

PLAN

LINE OF STAKES TO BE PARALLEL TO WALK OR ROAD

5'-0"

4" PERF. CORRUGATED PLASTIC PIPE WITH CAP FLUSH WITH MULCH

EQUAL EQUAL EQUAL

1/2" RUBBER HOSE
- NEW, 12' IN LENGTH

NO. 12 GALVANIZED WIRE GUYS

HARDWOOD STAKES 2x2x8"
LONG TO BE INSTALLED OUTSIDE OF ROOTBALL

3" LAYER OF SHREDDED HARDWOOD MULCH
- MOUNDED AT EDGE TO FORM A SHALLOW SAUCER

TOP OF ROOTBALL TO BE AT OR SLIGHTLY ABOVE GRADE
- 1 OR 2 INCHES MAX.

BACKFILL PLANTING PIT WITH NATIVE SOIL
- WHEN IN HEAVY CLAY, MIX GOOD QUALITY TOPSOIL WITH NATIVE SOIL

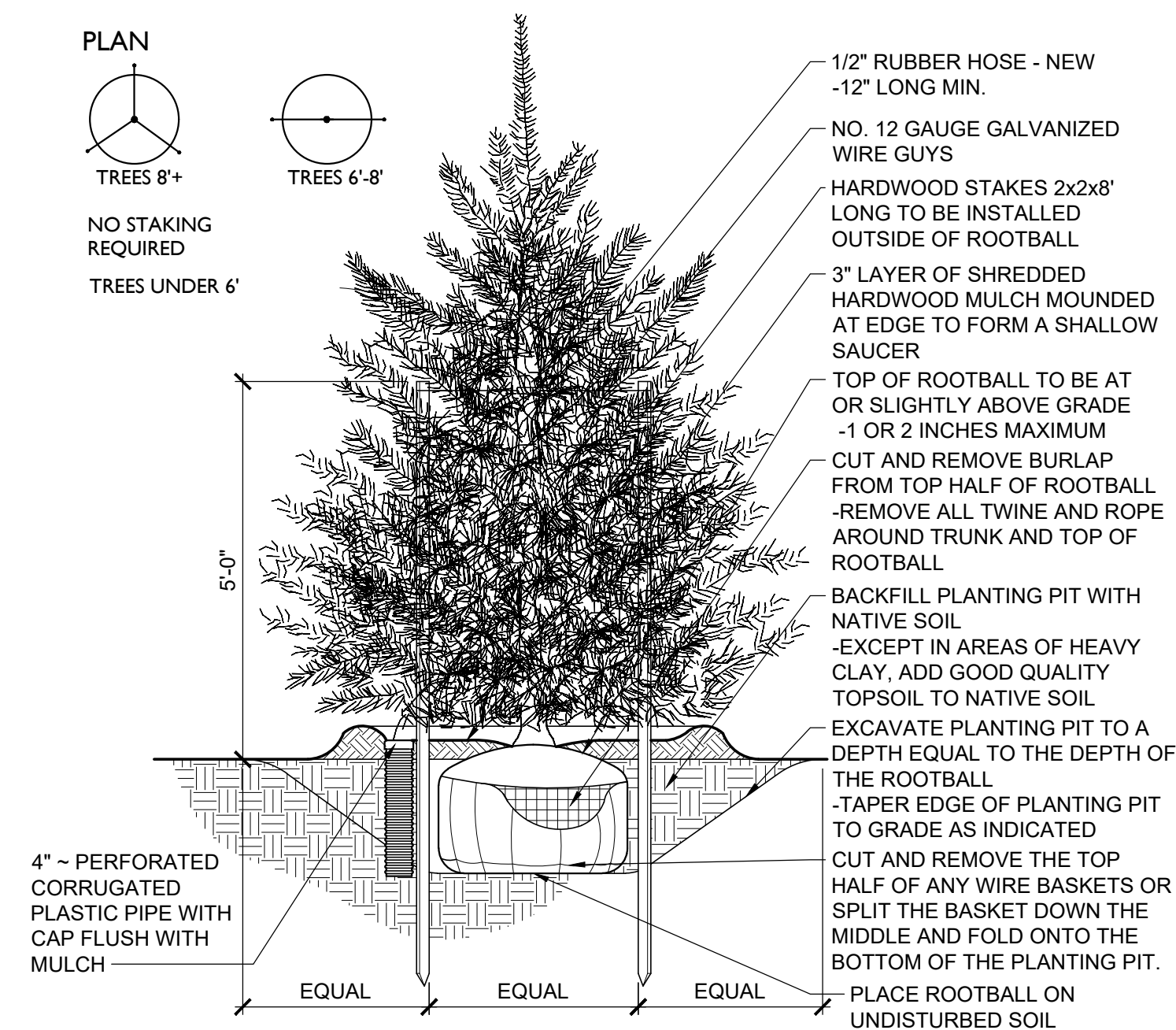
CUT AND REMOVE BURLAP FROM TOP HALF OF ROOTBALL
- REMOVE ALL TWINE AND ROPE AROUND TRUNK AND TOP OF ROOTBALL

EXCAVATE PLANTING PIT TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL
- TAPER EDGE OF PLANTING PIT TO GRADE AS INDICATED

CUT AND REMOVE THE TOP HALF OF ANY WIRE BASKETS OR SPLIT THE BASKET DOWN THE MIDDLE AND FOLD ONTO THE BOTTOM OF THE PLANTING PIT

