

LANDSCAPE CONSTRUCTION DOCUMENTS  
FOR  
**HOME AWAY FROM HOME**

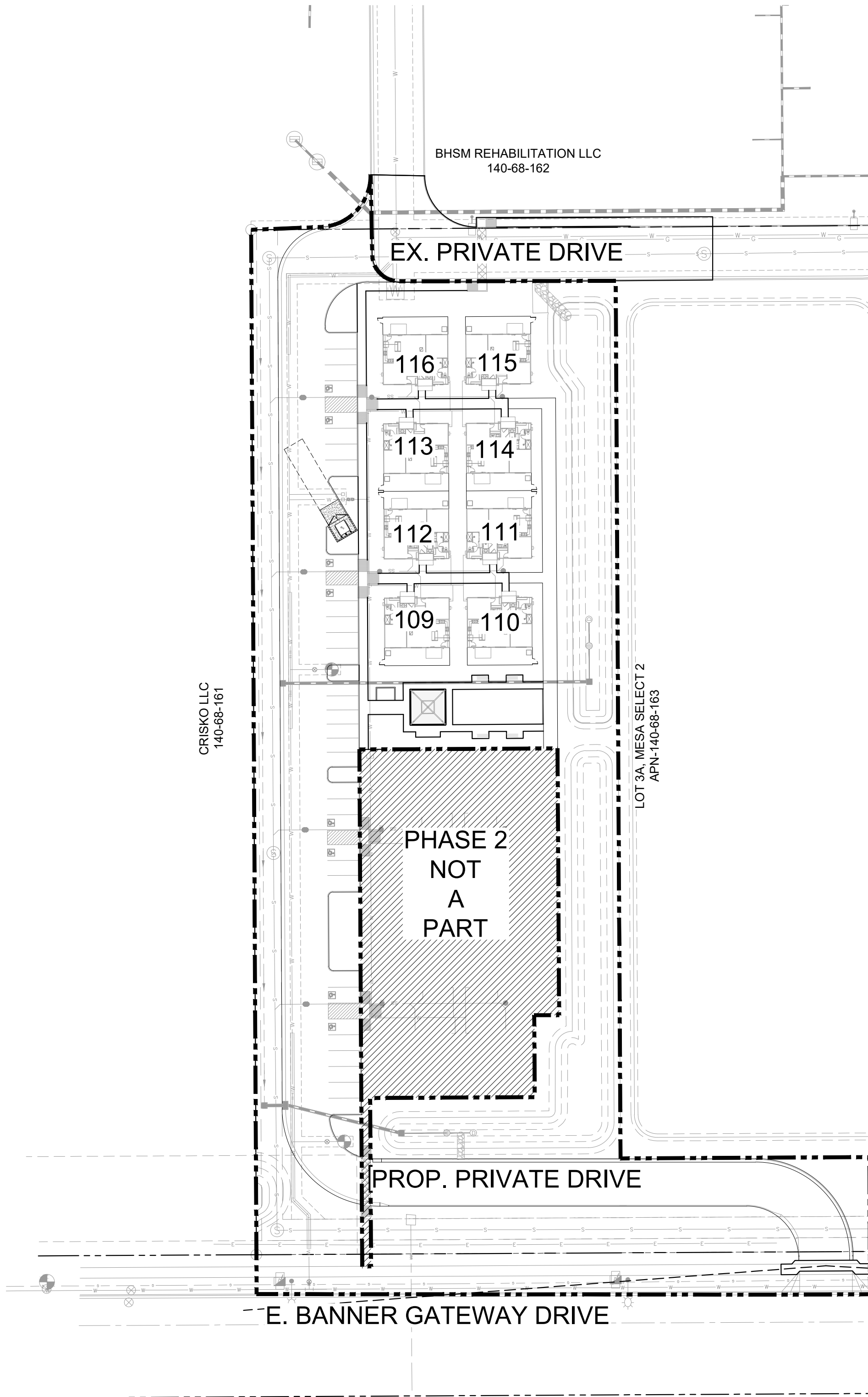
**PHASE 1**  
MESA, AZ  
BANNER HEALTH

**SUBMITTAL HISTORY**

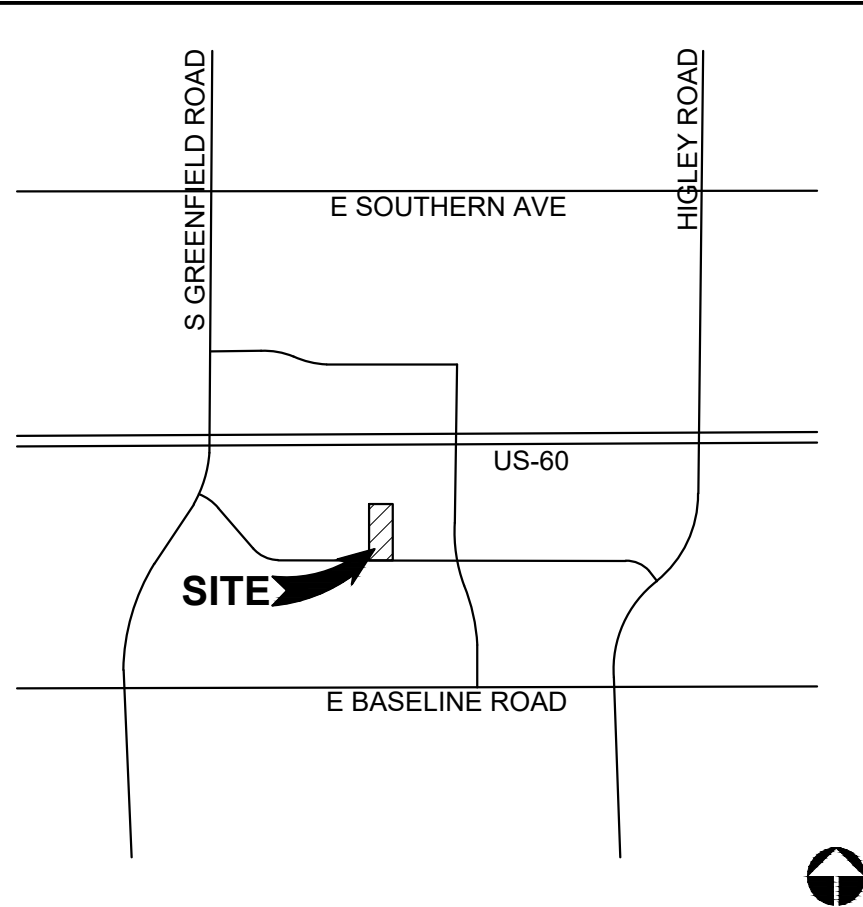
DATE	DESCRIPTION / COMMENTS
04/01/2023	1ST CD SUBMITTAL
07/05/2023	2ND CD SUBMITTAL
09/20/2023	3RD CD SUBMITTAL

**PROJECT TEAM**

DISCIPLINE	CONTACT INFORMATION
OWNER	BANNER HEALTH BILL SMITH 1400 SOUTH DOBSON ROAD MESA, ARIZONA 85202 480.543.2956
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CIVIL ENGINEER	ATWELL ENGINEERING CASEY PENNINGTON 4700 E. SOUTHERN AVE. MESA, ARIZONA 85206 480.218.8831



**VICINITY MAP**

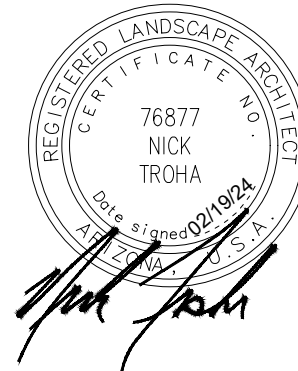


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EXPIRES 09/30/25



Contact Arizona 811 at least two full working days before you begin excavation  
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**HOME AWAY FROM HOME**  
**PHASE 1**  
**MESA, AZ**

PROJECT NO : 21005236  
DATE : 02/19/2024  
DRAWN: TEAM  
REVIEWED: NT/MD

REVISIONS	
1.	ADMINISTRATIVE PLANNING REVIEW
2.	
3.	
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COVER

**L0.01**

SHEET 01 OF 19

ADMINISTRATIVE PLANNING REVIEW



GENERAL CONSTRUCTION NOTES

1.

THESE NOTES ARE TO BE USED FOR GENERAL REFERENCE IN CONJUNCTION WITH, AND AS A SUPPLEMENT TO THE WRITTEN SPECIFICATIONS, APPROVED ADDENDA, AND CHANGE ORDERS ASSOCIATED WITH THESE LANDSCAPE IMPROVEMENT DOCUMENTS.
2.

CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS AND SHALL NOTIFY ALL UTILITY COMPANIES WITH UTILITIES ON SITE PRIOR TO THE CONSTRUCTION OF THE PROJECT. CONTRACTOR SHALL ADHERE TO ALL APPLICABLE LOCAL, STATE AND/OR FEDERAL LAWS OR REGULATIONS PERTAINING TO THE PROJECT.
3.

IN ALL CASES WHERE A CONFLICT MAY OCCUR, SUCH AS BETWEEN ITEMS COVERED IN SPECIFICATIONS AND NOTES ON THE DRAWINGS, OR BETWEEN GENERAL NOTES AND SPECIFIC DETAILS, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED AND HE OR SHE WILL INTERPRET THE INTENT OF THE CONTRACT DOCUMENTS.
4.

A QUALIFIED SUPERVISOR SHALL BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION.
5.

DETAILS NOTED AS "TYPICAL" SHALL APPLY IN ALL CASES UNLESS SPECIFICALLY SHOWN OR NOTED OTHERWISE.
6.

LANDSCAPE CONTRACTOR SHALL INSPECT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE AND/OR OWNER ALL EXISTING CONDITIONS PRIOR TO THE START OF ANY WORK. THE CONTRACTOR SHALL BE RESPONSIBLE UNDER THIS CONTRACT TO REPAIR AND/OR REPLACE, AT THEIR OWN EXPENSE, ANY STRUCTURES, FENCES, WALLS, PLANT MATERIAL, OR OTHER ITEMS DESTROYED DURING CONSTRUCTION. LIKEWISE THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY AND ALL DAMAGES TO ADJACENT PROPERTIES OR ANY OTHER AREAS OUTSIDE THE CONTRACT LIMITS. THE DAMAGED ITEMS/AREAS WILL BE RESTORED TO THEIR ORIGINAL CONDITION TO THE SATISFACTION OF THE OWNER'S AND/OR OWNER'S AUTHORIZED REPRESENTATIVE.
7.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL PLANT MATERIAL LOCATIONS WITH OTHER TRADES PRIOR TO INSTALLATION. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE LOCATIONS OF EXISTING AND FUTURE UNDERGROUND SERVICES AND IMPROVEMENTS WHICH MAY CONFLICT WITH THE WORK TO BE DONE. PRIOR TO THE START OF WORK, ALL UNDERGROUND UTILITIES ARE TO BE LOCATED AND PROTECTED. CONTRACTOR IS RESPONSIBLE FOR THE INITIAL CALL AND FUTURE UPDATES TO BLUE STAKE AT 602-263-1100. EXISTING UNDERGROUND SERVICES SHALL NOT BE DISTURBED OR REMOVED WITHOUT APPROVAL OF THE OWNER'S AND/OR OWNER'S AUTHORIZED REPRESENTATIVE, UNLESS SPECIFICALLY NOTED OTHERWISE ON DRAWINGS.
8.

CONTRACTOR SHALL PROVIDE BARRICADES AND TRAFFIC CONTROL ALONG PUBLIC STREETS IF REQUIRED DURING CONSTRUCTION.
9.

PLANTING AND IRRIGATION DESIGN MAY BE MODIFIED TO ADAPT TO WALK CONFIGURATIONS THAT DIFFER FROM THESE PLANS, AND DUE TO GRADE LIMITATIONS ON SITE.
10.

REFER TO ENGINEERING PLANS FOR DRAINAGE FLOWS. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE THAT THESE ARE PROVIDED FOR AND NOT IMPAIRED WITH OBSTRUCTIONS.
11.

NO PART OF THE CONTRACT DOCUMENTS ARE INTENDED TO BE IN VIOLATION OF CODES. IF DISCREPANCIES EXIST, NOTIFY LANDSCAPE ARCHITECT AND OWNER IMMEDIATELY.
12.

COORDINATE AND COOPERATE WITH ALL CONTRACTORS OF ATTACHED, ADJOINING AND/OR INTERFACING WORK TO INSURE ORDERLY AND EFFICIENT COMPLETION OF ALL WORK.
13.

ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES (FEDERAL, STATE, LOCAL, AND HEALTH DEPARTMENTS), EXCEPT WHERE REQUIREMENTS OF CONTRACT DOCUMENTS ARE MOST STRINGENT.
14.

ALL EXISTING PLANT MATERIAL SHALL REMAIN UNLESS OTHERWISE NOTED.
15.

ANY PLANT MATERIAL THAT MUST BE REMOVED DUE TO CONSTRUCTION MUST BE APPROVED BY OWNER AND/OR OWNER'S AUTHORIZED REPRESENTATIVE. NOTIFY OWNER AND/OR OWNER'S AUTHORIZED REPRESENTATIVE AT LEAST 48 HOURS PRIOR TO REMOVAL AND/OR RELOCATION OF ALL PLANTS.
16.

IF ANY EXISTING PLANT MATERIAL THAT IS TO REMAIN IS DAMAGED BY CONTRACTOR, THE CONTRACTOR SHALL REPLACE THE DAMAGED PLANT WITH A NEW ONE OF THE SAME SIZE AND VARIETY AT NO COST TO THE OWNER.
17.

DO NOT DISTURB SOIL WITHIN BRANCH SPREAD OF TREES OR SHRUBS TO REMAIN WITHOUT APPROVAL OF THE OWNER AND/OR OWNER'S AUTHORIZED REPRESENTATIVE.
18.

ANY DISCREPANCIES BETWEEN THE PLANS AND CONDITIONS ON SITE SHALL BE REPORTED IMMEDIATELY TO THE OWNER AND/OR OWNER'S AUTHORIZED REPRESENTATIVE.
19.

CONTRACTOR SHALL PROVIDE OWNER WITH ALL WARRANTY INFORMATION, INSTRUCTION MANUALS AND ANY OTHER PRODUCT INFORMATION FOR ALL NEW EQUIPMENT OR MACHINERY INSTALLED ON THE SITE WITHIN TWO WEEKS AFTER SUBSTANTIAL COMPLETION.
20.

NO DESIGN MODIFICATIONS SHALL BE MADE WITHOUT THE OWNER AND/OR OWNER'S AUTHORIZED REPRESENTATIVE APPROVAL.
21.

CONTRACTOR SHALL BE RESPONSIBLE FOR HAULING AND LEGALLY DISPOSING OF MATERIALS DESIGNATED TO BE REMOVED. PROVIDE RECEIPTS FOR DUMPING TO OWNER FOR THEIR FILES.
22.

ALL BASE INFORMATION IS FROM OTHER PROJECT TEAM MEMBERS AS LISTED IN THE 'PROJECT TEAM' LIST ON THE COVER SHEET. A THOROUGH ATTEMPT HAS BEEN MADE TO KEEP UP TO DATE WITH THE MOST CURRENT BASE INFORMATION. HOWEVER, DISCREPANCIES MAY EXIST BETWEEN THESE PLANS AND OTHER TEAM MEMBERS PLANS. IN ALL CASES THE ENGINEERS PLANS SHALL HAVE PRECEDENCE OVER THE LANDSCAPE PLANS FOR FINAL PROJECT CONFIGURATION.
23.

ALL SIDEWALKS SHOWN ON THESE PLANS ARE FOR REFERENCE ONLY. REFER TO CIVIL ENGINEERING PLANS FOR FINAL LAYOUT, GRADES, FINISHES, DETAILS, AND METHODS OF CONSTRUCTION. RVI UNDER NO CIRCUMSTANCES ASSUMES RESPONSIBILITY FOR UNFORESEEN CONFLICTS, ENGINEERING, STRUCTURAL CALCULATIONS, OR INSTALLATION THAT IS BEYOND OUR CONTROL.
24.

SIGHT LINES AND VISIBILITY TRIANGLES ARE SHOWN ON THESE PLANS FOR REFERENCE ONLY. REFER TO ENGINEERING PLANS OR GOVERNING MUNICIPALITY FOR SPECIFIC GUIDELINES. IN CASES WHERE THERE IS MORE THAN ONE GOVERNING BODY, THE MOST RESTRICTIVE GUIDELINE SHALL PREVAIL.
25.

ALL WALLS AND VERTICAL SITE FEATURES DESIGNED IN THE INTEREST OF THIS PROJECT ARE SCHEMATIC IN NATURE. POTENTIAL CONSTRUCTION DETAILING AND TECHNIQUES ARE SHOWN FOR DESIGN INTENT CLARIFICATION ONLY. THE CONTRACTOR SHALL HAVE THE ULTIMATE RESPONSIBILITY TO ENSURE THAT ALL CONSTRUCTED ELEMENTS ON THIS PROJECT ARE STRUCTURALLY SOUND AND ARE BUILT WITHIN ALL APPLICABLE CITY, STATE, AND FEDERAL GUIDELINES. RVI UNDER NO CIRCUMSTANCES ASSUMES RESPONSIBILITY FOR UNFORESEEN CONFLICTS, ENGINEERING, STRUCTURAL CALCULATIONS, OR INSTALLATION.
26.

SHOP DRAWING REVIEWS WILL BE DONE TO ENSURE THAT PRODUCT DATA, MATERIALS, AND SAMPLES MEET OR EXCEED THE ORIGINAL DESIGN INTENT OF THESE DRAWINGS ONLY. RVI UNDER NO CIRCUMSTANCES ASSUMES RESPONSIBILITY FOR UNFORESEEN CONFLICTS, ENGINEERING, STRUCTURAL CALCULATIONS OR INSTALLATION RESULTING FROM THE PRODUCTION OF ANY SHOP DRAWINGS.

GENERAL SCOPE OF WORK

1.

THE SCOPE OF WORK FOR THIS PROJECT INCLUDES COMPLETE LANDSCAPING IMPROVEMENTS AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN. VERIFY QUESTIONS ON SCOPE OF WORK PRIOR TO SUBMITTING A BID.
2.

CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS INCLUDING WATER, EQUIPMENT AND INCIDENTALS AS SHOWN, SPECIFIED AND REQUIRED TO PERFORM LANDSCAPING WORK. THE EXTENT OF THE LANDSCAPING WORK IS SHOWN ON THE DRAWINGS AND IN THE SCHEDULES. THE TYPES OF LANDSCAPING REQUIRED MAY INCLUDE THE FOLLOWING:

A.

AESTHETIC FINISH GRADING

B.

BOULDER PLACEMENT

C.

INSTALLATION OF TREES, SHRUBS, GROUNDCOVERS, AND ANY OTHER NURSERY STOCK

D.

INSTALLATION OF TURF AREAS

E.

DECOMPOSED GRANITE AND PRE-EMERGENT APPLICATIONS (2)

F.

MULCHES, AND ALL OTHER MATERIAL NECESSARY TO COMPLETE THE PLANTING JOB AS SPECIFIED

G.

MISCELLANEOUS LANDSCAPE MATERIALS AND IMPROVEMENTS

H.

FERTILIZERS AND SOIL AMENDMENTS

I.

MAINTENANCE WORK AS SPECIFIED UNTIL COMPLETION OF THE CONTRACT

J.

GUARANTEES
3.

OBTAIN ALL PERMITS AND PAY REQUIRED FEES TO ANY GOVERNMENTAL AGENCY HAVING JURISDICTION OVER THE WORK. ARRANGE INSPECTIONS REQUIRED BY LOCAL AGENCIES AND ORDINANCES DURING THE COURSE OF CONSTRUCTION AS REQUIRED.
4.

COORDINATE AND COOPERATE WITH OTHER CONTRACTORS WORKING ON THE SITE FOR SUCCESSFUL COMPLETION OF THE PROJECT.
5.

BEFORE COMMENCING WORK ON THE SITE, BECOME THOROUGHLY ACQUAINTED WITH LAYOUT OF ALL UNDERGROUND UTILITIES AND STRUCTURES OVER THE ENTIRE SITE. ALL REQUISITE REPAIRS TO DAMAGE CAUSED BY WORK OF THIS SECTION SHALL BE AT THE CONTRACTOR'S EXPENSE.
6.

THE IRRIGATION WORK CONSISTS OF INSTALLING A COMPLETE UNDERGROUND SPRINKLER, EMITTER, AND BUBBLER SYSTEM FOR ALL TURF AND LANDSCAPED AREAS AS SHOWN ON THE DRAWINGS AND AS HEREINAFTER SPECIFIED, INCLUDING THE FURNISHING OF ALL LABOR, EQUIPMENT, APPLIANCES, AND MATERIALS INCLUDING WATER AND IN PERFORMING ALL OPERATION IN CONNECTION WITH THE CONSTRUCTION OF THE IRRIGATION SYSTEM. WORK SHALL INCLUDE FURNISHING AND INSTALLING ALL PLASTIC AND COPPER PIPE AND FITTINGS; AUTOMATIC CONTROL VALVES; VALVE ACCESS BOXES; ELECTRIC COMPUTERIZED CENTRAL CONTROLLERS; ELECTRIC WIRE; TELEPHONE ACCESS LINE (IF REQUIRED), ETC., AS REQUIRED FOR A COMPLETE SYSTEM AS SHOWN ON THE DRAWINGS AND AS CALLED FOR IN THESE SPECIFICATIONS OR AS MAY BE REQUIRED FOR PROPER OPERATION OF THE SYSTEM. THE CONTRACTOR IS RESPONSIBLE FOR ALL COSTS OF WATER USED IN CONNECTION WITH THE INSTALLATION OF THE IRRIGATION SYSTEM.
7.

UNLESS OTHERWISE SPECIFIED OR INDICATED ON THE DRAWINGS, THE CONSTRUCTION OF THE IRRIGATION SYSTEM SHALL INCLUDE THE FURNISHING, INSTALLING AND TESTING OF ALL MAINS, LATERALS, RISERS, AND FITTINGS; THE FURNISHING AND INSTALLING OF IRRIGATION HEADS, CONTROL VALVES, CONTROLLERS, LOW AND HIGH VOLTAGE ELECTRIC WIRE, TELEPHONE ACCESS LINE TO CENTRAL CONTROL UNIT (IF REQUIRED), POINT OF CONNECTION, CONTROLS, RESTORATION OF EXISTING IMPROVEMENTS, EXCAVATION AND BACKFILL, AND ALL OTHER WORK IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AS REQUIRED FOR A COMPLETE SYSTEM.
8.

WHENEVER ANY MATERIAL IS SPECIFIED BY NAME AND/OR NUMBER, SUCH SPECIFICATIONS SHALL BE DEEMED TO BE USED FOR THE PURPOSE OF FACILITATING A DESCRIPTION OF THE MATERIALS AND ESTABLISHING QUALITY, AND SHALL BE DEEMED AND CONSTRUED TO BE FOLLOWED BY THE WORDS "OR APPROVED EQUAL." NO SUBSTITUTIONS WILL BE PERMITTED WHICH HAVE NOT BEEN SUBMITTED FOR APPROVAL PRIOR TO BIDDING.
9.

LANDSCAPE CONTRACTOR SHALL CALL FOR "BLUE STAKE" AS REQUIRED. EXERCISE EXTREME CAUTION IN ALL PLANTING OPERATIONS, AS THERE MAY BE UNDERGROUND ELECTRIC AND TELEPHONE CABLES, SEWER LINES AND WATER LINES THROUGHOUT THE ENTIRE AREA. CONTRACTOR SHALL STUDY AND BE FAMILIAR WITH THE LOCATION OF THESE OBSTRUCTIONS AND UNDERGROUND UTILITIES. PLACE PLANTINGS WHERE SHOWN ON THE PLANS. IF THERE ARE OBSTRUCTIONS OR UNDERGROUND UTILITIES, RELOCATE PLANTS CLEAR OF ANY INTERFERENCE. LANDSCAPE CONTRACTOR SHALL REPAIR ALL DAMAGES CAUSED BY THEM TO OBSTRUCTIONS AND UNDERGROUND UTILITIES AT NO EXPENSE TO THE OWNER.
10.

MAINTAIN UNINTERRUPTED WATER SERVICE TO BUILDING DURING NORMAL WORKING HOURS. ARRANGE FOR TEMPORARY WATER SHUT-OFF WITH ARCHITECT/ENGINEER DURING INSTALLATION OF IRRIGATION SYSTEM, IF NECESSARY.
11.

ALL WORK AND MATERIALS TO BE IN FULL ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF SAFETY ORDERS OF DIVISION OF INDUSTRIAL SAFETY; THE UNIFORM BUILDING CODE, M.A.G. SPECIFICATIONS AND OTHER APPLICABLE LAWS OR REGULATIONS, INCLUDING ALL CITY CODES. NOTHING IN THESE SPECIFICATIONS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES. SHOULD THE CONSTRUCTION DOCUMENTS, OR INSTRUCTION, BE AT VARIANCE WITH THE AFOREMENTIONED RULES AND REGULATIONS, NOTIFY LANDSCAPE ARCHITECT AND GET INSTRUCTIONS BEFORE PROCEEDING WITH THE WORK AFFECTED. IF LANDSCAPE ARCHITECT IS NOT NOTIFIED OF ANY VARIANCE IT SHALL BE UNDERSTOOD THAT THE CONTRACTOR ASSUMES ANY AND ALL RESPONSIBILITY FOR THE WORK DONE.
12.

CLEAN UP SHALL BE MADE DAILY AS EACH PORTION OF THE WORK PROGRESSES. REFUSE AND EXCESS DIRT SHALL BE REMOVED FROM THE SITE, AND WALKS AND PAVING SHALL BE SWEEPED OR WASHED DOWN DAILY. ANY DAMAGE SHALL BE REPAIRED TO ORIGINAL CONDITIONS AT CONTRACTOR'S EXPENSE. LEAVE WORK IN CLEAN CONDITION.
13.

SUBMIT DETAILED OPERATION AND MAINTENANCE DATA FOR ALL EQUIPMENT AND ACCESSORIES PROVIDED UNDER THESE PLANS INCLUDING ASSEMBLY AND PART LISTS FOR EACH TYPE OF VALVE, EMITTER, ETC., FURNISHED TO THE ENGINEER/OWNER'S REPRESENTATIVE.

COMMON ABBREVIATIONS

SYMBOL	DEFINITION	SYMBOL	DEFINITION	SYMBOL	DEFINITION
@	AT	EOP	EDGE OF PAVEMENT	OC	ON CENTER
AVG	AVERAGE	EQ	EQUAL	P/L	PROPERTY LINE
BPU	BACKFLOW PREVENTION UNIT	EX	EXISTING	POC	POINT OF CONNECTION
BOC	BACK OF CURB	FF	FINISH FLOOR	PUE	PUBLIC UTILITY EASEMENT
BTH	BROWN TRUNK HEIGHT	FG	FINISH GRADE	PSI	POUNDS PER SQUARE INCH
BW	BOTTOM OF WALL	FL	FLOW LINE	R, RAD	RADIUS
CAL	CALIPER	FOC	FACE OF CURB	R/W	RIGHT OF WAY (R.O.W.)
CB	CATCH BASIN	FT	FEET	SF	SQUARE FEET
CJ	CUBIC FEET	GAL	GALLONS	STD	STANDARD
CL	CONTROL JOINT	GPH	GALLONS PER HOUR	SDL	SIGHT DISTANCE LINE
CLR	CENTERLINE	GPM	GALLONS PER MINUTE	SIM	SIMILAR
CLR	CLEAR	HORIZ	HORIZONTAL	SJ	SCORE JOINT
CMU	CONCRETE MASONRY UNIT	HP	HIGH POINT	SVT	SIGHT VISIBILITY TRIANGLE
CONC	CONCRETE	HT	HEIGHT	S/W	SHOULDER
CONT	CONTINUOUS	LF	LINEAR FEET	TBS	TO BE SELECTED
Ø, DIA	DIAMETER	LOC	LIMIT OF CONSTRUCTION	TW	TOP OF WALL
DG	DECOMPOSED GRANITE	L/S	LANDSCAPE	TYP	TYPICAL
EA	EACH	MAX	MAXIMUM	VERT	VERTICAL
EJ	EXPANSION JOINT	MIN	MINIMUM	w/	WITH
ELEV	ELEVATION	NTS	NOT TO SCALE		

HARDSCAPE GENERAL NOTES

1.

THESE NOTES ARE GENERAL AND MAY BE SUPERSEDED BY EITHER THE SPECIFICATIONS OR LOCAL TRADE PRACTICES.
2.

ALL FORMWORK ALIGNMENT SHALL BE STRAIGHT AND EVEN. RADII AND CURVES ARE TO HAVE SMOOTH, CONTINUOUS TRANSITIONS WITHOUT ABRUPT CHANGES OR BENDS. JOINT LOCATIONS NOT SPECIFICALLY INDICATED ON THE PLANS SHALL BE EVENLY SPACED AND VISUALLY UNOBTRUSIVE.
3.

ALL REINFORCING STEEL, DOWELS, ANCHOR BOLTS, AND OTHER INSERTS SHALL BE FIRMLY SECURED IN THE PROPER POSITION PRIOR TO PLACING CONCRETE.
4.

ALL FLATWORK SHALL BE LAID WITH A CONSTANT SLOPE BETWEEN TWO SPOT ELEVATIONS. CHANGES IN SLOPE SHALL BE ACCOMPLISHED IN A GRADUAL MANNER. ALL HARDSCAPE SHALL SLOPE AWAY FROM BUILDINGS AT 1% SLOPE UNLESS NOTED OTHERWISE ON DRAWINGS.
5.

NEW CONCRETE PAVING SHALL MATCH EXISTING IN COLOR AND TEXTURE, UNLESS NOTED OTHERWISE ON DRAWINGS.
6.

IT IS RECOMMENDED THAT THE CONTRACTOR SHALL RETAIN THE SERVICES OF A REGISTERED GEOTECHNICAL ENGINEER TO PERFORM NECESSARY TESTING AND INSPECTIONS FOR QUALITY CONTROL TO ENSURE THAT THE REQUIREMENTS REFERENCED ARE COMPLIED WITH.
7.

THE LANDSCAPE ARCHITECT AND STRUCTURAL ENGINEER ASSUMES NO RESPONSIBILITY FOR THE VALIDITY OF THE SUBSURFACE CONDITIONS DESCRIBED IN THE DRAWINGS.
8.

ALL STEEL SURFACES SHALL BE CLEAN AND FREE OF OILS, BURRS, WELD RESIDUE AND OTHER DELETERIOUS MATERIALS PRIOR TO FINISHING.
9.

