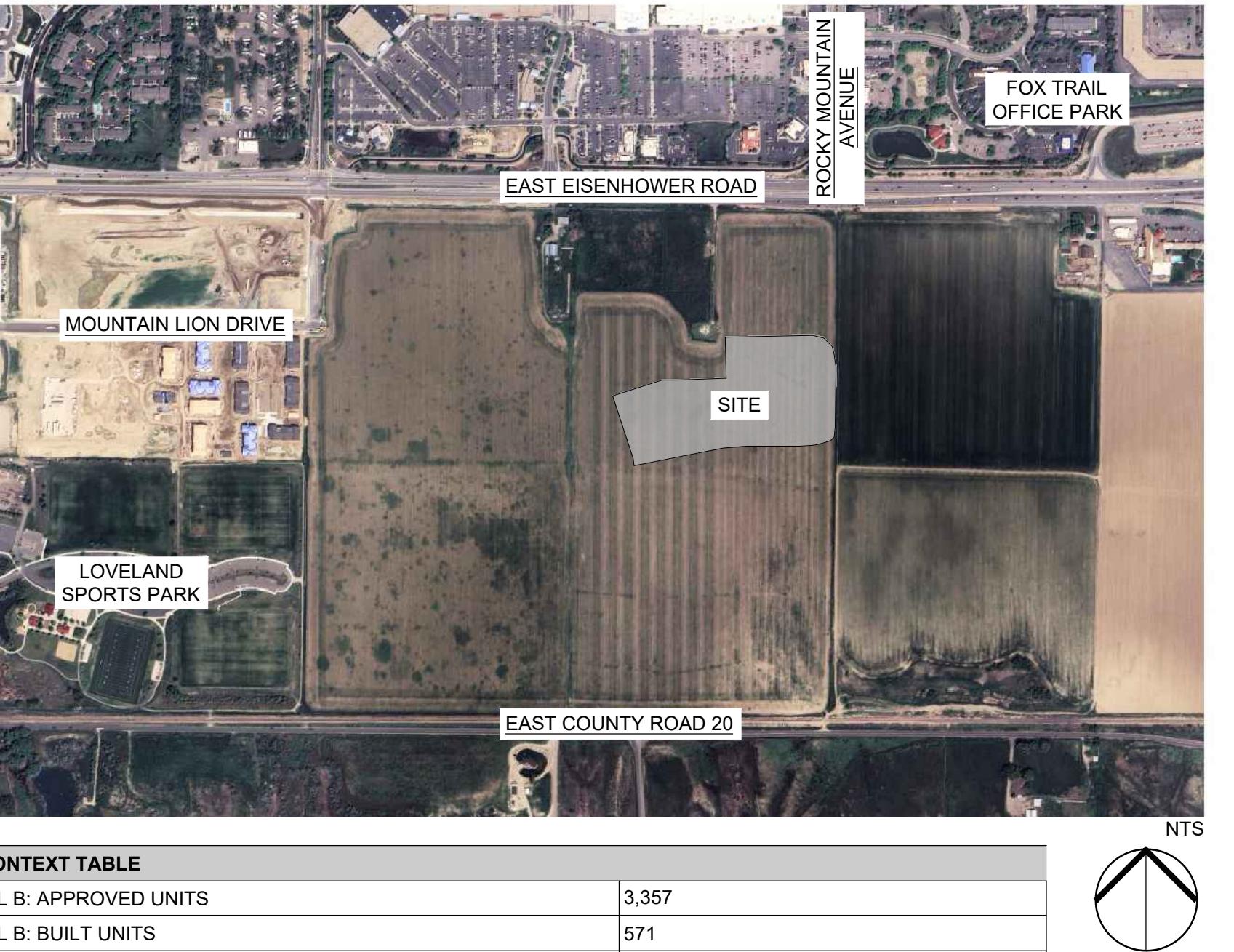
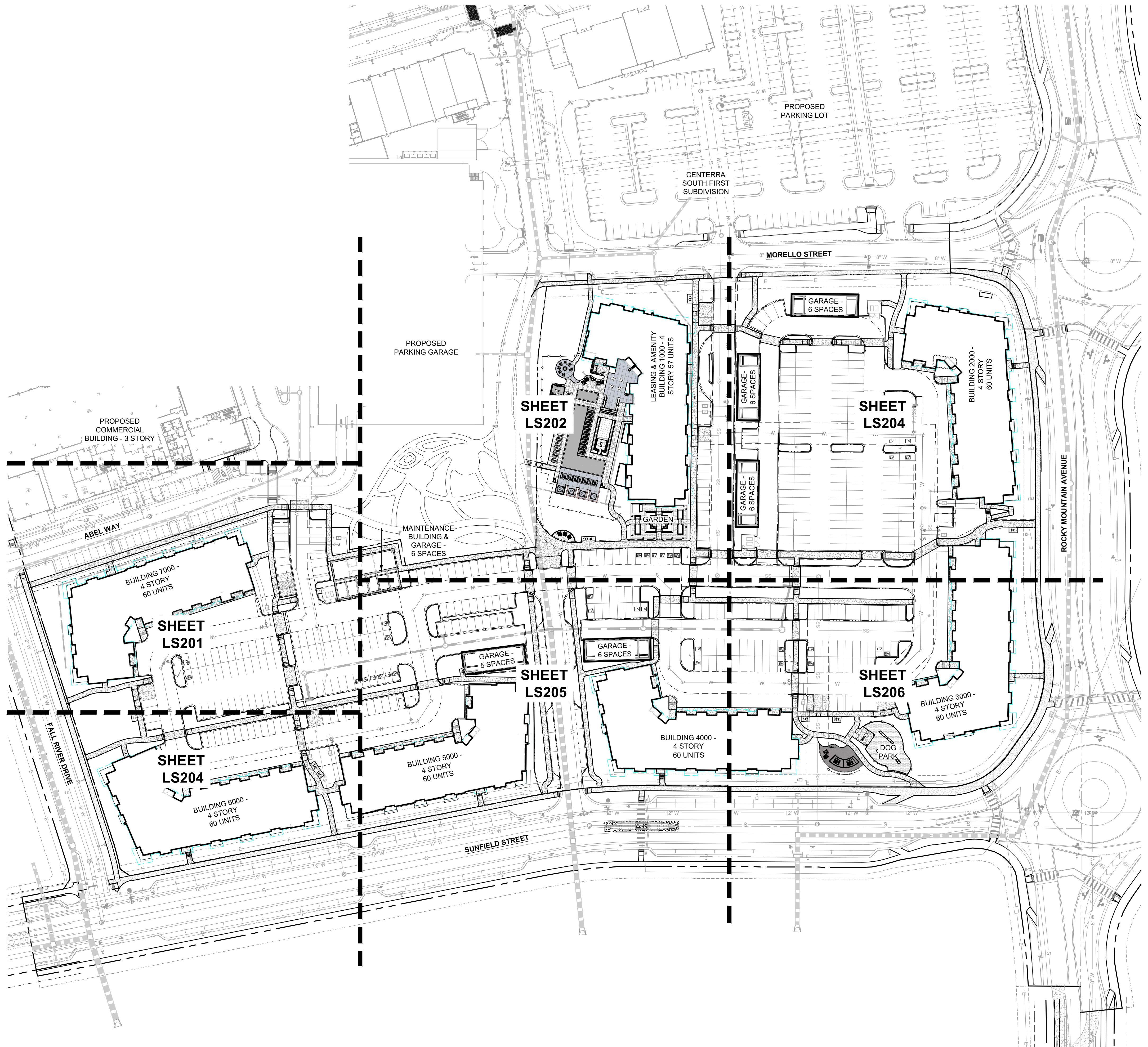


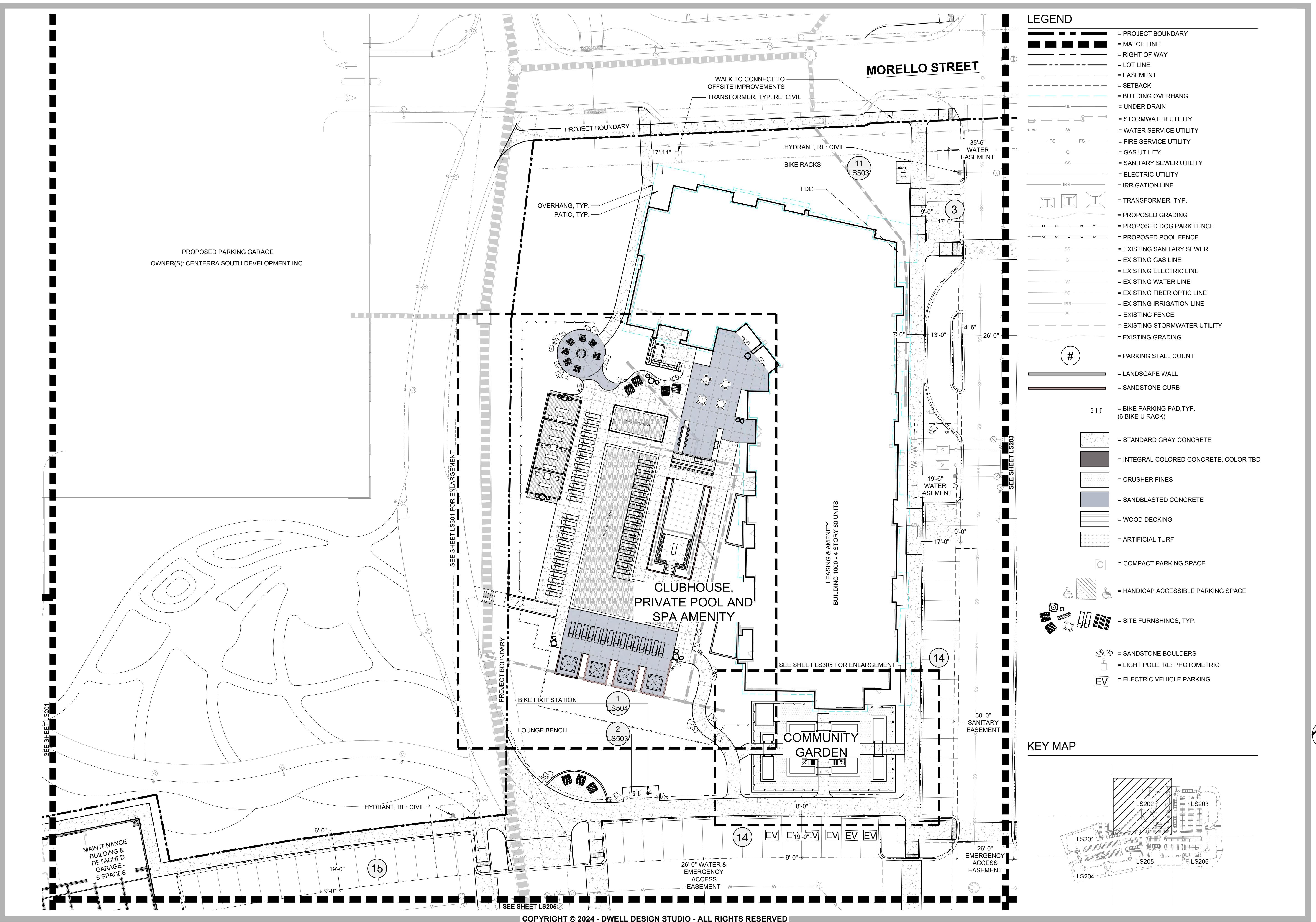
AVENUE SOUTH MULTIFAMILY

SITE DEVELOPMENT PLAN - SDP 3

LAND USE CHART

EXISTING ZONING		PLANNED UNIT DEVELOPMENT (MILLENNIUM GDP) MIXED USE VILLAGE CENTER				
NET DENSITY						
NET AREA		~539,999 SF (~12.39 AC)				
TOTAL DWELLING UNITS		417				
NET DENSITY		33.66 DU/AC				
SITE DATA						
BUILDING COVERAGE		SQUARE FEET	% OF SITE			
BUILDING COVERAGE		136,921	25			
PARKING COVERAGE		218,186	40			
ON-SITE AMENITY AREAS / OPENSPACE		127,793	24			
GROSS SITE AREA		539,999	100			
TOTAL		539,999	100			
DWELLING UNIT BREAKDOWN						
BUILDING 1000: TYPE 1 (1 TOTAL)						
UNIT TYPE:	DWELLING UNITS	TOTAL BEDROOMS	% (DU)			
JUNIOR ONE BEDROOM	3	3	5			
ONE BEDROOM	33	33	58			
TWO BEDROOM	18	36	32			
THREE BEDROOM	3	9	5			
TOTAL	57	81	100.00			
BUILDINGS 2000-7000: TYPE 2 (6 TOTAL)						
UNIT TYPE:	DWELLING UNITS PER BUILDING	TOTAL DWELLING UNITS FOR BLDGS 2000-7000	TOTAL BEDROOMS PER BUILDING	TOTAL BEDROOMS FOR BLDGS 2000-7000 % (DU)		
JUNIOR ONE BEDROOM	4	24	4	24 7		
ONE BEDROOM	34	204	34	204 57		
TWO BEDROOM	18	108	36	216 30		
THREE BEDROOM	4	24	12	72 7		
TOTAL	60	360	86	516 100.00		
BUILDING CALCULATIONS						
BUILDING TYPE 1000	BUILDING NUMBER	MAXIMUM HEIGHT	STORES	TOTAL SQFT		
BUILDING TYPE 1000	1000	56'-6"	4	50,508 12,627		
BUILDING TYPE 2000	2000-7000	56'-6"	4	53,064 13,266		
BIKE PARKING CALCULATIONS						
BIKE PARKING						
** BIKE PARKING AT A RATE OF 8% OF THE REQUIRED NUMBER OF OPEN-AIR VEHICLE PARKING SPACES	PROVIDED	*REQUIRED				
(612-83) x .08	48	43				
SITE PARKING CALCULATIONS						
VEHICLE PARKING						
		*REQUIRED	PROVIDED			
STANDARD PARKING STALLS (MINIMUM OF 80% OF TOTAL REQUIRED)	OFF-STREET	494	295			
	TUCK-UNDER GARAGE	0	81			
	DETACHED GARAGE	0	34			
	GUEST	105	105			
COMPACT (NO MORE THAN 20% OF TOTAL REQUIRED)	OFF-STREET	0	34	(7% OF TOTAL OFF-STREET)		
	STREET	0	51			
TOTAL	ACCESSIBLE	13	14			
	MOTORCYCLE PARKING	612	614			
* REQUIRED SPACES ARE CALCULATED AS FOLLOWED:						
STUDIO D.U.= 27 X 1.0 SPACES = 27 SPACES						
1 BEDROOM D.U. = 237 X 1.0 SPACES = 237 SPACES						
2 BEDROOM D.U. = 126 X 1.5 SPACES = 189 SPACES						
3 BEDROOM D.U. = 27 X 2.0 SPACES = 54 SPACES						
GUEST SPACES = 25/D.U. = .2 X 417 = 104.25 SPACES						
TOTAL REQUIRED PARKING: 27 + 237 + 189 + 54 + 104.25 = 612 REQUIRED PARKING SPACES						
MOTORCYCLE PARKING: 1% OF TOTAL SPACES AS MOTORCYCLE PARKING. 611.25 X .01 = 7						
EV PARKING SPACES: 5% OF TOTAL PARKING SPACES (42 SPACES). CHARGERS TO BE DUAL HEAD LEVEL 2						
LAYOUT NOTES						
1. CONTRACTOR TO IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT AND PROJECT MANAGER OF ANY DISCREPANCIES BETWEEN THE SITE SURVEY AND ACTUAL SITE CONDITIONS.						
2. ADDITIONAL LAYOUT INFORMATION MAY BE PROVIDED TO THE CONTRACTOR PRIOR TO CONSTRUCTION AS NEEDED. ELECTRONIC FILES MAY BE OBTAINED BY THE CONTRACTOR FOR LAYOUT PURPOSES.						
3. WRITTEN DIMENSIONS SHALL PREVAIL. DO NOT SCALE DIRECTLY FROM DRAWINGS.						
4. ALL PAVED SURFACES SHALL HAVE SMOOTH, CONTINUOUS LINES OR CURVES AS INDICATED ON PLANS AND SHALL CONFORM TO GRADES INDICATED ON THE GRADING PLANS. ALL LINES OF PAVING TO BE PARALLEL UNLESS OTHERWISE NOTED.						
5. ALL ANGLES TO MATCH THOSE NOTED ON DRAWING.						
6. ADJUSTMENTS: IF THE CONTRACTOR BELIEVES IT IS NECESSARY TO MAKE AN ADJUSTMENT IN THE LAYOUT OF PROPOSED IMPROVEMENTS, SUCH ADJUSTMENT SHALL BE PROPOSED TO [THE OWNER'S REPRESENTATIVE]. NO ADJUSTMENTS WILL BE PERMITTED UNTIL IT HAS FIRST BEEN APPROVED BY THE OWNERS REPRESENTATIVE.						
7. REFER TO CIVIL PLANS FOR ADDITIONAL SITE LAYOUT INFORMATION.						
VICINITY MAP						
						
SHEET INDEX						
Sheet Number		Sheet Title				
LS000		COVER				
LS100		OVERALL SITE PLAN				
LS201 - LS206		SITE PLAN ENLARGEMENT				
LS301		POOL AMENITY ENLARGEMENT - MATERIALS PLAN				
LS302		POOL AMENITY ENLARGEMENT - LAYOUT PLAN				
LS303		PICNIC AMENITY - MATERIALS PLAN				
LS304		PICNIC AMENITY - LAYOUT PLAN				
LS305		GARDEN ENLARGEMENT - MATERIALS & LAYOUT PLAN				
LS501 - LS502		SITE SECTIONS				
LS503 - LS508		SITE DETAILS				
LP100		OVERALL LANDSCAPE PLAN				
LP201 - LP206		LANDSCAPE PLAN ENLARGEMENT				
LP301		LANDSCAPE NOTES & DETAILS				
LP302		PLANT SCHEDULE				
HP100		OVERALL HYDROZONE PLAN				
HP201 - HP206		HYDROZONE PLAN ENLARGEMENT				
IR-100		IRRIGATION NOTES & LEGEND				
IR-200		IRRIGATION OVERALL PLAN				
IR-201 - IR-206		IRRIGATION PLANS				
IR-300 - IR-304		IRRIGATION DETAILS				
A05.10		OVERALL ELEVATIONS - BLDG 1000 - TYPE 1				
A05.11		OVERALL ELEVATIONS - BLDG 1000 - TYPE 1				
A05.20		OVERALL ELEVATIONS - BLDG 2000, 3000, 5000, & 7000 - TYPE 2				
A05.21		OVERALL ELEVATIONS - BLDG 2000, 3000, 5000, & 7000 - TYPE 2				
A05.30		OVERALL ELEVATIONS - BLDG 4000 & 6000 - TYPE 2				
A05.31		OVERALL ELEVATIONS - BLDG 4000 & 6000 - TYPE 2				
P1.00		LIGHTING PLAN				
P5.01		LIGHTING FIXTURES				
CITY APPROVAL						





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DEVELOPER



EWHINNEY

OBJECT: 2345002

CENTERRA SOUTH FIRST SUBDIVISION

SUBMISSION	
SDP 3	01
SDP 3	02
SDP 3	03

An architectural scale bar with three horizontal segments. The first segment is white with black numbers '0' and '10' at its ends. The second segment is black with a white '20' at its right end. The third segment is white with a black '20' at its right end. Below the scale bar, the text 'SCALE: 1"=20'-0"' is written in a bold, sans-serif font.

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SHEET NAME

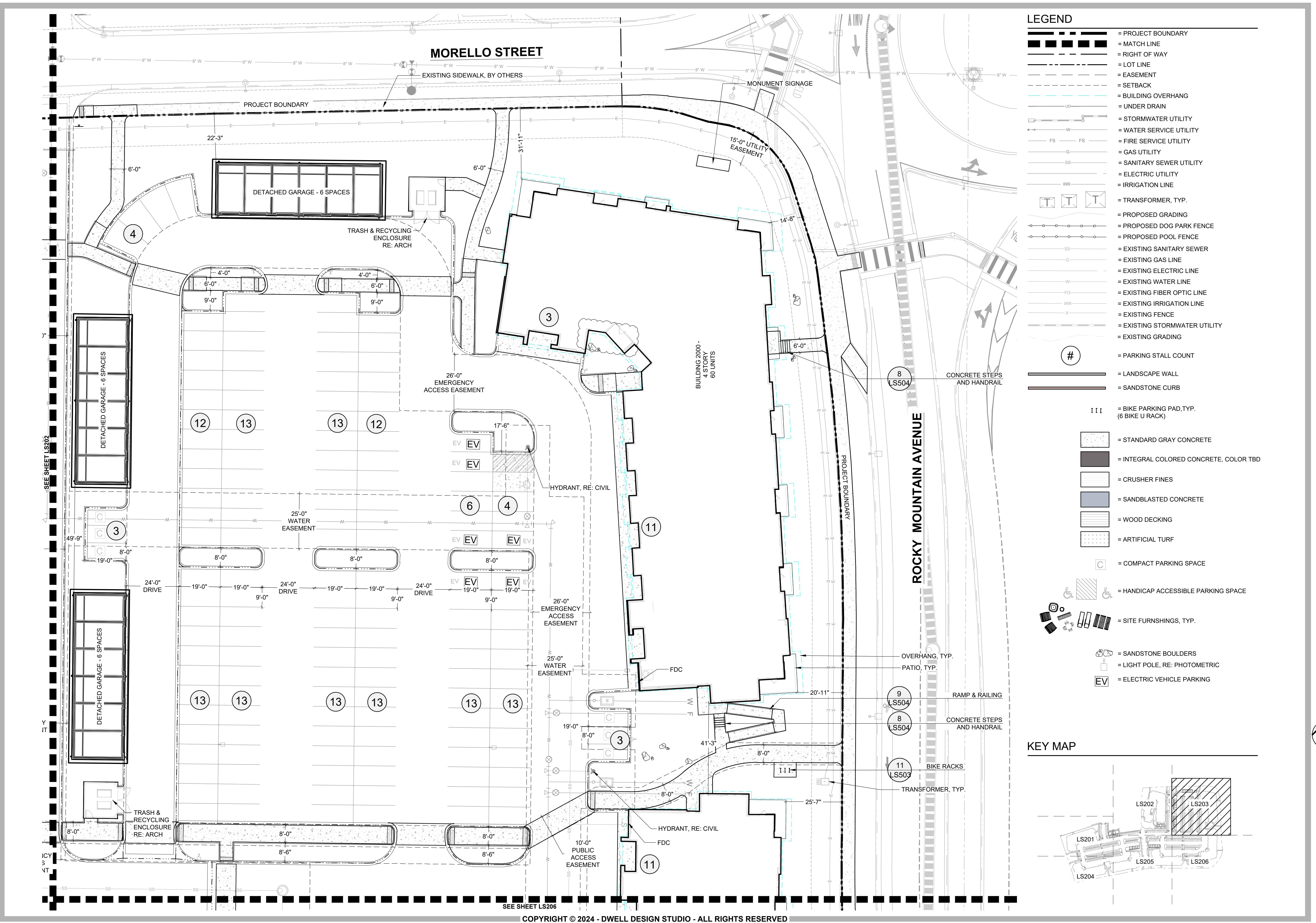
SITE PLAN ENLARGEMENT

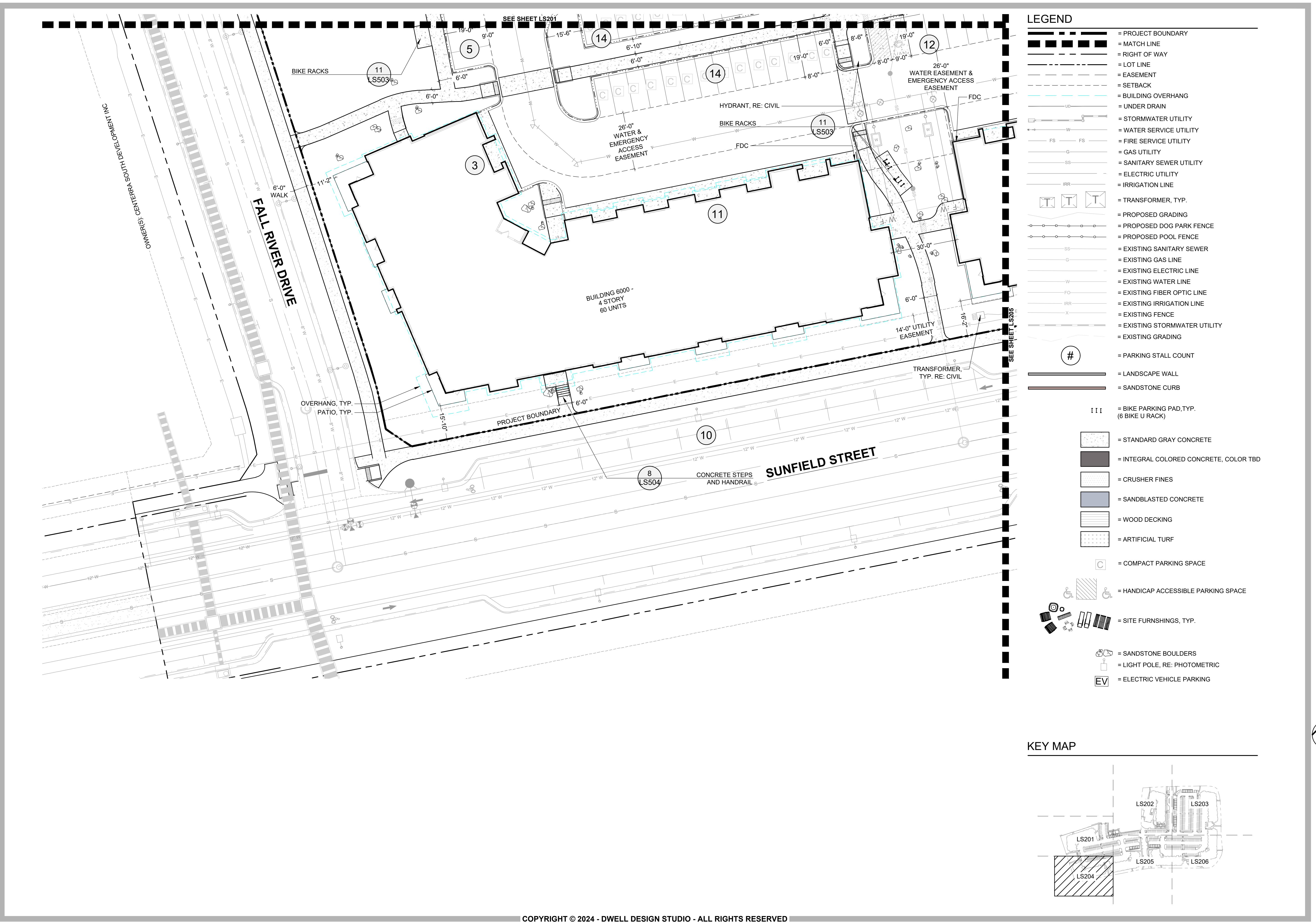
HEET NUMBER

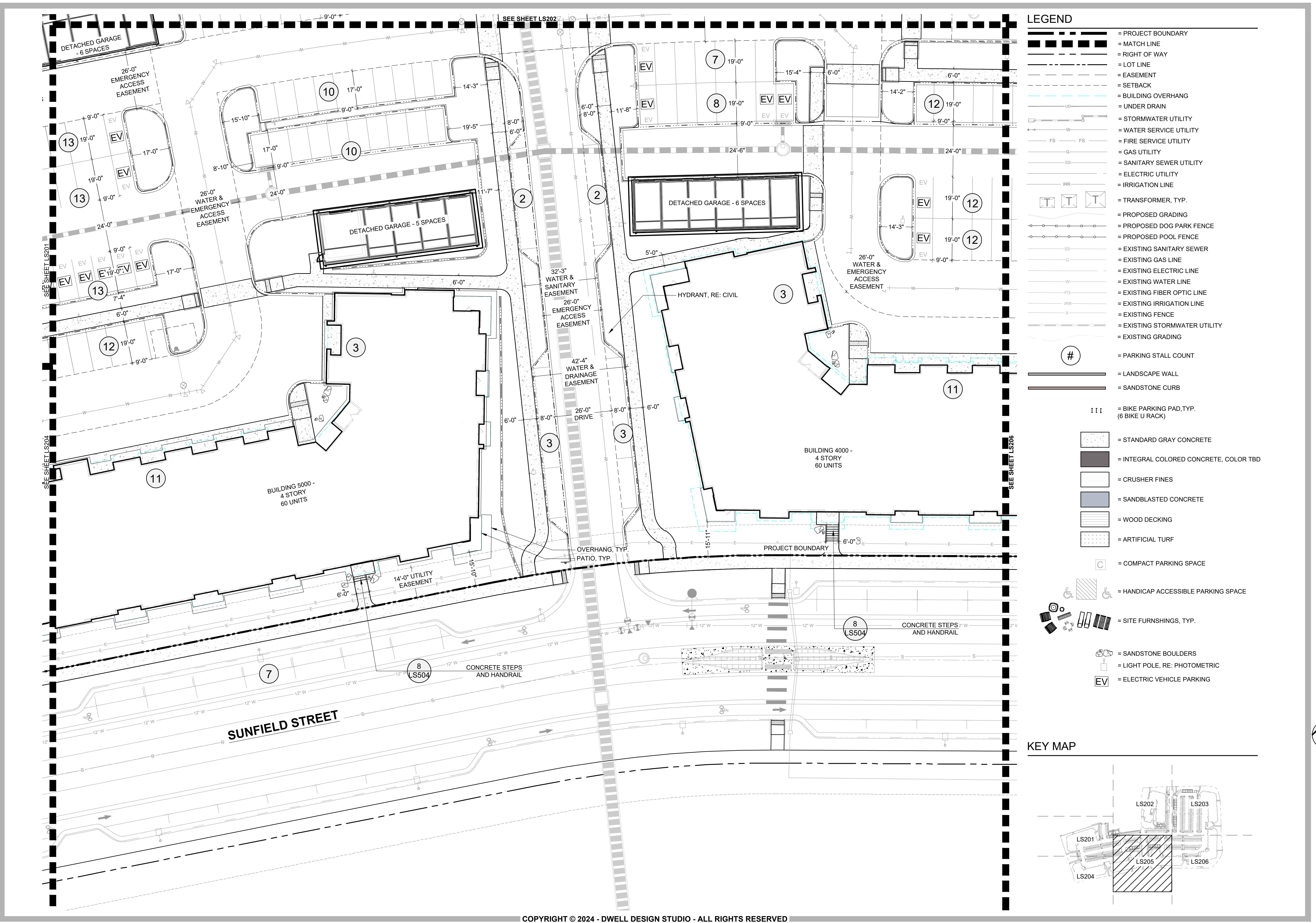
LS202

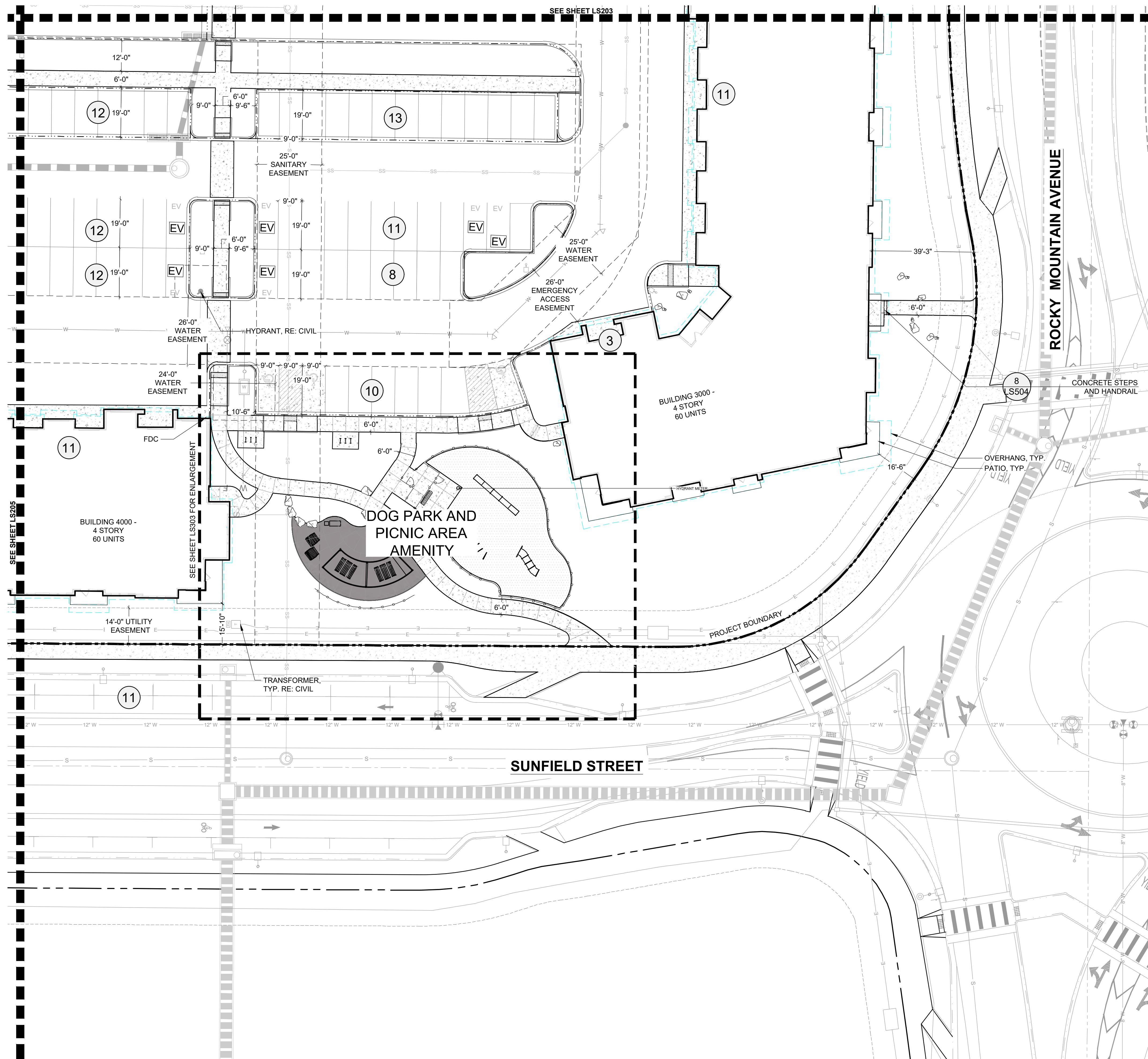
2022

1 FOR CONSTRUCTION









LEGEND

	= PROJECT BOUNDARY
	= MATCH LINE
	= RIGHT OF WAY
	= LOT LINE
	= EASEMENT
	= SETBACK
	= BUILDING OVERHANG
	= UNDER DRAIN
	= STORMWATER UTILITY
	= WATER SERVICE UTILITY
	= FIRE SERVICE UTILITY
	= GAS UTILITY
	= SANITARY SEWER UTILITY
	= ELECTRIC UTILITY
	= IRRIGATION LINE
	= TRANSFORMER, TYP.
	= PROPOSED GRADING
	= PROPOSED DOG PARK FENCE
	= PROPOSED POOL FENCE
	= EXISTING SANITARY SEWER
	= EXISTING GAS LINE
	= EXISTING ELECTRIC LINE
	= EXISTING WATER LINE
	= EXISTING FIBER OPTIC LINE
	= EXISTING IRRIGATION LINE
	= EXISTING FENCE
	= EXISTING STORMWATER UTILITY
	= EXISTING GRADING
	= PARKING STALL COUNT
	= LANDSCAPE WALL
	= SANDSTONE CURB
	= BIKE PARKING PAD,TYP. (6 BIKE U RACK)
	= STANDARD GRAY CONCRETE
	= INTEGRAL COLORED CONCRETE, COLOR TB
	= CRUSHER FINES
	= SANDBLASTED CONCRETE
	= WOOD DECKING
	= ARTIFICIAL TURF
	= COMPACT PARKING SPACE
	= HANDICAP ACCESSIBLE PARKING SPACE
	= SITE FURNISHINGS, TYP.
	= SANDSTONE BOULDERS
	= LIGHT POLE, RE: PHOTOMETRIC
	= ELECTRIC VEHICLE PARKING

NORTH SCALE: 1"=20'-0"

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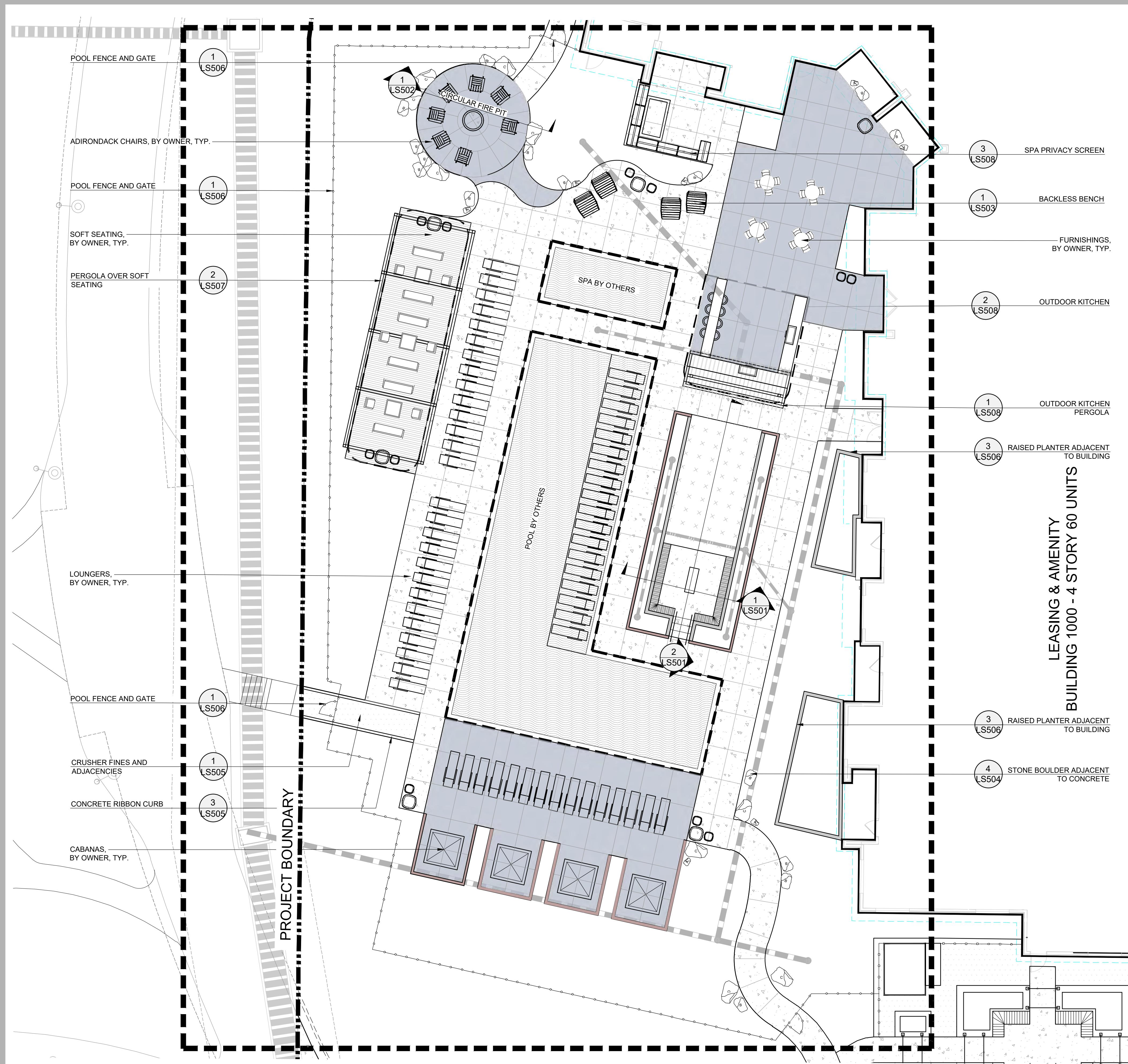
SHEET NAME

SITE PLAN ENLARGEMENT

SHEET NUMBER

LS206

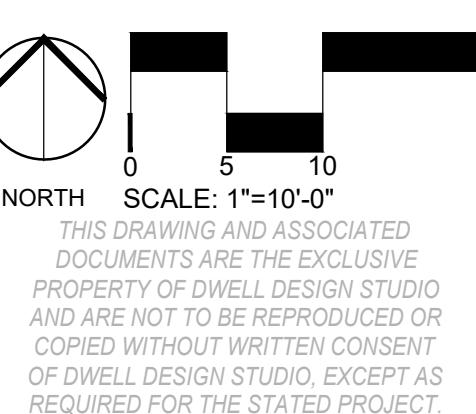
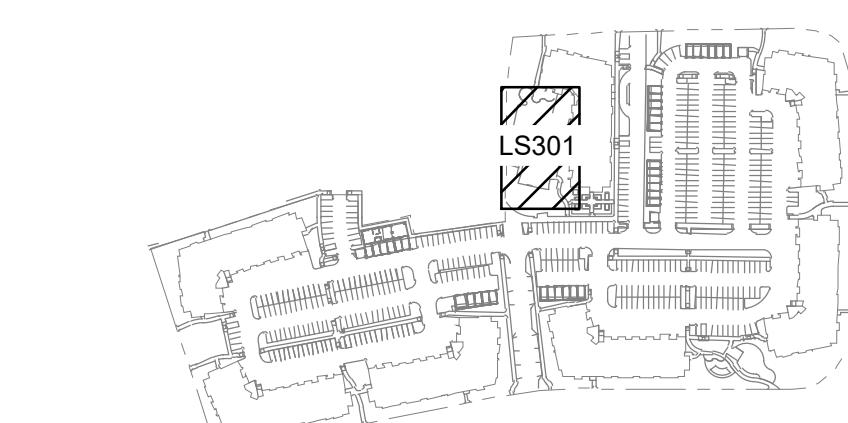
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LEGEND

- PROJECT BOUNDARY
- MATCH LINE
- RIGHT OF WAY
- LOT LINE
- EASEMENT
- SETBACK
- BUILDING OVERHANG
- UNDER DRAIN
- UD
- STORMWATER UTILITY
- WATER SERVICE UTILITY
- FIRE SERVICE UTILITY
- GAS UTILITY
- SANITARY SEWER UTILITY
- ELECTRIC UTILITY
- IRRIGATION LINE
- IRR
- T
- PROPOSED GRADING
- PROPOSED DOG PARK FENCE
- PROPOSED POOL FENCE
- EXISTING SANITARY SEWER
- EXISTING GAS LINE
- EXISTING ELECTRIC LINE
- EXISTING WATER LINE
- EXISTING FIBER OPTIC LINE
- EXISTING IRRIGATION LINE
- EXISTING FENCE
- EXISTING STORMWATER UTILITY
- EXISTING GRADING
- #
- PARKING STALL COUNT
- LANDSCAPE WALL
- SANDSTONE CURB
- III
- BIKE PARKING PAD, TYP. (6 BIKE U RACK)
- STANDARD GRAY CONCRETE
- INTEGRAL COLORED CONCRETE, COLOR TBD
- CRUSHER FINES
- SANDBLASTED CONCRETE
- WOOD DECKING
- ARTIFICIAL TURF
- C
- COMPACT PARKING SPACE
- H
- HANDICAP ACCESSIBLE PARKING SPACE
- SITE FURNISHINGS, TYP.
- S
- SANDSTONE BOULDERS
- L
- LIGHT POLE, RE: PHOTOMETRIC
- EV
- ELECTRIC VEHICLE PARKING

KEY MAP



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SHEET NAME

POOL AMENITY
ENLARGEMENT
- MATERIALS
PLAN

SHEET NUMBER

LS301

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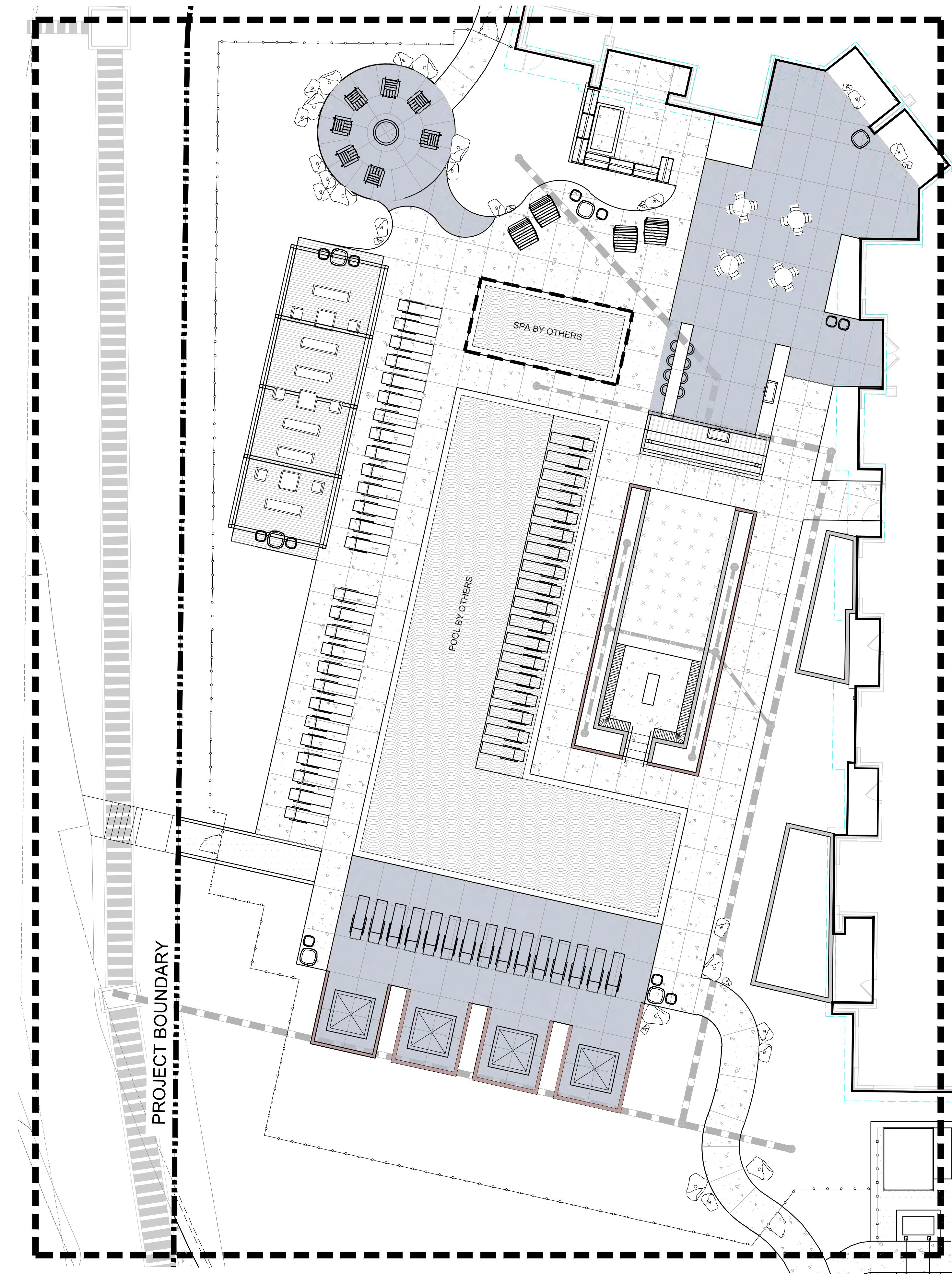
PROJECT: 2345002

AVENUE SOUTH
CENTER TERRA SOUTH FIRST SUBDIVISION
SUNFIELD STREET/ ROCKY MOUNTAIN
AVENUE
LOVELAND, COLORADO 80538

SUBMISSION
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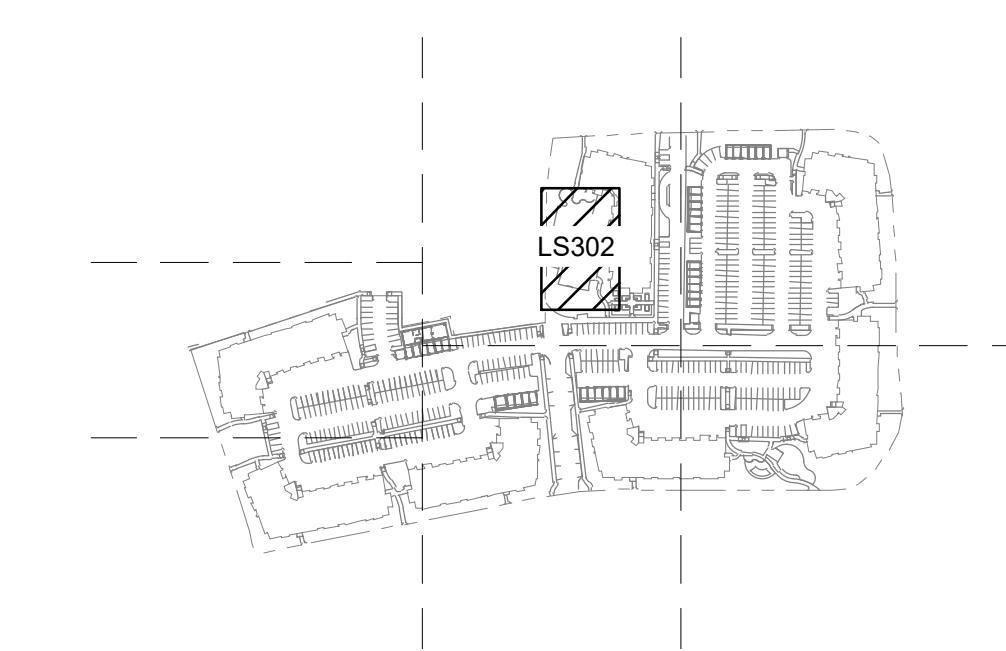




LEGEND

- PROJECT BOUNDARY
- MATCH LINE
- RIGHT OF WAY
- LOT LINE
- EASEMENT
- SETBACK
- BUILDING OVERHANG
- UNDER DRAIN
- UD
- W
- FS
- G
- SS
- IRR
- T
- PROPOSED GRADING
- PROPOSED DOG PARK FENCE
- PROPOSED POOL FENCE
- EXISTING SANITARY SEWER
- EXISTING GAS LINE
- EXISTING ELECTRIC LINE
- EXISTING WATER LINE
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- C
- COMPACT PARKING SPACE
- HANICAP ACCESSIBLE PARKING SPACE
- SITE FURNISHINGS, TYP.
- SANDSTONE BOULDERS
- LIGHT POLE, RE: PHOTOMETRIC
- EV
- ELECTRIC VEHICLE PARKING

KEY MAP



POOL AMENITY
ENLARGEMENT
- LAYOUT PLAN

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McWHINNEY

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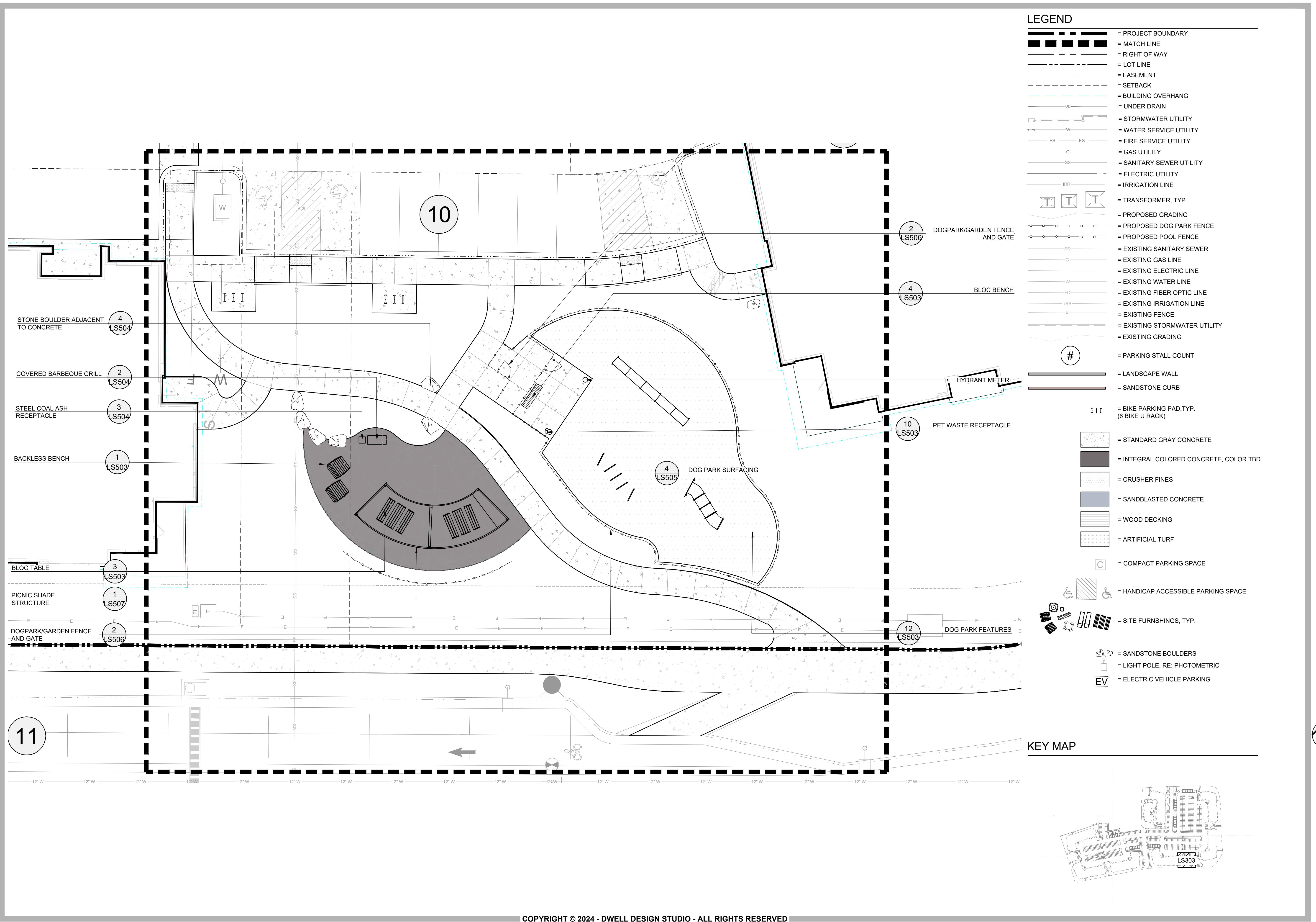
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AVENUE
LOVELAND, COLORADO 80538

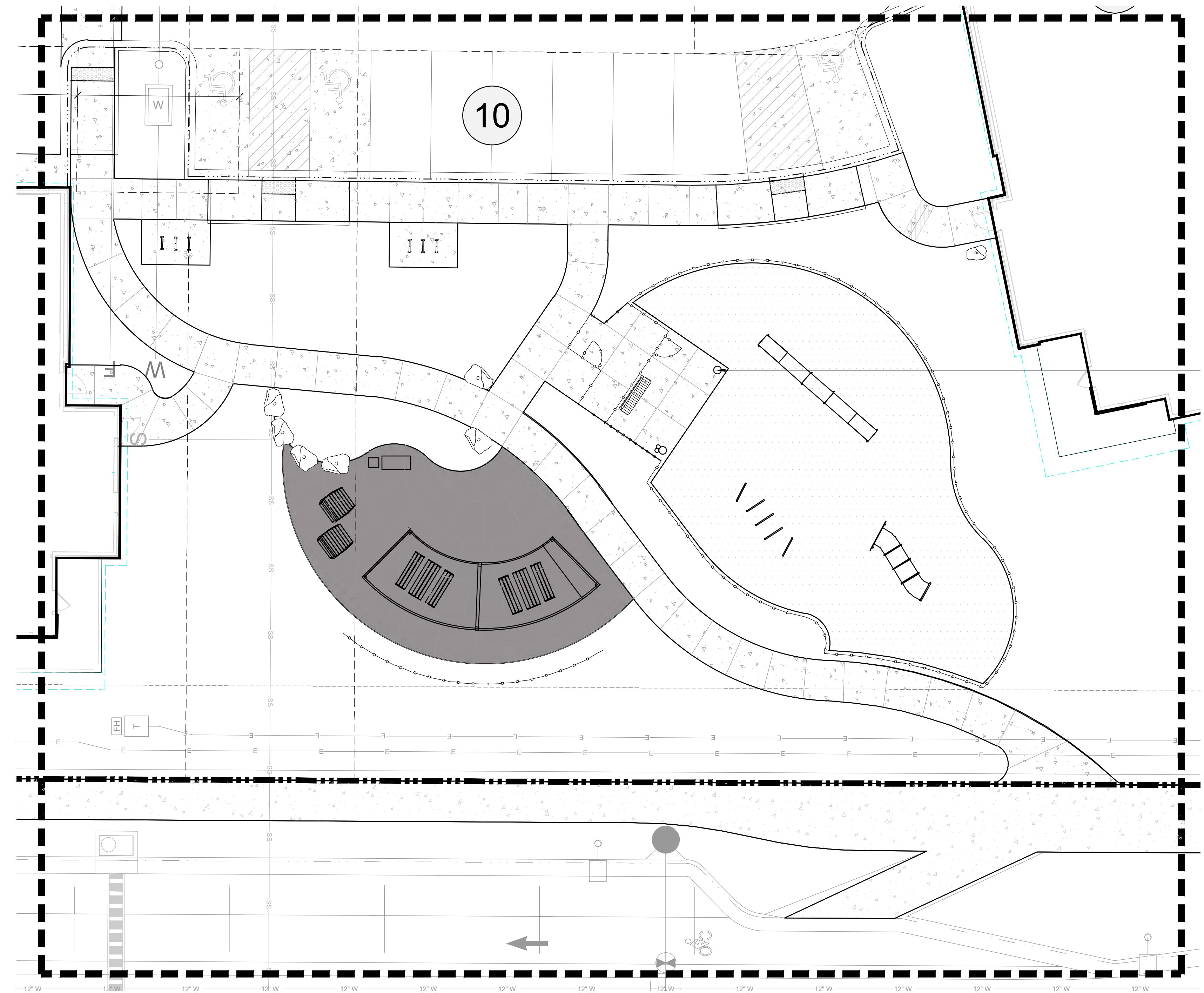
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DESIGN SEAL
NORTH
SCALE: 1"=10'-0"
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SHEET NAME

POOL AMENITY
ENLARGEMENT
- LAYOUT PLAN
SHEET NUMBER
LS302

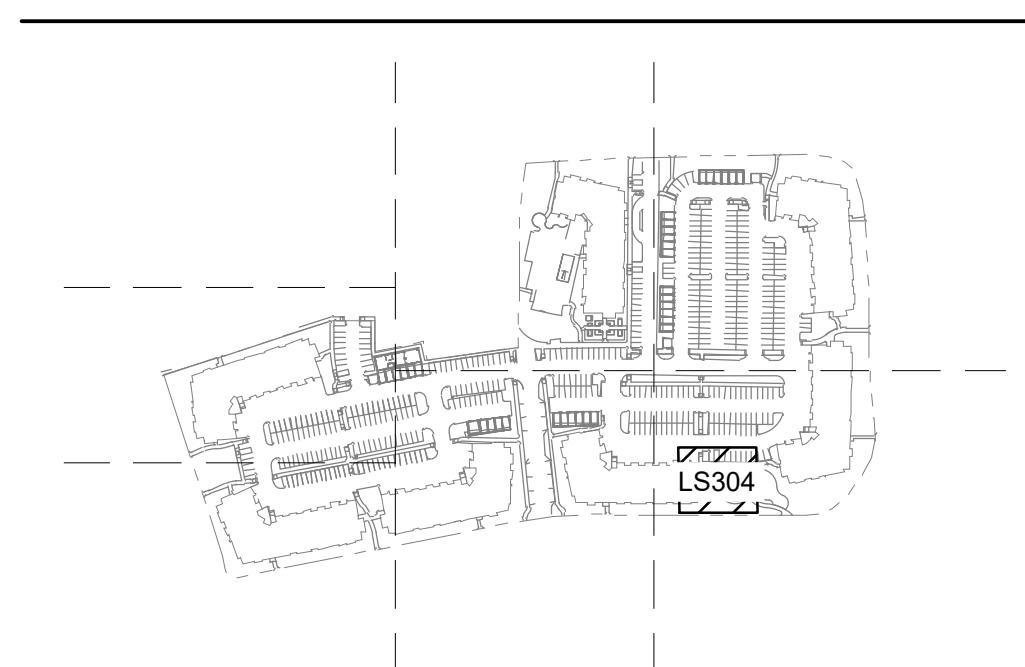




LEGEND

	= PROJECT BOUNDARY
	= MATCH LINE
	= RIGHT OF WAY
	= LOT LINE
	= EASEMENT
	= SETBACK
	= BUILDING OVERHANG
	= UNDER DRAIN
	= STORMWATER UTILITY
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	= TRANSFORMER, TYP.
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	= HANDICAP ACCESSIBLE PARKING SPACE
	= SITE FURNISHINGS, TYP.
	= SANDSTONE BOULDERS
	= LIGHT POLE, RE: PHOTOMETRIC
	= ELECTRIC VEHICLE PARKING

KEY MAP



PICNIC AMENITY - LAYOUT PLAN

LS304

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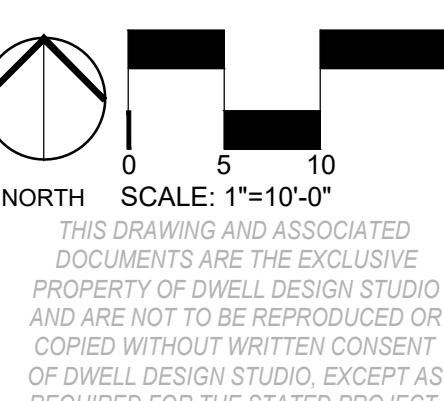


PROJECT: 2345002

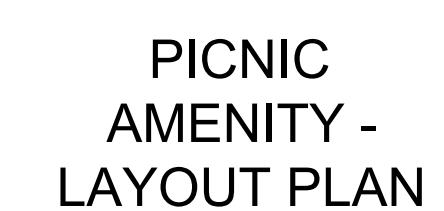
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AVENUE
LOVELAND, COLORADO 80538

