GRADE ADJACENT TO THE TRUNK.

6. a TREE;S CALIPER SIZE FOR SINGLE TRUNK TREES THAT ARE

7. A MULTIPLE TRUNK TREE'S CALIPER SIZE IS MEASURED AT 6°

ABOVE THE LOCATION THAT THE TRUNK SPLIT OR ORIGINATES, OR 6" ABOVE THE FINISHED GRADE IF ALL TRUNKS ORIGINATE FROM THE SOIL.

TRUNKS ORIGINATE FROM THE SOIL.

ALL LANDSCAPE AREAS TO RECEIVE IRRIGATION.

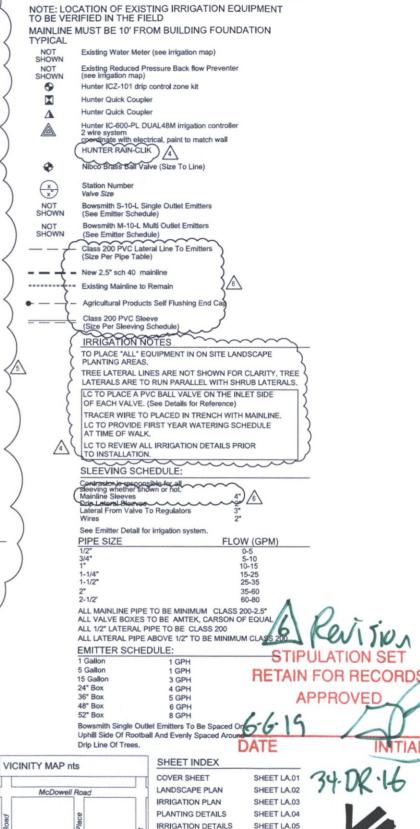
PRIOR TO ESTABLISHMENT OF WATER SERVICE, NON RESIDENTIAL, PROJECTS WITH AN ESTIMATED ANNUAL WATER DEMAND OF TEN (10) ACRE-FEET OR MORE SHALL SUBMIT A CONSERVATION PLAN IN CONFORMANCE WITH SECTIONS 49-245 THROUGH 49-246 OF THE CITY CODE TO WATER CONSERVATION OFFICE.

AREAS WITHIN SIGHT DISTANCE TRANSLES ARE TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 1.5, TREES WITHIN THE SIGHT DISTANCE TRANSLES SHALL HAVE A CANOPY THAT BEGINS AT 8 IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM THE NEAREST STREET LINE ELEVATION.

DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 12" ABOVE THE FINISHED GRADE ADJACENT TO THE

TO HAVE A DIAMETER GREATER THAN 4" SHALL BE

ALL TREES TO MEET OR EXCEED A.N.A. SPECIFICATIONS (U.O.N. - UNLESS OTHERWISE NOTED) √SIZE Height / Width / Cal. QTY Fraxinus velutina 'Rio Grande' 36" Box Fan-Tex Ach 10.0" / 6.0" / 2.5" latching, Standard Parkinsonia hybrid 'Desert Museum' 24" Box U.O.N. 6.0' / 4.0' / 1.25" Desert Museum Palo Verde 36" Box 9.0' / 7.0' / 2.0" Matching, Multi-Trunk Chilopsis linearie 36" Box B.0' / 6.0' / 2.25" Desert Willow Low Breaking Caesalpinia mexicana Evergreen Bird of Paradise 7.0' / 4.0' / 2.25" Matching, Multi-Trunk **Existing Tree** Size Varies X Chitalpa tashkentensis Chitalpa tree 9.0' / 6.0' / 2.5" latching, Standard Salvage Tree Size Varies Yucca rostrate 24" Box Beaked Yucca 4.5' Overall Height SHRUBS / ACCENTS QTY. SIZE Tecoma alata 'Orange Jubilee 129 5 gallon Ф Orange Jubilee Asclepias subulata 29 5 gallon 99 Desert Milkweed lesperaloe parviflora 298 5 gallon * Red Yucca 108 * Agave murpheyi 'Rodney 5 gallon Variegated Murphy Ag 56 5 gallon 0 Gopher Plant Dasylirion quadrangulatum 81 5 gallon 49 Toothless Desert Spoor 173 5 gallon * Lady Slipper 155 5 gallon ¥ Medicinal Aloe Nolina microcarpa 89 5 gallon l A Existing Landscape Area varies SIZE QTY. **GROUNDCOVERS** 34 Lantana montevidensis 1 gallon Trailing Lantana 'Purple & Gold mound' 50/50 mix 0 D.G.- 3/4 screened Apache Brown 2" min thickness in all landscape areas Submit samples to Landscape Architect Granite Rip rap- 1" to 3" Apache Brown 2" min thickness in designated landscape areas and splash pad locations Granite Rip rap- 1" Screened Express Rose 2" min thickness in designated landscape areas 1/4" x 6" steel header. Flush to paving and secure every 4" * Verify and match existing decomposed LANDSCAPE MAINTENANCE ALL LANDSCAPE AREAS AND MATERIALS, INCLUDING THOSE LOCATED IN PUBLIC RIGHTS-OF-WAY, SHALL BE MAINTAINED IN A HEALTHY, NEAT, CLEAN AND WEED FREE CONDITION, ANSI A300 STANDARD PRACTICES FOR PRUNING, SUPPORT SYSTEMS AND SAFETY SHALL BE USED FOR MAINTENANCE CRITERIA. THIS SHALL BE THE RESPONSIBILITY OF THE



SPECIFICATIONS

SITE

Skysong Bou

INVENTORY/SALVAGE

SHEET LA.06

SHEET LA.07

IRRIGATION LEGEND

Phoenix, Arizona 85034



5017 East Washington St. #107

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04-24-2019

67 E. Weldon Ave. Suite 230 Phoenix, Arizona 850

LASKIN & ASSOCIATES, INC. p (602) 840-7771 f (602) 840-8021

AR ZONA'811

LANDSCAPE CHANGES HARDSCAPE CHANGES A CONSTRUCTION UPDATES

10046.914 D Dodson COVER

OF 07 TOTAL SHEETS

(Property Owner/ Developer/ HOA

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

QUALITY, FORM, APPEARANCE AND SIZE.

