

THIS LANDSCAPE PLAN WAS DESIGNED TO MAINTAIN THE STANDARDS SET BY THE TRI-LAKES COMPREHENSIVE 2000, I-25 VISUAL OVERLAY TO PROTECT, PRESERVE & VISUALLY ENHANCE THE I-25 CORRIDOR.

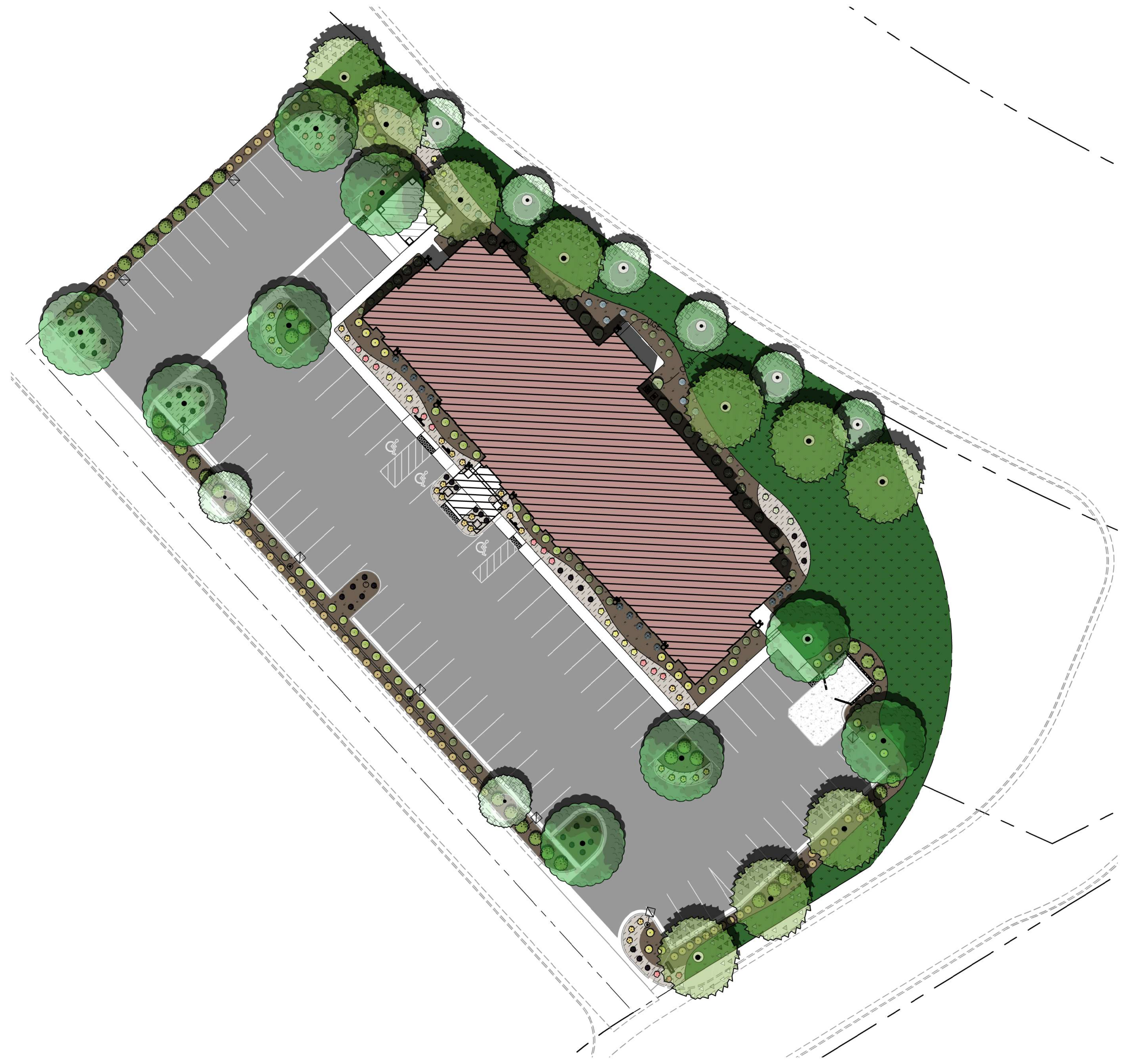


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DEVELOPER: SEGELKE REAL ESTATE, LLC

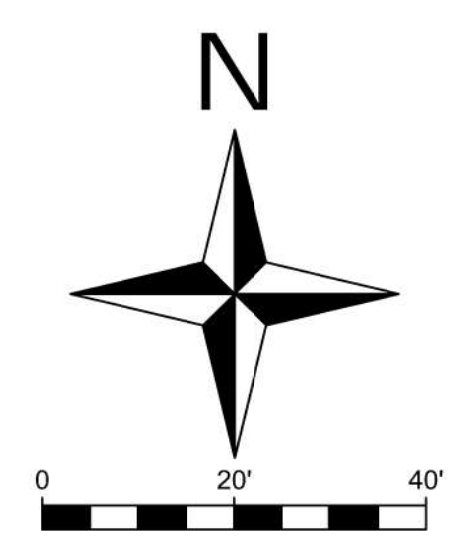
**COLORADO SPRINGS
MY PLACE HOTEL**

NEAR STRUTHERS ROAD &
GLENEAGLE GATE VIEW

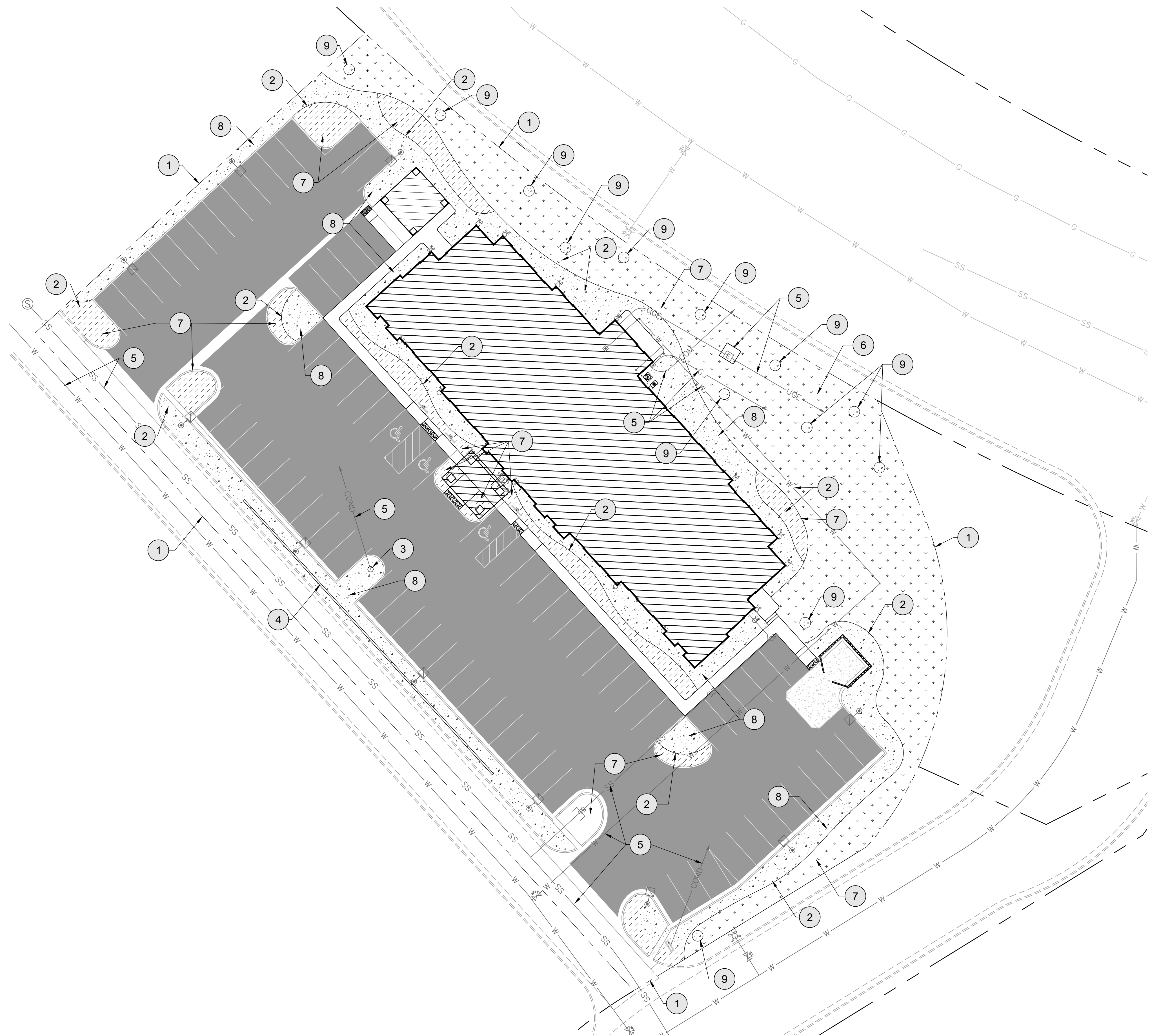


Rev.	Date	Comment

DRAWN BY: S. PEADEN
DESIGN BY: J. YOUNG
ORIG. ISSUE DATE: 7/25/17



LANDSCAPE
COVER
L-100



REFERENCE NOTES

SYMBOL	DESCRIPTION	QTY	DETAIL
1	PROPERTY LINE PER CIVIL DRAWINGS		
2	6" BLACK 14 GAUGE STEEL EDGING WITH 16" STAKES INSTALLED EVERY 30"	1/L-500	
3	FLAG POLE, SEE CIVIL DRAWINGS		
4	RETAINING WALL, SEE CIVIL DRAWINGS		
5	EXISTING/PROPOSED UTILITIES, SEE CIVIL DRAWINGS		
SYMBOL	DESCRIPTION	QTY	DETAIL
6	GRASS LAWN, SEE PLANTING PLAN	10,555 sf	
7	PLANTER BED WITH 3" OF 3/4" SIZE "MOUNTAIN GRANITE" ROCK FROM PIONEER SAND COMPANY. INSTALL DEWITT PRO 5 WEED FABRIC BENEATH ALL ROCK.	8,066 sf	
8	PLANTER BED WITH 3" OF 1" SIZE "NORTHERN RIVER ROCK" FROM PIONEER SAND COMPANY OVER DEWITT PRO 5 WEED FABRIC	2,981 sf	
9	TREE SAUCERS 48" DIAMETER AROUND TREES IN TURF AREAS WITH 3" DEPTH OF 3/4" "MOUNTAIN GRANITE" FROM PIONEER SAND COMPANY OVER DEWITT PRO 5 WEED FABRIC. SAUCER EDGING TO MATCH LANDSCAPE EDGING IN PLAN.		

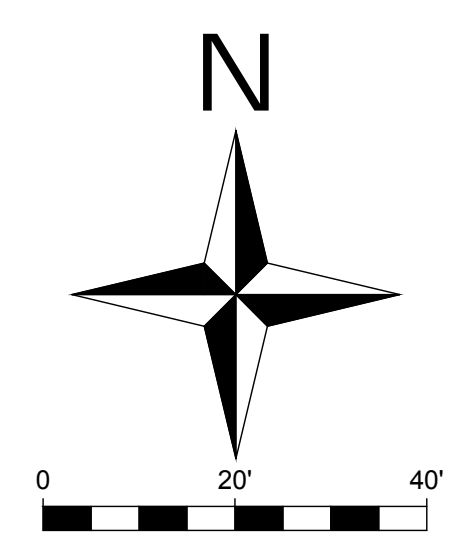
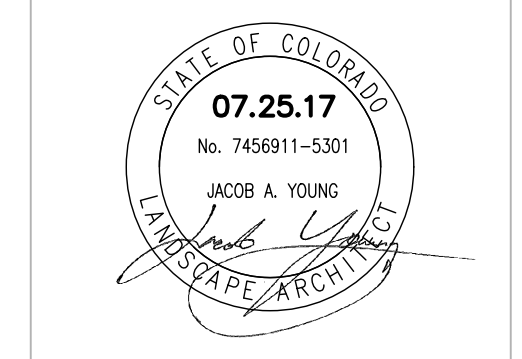
NOTES:
 ALL ROCK MULCH SHALL BE CLEANED AND FREE OF DIRT AND DEBRIS PRIOR TO PLACEMENT.

PROPOSED	EXISTING	
SD	SD	STORMDRAIN LINE
SS	SS	SANITARY SEWER LINE
W	W	WATER LINE
OHE	OHE	OVERHEAD ELECTRIC LINE
UGE	UGE	UNDERGROUND ELECTRIC LINE
COM	COM	COMMUNICATIONS LINE
G	G	GAS LINE
COND	COND	CONDUIT
		PROPERTY LINE
●	●	STORMDRAIN INLET
⊞	⊞	STORMDRAIN COMBINATION BOX
⊞	⊞	STORMDRAIN MANHOLE
⌘	⌘	DOWNSPOUT (ROOF DRAIN W/CONNECTION)
⌘	⌘	ROOFDRAIN (OUTLET TO LANDSCAPING)
⌘	⌘	CLEANOUT
⊞	⊞	SANITARY SEWER MANHOLE
⊞	⊞	ELECTRICAL/TRANSFORMER BOX
⊞	⊞	FIRE HYDRANT
⊞	⊞	WATER METER
⊞	⊞	WATER VALVE
⊞	⊞	SITE LIGHT



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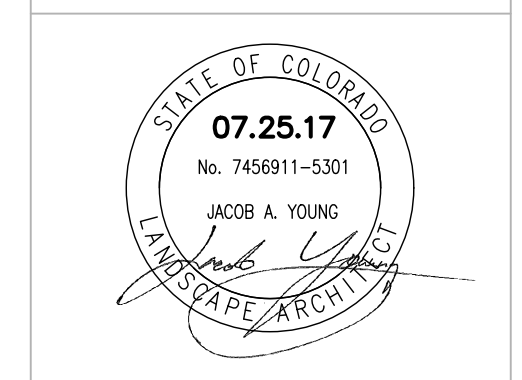


Landscape plan
 Project name

811 Know what's below.
 Call before you dig.

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Identify the category: Parking, Roadway (private and public), Internal, and zone district boundary (if applicable). The amount required for each category and the amount planted. Justify any shortages as an alternative landscape plan.

Please cross check the check list of items from the landscape plan list and place on the landscape plan. The list was emailed to you on 8-30-17

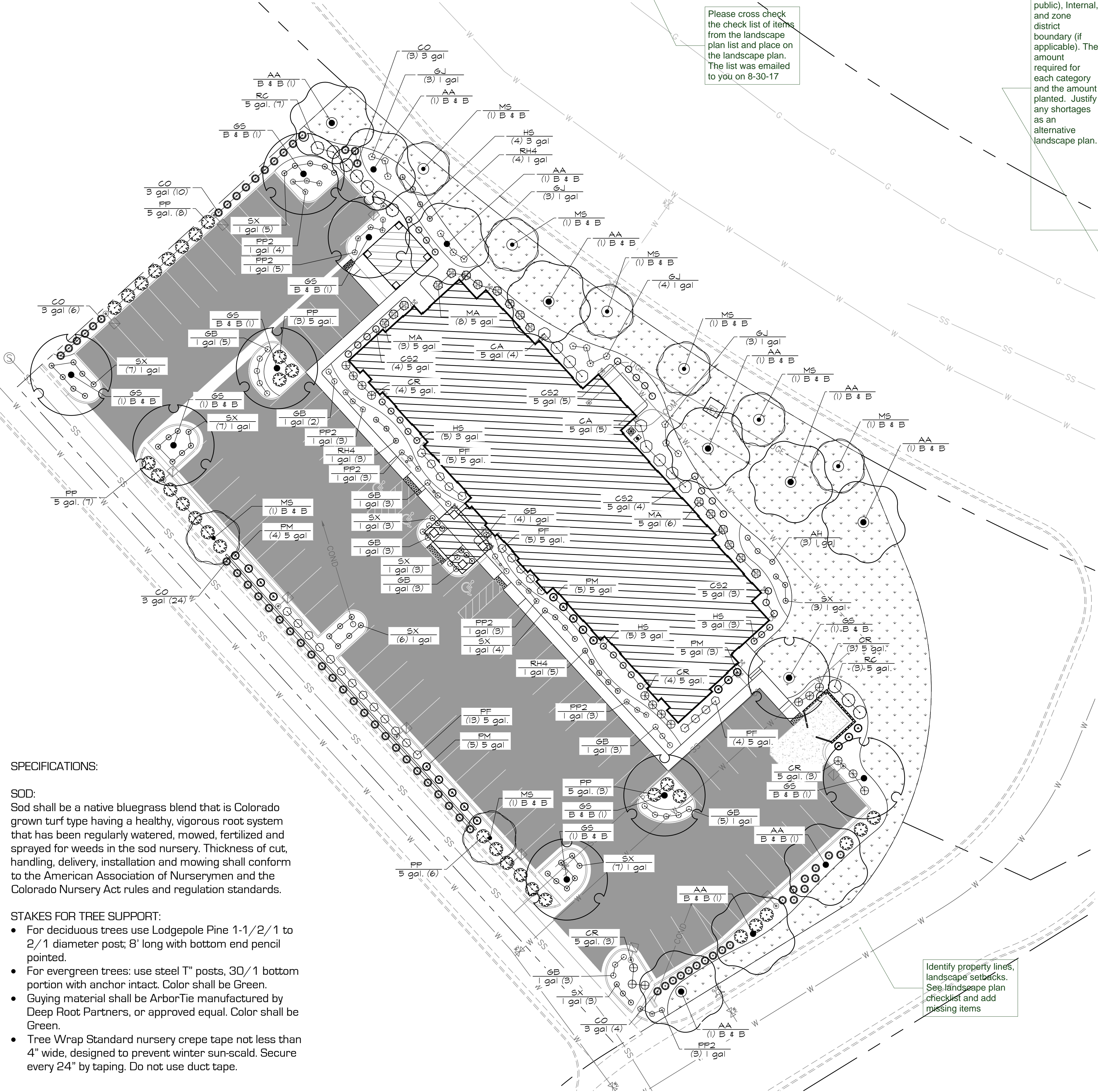
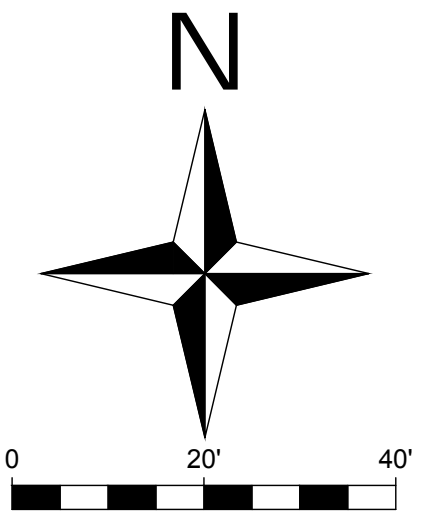
Identify property lines, landscape setbacks. See landscape plan checklist and add missing items

