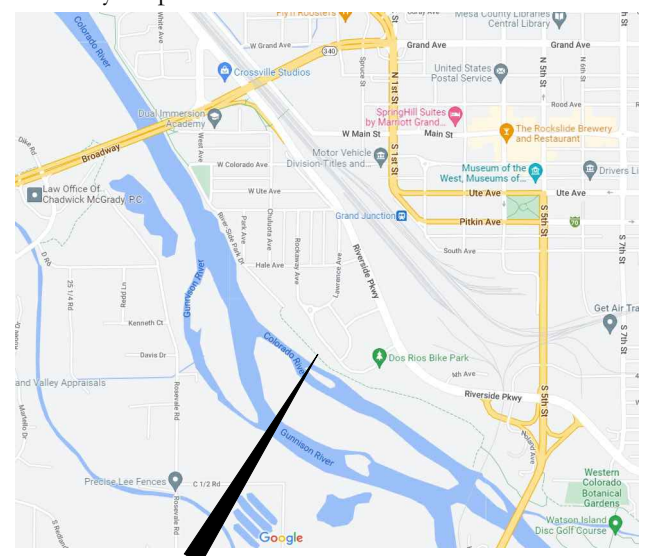


Project Name :

Dos Rios Splash Pad

PARCEL NUMBER: 2945-221-23-002
 OWNER: CITY OF GRAND JUNCTION
 ADDRESS: 801 DOS RIOS CT
 GRAND JUNCTION, CO 81501

Vicinity Map:



PROJECT LOCATION

Landscape Architect:



Registration:



Sheet Index:

- EX** - Existing Conditions
- G1** - Grading Plan
- LT** - Lighting Plan
- L1** - Landscape Plan
- IR1** - Irrigation Plan
- IR2** - Irrigation Details
- D1** - Site Details

Submittal:

Bid Set 1

Revisions:

Preliminary
Not For Construction

Sheet Title:

Existing Condition

Project: Dos Rios Splash Pad	Sheet:
Date: October 27, 2022	of 7 Sheets
File Name: NVIZ-BCDR-WATER FEATURE	

SCALE:
1"=10'

ACCEPTANCE BLOCK:
 THE CITY OF GRAND JUNCTION REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE CITY'S DEVELOPMENT STANDARDS, SUBJECT TO THESE PLANS BEING SEALED, SIGNED, AND DATED BY THE PROFESSIONAL OF RECORD. REVIEW BY THE CITY DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN. THE CITY NEITHER ACCEPTS NOR ASSUMES ANY LIABILITY FOR ERRORS OR OMISSIONS. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF THE PROFESSIONAL OF RECORD. CONSTRUCTION MUST COMMENCE WITHIN ONE YEAR FROM THE DATE OF PLAN SIGNATURE.

CITY PLANNER _____ DATE _____

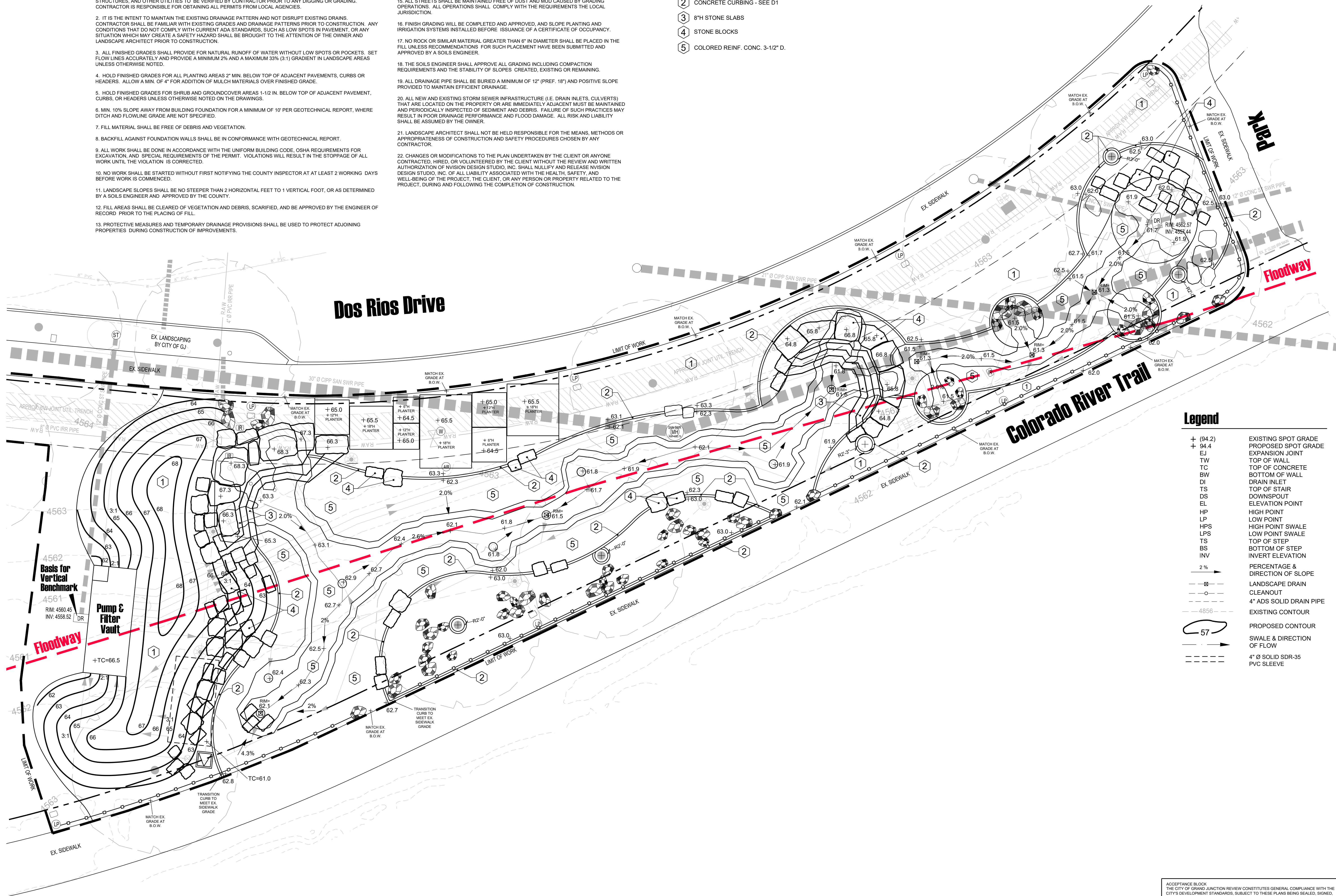
Grading Notes

1. BASE SURVEY INFORMATION FOR AREA WITHIN LIMIT OF WORK WAS PROVIDED BY THE OWNER. LOCATIONS OF ANY EXISTING UNDERGROUND PIPING IS GENERALIZED AND BASED ON THE KNOWLEDGE OF THE OWNER. EXACT LOCATIONS OF PROPERTY LINES, VAULTS, ELECTRICAL DUCT BANKS, MANHOLES, CONDUIT AND PIPING, DRAINAGE STRUCTURES, AND OTHER UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO ANY DIGGING OR GRADING. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS FROM LOCAL AGENCIES.
2. IT IS THE INTENT TO MAINTAIN THE EXISTING DRAINAGE PATTERN AND NOT DISRUPT EXISTING DRAINS. CONTRACTOR SHALL BE FAMILIAR WITH EXISTING GRADES AND DRAINAGE PATTERNS PRIOR TO CONSTRUCTION. ANY CONDITIONS THAT DO NOT COMPLY WITH CURRENT ADA STANDARDS, SUCH AS LOW SPOTS IN PAVEMENT, OR ANY SITUATION WHICH MAY CREATE A SAFETY HAZARD SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
3. ALL FINISHED GRADES SHALL PROVIDE FOR NATURAL RUNOFF OF WATER WITHOUT LOW SPOTS OR POCKETS. SET FLOW LINES ACCURATELY AND PROVIDE A MINIMUM 2% AND A MAXIMUM 33% (3:1) GRADIENT IN LANDSCAPE AREAS UNLESS OTHERWISE NOTED.
4. HOLD FINISHED GRADES FOR ALL PLANTING AREAS 2" MIN. BELOW TOP OF ADJACENT PAVEMENTS, CURBS OR HEADERS. ALLOW A MIN. OF 4" FOR ADDITION OF MULCH MATERIALS OVER FINISHED GRADE.
5. HOLD FINISHED GRADES FOR SHRUB AND GROUNDCOVER AREAS 1-1/2 IN. BELOW TOP OF ADJACENT PAVEMENT, CURBS, OR HEADERS UNLESS OTHERWISE NOTED ON THE DRAWINGS.
6. MIN. 10% SLOPE AWAY FROM BUILDING FOUNDATION FOR A MINIMUM OF 10' PER GEOTECHNICAL REPORT, WHERE DITCH AND FLOWLINE GRADE ARE NOT SPECIFIED.
7. FILL MATERIAL SHALL BE FREE OF DEBRIS AND VEGETATION.
8. BACKFILL AGAINST FOUNDATION WALLS SHALL BE IN CONFORMANCE WITH GEOTECHNICAL REPORT.
9. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE UNIFORM BUILDING CODE, OSHA REQUIREMENTS FOR EXCAVATION, AND SPECIAL REQUIREMENTS OF THE PERMIT. VIOLATIONS WILL RESULT IN THE STOPPAGE OF ALL WORK UNTIL THE VIOLATION IS CORRECTED.
10. NO WORK SHALL BE STARTED WITHOUT FIRST NOTIFYING THE COUNTY INSPECTOR AT AT LEAST 2 WORKING DAYS BEFORE WORK IS COMMENCED.
11. LANDSCAPE SLOPES SHALL BE NO STEEPER THAN 2 HORIZONTAL FEET TO 1 VERTICAL FOOT, OR AS DETERMINED BY A SOILS ENGINEER AND APPROVED BY THE COUNTY.
12. FILL AREAS SHALL BE CLEARED OF VEGETATION AND DEBRIS, SCARIFIED, AND BE APPROVED BY THE ENGINEER OF RECORD PRIOR TO THE PLACING OF FILL.
13. PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS SHALL BE USED TO PROTECT ADJOINING PROPERTIES DURING CONSTRUCTION OF IMPROVEMENTS.

14. DUST SHALL BE CONTROLLED BY THE CONTRACTOR TO THE SATISFACTION OF THE LOCAL JURISDICTION.
15. ALL STREETS SHALL BE MAINTAINED FREE OF DUST AND MUD CAUSED BY GRADING OPERATIONS. ALL OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS THE LOCAL JURISDICTION.
16. FINISH GRADING WILL BE COMPLETED AND APPROVED, AND SLOPE PLANTING AND IRRIGATION SYSTEMS INSTALLED BEFORE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
17. NO ROCK OR SIMILAR MATERIAL GREATER THAN 6" IN DIAMETER SHALL BE PLACED IN THE FILL UNLESS RECOMMENDATIONS FOR SUCH PLACEMENT HAVE BEEN SUBMITTED AND APPROVED BY A SOILS ENGINEER.
18. THE SOILS ENGINEER SHALL APPROVE ALL GRADING INCLUDING COMPACTION REQUIREMENTS AND THE STABILITY OF SLOPES CREATED, EXISTING OR REMAINING.
19. ALL DRAINAGE PIPE SHALL BE BURIED A MINIMUM OF 12" (PREF. 18") AND POSITIVE SLOPE PROVIDED TO MAINTAIN EFFICIENT DRAINAGE.
20. ALL NEW AND EXISTING STORM SEWER INFRASTRUCTURE (I.E. DRAIN INLETS, CULVERTS) THAT ARE LOCATED ON THE PROPERTY OR ARE IMMEDIATELY ADJACENT MUST BE MAINTAINED AND PERIODICALLY INSPECTED OF SEDIMENT AND DEBRIS. FAILURE OF SUCH PRACTICES MAY RESULT IN POOR DRAINAGE PERFORMANCE AND FLOOD DAMAGE. ALL RISK AND LIABILITY SHALL BE ASSUMED BY THE OWNER.
21. LANDSCAPE ARCHITECT SHALL NOT BE HELD RESPONSIBLE FOR THE MEANS, METHODS OR APPROPRIATENESS OF CONSTRUCTION AND SAFETY PROCEDURES CHOSEN BY ANY CONTRACTOR.
22. CHANGES OR MODIFICATIONS TO THE PLAN UNDERTAKEN BY THE CLIENT OR ANYONE CONTRACTED, HIRED, OR VOLUNTEERED BY THE CLIENT WITHOUT THE REVIEW AND WRITTEN AUTHORIZATION OF NVISION DESIGN STUDIO, INC. SHALL NULLIFY AND RELEASE NVISION DESIGN STUDIO, INC. OF ALL LIABILITY ASSOCIATED WITH THE HEALTH, SAFETY, AND WELL-BEING OF THE PROJECT, THE CLIENT, OR ANY PERSON OR PROPERTY RELATED TO THE PROJECT, DURING AND FOLLOWING THE COMPLETION OF CONSTRUCTION.

Key Notes

- 1 LANDSCAPE AREA
- 2 CONCRETE CURBING - SEE D1
- 3 8" H STONE SLABS
- 4 STONE BLOCKS
- 5 COLORED REINF. CONC. 3-1/2" D.



Legend

+ (94.2)	EXISTING SPOT GRADE
+ 94.4	PROPOSED SPOT GRADE
EJ	EXPANSION JOINT
TW	TOP OF WALL
TC	TOP OF CONCRETE
BW	BOTTOM OF WALL
DI	DRAIN INLET
TS	TOP OF STAIR
DS	DOWNSPOUT
EL	ELEVATION POINT
HP	HIGH POINT
LP	LOW POINT
HPS	HIGH POINT SWALE
LPS	LOW POINT SWALE
TS	TOP OF STEP
BS	BOTTOM OF STEP
INV	INVERT ELEVATION
2%	PERCENTAGE & DIRECTION OF SLOPE
⊗	LANDSCAPE DRAIN
○	CLEANOUT
—4856—	4" ADS SOLID DRAIN PIPE
—57—	EXISTING CONTOUR
—57—	PROPOSED CONTOUR
→	SWALE & DIRECTION OF FLOW
---	4" Ø SOLID SDR-35 PVC SLEEVE

Project Name :
Dos Rios Splash Pad
 PARCEL NUMBER: 2945-221-23-002
 OWNER: CITY OF GRAND JUNCTION
 ADDRESS: 801 DOS RIOS CT
 GRAND JUNCTION, CO 81501

Vicinity Map:

PROJECT LOCATION

Landscape Architect:

NVISION DESIGN STUDIO, INC.
 677 25 Road Grand Junction, CO 81505
 Phone: 970.210.2155 Email: r@nviz.biz
 Web: www.nviz.biz
 Landscape Architecture | Visual Simulation | Graphic Design

Registration:

- Sheet Index:
- EX** - Existing Conditions
 - G1** - Grading Plan
 - LT** - Lighting Plan
 - L1** - Landscape Plan
 - IR1** - Irrigation Plan
 - IR2** - Irrigation Details
 - D1** - Site Details

Submittal:
Bid Set 1

Revisions:

Preliminary
 Not For Construction

Grading Plan

Project: Dos Rios Splash Pad
 Date: October 27, 2022
 File Name: NVIZ-BCDR-WATER FEATURE

Sheet:

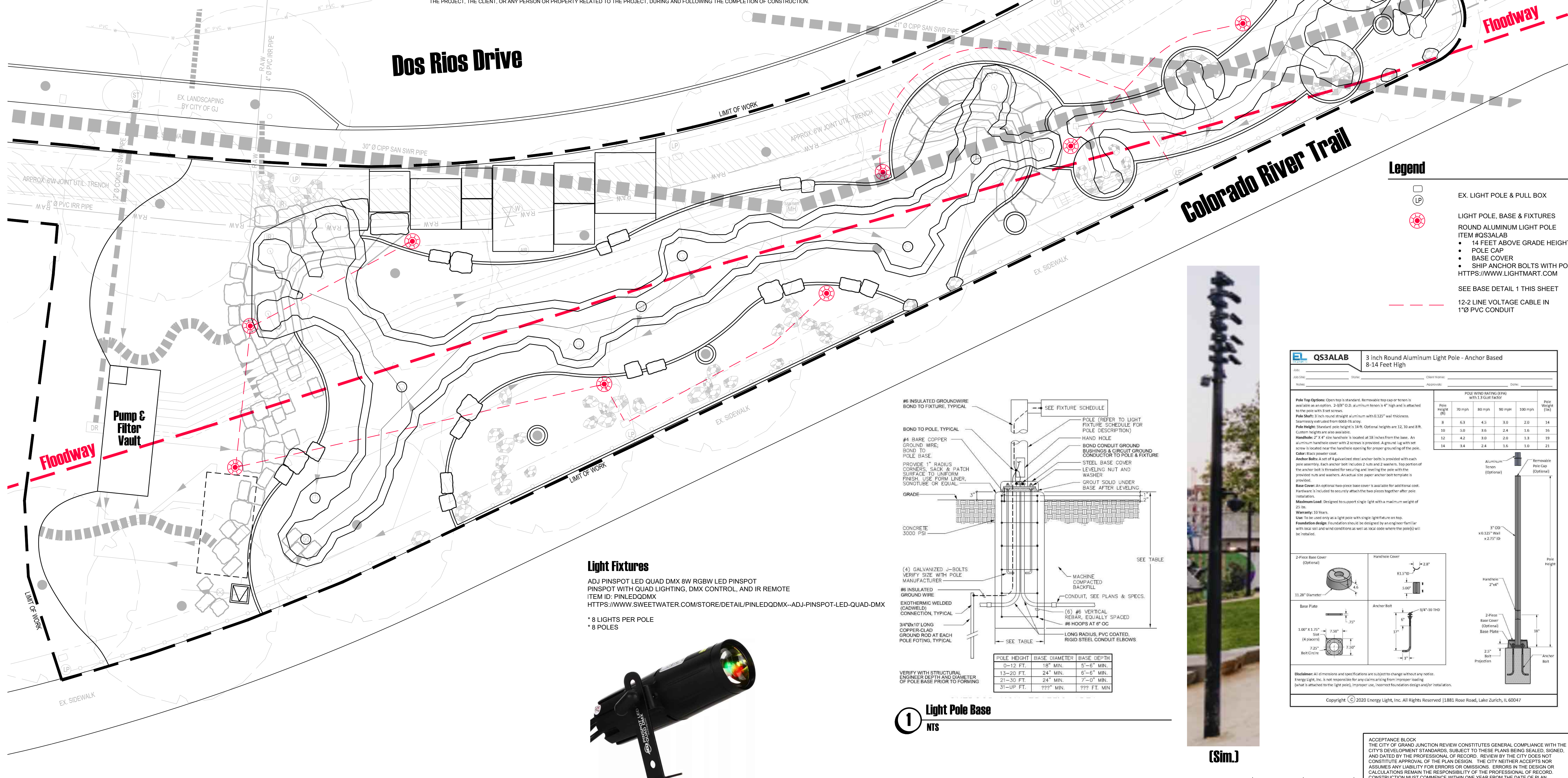
SCALE: 1"=10'

CITY ENGINEER _____ DATE _____

Lighting Notes

- THE CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIAL NECESSARY FOR A COMPLETE AND FUNCTIONING LIGHTING SYSTEM.
- THE GENERAL CONTRACTOR, ELECTRICAL CONTRACTOR(S), AND LOW VOLTAGE CONTRACTOR(S) SHALL REFER TO THE LIGHTING PLANS, SCHEDULES, AND DETAILS HEREIN, INCLUDING ANY ATTACHED LIGHTING SPECIFICATIONS AND PRODUCT CUTSHEETS TO THE FOLLOWING INFORMATION.
- THE CONTRACTOR SHALL LAY OUT ALL LIGHT FIXTURE LOCATIONS AND TRANSFORMER LOCATIONS PRIOR TO INSTALLATION FOR APPROVAL BY LANDSCAPE ARCHITECT, ARCHITECT, INTERIOR DESIGNER, ENGINEER, AND/OR OWNER.
- MATERIALS AND INSTALLATION SHALL COMPLY WITH CODES, LAWS, AND ORDINANCES OF FEDERAL, STATE AND LOCAL GOVERNING BODIES HAVING JURISDICTION.
- MATERIALS AND EQUIPMENT SHALL BE LISTED AND/OR LABELED BY UL, ETL, GSA OR ANOTHER RECOGNIZED TESTING LAB.
- THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, GOVERNMENTAL FEES, TAXES AND LICENSES NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE ELECTRICAL WORK.
- THE CONTRACTOR SHALL PREPARE AND SUBMIT TO GOVERNMENTAL AGENCIES AND UTILITY COMPANIES ANY SHOP DRAWINGS AS REQUIRED BY THESE AGENCIES FOR THEIR APPROVAL.
- THE CONTRACTOR SHALL NOTIFY THE ARCHITECT, OWNER, AND LIGHTING DESIGNER OF ANY MATERIALS OR APPARATUS BELIEVED TO BE INADEQUATE, UNSUITABLE, IN VIOLATION OF LAWS, ORDINANCES, RULES OR REGULATIONS OF AUTHORITIES HAVING JURISDICTION.
- THE CONTRACTOR SHALL CAREFULLY EXAMINE THE CONTRACT DOCUMENTS, VISIT THE SITE, AND THOROUGHLY BECOME FAMILIAR WITH THE BUILDING AND STANDARDS AND LOCAL CONDITIONS RELATING TO THE WORK. FAILURE TO DO SO WILL NOT RELIEVE THE CONTRACTOR OF THE OBLIGATIONS OF THE CONTRACT.
- ALL MATERIALS AND EQUIPMENT SHALL BE ERRECTED, INSTALLED, CONNECTED, CLEANED, ADJUSTED, TESTED, CONDITIONED, AND PLACED IN SERVICE IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS AND RECOMMENDATIONS.
- ALL CUTTING, DRILLING, AND PATCHING OF MASONRY, STEEL OR IRON WORK BELONGING TO THE BUILDING MUST BE DONE BY THIS CONTRACTOR IN ORDER THAT HIS WORK MAY BE PROPERLY INSTALLED, BUT UNDER NO CONDITIONS MAY STRUCTURAL WORK BE CUT, EXCEPT AT THE DIRECTION OF THE ARCHITECT, ENGINEER, OR THEIR REPRESENTATIVE.
- ALL MATERIAL, EQUIPMENT, WIRING DEVICES, ETC. SHALL BE NEW UNLESS SPECIFICALLY INDICATED AS EXISTING TO BE REUSED.
- EXCEPT AS NOTED OTHERWISE, ALL WORK REQUIRED FOR THE INSTALLATION AS SHOWN ON DRAWINGS INCLUDING LABOR, EQUIPMENT, AND MATERIALS SHALL BE IN STRICT COMPLIANCE WITH THE BUILDING STANDARDS.
- COMMERCIAL APPLICATIONS: THE CONTRACTOR MAY PROVIDE COMPLETE METAL RACEWAY SYSTEMS AND ENCLOSURES FOR ALL WIRING THROUGHOUT THE EXTENT OF THE REQUIRED SYSTEM. RESIDENTIAL APPLICATIONS MAY USE NON METALLIC WIRE (NM-C).
- MC CABLE MAY BE USED FOR ALL BRANCH CIRCUITING. MC CABLE SHALL NOT ENTER INTO PANELBOARDS. ELECTRICAL CONTRACTOR SHALL UTILIZE EMT OUT OF THE PANELBOARD INTO ALL FULL GROUNDING DEVICES AND THEN RUN MC CABLE FOR THE REMAINDER OF BRANCH CIRCUITING RUN. MINIMUM RACEWAY SIZE SHALL BE 1 1/2" UNLESS OTHERWISE INDICATED. MC CABLE MAY ONLY BE USED IN CONCEALED LOCATIONS.
- FLEXIBLE CONDUIT CONNECTIONS TO RECESSED LIGHTING FIXTURES SHALL BE MADE WITH FLEXIBLE STEEL CONDUIT, 1/2" MINIMUM.
- ALL NEW CIRCUITS SHALL HAVE A GROUND WIRE INSTALLED.
- ALL WIRE NOT INSTALLED IN CONDUIT AND IN THE CEILING SHALL BE PLENUM RATED.
- REMOTE POWER SUPPLIES AND TRANSFORMERS SHALL BE CONCEALED IN ATTICS, CRAWL SPACES, OR SIMILAR ACCESSIBLE LOCATIONS. MAXIMUM WIRE RUN TO THE END OF THE FIXTURE SHALL NOT EXCEED 75 FEET (IF APPLICABLE).
- IN SUSPENDED CEILINGS, SUPPORT CONDUIT AND JUNCTION BOXES DIRECTLY FROM THE STRUCTURAL SLAB, DECK, OR FRAMING PROVIDED FOR THAT PURPOSE. LIGHTING BRANCH CIRCUIT CONDUITS SHALL NOT BE CLIPPED TO THE CEILING SUPPORT WIRES OR SPINE UNLESS THE CEILING HAS BEEN SPECIFICALLY DESIGNED FOR THAT PURPOSE (IF APPLICABLE).
- SHOULD ACTUAL FIELD CONDITIONS REQUIRE INDICATED CIRCUIT DESIGNATIONS TO VARY, INDICATE THE CIRCUIT NUMBER USED ON THE AS-BUILT DRAWINGS.
- ALL FACE PLATE AND DEVICE COLORS SHALL BE APPROVED BY LANDSCAPE ARCHITECT, ARCHITECT, INTERIOR DESIGNER, AND OWNER.

- ALL BATTERY BACKUP EMERGENCY LIGHTING AND EXIT LIGHTS SHALL BE WIRED AHEAD OF ANY LOCAL SWITCHING, UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL VERIFY THE CEILING TYPE BEFORE ORDERING LIGHTING FIXTURES.
- THE CONTRACTOR IS TO REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ALL FIRE-RATED PENETRATION INSTALLATION REQUIREMENTS.
- THE CONTRACTOR IS TO NOTIFY THE ARCHITECT PRIOR TO INSTALLING ANY FIXTURES WITHIN A FIRE RATED CEILING OR WALL. FIRE RATING MUST BE MAINTAINED FOR THIS TYPE OF INSTALLATION WITH DRYWALL, TENCING OR LISTED FIREBOX ASSEMBLY.
- BIDS SHALL HAVE LINE-ITEM PRICING, BIDS WHICH SHOW LOT PRICING FOR LIGHTING FIXTURES AND/OR LIGHTING CONTROLS SHALL BE REJECTED WITHOUT CONSIDERATION. BIDDER SHALL HAVE FIVE (5) BUSINESS DAYS TO RESUBMIT LINE-ITEM PRICING. AFTER FIVE (5) BUSINESS DAYS, BID SHALL BE CONSIDERED TO BE NULL AND VOID AND WILL BE REJECTED. BIDDERS WARRANT THEIR COMPLIANCE WITH THE ROBINSON-PATMAN AND CLAYTON ACTS.
- SUBMIT PRODUCT DATA DESCRIBING FIXTURES, LAMPS, BALLASTS, AND EMERGENCY LIGHTING UNITS WITHIN 30 DAYS OF DIRECTION TO PROCEED FROM THE OWNER. ALL NOTATIONS SHALL BE PDF FORMAT OR LASER PRINTED. ARRANGE PRODUCT DATA FOR FIXTURES IN ORDER OF FIXTURE DESIGNATION. AFTER 30 DAYS, A MINIMUM OF EIGHT HOURS OF PROFESSIONAL TIME TO CONSIDER ANY SUBSTITUTION SHALL BE PAID FOR BY THE CONTRACTOR. SUCH PAYMENT DOES NOT GUARANTEE APPROVAL. COSTS INCURRED TO THE PROJECT DUE TO PROBLEMS ARISING FROM MULTIPLE RESUBMITTALS ARE TO BE PAID FOR BY THE CONTRACTOR. TWO (2) RESUBMITTALS SHALL BE ALLOWED PER PROJECT. AFTER TWO (2) RESUBMITTALS, A MINIMUM OF EIGHT PROFESSIONAL TIME TO CONSIDER ANY RESUBMITTALS SHALL BE PAID FOR BY THE CONTRACTOR. SUCH PAYMENT DOES NOT GUARANTEE APPROVAL. COSTS INCURRED TO THE PROJECT DUE TO PROBLEMS ARISING FROM MULTIPLE RESUBMITTALS ARE TO BE PAID FOR BY THE CONTRACTOR.
- THE EXPRESSION "OR AS APPROVED" OR "OR APPROVED EQUAL" OR "OR EQUAL" MEANS THAT COMPETING PRODUCTS OF A SIMILAR NATURE ARE THOUGHT TO EXIST. THE CONTRACTOR IS ENCOURAGED TO PROPOSE SUBSTITUTION REQUESTS OF SUCH EQUIVALENT PRODUCTS AS LONG AS THE PRODUCT CONFORMS TO ALL PARTS OF THIS SPECIFICATION. WHERE THE ABOVE NOTED EXPRESSIONS ARE OMITTED OR EXPRESSION SUCH AS "NO SUBSTITUTIONS" APPEARS THE CONTRACTOR SHALL PROVIDE ONLY THE PRODUCT INDICATED.
- SUBSTITUTION REQUESTS AND VALUE ENGINEERING RECOMMENDATIONS FROM THE CONTRACTOR WILL BE CONSIDERED IF SUBMITTED WITHIN 30 DAYS OF DIRECTION TO PROCEED FROM THE OWNER. EACH LUMINAIRE SUBSTITUTION REQUEST SHALL INDICATE THE ESTIMATED OR POTENTIAL SAVINGS TO THE OWNER FOR THAT LUMINAIRE FROM THE SPECIFIED DESIGN. THE PROFESSIONAL TIME TO CONSIDER ANY SUBSTITUTION REQUEST OR VALUE REQUEST SHALL BE PAID FOR BY THE CONTRACTOR. AT A MINIMUM OF EIGHT HOURS, SUCH PAYMENT DOES NOT GUARANTEE APPROVAL. AFTER 30 DAYS, A MINIMUM OF EIGHT HOURS OF PROFESSIONAL TIME TO CONSIDER ANY SUCH REQUEST SHALL BE PAID FOR BY THE CONTRACTOR. SUBMITTAL OF ANY SUBSTITUTION REQUEST OR VALUE ENGINEERING RECOMMENDATION SHALL NOT BE CONSIDERED AS APPROVAL IN ANY WAY. THE OWNER, ARCHITECT AND LIGHTING DESIGNER RESERVE THE RIGHT TO REJECT ANY SUBSTITUTION OR VALUE ENGINEERING RECOMMENDATION WITHOUT EXPLANATION.
- CONTRACTOR MAY BE REQUIRED TO PROVIDE TABLE TOP SAMPLES AND/OR A FAIR MOCKUP OF SPECIFIED FIXTURE AND PROPOSED ALTERNATE. THIS REQUIREMENT SHALL BE EXERCISED AT THE OPTION OF OWNER, ARCHITECT, OR LIGHTING DESIGNER. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL COSTS INCURRED BY SUBSTITUTION REQUEST SAMPLE AND/OR MOCKUP PRODUCTION AND REVIEW INCLUDING PROFESSIONAL TIME AND TRAVEL EXPENSES.
- SUBSTITUTIONS OR VALUE ENGINEERING RECOMMENDATIONS SHALL ACCOMMODATE THE IMPACT ON OTHER SPECIFIED SYSTEMS OR PRODUCTS, SUCH AS BALLASTS, DRIVERS, AND DIMMING SYSTEMS. THE LIGHTING SYSTEMS ARE DESIGNED AS COMPLETE AND IT IS THE CONTRACTOR'S RESPONSIBILITY FOR ANY IMPACTS OF ANY CHANGE RECOMMENDED. CONTRACTOR SHALL SUBMIT PRODUCTS WHICH RESULT IN A FULLY FUNCTIONING LIGHTING SYSTEM WHICH OPERATES AS ORIGINALLY DESIGNED.
- SUBSTITUTION REQUESTS AND VALUE ENGINEERING RECOMMENDATIONS SHALL BE DESCRIBED ON CSI STANDARD FORMS AND SHALL INCLUDE PRODUCT CUTSHEET. PRODUCTS SUBMITTED WITHOUT PROPER CSI FORMS SHALL NOT BE APPROVED.
- WHEN REQUESTING A SUBSTITUTION, CONTRACTOR SHALL PROVIDE UNIT AND EXTENDED PRICING FOR SPECIFIED LIGHT FIXTURE, UNIT AND EXTENDED PRICING FOR PROPOSED ALTERNATE. UNIT AND EXTENDED PRICING SHALL BE PROVIDED TO THE OWNER AND TO BE PAID FOR BY THE CONTRACTOR. CONTRACTOR SHALL PROVIDE UNIT PRICING FOR EACH FIXTURE TYPE SPECIFIED TO PROVIDE BASELINE. COMPARE PRICING FOR SUBSTITUTION REQUEST. CONTRACTOR SHALL GUARANTEE PRICING ON ALL FIXTURE TYPES FOR WHICH A SUBSTITUTION REQUEST HAS BEEN GRANTED. THIS PRICE GUARANTEE SHALL BE PER UNIT AND SHALL BE MAINTAINED THROUGH THE END OF CONSTRUCTION REGARDLESS OF QUANTITY PURCHASED. LIGHTING FIXTURE SUBSTITUTION REQUESTS FOR EMERGENCY LIGHTING SYSTEMS OR EXTERIOR SITE AND ROADWAY LIGHTING SHALL INCLUDE LIGHTING CALCULATION DATA DEMONSTRATING COMPLIANCE WITH RELEVANT CODES AND ORDINANCES. PROVIDE HARD COPY CALCULATIONS AND DATAFILE IN DIALUX (v10) FORMAT. SUBSTITUTION REQUESTS WITHOUT SUCH DATA WILL BE REJECTED WITHOUT CONSIDERATION. REVIEW TIME SHALL BE PAID FOR BY THE CONTRACTOR.
- EQUIPMENT DELIVERY LEAD-TIME SHALL NOT BE HELD AS A VALID REASON FOR REQUESTING FIXTURE SUBSTITUTION UNLESS FIXTURE LEAD-TIME FROM SPECIFIED MANUFACTURER IS IN EXCESS OF 14 WEEKS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE NECESSARY EQUIPMENT LEAD TIMES, DELIVER SUBMITTALS FOR REVIEW IN A TIMELY FASHION, AND PLACE ORDERS ACCORDINGLY TO ENSURE TIMELY DELIVERY.
- CONTRACTOR SHALL ADJUST AIMABLE LUMINAIRES AS DIRECTED BY LIGHTING DESIGNER. CONTRACTOR SHALL PROVIDE MANPOWER AND EQUIPMENT, INCLUDING LADDERS, LIFTS, TOOLS, ETC., AND ALLOW FOR THIS ACTIVITY TO OCCUR DURING PREMIUM NIGHT AND/OR WEEKEND TIME. CONTRACTOR SHALL INCLUDE A MINIMUM OF 20 HOURS IN HIS BID FOR THIS EFFORT.
- THE GENERAL CONTRACTOR, ELECTRICAL CONTRACTOR(S), AND LOW VOLTAGE CONTRACTOR(S) SHALL ASK QUESTIONS VIA TELEPHONE, EMAIL, OR WRITTEN CORRESPONDENCE PRIOR TO INSTALLATION.
- THE GENERAL CONTRACTOR SHALL CONFIRM THAT ALL BIDDERS AND SUBCONTRACTORS HAVE READ THE PRECEDING THIRTY-EIGHT NOTES BY SUBMITTING A SCAN OR PHOTOGRAPH OF THIS NOTE, SIGNED BY THE BIDDER(S). BIDDERS WHO FAIL TO SUBMIT THIS NOTE SHALL HAVE THEIR BIDS REJECTED WITHOUT CONSIDERATION.
- CHANGES OR MODIFICATIONS TO THE PLAN UNDERTAKEN BY THE CLIENT OR ANYONE CONTRACTED, HIRED, OR VOLUNTEERED BY THE CLIENT WITHOUT THE REVIEW AND WRITTEN AUTHORIZATION OF NVISION DESIGN STUDIO, INC., SHALL NULLIFY AND RELEASE NVISION DESIGN STUDIO, INC. OF ALL LIABILITY ASSOCIATED WITH THE HEALTH, SAFETY, AND WELL-BEING OF THE PROJECT, THE CLIENT, OR ANY PERSON OR PROPERTY RELATED TO THE PROJECT, DURING AND FOLLOWING THE COMPLETION OF CONSTRUCTION.



