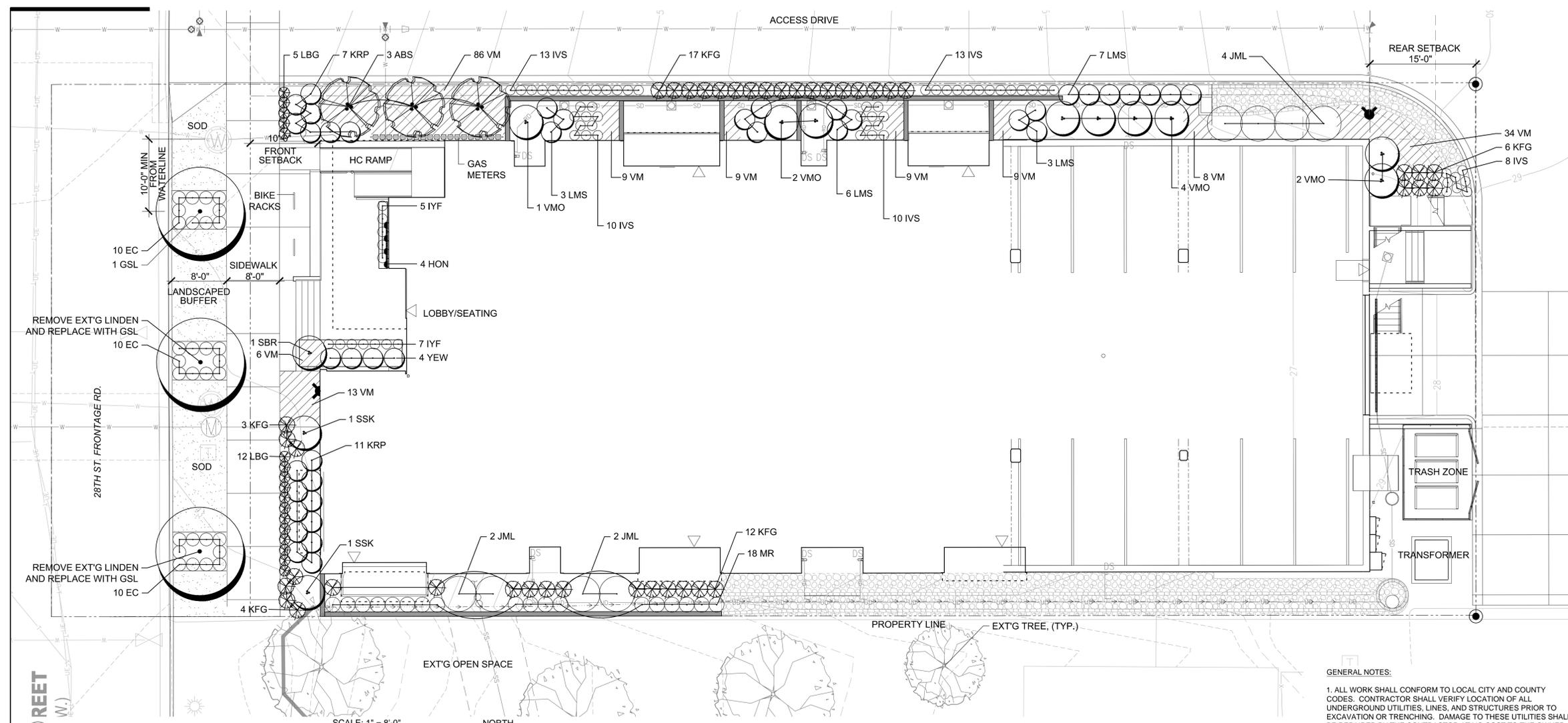
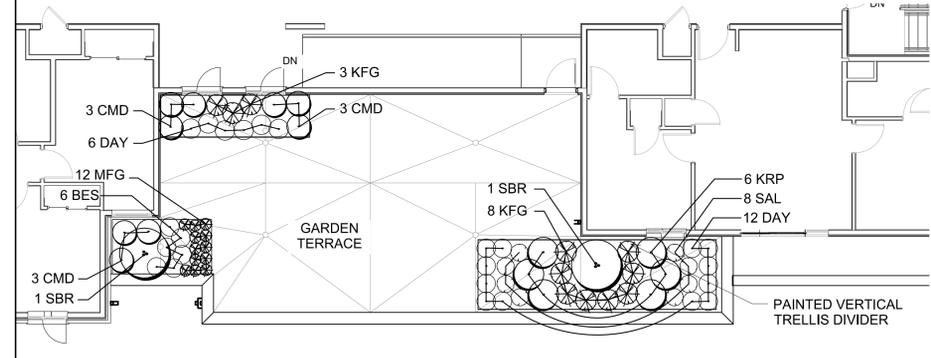
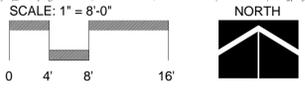


