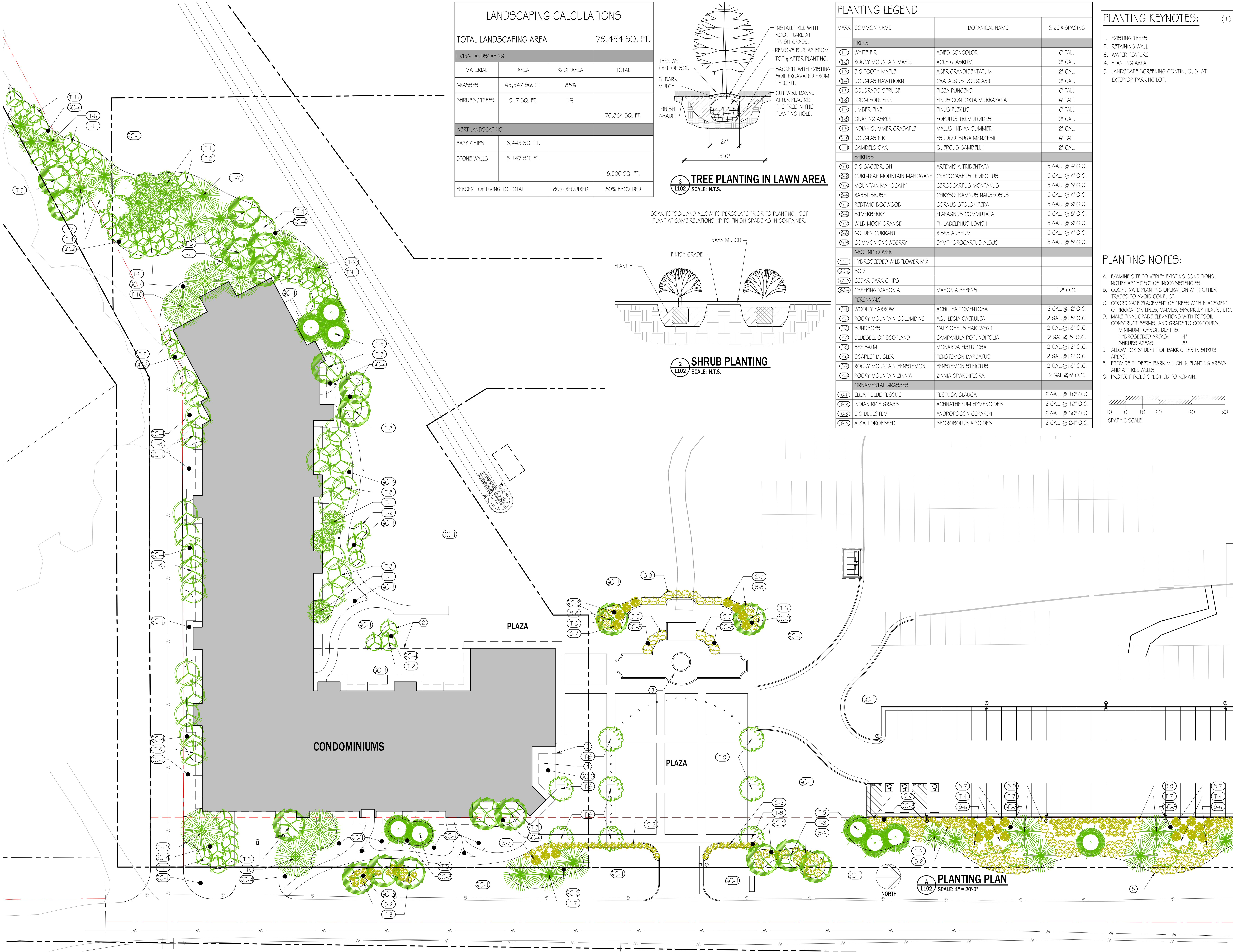
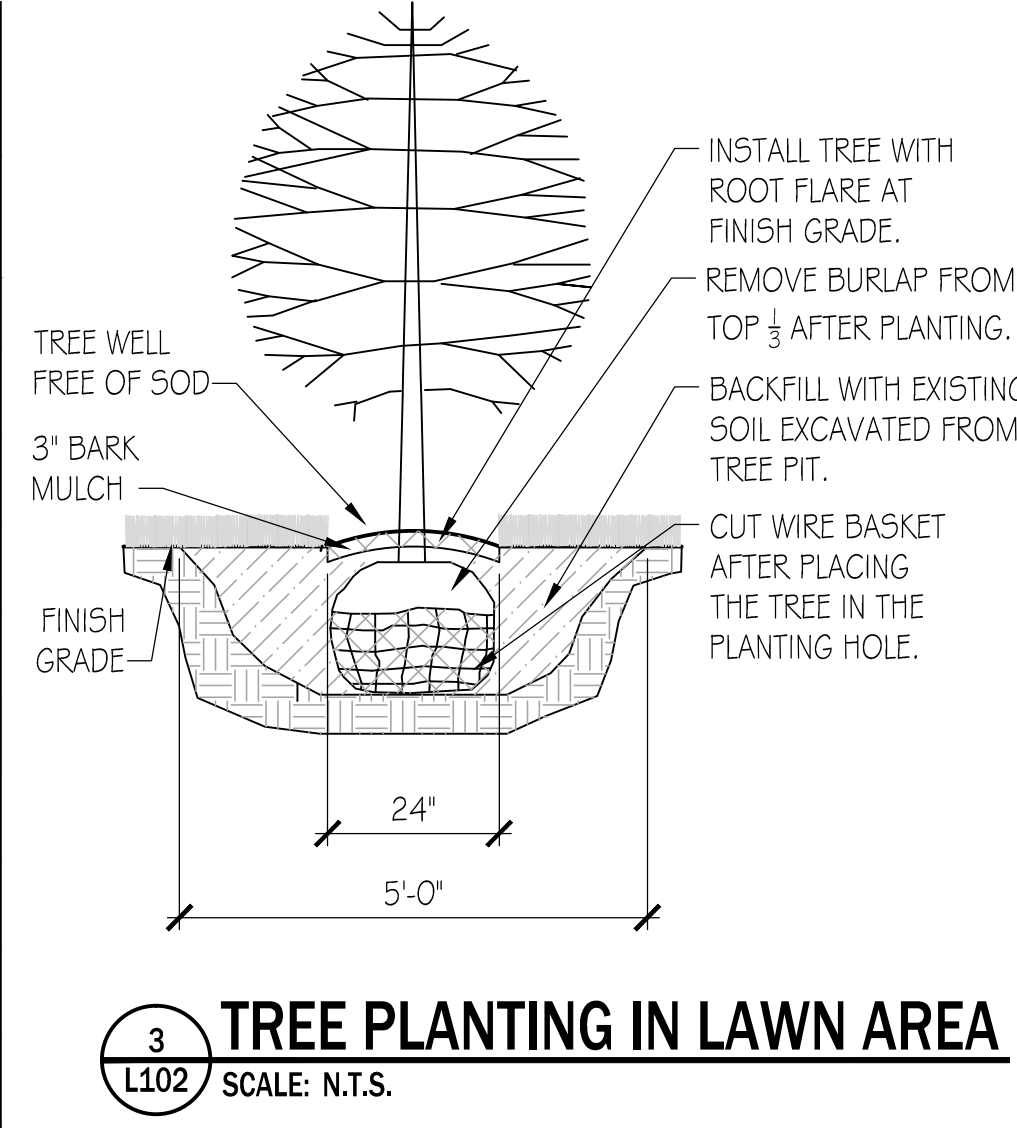
