

The public may attend the meeting in person or view it online at
<http://pvkansas.com/livestreaming>.

**PLANNING COMMISSION AGENDA
CITY OF PRAIRIE VILLAGE
TUESDAY, AUGUST 6, 2024
7700 MISSION ROAD
COUNCIL CHAMBERS
7:00 P.M.**

- I. ROLL CALL
- II. APPROVAL OF PLANNING COMMISSION MINUTES - July 2, 2024
- III. PUBLIC HEARINGS
- IV. NON-PUBLIC HEARINGS
 - PC2024-113 Site plan for Monument Sign
8101 Mission Road
Zoning: C-2
Applicant: Claridge Court, Robert Salierno
- V. OTHER BUSINESS
- VI. ADJOURNMENT

Plans available at City Hall if applicable.
If you cannot be present, comments can be made by e-mail to
cityclerk@pvkansas.com

***Any Commission members having a conflict of interest, shall acknowledge that conflict prior to the hearing of an application, shall not participate in the hearing or discussion, shall not vote on the issue, and shall vacate their position at the table until the conclusion of the hearing.**

PLANNING COMMISSION MINUTES JULY 2, 2024

ROLL CALL

The Planning Commission of the City of Prairie Village met in regular session on Tuesday, July 2 at 7:00 p.m. in the Council Chambers at 7700 Mission Road. Vice-Chair James Breneman called the meeting to order at 7:00 p.m. with the following members present: Jonathan Birkel, James Kersten, Melissa Temple, and Jeffrey Valentino.

The following individuals were present in their advisory capacity to the Planning Commission: Chris Brewster, Multistudio; Nickie Lee, Deputy City Administrator; Mitch Dringman, Building Official; Terry O'Toole, Council Liaison; Adam Geffert, City Clerk/ Planning Commission Secretary.

APPROVAL OF MINUTES

Mr. Birkel moved for the approval of the minutes of the June 4, 2024, regular Planning Commission meeting. Mr. Valentino seconded the motion, which passed 5-0.

OLD BUSINESS

None.

PUBLIC HEARINGS

None.

NON-PUBLIC HEARINGS

PC2024-111	Site plan exception for fence 6841 Linden Street Zoning: R-1A Applicants: Brian and Lauren Bockelman
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Mr. Brewster stated that the applicants wished to install a new fence in their corner side yard, with an exception to the required setback on 69th Street, allowing the fence to be approximately 9' from 69th Street as opposed to the required 31'. He noted that the property is a corner lot on the northeast corner of Linden Street and 69th Street, and that the lot fronts on Linden Street and has driveway access off 69th Street. The adjacent

house to the east faces 69th Street, so the front yard of this property abuts the side and rear yard of the subject property.

Mr. Brewster noted that City zoning regulations require the fence to be set back the greater of 15' or half the adjoining lot's front setback. In this case, the adjoining lot's front setback is approximately 70', requiring the fence to be setback 35'. The side building line of the subject property is approximately 40' from 69th Street, which would leave 5' or less of potential fenced side yard area with a strict application of the standards. A large portion of the rear yard of the subject house is used for a side driveway access and rear garage and parking area access. The proposed fencing of the side yard would be approximately 45' from the lot line of the abutting lot, and 65' from the building due to the large lots and large building separation.

The proposal would place the fence approximately 9' from the 69th Street side lot line (12' from the curb) for approximately 60'.

The following factors affect this situation:

- The rear yard area is used for side driveway and rear garage and parking access.
- The lots in the area are large, resulting in larger building separations that are less impacted by adjacent property fences.
- The adjacent property has a very large front setback, resulting in the ordinance requiring an unusually large street-side setback for a proposed fence.
- The property most impacted by the proposed exception to the east is at least 65' from the fenced area, has an existing landscape buffer and will not have its view of the streetscape to the west significantly impacted by this proposal.
- The proposed fence is a 4' high steel rail fence with a high degree of transparency
- The proposed fence will meet all other fence requirements in Section 19.44.025, except for the location.

Mr. Brester said that in addition to the site plan review criteria, the following are the specific criteria the Planning Commission shall consider for exceptions to the fence standards:

- Results in a design that is more compatible
- Provide better screening
- Provides better storm drainage management
- Provides more appropriate utilization of the site

This fence exception impacts the first and last criteria. The proposed fence location will allow better utilization of the side based on the corner location and other uses of the rear yard area. Further, when comparing the proposed location to the location required by the ordinance, it does not present any significant negative impacts on the public streetscape or the property most impacted to the east. The application will otherwise meet all site plan review criteria and fence standards applicable to this site.

Mr. Brewster said that staff recommended approval of the fence site plan with the exception based on the above factors.

Property owners and residents Brian and Lauren Bockelman were present to discuss the application.

Ms. Temple made a motion to approve the application as presented. The motion was seconded by Mr. Birkel and passed 5-0.

PC2024-112 Site plan for installation of temporary lighting
Shawnee Mission East High School
7500 Mission Road
Zoning: R-1A
Applicant: Shawnee Mission School District

Mr. Brewster said that the applicant was proposing to use temporary lighting on the northwest field at Shawnee Mission East High School for athletic practices. The need for the lighting is generated by health and safety concerns for athletes during heat events, and is in furtherance of a Kansas State High School Athletic Association (KSHSAA) policy. The applicant anticipates needing the lights in August and September when weather conditions would prevent practices during normal after school times (3:00 p.m. to 6:00 p.m.) During these periods, early morning practices are most favorable to the health and safety of the student athletes and would meet the KSHSAA policy. The limited periods where risk is the highest is based on a combination of heat and humidity, but occurs when temperatures exceed 87.8 degrees.

The applicant has supplied anticipated utilization based on past years' records but is requesting lighting during any future weather events that achieve this condition, and specifically to use the lights between 5:00 a.m. and 7:40 a.m. on these days (noting that sunrise is typically around 6:30 a.m. during this period and lights may not be needed for much time after the sunrise).

Key specifications for the proposed light units are:

- EPA Tier 4 engine - Yanmar 2TNV
- Average sound 60dB (A) at 7 meters away
- Four (4) 320W LED bulbs
- 211,200 LM - Luminous flux (power at the light source)
- 9,436 square meter illuminated area (1 lux)
- 27.34' maximum height (8,834 mm)

The proposed specifications generally produce an effective lighting range of approximately 200' from the source and direction of the light fixture according to typical industry specifications.

Mr. Brewster said that the zoning regulations used performance criteria for all outdoor lighting. It requires light levels to not exceed 0.0 footcandles when adjacent to a residential zone and 0.2 footcandles with adjacent to a non-residential zone, measured 5' above grade at the property line. A variety of standards for specific types of lighting also impact what types of lights may be permitted within this broad performance standard. The standards also have two exceptions which are applicable to this specific circumstance.

Outdoor sports facilities and park lighting is independently reviewed by the Planning Commission, which may approve lights that do not strictly conform to the standards. Additionally, temporary outdoor lighting that does not conform to the standards may be permitted by the Planning Commission subject to three specific criteria:

- (1) Public and/or private benefits from the lighting
- (2) Any annoyance or safety problems that may result
- (3) Duration of temporary nonconforming lighting

The latter exception is most applicable to the applicant's proposal.

Mr. Brewster said that the applicant was proposing between two and four temporary lighting units to be located on the lower field in two possible configurations:

- (1) on the west side of the field facing east
- (2) one at each diagonal corner of the field facing inward (whichever achieves the best lighting situation for the field will be used)

The lighting is supported by a generator unit and the lights extend to approximately 27' high. The closest of the proposed locations is approximately 175' from the property line, approximately 280' from the nearest residence to the west across Delmar Street, and more than 300' from most other residences. Additionally, further to the south on Delmar Street and north across 75th Street is partially screened from this area by grades between the street and the field.

Mr. Brester said that specific lighting plans, and this particular exception to the lighting standards, require a site plan reviewed by the Planning Commission. The following are the site plan review criteria, supplemented with the specific lighting standards where applicable:

A. Generally.

1. The plan meets all applicable standards
2. The plan implements any specific principles or policies of the comprehensive plan that are applicable to the area or specific project.
3. The plan does not present any other apparent risks to the public health, safety, or welfare of the community.

This property is zoned R-1A, and institutional uses including schools are allowed in R-1A. The relevant surrounding property is zoned R-1A (west of the field) and R-1B (north of the field). Under general lighting standards the ordinance would require light levels to be no

more than 0.0 foot candles at the property line. Lights closer to the property line will be directed inward and should not have a significant direct light effect on the property line, right-of-way, or abutting property.

Additionally, temporary outdoor lighting beyond lighting that meets the standards may be approved subject to the Planning Commission evaluation of the following criteria:

- (1) Public and/or private benefits from the lighting
- (2) Any annoyance or safety problems that may result
- (3) Duration of temporary nonconforming lighting

The temporary and mobile nature of the proposed plan could allow for adjustments in the use of the equipment, should lighting or noise have any unexpected impacts beyond what the ordinance or limited exceptions would allow. Further, the applicant's proposed use of the lights would be limited to the lower field area, between the hours of 5:00 a.m. and 7:40 a.m., and only to facilitate practices on days that exceed heat conditions during normal practice hours according to the KSHAA policy (likely August and September).

B. Site Design and Engineering.

1. The plan provides safe and easy access and internal circulation considering the site, the block and other surrounding connections, and appropriately balances vehicle and pedestrian needs.
2. The plan provides or has existing capacity for utilities to serve the proposed development.
3. The plan provides adequate stormwater runoff.
4. The plan provides proper grading considering the prevailing grades and the relationship of adjacent uses.

No specific changes to access and parking are proposed with this plan. The proposed lighting units are mobile and temporary, powered by their own generator and engines and do not require any utility connections

C. Building Design.

1. The location, orientation, scale, and massing of the building creates appropriate relationships to the streetscape and to adjacent properties.
2. The selection and application of materials will promote proper maintenance and quality appearances over time.
3. The architectural design reflects a consistent theme and design approach. Specifically, the scale, proportion, forms and features, and selection and allocation of materials reflect a coordinated, unified whole.
4. The building reinforces the character of the area and reflects a compatible architectural relationship to adjacent buildings. Specifically, the scale, proportion, forms and features, and materials of adjacent buildings inform choices on the proposed building.

There are no building plans associated with this plan.

D. Landscape Design

1. The plan creates an attractive aesthetic environment and improves relationships to the streetscape and adjacent properties.
2. The plan enhances the environmental and ecological functions of unbuilt portions of the site.
3. The plan reduces the exposure and adverse impact of more intense activities or components of the site or building.

The proposed equipment is mobile and temporary and is not significantly different than other accessory equipment commonly used by the school for operations and co-curricular activities. Therefore, no specific site design, landscape, or screening is required. However, it is anticipated that due to the temporary nature of this proposal lights will be lowered when not in use, and equipment will be stored in a discrete location when not in operation and removed or stored in a structure when not in season.

Mr. Brewster said that staff recommends approval of the site plan for temporary outdoor lighting at 7500 Mission Road subject to the following conditions:

1. The use of the lights is only to facilitate practices during heat events that limit practice in normal hours according to the KSHSAA policy.
2. The anticipated use of the lights is during the following periods (although some use outside of these parameters could be permitted if meeting the overall intent of the exceptions):
 - a. Days where forecasted temperatures (or other combination of conditions) exceed 87.8 degrees or otherwise arise to the Red or Black conditions of the KSHSAA policy during the normal practice hours of 3:00 p.m. to 6:00 p.m.
 - b. Hours of operation are limited to morning hours between 5:00 a.m. and 7:40 a.m.
 - c. Anticipated months of operation are August and September.
3. The location of the lights shall be on the lower field as shown in the application, or any other locations that are at least 300' from the property lines.
4. The applicant shall take all measures to direct light to the fields and away from adjacent property - particularly for any light location that is less than 300' from the property line.
5. The application shall work with surrounding residents should any unexpected impacts of noise or lighting occur - particularly those that could exceed the light standard of the ordinance at the property lines or noise level according to the noise ordinance, including other reasonable limitations on the location, operation of facilities, or direction / performance of the lighting units.
6. The equipment be stored out of site from surrounding property or removed from the site in prolonged periods of non-use (i.e., out of season), and lowered and located to minimize visibility from adjacent property in other non-operational periods (i.e., days not needed during season).

Mr. Kersten asked if a photometric survey would be required if it was determined that the installation should be permanent. Mr. Brewster stated it would be required as part of a lighting plan that would need to be approved by the Planning Commission.

Kent Glazer, Director of Athletics and Activities with the Shawnee Mission School District, Brian Johnson, Shawnee Mission East High School Athletics Director, and Dr. David Stubblefield, Deputy Superintendent of the Shawnee Mission School District were present to discuss the application.

Mr. Valentino asked how the lighting equipment was selected. Mr. Glazer said equipment rental companies that the district already had business relationships with were contacted for bids, and Herc Rentals was selected. He noted that the lighting and generator equipment was manufactured by Generac.

Mr. Glazer added that the proposed lighting was only intended to be used temporarily, during extremely hot periods of the summer, beginning at 5:30 a.m. He noted that based on the prior summer's weather data, the lighting would likely only need to be used on approximately 5 - 10 days.

Ms. Temple asked if the applicant would need to seek approval again if they sought to use the lighting in future years. Mr. Brewster said if the Planning Commission were to approve the lighting, they could consider either a single year or a longer term.

Mr. Kersten made a motion to approve the application with the conditions listed by staff, along with the following two additional conditions:

- 7. The temporary lighting is not used past October 15, 2024.**
- 8. Any complaints received from surrounding neighbors be logged and reported to the Planning Commission if the application seeks approval to use the temporary lighting again in the future.**

The motion was seconded by Mr. Valentino and passed 5-0.

OTHER BUSINESS

None.

ADJOURNMENT

With no further business to come before the Commission, Mr. Breneman adjourned the meeting at 7:35 p.m.