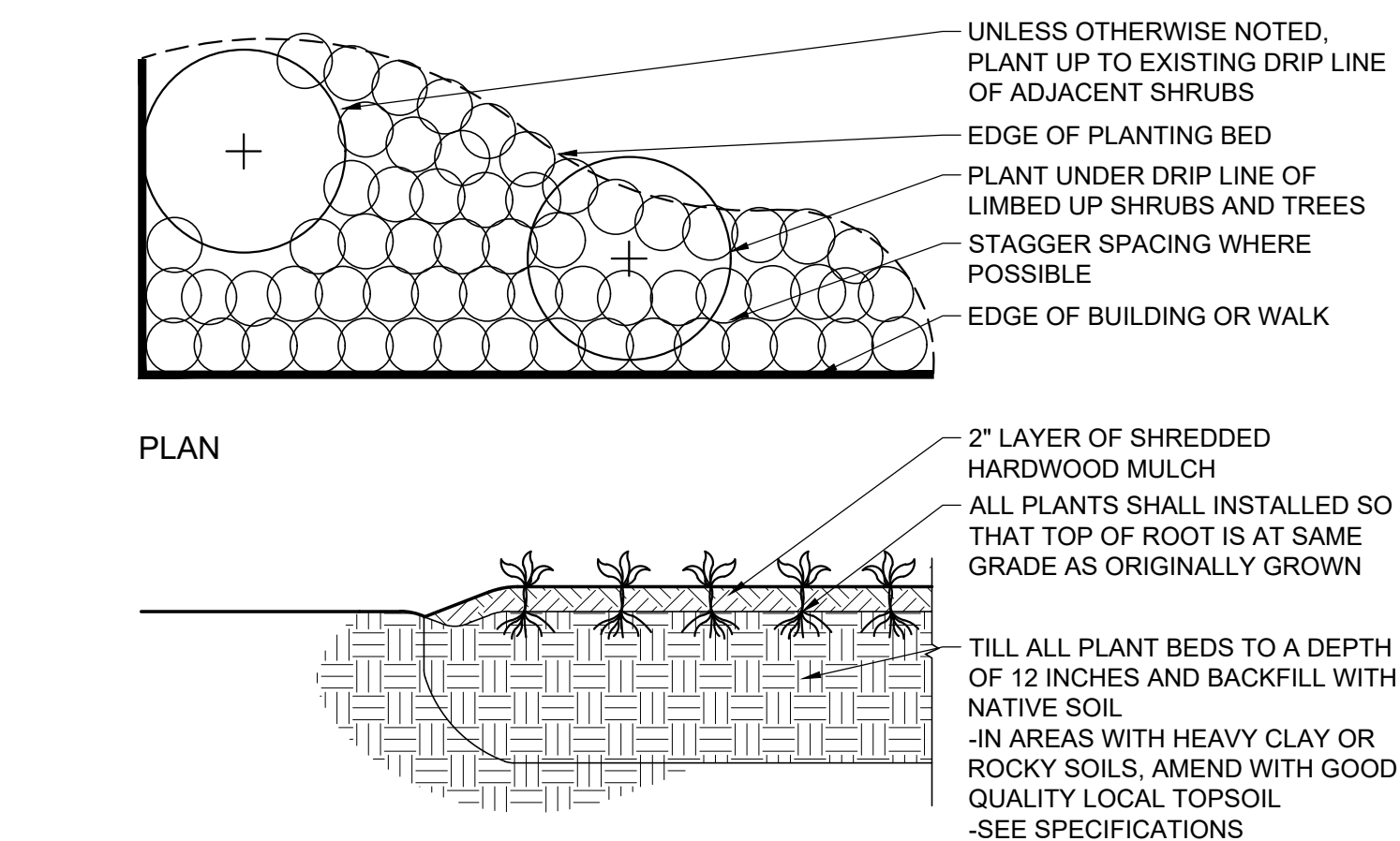
A _____ NOT TO SCALE

NOT TO SCALE



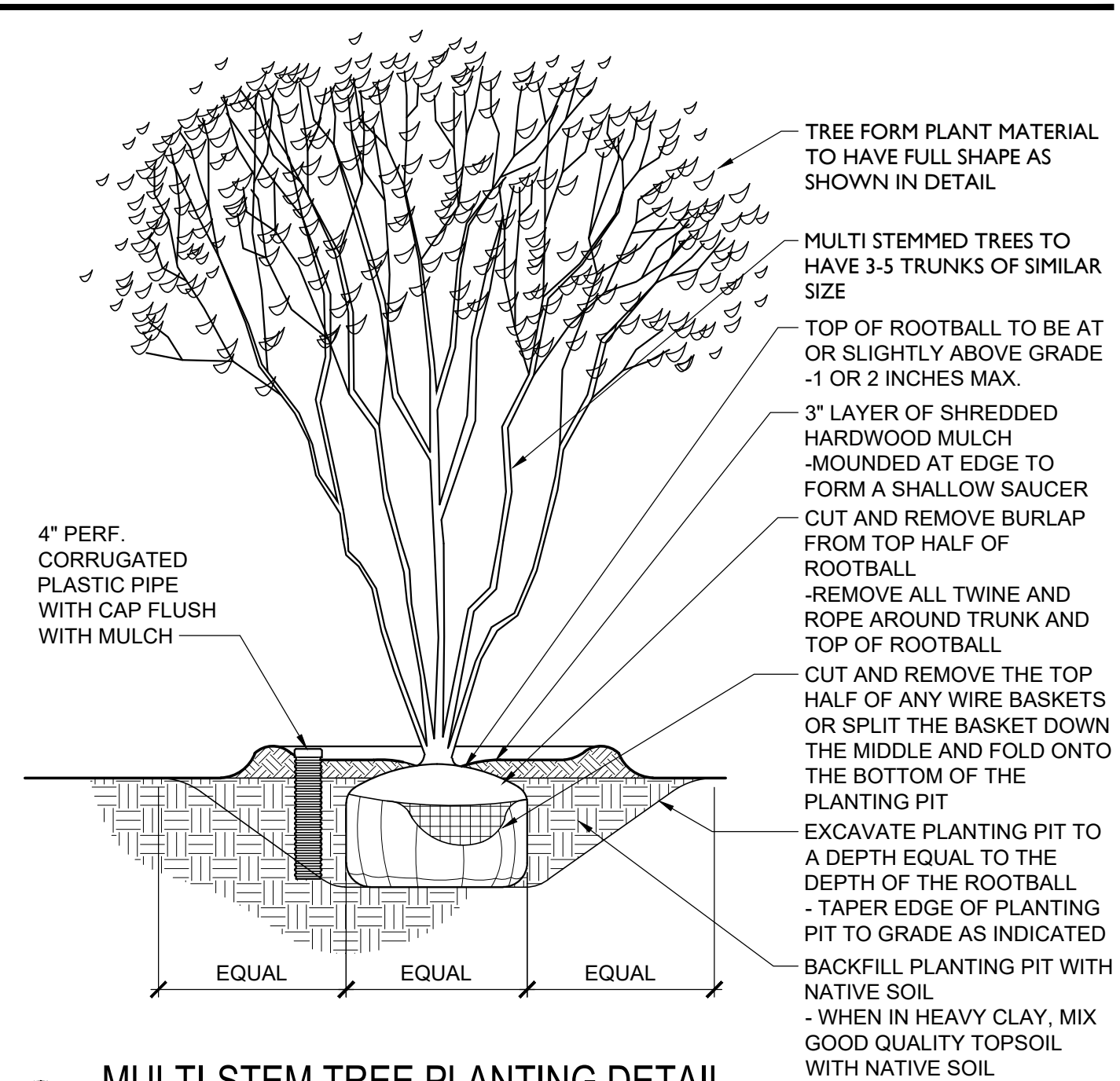
© NOT TO SCALE

NOT TO SCALE



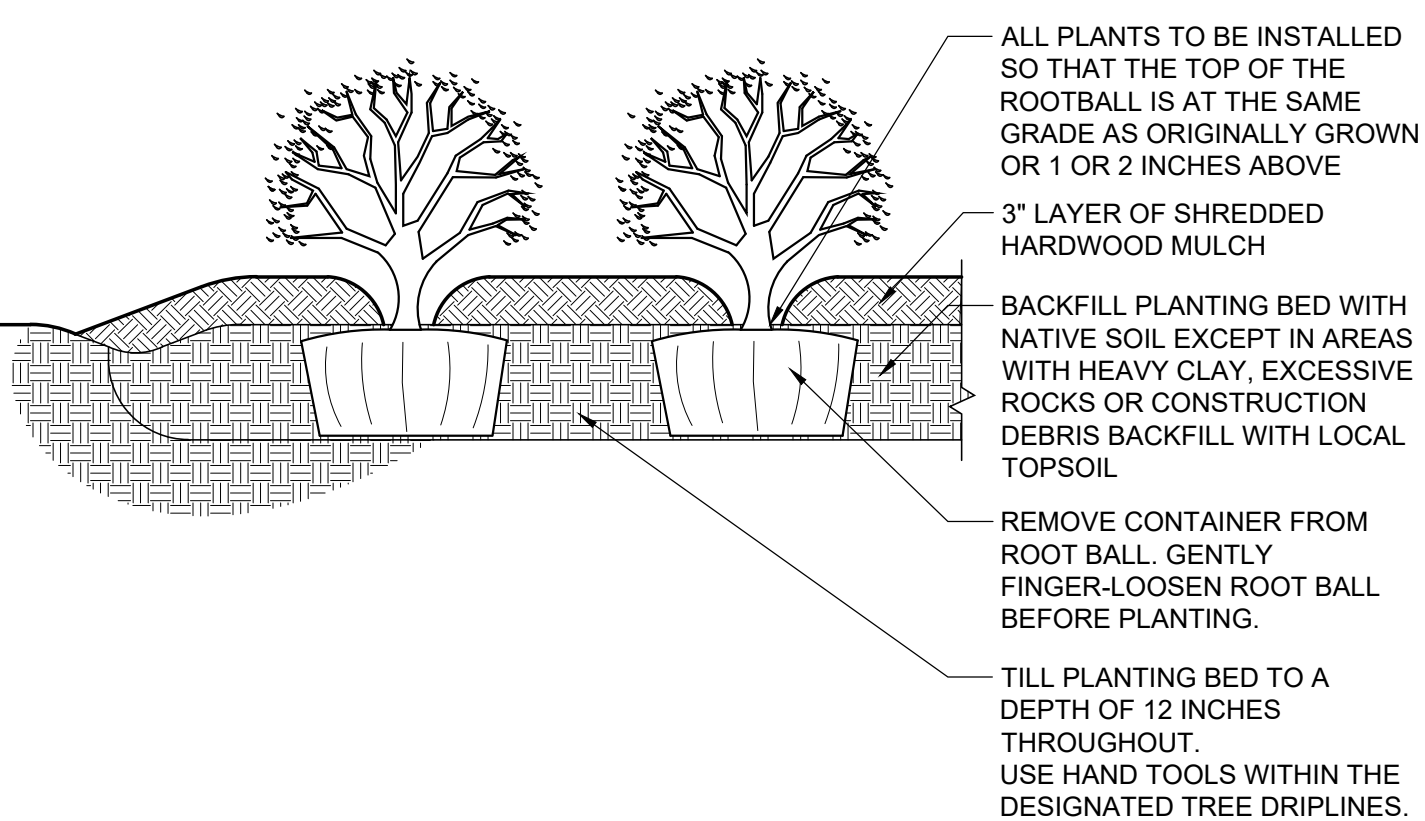
(E) _____ NOT TO SCALE

NOT TO SCALE



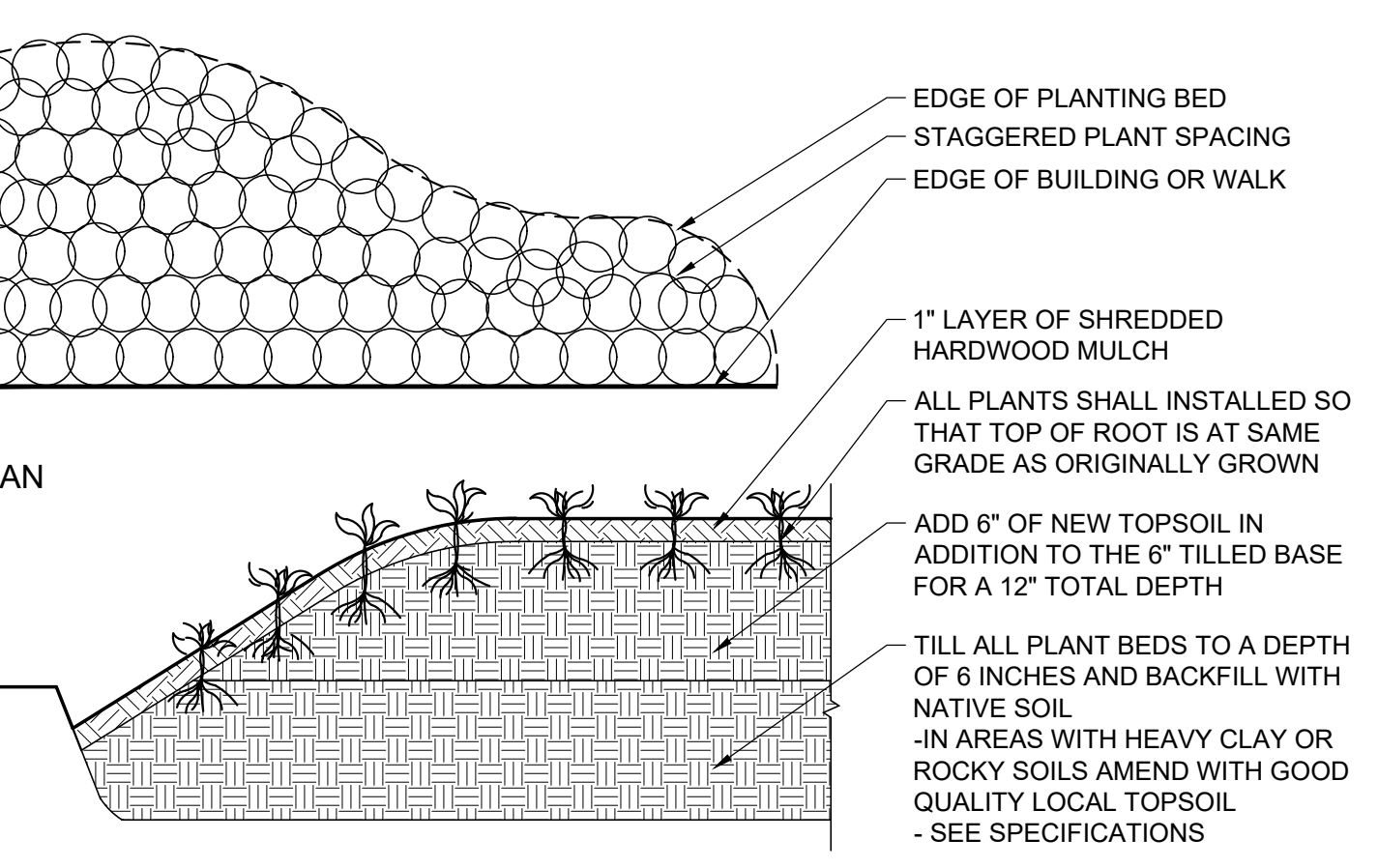
B _____ NOT TO SCALE

NOT TO SCALE



D _____ NOT TO SCALE

NOT TO SCALE



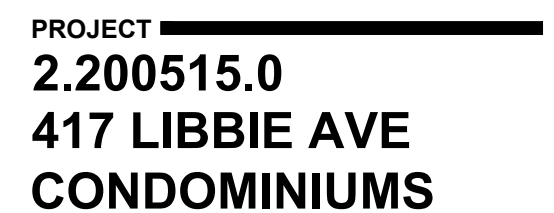
(F) _____ NOT TO SCALE

NOT TO SCALE

QUANTITY	BOTANICAL NAME	COMMON NAME	SPACING	CALIPER	HEIGHT	ROOT TYPE	DETAIL	REMARKS
TREES								
6	CARPINUS BETULUS	EUROPEAN HORNBEAM	AS SHOWN	2.5"		B&B	A	
8	ILEX X 'NELLIE R. STEVENS'	NELLIE STEVENS HOLLY	AS SHOWN		7"	B&B	C	
1	LAGERSTROEMIA 'NATCHEZ'	NATCHEZ CREPE MYRTLE	AS SHOWN		4-6'	B&B	B	
SHRUBS								
42	ABELIA X GRANDIFLORA 'KALEIDOSCOPE'	KALEIDOSCOPE ABELIA	AS SHOWN		15-18"	3 GAL.	D	
22	BUXUS X 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD	AS SHOWN		18-24"	CONT.	D	
101	BUXUS SEMPERVIRENS X 'BUDDY'	BUDDY BOXWOOD	AS SHOWN		15-18"	3 GAL.	D	
27	HYDRANGEA PANICULATA 'JANE' LITTLE LIME	LITTLE LIME HYDRANGEA	AS SHOWN		18-24"	3 GAL.	D	
16	ILEX CRENATA 'SOFT TOUCH'	SOFT TOUCH HOLLY	AS SHOWN		15-18"	3 GAL.	D	
13	PRUNUS LAUROCERASUS 'MAJESTIC JADE'	MAJESTIC JADE MYRTLE	AS SHOWN		18-24"	CONT.	D	
28	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	AS SHOWN		18-24"	CONT.	D	
27	RHAPHIOLEPSIS INDICA	INDIAN HAWTHORN	AS SHOWN		15-18"	3 GAL.	D	
21	RHODODENDRON 'MOOTUM' AUTUMN MOONLIGHT	AUTUMN MOONLIGHT AZALEA	AS SHOWN		18-24"	CONT.	D	
ORNAMENTAL GRASSES, & PERENNIALS								
18	MISCANTHUS SINENSIS	MORNING LIGHT MISCANTHUS	AS SHOWN			3 GAL.	D	
26	PENNISETUM ALOPECUROIDES 'HAAMELN'	DWARF FOUNTAIN GRASS	AS SHOWN			3 GAL.	D	

1. CONTRACTOR SHALL VERIFY PLANT MATERIAL QUANTITIES SHOWN ON PLAN WITH TOTALS
11. ALL SUBSTITUTIONS OF PLANT MATERIAL SHALL BE REQUESTED IN WRITING TO THE

1. CONTRACTOR SHALL VERIFY PLANT MATERIAL QUANTITIES SHOWN ON PLAN WITH TOTALS IN PLANTING SCHEDULE. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO FINAL BIDDING. UNIT PRICES SHALL BE SUBMITTED AS PART OF FINAL BID.
2. ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE FULL YEAR TO BE IN A HEALTHY GROWING CONDITION. PLANT MATERIALS WHICH DO NOT FULFILL THIS GUARANTEE SHALL BE REPLACED AT NO COST TO THE OWNER. REPLACEMENT SHALL BE GUARANTEED THROUGHOUT THE ORIGINAL GUARANTEE PERIOD. PLANTS THAT DIE SHALL BE REPLACED IMMEDIATELY.
3. CONTRACTOR IS RESPONSIBLE FOR WATERING ALL PLANT MATERIAL DURING INSTALLATION AND UNTIL FINAL INSPECTION AND ACCEPTANCE BY OWNER. CONTRACTOR SHALL NOT ASSUME IRRIGATION SYSTEM IS FULLY OPERATIONAL AT COMPLETION OF PLANTING INSTALLATION
