

CORKTOWN TOWNHOMES

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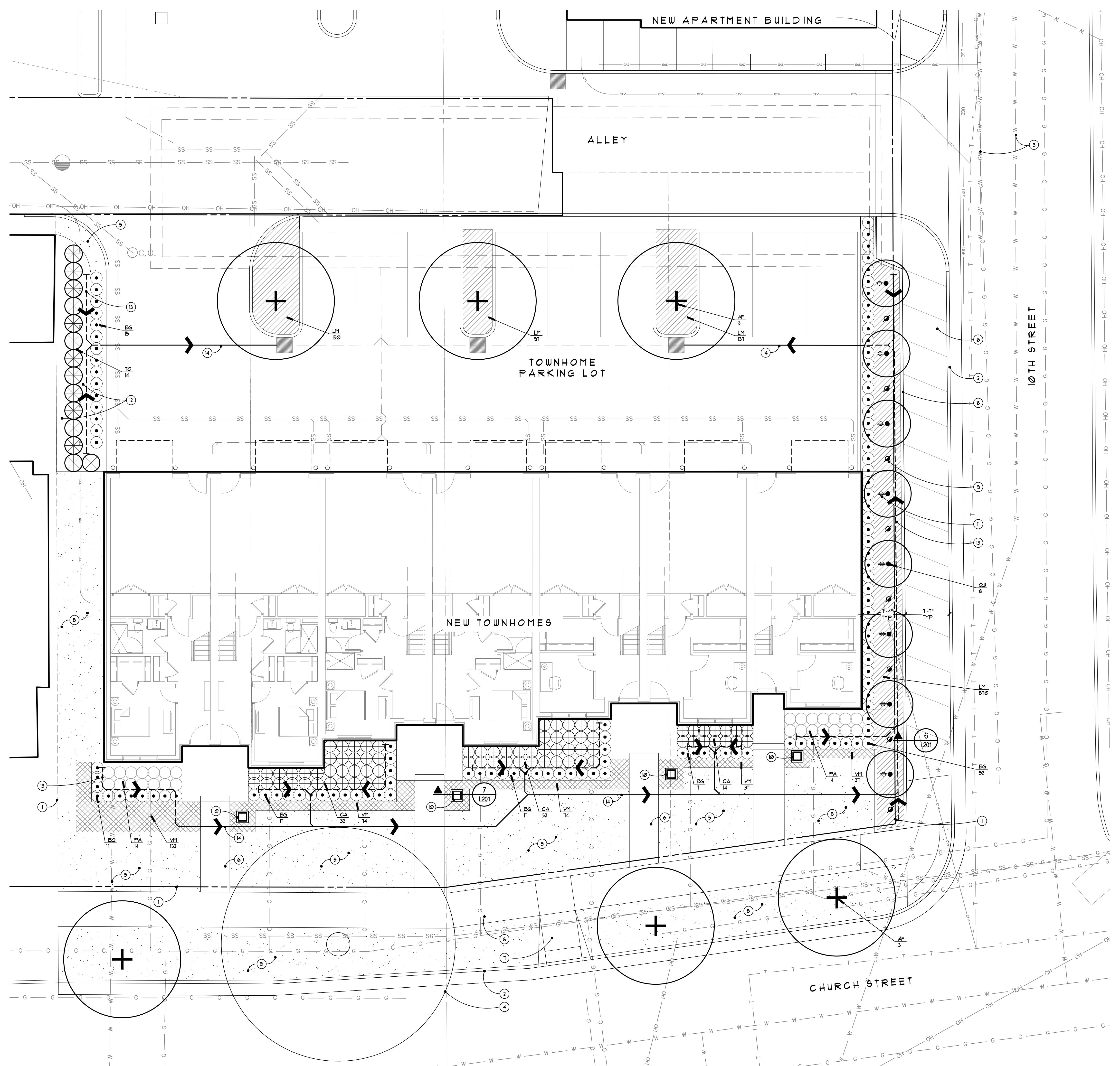
Issued for

04.16.2021 Design Development
02.19.2021 Schematic Design

Drawn Preliminary
AEP Construction
Checked Record
RKM
Approved Do not scale
RKM Use figured dimensions only
Bidpak Number

Job Number
2020008.1
Title
LANDSCAPE PLAN

Sheet
L101



Note Key:

- 1 PROPERTY LINE - REFER TO CIVIL DRAWINGS
- 2 CURB AND GUTTER - REFER TO CIVIL DRAWINGS
- 3 UTILITIES - REFER TO CIVIL DRAWINGS
- 4 EXISTING TREE TO REMAIN AND BE PROTECTED
- 5 IRRIGATED, SOCCED LAWN ON 4" DEPTH TOPSOIL
- 6 CONCRETE SIDEWALK - REFER TO CIVIL DRAWINGS
- 7 BARRIER-FREE RAMP - REFER TO CIVIL DRAWINGS
- 8 6" W STRAIGHT CONCRETE PLANTER CURB - REFER TO DETAIL
- 9 LIGHTED BOLLARD - REFER TO DETAIL
- 10 PRECASTING METAL PLANTER WITH SEASONAL FLOWER DISPLAY ON 24" SQ CONCRETE PAD - REFER TO DETAIL
- 11 SINGLE GANG DUPLEX OUTLET WITH WATERPROOF ENCLOSURE PROVIDED AT EACH TREE LOCATION - REFER TO SITE ELECTRICAL PLAN
- 12 MULCH ENTIRE BED
- 13 PROPOSED 4" DIAMETER PERFORATED GRANITE IN PLANT BEDS SLOPE 4:60 IN TO STORM. INSTALL AS SHOWN - REFER TO DETAILS. PROVIDE CLEAN OUT AT BEGINNING OF ALL RUNS.
- 14 PROPOSED NON-PERFORATED 4"-6" DIAMETER STORM LINE AS SHOWN - REFER TO DETAILS

General Notes:

- 1 UNLESS NOTED OTHERWISE, ALL LANDSCAPE BEDS SHALL RECEIVE 2" DEPTH OF PLANTING BACKFILL MIX.
- 2 ALL SHRUB BEDS TO RECEIVE 3" DEPTH OF DOUBLE PROCESSED BARK MULCH.
- 3 ALL PERENNIAL OR GRASSCOVER BEDS TO RECEIVE 1 1/2" OF DOUBLE PROCESSED BARK MULCH.
- 4 STEEL EDGINGS TO BE PROVIDED BETWEEN ALL LAWN AND PLANT BEDS WHERE A CURBED EDGE IS NOT IDENTIFIED.

Irrigation Scope Notes:

CONCEPTUAL OPERATION OF SITE IRRIGATION SHALL BE AS FOLLOWS:
MECHANICAL TRADES WILL PROVIDE A WATERSOURCE WITH BACKFLOW PREVENTER CAPABLE OF APPROXIMATELY 50 GPM TO THE SITE. ALL PLANT MATERIAL ON SITE WILL BE IRRIGATED.

CONTROL SYSTEM:

CONTROL TRENCHES WILL BE INSTALLED TO OPERATE ZONE VALVES. THE CONTROL SYSTEM WILL BE A TWO-WIRE IRRIGATION SYSTEM CONTROLLER, CAPABLE OF WIRE-BASED SYSTEM MONITORING AND CONTROL. THE ADDITION OF A FLOW METER AND MASTER VALVE WILL ALLOW REAL-TIME FLOW MONITORING. A RAIN SENSOR WILL BE INSTALLED WITH THE CONTROLLER'S CONTROL TO BE BUILDING MOUNTED ON THE EAST SIDE.

PLANTING BED IRRIGATION:

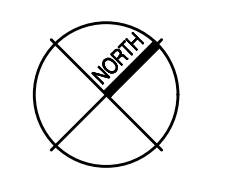
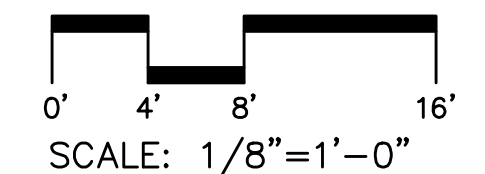
ALL PLANT MATERIAL ON THE SITE WILL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION WILL BE A COMBINATION OF POP UP SPRAY SPRINKLERS FOR LAWN AND DRIP LINE IN BEDS AND ON TREES. OPERATION OF SPRINKLER HEADS AND DRIP LINE WILL BE FROM AUTOMATIC VALVES POSITIONED ALONG THE PRESSURIZED IRRIGATION SYSTEM MAINLINE. ZONING OF SPRINKLERS AND DRIP LINE TO BE BASED ON PLANT MATERIAL TYPE (LAWN / PERENNIALS / TREES / SHRUBS, ETC.) AND SPECIFIC EXPOSURE.

