NOTE: SEE A1.2 FOR DETAILS OF TRASH ENCLOSURE.
1. CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO INITIATION OF ANY DEMOLITION OR CONSTRUCTION OPERATIONS. ANY DAMAGE TO EXISTING UTILITIES ON SITE OR ADJACENT PROPERTY SHALL BE CONTRACTOR'S RESPONSIBILITY TO CORRECT.

2. COORDINATE ALL DEMOLITION AND CONSTRUCTION OPERATIONS WITH CIVIL AND ELECTRICAL ENGINEERING SHEETS.

3. COORDINATE INSTALLATION OF ELECTRICAL AND IRRIGATION CONDUIT AND SLEEVES WITH RESPECTIVE CONTRACTORS.

4. PROVIDE TOOLED SCORE JOINTS AS SHOWN ON PLANS. SCORE JOINTS ARE AN INTEGRAL PART OF THE DESIGN AND SHALL NOT VARY FROM PATTERNS AND LOCATIONS SHOWN. CONTRACTOR SHALL REMOVE ANY FLATWORK THAT DOES NOT CONFORM TO DESIGN.

5. CONTRACTOR SHALL REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

6. CONTRACTOR RESPONSIBLE FOR CORRECTING ANY DAMAGE TO NEW OR EXISTING CONCRETE FLATWORK, ASPHALT, TURF AREAS OR ANY OTHER EXISTING ELEMENTS AS A RESULT OF CONSTRUCTION ACTIVITIES.

7. IN THE EVENT OF A DISCREPANCY, IMMEDIATELY NOTIFY LANDSCAPE ARCHITECT.

Legend:
- COLORED CONCRETE FLATWORK
- LIGHT COLUMN
- CONTROL JOINT, SEE JOINT DETAIL #6 ON SHEET L-5
- EXPANSION JOINT, SEE JOINT DETAIL #6 ON SHEET L-5
- DETAIL NUMBER, TYP.
- DETAIL PROFILE
- LANDSCAPE PLANTING BED - TOPDRESSING - OF "TUSCAN PATHWAY". BY WITTKOPF OR EQUAL.
- LAWN AREA, (NIC) PER TARGET DEVELOPMENT

General Notes:
- CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO INITIATION OF ANY DEMOLITION OR CONSTRUCTION OPERATIONS. ANY DAMAGE TO EXISTING UTILITIES ON SITE OR ADJACENT PROPERTY SHALL BE CONTRACTOR'S RESPONSIBILITY TO CORRECT.
- COORDINATE ALL DEMOLITION AND CONSTRUCTION OPERATIONS WITH CIVIL AND ELECTRICAL ENGINEERING SHEETS.
- COORDINATE INSTALLATION OF ELECTRICAL AND IRRIGATION CONDUIT AND SLEEVES WITH RESPECTIVE CONTRACTORS.
- PROVIDE TOOLED SCORE JOINTS AS SHOWN ON PLANS. SCORE JOINTS ARE AN INTEGRAL PART OF THE DESIGN AND SHALL NOT VARY FROM PATTERNS AND LOCATIONS SHOWN. CONTRACTOR SHALL REMOVE ANY FLATWORK THAT DOES NOT CONFORM TO DESIGN.
- CONTRACTOR RESPONSIBLE FOR CORRECTING ANY DAMAGE TO NEW OR EXISTING CONCRETE FLATWORK, ASPHALT, TURF AREAS OR ANY OTHER EXISTING ELEMENTS AS A RESULT OF CONSTRUCTION ACTIVITIES.
- IN THE EVENT OF A DISCREPANCY, IMMEDIATELY NOTIFY LANDSCAPE ARCHITECT.

Materials Plan

Scale: 1" = 10' - 0"
LANDSCAPE PLANTING PLAN

NOTES

1. CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO INITIATION OF ANY DEMOLITION OR CONSTRUCTION OPERATIONS.

2. ANY DAMAGE TO EXISTING UTILITIES WHILE INSTALLING PLANTS SHALL BE CONTRACTOR'S RESPONSIBILITY.

3. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN'S; AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1-2004. FOR ADDITIONAL PLANT REQUIREMENTS.

4. ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS.

5. CONTRACTOR SHALL VERIFY ALL QUANTITIES. IN THE CASE OF A DISCREPANCY BETWEEN THE PLANT SCHEDULE AND PLAN, THE PLANT LOCATIONS SHALL DICTATE QUANTITY.

6. CONTRACTOR SHALL COORDINATE PLANTING WITH IRRIGATION CONTRACTOR.

7. NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT THE WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.

8. THE TOP SOIL LAYER OF ALL TURF AREAS SHALL RECEIVE (4") OF TOPSOIL MIX (COMPOST MIXED WITH NATIVE SOIL AT A RATE OF 25% COMPOST TO NATIVE SOIL).

9. ALL PLANTING BEDS SHALL HAVE AN 18" DEPTH OF TOPSOIL MIX (COMPOST MIXED WITH NATIVE SOIL AT A RATE OF 25% COMPOST TO NATIVE SOIL).