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL
AA	10		Acer x freemanii 'Autumn Blaze' / Freeman Maple	B & B	2.5"
GS	9		Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust	B & B	2.5"
MS	8		Malus x 'Spring Snow' / Spring Snow Crab Apple	B & B	2"
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	
CR	17		Chrysothamnus nauseosus / Rubber Rabbitbrush	5 gal.	
CA	9		Cornus alba 'Ivory Halo' TM / Tatarian Dogwood	5 gal.	
CS2	16		Cornus sericea 'Kelsey' / Kelsey Dogwood	5 gal.	
MA	17		Mahonia aquifolium 'Compacta' / Compact Oregon Grape	5 gal.	
PM	20		Pinus mugo 'Mops' / Mugo Pine	5 gal.	
PF	27		Potentilla fruticosa / Bush Cinquefoil	5 gal.	
PP	33		Prunus besseyi 'Pawnee Buttes' / Sand Cherry	5 gal.	
RC	10		Ribes alpinum 'Compacta' / Compact Alpine Currant	5 gal.	
ANNUALS/PERENNIALS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	
AH	3		Aquilegia x / Columbine	1 gal.	
GB	31		Gaillardia x grandiflora / Blanketflower	1 gal.	
GJ	13		Geranium x 'Johnson's Blue' / Johnson's Blue Geranium	1 gal.	
PP2	24		Penstemon eatonii / Firecracker Penstemon	1 gal.	
RH4	12		Rudbeckia hirta 'Denver Daisy' / Gloriosa Daisy	1 gal.	
SX	48		Salvia x sylvestris 'May Night' / Sage	1 gal.	
GRASSES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	
CO	62		Calamagrostis x acutiflora 'Overdam' / Overdam Feather Reed Grass	3 gal.	
HS	17		Helictotrichon sempervirens / Blue Oat Grass	3 gal.	
SOD/SEED	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	
PP4	10,555 sf		Poa pratensis / Kentucky Bluegrass	sod	

PROPOSED	EXISTING	
SD	SD	STORMDRAIN LINE
SS	SS	SANITARY SEWER LINE
W	W	WATER LINE
OHE	OHE	OVERHEAD ELECTRIC LINE
UGE	UGE	UNDERGROUND ELECTRIC LINE
COM	COM	COMMUNICATIONS LINE
G	G	GAS LINE
COND	COND	CONDUIT
		PROPERTY LINE

- STORMDRAIN INLET
- ⊕ STORMDRAIN COMBINATION BOX
- ⊙ STORMDRAIN MANHOLE
- ⌘ DOWNSPOUT (ROOF DRAIN W/CONNECTION)
- ⌘ ROOFDRAIN (OUTLET TO LANDSCAPING)
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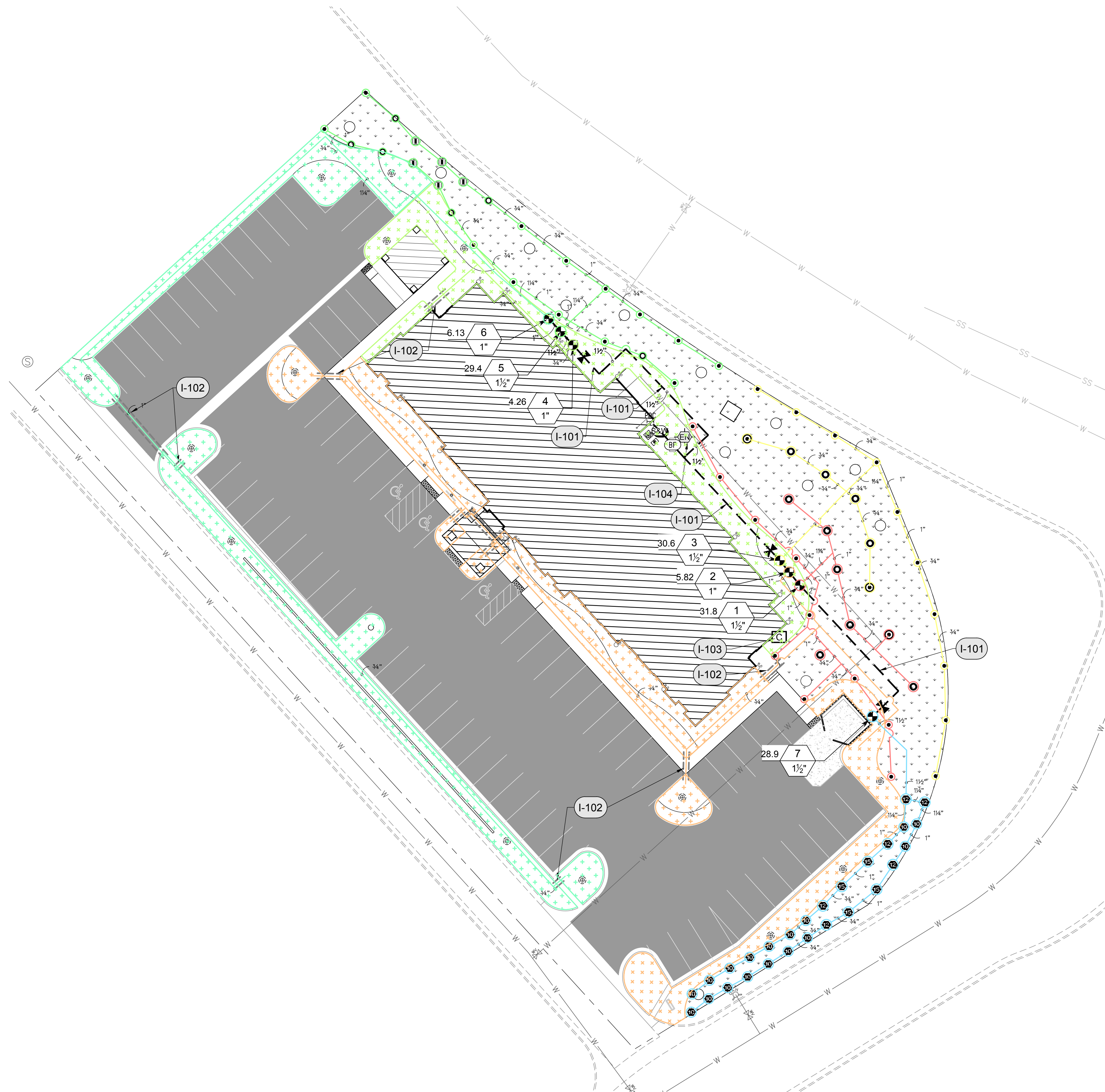


SPECIFICATIONS:

SOD:
 Sod shall be a native bluegrass blend that is Colorado grown turf type having a healthy, vigorous root system that has been regularly watered, mowed, fertilized and sprayed for weeds in the sod nursery. Thickness of cut, handling, delivery, installation and mowing shall conform to the American Association of Nurserymen and the Colorado Nursery Act rules and regulation standards.

STAKES FOR TREE SUPPORT:

- For deciduous trees use Lodgepole Pine 1-1/2/1 to 2/1 diameter post; 8' long with bottom end pencil pointed.
- For evergreen trees: use steel T" posts, 3D/1 bottom portion with anchor intact. Color shall be Green.
- Guying material shall be ArborTie manufactured by Deep Root Partners, or approved equal. Color shall be Green.
- Tree Wrap Standard nursery crepe tape not less than 4" wide, designed to prevent winter sun-scald. Secure every 24" by taping. Do not use duct tape.

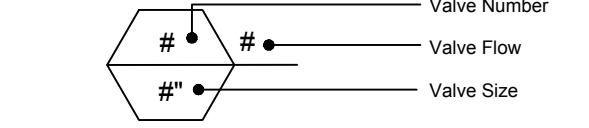


IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
	Rain Bird 1806 10 Series MPR Turf Spray 6.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet.	17	30	3/L-501
	Rain Bird 1806 12 Series MPR Turf Spray 6.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet.	6	30	3/L-501
	Rain Bird 1806 15 Series MPR Turf Spray 6.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet.	4	30	3/L-501
	Rain Bird R-1318 RD-06-SAM-P45 Turf Rotator, 13'-18" Rotary Stream, w/RD-00 turf spray body on 6.0" pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2" NPT Female Threaded Inlet.	10	40	3/L-501
	Rain Bird R-1724 RD-06-SAM-P45 Turf Rotator, 17'-24" Rotary Stream, w/RD-00 turf spray body on 6.0" pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2" NPT Female Threaded Inlet.	3	40	3/L-501
	Rain Bird RVAN18 RD-06-SAM-P45 Turf Rotator, 13'-18" Hand Adjustable Rotary Stream, w/RD-00 turf spray body, 6.0" Pop-Up. With Seal-A-Matic Check Valve and 45 psi in-stem pressure regulation.	44	40	3/L-501

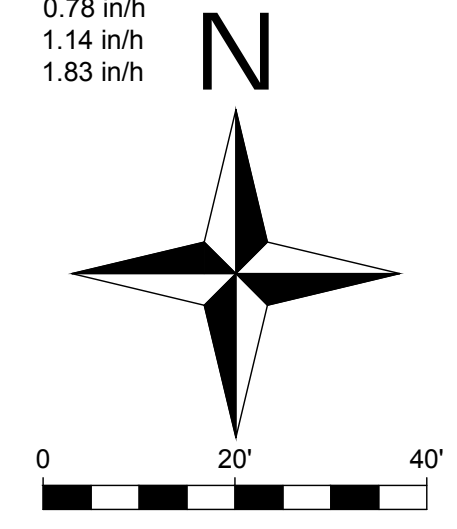
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	Rain Bird XCZ-100-PRB-COM Wide Flow Drip Control Kit for Commercial Applications. 1" Ball Valve with 1" PESB Valve and 1" Pressure Regulating 40psi Quick-Check Basket Filter. 0.3gpm to 20gpm.	3	6/L-502
	4' Tree Ring Drip Line Rain Bird XFD-P-04-12 drip line formed into concentric circles spaced 12" apart to a maximum of 4' radius.	14	3/L-502
	Area to Receive Drip Emitters Rain Bird XB-PC Single Outlet, Pressure Compensating Drip Emitters. Flow rates of 0.5gph=blue, 1.0gph=black, and 2.0gph=red. Comes with a self-piercing barb inlet x barb outlet. Emitter Notes: 1.0 GPH emitters (2 assigned to each 1 gal plant) 2.0 GPH emitters (2 assigned to each 3 gal plant) 2.0 GPH emitters (2 assigned to each 5 gal plant)	10,859 s.f.	5/L-502

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	Rain Bird PGA Globe 1", 1-1/2", 2" Electric Remote Control Valve, Globe.	4	5/L-501
	Isolation Ball Valve PBVL-200S 2 in Plastic Ball Valve Lever Handle Slip 2" Plastic Ball Valve (Slip) Grey Schedule 80 PVC Maximum pressure: 80 psi Industrial grade, maintenance free sealed unit and compact design. Single handle design for low operating torque.	3	6/L-501
	Zum 375 1-1/2" Reduced Pressure Principle Assembly. Sizes 1/2", 3/4", 1", 1-1/4", 1-1/2", 2".	1	2/L-502
	Rain Bird ESP4ME with (2) ESP-SM3 10 Station, Hybrid Modular Outdoor Controller. For Residential or Light Commercial Applications.	1	1/L-502
	V.I.T. Products SBBC-30AL Low profile backflow enclosure, with marine grade aluminum. 30"L, 30"H, 16.25"W (76.2cm L, 76.2cm H, 41.275cm W).	1	4/L-502
	Stop & Waste Valve	1	4/L-501
	Point of Connection 1-1/2" POINT OF CONNECTION AT BUILDING, SEE MECHANICAL PLANS.	1	
	Irrigation Lateral Line: PVC Schedule 40	2,227 l.f.	1/L-501
	Irrigation Mainline: PVC Class 200 SDR 21	246.0 l.f.	1/L-501
	Pipe Sleeve: PVC Schedule 40	100.5 l.f.	2/L-501



VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	PSI	PSI @ POC	PRECIP
1	Rain Bird PGA Globe	1-1/2"	Turf Rotary	31.79	45.45	58.96	0.52 in/h
2	Rain Bird XCZ-100-PRB-COM	1"	Area for Drip Emitters	5.82	27.34	39.40	1.07 in/h
3	Rain Bird PGA Globe	1-1/2"	Turf Rotary	30.56	46.07	59.27	0.53 in/h
4	Rain Bird XCZ-100-PRB-COM	1"	Area for Drip Emitters	4.26	24.36	36.41	0.91 in/h
5	Rain Bird PGA Globe	1-1/2"	Turf Rotary	29.38	45.63	59.36	0.78 in/h
6	Rain Bird XCZ-100-PRB-COM	1"	Area for Drip Emitters	6.13	28.22	40.35	1.14 in/h
7	Rain Bird PGA Globe	1-1/2"	Turf Spray	28.88	36.14	50.44	1.83 in/h



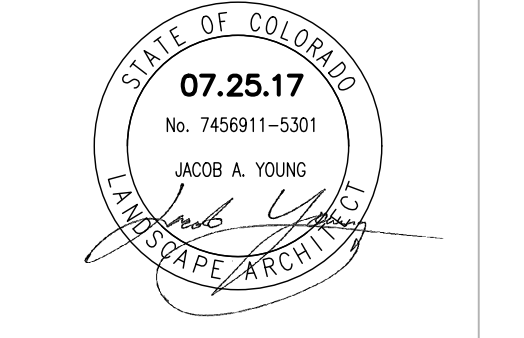
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COLORADO SPRINGS
MY PLACE HOTEL
NEAR STRUTHERS ROAD &
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IRRIGATION PLAN
L-200

LANDSCAPE NOTES & SPECIFICATIONS:

GENERAL NOTES:

1. THE CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING UTILITY LINES PRIOR TO ANY SITE WORK, IRRIGATION AND LANDSCAPE WORK; CONTRACTOR SHALL REPORT ANY CONFLICTS TO THE OWNERS REPRESENTATIVE.
2. THE CONTRACTOR(S) AND SUBCONTRACTORS ARE 100% RESPONSIBLE FOR ANY DAMAGE OCCURRED BY CONTRACTOR/SUBCONTRACTORS TO BUILDINGS, VEHICLES, TREES, SIDEWALKS, CURBS, DRIVES, UTILITIES AND ALL PROPERTY OF THE OWNER. IF ANY DAMAGE OCCURS TO THE OWNER'S BUILDINGS, SITE, LANDSCAPE, AND PROPERTY THE CONTRACTOR MUST REPORT IT IMMEDIATELY AND WORK OUT A SOLUTION WITH OWNER'S REP.
3. TIME IS OF THE ESSENCE AND THE OWNER IS RELYING ON THE LANDSCAPING TO BE COMPLETED IN A PROFESSIONAL AND TIMELY MANNER TO PROMOTE BUSINESS.
4. CONTRACTOR IS TO REVIEW PLANS, VERIFY SITE CONDITIONS AND PLANT QUANTITIES PRIOR TO INSTALLATION. CONFLICTS BETWEEN THE SITE AND THESE PLANS OR WITHIN THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO LANDSCAPE INSTALLATION. ANY DEVIATION FROM THE PLANS OR SPECIFICATIONS MUST HAVE WRITTEN APPROVAL FROM THE OWNER'S REPRESENTATIVE.

PLANTING NOTES:

5. THE PLANTING PLAN IS DIAGRAMMATIC, AND ALL PLANT LOCATIONS ARE APPROXIMATE. IF NECESSARY ADJUST PLANTING LOCATION TO ACCOMMODATE UTILITIES AND OTHER UN-FORESEEN OBSTACLES.
6. PLANT SYMBOLS TAKE PRECEDENCE OVER PLANT QUANTITIES SPECIFIED ON PLANT SCHEDULE.
7. THE CONTRACTOR SHALL VERIFY PLANT QUANTITIES AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN QUANTITIES AND SYMBOLS SHOWN.
8. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT, SOLAR NEEDS, WATER NEEDS, AND CULTURE ONLY AS APPROVED BY THE OWNERS REP.
9. PRIOR TO PLANTING, THE IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL AND ALL PLANTING AREAS SHALL BE MOISTENED BEFORE PLANTINGS.
10. ALL GRASS SEED AREAS SHALL RECEIVE A MINIMUM OF SIX (6) INCHES OF IMPORTED TOPSOIL AND TEN (10) INCHES IN PLANTING BEDS. ALL TOPSOIL USED ON THIS PROJECT SHALL MEET THE FOLLOWING CRITERIA:
 - 10.1. pH: 5.5 - 8.0
 - 10.2. MINIMUM 1% PERCENT ORGANIC MATTER
 - 10.3. TEXTURE (PARTICLE SIZE PER USDA SOIL CLASSIFICATION): SAND: <70%, CLAY: <30%
 - 10.4. SILT: = BALANCE
 - 10.5. STONE FRAGMENTS (GRAVELS OR ANY SOIL PARTICLE GREATER THAN 2 MM IN SIZE): <5% (BY VOLUME)
11. IN ADDITION, THE SOIL SHALL BE FERTILE, FRIABLE, NATURAL LOAM AND SHALL BE CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. IT SHALL BE FREE OF STONES, LUMPS, CLODS OF HARD EARTH, PLANTS OR THEIR ROOTS, STICKS AND OTHER EXTRANEOUS MATTER. THE SOIL SHALL CONTAIN NO NOXIOUS WEEDS NOR THEIR SEEDS. IT SHALL NOT BE USED FOR PLANTING OPERATIONS WHILE IN A FROZEN OR MUDDY CONDITION.
12. THE FOLLOWING PROCEDURES SHALL BE FOLLOWED IN PLACING ALL TOPSOIL:
 - 12.1. SUB-GRADE MATERIAL SHALL BE ROUGH GRADED TO PLUS OR MINUS 0.1 FEET OF A FINAL ROUGH GRADE WHICH WILL ALLOW THE CONTRACTOR TO ACHIEVE FINAL FINISH GRADE THROUGH THE INSTALLATION OF IMPORTED TOPSOIL.
 - 12.2. SCARIFY SURFACE OF SUB-GRADE TO A TWO (2) INCH DEPTH TO PROVIDE TRANSITION ZONE BETWEEN SUB-GRADE AND TOPSOIL. PLACE TOPSOIL ON SUB-GRADE AND FINE GRADE TO FINAL FINISH GRADE AND TOPSOIL DEPTHS AS INDICATED ON THE DRAWINGS AND IN THESE NOTES.
 - 12.3. FINISH GRADE TO BE 1" BELOW TOP OF CURB OR WALK FOR TURF AREAS, 2" FOR PLANTER BEDS.
 - 12.4. LANDSCAPE CONTRACTOR SHALL MAINTAIN A MINIMUM 3% DRAINAGE AWAY FROM ALL BUILDINGS, STRUCTURES, AND WALLS. FINISHED GRADES SHALL BE SMOOTHED TO ELIMINATE STANDING WATER, UNLESS SPECIFIED ON GRADING PLAN (SEE CIVIL SET).
 - 12.5. ALL FINISHED GRADES SHALL BE APPROVED BY THE OWNER/OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION OF ANY PLANT MATERIALS.
13. CONTRACTOR SHALL HAVE THE OWNERS REP. APPROVE PLANT MATERIAL SIZE AND QUALITY PRIOR TO INSTALLATION. ANY PLANTS WHICH ARE NOT TRUE TO FORM, APPEAR STRESSED OR UNHEALTHY, INFESTED WITH PESTS, OR UNDERSIZED FOR THEIR CONTAINERS SHALL BE REJECTED.
14. PLANT MATERIAL SHALL NOT BE ROOT BOUND. THREE (3) GALLON PLANTS AND LARGER SHALL HAVE BEEN GROWN IN CONTAINERS FOR A MINIMUM OF SIX (6) MONTHS UP TO A MAXIMUM OF TWO (2) YEARS. PLANTS SHALL EXHIBIT HEALTHY GROWTH AND BE FREE OF DISEASES AND PESTS. BARE ROOT MAY BE USED WHEN APPROVED BY OWNERS REP.
15. ALL TREES SHALL BE 2" CALIPER SIZE MEASURED 48" ABOVE THE GROUND.
16. PLANTS SHALL NOT BE PLACED WITHIN TWELVE (12) INCHES OF SPRINKLER HEADS.
17. PLANTING PROCEDURES FOR ALL PLANT MATERIALS, ESPECIALLY TREES, SHALL BE AS FOLLOWS:
 - 17.1. DIG PLANTING HOLE THREE (3) TIMES THE WIDTH OF THE ROOT BALL, AND SAME DEPTH AS THE ROOT BALL. DEPTH, SIDES OF HOLE SHOULD BE ROUGHENED AND NOT SMOOTH OR SLOULPTED.
 - 17.2. FOR CONTAINER PLANTS, REMOVE CONTAINER AND PLACE ROOT BALL IN CENTER OF HOLE, WITH ROOT BALL RESTING ON UNDISTURBED SOIL. ROOT CROWN OR COLLAR SHALL BE AT OR JUST ABOVE FINISHED GRADE.
 - 17.3. FOR BALLED AND BURLAP PLANTS, PLACE ROOT BALL IN CENTER OF HOLE AND RESTING ON UNDISTURBED GROUND. CUT AND REMOVE WIRE BASKET AND BURLAP OR OTHER WRAPPING MATERIAL FROM ROOT BALL THIS MAY BE DONE WITH ROOT BALL IN HOLE. BURLAP OR WIRE PIECES UNDERNEATH THE ROOT BALL MAY BE LEFT IF THEY CANNOT BE REMOVED. DO NOT FOLD BURLAP OVER, BUT CUT AWAY AS MUCH AS POSSIBLE WITHOUT DISTURBING ROOT BALL. BACKFILL BOTTOM THIRD (1/3) OF HOLE AS WIRE AND BURLAP ARE REMOVED.
 - 17.4. PLACE PLANT IN THE HOLE AND BACKFILL TO HALFWAY POINT AND PLACE AGRIFORM PLANTING TABLETS IN THE HOLE ABOUT 1-2 INCHES AWAY FROM THE ROOT TIPS. DO NOT PLACE TABLETS IN THE BOTTOM OF THE PLANTING HOLE. SEE DETAIL AND CHART FOR SUGGESTED APPLICATION RATES.
 - 17.5. FINISH FILLING THE HOLE AROUND THE PLANT TO GRADE LEVEL.
 - 17.6. THOROUGHLY WATER PLANT, THEN COMPLETE BACKFILLING THE HOLE. FORM A WATERING BASIN AROUND THE PLANT AND THOROUGHLY WATER AGAIN.
 - 17.7. MONITOR ALL PLANTS TO INSURE THAT NO SETTLING OCCURS.
18. THE LANDSCAPE CONTRACTOR SHALL LEAVE SITE IN A CLEAN CONDITION, REMOVING ALL UNUSED MATERIAL, TRASH AND TOOLS.
19. AT SUBSTANTIAL COMPLETION OF ALL WORK OUTLINED IN THESE PLANS, THE LANDSCAPE CONTRACTOR SHALL CONTACT OWNER AND ARRANGE FOR A WALK THROUGH. SUBSTANTIAL COMPLETION SHALL BE DEFINED AS COMPLETION OF ALL WORK OUTLINED IN THE PLANS AND SPECIFICATIONS WITH THE EXCEPTION OF FINAL CLEAN UP AND DEMOBILIZATION. WORK MUST BE FULLY COMPLETED ACCORDING TO ALL PLANS, NOTES, AND SPECIFICATIONS AND EXHIBIT PROFESSIONAL WORKMANSHIP. A MAINTENANCE PERIOD WILL BEGIN ON THE DATE OF ACCEPTANCE OF SUBSTANTIAL COMPLETION BY OWNER.
20. LANDSCAPE CONTRACTOR TO PROVIDE DETAILED AS BUILT DRAWINGS TO OWNERS REPRESENTATIVE UPON COMPLETION OF LANDSCAPE PLANTING. THE DRAWING TO SHOW LOCATION OF: BUILDING, HARDSCAPES, AND ALL PLANT MATERIAL (TREES, SHRUBS, GRASSES, PERENNIALS AND OTHERS). THE AS-BUILT DRAWINGS MUST USE THE BOTANIC NAMES OF SPECIES INSTALLED. THE CONTRACTOR MUST REVIEW THE AS-BUILT DRAWINGS WITH OWNERS REPRESENTATIVE PRIOR TO COMPLETION OF PROJECT.
21. LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS UNTIL PROJECT COMPLETION AS DETERMINED BY THE OWNERS REP. TURF SHALL BE CONSIDERED FULLY ESTABLISHED WHEN GRASS STANDS COME IN UNIFORM AND THICK, WITH NO BARE OR THIN SPOTS, AND ROOTS HAVE BEGUN TO SPREAD AND KNIT TOGETHER. NO WEEDS SHALL BE ALLOWED IN THE GRASS. THE MAINTENANCE WORK REQUIRED SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
 - 22.1. DAILY WATERING OF ALL PLANT MATERIAL.
 - 22.2. WEEDING AND REMOVAL OF ALL WEEDS FROM GROUND COVER AND PLANTING AREAS.
 - 22.3. REPLACEMENT OF ANY DEAD, DYING, OR DAMAGED TREES, SHRUBS OR GROUND COVER.
 - 22.4. FILLING AND REPLANTING OF ANY LOW AREAS WHICH MAY CAUSE STANDING WATER.
 - 22.5. ADJUSTING OF SPRINKLER HEAD HEIGHTS AND WATERING PATTERNS.
 - 22.6. FILLING AND RE-COMPACTION OF ERODED AREAS, ALONG WITH ANY REQUIRED RE-SEEDING AND/OR RE-PLANTING.
 - 22.7. GRASS SHALL BE MOWED WHEN BLADES REACH THREE (3) INCHES TALL. NO MORE THAN ONE THIRD (1/3) OF THE BLADE SHALL BE REMOVED PER CUTTING. CUTTING FREQUENCY SHALL BE ONCE EVERY FIVE (5) TO SEVEN (7) DAYS.
 - 22.8. WEEKLY REMOVAL OF ALL TRASH, LITTER, CLIPPINGS AND ALL FOREIGN DEBRIS.
22. CONTRACTOR TO FERTILIZE TREES, SHRUBS, PERENNIALS AND GRASSES WITH MILLERS A TO Z MIX ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
23. PLANT QUALITY AT OR BELOW THE SOIL LINE:

- 24.1. A MINIMUM OF THREE STRUCTURAL ROOTS REASONABLY DISTRIBUTED AROUND THE TRUNK SHALL BE FOUND IN EACH PLANT. PLANTS WITH STRUCTURAL ROOTS ON ONLY ONE SIDE OF THE TRUNK (J ROOTS) SHALL BE REJECTED.
- 24.2. THE ROOT CROWN MUST NOT BE MORE THAN TWO INCHES BELOW THE SOIL LINE. THE TOP TWO STRUCTURAL ROOTS SHALL BE NO MORE THAN TREE INCHES BELOW THE SOIL LINE WHEN MEASURED FOUR INCHES RADIAL TO THE TRUNK. THE TOP OF THE OTHER STRUCTURAL ROOT SHALL BE NO GREATER THAN FIVE INCHES BELOW THE SOIL LINE WHEN MEASURED FOUR INCHES RADIAL TO THE TRUNK. THE GROWER MAY REQUEST A MODIFICATION TO THIS REQUIREMENT FOR SPECIES WITH ROOTS THAT RAPIDLY DESCEND, PROVIDED THAT THE GROWER REMOVES ALL CIRCLING ROOTS ABOVE THE STRUCTURAL ROOTS ACROSS THE TOP OF THE STRUCTURAL ROOTS.
- 24.3. THE ROOT SYSTEM SHALL BE REASONABLY FREE OF ROOT DEFECTS INCLUDING POTENTIALLY STEM-GIRDLING ROOTS ABOVE THE ROOT COLLAR AND MAIN STRUCTURAL ROOTS, VERTICAL ROOTS, AND/OR KINKED ROOTS FROM NURSERY PRODUCTION PRACTICES, INCLUDING ROOTS ON THE INTERIOR OF THE ROOT BALL.
- 24.3.1. REASONABLE AND REASONABLY - WHEN USED IN THIS SPECIFICATION RELATIVE TO PLANT QUALITY - ARE INTENDED TO MEAN THAT THE CONDITIONS CITED WILL NOT AFFECT THE ESTABLISHMENT OR LONG-TERM STABILITY, HEALTH, OR GROWTH OF THE PLANT. THIS SPECIFICATION RECOGNIZES THAT IT IS NOT POSSIBLE TO PRODUCE PLANTS FREE OF ALL DEFECTS AND THAT SOME DECISIONS CANNOT BE TOTALLY BASED ON MEASURED FINDINGS, SO PROFESSIONAL JUDGEMENT IS REQUIRED. IN CASES OF DIFFERING OPINION, THE LANDSCAPE ARCHITECT SHALL DETERMINE WHEN CONDITIONS WITHIN THE PLANT ARE JUDGED AS REASONABLE.
- 24.3.2. THE FINAL PLANT GROWER SHALL BE RESPONSIBLE FOR CERTIFYING THAT THE PLANTS HAVE BEEN ROOT PRUNED AT EACH STEP IN THE PLANT PRODUCTION PROCESS TO REMOVE STEM-GIRDLING ROOTS AND KINKED ROOTS, OR SHALL ENSURE THAT THE PREVIOUS LINER PRODUCTION SYSTEM USED OTHER PRACTICES THAT PRODUCE A ROOT SYSTEM THROUGHOUT THE ROOT BALL THAT MEETS THESE SPECIFICATIONS, REGARDLESS OF THE WORK OF PREVIOUS GROWERS. THE PLANT'S ROOT SYSTEM SHALL BE MODIFIED AT THE FINAL PRODUCTIONS STAGE TO PRODUCE THE REQUIRED PLANT ROOT QUALITY. THE FINAL GROWER SHALL CERTIFY IN WRITING THAT ALL PLANTS ARE REASONABLY FREE OF ROOT DEFECTS AS DEFINED IN THIS SPECIFICATION AND THAT THE TREE HAS BEEN GROWN AND HARVESTED TO PRODUCE A PLANT THAT MEETS THESE SPECIFICATIONS.
- 24.4. ALL PLANTS MAY BE INSPECTED AT THE SUPPLIER'S NURSERY. THE LANDSCAPE ARCHITECT MAY MAKE INVASIVE INSPECTION OF THE ROOT BALL AS NEEDED TO VERIFY THAT PLANTS MEET THE REQUIREMENTS. INSPECTIONS OF CONTAINER TREES MAY REQUIRE RANDOM CUTTING INTO THE INTERIOR ROOT BALL OF UP TO 2 PERCENT BUT NOT FEWER THAN TWO TREES OF EACH TYPE OF TREE IN A CONTAINER AT EACH SOURCE NURSERY. SUCH CUTTING AND INSPECTION MAY RENDER THE CONTAINER TREE UNSUITABLE FOR PLANTING. FINDINGS OF THE ROOT INSPECTIONS SHALL BE CONSIDERED AS REPRESENTATIVE OF ALL TREES OF THAT TYPE FROM THAT SOURCE.
- 24.5. CONTAINER-GROWN PLANTS, IN ADDITION TO THE ABOVE REQUIREMENTS, SHOULD COMPLY WITH THE FOLLOWING:
 - 24.5.1. CONTAINER-GROWN PLANTS MAY BE PERMITTED ONLY WHEN INDICATED ON THE DRAWING OR THIS SPECIFICATION.
 - 24.5.2. CONTAINER-GROWN STOCK SHALL HAVE BEEN GROWN IN A CONTAINER LONG ENOUGH FOR THE ROOT SYSTEM TO HAVE DEVELOPED
 - 24.6. SUFFICIENTLY TO HOLD ITS POTTING MEDIUM TOGETHER BUT NOT SO LONG AS TO HAVE DEVELOPED ROOTS THAT ARE MATTED OR CIRCLING AROUND THE EDGE OR INTERIOR OF THE ROOT MASS. PLANTS SHALL HAVE BEEN ROOT PRUNED AT EACH CHANGE IN CONTAINER SIZE.
 - 24.6.1. PLANTS THAT FAIL TO MEET ANY OF THE ABOVE REQUIREMENTS SHALL BE MODIFIED TO CORRECT DEFICIENCIES IF APPROVED BY THE LANDSCAPE ARCHITECT. MODIFICATION SHALL INCLUDE THE FOLLOWING:
 - 24.6.1.1. SHAVING ALL CIRCLING ROOTS ON THE EXTERIOR OF THE ROOT MASS DEEP ENOUGH SO THAT ALL CUT ROOTS ENDS ARE ROUGHLY RADIAL TO THE TRUNK.
 - 24.6.1.2. REMOVAL OF ALL ROOTS ABOVE THE TOP OF THE MAIN STRUCTURAL ROOTS AND TRUNK FLARE INCLUDE ANY ROOTS THAT ARE IMPRINTS FROM PREVIOUS SMALLER CONTAINERS. (THE ABOVE MODIFICATIONS SHALL NOT BE CAUSE TO ALTER THE WARRANTY PROVISIONS OF THIS SPECIFICATION.)

TREE STAKING:

31. LANDSCAPE CONTRACTOR TO PROVIDE BID TO STAKE UP TO 50% OF TREES.
32. THE OWNER/OWNERS REPRESENTATIVE SHALL HAVE THE AUTHORITY TO REQUIRE THAT TREES ARE STAKED OR TO REJECT STAKING AS AN ALTERNATIVE WAY TO STABILIZE THE TREE.
33. TREES THAT REQUIRE HEAVILY MODIFIED ROOT BALLS TO MEET THE ROOT QUALITY STANDARDS MAY BECOME UNSTABLE. THE OWNER/OWNERS REP MAY CHOOSE TO REJECT THESE TREES RATHER THAN UTILIZE STAKING TO TEMPORARILY SUPPORT THE TREE.
34. STAKES SHALL BE LODGE POLE STAKES FREE OF KNOTS AND OF DIAMETERS AND LENGTHS APPROPRIATE TO THE SIZE OF PLANT AS REQUIRED TO ADEQUATELY SUPPORT THE PLANT.
35. PLANTS SHALL STAND PLUMB AFTER STAKING.
36. REMOVE TREE STAKING AFTER THE FIRST FULL GROWING SEASON UNLESS DIRECTED BY THE OWNER/OWNERS REP.

ROCK:

36. PLANTER BEDS RECEIVING ROCK SHALL RECEIVE 3" OF 1" SIZE "MOUNTAIN GRANITE" ROCK OR "NORTHERN RIVER ROCK" PER PLAN INSTALLED OVER DEWITT PRO 5 WEED FABRIC.

WEED FABRIC:

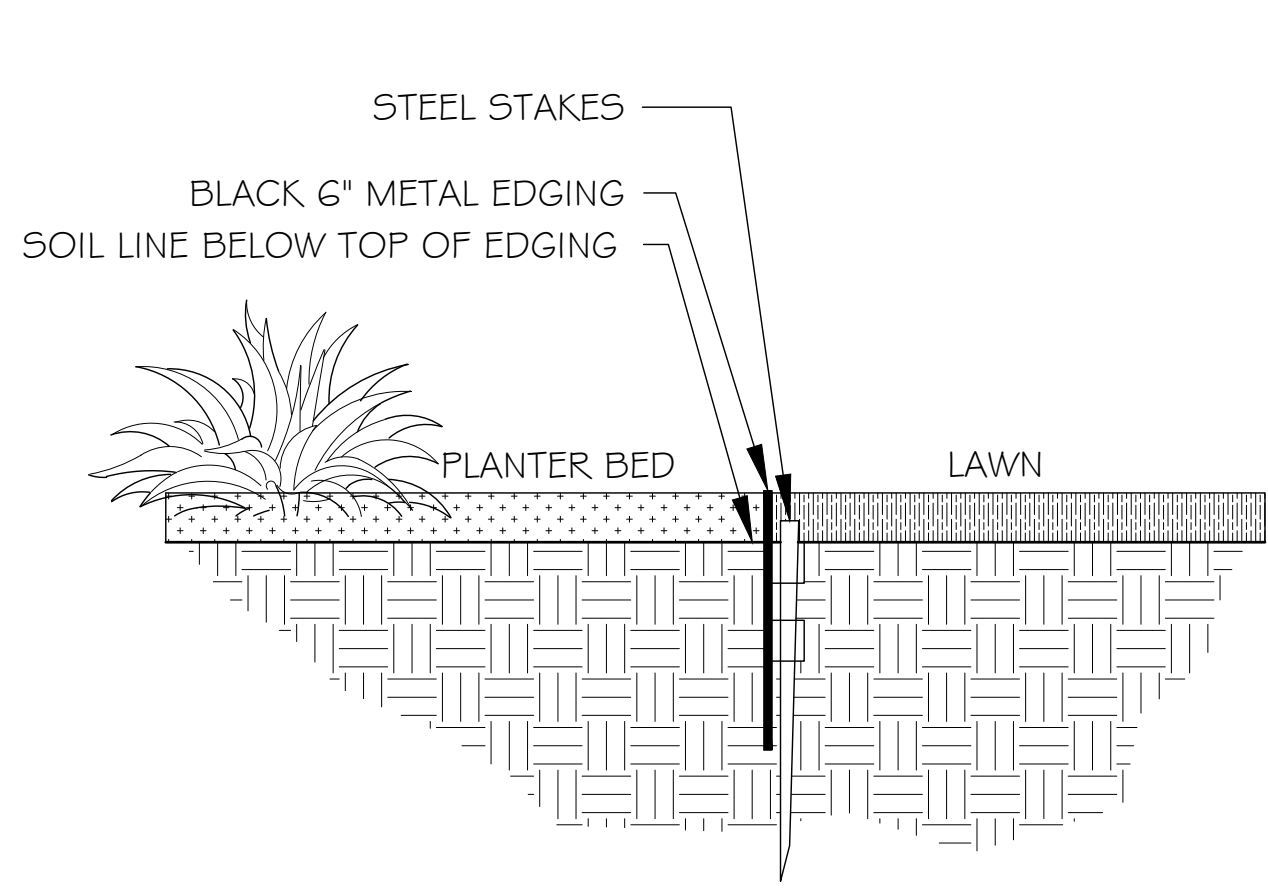
37. ALL PLANTER BED AREAS INCLUDING MULCH OR ROCK SHALL RECEIVE WEED BARRIER FABRIC. CONTRACTOR TO INSTALL DEWITT PRO 5 WEED FABRIC PER MANUFACTURERS RECOMMENDATIONS INCLUDING THE USE OF STAPLES AS OFTEN AS RECOMMENDED.

