

PULLMAN LOFTS

LOCATION MAP	PROJECT INFORMATION	PROJECT TEAM	SHEET INDEX
	<p>PROJECT DESCRIPTION: 72 Unit Apartments in 2 buildings (building A - 3 story, building B - 4 story) with residents parking garage below a portion of building B. A community center to serve the apartment residents, with pool, bathrms, gym, bike storage, managers office & mail room to serve apartment residents</p> <p>ZONING: TV-R-H-SA</p> <p>OCCUPANCY: S2 - Parking Garage (1st Floor) R2 - Residential (2nd - 4th Floors) B - Community/Retail Building (Historic)</p> <p>CONSTRUCTION TYPE: Type V-A - Apartments Type V-A - Community/Retail</p> <p>NEW FLOOR AREA: 82,482 Sq. Ft. Units & Circulation 3,430 Sq. Ft. Garage 4,610 Sq. Ft. Balconies & Roof Garden 3,440 Sq. Ft. Community Area 92,962 Sq. Ft. Grand Total</p> <p>UNIT TYPES: (36) 1-Bedroom units (716 sf) (36) 2-Bedroom units (1,092 sf)</p> <p>ASSESSORS PARCEL MAP: 010-091-005</p> <p>SITE AREA: 1.83 Acres (80,080 Sq Ft)</p> <p>MAXIMUM LOT COVERAGE: 100% Allowable 50% (40,084 Sq Ft) Actual</p> <p>MAXIMUM BUILDING HEIGHT: 5 Stories Allowable</p> <p>PARKING ANALYSIS: 32 Standard - Covered 13 Standard - uncovered 19 Diagonal parking- covered 6 Parallel parking - uncovered 3 Accessible - covered 73 total</p> <p>Note: 17 Guest Parallel on Street Parking at Wilson St.</p> <p>APPLICABLE CODES: 2013 California Building Code 2013 Plumbing Code 2013 California Mechanical Code 2013 California Electrical Code 2013 California Fire Code 2013 California Energy Code 2013 California Green Building Standards</p>	<p>Architect Hedgpeth Architects 2321 Bethards Drive, Suite B Santa Rosa, CA 95405 707-523-7010 office 707-542-2328 fax Robert Beall bob@hedgpetharchitects.com</p> <p>Civil Engineer Civil Design Consultants 2200 Range Avenue Santa Rosa, CA 95403 707-542-4820 office 707-542-4535 fax Andy Bordessa andy@civildesignconsultants.com</p> <p>Landscape Architect Tangram Landscape Architecture 944 Ripley Street Santa Rosa, CA 95401 (707) 527-7920 office Robert Cox robcox@tangramla.com</p> <p>Geotechnical Engineer PJC & Associates 442 Houser Street, suite A Cotati, CA 94931 (707) 584-4904 office (707) 584-4811 fax Pat Conway pjcin@sonic.net</p>	<p>Architectural Drawings:</p> <ul style="list-style-type: none"> AG.1 Project Information, Sheet Index, Location Map AG.2 Site Analysis Neighborhood Context Map AG.3 Site Context Photographs AG.4 Site Analysis and Neighborhood Context Map AG.5 Lighting & Materials Images A2.1 Site Plan / First Floor Plans A2.2 Second and Third Floor Plans A2.3 Fourth Floor & Roof Plans A2.4 Enlarged Unit Plans A2.5 Copperfields-Original Plan and Elevations A2.6 Copperfields-Proposed Plan and Elevations A3.1 Exterior Elevations A3.2 Exterior Elevations A3.3 Exterior Elevations A3.4 Exterior Elevations <p>Landscape Drawings:</p> <ul style="list-style-type: none"> L1.1 Landscape Plan L1.2 Landscape Plan <p>Civil Drawings:</p> <ul style="list-style-type: none"> C1 Abbreviations, Symbols & Legend C2 Site Plan C3 Grading Plan C4 Grading Sections & Details

