

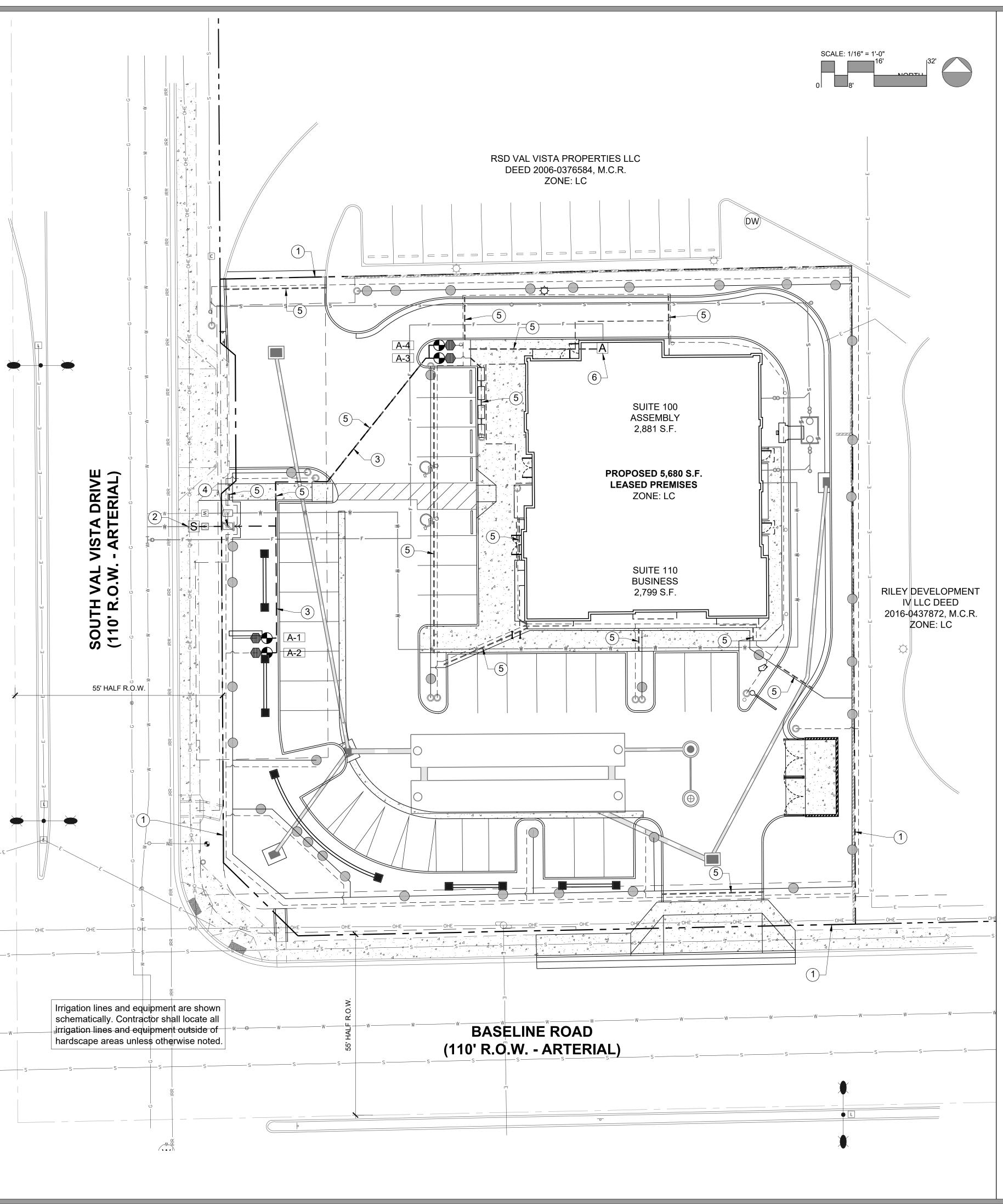
Blue Stake Center

IV LLC DEED (6'8").			
In the spectra model and the spectra of th			Municipal Approval Stamps
CHECKED BY: ERB APPROVED BY: ERB	16-0437872, M.C.R. ZONE: LC	LANDSCAPE NOTES: 1. The Design on these plans is only approved by the City. ns tope and not in detail. Construction quantities on these plans are not verified by the City. Approval of these plans are for permit purposes only and shall not prevent the City form requiring correction of errors in the plans where such errors are subsequently found to be in violation of any law, ordinance, health, safety, or other design issues. 2. Construction within the right-of-way shall conform to the latest applicable Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details. 3. Final building permit cannot be obtained until bonding or approved assurances are provided for the landscaping within the right-of-way. 4. No plant substitutions, type, size, or quantity, or deviations from the approvel landscape or irrigation plans, are allowed without prior approval from the City of Mesa Landscape. 5. All plant material and specifications shall conform to the Arizona Nurseryman Association standards. 6. All Right-Of-Way and City required (perimeter, retention, and parking) plant material shall be in compliance with the Department of Water Resources low water use plant list. 7. The proposed irrigation system shall include any modifications required to the maintained. The contractor shall be responsible for capping and/or abandoning existing list materials. In Right-Of-Way, per the approved plan. Might-Of-Way, shall be maintained. 8. Wills are not approved as part of the landscape plan but are shown for reference only. 9. Trees adjacent to pedestrian walkways should have a minimum canopy clearance of six feet eight inches (6°). 10	
	EX Iscape plan		
	ation plan		
scape plan	ation plan Iscape details ation details		L1-01

S	(refer to civil	urce / point of water plans)					
	reduced pressure backflow preventer - watts u009 - 1" w/ enclosure						
	irrigation mainline - sch. 40 pvc 1-1/2" w/ sch. 80 fittings, 2hr pressure test at 150 psi						
Α		ntroller - toro e I weather sens					
\bullet	connect and weather sensor, evo-4-od-8-sc, evo-ws remote control valve & filter - valve - irritrol 700 series, 700-1						
	irrigation sleeve - class 200 pvc - 4" mainlines and multiple lines 2" single line and controller wiring						