CONTRACTOR SHALL PROVIDE COMPLETE SHOP DRAWINGS BASED ON FIELD DIMENSIONS, FOR ALL STEEL ELEMENTS PRIOR TO CONSTRUCTION, FOR REVIEW BY LANDSCAPE ARCHITECT. CONTRACTOR SHALL SUBMIT FINISH SAMPLE FOR REVIEW BY OWNER AND/OR LANDSCAPE ARCHITECT.
10.

MEMBER SIZES INDICATED ARE FOR DESIGN INTENT ONLY. CONTRACTOR SHALL ENGINEER FOR STRUCTURAL INTEGRITY. FIELD VERIFY DIMENSIONS OF ADJACENT AND ADJOINING WORK. REPORT ANY DISCREPANCIES TO OWNER AND/OR LANDSCAPE ARCHITECT.
11.

WELD CONNECTIONS CONTINUOUS AND SOLID. REMOVE ANY SPLATTER AND SLAG AND GRIND WELDS SMOOTH. PREPARE SURFACE FOR PAINTING TO CLEAN, SMOOTH, AND FREE OF OBJECTIONABLE MATERIAL. WASH, STEAM CLEAN, SANDBLAST, OR WIRE BRUSH TO BASE METAL.
12.

BOLTS TO BE CADMIUM PLATED OR STAINLESS STEEL.
13.

CAP EXPOSED ENDS OF TUBING.
14.

REINFORCING MARKED "CONTINUOUS" MAY BE SPLICED WITH A LAP OF 30 BAR DIAMETERS (2'-0" MINIMUM) IN CONCRETE, 40 BAR DIAMETERS (2'-6" MINIMUM IN MASONRY), UNLESS NOTED OTHERWISE.
15.

ALL REINFORCING SHALL BE SUPPORTED IN CONFORMANCE WITH "THE MANUAL OF STANDARD PRACTICE FOR REINFORCED CONCRETE STRUCTURES" LATEST EDITION.
16.

REINFORCING SHALL HAVE THE FOLLOWING CONCRETE COVER UNLESS OTHERWISE INDICATED:

A.

WALLS @ 1-1/2"

B.

FORMED SURFACE IN CONTACT WITH EARTH @ 2"

C.

SURFACE DEPOSITED DIRECTLY AGAINST EARTH @ 3"
17.

MASONRY UNITS: SHALL BE GRADE "N" TYPE I CONFORMING TO LATEST ASTM STANDARD SPECIFICATION C-90 AND MANUFACTURED IN ACCORDANCE WITH "CONCRETE MASONRY ASSOCIATION" STANDARDS. SPECIALTY BLOCK SHALL BE AS NOTED ON PLANS.
18.

MORTAR: SHALL BE TYPE S, CONFORMING TO ASTM C270, WITH A 28 DAY COMPRESSIVE STRENGTH OF 1800 PSI.
19.

GROUT: FRESHLY PREPARED AND UNIFORMLY MIXED. GROUT SHALL BE COMPOSED BY VOLUME OF 1 PART PORTLAND CEMENT AND 2 1/4 TO 3 PARTS SAND, TO WHICH MAY BE ADDED NOT MORE THAN ONE-TENTH PART LIME. WATER SHALL BE ADDED TO PRODUCE CONSISTENCY FOR POURING WITHOUT SEGREGATION OF THE CONSTITUENTS. GROUT SHALL ATTAIN A COMPRESSIVE STRENGTH OF 2000 PSI AT 28 DAYS.
20.

PORTLAND CEMENT: SHALL BE TYPE II AND CONFORM TO LATEST ASTM STANDARD SPECIFICATION C-150.
21.

WATERPROOF ALL MASONRY BELOW GRADE.

RVI

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EXPIRES 09/30/25

CERTIFICATE OF REGISTRATION

REGISTERED LANDSCAPE ARCHITECT

76877  
NICK  
TROHA

2014-2025

Arizona

ARIZONA

Call 811 or click Arizona811.com

Contact Arizona 811 at least two full working days before you begin excavation

HOME AWAY FROM HOME

PHASE 1

MESA, AZ

PROJECT NO :	21005236
DATE :	02/19/2024
DRAWN:	TEAM
REVIEWED:	NT/MD

REVISIONS	
1.	ADMINISTRATIVE PLANNING REVIEW
2.	
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GENERAL  
NOTES

L0.02

SHEET 02 OF 19

ADMINISTRATIVE PLANNING REVIEW



1. MAINTAIN ALL AREAS INCLUDED IN THE CONTRACT ON A WEEKLY BASIS DURING THE PROGRESS OF WORK, A 90 DAY MAINTENANCE PERIOD, AND UNTIL THE FINAL ACCEPTANCE OF WORK IS RECEIVED IN WRITING.
2. UPON ACCEPTANCE AFTER THE 90 DAY MAINTENANCE PERIOD, THE CONTRACTOR SHALL FURNISH A WRITTEN WARRANTY ON ALL PLANT MATERIAL AGREEING TO GUARANTEE THE CONTINUED GROWTH OF ACTIVE PLANT MATERIAL FOR THE SPECIFIED GUARANTEE PERIODS. ALL GUARANTEE PERIODS COMMENCE FROM THE TIME OF FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
3. THE CONTRACTOR SHALL WATER AND MAINTAIN ALL LANDSCAPE MATERIAL DURING THE MAINTENANCE PERIOD. THE OWNER WILL WATER AND MAINTAIN THE LANDSCAPE MATERIAL DURING THE WARRANTY PERIOD. THE CONTRACTOR SHALL INSPECT THE LANDSCAPE MATERIALS PERIODICALLY DURING THE WARRANTY PERIOD AND SHALL NOTIFY THE OWNER IN WRITING, IF, IN THE CONTRACTOR'S OPINION, THE LANDSCAPE MATERIALS ARE NOT RECEIVING PROPER CARE.
4. ALL TREES, PALMS, CACTI, ACCENTS, AND TURF SHALL BE GUARANTEED FOR A MINIMUM PERIOD OF ONE (1) YEAR AND ALL SHRUBS, GROUNDCOVERS, AND OTHER NON SPECIFIED PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF 90 DAYS FROM THE DATE OF FINAL ACCEPTANCE. THE GUARANTEE SHALL BE AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM NEGLIGENCE BY OWNER, ABUSE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND THE LANDSCAPE CONTRACTOR'S CONTROL.
5. ANY PLANT MATERIALS WHICH ARE NOT APPROVED PRIOR TO OCTOBER 1 OF THE CALENDAR YEAR IN WHICH THEY ARE INSTALLED, SHALL BE FURTHER GUARANTEED UNTIL MAY 15 OF THE FOLLOWING CALENDAR YEAR.
6. ALL PLANT MATERIALS MUST BE MAINTAINED IN HEALTH AND VIGOR AND BE ALLOWED TO ATTAIN NATURAL SIZE AND SHAPE IN ACCORDANCE WITH THE ORIGINALLY APPROVED LANDSCAPE PLAN.
7. REFER TO BOOK SPECIFICATIONS, IF INCLUDED IN THIS DOCUMENT SET, FOR ADDITIONAL INFORMATION ON THE SPECIFICS OF THE ANTICIPATED WARRANTY.
8. LANDSCAPE CONTRACTOR SHALL PREPARE AND SUBMIT TO THE OWNER TYPEWRITTEN MAINTENANCE GUIDELINES AT FINAL WALK-THRU AND PRIOR TO FINAL ACCEPTANCE OF WORK.
9. IF TURF IS USED ON THIS PROJECT THE LANDSCAPE CONTRACTOR SHALL REAPPLY SEED OR SOD IN ALL AREAS WHICH HAVE DEVELOPED BARE SPOTS HALFWAY THROUGH THE MAINTENANCE PERIOD. AREAS WHICH CANNOT BE RESEEDDED FOR SUMMER GROWTH DUE TO CONTRACTOR'S INABILITY TO RESEED DURING PROPER GROWING SEASON SHALL BE OVERSEEDDED OR SODDED WITH GRASS APPROPRIATE FOR THE CURRENT SEASON, CARED FOR THROUGHOUT THE OFF SEASON, AND PROPERLY SEEDDED AT THE NEXT APPROPRIATE GROWING SEASON. THESE ARRANGEMENTS MUST BE MADE WITH THE OWNER PRIOR TO CONDITIONAL ACCEPTANCE OF THE WORK AND MAY REQUIRE A MONETARY HOLD-BACK.
10. COST FOR REPLACEMENTS DURING THE WARRANTY PERIOD IS ASSUMED PART OF THE BID QUOTATIONS AND THEREFORE WILL NOT RESULT IN ANY ADDITIONAL COST TO THE OWNER OR LANDSCAPE ARCHITECT.

1. BEFORE WORK BEGINS ON THE PROJECT, THE LANDSCAPE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION CONFERENCE WITH OWNER AND/OR THE GENERAL CONTRACTOR TO REVIEW THE PROJECT. THE OWNER AND/OR OWNER'S AUTHORIZED REPRESENTATIVE IS TO APPROVE ANY CHANGES PRIOR TO THE START OF ANY WORK.
2. ALL DEMOLITION AREAS SHALL BE FLAGGED FOR APPROVAL PRIOR TO DEMOLITION.
3. ALL EXISTING PLANT MATERIAL SHALL REMAIN UNLESS OTHERWISE NOTED. SHOULD ANY CONFLICTS ARISE BETWEEN THE EXISTING PLANT MATERIAL ON-SITE AND PROPOSED IMPROVEMENTS SHOWN ON THE PLANS THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.

1. VERIFY PLANT QUANTITIES PRIOR TO BIDDING AND INSTALLATION. QUANTITIES ARE LISTED FOR CONVENIENCE ONLY, THE ACTUAL NUMBER OF SYMBOLS INDICATED ON THE PLANTING PLANS SHALL HAVE PRIORITY OVER QUANTITIES LISTED WITHIN THE LANDSCAPE MATERIAL SCHEDULE. THE CONTRACTOR SHALL FURNISH ALL PLANT MATERIAL NECESSARY TO COMPLETE THE PLANTINGS AS SHOWN ON THE PLANS.
2. CLARIFICATION OF DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND THE SITE SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY.
3. THE LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE IS TO APPROVE ANY PLANT MATERIAL SUBSTITUTIONS.
4. ALL PLANT MATERIAL MUST BE MAINTAINED IN HEALTH AND VIGOR, AND BE ALLOWED TO ATTAIN NATURAL SIZE AND SHAPE IN ACCORDANCE WITH ARIZONA NURSERY ASSOCIATION SPECIFICATIONS.
5. ALL PLANT MATERIAL MAY BE INSPECTED PRIOR TO ACCEPTANCE. THE LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL DEEMED UNACCEPTABLE, EVEN AFTER DELIVERY TO SITE.
6. PLANT TREES AND SHRUBS PLUMB AND FACED TO GIVE THE BEST APPEARANCE OR RELATIONSHIP TO ADJACENT PLANTS, STRUCTURES, AND VIEWS. IF ANY SOIL NUTRIENT DEFICIENCIES EXIST, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO AMEND THE SOIL.
7. PLANTING METHODS, SOIL AMENDMENT QUANTITIES (IF ANY), AND PREPARATION METHODS SHALL BE INSTALLED ACCORDING TO THE PLANTING SPECIFICATIONS AND DETAILS.
8. ALL PLANTING AREAS SHALL RECEIVE WEED CONTROL/PRE-EMERGENT PER THE GUIDELINES SET FORTH WITHIN THE SPECIFICATIONS AND DETAILS. REPEALY AS NECESSARY TO COMPLETELY KILL NOXIOUS MATERIAL. REMOVE ALL DEAD AND/OR DYING DEBRIS PRIOR TO FINAL ACCEPTANCE.
9. PER CITY OF MESA EDSM SECTION 1105.3 PLANT MATERIAL WITHIN SIGHT DISTANCE TRIANGLE SHALL NOT EXCEED 30 INCHES IN HEIGHT AT FULL MATURITY. PER CITY OF MESA EDSM SECTION 1105.4 TREES PLANTED WITHIN THE SIGHT DISTANCE TRIANGLES SHALL BE 24 INCH TO 42 INCH BOX SPECIMENS WITH NO BRANCHED LOWER THAN 8' - 0" ABOVE THE SIDEWALK ELEVATION, AND 14' - 0" OVER VEHICULAR TRAFFIC WAYS.
10. UNLESS OTHERWISE NOTED ON PLANS, ROCK/BARK MULCH SHALL EXTEND UNDER ALL PLANTINGS AND BE RAKED UNIFORMLY ALONG CONCRETE FLATWORK, CURBS AND ETC.
11. THE FINISH GRADE OF LANDSCAPE AREAS RECEIVING ROCK/BARK MULCH MUST BE GRADED 2-1/2" BELOW CONCRETE OR OTHER ADJACENT PAVED SURFACES PRIOR TO INSTALLATION OF THE MULCH. FINISH GRADE OF LANDSCAPE AREAS RECEIVING TURF MUST BE GRADED 1-1/2" BELOW CONCRETE OR OTHER PAVED SURFACES PRIOR TO INSTALLATION OF TURF.
12. BOULDERS, IF USED, TO BE SURFACE SELECT GRANITE WITH A MINIMUM OF SHARP EDGES AND/OR CRACKING. ANY EXPOSED SURFACE SCARRING THAT MAY HAVE OCCURRED DURING TRANSPORTING OR CONSTRUCTION IS TO BE ENITED WITH NO ADDITIONAL COST TO THE OWNER.
13. STAKE ALL NURSERY GROWN TREE STOCK A MINIMUM OF 12" OUT FROM EDGE OF PLANTING WELL. THE EDGE OF ALL TREE PLANTING WELLS SHALL BE A MINIMUM OF 2 FEET AWAY FROM ALL CURB AND SIDEWALKS AND A MINIMUM OF 12 FEET AWAY FROM ALL BUILDING FOUNDATIONS. THE EDGE OF ALL SHRUB PLANTING WELLS SHALL BE A MINIMUM OF 18" AWAY FROM ALL CURB AND SIDEWALKS AND A MINIMUM OF 3 FEET AWAY FROM ALL BUILDING FOUNDATIONS.
14. LANDSCAPE CONTRACTOR SHALL CONTACT THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO EACH APPLICATION OF PRE-EMERGENT FOR VERIFICATION. CONTRACTOR SHALL PROVIDE OWNER WITH PROOF OF PRE-EMERGENT APPLICATION NO MORE THAN 7 DAYS AFTER EACH APPLICATION WITHOUT EXCEPTION.
15. ALL TREES WITHIN TURF AREAS SHALL BE INSTALLED WITH TEMPORARY PVC ARBOR GUARDS.
16. ALL TURF AREAS SHALL BE GRADED SMOOTH AND APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLING SOD OR SEED. ALL AREAS TO RECEIVE TURF SHALL BE COMPLETELY FREE OF ANY RUTS, TRENCH SETTLING, OR ANY MATERIAL OVER 1/2" IN DIAMETER PRIOR TO SOD OR SEED INSTALLATION.
17. LANDSCAPE CONTRACTOR IS REQUIRED TO OBTAIN ANY REQUIRED PERMITS FOR ALL ON-SITE AND OFF-SITE IMPROVEMENTS OUTLINED WITHIN THIS SET OF PLANS AND/OR ANY OTHER ADDITIONAL WORK THEY MAY PERFORM IN THE INTEREST OF THIS PROJECT.
18. ROCK/BARK MULCH SHALL BE AS SPECIFIED IN THE LANDSCAPE MATERIAL SCHEDULE. ALL PLANTING AREAS, UNLESS OTHERWISE NOTED ON THE PLANS, SHALL RECEIVE A UNIFORM APPLICATION OF THE SPECIFIED MATERIAL. CONTRACTOR SHALL SUBMIT A SAMPLE TO THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO SCHEDULING MASS DELIVERY. OWNER MAY REQUEST THAT AN INITIAL LOAD OF MATERIAL BE DELIVERED TO THE SITE AND BE SPREAD BY THE LANDSCAPE CONTRACTOR FOR THE OWNER'S APPROVAL PRIOR TO MATERIAL APPLICATION ON THE REMAINDER OF THE SITE.
19. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO COORDINATE WITH THE OWNER THE FINAL LAYOUT OF ALL HARDSCAPE ITEMS FOR THIS PROJECT. OWNER MAY REQUEST ALL HARDSCAPE ITEMS (HEADERS, SIDEWALKS, FLATWORK, ETC.) BE STAKED AND/OR CHALKED OUT FOR THEIR APPROVAL PRIOR TO INITIAL POUR.
20. LANDSCAPE CONTRACTOR SHALL PRUNE ALL TREES AFTER INSTALLATION SO THAT NO BRANCH IS TOUCHING FINAL GRADE AND TRIM CANOPIES BRANCHING TO A CLEAN AND NEAT APPEARANCE. ALL DEAD AND/OR DYING MATERIAL SHALL BE PRUNED FROM THE TREE PRIOR TO FINAL ACCEPTANCE.
21. WATER TEST ALL TREE PLANTING WELLS PRIOR TO PLANTING. IF TREE WELLS DO NOT PROPERLY DRAIN, REFER TO THE HARDPAN PLANTING DETAIL FOR ADDITIONAL INFORMATION.
22. REFER TO GENERAL CONSTRUCTION NOTES FOR ADDITIONAL INFORMATION THAT RELATES TO THE SCOPE OF WORK IN THIS SECTION. ALSO REFER TO ANY WRITTEN SPECIFICATION, SHOULD THEY ACCOMPANY THESE DRAWINGS, FOR ADDITIONAL REQUIREMENTS NOT COVERED WITHIN THESE PLANS.

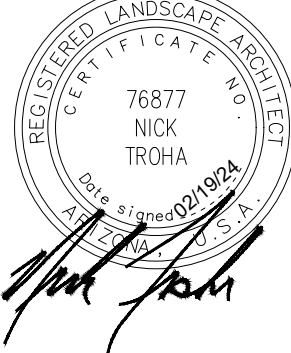
TREES	SIZE	QTY	COMMENTS
BOTANICAL / COMMON NAME			
<i>Acacia salicina</i> WILLOW ACACIA	36" BOX	9	
<i>Acacia willardiana</i> PALO BLANCO	24" BOX	11	
<i>Bauhinia lunarioides</i> ANACACHO ORCHID	24" BOX	12	
<i>Chilopsis linearis 'Bubba'</i> BUBBA DESERT WILLOW	36" BOX	2	
<i>Quercus virginiana 'Heritage'</i> HERITAGE SOUTHERN LIVE OAK	24" BOX	16	
<i>Sophora secundiflora</i> TEXAS MOUNTAIN LAUREL	24" BOX	8	
<i>Ulmus parvifolia</i> EVERGREEN ELM	36" BOX	7	
<b>SHRUBS &amp; ACCENTS</b>			
BOTANICAL / COMMON NAME	SIZE	QTY	COMMENTS

<i>Asclepias subulata</i>	5 GAL	6
DESERT MILKWEED		
<i>Bouteloua gracilis</i> 'Blonde Ambition'	5 GAL	66
BLONDE AMBITION BLUE GRAMA		
<i>Buddleja davidii</i>	5 GAL	4
BUTTERFLY BUSH		
<i>Calliandra californica</i>	5 GAL	49
BAJA FAIRY DUSTER		
<i>Calliandra eriophylla</i>	5 GAL	76
PINK FAIRY DUSTER		
<i>Celtis pallida</i>	5 GAL	1
DESERT HACKBERRY		
<i>Dasyliroton wheeleri</i>	5 GAL	2
GREY DESERT SPOON		
<i>Dodonaea viscosa</i>	5 GAL	2
HOPSEED BUSH		
<i>Dodonaea viscosa</i> 'Purpurea'	5 GAL	13
PURPLE LEAFED HOPSEED BUSH		
<i>Eremophila hygrophana</i> 'Blue Bells'	5 GAL	8
BLUE BELLS		
<i>Leucophyllum laevigatum</i> 'Summer Snow'	5 GAL	52
WHITE CHIHUAHUA SAGE		
<i>Muhlenbergia capillaris</i> 'Regal Mist' TM	5 GAL	267
REGAL MIST PINK MUHLY GRASS		
<i>Ruellia penninsularis</i>	5 GAL	45
DESERT RUELLIA		
<i>Sphaeralcea ambigua</i>	5 GAL	4
DESERT GLOBEMALLOW		
<i>Vauquelinia californica</i>	5 GAL	10
ARIZONA ROSEWOOD		

GROUND COVER BOTANICAL / COMMON NAME	SIZE	QTY	COMMENTS
<i>Baccharis</i> x 'Starn' TM STARN THOMPSON COYOTE BRUSH	1 GAL.	16	
<i>Baileya multiradiata</i> DESERT MARI GOLD	1 GAL.	5	
<i>Dalea greggii</i> TRAILING INDIGO BUSH	1 GAL.	19	
<i>Lantana</i> x 'New Gold' NEW GOLD LANTANA	1 GAL.	215	
<i>Penstemon parryi</i> PARRY PENSTEMON	1 GAL.	7	
<b>MISCELLANEOUS</b>	SIZE	QTY	COMMENTS

Decomposed Granite - Not Stabilized COLOR: 'SUPERIOR GOLD'	1/2" SCREENED	PLAN VERIFY	PLAN VERIFY S.F., REFER TO DETAIL 3 / L6.01
Rip Rap - Not Stabilized COLOR: 'SUPERIOR GOLD'	1-4" RIPRAP	PLAN VERIFY	UNSTABILIZED TO A 2" DEPTH

- Tags for registered or trademarked (®, ™) material are to remain on plants
- 'Superior Gold' Decomposed Granite & Rip Rap sourced from local vendor.



REVISIONS

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## PLANTING NOTES



IRRIGATION GENERAL NOTES

1.

THE IRRIGATION SYSTEM HAS BEEN DESIGNED WITH A MAXIMUM STATIC WATER PRESSURE AND A MINIMUM FLOW PER THE PLANS. CONTRACTOR TO SITE VERIFY PRESSURE AND NOTIFY LANDSCAPE ARCHITECT OF ANY DIFFERENCES PRIOR TO INSTALLATION OR ORDERING OF MATERIALS. IF CONTRACTOR FAILS TO NOTIFY LANDSCAPE ARCHITECT, HE IS FINANCIALLY RESPONSIBLE FOR ANY NECESSARY SYSTEM ALTERATIONS THAT RESULT.
2.

THE CONCEPTUAL IRRIGATION PLAN SHOWN IS FOR REFERENCE ONLY. THE DESIGN AND ENGINEERING OF THE AUTOMATIC IRRIGATION SYSTEM SUPPLYING WATER TO ALL NEWLY INSTALLED PLANT MATERIAL IS SCHEMATIC IN NATURE. CONTRACTOR TO REFER TO THE LANDSCAPE PLANS TO AID IN THE DESIGN AND ENGINEERING OF THE IRRIGATION SYSTEM.
3.

CONTRACTOR TO PROVIDE OWNER WITH "AS-BUILTS" FOR THE INSTALLED IRRIGATION SYSTEM PRIOR TO FINAL ACCEPTANCE OF WORK. AS-BUILTS TO BE HANDLED ON A DAILY BASIS DURING INSTALLATION OF SYSTEM.
4.

THIS IRRIGATION DESIGN IS DIAGRAMMATIC. DRIP LATERAL LINES ARE NOT SHOW GOING TO EVERY PLANT FOR DESIGN CLARIFICATION ONLY AND THE CONTRACTOR SHALL ENSURE ALL PLANTS RECEIVE DRIP IRRIGATION. EQUIPMENT, PIPING AND VALVES, ETC. SHOWN WITHIN PAVED AREAS AND OUTSIDE OF THE PROPERTY BOUNDARIES ARE SHOWN FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED WITHIN THE PLANTING AREAS. LOCATE VALVES AND BPUS WITHIN SHRUB AREAS SO THAT THEY ARE VISUALLY UNOBTRUSIVE.
5.

DO NOT INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE DESIGN. SUCH OBSTRUCTIONS OR CONFLICTS SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY NECESSARY REVISIONS.
6.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE THEMSELVES WITH GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, STRUCTURES AND UTILITIES, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF THE REPAIR OR REPLACEMENT OF ALL ITEMS DAMAGED BY HIS WORK. THE CONTRACTOR SHALL COORDINATE THE WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERALS THOUGH WALLS, UNDER ROADWAYS AND PAVING, AND THROUGHOUT THE LIMITS OF WORK.
7.

INSTALL BACKFLOW PREVENTION UNIT(S) PIPING BETWEEN THE POINT OF CONNECTION AND THE BPU PER LOCAL CODES. THE FINAL LOCATION OF THE BPU SHALL BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
8.

120V AC ELECTRICAL POWER SOURCE AT CONTROLLER LOCATION SHALL BE PROVIDED BY OTHERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE FINAL CONNECTION FROM THE ELECTRICAL SOURCE TO THE CONTROLLER WITH A LICENSED ELECTRICAL CONTRACTOR. THE FINAL CONTROLLER LOCATION SHALL BE APPROVED BY THE OWNER.
9.

PROVIDE ELECTRICAL AND IRRIGATION SLEEVES UNDER PAVING TO ALL PLANTING AREAS.
10.

MAINLINE PIPING, LATERALS AND CONTROL WIRES UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES. LANDSCAPE CONTRACTOR TO COORDINATE INSTALLATION OF IRRIGATION SLEEVES PRIOR TO CONCRETE BEING POURED. SLEEVES SHALL BE OF SUFFICIENT SIZE FOR DOUBLE THE REQUIRED NUMBER OF WIRES AND PIPE.
11.

PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED, BUT SUBSTITUTIONS OF LARGER SIZES MAY BE APPROVED BY THE LANDSCAPE ARCHITECT. IF NO PIPE SIZING IS SHOWN ON THE PLANS REFER TO THE PIPE SIZING SCHEDULE ON THIS SHEET FOR ADDITIONAL INFORMATION.
12.

IRRIGATION HEADS, VALVES, AND CONTROLLER TIMING SHALL BE ADJUSTED TO PROVIDE OPTIMUM COVERAGE WITH MINIMAL OVERSPRAY ONTO ADJACENT CURBS, STREETS, WALKS, WALL AND EXISTING STRUCTURES. IF NECESSARY, THE CONTRACTOR SHALL ADJUST HEAD SPACING, NOZZLE ARC/TRAJECTORY, OR INSTALL ADDITIONAL HEADS TO ENSURE PROPER COVERAGE.
13.

IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
14.

ALL PIPE SHALL BE BEDDED ON ALL SIDES WITH FOUR INCHES OF ROCK FREE (3/8" MINUS) MATERIAL. IMPORT SAND IF NECESSARY. BACKFILL IN TWO OR MORE COMPACTED LIFTS. SETTling OF TRENCHES BY MORE THAN AN INCH SHALL BE BROUGHT BACK TO FINISH GRADE AT THE CONTRACTOR'S EXPENSE.
15.

IRRIGATION HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE UNLESS OTHERWISE SPECIFIED.
16.

ALL PLANTS REQUIRING MORE THAN ONE DRIP EMITTER SHALL HAVE EMITTERS DISTRIBUTED EVENLY AROUND PERIMETER OF PLANTING WELL. EMISSION POINTS AT ROOTBALLS SHALL BE LOCATED ON THE UPHILL SIDE, MIDWAY BETWEEN THE CENTER OF THE PLANT AND THE EDGE OF THE ROOTBALL.
17.

THE CONTRACTOR SHALL PROVIDE IN-LINE AND/OR SPRINKLER CHECK VALVES AS REQUIRED THROUGHOUT THE IRRIGATION SYSTEM LOCATED WITHIN A SLOPED AREAS TO PREVENT LOW IRRIGATION HEAD DRAINAGE.
18.

24 VOLT WIRE SHALL BE TYPE "UF" 600 VOLT, SOLID COPPER, SINGLE CONDUCTOR WIRE WITH PVC INSULATION AND BEAR UL APPROVAL FOR DIRECT UNDERGROUND BURIAL. COMMON WIRE IS TO BE 10 GAUGE WHITE; CONTROL WIRE IS TO BE 12 GAUGE RED (USE NO BLACK WIRE). TAPE AND BUNDLE WIRE AT 10' O.C. LAY BESIDE MAINLINE. SPLICE IN VALVE BOXES ONLY USING MANUFACTURED DRY-TYPE DIRECT BURY WATERPROOF CONNECTORS. PROVIDE 24" SLACK AT EACH ELBOW IN MAIN LINE AND 30" SLACK AT EACH REMOTE CONTROL VALVE LOCATION. PULL ONE ADDITIONAL YELLOW 10 GAUGE SPARE WIRE TO THE MOST DISTANT VALVE LOCATION IN ALL DIRECTIONS OUT FROM THE CONTROLLER FOR POTENTIAL FUTURE USE. REFER TO TWO-WIRE NOTES FOR SYSTEMS UTILIZING A TWO-WIRE PATH AND DECODERS.
19.

LEVEL OF PEA GRAVEL IN IRRIGATION BOXES SHALL BE A MINIMUM OF 2" BELOW THE BOTTOM OF THE VALVE/FILTERS SO THAT THE COMPONENTS ARE COMPLETELY VISIBLE. ALL PEA GRAVEL AND/OR DEBRIS TO BE CLEARED FROM TOP OF VALVE/FILTERS AND THE LIP OF THE VALVE BOX.
20.

ALL PIPING SHALL BE THOROUGHLY FLUSHED PRIOR TO EMITTER INSTALLATION. CONTRACTOR IS RESPONSIBLE FOR ANY NECESSARY FLUSHING OF EMITTERS DUE TO CLOGGING FOR THE DURATION OF THE MAINTENANCE PERIOD. ANY PLANT MATERIAL THAT DIES DUE TO EMITTER CLOGGING SHALL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST.
21.

ALL VALVE BOXES TO HAVE OVERLAPPING LIDS WITH LOCKING BOLTS. ALL VALVE BOXES LOCATED WITHIN PLANTING AREAS SHALL BE DESERT TAN IN COLOR, ALL BOXES LOCATED WITHIN TURF AREAS SHALL BE FOREST GREEN. WHEN RECLAIMED WATER IS USED REFER TO RECLAIMED WATER USE NOTES FOR ADDITIONAL INFORMATION ON VALVE BOX COLOR.
22.

THE UNDERGROUND EXTERIOR OF ALL IRRIGATION BOXES SHALL BE WRAPPED IN A WEED-BARRIER LANDSCAPE FABRIC PRIOR TO BACKFILLING FOR A WEED FREE ENVIRONMENT ON THE INTERIOR OF THE BOXES.
23.

