

GOOD

GOOD

PEAR









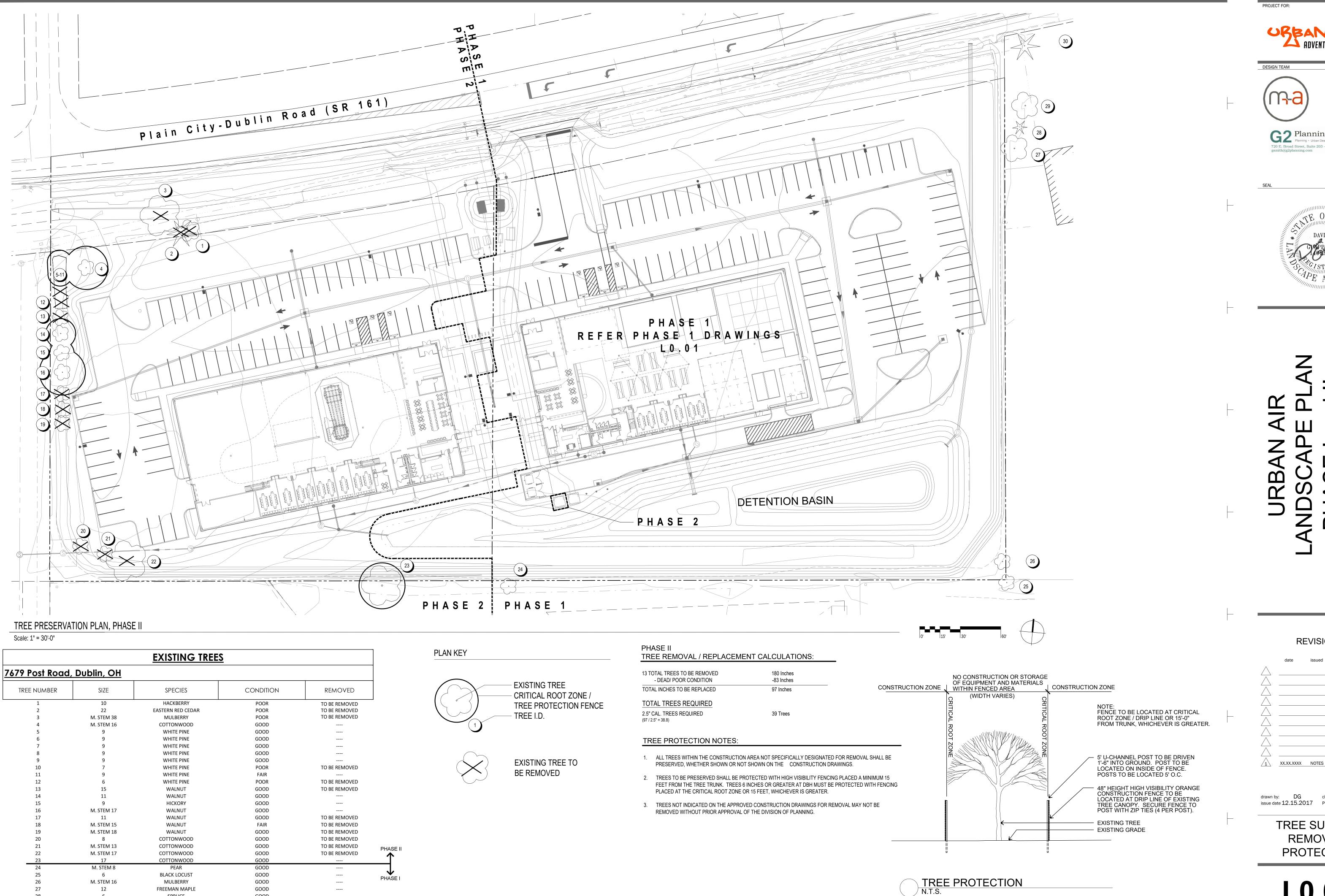


REVISIONS

XX.XX.XXXX NOTES

drawn by: DG checked by: GS issue date 12.15.2017 PROJECT NO. 16066

> TREE SURVEY / REMOVAL / **PROTECTION**



GOOD

GOOD

GOOD

SPRUCE

PEAR







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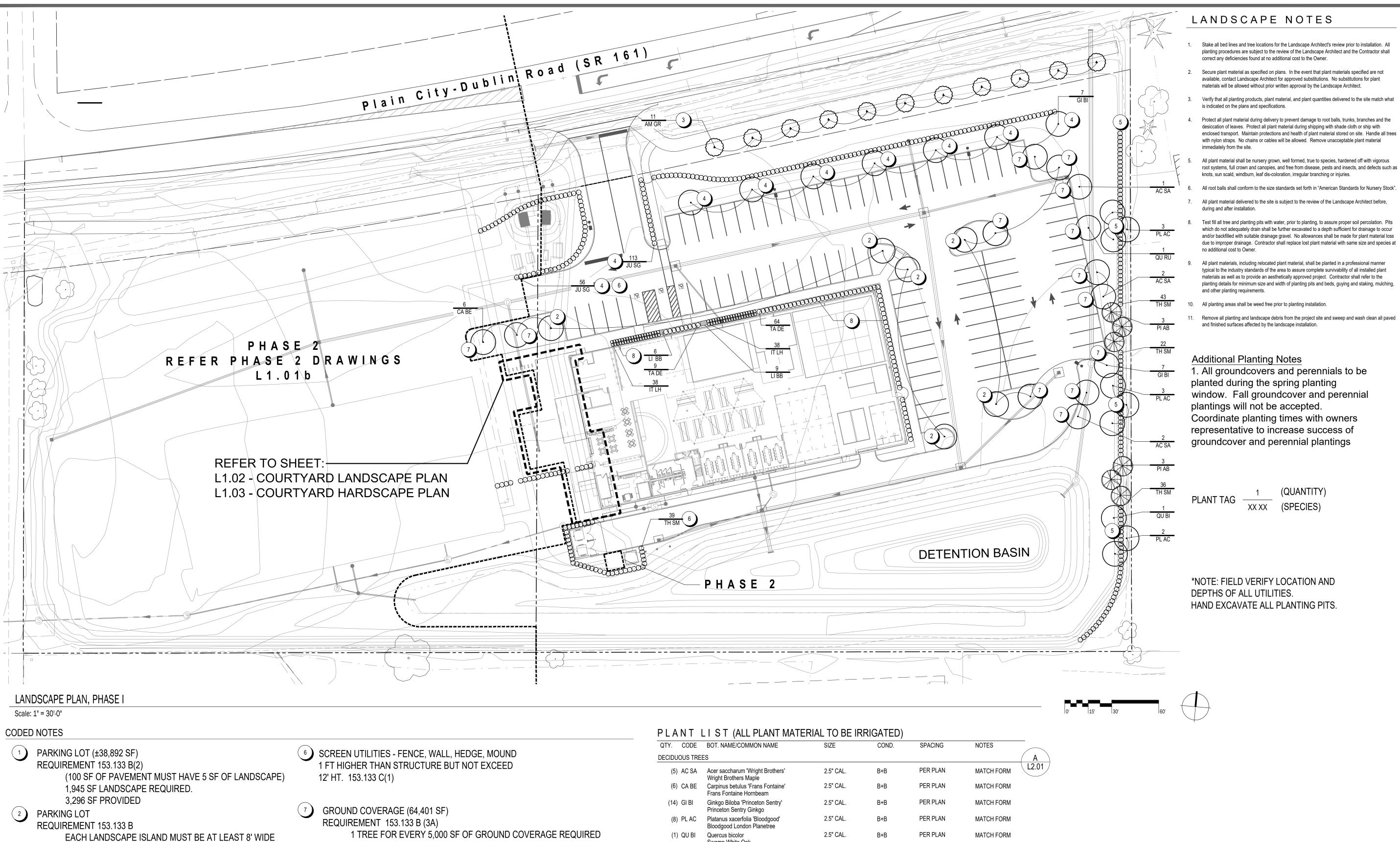


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> TREE SURVEY / REMOVAL / **PROTECTION**

L0.01b



Swamp White Oak

Norway Spruce

Itea virginica 'Sprich'

Sea Green Juniper Taxus xmedia 'Densiformis'

Emerald Green Arborvitae

Little Henry Itea

(169) JU SG Juniperus chinensis 'Sea Green'

(140) TH SM Thuja occidentalis 'Smaragd'

(15) LI BB Lirope muscari 'Big Blue'

Big Blue Liriope

(11) AM GR Amelanchier x grandiflora 'Autumn Brilliance' 2" CAL. Autumn Brilliance Serviceberry

(1) QU RU Quercus rubra

SMALL ORNAMENTAL TREES

(6) PI AB Picea abies

EVERGREEN TREES

PERENNIALS/GRASSES

SHRUBS

2.5" CAL.

6' HT.

