PLANT MATERIAL SCHEDULE - ENCOMPASS 119 IMPROVEMENTS								
SYMBO	L QTY.	COMMON NAME	BOTANICAL NAME	SIZE	COND.			
SHADE	SHADE TREE							
ro	2	RED OAK	QUERCUS RUBRA	2" CAL.	B & B			
qm	5	BURR OAK	QUERCUS MACROCARPA	2" CAL.	B & B			
wc	4	WESTERN CATALPA	CATALPA SPECIOSA	2" CAL.	B & B			
sh	1	SKYLINE HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	2" CAL.	B & B			
ph	4	PRAIRIE PRIDE HACKBERRY	CELTIS OCCIDENTALIS 'PRAIRIE PRIDE'	2" CAL.	B & B			
EVERG	REEN T	REE			<u> </u>			
ар	3	AUSTRIAN PINE	PINUS NIGRA	8' HT.	B & B			
ре	3	PINON PINE	PINUS EDULIS	8' HT.	B & B			
ORNAMENTAL TREES								
rr	4	ROYAL RAINDROP CRABAPPLE	MALUS sp. 'ROYAL RAINDROPS'	1.5" CAL.	B & B			
go	5	JAPANESE TREE LILAC	SYRINGA RETICULATA	1.5" CAL.	B & B			
tm	1	TATARIAN MAPLE	ACER TATARICUM	1.5" CAL.	B & B			
ss	3	SPRING SNOW CRABAPPLE	MALUS 'SPRING SNOW'	1.5" CAL.	B & B			
SHRUB	S							
ac	33	ALPINE CURRANT	RIBES ALPINUM	5 GAL.	CONT.			
dk	12	DWARF KOREAN LILAC	SYRINGAMEYERI 'PALIBIN'	5 GAL.	CONT.			
db	22	DWARF BURNING BUSH	EUONYMUS ALATUS 'COMPACTUS'	5 GAL.	CONT.			
rs	52	RUSSIAN SAGE	PEROVSKIA ARTIPILCIFOLISA	5 GAL.	CONT.			
as	8	LITTLE PRINCESS SPIREA	SPIREA JAPONICA 'LITTLE PRINCESS'	5 GAL.	CONT.			
bs	35	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS					
vd	15	IVORY HALO VARIEGATED DOGWOOD	CORNUS ALBA 'BAILHALO'	5 GAL.	CONT.			
pb	57	PAWNEE BUTTE SANDCHERRY	PRUNUS BESSEYI 'PAWNEE BUTTES'	5 GAL.	CONT.			
pf	11	PINK BEAUTY POTENTILLA	POTENTILLA FRUTICOSA 'PINK BEAUTY'	5 GAL.	CONT.			
11	4	LITTLE LIME HYRANGEA	HYRANGEA PANICULATA 'LITTLE LIME'	5 GAL.	CONT.			
ORNAM	ENTAL (GRASSES		5 GAL.	CONT.			
kf	43	KARL FOERSTER FEATHER REED	CALAMAGROSIC ACUTI ' KARL FORESTER'	1 GAL.	CONT.			
dm	34	DWARF MAIDEN GRASS	MISCANTHUS SINENSIS 'YAKU JIMA'	1 GAL.	CONT.			

LANDSCAPE LEGEND:

Ground Covers

NATIVE SEED W/ EROSION CONTROL BLANKET (WHERE NECESSARY) NOTE: EROSION CONTROL BLANKET TO BE INSTALLED WHERE APPLICABLE

MIX RATIO: SEEDING RATE - 20lbs/acre
10% ALKALI SACATON - Sporobolus airoides
10% INLAND SALTGRASS - Distichlis spicata
10% NUTTALL'S ALKALIGRASS - Puccinellia nuttalliana
10% PRAIRIE CORDGRASS - Spartina pectinata
10% SLENDER WHEATGRASS - Elymus trachycaulus spp.
10% WESTERN WHEATGRASS - Pascopyrum smithii
10% FOWL MANNAGRASS - Glyceria striata
10% HARDSTEM BULRUSH - Scirpus acutus
10% BALTIC RUSH - Juncus balticus
10% CREEPING SPIKERUSH - Eleocharis palustris

IMPROVED BLUEGRASS SOD SHALL CONSIST OF TEXAS HYBRID BLUEGRASS THAT IS LOCALLY GROWN.

HARDWOOD MULCH



3"- 6" DIA. ROUND COBBLE

SCALE 1" = 30' - 0"