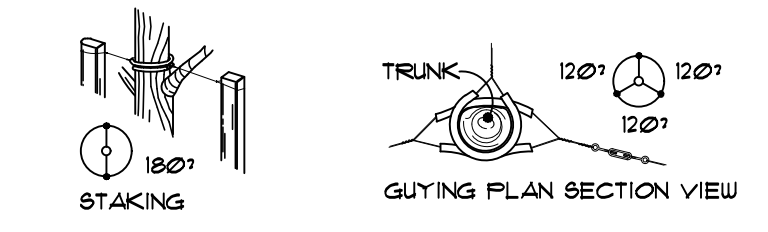
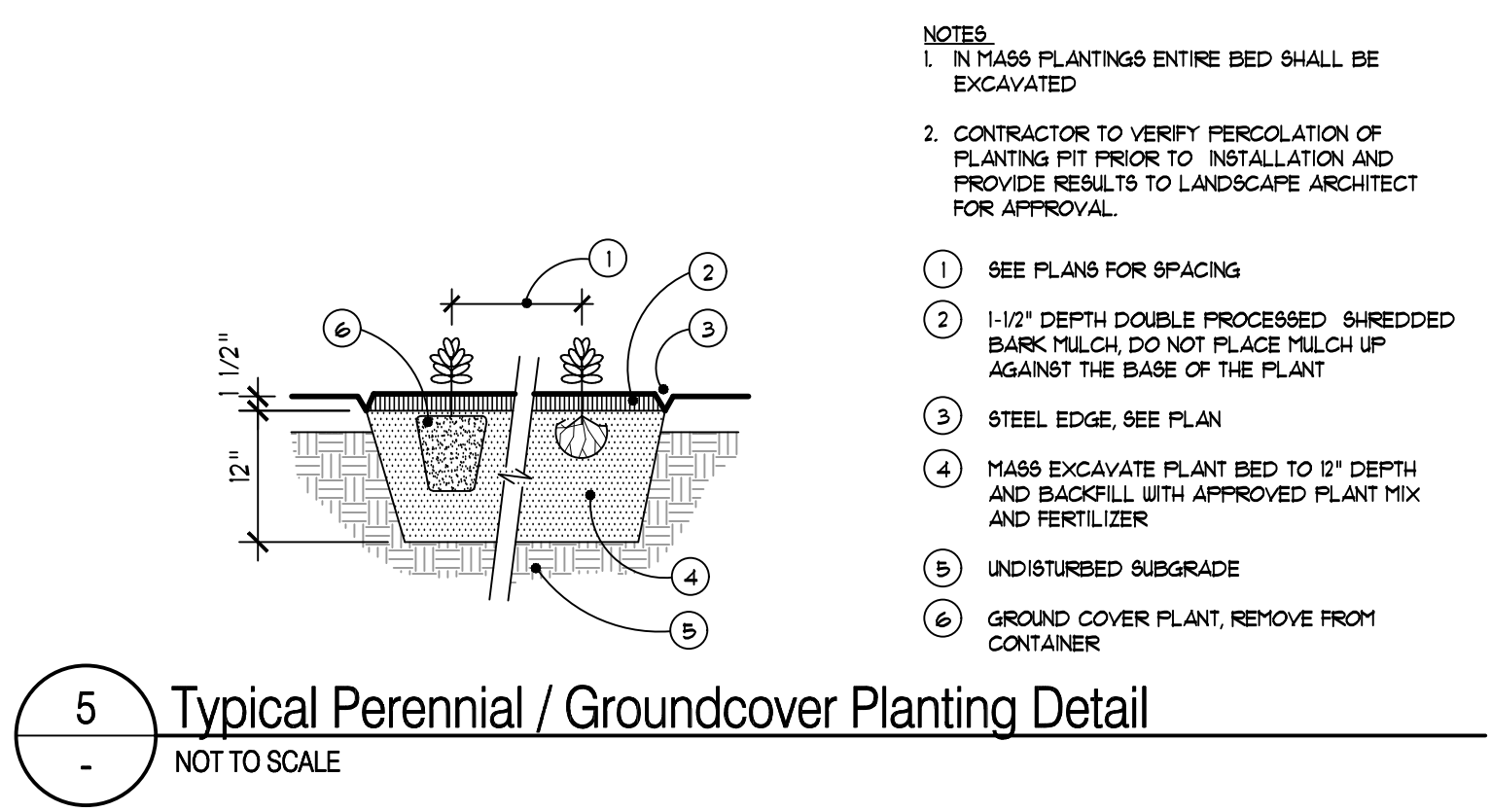
IRRIGATION EQUIPMENT:

ALL MAJOR IRRIGATION EQUIPMENT SHALL BE MANUFACTURED BY RAIN BIRD, TORO OR HUNTER.