Project Name : **Dos Rios Splash Pad**

PARCEL NUMBER: 2945-221-23-002
OWNER: CITY OF GRAND JUNCTION
ADDRESS: 801 DOS RIOS CT
GRAND JUNCTION, CO 81501

Vicinity Map:

PROJECT LOCATION

Landscape Architect:

NVISION DESIGN STUDIO, INC.
677 25 Road Grand Junction, CO 81505
Phone: 970.210.2155 Email: r@dvision.biz
Web: www.nviz.biz
Landscape Architecture | Visual Simulation | Graphic Design

Registration:

- Sheet Index:
- EX - Existing Conditions
 - G1 - Grading Plan
 - LT - Lighting Plan
 - L1 - Landscape Plan
 - IR1 - Irrigation Plan
 - IR2 - Irrigation Details
 - D1 - Site Details

Legend

- EX LIGHT POLE & PULL BOX
- LIGHT POLE, BASE & FIXTURES
- ROUND ALUMINUM LIGHT POLE
- ITEM #QSSALAB
- 14 FEET ABOVE GRADE HEIGHT
- POLE CAP
- BASE COVER
- SHIP ANCHOR BOLTS WITH POLE
- HTTPS://WWW.LIGHTMART.COM
- SEE BASE DETAIL 1 THIS SHEET
- 12-2 LINE VOLTAGE CABLE IN 1" Ø PVC CONDUIT

QSSALAB 3 inch Round Aluminum Light Pole - Anchor Based
8-14 Feet High

Pole Height (ft)	POLE WEIGHT (WITH BRACKET WITH 1.5 G-CLIP FACTOR)				Pole Weight (lbs)
	20 mph	30 mph	50 mph	100 mph	
8	6.3	4.0	3.0	2.0	34
10	5.0	3.6	2.4	1.6	35
12	4.2	3.0	2.0	1.3	39
14	3.4	2.4	1.6	1.0	23

2-Floor Base Cover (Optional)

Handhole Cover

Base Plate

Anchor Bolt

3-Floor Base Cover (Optional)

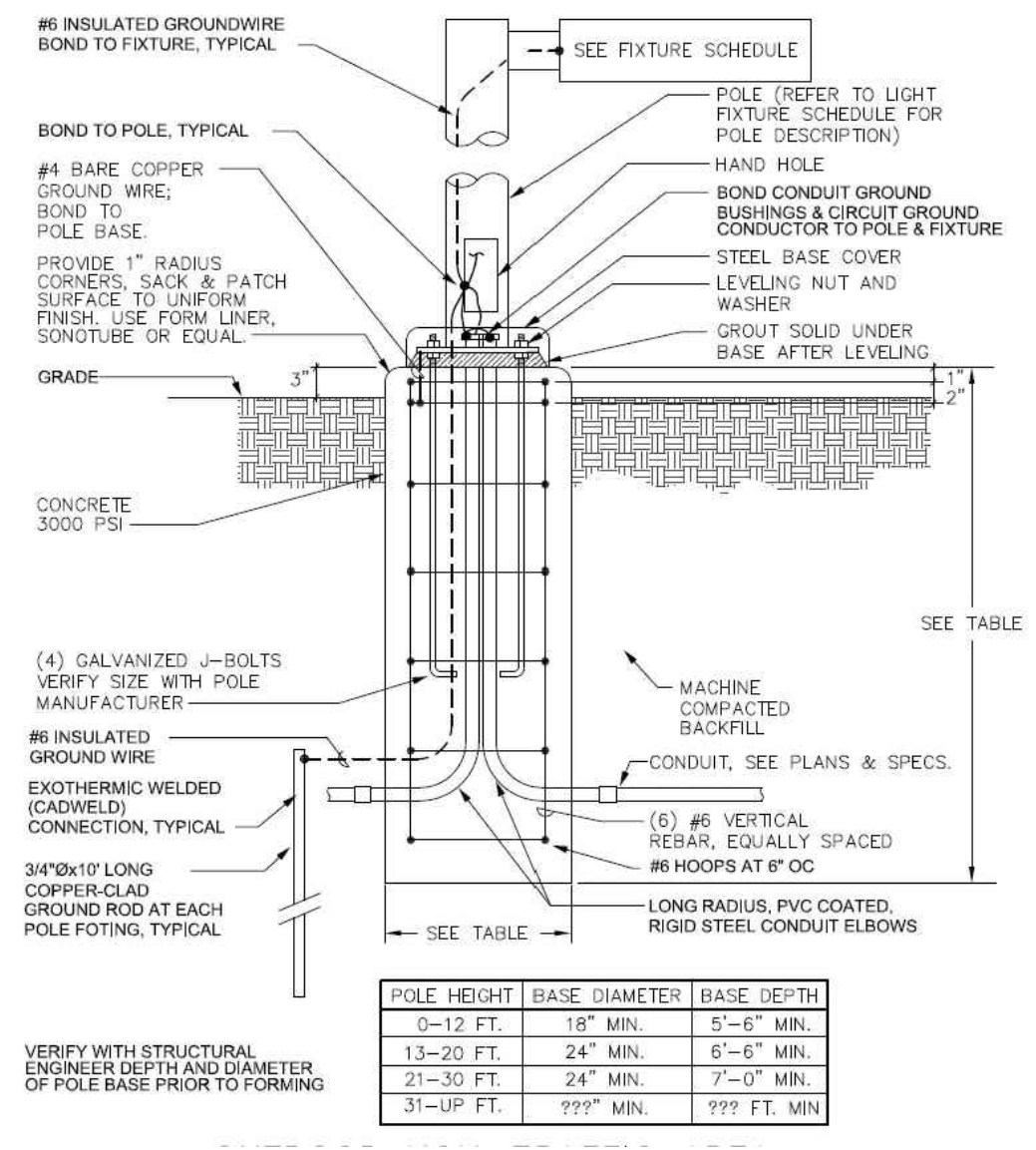
Handhole

Anchor Bolt

Foundation Ridge

Dimensions: All dimensions and specifications are subject to change without any notice. Fixtures, light hoods, and accessories for any items arising from improper handling, base is attached to the top only. Contractor to confirm foundation design and/or installation.

Copyright © 2020 Energy Light, Inc. All Rights Reserved | 1881 Rose Road, Lake Zurich, IL 60047



Light Fixtures

ADJ PINSPO LED QUAD DMX 8W RGBW LED PINSPO
PINSPO WITH QUAD LIGHTING, DMX CONTROL, AND IR REMOTE
ITEM ID: PINLEDDQDMX
HTTPS://WWW.SWEETWATER.COM/STORE/DETAIL/PINLEDDQDMX--ADJ-PINSPO-LED-QUAD-DMX

- * 8 LIGHTS PER POLE
- * 8 POLES



1 Light Pole Base
NTS

SCALE:
1"=10'

ACCEPTANCE BLOCK:
THE CITY OF GRAND JUNCTION REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE CITY'S DEVELOPMENT STANDARDS, SUBJECT TO THESE PLANS BEING SEALED, SIGNED, AND DATED BY THE PROFESSIONAL OF RECORD. REVIEW BY THE CITY DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN. THE CITY NEITHER ACCEPTS NOR ASSUMES ANY LIABILITY FOR ERRORS OR OMISSIONS. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF THE PROFESSIONAL OF RECORD. CONSTRUCTION MUST COMMENCE WITHIN ONE YEAR FROM THE DATE OF PLAN SIGNATURE.

CITY PLANNER DATE

Sheet Title: **Lighting Plan**

Project: Dos Rios Splash Pad

Date: October 27, 2022

File Name: NVIZ-BCDR-WATER FEATURE

Sheet: **LT** of 7 Sheets

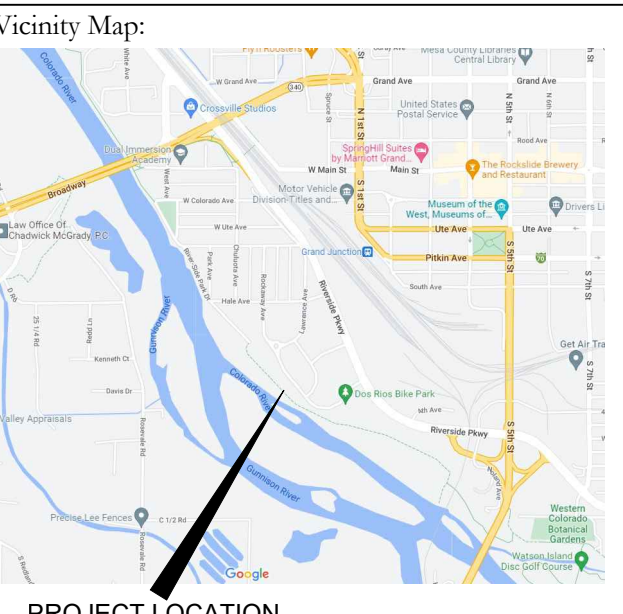
Irrigation Notes

- 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 60 P.S.I. THE SYSTEM IS DESIGNED FOR AN OPERATING PRESSURE OF 60 P.S.I. AND A FLOW RATE AT INLET PIPE OF 220 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 STUBOUTS. 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 BACKUP 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 APPLICATOR, AND PRIMER IF REQUIRED, FOR PIPE SIZE AND TYPE APPLICATIONS. APPLY PER MANUFACTURER'S 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.

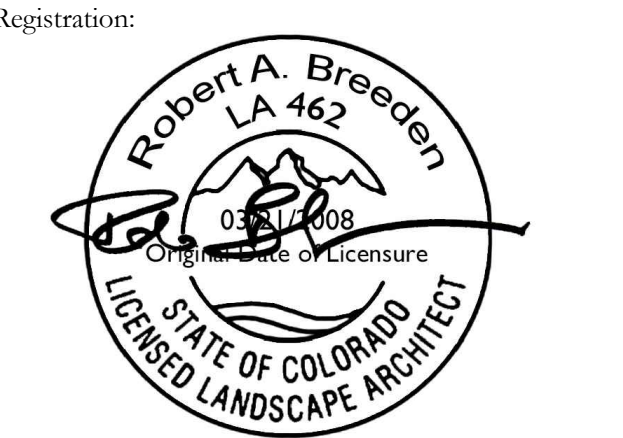
- MAINTENANCE CONSIDERATIONS:
 - FILTER CLEANING AND FLUSHING SHOULD START OUT AS A MONTHLY PROCEDURE AND CONTINUE AS NEEDED AFTER SIX (6) MONTHS
 - VISUALLY CHECK FOR INDICATIONS OF PIPE BREAKS OR CLOGGED EMITTERS OR OUTLETS
 - WATER QUALITY SHOULD BE MEASURED ON A QUARTERLY BASIS AND AMENDMENTS ADDED 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 4" 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 24" 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 EXTRANEIOUS 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.
- CHANGES OR MODIFICATIONS TO THE PLAN UNDERTAKEN BY THE CLIENT OR ANYONE CONTRACTED, HIRED, OR VOLUNTEERED BY THE CLIENT WITHOUT THE REVIEW AND WRITTEN AUTHORIZATION OF NVISION DESIGN STUDIO, INC. SHALL NULLIFY AND RELEASE NVISION DESIGN STUDIO, INC. OF ALL LIABILITY ASSOCIATED WITH THE HEALTH, SAFETY, AND WELL-BEING OF THE PROJECT, THE CLIENT, OR ANY PERSON OR PROPERTY RELATED TO THE PROJECT, DURING AND FOLLOWING THE COMPLETION OF CONSTRUCTION.

