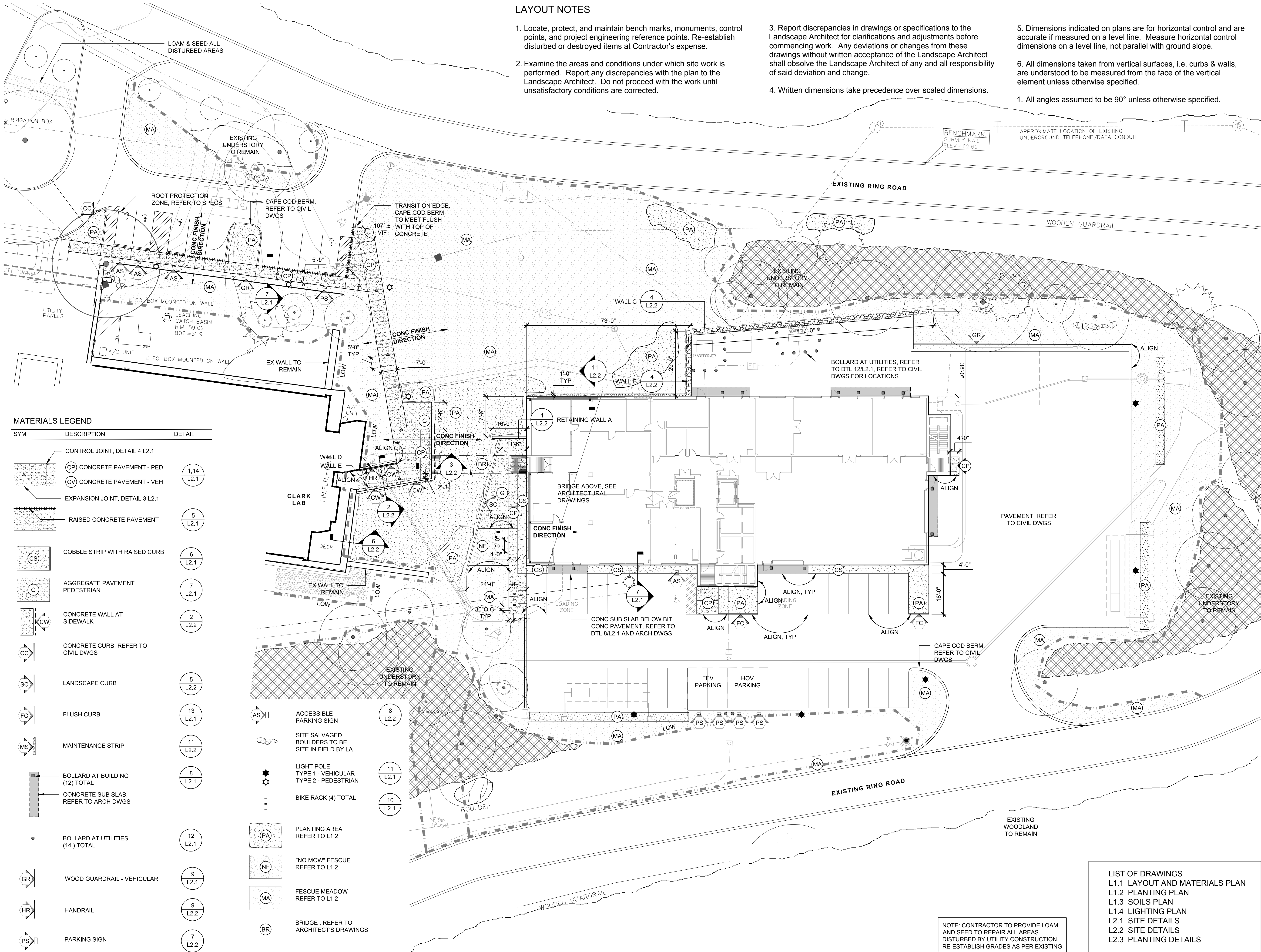


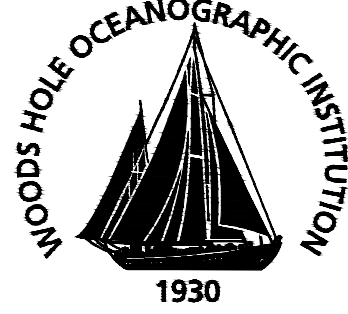
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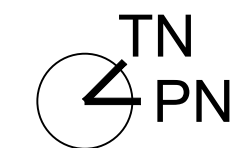
Holmes and McGrath, Inc. 362 Gifford Street
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Notes:



Keyplan

Job Number 10-12
Drawing By CMB
Checked By BW/SS
Filename L1.1 LAYOUT AND MATERIALS PLAN
Date 15 APRIL 2011

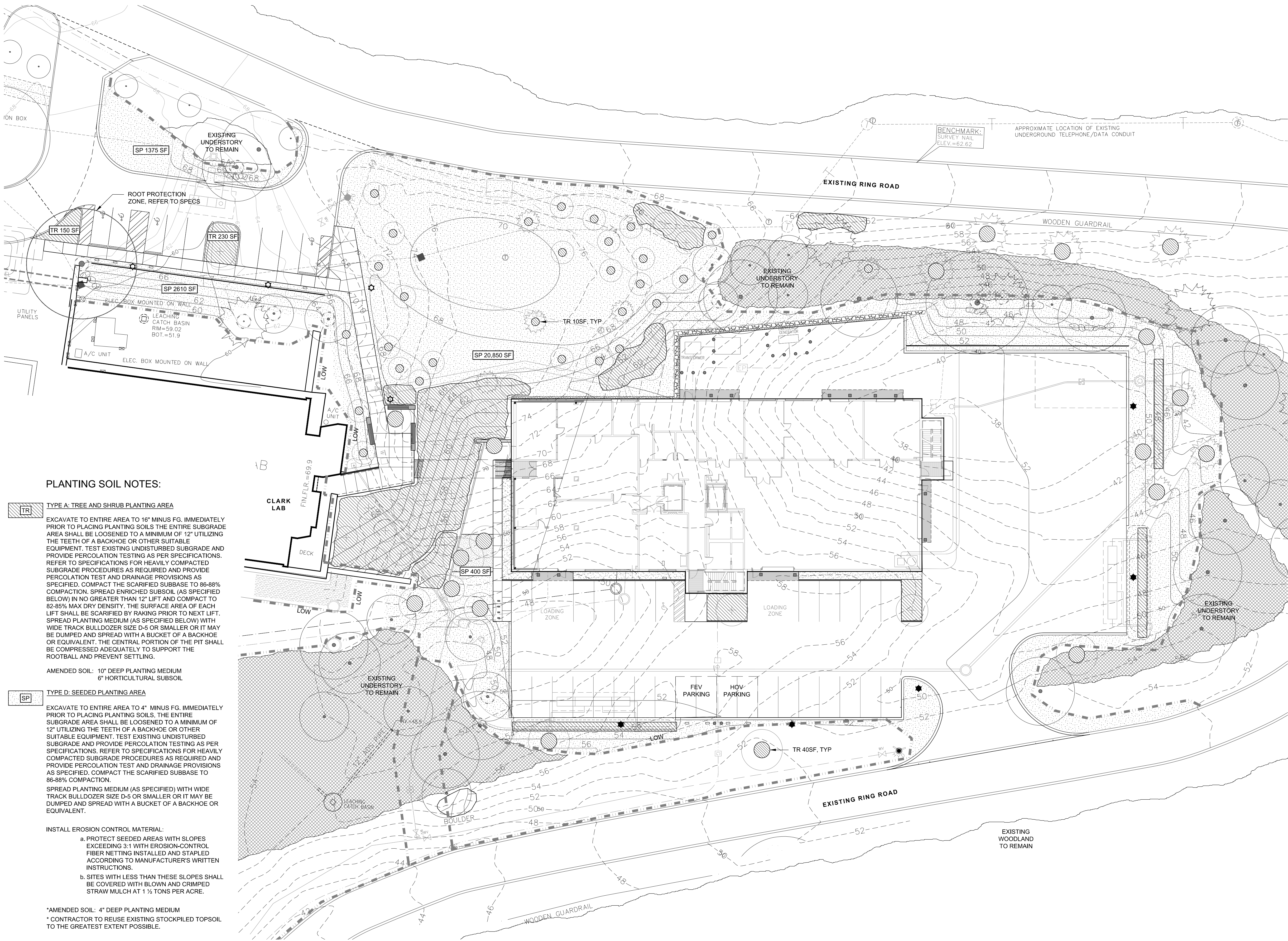
Revisions

LAYOUT AND MATERIALS PLAN

CONSTRUCTION DOCUMENTS
Scale: 1" = 20'-0"

L1.1

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PLANTING SOIL NOTES:

TYPE A: TREE AND SHRUB PLANTING AREA

EXCAVATE TO ENTIRE AREA TO 16" MINUS FG. IMMEDIATELY PRIOR TO PLACING PLANTING SOILS THE ENTIRE SUBGRADE AREA SHALL BE LOOSENEED TO A MINIMUM OF 12" UTILIZING THE TEETH OF A BACKHOE OR OTHER SUITABLE EQUIPMENT. TEST EXISTING UNDISTURBED SUBGRADE AND PROVIDE PERCOLATION TESTING AS PER SPECIFICATIONS. REFER TO SPECIFICATIONS FOR HEAVILY COMPACTED SUBGRADE PROCEDURES AS REQUIRED AND PROVIDE PERCOLATION TEST AND DRAINAGE PROVISIONS AS SPECIFIED. COMPACT THE SCARIFIED SUBBASE TO 86-88% COMPACTION. SPREAD ENRICHED SUBSOIL (AS SPECIFIED BELOW) IN NO GREATER THAN 12" LIFT AND COMPACT TO 82-85% MAX DRY DENSITY. THE SURFACE AREA OF EACH LIFT SHALL BE SCARIFIED BY RAKING PRIOR TO NEXT LIFT. SPREAD PLANTING MEDIUM (AS SPECIFIED BELOW) WITH WIDE TRACK BULLDOZER SIZE D-5 OR SMALLER OR IT MAY BE DUMPED AND SPREAD WITH A BUCKET OF A BACKHOE OR EQUIVALENT. THE CENTRAL PORTION OF THE PIT SHALL BE COMPRESSED ADEQUATELY TO SUPPORT THE ROOTBALL AND PREVENT SETTLING.

AMENDED SOIL: 10" DEEP PLANTING MEDIUM
6" HORTICULTURAL SUBSOIL

TYPE D: SEEDED PLANTING AREA

EXCAVATE TO ENTIRE AREA TO 4" MINUS FG. IMMEDIATELY PRIOR TO PLACING PLANTING SOILS. THE ENTIRE SUBGRADE AREA SHALL BE LOOSENEED TO A MINIMUM OF 12" UTILIZING THE TEETH OF A BACKHOE OR OTHER SUITABLE EQUIPMENT. TEST EXISTING UNDISTURBED SUBGRADE AND PROVIDE PERCOLATION TESTING AS PER SPECIFICATIONS. REFER TO SPECIFICATIONS FOR HEAVILY COMPACTED SUBGRADE PROCEDURES AS REQUIRED AND PROVIDE PERCOLATION TEST AND DRAINAGE PROVISIONS AS SPECIFIED. COMPACT THE SCARIFIED SUBBASE TO 86-88% COMPACTION.

SPREAD PLANTING MEDIUM (AS SPECIFIED) WITH WIDE TRACK BULLDOZER SIZE D-5 OR SMALLER OR IT MAY BE DUMPED AND SPREAD WITH A BUCKET OF A BACKHOE OR EQUIVALENT.

INSTALL EROSION CONTROL MATERIAL:

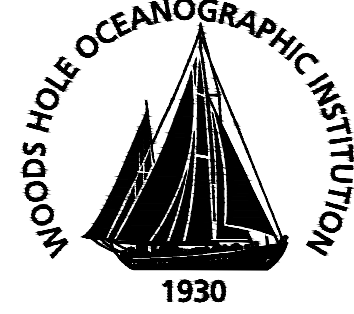
- a. PROTECT SEEDED AREAS WITH SLOPES EXCEEDING 3:1 WITH EROSION-CONTROL FIBER NETTING INSTALLED AND STAPLED ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.
- b. SITES WITH LESS THAN THESE SLOPES SHALL BE COVERED WITH BLOWN AND CRIMPED STRAW MULCH AT 1 1/2 TONS PER ACRE.

*AMENDED SOIL: 4" DEEP PLANTING MEDIUM
* CONTRACTOR TO REUSE EXISTING STOCKPILED TOPSOIL TO THE GREATEST EXTENT POSSIBLE.

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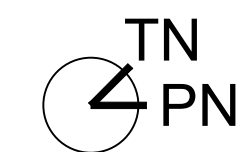
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Notes:

1. REFER TO SHEET L2.4 PLANTING
DETAILS FOR ADDITIONAL INFORMATION



Keyplan

Job Number	10-12
Drawing By	CMB
Checked By	BW/SS
Filename	L1.3 SOILS PLAN
Date	15 APRIL 2011

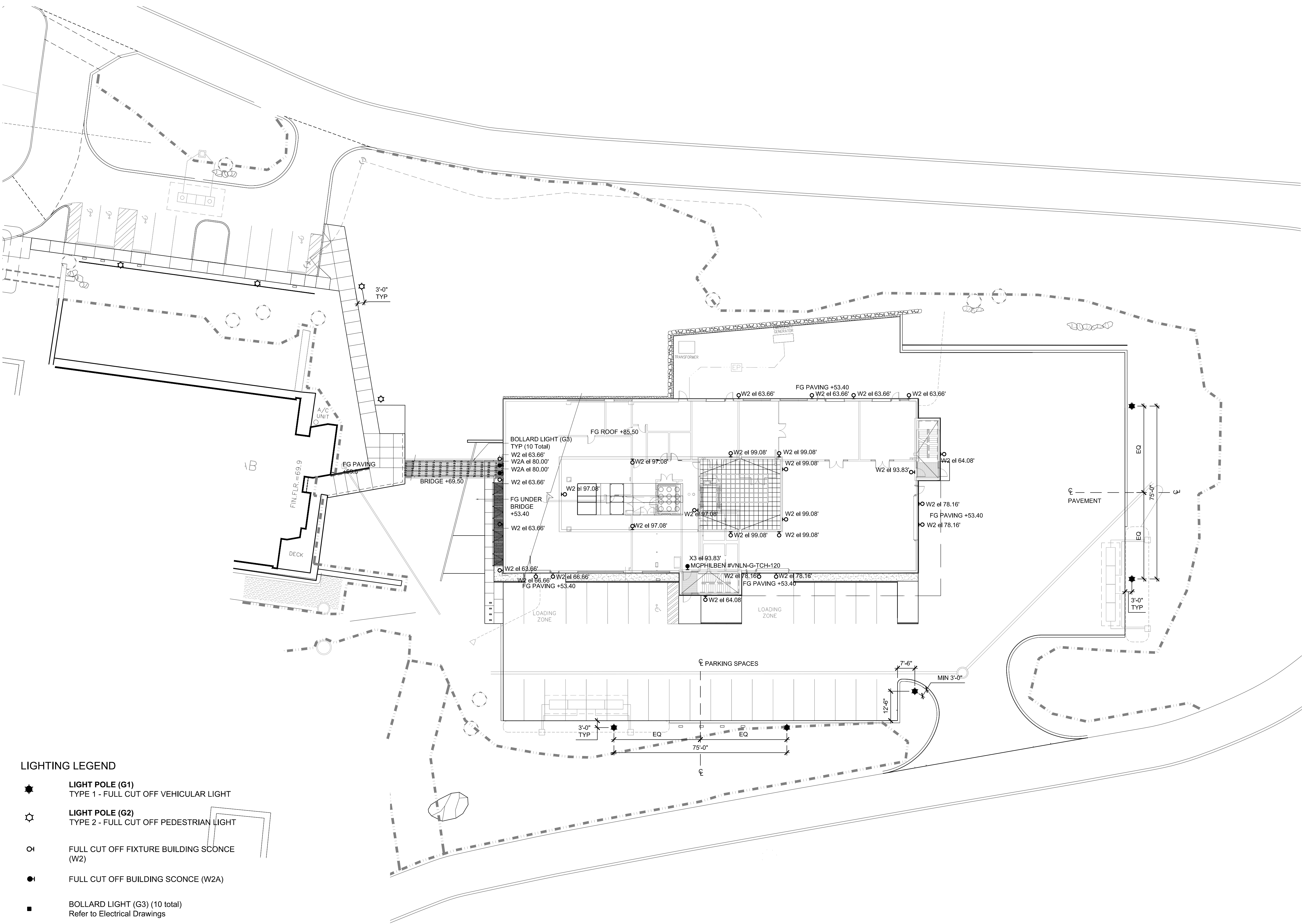
Revisions

SOILS PLAN







CONSTRUCTION DOCUMENTS
Scale: 1" = 20'-0"

L1.3

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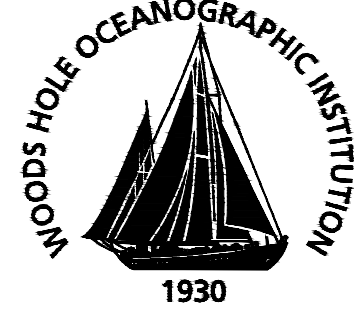
LIGHTING LEGEND

