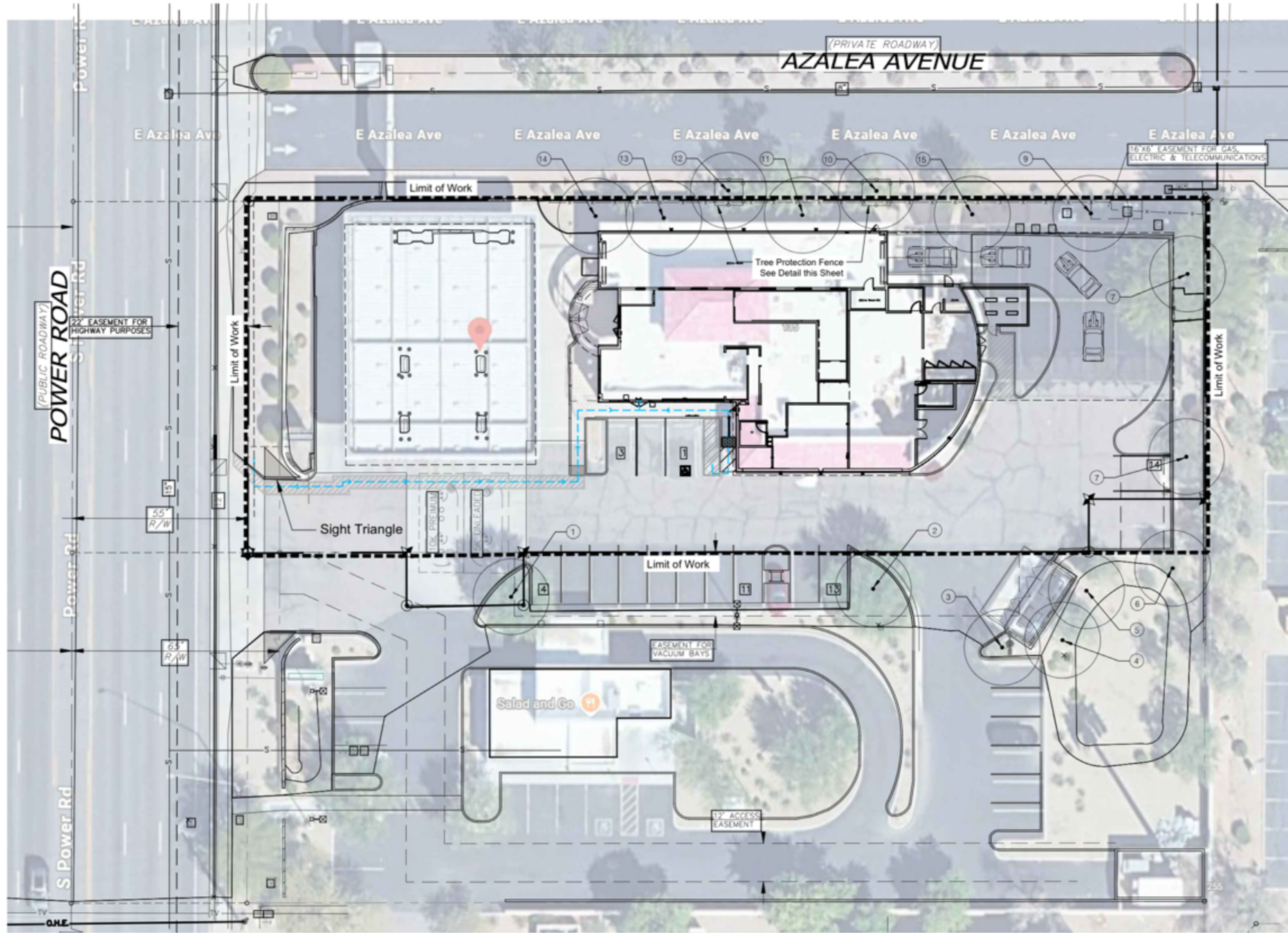


Drawing Name: Z:\Shared\Projects\2025\Projects\25.076 A&S Mesa AZ\2025.076 Carl\05.076 In Progress\A&S Mesa AZ\Submittal\Construction Drawings\Planting\01 Inventory & Salvage Plan.dwg Plot date: 2026-02-04 11:16 AM



**Sheet Index:**  
 L0.1 Inventory & Salvage Plan  
 L1.1 Planting Plan  
 L1.2 Planting & Irrigation Details  
 L1.3 Planting & Irrigation Details  
 L2.1 Irrigation Plan

**Site Address:**  
 245 S Power Rd  
 Mesa, AZ 85206

**APN:**  
 218-21-004G

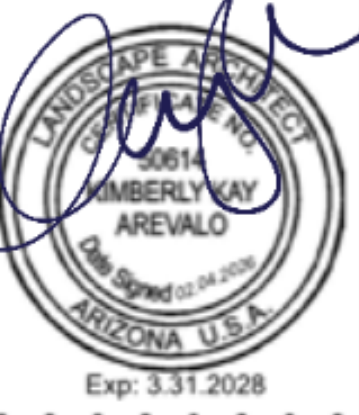
**Landscape Architect:**  
 Kimberly Arevalo  
 1414 E. Campbell Ave.  
 Phoenix, AZ 85014  
 602-639-6416  
 kim@evolve-ds.com



**Vicinity Map**  
 Not to Scale



202 East Cota Street  
 Santa Barbara, CA 93101  
 tel 805.962.9055  
 fax 805.962.5658  
 arcadiastudio.com

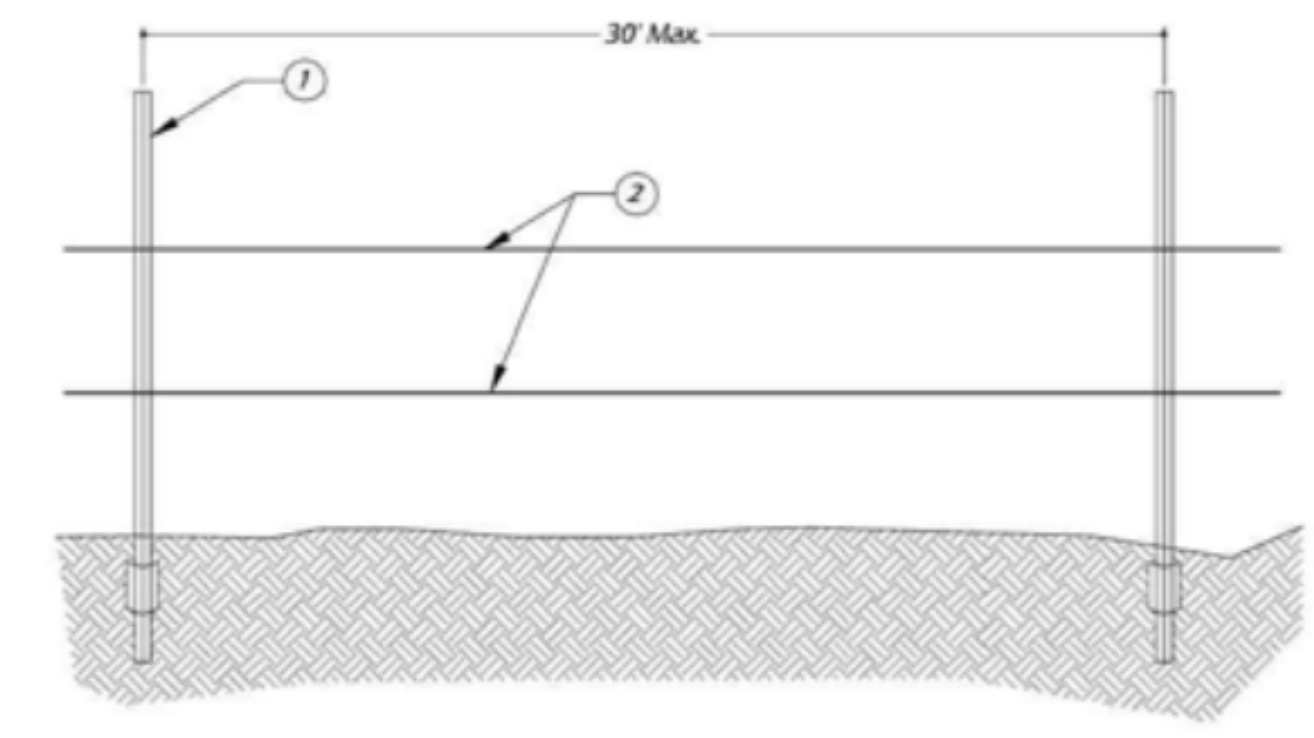


Revisions

Tag #	Height (In Feet)	Spread (In Feet)	Caliper (In Inches)	Botanic Name	Common Name	Condition	Inventory (S - Salvagable, NS - NonSalvagable)	Intent (R - Remain in Place, S - Salvage, D - Demo)
1	23'	18'	13"	Parkinsonia Species	Palo Verde Tree	Fair	S	R
2	23'	20'	10"	Parkinsonia Species	Palo Verde Tree	Good	S	R
3	21'	10'	7"	Acacia stenophylla	Shoestring Acacia	Good	S	R
4	23'	12'	7"	Acacia stenophylla	Shoestring Acacia	Good	S	R
5	18'	12'	7"	Acacia stenophylla	Shoestring Acacia	Good	S	R
6	15'	12'	6"	Acacia stenophylla	Shoestring Acacia	Good	S	R
7	15'	15'	8"	Prosopis velutina	Mesquite Tree	Poor	NS	D
8	30'	24'	16"	Prosopis velutina	Mesquite Tree	Poor	NS	D
9	12'	13'	6"	Vachellia farnesiana	Sweet Acacia	Poor	NS	D
10	22'	15'	10"	Dalbergia sissoo	Sissoo Tree	Good	S	R
11	13'	5'	5"	Fraxinus velutina	Arizona Ash	Poor	NS	D
12	25'	12'	13"	Dalbergia sissoo	Sissoo Tree	Good	S	R
13	15'	8'	6"	Prunus Laurocerasus	Cherry Laurel	Poor	NS	D
14	8'	10'	6"	Prunus Laurocerasus	Cherry Laurel	Poor	NS	D
15	28'	21'	15"	Prosopis velutina	Mesquite Tree	Poor	NS	D

- ① 6' Steel "T" Post, install at 30' O.C. and at all angle points.
- ② Gold Nylon rope

Note:  
 No on-site nursery required



**1** Tree Protection Fence  
 1/2" = 1'-0"

Call at least two full working days before you begin excavation.

**ARIZONA 811**  
ARIZONA 811 INC. INC.

Dial 8-1-1 or 1-800-STAKE-11 (782-5348) in Maricopa County (602) 263-1103

**Scale:**  
 1" = 20'

0 10 20 40

**Issue**  
 Issue

Date	Job Number
02.04.2026	25.076
Drawn By	Checked By
MG/KA	BC
Sheet 1	of 5

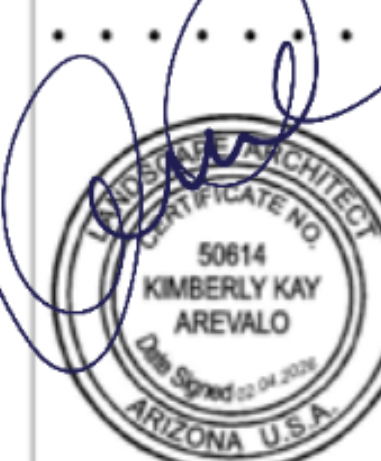
**INDEPENDENT STATION**  
 245 South Power Road  
 Mesa, AZ  
 85206

