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Revision Schedule	
Revision Number	Revision Date

LANDSCAPE NOTES

- All Landscape Work Shall Be Done in Accordance with Industry Standards.
- All Areas Called out on the Plan as "Sod" or "Seed" Shall Be Installed and Fertilized as Follows:
Sod = Kansas
Premium Fescue Sod, Seed = Kansas
Fertilizer = 16-20-6 Ratio 4#/1000 Sq. Ft.
- Trees with Broken Leaders or No Central Leader Will Not Be Accepted.
- All Planting Beds Shall Be Prepared by Killing All Existing Vegetation with Round-up (Or Equal) According to Label Directions: a Pre-emergent (Or Equal) Shall Be Herbicide Such as Treflan (5 Applied Per Label Directions. All Planting Beds to Receive 2" Organic Matter (Such as Cotton Bur Mulch, Compost, or Humus) and Shall Be Retolled in to a Depth of 10-12".
- Mulch All Planting Beds with Min. 3" of Mulch. Mulch All Tree Saucer Wells with Min. 3" of Mulch. Mulch Material to Be Shredded Cypress Mulch of Uniform Consistency.
- Metal Edging Shall Be Used to Separate All Turf Areas from Planting Beds. Edging Shall Be 10 Gauge Thickness, Commercial Grade, or Approved Equal.
- Topsoil Hauled Onto Site Shall Be Fertile, Friable, Natural Loam Topsoil, of Uniform Quality Characteristic of Representative Local Soils Which Produce Heavy Growth of Crops, Grass, or Other Vegetation. It Shall Be Free Trash, or Other Matter Toxic to Plant Growth.
- Topsoil Shall Be Delivered in an Unfrozen and Non-Muddy Condition and Shall Be Subject to Approval by the Owner and Landscape Architect.
- Prior to Any Excavation for Landscaping Purposes the Location of Underground Utilities Shall Be Determined by Calling Kansas One Call at 1-800-344-7233. Contractor Shall Be Responsible for Any Damage Done to Existing Utilities.
- Report Any Discrepancies in the Planting Plan to the Owner or Landscape Architect. Prior to Starting Construction.
- The Landscape Contractor is to Be Responsible for All Permits Required and is to See That All Work is Performed in Accordance with State and Local Codes.
- The Landscape Contractor Shall Coordinate with the GC to Install the Plants and Maintain Grounds, Until Final Acceptance from Owner.
- The Landscape Contractor Shall Submit Bid with Unit Prices for All Plants, Including Mulch, Installation, 1 Year Guarantee, Bed Preparation, Fertilizer, etc.
- The Landscape Contractor is Responsible for Any Damage Done to the Exterior of the Building or Any Part of the Parking Lot when Installing or Maintaining the Plantings Before Final Acceptance.
- General Contractor to Supply All Topsoil to Site. Landscape Contractor to Supply Necessary Topsoil for Seeding Disturbed Areas and 4" Depth for Finish Grade in All Planting Beds.
- General Contractor to Coordinate with Appropriate Local City Official to Remove/Transplant Exist Trees.
- Fall Planting Season Shall Be September 1 through October 31. Spring Planting Season Shall Be April 1 through June 30. for Grass Seeding, Fall Season Shall Be September 1 Thru Mid October. Spring Season for Seeding Shall Be from March 15 through Mid May.

IRRIGATION NOTES

- All Irrigation Work is to Be Installed in Compliance with All Local Codes and Regulations.
- Irrigation Contractor Shall Design System so Turf Heads Are on Separate Zones from Shrub Spray Heads.
- Prior to Construction, Irrigation Contractor to Locate All Existing and Proposed Utilities and Electrical Wiring.
- Contractor Shall Not Install Irrigation System when Any Obstructions in the Field Exist. Contact the Owner or Landscape Architect for Clarification before Proceeding around Obstructions.
- All Turf Areas Shall Be Head-To-Head Coverage with Triangle Spacing Where Possible. Contractor is Responsible for Adequate Coverage in Shrub Bed Zones Using Drip System And/or Spray Heads.
- Heads to Be Adjusted to not Spray on Buildings, Walks, or Drives. Spray Heads Will Be Located Nearest to Planting Bed Edge Using Funny Pipe and Fittings. Spray Heads to Be Located and Sized so not to Be Susceptible to Damage by Automobile Overhangs.
- Irrigation Contractor Shall Coordinate with Paving Contractor to Locate and Install Required Irrigation Line Sleeving Prior to Any Paving. Combine Piping when Possible to Save on Sleeving Material. Sleeves to Be Min 20" below Finish Grade. Verify Final Depth w/ Paving Contractor for Adequate Coverage.
- Automatic Drainage Valves to Be Located at the Ends of Lines and at the Lowest Points on the Lines.
- Contractor Shall Verify Static Pressure and Volume of Well Water Supply Prior to Installation of System.
- Locate Irrigation Controller per Owner/GC Request.