Project Name: **Dos Rios Splash Pad**

PARCEL NUMBER: 2945-221-23-002
OWNER: CITY OF GRAND JUNCTION
ADDRESS: 801 DOS RIOS CT
GRAND JUNCTION, CO 81501



Landscape Architect:
VISION DESIGN STUDIO, INC.
677 25 Road Grand Junction, CO 81505
Phone: 970.210.2155 Email: r@vdstudio.com
Web: www.vdstudio.com
Landscape Architecture | Visual Simulation | Graphic Design



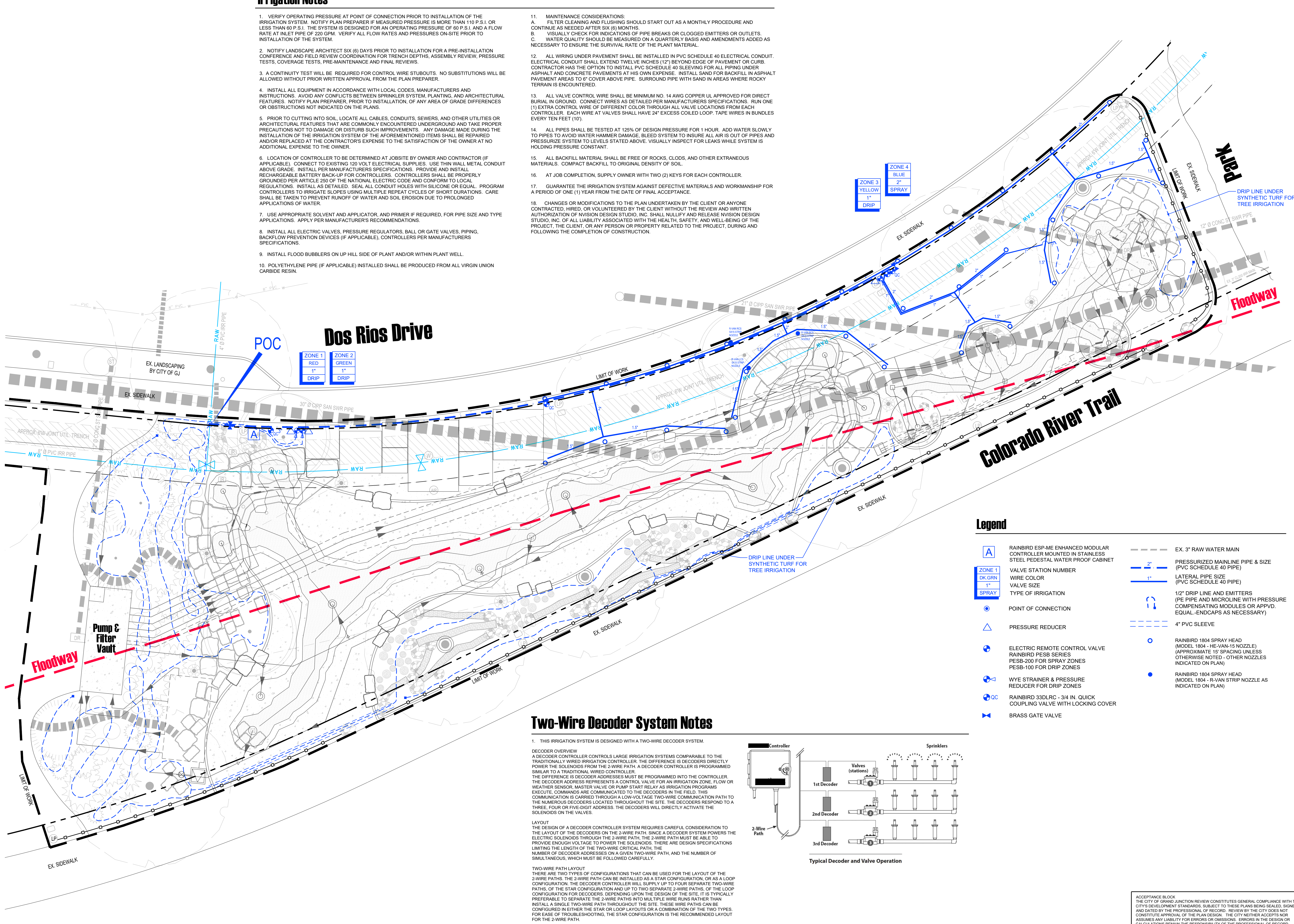
- Sheet Index:
- EX - Existing Conditions
 - G1 - Grading Plan
 - LT - Lighting Plan
 - L1 - Landscape Plan
 - IR1 - Irrigation Plan
 - IR2 - Irrigation Details
 - D1 - Site Details

Submittal: **Bid Set 1**

Preliminary
Not For Construction

Sheet Title: **Irrigation Plan**

Project: Dos Rios Splash Pad
Date: October 27, 2022
File Name: NVIZ-BCDR-WATER FEATURE
CITY PLANNER DATE



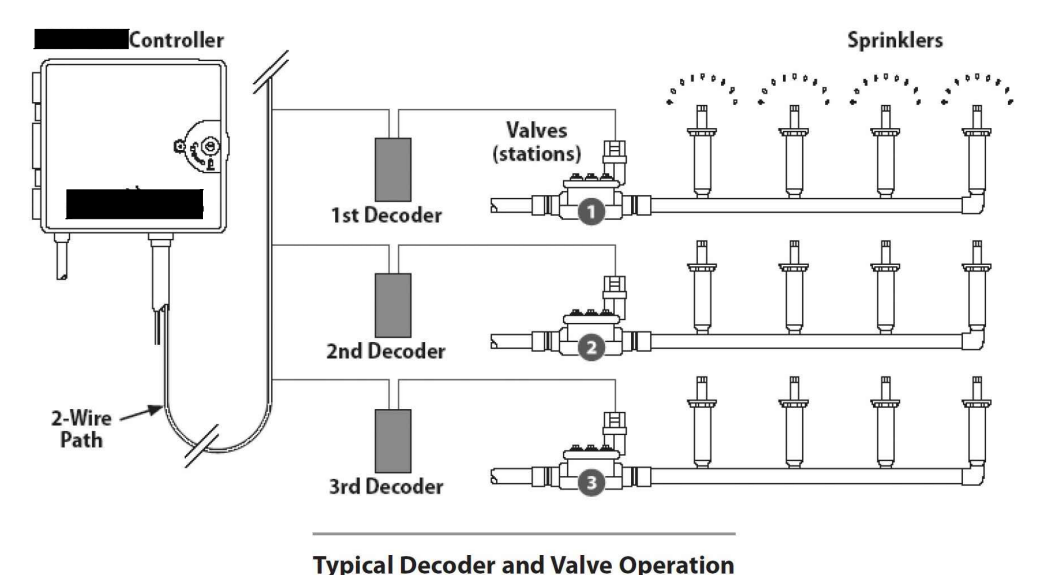
Two-Wire Decoder System Notes

1. THIS IRRIGATION SYSTEM IS DESIGNED WITH A TWO-WIRE DECODER SYSTEM.

DECODER OVERVIEW
A DECODER CONTROLLER CONTROLS LARGE IRRIGATION SYSTEMS COMPARABLE TO THE TRADITIONALLY WIRED IRRIGATION CONTROLLER. THE DIFFERENCE IS DECODERS DIRECTLY COVER THE SOLENOIDS FROM THE 2-WIRE PATH. A DECODER CONTROLLER IS PROGRAMMED SIMILAR TO A TRADITIONAL WIRED CONTROLLER. THE DIFFERENCE IS DECODER ADDRESSES MUST BE PROGRAMMED INTO THE CONTROLLER. THE DECODER ADDRESS REPRESENTS A CONTROL VALVE FOR AN IRRIGATION ZONE. FLOW OR WEATHER SENSOR, MASTER VALVE OR PUMP START RELAY AS IRRIGATION PROGRAMS EXECUTE. COMMANDS ARE COMMUNICATED TO THE DECODERS IN THE FIELD. THIS COMMUNICATION IS CARRIED THROUGH A LOW VOLTAGE TWO-WIRE COMMUNICATION PATH TO THE NUMEROUS DECODERS LOCATED THROUGHOUT THE SITE. THE DECODERS RESPOND TO A THREE, FOUR OR FIVE-DIGIT ADDRESS. THE DECODERS WILL DIRECTLY ACTIVATE THE SOLENOIDS ON THE VALVES.

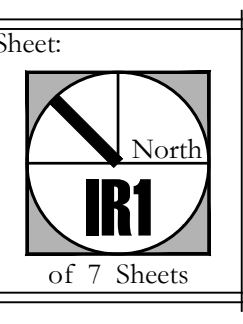
LAYOUT
THE DESIGN OF A DECODER CONTROLLER SYSTEM REQUIRES CAREFUL CONSIDERATION TO THE LAYOUT OF THE DECODERS ON THE 2-WIRE PATH. SINCE A DECODER SYSTEM POWERS THE ELECTRIC SOLENOIDS THROUGH THE 2-WIRE PATH, THE 2-WIRE PATH MUST BE ABLE TO PROVIDE ENOUGH VOLTAGE TO POWER THE SOLENOIDS. THERE ARE DESIGN SPECIFICATIONS LIMITING THE LENGTH OF THE TWO-WIRE CRITICAL PATH. THE NUMBER OF DECODER ADDRESSES ON A GIVEN TWO-WIRE PATH, AND THE NUMBER OF SIMULTANEOUS, WHICH MUST BE FOLLOWED CAREFULLY.

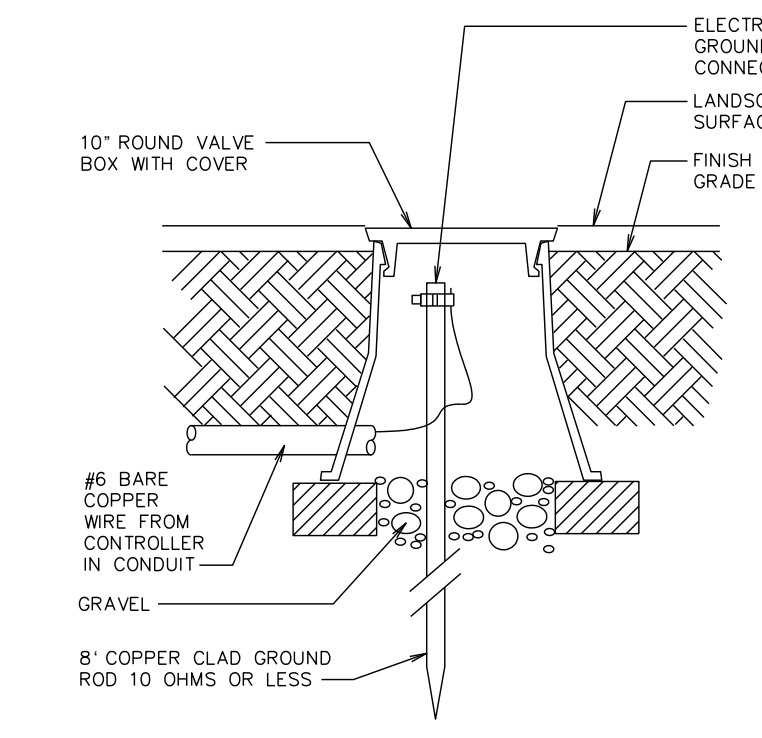
TWO-WIRE PATH LAYOUT
THERE ARE TWO TYPES OF CONFIGURATIONS THAT CAN BE USED FOR THE LAYOUT OF THE 2-WIRE PATHS. THE 2-WIRE PATH CAN BE INSTALLED AS A STAR CONFIGURATION, OR AS A LOOP CONFIGURATION. THE DECODER CONTROLLER WILL SUPPLY UP TO FOUR SEPARATE TWO-WIRE PATHS, OF THE STAR CONFIGURATION AND UP TO TWO SEPARATE TWO-WIRE PATHS, OF THE LOOP CONFIGURATION FOR DECODERS. DEPENDING UPON THE DESIGN OF THE SITE, IT IS TYPICALLY PREFERABLE TO SEPARATE THE 2-WIRE PATHS INTO MULTIPLE WIRE RUNS RATHER THAN INSTALL A SINGLE TWO-WIRE PATH THROUGHOUT THE SITE. THESE WIRE PATHS CAN BE CONFIGURED IN EITHER THE STAR OR LOOP LAYOUTS OR A COMBINATION OF THE TWO TYPES FOR EASE OF TROUBLE SHOOTING. THE STAR CONFIGURATION IS THE RECOMMENDED LAYOUT FOR THE 2-WIRE PATH.



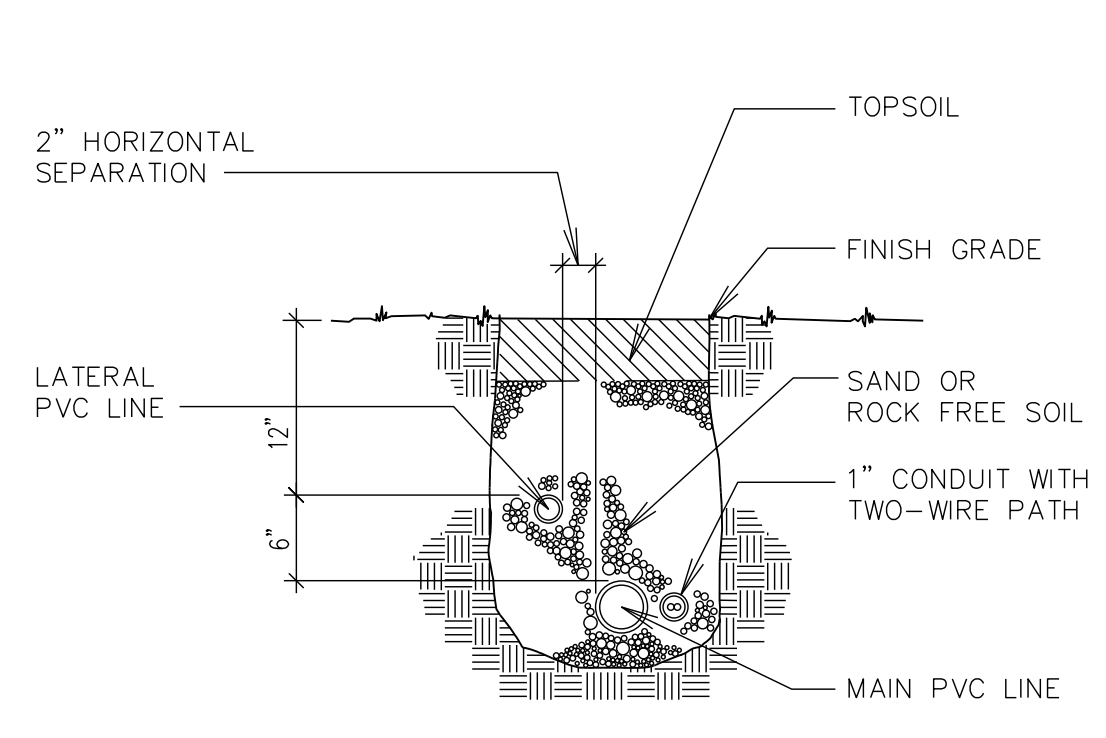
SCALE: 1"=10'
0 10'

ACCEPTANCE BLOCK:
THE CITY OF GRAND JUNCTION REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE CITY'S DEVELOPMENT STANDARDS, SUBJECT TO THESE PLANS BEING SEALED, SIGNED, AND DATED BY THE PROFESSIONAL OF RECORD. REVIEW BY THE CITY DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN. THE CITY NEITHER ACCEPTS NOR ASSUMES ANY LIABILITY FOR ERRORS OR OMISSIONS. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF THE PROFESSIONAL OF RECORD. CONSTRUCTION MUST COMMENCE WITHIN ONE YEAR FROM THE DATE OF PLAN SIGNATURE.