THIS IRRIGATION DESIGN IS BASED UPON USING THE SPECIFIED EQUIPMENT IN THE INSTALLATION/FABRICATION OF THE SYSTEM. CONTRACTOR, UPON APPROVAL OF THE OWNER AND/OR LANDSCAPE ARCHITECT, MAY SUBSTITUTE PRODUCTS/MANUFACTURERS AS LONG AS ANY CHANGED EQUIPMENT MEETS OR EXCEEDS THE SPECIFICATIONS OF THE ORIGINALLY LISTED ITEM. CONTRACTOR TO BE RESPONSIBLE TO ENSURE THAT THE IRRIGATION SYSTEM OPERATES AT OPTIMUM SERVICE LEVEL.
24.

THE SYSTEM, UPON COMPLETION, SHALL PROVIDE 100% WATER COVERAGE TO ALL NEWLY INSTALLED VEGETATION. IF EXISTING PLANT MATERIAL IS TO REMAIN ON SITE, THE NEW IRRIGATION SYSTEM SHALL BE MODIFIED IN THE FIELD BY THE LANDSCAPE CONTRACTOR TO INCLUDE ALL EXISTING MATERIAL ON THE NEWLY INSTALLED AUTOMATIC IRRIGATION SYSTEM. THE CONTRACTOR IS RESPONSIBLE FOR THE INITIAL PROGRAMMING OF THE CONTROLLER AND SHALL WARRANTY THE SYSTEM TO BE FULLY FUNCTIONAL UPON PROJECT COMPLETION.

PIPE SIZING SCHEDULE

ALL WATER SERVICES TO BE TYPE K COPPER. MAINLINE LESS THAN 3" SHALL BE A MINIMUM SCHEDULE 40 SOLVENT WELD. ALL MAINLINE PIPE 3" AND LARGER SHALL BE A MINIMUM CLASS 200 'RING TITE' PIPE WITH DUCTILE IRON FITTINGS AND THRUST BLOCKING. ALL 1/2" LATERAL PIPE SHALL BE A MINIMUM CLASS 315 SOLVENT WELD. ALL LATERAL PIPE 3/4" AND ABOVE SHALL BE A MINIMUM CLASS 200 SOLVENT WELD. THE FOLLOWING PIPE SIZES ARE THE MINIMUM SIZES ALLOWED. PIPE SIZES SHOWN ON THE PLANS MAY BE LARGER TO COMPENSATE FOR HYDRAULIC LOSSES.

TYPE K COPPER					
Flow (GPM)	Pipe Size	Flow (GPM)	Pipe Size	Flow (GPM)	Pipe Size
0 - 3	1/2"	7 - 12	1"	27 - 47	2"
4 - 5	5/8"	13 - 18	1-1/4"	48 - 72	2-1/2"
6	3/4"	19 - 26	1-1/2"	73 - 103	3"
SCHEDULE 40					
Flow (GPM)	Pipe Size	Flow (GPM)	Pipe Size	Flow (GPM)	Pipe Size
0 - 4	1/2"	14 - 23	1-1/4"	53 - 74	2-1/2"
5 - 8	3/4"	24 - 31	1-1/2"		
9 - 13	1"	32 - 52	2"		
CLASS 200 & 315					
Flow (GPM)	Pipe Size	Flow (GPM)	Pipe Size	Flow (GPM)	Pipe Size
0 - 5	1/2"	28 - 35	1-1/2"	83 - 122	3"
6 - 10	3/4"	36 - 56	2"	123 - 203	4"
11 - 17	1"	57 - 82	2-1/2"	204 - 440	6"
18 - 27	1-1/4"				

EMITTER SCHEDULE

ALL EMISSION POINTS TO BE LOCATED ON THE UPHILL SIDE OF PLANT MATERIAL. ONE EMISSION POINT TO BE LOCATED AT THE PLANT BALL WITH ADDITIONAL POINTS WITHIN THE PLANT PIT PERIMETER AS DETAILED.

PLANT TYPE	PLANT SIZE	EMITTERS PER PLANT	GPH PER OUTLET	NUMBER OF OUTLETS	TOTAL GPH PER PLANT
TREE	5 GAL.	1 MULTI	2 GPH	1	2 GPH
TREE	15 GAL.	1 MULTI	2 GPH	2	4 GPH
TREE	24" BOX	1 MULTI	2 GPH	3	6 GPH
TREE	36" BOX	2 MULTI	2 GPH	4	8 GPH
TREE	42" BOX	2 MULTI	2 GPH	4	8 GPH
TREE	48" BOX	2 MULTI	2 GPH	5	10 GPH
TREE	54" BOX	3 MULTI	2 GPH	8	16 GPH
TREE	60" BOX	3 MULTI	2 GPH	8	16 GPH
TREE	68" BOX	4 MULTI	2 GPH	10	20 GPH
TREE	72" BOX	4 MULTI	2 GPH	10	20 GPH
TREE	84" BOX	4 MULTI	2 GPH	12	24 GPH
TREE	96" BOX	5 MULTI	2 GPH	16	32 GPH
P. HOPSEED	ALL	1 SINGLE	2 GPH	1	2 GPH
A. ROSEWOOD	ALL	1 SINGLE	2 GPH	1	2 GPH
ALL OTHER SHRUBS, ACCENTS, & GROUND COVER	ALL	1 SINGLE	1 GPH	1	1 GPH

SLEEVING SCHEDULE

ALL SLEEVING SHALL BE SCHEDULE 40 PVC AND INSTALLED WITH A MIN. OFFSET AT ALL JOINTS TO PERMIT EASY INSTALLATION AND REMOVAL OF THE IRRIGATION LINES. MAINLINE PIPE, LATERAL PIPE, AND CONTROL WIRE SHALL BE PLACED IN SEPARATE SLEEVES. EXTEND ALL SLEEVES AT LEAST 12" BEYOND THE EDGES OF THE PAVEMENT AND "MARK" LOCATION BY DRIVING A 12" REBAR STAKE NEAR THE END OF EACH SLEEVE (TOP OF REBAR STAKE SHALL BE A MIN. OF 6" BELOW FINISH GRADE). SIZE OF SLEEVES SHALL BE AS FOLLOWS:

PIPE SIZE	SLEEVE SIZE	PIPE SIZE	SLEEVE SIZE
1/2" to 1"	2" MINIMUM	4"	8" MINIMUM
1-1/4" to 1-1/2"	3" MINIMUM	6"	12" MINIMUM
2"	4" MINIMUM	WIRE SLEEVE	2" MINIMUM
2-1/2" to 3"	6" MINIMUM		

VALVE BOX BRANDING

ALL VALVE BOXES SHALL BE CARSON (WITH LOCKING BOLT) OR APPROVED EQUAL. ALL VALVE BOXES SHALL BE BRANDED WITH 1-1/2" LETTERS AS SHOWN BELOW. BOXES SHALL BE GREEN IN TURF AREAS AND TAN IN ROCK OR BARK MULCH. IF IRRIGATION SYSTEM IS USING RECLAIMED WATER, ALL VALVE BOXES SHALL BE PURPLE.

SYMBOL	TYPE OF VALVE	SYMBOL	TYPE OF VALVE
BV	BALL VALVE	VALVE #	VALVE
GV	GATE VALVE	QCV	QUICK COUPLER VALVE
WS	WIRE SPLICE	MV	MASTER VALVE
FC	FLUSH CAP	FS	FLOW SENSOR

IRRIGATION MATERIAL SCHEDULE

NOTE:

THIS IRRIGATION SYSTEM TO USE THE FOLLOWING EQUIPMENT OR APPROVED EQUAL. REFER TO IRRIGATION DETAILS, NOTES AND SCHEDULES FOR ADDITIONAL INFORMATION. N/S: DENOTES SYMBOL NOT SHOWN ON PLANS FOR CLARITY.

- WATER METER: BY OTHERS. COORDINATE INSTALLATION WITH OWNER'S AUTHORIZED REPRESENTATIVE. SIZE AS INDICATED.
- CONTROLLER & ET/RAIN SENSOR: HUNTER IC-600-M I-CORE 6 STATION BASE UNIT CONTROLLER AND HUNTER WSS-SEN WIRELESS SOLAR SYNC ADJUSTABLE ET/RAIN SENSOR. MINIMUM STATIONS PER PLAN. X = CONTROLLER I.D. FINAL LOCATION TO BE DETERMINED IN FIELD BY OWNER AND LANDSCAPE CONTRACTOR PRIOR TO INSTALLATION. SENSOR SHALL BE MOUNTED WITHIN 800 FEET OF THE CONTROLLER. DO NOT LOCATE SENSOR UNDER COVER OF TREES. REFER TO DETAIL 4 / L8.01 & 1, 3 / L8.02.
- BACKFLOW PREVENTION VALVE: FEBCO 825YA REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY w/ 650A WYE STRAINER (20 MESH). SIZE PER PLANS. ASSEMBLY TO BE PLACED IN A GUARD SHACK ENCLOSURE BY BPD. REFER TO DETAIL 3 / L8.01.
- MASTER VALVE/FLOW SENSOR: GRISWOLD 2000 SERIES, NORMALLY CLOSED SELF CLEANING ELECTRIC REMOTE CONTROL VALVE w/ HUNTER HFS FLOW SENSOR ON HUNTER FCT-xxx SCHEDULE 40 SENSOR RECEPTACLE TEE, SIZE PER PER PLANS. REFER TO DETAIL 2 / L8.02.
- ISOLATION GATE VALVE: NIBCO T-113-K SERIES FOR MAINLINE 3" & UNDER, NIBCO P-619-RW SERIES FOR MAINLINE OVER 3", LINE SIZE. REFER TO DETAIL 7 / L8.01.
- REMOTE CONTROL VALVE w/ PRESSURE REGULATOR & WYE FILTER: HUNTER ICV-xxxG-FS SERIES, SELF-CLEANING ELECTRIC REMOTE CONTROL VALVE w/ SENNINGER PMR-MF-30 3/4" PRESET PRESSURE REGULATOR (30 P.S.I.) & HUNTER HY-100-075 (1" INLET / 3/4" OUTLET) FILTER w/ 150 MESH SCREEN. INSTALL ONE NIBCO 4660 SERIES ISOLATION BALL VALVE FROM EACH CONTROL VALVE FOR ISOLATION PURPOSES. TYP. REFER TO DETAILS 5 & 6 / L8.01. "NOTE" USE PRL-30 3/4" PRESET PRESSURE REGULATOR (30 P.S.I.) FOR FLOWS UNDER 2 G.P.M.
- END FLUSH CAP: REFER TO DETAIL 10 / L8.01.

N/S (0.6, 1.0, OR 2.0 G.P.H.) DRIP EMITTER, MULTI-PORT: HUNTER MPE-xx SERIES, MULTI-PORT DRIP EMITTER. INSTALL SALCO EOCV-220 BUG CAPS AT ALL EMISSION POINTS. REFER TO DETAIL 9 / L8.01.

N/S (0.5, 1.0, 2.0, 4.0, 6.0 G.P.H.) DRIP EMITTER, SINGLE PORT: HUNTER HEB-xx SERIES, SINGLE PORT DRIP EMITTER. INSTALL SALCO EOCV-220 CAPS AT ALL EMISSION POINTS. REFER TO DETAIL 8 / L8.01.

N/S DISTRIBUTION TUBING (SPAGHETTI): SALCO SLV-PE-250-170 1/4" POLYETHYLENE TUBING.

N/S VALVE BOX: CARSON (WITH LOCKING BOLT) OR APPROVED EQUAL.

- WATERLINE, BY OTHERS
- MAINLINE PIPE
- WATER SERVICE
- LATERAL LINE (TREE)
- LATERAL LINE (SHRUB)
- PVC SLEEVE: SCHEDULE 40 PVC SLEEVE. SIZE PER SLEEVING SCHEDULE AND/OR IRRIGATION PLANS.
- WIRE SLEEVE: SCHEDULE 40 PVC SLEEVE. SIZE PER SLEEVING SCHEDULE AND/OR IRRIGATION PLANS.

VALVE TAG:



4900 N. Scottsdale Road  
Scottsdale, Arizona 85251  
Tel: 480.994.0994  
www.rviplanning.com

EXPIRES 09/30/25

Consult Arizona 811 at least two full  
working days before you begin excavation

Call 811 or click Arizona811.com

HOME AWAY FROM HOME

PHASE 1

MESA, AZ

PROJECT NO : 21005236  
DATE : 02/19/2024  
DRAWN: TEAM  
REVIEWED: NT/MD

REVISIONS	
1.	ADMINISTRATIVE PLANNING REVIEW
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IRRIGATION  
NOTES

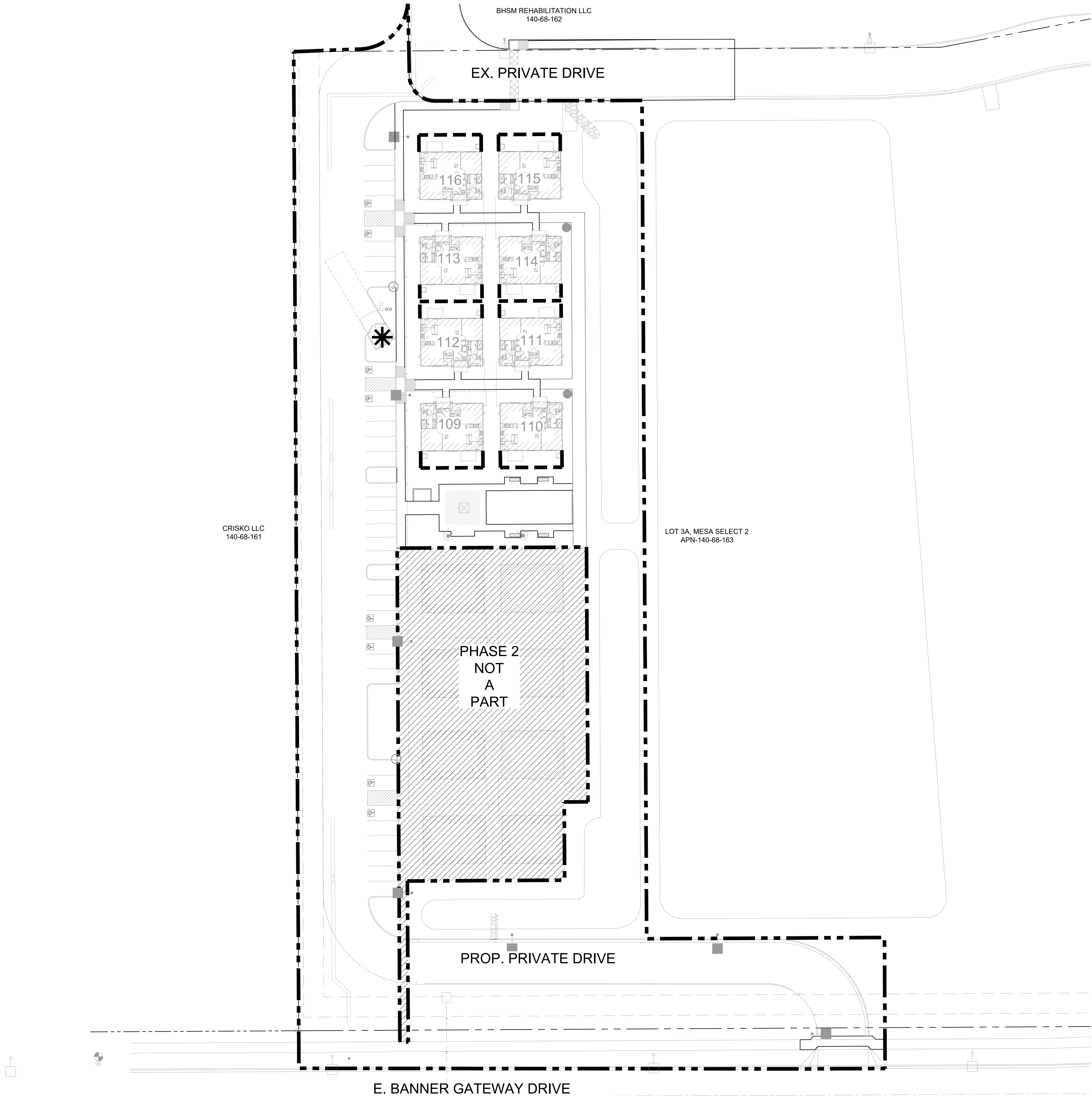
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SHEET 04 OF 19

ADMINISTRATIVE PLANNING REVIEW



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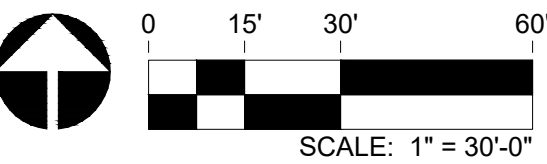
LEGEND

- REAR YARD VINYL FENCE
- \* TRASH ENCLOSURE, REFER TO DETAIL 1 / L4.01

WALL NOTES

- THESE NOTES ARE GENERAL AND MAY BE SUPERSEDED BY EITHER THE SPECIFICATIONS OR LOCAL TRADE PRACTICES.
- FOOTINGS SHALL BEAR ON UNDISTURBED NATIVE SOIL OR COMPACTED FILL.
- THE EXPOSED UPPERMOST SOIL TO RECEIVE FILL SHALL BE SCARIFIED 6" DEEP, MOISTURE CONDITIONED TO ±3% OF OPTIMUM DENSITY CURVE FOR EACH TYPE OF SOIL ENCOUNTERED AND COMPACTED TO 95% OF MAXIMUM DRY DENSITY PER ASTM D-2922 OR D-3017.
- FILL MATERIAL SHALL BE PREDOMINANTLY GRANULAR, NON-EXPANSIVE, CLEAN OF ALL ORGANIC OR DETRITUS SUBSTANCES, AND HAVE A PLASTICITY INDEX LESS THAN SEVEN (7). BACKFILL SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY IN HORIZONTAL 8" LIFTS.
- EXCAVATIONS FOR FOUNDATIONS SHALL BE NEAT TO LINES OF FOOTINGS. ALL LOOSE MATERIAL SHALL BE REMOVED FROM SURFACE TO RECEIVE CONCRETE.
- ALLOWABLE SOIL BEARING PRESSURES AT FOOTING ON COMPACTED SOIL: 1500 PSI.
- CONCRETE MIX DESIGN FOR FOOTINGS SHALL BE MAG CLASS 'B' (2500 PSI), UNLESS OTHERWISE NOTED ON DRAWINGS.
- NO PIPES OR DUCTS SHALL BE PLACED IN STRUCTURAL CONCRETE UNLESS SPECIFICALLY DETAILED.
- CONCRETE FOOTINGS SHALL BE CONTINUOUS POUR TO GREATEST EXTENT PRACTICAL. STEP FOOTINGS IN EVEN BLOCK INCREMENTS.
- WALL CONTRACTOR TO BE RESPONSIBLE FOR STRUCTURAL CALCULATIONS OF THE WALLS.
- SUBMIT TEST REPORTS FOR CONCRETE MIX DESIGNS TO LANDSCAPE ARCHITECT FOR REVIEW.
- WATERPROOF AND GROUT SOLID RETAINING WALLS TO HIGH GRADE, IF APPLICABLE.
- ALL IRON/STEEL WORK TO BE OF HIGHEST QUALITY WITH WELDS GROUND SMOOTH. ALL IRON WORK, EXCEPT WHERE NOTED, TO BE PRIMED AND PAINTED. PAINT COLOR TO BE SELECTED BY OWNER AND/OR LANDSCAPE ARCHITECT.
- VERIFY HEIGHTS AND SLOPES AND TURNDOWNS BEFORE POURING FOOTINGS.
- NEW WALL FINISHES SHALL MATCH EXISTING SURFACES, UNLESS OTHERWISE NOTED ON DRAWINGS.
- GROUT SOLID ALL CMU CELLS AND VOIDS BELOW GRADE AND/OR CONTAINING REBAR.

ALL WALL LOCATIONS AND ALIGNMENTS ARE SCHEMATIC. WALLS SHALL NOT BE INSTALLED IN RIGHT-OF-WAYS, UTILITY EASEMENTS, OR SIGHT VISIBILITY TRIANGLES. CONTRACTOR TO STAKE WALL CORNERS AND TURN POINTS AND GET CLIENT AND/OR LANDSCAPE ARCHITECT APPROVAL PRIOR TO INSTALLATION.



EXPIRES 09/30/25



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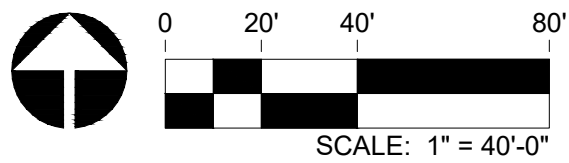
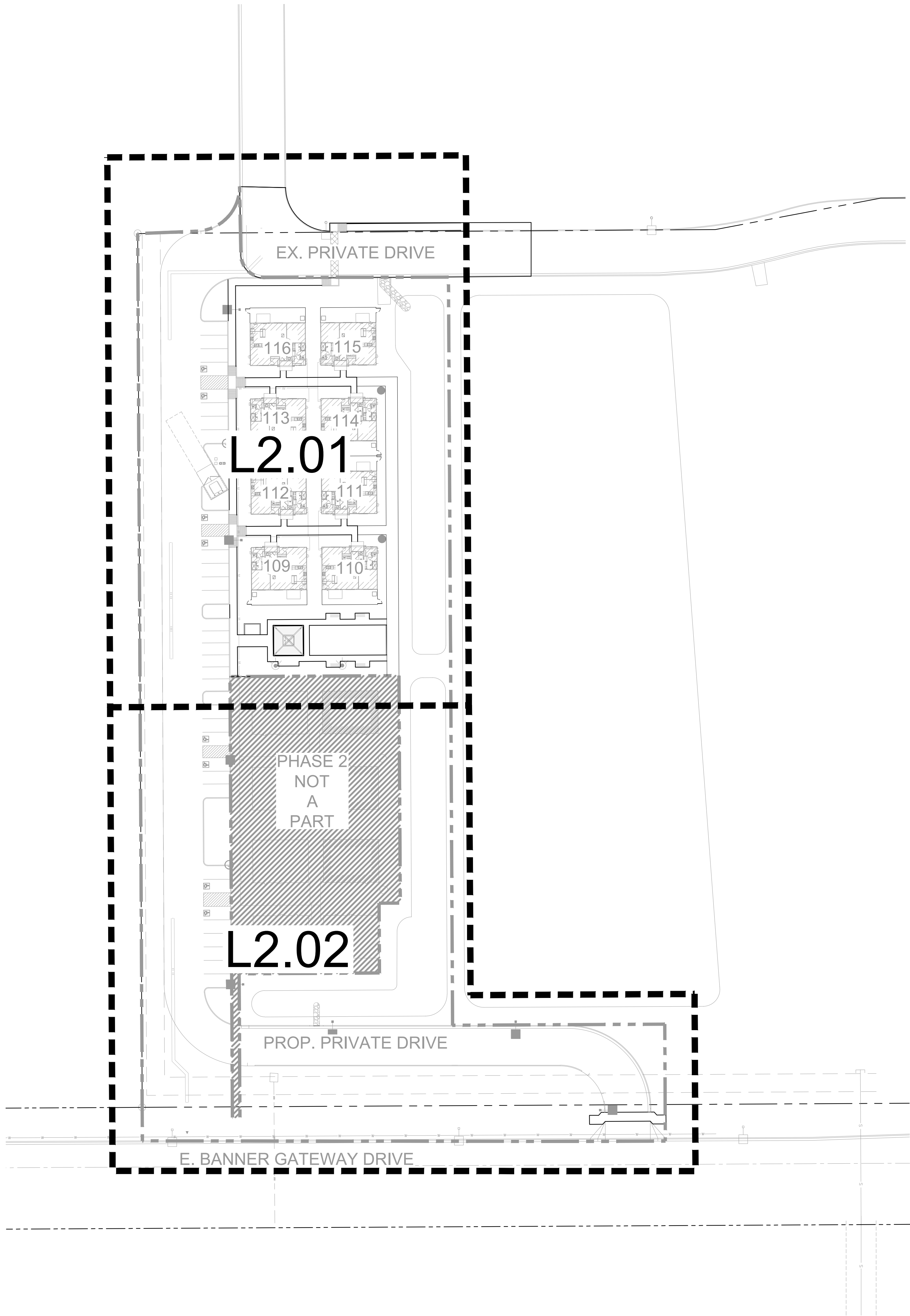
WALL PLAN

L1.00

SHEET 05 OF 19

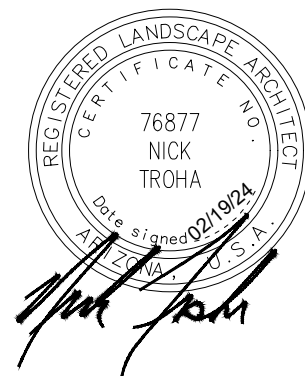


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**RVi**  
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Scottsdale, Arizona 85251  
Tel: 480.994.0994  
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EXPIRES 09/30/25



# HOME AWAY FROM HOME

## PHASE 1

### MESA, AZ

PROJECT NO : 21005236  
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REVISIONS	
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HARDSCAPE  
REFERENCE  
PLAN

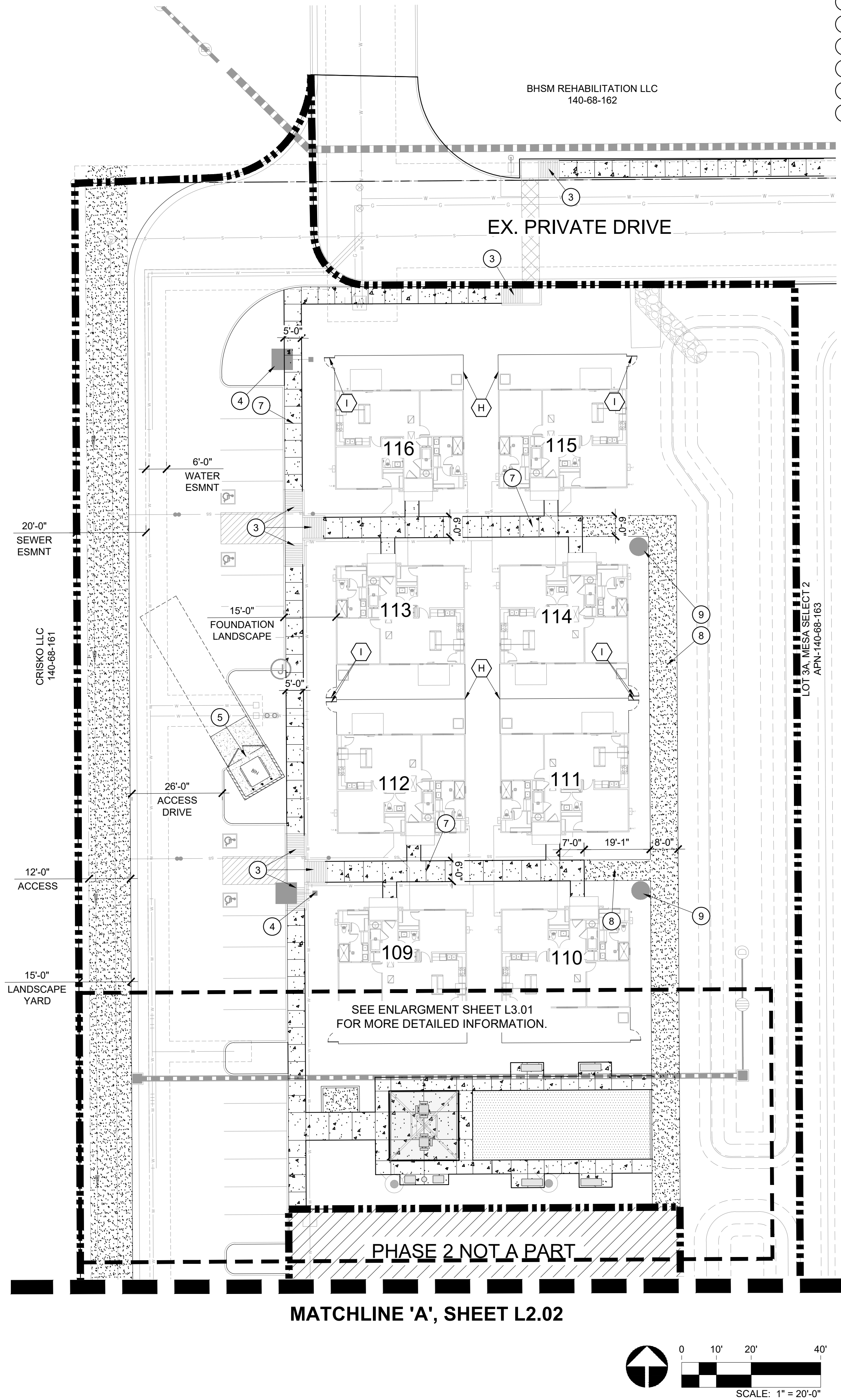
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SHEET 06 OF 19

ADMINISTRATIVE PLANNING REVIEW



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### HARDSCAPE KEYNOTES

- VISIBILITY EASEMENT, ALL TREE CROWNS SHALL BE MIN. 8'-0" TO BOTTOM OF CANOPY OVER WALKS AND 14'-0" OVER DRIVE LANES. ALL SHRUBS AND GROUNDCOVERS SHALL HAVE A MAX. HEIGHT OF 2'-0".
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- ADA PEDESTRIAN RAMP, REFER TO ENGINEERING PLANS FOR MORE INFORMATION.
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- TRASH ENCLOSURE, REFER TO DETAIL 1 / L4.01
- CONCRETE HEADER, REFER TO DETAIL 7 / L4.01
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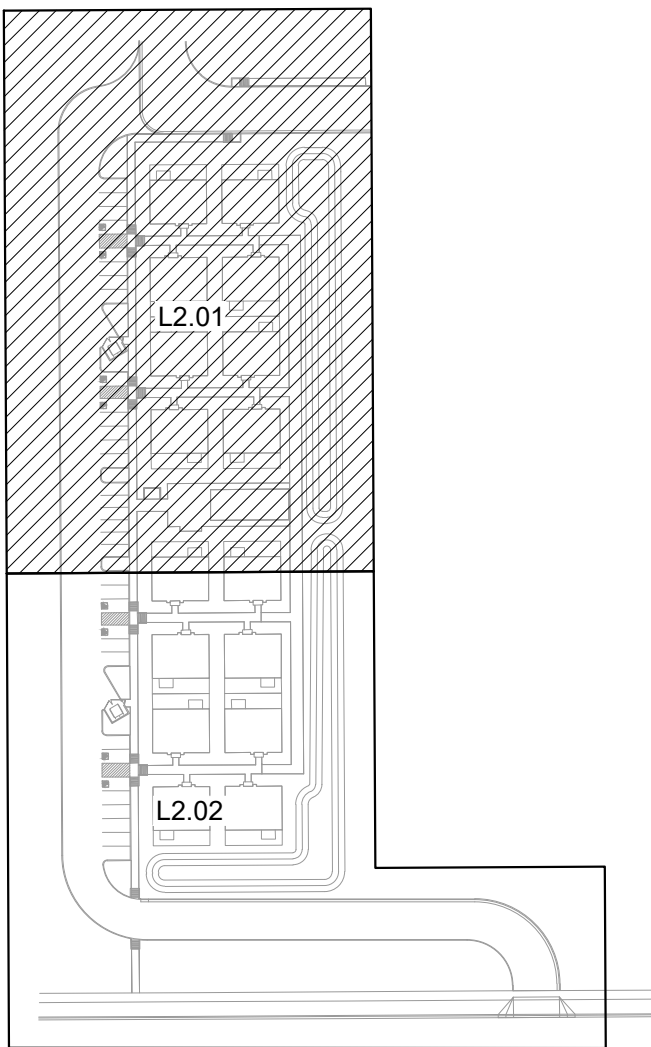
### AMENITY SCHEDULE