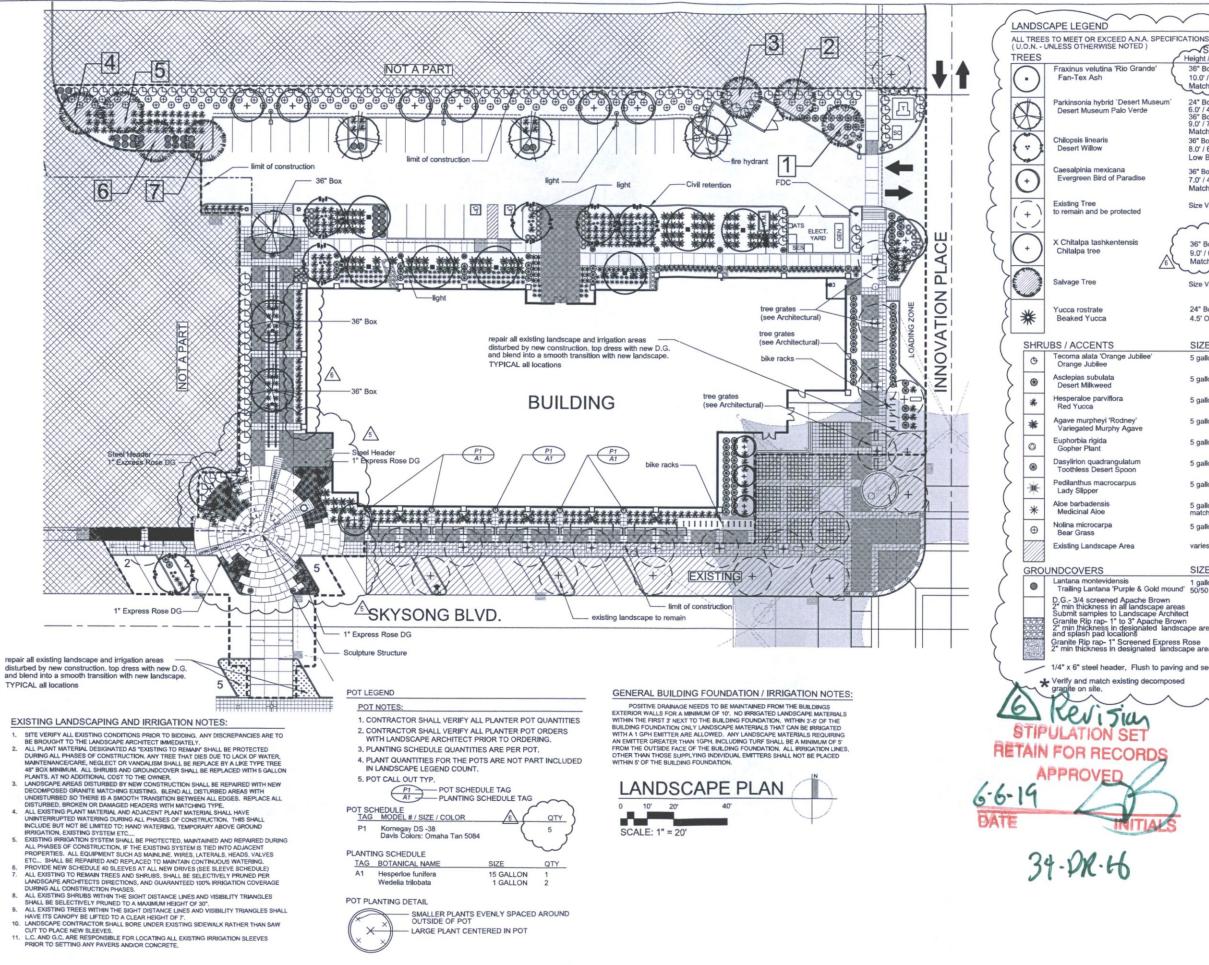
5. LANDSCAPE CONTRACTOR TO PROVIDE ANY DEPOSIT OR RETAINER REQUIRED BY THE NURSERY TO RETAIN THE NEEDED TREES FOR A PERIOD OF (3) THREE MONTHS OR MORE.

GRADING AND MOUNDING NOTES:

1. LANDSCAPE ARCHITECT TO APPOVE ALL MOUNDING AND GRADES

LANDSCAPE ARCHITECT TO APPOVE ALL MOUNDING AND GRADE PRIOR TO PLANTING.
 ELEVATIONS AND LOCATIONS OF MOUNDING ARE APPROXIMATE AND MAY BE ADJUSTED IN THE FIELD AT THE LANDSCAPE ARCHITECTS REQUEST PRIOR TO INSTALLATION.
 GRADING SHALL INCLUDE ALL EXCAVATION, SETTLEMENT, HANDLING, IMPORT, DISTRIBUTION, TRANSPORTATION, AND DISPOSAL NECESSARY TO BRING GROUND TO FINISH GRADE AS SHOWN ON THE PLANS.
 GENERAL CONTRACTOR TO PROVIDE FINISHED GRADES WITHIN 1/10 OF 1".

1/10 OF 1*.
FINISHED GRADE IN LANDSCAPE, GRANITE AND LAWN AREAS
SHALL BE 1* BELOW ADJACENT HEADER, PAVING, CURBING, ETC.
GENERAL CONTRACTOR IS TO PROVIDE ALL ROUGH GRADES FOR
BERMS AND MOUNDS. THE LANDSCAPE CONTRACTOR SHALL BE
RESPONSIBLE FOR ALL FINISHED GRADING OF BERMS. TO
ESTABLISH VARIATIONS IN ELEVATIONS AND CONVEY A NATURAL
AESTHETIC APPEARANCE.



POT SCHEDULE TAG MODEL # / SIZE / COLOR

PLANTING SCHEDULE

POT PLANTING DETAIL

TAG BOTANICAL NAME Hesperloe funifera Wedelia trilobata

Kornegay DS -38 Davis Colors: Omaha Tan 5084

15 GALLON 1 GALLON

SMALLER PLANTS EVENLY SPACED AROUND OUTSIDE OF POT

LARGE PLANT CENTERED IN POT





LASKIN & ASSOCIATES INC.

67 E. Weldon Ave. Suite 230 Phoenix, Arizona 850 p (602) 840-7771 f (602) 840-8021



Butler Design Group Inc.

5017 East Washington St. #107 Phoenix, Arizona 85034 Phone 602-957-1800



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SCOTTSDALE, ARIZONA

S,

NORTH

1465 SCOT

26-ZN-2004 34-DR-2016 463-17

PLAN

04-24-2019

PLAZA COMPANIES

24" Box 4.5' Overall Height SIZE QTY.

~SIZE

Height / Width / Cal. QTX

Matching, Standard 24" Box U.O.N. 6.0' / 4.0' / 1.25"

Matching, Multi-Trunk 36" Box 8.0' / 6.0' / 2.25"

11

36" Box 9.0' / 7.0' / 2.0"

Low Breaking

7.0' / 4.0' / 2.25"

Matching, Multi-Trunk

36" Box

Size Varies

36" Box

Size Varies

9.0' / 6.0' / 2.5" Matching, Standard

SHRUBS / ACCENTS Tecoma alata 'Orange Jubilee 5 gallon 129 Orange Jubilee Asclepias subulata 5 gallon 29 (Desert Milkweed Hesperaloe parviflora 5 gallon 298 Red Yucca Agave murpheyi 'Rodney' Variegated Murphy Agave 108 5 gallon * Euphorbia rigida 56 5 gallon 0 Gopher Plant Dasylirion quadrangulatum 81 5 gallon Pedilanthus macrocarpus 5 gallon 173 Lady Slipper Aloe barbadensis 5 gallon matching 155 Medicinal Aloe Nolina microcarpa 89 5 gallon \oplus Bear Grass Existing Landscape Area varies SIZE QTY. GROUNDCOVERS Lantana montevidensis
Trailing Lantana 'Purple & Gold mound'
50/50 mix

LANDSCAPE LEGEND

Fraxinus velutina 'Rio Grande' Fan-Tex Ash

Desert Museum Palo Verde

Chilopsis linearis

Caesalpinia mexicana

Evergreen Bird of Paradise

Existing Tree to remain and be protected

X Chitalpa tashkentensis

Chitalpa tree

Salvage Tree

Yucca rostrate

Beaked Yucca

TREES

*

D.G.- 3/4 screened Apache Brown
2* min thickness in all landscape areas
Submit samples to Landscape Architect
Granite Rip rap- 1* to 3* Apache Brown
2* min thickness in designated landscape areas
and splash pad locations Granite Rip rap- 1" Screened Express Rose 2" min thickness in designated landscape areas