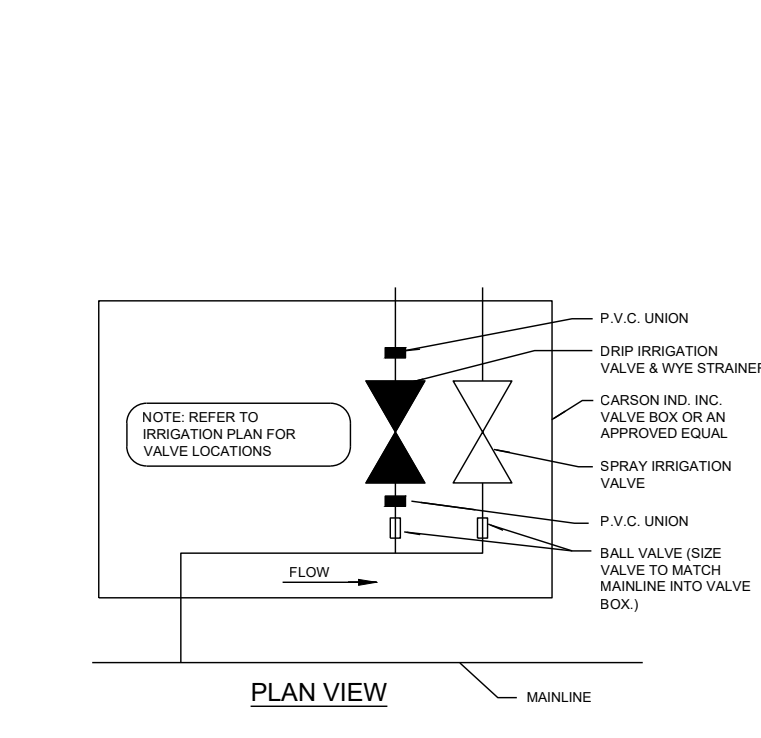




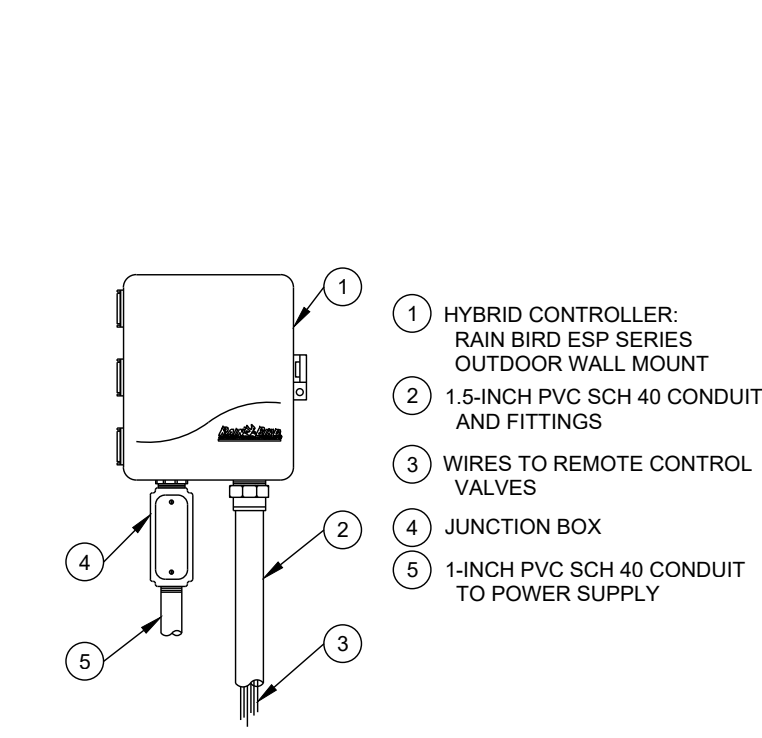
1 Lightning Grounding Rod
NTS



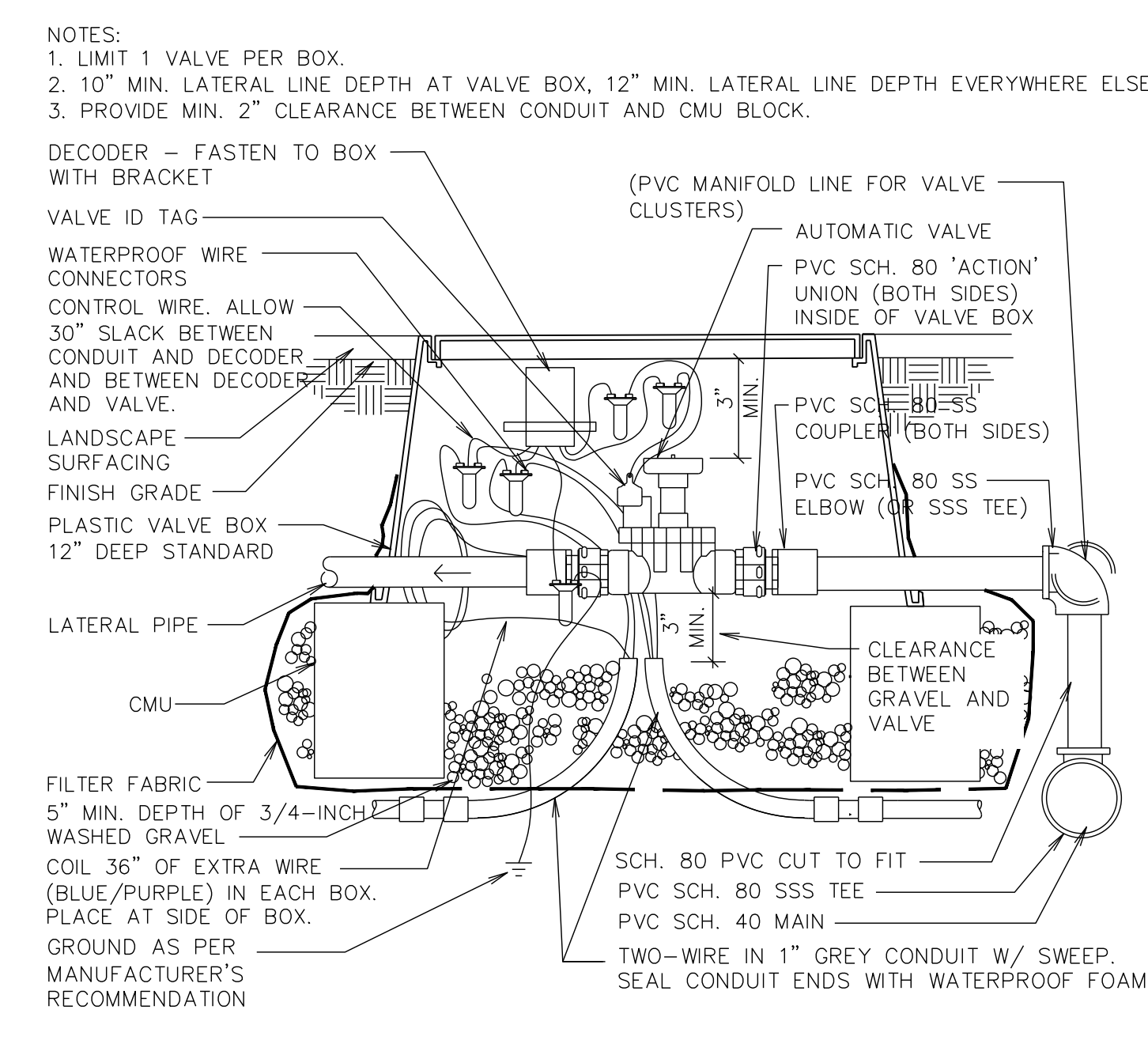
2 Trench Section Two-Wire Section
NTS



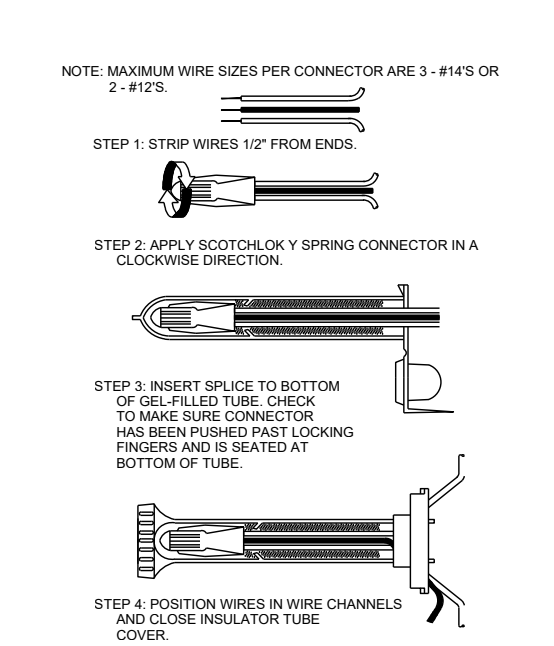
3 Manifold Detail
NTS



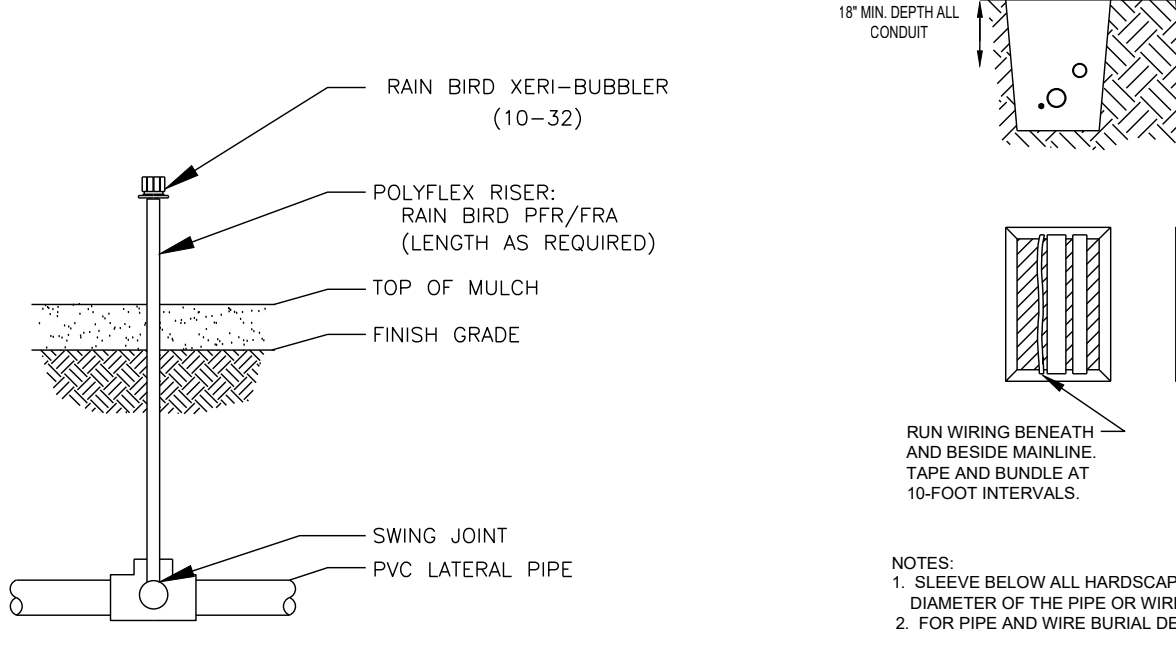
4 Dual Prog. Controller
Rainbird ESP Series



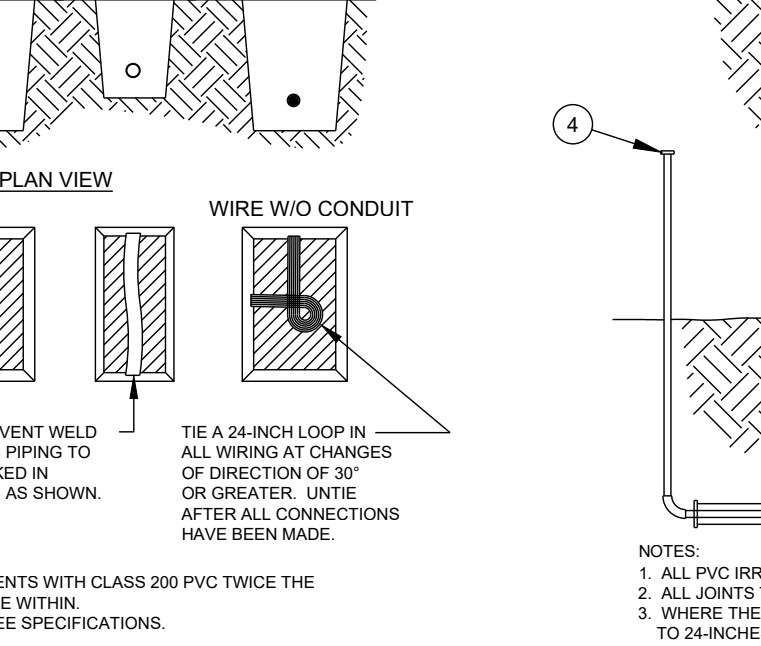
5 Automatic Valve with Two-Wire System (Spray Valves)
NTS