-  **LIGHT POLE (G1)**
TYPE 1 - FULL CUT OFF VEHICULAR LIGHT
-  **LIGHT POLE (G2)**
TYPE 2 - FULL CUT OFF PEDESTRIAN LIGHT
-  FULL CUT OFF FIXTURE BUILDING SCONCE (W2)
-  FULL CUT OFF BUILDING SCONCE (W2A)
-  BOLLARD LIGHT (G3) (10 total)
Refer to Electrical Drawings
-  EMERGENCY LIGHT
Refer to Electrical Drawings

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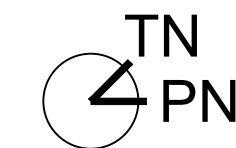
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Notes:



Keyplan

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Revisions

LIGHTING PLAN

CONSTRUCTION DOCUMENTS
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L1.4

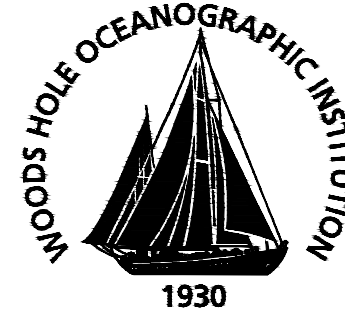


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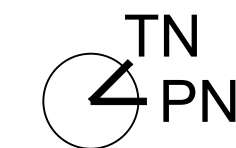
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Notes:



Keyplan

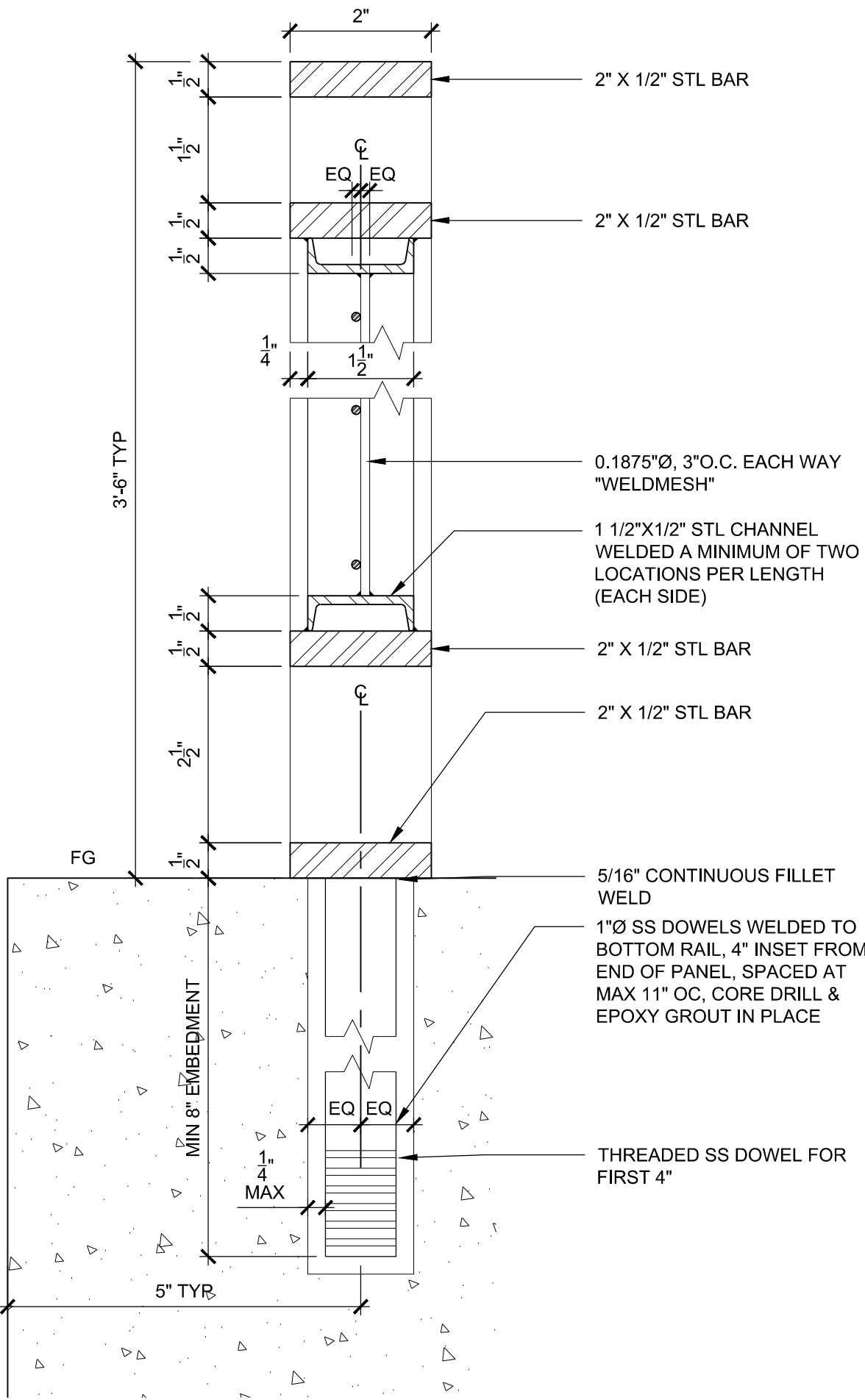
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Drawing By	CMB
Checked By	BW/SS
Filename	L2.2 SITE DETAILS
Date	15 APRIL 2011

