'-0"

NOTE:
1. INSTALL PER MANUFACURER SPECIFICATIONS AND USE FOR ADDITIONAL INSTRUCTIONS REGARDING STORAGE CONDITIONS, INSTALLATION PROCEDURES, AND PRODUCT INFORMATION.
2. STAPLES TO BE USED ON SLOPES GREATER THAN 3:1
3. STAPLES TO BE REMOVED AFTER 3 MONTHS.
4. SOD TO BE INSTALLED. OVERSEED WITH GRANITE SEED WILDFLOWER MIX PER SCHEDULE

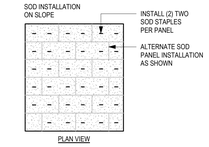
BIONATIVE SOD
MANUFACTURE - BIOGRASS
8630 S REDWOOD RD, WEST JORDAN, UT 84088
CONTACT - 801-891-1717, CLARK@BIOGRASS.COM

NATIVE SEED MIX
MANUFACTURE- GRANITE SEED
1697 W 2100 N, LEHI, UT 84043
CONTACT - JASON SETTER
801-701-9418, JASON@GRANITESEED.COM

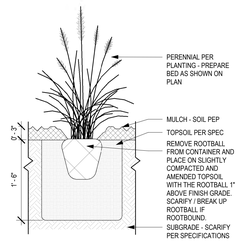


5 BIONATIVE SOD
1" = 1'-0"

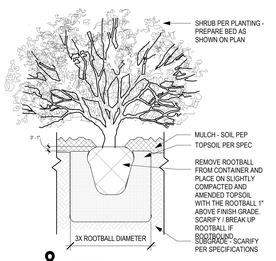
Species	Lbs.	%
Sandberg bluegrass (Poa secunda ssp. sandbergii)	1.00	10.0
Sheep fescue (Festuca ovina)	2.00	20.0
Prairie junegrass (Koeleria macrantha)	0.50	5.0
Western wheatgrass (Pascopyrum smithii)	3.00	30.0
Slender wheatgrass (Elymus trachycaulus ssp. trachycaulus)	2.00	20.0
Western yarrow (Achillea millefolium var. occidentalis)	0.25	2.5
Blue flax (Linum perenne)	0.50	5.0
Lance-leaved coreopsis (Coreopsis lanceolata)	0.75	7.5
TOTAL	10.00	100.0



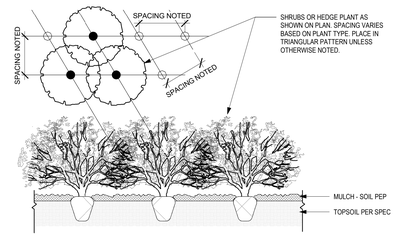
6 PLANT SPACING
1/2" = 1'-0"



7 PERENNIALS
1" = 1'-0"



8 SHRUBS
1" = 1'-0"



9 HEDGE SPACING DETAIL
1/2" = 1'-0"

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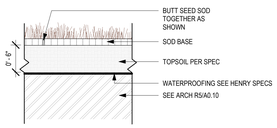
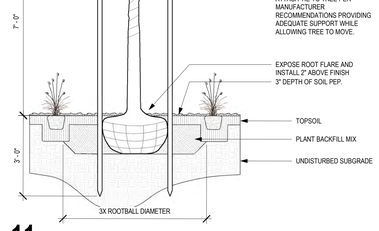
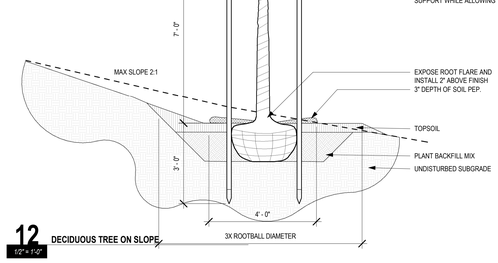


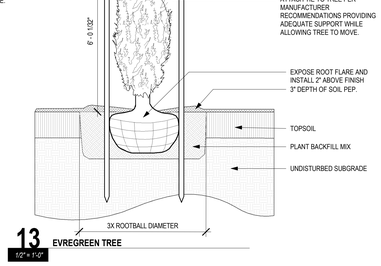
10 INTENSIVE GREEN ROOF
1" = 1'-0"



11 DECIDUOUS TREE IN PLANTING BED
1/2" = 1'-0"



12 DECIDUOUS TREE ON SLOPE
1/2" = 1'-0"



13 EVREGREEN TREE
1/2" = 1'-0"

5/23/2022

Reserved for permit stamp

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project manager...Grant Hardy
drawn by...Grant Hardy
checked by...David Harris
job no. 20052
date May 23, 2022

revisions:

no. date by

BUILDING PERMIT SET

May 23, 2022

PLANTING DETAILS

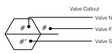
L602

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
H.ADJ T-ADJ	RAIN BIRD R-VAN14 RD-04-SAM-P45-NP TURF ROTARY, 8'-14' 45-270 DEGREES AND 360 DEGREES HAND ADJUSTABLE MULTI-STREAM ROTARY WRD1800 TURF SPRAY BODY ON 4" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET. WITH NON-POTABLE PURPLE CAP.	45
H.ADJ T-ADJ	RAIN BIRD R-VAN18 RD-04-SAM-P45-NP TURF ROTARY, 13'-18' 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY WRD1800 TURF SPRAY BODY ON 4" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET. W/ NON-POTABLE PURPLE CAP.	45
1401 1402	RAIN BIRD RWS-M-B-C-P W/ RWS-SOCK 1401 MINI ROOT WATERING SYSTEM WITH 4" DIAMETER X 18" LONG WITH LOCKING GRATE, SEMI-RIGID MESH TUBE AND RAIN BIRD 1401 0.25 GPM GPM BUBBLER AS INDICATED. WITH CHECK VALVE, PURPLE GRATE, AND SAND SOCK FOR SANDY SOIL.	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	REMOTE CONTROL DRIP VALVE RAINBIRD 1000V NPT W/ 30PSI PRESSURE REGULATOR AND 30 MESH WYE STRAINER
	PVC TO POLY TUBING PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING
	RAIN BIRD ARV050 1/2" AIR RELIEF VALVE, MADE OF QUALITY RUST-PROOF MATERIALS, WITH A 6" DRIP VALVE BOX (SEB 7XB EMITTER BOX). USE WITH INSTALLATION BELOW SOIL. INSTALL AT HIGH POINTS IN DRIP LINE SYSTEM
	AREA TO RECEIVE DRIP EMITTERS BOWSMITH SB SERIES SINGLE OUTLET DRIP EMITTER, BARBED INLET AND OUTLET, GREEN=0.6GPH, BLUE=1.0GPH, RED=2.0GPH, YELLOW=3.0GPH. Emitter Notes: SB-06 0.6gph emitters (2 assigned to each 1 Gal plant) SB-06 0.6gph emitters (2 assigned to each 5 Gal plant)

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAIN BIRD PESB-PRS-D 1" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION. WITH PRESSURE REGULATING MODULE, AND SCRUBBER TECHNOLOGY FOR RELIABLE PERFORMANCE IN DIRTY WATER IRRIGATION APPLICATIONS.
	RAIN BIRD 44-LRC 1" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY.
	LEEMCO STAINLESS STEEL GATE VALVE LGT SIZE PER LINE SS, CLASS 125 304 STAINLESS STEEL,
MV	RAIN BIRD EFB-CP 1" 1", 1-1/4", 1-1/2", 2" BRASS MASTER VALVE, THAT IS CONTAMINATION PROOF W/SELF-FLUSHING FILTER SCREEN. GLOBE CONFIGURATION. RECLAIMED WATER COMPATIBLE, AND PURPLE HANDLE COVER DESIGNATES NON-POTABLE WATER USE.
BF	ZURN WILKINS 375XLB 1" REDUCED PRESSURE PRINCIPLE ASSEMBLY. SIZE 2" WITH LOCKING STEEL CAGE AND 4" CONCRETE HOUSE KEEPING PAD. COORDINATE EXACT PLACEMENT WITH OWNER
C	HYDRO POINT WEATHER TRACK LC+ 16 STATION 2WIRE HIGH-IMPACT PLASTIC NEMA 3R RATED, KEY-LOCK ENTRY, WALL MOUNT ENCLOSURE. INCLUDES METAL MOUNTING PLATE WITH BUILT-IN BUBBLE LEVEL.
HM	HYDRO POINT WTFLOWHD-I-200 2" IRON, HIGH-DEFINITION FLOW SENSOR AND SUB-METER FOR 2" MAINLINES. INSTALL ON DOWNSTREAM SIDE OF BACKFLOW PREVENTER ABOVE GRADE PER DETAIL
M	WATER METER 1-1/4" WATER METER FOR IRRIGATION SEE CIVIL PLANS
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40
	IRRIGATION MAINLINE: PVC SCHEDULE 40



