

- NOTES:
- SEEPAGE BED TO BE PLACED 25' AWAY FROM ALL BUILDINGS.
 - SEE GEOTECHNICAL REPORT FOR SOIL DEPTHS, SOIL TYPES, GROUNDWATER ELEVATIONS AND SPECIFIC REQUIREMENTS.
 - OBSERVATION WELLS PER BOSE STORM WATER MANUAL FIGURE 3.13 REQUIRED, 1 PER EVERY 2000 SF.

2 SEEPAGE BED SECTION

SCALE: NOT TO SCALE

DESIGN REVIEW NOTES

- THE PROPOSED DRAINAGE AND DRAINAGE REQUIRES CROSS DRAINAGE WITH THE ADJACENT VACATED 31ST PARCEL, BUT GREATLY REDUCES THE CONTRIBUTING AREA SHEET FLOWING TO THE THIS PARCEL IN THE EXISTING CONDITION.
- THE FINAL CONDITION OF ALL AREA DISTURBED BY THIS PROJECT WILL BE BUILDING, PAVING, OR LANDSCAPED.
- THE MAXIMUM CROSS SLOPE OF ANY SIDEWALK OR RAMP SHALL NOT EXCEED 2.0%.
- PROPERTY IS LOCATED IN ZONE X/MIN HAZARD.

LEGEND:

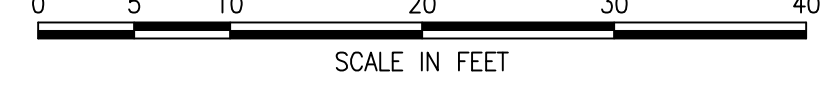
- MODERATE DUTY PAVEMENT: 3" AC ON 4" CRUSHED AB ON 10" STRUCTURAL SB ON PREPARED SUBGRADE, RE: GEOTECHNICAL REPORT
- EDGE OF PAVEMENT/CONCRETE (UNLESS OTHERWISE NOTED)

SHEET NOTES:

- VACATED OSAGE ALLEY TO BE MODIFIED TO A PEDESTRIAN CORRIDOR BY OTHERS. THIS PROJECT WILL COORDINATE WITH THAT PROJECT FOR CONTINUITY.
- 8" WIDE SIDEWALK TO CONNECT CHINDEN SIDEWALK TO PEDESTRIAN CORRIDOR.
- 24" FAIRVIEW ACRES LATERAL WATER USERS ASSOCIATION GRAVITY IRRIGATION LINE TO BE REPLACED WITH SDR 35 PVC. NO EASEMENT IS ASSOCIATED WITH THIS LINE.
- 62"x20" SEEPAGE BED, RE: C40-2 AFTER SAND AND GREASE TRAP.
- NEW DOMESTIC AND FIRE SERVICES.
- APPROXIMATE LOCATION OF GAS METER, SERVICE LINE BY INTERMOUNTAIN GAS.
- NEW SANITARY SEWER SERVICE COORDINATE WITH PLUMBING FOR EXACT LOCATION OF CONNECTION AFTER GREASE INTERCEPTOR. SERVICE SHALL BE SLEEVED IN ANNA C-900 DR18 PVC THROUGH AND 10' BEYOND EDGES OF SEEPAGE BED. SEAL ENDS OF PIPE SLEEVE WITH EXPANDING POLYURETHANE FOAM.
- THICKENED EDGE SIDEWALK TO ALLOW GROUND ON WEST SIDE TO BE UP TO 18" BELOW TOP OF SIDEWALK ELEVATION. LANDSCAPED AREA BETWEEN SIDEWALK AND PROPERTY LINE TO BE ESSENTIALLY LEVEL.

1 DESIGN REVIEW GRADING PLAN

SCALE: 1"=10'



PRELIMINARY
NOT FOR
CONSTRUCTION

JAY T. WARR, P.E.
200 BROAD STREET
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GARDEN CITY, IDAHO
3100 WEST CHINDEN BLVD.

CHINDEN BAR AND DISTILLERY
3100 WEST CHINDEN BLVD.

CSHOA

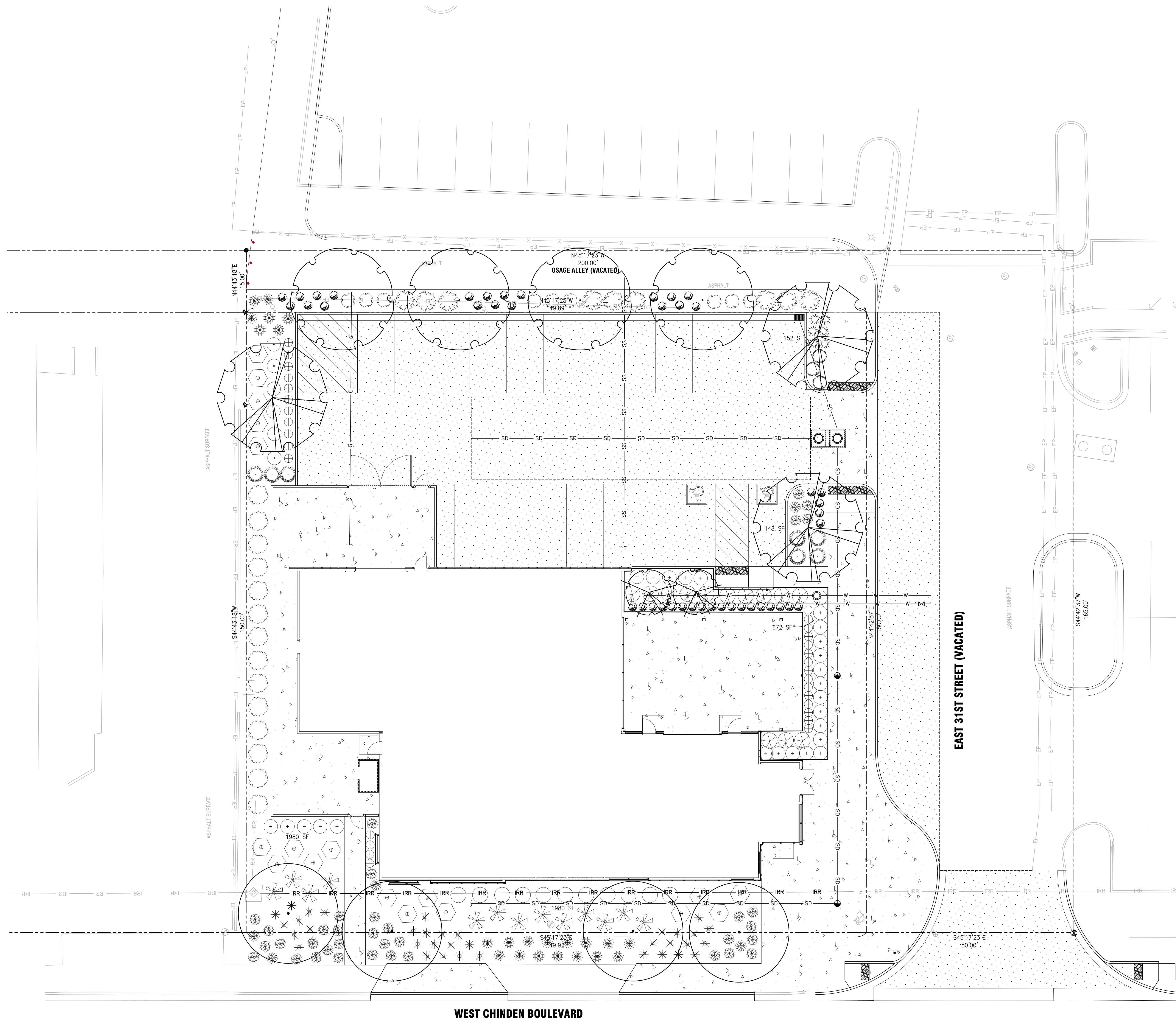
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| PROJECT | DATE |
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| DRAWN | CHECKED |
| JTW | JTW |

REVISED

SHEET TITLE
DESIGN REVIEW GRADING PLAN

SHEET

C40
ORIGINAL SHEET SIZE
36" x 48"



1 DESIGN REVIEW LANDSCAPE PLAN
 SCALE: 1"=10'
 SCALE IN FEET

PLANT SCHEDULE

| SYM | COMMON NAME | BOTANICAL NAME | PLANTING SIZE | QTY |
|---------------|-----------------------------|--|---------------|-----|
| TREES | | | | |
| | Skyline Honeylocust | Gleditsia triacanthos inermis 'Skyline' | 2" caliper | 3 |
| | Autumn Gold Cinkgo | Ginkgo biloba 'Autumn Gold' | 2" caliper | 3 |
| | Kindred Spirit Oak | Quercus x warei 'Nader' | 2" caliper | 2 |
| | Winter King Hawthorn | Crataegus viridis 'Winter King' | 2" caliper | 4 |
| SHRUBS | | | | |
| | Feather Reed Grass | Calamagrostis x scutiflora Karl Foerster | 1 gallon | 22 |
| | Blanketflower | Gaillardia aristata | 1 gallon | 5 |
| | Goldfinger Potentilla | Potentilla fruticosa 'Goldfinger' | 2 gallon | 5 |
| | Lavender | Lavandula angustifolia | 2 gallon | 11 |
| | Golden Sward Yucca | Yucca filamentosa 'Golden Sward' | 2 gallon | 18 |
| | Black Eyed Susan | Rudbeckia hirta | 1 gallon | 35 |
| | Common Yarrow | Achillea millefolium | 1 gallon | 8 |
| | Autumn Joy Sedum | Sedum telephium 'Autumn Joy' | 1 gallon | 15 |
| | Red Yucca | Hesperaloe parviflora | 2 gallon | 7 |
| | Ribbon Grass | Phalaris arundinacea | 1 gallon | 13 |
| | Variegated Boxleaf Euonymus | Euonymus japonicus 'Microphyllus variegatus' | 2 gallon | 13 |
| | Firecracker Penstemon | Penstemon eatonii | 1 gallon | 38 |
| | Golden Current | Ribes aureum | 2 gallon | 14 |
| | Blue Fescue | Festuca glauca cvna 'Elijah Blue' | 1 gallon | 20 |
| | Panchito Manzanita | Arctostaphylos x coloradensis 'Panchito' | 2 gallon | 9 |
| | Heavy Metal Switch Grass | Panicum virgatum 'Heavy Metal' | 2 gallon | 9 |
| | The Blues Little Bluestem | Schizachyrium scoparium 'The Blues' | 2 gallon | 18 |