SUBMISSION

04/25/2025	SDP 3	01
07/25/2025	SDP 3	02
09/22/2025	SDP 3	03

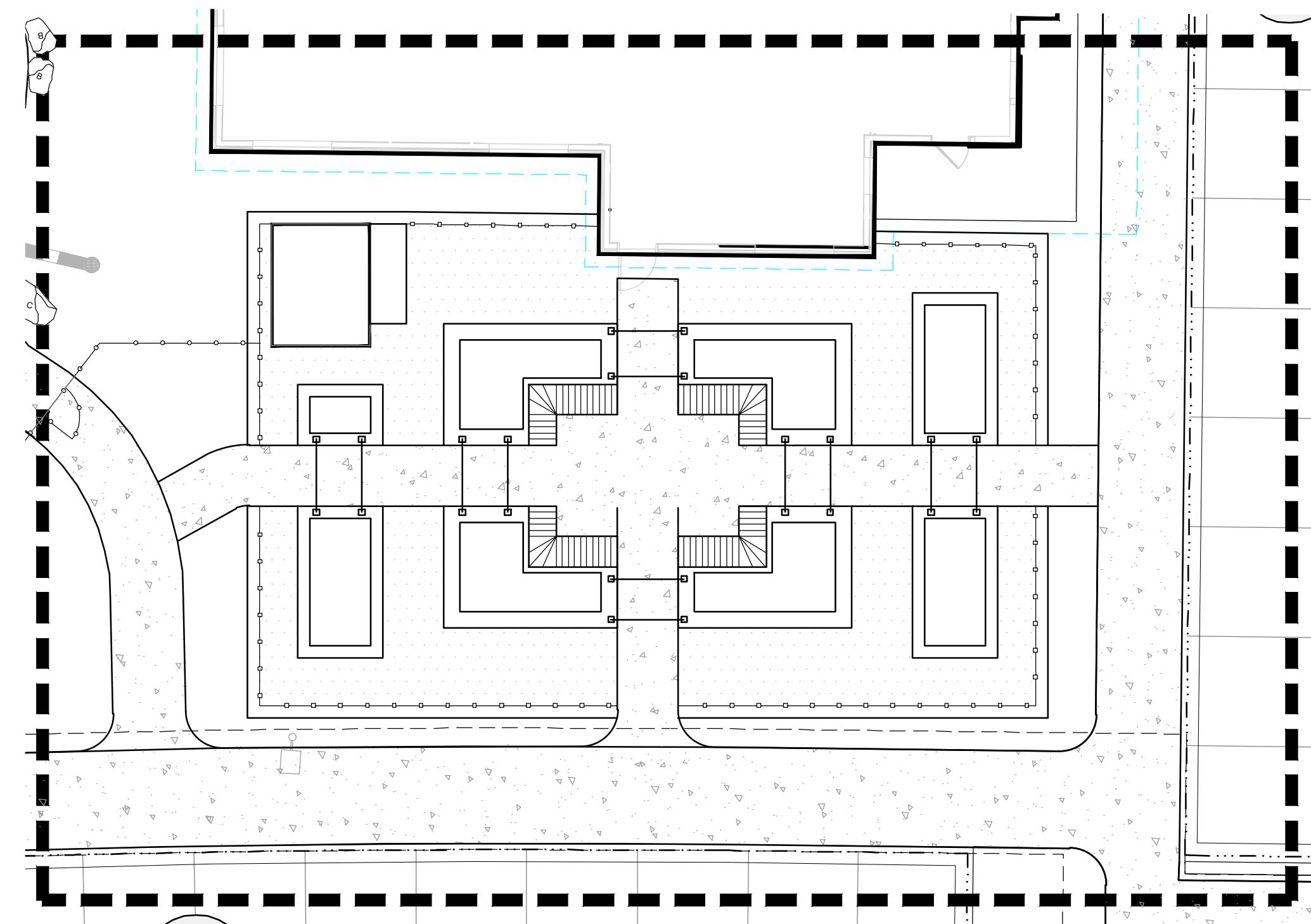


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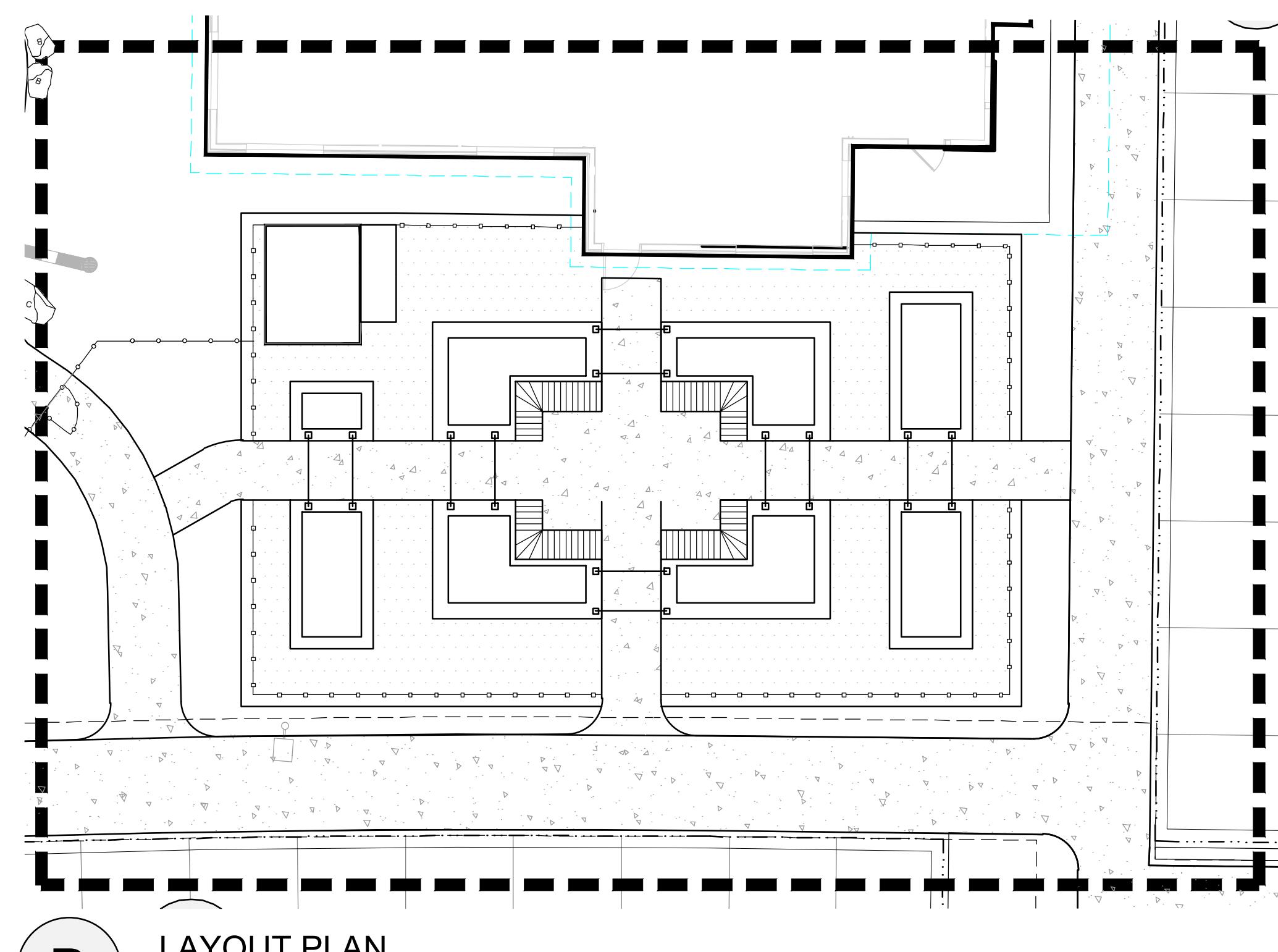


LS304

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A MATERIALS PLAN



B LAYOUT PLAN



PERSPECTIVE 1 - DESIGN INTENT

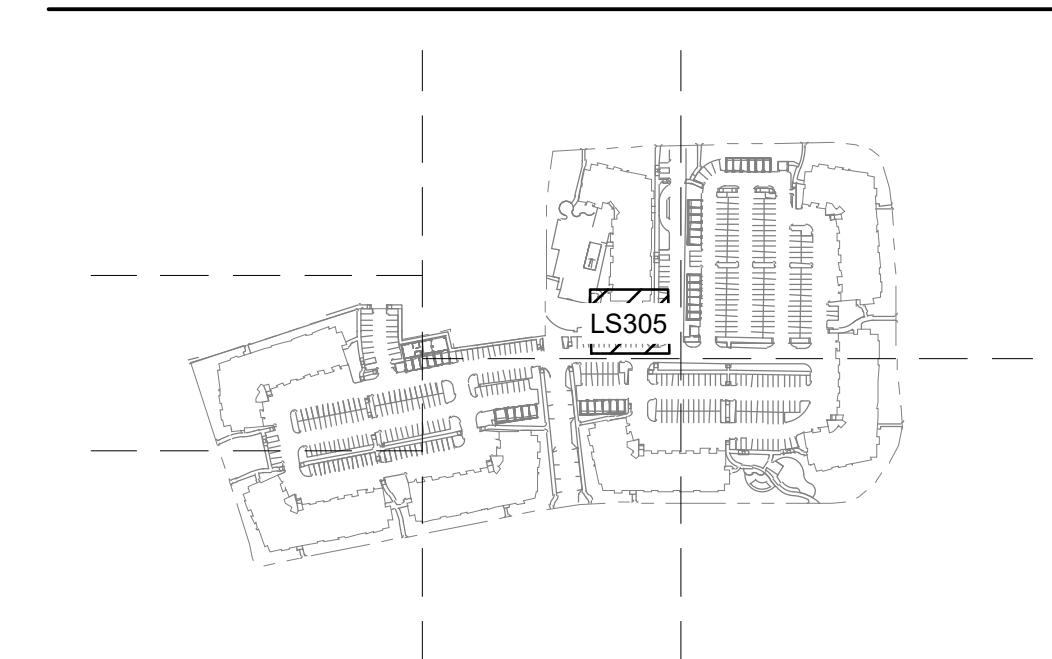


PERSPECTIVE 2 - DESIGN INTENT

LEGEND

	PROJECT BOUNDARY
	MATCH LINE
	RIGHT OF WAY
	LOT LINE
	EASEMENT
	SETBACK
	BUILDING OVERHANG
	UNDER DRAIN
	STORMWATER UTILITY
	WATER SERVICE UTILITY
	FIRE SERVICE UTILITY
	GAS UTILITY
	SANITARY SEWER UTILITY
	ELECTRIC UTILITY
	IRRIGATION LINE
	TRANSFORMER, TYP.
	PROPOSED GRADING
	PROPOSED DOG PARK FENCE
	PROPOSED POOL FENCE
	EXISTING SANITARY SEWER
	EXISTING GAS LINE
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	CRUSHER FINES
	SANDBLASTED CONCRETE
	WOOD DECKING
	ARTIFICIAL TURF
	COMPACT PARKING SPACE
	HANDICAP ACCESSIBLE PARKING SPACE
	SITE FURNISHINGS, TYP.
	SANDSTONE BOULDERS
	LIGHT POLE, RE: PHOTOMETRIC
	ELECTRIC VEHICLE PARKING

KEY MAP



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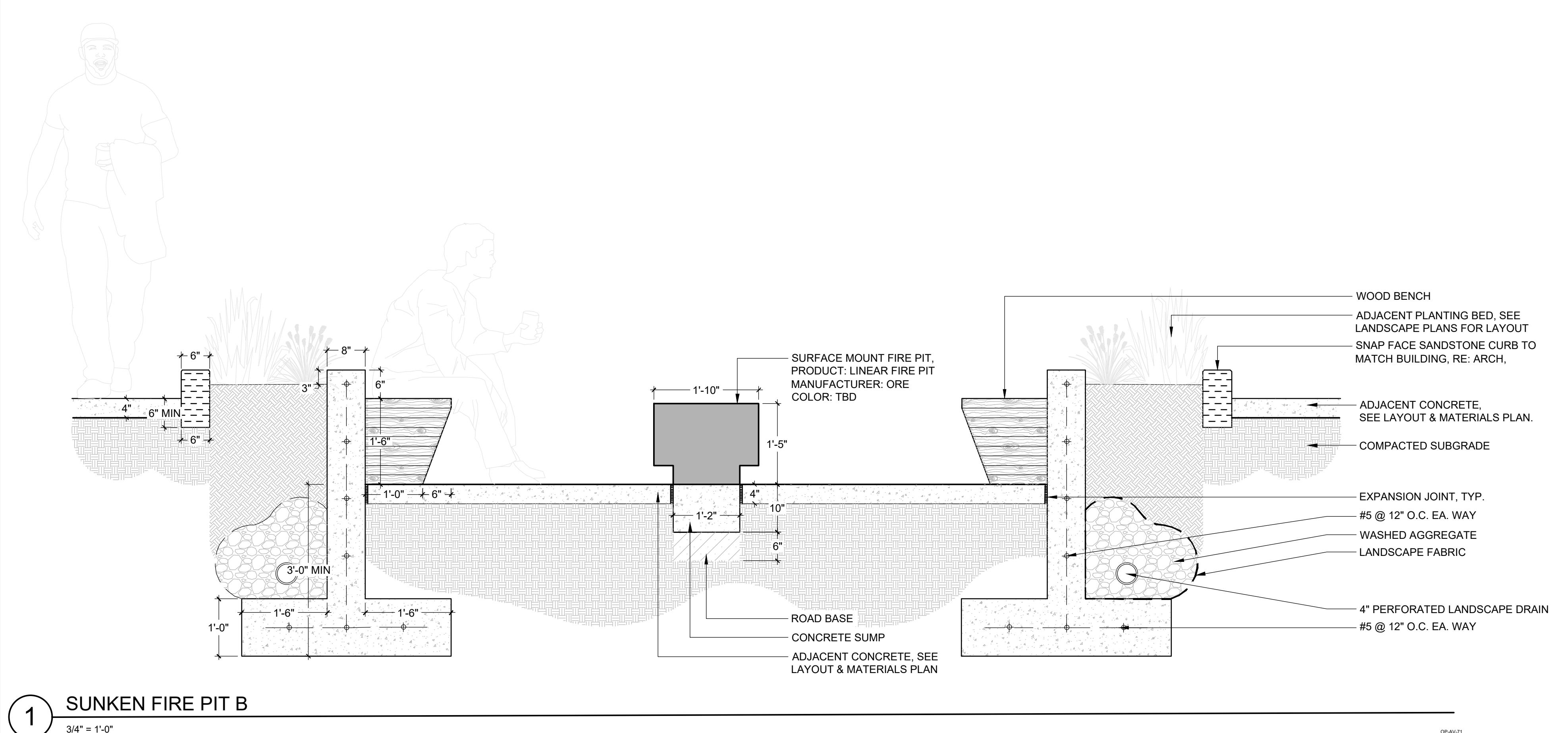
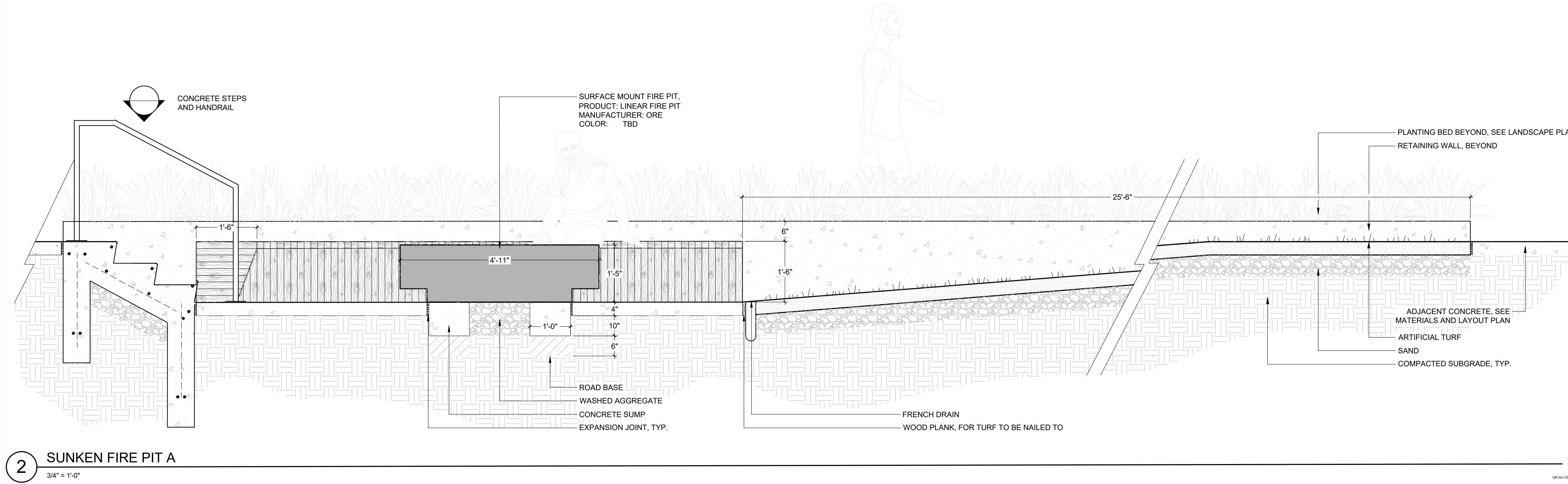


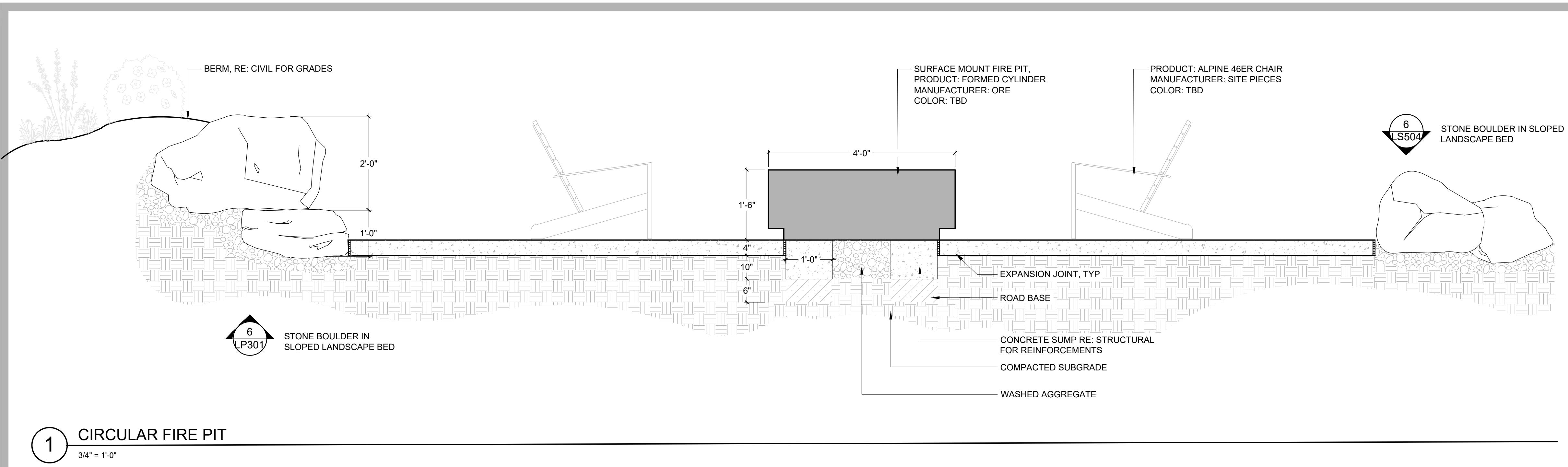
PROJECT: 2345002
AVENUE SOUTH
CENTERTERRA SOUTH FIRST SUBDIVISION
SUNFIELD STREET/ROCKY MOUNTAIN
AVENUE
LOVELAND, COLORADO 80538

SUBMISSION
04/25/2025 SDP 3 01
07/25/2025 SDP 3 02
09/22/2025 SDP 3 03

DESIGN SEAL
NORTH SCALE: 1'=10'-0"
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Sheet Name
GARDEN
ENLARGEMENT - MATERIALS & LAYOUT PLAN
Sheet Number
LS305
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SHEET NAME

SITE SECTIONS

SHEET NUMBER

LS502

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PROJECT: 2345002
AVENUE SOUTH
CENTER TERRA SOUTH FIRST SUBDIVISION
SUNFIELD STREET/ROCKY MOUNTAIN
AVENUE
LOVELAND, COLORADO 80538

SUBMISSION
04/25/2025 SDP 3 01
07/25/2025 SDP 3 02
09/22/2025 SDP 3 03

DESIGN SEAL



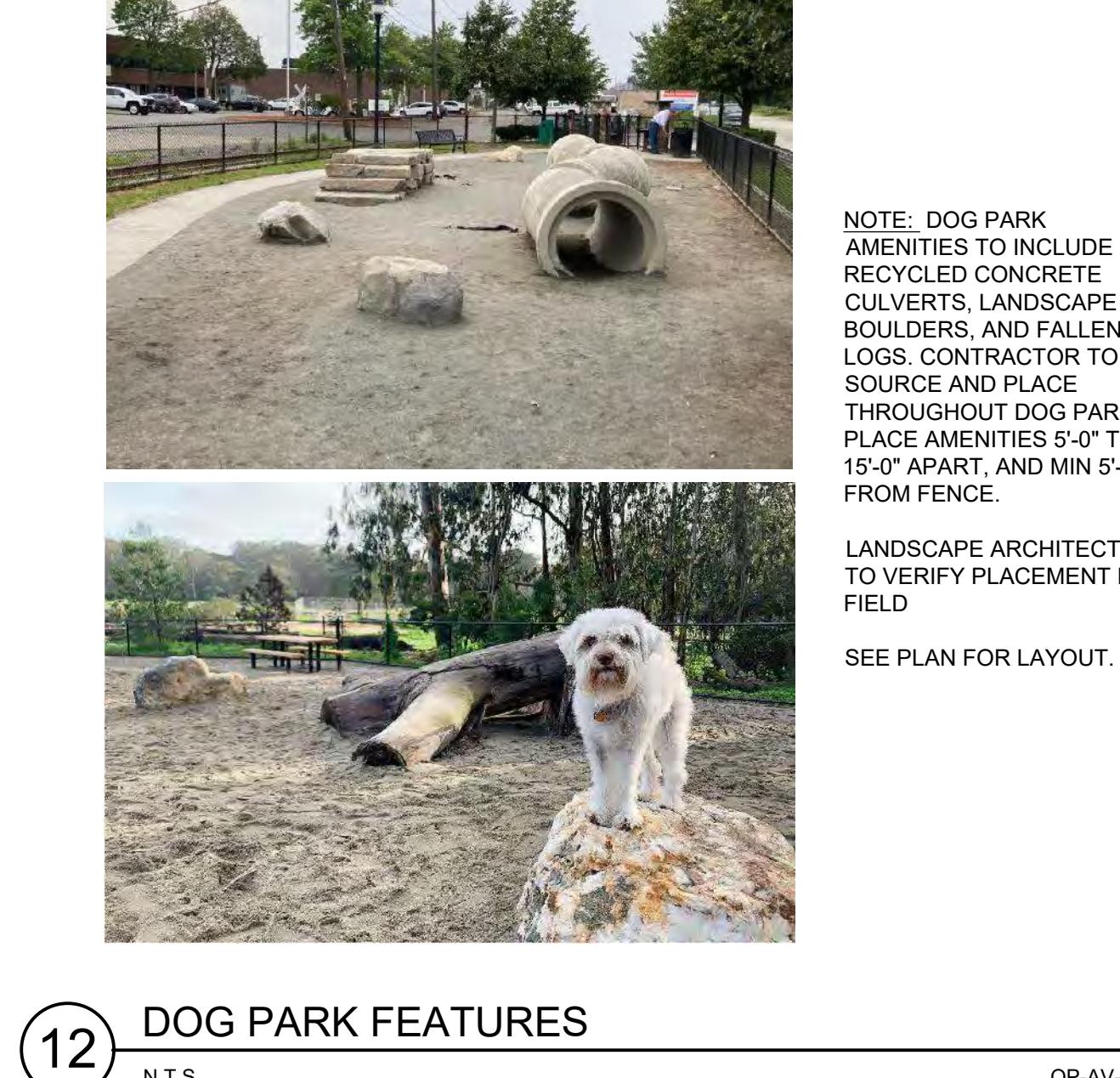
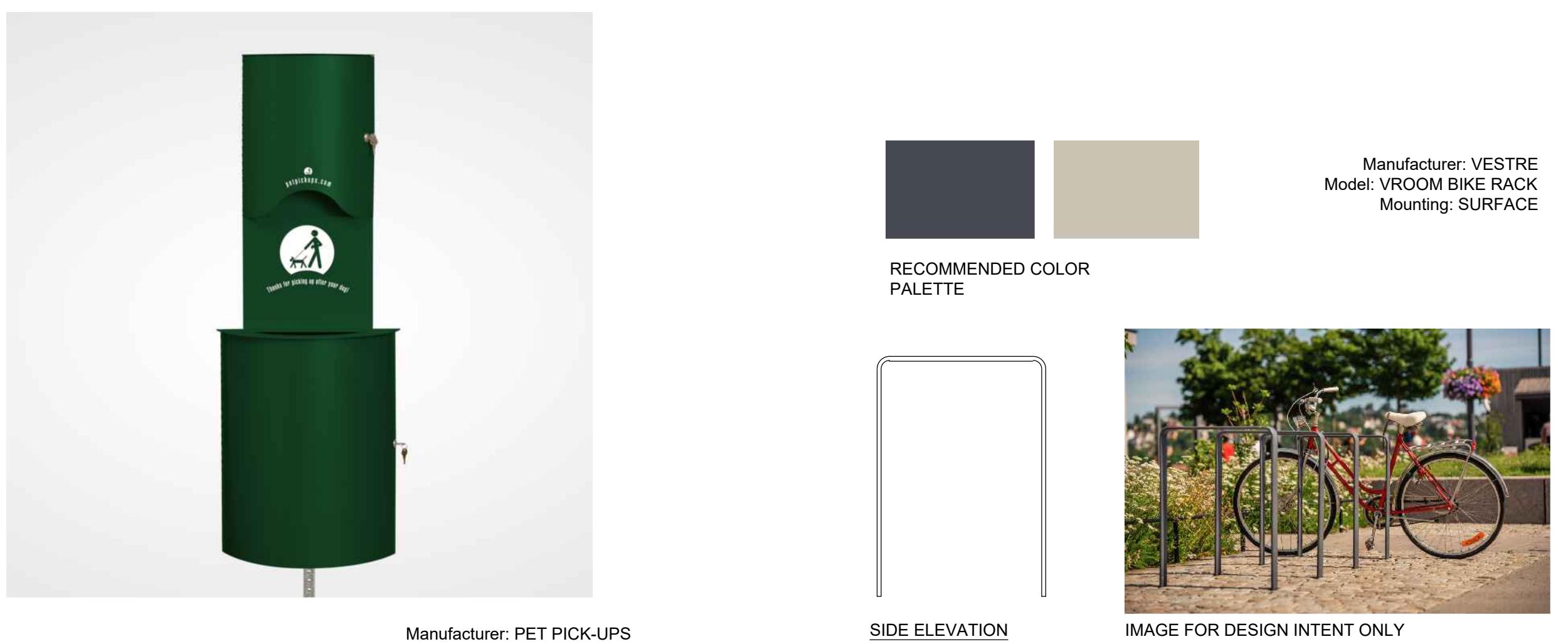
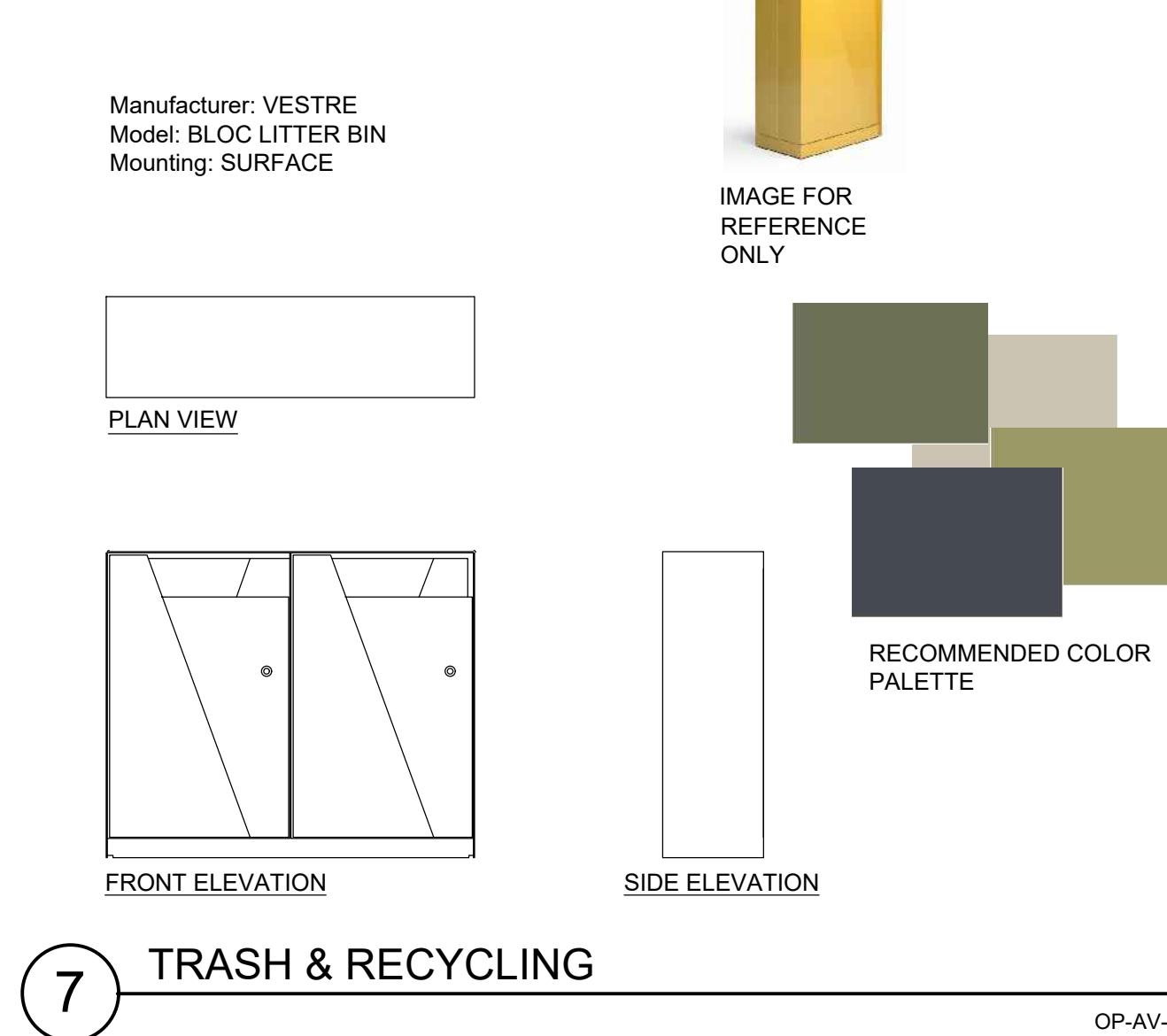
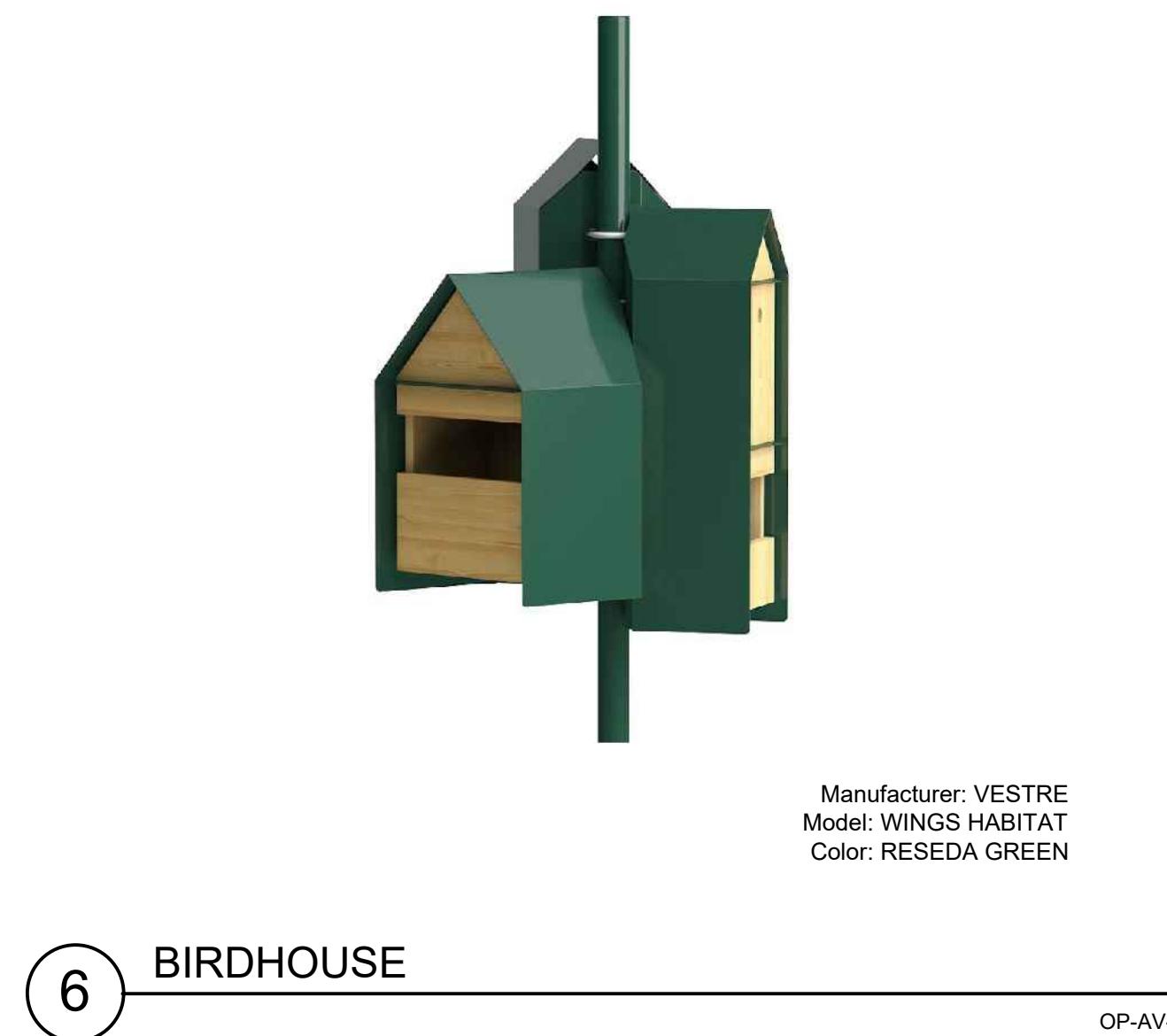
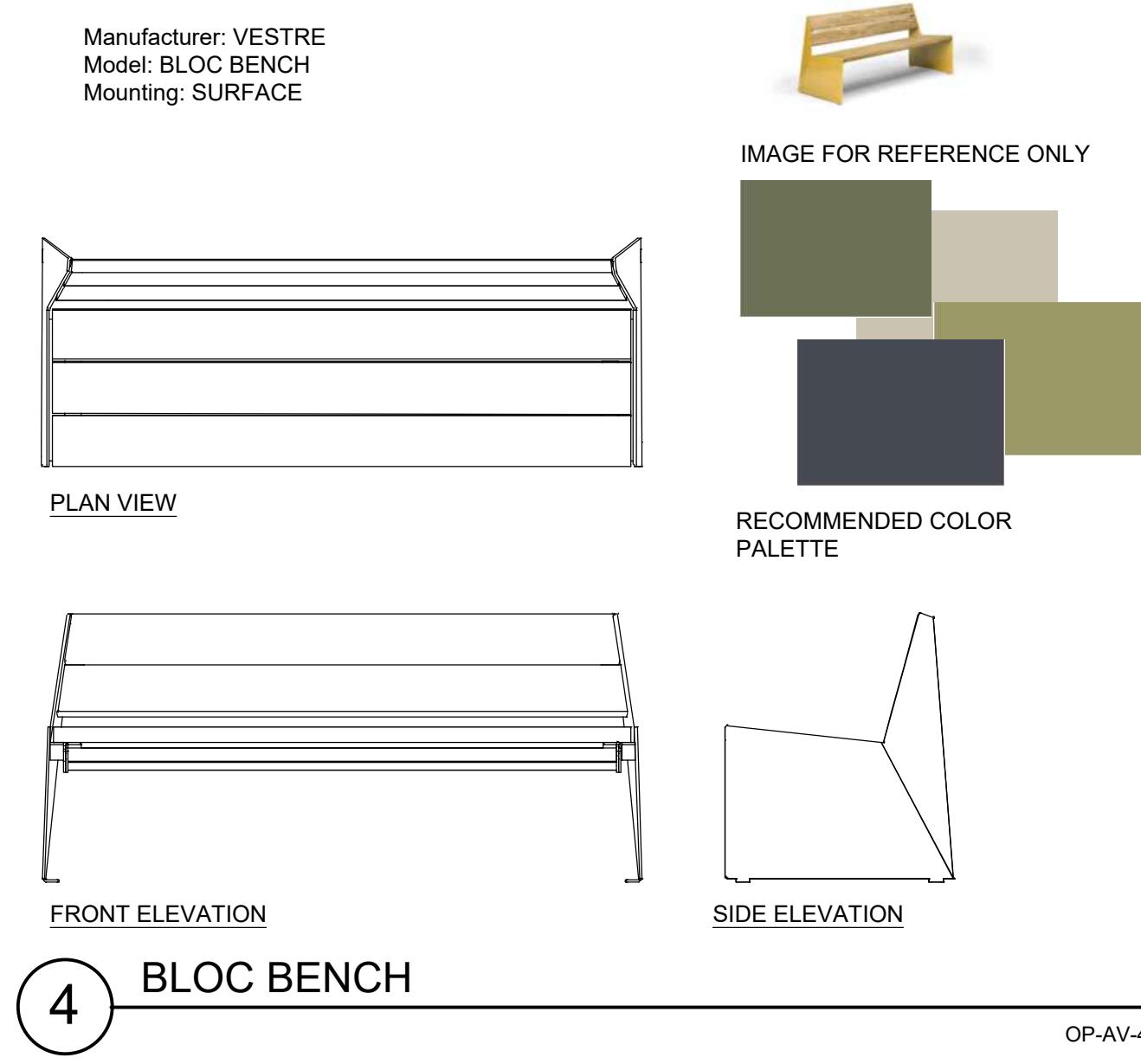
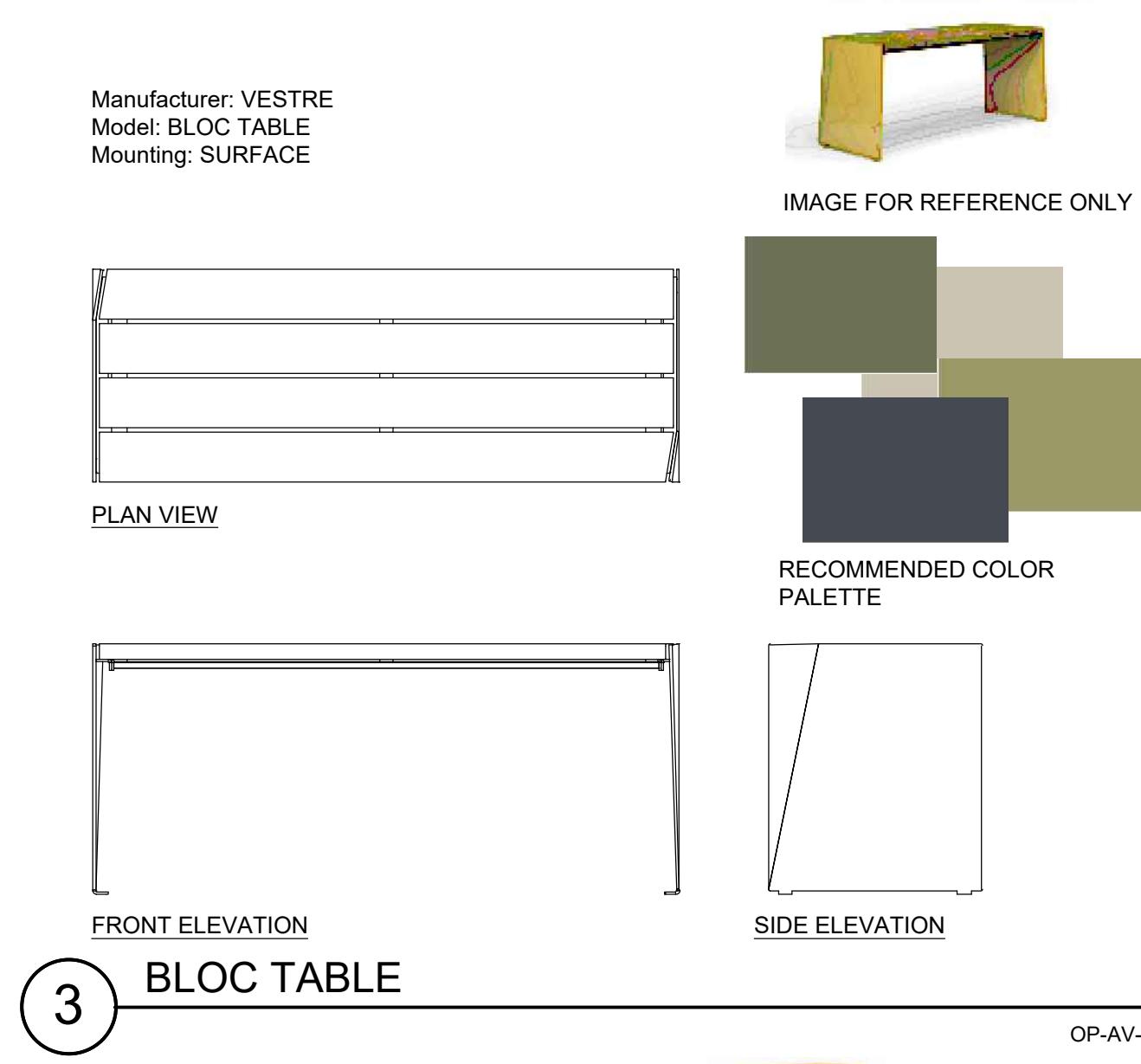
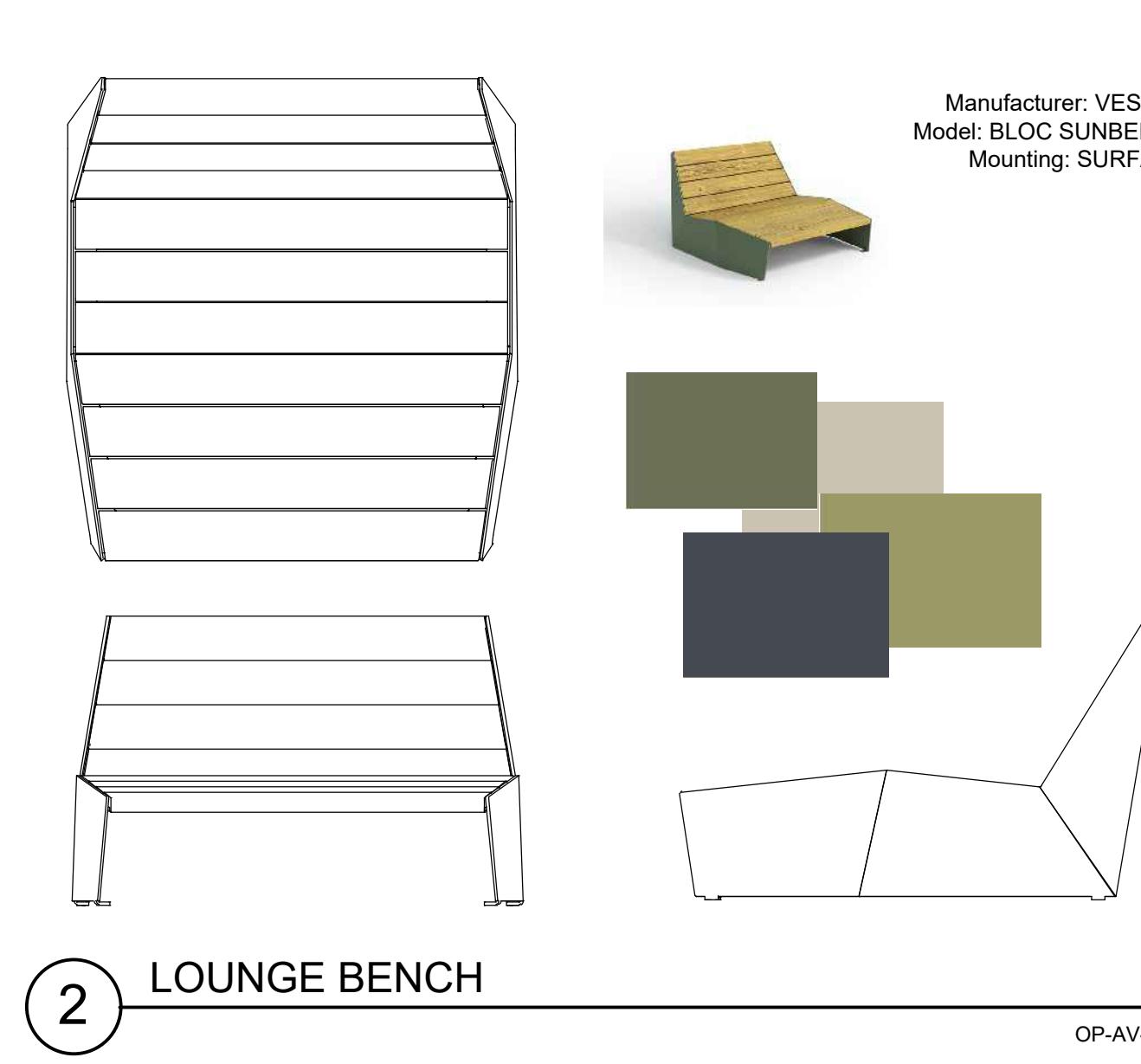
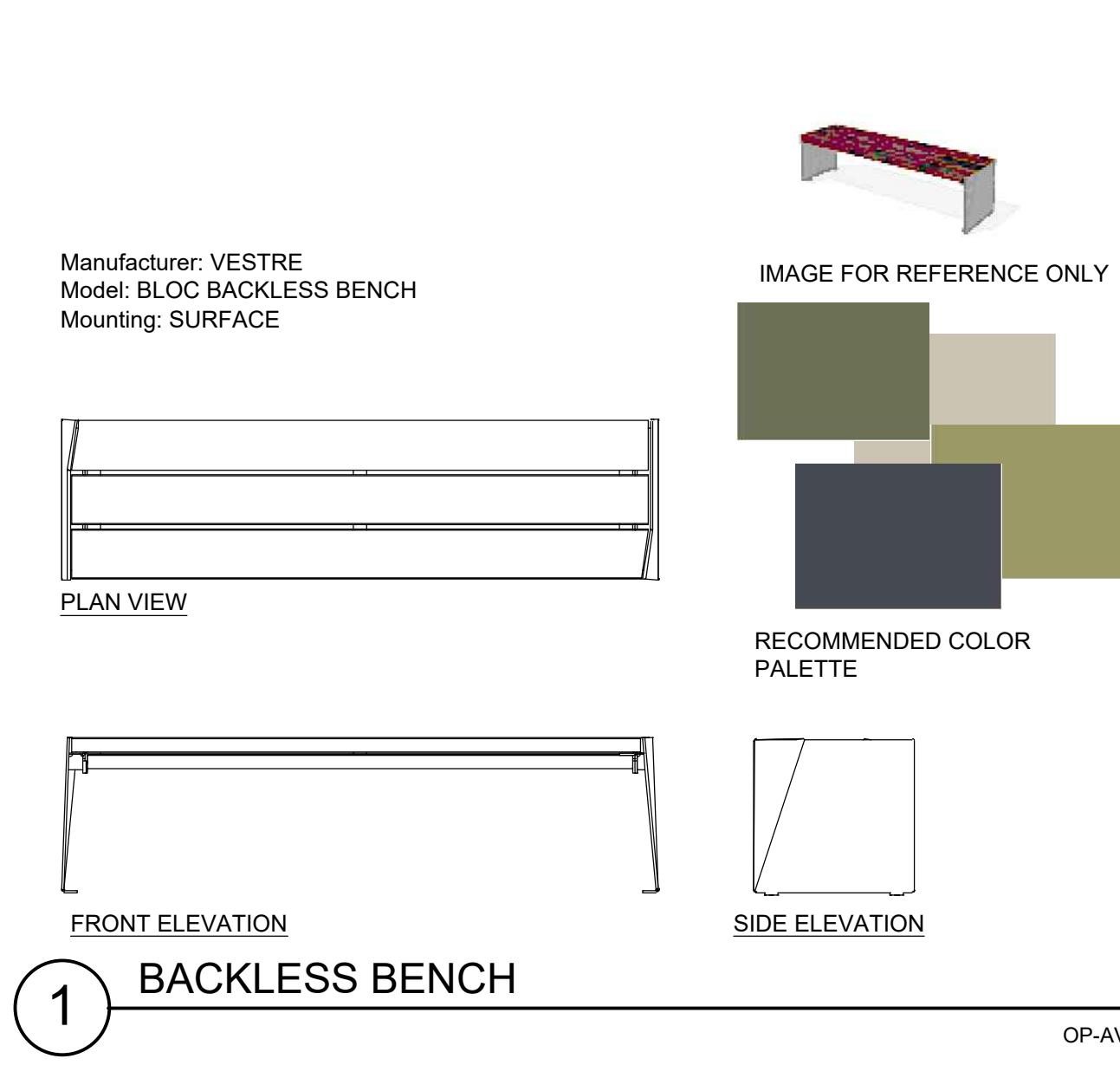
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DEVELOPER





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ripley design
LANDSCAPE ARCHITECTURE, LAND PLANNING

DEVELOPER

McWHINNEY

PROJECT: 2345002

AVENUE SOUTH
CENTER TERRA SOUTH FIRST SUBDIVISION
SUNFIELD STREET/ROCKY MOUNTAIN
AVENUE
LOVELAND, COLORADO 80538

SUBMISSION
04/25/2025 SDP 3 01
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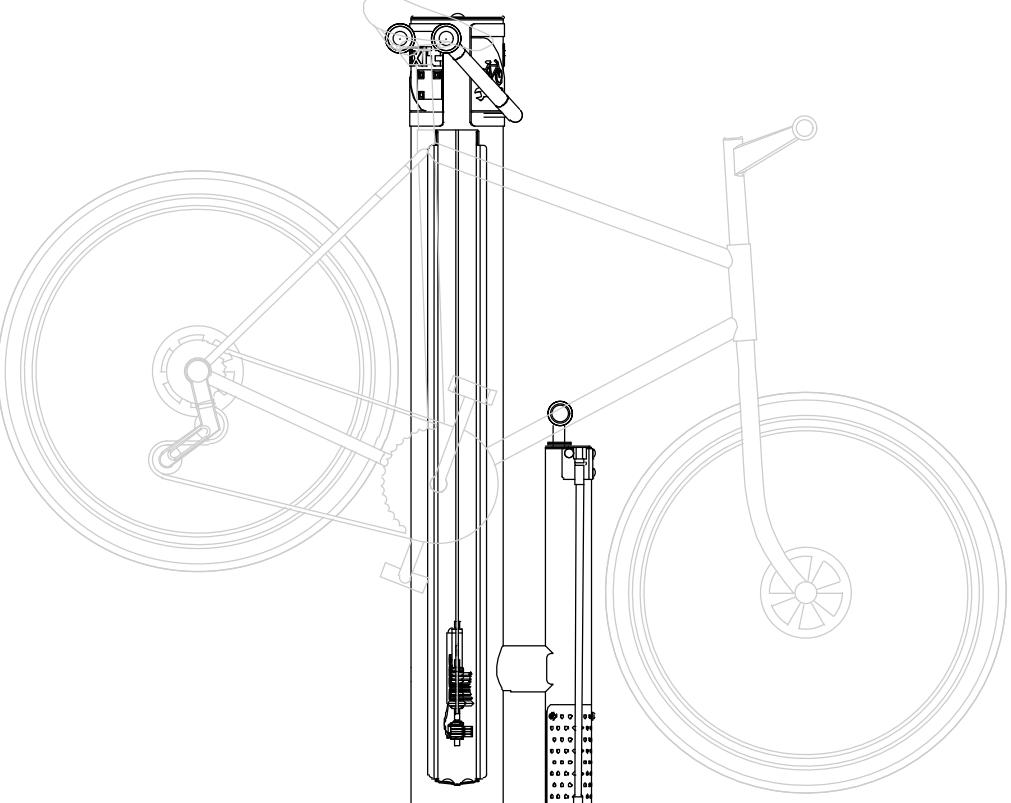
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SITE DETAILS

SHEET NUMBER

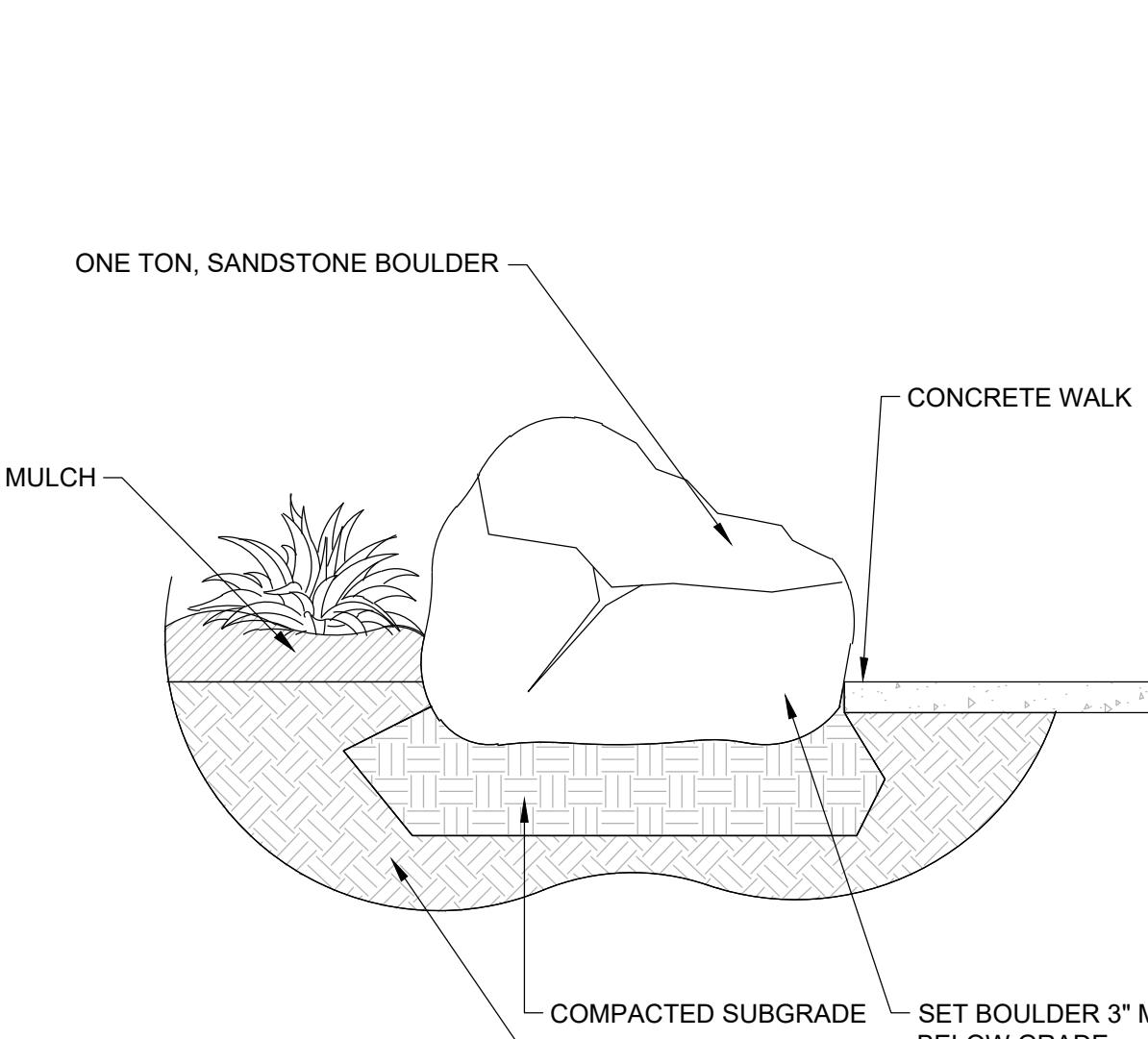
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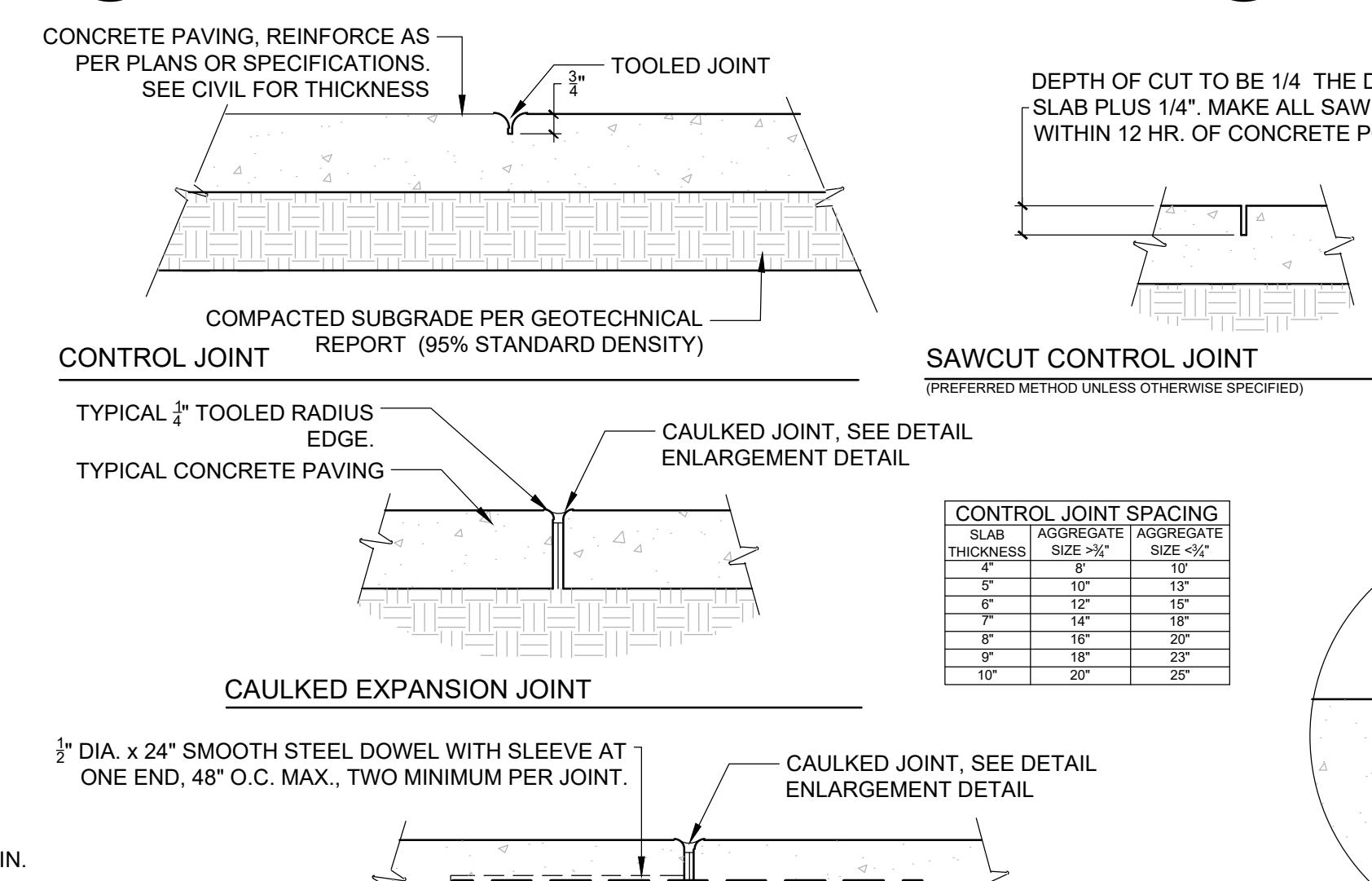
1 BIKE FIXIT STATION