Revisions

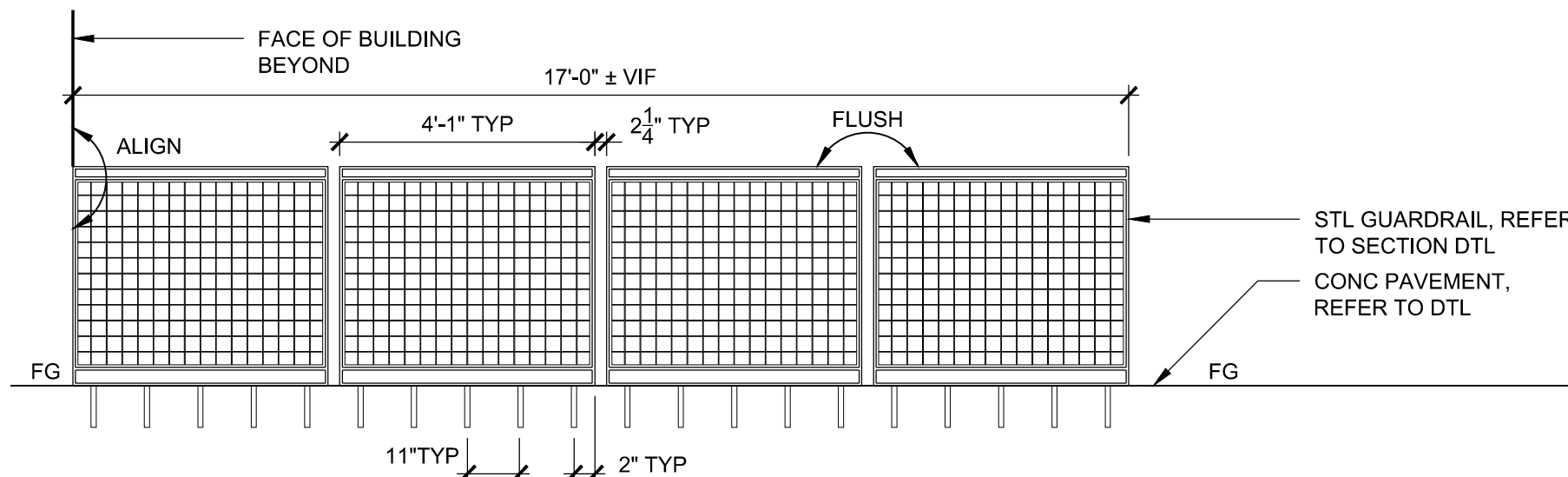
SITE DETAILS

CONSTRUCTION DOCUMENTS
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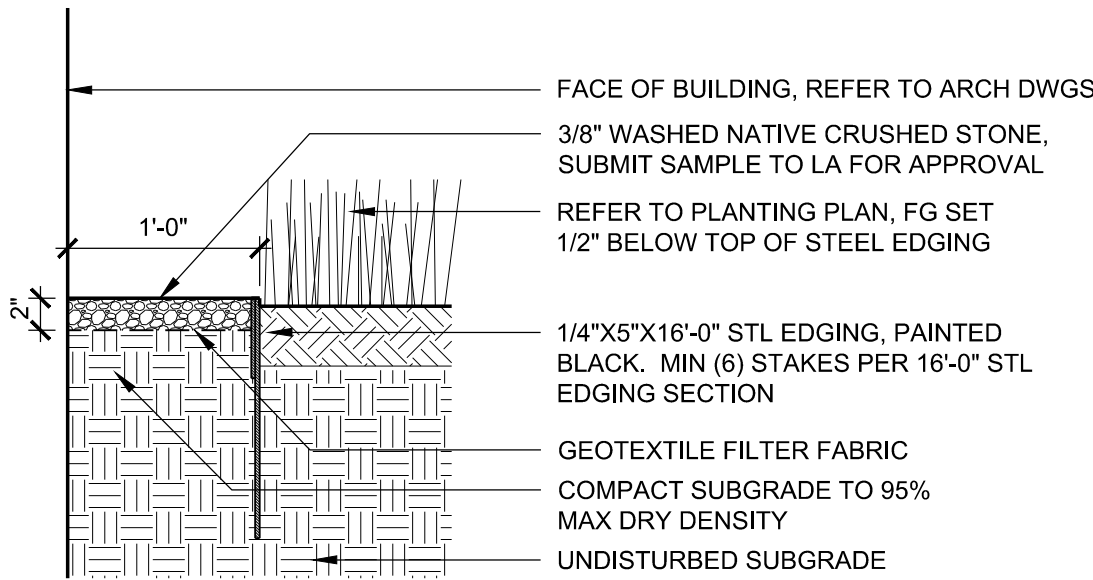
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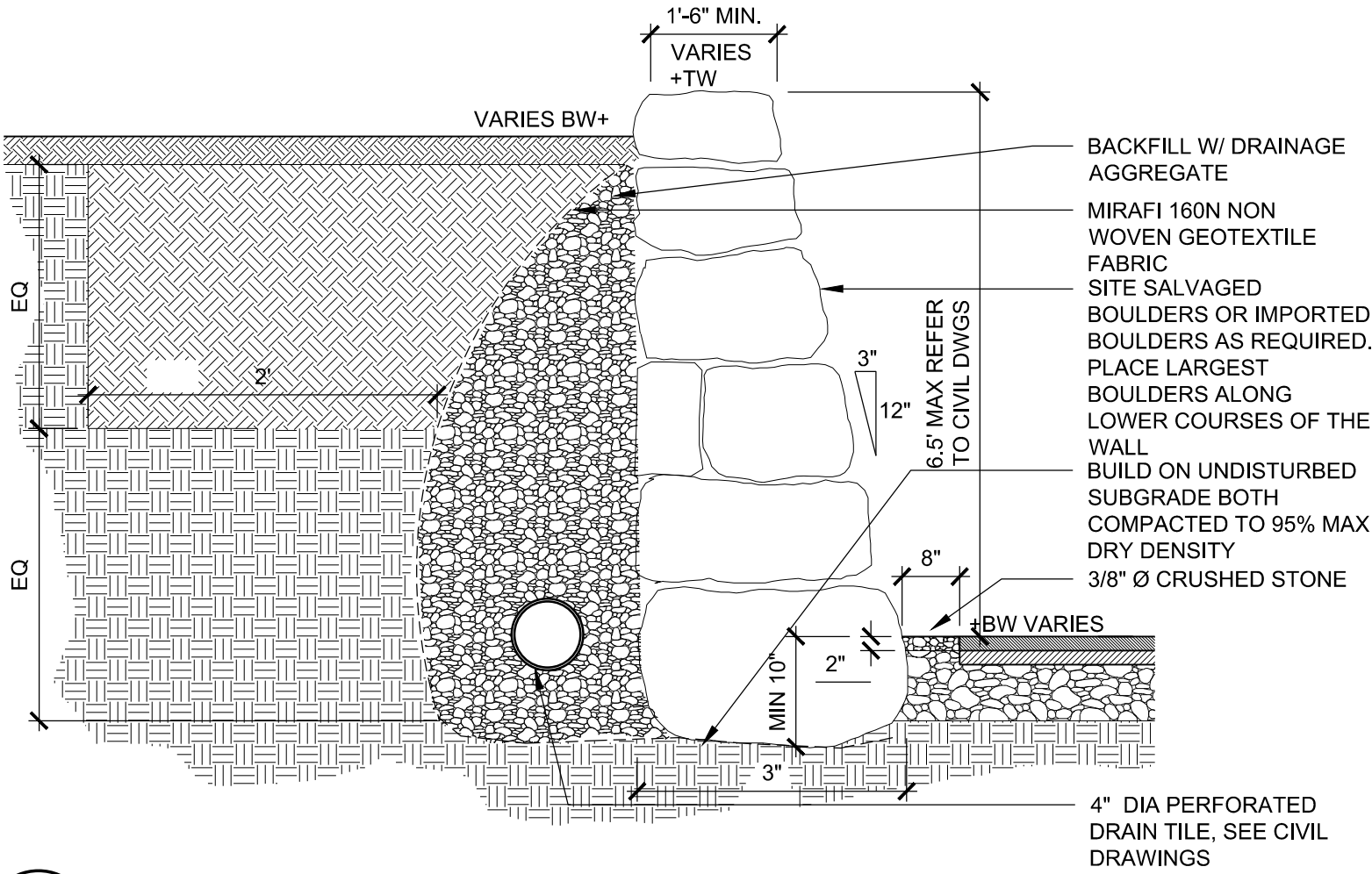
9 SECTION DETAIL AT HANDRAIL, TYP
NTS



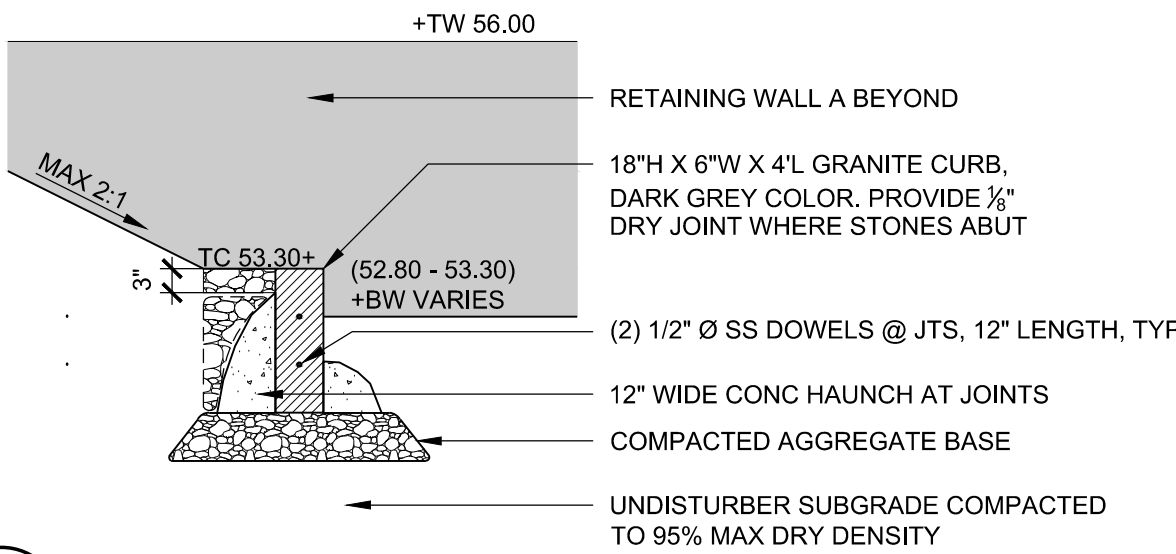
10 EAST ELEVATION OF HANDRAIL
1/2" = 1'-0"