PER PLAN

#3 CONT.

#1 CONT.

MATCH FORM

B1

13 TREES REQUIRED

13 TREES PROVIDED

1,070 SF PROVIDED

TREE REPLACEMENT (REFER L0.01)

0 TREES REQUIRED

0 TREES PROVIDED

PROVIDE 2% LANDSCAPE ZONE OF THE TOTAL BUILDING COVERAGE

20,000 SF BUILDING COVERAGE = 400 SF OF LA REQUIRED

REQUIREMENT 153.133 D(2B)

BUILDING LANDSCAPE

AND A MIN. OF 112 SF (153.133 B (2A))

MUST INCLUDE 1 TREE PER ISLAND

CONTINUOUS SHRUB ROW - 3.5' HT.

3 STREET TREE REQUIREMENT

(4) PARKING LOT SCREEN

(5) 10' BUFFER - 6' HT

25' O.C. MAX - (153.134 1C)

1 TREE 40' O.C.

(APPENDIX B)

APPENDIX A

9 TREES PROVIDED

SHRUBS + TREES TREES 40' O.C.

(1 TREE PER 40 LF = 9 TREES REQUIRED)

root systems, full crown and canopies, and free from disease, pests and insects, and defects such as

All root balls shall conform to the size standards set forth in "American Standards for Nursery Stock".

planting details for minimum size and width of planting pits and beds, guying and staking, mulching,