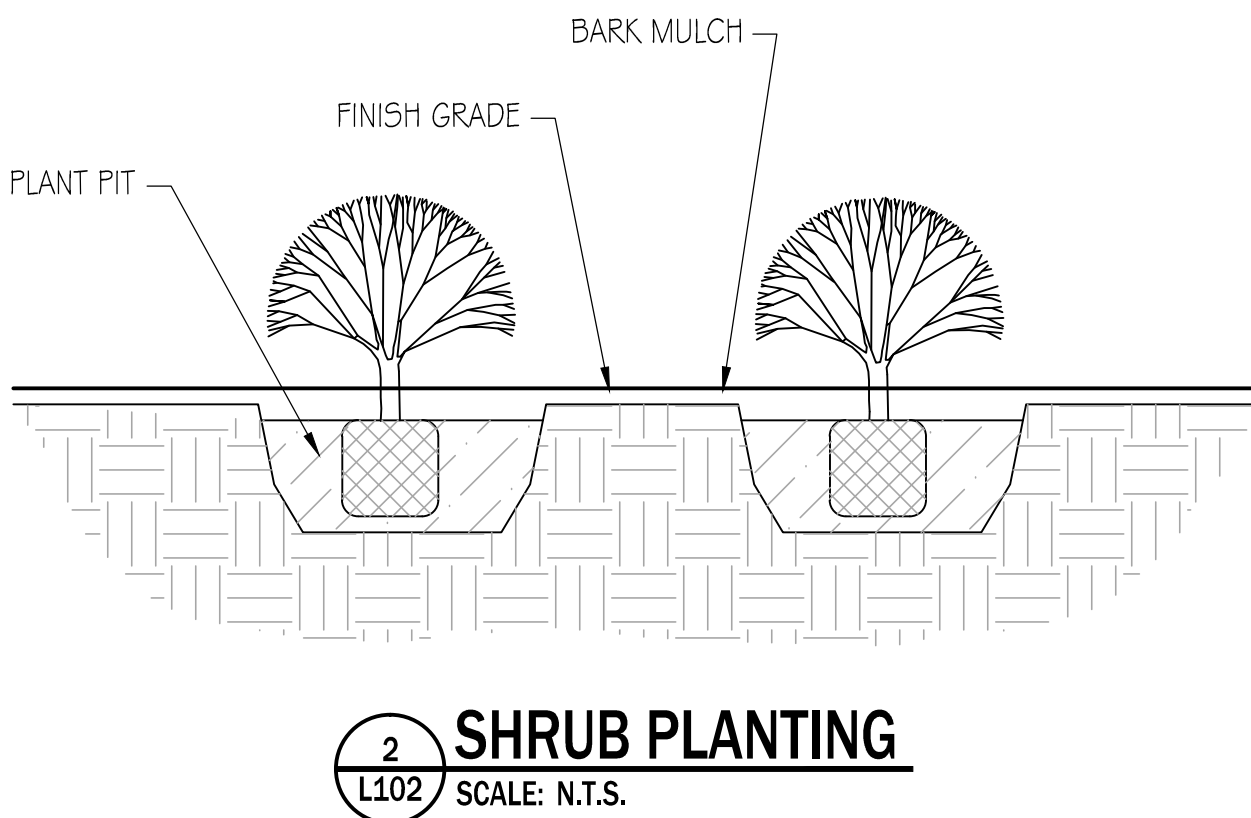




