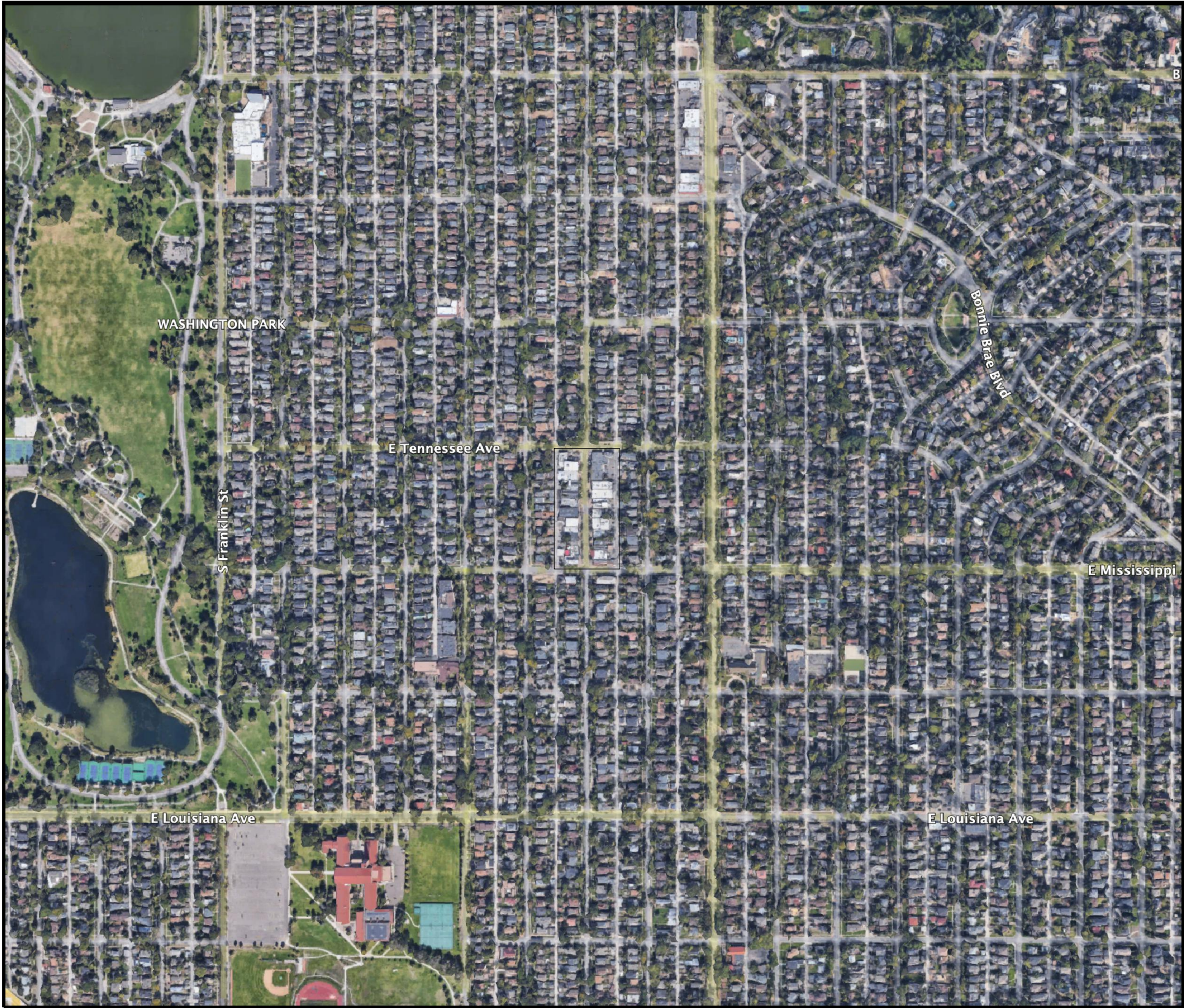


VICINITY MAP



BRIEF

This set of documents outlines the design intent for the addition of new planters along the 1000 S. Gaylord Street shopping corridor. All existing planters and trees are to remain undisturbed and shall be protected in accordance with best management practices throughout construction activities.

Select existing trees showing signs of disease or decline will be reviewed on-site with the client; any trees deemed necessary for removal will be identified and approved prior to any removal work.

DRAWING SCHEDULE

SHEET INDEX	SHEET #
COVER	L0.0
SITE PLAN & EXISTING CONDITIONS	4
SITE PLAN DEMOLITION	L1.01
SITE PLANE PROPOSED	L1.02
SITE PLAN SOUTH	L1.1
SITE PLAN SOUTH CENTRAL	L1.2
SITE PLAN NORTH CENTRAL	L1.3
SITE PLAN NORTH	L1.4

SITE AERIAL



SCALE: NOT TO SCALE

General Notes

- Site plan provided by HOA members of 1000 S. Gaylord Street.
- Builder will verify all existing site conditions, including the location of power lines, electric meters, gas lines, and other utilities prior to construction.
- All measurements and placement of planters to be verified in field (VIF).
- Due to the absence of a formal survey, the site plan was prepared using approximated measurements from Google Earth imagery; exact dimensions and locations to be confirmed during construction.
- Maintain a minimum 10' clearance between all new trees and existing wet utility lines (sewer, stormwater, water, etc.).
- No pedestrian lights are currently present on-site; lighting is provided primarily by streetlights.
- Electrical and plumbing connections will be provided at each newly installed planter.
- Client is advised to consult with the contractor of the existing planters regarding potential modifications or extensions to expand the planting area around existing trees.