	•	ch. 40 pvc - 3/			shown		
	- shrub line -	sch. 40 pvc -	3/4" unless	otherwise	e shown		
0	hose end ca	ар					
	pressure re	gulating filter -	rain bird -	xcz-prb-1	00-com		
\bigcirc		xeri-bug emitt to emitter sch		d - (6) 1gp	oh and 2	gph	
NOT SHOWN	single-port	emitters - insta er to emitter so	all rain bird	xeri-bug >	kbt-10 ai	nd	
	GATION VAI	VE SCHEDU	LE	0:	Turna		
Valv A-1	e Size 1"	Type tree	Valve A-5	Size	Type not use	ed	
A-2 A-3	1" 1"	shrub raised plante	A-6 er A-7		not use not use		
A-4	1" VE SCHEDU	shrub .	A-8		not use		
EMIT Free	plant materia TER SCHED	d provide wate I for establish IULE	ment.	Outlets	Gph outlet	Gph	
	opis velutina vet mesquite		m	5	2.0	10.0	
Pista	icia x 'Red Pu I push pistach		m	6	2.0	12.0	
Soph	nora secundifi as <i>mountain</i> l	ora	m	4	2.0	8.0	
Acad	cia willardiana lo blanco		m	4	2.0	8.0	
Caes		aco Smoothie ote	m	4	2.0	8.0	
Phoe	enix dactylifer te palm	-	m	4	2.0	8.0	
	ibs / Ground	Covers	Туре	Outlets	Gph outlet	Gph plant	
	ninia lunariodo Thuahuan orch		s/m	3	2.0	6.0	
Dodo	onea viscosa o seed		s/m	2	2.0	4.0	
Salvi	ia clevelandii <i>veland sage</i>		s/m	2	2.0	4.0	
Justi	icia californica uparosa	a	s/m	2	1.0	2.0	
Calli	, andra califorr		s/m	2	1.0	2.0	
Wed	<i>ia fairy duster</i> lelia texana villa river		s/m	1	1.0	1.0	
Salv	<i>vil's river</i> ia leucantha		s/m	2	2.0	4.0	
Setc	exican bush s reasea pallid	•	s/m	1	1.0	1.0	
	rple heart ti / Succulen	ts	Туре	e Outlets		Gph plant	
	ca rostrata		s/m	2	outlet 1.0	plant 2.0	
Hes		lora 'breakligh	nts' s/m	2	1.0	2.0	
Aga	eaklights' hes ve sp. ave	peraioe	s/m	1	0.5	0.5	
Eupl	<i>ave</i> horbia antisyp ndo <i>lill</i> o	ohilitica	s/m	1	0.5	0.5	
Aloe	ndelilla e x Blue Elf		s/m	1	0.5	0.5	
1. 1	<i>le elf</i> nea armata		s/m	2	2.0	4.0	
Brah	exican blue pa ulacaria afra ubant food		s/m	1	0.5	0.5	
Brah <i>m</i> e Port	e <i>phant food</i> e wickensii		s/m	1	0.5	0.5	
Brah <i>me</i> Port <i>ele</i> Aloe							
Brah me Port ele Aloe alo	be wickensii						
Brah me Port ele Aloe alo	IRRIGATIO		S		-		
Brah me Port ele Aloe alo (#) 1. 2.	IRRIGATIO	e urce	S		-		
Brah <i>me</i> Port <i>ele</i> Aloe <i>alo</i> (#) 1. 2. 3. 4.	IRRIGATIO Property line Irrigation so Irrigation ma Backflow pre	e urce ainline eventer		radiac	-		
Brah <i>me</i> Port <i>ele</i> Aloe <i>alo</i> (#) 1. 2. 3.	IRRIGATIO Property line Irrigation so Irrigation ma Backflow pre	e urce ainline eventer eve - refer to		rading	_		