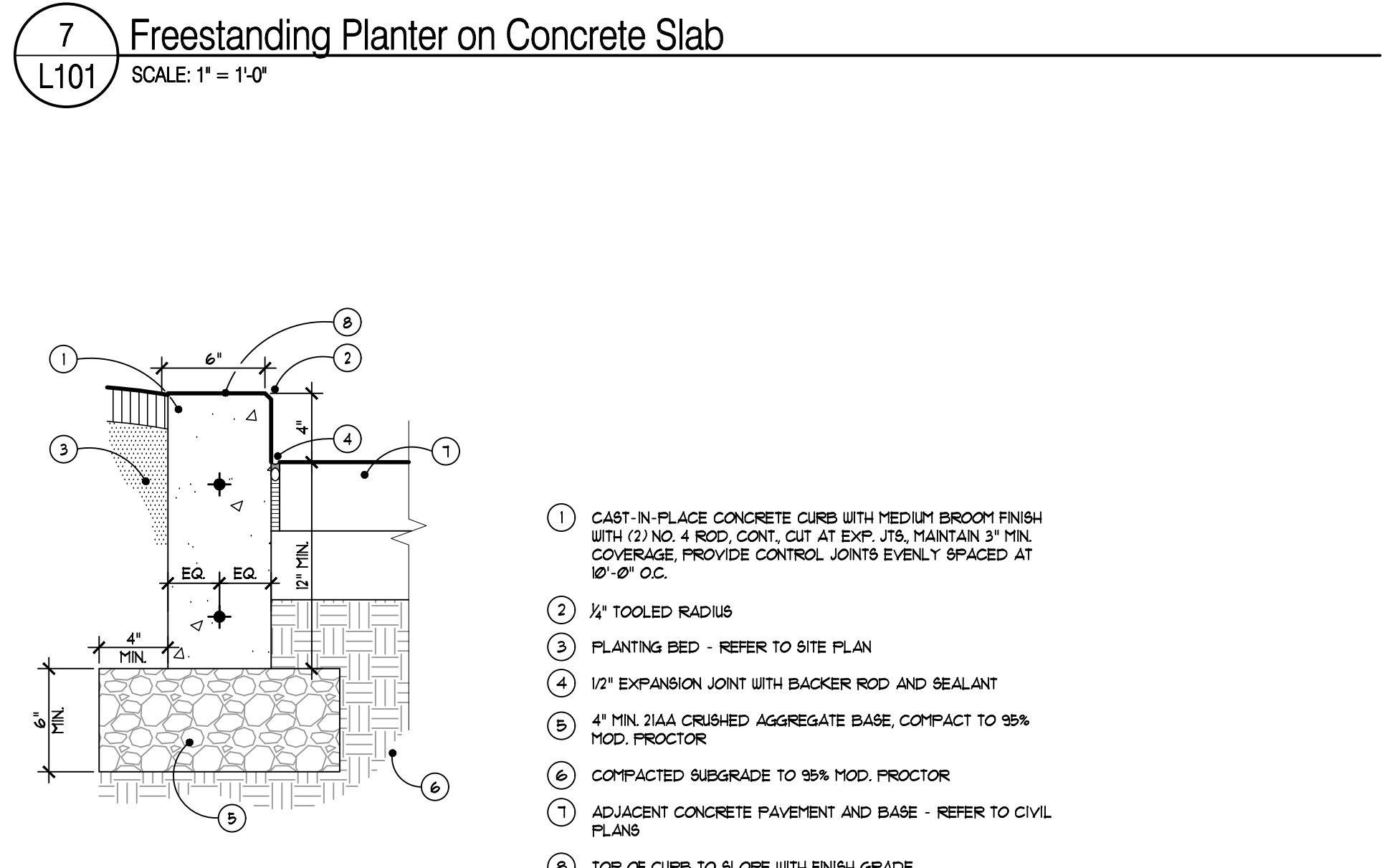
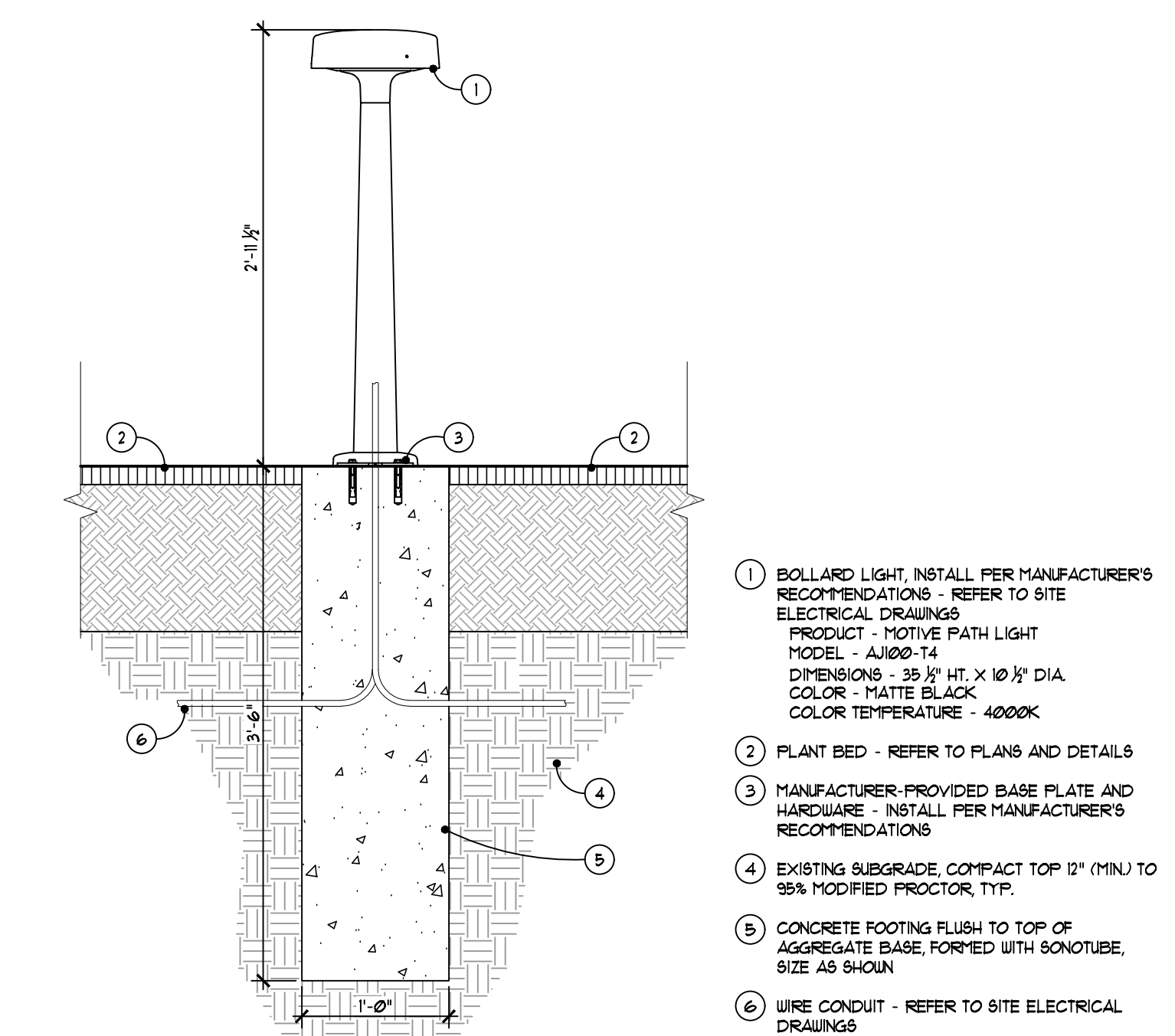