LANDSCAPING CALCULATIONS			
TOTAL LANDSCAPING AREA			79,454 SQ. FT.
LIVING LANDSCAPING			
MATERIAL	AREA	% OF AREA	TOTAL
GRASSES	69,947 SQ. FT.	88%	
SHRUBS / TREES	917 SQ. FT.	1%	
			70,864 SQ. FT.
INERT LANDSCAPING			
BARK CHIPS	3,443 SQ. FT.		
STONE WALLS	5,147 SQ. FT.		
			8,590 SQ. FT.
PERCENT OF LIVING TO TOTAL		80% REQUIRED	89% PROVIDED



SOAK TOPSOIL AND ALLOW TO PERCOLATE PRIOR TO PLANTING. SET PLANT AT SAME RELATIONSHIP TO FINISH GRADE AS IN CONTAINER.



PLANTING LEGEND			
MARK	COMMON NAME	BOTANICAL NAME	SIZE & SPACING
TREES			
T-1	WHITE FIR	ABIES CONCOLOR	6' TALL
T-2	ROCKY MOUNTAIN MAPLE	ACER GLABRUM	2" CAL.
T-3	BIG TOOTH MAPLE	ACER GRANDIDENTATUM	2" CAL.
T-4	DOUGLAS HAWTHORN	CRATAEGUS DOUGLASII	2" CAL.
T-5	COLORADO SPRUCE	PICEA PUNGENS	6' TALL
T-6	LOGSPOLE PINE	PINUS CONTORTA MURRAYANA	6' TALL
T-7	LIMBER PINE	PINUS FLEXILIS	6' TALL
T-8	QUAKING ASPEN	POPULUS TREMULOIDES	2" CAL.
T-9	INDIAN SUMMER CRABAPPLE	MALUS INDIAN SUMMER	2" CAL.
T-10	DOUGLAS FIR	PSUDOTSUGA MENZIESII	6' TALL
T-11	GAMBELS OAK	QUERCUS GAMBELLII	2" CAL.
SHRUBS			
S-1	BIG SAGEBRUSH	ARTEMISIA TRIDENTATA	5 GAL. @ 4' O.C.
S-2	CURL-LEAF MOUNTAIN MAHOGANY	CERCOCARPUS LEDIFOLIUS	5 GAL. @ 4' O.C.
S-3	MOUNTAIN MAHOGANY	CERCOCARPUS MONTANUS	5 GAL. @ 3' O.C.
S-4	RABBITBRUSH	CHRYSOETHAMNUS NAUSEOSUS	5 GAL. @ 4' O.C.
S-5	REDTIG DOGWOOD	CORNUS STOLONIFERA	5 GAL. @ 6' O.C.
S-6	SILVERBERRY	ELAEAGNUS COMMUTATA	5 GAL. @ 5' O.C.
S-7	WILD MOCK ORANGE	PHILADELPHUS LEWISII	5 GAL. @ 6' O.C.
S-8	GOLDEN CURRANT	RIBES AUREUM	5 GAL. @ 4' O.C.
S-9	COMMON SNOWBERRY	SYMPHOROCARPUS ALBUS	5 GAL. @ 5' O.C.
GROUND COVER			
GC-1	HYDROSEEDED WILDFLOWER MIX		
GC-2	SOD		
GC-3	CEDAR BARK CHIPS		
GC-4	CREeping MAHONIA	MAHONIA REPENS	12" O.C.
PERENNIALS			
P-1	WOOLLY YARROW	ACHILLEA TOMENTOSA	2 GAL. @ 12' O.C.
P-2	ROCKY MOUNTAIN COLUMBINE	AQUILEGIA CAERULEA	2 GAL. @ 18' O.C.
P-3	SUNDROPS	CALYLOPHUS HARTWEGII	2 GAL. @ 18' O.C.
P-4	BLUEBELL OF SCOTLAND	CAMPANULA ROTUNDIFOLIA	2 GAL. @ 8' O.C.
P-5	BEE BALM	MONARDA FISTULOSA	2 GAL. @ 12' O.C.
P-6	SCARLET BUGLER	PENSTEMON BARBATUS	2 GAL. @ 12' O.C.
P-7	ROCKY MOUNTAIN PENSTEMON	PENSTEMON STRICTUS	2 GAL. @ 18' O.C.
P-8	ROCKY MOUNTAIN ZINNIA	ZINNIA GRANDIFLORA	2 GAL. @ 8' O.C.
ORNAMENTAL GRASSES			
G-1	ELIJAH BLUE FESCUE	FESTUCA GLAUCA	2 GAL. @ 10' O.C.
G-2	INDIAN RICE GRASS	ACHNATHERUM HYMENOIDES	2 GAL. @ 18' O.C.
G-3	BIG BLUESTEM	ANDROPOGON GERARDII	2 GAL. @ 30' O.C.
G-4	ALKALI DROPSEED	SPOROBOLUS AIROIDES	2 GAL. @ 24' O.C.

