

# 3801 Paseo Del Norte NE

## Construction Documents

December 08, 2020

### PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	NOTES
<b>TREES</b>					
	<i>Cercis reniformis</i> 'Oklahoma'	Oklahoma Red Bud	15" Cal. 5'-5' Install 15'x25' Mature	6	Single-Trunk Dense Canopy Medium Water, Ball and Burlap
	<i>Vitex agnus-castus</i>	Chaste Tree	15" Cal. 8'-10' Install 20'x20' Mature	9	Multi-Trunk Dense Canopy Medium Water, Ball and Burlap
	<i>Fraxinus oxycarpa</i>	Raywood Ash	2" Cal. 8'-10' Install 40'x40' Mature	8	Single-Trunk Dense Canopy Medium Water, Ball and Burlap
	* <i>Pistachia chinensis</i>	Chinese Pistache	2" Cal. 8'-10' Install 60'x60' Mature	6	Single-Trunk Dense Canopy Medium Water, Ball and Burlap
	<i>Chilopsis linearis</i>	Desert Willow	15" Cal. 8'-10' Install 20'x25' Mature	10	Multi-Trunk Dense Canopy Medium Water, Ball and Burlap
	<i>Acer x freemanii</i> 'Jeffered'	Autumn Blaze Maple	15" Cal. 8'-10' Install 45'x30' Mature	6	Single-Trunk Dense Canopy Medium Water, Ball and Burlap
	<i>Pinus eldarica</i>	Apghan Pine	2" Cal. 6'-9' Install 40'x18' Mature	17	Single-Trunk Dense Canopy Medium Water, Ball and Burlap
	<i>Quercus buckleyi</i>	Texas Red Oak	15" Cal. 8'-10' Install 40'x40' Mature	12	Single-Trunk Dense Canopy Medium Water, Ball and Burlap
	<i>Ulmus parvifolia</i> 'Allee'	Allee Lacebark Elm	15" Cal. 8'-10' Install 50'x35' Mature	25	Single-Trunk Dense Canopy Medium Water, Ball and Burlap
<b>ACCENTS &amp; VINES</b>					
	<i>Agave parryi</i>	Parry's Agave	5 Gal.	6	As Per Plan
	<i>Muhlenbergia capillaris</i>	Regal Mist	5 Gal.	28	As Per Plan
	<i>Opuntia engelmannii</i>	Prickly Pear Cactus	5 Gal.	13	As Per Plan
<b>SHRUBS</b>					
	<i>Caesalpinia gilliesii</i>	Yellow Bird of Paradise	5 Gal.	8	As Per Plan
	<i>Caryopteris clandonensis</i>	Blue Mist	5 Gal.	58	As Per Plan
	<i>Cotoneaster parneyi</i>	Clusterberry	5 Gal.	26	As Per Plan
	<i>Juniperus sabina</i>	Buffalo Juniper	5 Gal.	62	As Per Plan
	<i>Ericameria laricifolia</i>	Turpentine Bush	5 Gal.	12	As Per Plan
	<i>Frunus cistena</i>	Dwarf Red Leaf Plum	5 Gal.	18	As Per Plan
	<i>Rosmarinus officinalis</i>	Rosemary	5 Gal.	41	As Per Plan
	<i>Spiraea</i>	Dwarf Red Spiraea	5 Gal.	24	As Per Plan
	<i>Pinus Mugo</i>	Mugo Pine	5 Gal.	21	As Per Plan
	<i>Photinia fraseri</i>	Fraser Red Tip Photinia	5 Gal.	55	As Per Plan
<b>GROUND COVERS</b>					
	<i>Phlox subulata</i>	Creeping Phlox	1 Gal.	32	As Per Plan
	<i>Teucrium chamaedrys</i>	Germander	1 Gal.	43	As Per Plan
<b>MISCELLANEOUS</b>					
	Decomposed Granite - Size: 1/2" Screened - Color: Santa Fe Brown or equal 2" depth in all planting areas (typ) - QTY: 138,219 sq. ft.				

### SITE DATA

GROSS LOT AREA	4,5223 AC.	
NET LOT AREA	4,5223 AC.	
REQUIRED LANDSCAPE	REQ.	PROVIDED
15% OF NET LOT AREA:	29,548 SF 15%	38,213 SF 15%
REQUIRED STREET TREES	REQ.	PROVIDED
1 PER 25 LF. OF STREET FRONTAGE	21	21
REQUIRED LANDSCAPE COVERAGE		
15% LIVE VEGETATIVE MATERIAL (29,548 SF REQUIRED LANDSCAPE x 15%)	REQ.	
	22,161 SF. MIN.	
LANDSCAPE COVERAGE	PROVIDED	
	36,342 SF.	
REQUIRED PARKING LOT TREES		
1 PER 10 SPACES 93 SPACES/10	REQ.	PROVIDED
	9	9
REQUIRED LANDSCAPE BUFFER		
TREE/5 SHRUBS PER 20 LF 1,031 LF/20	REQ.	PROVIDED
	55	55

### IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION
	CONTROLLER: HUNTER - MODEL NODE 400. FIELD VERIFY ACTUAL LOCATION PRIOR TO THE START OF LANDSCAPE CONSTRUCTION. INSTALL PER MANUFACTURER'S SPECIFICATIONS. REFER TO DETAIL 7/L3.1 - CONTROLLER A (4 STATIONS)
	EXISTING 1" WATER METER - CONTRACTOR TO FIELD VERIFY FINAL LOCATION PRIOR TO LANDSCAPE CONSTRUCTION. REFER TO CIVIL PLANS FOR EXACT LOCATION AND ADDITIONAL INFORMATION.
	8CH. 40 PVC MINIMUM MAINLINE LOCATED WITHIN PLANTING AREAS REF DETAIL 9 & 1/L3.1 & 1/L3.2
	PVC LATERAL : 8CH. 40 PVC REF DETAILS 1/L3.1 & 1/L3.2
	8CH. 40 PVC SLEEVES UNDER PAVED AREAS FOR ALL IRRIGATION LINES REF. DETAILS 1/L3.1 & 1/L3.2
	REDUCED PRESSURE BACKFLOW PREVENTER: FEBCO MODEL 825 Y 1" ENCLOSURE: GUARDSHACK OR APPROVED EQUAL. COLOR: TAN REF DETAIL 8/L3.1
	MASTER VALVE - HUNTER ICV-151G - SAME SIZE AS MAINLINE. REF. DETAIL 10/L3.1
	FLOW SENSOR - HUNTER HFS WITH FCT-100 - SAME SIZE AS MAINLINE. REF. DETAIL 10/L3.1
	NIBCO BRASS GATE VALVE - SAME SIZE AS MAINLINE. REF DETAIL 2/L3.2
	QUICK COUPLER: HUNTER HQ-44LRC-1482-HK-.44 REF DETAIL 2/L3.2
	DRIP VALVE ASSEMBLY: HUNTER ICZ-101 REF DETAIL 3/L3.2
	TREES - PVC LATERAL WITH BOWSMITH ML-220 EMITTER FOR TREES SEE EMITTER SCHEDULE, DETAILS 1/L3.2
	SHRUBS - PVC LATERAL WITH BOWSMITH ML-210 EMITTER FOR SHRUBS (4 TO 5 SHRUBS MAX) SEE EMITTER SCHEDULE, DETAILS 8/L3.2
	FLUSH CAP, REF DETAIL 1/L3.2
	STATION NUMBER ELECTRIC CONTROL VALVE SIZE SHRUB, TREE, LAWN, PALM OR ANNUAL VALVE USE LARGE RADIUS SUEEP ELL BELOW CONTROLLER FOR VALVE WIRES SUPPLY. 110V, 15 AMP POWER SOURCE, HARD WIRE TO J-BOX. POINT OF CONNECTION - USE TYPE 'K' COPPER MINIMUM 5' BETWEEN SOURCE AND PRESSURE VACUUM BREAKER.

### GENERAL NOTES

- THESE NOTES ARE TO BE USED FOR GENERAL REFERENCE IN CONJUNCTION WITH AND AS A SUPPLEMENT TO THE WRITTEN SPECIFICATIONS, APPROVED ADDENDUM, AND CHANGE ORDERS ASSOCIATED WITH THESE LANDSCAPE DRAWINGS.
- A QUALIFIED SUPERVISOR SHALL BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION.
- BEFORE WORK BEGINS ON THE PROJECT, THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT WITH THE LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE. THE LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE IS TO APPROVE ANY OR ALL CHANGES PRIOR TO THE START OF ANY WORK.
- LANDSCAPE CONTRACTOR SHALL INSPECT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE ALL SIDEWALK AND CURB DEFECTS PRIOR TO BEGINNING WORK. ALL HARDSCAPE SHALL BE RE-INSPECTED DURING THE FINAL WALK-THRU. ANY DAMAGED AREAS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- VERIFY CRITICAL DIMENSIONS, REFERENCE POINT LOCATIONS, AND CONSTRUCTION CONDITIONS PRIOR TO INITIATING CONSTRUCTION. NOTIFY THE OWNER AND LANDSCAPE ARCHITECT IMMEDIATELY SHOULD CONFLICTS ARISE.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL CONSTRUCTION ELEMENT LOCATIONS WITH OTHER TRADES PRIOR TO INSTALLATION. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATIONS OF EXISTING AND FUTURE UNDERGROUND SERVICES AND IMPROVEMENTS WHICH MAY CONFLICT WITH THE WORK TO BE DONE. CONTACT BLUE STAKE AT 602-263-1100, 12 HOURS MINIMUM PRIOR TO INITIATING CONSTRUCTION. NOTIFY THE OWNER AND LANDSCAPE ARCHITECT IMMEDIATELY SHOULD CONFLICT ARISE.
- OBSERVATION VISITS TO THE JOB SITE BY THE LANDSCAPE ARCHITECT DO NOT INCLUDE INSPECTIONS OF CONSTRUCTION METHODS AND SAFETY CONDITIONS AT THE WORK SITE. THESE VISITS SHALL NOT BE CONSTRUED AS CONTINUOUS AND DETAILED INSPECTIONS.
- UNLESS OTHERWISE NOTED ON PLANS, DECOMPOSED GRANITE SHALL EXTEND UNDER SHRUBS AND BE RAKED UNIFORMLY ALONG WALK, SIDEWALK, AND CURBS.
- LANDSCAPE CONTRACTOR SHALL PROVIDE BARRICADES AND TRAFFIC CONTROL ALONG PUBLIC STREETS IF REQUIRED DURING INSTALLATION.
- REFER TO THE ENGINEERING DRAWINGS FOR DRAINAGE FLOWS. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE THAT THESE ARE PROVIDED AND NOT IMPAIRED WITH OBSTRUCTIONS.
- LANDSCAPE CONTRACTOR TO CONTACT LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE BEFORE EACH APPLICATION OF PRE-EMERGENT FOR VERIFICATION.
- BOULDERS TO BE SURFACE SELECT BOULDERS. ANY EXPOSED SURFACE SCARRING THAT MAY HAVE OCCURRED DURING TRANSPORTING OR CONSTRUCTION IS TO BE EONITED.