CRITICAL ANALYSIS

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P.O.C. NUMBER: 01	
Water Source Information:	WATER METER FOR IRRIGATION SEE CIVIL PLANS
FLOW AVAILABLE	
Water Meter Size:	1-1/4"
Flow Available	75 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	85.00 PSI
Elevation Change:	25.00 ft
Service Line Size:	3"
Length of Service Line:	20 ft
Pressure Available:	74.00 psi
DESIGN ANALYSIS	
Maximum Station Flow:	20.45 GPM
Flow Available at POC:	75 GPM
Residual Flow Available:	54.55 GPM
Critical Station:	10
Design Pressure:	45 PSI
Friction Loss:	1.93 PSI
Fittings Loss:	0.19 PSI
Elevation Loss:	0 PSI
Loss through Valve:	3.02 PSI
Pressure Req. at Critical Station:	50.14 PSI
Loss for Fittings:	0.3 PSI
Loss for Main Line:	3.02 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	14.05 PSI
Loss for Master Valve:	2.23 PSI
Loss for Water Meter:	0.85 PSI
Critical Station Pressure at POC:	70.59 PSI
Pressure Available:	74 PSI
Residual Pressure Available:	3.41 PSI

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	PSI	PSI @ POC
1	RAIN BIRD PESB-PRS-D	1-1/2"	BUBBLER	16.00	39.33	59.45
2	REMOTE CONTROL DRIP VALVE	3/4"	AREA FOR DRIP EMITTERS	5.88	44.5	59.54
3	REMOTE CONTROL DRIP VALVE	3/4"	AREA FOR DRIP EMITTERS	5.80	44.02	58.77
4	RAIN BIRD PESB-PRS-D	1-1/2"	BUBBLER	13.50	39.7	56.81
5	RAIN BIRD PESB-PRS-D	1-1/2"	BUBBLER	13.50	38.1	54.66
6	REMOTE CONTROL DRIP VALVE	3/4"	AREA FOR DRIP EMITTERS	7.70	44.0	58.96
7	REMOTE CONTROL DRIP VALVE	3/4"	AREA FOR DRIP EMITTERS	4.02	40.99	55.31
8	REMOTE CONTROL DRIP VALVE	3/4"	AREA FOR DRIP EMITTERS	2.98	38.27	52.64
9	REMOTE CONTROL DRIP VALVE	3/4"	AREA FOR DRIP EMITTERS	4.80	43.43	57.94
10	RAIN BIRD PESB-PRS-D	1"	TURF ROTARY	20.45	50.14	70.59
11	REMOTE CONTROL DRIP VALVE	3/4"	AREA FOR DRIP EMITTERS	6.33	45.4	60.39
12	REMOTE CONTROL DRIP VALVE	3/4"	AREA FOR DRIP EMITTERS	3.35	39.17	53.65
13	RAIN BIRD PESB-PRS-D	1"	BUBBLER	10.50	37.49	53.95
14	RAIN BIRD PESB-PRS-D	1"	BUBBLER	6.00	33.11	48.08
15	RAIN BIRD PESB-PRS-D	1"	TURF ROTARY	10.14	47.85	64.23
16	REMOTE CONTROL DRIP VALVE	3/4"	AREA FOR DRIP EMITTERS	0.82	35.81	
17	REMOTE CONTROL DRIP VALVE	3/4"	AREA FOR DRIP EMITTERS	4.47	42.47	
18	REMOTE CONTROL DRIP VALVE	3/4"	AREA FOR DRIP EMITTERS	0.59	35.25	49.57

SLEEVING: CLASS 200 PVC
3 ONE 6", ONE 4", ONE 2" SLEEVE
2 ONE 4", ONE 2" SLEEVE
1 ONE 2" SLEEVE

Pipe Schedule

Maximum Flow Rate - SCH. 40 PVC Plastic Pipe

Pipe Size	Maximum Flow (GPM)
1/2" NOT ALLOWED	
3/4"	5-7
1"	10-12
1 1/4"	16-22
1 1/2"	26-30
2"	50
2 1/2"	70

GENERAL IRRIGATION NOTES

1. THE IRRIGATION CONTRACTOR SHALL BECOME THOROUGHLY FAMILIAR WITH THE SPECIFICATIONS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.

2. INSTALL POP-UP TYPE SPRINKLER HEADS INSTALLED IN LAWN AREAS SO THAT TOP OF SPRINKLER HEAD IS FLUSH WITH ADJACENT SIDEWALK OR CURB.

3. SET SPRINKLER HEADS PERPENDICULAR TO FINISH GRADE OF AREA TO BE IRRIGATED UNLESS OTHERWISE INDICATED ON DRAWINGS.

4. WHEN VERTICAL OBSTRUCTIONS (FIRE HYDRANTS, TREES, LIGHTS, ETC.) INTERFERE WITH SPRAY PATTERN OF SPRINKLER HEADS SO AS TO PREVENT PROPER COVERAGE, ADJUST SPRINKLER SYSTEM BY INSTALLING A QUARTER CIRCLE, HALF CIRCLE, OR ADJUSTABLE CIRCLE SPRINKLER HEAD ON EACH SIDE OF OBSTRUCTION SO AS TO PROVIDE PROPER COVERAGE. CONTRACTOR TO NOTIFY OWNER'S REPRESENTATIVE PRIOR TO MAKING ANY ADJUSTMENTS.

5. SPRINKLER SYSTEM DESIGN IS BASED ON MINIMUM OPERATING PRESSURE AND MAXIMUM FLOW DEMAND SHOWN ON IRRIGATION DRAWINGS AT EACH POINT-OF-CONNECTION. VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT DIFFERENCES BETWEEN WATER PRESSURE INDICATED ON DRAWINGS AND ACTUAL PRESSURE READING AT IRRIGATION POINT-OF-CONNECTION TO OWNER'S AUTHORIZED REPRESENTATIVE.IN THE EVENT PRESSURE DIFFERENCES ARE NOT REPORTED PRIOR TO START OF CONSTRUCTION, CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR REVISIONS.

6. 120 VOLT ELECTRICAL POWER OUTLET AT THE CONTROLLER WILL BE PROVIDED BY GENERAL CONTRACTOR. MAKE FINAL HOOK-UP FROM ELECTRICAL OUTLET TO AUTOMATIC CONTROLLER. ALL WORK TO BE COMPLETED IN ACCORDANCE WITH CURRENT N.E.C.

7. THIS DESIGN IS DIAGRAMMATIC. PIPING, VALVES, ETC. MAY BE SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE AVOID CONFLICTS BETWEEN SPRINKLER SYSTEM, PLANTING AND ARCHITECTURAL FEATURES. NO VALVE BOXES SHALL BE PLACED WITHIN TURF AREAS.

8. FLUSH AND ADJUST SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVER SPRAY ONTO WALKS, ROADWAYS, AND BUILDINGS. THIS INCLUDES SELECTING THE BEST DEGREE OF ARC TO FIT SITE CONDITIONS AND TO THROTTLE FLOW CONTROL AT EACH VALVE TO OBTAIN OPTIMUM PRESSURE FOR EACH SYSTEM.

9. DO NOT WILLFULLY INSTALL SPRINKLER SYSTEM AS INDICATED ON DRAWINGS WHEN IT IS OBVIOUS IN FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES IN AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED DURING DESIGN. BRING SUCH OBSTRUCTIONS OR OR DIFFERENCES TO THE ATTENTION OF OWNER'S AUTHORIZED REPRESENTATIVE. IN EVENT THIS NOTIFICATION IS NOT PERFORMED, CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR REVISIONS.

10. INSTALL PIPE MATERIALS AND EQUIPMENT AS SHOWN IN DETAILS. USE TEFLON TAPE ON PVC MALE PIPE THREADS ON SPRINKLER SWING JOINT AND VALVE ASSEMBLIES.

11. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH GRADE DIFFERENCES, LOCATION OF WALL, RETAINING WALLS, ETC. COORDINATE WORK WITH GENERAL CONTRACTOR AND OTHER SUB-CONTRACTORS FOR LOCATION AND INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, PAVING, STRUCTURES, ETC.

12. IN ADDITION TO SLEEVES SHOWN ON THE DRAWINGS, CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF PIPE SLEEVING AT ALL HARDSCAPE CROSSINGS AND SEPARATE CONTROL WIRE SLEEVES OF SUFFICIENT SIZE UNDER PAVED AREAS.

13. THE FOLLOWING SHOULD BE NOTED REGARDING PIPE SIZING: IF A SECTION OF UNSIZED LATERAL IS LOCATED BETWEEN TWO IDENTICALLY SIZED SECTIONS THE UNSIZED SECTION SHALL BE OF THE SAME SIZE. IN NO CASE SHALL A SECTION OF PIPE BE SMALLER THAN ANY DOWNSTREAM SECTION LOCATED ON THE SAME LATERAL RUN.

14. THE IRRIGATION CONTRACTOR SHALL TURN OVER TO THE OWNER; TWO EACH OF ALL OPERATING KEYS AND SERVICING TOOLS NEEDED FOR COMPLETE ACCESS, ADJUSTMENT, AND REPAIR OF ALL IRRIGATION SYSTEM COMPONENTS. THIS INCLUDES SPECIALIZED TOOLS REQUIRED FOR COMPLETE DISASSEMBLY OF EACH SPRINKLER AND VALVE.