PLANTING NOTES

- General**
- All Work Shall Be Done in Accordance with the City of Wichita's Landscape Ordinance.
 - Landscape Contractor Shall Provide All Labor, Materials and Service Necessary to Furnish and Install Plantings as Specified Herein and as Shown on the Plans. Contractor Will Completely Guarantee All Work for a Period of One Year at the Date of Acceptance. Contractor Will Make All Replacements Promptly with Direction of Owner.
 - No Material Substitutions Shall Be Made without Landscape Architect's Approval. Alternate Materials of Similar Size and Character May Be Considered if Specified Plant Materials Cannot Be Obtained. Architect Reserves the Right to Revise Plant List as Deemed Necessary.
 - Quantities of Materials Shown on the Planting Plan Take Precedence Over Quantities Shown on the Plant Material Schedule. Landscape Contractor Shall Be Responsible for Verifying All Quantities on the Planting Plan. Report Any Discrepancies in the Planting Plan to the Landscape Architect. Prior to Purchasing Materials or Starting Construction.
 - Limits of Construction Shall Be the Project Property Lines.
- Site Preparation and Earthwork**
- Contractor Shall Locate All Utilities before Commencing Work. Contractor Shall Be Responsible for the Repair of Any Damage to Utilities Resulting from Landscape Operations. Any Utilities Shown on Plan Are for Reference only and May or May not Depict the Actual Location of Services. Removal of Rocks and Debris in Rough Grade Soil is Responsibility of the General Contractor.
 - Topsoil Shall Be a Friable Loam with Good Structure. Soluble Salts Shall not Exceed 500ppm and Organic Matter Shall Be No Less Than 1.5% by Weight. pH Shall Range between 6.0 and 7.0.
 - Landscape Contractor Shall Have Topsoil and Onsite Soils Tested by a Certified Testing Laboratory and Obtain Recommendations for Soil Amendment Type(s) and Quantities. Submit a Copy of This Report to the Architect for Their Records. Recommendations Shall Be Specific to the Plant Materials Specified on the Drawings.
 - General Contractor Shall Place 4" to 6" of Topsoil in All Turf and Planting Beds within the Limits of Construction.
 - All Rough Grading Shall Be the General Contractors Responsibility. Landscape Contractor Shall Be Responsible for Finish Grade.
 - Where Asphalt is to Be Removed for Planting Areas, Remove Existing Soil to a Depth of 12" and Replace with Topsoil.
- Planting Preparation**
- Cultivate Ground Cover Planting Beds to a Depth of 12". Till Amendments into the Planting Bed at the Ratios Specified by a Certified Topsoil Analysis.
 - Backfill: For Plant Excavations to Be Clean Natural Topsoil Mixed with Amendments at the Ratios Specified by a Certified Topsoil Analysis.
 - When Clay Soil is Encountered in the Establishment of the Lawn or the Installation of the Plant Material It Shall Be Improved in Accordance with Standard Trade Practice. Landscape Contractor Shall Take Measures to Insure Adequate Drainage.
 - All Plant Material Shall Be Well-Formed and Developed in Good Condition, Healthy and Disease-Free, and Be Typical of the Species. Plants Shall Comply in All Applicable Respects with Acceptable Standards as Set Forth in the American Association of Nurseryman's "American Standard of Nursery Stock". Height of Plant Materials Shall Be Measured from Existing Soil Line at Top of Rootball to Top of Crown.