TIERRA GARDEN CENTER LLC
801 WINONA CT.
DENVER, CO 80204
PHONE: 720.938.3154

1000 S Gaylord Street

Denver, CO

SEAL

KEY PLAN

SCALE

DRAWN
APPROVED
CHECKED
DATE
TITLE

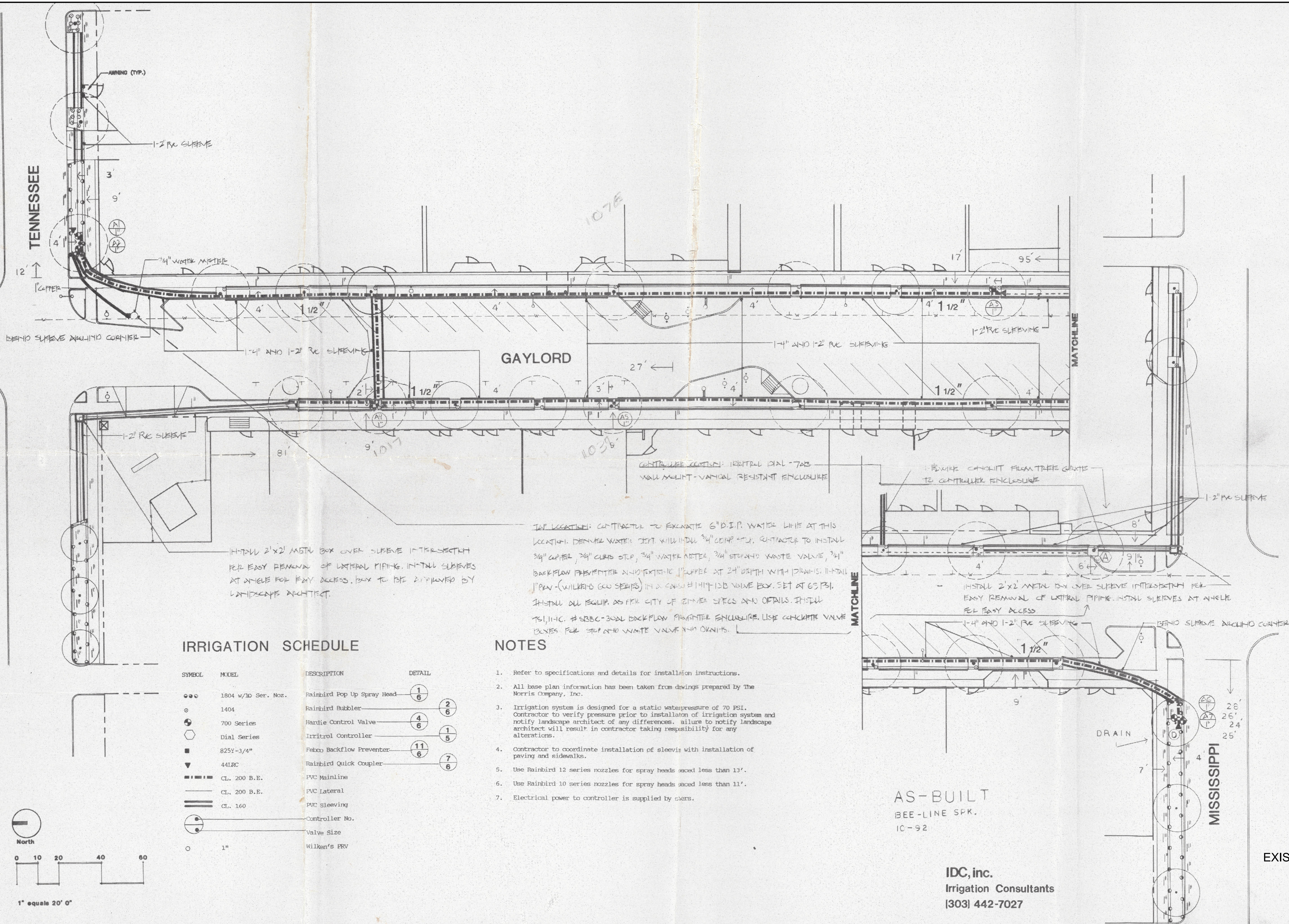
COVER

PROJECT NO.

L0.0

SHEET NO.





Project No. 89-396, B-3
Construction Documents for Streetscape Improvements

GAYLORD STREET

Prepared for City and County of Denver, Colorado, Planning and Community Development Office

THE NORRIS COMPANY
243 East Nineteenth Avenue Suite 100
Denver, Colorado 80203
(303) 860-1166
Land Planning
Landscape Architecture
Park Planning and Design
Site Master Planning

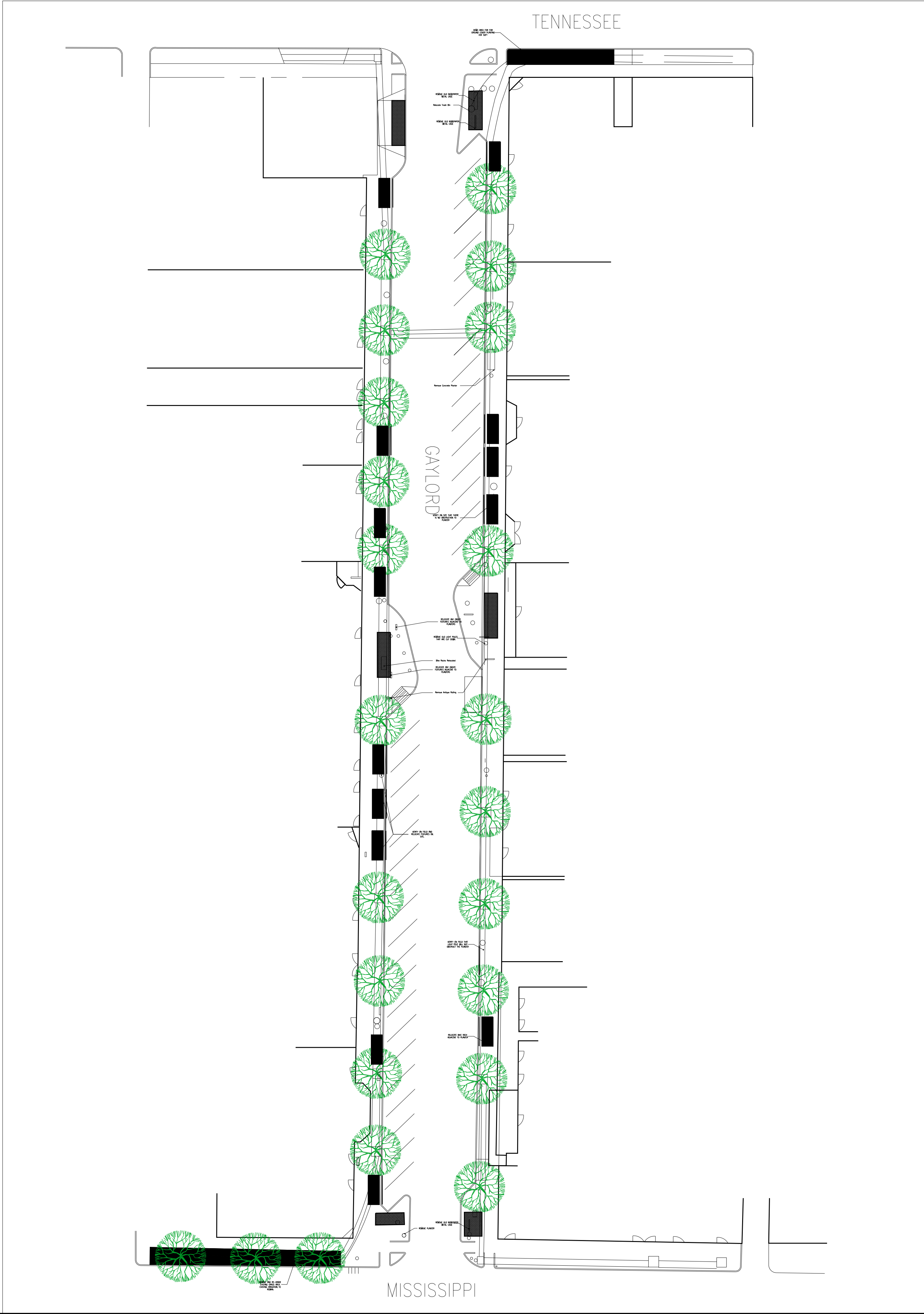
Issues
CHECK SET 5-1-91
BID SET - 10-30-91

Revisions

EXISTING SITE CONDITIONS

Sheet Title
Irrigation Plan

Sheet Number
4



DEMOLITION KEY

AREA WHERE ARBOR WILL
BE INSTALLED AND WORKED
ON.

PLANTER DEMO AREA

DEMOLITION NOTES:

PLANTER TOTAL SQUARE FOOTAGE OF CONCRETE TO BE BROKEN IS
1190 SQUARE FEET

SOD AREA SQUARE FEET TO BE REMOVED IS 833

WORK SHOULD BE VERIFIED BY CONTRACTOR

AREA ON TENNESSEE THAT NEEDS DEMOLITION IS 434 SQFT

General Notes

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1/32"=1'