GENERAL NOTES:

- A. ALL PLANTING BEDS SHALL RECEIVE A 3" DEPTH OF INORGANIC MULCH.
- B. THE SITE WILL BE MAINTAINED THROUGHOUT THE YEAR BY PROFESSIONAL LANDSCAPE MAINTENANCE CREW. SUCH MAINTENANCE SHALL INCLUDE BUT WILL NOT BE LIMITED TO WEEKLY MOWING AND TRIMMING OF THE TURF, REGULAR FERTILIZATION, ANNUAL TREE AND SHRUB PRUNING, WEEDING AND TRASH OR DEBRIS REMOVAL.
- C. FINISH GRADES FOR LANDSCAPE AREAS TO BE SMOOTH AND EVEN GRADIENTS WITH POSITIVE DRAINAGE IN ACCORDANCE WITH SITE GRADING PLAN. SLOPES FOR TURF AREAS SHALL NOT EXCEED 4:1.
- D. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN. PLANTS WILL BE REJECTED IF NOT IN A SOUND AND HEALTHY CONDITION.
- E. PROTECT LANDSCAPE WORK AND MATERIALS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS, OPERATIONS BY OTHER CONTRACTORS AND TRUCKS, AND TRESPASSERS. MAINTAIN PROTECTION DURING INSTALLATION AND MAINTENANCE PERIODS. TREAT, REPAIR, OR REPLACE DAMAGED LANDSCAPE WORK AS DIRECTED.
- F. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL QUANTITIES PROVIDED ON ALL PLANS. IF QUANTITIES LISTED DO NOT CORRELATE WITH WHAT IS SHOWN ON THE PLAN, THE QUANTITIES SHOWN ON THE PLAN SHALL GOVERN. THIS INCLUDES BUT IS NOT LIMITED TO TREE, SHRUB, BUSH, TOPSOIL, MULCH, SEED OR SOIL, EDGING, AND DRIP LINE QUANTITIES.
- G. THIS DESIGN AS SHOWN IS INTENDED TO BE PERMANENTLY IRRIGATED BY MEANS OF AN AUTOMATIC IRRIGATION SYSTEM COMPOSED LOW-VOLUME DRIP LINE. THE SYSTEM SHALL BE CONTROLLED WITH AN PROGRAMMABLE IRRIGATION CONTROLLER, CAPABLE OF ADJUSTING FOR CLIMATIC VARIANCES. WHERE POTABLE WATER IS REQUIRED, ONE POINT OF CONNECTION SHALL BE MADE AND FITTED WITH A REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER.

PRELIMINARY NOT FOR CONSTRUCTION

KYLE B. BERRY, LANDSCAPE ARCHITECT
R. D. R.

GARDEN CITY, IDAHO

CHINDEN BAR AND DISTILLERY
3100 WEST CHINDEN BLVD.

CSHOA

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| PROJECT | DATE |
| 00000 | 00-00-20 |
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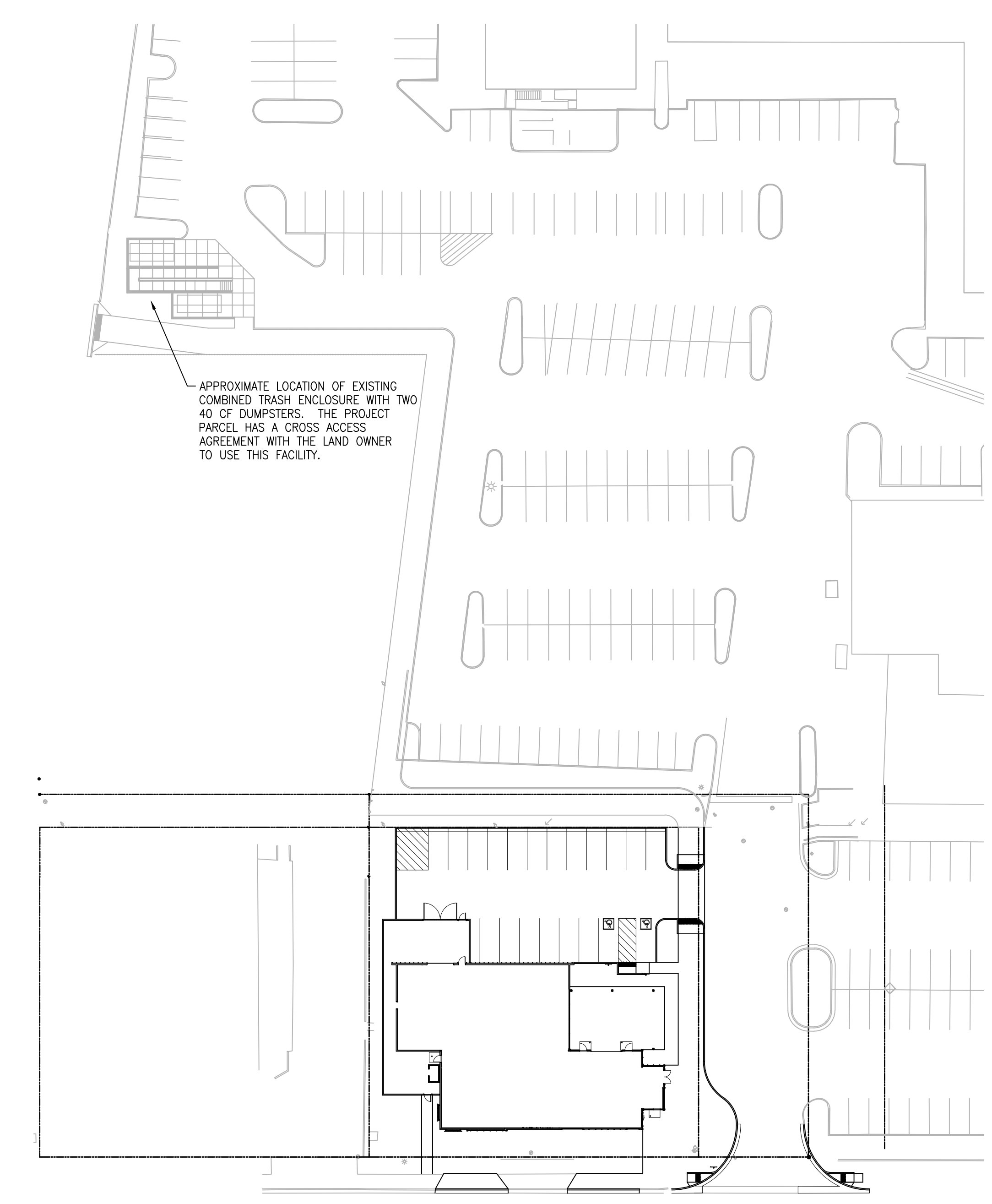
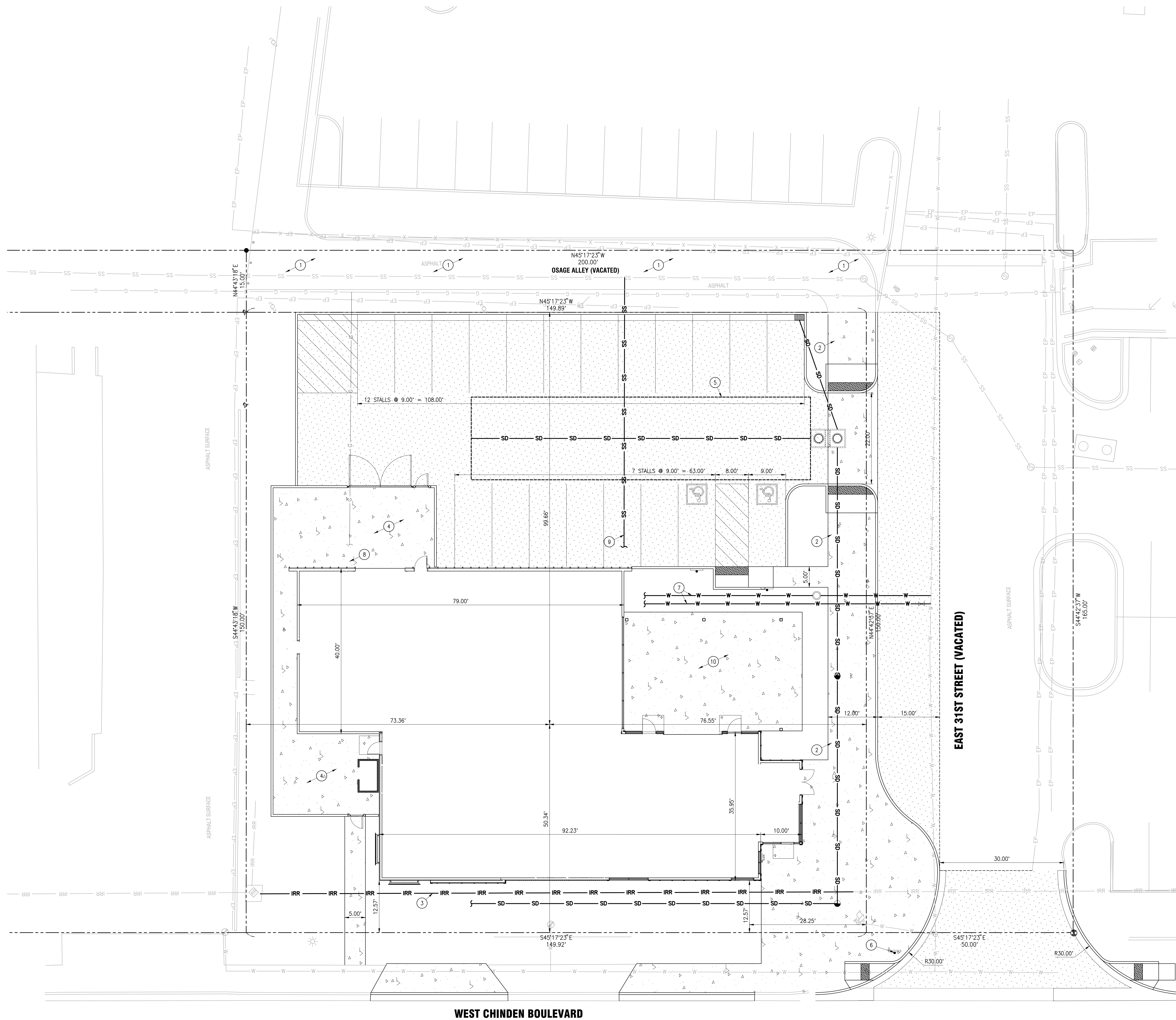
SHEET TITLE

