

**CITY OF SCOTTSDALE  
LANDSCAPE NOTES:**

AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED GUARANTEEING 100% COVERAGE TO ALL LANDSCAPE AREAS.

ALL PLANT MATERIAL WITHIN THE CITY OF SCOTTSDALE SIGHT DISTANCE TRIANGLES WILL NOT EXCEED 24" AT MATURITY, TREES SHALL HAVE A MINIMUM CANOPY OF 7' AT PLANTING.

ALL LANDSCAPE AREAS WILL BE TOP-DRESSED WITH A 2" DEPTH OF DECOMPOSED GRANITE.

PROVIDE 8% SLOPE AWAY FROM WALK OR CURB FOR 5' ALONG ALL STREETS.

ALL LANDSCAPE AREAS & MATERIALS INCLUDING THOSE LOCATED IN THE R.O.W. SHALL BE MAINTAINED IN A HEALTHY NEAT, CLEAN, WEED-FREE CONDITION. THIS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER

ANY EXISTING LANDSCAPE MATERIALS INCLUDING TREES DAMAGED OR DESTROYED AS A RESULT OF THIS CONSTRUCTION SHALL BE REPLACED, TO THE SATISFACTION OF CITY STAFF, WITH LIKE KIND AND SIZE PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.

SIGHT DISTANCE TRIANGLES SHALL BE SHOWN ON FINAL PLANS FOR DRIVEWAYS FROM COMMERCIAL SITES AND ANY INTERSECTIONS. AREA WITHIN SAFETY TRIANGLES IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 2 FEET. TREES WITHIN THE SAFETY TRIANGLE SHALL HAVE A CANOPY THAT BEGINS AT 7 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.

ALL SLOPES ON SITE ARE 4:1 MAX

NO TURF AREAS ARE TO BE PROVIDED.

SEE ARCHITECTURAL SITE PLAN FOR SETBACK DIMENSIONS.

SEE ARCHITECTURAL FOR SITE LIGHTING LOCATIONS. SEE ELECT. DRAWINGS FOR ALL LIGHTING SPECIFICATIONS.

SEE ARCHITECTURAL FOR SITE WALL ELEVATIONS, COLORS AND TOP-OF-WALL ABOVE FINISH GRADE.

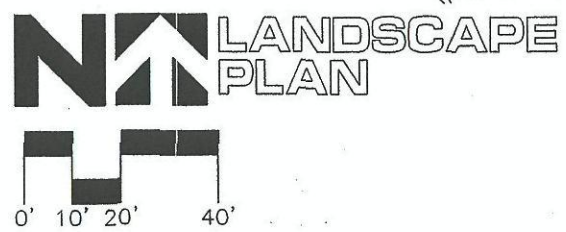
AREAS OF DECOMPOSED GRANITE WITHOUT PLANT MATERIALS SHALL NOT EXCEED 7' IN ANY ONE DIRECTION.

SEE CIVIL DRAWINGS FOR ALL RETENTION AREAS, SECTIONS, AND SLOPE RATIOS.

SEE ARCHITECTURAL FOR BIKE RACK DETAILS.

"SIGNS REQUIRE SEPARATE APPROVALS & PERMITS".

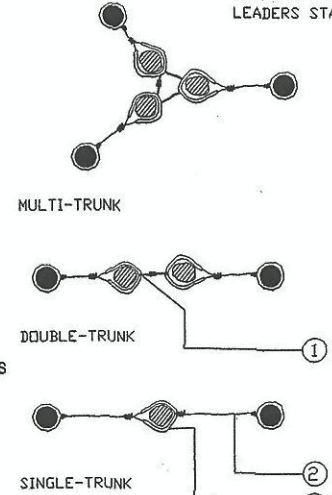
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**LANDSCAPE LEGEND**

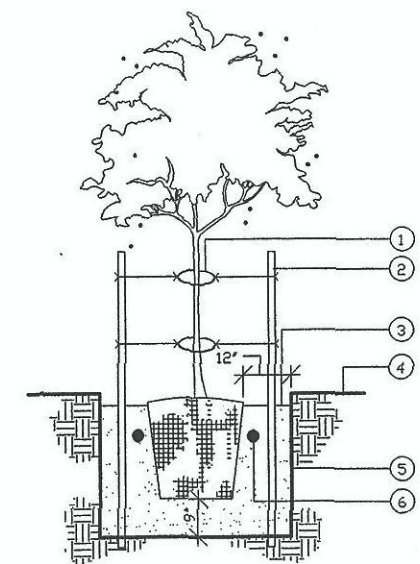
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- PROSOPIS CHILENSIS CHILEAN MESQUITE (THORNLESS) 2" CALIPER - 2
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- LANTANA MONTEVIDENSIS PURPLE TRAILING LANTANA 1 GALLON - 23
- EXISTING LANDSCAPE PER PRIOR PHASE TO REMAIN IN PLACE IF DAMAGED DURING CONSTRUCTION IT WILL NEED TO BE REPLACED W/ THAT OF LIKE, SIZE AND TYPE
- CASSIA PHYLODENIA DESERT CASSIA 5 GALLON - 24
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- 1/2" MINUS MADISON GOLD DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS
- AGAVE SP. OCTEPUS AGAVE 5 GALLON

NOTE: MULTI-TRUNKED TREES TO HAVE ALL MAJOR LEADERS STAKED



1. NOTCH TUBING LOOP WIRE THROUGH EXPOSED WIRE
2. #10 WIRE RUBBER COATED
3. 1/2" RUBBER HOSE

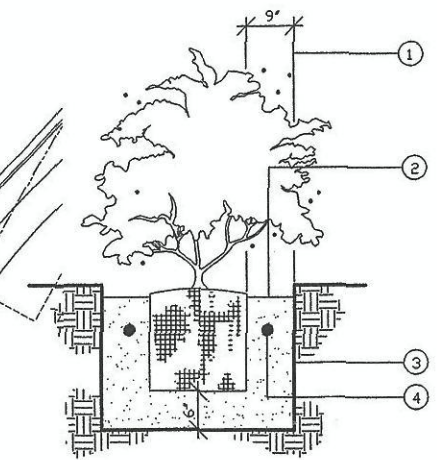
**TREE GUYING DETAIL**



1. 1/2" RUBBER HOSE WITH #10 WIRE
2. TWO 2" ROUND BY 8' LONG GREEN TREE STAKES BURY 3" BELOW GRADE
3. 4" BASIN
4. GRADE
5. ROUGHEN SIDES OF PLANT PIT TO PREVENT GLAZING
6. AGRIFORM TABLETS

BACKFILL PLANT PIT WITH SOIL MIX NOTED IN SPECS.

**DOUBLE STAKING DETAIL**



1. MINIMUM DIMENSION FOR 5 GAL. PLANTS
2. 1" BASIN
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4. AGRIFORM TABLETS SEE SPECS. FOR RATIO

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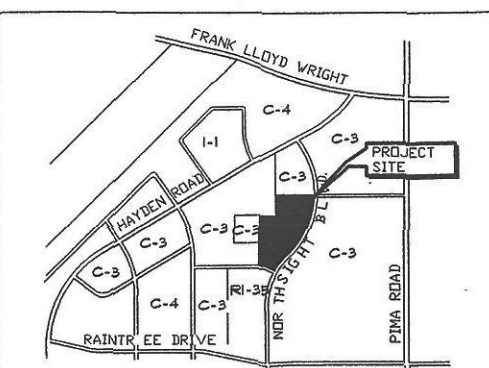
**SHRUB PLANTING DETAIL**

**T.J. McQUEEN & ASSOCIATES, INC.**  
LANDSCAPE ARCHITECTURE  
URBAN DESIGN  
SITE PLANNING  
1121 East Missouri Ave., Suite 218  
Phoenix, Arizona 85014  
(602) 265-0320  
(FAX) 266-6619 (E-MAIL) mcqueen@mcleodusa.net



LANDSCAPE PLAN  
**APPROVED**  
CITY OF SCOTTSDALE  
APPROVED BY: *[Signature]* DATE: 4/21/97  
CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND ANY AND ALL DEVIATIONS WILL REQUIRE REAPPROVAL. LANDSCAPE INSTALLATION TO BE APPROVED BY CITY OF SCOTTSDALE INSPECTION SERVICES BEFORE CERT. OF OCCUPANCY IS ISSUED.

**CASE# 41-DR-1997**



**VICINITY MAP**

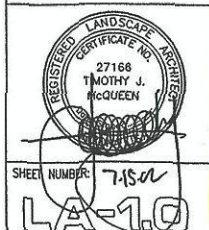
**K&I ARCHITECTS**  
5700 W. WILLOW  
1850 N. CENTRAL AVE., SUITE 335  
PHOENIX, AZ 85004  
PH: 602-252-9202  
FAX: 602-252-5203