910 28TH STREET
BOULDER, CO 80303

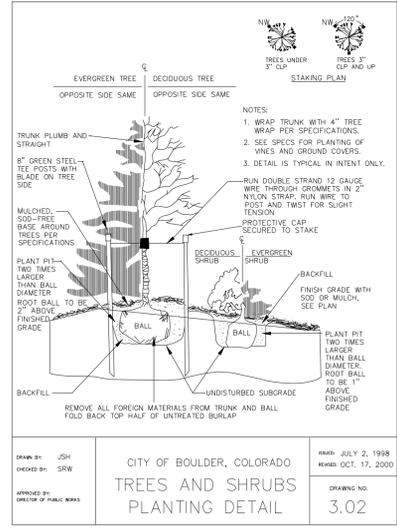
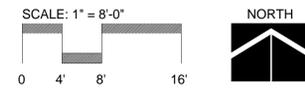
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1 SITE PLANTING PLAN



2 ROOF GARDEN PLANTING PLAN



CITY OF BOULDER, COLORADO
TREES AND SHRUBS PLANTING DETAIL
DRAWING NO. 3.02
DATE: JULY 2, 1998
REVISED: OCT. 17, 2000

Landscape Requirements

Total Lot Area	14,790 sf
Building Footprint	9,224sf
Total Parking Areas	Garage (30 spaces)
Total Number of Parking Stalls Required	0
Total Number of Parking Stalls Provided	0
Total Interior Parking Lot Landscaped Area Required	0
Total Interior Parking Lot Landscaped Area Provided	0
Total Perimeter Parking Lot Landscaping Required	0
Total Perimeter Parking Lot Landscaping Provided	0
Total Number of Street Trees Required	3
Total Number of Street Trees Provided	3
Total Quantity of Plant Material Required	6 Trees & 18 Shrubs
Total Quantity of Plant Material Provided	6 Trees & 160 Shrubs*

*Does not include perennials, groundcovers or vines

PLANT SCHEDULE

SYMBOL	QTY.	COMMON NAME	BOTANICAL NAME	SIZE
TREES				
GSL	3	Greenspire Linden	Tilia cordata 'Greenspire'	2" cal.
ABS	3	Autumn Brilliance Serviceberry	Amelanchier x grandiflora	6" clump
SHRUBS & ORNAMENTAL GRASSES				
KRP	24	Knockout Rose - Pink	Rosa 'RADcon'	#5
LMS	19	Limemound Spiraea	Spiraea x bumalda 'Limemound'	#5
JML	8	James MacFarlane Lilac	Syringa x prestoniae 'James MacFarlane'	#5
VMO	9	Mohican Viburnum	Viburnum lantana 'Mohican'	#5
SBR	3	Regent Serviceberry	Amelanchier canadensis	#5
SSK	2	Saskatoon Serviceberry	Amelanchier alnifolia	#5
YEW	4	Dense Tauton Yew	Taxus x media 'Tautoni'	#5
CMD	9	Carol Mackie Daphne	Daphne x burkwoodii 'Carol Mackie'	#5
KFG	53	Karl Foerster Grass	Calamagrostis acutiflora 'Karl Foerster'	#1
LBG	17	Little Bunny Fountain Grass	Pennisetum alopecuroides 'Little Bunny'	#1
MFG	12	Mexican Feather Grass	Nessella tenuissima	#1
PERENNIALS, GROUNDCOVERS & VINES				
IVS	54	Variegated Sweet Iris	Iris pallida 'Variegata'	#1
IYF	12	Yellow Flag Iris	Iris pseudoacorus	#1
BES	6	Black-eyed Susan	Rudbeckia fulgida 'Goldsturm'	#1
DAY	18	Stella D'Oro Daylily	Hemerocallis 'Stella D'Oro'	#1
EC	30	PurpleHeart Wintercreeper	Euzoyonious fortunei 'Coloratus'	#1
MR	18	Creeping Oregon Grape Holly	Mahonia repens	#1
SAL	8	May Night Salvia	Salvia sylvestris x 'Mainacht'	#1
VM	183	Vinca Minor	Vinca minor 'Bowles'	#1
HON	4	Goldflame Honeysuckle	Lonicera x heckrottii 'Goldflame'	#1