AG.1

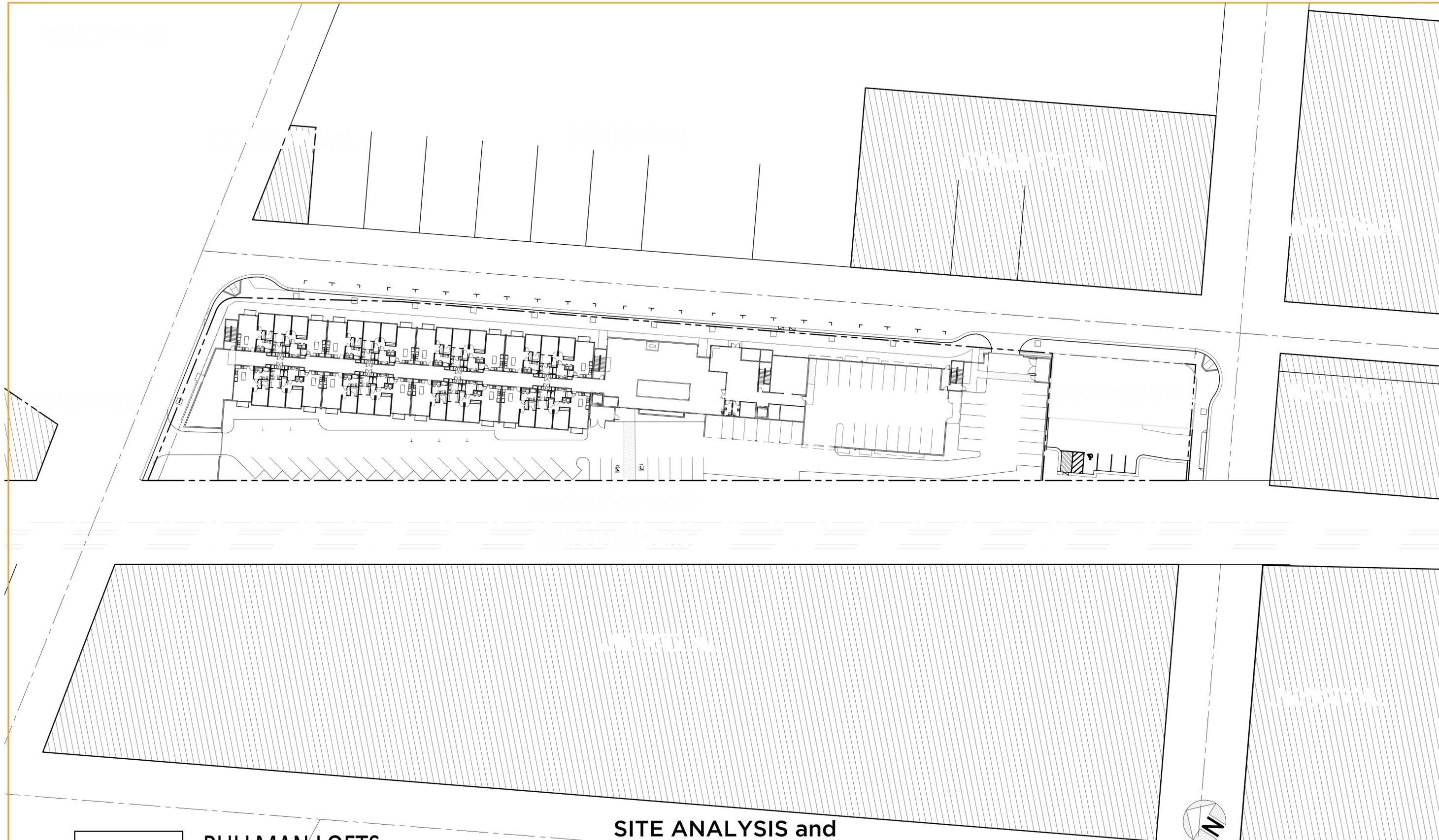
PULLMAN LOFTS

WILSON STREET
SANTA ROSA, CALIFORNIA

PROJECT INFO, SHEET INDEX, MAP

August 23, 2017

SCALE: NOT TO SCALE



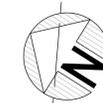
AG.2

PULLMAN LOFTS

WILSON STREET
SANTA ROSA, CALIFORNIA

SITE ANALYSIS and NEIGHBORHOOD CONTEXT MAP

August 23, 2017



SCALE: NOT TO SCALE





IMAGE 1



IMAGE 8



IMAGE 7



IMAGE 2

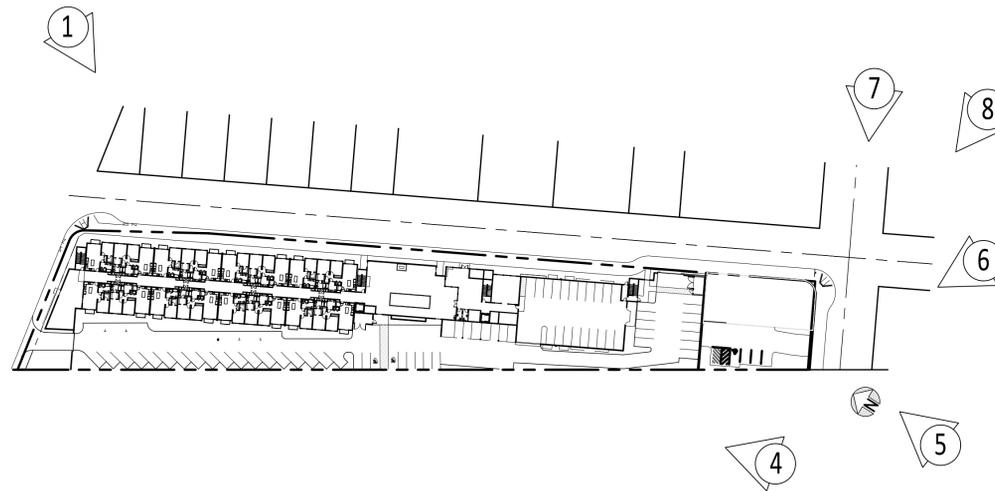


IMAGE 6



IMAGE 3



IMAGE 4



IMAGE 5

AG.3

PULLMAN LOFTS

WILSON STREET
SANTA ROSA, CALIFORNIA

SITE CONTEXT PHOTOS

August 23, 2017

SCALE: NOT TO SCALE





IMAGE 1



IMAGE 18



IMAGE 17



IMAGE 16



IMAGE 15



IMAGE 14



IMAGE 2



IMAGE 3



IMAGE 4



IMAGE 5



IMAGE 6



IMAGE 7



IMAGE 8



IMAGE 9



IMAGE 13



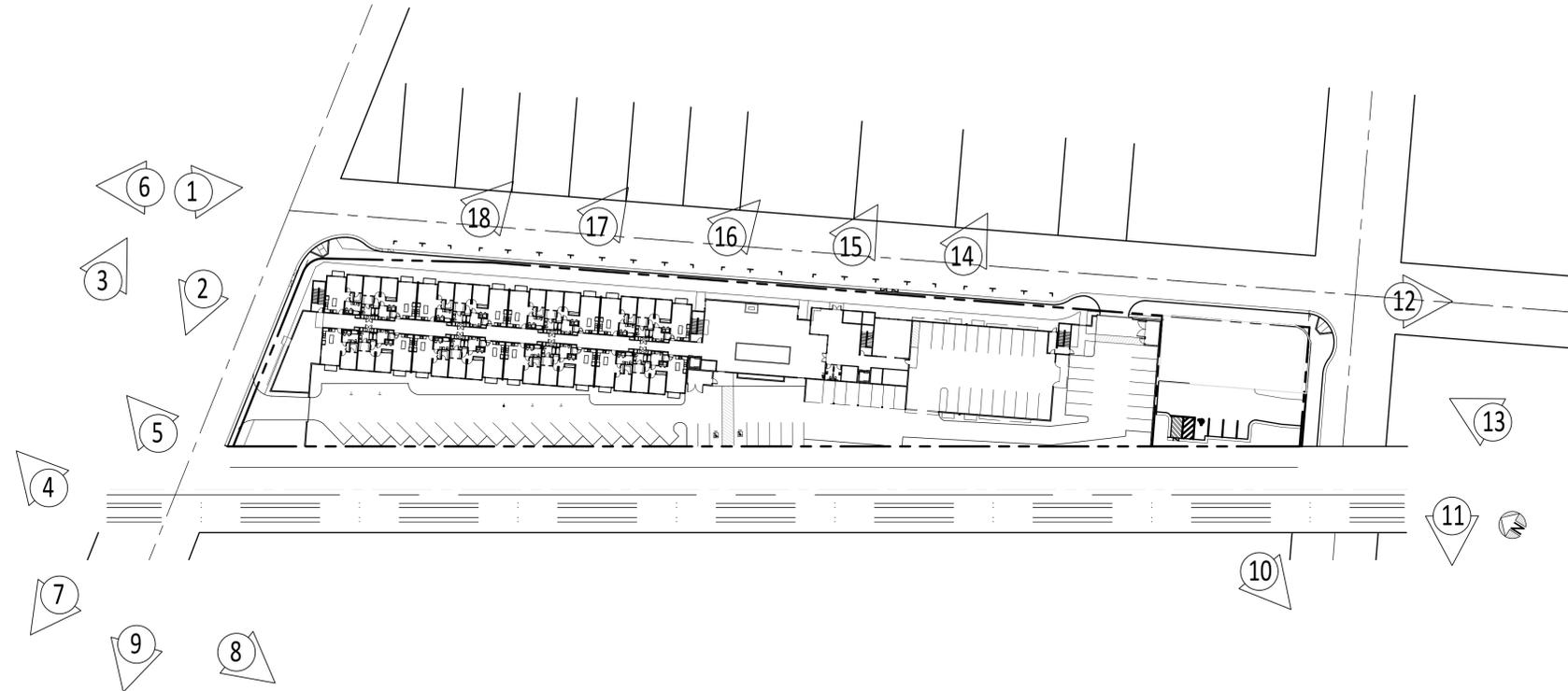
IMAGE 12



IMAGE 11



IMAGE 10



AG.4

PULLMAN LOFTS

WILSON STREET
SANTA ROSA, CALIFORNIA

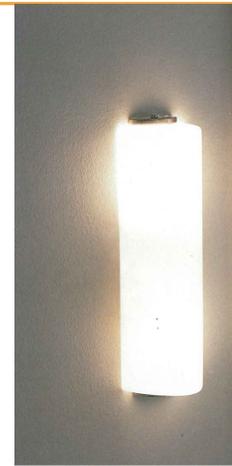
SITE ANALYSIS and NEIGHBORHOOD CONTEXT MAP

August 23, 2017

SCALE: NOT TO SCALE



BOLLARDS at LANDSCAPE AREAS



B WALL LIGHTS at DECKS

LPACK
LED WALLPACKS



WPLED10



WPLED104FC



WPLED26



WPLED52FC

A WALL LIGHTS at EXTERIOR AREA LIGHTING



F RECESSED CAN LIGHTS at COVERED WALKS

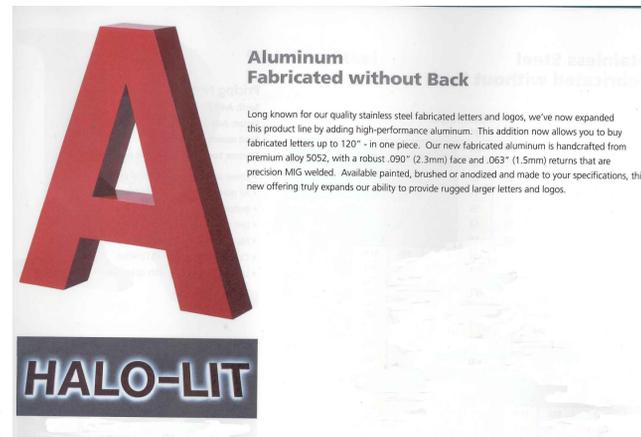


E SIGN LIGHTS

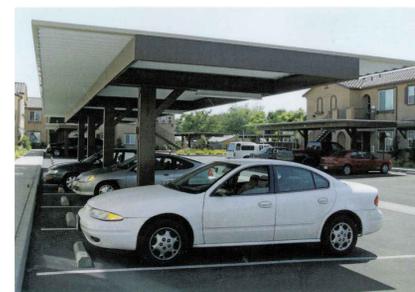
- Low-Profile Design Ideal for Parking Garages
- 52W Replaces 175W MH Luminaires and 78W Replaces 250W MH Luminaires
- 100,000-Hour LED Life
- Up to 25% Reduction in Fixture Count
- Hanging Plate with Hooks Included for Easy Wiring
- 5-Year Warranty



D GARAGE LIGHTS



K BUILDING ADDRESS SIGNS



J CARPORT



H EXTERIOR DECK



G SITE FENCING

AG.5

PULLMAN LOFTS

WILSON STREET
SANTA ROSA, CALIFORNIA

LIGHTING and MATERIALS IMAGES

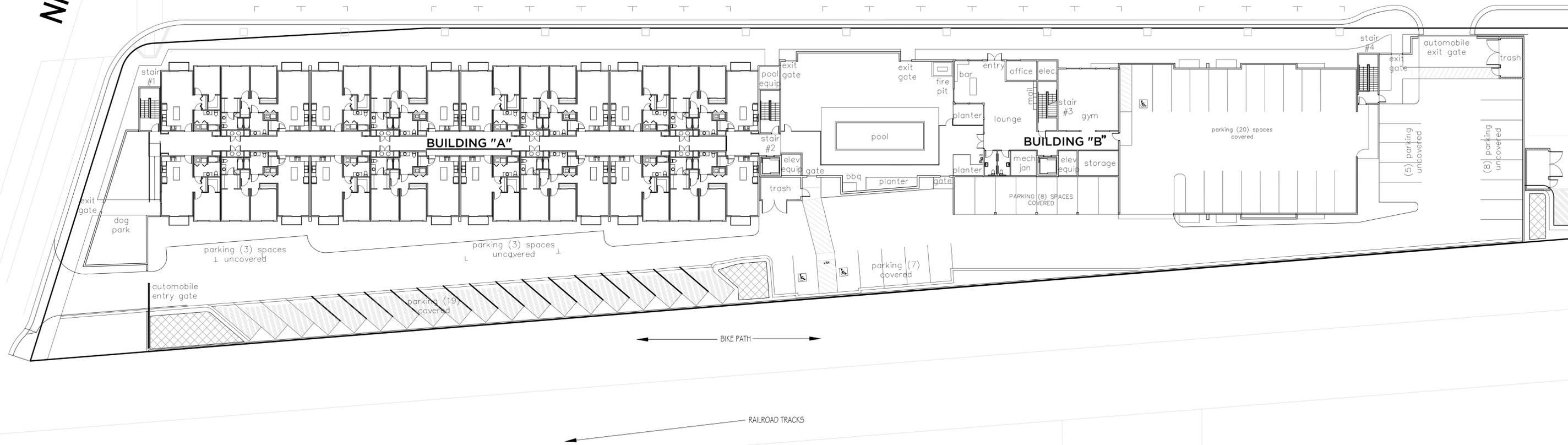
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NINTH STREET

WILSON STREET



A2.1

PULLMAN LOFTS

WILSON STREET
SANTA ROSA, CALIFORNIA

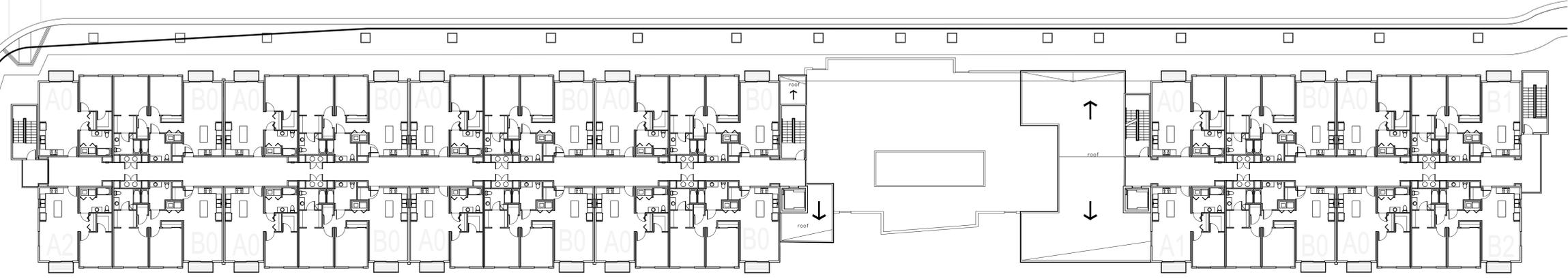
SITE & FIRST FLOOR PLAN

August 23, 2017

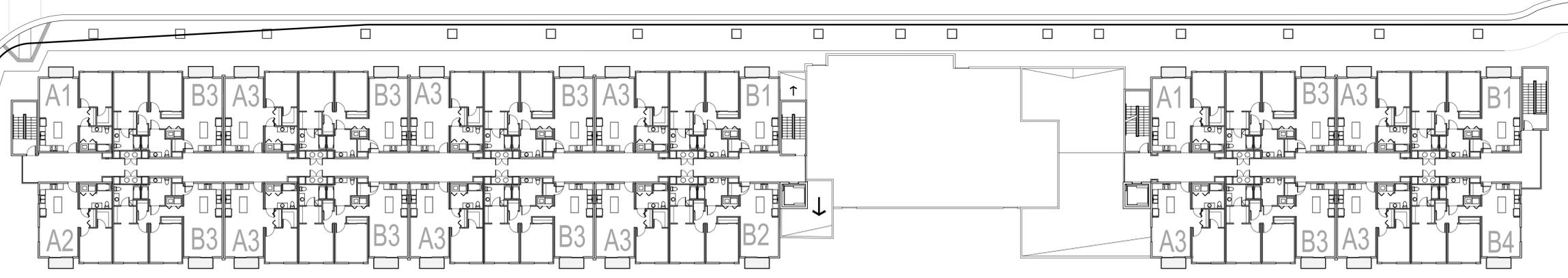


SCALE: 1"=20'-0"