1/4" x 6" steel header, Flush to paving and secure every 4' ★ Verify and match existing decomposed

STIPULATION SET RETAIN FOR RECORDS 6-6-19

34-DR-46



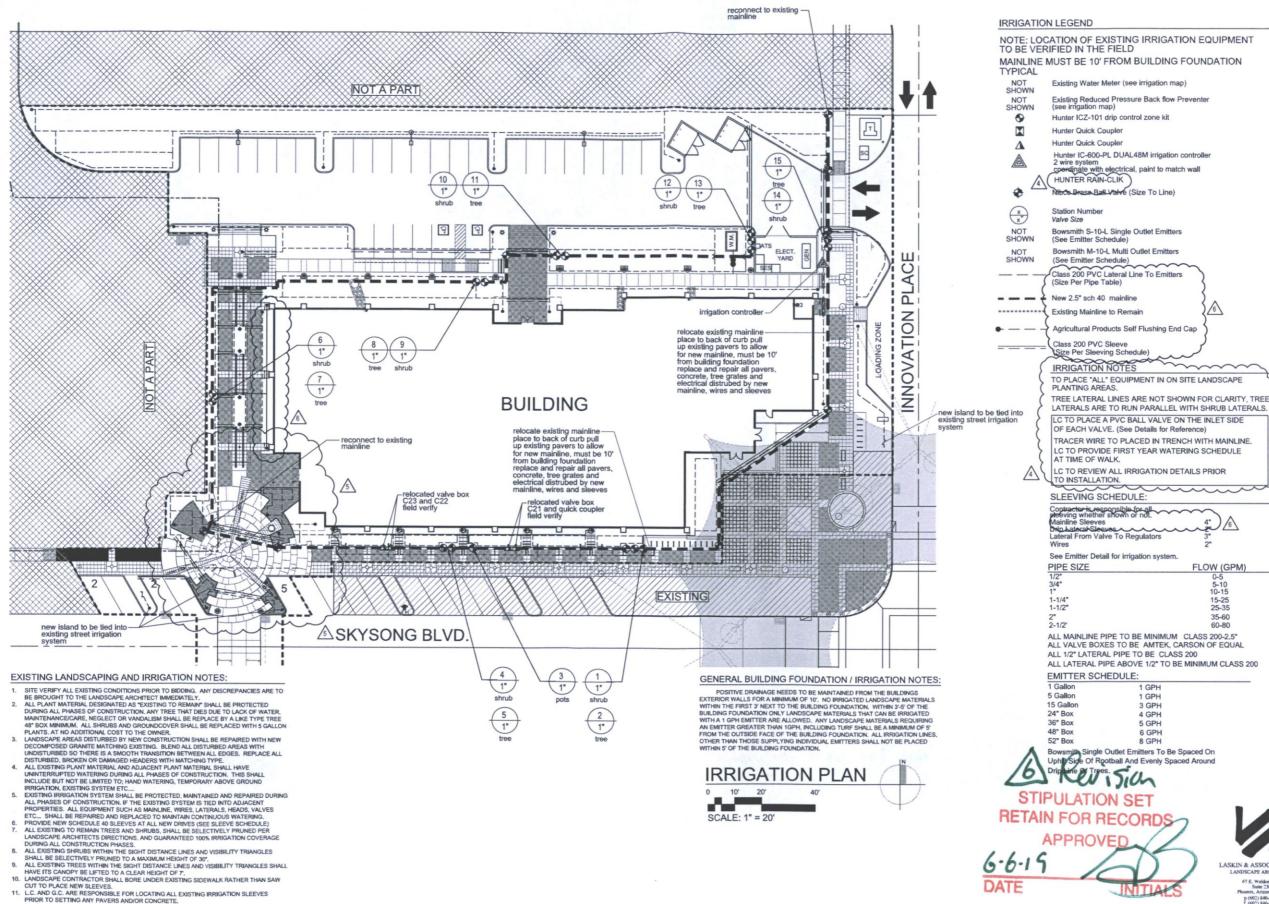
10046.914 D Dodson LANDSCAPE

OF 07 TOTAL SHEETS

LANDSCAPE CHANGES

A HARDSCAPE CHANGES

A CONSTRUCTION UPDATES



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SCOTTSDALE, ARIZONA

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04-24-2019

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LANDSCAPE ARCHITECTS p (602) 840-7771 f (602) 840-8021



ALANDSCAPE CHANGES A HARDSCAPE CHANGES A CONSTRUCTION UPDATES

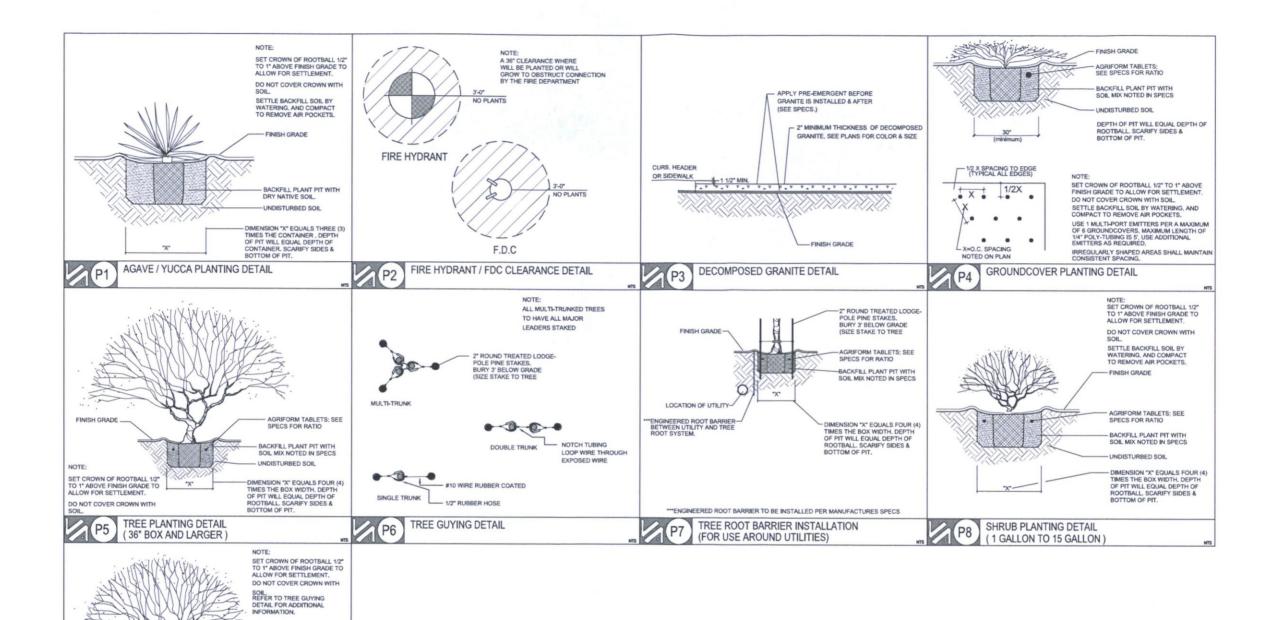
(1)

Zoning Case # Case #: Plan Check #: Date:

A ST CITY REVIEW

10046,914 D Dodson IRRIGATION PLAN

OF 07 TOTAL SHEETS



1/2" RUBBER HOSE WITH #10 WIRE RUBBER COATED

 2" ROUND TREATED LODGE-POLE PINE STAKES.
 BURY 3' BELOW GRADE (SIZE STAKE TO TREE

AGRIFORM TABLETS; SEE SPECS FOR RATIO

- DIMENSION "X" EQUALS FOUR (4) TIMES THE BOX WIDTH, DEPTH OF PIT WILL EQUAL DEPTH OF ROOTBALL, SCARIFY SIDES & BOTTOM OF PIT.