### IRRIGATION NOTES

- 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 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. SUCH OBSTRUCTIONS OR CONFLICTS SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER AND LANDSCAPE ARCHITECT IMMEDIATELY. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
- THE IRRIGATION SYSTEM DESIGN IS BASED ON A MINIMUM SOURCE PRESSURE OF 65 PSI, A MINIMUM OPERATING PRESSURE OF 30 PSI, AND A MAXIMUM FLOW DEMAND OF 12 GPM. THE CONTRACTOR SHALL VERIFY WATER PRESSURES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE LANDSCAPE ARCHITECT IMMEDIATELY.
- ALL MATERIAL USED SHALL BE INSTALLED AS DETAILED. ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS. OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT SHALL APPROVE ALL DEVIATIONS FROM DRAWINGS OR MATERIALS USED.
- 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.
- INSTALL BACKFLOW PREVENTION UNIT(S) PIPING BETWEEN THE POINT OF CONNECTION AND THE BPU PER LOCAL CODES. THE OWNER'S AUTHORIZED REPRESENTATIVE SHALL APPROVE THE FINAL LOCATION OF THE BPU. BACKFLOW PREVENTOR MUST BE SCREENED FROM VIEW.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING MATERIALS AND LABOR TO PROVIDE SPECIFIED ELECTRICAL SERVICE TO ALL CONTROLLER LOCATIONS. ALL ELECTRICAL WORK TO BE AS PER MANUFACTURER'S SPECIFICATIONS AND AS PER LOCAL CODE.
- PER ARIZONA HOUSE BILL 2256, A BLUE 18 GAUGE TRACER WIRE SHALL BE INSTALLED WITH 2" AND LARGER MAINLINES. 6" OF WHICH SHALL BE COILED INSIDE THE CONTROLLER.
- 24 VOLT WIRE SHALL BE 600V, UF, UL APPROVED, #4 GAUGE, SINGLE STRAND, PLASTIC INSULATED, COPPER WIRE. COMMON WIRE IS TO BE WHITE, CONTROL WIRE IS TO BE RED (USE NO BLACK WIRE). TAPE AND BUNDLE WIRE AT 10' ON CENTER. LAY BESIDE MAINLINE. SPLICE IN VALVE BOXES ONLY, USING MANUFACTURED EPOXY OR RESIN FILLED WIRE CONNECTORS. PROVIDE 18" SLACK AT EACH ELBOW IN MAIN LINE AND AT EACH REMOTE CONTROL VALVE. FURNISH ONE ADDITIONAL SPARE WIRE TO THE MOST DISTANT VALVE LOCATION FOR POTENTIAL FUTURE USE. COLOR OF EXTRA WIRE SHALL BE YELLOW.
- LEVEL OF PEA GRAVEL IN IRRIGATION BOXES SHALL BE A MINIMUM OF 2" BELOW THE BOTTOM OF THE VALVE SO THAT THE VALVE IS COMPLETELY VISIBLE. ALL PEA GRAVEL IN VALVE BOX TO BE CLEANED FROM TOP OF VALVE SO THAT VALVE IS COMPLETELY VISIBLE. LIP OF VALVE BOX IS ALSO TO BE FREE OF DEBRIS.
- 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.
- ALL DRIP SYSTEMS TO BE FLUSHED THROUGH FLUSH CAPS. FLUSH CAPS TO BE LOCATED IN 10" ROUND ECONOMY BOXES.
- THE CONTRACTOR SHALL PROVIDE CHECK VALVES AND AIR VACUUM RELIEF VALVES AS REQUIRED, OR AT THE DISCRETION OF THE LANDSCAPE ARCHITECT, THROUGHOUT THE IRRIGATION SYSTEM LOCATED WITHIN SLOPED AREAS TO PREVENT LOW IRRIGATION HEAD DRAINAGE.
- PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS AND PER PIPE SIZING SCHEDULE ON DETAIL SHEET. IF THERE IS A DISCREPANCY BETWEEN THE PIPE SIZES SHOWN ON THE PLANS AND THOSE OUTLINED IN THE PIPING SCHEDULE, THE SCHEDULE SHALL TAKE PRECEDENCE. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED BUT SUBSTITUTIONS OF LARGER SIZES MAY BE APPROVED BY THE LANDSCAPE ARCHITECT.
- ALL PIPE SHALL BE BEDDED ON ALL SIDES WITH FOUR INCHES OF ROCK FREE (3/8" MINUS) MATERIAL IMPORT SAND IF NECESSARY. BACKFILL IN TWO OR MORE COMPACTED LIFTS. SETTling OF TRENCHES BY MORE THAN AN INCH SHALL BE BROUGHT TO FINISH GRADE AT THE CONTRACTOR'S EXPENSE.
- ALL IRRIGATION LINES ON SLOPES OR WITHIN RETENTION BASINS SHALL BE RUN PARALLEL WITH GRADE AND ARE TO MAINTAIN THE HIGHEST ELEVATIONS POSSIBLE AT ALL TIMES.
- MULTI-OUTLET EMITTERS SHALL SERVICE ALL TREES AND SHRUBS AND/OR GROUNDCOVERS.
- ALL PLANTS THAT REQUIRE MORE THAN ONE DRIP EMITTER SHALL HAVE EMITTERS DISTRIBUTED EVENLY AROUND PERIMETER OF PLANTING WELL. EMISSION POINTS AT ROOTBALLS SHALL BE LOCATED ON THE UPHILL SIDE, MIDWAY BETWEEN THE CENTER OF THE PLANT AND THE EDGE OF THE ROOTBALL.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL LANDSCAPE SLEEVING. COORDINATE INSTALLATION WITH THE GENERAL CONTRACTOR. VERIFY ANY EXISTING SLEEVES INSTALLED BY OTHER CONTRACTORS.
- IRRIGATION AND ELECTRICAL SLEEVES TO BE SCHEDULE 40 PVC. ALL SLEEVES TO EXTEND AT LEAST 12" BEYOND CONCRETE STRUCTURES. ALLOW AT LEAST 4" - 6" FROM END OF SLEEVES TO FIRST FITTING ON IRRIGATION LINE. ALL SLEEVES TO BE 24" BELOW GRADE AND/OR AS PER OWNER'S SPECIFICATIONS. ALL SLEEVES UNDER PARKING LOTS, STREETS, STAGING AREAS, AND PATIOS TO BE INSTALLED BY PAVING CONTRACTOR PRIOR TO PAVING.
- NOTIFY THE OWNER'S REPRESENTATIVE 48 HOURS PRIOR TO THE FOLLOWING REQUIRED STAGES OF OBSERVATION FOR:  
MAINLINE: Installation, depth, valves, wire, line pressure test  
EMITTER LATERALS: Installation, depth, valves, emitters, outlet tubing, at line pressure  
CONTROLLER: Installation, functioning
- PRIOR TO OWNER'S APPROVAL, AND IRRIGATION "TUNE UP" MUST BE PERFORMED AS FOLLOWS:  
A. ALL IRRIGATION EQUIPMENT (INCLUDING ALL PIPELINES AND SLEEVES) TO BE DOCUMENTED FROM TWO STATIONARY POINTS.  
B. ALL DRIP SYSTEMS TO BE FLUSHED BEGINNING WITH "Y" STRAINER, WORKING AWAY FROM THE PRESSURE REGULATOR.  
C. IRRIGATION VALVES TO BE LABELED ON A SHEET OF PAPER WITH STATIONS CORRESPONDING TO ETCHED LABELS ON TOP OF VALVE BOXES. THIS SHEET TO BE PLACED IN A PLASTIC POUCH AND ATTACHED TO INSIDE OF CONTROLLER.
- LOCATE VALVE BOXES IN PLANTING AREAS SO THAT THEY ARE SCREENED FROM VIEW. NO VALVE BOXES SHALL BE LOCATED IN TURF AREAS.

### PLANTING NOTES

- CLARIFICATION OF DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND THE SITE SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- ALL PLANT MATERIAL MUST MEET ANA SPECIFICATIONS.
- THE LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL HE DEEMS UNACCEPTABLE. ALL PLANT MATERIAL SHALL BE INSPECTED PRIOR TO INSTALLATION.
- PLANTS TO BE LOCATED AWAY FROM OBSTACLES SUCH AS FIRE HYDRANTS, TRANSFORMERS, POWER POLES, AND LIGHT FIXTURES AS NECESSARY. DO NOT INSTALL PLANT MATERIAL IN ANY AREA WHICH WILL CAUSE HARM TO ADJACENT IMPROVEMENTS.
- VERIFY PLANT QUANTITIES PRIOR TO INSTALLATION. QUANTITIES ARE LISTED FOR CONVENIENCE ONLY, THE ACTUAL NUMBER OF SYMBOLS INDICATED ON THE PLANTING PLANS SHALL HAVE PRIORITY OVER QUANTITIES DESIGNATED. NOTIFY THE LANDSCAPE ARCHITECT OF QUANTITY DISCREPANCIES IMMEDIATELY.
- PLANT TREES, SHRUBS, AND CACTI PLUMB, AND FACED TO GIVE THE BEST APPEARANCE OR RELATIONSHIP TO ADJACENT PLANTS OR VIEWS.
- NOTIFY OWNER AND LANDSCAPE ARCHITECT IMMEDIATELY SHOULD SOIL CONDITIONS BE PRESENT WHICH WOULD PREVENT PROPER SOIL DRAINAGE AND ALLOW WATER TO STAND IN PLANTING PITS.
- DOUBLE STAKE ALL TREES OUTSIDE ROOTBALL, EXCEPT FOR SALVAGED TREES.
- LANDSCAPE CONTRACTOR TO PERFORM A SOILS TEST PRIOR TO LANDSCAPE CONSTRUCTION TO DETERMINE ANY NUTRIENT DEFICIENCIES. IF ANY DEFICIENCIES EXIST, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO AMEND THE SOIL ACCORDINGLY.
- SIGNS REQUIRE SEPARATE APPROVALS AND PERMITS.



Collaborative V  
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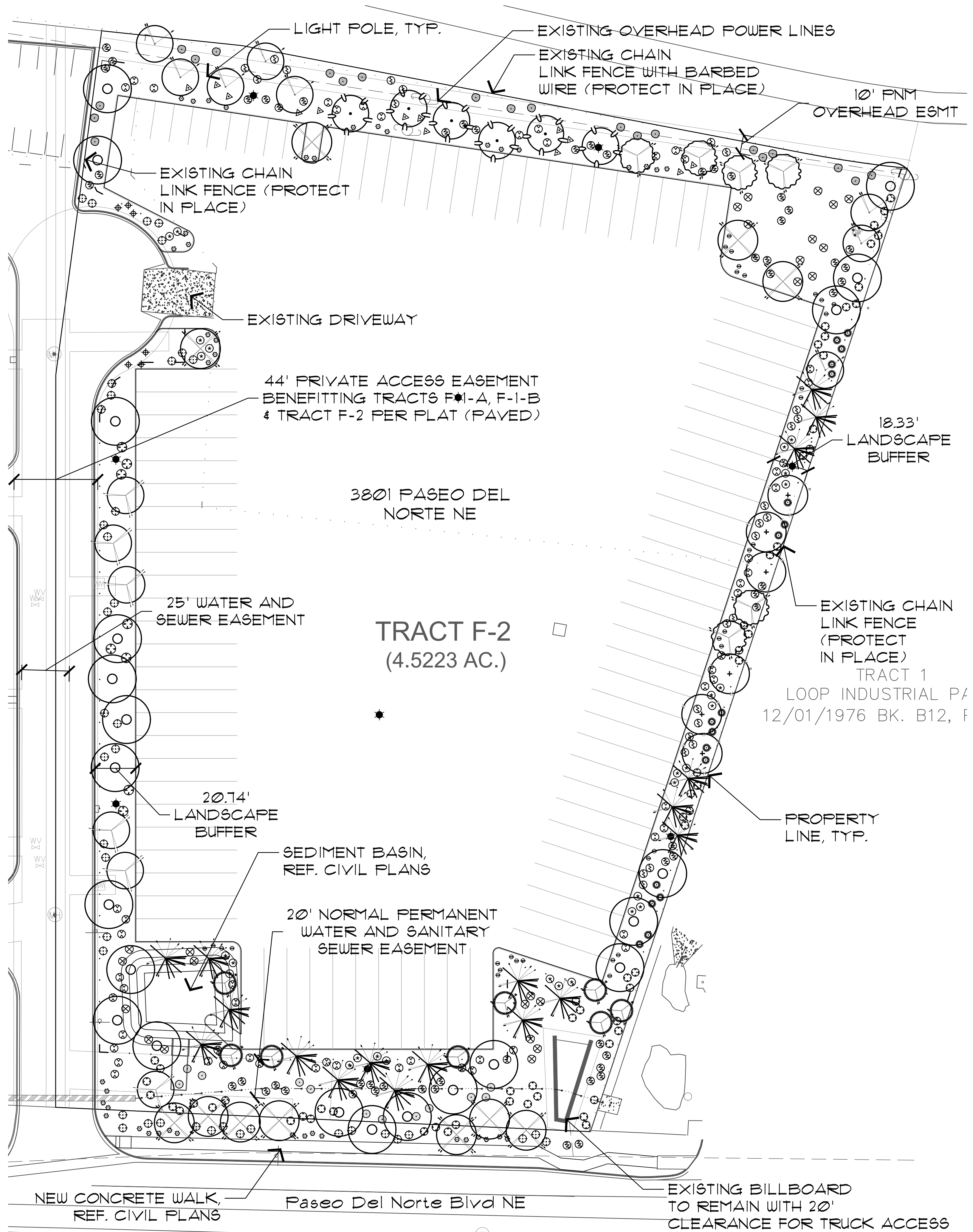
EXPIRES: 06/30/2022