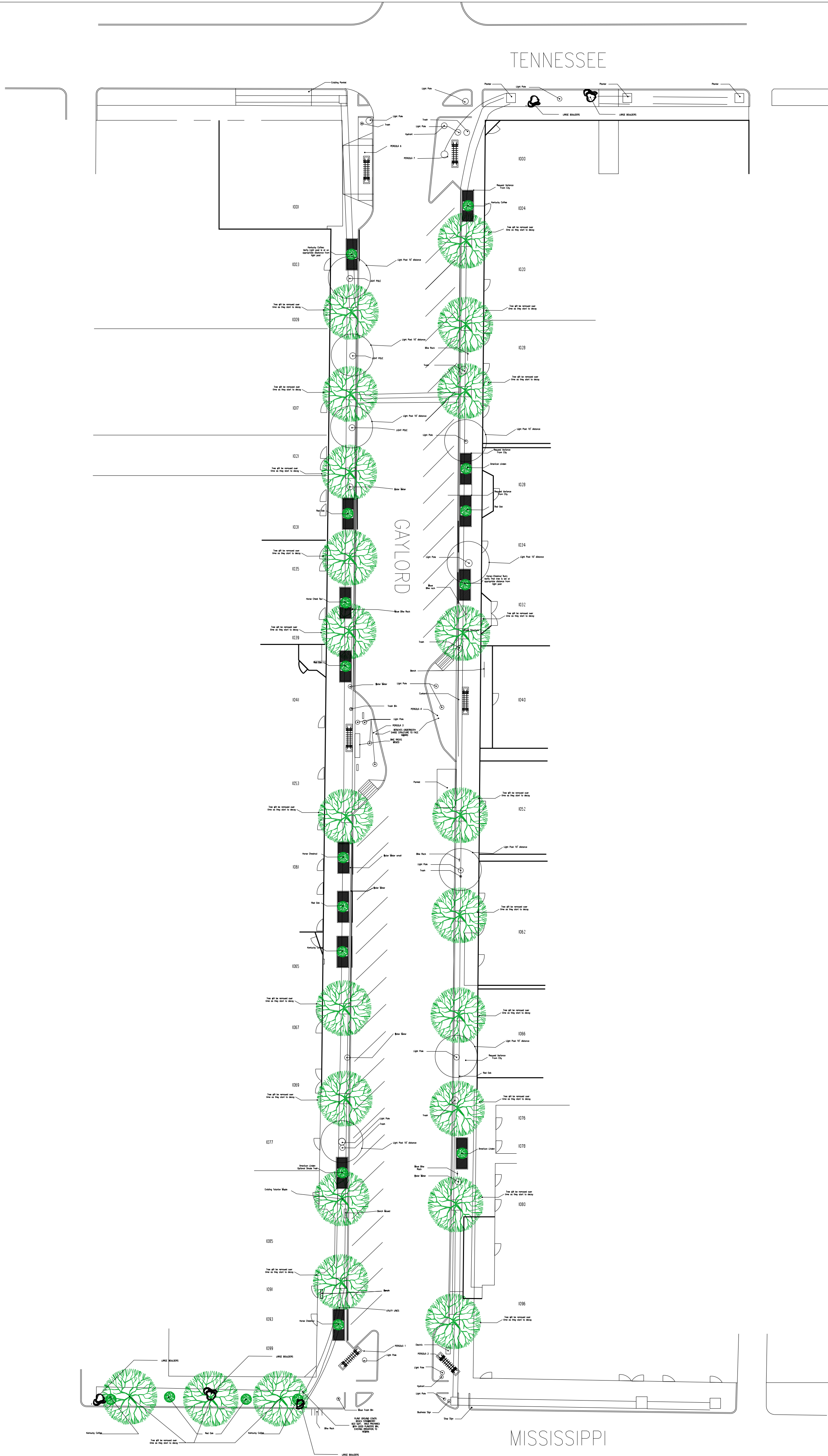
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TITLE

SITE PLAN DEMOLITION

PROJECT NO.

L1.01

SHEET NO.



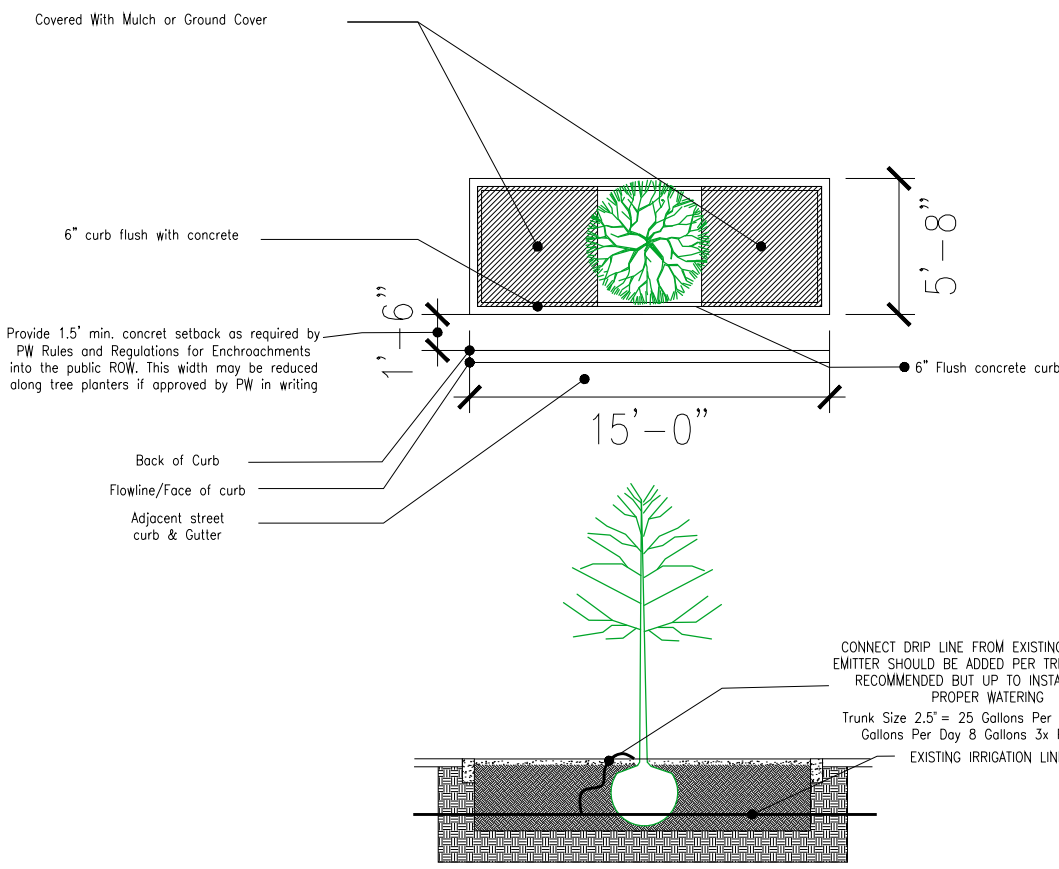
TREE SELECTION

HORSE CHESTNUT TREE / SAPINDACEAE					
SIZE	HEIGHT	WIDTH	SEASON OF INTEREST	CONDITION	QUANTITY
2.5'	40'	40'	LATE SPRING	FULL SUN/PARTIAL SUN	4
AMERICAN LINDEN / TILIA AMERICANA					
SIZE	HEIGHT	WIDTH	SEASON OF INTEREST	CONDITION	QUANTITY
2.5'	50'	30'	LATE SPRING	FULL SUN	3
RED OAK / QUERCUS RUBRA					
SIZE	HEIGHT	WIDTH	SEASON OF INTEREST	CONDITION	QUANTITY
2.5'	60'	40'	FALL	FULL SUN	6
KENTUCKY COFFEE / GYMNOCLADUS DIOICUS					
SIZE	HEIGHT	WIDTH	SEASON OF INTEREST	CONDITION	QUANTITY
2.5'	80'	40'	LATE SPRING / EARLY FALL	FULL SUN	4

PLANT SELECTION

BEACH STRAWBERRY FRAGARIA CHILOENSIS					
SIZE	HEIGHT	WIDTH	SEASON OF INTEREST	CONDITION	QUANTITY
F32	4"	6"	EVERGREEN	FULL SUN	290'

PLANTER DETAILS:



TREE MANAGEMENT AND PLANTING AREA EXPANSION NOTES

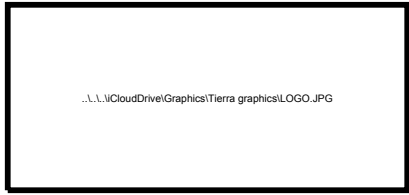
A canopy succession plan shall be implemented for 1000 S. Gaylord Street, utilizing a phased strategy of removal/replacement, planting pit expansion, and succession planting between existing trees over time. Specific trees designated for removal and replacement include:
1091 S. Gaylord Street – (3) Ash trees along E. Mississippi
1080 S. Gaylord Street – (1) Honeylocust
1076 S. Gaylord Street – (1) Honeylocust
Expansion of existing 5x5' tree pits shall be conducted where feasible, ensuring no conflicts with the required Public Access Route (PAR) continuity and minimum width standards.
Planting Pit Expansion Procedure:
Remove concrete paving by hand to minimize root damage; limit mechanical removal.
Excavate newly exposed areas to a depth of 4"-6" using pneumatic excavation for root exploration.
Amend soil to the original grade prior to excavation.
Fill any grade differences with shredded redwood mulch only; rock, breeze, decomposed granite, and cobble are prohibited within the public ROW.
Where soil has accumulated against existing tree trunks, manually remove to expose the root flare above grade.
Succession planting may allow reduced spacing between existing and new trees when appropriate, while maintaining compliance with PAR width and clear path requirements, especially near patio areas.
Maintain a minimum 10' separation between new trees and all wet utilities (sewer, storm, water, etc.).
Utility locations must be verified by submitting a locate request to 811; private utilities such as irrigation lines will not be marked.
Maintain appropriate clearances from overhead and pedestrian lighting:
Minimum 10'-15' from pedestrian light poles
Minimum 25' from streetlights