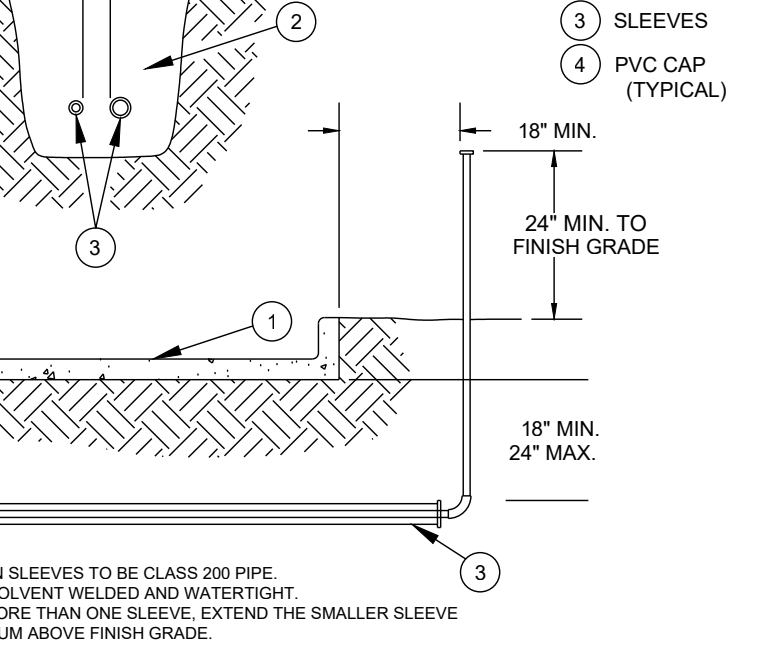
6 Wire Connection
NTS



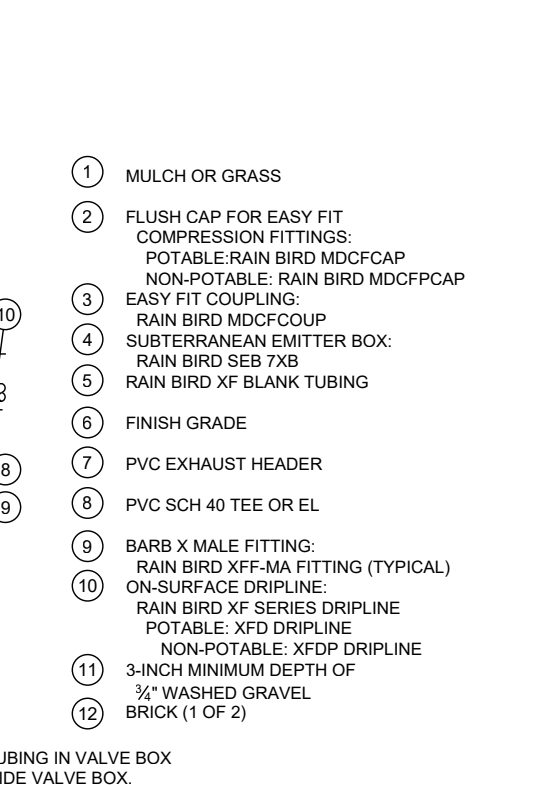
7 Bubbler on PVC Riser (Trees)
NTS



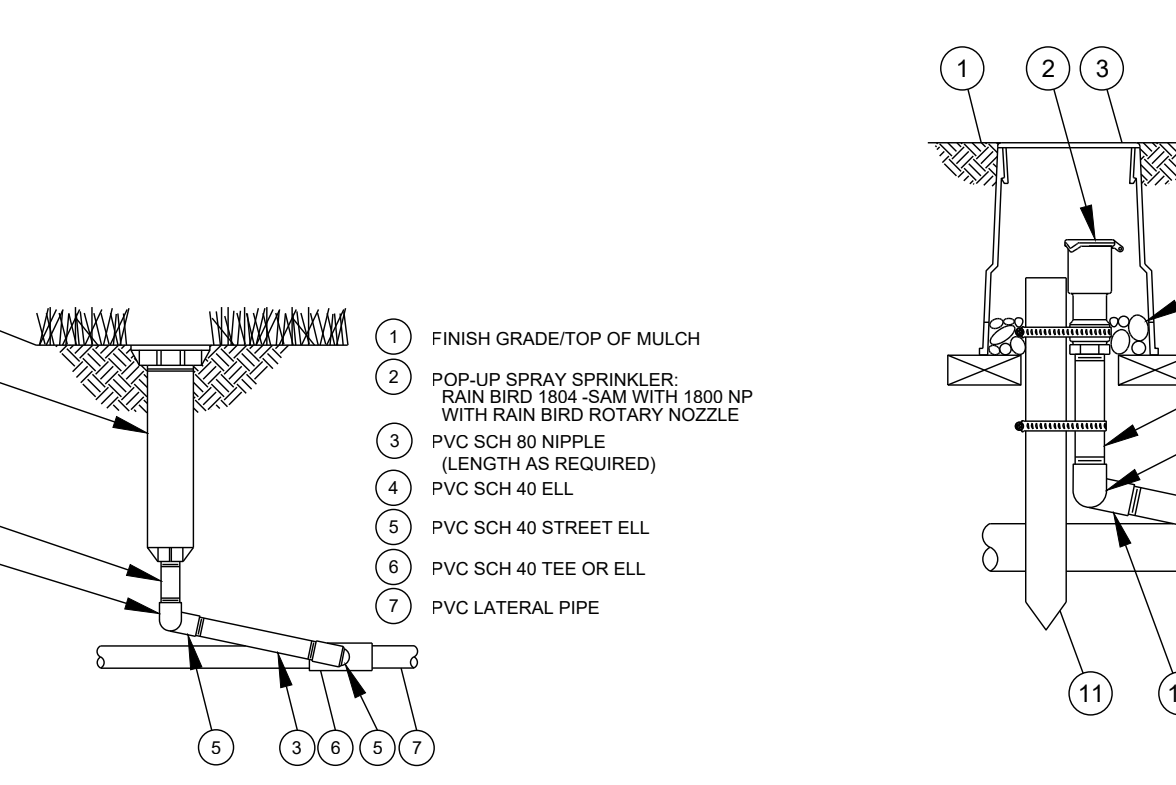
8 Trenching
NTS



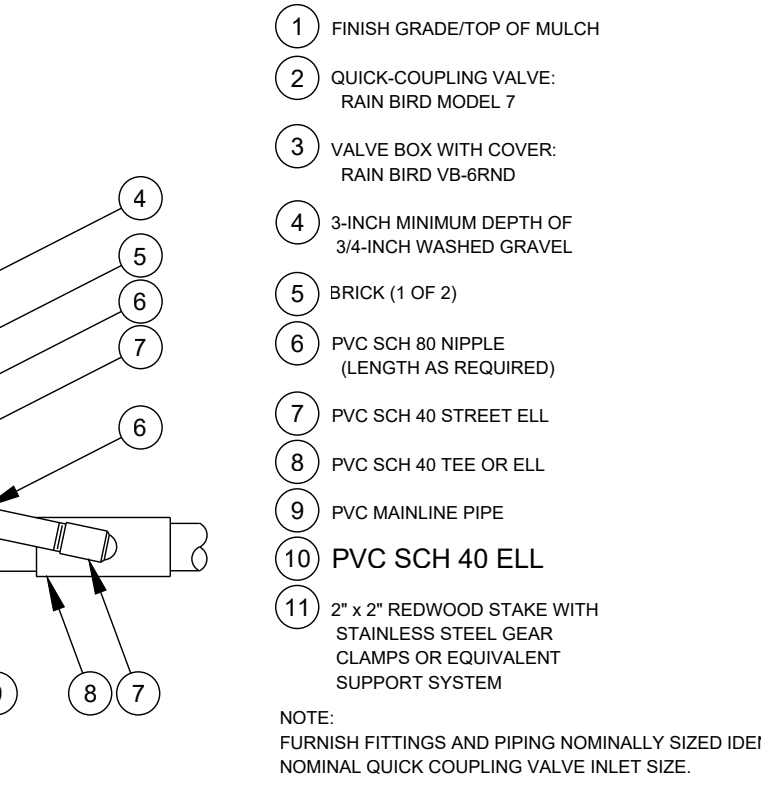
9 Sleeving
NTS



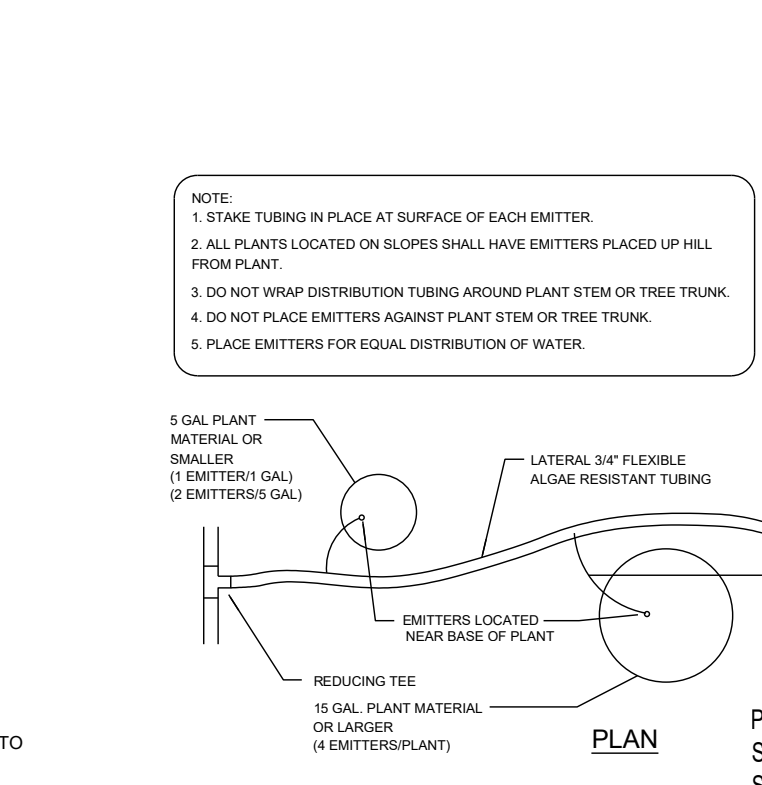
10 Drip Line Flush End Cap
NTS



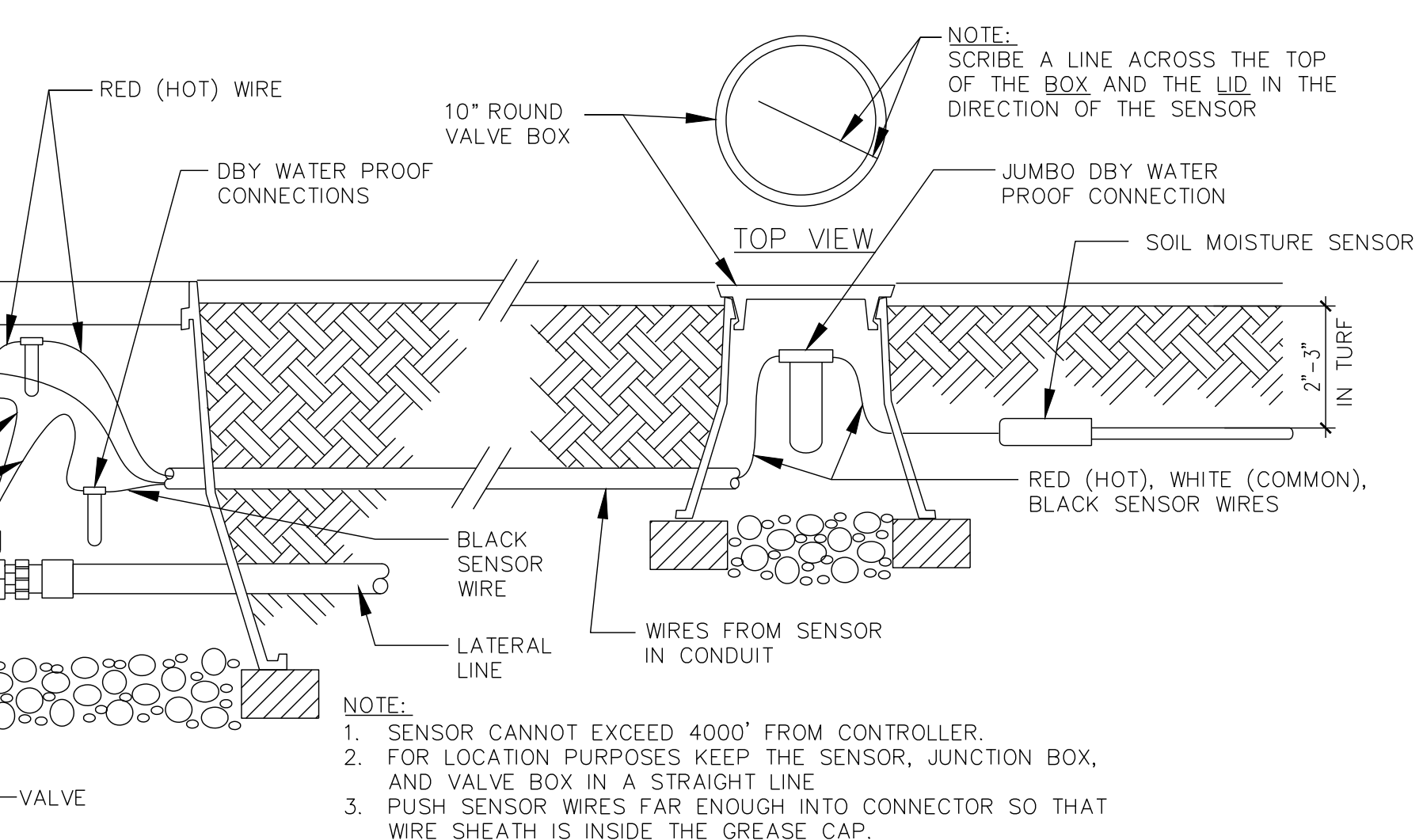
11 Pop-Up Sprinkler
NTS



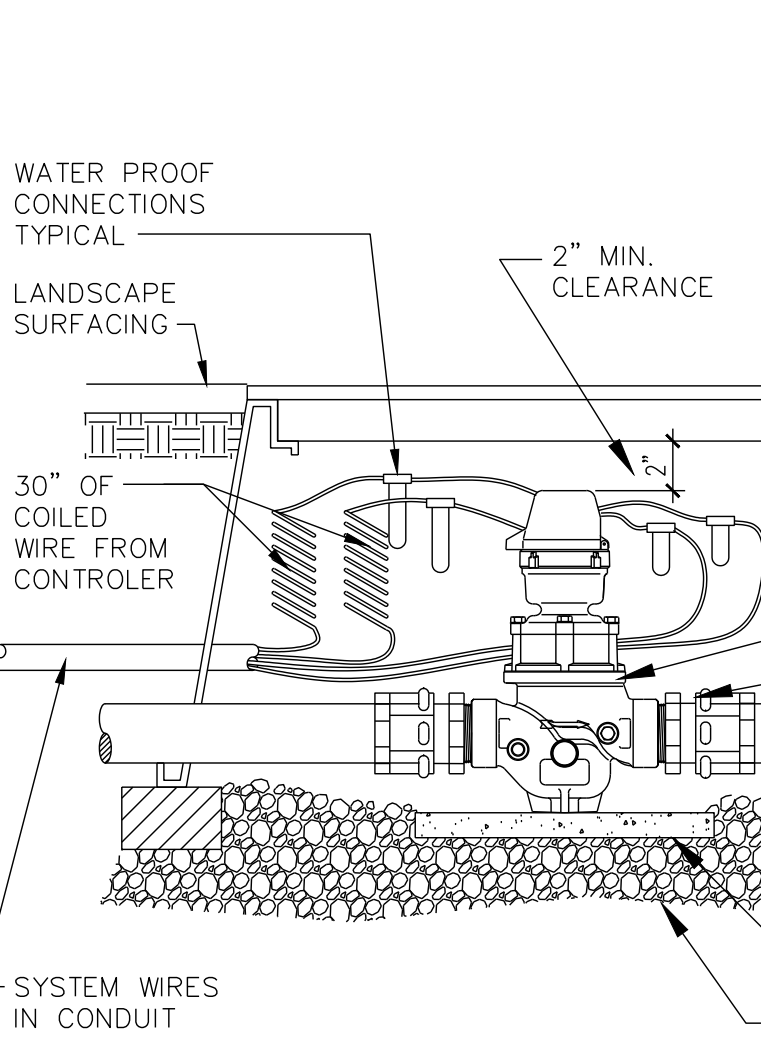
12 Quick Coupling Valve
NTS



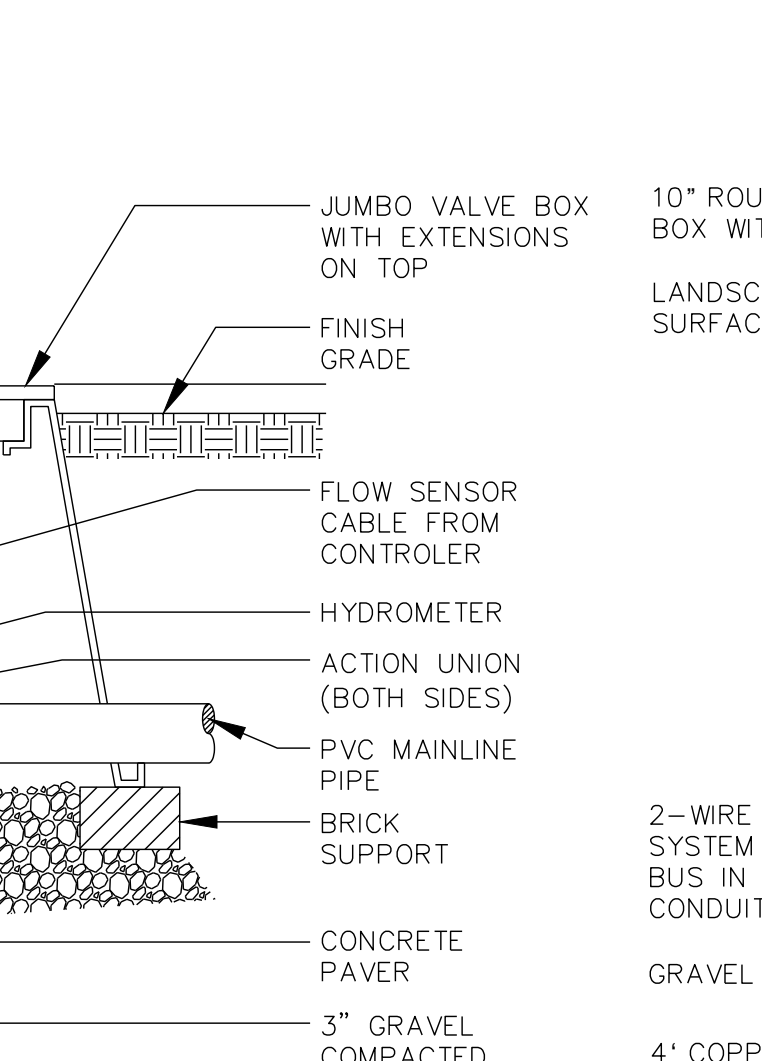
13 Emitter Layout
NTS



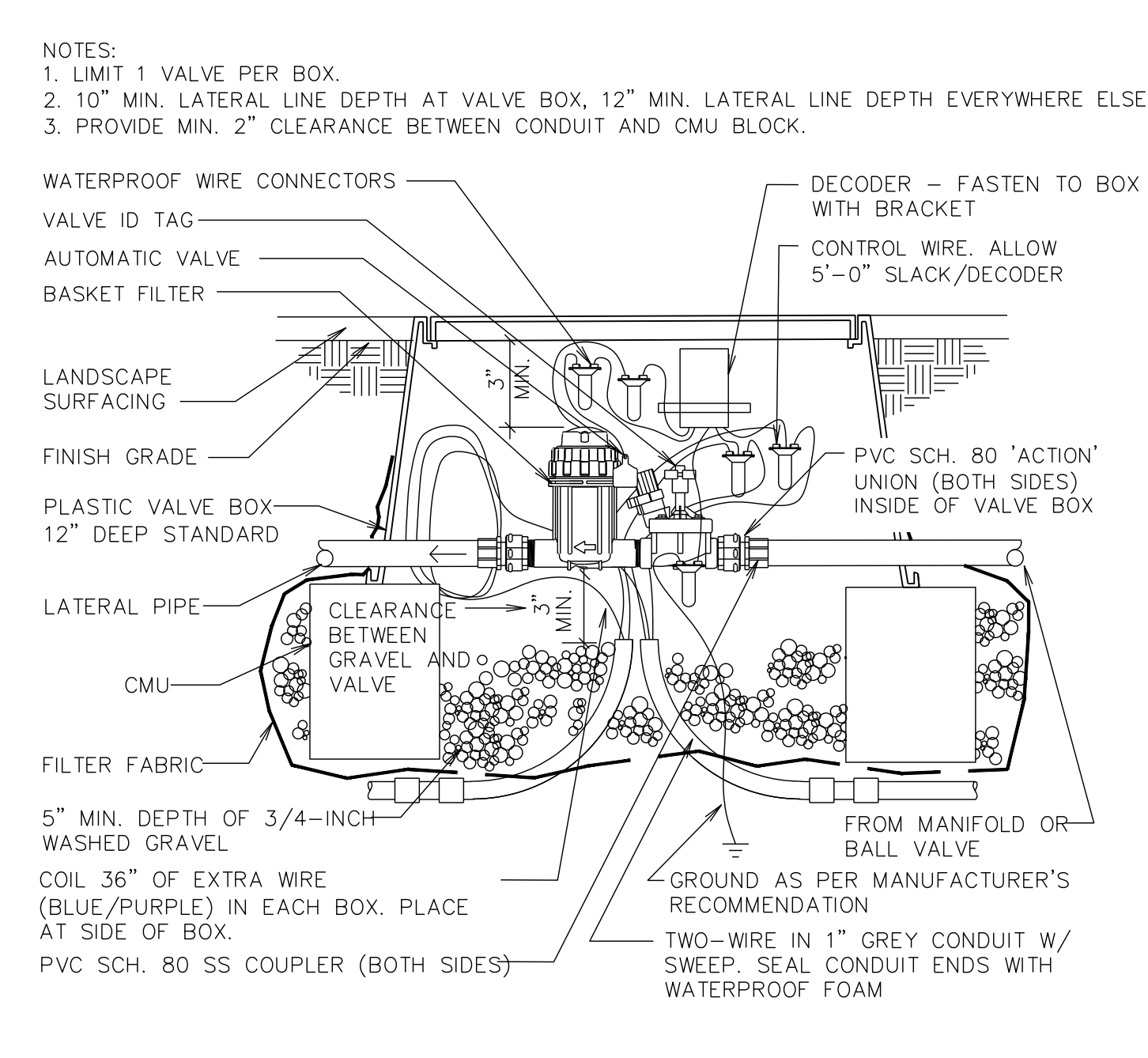
14 Drip Valve Assembly - Section (Two Wire System)
NTS



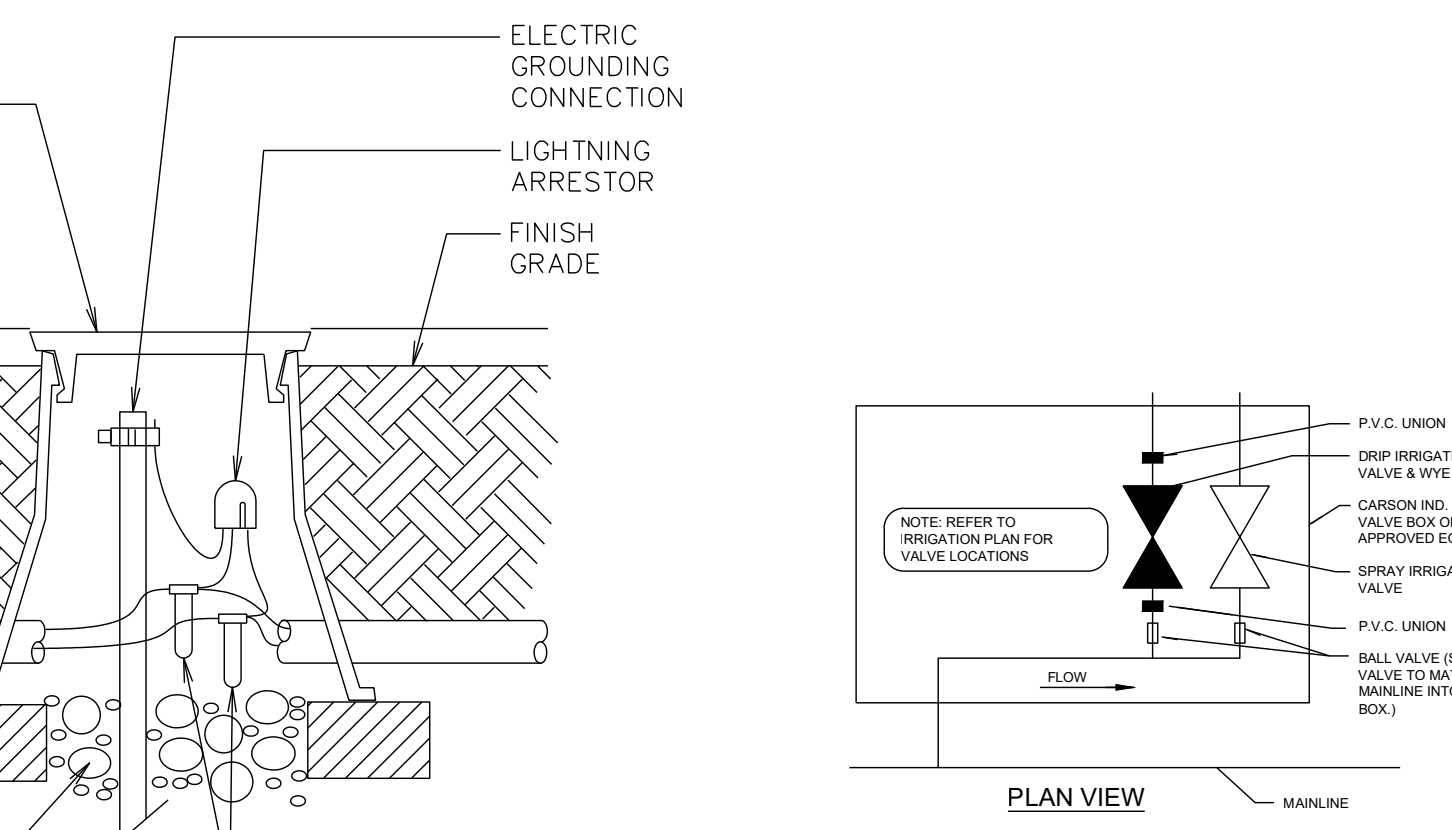
15 Soil Moisture Sensor
NTS



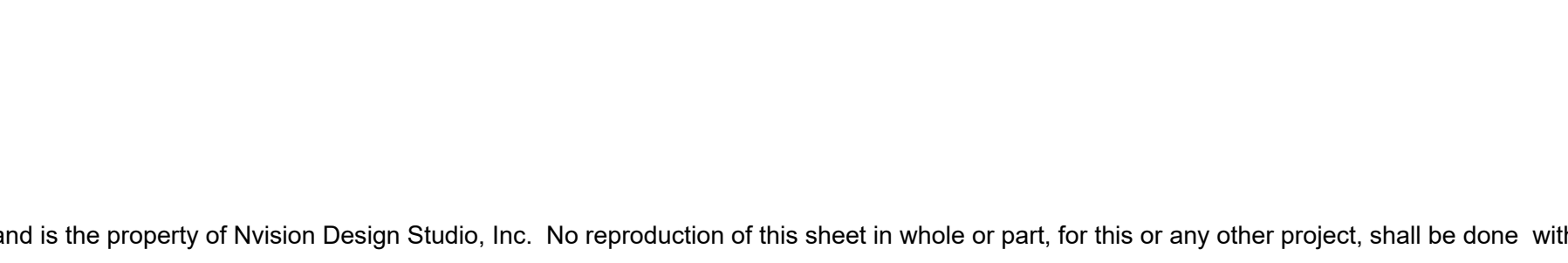
16 Hydrometer
NTS



17 Lightning Arrestor
NTS



18 Manifold Detail
NTS



19 Acceptance Block
NTS