**INVENTORY & SALVAGE PLAN**

**L0.1**



202 East Costa Street  
Santa Barbara, CA 93101  
tel 805.962.9055  
fax 805.962.5658  
arcadiastudio.com



Exp: 3.31.2028  
Revisions

**INDEPENDENT STATION**  
245 South Power Road  
Mesa, AZ  
85206

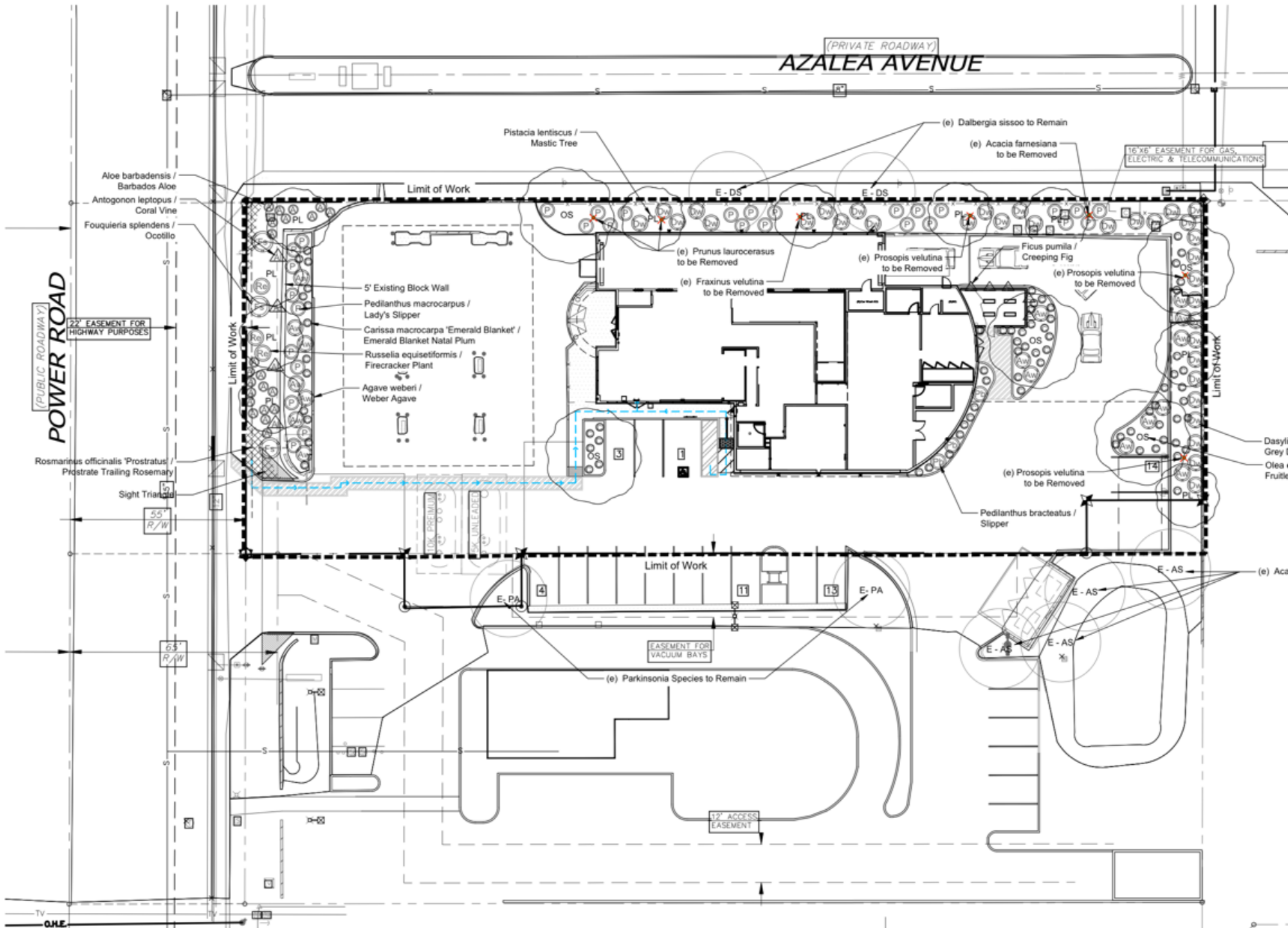
**PLANTING PLAN**

Issue  
Date: 02.04.2026 Job Number: 25.076  
Drawn By: MG/KA Checked by: BC  
Sheet 2 of # 5

L1.1

**PLANT SCHEDULE**

CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS	
<b>TREES</b>						
OS	Olea europaea 'Swan Hill'	Swan Hill Fruitless Olive	24" box	5		
PL	Pistacia lentiscus	Mastic Tree	15 gal	10		
<b>EXISTING TREES</b>						
E-AS	Acacia stenophylla	Shoestring Acacia	Existing to Remain	4	See Salvage & Inventory Plan for Tree Size	
E-DS	Dalbergia sissoo	Rosewood	Existing to Remain	2	See Salvage & Inventory Plan for Tree Size	
E-PA	Parkinsonia x 'Desert Museum'	Desert Museum Palo Verde	Existing to Remain	2	See Salvage & Inventory Plan for Tree Size	
<b>SHRUBS</b>						
Aw	Agave weberi	Weber Agave	15 gal	17		
A	Aloe barbadensis	Barbados Aloe	5 gal	22		
Al	Antigonon leptopus	Coral Vine	5 gal	4		
C	Carissa macrocarpa 'Emerald Blanket'	Emerald Blanket Natal Plum	5 gal	75		
Dw	Dasyliroon wheeleri	Grey Desert Spoon	15 gal	34		
F	Ficus pumila	Creeping Fig	5 gal	5		
Fs	Fouquieria splendens	Ocotillo	15 gal	3		
Pb	Pedilanthus bracteatus	Slipper	5 gal	3		
P	Pedilanthus macrocarpus	Lady's Slipper	5 gal	30		
Re	Russelia equisetiformis	Firecracker Plant	5 gal	3		
<b>GROUND COVERS</b>						
	Rosmarinus officinalis 'Prostratus'	Prostrate Trailing Rosemary	5 gal	60' o.c.	161 sf	
<b>Note:</b>						
• Contractor to install 2" min. - 3" max 1/2" screened decomposed granite, Color: Madison Gold, in all planting areas						
• See Sheet L1.2 for Planting Details						
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	REMARKS

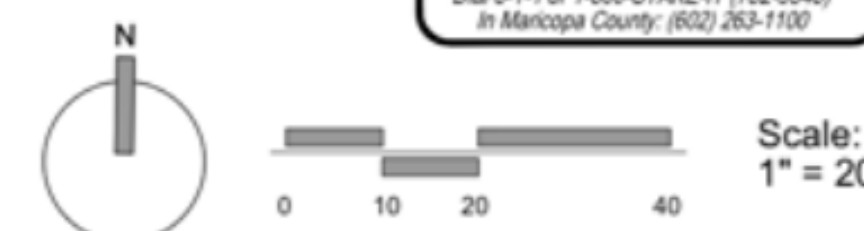


- Planting Notes (Not a Part of City Approval):**
- All plants are identified by typical symbols. Plant quantities are approximate and provided for the contractor's convenience. In the event of discrepancies in plant count, quantities indicated by plant symbols on the plan prevail.
  - At completion of rough grading, take representative soil samples (minimum of two per acre) from the project site and source of any imported topsoil. Locations and number of soil samples must be approved by the Landscape Architect. Send soil samples to IAS Laboratories, Testing Laboratory (602) 273-7248 or an approved equal for testing of suitability for ornamental planting as specified on the drawings. Submit a copy of the results of this analysis to the Landscape Architect for approval and comment. Make adjustments to the rate and analysis of fertilizer & amendments as recommended to provide a suitable medium for planting. Follow all recommendations in agronomic soil report, including leaching if recommended. Notify the Landscape Architect of any potential problems which may result due to harmful substances found in the soil. Failure to act as specified may result in contractor assuming financial responsibility for any damage to plants.
  - Specification Section 02950 or 032 93 00, Landscape Planting, 02932 or 32 92 2, 32 84 00 or 02810 - Landscape Irrigation, are integral to the intent of the planting plan. Do not bid planting plan without reference to applicable specification section.
  - Contractor is responsible for finish grades and for fine grading required for surface drainage and uniformity to the satisfaction of the Landscape Architect. Advise Landscape Architect of drainage problems and make recommendations for solution. Final grades to within a tenth of a foot must be established prior to commencing planting operations.
  - Grades and flow lines must be maintained during irrigation and planting operations. Contractor may not alter established grade and flow lines without the knowledge and permission of the Landscape Architect.
  - The Landscape Architect reserves the right to review all plant material at the nursery prior to delivery to job site. In lieu of nursery review the Landscape Architect may request photos and/or specifications of plant material to be provided prior to delivery.
  - Landscape Architect reserves the right to refuse plants delivered to site that are substandard. Replacement plants are to be supplied by contractor at no additional cost to owner.
  - Plant materials and installation to meet highest quality industry standard. Locate and secure all specified plants within two weeks of award of contract and show proof of to Landscape Architect in writing that plants have been secured. Notify Landscape Architect immediately of any plant sourcing difficulty.
  - Include in the contract price a sufficient amount to allow for supply and installation of additional plants to be used at the direction of the Landscape Architect. Include 3- 15 gallon, 10- 5 gallon, 15- 1 gallon. Provide the unit price for such plants in the bid and credit the owner for each plant not installed.

- Quaranty plant material 5 gallon or smaller except transplants for a period of 90 days from date of final review. Replace dead plants and plants not in vigorous condition, without cost to owner, as determined by Landscape Architect at the end of warranty period. Quaranty 15 gallon plants and larger, for 1 year from date of final review.
- Notify Landscape Architect of intended planting schedule a minimum of two weeks prior to planting.
- Set out all plant materials as shown on plan. Final locations must be approved by the Landscape Architect prior to planting.
- Plant crown to be 2" above adjacent grade for 15 gallon and larger plants; 1" above adjacent grade or plants smaller than 15 gallon.
- Install all plants per details.
- Stake trees according to industry standards per details. Review with Landscape Architect prior to work.
- Contact Landscape Architect for decision regarding proposed plant substitutions 2 weeks prior to installation.
- All plants delivered to the site must have legible identification tags.
- Any tree shown on plan to be installed in less than 8' (eight feet) clear distance from any curb, walkway, foundation, domestic water line, fire line, storm drain, or sewer line, or any underground utility is to be installed with root control barriers LB 12-2 by Deep Root Corp.: 800-458-7968. Install a minimum of 16 linear feet of root barrier centered on the tree adjacent to any underground utility. Install as directed by detail. Install per manufacturer's instructions. Palm trees do not require root control barriers. Landscape Architect may alter or waive requirement.
- Plant groundcovers adjacent to shrubs and/or trees 1.5 times the distance of their specified spacing away from the stems of the adjacent shrubs and trees. Groundcovers adjacent to curbs and pavement shall be spaced at specified spacing away from paved areas.
- Plant backfill: See Specifications
- Top soil replacement: In all planters formerly under paving, remove existing soil to a minimum depth of two feet(2') and prepare the planters in the following manner:  
A. Bore six inch (6") diameter holes to a depth of eighteen inches (18") below subgrade at four feet (4') on center (minimum of one per planter area).  
B. Rototill subgrade to a depth of six inches (6").  
C. Replace with imported Class "A" topsoil amend as directed by soil analysis/specification.
- Completely eradicate all bermuda, kikuyu grass, and other weed growth or other visible or alleged invasive weeds from areas within project limits prior to installing planting.
- Preserve and protect all existing trees unless otherwise noted.
- Plant quantities indicated in the plant legend are for the entire project.
- Any tree or plant containing pathogens, bacteria or viruses harmful to plant health shall be replaced at the Contractor's expense.

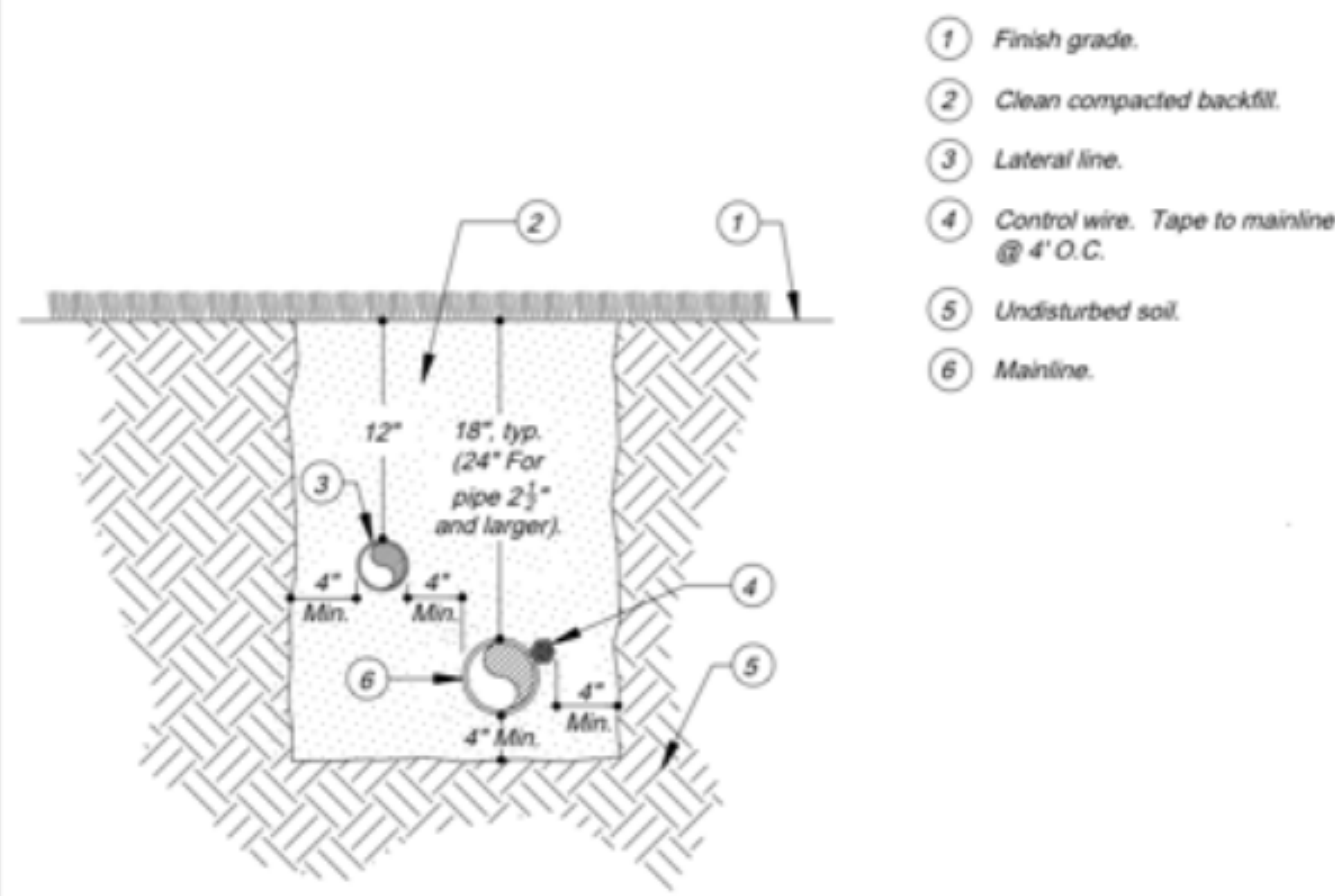
**Mesa Zoning Ordinance Landscape**

	Required	Provided	Notes
<b>Street</b>			
Trees	4	4	Required quantities per 100 feet of street frontage.
Shrubs	24	62	
<b>Landscape Yard</b>			
Trees	4	4 (2-24" box, 2 - 15 gal)	Required quantities per 100 LF, 50% required to be 24" box (planter length = 100 LF)
Shrubs	20	61	
<b>Foundation</b>			
Trees	8	7	1 tree required quantity per 50 LF of building (Total Building Perimeter: 382 LF = 50 LF = 8 trees)