SECOND FLOOR PLAN



THIRD FLOOR PLAN

A2.2

PULLMAN LOFTS

WILSON STREET
SANTA ROSA, CALIFORNIA

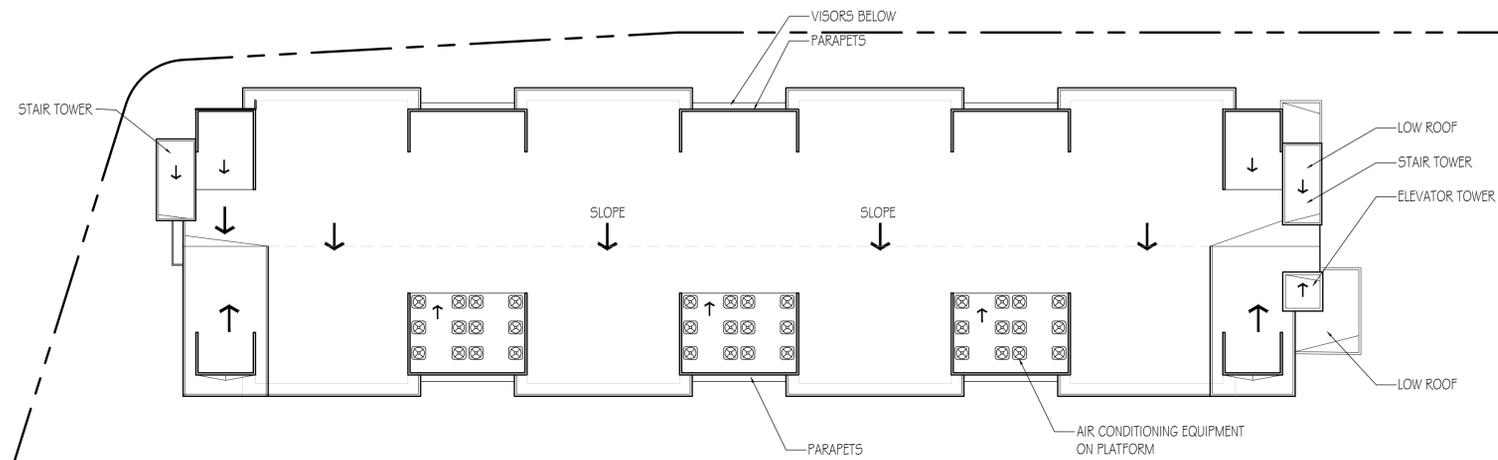
SECOND & THIRD FLOOR PLANS

August 23, 2017

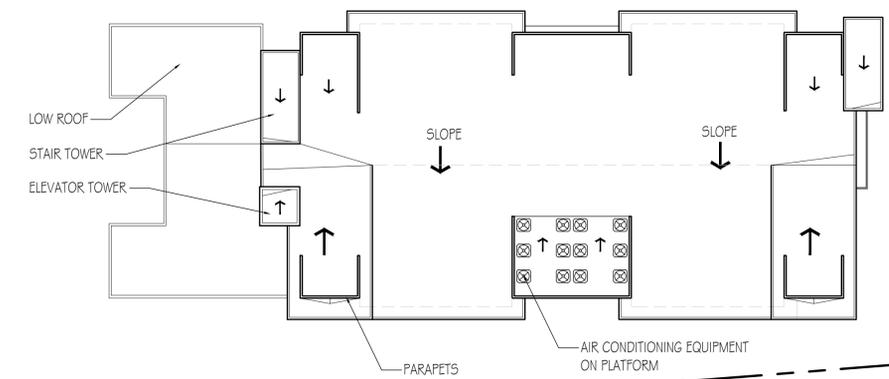
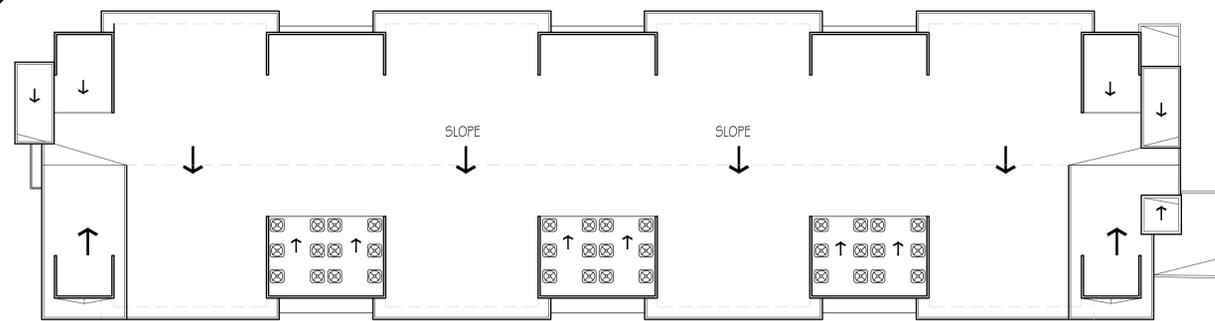


SCALE: 1"=20'-0"





FOURTH FLOOR & ROOF PLANS



ROOF PLANS

A2.3

PULLMAN LOFTS

WILSON STREET
SANTA ROSA, CALIFORNIA

FOURTH FLOOR & ROOF PLANS

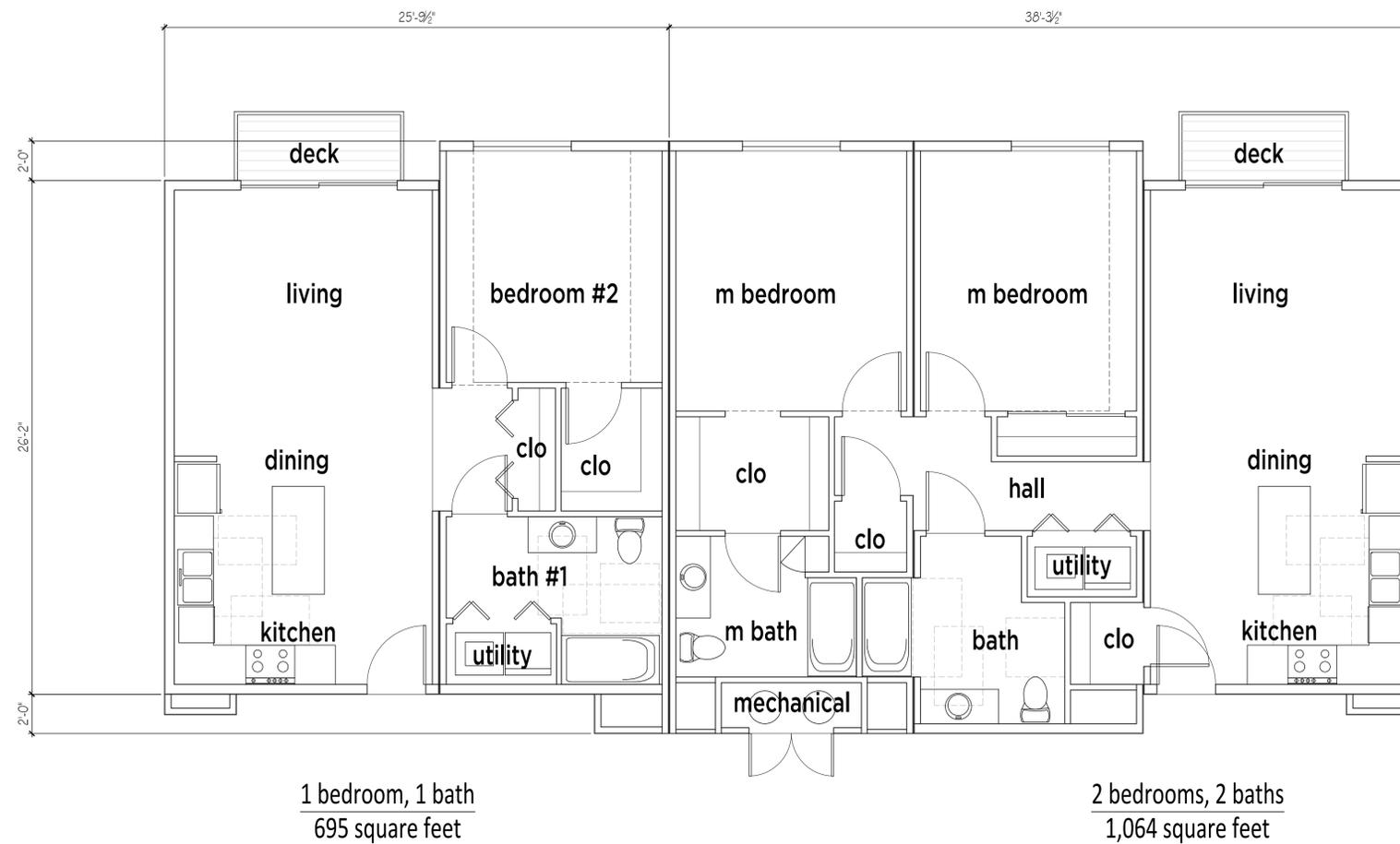
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SCALE: 1"=20'-0"

