

-DFX RESIDENCE-

- 4134 E. KEIM DRIVE, PARADISE VALLEY, AZ 85253 -

- Landscape Construction Documents -

GENERAL NOTES:

- THESE CONSTRUCTION DOCUMENTS, INCLUDING ALL PLANS, NOTES, DETAILS AND SPECIFICATIONS ARE INTENDED TO FACILITATE THE INSTALLATION CONTRACTOR BY PROVIDING GENERAL GUIDELINES FOR DESIGN INTENT. IT IS THE GOAL OF THE DOCUMENTS THAT THE WORK IS TO BE COMPLETED WITHOUT CHANGE ORDERS. ALL QUANTITIES SHOWN IN THE DOCUMENTS ARE ESTIMATES ONLY AND ARE NOT GUARANTEED; THE CONTRACTOR SHALL SUPPLY ALL MATERIALS, LABOR AND EQUIPMENT IN ORDER TO FULFILL THE INTENT OF THE DESIGN DRAWINGS.
- INTERPRETATION OF THE PLANS AND SPECIFICATIONS SHALL BE MADE BY THE "AUTHOR" OR "ARCHITECT/ENGINEER-OF-RECORD" OF THE RESPECTIVE DOCUMENT AND SHALL BE CONSIDERED FINAL. ANY POSSIBLE AMBIGUITY SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR PRIOR TO SUBMITTING FORMAL BIDS. ALL CLARIFICATIONS SHALL BE PREPARED IN WRITING BY THE "ARCHITECT/ENGINEER-OF-RECORD" PRIOR TO BIDDING. THE CONTRACTOR SHALL ACCEPT THE INTERPRETATION OF THE "ARCHITECT/ENGINEER-OF-RECORD" AS THE CORRECT AND FINAL INTERPRETATION.
- ANY INCIDENTAL INSTALLATION PROCEDURE, MATERIAL OR EQUIPMENT, NOT MENTIONED IN THESE CONSTRUCTION DOCUMENTS, THE SPECIFICATIONS NOR SHOWN ON THE PLANS, WHICH MAY BE NECESSARY FOR COMPLETION AND SATISFACTORY OPERATION OF THE DESIGN SYSTEM SHALL BE FURNISHED AND INSTALLED (AS BASED ON INDUSTRY STANDARDS) AS THOUGH SHOWN OR PROVIDED FOR.
- EXISTING CONDITIONS AND BASE INFORMATION ARE BASED ON PLANS PREPARED BY: CIVIL ENGINEER. 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. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY SHOULD A CONFLICT ARISE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS AND SHALL NOTIFY ALL UTILITY COMPANIES WITH UTILITIES ON SITE PRIOR TO THE CONSTRUCTION OF THE PROJECT.
- FOR UNDERGROUND UTILITY COORDINATION AND 48 HOURS PRIOR TO START OF CONSTRUCTION (DEPENDING ON AREA OR JURISDICTION), THE CONTRACTOR SHALL CONTACT:
 - BLUE STAKE (ARIZONA) 1-800-782-5348
 - UNDERGROUND SERVICES ALERT (USA) 1-800-227-2600
- THESE NOTES ARE TO BE USED FOR GENERAL REFERENCE IN CONJUNCTION WITH AND AS A SUPPLEMENT TO THE WRITTEN SPECIFICATIONS, APPROVED ADDENDUMS, AND THE CHANGE ORDERS AS ASSOCIATED WITH THESE CONSTRUCTION DOCUMENTS.
- SHOULD THE CONTRACTOR HAVE ANY QUESTIONS REGARDING THESE CONSTRUCTION DOCUMENTS OR SHOULD THERE BE ANY DISCREPANCIES, HE SHALL CONTACT THE LANDSCAPE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING FURTHER.
- ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS AND PER GOVERNING CODES AND/OR ORDINANCES.
- THE CONTRACTOR SHALL PROVIDE BARRICADES AND TRAFFIC CONTROL ALONG PUBLIC STREETS, IF REQUIRED, DURING INSTALLATION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPORT TO THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS PRIOR TO THE START OF WORK.
- BEFORE WORK BEGINS ON THE PROJECT, THE CONTRACTOR SHALL REVIEW THE PROJECT WITH THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE.
- THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE SHALL APPROVE ANY OR ALL CHANGES PRIOR TO THE START OF WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND COORDINATING EXISTING SITE CONDITIONS.
- THE CONTRACTOR SHALL ADHERE TO ALL APPLICABLE LOCAL, STATE, AND/OR FEDERAL LAWS AND/OR REGULATIONS PERTAINING TO THE PROJECT.
- THE CONTRACTOR SHALL PROPERLY COORDINATE HIS WORK WITH OTHER CONTRACTOR'S WORK PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT EXISTING IMPROVEMENTS AND THE PUBLIC FROM DAMAGE THROUGHOUT CONSTRUCTION.
- THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY DAMAGES IMPOSED, UNINTENTIONALLY OR ACCIDENTALLY TO EXISTING UTILITIES, STRUCTURES, WALLS, OR OTHER AMENITIES, DUE TO THE ACTION OF THE CONTRACTOR'S EMPLOYEES AND/OR THE CONTRACTOR'S SUBCONTRACTORS. DAMAGE OCCURRED DURING THE CONTRACTOR'S OPERATION SHALL BE REPAIRED, AT THE EXPENSE OF THE CONTRACTOR, TO THE SATISFACTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
- MATCH GRADES, LAYOUT AND ELEVATIONS OF ADJOINING LANDSCAPE WORK BY OTHERS. NOTIFY THE LANDSCAPE ARCHITECT OF CONFLICTS BEFORE PROCEEDING WITH CONSTRUCTION.