 - All Plant Materials Shall Be Protected from the Drying Action of the Sun and Wind after Being Dug, while Being Transported, and while Awaiting Planting. Balls of Plants Which Cannot Be Planted Immediately Shall Be Protected from Drying Action by Covering Them with Moist Mulch. Periodically, Apply Water to Mulch-Covered Balls to Keep Moist. If Planting Should Occur during Growing Season, Apply Anti-Desiccant to Leaves before Transport to Reduce Likelihood of Windburn. Reapply Anti-Desiccant after Planting to Reduce Transpiration.
 - Plants Designated Container Grown Shall Have Been Grown in Pots, Cans or Boxes for a Minimum of Six Months and a Maximum of Two Years. These Plants Shall Be Removed from Containers before Planting. Plants that Appear Root-Bound Shall Be Rejected.
 - All Plant Locations Are Approximate. Adjust as Necessary to Avoid Conflicts. Use Triangular Spacing in All Groundcover and Annual Beds. Plant Groundcover within One Foot (1') of Trunks of Trees or Shrubs Planted within Area.
 - Sod/Seed Type Shall Be Locally Available Thin Blade Fescue Blend. Provide Sod if Called for on the Planting Plan.
 - Edging: 6" Commercial Grade Steel Edging Shall Be Used to Separate All Turf Areas from Planting Beds.
 - Mulch: Use Shredded Cypress Bark Mulch in All Planting Beds. Landscape Contractor Shall Supply Architect with a Sample of Mulch for Approval Prior to Starting Construction. Size of Material to Range from 1" to 2" Only.
 - Place 3" of Mulch in All Shrub Beds and Place 2" of Mulch in Ground Cover Beds.
 - Planting Beds Receiving Mulch Are to Be Free of Weeds and Grass. Treat Beds with a Pre-Emergent Herbicide Prior to Planting and Mulch Placement. Apply in Accordance with Standard Trade Practice. Do not Apply Pre-Emergent Herbicide in Areas of Beds to Be Planted with Groundcovers, Bulbs or Herbaceous Plants.
- Maintenance and Clean Up**
- The Contractor Shall Provide All Water, Watering Devices and Labor Needed to Irrigate Plant Materials until Provisional Acceptance of the Project. the Contractor Shall Supply Enough Water to Maintain the Plants' Healthy Condition.
 - Remove All Rubbish, Equipment and Material and Leave the Area in a Neat, Clean Condition Each Day. Maintain Paved Areas Utilized for Hauling Equipment and Materials by Other Trades in a Clean and Unobstructed Condition at All Times.
 - Remove Soil or Debris that Accumulated during or as a Result of Planting Operations Each Day.
 - Fertilize All Plants with 10-20-10 Commercial Slow-Release Fertilizer as Directed by Instructions on Fertilizer.
 - Re-Establish Turf in Areas Disturbed by Grading or Utility Trenching in the R.O.W.
 - Limit Amount of Pruning to a Minimum Necessary to Remove Dead or Injured Twigs and Branches. Prune in Such a Manner as not to Change Natural Habit or Shape of Plant. Make Cuts Flush. Leaving No Stubs. Cuts of One Inch (1") or More to Be Painted with Tree Paint. Central Leaders Shall not Be Removed.
 - Landscape Contractor to Remove Tree Stakes, Guys, and All Dead Wood on Trees and Shrubs One Year after Provisional Acceptance.
 - Any Disturbed Adjacent to the Site Shall Be Restored to Original Condition. Backfill and Grade Evenly All Ruts or Holes with Good Topsoil and Seed as Required.