Hedgpeth Architects
707.523.7010 | www.hedgpetharchitects.com





A2.4

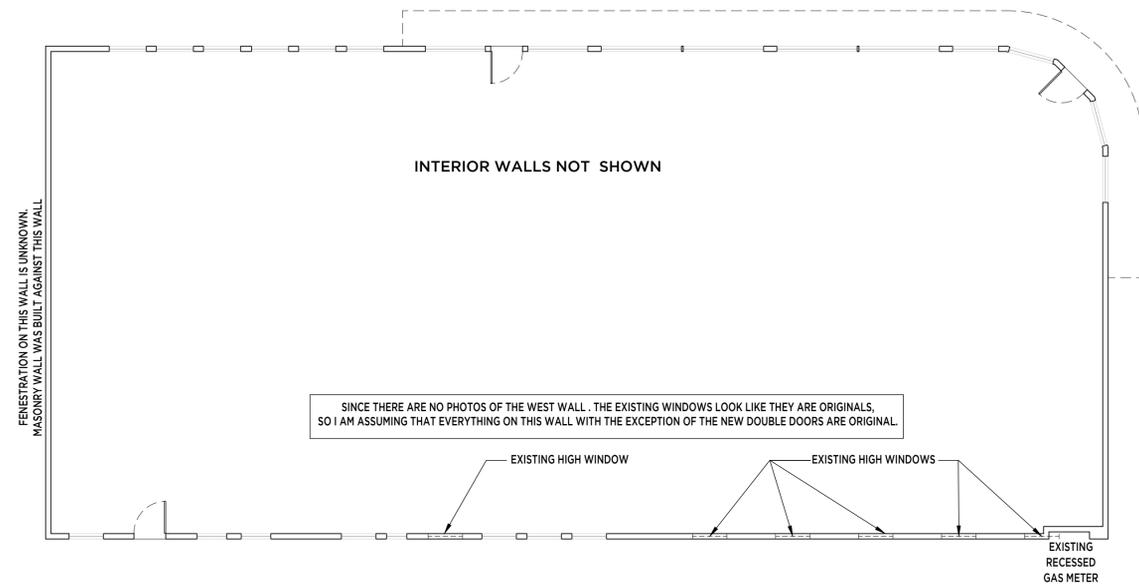
PULLMAN LOFTS

WILSON STREET
SANTA ROSA, CALIFORNIA

ENLARGED UNIT PLANS

August 23, 2017

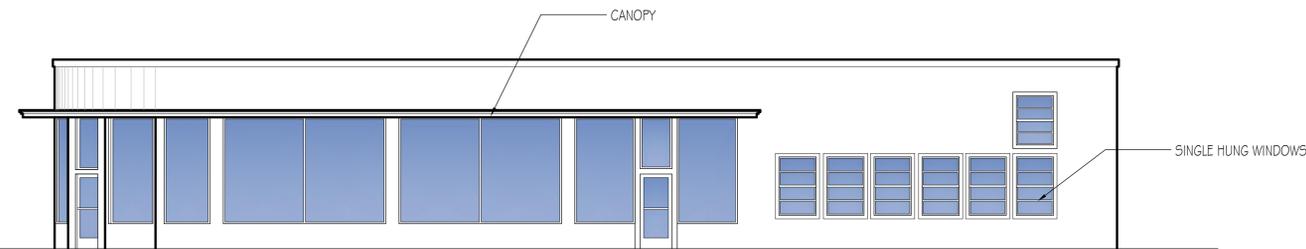
SCALE: 1/4"=1'-0"



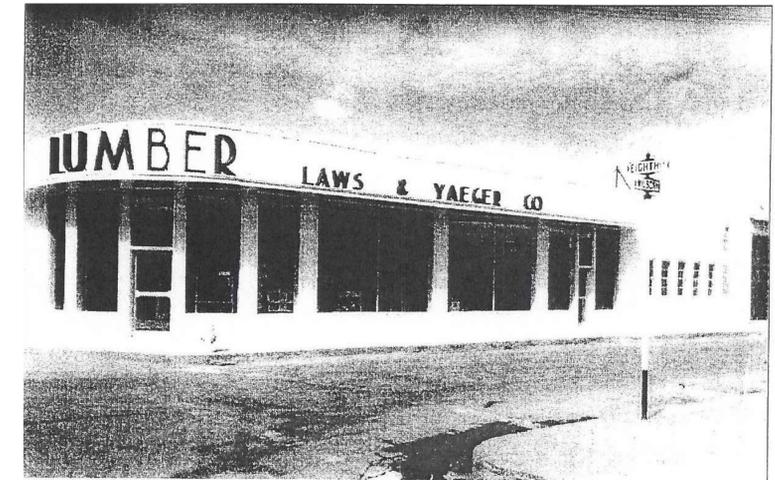
ORIGINAL FLOOR PLAN (BASED ON HISTORIC PHOTO ATTACHED)

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

0' 8' 16' 24' 32' 40'



ORIGINAL EAST ELEVATION

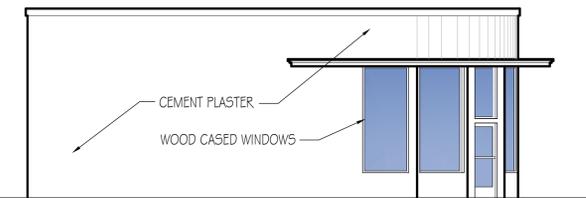


(Circa 1947) Lums and Yaeger Lumber Company on the corner of 8th & Wilson.

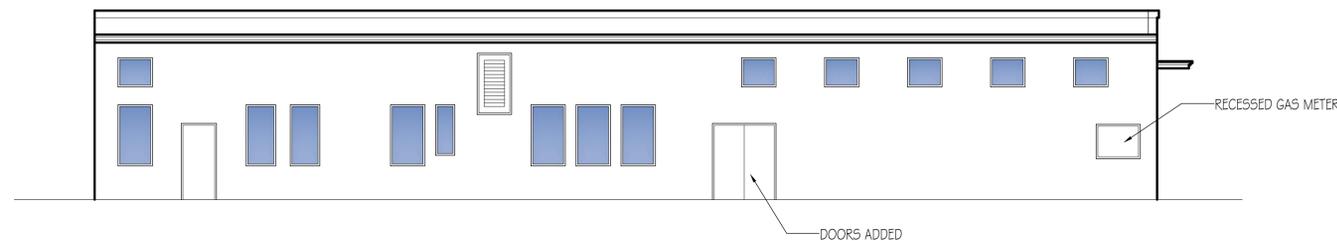
Source: "Historical Site and Building Review," 2007

HISTORIC PHOTO

SOUTHEAST CORNER LOOKING DOWN WILSON STREET



ORIGINAL SOUTH ELEVATION



EXISTING WEST ELEVATION
(WE HAVE NO EXISTING ORIGINAL PHOTOS OF THIS ELEVATION)

BUILDING NOTES:

1. CURRENTLY THIS BUILDING IS OCCUPIED AND THE INTERIOR IS IN VERY GOOD CONDITION.
2. THE BUILDING IS A 'COMMERCIAL/OFFICE' BUILDING AS ORIGINALLY CONSTRUCTED AND WILL RETAIN THAT CLASSIFICATION.
3. THE HISTORICAL STANDARDS THAT WILL BE APPLIED TO THIS BUILDING I THW "SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION".
4. THE EXTERIOR OF THE BUILDING CURRENTLY HAS T1-11 PLYWOOD SHEATHING OVER THE ORIGINAL CEMENT PLASTER FINISH AND MANY OF THE EXISTING WINDOW OPENINGS. THE PLYWOOD SIDING WILL BE REMOVED, THE PLASTER PATCHED TO MATCH THE EXISTING AND THE WINDOWS WILL BE REHABILITATED TO THEIR ORIGINAL LOOK.

A2.5

PULLMAN LOFTS

WILSON STREET
SANTA ROSA, CALIFORNIA

COPPERFIELDS PLANS & ELEVATIONS

August 23, 2017

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



BUILDING B (SOUTH)



BUILDING A (NORTH)

A3.1

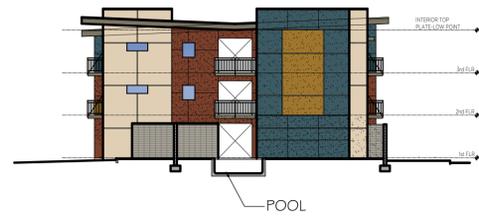
PULLMAN LOFTS

WILSON STREET
SANTA ROSA, CALIFORNIA

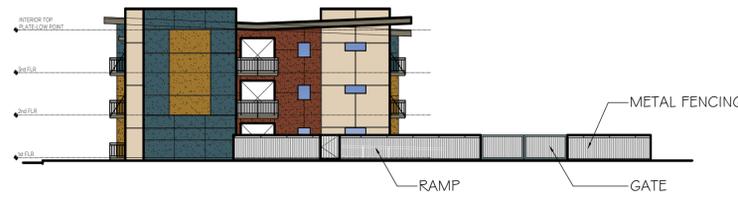
EAST ELEVATIONS (WILSON STREET)

August 23, 2017

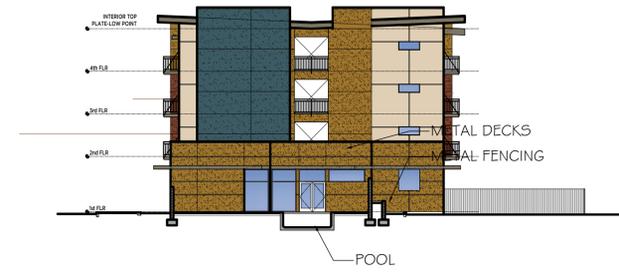
SCALE: 1/16"=1'-0"



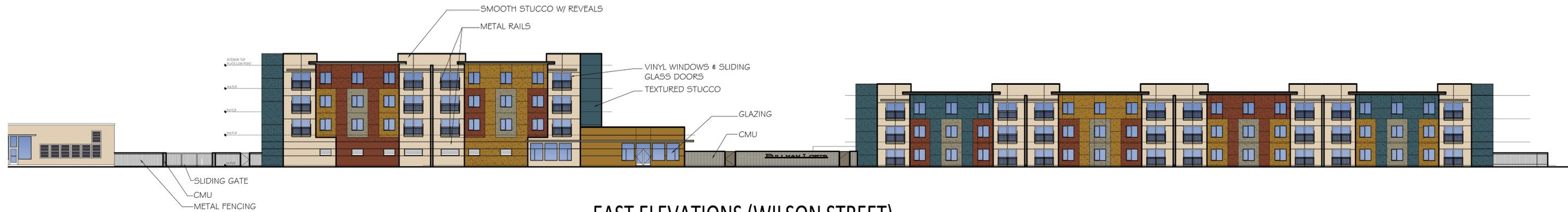
SECTION ELEVATION
LOOKING AT SOUTH END OF BUILDING B



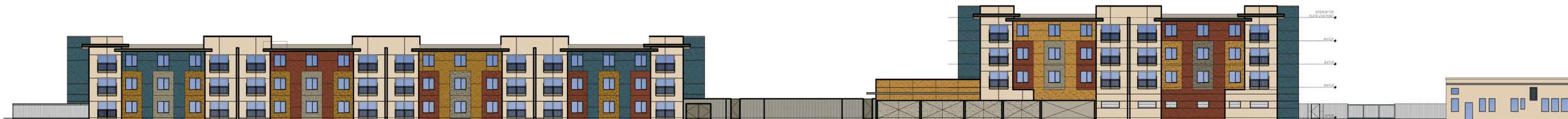
NORTH ELEVATION
LOOKING AT NORTH END OF BUILDING A



SECTION ELEVATION
LOOKING AT NORTH END OF BUILDING B



EAST ELEVATIONS (WILSON STREET)



WEST ELEVATION (RAILROAD TRACKS)

WEST ELEVATIONS (RAILROAD TRACKS)
& VARIOUS SIDE ELEVATIONS

A3.2

PULLMAN LOFTS

WILSON STREET
SANTA ROSA, CALIFORNIA

August 23, 2017

SCALE: 1"=20'-0"