PLANTING GENERAL NOTES:

- THE CONTRACTOR SHALL REVIEW PLANTING PLAN WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIALS HE DEEMS UNACCEPTABLE. SEE SPECIFICATIONS.
- THE CONTRACTOR SHALL SUPPLY AND INSTALL ALL PLANT MATERIAL AS SPECIFIED ON THE PLANTING PLANS. HOWEVER, SHOULD THE PLANT MATERIAL BE TEMPORARILY UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND INSTALL 5 GALLON NURSERY BUCKETS WITH IRRIGATION AT EACH PLANT LOCATION. AS THE PLANT MATERIAL BECOMES AVAILABLE, THE 5 GALLON BUCKETS SHALL BE REMOVED AND PLANT MATERIAL INSTALLED.
- ANY AND ALL SUBSTITUTIONS TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
- LOCATE PLANTS AWAY FROM SPRINKLER HEADS, LIGHT FIXTURES AND OTHER OBSTRUCTIONS.
- FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
- PLANTING AND IRRIGATION DESIGN MAY BE MODIFIED TO ADAPT TO WALK CONFIGURATIONS THAT DIFFER FROM THESE PLANS, OR BECAUSE OF GRADE LIMITATIONS ON SITE.
- WATER TEST ALL TREE PLANTING HOLES PRIOR TO PLANTING. IF TREE HOLE DOES NOT DRAIN, DO NOT PLANT. SEE HARDPAN DETAIL.
- REFER TO THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT SHOWN ON DRAWINGS.
- TREES SHALL BE PLANTED A MINIMUM OF 10'-0" FROM STREET LIGHTS / FIRE HYDRANTS, 6'-0" FROM EDGE OF UNDERGROUND PIPELINES AND A MINIMUM OF 4'-0" FROM WALKS, CURBS AND WALLS. SHRUBS SHALL BE PLANTED A MINIMUM OF 2'-0" FROM CURB AND WALKS.
- ALL SPECIMEN TREES, SHRUBS AND CACTI SHALL BE FIELD LOCATED BY LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.
- THE CONTRACTOR SHALL INSTALL "SHAWTOWN ROOT BARRIER PANELS" (OR APPROVED EQUAL) AT ALL TREES WITHIN 7'-0" FEET OF HARDSCAPE ELEMENTS INCLUDING (BUT NOT LIMITED TO) SIDEWALKS, ASPHALT, CONCRETE SLABS / FOOTINGS AND STRUCTURES. CONTRACTOR SHALL SUBMIT SPECIFICATION SHEETS OF PROPOSED ROOT BARRIER PANELS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL INSTALL ARBOR GUARDS AT ALL TREES LOCATED IN TURF AREAS.
- ON-SITE AND OFF-SITE TOPSOIL SHALL CONFORM TO CONTENT REQUIREMENTS AS SPECIFIED IN PART 2 OF THE PLANTING SPECIFICATIONS. AGRONOMIC TEST SUBMITTALS ARE REQUIRED FOR ALL MATERIAL USED FOR TOPSOIL AND BACKFILL. SUBMIT REPORT TO LANDSCAPE ARCHITECT FOR REVIEW.
- ALL PLANT MATERIAL SHALL BE IN COMPLIANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION.
- THE CONTRACTOR SHALL PROVIDE MAINTENANCE FOR ALL ALL PLANT MATERIAL FROM THE TIME OF INSTALLATION THROUGH SUBSTANTIAL COMPLETION.
- CACTI SHALL BE PLANTED A MINIMUM OF 3'-0" AWAY FROM ALL PEDESTRIAN ROUTES.
- CACTI SHALL BE WELL ROOTED AND NON-SCARRED.
- PLANT MATERIAL MARKED 'SALVAGE' SHALL BE SELECTED FROM ON-SITE SALVAGE INVENTORY. ALL MATERIAL SELECTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE.
- IN DISTURBED AREAS INDICATED TO RECEIVE REVEGETATION HYDROSEED AND/OR PLANTING, THE CONTRACTOR SHALL MATCH EXISTING NATURAL DESERT STONE GROUND COVER CONDITIONS ADJACENT TO THE PROJECT.
- NATIVE REVEGETATION AREAS AND PLANTER BEDS SHALL BE TREATED WITH PRE-EMERGENT AS PER MANUFACTURER'S INSTRUCTIONS. RE-APPLY AS NECESSARY TO ELIMINATE INVASIVE WEEDS. REMOVE ALL DEAD DEBRIS.
- THE CONTRACTOR SHALL PROVIDE A 50'-0" BY 50'-0" TYPICAL MOCK-UP OF NATIVE REVEGETATION AREAS FOR REVIEW BY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.
- ALL TREE STAKING SHALL CONFORM TO THE PLANTING DETAILS OR AS NOTED IN THE SPECIFICATIONS. THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE SHALL REVIEW TYPICAL TREE STAKING PRIOR TO FINAL ACCEPTANCE.