LANDSCAPE PLAN

SHEET

L10

ORIGINAL SHEET SIZE
36" x 48"



1 DESIGN REVIEW SITE PLAN
SCALE: 1"=10'
SCALE IN FEET

2 TRASH ENCLOSURE LOCATION PLAN
SCALE: 1"=40'
SCALE IN FEET

| LEGEND | |
|--------|----------------------------|
| | ASPHALT CONCRETE PAVEMENT |
| | PORTLAND CEMENT CONCRETE |
| | RIGHT OF WAY/PROPERTY LINE |
| | EDGE OF PAVEMENT |
| | FENCE |
| | SANITARY SEWER |
| | WATER |
| | STORM DRAIN |
| | NATURAL GAS |
| | BUILDING |
| | CURB AND GUTTER |
| | VERTICAL CURB |
| | ACCESSIBLE PARKING SYMBOL |
| | SIGN |
| | BIKE RACK |
| | LUMINAIRE |
| | ELECTRICAL TRANSFORMER |

| DESIGN REVIEW NOTES | |
|---------------------|---|
| A. | EXISTING RIVERSIDE HOTEL TRASH FACILITIES WILL BE UTILIZED FOR THIS BUILDING BY AGREEMENT WITH THE RIVERSIDE HOTEL. |
| B. | MECHANICAL RTUS WILL BE SCREENED, RE: SCHEMATIC BUILDING DRAWINGS. |
| C. | ONE CHILLER WILL BE LOCATED IN THE YARD AREA, RE: SHEET NOTE #4. |

| SHEET NOTES: | |
|--------------|--|
| 1. | VACATED OSAGE ALLEY TO BE MODIFIED TO PEDESTRIAN CORRIDOR BY OTHERS. |
| 2. | 12' WIDE SIDEWALK TO CONNECT CHINDEN SIDEWALK TO PEDESTRIAN CORRIDOR. |
| 3. | 24" FANVIEW ACRES LATERAL WATER USERS ASSOCIATION GRAVITY IRRIGATION LINE TO BE REPLACED WITH SDR 35 PVC. NO EASEMENT IS ASSOCIATED WITH THIS LINE. |
| 4. | YARD AREA SCREENED WITH METAL PANEL FENCE. |
| 5. | 82"x20"x3" SEEPAGE BED AFTER SAND AND GREASE TRAP. |
| 6. | RELOCATED STOP SIGN. |
| 7. | NEW DOMESTIC AND FIRE SERVICES. |
| 8. | APPROXIMATE LOCATION OF GAS METER, SERVICE LINE BY INTERMOUNTAIN GAS. |
| 9. | NEW SANITARY SEWER SERVICE COORDINATE WITH PLUMBING FOR EXACT LOCATION OF CONNECTION AFTER GREASE INTERCEPTOR. SERVICE SHALL BE SLEAVED IN ANNA C-900 DR18 PVC THROUGH AND 10' BEYOND EDGES OF SEEPAGE BED. SEAL ENDS OF PIPE SLEEVE WITH EXPANDING POLYURETHANE FOAM. |
| 10. | COVERED PATIO AREA FOR OUTDOOR BAR AND DISTILLERY SEATING. |

PRELIMINARY NOT FOR CONSTRUCTION

GARDEN CITY, IDAHO

CHINDEN BAR AND DISTILLERY
3100 WEST CHINDEN BLVD.

CSHOA

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| PROJECT | DATE |
| 00000 | 00-00-20 |
| DRAWN | CHECKED |
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REVISIONS:

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| SHEET TITLE | DESIGN REVIEW SITE PLAN |
| SHEET | |

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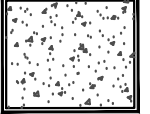
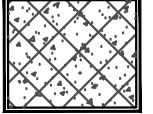

ORIGINAL SHEET SIZE
36" x 48"



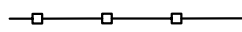
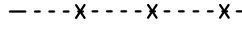
Sheet Notes:

- A. CONTRACTOR TO VERIFY LISTED DIMENSIONS PRIOR TO CONSTRUCTION.
- B. ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF WALK, EDGE OF PAVEMENT, EDGE OF FOUNDATION, EDGE OF WALLS, CENTER OF WHEEL STOP OR CENTER OF POST.
- C. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DISTANCES AND GRADES IN THE FIELD AND BRING ANY DISCREPANCIES TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE FOR A DECISION PRIOR TO COMMENCEMENT OF WORK.
- D. PROVIDE JOINTS AS SHOWN ON PLANS. 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 THE DESIGN.
- E. ALL WALKS AND FLATWORK SHALL BE ESTABLISHED IN THE FIELD FOR REVIEW AND APPROVAL. THE CONTRACTOR SHALL LAY OUT THE AREA OR FORM WORK FOR REVIEW BY THE OWNER'S REPRESENTATIVE. AFTER REVIEW AND NECESSARY MODIFICATIONS AS DIRECTED BY THE OWNER'S REPRESENTATIVE, THE CONTRACTOR SHALL PROCEED WITH CONSTRUCTION. IF APPROVAL IS NOT OBTAINED, THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ANY UNAUTHORIZED FIELD ADJUSTMENTS.
- F. TRANSITION OF CURVES TO OTHER CURVES AND CURVES TO TANGENTS SHALL BE SMOOTH AND CONTINUOUS.
- G. SIDEWALK CROSS SLOPE CANNOT EXCEED 2%. NO TOLERANCES ALLOWED. CONTRACTOR SHALL SALVAGE AND REINSTALL PANELS, GATES, CAPS, AND HARDWARE. INSTALL NEW POSTS AND FOOTINGS; MATCH SIZE, MATERIAL AND COLOR.
- H.


Material Legend:

- | | | | |
|---|---|---|--|
|  | STANDARD CONCRETE FLATWORK - SEE DETAIL 5/C2.50. |  | REINFORCED CONCRETE FLATWORK - SEE DETAIL 6/C2.50. |
|  | LANDSCAPE AREAS. REFER TO LANDSCAPE SHEET L1.00 FOR MORE INFORMATION. | | |

Fence Legend:

- | | |
|---|---|
|  | RELOCATED WROUGHT IRON FENCE. SEE SHEET NOTE 'H' FOR MORE INFORMATION |
|  | EXISTING DECORATIVE WROUGHT IRON FENCE TO REMAIN |

Keynotes:

 CALLOUT NUMBERS COORDINATED TO NUMBERED NOTES BELOW.

1. 12-FT CONCRETE MULTI-USE PATHWAY.
2. SALVAGED WROUGHT IRON FENCE, REINSTALLED AT PROPERTY LINE.
3. SALVAGED LUMINAIRE, REINSTALLED IN PARKING ISLAND.
4. PARKING LOT LUMINAIRE, MATCH TO EXISTING PARKING LOT ELECTRICAL FIXTURES.
5. BOLLARD LIGHT, SEE DETAIL 4/C2.50.
6. ACCESS CONTROL BOLLARD.
7. THICKENED EDGE CONCRETE FLATWORK.
8. BIKEWAY/PATHWAY WAYFINDING SIGN.
9. EXISTING TRANSFORMERS TO REMAIN.
10. TRASH AREA ACCESS STAIR, SEE DETAIL 1/C2.50.
11. TRASH AREA ACCESS RAMP, SEE DETAIL 2/C2.50.
12. TRASH AREA SCREENING WALL, SEE DETAIL, SEE DETAIL 3/C2.50.