PLANTING KEYNOTES:

- EXISTING TREES
- RETAINING WALL
- WATER FEATURE
- PLANTING AREA
- LANDSCAPE SCREENING CONTINUOUS AT EXTERIOR PARKING LOT.

PLANTING NOTES:

- EXAMINE SITE TO VERIFY EXISTING CONDITIONS. NOTIFY ARCHITECT OF INCONSISTENCIES.
- COORDINATE PLANTING OPERATION WITH OTHER TRADES TO AVOID CONFLICT.
- COORDINATE PLACEMENT OF TREES WITH PLACEMENT OF IRRIGATION LINES, VALVES, SPRINKLER HEADS, ETC.
- MAKE FINAL GRADE ELEVATIONS WITH TOPSOIL. CONSTRUCT BERMS, AND GRADE TO CONTOURS. MINIMUM TOPSOIL DEPTHS:
HYDROSEEDED AREAS: 4"
SHRUBS AREAS: 6"
- ALLOW FOR 3" DEPTH OF BARK CHIPS IN SHRUB AREAS.
- PROVIDE 3" DEPTH BARK MULCH IN PLANTING AREAS AND AT TREE WELLS.
- PROTECT TREES SPECIFIED TO REMAIN.

GRAPHIC SCALE: 10 0 10 20 40 60



vanZeeb
ARCHITECTURE

801-627-2400
2032 Lincoln Ave
Salt Lake City, Utah
84141

PROJECT NO: 14024

DRAWN BY: MJV

CHECKED BY: ---

REVISIONS:

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OWNER: PINE CANYON LODGE, INC.