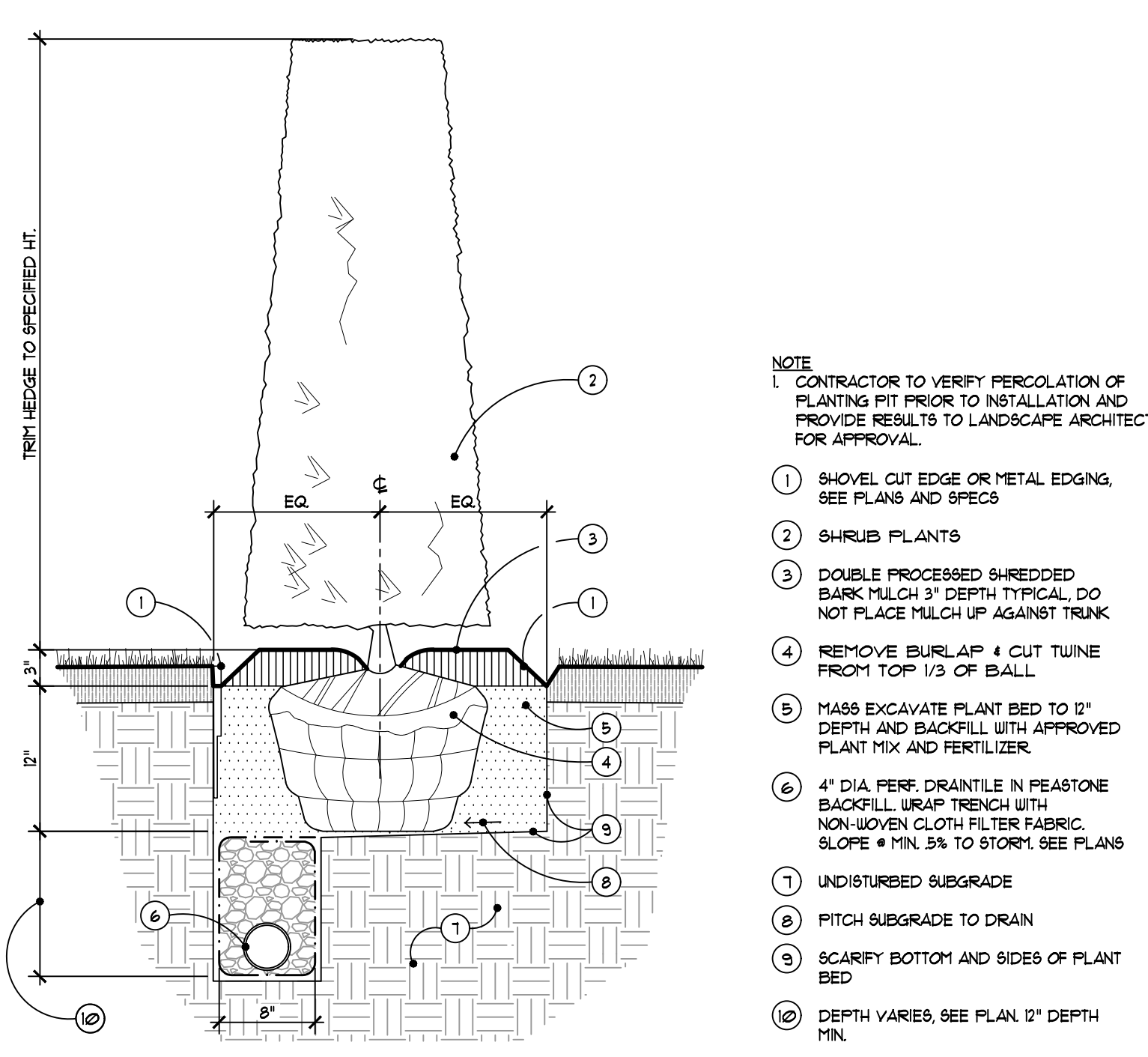