EDGING:

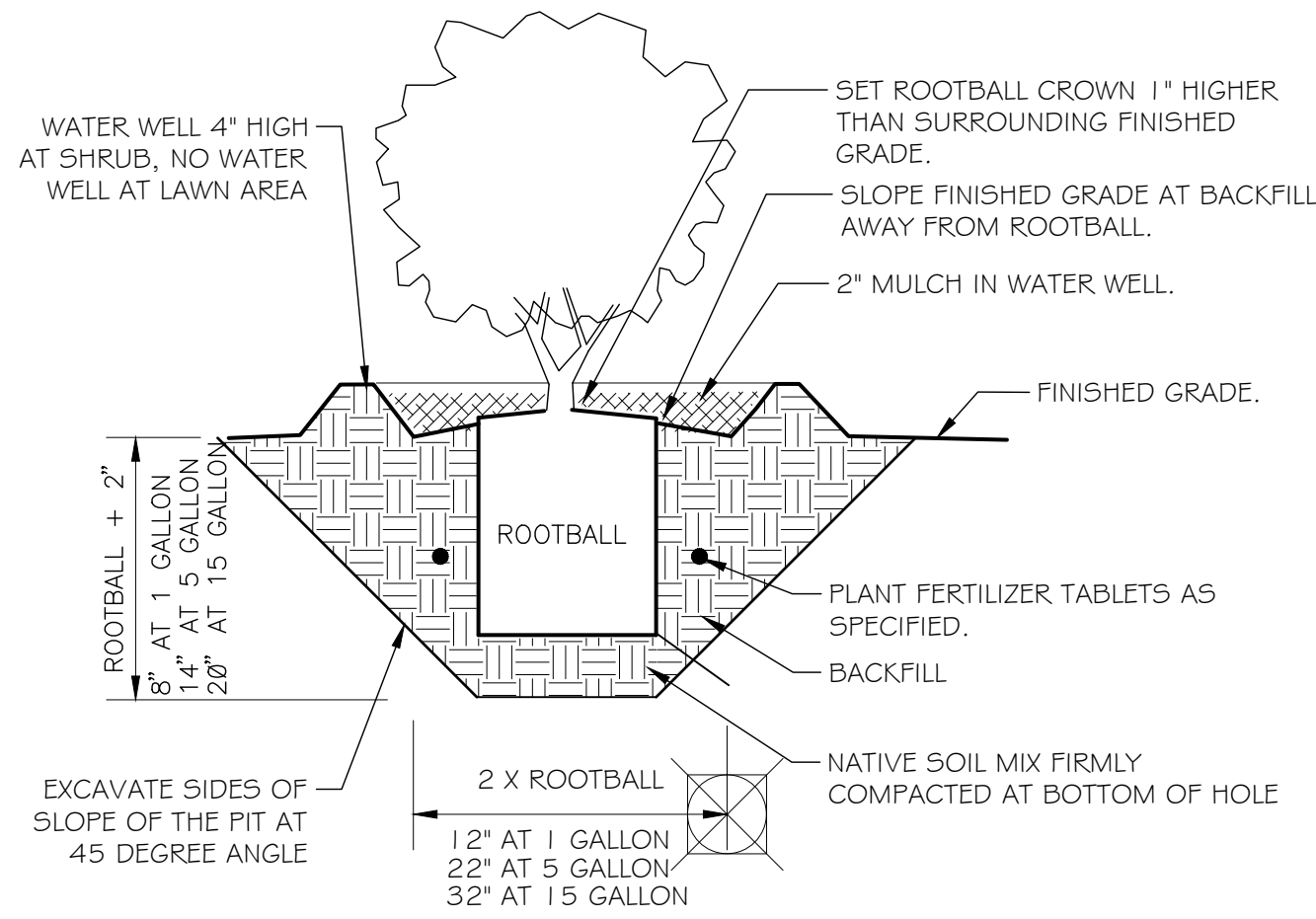
38. WHERE A PLANTER BED ABUTS A GRASS SEED AREA OR GRAVEL CONTRACTOR SHALL INSTALL 6" BLACK METAL EDGING.

MAINTENANCE & WARRANTIES:

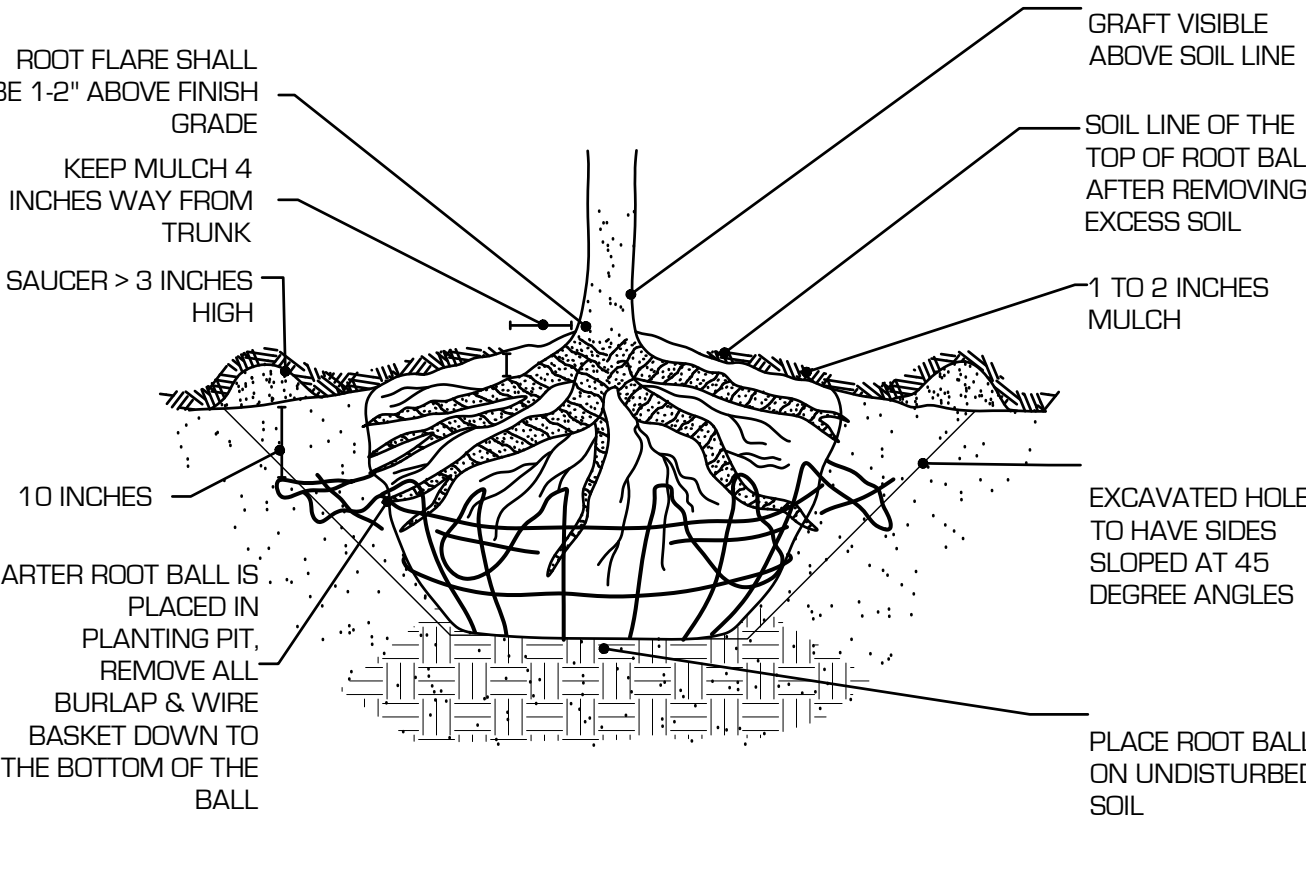
39. THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF THE TREES, PLANTER BEDS (INCLUDING WEEDING), SHRUB PRUNING, WATERING THE PLANTS AND IRRIGATION SYSTEM FOR THE DURATION OF THE CONSTRUCTION PERIOD.
40. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF LANDSCAPE FOR 90 DAYS PAST THE FINAL INSPECTION. THE MAINTENANCE IS TO INCLUDE: WEEDING PLANTER BED AREAS, SPRAYING THE SOO AREAS FOR WEEDS AND FERTILIZATION (1 APPLICATION AFTER INITIAL APPLICATION), MOWING, TRIMMING, AND IRRIGATION REPAIRS.
41. ALL SHRUBS AND GROUND COVERS SHALL BE GUARANTEED BY THE CONTRACTOR AS TO GROWTH AND HEALTH FOR A PERIOD OF ONE (1) YEAR AFTER COMPLETION OF THE MAINTENANCE PERIOD AND FINAL ACCEPTANCE. ALL TREES SHALL BE GUARANTEED BY THE CONTRACTOR TO LIVE AND GROW IN AN ACCEPTABLE UPRIGHT POSITION FOR A PERIOD OF ONE (1) YEAR AFTER COMPLETION OF THE SPECIFIED MAINTENANCE PERIOD AND FINAL ACCEPTANCE.
42. THE ONLY CONDITIONS WHICH RELIEVE THE CONTRACTOR FROM THE GUARANTEE OF PLANT MATERIALS AS DESCRIBED ABOVE ARE THOSE WHICH CAN BE SHOWN ARE A DIRECT RESULT OF IMPROPER CARE OR WATERING BY THE OWNER AFTER THE MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD.
43. THE CONTRACTOR, WITHIN FIFTEEN (15) DAYS AFTER RECEIVING WRITTEN NOTIFICATION BY THE OWNERS REP, SHALL REMOVE AND REPLACE ALL GUARANTEED PLANT MATERIALS WHICH FAIL TO MEET THE REQUIREMENTS OF THE GUARANTEE. REPLACEMENT SHALL BE MADE WITH PLANT MATERIALS AS INDICATED OR SPECIFIED ON THE ORIGINAL PLANS, AND ALL SUCH REPLACEMENT MATERIALS SHALL BE GUARANTEED AS SPECIFIED FOR THE ORIGINAL MATERIALS.



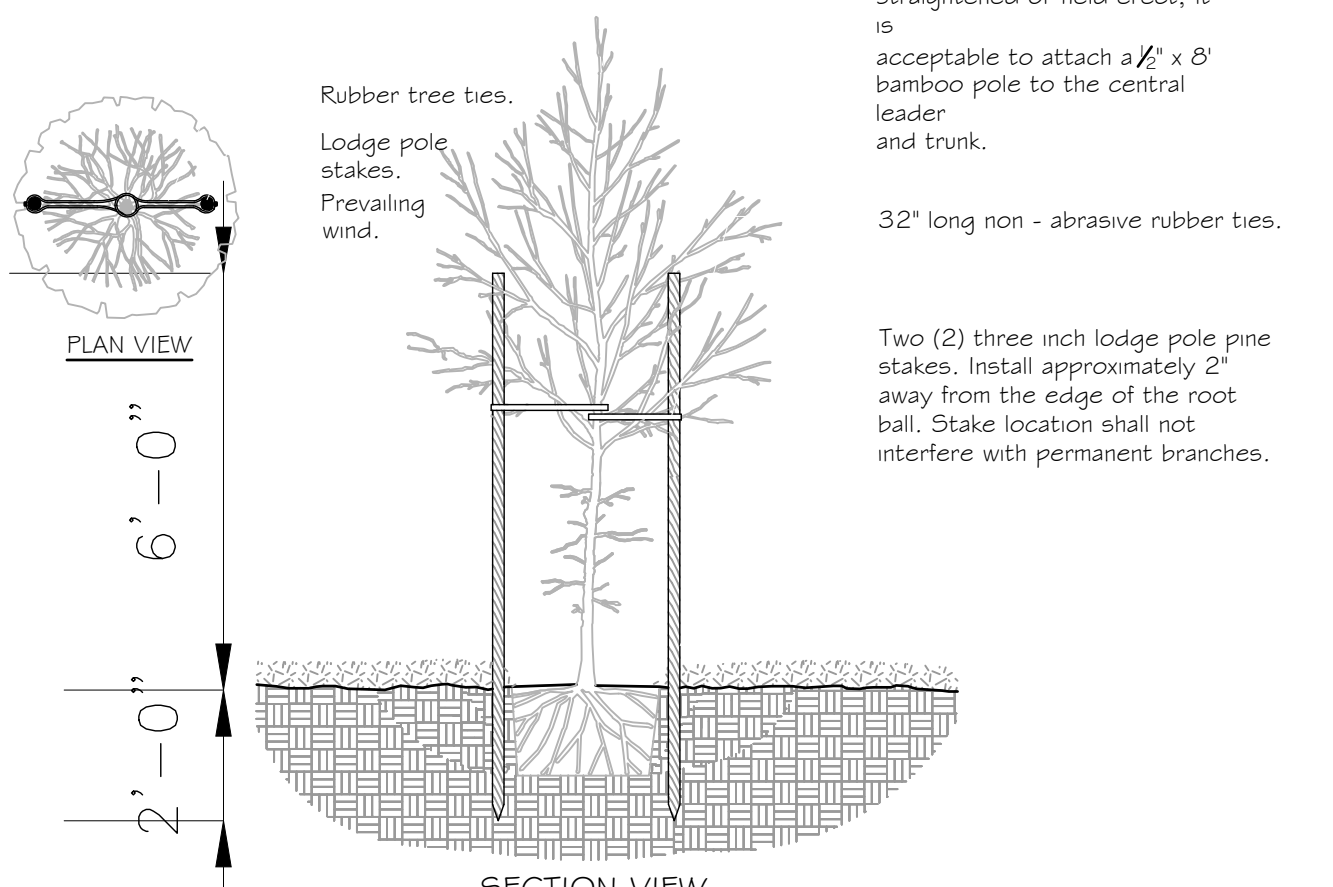
1 6" BLACK METAL EDGING AT PLANTER/LAWN EDGE
NOT TO SCALE 329413.23-05