SOD = Low-Water Demand Blend:
20% Hard Fescue, 20% Chewing Fescue, 20% Creeping Red Fescue,
15% Newport Kentucky Bluegrass, 15% Penguin Perennial Bluegrass, 10% Bluestar Kentucky Bluegrass

- GENERAL NOTES:**
- ALL WORK SHALL CONFORM TO LOCAL CITY AND COUNTY CODES. CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES, LINES, AND STRUCTURES PRIOR TO EXCAVATION OR TRENCHING. DAMAGE TO THESE UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER OR LANDSCAPE ARCHITECT.
 - STEEL EDGER SHALL BE PROVIDED AROUND ALL PLANTING BEDS ADJACENT TO TURF AREAS, WHERE USED, STEEL EDGER SHALL BE GALVANIZED, BLACK, AND 1/4"x4" DEEP.
 - ALL SHRUB AND SOD AREAS SHALL RECEIVE THE FOLLOWING SOIL AMENDMENTS PER 1,000 S.F.: 4 CUBIC YARDS SUPREME ORGANICS COMPOST (50% COW MANURE, 50% WOOD FINES), SUPPLIED BY JENSEN SALES, INC. (DENVER) OR APPROVED EQUAL PLUS 15 LBS OF 20-10-5 COMMERCIAL FERTILIZER, ROTOTILLED TO A MINIMUM DEPTH OF 6".
 - ALL BEDS TO BE MULCHED WITH SHREDDED WASHINGTON CEDAR FIBER MULCH TO A DEPTH OF 3-4".
 - CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR ONE YEAR FROM DATE OF FINAL INSPECTION.
 - PLANT SUBSTITUTIONS WILL NOT BE PERMITTED WITHOUT APPROVAL BY LANDSCAPE ARCHITECT AND DEVELOPER.
 - PLANTING PITS SHALL BE EXCAVATED TO A MINIMUM OF TWICE THE WIDTH OF THE ROOTBALL. DO NOT DISTURB SOIL AT THE BOTTOM OF THE PIT, BUT SCARIFY SIDES TO PREVENT GLAZING.
 - AFTER PLANTING, ALL PLANTS SHOULD REST WITH THEIR ROOT COLLARS SLIGHTLY HIGHER THAN FINISH GRADE. (1.5" HIGHER FOR SHRUBS, 3" HIGHER FOR TREES)
 - PLANTS SHOULD BE THOROUGHLY WATERED IMMEDIATELY AFTER PLANTING. ALLOW WATER TO SOAK DOWN AND FILL REMAINDER OF HOLE WITH LOOSE SOIL WITHOUT FURTHER PACKING. A MOUND OF SOIL SHALL BE FORMED AROUND THE EDGE OF EACH TREE PIT TO FORM A SHALLOW SAUCER.
 - FOR TREES IN SOD, ALLOW A 2 FOOT DIAMETER BED WITHOUT SOD AROUND ROOT COLLAR. APPLY 3-4" DEPTH OF WOOD MULCH FOLLOWING SOD INSTALLATION.
 - PLANTS SHALL BE INSTALLED IMMEDIATELY UPON DELIVERY TO THE SITE. IF THIS IS NOT POSSIBLE, PLANTS SHALL BE HEELED IN AND WATERED TO PREVENT DEHYDRATION.
 - UPON COMPLETION ALL PLANT MATERIAL SHALL RECEIVE REGULAR WATERING VIA AUTOMATIC IRRIGATION SYSTEM. SEE IRRIGATION SHEETS.
 - PLANTING DESIGN IS BASED ON WATERWISE PRINCIPLES & PLANTS ARE GROUPED BY WATER USE ZONES: ADJACENT TO BUILDING (AT GRADE) = LOW WATER; IN RAISED BOX PLANTERS = MODERATE WATER; IN TREE LAWN = MODERATE WATER.