ITEM COLOR SPECIFICATIONS MANUFACTURER	28"x20" NAVAJO SHELTER FRAME: BRONZE, ROOF: TAN 20' X 20', POWDER COATED STEEL FRAME, STANDARD ROOF SYSTEM AMERICANA OUTDOORS (www.americana.com, 866.645.0595)
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1/4" MINUS, 'APACHE BROWN' BY KALAMAZOO MATERIALS INC.
- ARTIFICIAL TURF, SELECT VR TURF, MANU - FOREVER LAWN, INSTALL AS PER MANU SPECS, (www.foreverlawn.com, 480.813.2235), OAE

### KEY MAP



**Rvi**

4900 N. Scottsdale Road  
Scottsdale, Arizona 85251  
Tel: 480.994.0994  
www.rviplanning.com

EXPIRES 09/30/25



Contact Arizona 811 at least two full working days before you begin excavation



HOME AWAY FROM HOME  
PHASE 1  
MESA, AZ

PROJECT NO : 21005236  
DATE : 02/19/2024  
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REVIEWED: NT/MD

REVISIONS	
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HARDSCAPE  
PLAN

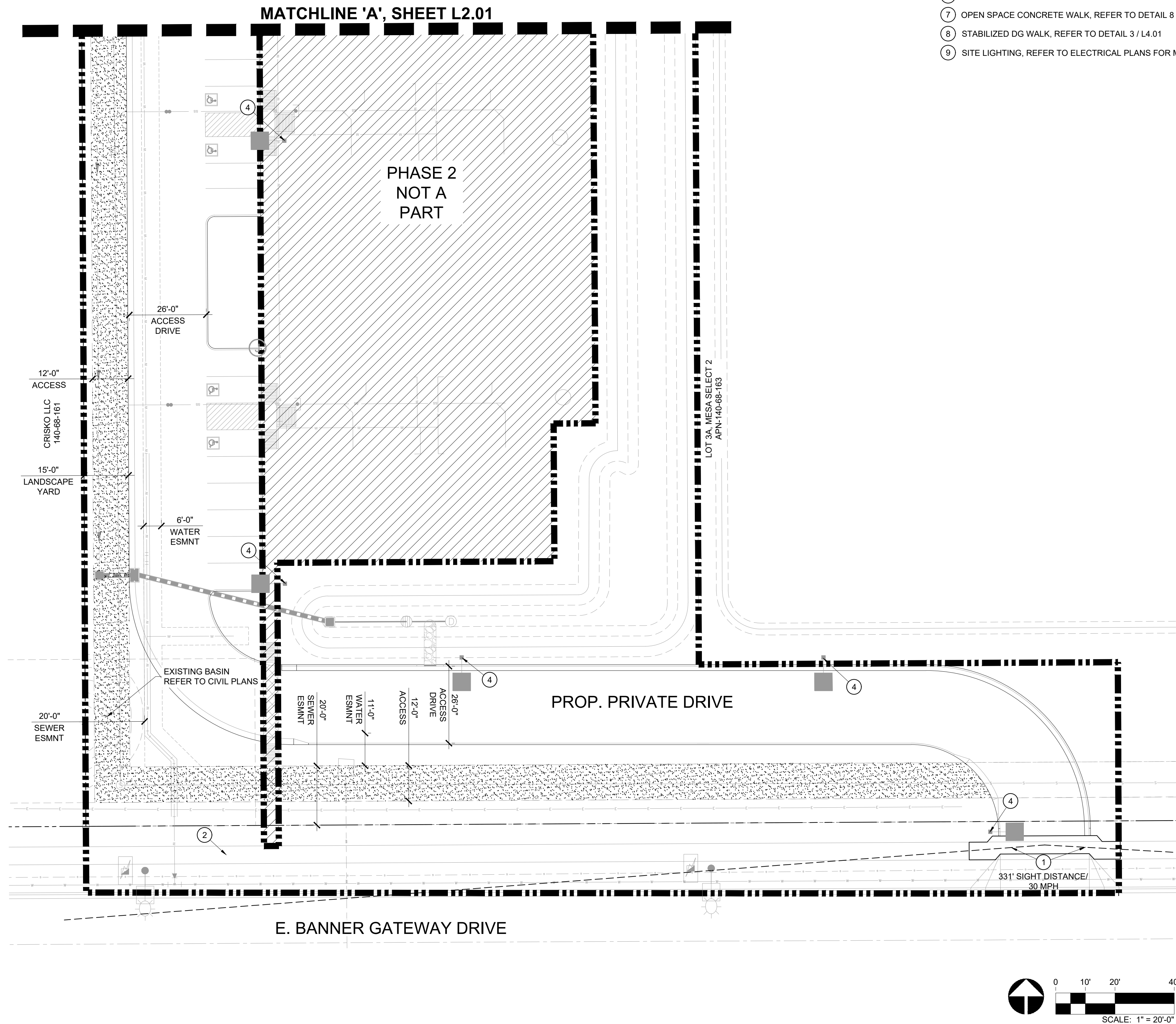
L2.01

SHEET 07 OF 19

ADMINISTRATIVE PLANNING REVIEW



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#### HARDSCAPE KEYNOTES

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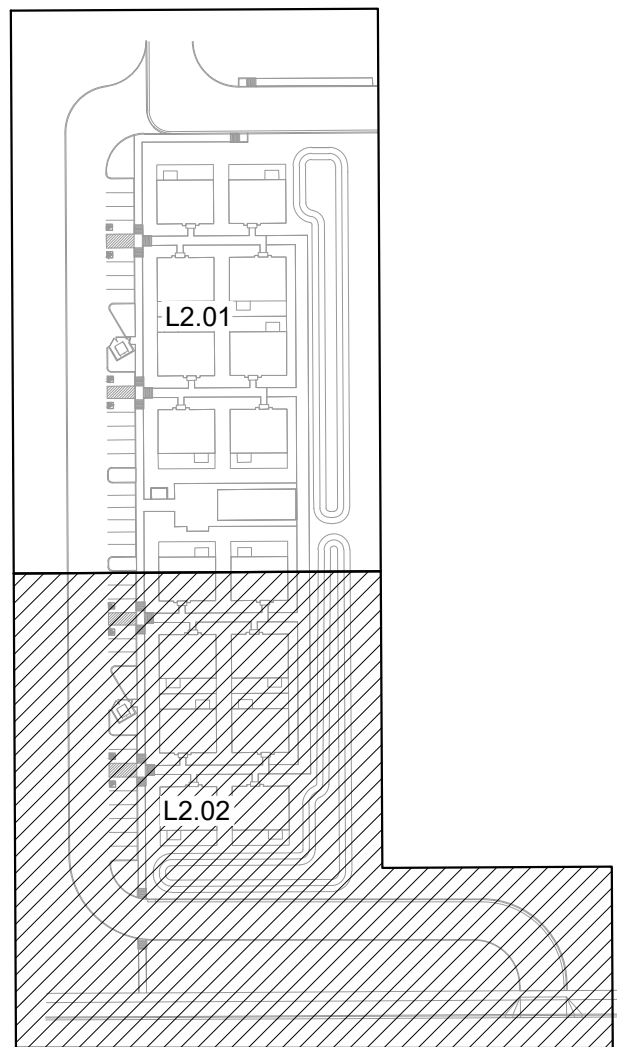
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#### KEY MAP



EXPIRES 09/30/25



# HOME AWAY FROM HOME

## PHASE 1

## MESA, AZ

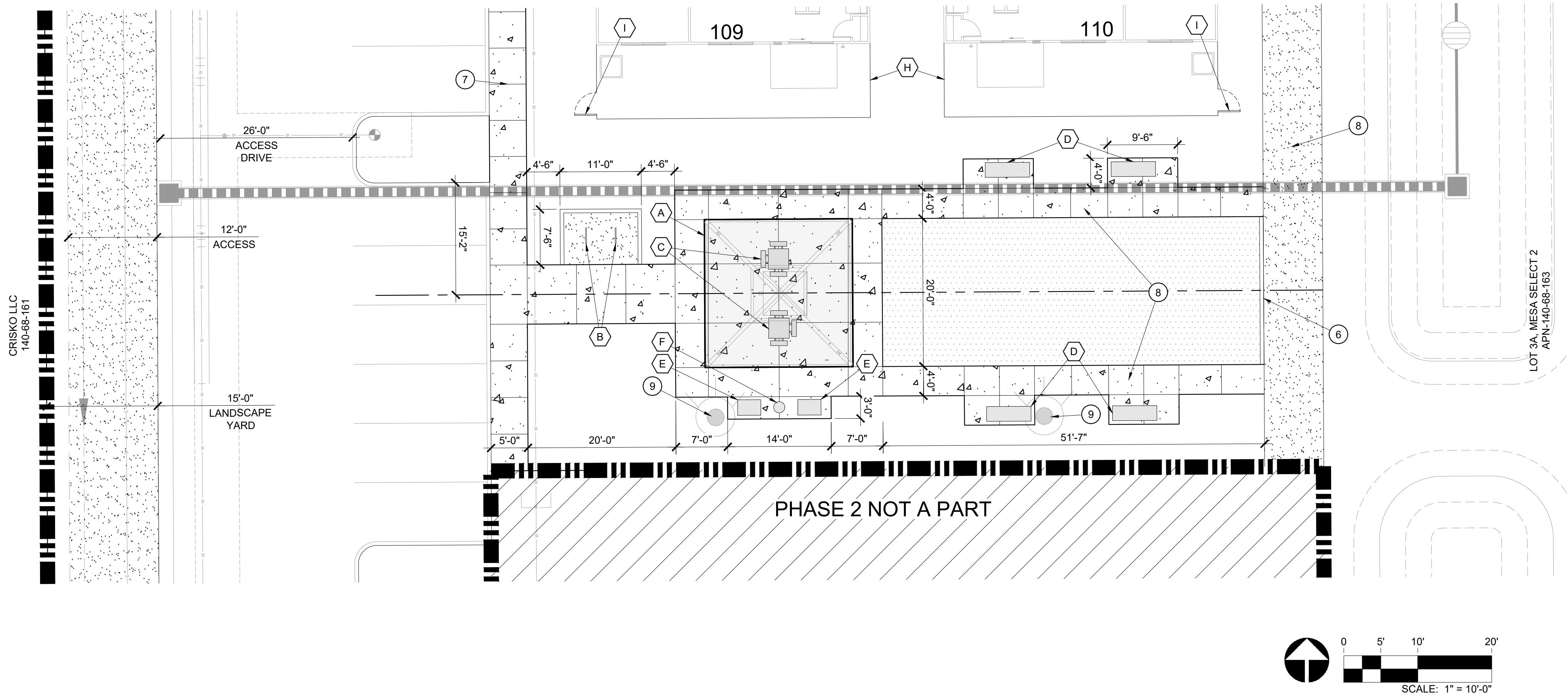
PROJECT NO : 21005236  
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REVISIONS	
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#### HARDSCAPE PLAN

# L2.02





### HARDSCAPE KEYNOTES

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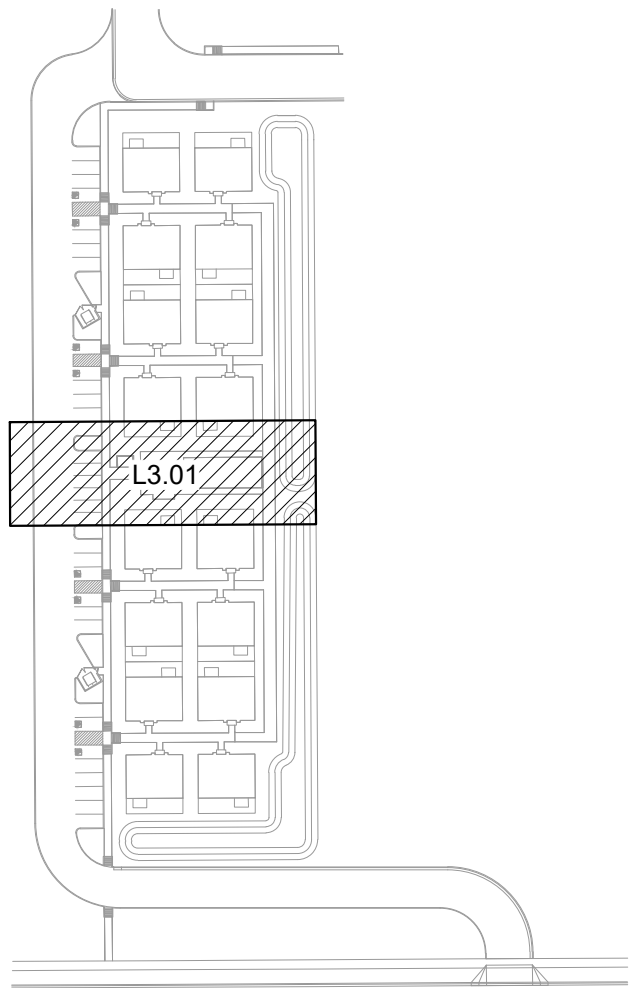
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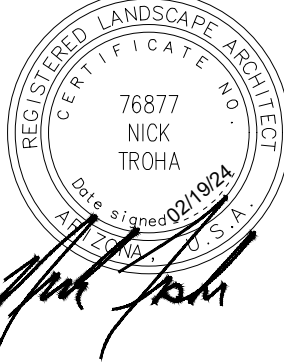
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### KEY MAP



EXPIRES 09/30/25



# HOME AWAY FROM HOME

## PHASE 1

## MESA, AZ

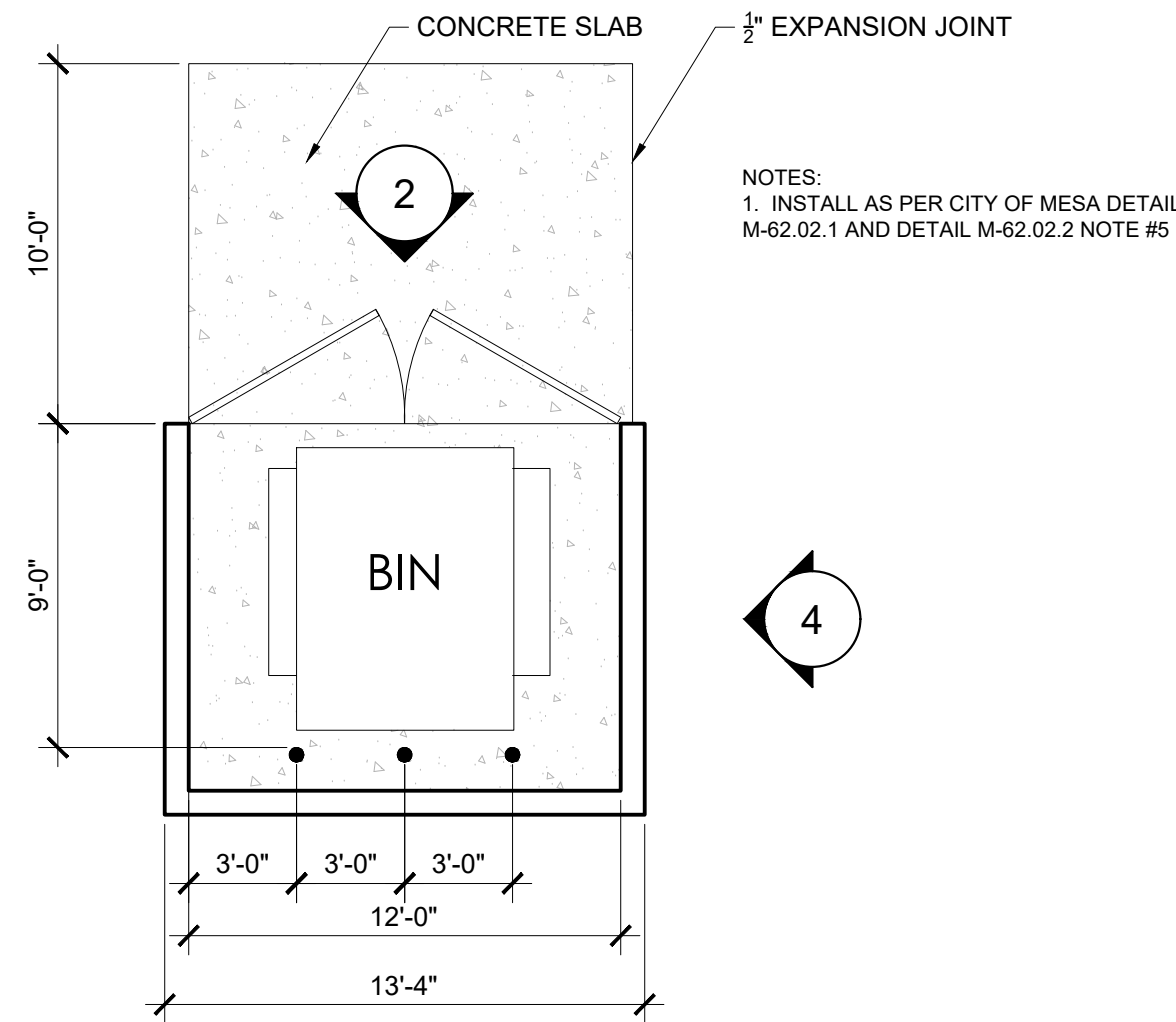
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ENLARGEMENT  
PLAN

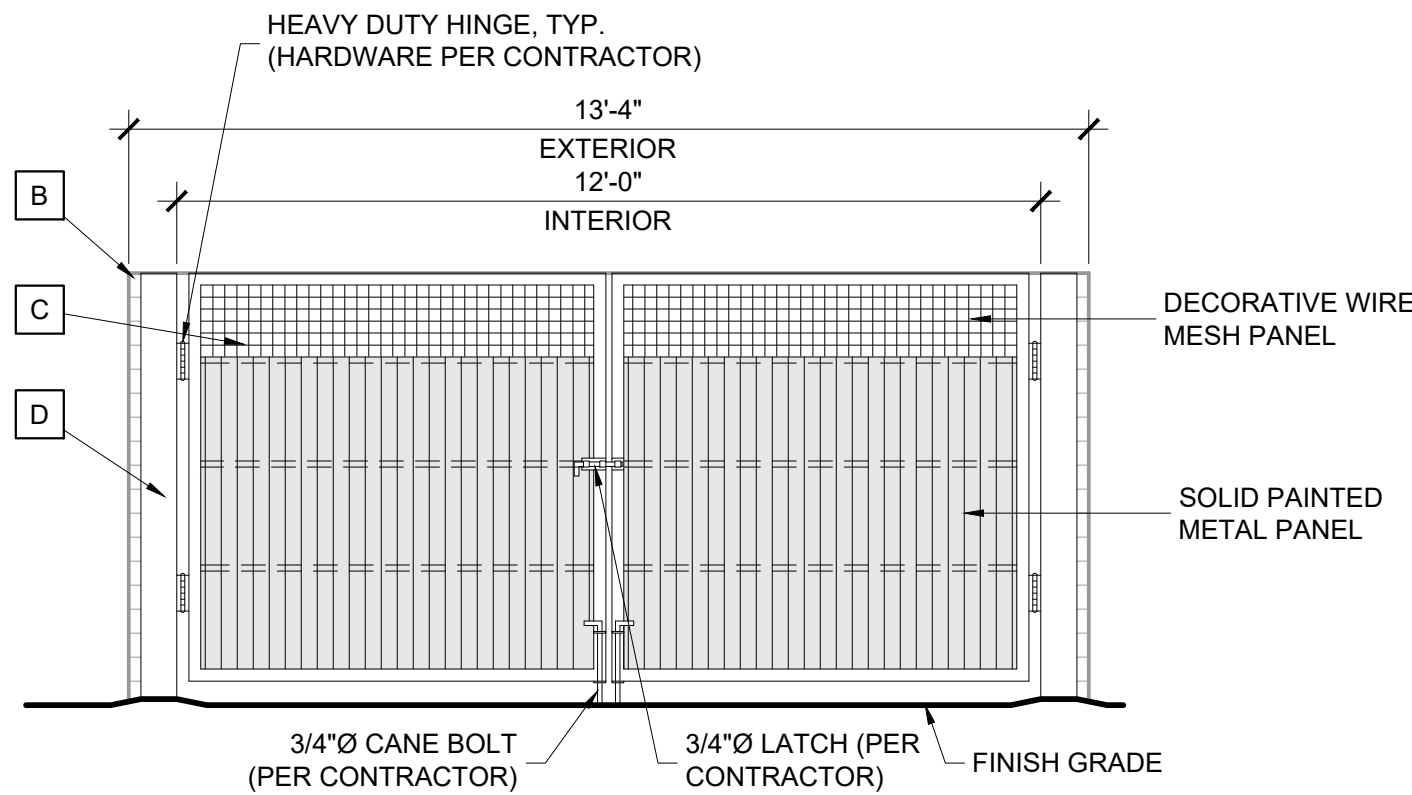
L3.01





1 TRASH ENCLOSURES

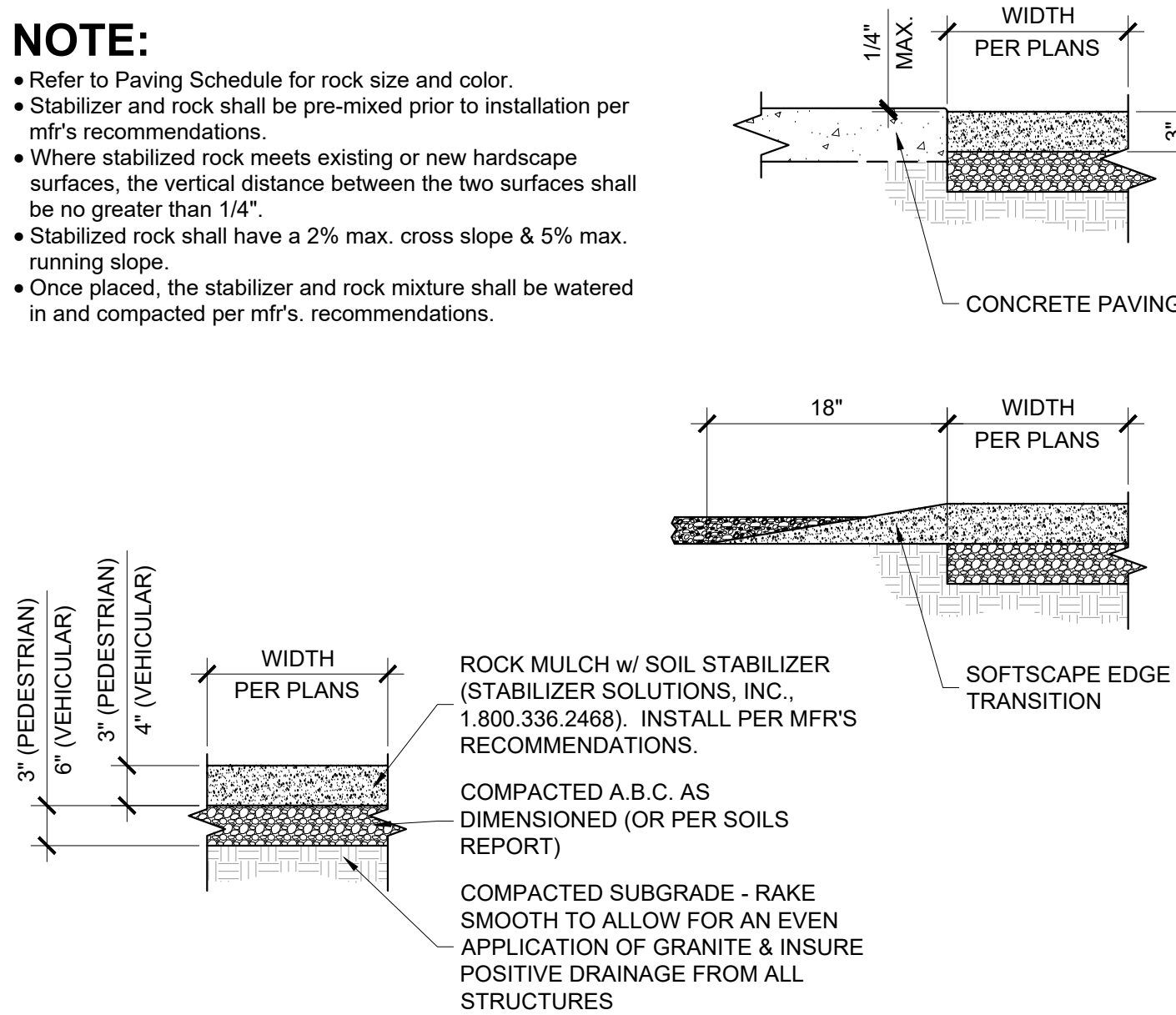
SCALE: 3/16" = 1'-0"



2 TRASH ENCLOSURE GATE

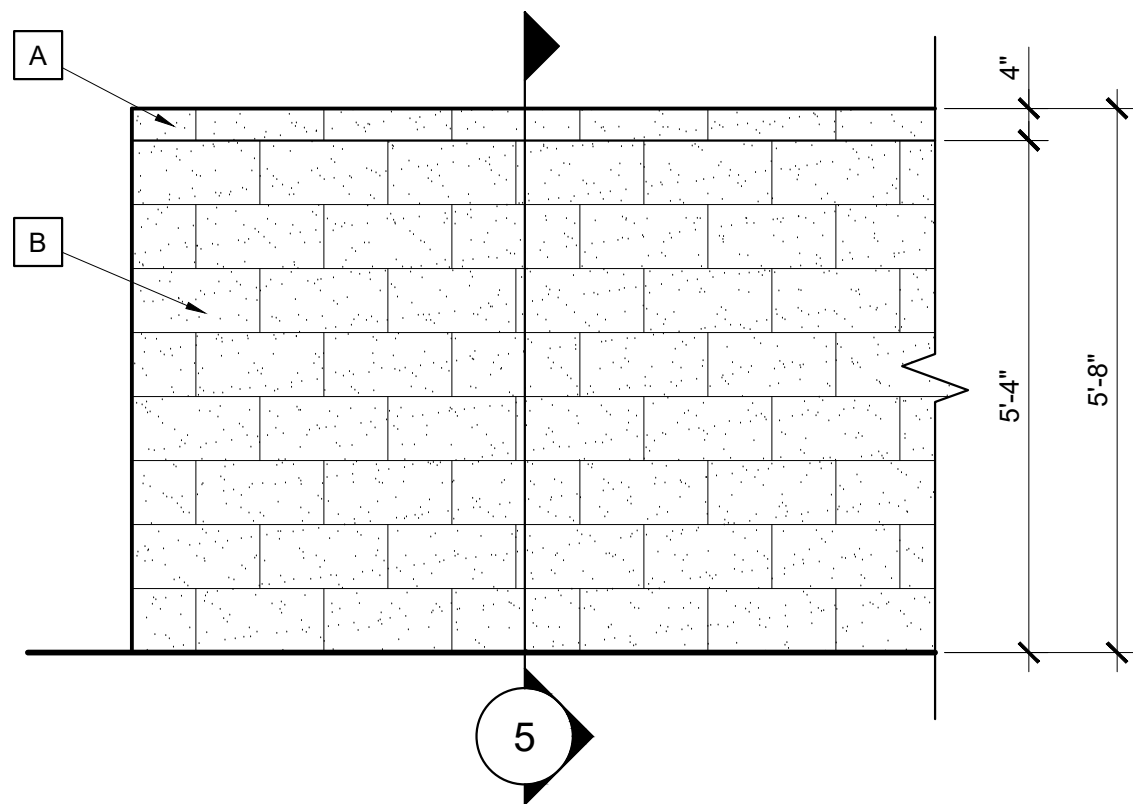
SCALE: 3/8" = 1'-0"

- NOTE:**
- Refer to Paving Schedule for rock size and color.
  - Stabilizer and rock shall be pre-mixed prior to installation per mfr's recommendations.
  - Where stabilized rock meets existing or new hardscape surfaces, the vertical distance between the two surfaces shall be no greater than 1/4".
  - Stabilized rock shall have a 2% max. cross slope & 5% max. running slope.
  - Once placed, the stabilizer and rock mixture shall be watered in and compacted per mfr's. recommendations.



