

PLANT SCHEDULE EOS

SYMBOL	BOTANICAL / COMMON NAME	SIZE	QTY
TREES			
	Ebenopsis ebano Texas Ebony	24" Box	3
	Olea europaea 'Fruitless' Fruitless Olive	36" Box	12
	Parkinsonia x 'Desert Museum' Desert Museum Palo Verde	24"box	6
	Pistacia x 'Red Push' Pistache	24"box	1
	x Chitalpa tashkentensis 'Pink Dawn' Pink Dawn Chitalpa	36" Box	14
SHRUBS			
	Bougainvillea x 'Barbara Karst' Barbara Karst Bougainvillea	5 gal.	32
	Caesalpinia pulcherrima Red Bird Of Paradise	5 gal.	142
	Muhlenbergia capillaris 'Regal Mist' TM Regal Mist Pink Muhly Grass	5 gal.	9
	Russelia peninsularis Russet Petunia	5 gal	44

REFERENCE NOTES SCHEDULE

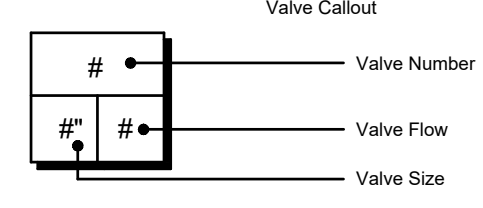
SYMBOL	DESCRIPTION
	1/2" screened decomposed granite. Express Carmel color at 2" Depth.
	1/4" minus decomposed granite. Express Carmel color at 2" Depth.
NOTE: LANDSCAPE TO BE IRRIGATED WITH PERMANENT, BELOW GRADE, AUTOMATIC SYSTEM.	
	Landscape Forms NLVN-59-E Neoliviano Backless Bench 59in., Embedded, Wood Frame: Finished Aluminum Seat: Thermally Modified Ash Exterior Wood
	Landscape Forms STRETCH Stretch sun shade. Cast and extruded aluminum construction. Available with solid or perforated panels. 86.50in. W x 89.5in. D x 83in. H. Frame: Bronze Metallic Shade Panels: Stone Metallic Perforated
	Landscape Forms SENTL-11 Sentinel Series Standard Bollard. Structural steel pipe with cast aluminum sleeve. 11in. D x 34in. H. Bollard: Titanium Metallic

LANDSCAPE GENERAL NOTES

- Landscape contractor shall confirm location of all underground utilities prior to any excavation and shall be responsible for the following:
 - Damages to such utilities caused as a result of the contractor's activities.
 - Damages to existing walks, walls, drives, curbs, etc.
 - Inspecting the site in order to be fully aware of existing conditions prior to submitting a bid.
- Installation of all landscape and irrigation materials shall comply with sections 424, 425, 757, and 795 of the MAG standard specifications as amended by the City of Mesa in the current edition of the Mesa Engineering Procedures Manual, Landscape & Irrigation Standards.
- Contractor shall repair any damage made to the existing sprinkler system to the satisfaction of the city at no additional cost to the city.
- Landscape removal is a non-pay item unless otherwise noted.
- All existing vegetation, weeds, debris, etc. Shall be removed from project area and disposed of properly off the site at the contractor's expense (scarify existing subgrade, minimum six (6) inches depth).
- Damage to turf shall be repaired by contractor, i.e., ruts filled with clean soil, compacted to match surrounding grades, excess soil, rock, etc. shall be removed to leave the site clean.
- All plant material, other than trees, shall conform to grading, type, etc. as set forth in the American Standard for Nursery Stock by the American Association of Nurserymen. All trees shall conform to the current Arizona Nursery Association Tree Specifications and MAG spec 795.7. Should any conflicts in the specifications occur, the Arizona Nursery Association's specifications shall prevail.
- City reserves the right to inspect shrubs and containered trees for condition of root balls. For any such inspections which may destroy rootball, contractor shall supply additional plant at no cost to city.
- Plant pits shall be inspected by city prior to planting by the contractor by requesting an inspection 48 hours in advance.
- Rough and fine grading to establish uniform smooth grade is included in this project.
- Soil test for fertility and additive recommendations (for turf and ornamentals) shall be completed by contractor to determine if additives are required. Contractor shall provide copy of soil test results for review and approval to engineering inspector at least seven (7) days prior to anticipated planting. After approval by the city, the contractor shall provide and incorporate any additives required prior to or at time of planting.
- Plant pit soil mixture shall consist of four and one-half parts natural fertile, friable soil and one part humus by volume, thoroughly mixed prior to backfilling in pits. Backfilling shall be in 6" lifts with each lift water settled without puddling.
- Contractor shall stake tree and shrub locations for 5-gallon plants and larger. Stakes shall be marked with plant name or plant legend item number from plans.
- All existing (gas, electric, water, etc.) covers and boxes shall remain uncovered. Contractor to adjust to final grade as necessary. Npi unless otherwise noted.
- The contractor shall install water meter provided by the City of Mesa. The contractor shall provide all materials including all appurtenances and labor necessary to install the complete automatic sprinkler system from the meter (water usage charges shall be paid by contractor until project final acceptance by City of Mesa). Contractor shall order meter from development services.
- The contractor shall be responsible for locating the underground sprinkler systems in advance of construction. The sprinkler system locations noted on plans are for reference only.
- Contractor to verify depth of all inlet structures and sprinkler systems prior to trenching for low-flow channel.
- Contractor to provide pumping within five (5) days after the notice to proceed is given as required to dry the area sufficiently to begin construction.
- Contractor shall arrange for sprinkler system shutdown during construction by contacting the engineering inspector.
- No rocks larger than 1" in diameter shall be allowed in the top six (6) inches of topsoil where turf establishment is specified. Rock removal as necessary is included in this project (npi).
- Where caliche is encountered in plant pits, depth and width of pit shall be increased by one-third (1/3) over specification, and a liquid penetrator, "al-kaliche" or equal, shall be incorporated for each pit per manufacturer's recommendations.
- Project record drawings for irrigation system:
 - Maintain on site and separate from documents used for construction, one complete set of contract documents as project record documents. Keep documents current. Do not permanently cover work until as-built information is recorded.
 - Record pipe and wiring network alterations. Record work which is installed differently than shown on the construction drawings. Record accurate reference dimensions, measured from at least two permanent reference points, of each irrigation system valve, each backflow prevention device, each controller or controller unit, each sleeve end, each stub-out for future pipe or wiring connections, and other irrigation components enclosed within a valve box.
- For parks and retention basins: Contractor shall install decomposed granite to a rolled depth of two (2) inches. Decomposed granite shall be 1/2" minus with the color as specified on the plans. Pre-emergent herbicide shall be applied before and after placement of decomposed granite per the manufacturer's recommendations. Pre-emergent herbicide shall be surfan, dacthal, or approved equal. Not more than 8% of decomposed granite shall pass through a #200 mesh screen, 15% through a #40 mesh screen, 98% through a #4 mesh screen, and 100% shall pass through a 1/2" mesh screen. Sample to be provided for city review and approval.
- For street landscape projects: Contractor shall install decomposed granite as follows:
 - Decomposed granite ground cover shall be 1/2" size screened and washed.
 - Place and roll to two (2) inch total depth over 85% compacted subgrade.
 - Pre-emergent herbicide surfan, dacthal, or approved equal shall be applied before and after granite placement.
 - DECOMPOSED GRANITE SAMPLE SHALL BE PROVIDED IN A RIGID PLASTIC CONTAINER FOR CITY REVIEW AND APPROVAL.
- RESTORE ALL EXISTING LANDSCAPE IRRIGATION SYSTEMS, COMPONENTS AND LANDSCAPE AREAS IMPACTED BY ANY WORK UNDER THIS CONTRACT. RESTORE ALL EXISTING IRRIGATION AND LANDSCAPE IN ACCORDANCE WITH THE LANDSCAPE RESTORATION NOTES INDICATED WITHIN THESE DOCUMENTS. AT A MINIMUM, ALL RESTORATION SHALL BE IN ACCORDANCE WITH M.A.G. SPECIFICATION 107.9 - PROTECTION AND RESTORATION OF PROPERTY AND LANDSCAPE. ALL RESTORATION WORK SHALL BE COMPLETED TO THE SATISFACTION OF THE CITY OF MESA ENGINEER.
- ALL RESTORATION WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE DETAILS PROVIDED.
- REFER TO LANDSCAPE PLANTING SHEETS AND ENGINEERING DRAWINGS FOR ADDITIONAL RESTORATION NOTES AND REQUIRED COORDINATION.