15. IRRIGATION SYSTEM IS DESIGNED FOR NON-POTABLE WATER USAGE. CONTRACTOR TO PROVIDE PURPLE CAPS FOR SPRAYS/ROTORS, AND BRAND "NON POTABLE" ON ALL VALVE BOXES IN 3-INCH HIGH LETTERS.

DRIP IRRIGATION NOTES

1. INSTALL EMITTERS ON UPHILL SIDE OF TREE OR SHRUB IF LOCATED ON A SLOPE.

2. VERIFICATION OF PLANT MATERIAL QUANTITIES AND NUMBER OF EMITTERS PER VALVE STATION IS THE RESPONSIBILITY OF THE CONTRACTOR.

4. DRIP IRRIGATION LINES ARE SHOWN DIAGRAMMATIC FOR CLARITY. INSTALL ALL PIPING IN LANDSCAPE PLANTING AREAS.

5. INSTALL POLYETHYLENE DRIP LATERAL WITHIN PVC SLEEVE WHEN ROUTING UNDER PAVED SURFACES OR THROUGH PLANTER'S WALLS.

6. REFER TO PLANTING LEGEND FOR PLANT MATERIAL NAMES, ABBREVIATIONS, SPECIFIC SIZES, ON-CENTER SPACING AND ADDITIONAL INFORMATION.

7. PROVIDE ONE (1) FLUSH-VALVE ASSEMBLY AT EACH END OF DRIP ZONE LATERAL LATERAL OR AS SHOWN ON PLANS. LOCATE FLUSH-VALVE ASSEMBLY BOXES ADJACENT TO PLANTING BORDERS OR PAVING EDGES FOR MAINTENANCE CONVENIENCE.

8. THE MAXIMUM ALLOWABLE LENGTH DOWNSTREAM OF EACH ZONE CONTROL VALVE FOR THE 3/4" NOMINAL DIAMETER POLYETHELYNE DRIP LATERAL IS 250 FEET. FLOW MUST NOT EXCEED EIGHT (5) GPM. IF THE LENGTH OR FLOW EXCEEDS THE ALLOWABLE AMOUNT AN ADDITIONAL CONNECTION TO A PVC LATERAL WILL BE NECESSARY. IN NO CASE SHALL THE ACTUAL FLOW OF THE DRIP LATERAL BE INCREASED BY MORE THAN 5% THROUGH THE ADDITION OF MORE EMITTERS OR BY CHANGING THE FLOW RATE OF THE EMITTERS.

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DAVID HARRIS — REGISTERED LANDSCAPE ARCHITECT — STATE OF UTAH
5/23/2022

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principal architect David Harris
project manager Grant Hardy
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revisions:

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BUILDING PERMIT SET

May 23, 2022

IRRIGATION GENERAL NOTES

L700

L501

L501
L502

REPAIR EXISTING TURF AND REPLACE
EXISTING IRRIGATION TO PROVIDE
100% HEAD TO HEAD COVERAGE

L501
L502

L502
L503

L501

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
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SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	REMOTE CONTROL DRIP VALVE RAINBIRD 100DV NPT W/ 30PSI PRESSURE REGULATOR AND 30 MESH WYE STRAINER
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	RAIN BIRD ARV050 1/2" AIR RELIEF VALVE, MADE OF QUALITY RUST-PROOF MATERIALS, WITH A 6" DRIP VALVE BOX (SEB 7XB EMITTER BOX). USE WITH INSTALLATION BELOW SOIL. INSTALL AT HIGH POINTS IN DRIP LINE SYSTEM
	AREA TO RECEIVE DRIP EMITTERS BOWSMITH SB SERIES SINGLE OUTLET DRIP EMITTER, BARBED INLET AND OUTLET. GREEN=0.6GPH, BLUE=1.0GPH, RED=2.0GPH, YELLOW=3.0GPH. Emitter Notes: SB-06 0.6gph emitters (2 assigned to each 1 Gal plant) SB-06 0.6gph emitters (2 assigned to each 5 Gal plant)

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M	WATER METER 1-1/4" WATER METER FOR IRRIGATION SEE CIVIL PLANS
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40
	IRRIGATION MAINLINE: PVC SCHEDULE 40

Valve Callout
Valve Number
Valve Flow
Valve Size

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May 23, 2022

IRRIGATION PLAN

L701

L502

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
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Valve Callout
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BUILDING PERMIT SET

May 23, 2022

IRRIGATION PLAN

L702

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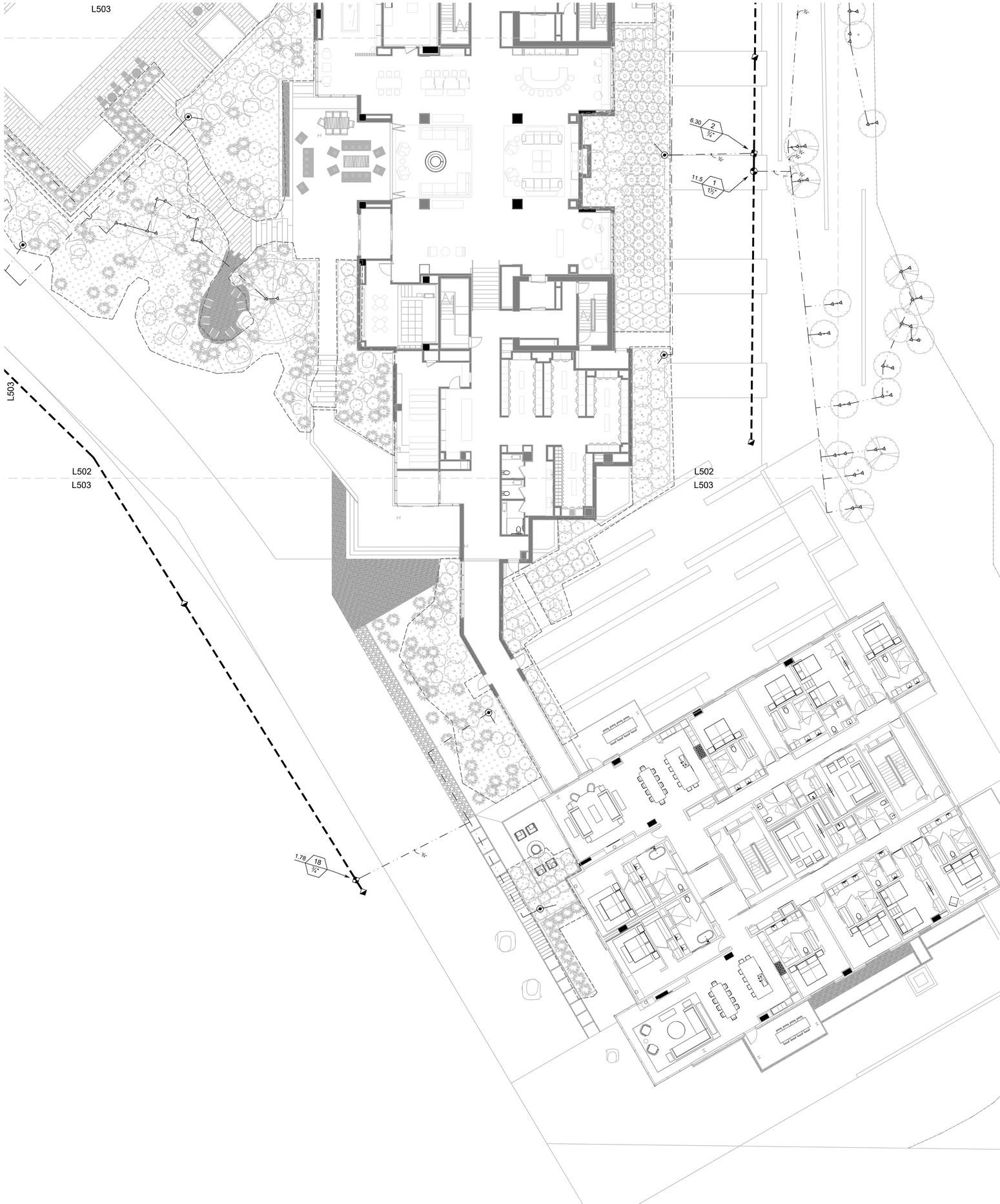

IRRIGATION SCHEDULE

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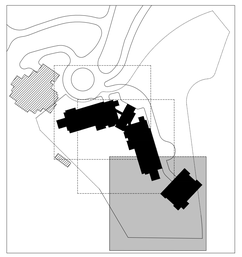