Adam Geffert
City Clerk/Planning Commission Secretary

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Chris Brewster, Multistudio, Planning Consultant
DATE: August 6, 2024 Planning Commission Meeting

Application: PC 2024-113

Request: Site Plan for Monument Sign

Action: *A Site Plan requires the Planning Commission to apply the facts of the application to the standards and criteria of the ordinance, and if the criteria are met to approve the application. Monument signs have specific approval and exception criteria.*

Property Address: 8101 Mission Road

Applicant: Claridge Court, Robert Salierno

Current Zoning; Use: C-2 General Business District –office / service

Surrounding Zoning; Use: North: R-3 – Garden Apartment District– apartments
East: R-3 – Garden Apartment District - apartments
South: C-2 General Business and RP-3 – Planned Garden Apartment – office and apartments
West: C-2 – General Business – retail

Legal Description: (metes and bounds)

Property Area: 4.78 acres (208,335.33 s.f.)

Related Case Files: none

Attachments: Application, site plan, landscape plan, sign plan

General Location Map



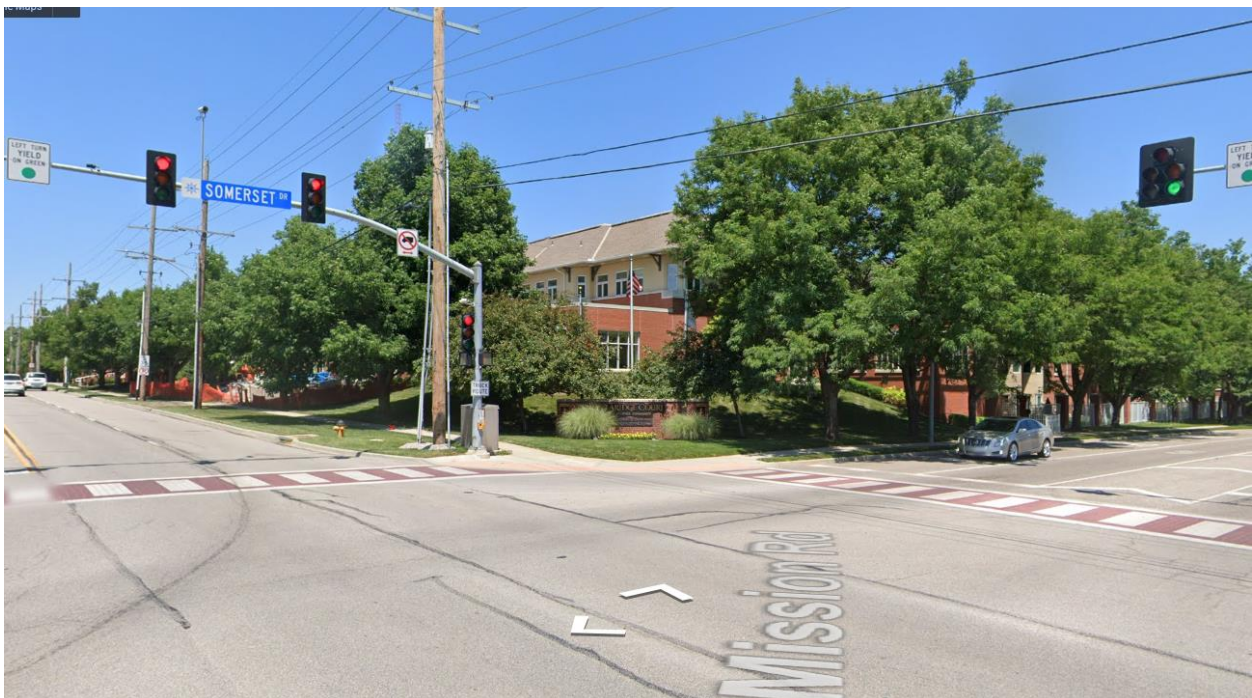
Aerial Map



Site



Street Views



Street view looking northeast at the corner of Mission and Somerset



Street view looking west on Somerset (monument sign to be located in lawn on right).



Bird's eye view

BACKGROUND:

The applicant is requesting to replace a monument sign on a 4.78 acres site, used for senior living. The location is the northeast corner of Mission Road and Somerset Drive. The existing monument sign orients to the corner in a large landscape frontage. The plan proposes replacing this with an ornamental fountain on the corner and two monument signs further from the corner – one oriented to Mission Road and one oriented to Somerset Drive. The plan includes a landscape plan for a large portion of the corner and each street frontage. The property is zoned C-2, General Business District, and includes an approximately 92,000 square feet (by footprint), 2- and 3-story residential care building, and associated parking and accessory structures.

All new monument signs require approval by the Planning Commission. [Prairie Village Zoning Ordinance, Section [19.48.070\(a\)1](#)].

ANALYSIS:

Monument signs require approval by the Planning Commission and have the following specific standards for signs in nonresidential districts: [19.48.050](#) (Nonresidential Sign Allowance – monument signs) and [19.48.070\(a\)](#) (specific standards for monument signs).

- 1 per street frontage
- 20 square feet max
- 5' high max (allowance for support structures to exceed)
- 3' setback from all property lines or 12' from street, whichever is greater, with associated landscape plan to integrate sign into site and soften appearance of structure elements
- Base under at least 75% of sign structure, and materials that complement the building or other site elements.

The applicant proposes two monument signs to replace the current sign oriented towards the corner. Each new monument sign is oriented towards the respective street frontages (Mission Road and Somerset Drive). The sign height is 5 feet with 5.5 feet high ornamental pillars, which meets the standards. The signs sizes are 20.28 square feet and are held by 2.66 x 2.66 capped stone pillars on each side. Therefore, the signs are slightly over the permitted size and propose a different base structure than anticipated by the standards and would need an exception for each.

The signs are proposed to be set within a large landscape frontage and meet all setback requirements. The landscape plan includes an ornamental fountain oriented to the corner. This type of ornamental structure is permitted and does not require site plan review but is integrated into the landscape plan for the monument signs. Public Works has reviewed the plan for all sight distance requirements and the plan is acceptable. [See [City Code, 13-2A03](#)]. The landscape plan does propose removing 4 existing frontage trees; however, these will be replaced by a combination of 8 shade trees and 5 ornamental trees, which meets the mitigation requirements of the tree protection ordinance for removal of frontage trees.

The sign panel materials and colors are not evident in the plans and should be clarified at or before the Planning Commission Meeting.

RECOMMENDATION:

The sign meets all other applicable standards; and staff recommends that the Planning Commission approve the monument sign and landscape subject to the following:

1. The Planning Commission approves an exception to the size requirement for the signs proposed due to the minimal nature of the size exception, the integration of the signs into a large landscape area, and their placement along large frontages.
 2. The Planning Commission approves an exception to the base requirement of 75% due to the alternative design proposal, and the integration of capped stone pillars into the landscape plan and site.
 3. The applicant confirms the sign panel materials and colors prior to approval by the Planning Commission.
-



CITY OF PRAIRIE VILLAGE
The Star of Kansas

Cust# 000143
App# 0030582

Planning Commission Application

For Office Use Only
Case No.: <u>PC 2024-113</u>
Filing Fee: <u>500.00</u>
Deposit: <u>100.00</u>
Date Advertised:
Date Notices Sent:
Public Hearing Date:

Please complete this form and return with
Information requested to:

Assistant City Administrator
City of Prairie Village
7700 Mission Rd.
Prairie Village, KS 66208

Applicant: Claridge Court, Robert Salierno Phone Number: 913-209-6560
Address: 8101 Mission Road E-Mail: rob.salierno@lifespacecommunities.com
Owner: Lifespace Communities Phone Number: 913-383-2085
Address: 4201 Corporate Drive, West Des Moines, IA Zip: 50266
Location of Property: Corner of Somerset and Mission
Legal Description: Senior Living Community

Applicant requests consideration of the following: (Describe proposal/request in detail) _____

Claridge Court after 29 years is wanting to update our street sign. We are proposing a sign facing Somerset and a sign facing Mission. Between the two signs we would like to add a three-tier fountain on the corner of Mission and Somerset.

AGREEMENT TO PAY EXPENSES

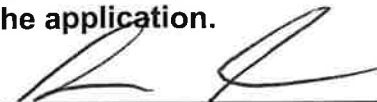
APPLICANT intends to file an application with the PRAIRIE VILLAGE PLANNING COMMISSION or the PRAIRIE VILLAGE BOARD OF ZONING APPEALS of the CITY OF PRAIRIE VILLAGE, KANSAS (City) for _____ monument signs and additional fountain being added.

As a result of the filing of said application, CITY may incur certain expenses, such as publication costs, consulting fees, attorney fees and court reporter fees.

APPLICANT hereby agrees to be responsible for and to CITY for all cost incurred by CITY as a result of said application. Said costs shall be paid within ten (10) days of receipt of any bill submitted by CITY to APPLICANT. It is understood that no requests granted by CITY or any of its commissions will be effective until all costs have been paid. Costs will be owing whether or not APPLICANT obtains the relief requested in the application.


Applicant's Signature/Date

7-8-24


Owner's Signature/Date

7-8-24

Sommerset Drive/Mission Road Fountain

Claridge Court, 4201 Corporate Drive, West Des Moines, Iowa 50266

ABBREV.

ABS	ACRYLONITRILE BUTADIENE STYRENE
ARCH	ARCHITECTURAL
APROX	APPROXIMATE
AD	FLUSH AREA DRAIN
BLDG	BUILDING
BOF	BOTTOM OF FOOTING
BOW	BOTTOM OF WALL
CB	CATCH BASING
CELI	CENTERLINE
CL	CLOSET
CMU	CONCRETE MASONRY UNIT
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
DIA	DIAMETER
DN	DOWN
DEMO	DEMOLITION
ELEC	ELECTRICAL
ELEV	ELEVATION
EXIST	EXISTING
EXP JT	EXPANSION JOINT
EXT	EXTERIOR
FG	FINISH GRADE
GALV	GALVANIZED
GPM	GALLONS PER MINUTE
HP	HIGH POINT
KITCH	KITCHEN
LP	LOW POINT
MAX	MAXIMUM
MBED	MASTER BEDROOM
MFR	MANUFACTURE
MIN	MINIMUM
MTL	METAL
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
No	NUMBER
OWL	OPERATING WATER LEVEL
PHTR	POOL HEATER
PL	PROPERTY LINE
PL	PROPERTY LINE
PSI	POUNDS PER SQUARE INCH
PVC	POLYVINYL CHLORIDE
RAD	RADIUS
REQD	REQUIRED
STST	STAINLESS STEEL
SAN	SANITARY
SDR35	CHARLOTTE PIPE
STL	STEEL
TOB	TOP OF BEAM
TOC	TOP OF CURB
TOF	TOP OF FOOTING
TOW	TOP OF WALL
TYP	TYPICAL (REPEATED AT OTHER LOCATIONS)
VIF	VERIFY IN FIELD
WH	WATER HEATER

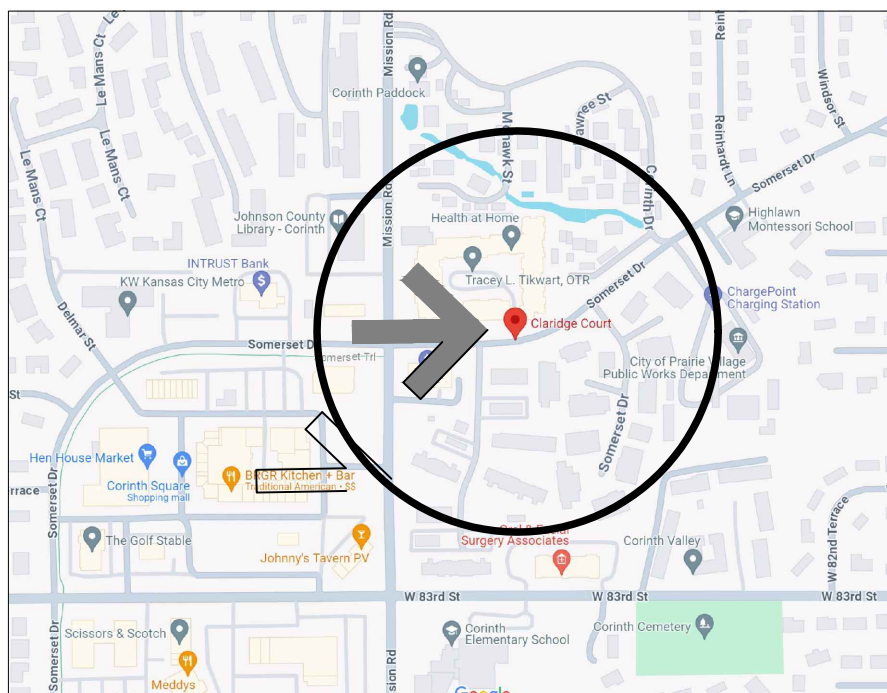
OWNERSHIP & CONSULTANTS

OWNER:	LIFESPACE COMMUNITIES RUSSELL MAUK, VICE PRESIDENT OF CONSTRUCTION & DEVELOPMENT WEST DES MOINES SUPPORT CENTER 4201 CORPORATE DRIVE WEST DES MOINES, IA 50266 515.288.5805 coupahelp@lifespacecommunities.com
PROJECT LOCATION:	CLARIDGE COMMUNITY 8801 MISSION ROAD PRAIRIE VILLAGE, KS 66208
DESIGNER:	BOTANIQUE 1155 PALM STREET SAN LUIS OBISPO, CA 93401 (805) 395-8000 BRIAN@BRIANACKERMAN.COM
FOUNTAIN	CAST STONE INTERNATIONAL PATRICK BARRERA, CED 11555 US HIGHWAY 1 PALM BEACH GARDENS, FL 33408 (561) 625-0333 SALES@CASTSTONEINTERNATIONAL.COM

