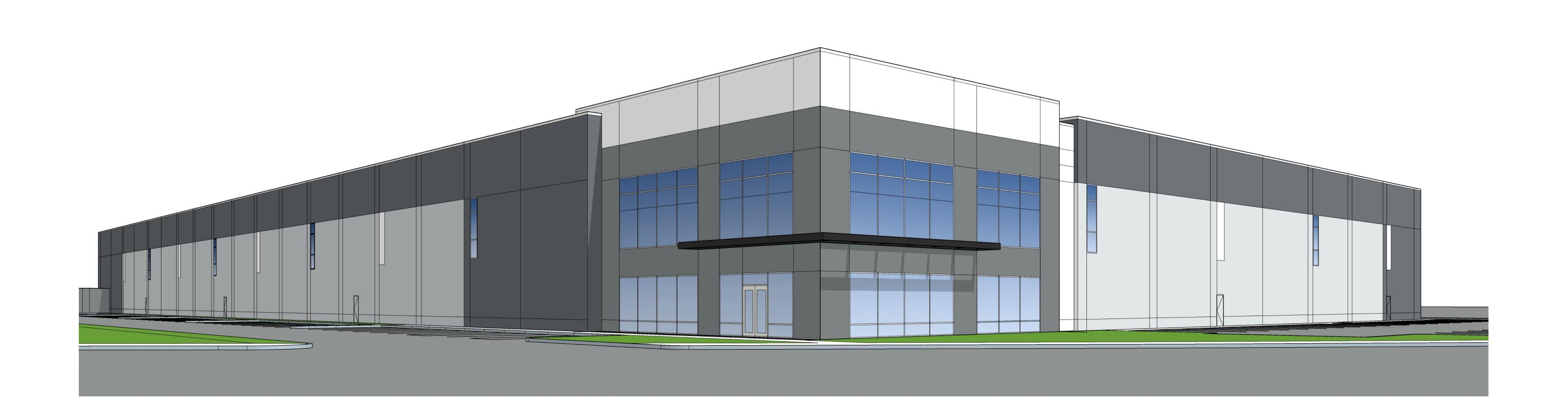


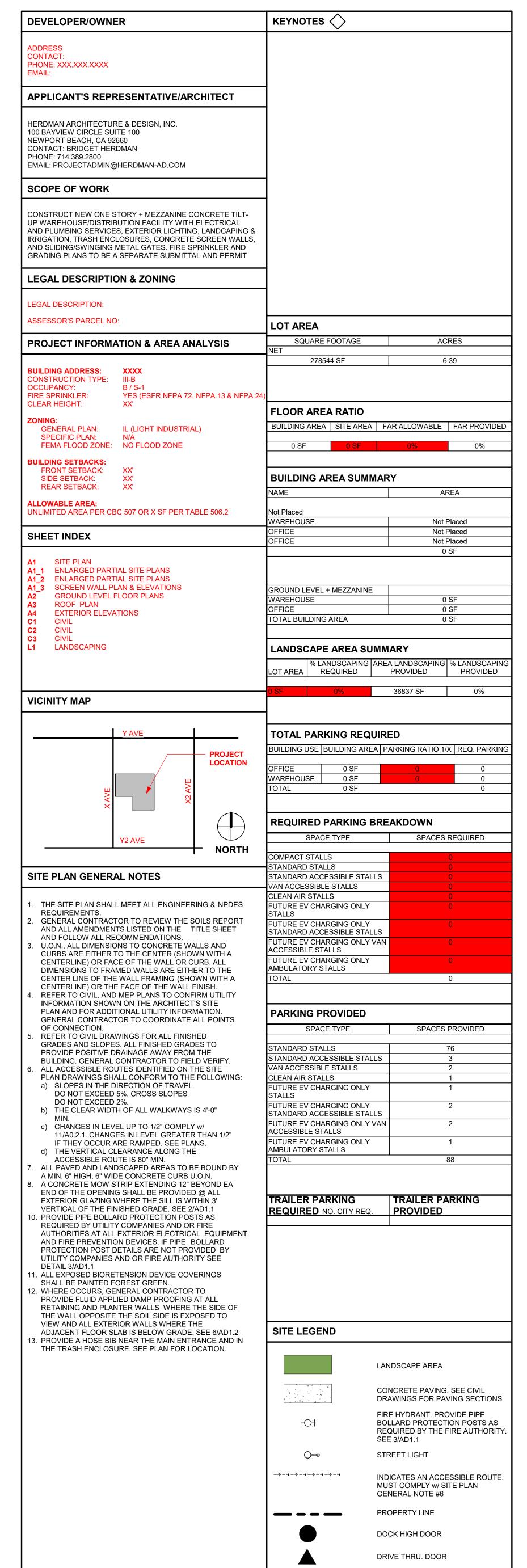
99 WILD HORSE CANYON

N. PALISADES 99 WILD HORSE CANYON RENO, CA



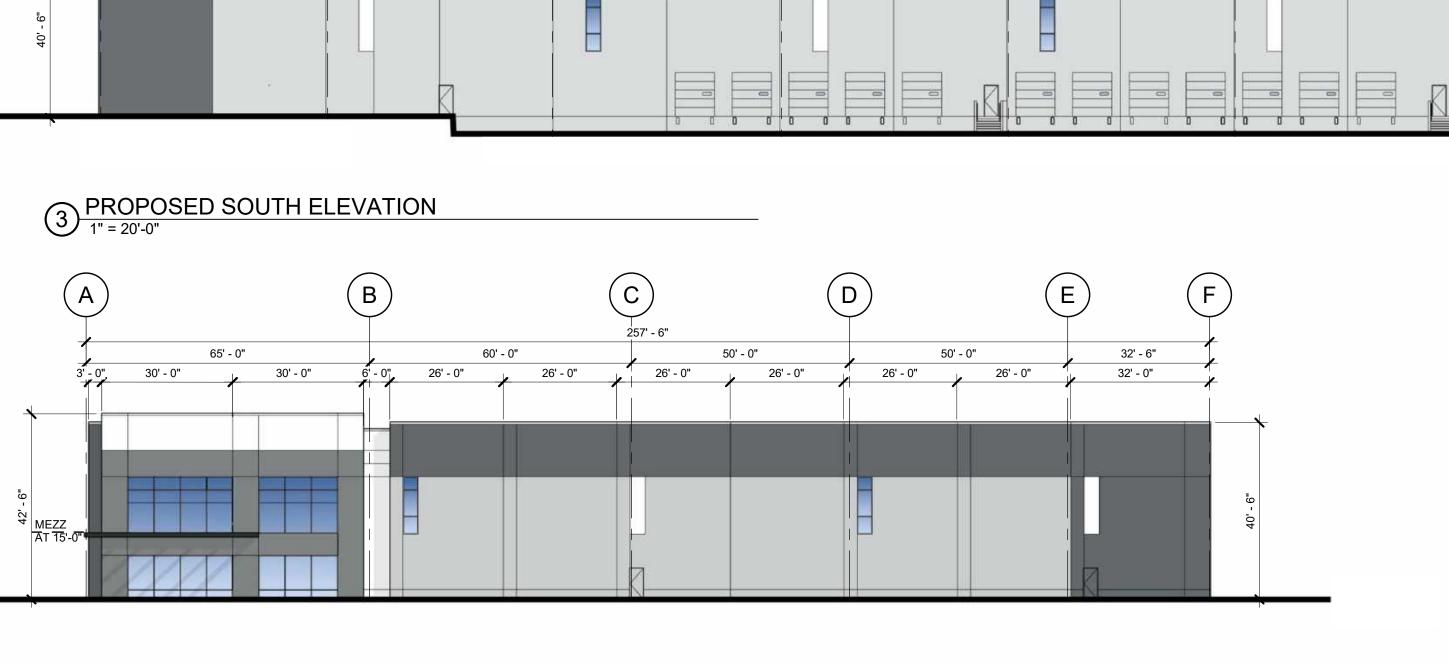






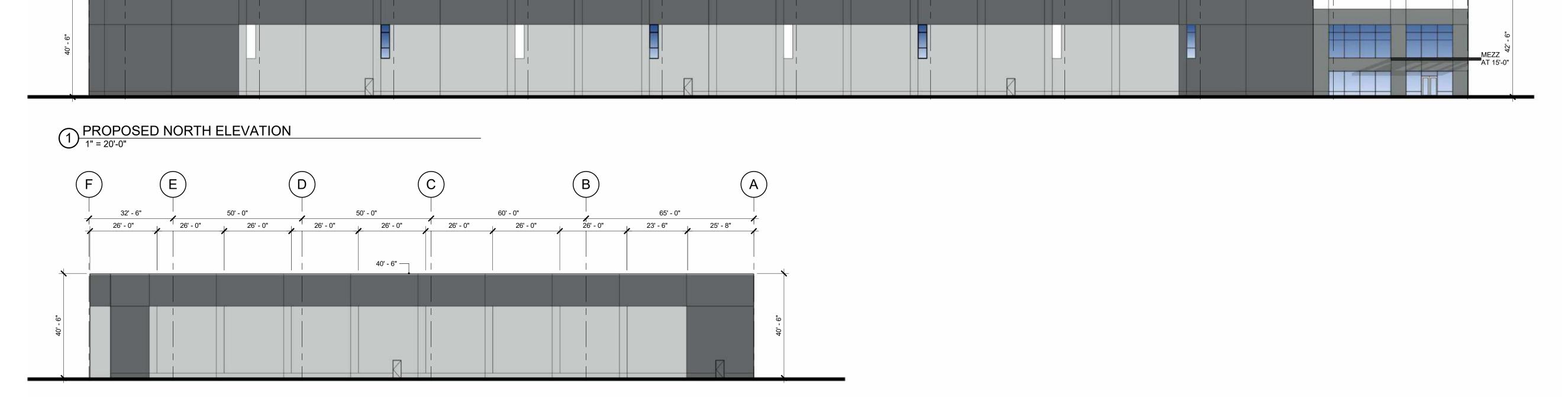


AD

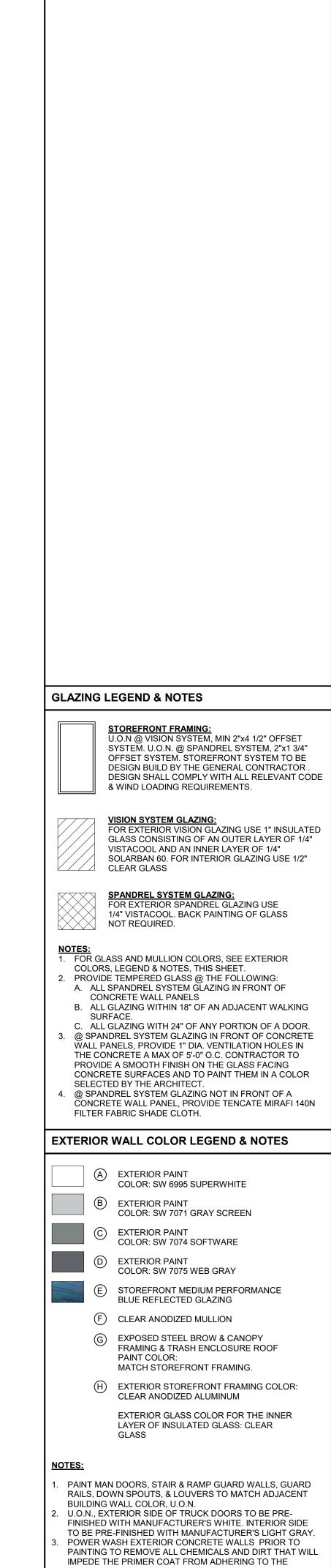


PROPOSED EAST ELEVATION

1" = 20'-0"



26' - 0" 26' - 0"



PAINT EXTERIOR WALLS w/ 1- COAT SPRAYED AND BACK ROLLED ACRYLIC FLAT PRIMER AND 2-COATS SPRAYED-ON FLAT FINISH IN THE FINAL WALL COLOR. ALL PAINTS TO BE AS SPECIFIED BY THE MANUFACTURER FOR CONCRETE TILT UP WALL PANELS. FINISHED JOB SHALL BE SMOOTH AND FREE OF LAPPING AND OR STREAKING, REGARDLESS

5. EXCEPT WHERE NOTED OTHERWISE ON THE PLANS ALL PANEL JOINTS SHALL BE CAULKED PER DETAIL 1/AD4.1.
6. PAINT CONCRETE BEHIND ANY OPEN TRELLIS WORK THE

COLOR OF THE TRELLIS.

7. @ SOLID BROWS WITH GLAZING DIRECTLY ABOVE OR BELOW, PAINT THE EXPOSED WALL CHAMFER JUST ABOVE

OR BELOW THE BROW TO MATCH THE BROW COLOR.

OF THE COLOR.

