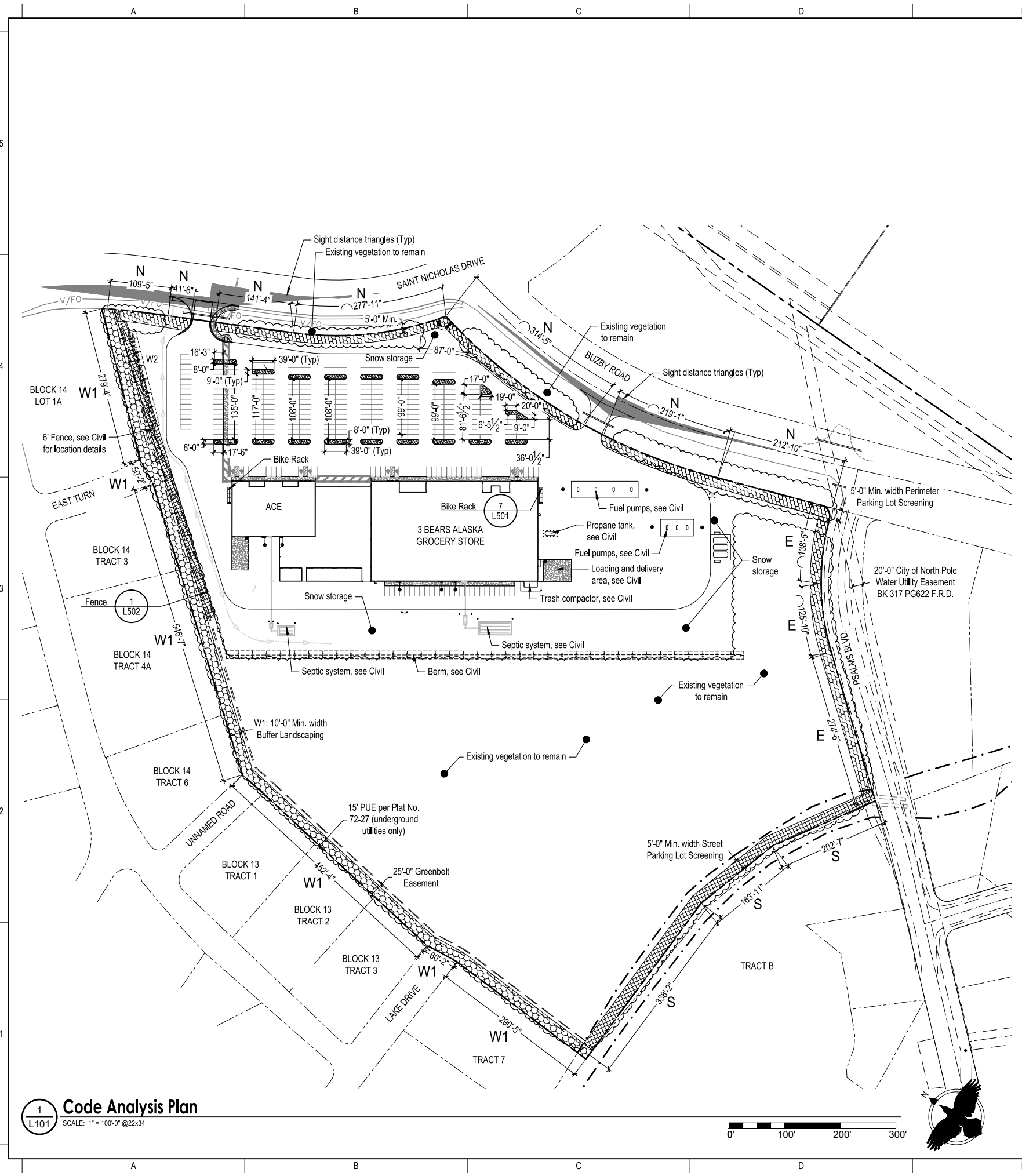


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Code Analysis Plan
SCALE: 1" = 100'-0" @ 22x34