**NORTHSIGHT VILLAGE**  
PHASE II - PAD 6  
SWC BUTHERUS & NORTHSIGHT BLVD.  
SCOTTSDALE, ARIZONA 85260

REVISIONS		
NO.	DESCRIPTION	DATE

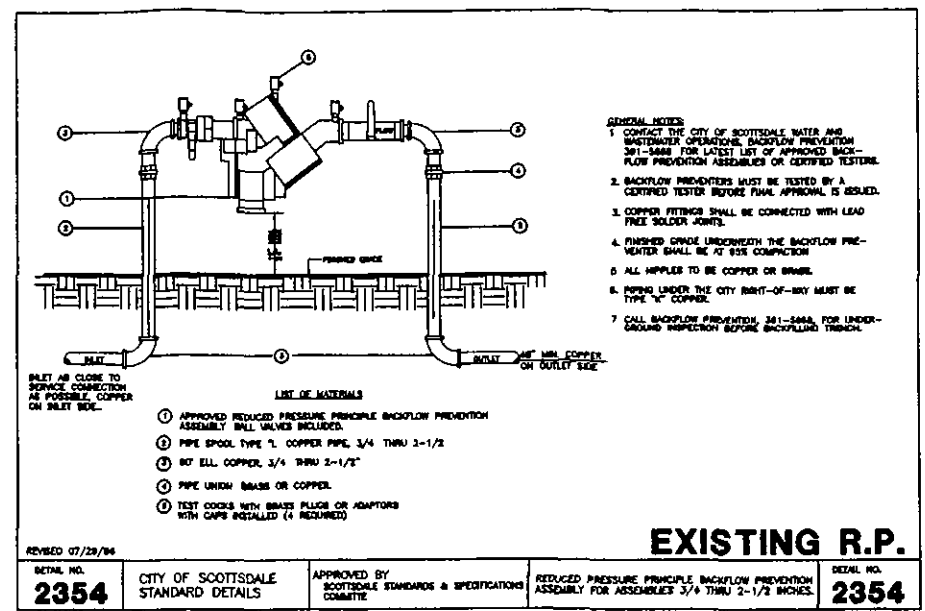
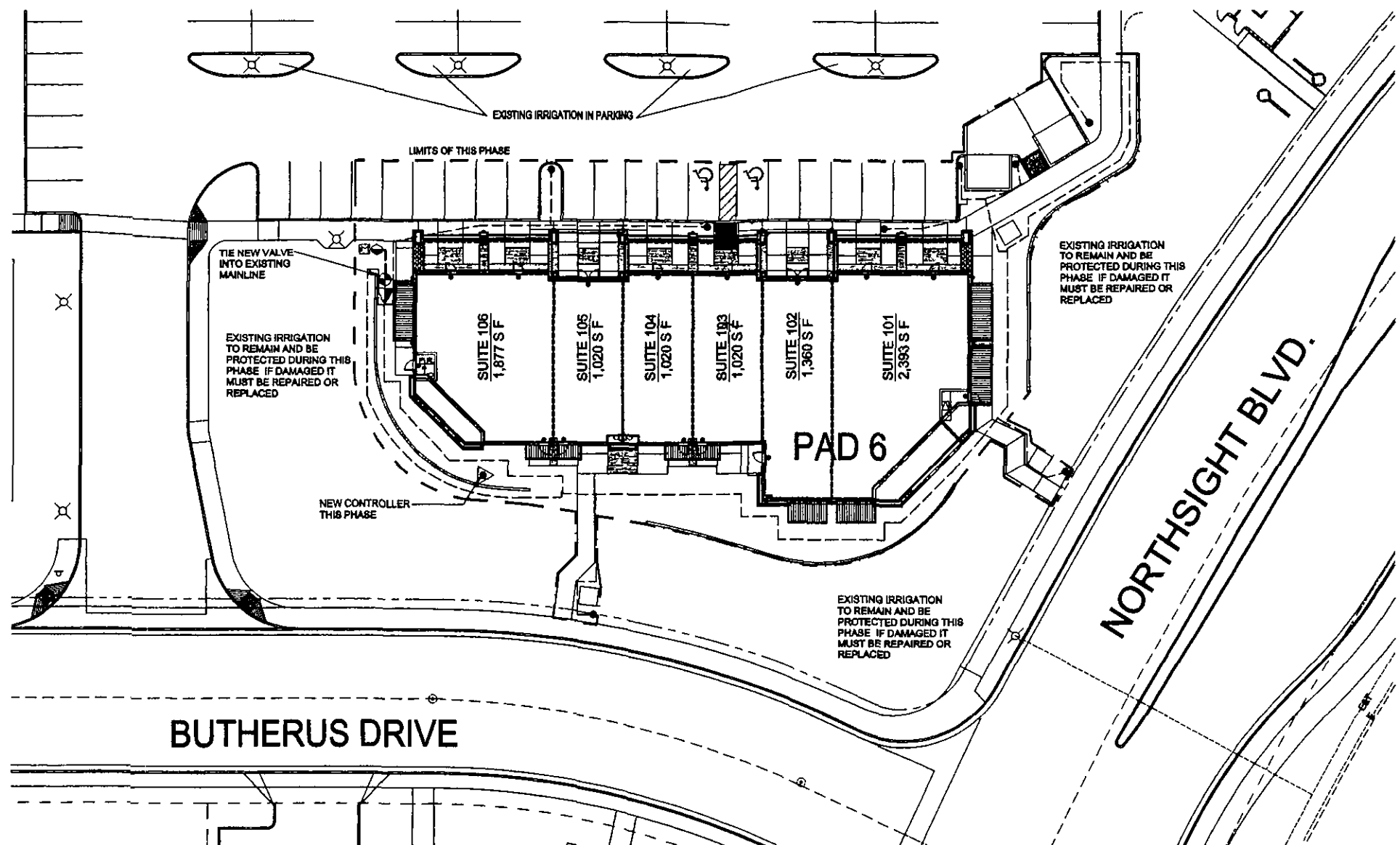
**OWNERSHIP OF DOCUMENTS**  
DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO K & I ARCHITECTS AND INTERIORS.

SHEET TITLE: CONCEPTUAL LANDSCAPE PLAN  
JOB NUMBER: 01105  
DRAWN BY: daddson  
CHECKED BY: TJM  
ISSUE DATE:



SHEET NUMBER: 7450  
**LA-10**  
of 3

**41-DR-1997 #9**



**IRRIGATION LEGEND**

- EXISTING R.P. ASSY
- ⊠ EXISTING 1" LANDSCAPE METER
- ⊠ HARDIE 700-1" CONTROL VALVE
- ▶ SENNINGER PMR MF PRESSURE REGULATOR W/ AG PRODUCTS "Y" STRAINER
- ▲ BARTOW 1 STATION (POWER PER GENERAL CONTRACTOR)
- BOWSMITH ML-210 EMITTER
- BOWSMITH SL-210 EMITTER
- EXISTING CLASS 200-1" MAINLINE
- CLASS 200-3/4" LATERAL LINE
- AG PRODUCTS SELF FLUSHING ENDCAP
- === SCH 40 PVC SLEEVE  
4" AT MAINLINE  
2" AT LATERAL LINE

**PIPE SCHEDULE**

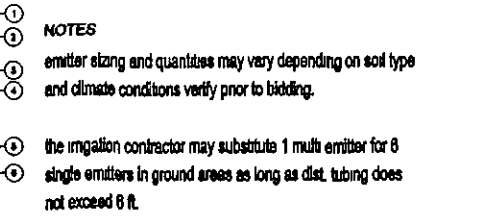
PIPE SIZE	GPM	PIPE CLASS
1/2"	0-5	315
3/4"	6-10	200
1"	11-15	200
1 1/4"	16-25	200
1 1/2"	26-35	200
2"	36-	200

FOR GRAPHIC CLARITY THE EMITTERS HAVE NOT BEEN SHOWN. VERIFY EMITTER COUNT WITH PLANT COUNT AND EMITTER SCHEDULE.

FOR GRAPHIC CLARITY THE SLEEVES HAVE NOT BEEN SHOWN. THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR ALL SLEEVES PER THE FOLLOWING SCHEDULE.

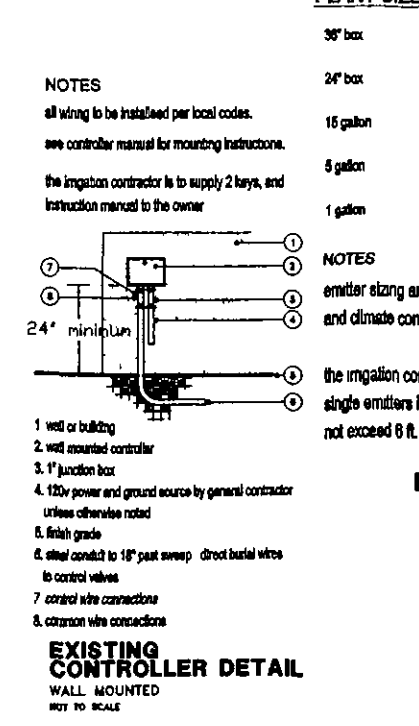
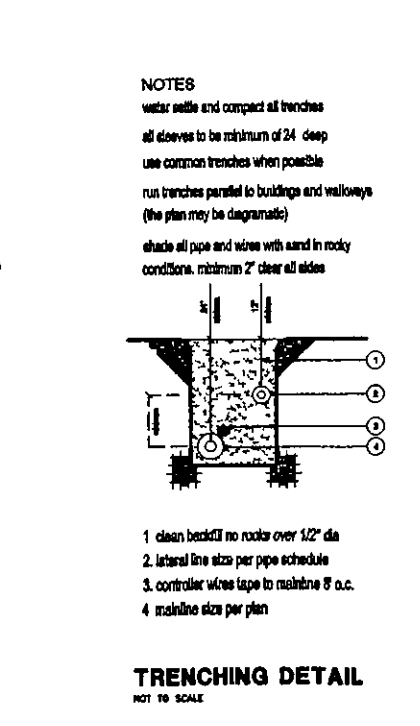
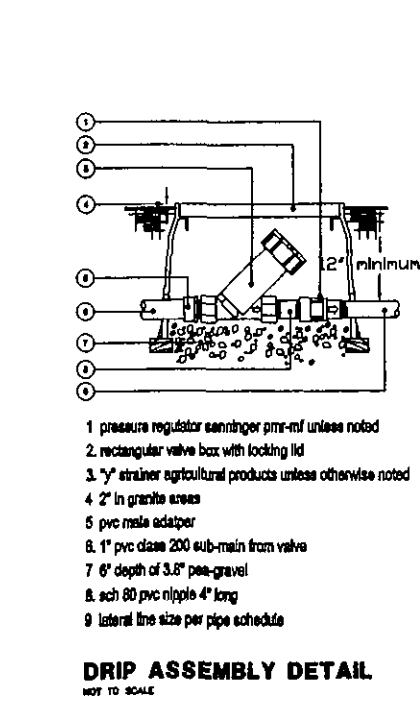
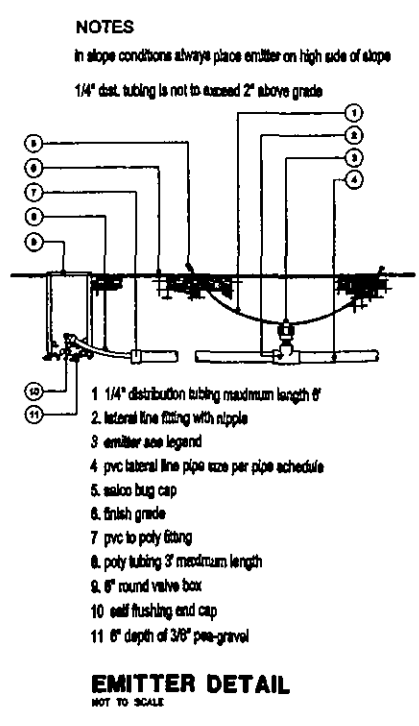
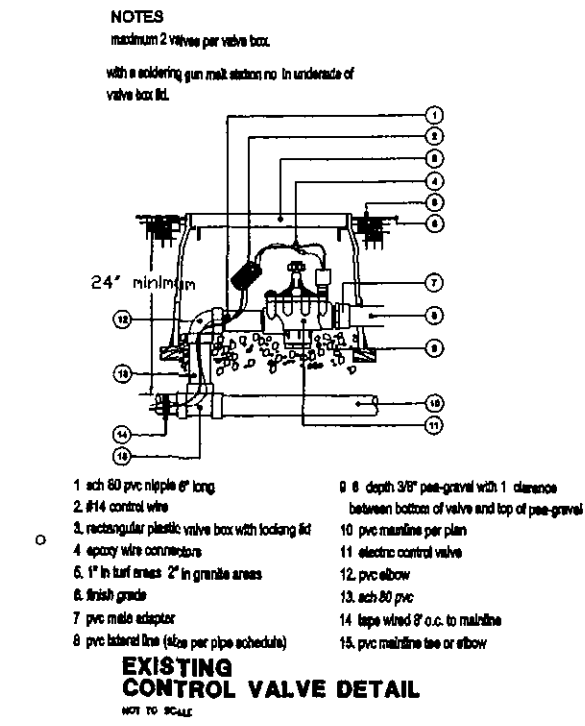
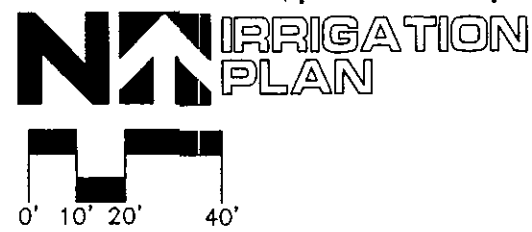
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**T J McQUEEN & ASSOCIATES, INC**  
 LANDSCAPE ARCHITECTURE  
 URBAN DESIGN  
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 1121 East Missouri Ave., Suite 218  
 Phoenix Arizona 85014  
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**NORTHSIGHT VILLAGE**  
 PHASE II - PAD 6  
 SWC BUTHERUS & NORTHSIGHT BLVD  
 SCOTTSDALE, ARIZONA 85260