PROPERTY DATA

General Information	
Property ID:	OF251227-1033
Site Address:	8101 MISSION RD PRAIRIE VILLAGE, KS 66208
Legal Description:	27-12-25 BG 42 E NW CR SW1/4 NW1/4 E 132' S 35' E 379' S 347.69' TO PT ON NLY R/W L SOMMERSET DR SW & W 230.16' W 290.07' N TO POB EX PT DED TO MISSION RD & EX .0019 AC 4.8607 ACS M/L BOTA 99 9923 TX PVC 614.3A
Block/Lot:	/1033
Subdivision:	WYCLIFF
Plat:	WYCLIFF (BLKS 5, 10, 15)
Plat Book/Page:	29/50
Plat Recorded:	09/05/1967
KS Uniform Parcel Num.:	0460682702005023010 (GeoKUPN: 0460811202005017000)
Quick Ref:	R135608
Owner Information	
Owner 1:	LIFESPACE COMMUNITIES INC 4201 CORPORATE DR WEST DES MOINES, IA 50266
Special Assessment Information	
PVCSTMWATER (261):	\$5,658.4400
Property & Location Information	
Zoning:	C-2 (General Business District)
Property Type:	Unplatted Property Polygon
Taxing Unit:	0654UW
General Landuse:	Other Residential
Year Built:	1994
Property Area:	4.78 acres
Addresses:	136
Township-Range-Section:	13-24-12
City/Township:	Overland Park
Quarter Section:	NW
X, Y:	2270182, 254067
Latitude, Longitude:	38.93929685, -94.70015018

VICINITY MAP



PARCEL MAP



Identify Results	
Property	Location
Field	Value
Tax Property ID	OF251227-1033
Site Address	8101 MISSION RD
Owner 1	LIFESPACE COMMUNITIES INC
Own Addr Line 1	4201 CORPORATE DR
Own Addr Line 2	WEST DES MOINES, IA 50266
Appraisal Info:	Click Here
Tax Bill Info:	Click Here
Acres	4.78 (208,335.33 ft ²)
Year Built	1994
Dwelling Units	176
Class	E
LSCS Function	1240 - Life care / continuing care services more >>
Neighborhood Code	413.A
KS Uniform Parcel #	0460682702005023010
Quick Ref (APR)	R135608
Taxing Unit	0654UW
Zoning	C-2

CODE

THE FOLLOWING CODES SHALL APPLY:

2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL RESIDENTIAL CODE
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL FUEL GAS CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2017 NATIONAL ELECTRICAL CODE
2018 INTERNATIONAL EXISTING BUILDING CODE
2018 SWIMMING POOL AND SPA CODE
2018 PROPERTY MAINTENANCE CODE
2018 INTERNATIONAL FIRE CODE

SCOPE OF WORK

INSTALLATION OF NEW PRECAST FOUNTAIN, PUMP EQUIPMENT AREA WITH SUBPANEL, FOUNTAIN LIGHTING, TREE REMOVALS, AND PLANTING, NEW SIGNAGE ON SOMMERSET AND MISSION, CMU STONE VENEER COLUMNS WITH PRECAST CAP AND BASE. NEW LANDSCAPE AND IRRIGATION.

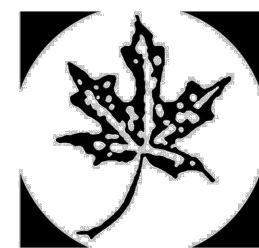
SHEET INDEX

- 1.0 TITLE SHEET
- 2.0 SURVEY PLAT
- 3.0 SITE PHOTOS
- 4.0 SITE PLAN
- 5.0 CONSTRUCTION DETAILS 1
- 6.0 FOUNTAIN SECTION ELEVATION
- 7.0 SITE PLANTING
- 7.0 PLANTING PLAN
- 8.0 FOUNTAIN DETAILS 1
- 8.1 FOUNTAIN DETAILS 2
- 9.0 SIGN MONUMENTS
- 10.0 GENERAL CONSTRUCTION NOTES



NOTE: CONTRACTOR AND SUBCONTRACTOR ARE TO HAVE AN ACTIVE JOBSITE DIG ALERT NUMBER DURING PROJECT CONSTRUCTION AT ALL TIMES.

Designer:



BOTANIQUE + DESIGN
FINE GARDENS & WATERGARDENS

SAN LUIS OBISPO, CA
SAN MARCOS, CA
805.395.8000
botanique.design

Owner:

Lifespace
4201 Corporate Drive
West Des Moines, IA 50266

Project Address:

8101 Mission Road
Prairie Village, KS 66208

Claridge Court Fountain
8101 Mission Road
Prairie Village, Kansas, 66208

Revisions

#	Date	Description

Date:

MAY 28, 2024

Project No.

7295

Drawn By:

BJA

Checked By:

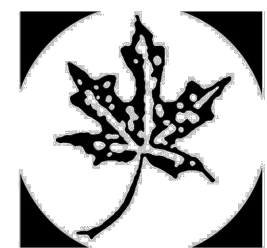
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Sheet Description:

TITLE SHEET

Sheet No.

1.0



Claridge Court Fountain

8101 Mission Road
Prairie Village, Kansas, 66208

Revisions

#	Date	Description

Date:

MAY 28, 2024

Project No.

7295

Drawn By:

BJA

Checked By:

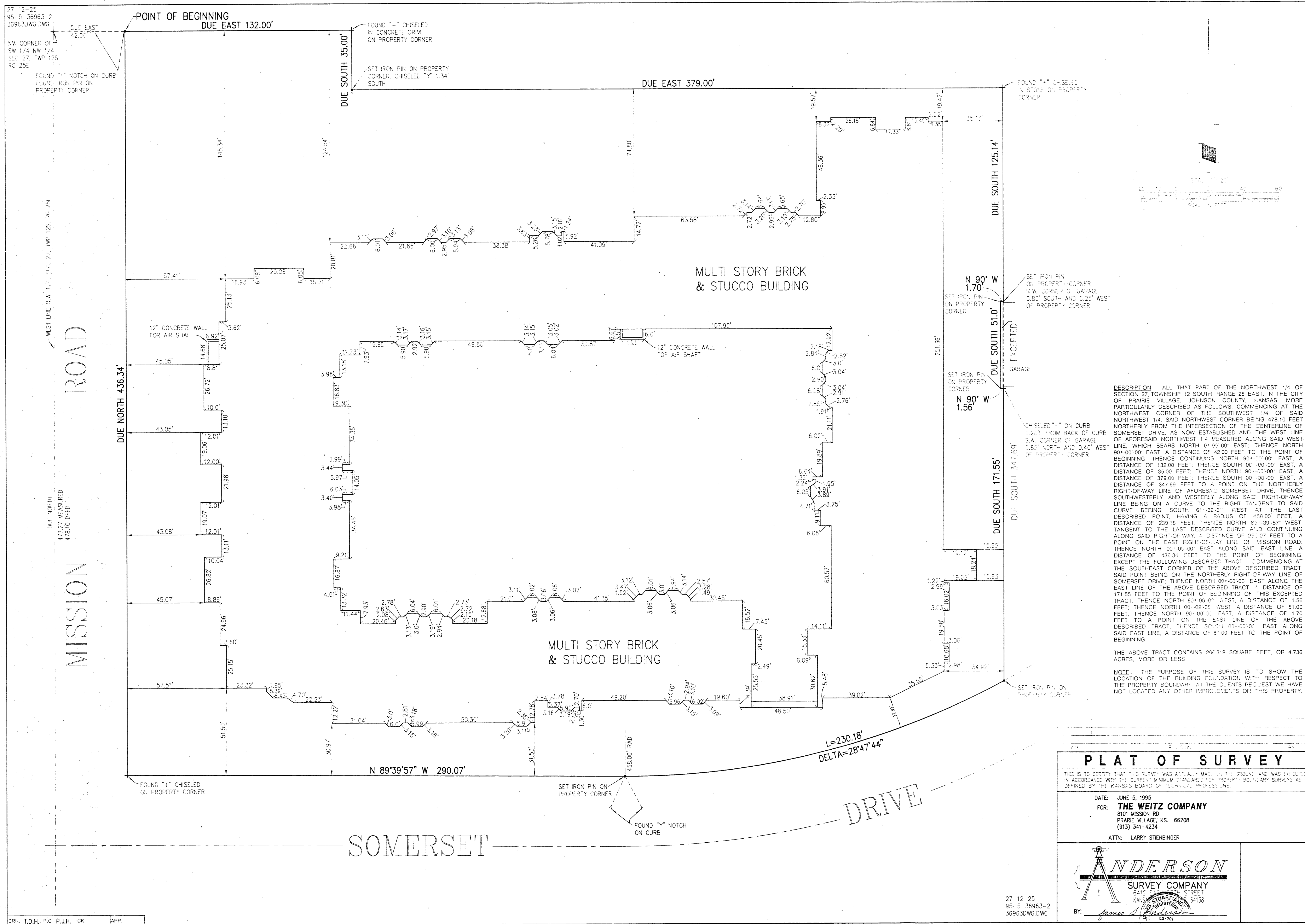
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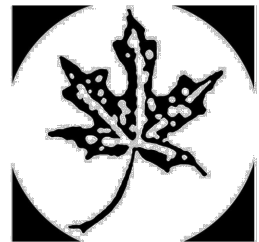
SURVEY PLAT

Sheet No.

2.0



Designer:



BOTANIQUE + DESIGN
FINE GARDENS & WATERGARDENS

SAN LUIS OBISPO, CA
SAN MARCOS, CA
805.395.8000
botanique.design

Owner:

Lifespace
4201 Corporate Drive
West Des Moines, IA 50266

Project Address:

8101 Mission Road
Prairie Village, KS 66208

Claridge Court Fountain

8101 Mission Road
Prairie Village, Kansas, 66208

Revisions

#	Date	Description

Date:

MAY 28, 2024

Project No.

7295

Drawn By:

BJA

Checked By:

JB

Sheet Description:

SITE PHOTOS

Sheet No.

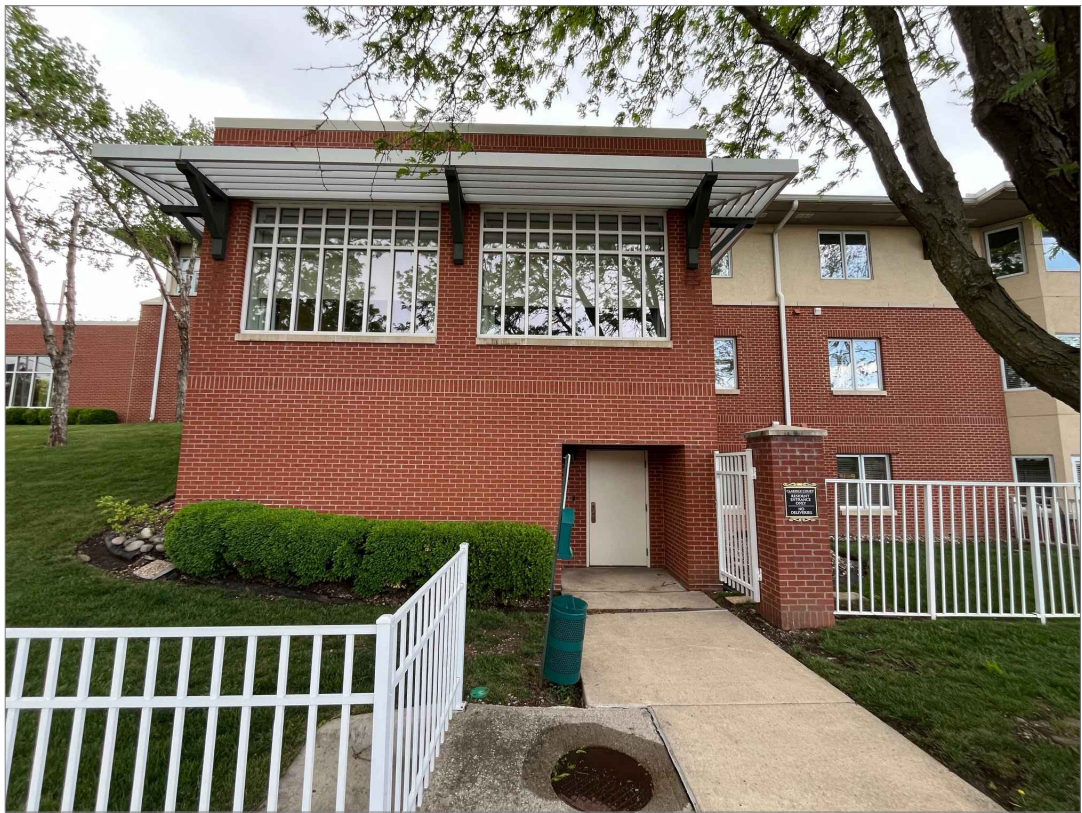
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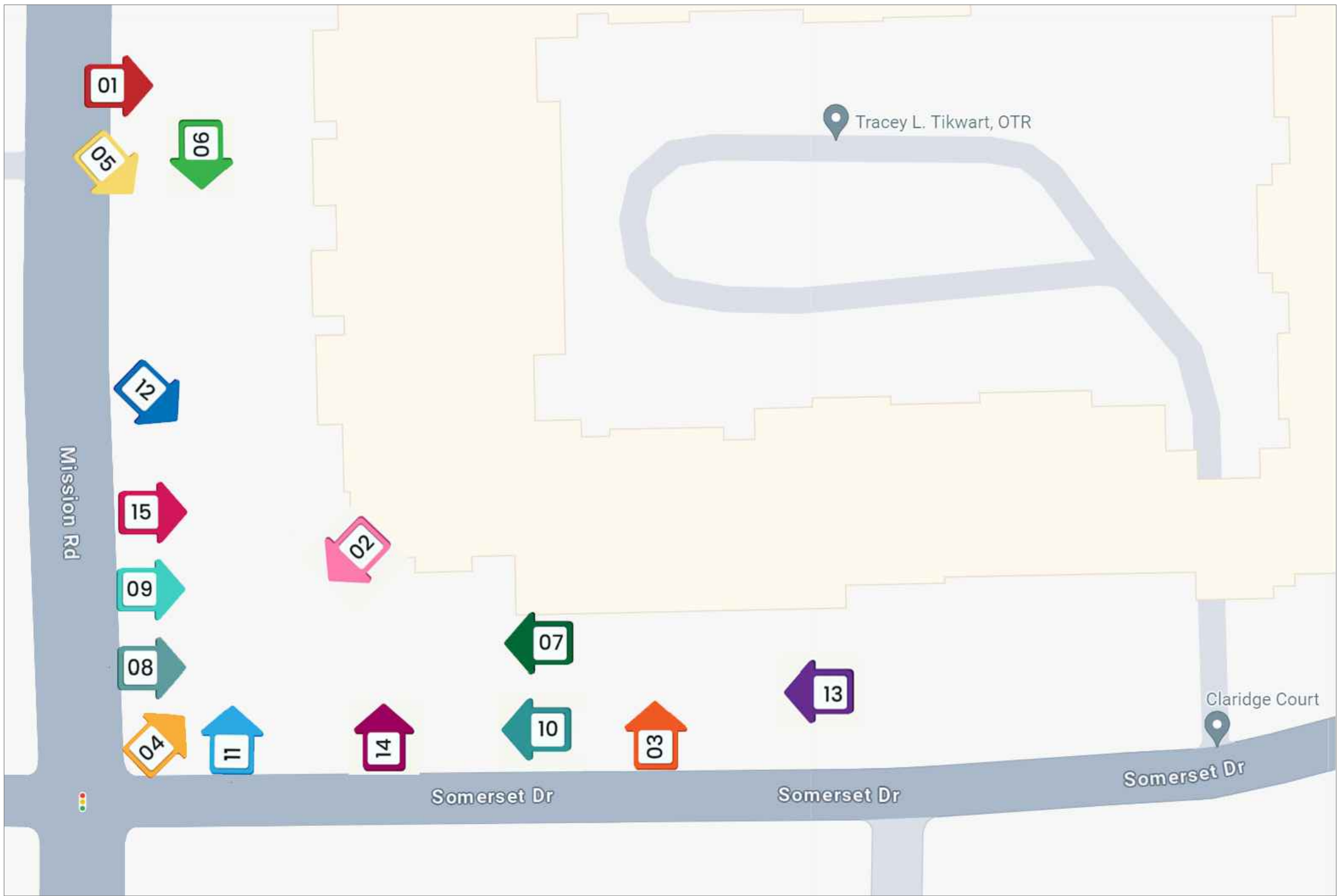