Date: 07.15.2011
Project Name: 910 28TH STREET
Issued For / Phase: Building Permit & Tech Docs
Drawn: TS
Revisions:

Sheet Name: LANDSCAPE PLAN
Sheet Number: L101

Irrigation Construction Notes

- DRAWINGS AND BASE INFORMATION** - ALL BASE AND PLANTING INFORMATION HAVE BEEN PROVIDED BY STONE LANDSCAPE ARCHITECTS. THE CONTRACTOR IS RESPONSIBLE TO NOTIFY HYDROSYSTEMS-KDI OF ANY DISCREPANCIES BETWEEN THE UTILITY OR PLANTING PLANS AND THE IRRIGATION PLAN. IF CONTRACTOR FAILS TO NOTIFY HYDROSYSTEMS-KDI AND MAKES CHANGES TO THE IRRIGATION SYSTEM DESIGN, HE ASSUMES ALL COSTS AND LIABILITIES ASSOCIATED WITH THOSE FIELD CHANGES. REFER TO SPECIFICATIONS FOR ADDITIONAL PROJECT REQUIREMENTS.
- SYSTEM PRESSURE** - HYDROSYSTEMS-KDI HAS CONTACTED THE LOCAL WATER DISTRICT THAT SERVES THIS SITE AND THEY HAVE BEEN TOLD THAT THE STATIC WATER PRESSURE IN THIS AREA SHOULD BE **95 PSI**. THE CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY PRESSURE PRIOR TO COMMENCING ANY CONSTRUCTION AND NOTIFY HYDROSYSTEMS-KDI OF ANY VARIANCE FROM THE STATED PRESSURE. IF CONTRACTOR FAILS TO FIELD VERIFY PRESSURE AND/OR NOTIFY HYDROSYSTEMS-KDI OF ANY VARIATIONS FROM THIS PRESSURE, THEN HE ASSUMES ALL CONSTRUCTION AND ENGINEERING COSTS ASSOCIATED WITH SYSTEM MODIFICATIONS REQUIRED TO ACCOMMODATE ACTUAL SITE PRESSURE. THIS SYSTEM HAS BEEN DESIGNED FOR A REQUIRED STATIC PRESSURE OF **75 PSI MINIMUM**.
- IRRIGATION SYSTEM OPERATION INTENT** - THIS IRRIGATION SYSTEM HAS BEEN DESIGNED TO IRRIGATE THE ESTABLISHED LANDSCAPE WITHIN A SIX NIGHT PER WEEK SIX HOUR PER NIGHT WATERING WINDOW. ESTABLISHMENT WATERING WILL REQUIRE UP TO TWICE AS MUCH IRRIGATION FOR A FOUR TO SIX WEEK PERIOD. THE DESIGN IS BASED ON THE FOLLOWING PROJECTED WEEKLY APPLICATION RATES AFTER ESTABLISHMENT. THESE FIGURES ARE BASED ON A 30-YEAR AVERAGE WEATHER DATA AND WILL NEED TO BE ADJUSTED DUE TO SEASONAL CHANGES AND WEATHER CONDITIONS ABOVE AND BELOW THE AVERAGE VALUES UTILIZED.
BLUEGRASS TURF 1.60" PER WEEK PEAK SEASON
- IT IS THE INTENT OF THIS DESIGN THAT ALL IRRIGATION EQUIPMENT BE INSTALLED WITHIN PROPERTY LIMITS AND WITHIN LANDSCAPED AREAS. ANY EQUIPMENT SHOWN OUTSIDE OF THESE LIMITS IS SHOWN IN THAT LOCATION FOR GRAPHICAL CLARITY ONLY. ALL VALVE BOXES SHALL BE INSTALLED A MINIMUM OF 2'-0" FROM EDGE OF ANY PAVED SURFACES. ALL VALVE BOXES SHALL BE PLACED A MINIMUM OF 3'-0" FROM THE CENTERLINE OF ANY DRAINAGE SWALE.
- CONTRACTOR SHALL REFER TO PLANTING PLAN FOR EXACT PLANT LOCATIONS AND QUANTITIES. PLANTS SHOWN ON IRRIGATION PLANS ARE APPROXIMATE. THE PLACEMENT OF ALL IRRIGATION COMPONENTS SHALL BE COORDINATED WITH THE LOCATION OF THE PLANTS. IF IRRIGATION THAT IS INSTALLED CONFLICTS WITH OR IS BLOCKED BY THE PLACEMENT OF LANDSCAPE PLANTS OR OTHER FEATURES, SUCH AS EDGER, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, RELOCATE THE IRRIGATION COMPONENTS AS REQUIRED TO ALLOW PLACEMENT OF THE PLANTS IN ACCORDANCE WITH THE PLANTING PLAN(S).
- SLEEVEING** - ALL SLEEVEING UNDER PAVED SURFACES SHOWN ON PLANS IS BY CONTRACTOR UNLESS OTHERWISE NOTED. SLEEVEING SHALL BE INSTALLED IN THE SIZES AND QUANTITIES SHOWN ON PLANS OR BASED ON THE SCHEDULE BELOW. WHERE SLEEVES ARE SHOWN, BUT NOT LABELED, FOLLOW THE SCHEDULE BELOW. ALL MAINLINE, CONTROL WIRES AND DRIP LINES CROSSING ANY PAVED OR HARD SURFACE SHALL BE INSTALLED IN SLEEVEING.
SLEEVED PIPE SIZE/WIRE QUANTITY REQUIRED SLEEVE SIZE AND (QUANTITY)