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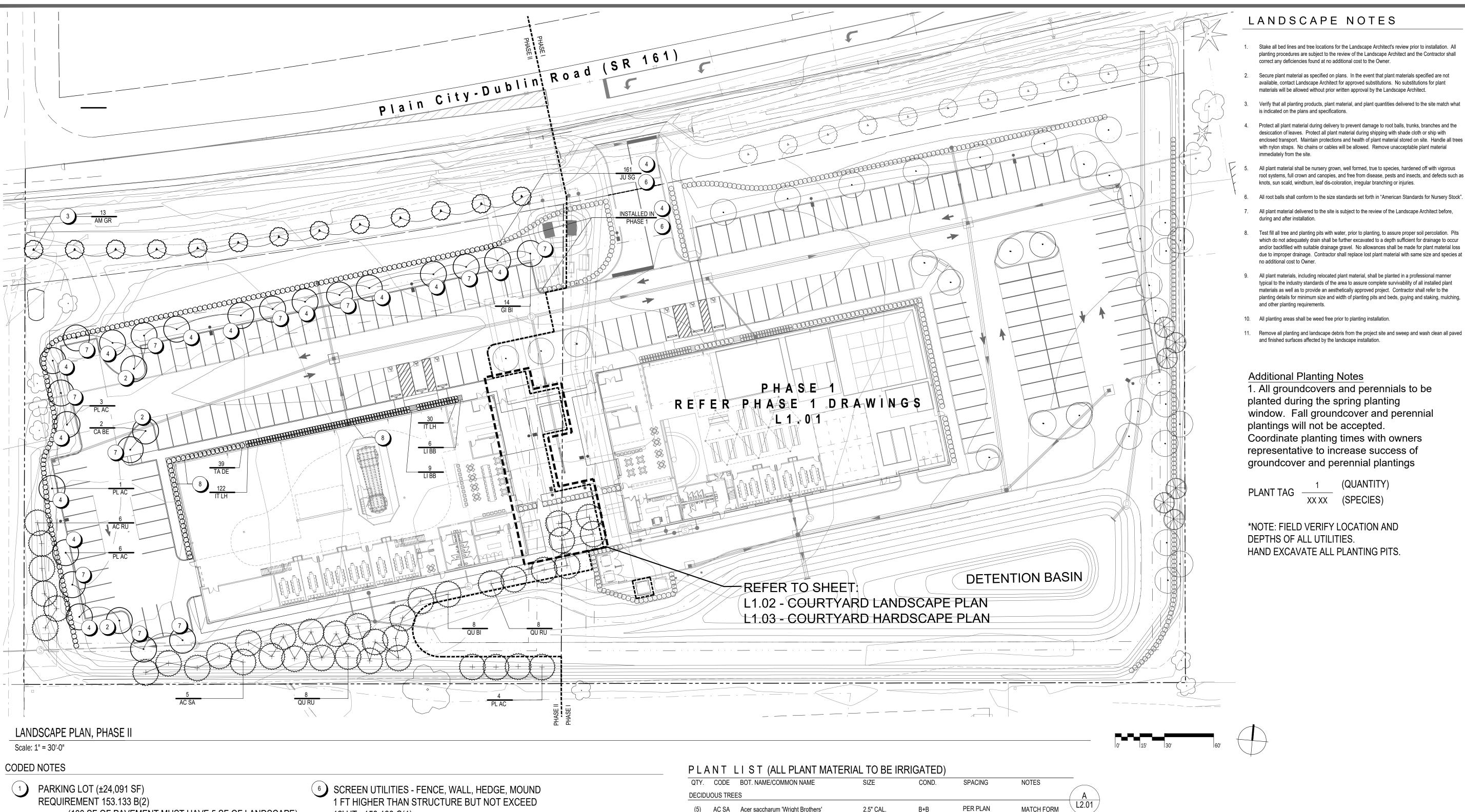
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LANDSCAPE PLAN

OSBORN ENGINEERING

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Stake all bed lines and tree locations for the Landscape Architect's review prior to installation. All planting procedures are subject to the review of the Landscape Architect and the Contractor shall

Secure plant material as specified on plans. In the event that plant materials specified are not available, contact Landscape Architect for approved substitutions. No substitutions for plant

Verify that all planting products, plant material, and plant quantities delivered to the site match what

Protect all plant material during delivery to prevent damage to root balls, trunks, branches and the desiccation of leaves. Protect all plant material during shipping with shade cloth or ship with enclosed transport. Maintain protections and health of plant material stored on site. Handle all trees with nylon straps. No chains or cables will be allowed. Remove unacceptable plant material

All plant material shall be nursery grown, well formed, true to species, hardened off with vigorous root systems, full crown and canopies, and free from disease, pests and insects, and defects such as

All root balls shall conform to the size standards set forth in "American Standards for Nursery Stock".

which do not adequately drain shall be further excavated to a depth sufficient for drainage to occur and/or backfilled with suitable drainage gravel. No allowances shall be made for plant material loss due to improper drainage. Contractor shall replace lost plant material with same size and species at

9. All plant materials, including relocated plant material, shall be planted in a professional manner typical to the industry standards of the area to assure complete survivability of all installed plant materials as well as to provide an aesthetically approved project. Contractor shall refer to the planting details for minimum size and width of planting pits and beds, guying and staking, mulching,

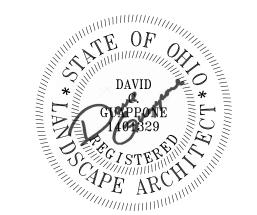
1. All groundcovers and perennials to be window. Fall groundcover and perennial Coordinate planting times with owners representative to increase success of groundcover and perennial plantings







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1	XX.XX.XXXX	NOTES	

LANDSCAPE PLAN

L1.01b

QTY.	CODE	BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES	
DECIDU	IOUS TREI	ES					(A
(5)	AC SA	Acer saccharum 'Wright Brothers' Wright Brothers Maple	2.5" CAL.	B+B	PER PLAN	MATCH FORM	L2.0
(6)	AC RU	Acer rubrum 'Franksred' Red Sunset Maple	2.5" CAL.	B+B	PER PLAN	MATCH FORM	
(2)	CA BE	Carpinus betulus 'Frans Fontaine' Frans Fontaine Hornbeam	2.5" CAL.	B+B	PER PLAN	MATCH FORM	
(14)	GI BI	Ginkgo Biloba 'Princeton Sentry' Princeton Sentry Ginkgo	2.5" CAL.	B+B	PER PLAN	MATCH FORM	
(14)	PL AC	Platanus xacerfolia 'Bloodgood' Bloodgood London Planetree	2.5" CAL.	B+B	PER PLAN	MATCH FORM	
(8)	QU BI	Quercus bicolor Swamp White Oak	2.5" CAL.	B+B	PER PLAN	MATCH FORM	
(16)	QU RU	Quercus rubra Red Oak	2.5" CAL.	B+B	PER PLAN	MATCH FORM	
SMALL	ORNAMEN	NTAL TREES					A
(13)	AM GR	Amelanchier x grandiflora 'Autumn Brilliance' Autumn Brilliance Serviceberry	2" CAL.	B+B	PER PLAN	MATCH FORM	L2.
IRUBS							B
(152)	IT LH	Itea virginica 'Sprich' Little Henry Itea	18" HT.	#3 CONT.	PER PLAN	MATCH FORM	L2.
(161)	JU SG	Juniperus chinensis 'Sea Green' Sea Green Juniper	36" HT.	B+B	PER PLAN	MATCH FORM	
(39)	TA DE	Taxus xmedia 'Densiformis' Dense Yew	24" HT.	B+B	PER PLAN	MATCH FORM	
PEREN	NIALS/GR	ASSES					В
							\ L2.