PHOTO LEGEND



10



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12



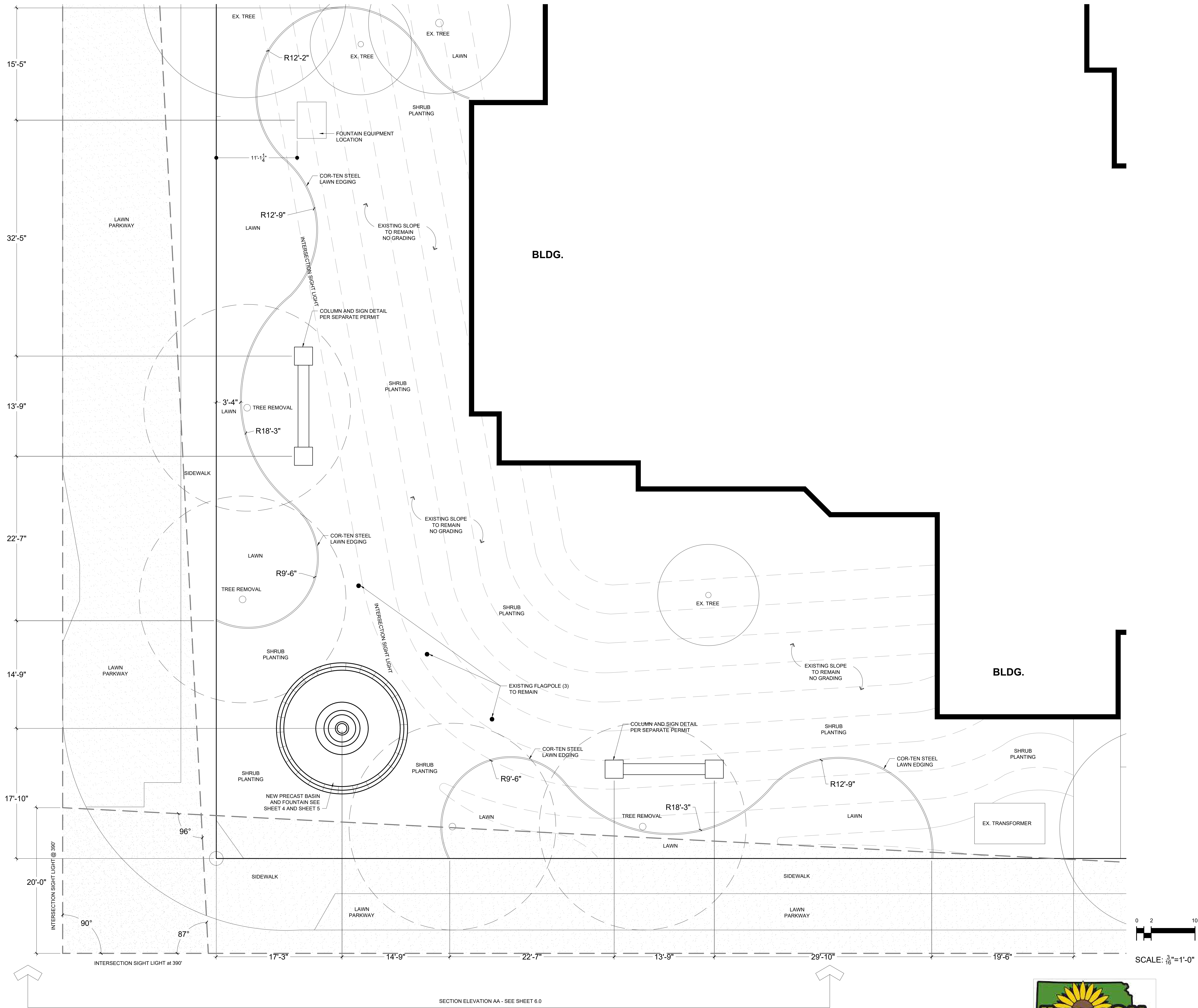
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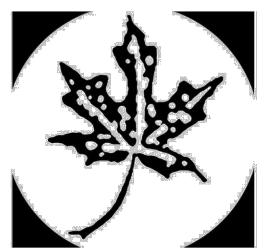


15



NOTE: CONTRACTOR AND SUBCONTRACTOR ARE TO HAVE AN ACTIVE JOBSITE DIG ALERT NUMBER DURING PROJECT CONSTRUCTION AT ALL TIMES.

Designer:



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FINE GARDENS & WATERWAYS

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BJA

Checked By:

BJA

Sheet Description:

STAKING AND LAYOUT

Sheet No.

4.0

ifespace
201 Corporate Drive
West Des Moines, IA 50266

101 Mission Road
Prairie Village, KS 66208

Claridge Court Fountain

8101 Mission Road
Prairie Village, Kansas, 66208

Prairie Village, Kansas, 66208

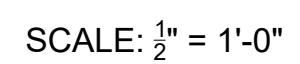
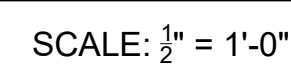
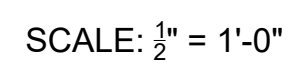
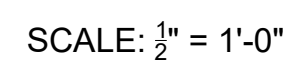
MAY 28, 2024

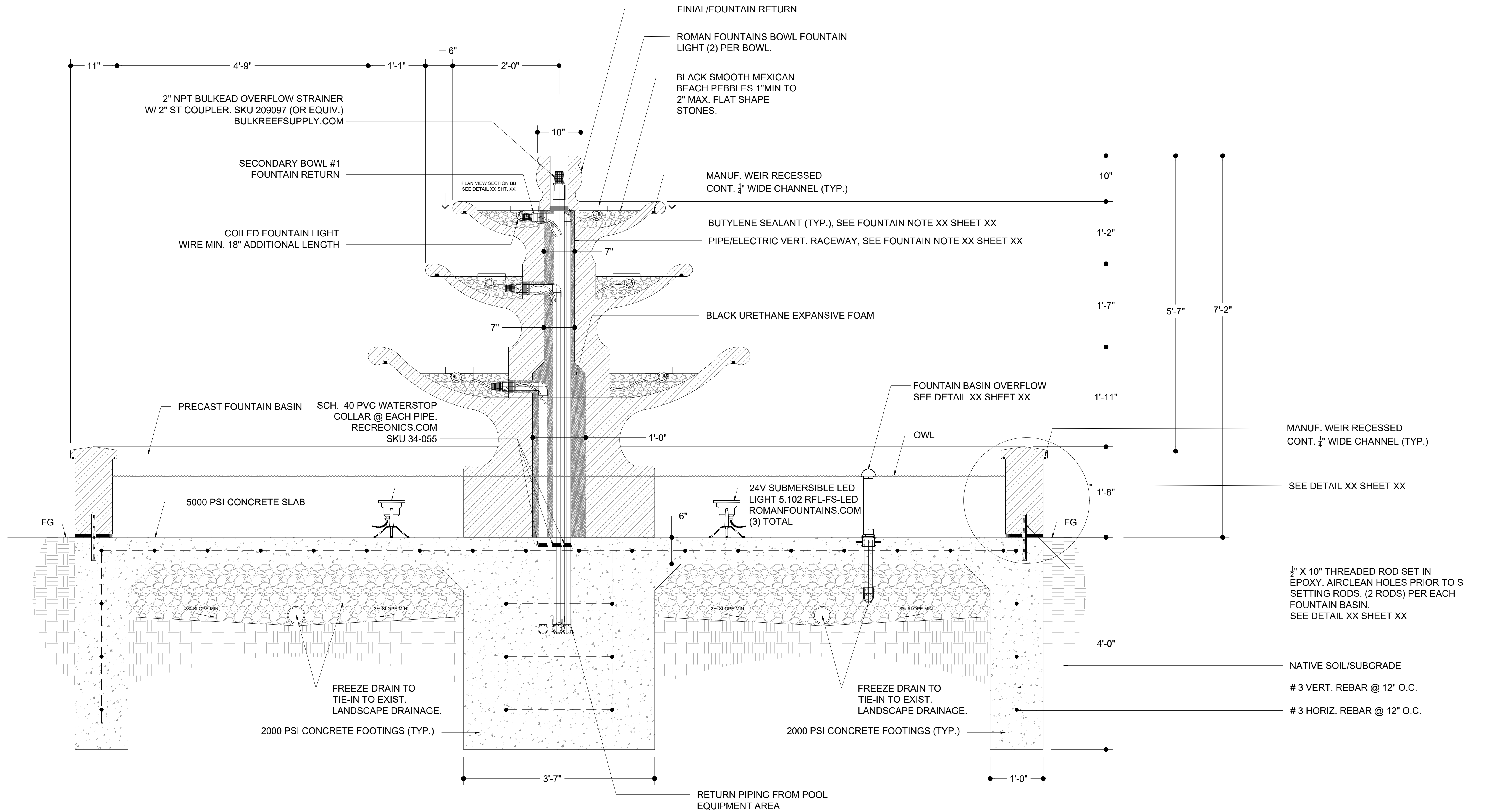
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JA BJA

CONSTRUCTION DETAILS 1

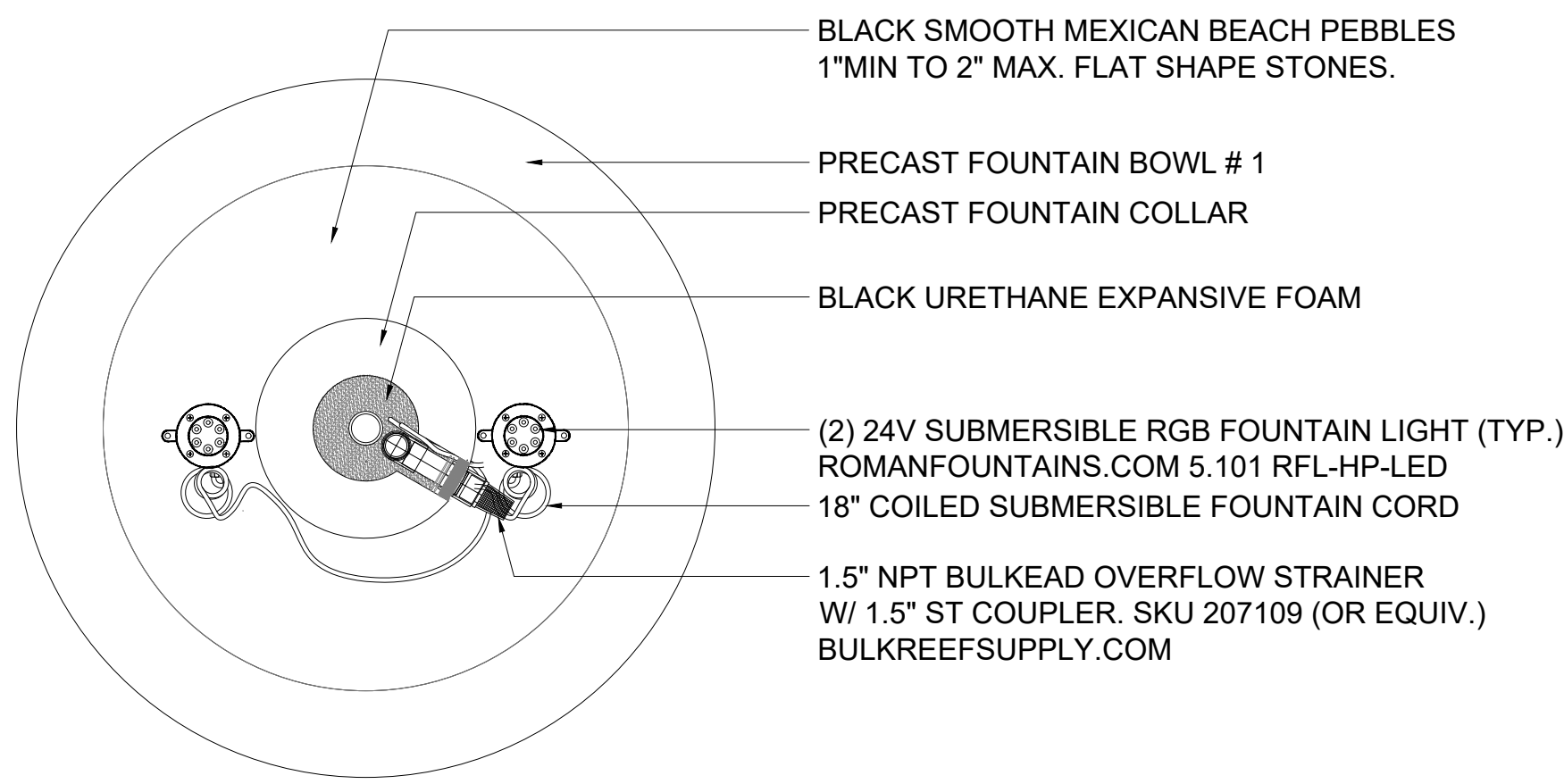
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PLAN VIEW SECTION ELEVATION AA