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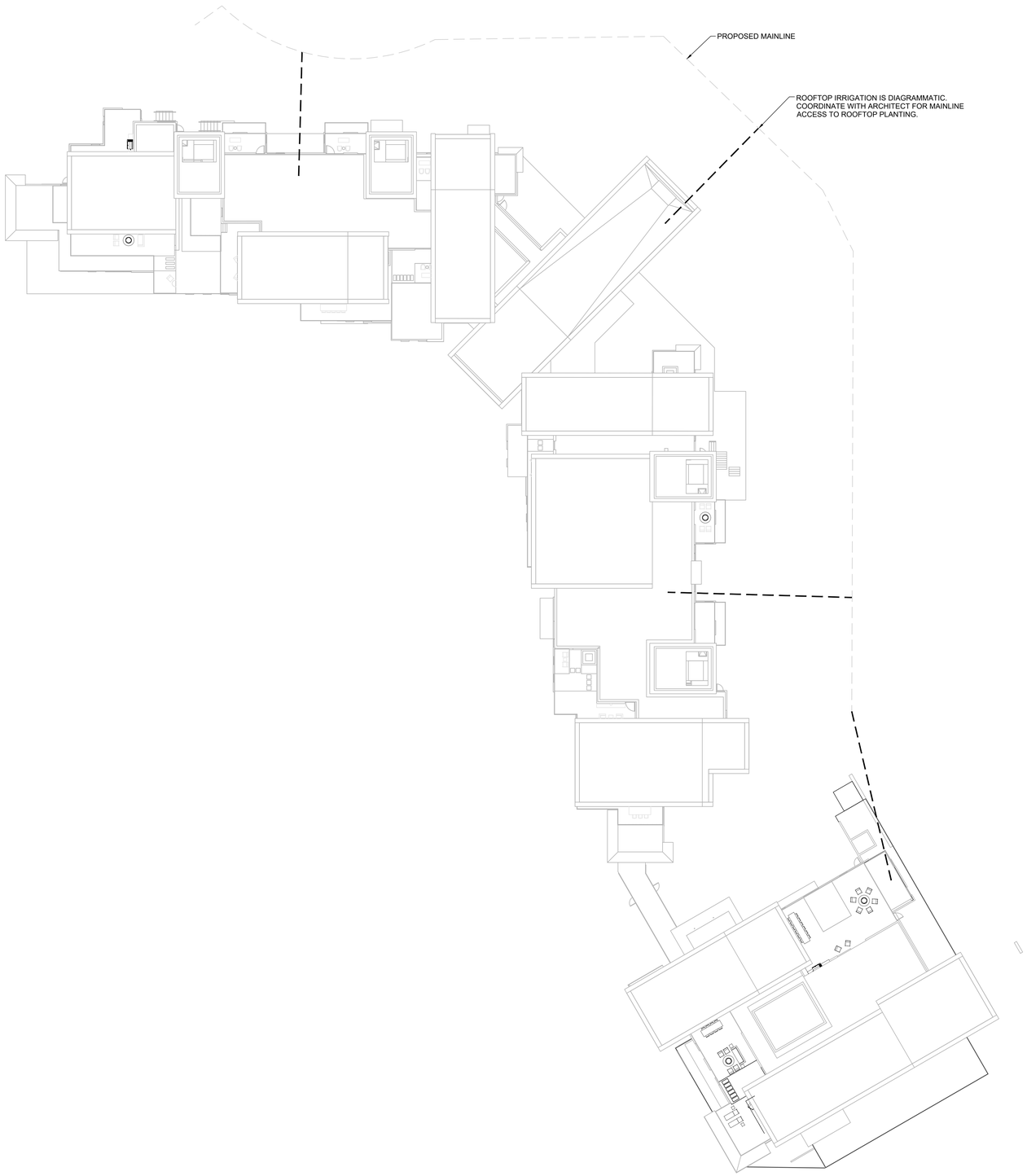
IRRIGATION PLAN

L703



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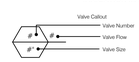
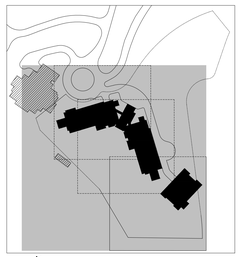
14ADJ 14F	RAIN BIRD R-VAN14 RD-04-SAM-P45-NP TURF ROTARY, 8'-14' 45-270 DEGREES AND 360 DEGREES HAND ADJUSTABLE MULTI-STREAM ROTARY W/RD1800 TURF SPRAY BODY ON 4" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET. WITH NON-POTABLE PURPLE CAP.
18ADJ 18F	RAIN BIRD R-VAN18 RD-04-SAM-P45-NP TURF ROTARY, 13'-18' 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/RD1800 TURF SPRAY BODY ON 4" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET. W/ NON-POTABLE PURPLE CAP.
1401 1402	RAIN BIRD RWS-M-B-C-P W/ RWS-SOCK 1401 MINI ROOT WATERING SYSTEM WITH 4" DIAMETER X 18" LONG WITH LOCKING GRATE, SEMI-RIGID MESH TUBE AND RAIN BIRD 1401 0.25 GPM GPM BUBBLER AS INDICATED. WITH CHECK VALVE, PURPLE GRATE, AND SAND SOCK FOR SANDY SOIL.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	REMOTE CONTROL DRIP VALVE RAINBIRD 100DV NPT W/ 30PSI PRESSURE REGULATOR AND 30 MESH WYE STRAINER
	PVC TO POLY TUBING PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING
	RAIN BIRD ARV050 1/2" AIR RELIEF VALVE, MADE OF QUALITY RUST-PROOF MATERIALS, WITH A 6" DRIP VALVE BOX (SEB 7XB EMITTER BOX). USE WITH INSTALLATION BELOW SOIL. INSTALL AT HIGH POINTS IN DRIP LINE SYSTEM
	AREA TO RECEIVE DRIP EMITTERS BOWSMITH SB SERIES SINGLE OUTLET DRIP EMITTER, BARBED INLET AND OUTLET, GREEN=0.6GPH, BLUE=1.0GPH, RED=2.0GPH, YELLOW=3.0GPH. Emitter Notes: SB-06 0.6gph emitters (2 assigned to each 1 Gal plant) SB-06 0.6gph emitters (2 assigned to each 5 Gal plant)

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAIN BIRD PESB-PRS-D 1" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION. WITH PRESSURE REGULATING MODULE, AND SCRUBBER TECHNOLOGY FOR RELIABLE PERFORMANCE IN DIRTY WATER IRRIGATION APPLICATIONS.
	RAIN BIRD 44-LRC 1" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY.
	LEEMCO STAINLESS STEEL GATE VALVE LGT SIZE PER LINE SS, CLASS 125 304 STAINLESS STEEL,
VA	RAIN BIRD EFB-CP 1" 1", 1-1/4", 1-1/2", 2" BRASS MASTER VALVE, THAT IS CONTAMINATION PROOF W/SELF-FLUSHING FILTER SCREEN. GLOBE CONFIGURATION, RECLAIMED WATER COMPATIBLE, AND PURPLE HANDLE COVER DESIGNATES NON-POTABLE WATER USE
BF	ZURN WILKINS 375XLB 1" REDUCED PRESSURE PRINCIPLE ASSEMBLY, SIZE 2" WITH LOCKING STEEL CAGE AND 4" CONCRETE HOUSE KEEPING PAD. COORDINATE EXACT PLACEMENT WITH OWNER
C	HYDRO POINT WEATHER TRACK LC+ 18 STATION 2WIRE HIGH-IMPACT PLASTIC NEMA 3R RATED, KEY-LOCK ENTRY, WALL MOUNT ENCLOSURE. INCLUDES METAL MOUNTING PLATE WITH BUILT-IN BUBBLE LEVEL.
HM	HYDRO POINT WTFLOWHD-I-200 2" IRON, HIGH-DEFINITION FLOW SENSOR AND SUB-METER FOR 2" MAINLINES. INSTALL ON DOWNSTREAM SIDE OF BACKFLOW PREVENTER ABOVE GRADE PER DETAIL
M	WATER METER 1-1/4" WATER METER FOR IRRIGATION SEE CIVIL PLANS
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40
	IRRIGATION MAINLINE: PVC SCHEDULE 40





KEYMAP 1

1" = 20'-0"

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job no. 20052
date May 23, 2022

revisions:

no.	date	by

BUILDING PERMIT SET

May 23, 2022

PLANTING PLAN

L704

SECTION 02819

UNDERGROUND SPRINKLER IRRIGATION SYSTEM

PART 1 GENERAL

1.1 SUMMARY

Furnish all work and material, appliances, tools, equipment, facilities, transportation, and services necessary for and incidental to performing all operations in connection with the installation of underground sprinkler system complete, as shown on drawings and/or specified herein. When the term "Contractor" is used in this section, it shall refer to the irrigation Contractor.

1.2 APPLICABLE STANDARDS

ASTM D2241 Poly (Vinyl Chloride) (PVC) Plastic Pipe (SDR-PR)

ASTM D2464 Poly (Vinyl Chloride) (PVC) Plastic Pipe Fittings, Threaded, Schedule 80

ASTM D2466 Poly (Vinyl Chloride) (PVC) Plastic Pipe Fittings, Threaded and Socket, Schedule 40

ASTM D24647 Poly (Vinyl Chloride) (PVC) Plastic Pipe Fittings, Socket, Schedule 80

ASTM D2564 Solvent cements for Poly (Vinyl Chloride) (PVC) Plastic Pipe and Fittings

ASTM D2855 Making Solvent - Cemented Joints with Poly (Vinyl Chloride) (PVC) Pipe and Fittings

ASTM F-477 Gasket Pocket Pipe

1.3 GUARANTEE AND MAINTENANCE

A. The Contractor is required to guarantee the sprinkler irrigation system in accordance with form below. A copy of the guarantee form shall be included in the Operations and Maintenance Manual. The guarantee form shall be on the Contractor's letterhead and contain the following information:

GUARANTEE FOR SPRINKLER IRRIGATION SYSTEM

We hereby guarantee that the sprinkler irrigation system we provided is free from defects in materials and workmanship, and the work has been completed in accordance with the drawings and specifications, ordinary wear and tear, and unusual abuse or neglect excepted. We agree to repair or replace any defects in material or workmanship including repair of backfill settlement which may develop during the period of one year from date of Substantial Completion and to repair or replace any damage related to such defects at no additional cost to the Owner. We shall make such repairs or replacements within a reasonable time, as determined by Owner, after receipt of written notice from the Owner, we authorize the Owner to proceed to have said repairs or replacements made at our expense and we will pay the costs and charges therefore upon demand.