IRRIGATION SCHEDULE EOS

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird XCZ-LF-100-PRF 1" Low Flow Drip Control Kit, 1" Low Flow Valve, 3/4" Pressure Regulating RBY Filter, and 30psi Pressure Regulator. 0.2gpm-5gpm. Placed in Purple Valve Box
	Rain Bird MDCCFPCAP Dripline Flush Valve purple cap in compression fitting coupler. For non-potable water use. Placed in purple valve box
	Rain Bird XBT-6 05 For shrubs. Six-Outlet, Pressure Compensating, Drip Emitter. Flow rates of 0.5gph=blue, 1.0gph=black, and 2.0gph=red, at each emitter outlet. Comes with 1/2" FPT Inlet x Barb Outlet.
	Febc 825Y 1" Reduced Pressure Backflow Preventer
	Hunter I2C-3200-SS 32 Station Outdoor Modular Controller. With three ICM-800 Module. Commercial Use. Stainless Steel Cabinet.
	Water Meter 1"
	Irrigation Lateral Line: PVC Schedule 40
	Irrigation Lateral Line: PVC Schedule 40 1/2"
	Irrigation Lateral Line: PVC Schedule 40 3/4"
	Irrigation Lateral Line: PVC Schedule 40 1"
	Irrigation Mainline: PVC Schedule 40
	Pipe Sleeve: PVC Schedule 40



LANDSCAPE CALCULATIONS

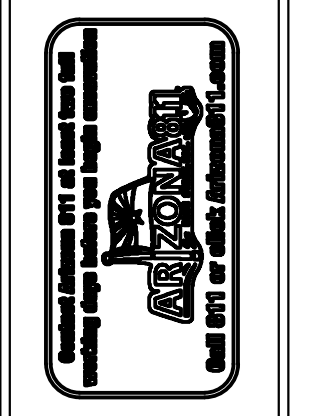
Total Open Space Area	15,930 Square Feet	
Plant Material Coverage	12,975 Square Feet (81%)	
Total Parking lot trees	15	
Foundation base length	243'	
	Required	Provided
Street Frontage Trees	N/A	N/A
36" Street Frontage Trees	N/A	N/A
Ocotillo substitution	N/A	N/A
24" Street Frontage Trees	N/A	N/A
Street Frontage Shrubs	N/A	N/A
5 Gal. Street Frontage Shrubs	N/A	N/A
36" box parking lot trees	2	15
Perimeter trees	20	20
Perimeter shrubs	130	130
Foundation base trees required	5	5
36" box foundation base trees	1	5
Foundation base LF required	31 (33%)	86 (92%)

BFH Group
3707 EAST SOUTHERN AVENUE
MESA, ARIZONA, 85206
PHONE: 480.734.1446

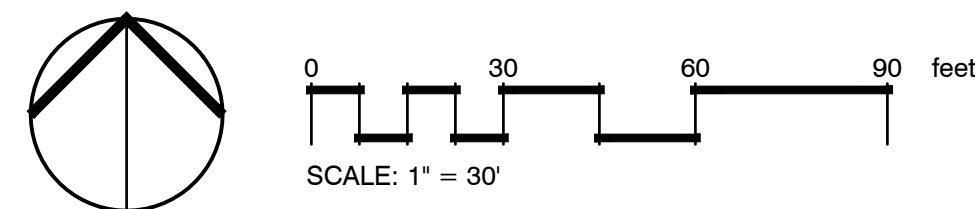
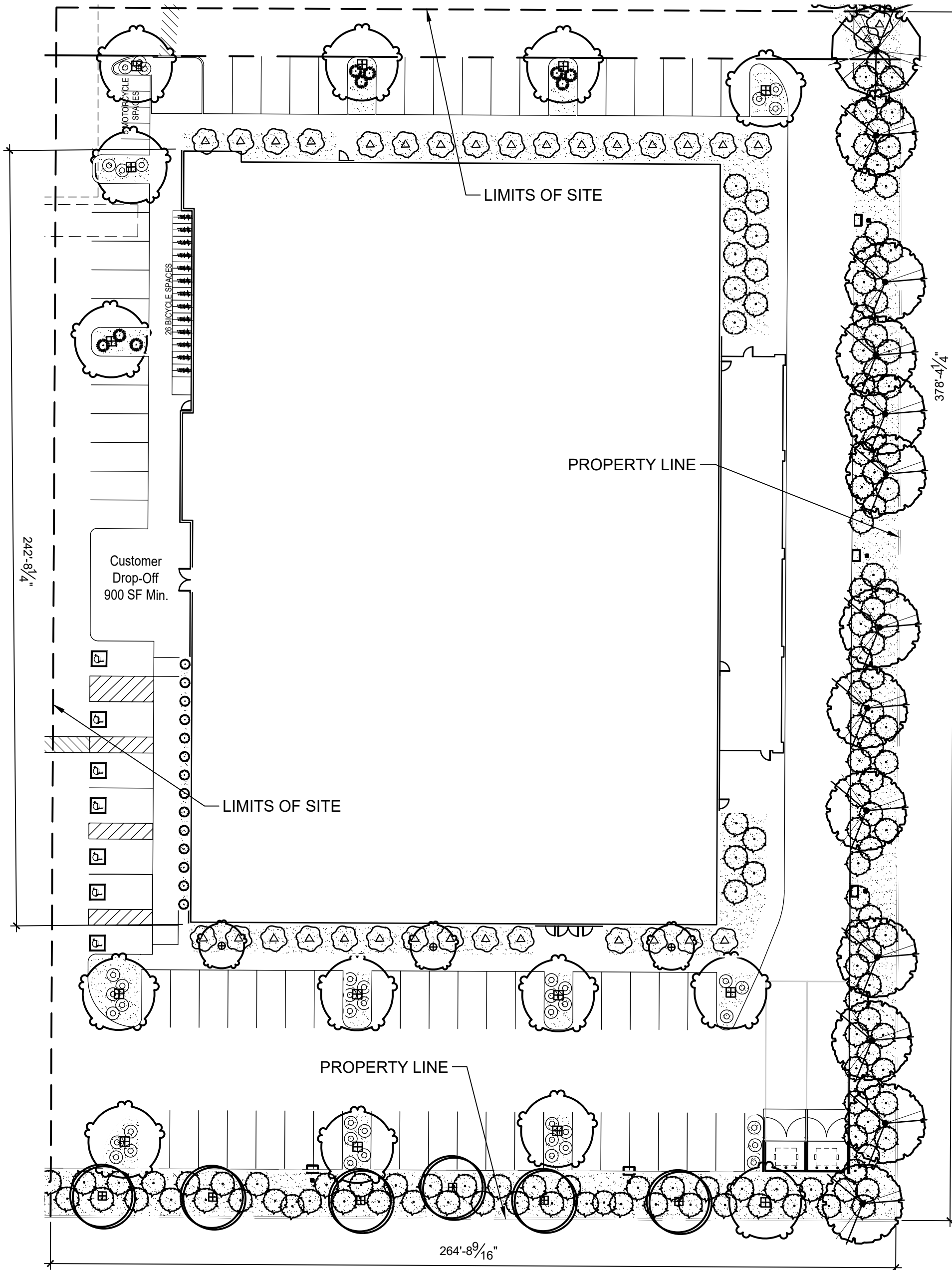
REVISIONS:

PROJECT: **EOS AT AVALON RANCH**
3663 E. POWER ROAD MESA, ARIZONA 85212

Job No:	
Drawn By:	PJ
Checked:	DB



EXP. 06/30/2025
JOB NO. 22035
COVER SHEET
SHEET NO. **L1**
1 OF 4



PLANT SCHEDULE EOS

SYMBOL	BOTANICAL / COMMON NAME	SIZE	QTY
TREES			
	Ebenopsis ebano Texas Ebony	24" Box	3
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	Parkinsonia x 'Desert Museum' Desert Museum Palo Verde	24"box	6
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SHRUBS			
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	Muhlenbergia capillaris 'Regal Mist' TM Regal Mist Pink Muhly Grass	5 gal.	9
	Ruellia penninsularis Wild Petunia	5 gal	44
	Russelia equisetiformis Firecracker Plant	5 gal.	14

LANDSCAPE CALCULATIONS

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Foundation base length	243'	
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5 Gal. Street Frontage Shrubs	N/A	N/A
36" box parking lot trees	2	15
Perimeter trees	20	20
Perimeter shrubs	130	130
Foundation base trees required	5	8
36" box foundation base trees	1	5
Foundation base LF required	31 (33%)	86 (92%)

REFERENCE NOTES SCHEDULE

SYMBOL	ROCK DESCRIPTION
	K-101 1/2" screened decomposed granite. Express Carmel color at 2" Depth.
	K-102 1/4" minus decomposed granite. Express Carmel color at 2" Depth.
SYMBOL	SITE FURNISHINGS DESCRIPTION
	S-101 Landscape Forms NLVN-59-E Neoliviano Backless Bench 59in., Embedded, Wood Frame: Finished Aluminum Seat: Thermally Modified Ash Exterior Wood
	S-102 Landscape Forms STRETCH Stretch sun shade. Cast and extruded aluminum construction. Available with solid or perforated panels. 86.50in. W x 89.5in. D x 83in. H. Frame: Bronze Metallic Shade Panels: Stone Metallic Perforated
	S-103 Landscape Forms SENTL-11 Sentinel Series Standard Bollard. Structural steel pipe with cast aluminum sleeve. 11in. D x 34in. H. Bollard: Titanium Metallic

NOTE:
LANDSCAPE TO BE IRRIGATED WITH PERMANENT, BELOW GRADE, AUTOMATIC SYSTEM

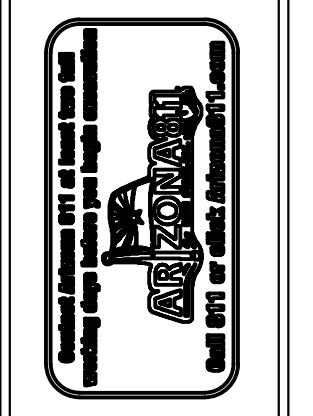
THE CRITERIA USED FOR THE DESIGN OF THE SIGHT VISIBILITY TRIANGLES IS A 50 MILES PER HOUR SPEED LIMIT WITH A CLEAR DISTANCE OF 480 FEET.

BFH Group
3707 EAST SOUTHERN AVENUE
MESA, ARIZONA, 85206
PHONE: 480.734.1446

REVISIONS:

PROJECT: **EOS AT AVALON RANCH**
3663 E. POWER ROAD MESA, ARIZONA 85212

Job No:	
Drawn By:	PJ
Checked:	DB



LANDSCAPE ARCHITECT
JAMES CHRISTOPHER EBERT
STATE LICENSE NO. 100000000
ARIZONA, U.S.A. 2021

EXP. 06/30/2025

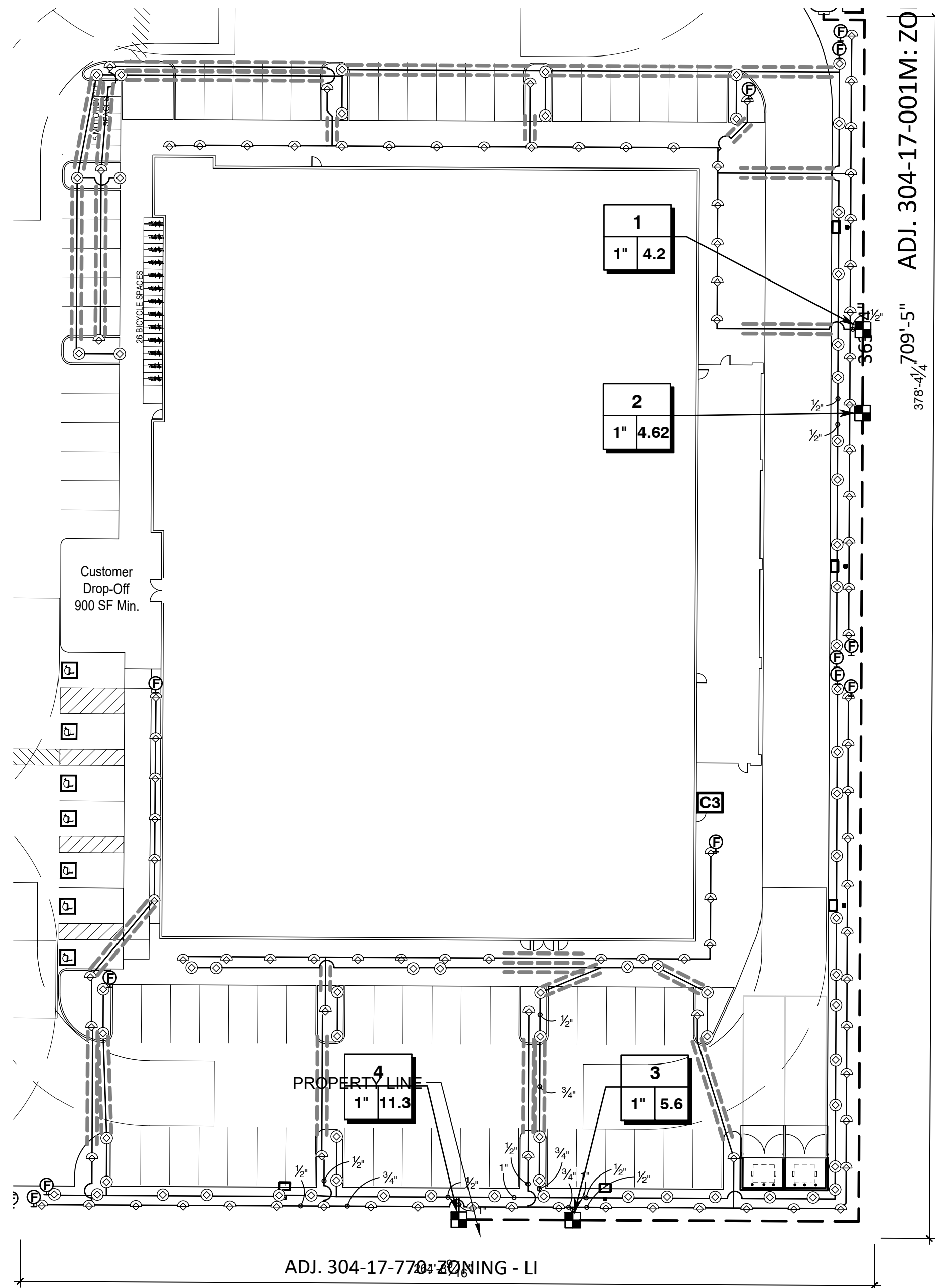
JOB NO. 22035

LANDSCAPE PLAN

SHEET NO.

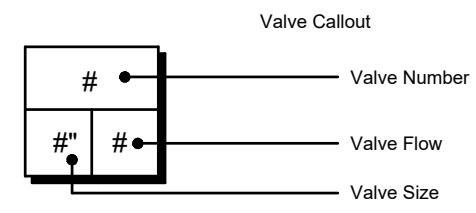
L2

2 OF 4



IRRIGATION SCHEDULE EOS

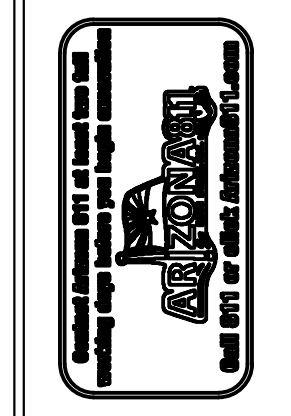
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	Rain Bird MDCFFCAP Dripline Flush Valve purple cap in compression fitting coupler. For non-potable water use. Placed in purple valve box
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SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Febco 825Y 1" Reduced Pressure Backflow Preventer
	Hunter I2C-3200-SS 32 Station Outdoor Modular Controller. With three ICM-800 Module. Commercial Use. Stainless Steel Cabinet.
	Water Meter 1"
	Irrigation Lateral Line: PVC Schedule 40
	Irrigation Lateral Line: PVC Schedule 40 1/2"
	Irrigation Lateral Line: PVC Schedule 40 3/4"
	Irrigation Lateral Line: PVC Schedule 40 1"
	Irrigation Mainline: PVC Schedule 40
	Pipe Sleeve: PVC Schedule 40



REVISIONS:

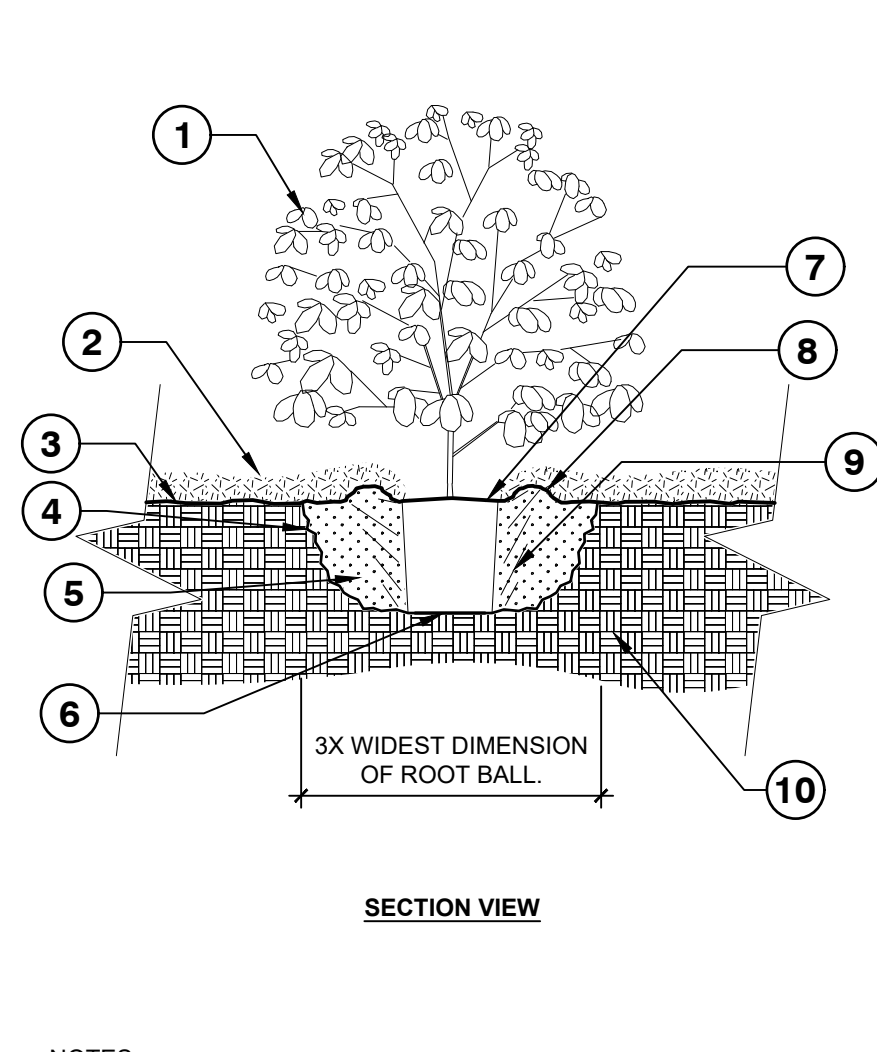
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3663 E. POWER ROAD MESA, ARIZONA 85212