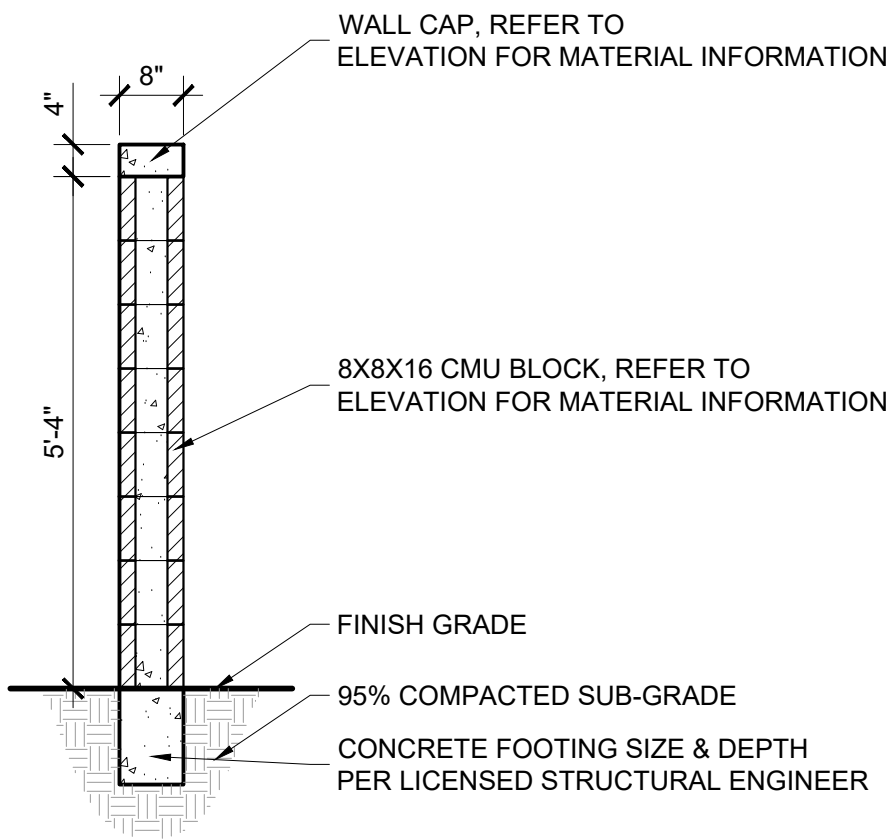
3 STABILIZED DECOMPOSED GRANITE

SCALE: 1" = 1'-0"



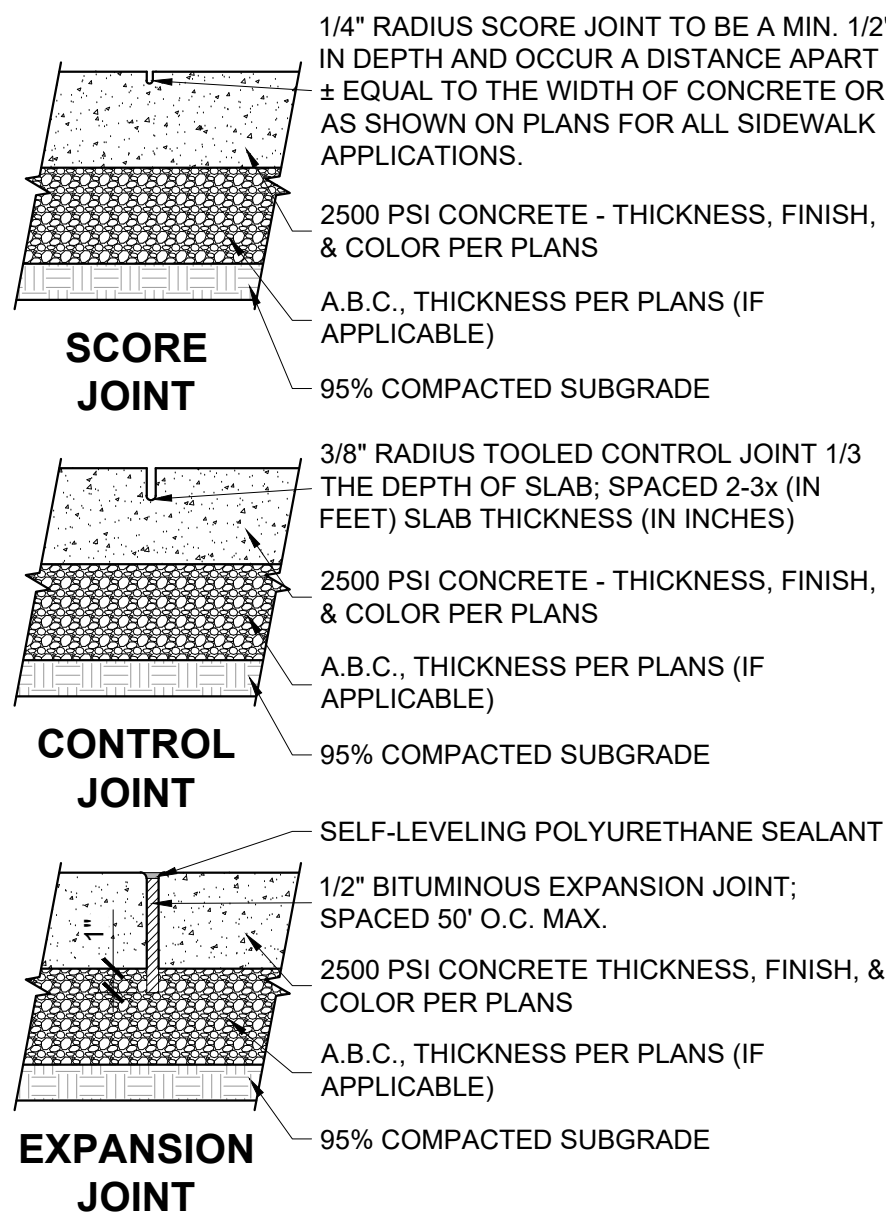
4 TRASH ENCLOSURE CMU WALL ELEVATION

SCALE: 1/2" = 1'-0"



5 TRASH ENCLOSURE CMU WALL SECTION

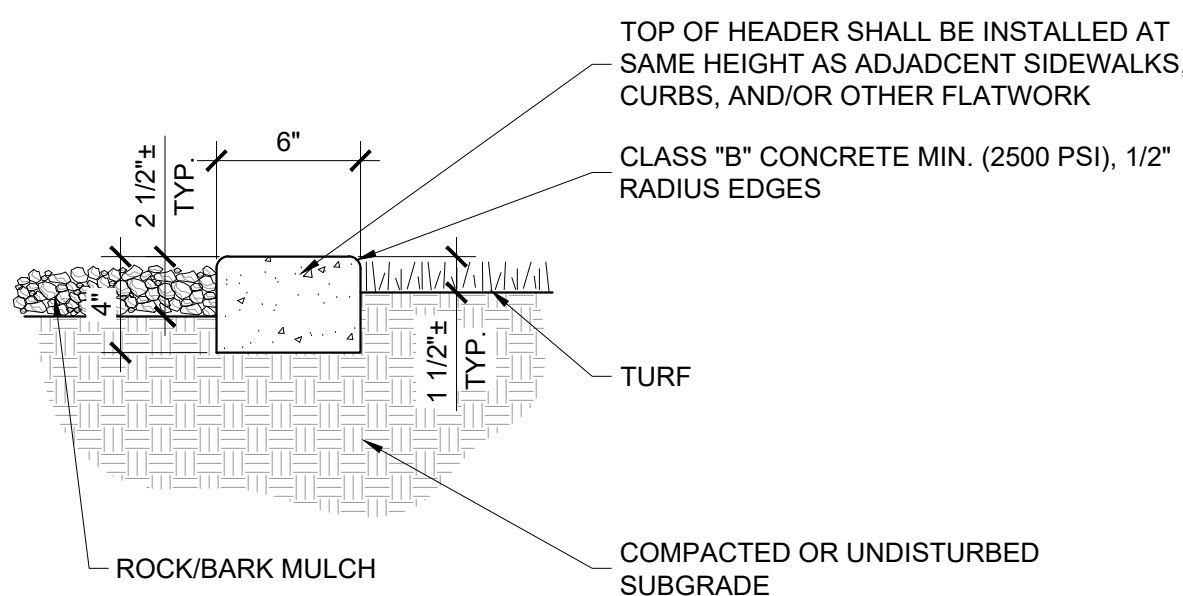
SCALE: 1/2" = 1'-0"



6 CONCRETE JOINTS

SCALE: 1 1/2" = 1'-0"

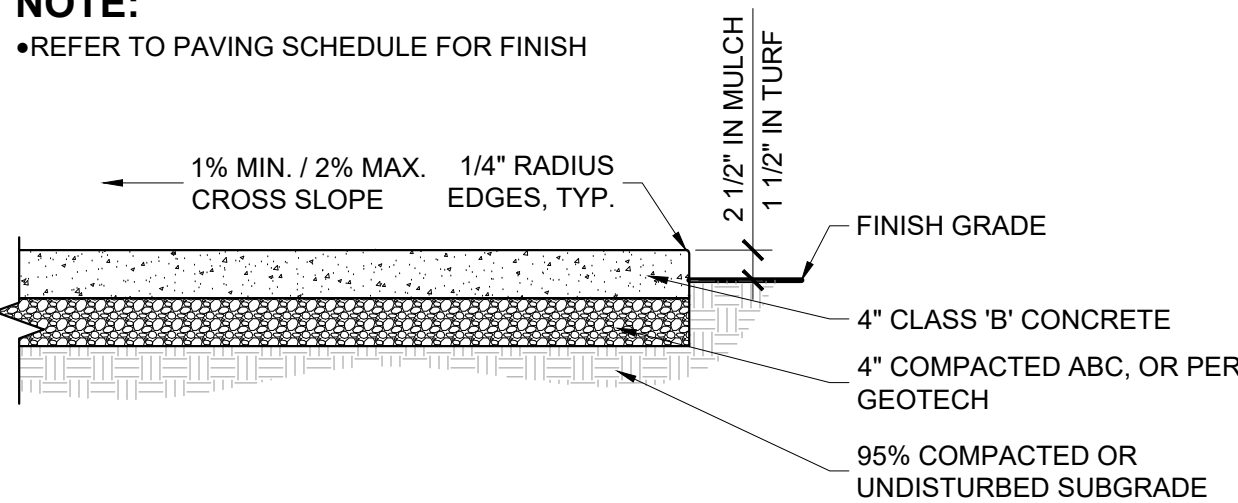
- NOTE:**
- Primary control joints occur at 10'-0" o.c. Expansion joints to occur at a max. spacing of 30'-0" & between all adjacent concrete surfaces.
  - Landscape contractor to show layout of header w/ marking paint or 1/2" pvc tubing for owner approval prior to initial pour.
  - All curved headers shall be smooth, continuous transitions w/ a uniform width as noted on plans.
  - All curbing & headers shall not impede onsite drainage flows. Should this occur, provide swale depressions as required.



7 6" x 4" EXTRUDED CONCRETE HEADER

SCALE: 1 1/2" = 1'-0"

- NOTE:**
- REFER TO PAVING SCHEDULE FOR FINISH



8 CONCRETE WALK

SCALE: 3/4" = 1'-0"

HARDSCAPE SCHEDULE

A	ITEM COLOR FINISH SPECIFICATIONS MANUFACTURER	SOLID CAP MISSION WHITE SPLIT-FACE 8 x 4 x 16 Superlite Rep: Chad Johnson (superlite.com, 602.352.3500)
	ITEM COLOR FINISH SPECIFICATIONS MANUFACTURER	SPLIT-FACE BLOCK MISSION WHITE SPLIT-FACE 8 x 8 x 16 Superlite Rep: Chad Johnson (superlite.com, 602.352.3500)
C	ITEM COLOR FINISH SPECIFICATIONS	WOVEN WIRE MESH BLACK (DEA002, RL#476) SMOOTH COLD ROLLED, WOVEN - INTER CRIMP WEAVE, 1313 CRIMP STYLE, 1" SQ. OPENING, 0.120 (11 GA.) WIRE DIAMETER. ALL WELDS AND SHARP EDGES / CORNERS SHALL BE GROUND SMOOTH. PRIME AND PAINT PER MFR'S SPEC'S. McNichols (www.mcnichols.com, 877.672.8534) Dunn Edwards (www.dunnedwards.com, 888.DE.PAINT)
	MANUFACTURER	
D	ITEM COLOR FINISH	TUBULAR STEEL BLACK (DEA002, RL#476) SMOOTH ALL TUBULAR STEEL ENDS SHALL BE CAPPED. ALL WELDS AND SHARP EDGES SHALL BE GROUND SMOOTH. PRIME AND PAINT PER MFR'S SPEC'S. Locally sourced
	SPECIFICATIONS MANUFACTURER	

**RVI**

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Scottsdale, Arizona 85251  
Tel: 480.994.0994  
www.rvipanning.com

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Contact Arizona 811 at least two full working days before you begin excavation  
**ARIZONA811**  
Call 811 or click Arizona811.com

HOME AWAY FROM HOME  
PHASE 1  
MESA, AZ

PROJECT NO : 21005236  
DATE : 02/19/2024  
DRAWN: TEAM  
REVIEWED: NT/MD

REVISIONS	
1.	ADMINISTRATIVE PLANNING REVIEW
2.	
3.	
4.	
5.	

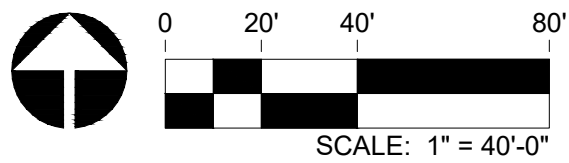
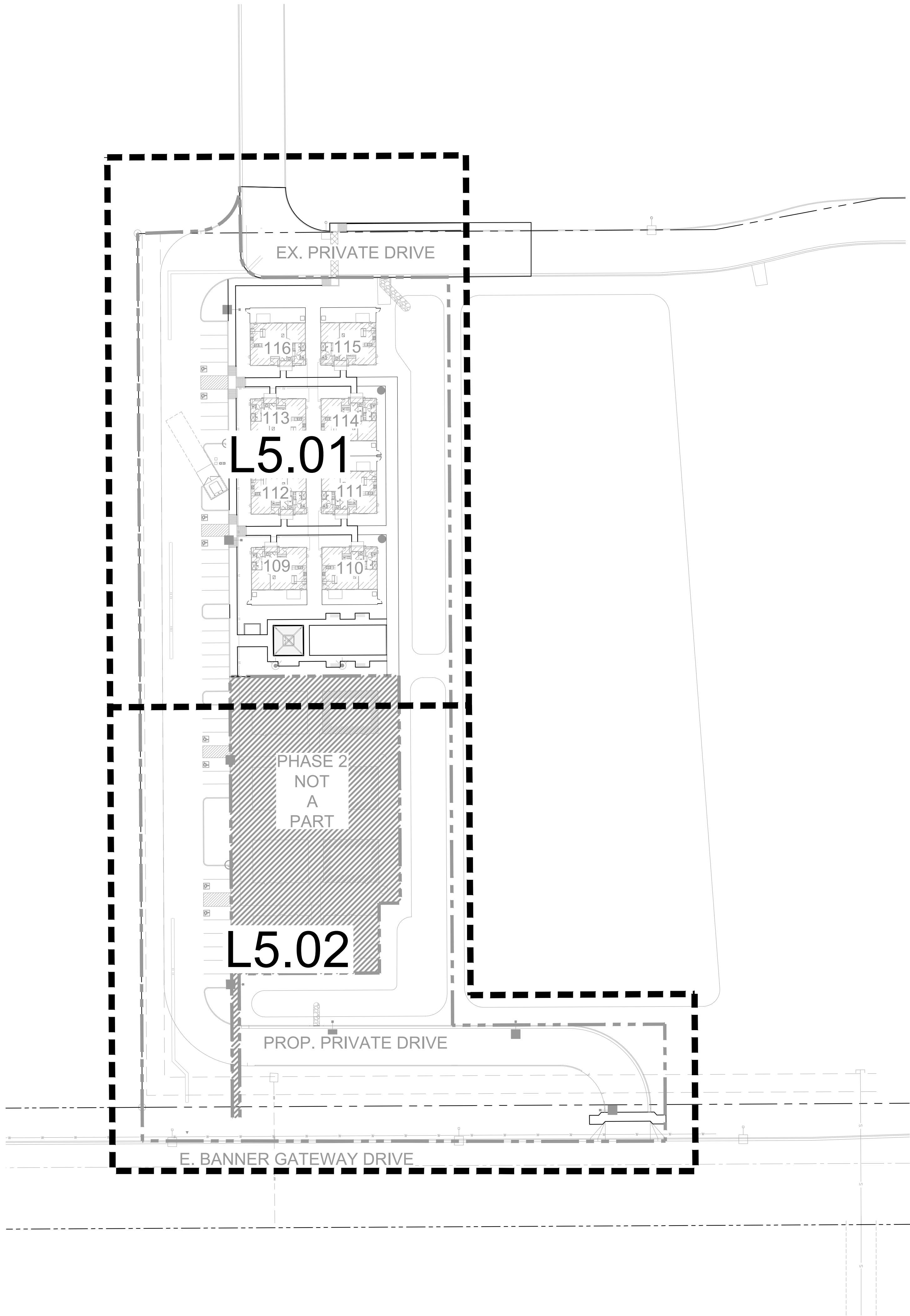
HARDSCAPE  
DETAILS

L4.01

SHEET 10 OF 19

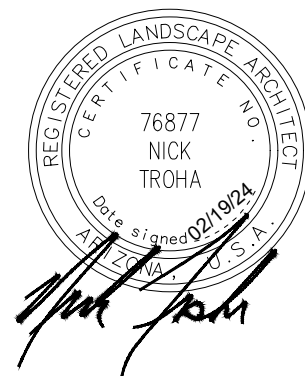


\\nascc\p\files\21005236-btr md anderson\16.21005236-landscape\3-CD\3-SHEETS\5236-CD-PLANTING REFERENCE PLAN.dwg 2/19/2024 nick troha



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# HOME AWAY FROM HOME

## PHASE 1

### MESA, AZ

PROJECT NO : 21005236  
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DRAWN: TEAM  
REVIEWED: NT/MD

REVISIONS	
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PLANTING  
REFERENCE  
PLAN

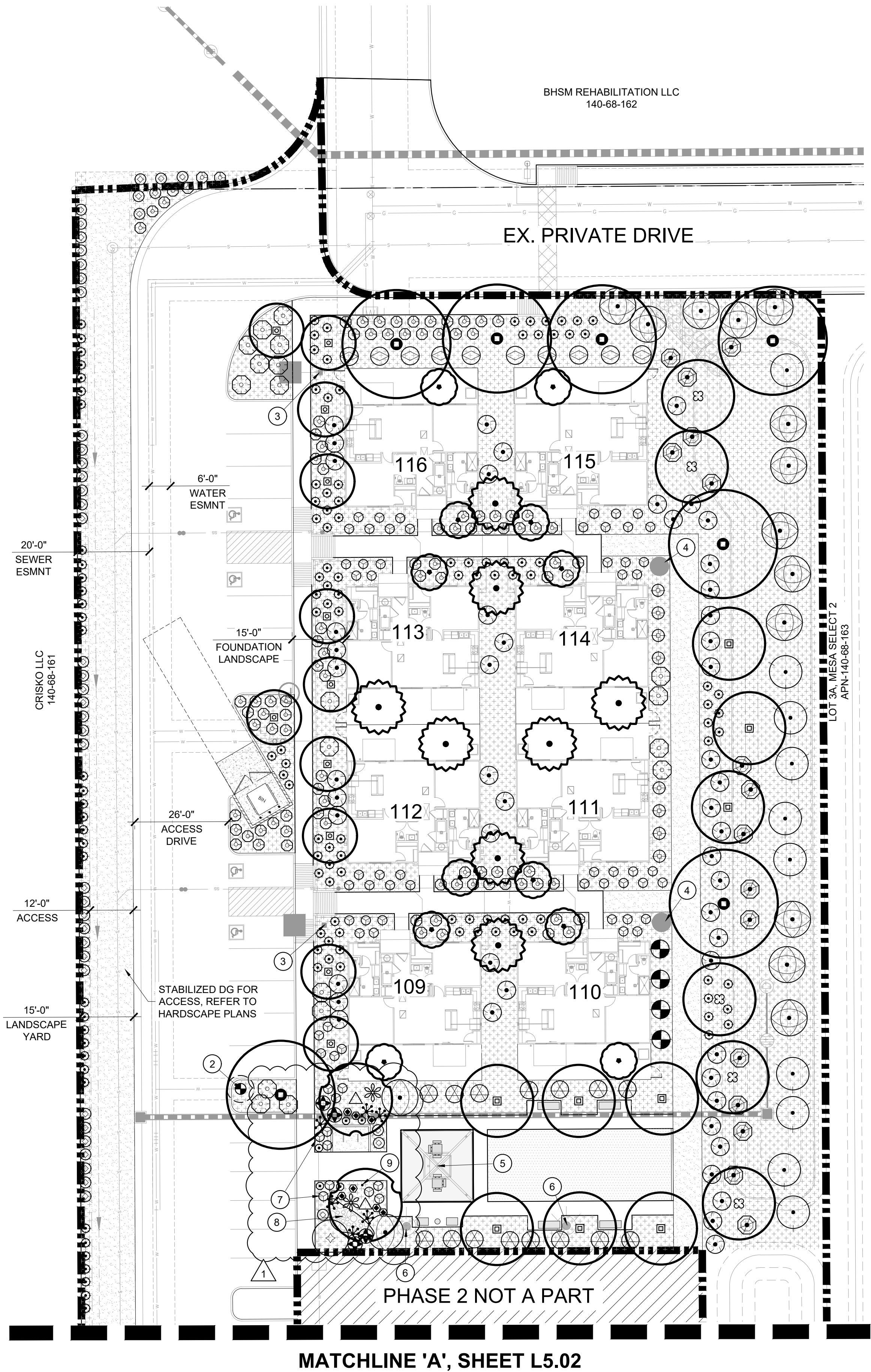
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SHEET 11 OF 19

ADMINISTRATIVE PLANNING REVIEW



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LANDSCAPE KEYNOTES

- 1

VISIBILITY EASEMENT. ALL TREE CROWNS SHALL BE MIN. 6'-0" TO BOTTOM OF CANOPY. ALL SHRUBS AND GROUNDCOVERS SHALL HAVE A MAX. HEIGHT OF 2'-0".
- 2

FIRE HYDRANT - TREES AND SHRUBS TO MAINTAIN A 3'-0" CLEARANCE
- 3

STREET LIGHTING - TREES TO MAINTAIN A 7'-0" CLEARANCE
- 4

PEDESTRIAN BOLLARD LIGHTING, REFER TO ELECTRICAL PLANS
- 5

RAMADA SECURITY LIGHTING, REFER TO ELECTRICAL PLANS
- 6

POLE MOUNTED LIGHTING, REFER TO ELECTRICAL PLANS
- 7

NWF CERTIFIED BUTTERFLY GARDEN, TO BE FIELD VERIFIED BY PLA
- 8

RIPRAP AREA WITH LOW POINT FOR WATER RETENTION, PER NWF BUTTERFLY GARDEN REQUIREMENTS
- 9

NWF CERTIFIED STANDARD INTERPRETIVE SIGNAGE (LOCATION MAY VARY)

PLANTING NOTES:

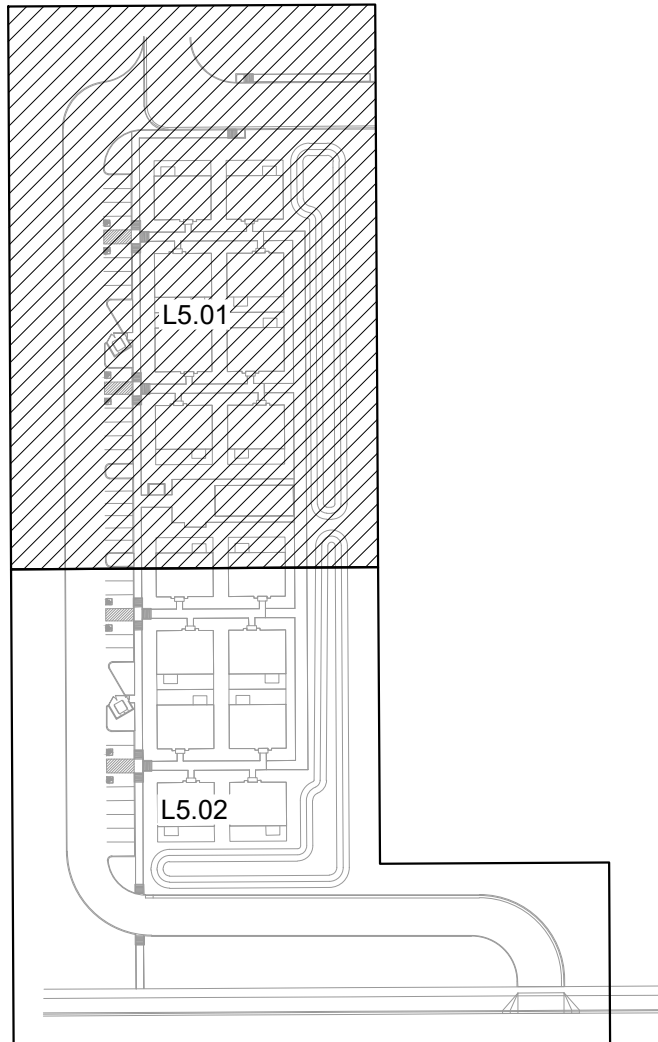
1. REQUIRED TREES SHALL BE MINIMUM SIZE AS SPECIFIED IN THE ARIZONA NURSERY ASSOCIATION 'RECOMMENDED TREE SPECIFICATIONS' LATEST EDITION. 11-33-2(B)
2. ALL LANDSCAPE MATERIAL INSTALLED SHALL BE MAINTAINED BY OWNER/OR LESSEE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN. 11-33-2(I) 2 & 3
3. NOTE EITHER A "FORMAL" OR "NATURAL" LANDSCAPE MAINTENANCE PROGRAM AND THAT THE LANDSCAPE SHALL BE MAINTAINED IN ACCORDANCE WITH THE BEST MANAGEMENT PRACTICE OF THE LANDSCAPING INDUSTRY. 11-33-2(I)4
4. LANDSCAPE SHALL BE MAINTAINED IN ACCORDANCE WITH 1105.3 PLANT MATERIAL WITHIN THE SIGHT DISTANCE TRIANGLE SHALL NOT EXCEED 30-INCHES IN HEIGHT AT FULL MATURITY. 1105.4 TREES PLANTED WITH THE SIGHT DISTANCE TRIANGLES SHALL BE 24-INCH TO 42-INCH BOX SPECIMENS WITH NO BRANCHES LOWER THAN 8-FEET ABOVE THE SIDEWALK ELEVATION, AND 14-FEET OVER VEHICULAR TRAFFIC WAYS.
5. REQUIRED LANDSCAPE AREAS SHALL BE FREE FROM ENCROACHMENT BY ANY USE, STRUCTURE, VEHICLE OR FEATURE NOT A PART OF THE LANDSCAPING DESIGN. 11-33-2(A)
6. BACKFLOW PREVENTERS 2" OR LARGER SHALL BE SCREENED WITH LANDSCAPE MATERIAL LOCATED WITHIN A 6' RADIUS OF THE BACKFLOW PREVENTERS. ALL BACKFLOW PREVENTERS LESS THAN 2" SHALL BE PLACED IN A WIRE MESH BASKET AND PAINTED GREEN. (THE POLICE DEPARTMENT'S CRIME PREVENTION DIVISION HAS REQUESTED THE CHANGE TO GREEN TO DISCOURAGE THEFT.)

LANDSCAPE PALETTE

TREES	BOTANICAL / COMMON NAME	SIZE
	<i>Acacia salicina</i> WILLOW ACACIA	36" BOX
	<i>Acacia willardiana</i> PALO BLANCO	24" BOX
	<i>Bauhinia lunarioides</i> ANACACHO ORCHID	24" BOX
	<i>Chilopsis linearis</i> 'Bubba' BUBBA DESERT WILLOW	36" BOX
	<i>Quercus virginiana</i> 'Heritage' HERITAGE SOUTHERN LIVE OAK	24" BOX
	<i>Sophora secundiflora</i> TEXAS MOUNTAIN LAUREL	24" BOX
	<i>Ulmus parvifolia</i> EVERGREEN ELM	36" BOX
SHRUBS & ACCENTS	BOTANICAL / COMMON NAME	SIZE
	<i>Asclepias subulata</i> DESERT MILKWEED	5 GAL
	<i>Bouteloua gracilis</i> 'Blonde Ambition' BLONDE AMBITION BLUE GRAMA	5 GAL
	<i>Buddleja davidii</i> BUTTERFLY BUSH	5 GAL
	<i>Calliandra californica</i> BAJA FAIRY DUSTER	5 GAL
	<i>Calliandra eriophylla</i> PINK FAIRY DUSTER	5 GAL
	<i>Celtis pallida</i> DESERT HACKBERRY	5 GAL
	<i>Dasyliroton wheeleri</i> GREY DESERT SPOON	5 GAL
	<i>Dodonaea viscosa</i> HOPSEED BUSH	5 GAL
	<i>Dodonaea viscosa</i> 'Purpurea' PURPLE LEAFED HOPSEED BUSH	5 GAL
	<i>Eremophila hygrophana</i> 'Blue Bells' BLUE BELLS	5 GAL
	<i>Leucophyllum laevigatum</i> 'Summer Snow' WHITE CHIHUAHUA SAGE	5 GAL
	<i>Muhlenbergia capillaris</i> 'Regal Mist'™ REGAL MIST PINK MUHLY GRASS	5 GAL
	<i>Ruellia penninsularis</i> DESERT RUELLIA	5 GAL
	<i>Sphaeralcea ambigua</i> DESERT GLOBEMALLOW	5 GAL
	<i>Vauquelinia californica</i> ARIZONA ROSEWOOD	5 GAL
GROUNDCOVER	BOTANICAL / COMMON NAME	SIZE
	<i>Baccharis x 'Starn'</i> ™ STARN THOMPSON COYOTE BRUSH	1 GAL.
	<i>Baileya multiradiata</i> DESERT MARIGOLD	1 GAL.
	<i>Dalea greggii</i> TRAILING INDIGO BUSH	1 GAL.
	<i>Lantana x 'New Gold'</i> NEW GOLD LANTANA	1 GAL.
	<i>Penstemon parryi</i> PARRY PENSTEMON	1 GAL.
MISCELLANEOUS		SIZE
	Decomposed Granite - Not Stabilized COLOR: 'SUPERIOR GOLD'	1/2" SCREENED
	Rip Rap - Not Stabilized COLOR: 'SUPERIOR GOLD'	1'-4" RIPRAP

- NOTES:
- Tags for registered or trademarked (®.™) material are to remain on plants.
  - 'Superior Gold' Decomposed Granite & Rip Rap sourced from local vendor.