RIVERSIDE HOTEL BIKEWAY
Riverside Hotel

2900 W CHINDEN BOULEVARD
Garden City, Idaho 83714

| Revisions |
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Project No.: 115154.26
Date of Issuance: 09.08.2023
Project Milestone: Design Review

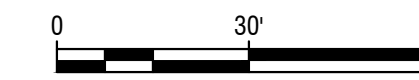
Layout and Materials Plan

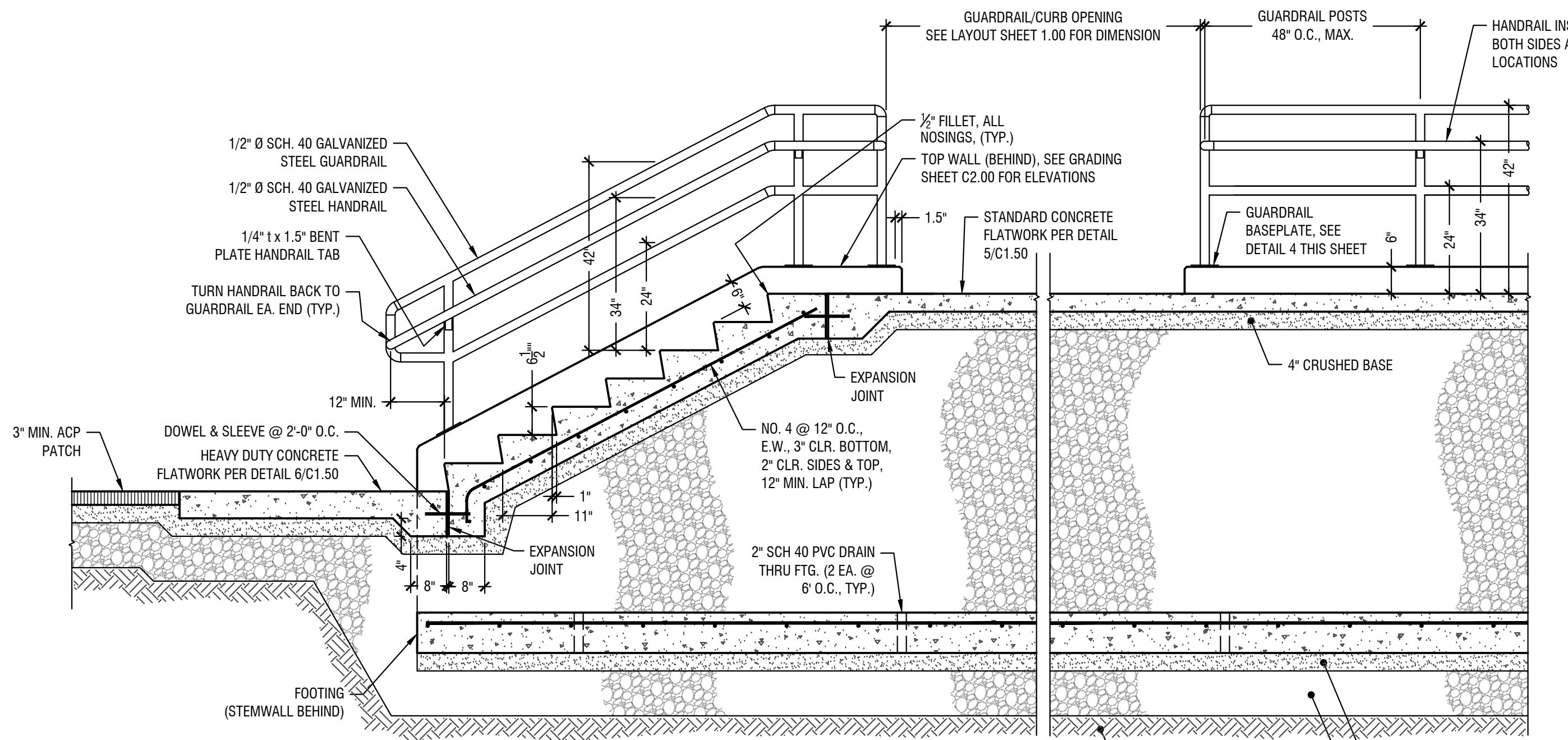
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Layout and Materials Plan

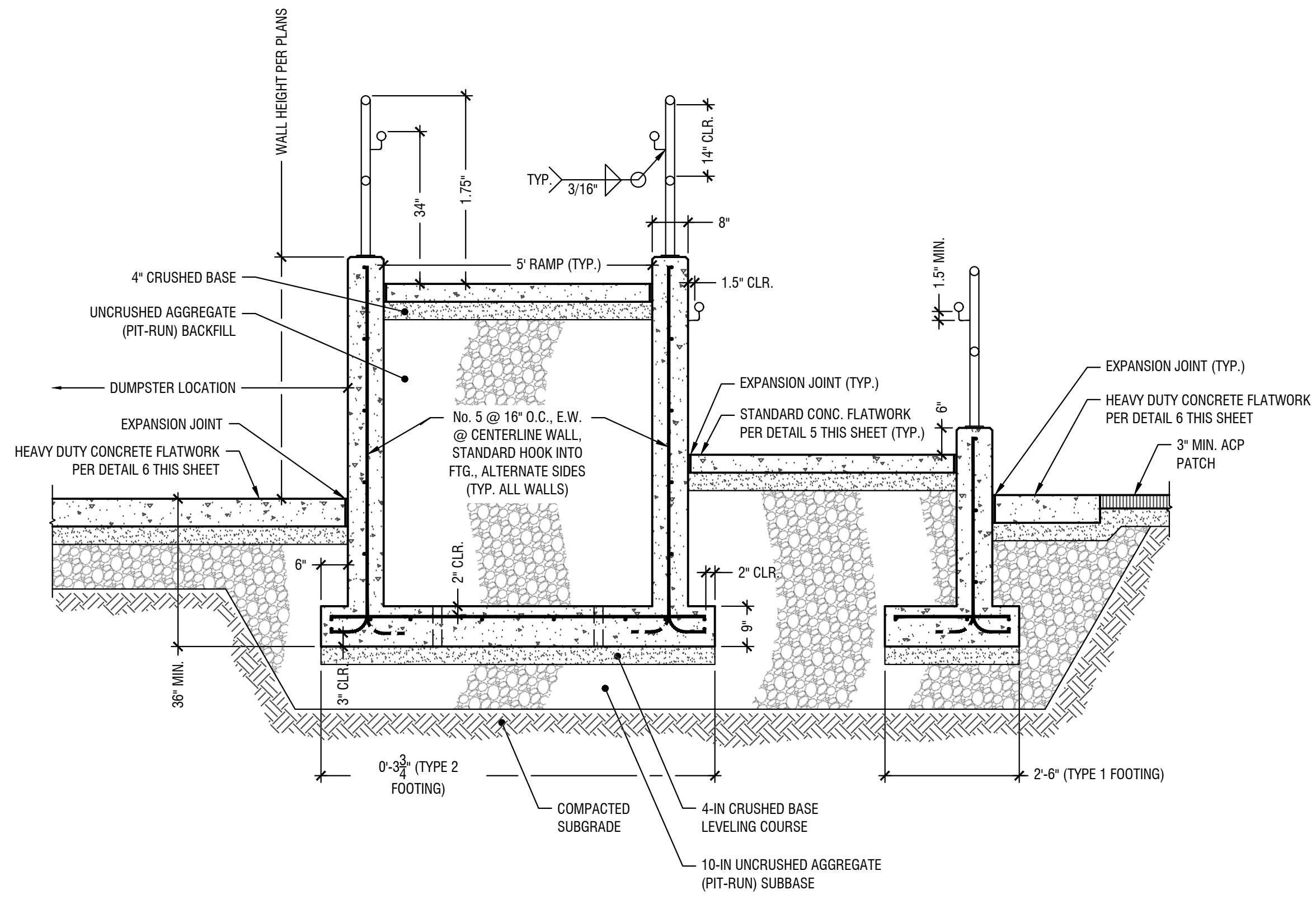
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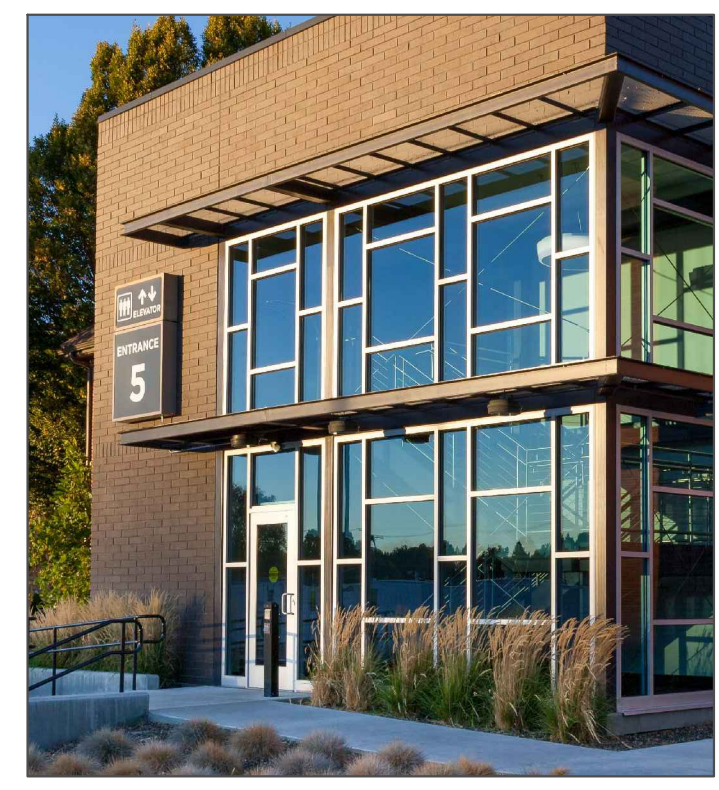
STRUCTURAL NOTES:

1. FORMS SHALL BE SMOOTH PANEL FIBERGLASS OR EQUAL. NO SACK FINISH.
2. CONTRACTOR SHALL REMOVE ALL SNAP TIES AND CORRECT IRREGULARITIES AS DIRECTED BY OWNER'S REPRESENTATIVE. DO NOT FILL FORM-TIE CUP HOLES.
3. VERTICAL CONTROL JOINTS AT WALL STEP LOCATIONS REFER TO GRADING PLAN.
 - a.) VERTICAL CONTROL JOINTS SHALL BE PLACED AT ALL CURVE TANGENT POINTS AND AT MID-POINT OF ALL CURVED WALLS.
 - b.) VERTICAL CONTROL JOINTS SHALL BE DOUBLE CHAMFER ON THE FRONT AND BACK OF WALL. CONCRETE REINFORCEMENT BAR SHALL STOP 6" FROM CONTROL JOINT ON BOTH SIDES. WALL SHALL BE DOWELED WITH SMOOTH BAR AT EACH JOINT. INSTALL 10" SMOOTH DOWEL CENTERED AT EACH JOINT.
4. HANDRAIL, GUARDRAIL AND POSTS SHALL BE SCH. 40 STEEL PIPE, GALVANIZED.
5. ALL STEEL PLATES, SHAPES AND BARS SHALL BE ASTM A36, GALVANIZED.
6. ALL BOLTS SHALL BE ASTM A307, GALVANIZED.
7. ALL WELDING SHALL CONFORM TO AWS D1.1, LATEST EDITION.
8. CONTRACTOR SHALL SUBMIT HANDRAIL SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
9. CONCRETE SHALL BE ISPCW CLASS 4000A OR 4000B.
10. CONCRETE SHALL BE INSTALLED IN CONFORMANCE WITH ISPCW DIVISION 700 AND SECTION 703 - CAST-IN-PLACE CONCRETE.