Planter Notes:
Electrical shall be Extended to planters as well.
No Grates will be used for planters.
They will be substituted with mulch or ground cover

SCALE 1/8" = 1'

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SEAL

KEY PLAN

SCALE

1/32"=1'

DRAWN
APPROVED
CHECKED
DATE
TITLE

SITE PLAN PROPOSED

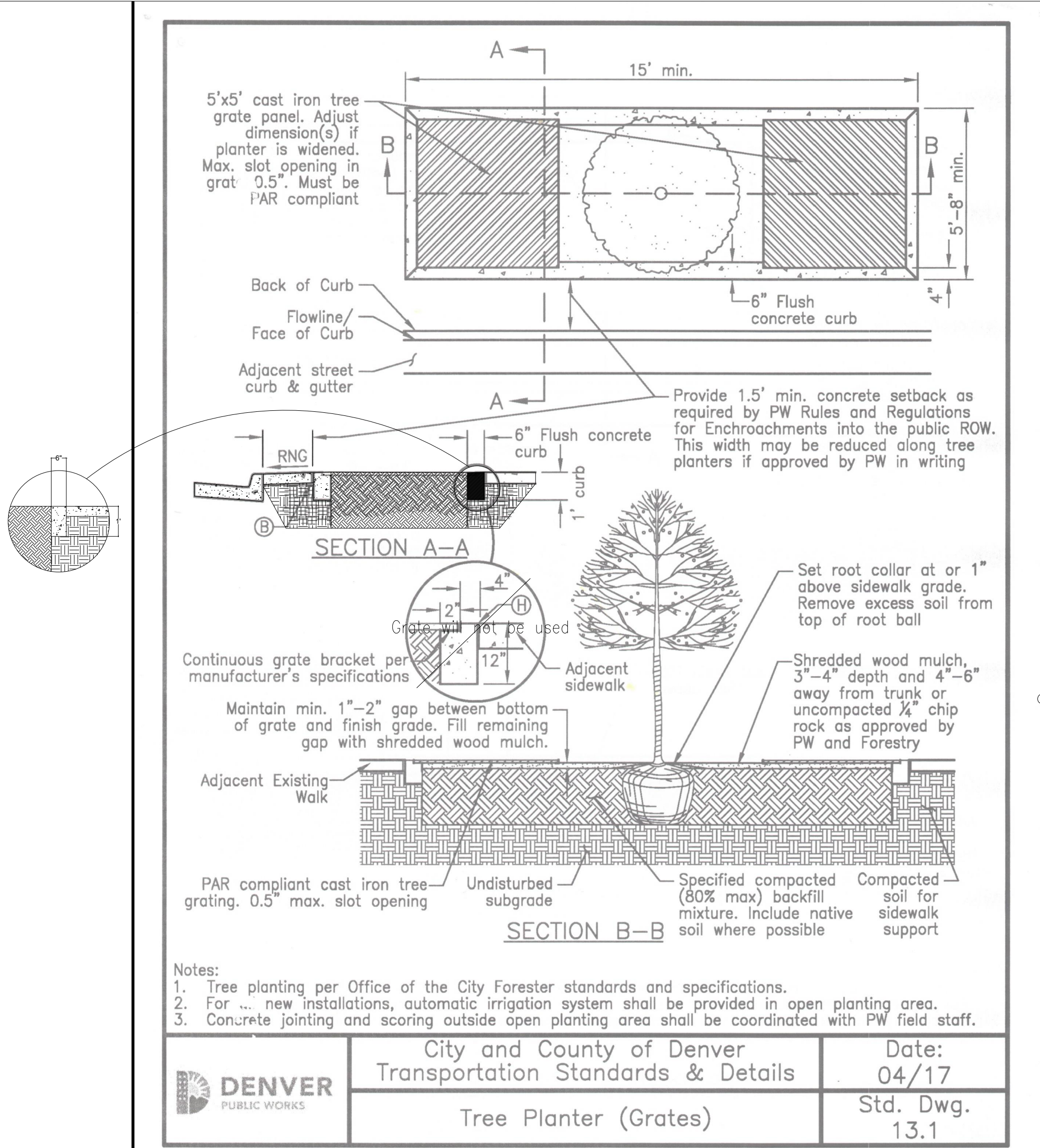
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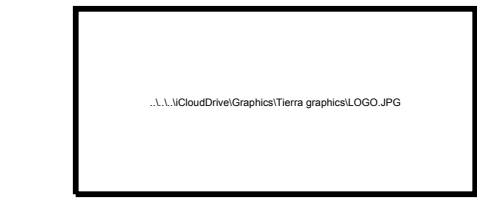


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SEAL

KEY PLAN

SCALE

$\frac{1}{8}'' = 1'$

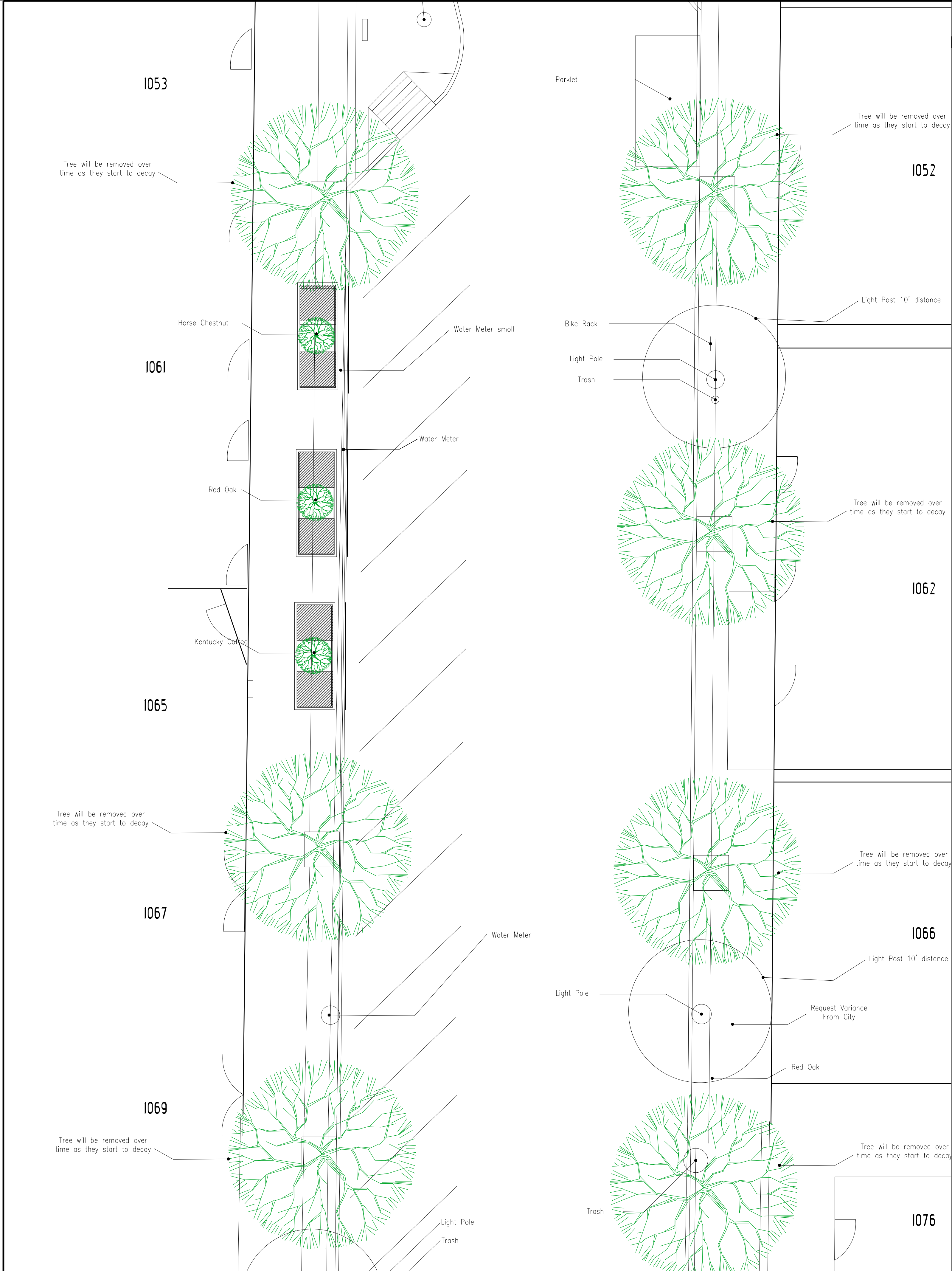
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SOUTH BLOCK