Project Name: **Dos Rios Splash Pad**
 PARCEL NUMBER: 2945-221-23-002
 OWNER: CITY OF GRAND JUNCTION
 ADDRESS: 801 DOS RIOS CT
 GRAND JUNCTION, CO 81501

Vicinity Map:

PROJECT LOCATION

Landscape Architect:
NVISION DESIGN STUDIO, INC.
 677 25 Road Grand Junction, CO 81505
 Phone: 970.210.2155 Email: nvd@nviz.biz
 Web: www.nviz.biz
 Landscape Architecture | Visual Simulation | Graphic Design

Registration:

Sheet Index:

- EX - Existing Conditions
- G1 - Grading Plan
- LT - Lighting Plan
- L1 - Landscape Plan
- IR1 - Irrigation Plan
- IR2 - Irrigation Details
- D1 - Site Details

Submitted:
Bid Set 1

Revisions:

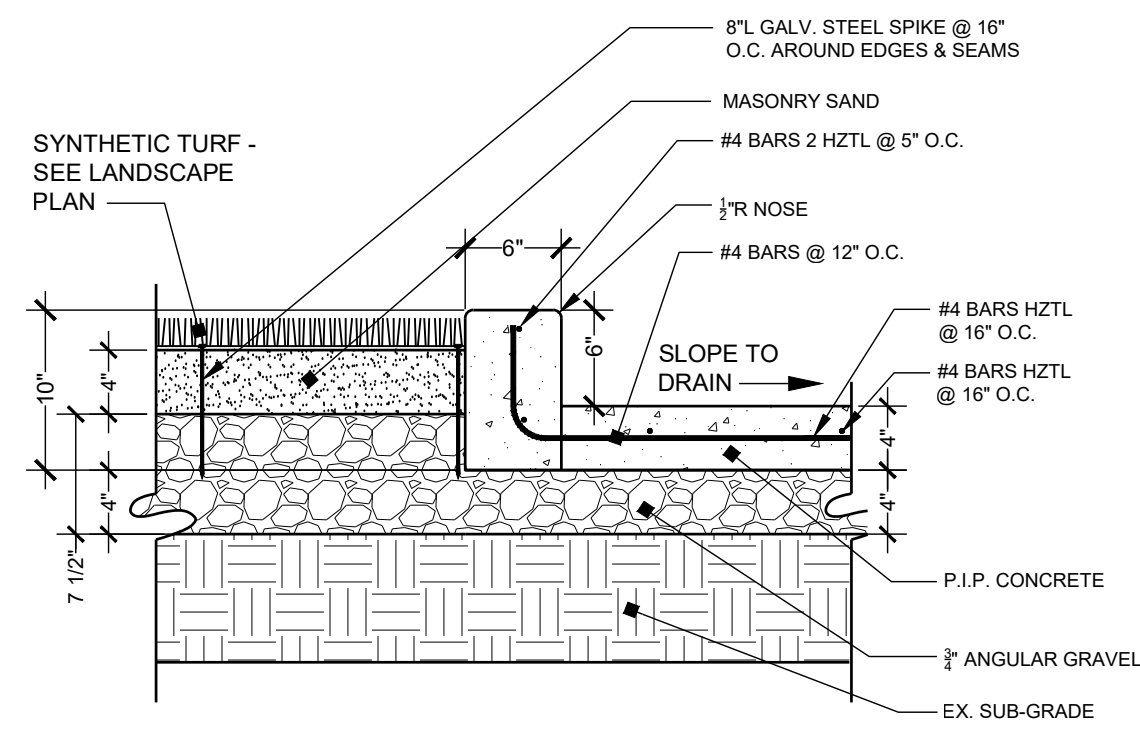
Preliminary
 Not For Construction

Sheet Title:
Irrigation Details

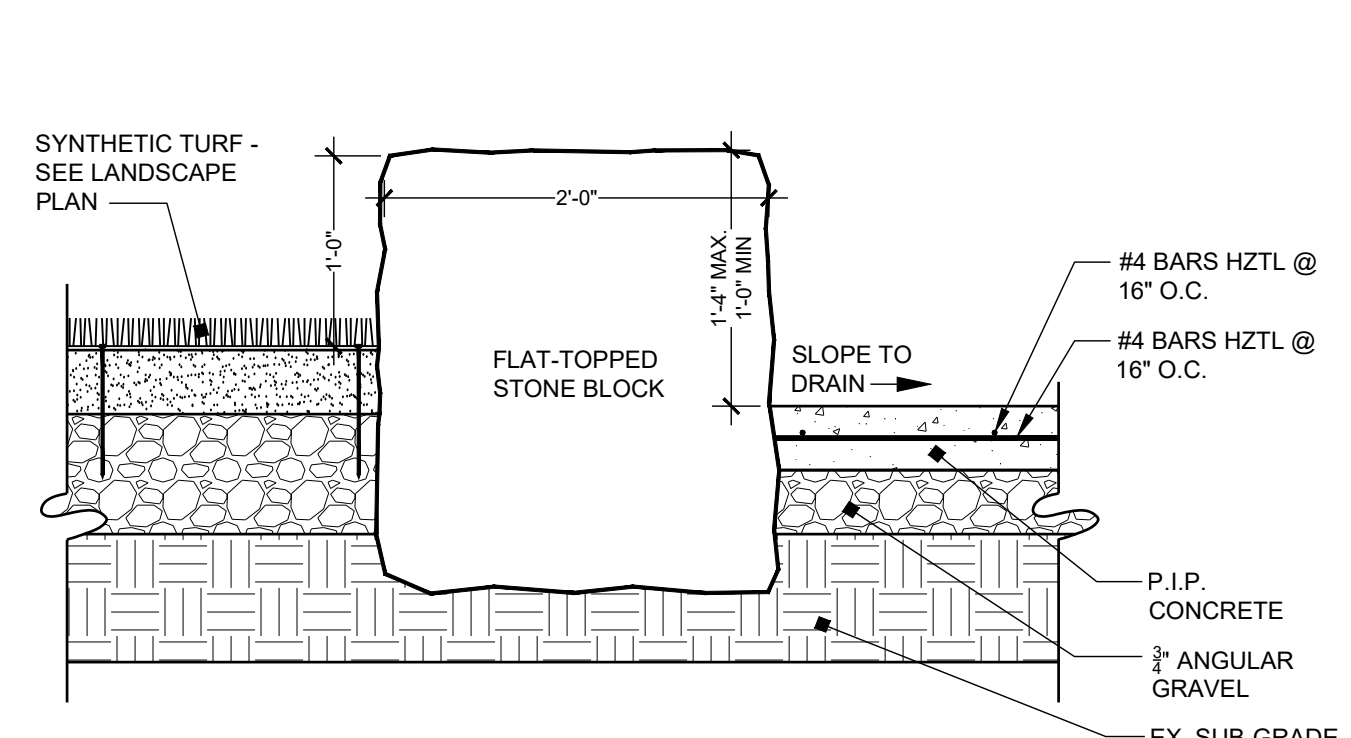
Project: Dos Rios Splash Pad
 Date: October 27, 2022
 File Name: NVIZ-BCDR-WATER FEATURE

