

# GENERAL IRRIGATION NOTES:

Irrigation for all plants on west side building along sidewalk to civic center shall be connected to the Hotel Drinkwater Landscape Irrigation system.

Irrigation for all plants on south side building along civic center shall be connected to the existing Hotel Drinkwater Landscape Irrigation system. Coordinate requirements with Construction Manager and City of Scottsdale landscape department.

Maximum distance for distribution tubing shall not exceed 5' from emitter to plant.

All new system components shall match existing components. Any proposed changes or modifications must be confirmed in writing with Construction Manager.

## SLEEVING SCHEDULE:

Contractor is responsible for all sleeving whether shown or not.  
6" Mainline  
3" Submain to Regulator  
3" Irrigation Wires  
3" Low Voltage Lighting Wires  
2" Lateral Lines

# EMITTER SCHEDULE:

## New Planting

1 Gallon	1 GPH
5 Gallon	1 GPH
15 Gallon	3 GPH
24" Box	4 GPH
30" Box	5 GPH
36" Box	6 GPH
48" Box	8 GPH
60" Box	12 GPH

All multi-port emitters shall be installed in emitter box per the project details.

Contractor shall adjust controller for the proposed emitter schedule and provide watering to promote healthy growth of plant material.

Emitters to be spaced on uphill side of root ball and evenly spaced around drip line of trees (approximately 12" - 18" from trunk).

For graphic clarity no emitters have been shown. Verify emitter count with emitter detail and plant counts. See emitter detail for irrigation system.

## PIPE SIZE SCHEDULE

pipe size/flow	
1/2"	0-5
3/4"	6-10
1"	11-15
1-1/4"	16-25
1-1/2"	26-35
2"	36-60
2-1/2"	61-80
3"	81-120
4"	121-200

# GENERAL LANDSCAPING NOTES:

- The Landscape Architect, or his representative, reserve the right to refuse any plant materials he deems unacceptable. (See specifications)
- For clarification of discrepancies between the drawings and the site, it should be brought to the attention of the Landscape Architect prior to beginning work.
- The Landscape Architect is to approve any and all substitutions.
- Plant list provided for contractor's convenience only. Plans take precedence.
- Double stake all 15 gallon and 24" box trees as required.
- Sprinkler Contractor must guarantee 100% coverage in all landscape areas.
- Exposed soil in planters shall be raked and free from rocks, roots, weeds, etc.
- Finished grade in ground cover, granite and lawn areas shall be 1" below adjacent header board, paving, curbing, etc.
- Plants shall be quality material having a growth habit that is normal for the species and be sound, vigorous, healthy, and free from insects and injury.
- Ground cover and/or decomposed granite shall extend under shrubs unless noted.
- After all work is completed, the contractor shall remove all materials not incorporated in the Scope of Work from the job site.
- Grading shall include all excavation, settlement, handling, import, distribution, transportation, and disposal necessary to bring ground to finish grade as shown on the civil and landscape plans.
- All earthwork is to be done so that all water drains away from all structures.
- A pre-emergent herbicide is to be applied to all granite areas after the granite has been laid. Include all river rock areas, granite rip rap etc., if applicable.
- All underground conduits are to be located before digging. If doubt exists call Blue Stake at (602) 263-1100.
- All material to be guaranteed for a period of one (1) year after final acceptance.

- Landscape Contractor is responsible for moving, rough grade, and final grading on all landscaped areas.
- A planting mix of 1/3 mulch, 2/3 native soil mixed thoroughly is to be used as plant backfill.
- Remove existing grass and weeds from all areas to be converted into decomposed granite areas. Site verify all existing turf conditions.
- Review site and conditions prior to bidding. Any discrepancies are to be brought to the attention of the Landscape Architect immediately and clarified in the bid. No change orders due to field conditions will be accepted once the contract has been awarded.
- In the event of major discrepancies between the plans and field conditions, contractor shall notify the Landscape Architect immediately. Allow a minimum of forty-eight (48) hours between notification of Landscape Architect and proceeding with construction of irrigation system.
- Existing landscape to be preserved. Repair damaged areas as necessary. See existing landscape and irrigation notes.
- All existing trees are to be protected and watered during all phases of construction. If any tree should die from damage or neglect, it shall be replaced with a like species and size.
- Apply systemic spray to remove existing weeds and grasses. (see Recommended Turf Removal Methodology).
- Reseed as necessary to repair demolition of existing planters.
- All finished granite areas are to be 1" below all sidewalks and curbs.
- Test drainage of plant beds and pits by filling with water. Conditions permitting the retention of water in locations for more than twenty-four (24) hours shall be brought to the attention of the LA prior to any planting.
- Contractor is responsible for providing sleeves to all landscape areas regardless whether they are shown on plans or not refer to sleeving schedule for size and quantity. If doubt or discrepancy exists request clarification from LA in writing.