PROJECT: PINE CANYON CONDOMINIUM

LOCATION: 3567 NORDIC VALLEY WAY, EDEN, UTAH 84310

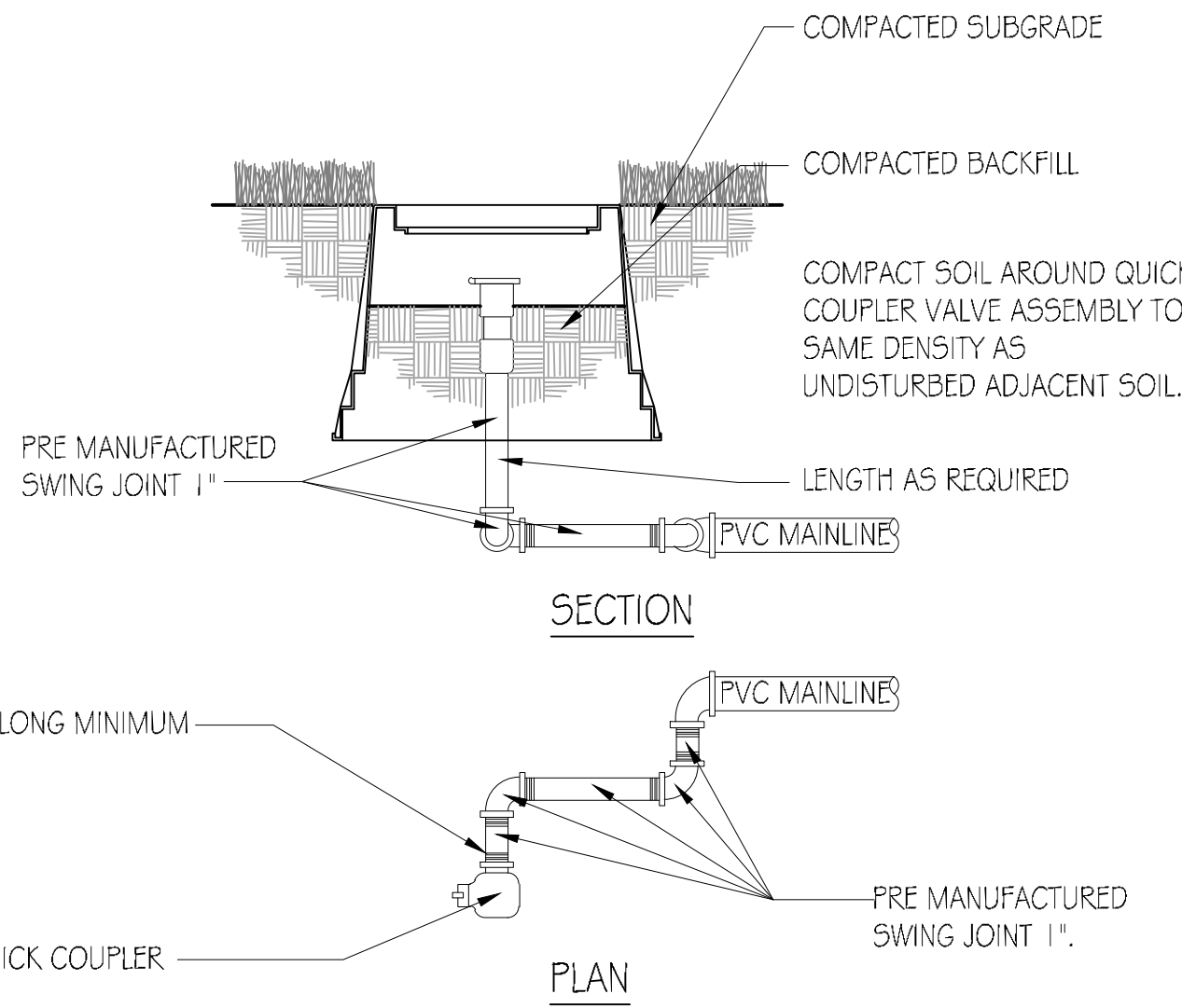