KEYNOTES 🔷

PROJECT ENTITLEMENT PHASE



EXTERIOR ELEVATIONS



GENERAL NOTES

- NOTHING CONTAINED IN THE CONTRACT DOCUMENTS SHALL CREATE, NOR SHALL BE CONSTRUED TO CREATE A CONTRACTUAL RELATIONSHIP BETWEEN THE LANDSCAPE ARCHITECT AND THE CONTRACTOR OR SUBCONTRACTOR.
- 2. THE OWNER AND THEIR REPRESENTATIVE ARE NOT RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR FOR SAFETY PRECAUTIONS OR PROGRAMS UTILIZED IN CONNECTION WITH THE WORK. THE OWNER AND THEIR REPRESENTATIVE SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- 3. THE CONTRACTOR SHALL PROVIDE LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO INSTALL THE WORK INDICATED ON THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CAREFUL SITE INSPECTION, DETAILED REVIEW OF THE PLANS, SEQUENCING, AND COORDINATION WITH OTHER CONTRACTORS ON SITE PRIOR TO INSTALLATION. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER IN WRITING IMMEDIATELY. EQUIPMENT AND MATERIALS NOT SHOWN OR SPECIFIED ON THE PLANS BUT REQUIRED TO COMPLETE THIS INSTALLATION SHALL BE SUPPLIED BY THE CONTRACTOR AS A PART OF THIS CONTRACT WORK.
- 4. THE CONTRACTOR SHALL COMPLY WITH LOCAL, STATE, AND FEDERAL LAWS, CODES, AND REGULATIONS APPLICABLE TO THE WORK COVERED BY THESE PLANS AND SPECIFICATIONS. THIS INCLUDES, BUT IS NOT LIMITED TO, STORM WATER POLLUTION PREVENTION PLAN PERMITTING AND COMPLYING WITH LOCAL CODES GOVERNING DUST CONTROL, HOURS OF OPERATION, AND SAFETY MEASURES.
- 5. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH PERMITS REQUIRED TO COMPLETE THE WORK COVERED BY THESE PLANS.
- THE CONTRACTOR SHALL VERIFY THE EXISTING SITE CONDITIONS AND INSTALLATION CONDITIONS.
- 7. THE CONTRACTOR SHALL LOCATE SURVEY MARKS, INCLUDING BENCH MARKS AND PROPERTY LINES, IN ORDER THAT THE EXACT LINES OF CONSTRUCTION LIMITS MAY BE DETERMINED.
- 8. THE CONTRACTOR SHALL PROTECT EXISTING OR TEMPORARY TOPOGRAPHIC TRAVERSE POINTS AND BENCH MARKS UNTIL THE CONSTRUCTION BENCH MARKS AND BASELINES ARE ESTABLISHED AND REFERENCED BY THE CONTRACTOR. PROJECT CONTROL POINTS, WHICH MAY BE LOST OR DESTROYED SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- 9. THE CONTRACTOR SHALL VERIFY BUILDING SETBACK LINES, RIGHT-OF-WAY LINES, EASEMENT LINES, VISIBILITY LINES, ETC., IN THE FIELD. THE CONTRACTOR SHALL REPORT DISCREPANCIES TO THE OWNER IN WRITING PRIOR TO CONSTRUCTION.
- 10. THE CONTRACTOR SHALL CONFIRM BOUNDARY LOCATION WITH THE OWNER. NEED FOR WORK OUTSIDE THE LIMIT OF WORK BOUNDARY SHALL BE CONFIRMED BY THE OWNER PRIOR TO PERFORMING WORK OUTSIDE THE LIMIT OF WORK BOUNDARY.
- 11. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH THE LOCATIONS OF UTILITIES, PIPES, AND STRUCTURES. THE OWNER ASSUMES NO RESPONSIBILITY FOR THE UTILITIES OR STRUCTURES NOT SHOWN, OR NOT IN THE LOCATION SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COSTS INCURRED DUE TO DAMAGES TO SAID UTILITIES CAUSED AS A RESULT OF THE CONTRACTOR'S WORK. FORTY-EIGHT HOURS PRIOR TO START OF CONSTRUCTION THE CONTRACTOR SHALL CALL 811 TO VERIFY LOCATIONS AND DEPTHS OF UNDERGROUND UTILITIES THAT MAY BE AFFECTED BY THIS WORK. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING OVER OR NEAR EXISTING GAS MAINS, SEWER LINES, WATER LINES, COMMUNICATION LINES, AND ELECTRICAL LINES. IF UNDERGROUND OR ABOVE GROUND CONSTRUCTION IS LOCATED AS TO SIGNIFICANTLY HINDER INSTALLATION OR FUNCTION OF THE WORK, THE OWNER SHALL BE NOTIFIED IMMEDIATELY.
- 12. THE CONTRACTOR SHALL VERIFY CONDITIONS AT THE JOB SITE AND NOTIFY THE OWNER OF DIMENSIONAL ERRORS, OMISSIONS, OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING WORK. DO NOT SCALE DRAWINGS. CONTRACTOR IS RESPONSIBLE TO OBTAIN CLARIFICATION BEFORE PROCEEDING FURTHER WITH OTHER RELATED WORK. DISCREPANCIES FOUND BETWEEN PLAN DIMENSIONS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER. WRITTEN DIMENSIONS SHALL GOVERN OVER SCALED DIMENSIONS.
- 13. THE CONTRACTOR SHALL VERIFY QUANTITIES. IN CASE OF DISCREPANCIES, GRAPHICALLY SHOWN QUANTITIES SHALL TAKE PRECEDENCE. THE CONTRACTOR SHALL NOTIFY THE OWNER OF DISCREPANCIES.
- 14. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE. SUCH IMPROVEMENTS OR STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR RECONSTRUCTED SATISFACTORILY TO REQUIRED STANDARDS AND THE OWNER AT NO EXPENSE TO THE OWNER.
- 15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPENSATING THE OWNER FOR ADDITIONAL COORDINATION AND/OR DESIGN CHANGES DUE TO ERRORS. FAULTY MATERIAL. OR FAULTY WORKMANSHIP.
- 16. THE CONTRACTOR SHALL FINE GRADE AREAS DISTURBED DURING CONSTRUCTION. UNDISTURBED AREAS DAMAGED OR DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE
- 17. THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND APPROPRIATE DISPOSAL OFFSITE OF CLEARED VEGETATION, DEBRIS, CONSTRUCTION WASTE, ETC. FROM THE SITE.
- 18. THE JOB SITE, AT THE COMPLETION OF THE CONSTRUCTION AND PRIOR TO FINAL REVIEW, SHALL BE CLEARED OF DEBRIS OR SPOIL RESULTING FROM THE CONSTRUCTION.
- 19. MATERIALS REQUIRED SHALL BE OF A GRADE AND QUALITY SPECIFIED AND CONSISTENT WITH ACCEPTED INDUSTRY STANDARDS.
- 20. THE CONTRACTOR SHALL PROVIDE OWNER WITH WARRANTY INFORMATION, INSTRUCTION MANUALS AND OTHER PRODUCT INFORMATION FOR NEW EQUIPMENT OR MACHINERY INSTALLED PRIOR TO THE REQUEST FOR SUBSTANTIAL COMPLETION REVIEW BY THE OWNER OR THEIR REPRESENTATIVE.