INERT GENERAL NOTES:

ANGULAR GRANITE RIP-RAP

- INSTALL GRANITE RIP-RAP IN ALL DRAINAGE SWALES, AND WHERE INDICATED ON PLANS (TYPICAL), REFER TO MATERIALS SCHEDULE / PLANTING LEGEND FOR COLOR AND SIZE OF GRANITE RIP-RAP.
- THE CONTRACTOR SHALL SUBMIT SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL REFER TO CIVIL PLANS FOR ADDITIONAL INFORMATION.

DECOMPOSED GRANITE

- DECOMPOSED GRANITE IS REQUIRED IN ALL PLANTING AREAS, EXCEPT AREAS OF TURF AND GRANITE RIP-RAP, AND SHALL EXTEND UNDER PLANT MATERIAL UNLESS NOTED OTHERWISE ON PLANS. REFER TO MATERIALS SCHEDULE / PLANTING LEGEND.
- ALL PLANTING AREAS SHALL RECEIVE A 2" MINIMUM LAYER OF DECOMPOSED GRANITE, THROUGHOUT (TYPICAL).
- CONTRACTOR SHALL SUBMIT SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

IRRIGATION GENERAL NOTES:

- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FULL IRRIGATION COVERAGE OF ALL PLANT MATERIAL.
- THE LANDSCAPE CONTRACTOR SHALL SUBMIT FULL PIPING PLANS, AFTER FIELD VERIFICATION, DEPICTING POINT OF CONNECTION, METER LOCATION AND SIZE, BACKFLOW PREVENTER LOCATION AND SIZE, AND PIPE ROUTING AND SIZES.
- THE LANDSCAPE CONTRACTOR SHALL INSTALL THE SPECIFIED SYSTEM IN ACCORDANCE WITH THE ATTACHED SCHEDULES, NOTES, DETAILS, AND SPECIFICATIONS.
- THE LANDSCAPE CONTRACTOR TO SITE VERIFY PRESSURE AND NOTIFY LANDSCAPE ARCHITECT OF ANY DIFFERENCES PRIOR TO INSTALLATION OR ORDERING OF MATERIALS. IF CONTRACTOR FAILS TO NOTIFY LANDSCAPE ARCHITECT, HE IS FINANCIALLY RESPONSIBLE FOR ANY NECESSARY SYSTEM ALTERATIONS THAT RESULT.
- THE LANDSCAPE CONTRACTOR SHALL FIELD VERIFY EXISTING TAP LOCATIONS. INSTALL NEW METERS PER THE ATTACHED IRRIGATION SCHEDULE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING AND PATCHING OF ASPHALT AND CONCRETE AS REQUIRED FOR SLEEVE INSTALLATION ACCORDING TO THE IRRIGATION SCHEDULE.
- CONTROLLER TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS. CONTROLLER SIZE AND QUANTITIES TO BE DETERMINED BY THE VALVE REQUIREMENTS AND POINTS OF CONNECTION. INSTALL ONE (1) CONTROLLER AT EACH POINT OF CONNECTION.
- INSTALL PVC MAINLINE AND LATERALS ACCORDING TO THE IRRIGATION AND PIPING SCHEDULES.
- ALL VALVE FLOWS SHALL NOT EXCEED MANUFACTURER'S SPECIFICATIONS.
- VALVE BOXES SHALL BE SQUARE TO ADJACENT WALKS OR CURBS AND FLUSH WITH THE FINAL GRADE.
- WORK SHALL CONFORM TO ALL CONSTRUCTION CODES AND REGULATIONS.
- THE LANDSCAPE CONTRACTOR SHALL INSTALL GREEN VALVE BOXES IN TURF AREAS AND TAN VALVE BOXES IN DECOMPOSED GRANITE AREAS (TYPICAL).
- REFER TO THE IRRIGATION NOTES FOR THE CALCULATED PRESSURE AT THE WATER METER. REFER TO NOTE #4 IF PRESSURE DIFFERS FROM THAT NOTED.
- THE LANDSCAPE CONTRACTOR SHALL VISIT SITE PRIOR TO BIDDING ON PROJECT TO VERIFY INSTALLATION CONDITIONS.
- PRIOR TO COMMENCEMENT OF ANY WORK, THE CONTRACTOR SHALL CONTACT BLUE STAKE TO VERIFY LOCATIONS AND DEPTHS OF UNDERGROUND UTILITIES THAT MAY BE AFFECTED BY HIS WORK. AND HE SHALL BE RESPONSIBLE FOR DAMAGES TO SUCH UTILITIES CAUSED AS A RESULT OF HIS IRRIGATION INSTALLATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPENSATING THE OWNER AND/OR THE OWNER'S REPRESENTATIVE FOR ANY DESIGN CHANGES MADE AS A RESULT OF DEVIATION BY THE CONTRACTOR FROM THE PLANS AND SPECIFICATIONS OR DUE TO ERRORS, FAULTY MATERIAL OR FAULTY WORKMANSHIP.
- INSTALL ALL MAINLINES WITH A MINIMUM OF 20" OF COVER.
- INSTALL ALL LATERALS WITH A MINIMUM OF 12" OF COVER.