Big Blue Liriope

(100 SF OF PAVEMENT MUST HAVE 5 SF OF LANDSCAPE) 1,205 SF LANDSCAPE REQUIRED.

1,232 SF PROVIDED ² PARKING LOT REQUIREMENT 153.133 B

EACH LANDSCAPE ISLAND MUST BE AT LEAST 8' WIDE AND A MIN. OF 112 SF (153.133 B (2A)) MUST INCLUDE 1 TREE PER ISLAND

3 STREET TREE REQUIREMENT 25' O.C. MAX - (153.134 1C)

(4) PARKING LOT SCREEN 1 TREE 40' O.C. CONTINUOUS SHRUB ROW - 3.5' HT. (APPENDIX B)

5 10' BUFFER - 6' HT SHRUBS + TREES TREES 40' O.C. APPENDIX A

12' HT. 153.133 C(1)

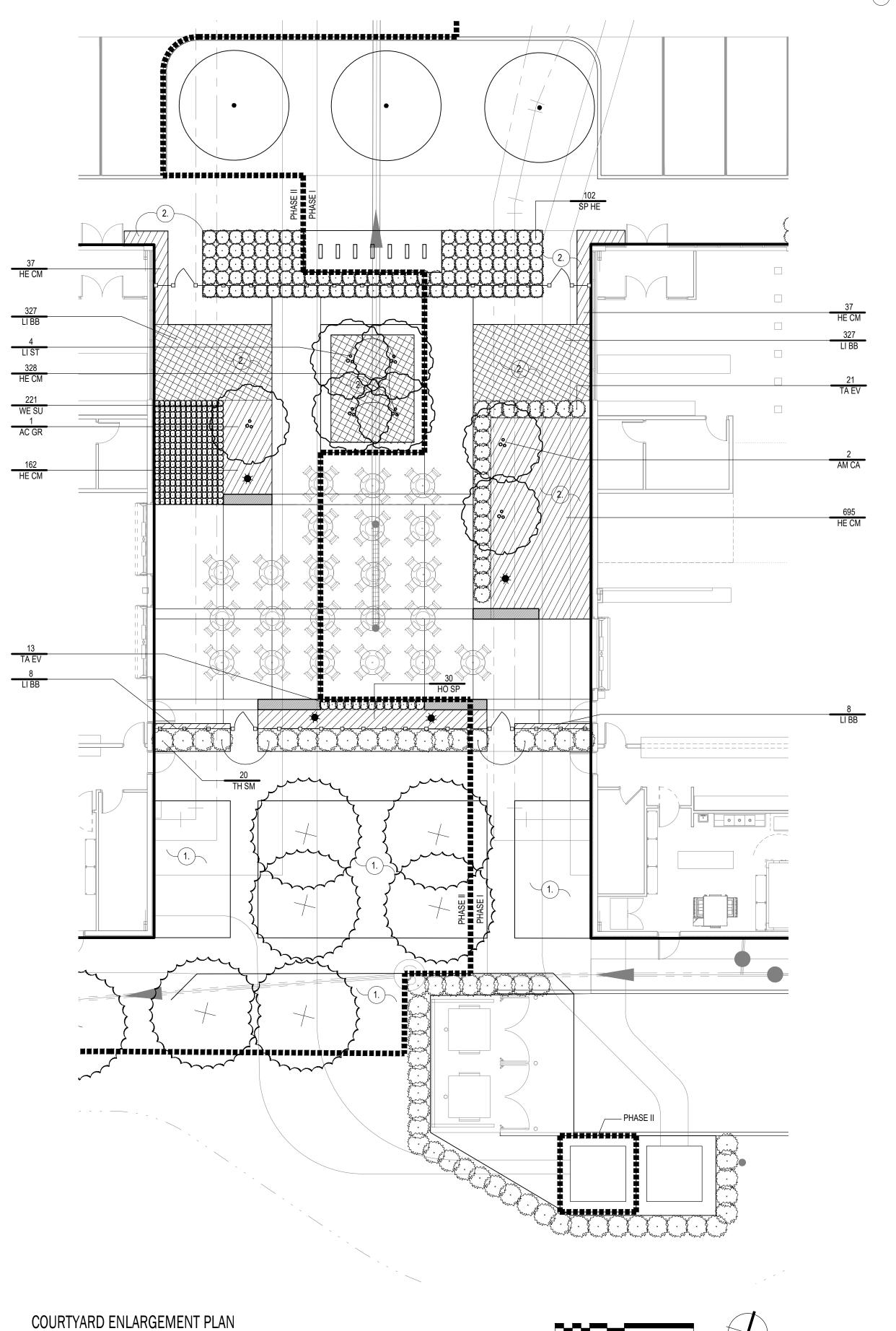
GROUND COVERAGE (50,500 SF) **REQUIREMENT 153.133 B (3A)** 1 TREE FOR EVERY 5,000 SF OF GROUND COVERAGE REQUIRED