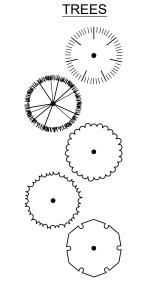
GRADING NOTES

- 1. CONTRACTOR SHALL FINE GRADE AREAS PRIOR TO PLANTING. FINE GRADING SHALL INCLUDE THE REMOVAL OF DEBRIS. ROCKS LARGER THAN 2", ETC. FROM THE SITES, AND ENSURE POSITIVE DRAINAGE.
- 2. PLANTER BACKFILL MIX SHALL BE AS PER SPECIFICATIONS.
- 3. THE CONTRACTOR SHALL MEET EXISTING GRADES UNIFORMLY WITH A SMOOTH TRANSITION AT PROJECT BOUNDARIES. FINISH GRADES SHALL BE AS INDICATED ON THE PLANS WHERE SHOWN IN PLAN OR DETAIL CROSS-SECTION. NO SEPARATION BETWEEN FINISHED GRADE AND ADJACENT GRADE ELEVATION IS ACCEPTABLE. CONSTRUCTED SURFACES ARE TO MEET ADJACENT EXISTING WORK AT THE SAME ELEVATION AND CONFORM TO STANDARDS AND PRACTICES RELATED TO SAFE AND ACCESSIBLE PEDESTRIAN WALKWAYS. FINISH GRADES SHALL BE BELOW THE TOP TRANSITION OF ADJACENT WALKS AND HEADERS UNLESS OTHERWISE NOTED ON PLANS.
- 4. THE CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM EXISTING STRUCTURES SUCH AS BUILDINGS, WALLS, UTILITY EQUIPMENT, ETC.
- 5. LANDFORMS, MOUNDS, AND SWALES SHALL BE GRADED TO A SMOOTH, FLOWING, ROUNDED SURFACE PROVIDING POSITIVE DRAINAGE AND VISUAL LANDFORM CONTINUITY. ROUGH GRADE IS TO BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO THE TOP DRESSING TO ESTABLISH FINAL GRADE.
- 6. CONTRACTOR SHALL FINE GRADE AND COVER AREAS DISTURBED BY CONSTRUCTION WITH AN APPROVED TOP DRESSING AS SPECIFIED IN THE PLANS OR SPECIFICATIONS.