STEEL EDGING WITH PROTECTIVE CAP

SYMBO	L QTY.	COMMON NAME	BOTANICAL NAME	SIZE	COND.
SHADE	TREE				
so	12	SHUMARD OAK	QUERCUS SHUMMARDI	2" CAL.	B & B
qm	3	BURR OAK	QUERCUS MACROCARPA	2" CAL.	B & B
co	4	COMMON HACKBERRY	CELTIS OCCIDENTALIS	2" CAL.	B & B
wc	7	WESTERN CATALPA	CATALPA SPECIOSA	2" CAL.	B & B
rl	9	REDMOND LINDEN	TILIA AMERICANA 'REDMOND'	2" CAL.	B & B
ro	7	RED OAK	QUERCUS RUBRA	2" CAL.	B & B
sh	8	SKYLINE HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	2" CAL.	B & B
kc	15	KENTUCKY COFFEE TREE	GYMNOCLADUS DIOICUS	2" CAL.	B & B
ph	3	PRAIRIE PRIDE HACKBERRY	CELTIS OCCIDENTALIS 'PRAIRIE PRIDE'	2" CAL.	B & B
wo	5	SWAMP WHITE OAK	QUERCUS BICOLOR	2" CAL.	B & B
tf	4	TURKISH FILBERT	CORYLUS COLURNA	2" CAL.	B & B
ce	8	COLUMNAR ENGLISH OAK	QUERCUS ROBUR 'FASTIGIATA'	2" CAL.	B & B
EVERG	REEN TF	REE			
ар	7	AUSTRIAN PINE	PINUS NIGRA	8' HT.	B & B
bp .	2	COMPACT GEM BOSNIAN PINE	PINUS HELDREICHII 'LEUCODERMIS'	8' HT.	B & B
sr	30	SPEARMINT JUNIPER	JUNIPERUS CHINENSIS 'SPEARMINT'	8' HT.	B & B
sj	38	SKYROCKET JUNIPER	JUNIPERUS VIRGINIANA 'SKYROCKET'	8' HT.	B & B
	 1ENTAL 1	REES			
go	13	GAMBEL OAK			B & B
tm	14	TATARIAN MAPLE	ACER TATARICUM	1.5" CAL.	B & B
ss	14	SPRING SNOW CRABAPPLE	MALUS 'SPRING SNOW'	1.5" CAL.	B & B
ср	18	CHANTICLEER PEAR	PYRUS CALLERAYANA 'CHANTICLEER'	1.5" CAL.	B & B
SHRUB	 S	ı			
ac		ALPINE CURRANT	RIBES ALPINUM	5 GAL.	CONT
dk	35	DWARF KOREAN LILAC	SYRINGAMEYERI 'PALIBIN'	5 GAL.	CONT
db	97	DWARF BURNING BUSH	EUONYMUS ALATUS 'COMPACTUS'	5 GAL.	CONT
rt	13	RED TWIG DOGWOOD	CORNUS ALBA 'SIBIRICA'	5 GAL.	CONT
rs	40	RUSSIAN SAGE	PEROVSKIA ARTIPILCIFOLISA	5 GAL.	CONT
as	71	LITTLE PRINCESS SPIREA	SPIREA JAPONICA 'LITTLE PRINCESS'	5 GAL.	CONT
aw	44	ANTHONY WATERER SPIREA	SPIREA JAPONICA 'ANTHONY WATERER'	5 GAL.	CONT
ts	31	THREE LEAF SUMAC	RHUS TRILOBATA	5 GAL.	CONT
bs	67	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS	5 GAL.	CONT
	5	LITTLE LIME HYRANGEA	HYRANGEA PANICULATA 'LITTLE LIME'	5 GAL.	CONT
pb	32	PAWNEE BUTTE SANDCHERRY	PRUNUS BESSEYI 'PAWNEE BUTTES'	5 GAL.	CONT
pf	67	PINK BEAUTY POTENTILLA	POTENTILLA FRUTICOSA 'PINK BEAUTY'	5 GAL.	CONT
ORNAM	IENTAL (GRASSES			
kf	110	KARL FOERSTER FEATHER REED	CALAMAGROSIC ACUTI ' KARL FORESTER'	1 GAL.	CONT
dm	79	DWARF MAIDEN GRASS	MISCANTHUS SINENSIS 'YAKU JIMA'	1 GAL.	CONT
dl	216	DAYLILLY	DAYLILY, STELLA D'ORO DWARF	1 GAL.	CONT
iy	6	IVORY TOWER YUCCA	YUCCA FILAMENTOSA 'IVORY TOWER'	1 GAL.	CONT
ah	3	DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'	1 GAL.	CONT
hb	21	DWARF FOUNTAIN 'HARDY LITTLE BUNNY	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	1 GAL.	CONT
mf	62	MEXICAN FEATHER	NESSELLA TENUISSIMA	1 GAL.	CONT
bg	85	BLOOD GRASS	IMPERATA CYLINDRICA 'RUBRA'	1 GAL.	CONT

BS-10836 INTERGROUP ARCHITECTS

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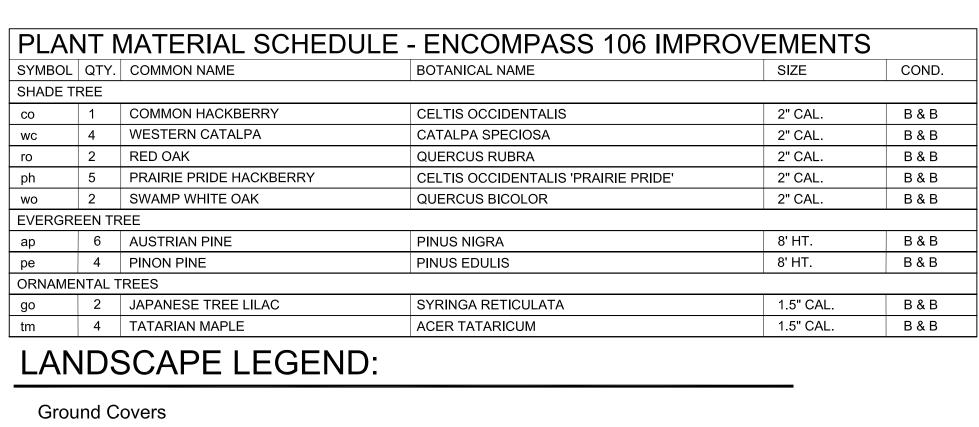
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L1.0 LANDSCAPE PLAN 1

