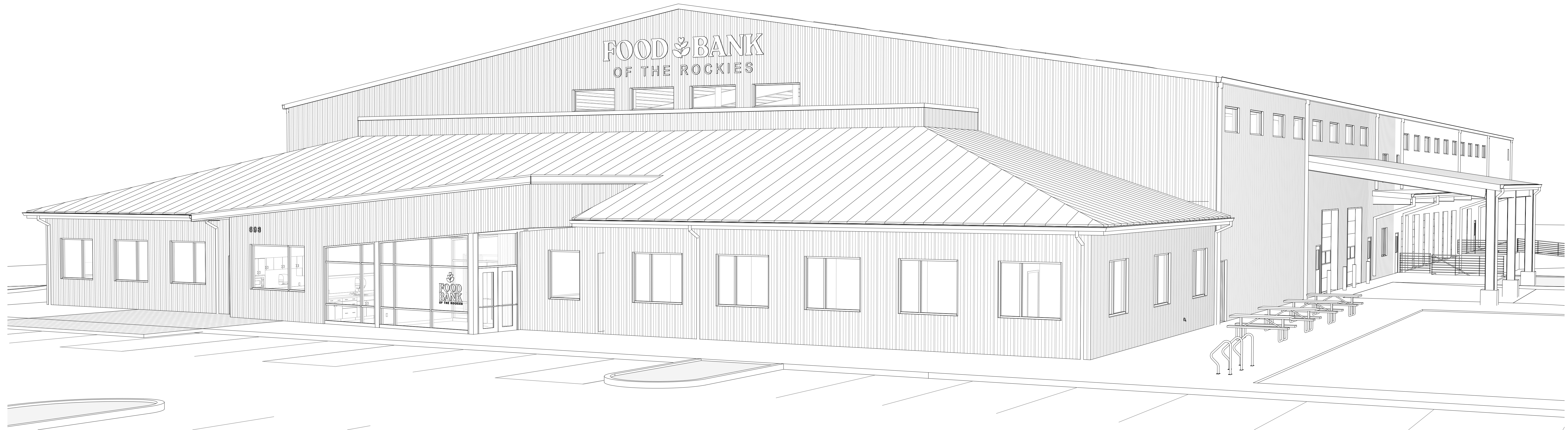


WESTERN SLOPE FOOD BANK OF THE ROCKIES

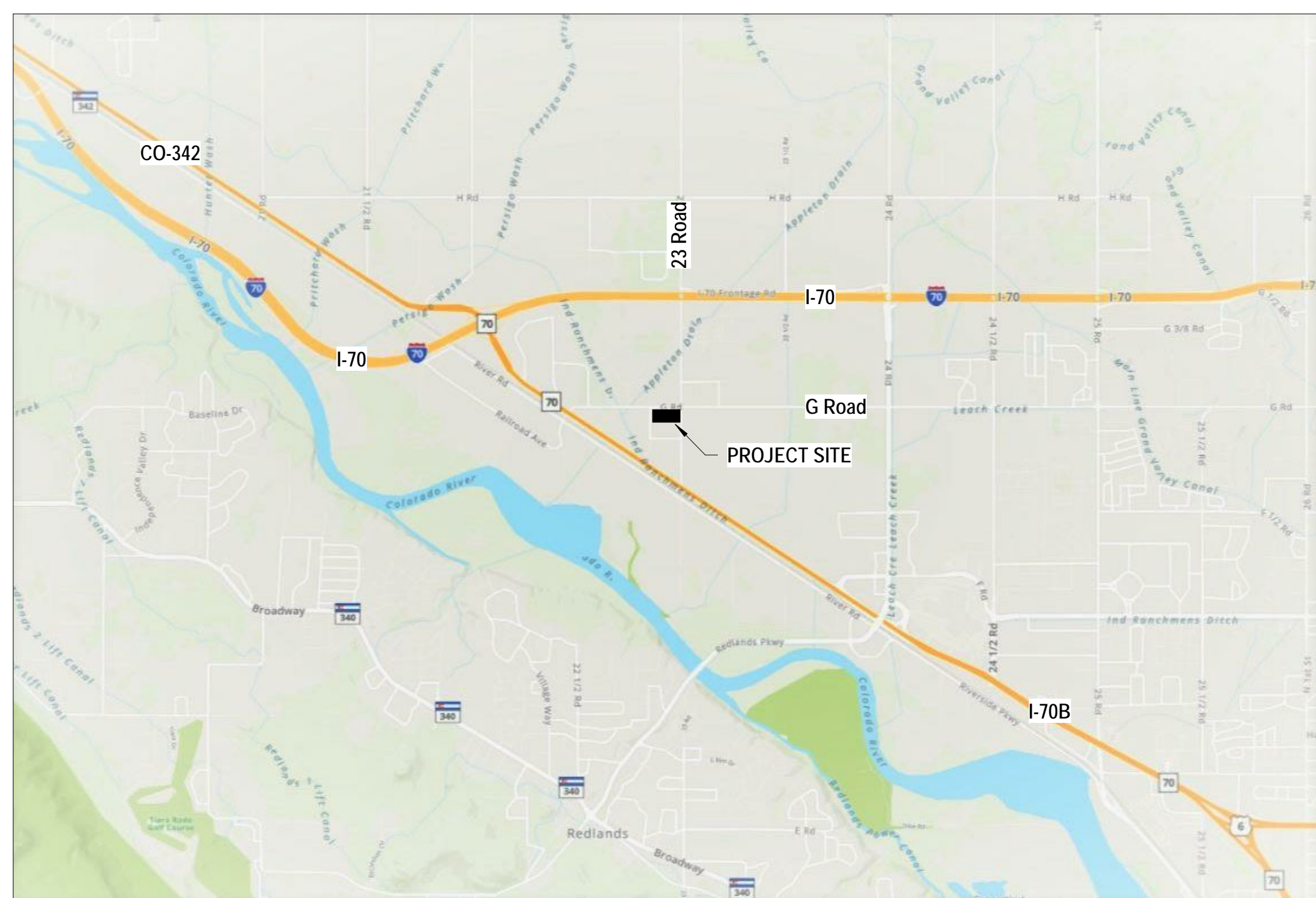
GRAND JUNCTION, COLORADO

100% Construction Documents 8-25-2021

BID PACKAGE #4, ABOVE GROUND



VICINITY MAP



OWNER

FOOD BANK OF THE ROCKIES
10700 East 45th Avenue
Denver, CO 80239

DESIGN TEAM

ARCHITECT:
CHAMBERLIN ARCHITECTS
437 Main St.
Grand Junction, CO 81501
(970) 242-6804

CIVIL:
AUSTIN CIVIL GROUP
123 North 7th Street, Suite 300
Grand Junction, CO 81501
(970) 242-7540

LANDSCAPE:
NVISION DESIGN STUDIO, INC.
677 25 Road
Grand Junction, CO 81505
(970) 241-0745

STRUCTURAL:
LINDAUER DUNN, INC
802 Rood Avenue
Grand Junction, CO 81501
(970) 241-0900

MECHANICAL:
RALSTON MECHANICAL CONSULTING
356 Echo Canyon Court
Grand Junction, CO 81507
(970) 434-9819

ELECTRICAL:
RON SLADE, PE
745 Rood Avenue
Grand Junction, CO 81501
(970) 201-4302

DRAWING LIST

GENERAL	
G001	COVER SHEET
LANDSCAPING	
L1	OVERALL LANDSCAPE PLAN
L2	LANDSCAPE PLAN - NORTHWEST
L3	LANDSCAPE PLAN - WEST
L4	LANDSCAPE PLAN - SOUTHWEST
IR1	OVERALL IRRIGATION PLAN
IR2	IRRIGATION DETAILS
ARCHITECTURAL	
A001	NOTES, SYMBOLS, ABBREVIATIONS AND WALL TYPES
A002	CODE CHECKLIST & LIFE SAFETY PLAN
A100	OVERALL FLOOR PLANS
A101	MAIN LEVEL FLOOR PLAN - WEST & SECOND FLOOR OFFICE PLAN
A102	MAIN FLOOR PLAN - EAST
A121	MAIN LEVEL - WEST & SECOND FLOOR OFFICE REFLECTED CEILING PLAN - EAST
A122	MAIN LEVEL REFLECTED CEILING PLAN - EAST
A141	ROOF PLAN
A161	INTERIOR FINISH PLAN - MAIN LEVEL WEST & SECOND FLOOR OFFICE
A162	INTERIOR FINISH PLAN - MAIN LEVEL EAST
A201	EXTERIOR ELEVATIONS
A301	ENLARGED FLOOR PLAN
A401	INTERIOR ELEVATIONS
A402	INTERIOR ELEVATIONS
A403	INTERIOR ELEVATIONS
A501	BUILDING SECTIONS
A511	WALL SECTIONS
A512	STAIR PLANS, SECTIONS AND DETAILS
A601	ARCHITECTURAL DETAILS - INTERIORS
A611	ARCHITECTURAL DETAILS - EXTERIORS
A621	CASEWORK DETAILS
A641	ROOF DETAILS
A701	DOOR SCHEDULE, DOOR & FRAME TYPES, WINDOW TYPES
A711	DOOR DETAILS
A731	WINDOW DETAILS
A741	COLOR SCHEDULES

DRAWING LIST

STRUCTURAL	
S001	GENERAL NOTES
S002	SCHEDULE OF SPECIAL INSPECTIONS
S104	MEZZANINE & LOWER ROOF FRAMING PLAN
S201	TYPICAL FRAMING DETAILS
S202	BRACED FRAME ELEVATIONS AND DETAILS
S302	FRAMING SECTIONS AND DETAILS
S303	FRAMING SECTIONS AND DETAILS
MECHANICAL	
M001	MECHANICAL SCHEDULES
M101	MAIN LEVEL MECHANICAL PLAN - WEST & SECOND FLOOR OFFICE
M102	MAIN LEVEL MECHANICAL PLAN - EAST
M141	MECHANICAL ROOF PLAN WEST
M142	MECHANICAL ROOF PLAN EAST
M201	MECHANICAL DETAILS & LEGEND
PLUMBING	
P103	MAIN LEVEL ABOVE GROUND PLUMBING PLANS - WEST & SECOND FLOOR OFFICES
P104	MAIN LEVEL ABOVE GROUND PLUMBING PLAN - EAST
P141	ROOF PLUMBING PLAN - WEST
P201	PLUMBING DETAILS & LEGEND

DRAWING LIST

ELECTRICAL	
E001	SYMBOLS, NOTES, LEGEND
E103	WEST AREA POWER PLAN
E104	MAIN LEVEL EAST AREA POWER PLAN
E105	ROOF AND SECOND FLOOR POWER & LIGHTING PLAN
E106	KITCHEN POWER PLAN
E107	WEST AREA LIGHTING PLAN
E108	MAIN LEVEL EAST AREA LIGHTING PLAN
E501	DETAILS
E601	ONE-LINE DIAGRAM, GEAR SCHEDULES
E602	LIGHTING & EQUIPMENT SCHEDULES
E603	PANEL SCHEDULES ENERGY COMPLIANCE
FOODSERVICE	
FS1.0	OVERALL FOODSERVICE EQUIPMENT PLAN
FS1.1	FOODSERVICE EQUIPMENT PLAN
FS1.1A	UTILITIES SCHEDULE
FS1.2	BUILDING CONDITIONS & VENTILATION PLAN
FS1.3	PLUMBING ROUGH-IN PLAN
FS1.4	ELECTRICAL ROUGH-IN PLAN
FS2.0	HOOD DETAIL
FS2.1	HOOD DETAIL
FS2.2	HOOD DETAIL
FS2.3	HOOD DETAIL

FOOD BANK OF THE ROCKIES

698 LONG ACRE DRIVE
GRAND JUNCTION, COLORADO

COVER SHEET

NO: _____ ISSUED FOR: _____ DATE: _____

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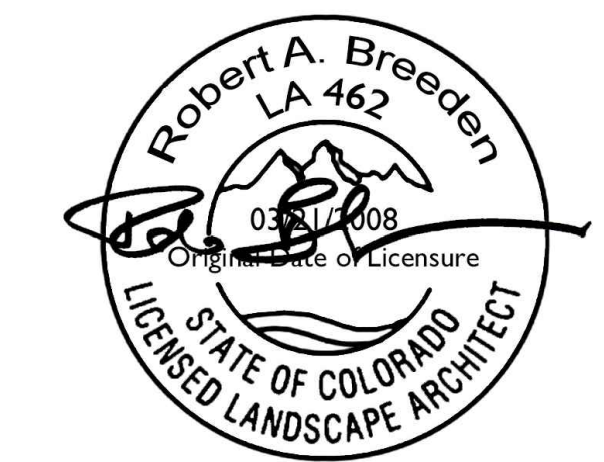
DATE: 8/25/2021 SHEET NO:

PROJECT NO: 2108 **G001**



chamberlin

437 Main Street
Grand Junction, CO 81501
970.242.6804
chamberlinarchitects.com



Plant Calculations

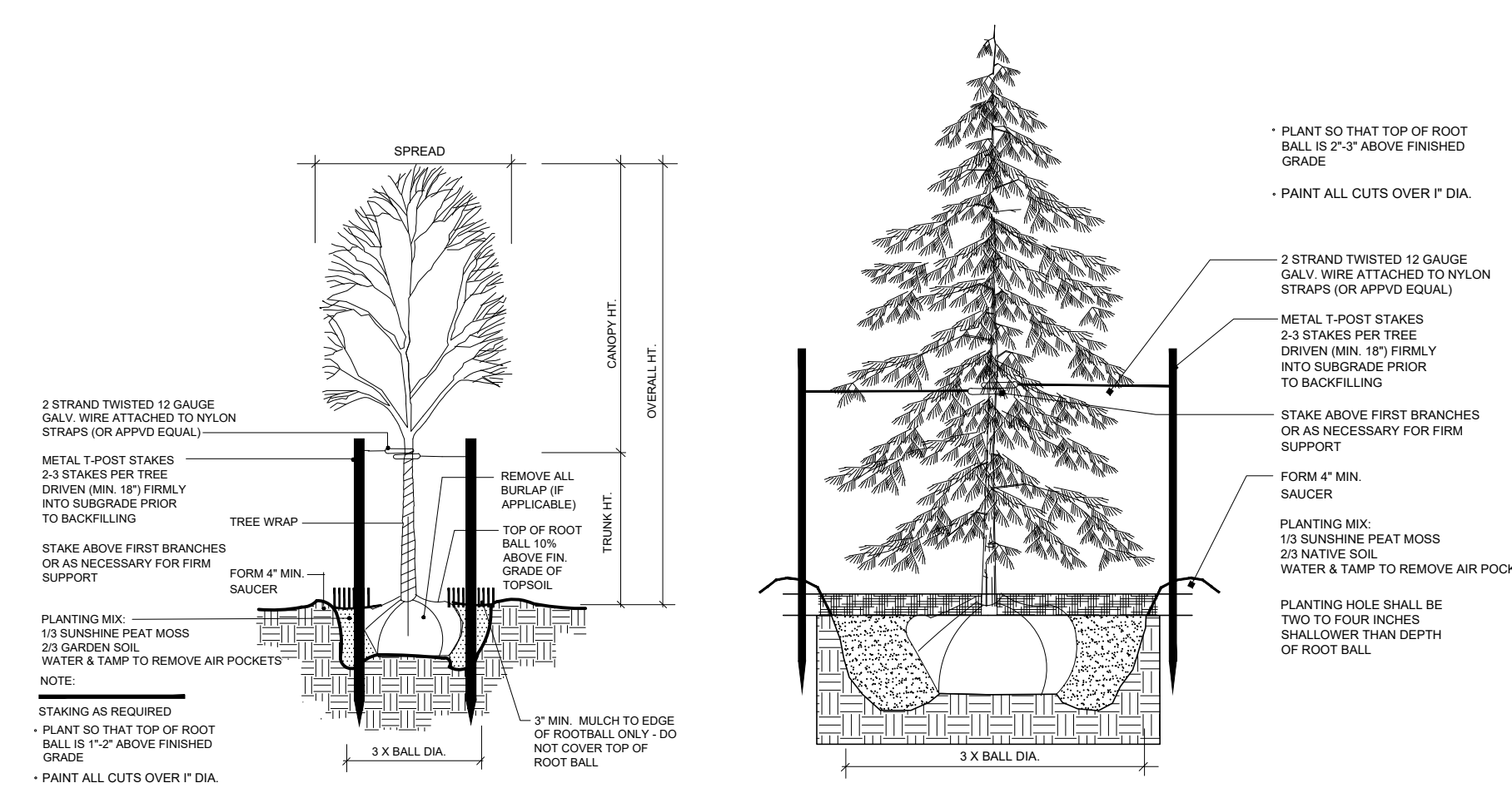
LANDSCAPE CALCULATIONS	Req'd	Shown
21.06.040 Zoning District: Public Right of Way Coverage Requirement	I-1	
Total Right of Way Area	30,988 SF	
Road Shoulder Gravel	13,299 SF	
Landscape Area	17,689 SF	
(b) 16 ii 75% Coverage Required	13,274 SF	
100% Meadow Grass Provided		17,699 SF
*All shrubs in sight dist. shall be under 30" ht.		
Parking Lot Perimeter		
Total Parking Lot Perimeter Area	9,073 SF	
(h) ii 75% Coverage Required	6,805 SF	
Shrubs Required at 36 sf / shrub ave	189 EA	189 EA
Street Frontage Requirement		
G Road	660 LF	
(h) 2 1 Tree per 40 LF	17 EA	17 EA
Z3 Road	415 LF	
(h) 2 1 Tree per 40 LF	11 EA	11 EA
Long Acre Drive	345 LF	
(h) 2 1 Tree per 40 LF	9 EA	9 EA

Plant Key (See L2 for Complete Schedule)

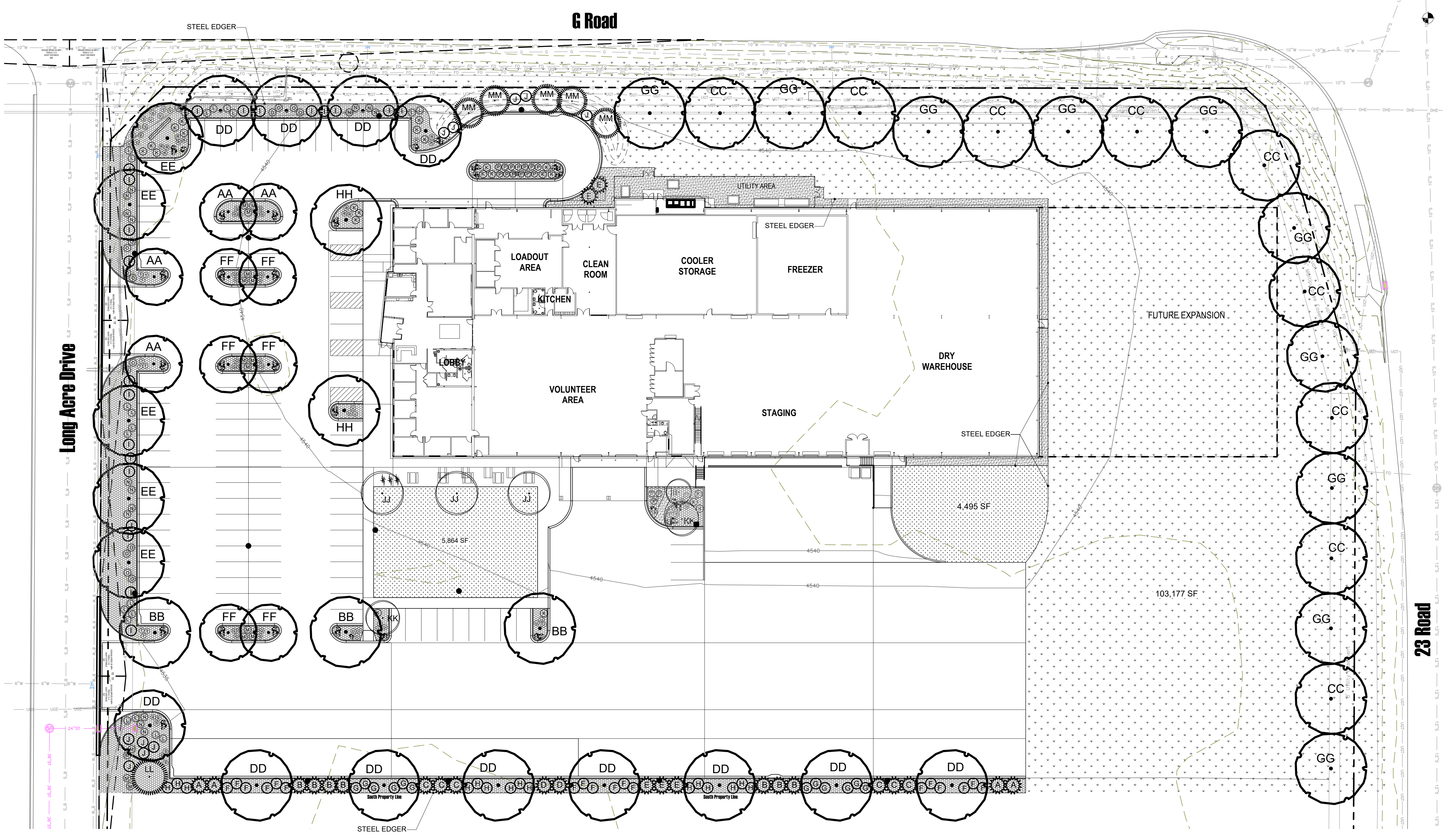
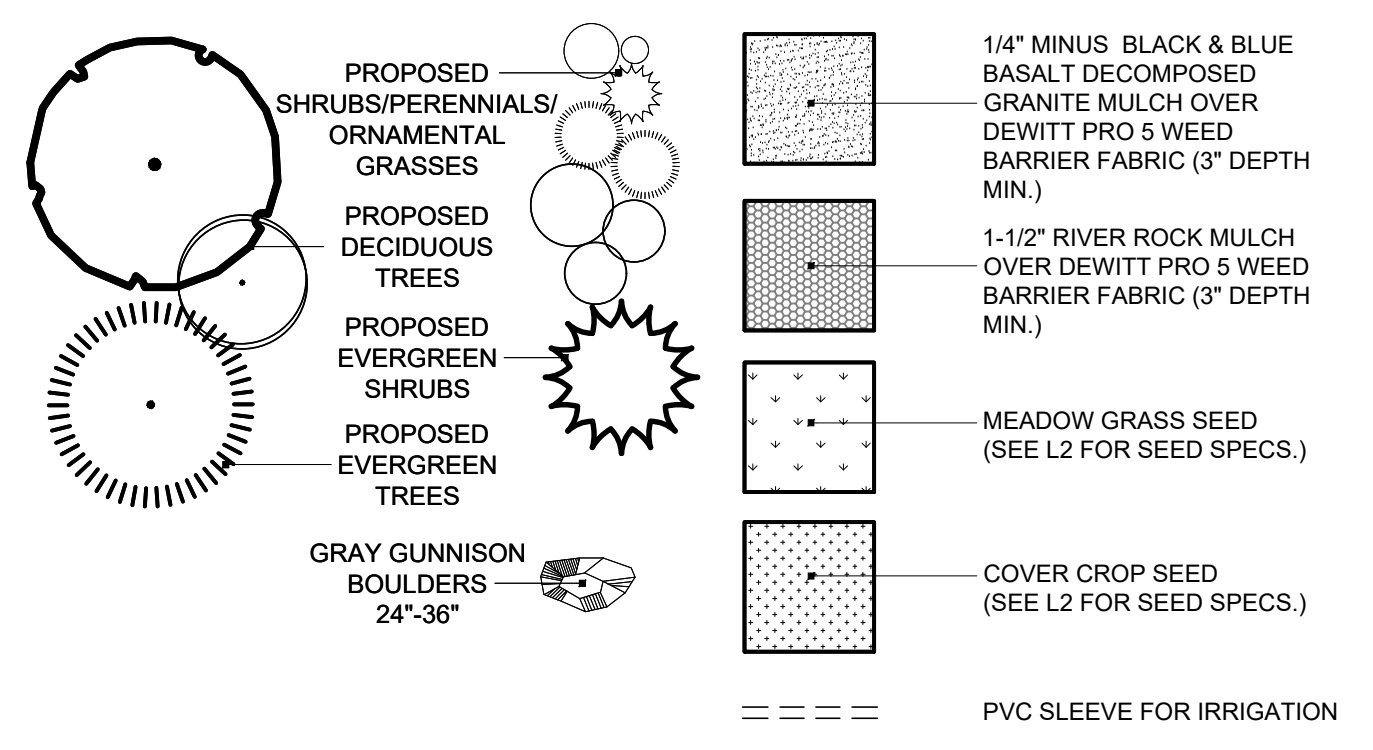
KEY	COMMON NAME	KEY	COMMON NAME
40+ Deciduous Trees:			
AA	Hackberry	A	Blue Point Chinese Juniper
BB	Honeylocust	B	Gray/Gleam Juniper
CC	American Sycamore	C	Moonglow Juniper
DD	Bur Oak	D	Kidwild Juniper
EE	Northern Red Oak	E	Mugo Pine
FF	Japanese Pagoda Tree	Dec. Shrubs - Large:	
GG	Frontier Elm	F	Big Sagebrush
HH	Japanese Zelkova	G	Siberian Peashrub
Ornamental Trees:			
II	Canada Red Chokecherry	H	New Mexican Privet
JJ	Autumn Blaze Ornamental Pear	I	Three-Leaf Sumac
KK	Japanese Tree Lilac	J	Common Purple Lilac
Evergreen Trees:			
K	Big Bluestem	Evergreen Shrubs & Grasses - Medium:	
L	Silver Sagebrush	M	Algold Scotch Broom
N	Morman Tea	O	Blue Stem Joint Fir
P	Blue Oak Grass	P	Blue Oak Grass
Dec. Shrubs - Small:			
Q	Leadplant	R	Pigmy Peashrub
S	Littleleaf Mountain Mahogany	T	Forever Gold Potentilla
U	Cranberry Colneaster	V	Gr-Low Sumac

Landscape Notes

- NOTE: ALL PLANTS IN SIGHT DISTANCE EASEMENT SHALL REMAIN UNDER 30" IN HEIGHT AT ALL TIMES.
- INSTALL ROCK MULCH IN ALL SHRUB BEDS AS INDICATED ON PLAN. INSTALL WEED BARRIER UNDERLAYER MATERIAL AND TOPDRESS WITH MULCH MATERIAL TO MIN. 4 INCH DEPTH.
- ALL LANDSCAPE AREAS SHALL BE EXCAVATED DOWN TO 12" DEPTH AND NATIVE SOIL SHALL BE AMENDED WITH WITH A MIN. 4 CU YDS PER 1,000 SF WITH GOOD QUALITY COMPOSTED ORGANIC MATTER. FIRST DECOMACT ALL PLANTING AREA SOILS TO A MIN. DEPTH OF 12 INCHES PRIOR TO TILLING. TILL AND INCORPORATE AMENDMENT TO A MIN. DEPTH OF 12 INCHES.
- TREE PITS SHALL BE EXCAVATED TO A MIN. DEPTH OF 24" AND AMENDED SAME AS ABOVE.
- LANDSCAPE ARCHITECT SHALL NOT BE HELD RESPONSIBLE FOR THE MEANS, METHODS OR APPROPRIATENESS OF CONSTRUCTION AND SAFETY PROCEDURES CHOSEN BY ANY CONTRACTOR.
- PROVIDE MATCHING SIZES AND FORMS FOR EACH SPECIES OF TREE INSTALLED AS SHOWN ON DRAWINGS. ALIGN TREES ACROSS WALKS. ADJUST SPACING AS NECESSARY.
- INSTALL TREES A MINIMUM OF FOUR (4) FEET FROM BACK OF CURB, EDGE OF WALL OR PAVING.
- FORM 30 INCH WATERING BASIN AROUND ALL TREES. FILL BASIN WITH 1-1/2 INCH LAYER OF WOOD CHIPS.
- PLANT NAMES ARE ABBREVIATED ON THE DRAWINGS. SEE PLANT SCHEDULE FOR KEY AND CLASSIFICATION.
- ALL PLANT MATERIAL OUTSIDE OF THE LIMIT OF CONSTRUCTION LINE MUST REMAIN UNDISTURBED.
- ALL MATERIALS NOT TO BE REMOVED WILL BE MARKED CLEARLY WITH FLAGGING TAPE, PROTECTIVE FENCING, OR OTHER APPROVED BARRIER PRIOR TO CONSTRUCTION.
- IDENTIFY LOCATIONS OF ALL UNDERGROUND UTILITIES THAT MIGHT BE DISTURBED BY LANDSCAPE ELEMENTS PRIOR TO CONSTRUCTION.
- ALL PLANT MATERIALS SHALL MEET THE AMERICAN STANDARDS FOR NURSERY STOCK, ANS 2004-2004, OR AS IT MAY BE AMENDED.
- THE CONTRACTOR SHALL BE HELD COMPLETELY LIABLE FOR ANY DAMAGES RESULTING IN DEVIATIONS OMISSIONS, OR AMENDMENTS TO THIS PLAN. ANY CHANGES TO THIS PLAN SHALL BE DONE ONLY BY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. FIELD CHANGES BY THE CONTRACTOR SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT BY EITHER RFI OR CHANGE ORDER IN WRITING PRIOR TO CONSTRUCTION.
- THE IRRIGATION SYSTEM SHALL CONSIST OF AN UNDERGROUND PRESSURIZED SYSTEM THAT WILL PROVIDE DRIP COMPONENTS TO THE SHRUBS AND TREES AND SPRAY IRRIGATION TO THE GRASS (IF APPLICABLE).
- IRRIGATION CONTROLLER SHALL BE A WATER SENSE SMART IRRIGATION CONTROLLER. VERIFY EXISTING CONTROLLER AND REPLACE IF NECESSARY.
- PROVIDE DRIP IRRIGATION TO ALL SHRUBS AND TREES; TREES-8 GPH PER TREE. SHRUBS-2 GPH PER 5 SHRUB, PERENNIALS-1 GPH PER PLANT.