PROJECT:
LOCATION:
SIGNED:

SIGNED:
Contractor
ADDRESS:
PHONE:
DATE OF ACCEPTANCE:

B. Maintenance shall include, but not necessarily be limited to the following:

1. Adjustment of emitters to compensate for settlement and/or plant growth.
2. Backfilling of all trenches.
3. Unstopping emitters plugged by foreign material.
4. Adjustment of controller as necessary to insure proper sequence and watering time.
5. All maintenance necessary to keep the system in good operating order.

C. Guarantee and maintenance after final acceptance do not include alterations as necessitated by re-landscaping, re-grading, addition of trees or the addition and/or changes in sidewalks, walls, driveways, etc.

1.4 SUBMITTALS

A. The Contractor shall submit to the Owner's Representative two copies of shop drawings or manufacturer's "cut sheet" for each type of sprinkler head, pipe, controller, valves, check valve assemblies, valve boxes, wire, conduit, fittings and all other types of fixtures and equipment which he proposes to install on the job. The submittal shall include the manufacturer's name, model number, equipment capacity and manufacturer's installation recommendation, if applicable, for each proposed item.

B. No partial submittal will be accepted and submittals shall be neatly bound into a brochure and logically organized. After the submittal has been approved, substitutions will not be allowed except by written consent of the Owner's Representative.

C. Shop drawings shall include dimensions, elevations, construction details, arrangements and capacity of equipment, as well as manufacturer's installation recommendations.

1.5 SUBSTITUTION OF MATERIALS

A. This irrigation system has been designed around the irrigation components herein stated and as shown on the plans. Changes of brand name, trade name, trademarked, patented articles, or any other substitutions will be allowed only by written order signed by the Owner's Representative. The Owner is under no obligation to accept materials other than as specified. If a bidder wishes for a substitute item to receive consideration as an "approved equal," the bidder and each item must meet all of the following requirements without exceptions.

B. An item, to be considered a substitute, must meet the same specifications of materials, fabrication or construction, dimension or size, shape, finish, performance standards, warranty or guarantee, and any other pertinent and salient features of quality, as indicated in manufacturer's specifications for original specified item.

C. A sample of the item, along with a written request for consideration, shop drawings, and written specifications, must have been received by the Owner's Representative a minimum of 10 days before the bid opening date. The item shallthen be examined, and the bidder shall be notified, in writing, seven days later, whether or not the item is an "approved equal." The Owner's Representative shall be the final judge of whether or not an item submitted for consideration qualifies as being an acceptable substitute.

D. Under no circumstances shall an item be given consideration as an "approved equal" substitute later than 10 days before the bid opening. After that date, all items shall be bid per the original specifications. Likewise, unless certified as an "approved equal" per the time frame and the requirements above, the successful bidder (known as Contractor after signing the contract) shall install all items per the original plans and specifications. Equipment or material installed or furnished without prior approval of the Owner's Representative as herein specified, may be rejected and the Contractor required to remove such materials at his own expense.

E. The Contractor alone shall bear complete responsibility for the installation and operation of any material or equipment installed on the job (as a substitute for specified equipment or material) should such substituted material prove to be defective, inoperable or in-applicable.

1.6 QUALITY ASSURANCE

A. All work under this contract shall comply with the provisions of these specifications, as illustrated on the accompanying drawings, or as directed by the Owner's Representative, and shall satisfy all applicable local codes, ordinances, or regulations of the governing bodies and all authorities having jurisdiction over this project.

B. Installation of equipment and material shall be done in accordance with the requirements of the National Electric Code, adopted Plumbing Codes and standard plumbing procedures. The drawings and these specifications are intended to comply with all the necessary rules and regulations; however, some discrepancies may occur. Where such discrepancies occur, the Contractor shall immediately notify the Owner's Representative in writing of the discrepancies and apply for an interpretation. Should the discovery and notification occur after the execution of a contract, any additional work required for compliance with the regulations shall be paid for as covered by these contract documents.

C. The Contractor shall give all necessary notices, obtain all permits and pay all costs in connection with his work; file with all governmental departments having jurisdiction; obtain all required certificates of inspection for his work and deliver to the Owner's Representative before request of acceptance and final payment for the work.

D. The Contractor shall include in the work labor, materials, services, apparatus or drawings in order to comply with applicable laws, ordinances, rules and regulations whether or not shown on the drawings and/or specified.

E. Prequalification:

The installation of the irrigation system shall be made by an individual or firm duly licensed under the State of Utah Registrar of Contractors. The Contractor must demonstrate successful completion of at least five comparable projects within the last five years.

1.7 SUPERINTENDENT

A. The Contractor shall provide a superintendent satisfactory to the Owner's Representative.

B. The superintendent shall not be changed, except with the consent of the Owner's Representative.

C. The superintendent shall be authorized to represent the Contractor.

1.8 NOTIFICATION OF OWNER'S REPRESENTATIVE

A. The Owner's Representative shall have free access to the work whenever it is in preparation or progress and proper facilities, for such access and inspection. The Contractor shall notify the Owner's Representative when he will and will not be on the job. Should the Contractor work periodically on the job, the Owner's Representative shall have the right to require the Contractor to give a 24 hour notice of each and every day or partial day that he intends to work on the project. The Contractor shall perform no work, unless the Owner's Representative has been properly notified. Failure to notify the Owner's Representative may require the Contractor to redo, uncover pipe, expose for inspection, etc., all that the Owner's Representative was unable to inspect.

1.9 EXISTING UTILITIES - LOCATION AND ELEVATIONS

A. The Contractor shall examine the site and verify to his own satisfaction the locations and elevations of utilities and availability of utilities and services required. Contractor shall employ the services of a professional utility locator service to locate existing on site utilities in the construction area prior to beginning work and as needed to maintain clear indications of utility locations.
The Contractor shall inform himself as to their relation to the work and the submission of bids shall be deemed as evidence thereof. The Contractor shall repair at his own expense, and to the satisfaction of the Owner's Representative, for damage to utilities shown or not shown on the plans.

B. Should utilities not shown on the plans be found during excavations, Contractor shall promptly notify Owner's Representative for instructions as to further action.

C. Contractor shall make necessary adjustments in the layout as may be required to connect to existing stubouts, should such stubouts not be located exactly as shown and as may be required to work around existing work, at no increase in cost to the Owner. Such work will be recorded on record drawings and turned over to the Owner's Representative prior to final acceptance.

1.10 COOPERATION OF TRADES

Work under this contract may be accomplished with other Contractors and trades on the project site at the same time. The Contractor shall allow each Contractor and trade adequate time at the proper state of construction to fulfill his contract.

1.11 RECORD DRAWINGS

A. Record dimensioned locations and depths for each of the following:

1. Pressure line routing (provide dimensions for each 100 lineal feet (maximum) along each routing, and for each change in directions).
2. Controllers, pressure regulators and other items identified by the Owner's Representative.
3. Irrigation control valves
4. Control wire routing
5. Sleeves under paving

B. Locate dimensions from two permanent points (buildings, monuments, sidewalks, curbs or pavements).

C. Record changes which are made from the Contract Drawings, including changes in the pressure and non-pressure lines.

D. Record required information on a set of blackline prints of the Drawings. Do not use these prints for an other purpose.

E. Maintain information daily. Keep drawings at the site at all times and available for review by the Owner's Representative.

F. Reproducible bonds will be furnished by the Owner's Representative at cost for printing and handling.

1.12 CONTROLLER CHARTS

A. Do not prepare charts until record drawings have been approved by the Owner's Representative.

B. Provide one controller chart.

1. Chart may be a reproduction of the Record Drawing, if the scale permits fitting the controller door. If photo reduction prints are required, keep reduction to maximum size possible to retain full legibility.
2. Chart shall be blackline print of the actual system, showing the area covered by that controller.

C. Identify the area of coverage of each remote control valve, using a distinctly different pastel color, drawn over the entire area of coverage.

D. Following approval of charts by the Owner's Representative, they shall be hermetically sealed between two layers of 20 mil thick plastic sheet.

E. Charts must be completed and approved prior to final acceptance of the irrigation system.

1.13 OPERATING AND MAINTENANCE MANUALS

C. Provide two individually bound manuals detailing operating and maintenance requirements for irrigation systems.

D. Manuals shall be delivered to the Owner's Representative no later than 10 days prior to completion of work.

E. Provide descriptions of installed materials and systems in sufficient detail to permit maintenance personnel to understand, operate and maintain the equipment.