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L2.0 LANDSCAPE PLAN 2

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NATIVE SEED W/ EROSION CONTROL BLANKET (WHERE NECESSARY) NOTE: EROSION CONTROL BLANKET TO BE INSTALLED WHERE APPLICABLE MIX RATIO: SEEDING RATE - 20lbs/acre 10% ALKALI SACATON - Sporobolus airoides 10% INLAND SALTGRASS - Distichlis spicata 10% INLAND SALTGRASS - Distichlis spicata 10% NUTTALL'S ALKALIGRASS - Puccinellia nuttalliana 10% PRAIRIE CORDGRASS - Spartina pectinata 10% SLENDER WHEATGRASS - Elymus trachycaulus spp. 10% WESTERN WHEATGRASS - Pascopyrum smithii 10% FOWL MANNAGRASS - Glyceria striata 10% HARDSTEM BULRUSH - Scirpus acutus 10% BALTIC RUSH - Juncus balticus 10% CREEPING SPIKERUSH - Eleocharis palustris TURFGRASS SOD IMPROVED BLUEGRASS SOD SHALL CONSIST OF TEXAS HYBRID BLUEGRASS THAT IS LOCALLY GROWN. HARDWOOD MULCH 3"- 6" DIA. ROUND COBBLE STEEL EDGING WITH PROTECTIVE CAP

LANDSCAPE DATA TABLE: ENCOMPASS 171

LANDSCAPE AREA	AREA	CALCULATION	PLANT UNIT MODEL TYPE	TOTAL REQUIRED	TOTAL PROVIDED	
STREET TREES	N/A	TYPICALLY 1 TREE PER 50 LINEAR FT 1,205 LINEAR FT. OF RIGHT OF WAY	N/A 25 TREES		*18 TREES	
BUFFERYARDS	N/A	DEPENDS; SEE LDC TABLE 12-8-402, 12-8-404 AND 12-8-406	ALTERNATE A	N/A	N/A	
PARKING LOT LANDSCAPING ISLANDS	5,758 SF	242 PARKING SPACES 1 TREE PER 10 PARKING SPACES	N/A	24 TREES	24 TREES	
STORMWATER DETENTION 11,202 SF FACILITIES / OPENSPACE		N/A	N/A	N/A	N/A	
LANDSCAPE SURFACE RATIO	15%	449,588.91 sf. X 0.15	N/A	67,438.34 SF.	77,799 SF	
LANDSCAPE AREA	67,438.34 SF	1.00 PLANT UNITS PER 1000 s.f. 67,438.34 SF (-) 11,202 SF (-) 5,758 SF. = 50,478.34 SF 50,478.34 (/) 1000 s.f. = 50.47 50.47 x 1.00 = 50.50 (round to nearest five hundredths)	ALTERNATE S - 14.5 UNITS ALTERNATE A - 2 UNITS ALTERNATE B - 11 UNITS ALTERNATE C - 10 UNITS ALTERNATE D - 13 UNITS TOTAL: 50.5 UNITS	LARGE TREES - 42.5 SMALL TREES - 55 EVERGREENS - 75 SHRUBS - 476.5	LARGE TREES - 43 SMALL TREES - 59 EVERGREENS - 77 SHRUBS - 549	
TOTALS				SMALL TREES = 55 EVERGREEN TREES = 75	LARGE TREES = 85 SMALL TREES = 59 EVERGREEN TREES = 77 SHRUBS = 549	

*Large trees total quantity provided is under total tree quantity required due to sight triangle requirements for the project.

	Earge trees total quartity p	TOVIGOU IS GITGOT TOTAL II	co quartity roquii	ou due to signit til	angle requirements for th	o project.	
		PROPOSED PLANT UNIT					
	PLANT UNIT DISTRIBUTION	PLANT UNIT TYPE	LARGE TREE	SMALL TREE	EVERGREEN TREE	SHRUBS	
	14.5	S	14.5	29	0	188.5	
	2	Α	2	4	2	22	
	11	В	0	22	33	77	
	10	С	0	0	40	150	
	13	D	26	0	0	39	
PLAN	IT UNITS USED 50.5	TOTAL PLANTINGS	42.5	55	75	476.5	

TOTAL PLANT UNITS REQUIRED 50.5

TOTAL F

TZ dī 1 cp 1 sh

Encompass 106 Landscape Improvements

─hardwood mulch - typ. ─

Encompass 171

SCALE 1" = 30' - 0"