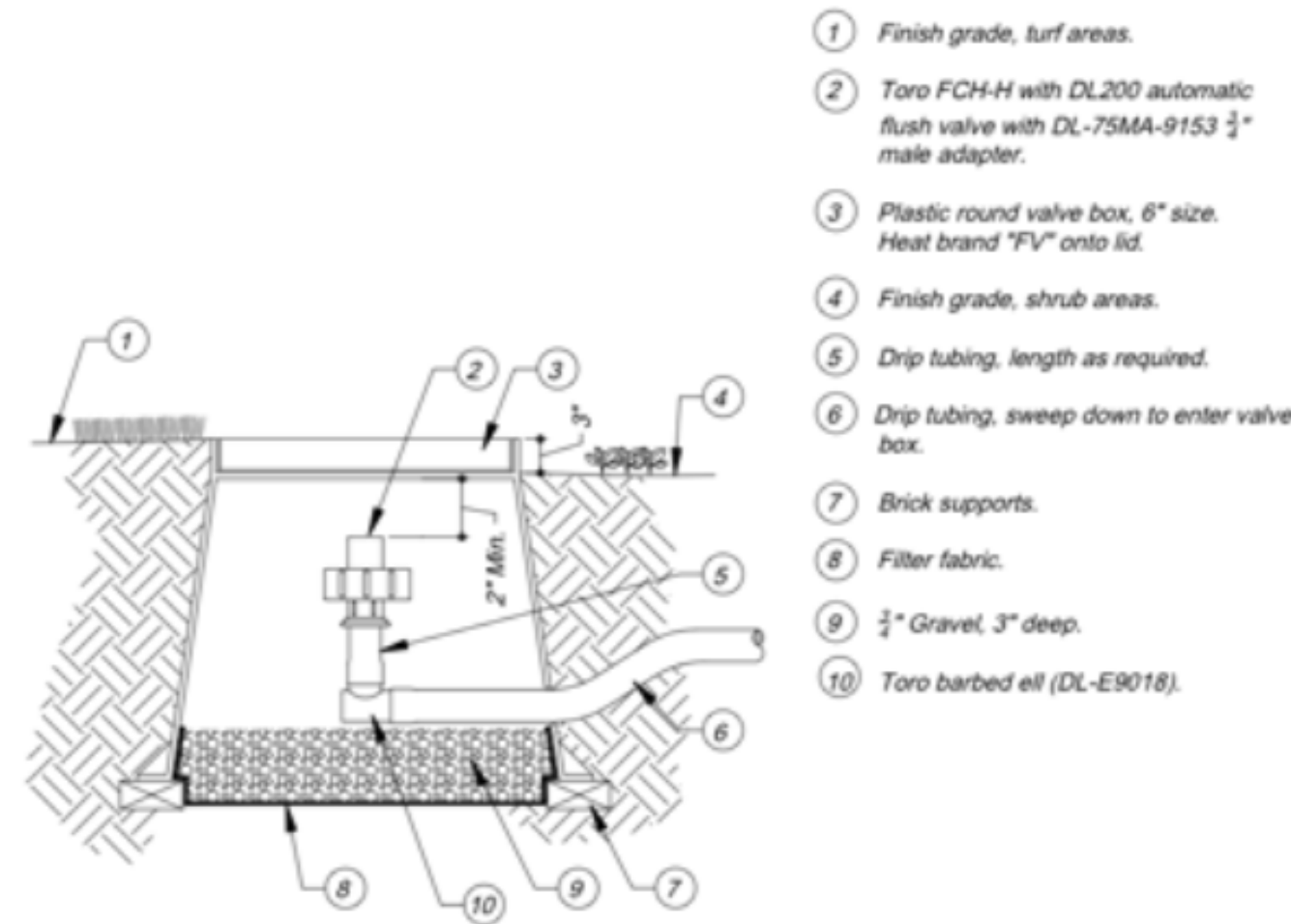
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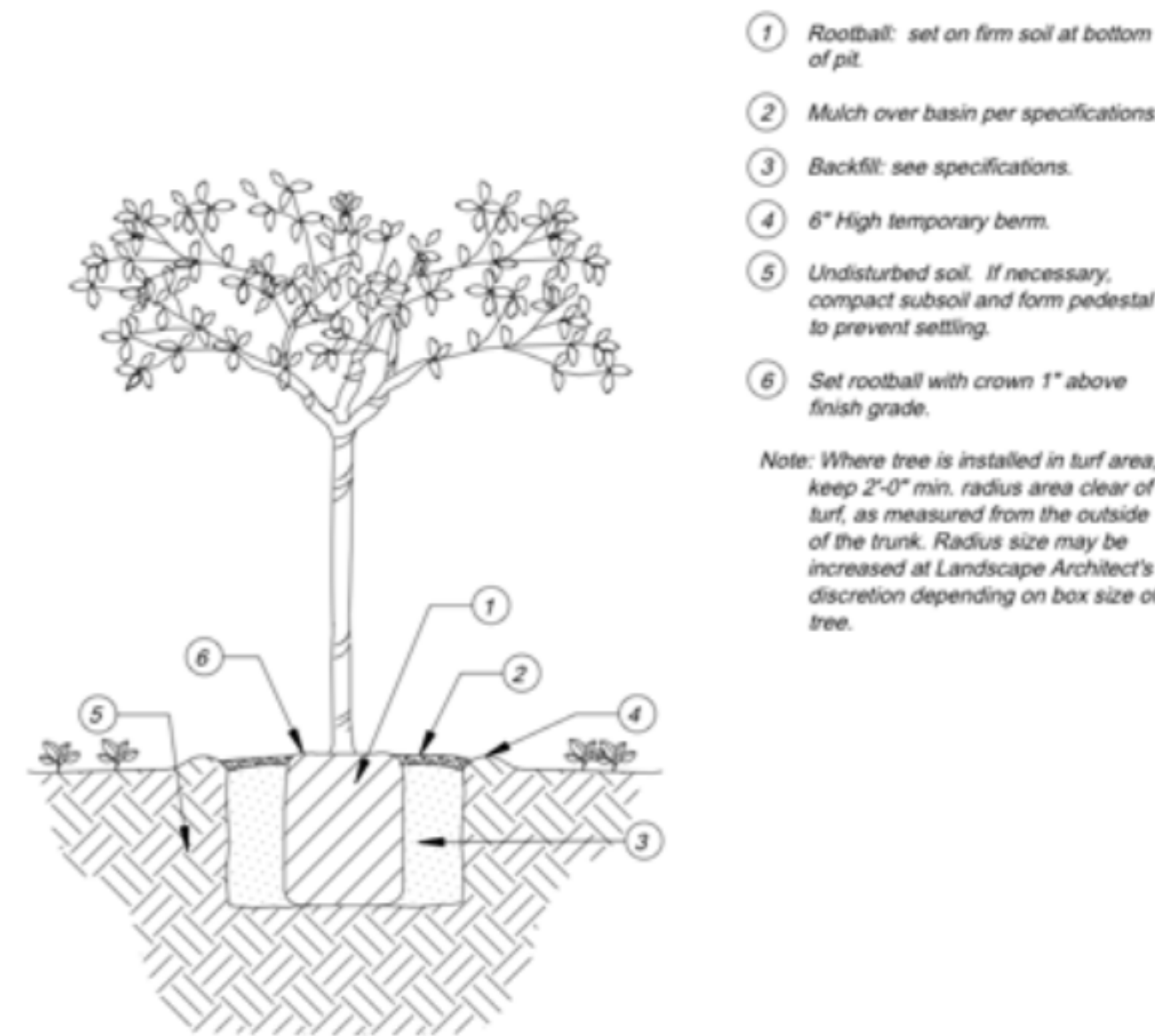
- 1 Finish grade.
- 2 Clean compacted backfill.
- 3 Lateral line.
- 4 Control wire. Tape to mainline @ 4' O.C.
- 5 Undisturbed soil.
- 6 Mainline.

**9 PIPE INSTALLATION**  
Not to Scale



- 1 Finish grade, turf areas.
- 2 Toro FCH-H with DL2000 automatic flush valve with DL-75MA-9153 3/4" male adapter.
- 3 Plastic round valve box, 6" size. Heat brand "FV" onto lid.
- 4 Finish grade, shrub areas.
- 5 Drip tubing, length as required.
- 6 Drip tubing, sweep down to enter valve box.
- 7 Brick supports.
- 8 Filter fabric.
- 9 3/4" Gravel, 3" deep.
- 10 Toro barbed ell (DL-E9018).

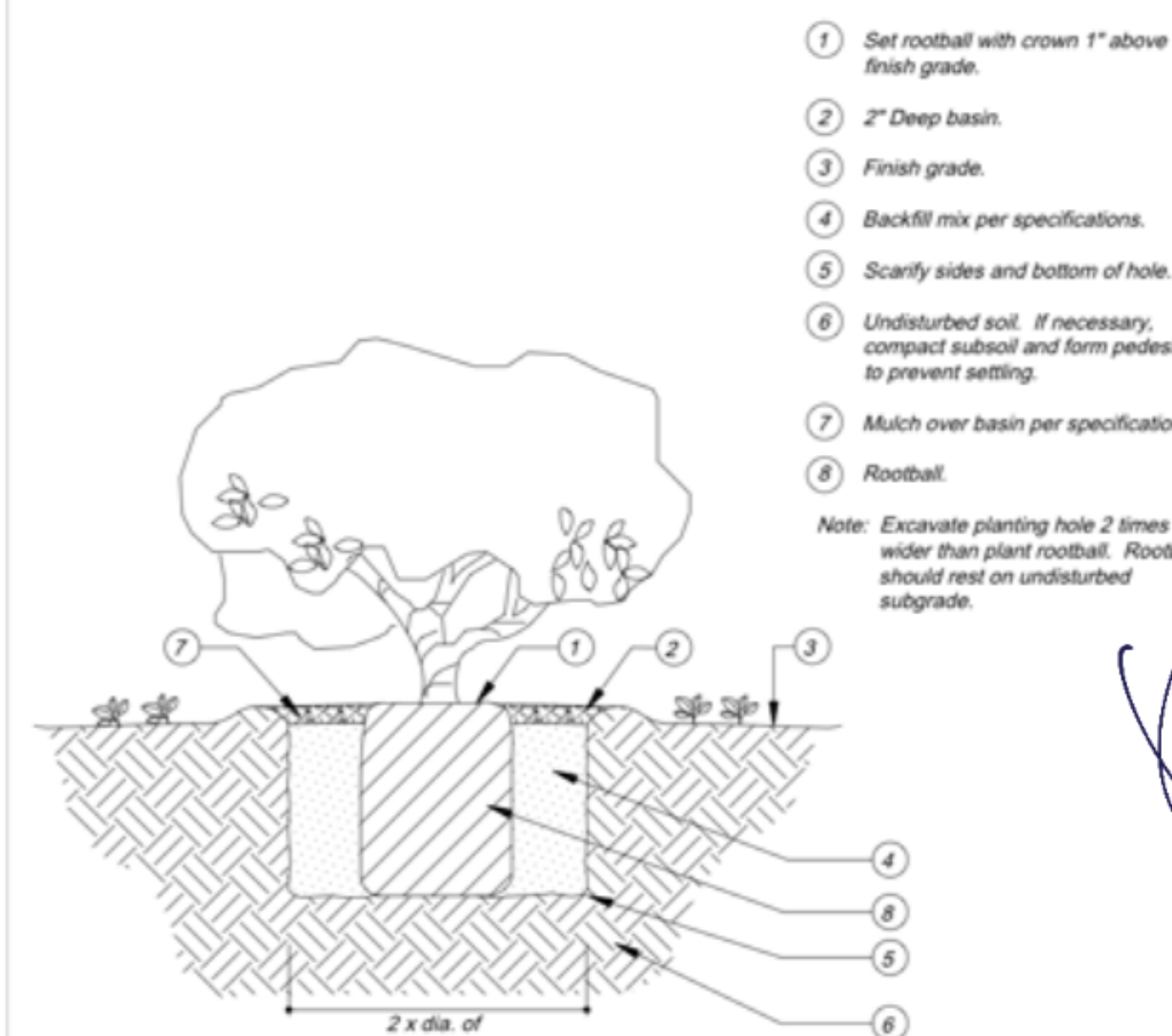
**6 DRIP FLUSH VALVE**  
Scale: 1"=1'-0"



- 1 Rootball: set on firm soil at bottom of pit.
- 2 Mulch over basin per specifications.
- 3 Backfill: see specifications.
- 4 6" High temporary berm.
- 5 Undisturbed soil. If necessary, compact subsoil and form pedestal to prevent settling.
- 6 Set rootball with crown 1" above finish grade.