OP-AV-48



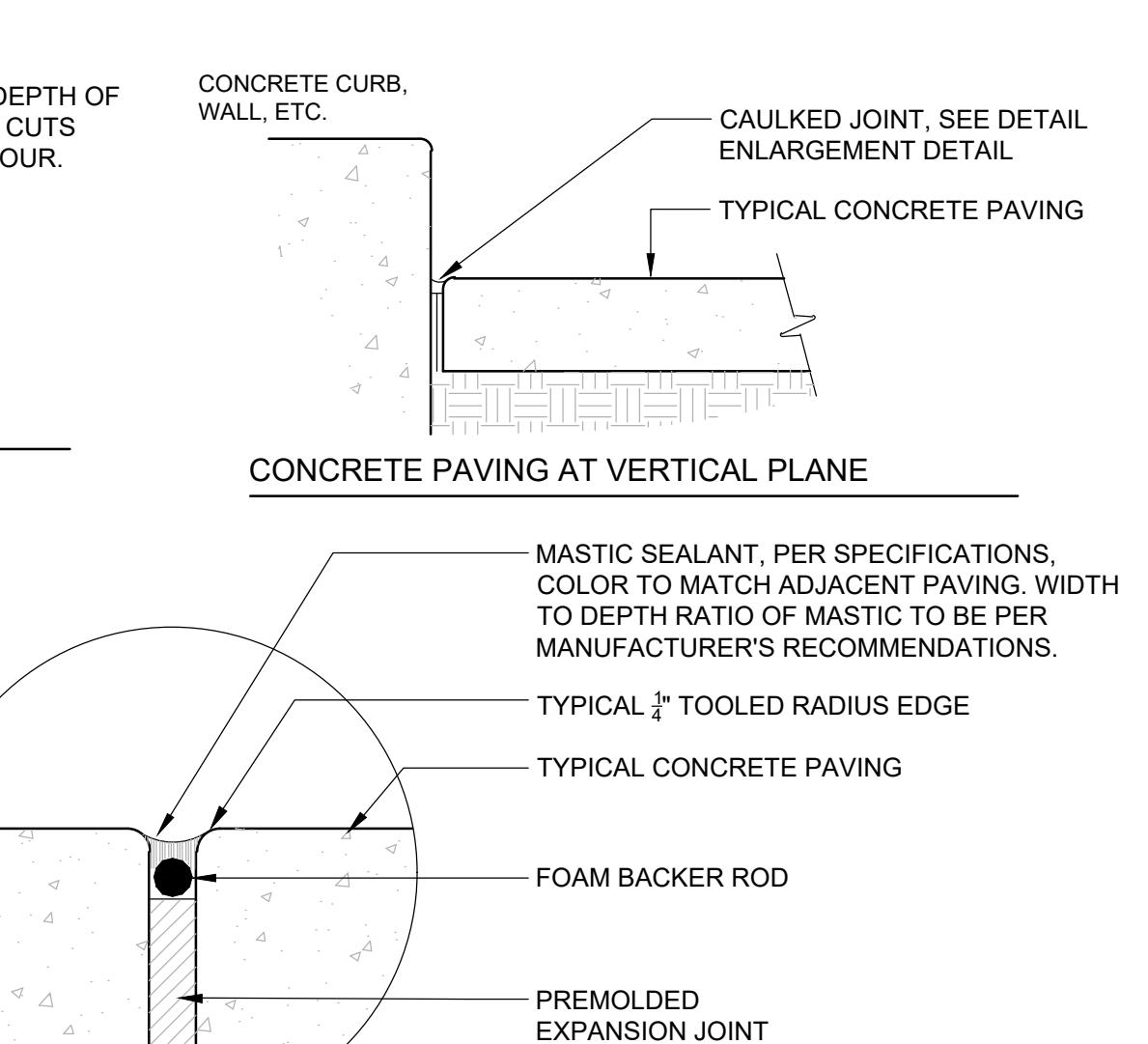
2 COVERED BARBECUE GRILL

OP-AV-60



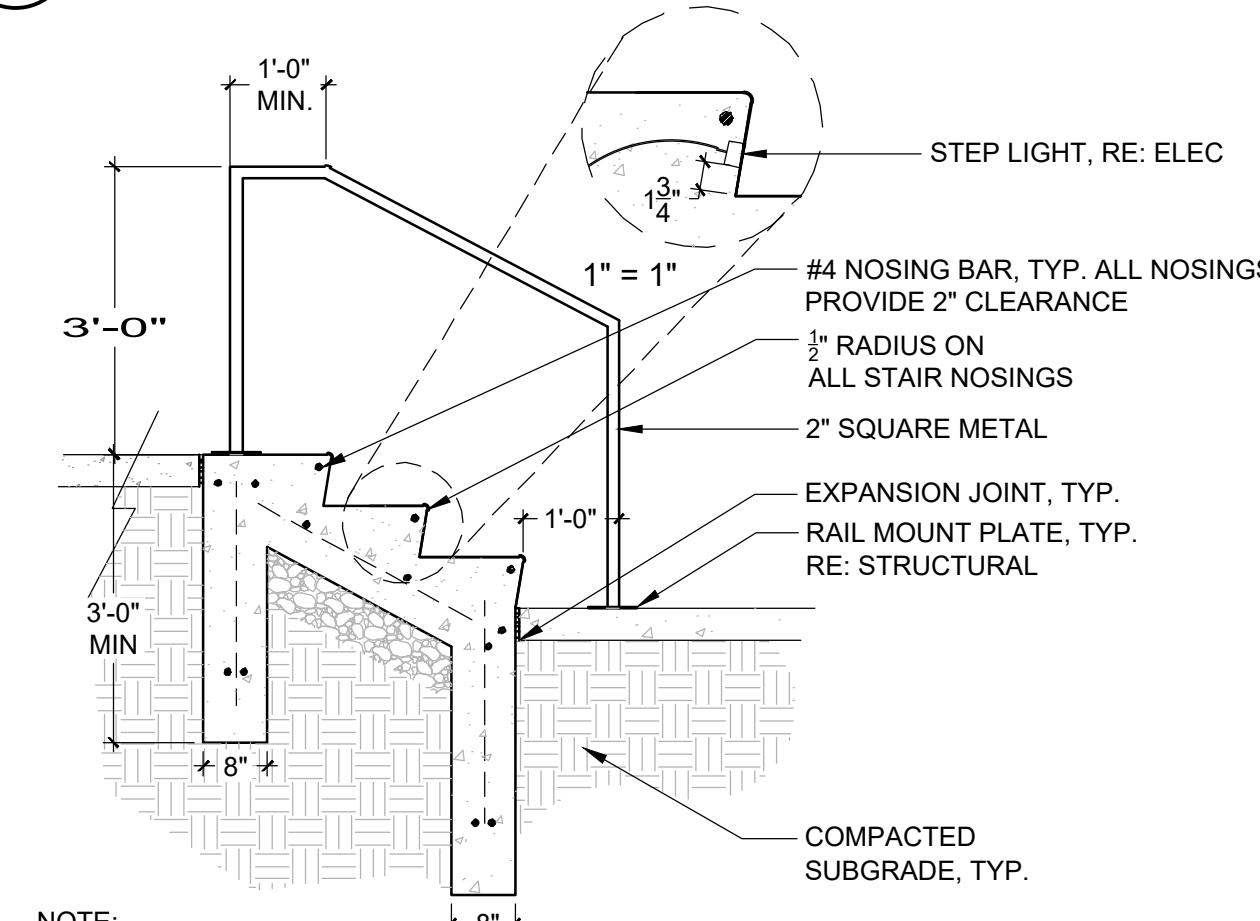
3 STEEL COAL ASH RECEPTACLE

OP-AV-61



4 STONE BOULDER ADJACENT TO CONCRETE

OP-AV-83



1. SEE PLAN FOR LOCATION, LAYOUT AND ADJACENCIES
2. RE: CIVIL FOR FG
3. RE: STRUCTURAL FOR REINFORCEMENT DESIGN
4. FIELD WELD, FIELD PAINT W/ MATTHEWS ACRYLIC, COLOR TBD
5. GRIND ALL WELDS SMOOTH

6 CONCRETE STEPS AND HANDRAIL

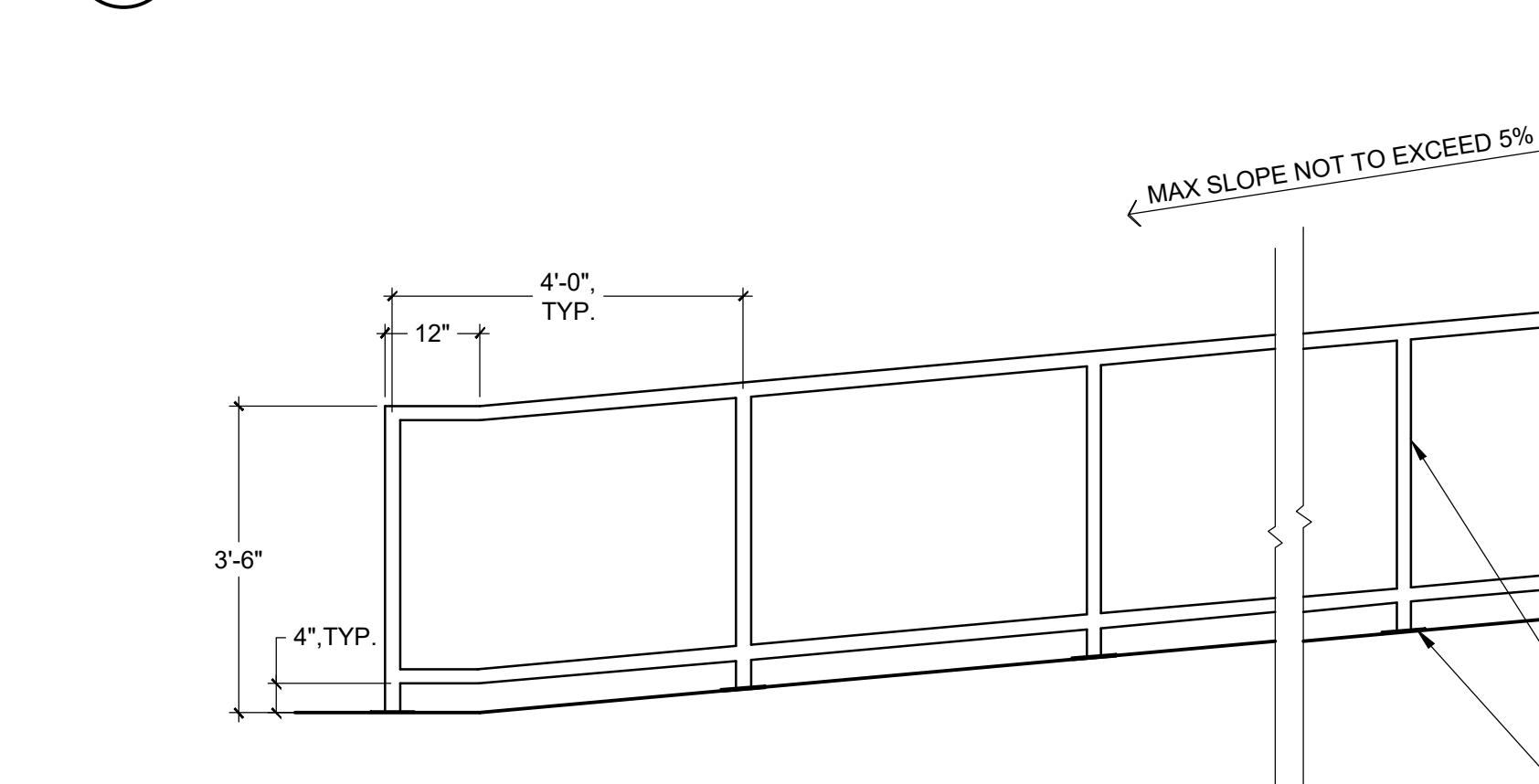
OP-AV-87



5 TYPICAL CONCRETE JOINT DETAILS

NTS: SCALE

OP-AV-76



ENLARGED TYPICAL CAULKED JOINT

7 RAMP & RAILING

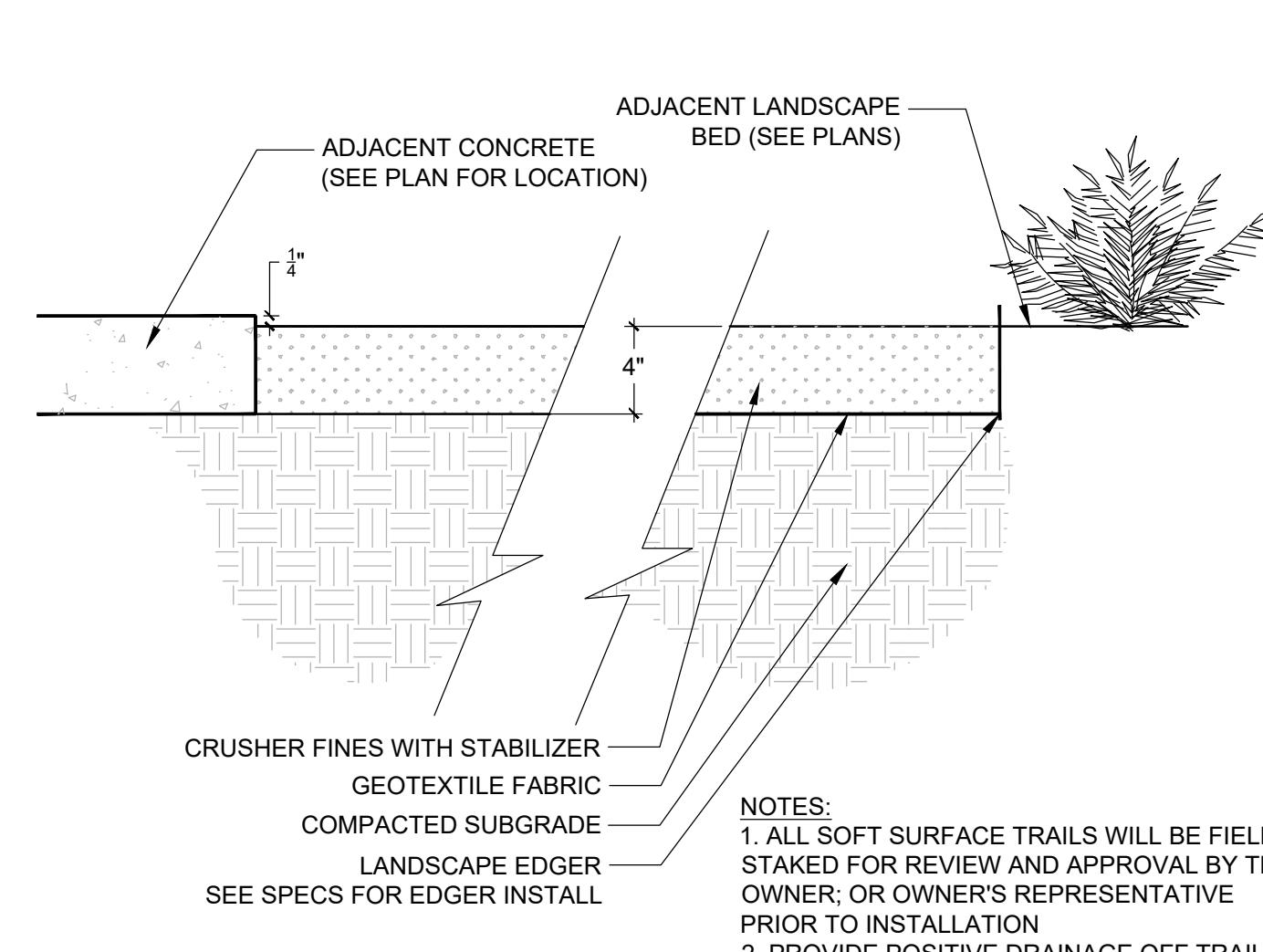
OP-AV-87

1/2" = 1'-0"

ELEVATION

SECTION

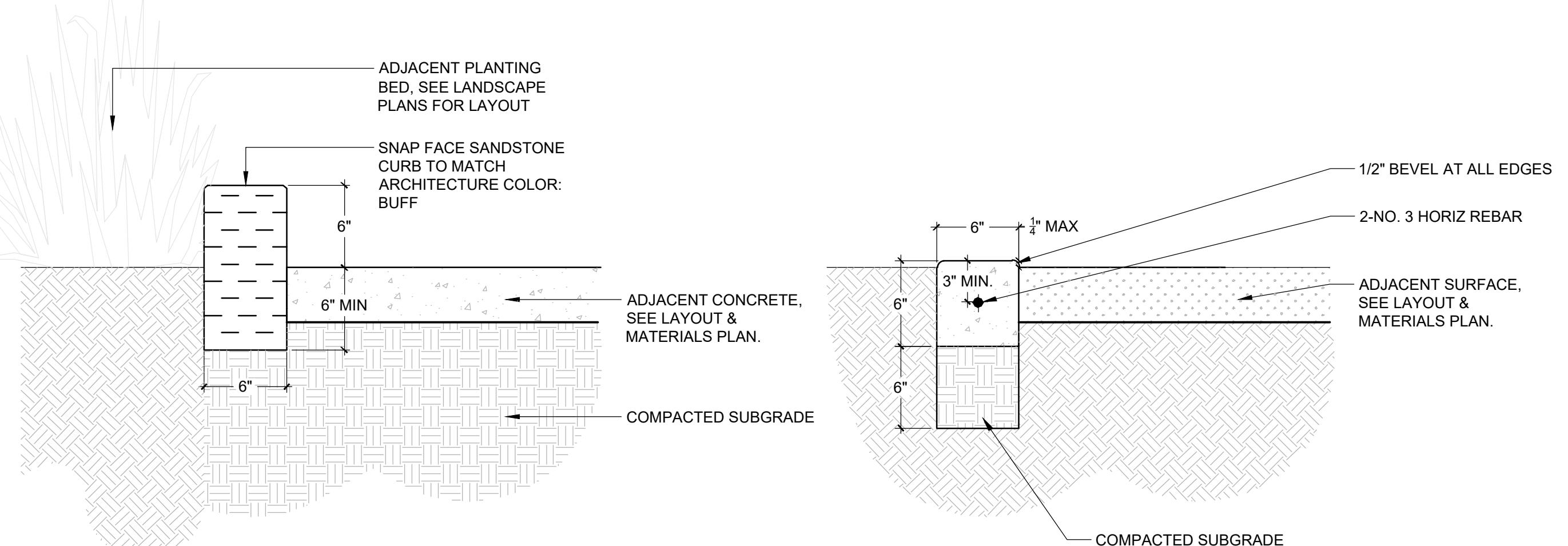
1/2" = 1'-0"



1 CRUSHER FINES AND ADJACENCIES

1 1/2" = 1'-0"

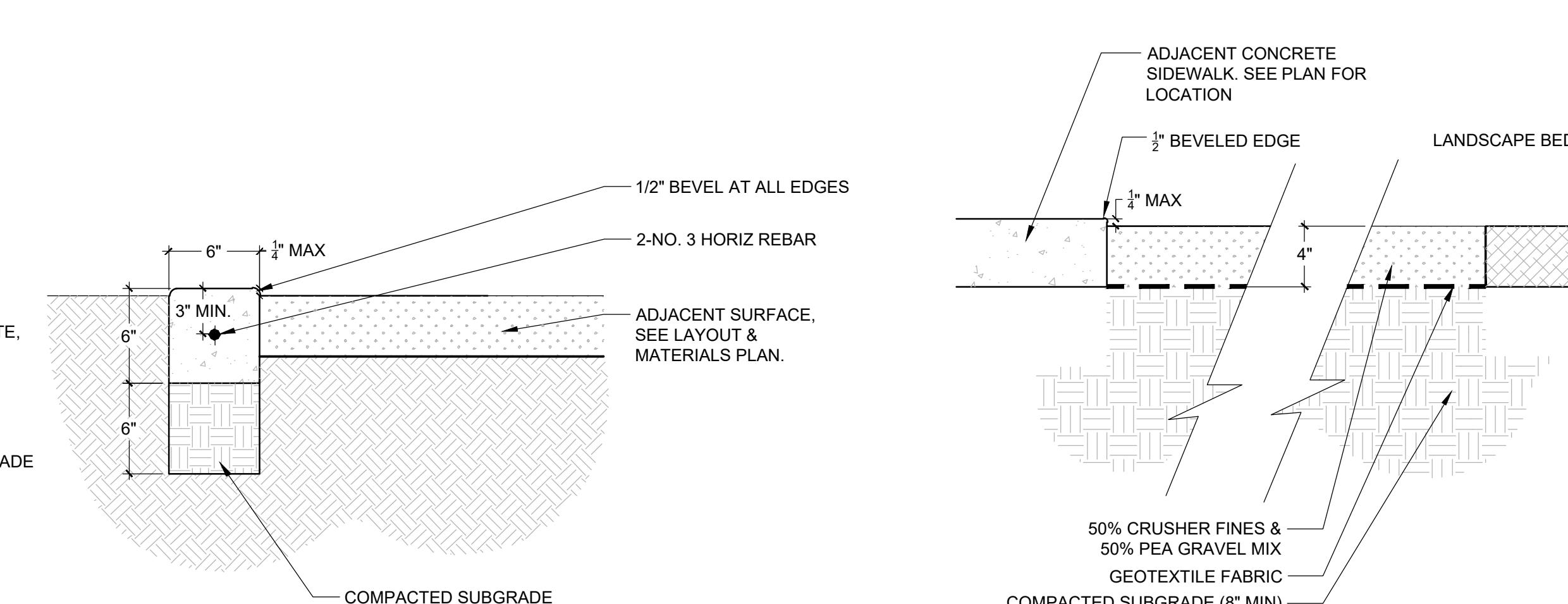
OP-AV-51



2 6" SANDSTONE CURB

1 1/2" = 1'-0"

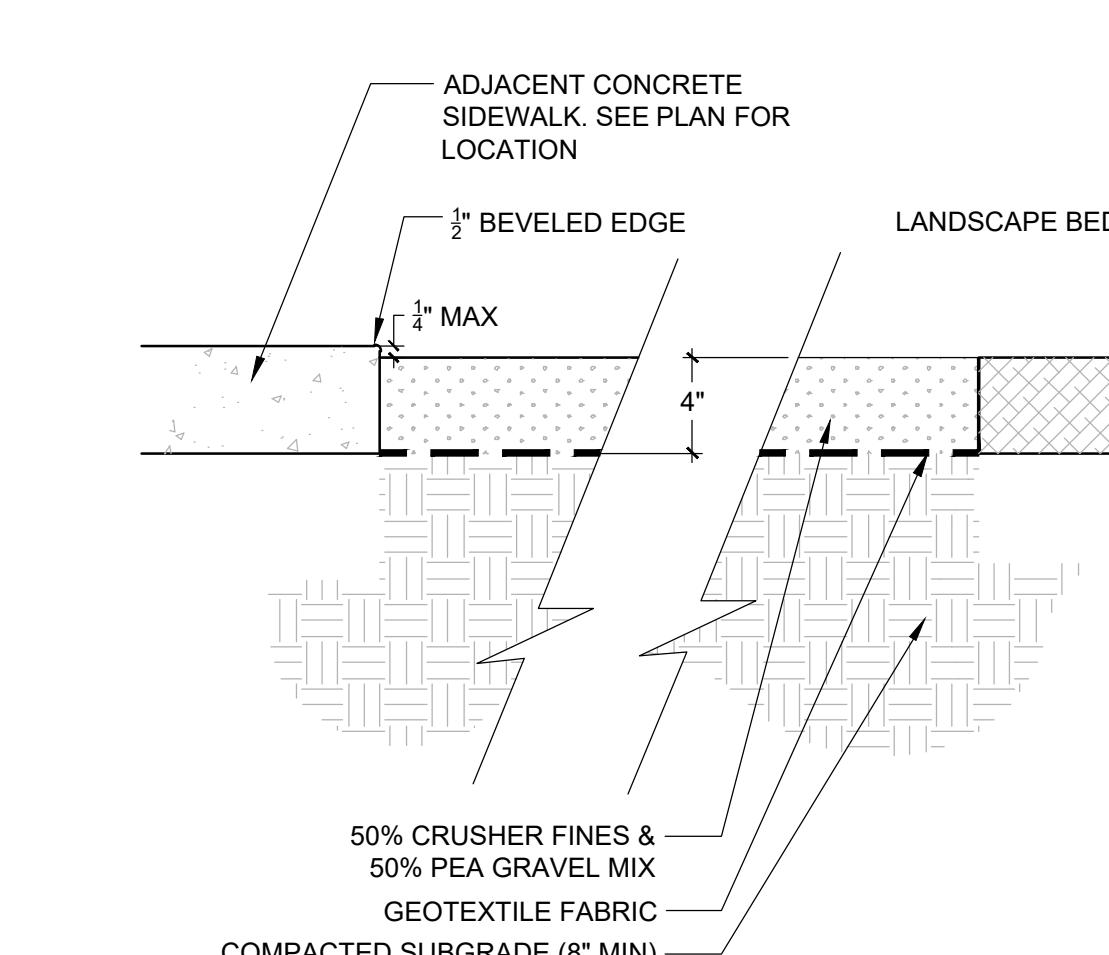
OP-AV-01



3 CONCRETE RIBBON CURB

1 1/2" = 1'-0"

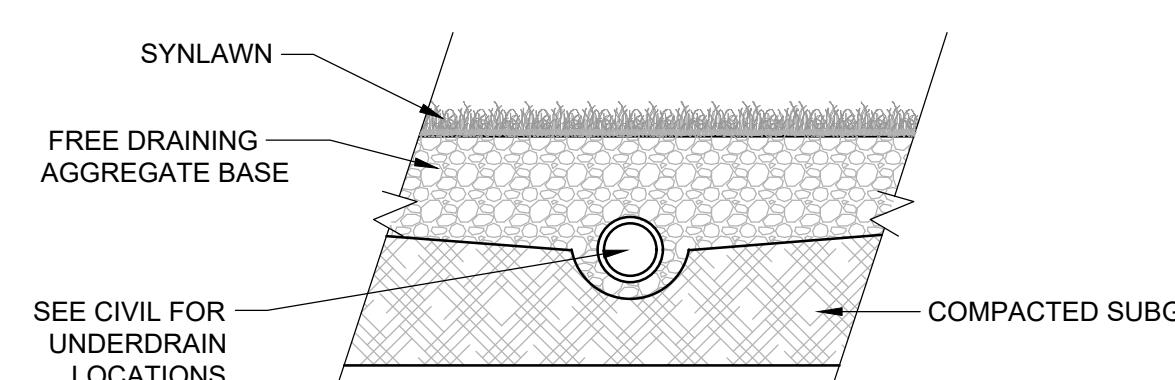
OP-AV-79



4 DOG PARK SURFACING

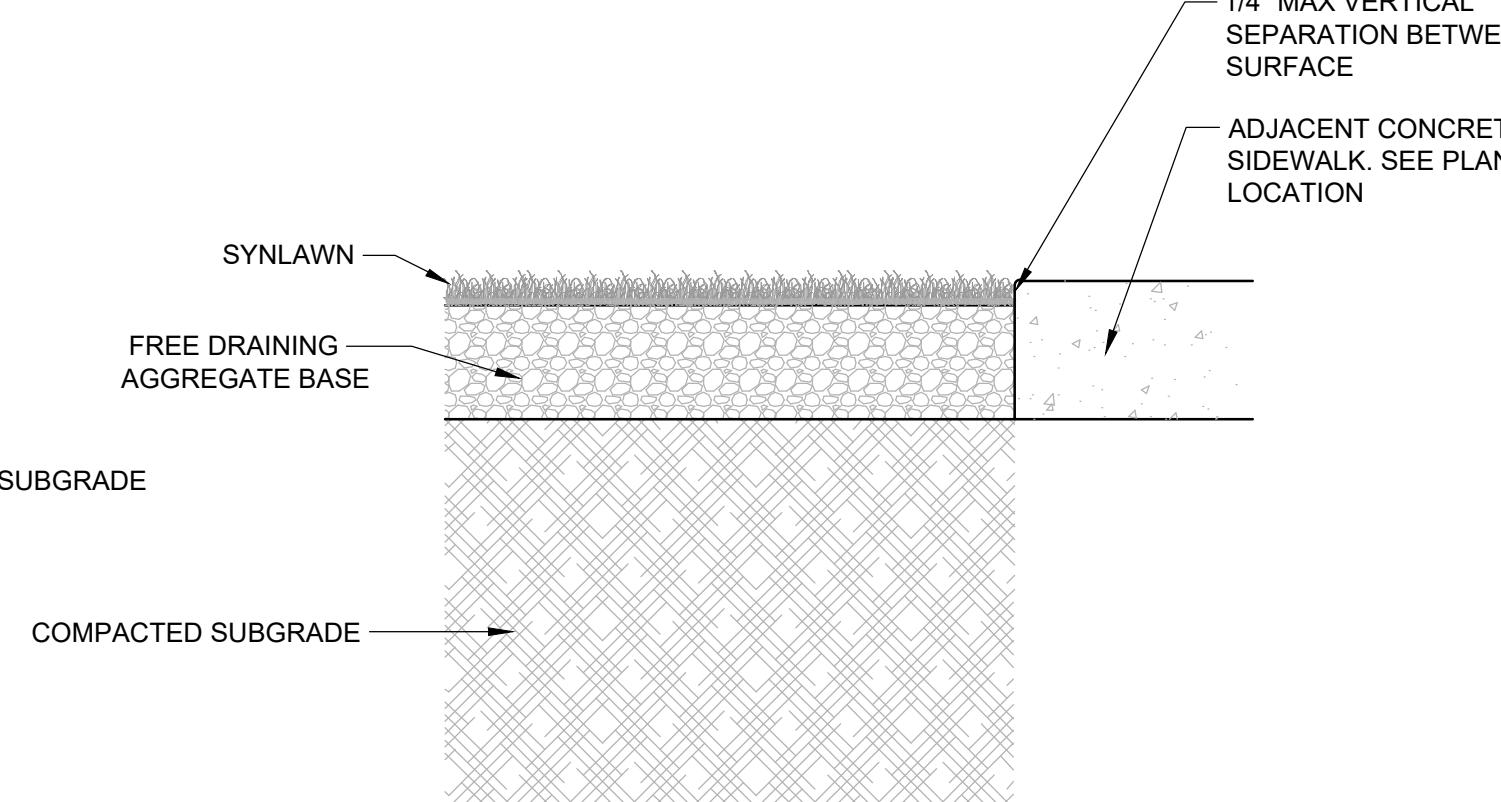
1 1/2" = 1'-0"

OP-AV-54



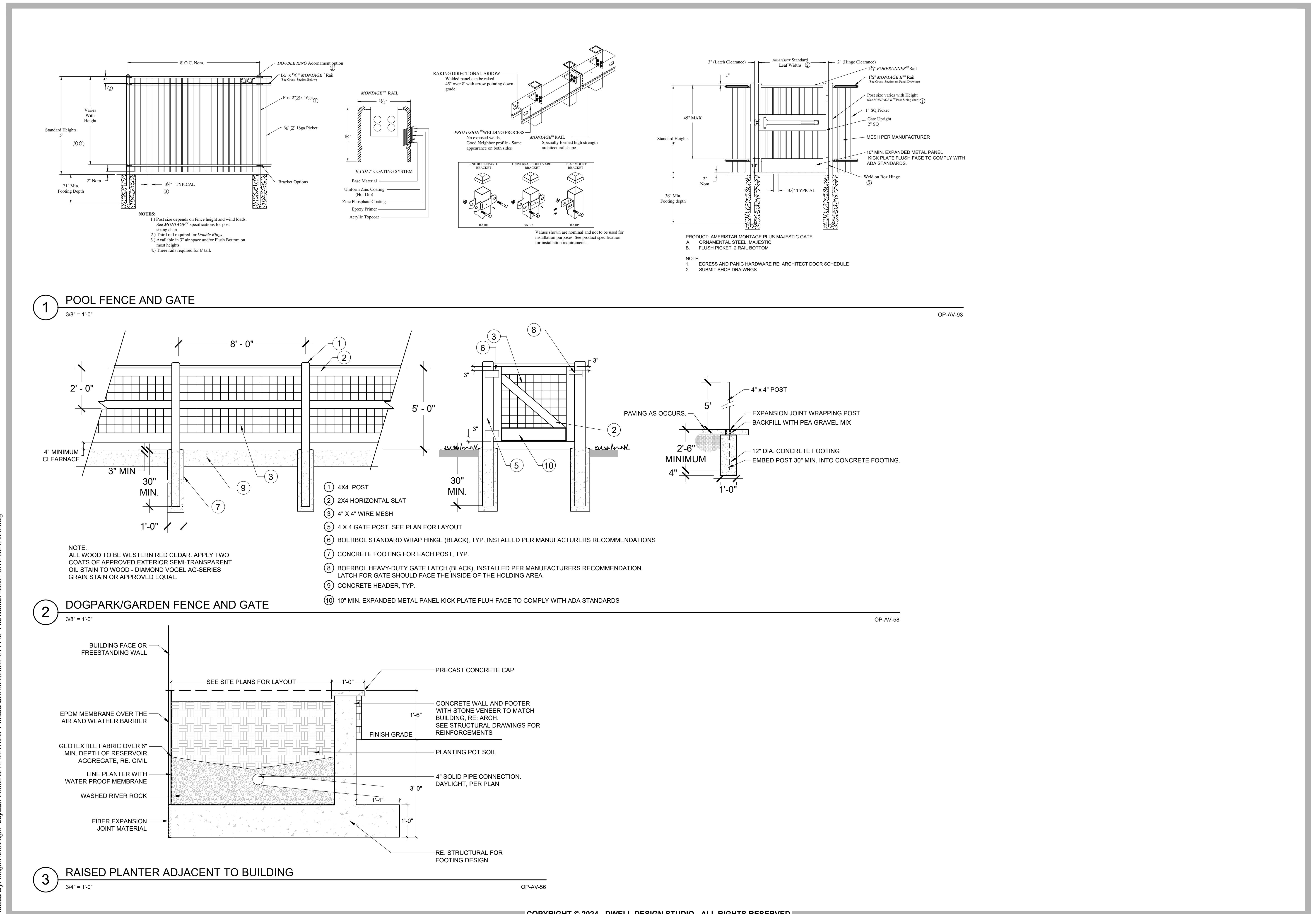
5 ARTIFICIAL TURF

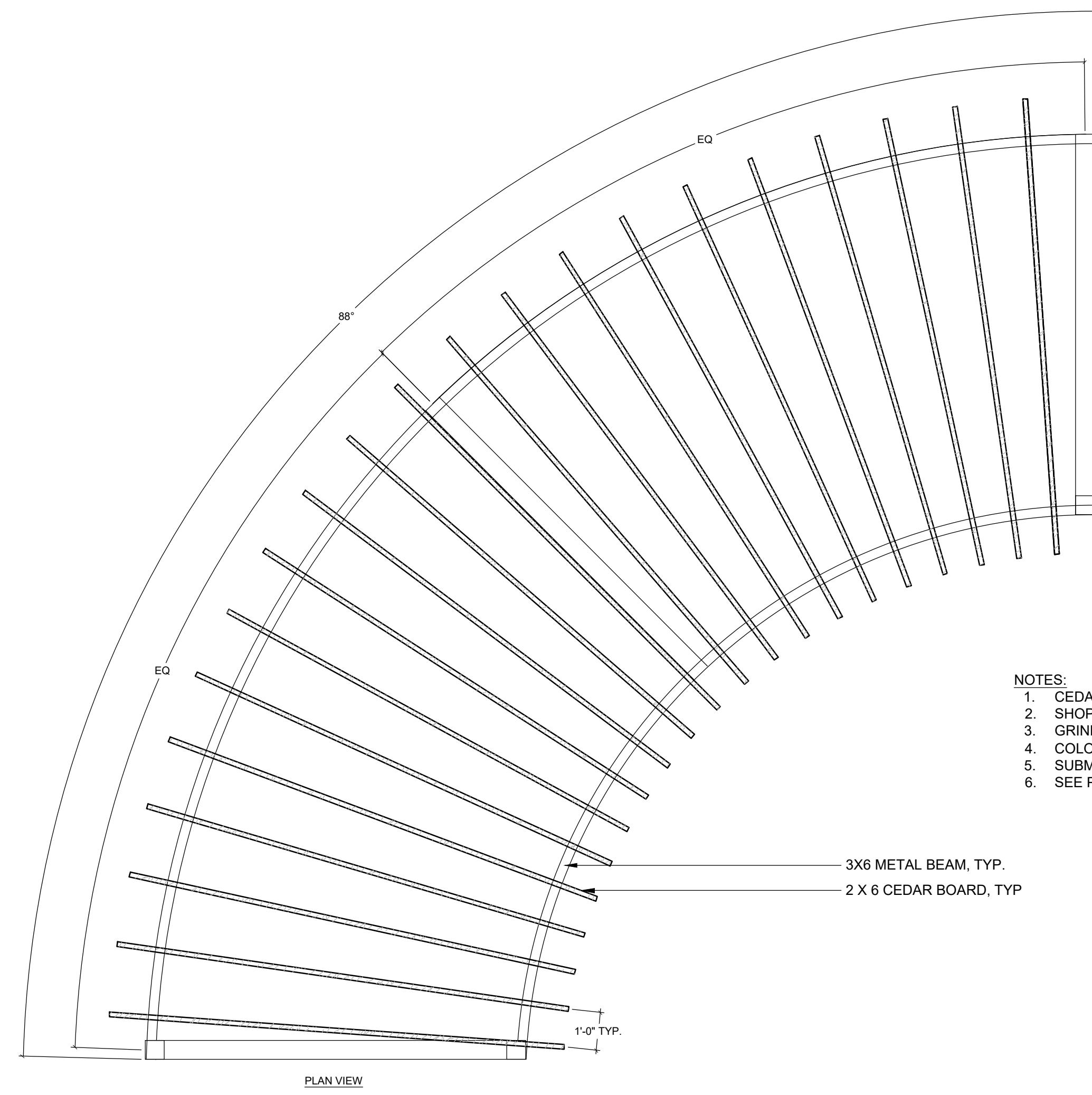
1 1/2" = 1'-0"



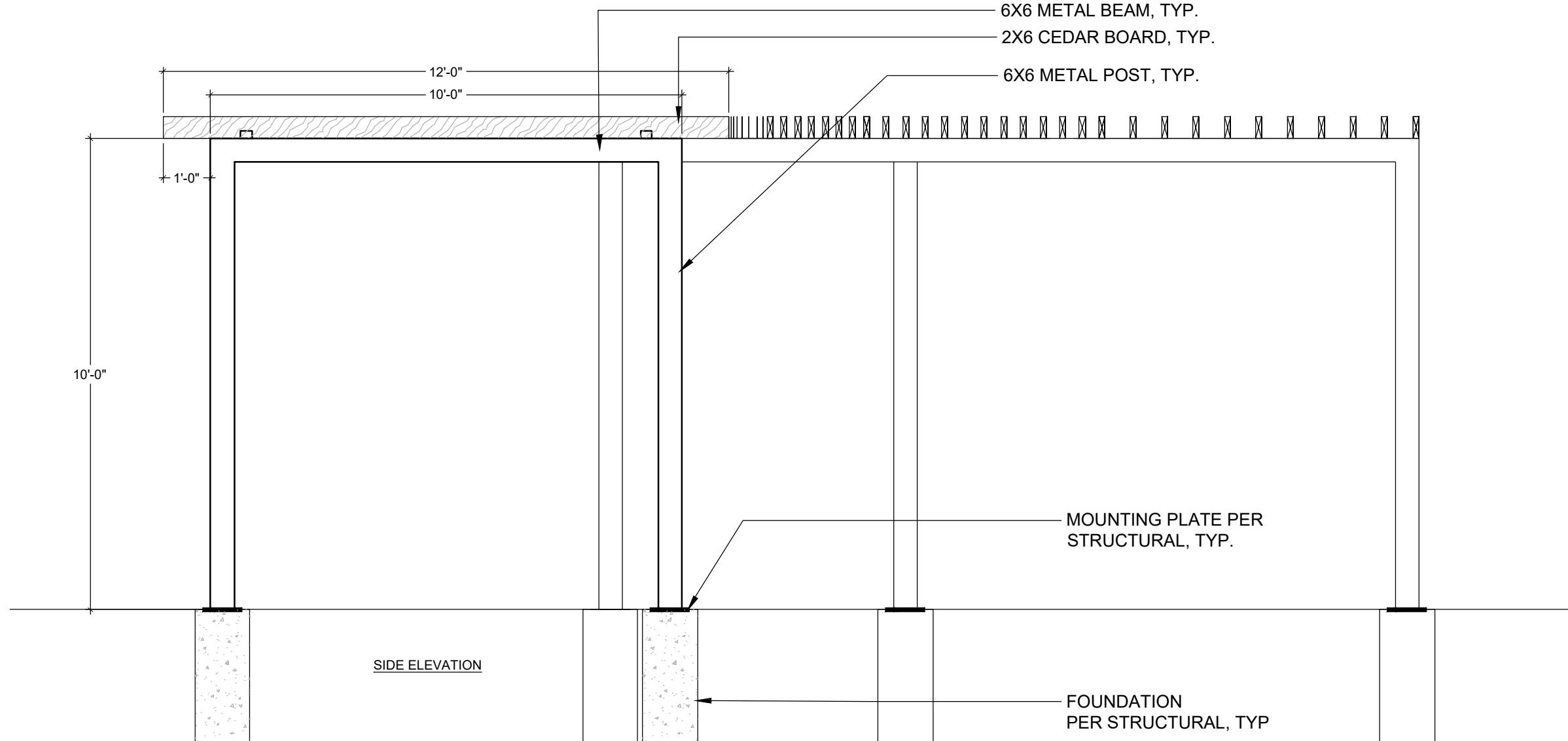
NOTES:
1. SYNLAWN GOLF CLASSIC TRI OR APPROVED EQUAL
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH
MANUFACTURER'S SPECIFICATIONS.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS,
ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN
PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS
DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE
TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND
APPROVED BY THE PRODUCT MANUFACTURER TO BE
CONSIDERED ACCURATE.

MANUFACTURER NOTES:
1. THE GRASS MUST BE INSTALLED AND SEAMED WITH ADJACENT
PIECES RUNNING IN THE SAME DIRECTION; SEAMS SHOULD BE GLUED
WITH SUITABLE SEAMING GLUE AND SEAMING CLOTH, NOT ADHESIVE
TAPE.





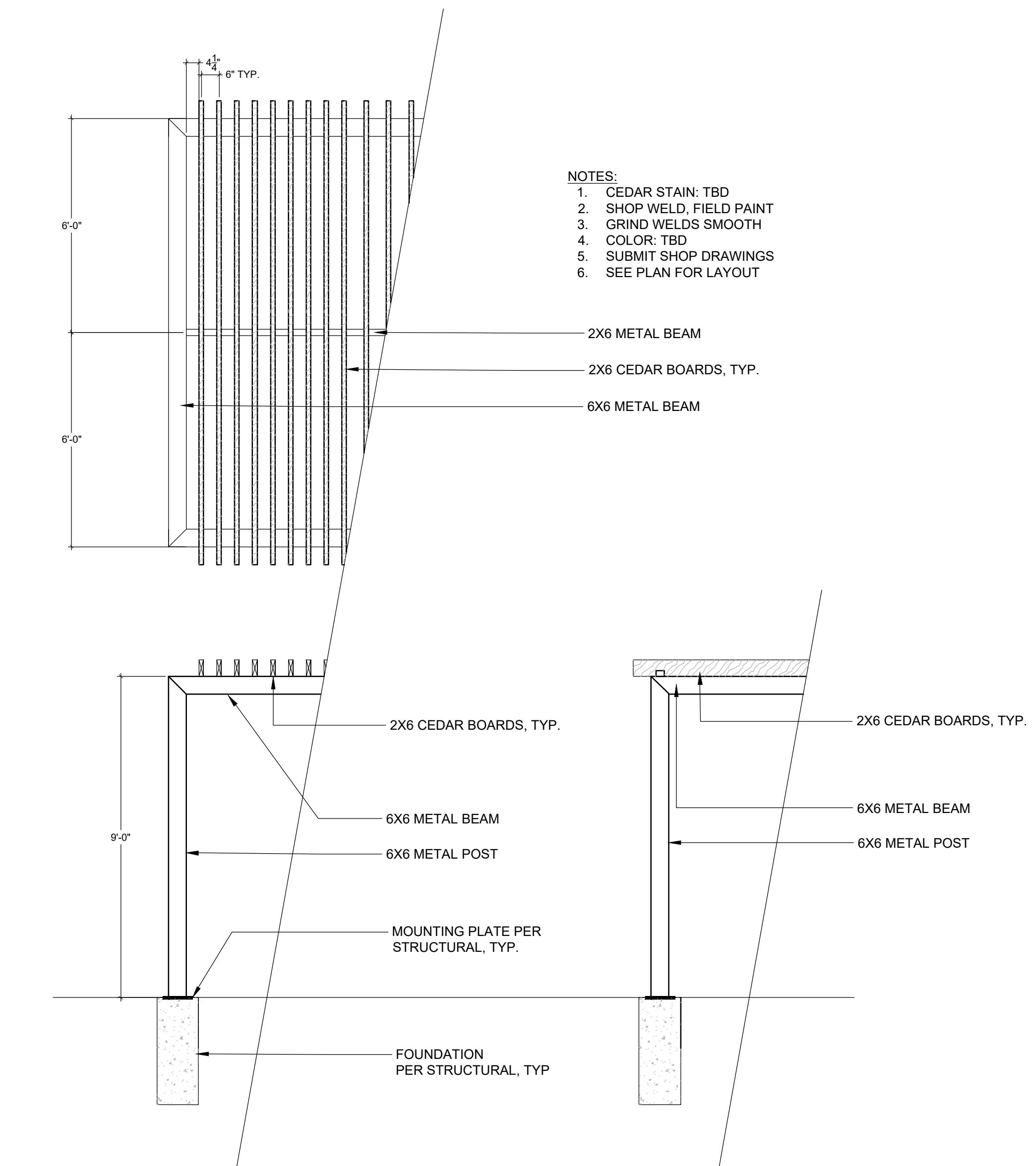
PLAN VIEW



SIDE ELEVATION

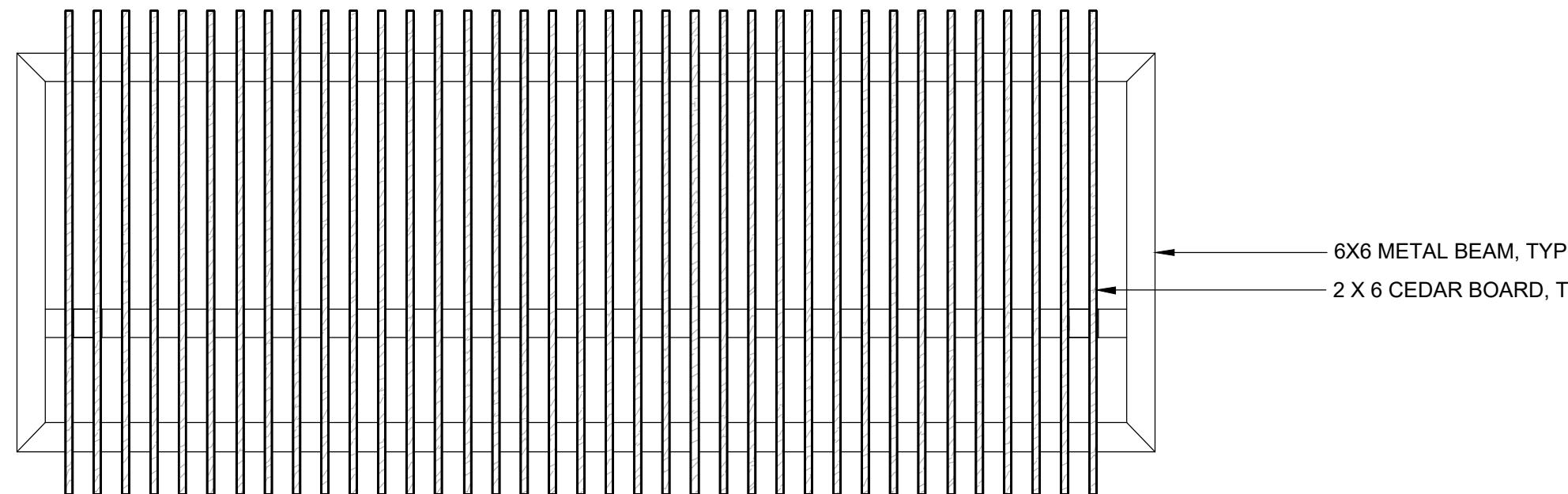
1 PICNIC SHADE STRUCTURE

3/8" = 1'-0"

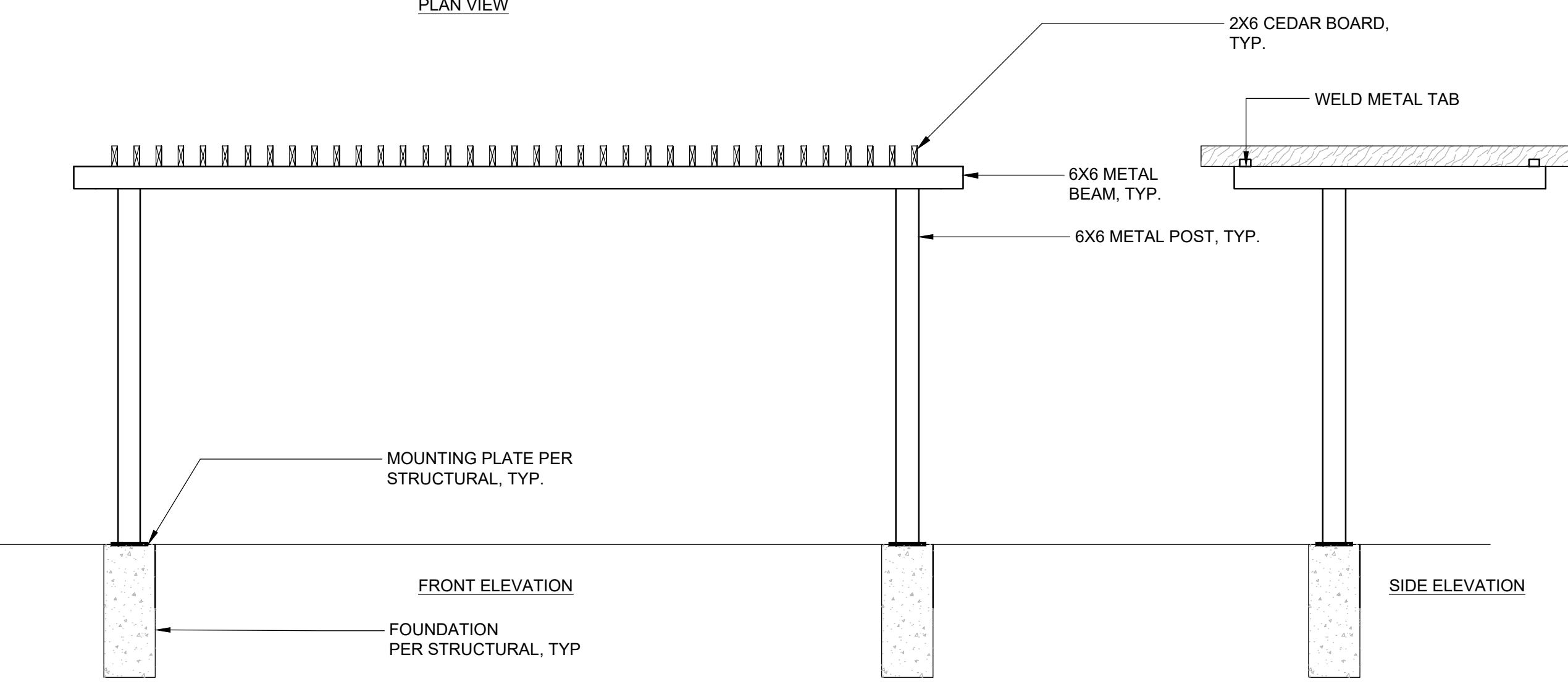


2 PERGOLA OVER SOFT SEATING

3/8" = 1'-0"

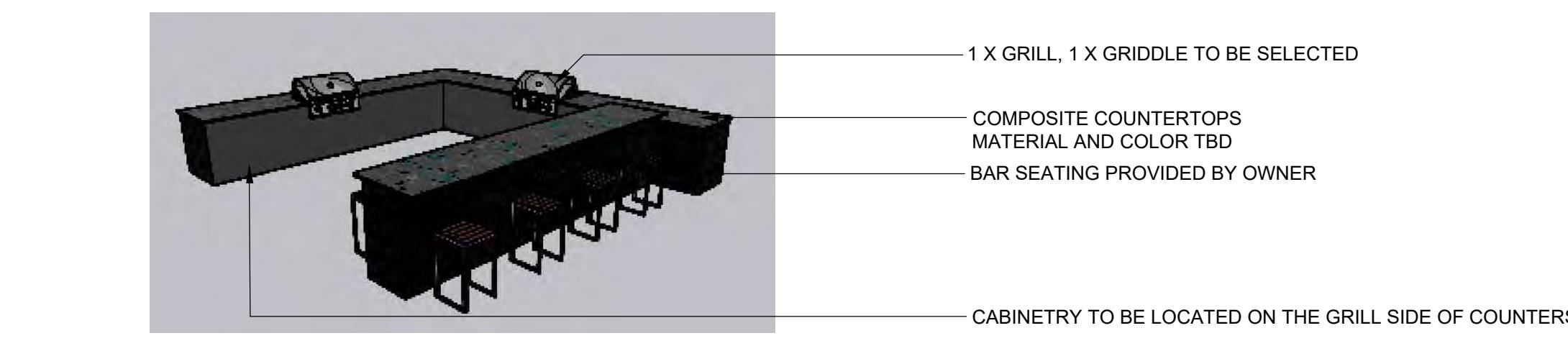


NOTES:
1. CEDAR STAIN: TBD
2. SHOP WELD, FIELD PAINT
3. GRIND WELDS SMOOTH
4. COLOR: TBD
5. SUBMIT SHOP DRAWINGS
6. SEE PLAN FOR LAYOUT

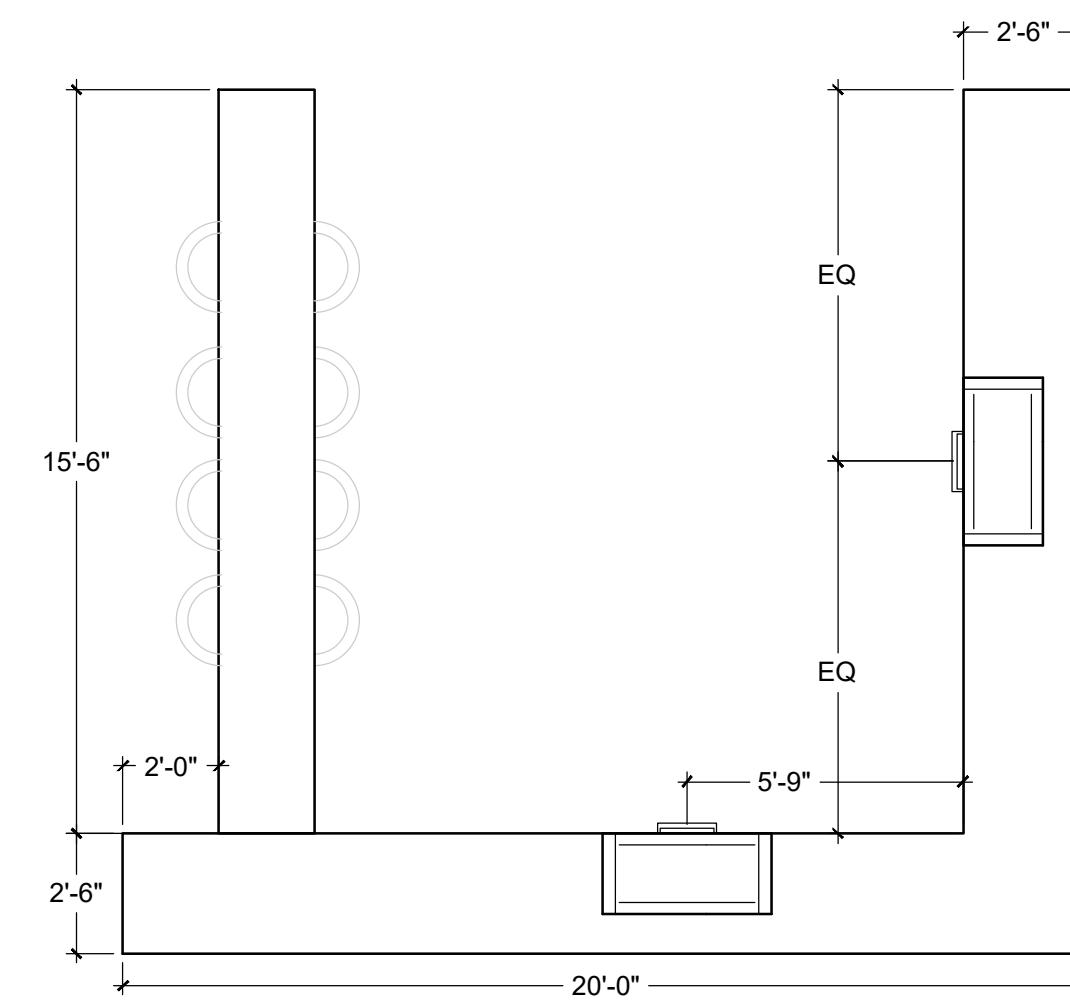


1 OUTDOOR KITCHEN PERGOLA

3/8" = 1'-0"

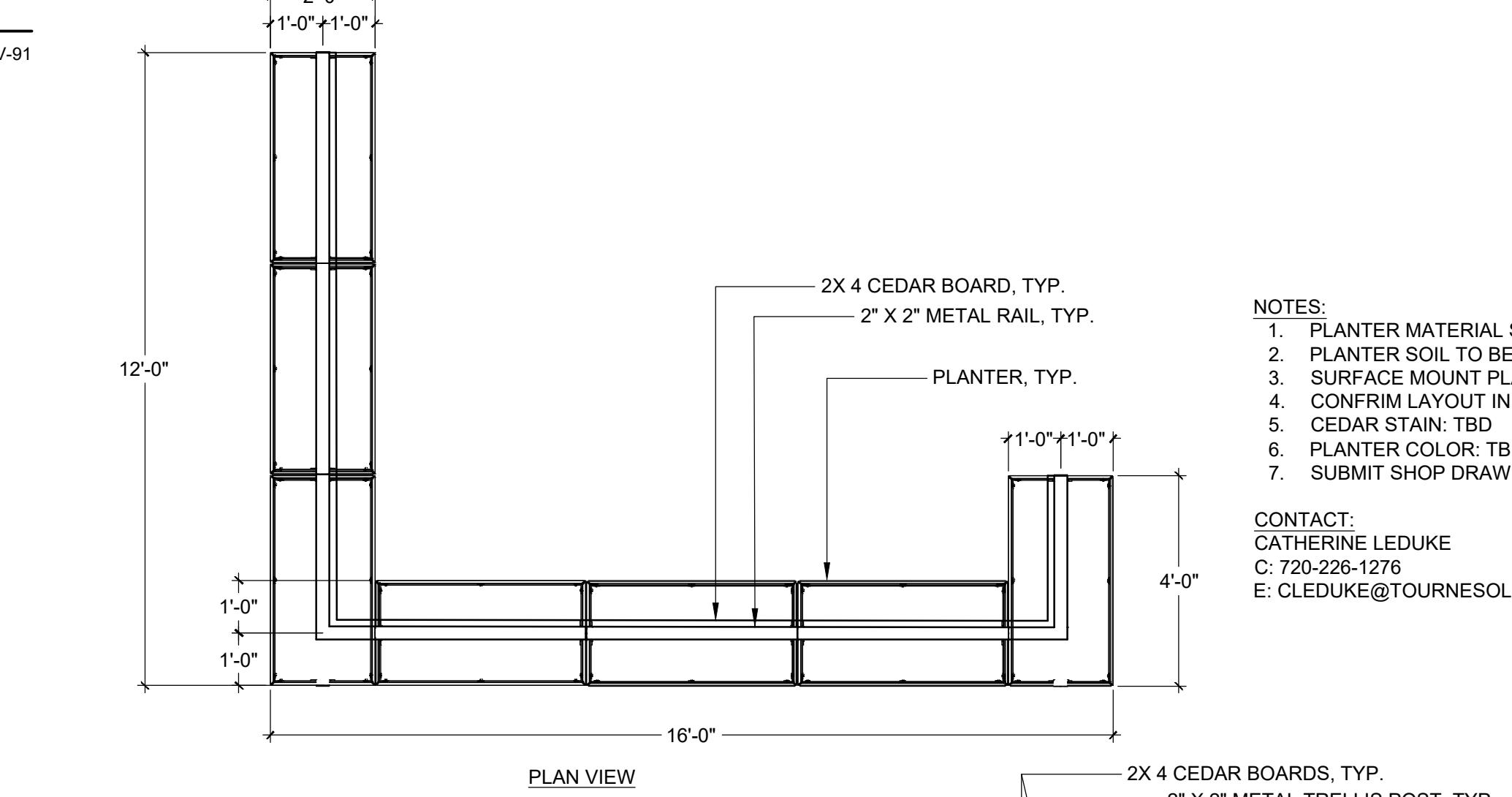


MODEL FOR DESIGN INTENT



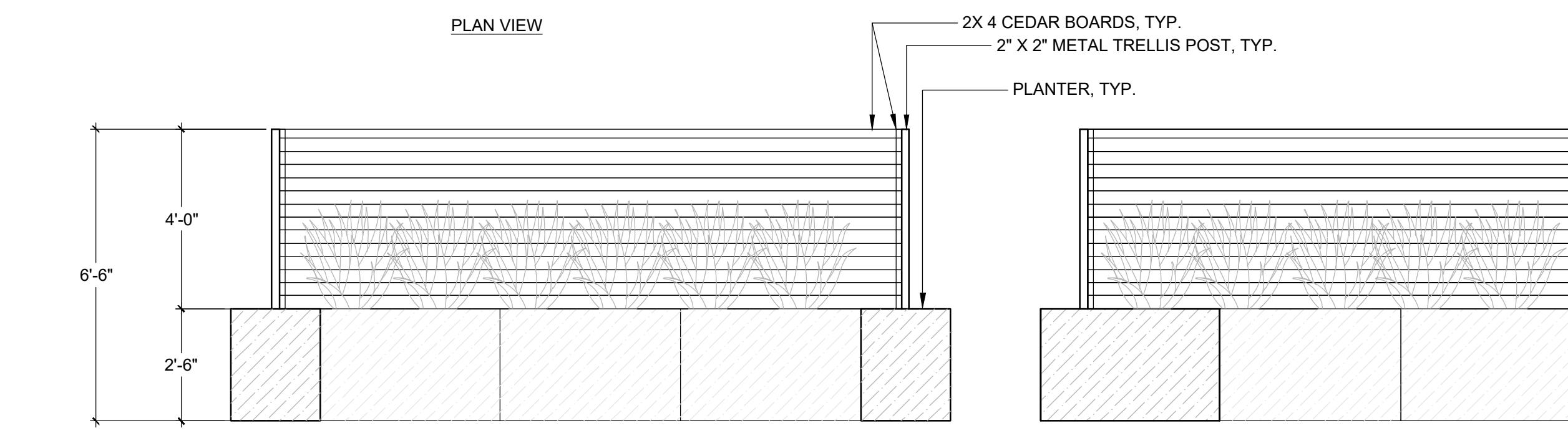
2 OUTDOOR KITCHEN

1/4" = 1'-0"



NOTES:
1. PLANTER MATERIAL SHALL BE FIBERGLASS REINFORCED PLASTIC (FRP)
2. PLANTER SOIL TO BE HYDROTECH LIGHT TOP
3. SURFACE MOUNT PLANTERS TO CONCRETE
4. CONFIRM LAYOUT IN FIELD
5. CEDAR STAIN: TBD
6. PLANTER COLOR: TBD
7. SUBMIT SHOP DRAWINGS

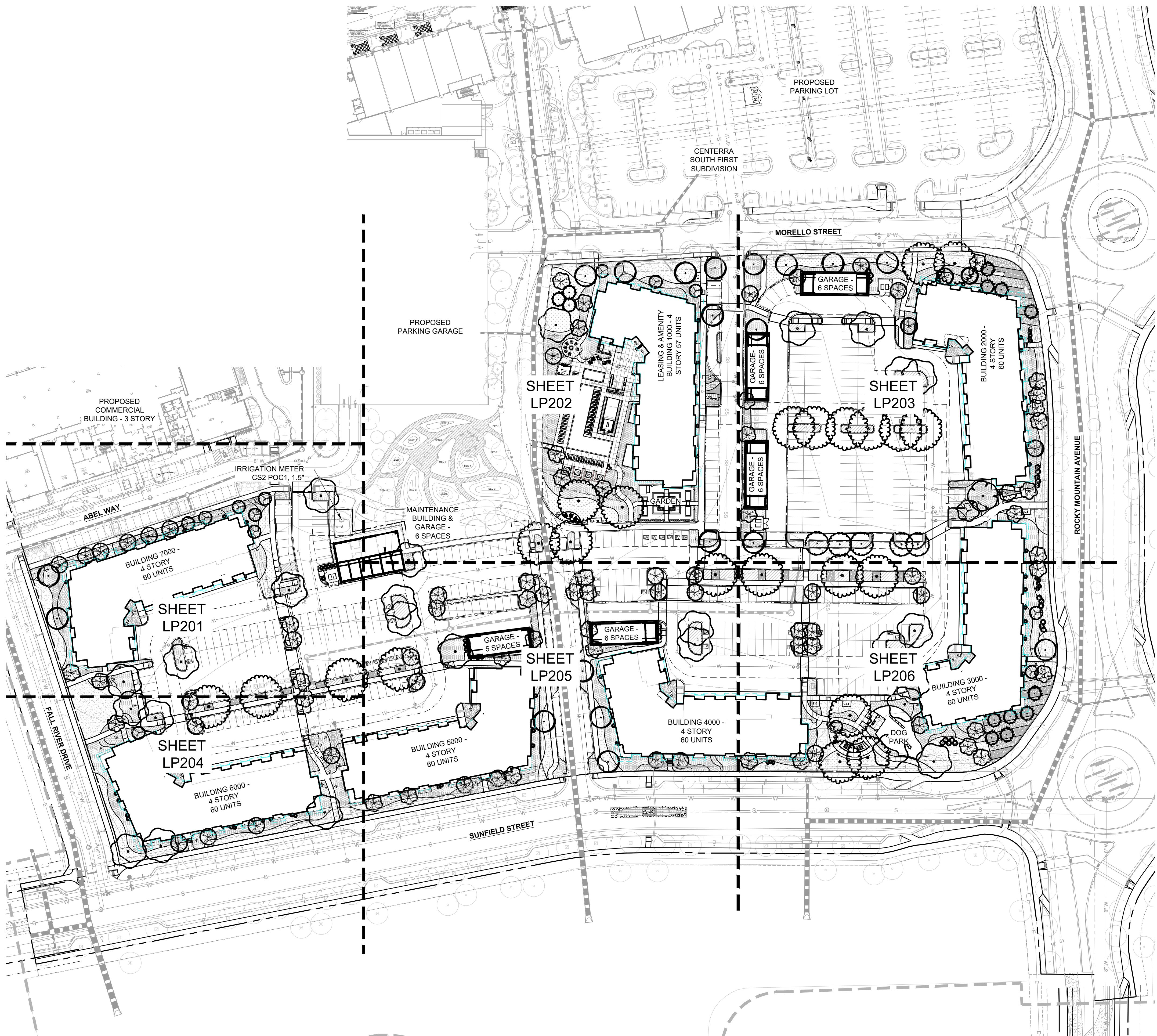
CONTACT:
CATHERINE LEDUKE
C: 720-226-1276
E: CLEDUKE@TOURNESOL.COM



3 SPA PRIVACY SCREEN

3/8" = 1'-0"

OP-AV-89

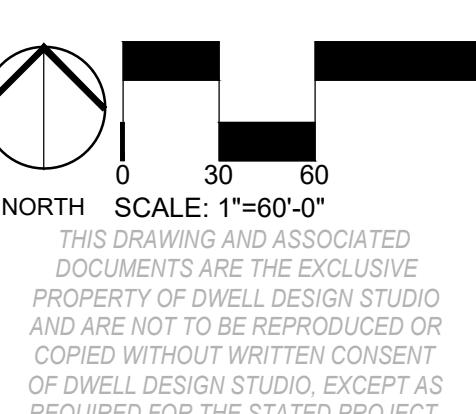


LEGEND

	PROJECT BOUNDARY
	MATCH LINE
	RIGHT OF WAY
	LOT LINE
	EASEMENT
	SETBACK
	BUILDING OVERHANG
	UNDER DRAIN
	STORMWATER UTILITY
	WATER SERVICE UTILITY
	FIRE SERVICE UTILITY
	GAS UTILITY
	SANITARY SEWER UTILITY
	ELECTRIC UTILITY
	IRRIGATION LINE
	TRANSFORMER, TYP.
	PROPOSED GRADING
	PROPOSED DOG PARK FENCE
	PROPOSED POOL FENCE
	EXISTING SANITARY SEWER
	EXISTING GAS LINE
	EXISTING ELECTRIC LINE
	EXISTING WATER LINE
	EXISTING FIBER OPTIC LINE
	EXISTING IRRIGATION LINE
	EXISTING FENCE
	EXISTING STORMWATER UTILITY
	EXISTING GRADING
	SANDSTONE BOULDERS
	LIGHT POLE, RE: PHOTOMETRIC
	ELECTRIC VEHICLE PARKING
	CANOPY TREE
	EV
	EVERGREEN TREE
	ORNAMENTAL TREE
	WOOD MULCH
	DOG TUFF TURF
	LARGE COBBLE MULCH
	NATIVE SEED 1
	COBBLE MULCH (5-8")
	COBBLE MULCH (1-3")
	CRUSHED GRANITE MULCH
	CRUSHER FINES

NOTES

1. SOIL AMENDMENTS (PER THE PARTICULAR HYDROZONE PLAN AND NATIVE SOILS) ARE REQUIRED TO BE INSTALLED, UNLESS WAIVED. A SIGNED AND NOTARIZED SOIL AMENDMENT AFFIDAVIT MUST BE SUBMITTED PRIOR TO THE ACTIVATION OF A HYDROZONE IRRIGATION METER.
2. A HYDROZONE AGREEMENT MUST BE EXECUTED BETWEEN THE CITY AND THE APPLICANT PRIOR TO THE ACTIVATION OF A HYDROZONE IRRIGATION METER. THIS AGREEMENT SHALL BE RECORDED WITH THE LARIMER COUNTY CLERK AND RECORDER.