PLANTING NOTES

- 1. TREES AND OTHER PLANT MATERIAL SHALL CONFORM TO GRADE, TYPE, ETC. AS SET FORTH IN THE AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL BRANCHED, AND DENSELY FOLIATED (WHEN IN LEAF) AS IS TYPICAL FOR THE SPECIES. THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS (NOT POT BOUND); A NORMAL HABIT OF GROWTH CONSISTENT WITH INDUSTRY STANDARDS; AND BE FREE OF BRUISES, CUTS, OR OTHER ABNORMALITIES.
- 3. QUANTITIES SHOWN ON PLANT LIST ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLAN AND QUANTITIES SHOWN ON THE PLANT LIST, THE QUANTITIES ON THE PLAN SHALL GOVERN.
- 4. NO PLANT SUBSTITUTIONS OR TYPE, SIZE, OR QUANTITY DEVIATIONS FROM THE APPROVED LANDSCAPE PLANS ARE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT.
- 5. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT PLANT MATERIAL THAT DOES NOT SATISFY THE INTENT OF THE LANDSCAPE DESIGN BASED ON SIZE, SHAPE, EVIDENCE OF STRESS, OR IMPROPER CARE BOTH AT THE NURSERY AND ON THE SITE FOLLOWING DELIVERY, UNLOADING OF PLANT MATERIAL, AND PLANTING.
- 6. PROTECTED PLANT MATERIAL THAT IS DESTROYED OR DIES DURING CONSTRUCTION OR THE MAINTENANCE PERIOD WILL BE REPLACED WITH A PLANT OF THE SAME SIZE AND TYPE BY THE RESPONSIBLE PARTY A MINIMUM OF 90 DAYS BEFORE THE COMPLETION OF THE PROJECT. REPLACEMENT MATERIAL SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
- 7. PLANT MATERIALS BEST SIDE SHALL BE ALIGNED TO THE WALKS, PEDESTRIAN AREAS, ROADS, AND PARKING AREAS UNLESS OTHERWISE SHOWN ON THESE PLANS. SPACING SHALL BE ADJUSTED AS NECESSARY, SUBJECT TO REVIEW BY LANDSCAPE ARCHITECT.
- 8. PLANTINGS AT MATURITY SHALL MAINTAIN 6-0" CLEARANCE AROUND FIRE HYDRANTS AND FIRE SUPPRESSION DEVICES.
- 9. PLANTINGS SHALL NOT INTERFERE WITH TRAFFIC CONTROL SIGNS AND SHALL MAINTAIN A MAXIMUM HEIGHT OF 2'-6" WITHIN SIGHT DISTANCE TRIANGLES.
- 10. TREES SHALL MAINTAIN A MINIMUM 6'-0" CLEARANCE FROM PUBLIC WATER OR SEWER LINES. PLANTINGS SHALL MAINTAIN A SUFFICIENT DISTANCE TO SANITARY AND STORM SEWER MANHOLES TO ALLOW ACCESS BY MAINTENANCE VEHICLES.
- 11. SHRUBS SHALL BE INSTALLED FROM BACK OF CURB, EDGE OF WALK, OR EDGE OF PAVING A MINIMUM OF 2' AT MATURE SIZE.
- 12. PLANT MATERIAL LOCATIONS SHALL BE STAKED IN THE FIELD BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- 13. THE IRRIGATION SYSTEM IS TO BE FULLY OPERATIONAL AND EFFECTIVE PRIOR TO THE INSTALLATION OF PLANT MATERIAL.
- 14. PROJECT REQUIRES A 120-DAY MAINTENANCE PERIOD TO BEGIN AT THE DATE OF SUBSTANTIAL COMPLETION AS DETERMINED BY THE OWNER.
- 15. TREES PLANTED WITHIN FIVE FEET OF RETAINING WALLS, AND WITHIN TEN FEET OF PUBLIC IMPROVEMENTS, IN THE PUBLIC RIGHT-OF-WAY, SHALL BE PROTECTED BY ROOT GUARDS AND APPROPRIATE TREE PROTECTION FOR NO LESS THAN TWO

PLANT SCHEDULE



SHRUBS

BOTANICAL / COMMON NAME	CONT	QTY
CEDRUS ATLANTICA 'GLAUCA' / BLUE ATLAS CEDAR	6` HT	11
PINUS NIGRA / AUSTRIAN PINE	6` HT	4
PISTACIA CHINENSIS / CHINESE PISTACHE	2" CALIPER	6
QUERCUS MUEHLENBERGII / CHINKAPIN OAK	2" CALIPER	9
ZELKOVA SERRATA / SAWLEAF ZELKOVA	2" CALIPER	4
BOTANICAL / COMMON NAME	CONT	
ARCTOSTAPHYLOS PATULA / GREENLEAF MANZANITA	5 GAL	
ARTEMISIA FRIGIDA / FRINGED WORMWOOD	5 GAL	
BERBERIS X MENTORENSIS / MENTOR BARBERRY	5 GAL	
BUDDLEJA DAVIDII / BUTTERFLY BUSH	5 GAL	
CARAGANA ARBORESCENS / SIBERIAN PEASHRUB	5 GAL	
COTONEASTER APICULATUS / CRANBERRY COTONEASTE	ER 5 GAL	
CYTISUS X 'LENA' / LENA BROOM	5 GAL	
EREMURUS BUNGEI / FOXTAIL LILY	5 GAL	
EUONYMUS ALATUS / BURNING BUSH	5 GAL	
FORESTIERA NEOMEXICANA / NEW MEXICO PRIVET	5 GAL	
HIBISCUS SYRIACUS / ROSE OF SHARON	5 GAL	
HOLODISCUS DISCOLOR / OCEANSPRAY	5 GAL	
JUNIPERUS CHINENSIS / JUNIPER	5 GAL	
MAHONIA AQUIFOLIUM / OREGON GRAPE	5 GAL	
PAXISTIMA MYRSINITES / OREGON BOXWOOD	5 GAL	
PICEA ABIES 'NIDIFORMIS' / BIRD'S NEST NORWAY SPRUC	E 5 GAL	
PINUS MUGO / MUGO PINE	5 GAL	
PRUNUS BESSEYI / SAND CHERRY	5 GAL	
PYRACANTHA COCCINEA / SCARLET FIRETHORN	5 GAL	
RHUS GLABRA 'CISMONTANA' / WESTERN SMOOTH SUMA	C 5 GAL	
RIBES AUREUM / GOLDEN CURRANT	5 GAL	
ROSA FOETIDA BICOLOR / AUSTRIAN COPPER ROSE	5 GAL	