11 TREES REQUIRED 11 TREES PROVIDED

BUILDING LANDSCAPE REQUIREMENT 153.133 D(2B)

PROVIDE 2% LANDSCAPE ZONE OF THE TOTAL BUILDING COVERAGE 20,000 SF BUILDING COVERAGE = 400 SF OF LA REQUIRED -2,100 SF PROVIDED

TREE REPLACEMENT (REFER L0.01) { 39 TREES REQUIRED 39 TREES PROVIDED



Scale: 1" = 10'-0"

SITE AND MATERIAL NOTES

(2.) LANDSCAPE BED - PROVIDED 3" DEPTH HARDWOOD MULCH

PLANT LIST (ALL PLANT MATERIAL TO BE IRRIGATED)

	CODE	BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES	
DECIDU	OUS TREI	ES					A
(1)	AC GR	Acer griseum Paperbark Maple	8' HT.	В+В	PER PLAN	MULTI-STEM	L2.01
(2)	AM CA	Amelanchier canadensis 'Glenn Form' Rainbow Pillar Serviceberry	8' HT.	В+В	PER PLAN	MULTI-STEM	
(4)	LIST	Liquidambar styraciflua 'Slender Silhoutte' Slender Sllhouette Sweetgum	2.5" CAL.	В+В	PER PLAN	MATCH FORM	
SHRUBS	8						B1
(34)	TA EV	Taxus xmedia 'Everlow' Everlow Yew	18" SPRD.	#3 CONT.	PER PLAN	MATCH FORM	L2.01
(221)	WE SU	Weigela florida 'Sunset' My Monet Sunset Weigela	18" SPRD.	#3 CONT.	PER PLAN	MATCH FORM	
(20)	TH SM	Thuja occidentalis 'Smaragd' Emerald Green Arborvitae	6' HT.	B+B	PER PLAN	MATCH FORM	
PERENN	IIALS/GRA	ASSES					B2
(670)	LI BB	Lirope muscari 'Big Blue' Big Blue Liriope	N/A	#1 CONT.	PER PLAN	9" O.C.	L2.01
(1,259)	HE CM	Heuchera 'Caramel' Caramel Coral Bells	N/A	#2 CONT.	PER PLAN	9" O.C.	
(102)	SP HE	Sporobolus heterolepsis Prairie Dropseed	N/A	#3 CONT.	PER PLAN	24" O.C.	
(30)	HO SP	Hosta 'Sun Power' Hosta	N/A	#2 CONT.	PER PLAN	24" O.C.	

*NOTE: FIELD VERIFY LOCATION AND DEPTHS OF ALL UTILITIES. HAND EXCAVATE ALL PLANTING PITS.

Additional Planting Notes

1. All groundcovers and perennials to be planted during the spring planting window. Fall groundcover and perennial plantings will not be accepted. Coordinate planting times with owners representative to increase success of groundcover and perennial plantings









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COURTYARD LANDSCAPE PLAN

L1.02

GENERAL NOTES

- 1. Contractor shall be responsible for becoming familiar with drawings for all divisions of work.

- Contact Ohio Utility Protection Service (OUPS) 1-800-362-2764 and all local utility services for utility locations prior to commencing with work.
- 5. Contractor shall obtain all required permits prior to commencing with work.
- 6. The Contractor shall coordinate all work and be responsible for all methods, means, sequence and procedures of work.

- 11. The Contractor shall keep all drainage facilities affected by his construction operations clean and fully operational at all times.
- other measures) during construction. Provide additional measures as necessary to minimize adverse impacts to the adjacent water bodies, surfaces and storm sewers according to all applicable federal/state laws and regulations.
- Report all existing damage of existing site improvements to the Owner's Representative prior to beginning work. Contractor shall be responsible for all subsequent damage.

- indicated on the drawings.
- 20. Notify Owner's Representative 72 hours in advance of any planned utility interuption.
- equipment shall be stored in an organized fashion.
- 23. Contractor shall employ skilled personnel and use equipment necessary to ensure that all work is professionally and properly installed and in full compliance with the plans and details.

- 2. Contractor shall familiarize himself/herself with the project site prior to bidding the work.
- The base mapping/survey was provided by Osborn Engineering. Contractor shall field verify all existing conditions and report any discrepancies to the Owner's Representative prior to commencing with work.

- Contractor shall provide all necessary safety measures during construction operations to protect the public according to all applicable codes and recognized local practices.
- Contractor is required to take due precautionary measures to protect the utility lines shown on the drawings as well as any discovered during the construction process.
- 9. Contractor shall coordinate access and staging areas with the Owner's Representative.
- 10. The limit of construction line shown defines the limits of work in this contract. There may be instances where erosion protection devices and utility systems extend beyond the project limits line in order to successfully complete operations and/or tie into adjacent systems.
- 12. Maintain all existing erosion and sediment control measures (silt fence, orange Geo fence and/or
- 13. Contractor shall verify existing conditions prior to commencing with work. Notify Owner's Representative of any discrepancy between the plans and actual site conditions. No work shall be done in areas where such discrepancies exist. The contractor shall assume full responsibility for all necessary revisions due to failure to give such notification.
- 15. Contractor shall protect, by whatever means necessary, the existing site improvements to remain. All damaged items shall be replaced or repaired at no additional cost to the Owner. Notify Owner's Representative immediately if any damage occurs.
- 16. All areas within the driplines of existing trees shall remain free of construction materials, debris, vehicles and foot traffic at all times. Contractor shall provide temporary fencing, barricades and/or other suitable guards outside drip line (outside perimeter of branches) to protect trees and plant material to remain. No work shall be performed within the dripline of existing trees unless indicated. All work indicated to be performed within the dripline of trees shall be done by hand and care shall be taken to minimize disturbance to the tree roots.
- 17. Contractors shall coordinate all work with related trades and the general construction of the project so as not to impede the progress of the work of others or the Contractors own work.
- 18. Each Contractor shall verify the condition and completeness of all work performed by others in relation to his/her project work responsibilities including the checking of existing elevations or structures prior to initiating construction. The Contractor shall immediately notify the Owner's Representative if any site conditions are incomplete, missing or damaged.
- 19. All construction debris and removed items shall be disposed of legally off-site unless otherwise
- 21. Contractor shall clean the work areas at the end of each working day. All materials, products and
- 22. The plans assume that the layout and staking will be accomplished using total stationing / digital methods. Any information provided is intented to support information already contained in CAD files used for documenting layout and staking. CAD files delineating all grading and hardscape elements shown in these plans can be provided to the Contractor upon request.
- 24. Contractor shall comply with state and local laws and regulations regarding notification of existing gas and oil pipeline company owners. Evidence of such notice shall be furnished to the Owner's Representative prior to commencing with work.