1-800-782-5348

1-800-STAKE-IT " Blue Stake Center



ARC STUDIOS, INC. RETAINS ALL RIGHTS TO LANDSCAPE AND IRRIGATION PLANS. LANDSCAPE AND IRRIGATION PLANS MAY NOT BE REPRODUCED WITHOUT PRIOR APPROVAL BY ARC STUDIOS, INC.

IRRIGATION NOTES:

- 1. The irrigation system shall utilize a potable water source. All lines shall be sch. 40 pvc unless otherwise noted on plans.
- 2. The irrigation system is designed with an operating pressure of 60psi at connection. Contractor shall verify pressure at connection and confirm system design with collected test information prior to continuation of installation. Tested pressure shall be noted on the as-built plans.
- 3. Contractor shall notify Landscape Architect if any discrepancies occur prior to installation of the irrigation system. If the pressure test is not within 5 lbs of noted design pressure, contractor shall cease installation until minimum pressure is obtained or revised design is provided.
- 4. Contractor shall test pressure prior to start of construction, test pressure 30 days prior to start of irrigation work and submit pressure tests and readings to architect.
- 5. If contractor fails to provide pressure test readings and pressure is below intended system design, contractor shall make adjustments necessary to obtain a fully function irrigation system with adequate pressure at heads at no additional cost to the owner.
- 6. Sleeving for irrigation shall be under all paved areas including streets and sidewalks and other hardscape elements. Contractor to coordinate with general contractor for sleeve installation.
- 7. Irrigation lines, valves, and associated equipment are shown schematically. Contractor shall locate all lines in unpaved areas.
- 8. Maximum distance for distribution tubing shall not exceed 8' from emitter to plant.
- 9. Irrigation controller shall be set to run per coordination of property manager. Controller shall be set to run with daily automatic adjustments to local live ET or historic ET data.
- 10. Contractor shall set additional programs on controller for deep root watering and plant growth from march thru June.
- 11. Contractor shall complete pressure test of main line and laterals with the observation of the landscape architect.
- 12. Contractor shall have the irrigation functional, prior to start of planting.