Job No:	
Drawn By:	PJ
Checked:	DB



EXP. 06/30/2025
JOB NO. 22035

IRRIGATION PLAN
SHEET NO.
L3
3 OF 4



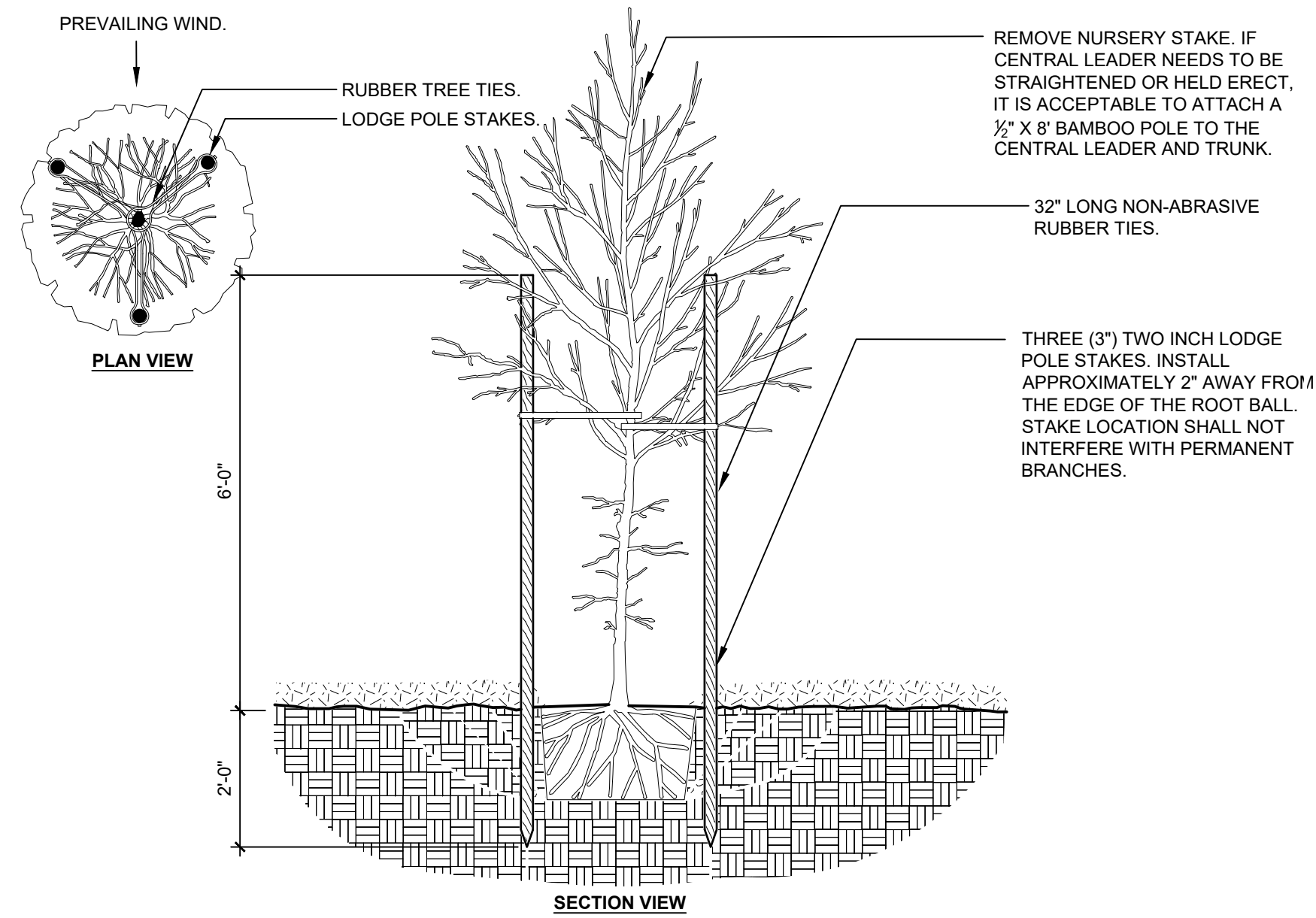
- 1 SHRUB.
- 2 4" LAYER OF MULCH. NO MORE THAN 1" OF MULCH ON TOP OF ROOT BALL. (SEE SPECS FOR MULCH). FINISHED GRADE.
- 3 SLOPE SIDES OF LOOSENESED SOIL.
- 4 LOOSENESED SOIL. DIG AN TURN THE SOIL TO REDUCE THE COMPACTION TO THE AREA AND DEPTH SHOWN.
- 5 4" HIGH X 9" WIDE ROUND - TOPPED SOIL BERM ABOVE ROOT BALL SURFACE SHALL BE CONSTRUCTED AROUND THE ROOT BALL. BERM SHALL BEGIN AT ROOT BALL PERIPHERY.
- 6 PRIOR TO MULCHING. LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO PLACE SHRUB. DO NOT OVER COMPACT. WHEN THE PLANTING HOLE HAS BEEN BACKFILLED, POUR WATER AROUND THE ROOT BALL TO SETTLE THE SOIL.
- 7
- 8
- 9
- 10

NOTES:
1- SHRUBS SHALL BE OF QUALITY PRESCRIBED IN THE ROOT OBSERVATIONS DETAIL AND SPECIFICATIONS.
2- SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

1 SHRUB - UNMODIFIED SOIL

1/2" = 1'-0"