LANDSCAPE IMPROVEMENTS  
3801 Paseo Del Norte NE  
Albuquerque, NM

DESIGNED BY:	CP/MD
DRAWN BY:	SH
CHECKED BY:	PV/MD
DATE:	December 08, 2020
REVISIONS:	

Werner Parking  
Landscaping Plan

L0.1

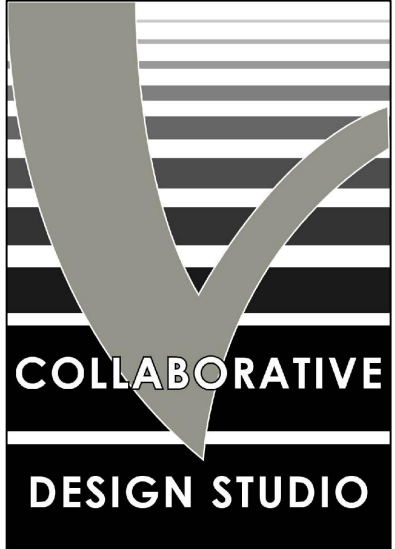


SITE DATA

GROSS LOT AREA	4.5223 AC.	
NET LOT AREA	4.5233 AC.	
REQUIRED LANDSCAPE	REQ.	PROVIDED
15% OF NET LOT AREA:	29,548 SF	38,213 SF
REQUIRED STREET TREES	REQ.	PROVIDED
1 PER 25 LF. OF STREET FRONTAGE	21	21
REQUIRED LANDSCAPE COVERAGE		
75% LIVE VEGETATIVE MATERIAL (29,548 SF REQUIRED LANDSCAPE x 75%)	REQ.	22,161 SF. MIN.
LANDSCAPE COVERAGE		PROVIDED 36,342 SF.
REQUIRED PARKING LOT TREES		
1 PER 10 SPACES	REQ.	PROVIDED
93 SPACES/10	9	9
REQUIRED LANDSCAPE BUFFER		
TREE/S SHRUBS PER 20 LF	REQ.	PROVIDED
1,051 LF/20	55	55

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	NOTES
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	<i>Vitex agnus-castus</i>	Chaste Tree	15" Cal. 8'-10' Install	9	Multi-Trunk Dense Canopy Medium Water, Ball and Burlap
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MISCELLANEOUS					
	DG	Decomposed Granite - Size: 1/2" Screened - Color: Santa Fe Brown or equal 2" depth in all planting areas (typ) - QTY: 138,213 s.f.			



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7116 East 1st Ave., Suite 103  
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EXPIRES: 06/30/2022

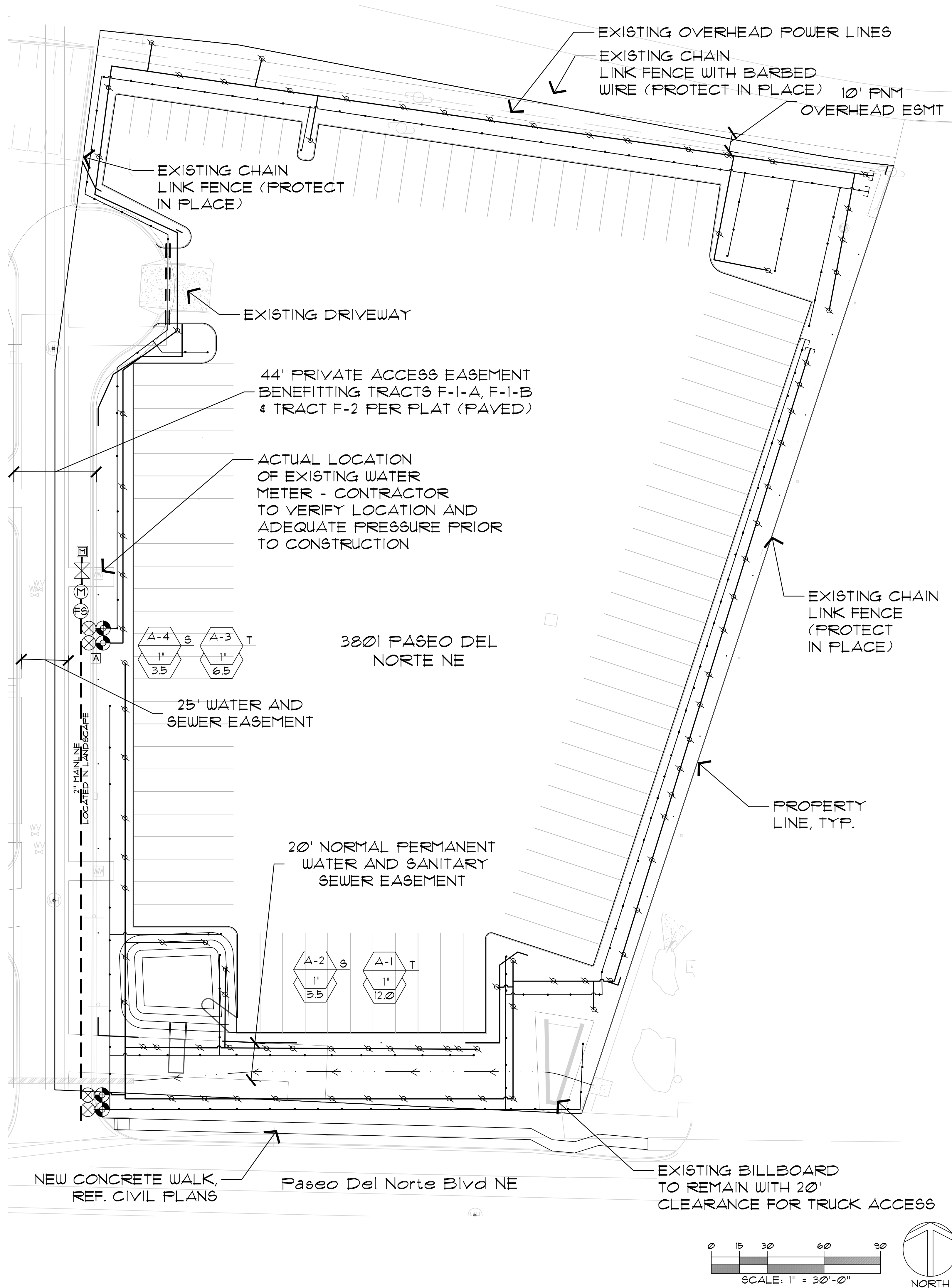
LANDSCAPE IMPROVEMENTS  
3801 Paseo Del Norte NE  
Albuquerque, NM

DESIGNED BY: CP/MD  
DRAWN BY: SH  
CHECKED BY: PV/MD  
DATE: December 08, 2020  
REVISIONS:

Werner Parking Landscaping Plan

L1.0

Alternative Landscape Plan



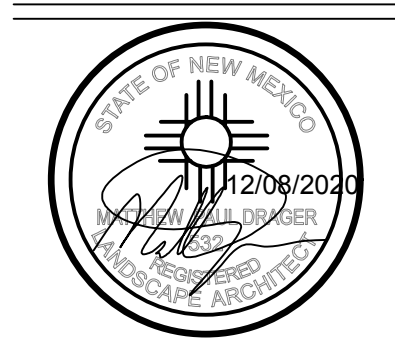
IRRIGATION SCHEDULE  
SYMBOL DESCRIPTION

- [A] CONTROLLER: HUNTER - MODEL NODE 400. FIELD VERIFY ACTUAL LOCATION PRIOR TO THE START OF LANDSCAPE CONSTRUCTION. INSTALL PER MANUFACTURER'S SPECIFICATIONS. REFER TO DETAIL 1/L3.1 - CONTROLLER A (4 STATIONS)
- [M] EXISTING 1" WATER METER - CONTRACTOR TO FIELD VERIFY FINAL LOCATION PRIOR TO LANDSCAPE CONSTRUCTION. REFER TO CIVIL PLANS FOR EXACT LOCATION AND ADDITIONAL INFORMATION.
- SCH. 40 PVC MINIMUM MAINLINE LOCATED WITHIN PLANTING AREAS  
REF DETAIL 9 & 1/L3.1 & 1/L3.2
- PVC LATERAL : SCH. 40 PVC  
REF DETAILS 1/L3.1 & 1/L3.2
- === SCH. 40 PVC SLEEVES UNDER PAVED AREAS FOR ALL IRRIGATION LINES  
REF. DETAILS 1/L3.1 & 1/L3.2
- ⊗ REDUCED PRESSURE BACKFLOW PREVENTER:  
FEBCO MODEL 825 Y 1"  
ENCLOSURE: GUARDSHACK OR APPROVED EQUAL COLOR: TAN  
REF DETAIL 8/L3.1
- (M) MASTER VALVE - HUNTER 1CV-151G - SAME SIZE AS MAINLINE.  
REF. DETAIL 10/L3.1
- (FS) FLOW SENSOR - HUNTER HFS WITH FCT-100 - SAME SIZE AS MAINLINE.  
REF. DETAIL 10/L3.1
- ⊗ NIBCO BRASS GATE VALVE - SAME SIZE AS MAINLINE.  
REF DETAIL 2/L3.2
- QUICK COUPLER: HUNTER HQ-44LRC-H82-HK-44  
REF DETAIL 2/L3.2
- ⊗ DRIP VALVE ASSEMBLY: HUNTER 1CZ-101  
REF DETAIL 3/L3.2

- TREES — PVC LATERAL WITH BOWSMITH ML-220 EMITTER FOR TREES  
PVC LATERAL SEE EMITTER SCHEDULE, DETAILS 7/L3.2
- SHRUBS — PVC LATERAL WITH BOWSMITH ML-210 EMITTER FOR SHRUBS  
(4 TO 5 SHRUBS MAX)  
PVC LATERAL SEE EMITTER SCHEDULE, DETAILS 8/L3.2
- FLUSH CAP, REF DETAIL 11/L3.2
- STATION NUMBER — A-1 —
- ELECTRIC CONTROL VALVE SIZE — 1" — 3.5" — SHRUB, TREE, LAWN, PALM OR ANNUAL VALVE  
GALLON PER MINUTE
- USE LARGE RADIUS SWEEP ELL BELOW CONTROLLER FOR VALVE WIRES SUPPLY 110V, 15 AMP POWER SOURCE, HARD WIRE TO J-BOX.
- POINT OF CONNECTION - USE TYPE 'K' COPPER MINIMUM 5' BETWEEN SOURCE AND PRESSURE VACUUM BREAKER



Collaborative V  
Design Studio Inc.  
7116 East 1st Ave.,  
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85251  
office: 480-347-0590  
fax: 480-656-6012



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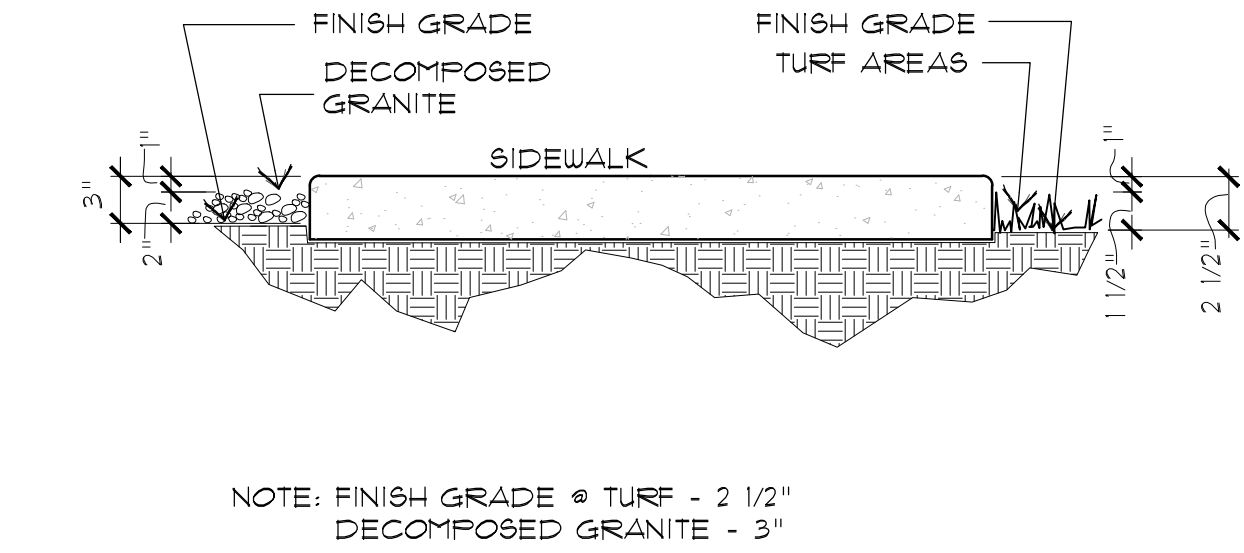
LANDSCAPE IMPROVEMENTS  
3801 Paseo Del Norte NE  
Albuquerque, NM