Note: Where tree is installed in turf area, keep 2'-0" min. radius area clear of turf, as measured from the outside of the trunk. Radius size may be increased at Landscape Architect's discretion depending on box size of tree.

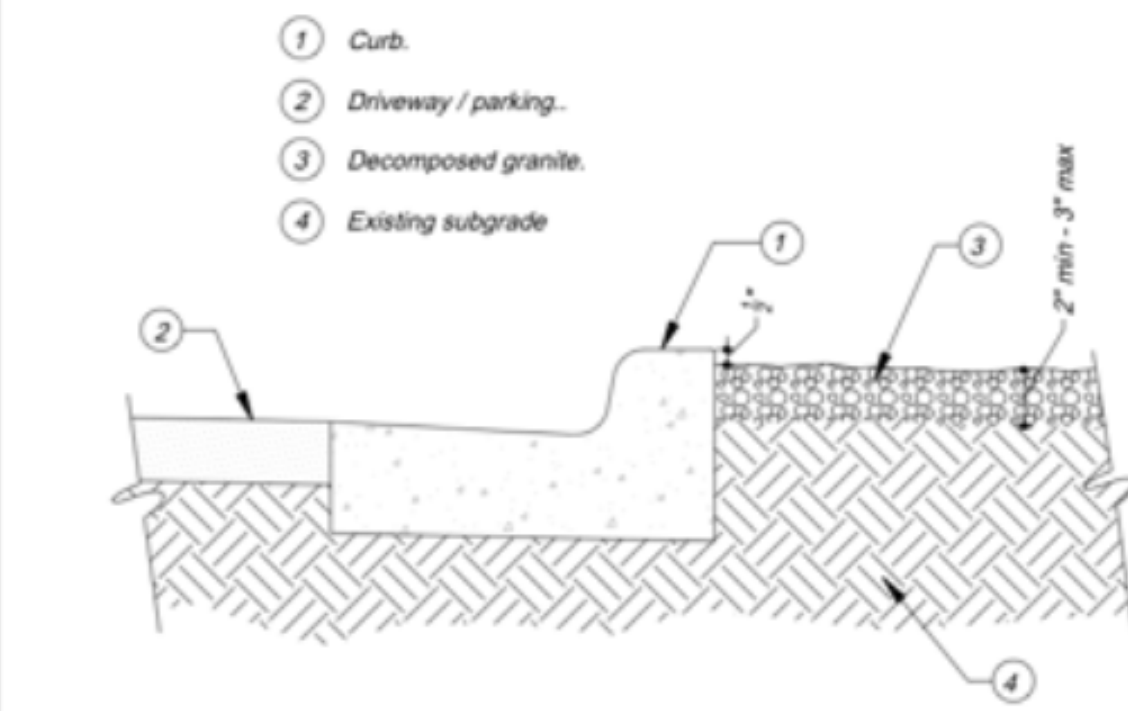
**3 TREE PLANTING**  
Not to Scale



- 1 Set rootball with crown 1" above finish grade.
- 2 2" Deep basin.
- 3 Finish grade.
- 4 Backfill mix per specifications.
- 5 Scarify sides and bottom of hole.
- 6 Undisturbed soil. If necessary, compact subsoil and form pedestal to prevent settling.
- 7 Mulch over basin per specifications.
- 8 Rootball.

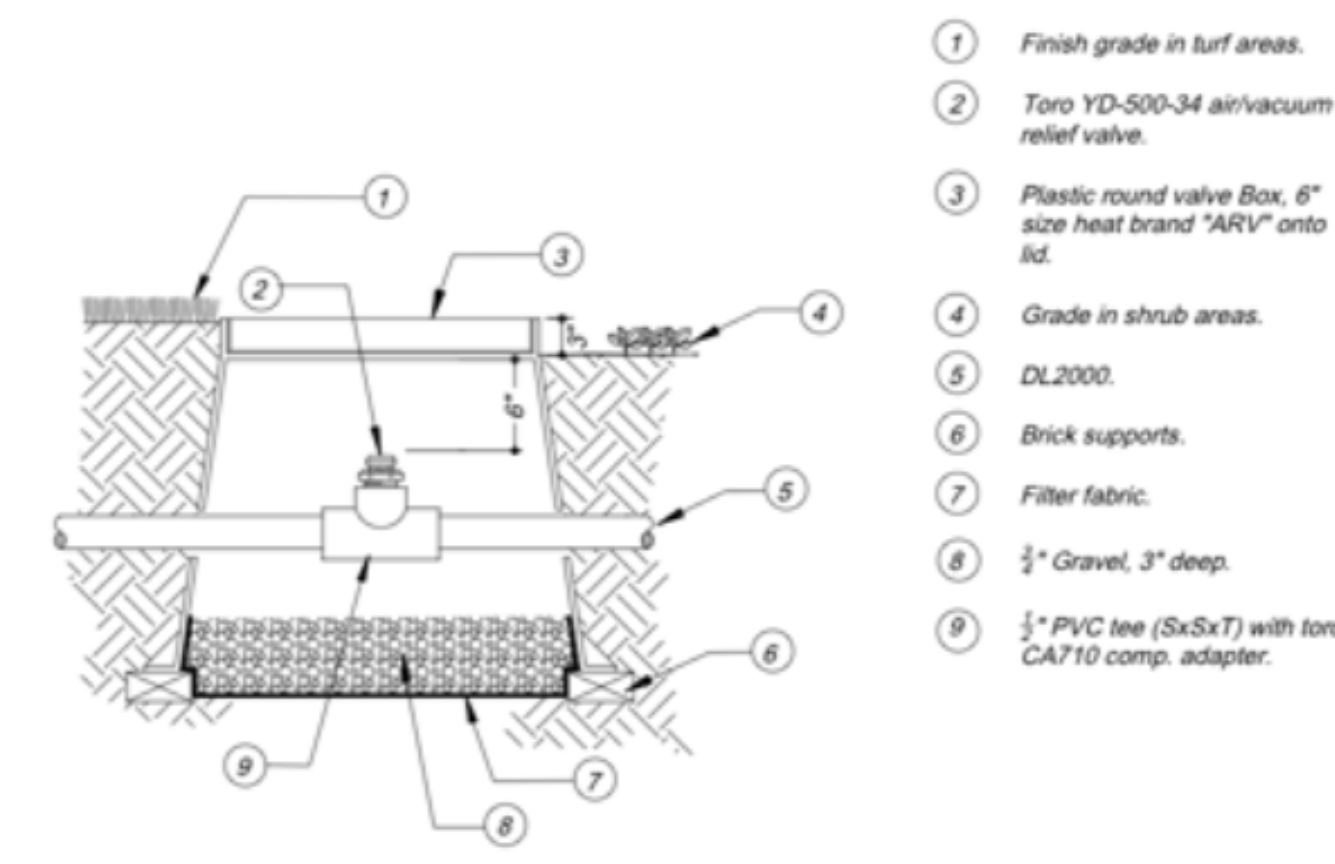
Note: Excavate planting hole 2 times wider than plant rootball. Rootball should rest on undisturbed subgrade.

**1 SHRUB PLANTING**  
Not to Scale



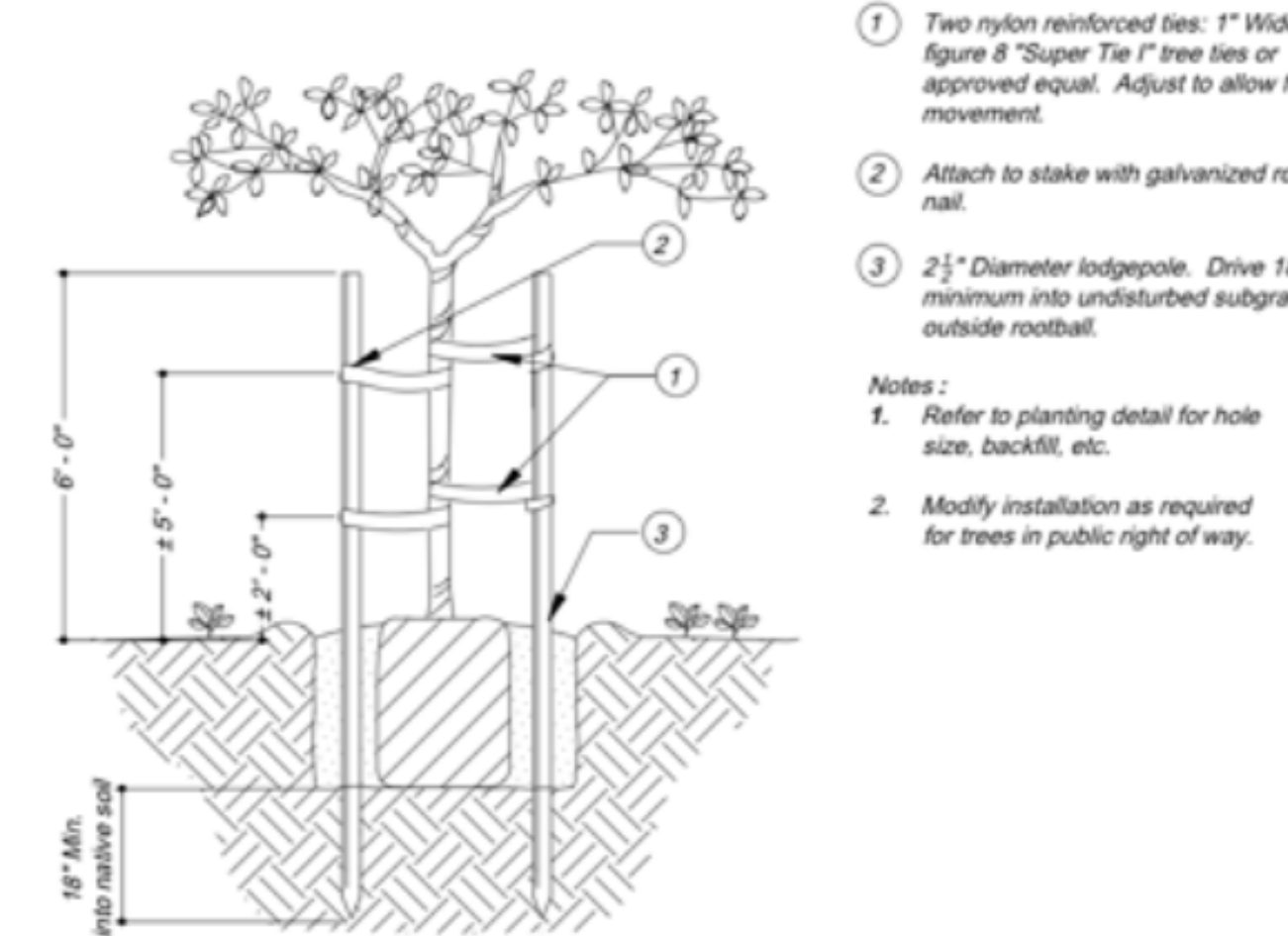
- 1 Curb.
- 2 Driveway / parking.
- 3 Decomposed granite.
- 4 Existing subgrade.

**10 DECOMPOSED GRANITE**  
Not to Scale



- 1 Finish grade in turf areas.
- 2 Toro YD-500-34 air/vacuum relief valve.
- 3 Plastic round valve box, 6" size heat brand "ARV" onto lid.
- 4 Grade in shrub areas.
- 5 DL2000.
- 6 Brick supports.
- 7 Filter fabric.
- 8 3/4" Gravel, 3" deep.
- 9 3/4" PVC tee (Six5x7) with Toro CA710 comp. adapter.