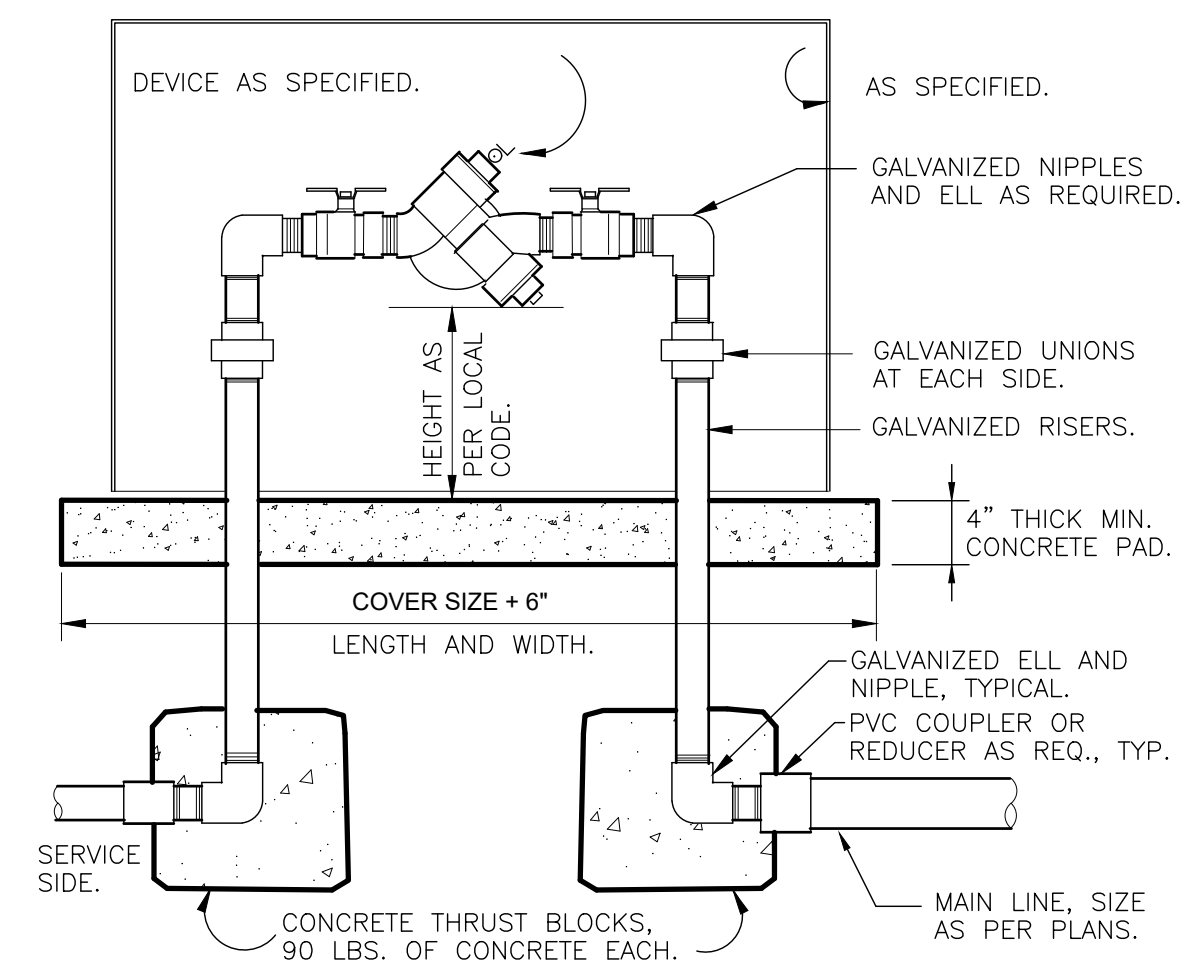
FX-PL-FX-SHRB-04



2 TREE STAKING - LODGE POLES (3)

1/2" = 1'-0"

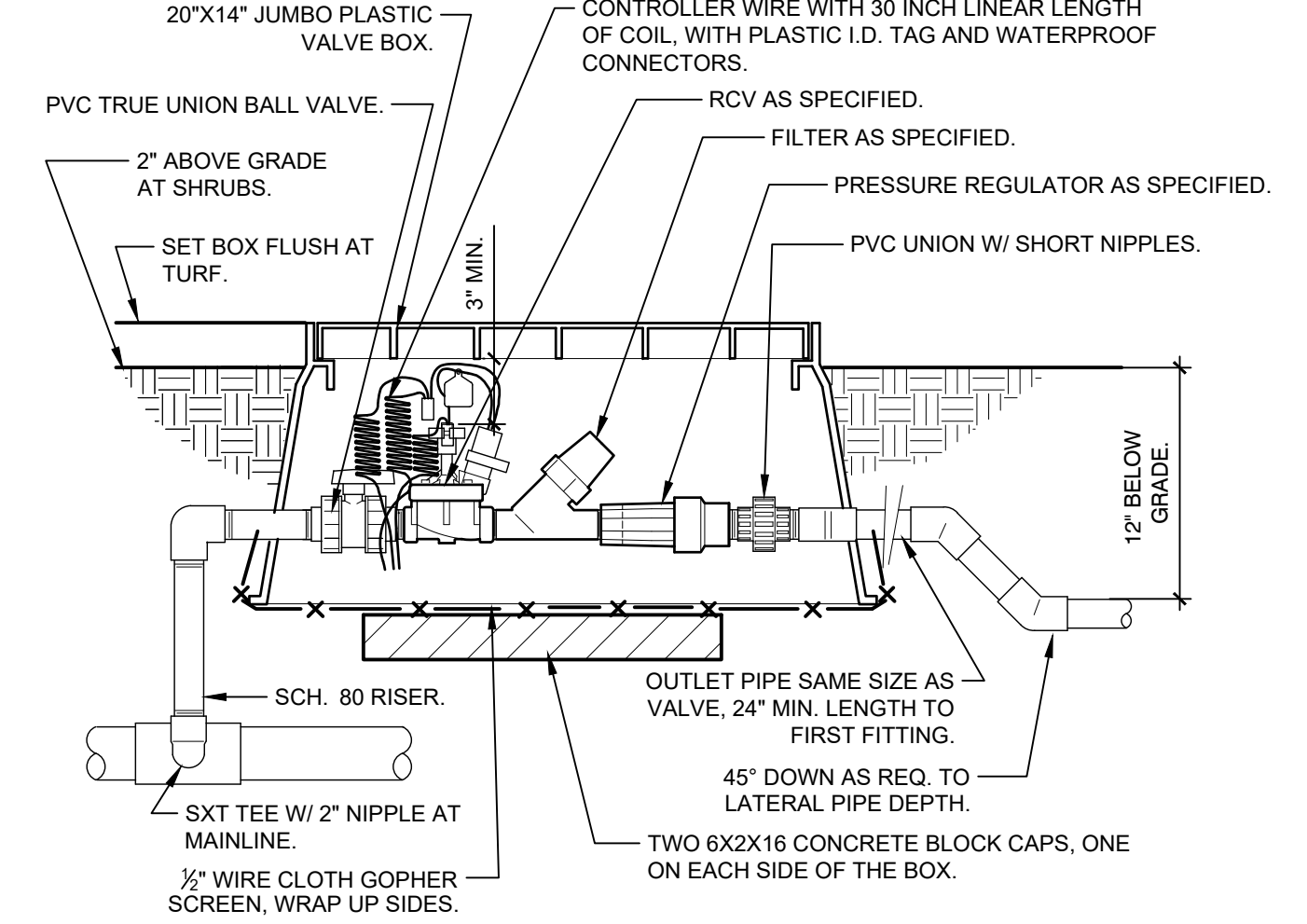
FX-PL-FX-TREE-22



3 RP BACKFLOW W/ENCLOSURE PER CITY OF MESA DETAIL M-31.03

1" = 1'-0"