3/4" - 1 1/4" PIPING	2" PVC (1)
1 1/2" - 2" PIPING	4" PVC (1)
1- 25 CONTROL WIRES	2" PVC (1)
- POP-UP SPRAY NOZZLES** - CONTRACTOR TO INSTALL PLASTIC NOZZLES ON ALL POP-UP SPRAY HEADS. INSTALL 15 SERIES NOZZLES ON ALL HEADS SPACED AT 13' TO 15'. INSTALL 12 SERIES NOZZLES ON ALL HEADS SPACED 11' TO 12'. INSTALL 10 SERIES NOZZLES ON ALL HEADS SPACED AT 9' TO 10'. INSTALL 8 SERIES NOZZLES ON 6" POP-UP HEADS FOR ALL HEADS SPACED LESS THAN 8'. INSTALL SIDE STRIP NOZZLES ON 6" POP-UP HEADS FOR ALL HEADS WITH AN '6S' DESIGNATION AND RIGHT AND LEFT CORNER STRIP NOZZLES ON 6" POP-UP HEADS FOR ALL HEADS WITH AN '6C' DESIGNATION. VARIABLE ARC NOZZLES SHOULD BE UTILIZED ADJACENT TO CURVILINEAR SHRUB BEDS OR FOR ANY ANGLES THAT ARE NOT A STANDARD NOZZLE ANGLE.
- DRIP IRRIGATION** - REFER TO IRRIGATION DETAIL SHEET FOR DRIP VALVE ASSEMBLY AND DRIP EMITTER QUANTITIES AND PLACEMENT.
- SPARE CONTROL WIRES** - CONTRACTOR SHALL EXTEND THREE SPARE WIRES (ONE COMMON AND 2 CONTROL WIRES) FROM EACH CONTROLLER TO THE END OF THE MAINLINE SERVING THAT CONTROLLER OR AS SHOWN ON THE PLANS. IN ADDITION TO THE SPARE WIRE REQUIREMENTS LISTED IN TECHNICAL SPECIFICATIONS AND IN IRRIGATION SCHEDULE, INSTALL SPARE WIRES IN 10" ROUND VALVE BOX OR WITH QUICK COUPLING VALVE. REFER TO SPECIFICATIONS FOR WIRE COLOR. SEE IRRIGATION SCHEDULE FOR ADDITIONAL INFORMATION.
- CONTRACTOR SHALL FINE TUNE/ADJUST THE IRRIGATION SYSTEM TO REDUCE/AVOID OVERSPRAY ONTO HARD SURFACES BY ADJUSTING NOZZLE DIRECTION AND NOZZLE RADIUS.
- INSTALL ALL MATERIALS AND EQUIPMENT AS SHOWN ON THE PLANS AND DETAILS. NO SUBSTITUTIONS OF EQUIPMENT WILL BE ACCEPTABLE WITHOUT PRIOR WRITTEN APPROVAL BY THE CONSULTANT AND/OR OWNER. THE IRRIGATION CONTRACTOR MAY BE REQUIRED TO REMOVE AND REPLACE ALL UNAPPROVED SUBSTITUTED EQUIPMENT AT HIS OWN COST IF SO DIRECTED BY THE CONSULTANT.