LANDSCAPE PLAN 2

LANDSCAPE PLAN 2

Landscape Improvements

(2) BIKE RACKS

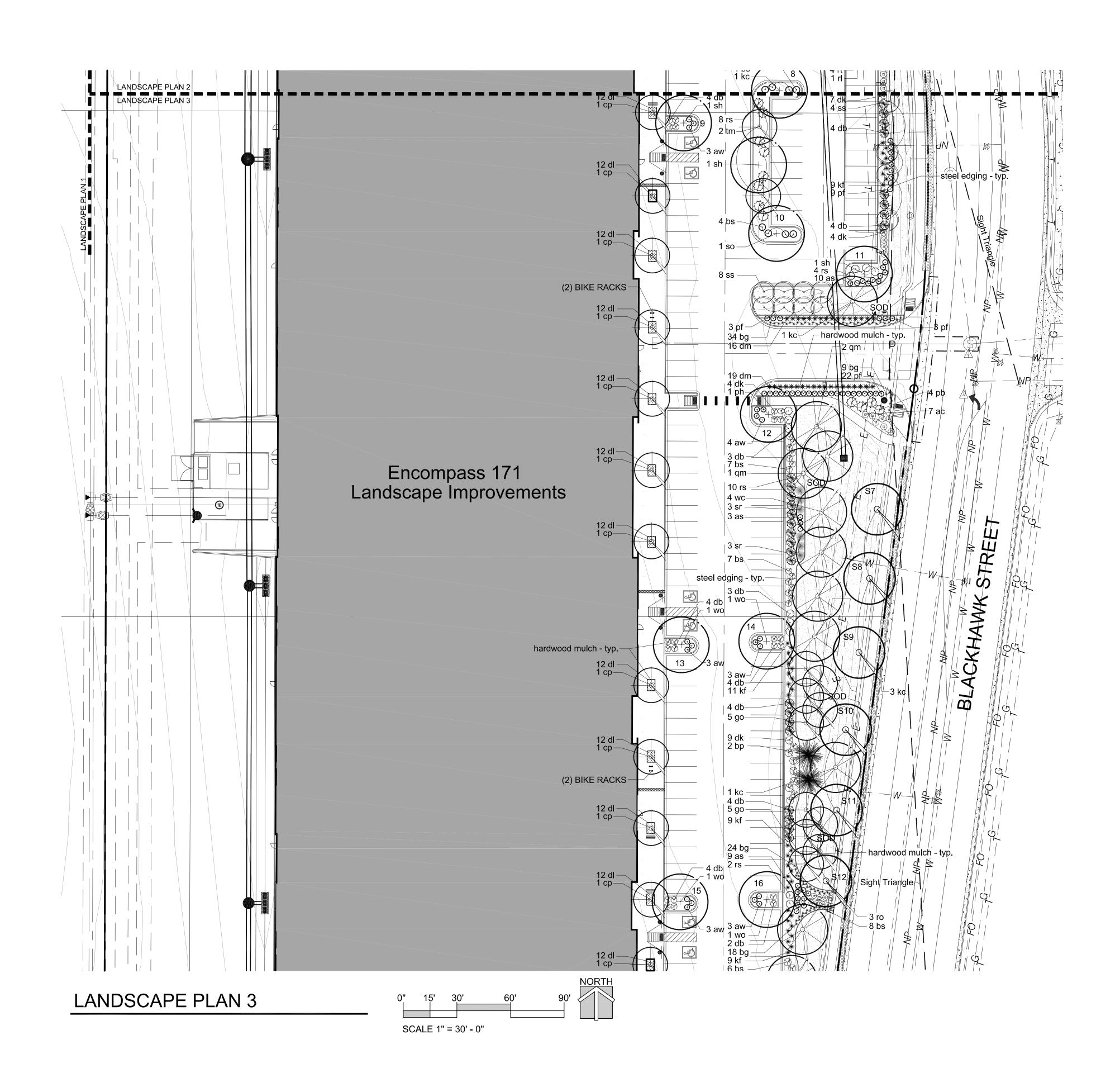
12 dl – 1 cp – hardwood mulch - typ.-

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LANDSCAPE PLAN 3





BULLDING 1

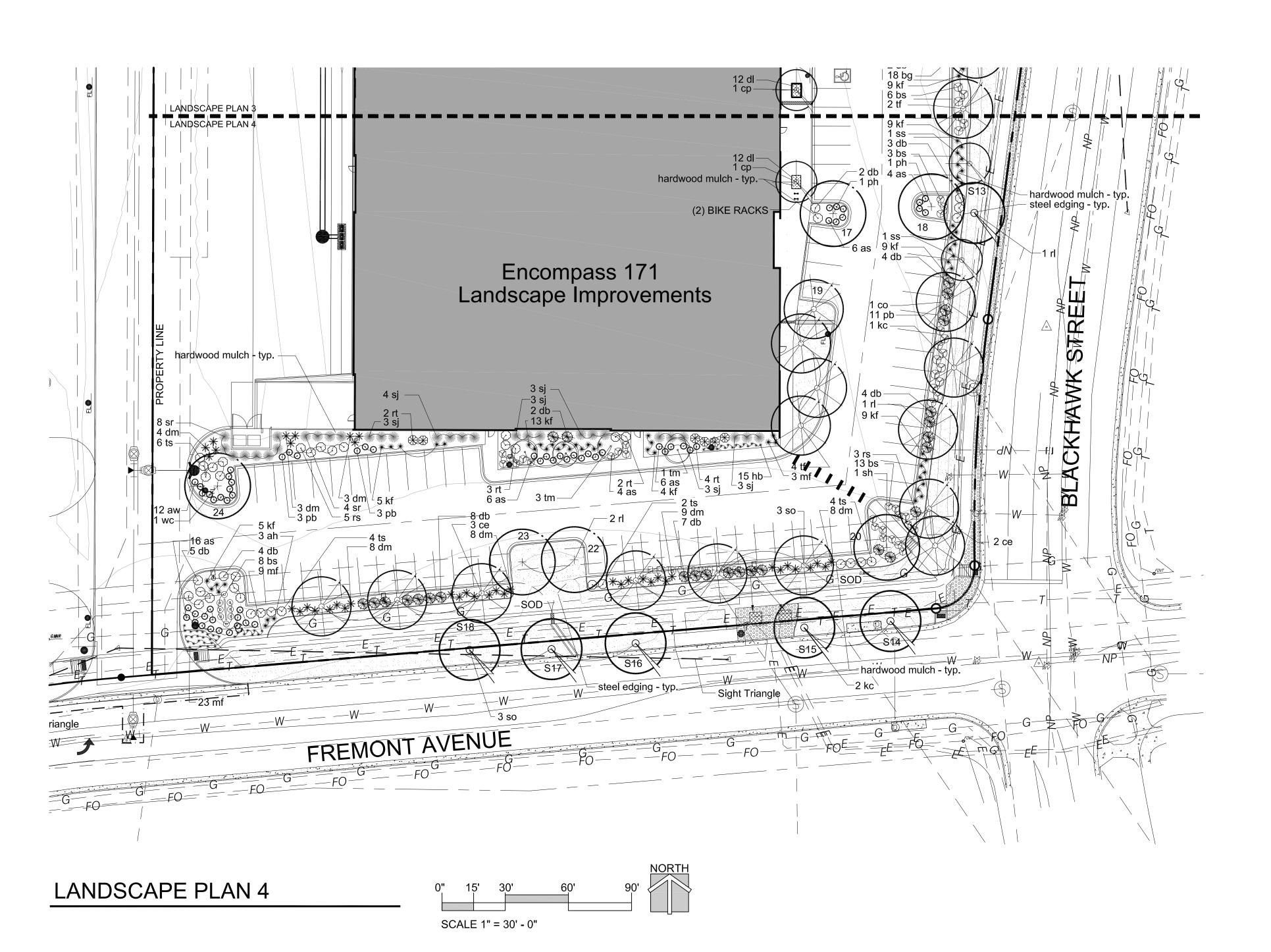
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LANDSCAPE PLAN 4