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SHEET NAME

OVERALL LANDSCAPE PLAN

SHEET NUMBER

LP100

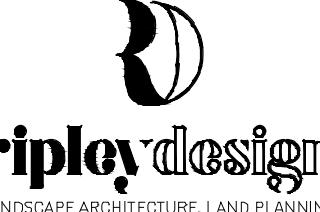
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AVENUE SOUTH
CENTERERRA SOUTH FIRST SUBDIVISION
SUNFIELD STREET/ROCKY MOUNTAIN
AVENUE
LOVELAND, COLORADO 80538



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CONSULTANT



DEVELOPER

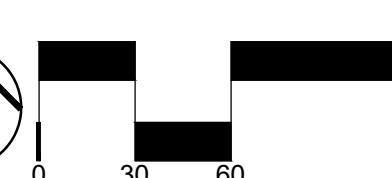


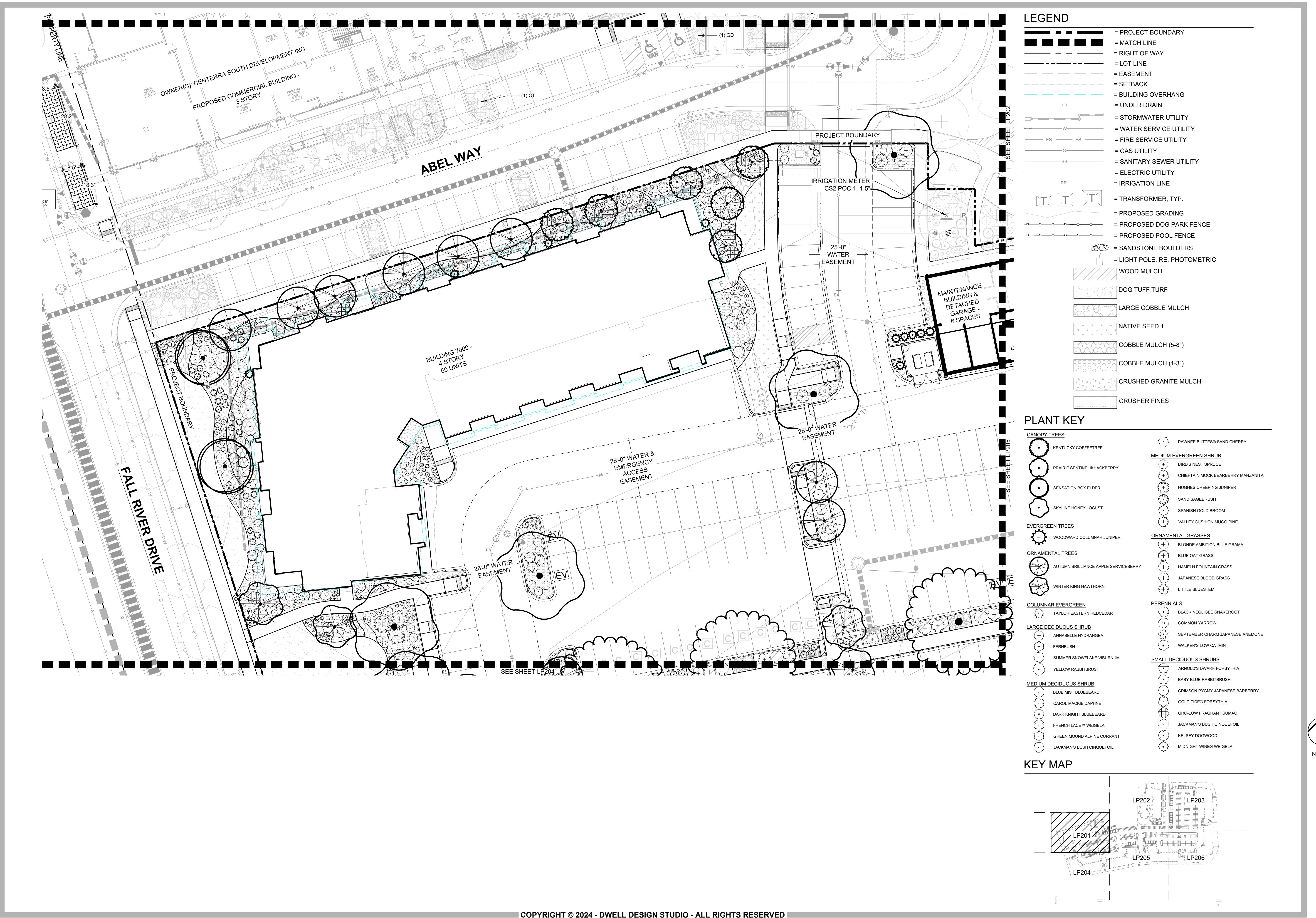
PROJECT: 2345002

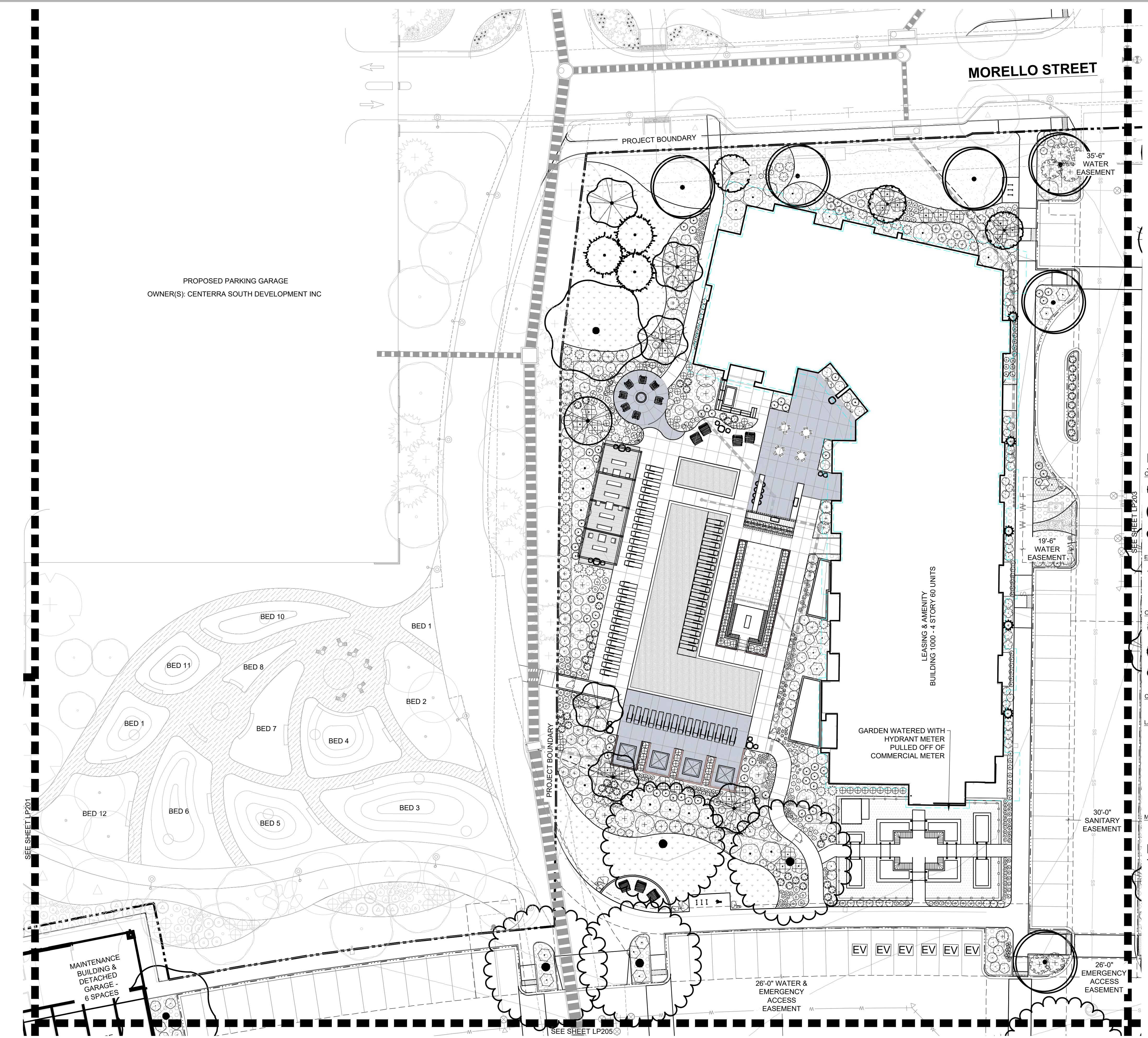
ABEL WAY
MORELLO STREET
ROCKY MOUNTAIN AVENUE
FALL RIVER DRIVE
SUNFIELD STREET

04/25/2025 SDP 3 01
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09/22/2025 SDP 3 03

DESIGN SEAL







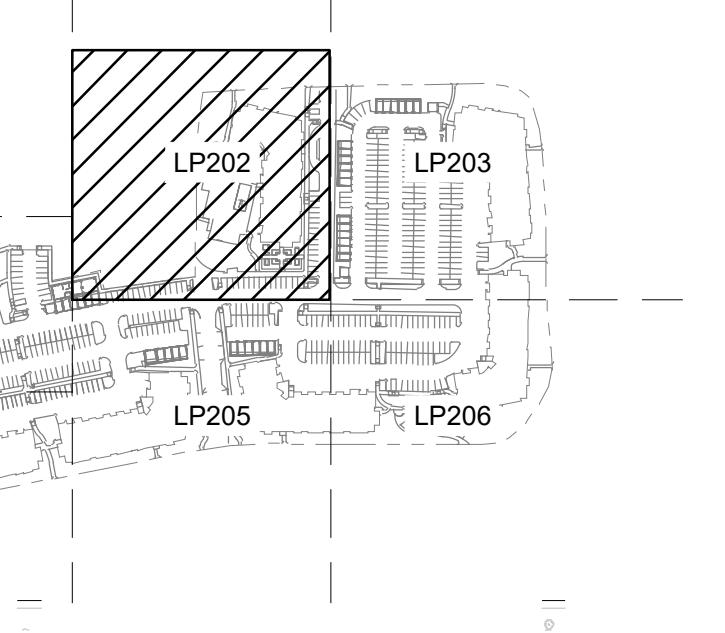
LEGEND

██████████	PROJECT BOUNDARY
██████████	MATCH LINE
—	RIGHT OF WAY
—	LOT LINE
—	EASEMENT
—	SETBACK
—	BUILDING OVERHANG
—	UNDER DRAIN
—	STORMWATER UTILITY
—	WATER SERVICE UTILITY
—	FIRE SERVICE UTILITY
—	GAS UTILITY
—	SANITARY SEWER UTILITY
—	ELECTRIC UTILITY
—	IRRIGATION LINE
T T	TRANSFORMER, TYP.
—	PROPOSED GRADING
—	PROPOSED DOG PARK FENCE
—	PROPOSED POOL FENCE
◎	SANDSTONE BOULDERS
□	LIGHT POLE, RE: PHOTOMETRIC
□	WOOD MULCH
□	DOG TUFF TURF
□	LARGE COBBLE MULCH
□	NATIVE SEED 1
□	COBBLE MULCH (5-8")
□	COBBLE MULCH (1-3")
□	CRUSHED GRANITE MULCH
□	CRUSHER FINES

PLANT KEY

CANOPY TREES	DARK KNIGHT BLUEBEARD FRENCH LACE™ WEIGELA GREEN MOUND ALPINE CURRANT JACKMAN'S BUSH CINQUEFOIL PAWNEE BUTTES® SAND CHERRY
SKYLINE HONEY LOCUST	
MEDIUM EVERGREEN SHRUB	BIRD'S NEST SPRUCE HUGHES CREEPING JUNIPER SAND SAGEBUSH VALLEY CUSHION MUGO PINE
EVERGREEN TREES	AUSTRIAN PINE WOODWARD COLUMNAR JUNIPER
ORNAMENTAL TREES	AUTUMN BRILLIANCE APPLE SERVICEBERRY CORALBURST® CRABAPPLE WINTER KING HAWTHORN
ORNAMENTAL GRASSES	BLUE FESCUE HAMMELN FOUNTAIN GRASS JAPANESE BLOOD GRASS LITTLE BLUESTEM OVERDAM FEATHER REED GRASS
PERENNIALS	COMMON YARROW THREADLEAF BEARDTONGUE THRILLER LADY'S MANTLE WALKER'S LOW CATMINT
COLUMNAR EVERGREEN	TAYLOR EASTERN REDCEDAR
LARGE DECIDUOUS SHRUB	ANNABELLE HYDRANGEA FERNBUSH PRAIRIE FIRE TATARIAN DOGWOOD SUMMER SNOWFLAKE VIBURNUM WILD MOCK ORANGE YELLOW RABBITBUSH
SMALL DECIDUOUS SHRUBS	ARNOLD'S DWARF FORSYTHIA BABY BLUE RABBITBUSH CRIMSON PYGMY JAPANESE BARBERRY GRO-LOW FRAGRANT SUMAC JACKMAN'S BUSH CINQUEFOIL KELSEY DOGWOOD
MEDIUM DECIDUOUS SHRUB	BLUE MIST BLUEBERRY

KEY MAP



NORTH SCALE: 1"=20'-0"
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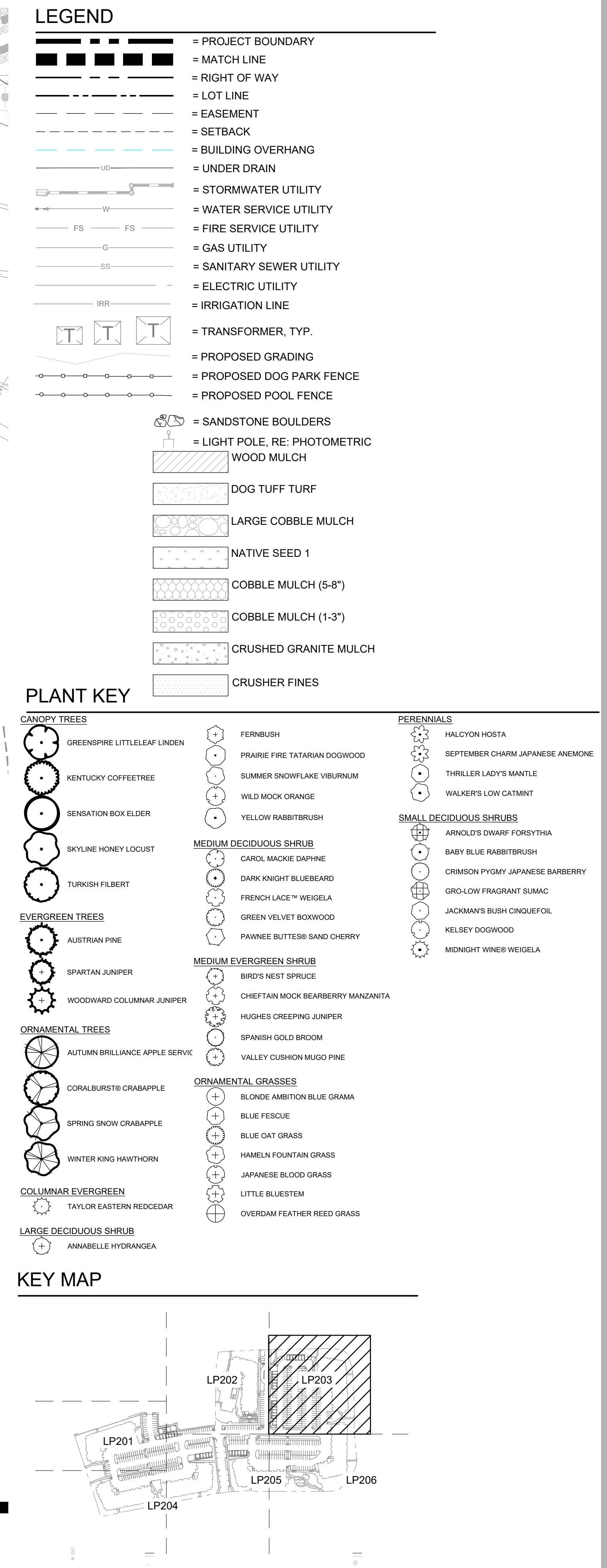
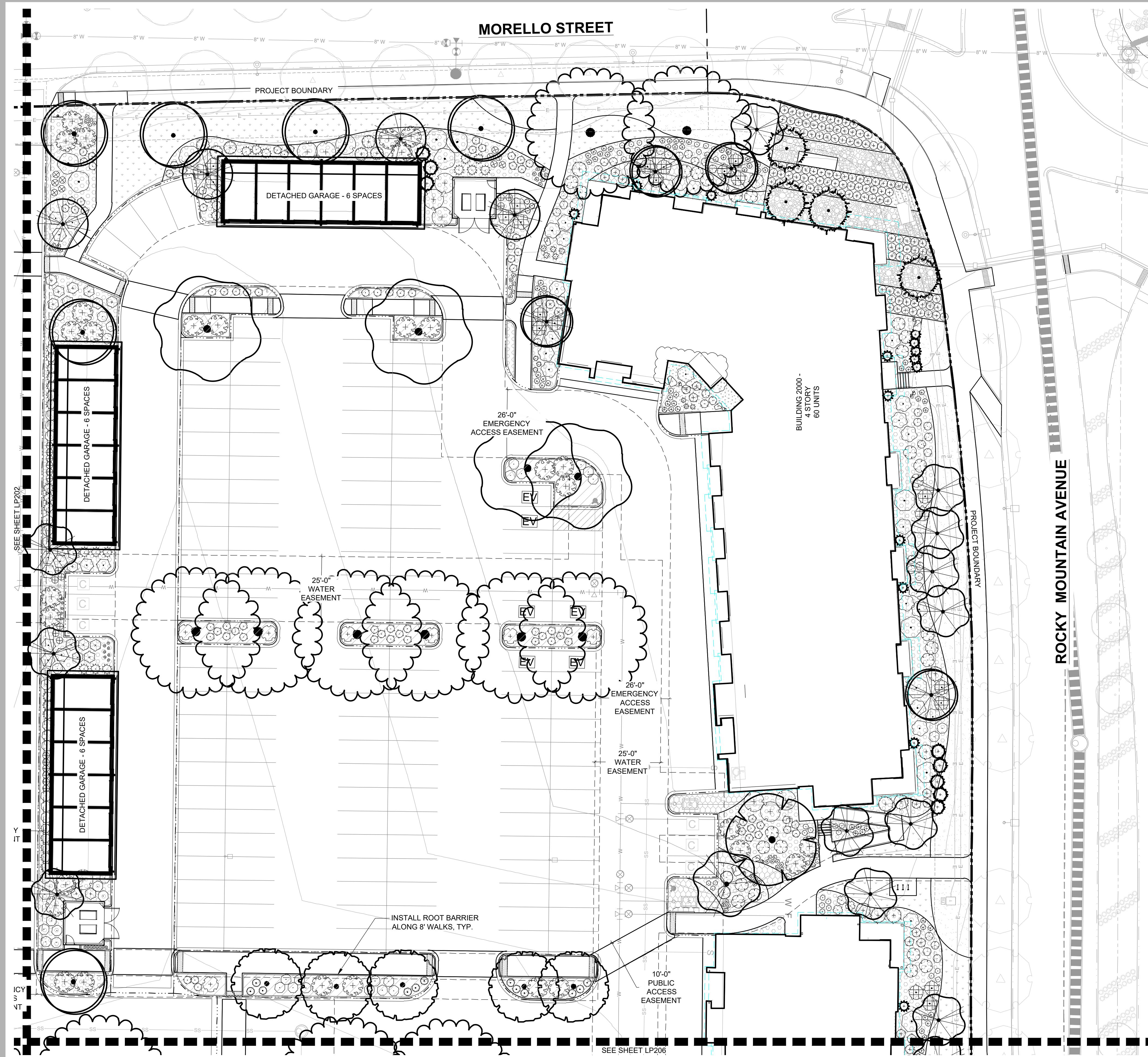
SHEET NAME

LANDSCAPE PLAN ENLARGEMENT

SHEET NUMBER

LP202

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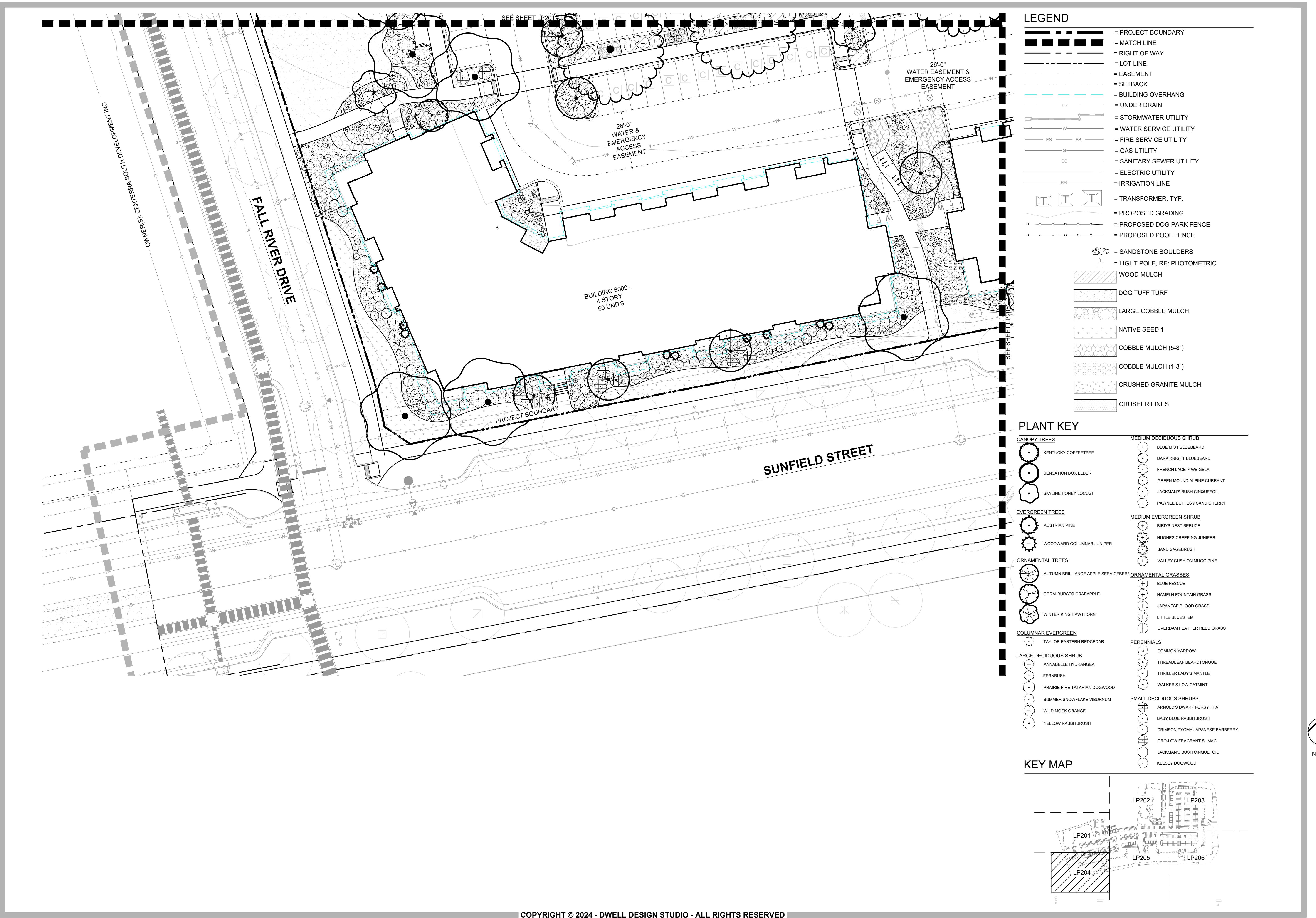


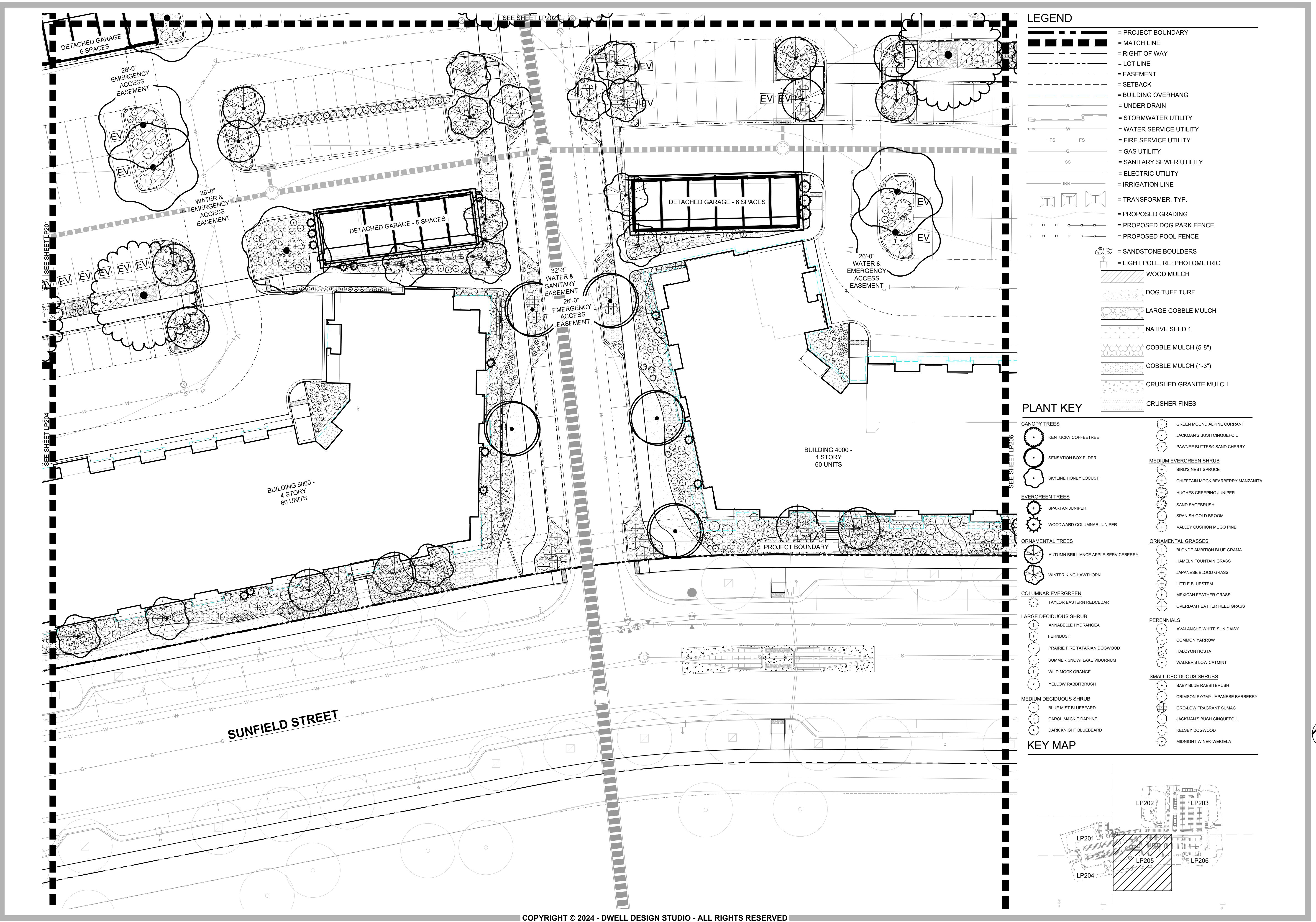
SUBMISSION:
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09/22/2025 SDP 3 03

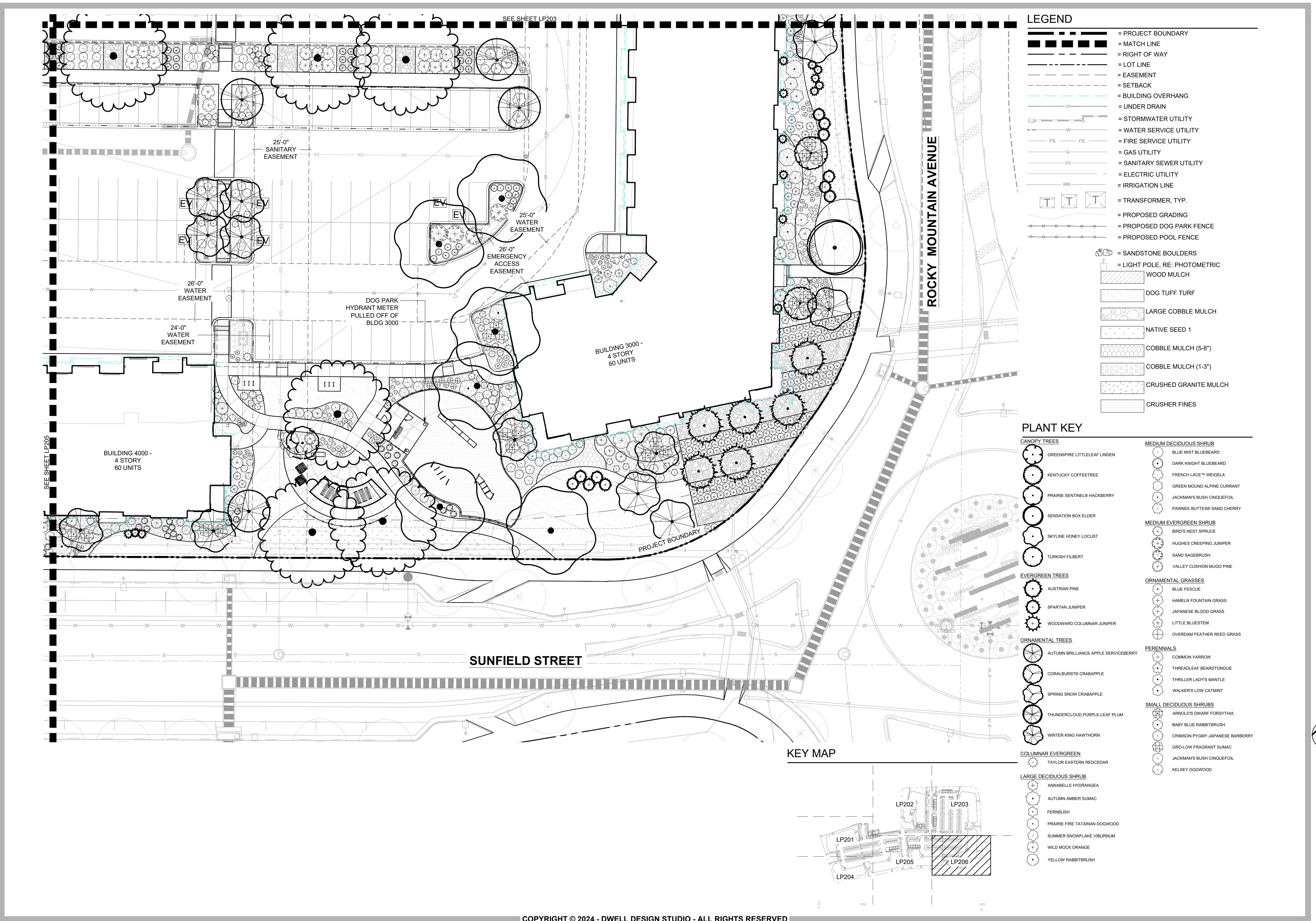
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SCALE: 1"=20'-0"
0 10 20 40
NORTH
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SHEET NAME: LANDSCAPE PLAN ENLARGEMENT
SHEET NUMBER: LP203
NOT FOR CONSTRUCTION







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CONSULTANT



DEVELOPER



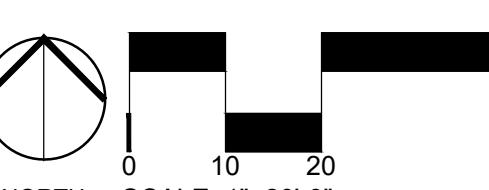
PROJECT: 2345002

AVENUE SOUTH
CENTERRA SOUTH FIRST SUBDIVISION

SUNFIELD STREET/ ROCKY MOUNTAIN
AVENUE
LOVELAND, COLORADO 80538

SUBMISSION

DESIGN SEAL



NORTH SCALE: 1"=20'-0"

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SHEET NAME

LANDSCAPE PLAN ENLARGEMENT

SHEET NUMBER

LP206

PLANT NOTES

- ALL PLANT MATERIAL SHALL MEET SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) FOR NUMBER ONE GRADE. ALL TREES SHALL BE BALLED AND BURLAPPED OR EQUIVALENT.
- PLANTS SHALL BE PLANTED CLOSER THAN 4 FEET TO ANY GAS LINE AND NO CLOSER THAN 10 FEET TO ANY WATER OR SANITARY OR STORM SEWER LINE. SHRUBS SHALL NOT BE PLANTED CLOSER THAN 4 FEET TO ANY WATER OR SANITARY OR STORM SEWER LINE. TREE PLANTING SHALL BE COORDINATED WITH PUBLIC SERVICE COMPANY. LOCATIONS OF ALL UTILITIES SHALL BE VERIFIED IN THE FIELD PRIOR TO PLANTING.
- LANDSCAPING WITHIN PUBLIC RIGHT-OF-WAYS AND COMMON OPEN SPACE AREAS SHALL BE INSTALLED BY THE DEVELOPER AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION.
- DEVELOPER SHALL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH THE PLANS DONE BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION DOES NOT CONFLICT NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
- ALL LANDSCAPE AREAS WITHIN THE SITE SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. AN IRRIGATION PLAN WILL BE REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- ALL TURF AREAS TO BE IRRIGATED WITH AN AUTOMATIC POP-UP IRRIGATION SYSTEM. ALL SHRUB BEDS AND TREES, INCLUDING IN DRYLAND AND PRAIRIE SEED AREAS, ARE TO BE IRRIGATED WITH AN AUTOMATIC Drip (TRICKLE) IRRIGATION SYSTEM, OR ACCEPTABLE ALTERNATIVE. THE IRRIGATION SYSTEM IS TO BE ADJUSTED TO MEET THE WATER REQUIREMENTS OF THE INDIVIDUAL PLANT MATERIAL.
- ALL SHRUB BEDS TO BE MULCHED WITH MIXED GRAVEL MULCH OR WOOD BARK MULCH.
- EDGING BETWEEN GRASS AND SHRUB BEDS SHALL BE $\frac{1}{2}$ " X 4" STEEL SET LEVEL WITH TOP OF SOD.
- TOPSOIL TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE.
- SOIL AMENDMENTS. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSEND. ORGANIC AMENDMENTS SUCH AS COMPOST, PEAT, OR AGED MANURE SHALL BE THOROUGHLY INCORPORATED.

LOVELAND PUBLIC ELECTRIC UTILITY LANDSCAPE NOTES:

- THE CITY IS NOT RESPONSIBLE FOR DAMAGE TO OR REPLACEMENT OF TREES, SHRUBS, AND/OR GRASS IF THE CAUSE OF DAMAGE IS DUE TO INADEQUATE ACCESS TO ANY OF THE CITY'S EQUIPMENT OR FACILITIES. THE CUSTOMER SHALL REMOVE ANY OBSTRUCTION AT THE OWNER'S EXPENSE.
- MINIMUM CLEARANCE TO UNDERGROUND POWER LINES, OVERHEAD POWER LINES, AND SERVICE DROPS, AS REQUIRED BY THE RFES, NES, NEC OR OTHER CODE, MUST BE MAINTAINED AT ALL TIMES - BOTH DURING AND AFTER CONSTRUCTION. THE CUSTOMER IS RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE TEMPORARY OR PERMANENT RECONFIGURATION OF POWER LINES IMPACTED BY THEIR PROJECT.
- THE OWNER AND/OR THEIR SUCCESSORS AND ASSIGNS OWN THE TREES AND OTHER VEGETATION ON THE EASEMENT AREA, AND ACKNOWLEDGES, FOR ITSELF AND FOR ALL SUCCESSORS AND ASSIGNS, THAT THIS EASEMENT PROVIDES THE CITY WITH THE AUTHORITY TO CUT AND REMOVE TREES AND OTHER VEGETATION THAT ENCOACHES UPON THE EASEMENT AREA IF, IN THE SOLE DISCRETION OF THE CITY, SUCH TREES OR VEGETATION INTERFERE WITH THE CITY'S USE AND ENJOYMENT OF THIS EASEMENT.

TREE PROTECTION NOTES

- NO CUT OR FILL WITH GREATER THAN A FOUR-INCH DEPTH SHALL OCCUR WITHIN THE DRIPLINE OR ROOT AREA OF ANY PRESERVED TREE WITHOUT EVALUATION BY A QUALIFIED ARBORIST OR FORESTER AND CITY APPROVAL OF THE CUT OR FILL.
- NO CUTTING OR FILING, NOR STORAGE OF BUILDING MATERIALS OR DEBRIS, NOR DISPOSAL OF WASTES, SHALL TAKE PLACE WITHIN THE LARGER OF THE DRIPLINE OR CRITICAL ROOT ZONE OF ANY PROTECTED TREE.
- NO IMPERVIOUS PAVING SHALL BE PLACED WITHIN THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE.
- THE LARGER OF THE DRIPLINE OR CRITICAL ROOT ZONE OF ALL PROTECTED TREES SHALL BE BARRICADED PRIOR TO GRADING ACTIVITIES, AND SHALL REMAIN IN PLACE DURING CONSTRUCTION TO PREVENT DAMAGE TO THE TREES AND THEIR ROOTS BY CONSTRUCTION EQUIPMENT.
- ALL TREES WITHIN EMERGENCY ACCESS EASEMENT MUST BE LIMBED UP TO 13'-6" IN ORDER TO PROVIDE CLEARANCE FOR FIRE ENGINES.

SOIL AMENDMENT NOTES

- FOR GROUNDCOVERS, SOIL SHALL BE TILLED AND AMENDMENTS INCORPORATED TO A MINIMUM DEPTH OF 6 INCHES. THE FOLLOWING SCHEDULE SPECIFIES THE MINIMUM SOIL AMENDMENT REQUIREMENTS PER 1,000 SQUARE FEET OF LANDSCAPE AREAS.
 - I. SHRUBS, PERENNIALS AND MODERATE TO LOW-WATER PLANTINGS: 2 CUBIC YARDS
 - II. XERIC AND VERY LOW-WATER PLANTINGS: 1 CUBIC YARD OR COMPARABLE TREATMENT
 - III. DRYLAND AND NATIVE GRASSLAND RE-ESTABLISHMENT AREAS: NO REQUIRED TREATMENT.
- THE LANDSCAPE INSTALLER SHALL CERTIFY THAT SOIL AMENDMENTS HAVE BEEN INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS IN UDC SECTION 18.08.603 SOIL AMENDMENTS AND IN ACCORDANCE WITH THE SUBMITTED PLANS PRIOR TO APPROVAL OF THE LANDSCAPE INSPECTION OR RETURN OF FINANCIAL SECURITY FOR LANDSCAPE IMPROVEMENTS, IF APPLICABLE.

NATIVE SEED MIX

NATIVE PRAIRIE SEED MIX - HYDROZONE : LOW					
SPECIES					
GRASSES					
SIDEGRASS / BOUTELOUA CURTIPENDULA					
BUFFALOGRASS / BOUTELOUA DACTYLOIDES					
BLUE GRASS / BOUTELOUA GRACILIS					
GREEN NEEDLEGRASS / NASSELLA VIRDULA					
WESTERN WHEAT / PASCOPYRUM SMITHII					
SAND DROPSIDE / SPOROBOLUS CRYPTANDRUS					
TOTAL FOR UPLAND MIX (LBS/PLS/ACRE)				10	

CONTACT:
PAWNEE BUTTES SEED
PAUL FLORES
EMAIL: PAUL@PAWNEEBUTTSEED.COM
PHONE: 970.356.7002

BUFFERYARD

SIDE	TYPE	LENGTH (L.F.)	TREES	REQUIRED	PROVIDED
S, E	B	1712	DECIDUOUS (2/100 L.F.)	35	43
			EVERGREEN (2/100 L.F.)	35	24
			ORNAMENTAL (1/100 L.F.)	18	21
TOTAL			88	88	
SHRUBS (20/100 L.F.)			343	577	
TOTAL			343	577	

** = INCLUDES TREES FROM INFRASTRUCTURE PACKAGE- PZ-25-00068
PUBLIC IMPROVEMENT CONSTRUCTION PLANS FOR CENTERA SOUTH FILING NO. 1, 36 CANOPY TREES

BOULDER SCHEDULE

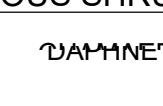
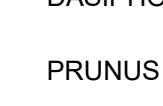
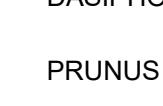
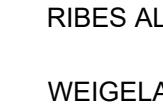
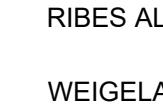
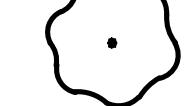
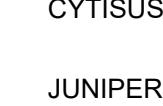
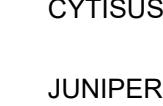
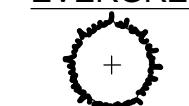
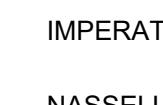
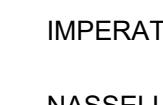
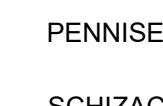
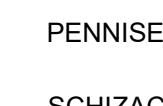
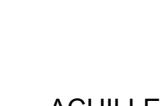
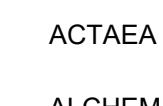
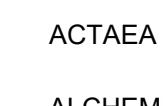
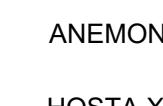
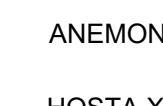
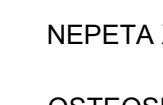
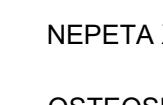
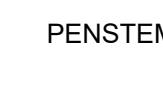
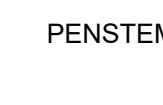
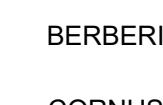
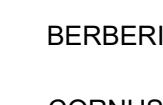
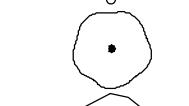
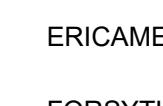
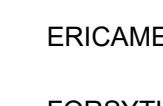
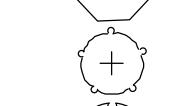
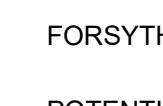
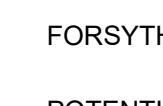
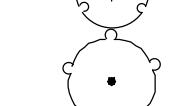
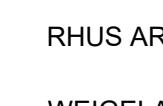
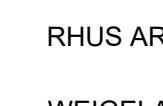
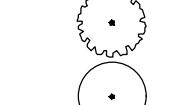
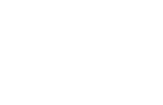
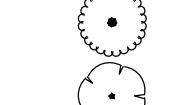
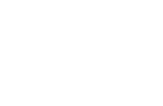
WEIGHT	SYMBOL	QUANTITY ON SITE
0.5 TON		57
1.0 TON		63
1.5 TON		32
		TOTAL: 152

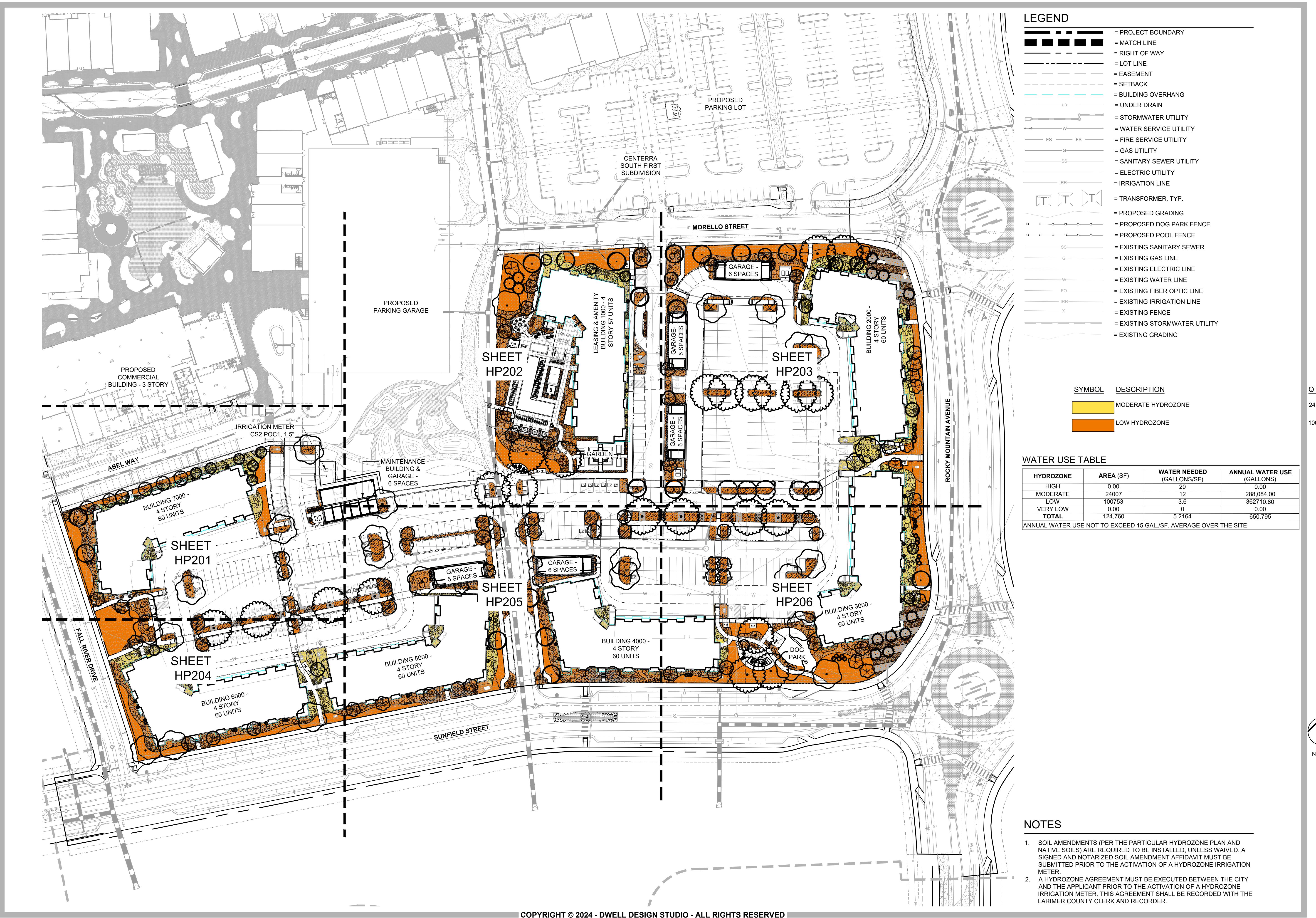
*SANDSTONE BOULDERS, CONTRACTOR TO SEND PHOTOS FOR APPROVAL, RE: SITE PLAN FOR LOCATIONS

PLANT NOTES

- SET SHRUB PLUMB, SPACE PLANTS, AND PLACE FOR BEST EFFECT.
- SET SO THAT TOP OF ROOT FLARE IS 1-2" HIGHER THAN FINISHED GRADE.
- ECOLOGICALLY SOUND, BIODEGRADABLE WEED BARRIER SHALL BE USED. BLACK PLASTIC (POLYETHYLENE) SHALL NOT BE USED AS WEED BARRIER FABRIC.
- MULCH RING: REFER TO LANDSCAPE PLANS FOR MULCH MATERIAL. APPLY MULCH AT 1.25 CU YARDS PER 100 SQ. FEET AT A DEPTH NO LESS THAN 4 INCHES. PLACE ON GEOTEXTILE WEED BARRIER. DO NOT PLACE MULCH IN CONTACT WITH CANE AND STEMS.
- BACKFILL WITH BLEND OF EXISTING SOIL AND A MAX. 20% (BY VOL.) ORGANIC MATERIAL. WATER THOROUGHLY TO SETTLE AND REMOVE AIR POCKETS.
- SCARIFY SIDES AND USE 1:1 SLOPE.
- REMOVE CONTAINER (INCLUDING FIBER CONTAINERS), BASKETS, WIRE, ETC. FROM THE ROOT BALL. BREAK-UP ENCIRCLING ROOTS WITH SHARP KNIFE OR SPADE. SPLIT BOTTOM OF ROOT BALL. PLACE ON UNDISTURBED SOIL TO PREVENT SETTLEMENT. TAMP SOIL AROUND THE ROOT BALL. LIGHTLY TAMP SOIL AROUND THE ROOT BALL. IN 6" LIFTS TO BRACE SHRUB. DO NOT OVER COMPACT. WHEN THE PLANTING HOLE HAS BEEN BACKFILLED, POUR WATER AROUND THE ROOT BALL TO SETTLE THE SOIL.
- PRUNING NOTES: DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND URGENT BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- 4" HIGH WATER SAUCER
- 4" DEEP MULCH RING PLACED A MINIMUM OF 6" IN DIAMETER. 1" MULCH OVER ROOT BALL. DO NOT PLACE MULCH IN CONTACT WITH THE TREE TRUNK.
- ROUND-TOPPED SOIL BERM 4" HIGH X 8" WIDE ABOVE ROOT BALL SURFACE. SHALL BE CONSTRUCTED AROUND THE ROOT BALL. BERM SHALL BEGIN AT THE ROOT BALL PERIPHERY. (OMIT IN TURF AREAS)
- SCARIFY SIDES OF HOLE LEAVING 1:1 SLOPE.
- REMOVE ALL WIRE, TWINE, BURLAP, MESH AND CONTAINERS FROM ENTIRE ROOT BALL AND TRUNK.
- BOTTOM OF ROOT BALL RESTS ON EXISTING OR RECOMPACTED SOIL.
- 3 X BALL DIA.
- PREVAILING WIND: 120°
- PLAN VIEW - THREE STAKES
- 2 STRAND 12 GAUGE GAL. WIRE (TWIST TO TIGHTEN) & GROMMETED NYLON STRAPS
- THREE (3) TWO INCH LODGE POLE STAKES DRIVEN (MIN. 24") FIRMLY INTO UNDISTURBED SOIL OUTSIDE OF PLANTING HOLE BEFORE BACKFILLING STAKE ABOVE FIRST BRANCHES OR AS NECESSARY FOR STEM SUPPORT
- ROUND-TOPPED SOIL BERM 4" HIGH X 8" WIDE ABOVE ROOT BALL SURFACE. SHALL BE CONSTRUCTED AROUND THE ROOT BALL. BERM SHALL BEGIN AT THE ROOT BALL PERIPHERY. (OMIT IN TURF AREAS)
- BACKFILL WITH BLEND OF EXISTING SOIL AND A MAX. 20% (BY VOL.) ORGANIC MATERIAL. PLACE PLATE, BUT DO NOT TAMP OR COMPACT AROUND ROOT BALL. WATER THOROUGHLY TO SETTLE AND REMOVE AIR POCKETS. PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND THE ROOT BALL. IN 6" LIFTS TO BRACE TREE. DO NOT OVER COMPACT. WHEN THE PLANTING HOLE HAS BEEN BACKFILLED, POUR WATER AROUND THE ROOT BALL TO SETTLE THE SOIL.
- 3 X BALL DIA.
- SCARIFY SIDES OF PLANTING HOLE LEAVING 1:1 SLOPE.
- REMOVE ALL WIRE, TWINE, BURLAP, MESH AND CONTAINERS FROM ENTIRE ROOT BALL AND TRUNK.
- 4" DEEP MULCH RING PLACED A MINIMUM OF 6" IN DIAMETER. DO NOT PLACE MULCH IN CONTACT WITH THE TREE TRUNK.
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- 3 X BALL DIA.
- PREVAILING WIND: 120°
- GUYING PLAN
- PLANT SO THAT TOP OF ROOT BALL IS 2" HIGHER THAN FINISHED GRADE
- 3 CALIPER SIZE AND LARGER - 3 STAKES PER DIAMETER. WIRE OR STAKES SHALL BE MIN. 1/2" GAUGE. TIGHTEN ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1 1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE
- THREE (3) TWO INCH LODGE POLE STAKES DRIVEN (MIN. 24") FIRMLY INTO UNDISTURBED SOIL OUTSIDE ROOT BALL.
- SCARIFY SIDES OF PLANTING HOLE LEAVING 1:1 SLOPE.
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- 4" DEEP MULCH RING PLACED A MINIMUM OF 6" IN DIAMETER. DO NOT PLACE MULCH IN CONTACT WITH THE TREE TRUNK.
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- BACKFILL WITH BLEND OF EXISTING SOIL AND A MAX. 20% (BY VOL.) ORGANIC MATERIAL. TAMP SOIL AROUND ROOT BALL. WATER THOROUGHLY TO SETTLE THAT IT DOESN'T SHIFT. WATER THOROUGHLY TO SETTLE AND REMOVE AIR POCKETS. PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND THE ROOT BALL. IN 6" LIFTS TO BRACE TREE. DO NOT OVER COMPACT. WHEN THE PLANTING HOLE HAS BEEN BACKFILLED, POUR WATER AROUND THE ROOT BALL TO SETTLE THE SOIL.
- 3 X BALL DIA.
- PREVAILING WIND: 120°
- GUYING PLAN
- PLANT SO THAT TOP OF ROOT BALL IS 2" HIGHER THAN FINISHED GRADE
- 3 CALIPER SIZE AND LARGER - 3 STAKES PER DIAMETER. WIRE OR STAKES SHALL BE MIN. 1/2" GAUGE. TIGHTEN ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1 1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE
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PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	HYDROZONE	LARGE DECIDUOUS SHRUB		SYMBOL	HYDROZONE	
CANOPY TREES											
	20	ACER NEGUNDO 'SENSATION' / SENSATION BOX ELDER	B & B	2" CAL		LOW		73	DAMNEA BURKWOODII 'CAROL MACKIE' / CAROL MACKIE DAPHNE		MEDIUM
	7	CELTIS OCCIDENTALIS 'JFS-KSU1' / PRAIRIE SENTINEL® HACKBERRY	B & B	2" CAL		LOW/MODERATE		81	DASIPHORA FRUTICOSA 'JACKMANII' / JACKMAN'S BUSH CINQUEFOIL		LOW
	5	CORYLUS COLUNA / TURKISH FILBERT	B & B	2" CAL		LOW		43	PRUNUS BESSEYI 'P011S' / PAWNEE BUTTES® SAND CHERRY		LOW
	27	GLEDTISIA TRIACANTHOS INERMIS 'SKYLINE' / SKYLINE HONEY LOCUST	B & B	2" CAL		LOW		39	RIBES ALPINUM 'GREEN MOUND' / GREEN MOUND ALPINE CURRANT		LOW/MODERATE
	22	GYMNOCLADUS DIOICUS 'ESPRESSO' / KENTUCKY COFFEE TREE	B & B	2" CAL		LOW		59	WEIGELA FLORIDA 'BRIGELA' / FRENCH LACE™ WEIGELA		MEDIUM
	2	TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN	B & B	2" CAL		MEDIUM		92	ARCTOSTAPHYLOS X COLORADENSIS 'CHIEFTAIN' / CHIEFTAIN MOCK BEARBERRY MANZANITA		LOW
EVERGREEN TREES											
	22	JUNIPERUS CHINENSIS 'SPARTAN' / SPARTAN JUNIPER	B & B		6' HT.	LOW		338	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA		LOW
	68	JUNIPERUS SCOPULORUM 'WOODWARD' / WOODWARD COLUMNAR JUNIPER	B & B		6' HT.	LOW/MODERATE		181	CALAMAGROSTIS X ACUTIFLORA 'OVERDAM' / OVERDAM FEATHER REED GRASS		LOW
	13	PINUS NIGRA / AUSTRIAN PINE	B & B		6' HT.	LOW		33	FESTUCA GLAUCA / BLUE FESCUE		LOW
ORNAMENTAL TREES											
	28	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE APPLE SERVICEBERRY	B & B	1.5" CAL		LOW		54	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA		LOW
	46	CRATAEGUS VIRIDIS 'WINTER KING' / WINTER KING HAWTHORN	B & B	1.5" CAL		LOW		191	CALAMAGROSTIS X ACUTIFLORA 'OVERDAM' / OVERDAM FEATHER REED GRASS		LOW
	12	MALUS X 'CORALCOLE' / CORALBURST® CRABAPPLE	B & B	1.5" CAL		MEDIUM		11	FESTUCA GLAUCA / BLUE FESCUE		LOW
	4	MALUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE	B & B	1.5" CAL		MEDIUM		52	HELIOTRICHON SEMPERVIRENS / BLUE OAT GRASS		MEDIUM
	4	PRUNUS CERASIFERA 'THUNDERCLOUD' / THUNDERCLOUD PURPLE-LEAF PLUM	B & B	1.5" CAL		MEDIUM		192	IMPERATA CYLINDRICA 'RED BARON' / JAPANESE BLOOD GRASS		MEDIUM
SYMBOL QTY BOTANICAL / COMMON NAME											
COLUMNAR EVERGREEN											
	108	JUNIPERUS VIRGINIANA 'TAYLOR' / TAYLOR EASTERN REDCEDAR			5 GAL	VERY LOW		59	NEPETA X FAASENII 'WALKER'S LOW' / WALKER'S LOW CATMINT		LOW
LARGE DECIDUOUS SHRUB											
	83	CHAMAEBATIARIA MILLEFOLIUM / FERNBUSH			5 GAL	LOW		43	OSTEOSPERMUM X 'avalanche' / AVALANCHE WHITE SUN DAISY		LOW
	37	CHRYSOTHAMNUS VISCIDIFLORUS / YELLOW RABBITBRUSH			5 GAL	VERY LOW		12	PENSTEMON PINIFOLIUS / THREADLEAF BEARDTONGUE		LOW
	15	CORNUS ALBA 'PRAIRIE FIRE' / PRAIRIE FIRE TATARIAN DOGWOOD			5 GAL	MEDIUM		92	ACHILLEA MILLEFOLIUM / COMMON YARROW		LOW
	96	HYDRANGEA ARBORESCENS 'ANNABELLE' / ANNABELLE HYDRANGEA			5 GAL	MEDIUM		13	ACTAEA SIMPLEX 'BLACK NEGLIGEE' / BLACK NEGLIGEE SNAKERoot		MEDIUM
	35	PHILADELPHUS LEWISII / WILD MOCK ORANGE			5 GAL	LOW		71	ALCHEMILLA MOLLIS 'THRILLER' / THRILLER LADY'S MANTLE		MEDIUM
	1	RHUS TRILOBATA 'AUTUMN AMBER' / AUTUMN AMBER SUMAC			5 GAL	VERY LOW		14	ANEMONE HUPEHENSIIS 'SEPTEMBER CHARM' / SEPTEMBER CHARM JAPANESE ANEMONE		MEDIUM
	40	VIBURNUM PLICATUM TOMENTOSUM 'SUMMER SNOWFLAKE' / SUMMER SNOWFLAKE VIBURNUM			5 GAL	MEDIUM		52	HOSTA X TARDIANA 'HALCYON' / HALCYON HOSTA		MEDIUM
MEDIUM DECIDUOUS SHRUB											
	3	BUXUS X 'GREEN VELVET' / GREEN VELVET BOXWOOD			5 GAL	MEDIUM		165	POTENTILLA FRUTICOSA 'JACKMANII' / JACKMAN'S BUSH CINQUEFOIL		LOW
	116	CARYOPTERIS X CLANDONENSIS 'BLUE MIST' / BLUE MIST BLUEBEARD			5 GAL	LOW		110	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC		MEDIUM
	146	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' / DARK KNIGHT BLUEBEARD			5 GAL	LOW		82	WEIGELA FLORIDA 'ELVERA' / MIDNIGHT WINE® WEIGELA		MEDIUM