FINISH GRADE

UNDISTURBED SOIL

TREE PLANTING DETAIL

(15 GALLON TO 36" BOX







5017 East Washington St. #107 Phoenix, Arizona 85034 Phone 602-957-1800





KYSONG SCOTTSDALE RD.

Zoning Case #: 26-ZN-2004 Case #: 34-DR-2016 Plan Check #: 463-17 Date: 04-24-2019

Revisions:

ALANDECAPE CHANGES

AHARDECAPE CHANGES

2.3.76

ACONSTRUCTION UPDATES

12.16

A 16T CITY REVIEW

Project Number: 10046.914
Drawn By: D Dodson

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LANDSCAPE DETAILS

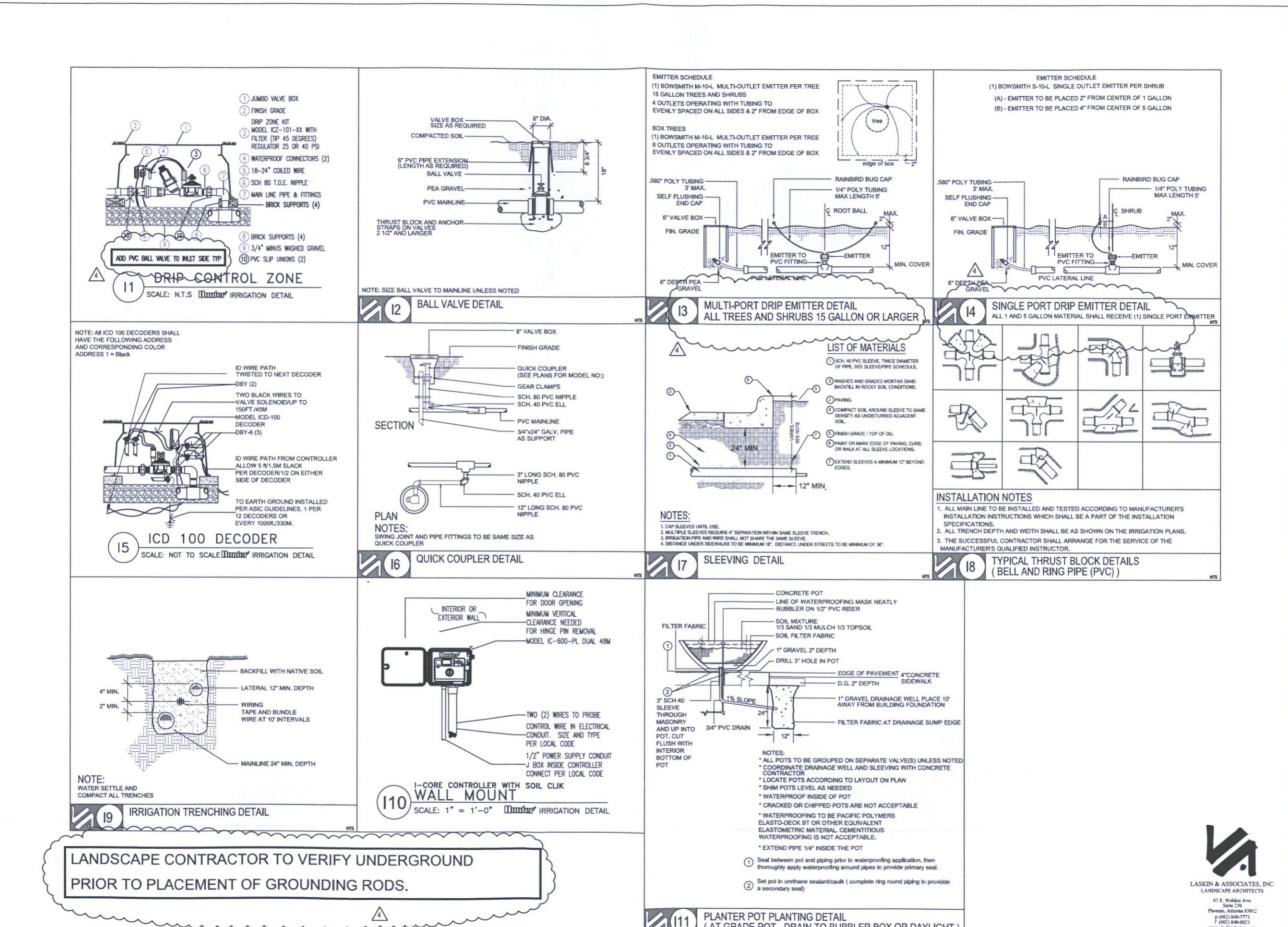
LANDSCAPE DETAILS

LANDSCAPE DETAILS

LANDSCAPE DETAILS

LANDSCAPE DETAILS

LANDSCAPE DETAILS



(AT GRADE POT - DRAIN TO BUBBLER BOX OR DAYLIGHT

Butler Design Group Inc.

5017 East Washington St. #107 Phone 602-957-1800





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Zoning Case #; Case #: Plan Check #:

04-24-2019

LANDSCAPE CHANGES

#44PDSCAPE CHANGES

2.5/8 A CONSTRUCTION UPDATES

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A IST CITY REVIEW

10046.914 D Dodson IRRIGATION DETAILS

OF 07 TOTAL SHEETS

PART 1 - GENERAL 1 01 WORK INCLLIDED

A. The work included under these specifications shall consist of the furnishing of all lobor, material, permits, tools, and equipment nacessary for the complete installation of the landscaping materials as shown on the drawings and as described in the following

1 02 QUALITY ASSURANCE

. Soils shall be analyzed for their composition and fertility in ustaining plant growth and health.

D. All plants furnished under this specification shall be from nursery grown stock, and they shall meet the ARIZONA NURSERY ASSOCIATION of the American Association of Nurserymen, inc. requirements as to sizing, grading, and quality. Plant materials specified shall conform with the normetabure of STANDARDIZED PLANT NAMES, Second Edition. The Landscape Architect reserves the right to refuse all plant material based on overall appearance and quality regardless of specifications.

E. Plants of the species specified shall be furnished in the variety, size, grade, and quality indicated. Specifications and planting plans shall be strictly adhered to and no changes or substitutions will be ollowed prior to bidding without written permission of the Landscape Architect, Owner, or Owner's Representative.