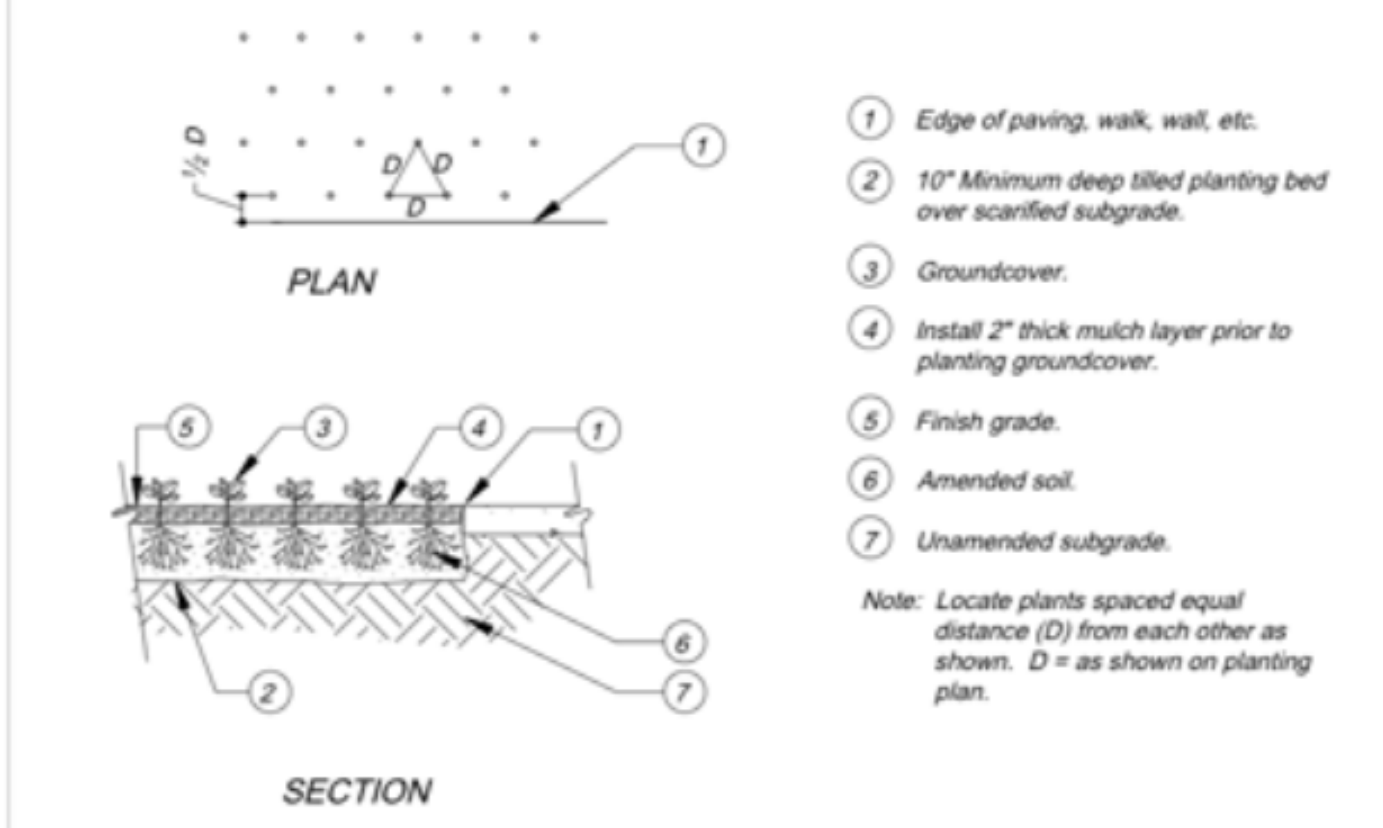
**7 DRIP AIR RELIEF VALVE**  
Not to Scale



- 1 Two nylon reinforced ties: 1" Wide figure 8 "Super Tie 1" tree ties or approved equal. Adjust to allow for tree movement.
- 2 Attach to stake with galvanized roofing nail.
- 3 2 1/2" Diameter lodgepole. Drive 18" minimum into undisturbed subgrade outside rootball.

Notes:  
1. Refer to planting detail for hole size, backfill, etc.  
2. Modify installation as required for trees in public right of way.

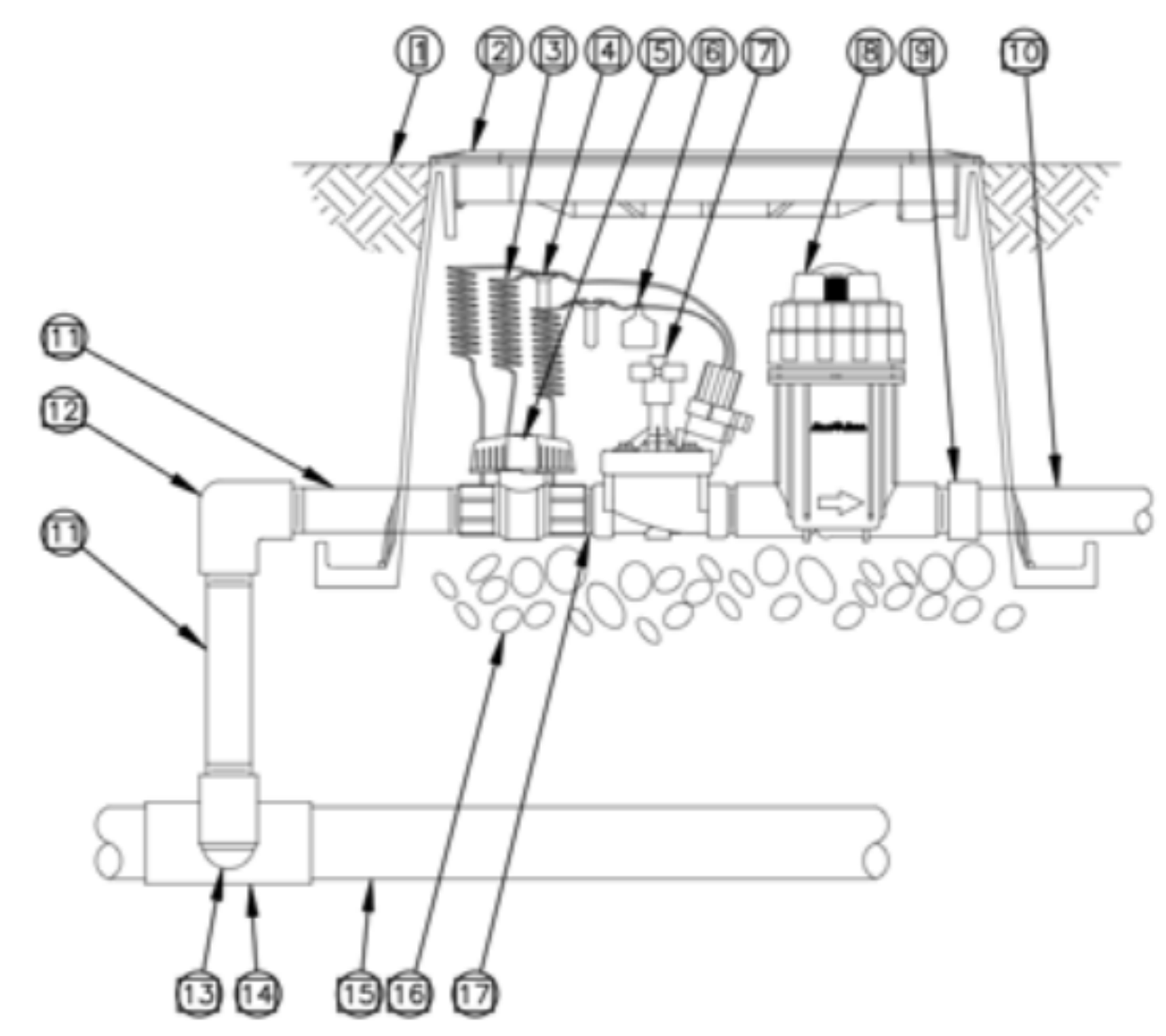
**4 TREE STAKING**  
Not to Scale



- 1 Edge of paving, walk, wall, etc.
- 2 10" Minimum deep tilled planting bed over scarified subgrade.
- 3 Groundcover.
- 4 Install 2" thick mulch layer prior to planting groundcover.
- 5 Finish grade.
- 6 Amended soil.
- 7 Unamended subgrade.

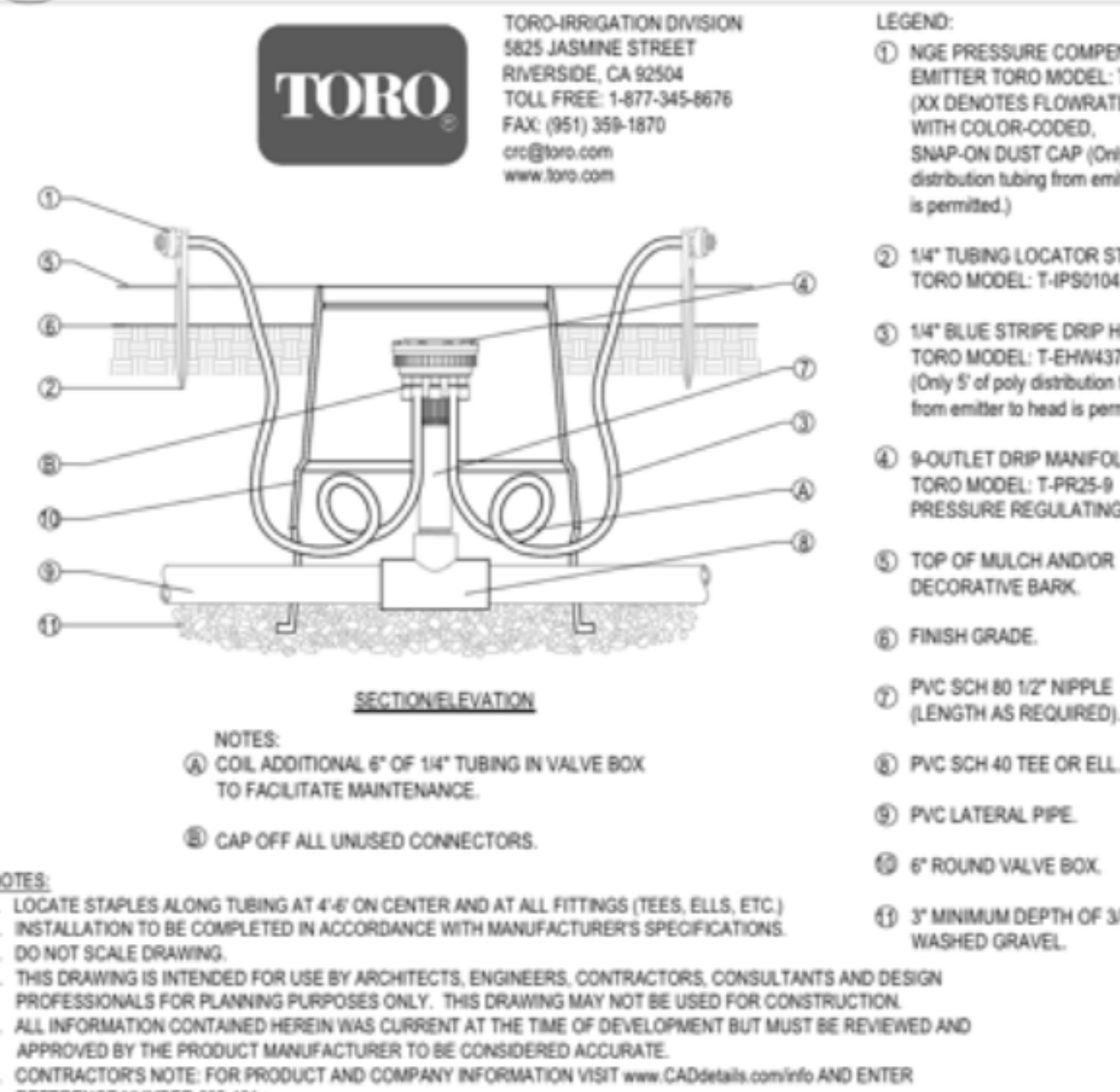
Note: Locate plants spaced equal distance (D) from each other as shown. D = as shown on planting plan.