- ALL PIPE TO BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS AND ASTM STANDARD D 2774.
- ALL THREADED JOINTS TO BE COATED WITH TEFLON TAPE UNLESS OTHERWISE SPECIFIED BY THE MANUFACTURER. USE LIQUID TEFLON ON METAL PIPE THREADS ONLY.
- FLUSHING OF ALL LINES PRIOR TO INSTALLATION OF SPRINKLERS AND EMITTERS IS REQUIRED.
- INSTALL ALL SPRINKLERS, EMITTERS, AND RELATED MATERIAL PER IRRIGATION SYSTEM SPECIFICATIONS AND DETAILS.
- INSTALL ALL ELECTRICAL JOINTS WITH 3-M WATERPROOF CONNECTORS.
- ALL ELECTRICAL CONNECTIONS SHALL BE MADE AT THE REMOTE CONTROL VALVE BOXES. CONTROLLER ENCLOSURES AND VALVE BOXES SPECIFICALLY FOR ELECTRICAL CONNECTIONS.
- A CERTIFIED ELECTRICIAN SHALL BE RESPONSIBLE FOR INSTALLING ALL WIRING FROM THE CIRCUIT BREAKER AT THE 120 VOLT SOURCE LOCATION TO AUTOMATIC CONTROLLER.
- ALL 120 VOLT VOLT POWER WIRE TO BE INSTALLED PER LOCAL CODE AND THE N.E.C.
- INSTALL ALL VALVE WIRING IN MAINLINE TRENCH AS DETAILED.
- INSTALL ALL REMOTE CONTROL VALVES AT HEIGHT INDICATED ON DETAILS, AS HIGH AS POSSIBLE BUT ALLOWING CLEARANCE BETWEEN VALVE BOX LID AND FLOW CONTROL HANDLE ON REMOTE CONTROL VALVE.
- INSTALL ALL MAINLINE GATE VALVES IN A ROUND PLASTIC VALVE BOX PER DETAILS.
- ALL PVC SOLVENT WELD FITTINGS SHALL BE LASCO OR APPROVED EQUAL.
- THE MAINLINE, LATERAL PIPE, AND VALVES ARE SHOWN SCHEMATICALLY AND SHALL BE INSTALLED WITHIN THE LANDSCAPE AREA, OUTSIDE R.O.W. AND P.U.E., ADJACENT TO SIDEWALK OR CURB AND OFFSET 18" WHEREVER POSSIBLE.
- SUPPLY THE FOLLOWING MATERIAL TO THE OWNER:
 - TWO WRENCHES FOR DISASSEMBLY AND ADJUSTING OF EACH TYPE OF SPRINKLER HEAD AND VALVE SUPPLIED.
 - TWO KEYS FOR EACH OF THE CONTROLLERS.
 - TWO COUPLERS WITH MATCHING HOSE BIBS AND SHUT-OFF VALVE.
 - TWO VALVE BOX KEYS.
- ALL MAINLINE FITTINGS FOR PIPE 3" AND LARGER SHALL BE CAST OR DUCTILE IRON FOR PVC; SCHEDULE 80 PVC FOR 2 1/2" AND SMALLER.
- ALL MAINLINE PIPE SHALL BE A MINIMUM OF SCHEDULE 40.
- SLEEVES SHALL BE A MINIMUM OF TWO TIMES THE DIAMETER OF THE LINE SIZE.
- ALL MAINLINE AND IRRIGATION EQUIPMENT SHALL BE PLACED IN THE LANDSCAPED AREAS.
- CONTROLLER WIRES THAT ARE DIRECT BURIED SHALL BE #14 OR BETTER, BUNDLED OR WRAPPED A MINIMUM OF EVERY TWELVE (12) FEET. DURING INSTALLATION WIRES SHALL HAVE A 24" LOOP TIED IN ALL DIRECTION CHANGES GREATER THAN 30 DEGREES AND BE UNITED PRIOR TO TRENCH FILL IN.
- DRIP SYSTEM FLUSH CAPS SHALL BE PLACED IN A VALVE BOX AT THE END OF ALL DRIP LATERAL RUNS, AS DESCRIBED ON THE DRAWINGS.
- ALL VALVES, PRESSURE REGULATORS AND OTHER DEVICES SHALL BE PLACED IN AN APPROPRIATELY SIZED VALVE BOX WITH A MINIMUM OF TWO (2) INCHES OF PEA GRAVEL.
- PRIOR TO PLACING ANY IRRIGATION SYSTEM IN SERVICE, AN ARIZONA CERTIFIED BACKFLOW DEVICE TESTER SHALL TEST THE BACKFLOW PREVENTION DEVICE AND GIVE A COPY OF THE PASSED TEST RESULTS TO THE MARICOPA COUNTY INSPECTOR OR MAIL IT TO THE MARICOPA COUNTY DEPARTMENT OF PUBLIC WORKS INSPECTION STATION.
- AFTER INITIAL TESTING, ALL BACKFLOW DEVICES SHALL BE TESTED ANNUALLY.
- BACKFLOW DEVICES SHALL BE A MINIMUM OF TWO (2) FEET FROM THE WATER METER AND BE THE SAME SIZE AS THE METER SERVICE LINE.
- ALL BACKFLOW PREVENTION DEVICES SHALL HAVE A MINIMUM 24"x36"x4" CLASS B CONCRETE SLAB WITH PIPE SLEEVES. IF A SECURITY CAGE IS INSTALLED, CONCRETE SHALL BE SIX (6) INCHES LARGER ON ALL SIDES THAN THE SECURITY CAGE.
- ALL PIPE CROSSINGS IN THE RIGHT-OF-WAY SHALL BE MARKED ON EACH SIDE OF THE CURB WITH A NON-DESTRUCTIBLE MARKING.