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L5.0 PLANTING DETAILS

DO NOT CUT TREE LEADER. PRUNE ONLY CROSSOVER LIMBS, CO- DOMINANT LEADERS AND DO NOT CUT TREE LEADER. PRUNE ONLY CROSSOVER LIMBS, CO-INJURED OR DEAD BRANCHES FROM TREE. DOMINANT LEADERS AND INJURED OR DEAD BRANCHES FROM SECURE WITH 3 SPECIFIED 8-FT STEEL TREE STAKES IN UNDISTURBED SOIL. INSTALL WIRE AND NON- GIRDLING FLAT FABRIC FASTENERS IMMEDIATELY AFTER PLANTING, ALLOWING 3"-4" TRUNK MOVEMENT. COVER WIRE WITH SPECIFIED RUBBER GARDEN HOSE AND INSTALL 4" SECURE WITH 3 SPECIFIED 8-FT STEEL TREE STAKES IN UNDISTURBED SOIL. FLORESCENT ORANGE FLAG ON EACH WIRE. INSTALL WIRE AND NON-GIRDLING FLAT FABRIC FASTENERS IMMEDIATELY AFTER PLANTING, ALLOWING 3"-4" TRUNK MOVEMENT. COVER WIRE WITH SPECIFIED RUBBER GARDEN HOSE AND INSTALL 4" FLORESCENT ORANGE FLAG ON EACH WIRE PLANT ROOT BALL 3"-4" HIGH WITH RESPECT TO FINISHED GRADE. DO NOT COVER TOP OF ROOTBALL WITH SOIL. CUT AND REMOVE TOP 2/3 OF WIRE BASKET AND REMOVE TOP 2/3 BURLAP. REMOVE ALL ROPE, TWINE AND WIRE OTHER THAN BASKET. PLANT ROOT BALL 3"-4" HIGH WITH RESPECT TO FINISHED GRADE. DO NOT COVER TOP OF ROOTBALL WITH SOIL . CUT AND REMOVE TOP 2/3 OF — PLACE MULCH/COBBLE RING AROUND TREE. DO NOT PLACE MULCH/ COBBLE IN CONTACT WIRE BASKET AND REMOVE TOP 2/3 BURLAP. REMOVE ALL ROPE, TWINE WITH TREE TRUNK. RE: SPECIFICATIONS FOR MULCH/COBBLE TYPE AND DEPTH. AND WIRE OTHER THAN BASKET. PLACE MULCH/COBBLE RING AROUND TREE. DO NOT PLACE MULCH/COBBLE PREPARE AND PLACE BACKFILL SOIL MIX AS PER SPECIFICATIONS. IN CONTACT WITH TREE TRUNK. RE: SPECIFICATIONS FOR MULCH/COBBLE TYPE AND DEPTH. - SET ROOTBALL ON UNDISTURBED SOIL. SET PLUMB AND CENTER IN PIT. PREPARE AND PLACE BACKFILL SOIL MIX AS PER SPECIFICATIONS. - COMPACTED SUBGRADE SET ROOTBALL ON UNDISTURBED SOIL. SET PLUMB AND CENTER IN PIT. SHADE TREES: LOWEST LIMBS MIN. 6-8' FROM ROOT CROWN

2 x ROOTBALL DIA.

NOT TO SCALE

REJECT TREES WITH BROKEN OR DAMAGED ROOTBALLS

AFTER TWO YEARS NO LIMBS SHALL BE WITHIN 8' OF PAVEMENT

SIDEWALK, TOP OF CURB, OR TOP OF SEAT WALL FINISHED GRADE OR TOP OF SOD LEVEL WITH PAVED EDGE

- SPECIFIED SOD OR SEED

 $^{\cdot}$ FULL DEPTH OF SPECIFIED AMENDED TOPSOIL PLACED APPROX. 1" BELOW TOP OF PAVED

SOD ADJACENT TO WALKS AND CURBS

SIDEWALK, TOP OF CURB, OR TOP OF SEAT WALL

- FINISHED GRADE OR TOP OF MULCH/COBBLE 1/2" BELOW PAVED EDGE

SPECIFIED COBBLE

SPECIFIED WEED BARRIER FABRIC UNDER MULCH/ COBBLE WITH SPECIFIED PRE-EMERGENT HERBICIDE BELOW FABRIC

- FULL DEPTH OF SPECIFIED AMENDED TOPSOIL PLACED THE NECESSARY DISTANCE BELOW

MULCH ADJACENT TO WALKS AND CURBS

- SPECIFIED SOD OR SEED FINISHED GRADE OR TOP OF SOD LEVEL WITH TOP OF EDGER - STEEL EDGER

FINISHED GRADE OR TOP OF MULCH/COBBLE 1/2" BELOW TOP OF EDGER

SPECIFIED MULCH/COBBLE

 SPECIFIED WEED BARRIER FABRIC UNDER MULCH COBBLE SPECIFIED PRE-EMERGENT HERBICIDE BELOW FABRIC

· FULL DEPTH OF SPECIFIED AMENDED TOPSOIL PLACED THE NECESSARY DISTANCE BELOW TOP

EDGE DETAILS

EDGER

NOT TO SCALE

IRRIGATION GRASS BUFFER INSTALLATION

"WHERE POSSIBLE, IRRIGATION SYSTEMS SHALL BE INSTALLED IN CONJUCTION WITH FINISH GRADING OF GRASS BUFFER. IF IRRIGATION INSTALLATION WILL LAG, BUFFER SHALL BE RESTORED TO ORIGINAL CONDITION FOLLOWING INSTALLATION. DISTURBED LAYERS OF GRANULAR MATERIAL SHALL BE RESTORED, EROSION CONTROL BLANKET AND GEOTEXTILES SHALL BE REPLACED OR PATCHED, AND FINISH GRADES SHALL MAINTAIN DESIGN SLOPES."