Legend



FOOD BANK OF THE ROCKIES

698 LONG ACRE DRIVE
GRAND JUNCTION, COLORADO

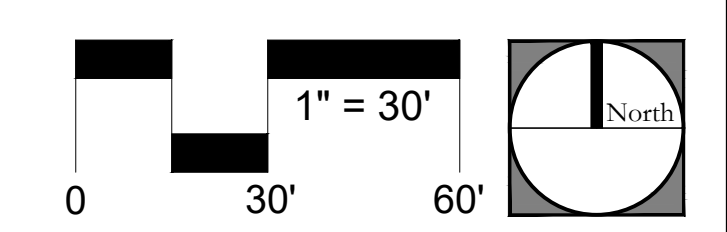
Overall Landscape Plan

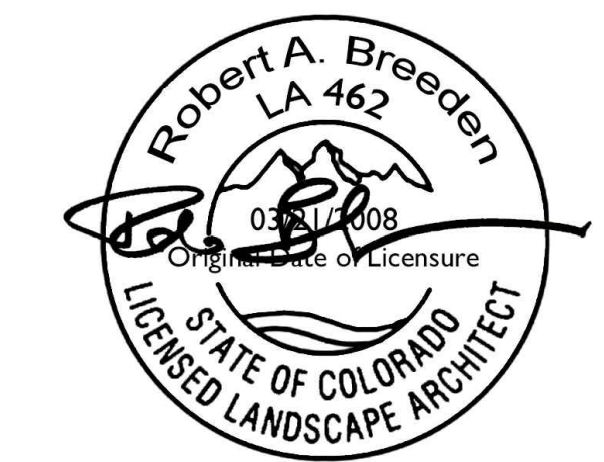
NO: ISSUED FOR: DATE:

100% CONSTRUCTION DOCUMENTS
BID PACKAGE #4, ABOVE GROUND

DATE: 8/25/2021 SHEET NO: 11

PROJECT NO: 2108





Seed Specifications

HIGH DESERT MEADOW SEED MIX
(A BLEND OF 70% HIGH DESERT GRASSES AND 30% HIGH DESERT WILD OATS)
SEEDING RATE: 1 POUND PER 1,000 SQ. FT.

HIGH DESERT GRASSES:
30% ACHATHERUM HYMENODES (INDIAN BUCKGRASS)
30% PASCIPYRUM SMITHII (WESTERN BLUEGRASS)
10% PLEURAPHIS JAMESII (GALLET)
15% BROUSSAIEA CRUCIATA (BLUE GRAMA)
5% POA SECURIDA (ANDERSON BLUEGRASS)
5% SPOROBOLUS AIROIDES (ALPINE BUCKTIGHT)

AVAILABLE FROM:
WESTERN NATIVE SEED
PO BOX 188 COALDALE, CO 81222
PHONE: 970.242.6804
WWW.WESTERNNATIVESEED.COM

COVER CROP SEED MIX FOR SPRING-FALL SEEDING:

COOL SEASON SOIL BUILDER MIX:
OUR COOL SEASON SOIL BUILDER MIX INCLUDES 11 DIFFERENT SPECIES DESIGNED FOR IMPROVING SOIL ORGANIC MATTER AND CONTROLLING WEEDS. THIS DIVERSE BLEND OF LEGUMES, GRASSES, AND BRASSICAS ALL WORK IN SYNERGY TO BUILD SOIL. LEGUMES CONVERT NITROGEN IN THE ATMOSPHERE AND MAKE IT AVAILABLE TO OTHER PLANTS WHILE PRECIPITATION AND WATER INFILTRATION. BRASSICAS ARE EXCELLENT SCAVENGERS OF NUTRIENTS UNAVAILABLE TO OTHER PLANTS. BROADLEAVES OFFER A DEEP TAPROOT TO BREAK UP COMPACTION AND THEIR FLOWERS ATTRACT BENEFICIAL INSECTS. THIS COMBINATION LEAVES NO ROOM FOR WEEDS TO GROW, KEEPING YOUR FIELDS CLEAR FOR YOUR NEXT CROP.

INGREDIENTS:
40% SPRING PEA, COMMON VETCH, CRIMSON CLOVER, SPRING BARLEY, SPRING OATS, HARVESED, CHAMON FENNEL, FLORIDA MUSTARD, BROCCOLI LEAF, FLAX, SUNFLOWER, PHACELIA

SEEDING RATE:
DRILLING: 50 LBS / AC
BROADCAST: 45 LBS / AC

AVAILABLE FROM:
GREENCOVER SEED
P.O. BOX 100
970.623.1318
PH: PFW@GMAIL.COM

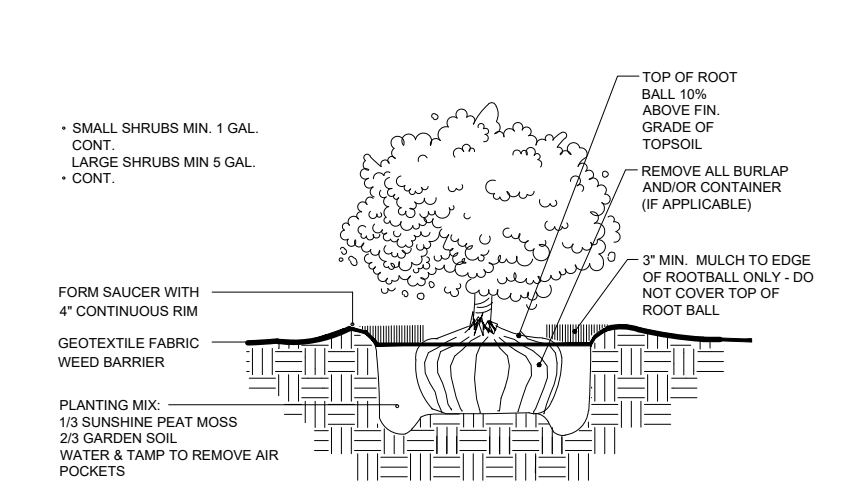
COVER CROP SEED MIX FOR SUMMER SEEDING:

WARM SEASON SOIL BUILDER MIX:
OUR WARM SEASON SOIL BUILDER MIX INCLUDES OVER 13 DIFFERENT SPECIES DESIGNED FOR IMPROVING ORGANIC MATTER AND CONTROLLING WEEDS. THIS DIVERSE BLEND OF LEGUMES, GRASSES, BRASSICAS, AND BROADLEAVES ALL WORK IN SYNERGY TO BUILD SOIL. LEGUMES CONVERT NITROGEN IN THE ATMOSPHERE AND MAKE IT AVAILABLE TO OTHER PLANTS WHILE PRECIPITATION AND WATER INFILTRATION. BRASSICAS ARE EXCELLENT SCAVENGERS OF NUTRIENTS UNAVAILABLE TO OTHER PLANTS. BROADLEAVES OFFER A DEEP TAPROOT TO BREAK UP COMPACTION AND ATTRACT BENEFICIAL INSECTS WITH THEIR FLOWERS. THIS COMBINATION LEAVES NO ROOM FOR WEEDS TO GROW, KEEPING YOUR FIELDS CLEAR FOR YOUR NEXT CROP.

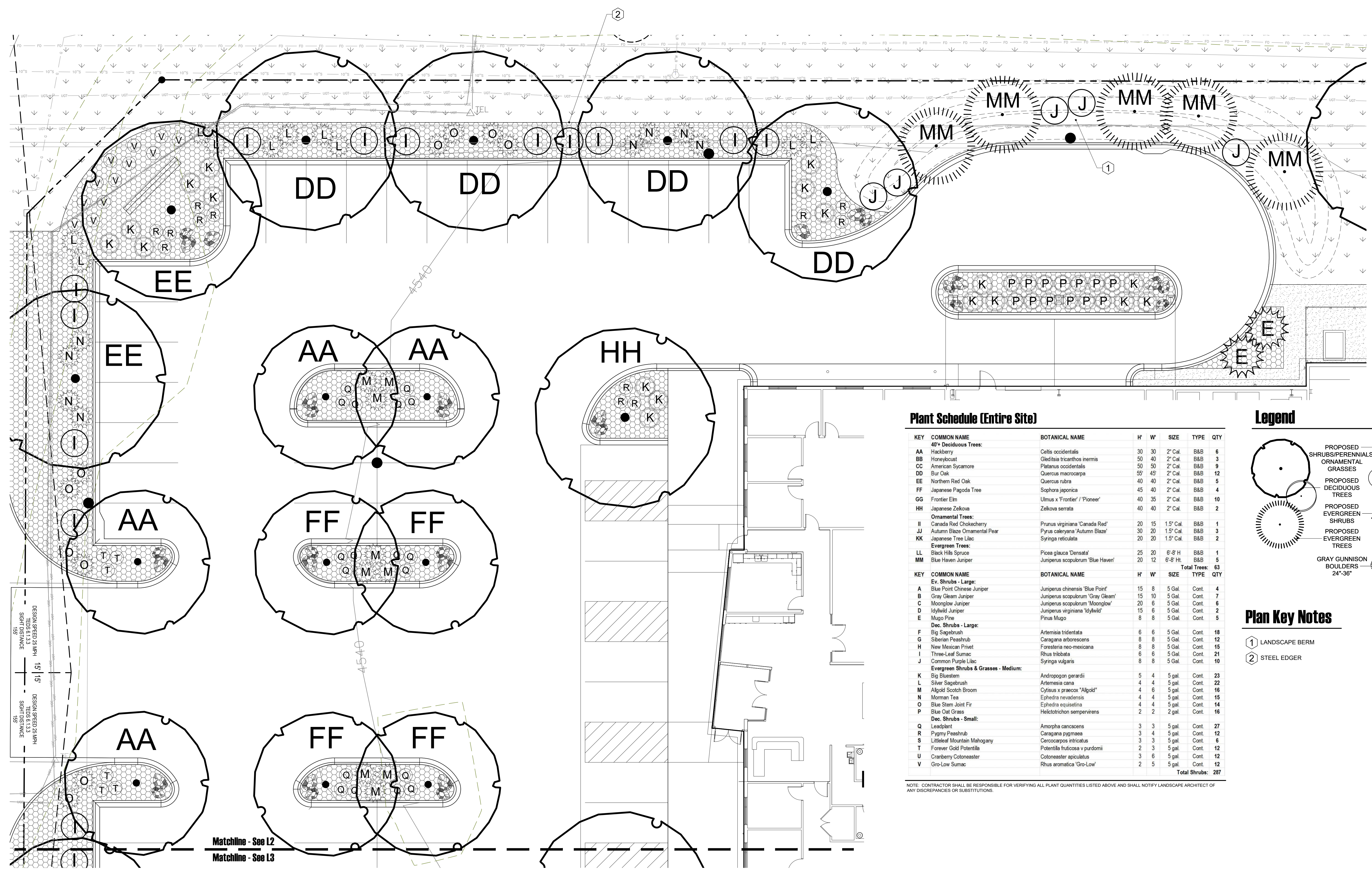
INGREDIENTS:
COVERCROP LABEDED SOYBEANS, MUNG BEANS, SUNN HEMP, SORGHUM SUDAN, PEARL MILLET, AFRICAN CABBAGE, HARVESED, FLORIDA MUSTARD, BROCCOLI LEAF, SUNFLOWER, BUCKWHEAT, ORZA, FLAX

SEEDING RATE:
DRILLING: 30 LBS / AC
BROADCAST: 45 LBS / AC

AVAILABLE FROM:
GREENCOVER SEED
P.O. BOX 100
970.623.1318
PH: PFW@GMAIL.COM



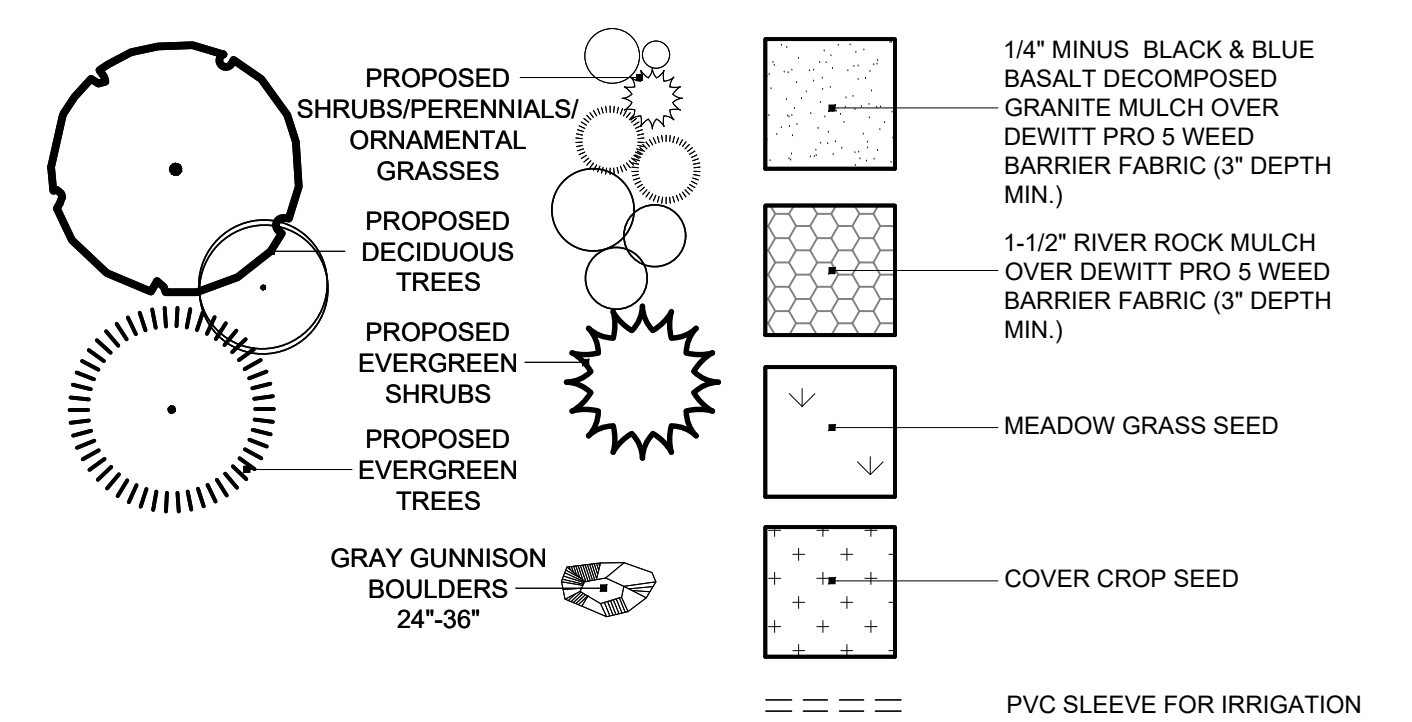
1 Shrub Planting



Plant Schedule (Entire Site)