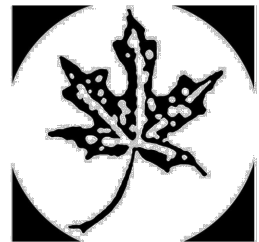
SCALE: 1" = 1'-0"



PLAN VIEW SECTION ELEVATION BB

SCALE: 1" = 1'-0"

Designer:



BOTANIQUE + DESIGN
FINE GARDENS & WATERGARDENS

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BJA

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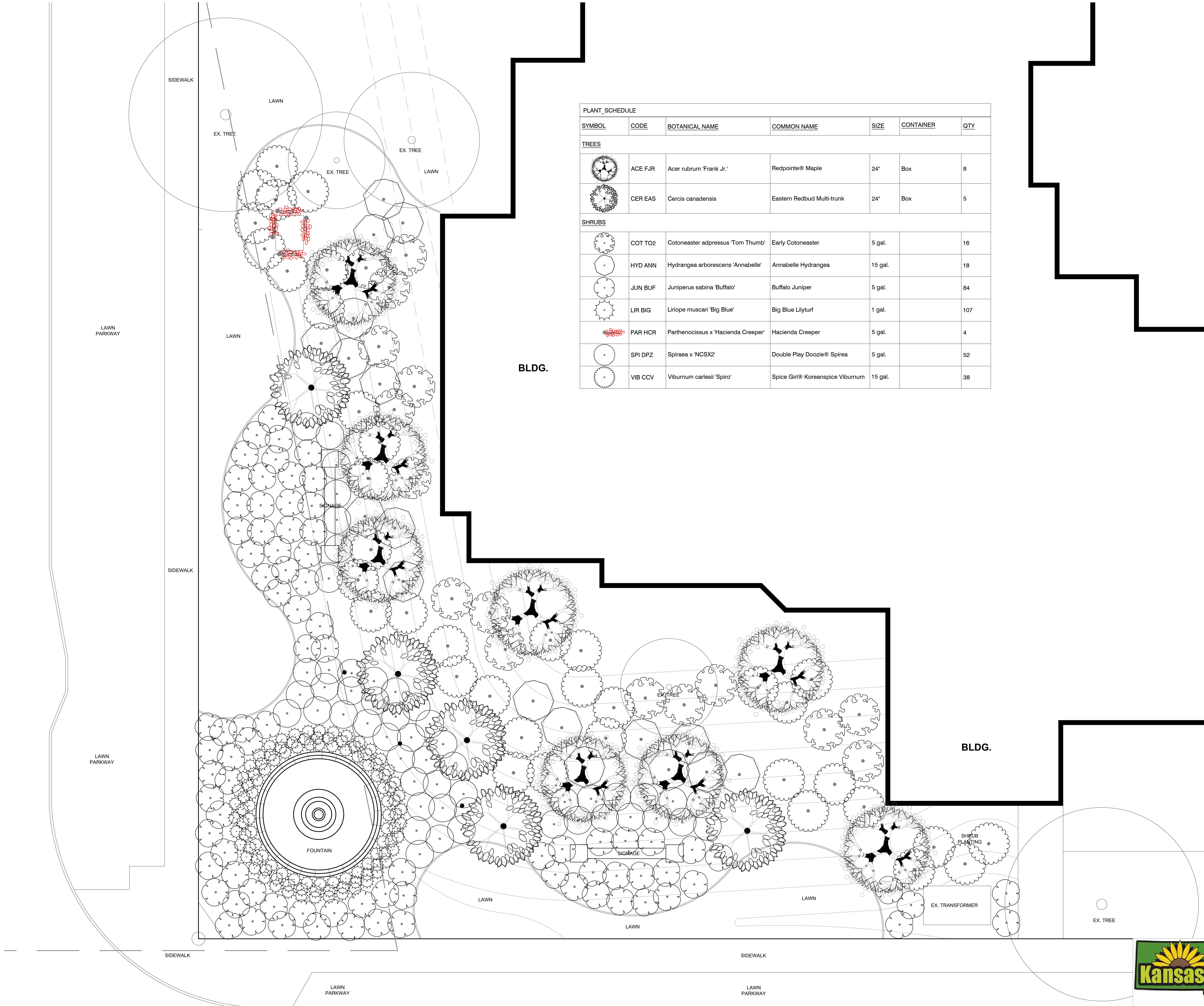
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Sheet Description:

FOUNTAIN
SECTION
ELEVATION

Sheet No.

6.0

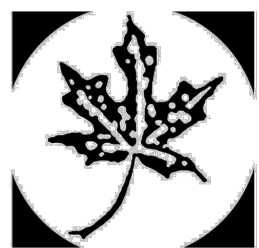


PLANT SCHEDULE						
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
TREES						
	ACE FJR	Acer rubrum 'Frank Jr.'	Redpointe® Maple	24"	Box	8
	CER EAS	Cercis canadensis	Eastern Redbud Multi-trunk	24"	Box	5
SHRUBS						
	COT TO2	Cotoneaster adpressus 'Tom Thumb'	Early Cotoneaster	5 gal.		16
	HYD ANN	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	15 gal.		18
	JUN BUF	Juniperus sabina 'Buffalo'	Buffalo Juniper	5 gal.		84
	LIR BIG	Liriope muscari 'Big Blue'	Big Blue Lilyturf	1 gal.		107
	PAR HCR	Parthenocissus x 'Hacienda Creeper'	Hacienda Creeper	5 gal.		4
	SPI DPZ	Spiraea x 'NCSX2'	Double Play Doozie® Spirea	5 gal.		52
	VIB CCV	Viburnum carlesii 'Spiri'	Spice Girl® Koreanspice Viburnum	15 gal.		38



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Designer:



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FINE GARDENS & WATERWAYS

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Drawn By:

BJA

Checked By:

BJA

Sheet Description:

SITE PLANTING

Sheet No.

7.0

The Jandy®TruChlor® Erosion Feeder offers optimal performance and operation with any equipment setup.

The Jandy TruChlor Erosion Feeder provides hassle-free conversion for in-ground pools and offers optimal operation with variable speed pumps—over a wide pump speed.

Make for Variable-Speed Pumps

Engineered specifically to work with variable-speed pumps for consistent and steady chlorine flow—even in lower flow conditions.

Replicable Valve

The replaceable valve assembly provides easy cleaning, maintenance, and long-term versatility.

Clear and Visible

Build-in flow indicator gives you a clear view of flow and performance, while the replaceable valve assembly allows you to replace chlorine tablets without any tools.

A Wide Body for Easy Maintenance

Wide body cavity makes it easy to maintain and clean out.

Office Version Available

For high-flow systems or crowded pool decks, the office version includes model clamps, base, and adapters for flexible tubing or hard pipe installations.

Fast Specs

- Available in both in-line and off-line versions.
- In-line VS model is ideal for use between 20 - 90 system GPM.
- Compatible with variable speed pumps—requires only 20 GPM (in-line VS model).
- For in-ground pools up to 10,000 gallons.
- Use Standard 2-inch or 2.5-inch Jandy valves.
- Control dial for 90% duty cycle, allowing multiple settings to control feed rate.
- Off-line version comes standard with 2-inch pipe adapters and a durable molded mounting base (additional pipe adapters also available, and optional).
- Off-line includes modular clamps and adapters compatible with 1/2 inch schedule 40 PVC pipe or flexible tubing.
- Includes check valve, venturi device, and corrosion-resistant hardware.
- Includes bottom drain cover for easy maintenance and installation.
- Wash-er-free top cap and valve assembly withstand chlorine.
- Large capacity holds up to nine 3-inch chlorine tablets or five pounds of 1-inch tablets.
- Works with trichloro chlorine tablets.

A Fluidra Brand | Jandy.com | 1.800.822.7833

Jandy

CONVENIENT, STEADY CHLORINATION

TRUChlor® EROSION FEEDER

EXCLUSIVE

CVCL Filter Specifications

Model No.	CV450	CV450	CV550
Filter Area	340 sq. ft.	400 sq. ft.	560 sq. ft.
Filter Flow Rate	37 gpm/ft²	33 gpm/ft²	26 gpm/ft²
Maximum Flow	137 gpm	130 gpm	150 gpm
Size (ft) Hour Capacity	45,720 gallons	54,000 gallons	40,000 gallons
Flow Rate (gpm)	60,000 gallons	72,000 gallons	72,000 gallons
Maximum Working Pressure	50 psi	50 psi	50 psi
Cartridge Required	4 (110" each)	4 (110" each)	4 (140" each)
Shipping Weight	106 lbs.	98 lbs.	101 lbs.
Height (ft)	41"	41"	47"
Footprint	25" diameter	25" diameter	25" diameter

Model No.	CL350	CL450	CL550
Filter Area	340 sq. ft.	400 sq. ft.	560 sq. ft.
Filter Flow Rate	37 gpm/ft²	33 gpm/ft²	26 gpm/ft²
Maximum Flow	137 gpm	130 gpm	150 gpm
Size (ft) Hour Capacity	45,720 gallons	54,000 gallons	40,000 gallons
Flow Rate (gpm)	60,000 gallons	72,000 gallons	72,000 gallons
Maximum Working Pressure	50 psi	50 psi	50 psi
Cartridge Required	4 (110" each)	4 (110" each)	4 (140" each)
Shipping Weight	98 lbs.	98 lbs.	101 lbs.
Height (ft)	41"	41"	47"
Footprint	25" diameter	25" diameter	25" diameter

Technical Specifications

CV/CL Series Filters

CVCL Filter Head Loss Curves

EXCLUSIVE

Jandy Pro Series by 2000A

Technical Specifications

CV/CL Series Filters

CVCL Filter Head Loss Curves

EXCLUSIVE

There's no need to sacrifice your pump's power.

The lead replacement for high energy consuming single-speed pumps up to 1.5HP, the VS FloPro 1.85 offers the same performance at both voltages.

VS FloPro 1.85 HP DUAL VOLTAGE, 2-AUX RELAY VS PUMP

EXCLUSIVE

Jandy

DUAL VOLTAGE. IDENTICAL PERFORMANCE.

VS FloPro 1.85 HP DUAL VOLTAGE, 2-AUX RELAY VS PUMP

EXCLUSIVE

JANDY AUTO-CHLORINTOR

3
8

JANDY CARTRIDGE FILTER

2
8

JANDY POOL AND SPA PUMP

1
8

Levolor® K-1100 SPECIFICATIONS

PUMP/SPA APPLICATIONS

Yes

INPUT CURRENT

130/220VAC, 50/60HZ, 0.5 AMP/PS

OUTPUT

24VAC @ 3.5A/PS

MAXIMUM WORKING PRESSURE

125 PSI

SECTION LOAD

150 LB

SECTION STYLE

Dual Style

SILENTED VALVE

1"

BODIES OF WATER

Single Body

APPLICATION

Pool or spa

6
8

JANDY LEVELOR AUTOFILL

STARGUARD® Main Drains

Part Number	Description	Flow Rate (GPM)	Flow Rate (GPM)	Open Area (sq. ft.)
50001	2" Standard Drain with 2" Side and 1" Bottom Ports, ABS Sump with Ring and Cover, White	12 Pack	OK	65
50002	2" Standard Drain with 2" Side and 1" Bottom Ports, ABS Sump with Ring and Cover, Black	12 Pack	OK	65
50003	2" Standard Drain with 2" Side and 1" Bottom Ports, ABS Sump with Ring and Cover, Gray	12 Pack	OK	65
50004	2" Standard Drain with 2" Side and 1" Bottom Ports, ABS Sump with Ring and Cover, White	12 Pack	OK	65
50005	2" Standard Drain with 2" Side and 1" Bottom Ports, ABS Sump with Ring and Cover, Black	12 Pack	OK	65
50006	2" Standard Drain with 2" Side and 1" Bottom Ports, ABS Sump with Ring and Cover, Gray	12 Pack	OK	65
50007	2" Standard Drain with 2" Side and 1" Bottom Ports, ABS Sump with Ring and Cover, White	12 Pack	OK	65
50008	2" Standard Drain with 2" Side and 1" Bottom Ports, ABS Sump with Ring and Cover, Black	12 Pack	OK	65
50009	2" Standard Drain with 2" Side and 1" Bottom Ports, ABS Sump with Ring and Cover, Gray	12 Pack	OK	65
50010	2" Standard Drain with 2" Side and 1" Bottom Ports, ABS Sump with Ring and Cover, White	12 Pack	OK	65
50011	2" Standard Drain with 2" Side and 1" Bottom Ports, ABS Sump with Ring and Cover, Black	12 Pack	OK	65
50012	2" Standard Drain with 2" Side and 1" Bottom Ports, ABS Sump with Ring and Cover, Gray	12 Pack	OK	65
50013	2" Standard Drain with 2" Side and 1" Bottom Ports, ABS Sump with Ring and Cover, White	12 Pack	OK	65
50014	2" Standard Drain with 2" Side and 1" Bottom Ports, ABS Sump with Ring and Cover, Black	12 Pack	OK	65
50015	2" Standard Drain with 2" Side and 1" Bottom Ports, ABS Sump with Ring and Cover, Gray	12 Pack	OK	65
50016	2" Standard Drain with 2" Side and 1" Bottom Ports, ABS Sump with Ring and Cover, White	12 Pack	OK	65
50017	2" Standard Drain with 2" Side and 1" Bottom Ports, ABS Sump with Ring and Cover, Black	12 Pack	OK	65
50018	2" Standard Drain with 2" Side and 1" Bottom Ports, ABS Sump with Ring and Cover, Gray	12 Pack	OK	65
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50024	2" Standard Drain with 2" Side and 1" Bottom Ports, ABS Sump with Ring and Cover, Gray	12 Pack	OK	65
50025	2" Standard Drain with 2" Side and 1" Bottom Ports, ABS Sump with Ring and Cover, White	12 Pack	OK	65
50026	2" Standard Drain with 2" Side and 1" Bottom Ports, ABS Sump with Ring and Cover, Black	12 Pack	OK	65
50027	2" Standard Drain with 2" Side and 1" Bottom Ports, ABS Sump with Ring and Cover, Gray	12 Pack	OK	65
50028	2" Standard Drain with 2" Side and 1" Bottom Ports, ABS Sump with Ring and Cover, White	12 Pack	OK	65
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50032	2" Standard Drain with 2" Side and 1" Bottom Ports, ABS Sump with Ring and Cover, Black	12 Pack	OK	65
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50037	2" Standard Drain with 2" Side and 1" Bottom Ports, ABS Sump with Ring and Cover, White	12 Pack	OK	65
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50043	2" Standard Drain with 2" Side and 1" Bottom Ports, ABS Sump with Ring and Cover, White	12 Pack	OK	65
50044	2" Standard Drain with 2" Side and 1" Bottom Ports, ABS Sump with Ring and Cover, Black	12 Pack	OK	65
50045	2" Standard Drain with 2" Side and 1" Bottom Ports, ABS Sump with Ring and Cover, Gray	12 Pack	OK	65
50046	2" Standard Drain with 2" Side and 1" Bottom Ports, ABS Sump with Ring and Cover, White	12 Pack	OK	65
50047	2" Standard Drain with 2" Side and 1" Bottom Ports, ABS Sump with Ring and Cover, Black	12 Pack	OK	65

PENTAIR.COM

PENTAIR VGBA ANTI-ENTRAPMENT MAINDRAIN

5
8

PENTAIR

STARGUARD® Main Drains

Starguard drains comply with provisions of the ANSI/APSP/ICC-16 2017 standard as required by the Virginia Graeme Baker Pool & Spa Safety Act.