4. CONTRACTOR RESPONSIBLE FOR CONTACTING MISS UTILITY PRIOR TO BEGINNING OF CONSTRUCTION FOR LOCATION OF ALL UTILITY LINES. TREES SHALL BE LOCATED A MINIMUM OF 5 FEET FROM SEWER/WATER CONNECTIONS. NOTIFY LANDSCAPE ARCHITECT IF ANY CONFLICTS OCCUR.
5. THE LANDSCAPE ARCHITECT IS THE OWNERS REPRESENTATIVE AND SHALL BE THE APPROVING AUTHORITY FOR INFORMATION PROVIDED IN THESE PLANS AND SPECIFICATIONS.
6. ALL PLANT MATERIALS, TOPSOIL, MULCH, FERTILIZERS, SOIL AMENITIES, PLANTING SUPPLIES AND METHODS SHALL BE SUBJECT TO LANDSCAPE ARCHITECT'S APPROVAL. REJECTED MATERIALS SHALL BE REMOVED FROM THE SITE WITHOUT DELAY.
7. ALL PLANT MATERIALS AND PLANTING METHODS SHALL CONFORM TO A.A.N. STANDARDS.
8. CONTRACTOR SHALL LAYOUT AND MARK LOCATION FOR ALL PLANT MATERIAL, PLANTING, AND IMPROVEMENTS SHOWN AND REQUEST IN FIELD APPROVAL FROM LANDSCAPE ARCHITECT.
9. BEDS TO CONTAIN SHRUBS OR GROUND COVER SHALL BE TILLED TO A DEPTH OF 6" AND THE SOIL CONDITIONED BY ADDING CLEAN, WELL ROTTED MANURE. IF EXISTING SOIL IS CONSIDERED TO BE UNUSABLE BY OWNER, BEDS SHALL BE TREATED TO ELIMINATE WEEDS AND WEED SEEDS.
10. ALL PLANTING BED AREAS SHALL BE COVERED WITH A 3" MINIMUM LAYER OF MEDIUM TEXTURE SHREDDED HARDWOOD MULCH UNLESS OTHERWISE NOTED.
11. ALL SUBSTITUTIONS OF PLANT MATERIAL SHALL BE REQUESTED IN WRITING TO THE LANDSCAPE ARCHITECT AND APPROVED IN WRITING BY THE OWNER.
12. ALL PLANTING OPERATIONS SHALL BE UNDER THE SUPERVISION OF AN EXPERIENCED PLANTSMAN.
13. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO SELECT PLANT MATERIALS IN THE NURSERY.
14. FOR TREES BALLED IN WIRE BASKETS, CUT AND REMOVE TOP AND SIDES OF BASKET AFTER INSTALLATION.
15. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS AND MATERIALS THAT ARE IN AN UNHEALTHY OR UNSIGHTLY CONDITION, AS WELL AS PLANTS AND MATERIALS THAT DO NOT CONFORM TO A.A.N. STANDARDS. SEE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1-(CURRENT EDITION).
16. SOIL SHALL BE FREE OF ALL WEEDS.
17. PLANT SIZES, QUANTITIES, AND SPECIES WILL BE CHECKED BY COUNTY INSPECTION FOR COMPLIANCE WITH PLANT SCHEDULE AS APPROVED BY THE COUNTY. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR DELAY IN ISSUANCE OF CERTIFICATE OF OCCUPANCY BY THE COUNTY RESULTING FROM UNAUTHORIZED SUBSTITUTIONS OR DOWNSIZING.
18. UPON COMPLETION OF LANDSCAPE INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR WHO WILL VERIFY COMPLETENESS, INCLUDING THE REPLACEMENT OF ALL DEAD PLANT MATERIAL, AND SCHEDULE A FINAL INSPECTION FOR ACCEPTANCE BY OWNER
19. THE ONE YEAR GUARANTEE PERIOD SHALL BEGIN UPON THE OWNER'S APPROVAL AND ACCEPTANCE OF THE PLANTING INSTALLATION. THE OWNER SHALL ASSUME RESPONSIBILITY FOR MAINTENANCE INCLUDING WATERING, WEEDING, PEST CONTROL, AND FERTILIZATION.
20. CONTRACTOR SHALL REMOVE STAKING FROM TREES AT THE END OF THE ONE YEAR WARRANTY PERIOD.