# LANDSCAPE LEGEND

Furnish and install landscape material per plans, details and specifications. All plant material to meet ANA specifications and be of sound health and appearance.

## TREES

Existing tree to remain

## SHRUBS

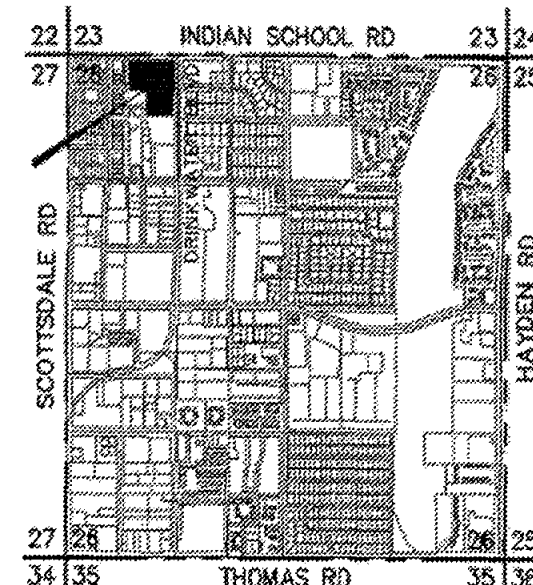
Existing shrub/ground cover to remain

Tecoma stans	15 gallon
Arizona Yellow Bells	
Leucophyllum laevigatum	5 gallon
Lynn's Legacy	
Lantana sp.	5 gallon
New Gold Lantana	
Lantana sp.	5 gallon
Radiation	
Pedilanthus macrocarpus	5 gallon
Lady Slipper	
Hesperaloe parviflora	5 gallon
Red Yucca	
Carissa sp.	5 gallon
Dwarf Natal Plum	

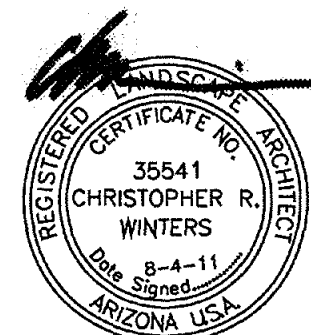
## INERT GROUND COVER

Decorative stone / decomposed granite is to be raked and cleaned of debris in areas of existing or new planting within the limits of construction. Add new material to match existing as required to provide 100% coverage at 2" depth minimum.

NOTE: Shrub spacing increased to reduce total quantities of plants and shrub added for shade areas per COS comments



LOCATION MAP



DATE	DESCRIPTION	REVISION
8-22-11	COS Comments	1

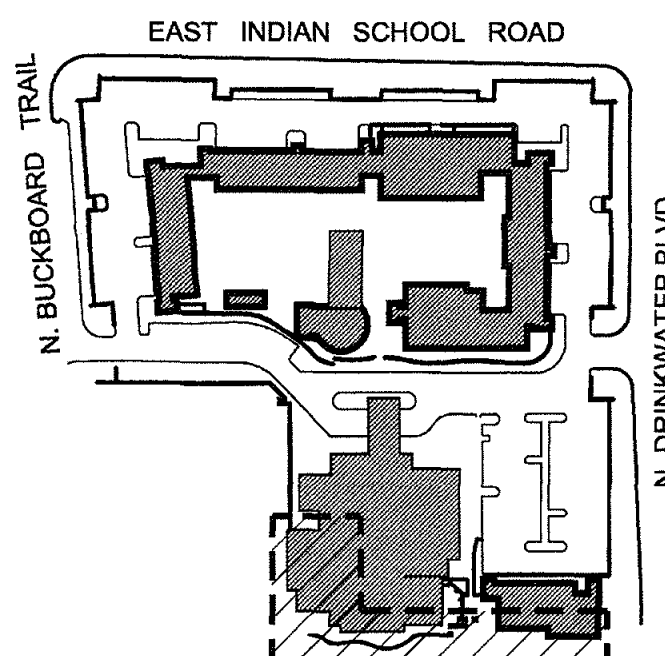
# THE DRINKWATER

7353 EAST INDIAN SCHOOL ROAD, SCOTTSDALE, AZ 85251

## CIVIC CENTER LANDSCAPE RENOVATION

Job No.	Date	Scale	Drawing No.
1101	8.9.2011	1"=20'-0"	L2
Drawn	Checked	Approved	
CW	CW		of 2