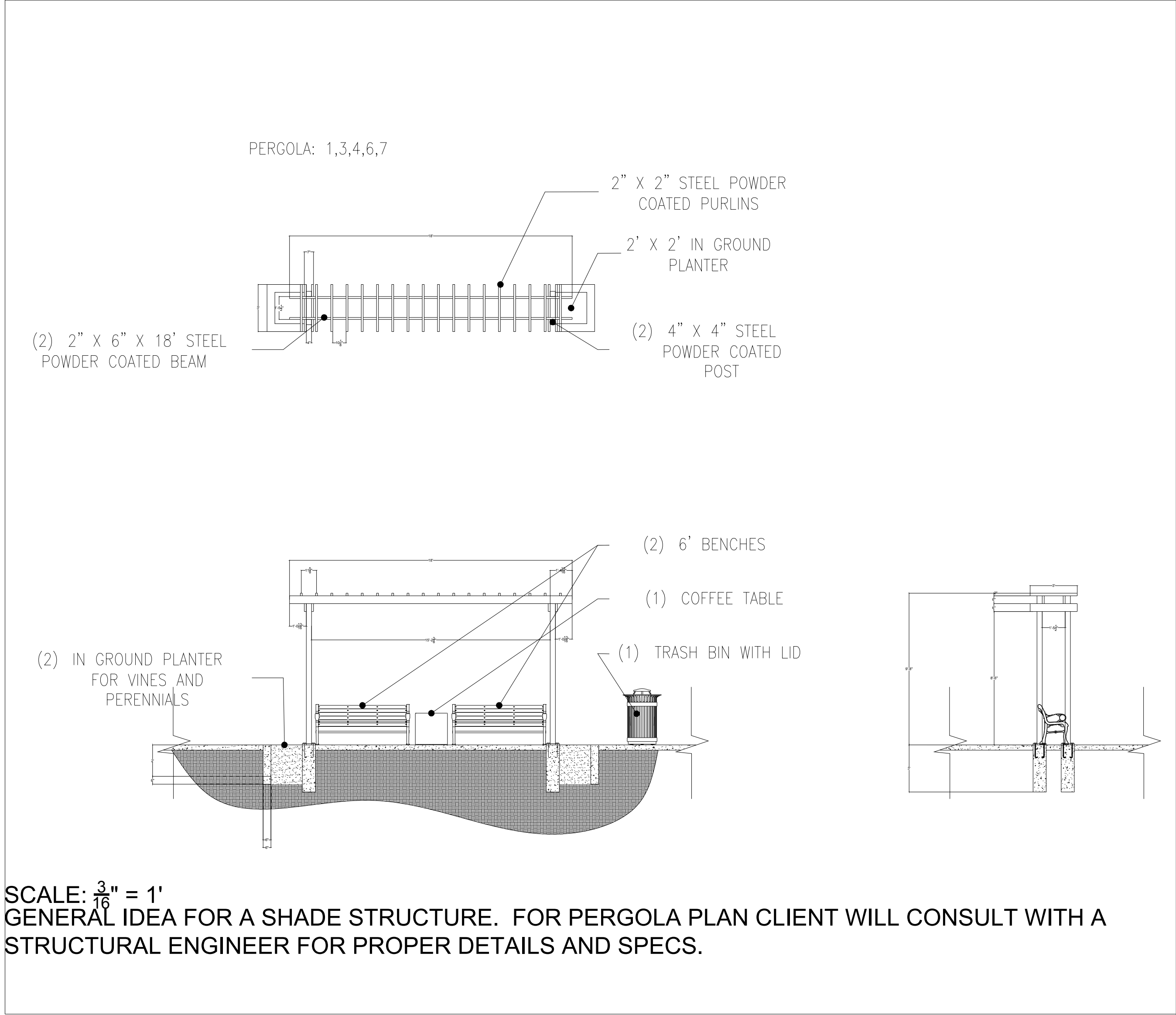
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SHEET NO.



PERGOLA DETAILS



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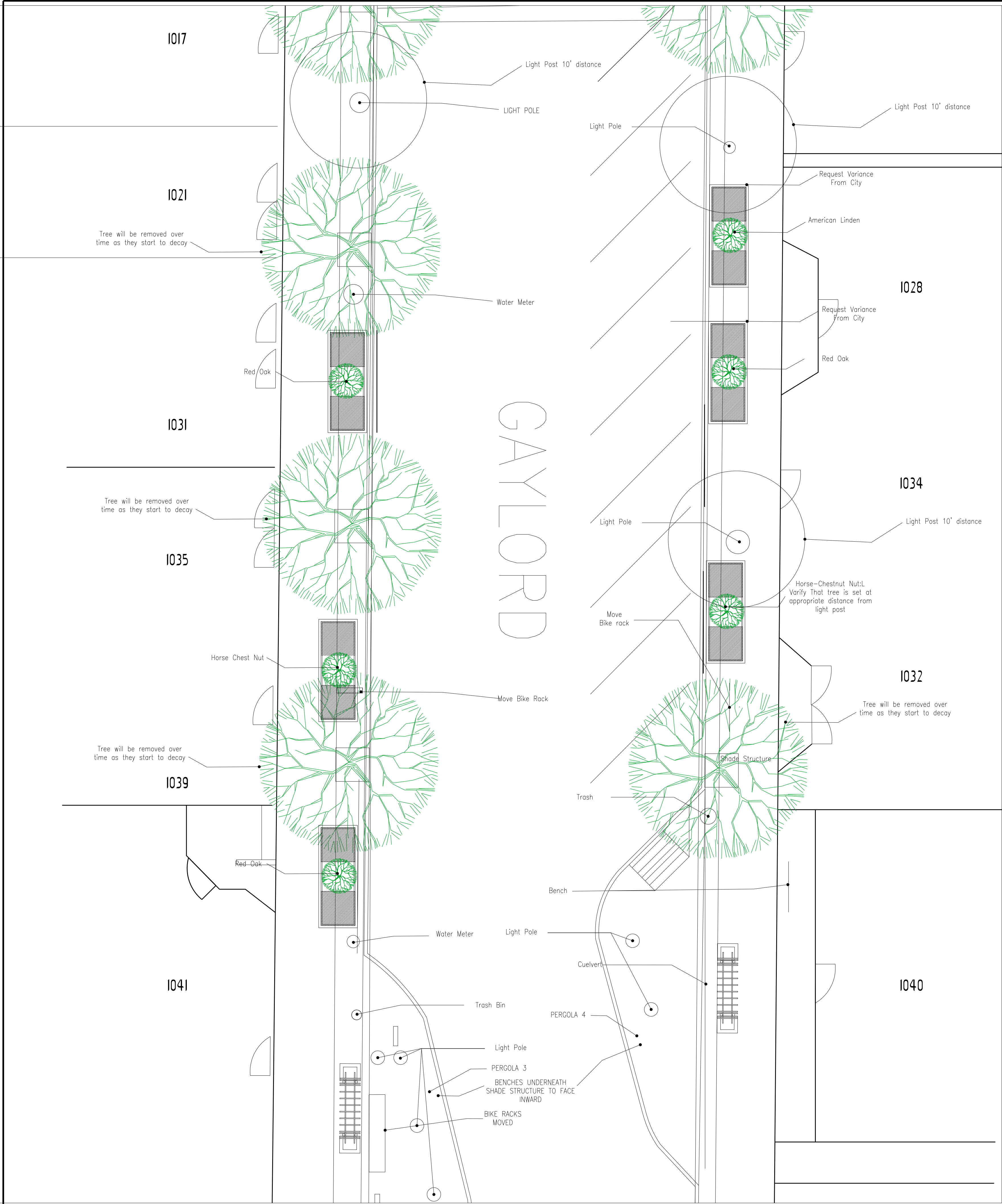
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SOUTH BLOCK CENTRAL