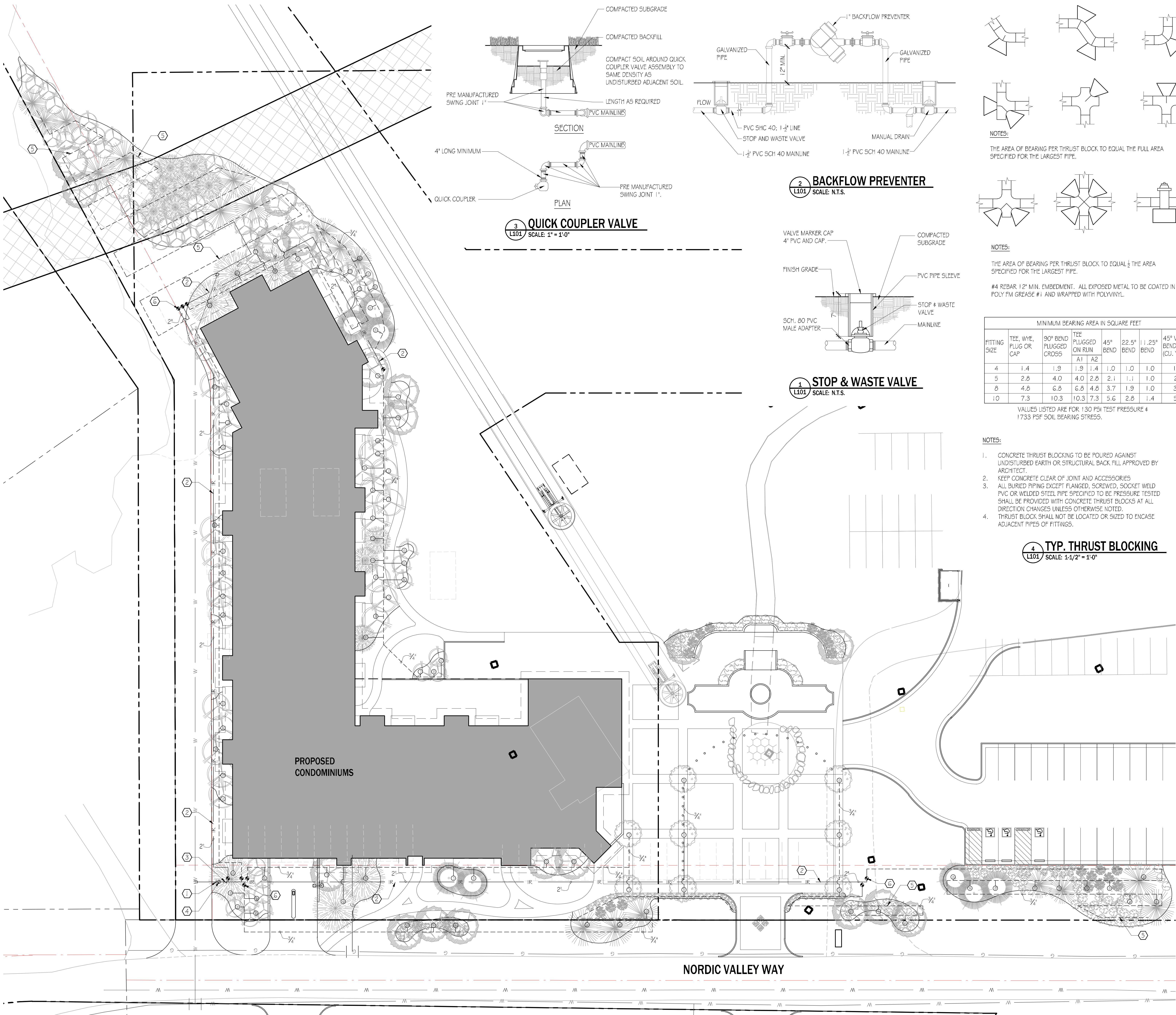
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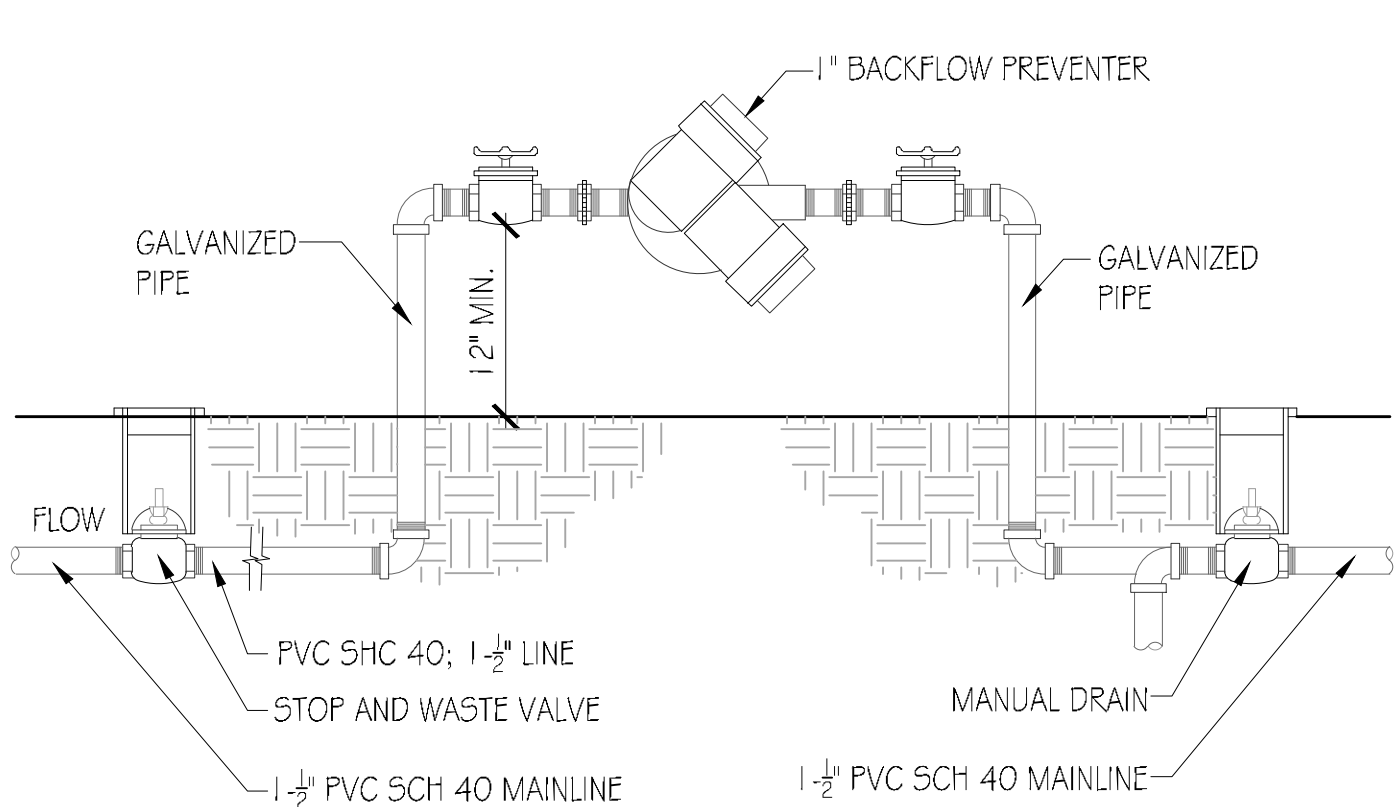
PLANTING PLAN