High-quality Starguard drains are available in white, black, gray and dark gray, as well as a variety of configurations to fit any in-ground pool or spa installation. Review the specifications to find the right Starguard drain model for your application.

Pentair® Starguard drains have 16.35 square inches of open area for water flow. If you are in an area where water velocity through the grate is limited to 1.5 feet/second, the Starguard covers allow flow rates up to 72 GPM.

Part Number	Description	Flow Rate (GPM)	Flow Rate (GPM)	Open Area (sq. ft.)
50001	2" Standard Drain with 2" Side and 1" Bottom Ports, ABS Sump with Ring and Cover, White	12 Pack	OK	65
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50047	2" Standard Drain with 2" Side and 1" Bottom Ports, ABS Sump with Ring and Cover, Black	12 Pack	OK	65

PENTAIR.COM

JANDY POOL CONTROLLER

4
8

Jandy

SYSTEM LEVEL OPTIONS

All Kits Include:

PS System Board, Sensors, Relays, 1020-A Web-Connect Device

PS Kits Include:

Pool and Spa Valve Actuators

POWER CENTER KIT OPTIONS

Kits without "PC" Include:

401P Power Center without Spa Panel

Kits with "PC" Include:

401P Power Center with Spa Panel

SWC Kits Include:

401P Power Center with Spa Panel and Aqualink® PC1400

Features

1. Aqualink RS 2. Aqualink PC 3. Aqualink PC 4. Aqualink PC 5. Aqualink PC 6. Aqualink PC 7. Aqualink PC 8. Aqualink PC 9. Aqualink PC 10. Aqualink PC 11. Aqualink PC 12. Aqualink PC 13. Aqualink PC 14. Aqualink PC 15. Aqualink PC 16. Aqualink PC 17. Aqualink PC 18. Aqualink PC 19. Aqualink PC 20. Aqualink PC 21. Aqualink PC 22. Aqualink PC 23. Aqualink PC 24. Aqualink PC 25. Aqualink PC 26. Aqualink PC 27. Aqualink PC 28. Aqualink PC 29. Aqualink PC 30. Aqualink PC 31. Aqualink PC 32. Aqualink PC 33. Aqualink PC 34. Aqualink PC 35. Aqualink PC 36. Aqualink PC 37. Aqualink PC 38. Aqualink PC 39. Aqualink PC 40. Aqualink PC 41. Aqualink PC 42. Aqualink PC 43. Aqualink PC 44. Aqualink PC 45. Aqualink PC 46. Aqualink PC 47. Aqualink PC 48. Aqualink PC 49. Aqualink PC 50. Aqualink PC 51. Aqualink PC 52. Aqualink PC 53. Aqualink PC 54. Aqualink PC 55. Aqualink PC 56. Aqualink PC 57. Aqualink PC 58. Aqualink PC 59. Aqualink PC 60. Aqualink PC 61. Aqualink PC 62. Aqualink PC 63. Aqualink PC 64. Aqualink PC 65. Aqualink PC 66. Aqualink PC 67. Aqualink PC 68. Aqualink PC 69. Aqualink PC 70. Aqualink PC 71. Aqualink PC 72. Aqualink PC 73. Aqualink PC 74. Aqualink PC 75. Aqualink PC 76. Aqualink PC 77. Aqualink PC 78. Aqualink PC 79. Aqualink PC 80. Aqualink PC 81. Aqualink PC 82. Aqualink PC 83. Aqualink PC 84. Aqualink PC 85. Aqualink PC 86. Aqualink PC 87. Aqualink PC 88. Aqualink PC 89. Aqualink PC 90. Aqualink PC 91. Aqualink PC 92. Aqualink PC 93. Aqualink PC 94. Aqualink PC 95. Aqualink PC 96. Aqualink PC 97. Aqualink PC 98. Aqualink PC 99. Aqualink PC 100. Aqualink PC 101. Aqualink PC 102. Aqualink PC 103. Aqualink PC 104. Aqualink PC 105. Aqualink PC 106. Aqualink PC 107. Aqualink PC 108. Aqualink PC 109. Aqualink PC 110. Aqualink PC 111. Aqualink PC 112. Aqualink PC 113. Aqualink PC 114. Aqualink PC 115. Aqualink PC 116. Aqualink PC 117. Aqualink PC 118. Aqualink PC 119. Aqualink PC 120. Aqualink PC 121. Aqualink PC 122. Aqualink PC 123. Aqualink PC 124. Aqualink PC 125. Aqualink PC 126. Aqualink PC 127. Aqualink PC 128. Aqualink PC 129. Aqualink PC 130. Aqualink PC 131. Aqualink PC 132. Aqualink PC 133. Aqualink PC 134. Aqualink PC 135. Aqualink PC 136. Aqualink PC 137. Aqualink PC 138. Aqualink PC 139. Aqualink PC 140. Aqualink PC 141. Aqualink PC 142. Aqualink PC 143. Aqualink PC 144. Aqualink PC 145. Aqualink PC 146. Aqualink PC 147. Aqualink PC 148. Aqualink PC 149. Aqualink PC 150. Aqualink PC 151. Aqualink PC 152. Aqualink PC 153. Aqualink PC 154. Aqualink PC 155. Aqualink PC 156. Aqualink PC 157. Aqualink PC 158. Aqualink PC 159. Aqualink PC 160. Aqualink PC 161. Aqualink PC 162. Aqualink PC 163. Aqualink PC 164. Aqualink PC 165. Aqualink PC 166. Aqualink PC 167. Aqualink PC 168. Aqualink PC 169. Aqualink PC 170. Aqualink PC 171. Aqualink PC 172. Aqualink PC 173. Aqualink PC 174. Aqualink PC 175. Aqualink PC 176. Aqualink PC 177. Aqualink PC 178. Aqualink PC 179. Aqualink PC 180. Aqualink PC 181. Aqualink PC 182. Aqualink PC 183. Aqualink PC 184. Aqualink PC 185. Aqualink PC 186. Aqualink PC 187. Aqualink PC 188. Aqualink PC 189. Aqualink PC 190. Aqualink PC 191. Aqualink PC 192. Aqualink PC 193. Aqualink PC 194. Aqualink PC 195. Aqualink PC 196. Aqualink PC 197. Aqualink PC 198. Aqualink PC 199. Aqualink PC 200. Aqualink PC 201. Aqualink PC 202. Aqualink PC 203. Aqualink PC 204. Aqualink PC 205. Aqualink PC 206. Aqualink PC 207. Aqualink PC 208. Aqualink PC 209. Aqualink PC 210. Aqualink PC 211. Aqualink PC 212. Aqualink PC 213. Aqualink PC 214. Aqualink PC 215. Aqualink PC 216. Aqualink PC 217. Aqualink PC 218. Aqualink PC 219. Aqualink PC 220. Aqualink PC 221. Aqualink PC 222. Aqualink PC 223. Aqualink PC 22



201 Corporate Drive
West Des Moines, IA 50266

101 Mission Road
Prairie Village, KS 66208

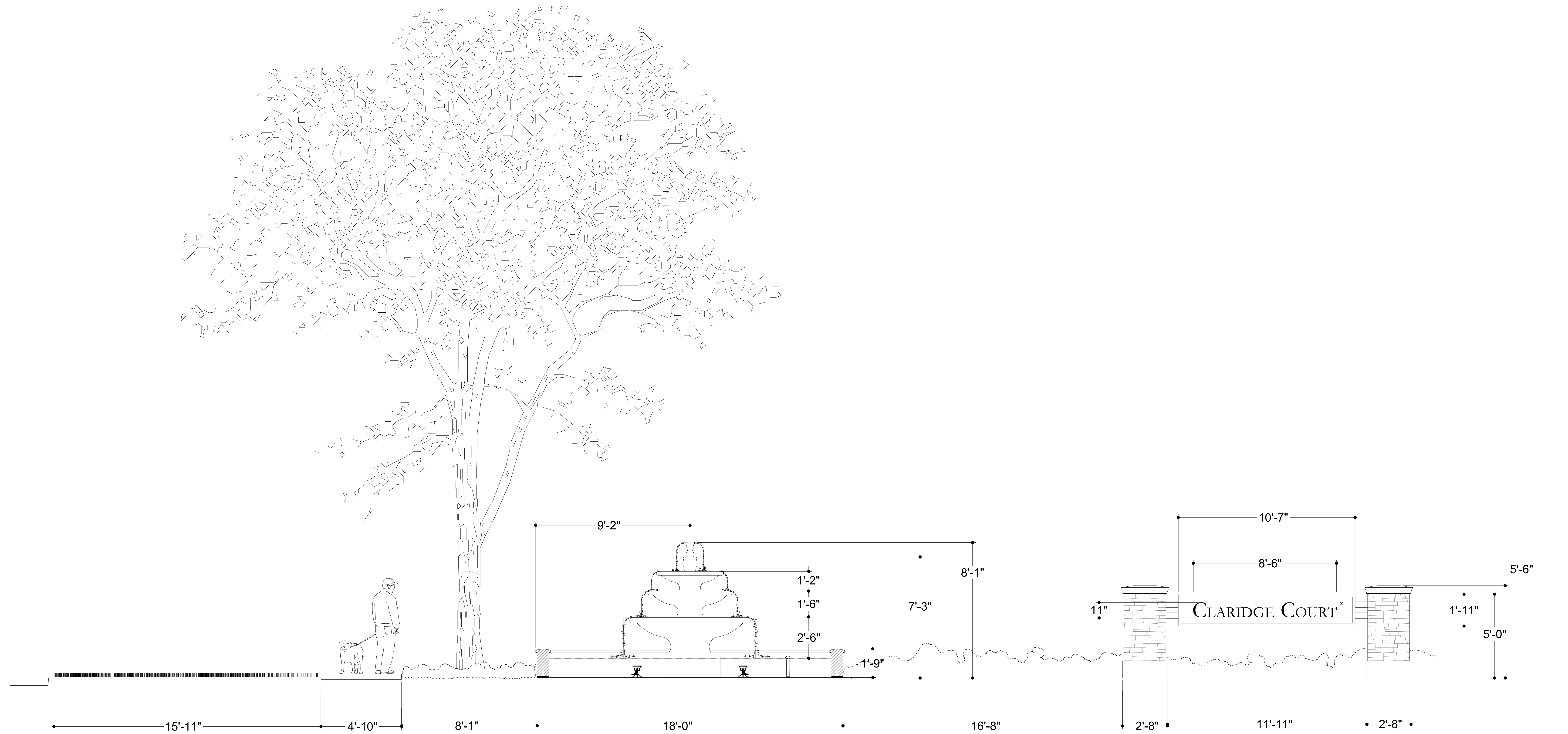
8101 Mission Road
Prairie Village, Kansas, 66208

#	Date	Description

Project No.
295

SIGNAGE

9.0



PLAN VIEW SECTION ELEVATION AA

SCALE: $\frac{3}{8}'' = 1'-0''$

1. THE CONTRACTOR/SUBCONTRACTOR IS MAINTAIN AN ACTIVE DIG ALERT NUMBER (CALL 811) AND HAVE ALL UTILITY PAINT MARKING AND FLAG LOCATIONS TAGGED PRIOR TO COMMENCEMENT OF ANY ON-SITE STAGING, DEMO, OR PROJECT WORK. A COPY OF THE DIG ALERT NUMBER IS TO BE MAINTAINED WITH THE JOBSITE PERMITTED PLAN SET.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS PRIOR TO STARTING CONSTRUCTION. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY PRIOR TO COMMENCEMENT OF ANY DISCREPANCIES OR INCONSISTENCIES.
3. THE CONTRACTOR SHALL COORDINATE WITH OTHER TRADES ALL REQUIREMENTS FOR THEIR MATERIALS NEEDED TO BE INSTALLED UNDER/IN SLAB.
4. ALL DIMENSIONS TO TAKE PRECEDENCE OVER SCALE SHOWN ON PLANS, SECTIONS AND DETAILS.
5. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
6. MATERIAL NOTES AND SPECIFICATIONS ON DRAWINGS SHALL TAKE PRECEDENCE OVER SPECIFICATIONS.
7. APPROVED PERMIT PLANS AND FULL COPY OF SOILS REPORT (IF APPLICABLE TO PERMIT), ARE TO BE MAINTAINED ONSITE IN WEATHERPROOF CONTAINER AT ALL TIMES DURING CONSTRUCTION.
8. ALL JOBSITE DELIVERY DROP-OFF AND STAGING AREA TO BE CLEARLY DENOTED. COORDINATE WITH CLARIDGE FACILITY DIRECTOR (CFD) PRIOR TO COMMENCEMENT OF WORK.
9. JOBSITE WORK ALLOWED FROM 7:30 AM TO 6 PM MONDAY THROUGH FRIDAY. ALL WEEKEND WORK, BEFORE/AFTER HOURS, OR HOLIDAY WORK REQUIRES PRE-APPROVAL FROM CPM.
10. NO BOOM BOX/BROADCAST MUSIC, TELEVISION, ETC. ALLOWED ON THE JOBSITE AT ANYTIME. IN ADDITION, NO YELLING, SCREAMING, OR LOUD WHISTLING.
11. JOBSITE IS TO BE SECURE WITH CONSOLIDATED DEBRIS/TRASH NEATLY SECURED AND NO LOOSE TRASH DEBRIS. THIS INCLUDES LOCKING GATES, TOOLBOXES, AND SECURING ANY MATERIALS FROM THEFT OR VANDILISM. CFD \ MAKES NO JOBSITE SECURITY GUARANTEE TO ITS' SUBCONTRACTORS OR CONSULTANTS WITH ACTS OF GOD, THEFT, OR VANDELISM.
12. ALL OPEN TRENCHES, PITS, HOLES, SHALL BE COVERED OR PROTECTED WITH SAFETY BARRIERS AT THE CLOSE OF WORK EACH DAY.
13. NO SMOKING, OR OPEN FIRE BBQ ON ANY PROJECT JOBSITE.
14. SUBCONTRACTORS AND CONSULTANTS ARE TO OBSERVE ALL FEDERAL/STATE/LOCAL HEALTH AND SAFETY LAWS, INCLUDING OSHA. PROPER SAFETY CLOTHES, SHOES, EYE PROTECTION, EAR PROTECTION, HAND PROTECTION SHALL BE UTILIZED AT ALL TIMES ON THE JOBSITE.