11 MAINTENANCE STRIP
1" = 1'-0"



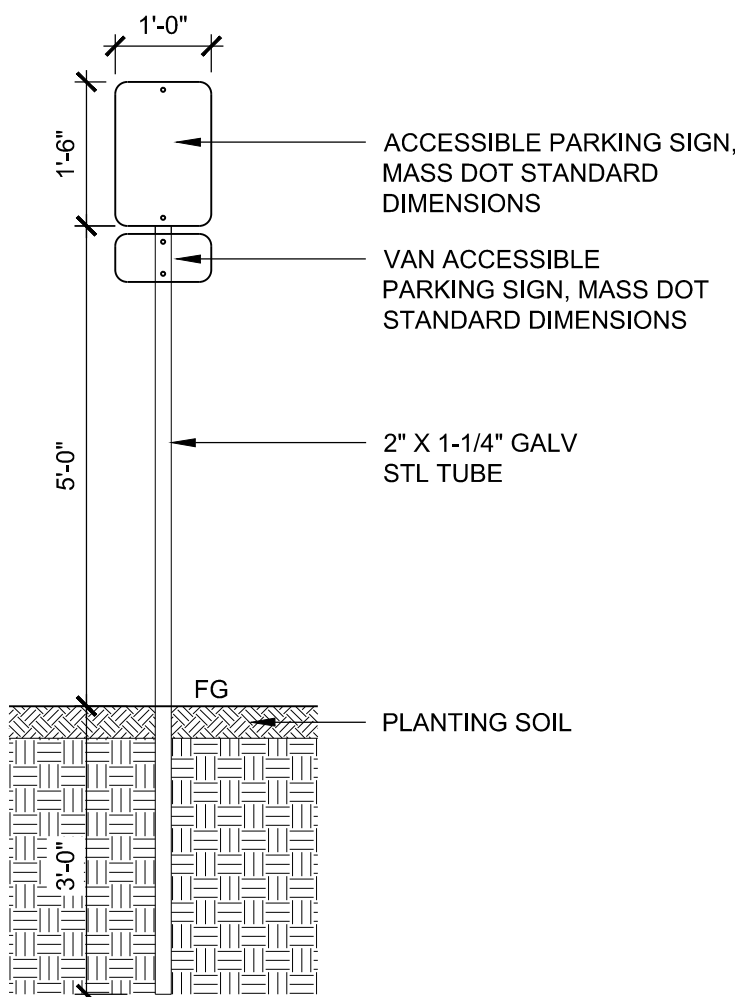
4 RETAINING WALL D & E - SECTION
NTS



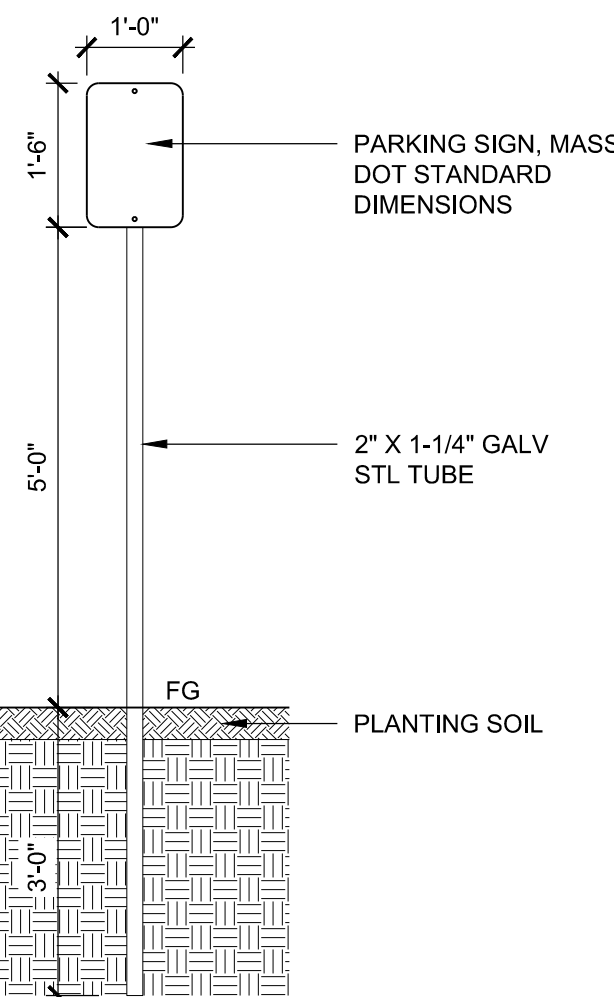
5 LANDSCAPE CURB
1/2" = 1'-0"



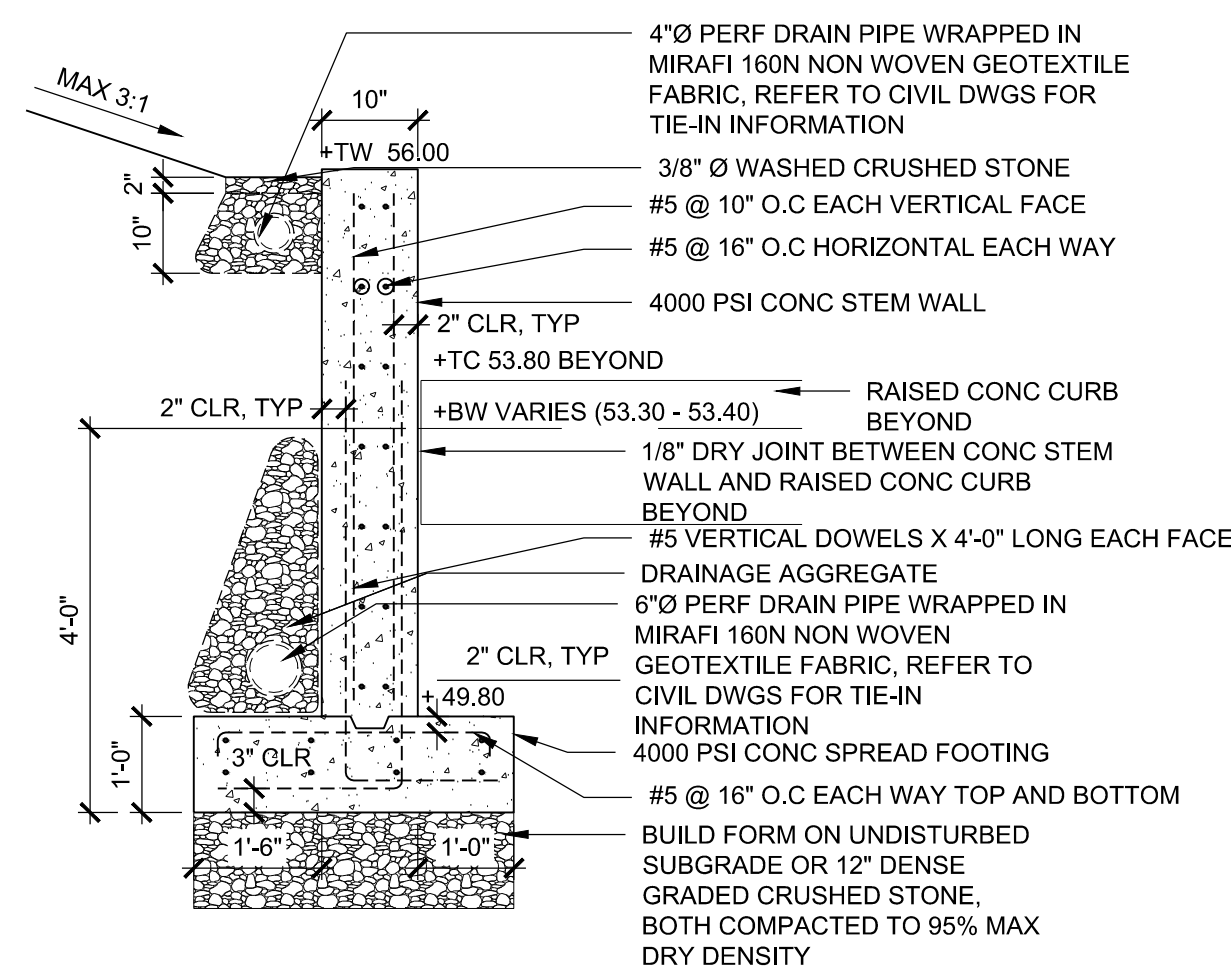
6 EXISTING WALL AT CLARK SOUTH
NTS



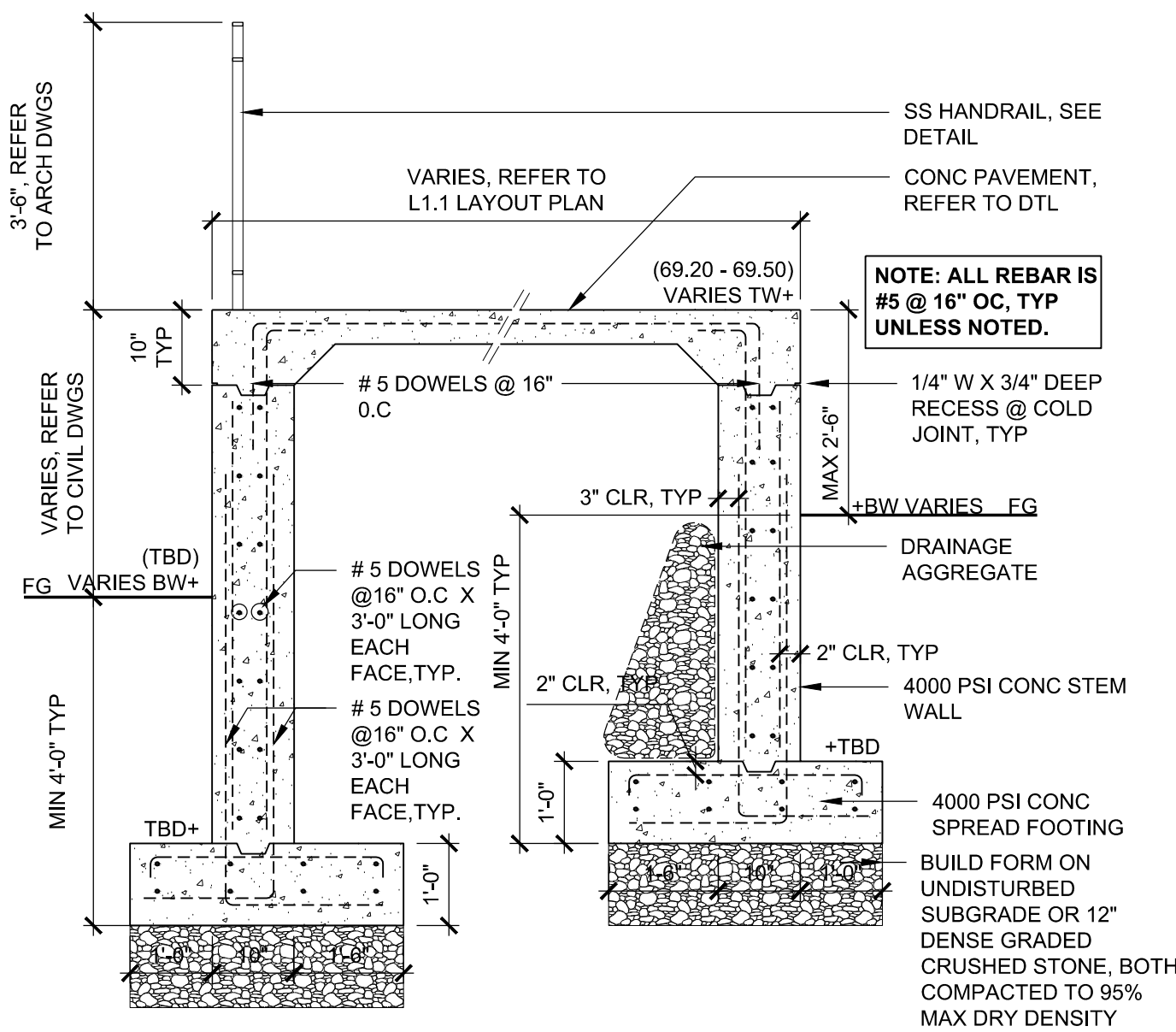
8 ACCESSIBLE PARKING SIGN - TYP
1/2" = 1'-0"