REVISIONS		
NO.	DESCRIPTION	DATE

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SHEET TITLE: IRRIGATION PLAN  
 JOB NUMBER: 01106  
 DRAWN BY: ddoonan  
 CHECKED BY: T.J.M.  
 ISSUE DATE:  

**T.J. McQUEEN & ASSOCIATES, INC**  
 27168  
 T.J. McQUEEN  
 LANDSCAPE ARCHITECT  
 No. 27168

SHEET NUMBER: 4 of 4  
**LA-2.0**  
 of 3



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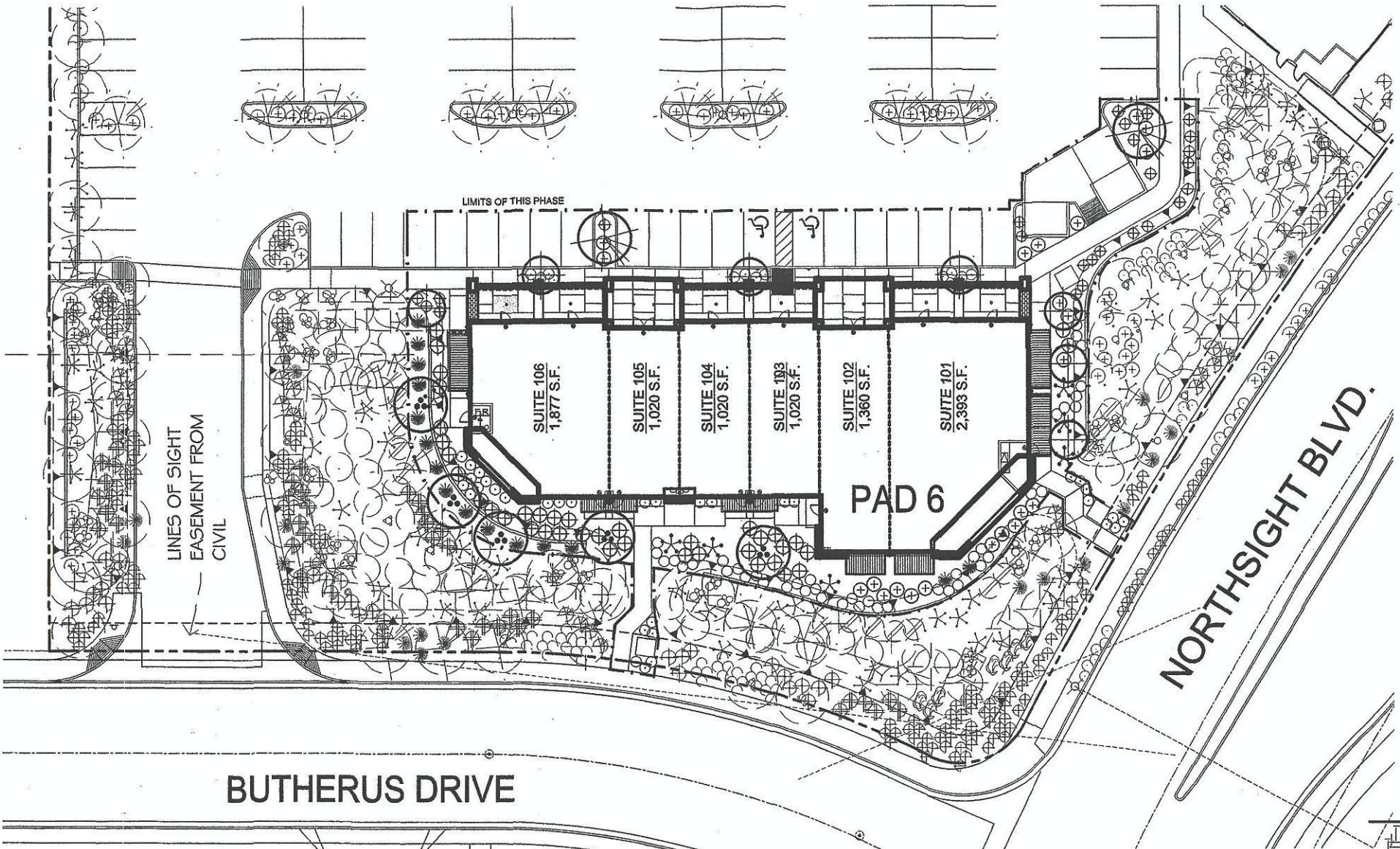
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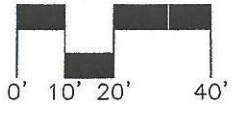
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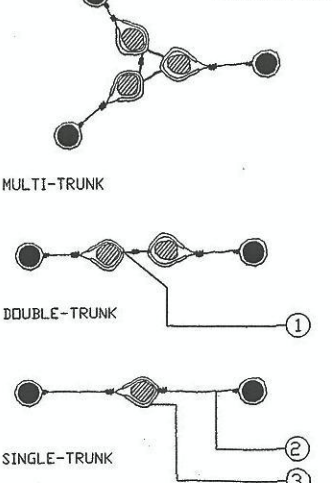
**LANDSCAPE PLAN**



**LANDSCAPE LEGEND**

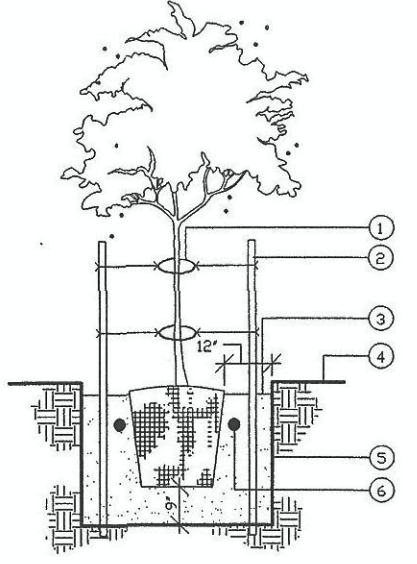
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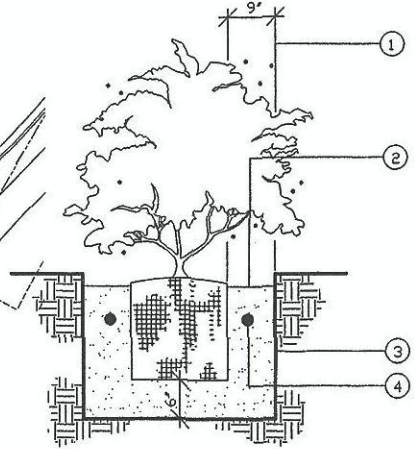
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BACKFILL PLANT PIT WITH SOIL MIX NOTED IN SPECS.

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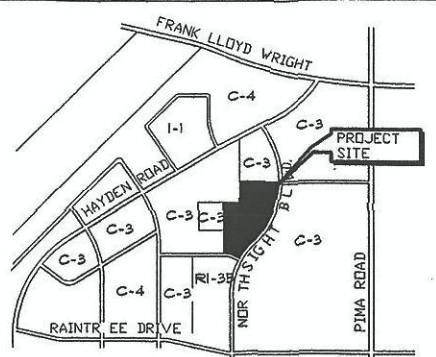
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**T.J. McQUEEN & ASSOCIATES, INC.**  
LANDSCAPE ARCHITECTURE  
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1121 East Missouri Ave., Suite 218  
Phoenix, Arizona 85014  
(602) 265-0320  
(FAX) 266-6619 (E-MAIL) mcqueen@mcleodusa.net



LANDSCAPE PLAN  
**APPROVED**  
CITY OF SCOTTSDALE  
CASE NUMBER 41-DR-1997 APPROVED BY [Signature] DATE 7/31/97  
CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND ANY AND ALL DEVIATIONS WILL REQUIRE REAPPROVAL. LANDSCAPE INSTALLATION TO BE APPROVED BY CITY OF SCOTTSDALE INSPECTION SERVICES BEFORE CERT. OF OCCUPANCY IS ISSUED.

**CASE# 41-DR-1997**



**VICINITY MAP**

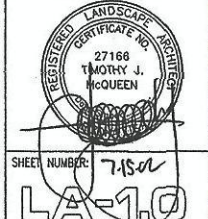
**K&I ARCHITECTS**  
1850 N. CENTRAL AVE. SUITE 335  
PHOENIX, AZ 85004  
PH: 602-252-6202  
FAX: 602-252-5203

**NORTHSIGHT VILLAGE**  
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SWC BUTHERUS & NORTHSIGHT BLVD.  
SCOTTSDALE, ARIZONA 85260