BUILDING B (NORTH)



BUILDING B (SOUTH)

A3.3

PULLMAN LOFTS

WILSON STREET
SANTA ROSA, CALIFORNIA

WEST ELEVATIONS (RAILROAD TRACKS)

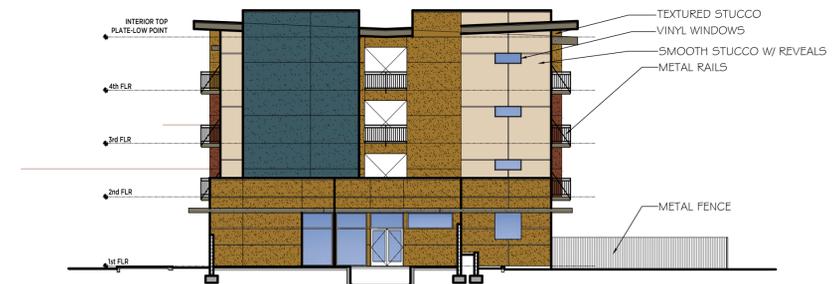
August 23, 2017

SCALE: 1/16"=1'-0"





BUILDING B (SOUTH)



BUILDING B (NORTH)



BUILDING A (NORTH)

A3.4

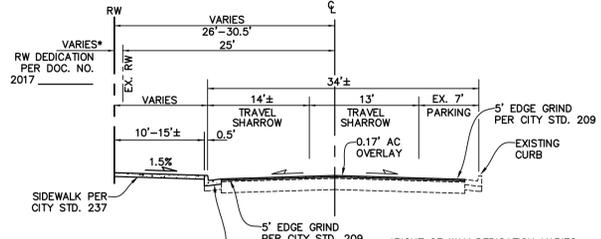
PULLMAN LOFTS

WILSON STREET
SANTA ROSA, CALIFORNIA

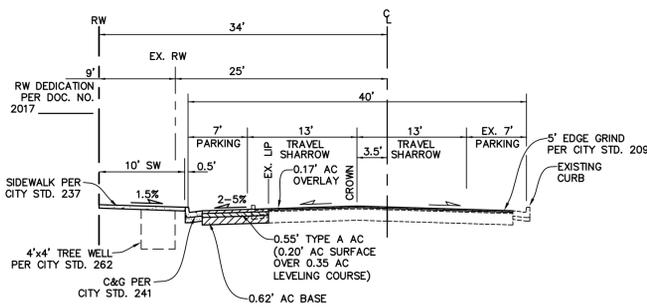
MISC. ELEVATIONS

August 23, 2017

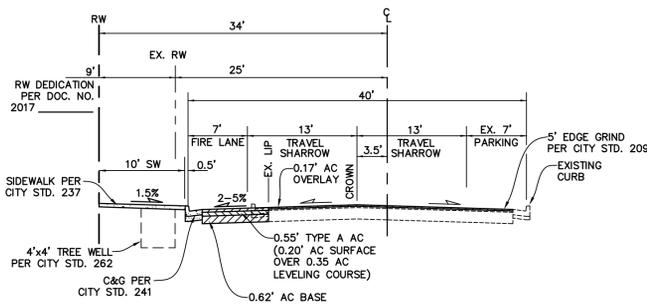
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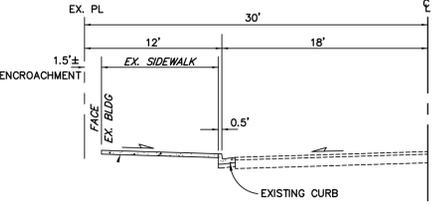
MAIN STREET - PUBLIC
34'± WILSON STREET



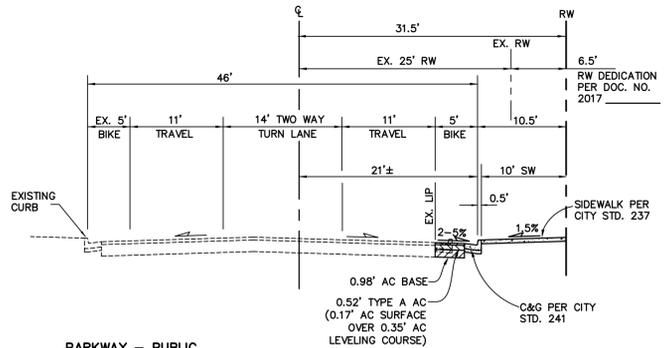
MAIN STREET - PUBLIC
40' WILSON STREET W/PARKING BAY



MAIN STREET - PUBLIC
40' WILSON STREET AT FIRE HYDRANT
30' CENTERED AT FIRE HYDRANTS



MINOR STREET - PUBLIC
8TH STREET

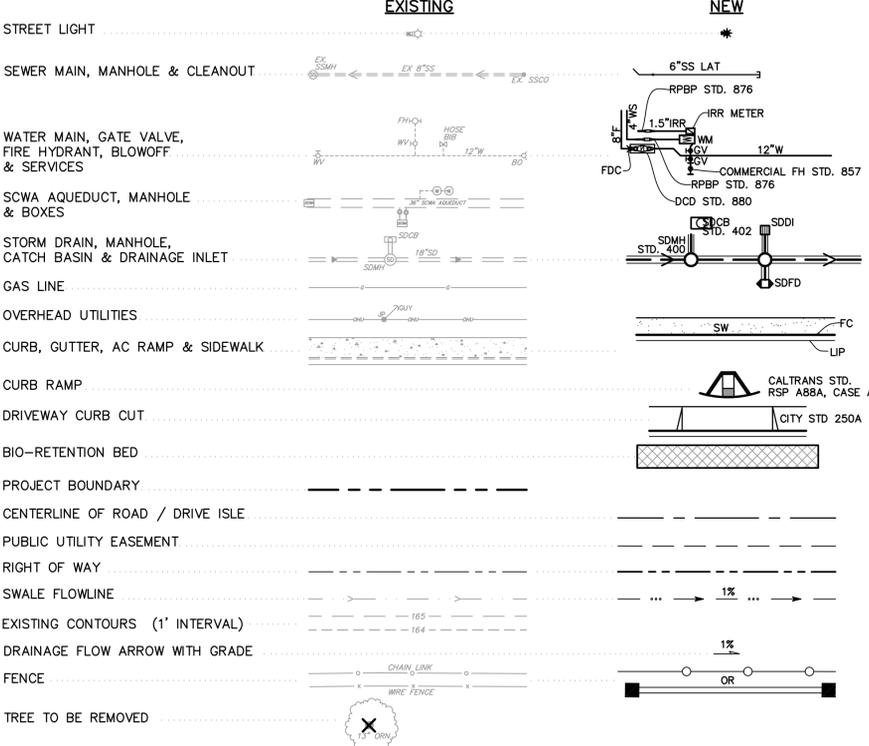


PARKWAY - PUBLIC
9TH STREET - NO PARKING

ABBREVIATIONS

AB	AGGREGATE BASE	FD	FIELD DRAIN	PVC	POLYVINYLCHLORIDE PIPE
AC	ASPHALT CONCRETE	FDC	FIRE DEPARTMENT CONNECTION	PVT	PRIVATE
ADA	AMERICANS WITH DISABILITIES ACT	FES	FLARED END SECTION	R	RADIUS OR RIGHT
ARCH	ARCHITECTURAL	FF	FINISHED FLOOR	RAD	RADIAL
ARV	AIR RELEASE VALVE	FG	FINISH GRADE	RET	RETAINING
AWG	AMERICAN WIRE GAUGE	FH	FIRE HYDRANT	RP	REDUCED PRESSURE
BC	BEGIN CURVE	FL	FLOW LINE	RPP	REDUCED PRESSURE
BCK	BEGIN CURVE RETURN	FO	FACE OF CURB	RC	REINFORCED CONCRETE
BLDG	BUILDING	GA	GATE VALVE	RCP	REINFORCED CONCRETE PIPE
BO	BLOW-OFF	GALV	GALVANIZED	RSP	REVISED STANDARD PLAN
BSL	BACK OF SIDEWALK	GB	GRADE BREAK	RT	RIGHT
BSW	BACK OF SIDEWALK	GV	GATE VALVE	RW	RIGHT OF WAY
BRVCS	BEGIN REVERSE VERTICAL CURVE	H/C	HANDICAP	RWL	RECLAIMED WATERLINE
BRVCS	BEGIN REVERSE VERTICAL CURVE STATION	HP	HIGH POINT	S	SLOPE
BVCE	BEGIN VERTICAL CURVE	HDPE	HIGH DENSITY POLYETHYLENE	SCWA	SONOMA COUNTY WATER AGENCY
BVCS	BEGIN VERTICAL CURVE STATION	IG	INVERT GRADE	SD	STORM DRAIN
CATV	CABLE TV SERVICE	IRR	IRRIGATION SERVICE	SDCB	STORM DRAIN CATCH BASIN
CB	CATCH BASIN	IRV	IRRIGATION SERVICE	SDDI	STORM DRAIN MANHOLE
CBC	CALIFORNIA BUILDING CODE	INV	INVERT	SDE	STORM DRAIN
CMU	CONCRETE MASONRY UNIT	JB	JUNCTION BOX	SDE	STORM DRAIN
CIP	CAST IN PLACE PIPE	KSR	KAWANA SPRINGS ROAD	SDB	STORM DRAIN JUNCTION BOX
CL	CLASS OR CENTERLINE	L	LENGTH OR LEFT	SDMH	STORM DRAIN MANHOLE
CLR	CLEARANCE	LAT	LATERAL	SHT	SHOULDER
CMP	CORRUGATED METAL PIPE	LF	LINEAR FEET	SMT	SHEET
CO	CLEAN OUT	LL	LOT LINE	SMART	SONOMA MARIN AREA REGIONAL TRANSIT
COMB	COMBINATION	LP	LOW POINT	SOIN	SQUARE INCHES
CONC	CONCRETE	LS	LANDSCAPE	SS	SANITARY SEWER
COR	CORRIDOR	LT	LEFT	SSC	SANITARY SEWER CLEANOUT
CR	CURB RETURN	ME	METER	SSE	SANITARY SEWER
C&G	CURB AND GUTTER	MAX	MAXIMUM	SSFM	SANITARY SEWER FORCE MAIN
DCD	DOUBLE CHECK DETECTOR	MB	MAIL BOX	SS LAT	SANITARY SEWER LATERAL
DCV	DOUBLE CHECK VALVE	ME	MAIL BOX	STA	STATION
DEPT	DEPARTMENT	M	MINIMUM	STD	STANDARD
DET	DETAIL	MIN	MINIMUM	SW	SIDEWALK
DI	DROP INLET	MON	MONUMENT	T	TOP OF BOX
DIP	DUCTILE IRON PIPE	NEC	NATIONAL ELECTRICAL CODE	TB	TOP OF CURB
DW	DRIVEWAY	OC	ON CENTER	TEL	TELEPHONE
D/W	DRIVEWAY	OG	ORIGINAL GROUND	TEMP	TEMPORARY
E	EAST	OS	OFFSITE	TF	TOP OF FOOTING
EC	END CURVE	P	POLE	TG	TOP OF GRATE
ECR	END CURVE RETURN	PC	POINT OF CURVATURE	THW	THERMOPLASTIC HEAT RESISTANT
EG	EXISTING GROUND	PCC	PORTLAND CEMENT CONCRETE	TI	TRANSFORMER
ELECT	ELECTRICAL	PDE	PRIVATE DRAINAGE EASEMENT	TSR	TENSILE STRENGTH RATIO
ELEV	ELEVATION	PERF	PERFORATED	TW	TOP OF WALL
ELL	ELBOW	PG	PAVEMENT GRADE	TYP	TYPICAL
ENG	ENGINEERING	PGE	OVERHEAD ELECTRICAL LINE	UTL	UTILITIES
EP	EDGE OF PAVEMENT	PHR	PETALUMA HILL ROAD	VO	VALLEY GUTTER
EQ	EQUIPMENT	PIV	POST INDICATOR VALVE	W	WATER LINE
ETW	EDGE OF TRAVEL WAY	PL	PROPERTY LINE	WLE	WATERLINE EASEMENT
EVCE	END VERTICAL CURVE	PLNTR	PLANTER	WM	WATER METER
ELEVATION	ELEVATION	PP	POWER POLE	WO	WHITE OAK
EXIST.	EXISTING	PRC	POINT OF REVERSE CURVE	WS	WATER SERVICE
EXIST.	EXISTING	PSSE	PUBLIC SANITARY SEWER EASEMENT	WWM	WELDED WIRE MESH
F	FACE OF CURB	PSWE	PRIVATE SIDEWALK EASEMENT	Y	YARD INLET
FC	FACE OF CURB	PT	POINT OF TANGENCY		
		PUE	PUBLIC UTILITY EASEMENT		