417 LIBBIE AVE
RICHMOND, VA 23226

**NOT FOR
CONSTRUCTION**

COPYRIGHT 2021 BASKERVILL. USE OF THIS WORK IN WHOLE OR IN PART IS FORBIDDEN WITHOUT EXPRESSED WRITTEN CONSENT.

ISSUE XXXXXXXXXX
08/13/2021
APPLICATION FOR
SPECIAL USE PERMIT

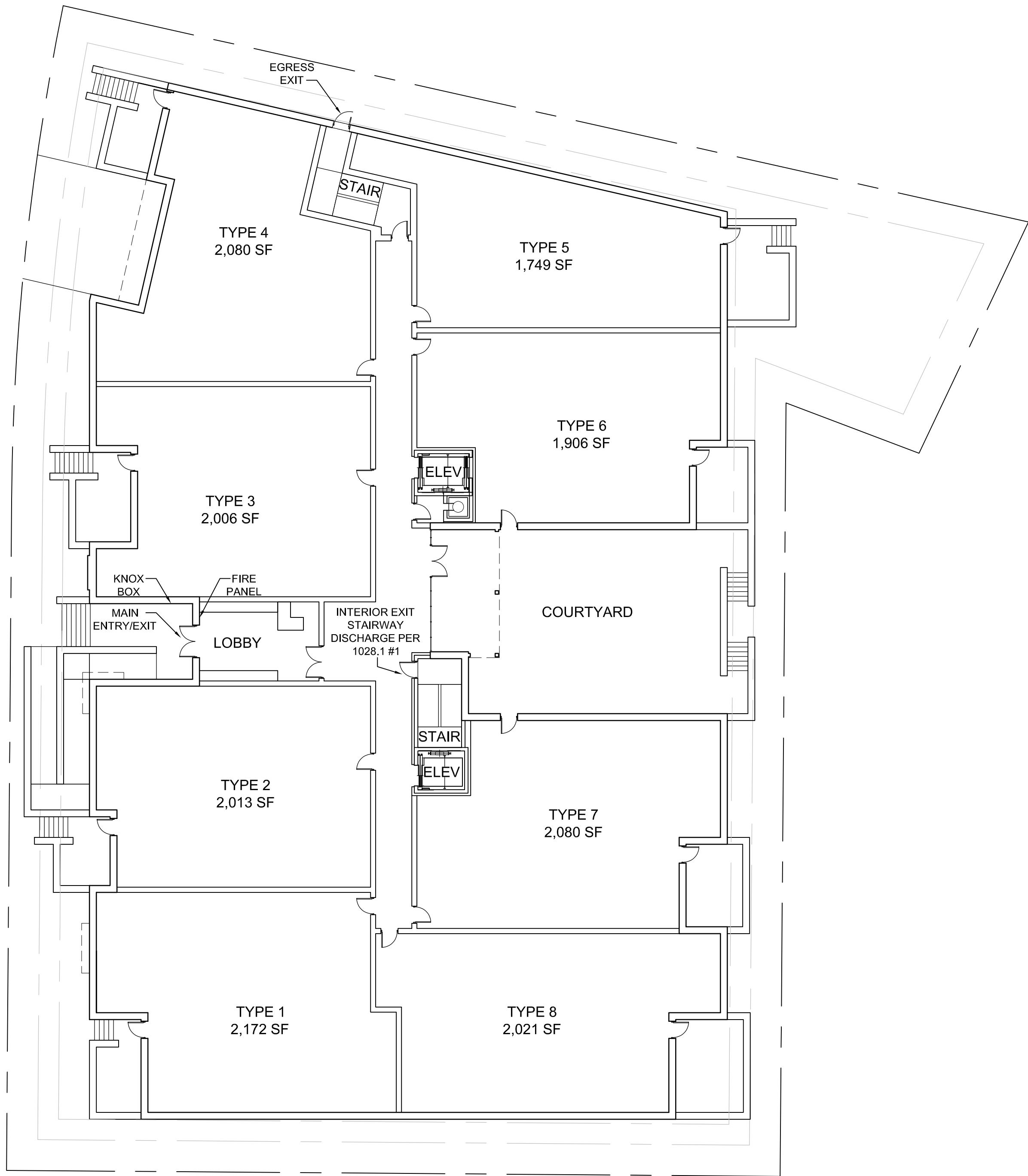
1 11/05/21 SUP COMMENTS