1 Stair Section
Scale: 1/2" = 1'

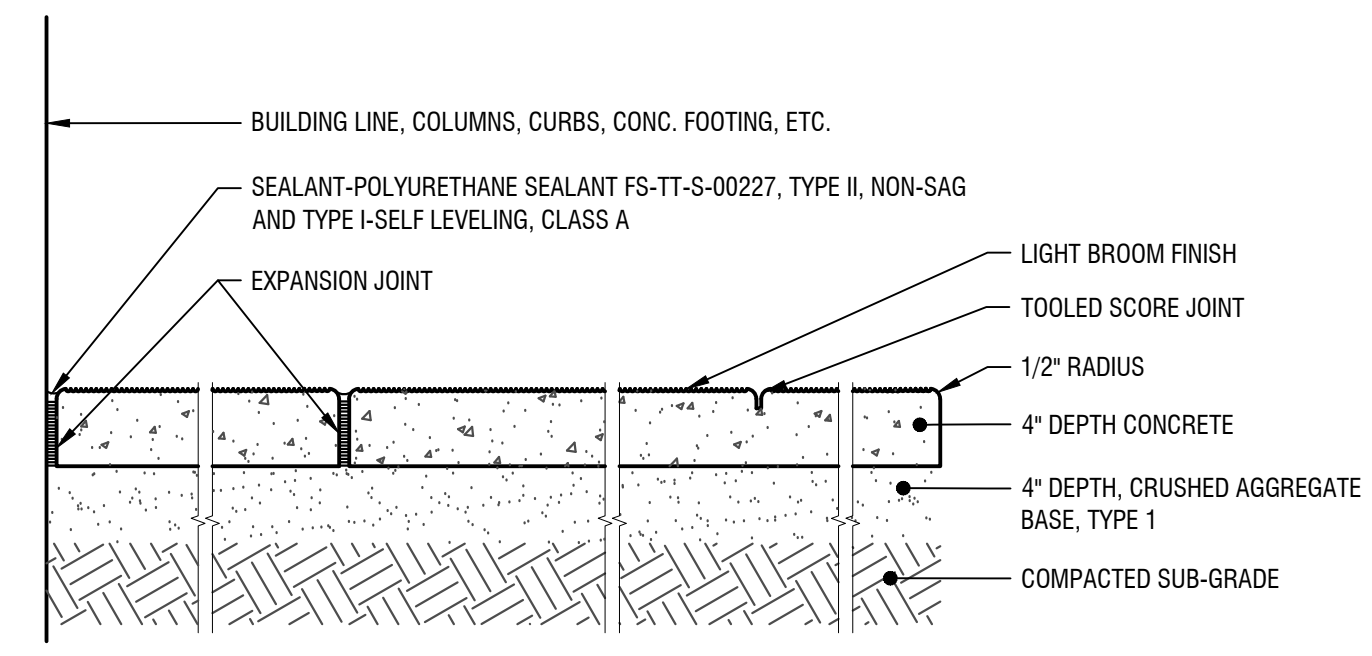
2 Typical Ramp Section
Scale: 1/2" = 1'



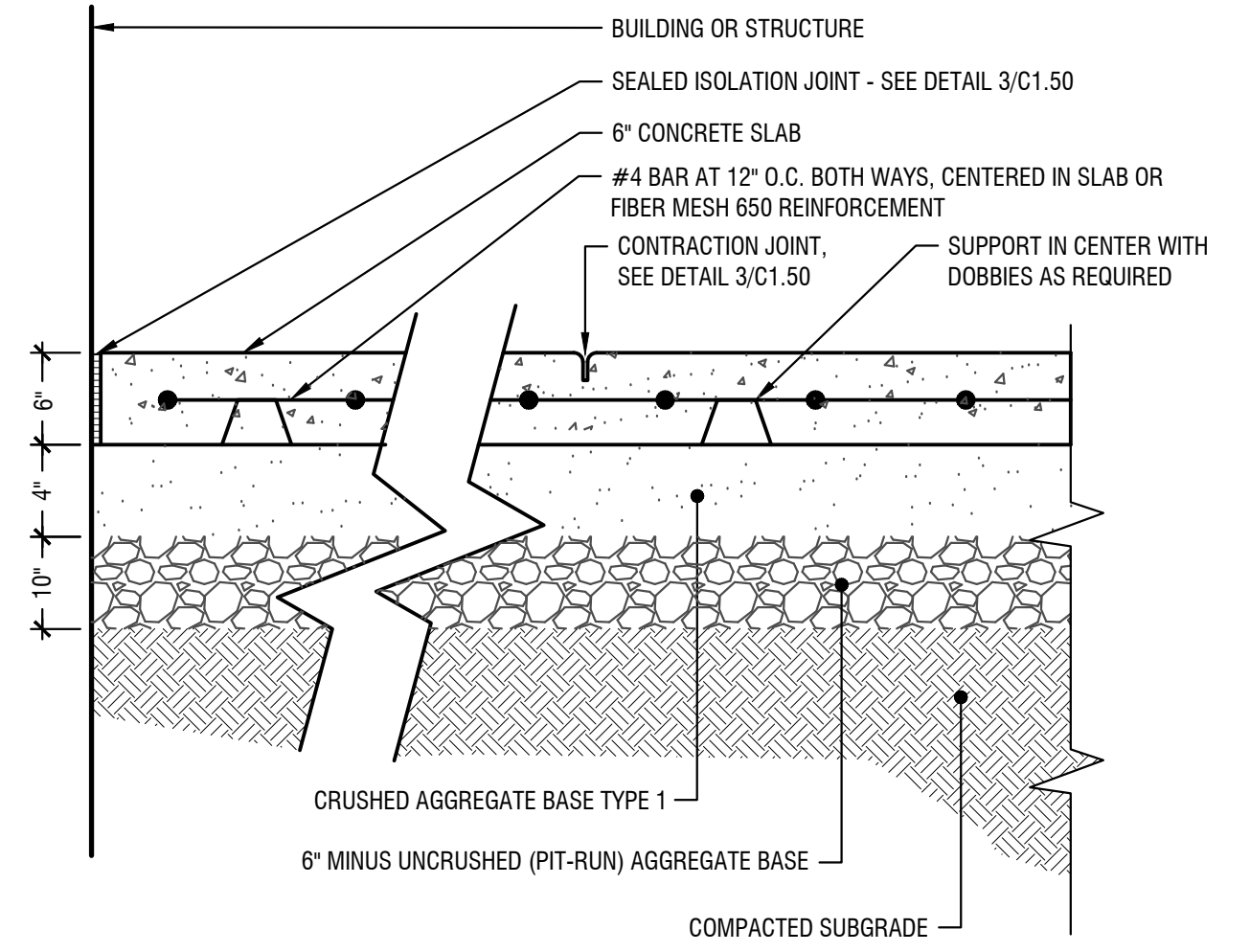
1. SCREEN WALL SHALL CONSIST OF CONCRETE MASONRY UNIT CONSTRUCTION IN A MATERIAL PALETTE AND COLOR TO MATCH HOTEL ADDITIONS INCLUDING ENTRANCE 5 (PICTURED), THE INDOOR POOL BUILDING, AND FACILITIES/MAINTENANCE BUILDING.



- NOTES:**
1. BOLLARD PATH LIGHTING SHALL BE SHIELDED TO MINIMIZE LIGHT TRESPASS. MATERIAL CHARACTER SHALL BE SIMILAR IN STYLE AND COLOR TO BOLLARD LIGHTING INSTALLED AT THE RIVERSIDE HOTEL PEDESTRIAN BRIDGE AND LING AND LOUIE'S PROJECTS.



- NOTE:**
1. JOINTS SHALL BE SPACED EVENLY THROUGHOUT LENGTH OF WALK, AS SHOWN ON DRAWINGS.



- NOTES:**
1. JOINTS SHALL BE SPACED EVENLY THROUGHOUT LENGTH OF WALK, AS SHOWN ON DRAWINGS.

3 Trash Enclosure Screen Wall Material Example
Scale: NTS
NOTES:

4 Bollard Lighting Fixture Example
Scale: NTS

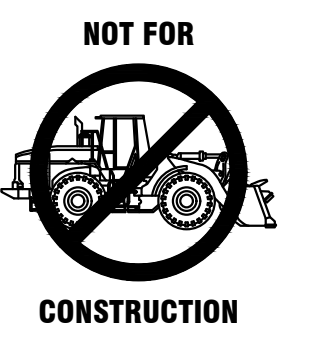
5 Standard Concrete Flatwork
Scale: 1" = 1'

6 Heavy Duty Concrete Flatwork & Concrete Paving
Scale: 1" = 1'

RIVERSIDE HOTEL BIKEWAY
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| Revisions |
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| 1. |
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Project No.: 115154.06
Date of Issuance: 09.08.2023
Project Milestone: Design Review

Site Details

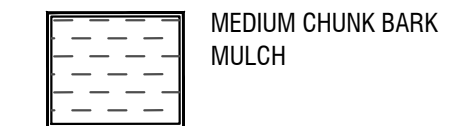
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Sheet Notes:

A. REFER TO SHEET L1.50 FOR LANDSCAPE NOTES AND PLANT SCHEDULE.

Material Legend:



Keynotes:

CALLOUT NUMBERS COORDINATED TO NUMBERED NOTES BELOW.