**2 GROUNDCOVER PLANTING**  
Not to Scale



- 11 Finish grade/top of mulch
- 12 Valve box with cover: rain bird vb-std
- 13 30-inch linear length of wire, coiled
- 14 Waterproof connection: rain bird cb series
- 15 1-inch ball valve (included in xcz-prb-100-com kit)
- 16 Valve ID Tag
- 17 Remote control valve: rain bird pesb (included in xcz-prb-100-com kit)
- 18 Pressure regulating quick check basket filter: rain bird prb-gchb-10 (included in xcz-prb-100-com kit)
- 19 PVC SCH 40 Female adaptor
- 20 Lateral pipe
- 21 PVC SCH 80 Nipple (length as required)
- 22 PVC SCH 40 Ell
- 23 PVC SCH 80 Nipple (2-inch length, hidden) and pvc sch 40 ell
- 24 PVC SCH 40 Tee or ell
- 25 Mainline pipe
- 26 3-inch minimum depth of 3/4-inch washed gravel
- 27 PVC SCH 80 Nipple, close (included in xcz-prb-100-com kit)

**8 DRIP VALVE ASSEMBLY**  
Not to Scale



- TORO IRRIGATION DIVISION  
5625 JASMINE STREET  
RIVERSIDE, CA 92504  
TOLL FREE: 1-877-345-8676  
FAX: (951) 359-1870  
orc@toro.com  
www.toro.com
- LEGEND:  
1) NOE PRESSURE COMPENSATING EMITTER TORO MODEL: T-CPCCX (XX DENOTES FLOWRATE) WITH COLOR-CODED, SNAP-ON DUST CAP (Only 5' of poly distribution tubing from emitter to head is permitted.)  
2) 1/4" TUBING LOCATOR STAKE TORO MODEL: T-PS0104.  
3) 1/4" BLUE STRIPE DRIP HOSE TORO MODEL: T-EH437 (Only 5' of poly distribution tubing from emitter to head is permitted.)  
4) 9-OUTLET DRIP MANIFOLD TORO MODEL: T-PR25-9 PRESSURE REGULATING (25 PSI)  
5) TOP OF MULCH AND/OR DECORATIVE BARK.  
6) FINISH GRADE.  
7) PVC SCH 80 1/2" NIPPLE (LENGTH AS REQUIRED).  
8) PVC SCH 40 TEE OR ELL.  
9) 6" ROUND VALVE BOX.
- NOTES:  
1. LOCATE STAPLES ALONG TUBING AT 4'-0" ON CENTER AND AT ALL FITTINGS (TEES, ELLS, ETC.)  
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.  
3. DO NOT SCALE DRAWING.  
4. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.  
5. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.  
6. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT [www.CADetails.com/info](http://www.CADetails.com/info) AND ENTER REFERENCE NUMBER 965-191a.

**5 MULTI-PORT EMITTER CONNECTION**  
Not to Scale

**arcadia studio**  
landscape architecture

202 East Cota Street  
Santa Barbara, CA 93101  
tel 805.962.9555  
fax 805.962.5658  
arcadiastudio.com

50614  
KIMBERLY KAY  
AREVALO  
Professional Seal  
ARIZONA U.S.A.  
Exp. 3.31.2028

Revisions

**INDEPENDENT STATION**  
245 South Power Road  
Mesa, AZ  
85206

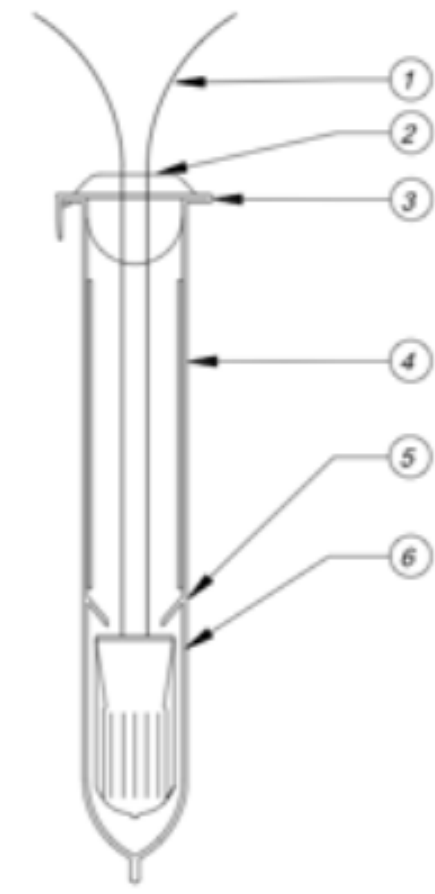
**PLANTING & IRRIGATION DETAILS**

Issue  
Issue

Date 02.04.2028	Job Number 25.076
Drawn By MG/KA	Checked by BC
Sheet 3	of # 5

**L1.2**

Drawing Name: Z:\Shared\Projects\2025\Projects\25.076 A&S Mesa AZ\Submittals\Construction Drawings\Planting Plans\1.3 Planting & Irrigation Details.dwg Plot date: 2025-02-04 11:17 AM

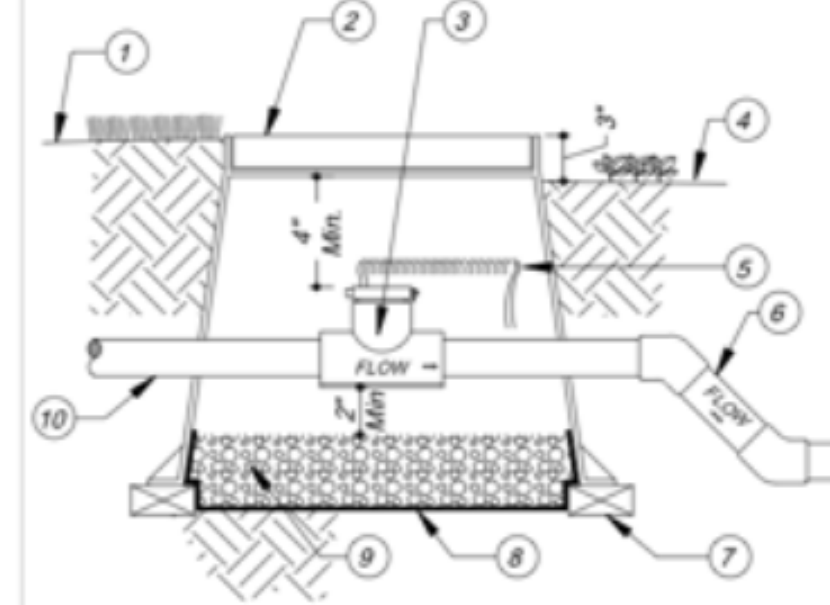


- 1 Low voltage wires, 3 maximum
- 2 Wires pass through grooves in tube lid to allow lid to close.
- 3 Close tube lid after wire is inserted into tube.
- 4 Poly tube pre-filled with waterproof gel.
- 5 Lock tabs prevent wire removal once connector is inserted.
- 6 Scotchlok Electrical Spring connector. Wires shall be pre-stripped of 1/4" of the insulation prior to insertion into the connector. Twist connector onto wires to seat firmly.

Notes:

1. Wire connector shall be a 3M DBY Direct Bury Splice Kit. Kit shall include a Scotchlok Spring Connector, a polypropylene tube and a waterproof sealing gel. Tube shall be supplied pre-filled with gel.
2. Direct Bury Splice Kit shall be used to electrically connect (2-3) #14 or (2) #12 pre-stripped copper wires. Larger wires or greater quantities of wires shall require a larger approved wire connection.

7 WIRE CONNECTION  
Not to Scale



- 1 Finish grade in turf areas.
- 2 Plastic rectangular valve box with bolt down cover. Use stainless bolt, nut and washer. Box to be replaced at right angle to hardscape edge. Heat brand "FS" onto lid.
- 3 Flow sensor.
- 4 Finish grade in shrub areas.
- 5 24" Wire loop.
- 6 Mainline.
- 7 Brick supports.
- 8 Non-woven filter fabric.
- 9 3/4" Pea gravel, 3" deep.
- 10 Mainline from master valve.

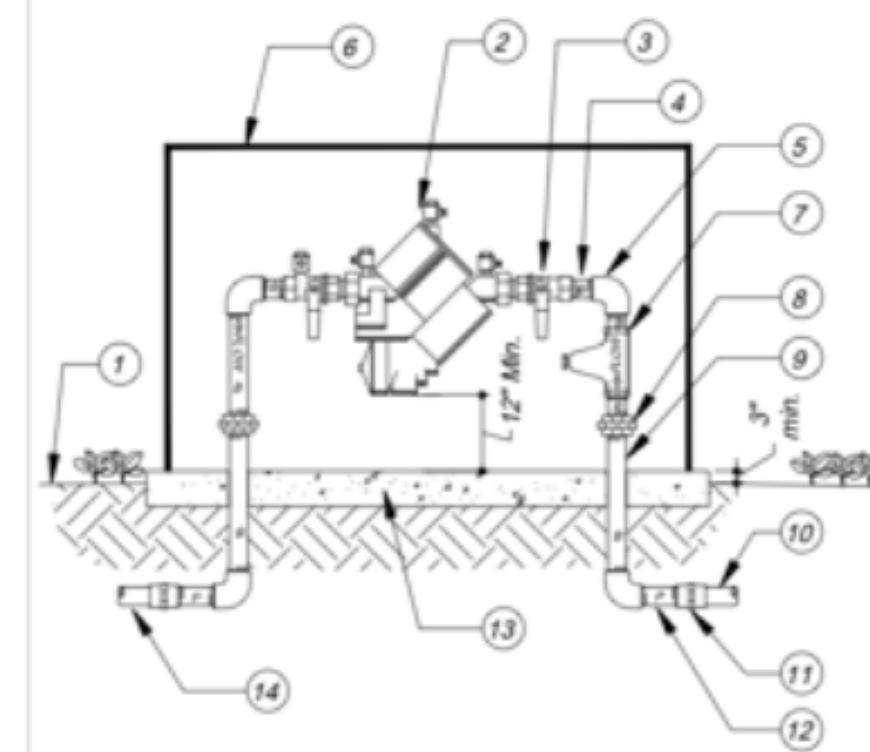
Notes:

1. Install flow sensor as per the manufacturer's recommendations, wire to irrigation controller.
2. Use 45° ell to achieve mainline depth on the downstream side of the flow sensor.

4 FLOW SENSOR  
Not to Scale

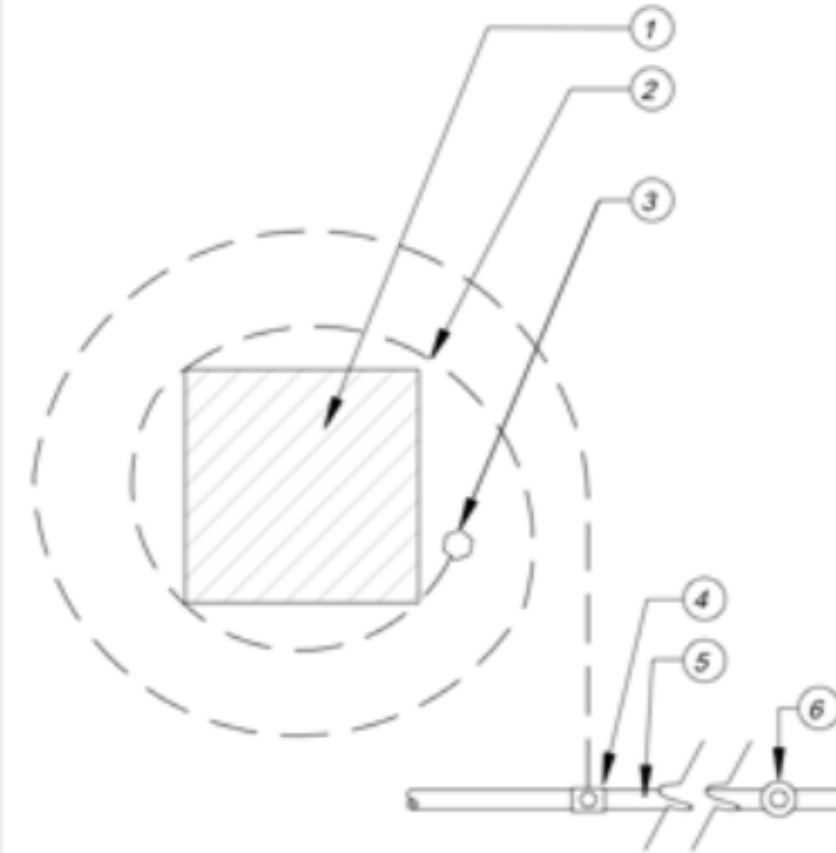
Notes:

1. Pressure regulator may be installed on either the horizontal piping or on the downstream leg as space permits.
2. Concrete slab shall be minimum 4" thick, 18" wide and at least 8" beyond the backflow assembly piping. If backflow enclosure is specified in the legend, the concrete shall be the size required by the manufacturer.
3. Use Teflon tape on all threaded fittings, typ.



- 1 Finish grade, shrub area.
- 2 Reduced pressure backflow preventer.
- 3 Brass ball valve, typ.
- 4 Brass nipples min. 4", typ.
- 5 Brass ell, 4 required.
- 6 Backflow enclosure if specified.
- 7 Pressure regulator with gauge, typ.
- 8 Brass union, 2 required.
- 9 Brass risers, length as required.
- 10 PVC mainline to master valve.
- 11 Sch. 80 PVC female adapter.
- 12 Sch. 80 PVC nipple 6" min.
- 13 Concrete slab.
- 14 Mainline from point of connection.