DRAWING TITLE _____

PLANTING SCHEDULE NOTES

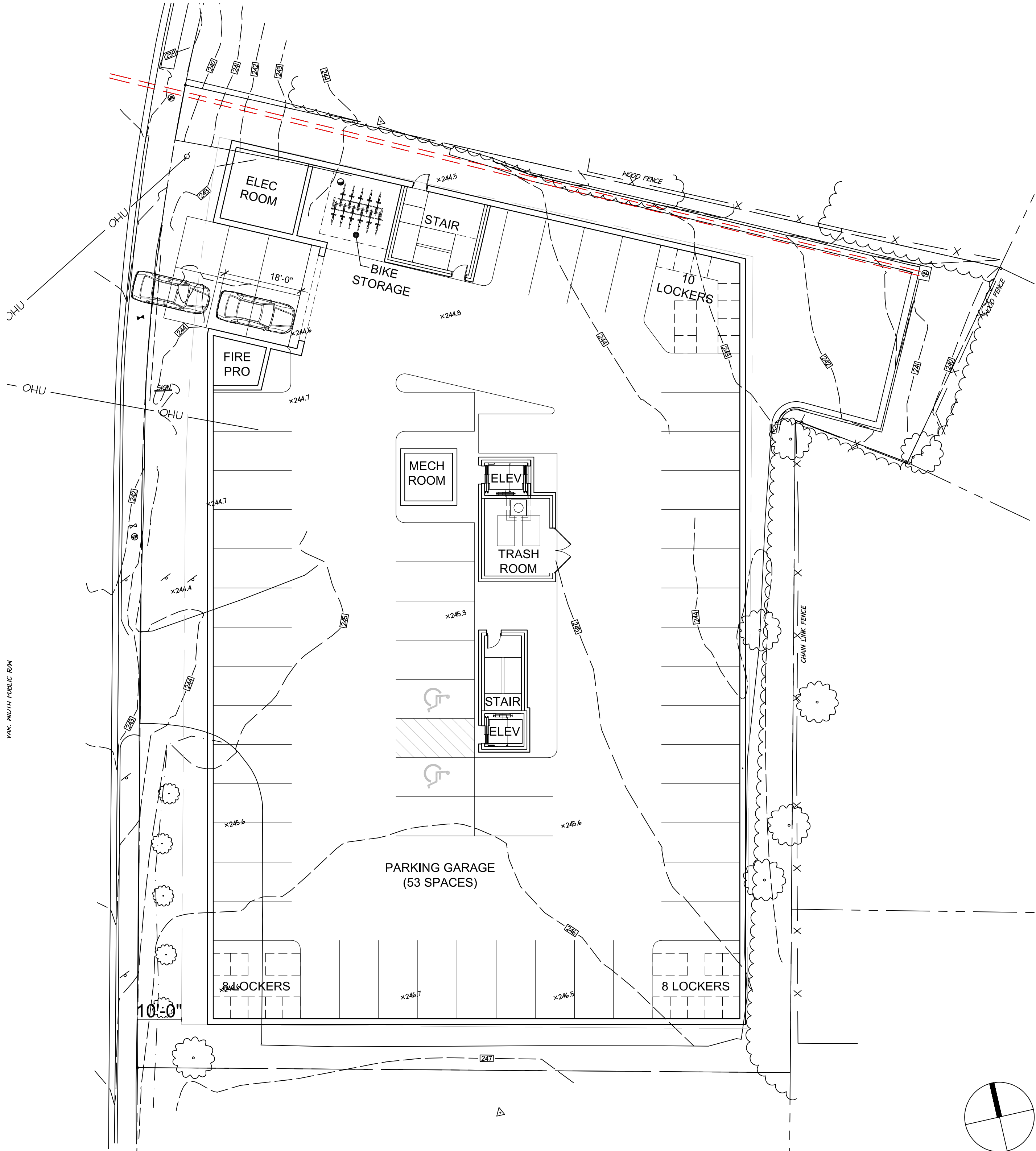
DETAILS

DRAWING NO. **L2.00**



5A GROUND LEVEL PLAN

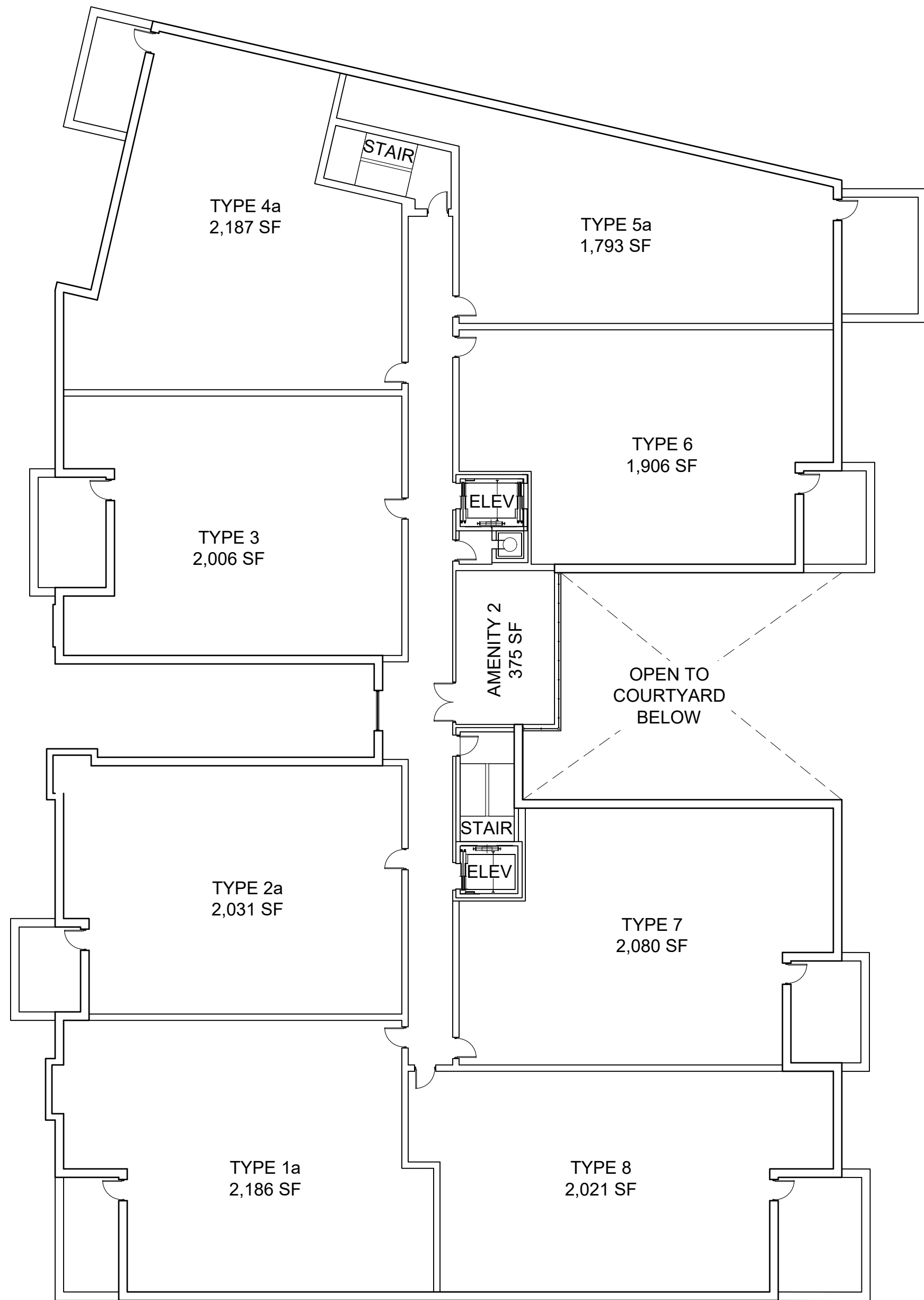
SCALE: 1/16" = 1'-0"



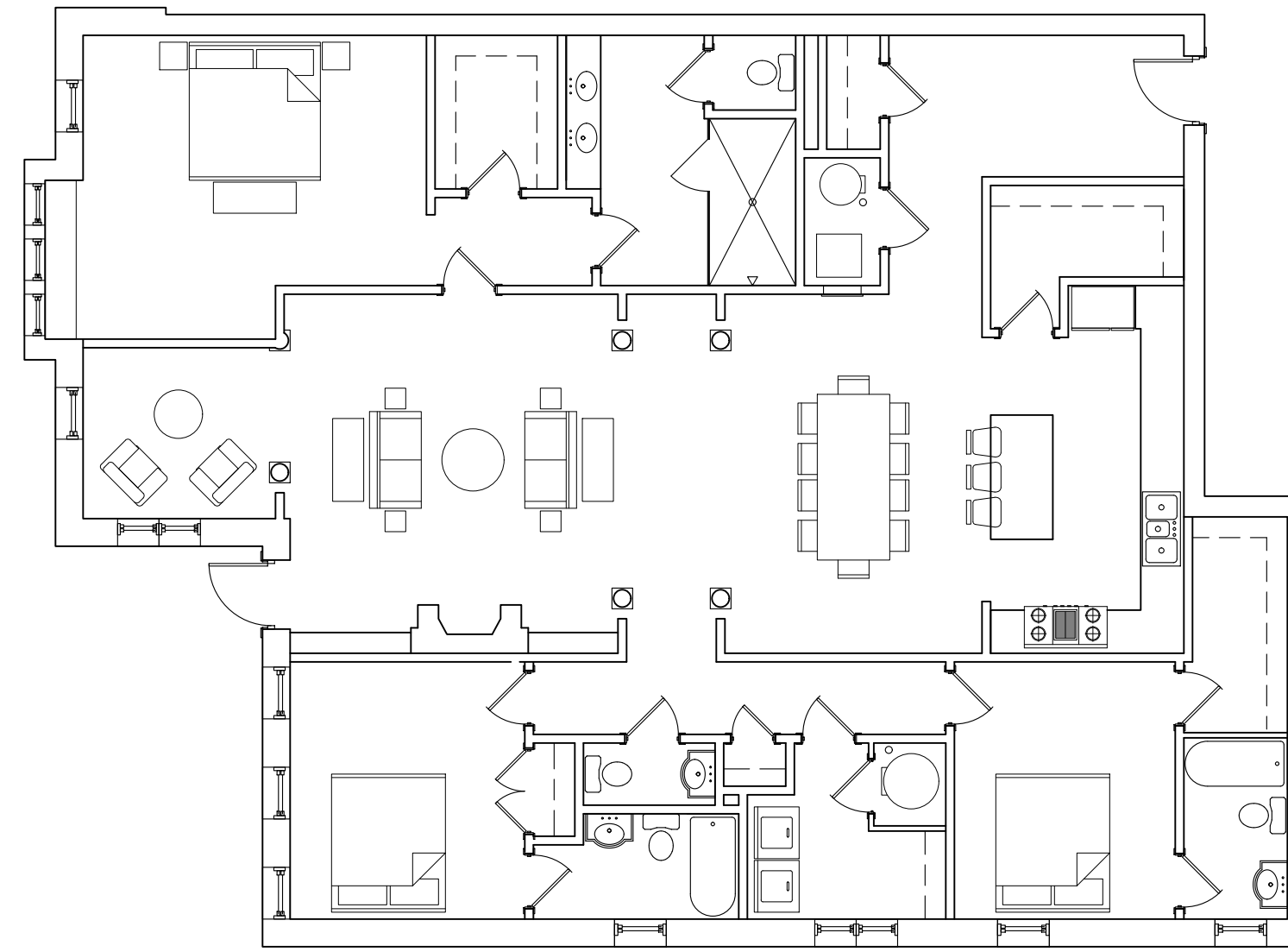
3A PARKING LEVEL PLAN

SCALE: 1/16" = 1'-0"