DESIGNED BY: CP/MD  
DRAWN BY: SH  
CHECKED BY: PV/MD  
DATE: December 08, 2020  
REVISIONS:

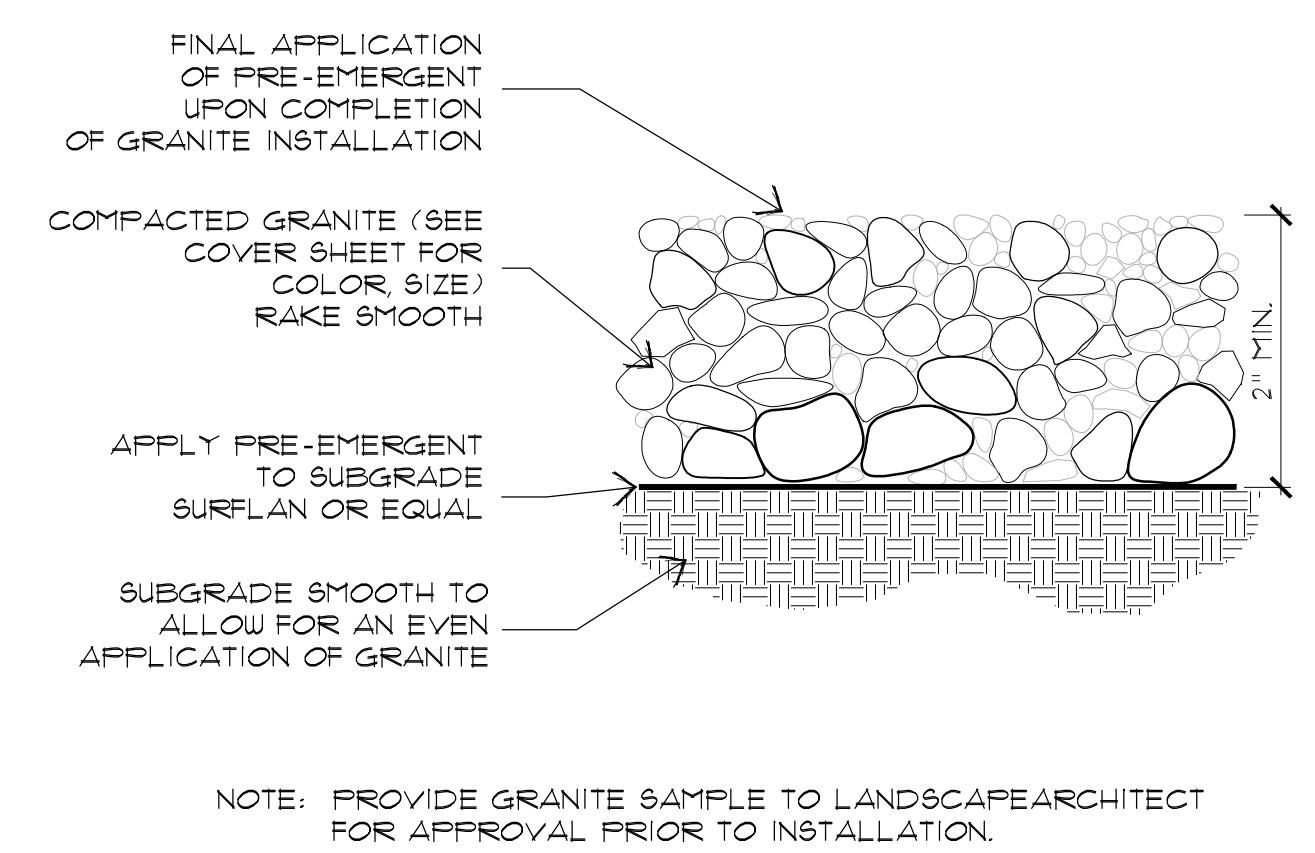
Werner Parking  
Landscaping Plan

L2.0

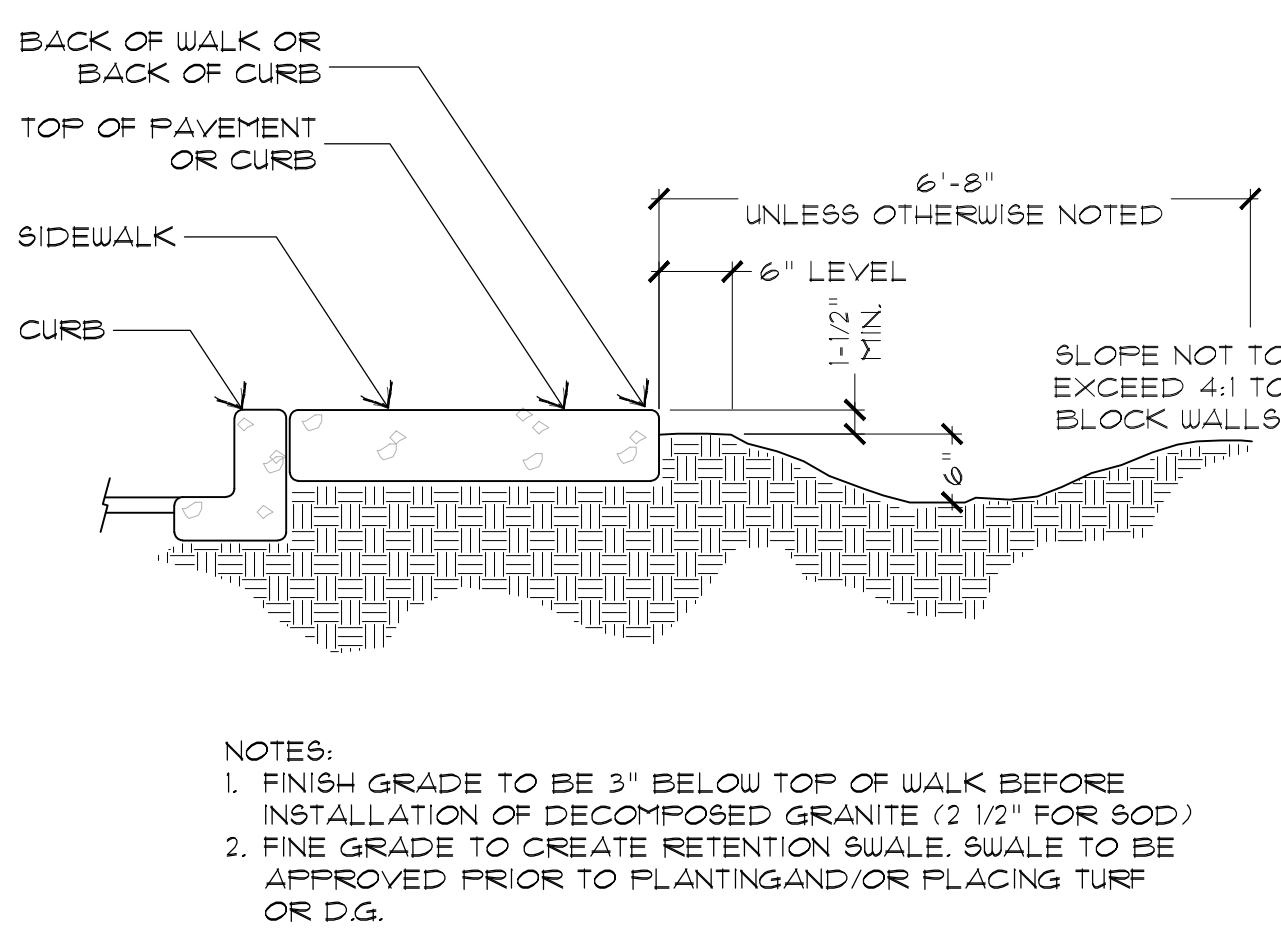
Irrigation Plan



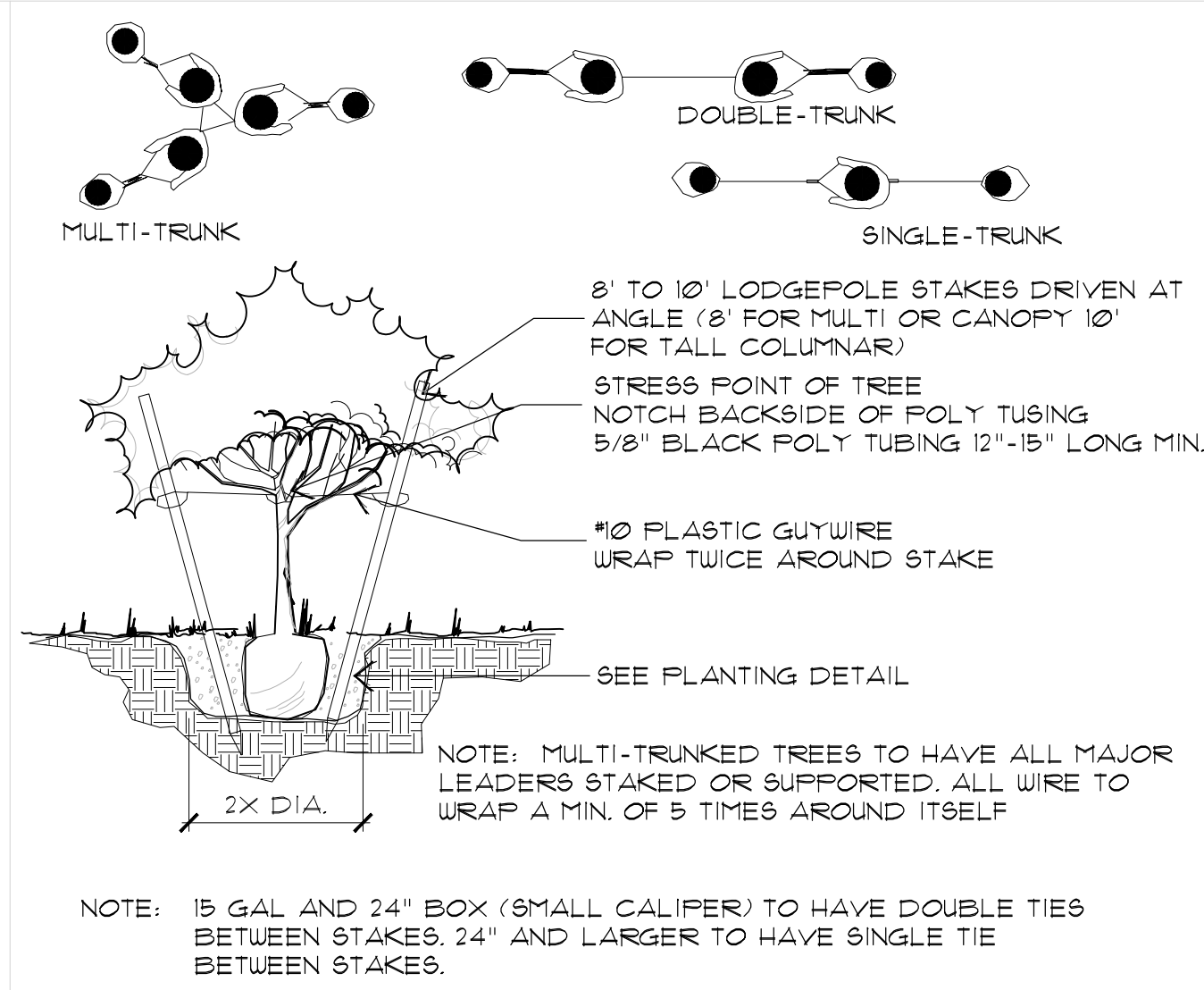
1 GRADING @ WALKS/HEADER  
SCALE: N.T.S.