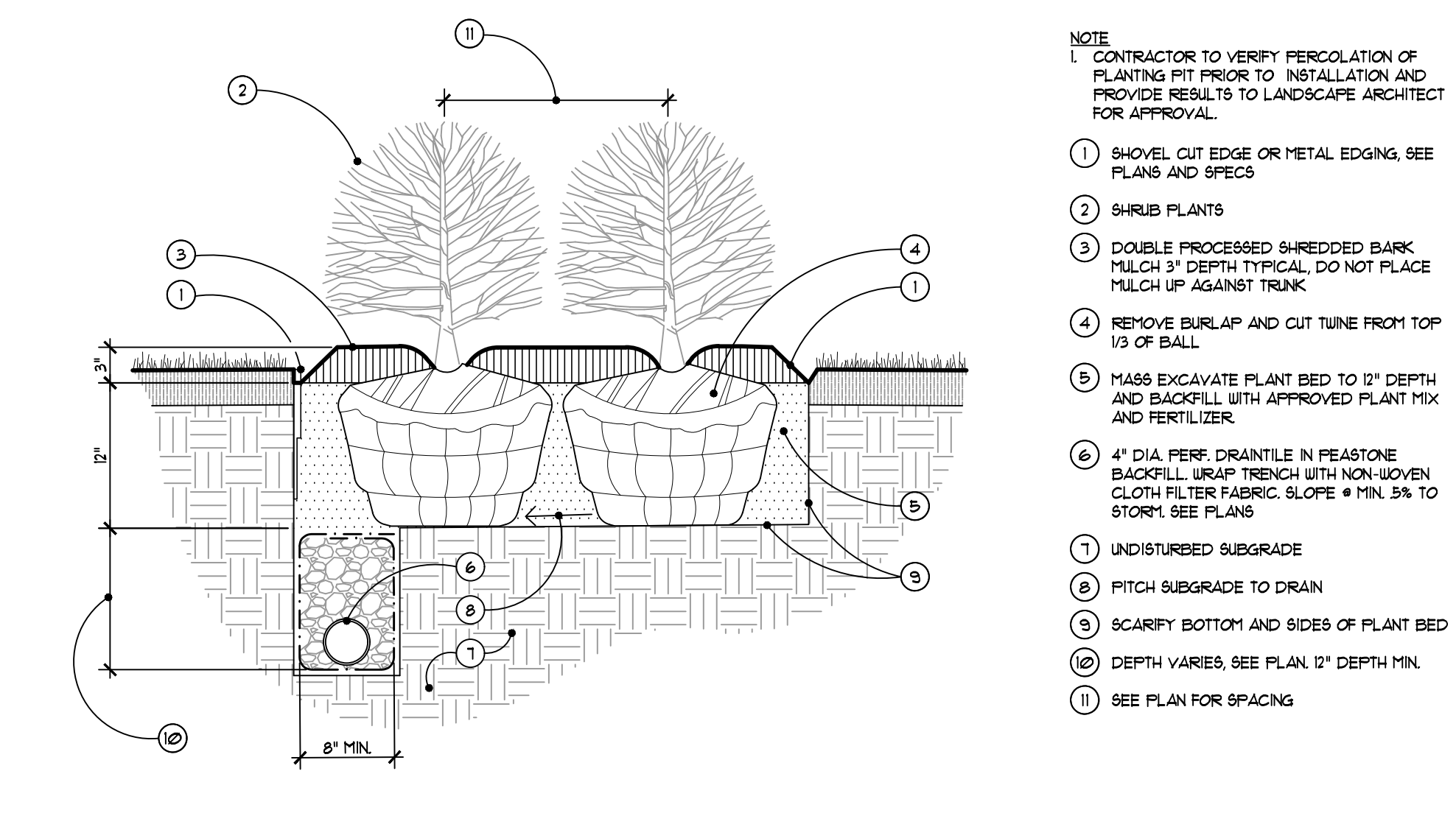
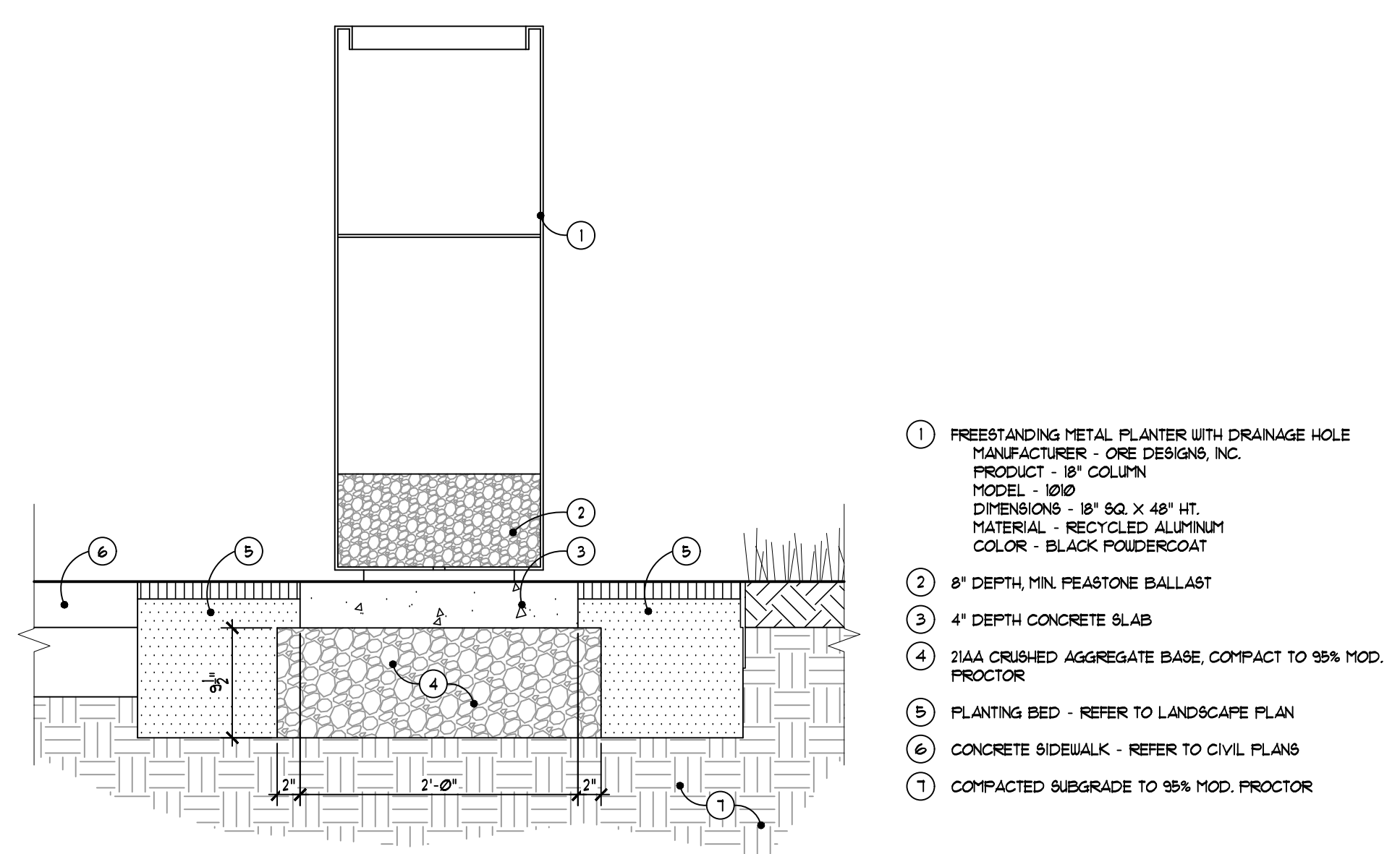
