John Reddell Architects, Inc.

Architecture Interiors Land Planning

Narrative

The Southeast corner of Atwood and Winston Ave
Lot 30 Gateway Airport Commerce Park
7515 S. Atwood

We are requesting Site and Design Review approval Lot 30 Gateway Airport Commerce Park Lot size of 53,346 sf, 1.2246 ac.. The building is an office / warehouse owner occupied business with storage yard in the rear of the building. The structure is one story of approximately 22' in height and consisting of approximately 7,400 sq. ft., the office will be approximately 1500 sf and the remainder of space 5,900 sf of warehouse. The building will be a combination of architectural masonry painted with the glass into the office being 8' to 12' in height protected by cantilevered metal awnings aligned with the split face masonry units layers. The rear yard is enclosed with 8' high masonry wall and roll operated gates that are solid as to provide no visibility into the storage yard area. The SES will be painted to match the building and is located behind the 8' fence wall.

A portion of the parking being on the side of the building for the public parking inc. is the ADA accessible parking and additional parking in the yard area for employees. The vehicle circulation has an entrance / exit on Atwood and Winston making a loop thru the site with the fire lane and trash circulation around the building. The trash enclosure is located within the rear storage area.

The development has a central common retention for all the lots in the project so no on site retention is required and the street perimeter is landscaped with no retention basins.

2501 N. Hayden Road Suite 103 Scottsdale, Arizona 85257
Phone: 480-946-0242 Fax: 480-946-0182 E-mail:reddellarchitects@eschelon.com

John Reddell Architects, Inc.

Architecture Interiors Land Planning

Industrial Building
7515 S. Atwood
Mesa, Arizona

Citizen Participation Report –

Sent notifications of project to surrounding property owners for 1000' and HOA within 1 mile of site location.

Within the notification was a letter of explanation, site plan and elevations of the project. (See Attached)

As of submittal no response for notification letters.

(Attached is a copy of the names and addresses of letters sent with a parcel Map)

7524 E. Angus Drive Suite 1 Scottsdale, Arizona 85251
Phone: 480-946-0242 Fax: 480-946-0182 E-mail:john@reddellarchitects.com

John Reddell Architects, Inc.

Architecture Interiors Land Planning

Dear Neighbor,

We are applying for – Design Review Board and Planning / Zoning Commission Hearing regarding an industrial building.

For the property located @ 7515 S. Atwood (Lot 30 Gateway Airport Commerce Park).

This request is for the development of an office / warehouse building w/ exterior storage.

This letter is being sent to all property owners within 1000 feet of the property and all Registered Neighborhoods and Homeowners Associations within 1 mile of the site as required of the Mesa Planning Division. Enclosed for your review is a copy of the site plan and elevations of the proposed development.

If you have any questions regarding this proposal, please call me at (480) 946-0242. The City of Mesa has assigned this case to Kaelee Wilson of their Planning Division staff. She can be reached at (480) 644-4450 should you have any questions regarding the public hearing process. If you sold this property in the interim, please forward this correspondence to the new owner.

Sincerely,

John Reddell
John Reddell Architects

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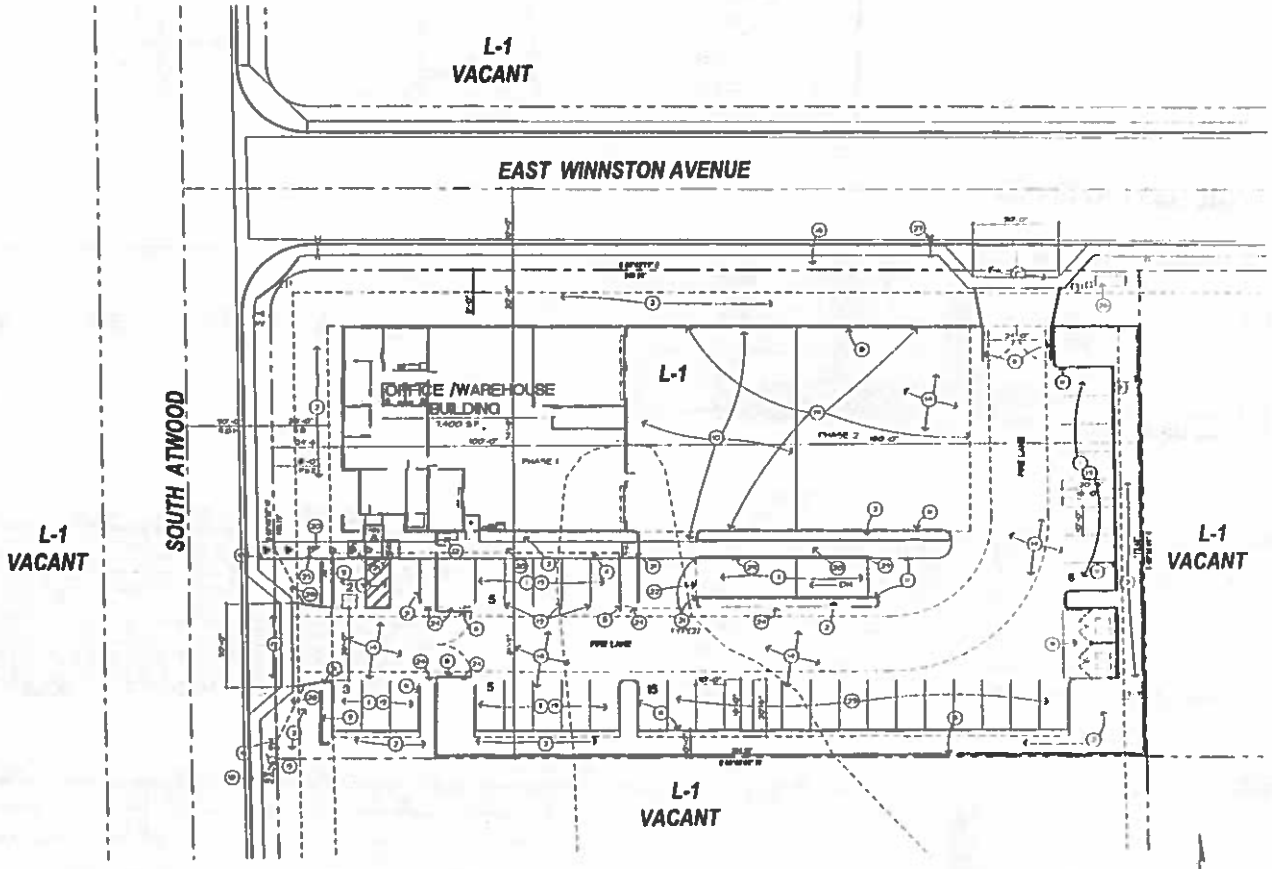
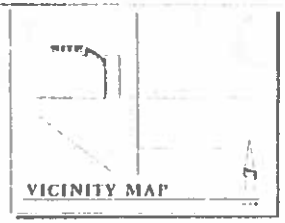
Phone: 480-946-0242 Fax: 480-946-0182 E-mail:john@reddellarchitects.com



SCALE: 1"= 20'-0" NORTH

Site Plan



SITE PLAN NOTES

PROJECT DATA:

Office / Warehouse
at
Gateway Airport Commerce Park Lot 30
7515 South Atwood
Mesa Az.

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Architecture Interiors Land Planning
7524 E. Angus Drive, Scottsdale, Arizona 85251
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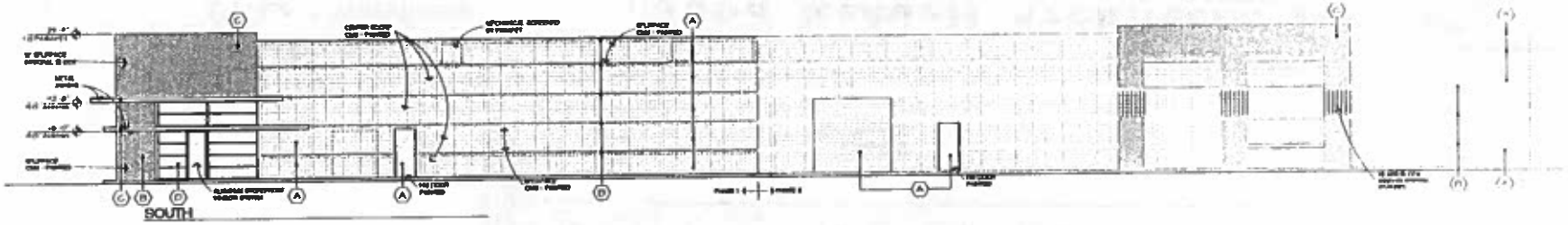
Date:
Revisions:



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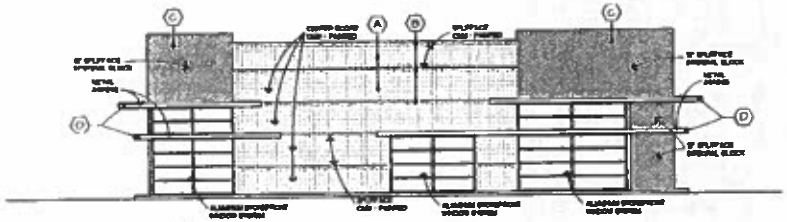

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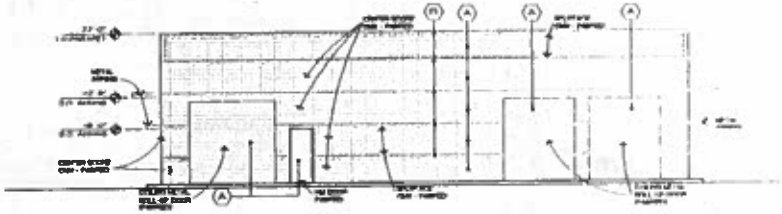

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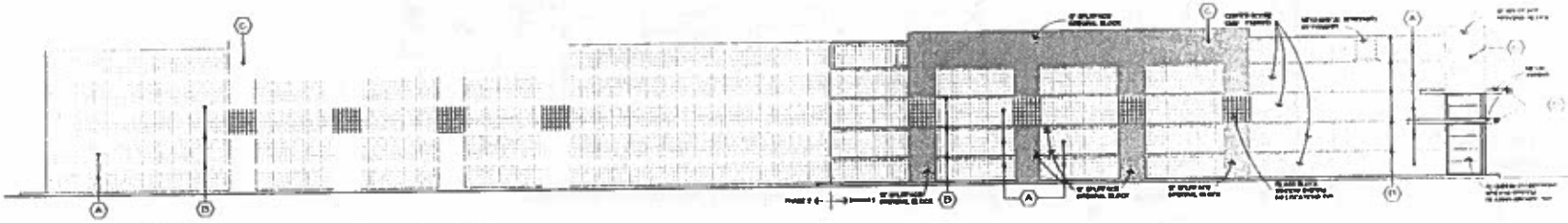
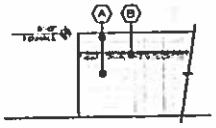


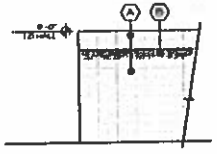
NORTH

BUILDING ELEVATIONS

PARKING SCREEN WALL



TRASH ENCLOSURE WALL



PERIMETER WALL

SITE WALL ELEVATIONS

COLOR SCHEDULE

	A
	B
	C
	D

Office / Warehouse
at
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7515 South Atwood
Mesa Az.

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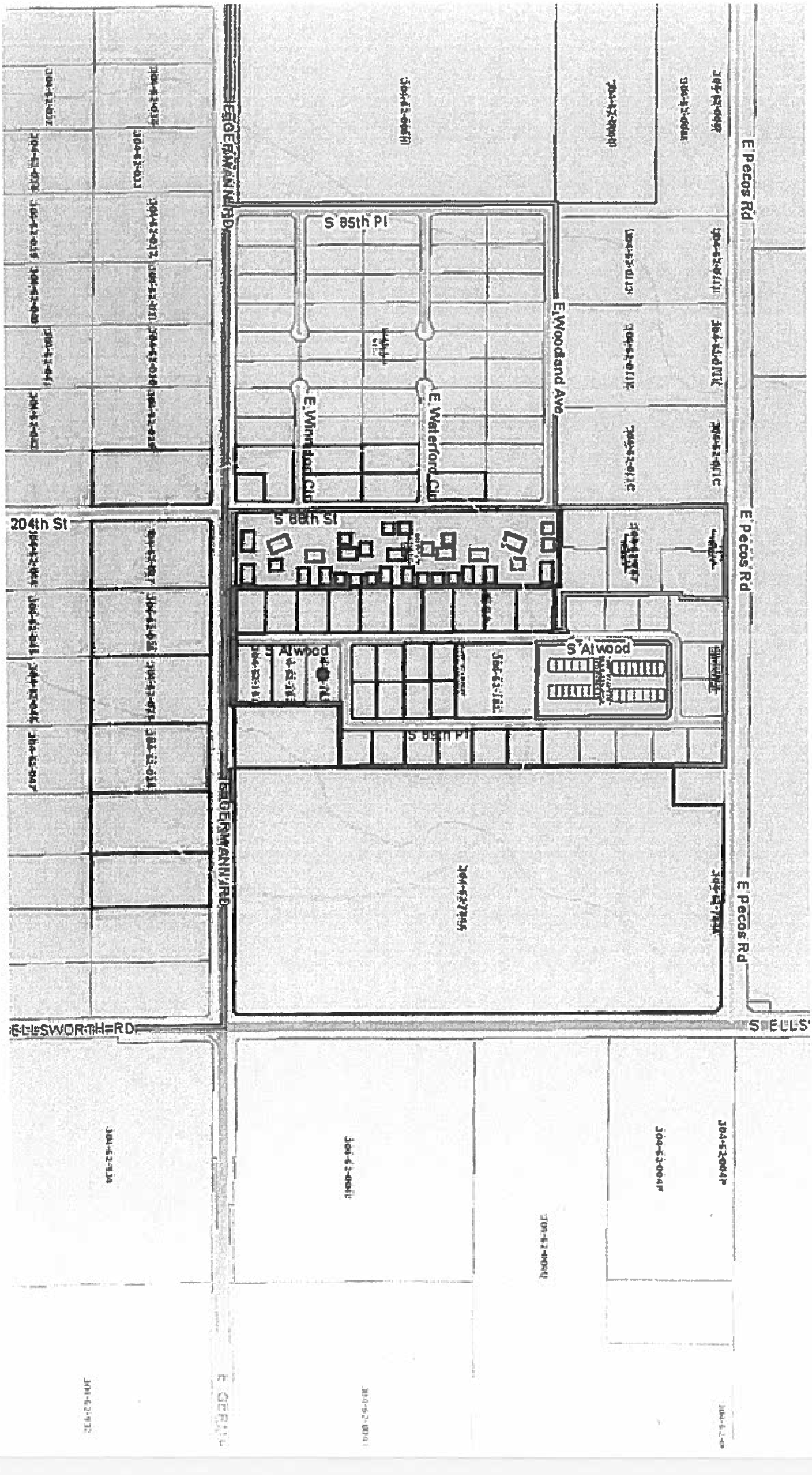
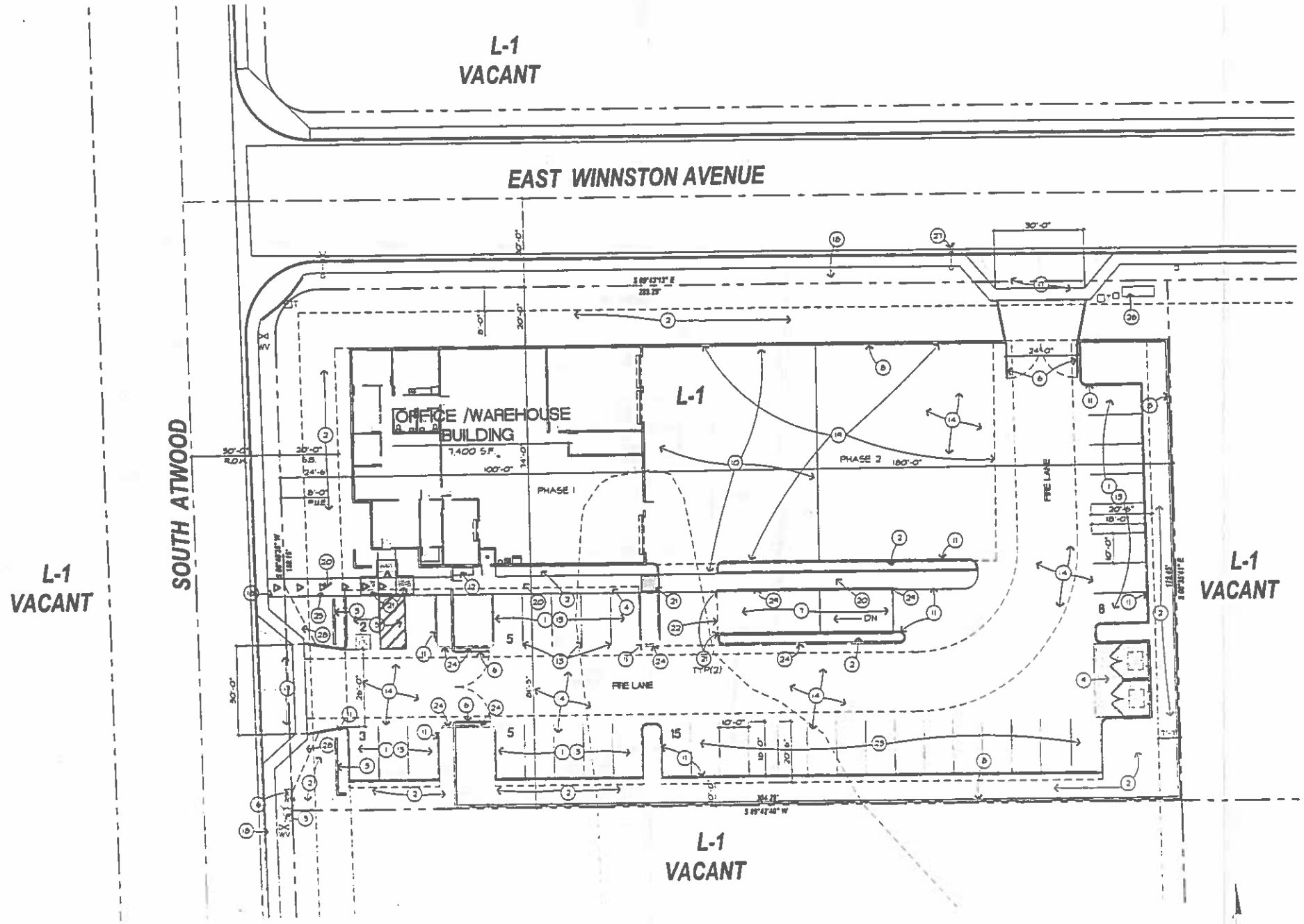
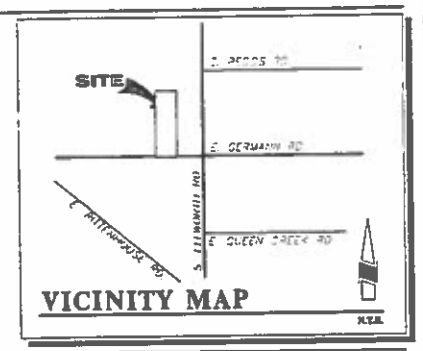
C