II. NATIONAL POLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) NOTES

1. IN CASE OF EMERGENCY CONTACT CRM AT (913) 383-2085
2. SEDIMENT FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING STRUCTURAL CONTROLS TO THE MAXIMUM EXTENT PRACTICABLE.
3. STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TACKING, OR WIND.
4. APPROPRIATE BMWs FOR CONSTRUCTION--RELATED MATERIALS, WASTES, SPILLS SHALL BE IMPLEMENTED TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTIES BY WIND OR RUNOFF.
5. RUNOFF FROM EQUIPMENT AND VEHICLE WASHING SHALL BE CONTAINED AT CONSTRUCTION SITES UNLESS TREATED TO REDUCE OR REMOVE SEDIMENT AND OTHER POLLUTANTS.
6. ALL CONSTRUCTION CONTRACTOR AND SUBCONTRACTOR PERSONNEL ARE TO BE MADE AWARE OR THE REQUIRED BEST MANAGEMENT PRACTICES AND GOOD HOUSEKEEPING MEASURES FOR THE PROJECT SITE AND ANY ASSOCIATED CONSTRUCTION STAGING AREAS.
7. AT THE END OF EACH DAY OF CONSTRUCTION ACTIVITY ALL CONSTRUCTION DEBRIS AND WASTE MATERIALS SHALL BE COLLECTED AND PROPERLY DISPOSED IN TRASH OR RECYCLE BINS.
8. CONSTRUCTION SITES SHALL BE MAINTAINED IN SUCH A CONDITION THAT AN ANTICIPATED STORM DOES NOT CARRY WASTES OR POLLUTANTS OFF THE SITE. DISCHARGES OF MATERIAL OTHER THAN STORMWOTER ONLY WHEN NECESSARY FOR PERFORMANCE AND COMPLETION OF CONSTRUCTION PRACTICES AND WHERE THEY DO NOT: CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY WATER QUALITY STANDARD; CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR NUISANCE; OR CONTAIN A HAZARDOUS SUBSTANCE IN A QUANTITY REPORTABLE UNDER FEDERAL REGULATIONS 40 CFR PARTS 117 AND 302.
9. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOLID OR LIQUID CHEMICAL SPILLS; WASTES FROM PAINTS, STAINS, SEALANTS, GLUES, LIMES, PESTICIDES, HERBICIDES, WOOD PRESERVATIVES AND SOLVENTS; ASBESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS; FUELS, OILS, LUBRICANTS, AND HYDRAULIC, RADIATOR OR BATTERY FLUIDS; FERTILIZERS, VEHICLE/EQUIPMENT WASH WATER AND CONCRETE WASH WATER; CONCRETE, DETERGENT OR FLOATABLE WASTES; WASTES FROM ANY ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING AND SUPERCHLORINATED POTABLE WATER LINE FLUSHING.DURING CONSTRUCTION, PERMITTEE SHALL DISPOSE OF SUCH MATERIALS IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON --SITE, PHYSICALLY SEPARATED FROM POTENTIAL STORMWATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
10. DEWATERING OF CONTAMINATED GROUNDWATER OR DISCHARGING CONTAMINATED SOILS VIA SURFACE EROSION IS PROHIBITED. DEWATERING OF NON--CONTAMINATED GROUNDWATER REQUIRES A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT FROM THE RESPECTIVE STATE REGIONAL WATER QUALITY CONTROL BOARD.
11. GRADED AREAS ON THE PERMITTED AREA PERIMETER MUST DRAIN AWAY FROM THE FACE OF SLOPES AT THE CONCLUSION OF EACH WORKING DAY. DRAINAGE IS TO BE DIRECTED TOWARD DESILTING FACILITIES.
12. THE PERMITTEE AND CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATER CREATES A HAZARDOUS CONDITION.
13. THE PERMITTEE AND CONTRACTOR SHALL INSPECT THE EROSION CONTROL WORK AND ENSURE THAT THE WORK IS IN ACCORDANCE WITH THE APPROVED PLANS.
14. THE PERMITTEE SHALL NOTIFY ALL GENERAL CONTRACTORS, SUBCONTRACTORS, MATERIAL SUPPLIERS, LESSEES, AND PROPERTY OWNERS: THAT DUMPING OF CHEMICALS INTO THE STORM DRAIN SYSTEM OR THE WATERSHED IS PROHIBITED.

15. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
16. ALL REMOVABLE EROSION PROTECTIVE DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE 5--DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
17. SEDIMENTS FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING AN EFFECTIVE COMBINATION OF EROSION AND SEDIMENT CONTROLS TO THE MAXIMUM EXTENT PRACTICABLE, AND STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OF ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND.
18. APPROPRIATE BMPS FOR CONSTRUCTION--RELATED MATERIALS, WASTES, SPILLS OR RESIDUES SHALL BE IMPLEMENTED AND RETAINED ON SITE TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTY BY WIND OR RUNOFF.

III. CONCRETE AND MASONRY

1. VOLUME, ONE PART PORTLAND CEMENT, TWO PARTS PEA GRAVEL, THREE PARTS SAND, SUFFICIENT WATER SHOULD BE ADDED TO PRODUCE A CONSISTENCY FOR POURING WIHOUT SEGREGATION OF GROUT CONSITUENTS.
2. MORTAR: ASTM C270, TYPE M, fc= 2500 PSI AT 28 DAYS.
3. GROUT: COMPRESSIVE STRENGTH OF 2000 PSI AT 28 DAYS. AI CELLS SHALL BE FULLY GROUTED.
4. SEE "REINFORCING STEEL SECTION" OF SPECIFICATIONS FOR AST SPECIFICAITON OF REINFORCING STEEL.
5. THE MINIMUM LAP OF REINFORCING STEEL SHALL BE 40 BAR DIAMETERS OR 2'-0" MINIMUM. PROVIDE 1/4" INCH MINIMUM CLEARANCE FROM BLOCK MASONRY CELLS.
6. MAXIMUM HEIGHT OF GROUT POUR SHALL BE 4'-0" UNLESS CLEANOUT OPENINGS ARE PROVIDED AT THE BOTTOM OF CELLS TI BE FILLED.
7. NO COLD JOINTS ARE PERMITTED UNLESS SPECIFICALLY DETAILED
8. ALL GROUT SHALL HAVE A WATER REDUCING ADMIXTURE APPROVED BY THE ENGINEER ADDED PER MANUFACTURE'S SPECIFICATIONS.
9. VERITCAL CELLS TO BE FILLED SHALL HAVE VERTICAL ALIGNMEP ANY OVERHANGNING MORTAR OR OTHER OBSTRUCTION OR DEBRIS SHALL BE REMOVED FROM THE INSIDES OF SUCH CELL WALLS.
10. ALL WALLS SHALL BE LAID IN RUNNING BOND TRUE AND PLUMB
11. WEBS OF EACH COURSE SHALL CENTER ON WEBS BELOW. VERTICAL CELLS SHALL HAVE VERTICAL ALIGNMENT TO MAINTAIN CLEAN UNOBSTRUCTED VERTICAL FLUE.
12. WHERE BLOCK IS LAID TO A MAXIMUM OF FOUR FEET BEFORE GROUTING, NO CLEANOUT SHALL BE REQUIRED. WHERE BLOCK IS LAID TO A HEIGHT GREATER THAN FOUR FEET BEFORE GROUTING, CLEANOUTS SHALL BE PROVIDED.
13. WHERE GROUTING IS STOPPED FOR A PERIOD OF ONE HOUR LONGER, HORIZONTAL CONSTRUCTION JOINTS SHALL BE FORMED, STOPPING THE GROUT POUR 1-1/2" BELOW THE TOP OF THE UPPER MOST UNIT.
14. ANCHOR BOLT MINIMUM EMBEDMENT INTO MASONRY OR CONCRETE IS 7".

IV. REINFORCING STEEL

1. ALL REINFORCING BARS SHALL BE ASTM A-615, GRADE 60, DEFORMED BILLET STEEL BARS EXCEPT AS NOTED BELOW. A. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185. B. ALL STIRRUPS TO BE GRADE 40. C. REINFORCING FOR CONCRETE MASONRY SHALL BE ASTM A-615, GRADE 60.
2. HARD-GRADE AND HIGH-STRENGTH BARS SHALL BE MARKED SO THEIR IDENTIFICATION CAN BE MADE WHEN THE FINAL IN-PLACE INSPECTION IS MADE.
3. FABRICATION DETAILS SHALL CONFORM TO THE ACI MANUAL OF STANDARD PRACTICE.
4. ALL REINFORCING BAR BENDS TO BE MADE COLD. GRADE 60 BARS (IF APPLICABLE) SHALL BE BENT IN A FABRICATION SHOP ONLY.
5. SPLICES IN REINFORCING STEEL SHALL BE 36 BAR DIAMETER IN CONCRETE, AND 40 BAR DIAMETERS IN MASONRY.
6. THE MINIMUM LAP OF MESH SHALL BE SIX INCHES OR ONE FULL MESH.
7. BARS MAY BE IN CONTACT WHEN FORMING A LAPPED SPLICE.
8. FOR BEAMS AND SLABS. THE MINIMUM CLEAR DISTANCE BETWEEN PARALLEL BARDS SHALL BE THE DIAMETER OF THE BAR, 1-1/3 TIMES THE AGGREGATE SIZE, BUT IN NO CASE LESS THAN ONE INCH. FOR COLUMNS THE MINIMUM CLEAR DISTANCE BETWEEN BARS SHALL BE 1-1/2 BAR DIAMETERS BUT IN NO CASE LESS THAN 1-1/2 INCHES.

V. CAULKING

1. FOR CAULKING EXPANSION JOINTS INSTALL "DYMERIC OR TRDACO, INC. AS DISTRIBUTED BY ACM DISTRIBUTORS, INC. 1701 EDINGER AVE, UNIT E-18, SANTA ANA, CA 92705 (714) 953-2156, OR APPROVED EQUAL. 1. U.S. FEDERAL SPEC TT-S-00227E 2. CLASS A, TYPE II 3. ASTM C920-79, TYPE M, GRADE NS, CLASS 25 4. I.C.B.O. 03198 2. CAULK AND SEAL ALL JOINTS WHERE SHOWN ON PLANS AND ELSE WHERE AS REQUIRED TO PROVIDE A POSITIVE BARRIER AGAINST PASSAGE OF AIR AND MOISTURE.
2. COLORS FOR EACH SEALANT INSTALLATION WILL BE SELECTED AND APPROVED BY THE CALIMINGO PROJECT MANAGER FROM STANDARD COLORS NORMALLY AVAILABLE FROM THE SPECIFIED MANUFACTURERS.
3. USE ONLY THOSE PRIMERS WHICH ARE NONSTAINING, TESTED FOR DURABILITY ON SURFACES TO BE SEALED AND SPECIFICALLY RECOMMENDED FOR THIS INSTALLATION BY THE MANUFACTURER OF THE SEALANT USED.
4. USE ONLY THOSE BACKUP MATERIALS WHICH ARE SPECIFICALLY RECOMMENDED FOR THIS INSTALLATION BY THE MANUFACTURER OF THE SEALANT USED AND WHICH ARE NONABSORBANT AND NON-STAINING.
5. MASK ALL THE JOINTS WHERE THE APPEARANCE OF SEALANT ON ADJACENT SURFACES WOULD BE OBJECTIONABLE AND REMOVE TAPE IMMEDIATELY AFTER JOINTS ARE SEALED.
6. CLEAR ADJACENT SURFACES FREE FROM SEALANT AS THE INSTALLATION PROGRESSES. USE SOLVENT OR CLEANING AGENT AS RECOMMENDED BY THE SEALANT MANUFACTURER

7. SEAL ALL JOINTS, CROCKS, PENETRATIONS THROUGH WALLS AND FOOTINGS, BELOW GRADE WITH SEALANTS AND BACK MATERIAL SUITABLE FOR LOCATION AND SUBSTRATE.
8. THE ENTIRE EXTENT OF CAULKING AND SEALING WORK IS NOT NECESSARILY FULLY INDMDUALLY DESCRIBED HERE. CAULKING SHALL BE PROVIDED WHEREVER IS REQUIRED TO PREVENT LIGHT LEAKAGE AS WELL AS MOISTURE LEAKAGE. REFER TO DRAWINGS FOR CONDITIONS AND MATED PARIS OF THE WORK.