Stamberg Aferiat Architecture  
126 Fifth Avenue, NY NY 10011



2 PLOT PLAN  
NOT TO SCALE

chris winters & associates + Arc Studios

620 N 2nd Street  
Phoenix, Arizona 85004  
t 602.955.8088 f 602.253.3606

landscape architecture urban design

## NOTE TO REVIEWER:

There are no hardscape improvements proposed in this area- planting and irrigation modifications only.

## ZONING

C-2

CALL TWO WORKING DAYS BEFORE YOU DIG

(602) 263-1100

1-800 STAKE IT

(OUTSIDE MARICOPA COUNTY)

PARKING

DELIVERIES

existing light typical

existing transformer

existing tree typ.

irrigation in planting area along west walk to be tied into existing hotel system

existing sidewalk

clean and stabilize existing steps

existing walls typical

irrigation in this planting area to be tied into existing hotel system

existing public art- bench and sculpture- protect during construction

trees to be pruned by City of Scottsdale

existing walls

trees to be pruned by City of Scottsdale

existing irrigation valve

existing entry gate, walls and trellis

property line

HOTEL

tree to be pruned by City of Scottsdale

existing brick patio to be preserved

existing patios and trellis typical- preserve

existing planters and vegetation to be preserved

remove all nut grass and invasive weeds throughout- remove dead/damaged Carissa- replace to fill in Carissa @ 36" O.C.

irrigation in this planting area to be tied into existing hotel system

memorial tree- protect tree, roots and plaque during construction

existing tree to remain, typical- City of Scottsdale to selectively prune to remove dead growth and raise canopy for improved visibility

EXISTING PLAZA

existing concrete header to remain

irrigation in all planting areas adjacent to Civic Center to be tied into existing hotel system

CIVIC CENTER OPEN SPACE

## 1 CIVIC CENTER LANDSCAPE

SCALE: 1" = 20'-0"

CITY OF SCOTTSDALE NOTES

Areas of decomposed granite without plant materials/groundcovers shall not exceed dimensions of more than 7 feet in any one direction, measured between plant canopies and/or coverage. (If you're in an ELSO or HD area, delete the "decomposed granite and put "salvaged desert surface soil")

A minimum of 50 percentage of the provided trees shall be mature trees, pursuant to the City of Scottsdale's Zoning Ordinance Article Section 10.301, as defined in the City of Scottsdale's Zoning Ordinance Article III, Section 3.100

A single trunk tree's caliper size, that is to be equal to or less than 4-inches, shall be determined by utilizing the smallest diameter of the trunk 6 inches above finished grade adjacent to the trunk.

A tree's caliper size, for single trunk trees that are to have a diameter greater than 4-inches, shall be determined by utilizing the smallest diameter of the trunk 12-inches above finished grade adjacent to the trunk.

A multiple trunk tree's caliper size is measured at 6" above the location that the trunk splits originates, or 6" above finished grade if all trunk ~originate from the soil.

Area within the Sight distance 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.

No turf areas are to be provided.

Retention/detention basins shall be constructed solely from the approved civil plans. Any alteration of the approved design (additional fill, boulders ~ etc.) shall require additional final plans staff review and approval.

All right-of-way adjacent to this property shall be landscaped and maintained by the property

Prior to the establishment of water service, nonresidential projects with an estimated annual water demand often (10) acre-feet or more shall submit a conservation plan in conformance with Sections 49-245 through 49-248 of the City Code to the Water Conservation Office. II

Turf shall be limited to the maximum area specified in Sections 49-245 through 49-248 of the City Code and shall be shown on landscape plans submitted at the time of final plans.