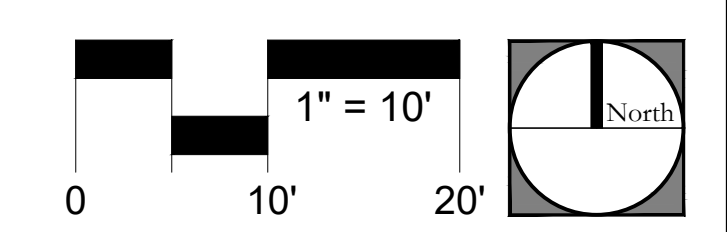
KEY	COMMON NAME	BOTANICAL NAME	H'	W'	SIZE	TYPE	QTY
40' Deciduous Trees:							
AA	Hackberry	Celtis occidentalis	30	30	2' Cal.	B&B	6
BB	Honeylocust	Gleditsia tricanthos inermis	50	40	2' Cal.	B&B	3
CC	American Sycamore	Platanus occidentalis	50	50	2' Cal.	B&B	9
DD	Bur Oak	Quercus macrocarpa	50	40	2' Cal.	B&B	12
EE	Northern Red Oak	Quercus rubra	40	40	2' Cal.	B&B	5
FF	Japanese Pagoda Tree	Sophora japonica	45	40	2' Cal.	B&B	4
GG	Frontier Elm	Ulmus x 'Frontier' / 'Pioneer'	40	35	2' Cal.	B&B	10
HH	Japanese Zelkova	Zelkova serrata	40	40	2' Cal.	B&B	2
Ornamental Trees:							
II	Canada Red Chokecherry	Prunus virginiana 'Canada Red'	20	15	1.5' Cal.	B&B	1
JJ	Autumn Blaze Ornamental Pear	Pyrus caleryana 'Autumn Blaze'	30	20	1.5' Cal.	B&B	3
KK	Japanese Tree Lilac	Syringa reticulata	20	20	1.5' Cal.	B&B	2
Evergreen Trees:							
LL	Black Hills Spruce	Picea glauca 'Densata'	25	20	6-8' H.	B&B	1
MM	Blue Haven Juniper	Juniperus scopulorum 'Blue Haven'	20	12	6-8' H.	B&B	5
KEY COMMON NAME							
Ev. Shrubs - Large:							
A	Blue Point Chinese Juniper	Juniperus chinensis 'Blue Point'	15	8	5 Gal.	Cont.	4
B	Gray Clean Juniper	Juniperus scopulorum 'Gray Clean'	15	10	5 Gal.	Cont.	7
C	Moonglow Juniper	Juniperus scopulorum 'Moonglow'	20	6	5 Gal.	Cont.	6
D	Idylwild Juniper	Juniperus virginiana 'Idylwild'	15	6	5 Gal.	Cont.	2
E	Mugo Pine	Pinus mugo	8	8	5 Gal.	Cont.	5
Dec. Shrubs - Large:							
F	Big Sagebrush	Artemisia tridentata	6	6	5 Gal.	Cont.	18
G	Siberian Peashrub	Caragana arborea	8	8	5 Gal.	Cont.	12
H	New Mexico Pinnet	Forsythia neo-mexicana	8	8	5 Gal.	Cont.	15
I	Three-Leaf Sumac	Rhus trilobata	6	6	5 Gal.	Cont.	21
J	Common Purple Lilac	Syringa vulgaris	8	8	5 Gal.	Cont.	10
Evergreen Shrubs & Grasses - Medium:							
K	Big Bluestem	Andropogon gerardii	5	4	5 gal.	Cont.	23
L	Silver Sagebrush	Artemisia cana	4	4	5 gal.	Cont.	22
M	Algold Scotch Broom	Cytisus x praecox 'Algold'	4	6	5 gal.	Cont.	16
N	Mormon Tea	Ephedra nevadensis	4	4	5 gal.	Cont.	15
O	Blue Stem Joint Fir	Ephedra equisetina	4	4	5 gal.	Cont.	14
P	Blue Oat Grass	Helictotrichon sempervirens	2	2	2 gal.	Cont.	16
Dec. Shrubs - Small:							
Q	Lespland	Amorpha canescens	3	3	5 gal.	Cont.	27
R	Pygmy Peashrub	Caragana pygmaea	3	4	5 gal.	Cont.	12
S	Littleleaf Mountain Mahogany	Cercocarpus nitida	3	3	5 gal.	Cont.	6
T	Forever Gold Potentilla	Potentilla fruticosa v. vardensis	2	3	5 gal.	Cont.	12
U	Cranberry Colonaster	Coloneaster apiculatus	3	6	5 gal.	Cont.	12
V	Gro-Low Sumac	Rhus aromatica 'Gro-Low'	2	5	5 gal.	Cont.	12
							Total Shrubs: 287

Legend



Plan Key Notes

- 1 LANDSCAPE BERM
- 2 STEEL EDGER



FOOD BANK OF THE ROCKIES

698 LONG ACRES DRIVE
GRAND JUNCTION, COLORADO

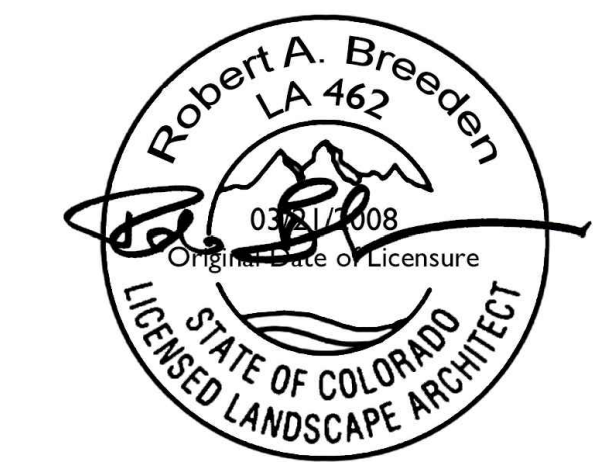
Landscape Plan - Northwest

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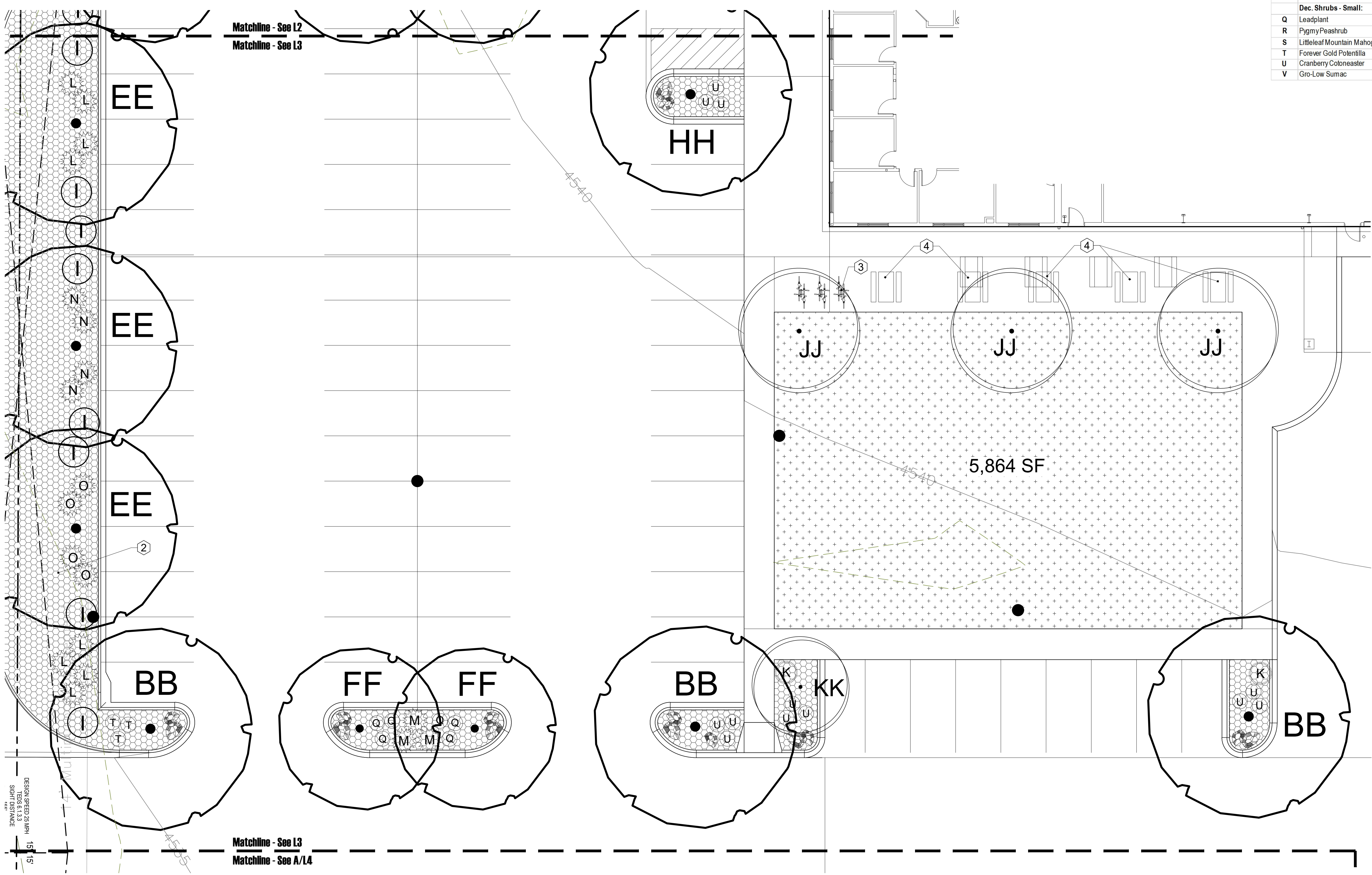
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PROJECT NO. 2108

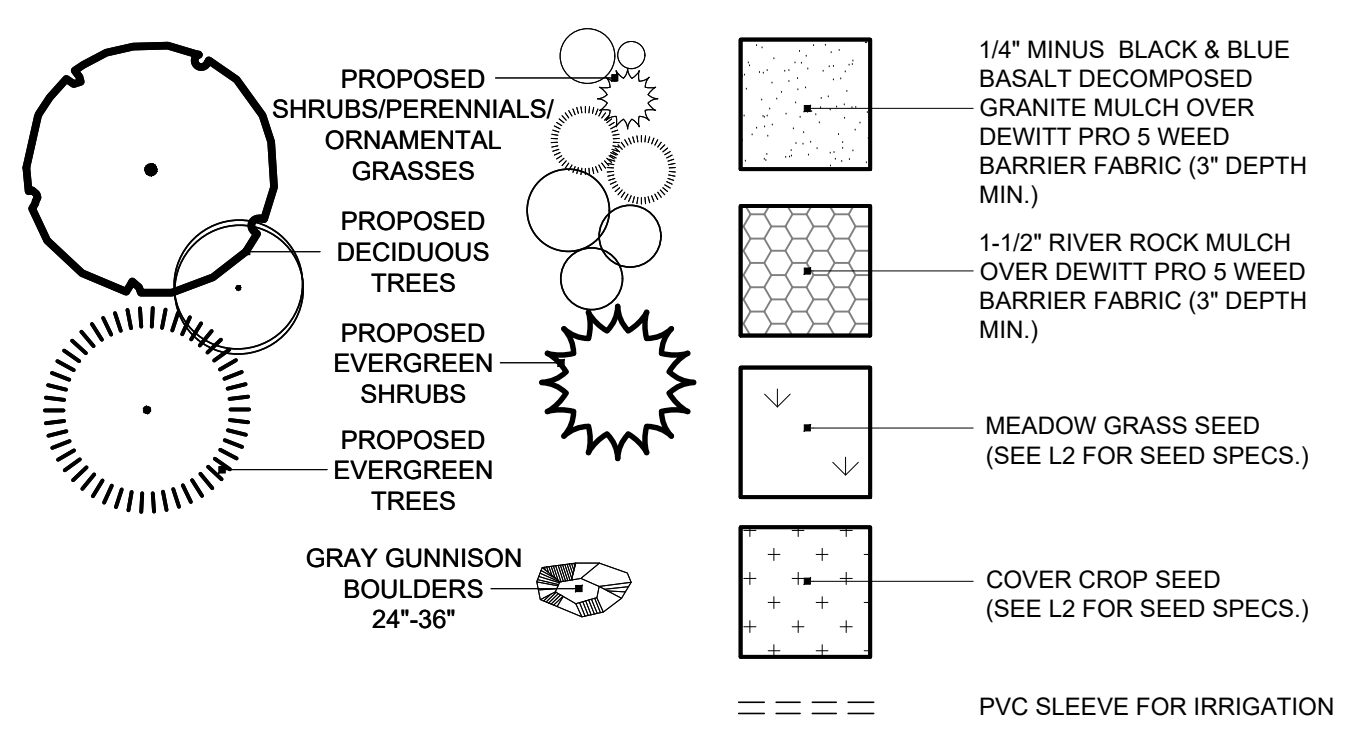


Plant Key (See L2 for Complete Schedule)

KEY	COMMON NAME	KEY	COMMON NAME
40'+ Deciduous Trees:		Ev. Shrubs - Large:	
AA	Hackberry	A	Blue Point Chinese Juniper
BB	Honeylocust	B	Gray Gleam Juniper
CC	American Sycamore	C	Moonglow Juniper
DD	Bur Oak	D	Idylwild Juniper
EE	Northern Red Oak	E	Mugo Pine
FF	Japanese Pagoda Tree	Dec. Shrubs - Large:	
GG	Frontier Elm	F	Big Sagebrush
HH	Japanese Zelkova	G	Siberian Peashrub
Ornamental Trees:		H	New Mexican Privet
II	Canada Red Chokecherry	I	Three-Leaf Sumac
JJ	Autumn Blaze Ornamental Pear	J	Common Purple Lilac
KK	Japanese Tree Lilac	Evergreen Shrubs & Grasses - Medium:	
Evergreen Trees:		K	Big Bluestem
LL	Black Hills Spruce	L	Silver Sagebrush
MM	Blue Haven Juniper	M	Algold Scotch Broom
		N	Morman Tea
		O	Blue Stem Joint Fir
		P	Blue Oat Grass
		Dec. Shrubs - Small:	
		Q	Leadplant
		R	Pygmy Peashrub
		S	Littleleaf Mountain Mahogany
		T	Forever Gold Potentilla
		U	Cranberry Colonaster
		V	Gr-Low Sumac