REFERENCE NOTES SCHEDULE

VIBURNUM TINUS / LAURUSTINUS

DESCRIPTION ALL PLANTER AREAS: 1/2" MINUS DECOMPOSED GRANITE 34,018 SF

SHRUB QUANTITY TO COMPLY WITH RENO, NV UNIFIED DEVELOPMENT CODE 18.04

COLOR: GOLD 2" DEPTH

> -YOU DO OVERHEAD 1-702-227-2929



UnderGround 1-702-432-5300 FREEWAY & ARTERIAL SYSTEM OF TRANSPORTATION (F.A.S.T)

5 GAL

QTY

L1.00

ANTING

Z

INDUS.

S

P

ATE: 08/12/2022

HAD2200

DRAFTER: SEL

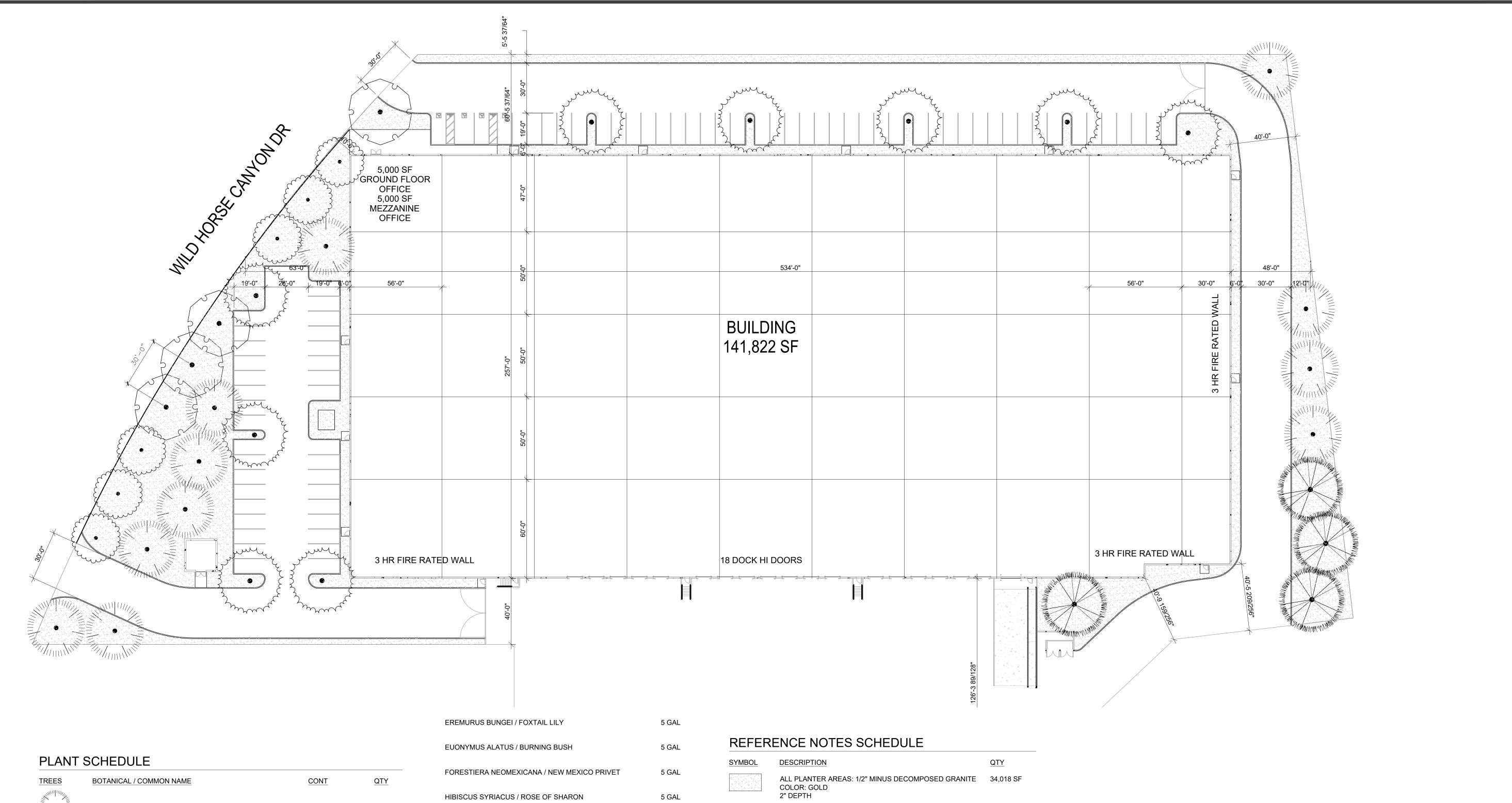
DESIGNER: SEL

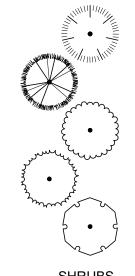
CHECKED: CML

ROJECT NO.

ARCHITEC

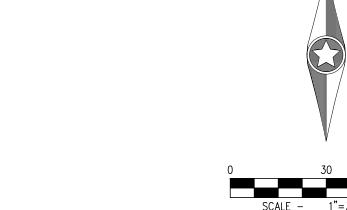
HERDMAN





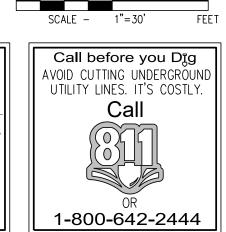
BOTANICAL / COMMON NAME	CONT
CEDRUS ATLANTICA 'GLAUCA' / BLUE ATLAS CEDAR	6` HT
PINUS NIGRA / AUSTRIAN PINE	6` HT
PISTACIA CHINENSIS / CHINESE PISTACHE	2" CALIPER
QUERCUS MUEHLENBERGII / CHINKAPIN OAK	2" CALIPER
ZELKOVA SERRATA / SAWLEAF ZELKOVA	2" CALIPER
BOTANICAL / COMMON NAME	CONT
ARCTOSTAPHYLOS PATULA / GREENLEAF MANZANITA	5 GAL
ARTEMISIA FRIGIDA / FRINGED WORMWOOD	5 GAL
BERBERIS X MENTORENSIS / MENTOR BARBERRY	5 GAL