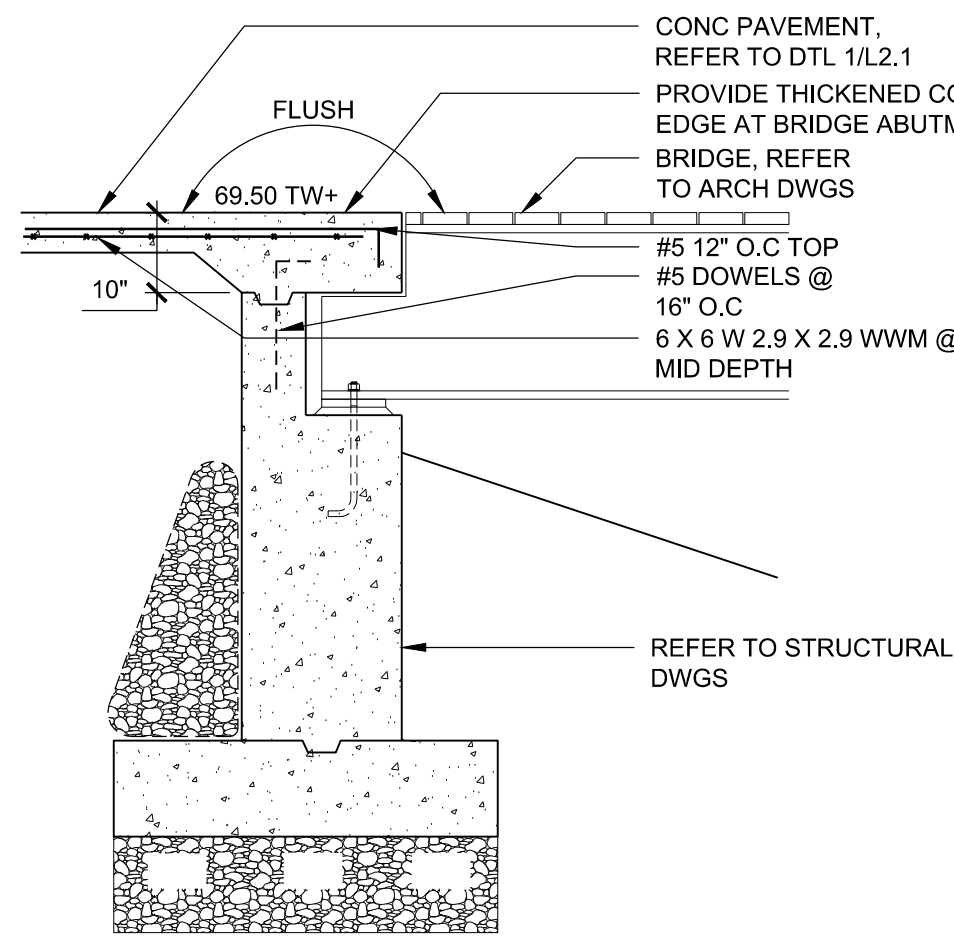
7 PARKING SIGN - TYP
1/2" = 1'-0"