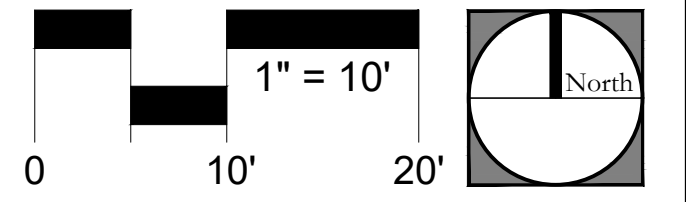


Legend



Plan Key Notes

- LANDSCAPE BERM
- STEEL EDGER
- PROPOSED BIKE RACK ON CONCRETE PAD
- PROPOSED PICNIC TABLE ON CONCRETE PAD

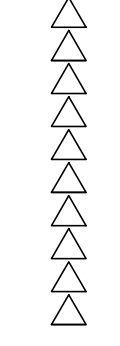


FOOD BANK OF THE ROCKIES

698 LONG ACRE DRIVE
GRAND JUNCTION, COLORADO

Landscape Plan - West

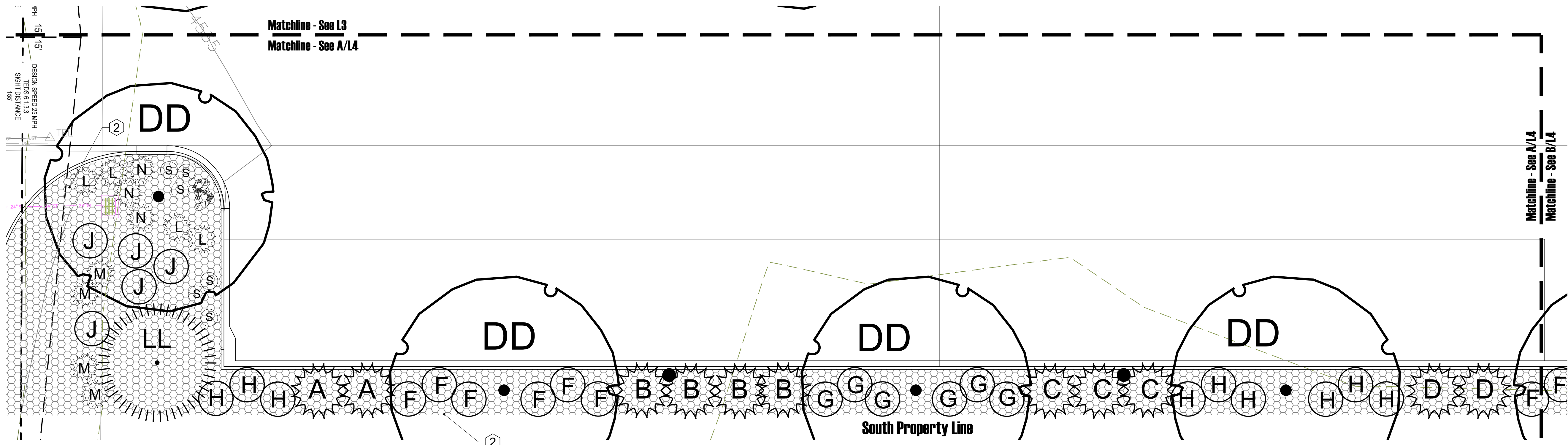
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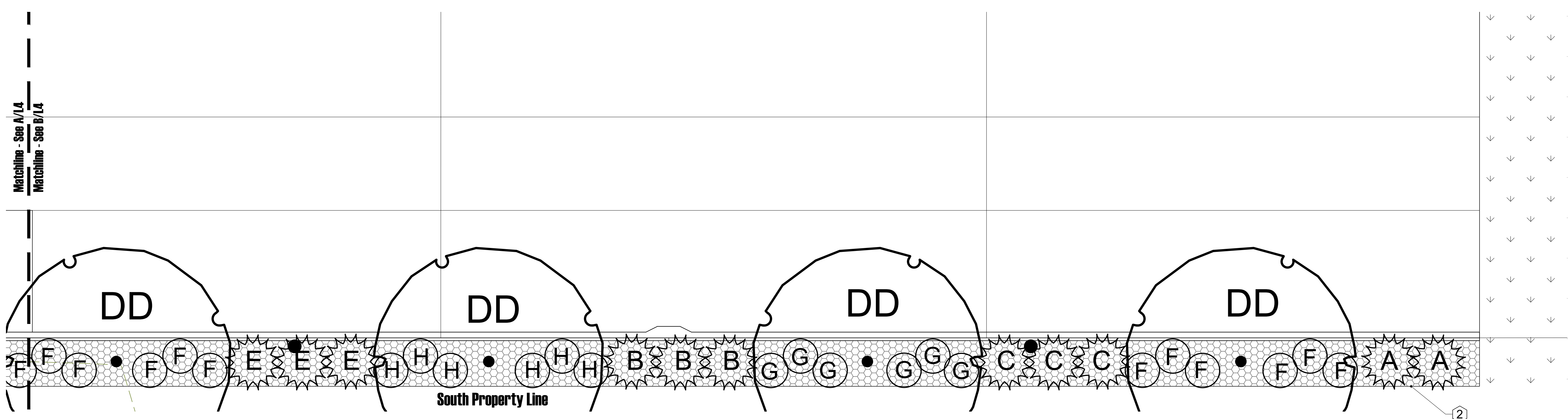
100% CONSTRUCTION DOCUMENTS
BID PACKAGE #4, ABOVE GROUND

DATE: 8/25/2021 SHEET NO.:

PROJECT NO. 2108 **L3**



A Planting Plan Detail
1" = 10'

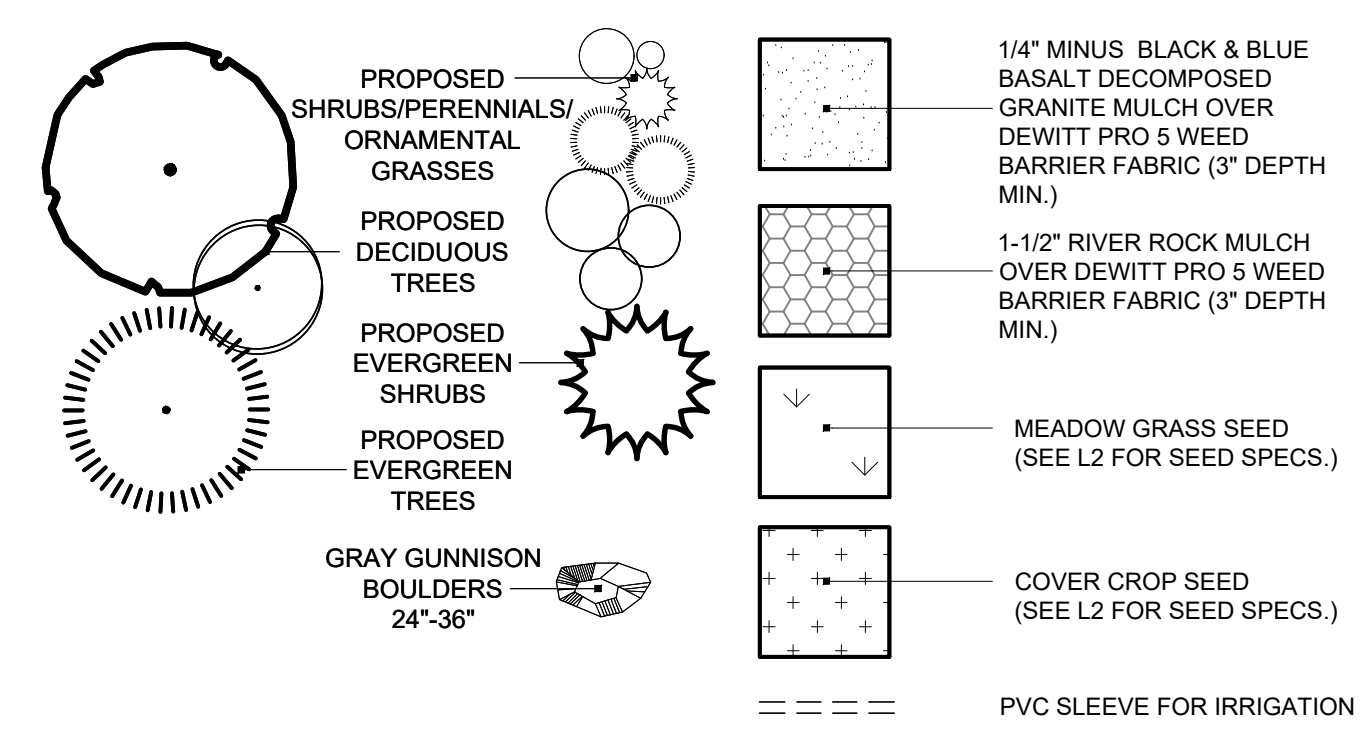


B Planting Plan Detail
1" = 10'

Plant Key (See L2 for Complete Schedule)

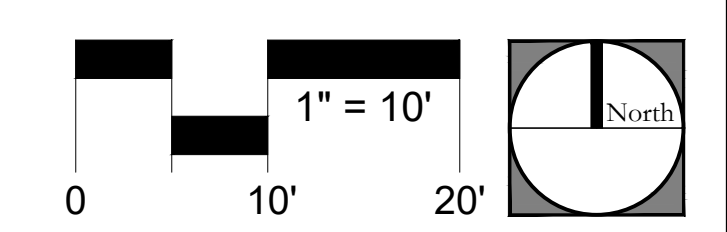
KEY	COMMON NAME	KEY	COMMON NAME
40'+ Deciduous Trees:		Ev. Shrubs - Large:	
AA	Hackberry	A	Blue Point Chinese Juniper
BB	Honeylocust	B	Gray Gleam Juniper
CC	American Sycamore	C	Moonglow Juniper
DD	Bur Oak	D	Idylwild Juniper
EE	Northern Red Oak	E	Mugo Pine
FF	Japanese Pagoda Tree	Dec. Shrubs - Large:	
GG	Frontier Elm	F	Big Sagebrush
HH	Japanese Zelkova	G	Siberian Peashrub
Ornamental Trees:		H	New Mexican Privet
II	Canada Red Chokecherry	I	Three-Leaf Sumac
JJ	Autumn Blaze Ornamental Pear	J	Common Purple Lilac
KK	Japanese Tree Lilac	Evergreen Shrubs & Grasses - Medium:	
Evergreen Trees:		K	Big Blueslem
LL	Black Hills Spruce	L	Silver Sagebrush
MM	Blue Haven Juniper	M	Atgold Scotch Broom
		N	Morman Tea
		O	Blue Stem Joint Fir
		P	Blue Oat Grass
		Dec. Shrubs - Small:	
		Q	Leadplant
		R	Pygmy Peashrub
		S	Littleleaf Mountain Mahogany
		T	Forever Gold Potentilla
		U	Cranberry Coloneaster
		V	Gro-Low Sumac

Legend



Plan Key Notes

- ① LANDSCAPE BERM
- ② STEEL EDGER



FOOD BANK OF THE ROCKIES

698 LONG ACRE DRIVE
GRAND JUNCTION, COLORADO

Landscape Plan - Southwest

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Irrigation Notes

- VERIFY OPERATING PRESSURE AT POINT OF CONNECTION PRIOR TO INSTALLATION OF THE IRRIGATION SYSTEM. NOTIFY PLAN PREPARER IF MEASURED PRESSURE IS MORE THAN 110 P.S.I. OR LESS THAN 80 P.S.I. THE SYSTEM IS DESIGNED FOR AN OPERATING PRESSURE OF 110 P.S.I. AND A FLOW RATE AT INLET PIPE OF 120 GPM. VERIFY ALL FLOW RATES AND PRESSURES ON-SITE PRIOR TO INSTALLATION OF THE SYSTEM.
- NOTIFY LANDSCAPE ARCHITECT SIX (6) DAYS PRIOR TO INSTALLATION FOR A PRE-INSTALLATION CONFERENCE AND FIELD REVIEW COORDINATION FOR TRENCH DEPTHS, ASSEMBLY REVIEW, PRESSURE TESTS, COVERAGE TESTS, PRE-MAINTENANCE AND FINAL REVIEWS.
- A CONTINUITY TEST WILL BE REQUIRED FOR CONTROL WIRE SUBROUTS. NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL FROM THE PLAN PREPARER.
- INSTALL ALL EQUIPMENT IN ACCORDANCE WITH LOCAL CODES, MANUFACTURERS AND INSTRUCTIONS. AVOID ANY CONFLICTS BETWEEN SPRINKLER SYSTEM, PLANTING, AND ARCHITECTURAL FEATURES. NOTIFY PLAN PREPARER PRIOR TO INSTALLATION OF ANY AREA OF GRADE DIFFERENCES OR OBSTRUCTIONS NOT INDICATED ON THE PLANS.
- PRIOR TO CUTTING INTO SOIL, LOCATE ALL CABLES, CONDUITS, SEWERS, AND OTHER UTILITIES OR ARCHITECTURAL FEATURES THAT ARE COMMONLY ENCOUNTERED UNDERGROUND AND TAKE PROPER PRECAUTIONS NOT TO DAMAGE OR DISTURB SUCH IMPROVEMENTS. ANY DAMAGE MADE DURING THE INSTALLATION OF THE IRRIGATION SYSTEM OF THE AFOREMENTIONED ITEMS SHALL BE REPAIRED AND/OR REPLACED AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL EXPENSE TO THE OWNER.
- LOCATION OF CONTROLLER TO BE DETERMINED AT JOBSITE BY OWNER AND CONTRACTOR (IF APPLICABLE). CONNECT TO EXISTING 120 VOLT ELECTRICAL SUPPLIES. USE THIN WALL METAL CONDUIT ABOVE GRADE. INSTALL PER MANUFACTURERS SPECIFICATIONS. PROVIDE AND INSTALL RECHARGEABLE BATTERY BACK-UP FOR CONTROLLERS. CONTROLLERS SHALL BE PROPERLY GROUNDED PER ARTICLE 250 OF THE NATIONAL ELECTRIC CODE AND CONFORM TO LOCAL REGULATIONS. INSTALL AS DETAILED. SEAL ALL CONDUIT HOLES WITH SILICONE OR EQUAL. PROGRAM CONTROLLERS TO IRRIGATE SLOPES USING MULTIPLE REPEAT CYCLES OF SHORT DURATIONS. CARE SHALL BE TAKEN TO PREVENT RUNOFF OF WATER AND SOIL EROSION DUE TO PROLONGED APPLICATIONS OF WATER.
- USE APPROPRIATE SOLVENT AND APPLICATION, AND PRIMER IF REQUIRED, FOR PIPE SIZE AND TYPE APPLICATIONS. APPLY PER MANUFACTURERS RECOMMENDATIONS.
- INSTALL ALL ELECTRIC VALVES, PRESSURE REGULATORS, BALL OR GATE VALVES, PIPING, BACKFLOW PREVENTION DEVICES (IF APPLICABLE), CONTROLLERS PER MANUFACTURERS SPECIFICATIONS.
- INSTALL FLOOD BUBBLERS ON UP HILL SIDE OF PLANT AND/OR WITHIN PLANT WELL.
- POLYETHYLENE PIPE (IF APPLICABLE) INSTALLED SHALL BE PRODUCED FROM ALL VIRGIN UNION CARBIDE RESIN.
- MAINTENANCE CONSIDERATIONS:
 - FILTER CLEANING AND FLUSHING SHOULD START OUT AS A MONTHLY PROCEDURE AND CONTINUE AS NEEDED AFTER SIX (6) MONTHS.
 - VISUALLY CHECK FOR INDICATIONS OF PIPE BREAKS OR CLOGGED EMITTERS OR OUTLETS.
 - WATER QUALITY SHOULD BE MEASURED ON A QUARTERLY BASIS AND ADJUSTMENTS MADE AS NECESSARY TO ENSURE THE SURVIVAL RATE OF THE PLANT MATERIAL.
- ALL WIRING UNDER PAVEMENT SHALL BE INSTALLED IN PVC SCHEDULE 40 ELECTRICAL CONDUIT. ELECTRICAL CONDUIT SHALL EXTEND TWELVE INCHES (12") BEYOND EDGE OF PAVEMENT OR CURB. CONTRACTOR HAS THE OPTION TO INSTALL PVC SCHEDULE 40 SLEEVING FOR ALL PIPING UNDER ASPHALT AND CONCRETE PAVEMENTS AT HIS OWN EXPENSE. INSTALL SAND FOR BACKFILL IN ASPHALT PAVEMENT AREAS TO 1" COVER ABOVE PIPE. SURROUND PIPE WITH SAND IN AREAS WHERE ROCKY TERRAIN IS ENCOUNTERED.
- ALL VALVE CONTROL WIRE SHALL BE MINIMUM NO. 14 AWG COPPER UL APPROVED FOR DIRECT BURIAL IN GROUND. CONNECT WIRES AS DETAILED PER MANUFACTURERS SPECIFICATIONS. RUN ONE (1) EXTRA CONTROL WIRE OF DIFFERENT COLOR THROUGH ALL VALVE LOCATIONS FROM EACH CONTROLLER. EACH WIRE AT VALVES SHALL HAVE 2" EXCESS COILED LOOP. TAPE WIRES IN BUNDLES EVERY TEN FEET (10').
- ALL PIPES SHALL BE TESTED AT 125% OF DESIGN PRESSURE FOR 1 HOUR. ADD WATER SLOWLY TO PIPES TO AVOID WATER HAMMER DAMAGE. BLEED SYSTEM TO INSURE ALL AIR IS OUT OF PIPES AND PRESSURIZE SYSTEM TO LEVELS STATED ABOVE. VISUALLY INSPECT FOR LEAKS WHILE SYSTEM IS HOLDING PRESSURE CONSTANT.
- ALL BACKFILL MATERIAL SHALL BE FREE OF ROCKS, CLODS, AND OTHER EXTRANEOUS MATERIALS. COMPACT BACKFILL TO ORIGINAL DENSITY OF SOIL.
- AT JOB COMPLETION, SUPPLY OWNER WITH TWO (2) KEYS FOR EACH CONTROLLER.
- GUARANTEE THE IRRIGATION SYSTEM AGAINST DEFECTIVE MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE.