S 85th Pl
E Woodland Ave
E Pecos Rd
E Waterford Cir
204th St
S 88th St
E Pecos Rd
S Atwood
S Atwood
E Pecos Rd
ELLSWORTH RD



Site Plan



SITE PLAN NOTES

1. TYPICAL PARKING SPACE
2. LANDSCAPE AREA
3. 3'-4" PARKING SCREEN WALL
4. CONCRETE SIDEWALK
5. ADA ACCESSABLE PARKING
6. METAL SWINGING GATE
7. TRUCK WELL
8. 8'-0" HIGH PERIMETER WALL
9. TRASH ENCLOSURE PER CITY OF MESA
10. CONCRETE PAVING (TYP)
11. P.I.P. VERTICAL CONCRETE CURB (TYP)
12. S.E.S. LOCATION
13. PAINTED 4" PARKING STRIPING
14. ASPHALTIC PAVING
15. EXISTING FIRE HYDRANT
16. WATER METER LOCATION
17. 30'-0" DRIVEWAY PER CITY OF MESA M-42
18. EXISTING CONC SIDEWALL
19. FUTURE BUILDING (PHASE 2)
20. 3/8" MINUS EXPOSED AGGERATE SIDEWALK
21. 8'-0" HDCP RAMP
22. CHAIN CLOSURE @ TRUCK WELL
23. FUTURE PARKING (PHASE 2)
24. CURB PAINTED "RED" FOR FIRE LANE
25. ADA ACCESSIBLE PATH OF TRAVEL FROM PUBLIC R.O.W.
26. TELEPHONE EQ.
27. EXISTING LIGHT POLE - RELOCATED
28. TRAFFIC VISABILITY TRIANGLE PER C.O.M REQUIREMENTS
29. 42" HIGH GUARD RAIL

PROJECT DATA:

DEVELOPER/ OWNER
CARL JEN VENTURES LLC
2774 E. WALNUT ROAD
GILBERT AZ.
(480) 988-3630
Contact: CARL GUILLIAMS

ARCHITECT:
John Reddell Architects, Inc.
7524 E. Angus Dr. Suite 1
Scottsdale, Az 85251
(480) 946-0242 (Office)
(480) 946-0182 (Fax)
Email: johnr@reddellarchitects.com
Contact: John Reddell

PROJECT ADDRESS:
GATEWAY AIRPORT COMMERCE PARK
LOT 30
7515 SOUTH ATWOOD
MESA AZ.

LEGAL DESCRIPTION:
LOT 30 OF GATEWAY AIRPORT COMMERCE PARK ACCORDING TO BOOK 534 OF MAPS, PAGE 36, MARICOPA COUNTY, ARIZONA

ZONING	L-1
CURRANT LAND USE	VACANT
PROPOSED LAND USE	OFFICE / WAREHOUSE
BUILDING OCCUPANCY	B
BUILDING CONSTRUCTION TYPE	V-B
BUILDING USE	OFFICE / WAREHOUSE
EXISTING SITE AREA: LOT (NET)	55346 SQ. FT. (1.22 AC)
ASSESSOR PARCEL	304-62-163

BUILDING AREA: PHASE 1

OFFICE / RESTROOM / WORK AREA	2281	S.F.
WAREHOUSE	4870	S.F.
ENTRY	251	S.F.
TOTAL BLDG PHASE 1	7400	S.F.
PHASE 2 WAREHOUSE	8288	S.F.
TOTAL	15688	

LOT COVERAGE PHASE 1	4%
PHASE 2	28%
LANDSCAPE AREA	
LANDSCAPE COVERAGE	
MAX BUILDING HEIGHT	22'-0"

PARKING REQUIRED

PHASE 1		
OFFICE	2281 / 375 = 6	
WAREHOUSE	4870 / 500 = 9.7	
TOTAL	15 OR 16 SPACES	
PHASE 2		
WAREHOUSE	8288 / 500 = 16.5	
FUTURE TOTAL	33 SPACES	
PARKING PROVIDED		
PARKING PROVIDED	TOTAL	38 SPACES
	INCLUDING 2 HDCP SPACES	

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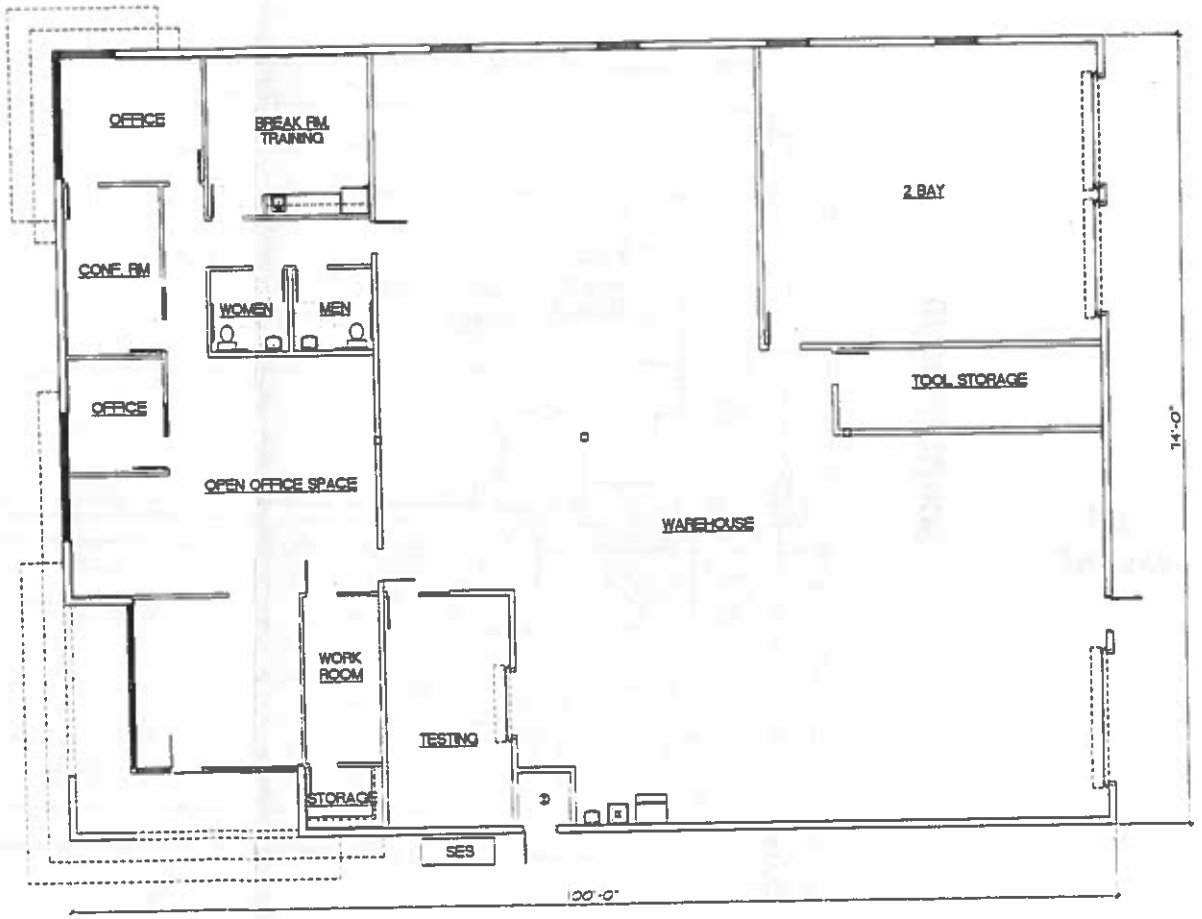
Date: 12-12-13
Revisions:

A



FLOOR PLAN

1/8"= 1'-0"

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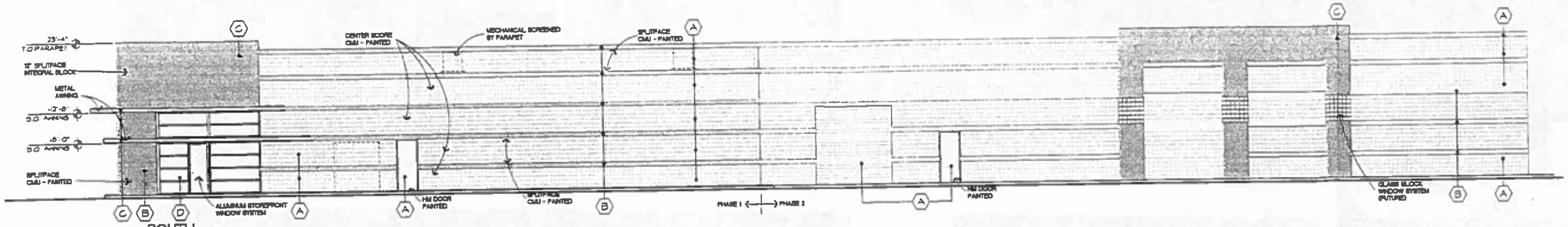
Date: 2-12-13
Revisions:

B



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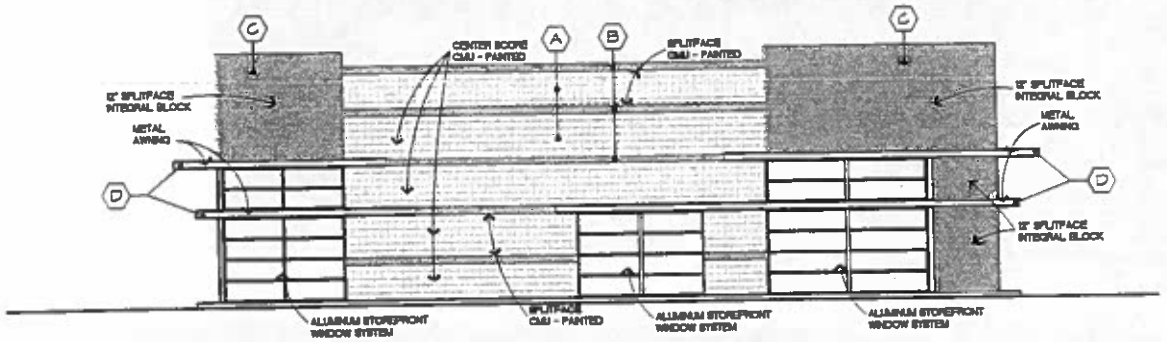

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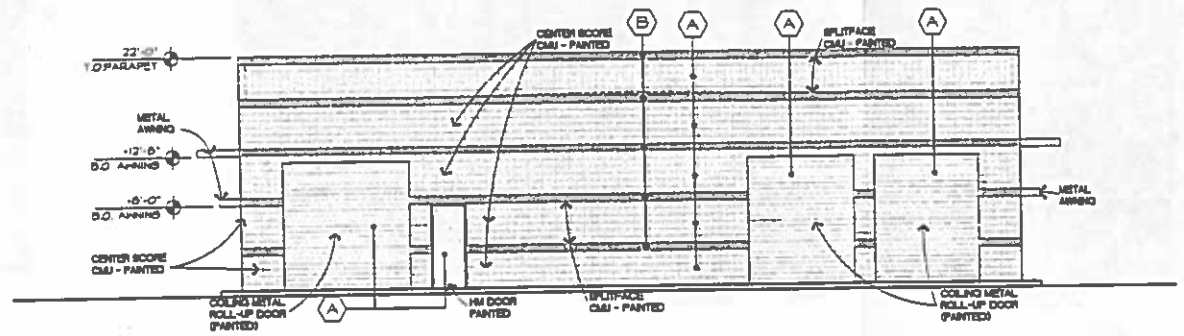

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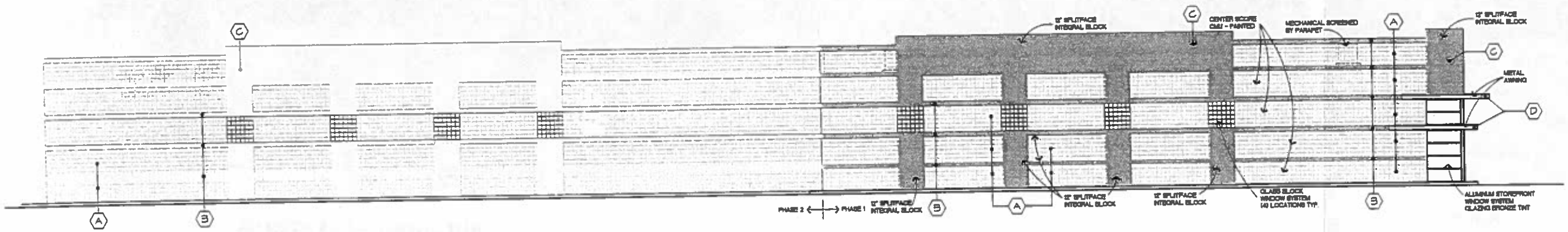
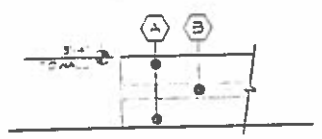


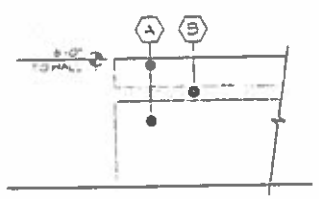
NORTH

BUILDING ELEVATIONS

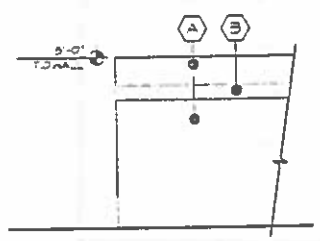
1/8"=1'-0"



PARKING SCREEN WALL



TRASH ENCLOSURE WALL



PERIMETER WALL

SITE WALL ELEVATIONS

1/4"=1'-0"

COLOR SCHEDULE

Painted DUNN EDWARDS DEC 733 ALMOND	A
Painted DUNN EDWARDS DEC 732 BIRCHWOOD	B
12" SPLITFACE INTEGRAL BLOCK UNDER GRAY	C
NATURAL RUSTED METAL	D
STOREFRONT BRONZE ALUMINUM GLAZING BRONZE TINT	