Perimeter Landscaping Requirements

		N	S	E1	W1	W2	
CODE BASIS	Landscape Type	SPLS	PPLS	SPLS	BL	PPLS	
	Length of Perimeter (LF)	1,316'-6"	704'-8"	538'-9"	1,679'-6"	553'-3"	
CODE REQUIREMENTS	Required Trees	Deciduous	N/A	N/A	N/A	0	N/A
		Evergreen	N/A	N/A	N/A	84	16
	Total Trees	53	20	22	168	16	
Required Shrubs		53	20	22	0	0	
OPTIONAL CREDITS USED	Existing Landscape Credits	Existing Mass	Existing Mass	Existing Mass	Existing Mass	Existing Mass	
		Existing Mass	Existing Mass	Existing Mass	Existing Mass	Existing Mass	
ADJUSTED REQUIREMENTS	Adjusted Req'd Trees	0	0	0	0	0	
	Adjusted Req'd Shrubs	0	0	0	0	0	
PROVIDED PLANTINGS	Total Trees Provided	0	0	0	0	0	
	Total Shrubs Provided	0	0	0	0	0	
CODE COMPARISON	Trees Above Code	+0	+0	+0	+0	+0	
	Shrubs Above Code	+0	+0	+0	+0	+0	

*For required landscape level see the Fairbanks North Star Borough Landscape Manual.
*For landscape requirements see the Fairbanks North Star Borough Landscape Manual.
*Existing Mass vegetation meets and exceeds the required minimum for required landscape material.

Interior Parking Lot Screening Requirements

TOTAL NUMBER OF PARKING SPACES	297	
REQUIREMENTS	REQUIRED PLANTING BED (QTY)	10
	TOTAL SF OF PLANTING BED (80 SF per bed)	800
	REQUIRED TREES (2 per required bed)	20
	REQUIRED SHRUBS (1 per required bed)	10
PROVIDED	PLANTING BED	18
	TOTAL SF OF PLANTING BED	5,242
	TOTAL TREES PROVIDED	32
	TOTAL SHRUBS PROVIDED	32
CODE COMPARISON	PLANTING BED (SF)	+4,442
	TREES ABOVE CODE	+12
	SHRUBS ABOVE CODE	+22

*For Interior Parking Lot Screening requirements see the Fairbanks North Star Borough Landscape Manual.
*For landscape requirements see the Fairbanks North Star Borough Landscape Manual.

Code Plan Legend

	Street Parking Lot Screening (SPLS)
	Perimeter Parking Lot Screening (PPLS)
	Buffer Landscaping (BL)
	Interior Parking Lot Screening