Reduced Pressure Backflow Assembly (RPBA)

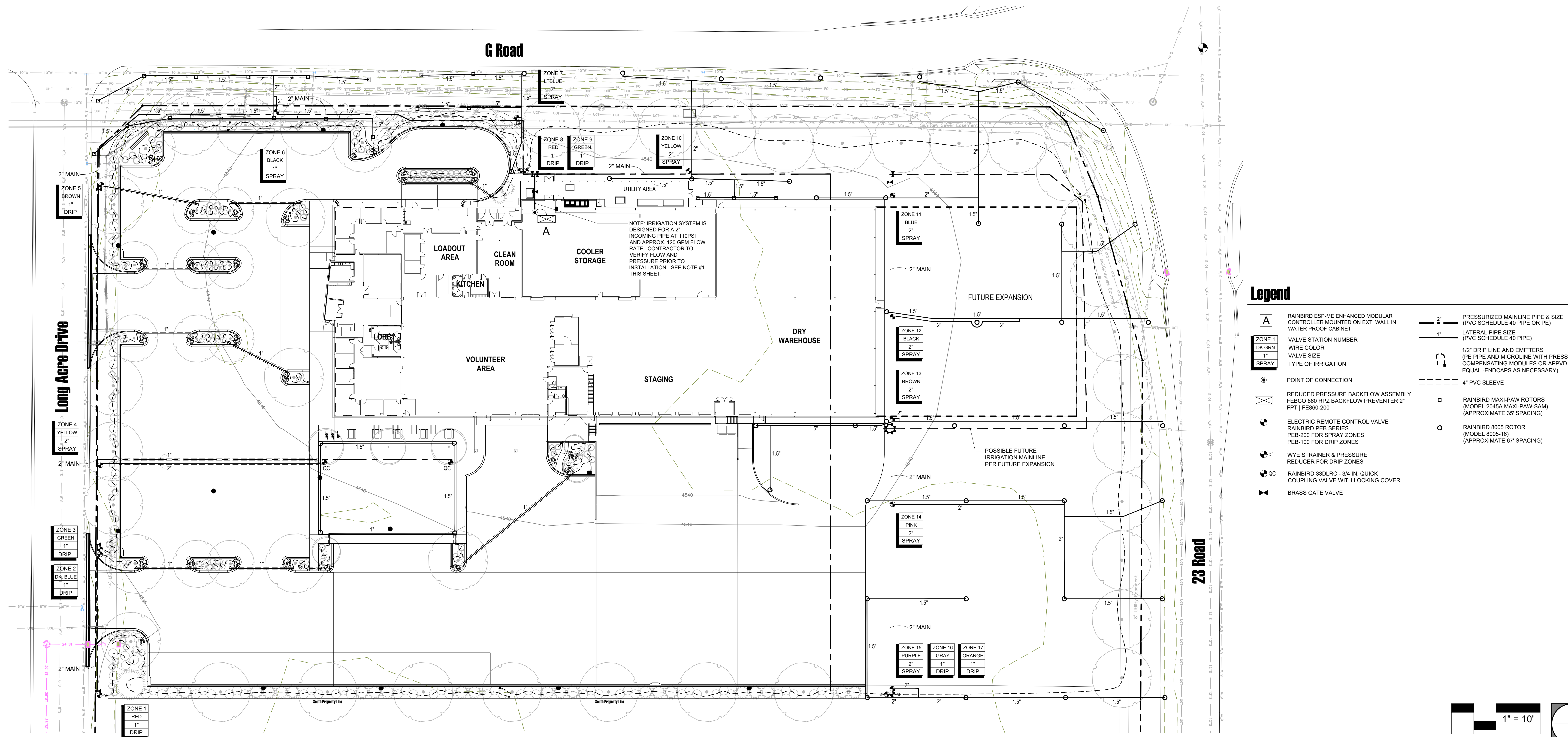
- ONLY ONE RPBA IS REQUIRED TO SERVE THE WHOLE SYSTEM. CONTROL VALVES CAN BE LOCATED DOWNSTREAM OF (AFTER) THE RPBA.
 - RPBAS MUST BE INSTALLED A MINIMUM OF 12" ABOVE GROUND LEVEL.
 - RPBAS MUST BE TESTED BY A STATE CERTIFIED BACKFLOW PREVENTER TESTER AT THE TIME OF INSTALLATION, ANNUALLY, AND WHEN MOVED OR REPAIRED.
 - IN AN RPBA-EQUIPPED SYSTEM, FERTILIZER AND OTHER AGRICULTURAL CHEMICALS MAY BE INTRODUCED DOWNSTREAM OF (AFTER) THE RPBA FOR IRRIGATION SYSTEMS ONLY.
- PRESSURE AND FLOW RATE OF THE RPBA SYSTEM SHALL BE COORDINATED WITH THE WATER PROVIDER TO VERIFY THAT NO DAMAGE WILL BE CAUSED TO THE METER. ALL DEVICES SHOULD BE INSTALLED IN A MANNER THAT ALLOWING ADEQUATE CLEARANCE FOR TESTING AND REPAIRS. BEFORE INSTALLING A NEW SPRINKLER SYSTEM THAT WILL USE DOMESTIC WATER, THE OWNER OR OWNER'S REPRESENTATIVE IS REQUIRED TO GET A BUILDING PERMIT FROM THE LOCAL BUILDING DEPARTMENT.

Backflow Requirements

ALL SPRINKLER SYSTEMS USING DOMESTIC WATER MUST BE EQUIPPED WITH A BACKFLOW PREVENTER. THERE ARE THREE DIFFERENT TYPES OF BACKFLOW PREVENTERS TO CHOOSE FROM. PVB AND RPB BACKFLOW PREVENTERS MUST BE TESTED ANNUALLY BY A STATE-CERTIFIED TESTER. THE CROSS CONNECTION CONTROL COORDINATOR HAS A LIST OF APPROVED BACKFLOW PREVENTERS SINCE NOT ALL DEVICES SOLD LOCALLY ARE APPROVED FOR USE.

REDUCED PRESSURE BACKFLOW ASSEMBLY (RPBA)
ONLY ONE RPBA IS REQUIRED TO SERVE THE WHOLE SYSTEM. CONTROL VALVES CAN BE LOCATED DOWNSTREAM OF (AFTER) THE RPBA.
RPBAS MUST BE INSTALLED A MINIMUM OF 12" ABOVE GROUND LEVEL.
RPBAS MUST BE TESTED BY A STATE CERTIFIED BACKFLOW PREVENTER TESTER AT THE TIME OF INSTALLATION, ANNUALLY, AND WHEN MOVED OR REPAIRED.
IN AN RPBA-EQUIPPED SYSTEM, FERTILIZER AND OTHER AGRICULTURAL CHEMICALS MAY BE INTRODUCED DOWNSTREAM OF (AFTER) THE RPBA.
BASEMENT INSTALLATIONS ARE ALL RIGHT AS LONG AS PROPER DRAINAGE AND HIGH WATER ALARMS EXIST.

FOR INFORMATION REGARDING FLOWS FOR LARGER METERS EMAIL THE CROSS CONNECTION CONTROL COORDINATOR OR CALL 970-256-4101.



Legend

- | | | | |
|---------------|--|-------------|--|
| A | RAINBIRD ESP-ME ENHANCED MODULAR CONTROLLER MOUNTED ON EXT. WALL IN WATER PROOF CABINET | 2" | PRESSURIZED MAINLINE PIPE & SIZE (PVC SCHEDULE 40 PIPE OR PE) |
| ZONE 1 | VALVE STATION NUMBER | 1" | LATERAL PIPE SIZE (PVC SCHEDULE 40 PIPE) |
| DK GRN | WIRE COLOR | 1/2" | DRIP LINE AND EMITTERS (PE PIPE AND MICROLINE WITH PRESSURE COMPENSATING MODULES OR APPROP. EQUAL - END CAPS AS NECESSARY) |
| 1" | VALVE SIZE | 4" | PVC SLEEVE |
| SPRAY | TYPE OF IRRIGATION | | |
| ● | POINT OF CONNECTION | | |
| ⊠ | REDUCED PRESSURE BACKFLOW ASSEMBLY (FEBCO 860 RPB BACKFLOW PREVENTER 2" FPT FE860-200) | | |
| ⊠ | ELECTRIC REMOTE CONTROL VALVE (RAINBIRD PEB SERIES PEB-200 FOR SPRAY ZONES PEB-100 FOR DRIP ZONES) | □ | RAINBIRD MAXI-PAW ROTORS (MODEL 2045A MAXI-PAW-SAM) (APPROXIMATE 35" SPACING) |
| ⊠ | WYE STRAINER & PRESSURE REDUCER FOR DRIP ZONES | ○ | RAINBIRD 8005 ROTOR (MODEL 8005-16) (APPROXIMATE 87" SPACING) |
| ⊠ | RAINBIRD 330LRC - 3/4 IN. QUICK COUPLING VALVE WITH LOCKING COVER | | |
| ⊠ | BRASS GATE VALVE | | |

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698 LONG ACRE DRIVE
GRAND JUNCTION, COLORADO