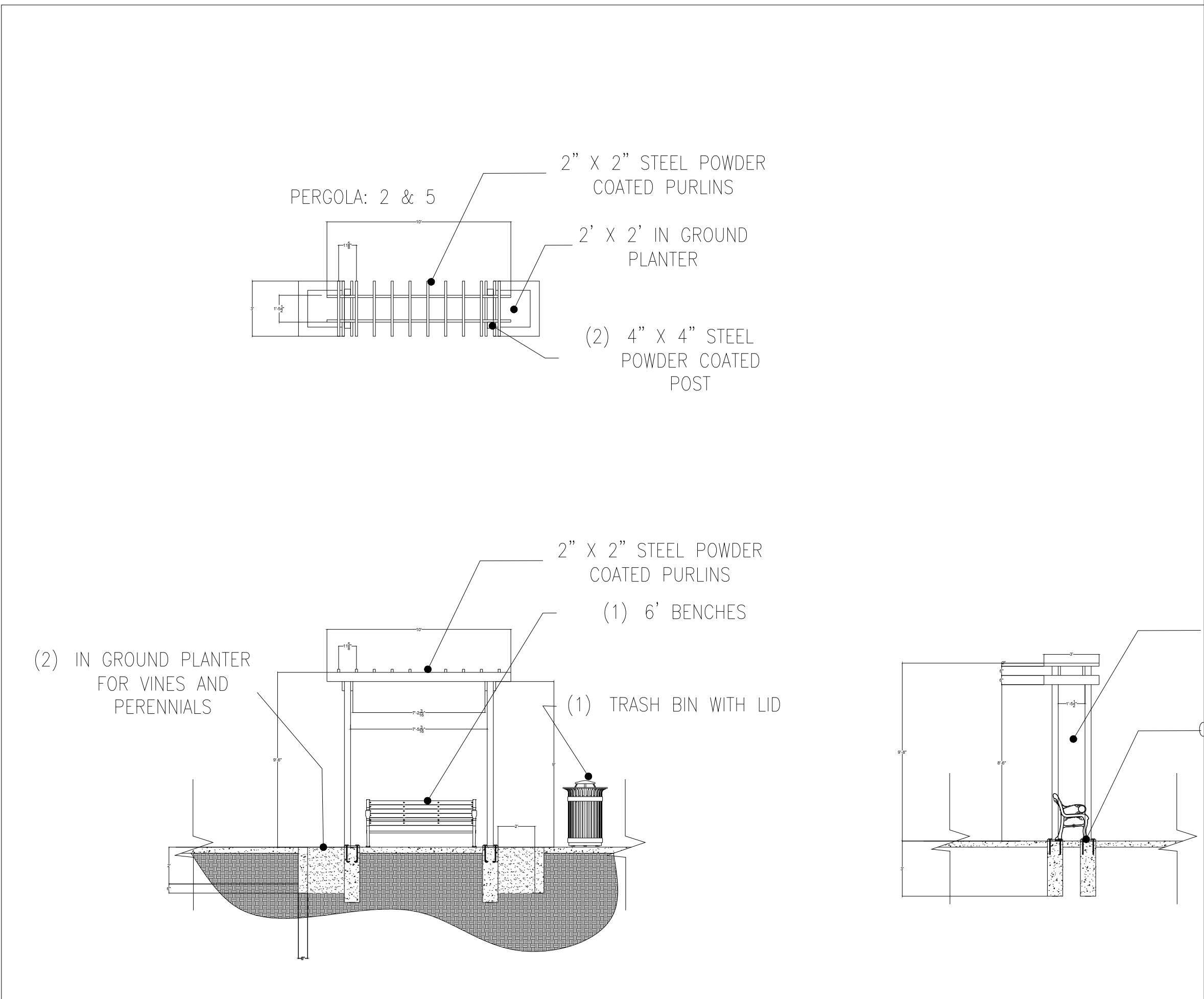
PROJECT NO.

L1.2

SHEET NO.



PERGOLA DETAILS



SCALE: $\frac{3}{16}" = 1'$

GENERAL IDEA FOR A SHADE STRUCTURE. FOR PERGOLA PLAN CLIENT WILL CONSULT WITH A STRUCTURAL ENGINEER FOR CALCULATED DETAILS AND SPECS.

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DATE
TITLE

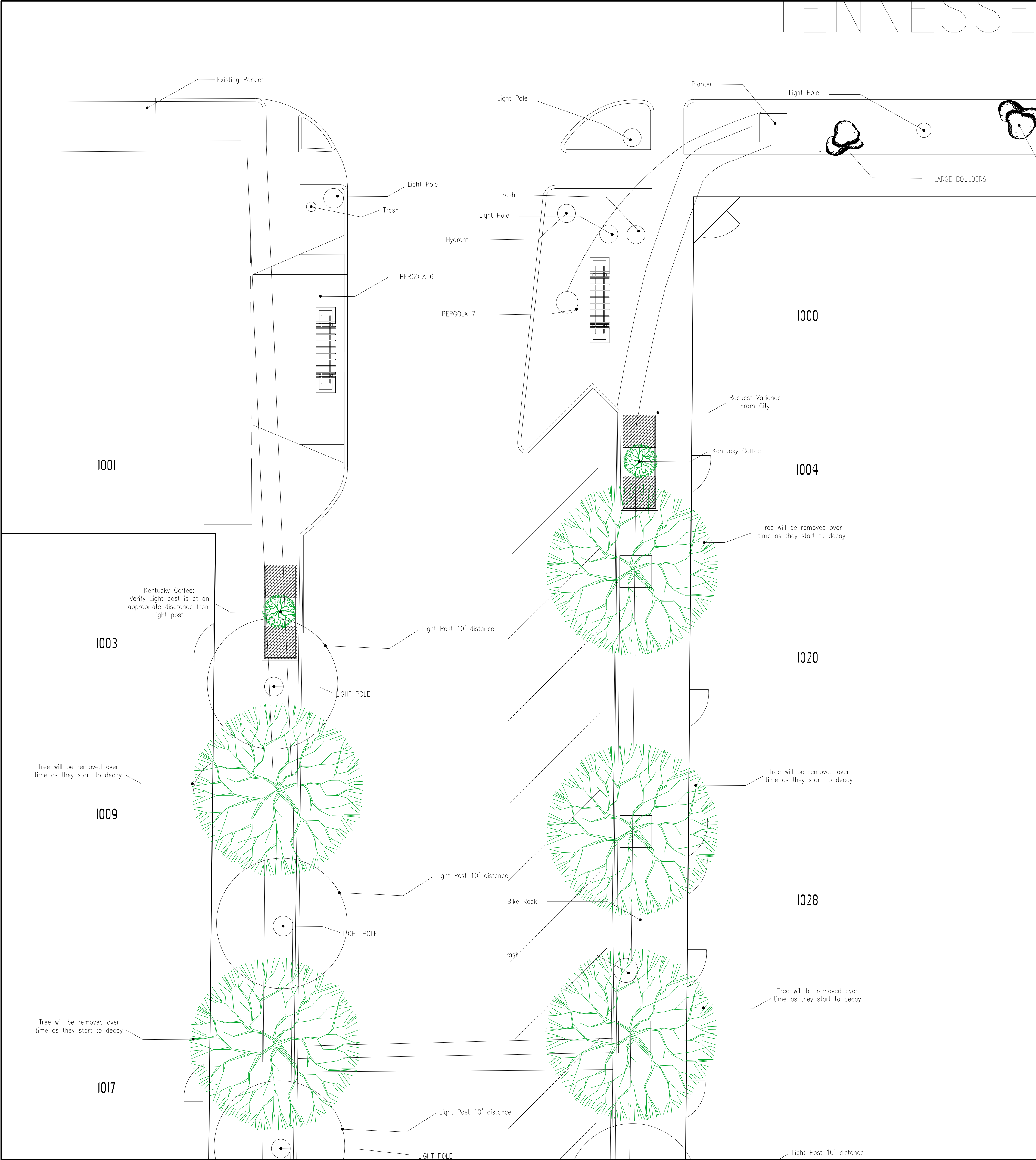
NORTH CENTRAL BLOCK

PROJECT NO.