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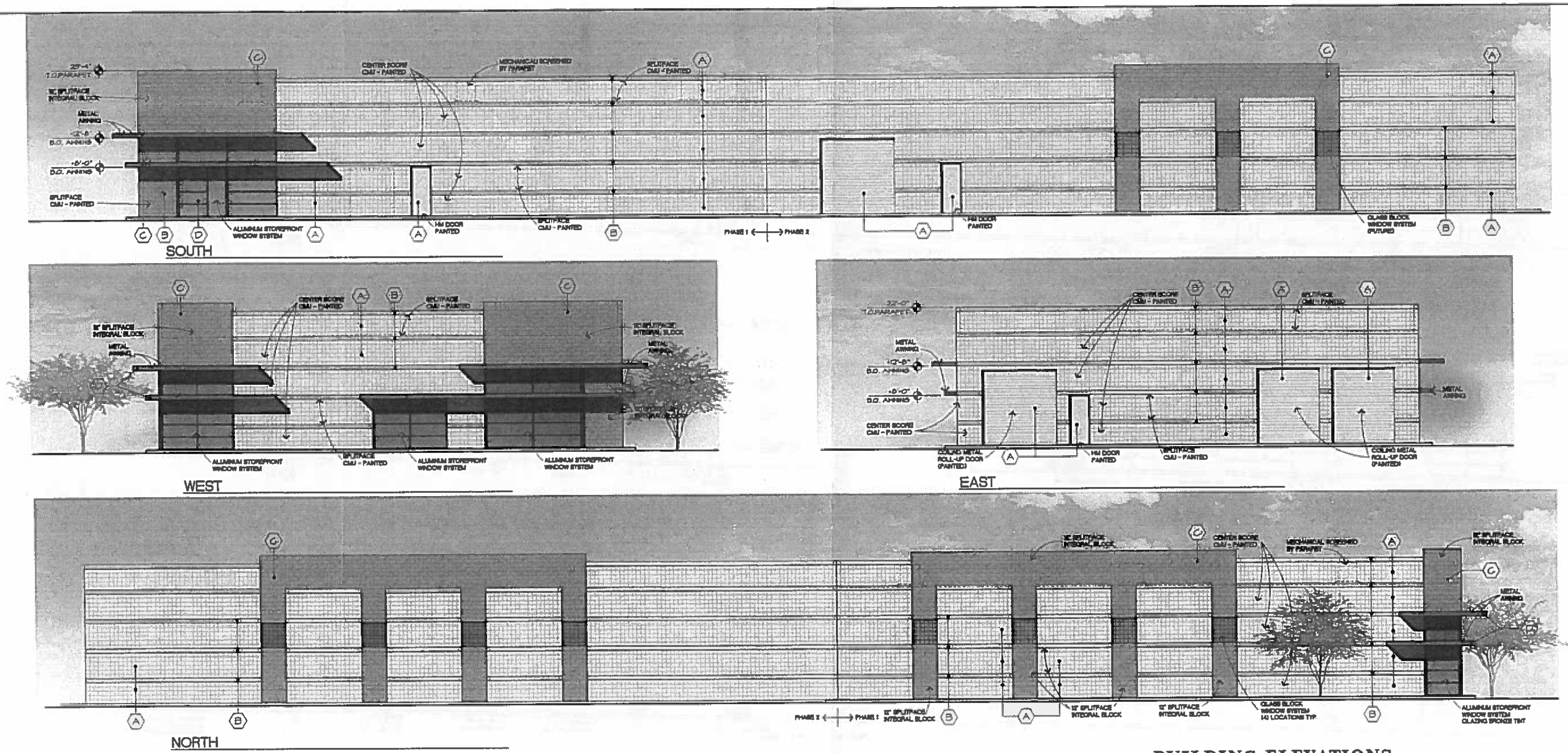
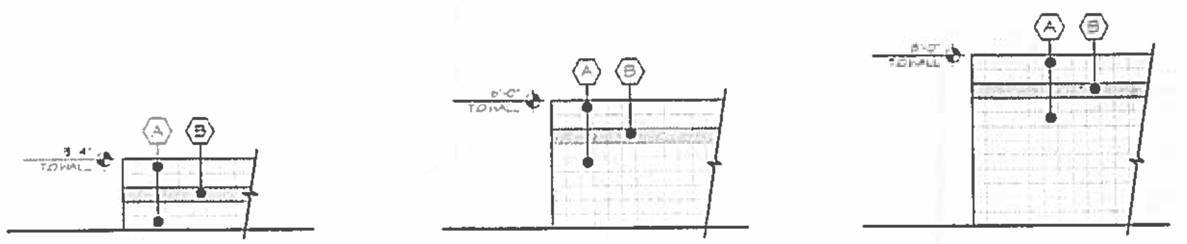
Date: 12-12-13
Revisions:

C



BUILDING ELEVATIONS

1/8"=1'-0"



SITE WALL ELEVATIONS

1/4"=1'-0"

COLOR SCHEDULE

Painted DUNN EDWARDS DEC [illegible] ALMOND	A
Painted DUNN EDWARDS DEC [illegible] BIRCHWOOD	B
12" SPLITFACE INTEGRAL BLOCK [illegible]	C
NATURAL RUSTED METAL	D

STOREFRONT = BRONZE ALUMINUM
GLAZING = BRONZE TINT

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Date: 12-12-13
Revisions:

C

GUILLIAMS INDUSTRIAL

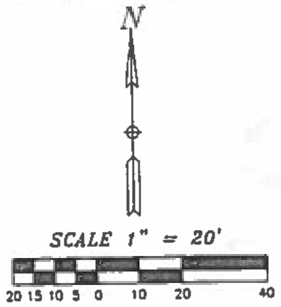
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 7 EAST, OF THE G.&S.R.B.&M., MARICOPA COUNTY, ARIZONA
7515 S. ATWOOD

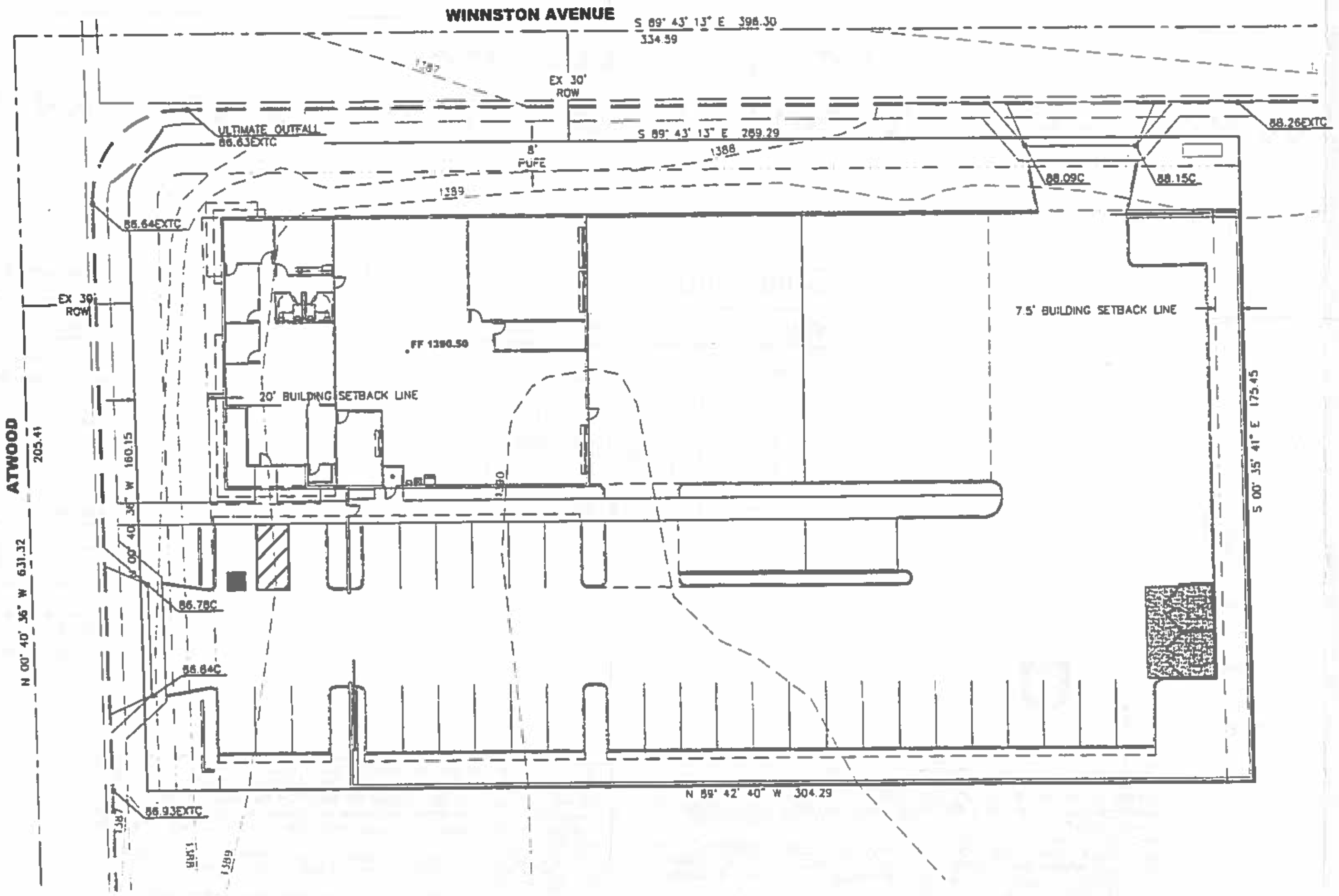
CITY OF MESA GENERAL NOTES:

1. ALL WORK AND MATERIALS SHALL CONFORM TO THE CURRENT UNIFORM STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION AS FURNISHED BY THE MARICOPA ASSOCIATION OF GOVERNMENTS AND AS AMENDED BY THE CITY OF MESA. ALL WORK AND MATERIALS NOT IN CONFORMANCE WITH THESE AMENDED SPECIFICATIONS AND DETAILS ARE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
2. SEPARATE RIGHT-OF-WAY PERMITS ARE REQUIRED FOR ALL PUBLIC UTILITIES, PUBLIC STREET IMPROVEMENTS, AND RIGHT-OF-WAY LANDSCAPING. FOR INFORMATION REGARDING AVAILABILITY AND COST OF RIGHT-OF-WAY PERMITS, CONTACT THE PERMIT SERVICES SECTION OF THE BUILDING SAFETY DIVISION AT (480) 644-4850 OR AT HTTP://WWW.MESAAZ.GOV/DEVSUSTAIN/CONSTRUCTIONPERMITS.ASPX. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED UNLESS OTHERWISE NOTED. CONTRACTORS MUST HOLD THE APPROPRIATE CLASS OF LICENSE AND SHALL HAVE ON FILE WITH THE PERMIT SERVICES SECTION PROOF OF INSURANCE COVERAGE. PERMITS BECOME INVALID AND MUST BE UPDATED IF WORK HAS NOT BEGUN WITHIN NINETY (90) DAYS. PERMITS ALSO BECOME INVALID IF THE CONTRACTOR'S INSURANCE LAPSES OR IS VOIDED.
3. TWENTY FOUR (24) HOURS PRIOR TO THE COMMENCEMENT OF ANY WORK, CONSTRUCTION OR INSTALLATIONS ASSOCIATED WITH THIS PERMIT, THE PERMITTEE SHALL NOTIFY CITY OF MESA ENGINEERING CONSTRUCTION SERVICES AT (480) 644-2253 OF INTENT TO BEGIN AND REQUEST/SCHEDULE PRELIMINARY FIELD REVIEW AT THE PROJECT SITE WITH THE CITY OF MESA ENGINEERING CONSTRUCTION INSPECTOR. FAILURE TO PROVIDE PROPER INSPECTION NOTIFICATION AS PRESCRIBED ABOVE, SHALL RESULT IN THIS PERMIT BECOMING INVALID AND WORK BEING STOPPED.
4. CONTRACTOR'S SHALL COMPLY WITH THE REQUIREMENTS TO OBTAIN THE NECESSARY RIGHT-OF-WAY PERMITS AND SHALL COMPLY WITH THE RIGHT-OF-WAY PERMIT CONDITIONS AS FOUND ON THE BACK OF THE PERMIT FORM.
5. THE CITY OF MESA PARKS & RECREATION DIVISION IS NOT REPRESENTED BY BLUE STAKE. WHEN THE CONTRACTOR EXCAVATES NEAR OR ADJACENT TO A CITY PARK, THE CONTRACTOR SHALL CONTACT THE PARKS & RECREATION ADMINISTRATION SECTION AT (480) 644-2354 TO REQUEST ASSISTANCE IN LOCATING ALL THEIR UNDERGROUND FACILITIES.
6. THE CONTRACTOR SHALL OBTAIN AN EARTH-MOVING PERMIT FROM THE MARICOPA COUNTY ENVIRONMENTAL SERVICES DEPARTMENT AND SHALL COMPLY WITH ITS REQUIREMENTS FOR DUST CONTROL.
7. THE ENGINEER HEREBY CERTIFIES AS EVIDENCED BY A PROFESSIONAL SEAL & SIGNATURE, THAT ALL AFFECTED UTILITY COMPANIES BOTH PUBLIC AND PRIVATE HAVE BEEN CONTACTED AND ALL EXISTING AND/OR PROPOSED UTILITY LINES AND OTHER RELATED INFORMATION HAVE BEEN TRANSFERRED ONTO THESE PLANS. THE ENGINEER OR ARCHITECT ALSO HEREBY CERTIFIES THAT ALL EXISTING AND/OR PROPOSED PUBLIC RIGHT-OF-WAY OR EASEMENT HAVE BEEN CORRECTLY PLOTTED/SHOWN.
8. THE ENGINEER, OR LAND SURVEYOR OF RECORD SHALL CERTIFY UPON COMPLETION OF CONSTRUCTION THAT ALL PUBLIC IMPROVEMENTS (WATER AND SEWER UTILITIES, STORM SEWER, CONCRETE, PAVING, STREET LIGHTS, ETC.) HAVE BEEN INSTALLED AT THE LOCATIONS AND ELEVATIONS SHOWN ON THE APPROVED PLANS. ANY CHANGES SHALL BE REFLECTED ON "AS-BUILT" DRAWINGS PROVIDED BY THE ENGINEER TO THE ENGINEERING DEPARTMENT – CONSTRUCTION SERVICES SECTION.
9. THE REGISTERED ENGINEER OR LAND SURVEYOR SHALL CERTIFY THAT THE MINIMUM HORIZONTAL AND VERTICAL SEPARATION BETWEEN UTILITIES WITHIN PUBLIC RIGHT-OFWAY OR EASEMENTS HAS BEEN MAINTAINED AS REQUIRED BY LAW OR POLICY.
10. THE DEVELOPER SHALL PROVIDE ALL CONSTRUCTION STAKING FOR THE PROJECT.
11. THE DEVELOPER OR THE ENGINEER IS RESPONSIBLE FOR ARRANGING FOR THE RELOCATION OR REMOVAL OF ALL UTILITIES OR FACILITIES THAT ARE IN CONFLICT WITH THE PROPOSED PUBLIC IMPROVEMENTS. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE RELOCATION OF ALL UTILITIES, POWER POLES, IRRIGATION DRY-UPS, RESETS REMOVALS BY OTHERS, ETC.
12. THE CONTRACTORS SHALL LOCATE ALL UTILITIES PRIOR TO EXCAVATION AND AVOID DAMAGE TO SAME. CALL (602) 263-1100 FOR BLUE STAKE TWO WORKING DAYS PRIOR TO DIGGING. CALL SALT RIVER PROJECT FOR POLE BRACING, ELECTRIC SERVICE OR CONSTRUCTION SCHEDULING AT (602) 273-8888.
13. WHEN GAS MAINS AND/OR SERVICES ARE EXPOSED, CONTACT THE CITY OF MESA AT (480) 644-2261 FOR INSPECTION OF THE EXPOSED PIPE AND COATING PRIOR TO BACKFILLING OF THE TRENCH.
14. CONTRACTORS SHALL COMPLY WITH THE PROVISIONS FOR TRAFFIC CONTROL AND BARRICADING PER THE CURRENT CITY OF MESA TRAFFIC BARRICADE MANUAL.
15. IF A FIRE HYDRANT IS NEEDED TO OBTAIN CONSTRUCTION WATER, THE CONTRACTOR SHALL OBTAIN A FIRE HYDRANT METER FROM PERMIT SERVICES AND PAY ALL APPLICABLE FEES AND CHARGES.
16. IF DURING THE CONSTRUCTION OF A PUBLIC FACILITY, THE CONTRACTOR FAILS TO OR IS UNABLE TO COMPLY WITH A REQUEST OF THE ENGINEERING CONSTRUCTION INSPECTOR, AND IT IS NECESSARY FOR CITY FORCES TO DO WORK THAT IS NORMALLY THE CONTRACTOR'S RESPONSIBILITY, THE CITY SHALL BE JUSTIFIED IN BILLING THE CONTRACTOR. EACH INCIDENT REQUIRING WORK BY CITY FORCES SHALL BE COVERED BY A SEPARATE BILLING AT THE CURRENT APPLICABLE RATES.