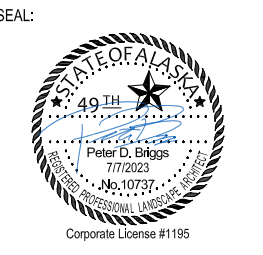


THREE BEARS
RETAIL LOCATION
PERMIT DRAWINGS
NORTH POLE, AK

DATE: 07/07/2023
JOB NUMBER: PSM-23-01
DRAWN BY: BL
CHECKED BY: PB

CODE ANALYSIS PLAN
SHEET #:
L101

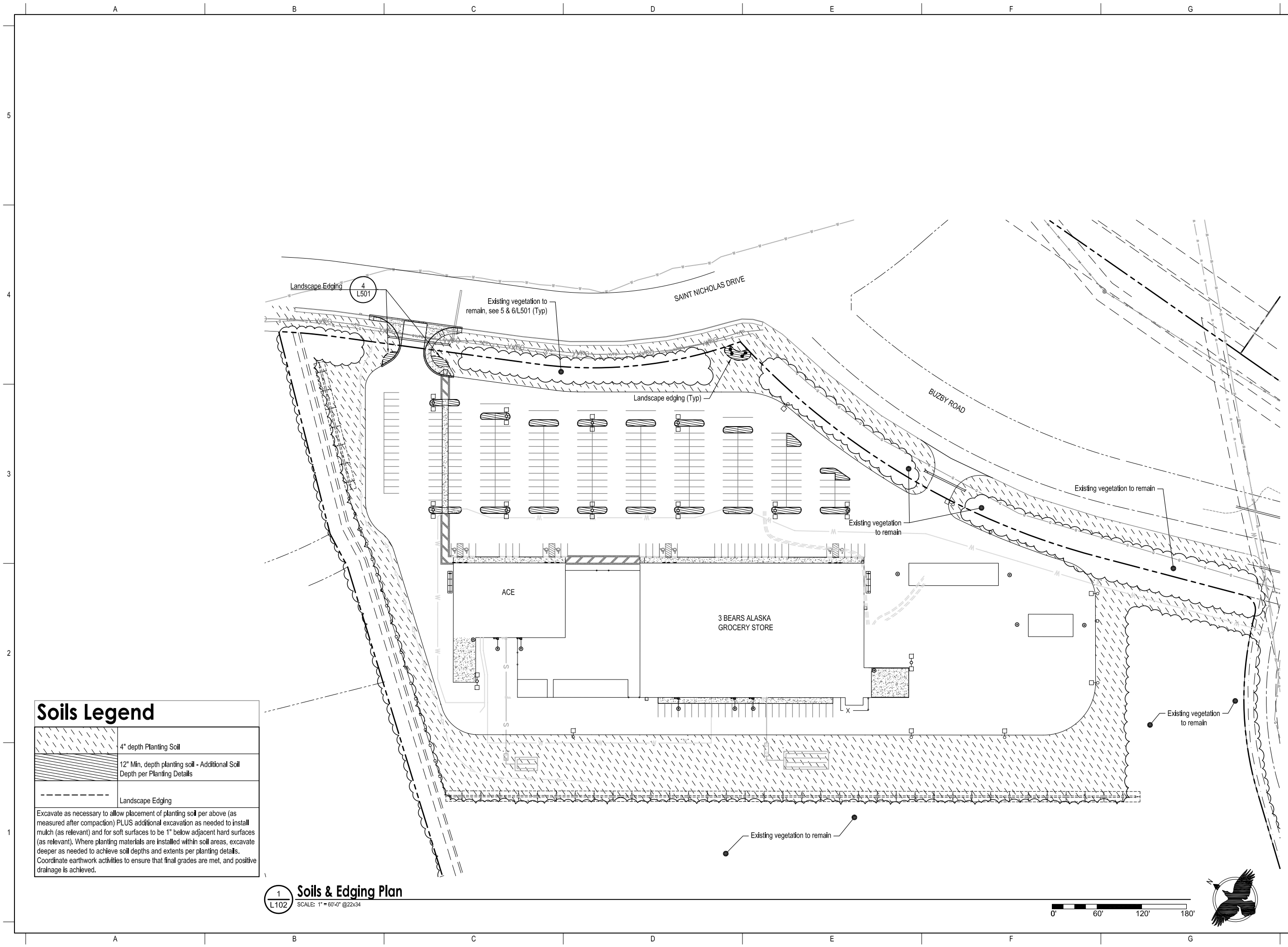
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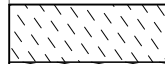

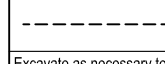
**THREE BEARS
 RETAIL LOCATION
 PERMIT DRAWINGS
 NORTH POLE, AK**

DATE: 07/07/2023
 JOB NUMBER: PSM-23-01
 DRAWN BY: BL
 CHECKED BY: PB

**SOILS AND EDGING
 PLAN
 SHEET #:
 L102**



Soils Legend

	4" depth Planting Soil
	12" Min. depth planting soil - Additional Soil Depth per Planting Details
	Landscape Edging

