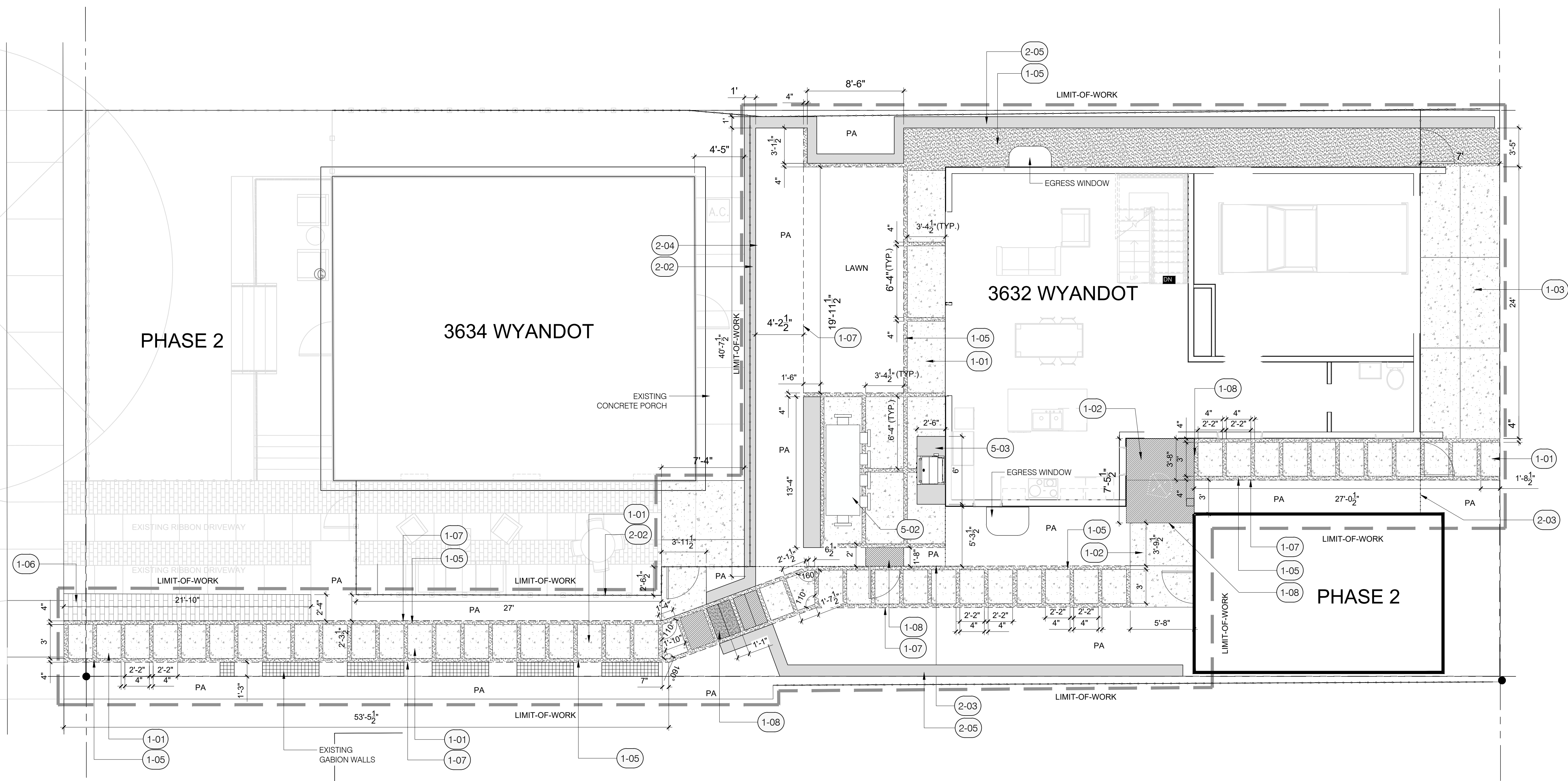


RANK RESIDENCE

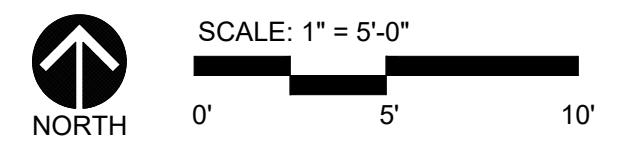
TANDEM HOUSE

3632 WYANDOT ST
DENVER, CO 80211

PUBLIC ALLEY



1 LANDSCAPE PLAN
SCALE: 1"=5'-0"



LAYOUT NOTES

1. VERIFY EXISTING SITE INFORMATION INCLUDING, BUT NOT LIMITED TO STREET GRADES, UTILITIES, PROPERTY LINES, LIMITS OF ROADWAYS, CURBS AND GUTTERS TAKEN FROM THE CIVIL ENGINEER'S DRAWINGS.
2. ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND ORDINANCES.
3. TAKE ALL DIMENSIONS FROM BACK OF CURB, FACE OF WALL OR BUILDING, AND CENTERLINE OF TREES UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS CALLED OUT AS 'EQUAL' ARE EQUIDISTANT MEASUREMENTS.
5. WRITTEN DIMENSIONS SUPERCEDE SCALED DIMENSIONS. DO NOT SCALE DRAWINGS, IF THERE IS A QUESTION REGARDING DIMENSIONS, CONTACT DIG STUDIO FOR VERIFICATION.
6. ALL ANGLES TO MATCH THOSE NOTED ON DRAWING AND ALL LINES OF PAVING TO BE PARALLEL UNLESS OTHERWISE NOTED. MAINTAIN HORIZONTAL ALIGNMENT OF ADJACENT ELEMENTS AS NOTED ON DRAWINGS.
7. REFERENCE TO NORTH REFERS TO TRUE NORTH. REFERENCE TO SCALE IS FOR FULL SIZED DRAWINGS ONLY. DO NOT SCALE FROM DRAWINGS.
8. CONCRETE SLABS OR FOOTINGS SHALL BE DOWELED INTO ABUTTING WALLS, FOUNDATIONS AND FOOTINGS ONLY WHERE SHOWN ON THE PLANS AND DETAILS.
9. PROVIDE EXPANSION JOINTS IN CONCRETE PAVING A MAXIMUM DISTANCE OF 50 FEET APART AND AT ALL INTERSECTIONS, WHERE NEW CONCRETE ABUTS EXISTING CONCRETE PAVING, BUILDINGS, CURBS AND WALLS UNLESS OTHERWISE NOTED.