CITY OF MESA STORMWATER DRAINAGE & RETENTION NOTES:

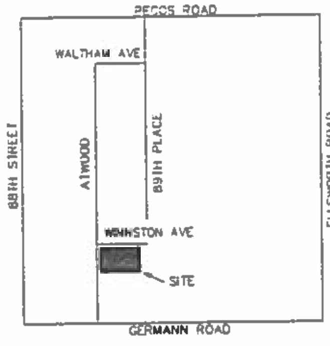
1. THE ENGINEER, OR LAND SURVEYOR SHALL CERTIFY THAT THE REQUIRED STORM WATER RETENTION HAS BEEN PROVIDED. THE CERTIFICATION SHALL ALSO INDICATE THE ACTUAL VOLUME PROVIDED. SUCH CERTIFICATION SHALL BE PROVIDED TO BUILDING SAFETY DIVISION – BUILDING INSPECTIONS WHEN THE RETENTION AREA IS TO REMAIN PRIVATE PROPERTY AND TO ENGINEERING CONSTRUCTION SERVICES WHEN THE RETENTION AREA IS TO BECOME CITY OF MESA PROPERTY.
2. ALL DRYWELLS SHOWN ON THIS PROJECT SHALL BE MAINTAINED BY THE OWNERS AND ARE TO BE REPLACED BY THE OWNERS WHEN THEY CEASE TO DRAIN WATER IN A 36-HOUR PERIOD. REGULAR MAINTENANCE OF THE DRYWELL-SILTING CHAMBER IS REQUIRED TO ACHIEVE THE BEST OPERATION OF THE DRYWELL. IN ACCORDANCE WITH ARIZONA REVISED STATUTES, DRYWELLS ARE REQUIRED TO BE REGISTERED WITH THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (A.D.E.Q.) IT IS THE OWNER'S RESPONSIBILITY TO REGISTER ALL DRYWELLS. AN AQUIFER PROTECTION PERMIT MAY BE REQUIRED BY A.D.E.Q. FOR DRYWELLS DEEMED TO BE HAZARDOUS TO GROUNDWATER.





RETENTION NOTE

NO ONSITE RETENTION IS REQUIRED. ALL RUNOFF FROM THIS LOT WILL BE ROUTED TO ATWOOD OR WINSTON AVENUE. ALL RETENTION FOR GATEWAY AIRPORT COMMERCE PARK IS RETAINED WITHIN AN EXISTING RETENTION BASIN LOCATED IN TRACT A TO THE NORTH.



VICINITY MAP
N.T.S.

LEGAL DESCRIPTION

LOT 30 OF GATEWAY AIRPORT COMMERCE PARK ACCORDING TO BOOK 834 OF MAPS, PAGE 36, MARICOPA COUNTY, ARIZONA

OWNER

CARL JEN VENTURES LLC
1122 E. JEFFERSON ST
PHOENIX, AZ 85036

BENCHMARK

CITY OF MESA BENCHMARK BRASS TAG N.E. COR CONCRETE MANHOLE AT INT ELLSWORTH RD AND GERMANN RD
ELEVATION = 1398.49 NAVD88 DATUM

ARCHITECT

REDDELL ARCHITECTS
7524 E. ANGUS DR. #1
SCOTTSDALE, AZ 85251
PHONE: 480-946-0242
FAX: 480-946-0182

SITE DATA

APN 304-62-163
ZONING: LI
NET AREA = 53346 SF

ARIZONA BLUE STAKE
Dial 811 or 602-263-1100
1-800-STAKE-IT

811

REVISION	DATE
1	
2	
3	

GUILLIAMS INDUSTRIAL
PRELIMINARY GRADING AND DRAINAGE PLAN
7515 S. ATWOOD
MESA, AZ

JOB NUMBER	13-130
DRAWING	PGD13130
DATE	12-13-13
SHEET	1 OF 1

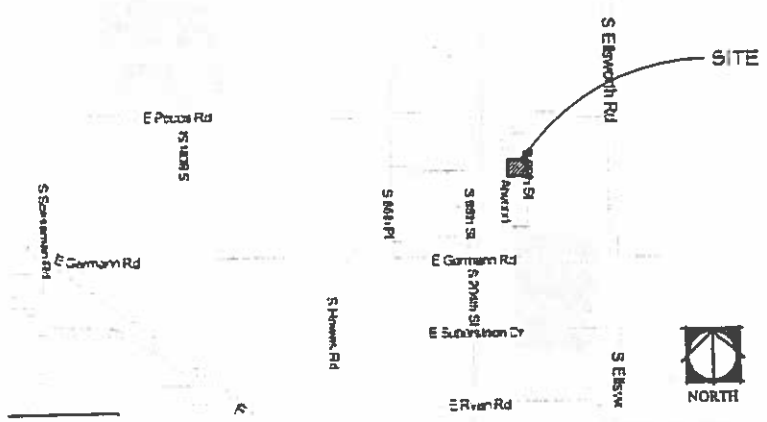
GarnerCox
engineering
(P) 480-292-2675 (F) 480-287-9019
MESA, AZ 85213

Office/Warehouse

Gateway Airport Commerce Park - Lot 31
7515 South Atwood

Mesa, Arizona
LANDSCAPE CONSTRUCTION DOCUMENTS

Vicinity Map



Sheet Index

Sheet No.	Sheet Description
CVR	cover sheet
L-1	landscape plan
L-2	irrigation plan
L-3	landscape details
L-4	irrigation details

Project Information

OWNER

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Contact: Clinton Garner, P.E.
(480) 292-2673

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john@reddellarchitects.com

LANDSCAPE ARCHITECT

Wildwood Design Studio
15207 Staghorn Drive
Fountain Hills, Arizona 85268

Contact: Richard Schubert
(480) 816-5529

REGISTERED LANDSCAPE ARCHITECT 37454 RICHARD P. SCHUBERT ARIZONA U.S.A. EXPIRES 3-31-14

General Construction Notes:

1. NOTES ARE TO BE USED FOR GENERAL REFERENCE IN CONJUNCTION WITH ALL WORK ELEMENTS SHOWN ON THE ENCLOSED PLANS.
2. VERIFY CRITICAL DIMENSIONS, REFERENCE POINT LOCATIONS, AND CONSTRUCTION CONDITIONS PRIOR TO INITIATING WORK. NOTIFY OWNER'S REPRESENTATIVE SHOULD CONFLICTS ARISE.
3. ANY SIDEWALK OR HARDSCAPE LAYOUT SHOWN ON THESE PLANS IS FOR REFERENCE ONLY. REFER TO CIVIL ENGINEERING FOR HORIZONTAL AND VERTICAL CONTROL, DETAILS AND METHODS OF CONSTRUCTION. WILDWOOD DESIGN ASSUMES NO RESPONSIBILITY FOR CONFLICTS, ENGINEERING OR INSTALLATION THAT IS BEYOND OUR CONTROL.
4. WALLS AND SITE FEATURES SHOWN ON THESE PLANS ARE SCHEMATIC. FIELD VERIFY TO ACTUAL PROPERTY LINES, GRADING, UNDERGROUND CONFLICTS OR EXISTING CONDITIONS THAT MAY REQUIRE ADJUSTMENT OR INTERPRETATION TO PLAN AND DETAILS PROVIDED. WILDWOOD DESIGN ASSUMES NO RESPONSIBILITY FOR CONFLICTS THAT ARE NOT ADDRESSED IN ADVANCE OR BEYOND OUR CONTRACTUAL AGREEMENT FOR FIELD INSPECTION.
5. REFER TO ENGINEERING PLANS FOR CONSTRUCTION AND GRADING CONSIDERATIONS OF THE SITE. CROSS REFERENCE WORK THAT MAY IMPACT IMPROVEMENTS SHOWN ON THESE DOCUMENTS.
6. ALL CONSTRUCTION MUST CONFORM TO 1997 UNIFORM BUILDING CODE (UBC), COUNTY AND LOCAL STANDARDS.
7. SIGHT VISIBILITY TRIANGLES SHOWN ON THESE PLANS (SVT) ARE FOR REFERENCE ONLY. REFER TO ENGINEERING AND RESPECTIVE CITY FOR SPECIFIC GUIDELINES.
8. PROVIDE SOIL TEST OF JOB SITE PRIOR TO BEGINNING WORK TO ANALYZE COMPACTION POSSIBLE CONTAMINANTS, STABILITY OF SOILS AND COMPOSITION.
9. CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS BEFORE CONSTRUCTION.
10. CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE, AND/OR FEDERAL LAWS PERTAINING TO THE PROJECT'S WORK.
11. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL CONSTRUCTION ELEMENTS WITH OTHER TRADES PRIOR TO INSTALLATION AND BECOME FAMILIAR WITH THE LOCATIONS OF UNDERGROUND SERVICES AND IMPROVEMENTS.
12. THE CONTRACTOR SHALL EXAMINE THE SITE AND FULLY DETERMINE THE CONDITIONS UNDER THIS CONTRACT. NO ALLOWANCE WILL BE MADE FOR FAILURE OF BIDDERS TO ASCERTAIN ALL ASPECTS OF THE PROJECT.
13. PRIOR TO DIGGING, EXCAVATION, OR UNDERGROUND WORK, CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UTILITIES AND SUBSURFACE SYSTEMS. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR REPAIR AND EXPENSES INCURRED TO UTILITIES THAT BECOME DAMAGED AS A RESULT OF HIS WORK.
14. CONTRACTOR SHALL INSPECT WITH OWNER'S REPRESENTATIVE ALL PAVEMENT, SIDEWALK AND CURB DEFECTS PRIOR TO BEGINNING WORK. ALL HARDSCAPE TO BE RE-INSPECTED DURING FINAL WALK-THROUGH. ANY DAMAGED AREAS TO BE REPAIRED AT CONTRACTOR'S EXPENSE.
15. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE QUANTITIES AND MATERIALS REQUIRED TO COMPLETE THE WORK IN ACCORDANCE WITH SYMBOLS SHOWN ON PLANS. QUANTITIES INDICATED ARE FOR REFERENCE ONLY.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING GRADES AS ESTABLISHED BY THE PROJECT ENGINEER. RUNOFF AND DRAINAGE FLOWS SHALL NOT BE ALTERED OR IMPEDED.
17. THE CONTRACTOR WILL FURNISH ALL LABOR, TOOLS, EQUIPMENT, MATERIALS, EMPLOYEES AND SUBCONTRACTOR SUPERVISION FOR IT'S PORTION OF THE PROJECT TO IMPLEMENT PLANS AND SPECIFICATIONS.
18. THE CONTRACTOR ASSUMES ALL RISKS IN THE PERFORMANCE OF THE WORK AND RE-RESPONSIBILITY FOR LOSS AND EXPENSE RESULTING FROM ON-SITE INJURY.
19. THE CONTRACTOR IS RESPONSIBLE FOR SUPERVISION, SAFETY, ADMINISTRATION SCHEDULING, COORDINATION AND MANAGEMENT OF SUBCONTRACTORS.
20. THE CONTRACTOR SHALL PROTECT ALL PERSONS NEAR OR ON THE PREMISES FROM UNREASONABLE RISK OF INJURY. PROVIDE WARNING SIGNS, LIGHTS, BARRICADES, RAILINGS, FLAGMEN OR OTHER NECESSARY SAFEGUARD.
21. WILDWOOD DESIGN SHALL NOT BE DEEMED SUPERVISION OR CONTROL OF CONSTRUCTION BY CONTRACTOR OR SUBCONTRACTORS.
22. ALL CONTRACTS SHALL BE WRITTEN DIRECTLY BETWEEN CONTRACTOR AND OWNER'S REPRESENTATIVE. SPECIFIC TERMS OF WORK SHALL BE NEGOTIATED DIRECTLY BETWEEN PARTIES. WILDWOOD DESIGN SHALL NOT BE RESPONSIBLE FOR DISCREPANCIES IN CONTRACT, PAYMENT AMOUNTS, SCHEDULE OR QUALITY OF WORKMANSHIP.
23. WILDWOOD DESIGN HAS NOT AGREED TO REVIEW SHOP DRAWINGS, PRODUCT DATA AND SAMPLES SUBMITTED BY THE CONTRACTOR FOR THE SOLE PURPOSE OF COMPLIANCE WITH THE DESIGN CONCEPT AND WITH INFORMATION GIVEN IN THE CONTRACT DOCUMENTS. WILDWOOD DESIGN SHALL BE ENTITLED TO ADDITIONAL COMPENSATION IF THE OWNER OR CONTRACTOR REQUESTS DESIGN MODIFICATIONS. WILDWOOD DESIGN ASSUMES NO LIABILITY FOR CHANGES THAT HAVE NOT BEEN REVIEWED AND AUTHORIZED IN WRITING.
24. WHERE TWO OR MORE REQUIREMENTS CREATE OVERLAPPING CONDITIONS CONFLICTING MINIMUMS OR LEVELS OF QUALITY, THE MORE STRINGENT REQUIREMENTS OR THE HIGHER QUALITY LEVEL IS INTENDED AND WILL BE ENFORCED. CONFLICTING REQUIREMENTS SHALL BE REFERRED TO THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE WHOSE INTERPRETATION WILL BE FINAL.

DRAWN:	RPS
CHECKED:	RPS
DATE:	11-18-13
REVISION DATE:	
REVISION DATE:	
JOB NUMBER:	1314
SHEET	CVR

SHEET 1 OF 5

CALL TWO WORKING DAYS BEFORE YOU DIG
(602) 263-1100
1-800-STAKE-IT

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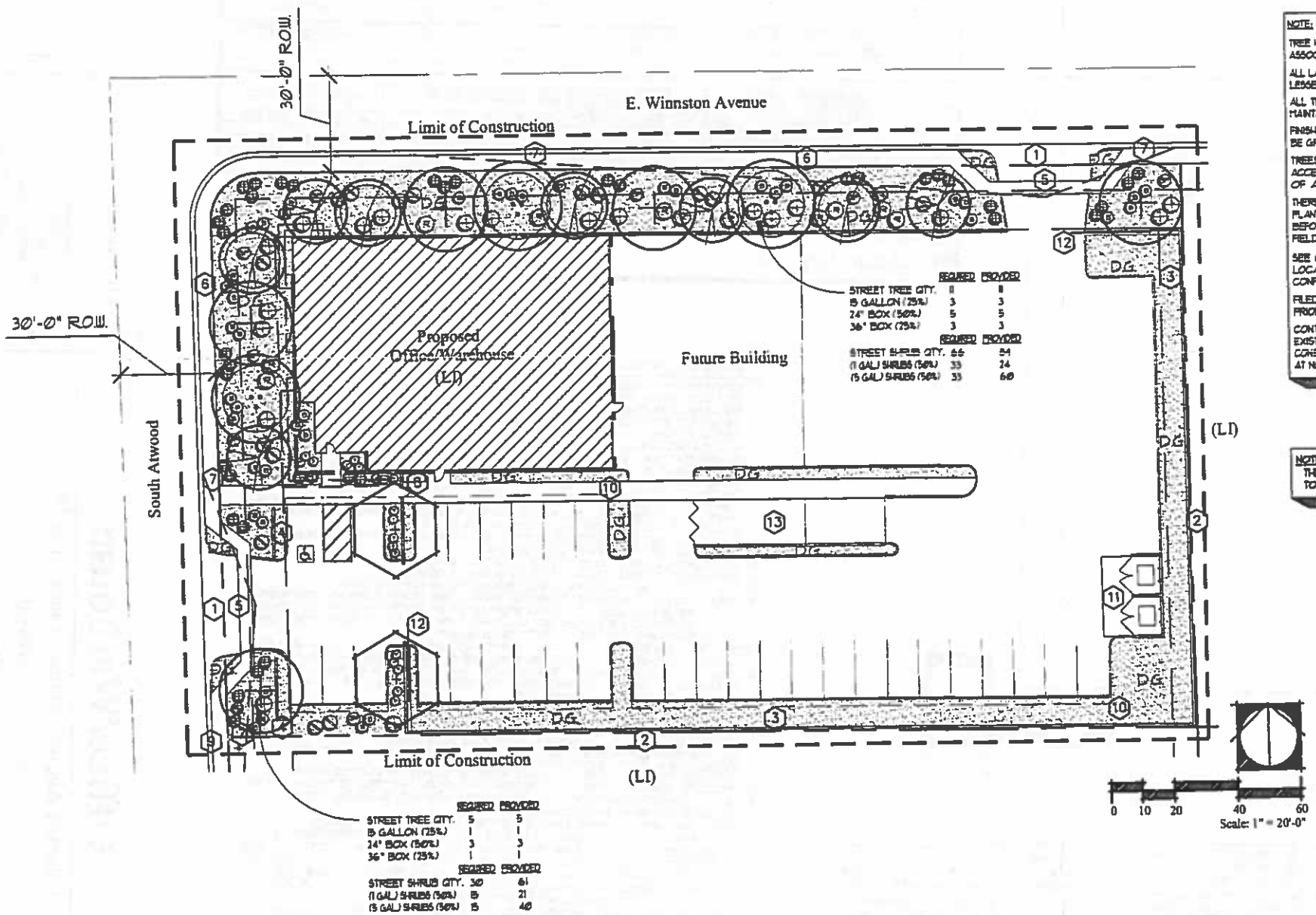

	REQUIRED	PROVIDED
STREET TREE QTY.	11	11
15 GALLON (25%)	3	3
24" BOX (50%)	5	5
36" BOX (25%)	3	3
	REQUIRED	PROVIDED
STREET SHRUB QTY.	66	84
(1 GAL) SHRUBS (50%)	33	24
(5 GAL) SHRUBS (50%)	33	60

	REQUIRED	PROVIDED
STREET TREE QTY.	5	5
15 GALLON (25%)	1	1
24" BOX (50%)	3	3
36" BOX (25%)	1	1
	REQUIRED	PROVIDED
STREET SHRUB QTY.	30	61
(1 GAL) SHRUBS (50%)	15	21
(5 GAL) SHRUBS (50%)	15	40

NOTE:

TREE HEIGHTS AND CALIPERS WILL COMPLY WITH 'ARIZONA NURSERY ASSOCIATION SPECIFICATIONS' FOR THAT TYPE AND SIZE OF TREE.