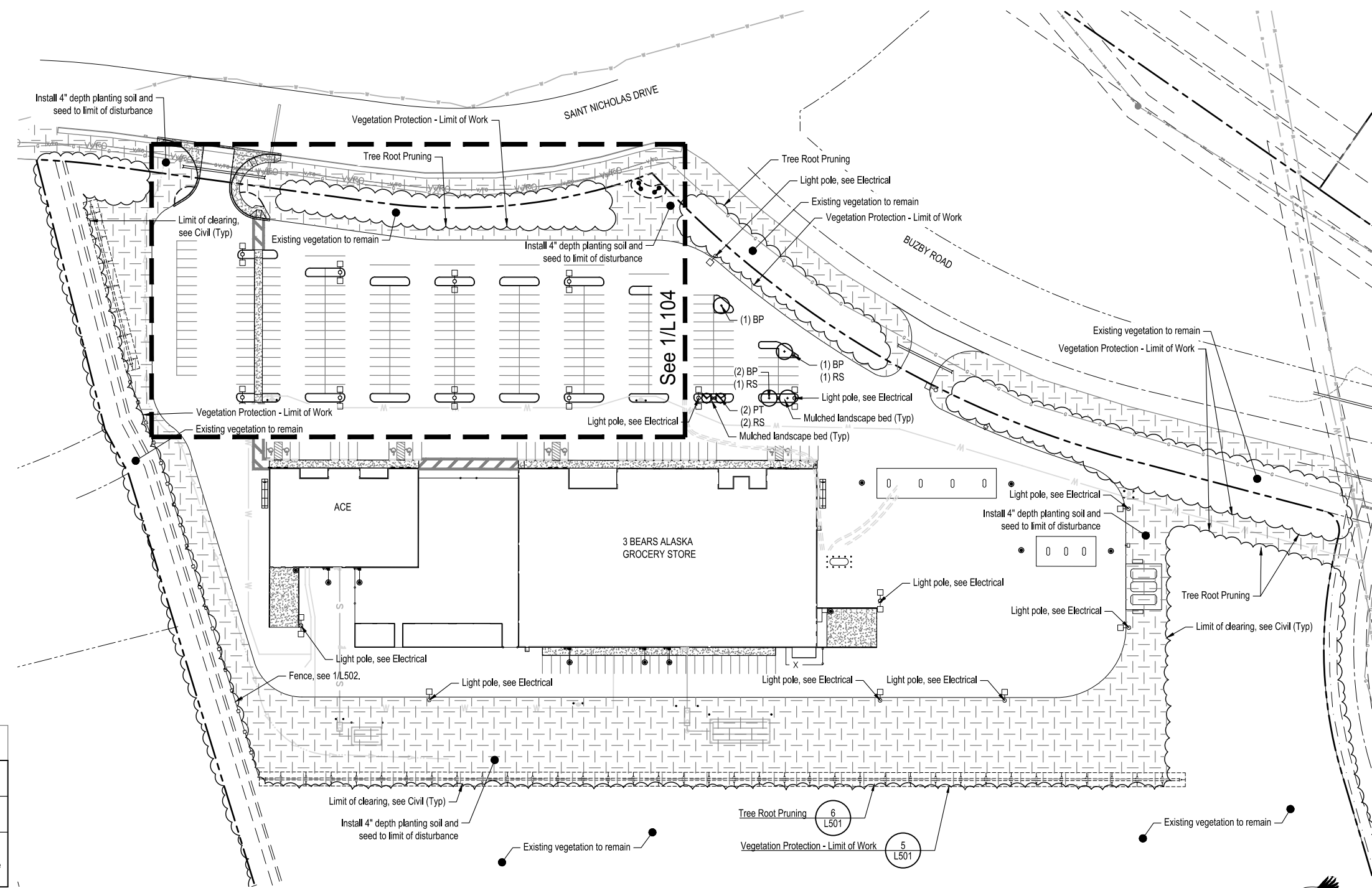
Excavate as necessary to allow placement of planting soil per above (as measured after compaction) PLUS additional excavation as needed to install mulch (as relevant) and for soft surfaces to be 1" below adjacent hard surfaces (as relevant). Where planting materials are installed within soil areas, excavate deeper as needed to achieve soil depths and extents per planting details. Coordinate earthwork activities to ensure that final grades are met, and positive drainage is achieved.

1
L102
Soils & Edging Plan
 SCALE: 1" = 60'-0" @22x34



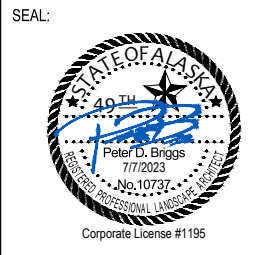
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See Sheet L501 for Planting Schedule



Revegetation Legend	
	Revegetation Seed Mix
	Existing Vegetation
Excavate as necessary to allow placement of planting soil per the Soils Plan, PLUS additional excavation as needed for soft surfaces to be 1" below adjacent hard surfaces (as relevant). Coordinate earthwork activities to ensure that final grades are met, and positive drainage is achieved.	

1
L103
Revegetation Plan
 SCALE: 1" = 60'-0" @22x34



THREE BEARS
RETAIL LOCATION
 PERMIT DRAWINGS
 NORTH POLE, AK

DATE: 07/07/2023
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REVEGETATION AND
 LANDSCAPE PLAN
 SHEET #:
L103

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IMPORTANT:
This is a permit set with the Fairbanks North Star Borough and is required to be installed as shown. Deviations from these plans may result in problems during inspection and negatively affect permit close-out. Contact Landscape Architect prior to installation if any revisions are necessary.