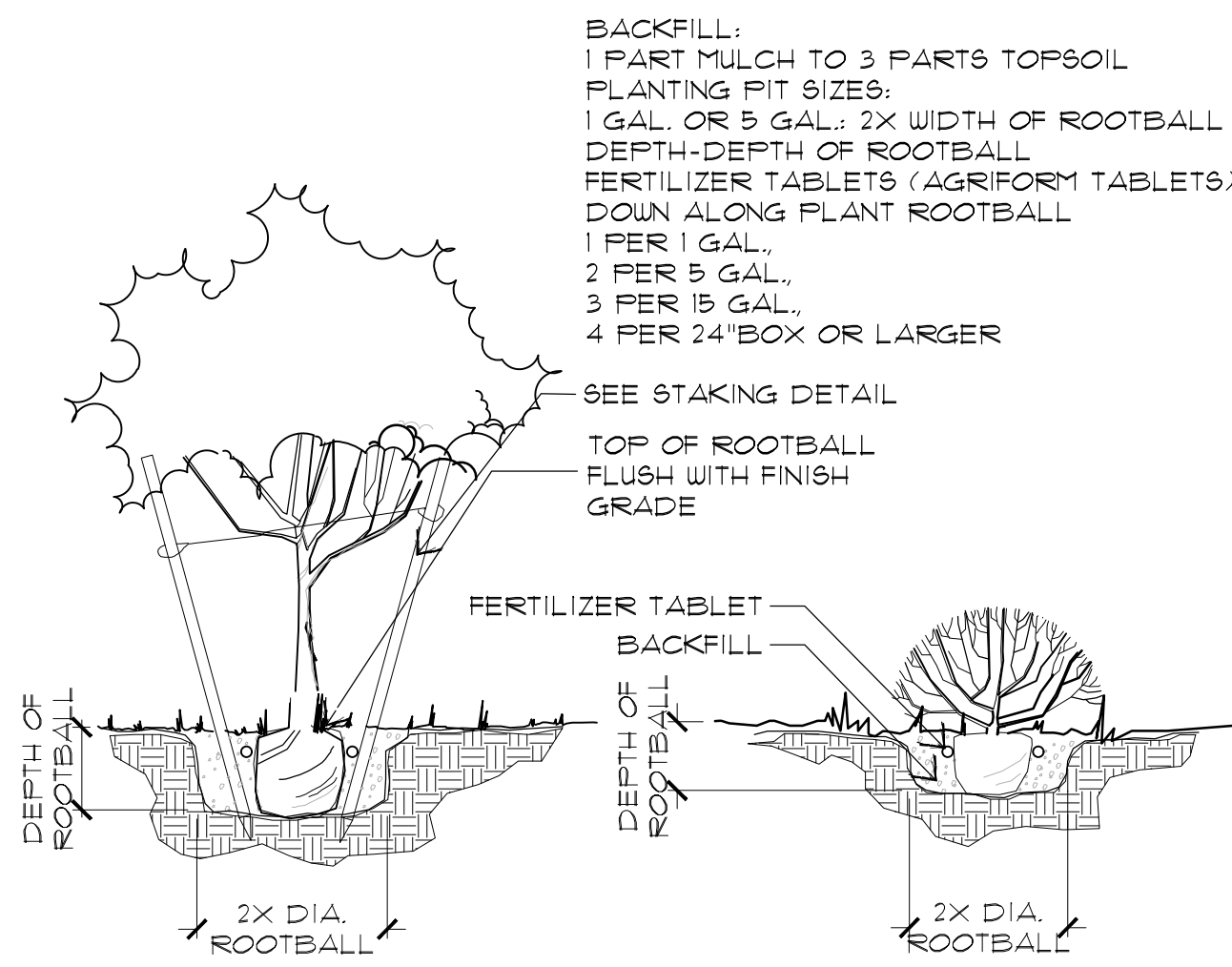
2 DECOMPOSED GRANITE  
SCALE: N.T.S.



3 SWALE @ BACK OF WALK  
SCALE: N.T.S.



4 TREE STAKING  
SCALE: N.T.S.



5 TREE AND SHRUB PLANTING  
SCALE: N.T.S.

NOTE:  
ALL PIPE SLEEVES SHALL BE SCHEDULE 40 PVC AND INSTALLED WITH A MINIMUM OFFSET AT THE JOINTS TO PERMIT EASY INSTALLATION AND REMOVAL OF THE IRRIGATION LINES. ALL PLASTIC LINES SHALL BE INSTALLED IN SLEEVES UNDER PAVED AREAS. SLEEVES SHALL EXTEND AT LEAST 12\"/>

**SLEEVING SCHEDULE**

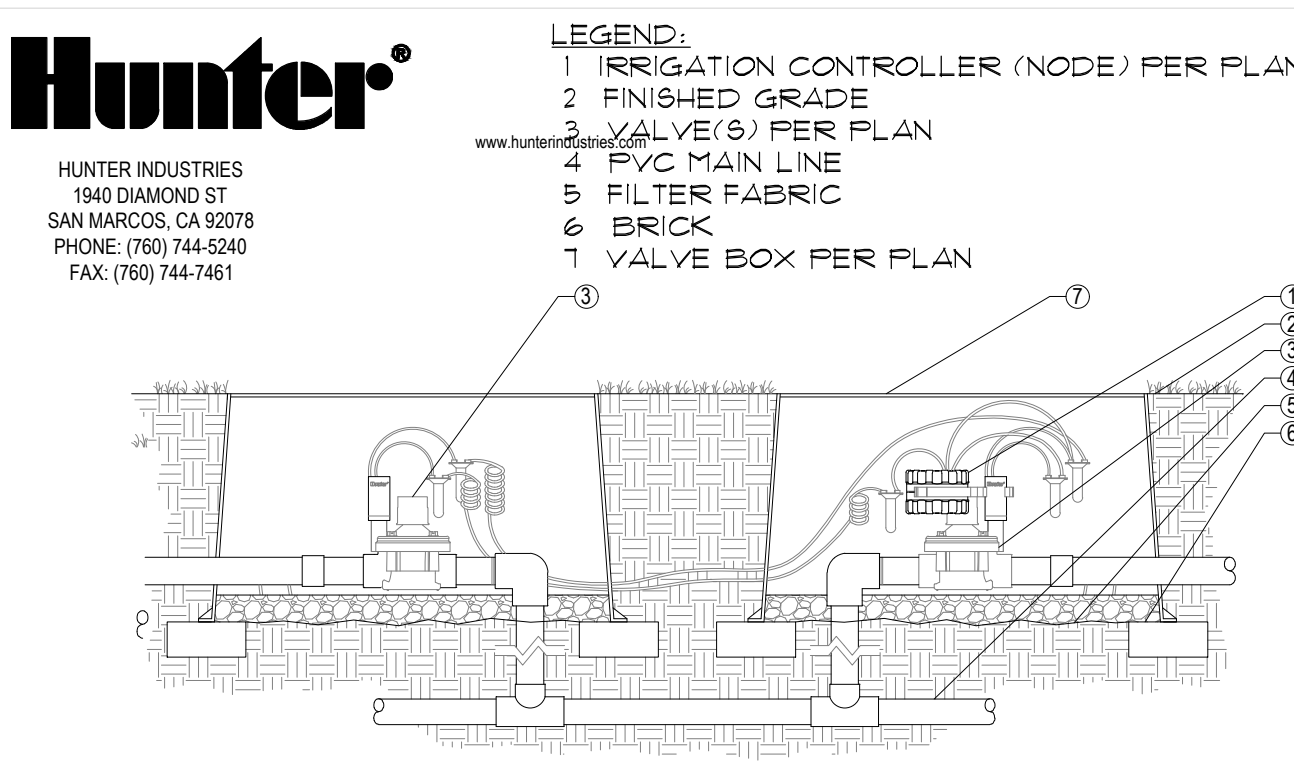
PIPE SIZE	MIN. SLEEVE SIZE	PIPE SIZE	MIN. SLEEVE SIZE
1/2"	2"	2", 2-1/4"	4"
3/4"	2-1/2"	3", 4"	6"
1"	3"		
1", 1-1/4", 1-1/2"	3"		

**PIPE SIZING SCHEDULE**

PIPE SIZE	FLOW (GPM)	PIPE SIZE	FLOW (GPM)
1/2"	0 - 5	2"	36 - 60
3/4"	6 - 10	2-1/2"	61 - 80
1"	11 - 15	3"	81 - 120
1-1/4"	16 - 25	3 1/2"	121 - 150
1-1/2"	26 - 35	4"	151 - 200

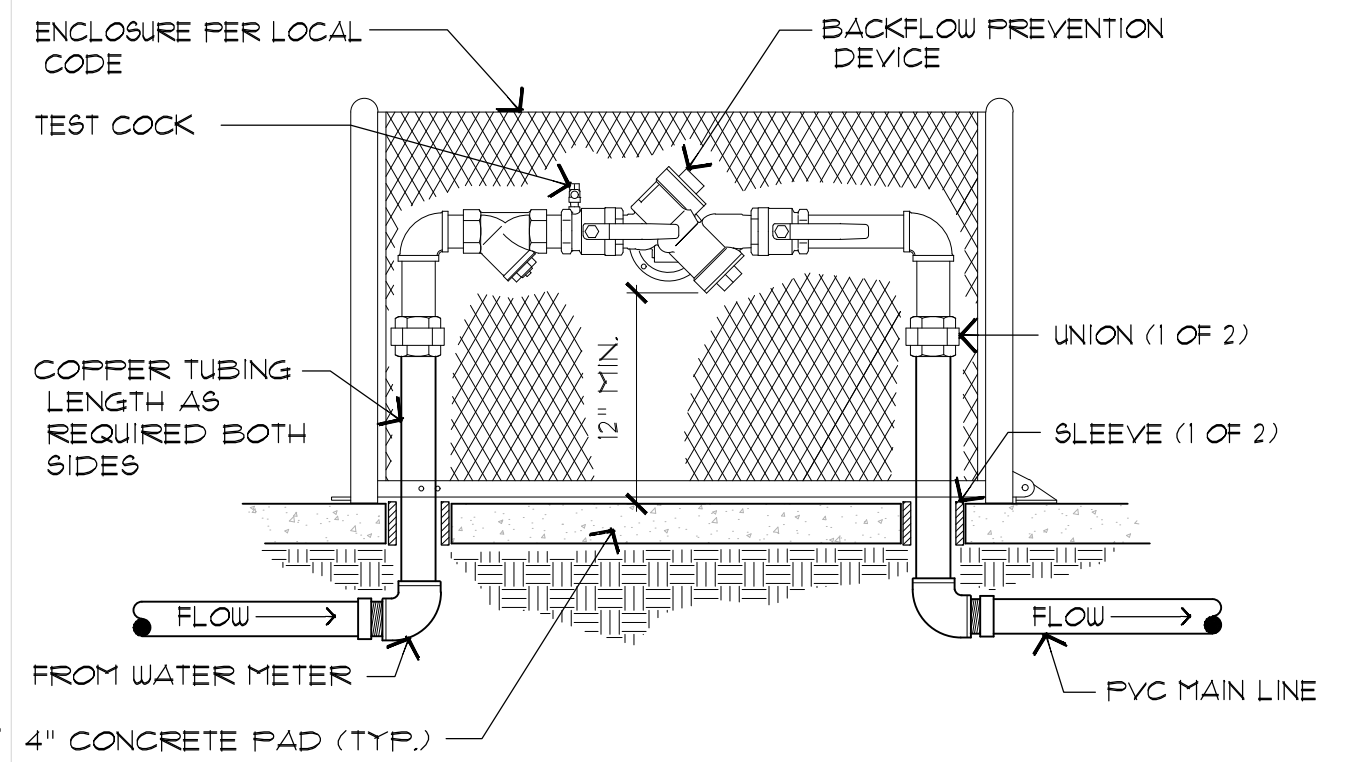
NOTE:  
ALL MAINLINE PIPE 2 1/2" AND LARGER SHALL BE A MINIMUM CLASS 200 RING-TIGHT PIPE. MAINLINE 2" AND LESS SHALL BE A MINIMUM SCHEDULE 40 PVC. ALL LATERAL PIPE ABOVE 1/2" SHALL BE MINIMUM CLASS 200. ALL 1/2" LATERAL PIPE SHALL BE CLASS 315.