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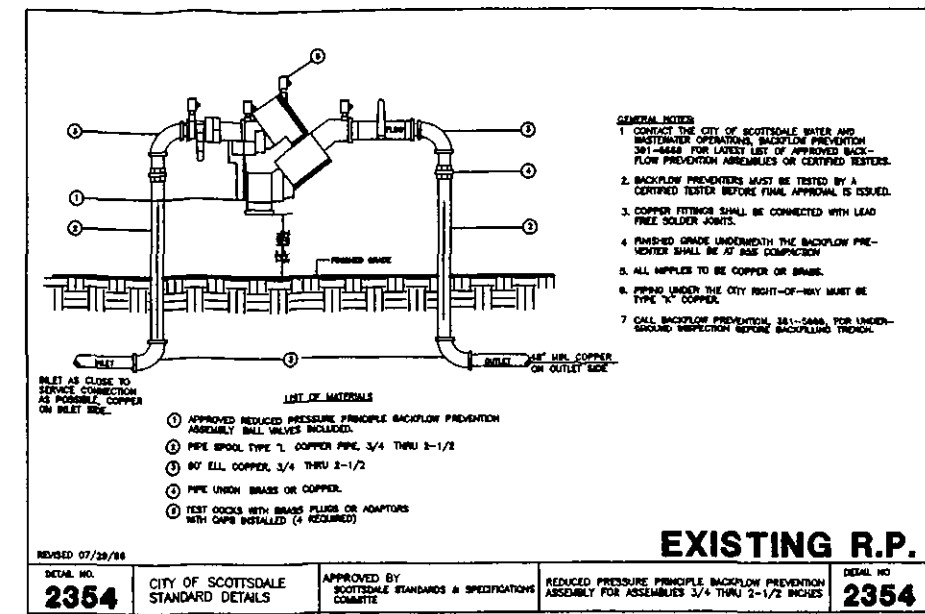
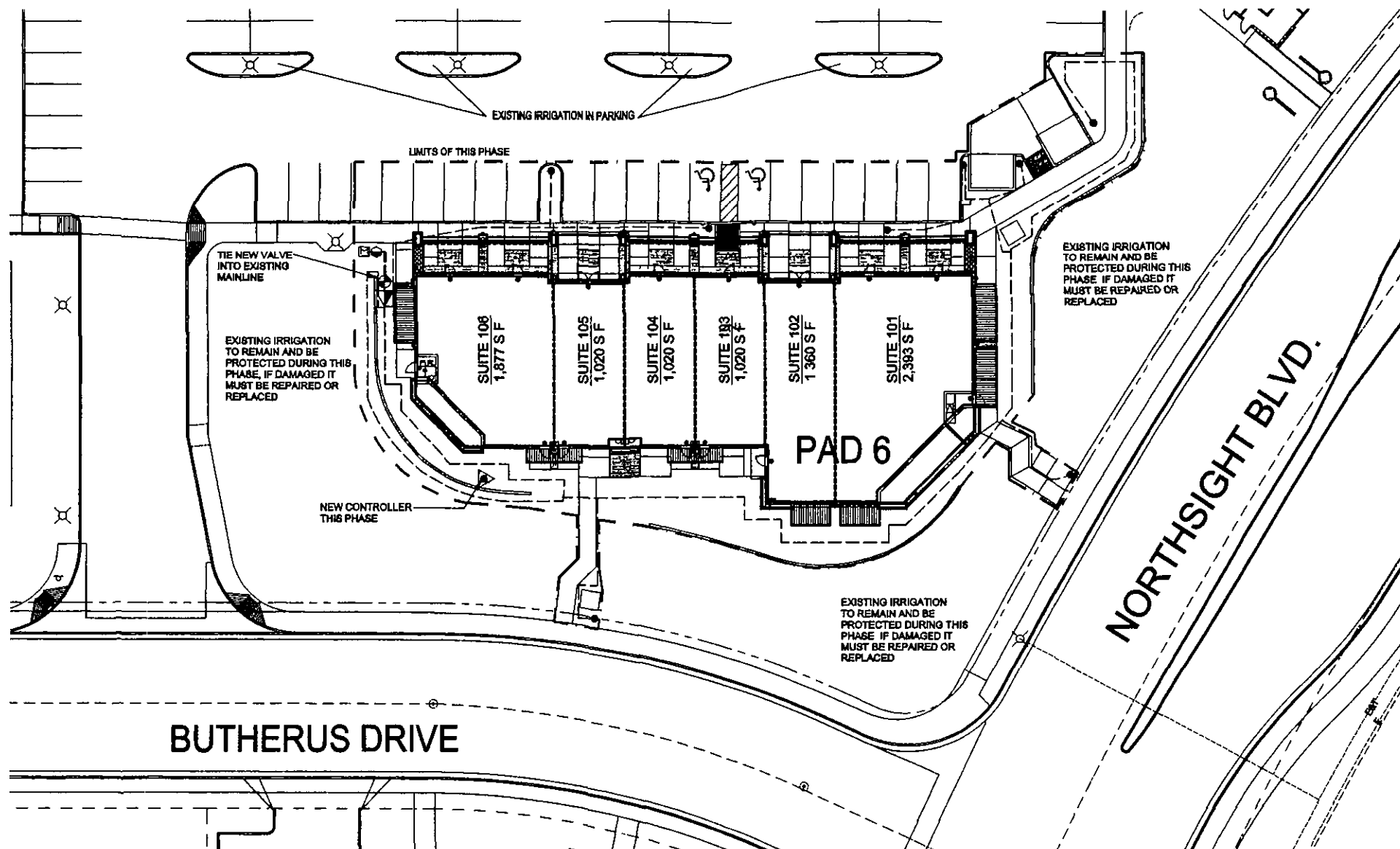
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SHEET TITLE: CONCEPTUAL LANDSCAPE PLAN  
JOB NUMBER: 01105  
DRAWN BY: dddson  
CHECKED BY: TJM  
ISSUE DATE:



SHEET NUMBER: 74501  
**LA-10**  
of 3

**41-DR-1997#9**



**IRRIGATION LEGEND**

- EXISTING R P ASSY
- ⊕ EXISTING 1" LANDSCAPE METER
- ⊕ HARDIE 700-1" CONTROL VALVE
- ▶ SENNINGER PMR MF PRESSURE REGULATOR W/ AG PRODUCTS "Y" STRAINER
- ▲ BARTOW 1 STATION (POWER PER GENERAL CONTRACTOR)
- BOWSMITH ML-210 EMITTER
- BOWSMITH SL-210 EMITTER
- EXISTING CLASS 200-1" MAINLINE
- CLASS 200-3/4" LATERAL LINE
- AG PRODUCTS SELF FLUSHING ENDCAP
- === SCH 40 PVC SLEEVE 4" AT MAINLINE 2" AT LATERAL LINE

**PIPE SCHEDULE**

PIPE SIZE	GPM	PIPE CLASS
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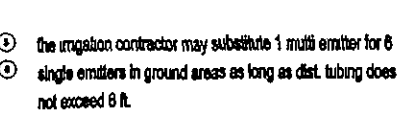
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MAIN LINE 4 SCH 40 PVC  
 DRIP LATERAL 2" SCH 40 PVC  
 TURF LATERAL 3" SCH 40 PVC

PLANT SIZE	GA. PER HR.	EMITTER SIZE
36" box	6	(1) ML-210
24" box	4	(1) ML-210
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9 gallon	1	(1) SL-210
1 gallon	1	(1) SL-210

NOTES  
 emitter sizing and quantities may vary depending on soil type and climate conditions verify prior to bidding



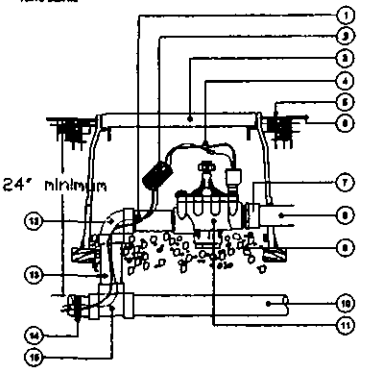
**EMITTER SCHEDULE**

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**NOTES**

maximum 2 valves per valve box  
 with a soldering gun seal station no. in underside of valve box lid

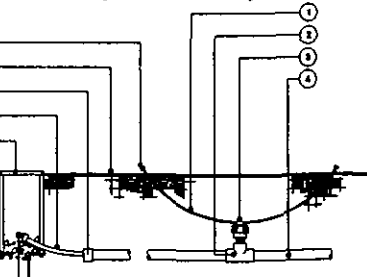


- 1 sch 80 pvc nipple 6" long
- 2 #14 control wire
- 3 rectangular plastic valve box with locking lid
- 4 epoxy wire connectors
- 5 1" in turf areas, 2" in granite areas
- 6 finish grade
- 7 pvc male adaptor
- 8 pvc lateral line (size per pipe schedule)
- 9 6" depth 3/8" pea-gravel with 1" clearance between bottom of valve and top of pea-gravel
- 10 pvc mainline per plan
- 11 electric control valve
- 12 pvc elbow
- 13 sch 80 pvc
- 14 tape wired 8" o.c. to mainline
- 15 pvc mainline tee or elbow

**EXISTING CONTROL VALVE DETAIL**  
 NOT TO SCALE

**NOTES**

in slope conditions always place emitter on high side of slope  
 1/4" dist. tubing is not to exceed 2" above grade

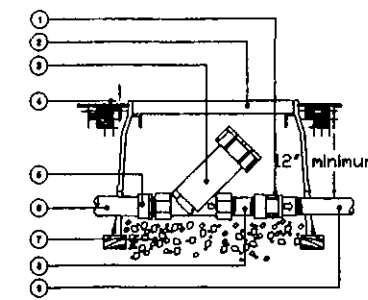


- 1 1/4" distribution tubing maximum length 6'
- 2 lateral line fitting with nipple
- 3 emitter see legend
- 4 pvc lateral line pipe size per pipe schedule
- 5 esko bag cap
- 6 finish grade
- 7 pvc to poly fitting
- 8 poly tubing 3" maximum length
- 9 6" round valve box
- 10 self flushing end cap
- 11 6" depth of 3/8" pea-gravel

**EMITTER DETAIL**  
 NOT TO SCALE

**NOTES**

water settle and compact all trenches  
 all sleeves to be minimum of 24" deep  
 use common trenches when possible  
 run trenches parallel to buildings and walkways (the plan may be diagrammatic)  
 shade all pipe and wires with sand in rocky conditions minimum 2" clear all sides

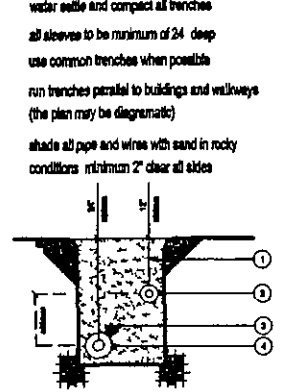


- 1 pressure regulator senninger pmr-nd unless noted
- 2 rectangular valve box with locking lid
- 3 "Y" strainer agricultural products unless otherwise noted
- 4 2" in granite areas
- 5 pvc male adaptor
- 6 1" pvc class 200 sub-main from valve
- 7 6" depth of 3/8" pea-gravel
- 8 sch 80 pvc nipple 4" long
- 9 lateral line size per pipe schedule

**DRIPI ASSEMBLY DETAIL**  
 NOT TO SCALE

**NOTES**

clean backfill no rocks over 1/2" dia  
 lateral line size per pipe schedule  
 controller wire tape to maintain 8" o.c.  
 mainline size per plan

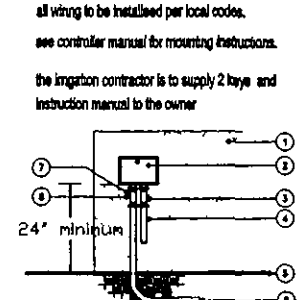


- 1 clean backfill no rocks over 1/2" dia
- 2 lateral line size per pipe schedule
- 3 controller wire tape to maintain 8" o.c.
- 4 mainline size per plan

**TRENCHING DETAIL**  
 NOT TO SCALE

**NOTES**

all wiring to be installed per local codes.  
 see controller manual for mounting instructions.  
 the irrigation contractor is to supply 2 keys and instruction manual to the owner



- 1 well or building
- 2 well mounted controller
- 3 1" junction box
- 4 120v power and ground source by general contractor unless otherwise noted
- 5 finish grade
- 6 steel conduit to 18" post sweep direct burial wire to control valve
- 7 control wire connections
- 8 common wire connections

**EXISTING CONTROLLER DETAIL**  
 WALL MOUNTED  
 NOT TO SCALE

**K & I ARCHITECTS**  
 1850 N. CENTRAL AVE. SUITE 335  
 PHOENIX, AZ 85004  
 PH 602-262-5202  
 FAX 602-262-5203

**NORTHSIGHT VILLAGE**  
 PHASE II - PAD 6  
 SWC BUTHERUS & NORTHSIGHT BLVD  
 SCOTTSDALE, ARIZONA 85260

**REVISIONS**

NO.	DESCRIPTION	DATE

**OWNERSHIP OF DOCUMENTS**  
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**IRIGATION PLAN**  
 JOB NUMBER: 01108  
 DRAWN BY: ddoonan  
 CHECKED BY: TJM  
 ISSUE DATE:

**TJM ASSOCIATES**  
 27188  
 (MOTHY J. McQUEEN)  
 SHEET NUMBER: 4 of 4  
**LA-2.0**

UNDERGROUND IRRIGATION SYSTEM

- 1.01 WORK INCLUDED
A. The work included under these specifications shall consist of the furnishing of all labor, materials, permits, tests, and equipment necessary for the complete installation of an irrigation system in accordance with the following specifications and accompanying drawings.
B. It is the intent of these drawings and specifications to form a guide for a complete installation, and although some items are not specifically mentioned, it is the responsibility of the contractor to provide a complete installation, and although some items are not specifically mentioned, it is the responsibility of the contractor to provide a complete installation...