2 SHRUB PLANTING
NOT TO SCALE 329333.13-01



3 TYPICAL TREE B&B PLANTING DETAIL
329343-03



4 TREE DOUBLE STAKING
NOT TO SCALE 329343-06

COLORADO SPRINGS MY PLACE HOTEL

NEAR STRUTHERS ROAD & GLENEAGLE GATE VIEW

811 Know what's below. Call before you dig.

Rev.	Date	Comment

DRAWN BY: S. PEADEN
DESIGN BY: J. YOUNG
ORIG. ISSUE DATE: 7/25/17

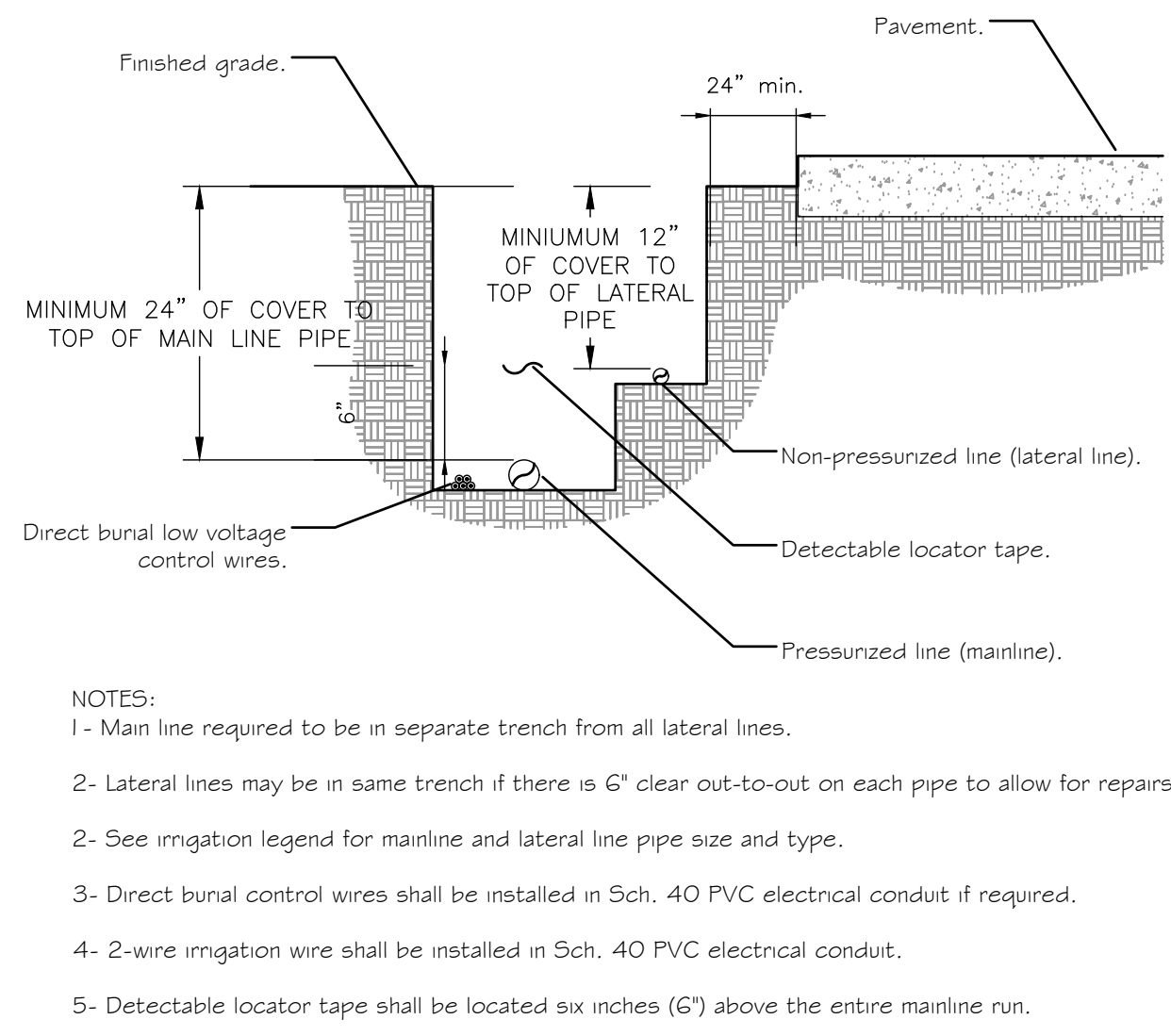
LANDSCAPE DETAILS L-500

IRRIGATION NOTES & SPECIFICATIONS

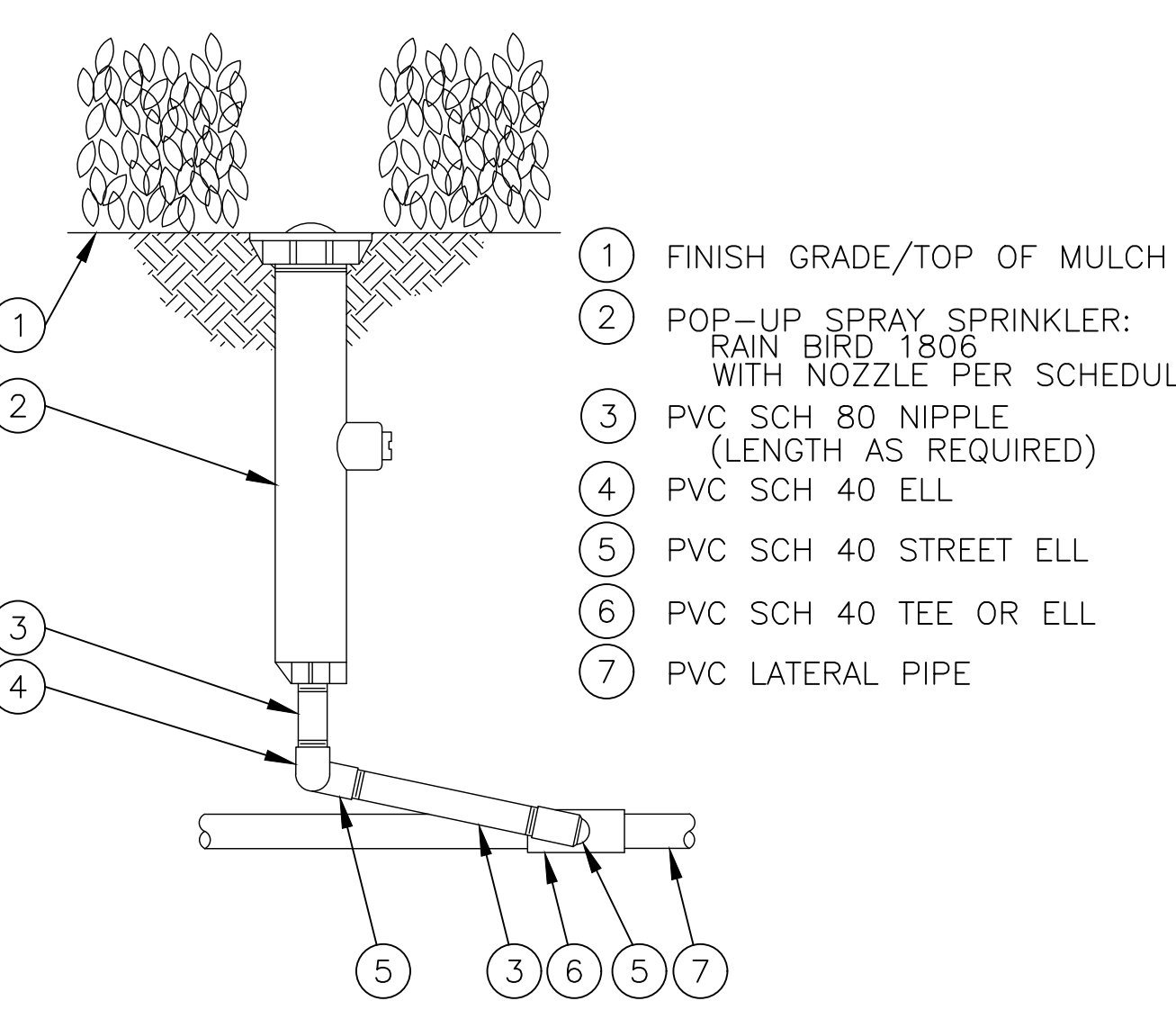
- IRRIGATION PLAN IS DIAGRAMMATIC. ALL IRRIGATION EQUIPMENT SHALL BE LOCATED IN PLANTING AREAS ONLY, UNLESS NOTED OTHERWISE. REFER TO THE IRRIGATION LEGEND, DETAILS, AND SPECIFICATIONS FOR EQUIPMENT AND INSTALLATION. SPECIFICATIONS SHALL TAKE PRECEDENCE OVER INSTALLATION DETAILS.
- LANDSCAPE CONTRACTOR SHALL VERIFY LOCATION OF IRRIGATION POINT OF CONNECTION (POC) AND THE STATIC WATER PRESSURE AT THAT LOCATION PRIOR TO BEGINNING ANY IRRIGATION WORK. IF THE LOCATION OR WATER PRESSURE IS DIFFERENT THAN THAT EXPRESSED BY THE DRAWINGS, OR IF THE PRESSURE APPEARS TO BE UNUSUALLY HIGH OR LOW, THE CONTRACTOR SHALL CONTACT THE OWNER'S REP. IMMEDIATELY. THE STATIC PRESSURE AT THE WATER METER IS APPROXIMATELY 105 PSI ACCORDING TO THE MECHANICAL ENGINEER. CONTRACTOR TO VERIFY AVAILABLE PRESSURE AFTER PRESSURE REDUCING VALVE AND ENSURE THERE IS A MINIMUM OF 70 PSI. SEE MECHANICAL ENGINEERING PLANS. CONTRACTOR SHALL KEEP THE PREMISES CLEAN AND FREE OF EXCESS EQUIPMENT, MATERIALS AND RUBBISH INCIDENTAL TO WORK OF THIS SECTION.
- PIPE FITTINGS SHALL BE AS FOLLOWS:
 - ALL RISERS AND EXPOSED FITTINGS SHALL BE P.V.C. SCHEDULE 40.
 - ALL UNDERGROUND FITTINGS SHALL BE P.V.C. SCHEDULE 40.
- IRRIGATION CONTROL WIRES SHALL CONFORM TO THE FOLLOWING:
 - ALL WIRE SHALL BE TYPE UF, 600 VOLT, SOLID COPPER. WIRE SHALL BE DIRECT BURIAL TYPE. GROUND WIRE SHALL BE 14 GAUGE WHITE. SPARE GROUND WIRE SHALL BE 14 GAUGE BLUE. MULTI-STRAND WIRE SHALL BE 18 GAUGE AND CONTRACTOR SHALL INSTALL 3 SPARES PER CONTROLLER. ALL SPLICES AND CONNECTIONS SHALL BE WATER-TIGHT. ALL WIRES SHALL BE INSTALLED WITH TWO (2) FEET OF EXCESS WIRE (COILED) AT THE END OF EACH WIRE RUN, WIRE SPLICE, AND AT EACH CONTROLLER.
 - CONTROL WIRE SHALL BE BUNDLED EVERY 10' AND PLACED ADJACENT TO MAIN LINE. ALL WIRE SPLICES SHALL BE LOCATED IN VALVE BOXES. DO NOT TAPE WIRE TO PIPE.
- BACKFLOW PREVENTION DEVICES SHALL BE LOCATED AS INDICATED ON THE SCHEDULE AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND LOCAL CODES. AN ENCLOSURE SHALL BE INSTALLED AROUND THE BACKFLOW PREVENTION DEVICE FOR PROTECTION.
- MANUAL DRAIN VALVES SHALL BE PLACED ON THE MAIN LINE IN LOW SPOTS. ALL MANUAL DRAINS SHALL BE PLACED IN SEPARATE VALVE BOXES PER INSTALLATION DETAILS.
- 2" ISOLATION BALL VALVES SHALL BE USED WHERE INDICATED (SEE IRRIGATION PLAN). INSTALL PER MANUFACTURER'S RECOMMENDATION, WITH A ONE (1) CU. FT. MIN. GRAVEL SUMP AROUND EACH CHECK VALVE.
- ALL POP-UP SPRAY SPRINKLERS SHALL CONFORM TO THE FOLLOWING UNLESS SPECIFIED IN PLAN:
 - SPRINKLERS LOCATED IN GRASS AREAS SHALL BE PER PLAN.
 - SPRINKLERS LOCATED IN PLANTING BEDS SHALL BE SIX (6) INCHES IN HEIGHT.
- ALL PRESSURE MAIN LINES SHALL HAVE MINIMUM TWENTY-FOUR (24) INCHES OF COVER, AND ALL LATERAL LINES SHALL BE HAVE FOURTEEN (14) INCHES OF COVER. TRENCH BEDDING AND BACKFILL MATERIAL SHALL BE EXISTING SITE SOIL FREE OF ROCKS, DEBRIS, ETC. GREATER THAN ONE (1) INCH IN ANY DIMENSION THAT MAY DAMAGE IRRIGATION PIPE OR EQUIPMENT. IN THE EVENT OF BACKFILL SETTLEMENT, CONTRACTOR SHALL PERFORM REQUIRED REPAIRS AT HIS OWN COST.
- WHERE POSSIBLE, ALL AUTOMATIC CONTROL VALVES SHALL BE LOCATED WITHIN SHRUB AREAS AND INSTALLED IN GREEN VALVE BOXES, ONE VALVE PER BOX, WITH FOUR (4) INCHES OF 3/4" GRAVEL BENEATH THE VALVE. NO VALVE MANIFOLDS SHALL BE ALLOWED. GATE VALVES SHALL BE LOCATED IN SEPARATE VALVE BOXES. WIRE SPLICES SHALL ALSO BE LOCATED IN SEPARATE VALVE BOXES.
- ALL MAIN LINE AND LATERAL LINES SHALL BE SLEEVED WITH P.V.C. SCHEDULE 40 PIPE. WHERE THEY PASS UNDER PAVED AREAS, SLEEVE SIZE SHALL BE TWICE THE DIAMETER OF THE LINE TO BE SLEEVED UNLESS OTHERWISE NOTED ON THE PLANS. CONTRACTOR SHALL INSTALL A SEPARATE 2" SLEEVE FOR WIRES. VALVE BOXES IN PLANTER BEDS SHALL BE TAN.
- MAIN LINE SHALL BE INSTALLED IN SAND WITH 6" MINIMUM BELOW AND 6" MINIMUM ABOVE MAIN LINE PIPE.
- AUTOMATIC CONTROLLERS SHALL BE OF THE SIZE AND TYPE NOTED, AND INSTALLED WHERE INDICATED ON IRRIGATION PLAN. CONTROL WIRES SHALL BE SLEEVED IN ELECTRICAL CONDUIT TO MAINLINE. 120-VOLT ELECTRICAL SERVICE TO CONTROLLERS SHALL BE PROVIDED BY THE LANDSCAPE CONTRACTOR. COORDINATE THIS WORK WITH ELECTRICAL AND OTHER CONTRACTORS FOR THIS PROJECT.
- PRIOR TO BACKFILLING IRRIGATION TRENCHES:
 - ALL MAIN LINES IN THE SYSTEM SHALL BE CAPPED AND PRESSURE TESTED AT 90 P.S.I. FOR A PERIOD OF TWO (2) HOURS. ANY LEAKS FOUND SHALL BE CORRECTED BY REMOVING THE LEAKING PIPE OR FITTINGS AND INSTALLING NEW MATERIAL IN ITS PLACE. REPEAT PRESSURE TEST TO ASSURE ABSENCE OF LEAKS.
 - ALL LATERAL LINES SHALL BE PRESSURE TESTED AT DESIGN PRESSURE FOR ONE (1) HOUR. DESIGN PRESSURE FOR THIS PROJECT IS 70 PSI.
 - THE CONTRACTOR SHALL NOT ALLOW NOR CAUSE ANY OF HIS WORK TO BE COVERED UNTIL IT HAS BEEN INSPECTED, TESTED AND APPROVED BY THE OWNER/OWNER'S AUTHORIZED REPRESENTATIVE.
 - WHERE MAIN LINE WILL BE ALLOWED TO SIT UNCOVERED FOR ANY LENGTH OF TIME IN THE TRENCH PRIOR TO TESTING, SHADE MAIN LINE WITH A THIN COVERING OF SOIL TO MINIMIZE WEATHER-RELATED EXPANSION OR CONTRACTION OF PIPE.
- IRRIGATION CONTRACTOR SHALL ADJUST ALL HEADS TO PROVIDE A UNIFORM COVERAGE AND TO KEEP SPRAY OFF BUILDINGS, SIDEWALKS, WALLS, PARKING AREAS, DRIVES, AND SIGNS.
- WHEN THE SPRINKLER SYSTEM IS COMPLETED THE CONTRACTOR SHALL, IN THE PRESENCE OF THE OWNER/OWNER'S AUTHORIZED REPRESENTATIVE, PERFORM A COVERAGE TEST OF WATER PROVIDED TO THE PLANTING AREAS TO ENSURE IT IS CONSISTENT AND UNIFORM.
- THE CONTRACTOR SHALL FURNISH TO THE OWNER A COMPLETE "AS BUILT" DRAWING ON PAPER AND DIGITAL FILE SHOWING EXACT LOCATIONS OF VALVES, MAIN LINES, VALVES, BACKFLOW, AUXILIARY EQUIPMENT, ISOLATION VALVES, LATERALS, AND HEADS. ALL VALVES MUST BE LABELED INSIDE THE BOX WITH WATER PROOF LABELS.
- AT THE TIME OF SUBSTANTIAL COMPLETION (DEFINED AS COMPLETE INSTALLATION AND PROPER FUNCTIONING OF IRRIGATION SYSTEM, INSTALLATION OF ALL PLANT MATERIAL INCLUDING STAKING OF ALL TREES, AND PLACEMENT OF SOIL PREP) THE CONTRACTOR SHALL SCHEDULE A WALK THROUGH WITH OWNER TO REVIEW ALL WORK COMPLETED TO DATE AND GENERATE A PUNCH LIST. AT THIS TIME THE WARRANTY PERIOD OF ONE (1) YEAR BEGINS. AFTER SUBSTANTIAL COMPLETION WALK THROUGH, THE CONTRACTOR HAS THIRTY (30) DAYS TO SATISFY ALL ITEMS ON PUNCH LIST.
- IRRIGATION CONTRACTOR SHALL GUARANTEE THE ENTIRE IRRIGATION SYSTEM TO BE FREE OF DEFECTS IN WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE (1) YEAR FROM FINAL ACCEPTANCE BY THE OWNER.
- CONTRACTOR TO COORDINATE WITH OWNER'S REP. WHEN BLENDING NEW LANDSCAPE WITH EXISTING LANDSCAPE. THIS WILL ALSO INCLUDE VERIFYING SQUARE FOOTAGE OF GRASS AND IRRIGATION ADJUSTMENTS.
- LANDSCAPE CONTRACTOR TO COORDINATE WITH OWNER'S REP AND GENERAL CONTRACTOR THE WATERING OF TREES AND GRASS TO KEEP PLANTS, GRASS AND TREES ALIVE DURING CONSTRUCTION.
- ALL PARTS AND EQUIPMENT TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. VALVES INSTALLED MUST HAVE A DOUBLE UNION AND A MINIMUM OF 6" SPACE ON BOTH SIDES OF THE VALVE IN THE VALVE BOX.
- FOR DRIP IRRIGATION CONTRACTOR MUST PROVIDE ALL PIPING, EMITTERS, PRESSURE REDUCERS PER VALVE, DRAINS, FILTERS AND PARTS NEEDED. ALL TREES GET TWO RAINBIRD DRIPLINE RINGS 1 AT 2' RADIUS AND 1 AT 4' RADIUS. EMITTERS ARE AS FOLLOWS 2 (2) GALLON EMITTER PER 2 GALLON PLAN, 2 (5) GALLON EMITTER PER 3 OR 5 GALLON SHRUB. ALL 10 GALLON PLANTS RECEIVE 3 (2) GALLON EMITTER.
- CONTRACTOR MUST PROVIDE THE OWNER WITH AN AS-BUILT IRRIGATION MAP SHOWING LOCATION OF ALL VALVES, MAIN LINE, LATERAL LINES AND AUXILIARY EQUIPMENT.