F. By submitting a proposal and accepting award of the Contract, the Contractor acknowledges that he has investigated the supply of planting stock available and has obtained firm commitments from his suppliers assuring delivery of the specific plant materials as required for completion of the project.

G. All plant materials shall be grown in occordance with good horticulture practices and shall bear evidence of proper nursery care during growth under climate conditions similar to those in the locality of the project for at least two (2) years. They shall have been previously transplanted or root pruned according to standard nursery practice and inspected by State Control Agencies.

H. All plants shall be freshly dug. No heeled in plant or plants from cold storage will be accepted. Plants shall be typical of their species or voirtly and have normal hobits of growth, be heelthy and vigorous, well branched, and have dense foliage when in leaf. All plants, including root systems, shall be free of disease, disfiguring knots, sunscoid, insect pests, eggs or larvae, dead or braken systems. The root systems of container grown parts shall be sufficiently developed to hold the earth intact upon removal from the container.

. Planting, sodding, and seeding shall be performed by personnel familiar with planting procedures and under the supervision of a qualified planting foreman.

A. Submit a soil fertility test of the planting soil for approval by the Landscape Architect prior to delivery of soil to the project site. Test reports shall indicate the location of the source for soil.

. Upon completion of the work, submit a schedule satisfactory to the andscape Architect for the maintenance of all plant material.

PART 2 - PRODUCTS

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2.02 PLANTING SOIL FOR PLANT PITS AND REDS

A. Fertile, friable, natural loam containing a liberal amount of humus, capable of sustaining vigorous plant growth. The pH value of the planting soil shall not be higher than 7.5 or lower than 5.5. It shall be free of any admixture of subsoil, stones, lumps, clods of hard sorth, plants, or their roots, sticks, and other extraneous matter. Do not use planting soil for planting operations while in a frazer or muddy condition.

2.03 PEAT

A. Acceptable peat moss consisting of at least 73% organic content of natural occurrence. It shall be brown, clean, low in content of mineral and woody materials, mildly acid, and granulated or shredded.

2.04 FERTILIZER

A. Commercial Fertilizer: A complete fertilizer, conforming to FS 0-F-241, Type I. Grade A. part of the elements of which are derived from organic sources containing the following percentages by 10-1-2-1, 37-1
from organic sources containing the tollowing pomelight:
10% nitrogen 5% nitrogen
10% phosphoric acid -or- 10% phosphoric acid
10% potash 5% potash

B. Organic Fertilizer: An organic activated fertilizer containing a minimum of five percent (5%) nitragen, three percent (3%) phospharic acid, and other basic elements by weight.

C. Deliver fertilizer mixed as specified in standard size bags, showing weights, analysis, and name of manufacturer. Store in weatherproof storage place in such manner that it will be kept dry and its affectiveness not impaired.

The Landscape Architect reserves the right to vary the percentages
of the components of the fertilizers subject to the results of the soil

2.05 WATER

A. Shall be furnished by the General Contractor. The Contractor shall furnish all necessary hose, equipment, attachments, and accessories for the adequate irrigation of all planted areas as may be required to complete the work as specified.

2.06 PLANT MATERIAL

A. All old obrasions and cuts shall be completely calloused over. All shrubs shall be measured when their branches are in their normal position. Height and spread dimensions specified refer to the main body of the plant and not from branch or root tip to tip.

B. Shrubs shall be matched specimens from single block source

C. Evergreen trees not fully branched from top to bottom will be rejected, and those with terminal leaders exceeding twelve (12") inches in length will also be rejected. During the spring planting seasons, any evergreen plant delivered with new growth in an advanced stope of conditing out will be rejected.

D. Plants shall not be pruned before delivery. Trees which have damaged or crooked leaders, or multiple leaders, unless spacified, will be rejected. Trees with bork obrosions, sunscolds, diefiguring knots, or fresh cuts of limbs over one and a quarter inches (1%") which have not completely colloused will be rejected. Plants shall be freshly dug or container grown. Heeled in plants or plants from cold strongs will not be accepted.

E. Plants shall be true to species and variety, and shall conform to measurements specified on the Drawings. Plants larger than specified may be used if approved by the Landscape Architect. Use of such plants shall not increase contract price. If larger plants are approved, the boll of earth shall be increased proportionally with the

F. Substitutions of plant materials will not be permitted unless authorized in writing by the Landscape Architect. Proof must be submitted that use of neorest equivolent size of variety with corresponding adjustment of Contract Price. Such proof shall be substantiated and submitted in writing.

G. It shall be the responsibility of the Contractor to determine required and set the responsibility of the Contractor to determine require quantities of plants, as no compensation will be made for error in plant quantities. If plant courts occur on plant legend, it is for the convenience of the contractor only. Verify plant counts with plan. In case of discrepancy, plan shall govern.

H. Each plant shall be properly identified with legible waterprox securely fastened. Tags shall remain on the plants until after acceptance and then be promptly removed by the Contractor.

PART 3 - INSTALLATION

3.01 INSPECTION OF PLANT MATERIAL

A. Plants shall be subject to inspection and approval by Londscape Architect at place of growth and upon delivery. Written request for inspection of plant materials at place of growth shall be submitted to Londscape. Architect at least ten (10) calender days prior to delivery. This written request shall state place of growth and quantity of plants to be inspected. Landscape Architect reserves the right to waive inspection. Such approval shall not impair the right of inspection and rejection upon delivery at the project site or during the progress of the work for size and condition of balls or owning the progress of the work for size and condition of balls or applied to the project affects or laying. Rejected plants must be immediately removed from the project site.

B. Certificates of inspection of plant materials as may be required by Federal, State or other authorities to accompany shipments and be furnished to Owner upon completion of project.

A. Digging shall be done the same season of planting and shall be done by hand as to not injure plants and to meet size requirement. No plant other than the required samples shall be day or delivered to the site until the required inspections have been made and the plants or samples approved.

B. Dig balled and burlapped (BB) plants with firm, unbroken natural balls of earth, of sufficient diameter and depth to include the fibrous and feeding roots. No synthetic or mudded in balls will be accepted. No plants moved with a ball will be accepted if the ball is cracked or broken before or during planting operations.

C. Roots or ball of all plants shall be adequately protected at all times from excessive exposure to wind, sun, rain, hall, etc. Balled and burlapped plants that cannot be planted immediately on delivery shall be set on the ground and well protected with soil, wet moss or other acceptable material, Bare rooted plants shall be planted or heeled in immediately upon delivery.

D. All plant material shall be handled carefully to prevent injury to rootballs, trunks, or branches. Any plant suffering damage sufficient to impair its health and/or natural form will be rejected. No plant shall be bound with wire or rope at any time so as to damage the bark or break branches.

3.03 FERTILIZING SOD SUBSOIL

A. Apply fertilizer at a rate recommended by manufacturer. Apply after line grading and prior to compaction. Mix thoroughly into upper two (2") inches of topsoil.

B. Lightly water to aid the breakdown of fertilizer.

C. Apply fertilizer within forty-eight (48) hours. λ. Αξέας τρό, όρο, δός hots, Αριάς τριθές τρίθες μένα ές πρόσμε , έτο πρόσμο, όπο φός λός αφερές ηθορός διακά τολογοκός λόσε στις έτου. Α απολογος πίρος Αρφοιράς του πός (πλαμμέρι λόγε). Επλυτάς τοῦ πρ φουρτορός γελμένη καλ, ορας 2000 μεγς ος μένος λογος 150, λίχε.