BUDDLEJA DAVIDII / BUTTERFLY BUSH	5 GAL
CARAGANA ARBORESCENS / SIBERIAN PEASHRUB	5 GAL
COTONEASTER APICULATUS / CRANBERRY COTONEASTER	5 GAL
CYTISUS X 'LENA' / LENA BROOM	5 GAL

	EREMURUS BUNGEI / FOXTAIL LILY	5 GAL	
	EUONYMUS ALATUS / BURNING BUSH	5 GAL	
_	FORESTIERA NEOMEXICANA / NEW MEXICO PRIVET	5 GAL	
	HIBISCUS SYRIACUS / ROSE OF SHARON	5 GAL	
	HOLODISCUS DISCOLOR / OCEANSPRAY	5 GAL	
	JUNIPERUS CHINENSIS / JUNIPER	5 GAL	
	MAHONIA AQUIFOLIUM / OREGON GRAPE	5 GAL	
	PAXISTIMA MYRSINITES / OREGON BOXWOOD	5 GAL	
	PICEA ABIES 'NIDIFORMIS' / BIRD'S NEST NORWAY SPRUCE	5 GAL	
	PINUS MUGO / MUGO PINE	5 GAL	
	PRUNUS BESSEYI / SAND CHERRY	5 GAL	
	PYRACANTHA COCCINEA / SCARLET FIRETHORN	5 GAL	
	RHUS GLABRA 'CISMONTANA' / WESTERN SMOOTH SUMAC	5 GAL	
	RIBES AUREUM / GOLDEN CURRANT	5 GAL	
	ROSA FOETIDA BICOLOR / AUSTRIAN COPPER ROSE	5 GAL	
	VIBURNUM TINUS / LAURUSTINUS	5 GAL	
SHRUB QUANTITY TO COMPLY WITH RENO, NV UNIFIED DEVELOPMENT CODE 18.04			









L1.01

DATE: 08/12/2022

DRAFTER: SEL

DESIGNER: SEL

CHECKED: CML

ROJECT NO.

HAD2200

LANDSCAPE PLANTING PLAN

WILD HORSE INDUSTRIAL

HERDMAN ARCHITECTURE