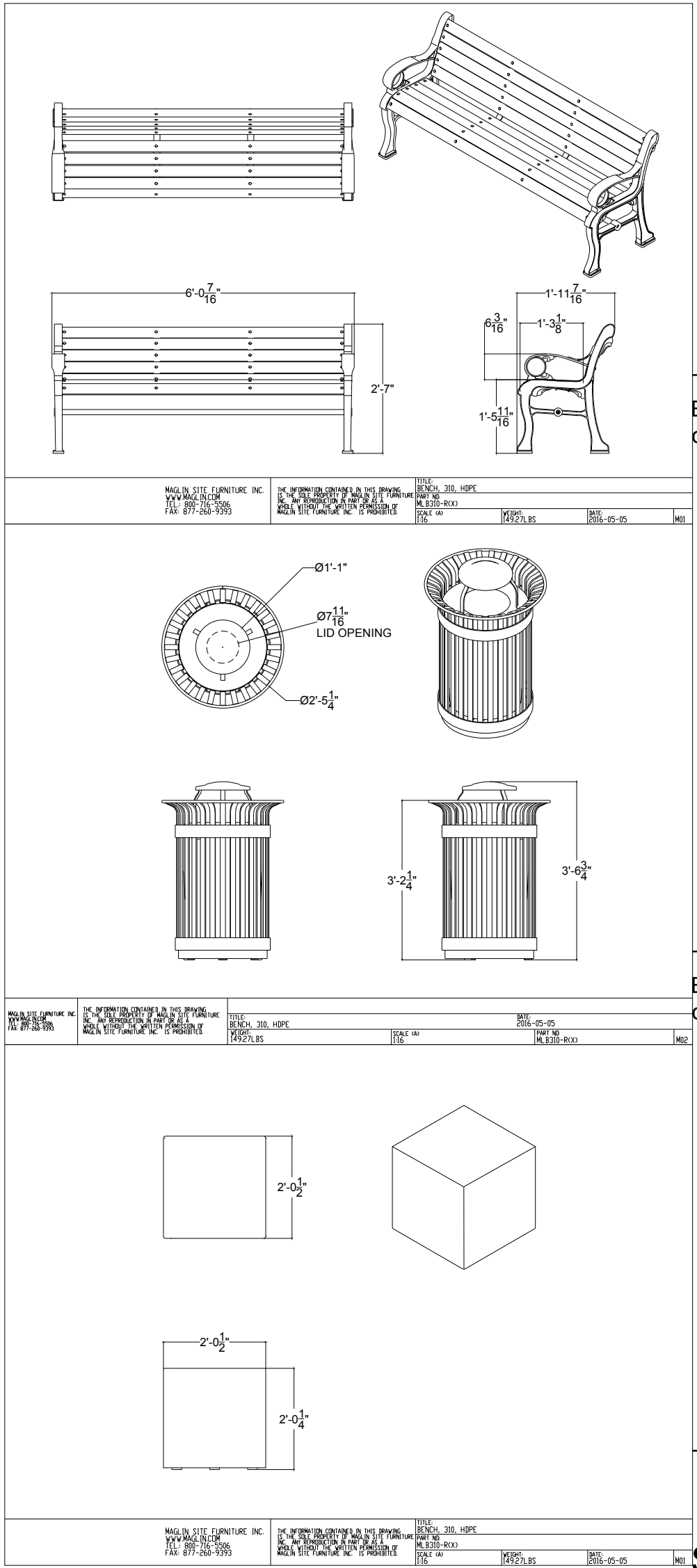
L1.3

SHEET NO.





LANDSCAPE FURNITURE.



Total Benches: 12
Existing Benches will be removed
or moved per client decision.

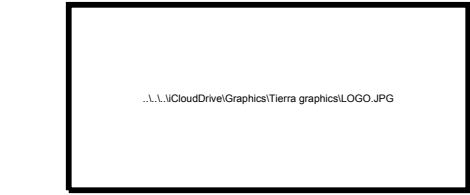
Total Trash Bins: 7
Existing bins will be evaluated to keep or remove based on
corrosion.

Total Coffee Tables: 5

SCALE: 3/8" = 1'

General Notes

- ALL LANDSCAPE PLANS MUST BE APPROVED BY A GOVERNING BODY (CITY PLANNING, DRC, HOA, ETC.) IF APPLICABLE BEFORE CONSTRUCTION COMMENCES.
- ANY AND ALL APPLICATION / PERMITTING / LICENSING AND ANY ASSOCIATED FEES ARE THE RESPONSIBILITY OF THE OWNER. -ALL LANDSCAPED AREAS ARE TO BE AUTOMATICALLY IRRIGATED UNLESS PROHIBITED BY THE SOILS REPORT.
- AUTOMATIC IRRIGATION SYSTEM PROVIDED, WITH POP-UP SPRAYS AND ROTORS IN THE SOD AREAS, AND LOW-PRESSURE DRIP IRRIGATION FOR ALL PLANTING BEDS. RECOMMENDED THAT ALL SHRUBS AND PERENNIALS BE WATERED IN THOROUGHLY FOR ESTABLISHMENT, THEN CUT BACK TO SPECIES SPECIFIC PREFERRED WATERING SCHEDULES.
- IRRIGATION SYSTEMS SHOULD NOT OPERATE BETWEEN 10:00A AND 5:00P, NOR DURING PERIODS OF SUSTAINED WINDS IN EXCESS OF 20MPH.
- ALL SOD AREAS TO BE KENTUCKY BLUE GRASS, IN SOD ROLL FORM. ALL SOD AREAS ARE TO RECEIVE TILLED ORGANIC MATERIAL AT 4CY/1000SF. -SHREDDED CEDAR MULCH, RIVER ROCK AND COBBLESTONE AREAS (MINIMUM OF 3" DEPTH, (COLORS SELECTED BY OWNER) ARE TO BE UNDER -LAID WITH WEED BARRIER FABRIC. RECOMMENDED THAT ALL MULCH BEDS BE TURNED AND PREPPED ONCE ANNUALLY -GALVANIZED STEEL EDGING WILL BE INSTALLED AS BARRIER IN-BETWEEN SOD AND PLANTING BED AREAS. THE EDGING WILL BE SECURED WITH STEEL EDGING STAKES PENETRATING GRADE FOR SAFETY, AND INCLUDE PLASTIC SAFETY CAP OR ROLL-TOP.
- POSITIVE DRAINAGE AWAY FROM BUILDING FOUNDATION TO REMAIN
- A MINIMUM 2% SLOPE IN BOTH SOFT AND HARD-SCAPE APPLICATIONS. ANY GRADE FOUND NOT TO BE WITHIN THESE MINIMUMS WILL BE THE RESPONSIBILITY OF THE OWNER.
- ALL RETAINING WALLS OVER 4' ARE TO BE ENGINEERED FOR PROPER WEIGHT LOAD DISTRIBUTION. ARE TO BE ENGINEERED FOR PROPER WEIGHT LOAD DISTRIBUTION.
- ALL PLANTING AND SEEDING TO BE COMPLETED DURING THE ACTIVE GROWING SEASON, NOT DURING INCLEMENT OR FREEZING WEATHER.
- SOIL AMENDMENTS ARE REQUIRED FOR ALL PLANTED AREAS. ALL PLANT MATERIAL SHALL BE BACKFILLED WITH ONE PART COMPOST MIXTURE, TWO PARTS NATIVE TOPSOIL UPON AVAILABILITY.
- PLANTING MATERIAL TO BE NURSERY GROWN AND UP TO ANY AND ALL COLORADO PLANTING REGULATIONS OR GUIDELINES. -PLANTING MATERIAL DESIGN AND LAYOUT IS MERELY SUGGESTIVE, SPECIFIC VARIETIES, SPECIMENS, AND QUANTITIES TO BE DETERMINED DURING THE INSTALLATION PROCESS ACCORDING TO NURSERY STOCK AND AVAILABILITY.
- BMP AND ALCA GUIDELINES FOR PROPER SELECTION, INSTALLATION AND MAINTENANCE ARE TO BE NOTED AND FOLLOWED DURING CONSTRUCTION. -ANY ELECTRICAL / PLUMBING / GAS / FENCING / CONCRETE / DECK OR OTHER CONTRACTING REQUIRED FOR LANDSCAPE CONSTRUCTION WILL BE THE RESPONSIBILITY OF THE OWNER.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATION AND PRESERVATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK. CALL BEFORE YOU DIG: 1-800-922-1987.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL SITE CONDITIONS BEFORE BIDDING TO DETERMINE SCOPE OF WORK.
- ALL UTILITY EASEMENTS AND EMERGENCY ACCESSSES SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE AND EMERGENCY EQUIPMENT AND VEHICLES.