6 SLEEVE/PIPE SIZE  
SCALE: N.T.S.



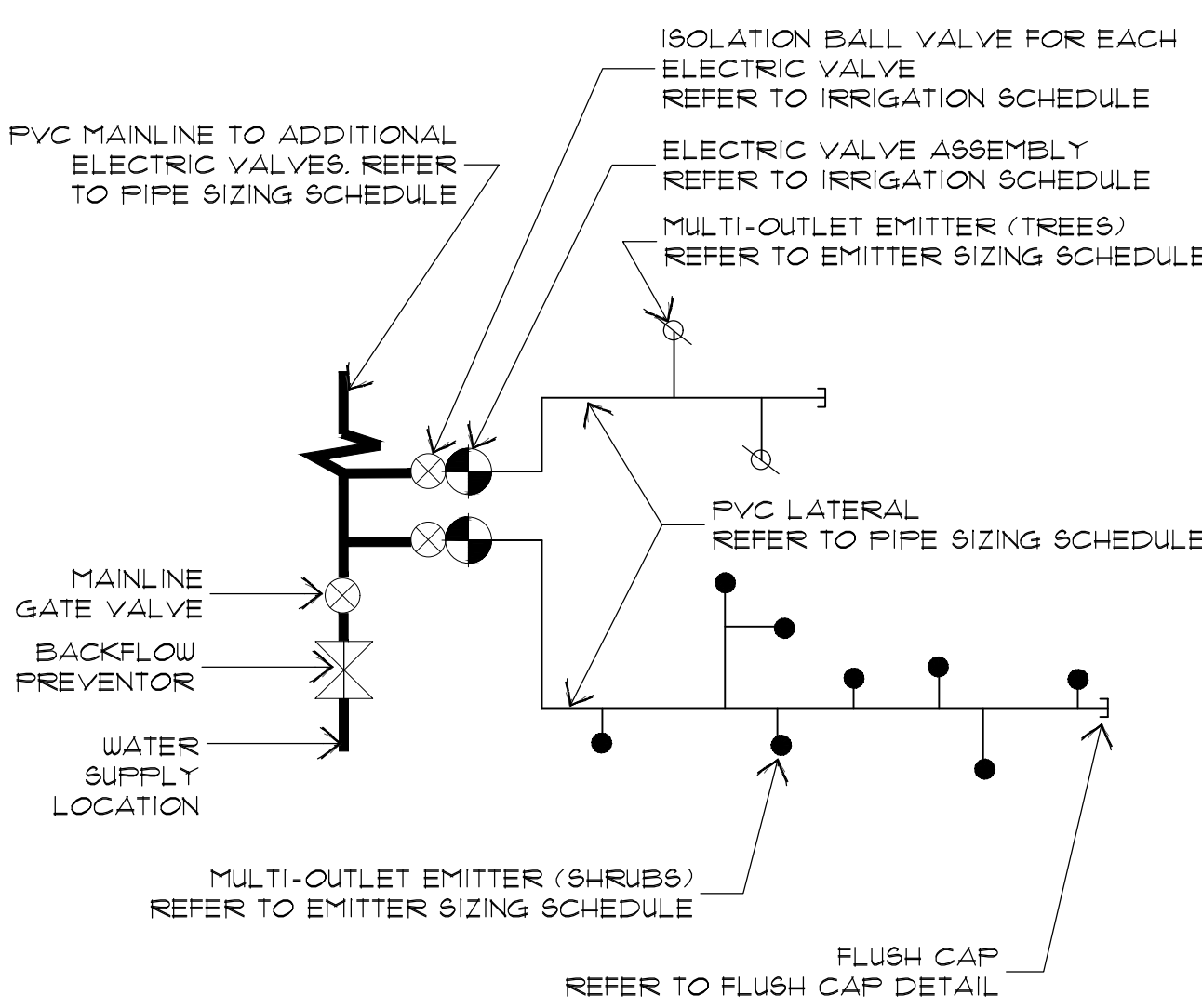
NOTES:  
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.  
2. DO NOT SCALE DRAWING.  
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.  
4. 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.

7 BATTERY CONTROLLER  
SCALE: N.T.S.

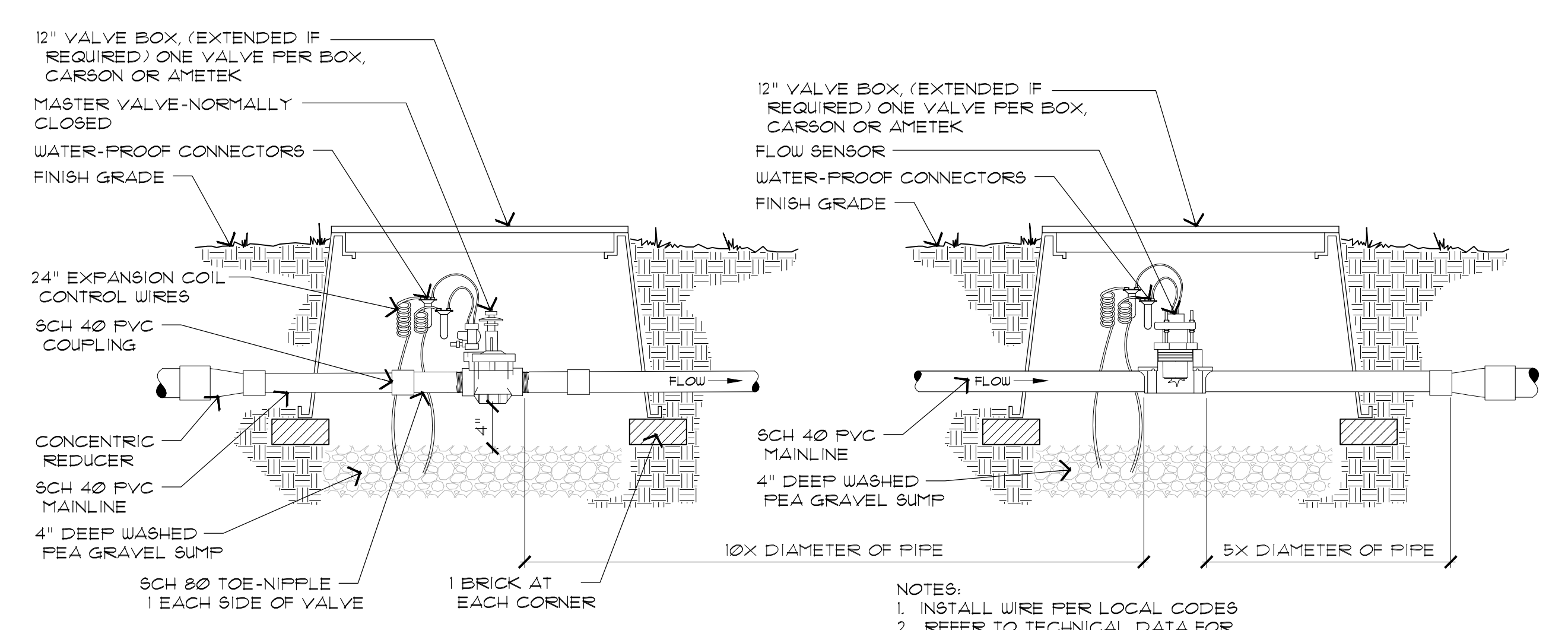


NOTES:  
1. FITTINGS AND PIPING TO BE SIZED IDENTICALLY TO NOMINAL BACKFLOW PREVENTION DEVICE.  
2. SIZE AND MODEL PER PLANS.  
3. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES, INSPECTIONS PER GOVERNING CODE.

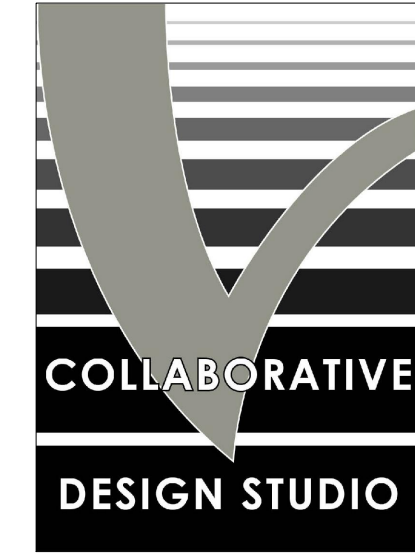
8 BACKFLOW PREVENTOR  
SCALE: N.T.S.



9 PIPE LAYOUT  
SCALE: N.T.S.



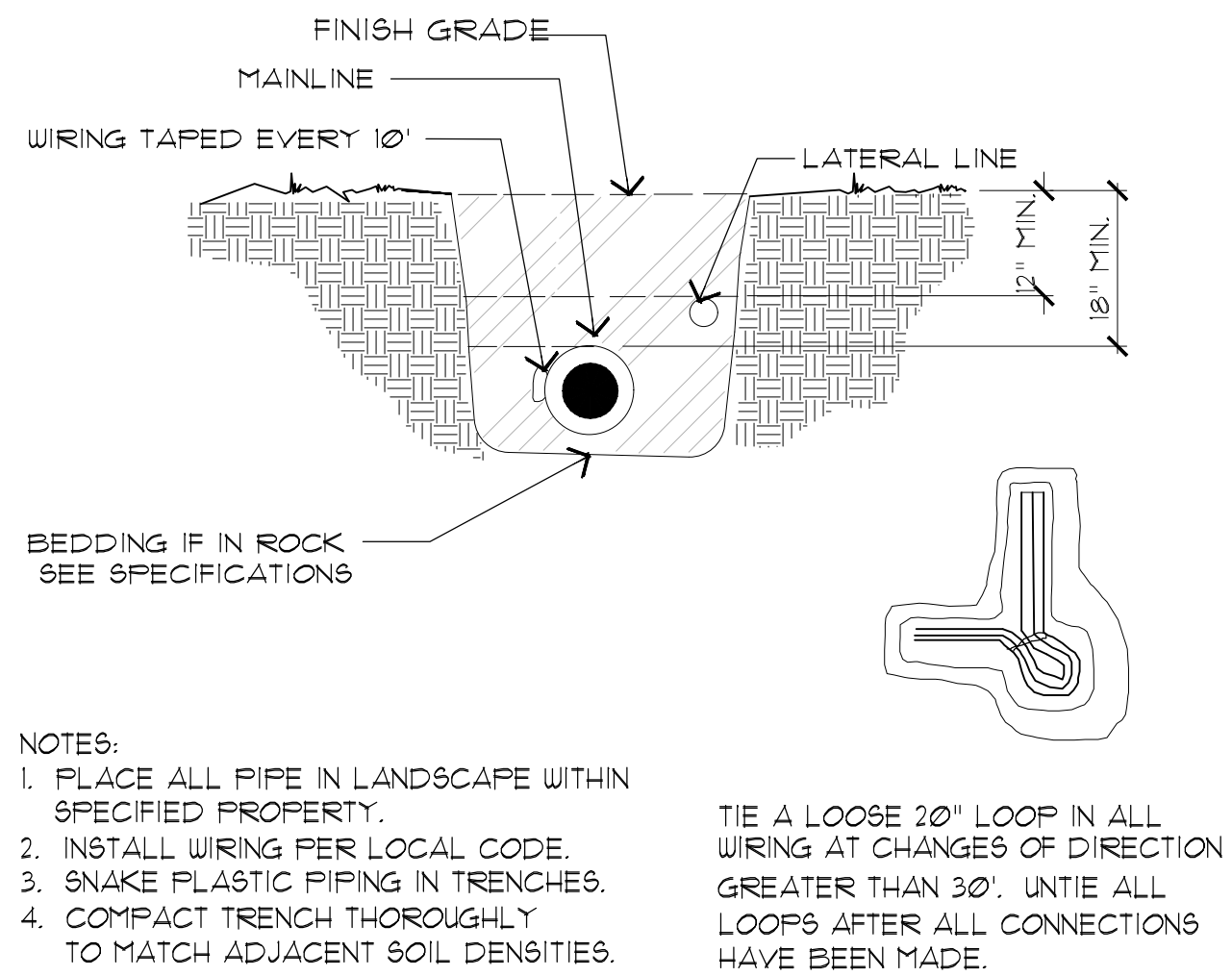
10 MASTER VALVE & FLOW SENSOR ASSEMBLY  
SCALE: N.T.S.