MAINTENANCE AND OPERATIONAL NOTES

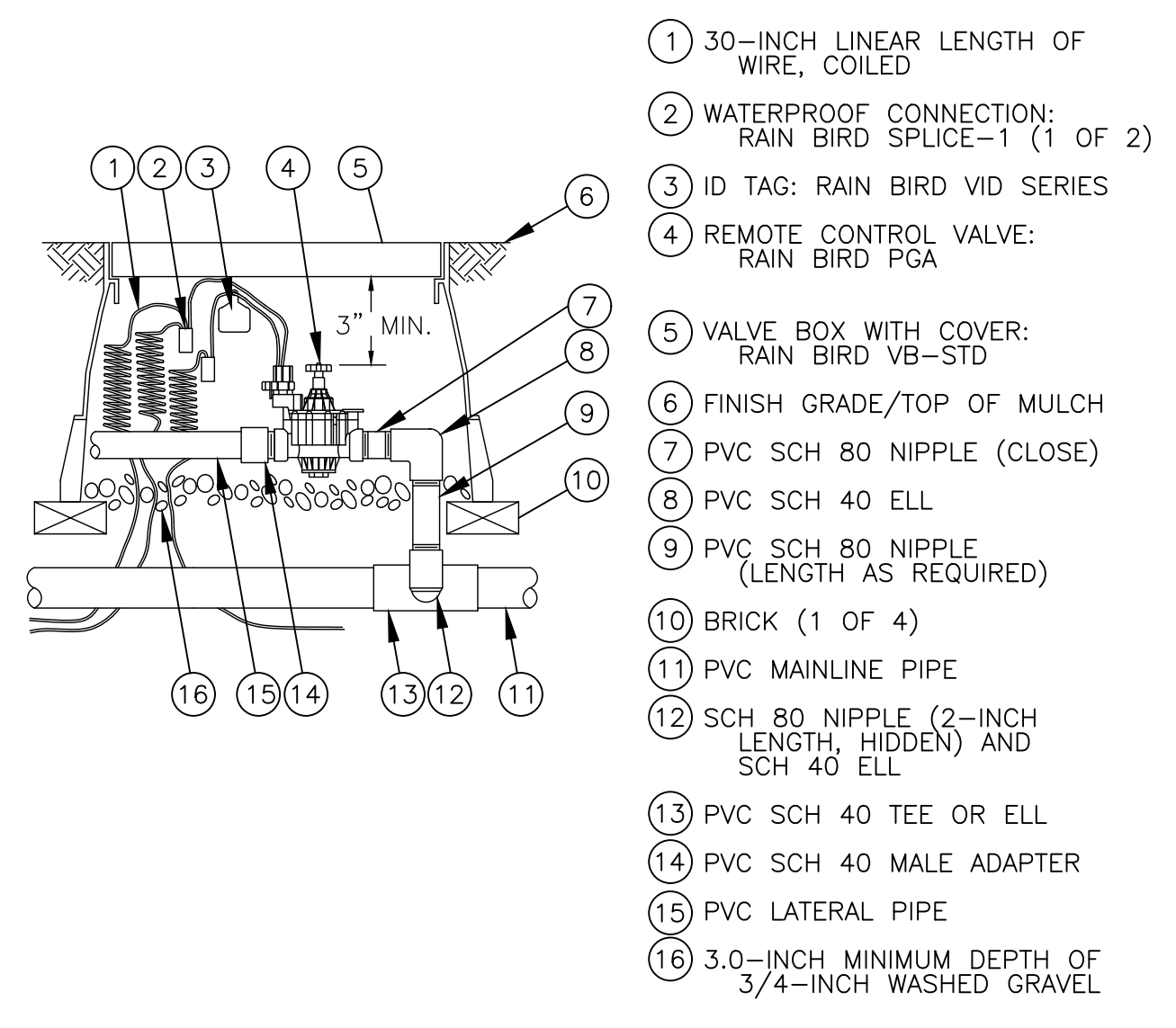
- THE PURPOSE OF THIS SPRINKLER SYSTEM IS TO PROVIDE ONLY SUFFICIENT WATER TO MAINTAIN PLANT LIFE DURING DRY WEATHER CONDITIONS OR SUMMER SEASONS. TIME CLOCKS SHALL BE READJUSTED CONTINUOUSLY THROUGHOUT THE SEASON, ON A WEEKLY BASIS IF NECESSARY, TO PROVIDE WATER ONLY WHEN THE SOIL IS DRY AT A DEPTH OF FOUR (4) INCHES THE FIRST INITIAL GROWING SEASON AND SIX (6) INCHES THE FOLLOWING YEARS. IF THE GROUND IS MOIST EITHER AT THE SURFACE OR A DEPTH OF FOUR (4) INCHES DURING THE FIRST YEAR AFTER INITIAL PLANT ESTABLISHMENT OR IS MOIST AT A DEPTH OF SIX (6) INCHES THEREAFTER, SHUT THE TIME CLOCKS OFF AND DO NOT APPLY ADDITIONAL WATER UNTIL SOIL HAS BEEN ALLOWED TO DRY. READJUST TIME CLOCK PRIOR TO TURNING VALVES BACK ON. IF RAIN IS FORECAST OR IS EMINENT, ALL IRRIGATION SYSTEMS SHALL BE SHUT OFF AND NOT REACTIVATED UNTIL THE SOIL HAS DRIED TO THE ABOVE DEPTHS.
- IF ANY SUBSURFACE DRAINAGE OR RUN-OFF IS VISIBLE AT LOW AREAS, ACROSS SIDEWALKS OR AT LOWER PORTIONS OF SLOPES, IMMEDIATELY SHUT THE VALVES OFF TO ALLOW THE AREA TO COMPLETELY DRY OUT. IF THIS CONDITION CONTINUES AFTER SUBSEQUENT WATERINGS THE CONTRACTOR SHALL NOTIFY THE OWNER'S REP.
- INSPECTIONS OF IRRIGATION SYSTEM SHALL BE MADE ON A DAILY BASIS TO OBSERVE AND PROVIDE REPAIRS OR REMEDIES TO THE FOLLOWING UNACCEPTABLE PROBLEMS:
 - OVER-SPRAY ON SIDEWALKS, STREETS, PAVED AREAS, PARKING AREAS, FENCES, WALLS, SIGNS, BUILDINGS OR STRUCTURES.
 - DRAINAGE OR RUN-OFF ACROSS SIDEWALKS, PAVING OR STREETS.
 - DAMAGED OR IMPROPERLY OPERATING HEADS, PIPING, VALVES, CONTROLLERS OR OTHER IRRIGATION EQUIPMENT.
- CONTRACTOR TO PROVIDE 2 HOURS OF TRAINING TO OWNER AT END OF PROJECT REGARDING OPERATION FOR IRRIGATION SYSTEM. CONTRACTOR WILL SHOW OWNER HOW TO OPERATE THE FOLLOWING: STOP AND WASTE VALVE, BACKFLOW VALVE, CONTROLLER, AND REMOTE CONTROL VALVES.



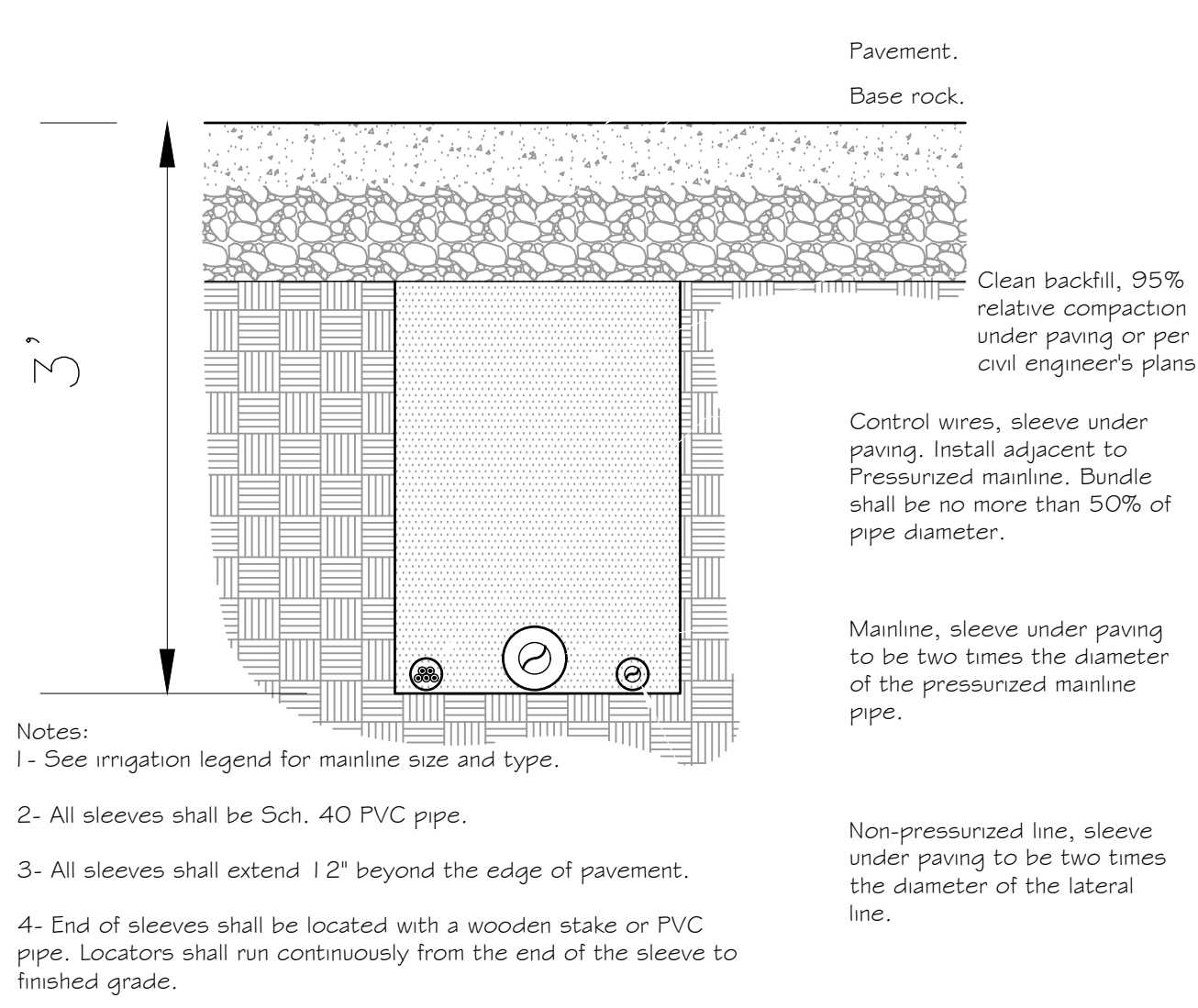
1 IRRIGATION TRENCHING DETAIL
NOT TO SCALE 328402-01



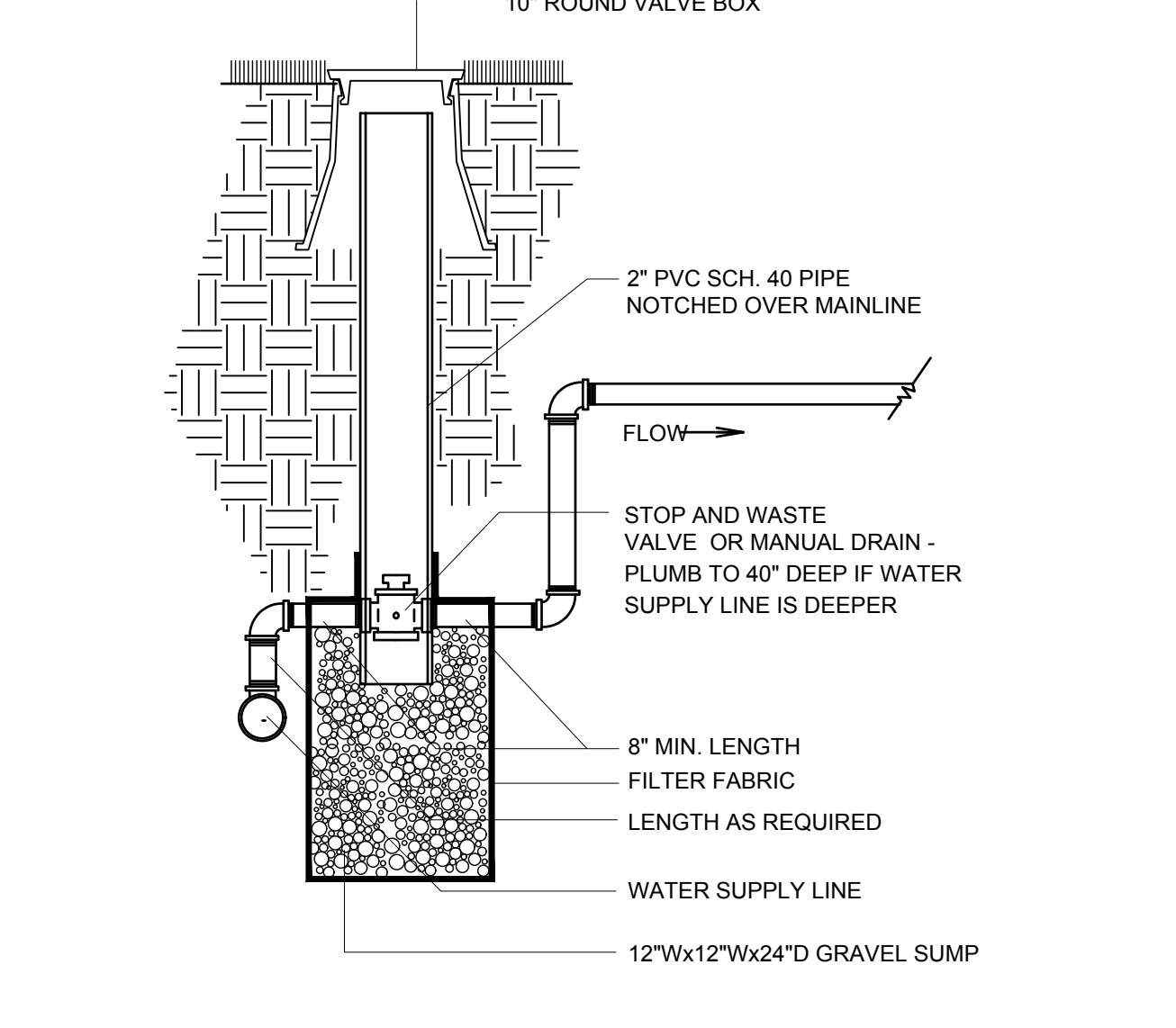
3 RAINBIRD 1806 WITH NOZZLE PER PLAN
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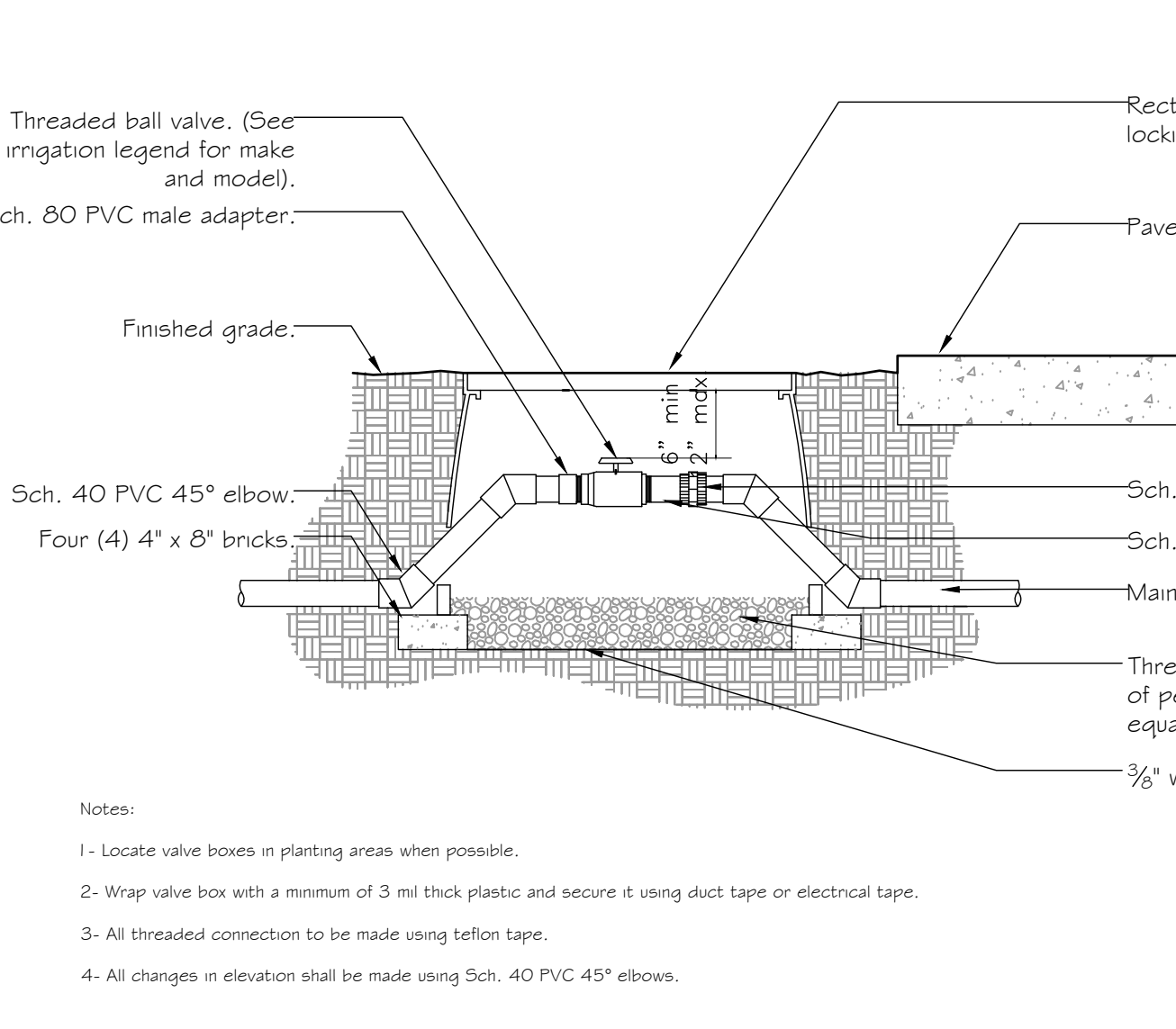
5 RAINBIRD PGA GLOBE VALVE
NOT TO SCALE 328406.13-12