GENERAL PLANTING NOTES:

EVERGREEN TREE PLANTING

1. PRIOR TO BEGINNING ANY WORK ON THE SITE THE LANDSCAPE CONTRACTOR SHALL CONTACT THE OFFICE OF THE GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.

- COMPACTED SUBGRADE

REJECT TREES WITH BROKEN OR DAMAGED ROOTBALLS

- 2. LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICE NECESSARY TO FURNISH AND INSTALL PLANTINGS AND MATERIALS AS SPECIFIED HEREIN AND AS SHOWN ON PLANS.
- 3. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE LANDSCAPE ARCHITECTS APPROVAL IN WRITING. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED.
- 4. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REVISE PLANT MATERIAL LIST AS DEEMED NECESSARY.
- 5. ALL PLANT LOCATIONS ARE APPROXIMATE. ADJUST AS NECESSARY TO AVOID CONFLICTS.
- 6. QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFY ALL QUANTITIES ON THE PLANTING PLAN(S).
- 7. LANDSCAPE CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE COMMENCEMENT OF WORK. VERIFY EXACT LOCATION OF ALL UTILITIES BY CONTACTING APPROPRIATE UTILITY COMPANIES. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE REPAIR / REPLACEMENT FOR ANY DAMAGE CAUSED TO UTILITIES.
- 8. FINISH GRADE SHALL BE ADJUSTED FOR TURF THICKNESS.
- 9. ALL PLANT MATERIALS SHALL HAVE BACKFILL, CAREFULLY PLACED AROUND BASE AND IDES OF BALL TO TWO-THIRDS (3) DEPTH OF BALL THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS, TOP ONE-THIRD $(\frac{1}{3})$ OF BURLAP AND LOOSE BURLAP SHALL BE REMOVED AT THIS TIME THE REMAINDER OF HE PIT SHALL THEN BE BACKFILLED, ALLOWING FOR THE DEPTH OF THE MULCH SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL

PERFORMANCE GUARANTEE:

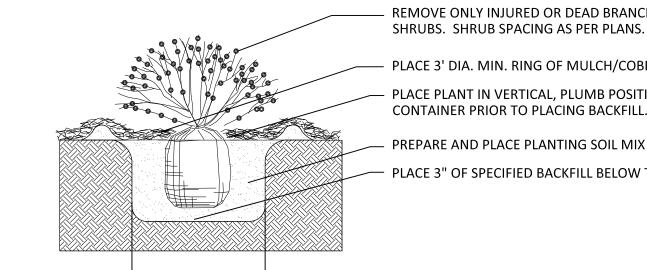
1. ALL PROPOSED LANDSCAPE IMPROVEMENTS SHALL BE GUARANTEED FOR A MINIMUM PERIOD OF TWO YEARS FROM SUBSTANTIAL COMPLETION OF THE PROJECT.

- 10. AFTER PLANTING IS COMPLETED REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE THE NATURAL GROWING HABIT OR SHAPE OF THE PLANT. MAKE ALL CUTS FLUSH, LEAVING NO STUBS. CENTRAL LEADERS SHALL NOT BE REMOVED. IF THE CENTRAL LEADER OF A PLANT IS DEAD THE PLANT SHALL BE REPLACED.
- 11. PLANT SPECIFIED GROUND COVERS WITHIN ONE FOOT OF TRUCK OF TREES AND SHRUBS PLANTED WITHIN THE AREA. PLANTING ARRANGEMENTS SHALL BE TRIANGULAR WITH PROPER SPACING BETWEEN PLANTS.
- 12. COMMERCIAL GRADE $\frac{3}{16}$ INCH BY 4" POWDER COATED STEEL EDGING SHALL BE USED TO SEPARATE ALL TURF AREAS FROM PLANTING BEDS. PLACE EDGING FLUSH WITH GRADE AND STAKE TO GROUND PER MANUFACTURES RECOMMENDATIONS.
- 13. LANDSCAPE CONTRACTOR TO PROVIDE THE LANDSCAPE CONTRACTOR A SAMPLE OF PROPOSED STEEL EDGING FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- 14. USE SHREDDED CEDAR MULCH IN ALL PLANTING BEDS AND TREE SAUCERS. LANDSCAPE CONTRACTOR SHALL PROVIDE A 1 CUBIC FOOT SAMPLE OF PROPOSED MULCH TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
- 15. PLACE FOUR INCHES OF MULCH IN ALL SHRUB BEDS, PLACE FOUR INCHES OF MULCH IN ALL GROUND COVER, PERENNIAL BEDS AND PLACE 4 INCHES OF MULCH AT ALL TREE SAUCERS.
- 16. PLANTING BEDS RECEIVING MULCH MULCH ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. DO NOT APPLY HERBICIDE IN PERENNIAL OR ANNUAL BEDS.
- 17. LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER SUBSTANTIAL COMPLETION IS GRANTED ON THE COMPLETE PROJECT.
- 18. REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE LANDSCAPE ARCHITECT PRIOR TO STARTING CONSTRUCTION.
- 19. IRRIGATION HEADS SHALL BE PLACED ABOVE THE 2-YEAR WATER SURFACE ELEVATION IN THE WATER QUALITY SWALE.