- EXISTING TREE; RETAIN AND PROTECT.
- SANDSTONE BOULDER, SEE DETAIL 3/L1.50 FOR MORE INFORMATION.

Landscape Requirements:

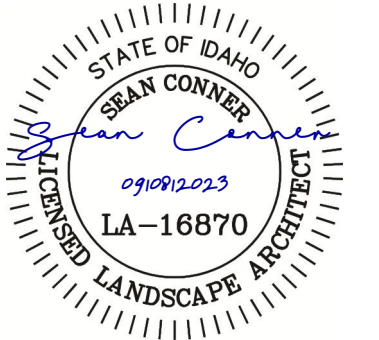
- A. STREET FRONTAGE LANDSCAPE REQUIREMENTS**
- A.A. E 32ND STREET (1 CLASS II OR III TREE PER STREET FRONTAGE & 1 CLASS I TREE PER 50 LF)
- A.A.A. TOTAL FRONTAGE (EXCL PATHWAY): 41 LF
- A.A.B. TOTAL TREES REQUIRED: 2 REQUIRED (1 CLASS III, 1 CLASS I)
- A.A.C. TOTAL TREES PROVIDED: 3 (INCL 2 RETAINED)
- B. PARKING LOT LANDSCAPE REQUIREMENTS**
- B.A. PARKING LOT PERIMETER LANDSCAPING (1 TREE PER 15 LF OR AS REQUIRED BY SPECIES)
- B.A.A. TOTAL FRONTAGE: 141 LF
- B.A.B. TOTAL TREES REQUIRED: 7 TREES AS REQUIRED BY SELECTED SPECIES
- B.A.C. TOTAL TREES PROVIDED: 7 TREES AS REQUIRED BY SELECTED SPECIES
- B.B. INTERNAL LANDSCAPING - NOT REQUIRED
- B.B.A. TOTAL PARKING LOT AREA: 4.71 ACRES.
- B.B.B. TOTAL IMPACTED PARKING LOT AREA: 14 ACRES.
- B.B.C. TOTAL PERCENTAGE OF PARKING AREA IMPACTED: 2.97%
- B.B.A. TOTAL INTERNAL PARKING LOT TREES REQUIRED: 0
- B.B.B. TOTAL INTERNAL PARKING LOT TREES PROVIDED: 2
- C. TREE MITIGATION CALCULATIONS**
- C.A. TOTAL CALIPER INCHES REMOVED: 0 IN (0 TREES)
- C.B. TOTAL CALIPER INCHES REQUIRED FOR MITIGATION: 0 IN (0 TREES)
- C.C. TOTAL CALIPER INCHES PROVIDED: 20 IN (10 TREES @ 2-IN)
- D. TOTAL LANDSCAPE**
- D.A. GROSS PROJECT AREA: 11,998 SF
- D.B. TOTAL LANDSCAPE AREA REQUIRED: 600 SF; 5%
- D.C. TOTAL LANDSCAPE AREA PROVIDED: 3,391 SF; 28.3%
- D.D. 12 TOTAL TREES REQUIRED (1 TREE PER 1000 SF); 13 TOTAL TREES PROVIDED (INCL 3 RETAINED)
- D.E. 80 TOTAL SHRUBS REQUIRED (1 SHRUB PER 150 SF); 188 TOTAL SHRUBS PROVIDED, EXCL 1 GAL SHRUBS AND RETAINED EXISTING SHRUBS)
- D.F. 2 TOTAL CLASS II & CLASS III SPECIES REQUIRED/2 PROVIDED

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Revisions

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| 1. | |
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Project No.: 115154.06
Date of Issuance: 09.08.2023
Project Milestone: Design Review

Landscape Plan

L1.00



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Landscape Plan
Horizontal Scale: 1" = 30'

Landscape Notes:

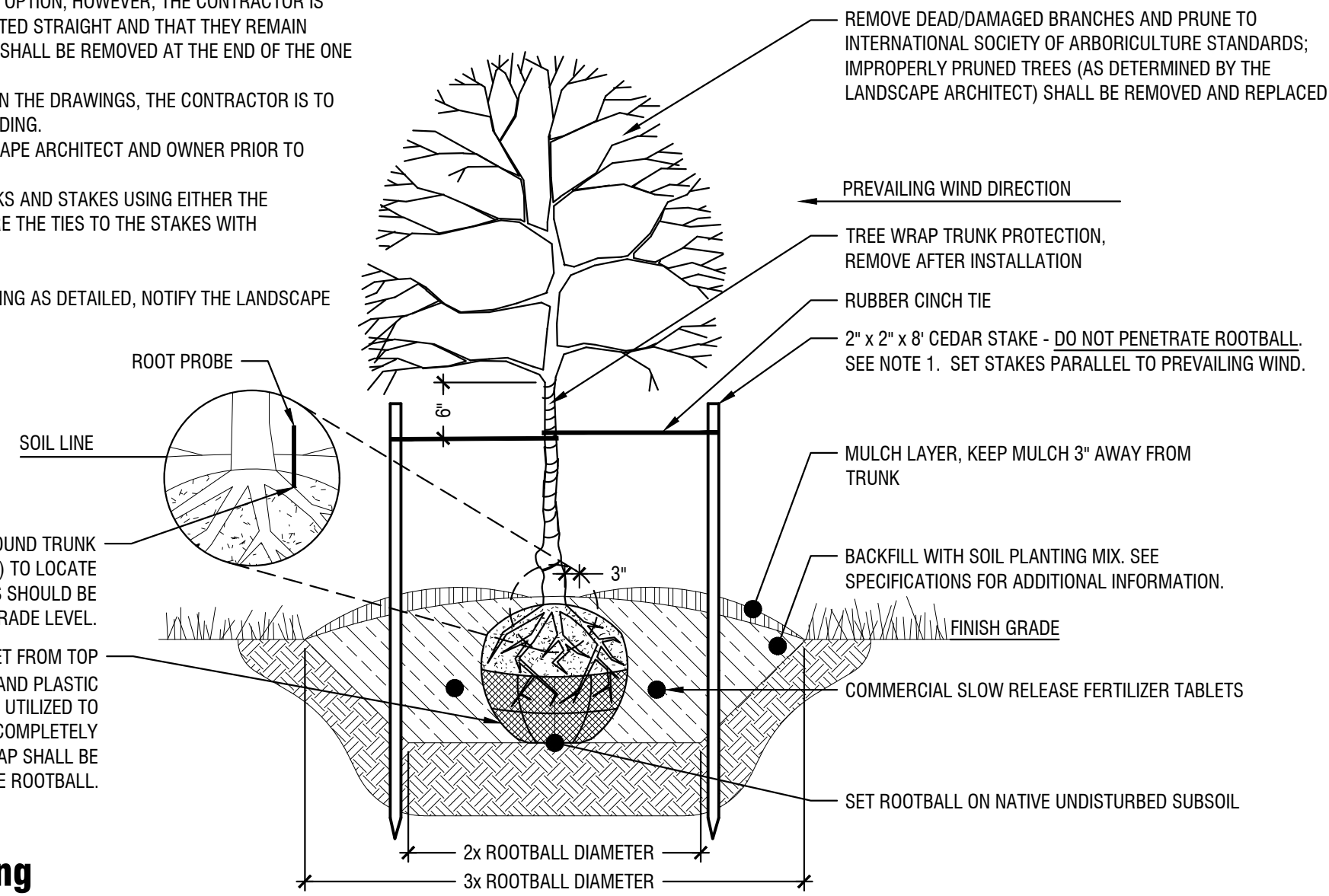
- A. REFER TO SHEET L1.50 FOR PLANT SCHEDULE AND NOTES.
- B. CONTRACTOR SHALL REPORT TO LANDSCAPE ARCHITECT ALL CONDITIONS WHICH IMPAIR AND/OR PREVENT THE PROPER EXECUTION OF THIS WORK, PRIOR TO BEGINNING WORK.
- C. FINISH GRADES TO BE SMOOTH AND EVEN GRADIENTS WITH POSITIVE DRAINAGE IN ACCORDANCE WITH SITE GRADING PLAN. REMOVE RIDGES AND FILL DEPRESSIONS, AS REQUIRED TO MEET FINISH GRADES. PLACE 4" OF MULCH OVER SUBGRADE SOIL TO ACHIEVE FINISH GRADE. FINISH GRADE RELATED TO ADJACENT SITE ELEMENTS SHALL BE:
 - C.A. 1-INCH BELOW TOP OF ADJACENT PAVEMENT, VALVE BOX, VAULT, ETC.
 - C.B. 3-INCHES BELOW TOP OF CURB UNLESS NOTED OTHERWISE.
- D. ALL PLANTING BEDS SHALL HAVE A MINIMUM OF 18" OF TOPSOIL. SPREAD, COMPACT AND FINE GRADE TOPSOIL TO A SMOOTH AND UNIFORM GRADE.
- E. RE-USE EXISTING SURFACE TOPSOIL WHERE POSSIBLE. VERIFY SUITABILITY OF SURFACE SOIL TO PRODUCE TOPSOIL MEETING REQUIREMENTS AND AMEND WHEN NECESSARY. TOPSOIL SHALL BE A LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, WEED SEEDS, ROCKS, GRASS OR OTHER FOREIGN MATERIAL AND A PH OF 5.5 TO 7.0. IF ON-SITE TOPSOIL DOES NOT MEET THESE MINIMUM STANDARDS, CONTRACTORS ARE RESPONSIBLE TO EITHER: A) PROVIDE APPROVED IMPORTED TOPSOIL, OR B.) IMPROVE ON-SITE TOPSOIL WITH METHODS APPROVED BY LANDSCAPE ARCHITECT. SUPPLEMENT WITH IMPORTED TOPSOIL WHEN QUANTITIES ARE INSUFFICIENT. CLEAN TOPSOIL OF ROOTS, PLANTS, SODS, STONES, CLAY LUMPS AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.
- F. IF IMPORTED TOPSOIL FROM OFF-SITE SOURCES IS REQUIRED, PROVIDE NEW TOPSOIL THAT IS FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONES LARGER THAN 2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.
- G. OBTAIN TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL-DRAINED SITES WHERE TOPSOIL OCCURS IN A DEPTH OF NOT LESS THAN 4 INCHES.
- H. ALL LANDSCAPE AREAS SHALL BE WEED FREE AT THE TIME OF LANDSCAPE INSTALLATION. REMOVE ALL ROOTS, WEEDS, ROCKS AND FOREIGN MATERIAL ON THE SURFACE.
- I. NEW TREE PLANTING. SEE DETAIL 1/1.50. CONTRACTOR SHALL STAKE ALL TREES DEEMED NECESSARY, I.E., FROM BEING BLOWN OVER, PLANTED WITH LOOSE ROOT BALL, ETC. CONTRACTOR'S OPTION.
- J. NEW SHRUB PLANTING. SEE DETAIL 2/1.50.
- K. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN. PLANTS WILL BE REJECTED IF NOT IN A SOUND AND HEALTHY CONDITION.
- L. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION. REPLACE ALL PLANT MATERIAL FOUND DEAD OR NOT IN A HEALTHY CONDITION IMMEDIATELY WITH THE SAME SIZE AND SPECIES AT NO COST TO THE OWNER.
- M. TREE PIT BACKFILL. PLANTING MIX: BLEND TOPSOIL AND SOIL AMENDMENTS AND FERTILIZER FOR TREE PIT BACKFILL AT THE FOLLOWING RATES. BLEND AMENDMENTS THOROUGHLY WITH SOIL BACKFILL. TREE PITS SHALL BE 5x5x1.5' (37.5 CF/ 1.5 CY).
 - M.A. APPLICATION RATES:
 - M.A.A. HUMIC ACID: 25 LBS PER TREE PIT
 - M.A.B. COMMERCIAL GRADE COMPOST - 10 CUBIC FEET PER TREE PIT
 - M.A.C. PLANTING TABLET FERTILIZER - 4 TABLETS PER TREE PIT
 - M.A.D. CALCIFIED DIATOMACEOUS EARTH - 75 LBS PER TREE PIT
- N. SHRUB PIT BACKFILL. PLANTING MIX: BLEND TOPSOIL AND SOIL AMENDMENTS AND FERTILIZER FOR SHRUB PIT BACKFILL AT THE FOLLOWING RATES. BLEND AMENDMENTS WITH THOROUGHLY WITH SOIL BACKFILL. SHRUB PITS SHALL BE 2.5x2.5x1' (6.25 CF/ 0.25 CY).
 - N.A. APPLICATION RATES:
 - N.A.A. HUMIC ACID: 2 LBS PER SHRUB PIT
 - N.A.B. COMMERCIAL GRADE COMPOST - 2 CUBIC FEET PER SHRUB PIT
 - N.A.C. PLANTING TABLET FERTILIZER - 2 TABLETS PER SHRUB PIT
 - N.A.D. CALCIFIED DIATOMACEOUS EARTH - 15 LBS PER SHRUB PIT
- O. IMMEDIATELY CLEAN UP ANY TOPSOIL OR OTHER DEBRIS ON THE SITE CREATED FROM LANDSCAPE OPERATIONS AND DISPOSE OF PROPERLY OFF SITE.
- P. CONTRACTOR SHALL SUBMIT MATERIAL SAMPLES FOR LANDSCAPE ROCK MULCH TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PROCUREMENT. LANDSCAPE BOULDERS, PHOTO SUBMITTAL IS ADEQUATE. FOR ROCK MULCH, SUBMIT 1 GALLON BAG SAMPLE TO OWNER.