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Municipal Approval Stamps

PROFESSIONAL CERTIFICATION: I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF ARIZONA, LICENSE NUMBER 59402.



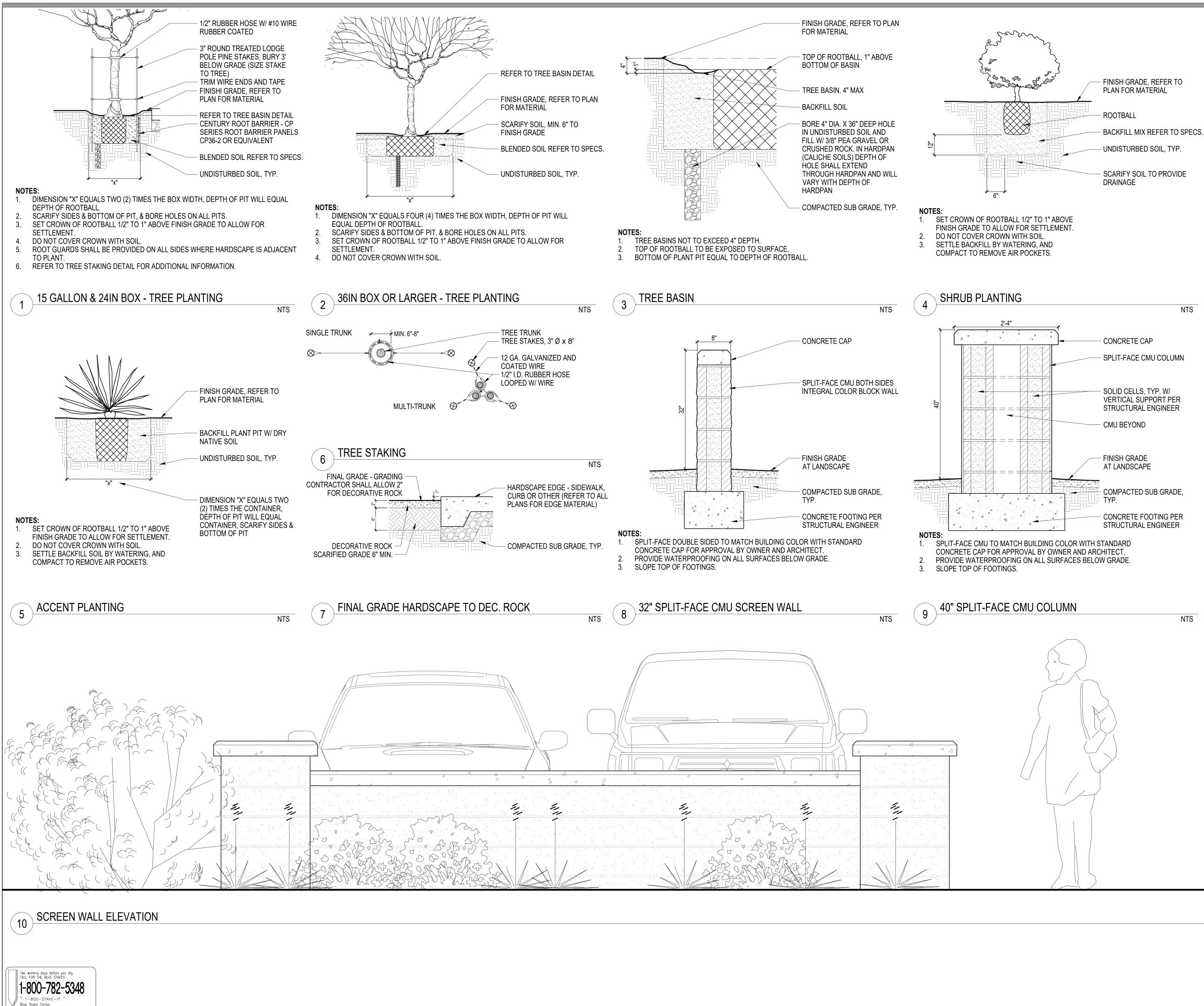
SEAL

FOR PERMIT/ FOR BID

DATE:	6/19/2019
PROJECT NUMBER:	01-17103
SCALE:	As indicated
DRAWN BY:	DJR
CHECKED BY:	ERB
APPROVED BY:	ERB

IRRIGATION PLAN

L1-02



ARC STUDIOS, INC. RETAINS ALL RIGHTS TO LANDSCAPE AND IRRIGATION PLANS. LANDSCAPE AND IRRIGATION PLANS MAY NOT BE REPRODUCED WITHOUT PRIOR APPROVAL BY ARC STUDIOS, INC.

GENERAL LANDSCAPING NOTES:

1. The Landscape Architect, or his representative, reserve the right to refuse any plant materials he deems unacceptable. (see specifications)