A. The contractor shall notify the Landscape Architect in writing when other divisions of the work have progressed sufficiently to commence landscape work, including placing of topsoil to finish grade. Thereafter, conduct planting operations under favorable weather conditions.

B. Any plant material installed during typical off seasons (hot summs months or freezing winter months) shall be done at the Contractor's own risk and the Contractor shall be held responsible for replacement of any plant material damaged due to these adverse conditions.

3.06 PLANTING OPERATIONS

A. General

A. General

1. The Contractor shall coordinate all aspects of the landscape operations with all aspects of the site construction. The work of the site become an experiment of the site become an experiment of the site become an experiment of the second limitations for landscape planting.

2. The Contractor shall be responsible for any damage to utilities construction, sitework construction, and underground sprinkler systems and shall been the full cost to repair the damage. Accomplishment of repairs shall be equal to the original installation prior to damage. Any damage shall be immediately reparted to the Landscape Architect and repairs shall be approved by him before it is buried.

3. Maintain all trench or grade stakes for work under other Sections until their removal is approved by the Landscape A. The Contractor shall stoke plant lactions which with and

The Contractor shall stake plant location, shrub pits, and

4. The Contractor shall stake plant location, shrub pits, and other planting areas and secure the Landscape Architect's approval before starting excovation of some, making adjustments as necessary.
5. Unless otherwise directed by Landscape Architect, indication of plant on drawings is to be interpreted as including digging of hole, furnishing plant of specified size, work of planting, muliching, guying, staking, wrapping, and watering.

B. Plant Pits and Beds

Plont pits shall be excovated with vertical sides, large enough to allow twelve (12") inches of space around the ball in all directions. Adjust depth as necessary to permit a minimum of twelve (12") inches planting sol under the ball when the plant is set at the proper depth.
 Planting pit backfill for all trees and shrubs shall be as follows:

2/3 parts by volume on site soil.
 1/3 parts by volume forest mulch.
 One pound 13-20-0 per cubic yard of mix.

3. Planting pits shall be backfilled with prepared backfill and be water settled to a grade sufficient that in the setting of plant, the finish grade level after settlement will be the same as that at which plants were grown. Agriform toblets to be used with each planting (as (6) for 35 bax, three (3) for 15 gallon, two (2) for 5 gallon, and one (1) for 1 gallon).

C. Installations

1. Set plants in center of pits, plumb and straight and at such a level that other settlement the crown of the plant shall be two (2') inches below finish grade and forming a shallow trough directly over the boil of earth and slightly smaller that the pit to facilitate watering. Space all plants as shown.

2. Set balled and burlopped plants upon a well tamped layer of planting soil. Backfill around boil with planting soil in six to the state of the st

D. Pruning, Wrapping, Mulching, Staking, and Sproying

 Pruning Plants shall not be pruned prior to delivery unless a. Plants shall not be pruned prior to delivery unless Landscope Architect gives written permission. Pruning will occur only at time of planting and according to standard hardicultural practice and at the direction of the Landscape Architect. Amount of pruning shall be limited and is not to exceed thirty—three (33%) percent of total plant as necessary to remove dead or injured twigs and branches and to compensate for root loss resulting from transplanting. Do not cut leaders.
b. Remove all dead wood, suckers, and broken or badly bruised branches.

Do not cut teaders.

Do not cut teaders.

Do Remove and feed wood, suckers, and broken or badly bruised branches.

C Pruning shie done with clean, sharp tools.

C Pruning shie and control to the contro

3. Spraying
All groundcover and non-lawn areas shall be treated

3. Sproying

a. All groundover and non-lown areas shall be treated with pre-emergent.

4. Decomposed Granite

a. Prior to placing, the area shall be totally free of weeds using chemical control. Apply a pre-emergence using chemical control. Apply a pre-emergence ording is on the property of the property of the property of the decomposed granite shall be evenly distributed at the designated areas to a depth of two (2") inches. After placing and grading, lightly water to remove fine materials from the surface and water settle or roll to an extent assistancery to the Landscape Architect. Apply second application of pre-emergence control according to manufacturer's recommendations.

b. Decomposed granite shall match size and color on plans, shall be free from lumps or balls of clay and shall be free from lumps or balls of clay and according to the feet from lumps or balls of clay and according to decomposed granite shall be approved by the Landscape Architect. All material shall be from a single production source and shall present a uniform appearance. Material containing clumps which will not disintegrate with a shaveb blow shall be rejected.

5. Workmanship – Decomposed Granite
a. Install rock to a depth as indicated on the plans

5. Workmanship — Decomposed Granite
a. Install rock to a depth as indicated on the plans
(typically two (2*) inches thick).

(typicuary web (2) inches tricky).

6. Workmanship — Berm soll take the form indicated on the plans. The Landscape Architect shall inspect and approve all finished grades prior to any planting.

7. Cleaning Up

a. Keep all areas of this project in a clean, neat, and orderly condition at all times. Trash burning and disposal shall not be done on the site. Prior to acceptance put all areas of the work in a finished condition acceptance of the work in a finished condition acceptance of the work in a finished condition acceptance to

3.07 OBSTRUCTIONS BELOW GROUND

A. In the event that rock or underground construction work or obstructions are encountered in the excavation of plant pits, atternate locations may be selected by the Landscape Architect. Where locations cannot be changed, remove the obstructions (but not new construction work) to e depth of not less than six (6") inches below the required pit depth.

B. Proper droinage of plant pits is necessary. Bring subsoil conditions permitting the retention of water in planting pits for more than twenty-four (24) hours to the attention of the Landscape Architect, the changes required will not increase the contract price.

C. The Contractor is responsible for any damage to underground utilities resulting from landscape operations and beer the full cost repoir the damage. Accomplishments of repoirs shall be equal to the original installation prior to damage. Report damage immediately to Landscape Architect who shall approve repairs before they are buried.

A. Protect and maintain plant material (trees, shrubs, groundcover lasm, and vines) immediately offer planting. Maintenance to be provided for ninety (90) days from acceptance by the Landscape Architect. At the end of ninety (90) days the Landscape Architect may extend the maintenance period if during that period the mointenance is not acceptable. Maintenance includes watering, weeding, cultivation, mulching, tightening, and repairing a guys, removal of dead material, resetting plants to proper grade or upright positions and restoration of the planting soucer and other construction work until acceptance.



3.09 INSPECTION FOR ACCEPTANCE

A. Inspection of the landscaping work to determine completion of contract work, exclusive of plants, will be made by the Landscape Architect at the conclusion of the maintenance period.

B. Acceptance: After inspection, the Contractor will be notified in writing by the Landscape Architect of all work of this Section, exclusive of the possible replacement of plants subject to reinspection and guarantee, or if there are and deficiencies of the requirements for completion of the work.

C. Upon acceptance made by the Landscape Architect, the Contractor's maintenance and warranty will run simultaneously.

3.10 PLANT GUARANTEE AND REPLACEMENT/FINAL ACCEPTANCE

A. The guarantee is for a period of one (1) year from date of acceptance by the Landscape Architect. The guarantee is for all new plant material, lawns, transplants, and existing plant material

new plant moterial, lowns, transplants, and existing plant moterial.