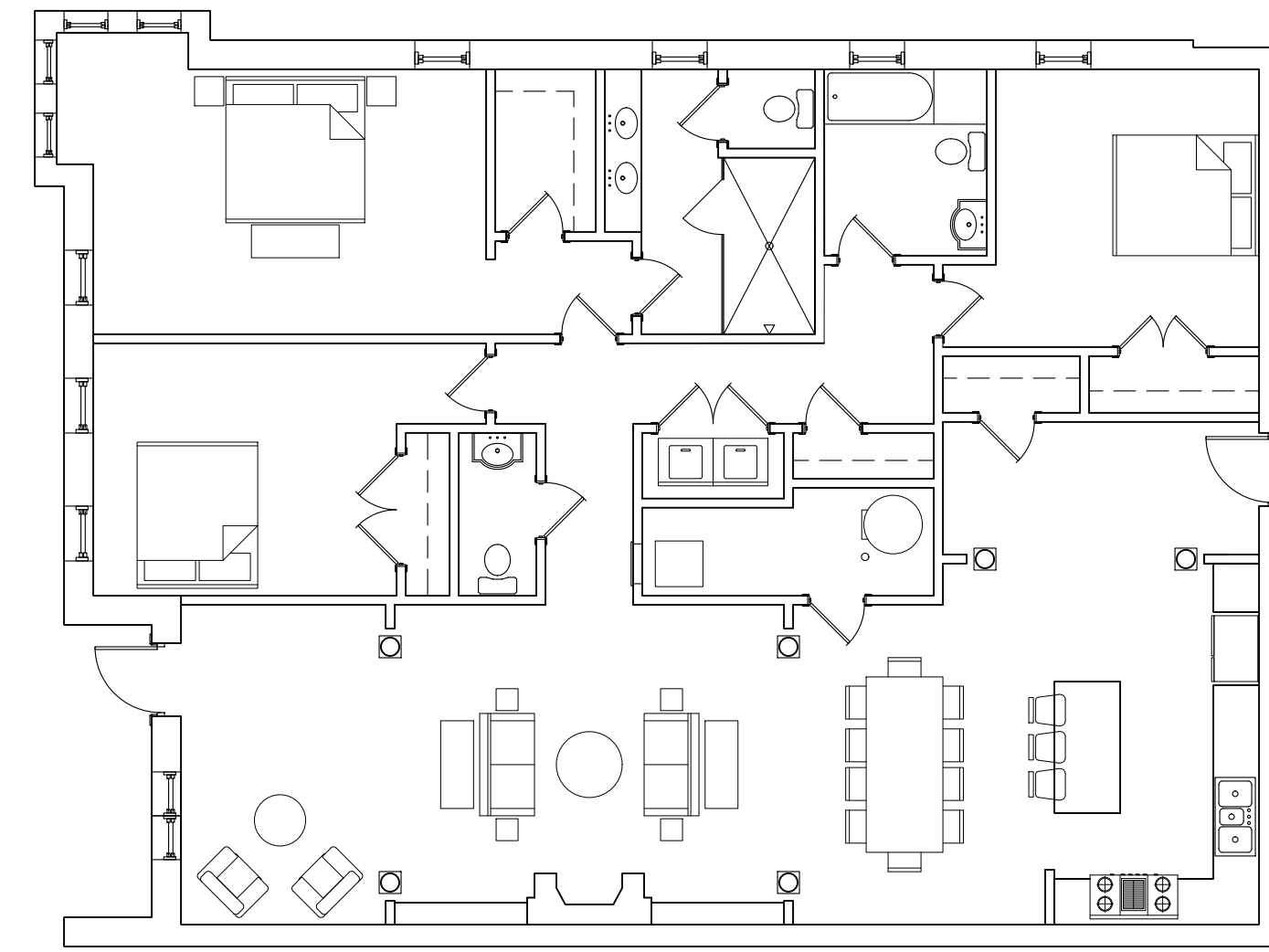
J:\Urban Generation Living\2.200515.0 - UGL - 417 Libbie Ave. Condominiums\3 Design\06 CADD\Arch\22005150_A1.0.dwg 11/23/2021 4:27 PM Sheena Mayfield



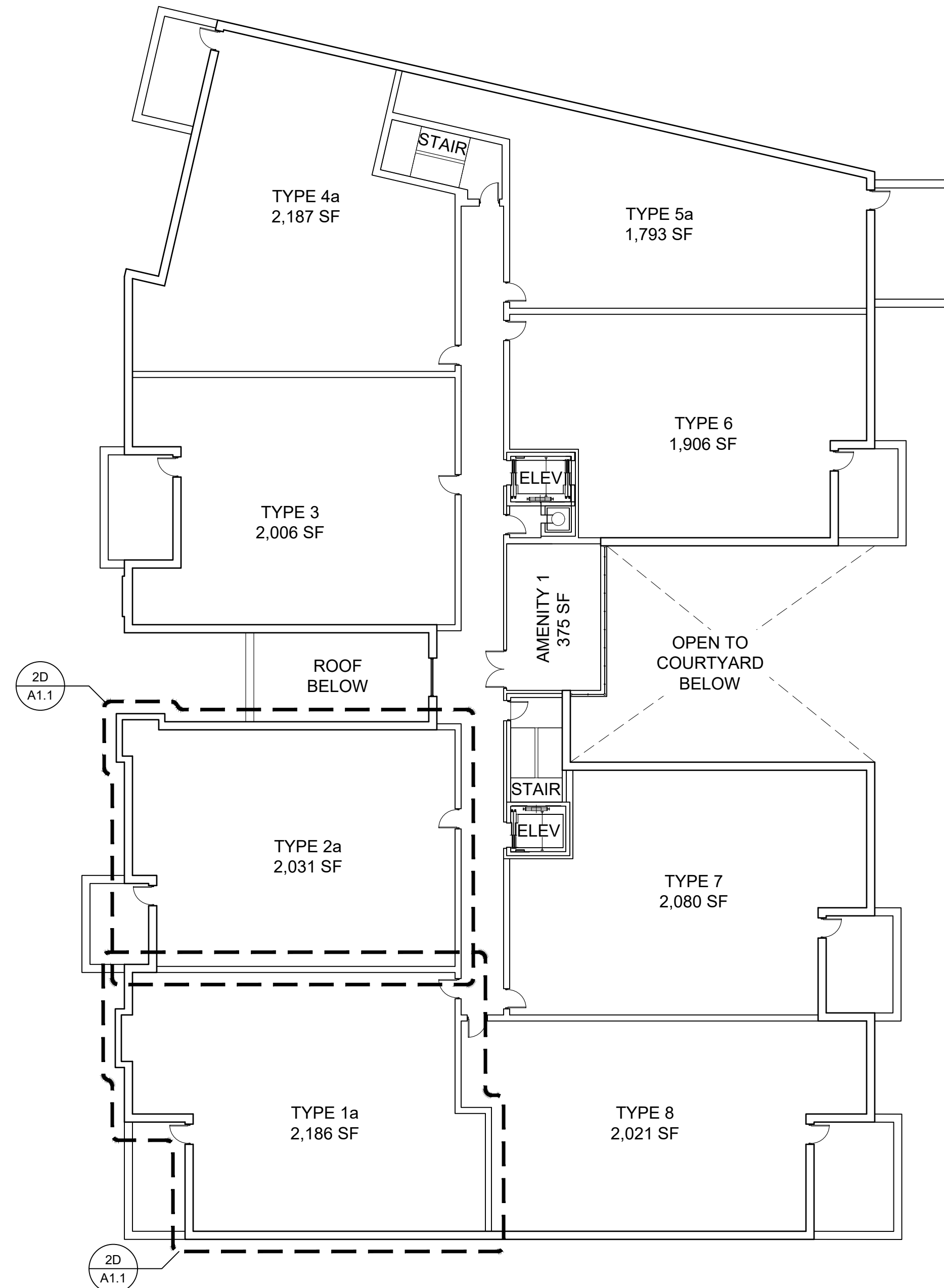
5A THIRD FLOOR PLAN
SCALE: 1/16" = 1'-0"



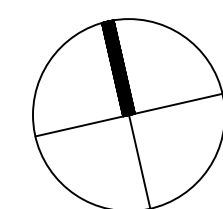
3D TYPICAL CORNER UNIT PLAN
SCALE: 1/8" = 1'-0"



2D TYPICAL INTERIOR UNIT PLAN
SCALE: 1/8" = 1'-0"



3A SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"



Baskervill

OWNER **UGL MANAGEMENT**

PROJECT **2.200515.0**
417 LIBBIE AVE
CONDOMINIUMS

417 LIBBIE AVE
RICHMOND, VA 23226

**NOT FOR
CONSTRUCTION**

COPYRIGHT 2021 BASKERVILL. USE OF THIS WORK IN WHOLE OR IN PART IS FORBIDDEN WITHOUT EXPRESSED WRITTEN CONSENT.