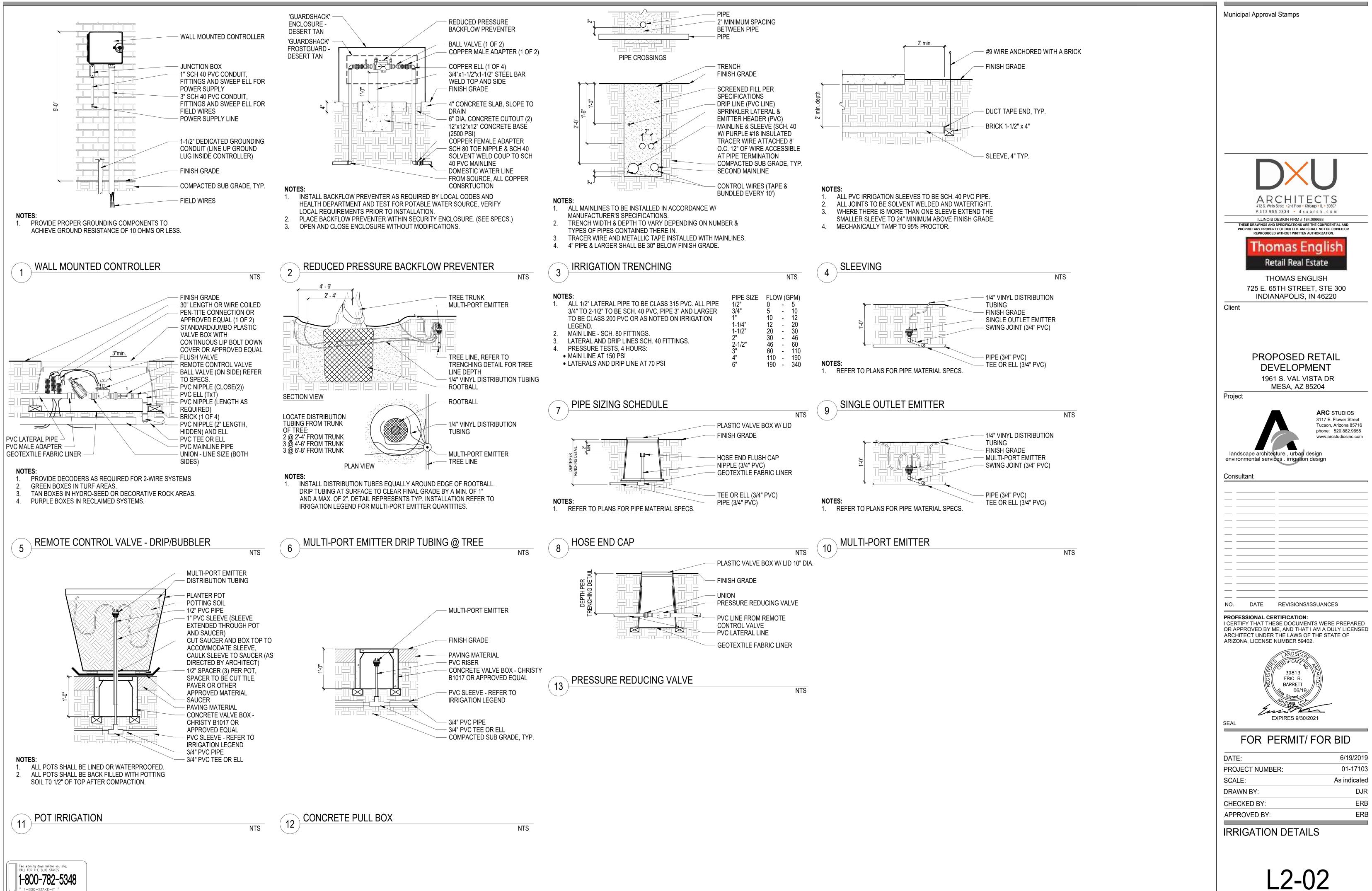
Municipal Approval Stamps

- 2. For clarification of discrepancies between the drawings and the site, it should be brought to the attention of the Landscape Architect prior to beginning work.
- 3. Plant list quantities are provided for contractor's convenience only. Plans take precedence.
- 4. Finished grade in decorative rock areas shall be 1" below adjacent header board, paving, curbing, etc.
- 5. Plants shall be quality material having a growth habit that is normal for the species and be sound, vigorous, healthy, and free from insects and injury.
- 6. All earthwork is to be done so that all water drains away from all structures. 7. All underground utilities are to be
- located before digging.
- 8. All plant material to be guaranteed for a period of one (1) year after final acceptance.
- 9. Landscape contractor shall review and accept all rough/ finish grade on all landscaped areas prior to installation of irrigation and landscape. Contractor shall remove all spoils prior to installation of decorative rock for finish grade.
- 10. In the event of major discrepancies between the plans and field conditions, contractor shall notify the Landscape Architect immediately.
- 11. All existing trees and landscape to remain shall be protected and watered during all phases of construction. If any tree dies from damage or neglect, it shall be replaced with a like species
- and size at no additional cost to owner. 12. Test drainage of plant beds and pits by filling with water. Conditions permitting | Project the retention of water in locations for more than twenty-four (24) hours shall be brought to the attention of the Landscape Architect prior to any planting.
- 13. Contractor is responsible for providing sleeves to all landscape areas regardless whether they are shown on plans or not. Refer to sleeving schedule for size and quantity