ALL LANDSCAPE MATERIAL INSTALL SHALL BE MAINTAINED BY OWNER/ LESSEE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.

ALL TREES AND SHRUBS LOCATED IN THE LINE OF SIGHT WILL BE MAINTAINED FOR A CLEAR AREA BETWEEN 3' TO 7'.

FINISH GRADE OF LANDSCAPE AREAS (TOP OF TURF OR D.G.) MUST BE GRADED TO 1½" BELOW CONCRETE OR OTHER PAVED SURFACE.

TREES MUST BE PLACED A MINIMUM OF 5' FROM SIDEWALKS, PUBLIC ACCESSWAYS. SHRUBS MUST BE, AT MATURITY, 3' FROM ALL SIDES OF A FIRE HYDRANT.

THERE SHALL BE NO OBSTRUCTION OF SITE SIGNAGE BY LANDSCAPE PLANT MATERIAL, AND THAT SUCH MUST BE RELOCATED/CORRECTED BEFORE THE FIELD INSPECTION WILL ACCEPT/PASS THE SIGN IN THE FIELD OR ISSUE A CERTIFICATE OF OCCUPANCY FOR A PROJECT.

SEE CIVIL PLAN FOR ALL EXISTING AND PROPOSED UTILITY LOCATIONS. FIELD VERIFY EXACT LOCATIONS TO AVOID ANY CONFLICTS DURING CONSTRUCTION.

FILED VERIFY EXISTING CONDITIONS AND CONTACT OWNER'S REP. PRIOR TO COMMENCING WORK TO RESOLVE ANY POTENTIAL CONFLICTS.

CONTRACTOR IS RESPONSIBLE TO REPAIR AND REPLACE ANY EXISTING LANDSCAPE MATERIAL LOCATED OUTSIDE THE LIMIT OF CONSTRUCTION DAMAGED OR DESTROYED DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.

NOTE:
THERE IS NO EXISTING PLANT MATERIAL ON SITE TO BE INVENTORIED OR SALVAGED.

Key Notes:

1. 30'-0" RIGHT-OF-WAY
2. PROPERTY LINE
3. PROPOSED 8' HIGH CMU BLOCK WALL
4. PROPOSED PARKING SCREEN WALL
5. 8' PUBLIC UTILITY EASEMENT
6. PROPOSED 5' WIDE SIDEWALK
7. SITE VISIBILITY TRIANGLE - PER CITY OF MESA ENGINEERING & DESIGN STANDARDS
8. PROPOSED S.E.S SERVICE PANEL
9. EXISTING WATER METER
10. PARKING OVERHANG (TYP.)
11. PROPOSED TRASH ENCLOSURE
12. PROPOSED SLIDE GATE
13. PROPOSED TRUCK WELL

Granite Note:

INSTALL A 2" LAYER OF 3/4" SCREENED 'EXPRESS GOLD' DECOMPOSED GRANITE CONTINUOUS IN ALL PLANTERS UNDER ALL TREES AND SHRUBS. BEFORE PLACING GRANITE, COMPACT SUB-GRADE TO 95% AND APPLY A PRE-EMERGENT HERBICIDE TO SOIL. AFTER PLACING GRANITE: RAKE SMOOTH, WET TO ENTIRE DEPTH, ALLOW TO DRY, THEN LIGHTLY SCARIFY SURFACE WITH A LEAF RAKE. APPLY A SECONDARY APPLICATION OF PRE-EMERGENT HERBICIDE TO TOP OF GRANITE. KEEP TOP OF GRANITE 1" BELOW ADJACENT WALKS AND CURBS. DO NOT ALLOW GRANITE TO TOUCH THE TRUNK OF ANY PLANT. INSTALL AFTER INSTALLATION OF PLANT MATERIAL.

Landscape Notes:

1. LANDSCAPE AREAS ARE DEFINED AS ALL NON-PAVED AREAS DISTURBED BY CONSTRUCTION. SLIGHT VARIATIONS MAY EXIST BETWEEN ON-SITE CONDITIONS AND DRAWINGS. CONTRACTOR SHALL ADJUST PLANTING LAYOUT AS REQUIRED TO MAINTAIN PLANT QUANTITIES AND DESIGN INTENT.
2. THE OWNER'S REPRESENTATIVE IS TO APPROVE ANY AND ALL SUBSTITUTIONS.
3. LOCATE PLANTS AWAY FROM OBSTACLES SUCH AS FIRE HYDRANTS, TRANSFORMERS, AND LIGHT FIXTURES.
4. ALL PLANT MATERIAL SHALL MEET INDUSTRY STANDARDS. THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIALS DEEMED UNACCEPTABLE.
5. STAKE ALL NURSERY GROWN BOX TREES OUTSIDE ROOTBALL. SEE TREE STAKING DETAIL. TREES SHALL BE A MINIMUM OF 2' FROM CURB OR SIDEWALK. SHRUBS SHALL BE 18" OR MORE AWAY FROM CURBS OR SIDEWALKS. REFER TO PLANS AND MAINTAIN SHRUB MASSING AS SHOWN AWAY FROM HARDSCAPE.
6. PLANT LOCATIONS SHALL BE FLAGGED OR STAKED FOR REVIEW PRIOR TO STARTING IRRIGATION OR PLANTING EXCAVATION. MINOR RELOCATION'S SHALL BE MADE AT THIS TIME TO AVOID UNSUITABLE CONDITIONS, AT NO ADDITIONAL COST.
7. MULCH TOPDRESSING SHALL EXTEND UNDER SHRUBS AND RAKED UNIFORMLY ALONG CURBS, SIDEWALKS AND WALLS.
8. LANDSCAPE CONTRACTOR TO CONTACT OWNER'S REPRESENTATIVE BEFORE EACH APPLICATION OF PRE-EMERGENT FOR VERIFICATION.
9. COORDINATE NECESSARY EXCAVATION WITH OWNERS REPRESENTATIVE.
10. GRADE NOTED ON LANDSCAPE PLAN TO BE FIELD VERIFIED/APPROVED BY LANDSCAPE ARCHITECT AND MODIFIED AS NECESSARY PRIOR TO ANY CONSTRUCTION.
11. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT SHOWN ON DRAWINGS.
12. REFER TO GENERAL CONSTRUCTION NOTES (THIS SHEET) FOR ADDITIONAL CONSIDERATIONS THAT RELATE TO SCOPE OF WORK WITHIN THIS SECTION.

Master Legend

Sym.	Botanical Name	Common Name	#Qty.	Size	Remarks (ANA Minimum Std.'s)
Trees					
	PROSOPIS VELUTINA	NATIVE MESQUITE	3	24" BOX	SINGLE TRUNK, LOW BRANCHING (MINIMUM 8.0' HEIGHT, 4.0' SIDE, 1.5" CALIPER) AVAIL. THRU BASELINE TREES (602-369-3275)
	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	5	24" BOX	TALL, UPRIGHT, STD. TRUNK (6'-0" TALL, 3'-0" SIDE, 1.0" MIN. CALIPER) AVAIL. THRU BASELINE TREES (602-369-3275)
	ACACIA SMALLII	SWEET ACACIA	4	36" BOX	TALL, UPRIGHT, LOW BRANCHING, VASE SHAPED (10'-0" TALL, 5'-0" SIDE, 2.5" MIN. CALIPER) AVAIL. THRU BASELINE TREES (602-369-3275)
	ACACIA SMALLII	SWEET ACACIA	4	15 GAL.	TALL, UPRIGHT, LOW BRANCHING, VASE SHAPED (6'-0" TALL, 1'-6" SIDE, 0.75" MIN. CALIPER) AVAIL. THRU BASELINE TREES (602-369-3275)
	ACACIA SALICINA	WILLOW ACACIA	2	24" BOX	TALL, UPRIGHT, WELL DEVELOPED BRANCHING STRUCTURE 5'-0" TALL, 4'-0" SIDE, 1.50" MIN. CALIPER) AVAIL. THRU BASELINE TREES (602-369-3275)

Legend

Sym.	Common Name	Qty.	Remarks
DG	DECOMPOSED GRANITE EXPRESS GOLD 3/4" SCREENED	1,750 SF	AVAILABLE THROUGH GRANITE EXPRESS (480) 354-8600. PROVIDE SAMPLE FOR FINAL APPROVAL

Master Legend

Sym.	Botanical Name	Common Name	#Qty.	Size	Remarks (ANA Minimum Std.'s)
Shrubs					
	NERIUM OLEANDER 'PETITE PINK'	PETITE PINK DWARF OLEANDER	17	5 GAL	RANDOM SPACE IN CLUSTERS AS SHOWN
	LEUCOPHYLLUM ZIZYPHULUM	BLUE RANGER	41	5 GAL	SPACE 4' O.C., 3' FROM HARDSCAPE
	CAESALPINIA PULCHERRIMA	BIRD OF PARADISE	19	5 GAL	SPACE 6' O.C., 5' FROM HARDSCAPE
	LEUCOPHYLLUM LANGHANIA 'RIO BRAVO'	RIO BRAVO TEXAS RANGER	1	5 GAL	SPACE 6' O.C., 5' FROM HARDSCAPE
Accents/G.C.					
	HESPERALOE PARVIFLORA	RED YUCCA	19	5 GAL	FULL AND BUSHY
	DASYLIRION WHEELERI	DESERT SPOON	8	5 GAL	FULL AND BUSHY
	LANTANA SP. 'NEW GOLD'	NEW GOLD LANTANA	40	1 GAL	SPACE 3' O.C., 3' FROM HARDSCAPE

* PLANT QUANTITIES ARE FOR REFERENCE ONLY. EXACT QUANTITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR.

* NOTE: ALL TREES ADJACENT TO THE PUBLIC WALKWAYS SHOULD HAVE A MINIMUM CANOPY CLEARANCE OF 6'-8" (7'-2" IN SIGHT VISIBILITY AREAS)

Maintenance and Guarantee

1. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE FOUR (4) DAYS PRIOR TO COMPLETING IMPROVEMENTS IN ACCORDANCE WITH PLANS AND SPECIFICATIONS TO REQUEST AN INSPECTION FOR SUBSTANTIAL COMPLETION. LANDSCAPE ARCHITECT SHALL PREPARE PUNCHLIST OF ALL WORK REQUIRING CORRECTION. MAINTENANCE PERIOD TO BEGIN WHEN ALL PUNCHLIST ITEMS ARE CORRECTED.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING LANDSCAPE AREA FOR 30 CALENDAR DAYS OR AS SPECIFIED BY CONTRACT. MAINTENANCE INCLUDES MOWING (WEEKLY), ADJUSTING WATER SCHEDULES, WEEDING, REMOVING DEBRIS FROM LANDSCAPE, RAKING, SPRAYING, FERTILIZING, TRIMMING, EDGING OR OTHER OPERATIONS ESSENTIAL FOR CARE, UPKEEP AND PROJECT APPEARANCE. CONTRACTOR SHALL SAND "INFILL", ROLL AND WATER SETTLE ALL LOW SPOTS AS REQUIRED TO ACHIEVE UNIFORM GRADE WITHIN TURF AREAS.
3. CONTRACTOR SHALL NOTIFY ARCHITECT A MINIMUM OF ONE (1) WEEK PRIOR TO MAINTENANCE PERIOD END TO RESOLVE ANY OUTSTANDING ISSUES. A FINAL INSPECTION SHALL OCCUR TO REVIEW THE PROJECT AND ISSUE A FINAL ACCEPTANCE. (PROVIDE 3 DAYS NOTICE).
4. PLANTS NOT IN HEALTHY CONDITION THROUGHOUT THE WARRANTY PERIOD SHALL BE REMOVED AND REPLACED AT NO COST TO THE OWNER. NEW PLANT MATERIAL SHALL RECEIVE THE SAME WARRANTY.
5. PROVIDE ONE (1) YEAR WRITTEN GUARANTEE TO WARRANTY IRRIGATION SYSTEM AND ALL TREES FROM ACCEPTANCE DATE.
6. AS BUILT DRAWINGS SHALL ALSO BE PREPARED BY CONTRACTOR FOR ACTUAL IRRIGATION LAYOUT AND SUBMITTED TO OWNER AT FINAL WALK-THROUGH. ALSO INCLUDED IS A LAMINATED CONTROLLER SCHEDULE MOUNTED INSIDE THE BOX WITH A COPY MAILED TO THE OWNER.

Wildwood Design Studio
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15207 Stagborn Drive
Fountain Hills, AZ. 85268
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Office/Warehouse

Gateway Airport Commerce Park - Lot 30
7515 South Atwood
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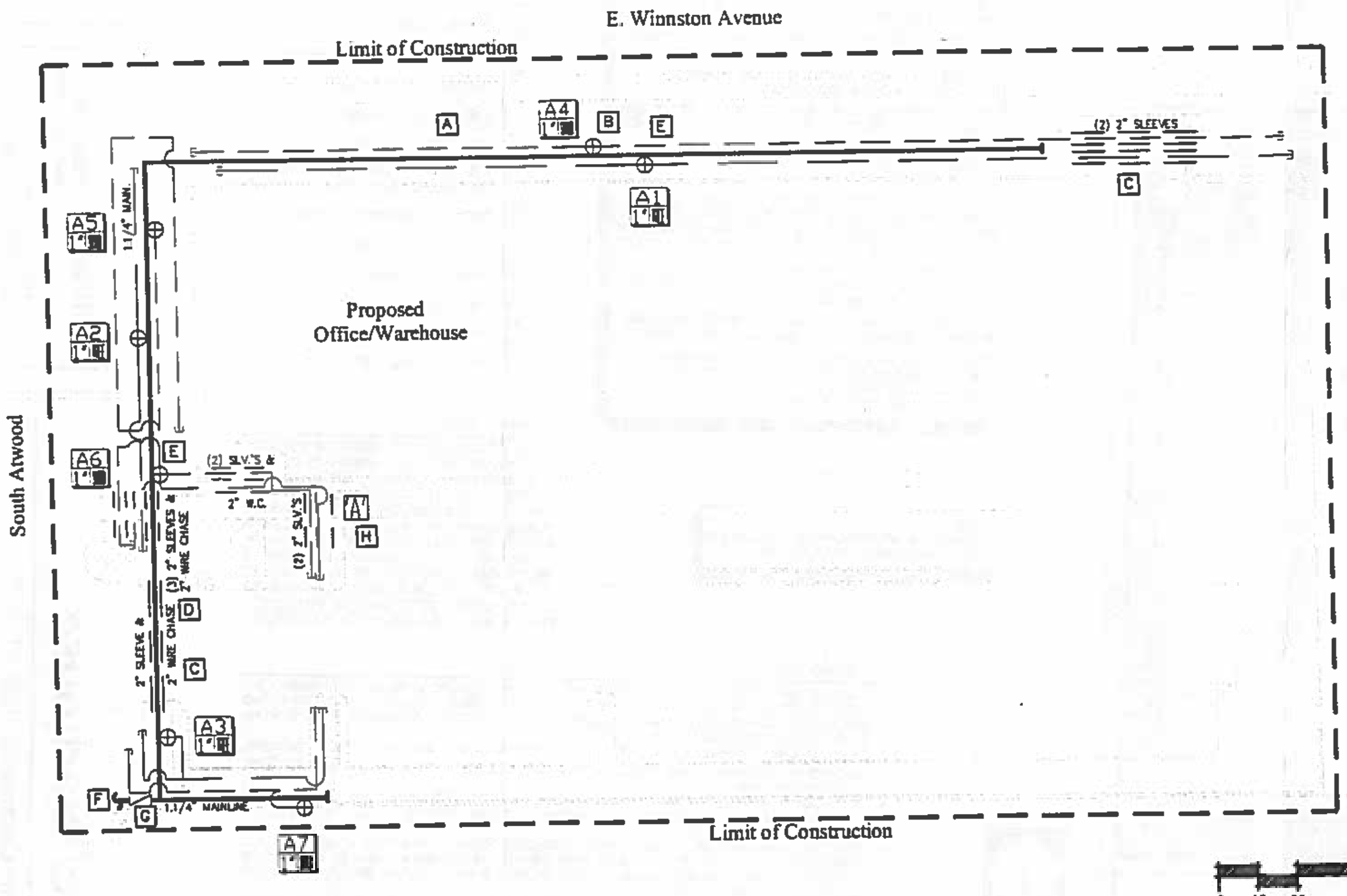
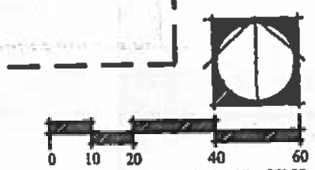
PROJECT NUMBER: 1114
DATE: 02.14.14
REVISION:
REVISION:

landscape plan

L1

2 OF 5





Scale: 1" = 20'-0"