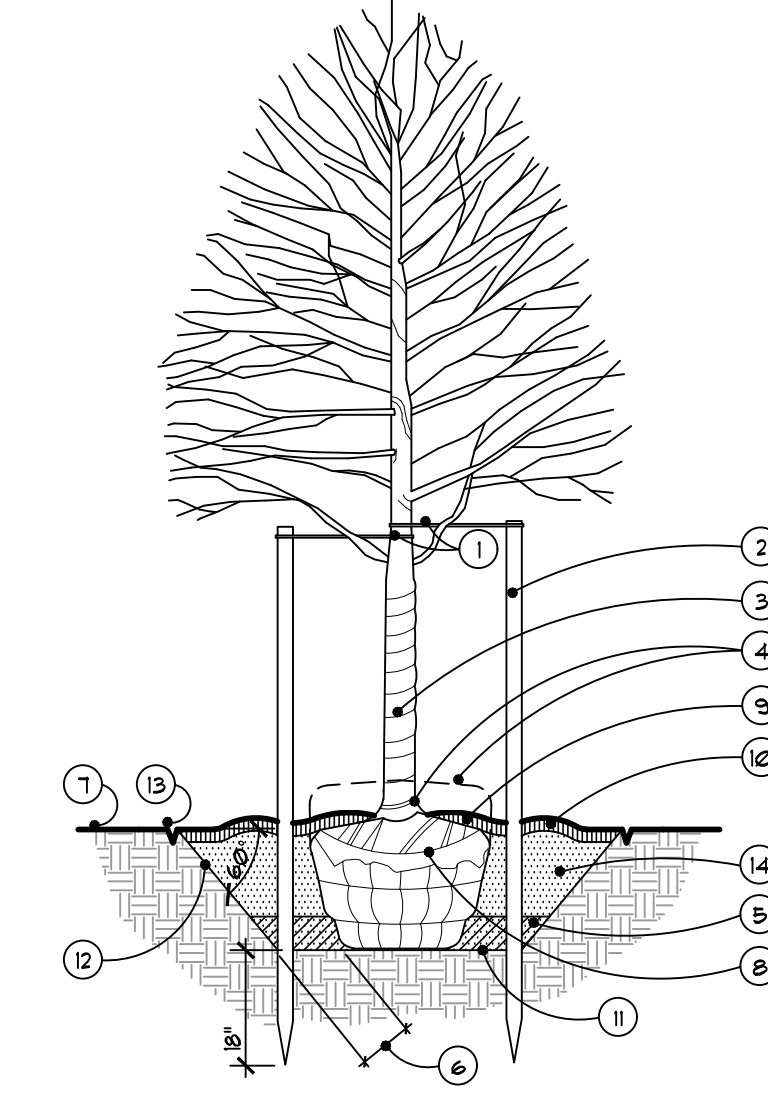
Plant List