KEY MAP



Rvi

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Scottsdale, Arizona 85251  
Tel: 480.994.0994  
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EXPIRES 09/30/25

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NICK TROHA  
JULY 2024 - SEP 2025

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HOME AWAY FROM HOME

PHASE 1

MESA, AZ

PROJECT NO : 21005236

DATE : 02/19/2024

DRAWN : TEAM

REVIEWED : NT/MD

REVISIONS

1

ADMINISTRATIVE PLANNING REVIEW

2

3

4

5

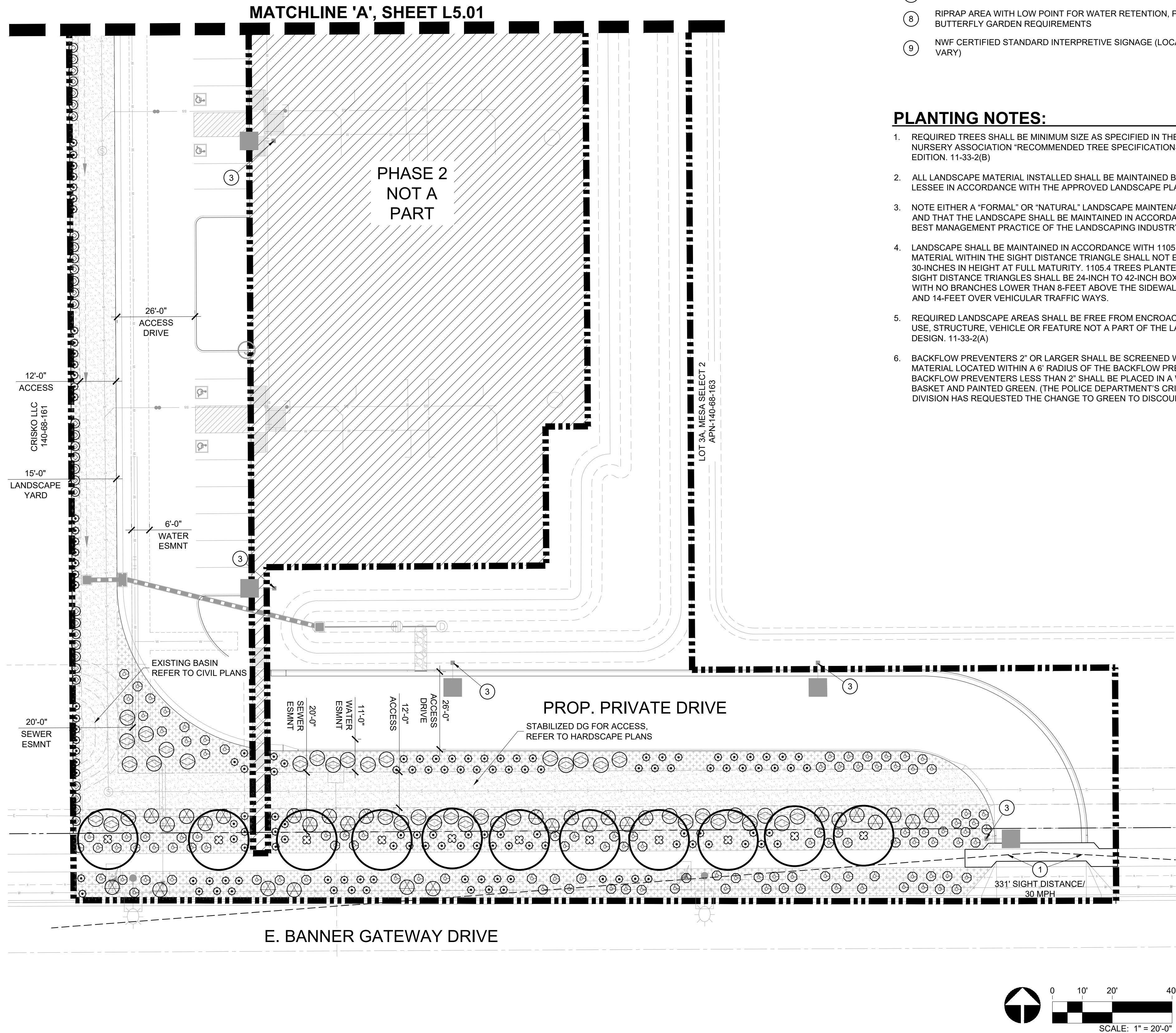
PLANTING PLAN

L5.01

SHEET 12 OF 19

ADMINISTRATIVE PLANNING REVIEW





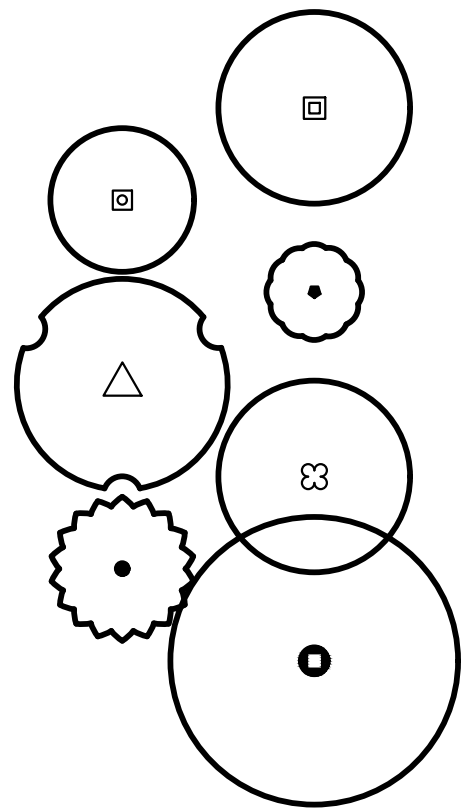
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<i>Muhlenbergia capillaris</i> 'Regal Mist' TM REGAL MIST PINK MUHLY GRASS	5 GAL
<i>Ruellia penninsularis</i> DESERT RUELLIA	5 GAL
<i>Sphaeralcea ambigua</i> DESERT GLOBEMALLOW	5 GAL
<i>Vauquelinia californica</i> ARIZONA ROSEWOOD	5 GAL

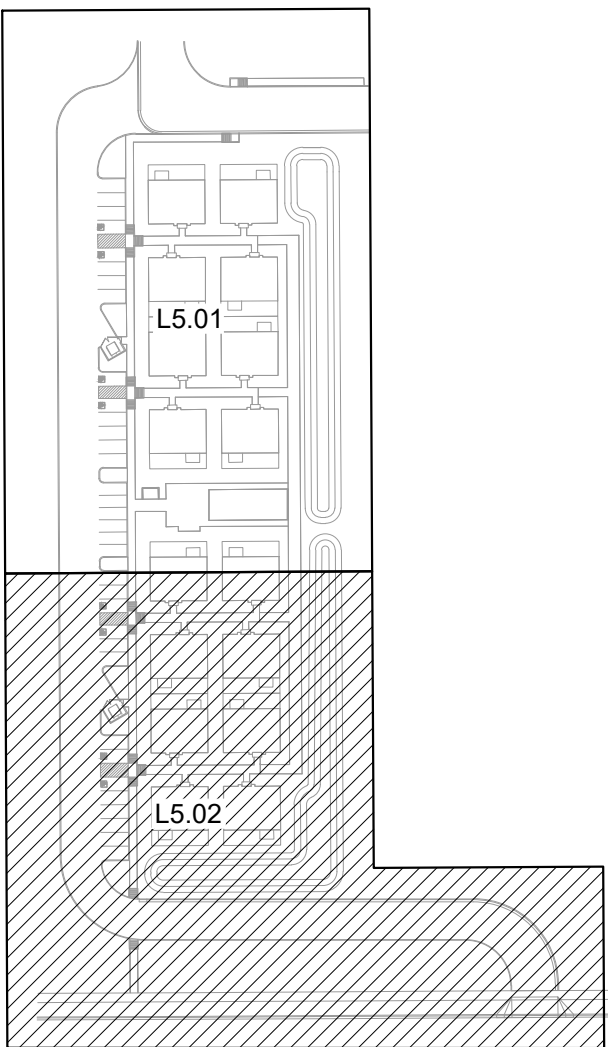
GROUNDCOVER	SIZE
BOTANICAL / COMMON NAME	
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MISCELLANEOUS	SIZE
Decomposed Granite - Not Stabilized COLOR: 'SUPERIOR GOLD'	1/2" SCREENED
Rip Rap - Not Stabilized COLOR: 'SUPERIOR GOLD'	1'-4" RIPRAP

### NOTES:

- Tags for registered or trademarked (®, ™) material are to remain on plants.
- 'Superior Gold' Decomposed Granite & Rip Rap sourced from local vendor.

## KEY MAP



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HOME AWAY FROM HOME  
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5.

PLANTING PLAN

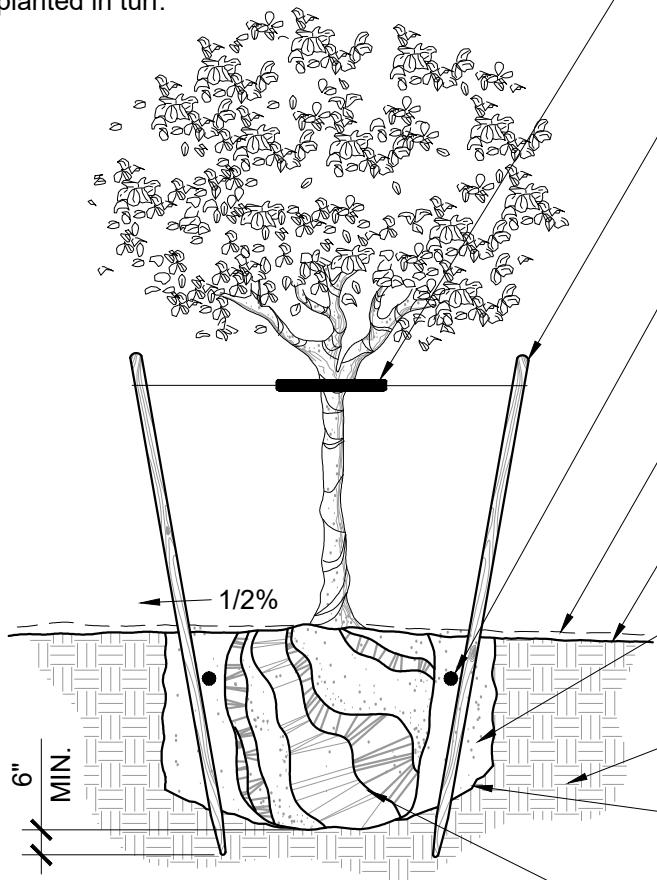
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SHEET 13 OF 19

ADMINISTRATIVE PLANNING REVIEW



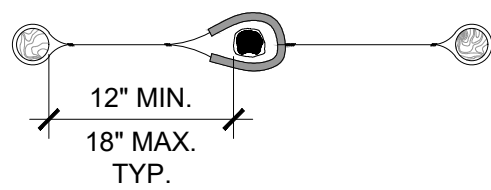
- NOTE:**
- Plants delivered w/ cracked or broken containers will be rejected.
  - Thin, tall trees may need more than one tie.
  - Remove nursery stake after planting.
  - Install temporary pvc arbor guards on all trees planted in turf.



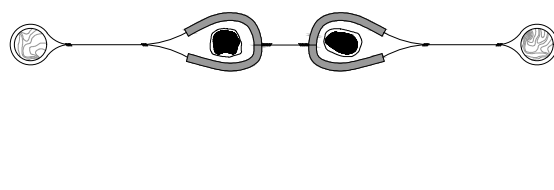
- 12 GA. PLASTIC COATED MULTI STRAND STEEL WIRE. WRAP END OF WIRE A MIN. OF 5 TIMES AROUND STAKE. INSTALL HOSES AT LOWEST HEIGHT POSSIBLE ON THE TRUNK THAT KEEPS THE LEADER UPRIGHT, WHILE ALLOWING MAXIMUM MOVEMENT OF THE CROWN.
- (2) 2"Ø x 8' LODGEPOLE PINE STAKES FOR 24" BOX OR SMALLER TREES. (2) 2"Ø x 10' LODGEPOLE PINE STAKES FOR 36" BOX TREES. (48" BOX AND LARGER DO NOT REQUIRE STAKING). SEE TREE STAKING DETAIL MORE INFORMATION.
- FERTILIZER TABLETS, AGRIFORM 21 GRAM 20-10-5, 4 PER 15 GAL., 6 PER 24" BOX, AND 8 PER 36" BOX OR LARGER, 3" MIN. BELOW FINISH GRADE EVENLY AROUND ROOTBALL.
- ROCK/BARK MULCH, REFER TO LANDSCAPE MATERIAL SCHEDULE FOR MULCH SPECIFICATIONS.
- FINISH GRADE
- BACKFILL w/ NATIVE SOIL. TAMP & WATER SETTLED ONCE PRIOR TO TREE PLANTING & ONCE AFTER THE TREE WELL HAS BEEN BACKFILLED. SECOND WATERING SHALL BE WITHIN 24 HOURS.
- UNDISTURBED NATIVE SOIL
- PLANT PIT IS 3x THE WIDTH & EQUAL TO THE DEPTH OF THE ROOTBALL. SCARIFY SIDES & BOTTOM PRIOR TO PLANTING.
- ROOT BALL, SCARIFY SIDES PRIOR TO PLANTING. DO NOT COVER CROWN OF ROOTBALL w/ SOIL. PLANT 1" TO 2" ABOVE FINAL GRADE TO ALLOW FOR SETTLEMENT.

## TREE PLANTING

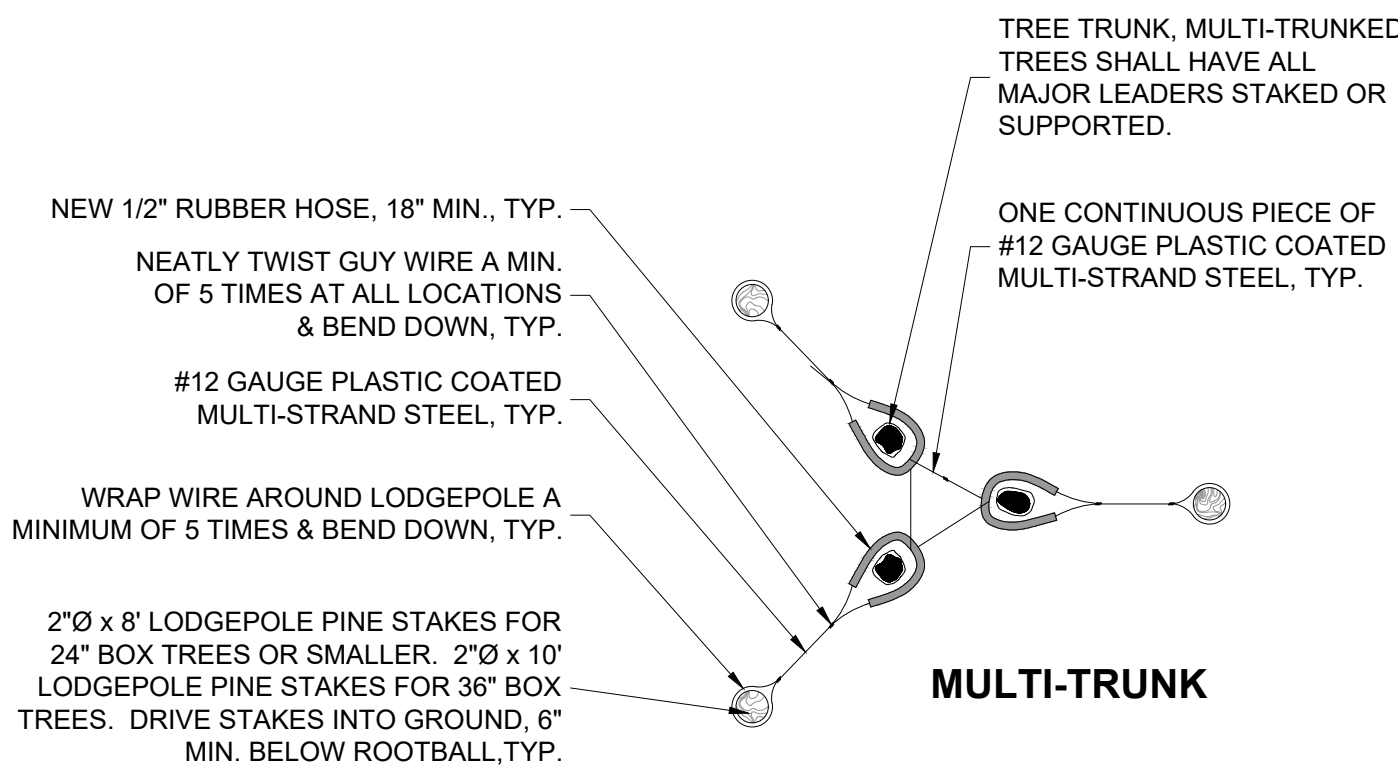
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SINGLE TRUNK



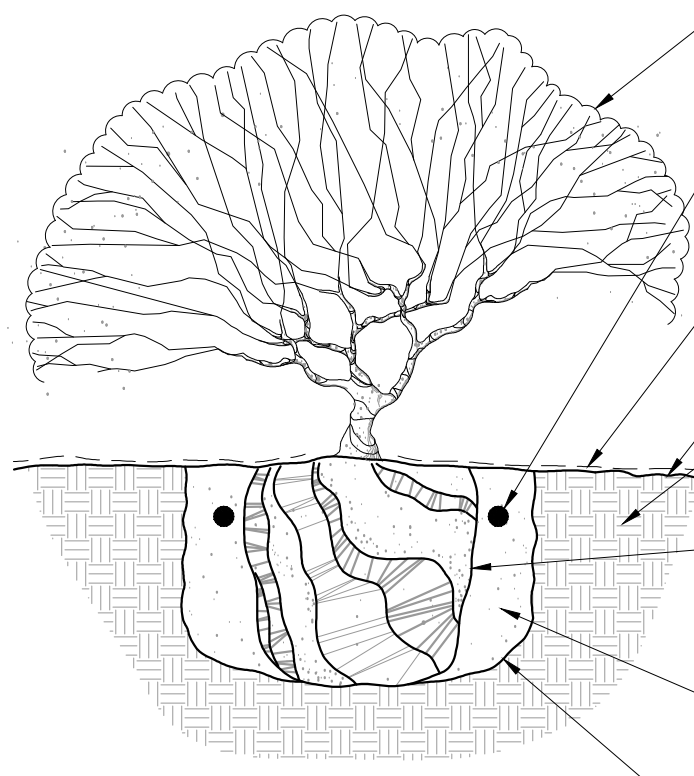
DOUBLE TRUNK



MULTI-TRUNK

## TREE STAKING

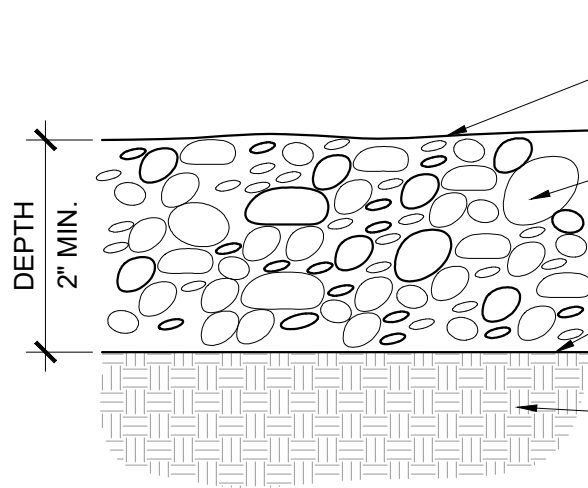
SCALE: NTS



- TYPICAL SHRUB
- FERTILIZER TABLETS, AGRIFORM 21 GRAM 20-10-5, 1 PER 1 GAL., 2 PER 5 GAL., 4 PER 15 GAL., 3" MIN. BELOW FINISH GRADE EVENLY AROUND ROOTBALL.
- ROCK/BARK MULCH, REFER TO LANDSCAPE MATERIAL SCHEDULE FOR MULCH SPECIFICATIONS.
- FINISH GRADE
- UNDISTURBED NATIVE SOIL
- ROOT BALL, SCARIFY SIDES PRIOR TO PLANTING. DO NOT COVER CROWN OF ROOTBALL w/ SOIL. PLANT 1" TO 2" ABOVE FINAL GRADE TO ALLOW FOR SETTLEMENT.
- BACKFILL w/ NATIVE SOIL. TAMP & WATER SETTLED ONCE PRIOR TO SHRUB PLANTING & ONCE AFTER THE SHRUB WELL HAS BEEN BACKFILLED. SECOND WATERING SHALL BE WITHIN 24 HOURS.
- PLANT PIT IS 2x THE WIDTH & EQUAL TO THE DEPTH OF THE ROOTBALL. SCARIFY SIDES & BOTTOM PRIOR TO PLANTING.

## SHRUB PLANTING

SCALE: NTS



### NOTE:

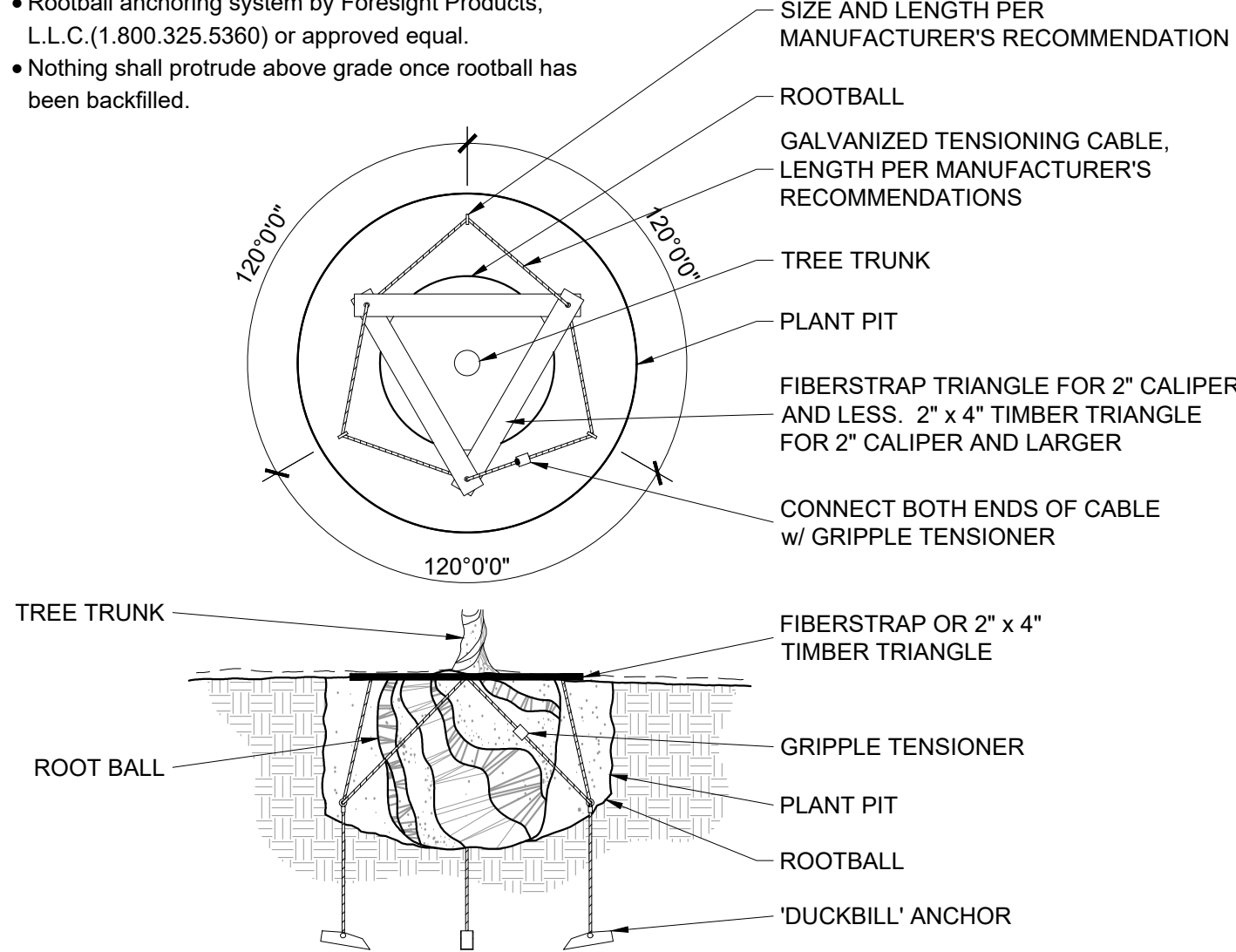
- The finish grade of landscape areas receiving rock/bark mulch must be graded 2-1/2" below concrete or other adjacent paved surfaces prior to installation of the mulch.
- Contractor to provide rock/bark mulch sample to owner prior to installation for approval.
- Contractor to be responsible for any variation from approved mulch.
- Contractor to provide two separate applications of pre-emergent. DO NOT APPLY PRE-EMERGENT IN AREAS TO BE HYDROSEEDDED.

## ROCK / BARK MULCH

SCALE: NTS

### NOTE:

- Rootball anchoring system by Foresight Products, L.L.C.(1.800.325.5360) or approved equal.
- Nothing shall protrude above grade once rootball has been backfilled.



## ROOTBALL ANCHORING FOR HIGH WIND

SCALE: NTS

# HOME AWAY FROM HOME

## PHASE 1

### MESA, AZ

PROJECT NO : 21005236  
DATE : 02/19/2024  
DRAWN: TEAM  
REVIEWED: NT/MD

REVISIONS	
1.	ADMINISTRATIVE PLANNING REVIEW
2.	
3.	
4.	
5.	

PLANTING  
DETAILS

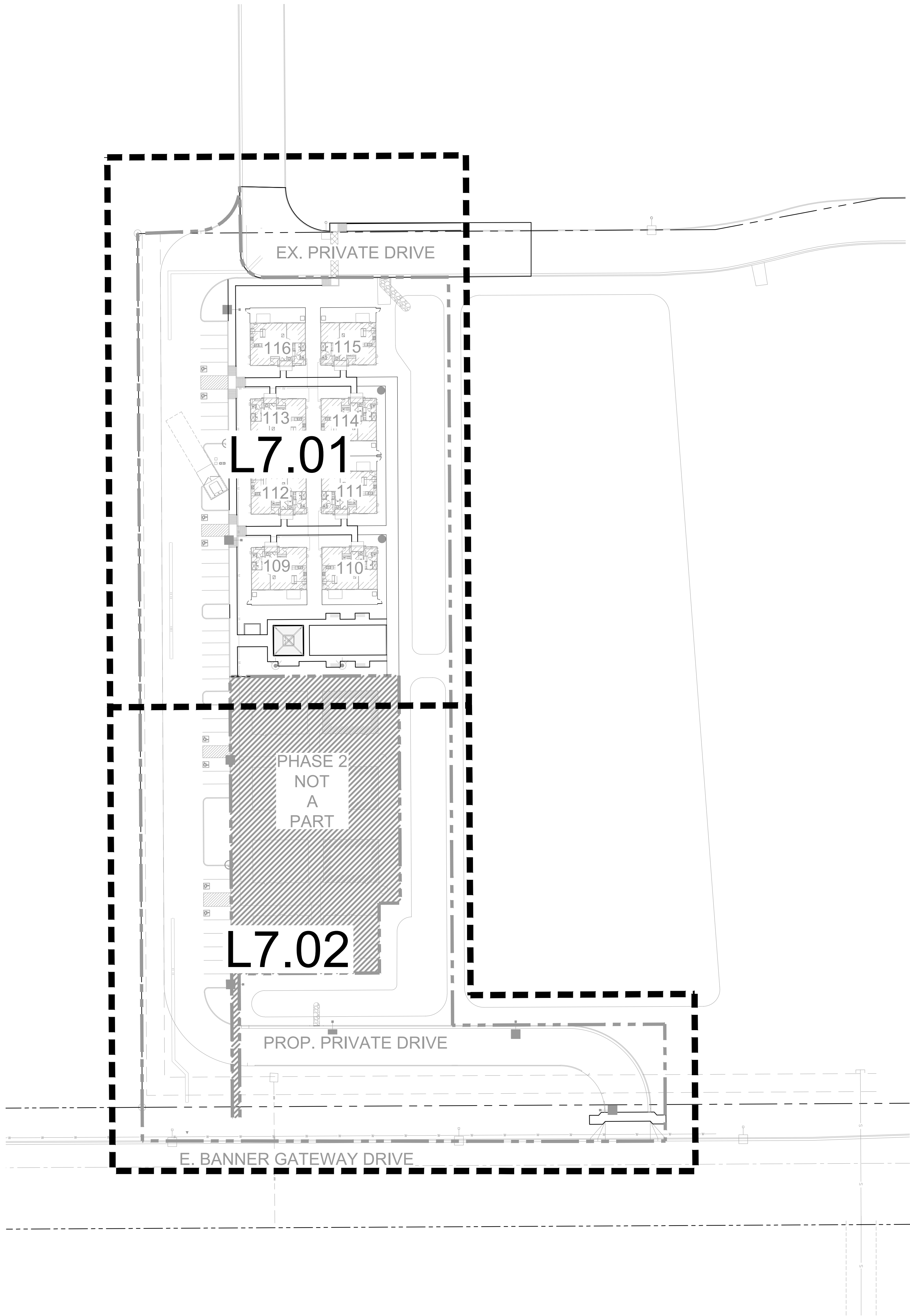
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SHEET 14 OF 19



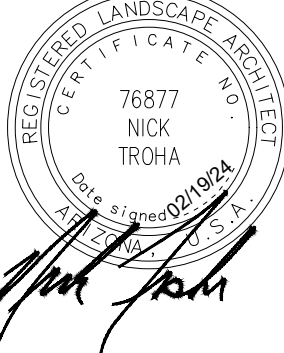


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**RVi**  
4900 N. Scottsdale Road  
Scottsdale, Arizona 85251  
Tel: 480.994.0994  
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# HOME AWAY FROM HOME