Automatic Underground Irrigation Notes:

- A. ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC UNDERGROUND SPRINKLER SYSTEM WHICH ENSURES COMPLETE COVERAGE AND PROPERLY ZONED FOR REQUIRED WATER USES.
- B. EACH HYDROZONE IS TO BE IRRIGATED WITH SEPARATE INDIVIDUAL STATIONS.
- C. POP-UP SPRINKLER HEADS SHALL HAVE A MINIMUM RISER HEIGHT OF 18" AT PLANTER BEDS, 6" AT LAWN AREAS.
- D. PLANTER BEDS ARE TO HAVE DRIP IRRIGATION SYSTEMS - WITH DRIP CONTROL ZONE KIT AND 150 MESH FILTER (MIN.).
- E. ELECTRONIC WATER DISTRIBUTION/TIMING CONTROLLERS ARE TO BE PROVIDED. MINIMUM CONTROLLER REQUIREMENTS ARE AS FOLLOWS:
 - E.A. PRECISE INDIVIDUAL STATION TIMING
 - E.B. RUN TIME CAPABILITIES FOR EXTREMES IN PRECIPITATION RATES
 - E.C. AT LEAST ONE PROGRAM FOR EACH HYDROZONE
 - E.D. SUFFICIENT MULTIPLE CYCLES TO AVOID WATER RUN-OFF
 - E.E. POWER FAILURE BACKUP FOR ALL PROGRAMMED INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
- F. INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
- G. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% COVERAGE WITH HEAD TO HEAD SPACING OR TRIANGULAR SPACING AS APPROPRIATE.
- H. SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERSPRAY ONTO IMPERVIOUS SURFACES SUCH AS SIDEWALKS, DRIVEWAYS, AND PARKING AREA.
- I. EACH VALVE SHALL BE INSTALLED IN A VALVE BOX LARGE ENOUGH TO ALLOW FOR MAINTENANCE AND REMOVAL. ONLY ONE VALVE PER BOX.

NOTES:

- 1. THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR A MINIMUM OF 1 YEAR. ALL STAKING SHALL BE REMOVED AT THE END OF THE ONE YEAR WARRANTY PERIOD.
- 2. IN THE EVENT OF A QUESTION OR LACK OF CLARITY ON THE DRAWINGS, THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
- 3. LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT MATERIAL.
- 4. WRAP RUBBER CINCH TIES AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT TYING METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT SLIPPAGE.
- 5. WATER TREE TWICE WITHIN THE FIRST 24 HOURS.
- 6. IN THE EVENT HARDPAN SOILS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.



1

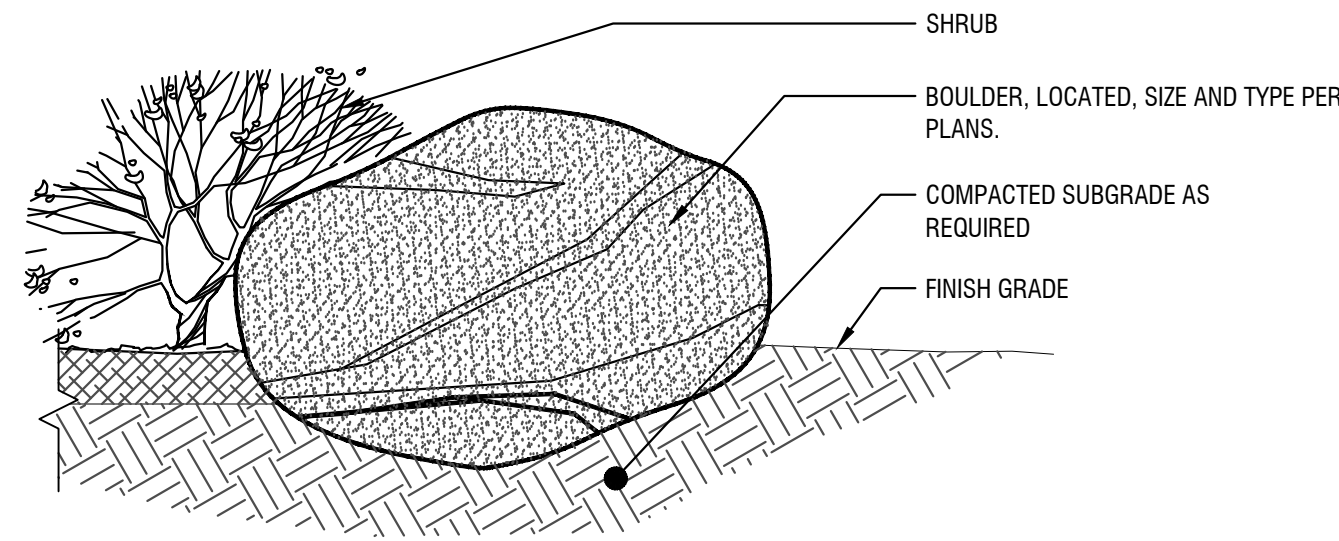
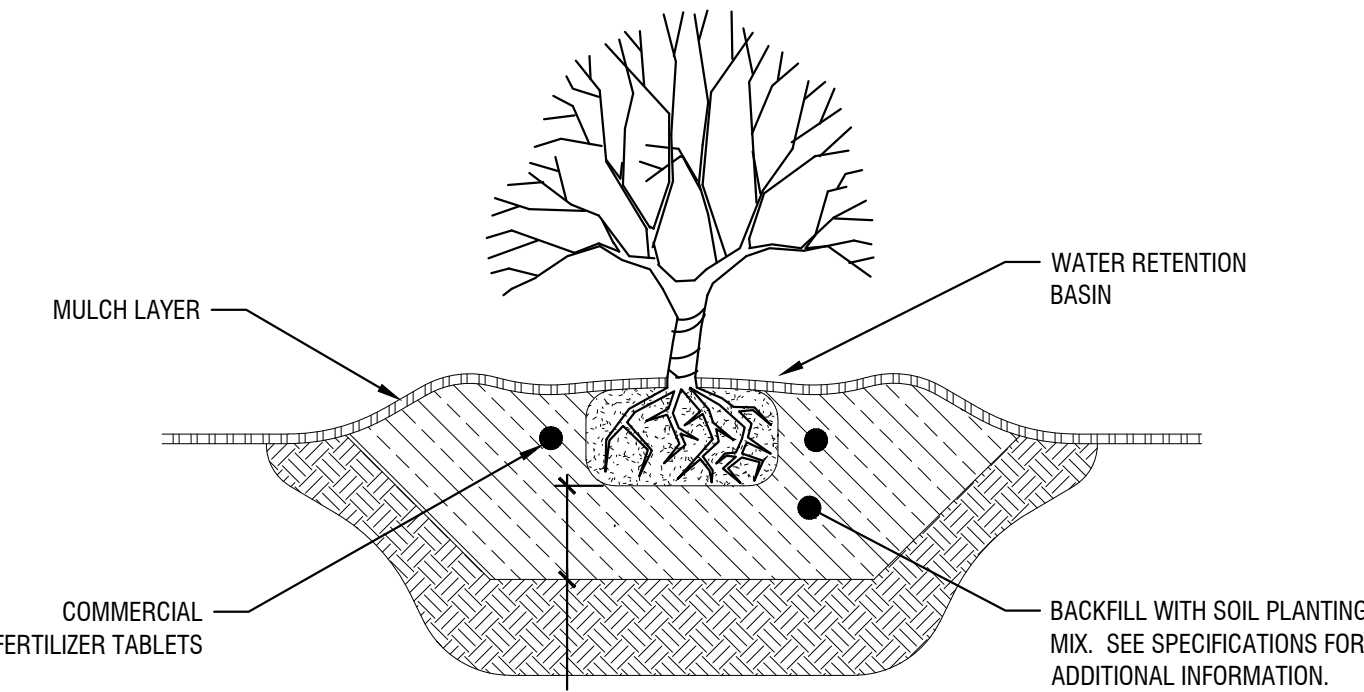
Deciduous Tree Planting