10. PROVIDE CONTROL JOINTS EVENLY SPACED BETWEEN EXPANSION JOINTS AS SHOWN ON DRAWINGS, EXCEPT WHERE SPECIAL SCORE JOINT PATTERN IS SPECIFIED.
11. SLEEVES AND CONDUITS SHALL BE INSTALLED A MINIMUM OF 18 INCHES BELOW FINISHED GRADE AND SHALL EXTEND 12 INCHES BEYOND BACK OF CURBS, WALLS, AND PAVING.
12. COORDINATE AND FIELD VERIFY ALL SLEEVING LOCATIONS FOR ALL UTILITY, ELECTRICAL, AND IRRIGATION PRIOR TO CONSTRUCTION.
13. PROPOSED TREES IN THE RIGHT-OF-WAY SHALL BE PRE-APPROVED BY THE CITY FORESTER'S OFFICE. MUST ADHERE TO DIVERSITY STANDARDS (SEE DENVER FORESTRY CHECKLIST) AND SHALL BE A MINIMUM OF 20' FROM PROPERTY CORNERS AT INTERSECTIONS, 30' FROM STOP SIGNS, 25' FROM STREET LIGHTS, OUTSIDE OF 30' CORNER SIGHT TRIANGLES AND 10' FROM EDGE OF DRIVEWAYS, ALLEYS AND HYDRANTS.

REFERENCE NOTES SCHEDULE

1 - PAVING & SURFACING: DIVISION 32		2 - WALLS & FENCES: DIVISION 32	
SYMBOL	DESCRIPTION	DETAIL	DESCRIPTION
(1-01)	C.I.P. CONCRETE PAVERS	1/LS-501	(2-02) WOOD FENCE - TYPE 1
(1-02)	CONCRETE PAVING (PEDESTRIAN)	2/LS-501	(2-03) WOOD FENCE - TYPE 2
(1-03)	CONCRETE PAVING (VEHICULAR)	3/LS-501	(2-04) CONCRETE RETAINING WALL AT EXISTING PORCH
(1-05)	CRUSHED STONE PAVING	4/LS-501	(2-05) CONCRETE RETAINING WALL AT PROPERTY LINE
(1-06)	BRICK PAVERS	7/LS-501	
(1-07)	STEEL EDGER	1/LS-502	
(1-08)	CONCRETE STAIR	10/LS-501	
			5 - FURNISHINGS: DIVISION 12
			SYMBOL DESCRIPTION
			(5-02) OUTDOOR HARVEST TABLE
			(5-03) OUTDOOR GRILL
			PA PLANTING AREA

REV	DESCRIPTION	DATE
1	DD SET	03/2018

LAYOUT & MATERIALS PLAN

Project number 16-1001
Date March, 2018
Drawn by ANR
Checked by SAR

LS-101