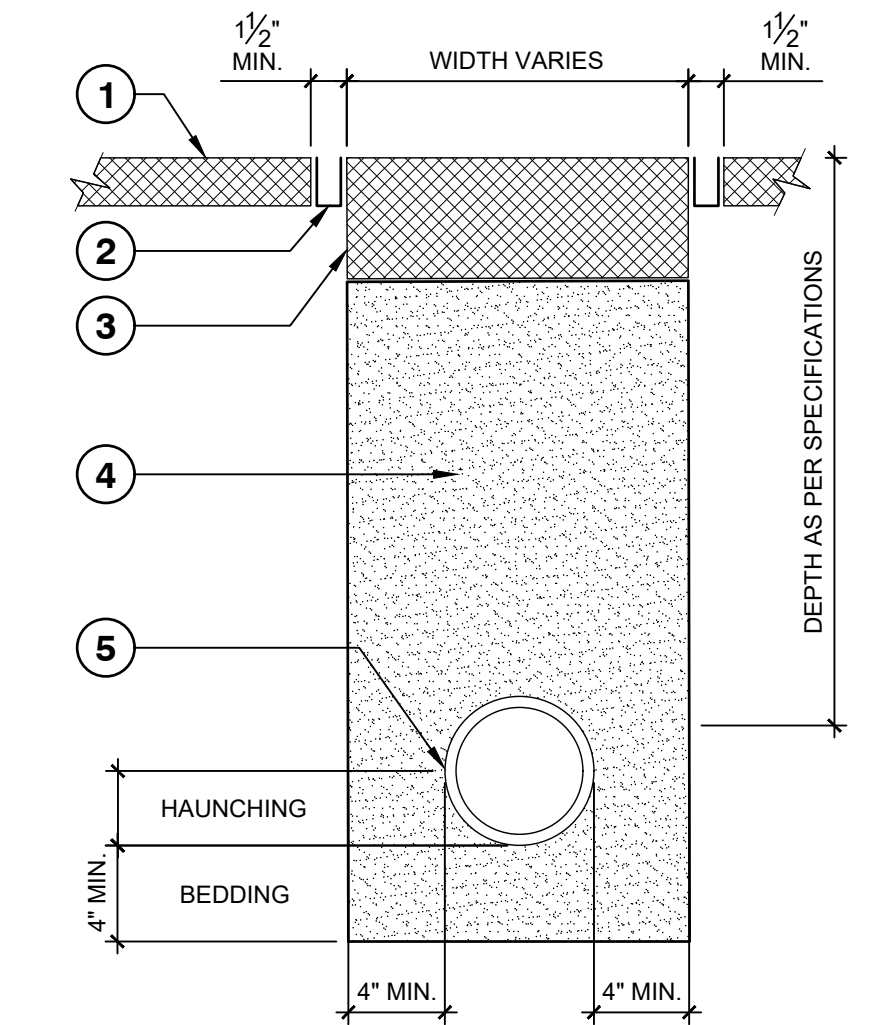
FX-IR-FX-BACK-06



4 1" DRIP VALVE/FILTER/REGULATOR

1 1/2" = 1'-0"

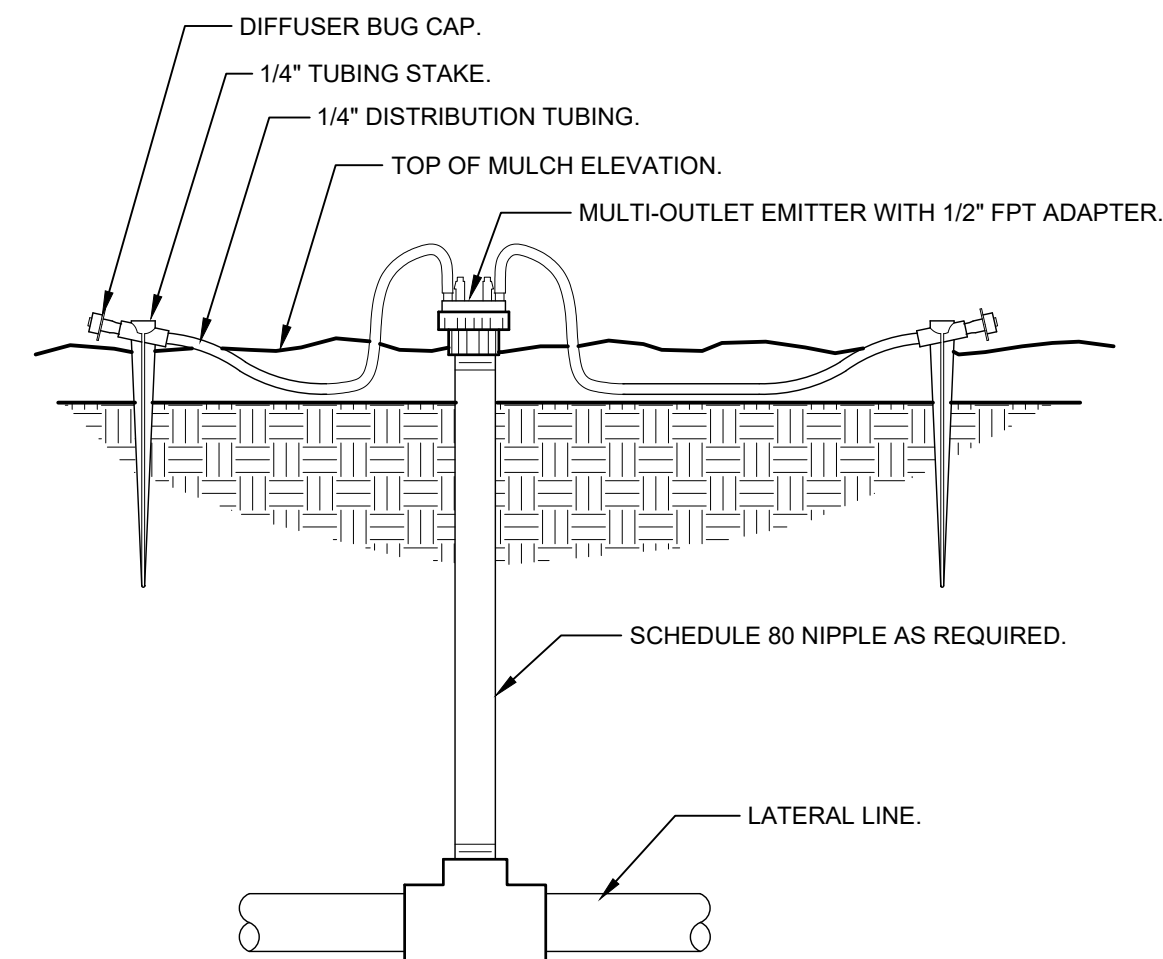
FX-IR-FX-DRIP-12



5 TRENCH DETAIL AT ASPHALT PAVING

1 1/2" = 1'-0"