Scale: NTS

2

Shrub Planting

Scale: NTS



NOTES:

- 1. NOTIFY LANDSCAPE ARCHITECT WHEN PLACING BOULDERS FOR APPROVAL.
- 2. PLACE BOULDERS PRIOR TO INSTALLATION OF IRRIGATION SYSTEM.
- 3. CLEAN ALL BOULDERS OF DIRT AND LOOSE DEBRIS.
- 4. WHEN PLACING BOULDERS, BURY 1/4 TO 1/3 OF BOULDER BELOW FINISH GRADE.
- 5. DO NOT SCAR OR DAMAGE BOULDERS.

3

Boulder Installation

Scale: NTS

| PLANT SCHEDULE | | | | | |
|--------------------|------|---|---------|-----------|-----|
| CLASS I TREES | CODE | BOTANICAL / COMMON NAME | SIZE | CONTAINER | QTY |
| | CV | CRATAEGUS VIRIDIS 'WINTER KING' / WINTER KING HAWTHORN 25' HGT; 25' SPD | 2" GAL. | B&B | 6 |
| CLASS II TREES | CODE | BOTANICAL / COMMON NAME | SIZE | CONTAINER | QTY |
| | CP | CELTIS OCCIDENTALIS 'PRAIRIE PRIDE' / PRAIRIE PRIDE HACKBERRY 50' HGT; 40' SPD | 2" GAL. | B&B | 2 |
| CLASS III TREES | CODE | BOTANICAL / COMMON NAME | SIZE | CONTAINER | QTY |
| | QX | QUERCUS X BIMUNDORUM 'JFS-KW10X' / STREETSPIRE® OAK 45' HGT; 15' SPD | 2" GAL. | B&B | 2 |
| SHRUBS | CODE | BOTANICAL / COMMON NAME | SIZE | CONTAINER | QTY |
| | AP | ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO' / PANCHITO MANZANITA 2' HGT; 5' SPD | 2 GAL. | POT | 20 |
| | BB | BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA 2' HGT; 2' SPD | 2 GAL. | POT | 54 |
| | CL | CERCOCARPUS LEDIFOLIUS / CURL-LEAF MOUNTAIN MAHOGANY 8' HGT; 6' SPD | 15 GAL. | POT | 6 |
| | NW | NEPETA X FAASSENII 'WALKER'S LOW' / WALKER'S LOW CATMINT 1' HGT; 3' SPD | 2 GAL. | POT | 16 |
| | PH | PANICUM VIRGATUM 'HEAVY METAL' / HEAVY METAL SWITCH GRASS 3' HGT; 3' SPD | 5 GAL. | POT | 18 |
| | PP | PRUNUS BESSEYI 'P011S' / PAWNEE BUTTES® SAND CHERRY 2' HGT; 4' SPD | 5 GAL. | | 6 |
| | RA | RHUS TRILOBATA 'AUTUMN AMBER' / AUTUMN AMBER SUMAC 1' HGT; 6' SPD | 5 GAL. | POT | 22 |
| | SS | SCHIZACHYRIUM SCOPARIUM 'THE BLUES' / THE BLUES LITTLE BLUESTEM 3' HGT; 2' SPD | 2 GAL. | POT | 46 |
| ANNUALS/PERENNIALS | CODE | BOTANICAL / COMMON NAME | SIZE | CONTAINER | QTY |
| | AC | AGASTACHE CANA 'SINNING' / SONORAN SUNSET® HUMMINGBIRD MINT 1' HGT; 1' SPD | 1 GAL. | POT | 6 |
| | AD | ACHILLEA MILLEFOLIUM 'DESYEL' / DESERT EVE™ YELLOW COMMON YARROW 1' HGT; 1' SPD | 1 GAL. | POT | 12 |
| | PP2 | PENSTEMON X MEXICALI 'P007S' / PIKES PEAK PURPLE® PENSTEMON 1.5' HGT; 1.5' SPD | 1 GAL. | POT | 4 |
| | SM | SALVIA NEMOROSA 'MAY NIGHT' / MAY NIGHT SAGE 1.5' HGT; 1.5' SPD | 1 GAL. | POT | 14 |

Tree Protection Notes:

- A. PROTECT THE CRITICAL ROOT ZONE OF THE TREES TO BE RETAINED ON SITE. (NOTE: CRITICAL ROOT ZONE IS THE AREA DIRECTLY BELOW THE DRIP LINE OF THE TREE.)
 - A.A. CONSTRUCT PROTECTIVE FENCING OF CHAIN-LINK AROUND THE CRITICAL ROOT ZONE PRIOR TO DEMOLITION OR CONSTRUCTION.
 - A.B. DO NOT ALLOW COMPACTION BY EQUIPMENT TRAFFIC DURING CONSTRUCTION OR DURING DEMOLITION.
 - A.C. DO NOT ALLOW CEMENT TRUCKS TO RINSE WITHIN THE PROTECTION AREA, ANYWHERE THAT TREE ROOTS EXIST OR IN PLANNED PLANTING BEDS.
 - A.D. DO NOT STOCKPILE MATERIALS, DEBRIS OR DIRT WITHIN THE TREE PROTECTION AREA.
 - A.E. MAINTAIN WATERING WITHIN THE CRITICAL ROOT ZONE FROM MID-APRIL TO MID-OCTOBER AT THE RATE OF NOT LESS THAN THE EQUIVALENT OF 1-1/2" OF WATER OVER THE ENTIRE AREA PER WEEK.
 - A.F. DO NOT TRENCH, EXCAVATE, FILL OR OTHERWISE DISTURB THE SOIL WITHIN THE CRITICAL ROOT ZONE.
 - A.G. ADJUST PROPOSED IMPROVEMENT LOCATIONS AS REQUIRED TO AVOID DAMAGING TREE ROOTS.
- B. PROTECT THE CROWN AND TRUNK OF TREES TO BE RETAINED ON SITE:
 - B.A. OPERATE EQUIPMENT IN SUCH A WAY AS TO AVOID CONTACT WITH TREE TRUNKS OR BRANCHES.
 - B.B. PRUNING OF PUBLIC PROPERTY TREES SHALL BE PERFORMED BY A LICENSED ARBORIST.
- C. ALL TREES DAMAGED OR DESTROYED DURING CONSTRUCTION SHALL BE REPLACED USING THE FOLLOWING CRITERIA:

| EXISTING TREE | REPLACEMENT |
|------------------------------|------------------------------|
| 1" TO 6" CALIPER..... | 2X CALIPER OF TREE REMOVED |
| 6" TO 12" CALIPER..... | 1.5X CALIPER OF TREE REMOVED |
| > 12" OR LARGER CALIPER..... | 1X CALIPER OF TREE REMOVED |

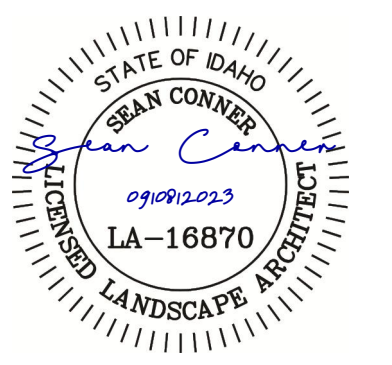
EXAMPLE: IF AN 8" CALIPER TREE IS REMOVED, AN ACCEPTABLE REPLACEMENT WOULD BE (3) 4" CALIPER TREES OR (4) 3" CALIPER TREES.

RIVERSIDE HOTEL BIKEWAY
Riverside Hotel

2900 W CHINDEN BOULEVARD
Garden City, Idaho 83714

Revisions

1. _____
- _____
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- _____
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Date of Issuance: 09.08.2023
Project Milestone: Design Review

Landscape Details

L1.50