2 PIPE SLEEVING UNDER PAVEMENT
NOT TO SCALE 328402-02



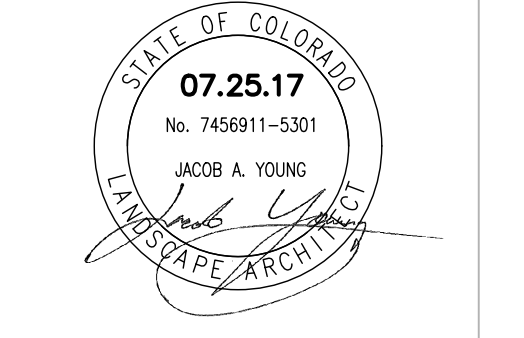
4 STOP AND WASTE VALVE
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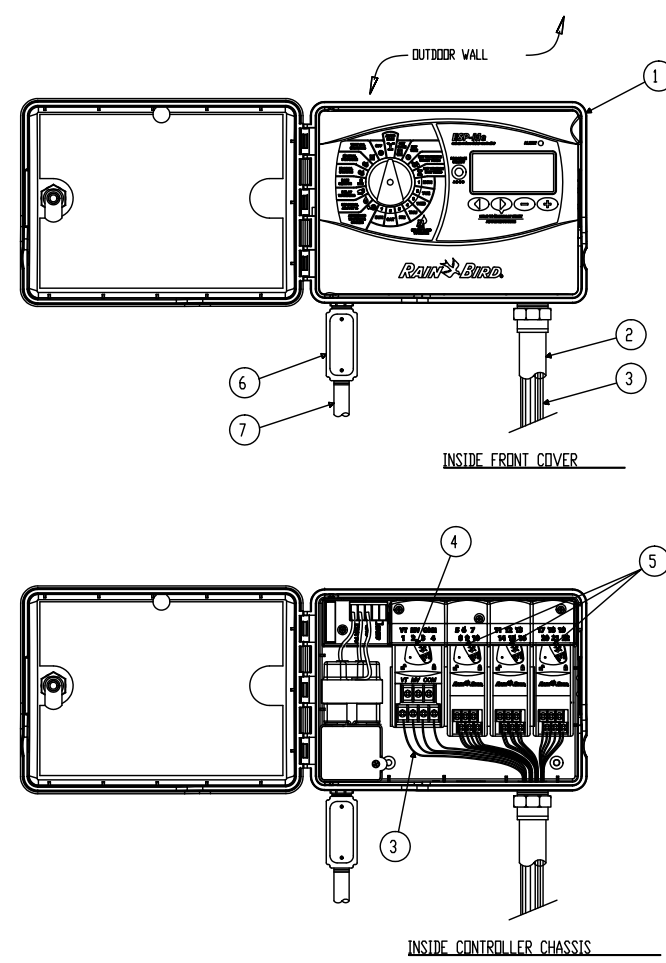


6 ISOLATION BALL VALVE
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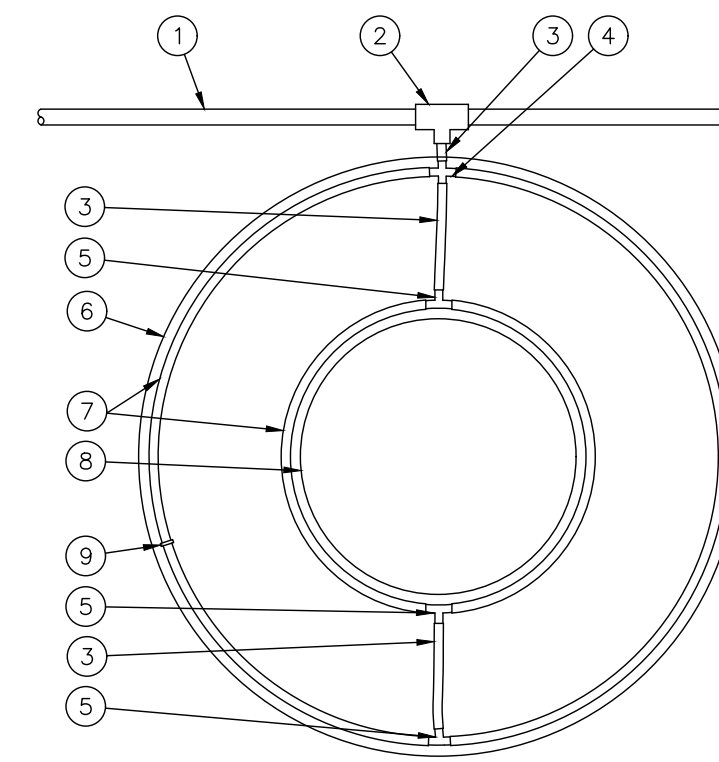
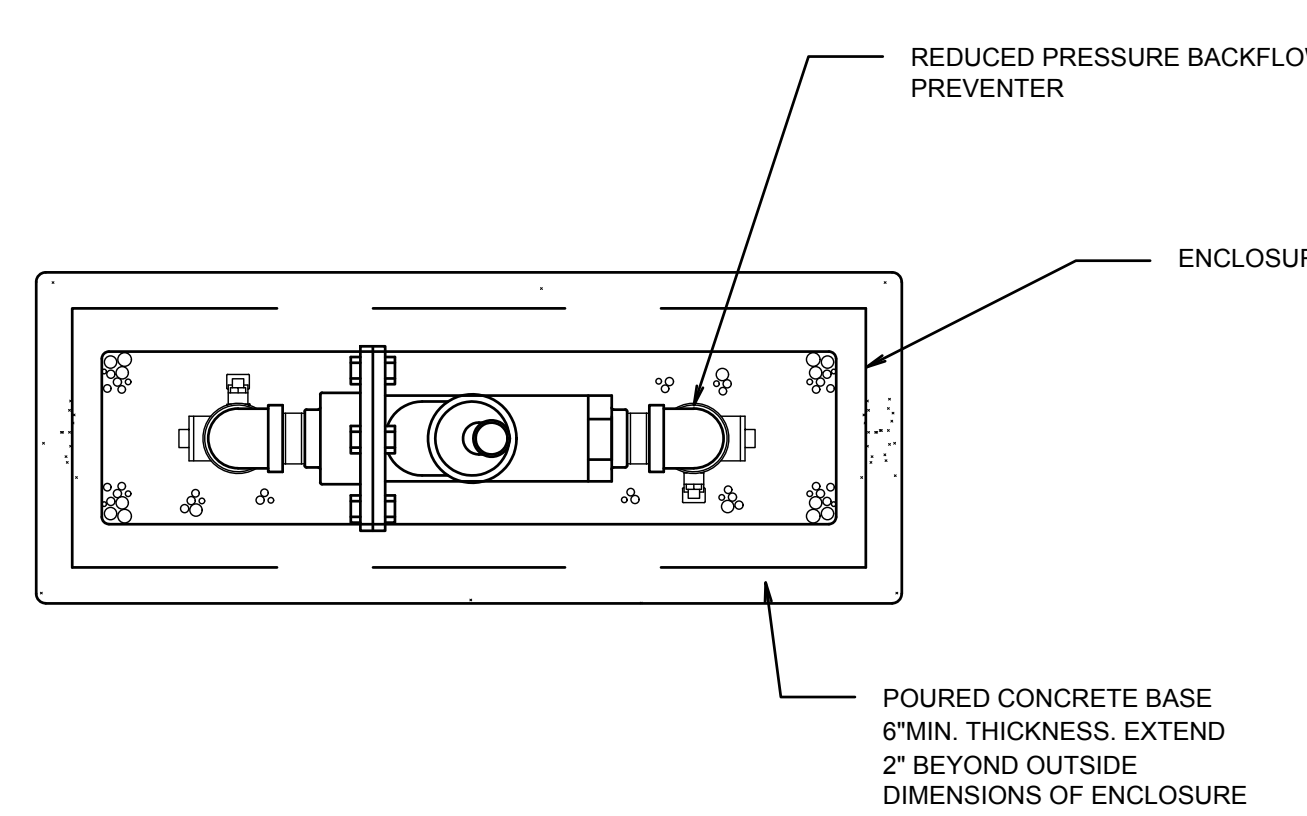
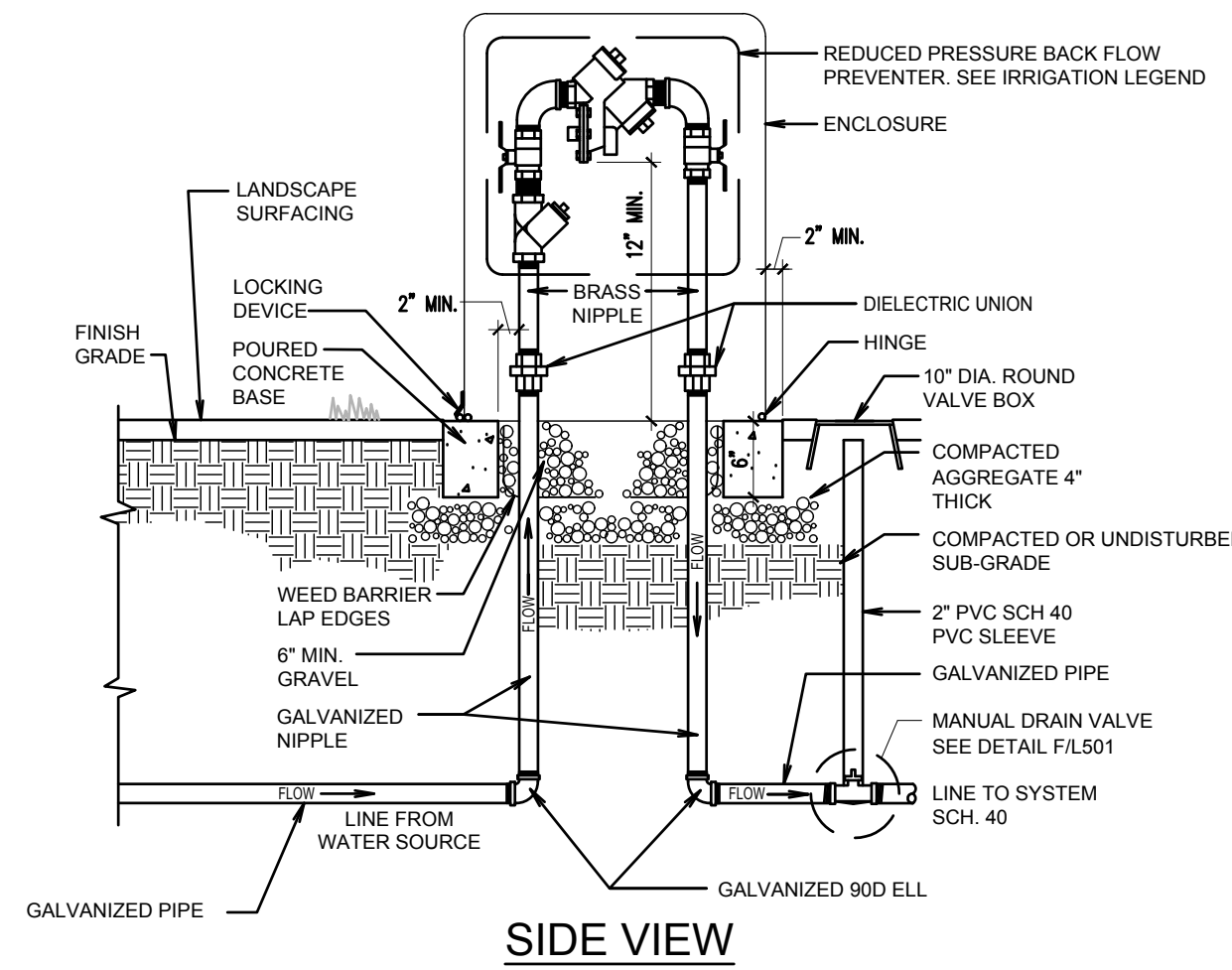
Rev.	Date	Comment

DRAWN BY: S. PEADEN
DESIGN BY: J. YOUNG
ORIG. ISSUE DATE: 7/25/17





- GENERAL NOTES
1. MODULAR HYBRID CONTROLLER RAIN BIRD ESP-ME OUTSIDE WALL MOUNT
 2. 1/2-INCH PVC SCH 40 CONDUIT AND FITTINGS
 3. WIRES TO REMOTE CONTROL VALVES
 4. STANDARD MODULE FOR 4-STATION CONTROLLER
 5. OPTIONAL MODULES FOR 22-STATION CONTROLLER
 6. JUNCTION BOX
 7. 1/2-INCH PVC SCH 40 CONDUIT TO POWER SUPPLY



1. PVC DRIP MANIFOLD PIPE
2. PVC SCH 40 TEE OR EL
3. 1/2" POLYETHYLENE TUBING: RAIN BIRD XFD 09-12(12)
4. BARB CROSS INSERT FITTING: RAIN BIRD XFD-CROSS
5. BARB TEE INSERT FITTING: RAIN BIRD XFD-TEE
6. PROJECTED CANOPY LINE OF TREE
7. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFD DRIPLINE NON-POTABLE: XFDP DRIPLINE PLACE AS SHOWN (LENGTH AS REQUIRED)
8. ROOT BALL
9. TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (QUANTITY AS REQUIRED, SEE NOTES 2-3 BELOW)

NOTES:

1. DISTANCE BETWEEN LATERAL RINGS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, AND TREE CANOPY. SEE INSTALLATION SPECIFICATIONS ON RAIN BIRD WEB SITE (WWW.RAINBIRD.COM) FOR SUGGESTED SPACING.
2. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
3. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

1 RAINBIRD ESP-ME

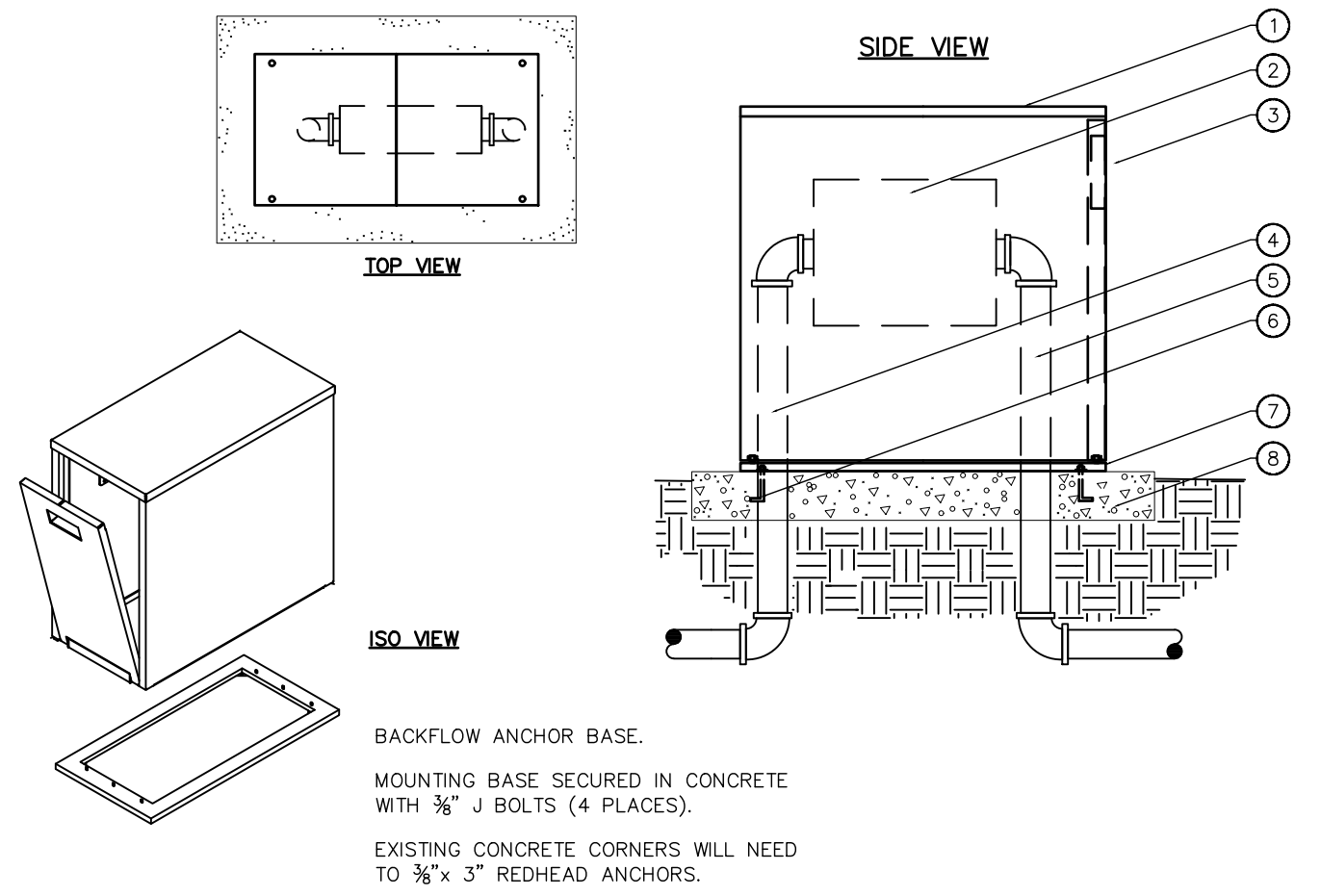
328409.13-13

2 WILKINS-ZURN 375 RPZ WITH ENCLOSURE

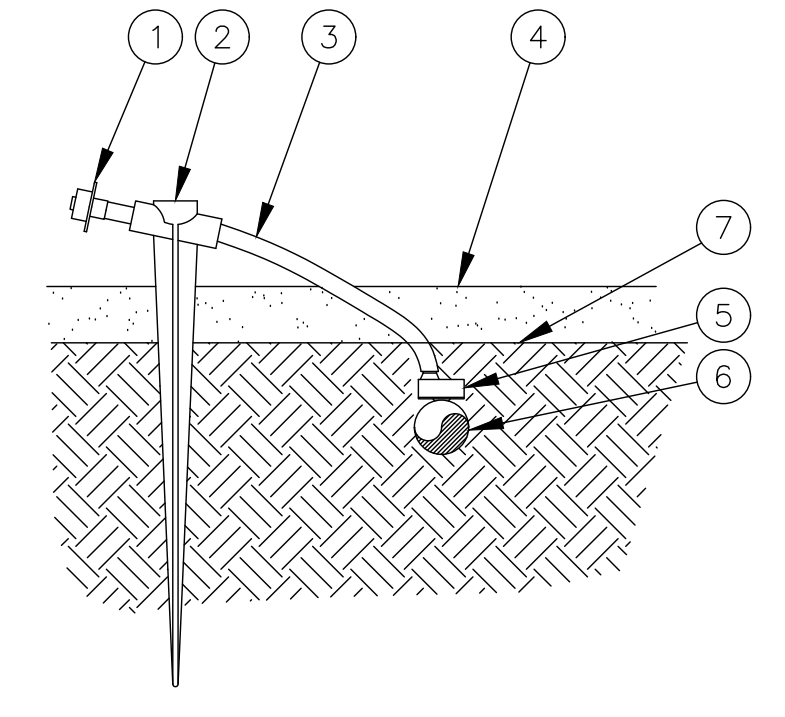
NOT TO SCALE

3 RAINBIRD DRIPLINE AROUND TREE

328413.56-84



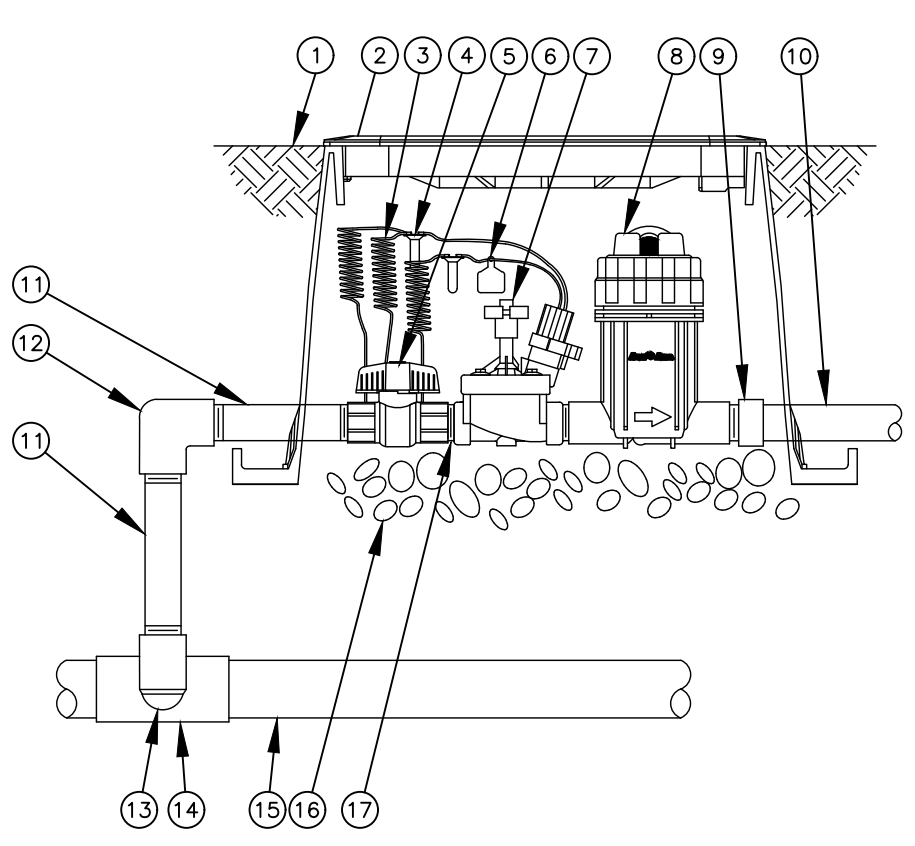
- LEGEND**
1. ALUMINUM BACKFLOW ENCLOSURE.
 2. BACKFLOW PREVENTER.
 3. HINGED DROP DOWN DOOR, PADLOCK AT TOP.
 4. WATER SERVICE INLET PIPING.
 5. WATER SERVICE OUTLET PIPING.
 6. 3/8" "L" STYLE ANCHOR BOLTS.
 7. ANCHOR PLATE MOUNTING.
 8. POURED CONCRETE BASE - 6" MIN. THICKNESS - EXTEND 4" BEYOND OUTSIDE DIMENSIONS OF ENCLOSURE.