Irrigation Legend

SYMBOL	MANUFACTURER - MODEL NUMBER	PAT.	RD.	PSI	DRIP GPH	DTL.	REMARKS
NOT SHOWN	BOWSMITH ML - 2.0 THREADED DRIP EMITTERS FOR ALL SHRUBS	--	--	30	1.0	D	SEE DETAIL FOR NUMBER OF
NOT SHOWN	BOWSMITH ML - 2.0 THREADED DRIP EMITTERS FOR ALL TREES	--	--	30	2.0	DE	EMITTERS PER PLANT.
A1	RAINBIRD ESP-ME SERIES (WITH ADDITIONAL STATION EXPANSION MODULES) HYBRID OUTDOOR CONTROLLER					A	WALL MOUNT (OUTDOOR)
	FEBCO 825Y-1" REDUCED PRESSURE BACKFLOW PREVENTER					B	
⊕	DRIP VALVE ASSEMBLY, RAINBIRD 100-PEB VALVE, AGRICULTURAL PRODUCTS 4E-P FILTER 1 1/4-FLOW					C	CONNECT TO CONTROLLER
	SENNINGER PRESSURE REGULATOR						
	AGRICULTURAL PRODUCTS INC. AUTOMATIC END FLUSH CAP, MODEL FCH (BLACK DISK)					F	INSTALL AT ALL LINE ENDS
	MAINLINE, PVC SCH. 40, SIZE PER PLAN, 18" MINIMUM COVER					GH	
	DRIP LINE HEADER (SHRUBS) PVC SCH 40, ¾" DIA WITH ¼" SALCO 1 PVCAR-650 FLEXIBLE THICK WALLED PVC TO EMITTERS, 12" MIN. COVER					G	
	DRIP LINE HEADER (TREES) PVC SCH 40, ¾" DIA WITH ¼" SALCO 1 PVCAR-650 FLEXIBLE THICK WALLED PVC TO EMITTERS, 12" MIN. COVER					G	
	SLEEVES, PVC SCH. 40, SIZE PER PLAN, 18" MINIMUM COVER					H	
NOT SHOWN	CONTROL WIRE, UF DIRECT BURIAL, SOLID COPPER, 12 GA. COMMON, 14 GA. PILOT					G	ROUTE WITH MAINLINE

Key Notes:

- [A] CONTRACTOR IS RESPONSIBLE TO PROVIDE A 100% OPERATION SYSTEM AT TIME OF COMPLETION, AT NO ADDITIONAL COST TO OWNER.
- [B] EMITTER QUANTITIES SHALL BE DETERMINED BY PLANT QUANTITIES/EMITTER SCHEDULE ON DETAIL.
- [C] PROVIDE SLEEVE(S) UNDER PAVEMENT SECTION.
- [D] EXTEND ALL SLEEVES 24" BEYOND HARDSCAPE ELEMENTS.
- [E] LOCATE VALVE BOXES IN DECOMPOSED GRANITE AREAS. COLOR TO BE TAN.
- [F] MAKE POINT OF CONNECTION AT EXISTING WATER METER. FIELD VERIFY EXACT LOCATION.
- [G] LOCATE BACK FLOW PREVENTER IN APPROXIMATE LOCATION SHOWN. HIDE BEHIND SHRUBS.
- [H] LOCATE PROPOSED IRRIGATION CONTROLLER NEAR SES SERVICE PANEL FOR POWER SOURCE. VERIFY LOCATION WITH OWNER'S REP. CONNECT TO ALL VALVES.

Irrigation Improvement Notes:

ALL IRRIGATION IMPROVEMENTS SHALL BE WARRANTED BY THE CONTRACTOR FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, MAKE ALL NEEDED REPAIRS, ADJUSTMENTS OR REPLACEMENTS DUE TO DEFECTIVE WORKMANSHIP OR MATERIALS. ANY ADJUSTMENTS OR REDESIGN OF SPRAY HEAD LAYOUT, NOZZLES, ETC. NECESSITATED TO PROTECT THE SAFETY AND WELL BEING OF THE PUBLIC, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THIS INCLUDES, BUT IS NOT LIMITED TO: OVER-SPRAY ON SIDEWALK SURFACES, PROTRUDING SPRAY HEADS, AND RECESSED VALVE BOXES. WILDWOOD DESIGN ACCEPTS NO RESPONSIBILITY FOR LIABILITY OF NEGLECT AS IT RELATES TO THE INSTALLATION OF IRRIGATION IMPROVEMENTS.

THE IRRIGATION IMPROVEMENT PLAN IS INTENDED TO BE DIAGRAMMATIC. THE CONTRACTOR IS RESPONSIBLE TO FIELD ADJUST LAYOUT AS REQUIRED FOR A 100% COMPLETE OPERATIONAL SYSTEM. REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE.

Irrigation Notes:

1. EMITTER QUANTITIES SHALL BE DETERMINED BY PLANT QUANTITIES/EMITTER SCHEDULE ON DETAIL.
2. OWNER TO PAY ALL WATER DEVELOPMENT FEES.
3. CONTRACTOR SHALL REVIEW AND VERIFY ALL WATER AND ELECTRICAL POINTS OF CONNECTIONS WITH OWNER REPRESENTATIVE PRIOR TO STARTING CONSTRUCTION. CONTACT LANDSCAPE ARCHITECT WITH QUESTIONS OR FOR CLARIFICATIONS.
4. LOCATE VALVE BOXES IN DECOMPOSED GRANITE AREAS NEAR WALKWAYS AND CURBS WHENEVER POSSIBLE. AVOID LOCATING VALVE BOXES IN TURF AREAS.
5. CONTRACTOR SHALL VERIFY SOIL CONDITIONS PRIOR TO BIDDING. COMPACTED AND/OR ROCKY SOIL CONDITIONS MAY EXIST. NO CHANGE ORDER WILL BE APPROVED FOR HARD PAN DIGGING.
6. ALL PIPE SHALL BE BEDDED IN AT LEAST 2" OF FINELY GRADED NATIVE SOIL OR SAND. AFTER LAYING THE PIPE SHALL BE COVERED WITH AT LEAST 2" OF FINELY GRADED NATIVE SOIL OR SAND. THE TRENCH SHALL BE FREE OF ROCKS 2" AND LARGER.
7. ALL IRRIGATION EQUIPMENT SHALL BE LOCATED WITHIN LANDSCAPE AREAS. SOME LINES AND EQUIPMENT ARE SCHEMATICLY DRAWN. NO TEES, ELLS OR CHANGES IN DIRECTION SHALL OCCUR UNDER PAVEMENT.

NOTE:

IRRIGATION SYSTEM SHOWN IS DESIGNED TO OPERATE WITH A MAXIMUM FLOW RATE OF 23 GPM. CONTRACTOR TO COORDINATE CONTROLLER SETTINGS WITH OWNER'S REPRESENTATIVE TO ALLOW FOR PROPER OPERATION.

MAINLINE SHOWN IN SCHEMATIC. FIELD VERIFY EXACT LOCATION AND COORDINATE WITH OWNER'S REPRESENTATIVE.

SEE CIVIL PLAN FOR ALL EXISTING AND PROPOSED UTILITY LOCATIONS. FIELD VERIFY EXACT LOCATIONS TO AVOID ANY CONFLICTS DURING CONSTRUCTION.

NOTE:

1. INSTALL MAINLINE ADJACENT TO CURB, SIDEWALK, OR STRUCTURE WHERE POSSIBLE.
2. INSTALL CONTROL WIRE ADJACENT TO MAINLINE WHERE POSSIBLE.
3. MAINLINE, LATERALS AND DRIP LINE HEADER SHOWN IS SCHEMATIC, LOCATE TO AVOID CONFLICTS.
4. PIPE SIZE / GAL./MIN.

PIPE SIZE	GAL./MIN.
½"	0 - 5
¾"	6 - 10
1"	11 - 15
1¼"	16 - 25
1½"	26 - 35

VALVE ID LEGEND

Irrigation Notes:

1. CONTRACTOR TO FIELD VERIFY DRAWINGS PRIOR TO ANY INSTALLATION OR ORDERING OF MATERIALS. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN DRAWINGS AND SITE. IF CONTRACTOR FAILS TO NOTIFY LANDSCAPE ARCHITECT, HE ASSUMES FULL RESPONSIBILITY FOR ANY NECESSARY ALTERATIONS TO THE SYSTEM.
2. ALL MATERIALS USED SHALL BE INSTALLED PER PLAN AND MANUFACTURE'S SPECIFICATIONS. DEVIATIONS FROM DRAWINGS OR MATERIALS USED SHALL BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
3. IRRIGATION SYSTEM HAS BEEN DESIGNED FOR A STATIC WATER PRESSURE OF 30 PSI. CONTRACTOR TO FIELD VERIFY PRESSURE PRIOR TO STARTING IRRIGATION INSTALLATION. NOTIFY CONSULTANT OF ANY DIFFERENCE FROM STATED PRESSURE. IF CONTRACTOR FAILS TO NOTIFY CONSULTANT HE ASSUMES FULL RESPONSIBILITY FOR ANY SYSTEM ALTERATIONS.
4. 120 VOLT SERVICE BY ELECTRICAL CONTRACTOR. IRRIGATION CONTRACTOR RESPONSIBLE FOR POWER CONNECTION TO CONTROLLER.
5. ALL CONTROL WIRES TO BE RED, ALL COMMON WIRES TO BE WHITE.
6. ONE SET OF CONTROLLER KEYS TO BE GIVEN TO OWNER.
7. ALL 24 VOLT WIRE SHALL BE DIRECT BURIAL, SOLID COPPER STRAND.
8. IRRIGATION CONTRACTOR RESPONSIBLE FOR ALL LANDSCAPE SLEEVING. CONTRACTOR TO COORDINATE SLEEVING INSTALLATION WITH CONCRETE FLATWORK AND PAVING. ALL SLEEVES TO BE EXTENDED AT LEAST 2' BEYOND CONCRETE STRUCTURES. ALL HARDSCAPE 4'-0" OR WIDER TO BE SLEEVED.
9. CONTRACTOR SHALL INSTALL ALL PIPING AND WIRING UNDER PAVED AREAS IN SLEEVES AS SHOWN ON PLANS. WIRE SHALL BE SLEEVED SEPARATELY FROM PIPING.
10. IRRIGATION CONTRACTOR TO VERIFY EXISTING SLEEVES (SHOWN ON IRRIGATION PLAN) INSTALLED BY OTHER CONTRACTORS. COORDINATE INSTALLATION OF ADDITIONAL SLEEVES WITH GENERAL CONTRACTOR.
11. ALL IRRIGATION EQUIPMENT TO BE LOCATED IN LANDSCAPED AREAS (SOME LINES AND EQUIPMENT ARE SCHEMATIC).
12. LOCATE VALVE BOXES IN GRANULAR LANDSCAPE AREAS (NOT IN TURF) ADJACENT TO TO WALKWAYS AND CURBS WHENEVER POSSIBLE.
13. ALL PLANTS REQUIRING MORE THAN ONE DRIP EMITTER SHALL HAVE EMITTERS DISTRIBUTED EVENLY AROUND EDGE OF ROOTBALL, WITHIN PLANT BASIN.
14. EMITTERS TO BE PLACED ON UPHILL SIDE OF PLANTS ON SLOPED AREAS.
15. PRIOR TO OWNER APPROVAL, CONTRACTOR SHALL COMPLETE THE FOLLOWING:
    A. ALL IRRIGATION EQUIPMENT (INCLUDING PIPE LINES AND SLEEVES) TO BE DOCUMENTED FROM 2 STATIONARY POINTS.
    B. LABEL AND LAMINATE VALVE SCHEDULE, ATTACH TO INSIDE OF CONTROLLER.
    C. ALL IRRIGATION HEADS TO BE ADJUSTED TO THE PROPER HEIGHT.
16. CONTRACTOR SHALL ADJUST THE PERFORMANCE OF THE IRRIGATION SYSTEM FOR OPTIMUM PLANT GROWTH BASED ON ACTUAL SITE CONDITIONS, INCLUDING SOIL TYPES, SLOPE OR OTHER VARIABLES THAT MAY DEVIATE FROM PROJECT PLANS. CONTACT WILDWOOD DESIGN OF ANY DISCREPANCIES BETWEEN PROJECT PLANS AND ACTUAL SITE CONDITION PRIOR TO INSTALLATION.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING THE INSTALLATION OF A FULLY AUTOMATED IRRIGATION SYSTEM PRIOR TO STARTING PLANTING. IF THE IRRIGATION SYSTEM IS INTERRUPTED FOR ANY REASON THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTINUE MANUAL WATERING OF ALL PLANT MATERIAL UNTIL THE IRRIGATION SYSTEM IS FULLY OPERATIVE.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WATER SERVICE CONNECTIONS TO THE WATER METER. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL CONNECTIONS DOWN STREAM OF THE WATER METER AND EXTEND TAP SIZE TYPE "K" HARD COPPER FROM WATER METER THROUGH BACKFLOW PREVENTER AS DETAILED.
19. REFER TO IRRIGATION SPECIFICATIONS AND DETAILS FOR INSTALLATION PROCEDURES
20. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL PIPING NECESSARY TO PROVIDE A COMPLETE AND FULLY OPERATIONAL IRRIGATION SYSTEM INCLUDING ALL SUB-LATERAL PIPING TO EACH PLANT EMITTER AS SPECIFIED AND DETAILED WHETHER OR NOT PIPING IS SHOWN ON PLANS.
21. REFER TO GENERAL CONSTRUCTION NOTES FOR ADDITIONAL CONSIDERATIONS THAT RELATE TO SCOPE OF WORK WITHIN THIS SECTION.
22. PERMANENTLY EMBOSS VALVE BOX LIDS TO CORRESPONDING CONTROLLER STATION NUMBER. LETTER HEIGHT SHALL BE 1" WITH ADDITIONAL LABELING AS FOLLOWS:
    FC = FLUSH CAP — QC = QUICK COUPLER — J = WIRE "J" BOX
    PR = PRESSURE REGULATOR — GV = GATE VALVE
23. THE IRRIGATION IMPROVEMENT PLAN IS INTENDED TO BE DIAGRAMMATIC. THE CONTRACTOR IS RESPONSIBLE TO FIELD ADJUST LAYOUT AS REQUIRED FOR A 100% COMPLETE OPERATIONAL SYSTEM. REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE.

NOTE:
MAXIMUM 5'-0" ¼" SALCO TUBING FROM PVC LATERALS.
REFER TO EMITTER DETAIL ON IRRIGATION DETAILS.

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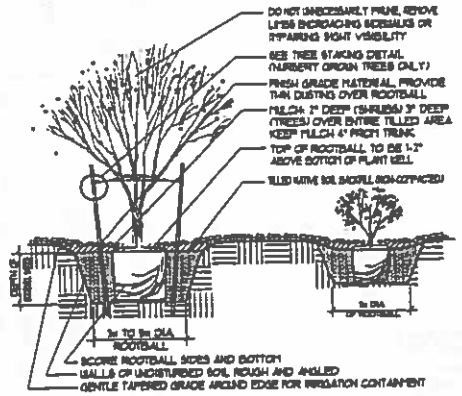
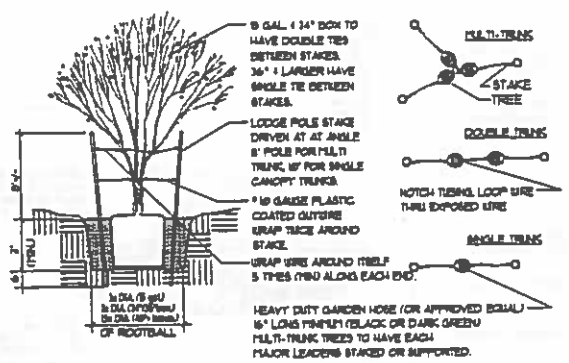
PROJECT NUMBER: 1314
DATE: 12-06-13
REVISIONS
REVISIONS

irrigation plan

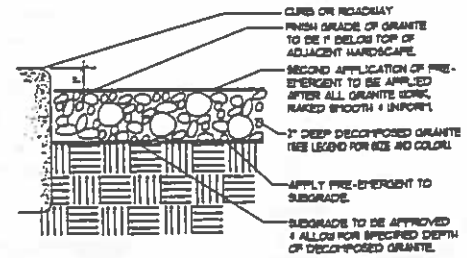
L-2



a Tree and Shrub Planting Detail



b Tree Staking Detail



NOTE:
- EACH APPLICATION OF SURFLAN TO BE APPLIED AT 2 QUARTS PER ACRE, OR AS RECOMMENDED BY MANUFACTURER. CONTRACTOR TO VERIFY EACH APPLICATION WITH LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
- VERIFY GRANITE COLOR/ SIZE WITH OWNER OR ARCHITECT PRIOR TO DELIVERY. CONTRACTOR ASSUMES RESPONSIBILITY FOR ANY VARIATIONS.

c Decomposed Granite Detail

d Not Used

e Not Used

f Not Used

g Not Used

h Not Used

i Not Used

j Not Used

landscape specifications

Part 1 - DEFINITIONS

1.01 a) Landscape Architect: A representative of Wildwood Design Studio assigned to Landscape Architect.
Contractor: That person or organization with whom the Landscape Architect is said to be dealt.
Sub-Contractor: Any person or organization other than an employee of the Contractor, supplying under agreement with the Contractor for labor and of materials in connection with this contract.
Sub-Lessee or assignee, to be equal terms of work.