1 REDUCED PRESSURE BACKFLOW PREVENTER  
Not to Scale

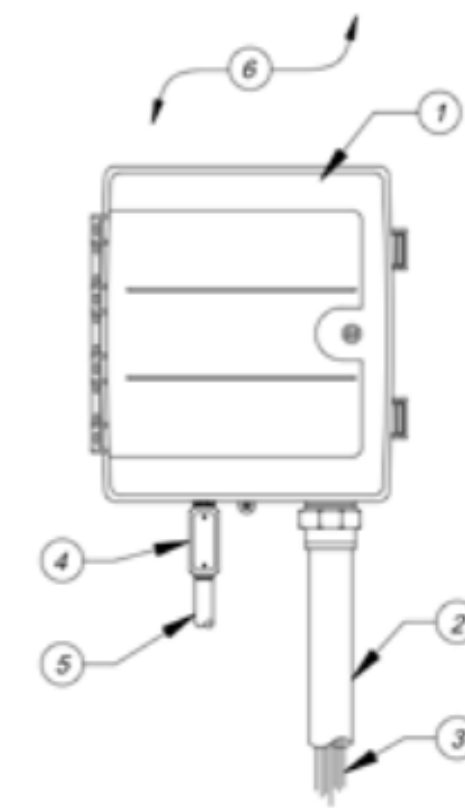


- 1 Tree rootball.
- 2 Dura-Pol polyethylene tubing in rows around tree, 2 required 4 - 6" below grade.
- 3 AGR products "SPIN-LOC" 1025 SETC flush cap SL X 1/2" MHT with plastic cap installed within a round plastic pull box.
- 4 Connection between DL2000 tubing and PVC pipe, SXT PVC ell or tee (1/2") with spin loc x thread male adapter AG products model #S1/2MA-565.
- 5 Lateral line.
- 6 YD-500-34 Air / vacuum relief valve installed with a FT-050 combination seal and a 3/4" x 1/2" reducer bushing, install air relief assembly inside a 6" planter, min. 1 air / vacuum relief valve per 500' of dripline.

Notes:

1. All drip tubing to be 4" min. below finish grade.
2. Box to be installed as to allow for proper operation of ball valve. Install at right angle to hardscape edge, install valve off-center in box.
3. Install valve box extensions as required to achieve proper valve installation at mainline depth.

8 TREE DRIP RING LAYOUT  
Scale: 1"=1'-0"

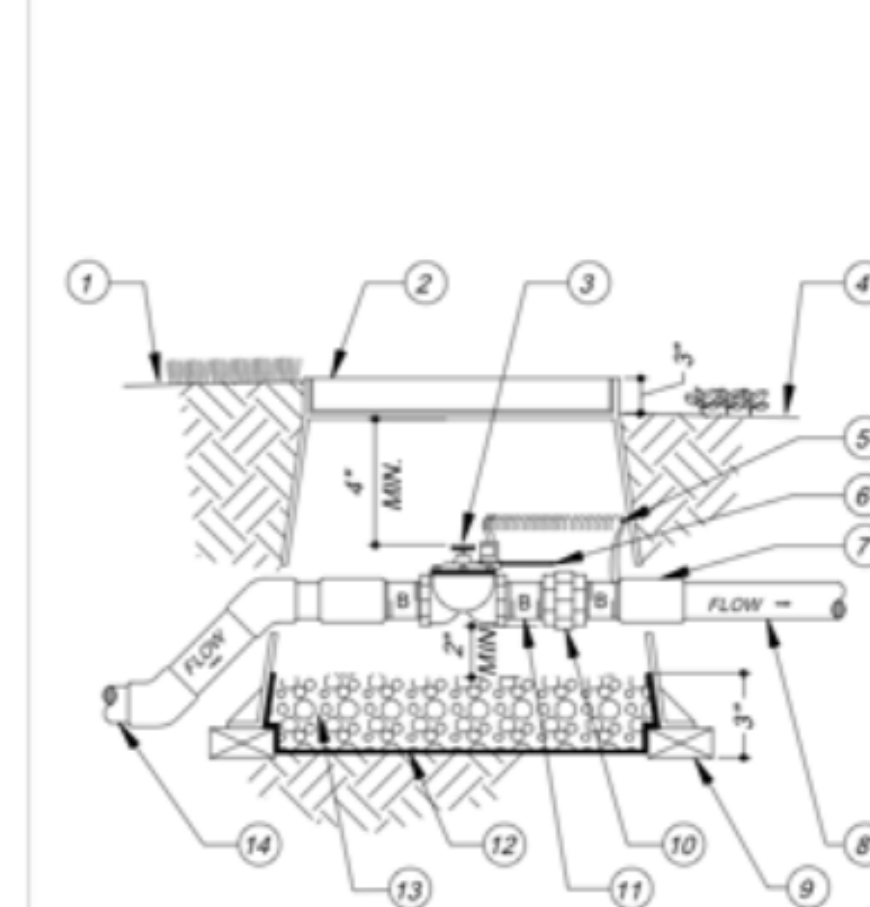


- 1 Wall mounted controller in closing plastic box.
- 2 2" PVC conduit and fittings
- 3 Wires to remote control valves.
- 4 Junction box
- 5 1" PVC conduit and fittings to power supply.
- 6 Interior or exterior wall, behind.

5 WALL MOUNTED CONTROLLER  
Not to Scale

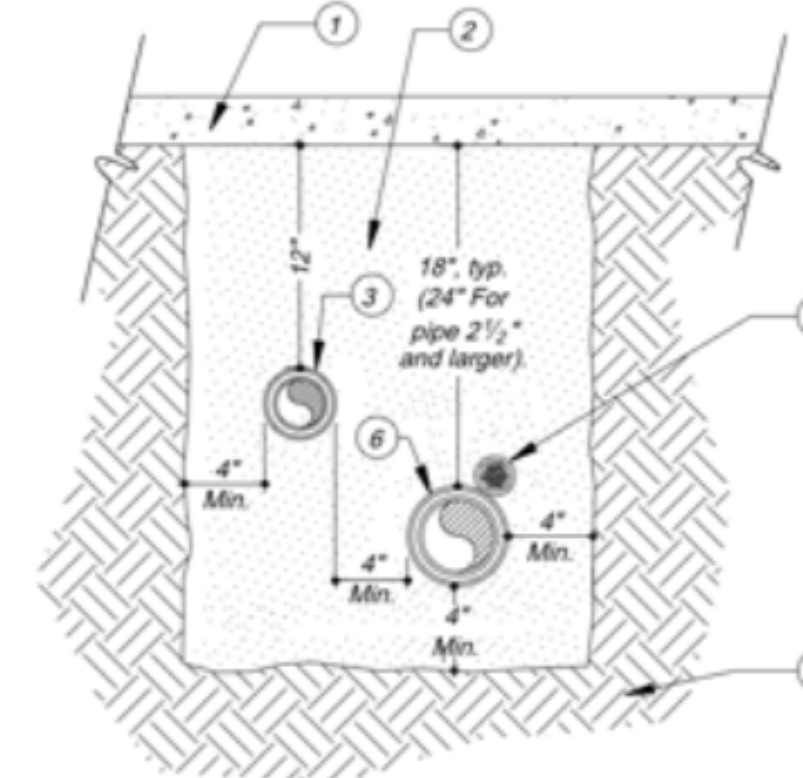
Notes:

1. Use 45 degree ell to achieve mainline depth from upstream side of the master valve assembly.
2. Use Teflon tape on all threaded fittings, typ.



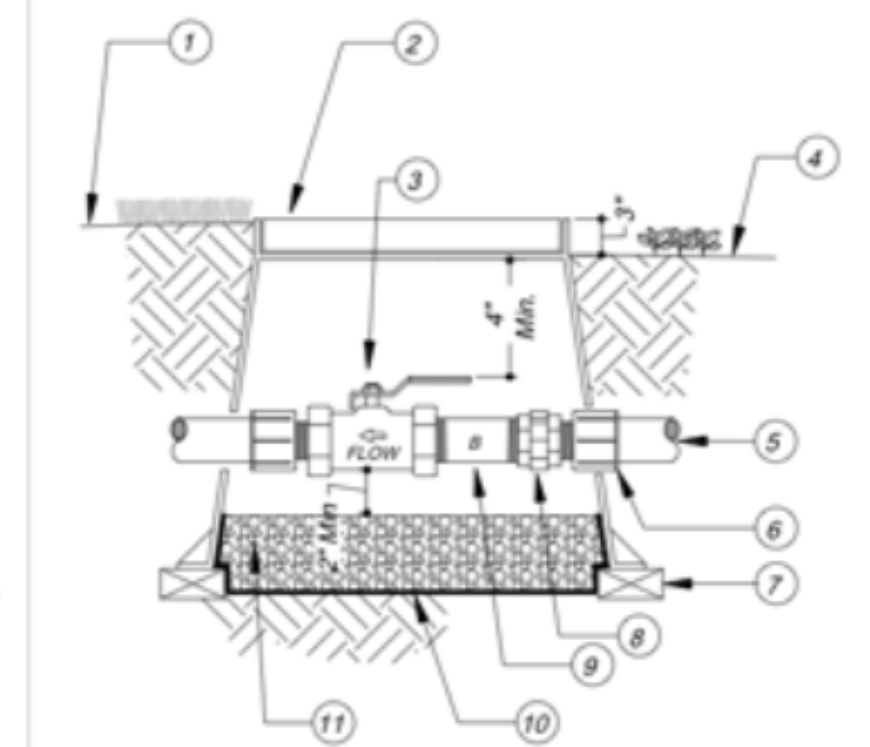
- 1 Finish grade in turf areas.
- 2 Rigid plastic rectangular valve box with bolt down cover, use stainless bolt, nut, and washer. Place box at right angle to edge of pavement. Heat brand "MV" onto lid.
- 3 Master control valve.
- 4 Finish grade in shrub areas.
- 5 24" Wire loop.
- 6 Valve ID tags.
- 7 PVC Sch. 40 female adapter, 2 required.
- 8 Mainline to flow sensor.
- 9 Brick supports.
- 10 Brass union.
- 11 Brass nipple, Typ.
- 12 Landscape fabric.
- 13 3/4" Pea gravel, 3" deep.
- 14 Mainline.

2 MASTER CONTROL VALVE  
Not to Scale



- 1 Paving.
  - 2 Sand backfill compacted to the density of the existing soil.
  - 3 Lateral line in Sch. 40 sleeve.
  - 4 Control wires in Sch. 40 sleeve. Tape to mainline @ 4' O.C.
  - 5 Undisturbed soil.
  - 6 Mainline in Sch. 40 sleeve.
- Note: PVC sleeves to be 2x the diameter of the pipe or wire bundle carried.

6 PIPE / WIRE SLEEVE INSTALLATION  
Not to Scale



- 1 Finish grade in turf areas.
  - 2 Rigid plastic rectangular valve box with bolt down cover. Use stainless bolt, nut and washer. Place box at right angle to edge of pavement. Heat brand "BV" onto lid.
  - 3 Ball or gate valve.
  - 4 Finish grade in shrub areas.
  - 5 Pressure supply line.
  - 6 PVC male adapter.
  - 7 Brick supports.
  - 8 Brass union.
  - 9 Brass nipple.
  - 10 Non-woven filter fabric.
  - 11 3/4" Pea gravel, 3" deep.
- Notes:
1. Box to be installed as to allow for proper operation of ball valve. Install valve off-center in box.
  2. Install valve box extensions as required to achieve proper valve installation at mainline depth.