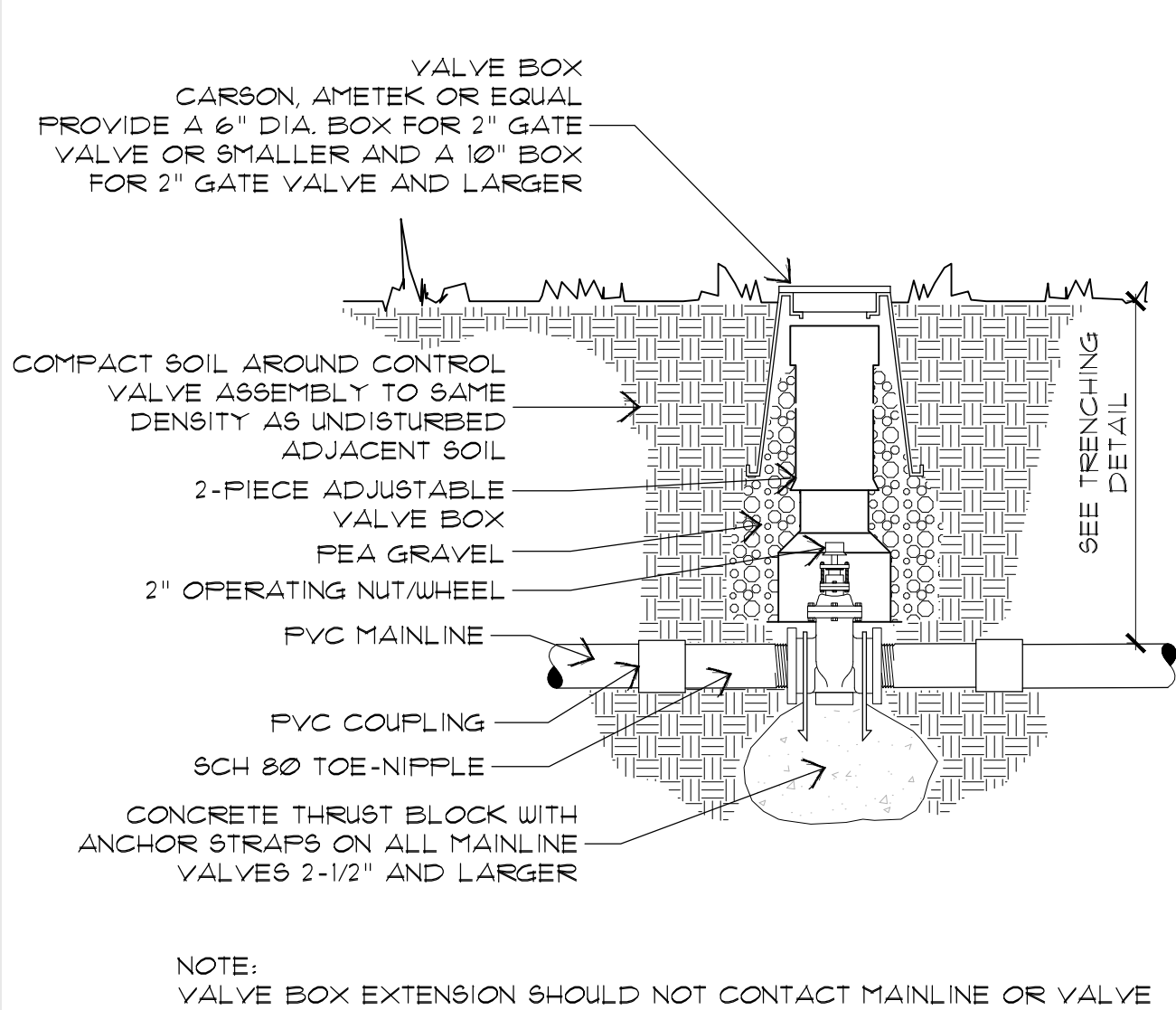
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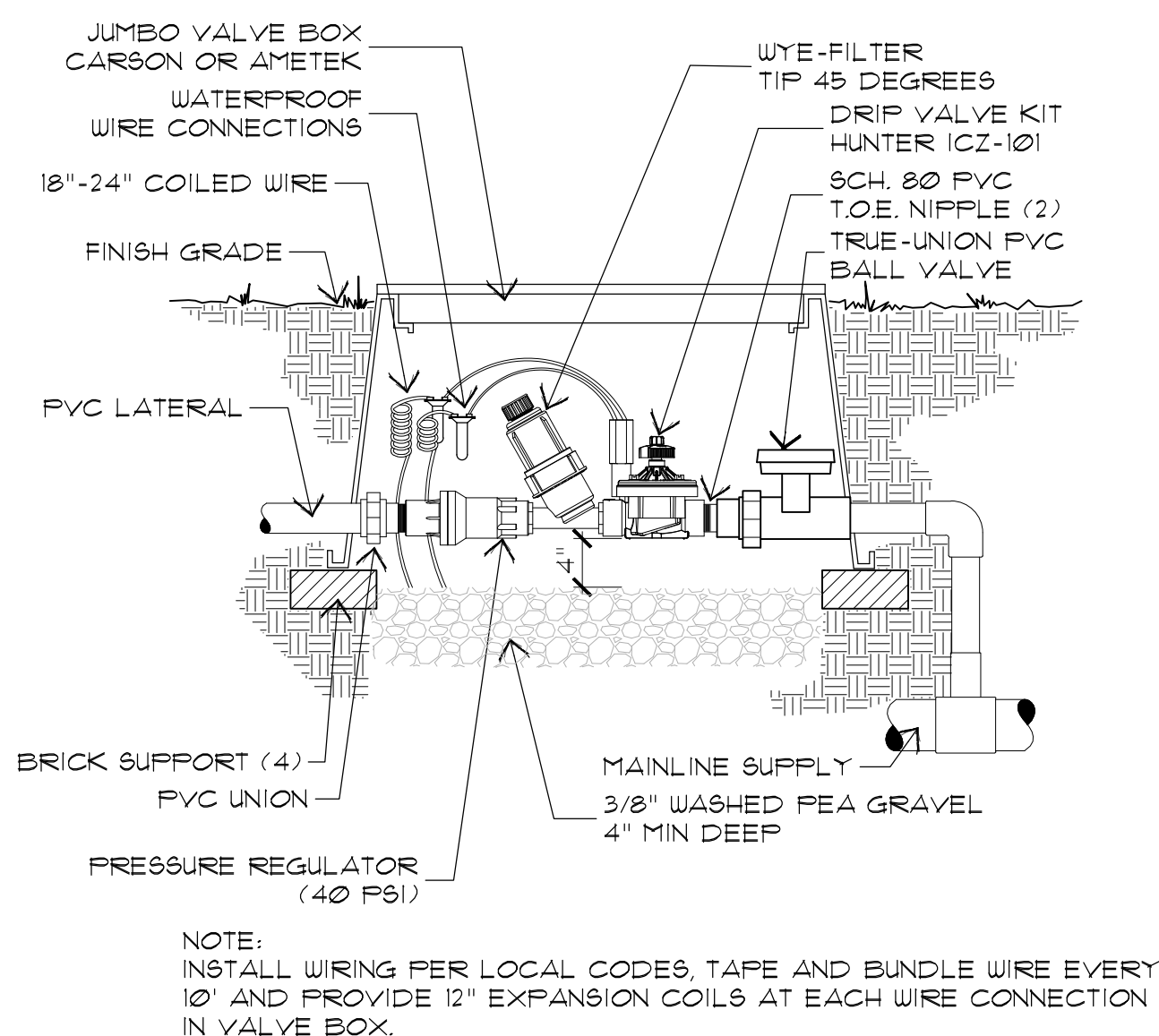
EXPIRES 06/30/2022



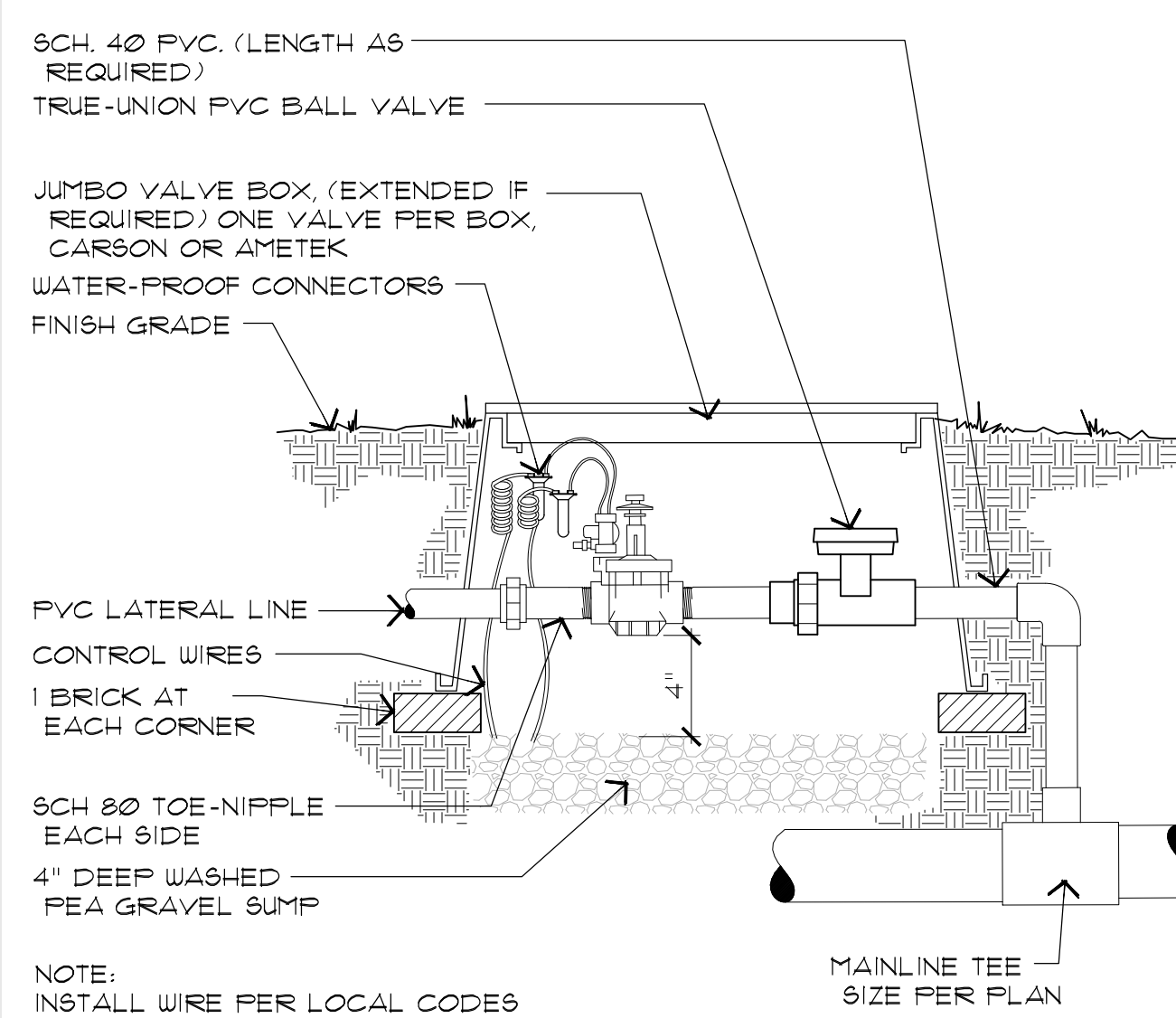
1 PIPE TRENCH DEPTH  
SCALE: N.T.S.