1. DIFFUSER BUG CAP: RAIN BIRD DBC-025
2. UNIVERSAL 1/4" TUBING STAKE: RAIN BIRD TS-025
3. 1/4" DISTRIBUTION TUBING: RAIN BIRD XQ TUBING (LENGTH AS REQUIRED)
4. TOP OF MULCH
5. SINGLE-OUTLET BARB INLET X BARB OUTLET EMITTER: RAIN BIRD XERI-BUG EMITTER
6. 1/2" POLYETHYLENE TUBING: RAIN BIRD XF SERIES TUBING OR RAIN BIRD XT-700 XERI-TUBE OR RAIN BIRD XBS BLACK STRIPE TUBING
7. FINISH GRADE

NOTES:

1. USE RAIN BIRD XERIMAN TOOL XM-TOOL TO INSERT EMITTER DIRECTLY INTO 1/2" POLYETHYLENE TUBING.
2. RAIN BIRD XERI-BUG BARB X BARB EMITTERS ARE AVAILABLE IN THE FOLLOWING MODELS: XB-05PC 0.5 GPH XB-10PC 1.0 GPH XB-20PC 2.0 GPH



1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-STD
3. 30-INCH LINEAR LENGTH OF WIRE, COILED
4. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
5. 1-INCH BALL VALVE (INCLUDED IN XCZ-PRB-100-COM KIT)
6. ID TAG
7. REMOTE CONTROL VALVE: RAIN BIRD PESB (INCLUDED IN XCZ-PRB-100-COM KIT)
8. PRESSURE REGULATING QUICK CHECK BASKET FILTER: RAIN BIRD PRB-QKCHK-100 (INCLUDED IN XCZ-PRB-100-COM KIT)
9. PVC SCH 40 FEMALE ADAPTOR
10. LATERAL PIPE
11. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
12. PVC SCH 40 ELL
13. PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
14. PVC SCH 40 TEE OR ELL
15. MAINLINE PIPE
16. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
17. PVC SCH 80 NIPPLE, CLOSE (INCLUDED IN XCZ-PRB-100-COM KIT)

4 ALUMINUM BACKFLOW ENCLOSURE LOW PROFILE

NOT TO SCALE

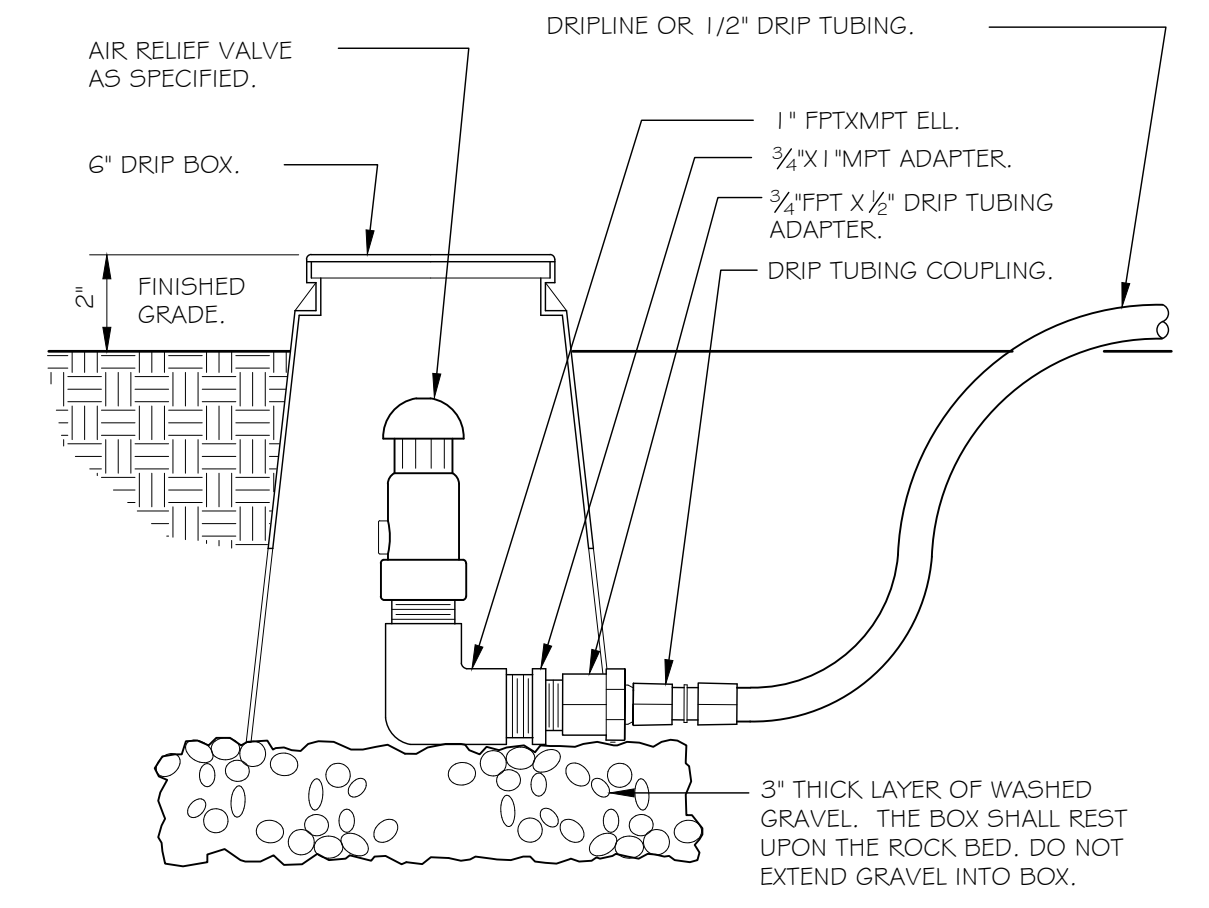
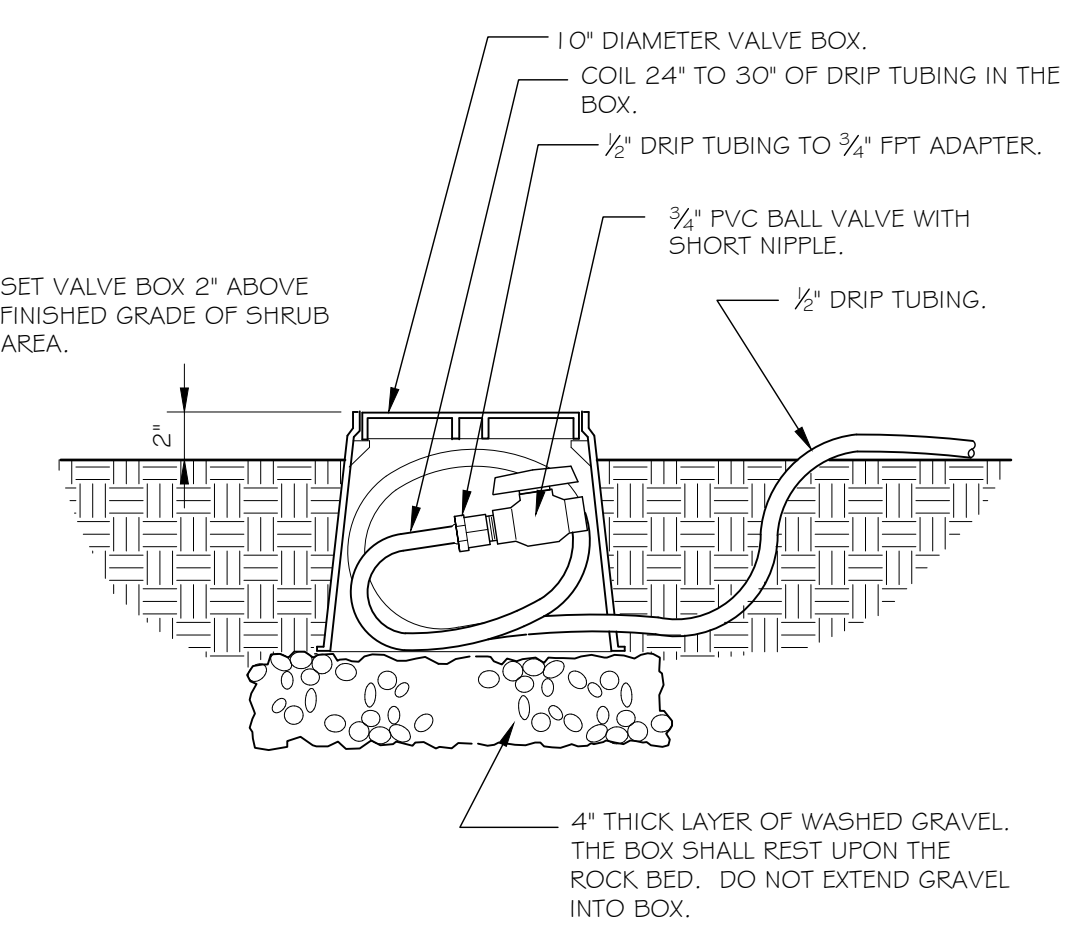
5 RAINBIRD XERI-BUG EMITTER - SOUTH WEST

NOT TO SCALE

6 RAINBIRD XCZ-PRB-100-COM

NOT TO SCALE

328413.76-35



7 DRIP FLUSH VALVE

NOT TO SCALE

8 DRIP AIR RELIEF VALVE IN BOX

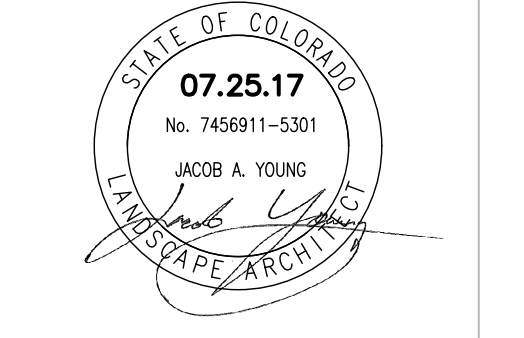
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328413.53-03



Rev.	Date	Comment

DRAWN BY: S. PFADEN
DESIGN BY: J. YOUNG
ORIG. ISSUE DATE: 7/25/17



Markup Summary

dsdparsons (4)

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Landscape plan
Project name

Subject: Callout
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Please cross check the check list of items from the landscape plan list and place on the landscape plan. The list was emailed to you on 8-30-17

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Date: 8/30/2017 2:25:00 PM
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identify the category:
Parking, Roadway (private and public), Internal, and zone district boundary (if applicable). The amount required for each category and the amount planted. Justify any shortages as an alternative landscape plan.

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Identify property lines, landscape setbacks. See landscape plan checklist and add missing items

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Color:

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Color:

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STORMDRAIN INLET STORMDRAIN
COMBINATION BOX STORMDRAIN MANHOLE
DOWNSPOUT (ROOF DRAIN W/CONNECTION)
ROOFDRAIN (OUTLET TO LANDSCAPING)
CLEANOUT SANITARY SEWER MANHOLE
ELECTRICAL/TRANSFORMER BOX FIRE
HYDRANT WATER METER WATER VALVE SITE
LIGHT

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Color:

(6) 1 gal

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Date:
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GB

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MA

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CR

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(3) 1 gal

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Date:
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Author: AutoCAD SHX Text
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Color:

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Date:
Color:

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Color:

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Color:

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Subject: STORMDRAIN LINE SANITARY SEWER LINE
Page Label: [2] L-102 WATER LINE OVERHEAD ELECTRIC LINE
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Status: COMMUNICATIONS LINE GAS LINE CONDUIT
Checkmark: Unchecked PROPERTY LINE
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Color:

Subject:
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Subject: No. 7456911-5301 JACOB A. YOUNG
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PVC SCH 40 TEE OR ELL

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SCH 40 ELL

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14

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Color:

Subject:
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Color:

NOTES: 1. USE RAIN BIRD XERIMAN TOOL XM-TOOL TO INSERT EMITTER DIRECTLY INTO " POLYETHYLENE TUBING. 12" POLYETHYLENE TUBING. 2. RAIN BIRD XERI-BUG BARB X BARB EMITTERS ARE AVAILABLE IN THE FOLLOWING MODELS: XB-05PC 0.5 GPH XB-10PC 1.0 GPH XB-20PC 2.0 GPH XB-10PC 1.0 GPH XB-20PC 2.0 GPH XB-20PC 2.0 GPH

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4-STATION CONTROLLER

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11

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WIRES TO REMOTE CONTROL

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15

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TO POWER SUPPLY

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MIN. THICKNESS - EXTEND 4"

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DIFFUSER BUG CAP: RAIN BIRD DBC-025
UNIVERSAL " TUBING STAKE: 14" TUBING
STAKE: RAIN BIRD TS-025 14"
DISTRIBUTION TUBING: RAIN BIRD XQ
TUBING (LENGTH AS REQUIRED) TOP OF
MULCH SINGLE-OUTLET BARB INLET X
BARB OUTLET EMITTER: RAIN BIRD
XERI-BUG EMITTER 12" POLYETHYLENE
TUBING: RAIN BIRD XF SERIES TUBING OR
RAIN BIRD XT-700 XERI- TUBE OR RAIN BIRD
XBS BLACK STRIPE TUBING FINISH GRADE

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Subject: WATER SERVICE INLET PIPING.
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MODULAR HYBRID CONTROLLER:

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BEYOND OUTSIDE DIMENSIONS OF

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No. 7456911-5301 JACOB A. YOUNG

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3

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%%UTOP VIEW%%U

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7

Subject: 13
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NOTES: 1. DISTANCE BETWEEN LATERAL RINGS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, AND TREE CANOPY. SEE INSTALLATION SPECIFICATIONS ON RAIN BIRD WEB SITE (WWW.RAINBIRD.COM) FOR SUGGESTED SPACING. 2. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY. 3. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

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Subject:
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Status: PLACES). 3/8" J BOLTS (4 PLACES). EXISTING
Checkmark: Unchecked CONCRETE CORNERS WILL NEED TO "x 3"
Author: AutoCAD SHX Text REDHEAD ANCHORS.3/8"x 3" REDHEAD
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Subject: PVC DRIP MANIFOLD PIPE PVC SCH 40 TEE
Page Label: [6] L-502 OR EL 12" POLYETHYLENE TUBING: RAIN
Lock: Unlocked BIRD XFD 09-12(12) BARB CROSS INSERT
Status: FITTING: RAIN BIRD XFD-CROSS BARB TEE
Checkmark: Unchecked INSERT FITTING: RAIN BIRD XFD-TEE
Author: AutoCAD SHX Text PROJECTED CANOPY LINE OF TREE
Date: ON-SURFACE DRIPLINE: RAIN BIRD XF
Color: SERIES DRIPLINE POTABLE: XFD DRIPLINE
NON-POTABLE: XFDP DRIPLINE PLACE AS
SHOWN (LENGTH AS REQUIRED) ROOT BALL
TIE DOWN STAKE: RAIN BIRD TDS-050 WITH
BEND (QUANTITY AS REQUIRED, SEE
NOTES 2-3 BELOW)

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FINISH GRADE/TOP OF MULCH VALVE BOX WITH COVER: RAIN BIRD VB-STD 30-INCH LINEAR LENGTH OF WIRE, COILED WATERPROOF CONNECTION: RAIN BIRD DB SERIES 1-INCH BALL VALVE (INCLUDED IN XCZ-PRB-100-COM KIT) ID TAG REMOTE CONTROL VALVE: RAIN BIRD PESB (INCLUDED IN XCZ-PRB-100-COM KIT) PRESSURE REGULATING QUICK CHECK BASKET FILTER: RAIN BIRD PRB-QKCHK-100 (INCLUDED IN XCZ-PRB-100-COM KIT) PVC SCH 40 FEMALE ADAPTOR LATERAL PIPE PVC SCH 80 NIPPLE (LENGTH AS REQUIRED) PVC SCH 40 ELL PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL PVC SCH 40 TEE OR ELL MAINLINE PIPE 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL PVC SCH 80 NIPPLE, CLOSE (INCLUDED IN XCZ-PRB-100-COM KIT)

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