LEGEND

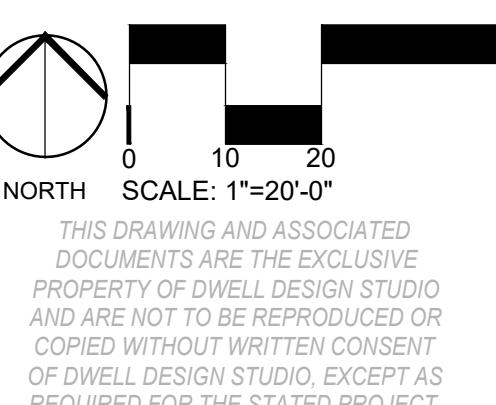
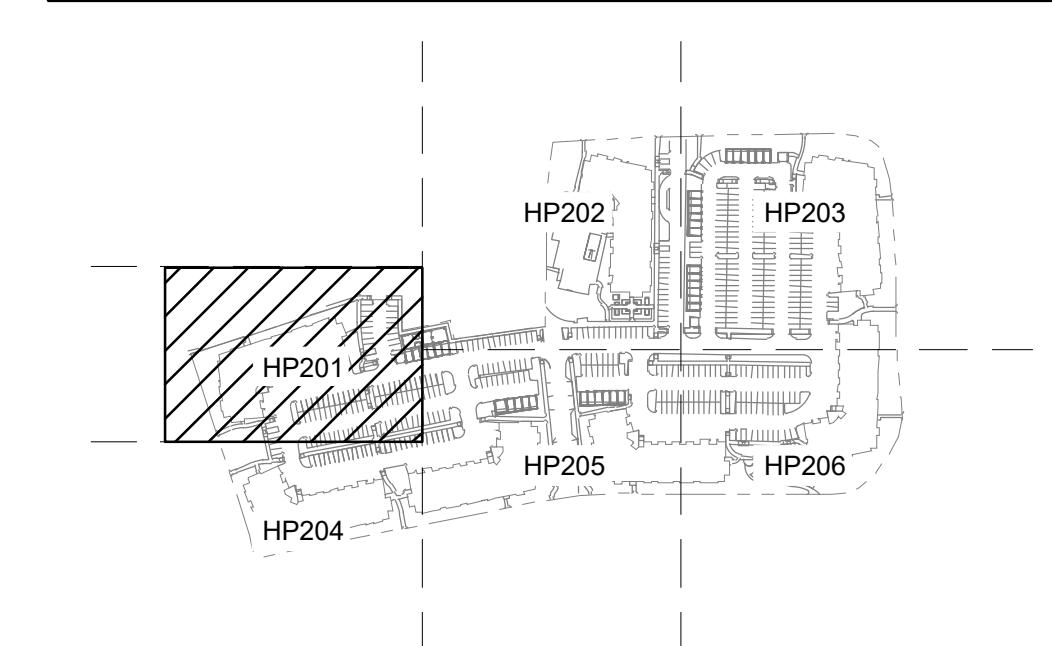
	PROJECT BOUNDARY
	MATCH LINE
	RIGHT OF WAY
	LOT LINE
	EASEMENT
	SETBACK
	BUILDING OVERHANG
	UNDER DRAIN
	STORMWATER UTILITY
	WATER SERVICE UTILITY
	FIRE SERVICE UTILITY
	GAS UTILITY
	SANITARY SEWER UTILITY
	ELECTRIC UTILITY
	IRRIGATION LINE
	TRANSFORMER, TYP.
	PROPOSED GRADING
	PROPOSED DOG PARK FENCE
	PROPOSED POOL FENCE
	EXISTING SANITARY SEWER
	EXISTING GAS LINE
	EXISTING ELECTRIC LINE
	EXISTING WATER LINE
	EXISTING FIBER OPTIC LINE
	EXISTING IRRIGATION LINE
	EXISTING FENCE
	EXISTING STORMWATER UTILITY
	EXISTING GRADING

SYMBOL	DESCRIPTION
	MODERATE HYDROZONE
	LOW HYDROZONE

NOTES

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KEY MAP



SHEET NAME

HYDROZONE PLAN ENLARGEMENT

SHEET NUMBER

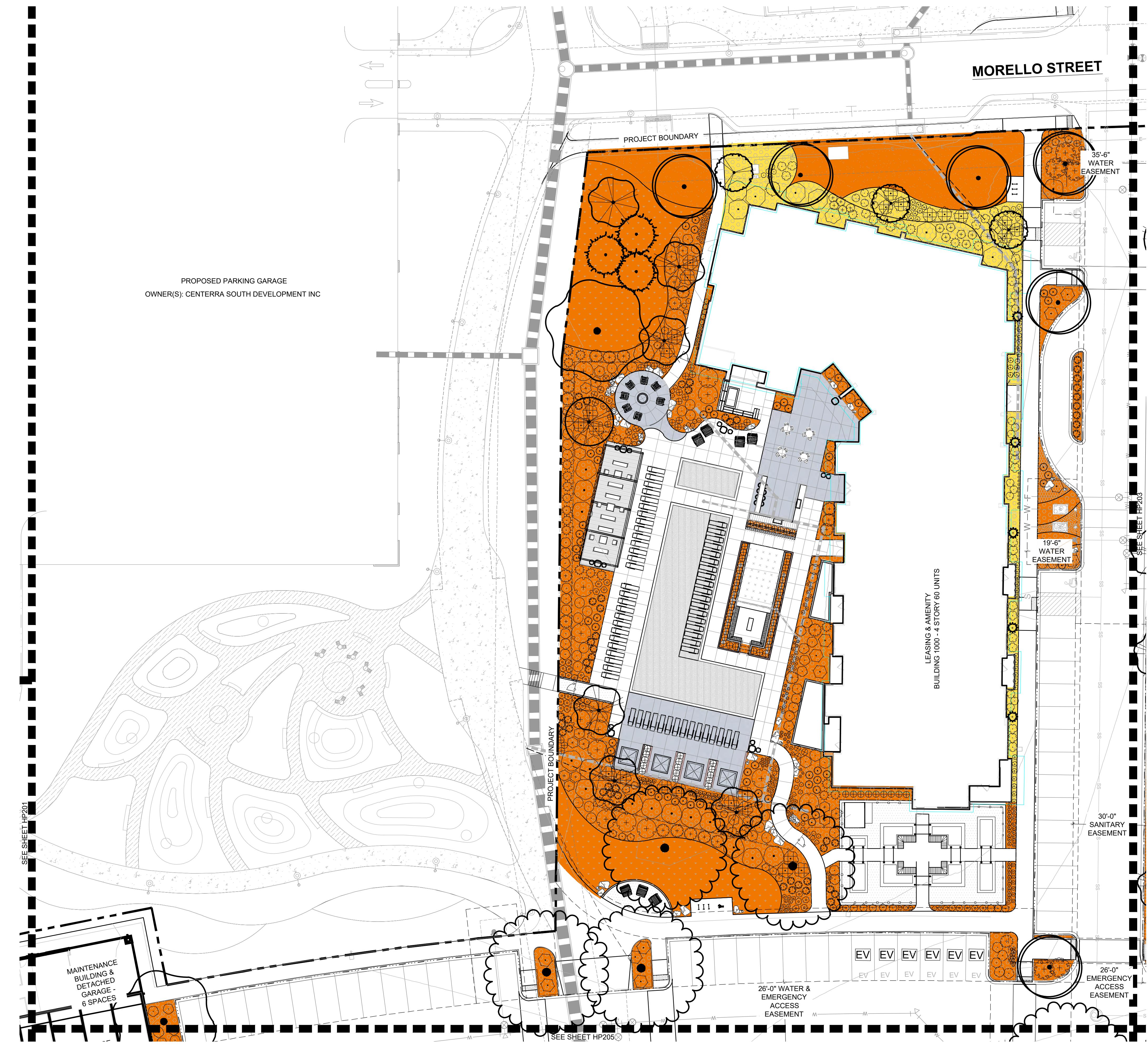
HP201

NOT FOR CONSTRUCTION

AVENUE SOUTH
CENTERRA SOUTH FIRST SUBDIVISION
SUNFIELD STREET/ROCKY MOUNTAIN
AVENUE
LOVELAND, COLORADO 80538

SUBMISSION
04/25/2025 SDP 3 01
07/25/2025 SDP 3 02
09/22/2025 SDP 3 03

DESIGN SEAL



LEGEND

	PROJECT BOUNDARY
	MATCH LINE
	RIGHT OF WAY
	LOT LINE
	EASEMENT
	SETBACK
	BUILDING OVERHANG
	UNDER DRAIN
	STORMWATER UTILITY
	WATER SERVICE UTILITY
	FIRE SERVICE UTILITY
	GAS UTILITY
	SANITARY SEWER UTILITY
	ELECTRIC UTILITY
	IRRIGATION LINE
	TRANSFORMER, TYP.
	PROPOSED GRADING
	PROPOSED DOG PARK FENCE
	PROPOSED POOL FENCE
	EXISTING SANITARY SEWER
	EXISTING GAS LINE
	EXISTING ELECTRIC LINE
	EXISTING WATER LINE
	EXISTING FIBER OPTIC LINE
	EXISTING IRRIGATION LINE
	EXISTING FENCE
	EXISTING STORMWATER UTILITY
	EXISTING GRADING
	SANDSTONE BOULDERS
	LIGHT POLE, RE: PHOTOMETRIC

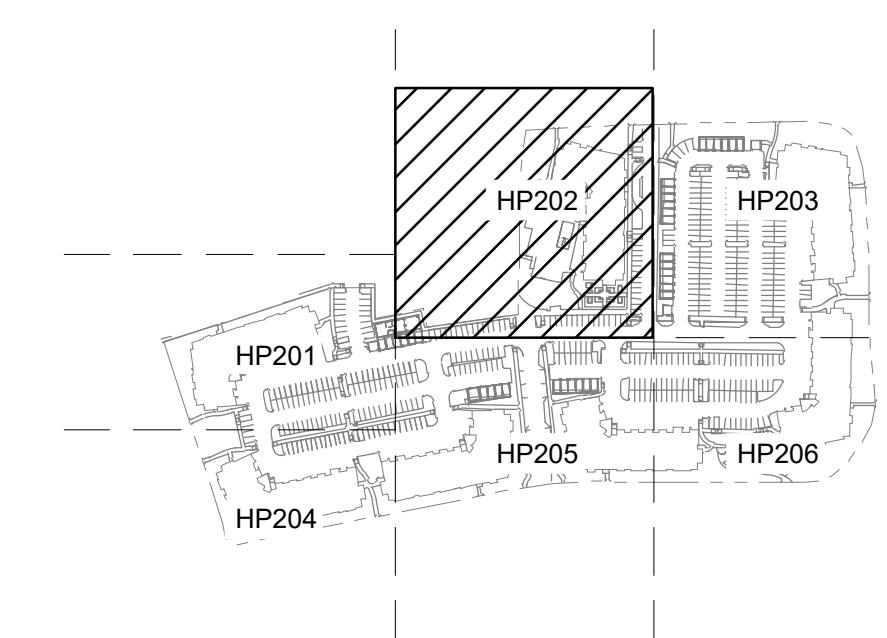
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KEY MAP



0
10
20
40
NORTH SCALE: 1"=20'-0"

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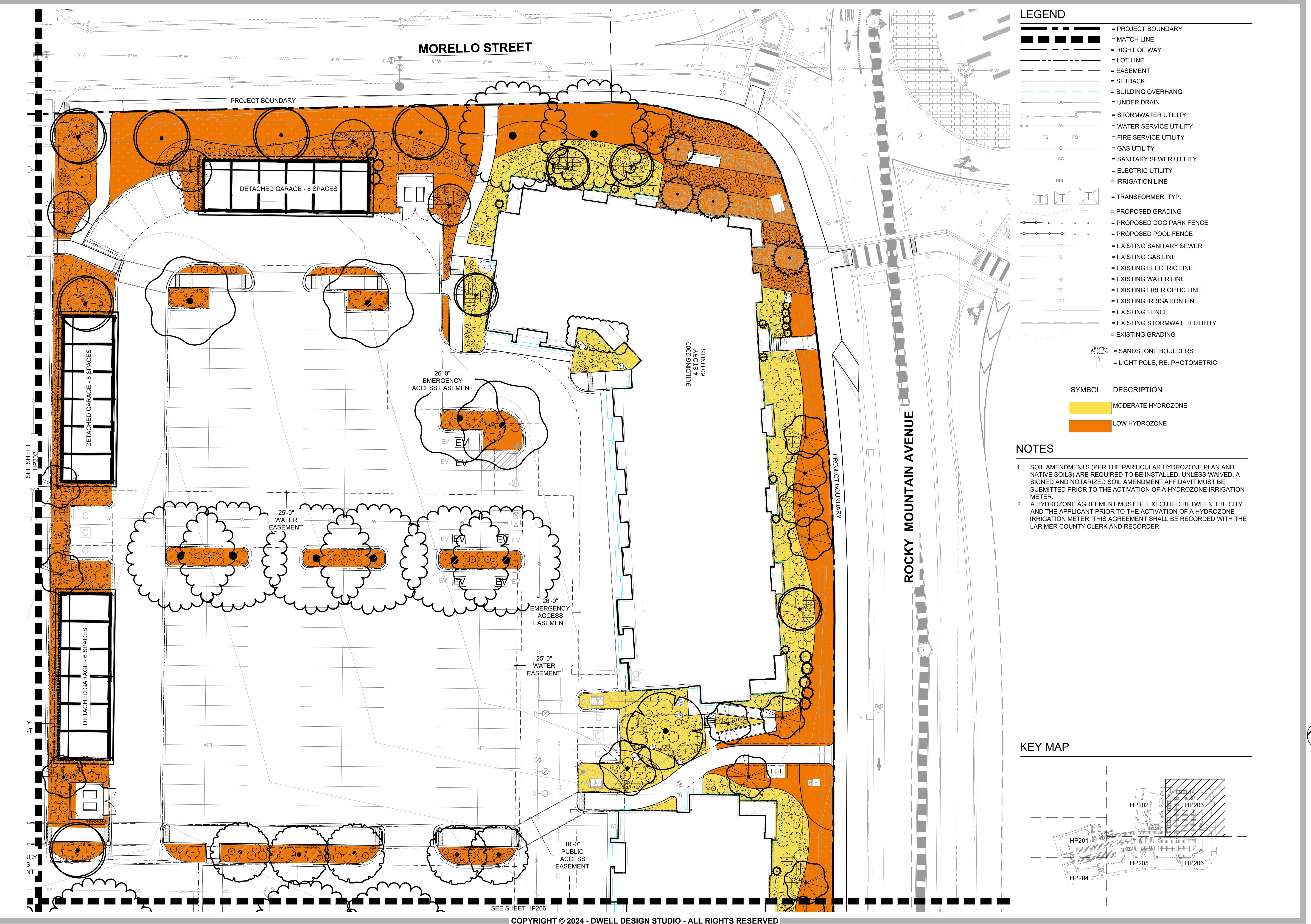
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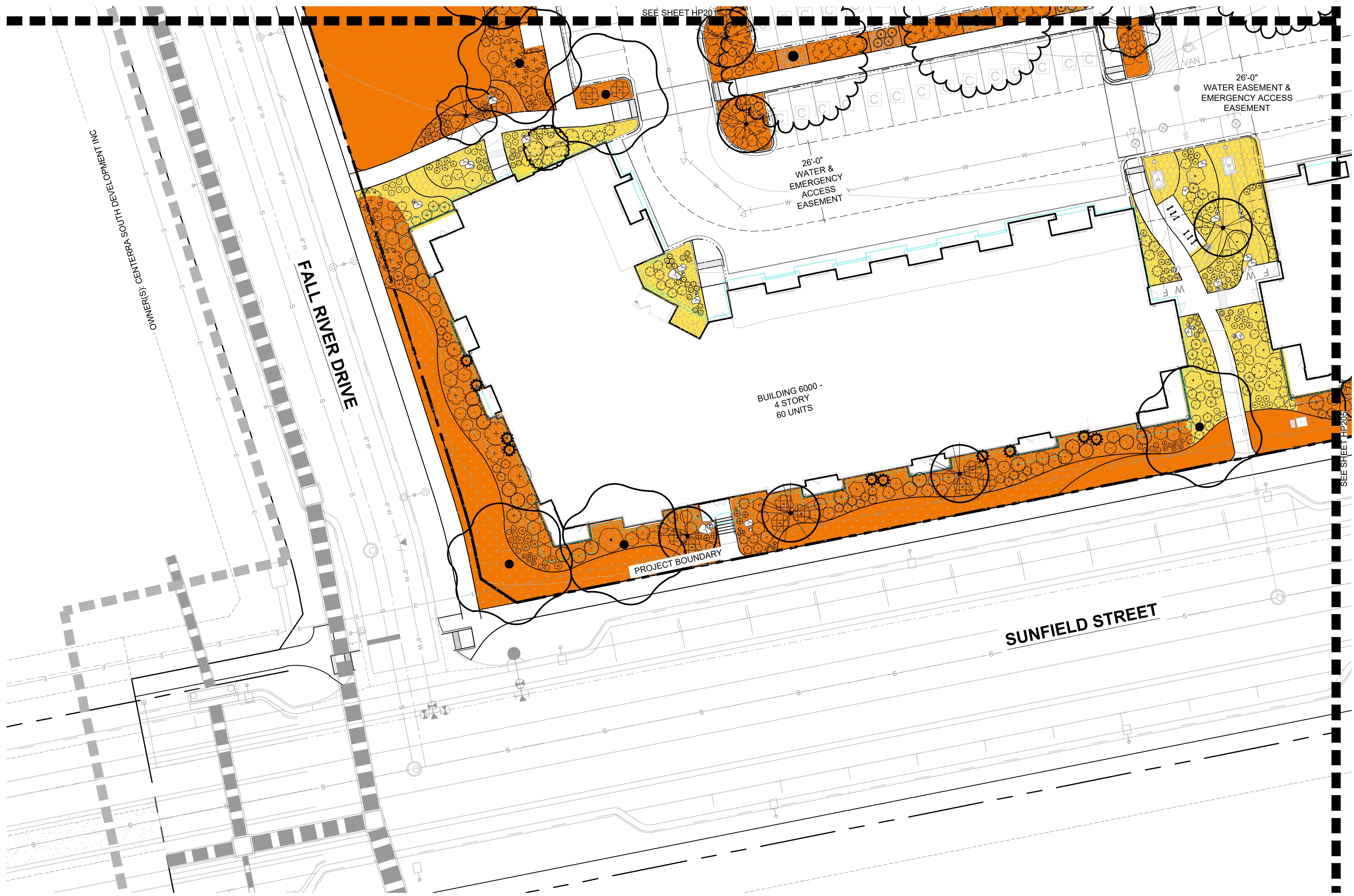
HYDROZONE PLAN ENLARGEMENT

SHEET NUMBER

HP202

NOT FOR CONSTRUCTION





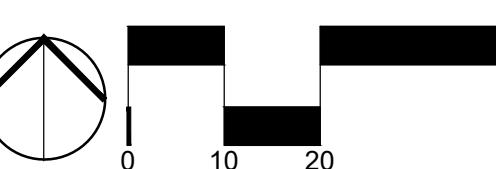
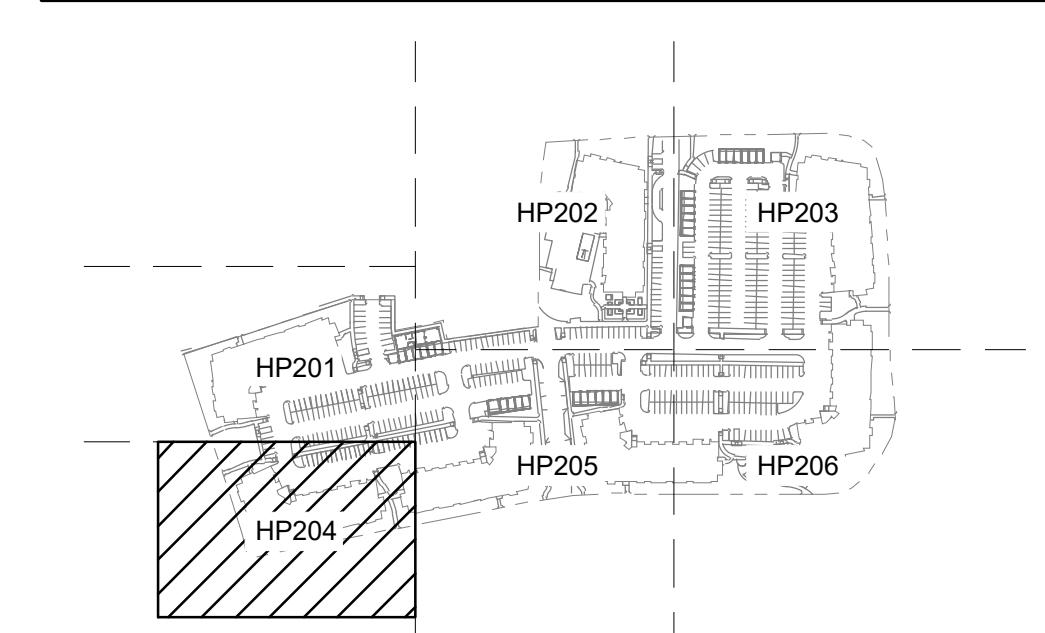
LEGEND

	= PROJECT BOUNDARY
	= MATCH LINE
	= RIGHT OF WAY
	= LOT LINE
	= EASEMENT
	= SETBACK
	= BUILDING OVERHANG
	= UNDER DRAIN
	= STORMWATER UTILITY
	= WATER SERVICE UTILITY
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	= SANDSTONE BOULDERS
	= LIGHT POLE, RE: PHOTOMETRIC
<u>SYMBOL</u>	<u>DESCRIPTION</u>
	MODERATE HYDROZONE
	LOW HYDROZONE

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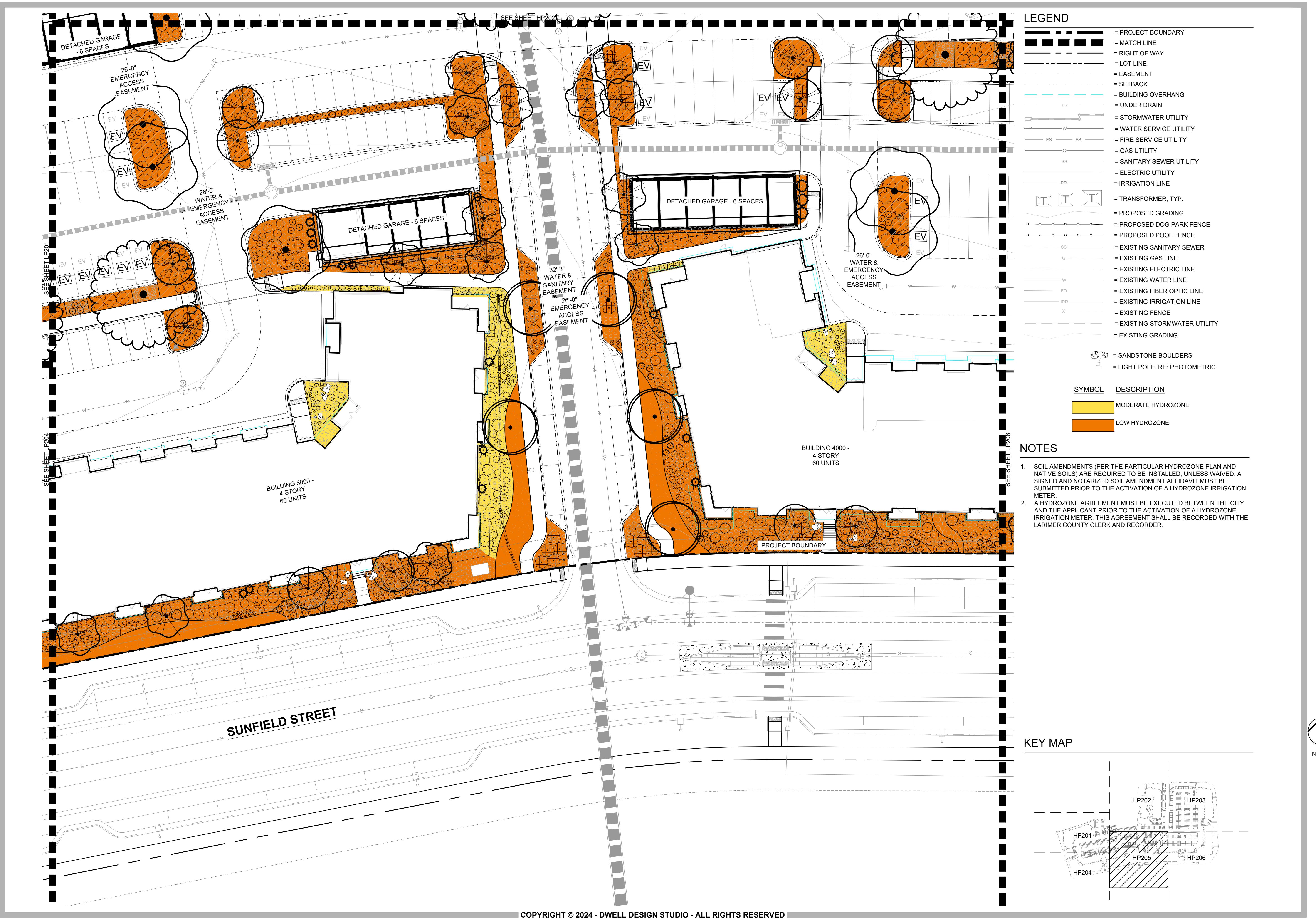
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SHEET NAME

HYDROZONE

ENLARGEMENT

SHEET NUMBER



GENERAL DESCRIPTION

A FULLY AUTOMATED SPRINKLER AND DRIP IRRIGATION SYSTEM CONFORMING TO CENTERA IRRIGATION DESIGN GUIDELINES IS SPECIFIED TO IRRIGATE TURFGRASS, SEED MIX, TREES, SHRUBS, AND GROUND COVER PLANTINGS. POP-UP SPRAY AND ROTOR SPRINKLERS WILL IRRIGATE TURF, SEED MIX, ANNUALS AND GROUNDCOVER. POINT-SOURCE DRIP IRRIGATION WILL IRRIGATE TREES AND SHRUBS.

IRRIGATION SHOWN IN NATIVE SEED AREAS TO BE PERMANENTLY INSTALLED. HOWEVER, IT IS INTENDED TO ONLY BE USED TEMPORARILY UNTIL THE SEED IS ESTABLISHED. IT IS ANTICIPATED THAT IRRIGATION IN THESE AREAS IS TO BE SHUT OFF AFTER PLANT MATERIAL ESTABLISHMENT IS COMPLETED.

POTABLE WATER IS USED FOR IRRIGATION. THE POINT-OF- CONNECTION (P.O.C.) IS AS SHOWN ON THE IRRIGATION PLANS IMMEDIATELY DOWNSTREAM OF THE IRRIGATION WATER METER INSTALLED BY OTHERS.

A TORO SENTINEL IRRIGATION CONTROLLER AND WEATHER SENSOR INTEGRATED AND COMPATIBLE WITH THE CENTERA CENTRAL CONTROL SYSTEM IS SPECIFIED.

A MASTER VALVE AND FLOW SENSOR MUST BE INSTALLED TO SHUT DOWN THE IRRIGATION SYSTEM IN CASE OF RECOGNIZED ALARM CONDITIONS, SUCH AS A MAINLINE PIPE FAILURE. THE FLOW SENSOR WILL ALSO PROVIDE REAL TIME AND CUMULATIVE FLOW DATA TO THE IRRIGATION CONTROLLER TO ASSIST WITH WATER MANAGEMENT OF THE IRRIGATION SYSTEM.

ISOLATION GATE VALVES PERMIT THE ISOLATION OF SECTIONS OF THE SYSTEM FOR REPAIRS OR MAINTENANCE. QUICK COUPLING VALVES WILL BE PROVIDED THROUGHOUT THE SITE (EVERY 30' ALONG MAINLINE ROUTING) FOR INCIDENTAL WATERING AND WINTERIZATION.

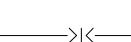
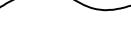
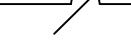
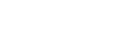
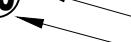
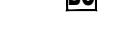
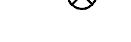
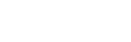
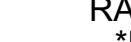
CITY OF LOVELAND NOTES

THE IRRIGATION DESIGNER CONTACTED THE CITY OF LOVELAND UTILITIES DEPARTMENT ON THURSDAY, JUNE 12, 2025 AND DONALD CECIL FROM THE CITY PROVIDED THE FOLLOWING PRESSURE INFORMATION: POTENTIAL WATER PRESSURE MAY FLUCTUATE BETWEEN 70 PSI - 100 PSI AT NEARBY SITE ELEVATION OF 4938'.

GENERAL NOTES

- THE SYSTEM DESIGN ASSUMES A MINIMUM STATIC PRESSURE AND MAXIMUM FLOW DEMAND AS SHOWN ON THE PLANS FOR THE POINT-OF-CONNECTION (P.O.C.). THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING PRESSURE AND FLOW ON SITE PRIOR TO CONSTRUCTION AND REPORTING DISCREPANCIES TO THE OWNER'S REPRESENTATIVE.
- READ THOROUGHLY AND BECOME FAMILIAR WITH THE SPECIFICATIONS AND INSTALLATION DETAILS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
- COORDINATE UTILITY LOCATES ("CALL BEFORE YOU DIG") OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- DO NOT PROCEED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING, OR IF DISCREPANCIES IN CONSTRUCTION DETAILS, LEGEND, NOTES, OR SPECIFICATIONS ARE DISCOVERED. BRING ALL SUCH OBSTRUCTIONS OR DISCREPANCIES TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
- THE DRAWINGS ARE DIAGRAMMATIC. THEREFORE, THE FOLLOWING SHOULD BE NOTED:
 - IRRIGATION COMPONENTS MAY BE SHOWN OUTSIDE PLANTING AREAS FOR GRAPHIC CLARITY. AVOID CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING MATERIALS, AND ARCHITECTURAL FEATURES. INSTALL IRRIGATION PIPE AND WIRING IN LANDSCAPED AREAS WHEREVER POSSIBLE.
 - USE ONLY STANDARD TEES AND ELBOW FITTINGS. USE OF CROSS TYPE FITTINGS IS NOT PERMITTED.
 - PROVIDE THE FOLLOWING COMPONENTS TO THE OWNER PRIOR TO THE COMPLETION OF THE PROJECT:
 - TWO OPERATING KEYS FOR EACH TYPE OF MANUALLY OPERATED VALVE.
 - TWO OF EACH SERVICING WRENCH OR TOOL NEEDED FOR COMPLETE ACCESS, ADJUSTMENT, AND REPAIR OF ALL ROTARY SPRINKLERS.
 - SELECT NOZZLES FOR SPRINKLERS WITH ARCS WHICH PROVIDE COMPLETE AND UNIFORM COVERAGE WITH MINIMUM OVERSPRAY FOR THE SITE CONDITIONS. CAREFULLY ADJUST THE RADIUS OF THROW AND ARC OF EACH SPRINKLER TO PROVIDE THE BEST PERFORMANCE. INSTALL NOZZLES WHERE SPRAY ANGLES ARE LESS OR GREATER THAN WHAT A FIXED SPRAY NOZZLE CAN IRRIGATE WITHOUT EXCESSIVE OVERSPRAY.
 - THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF IRRIGATION SLEEVING. SLEEVES ARE TO BE INSTALLED FOR BOTH PIPING AND ELECTRICAL WIRING AT EACH HARDCAPE CROSSING. COORDINATE INSTALLATION OF SLEEVING WITH OTHER TRADES. ANY PIPE OR WIRE WHICH PASSES BEHIND EXISTING HARDCAPE WHERE SLEEVING WAS NOT INSTALLED REQUIRES HORIZONTAL BORING BY THE IRRIGATION CONTRACTOR.
 - CONNECT ELECTRICAL POWER TO THE IRRIGATION CONTROL SYSTEM IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND ALL APPLICABLE LOCAL ELECTRIC UTILITY CODES.
 - WITH REGARD TO PIPE SIZING, THE FOLLOWING SHOULD BE NOTED:
 - IF A SECTION OF UNSIZED PIPE IS LOCATED BETWEEN TWO IDENTICALLY SIZED SECTIONS, THE UNSIZED PIPE IS THE SAME NOMINAL SIZE AS THE TWO SIZED SECTIONS. THE UNSIZED PIPE SHOULD NOT BE CONFUSED WITH THE DEFAULT PIPE SIZE NOTED IN THE LEGEND.
 - IRRIGATION PIPING LOCATIONS ON PLAN ARE SCHEMATIC. LOCATE MAINLINE, LATERAL, AND MANIFOLD SO THEY ARE A MINIMUM OF 5 FEET FROM BUILDING FOUNDATIONS. LOCATE MAINLINE TO MINIMIZE IMPACTS TO TREES.

LEGEND

 SLEEVING	*TYPE: CLASS 200 PVC UNLESS OTHERWISE NOTED	POP-UP BUBBLER ASSEMBLY: RAIN BIRD 1804-SAM-PRS WITH 1401 BUBBLER NOZZLE
 TWO-WIRE COMMUNICATION CABLE	*SIZE: 2X CARRIER PIPE SIZE, TWO WIRE SLEEVE IS 2-INCH MINIMUM	POP-UP SPRAY SPRINKLER: RAIN BIRD MPR SERIES ON 1800-SAM-PRS @ 30 PSI
 MAINLINE PIPE	*TYPE: CLASS 200 PVC	RADIUS: 5' FLOW (GPM): Q - 0.10 H - 0.20 F - 0.41
 *SIZE: AS SHOWN	*SIZE: 1" UNLESS OTHERWISE SHOWN	RADIUS: 8' FLOW (GPM): Q - 0.26 H - 0.52 F - 1.05
 LATERAL PIPE TO SPRINKLERS AND BUBBLERS	*TYPE: CLASS 160 PVC	RADIUS: 10' FLOW (GPM): Q - 0.39 H - 0.79 F - 1.58
 *SIZE: 1" UNLESS OTHERWISE SHOWN	*SIZE: 1" UNLESS OTHERWISE SHOWN	RADIUS: 12' FLOW (GPM): Q - 0.65 H - 1.30 F - 2.60
 MANIFOLD PIPE TO ZONE CONTROL VALVES	*TYPE: CLASS 160 PVC	RADIUS: 15' FLOW (GPM): Q - 0.92 H - 1.85 F - 3.70
 *SIZE: 1" UNLESS OTHERWISE SHOWN	*SIZE: 1" UNLESS OTHERWISE SHOWN	RADIUS: 4'x30' FLOW (GPM): SST-1.21
 DRIP LATERAL PIPE TO EMITTERS	*TYPE: UV RADIATION RESISTANT POLYETHYLENE	RADIUS: 4'x15' FLOW (GPM): RCS/LCS-0.49
 *3/4" SIZE UNLESS OTHERWISE SHOWN	*3/4" SIZE UNLESS OTHERWISE SHOWN	*NOTE: INSTALL 4" POP-UP SPRINKLERS FOR TURFGRASS AREAS AND 6" POP-UP SPRINKLERS IN SEED AREAS
 *EMITTER TYPE: RAIN BIRD XERI-BUG OR EQUAL	*EMITTER TYPE: RAIN BIRD XERI-BUG OR EQUAL	POP-UP GEAR-DRIVEN ROTORS: RAIN BIRD 5000+PRS-SAM AND MPR NOZZLES NOZZLE PRESSURE: 45 PSI
 UNCONNECTED PIPE CROSSING		 NOZZLES USED:
 POINT-OF-CONNECTION (P.O.C.)		RADIUS: 25Q RADIUS: 25 RADIUS: 25 FLOW: 1.00
 WINTERIZATION ASSEMBLY	* REFER TO DETAIL	NOZZLE: 25H NOZZLE: 25 FLOW: 1.98
 BACKFLOW ASSEMBLY	* MODEL: FEBCO 825 YA	NOZZLE: 25F RADIUS: 25 FLOW: 3.82
 *SIZE: 1.5-INCH	*SIZE: 1.5-INCH	NOZZLE: 30Q RADIUS: 30 FLOW: 1.40
 BLOWOUT ASSEMBLY	* REFER TO DETAIL	NOZZLE: 30H RADIUS: 30 FLOW: 2.96
 ISOLATION GATE VALVE ASSEMBLY	* MODEL: NIBCO T-113K	NOZZLE: 30F RADIUS: 30 FLOW: 5.78
 MASTER VALVE ASSEMBLY	*GRISWOLD 2160	NOZZLE: 35Q RADIUS: 35 FLOW: 1.92
 *NORMALLY CLOSED	*NORMALLY CLOSED	NOZZLE: 35H RADIUS: 35 FLOW: 3.81
 *SIZE: 1.5-INCH	*SIZE: 1.5-INCH	NOZZLE: 35F RADIUS: 35 FLOW: 7.58
 FLOW SENSOR ASSEMBLY	*MODEL: FLOMEC QS200	A  IRRIGATION CONTROLLER ASSEMBLY: TORO DXI-SPEDTW/DXI-CELL-KIT/5YEXT-WARRANTY WITH TW-D-X DECODER KITS WITH KEYPAD OPERATIONS AND DATA FLOW INTERFACE. HOUSE IN LOCKING STAINLESS STEEL ENCLOSURES. WALL MOUNT UNITS ARE NOT ACCEPTABLE.
 *SIZE: 1.5-INCH	*SIZE: 1.5-INCH	R  RAIN SENSOR ASSEMBLY *NOTE: IRRITROL WIRELESS RAIN/FREEZE SENSOR *MODEL: RFS1000
 BLOW OUT ASSEMBLY	* REFER TO DETAIL	A15  - CONTROLLER AND CONTROLLER STATION NUMBER
 QUICK COUPLING VALVE ASSEMBLY	* MODEL: RAIN BIRD 5LRC	12  - LATERAL DISCHARGE IN GPM
 AIR VACUUM RELIEF VALVE ASSEMBLY	* MODEL: WATERMAN AV-150	1  - REMOTE CONTROL VALVE SIZE IN INCHES
 *SIZE: 1.5-INCH	*SIZE: 1.5-INCH	VALVE BOXES: RAIN BIRD VB SERIES WITH GREEN LIDS
 REMOTE CONTROL VALVE ASSEMBLY	*MODEL: RAIN BIRD PEB-LATCHING WITH TORO TW-D-X DECODER	 DRIP REMOTE CONTROL VALVE ASSEMBLY
 *SIZE: AS SHOWN ON PLANS	*SIZE: AS SHOWN ON PLANS	*MODEL: RAIN BIRD XCZ-100-LATCHING WITH TORO TW-D-X DECODER
 *BALL VALVE: SPEARS PVC COMPACT OR EQUAL	*BALL VALVE: SPEARS PVC COMPACT OR EQUAL	*BALL VALVE: SPEARS PVC COMPACT
 ZONE CONTROL VALVE ASSEMBLY	*BALL VALVE: SPEARS PVC COMPACT OR EQUAL	 FLUSH CAP ASSEMBLY: RAIN BIRD OR EQUAL
 *SIZE: 1-INCH	*SIZE: 1-INCH	

FLAG NOTES

- EXCAVATE AND EXPOSE 1.5-INCH STUB OUT DOWNSTREAM OF IRRIGATION WATER METER IN APPROXIMATE LOCATION (REFER TO CIVIL PLANS, METER INSTALLED BY OTHERS). INSTALL TYPE K COPPER PIPE FROM METER TO WINTERIZATION ASSEMBLY AND BACKFLOW PREVENTION ASSEMBLY. COORDINATE CONNECTION AND PIPING INSTALLATION WITH THE OWNER'S REPRESENTATIVE ON SITE PRIOR TO CONSTRUCTION.
- INSTALL PEDESTAL-MOUNTED IRRIGATION CONTROLLER AT THE APPROXIMATE LOCATION SHOWN. ELECTRICAL POWER WILL BE PROVIDED WITHIN 5 FEET OF CONTROLLER (REFER TO ELECTRICAL PLANS). COORDINATE EXACT LOCATION OF ELECTRICAL SERVICE CONNECTION WITH PROJECT ELECTRICAL CONTRACTOR PRIOR TO CONSTRUCTION. PROVIDE CONDUIT AND CONDUCTORS BETWEEN ELECTRICAL SERVICE CONNECTION AND IRRIGATION CONTROLLER AND MAKE REQUIRED CONNECTIONS IN ACCORDANCE WITH CONTROL SYSTEM MANUFACTURER RECOMMENDATIONS. COORDINATE LOCATION AND ALIGNMENT OF CONTROLLER WITH THE OWNER'S REPRESENTATIVE ON-SITE PRIOR TO CONSTRUCTION.
- INSTALL WIRELESS WEATHER SENSOR ON BUILDING IN A LOCATION WHERE RAINFALL IS NOT IMPEDED. CONFIRM WIRELESS INTERFACE INTEGRITY BETWEEN SENSOR AND IRRIGATION CONTROLLER. COORDINATE LOCATION AND INSTALLATION OF WEATHER SENSOR WITH THE OWNER'S REPRESENTATIVE ON SITE PRIOR TO CONSTRUCTION.
- CONNECT MASTER VALVE AND FLOW SENSOR TO TWO WIRE CABLE PER MANUFACTURER'S GUIDELINES. PROGRAM HIGH FLOW SETTING AT CONTROLLER TO 75 GPM IN ACCORDANCE WITH CONSTRUCTION DOCUMENTS.
- INSTALL IRRIGATION DECODER GROUNDING EQUIPMENT THAT MEETS CONTROLLER MANUFACTURER'S GUIDELINES AT LOCATION ADJACENT TO THIS REMOTE CONTROL VALVE ASSEMBLY. COORDINATE EXACT LOCATION OF GROUNDING EQUIPMENT WITH THE OWNER'S REPRESENTATIVE ON SITE PRIOR TO CONSTRUCTION. THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR GROUNDING THE ENTIRE TWO WIRE PATH PER MANUFACTURER'S GUIDELINES.
- INSTALL AIR VACUUM RELIEF VALVE AT HIGHEST MAINLINE ELEVATION AT THIS APPROXIMATE LOCATION. CONFIRM HIGHEST MAINLINE LOCATION IN THE FIELD AND INSTALL AIR VACUUM RELIEF VALVE ASSEMBLY AS DETAILED. COORDINATE AIR VACUUM RELIEF VALVE INSTALLATION WITH THE OWNER'S REPRESENTATIVE ON SITE PRIOR TO CONSTRUCTION.
- MAINLINE AND OTHER IRRIGATION COMPONENTS SHOWN OUTSIDE OF LANDSCAPED AREA FOR CLARITY ONLY. ALL IRRIGATION COMPONENTS TO BE INSTALLED IN LANDSCAPED AREAS.
- ROUTE TWO-WIRE CABLE THROUGH 2-INCH CONDUIT FROM IRRIGATION CONTROLLER TO MAINLINE PIPE IN APPROXIMATE LOCATION SHOWN.

IRRIGATION WATER WINDOW

IRRIGATION FOR ENTIRE SYSTEM CAN BE SATISFACTORILY PROVIDED WITHIN A 16-HOUR PERIOD PER DAY, EXCLUDING SUBSURFACE IRRIGATION OF TREES AND SHRUBS, AND OTHER PLANTINGS.



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LANDSCAPE ARCHITECTURE, LAND PLANNING

DEVELOPER

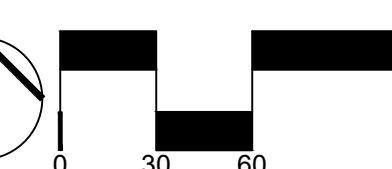


PROJECT: 2345002

AVENUE SOUTH
CENTER TERRA FIRST SUBDIVISION
SUNFIELD STREET / ROCKY MOUNTAIN
AVENUE
LOVELAND, COLORADO 80538

SUBMISSION
04/25/2025 SDP 3 01
07/25/2025 SDP 3 02
09/22/2025 SDP 3 03

DESIGN SEAL



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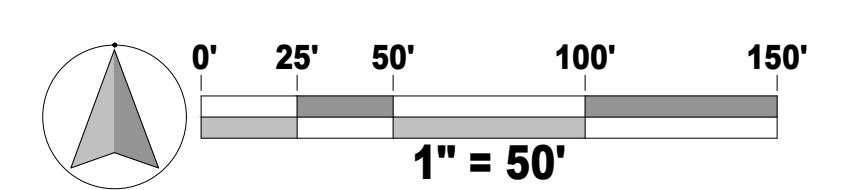
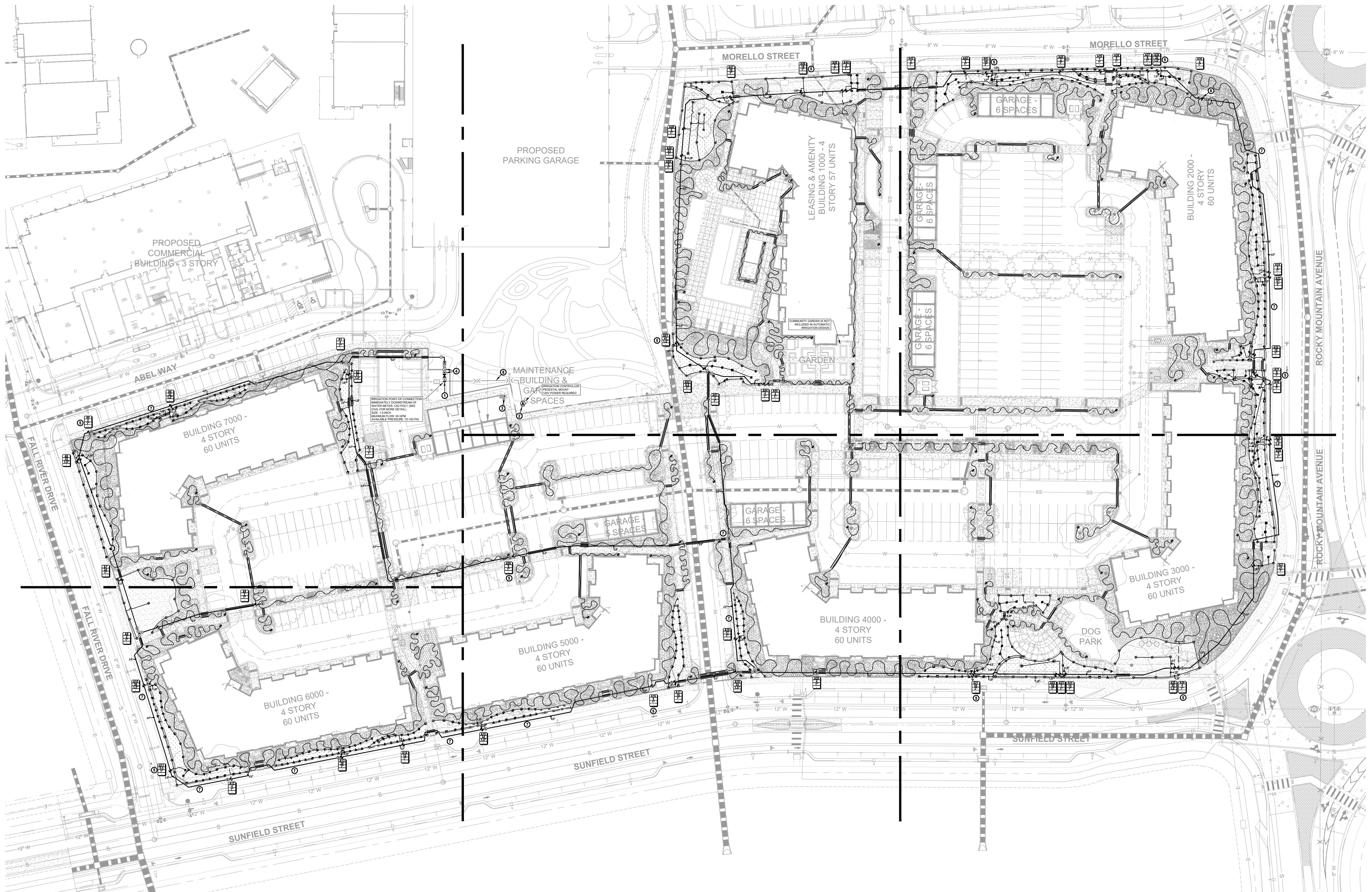
SHEET NAME

IRRIGATION
OVERALL PLAN

SHEET NUMBER

IR-200

NOT FOR CONSTRUCTION



MATCHLINE SEE SHEET IR-201

BUILDING 6000 -
4 STORY
60 UNITS

FALL RIVER DRIVE

SUNFIELD STREET

SECTION A8
2 1"

SECTION A9
2 1"

SECTION A10
39 1.5"

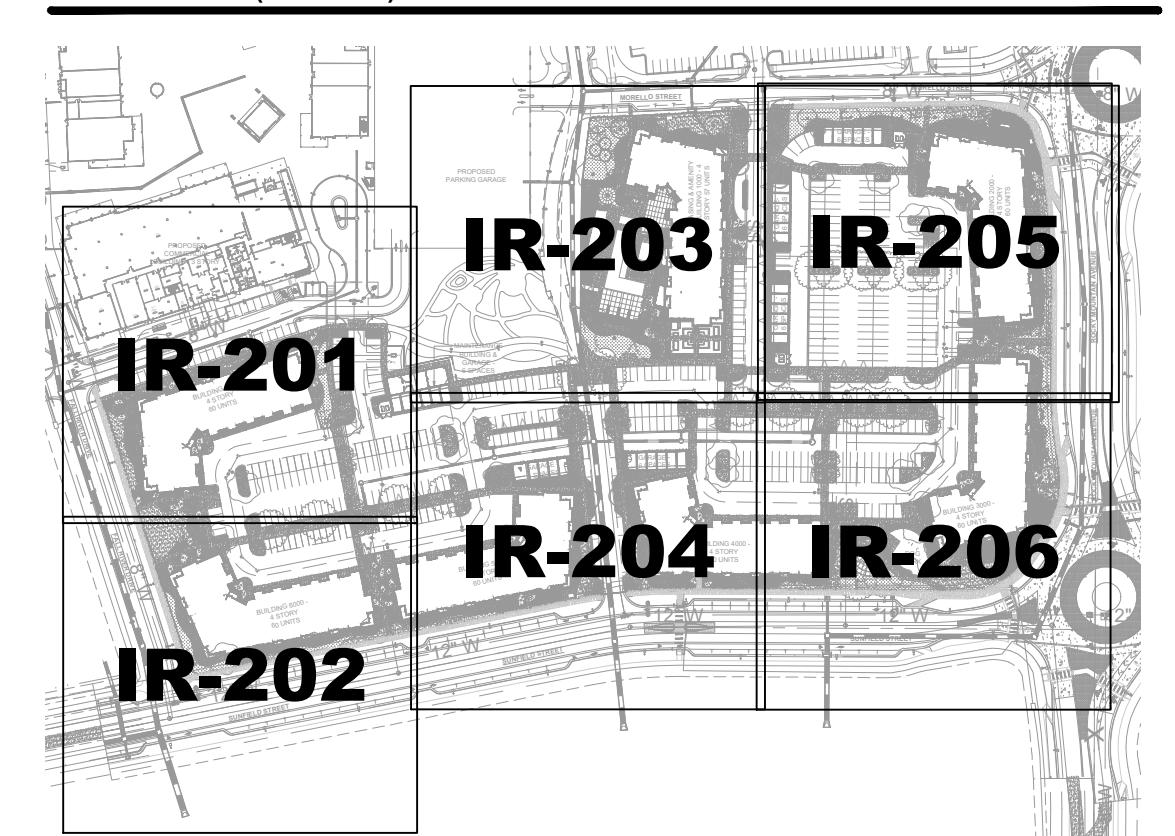
SECTION A11
0.5 1"

SECTION A12
4 1"

SECTION A13
20 1"

SECTION A14
12 1"

KEY MAP (N.T.S.)



An architectural scale bar and north arrow. The scale bar is a horizontal line with tick marks at 0, 30, and 60. The first 30 units are black, and the next 30 units are white. The north arrow is a circle with a diagonal line, divided into four quadrants by a vertical and horizontal line, with the top-right quadrant shaded black.

IRRIGATION PLANS

SHEET NUMBER

IB 202

NOT FOR CONSTRUCTION

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PROPOSED
PARKING GARAGE

MORELLO STREET

LEASING & AMENITY
BUILDING 1000 - 4
STORY 57 UNITS

MATCHLINE SEE SHEET IR-205

Plotted By: Jane Adams Layout: IR-203 Printed On: 9/17/2025 9:18 AM File Name: P-CENTERRA-AVENUE-STH.dwg

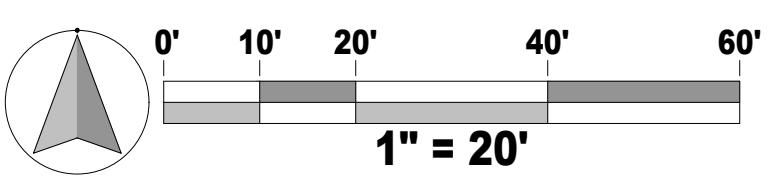
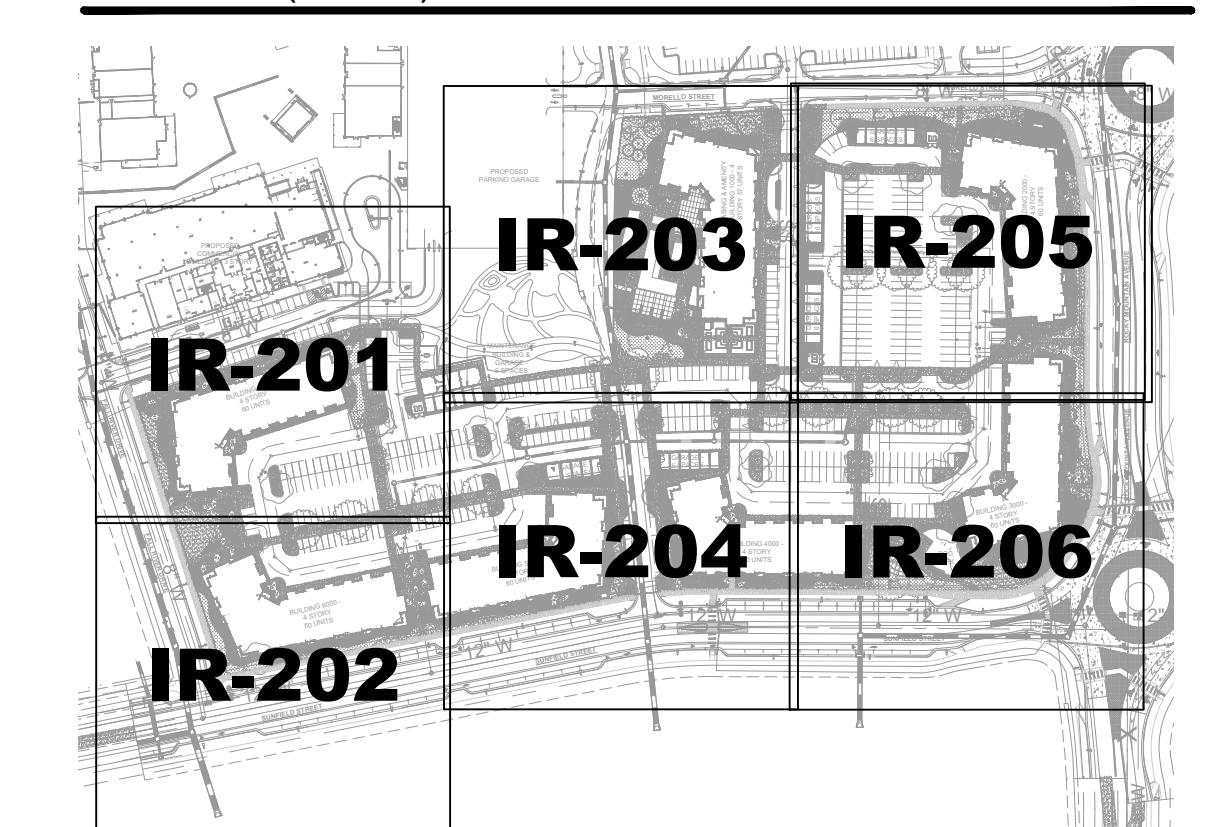
MAINTENANCE
BUILDING &
GARAGE
6 SPACES

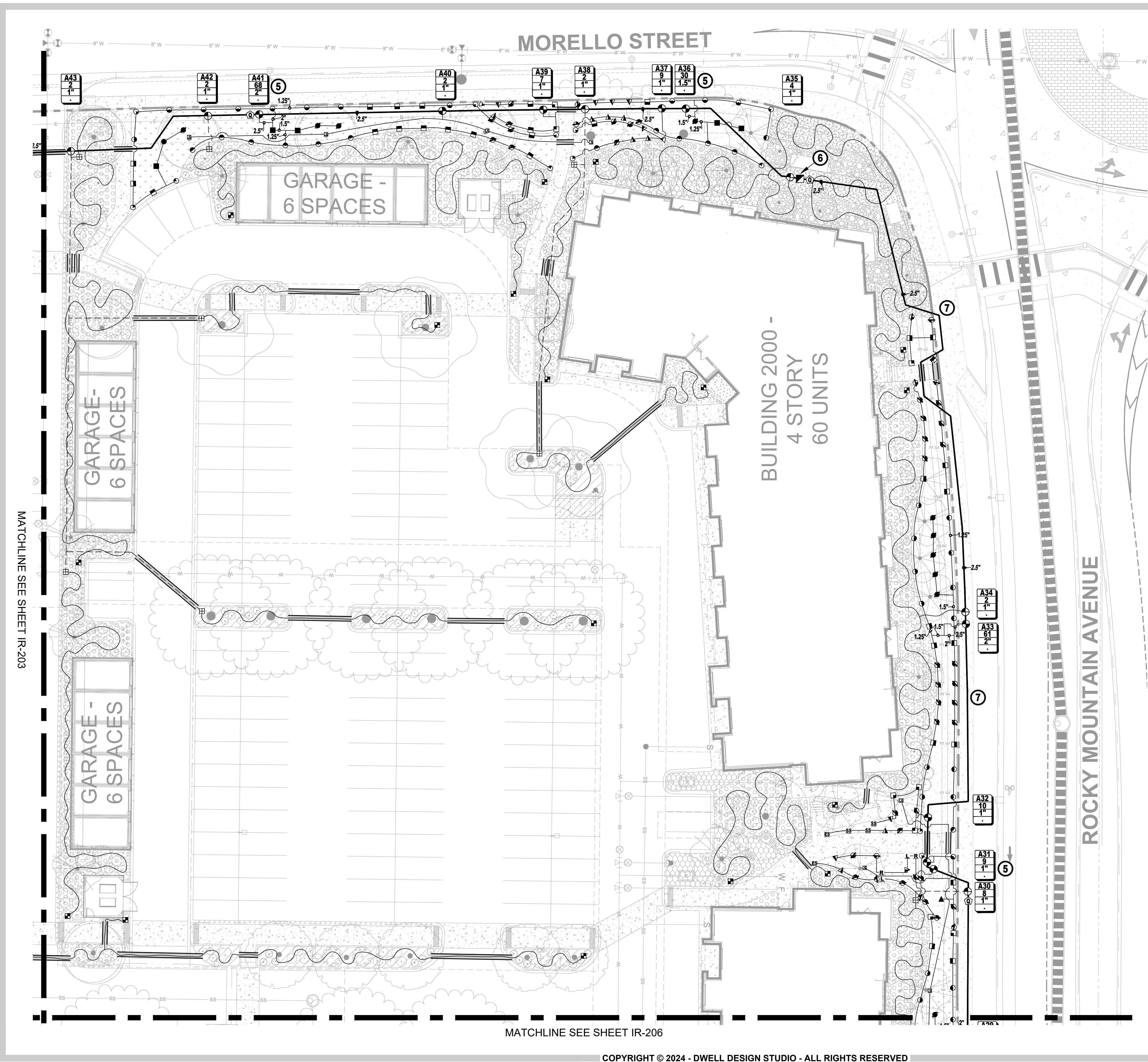
R
IRRIGATION CONTROLLER
PEDESTAL MOUNT
120V POWER REQUIRED

MATCHLINE SEE SHEET IR-204

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KEY MAP (N.T.S.)