1 RETAINING WALL A
1/2" = 1'-0"

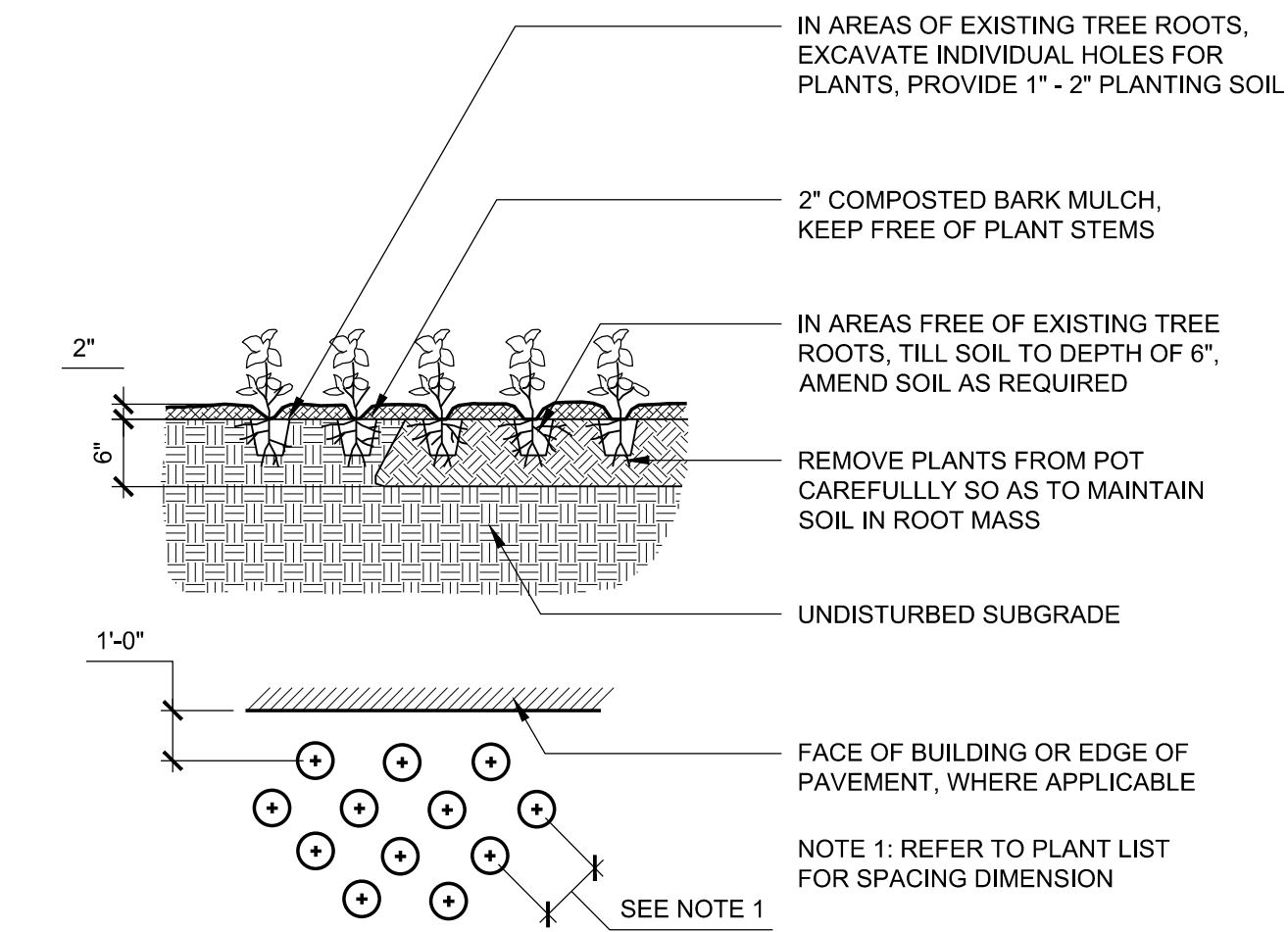


2 CONCRETE WALL AT SIDEWALK (WALLS D AND E)
1/2" = 1'-0"

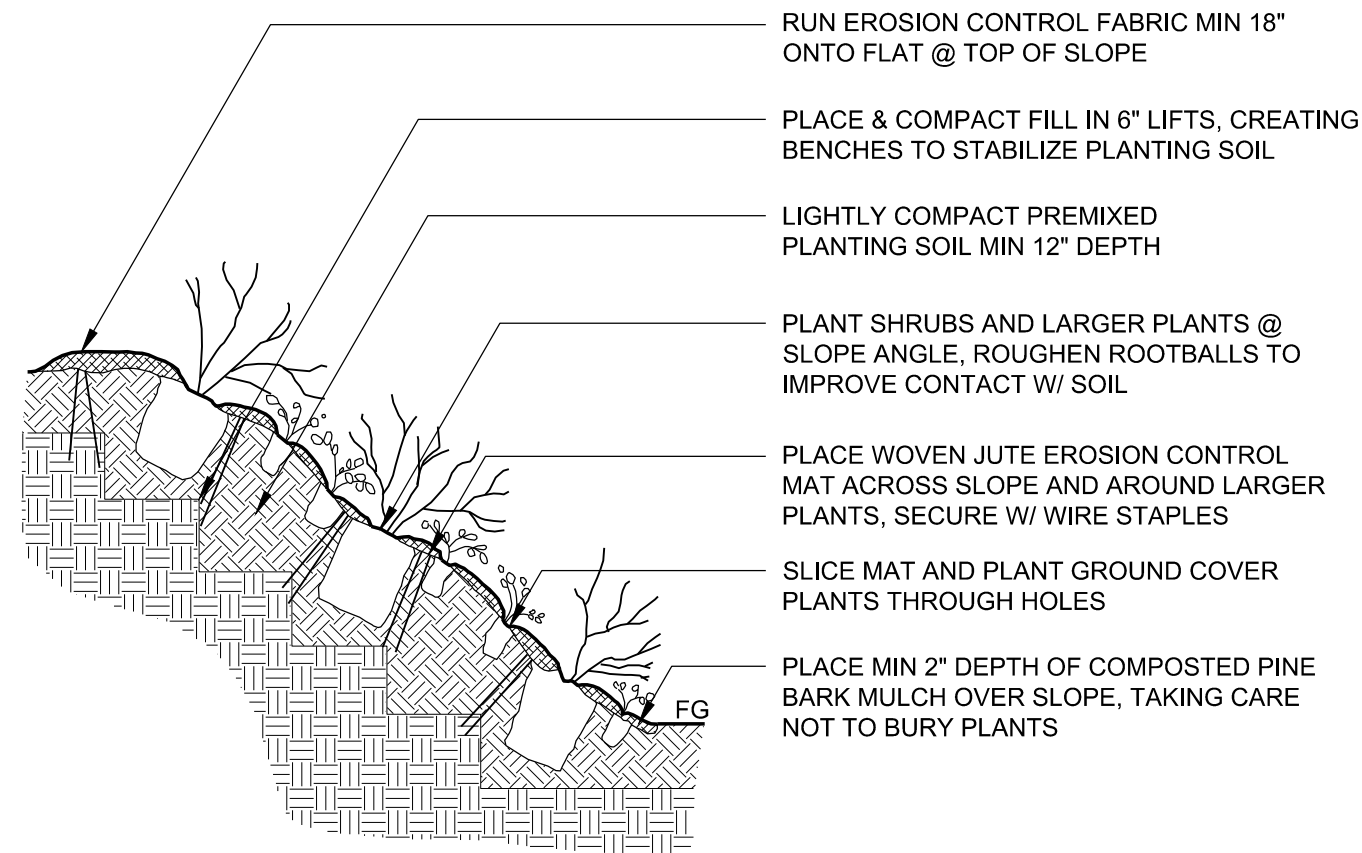


3 BRIDGE ABUTMENT
1/2" = 1'-0"

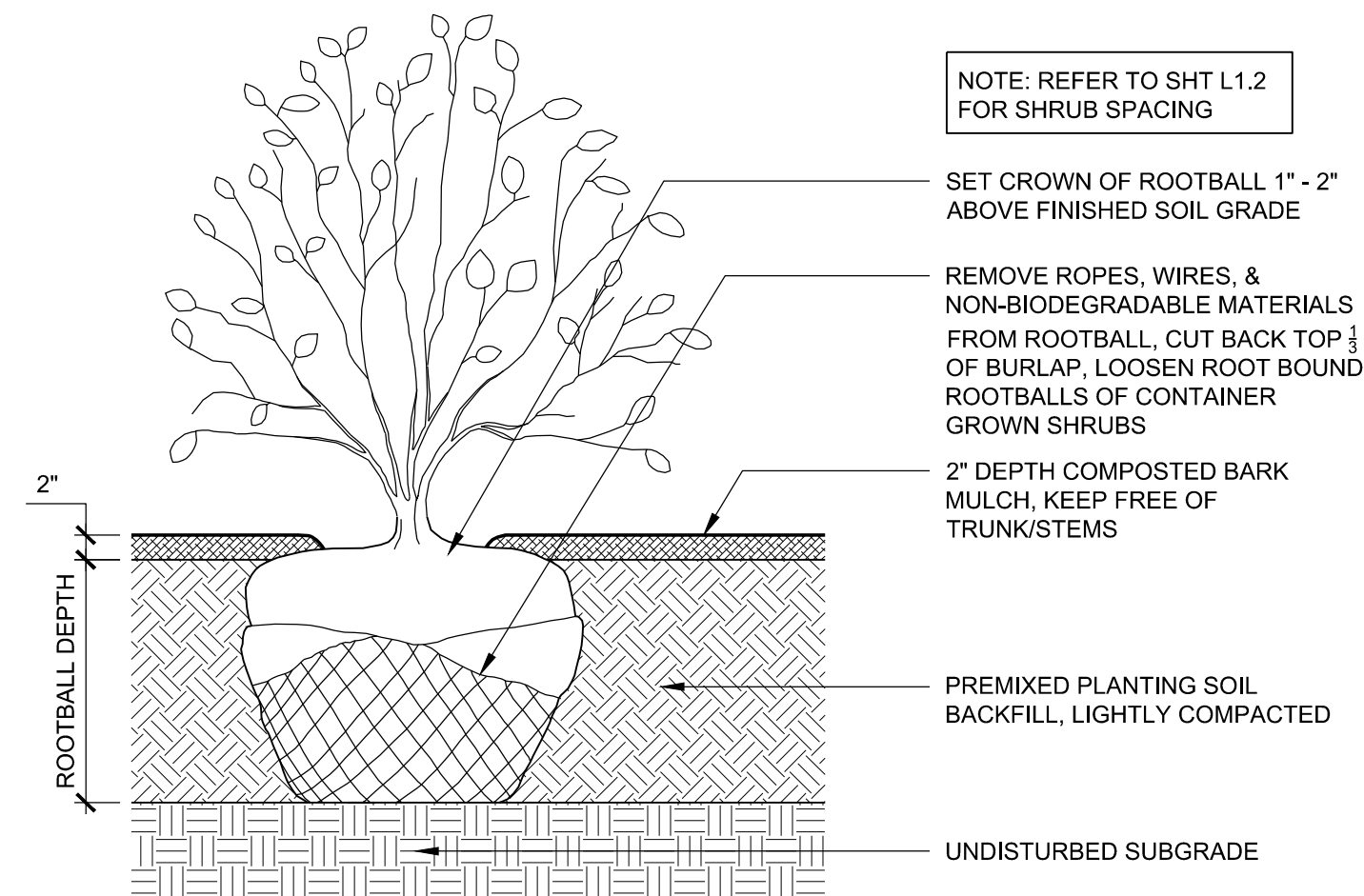
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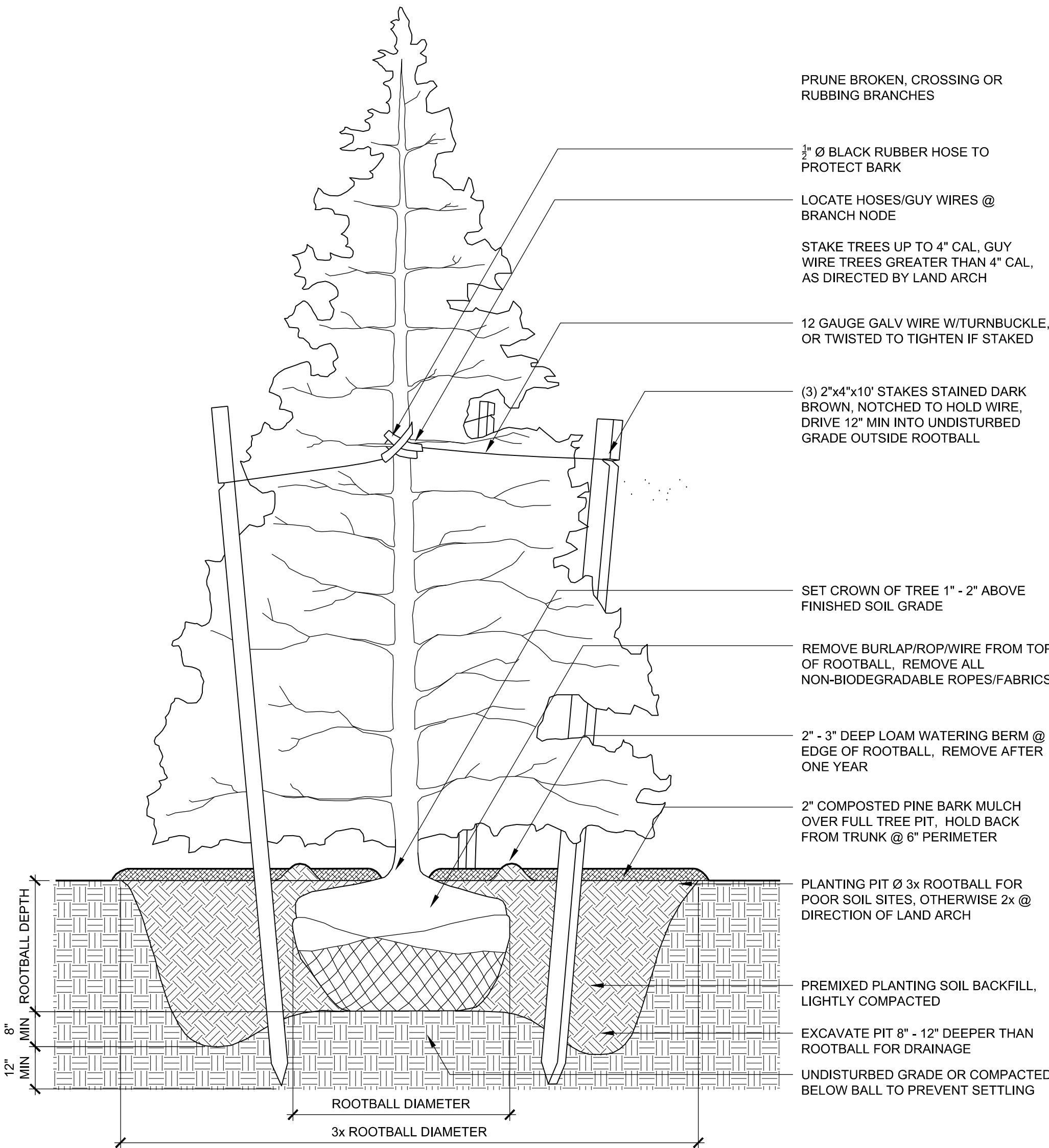
5 GROUNDCOVER PLANTING & TRIANGULATION
1" = 1'-0"