## PHASE 1

### MESA, AZ

PROJECT NO : 21005236  
DATE : 02/19/2024  
DRAWN: TEAM  
REVIEWED: NT/MD

REVISIONS	
1	ADMINISTRATIVE PLANNING REVIEW
2	
3	
4	
5	

IRRIGATION  
REFERENCE  
PLAN

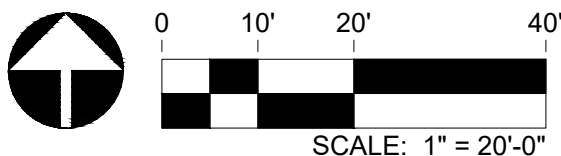
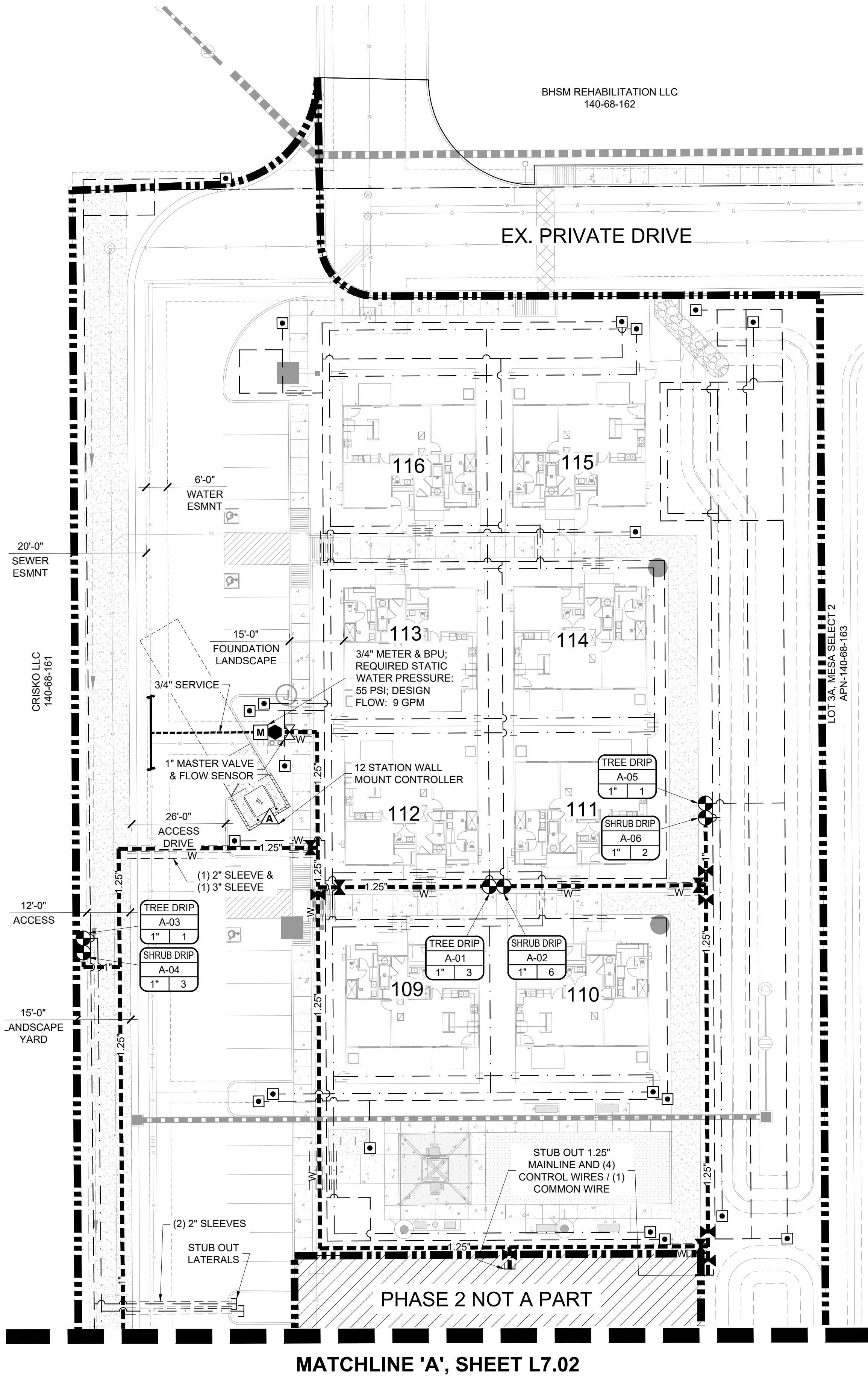
L7.00

SHEET 15 OF 19

ADMINISTRATIVE PLANNING REVIEW



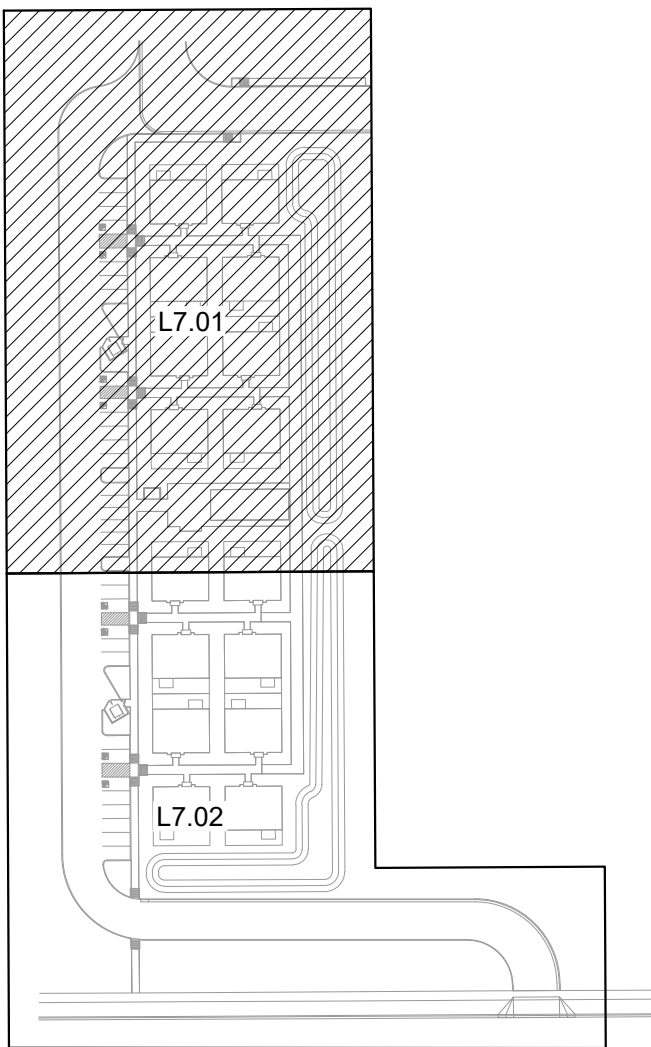
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IRRIGATION LEGEND

SYMBOL	DESCRIPTION
	WATER METER, BY OTHERS
	CONTROLLER, REFER TO DETAIL 4 / L8.01 & 1 / L8.02
	BACKFLOW PREVENTION UNIT, REFER TO DETAIL 3 / L8.01
	MASTER VALVE & FLOW SENSOR, REFER TO DETAIL 2 / L8.02
	GATE VALVE, REFER TO DETAIL 7 / L8.01
	REMOTE CONTROL VALVE w/ PRESSURE REGULATOR & FILTER, REFER TO DETAIL 5 & 6 / L8.01
	END FLUSH CAP, REFER TO DETAIL 10 / L8.01
	WATERLINE (POINT OF CONNECTION)
	WATER SERVICE
	MAINLINE
	LATERAL LINE (TREE)
	LATERAL LINE (SHRUB)
	PVC SLEEVE
	PVC WIRE SLEEVE
VALVE TAG:	
	VALVE TYPE
	CONTROLLER AND STATION
	GALLONS PER MINUTE
	VALVE SIZE

KEY MAP



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REGISTERED LANDSCAPE ARCHITECT  
CERTIFICATE NO. 76877  
NICK TROHA  
09/20/2024

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HOME AWAY FROM HOME  
PHASE 1  
MESA, AZ

PROJECT NO : 21005236  
DATE : 02/19/2024  
DRAWN: TEAM  
REVIEWED: NT/MD

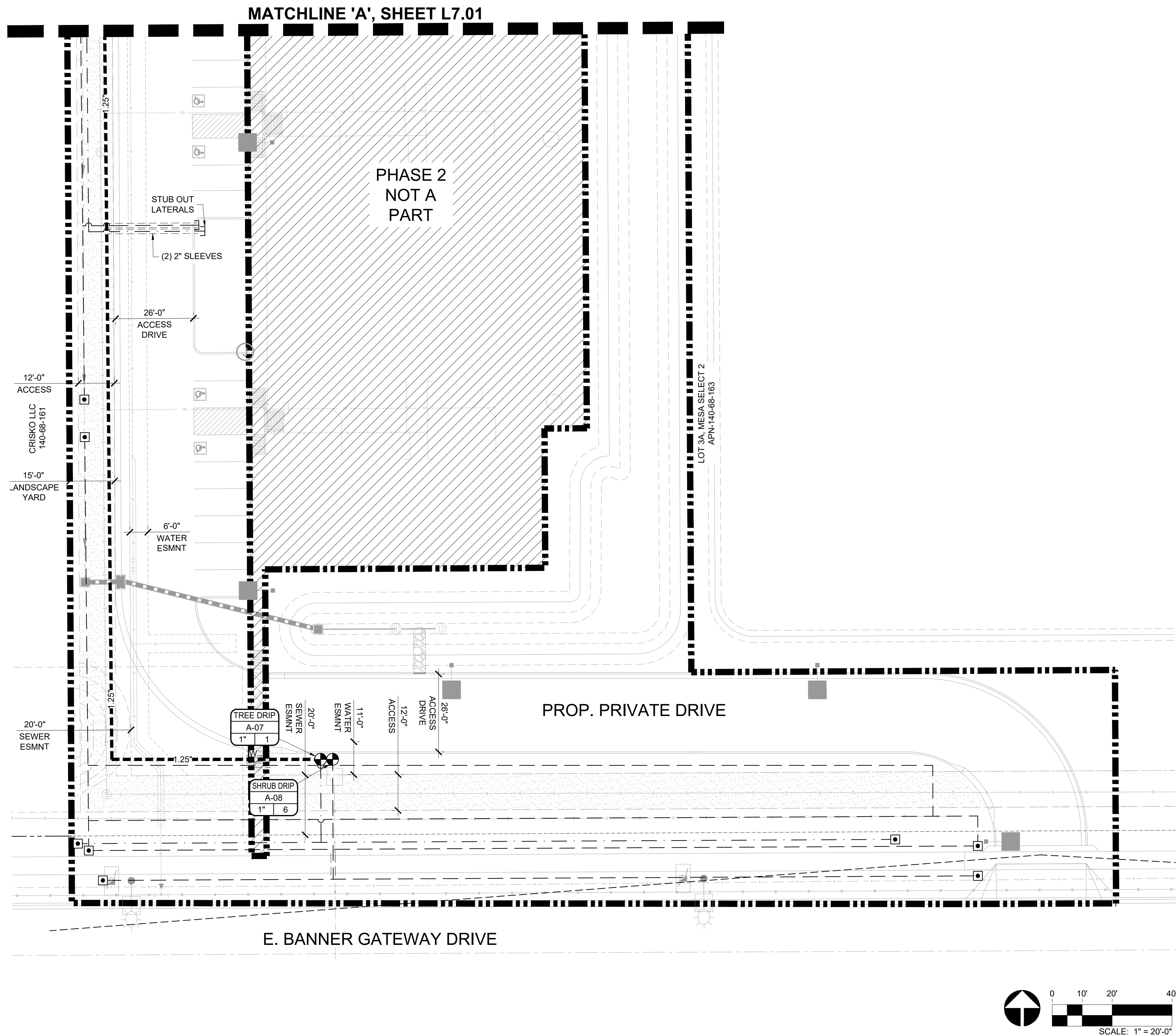
REVISIONS	
1.	ADMINISTRATIVE PLANNING REVIEW
2.	
3.	
4.	
5.	

IRRIGATION  
PLAN

L7.01



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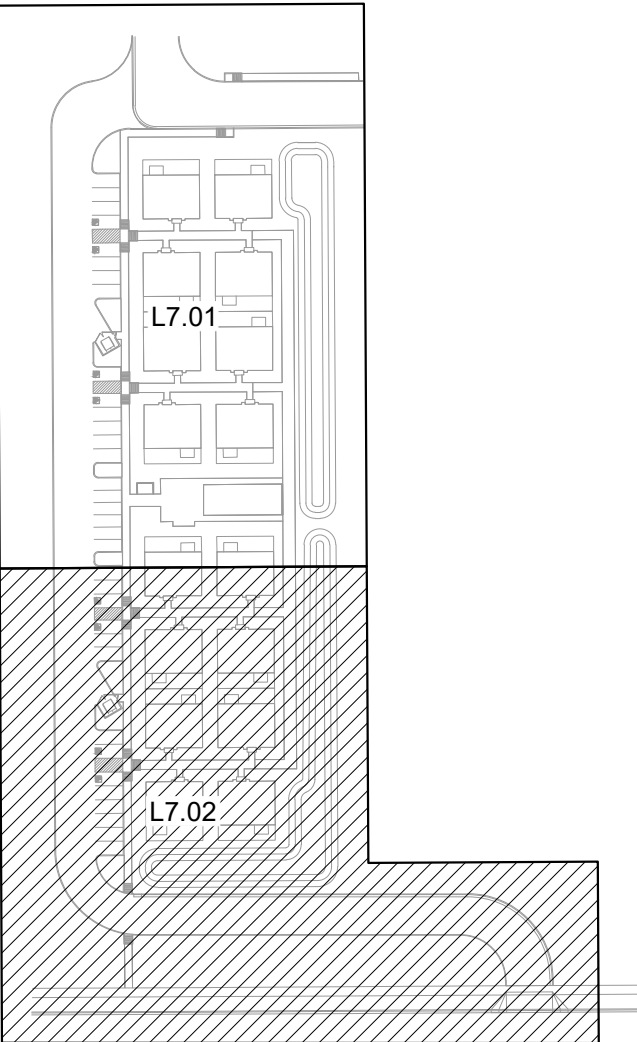
IRRIGATION LEGEND

SYMBOL	DESCRIPTION
	WATER METER, BY OTHERS
	CONTROLLER, REFER TO DETAIL 4 / L8.01 & 1 / L8.02
	BACKFLOW PREVENTION UNIT, REFER TO DETAIL 3 / L8.01
	MASTER VALVE & FLOW SENSOR, REFER TO DETAIL 2 / L8.02
	GATE VALVE, REFER TO DETAIL 7 / L8.01
	REMOTE CONTROL VALVE w/ PRESSURE REGULATOR & FILTER, REFER TO DETAIL 5 & 6 / L8.01
	END FLUSH CAP, REFER TO DETAIL 10 / L8.01
	WATERLINE (POINT OF CONNECTION)
	WATER SERVICE
	MAINLINE
	LATERAL LINE (TREE)
	LATERAL LINE (SHRUB)
	PVC SLEEVE
	PVC WIRE SLEEVE

VALVE TAG:

SHRUB	VALVE TYPE
A-01	CONTROLLER AND STATION
1"	GALLONS PER MINUTE
5"	VALVE SIZE

KEY MAP



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HOME AWAY FROM HOME  
PHASE 1  
MESA, AZ

PROJECT NO : 21005236  
DATE : 02/19/2024  
DRAWN: TEAM  
REVIEWED: NT/MD

REVISIONS

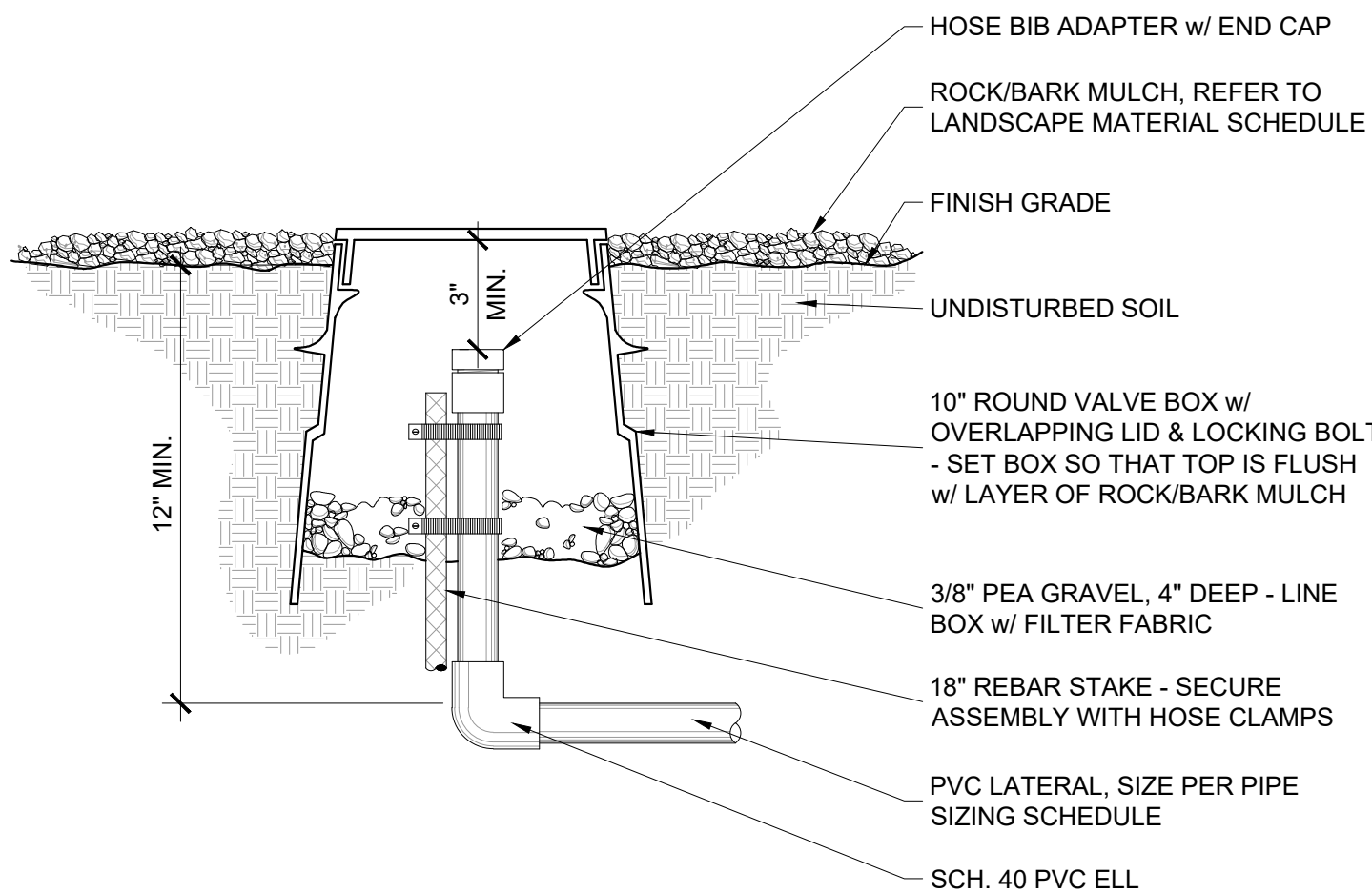
1	ADMINISTRATIVE PLANNING REVIEW
2	
3	
4	
5	

IRRIGATION  
PLAN

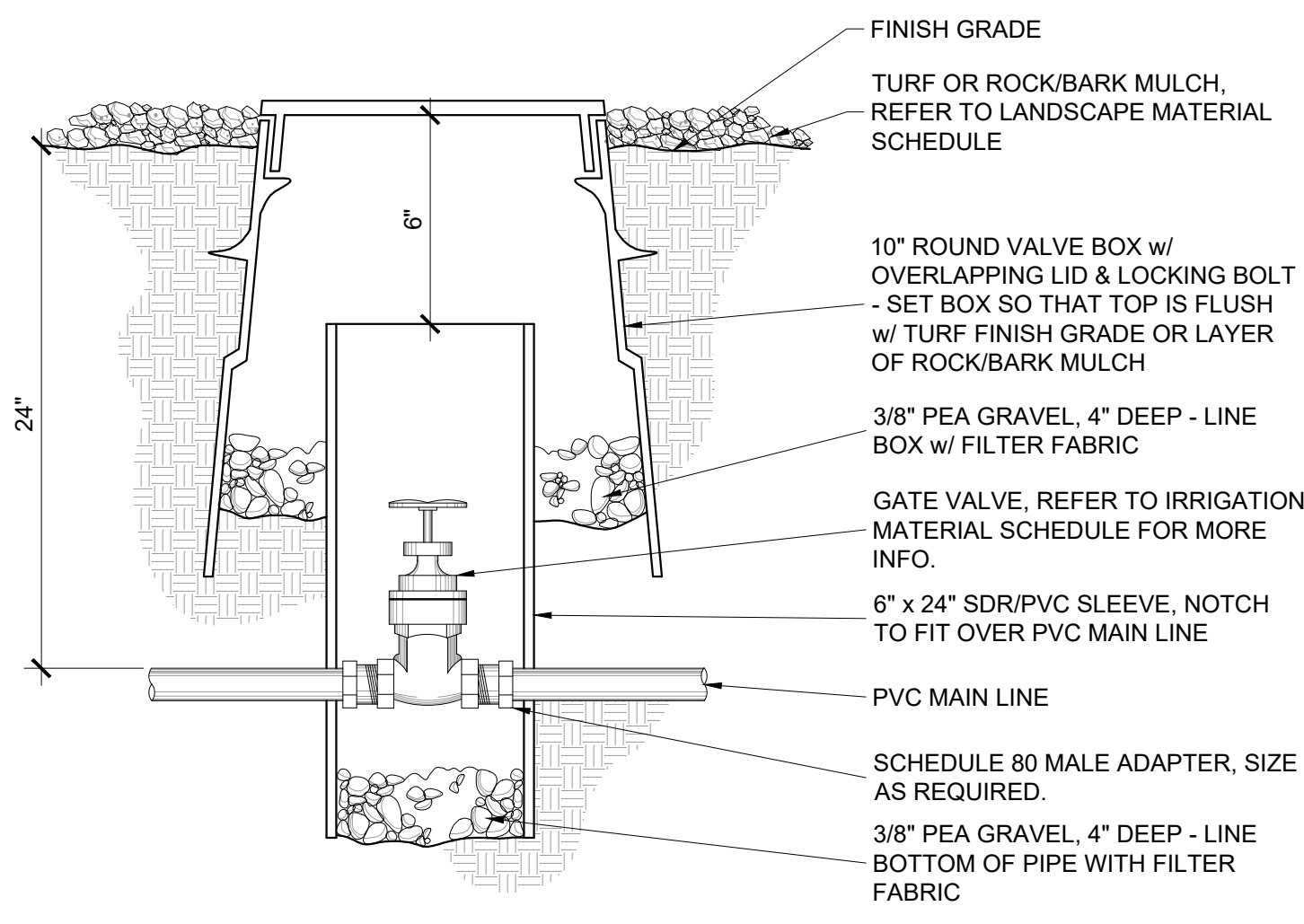
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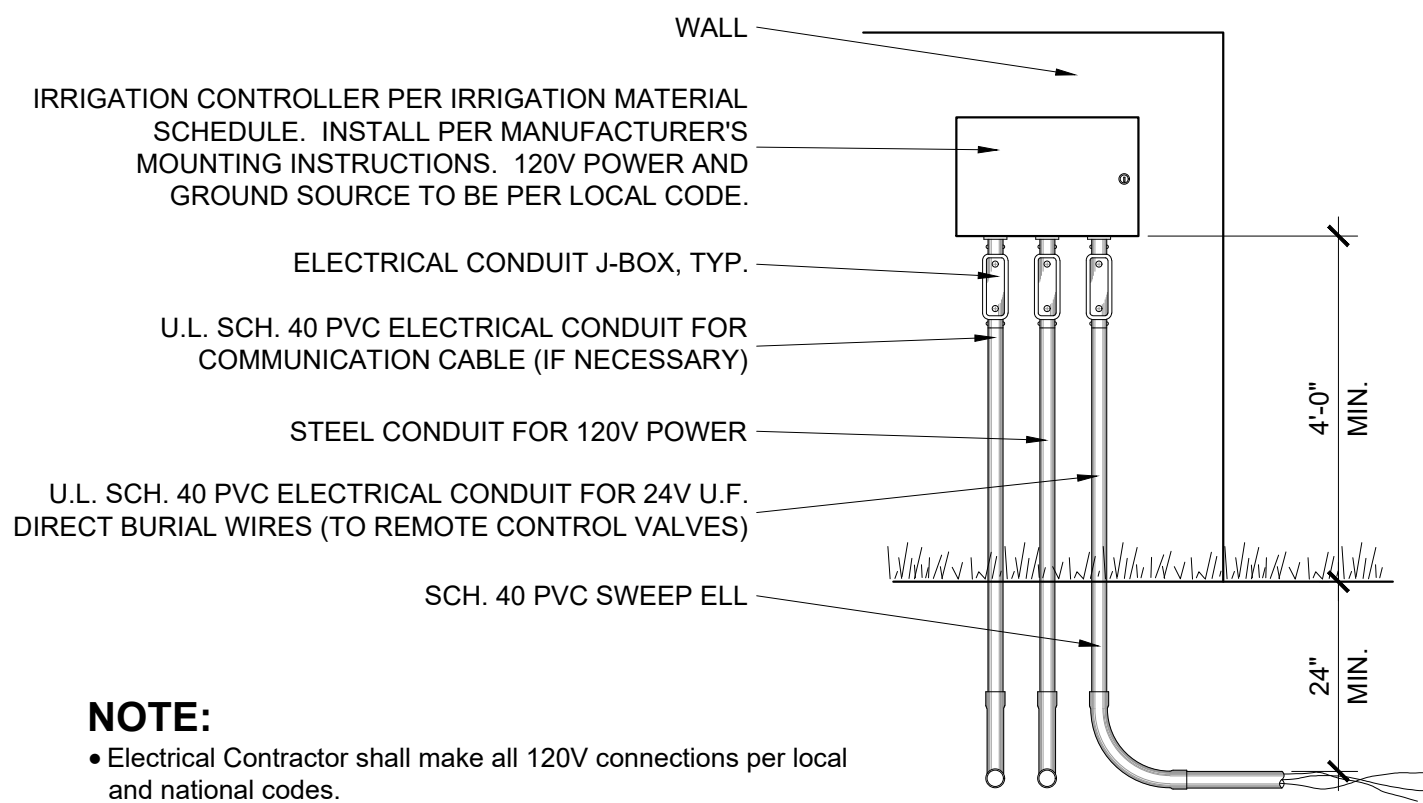
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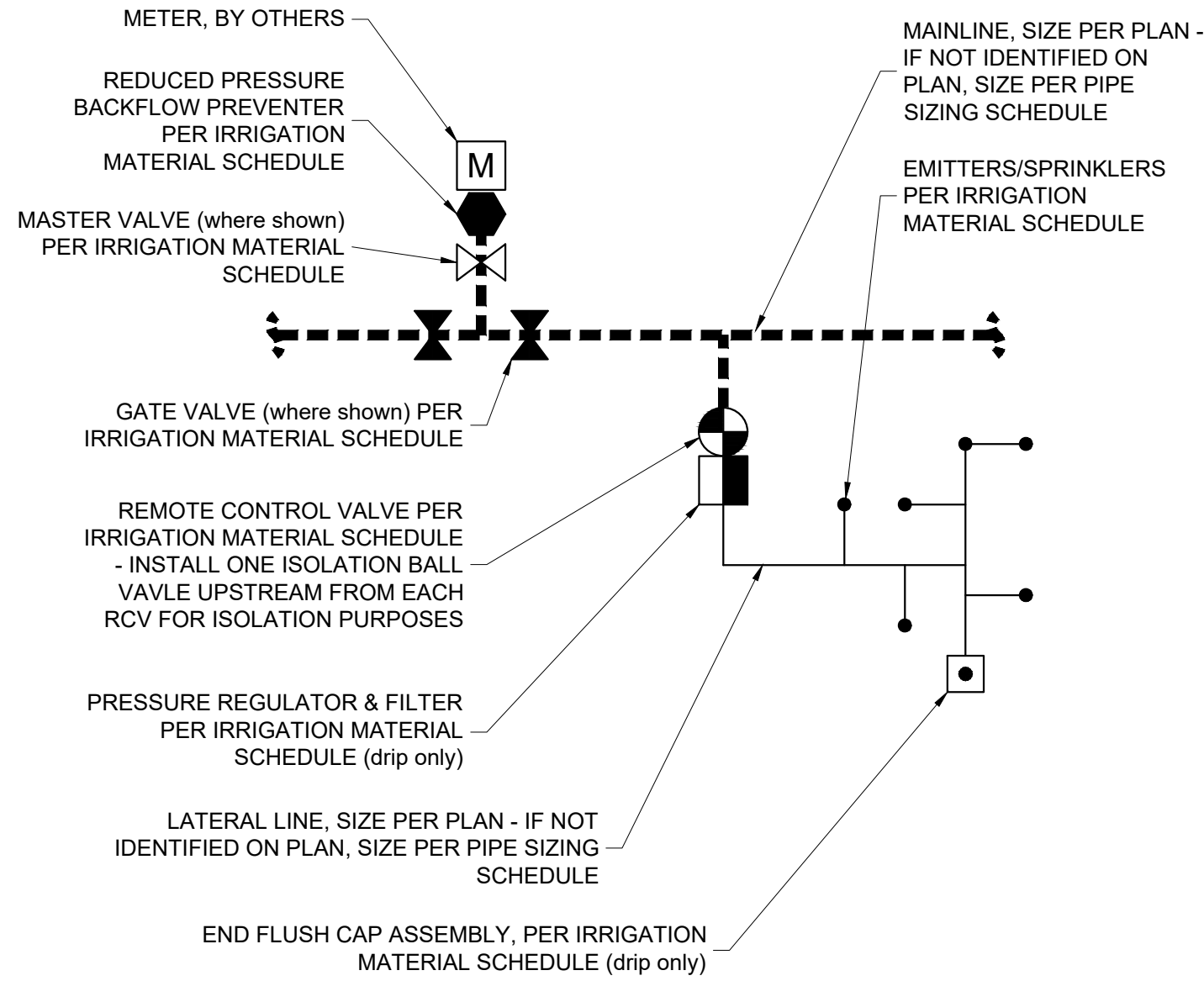
10 END FLUSH CAP  
SCALE: NTS



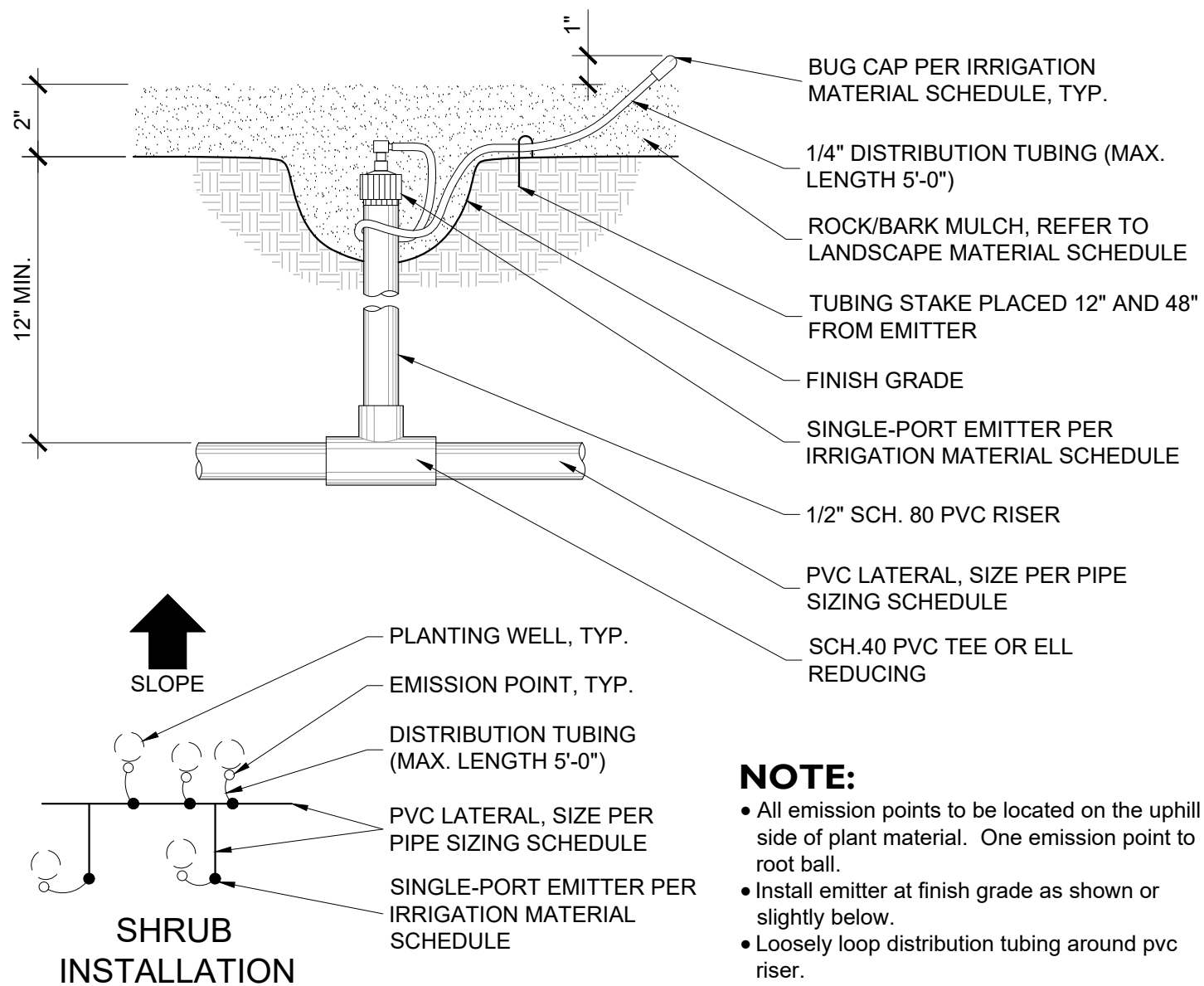
7 ISOLATION GATE VALVE  
SCALE: NTS



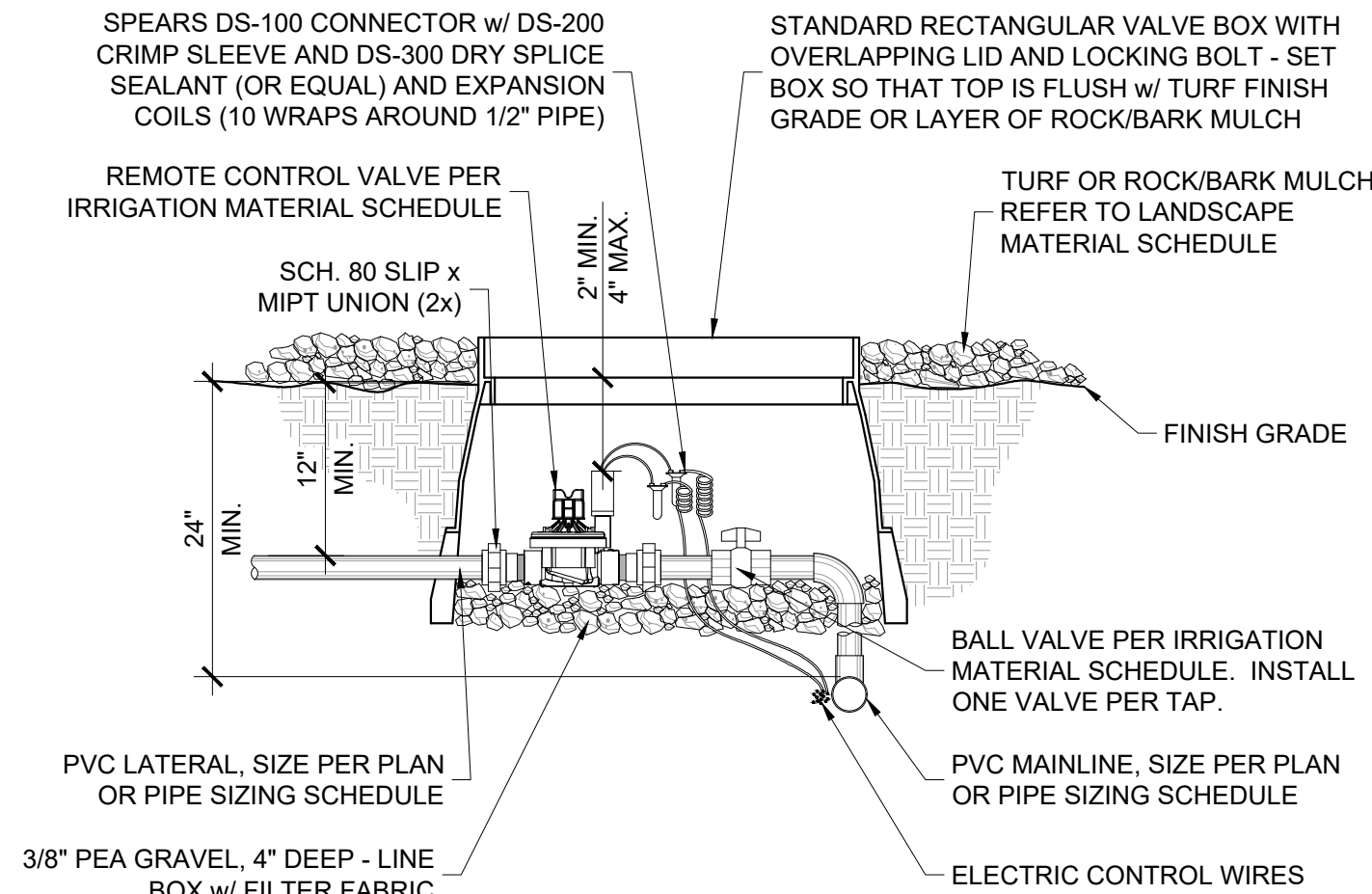
4 WALL MOUNT CONTROLLER  
SCALE: NTS



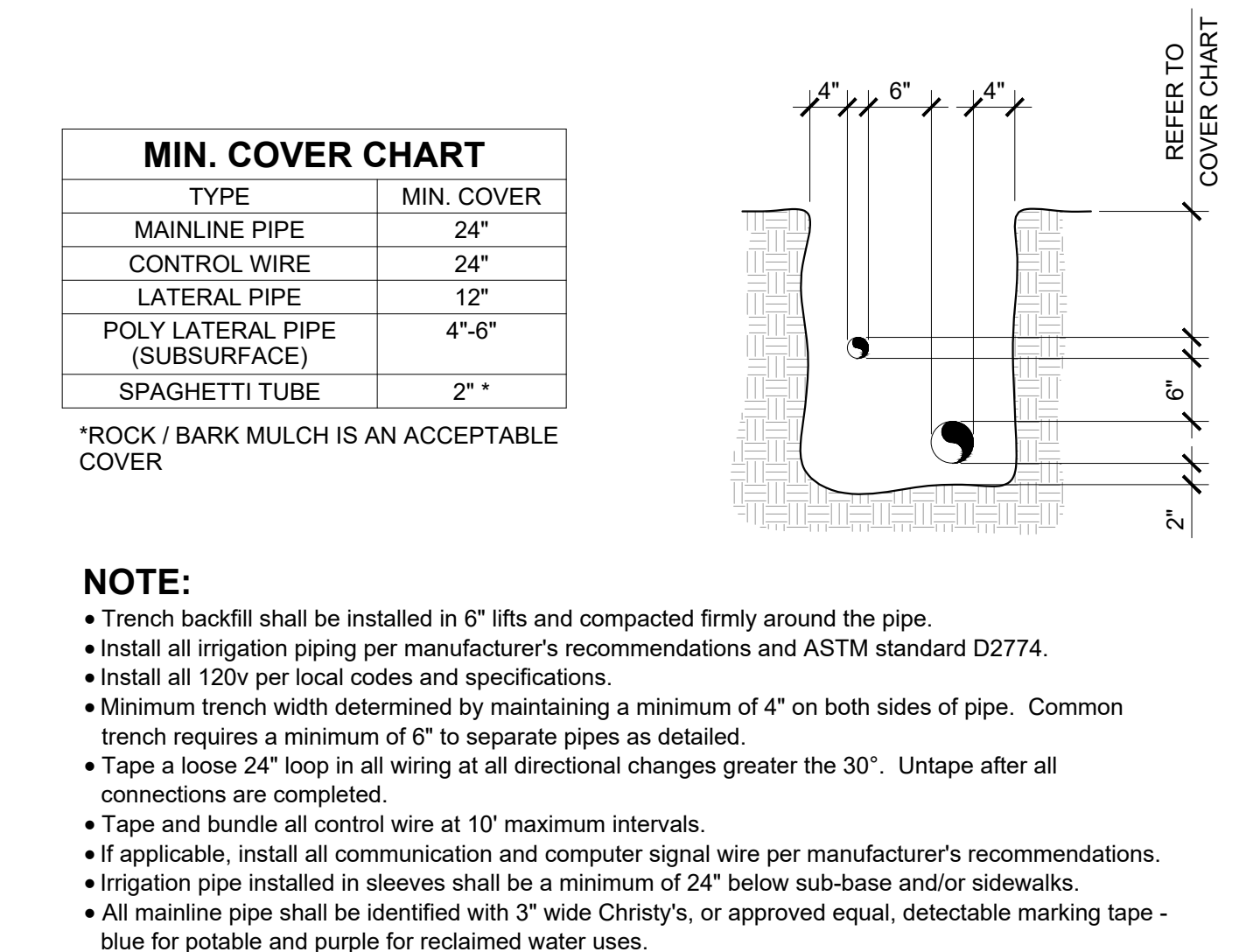
1 SCHEMATIC IRRIGATION LAYOUT  
SCALE: NTS



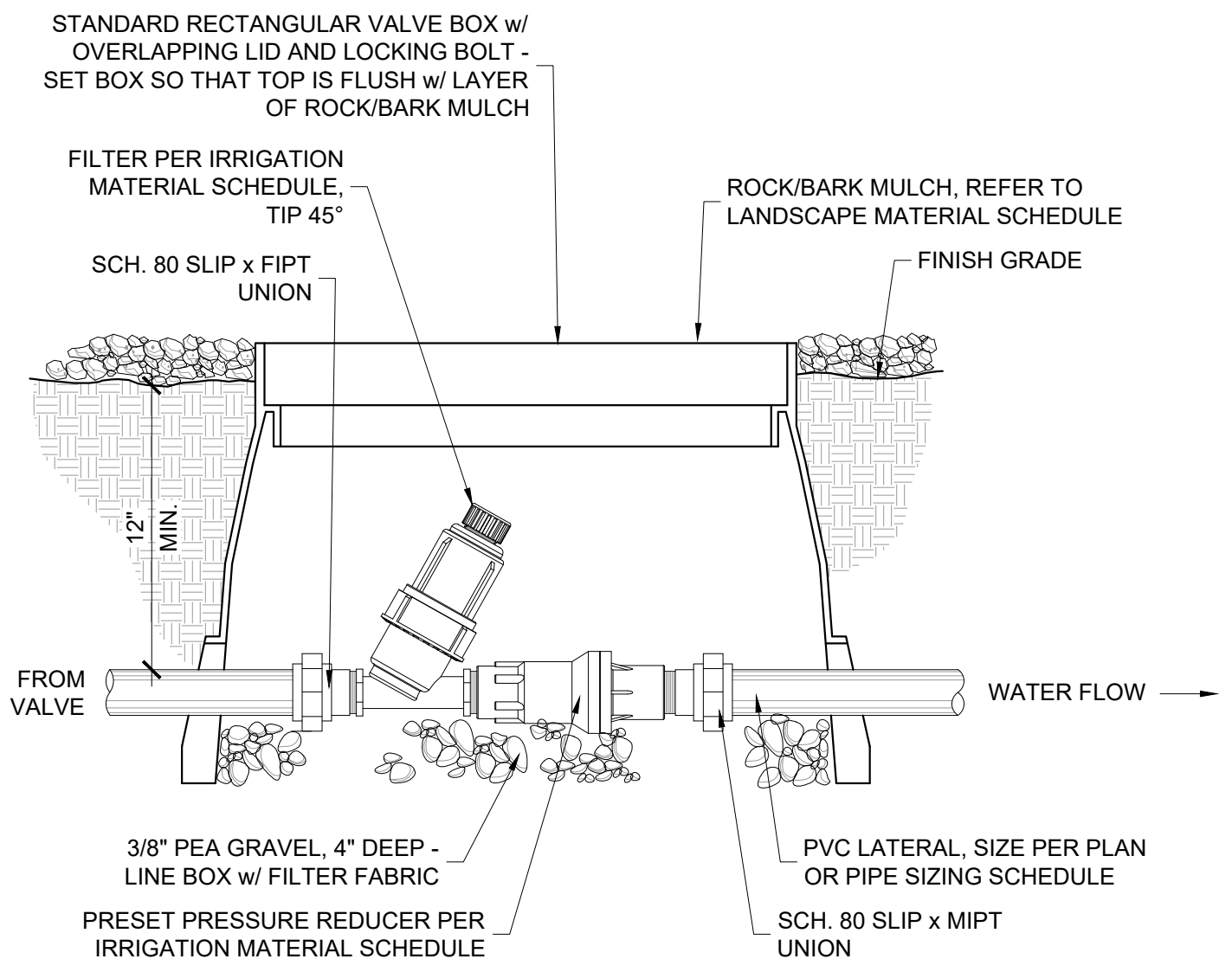
8 SINGLE-PORT EMITTER (SHRUBS)  
SCALE: NTS



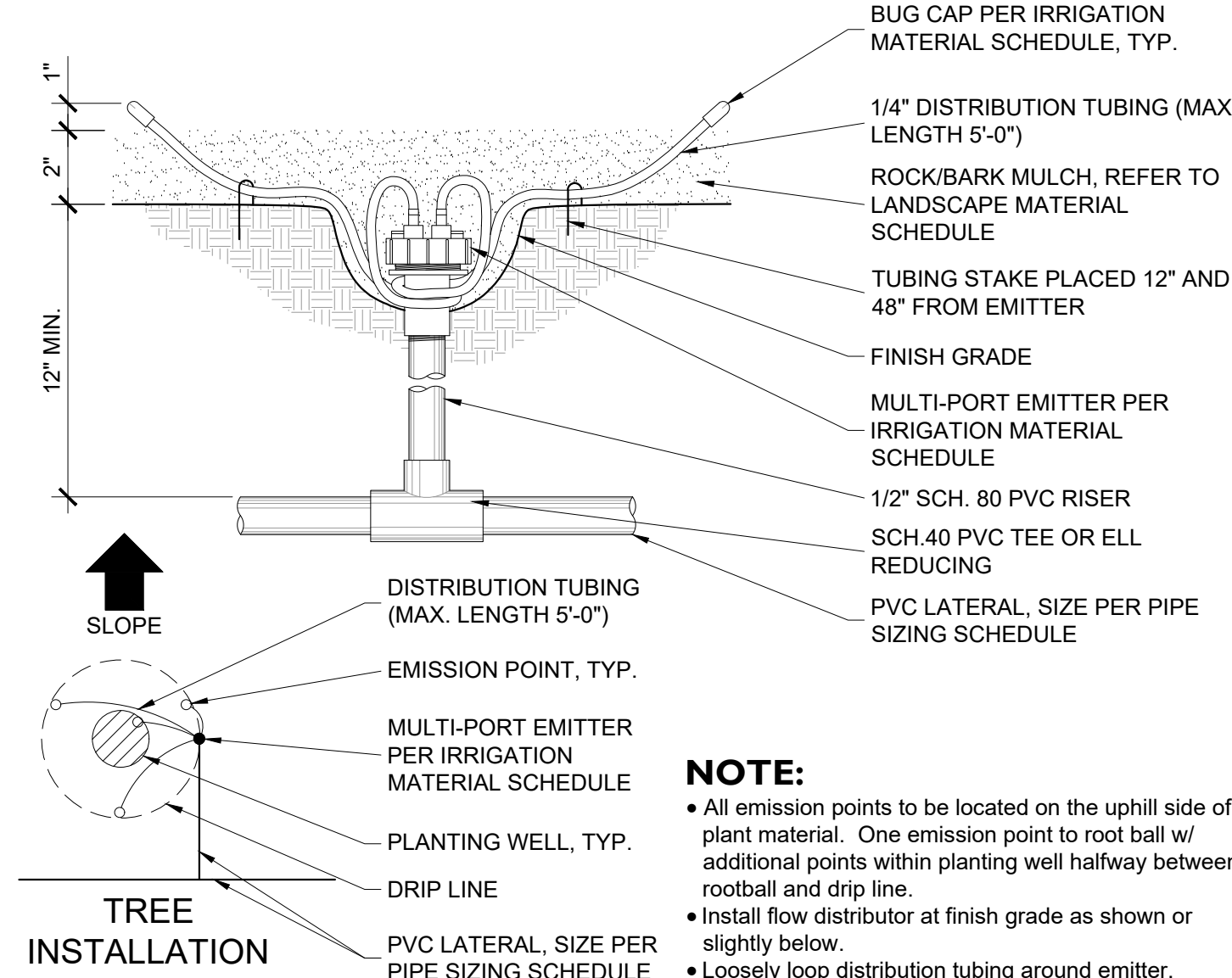
5 REMOTE CONTROL VALVE  
SCALE: NTS



3 BACKFLOW PREVENTER  
SCALE: NTS



6 PRESSURE REGULATOR & FILTER  
SCALE: NTS



9 MULTI-PORT EMITTER (TREES)  
SCALE: NTS

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CERTIFICATE NO. 76877  
NICK TROHA  
JUL 2021 - SEP 2024

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PHASE 1  
MESA, AZ

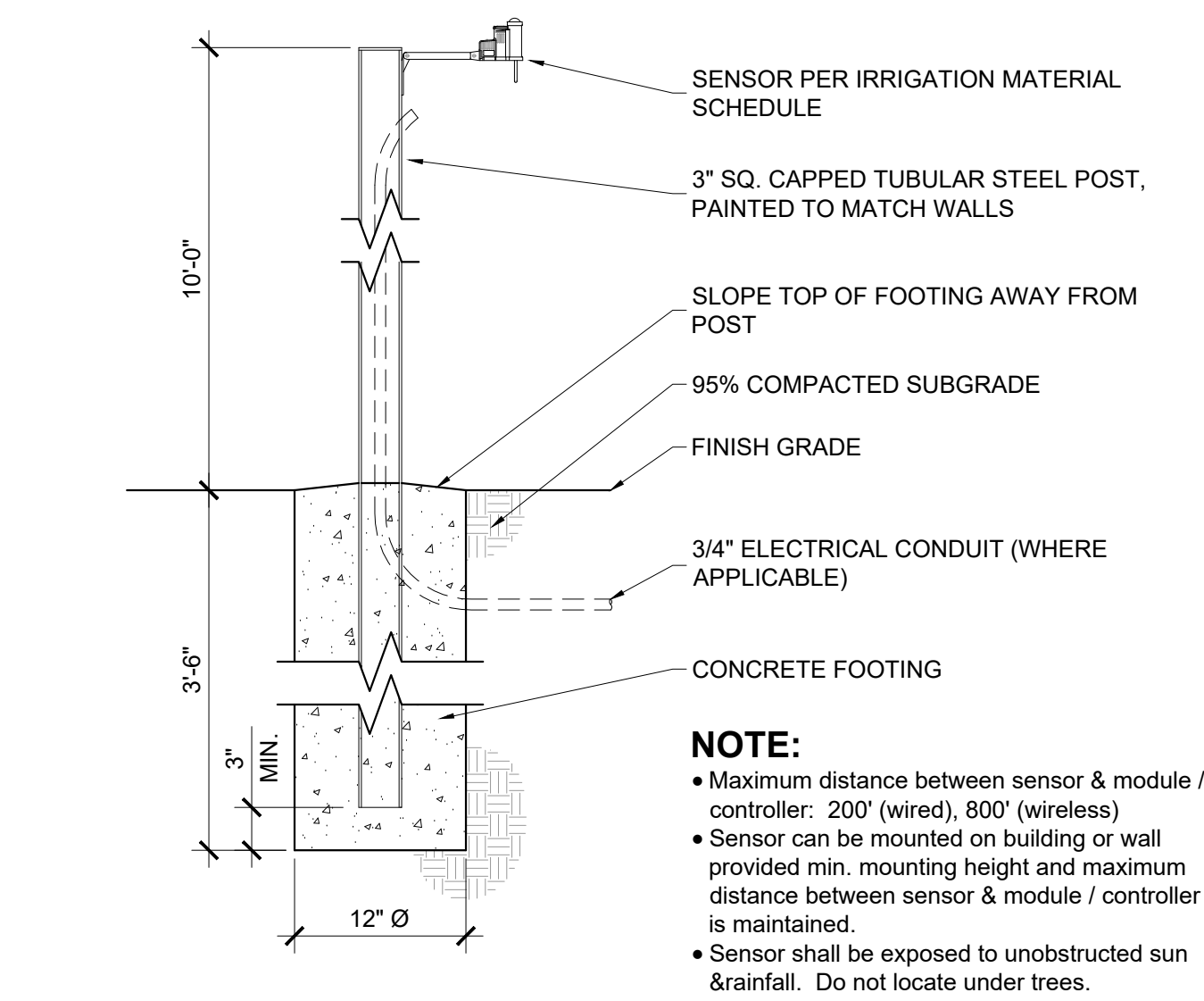
PROJECT NO :	21005236
DATE:	02/19/2024
DRAWN:	TEAM
REVIEWED:	NT/MD
REVISIONS	
1.	ADMINISTRATIVE PLANNING REVIEW
2.	
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4.	
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IRRIGATION  
DETAILS

L8.01

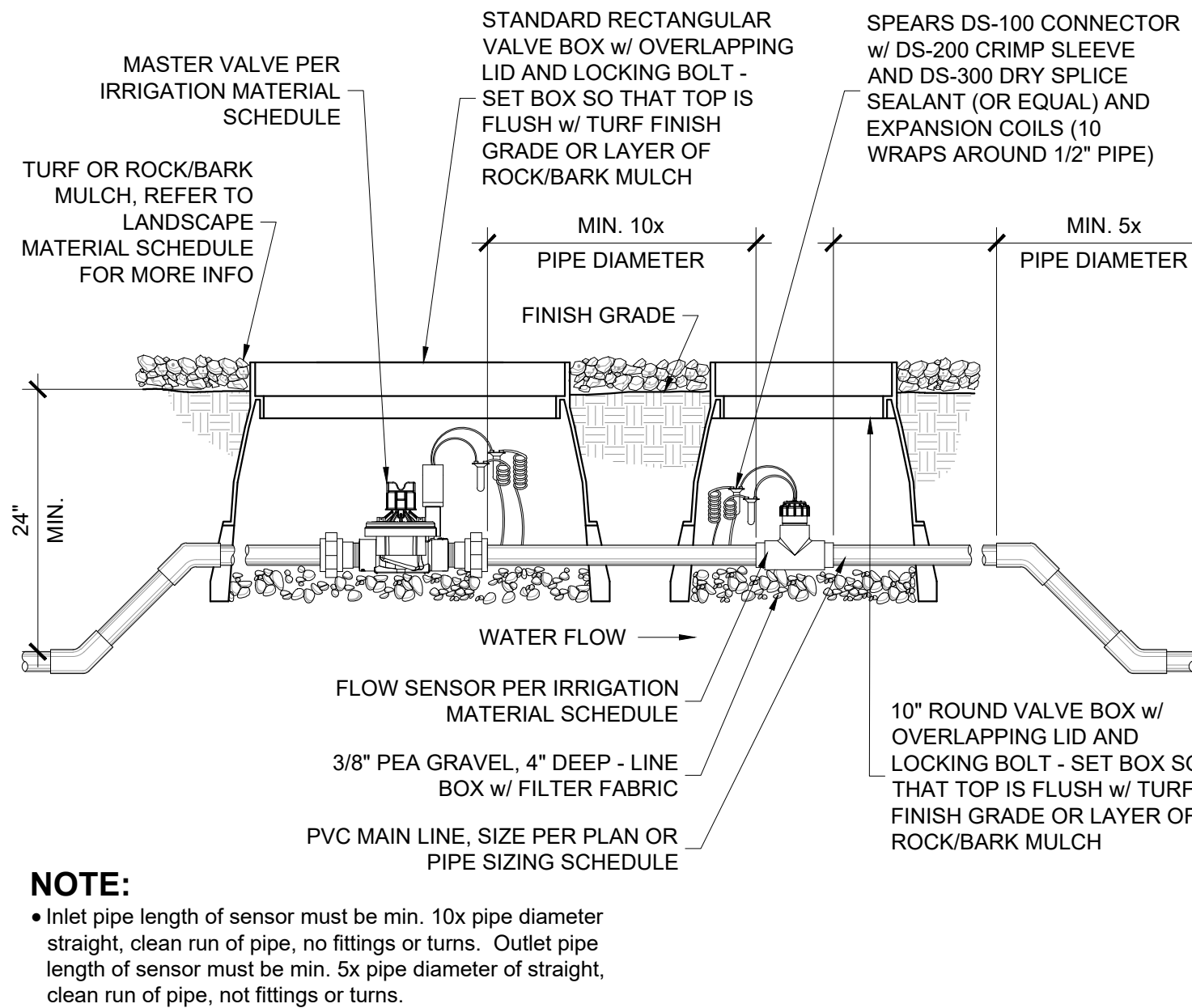


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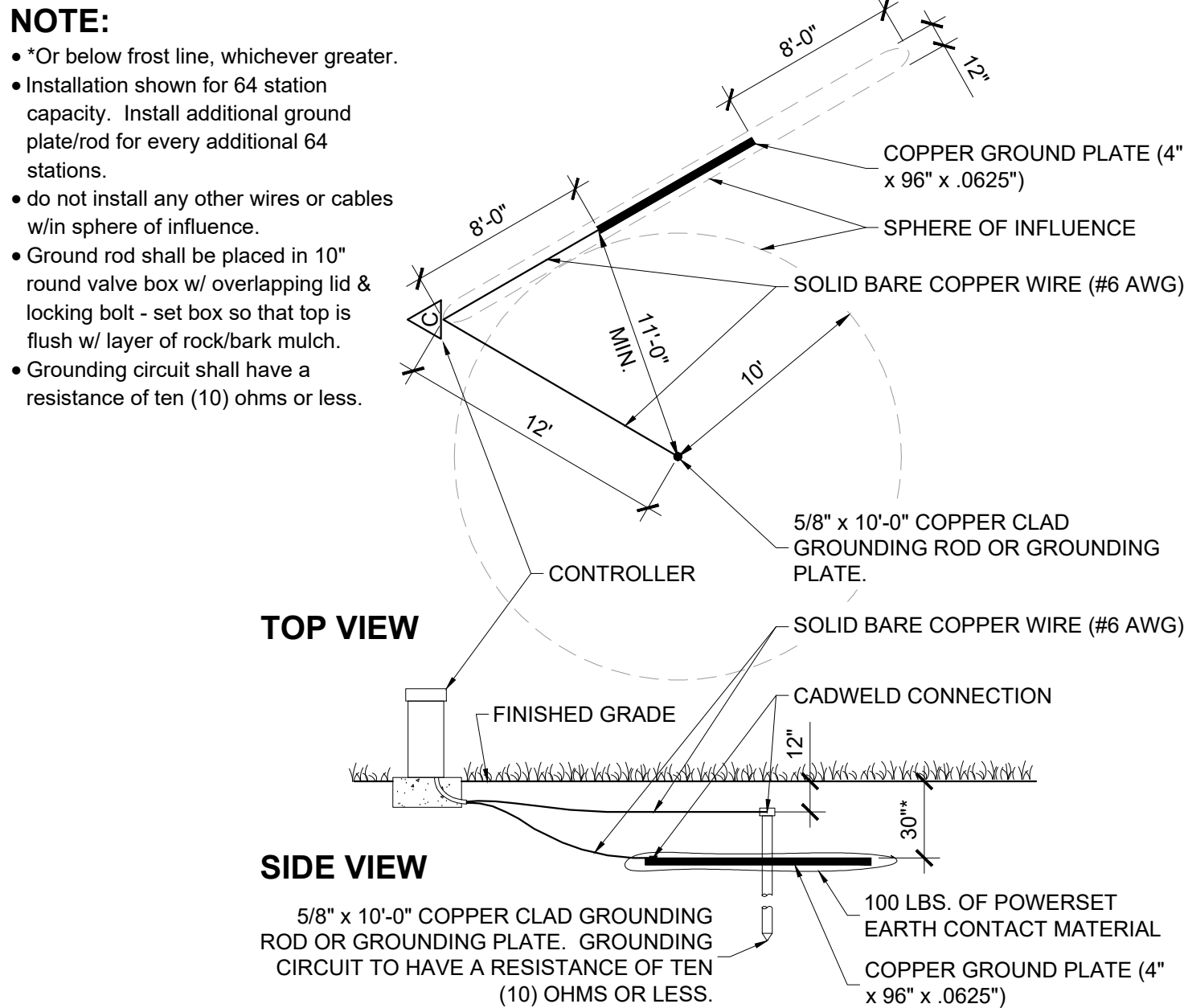
### 3 SOLAR SYNC RAIN / ET SENSOR

SCALE: NTS



### 2 MASTER VALVE & FLOW SENSOR

SCALE: NTS



### 1 CONTROLLER GROUNDING

SCALE: NTS

# HOME AWAY FROM HOME

## PHASE 1

## MESA, AZ

PROJECT NO : 21005236  
DATE : 02/19/2024  
DRAWN : TEAM  
REVIEWED : NT/MD

REVISIONS	
1	ADMINISTRATIVE PLANNING REVIEW
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4	
5	

## IRRIGATION DETAILS

# L8.02