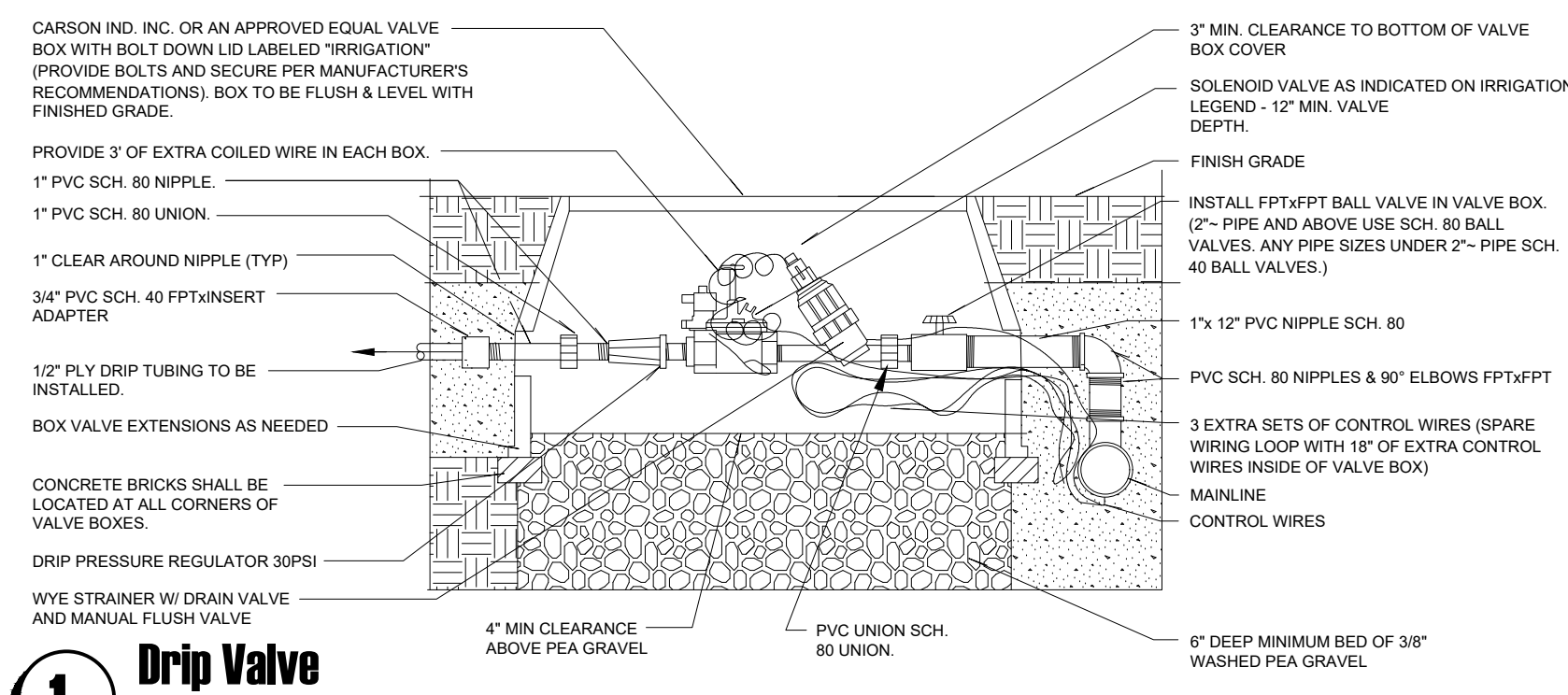
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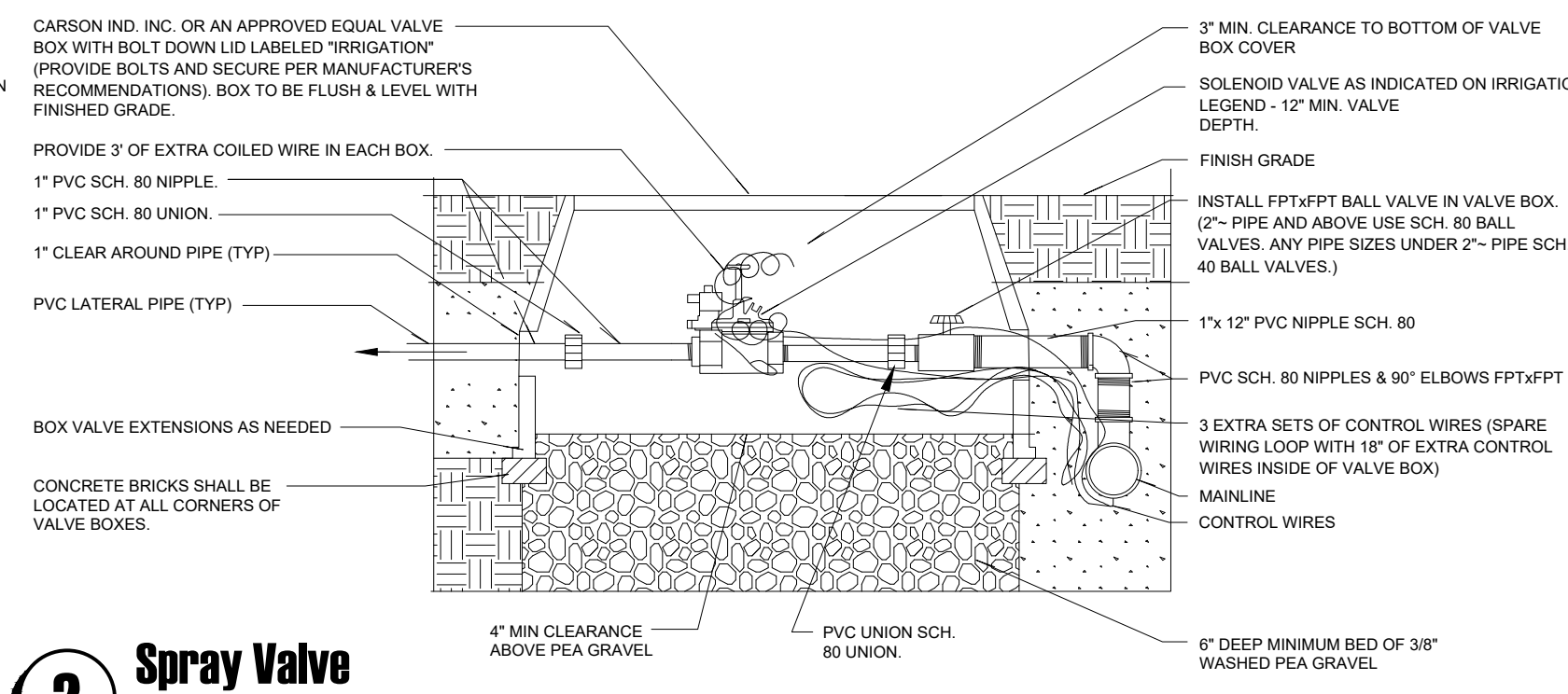
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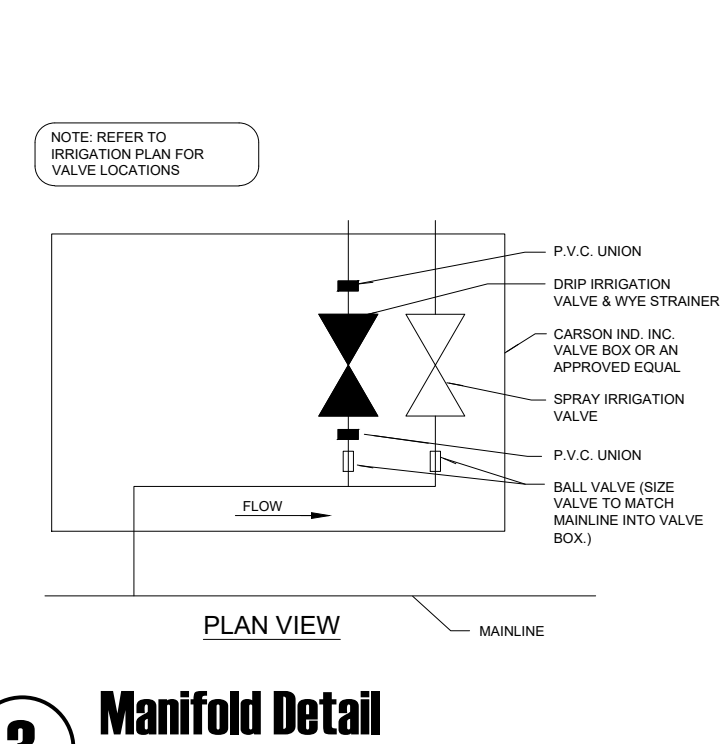
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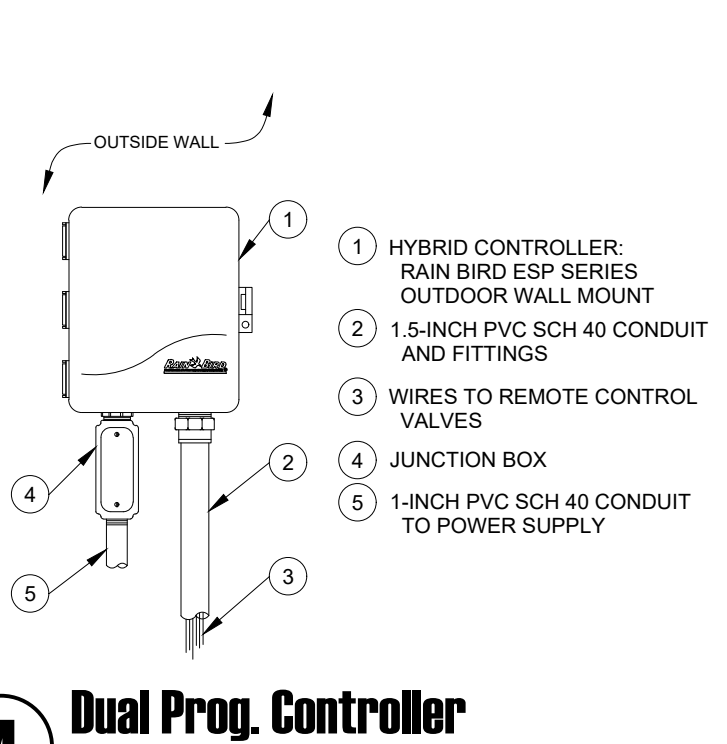
1 Drip Valve
NTS



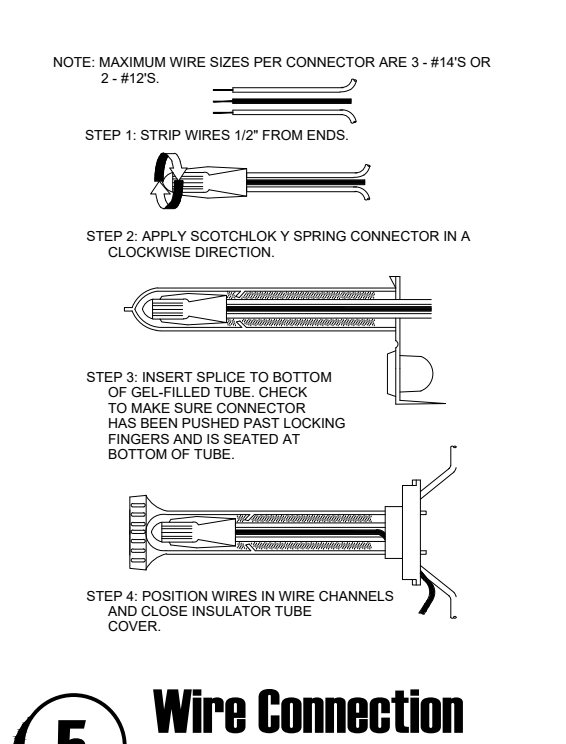
2 Spray Valve
NTS



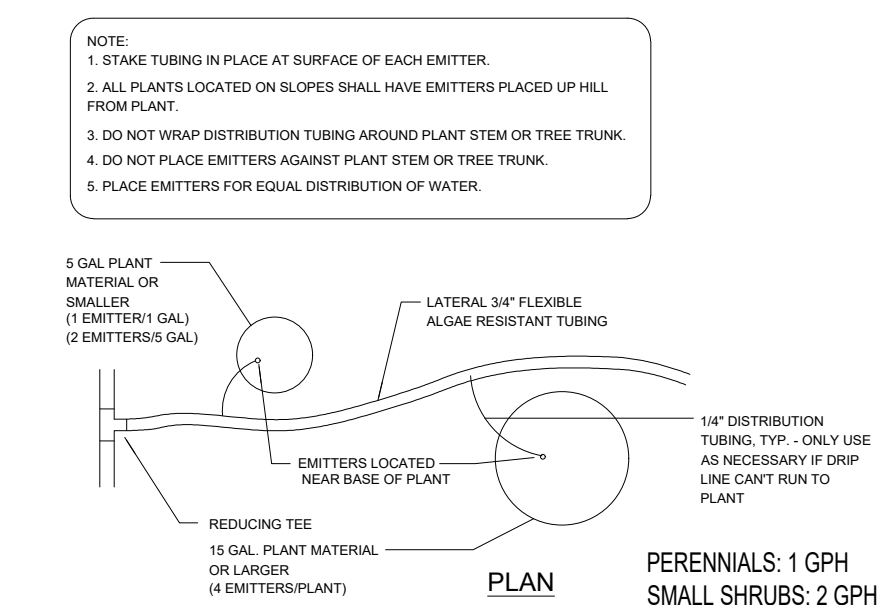
3 Manifold Detail
NTS



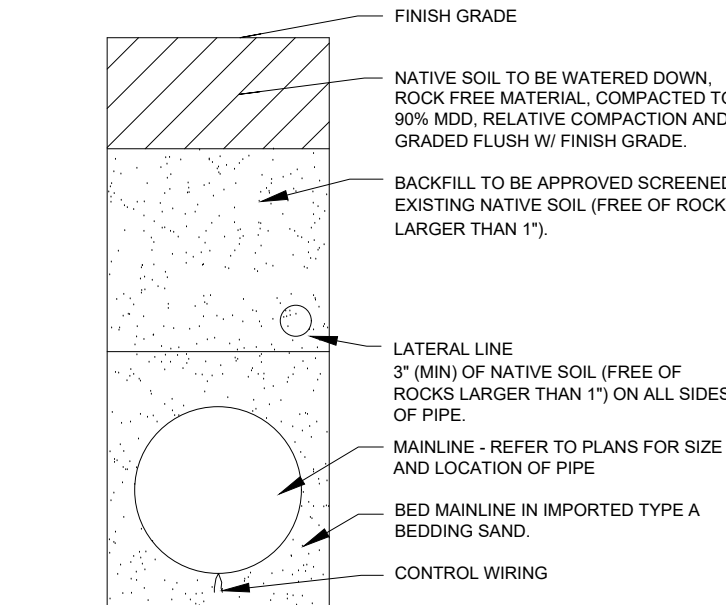
4 Dual Prog. Controller
Rainbird ESP Series - Wall Mount
NTS