City Planner: _____ Date: _____

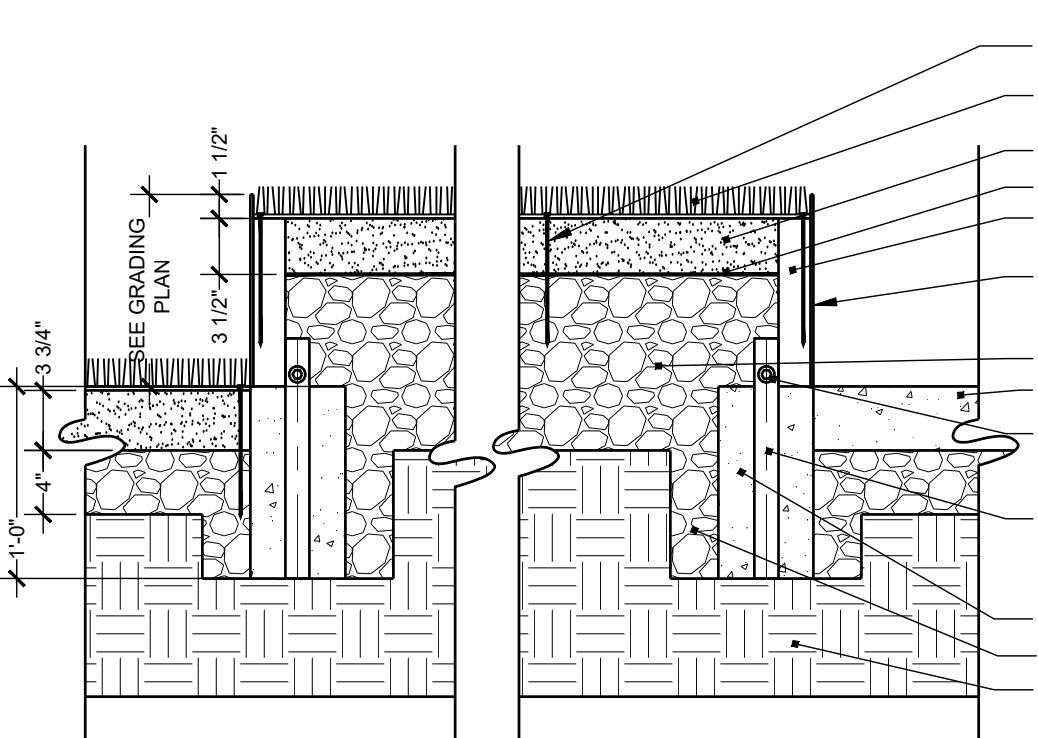
North
IR2
 of 7 Sheets



1 Syn. Turf / Curb at Playground
 Scale: 1" = 1'-0"



2 Stone Block at Playground
 Scale: 1" = 1'-0"



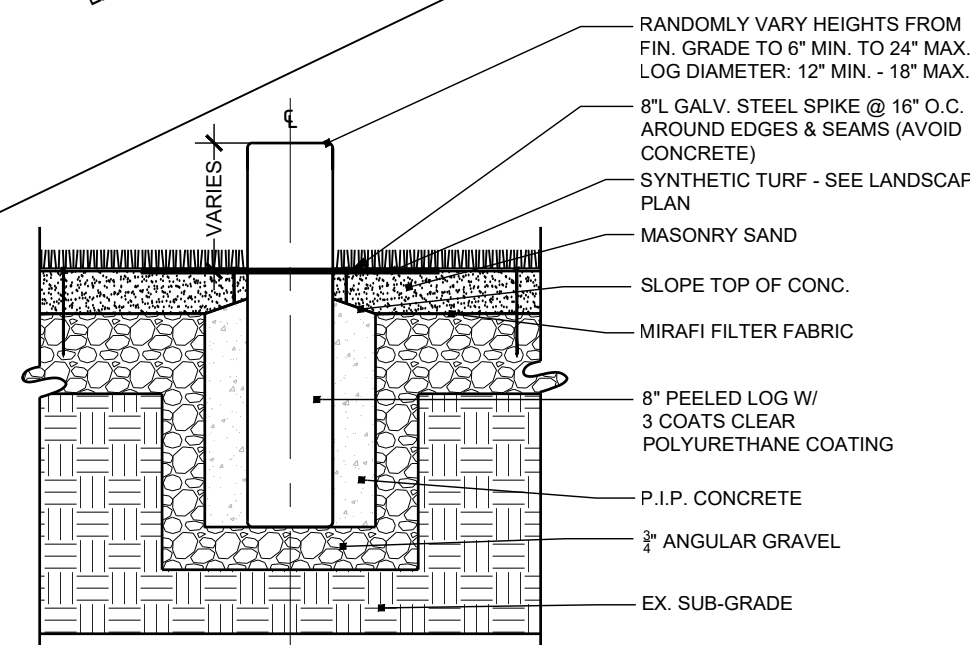
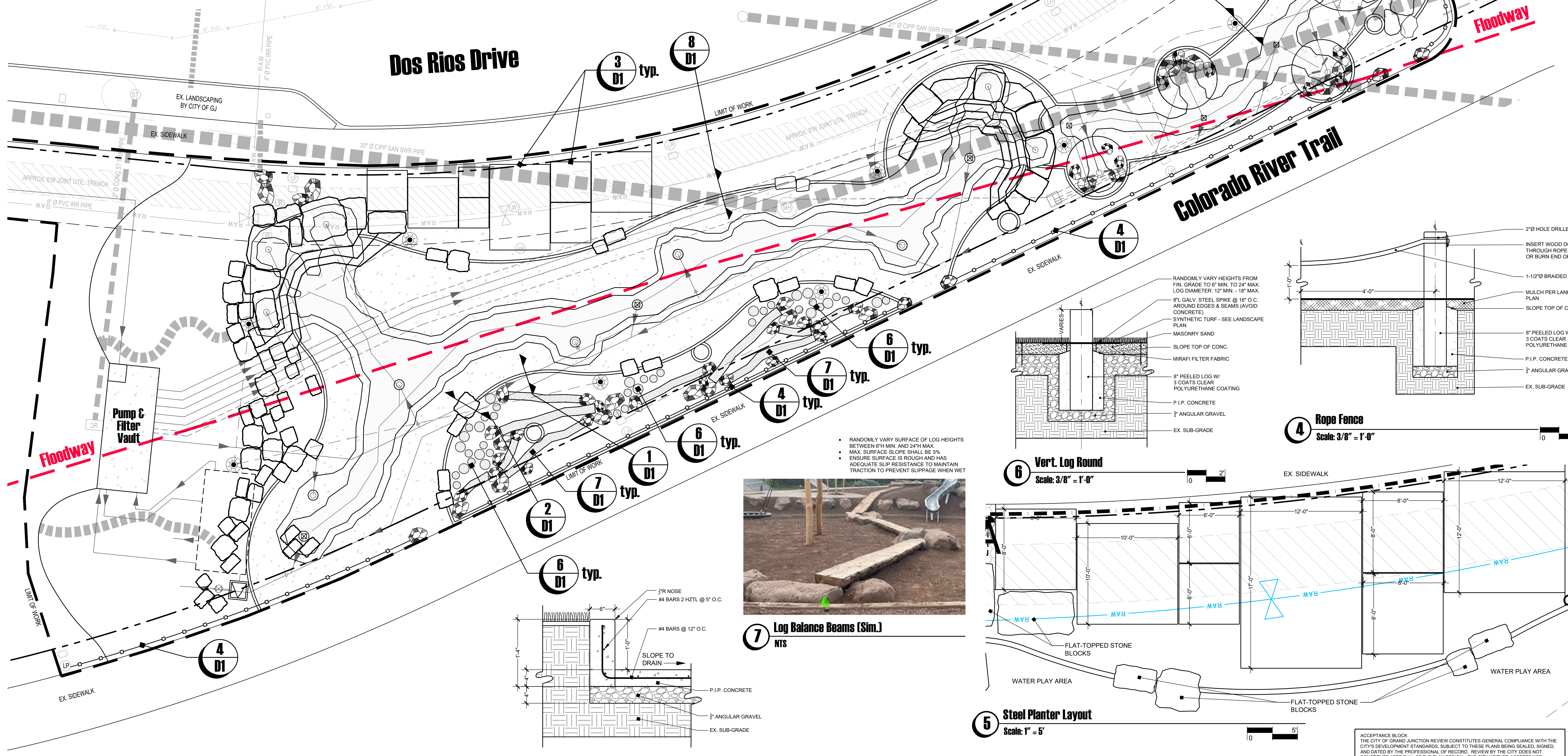
3 Steel Planter
 Scale: 1" = 1'-0"



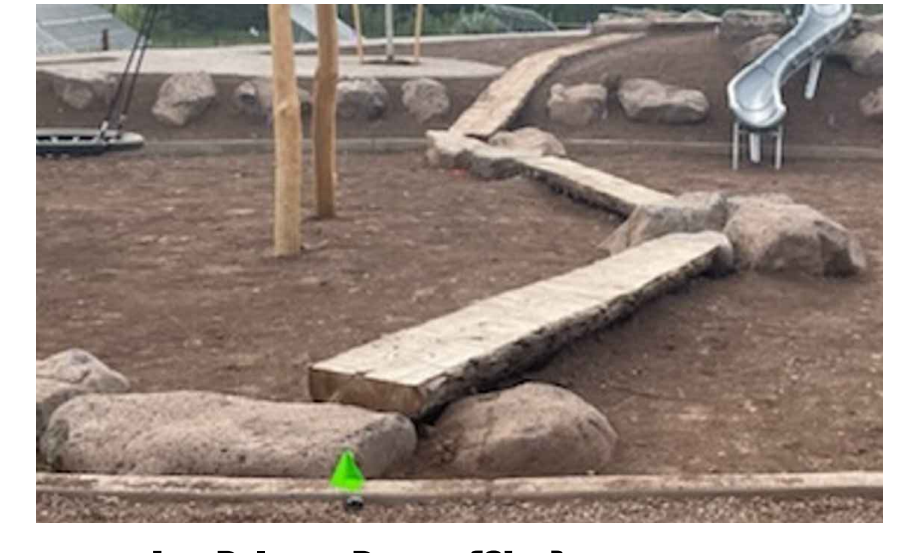
4 Rope Fence
 Scale: 3/8" = 1'-0"



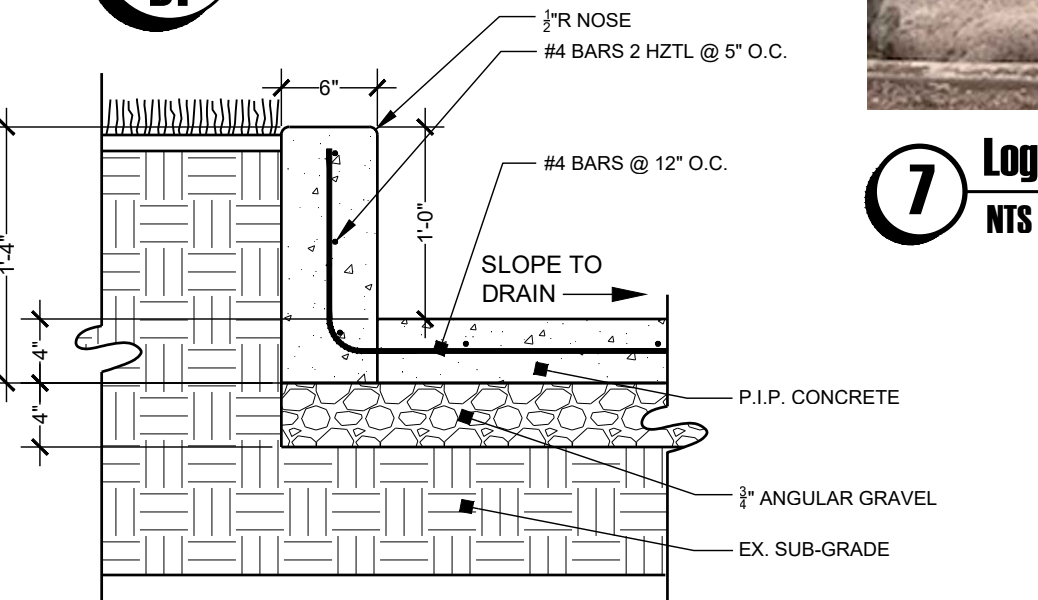
Legend



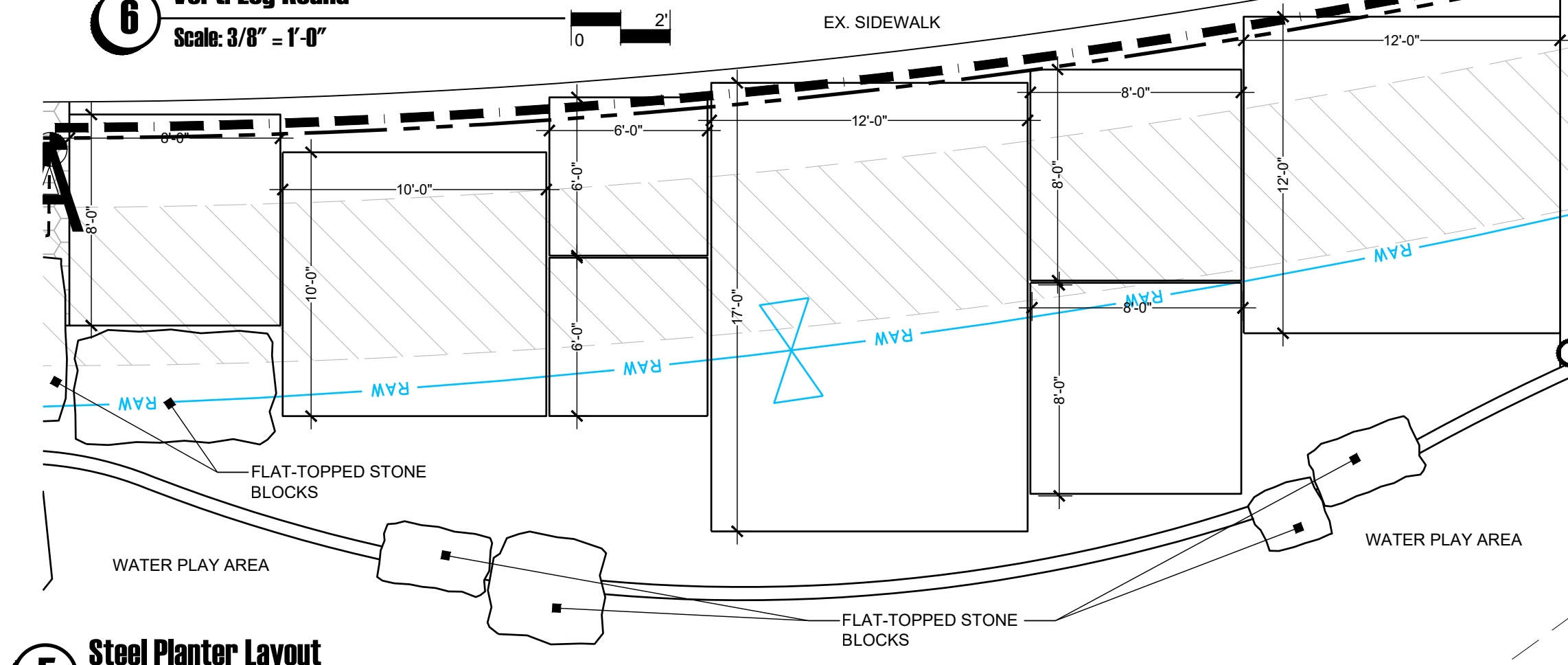
6 Vert. Log Round
 Scale: 3/8" = 1'-0"



7 Log Balance Beams (Sim.)
 NTS



8 12" Curb at Splash Pad
 Scale: 1" = 1'-0"



5 Steel Planter Layout
 Scale: 1" = 5'

SCALE:
 1" = 10'

ACCEPTANCE BLOCK:
 THE CITY OF GRAND JUNCTION REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE CITY'S DEVELOPMENT STANDARDS, SUBJECT TO THESE PLANS BEING SEALED, SIGNED, AND DATED BY THE PROFESSIONAL OF RECORD. REVIEW BY THE CITY DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN. THE CITY NEITHER ACCEPTS NOR ASSUMES ANY LIABILITY FOR ERRORS OR OMISSIONS. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF THE PROFESSIONAL OF RECORD. CONSTRUCTION MUST COMMENCE WITHIN ONE YEAR FROM THE DATE OF PLAN SIGNATURE.

CITY PLANNER _____ DATE _____

Submitted:
Bid Set 1

Revisions:

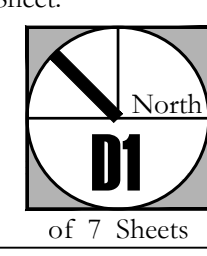
Preliminary
 Not For Construction

Sheet Title:
Site Details

Project:
 Dos Rios Splash Pad

Date:
 October 27, 2022

File Name:
 NVIZ-BCDR-WATER FEATURE

Sheet:

 of 7 Sheets