LEGEND



PROFESSIONAL ENGINEER
ANDREW BORDEN
No. 34388
DATE 8/17

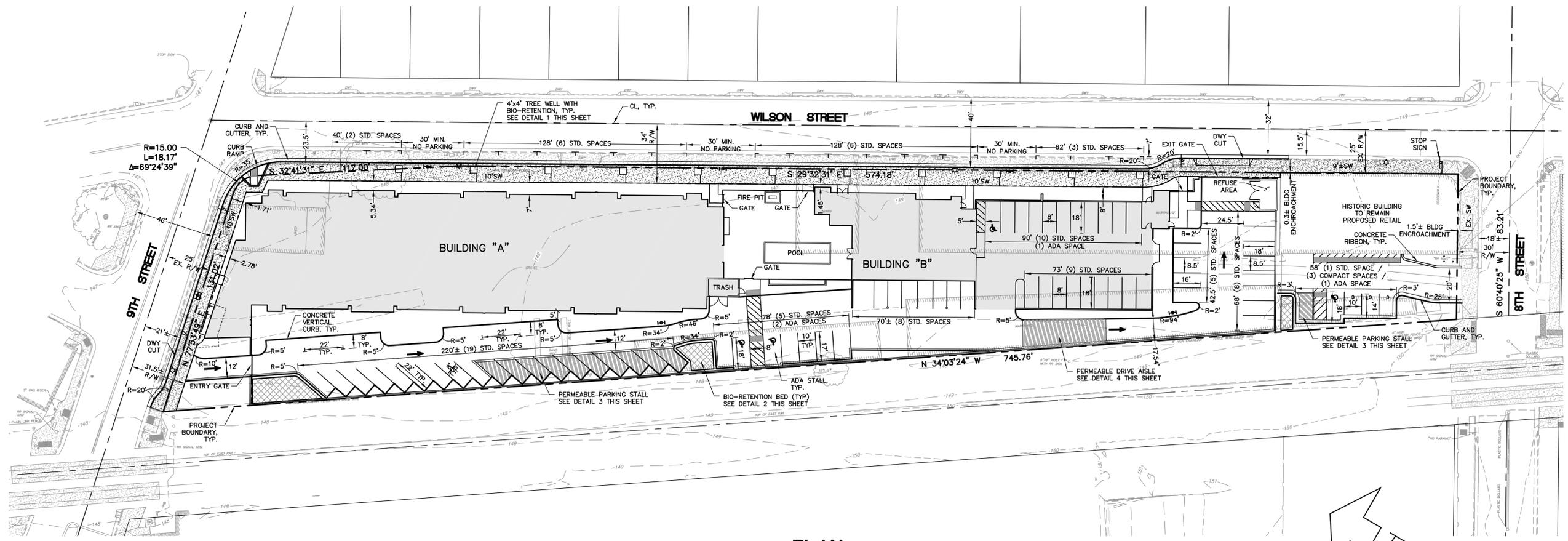


CIVIL DESIGN CONSULTANTS, INC.
2200 Fringe Avenue, Suite 204
Santa Rosa, CA 95403
(707) 542-4820

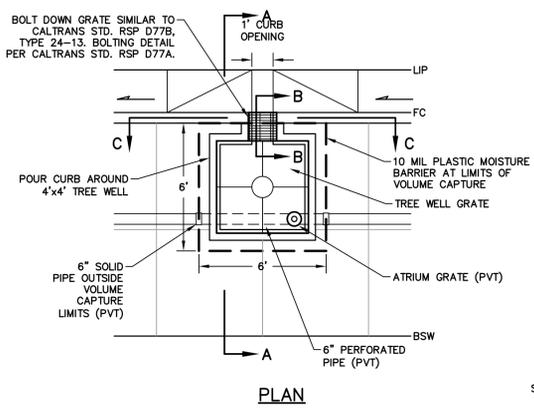
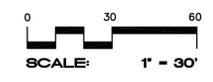
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TYPICAL SECTIONS, ABBREVIATIONS, AND LEGEND
THE PULLMAN LOFTS
701 WILSON STREET
SANTA ROSA, CA
AUGUST 2017

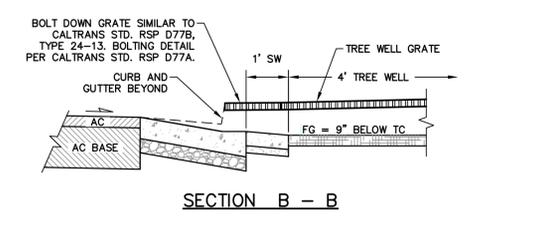
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14-107
SHEET NO.
C1
OF 4 SHEETS