B. At the end of the guarantee period, the Landscope Architect shall reinspect oil guaranteed work for Final Acceptance upon written request of Contractor. Request shall be received at least ten (10) calendar days before onlicipated date for final inspection. Upon final inspection and reinspection of replacements or repairs necessary in Judgment of Landscope Architect at that time, Landscope Architect shall certify in writing to Owner as to Final Acceptance of plantings. Contractor shall replace, without cost to Owner, as soon as weather conditions permit, and within specified planting period, all deed plants and all plants not in vigorous, thriving conditions as determined by Londscope Architect at the end of guarantee period. Plants shall be fine a deed or dying branches on the contract of the c C. Portions of lawns and/or plantings may be accepted in part upon andscape Architect's approval.

PART 4 - MISCELLANEOUS AND GENERAL NOTES

4.01 FINISH GRADING AND GRADING

A. The General Contractor to provide Landscape Contractor finish grade within + 0.1 of a foot as shown on the civil grading plan and

B. All mounding, berms, and finish grading to be approved by the Landscape Architect prior to planting or irrigation work.

A. The Landscape Contractor at his own expense shall procure all A. The Londscape Contractor of his own expense shall procure all permits, certificates, and licenses required of him by low for the execution of this work. He shall comply with all state, county, and local laws, ordinances, rules, or regulations relating to the performance of this work. All deductions or additions will be made through a change order are not considered part of the contract and payment connot be guaranteed.

B. The Contractor shall wisit and inspect site to thoroughly inform himself of all existing conditions. Any discrepancies between existing conditions and those shown on drawings should immediately be brought to the attention of the Landscape Architect.

IRRIGATION SPECIFICATIONS SECTION 02000

PART 1 - GENERAL

1.01 WORK INCLUDED

A. The work included under these specifications shall consist of the furnishing of all lobor, materials, permits, tools, and equipment necessary for the complete installation of a sprinkler 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 may not be specifically noted, but are reasonably necessary for a complete installation, they shall be furnished under this contract. Sprinkers shall be located and spaced so that dedequate overlapping of the spray will provide uniform head to head (100%) coverage. The system shall efficiently and evenly irrigate all areas, and shall be complete in every respect, ready for operation by the Owner.

C. It is the responsibility of the Irrigation Contractor to provide 100%

1.02 CONTRACTOR'S QUALIFICATIONS

A. Installers shall be licensed irrigation contractors with experience in the installation of automatic underground lawn sprinkling systems. All work shall be performed in a professional workmanike manner by mechanics skilled in the trade.

B. The Contractor shall be responsible for any damage to any work covered by these specifications, under his care and custody, until final acceptance of his work.

C. The Contractor shall obtain all permits from, pay required fees to, and arrange any necessary inspections by any government agency having jurisdiction over the work.

1.03 VERIFICATION OF DRAWINGS AND SPECIFICATIONS

A. It shall be the Contractor's responsibility to corefully examine the drawings and specifications, and to visit the sits in order to check existing conditions prior to bidding. Any conflict the best immediately brought to the attention of the Landscape Architect for interpretation or instructions. Otherwise, any changes necessary to meet existing conditions, shall be made at the Contractor's expense.

B. It is the Irrigation Contractor's responsibility to verify water pressure, water source, and size in the field prior to construction. Should a discrepancy exist between design pressure and the field pressure the Landscape Architect shall be notified immediately.

1.04 WORKING CONDITIONS

A. The Contractor shall confine his operations to the areas allotted to him by the Owner, for his work and for material and equipment storage.

B. The Contractor shall continuously maintain a competent superintendent, satisfactory to the Owner, on the work during progress, with authority to act for the Contractor in all matters pertaining to the work.

C. The Contractor shall not assign nor sublet any portion of this work without written approval by the Owner. D. The Contractor shall be responsible for staking out the system from the drawings, using the property lines and building dimension

E. The Contractor shall coordinate his work with that of the other trades, so as to avoid any conflict, and carry the installations to rapid completion without any unnecessary delays.

PART 2 - PRODUCTS

A. All pressure main piping, on the supply side of the zone valves, shall be class 200 PVC with integrally formed bell-title joint couplers All fittings shall be solvent welded, schedule 40 PVC.

B. All lateral piping, on the discharge side of the zone valves, two (2") inches and under, shall be class 200 PVC. Fittings shall be schedule 40 PVC material.

C. All plastic to metal shall be made with PVC schedule 40 male adaptors or PVC schedule 80 nipples. Joint compound for such connections shall be Permatex Type II Teflon tape or a prior

connections shall be Permatex Type II Teflon tope or a prior opproved equivalent.

D. Where pipes are installed under roads drives, parking areas or walks, schedule 40 PVC sleeves shall be provided for the lines. In planting areas, where cultivation might damage shallow plastic piping, protective sleeves must be provided, unless copper tubing is installed. Risers in flower beds and shrubbery shall be schedule 80 PVC.

2.02 SPRINKLER HEADS

A. Emitter heads shall be on PVC laterals, or prior approved

2.03 AUTOMATIC CONTROLLER

A. Unit features shall include mechanical time control design, adjustable time setting up to 50 minutes per station, 24—hour clock, 14—day celendar, and automatic rapid advance. Unit shall be UL listed and shall operate on 120 volt, 1 phase, 60 Hertz power. General Contractor to bring power to controller. Irrigation Contractor to hardwise to controller, see detail.

2.04 QUICKCOUPLING VALVES

A. Furnish and install where shown on the drawings quick-coupler with swivel and hose bib, 3/4" size, or prior approved equivalent. They shall be mounted on one (1") inch copper swing joint risers, and the tops shall be set flush with the top of the planters. Furnish and deliver to the Owner double-lug coupler key complete with one (1") inch hose swivel for connecting to the above valves. Also furnish two (2) locktop over keys.

2 05 FI FCTRICAL CONTROL CARLE

A. All electrical control and ground wire shall be irrigation control coble of size as required. All wiring to be used for connecting the automatic remote control valve to the automatic controllers shall be Type 'UF' 600 volt, stranded or solid copper, single conductor core with PVC insulation and bear UL approval for direct underground burial feeder coble.

B. All control or "hot" wires shall be on one color (red) and all common a "ground" wires shall be or another color (white).

C. Verification of wire types and installation procedures shall be checked to conform to local codes.

D. All electric control coble shall be of size as determined by the equipment manufacturer and shall be installed in the piping trenches sherever possible and in the monner recommended by the manufacturer, leaving slock in the wire. Expansion joints in the wire may be provided at 200—foot intervals by making five or as (5 or 6) turns of the wire around a piace of ½" inch pipe, where it is necessary to run wire in a separate trench, the wire shall have a minimum cover of twelve (12") inches.

PART 3 - INSTALLATION

3.01 PROTECTION OF UTILITIES, IRRIGATION SYSTEM, ETC.

A. The Contractor shall verify the location of all utilities and mark location of utilities, irrigation piping and underground obstructions. The contractor shall be responsible for the cost of repairing buried conduit, cables or pipeline damaged during the installation of the irrigation system.

B. The Contractor shall clearly mark and maintain markers showing locations of irrigation system wiring and piping installed in order that other contractors may avoid damaging this work. C. The Contractor shall take necessary precautions to protect site conditions and plant materials which are to remain. Should damage be incurred. Contractor shall repair damage to its original condition or furnish and install equal replacement at his expense.