3 BALL OR GATE VALVE  
Not to Scale



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Revisions

INDEPENDENT STATION  
245 South Power Road  
Mesa, AZ  
85206

PLANTING &  
IRRIGATION DETAILS

Issue

Date	Job Number
02.04.2026	25.076
Drawn By	Checked By
MG/KA	BC
Sheet	of #
4	5

L1.3



Revisions

**INDEPENDENT STATION**  
245 South Power Road  
Mesa, AZ  
85206

**IRRIGATION PLAN**

Issue

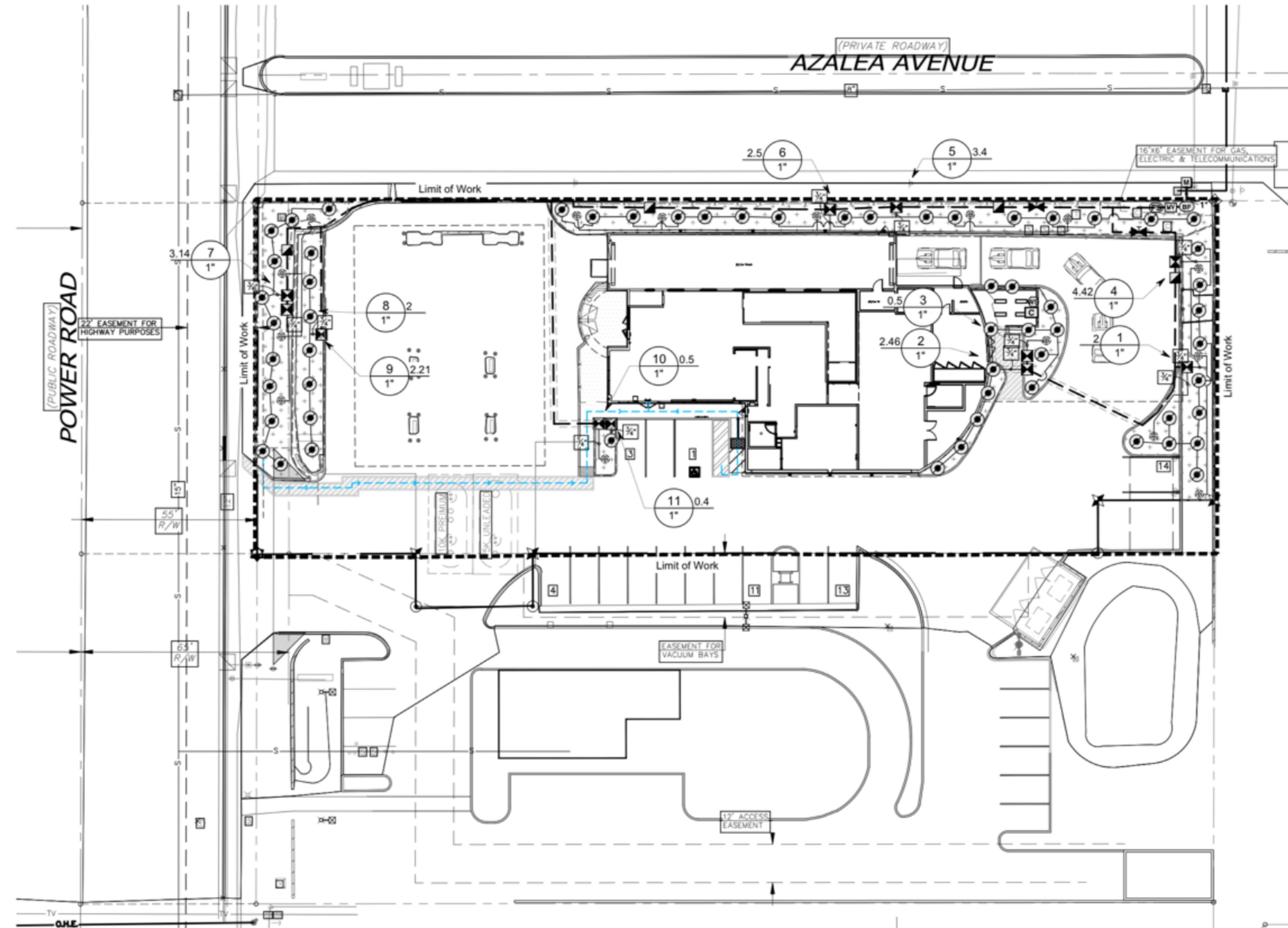
Date	Job Number
02.04.2026	25.076
Drawn By	Checked by
MG/KA	BC
Sheet 5	of 5

L2.1

**IRRIGATION SCHEDULE**

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
☒	Rain Bird XGZ-100-PRB-COM Wash Flow Drip Control Kit for Commercial Applications. 1in. Ball Valve with 1in. PESS Valve and 1in. Pressure Regulating 40psi Quick-Check Basket Filter. 0.3 GPM-20 GPM	11
⊙	Toro T-PR25-9 Pipe Transition from 1/2in. riser or fitting to 9 barbed outlets. Pressure Regulating with individual outlet flow range per outlet of 1 GPH - 20 GPH. Barbed outlets accept 1/4in. micro-tube for emitters, micro-bubblers or micro-sprays. Only 5' of poly distribution tubing from emitter to head is permitted.	59
⊗	Tree Drip Ring See Irrigation Notes for emitter type and Quantity.	15
⊕	Area to Receive Drip Emitters Hunter HE-B Point Source Drip Emitter with Self Piercing Barb. Color coded emitters for flow rates of 0.5, 1.0, 2.0, 4.0, and 8.0 GPH. Can be inserted into 1/2" and 3/4" tubing and have pressure compensating from 15-50 PSI. Optional diffuser cap (HE) available. Only 5' of poly distribution tubing from emitter to head is permitted. Emitter Notes: 10HE-B emitters (2 assigned to each 1 gal plant) 20HE-B emitters (2 assigned to each 5 gal plant) 20HE-B emitters (3 assigned to each 15 gal plant)	5,671 sf
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
⊠	Quick Coupler Rain Bird 5-LRC 1" Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Locking Thermoplastic Rubber Cover, and 1-Piece Body. Provide every 50' where needed.	4
⊞	Leemco LMV-LGT-W 1in.-4in. Stainless Steel Gate Valve with Wheel handle. Match line size.	2
⊞	Superior 3000 1" Normally Closed Brass Master Valve that Provides Dirty Water Protection and 3-Way Solenoid Design. Available in 1in., 1-1/4in., 1-1/2in., 2in., 2-1/2in. and 3in. sizes.	1
⊞	Febco LF825YA 1" Lead Free Reduced Pressure Backflow Preventer	1
⊞	Hunter I2C-1600-M 16 Station Outdoor Modular Controller. With one ICM-800 Module. Commercial Use. Metal Cabinet.	1
⊞	Hunter Solar-Sync-Sen Solar, rain freeze sensor with outdoor interface, connects to Hunter X-Core and ACC Controllers, install as noted. Includes gutter mount bracket. Wired. Module not included.	1
⊞	Hunter FLOW-CLIK-100 Flow Sensor SOV with Interface Panel, 1in. Schedule 40 Sensor Body, 24 VAC, 2 amp, install Interface Panel as required.	1
⊞	Water Meter 1" Existing Water Meter - Verify Pressure in Field	1
---	Irrigation Lateral Line: PVC Schedule 40	1,070 lf
---	Irrigation Mainline: PVC Schedule 80	580.2 lf
---	Pipe Sleeve: CPVC Schedule 40	124.2 lf

ALL IRRIGATION EQUIPMENT AND PIPE IS SHOWN IN PAVED AREAS IS FOR GRAPHIC DESIGN CLARITY PURPOSES ONLY. EQUIPMENT AND PIPE SHALL BE LOCATED IN PLANTING AREAS WHENEVER POSSIBLE.

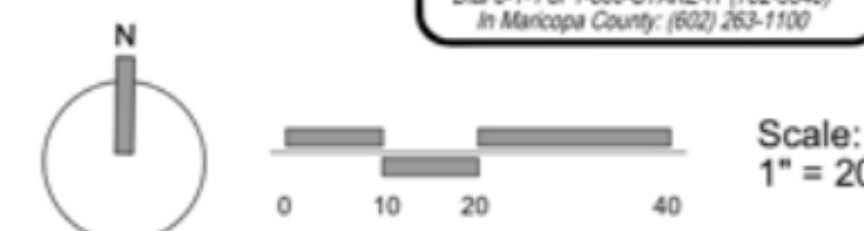


- Irrigation Notes**
- Contractor to be responsible for installation of all irrigation to all Plants shown on Plans. Quantities given on the Plant Legend are for the Contractor's convenience only. If discrepancies shall occur, the plans shall override the Plant Legend.
  - Contractor to provide irrigation system allowances for additional plants as shown on drawings or in planting notes or legends - these plants not located on plans shall be field-located by landscape architect.
  - See irrigation legend for complete descriptions of all symbols shown on irrigation plan.
  - Do not install the irrigation system as shown on the drawings when it is obvious in the field that unknown obstructions, grade differences, or differences in area dimensions exist that might not have been considered in the engineering plans. Such obstructions or conflicts should be brought to the attention of the owner and landscape designer immediately. In the event this notification is not performed, the contractor shall assume full responsibility for any revisions necessary.
  - The contractor shall be responsible for completing the installation of a fully automated irrigation system prior to starting planting. If 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.
  - The irrigation system is based on a minimum operating pressure of 30 psi and a maximum flow demand of 15 gpm. The contractor shall verify water pressure prior to construction and report any discrepancies between the water pressure indicated on the drawings and actual pressure reading at the irrigation point of connection to the landscape designer immediately.
  - Install irrigation system in accordance with manufacturer's specifications, irrigation details, and local codes.
  - All material used shall be installed as detailed, refer to irrigation specifications and details for installation procedures. All irrigation equipment not otherwise detailed or specified shall be installed per manufacturer's recommendations and specifications. Owner's representative and/or landscape designer shall approve all deviations from drawings or material used.
  - In the event of discrepancies in irrigation equipment count, quantities indicated by symbols on the plan prevail.
  - The owner's representative may, at any time, take and analyze samples of materials and equipment for conformity to specifications. The contractor shall make such samples available upon request. Rejected material shall be immediately removed from the site and replaced at the contractor's expense.

- Contractor shall be responsible for supplying materials and labor to tie into existing irrigation controller and irrigation system.
- Contractor to locate all Underground Construction and Utilities prior to any Soil Excavation.
- Contractor to coordinate installation of irrigation and Lighting Sleeving prior to placement of Paving.
- Coordinate installation of irrigation and lighting sleeves prior to placement of pavement. All sleeves shall be 1 and 1/2 times the pipe or conduit diameter being sleeved. Bundle (duct-tape) 3-PVC per sleeve line.
- Hand Grade edges of disturbed areas to blend into Existing Native Surface. Areas disturbed by Construction to be restored with Native Seeding Mix and Desert Pavement.
- All pots to be on separate valve and sleeved with a 1 1/2" or 2" grey PVC electrical sweep. Please verify center of pot prior to sleeve installation.
- All irrigation equipment to be located in landscape areas within property boundaries of the project. All lines and equipment are schematic and are sometimes shown in roadways, sidewalks, or outside property lines. This is done for clarity purposes only. Do not place pipe under paving except where absolutely necessary. Coordinate pipe installation with other trades. Locate valves and backflow units within areas so that they become visually unobtrusive.
- All piping installed under paving, through walls or footings must be placed inside schedule 40 PVC sleeves of adequate size to allow free movement of the pipe in the sleeve. All pipe runs in sleeves must be straight, with no bends or angles.
  - Install irrigation lines at the following minimum depths:
    - Schedule 40 and class 315 PVC mainline: 18" Min. Cover
    - Schedule 40 PVC lateral line: 12" Min. Cover
    - 1/4" Polyethylene micro-tubing: Place on Grade stake as needed
- In vicinity of existing trees, use discretion to route lateral lines and mainline as necessary to avoid root damage. Under canopies of existing trees, excavate using hand tools, and route pipe under roots with a minimum 4" clearance. Do not cut roots larger than 2" (two inches) in diameter, unless approved by the Landscape Architect or project Arborist.

- Contractor is responsible for sizing all irrigation lines, use the following as guideline
  - 1/2" - for flows 0-5 gpm
  - 3/4" - for flows 6-10 gpm
  - 1" - for flows 11-15 gpm
  - 1 1/4" - for flows 26-35 gpm
  - 1 1/2" - for flows 26-35 gpm
- Contractor to Reuse Existing Valves and Electrical modifying locations as needed to tie into existing irrigation system.
- Mainline is shown as an assumption as there are no as-built drawings for the property. Contractor is responsible for locating all existing valve locations and existing mainlines.
- Locate pressure regulator and y" strainer in a valve box as required. Remote control valve to be located in a separate /adjacent valve box or a jumbo valve box may be used in lieu of two separate boxes.
- Maintain a 3' clearance around fire hydrants.
- Total System to tie into existing Automatic Controller.
- Install all valves in locking plastic valve boxes in groundcover area adjacent to pavement (2'-0" maximum) for ease of access. Install no more than 2 valves per regular sized valve box and not more than 3 valves per Jumbo Valve Box. All valve boxes to be tan in color and be set flush with adjacent finish grade.
- Contractor to install pea gravel in irrigation boxes at a minimum of 2" below the bottom of the valve so that the valve is completely visible. The lip of the valve box is also free of debris.
- Multi-Port Emitters shall be located in 6" round valve boxes set flush to grade. 1/4" Poly shall be run from the multi-port emitter to plant and end shall be staked no closer than 6" from plant base for shrubs, and for trees at the dripline. 1/4" Poly shall not be any longer than 10'.

- Install flush end valves at the ends of all lateral lines in round valve boxes with gravel fill.
- Typical Emitter layout:
  - 1 Gal: 1, 1 GPH emitters per plant
  - 5 Gal: 2, 2 GPH emitters per plant
  - 15 Gal: 3, 2GPH emitters per plant
  - 1.5" Caliper: 4, 2 GPH emitters per plant
  - 2.5" Caliper: 5, 2 GPH emitters per plant
  - 4.0" Caliper: 6, 2GPH emitters per plant
- Trim and adjust all drip emitters to the level of finished grade.
- All plants requiring more than one drip emitter shall have emitters distributed evenly around perimeter of the planting well. Emission points at the rootball shall be located on the uphill side, midway between the center of the plant and the edge of the rootball.
- The Irrigation System (materials and labor) is to be guaranteed for a period of one year.
- Contractor to maintain Project for 30 days after installation or until other arrangements for maintenance have been made with the Owner (whichever comes first).
- Contractor to submit shop drawings for review prior to installation of Irrigation system.
- The irrigation system addition (materials and labor) is to be guaranteed for a period of one year.
- Prior to owner's approval, an irrigation 'tune-up' must be performed as follows:
  - All irrigation equipment (including all pipe lines and sleeves) to be documented from two stationary points.
  - All drip systems to be flushed beginning with "y" strainer, working away from the pressure regulator.
  - All irrigation sprinkler heads to be flushed of debris and flow controls adjusted to achieved 100% coverage for turf areas. Avoid overspray on all streets, curbs, walks and structures.
  - All irrigation heads to be adjusted to proper height.



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