See Sheet L501 for Planting Schedule

Corvus Design
Landscape Architecture
www.corvus-design.com
Anchorage - 907.222.2859
2506-B Fairbanks St. 99503
Juneau - 907.988.9000
119 Seward St. 99801
AECC #1195

SEAL:

 Corporate License #1195

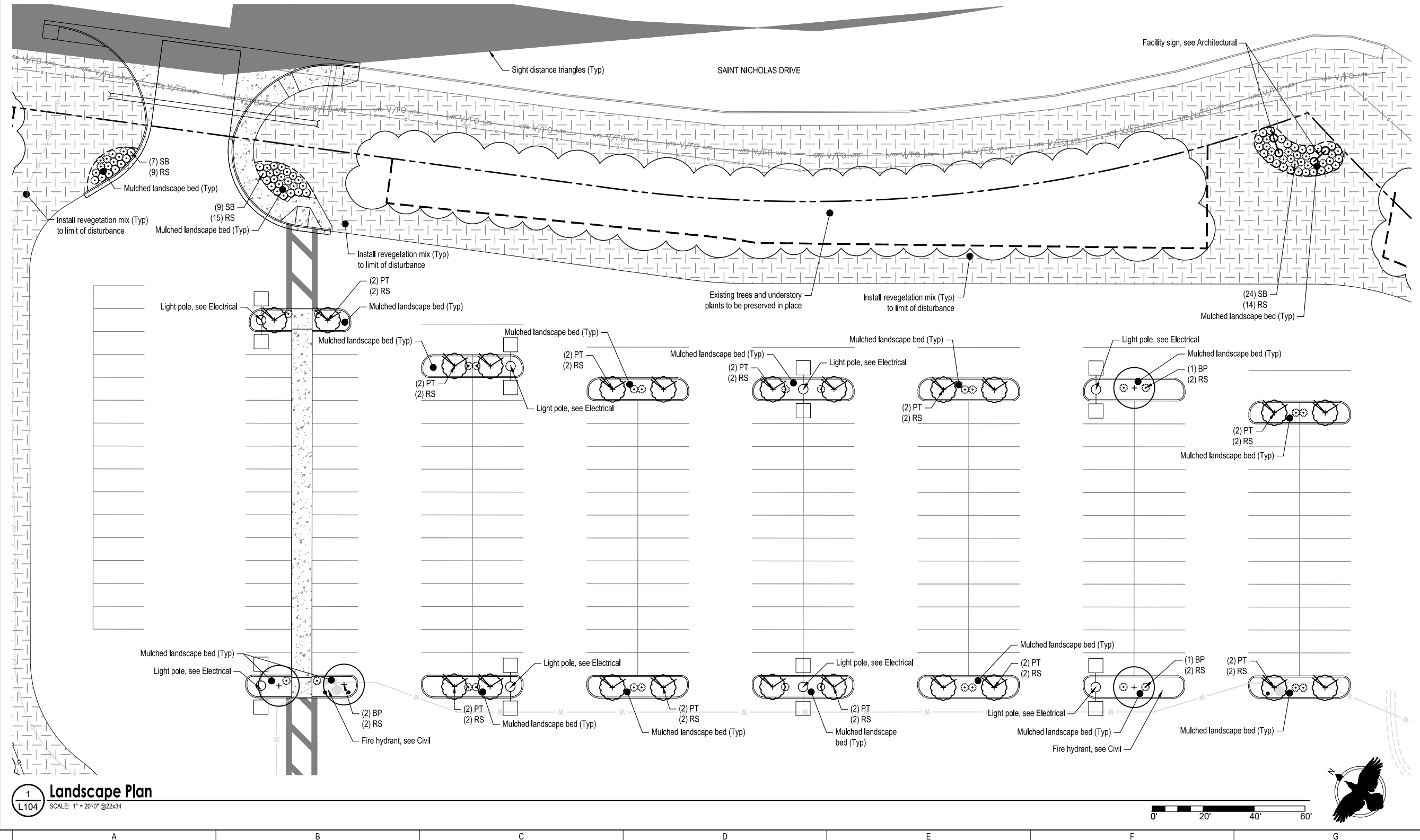
THREE BEARS
RETAIL LOCATION
 PERMIT DRAWINGS
 NORTH POLE, AK

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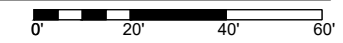
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 JOB NUMBER: PSM-23-01
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 CHECKED BY: PB

LANDSCAPE PLAN
 SHEET #:
L104

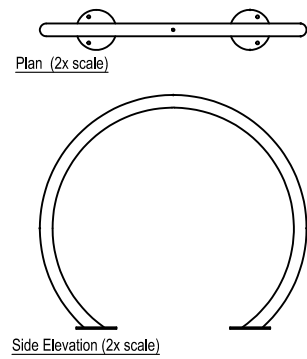
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1
 Landscape Plan
 L104 SCALE: 1" = 20'-0" @22x34