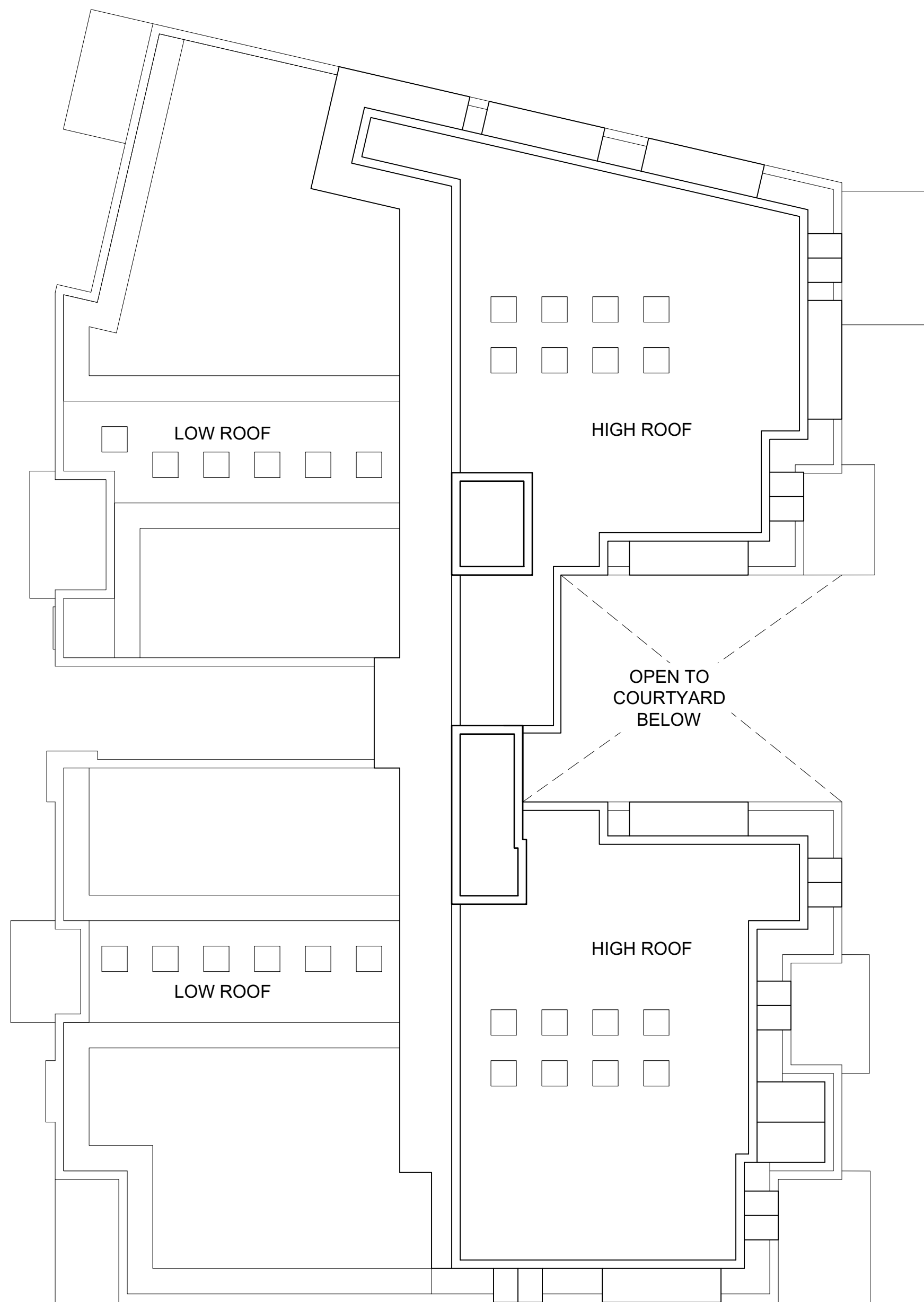
ISSUE **08/13/21**
APPLICATION FOR
SPECIAL USE PERMIT

1 11/05/21 SUP COMMENTS
2 11/24/21 PLANNING COMMENTS

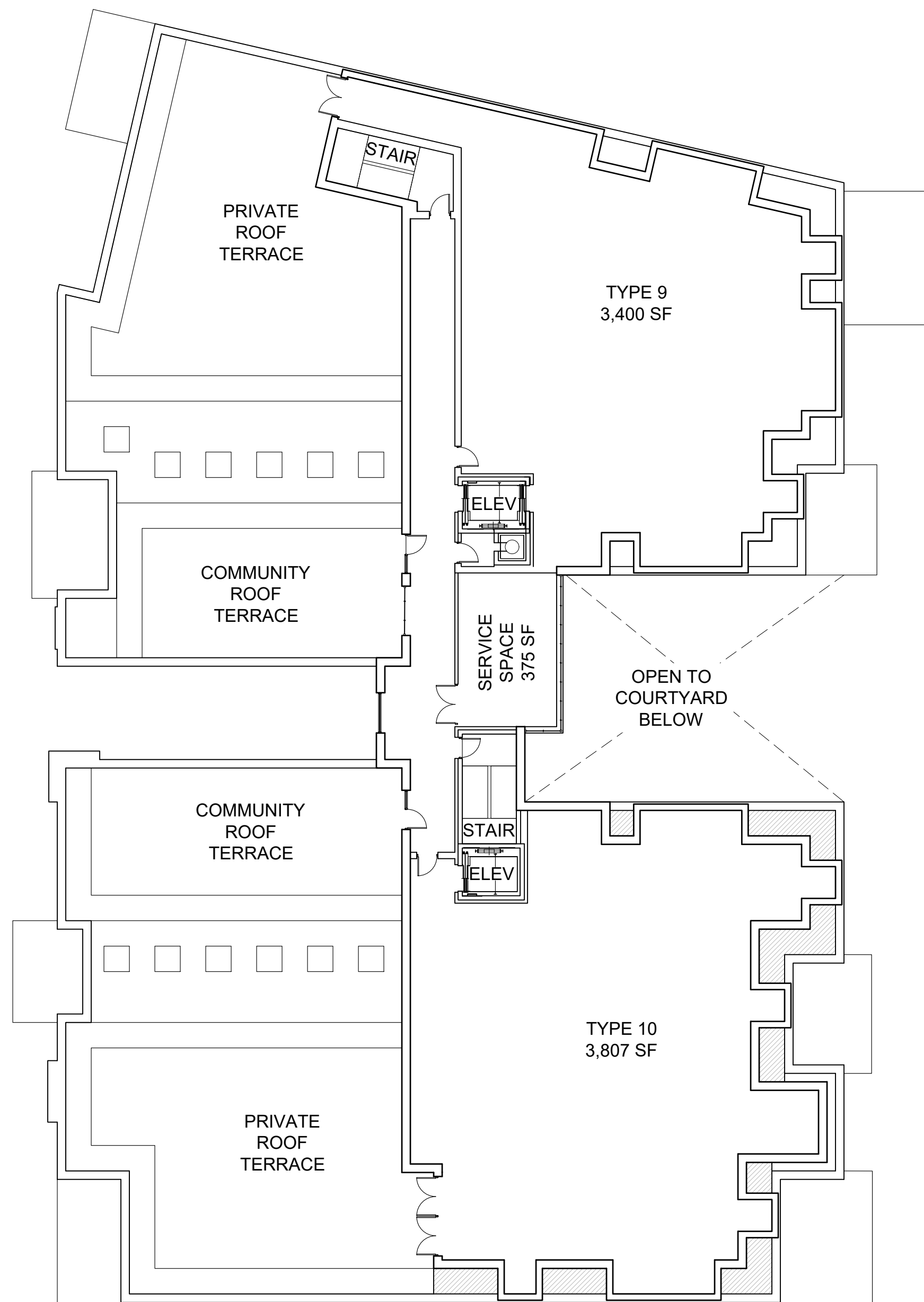
DRAWING TITLE **SECOND FLOOR AND**
THIRD FLOOR PLANS,
TYP UNIT PLANS

DRAWING NO. **A1.1**

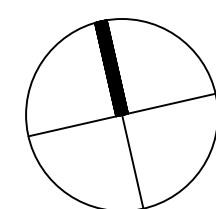
J:\Urban Generation Living\2.200515.0 - UGL - 417 Libbie Ave. Condominiums\3 Design\06 CADD\Arch\22005150_A1.0.dwg 11/23/2021 4:27 PM Sheena Mayfield



5A ROOF PLAN
SCALE: 1/16" = 1'-0"



3A FOURTH FLOOR & ROOF TERRACE PLAN
SCALE: 1/16" = 1'-0"



2D CONCEPTUAL STREET VIEW
NOT TO SCALE



1D CONCEPTUAL STREET VIEW
NOT TO SCALE

Baskervill

OWNER **UGL MANAGEMENT**

PROJECT **2.200515.0
417 LIBBIE AVE
CONDOMINIUMS**

**417 LIBBIE AVE
RICHMOND, VA 23226**

**NOT FOR
CONSTRUCTION**

COPYRIGHT 2021 BASKERVILL. USE OF THIS WORK IN WHOLE OR IN PART IS FORBIDDEN WITHOUT EXPRESSED WRITTEN CONSENT.