Irrigation Schedule				
SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL NO.
	RAIN BIRD	1804 SAM FR5 W/ NOZZLE	POP-UP SPRAY HEAD	3
	RAIN BIRD	1806 SAM FR5 W/ CORNER NOZZLE	POP-UP SPRAY HEAD	3
	RAIN BIRD	1812 SAM FR5 W/ NOZZLE	HI-POP SPRAY HEAD	4
	RAIN BIRD	FEB SERIES	ELECTRIC CONTROL VALVE	5
	RAIN BIRD	44 LRC	QUICK COUPLING VALVE	7
		LINE SIZE	GATE VALVE	6
	RAIN BIRD	E6P-12LXM SERIES	ELECTRIC CONTROLLER	1
	HUNTER	MINI CLIK - WIRELESS	RAIN SHUT OFF DEVICE	2
	RAIN BIRD	XCZ-100-PRF W/ BALL VALVE	DRIP VALVE ASSEMBLY	9
			DRIP LINE BLOW-OUT STUB	10
	TORO AG	DURA-POL	POLY DRIP TUBING - 3/4" MIN.	11
	RAIN BIRD	XERI BUG	DRIP EMITTERS	11
	RAIN BIRD	LDQ-08-06-100	INLINE DRIP TUBING	12
		CLASS 200 BE - 2 1/2" & SMALLER	PVC MAINLINE	13
		CLASS 200 BE	PVC LATERAL	13
		CLASS 160	PVC SLEEVEING	
	MATCO	201X	MANUAL DRAIN VALVE	8
	FEBCO	165	PRESSURE VACUUM BREAKER	16
		3/4" TYPE "L"	HARD COPPER	15
	RAIN BIRD	XCZ-100-PRF W/ BALL VALVE & W/ TBOS	DRIP VALVE ASSEMBLY W/ TBOS	14
	WATTS	223-HP	PRESSURE REGULATING VALVE	17
	CONTROLLER & STATION NO. CONTROL VALVE SIZE			
	NUMBER OF SPARE WIRES - 2 CONTROL AND 1 SPARE WIRES TO WHICH CONTROLLER - SEE CONSTRUCTION NOTES			

REFER TO SHEETS LI102 AND LI103 FOR IRRIGATION PLANS
REFER TO SHEETS LI104 AND LI105 FOR IRRIGATION DETAILS



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Date: 07.25.2011

Project Name:
910 28TH STREET
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Drawn: JSB
Revisions:

Sheet Name:
IRRIGATION NOTES AND SCHEDULE

Sheet Number:

LI101

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BOULDER, CO 80303

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IRRIGATION
PLAN

Sheet Number:

LI102

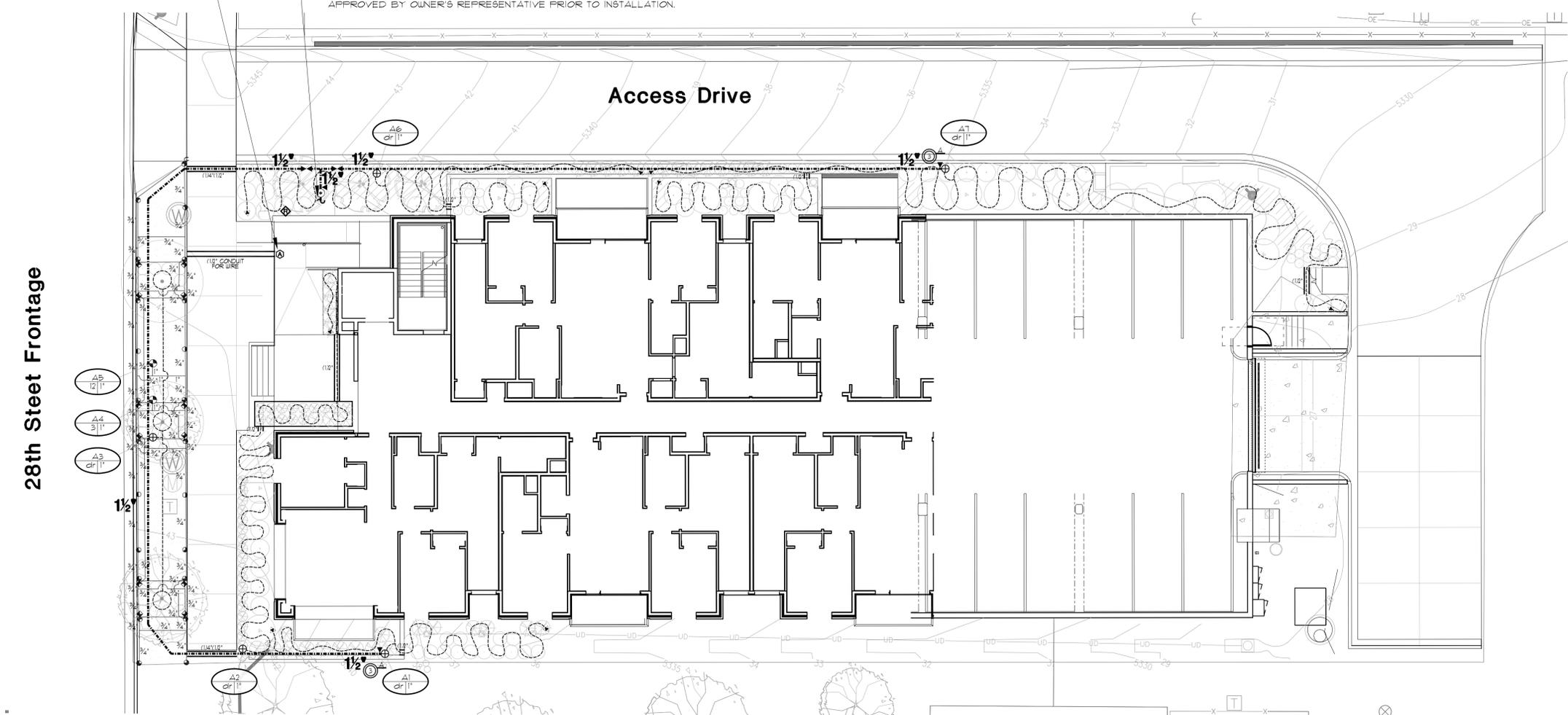
CONTROLLER LOCATION 'A'

WALL MOUNT ONE RAIN BIRD ESP-12LX12 STATION CONTROLLER OUTSIDE THE WATER ENTRY ROOM, AT THIS APPROXIMATE LOCATION. 120 VOLT POWER IS AVAILABLE WITHIN 100 LF. OF CONTROLLER LOCATION FROM BUILDING PANEL. ELECTRICAL METER, WIRE/CONDUIT, STEP-DOWN TRANSFORMER (IF REQUIRED) AND POWER CONNECTION TO CONTROLLER IS BY CONTRACTOR WITH WORK CONFORMING TO LOCAL CODES. FEES AND PERMITS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID BY CONTRACTOR. FINAL CONTROLLER LOCATION SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. CONTRACTOR SHALL COORDINATE WITH GENERAL CONTRACTOR TO MAKE SURE THAT 2" WIRE CONDUIT FROM CONTROLLER LOCATION TO SOTSCAPE AREA IS INSTALLED PRIOR TO CONCRETE WORK. MOUNT ONE HUNTER RAIN SENSOR DEVICE ON THE BUILDING WHERE THERE IS 20 FT. OF CLEARANCE FROM ANY OVERHANG OR OBSTRUCTING FEATURE. INSTALL RAIN SENSOR RECEIVER IN CONTROLLER ENCLOSURE. FINAL RAIN SENSOR LOCATION SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

POINT OF CONNECTION #1 - 3/4"

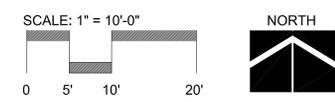
PEAK FLOW REQUIREMENT: 15 GPM. REQUIRED STATIC PRESSURE: 75 PSI MIN.