Part 2. SITE LOCATION

2.01 Bidders on this Project are to be licensed under the laws appropriate persons of the Arizona Revised Statutes and all are to submit bid to one of the laws of Arizona or they apply to the initial bid bid.

2.02 The contractor is to, at his own expense, obtain all permits, certificates and licenses required by law for the execution of work. The Contractor shall also comply with all State, County or Local laws and regulations relating to the prosecution of work.

2.03 The Contractor shall at all times during the constructed work have insurance with approved insurance carrier not less than the following amounts:
Workers compensation as required by State and Local law
Employer's liability minimum of $1,000,000
Comprehensive general liability
1. Bodily injury $500,000
2. Property damage minimum $500,000
Comprehensive auto owners liability
1. Bodily injury $500,000
2. Property damage minimum $500,000

2.04 The contracts will be awarded to the best qualified responsible bidder satisfying with the aforementioned qualifications. The Owner, however, reserves the right to accept or reject any or all bids of any group, and to not be qualified. Both and the bid amount will be confidential.

Part 3. CODES, PERMITS AND INSURANCE

3.01 The Contractor is to read the note of the project and shall fully acquaint himself with the conditions as they exist, so that he may fully understand the facility difficulties and restrictions to need to the extent of work.

3.02 Questions, statements or exceptions to the plans or specifications will be answered in writing if a written request is submitted to the Landscape Architect (7) days prior to the bid opening. Any interpretations or corrections of the proposed documents will be made only by addendum and will be furnished to all plan holders. Receipt of any addendum is to be acknowledged. Interpretations of the plans and specifications will be made by the Landscape Architect only. Any addenda or revisions issued during the time of bidding forming a part of the documents shall be the bidder for the preparation of his bid and to be received at the bid and will be part of the contract.

3.03 The Contractor shall assume full responsibility for the interpreting of all drawings, statements and for the preparation of all information with and approved by the Owner. If any of the work is damaged or improperly done any issue, the Contractor is to repair it at his expense. The Contractor shall indemnify the Owner against any claim filed or compensation of the bills or subcontractors, agent and employee and is consistent with method of work.

3.04 The contractor shall fully comply with the work with the General Contractor, Owner's representative and the Landscape Architect.

Part 4. REMOVAL OF DEFECTIVE OR UNAUTHORIZED WORK

4.01 All work that has been done and materials of unacceptable nature and quality shall be removed or replaced or be acceptable [illegible]

Part 5. PAYMENT AND ALLOWANCE

5.01 [illegible]

Part 6. DUST CONTROL

6.01 The Contractor shall be aware of the hazards that material blowing dust, dirt or refuse and cause to adjacent properties and shall assume responsibility for any damage to the property or people to the owner of its Owner's Representative or Landscape Architect.

Part 7. GUARANTEE OF WORK

7.01 Except as specifically provided otherwise, the Contractor shall guarantee all work against defective material and workmanship for a period of one year from the date of the final acceptance of the approved work.

7.02 Defective work requiring replacement and/or repair is to be done immediately by the Contractor at his own expense. In case of failure of the contractor to make such changes or improvements, the Owner shall have the privilege of doing such corrections. The Owner will withhold from any money due the Contractor, under his contract, an amount equal to the losses due the Contractor under this contract shall pay the amount of damage to the Owner.

7.03 Replacement and/or repair work by the Owner may take place within (7) days after written notice by the Owner to the Contractor, when no work has been done by the Contractor.

Part 8. FINAL PAYMENT

8.01 It is mutually agreed between the parties of the Contract, that no partial payment shall be made to the contractor until the final payment will be allowed of the performance of the Contract and no payment shall be considered to be an acceptance of any improper work or improper material.

Part 9. OWNER'S RIGHT TO TERMINATE CONTRACT

9.01 If the Contractor should repeatedly refuse or fail to comply to plans and specifications or if he should fail to make prompt payment to subcontractors for labor and/or materials, or persistently disregard laws, ordinances or the instructions of the Landscape Architect or be adjudged to be bankrupt, then the Owner may without prejudice, and after giving the contractor and his surety (if any) seven days written notice, terminate the employment of the Contractor and take possession of the premises of all materials thereon and finish the work by whatever he may deem necessary. In such case, the Contractor will not be entitled to receive any further payment until work is finished. If the unpaid balance of the amount plus exceeds the expense of finishing the work including compensation for additional engineering, managerial and administrative expenses, such expenses are to be paid to the Contractor. If expense exceed unpaid balance, the Contractor will pay the difference to the Owner.

Part 10. CHANGES IN WORK

10.01 All deductions or add-ons will be made through a change order issued by the Landscape Architect or Owner's representative. Changes made without change orders are not considered part of the Contract and certain cases be payment.

special conditions

Part 1. GENERAL

1.01 [illegible] GENERAL [illegible] are to be done.

Part 2. CONTRACTOR'S RESPONSIBILITY

2.01 [illegible]
7515 SOUTH ATWOOD GATEWAY AIRPORT COMMERCE PARK LOT 3
MESA, ARIZONA 85212

Part 3. OBTAINING OF PERMITS

3.01 [illegible]

Part 4. [illegible]

4.01 The Contractor shall assume full responsibility for the subcontracting of all work.

4.02 By submitting a proposal, the Contractor agrees that he has established the cost, working drawings, specifications and other contract documents, and accepts, without reserve, all conditions and the proposed contract documents.

Part 5. [illegible]

5.01 The contractor is to provide adequate, distinct or distant to prevent unauthorized and inappropriate access to the working area subject to damage by weather conditions and shall repair and/or replace any damaged stations.

5.02 Any damage removed to existing structures or installations by the Contractor or Sub-Contractor will be replaced and/or repaired to the original condition to the Contractor's expense to the approval of the Owner's Representative.

Part 6. INSPECTION

6.01 Periodic site inspection will be made by the Landscape Architect to determine quality and acceptance for work and approved materials. Contractor shall give the Landscape Architect 24 hour notice for a requested inspection. The Landscape Architect will not provide unscheduled

6.02 Inspection of work for compliance with City and County codes and standards shall be by the City and County inspectors.

Part 6. MAINTENANCE

6.01 The Contractor, after final acceptance by the Owner, shall provide 30 days maintenance. Maintenance shall consist of all operations necessary or required to maintain the project. The Contractor remains shall be removed to the Contractor after the 30 day maintenance period and following final approval.

planting specifications

Part 1 - GENERAL

1.01 All provisions of GENERAL and SPECIAL conditions shall apply to this section.

Part 2. SCOPE OF WORK

2.01 The contractor is to furnish all materials, labor and equipment for the performance of all operations necessary to complete the planting of all area, trees and groundcover.

Part 3. CERTIFICATES OF INSPECTIONS

3.01 All shipments and orders of plant material are to be inspected at the nursery or at the ground and be for conformed federal and state authorities. All necessary inspection certificates are to accompany the invoice for each shipment as required by law for the necessary transportation and state certificates are to be filed with the invoice or prior to arrival of the material.

Part 4. MATERIALS

4.01 [illegible]

4.02 [illegible]

4.03 [illegible]

4.04 [illegible]

4.05 [illegible]

4.06 [illegible]

4.07 [illegible]

4.08 [illegible]

4.09 [illegible]

4.10 [illegible]

Part 5. [illegible]

5.01 Container grown plants shall have been grown in appropriate containers for at least 3 months, but no longer than 1 year. All plants shall present a sufficient root mass that will hold soil when after removal of container, but shall not be root bound. Container shall be free of extreme root binding. Sample Ones.

5.02 Inspection of plant materials may be required at nursery prior to shipment. Contractor shall notify the Landscape Architect prior to shipment, after quarantine are issued. Landscape Architect or Owner's Representative will generally approve all issued materials at source.

Part 6. ADJUSTED PLANTS

6.01 The species, sizes, number to which to be furnished and the approximate amount required, are given on the spec list. Plant quantities given are for Contractor's convenience only. The contractor shall furnish and install all plant material necessary to complete the planting as shown on the [illegible]

6.02 Substitutions: Species of plants other than those indicated on the plant list will be accepted by the Landscape Architect only upon availability or lowering the quality of the specified plants. Unless otherwise specified, the size and value of substituted plants must be equivalent, the same size or the plant originally specified.

Part 7. PLANTING SEASON

7.01 The planting of all trees and shrubs shall be performed during favorable weather conditions during the season which are normal for such work, as determined by accepted local practice.

Part 8. OBSTRUCTIONS BELOW GROUND

8.01 Underground obstructions are to be removed if possible, to a depth for proper planting according to the plans and specifications. If underground conditions or obstructions are encountered in the excavation of planting area, other locations for planting may be selected by the Contractor only after approved by the Landscape Architect. Prior to all excavation, it shall be the Contractors responsibility to call BLUE STAKE for locations of all underground obstructions.

Part 9. PLANTING OPERATIONS

9.01 Planting excavation: Prior to planting all plant locations will be accurately marked in the field in accordance with the planting plan for approval from the Landscape Plan. Trees to be found in the major Limits do not contain underlying [illegible]

9.02 Planting shall include the excavation and stockpiling of native soil. Planting pits must be prepared in a volume over such the size of the rootball of the plant for all 3 gallon plants and more or. Plants larger than 3 gallon shall be planted in a hole 3 times the width of rootball having an area not to exceed in slightly above [illegible] grade. (See detail, the overall.

9.03 Back fill operations of planting pits shall be completed with prepared back fill, which containing for plants consists of the [illegible], and as to thoroughly tamped and water tamped to eliminate all voids in the hole fill. Fertilizer tablets to be used for all plants, refer to planting detail of specific quantities. The voids are to be packed and the watering area is to be graded.

9.04 In planting areas where plants flow are to be removed, holes must be spread over the bed to a depth of 12 inches any planting. Open planting areas, all the bed from the Landscape Architect, the Contractor will fill the bed and a depth of 4". Cultivated beds are to be [illegible] and large. [illegible] on the working drawings. Mulch shall be placed in a transplanted pattern with holes provided as below as the [illegible]

9.05 Trees: Use normal plant that be aware of all necessary growth of [illegible] [illegible]

[illegible]

Part 10. [illegible]

10.01 [illegible]

Part 11. PLANT GUARANTEE AND REPLACEMENT

11.01 Guarantee: The contractor shall guarantee all plant material to be in vigorous, healthy condition for a minimum period of one (60) days from the date of final acceptance or replacement of the end of the maintenance period and shall guarantee to replace any plant material which appears to be not true to name, regardless of the length of time it takes to make the determination.

11.02 Replacement: At any time during the maintenance period or at the end of the guarantee period, any tree removed under the supplemental which a dead of otherwise not acceptable and not in a satisfactory growing condition in the opinion of the landscape architect shall be removed from the site and replaced with an approved plant as specified within one (7) days.

Part 12. MAINTENANCE

12.01 The Contractor shall maintain all trees, shrubs and groundcovers until acceptance of the completed project is made by the Owner's Representative. The maintenance shall consist labor, equipment and any other material required for watering, weeding, trimming, tieing, and general care to ensure the healthy growth of all plant materials.

12.02 Following final acceptance of the irrigation system, the Landscape Contractor shall make timing and flow adjustments to the irrigation system as required to properly establish and maintain the plant material through the conservation period and any maintenance period after the final acceptance. During this period, the planting Contractor shall be responsible for making repairs to the system upon such repair is required as a result of the maintenance operations.

decomposed granite

Part 1. GENERAL

1.01 All provisions of GENERAL and SPECIAL conditions will apply to this section.

Part 2. SCOPE OF WORK

2.01 Work will include the furnishing of all labor, material, equipment and services necessary to complete work for the areas as indicated on the working drawings and as necessary to complete installation of decomposed granite.

Part 3. MATERIALS

3.01 Decomposed granite shall be natural, local, decomposed granite sized 1/16" in diameter to 3/4" diameter. Fine fines that range shall be kept to a minimum of 10% of the total volume. Granite is to be free of organic matter and other debris. The contractor is to provide Landscape Architect or Owner's Representative with a sample of material for approval prior to installation. Unless otherwise identified on drawings, the color of the granite shall.

3.02 Chemical herbicide shall be Surflan pre-emergent, or approved equal.

Part 4. SUBGRADE PREPARATION

4.01 The existing grade shall be free graded and equal free of all grass roots and other debris and such as debris or larger. A level weed free and dust-tight base is to be shaped and used to support subgrade for necessary

Part 5. DECOMPOSED GRANITE INSTALLATION

5.01 Installation procedure: Decomposed granite shall apply to the area of the project and the area of the area. [illegible] Installed granite is to be dragged and or raked to remove any irregularities.

5.02 [illegible]

Part 6. WEED CONTROL

6.01 [illegible]

Part 7. [illegible]

7.01 [illegible]

Part 8. MAINTENANCE AND GUARANTEE

8.01 Areas of granite shall be maintained free of weeds, and other debris and be true to grades shall final acceptance and until completion of any removal maintenance period.

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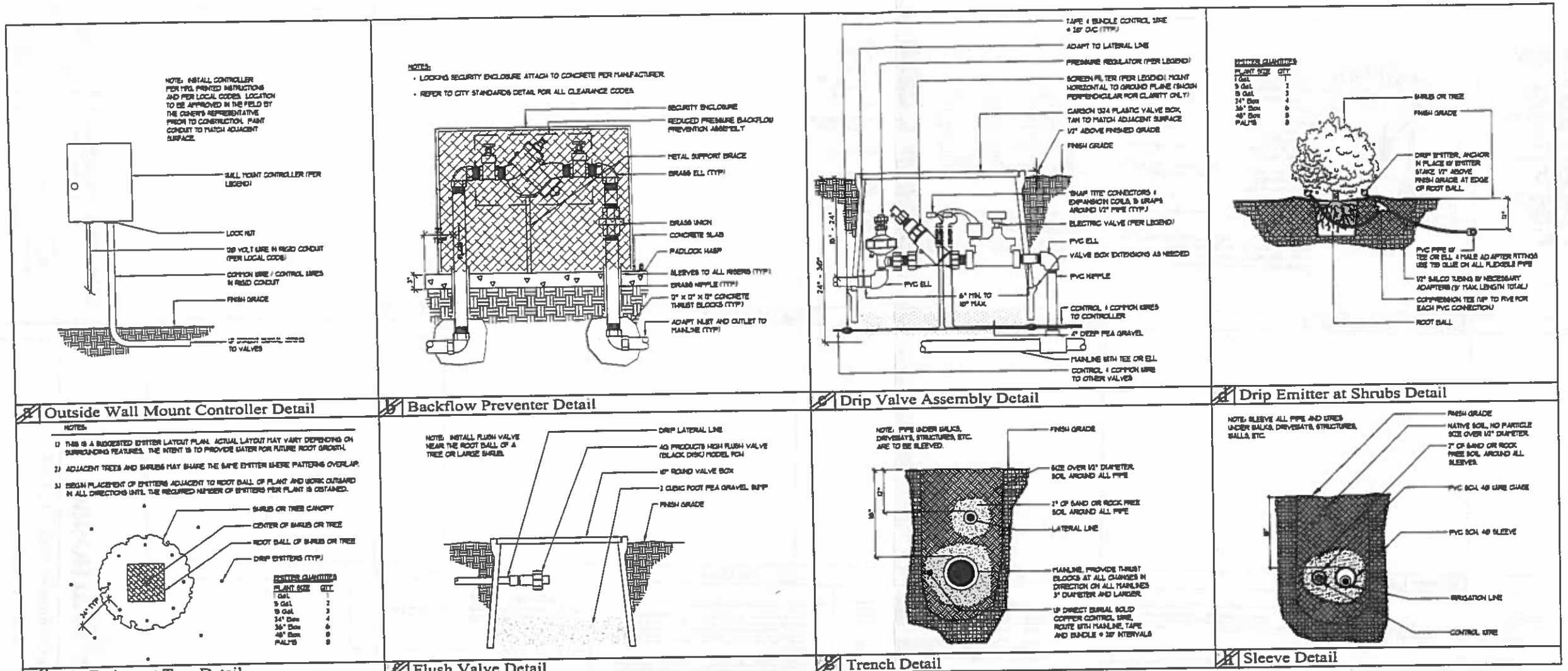
PROJECT NUMBER: 1314
DATE: 12-06-13
REVISIONS:
REVISIONS:

landscape details

L-3

4 OF 5



A Outside Wall Mount Controller Detail

B Backflow Preventer Detail

C Drip Valve Assembly Detail

d Drip Emitter at Shrubs Detail

E Drip Emitter at Tree Detail

F Flush Valve Detail

G Trench Detail

H Sleeve Detail

irrigation specifications

Part 1 - GENERAL

1.01 SUMMARY - When indicated on the drawings, Contractor to provide material and installation of a complete automatically controlled underground irrigation system including the following: Backflow Preventer, Piping, Valves, Control Wiring, Controllers, Electrical Connections, connections to mains, and all necessary accessories. Submittal of an as-built layout plan and details showing the location and type of heads, valves, piping control, controllers, and connections is required.