D. The Contractor shall coordinate with the Landscape Architect to

3.02 EXCAVATION A. The Contractor shall do all necessary excevation for the proper installation of his work. Machine trenchers used on the site shall be of an approved type to cut ampost—bottom trenchers to be proper slopes. Trenches shall be no wider than one reserve to be proper slopes. Trenches shall be no wider than one than the shall be backfilled and correlally tamped to provide a smooth and firm backfilled and correlally tamped to provide a smooth and firm bearing surface for laying the pipe. When necessary, contractor must provide barricades and lights for public protection. Minimum depth of cover shall be at least eighteen (18") inches for the main piping, and at least twelve (12") inches for the lateral branch lines.

3.03 PIPE INSTALLATION A. All pipe lines shall be installed in the locations and of the sizes indicated, and of the materials specified Perallel paping may be installed in the some trench. Planing shall be laid courtely to the line and grade required, with full uniform bearing on the trench bottom. No piping shall be laid on the soft fill or other unstable material, No direct contact, with other piping or structures, will be permitted of crossing, interior of piping shall be kept clear of foreign matter before installation, and shall be kept clean by means of plugged or copped ends ofter lowering into the trench. The supply valves in place, before backfilling and tested for leads, with control sections shall be flushed out before sprinkler heads are ottoched. All pipe shall be installed in strict accordance with recommendations of the manufacturer. This shall apply to thrust blocking, handling, storage, depth of cover, expansion allowance, testing, etc.

B. Under existing drives or sidewalks, the Contractor shall either saw cut concrete and replace it to the former condition or install the pipe by boring or jacking under the area.

3.04 BACRELING

A. As soon as the work has been installed, inspected and occepted, all excavations and trenches shall be filled and water settled with fine earth materials, free from clods, rocks, or other unsuitable\(^1\) substances. Trenches must be left flush with odjacent finished pade after compacting to the original density of the soil. Flooding of trenches will be permitted downstream of zone valves. Considerable will be permitted downstream of zone valves considerable will be permitted downstream of zone valves. Considerable will be permitted downstream of zone valves considerable will be permitted downstream of zone valves. Considerable will be permitted downstream of zone valves considerable will be permitted to the considerable will not be allowed in the top six (5°) inches of the backful.

3/05/ SPHHIRLER YEADS

A. Each sprinkler zone shall be operated by automatic electric valves in the sizes indicated on the drawings. Each valve shall be provided with a built-in pressure regulator capable of holding a steady downstream pressure, reparaless of fluctuations in the main supply pressure. The valves shall be installed where shown and supplied with a tag on which the valve's zone number shall be

B. All valves to be in valve boxes.

C. Each valve shall be housed in an Armetex valve box, or prior approved equivalent. Place valve boxes in an orderly fashion. In the lawn place valve boxes in such a manner that mowing and weeding can easily be performed.

3.07 WATER SUPPLY

A. Connection shall be made to the sprinkler outside the building as shown on the drawings.

B. Water meter to be supplied by others.

3.08 ELECTRICAL WORK

A. The Electrical Contractor will provide a single source of electrical power for the irrigation system as shown on the drawings. The Underground Sprinkler System Contractor shall furnish and install complete and properly operating all the required electrical work for the lown irrigation system. This shall include all power and control wiring along with switches, sofety switches, relays, transformers, fuses, condult, wiring devices, etc., required for a properly operating

C. All wire connections, at remote control valves (either direct buries in control boxes) and at all wire splices, shall be left with sufficient "slock" so that in cose of repair the valve bonnet or splice may be brought to the surface without disconnecting the wires.

D. Each remote control valve or group of remote control valves, which are to be connected to one station of a controlier, shall have wire sizes as shave in the wiring diagrams on the drawings or as specified. All remote control valves, which are to be connected to the same controlier, shall be connected to a common ground wire to size as shown on the drawings or as specified. Each individual controller shall have a separate common ground wire system entirely independent of the common ground wire system of all other controllers and low to separate common ground wire being controlled by an specific controller shall be connected to that controllers common ground wire system.

3.09 TESTING

A After all supports, anchors, and thrust blocks are in place, the lin shall be tested at a pressure of 150 psi 30 minutes. Should any leaks be found, they shall be respoired and the line retested until satisfactory. Zone ines shall be tested at 80 psi in like manner. Satisfactory Zone ines shall be tested at 80 psi in like manner be lated to the late of the sprinker heads and outernatic equipment will be done by the Contractor upon completion of the installation to the satisfaction of the Landscape Architect. Minor adjustment from the on shall be made by the Owner's Maintenance Staff.

3.10 DRAWINGS OF RECORD

A. The Contractor shall provide and keep up to date a complete "as—built" record set of mylor sepias which shall be corrected to shown any changes from the original drawings. These record drawings shall show location of all control lines, valves, valve boses, man lines, flush cops, controllers, and any substitutions as well as any deviation in piping or location of buried valves, etc. with accounts demensions indicated.

B. After completion of the sprinkler installation, the Contractor shadeliver to the Owner three (3) prints of the correct and completed "as-built" set of drawings, along with three (3) bound instruction folders covering the equipment installed. Contractor shall present todays are a condition precedent to the completion openent.

3.11 GUARANTEE

A. Within ten (10) days after the Contractor's notification that the sprinkler installation is complete, the Landscape Architect will inspect the system and, if necessary, supmit a "punch list" to the Contractor. Acceptance by the Landscape Architect of these corrections will signify find acceptance by the Owner.

Corrections will signity find acceptance by the Owner.

8. The entire sprinkler system shall be guaranteed for a period of on (1) year from this find acceptance date. The Contractor shall not be of the Contractor shall be controlled to the Owner, on yelective materials or foulty extensionable which to the Owner, on yelective materials or foulty extensionable shall be controlled to the period, including restoration of any property damaged during reports. He shall also be responsible for damages resulting from leaks which may occur in the pipiling system installed by him, and he shall repair, at his expense, all damage so caused, in a manner satisfactory to the Owner. However the Contractor shall not be held liable for damages accessioned by strikes, fire, weather, violence or theft, acts of God, acts of other contractors, or any other cause beyond the control of the Contractor.

C. It will be the Owner's responsibility to mointoin the system in working order during the guarantee period, performing necessary minor mointenance, keeping grass from obstructing the sprinker heads, protecting against vandalism and preventing damage during the landscape maintenance operation.

D. The Contractor shall service the system at the Owner's request during the guarantee period, and shall be paid for work per which is not covered by the guarantee, in accordance with predetermined schedule of fees

Butler Design Group Inc. architects & planners 5017 East Washington St. #107 Phoenix, Arizona 85034





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LANDSCAPE CHANGES

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HARDSCAPE CHANGES
2.5.19 A CONSTRUCTION UPDATES

Zoning Case #: Case #:

Plan Check #:

LANDSCAPE ARCHITECT 67 E. Weldon Ave. Suite 230 Phoenix, Arizona 8501 Drawn By: p (602) 840-7771 f (602) 840-8021

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LASKIN & ASSOCIATES INC

A IST CITY REVIEW Project Number:

> SPECIFICATION A.06

OF 07 TOTAL SHEETS