LANDSCAPE REQUIREMENTS

Owner: Bellechase Homeowner's Association
Property Address: 13211 E Bellechase Wichita, KS
Legal Description: Lot 53 Block 3, (formerly Reserve C) Bellechase 3rd Addition, Wichita,
Zoning: SF-5 Single Family

Street Yard
"On a zoning lot with an average lot depth of 175.01 feet to 275 feet — ten (10) square feet of landscaped street yard per linear foot of street frontage." Sec 10.32.030.A.2.
Average Lot Depth: 188.21' = 231.7' + 144.71' / 2
Street Frontage: 122.08 LF
Required SF of Landscaped Street Yard: 1,221 SF = 122.08 LF x 10 SF/1LF

Landscape Street Yard Shown on Plan: 2,117 SF = 652 SF + 1476 SF
Required Street Yard Trees: Shade Trees: 1,221 SF Required Street Yard 500 SF / 1 Shade Tree = **3 Shade Trees**

Required Minimum Tree Size: 2" @ 6" above Ground

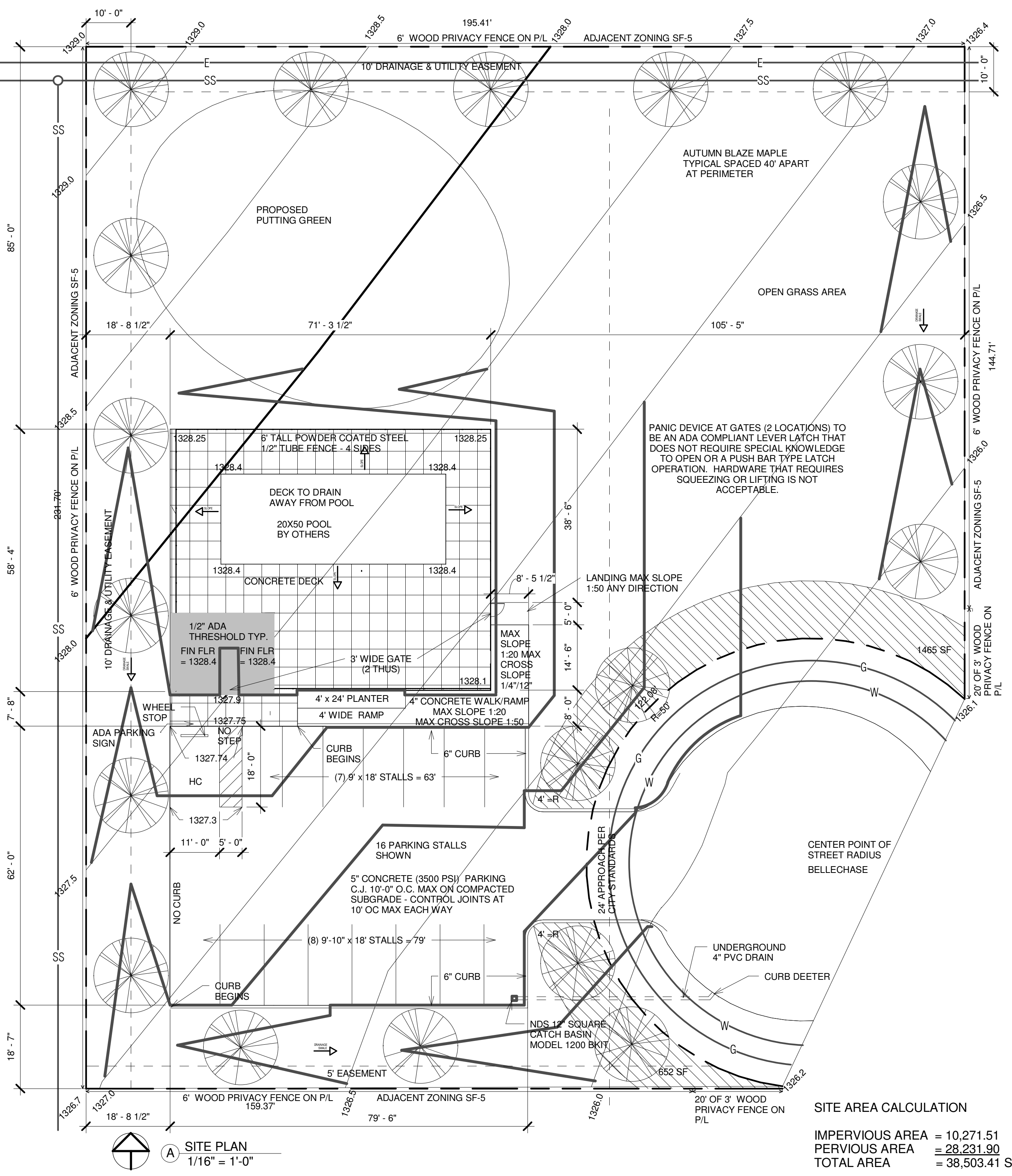
Residential Buffer
"There shall be a minimum of one shade tree or two ornamental trees for every forty feet or fraction thereof of lot line abutting the residential district." Sec 10.32.040.A.2
Residential Lot Line: 571 LF
Required Residential Buffer Trees: 571 LF / 40 LF / 1 Shade Tree = **15 Shade Trees**

Required Minimum Tree Size: 2" @ 6" above Ground

Parking Lot Screening
"All new parking lots or additions to parking lots shall be continuously screened from view from adjacent residential districts..."
"All screening and landscape elements may be located within and be substituted for required landscape buffers and street yards, provided sight clearances are maintained as specified in Section 10.32.030(C)(6) and provided further that the minimum number of trees otherwise required in the yard or buffer are established in the street yard. Shrubs used in meeting screening requirements shall not be substituted for required trees."
Actual Screening: 3" Privacy Fence for 20'-0" and 6" Privacy Fence to Back of Lot