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McWHINNEY

PROJECT: 2345002

AVENUE SOUTH
SUNFIELD STREET/ROCKY MOUNTAIN
AVENUE
LOVELAND, COLORADO 80538

SUBMISSION

04/25/2025 SDP 3 01
07/25/2025 SDP 3 02
09/22/2025 SDP 3 03

DESIGN SEAL

0 30 60 120
NORTH SCALE: 1"=60'-0"
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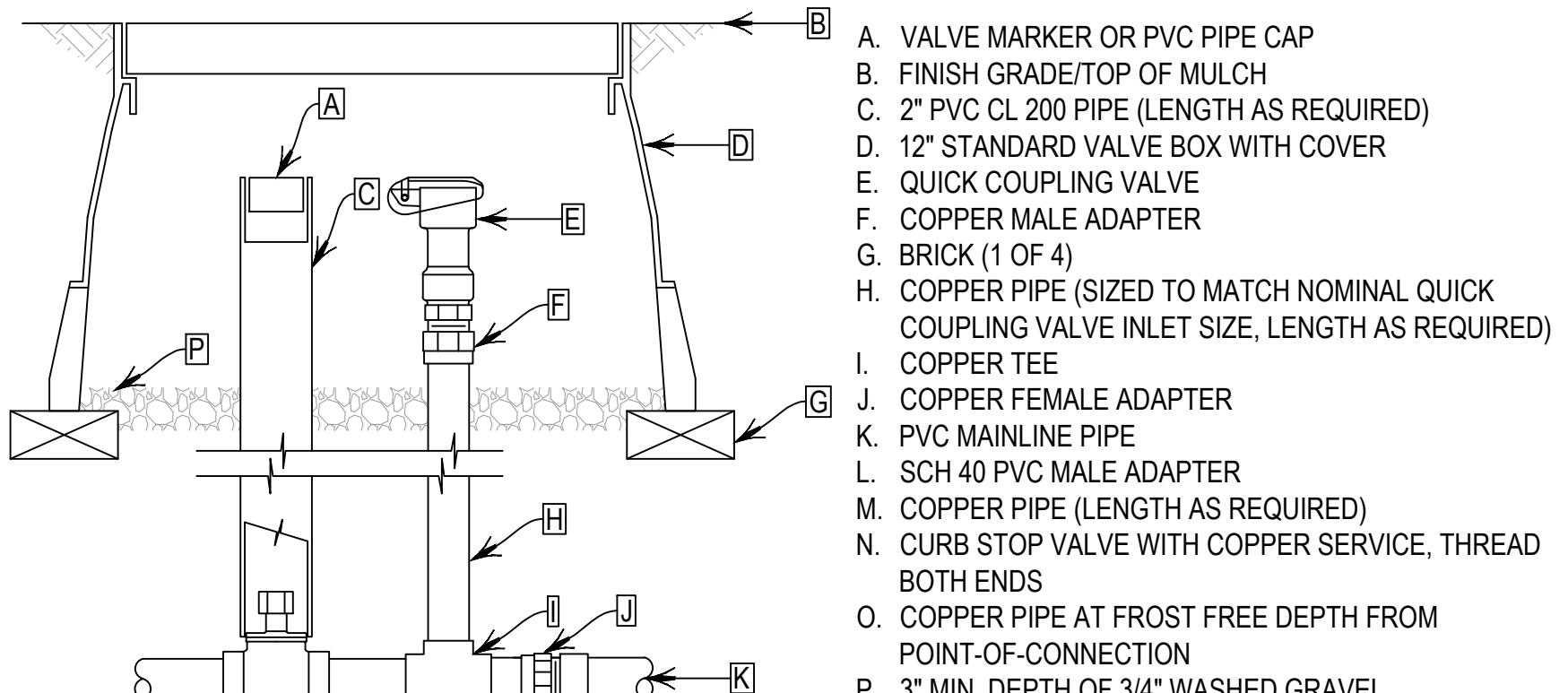
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IRRIGATION PLANS

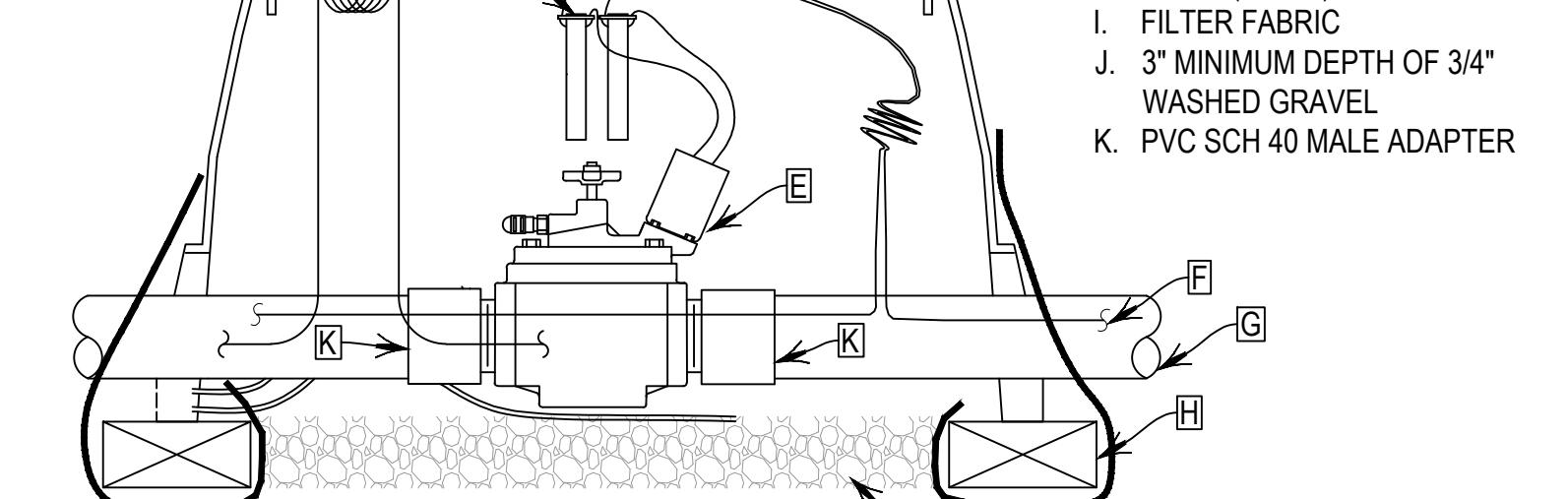
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IR-205

NOT FOR CONSTRUCTION

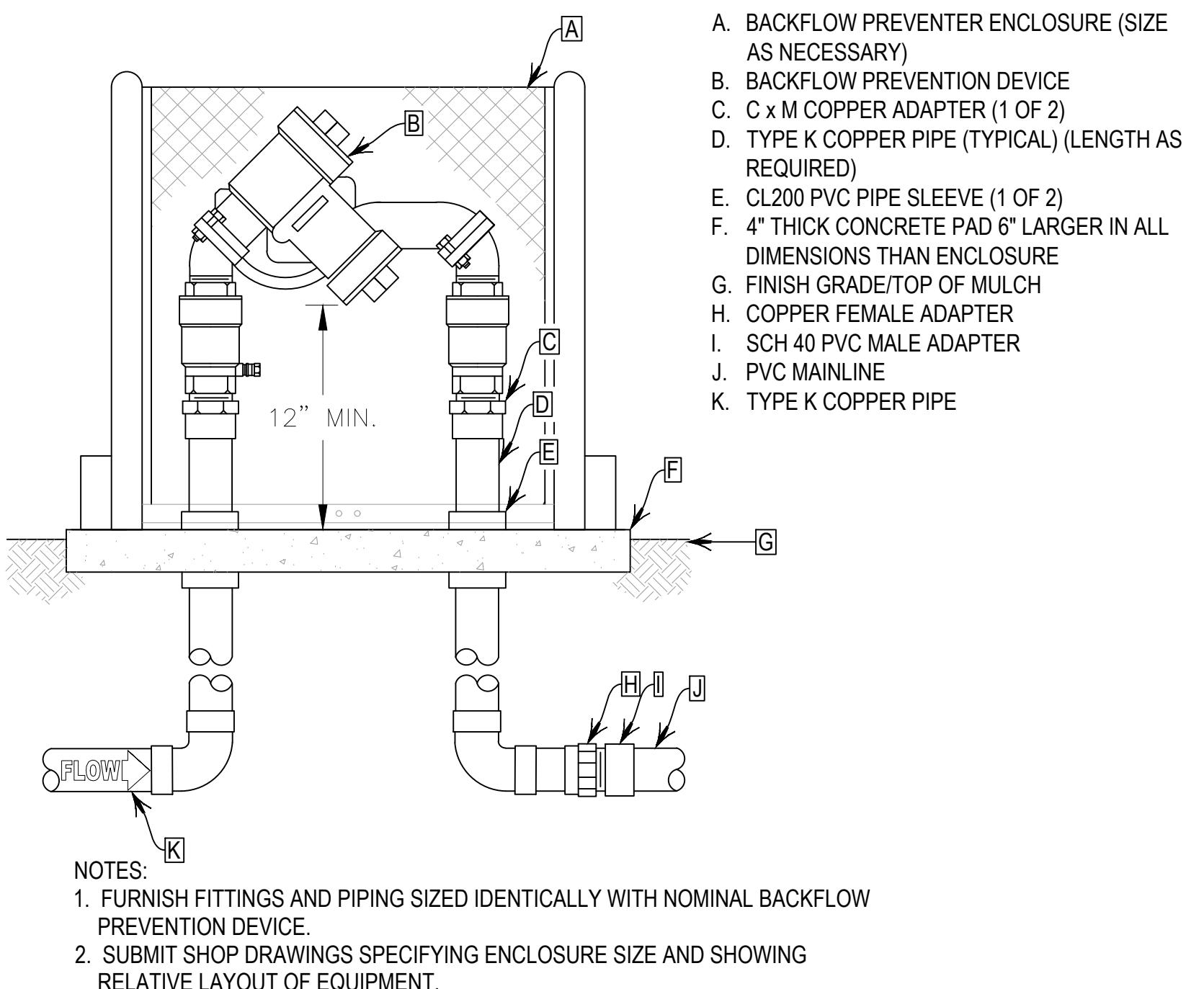
Aqua Engineering Inc.
Innovative Water Solutions



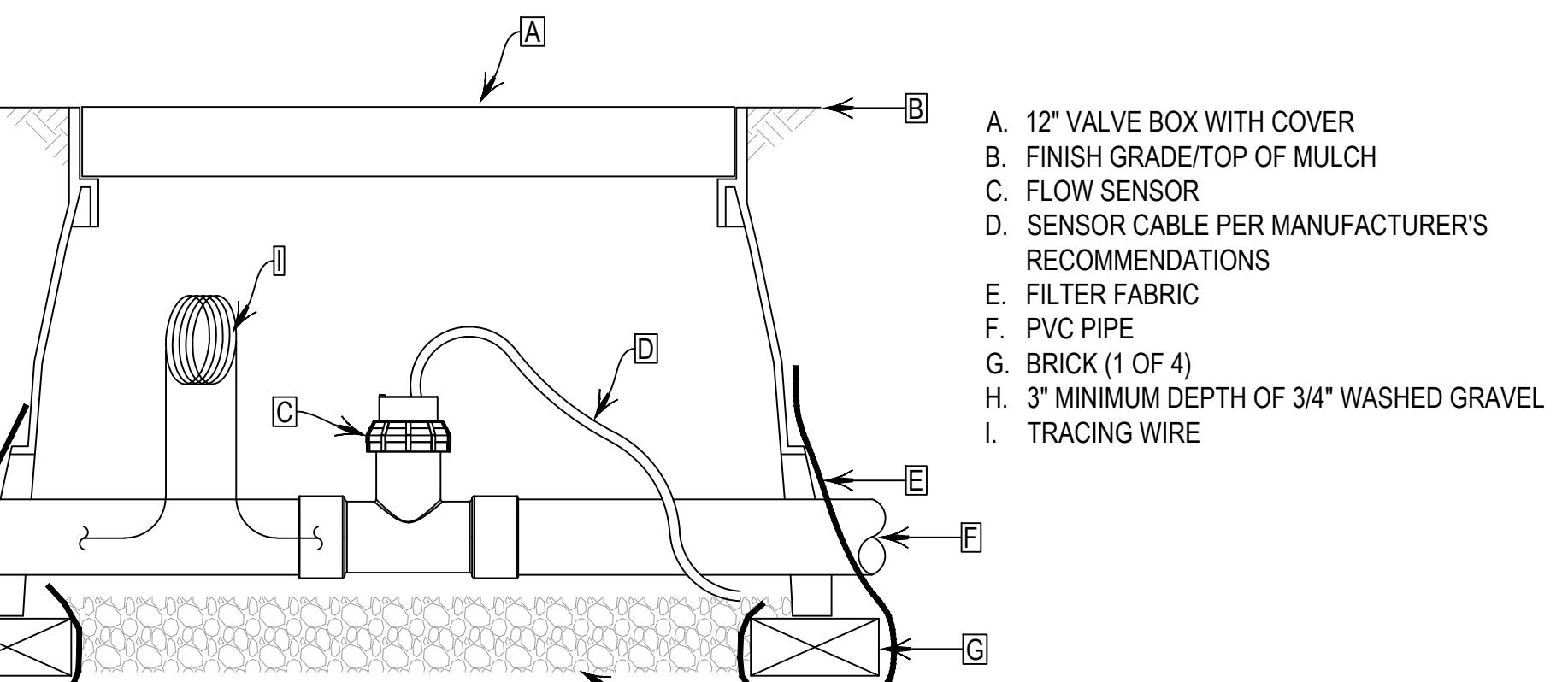
1 WINTERIZATION ASSEMBLY



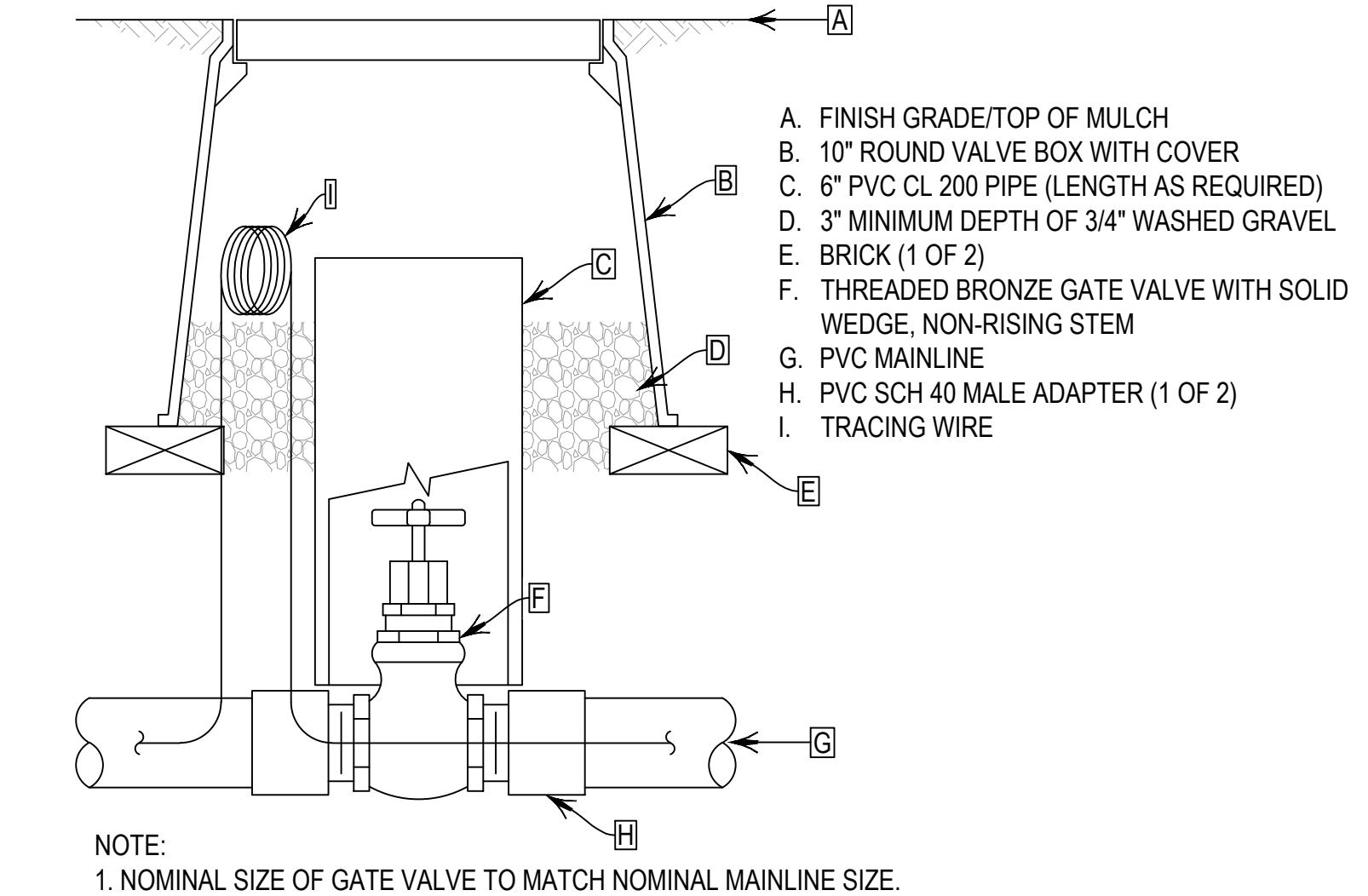
4 MASTER VALVE ASSEMBLY



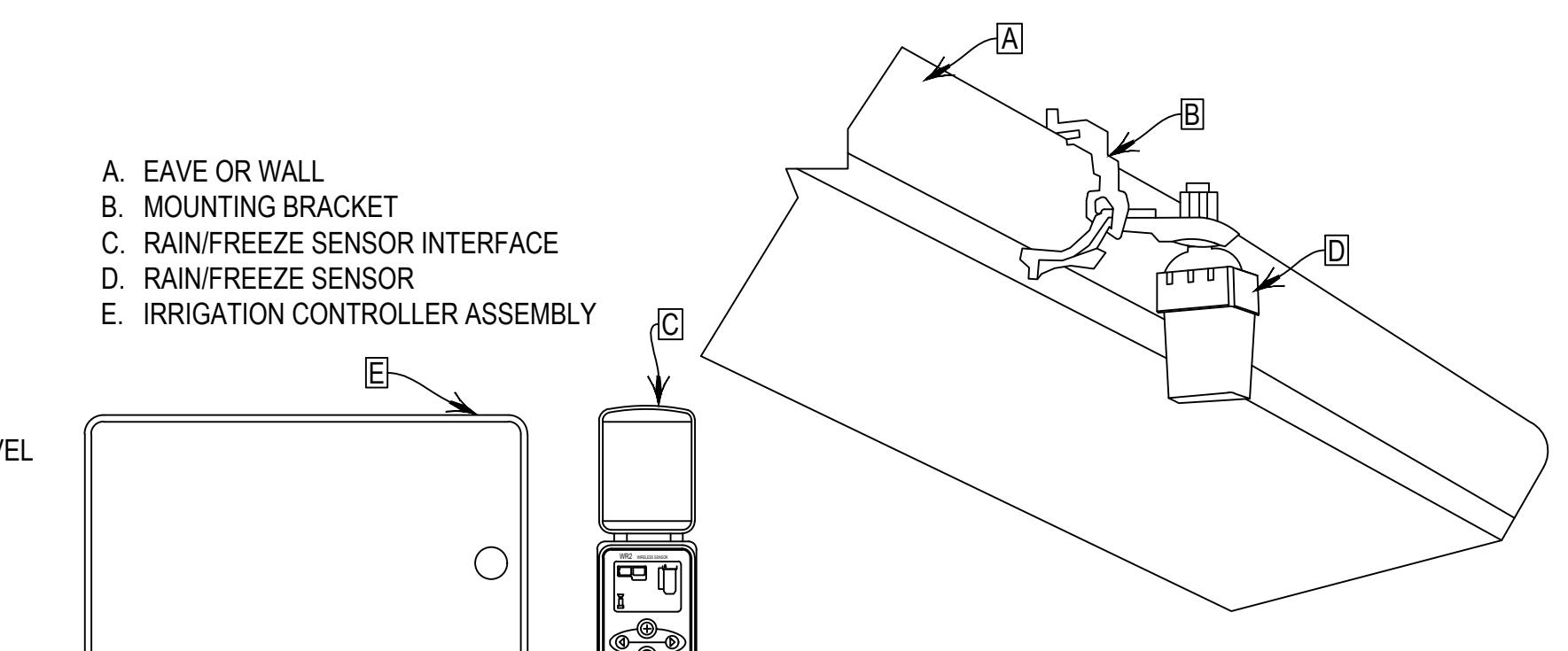
2 BACKFLOW ASSEMBLY



5 FLOW SENSOR ASSEMBLY

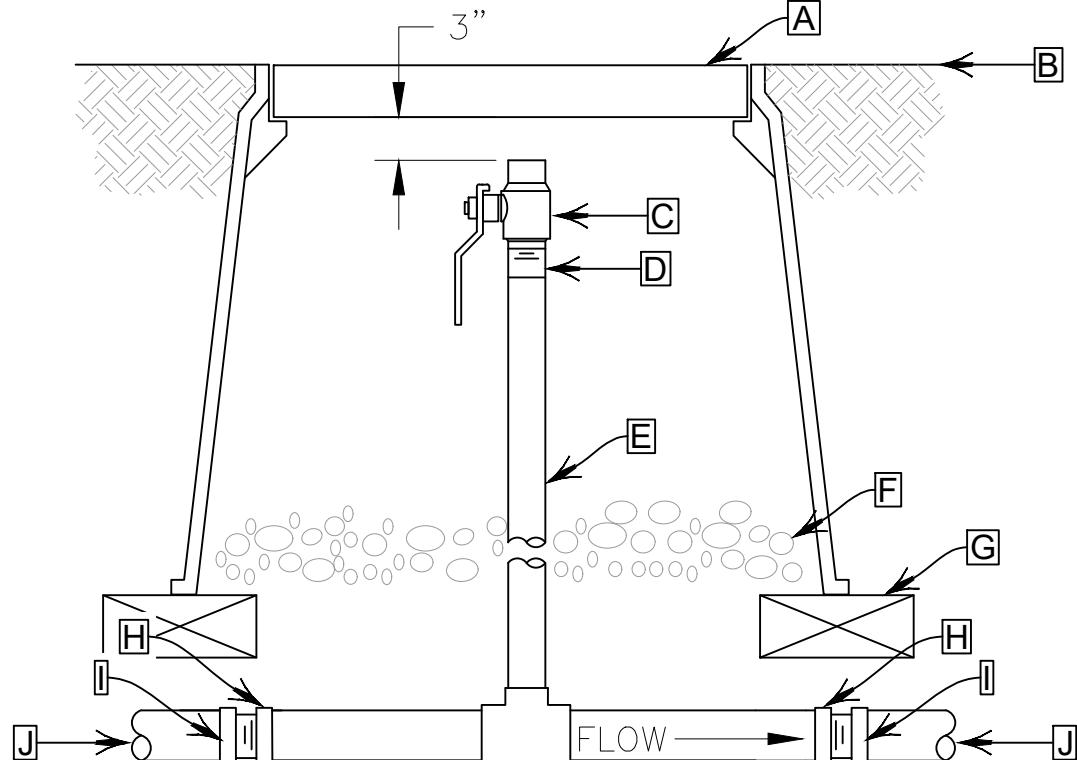


3 ISOLATION GATE VALVE ASSEMBLY



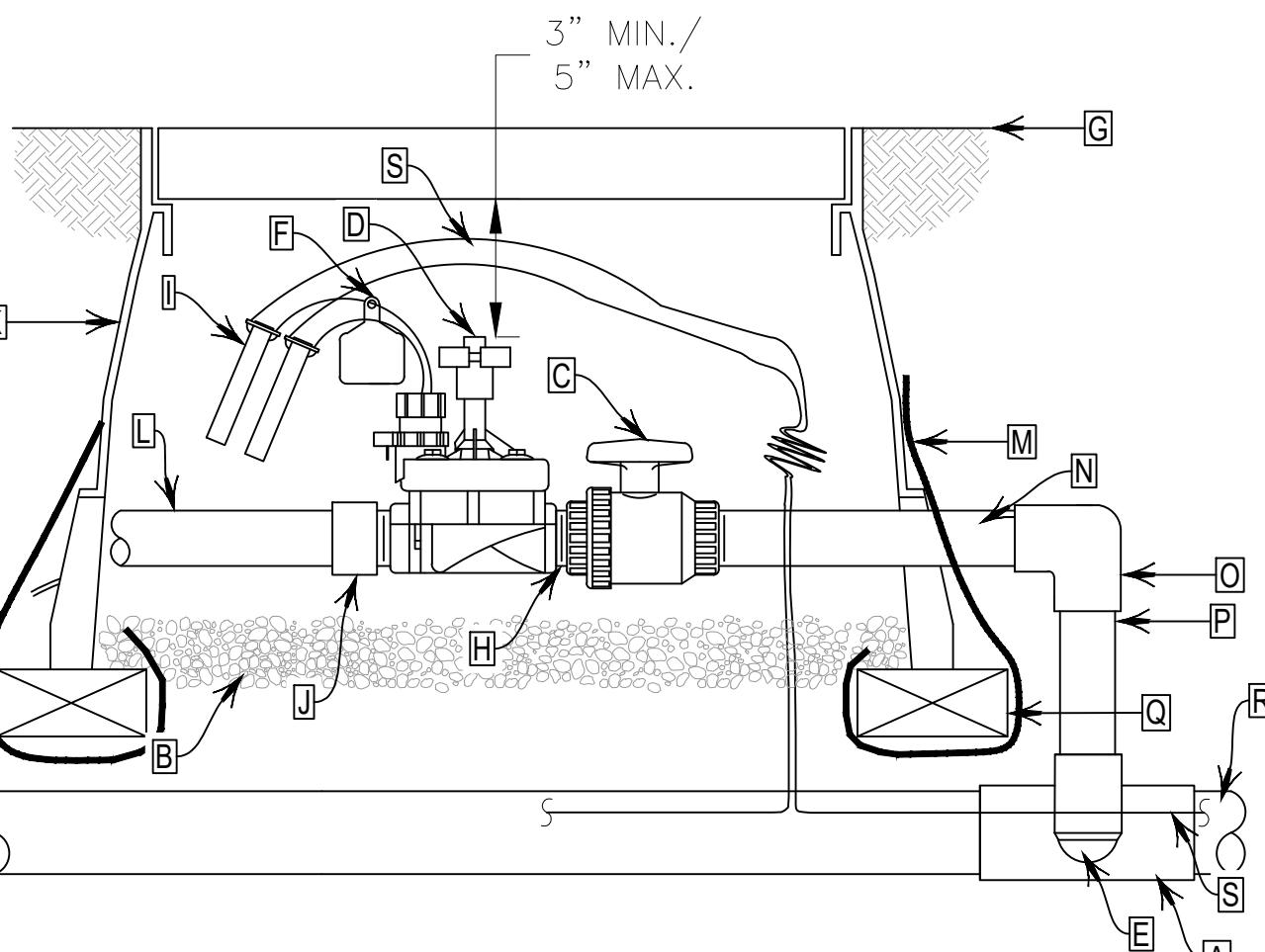
6 RAIN SENSOR ASSEMBLY

- A. 12" STANDARD VALVE BOX WITH COVER
- B. FINISH GRADE/TOP OF MULCH
- C. 1" BRONZE BALL VALVE FEMALE
THREADED ENDS
- D. 1" COPPER MALE ADAPTER
- E. 1" COPPER PIPE (LENGTH AS REQUIRED)
- F. 3" MIN. DEPTH OF 3/4" WASHED GRAVEL
- G. BRICK (1 OF 4)
- H. COPPER FEMALE THREADED ADAPTER
- I. SCH. 40 PVC MALE THREADED ADAPTER
- J. PVC MAINLINE
- K. COPPER PIPE
- L. COPPER TEE



1 BLOW OUT ASSEMBLY

BO
N.T.S.



NOTES:

1. USE VALVE BOX EXTENSION AS NECESSARY TO ACHIEVE MINIMUM DIMENSIONS ABOVE ASSEMBLY.
2. NOMINAL SIZE OF ALL COMPONENTS ARE TO BE THE SAME NOMINAL SIZE AS THE SOLENOID VALVE (SIZED AS SHOWN).
3. INSTALL FILTER FABRIC AROUND EXTERIOR OF VALVE BOX. USE DUCT TAPE TO SECURE FABRIC TO PIPE AND VALVE BOX.
4. TRANSITION TO PROPER LATENT PIPE BURIAL DEPTH USING 45° ELBOW FITTINGS DOWNSTREAM OF REMOTE CONTROL VALVE ASSEMBLY.
5. DO NOT CUT OUT ENDS OF VALVE BOX UNNECESSARILY.
6. POSITION VALVE BOX OVER VALVE TO ALLOW ACCESS TO SOLENOID AND PROPER OPERATION OF BALL VALVE.
7. COIL 3-FEET OF TWO WIRE CABLE WITHIN VALVE BOX FOR SERVICE PURPOSES.

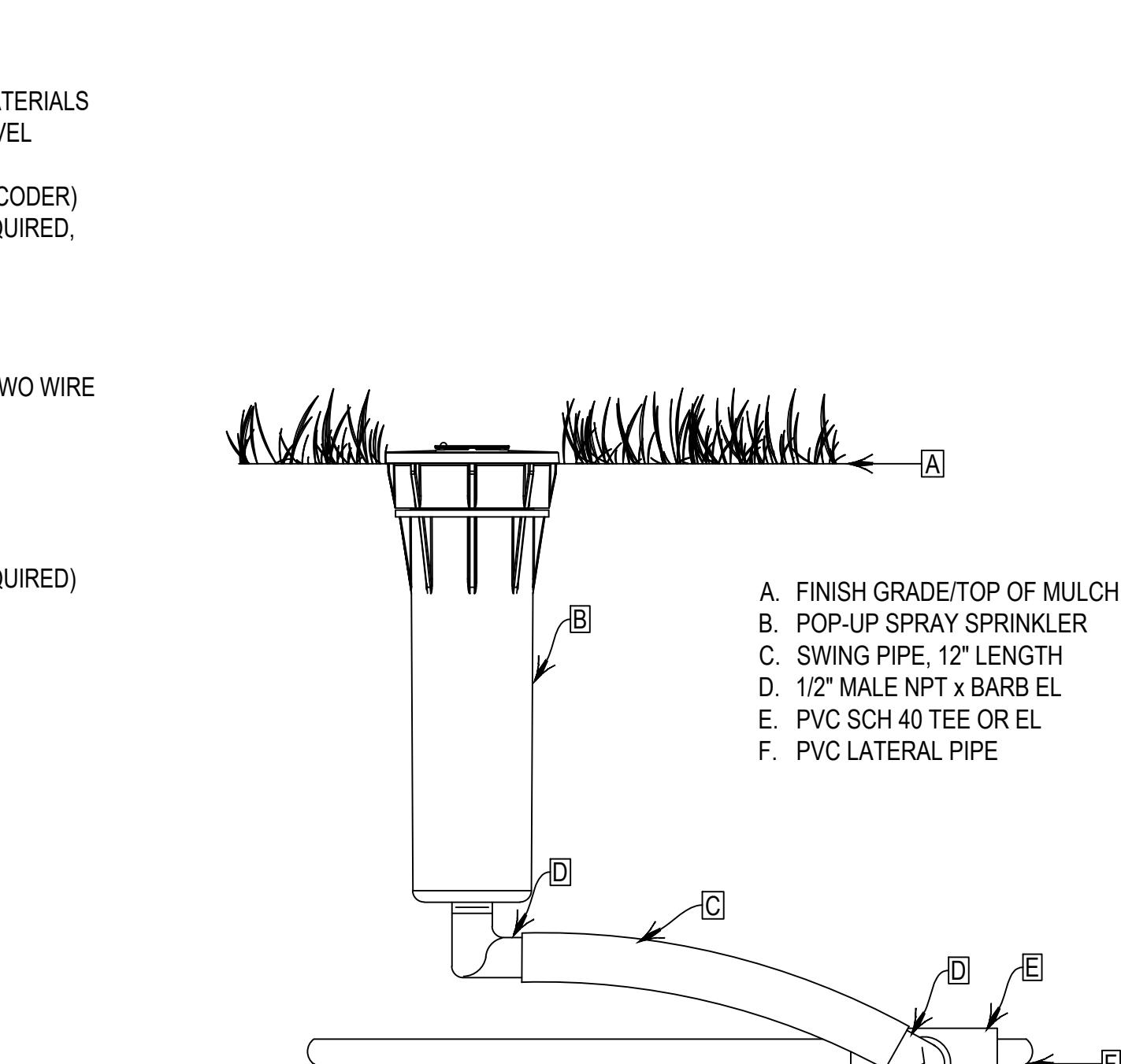
2 QUICK COUPLING VALVE ASSEMBLY

@
N.T.S.

- A. TEE OR EL: SEE SPECIFICATIONS FOR MATERIALS
- B. 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL
- C. PVC BALL VALVE
- D. REMOTE CONTROL VALVE (INCLUDES DECODER)
- E. PVC SCH 80 TOE NIPPLE (LENGTH AS REQUIRED, HIDDEN) AND PVC SCH 40 EL
- F. CHRISTY ID TAG
- G. FINISH GRADE
- H. PVC SCH 80 CLOSE NIPPLE
- I. WIRE CONNECTOR FROM DECODER TO TWO WIRE CABLE
- J. PVC SCH 80 MALE ADAPTER
- K. 12" STANDARD VALVE BOX WITH COVER
- L. PVC LATERAL PIPE
- M. FILTER FABRIC
- N. PVC SCH 80 TOE NIPPLE (LENGTH AS REQUIRED)
- O. PVC SCH 80 EL
- P. PVC SCH 80 PIPE (LENGTH AS REQUIRED)
- Q. BRICK (1 OF 4)
- R. PVC MAINLINE
- S. TWO-WIRE CABLE

2 QUICK COUPLING VALVE ASSEMBLY

@
N.T.S.



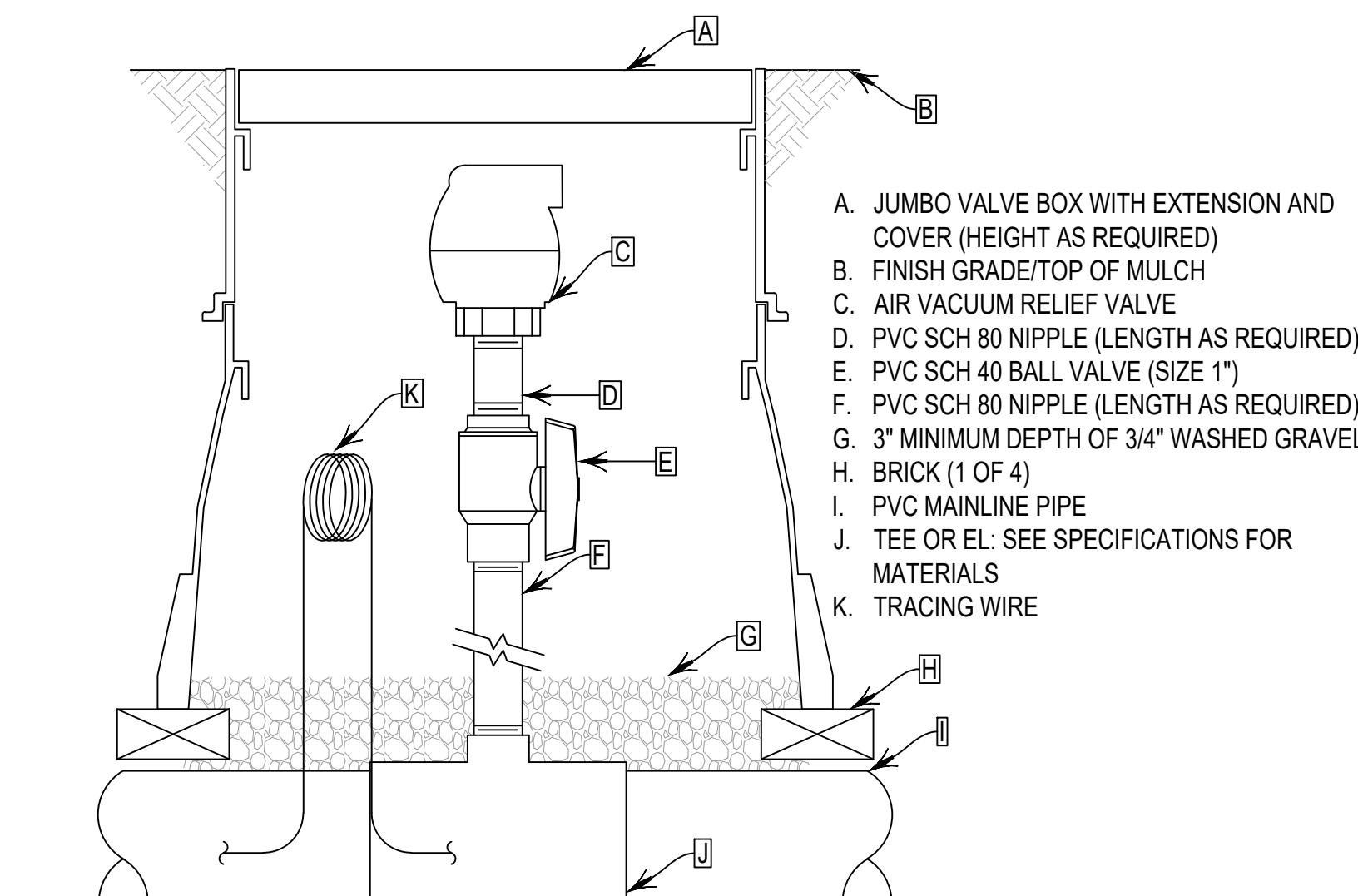
5 POP-UP SPRAY SPRINKLER ASSEMBLY

N.T.S.

- A. FINISH GRADE/TOP OF MULCH
- B. POP-UP SPRAY SPRINKLER
- C. SWING PIPE, 12" LENGTH
- D. 1/2" MALE NPT x BARB EL
- E. PVC SCH 40 TEE OR EL
- F. PVC LATERAL PIPE

3 AIR VACUUM RELIEF VALVE ASSEMBLY

■
N.T.S.

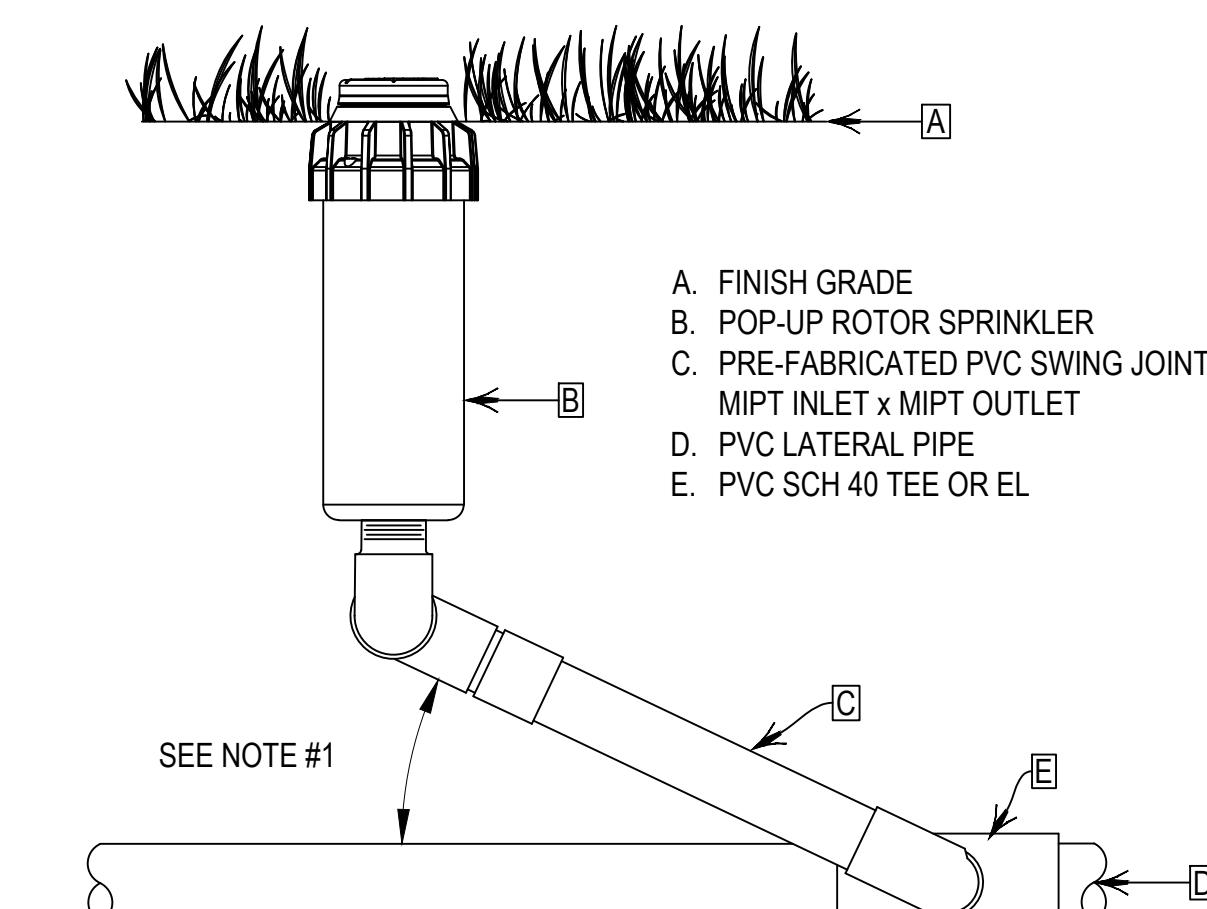


NOTES:

1. OPEN BALL VALVE IN ASSEMBLY 1/4 TURN UNTIL IRRIGATION SYSTEM IS FULLY CHARGED WITH WATER.
2. CLOSE VALVE DURING WINTERIZATION AND OPEN 1/2 TURN AFTER WINTERIZATION OF SYSTEM TO PROTECT VALVE DURING FREEZING WEATHER.
3. REPLACE PVC BALL VALVE WITH BRASS BALL VALVE IN THE EVENT AN AIR VACUUM RELIEF VALVE WITH MALE INLET IS USED.

3 AIR VACUUM RELIEF VALVE ASSEMBLY

■

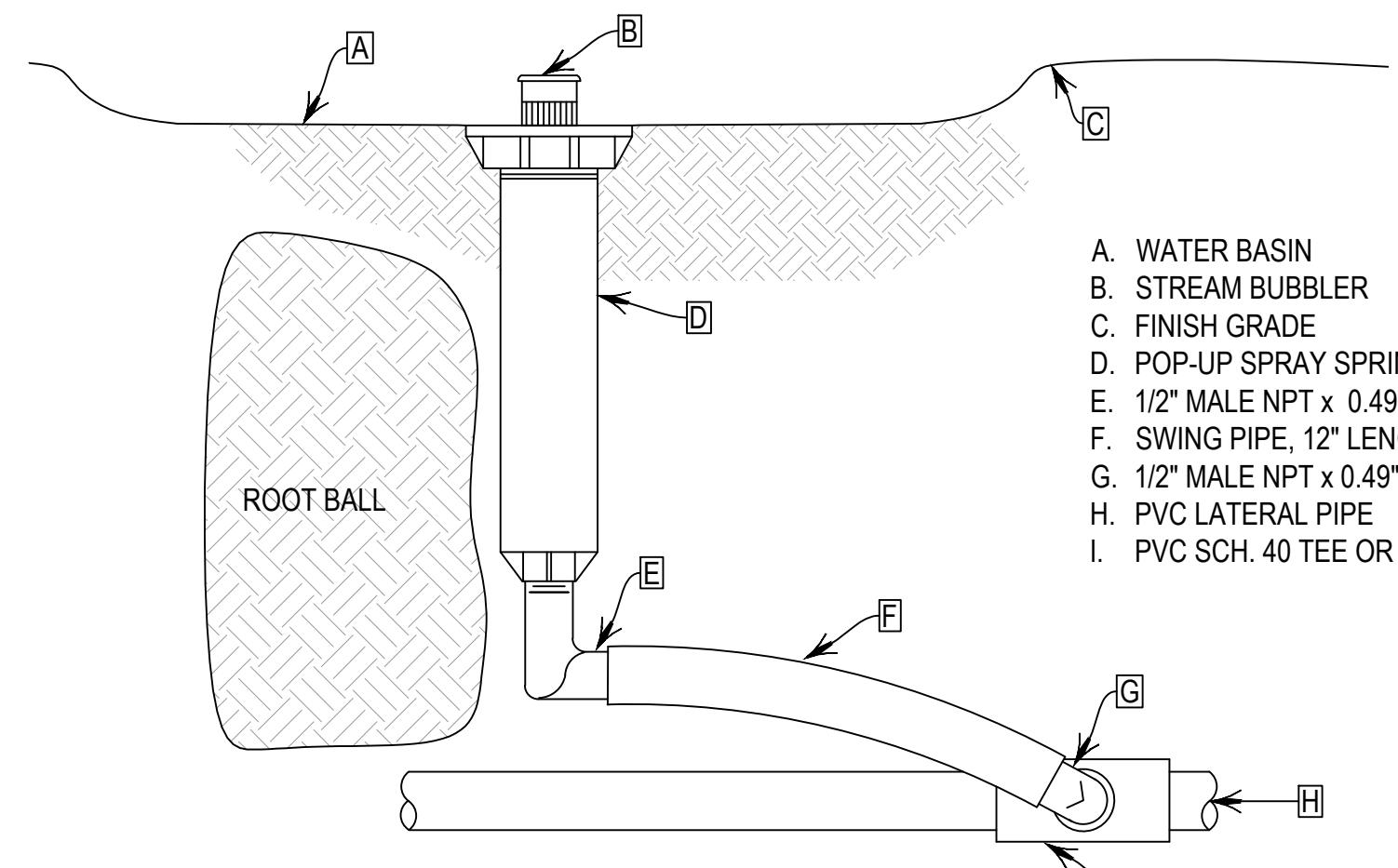


NOTE:

1. INSTALL SWING JOINT LAY ARM BETWEEN 30° AND 45° OF LATENT PIPE TO ABSORB DOWNWARD IMPACT.

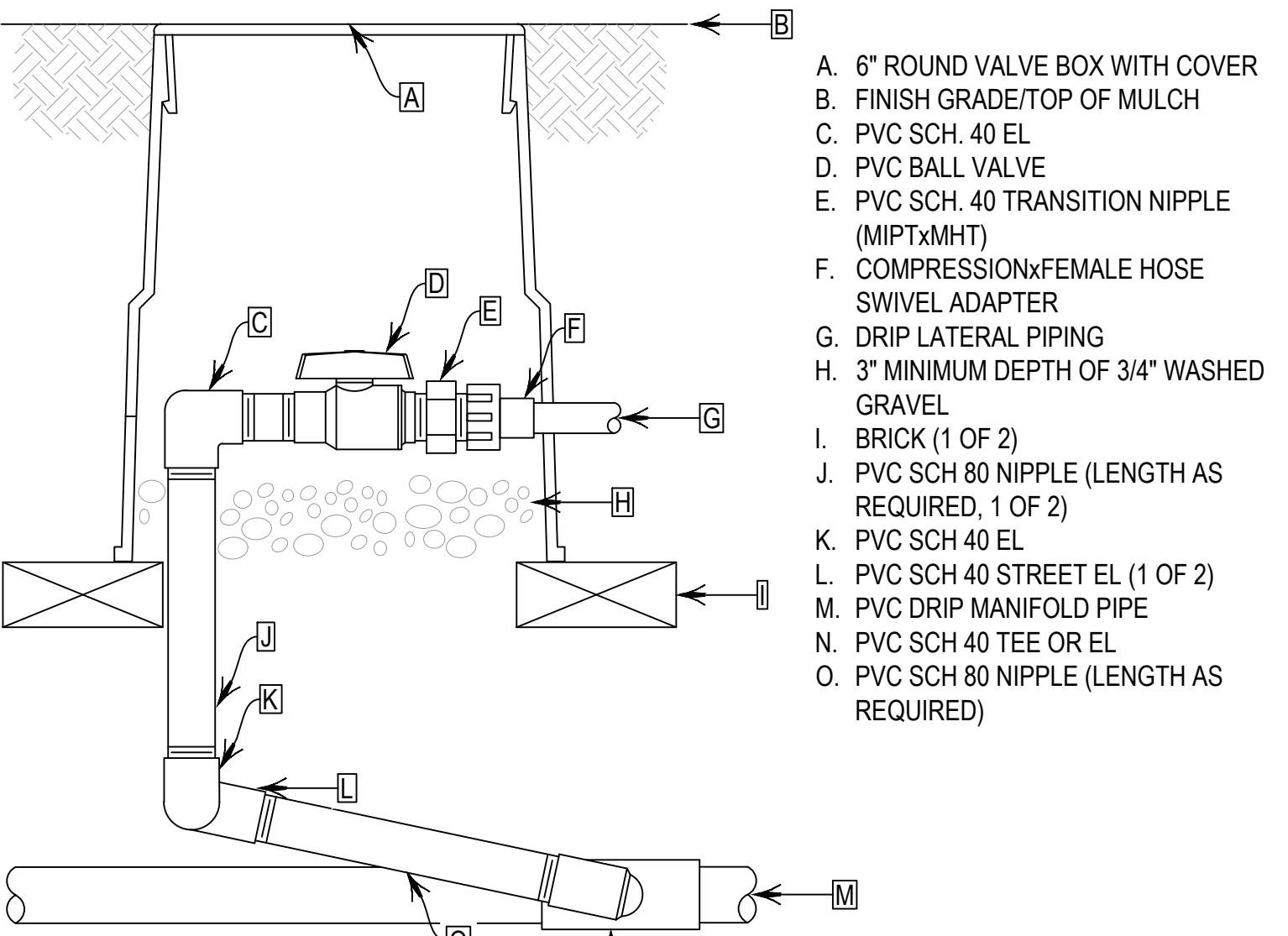
6 POP-UP ROTOR SPRINKLER ASSEMBLY

N.T.S.



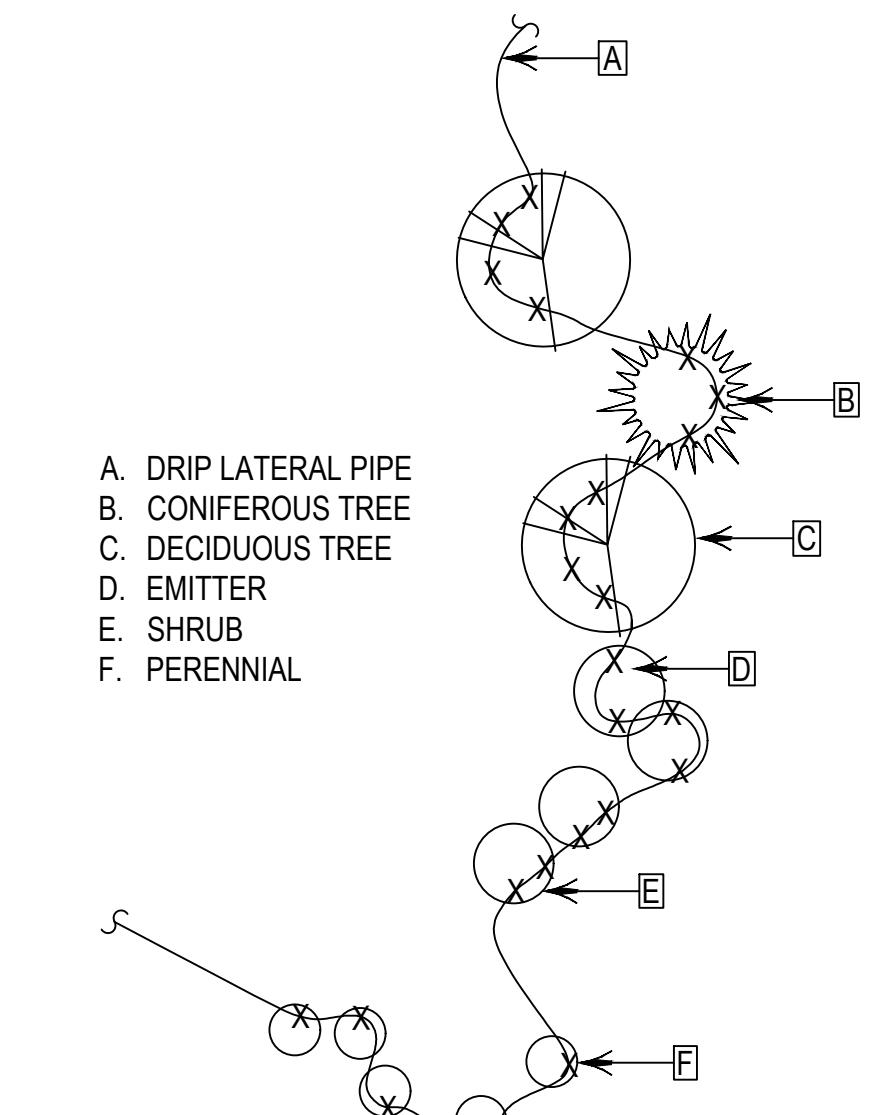
1 POP-UP BUBBLER ASSEMBLY

N.T.S.



2 ZONE CONTROL VALVE ASSEMBLY

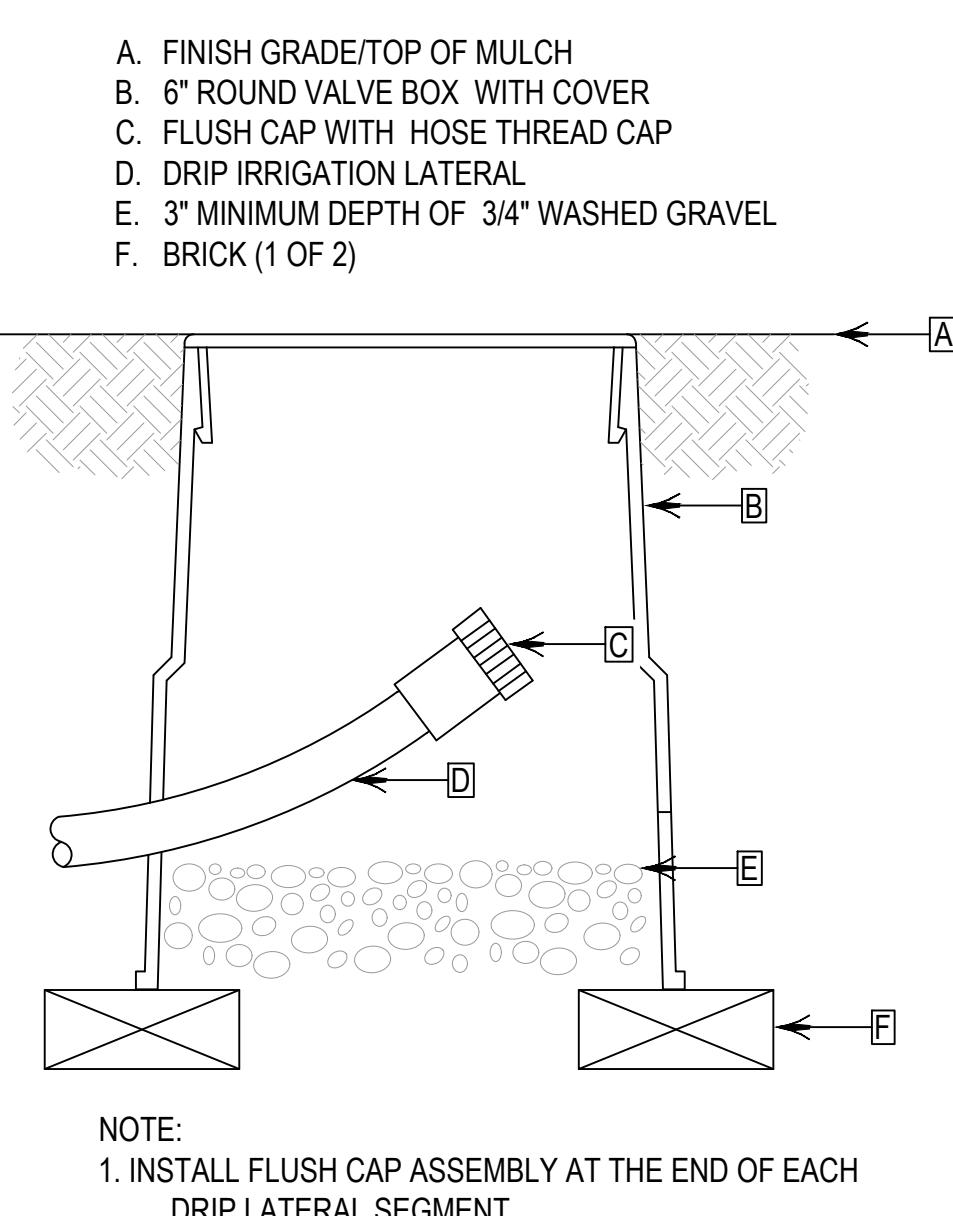
N.T.S.



NOTES:
1. EMISSIONS SHALL BE LOCATED IMMEDIATELY ADJACENT TO PERENNIALS AND AT THE OUTSIDE PERIMETER OF THE PLANTING PIT OF ALL SHRUBS AND TREES.
2. INSTALL FOUR 1 GPH EMISSIONS PER DECIDUOUS TREE.
3. INSTALL THREE 1 GPH EMISSIONS PER CONIFEROUS TREE.
4. INSTALL TWO 1 GPH EMISSIONS PER SHRUB.
5. INSTALL ONE 1 GPH EMISSIONS PER PERENNIAL.

3 EMISSIONER PLACEMENT DETAIL

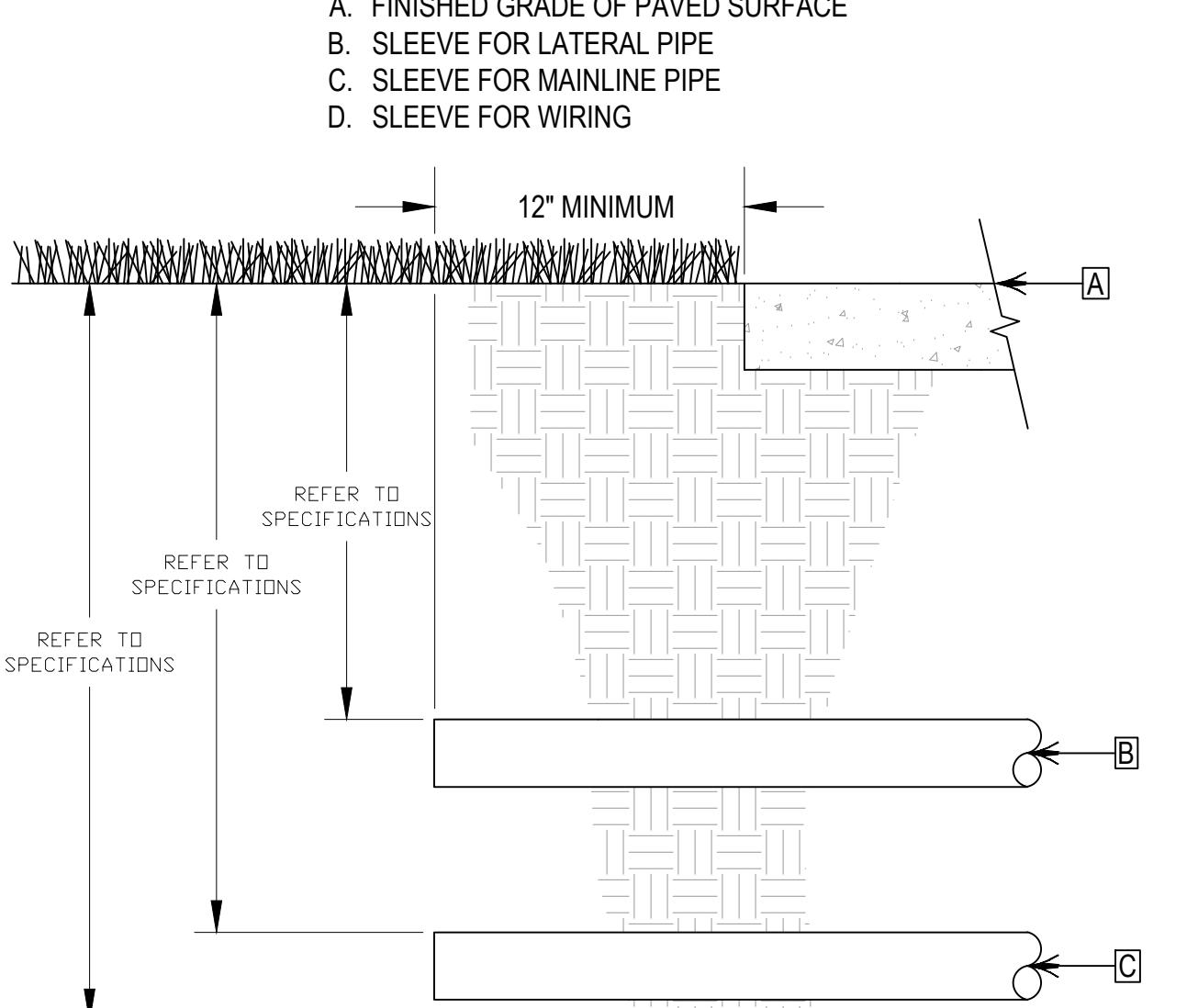
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Plotted By: Jane Adams Layout: IR-302 Printed On: 9/17/2025 9:19 AM File Name: P-CENTER TERRA-AVENUE-STH.dwg

4 FLUSH CAP ASSEMBLY

N.T.S.

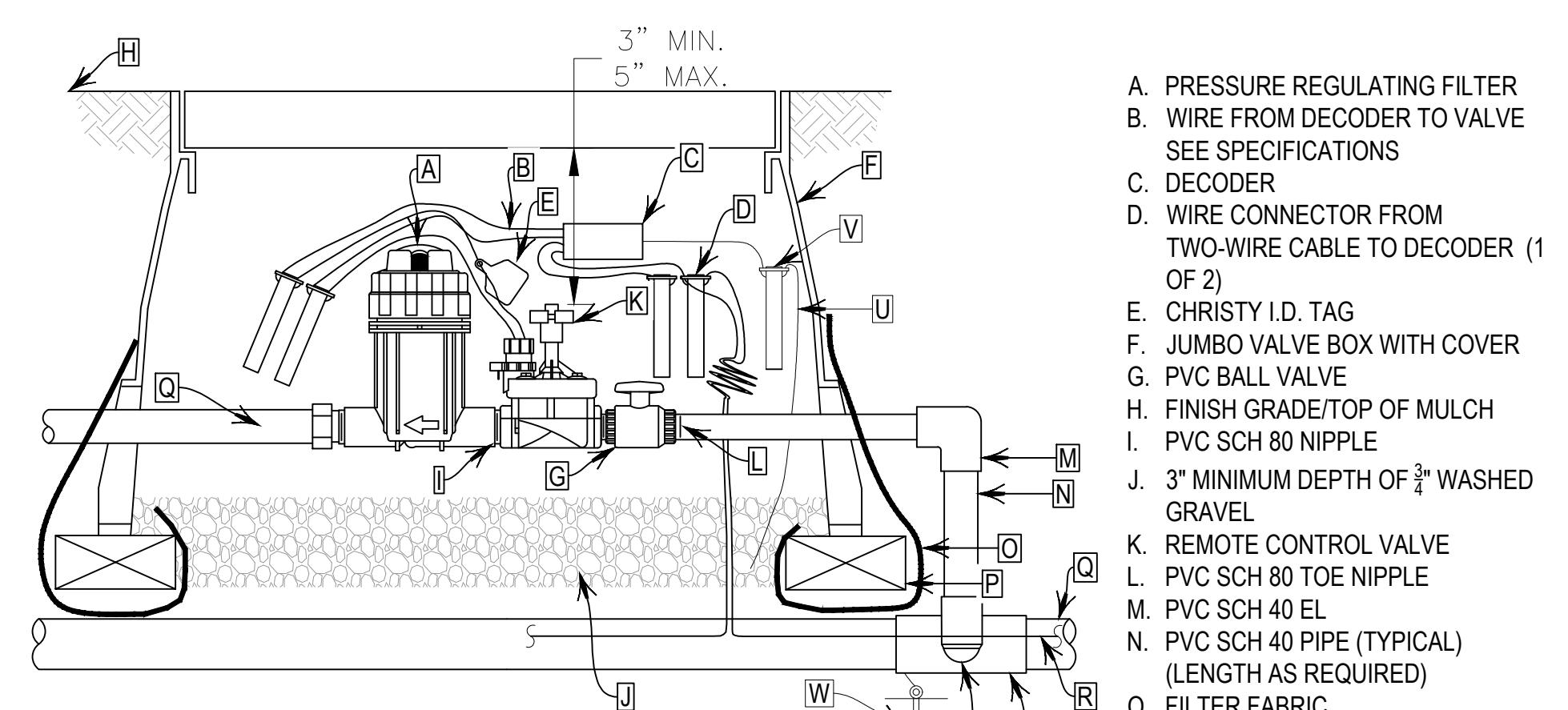


5 SLEEVING AND SIZING SCHEDULING ASSEMBLY

N.T.S.