GRADING GENERAL NOTES:

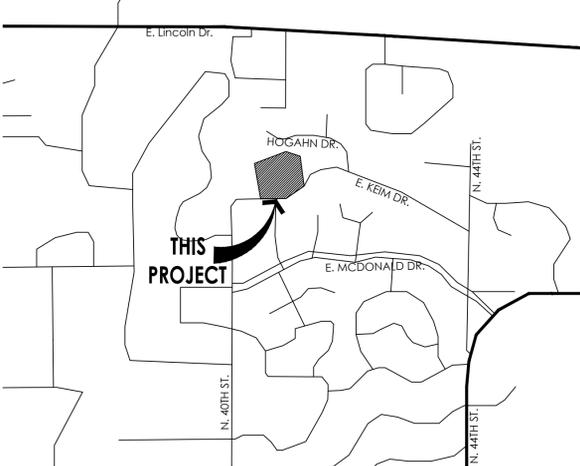
- CONTRACTOR SHALL GRADE TO MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES. REVIEW ENGINEERS PLAN FOR DETAILS.
- FINISH GRADING SHALL BE BY THE DIRECTION OF THE LANDSCAPE ARCHITECT.
- LANDSCAPE ARCHITECT SHALL APPROVE GRADING PRIOR TO PLANTING.
- GRADING FOR THIS PROJECT INCLUDES THE FOLLOWING:
 - FINE GRADING OF EXISTING ROUGH GRADES IS REQUIRED TO PROVIDE SMOOTH, EVEN GRADE TRANSITION IN LANDSCAPE AREA.
 - IMPORTING AND PLACING "OFF-SITE 3/8" MINUS TOPSOIL" IN THE FOLLOWING AREAS:
 - TURF AND ANNUAL AREAS (6" DEPTH).
 - PLANT BACKFILL (CAN BE SCREENED ON-SITE SOIL).
- THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY CALICHE ENCOUNTERED ON SITE AT NO ADDITIONAL COST TO THE OWNER. THE OWNER AND CONTRACTOR SHALL COORDINATE A SUITABLE LOCATION ON SITE TO DISPOSE OF THE CALICHE MATERIAL. SHOULD A SUITABLE LOCATION ON SITE NOT EXIST, THE OWNER SHALL BE RESPONSIBLE FOR ALL FEES ASSOCIATED WITH REMOVAL AND DISPOSAL OF THE CALICHE.
- FINISH GRADE OF ALL PLANTING AREAS IS TO BE 1.5" BELOW ADJACENT PAVING UNLESS NOTED OTHERWISE.
- REFERENCE CIVIL ENGINEERING DRAWINGS FOR GRADING AND DRAINAGE FLOWS. THE CONTRACTOR SHALL BE RESPONSIBLE THAT THESE ARE PROVIDED FOR AND NOT IMPAIRED WITH OBSTRUCTIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR GRADING ALL AREAS AT THE DIRECTION OF THE LANDSCAPE ARCHITECT TO CREATE A NATURALLY UNDULATING GROUND PLANE.

LIGHTING GENERAL NOTES:

- REFER TO ELECTRICAL PLANS FOR ADDITIONAL INFORMATION ON LIGHT FIXTURES, LOCATIONS AND TECHNICAL INFORMATION (CONDUIT, WIRE SIZE, PANEL SCHEMATICS, ETC.)

VICINITY MAP:

SCALE: NTS



HARDSCAPE GENERAL NOTES:

- FOOTINGS, WALLS AND FENCES SHALL BE PLACED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.
- REFER TO CIVIL PLANS PREPARED BY CIVIL ENGINEERS FOR ALL INFORMATION REGARDING HORIZONTAL AND VERTICAL CONTROLS.
- ALL DETAILS SHALL BE REVIEWED BY A STRUCTURAL ENGINEER AND MODIFIED (IF NECESSARY) PRIOR TO CONSTRUCTION.
- ALL DIMENSIONS SHOWN ON THIS PLAN ARE BASED ON THE CIVIL PLAN SUBMITTED BY CIVIL ENGINEERS. SHOULD DISCREPANCIES OCCUR, FIELD REVISIONS SHALL BE REQUIRED.
- THE CONTRACTOR SHALL HAVE SIDEWALK SURVEYED AND STAKED FOR REVIEW BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- IN ADDITION TO SUBMITTING MATERIAL SAMPLES OF ALL SITE RELATED MATERIALS, THE CONTRACTOR SHALL PREPARE A 4'X4' SAMPLE PANEL FOR EACH TYPE OF CONSTRUCTION, I.E., A) CONCRETE PAVERS, B) EXPOSED AGGREGATE PAVING, C) INTEGRAL COLORED CONCRETE, ETC., FOR APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO FINAL CONSTRUCTION.
- UNLESS NOTED OTHERWISE ON CONSTRUCTION DOCUMENTS OR NOTED IN DETAILS, SIDEWALKS SHALL BE 5'-0" WIDE, 4" THICK, 3,000 PSI CONCRETE ON COMPACTED BASE WITH CONSTRUCTION JOINTS AT 5'-0" ON CENTER AND EXPANSION JOINTS AT 20'-0" ON CENTER. SIDEWALKS SHALL HAVE A MEDIUM BROOM, NON-SKID FINISH WITH 1/2" RADIUS TOOLED EDGES. RADIUS AT SIDEWALK INTERSECTIONS SHALL BE 5'-0" (TYPICAL), UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL LAYOUT AND VERIFY ALL HARDSCAPE ELEMENTS PRIOR TO CONSTRUCTION FOR REVIEW BY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE. SHOULD DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE BEFORE PROCEEDING FURTHER.

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CONSULTANT TEAM

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DFX PROJECT
LOT 1 - GOLDWATER ESTATES
4134 E. KEIM DRIVE
PARADISE VALLEY, AZ 85253

- revisions:
- 12/04/2015 contractor comments
 - 12/18/2015 city comments
 - 01/30/2017 owner comments
 - 09/22/2017 owner comments

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scale: None

issued for:

drawn by: TEAM
date: 09/22/2017

drawing: Cover



L.O.O
of

NATIVE PLANT INVENTORY PLAN

6245 HOGAHN DRIVE
PARADISE VALLEY, ARIZONA



LEGEND

- PROPERTY BOUNDARY/LIMIT OF INVENTORY
- LIMIT OF DISTURBANCE
- BLUE = NON-SALVAGEABLE
- RED = SALVAGEABLE
- BLACK = REMAIN IN PLACE

TREE LEGEND

SCIENTIFIC NAME	COMMON NAME
CERCIDIUM FLORIDUM	BLUE PALO VERDE
PROSOPIS CHILENSIS	CHILEAN MESQUITE
PARKINSONIA MICROPHYLLA	FOOTHILL PALO VERDE
OLNEYA TESOTA	IRONWOOD
CERCIDIUM PRAECOX	PALO BREA

CACTI LEGEND

⊗	FEROCACTUS WISLIZENII	BARREL
⊙	DASYLIRON WHEELERI	DESERT SPOON
⊕	PENIOCEREUS GREGGII	NIGHT BLOOMING CEREUS
⊖	YUCCA ELATA	SOAPTREE YUCCA

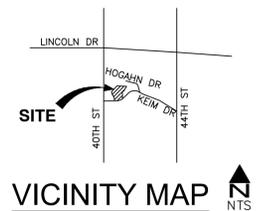
SUMMARY OF INVENTORY

TREES/BOX TABLE	SALVAGE		NON-SALVAGE		REMAIN		TOTAL	
	QTY	IN	QTY	IN	QTY	IN	QTY	IN
BLUE PALO VERDE	1.0	4.0	8.0	192.0	28.0	228.0	37.0	334.0
CHILEAN MESQUITE	0.0	0.0	5.0	77.0	6.0	61.0	11.0	138.0
FOOTHILL PALO VERDE	0.0	0.0	3.0	48.0	15.0	127.0	18.0	175.0
IRONWOOD	0.0	0.0	2.0	50.0	1.0	21.0	3.0	71.0
PALO BREA	0.0	0.0	6.0	87.0	0.0	0.0	6.0	67.0
TOTALS:	1.0	4.0	24.0	344.0	50.0	437.0	75.0	785.0

CACTI TABLE	SALVAGE		NON-SALVAGE		REMAIN		TOTAL	
	QTY	FT	QTY	FT	QTY	FT	QTY	FT
BARREL	1.0	3.0	0.0	0.0	22.0	82.0	23.0	85.0
DESERT SPOON	5.0	17.0	2.0	6.0	1.0	3.0	8.0	26.0
NIGHT BLOOMING CEREUS	1.0	5.0	2.0	18.0	0.0	0.0	3.0	23.0
SOAPTREE YUCCA	0.0	0.0	1.0	7.0	2.0	15.0	3.0	22.0
TOTALS:	7.0	25.0	5.0	31.0	25.0	100.0	37.0	156.0

INVENTORY REPORT

SALVAGE	TREE ID #	SPECIES	SCIENTIFIC NAME	HEIGHT IN FT.	ARMS TOTAL FT.	NUM. OF ARMS	BOX SIZE IN.	CALIPER IN.	COMMENTS
N	1	PALO BREA	CERCIDIUM PRAECOX					16	IN ROCK
N	2	CHILEAN MESQUITE	PROSOPIS CHILENSIS					13	PARTIALLY DEAD
N	3	PALO BREA	CERCIDIUM PRAECOX					15	IN ROCK
N	4	PALO BREA	CERCIDIUM PRAECOX					7	IN ROCK
N	5	FOOTHILL PALO VERDE	PARKINSONIA MICROPHYLLA					5	IN ROCK
N	6	CHILEAN MESQUITE	PROSOPIS CHILENSIS					17	IN ROCK
N	7	BLUE PALO VERDE	CERCIDIUM FLORIDUM					17	IN ROCK
Y	8	BARREL	FEROCACTUS WISLIZENII	3					IN ROCK
N	9	BLUE PALO VERDE	CERCIDIUM FLORIDUM					5	IN ROCK
N	10	CHILEAN MESQUITE	PROSOPIS CHILENSIS					18	IN ROCK
Y	11	DESERT SPOON	DASYLIRON WHEELERI	4			36	12	BARE ROOT
N	12	FOOTHILL PALO VERDE	PARKINSONIA MICROPHYLLA					25	IN ROCK
N	13	BLUE PALO VERDE	CERCIDIUM FLORIDUM					19	BORER DAMAGE
N	14	FOOTHILL PALO VERDE	PARKINSONIA MICROPHYLLA					18	IN ROCK
N	15	IRONWOOD	OLNEYA TESOTA					20	IN ROCK
N	16	BLUE PALO VERDE	CERCIDIUM FLORIDUM					20	IN ROCK
N	17	IRONWOOD	OLNEYA TESOTA					30	
Y	18	BLUE PALO VERDE	CERCIDIUM FLORIDUM				30	4	
Y	19	DESERT SPOON	DASYLIRON WHEELERI	3			36	12	BARE ROOT
Y	20	DESERT SPOON	DASYLIRON WHEELERI	3			36	12	BARE ROOT
Y	21	DESERT SPOON	DASYLIRON WHEELERI	4			36	12	BARE ROOT
Y	22	NIGHT BLOOMING CEREUS	PENIOCEREUS GREGGII	5			42	16	BARE ROOT
N	23	NIGHT BLOOMING CEREUS	PENIOCEREUS GREGGII	9				17	IN ROCK
N	24	BLUE PALO VERDE	CERCIDIUM FLORIDUM					20	IN ROCK
Y	25	DESERT SPOON	DASYLIRON WHEELERI	3			30	10	
N	26	DESERT SPOON	DASYLIRON WHEELERI	3				10	DEHYDRATED
N	27	SOAPTREE YUCCA	YUCCA ELATA	7					DEHYDRATED
N	28	NIGHT BLOOMING CEREUS	PENIOCEREUS GREGGII	9				14	CONCRETE
N	29	DESERT SPOON	DASYLIRON WHEELERI	3				10	DEHYDRATED
N	30	PALO BREA	CERCIDIUM PRAECOX					14	IN ROCK
N	31	PALO BREA	CERCIDIUM PRAECOX					8	IN ROCK
N	32	CHILEAN MESQUITE	PROSOPIS CHILENSIS					7	IN ROCK
N	33	CHILEAN MESQUITE	PROSOPIS CHILENSIS					22	IN ROCK
N	34	PALO BREA	CERCIDIUM PRAECOX					7	IN ROCK
N	35	BLUE PALO VERDE	CERCIDIUM FLORIDUM					3	IN ROCK
N	36	BLUE PALO VERDE	CERCIDIUM FLORIDUM					10	IN ROCK
N	37	BLUE PALO VERDE	CERCIDIUM FLORIDUM					8	IN ROCK
R	38	BLUE PALO VERDE	CERCIDIUM FLORIDUM					12	IN ROCK
R	39	FOOTHILL PALO VERDE	PARKINSONIA MICROPHYLLA					4	IN ROCK
R	40	BLUE PALO VERDE	CERCIDIUM FLORIDUM					5	IN ROCK
R	41	FOOTHILL PALO VERDE	PARKINSONIA MICROPHYLLA					21	ANGELED TRUNK
R	42	BLUE PALO VERDE	CERCIDIUM FLORIDUM					4	IN ROCK
R	43	BLUE PALO VERDE	CERCIDIUM FLORIDUM					6	IN ROCK
R	44	BLUE PALO VERDE	CERCIDIUM FLORIDUM					6	IN ROCK
R	45	FOOTHILL PALO VERDE	PARKINSONIA MICROPHYLLA					4	IN ROCK
R	46	BLUE PALO VERDE	CERCIDIUM FLORIDUM					4	ANGELED TRUNK
R	47	BLUE PALO VERDE	CERCIDIUM FLORIDUM					9	IN ROCK
R	48	BLUE PALO VERDE	CERCIDIUM FLORIDUM					6	IN ROCK
R	49	BLUE PALO VERDE	CERCIDIUM FLORIDUM					15	IN ROCK
R	50	IRONWOOD	OLNEYA TESOTA					21	IN ROCK
R	51	FOOTHILL PALO VERDE	PARKINSONIA MICROPHYLLA					17	BORER DAMAGE
R	52	CHILEAN MESQUITE	PROSOPIS CHILENSIS					9	PARTIALLY DEAD