City lin,

DESIGN TEAM

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COURTYARD HARDSCAPE PLAN

L1.03

COURTYARD HARDSCAPE PLAN

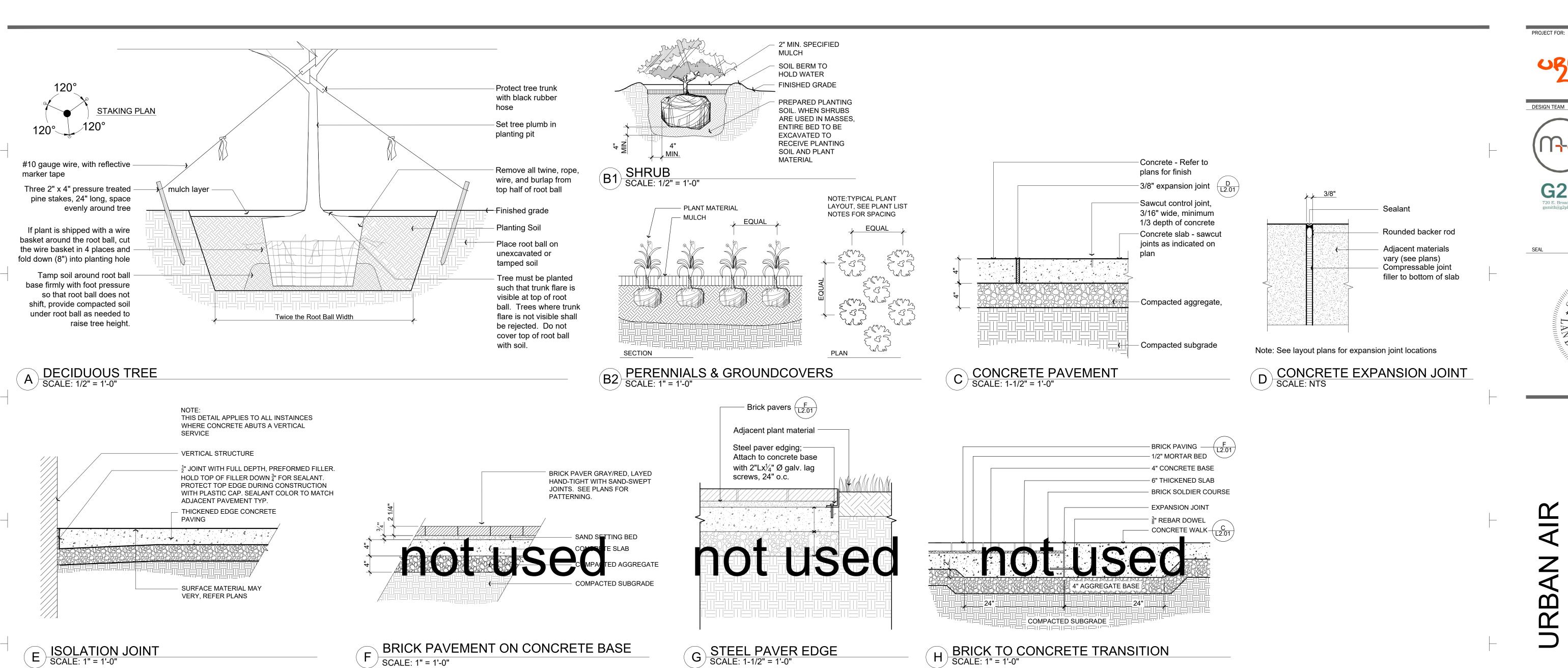
Scale: 1" = 10'-0"



PHASE I - TEMPORARY FENCING DIAGRAM

Scale: 1" = 10'-0"







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REVISIONS

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DETAILS AND

SECTIONS

issue date 12.15.2017 PROJECT NO. 16066

L2.01



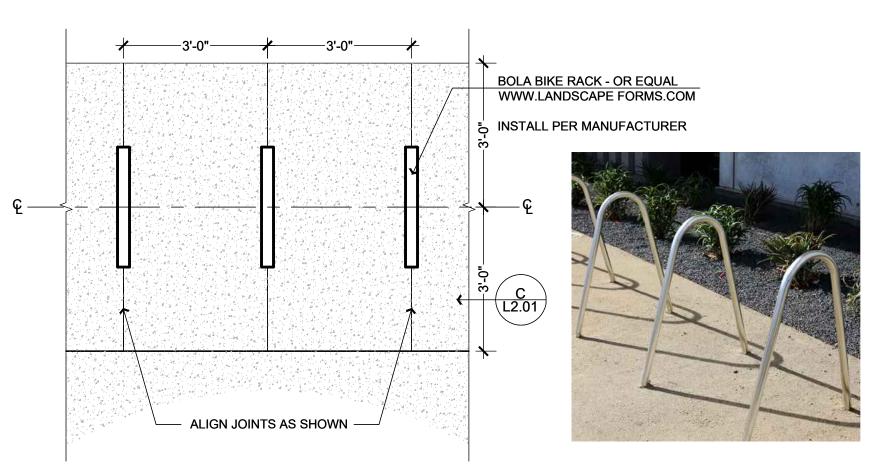
PARC CENTRE TABLE AND CHAIRS - OR EQUAL www.landscapeforms.com