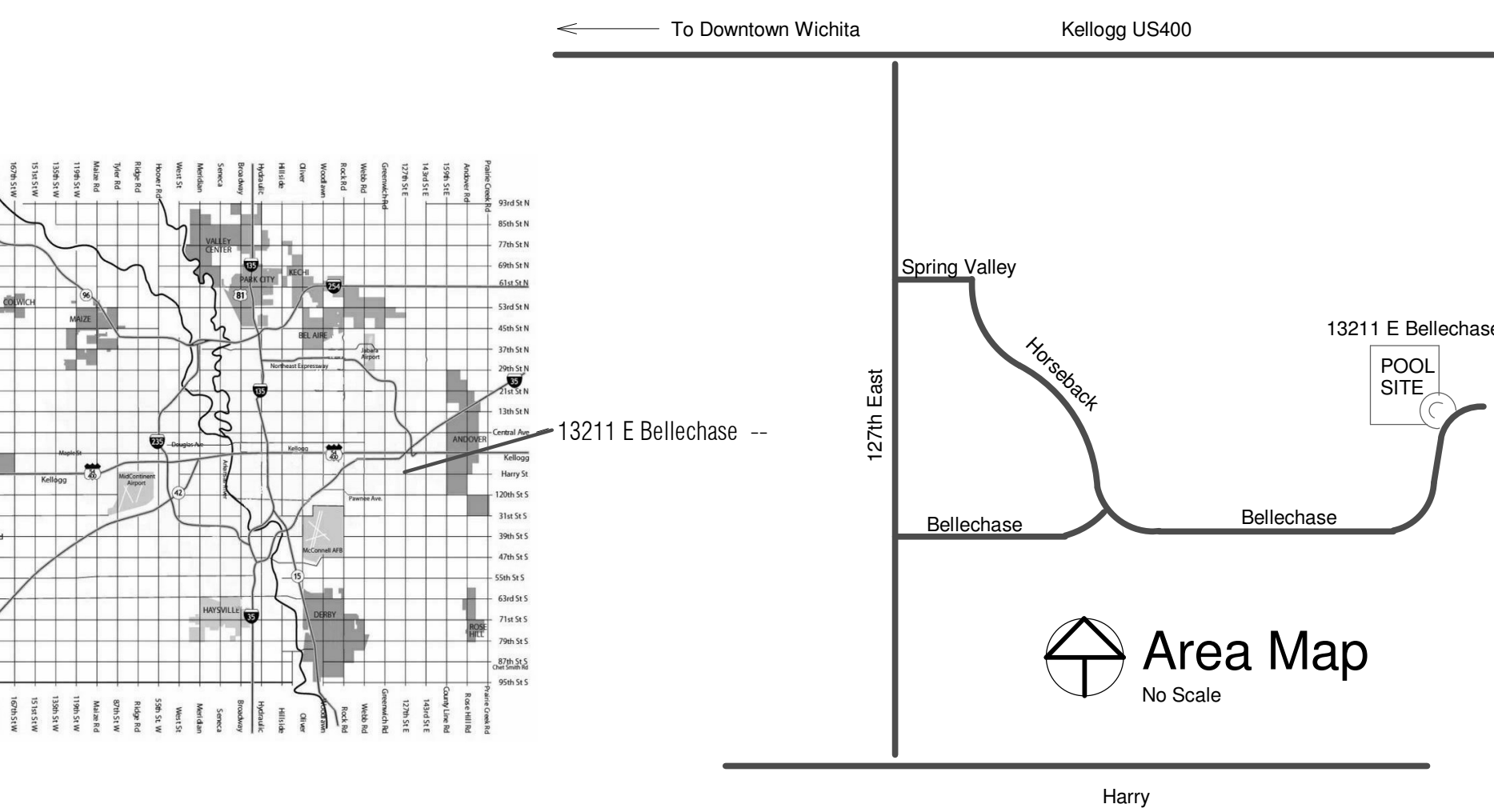
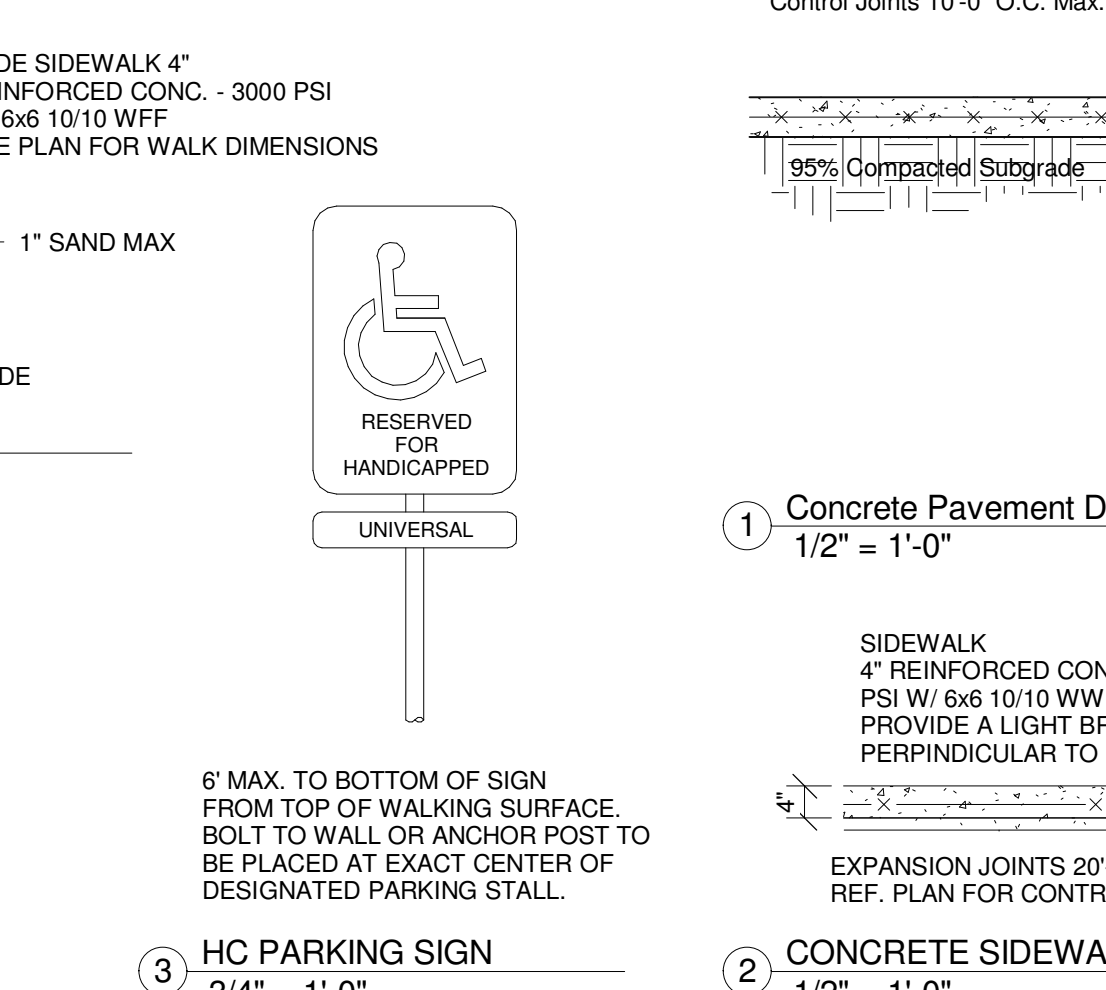
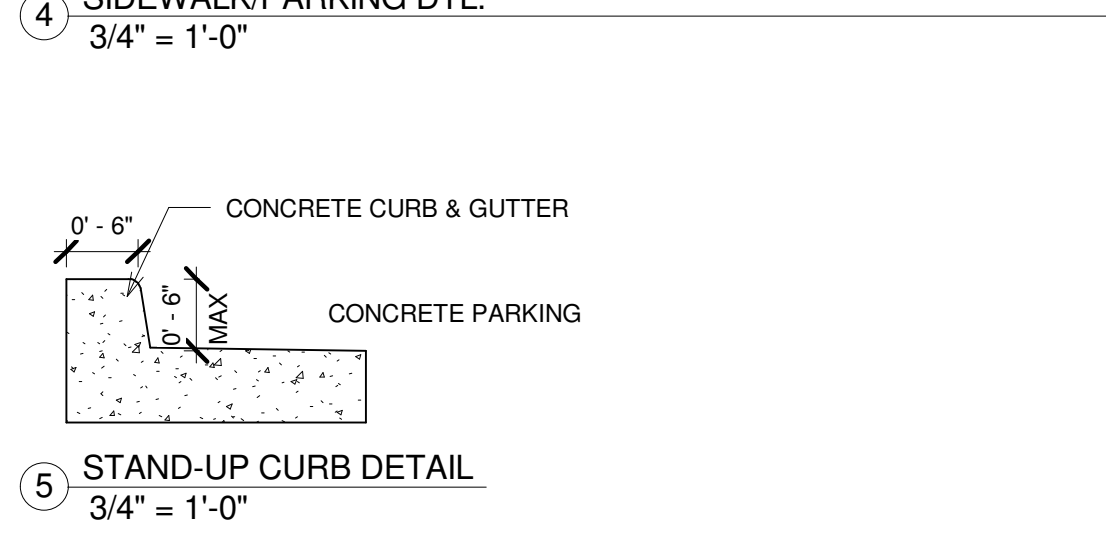
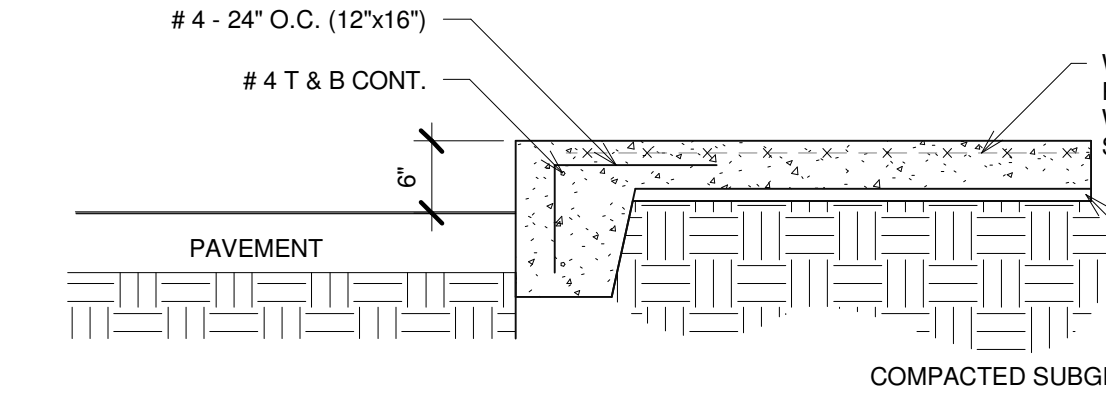
Parking Lot Landscaping
Required Parking Lot Trees: 16 Parking Spaces / 20 Parking Spaces / 1 Shade Tree = **1 Shade Tree**