TIERRA GARDEN CENTER LLC
801 WINONA CT.
DENVER, CO 80204
PHONE: 720.938.3154

1000 S Gaylord Street

Denver, CO

SEAL

KEY PLAN

SCALE

1/8"=1'

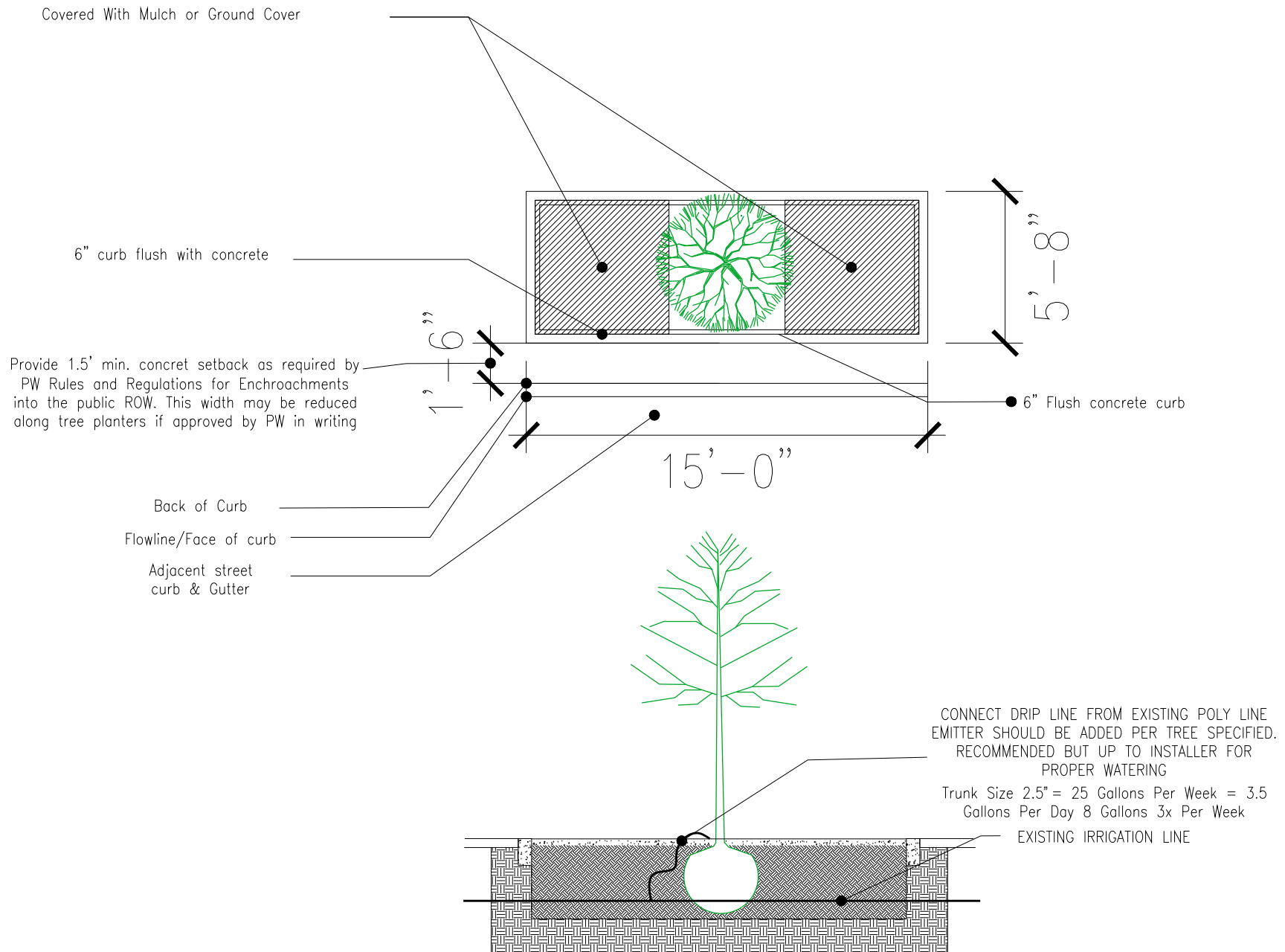
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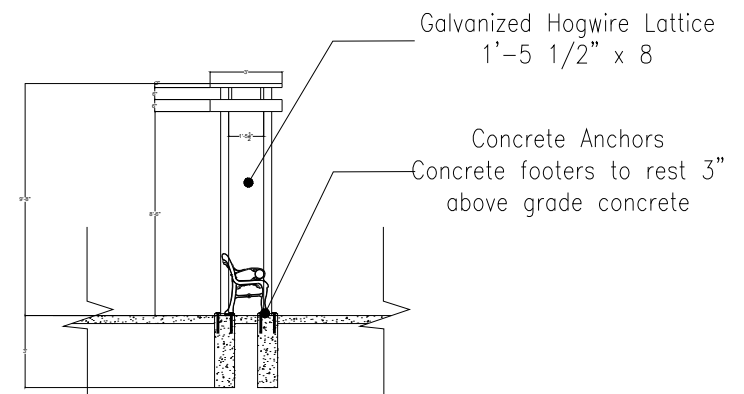
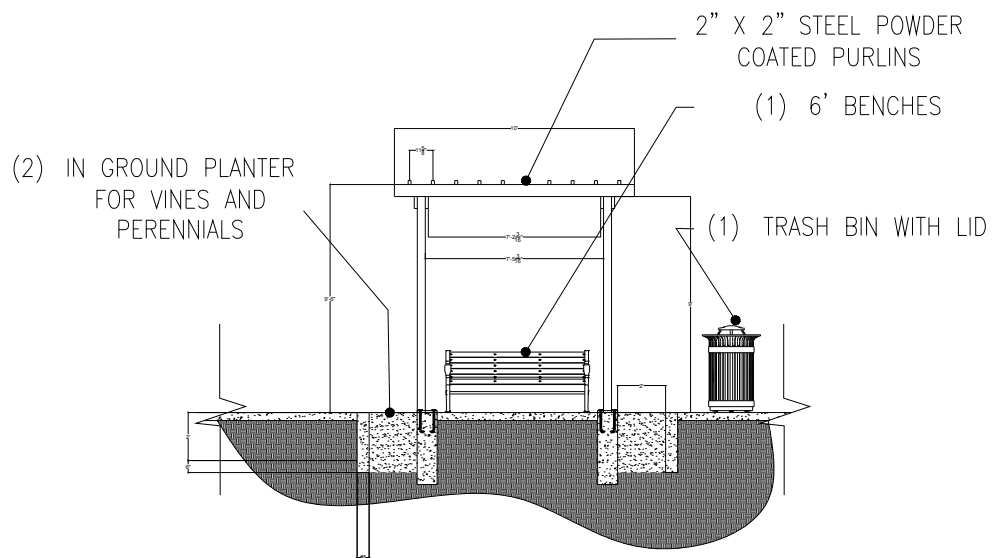
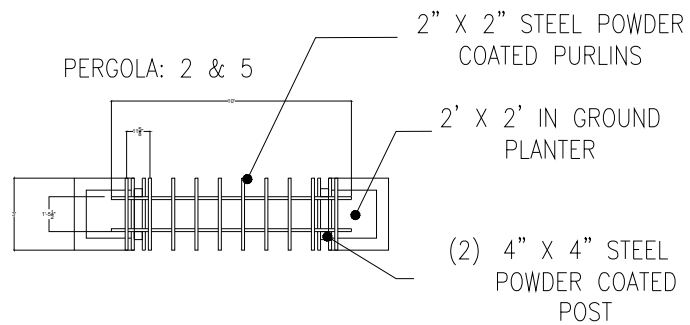
NORTH BLOCK

PROJECT NO.

L1.4

SHEET NO.





SCALE: $\frac{1}{8}" = 1'$