MOVEABLE PATIO FURNITURE

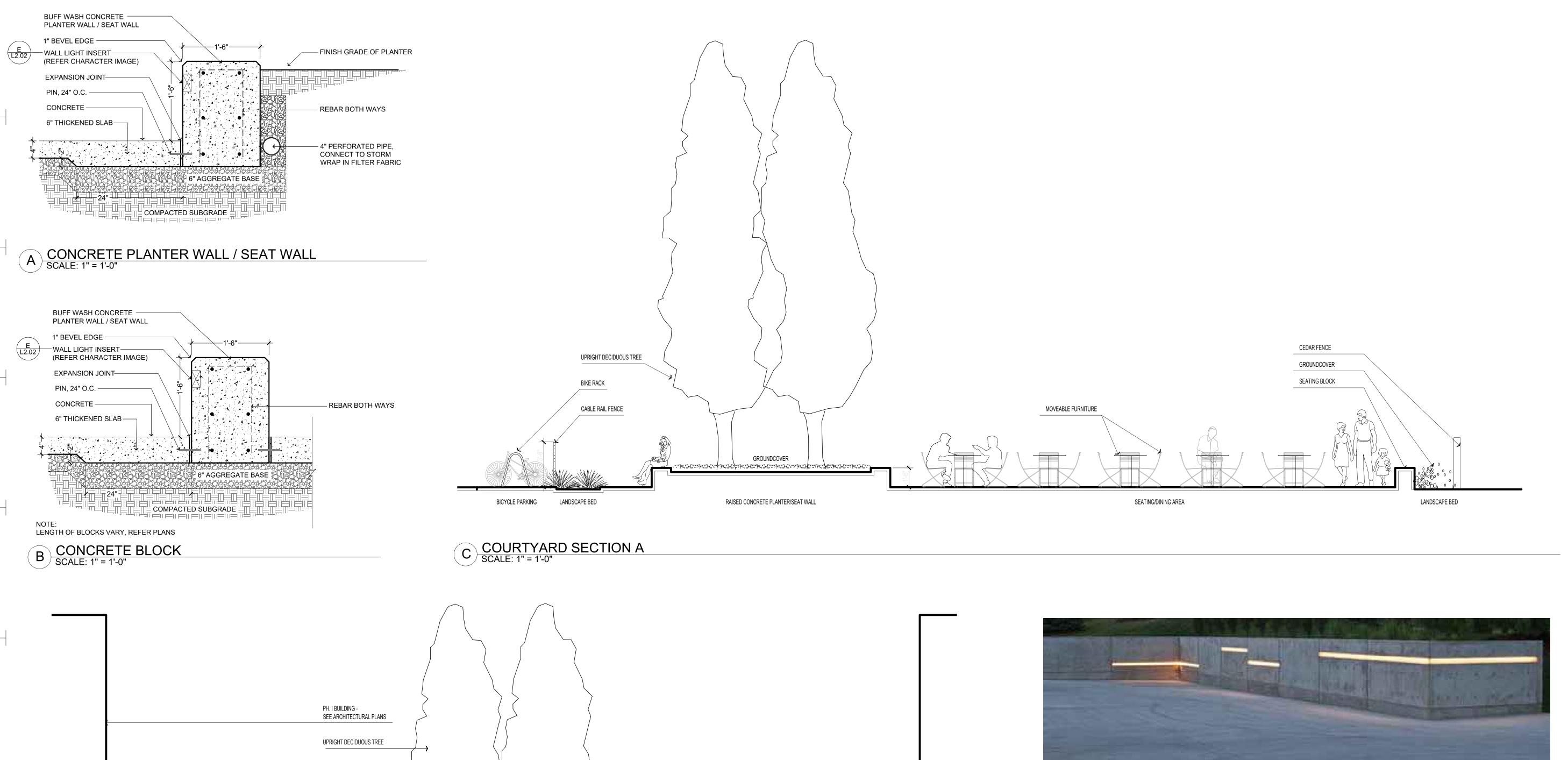


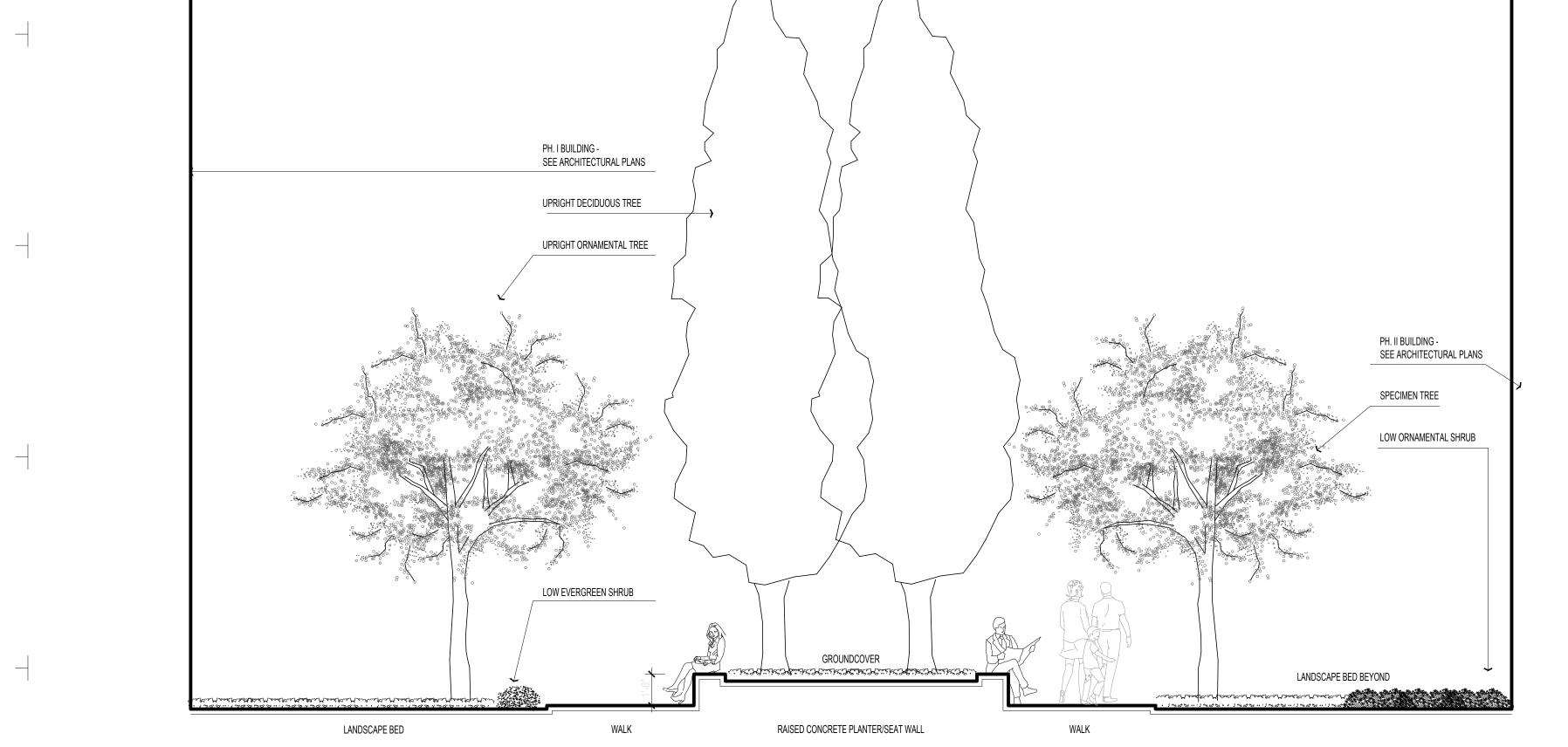
RAINIER TM42FC CABLE FENCING AND GATE - OR EQUAL www.agsstainless.com

J STAINLESS STEEL CABLE FENCING

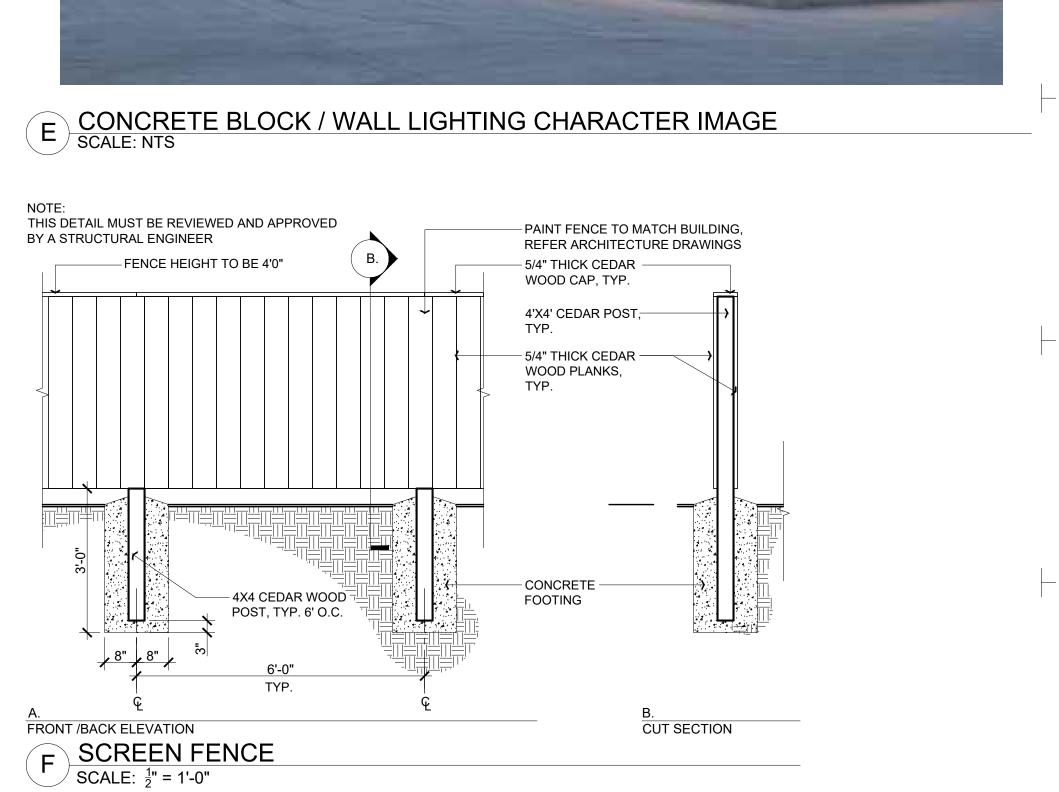


K BIKE RACK / JOINTING PLAN SCALE: 1/2" = 1'-0"





D COURTYARD SECTION B
SCALE: 1" = 1'-0"



PROJEC



DESIGN TEAM







SEAL



LANDSCAPE PLAN PHASE I and II

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XX.XX.XXX	K NOTES	

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DETAILS AND SECTIONS

L2.02