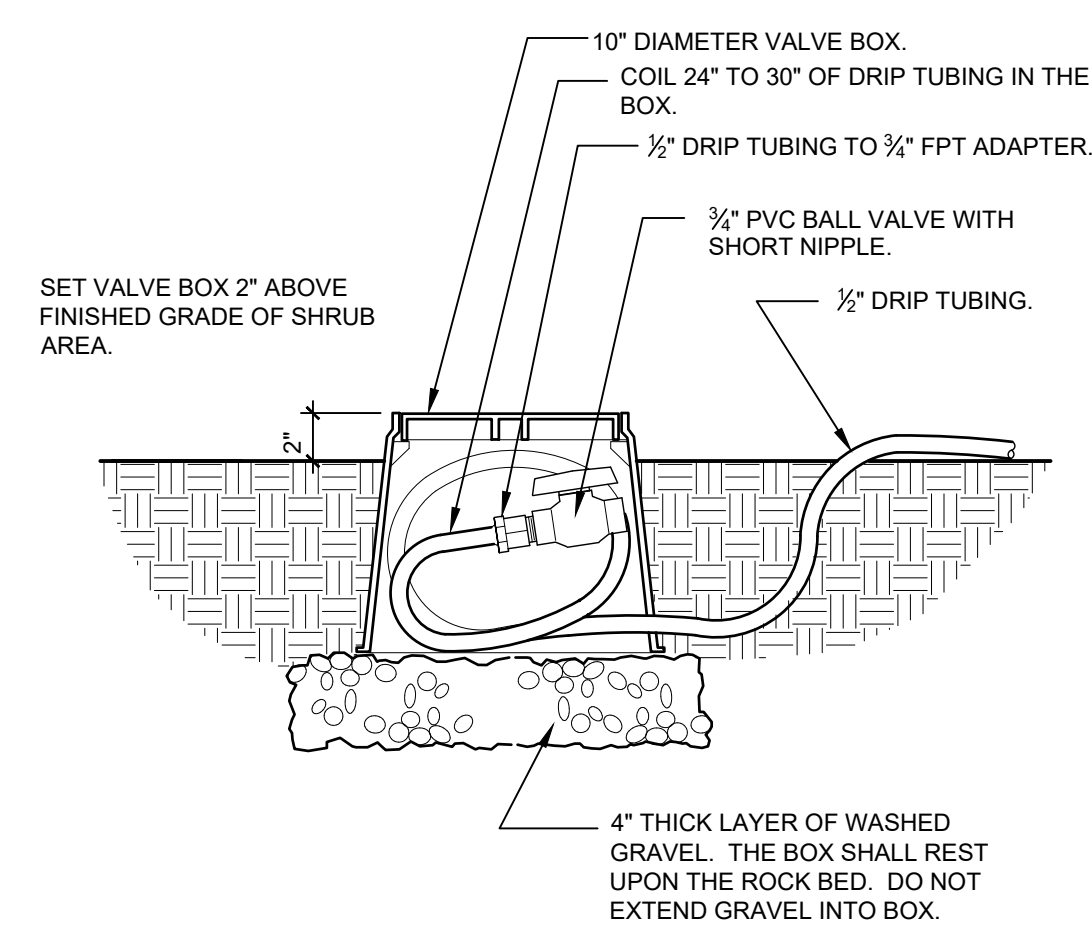
FX-IR-FX-AUXEQ-12



6 DRIP MULTI-OUTLET EMITTER ON PVC RISER

3" = 1'-0"

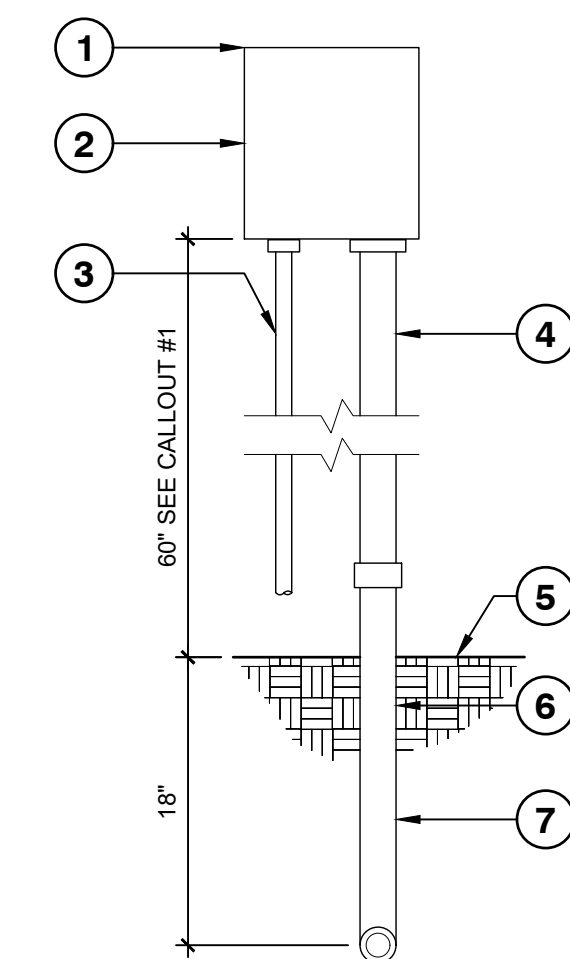
FX-IR-FX-EMIT-07



7 DRIP FLUSH VALVE

1 1/2" = 1'-0"

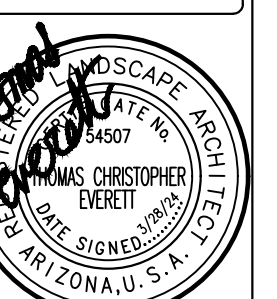
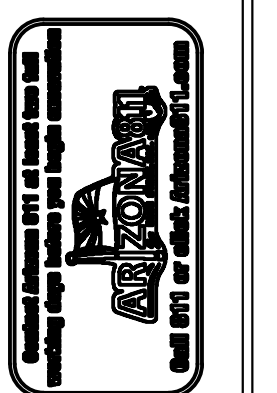
FX-IR-FX-DRIP-03



8 WALL MOUNT CONTROLLER

1" = 1'-0"

FX-IR-FX-CONT-06



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DETAIL SHEET

SHEET NO.

L4

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