1.02 All provisions of GENERAL and SPECIAL CONDITIONS apply to this section.

Part 2 - SCOPE OF WORK

2.01 Irrigation systems shall be constructed in accordance with all rules, grades, and measures shown on plans. Sprays or turn sweeps on plans are generally diagrammatic. Locations of all obstacles heads, hydrants, sections, etc., are to be established by the Contractor at the time of installation. Typical drawings of the available heads are shown on the plans and should not be exceeded.

2.02 Unless noted otherwise, the construction of all irrigation systems shall include the furnishing, installing, and testing of all necessary equipment, the required water connection of existing improvements, excavation, and backfill, not all work with is specified with the state and municipal codes.

2.03 It is here specified that the system shall be complete, operative system covering 100% of all planted areas. The system should be properly adjusted to avoid overspray onto walks or other structures.

Part 3 - VERIFICATION OF DRAWINGS AND SITE

3.01 It is the Contracting Installer's responsibility to report to the Owner's Representative or the Landscape Architect any conflicts between the contract drawings, specifications, and the actual site. If the Contractor fails to do so prior to the installing of equipment, he/working materials and/or conditions of equipment will be done at the Contractor's expense.

Part 4 - MATERIALS

4.01 Materials designated on plans and as shown in the drawings and shall be new and in perfect condition. Materials not so specified shall be of a kind and quality approved by the Owner's Representative or Landscape Architect. No substitution of materials shall be made without prior approval.

4.02 Manufacturer's specifications must be followed in the installation of the system and all equipment and materials shall be used in the manner specified.

Part 5 - PERMITS AND INSPECTIONS

5.01 [illegible]

5.02 [illegible]

Part 6 - CHANGES IN SCOPE OF WORK

6.01 Changes in the quantity of work as set forth in these specifications and accompanying drawings may be ordered by the Owner's Representative, or the Landscape Architect after the Contract Price has been adjusted accordingly to the satisfaction of both the Contractor and the Owner, and they have executed in writing by the Owner a change order form. Changes under ordinary change orders are not considered part of the original, thus payments will not be guaranteed.

Part 7 - PLASTIC PIPE

7.01 Plastic pipe shall be as specified on the drawings. It is to be unplasticized PVC extruded from virgin resin materials of the type described on the drawings. The pipe is to be homogeneous throughout, and free from visible cracks, holes, foreign materials, blisters, wrinkles, and stains. It is to be manufactured by Sanitary Co., Cabot, or other approved manufacturer.

7.02 All pipe shall be consecutively marked with the following information: Manufacturer's name or trademark, size, schedule, type of pipe, working pressure at 73 F, and National Sanitation Foundation (NSF) approval.

Part 8 - PLASTIC PIPE FITTINGS AND CONNECTIONS

8.01 All plastic pipe fittings to be installed shall be socket fittings manufactured of the same material as the pipe and shall be suitable for solvent cement and or screwed connections. Fittings shall be marked with manufacturer's name, size, and schedule information. No fittings made of scrap materials are to be used. Unless otherwise specified, all plastic fittings shall be of materials of PVC material.

8.02 All sweep or bend pipe to be made with PVC schedule 40 sweep elbows or PVC schedule 40 couple. Joint couplers for elbow connections shall be Nemasa Type II or Tullen Type.

8.03 Primer and solvent for socket connections of PVC material are to be compatible with material to be welded as recommended by the pipe manufacturer.

Part 9 - POLYETHYLENE PIPE AND POLYDISTRIBUTION TUBING

9.01 Polyethylene pipe shall be as specified on the drawings, sizes for pipe shall be compatible with installed components and fittings.

9.02 Polyethylene pipe is to be extruded of virgin polyethylene material which has the following minimum properties: [illegible] and be free of foreign materials.

9.03 The pipe shall be [illegible] Class 160 or Class 200 [illegible] Class 160 materials, Manufacturer [illegible] and be free of foreign materials.

9.04 Polyethylene pipe shall be Class 160 or 200 [illegible] in accordance with approved data.

Part 10 - POLYETHYLENE FITTINGS

10.01 All [illegible] shall be compatible with the pipe [illegible]

Part 11 - COPPER PIPE AND FITTINGS

11.01 [illegible]

Part 12 - [illegible]

12.01 [illegible]

Part 13 - VALVE BOXES

13.01 Valve boxes for equipment set below finish grade shall be plastic irrigation valve boxes, the type and size being determined by the volume or size of the equipment to be enclosed. Valve boxes shall be as manufactured by Brooks or approved equal.

Part 14 - EQUIPMENT

14.01 Controllers shall be as specified on the construction drawings. Contractor shall take special care of information on plans requiring any field programming operations.

14.02 All valves, backflow preventers, filters, and any irrigation appliances shall be as specified on working drawings.

Part 15 - IRRIGATION WIRE

15.01 All wiring to be used for connecting the automatic controller to the remote control valve is to be #14 Type #UF-600V solid copper, PVC insulation single conductor, #, approved underground feeder cable.

15.02 All splices at wire runs or to one valve (drop valve wire shall be different color than all valve wires) and all common wires are to be white.

15.03 If multiple controllers are utilized, and wire runs of different controllers cross each other, both common and control wires from each controller shall be different colors. No wire splices are permitted between controller and remote control valves. If wire splices are necessary, they must be located at a 6" minimum valve box and noted on the as-built drawings.

15.04 All wires are routed along mainline in a minimum of 4" deep trench from finish grade.

Part 16 - TRENCHING

16.01 Unless otherwise indicated on the working drawings, all mainlines to be at 2' - 2' inches or deeper or have a minimum cover of 18 inches. All pipes 2-1/2 inches in diameter and over to have a minimum cover of 24 inches, and all lateral lines shall be installed with a minimum cover of 12 inches based on finish grades. Irrigation lines crossing main roads to be installed with a minimum cover of 18 inches based on finish grades. All PVC pipe installed under L.C. paving shall have a minimum cover of 24 inches and installed.

16.02 All trenches to be cut with square ends and all burrs removed. Tubing must be handled carefully and all rubbing out, crushed, or otherwise damaged pipe be replaced with new tubing. The ends of tubing and ends of fittings are to be cleaned with a wire brush and/or emery cloth. Glue is to be applied to the outside surface of tubing ends and on the inside surface of fittings. Tubing shall be covered to a full depth of the Trench, and centered.

Part 20 - INSTALLATION OF CONTROLLERS

20.01 All connections are to be installed in conformance with the actual wiring diagrams. Wire connections at all wiring, be done using approved by each manufacturer's wire connectors, by wire nuts. The contractor is to be responsible to install and maintain a wire connection of the controller. All wiring shall be in conformance with appropriate codes. See drawings and specifications, and [illegible]

Part 21 - FLUSHING AND TESTING OF PLASTIC PIPE

21.01 [illegible]

21.02 [illegible]

17.06 All piping under paved areas shall be placed in PVC sleeves. All sleeves shall be schedule 40 as shown on drawings. When any cutting or breaking of sidewalks and/or concrete work is necessary, all paving is to be removed and replaced by the Contractor. Permission to cut or remove concrete and/or asphalt is to be obtained from those with proper jurisdiction. Where piping on the drawings is shown under paved areas, the running parallel and adjacent to planting areas, the intent of the drawing is to install the piping in the planted area.

17.07 All pipe to entry walls is to be turned in solid or approved top soil.

Part 18 - INSTALLATION OF POLYETHYLENE PIPE AND FITTING

18.01 All pipe is to be unshed to remove or provide for expansion and contraction.

18.02 Ensure for making sure structure, the pipe is not to be subject to reverse expansion of the soil around in the factory.

18.03 All pipe is to be installed in the depth specified on the working drawings.

18.04 At all things, pipe is to be cut with a knife in a manner to make a square cut. Where a saddle is to be installed, a hacksaw has cannot and suitable plastic for the work and is to need to remove a proper fit.

18.05 Polyethylene pipe to be installed under paving shall be sleeved in PVC schedule 40 unless otherwise specified on drawings. Installation shall be as specified for PVC pipe.

18.06 All pipe in entry walls is to be compatibly connected to avoid of approved equal. See section 17.06.

Part 19 - INSTALLATION OF COPPER PIPE

19.01 All tubing is to be installed in accordance to manufacturer recommendations by the Contractor and shall be welded and plant without damaging its fittings. Provisions shall be made for expansion and contraction of all pipe and fittings and be used at all changes of direction.

19.02 All copper tubing is to be cut with square ends and all burrs removed. Tubing must be handled carefully and all rubbing out, crushed, or otherwise damaged pipe be replaced with new tubing. The ends of tubing and ends of fittings are to be cleaned with a wire brush and/or emery cloth. Glue is to be applied to the outside surface of tubing ends and on the inside surface of fittings. Tubing shall be covered to a full depth of the Trench, and centered.

Part 20 - INSTALLATION OF CONTROLLERS

20.01 All connections are to be installed in conformance with the actual wiring diagrams. Wire connections at all wiring, be done using approved by each manufacturer's wire connectors, by wire nuts. The contractor is to be responsible to install and maintain a wire connection of the controller. All wiring shall be in conformance with appropriate codes. See drawings and specifications, and [illegible]

Part 21 - FLUSHING AND TESTING OF PLASTIC PIPE

21.01 [illegible]

21.02 [illegible]

Part 22 - FLUSHING POLYETHYLENE PIPE

22.01 All flush caps on poly pipe shall be removed and the line flushed after the installation of all fittings, risers, emitter adapters, and heads.

22.02 After flushing, the pressure regulators shall be adjusted to 30 pounds per square inch based pressure unless specified otherwise on the working drawings.

Part 23 - BACKFILLING

23.01 Before backfilling operations, the installation shall be inspected and approved. Backfilling of any operation before testing shall be completed at the Contractor's risk. The Landscape Architect reserves the right to have any or all pipe exposed at no expense to the Owner. Backfill material shall be free of rocks, quality and/or water high fertility at the Contractor's expense.

23.02 Contractor shall water-settle trenches and provide fresh grade to match the grade contours prior to the work. Any settling over 1" is to be corrected at Contractor's expense.

Part 24 - INSTALLATION OF EMITTERS AND RISERS

24.01 All emitters and riser connections are to be installed as shown on the working drawings.

24.02 Emitters are not to be installed in the water shed flowing to emitters. Care shall be taken prior to emitter installation and all pipe kept free of foreign matter after flushing and before emitter installation.

24.03 Installation of emitters with all planting is a requirement. In cases where irrigation and planting are contracted to separate parties, final installation of emitters is the responsibility of the irrigation Contractor.

Part 25 - GUARANTEE OF WORK

25.01 The Contractor shall guarantee all work against defective materials and workmanship for a period of one year from the date of final acceptance of the contract work - except annually operated equipment.

25.02 Defective work and materials replacing or repair shall be done immediately by the Contractor at his own expense. In the event of the Contractor failure to make such changes or replacements, the Owner can proceed from the Contractor the cost thereof by deduct the amount, at owner's option in the contract or otherwise.

25.03 Repairs and other work done by the Owner shall not release the Contractor from his guarantee to the Owner for the balance of the time specified in the contract.

Part 27 - MAINTENANCE

27.01 [illegible]

27.02 [illegible]

27.03 [illegible]

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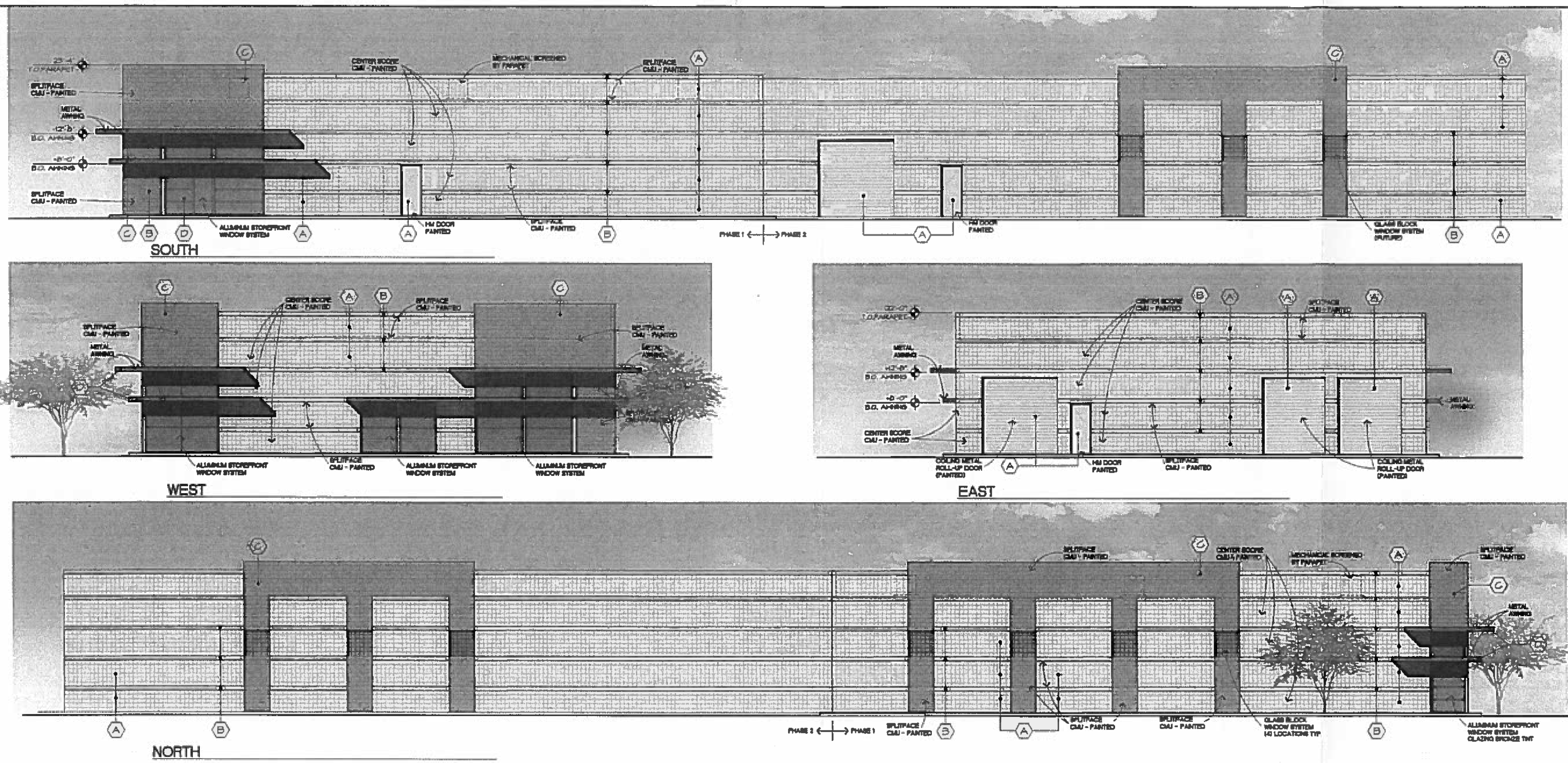
PROJECT NUMBER: 1314
DATE: 12-06-13
REVISIONS
REVISIONS

irrigation details

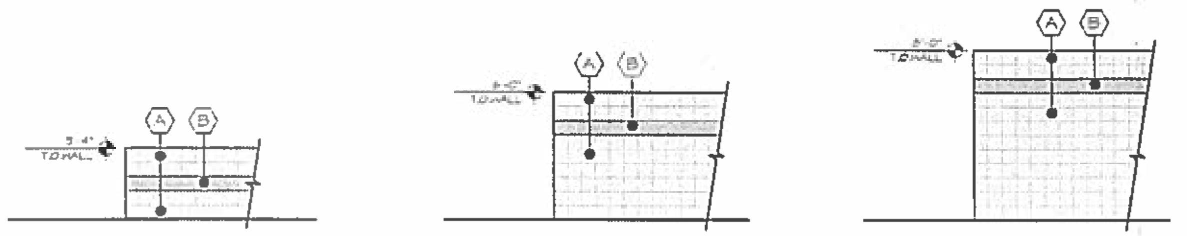
L-4

5 OF 5



BUILDING ELEVATIONS

1/8"=1'-0"



SITE WALL ELEVATIONS

1/4"=1'-0"

COLOR SCHEDULE

Office / Warehouse
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Mesa Az.

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Date:
Revisions:

C