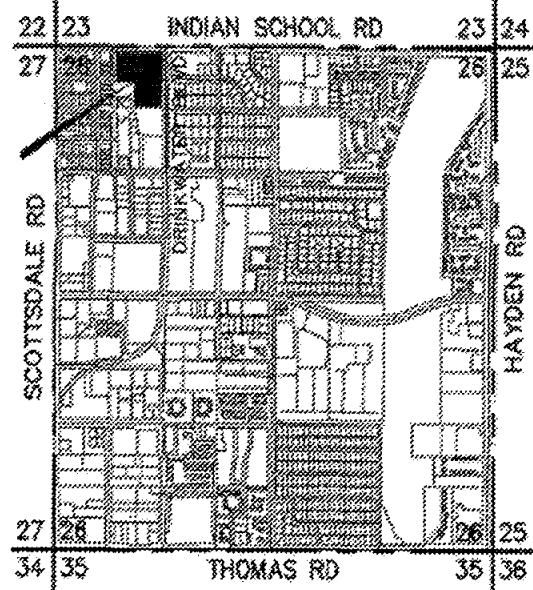
No lighting is approved with the submittal.

The landscape specification section(s) of these plans have not reviewed and shall not be part of the City of Scottsdale's Approval.

All signs require separate permits and approvals.

New landscaping, including salvaged plant material, and landscaping indicated to remain, which is destroyed, damaged, or expires during construction shall be replaced with like size, kind, and quantity prior to the issuance of the Certificate of Occupancy / Letter of Acceptance to the satisfaction of the Inspection Services Staff.

NOTE: NO TREES, SHRUBS OR WALLS SHALL BE WITHIN A 5' RADIUS OF ALL FIRE HYDRANT AND OR FIRE DEPARTMENT CONNECTION.



LOCATION MAP



DATE	DESCRIPTION	REVISION
8-22-11	COS Comments	

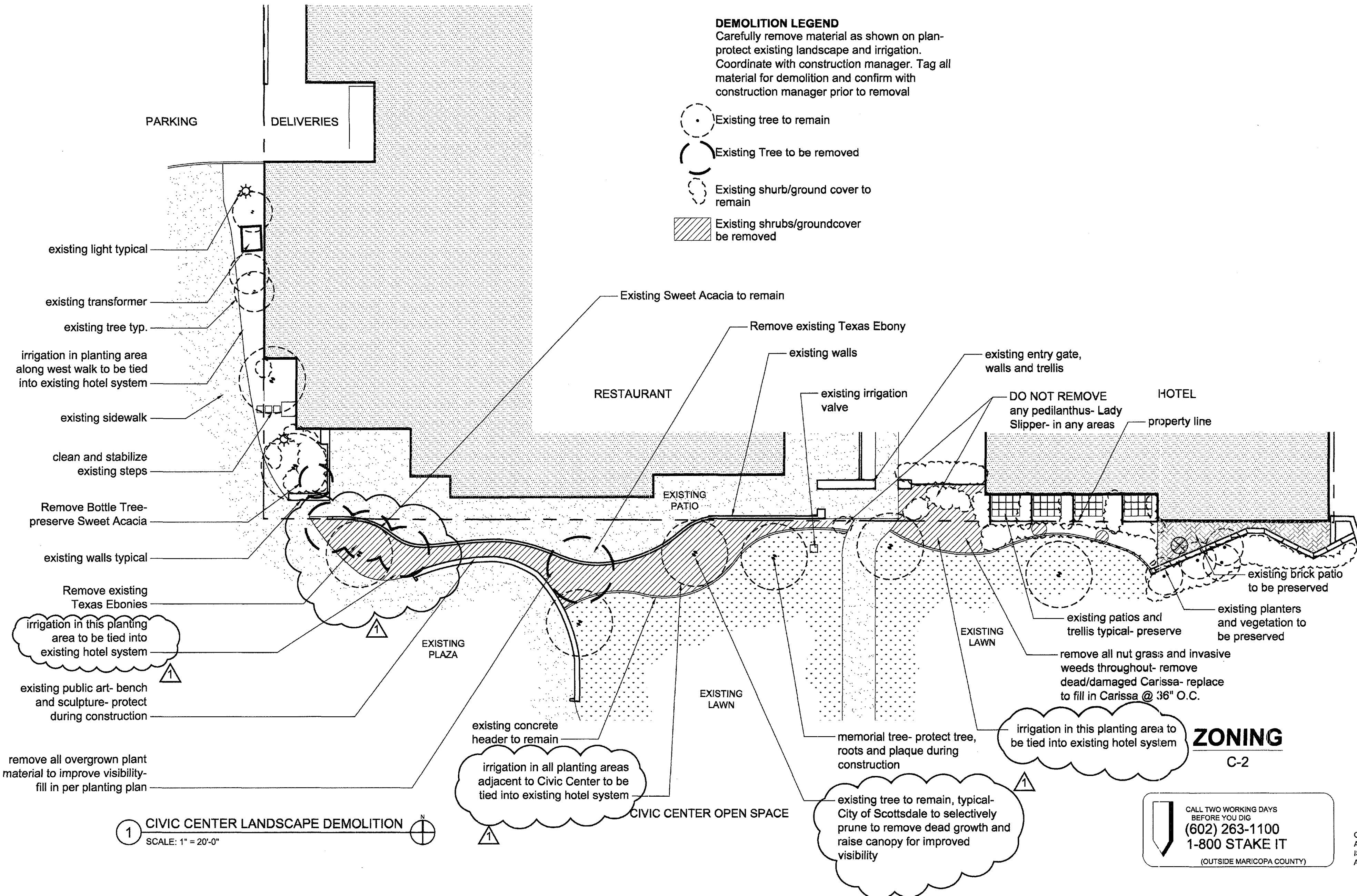
STIPULATION SET  
RETAIN FOR RECORDS  
APPROVED  
8-26-11  
DATE  
Kini Chapp  
INITIALS