VI. PAINTING

1. PROVIDE PAINTS OF DURABLE AND WASHABLE QUALITY. DO NOT USE ANY PAINT IAATERIALS WHICH WILL NOT WITHSTAND NORMAL WASHING AS REQUIRED TO REMOVE PENCIL STAINS, INK, ORDINARY SOIL AND SIMILAR MATERIALS WITHOUT SHOWING DISCOLORATION, LOSS OF GLOSS, STAINING, OR OTHER DAMAGE.
2. PROVIDE UNDERCOAT PAINT PRODUCED BY THE MANUFACTURER OF THE FINISH COAT. USE ONLY THE THINNERS RECOMMENDED BY THE PAINT MANUFACTURER AND USE ONLY THE RECOMMENDED LIMITS. IN SO FM AS PRACTICABLE, USE UNDER COAT, FINISH COAT AND THINNER MATERIALS AS PART OF A UNIFIED SYSTEM.
3. PROPERLY PREPARE SURFACES TO BE PAINTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR, AND SHALL CORRECT ALL DEFECTIVE WORK, INCLUDING IMPROPERLY PREPARED SURFACES.
4. PROTECT ADJACENT WORK AND CLEAN ANY PAINT SPATTER AND STAINS FROM COMPLETED WORK. SUBCONTRACTOR IS TO TAKE EXTRA MEASURES WHEN PAINTING ADJACENT TO HOME, CAR, PAVING, PLANTS, ETC. AND IS TO ADEQUATELY PROTECT ADJACENT SURFACES FROM OVERSPRAY/DRIP.
5. STUCCO SHALL RECEIVE TWO COATS OF 100X ACRYLIC BASED EXTERIOR PAINT.
6. GALVANIZED METAL SHALL RECEIVE ONE COAT OF GALVA-WASH, ONE COAT OF ZINC DUAL PRIMER AND ONE COAT OF SASH AND TRIM ENAMEL
7. REMOVE ALL HARDWARE, SWITCHPLATES, ETC., PRIOR TO PAINTING.
8. ALL PAINTED WOOD SHALL BE RECEIVE ONE COAT PRIME UNDERCOAT AND TWO COATS SATIN ENAMEL.
9. ALL CLEAR FINISH WOOD SHALL RECEIVE TWO COATS OF SEMIGLOSS POLYURETHANE.

VII. PLUMBING

1. CONTRACTOR SHALL VERIFY DEPTH, SIZE, AND LOCATION OF ALL EXISTING UTITTUES IN FIELD BEFORE STARTING WORK. SEE PLUMBING DRAWINGS FOR ADDITIONAL SPECIFICATION.
2. THE PLUMBING SUBCONTRACTOR SHALL COORDINATE THE INSTALLATION OF PLUMBING WORK WITH ALL OTHER TRADES TO AVOID UNNECESSARY DELAYS OR INTERFERENCES.
3. SOIL AND WASTE PIPE (IF APPLICABLE) SHALL SLOPE AT 2% MINIMUM UNLESS OTHERWISE NOTED.
4. ALL PLUMBING WORK AND MATERIALS SHALL MEET THE REQUIREMENTS OF THE LATEST EDITION OF THE UNIFORM PLUMBING CODE, UNLESS OTHERWISE REQUIRED BY THE DEPARTMENT OF BUILDING AND SAFETY.
5. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL BACKFLOW PROTECTION DEVICES REQUIRED BY AGENCIES HAVING JURISDICTION.
6. ALL NEW EXTERIOR HOSE BIBS ARE TO HAVE BACKFRLow COUPLERS.
7. FLASH ALL OPENINGS CREATED BY THE WORK IN A MANNER APPROVED BY THE BUILDING DEPARTMENT.
8. ALL PLUMBING FIXTURES, PIPING, POOL EQUIPMENT SHALL BE PER PLUMBING DRAWINGS.
9. HEAVY-DUTY PIPES AND FLEXIBLE COUPLINGS SHALL BE USED FOR THE POOL PLUMBING SYSTEM. IN ADDITION, THE INSTALLATION OF A PRESSURE VALVE IN THE POOL BOTTOM SHOULD BE USED TO MITIGATE POTENTIAL BUILD-UP OF PRESSURE.

VIII. ELECTRICAL

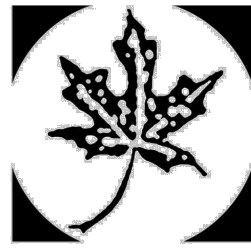
1. BEFORE COMMENCEMENT OF WORK, THE CONTRACTOR SHALL VERIFY EXACT LOCATION, ELEVATIONS, AND CHARACTERISTICS OF THE UNITIUTIES AND PIPING AND SHALL IMMEDIATELY NOTIFY THE CALIMINGO PROJECT MANAGER (CPM) OF ANY DISCREPANCIES.
2. ALL WORK AND MATERIALS SHALL CONFORM TO THE LATEST EDITIONS OF THE STATE OF CALIFORNIA ELECTRICAL SAFETY ORDERS, NATIONAL ELECTRICAL CODE, TIRE 24 AND ALL APPLICABLE LOCAL ORDINANCES AND CODES, WHICHEVER IS MORE RESTRICTIVE AND SHALL BE ACCEPTABLE TO THE GOVERNING AUTHORMES. NOTHING IN THE PLANS OR SPECIFICATIONS SHALL BE DEEMED AS PERMISSIBLE TO VIOLATE THESE CODES AND THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY WORK WHICH IS NOTE ACCEPTABLE. VIOLATIONS SHOWN THE PLANS ARE TO BE BROUGHT TO THE ARCHITECTS ATTENTION BEFORE WORK IS DONE
3. SUBCONTRACTOR TO PROVIDE NECESSARY LABOR AND MATERIALS AT FINAL NIGHT-TIME INSPECTION TO ADJUST UGHTING AS REQUIRED BY THE OWNER AND/OR CPM.
4. FASTENINGS IN THE ROOF AND FLASHING OF CONDUITS PASSING THROUGH THE ROOF AND EXTERIOR WALLS SHALL BE MADE IN MANNER APPROVED BY THE OWNER AND OR PCM.
5. PROVIDE ALL ELECTRICAL WORK, BOTH UNE AND LOW VOLTAGE, ELECTRICAL MATERIALS AND CONTROL COMPONENTS REQUIRED FOR PROPER OPERATION OF THE LANDSCAPING AND SIGNS AS INDICATED ON THE DRAWINGS.
6. TEST ALL WIRING FOR SHORTS, OPEN CIRCUITS OR GROUNDING AND IMMEDIATELY CORRECT ANY DEFECTIVE WORK.
7. GROUNDING SHALL BE IN ACCORDANCE WITH ALL APPUCABLE CODES AND REGULATIONS BOTH OF THE STATE OF CAUFORNIA AND LOCAL AUTHORITIES HAVING JURISDICTION.
8. ALL MATERIALS SHALL BE NEW AND U.L. LABELED WHERE APPUCABLE.
9. POWER AND TELEPHONE INCOMING SERVICES SHALL BE CONFIRMED AND COORDINATED WITH UTILITY COMPANIES AND INSTALLED COMPLETE.
10. PROVIDE A TYPEWRITTEN DIRECTORY INSIDE EACH PANEL DOOR PER SECTION 408.4, C.E.C. 12. REFER TO THE ELECTRICALWINGS FOR MATERIAL AND FIXTURE SPECIFICATIONS.
11. USE COPPER CONDUCTORS ONLY.
12. ALL ELECTRICAL FIXTURES IN CONTACT WITH INSULATION SHALL BE U.L RATED FOR THERMAL BARRIER.
13. FIXTURE BALLASTS SHALL BE STATE C.E.C. LISTED ENERGY SAVER.

IX. GRADING AND BACKFILL

1. THE FOLLOWING GRADING MINIMUMS APPLY:

HARDSCAPE	1%
SOFTSCAPE	2%
SLOPE	MAX SLOPE 2:1
2. ALL BACKFILL MATERIAL SHALL BE FREE OF CONSTRUCTION DEBRIS, TRASH, BOULDERS, ETC. AND SHALL BE OF NATIVE SOIL RECOMPACTED TO MATCH ADJACENT NATIVE SOIL COMPACTION.
3. BACKFILL MATERIALS BEHIND THE RETAINING WALL SHALL BE FREE DRAINING AND APPROVED BY THE SOILS ENGINEER AND MUST BE PROPERLY COMPACTED/ RECOMPACTED TO A MINIMUM OF 90% RELATIVE COMPACTION. THE SUBDRAIN SHALL CONSIST OF A 4" DIAMETER PERFORATED PIPE (PERFORATIONS DOWN) SURROUNDED WITH 3/4" SIZED CRUSHED WRAPPED WITH A FILTER FABRIC, MIRAFI 140 NC, OR EQUIVALENT. THE WRAPPED CRUSHED ROCK PORTION SHOULD BE AT LEAST 12" WIDE AND EXTEND TO APPROX. 18" BELOW THE TOP OF THE RETAINING WALL AND CAPPED WITH NATIVE SOILS. USE 4" DIAMETER PVC DRAINED PIPE FROM END OF WALL TO 'V' DITCH. BURY DRAINPIPE 9 TO 12" BELOW GRADE.
4. PRIOR TO LANDSCAPE INSTALLATION, VERIFY PLANTING AREAS ARE GRADED AT +/-0.1 FOOT TO FINISH GRADE.
5. FINISH GRADE TO 1" BELOW FINISH PAVING SURFACE IN LAWN AREAS AND 2" BELOW IN PLANTING AREAS.
6. REGRADE AND SEED ALL LAWN AREAS DISTURBED DURING CONSTRUCTION THAT ARE NOT CALLED OUT TO BE SODDED OR PLANTED. COVER SEEDDED AREAS WITH A BIODEGRADABLE MULCH BLANKET. THIS WILL NOT BE PAID FOR SEPARATELY BUT SHALL BE CONSIDERED INCLUDED IN THE COST OF THE PLANTING ITEMS.
7. PROVIDE IDENTIFICATION TAG FROM THE SUPPLYING NURSERY SHOWING COMMON AND BOTANICAL PLANT NAMES FOR AT LEAST ONE PLANT OF EACH SPECIES DELIVERED TO THE SITE. PROTECT ALL PLANTS AGAINST HEAT, SUN, WIND AND FROST DURING TRANSPORTATION TO THE SITE AND WHILE BEING HELD AT THE SITE. DO NOT STORE PLANTS IN TOTAL DARKNESS MORE THAN ONE DAY.
8. REMOVE ALL ROCK AND DEBRIS 1" AND LARGER FROM PLANTING AREAS. LEGALLY DISPOSE ALL EXCESS MATERIALS RESULTING FROM THE WORK.
9. PROVIDE NEW TOPSOIL THAT IS FERTILE, FRIABLE AND NATURAL LOAM SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY, CLAY LUMPS, BRUSH, WEEDS, AND OTHER LITTER AND FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIMENSION AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. OBTAIN TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT NECESSARY FOR VIGOROUS GROWTH OF SPECIFIED PLANTINGS. OBTAIN TOPSOIL THAT OCCURS IN A DEPTH OF NOT LESS THAN 6". DO NOT OBTAIN SOIL FROM BOGS OR MARSHES. SEE SPECIAL PROVISIONS.
10. MIX COMPOST AND FERTILIZERS WITH TOPSOIL ON A SITE SPECIFIC BASIS AT RATES APPROPRIATE FOR PLANTINGS IN ACCORDANCE WITH THE SPECIAL PROVISIONS.
11. THE PLANTING PLANS ARE DIAGRAMMATIC. SPOT PLANT MATERIALS APPROXIMATELY AS SHOWN ON THE LANDSCAPE DRAWING AND NOTIFY ENGINEER FOR REVIEW BEFORE REMOVING FROM CONTAINERS.
12. REMOVE ALL PLANT TYING MATERIAL AND MARKING TAPES AT THE TIME OF PLANTING.
13. INSTALL A MIN 3" LAYER OF HARDWOOD BARK MULCH AROUND ALL TREES AND SHRUBS AND IN ALL PLANTING AREAS UNLESS NOTED OTHERWISE. CREATE A NATURAL SPADED EDGE WHERE PLANTING BEDS MEET TURF AREAS. SEE SPECIAL PROVISIONS.
14. INSTALL A 1" MUSHROOM COMPOST LAYER AROUND ALL TREES AND SHRUBS AND IN ALL PLANTING AREAS UNLESS OTHERWISE NOTED
15. WATER ALL PLANTS IMMEDIATELY AFTER PLANTING. FLOOD PLANTS TWICE DURING FIRST TWENTY-FOUR HOUR PERIOD OF PLANTING.
16. GUY AND STAKE TREES, AS DIRECTED BY ENGINEER, IMMEDIATELY AFTER PLANTING. PROVIDE A MINIMUM OF TWO GUY WIRES PER TREE ON THE UPHILL SIDE OF TREES PLANTED ON SLOPES STEEPER THAN 3:1.
17. INSTALL AND MAINTAIN SOD TO PREVENT EVIDENT SEAMS.
18. PROTECT SEEDDED AREAS AND SLOPES AGAINST EROSION AND SEED LOSS DUE TO BIRDS AND OTHER WILDLIFE BY APPLYING SHORT TERM, BIODEGRADABLE EROSION CONTROL BLANKETS, MATS, AND/OR NETTING AFTER COMPLETION OF SEEDING OPERATIONS. ADHERE TO MANUFACTURER'S SPECIFICATIONS FOR REQUIRED PLACEMENT AND STAKING.
19. NO PLANT MATERIAL SHALL BE INSTALLED BEFORE BELOW-GROUND IRRIGATION SYSTEM COMPONENTS HAVE BEEN INSTALLED AND ARE OPERATIONAL.
20. TREES AND SHRUBS MUST BE INSTALLED PRIOR TO PERENNIALS AND GRASSES TO ESTABLISH PROPER LAYOUT AND TO AVOID DAMAGE TO OTHER SMALLER PLANTINGS.
21. UTILIZE EXISTING IRRIGATION SYSTEM AND MODIFY HEAD LOCATION FOR PROPER MATCH PRECIPITATION COVERAGE.

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Revisions

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