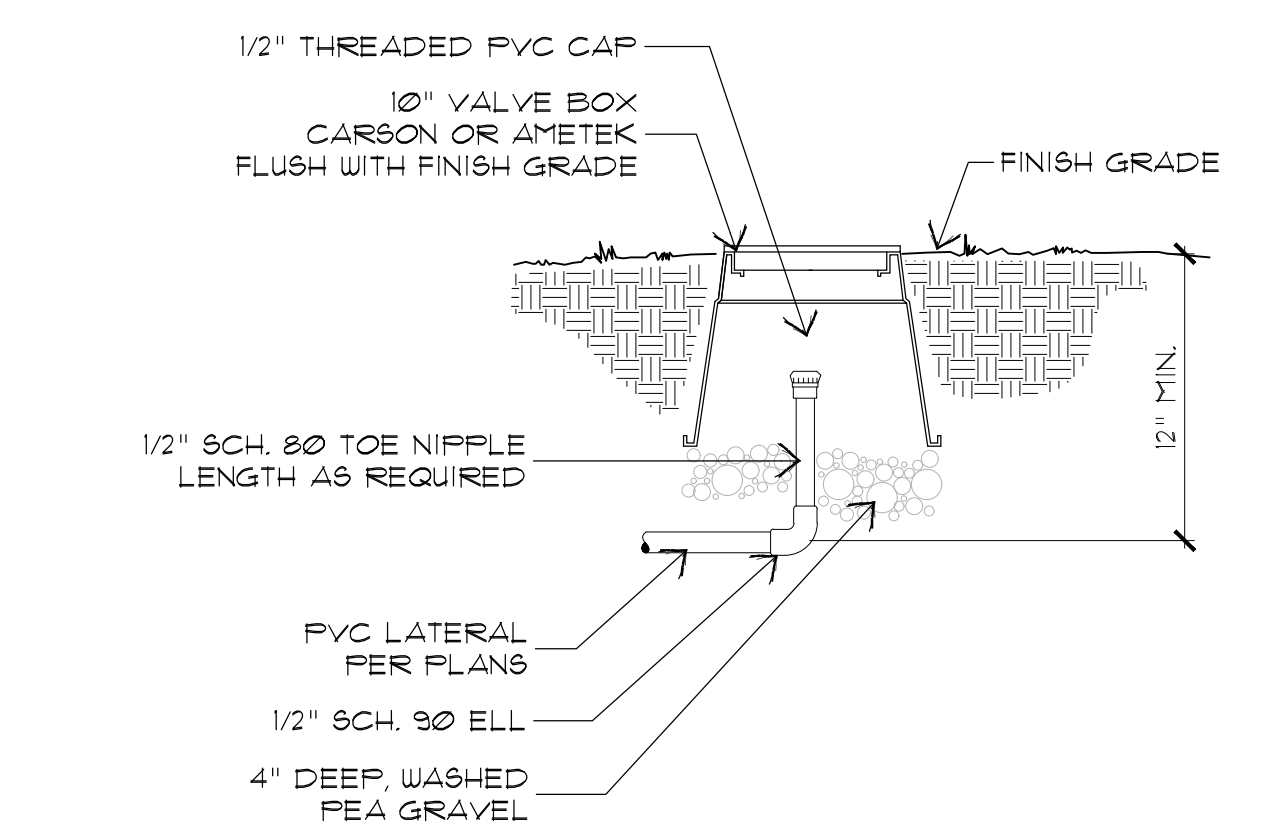
2 GATE VALVE  
SCALE: N.T.S.



3 DRIP VALVE ASSEMBLY  
SCALE: N.T.S.



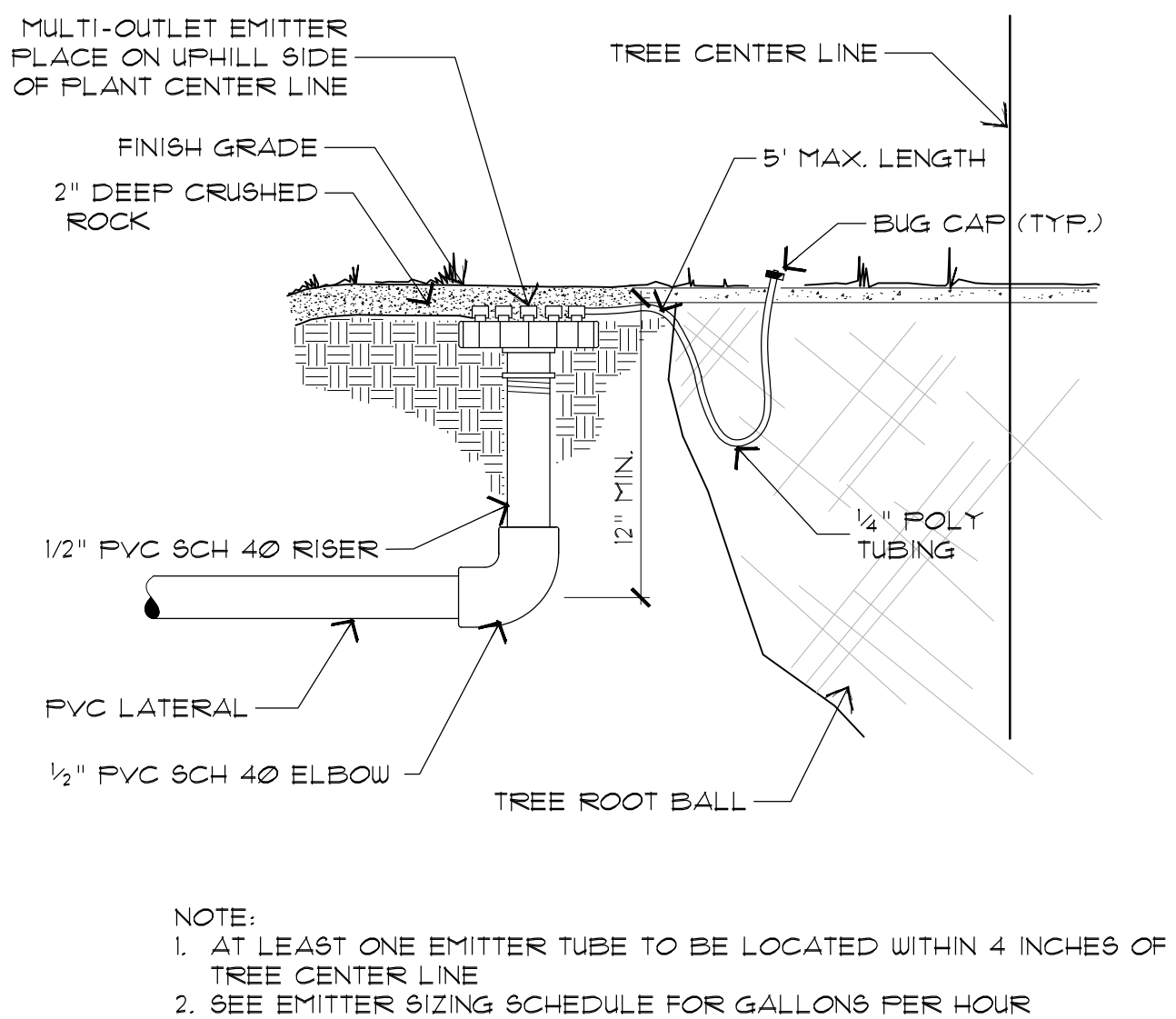
4 REMOTE CONTROL VALVE  
SCALE: N.T.S.



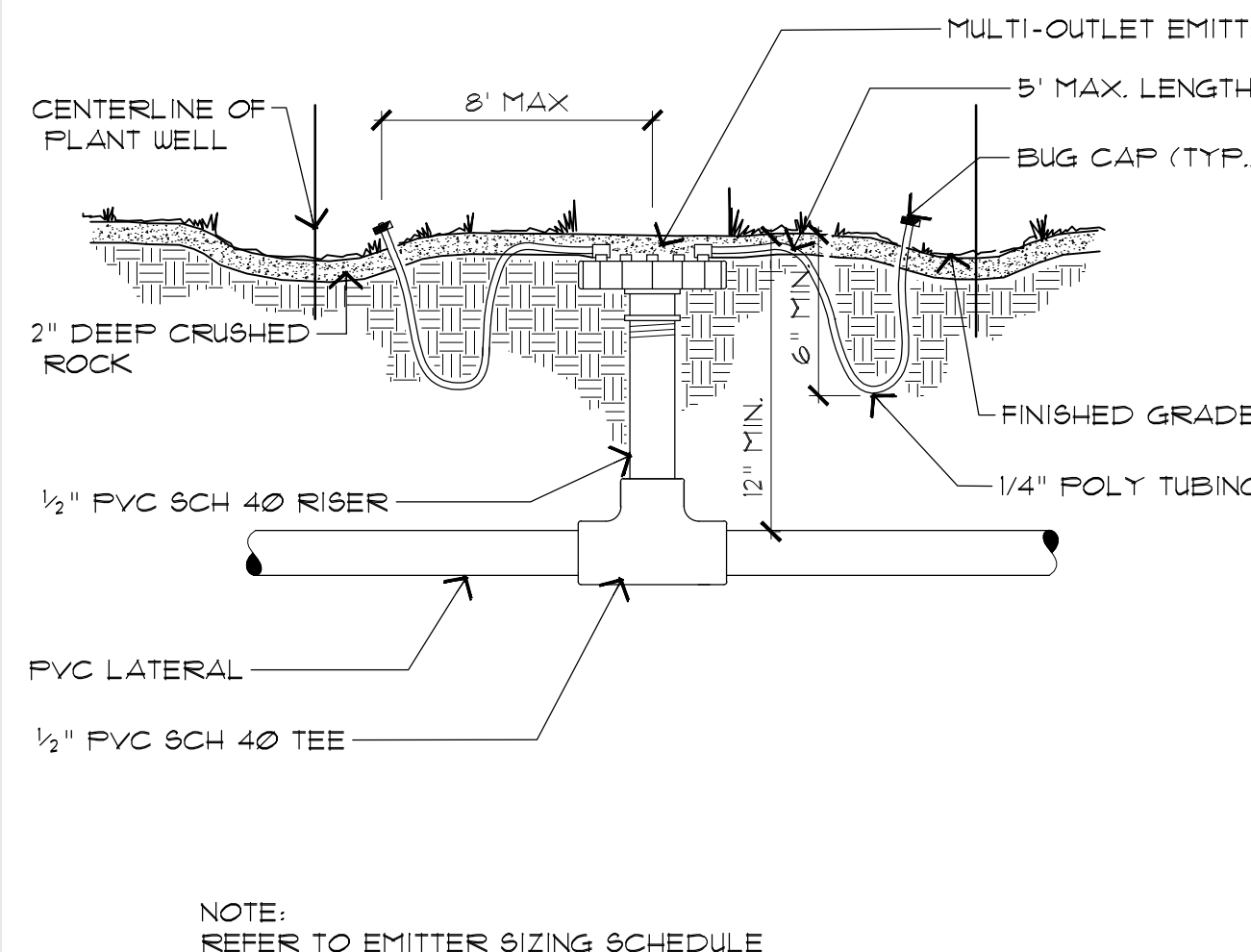
5 FLUSH CAP  
SCALE: N.T.S.

PLANT SIZE	FLOW/PER PLANT	EMITTER/BUBBLER	QTY
1 GAL.	1 GPH	BOWSMITH ML-210	(4-5) SHRUBS MAX.
5 GAL.	1 GPH	BOWSMITH ML-210	(4-5) SHRUBS MAX.
15 GAL.	4 GPH	BOWSMITH ML-210	1
24\" BOX	6 GPH	BOWSMITH ML-210	2
36\" BOX	8 GPH	BOWSMITH ML-210	2
48\" BOX	12 GPH	BOWSMITH ML-220	2
54\"-12\" BOX	16 GPH	BOWSMITH ML-220	3
PALMS	5 GPM	PRESSURE COMPENSATING BUBBLERS PER PLAN	3' O.C.
ANNUALS	1 GPM	PRESSURE COMPENSATING BUBBLERS PER PLAN	4' O.C.
BAMBOO	1 GPM	PRESSURE COMPENSATING BUBBLERS PER PLAN	

6 EMITTER SIZING SCHEDULE  
SCALE: N.T.S.



7 MULTI-OUTLET EMITTER  
SCALE: N.T.S.



8 MULTI-OUTLET EMITTER  
SCALE: N.T.S.