- 14. Final plant locations must be in compliance with all utility setback requirements.
- 15. Irrigation lines are shown schematically: locate all line in unpaved areas.
- 16. The general contractor (gc) takes full liability for this landscape and irrigation, and any damage to roadway, sidewalk and utilities.
- 17. The landscape and irrigation shall be installed per associated specifications
- 18. All site contouring and finish grading shall be completed and accepted by the landscape contractor.
- 19. Materials and improvements placed and/or maintained within the sight visibility triangles shall be located so as not to interfere with a visibility plane described by an area measured between 30 and 72 inches in height above the finished grade of the adjacent roadway surface.
- 20.It is the owners responsibility to keep the sight visibility triangles (svt), and the pedestrian access area clear of vegetation at all times.
- 21. The owner understands that if the City of Mesa transportation department or any utility company needs to work within the row in the landscaped area, plants and irrigation may be destroyed without replacement or repair.
- 22. The owner takes full liability for this landscape and irrigation, and any damage to roadway, sidewalk and utilities
- 23. The only private irrigation equipment that is allowed within the row are lateral lines, tubing and emitters that are not under constant pressure. All other equipment must be on private property
- (excluding water meter). 24. The property owner shall replace dead or missing vegetation within 14 days to ensure full compliance with approved landscape plans.



LANDSCAPE DETAILS

L2-01



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