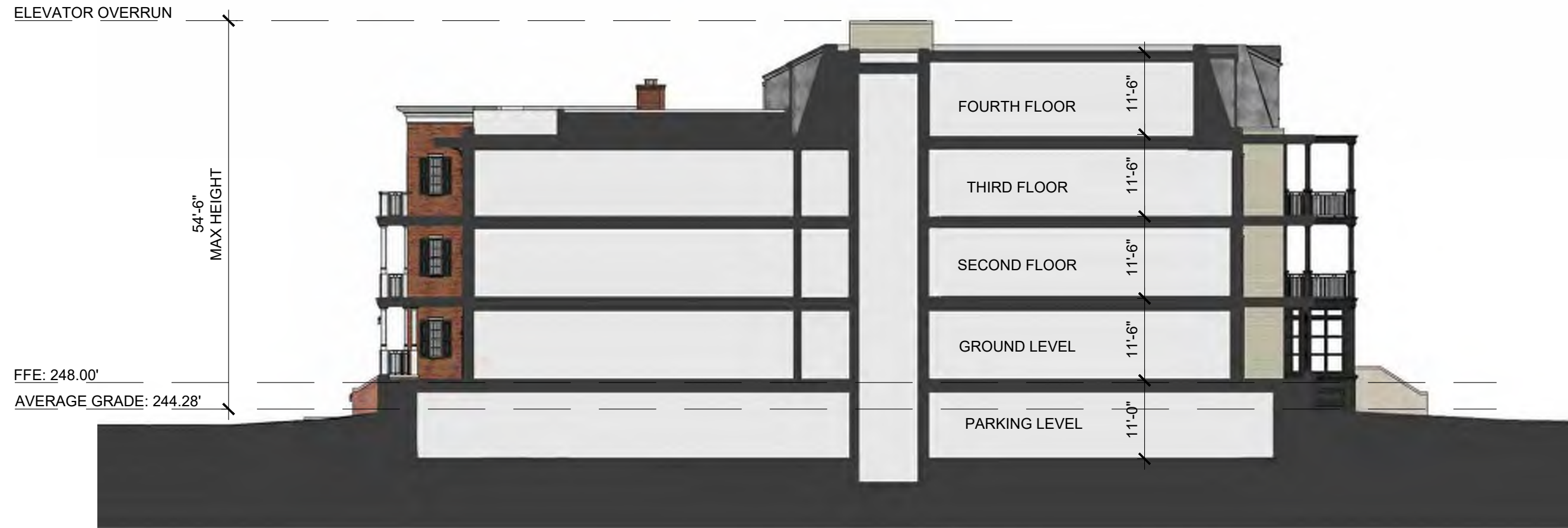
ISSUE **08/13/21
APPLICATION FOR
SPECIAL USE PERMIT**

1 11/05/21 SUP COMMENTS
2 11/24/21 PLANNING COMMENTS

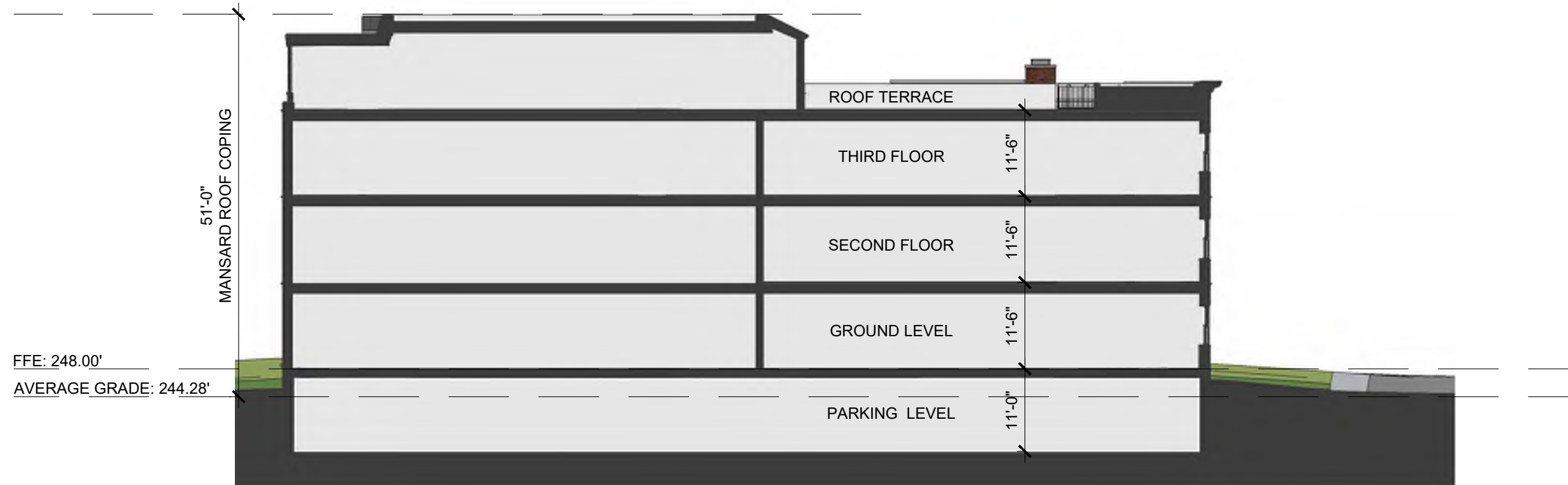
DRAWING TITLE **FOURTH FLOOR &
ROOF TERRACE, AND
ROOF PLANS**

DRAWING NO. **A1.2**

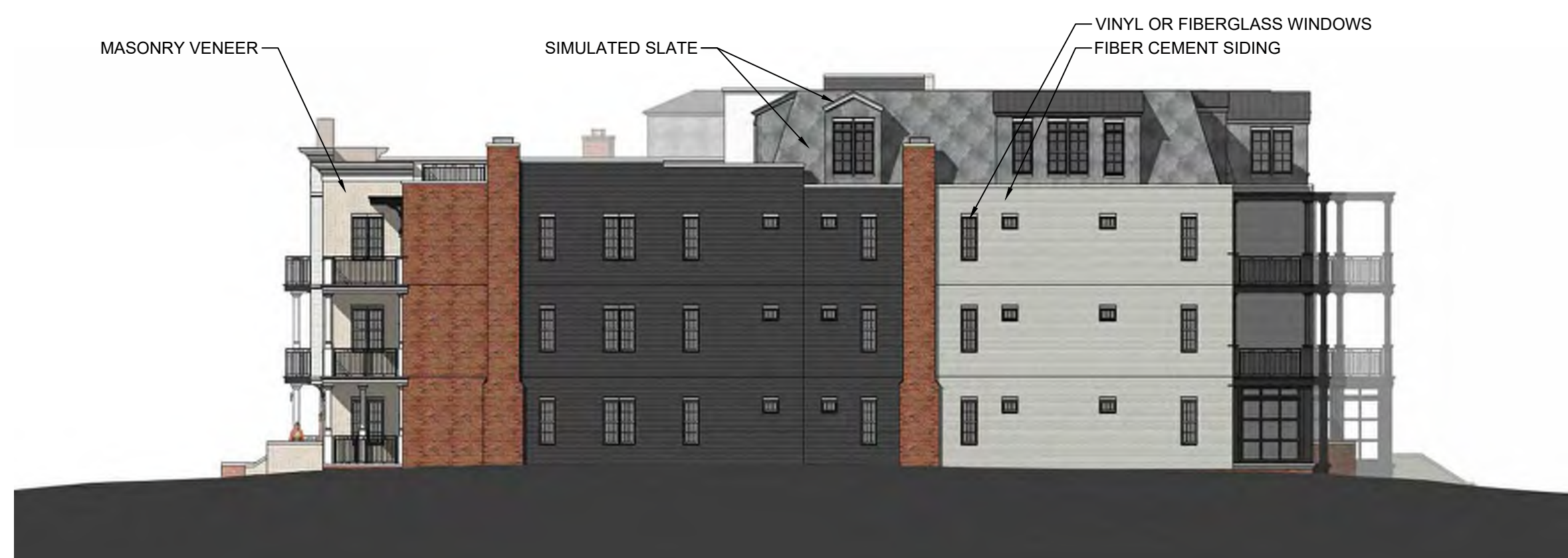
J:\Urban Generation Living\2.200515.0 - UGL - 417 Libbie Ave. Condominiums\3 Design\06 CADD\Arch\22005150_A1.0.dwg 11/9/2021 1:55 PM Sheena Mayfield



5D SECTION VIEW
NOT TO SCALE



3D SECTION VIEW
NOT TO SCALE



5C SIDE ELEVATION - SOUTH
SCALE: 1/16" = 1'-0"



3C REAR ELEVATION - EAST
SCALE: 1/16" = 1'-0"



5A SIDE ELEVATION - NORTH
SCALE: 1/32" = 1'-0"



3A FRONT ELEVATION - LIBBIE AVENUE
SCALE: 1/16" = 1'-0"

Baskervill

OWNER **UGL MANAGEMENT**

PROJECT **2.200515.0**
417 LIBBIE AVE
CONDOMINIUMS

417 LIBBIE AVE
RICHMOND, VA 23226

**NOT FOR
CONSTRUCTION**

COPYRIGHT 2021 BASKERVILL. USE OF THIS WORK IN WHOLE OR IN PART IS FORBIDDEN WITHOUT EXPRESSED WRITTEN CONSENT.

ISSUE **08/13/21**
APPLICATION FOR
SPECIAL USE PERMIT

1 11/05/21 SUP COMMENTS

DRAWING TITLE
EXTERIOR
ELEVATIONS AND
SECTION VIEWS

DRAWING NO.
A2.0