SHALL THEN BE THOROUGHLY WATERED ONCE AGAIN.

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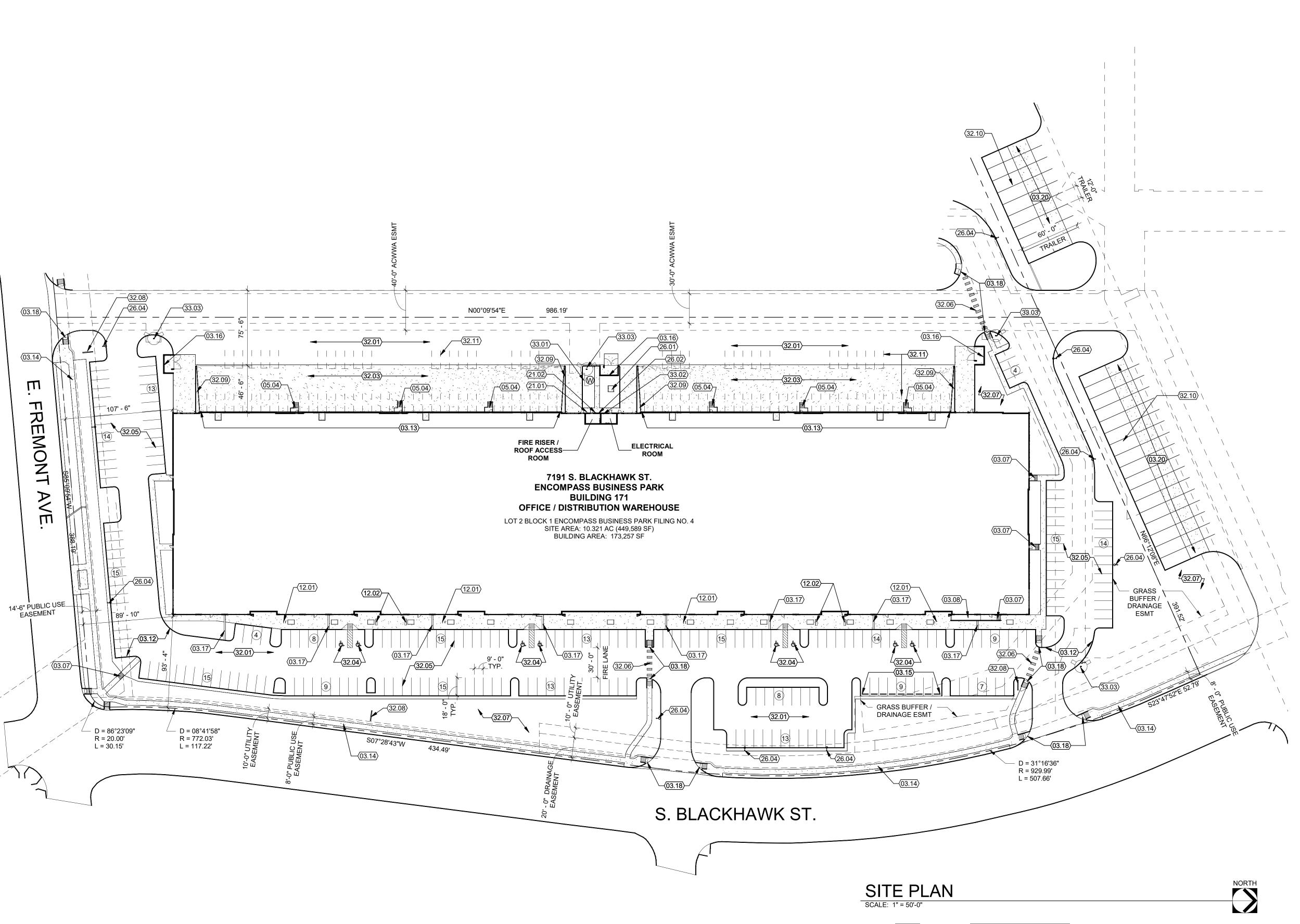
REMOVE ONLY INJURED OR DEAD BRANCHES FROM SHRUBS. SHRUB SPACING AS PER PLANS.

- PLACE 3' DIA. MIN. RING OF MULCH/COBBLE UNDER SHRUB. - PLACE PLANT IN VERTICAL, PLUMB POSITION. REMOVE

- PREPARE AND PLACE PLANTING SOIL MIX AS PER SPEC.

PLACE 3" OF SPECIFIED BACKFILL BELOW THE ROOTBALL.

2 x ROOTBALL DIA.



0' 25' 50'

PARKING CALCULATIONS:

ENCOMPASS BUSINESS PARK BUILDING 171: OFF-STREET PARKING REQUIRED: 1 SPACE / LOADING BAY = 16 SPACES 1 SPACE / 400 SF (34.651 SF OF OFFICE) = 87 SPACES 1 SPACE / 1,000 SF (138,604 SF OF WAREHOUSE) = 139 SPACES TOTAL REGULAR SPACES = 242 SPACES OFF-STREET A.D.A. PARKING REQUIRED = 7 SPACES BICYCLE PARKING REQUIRED = 15 BIKES REGULAR PARKING PROVIDED = 234 SPACES A.D.A. PARKING PROVIDED = 8 SPACES TOTAL PROVIDED = 242 SPACES BICYCLE PARKING PROVIDED = 16 BIKES **ENCOMPASS BUSINESS PARK BUILDING 106:** TRAILER PARKING PROVIDED = 26 TRAILERS

KEYNOTES:

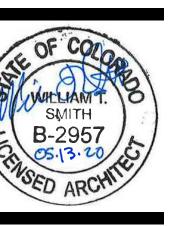
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- REINFORCED CONC. STAIRCASE, PROVIDE 1 1/2"Ø x 36"H. STEEL HANDRAIL ON EA. SIDE. SEE DETAIL 13/A8.1.
- REINFORCED CONC. RAMP, PROVIDE 1 1/2"Ø x 42"H. STEEL GUARDRAIL W/ 1 1/2"Ø x 34"H. STEEL HANDRAIL
- 6" VERTICAL CONCRETE CURB & GUTTER WITH RADIUS AT ALL OUTSIDE CORNERS, TYPICAL. ALL LANDSCAPING AT CONCRETE CURBS TO BE FLUSH WITH TOP OF CURB, SEE CIVIL DRAWINGS AND DETAIL 11/A8.1.
- PROVIDE 6" VERTICAL CURB & GUTTER AT WALL BASE ALONG ALL DOCK HEIGHT ELEVATIONS AT THE TRUCK APRON, PROVIDE 1/2" EXPANSION JOINT MATERIAL FULL DEPTH AND CONT. CAULK. SEE WALL SECTIONS.
 - 4" THICK REINFORCED CONCRETE SIDEWALK WITH 6x6 x 1.4x1.4 WWF PROVIDE BROOM FINISH.
- THIS PORTION OF CURB TO BE BUILT WITH SLOTTED CURB & CONCRETE WHEEL STOPS ANCHORED INTO PAVEMENT. SEE CIVIL
 - DWGS. FOR EXACT LOCATIONS & DETAILS. 19' x 10' x 6'-8"H. SITE CAST CONCRETE TRASH ENCLOSURE WITH PAINTED METAL GATES ON 6" REINFORCED CONCRETE SLAB. SEE
- 03.17 CONC. SIDEWALK CHASE WITH GALVANIZED STEEL CHECKER COVER PLATE, SEE DETAIL 14/A8.1.
- 03.18 CONC. CURB RAMP FOR HANDICAP ACCESS ON ACCESSIBLE ROUTE, SEE CIVIL DWGS. 03.20 20'-0" WIDE CONC. DOLLY PAD CONT. ALONG TRAILER PARKING AREAS,
- SEE CIVIL DWGS. EXTERIOR STEEL STAIRS, LANDING, GUARDRAIL & HANDRAILS. TREAD & LANDING TO BE 1" DEEP OPEN GRATING W/ LONG DIM. PERP. TO PATH OF TRAVEL. GUARDRAIL TO BE 1 1/2"Ø x 42"H. W/ 1 1/2"Ø x 34"H.
- 12.01 BIKE RACKS SEE DETAIL 5/A8.1. 12.02 (2) BENCHES, SEE SPEC.
- FIRE DEPARTMENT CONNECTION (FDC), VERIFY WITH LOCAL FIRE
- AUTHORITY ON EXACT LOCATION PRIOR TO INSTALLATION. KNOX BOX, VERIFY WITH LOCAL FIRE AUTHORITY ON EXACT LOCATION
- AND APPROVED MODEL PRIOR TO INSTALLATION. ELECTRICAL TRANSFORMER LOCATION, UNIT TO BE MOUNTED ON CONC. SLAB. SEE ELEC. DWGS.
- ELECTRICAL METER & CT CABINET, SEE ELEC. DWGS.

HANDRAIL. SEE ENLARGED PLAN 1/A6.0.

- 20'-0" LIGHT POLE WITH SHOE BOX / FULL CUT-OFF STYLE FIXTURE, SEE DETAIL 7/A8.1 & ELEC. DWGS.
- 7" FULL DEPTH ASPHALT PAVING FOR TRUCK AND EMERGENCY VEHICLE TRAFFIC, PROVIDE 5" FULL DEPTH ASPHALT PAVING AT PARKING AREAS, SEE SOILS REPORT & CIVIL DRAWINGS.
- 6" REINFORCED CONCRETE PAVING AT TRUCK APRON AND LOADING
- DOCKS BROOM FINISH, REINFORCE WITH #3 BARS @ 18" O.C. EACH WAY. SEE SOILS REPORT & CIVIL DRAWINGS. VAN ACCESSIBLE H.C. PARKING SPACE - 12'-0" x 18'-0" WITH 5'-0" AISLE.
- PROVIDE CURB RAMP AND STANDARD HC PARKING SIGN WITH "VAN ACCESSIBLE" PLACARD BELOW. SEE DETS. 1 & 2/A8.1.
- PAINTED WHITE LINES, 4" WIDE, TYP. STANDARD PARKING SPACES ARE 9'-0"W x 18'-0"D.
- PEDESTRIAN CROSSWALK STRIPPING, SEE DETAIL 9/A8.1.
- 32.07 LANDSCAPE AREA, SEE LANDSCAPE DWGS.
- EXTERNALLY LIT, FREESTANDING MONUMENT SIGN, SEE DETAIL 12/A8.1 AND ELEC. DWGS. SLOPING CONCRETE RETAINING WALL, G.C. TO TAPER WIDTH AS
- SHOWN, SEE STRUCTURAL DRAWINGS AND DETAIL 10/A8.1.
- PAINTED WHITE LINES, 4" WIDE, TYP. STANDARD TRAILER PARKING SPACES AREA 12'-0"W. x 60'-0" DEEP.
- DASHED LINE INDICATES POTENTIAL FUTURE STANDARD PARKING SPACES, IF AREA IS TO BE STRIPPED FOR PARKING IT WILL NOT BE USED FOR TRUCK TRAFFIC.
- DOMESTIC WATER METER LOCATION, SEE CIVIL DWGS. 33.02
 - GAS METER LOCATION, SEE CIVIL AND PLUMB. DWGS. PROPOSED FIRE HYDRANT, SEE CIVIL DWGS.

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BUSINE

DATE DESC. 05/13/2020 CONST DWGS

SITE PLAN