PIPE SIZE (INCHES)	MINIMUM SLEEVE SIZE (INCHES)
1	2
1.25 & 1.5	3
2	4
2.5	6

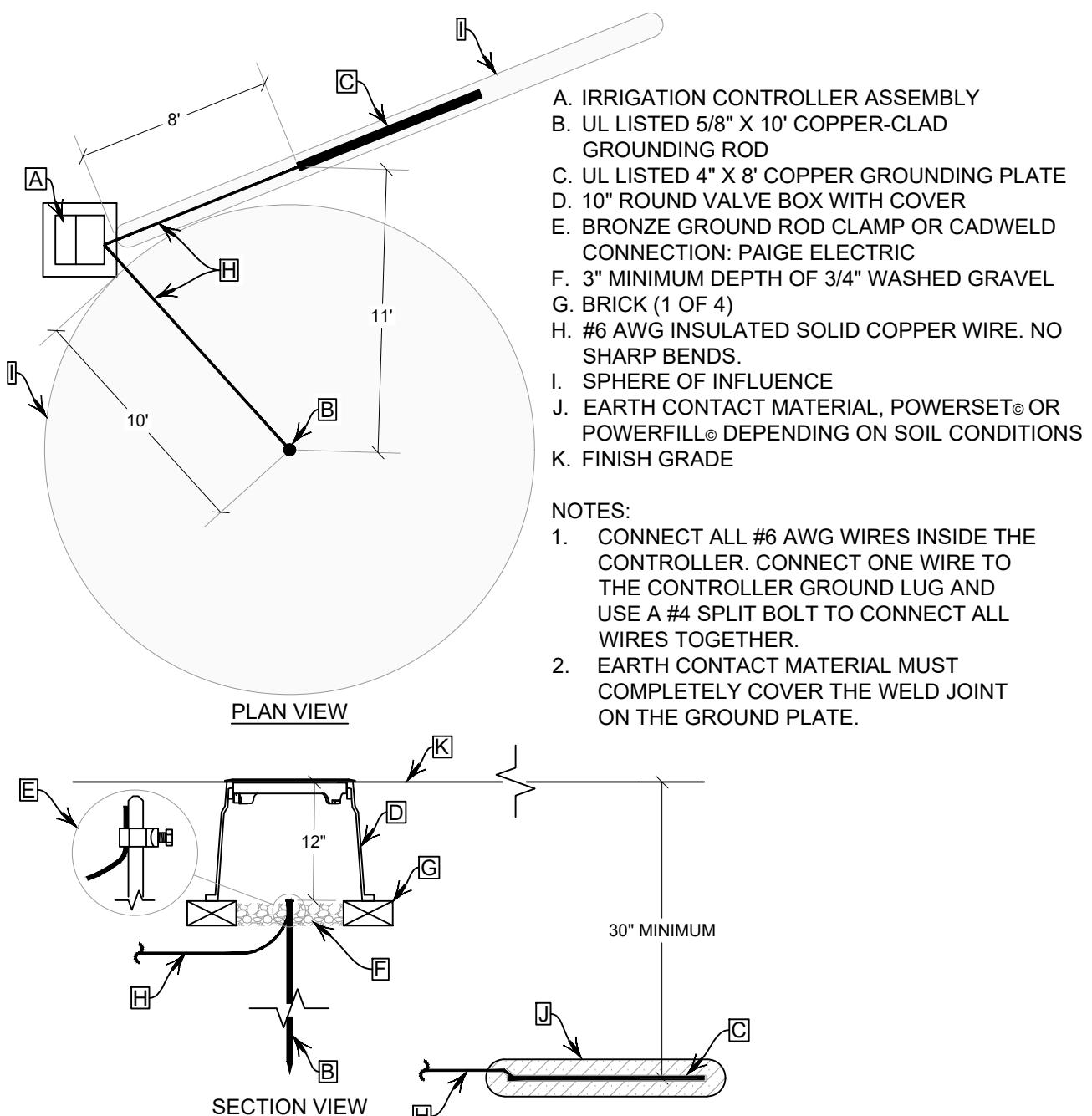
NOTE: SLEEVE SIZE FOR TWO WIRE CABLE: 2-INCHES UNLESS OTHERWISE NOTED



NOTES:
1. USE VALVE BOX EXTENSION AS NECESSARY TO ACHIEVE MINIMUM DIMENSIONS ABOVE ASSEMBLY.
2. NOMINAL SIZE OF ALL COMPONENTS ARE TO BE THE SAME NOMINAL SIZE AS THE SOLENOID VALVE (SIZED AS SHOWN).
3. INSTALL FILTER FABRIC AROUND EXTERIOR OF VALVE BOX. USE DUCT TAPE TO SECURE FABRIC TO PIPE AND VALVE BOX.
4. TRANSITION TO PROPER LATERAL PIPE BURIAL DEPTH USING 45° ELBOW FITTINGS DOWNSTREAM OF REMOTE CONTROL VALVE ASSEMBLY.
5. DO NOT CUT OUT ENDS OF VALVE BOX UNNECESSARILY.
6. POSITION VALVE BOX OVER VALVE TO ALLOW ACCESS TO SOLENOID, AND PROPER OPERATION OF BALL VALVE.
7. COIL 3-FEET OF WIRE FOR EACH DECODER FOR SERVICE PURPOSES.
8. IN CASES OF DIRECT DRIP LATERAL PIPE CONNECTION INSTALL SCH. 40 PVC BARB FITTING TO PRESSURE REGULATING BASKET. SECURE CONNECTION WITH STAINLESS STEEL PINCH CLAMPS.
9. SEE DECODER GROUNDING SCHEMATIC FOR ADDITIONAL DECODER GROUNDING INFORMATION.

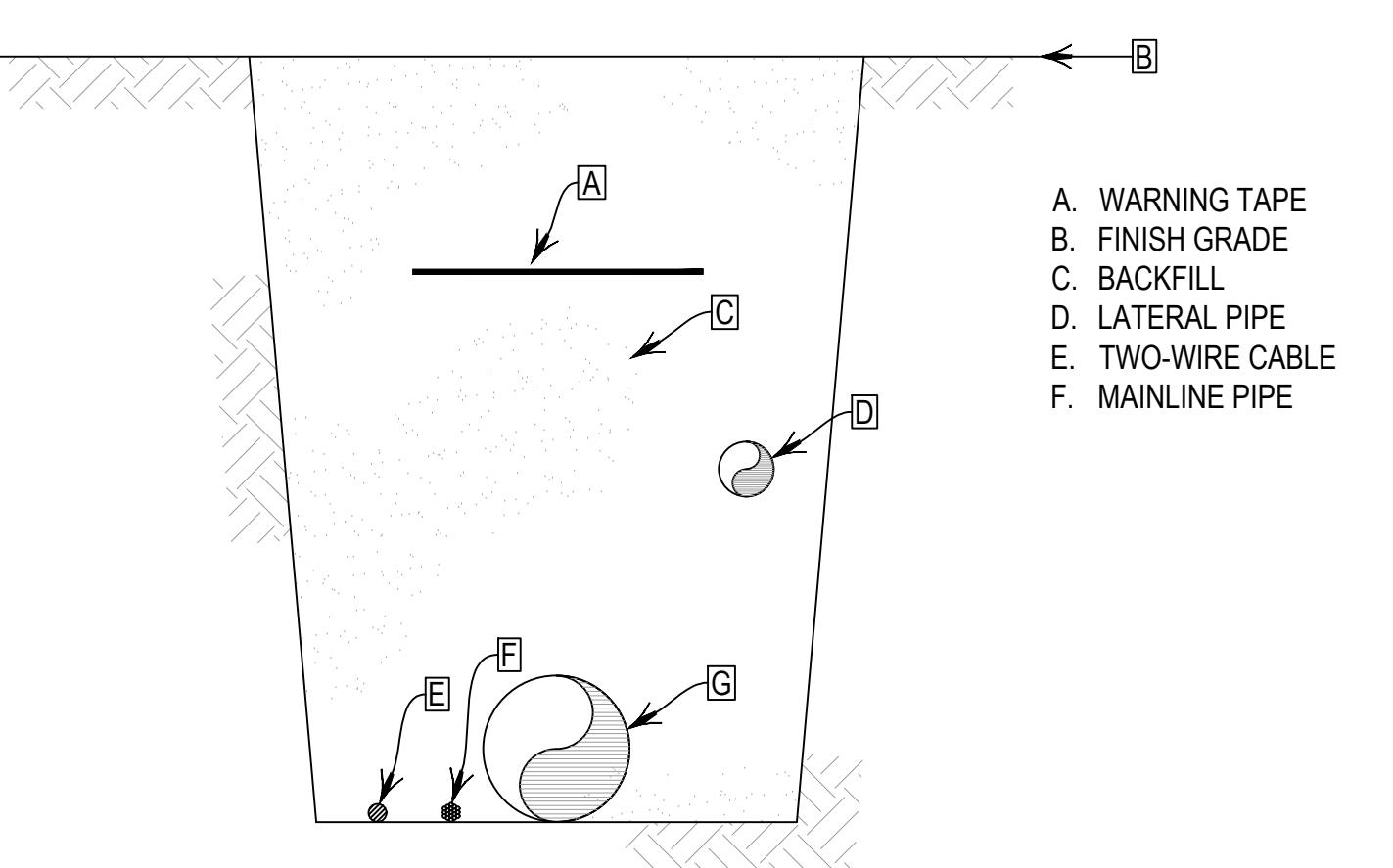
6 DRIP REMOTE CONTROL VALVE ASSEMBLY

N.T.S.



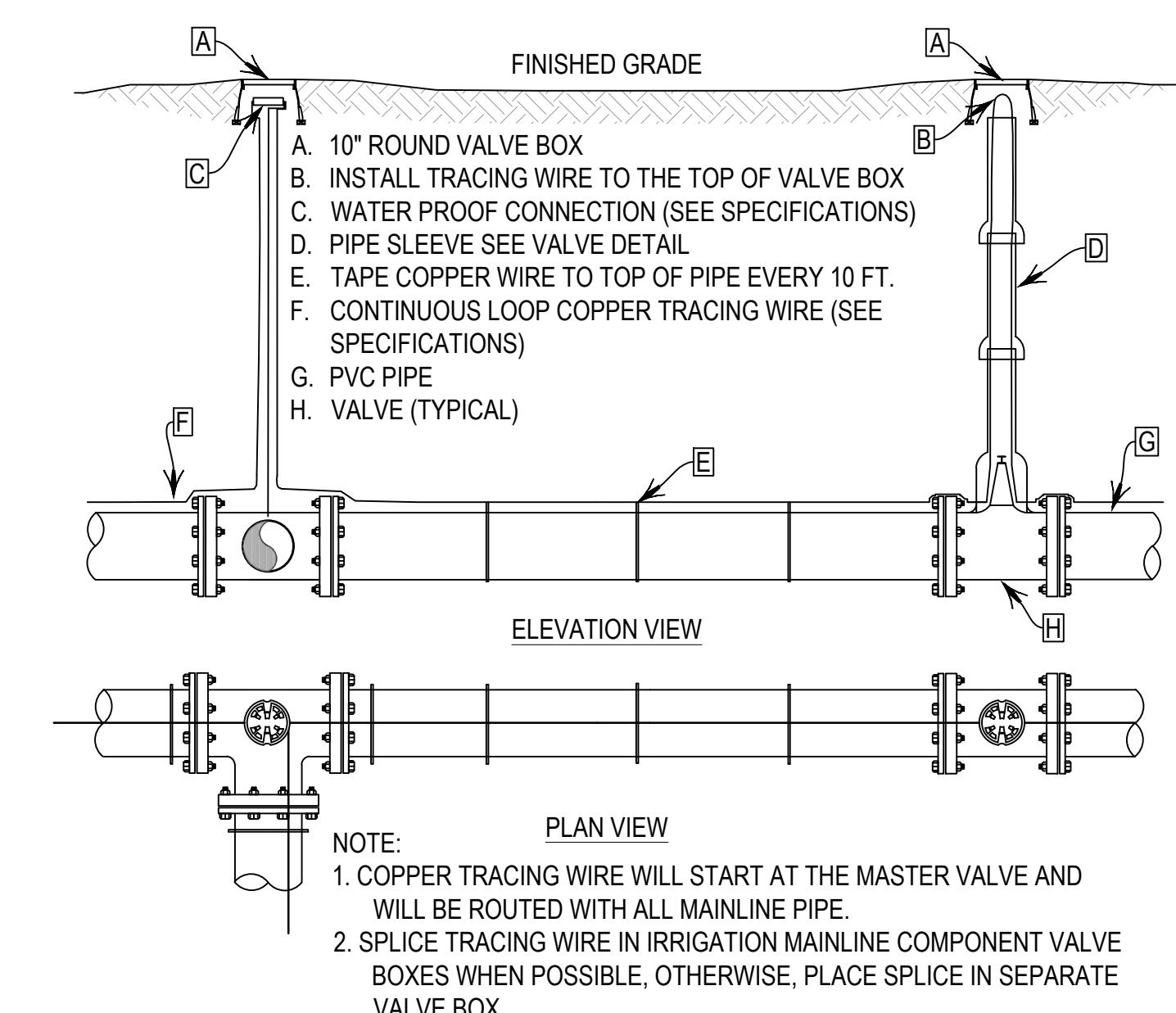
1 CONTROLLER GROUNDING DETAIL

N.T.S.



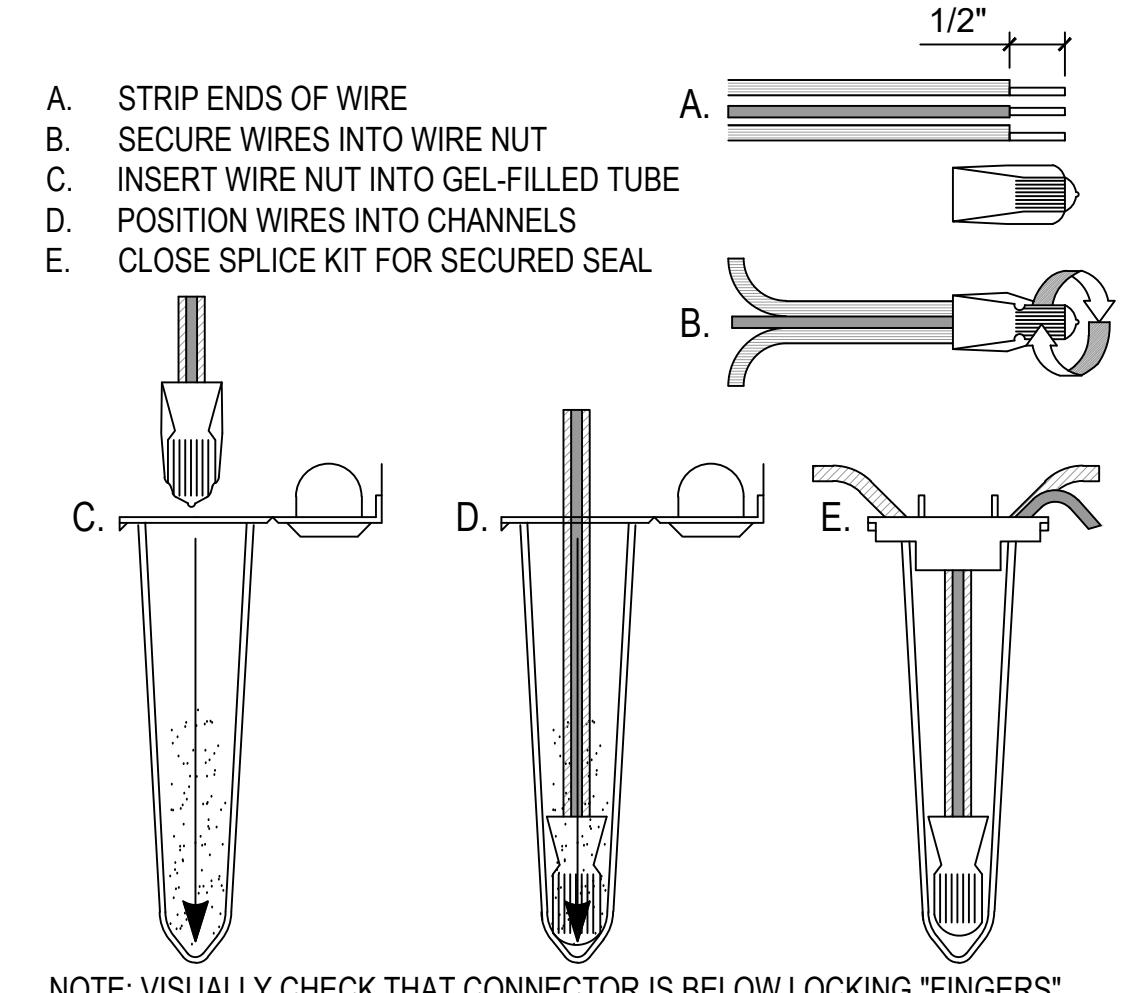
2 TRENCH DETAIL

N.T.S.



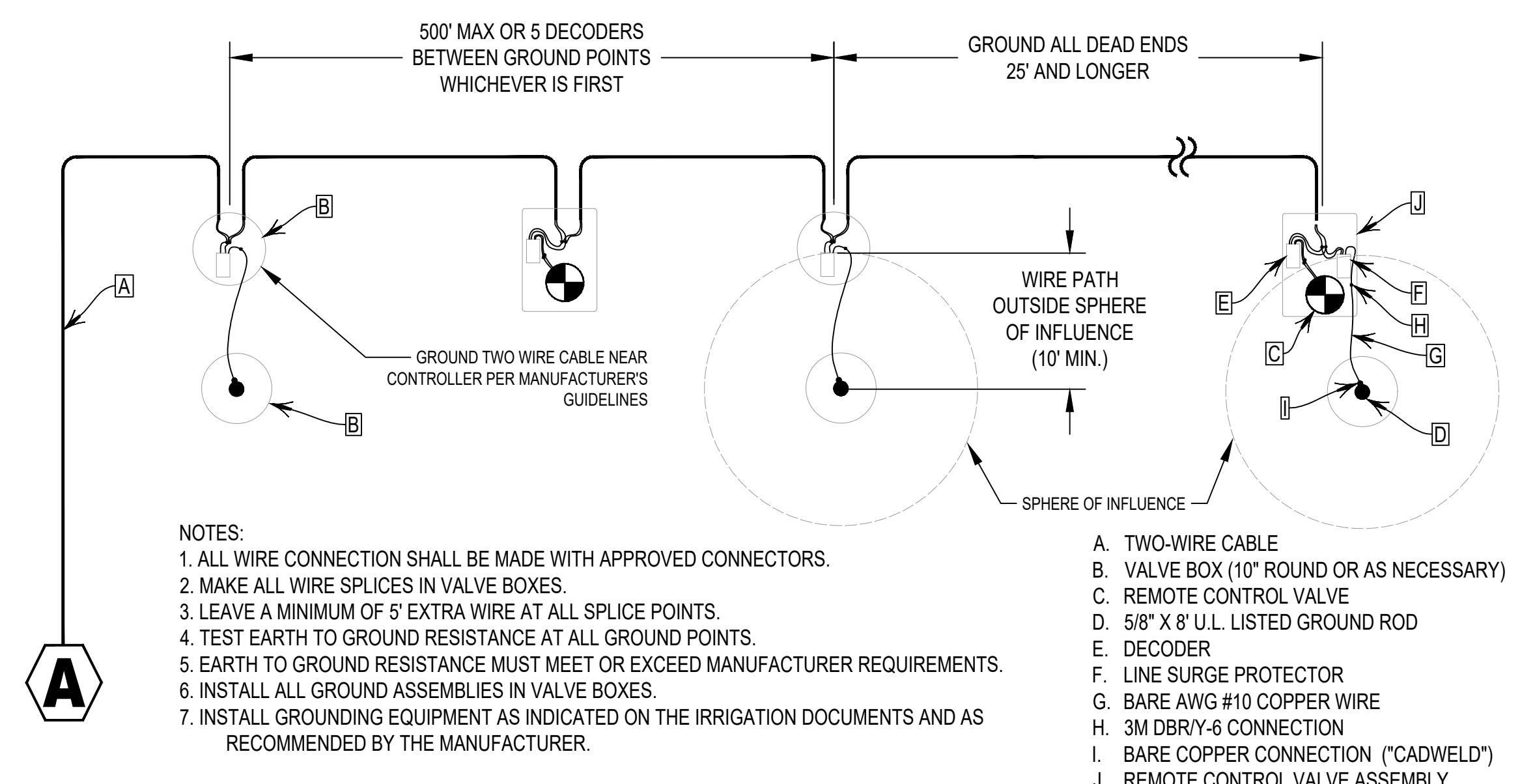
3 TRACING WIRE ASSEMBLY

N.T.S.

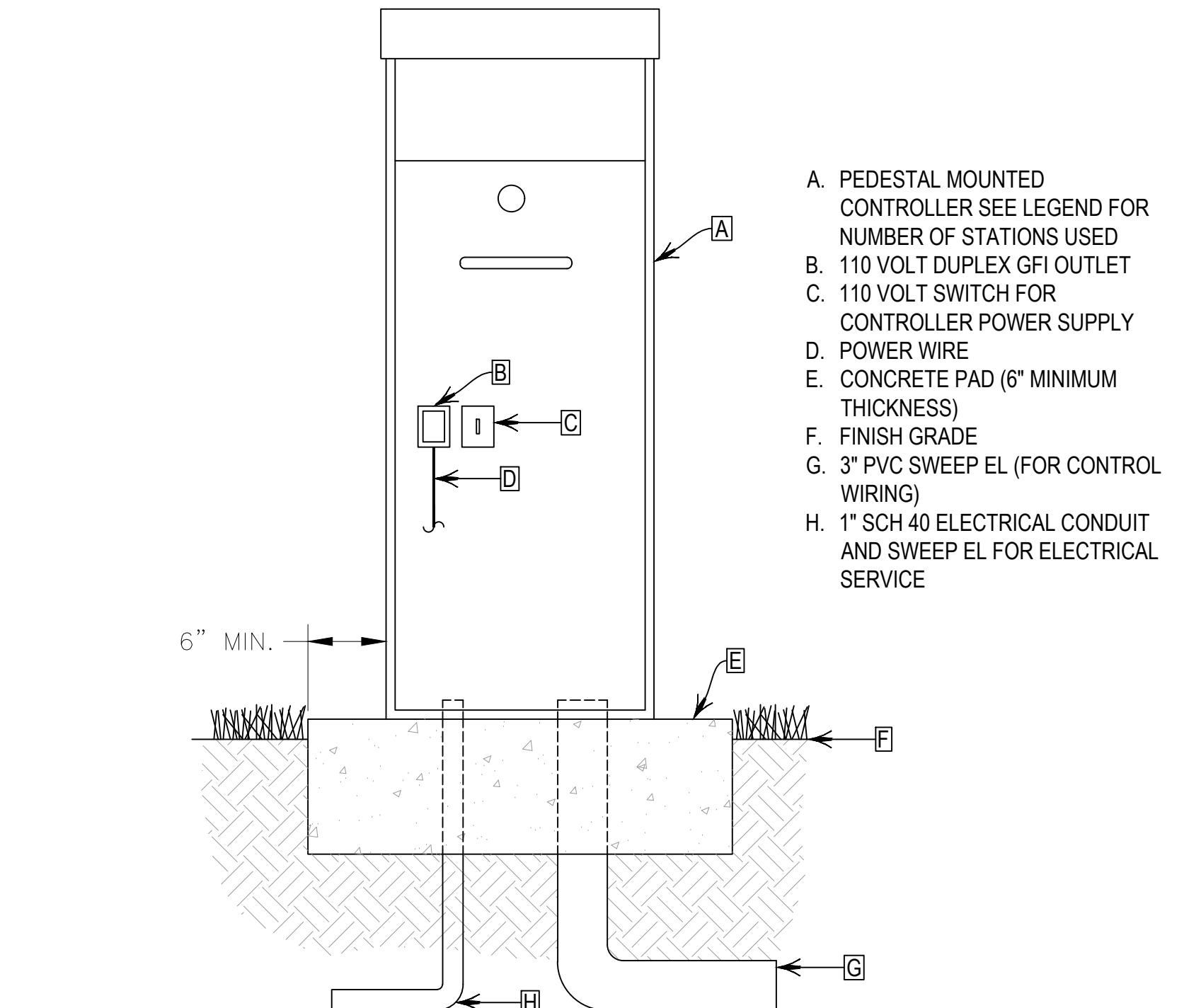


4 WIRE SPLICING DETAIL

N.T.S.



5 DECODER GROUNDING SCHEMATIC



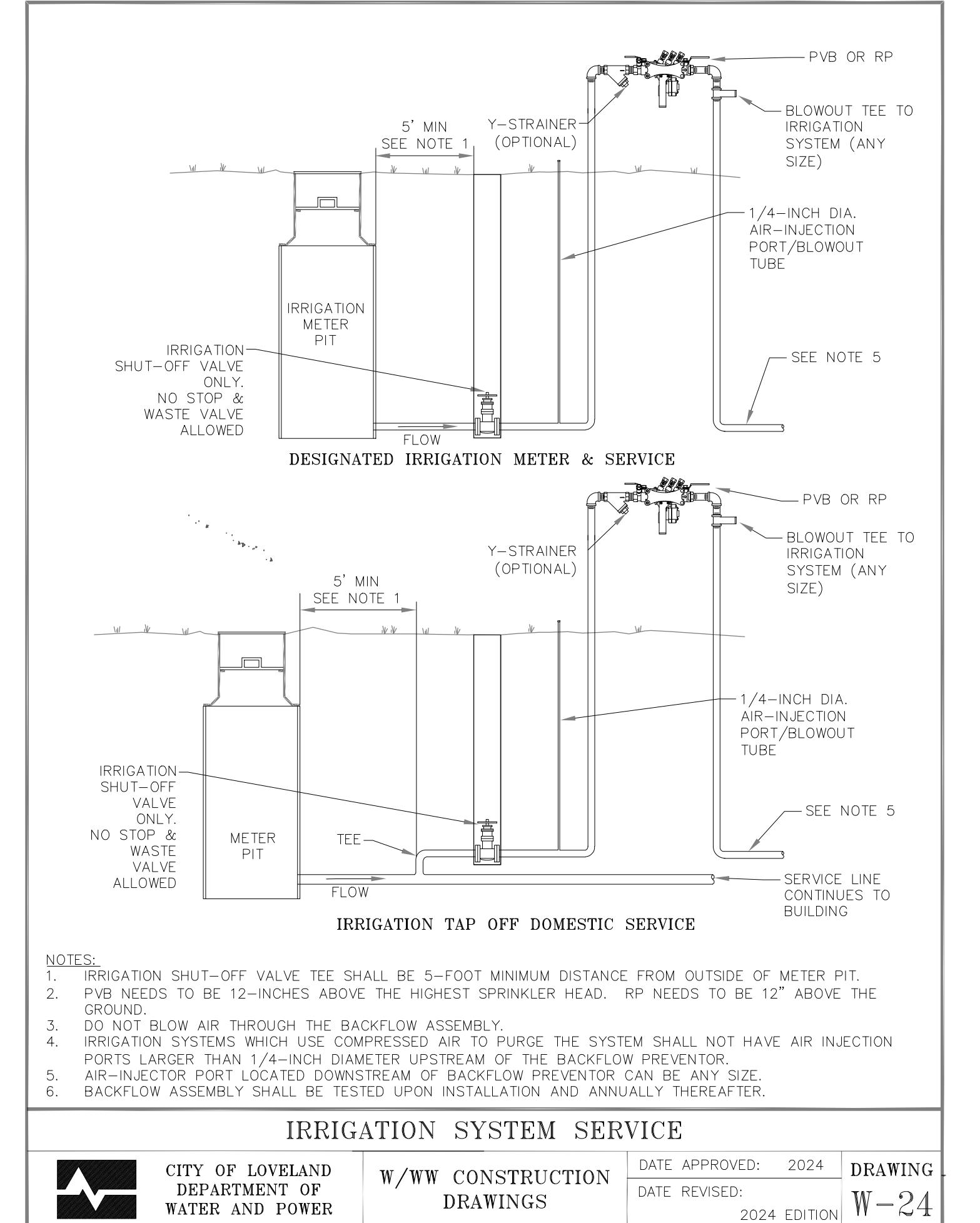
6 IRRIGATION CONTROLLER ASSEMBLY

N.T.S.

UNDER DEVELOPMENT

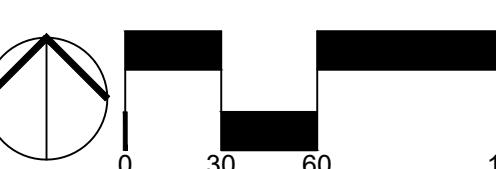
1 IRRIGATION SCHEDULE

N.T.S.



2 FOR REFERENCE ONLY

N.T.S.



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SHEET NAME

IRRIGATION DETAILS

SHEET NUMBER

IR-304

NOT FOR CONSTRUCTION

04/25/2025	SDP 3	01
07/25/2025	SDP 3	02
09/22/2025	SDP 3	03



MSC-01 - Corrugated Metal Siding
(Multi Cor (Ash))



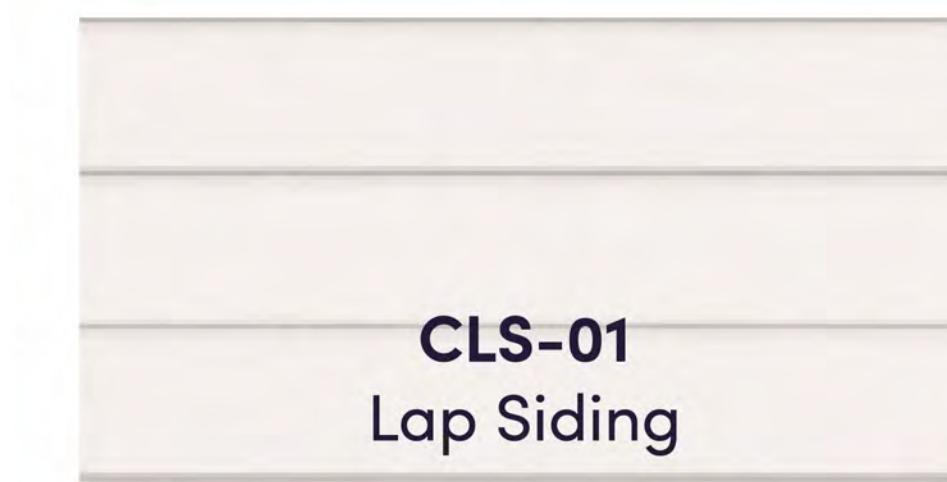
SVM-01 Stone - Eldorado Stone
(Fieldledge Meseeta)



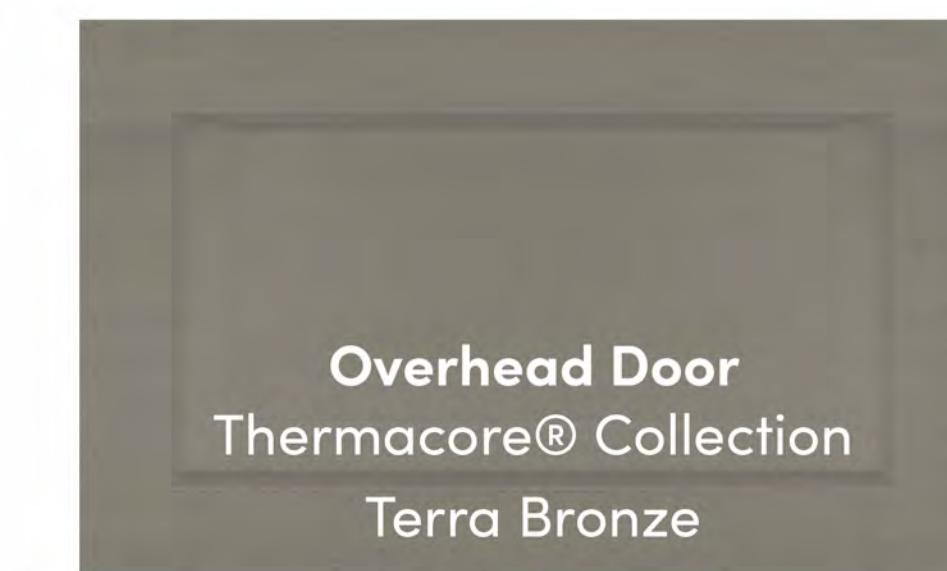
AWB-01
Arch Wood Bracket
(Stain to Match WTS-01)



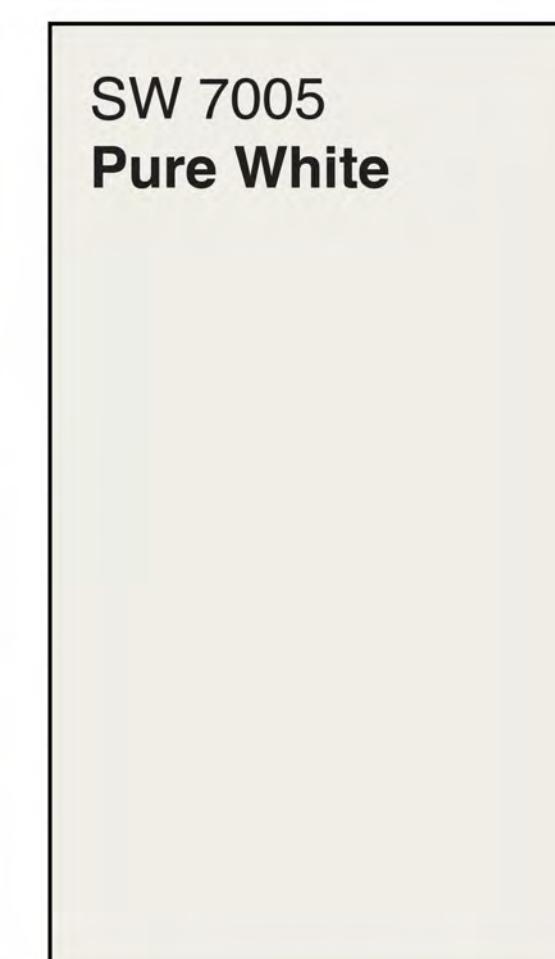
CBB-02
Board & Batten



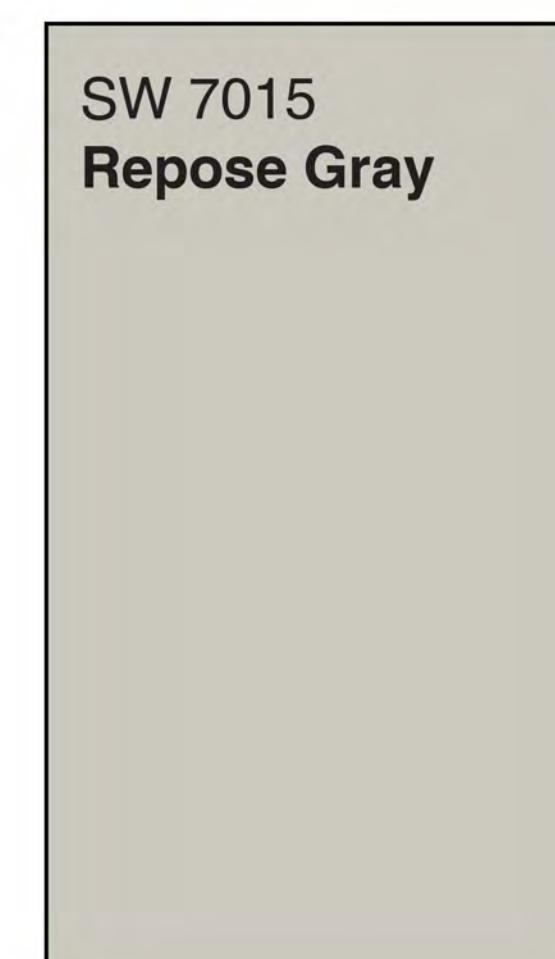
CLS-01
Lap Siding



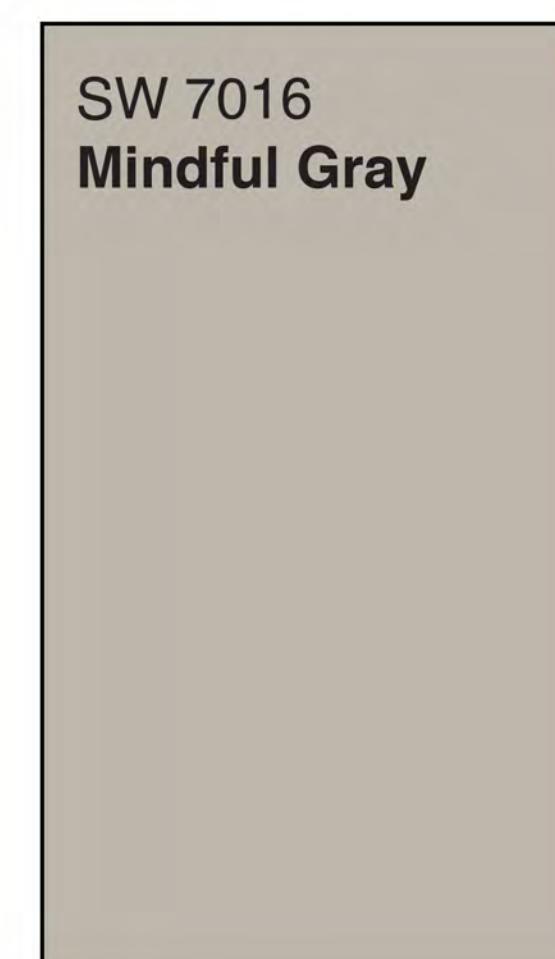
Overhead Door
ThermaCore® Collection
Terra Bronze



SW 7005
Pure White



SW 7015
Repose Gray



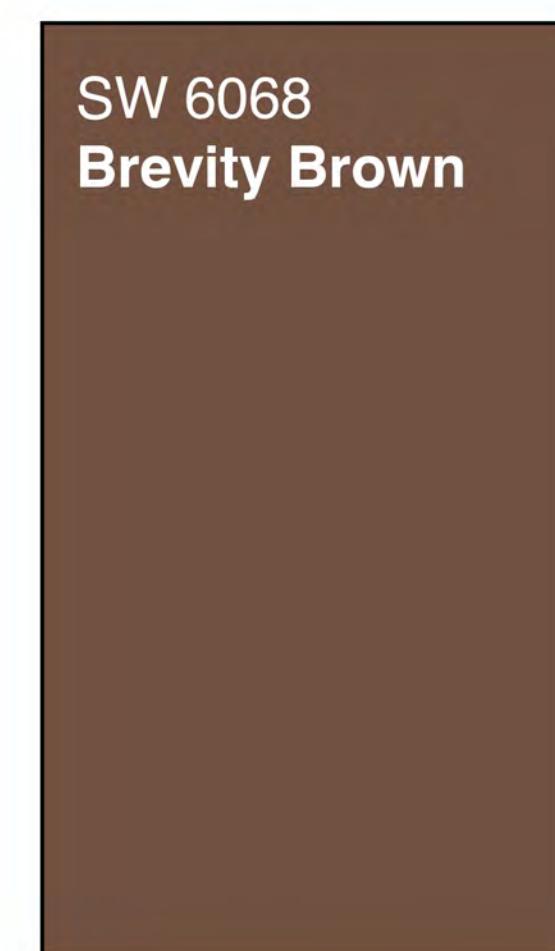
SW 7016
Mindful Gray



ASR-01
Timberline NS
Weathered Wood



SW 7020
Black Fox



SW 6068
Brevity Brown



Plygem - Vinyl Window



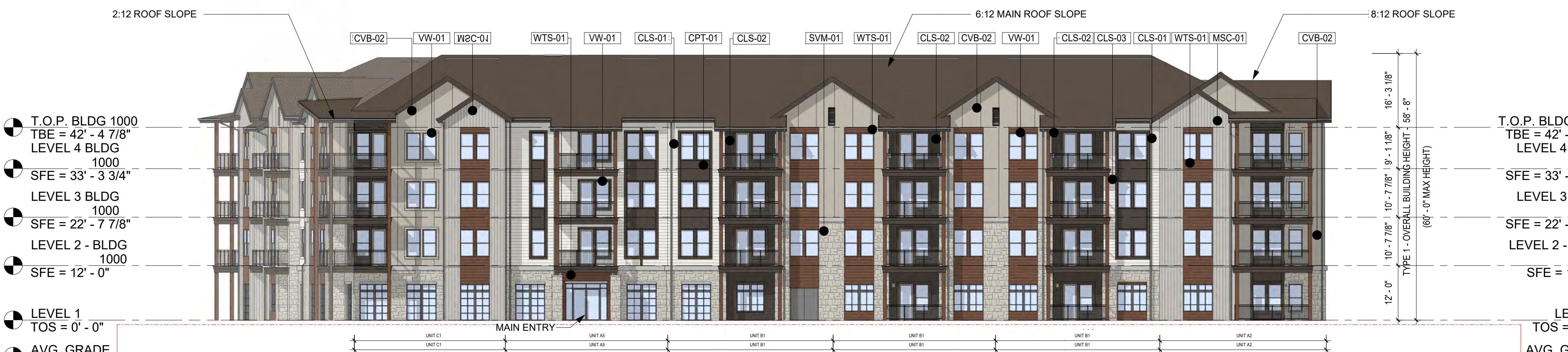
WTS-01 Woodtone
Rustic Mountain Cedar

Digital Material Board

Avenue South | Loveland, CO
March 06, 2025

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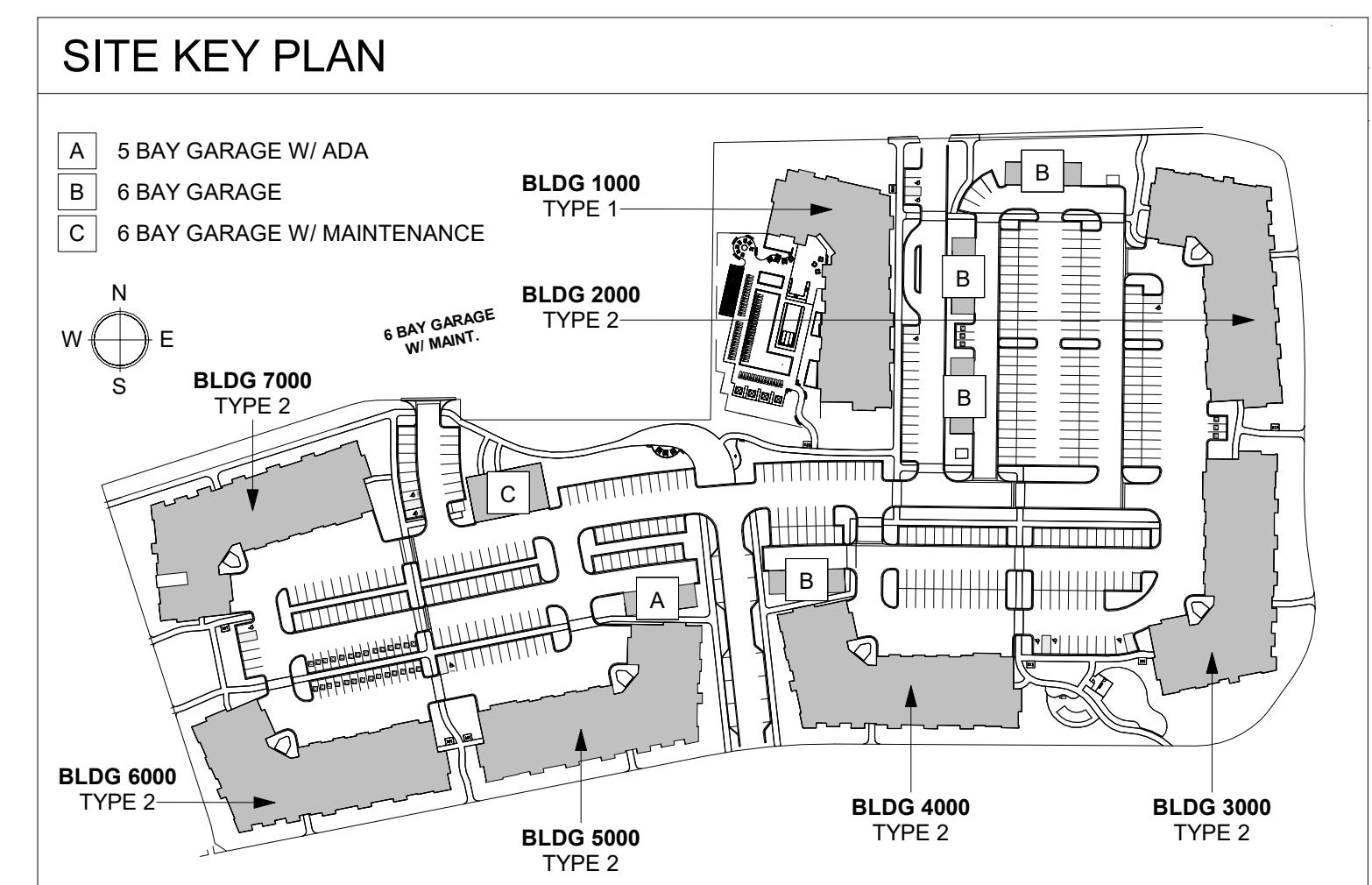
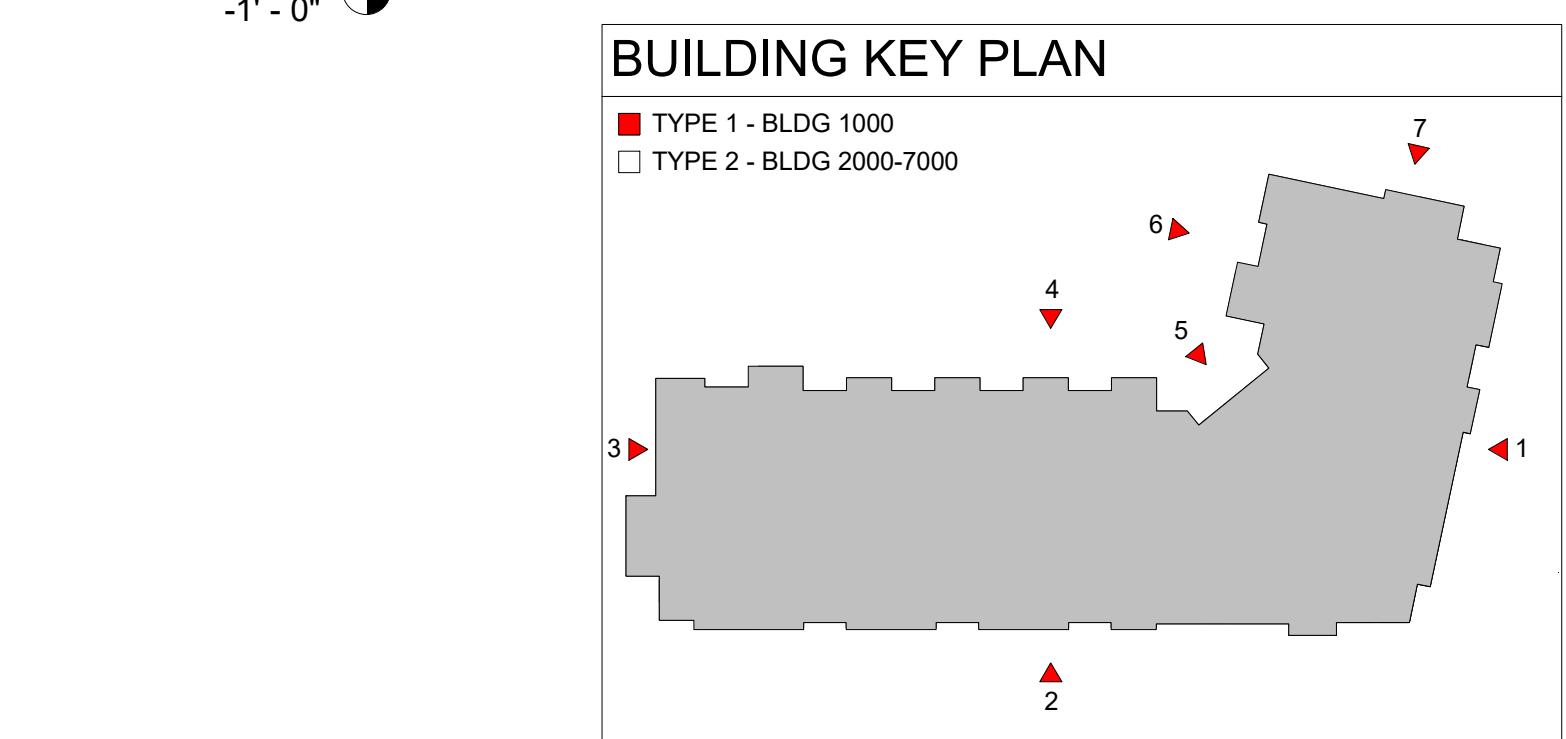
FINISH SCHEDULE	
SMV-01	ELDORADO STONE VENEER - FIELDLEDGE MESETA
MSC-01	CORRUGATED METAL SONG - MCBLUFF MULTICOR (ASH)
CVB-01	CEMENTITIOUS VERTICAL BOARD & BATTEN - SW REPOSE GRAY
CVB-02	CEMENTITIOUS VERTICAL BOARD & BATTEN - SW MANFOL GRAY
CVB-03	CEMENTITIOUS VERTICAL BOARD & BATTEN - SW PURE WHITE
CLS-01	CEMENTITIOUS LAP SINGE 4" - SW PURE WHITE
CLS-02	CEMENTITIOUS LAP SINGE 4" - SW BLACK FOX
CLS-03	CEMENTITIOUS LAP SINGE 4" - SW PURE WHITE
CLS-04	CEMENTITIOUS LAP SINGE 4" - SW BREEZY BROWN
CPT-01	CEMENTITIOUS PANEL w/ TRIM - BLACK FOX
WTS-01	WOODTONE CEMENTITIOUS SONG - RUSTIC MOUNTAIN CEDAR
ASH-01	ASPHALT SHINGLE ROOF - TIMBERLINE NS - WEATHERED WOOD
AS-01	STANDING SEAM METAL ROOF - STEEL
VW-01	DIVIDED LIGHT ALUMINUM STOREFRONT - DARK BRONZE
AW-01	SINGLE HUNG VINYL WINDOW - PLATINUM - CLAY
AW-02	ARCHITECTURAL WOOD BRACKET - STAIN TO MATCH WOODTONE
DWC-01	DECORATIVE WOODSTEEL CANOPY



2 EXTERIOR BUILDING EAST ELEVATION - TYPE 1 - BUILDING
1000 (W/ LEASING/CLUBHOUSE)
1/16" = 1'-0"



1 EXTERIOR BUILDING NORTH ELEVATION - TYPE 1 - BUILDING
1000 (W/ LEASING/CLUBHOUSE)
1/16" = 1'-0"



FINISH SCHEDULE	
SIM-01	ELDORADO STONE VENEER - FIELDLEDGE MESETA
MSC-01	CORRUGATED METAL SONG - MCFLORI MULTICOR (ASH)
CV-01	WOODTONE CEMENTITIOUS SONG - RUSTIC MOUNTAIN CEDAR
CV-02	ASPHALT SHINGLE ROOF - TIMBERLINE NS - WEATHERED WOOD
CV-03	STANDING SEAM METAL ROOF - STEEL
CLS-01	CEMENTITIOUS VERTICAL BOARD & BATTEN - SW REPOSE GRAY
CLS-02	CEMENTITIOUS VERTICAL BOARD & BATTEN - SW PURE WHITE
CLS-03	CEMENTITIOUS LAP SINGE 4" - SW PURE WHITE
CLS-04	CEMENTITIOUS LAP SINGE 4" - SW BLACK FOX
CLS-05	CEMENTITIOUS LAP SINGE 4" - SW PURE WHITE
CLS-06	CEMENTITIOUS LAP SINGE 4" - SW BREEZY BROWN
CPT-01	CEMENTITIOUS PANEL w/ TRIM - BLACK FOX
WTS-01	WOODTONE CEMENTITIOUS SONG - RUSTIC MOUNTAIN CEDAR
ASH-01	ASPHALT SHINGLE ROOF - TIMBERLINE NS - WEATHERED WOOD
AS-01	DIVED LIGHT ALUMINUM STOREFRONT - DARK BRONZE
VW-01	SINGLE HUNG VINYL WINDOW - PLATINUM - CLAY
AWB-01	ARCHITECTURAL WOOD BRACKET - STAIN TO MATCH WOODTONE
DWC-01	DECORATIVE WOODSTEEL CANOPY



EXTERIOR BUILDING WEST ELEVATION - TYPE 1 - BUILDING
1000 (w/ LEASING/CLUBHOUSE)

4

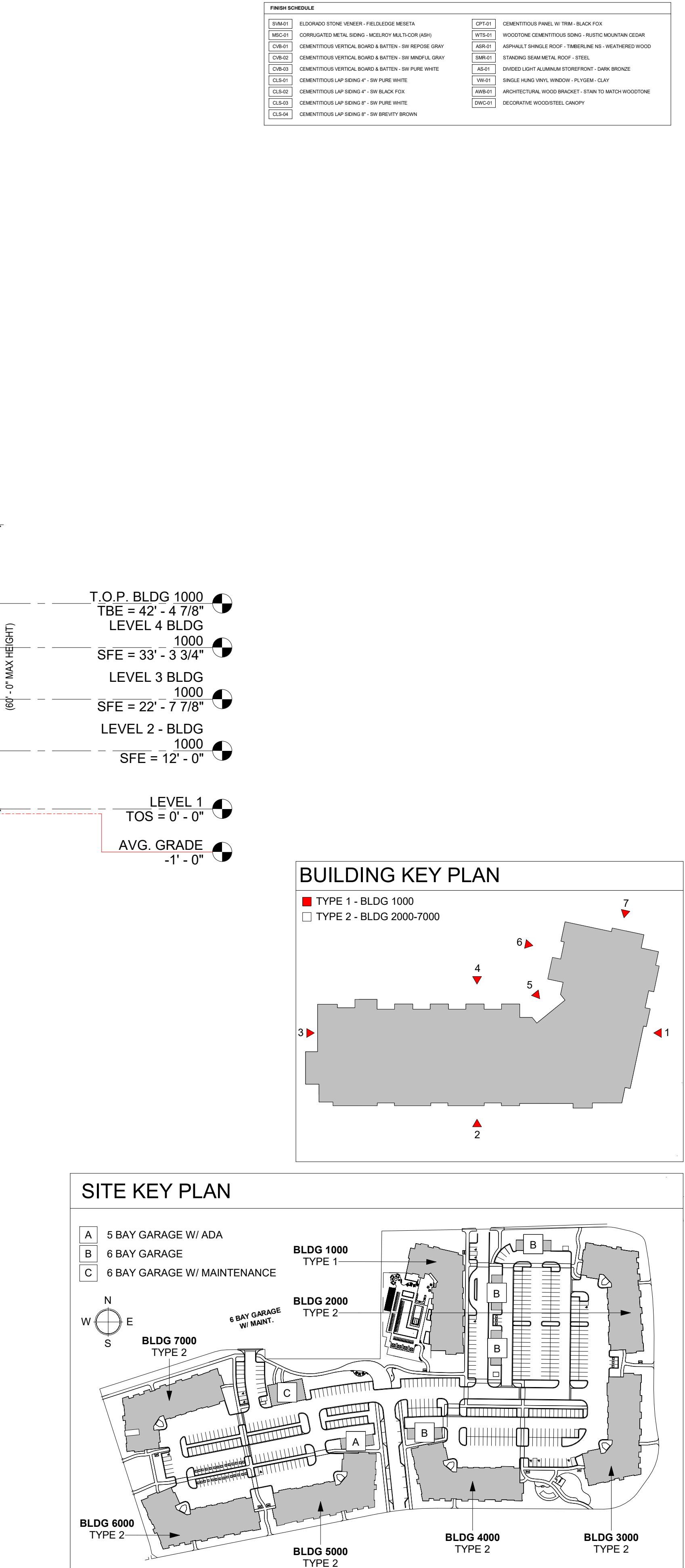
1/16" = 1'-0"



EXTERIOR BUILDING SOUTH ELEVATION - TYPE 1 - BUILDING
1000 (w/ LEASING/CLUBHOUSE)

3

1/16" = 1'-0"



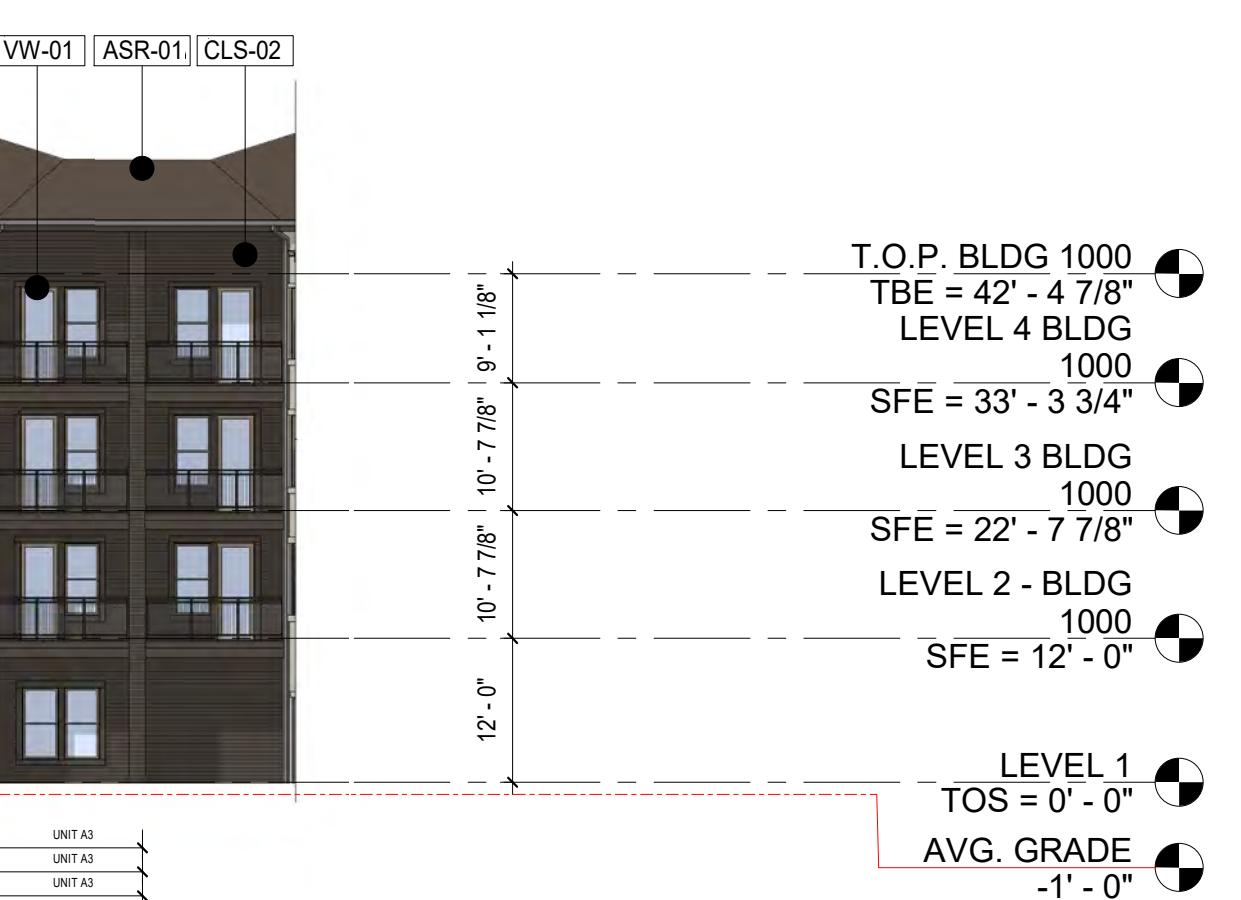
FINISH SCHEDULE	
SIM-01	ELDORADO STONE VENEER - FIELDLEDGE MESETA
MSC-01	CORRUGATED METAL SONG - MCBLUFF MULTICOR (ASH)
CVB-01	CEMENTITIOUS VERTICAL BOARD & BATTEN - SW REPOSE GRAY
CVB-02	CEMENTITIOUS VERTICAL BOARD & BATTEN - SW MANFOL GRAY
CVB-03	CEMENTITIOUS VERTICAL BOARD & BATTEN - SW PURE WHITE
CLS-01	CEMENTITIOUS LAP SONG 4" - SW PURE WHITE
CLS-02	CEMENTITIOUS LAP SONG 4" - SW BLACK FOX
CLS-03	CEMENTITIOUS LAP SONG 4" - SW PURE WHITE
CLS-04	CEMENTITIOUS LAP SONG 4" - SW BREEZY BROWN
CPT-01	CEMENTITIOUS PANEL w/ TRIM - BLACK FOX
WTS-01	WOODTONE CEMENTITIOUS SONG - RUSTIC MOUNTAIN CEDAR
ASH-01	ASPHALT SHINGLE ROOF - TIMBERLINE NS - WEATHERED WOOD
SMR-01	STANDING SEAM METAL ROOF - STEEL
AS-01	DIVIDED LIGHT ALUMINUM STOREFRONT - DARK BRONZE
VW-01	SINGLE HUNG VINYL WINDOW - PLATINUM - CLAY
AWB-01	ARCHITECTURAL WOOD BRACKET - STAIN TO MATCH WOODTONE
DWC-01	DECORATIVE WOODSTEEL CANOPY



EXTERIOR BUILDING NORTH EAST ELEVATION - TYPE 1 -
BUILDING 1000 (W/ LEASING/CLUBHOUSE)



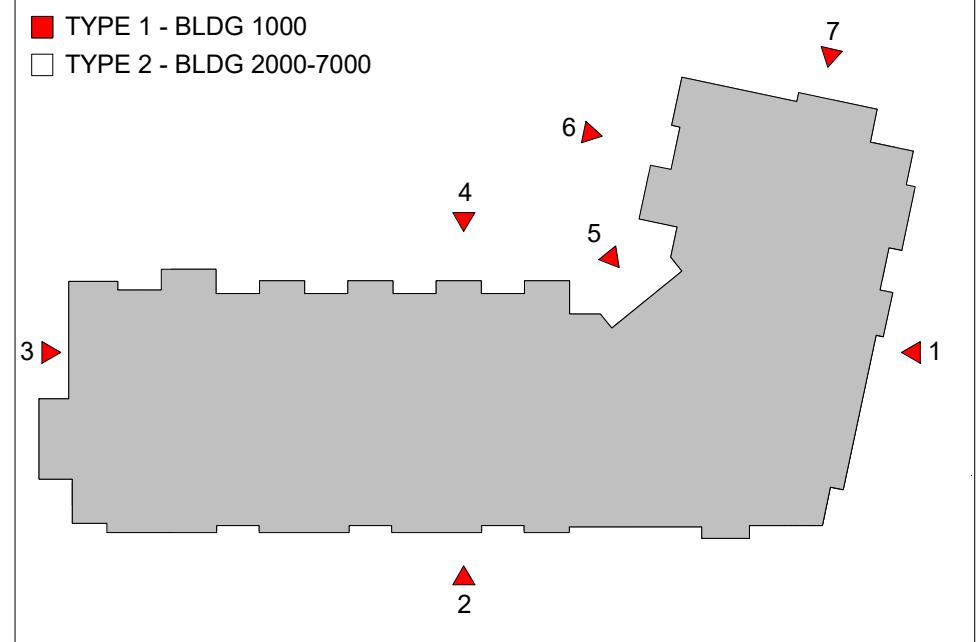
EXTERIOR BUILDING NORTH WEST ELEVATION - TYPE 1 -
BUILDING 1000 (W/ LEASING/CLUBHOUSE)