10. ALL SHRUB BEDS SHALL RECEIVE A MIN. OF 3" DEPTH OF "TUSCAN PATHWAY" BY WITTKOPF OR EQUAL.

11. SHRUB BED EDGING SHALL BE 6" X 6" EXTRUDED CONCRETE. IT SHALL SEPARATE ALL TURF AREAS FROM PLANTING BED LOCATIONS. SEE PLANS FOR SPECIFIC LOCATIONS.

12. ALL PLANTS AND PLANT STAKES SHALL BE SET PLUMB UNLESS OTHERWISE NOTED.

13. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS SHALL BE REMOVED AT THE TIME OF PLANTING.

14. NO BARE ROOT STOCK SHALL BE USED UNLESS OTHERWISE NOTED IN CONTRACT DOCUMENTS.

15. CONTRACTOR IS RESPONSIBLE FOR LOCATING PROPERTY LINES AND WORKING WITHIN THE PROPERTY BOUNDARY AND PROJECT LIMITS.

16. ALL EXISTING LANDSCAPE SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS. ANY LANDSCAPE DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH SAME SIZE, TYPE, AND QUALITY PLANTS AT NO ADDITIONAL COST TO THE OWNER.

17. IN THE EVENT OF A DISCREPANCY, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.

PLANTING TIPS:

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NOTE: SHOP DRAWINGS ARE REQUIRED FOR HANDRAILS AND CONCRETE WALLS/STEPS

<table>
<thead>
<tr>
<th>Section</th>
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**Construction Notes**

1. **Topsoil and Fine Grading Requirements**
   - Grading contractor must stockpile existing topsoil clean and debris free suitable for reuse.
   - Contractor must submit representative samples of the reserved topsoil, and soil in which the landscaping is to be installed, to a certified soil and plant laboratory for analysis. Take a minimum of two samples each from landscape areas adjacent to all four sides of the site.
   - If suitable topsoil is not available on site, imported topsoil shall meet specifications and shall be amended to meet recommendations including parking lot islands.

2. **Lawn Areas**
   - Grading contractor must stockpile existing topsoil clean and debris free suitable for reuse.
   - Landscape contractor must perform fine grading and soil amendments to the topsoil and/or approved import soil for all lawn and planting areas.
   - Planting contractor must perform topsoil tamping to ensure a uniform minimum 3-inch depth covering the root ball areas of all trees.
   - Planting contractor must be within one-tenth of a foot of grades shown on the Site Construction Documents Grading Plan.
   - Provide two copies of the report to the project landscape architect.

3. **Tree Planted Details**
   - Tree well detail must be free of all construction materials, concrete, and rocks in excess of 1 inch diameter, and consist of 50% compacted rock typical.
   - Tree well detail must be from the bottom of the root ball to the root flare, or container of the plant being installed, and must maintain a firm setting bed in the bottom of the planting pit to avoid settling.
   - Soil used in planting pits must be free of all construction materials, concrete, and rocks in excess of 1 inch diameter, and consist of 50% minus crushed compacted 3/4" weed materials. Install to a uniform minimum 3-inch depth covering the root ball areas of all trees.

4. **Irrigation**
   - Irrigation lateral controls must pass a #10 sieve and must maintain a slope of not less than 5% and no greater than 20% from the top of the root ball to the top of the planting area.

5. **Landscaping Requirements**
   - Contractor must submit representative samples of the reserved topsoil, and soil in which the landscaping is to be installed, to a certified soil and plant laboratory for analysis. Take a minimum of two samples each from landscape areas adjacent to all four sides of the site.

6. **Tree Grate with Tree Clamp**
   - Tree grate with tree clamp must be free of all construction materials, concrete, and rocks in excess of 1 inch diameter, and consist of 50% minus crushed compacted 3/4" weed materials. Install to a uniform minimum 3-inch depth covering the root ball areas of all trees.

7. **Concrete Flatwork**
   - Concrete flatwork must be free of all construction materials, concrete, and rocks in excess of 1 inch diameter, and consist of 50% minus crushed compacted 3/4" weed materials. Install to a uniform minimum 3-inch depth covering the root ball areas of all trees.

8. **Irrigation Lateral**
   - Irrigation lateral must pass a #10 sieve and must maintain a slope of not less than 5% and no greater than 20% from the top of the root ball to the top of the planting area.

9. **Grout Posts in Place**
   - Grout posts in place must be free of all construction materials, concrete, and rocks in excess of 1 inch diameter, and consist of 50% minus crushed compacted 3/4" weed materials. Install to a uniform minimum 3-inch depth covering the root ball areas of all trees.

10. **Soil Used in Planting Pits**
    - Soil used in planting pits must be free of all construction materials, concrete, and rocks in excess of 1 inch diameter, and consist of 50% minus crushed compacted 3/4" weed materials. Install to a uniform minimum 3-inch depth covering the root ball areas of all trees.

11. **Irrigation Lateral**
    - Irrigation lateral must pass a #10 sieve and must maintain a slope of not less than 5% and no greater than 20% from the top of the root ball to the top of the planting area.