F. Provide the following in each manual:

1. Index sheet, stating Irrigation Contractor's name, address, telephone number and name of person to contact.
2. Duration of guarantee period.
3. Equipment list providing the following for each item:
   a. Manufacturer's name
   b. Make and model number
   c. Name and address of local manufacturer's representative
   d. Spare parts list in detail
   e. Detailed operating and maintenance instructions of major equipment.

1.14 CHECKLIST

A. Provide a signed and dated checklist and deliver to the Owner's Representative prior to final acceptance of the work.

B. Use the following format:

1. Plumbing permits: if none required, so note.
2. Material approvals: approved by and date
3. Pressure line tests: by whom and date
4. Record drawings: received by and date
5. Controller charts: received by and date
6. Operation and maintenance manuals: received by and date.
7. Manufacturer's warranties if required: received by and date.
8. Written guarantee: received by and date.

1.15 WATER SERVICE

The Contractor will install a new water service and a new point of connection for this project as shown on the drawings and described in these specifications.

1.16 SLEEVES AND ELECTRICAL CONDUITS

Sleeves and electrical conduits will need to be installed as noted on the drawings or required by the project. Not all required sleeves are shown on the drawings. Contractor shall be responsible for timely placement of sleeves and conduits at no additional cost to the Owner.

1.17 PROGRESS MEETINGS

Contractor shall attend all progress meetings as requested by Owner's Representative during installation.

SECTION 02819 - UNDERGROUND SPRINKLER IRRIGATION SYSTEM

PART 2 PRODUCTS

2.1 GENERAL

Unless otherwise noted on the plans, materials shall be new and unused. This irrigation system has been designed around the irrigation components herein stated and as shown on plan. Changes of brand name, trade name, trademarked, patented articles, or any other substitutions will be allowed only by written order as outlined in Section 1.6.

2.2 PVC PRESSURE MAINLINE PIPE AND FITTINGS)

A. Pipe shall be made from NSF approved type I, Grade I PVC compound conforming to ASTM specification D 2241. Piping SDR solvent weld.

B. Fittings for pressure mainline piping shall be PVC solvent-weld fittings Schedule 80, Type I NSF approved conforming to ASTM test procedure D 2466 and shall be as manufactured by Spears, Lasco or Dura.

C. Solvent cement and primer for PVC solvent-weld pipe and fittings shall be heavy duty gray Oatey Glue and Purple Primer or approved equal. Manufacturer's installation requirements shall be strictly adhered to.

D. PVC pipe shall bear the following markings:

1. Manufacturer's name
2. Nominal pipe size
3. Schedule or class
4. Pressure rating in psi
5. National Sanitation Foundation (NSF) approval.
6. Date of extrusion

A. Fittings shall bear the manufacturer's name or trademark, material designation, size, applicable IPS schedule and NSF seal of approval.

2.3 PVC NON-PRESSURE LATERAL LINE PIPING (used to connect new drip laterals to existing irrigation system).

A. Non-pressure buried lateral line piping shall be Sch. 40 PVC with solvent-weld joints.

B. Pipe shall be made from NSF approved, Type I, Grade II PVC compound conforming to ASTM resin specifications D1784. Pipe shall meet requirements set forth in Federal Specification PS-22-70, with an appropriate standard dimension ratio.

C. PVC solvent-weld fittings shall be Schedule 40, Type I NSF approved conforming to ASTM test procedure D2466 as manufactured by Spears, Lasco or Dura.

D. Unless otherwise noted, requirements for non-pressure lateral-line pipe and fittings shall be the same as for solvent-weld pressure mainline pipe and fittings.

2.4 SWING JOINTS

All swing joint assemblies, nipples and risers shall be manufacturer pre-assembled per the following, as detailed.

1" Lasco G 172-212 or approved equal.

3/4" Lasco T722-212. or approved equal.

1/2" Lasco TS22-212. or approved equal.

2.5 CONTROL WIRING

A. Connections between the automatic controllers and the electric control valves shall be made with direct burial copper wire AWG-UF 600 volt. Circuit wires shall be red with white common wires. Install in accordance with valve manufacturer's specifications.

Remote Control Valve circuit wire shall be #14 and common wire shall be #12.

B. Wiring shall occupy the same trench and shall be installed along the same route as pressure supply or lateral lines whenever possible.

C. Where more than one wire is placed in a trench, the wiring shall be taped together at intervals of 10 feet.

D. An expansion curl shall be provided within 3 feet of each wire connection. Expansion curl shall be of sufficient length at each splice connection at each electric control, so that in case of repair the valve bonnet may be brought to the surface without disconnection of the control wires. Control wires shall be laid loosely in trench without stress or stretching of control wire conductors.

E. Field splices between the automatic controller and electrical control valves will not be allowed without prior approval of the Owner's Representative.

F. Control wiring installed under paving shall be installed in UL listed Schedule 40 electrical conduit. Conduit shall terminate at least 2 feet inside of a planting area. Conduit joints and fittings shall be solvent weld. Size shall be 2" minimum and larger as required and/or shown on the plans.

G. Two #12 "spare" wires shall be run from the controller to the furthest valve location in each direction. Wires shall be white with color stripes or otherwise marked in an approved manner. This is addition to any designated future wires identified on the plans. Spare wires shall be indicated on the Record Drawings.

H. Wire connectors shall have a two-piece PVC housing which, when filled with resin epoxy and pressed together, forms a permanent, one-piece, moisture-proof wire splice. Connectors shall be UL listed, rated 600 volt, for PVC insulated wire. No wire splices shall be buried. Wire connectors shall be 3M models DBR, DBY or approved equal.

I. A #14 green tracer wire shall be installed along the path of main lines. Tracer wire to be looped in valve boxes.

2.6 ELECTRIC REMOTE CONTROL VALVES

Rain Bird XCZ-100-PRF-BF Drip Control Zone Kit (DV series valve and BFF series pressure regulating back flush filter).
Hunter ICV series plastic globe valve.

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5/23/2022

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principal architect David Harris
project manager Grant Hardy
drawn by Grant Hardy
checked by Checker
job no. 20052
date May 23, 2022

revisions:

no.	date	by

BUILDING PERMIT SET

May 23, 2022

IRRIGATION DETAILS

L800

2.7 VALVE BOXES

A. Use plastic rectangular box for all electrical control valves as required. Detail as shown. Provide stainless steel bolts.

B. Provide extensions as required to ensure box rests on continuous soil base.

C. All openings including the bottom to be sealed with geotextile fabric.

D. Valve boxes shall be as follows:

Quick Coupling Valve	Carson Model 910 with T Style Cover
Junction Box, Pull Box	Carson Model 1419 with T Style Cover
Remote Control Valve	Carson Model 1220 with T Style Cover
Valve	Carson Model 1324 with T Style Cover

2.8 SLEEVES

Sleeves shall be provided where shown on the drawings, where required and/ or specified herein. Not all required sleeves are shown on the drawings.

A. Mainlines, lateral line piping, emitter headers and lateral piping and control wire shall be installed in a sleeve under paving walls and concrete surfaces.

B. Sleeving shall be Schedule 40 or SDR 35 PVC solvent weld pipe.

C. Joints shall be solvent welded. Welds to be primed and glued as per pipe size.

D. Sleeves shall be capped and kept clean of dirt and debris.

E. Excavation and backfill shall be as specified in Section 3.3.

F. All sleeves shall extend a minimum of 2 feet into the planting area.

G. Location of sleeves shall be shown on the record drawings.

H. Each sleeve shall be taped along its entire length with metallic locator tape manufactured for that purpose.

I. Sleeves shall have a minimum horizontal clearance of 12" from each other and other piping. Sleeves shall not be installed parallel and directly over another line. Sleeves shall have a minimum of 6 inches vertical clearance where they cross other lines.

J. Sleeves shall be a minimum size of 2" or 2 pipe sizes larger than the pipe being sleeved. Each pipe shall have its own sleeve unless approved by the Owner's Representative.

2.9 COPPER PIPE AND FITTINGS

H. Where indicated on the drawings, use Type K rigid conforming to ASTM Standard B88.

I. Fittings shall be wrought copper or bronze. Use a 95% tin and 5% antimony solder.

2.10 BACKFLOW PREVENTER AND ENCLOSURE

A. The backflow preventer shall be Wilkins 975XL as shown on the plans and installed per city of West Jordan standard details PK-155 and CW-240.

B. Enclosure must be a minimum of 12" above grade per West Jordan City Public Works Guidelines.

2.11 QUICK COUPLING VALVES

C. As shown on drawings.

SECTION 02819 - UNDERGROUND SPRINKLER IRRIGATION SYSTEM

PART 3 EXECUTION

3.1 INSTALLATION

A. General

1. Contractor Responsibility: The Contractor shall not willfully install the irrigation system as shown on the drawings when it is obvious in the field that obstructions, grade differences or discrepancies in equipment usage, area dimensions or static water pressure exist that might not have been considered in the engineering. Such obstructions or differences shall be brought to the attention of the Owner's Representative. In the event this notification is not performed, the Contractor shall assume full responsibility for any revision necessary.

2. Material and equipment shall be delivered to the job site in unbroken reels, cartons or other packaging to demonstrate that such material is new and of a quality and grade in keeping with the intent of these specifications.