PLANTING SCHEDULE 1			
#	BOTANICAL NAME	COMMON NAME	SIZE / CONTAINER
19	Acer Rubrum	Red Maple	2" Caliper @ 6" Above Grade BB



SITE AREA CALCULATION

IMPERVIOUS AREA	= 10,271.51
PERVIOUS AREA	= 28,231.90
TOTAL AREA	= 38,503.41 SF



APPLICABLE CODES

- | | |
|------------------|---|
| ADA | 2010 ADA Standards for Accessible Design |
| Building | 2006 International Building Code |
| Electrical | 2011 National Electrical Code |
| Mechanical | 2006 International Mechanical Code |
| Plumbing | 2006 Uniform Plumbing Code |
| Fire | 2006 International Fire Code |
| Elevator & Lifts | 2006 International Building Code, City of Wichita Code, ANSI/ASME A-17.1-2004, & ANSI/ASME A18.1-2003 |
| Zoning | Wichita-Scottsbluff County Unified Zoning Code - July 9, 2009 |
| Signage | Wichita Sign Code - November 2004 |
- Where a Conflict Between Codes Exists the Most Stringent Shall Apply

Sheet Index

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|-----|---|
| SP1 | Site, Planting, Grading, Details |
| A1 | Floor Plan, Exterior Elevations, Toilet Elevations |
| S1 | Foundation, Framing, Wall Section, Building Section |
| E1 | Electrical |
| M1 | Mechanical |

Pool House and Site Bellechase Addition

13211 E Bellechase Lot 53, Blk 3 Bellechase 3rd Add. Wichita, KS

SHEET SP1

SITE PLANS & DETAILS