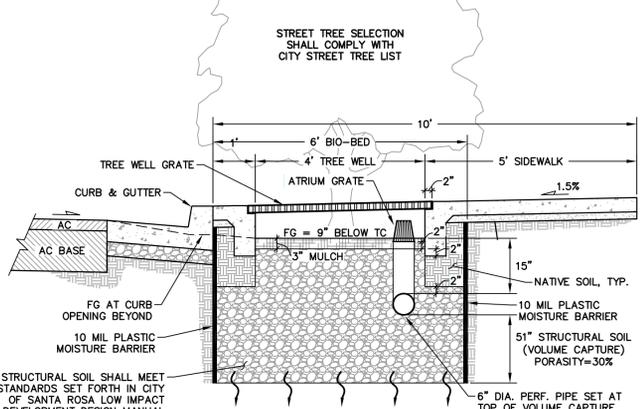
PLAN



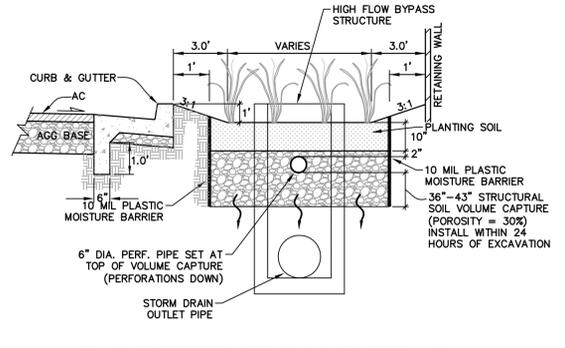
SECTION A - A



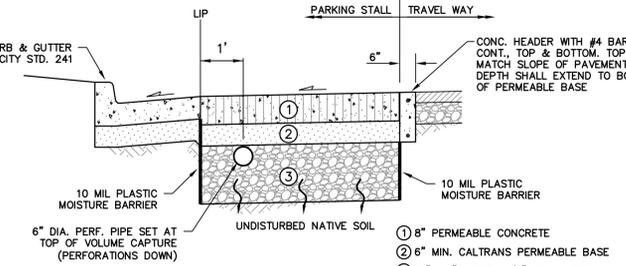
SECTION B - B



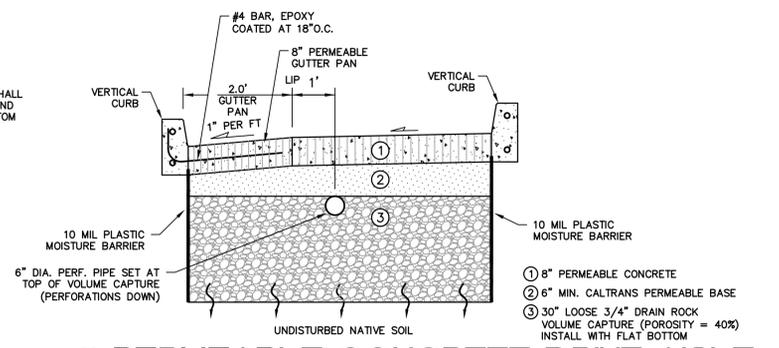
SECTION C - C



2 BIORETENTION DETAIL



3 PERMEABLE CONCRETE PARKING



4 PERMEABLE CONCRETE DRIVE AISLE

1 TREE WELL WITH VOLUME CAPTURE DETAIL

NO SCALE

NO SCALE

NO SCALE

PROFESSIONAL ENGINEER * YINGJUN CAI
 No. 34388
 ANDREW BORDESSA
 RCE 94968
 DATE 8/13/17

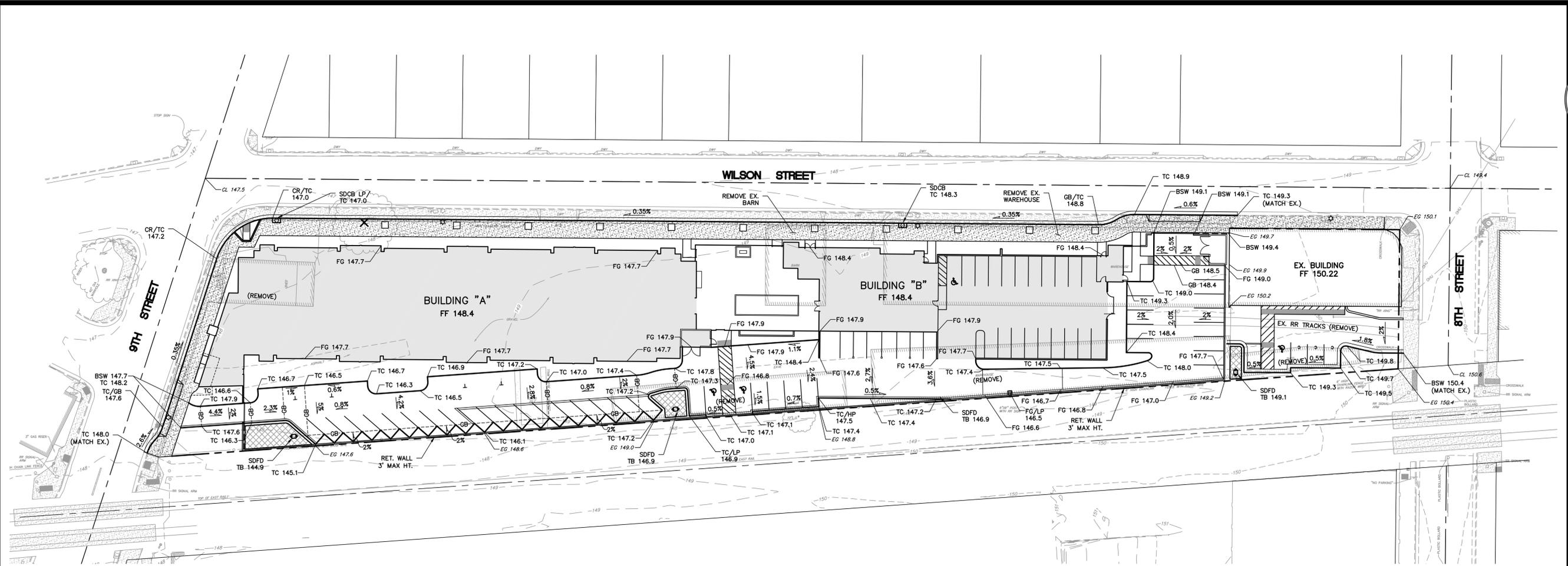
CIVIL DESIGN CONSULTANTS, INC.
 2200 Renge Avenue, Suite 204
 Santa Rosa, CA 95403
 (707) 542-4820

SITE PLAN
 THE PULLMAN LOFTS
 701 WILSON STREET
 SANTA ROSA, CA

APN: 010-091-005

AUGUST 2017
 JOB NO. 14-107
 SHEET NO.

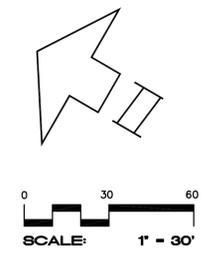
C2
 OF 4 SHEETS



PLAN

LEGEND

- GRADING SECTION, SEE SHEET C4
- SWALE FLOW LINE
- GRADE BREAK



8/23/17
 DATE
 REGISTERED PROFESSIONAL ENGINEER * YINJUN CAI
 No. 34388
 ANDREW BORDESSA
 PCE 9498



CIVIL DESIGN CONSULTANTS, INC.

2200 Renge Avenue, Suite 204
 Santa Rosa, CA 95403
 (707) 542-4820

APN: 010-091-005

GRADING PLAN
THE PULLMAN LOFTS
 701 WILSON STREET
 SANTA ROSA, CA

AUGUST 2017

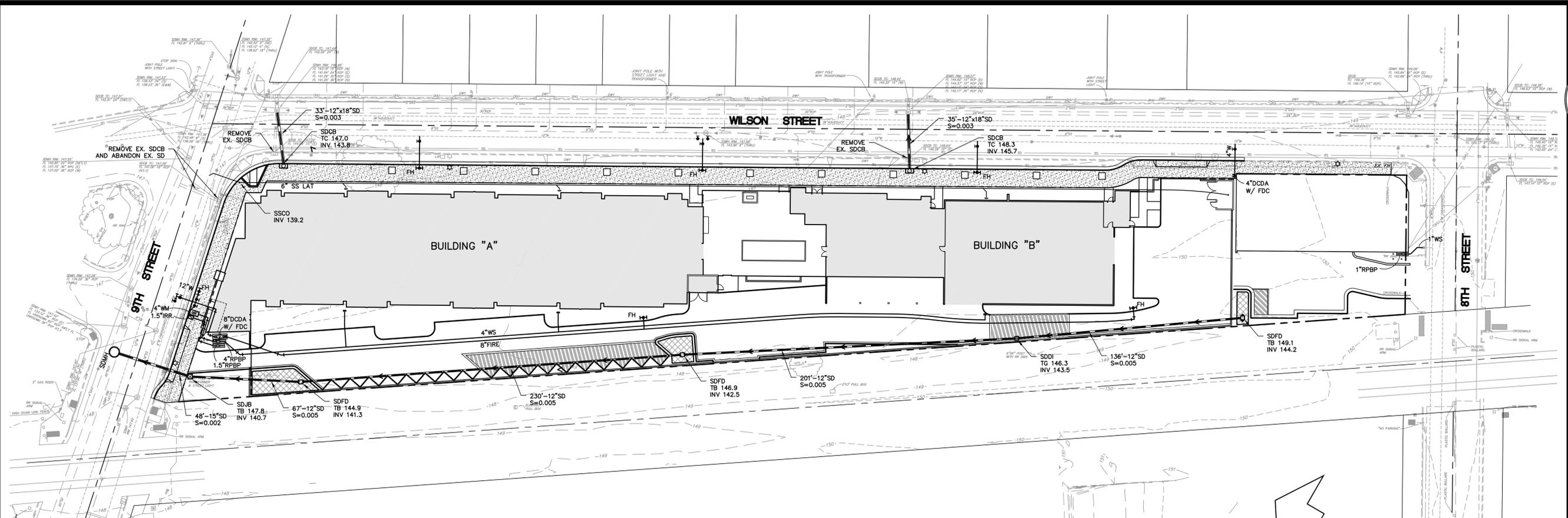
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 14-107

SHEET NO.

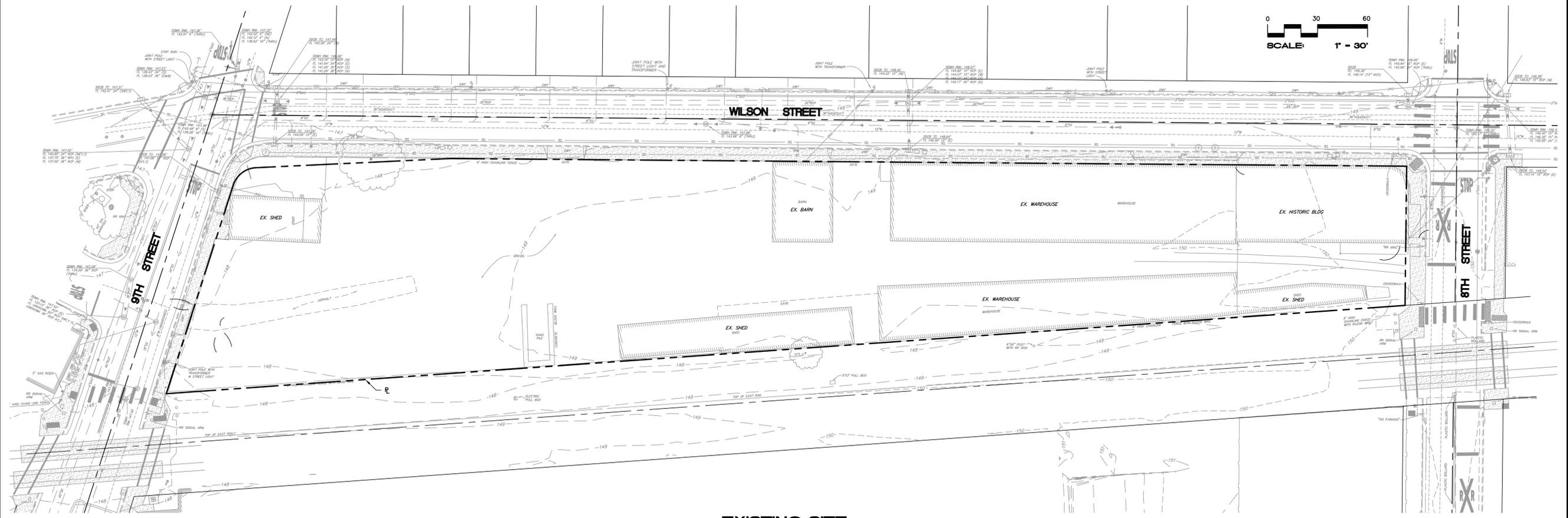
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OF 4 SHEETS

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UTILITY PLAN



EXISTING SITE

PROFESSIONAL ENGINEER - CIVIL
 No. 34388
 DATE 8/13/17
 ANDREW BORDEN
 CIVIL ENGINEER

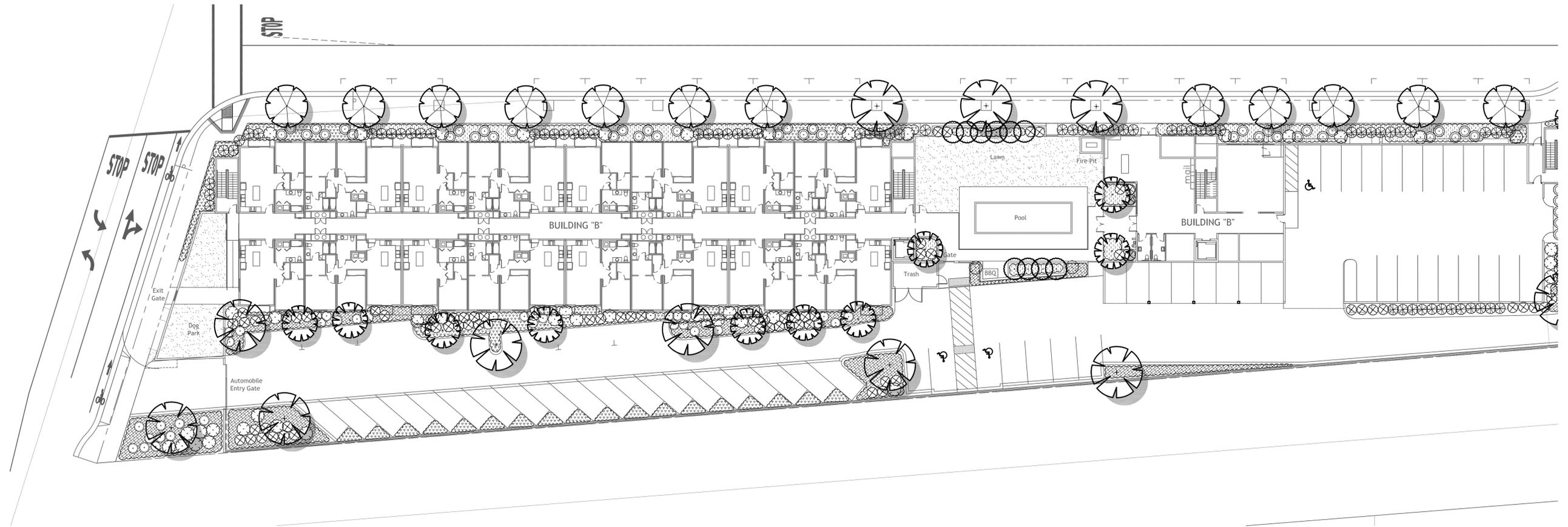


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 2200 Fringe Avenue, Suite 204
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UTILITY PLAN AND EXISTING SITE
THE PULLMAN LOFTS
 701 WILSON STREET
 SANTA ROSA, CA