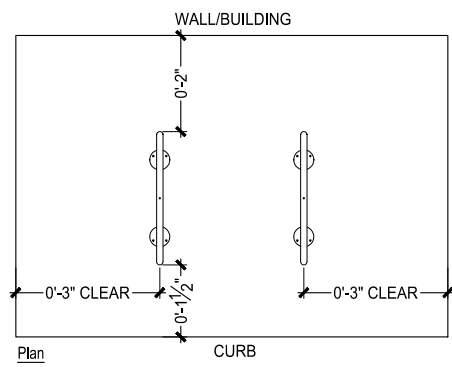
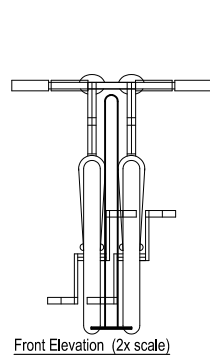


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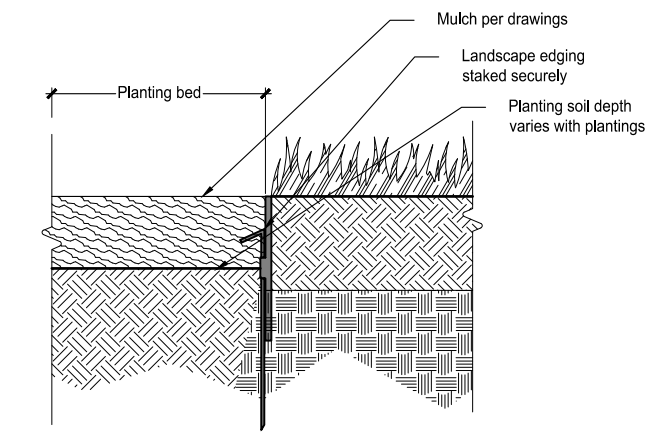
Manufacturer: DERO
Model: Round Rack
Finish: Provide color options to landscape architect for selection
Mounting: Surface Mount

7 Bike Rack
L501 SCALE: NTS @22x34

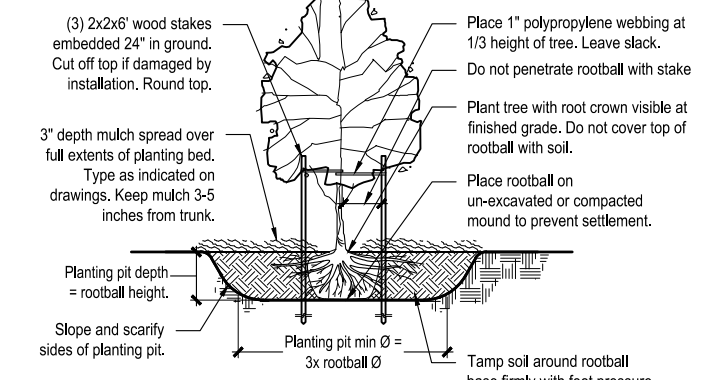


NOTE: See Civil sheets for bike rack location.

4 Landscape Edging
L501 SCALE: NTS @22x34



Note: Install edging per manufacturer's specifications.



Notes:
1. To prevent settlement, thoroughly water planting soil while backfilling
2. Do not fertilize at time of installation
3. If present, remove all pots, twine, wire, and burlap from rootball

1 Deciduous Tree Planting - Staked
L501 SCALE: NTS @22x34

Planting Schedule

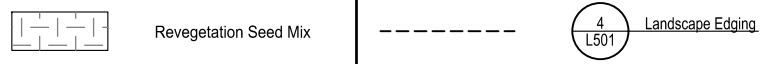
Deciduous Trees- See Detail: **1** Deciduous Tree Planting - Staked **3** Moose Protection

Qty.	Symbol	Label	Botanical Name	Common Name	Size	Furnished	Notes
8	BP	Betula papyrifera	Paper Birch	2" CAL	B&B	Single stem	
24	PT	Populus tremuloides	Swedish Aspen	2" CAL	B&B	Single stem	

Shrubs - See Detail: **2** Shrub Planting

Qty.	Symbol	Label	Botanical Name	Common Name	Size	Furnished	Notes
66	RS	Rosa rugosa	Rugosaa Rose	#5 (18" MIN)	CG		
40	SB	Spiraea x bumalda	Bumald Spirea	#5 (18" MIN)	CG		

Miscellaneous

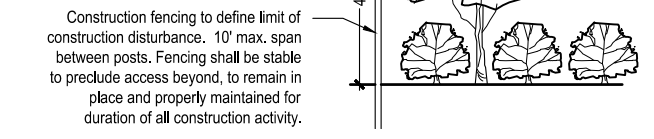


General Notes:

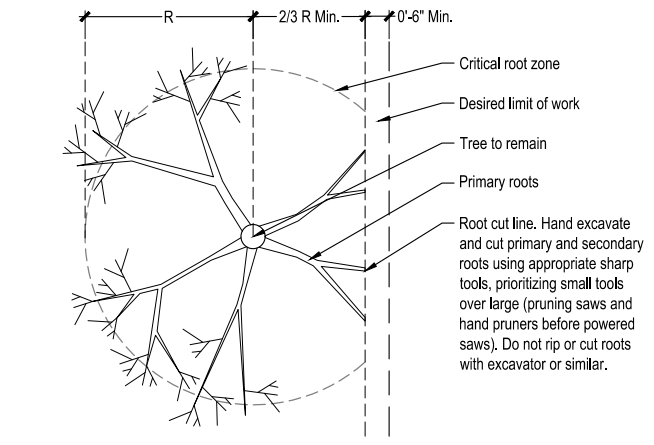
- While utilities are shown, contractor is responsible to verify location and type prior to work. Do not install trees if overhead utilities are present.
- Specification Sections 02920, 02930, 02940 and 02945 are a component of the landscape construction documents. All landscape work shall be based on these drawings in combination with the above referenced Specification Sections.
- All plants: nursery grown to ANSI Z60.1 or native transplants to ANSI Z60.1.
- Where planting materials are installed within soil areas, excavate as necessary to achieve soil depths and extents per planting details plus additional excavation as needed to install mulch (as relevant) and for soft surfaces to be 1" below adjacent hard surfaces (as relevant). Coordinate earthwork activities to ensure that final grades are met, and positive drainage is achieved.
- Apply 4" depth planting soil and seed to all disturbed areas not indicated on plans.
- Install Moose Protection Fence to all Deciduous Trees. Refer to Detail 3/L501.
- Landscape contractor: Coordinate the excavation of planting soil areas and planting beds with the General or Prime Contractor.
- Landscape contractor: Coordinate with the general or prime contractor for stabilization of all disturbed areas (disturbed soils) in accordance with Local, State, and Federal requirements for storm water pollution prevention plans.

8 Planting Schedule
L501 SCALE: NTS @22x34

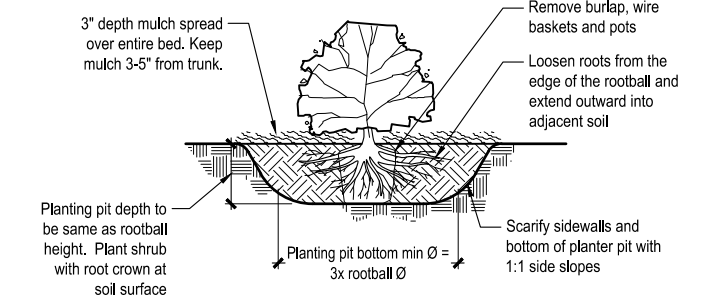
- Notes:
- No construction activity beyond fencing.
 - Locate protection fencing as far out from the tree dripline as possible, with minimum location at dripline.
 - Install fencing on all sides adjacent to construction.
 - Install construction fence before work begins.
 - Fence to be maintained for duration of work.
 - Fence may be removed at time of seeding with owner's representative approval. Fence shall be reinstalled if additional adjacent construction is to occur.
 - Absolutely no contractor use of any kind within protected area will be allowed.



5 Vegetation Protection - Limit of Work
L501 SCALE: NTS @22x34

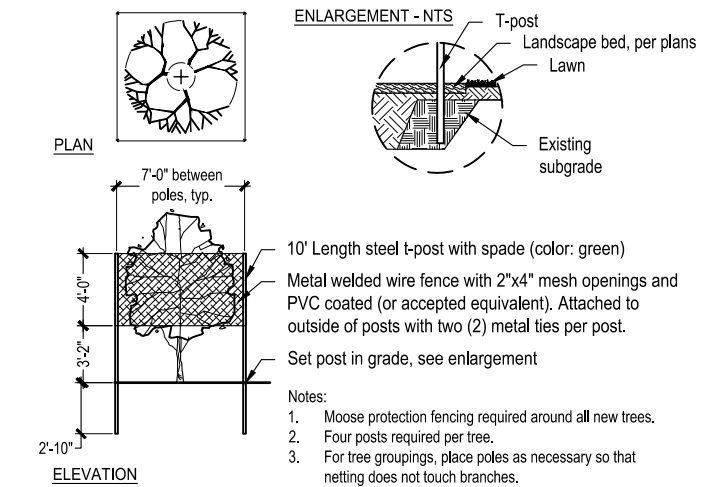


6 Tree Root Pruning
L501 SCALE: NTS @22x34



Notes:
1. To prevent settlement, thoroughly water planting soil while backfilling
2. Do not fertilize at time of installation
3. If present, remove all pots, twine, wire, and burlap from rootball

2 Shrub Planting
L501 SCALE: NTS @22x34



3 Moose Protection
L501 SCALE: NTS @22x34

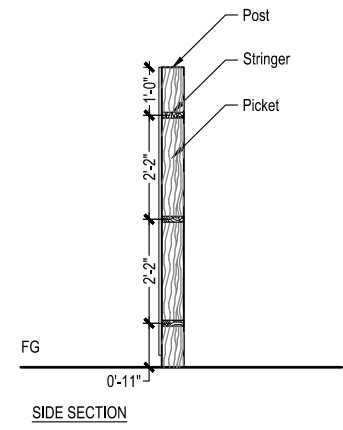
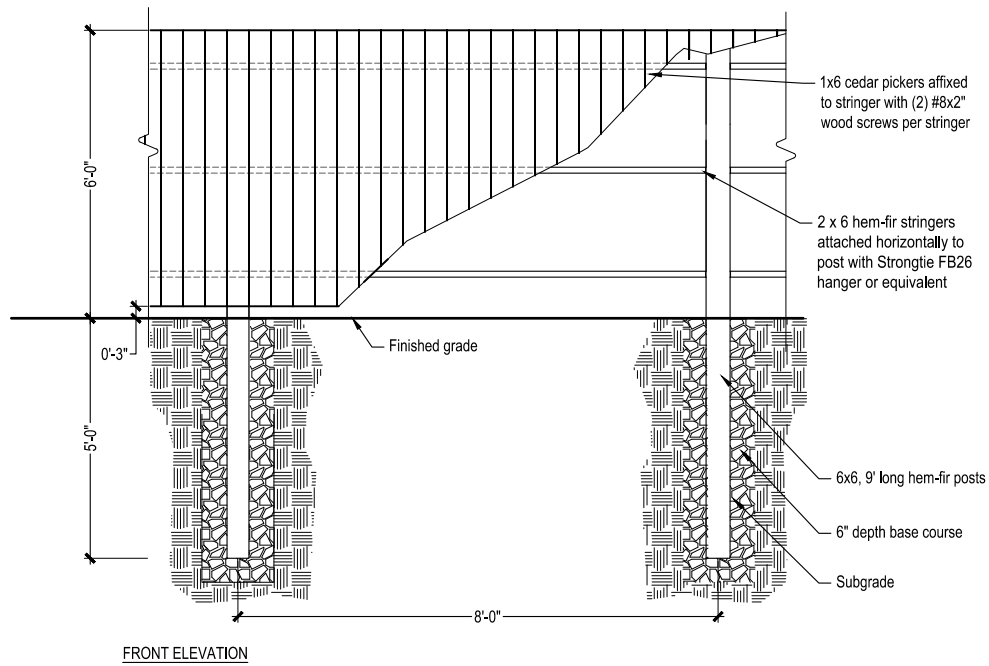
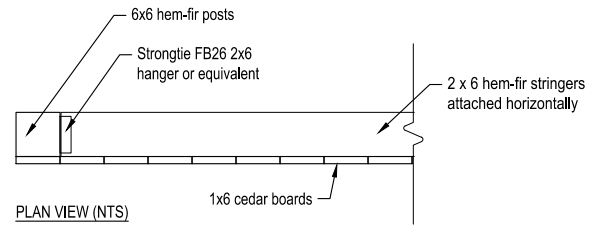


THREE BEARS
RETAIL LOCATION
PERMIT DRAWINGS
NORTH POLE, AK

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DETAILS
SHEET #:
L501

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- Note:
1) All hardware and fasteners to be stainless steel
2) All posts and stringers to be pressure-treated hem-fir, all fence boards to be cedar with a clear sealer finish.

1
L502 Fence
SCALE: 1/2" = 1'-0" @22x34

SEAL:



THREE BEARS
RETAIL LOCATION
PERMIT DRAWINGS
NORTH POLE, AK

1" ACTUAL
If the above dimension does not measure exactly 1", this drawing has been enlarged or reduced, affecting all scales.

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DETAILS
SHEET #:
L502