12. **Grout Posts in Place**
    - Grout posts in place must be free of all construction materials, concrete, and rocks in excess of 1 inch diameter, and consist of 50% minus crushed compacted 3/4" weed materials. Install to a uniform minimum 3-inch depth covering the root ball areas of all trees.

13. **Soil Used in Planting Pits**
    - Soil used in planting pits must be free of all construction materials, concrete, and rocks in excess of 1 inch diameter, and consist of 50% minus crushed compacted 3/4" weed materials. Install to a uniform minimum 3-inch depth covering the root ball areas of all trees.

14. **Irrigation Lateral**
    - Irrigation lateral must pass a #10 sieve and must maintain a slope of not less than 5% and no greater than 20% from the top of the root ball to the top of the planting area.

15. **Grout Posts in Place**
    - Grout posts in place must be free of all construction materials, concrete, and rocks in excess of 1 inch diameter, and consist of 50% minus crushed compacted 3/4" weed materials. Install to a uniform minimum 3-inch depth covering the root ball areas of all trees.

16. **Soil Used in Planting Pits**
    - Soil used in planting pits must be free of all construction materials, concrete, and rocks in excess of 1 inch diameter, and consist of 50% minus crushed compacted 3/4" weed materials. Install to a uniform minimum 3-inch depth covering the root ball areas of all trees.

17. **Irrigation Lateral**
    - Irrigation lateral must pass a #10 sieve and must maintain a slope of not less than 5% and no greater than 20% from the top of the root ball to the top of the planting area.

18. **Grout Posts in Place**
    - Grout posts in place must be free of all construction materials, concrete, and rocks in excess of 1 inch diameter, and consist of 50% minus crushed compacted 3/4" weed materials. Install to a uniform minimum 3-inch depth covering the root ball areas of all trees.
Material will be high quality 100% recycled grey iron; ASTM A48 class 35b or better; hardness 170-223 brinnell (unless specified otherwise; see below).

Finish will be natural patina of raw iron (unless specified otherwise; see below).

Color: *Please specify standard UA color or mfr. name and color code.

- Dimensions are nominal.

Comments:

Section A-A'

TREE GRATE

5'-0" 1'-0"

BIKE RACK

6'-0" 1'-0"

LIGHT COLUMN

45 1/2" 3'-11"

CONC. FLATWORK WITH EXP. JOINT @ WALL. SEE PLANS

RETAINING WALL

1/2" = 1'-0"

COMPACTED SUBGRADE PER GEOTECH REPORT

FOOTING - SEE STRUCTURAL

8" STRUCTURAL BRICK SIM. TO TRASH ENCLOSURE, FILL SOLID W/ GROUT, SEE STRUCTURAL FOR REINF.

4" +/- 1/2" 2 1/2"

TRASH RECEPTACLE

1/2" = 1'-0"

5

TRASH RECEPTACLE: TALLGRASS TG2-2000AS PER SITESCAPES-402/421-9464

(1) Frame - 1 1/2" Sq. x 11 Ga. Wall Steel Tubing
(2) Panels - 7 Ga. Sheet Metal
(3) Lid - 14 Ga. Sheet Metal
(4) Foot Plates - 1/4" x 2 1/4" Steel Flat Bar with Ø 9/16" Mounting Holes
(5) Mounted with Four Ø 1/2" x 4-5" Stainless Steel Anchor Bolts (Contractor Supplied)
(6) 36 Gallon Plastic Liner with Handles Included

CONTRACTOR TO SUPPLY AND INSTALL TRASH RECEPTACLE W/CUSTOM POWDER COAT FINISH RAL COLOR BY ARCHITECT

GUARDRAIL W/ CABLE RAILING SYSTEM PER MFR. RECOMMENDATIONS, ULTRA-TEC OR EQ.

SPACE CABLES PER MFR. RECOMMENDATIONS BUT AT A MIN. SO THAT A 4" SPHERE CANNOT PASS THRU CONSTRUCTION

FOUNDATION PER STRUCT.

NOTED

LANDSCAPE SITE DETAILS

Project No: 13-171

Assistant

Date: 11.27.13
CLOTH
M-1

SCALE:
Exterior Elevation - North (Palouse Hwy)

A3.1

1/8" = 1'-0"

13-171

Project No:

Southgate / Regal Place

City Facade Transparency

Building A
LENGTH X SCALE, "W" FROM SCALE DAY "D"
TOTAL ELEVATION LENGTH: 73'-2"

NORTH ELEVATION: LENGTH OF ELEV. W/ VISION GLASS: 34'-3"

11.27.2013

Exterior Materials

1. EXTERIOR INSULATION & STucco SYSTEM
2. MANUFACTURED ASHLAR STONE VENEER
3. 4x4x8 BRICK VENEER
4. MANUFACTURED LANDSCAPE ELEMENT, SEE STRUCTURAL
5. ELECTRICAL METERS AND EQUIPMENT, SEE ELECTRICAL
6. GAS METERS AND EQUIPMENT, SEE MECHANICAL
7. DECORATIVE COMM, SEE LANDSCAPE
8. ALUMINUM FRAME ELEMENTS, IN FIRE DEPARTMENT USE ONLY

City Review Comments

Construction - 11.27.13

City Review Comments

Construction - 11.27.13