SHEET NUMBER:
L102

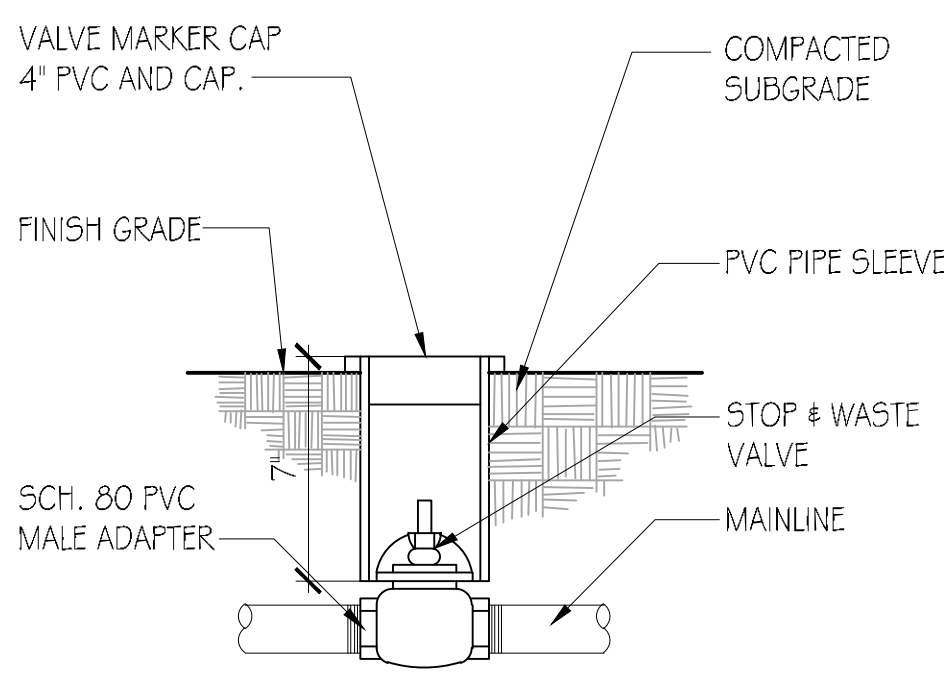
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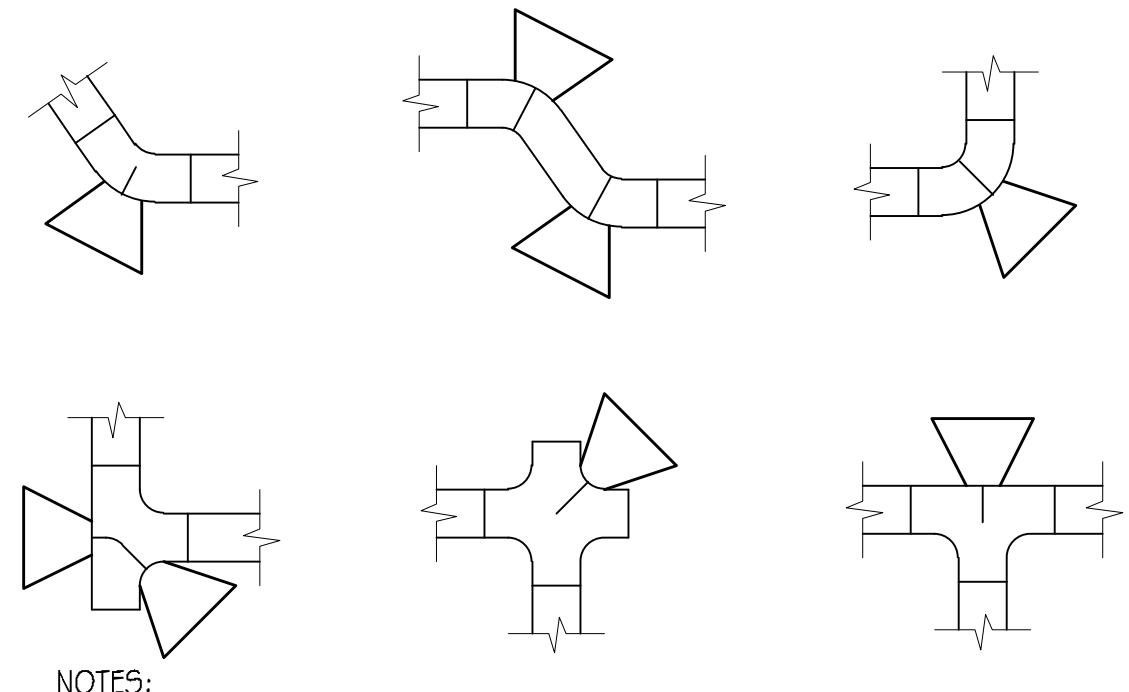
3 QUICK COUPLER VALVE
L101 SCALE: 1" = 1'-0"



2 BACKFLOW PREVENTER
L101 SCALE: N.T.S.

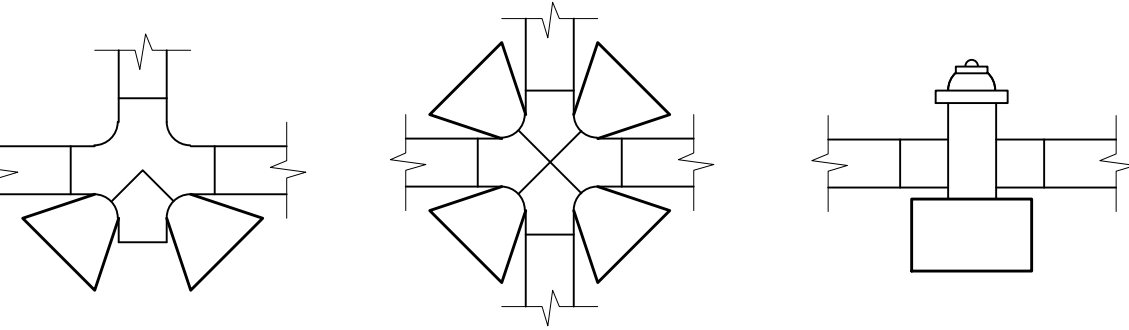


1 STOP & WASTE VALVE
L101 SCALE: N.T.S.



NOTES:

THE AREA OF BEARING PER THRUST BLOCK TO EQUAL THE FULL AREA SPECIFIED FOR THE LARGEST PIPE.



NOTES:

THE AREA OF BEARING PER THRUST BLOCK TO EQUAL 1/2 THE AREA SPECIFIED FOR THE LARGEST PIPE.

#4 REBAR 12" MIN. EMBEDMENT. ALL EXPOSED METAL TO BE COATED IN POLY FM GREASE #1 AND WRAPPED WITH POLYVINYL.