AUGUST 2017
 JOB NO. 14-107
 SHEET NO. C4
 OF 4 SHEETS

APN: 010-091-005



1 LANDSCAPE PLAN - WILSON AND NINTH

TREE PLANTING

SHRUBS THAT ANCHOR THE LANDSCAPE SCHEME PROVIDING SCALE, MASS, AND VERTICAL FORM

		SIZE
	X CHITALPA LAGERSTROEMIA INDICA	CHITALPA 24" BOX CRAPE MYRTLE 24" BOX
	PISTACHE CHINENSIS ULMUS PARVIFOLIA	CHINESE PISTACHE 24" BOX CHINESE ELM 24" BOX
	ACER X FREEMANII 'ARMSTRONG'	ARMSTRONG MAPLE 24" BOX
	ALNUS RUBRA	RED ALDER 24" BOX

SCREENING AND FOUNDATION PLANTING

SHRUBS THAT ANCHOR THE LANDSCAPE SCHEME PROVIDING SCALE, MASS, AND VERTICAL SCREENING

	LOROPETALUM CHINENSE	FRINGE BUSH 5 GAL
	RHAMNUS CALIFORNICA	CALIFORNIA COFFEEBERRY 5 GAL
	SARCOCOCCA RUSCIFOLIA	FRAGRANT SWEET BOX 5 GAL
	HIBISCUS SYRIACUS 'BLUE BIRD'	ROSE OF SHARON 15 GAL
	PHYSOCARPUS CAPITATUS	COMMON NINEBARK 15 GAL
	PLUMBAGO AURICULATA	PLUMBAGO 5 GAL
	PYRACANTHA SP.	FIRETHORN 5 GAL
	ROSMARINUS 'BLUE SPIRES'	BLUE SPIRES ROSEMARY 5 GAL
	SALVIA 'ALAN CHICKERING'	ALAN CHICKERING SAGE 5 GAL
	GINKGO BILOBA	GINKGO 15 GAL

GROUNDCOVER PLANTING

LOW WOODY OR HERBACEOUS PLANTS THAT PROVIDE BROAD UNIFYING SWATHS OF COLOR, TEXTURE, AND FORM

	MUHLENBERGIA LINDHEIMERI	LINDHEIMER'S MUHLY 5 GAL
	ACHILLEA MILLEFOLIUM (TERRA COTTA)	YARROW 1 GAL
	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY 1 GAL
	MANZANITA 'PACIFIC MIST'	PACIFIC MIST MANZANITA 1 GAL
	PYRACANTHA SP.	FIRETHORN 1 GAL

(TYP.) GENERAL PLANTING NOTES:

PLANT MATERIAL REFERS TO ALL TREES, SHRUBS, VINES, AND TURF USED ON THIS PROJECT.

ALL PLANTS SHALL BE HEALTHY REPRESENTATIVES, TYPICAL OF THEIR SPECIES OR VARIETY, AND EXHIBIT A NORMAL HABIT OF GROWTH.

ALL PLANT MATERIAL SHALL BE CLEARLY LABELED WITH A NURSERY TAB DESCRIBING THE SPECIES AND SOURCE. TAGS SHOULD BE REMOVED AFTER PLANTING.

PLANTING PLAN IS DIAGRAMMATIC. ALL PLANT LOCATIONS ARE APPROXIMATE UNLESS NOTED.

THE ACTUAL COUNT OF PLANT SYMBOLS OR TOTAL AREA OF PLANTS REPRESENTED BY SYMBOLS SHALL TAKE PRECEDENCE OVER QUANTITIES DESCRIBED IN THE PLANT LEGEND.

STAKE TREES PER DETAILS AND REMOVE ALL NURSERY STAKES AND TIES (ESPECIALLY WIRES OR TIES AROUND TRUNK) FROM TREES AT TIME OF PLANTING.

ALL PLANTS SHALL BE IRRIGATED USING AN AUTOMATIC IRRIGATION CONTROL SYSTEM. PLANT MATERIAL SHOULD ONLY BE INSTALLED AFTER IRRIGATION SYSTEM IS FUNCTIONAL.

PLANTS SHALL BE GROUPED IN APPROXIMATELY THE SAME HYDROZONES FOR EFFICIENT APPLICATION OF WATER.

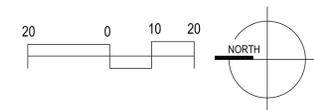
PLANTS INSTALLED AS A PART OF THIS PROJECT ARE SUBJECT TO BEING MAINTAINED IN A HEALTHY CONDITION FROM THE TIME OF INSTALLATION UNTIL THE END OF THE CONTRACTED MAINTENANCE PERIOD.

MULCH LAYERS SHALL BE MAINTAINED AT APPROVED LEVELS (3") AFTER INSTALLATION AND DURING THE MAINTENANCE PERIOD.

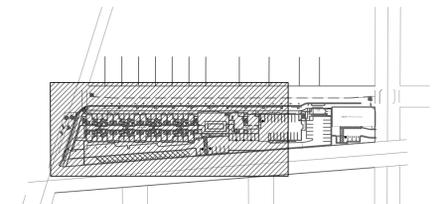
IN GENERAL PRUNING OF NEW PLANT MATERIAL IS NOT REQUIRED BUT MAY BE PERFORMED TO CORRECT FOR MINOR DAMAGE AND ASYMMETRICAL BRANCHING. CENTRAL AND PRIMARY LEADERS OF TREES SHALL NOT BE PRUNED.

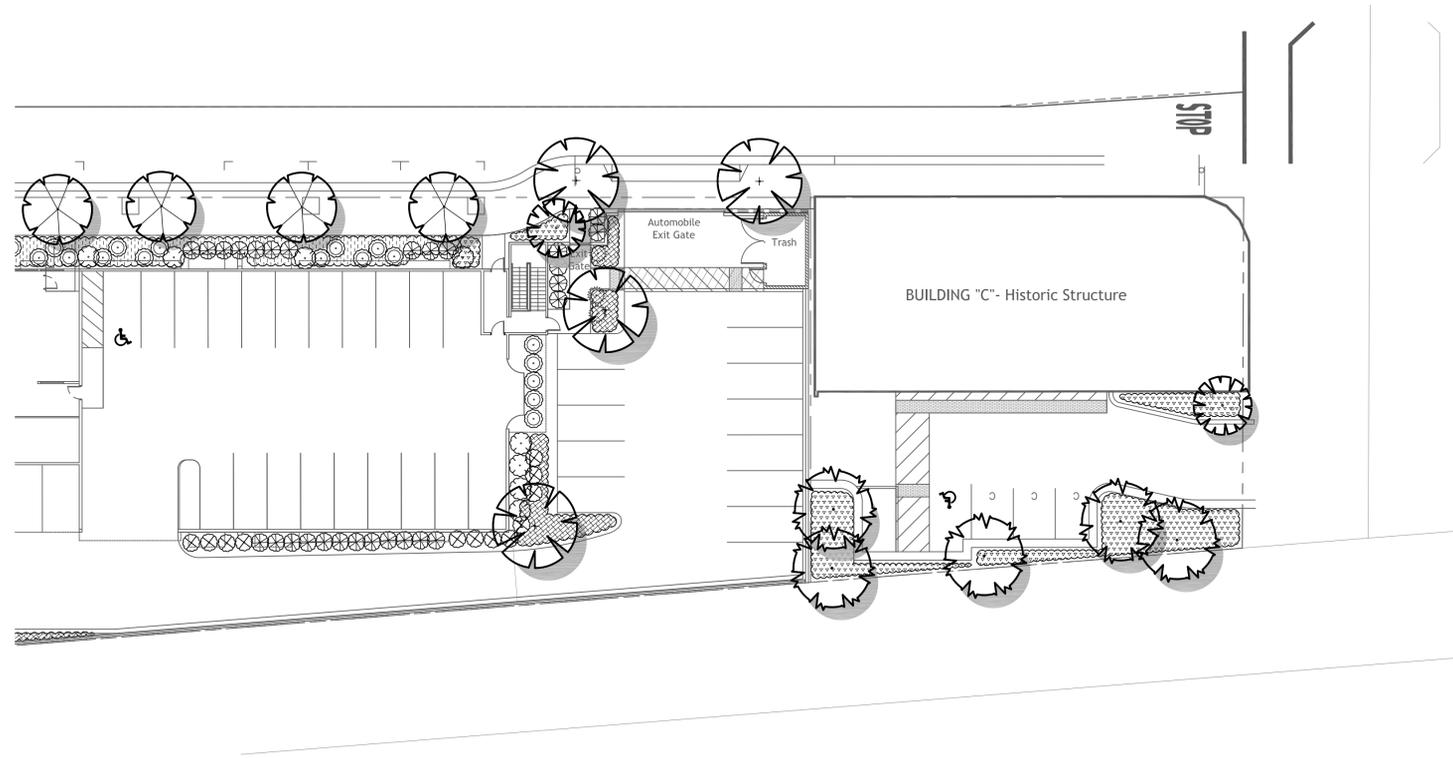
A MINIMUM OF 8" OF NON-MECHANICALLY COMPACTED SOIL SHALL BE AVAILABLE FOR WATER ABSORPTION AND ROOT GROWTH IN PLANTED AREAS. INCORPORATE COMPOST OR NATURAL FERTILIZER INTO THE SOIL TO A MINIMUM DEPTH OF 8" AT A MINIMUM RATE OF 6 CUBIC YARDS PER 1000 SQUARE FEET OR PER SPECIFIED AMENDMENT RECOMMENDATIONS FROM A SOILS LABORATORY REPORT.

A MINIMUM 3" LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN TURF AREAS OR DIRECT SEEDLING APPLICATIONS.

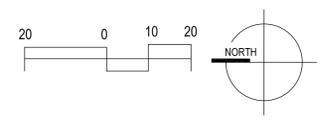


SHEET KEY:





1 LANDSCAPE PLAN - BUILDING C



SHEET KEY:

