

LANDSCAPE LEGEND

Furnish and install landscape material per plans, details and specifications. All plant material to meet ANA specifications and be of sound health and appearance.

Trees	Size	Qty
<i>Chilopsis linearis</i> 'Bubba'	24" box	6
<i>semi-seedless desert willow</i>	1.5" caliper	
<i>Celtis reticulata</i>	24" box	7
<i>netleaf hackberry</i>	1.5" caliper	
<i>Quercus fusiformis</i>	24" box	1
<i>escarpment live oak</i>	1.5" caliper	

Existing tree to remain in place

Shrubs / Ground Covers

Shrubs / Ground Covers	Size	Qty
<i>Ruellia peninsularis</i>	5 gallon	15
<i>desert ruellia</i>		
<i>Calliandra californica</i>	5 gallon	25
<i>baja fairy duster</i>		
<i>Berlandiera lyrata</i>	1 gallon	40
<i>chocolate flower</i>		
Cacti / Succulents	Size	Qty
<i>Asclepias subulata</i>	5 gallon	19
<i>desert milkweed</i>		
<i>Hesperaloe parviflora</i>	5 gallon	45
<i>brakelights yucca</i>		
<i>Lophocereus schotti</i>	5 gallon	10
<i>totem pole cactus</i>		

GROUND COVER MATERIAL LEGEND

Furnish and install all material per plans, details, and specs.

Decorative rock 01 - Landscape Areas	type: screened rock
	size: 1/2"
	color: desert brown
	depth: 2"
	notes: install in all landscape planting areas as indicated on plans
Decorative rock 02 - Bicycle Parking	type: stabilized decomposed granite
	size: 1/4" minus
	color: palomino gold
	depth: 3"
	notes: stabilizer solutions stabilizer® w/ 15lbs of stabilizer® per ton of aggregate

DDO APPLICATION LEGEND

	required street border landscape area
	additional site landscape area in substitution of street border landscape area

GENERAL LANDSCAPING NOTES:

- The Landscape Architect, or his representative, reserve the right to refuse any plant materials he deems unacceptable. (see specifications)
- 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.
- The Landscape Architect is to approve any and all substitutions.
- Plant list quantities are provided for contractor's convenience only. Plans take precedence.
- Exposed soil in planters shall be raked and free from rocks, roots, weeds, etc.
- Finished grade in decorative rock areas shall be 1" below adjacent header board, paving, curbing, etc.
- 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.
- Ground cover and/or decorative rock shall extend under shrubs unless noted.
- After all work is completed, the contractor shall remove all materials not incorporated in the scope of work from the job site.
- Grading shall include all excavation, settlement, handling, import, distribution, transportation, and disposal necessary to bring ground to finish grade as shown on the civil and landscape plans.
- All earthwork is to be done so that all water drains away from all structures.
- All underground utilities are to be located before digging.
- All plant material to be guaranteed for a period of one (1) year after final acceptance.
- Landscape contractor shall review and accept all rough, and finish grading 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.
- In the event of major discrepancies between the plans and field conditions, contractor shall notify the Landscape Architect immediately. Allow a minimum of forty-eight (48) hours between notification of Landscape Architect and proceeding with construction of irrigation system.
- 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.
- Test drainage of plant beds and pits by filling with water. Conditions permitting 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.
- 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. If doubt or discrepancy exists request clarification from Landscape Architect in writing.
- Landscape areas shall be depressed 6 inches to maximize storm water harvesting in areas shown on landscape and/or grading plans. Water harvesting shall not occur within 10' of building foundation.
- Final plant locations must be in compliance with all utility setback requirements.
- Sleeve all pipes and wires under paved areas including streets and sidewalks.
- Irrigation lines are shown schematically; locate all line in unpaved areas.
- Locate all lines within the property line when possible.
- The general contractor (gc) takes full liability for this landscape and irrigation, and any damage to roadway, sidewalk and utilities.
- The landscape and irrigation shall be installed per the associated specifications.
- All site contouring and finish grading shall be completed and accepted by the landscape contractor and Landscape Architect prior to start of irrigation.
- Area square footages are for agency review and use only, not for contractor take-offs or quantity use.
- 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.
- It is the owners responsibility to keep the sight visibility triangles (svt), and the pedestrian access area clear of vegetation at all times, per land use code (luc) section.
- The owner understands that if the City of Tucson 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.
- The owner takes full liability for this landscape and irrigation, and any damage to roadway, sidewalk and utilities.
- 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).
- The property owner shall replace dead or missing vegetation within 14 days to ensure full compliance with approved landscape plans.
- Trees that have been topped or lion-tailed shall be replaced with a tree of value equal to that of the tree prior to the improper pruning.
- Contractor shall coordinate with TDOT streets and maintenance for removal plant material, tree grate, pavers, irrigation repairs and restoration.

Refer to specifications for additional information on policies, performances, and products.

LANDSCAPE KEY NOTES

- Property line
- Sight visibility triangle
- Street landscape border
- Existing sidewalk
- Existing wall/fence
- Pavement - refer to civil
- Concrete sidewalk - refer to civil
- Decorative rock 01 - all landscape areas, typ.
- Decorative rock 02 - stabilized decomposed granite
- 30" vegetated screen
- Wall/fence - refer to civil
- Bicycle parking - refer to civil
- Additional site landscaping provided to meet street border requirement along Arizona Ave

LANDSCAPE BORDER REQUIREMENTS

North	no landscape border required
East (Arizona Ave)	10' street border @ 90' (area = 900 SF) landscape area provided - 400 SF additional site landscape area provided - 1,232 SF trees required 3 trees provided within street border 2 trees provided outside street border 1 30" vegetated screen
South	no landscape border required
West (6th Ave)	10' street border @ 92' (area = 920 SF) landscape area provided - 920 SF trees required 3 trees provided 3 30" vegetated screen

PARKING TREE REQUIREMENTS

Parking spaces provided	27
Trees required	7
Trees provided	7

NO.	DATE	REVISION DESCRIPTION	BY	OWNER/DEVELOPER
				EQUILIBRIUM 1021 S 6TH AVE LLC 220 EAST 6TH ST TUCSON, ARIZONA 85705 ATTN: SOFONIAS ASTAKE PH: (520) 250-8977 EMAIL: sastake@equilibriumvest.com
				SITE ADDRESS 1021 S 6TH AVE TUCSON, ARIZONA 85712

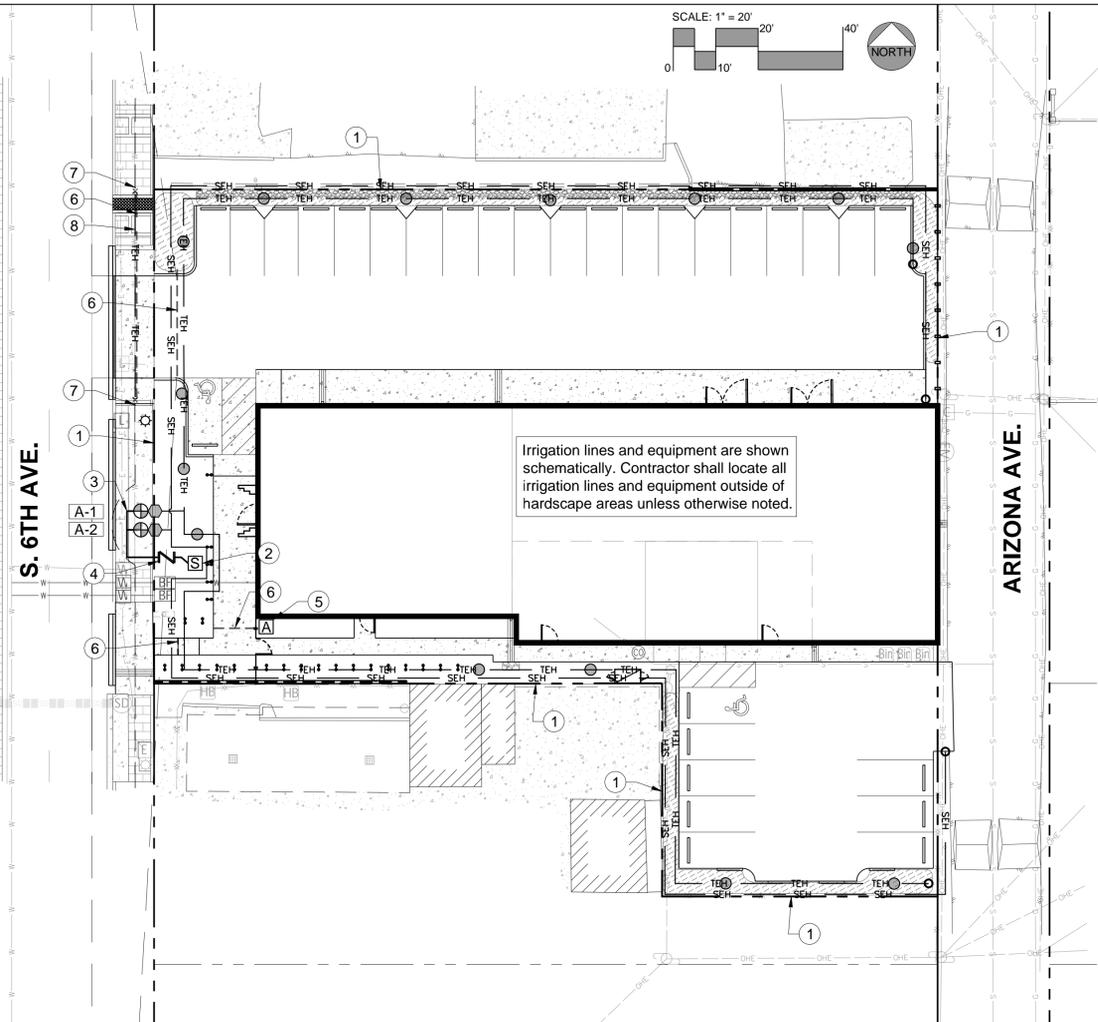
A PORTION OF BLOCK 153 OF "CITY OF TUCSON", PER BOOK 3, PAGE 70, MAPS & PLATS, BEING A PORTION OF SECTION 14, TOWNSHIP 13 SOUTH, RANGE 13 EAST, GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

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Irrigation lines and equipment are shown schematically. Contractor shall locate all irrigation lines and equipment outside of hardscape areas unless otherwise noted.

IRRIGATION LEGEND

- furnish and install all material per plans, details, and specifications irrigation source / point of connection - irrigation meter - 3/4" (refer to civil water plans)
- reduced pressure backflow preventer - watts u009 - 3/4" w/ enclosure
- irrigation mainline - sch. 40 pvc 1-1/2" w/ sch. 80 fittings, 2hr pressure test at 150 psi
- irrigation controller - toro evolution series controller w/ smart connect and weather sensor, evo-od-04-sc, evo-ws
- remote control valve & filter - valve - irrifrol 700 series, 700-1
- irrigation sleeve - class 200 pvc - 4" mainlines and multiple lines 2" single line and controller wiring
- tree line - sch. 40 pvc - 3/4" unless otherwise shown
- shrub line - sch. 40 pvc - 3/4" unless otherwise shown

- hose end cap
- pressure regulating filter - rain bird - prb-qkchk-100
- multi-outlet xeri-bug emitters rain bird - (6) 1gph and 2 gph ports - refer to emitter schedule
- single-port emitters - install rain bird xeri-bug xbt-10 and xbt-20 - refer to emitter schedule
- existing right of way irrigation line and equipment - field locate

IRRIGATION VALVE SCHEDULE

Valve	Size	Type
A-1	1"	tree
A-2	1"	shrub
A-3		not used
A-4		not used

VALVE SCHEDULE NOTES:

1. (M) multi-port emitter, (s) single-port emitter. Contractor may select to provide multi-port emitters for shrub plant material.
2. Contractor shall adjust controller for the proposed emitter schedule and provide watering to promote healthy growth of plant material for establishment.

RIGHT OF WAY IRRIGATION SYSTEM COORDINATION NOTES:

1. Site and right of way improvements will impact existing vegetation and functional irrigation systems.
2. Contractor shall contact TDOT Streets and maintenance for assistance and coordination of irrigation system shut-down, repair and restoration to a functioning irrigation system.
3. Existing tree grate and pavers shall be salvage and turned over to TDOT representative.
4. Contact David Marhefka at 520.403.5074 for additional details.
5. Ensure no debris occurs during repair and restoration. Flush all lines prior to connections.
6. Review system emitting devises down stream to ensure proper working order.

EMITTER SCHEDULE

Trees	Type	Outlets	Gph outlet	Gph plant
Chilopsis linearis 'Bubba'	m	5	2.0	10.0
semi-seedless desert willow				
Celtis reticulata	m	5	2.0	10.0
netleaf hackberry				
Quercus fusiformis	m	6	2.0	12.0
escarpment live oak				
Shrubs / Ground Covers	Type	Outlets	Gph outlet	Gph plant
Ruellia peninsularis	s/m	2	1.0	2.0
desert ruellia				
Calliandra californica	s/m	2	1.0	2.0
baja fairy duster				
Berlandiera lyrata	s/m	1	1.0	1.0
chocolate flower				
Cacti / Succulents	Type	Outlets	Gph outlet	Gph plant
Asclepias subulata	s/m	1	1.0	1.0
desert milkweed				
Hesperaloe parviflora	s/m	1	1.0	1.0
brakeights yucca				
Lophocereus schotti	s/m	0	0	0
totem pole cactus				

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.

IRRIGATION KEY NOTES

1. Property line
2. Irrigation source
3. Irrigation mainline
4. Backflow preventer
5. Irrigation controller
6. Irrigation sleeve - refer to paving & grading plans
7. Existing right of way irrigation lines
8. Right of way irrigation lines and associated equipment - like materials, coordinate with TDOT.

Refer to specifications for additional information on policies, performances, and products.

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