MINIMUM BEARING AREA IN SQUARE FEET									
FITTING SIZE	TEE, WYE, PLUG OR CAP	90° BEND PLUGGED CROSS	TEE PLUGGED ON RUN		45° BEND	22.5° BEND	1:1.25° BEND	45° VERT. BEND (CU. YDS.)	
			A1	A2					
4	1.4	1.9	1.9	1.4	1.0	1.0	1.0	1.0	
5	2.8	4.0	4.0	2.8	2.1	1.1	1.0	2.1	
8	4.8	6.8	6.8	4.8	3.7	1.9	1.0	3.6	
10	7.3	10.3	10.3	7.3	5.6	2.8	1.4	5.5	

VALUES LISTED ARE FOR 130 PSI TEST PRESSURE & 1733 PSF SOIL BEARING STRESS.

NOTES:

- CONCRETE THRUST BLOCKING TO BE POURED AGAINST UNDISTURBED EARTH OR STRUCTURAL BACK FILL APPROVED BY ARCHITECT.
- KEEP CONCRETE CLEAR OF JOINT AND ACCESSORIES
- ALL BURIED PIPING EXCEPT FLANGED, SCREWED, SOCKET WELD PVC OR WELDED STEEL PIPE SPECIFIED TO BE PRESSURE TESTED SHALL BE PROVIDED WITH CONCRETE THRUST BLOCKS AT ALL DIRECTION CHANGES UNLESS OTHERWISE NOTED.
- THRUST BLOCK SHALL NOT BE LOCATED OR SIZED TO ENCASE ADJACENT PIPES OF FITTINGS.

4 TYP. THRUST BLOCKING
L101 SCALE: 1-1/2" = 1'-0"

IRRIGATION KEYNOTES: —(X)

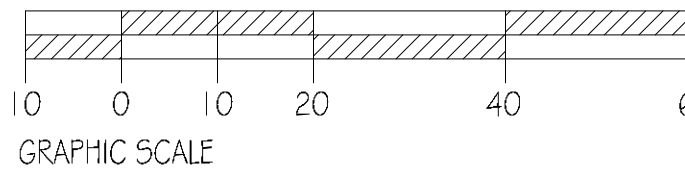
- IRRIGATION METER.
- 2" PVC IRRIGATION MAIN.
- IRRIGATION VALVES AND BACKFLOW PREVENTER.
- STOP & WASTE VALVE.
- SUBSURFACE IRRIGATION SYSTEM.
- IRRIGATION VALVE BOX.

GENERAL IRRIGATION NOTES:

- IRRIGATION SYSTEM IS DESIGN/BUILD. PROVIDE DESIGN TO ARCHITECT FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK.
- EXAMINE SITE TO DETERMINE ACCEPTANCE OF SUBGRADE AND LAYOUT. NOTIFY ARCHITECT OF DISCREPANCY PRIOR TO COMMENCING WORK.
- SPRINKLER HEADS, EQUIPMENT, VALVES, ETC. SHALL BE INSTALLED IN ACCORDANCE W/ MANUFACTURER'S INSTRUCTIONS AND DESIGN STANDARDS.
- DRAWINGS ARE DIAGRAMMATIC. IRRIGATION CONTRACTOR TO PROVIDE SHOP DRAWINGS SHOWING LOCATIONS AND SIZES OF VALVES, SHUT-OFFS, DRAIN VALVES, CONTROLLERS, EQUIP. AND PIPE SIZES.
- COORDINATE LOCATION OF SLEEVES WITH OTHER CONTRACTORS IN A TIMELY MANNER TO PLACE PRIOR TO CONSTRUCTION OF STRUCTURES AND PAVEMENTS.
- LOCATE DRAINS AT APPROPRIATE LOCATIONS, SHOW ON SHOP DRAWINGS. ENSURE POSITIVE DRAINAGE FOR ENTIRE SYSTEM.
- DESIGN SYSTEM BASED ON 25 GPM MAX. FLOW. VERIFY PRESSURE AND SIZE PIPING BASED ON FINDINGS.
- LOCATE HEADS NEXT TO WALKS MINIMUM OF 2' AND 1/4" BELOW SURFACE.
- MAIN LINES SHALL BE SCHEDULE 40 PVC. BURIED @ 1'6" BELOW GRADE. LATERAL SHALL BE SCHEDULE 40 PVC. BURIED @ 1'2" BELOW GRADE.
- PROVIDE 'AS BUILT' RECORD DRAWINGS.

SPRINKLER HEAD LEGEND

SYM.	DESCRIPTION	RADIUS
●	FULL SPRAY	12'
◐	HALF SPRAY	12'
⊗	QUARTER SPRAY	12'
⊙	VARIABLE ARC SPRAY	12'
▽	STRIP SPRAY	8'
▽	END SPRAY	8'
⊕	STOP & WASTE	
↯	BACKFLOW PREVENTER	
■	CONTROLLER	
⊗	CONTROL VALVE	
—	SLEEVE	
⓪	DRIP NOZZLE	



IRRIGATION PLAN
L101 SCALE: 1" = 20'-0"

OWNER: PINE CANYON LODGE
PROJECT: PINE VALLEY CONDOMINIUMS
LOCATION: 3567 NORDIC VALLEY WAY, EDEN, UTAH 84310
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IRRIGATION PLAN
SHEET NUMBER:
L101
DATE: 3/3/15