- 2.01 PIPING
A. All pressure main piping, on the supply side of the zone valves shall be class 200 PVC with integrally formed bell-end joint couplings. All fittings shall be solvent welded, schedule 40 PVC.
B. All lateral piping, on the discharge side of the zone valves, but before (1) and under shall be class 200 PVC fittings shall be schedule 40 PVC material, 1/2" pipe to be class 200.
C. All pipe to be installed shall be made with PVC schedule 40 male adapters or PVC schedule 80 nipples. Joint compound for such connections shall be Permatex Type II latex type or 2-part epoxy adhesive.

- 3.01 PROTECTION OF UTILITIES, IRRIGATION SYSTEM, ETC
A. The contractor shall verify the location of all utilities and note location of utilities, irrigation piping and underground obstructions. The contractor shall be responsible for the cost of repairing buried conduits, cables or pipelines damaged during the installation of the irrigation system.
B. The contractor shall clearly mark and maintain accurate showing locations of irrigation system wiring and piping installed in order that other contractors may avoid damaging the work.
C. The contractor shall take necessary precautions to protect site conditions and plant materials which are to remain. Damage to be repaired. Contractor shall repair damage to its original condition or finish and install equal replacement at his expense.

- 4.01 ELECTRICAL
A. All electrical control and ground wire shall be irrigation control cable of size as required. All wiring to be used for connecting the automatic remote control valves to the automatic controllers shall be Type UF-800 VOLT stranded or solid copper, single conductor wire with PVC insulation and shall be approved for direct underground burial (under-cable).
B. All control or test wires shall be in one cable and all common or ground wires shall be in another cable(s).
C. Verifications of wire types and installation procedures shall be checked to conform to local codes.
D. All electrical control cable shall be of size as determined by the equipment manufacturer and shall be installed in the cable trenches whenever possible and in the manner recommended by the manufacturer. Leaving slack in the cable trenches, joints in the wire may be provided at 20-foot intervals by making 90 degree turns in a trench or a piece of 1/2 inch pipe. Where it is necessary to run wire in a separate trench, the wire shall be a minimum cover of twelve (12) inches.

- 5.01 INSPECTION OF PLANT MATERIAL
A. Plants shall be subject to inspection and approval by Landscape Architect at place of growth and upon delivery. Written request for inspection of plant material at place of growth shall be submitted to Landscape Architect at least 10 days prior to the contractor's delivery. This written request shall state place of growth and quantity of plants to be inspected. Landscape Architect reserves the right to re-inspect. Such re-inspection shall not be subject to the right of inspection and rejection upon delivery at the project site or during the progress of the work. For site and condition of plants, the contractor shall be responsible. Plants not approved shall be immediately removed from the project site.
B. Contractor's inspection of plant materials to be required by Federal, State or other authorities to acceptably inspect and be furnished to Owner upon completion of project.

- 6.01 FERTILIZATION
A. Apply fertilizer at a rate recommended by manufacturer. Apply after the grading and prior to compaction. Mix thoroughly the upper two (2) inches of topsoil.
B. Lightly water to aid the breakdown of fertilizer.
C. Apply fertilizer within 48 hours before laying sod.
D. Lay sod as soon as possible after delivery to prevent desiccation.
E. Lay sod closely together with no open joints visible and pieces not overlapped. Lay smooth and flush with adjoining grass areas. Fertilizer shall be one and a half inches (1-1/2) below surface and top of surface course.
F. Immediately water sodded areas after installation. Water in sufficient amounts to saturate soil and upper two (2) inches of soil.

- 7.01 PLANTING OPERATIONS
A. General
1. The contractor shall coordinate all aspects of the landscape operations with all aspects of the site construction. The work shall proceed as the indicated portions of the site become available, consistent with the seasonal limitations for landscape planting.
2. The contractor shall be responsible for any damage to existing construction, site work, construction and underground irrigation systems and shall bear the full cost to repair the damage. Acceptance of repairs shall be made by the contractor. The contractor shall be responsible for the cost of any damage to existing construction and underground irrigation systems and shall bear the full cost to repair the damage.
3. The contractor shall be responsible for the cost of any damage to existing construction and underground irrigation systems and shall bear the full cost to repair the damage.

- 8.01 PLANTING OPERATIONS
A. General
1. The contractor shall coordinate all aspects of the landscape operations with all aspects of the site construction. The work shall proceed as the indicated portions of the site become available, consistent with the seasonal limitations for landscape planting.
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3. The contractor shall be responsible for the cost of any damage to existing construction and underground irrigation systems and shall bear the full cost to repair the damage.

- 9.01 PLANTING OPERATIONS
A. General
1. The contractor shall coordinate all aspects of the landscape operations with all aspects of the site construction. The work shall proceed as the indicated portions of the site become available, consistent with the seasonal limitations for landscape planting.
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A. General
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2. The contractor shall be responsible for any damage to existing construction, site work, construction and underground irrigation systems and shall bear the full cost to repair the damage.
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- 11.01 PLANTING OPERATIONS
A. General
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- 12.01 PLANTING OPERATIONS
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A. General
1. The contractor shall coordinate all aspects of the landscape operations with all aspects of the site construction. The work shall proceed as the indicated portions of the site become available, consistent with the seasonal limitations for landscape planting.
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- 14.01 PLANTING OPERATIONS
A. General
1. The contractor shall coordinate all aspects of the landscape operations with all aspects of the site construction. The work shall proceed as the indicated portions of the site become available, consistent with the seasonal limitations for landscape planting.
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- 15.01 PLANTING OPERATIONS
A. General
1. The contractor shall coordinate all aspects of the landscape operations with all aspects of the site construction. The work shall proceed as the indicated portions of the site become available, consistent with the seasonal limitations for landscape planting.
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- 16.01 PLANTING OPERATIONS
A. General
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K&I ARCHITECTS 1850 N CENTRAL AVE, SUITE 305 PHOENIX, AZ 85004

NORTHSIGHT VILLAGE PHASE II - PAD 6 SWC BUTTHERUS & NORTHSIGHT BLVD SCOTTSDALE, ARIZONA 85260

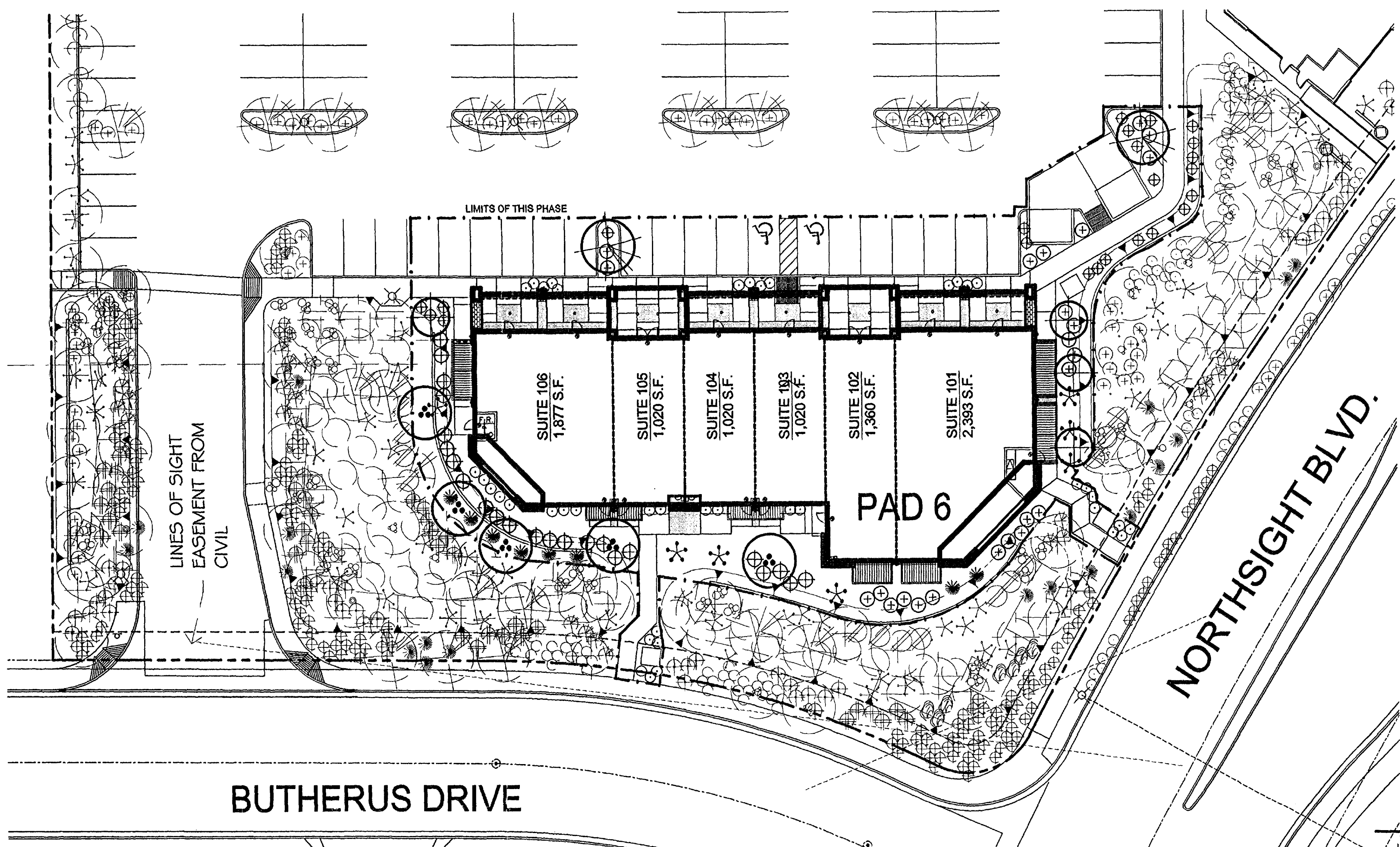
Table with 3 columns: NO, DESCRIPTION, DATE. Contains revision information.

OWNERSHIP OF DOCUMENTS DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT...

T J McQUEEN & ASSOCIATES, INC. LANDSCAPE ARCHITECTURE URBAN DESIGN SITE PLANNING 1121 East Missouri Ave Suite 218 Phoenix, Arizona 85014

CASE# 41-DR-1997

41-DR-1997#9



**CITY OF SCOTTSDALE  
LANDSCAPE NOTES:**

AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED GUARANTEEING 100% COVERAGE TO ALL LANDSCAPE AREAS.

ALL PLANT MATERIAL WITHIN THE CITY OF SCOTTSDALE SIGHT DISTANCE TRIANGLES WILL NOT EXCEED 24" AT MATURITY, TREES SHALL HAVE A MINIMUM CANOPY OF 7' AT PLANTING.

ALL LANDSCAPE AREAS WILL BE TOP-DRESSED WITH A 2" DEPTH OF DECOMPOSED GRANITE,

PROVIDE 8% SLOPE AWAY FROM WALK OR CURB FOR 5' ALONG ALL STREETS.

ALL LANDSCAPE AREAS & MATERIALS INCLUDING THOSE LOCATED IN THE R.O.W. SHALL BE MAINTAINED IN A HEALTHY NEAT, CLEAN, WEED-FREE CONDITION. THIS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER

ANY EXISTING LANDSCAPE MATERIALS INCLUDING TREES DAMAGED OR DESTROYED AS A RESULT OF THIS CONSTRUCTION SHALL BE REPLACED, TO THE SATISFACTION OF CITY STAFF, WITH LIKE KIND AND SIZE PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.

SIGHT DISTANCE TRIANGLES SHALL BE SHOWN ON FINAL PLANS FOR DRIVEWAYS FROM COMMERCIAL SITES AND ANY INTERSECTIONS. AREA WITHIN SAFETY TRIANGLES IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 2 FEET. TREES WITHIN THE SAFETY TRIANGLE SHALL HAVE A CANOPY THAT BEGINS AT 7 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.

ALL SLOPES ON SITE ARE 4:1 MAX

NO TURF AREAS ARE TO BE PROVIDED.

SEE ARCHITECTURAL SITE PLAN FOR SETBACK DIMENSIONS.

SEE ARCHITECTURAL FOR SITE LIGHTING LOCATIONS. SEE ELECT. DRAWINGS FOR ALL LIGHTING SPECIFICATIONS.

SEE ARCHITECTURAL FOR SITE WALL ELEVATIONS, COLORS AND TOP-OF-WALL ABOVE FINISH GRADE.

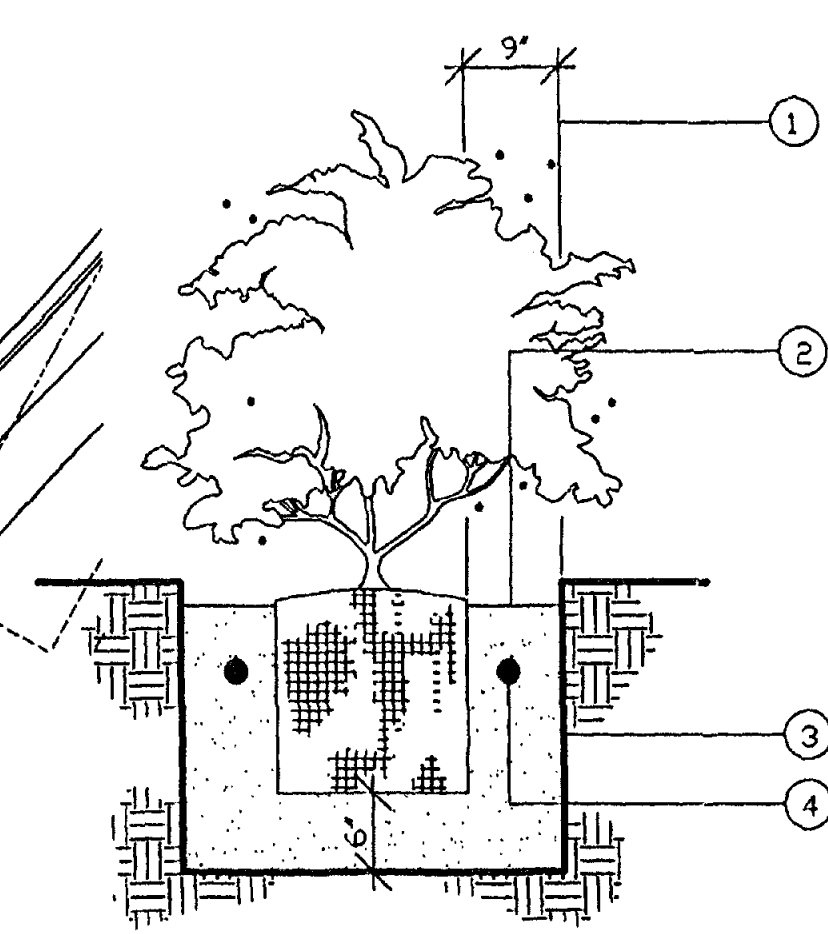
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SEE ARCHITECTURAL FOR BIKE RACK DETAILS.

"SIGNS REQUIRE SEPARATE APPROVALS & PERMITS".

"SETBACK ALL SPRAY & STREAM TYPE IRRIGATION HEADS 1'-0" FROM BACK OF CURB OR SIDEWALK TO REDUCE OVER SPRAY".



1. MINIMUM DIMENSION FOR 5 GAL. PLANTS
2. 1" BASIN
3. ROUGHEN SIDES OF PLANT PIT TO PREVENT GLAZING
4. AGRIFORM TABLETS SEE SPECS. FOR RATIO

BACKFILL PLANT PIT WITH SDIL MIX NOTED IN SPECS.

**SHRUB PLANTING DETAIL**

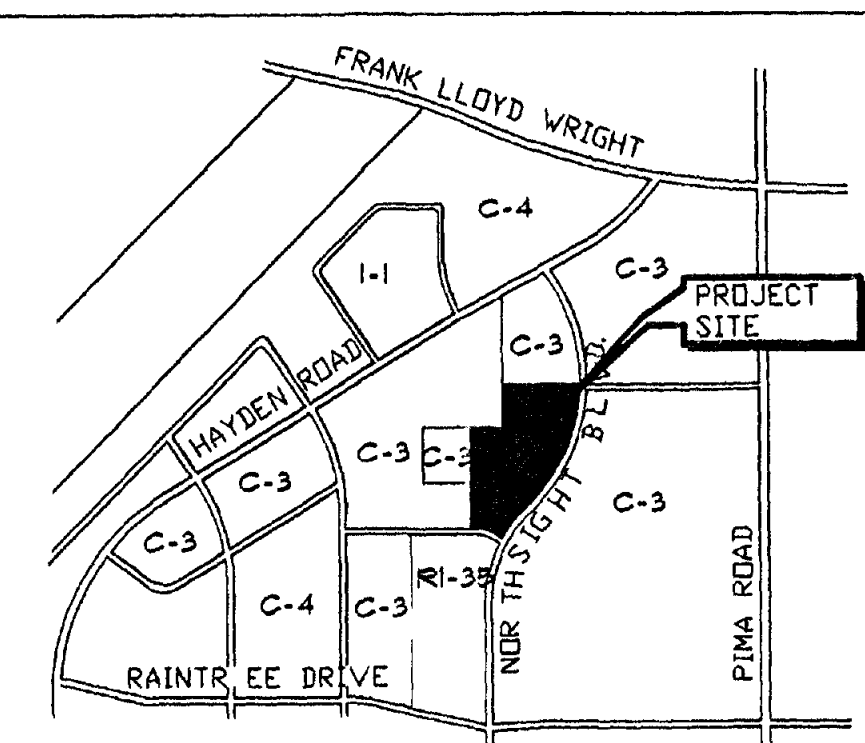
**T.J. McQUEEN & ASSOCIATES, INC.**  
LANDSCAPE ARCHITECTURE  
URBAN DESIGN  
SITE PLANNING  
1121 East Missouri Ave., Suite 218  
Phoenix, Arizona 85014  
(602) 265-0320  
(FAX) 266-6619 (E-MAIL) mcqueen@mcleodusa.net



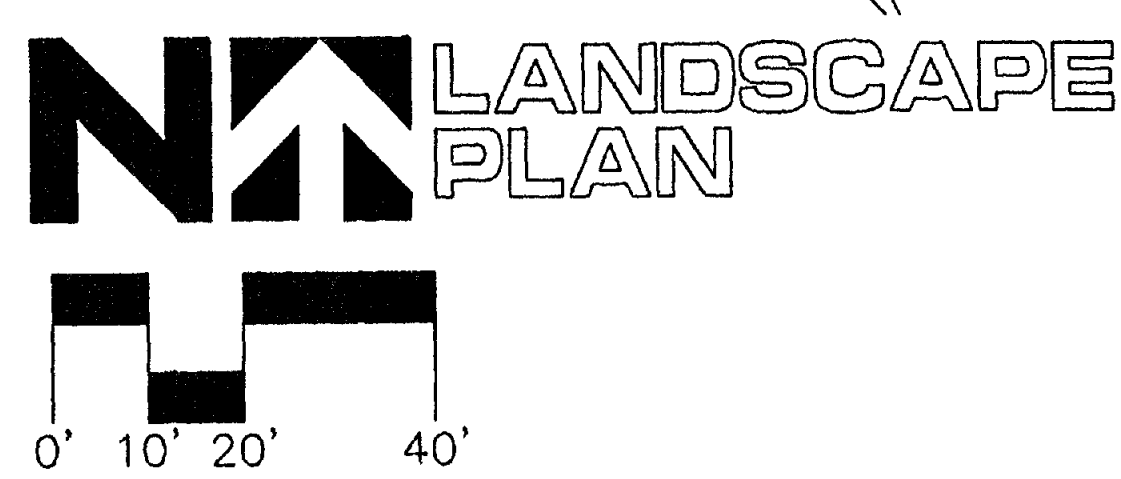
LANDSCAPE PLAN  
**APPROVED**  
CITY OF SCOTTSDALE

CASE NUMBER \_\_\_\_\_ APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_  
CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND ANY AND ALL DEVIATIONS WILL REQUIRE REAPPROVAL. LANDSCAPE INSTALLATION TO BE APPROVED BY CITY OF SCOTTSDALE INSPECTION SERVICES BEFORE CERT. OF OCCUPANCY IS ISSUED.

**CASE# 41-DR-1997**



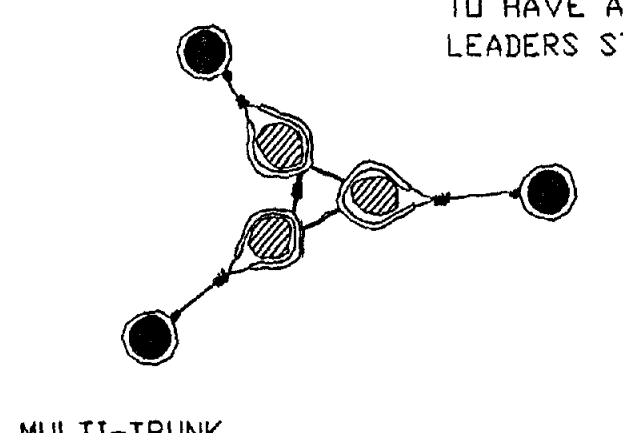
VICINITY MAP



**LANDSCAPE LEGEND**

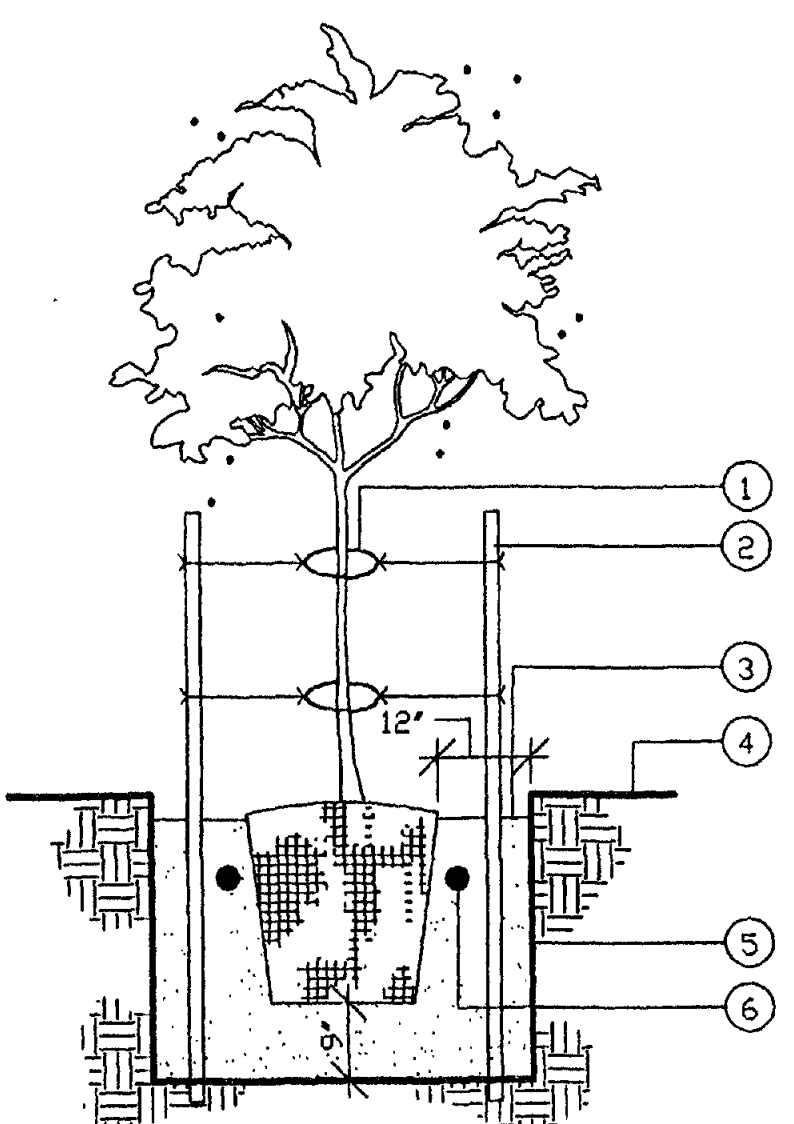
- DALEBERGIA SISSOO SISSOO TREE 24" BOX - 5
- NERIUM OLEANDER 'STANDARD' OLEANDER TREE 'WHITE' 15 GALLON - 4
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- LANTANA MONTEVIDENSIS 'GOLD MOUND' 1 GALLON - 41
- LANTANA MONTEVIDENSIS PURPLE TRAILING LANTANA 1 GALLON - 23
- EXISTING LANDSCAPE PER PRIOR PHASE TO REMAIN IN PLACE IF DAMAGED DURING CONSTRUCTION IT WILL NEED TO BE REPLACED WITH THAT OF LIKE, SIZE AND TYPE
- CASSIA PHYLODENIA DESERT CASSIA 5 GALLON - 24
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- HESPERALOE PARVIFLORA RED YUCCA 5 GALLON - 23
- 1/2" MINUS MADISON GOLD DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS
- MULTI-TRUNK
- DOUBLE-TRUNK
- SINGLE-TRUNK

NOTE: MULTI-TRUNKED TREES TO HAVE ALL MAJOR LEADERS STAKED



1. NOTCH TUBING LOOP WIRE THROUGH EXPOSED WIRE
2. #10 WIRE RUBBER COATED
3. 1/2" RUBBER HOSE

**TREE GUYING DETAIL**



1. 1/2" RUBBER HOSE WITH #10 WIRE
2. TWO 2" ROUND BY 8' LONG GREEN TREE STAKES BURY 3" BELOW GRADE
3. 4' BASIN
4. GRADE
5. ROUGHEN SIDES OF PLANT PIT TO PREVENT GLAZING
6. AGRIFORM TABLETS

BACKFILL PLANT PIT WITH SOIL MIX NOTED IN SPECS.

**DOUBLE STAKING DETAIL**

**K & I**  
ARCHITECTS  
1850 N. CENTRAL AVE. SUITE 335  
PHOENIX, AZ 85004  
PH: 602-265-5002  
FAX: 602-265-5003

**NORTHSIGHT VILLAGE**  
PHASE II - PAD 6  
SWC BUTHERUS & NORTHSIGHT BLVD.  
SCOTTSDALE, ARIZONA 85260

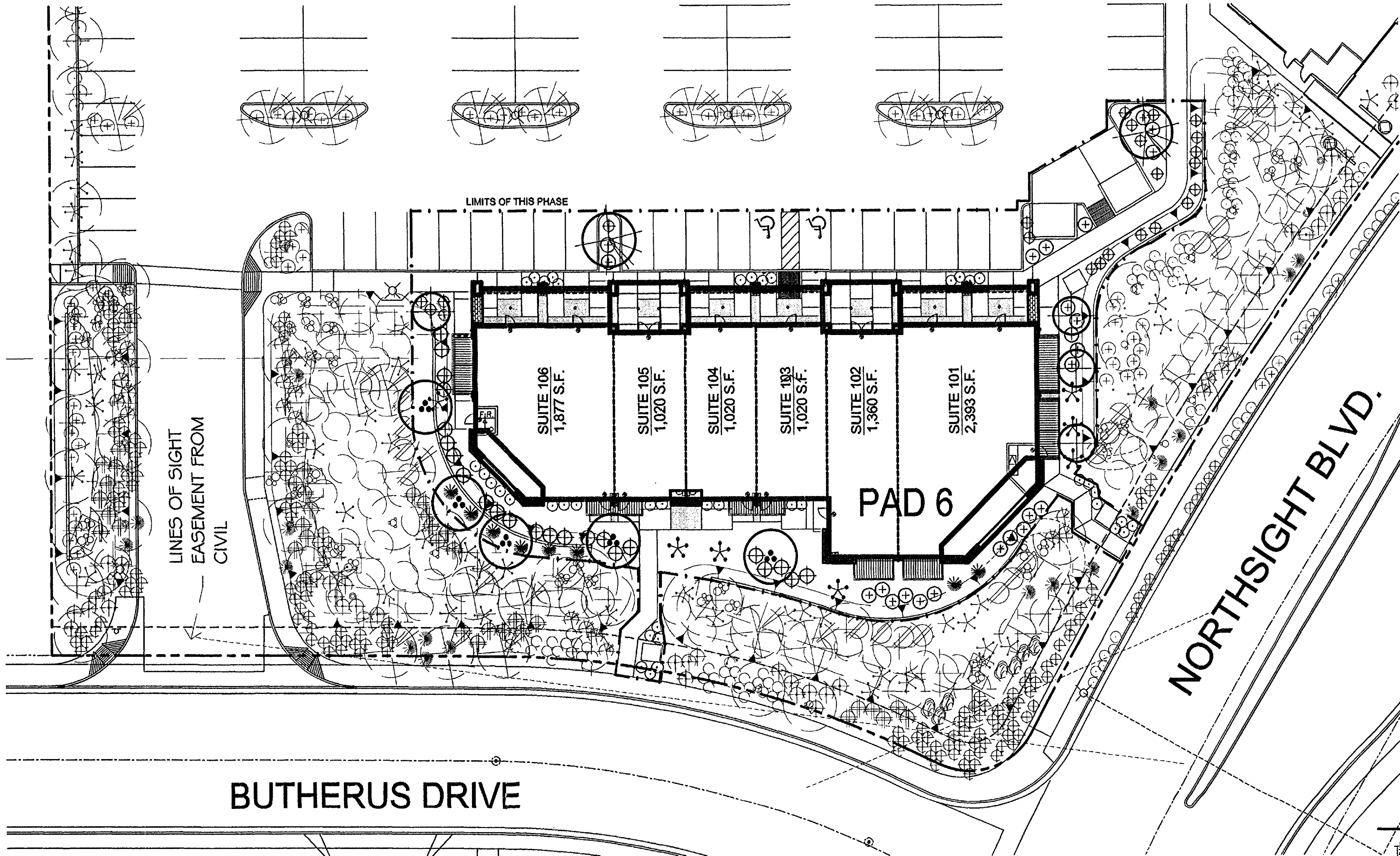
REVISIONS		
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SHEET TITLE: CONCEPTUAL LANDSCAPE PLAN  
JOB NUMBER: 01105  
DRAWN BY: dddson  
CHECKED BY: TJM  
ISSUE DATE:

REGISTERED LANDSCAPE ARCHITECT  
27168  
TJ. McQUEEN  
SHEET NUMBER: 3 of 3  
LA-1  
Date: 4/15/97  
Initials: LHM

41-DR-1997-3-25-2002



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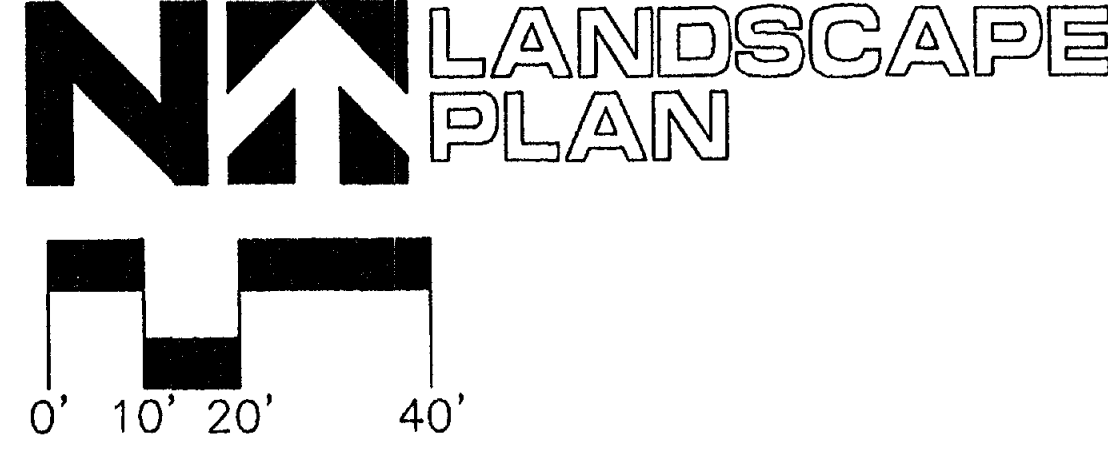
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"SIGNS REQUIRE SEPARATE APPROVALS & PERMITS".

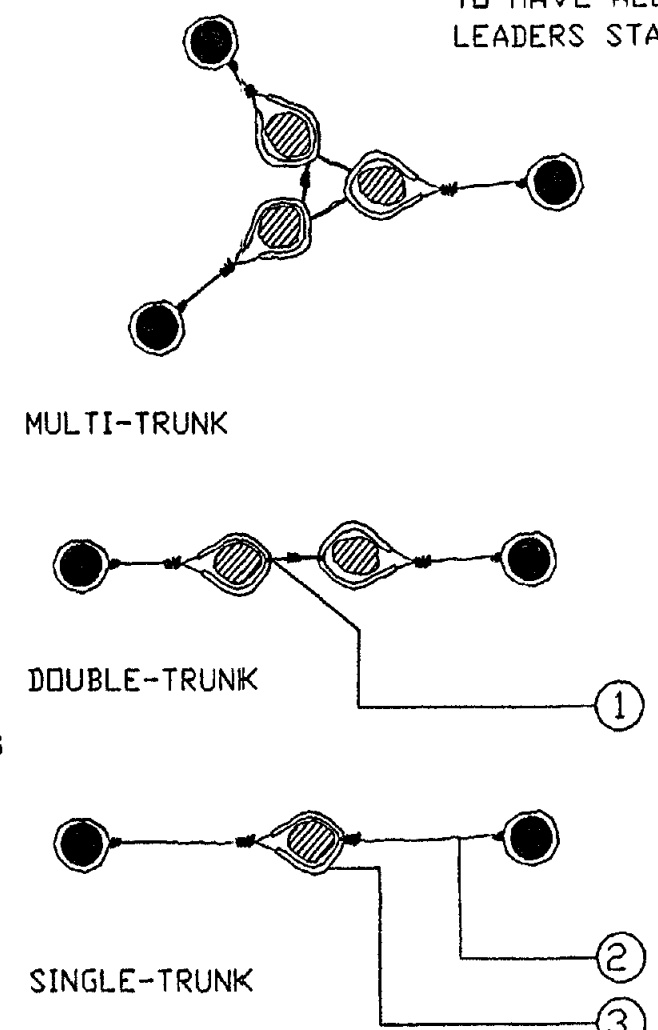
"SETBACK ALL SPRAY & STREAM TYPE IRRIGATION HEADS 1'-0" FROM BACK OF CURB OR SIDEWALK TO REDUCE OVER SPRAY".



**LANDSCAPE LEGEND**

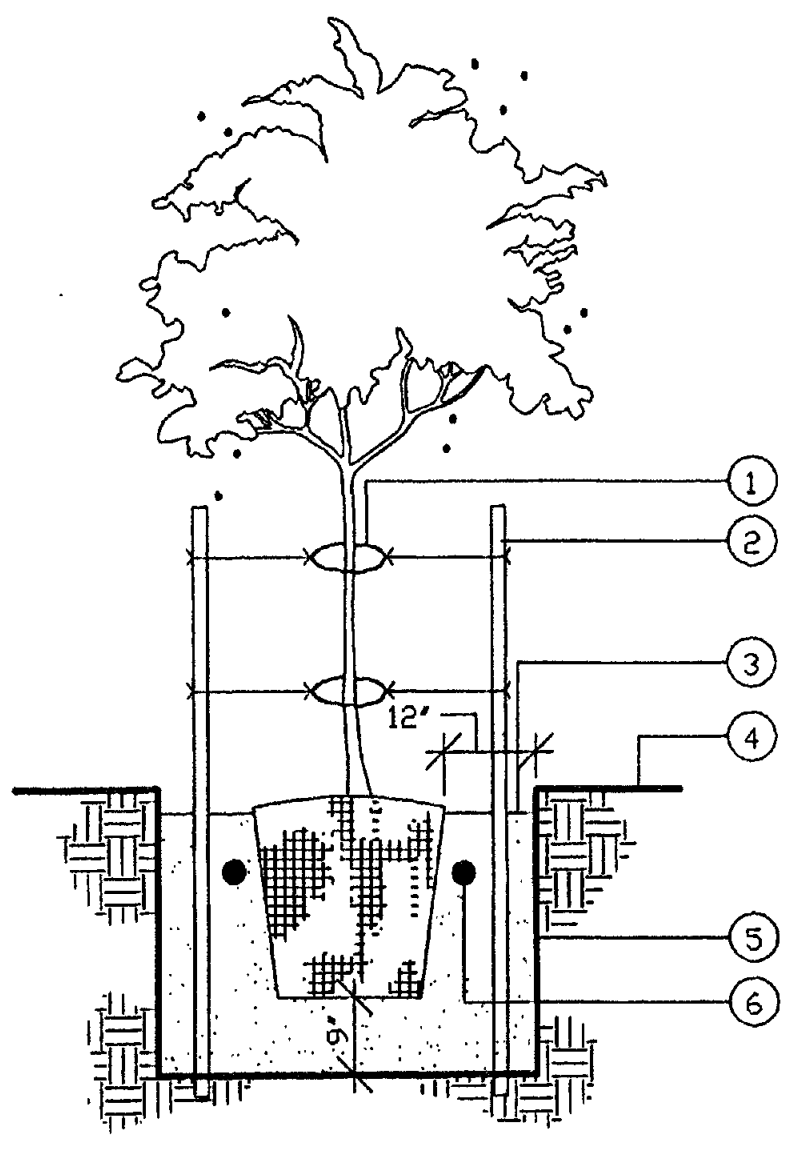
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NOTE: MULTI-TRUNKED TREES TO HAVE ALL MAJOR LEADERS STAKED



1. NOTCH TUBING LOOP WIRE THROUGH EXPOSED WIRE
2. #10 WIRE RUBBER COATED
3. 1/2" RUBBER HOSE

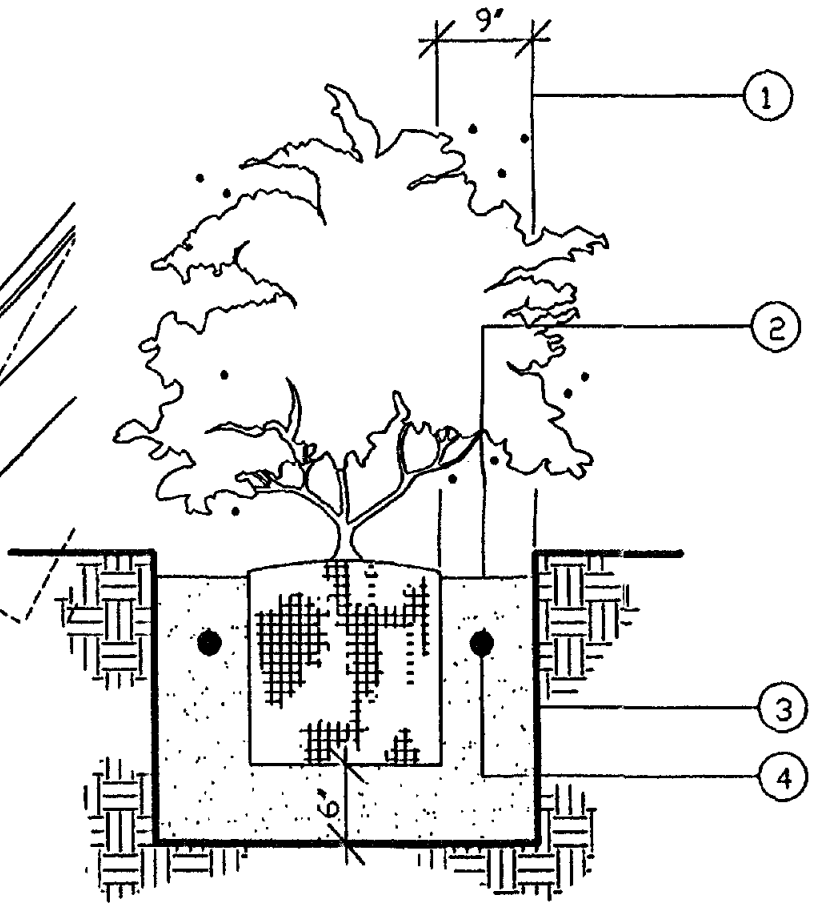
**TREE GUYING DETAIL**



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3. 4" BASIN
4. GRADE
5. ROUGHEN SIDES OF PLANT PIT TO PREVENT GLAZING
6. AGRIFORM TABLETS

BACKFILL PLANT PIT WITH SOIL MIX NOTED IN SPECS.

**DOUBLE STAKING DETAIL**



1. MINIMUM DIMENSION FOR 5 GAL. PLANTS
2. 1" BASIN
3. ROUGHEN SIDES OF PLANT PIT TO PREVENT GLAZING
4. AGRIFORM TABLETS SEE SPECS. FOR RATIO

BACKFILL PLANT PIT WITH SOIL MIX NOTED IN SPECS.

**SHRUB PLANTING DETAIL**

**T.J. McQUEEN & ASSOCIATES, INC.**  
LANDSCAPE ARCHITECTURE  
URBAN DESIGN  
SITE PLANNING  
1121 East Missouri Ave., Suite 218  
Phoenix, Arizona 85014  
(602) 265-0320  
(FAX) 266-6619 (E-MAIL) mcqueen@mcleodusa.net

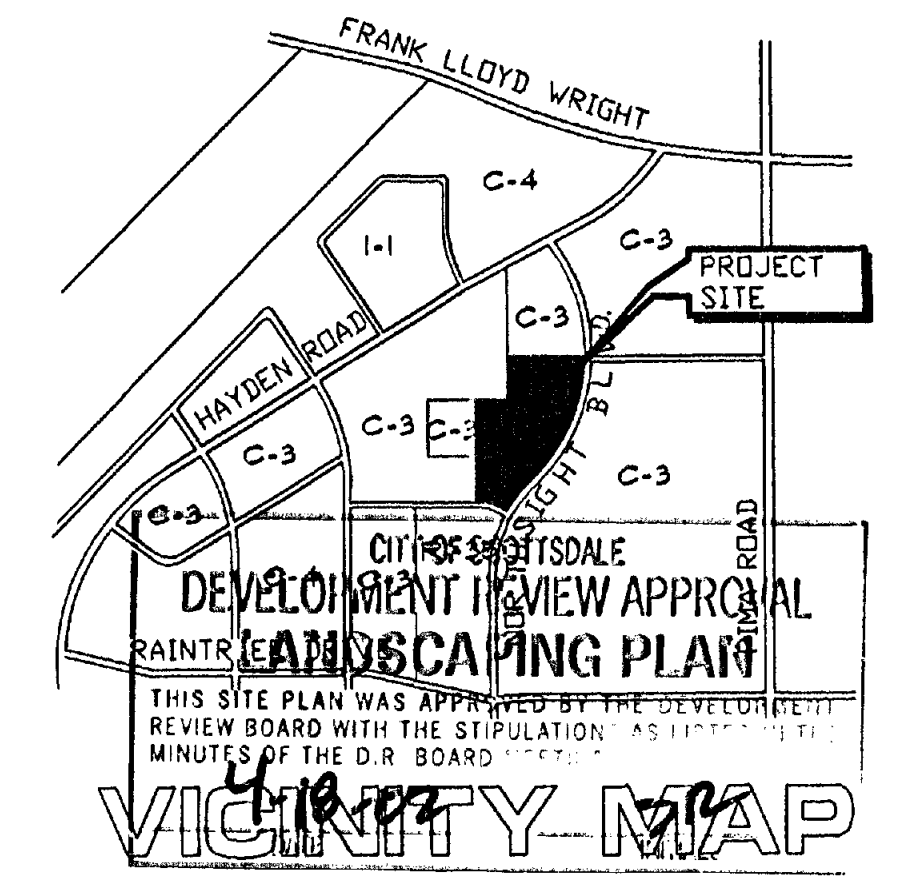


LANDSCAPE PLAN  
**APPROVED**  
CITY OF SCOTTSDALE

CASE NUMBER APPROVED BY DATE

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**CASE# 41-DR-1997**



**K & I**  
ARCHITECTS  
1850 N. CENTRAL AVE. SUITE 335  
PHOENIX, AZ 85004  
PH: 602-262-5202  
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**NORTHSIGHT VILLAGE**  
PHASE II - PAD 6  
SWC BUTHERUS & NORTHSIGHT BLVD.  
SCOTTSDALE, ARIZONA 85260

REVISIONS		
NO.	DESCRIPTION	DATE

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SHEET TITLE:  
CONCEPTUAL  
LANDSCAPE PLAN  
JOB NUMBER: 01105  
DRAWN BY: daddson  
CHECKED BY: TJM  
ISSUE DATE:

REGISTERED LANDSCAPE ARCHITECT  
27166  
MOTHY J. McQUEEN  
SHEET NUMBER  
**LA-4**  
of 3  
15-PA-2002  
3-25-2002