THE DRINKWATER  
7353 EAST INDIAN SCHOOL ROAD, SCOTTSDALE, AZ 85251

CIVIC CENTER LANDSCAPE DEMOLITION

Job No.	Date	Scale	Drawing No.
1101	8.9.2011	1"=20'-0"	L1
Drawn	Checked	Approved	of 1
CW	CW		

Stamberg Aferiat Architecture  
126 Fifth Avenue, NY NY 10011



1 CIVIC CENTER LANDSCAPE DEMOLITION  
SCALE: 1" = 20'-0"

ZONING  
C-2

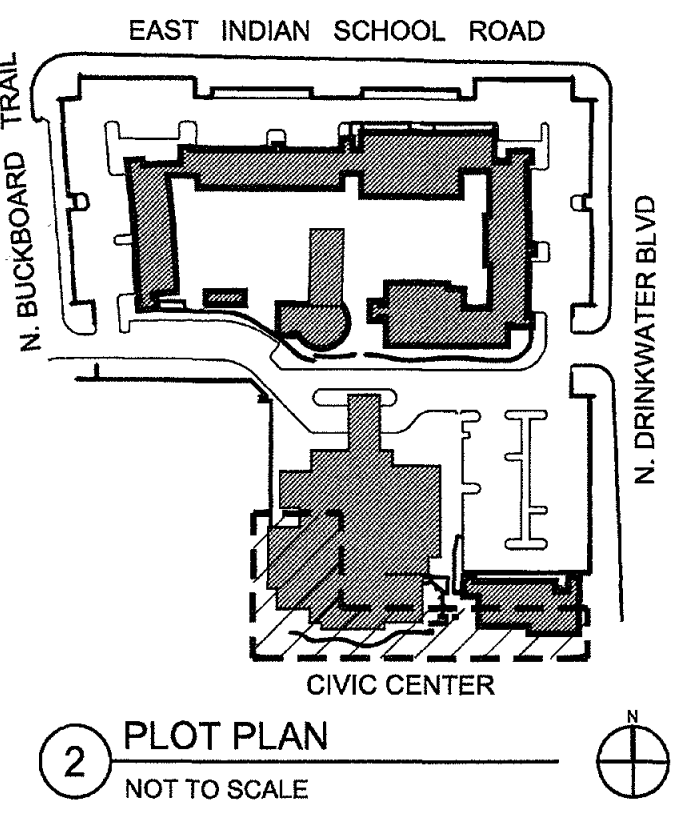
CALL TWO WORKING DAYS  
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(OUTSIDE MARICOPA COUNTY)

NOTE TO REVIEWER:

There are no hardscape improvements proposed in this area- planting and irrigation modifications only.

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 DEVIATION WILL REQUIRE REAPPROVAL. THE CITY WILL NOT ISSUE A CERTIFICATE OF OCCUPANCY UNTIL INSPECTION SERVICES STAFF APPROVES THE LANDSCAPE INSTALLATION.



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