EXTERIOR BUILDING KNUCKLE ELEVATION - TYPE 1 -
BUILDING 1000 (W/ LEASING/CLUBHOUSE)

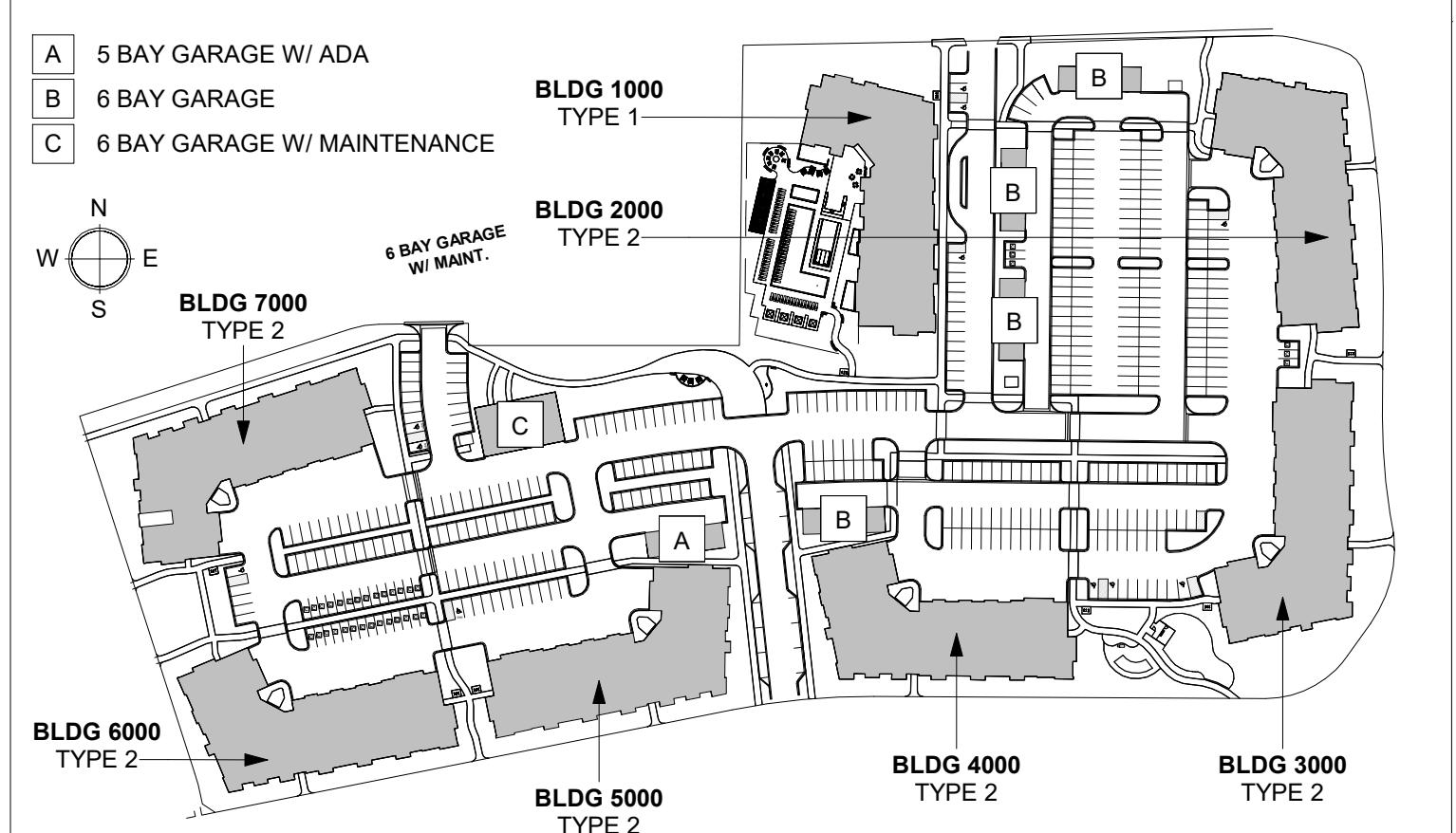
BUILDING KEY PLAN

■ TYPE 1 - BLDG 1000
□ TYPE 2 - BLDG 2000-7000

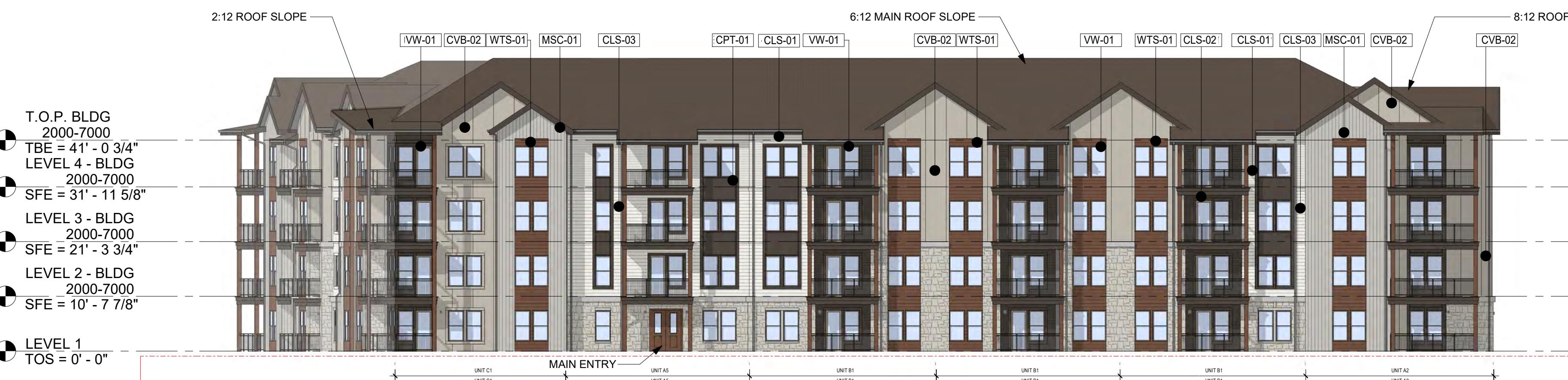


SITE KEY PLAN

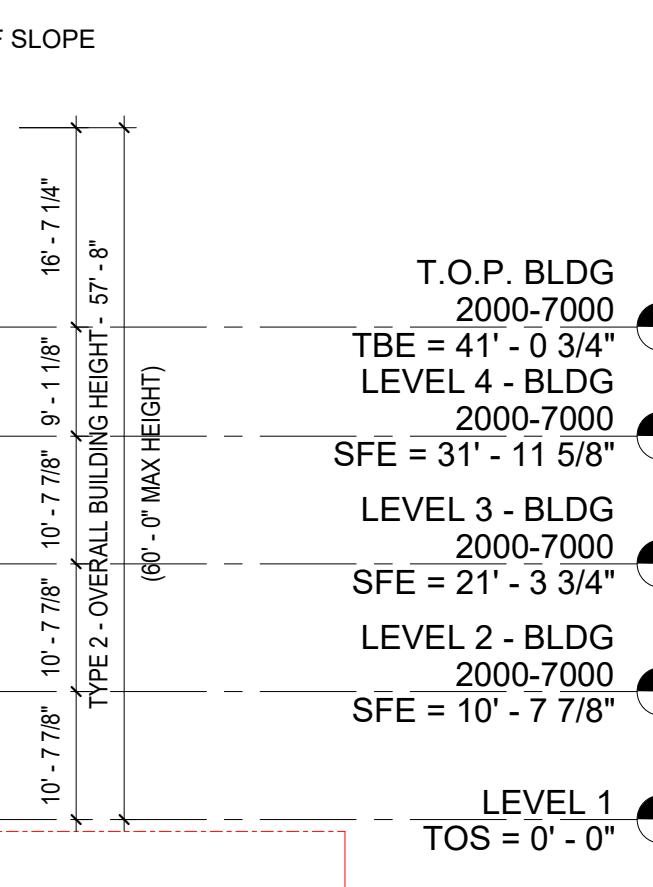
A 5 BAY GARAGE W/ ADA
B 6 BAY GARAGE
C 6 BAY GARAGE W/ MAINTENANCE



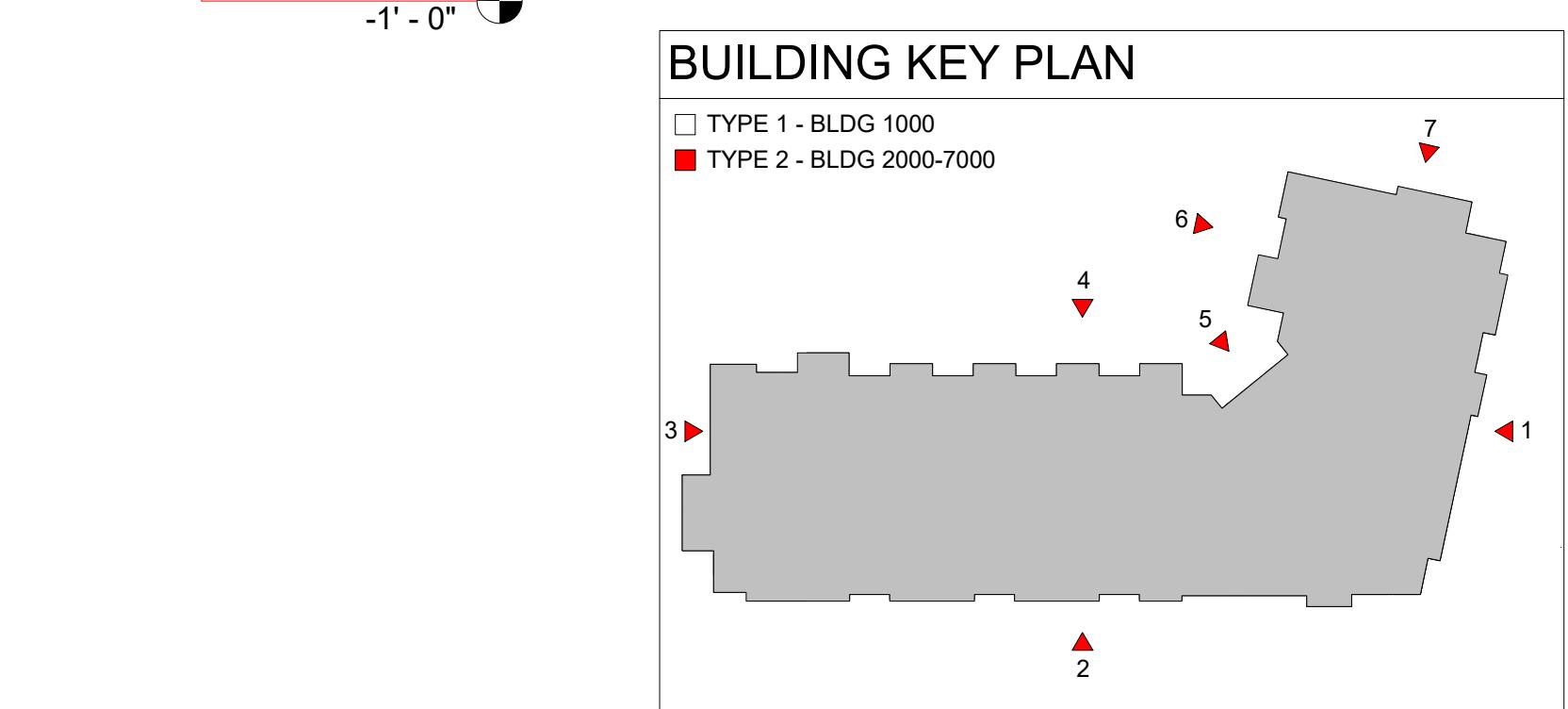
FINISH SCHEDULE	
SM001	ELDORADO STONE VENEER - FIELDLEDGE MESETA
MSC-01	CORRUGATED METAL SONG - MCFLY MULTICOR (ASH)
CVB-01	CEMENTITIOUS VERTICAL BOARD & BATTEN - SW REPOSE GRAY
CVB-02	CEMENTITIOUS VERTICAL BOARD & BATTEN - SW MANFUA GRAY
CVB-03	CEMENTITIOUS VERTICAL BOARD & BATTEN - SW PURE WHITE
CLS-01	CEMENTITIOUS LAP SONG 4" - SW PURE WHITE
CLS-02	CEMENTITIOUS LAP SONG 4" - SW BLACK FOX
CLS-03	CEMENTITIOUS LAP SONG 4" - SW PURE WHITE
CLS-04	CEMENTITIOUS LAP SONG 4" - SW BRIGHTY BROWN
CPT-01	CEMENTITIOUS PANEL w/ TRIM - BLACK FOX
WTS-01	WOODTONE CEMENTITIOUS SONG - RUSTIC MOUNTAIN CEDAR
ASH-01	ASPHALT SHINGLE ROOF - TIMBERLINE NS - WEATHERED WOOD
SMR-01	STANDING SEAM METAL ROOF - STEEL
AS-01	DIVIDED LIGHT ALUMINUM STOREFRONT - DARK BRONZE
VW-01	SINGLE HUNG VINYL WINDOW - PLATINUM - CLAY
AWB-01	ARCHITECTURAL WOOD BRACKET - STAIN TO MATCH WOODTONE
DWC-01	DECORATIVE WOODSTEEL CANOPY



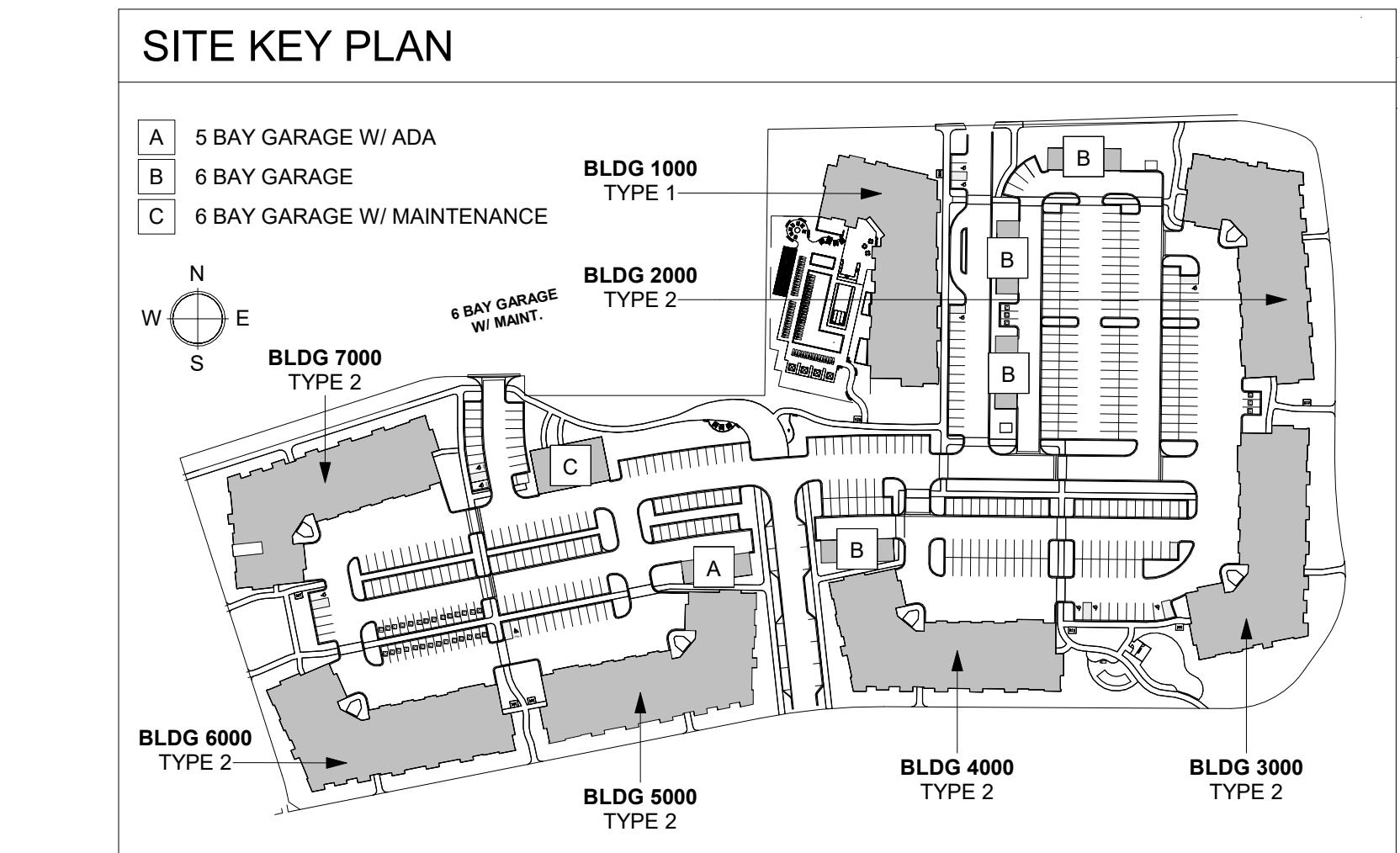
EXTERIOR BUILDING FRONT ELEVATION - TYPE 2 - BUILDING
2000 & 7000
1/16" = 1'-0"



EXTERIOR BUILDING RIGHT ELEVATION - TYPE 2 - BUILDING
2000 & 7000
1/16" = 1'-0"



BUILDING KEY PLAN



SITE KEY PLAN

FINISH SCHEDULE	
SVM-01	ELDORADO STONE VENEER - FIELDLEDGE MESETA
MSC-01	CORRUGATED METAL SONG - MCROFY MULTICOR (ASH)
CVB-01	CEMENTITIOUS VERTICAL BOARD & BATTEN - SW REPOSE GRAY
CVB-02	CEMENTITIOUS VERTICAL BOARD & BATTEN - SW MANFIA GRAY
CVB-03	CEMENTITIOUS VERTICAL BOARD & BATTEN - SW PURE WHITE
CLS-01	CEMENTITIOUS LAP SONG 4" - SW PURE WHITE
CLS-02	CEMENTITIOUS LAP SONG 4" - SW BLACK FOX
CLS-03	CEMENTITIOUS LAP SONG 4" - SW PURE WHITE
CLS-04	CEMENTITIOUS LAP SONG 4" - SW BREEZY BROWN
CPT-01	CEMENTITIOUS PANEL w/ TRIM - BLACK FOX
WTS-01	WOODSTONE CEMENTITIOUS SONG - RUSTIC MOUNTAIN CEDAR
ASH-01	ASPHALT SHINGLE ROOF - TIMBERLINE NS - WEATHERED WOOD
SMG-01	STANDING SEAM METAL ROOF - STEEL
AS-01	DIVIDED LIGHT ALUMINUM STOREFRONT - DARK BRONZE
VW-01	SINGLE HUNG VINYL WINDOW - PLATINUM - CLAY
AWB-01	ARCHITECTURAL WOOD BRACKET - STAIN TO MATCH WOODSTONE
DWC-01	DECORATIVE WOODSTEEL CANOPY



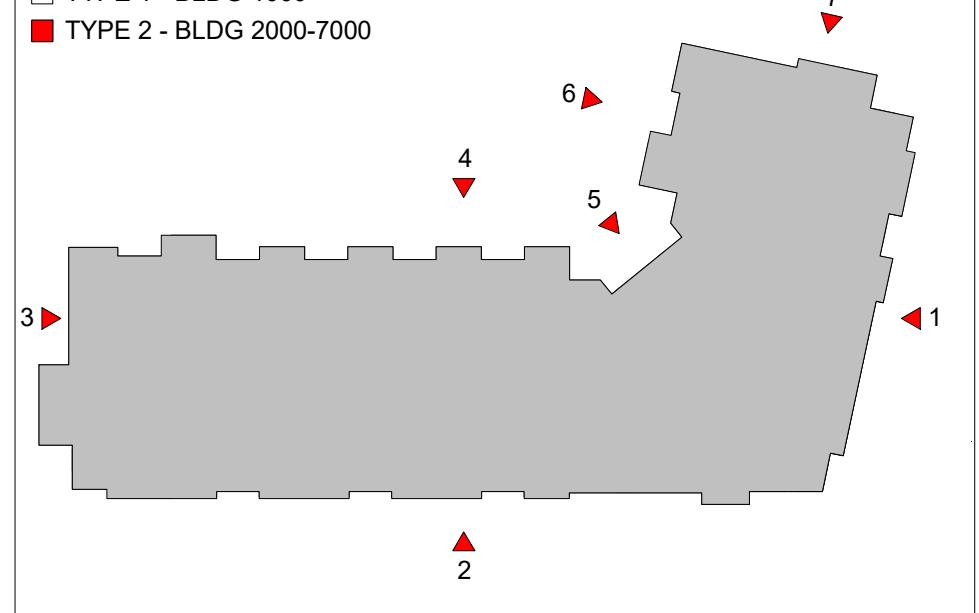
EXTERIOR BUILDING BACK ELEVATION - TYPE 2 - BUILDING
2000 & 7000
1/16" = 1'-0"



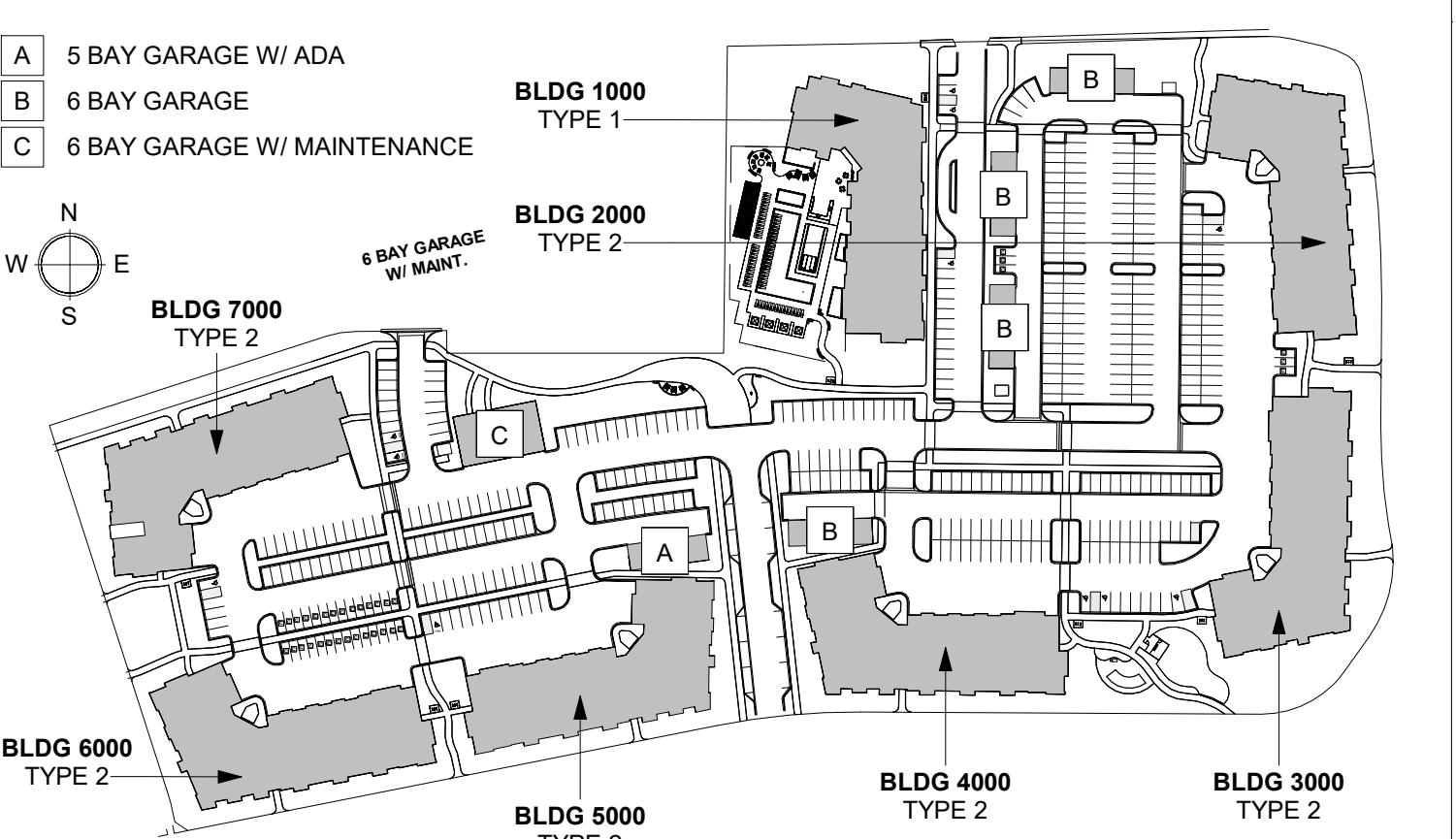
EXTERIOR BUILDING LEFT ELEVATION - TYPE 2 - BUILDING
2000 & 7000
1/16" = 1'-0"

BUILDING KEY PLAN

□ TYPE 1 - BLDG 1000
■ TYPE 2 - BLDG 2000-7000



SITE KEY PLAN



FINISH SCHEDULE	
SIM-01	ELDORADO STONE VENEER - FIELDLEDGE MESETA
MSC-01	CORRUGATED METAL SONG - MCROFY MULTICOR (ASH)
CV-01	CEMENTITIOUS VERTICAL BOARD & BATTEN - SW REPOSE GRAY
CV-02	CEMENTITIOUS VERTICAL BOARD & BATTEN - SW MANFOL GRAY
CV-03	CEMENTITIOUS VERTICAL BOARD & BATTEN - SW PURE WHITE
CLS-01	CEMENTITIOUS LAP SONG 4" - SW PURE WHITE
CLS-02	CEMENTITIOUS LAP SONG 4" - SW BLACK FOX
CLS-03	CEMENTITIOUS LAP SONG 4" - SW PURE WHITE
CLS-04	CEMENTITIOUS LAP SONG 4" - SW BRIGHTY BROWN
CPT-01	CEMENTITIOUS PANEL w/ TRIM - BLACK FOX
WTS-01	WOODSTONE CEMENTITIOUS SONG - RUSTIC MOUNTAIN CEDAR
ASH-01	ASPHALT SHINGLE ROOF - TIMBERLINE NS - WEATHERED WOOD
SM-01	STANDING SEAM METAL ROOF - STEEL
AS-01	DIVIDED LIGHT ALUMINUM STOREFRONT - DARK BRONZE
WV-01	SINGLE HUNG VINYL WINDOW - PLATINUM - CLAY
AW-01	ARCHITECTURAL WOOD BRACKET - STAIN TO MATCH WOODSTONE
DWC-01	DECORATIVE WOODSTEEL CANOPY



EXTERIOR BUILDING NORTH EAST ELEVATION - TYPE 2 -
BUILDING 2000 & 7000
1/16" = 1'-0"



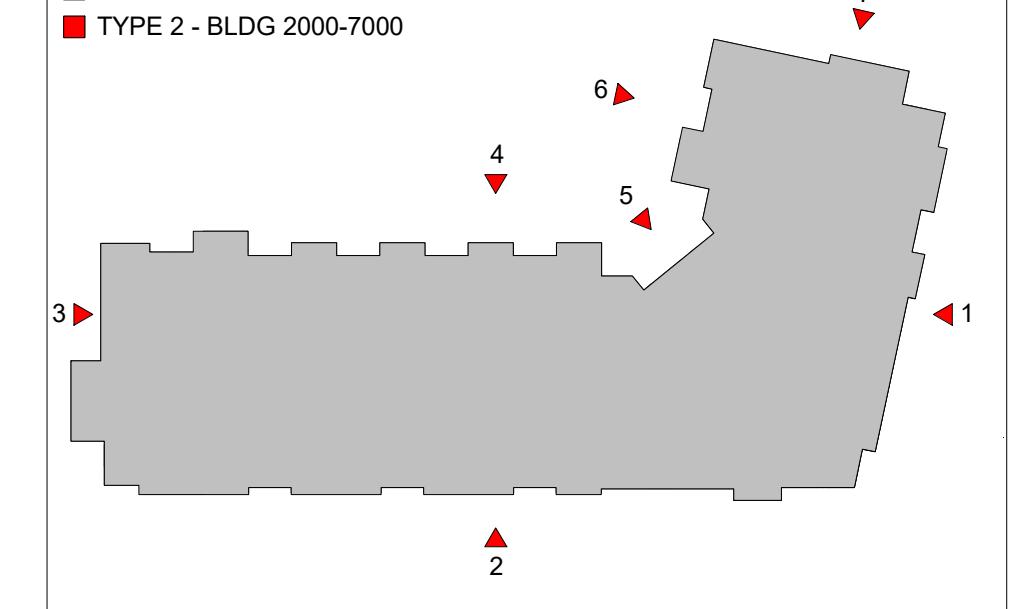
EXTERIOR BUILDING NORTH WEST ELEVATION - TYPE 2 -
BUILDING 2000 & 7000
1/16" = 1'-0"



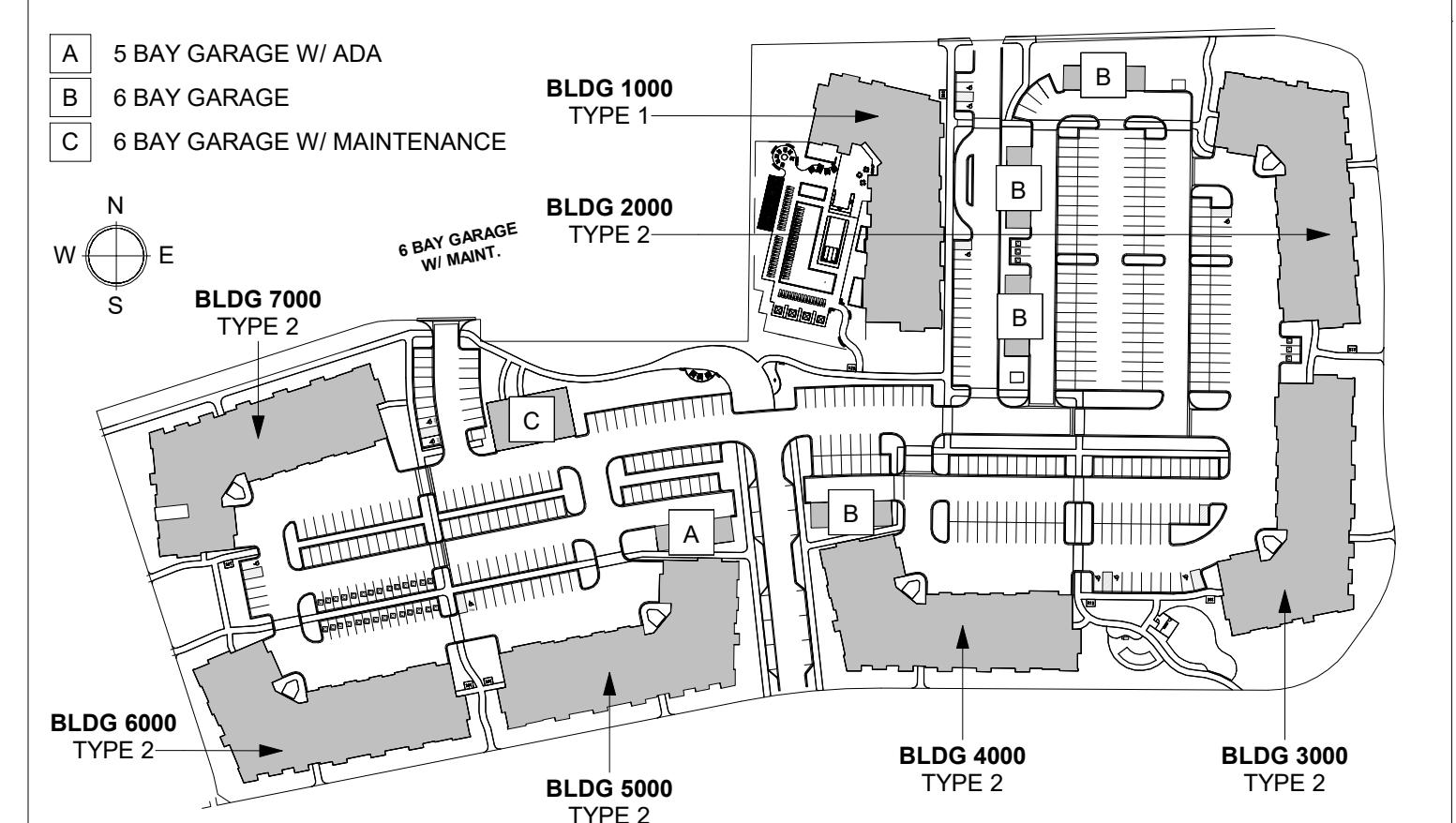
EXTERIOR BUILDING KNUCKLE ELEVATION - TYPE 2 -
BUILDING 2000 & 7000
1/16" = 1'-0"

BUILDING KEY PLAN

□ TYPE 1 - BLDG 1000
■ TYPE 2 - BLDG 2000-7000



SITE KEY PLAN



FINISH SCHEDULE	
SIM-01	ELDORADO STONE VENEER - FIELDLEDGE MESETA
MSC-01	CORRUGATED METAL SONG - MCFLY MULTICOR (ASH)
CVB-01	WOODTONE CEMENTITIOUS SONG - RUSTIC MOUNTAIN CEDAR
CVB-02	ASPHALT SHINGLE ROOF - TIMBERLINE NS - WEATHERED WOOD
CVB-03	CEMENTITIOUS VERTICAL BOARD & BATTEN - SW REPOSE GRAY
CLS-01	STANDING SEAM METAL ROOF - STEEL
CLS-02	CEMENTITIOUS VERTICAL BOARD & BATTEN - SW MANFIA GRAY
CLS-03	CEMENTITIOUS LAP SONG 4" - SW PURE WHITE
CLS-04	CEMENTITIOUS LAP SONG 4" - SW BLACK FOX
CLS-05	CEMENTITIOUS LAP SONG 4" - SW PURE WHITE
CLS-06	CEMENTITIOUS LAP SONG 4" - SW BRIGHTY BROWN
CPT-01	DECORATIVE WOODSTEEL CANOPY
WTS-01	CEMENTITIOUS PANEL w/ TRIM - BLACK FOX
ASR-01	WOODTONE CEMENTITIOUS SONG - RUSTIC MOUNTAIN CEDAR
ASR-02	ASPHALT SHINGLE ROOF - TIMBERLINE NS - WEATHERED WOOD
AS-01	DIVED LIGHT ALUMINUM STOREFRONT - DARK BRONZE
WV-01	SINGLE HUNG VINYL WINDOW - PLATINUM - CLAY
AWB-01	ARCHITECTURAL WOOD BRACKET - STAIN TO MATCH WOODTONE
DWC-01	DECORATIVE WOODSTEEL CANOPY



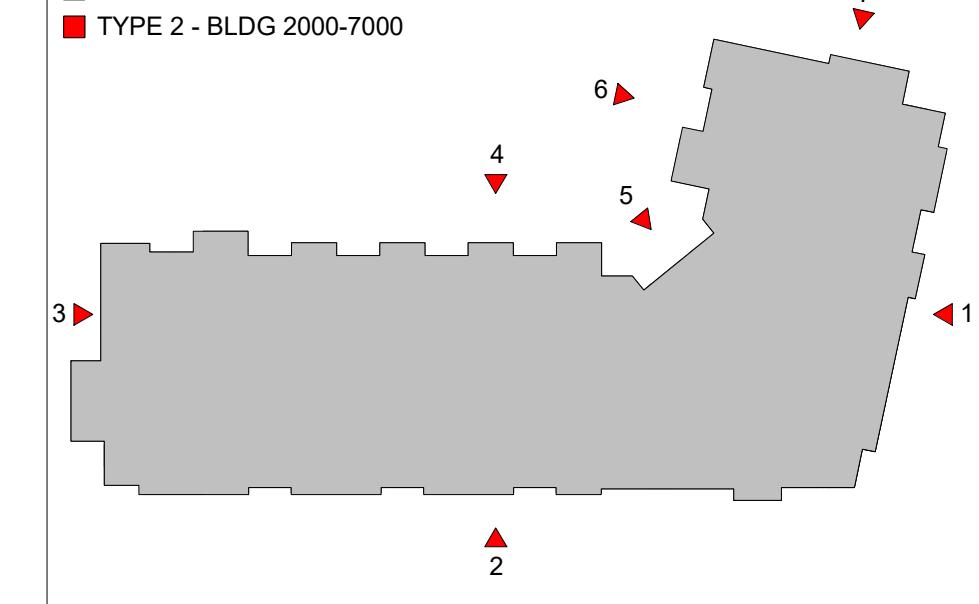
EXTERIOR BUILDING FRONT ELEVATION - TYPE 3 - BUILDING
3000 - 6000
1/16" = 1'-0"



EXTERIOR BUILDING RIGHT ELEVATION - TYPE 3 - BUILDING
3000 - 6000
1/16" = 1'-0"

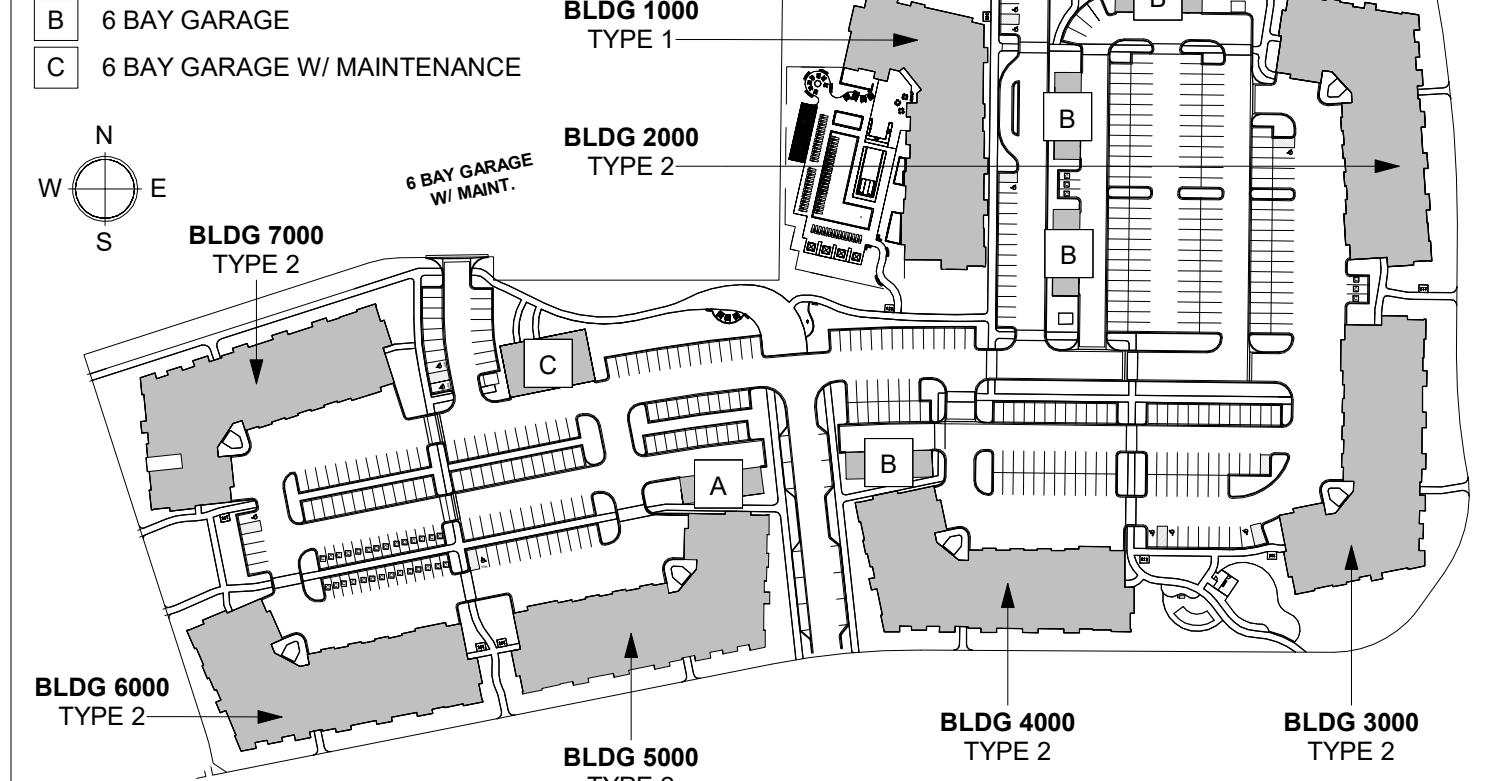
BUILDING KEY PLAN

□ TYPE 1 - BLDG 1000
■ TYPE 2 - BLDG 2000-7000

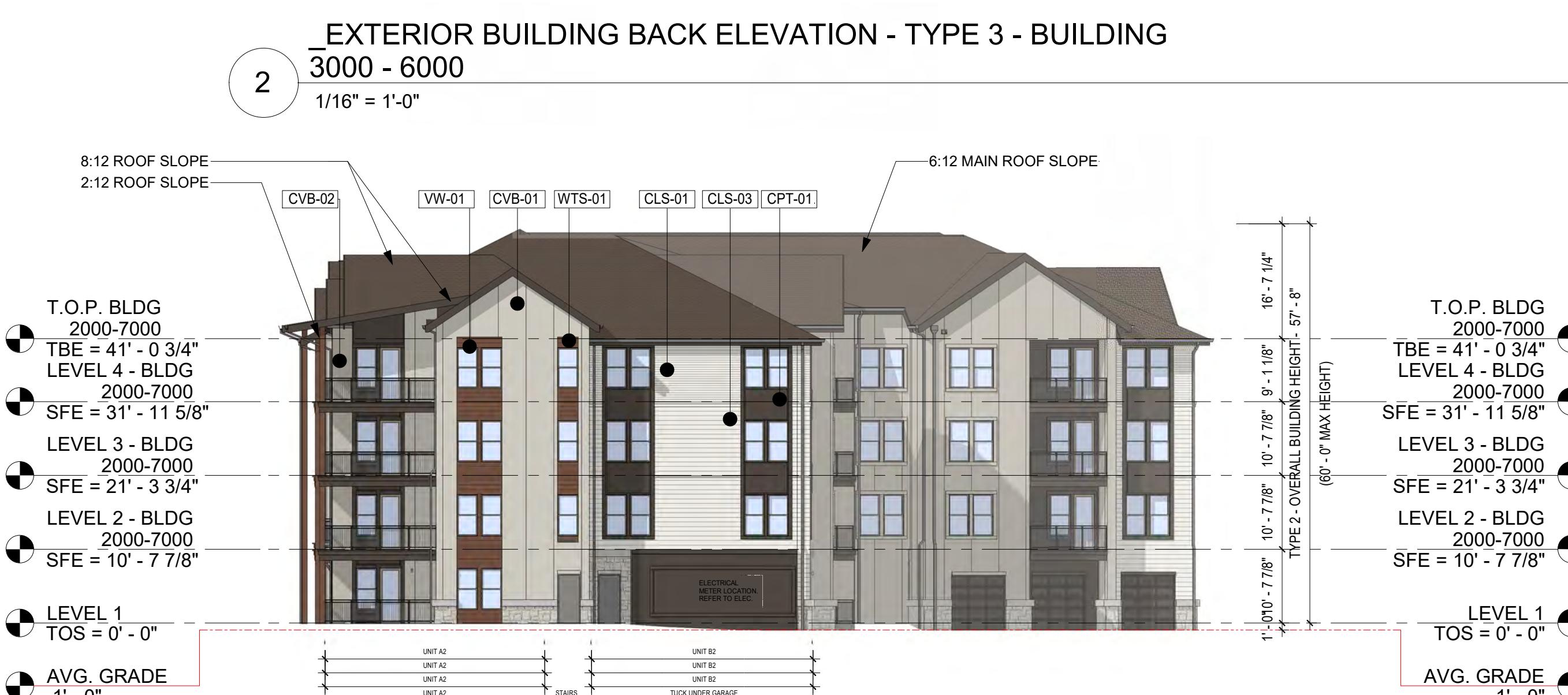


SITE KEY PLAN

A 5 BAY GARAGE W/ ADA
B 6 BAY GARAGE
C 6 BAY GARAGE W/ MAINTENANCE

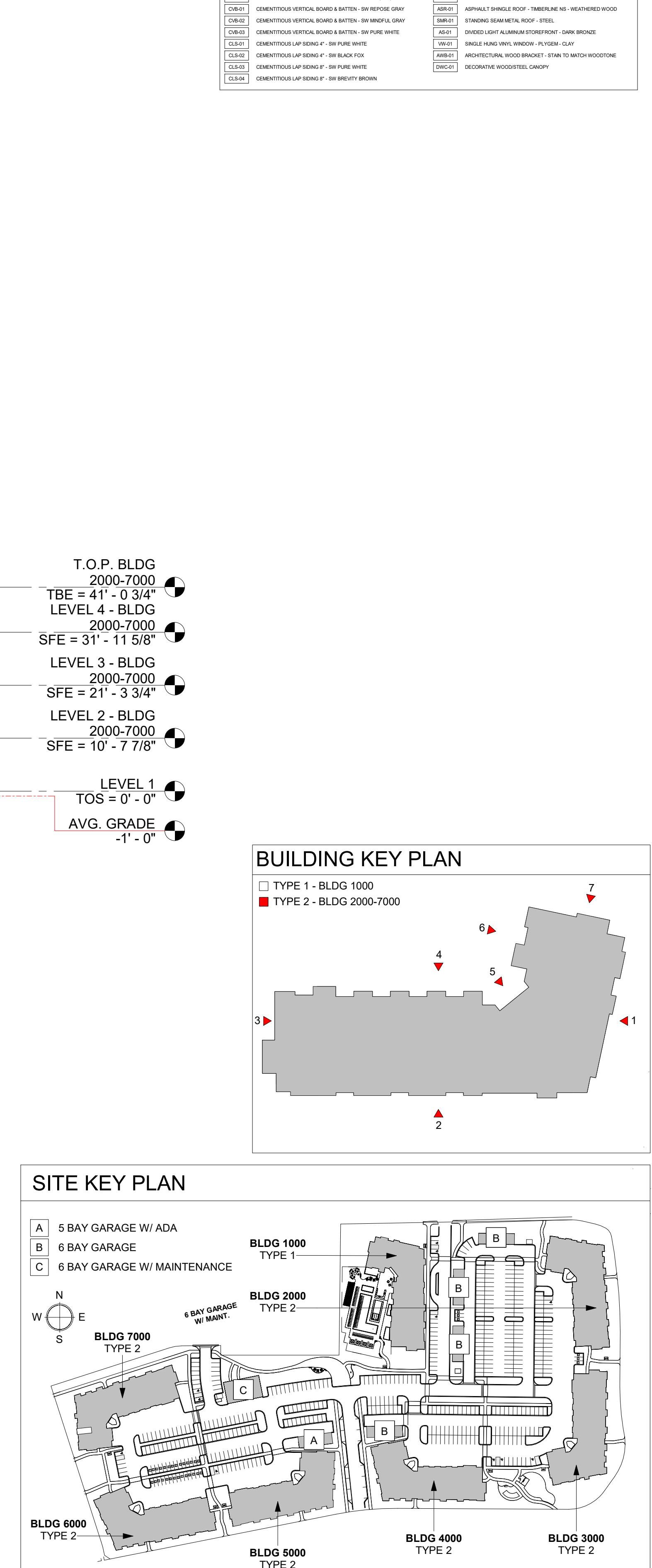


FINISH SCHEDULE	
SIM-01	ELDORADO STONE VENEER - FIELDLEDGE MESETA
MSC-01	CORRUGATED METAL SONG - MCROST MULTICOR (ASH)
CVB-01	CEMENTITIOUS VERTICAL BOARD & BATTEN - SW REPOSE GRAY
CVB-02	CEMENTITIOUS VERTICAL BOARD & BATTEN - SW MANFOL GRAY
CVB-03	CEMENTITIOUS VERTICAL BOARD & BATTEN - SW PURE WHITE
CLS-01	CEMENTITIOUS LAP SONG 4" - SW PURE WHITE
CLS-02	CEMENTITIOUS LAP SONG 4" - SW BLACK FOX
CLS-03	CEMENTITIOUS LAP SONG 4" - SW PURE WHITE
CLS-04	CEMENTITIOUS LAP SONG 4" - SW BREEZY BROWN
CPT-01	CEMENTITIOUS PANEL w/ TRIM - BLACK FOX
WTS-01	WOODSTONE CEMENTITIOUS SONG - RUSTIC MOUNTAIN CEDAR
ASR-01	ASPHALT SHINGLE ROOF - TIMBERLINE NS - WEATHERED WOOD
CLS-05	STANDING SEAM METAL ROOF - STEEL
AS-01	DIVIDED LIGHT ALUMINUM STOREFRONT - DARK BRONZE
WV-01	SINGLE HUNG VINYL WINDOW - PLATINUM - CLAY
AWB-01	ARCHITECTURAL WOOD BRACKET - STAIN TO MATCH WOODSTONE
DWC-01	DECORATIVE WOODSTEEL CANOPY



EXTERIOR BUILDING LEFT ELEVATION - TYPE 3 - BUILDING
3000 - 6000

1/16" = 1'-0"



FINISH SCHEDULE	
SIM-01	ELDORADO STONE VENEER - FIELDLEDGE MESETA
MSC-01	CORRUGATED METAL SONG - MCROFY MULTICOR (ASH)
CV-01	CEMENTITIOUS VERTICAL BOARD & BATTEN - SW REPOSE GRAY
CV-02	CEMENTITIOUS VERTICAL BOARD & BATTEN - SW MANFOL GRAY
CV-03	CEMENTITIOUS VERTICAL BOARD & BATTEN - SW PURE WHITE
CLS-01	CEMENTITIOUS LAP SONG 4" - SW PURE WHITE
CLS-02	CEMENTITIOUS LAP SONG 4" - SW BLACK FOX
CLS-03	CEMENTITIOUS LAP SONG 4" - SW PURE WHITE
CLS-04	CEMENTITIOUS LAP SONG 4" - SW BRIGHTY BROWN
CPT-01	CEMENTITIOUS PANEL w/ TRIM - BLACK FOX
WTS-01	WOODSTONE CEMENTITIOUS SONG - RUSTIC MOUNTAIN CEDAR
ASH-01	ASPHALT SHINGLE ROOF - TIMBERLINE NS - WEATHERED WOOD
AS-01	DIVIDED LIGHT ALUMINUM STOREFRONT - DARK BRONZE
WV-01	SINGLE HUNG VINYL WINDOW - PLATINUM - CLAY
AW-01	ARCHITECTURAL WOOD BRACKET - STAIN TO MATCH WOODSTONE
DWC-01	DECORATIVE WOODSTEEL CANOPY



EXTERIOR BUILDING NORTH EAST ELEVATION - TYPE 3 -
BUILDING 3000 - 6000
1/16" = 1'-0"



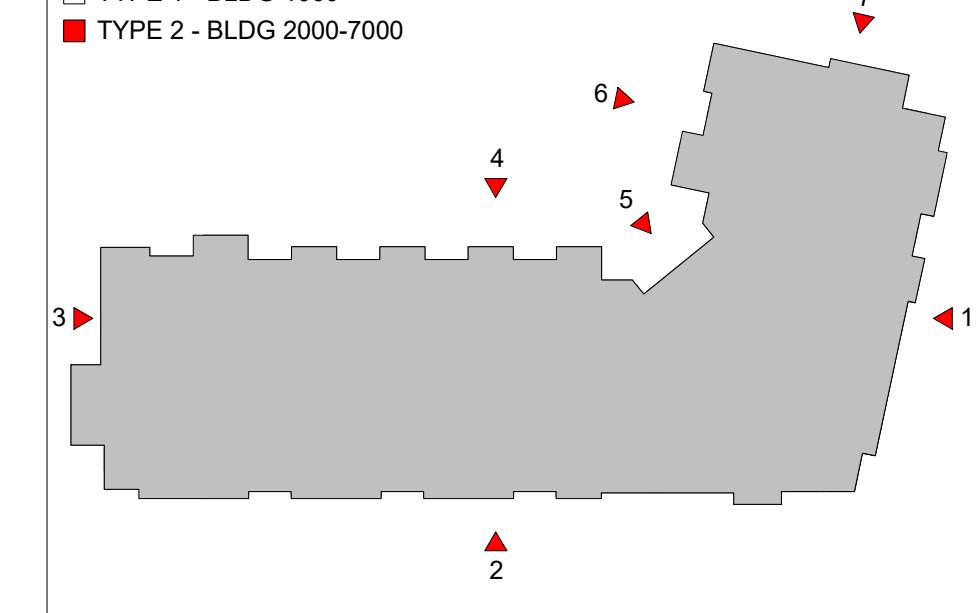
EXTERIOR BUILDING NORTH WEST ELEVATION - TYPE 3 -
BUILDING 3000 - 6000
1/16" = 1'-0"



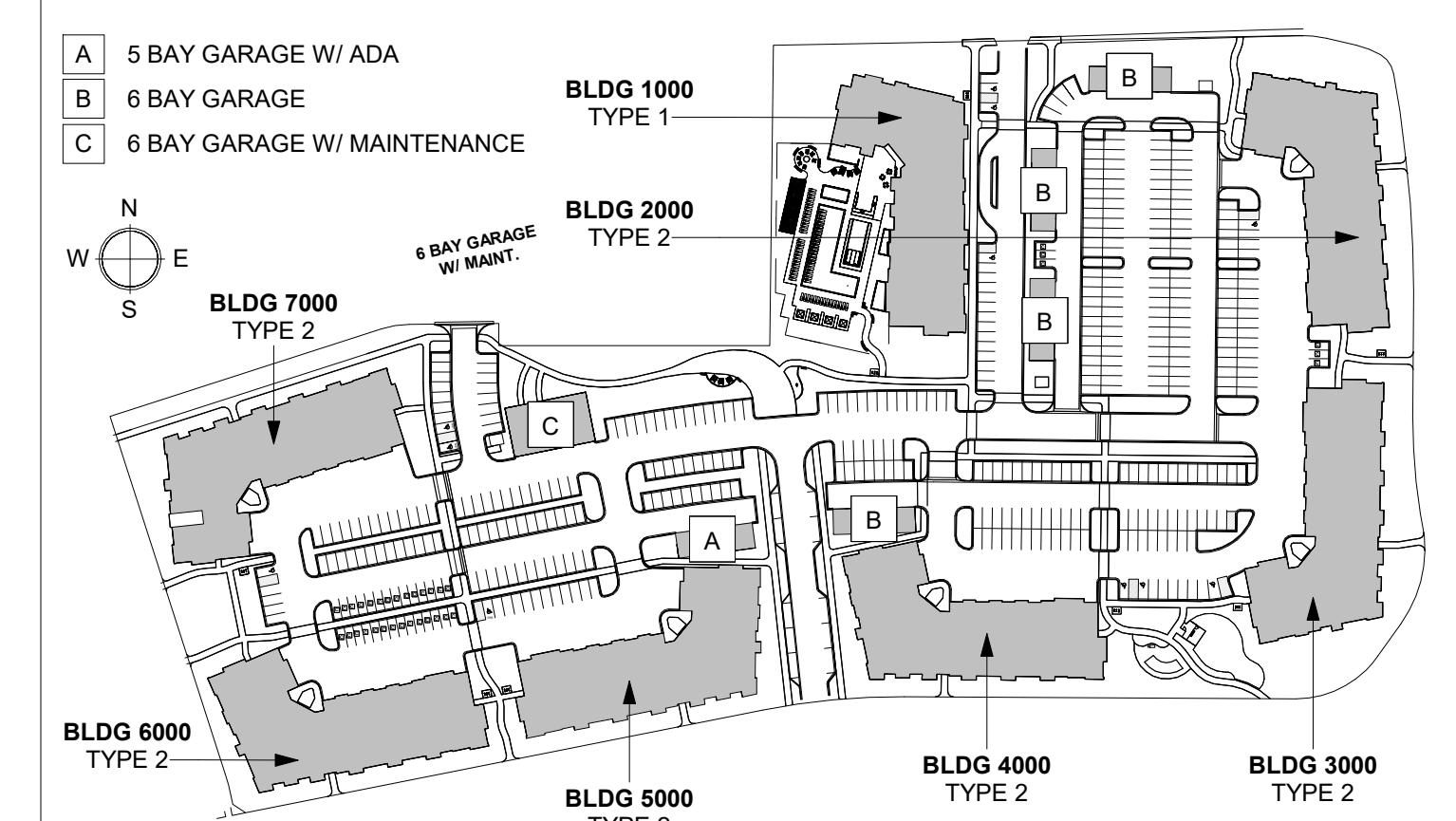
EXTERIOR BUILDING KNUCKLE ELEVATION - TYPE 3 -
BUILDING 3000 - 6000
1/16" = 1'-0"

BUILDING KEY PLAN

TYPE 1 - BLDG 1000
 TYPE 2 - BLDG 2000-7000



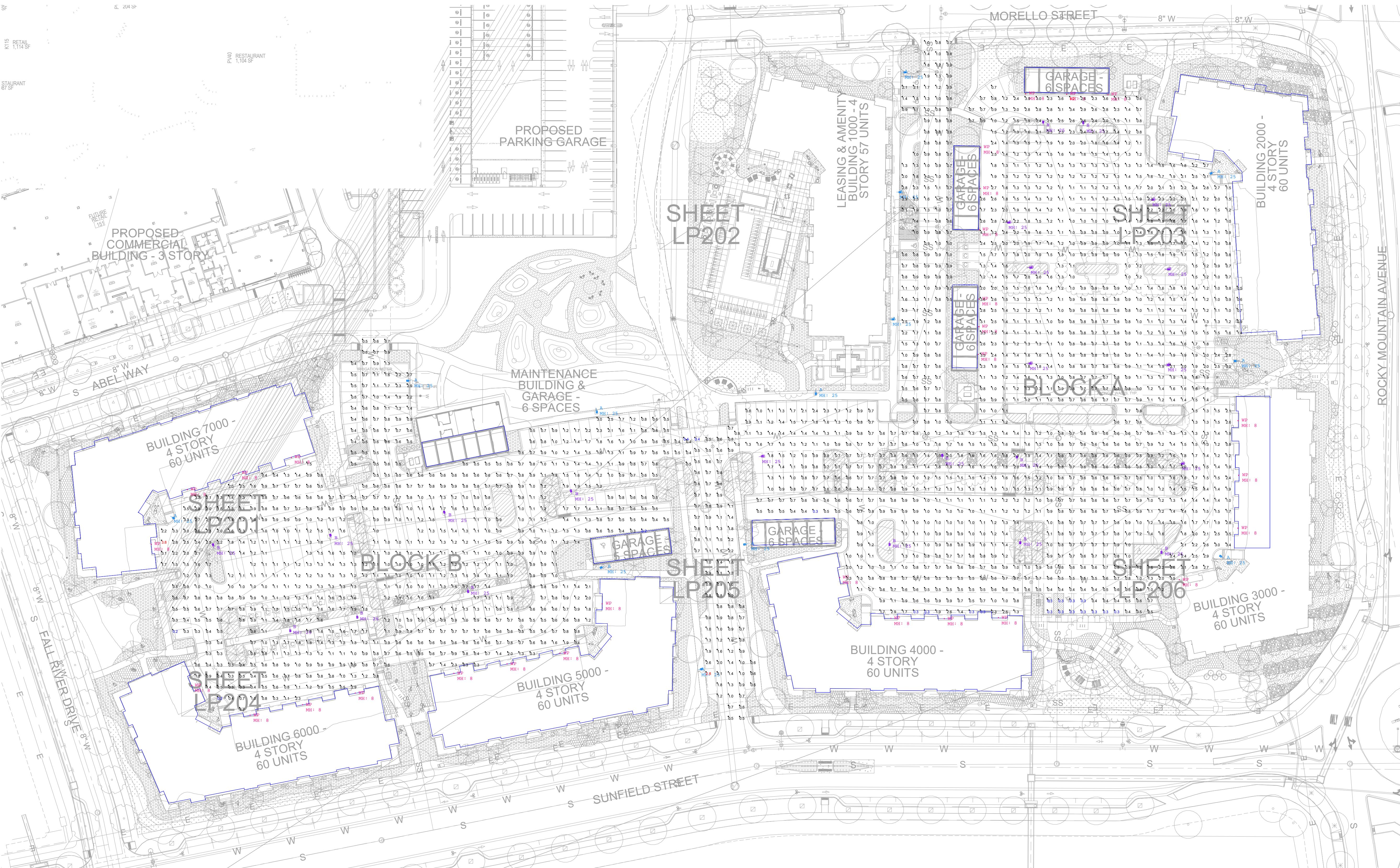
SITE KEY PLAN



Luminaire Schedule	Symbol	Qty	Label	Arrangement	Luminaire	LLF	Luminaire	Total Watts	Description	[MANUFAC]
	13	A		Single	10414	0.900	80.57	1047.41	RFM-80W48LED3K-G2-4	SIGNIFY Lumec
	22	B		Single	10832	0.900	80.57	1772.54	RFM-80W48LED3K-G2-5	SIGNIFY Lumec
	29	WP		Single	1521	0.900	10.2	295.8	GCS-A01-840-T4M	GARDCO

Calculation Summary										
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Point Spacing	Calc. Plane Height	TARGET:
BLOCK A PARKING LOT	Illuminance	Fc	1.24	4.2	0.3	4.13	14.00	10	0	- 0.2 FC MIN
BLOCK B PARKING LOT	Illuminance	Fc	1.05	3.8	0.2	5.25	19.00	10	0	- 20:1 MAX:MIN RATIO
ROAD A	Illuminance	Fc	1.01	2.8	0.4	2.53	7.00	10	0	

NOTES:
 - WHEN THE LLF IS NOT 0.9 OR 1.0 THEN THE WATTAGE INFORMATION WILL NOT BE CORRECT
 - FIXTURE LOCATIONS ARE AS PROPOSED
 - BUILDINGS HAVE BEEN MODELED TO 30'
 - DETACHED GARAGES HAVE BEEN MODELED TO 10'
 - BACKGROUND IS A SCALED PDF CONVERTED INTO A WORKING DWG FILE MAKING LUMINAIRE LOCATIONS AND VALUES TO BE CONSIDERED APPROXIMATE



PHOTOMETRY
 Scale: 1 inch= 45 Ft.

Date: 9/19/2025

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Disclaimer:
 SESCO Lighting provides this photometric report for purposes of comparison within the SESCO Lighting product line only. The information provided is based on standardized industry procedures. This laboratory performance will always differ from that observed in the field due to a great number of variables, both known and unknown. Installation factors, power quality, lamping, recoverable and non-recoverable light loss factors, etc.)

In general, SESCO Lighting considers numerical studies to be predictive in that they cannot characterize the visual performance of any luminaire, single or grouped. As such, specification decisions must be thorough based upon experience, consultation with the manufacturer, and, above all, common sense.

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