TIE ONTO 1" COPPER STUB-OUT (INSTALLED BY OTHERS) IN THIS APPROXIMATE LOCATION. INSTALL ONE PRESSURE REDUCING VALVE, ONE QUICK COUPLING VALVE AND EXTEND FVC MAINLINE AS SHOWN. SET PRV AT 75 PSI. WORK SHALL CONFORM TO LOCAL CODE. FEES AND PERMITS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID FOR BY CONTRACTOR. FINAL BACKFLOW PREVENTER LOCATION SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.



28th Steet Frontage

Access Drive

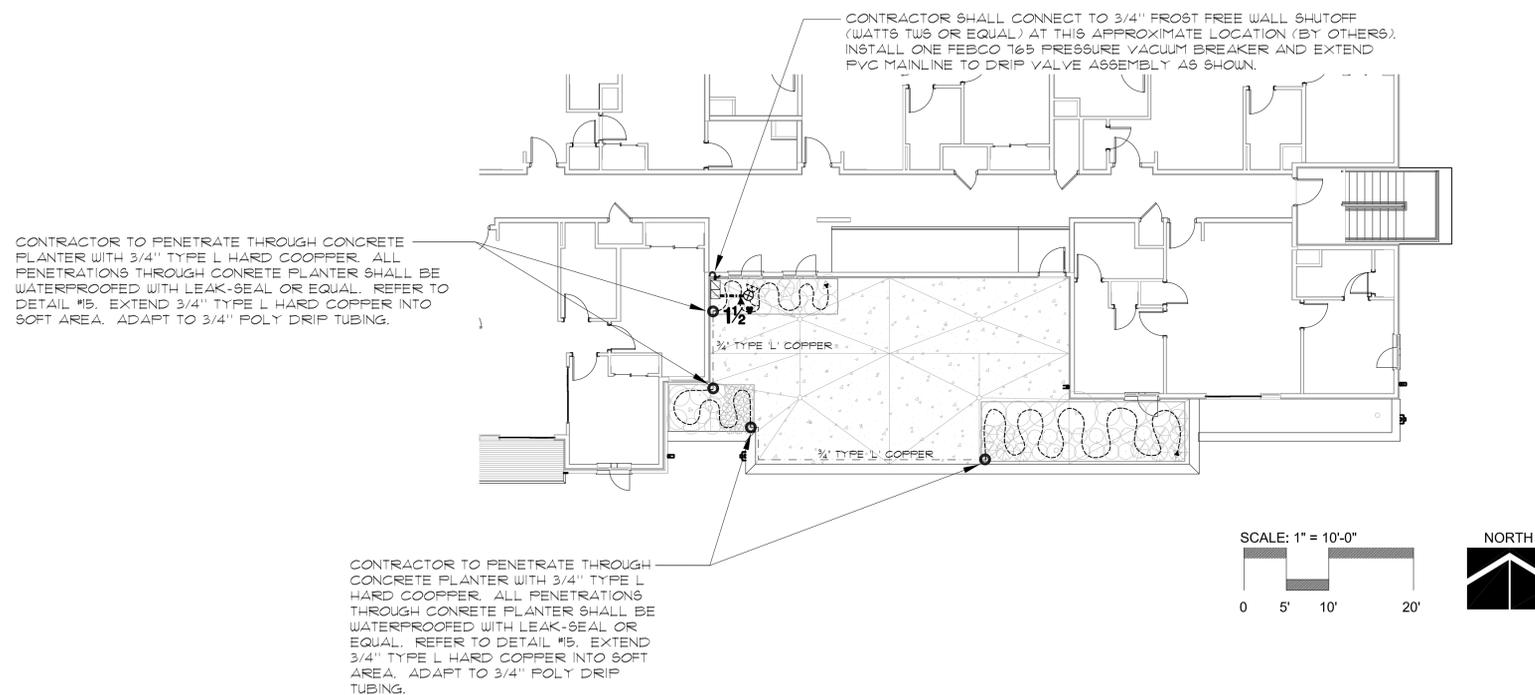


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REFER TO SHEET LI101 FOR IRRIGATION NOTES AND SCHEDULE
REFER TO SHEETS LI104 AND LI105 FOR IRRIGATION DETAILS

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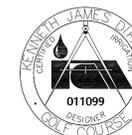
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IRRIGATION
PLAN

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LI103

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