Deciduous Trees			
CODE	QTY.	DESCRIPTION	SIZE COMMENTS
AF	6	Aster x Flowering Maple	2" cal. 1000
		Manitowish	
DM	6	Quercus x white Long	3" cal. 1000
		Regal Prince Oak	
Shrubs, Groundcover and Perennials			
CODE	QTY.	DESCRIPTION	SIZE COMMENTS
BG	110	Blood x Green Mountain	24" sp. 1000
		Green Mountain Bloodroot	
CA	70	Calamagrostis x southern Ovarian	#1 cont. 1000
		Feather Reed Grass	
LM	60	Limonium x white Star	#1 cont. 1000
		Big Blue Lobelia	
PA	20	Parthenocarpus x white Star	#1 cont. 1000
		Parthenocarpus Star	
TO	10	Thalictrum x white Star	#1 cont. 1000
		Thalictrum Star	
VM	20	Vincetoxicum x white Star	#1 cont. 1000
		Vincetoxicum Star	





GENERAL NOTES:
 STAKE TREES 4" CALIPER AND UNDER 2 PER TREE.
 GUY TREES OVER 4" CALIPER 3 PER TREE.
 CONTRACTOR TO VERIFY PERCOLATION AND COMPACTION OF PLANTING PIT PRIOR TO INSTALLATION.
 SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION REGARDING PLANTING STANDARDS AND PROCEDURES.



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