B. Site Conditions

1. Scaled dimensions are approximate. The Contractor shall check and verify size dimensions and receive Owner's Representative approval prior to proceeding with work under this Section.

2. Exercise extreme care in excavating and working near existing utilities. Contractor shall be responsible for damage to utilities which are caused by his operation or neglect. Contractor to employ the services of a professional utility locator service to locate existing on site utilities in the construction area prior to beginning work and as needed to maintain clear indications of utility locations.

3. Coordinate installation of irrigation materials, including pipe, so there shall be no interference with utilities or other construction or difficulty in planting trees, shrubs, and ground covers. Contractor shall coordinate with other Contractors to insure timely placing of necessary sleeves, wires and pipes under walks, curbs and paving.

4. Design Pressure: This irrigation system has been designed to operate with a minimum static inlet water pressure as shown on the notes and drawings. The Contractor shall take a pressure reading prior to beginning construction. If the pressure reading is less than indicated, the Contractor shall notify the Owner's Representative.

3.2 PREPARATION

A. Physical Layout

1. Prior to installation, the Contractor shall stake out pressure supply lines, location of remote control valves, specialty valves, sprinkler heads and controllers.

2. Layout shall be approved by Owner's Representative prior to installation. Prior approval shall be obtained for valves, controllers, main line routing and sprinkler locations.

3. Strict adherence shall be made to provide clearances between potable and irrigation lines as required by Municipality standards.

B. Water Supply

1. Irrigation system shall be connected to water supply points of connection as indicated on the drawings.

2. Connections shall be made at approximate locations as shown on drawings. Contractor is responsible for minor changes caused by actual site conditions.

3.3 EXCAVATION AND BACKFILL

A. Trenching: Dig trenches straight and support pipe continuously on bottom of trench. Lay pipe to an even grade. Trenching excavation shall follow layout indicated on drawings and as noted. If the bottom of a pipe trench excavation is found to consist of rock, caliche, or any other material that, by reason of its hardness, cannot be excavated to give a uniform bearing surface, said rock or other material shall be removed for at least 2" below the specified trench depth, and be refilled to specified trench depth with sand or similar material thoroughly tamped into place.

B. Trenching and installation of mainline and lateral lines shall occur after excavation of existing grass and soil, but before the placement of imported soil.

C. Burial of Pipe: Burial of pipe shall be as indicated on drawings:

D. Backfilling

1. The trenches shall not be backfilled until all required tests are performed. Trenches shall be carefully backfilled in 6" lifts with the excavated materials approved for backfilling, consisting of earth, loam, sandy clay, sand, or other approved materials, free from clods of earth or stones larger than 1" in diameter. Backfill shall be mechanically compacted in landscaped areas to a dry density equal to adjacent undisturbed soil in planting areas. Backfill will conform to adjacent grades without dips, sunken areas, humps or other surface irregularities. Backfilling shall not be performed while trenches or backfill material is in a wet or muddy condition.

2. A fine granular material backfill will be initially placed on all lines to a depth of 3". No foreign matter larger than 1/2" in size will be permitted in the initial backfill.

3. Flooding of trenches will be permitted only with approval of the Owner's Representative.

4. If settlement occurs and subsequent adjustments in pipe, valves, sprinkler heads, lawn or planting, or other construction are necessary, the Contractor shall make required adjustments without cost to the Owner.

A. Trenching and Backfill Under Paving

1. Trenches located under areas where paving, asphaltic concrete or concrete will be installed shall be backfilled with sand (a layer 6" below the pipe and 3" above the pipe) and compacted in layers to 90% compaction, using manual or mechanical tamping devices. Trenching for piping shall be compacted to equal the compaction of the existing adjacent undisturbed soil and shall be left in a firm, unyielding condition. Trenches shall be left flush with the adjoining grade. The sprinkler irrigation Contractor shall set in place, cap, and pressure test all piping under paving prior to the paving work.

2. Provide for a minimum cover of 24" between the top of the pipe and the bottom of the aggregate base for all pressure and non-pressure piping installed under asphaltic concrete paving.

3. Where the plans or site conditions require the existing paving to be cut, the saw cut method shall be used. The removed paving shall be replaced in kind.

F. Trenching Adjacent to Existing Trees

Where it is necessary to excavate adjacent to existing trees, the Contractor shall use all possible care to avoid injury to trees and tree roots. Excavation in areas where 2" and larger roots occur shall be done by hand. All roots 6" and larger in diameter, except directly in the path of pipe or conduit, shall be tunneled under and shall be heavily wrapped with burlap to prevent scarring or excessive drying. Where a ditching machine is run close to trees having roots smaller than 51 mm in diameter, the wall of the trench adjacent to the tree shall be hand trimmed, making clean cuts. Roots 1" and larger in diameter shall be painted with two coats of Tree Seal or equal. Trenches adjacent to trees should be closed within 24 hours, and where this is not possible the side of the trench adjacent to the tree shall be kept shaded with burlap or canvas.

3.4 ASSEMBLIES

A. Routing of sprinkler irrigation lines as indicated on the drawings is diagrammatic. Install lines and various assemblies to conform with the details shown on drawings and in accordance with the manufacturer's recommendations.

B. Install no multiple assemblies on plastic lines. Provide each assembly with its own outlet.

C. Install assemblies specified herein in accordance with respective detail. In absence of detail drawings or specifications pertaining to specific items required to complete work, perform such work in accordance with best standard practice with prior approval of Owner's Representative.

D. PVC pipe and fittings shall be thoroughly cleaned of dirt, dust and moisture before installation. Installation and solvent-welding methods shall be recommended by the pipe and fitting manufacturer. Primer shall be used on solvent weld joints. No solvent weld joint shall be submitted to water pressure until curing for 24 hours minimum.

E. On PVC to metal connections, the Contractor shall work the metal connections first. Teflon paste or approved equal shall be used on threaded PVC to PVC joints, and on threaded PVC to metal joints. Light wrench pressure is all that is required. Where threaded PVC connections are required, use threaded PVC adapters into which the pipe may be welded.

3.5 PVC PIPE INSTALLATION

A. Piping shall be snaked in the trench to allow for thermal expansion and contraction.

B. After curing of solvent weld joint and after having received the approval of the Owner's Representative, the mainline shall be filled. Extreme care will be taken to slowly fill the piping while releasing entrapped air at the ends of the main line.

C. Lines shall have a minimum clearance of 6" from each other, and from lines of other trades. Parallel lines shall not be installed directly over one another.

D. Manufacturing's installation recommendations shall be strictly adhered to.

3.6 FLUSHING OF SYSTEM

A. After new sprinkler pipe lines and risers are in place and connected, necessary diversion work has been completed, and prior to installation of sprinkler heads, emitters, the control valves shall be opened and a full head of water used to flush out the system.

B. Sprinkler heads and emitters shall be installed only after flushing of the system has been accomplished to the complete satisfaction of the Owner's Representative.

3.7 REMOTE CONTROL VALVES

Install remote control valves where shown on drawings and details. Drawings are schematic and valves shall be located adjacent and perpendicular to walks or curbs where possible. When grouped together, allow at least 1" between valve boxes. Install each remote control valve in a separate valve box. Electric control valves shall be tagged with permanent tags and markings indicating valve number, controller, controller station and type and location of heads and emitters on the valve. Each remote control valve box shall be branded with the controller and station number in an approved manner. Piping connecting the main line with the valve shall be the same size as the largest lateral pipe size for that zone. Reducing fitting shall occur at the unions and ball valve on either side of the valve. Each remote control valve shall have a separate tee from the main line. Boxes shall be aligned in a manner acceptable to the Owner's Representative.

3.8 CONTROL WIRE INSTALLATION

Control wire less than 2500 feet in length shall be continuous without splices or joints from the controller to the valves. Connections to the electric valves shall be made within 18" of he valve using connectors specified in Paragraph 2.5, unless otherwise approved by the Owner's Representative in writing.

Control wires shall be installed at least 16" deep. Contractor shall obtain the Owner's Representative's approval for wire routing when installed in separate ditch. Control wires may be installed in a common ditch with piping; however, wires must be installed a minimum of 4" below or to one side of piping.

3.9 FIELD QUALITY CONTROL

A. Adjustment of the system

1. The Contractor shall flush system for optimum performance.

2. All parts of the irrigation system and associated equipment shall be adjusted to function properly and shall be turned over to the Owner in operating condition.

B. Testing of Irrigation System:

1. The Contractor shall request the presence of the Owner's Representative at least 48 hours in advance of testing.

2. Test pressure lines under hydrostatic pressure of 150 psi and prove water tight.

3. Piping under paved areas shall be tested under hydrostatic pressure of 150 psi and proved water tight prior to paving.

4. PVC lateral line pipe shall be tested at working line pressures with couplings exposed and swing joints and other outlets capped.

5. Sustain pressure in lines for not less than two hours. Pipe sections shall be center loaded and couplings shall be exposed. Before testing, the line shall have been filled with water for at least four hours and provisions made for thoroughly bleeding the line of air.

6. All hydrostatic tests shall be made only in the presence of Owner's Representative. No pipe shall be backfilled until it has been inspected, tested and approved in writing.