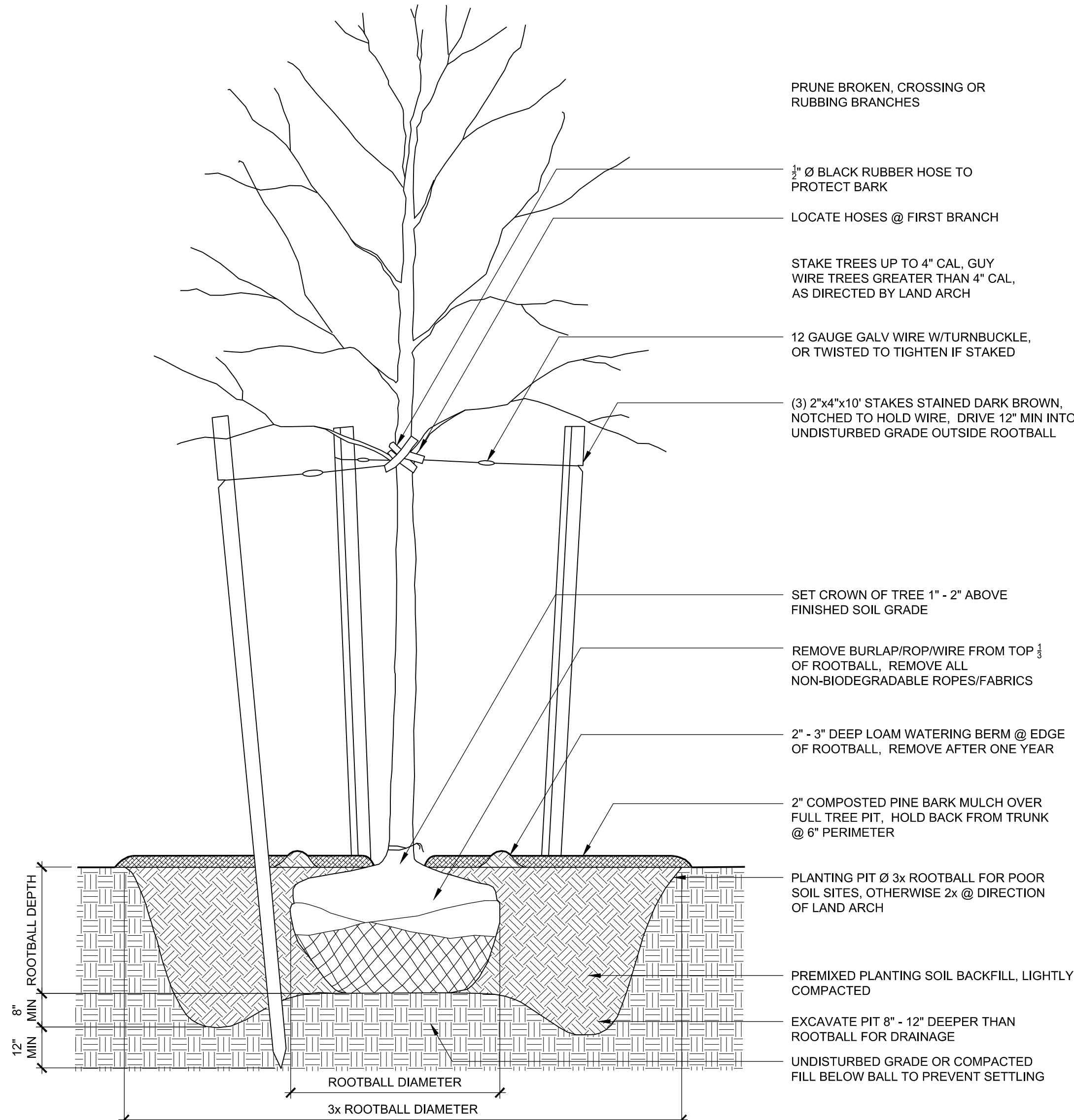
4 PLANTED SLOPE
NTS



3 SHRUB PLANTING
1" = 1'-0"



2 EVERGREEN TREE PLANTING
1/2" = 1'-0"



1 DECIDUOUS TREE PLANTING
1/2" = 1'-0"

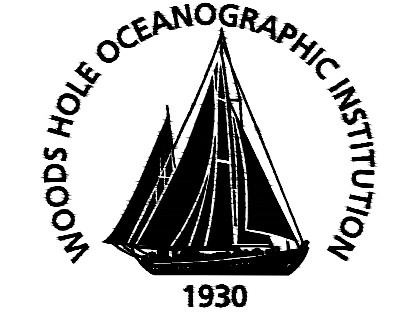
PLANTING NOTES

- Planting contractor shall visit site prior to submitting bid to become completely familiar with site conditions.
- No planting will be installed until all grading and construction has been completed in immediate area.
- Contractor to verify all utilities on property and to protect all utilities during excavation for plants.
- If there is a discrepancy between the number of plants shown on the plan and the number of plants shown in plant list, the number of plants shown on plan will take precedence.
- All container material to be grown in container a minimum of 6 months.
- All material shall comply with the latest edition of the American Standard for Nursery Stock, American Association of Nurseryman.
- Contractor shall repair all damage to property from planting operations at no cost to the owner.
- Contractor shall guarantee new plant material through one calendar year from time of provisional acceptance.
- The Landscape Architect will tag all plants at the nursery and inspect them after delivery to the site. All plant materials shall be inspected by the Landscape Architect on site prior to installation.
- All proposed plants shall be located carefully as shown on the plans and the placements shall be approved by Landscape Architect before the plants are installed.
- Spacing of plants is to be based on measurements taken parallel to the ground plane.
- All disturbed areas not to be paved or planted shall be loamed and seeded. See specifications for seed mix.
- Staking and guying shall be determined by the Landscape Architect on a tree by tree basis. For pricing purposes, provide a per tree unit cost for staking and guying. If staking and guying is required, remove tree wrap, stakes, and guy wires at end of first growing season.
- For tree planting in lawn areas, any disturbed lawn shall be loamed and seeded as necessary.
- Landscape Architect to flag trees to be protected on site.

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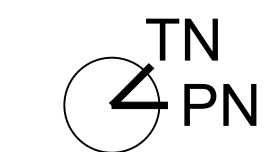
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Notes:



Keyplan

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Revisions

PLANTING DETAILS

CONSTRUCTION DOCUMENTS
Scale: AS SHOWN

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