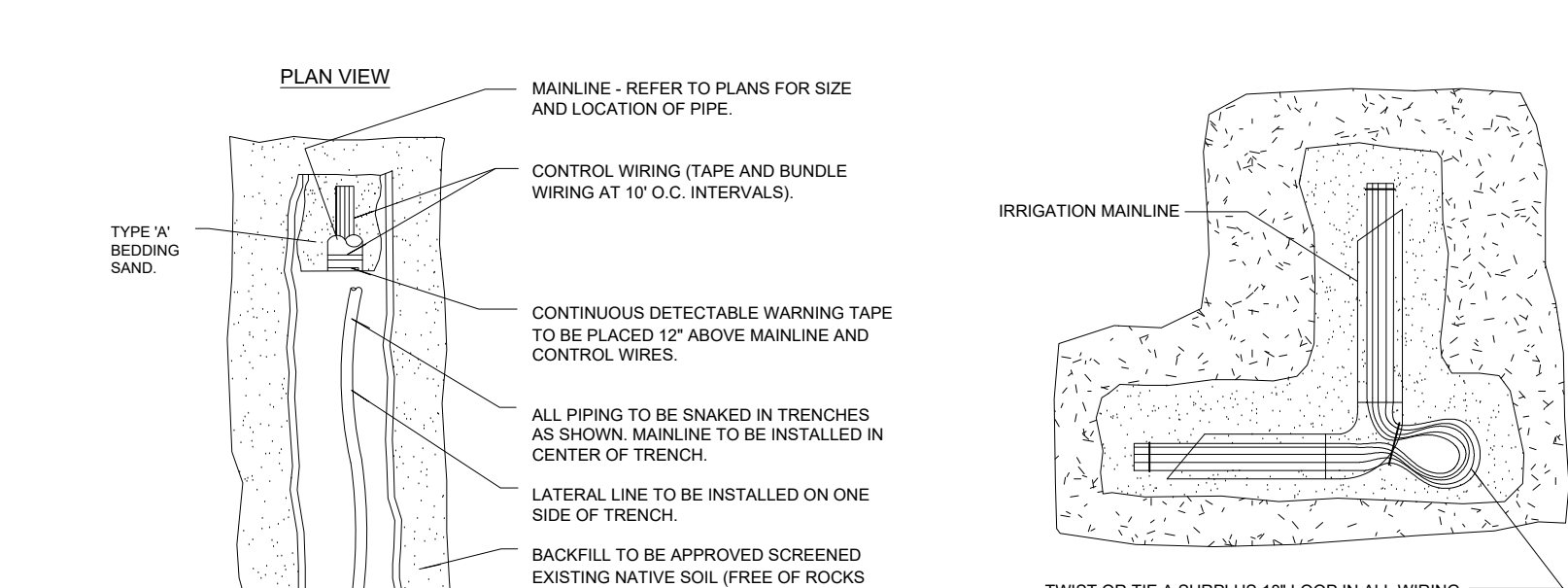
5 Wire Connection
NTS



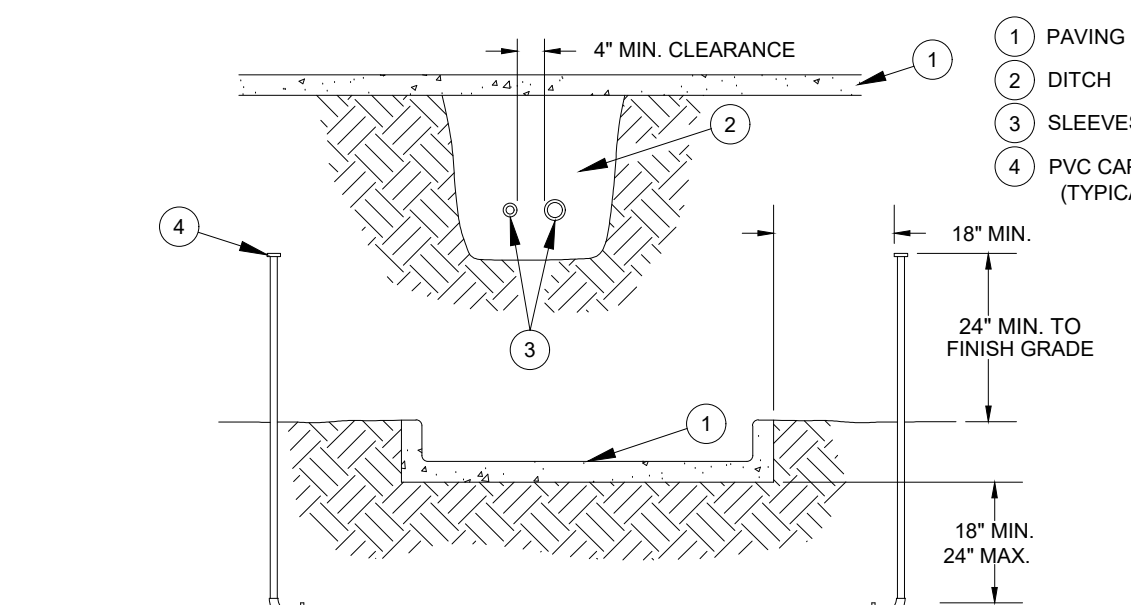
6 Emitter Layout
NTS



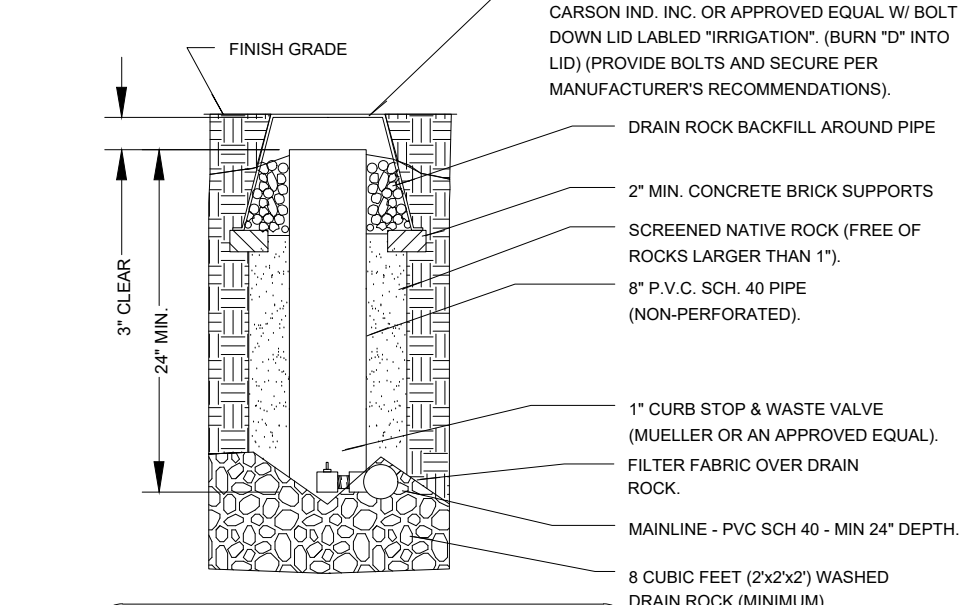
7 Trench Wall Section
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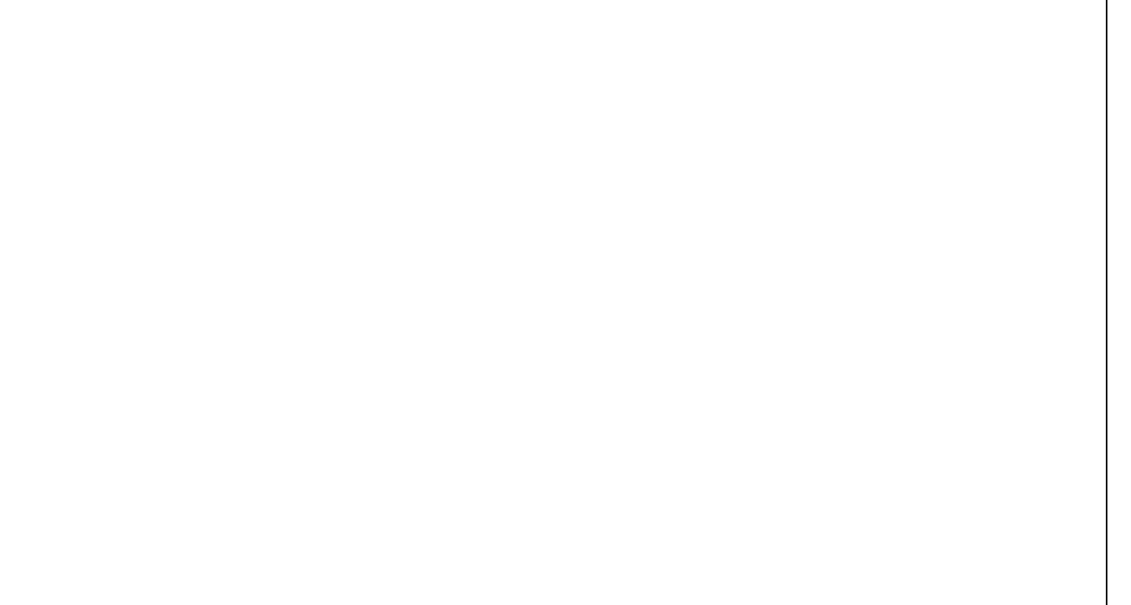
8 Trench Sect. (w/Wire)
NTS



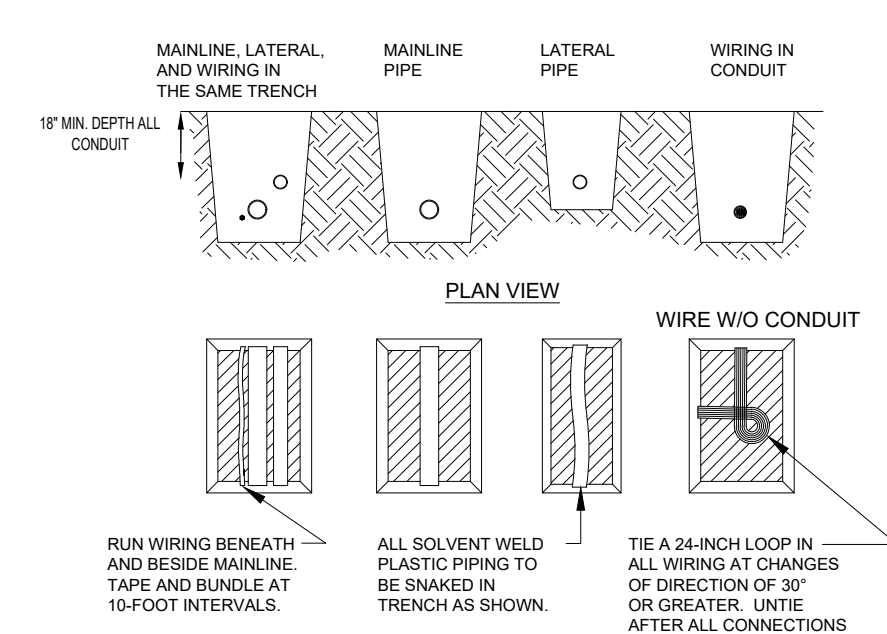
9 Controller Wire
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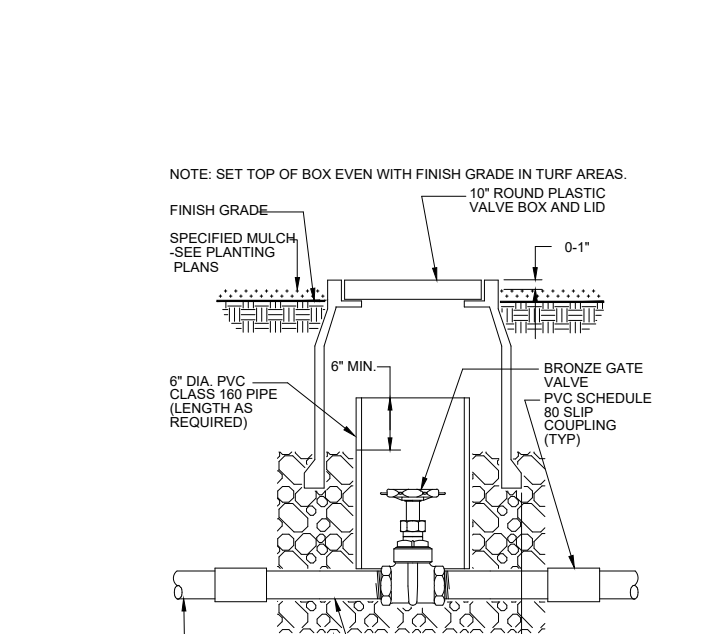
10 Sleeve
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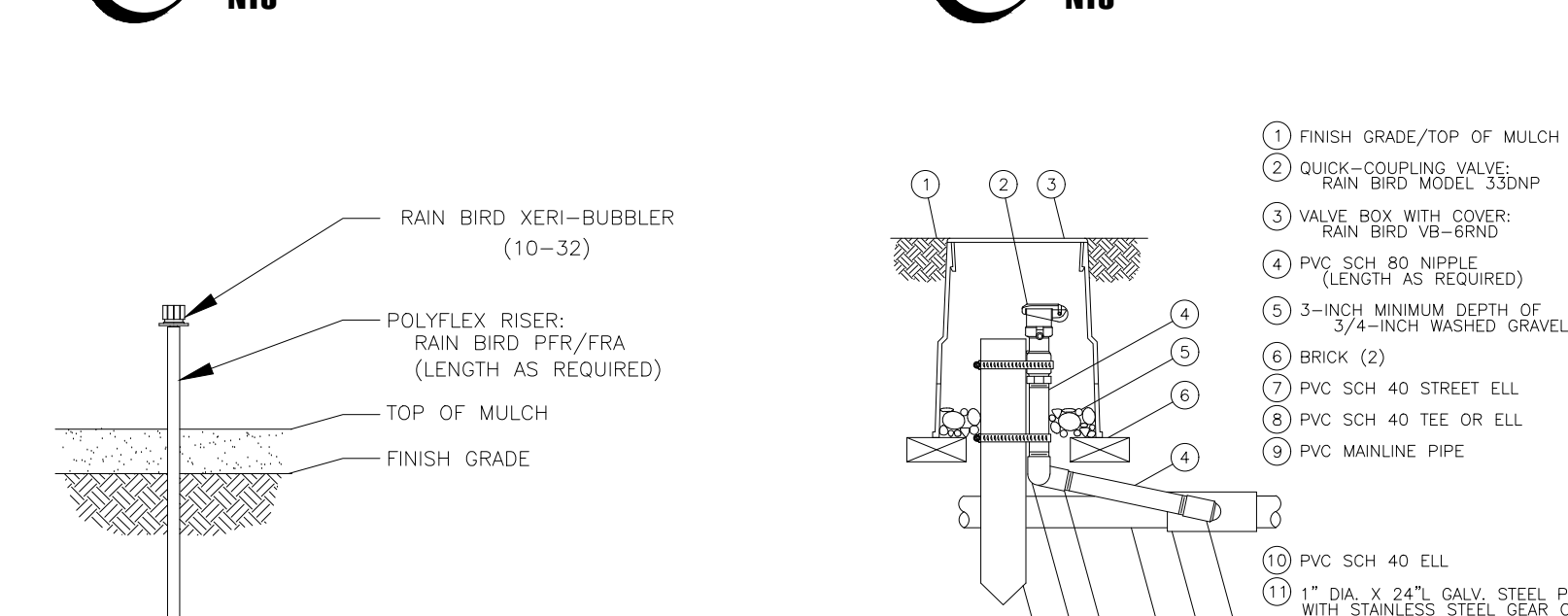
11 Curb Stop & Waste Valve
NTS



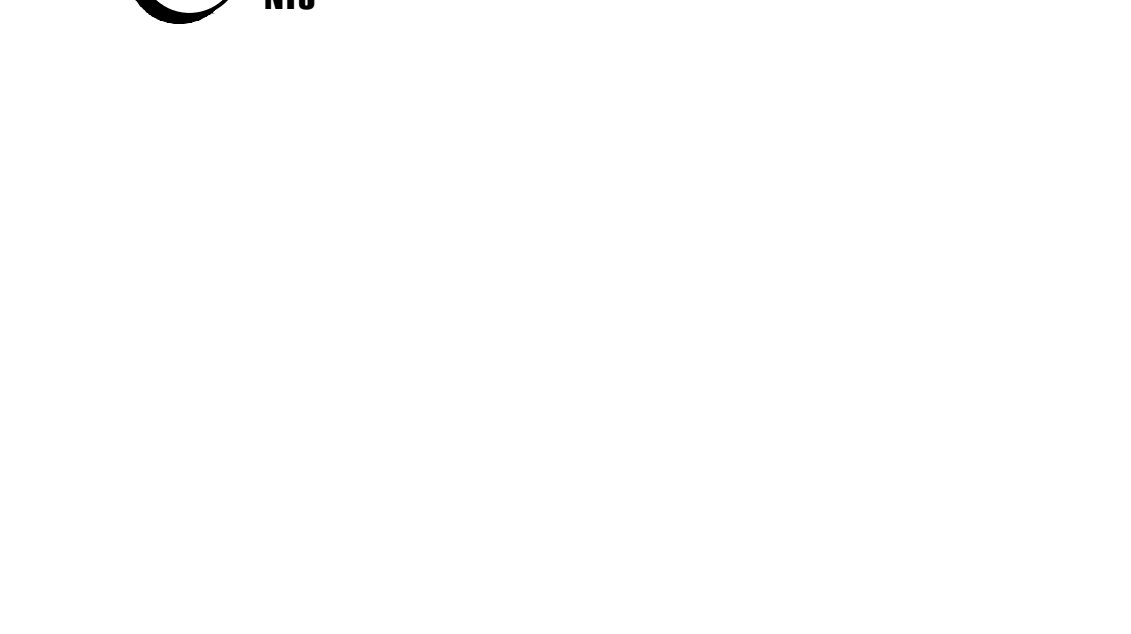
12 Trenching
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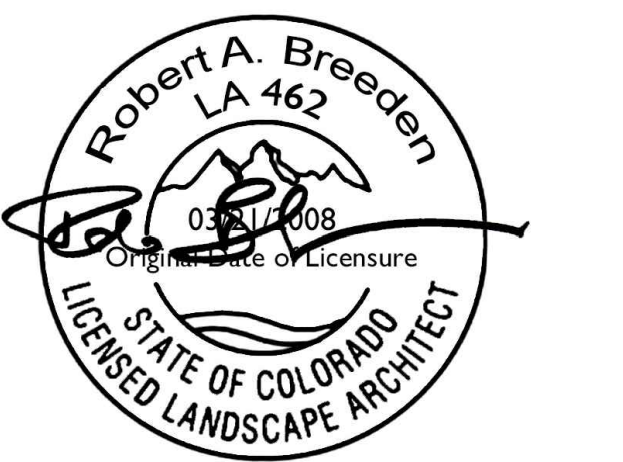
13 Gate Valve
NTS



14 Bubbler on PVC Riser (Trees)
NTS



15 Quick Coupler Valve
NTS



FOOD BANK OF THE ROCKIES

698 LONG ACRE DRIVE
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