7. Furnish necessary force pump and other test equipment.

8. Upon completion of each phase of work, entire system shall be tested and adjusted to meet site requirements.

3.10 MAINTENANCE

A. Contractor shall provide job maintenance of the entire irrigation system and shall continue until job acceptance by the Owner. Maintain system components and assure proper watering of plants. Repair leaks and replace defective components. After landscape and irrigation
operations are complete and in conformance with the contract documents, the Owner shall grant provisional acceptance.

D. Following provisional acceptance, the Contractor shall provide job maintenance for 1- year consisting of all items covered under maintenance alone. Following the 1-year maintenance period, the Owner shall grant final job acceptance after verifying all work and system components are in conformance with the contact documents.

3.11 CLEANUP

Cleanup shall be made as each portion of work progresses. Refuse and excess dirt shall be removed from the site, walks and paving shall be broomed or washed down, and any damage sustained on the work of others shall be repaired to the original conditions acceptable to the Owner's Representative.

3.12 FINAL OBSERVATION PRIOR TO ACCEPTANCE

The Contractor shall operate each system in its entirety for the Owner's Representative at the time of final observation. Items deemed not acceptable shall be reworked to the complete satisfaction of the Owner's Representative.

The Contractor shall show evidence to the Owner's Representative that the Owner has received accessories, charts, record drawings, and equipment as required before final observation can occur.

3.13 OBSERVATION SCHEDULE

A. Contractor shall be responsible for notifying the Owner's Representative in advance for the following observations according to the time indicated:

1. Pre-job conference - 7 days

2. Main line layout, pump installation, remote control valve locations 72 hours

3. Pressure supply line installation and testing - 72 hours

4. Automatic controller hook up - 72 hours

5. Control wire installation - 72 hours

6. Final observation - 7 days

B. When the inspections have been conducted by other than the Owner's Representative, show evidence of when and by whom these inspections were made.

C. No observation shall commence without as-built drawings. In the event the Contractor calls for an observation without as-built drawings, without completing previously noted corrections, or without preparing the system for observations, he shall be responsible for reimbursing the Owner's Representative at the hourly rate in effect at the time.

END OF SECTION

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DAVID HARRIS — REGISTERED LANDSCAPE ARCHITECT — STATE OF UTAH
9/23/2022

Reserved for permit stamp

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job no. 20052
date May 23, 2022

revisions:

no.	date	by

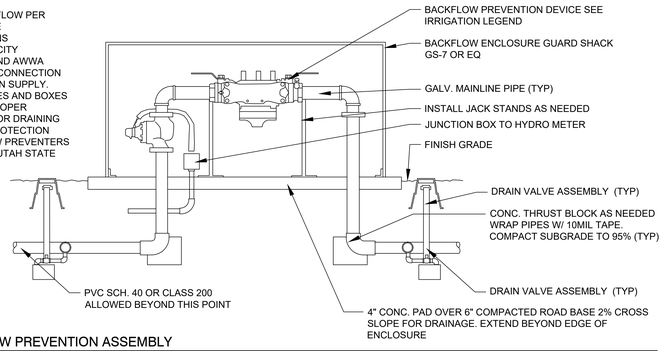
BUILDING PERMIT SET

May 23, 2022

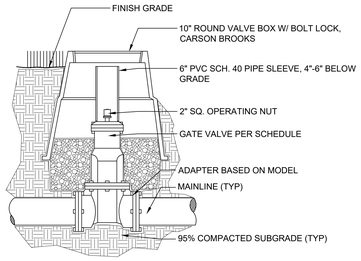
IRRIGATION DETAILS

L801

NOTE:
1. INSTALL BACKFLOW PER MANUFACTURE SPECIFICATIONS
2. CONFORM TO CITY STANDARDS AND AWWA CODES WHEN CONNECTION TO WATER MAIN SUPPLY.
3. ALL STANDPIPES AND BOXES MUST HAVE PROPER PROVISIONS FOR DRAINING AND FROST PROTECTION
4. ALL BACKFLOW PREVENTERS ARE TO MEET UTAH STATE CODES.

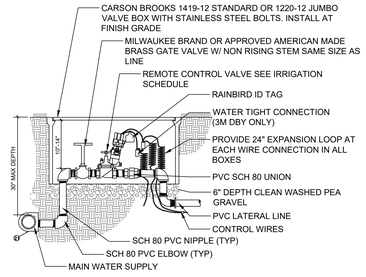


1 BACKFLOW PREVENTION ASSEMBLY
3/4" = 1'-0" P-PU-DIM3.2W-94



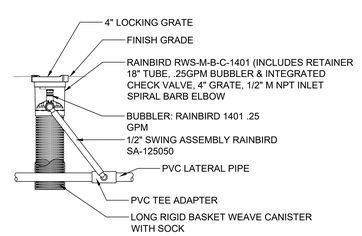
NOTE:
1. TOP OF MAINLINE DEPTH PER TRENCHING DETAIL OR 18" TO 30" (TYP)

2 GATE VALVE
1" = 1'-0" P-PU-DIM3.2W-89



PVC PIPE SHALL CONFORM TO THE FOLLOWING STANDARDS:
MAIN LINE PIPE 3" AND LARGER SHALL BE CLASS 200 O-RING MJ. FITTING W/ BOLTED END FLANGES OR MEGA LAGS AT ALL CHANGES OF DIRECTION. USE SCH 80 SSS TEE W/ SCH 80 ST BUSHING FOR ALL REMOTE CONTROL VALVE INSTALLATIONS, OR EPOXY COATED DOUBLE STRAP SADDLES. CAP AND THRUST BLOCK MAINLINES THREE (3) FEET PAST ALL FITTINGS AND VALVE. LATERAL LINES TO BE SCH. 40 PVC.

3 REMOTE CONTROL VALVE
1/4" = 1'-0" P-PU-DIM3.2W-92



NOTE:
1. INSTALL PRODUCT SO CAP IS FLUSH W/ GRADE
2. WHEN INSTALLED IN HEAVY CLAY SOIL ADD 3/4" GRAVEL UNDER AND AROUND THE UNIT TO ALLOW FOR FASTER WATER INFILTRATION AND ROOT PENETRATION, SCARIFY AND AMEND SOIL PER PLANTING DETAIL
3. ONCE RWS-M HAS BEEN INSTALLED FILL THE BASKET WITH CLEAN WASHED PEA GRAVEL BEFORE LOCKING LID

4 ROOT WATER SYSTEM
1" = 1'-0" P-PU-DIM3.2W-84

NOTE:
1. MAINTAIN 6" MIN CLEARANCE BETWEEN VALVES IF TWO (2) VALVES ARE PLACED IN ONE BOX.
2. CONTRACTOR TO INSTALL ONE ADDITIONAL WIRE TO EACH VALVE FROM CONTROLLER W/ 2' MIN EXCESS WIRE LOOP IN VALVE BOX. USE WATERPROOF CONNECTORS PER SPECIFICATIONS.
3. DRIP VALVE KIT SEE IRRIGATION LEGEND

5 DRIP VALVE CONTROL ZONE KIT
1" = 1'-0" P-PU-DIM3.2W-04

NOTES:
1. PROVIDE EMITTER TYPE AND QTY PER IRRIGATION LEGEND
2. POLY TUBING MAX LENGTH PER IRRIGATION SCHEDULE
3. MAX GPM PER EACH POLY LATER PER IRRIGATION SCHEDULE

6 SHRUB EMITTER DETAIL
6" = 1'-0" P-PU-DIM3.2W-81

7 QUICK COUPLING VALVE
3" = 1'-0" P-PU-DIM3.2W-82

NOTES:
1. REFER TO IRRIGATION LEGEND ON IRRIGATION PLAN FOR MODEL NUMBERS, DESCRIPTIONS, AND NOTES.

8 FLUSH CAP
1" = 1'-0" P-PU-DIM3.2W-83

NOTE:
1. ALL PVC NIPPLES TO BE SCH. 80
2. PROVIDE VALVE KEY TO OWNER

9 MANUAL DRAIN VALVE
1 1/2" = 1'-0" P-PU-DIM3.2W-85

10 POP UP SPRINKLER
3/8" = 1'-0" P-PU-DIM3.2W-88

11 TRENCH DETAIL
3/8" = 1'-0" P-PU-DIM3.2W-90

NOTES:
1. SLEEVES 4" AND SMALLER USE PVC SCH 40 PIPE
2. SLEEVES >4" USE PVC SEWER PIPE
3. ALL SLEEVES SHALL BE 2" LARGER THAN PIPE TO BE SLEEVED

12 SLEEVING DETAIL
3/8" = 1'-0" P-PU-DIM3.2W-91

NOTES:
1. DO NOT INSTALL ANY OTHER WIRES OR CABLE WITHIN THE SPHERE OF INFLUENCE.
2. PLACE 100 LB POWER SET SOIL AMENDMENT TO EACH PLATE AS PER MANUF. SPECIFICATIONS.

13 GROUNDING ROD & PLATE
3/8" = 1'-0" P-PU-DIM3.2W-93

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9/23/2022

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checked by Checker
job no. 20052
date May 23, 2022

revisions:

no.	date	by

BUILDING PERMIT SET

May 23, 2022

IRRIGATION DETAILS

L802