R	53	FOOTHILL PALO VERDE	PARKINSONIA MICROPHYLLA					5	IN ROCK
R	54	BARREL	FEROCACTUS WISLIZENII	3					HOLDING YARD
R	55	BARREL	FEROCACTUS WISLIZENII	3					HOLDING YARD
R	56	BARREL	FEROCACTUS WISLIZENII	3					HOLDING YARD
R	57	BARREL	FEROCACTUS WISLIZENII	3					HOLDING YARD
R	58	BLUE PALO VERDE	CERCIDIUM FLORIDUM				12		BROKEN BRANCHES
R	59	BLUE PALO VERDE	CERCIDIUM FLORIDUM				5		IN ROCK
R	60	BARREL	FEROCACTUS WISLIZENII	3					HOLDING YARD
R	61	BARREL	FEROCACTUS WISLIZENII	3					HOLDING YARD
R	62	BARREL	FEROCACTUS WISLIZENII	3					HOLDING YARD
R	63	BARREL	FEROCACTUS WISLIZENII	3					HOLDING YARD
R	64	BARREL	FEROCACTUS WISLIZENII	3					HOLDING YARD
R	65	BARREL	FEROCACTUS WISLIZENII	3					HOLDING YARD
R	66	BARREL	FEROCACTUS WISLIZENII	3					HOLDING YARD
R	67	BARREL	FEROCACTUS WISLIZENII	3					HOLDING YARD
R	68	BARREL	FEROCACTUS WISLIZENII	3					HOLDING YARD
R	69	BARREL	FEROCACTUS WISLIZENII	3					HOLDING YARD
R	70	BARREL	FEROCACTUS WISLIZENII	4					HOLDING YARD
R	71	FOOTHILL PALO VERDE	PARKINSONIA MICROPHYLLA					7	IN ROCK
R	72	BARREL	FEROCACTUS WISLIZENII	4					HOLDING YARD
R	73	BLUE PALO VERDE	CERCIDIUM FLORIDUM					5	IN ROCK
R	74	FOOTHILL PALO VERDE	PARKINSONIA MICROPHYLLA					4	IN ROCK
R	75	BARREL	FEROCACTUS WISLIZENII	3					HOLDING YARD
R	76	BLUE PALO VERDE	CERCIDIUM FLORIDUM					8	IN ROCK
R	77	FOOTHILL PALO VERDE	PARKINSONIA MICROPHYLLA					13	IN ROCK
R	78	BLUE PALO VERDE	CERCIDIUM FLORIDUM					9	IN ROCK
R	79	BLUE PALO VERDE	CERCIDIUM FLORIDUM					4	IN ROCK
R	80	BLUE PALO VERDE	CERCIDIUM FLORIDUM					4	IN ROCK
R	81	BLUE PALO VERDE	CERCIDIUM FLORIDUM					5	IN ROCK
R	82	BLUE PALO VERDE	CERCIDIUM FLORIDUM					4	IN ROCK
R	83	BLUE PALO VERDE	CERCIDIUM FLORIDUM					13	IN ROCK
R	84	BLUE PALO VERDE	CERCIDIUM FLORIDUM					23	IN ROCK
R	85	DESERT SPOON	DASYLIRON WHEELERI	3			36	10	
R	86	BLUE PALO VERDE	CERCIDIUM FLORIDUM					5	IN ROCK
R	87	BLUE PALO VERDE	CERCIDIUM FLORIDUM					5	IN ROCK
R	88	SOAPTREE YUCCA	YUCCA ELATA	8			42	10	
R	89	SOAPTREE YUCCA	YUCCA ELATA	7				8	DEHYDRATED
R	90	FOOTHILL PALO VERDE	PARKINSONIA MICROPHYLLA					5	IN ROCK
R	91	FOOTHILL PALO VERDE	PARKINSONIA MICROPHYLLA					9	IN ROCK
R	92	CHILEAN MESQUITE	PROSOPIS CHILENSIS					7	ANGELED TRUNK
R	93	BLUE PALO VERDE	CERCIDIUM FLORIDUM					7	MISTLETOE
R	94	CHILEAN MESQUITE	PROSOPIS CHILENSIS					10	IN ROCK
R	95	CHILEAN MESQUITE	PROSOPIS CHILENSIS					5	PARTIALLY DEAD
R	96	BLUE PALO VERDE	CERCIDIUM FLORIDUM					16	IN ROCK
R	97	BLUE PALO VERDE	CERCIDIUM FLORIDUM					13	MISTLETOE
R	98	CHILEAN MESQUITE	PROSOPIS CHILENSIS					17	ANGELED TRUNK
R	99	BLUE PALO VERDE	CERCIDIUM FLORIDUM					14	IN ROCK
R	100	FOOTHILL PALO VERDE	PARKINSONIA MICROPHYLLA					18	IN ROCK
R	101	BARREL	FEROCACTUS WISLIZENII	7					HOLDING YARD
R	102	BARREL	FEROCACTUS WISLIZENII	5					HOLDING YARD
R	103	BARREL	FEROCACTUS WISLIZENII	11					DEHYDRATED
R	104	FOOTHILL PALO VERDE	PARKINSONIA MICROPHYLLA					5	IN ROCK
R	105	BARREL	FEROCACTUS WISLIZENII	3					HOLDING YARD
R	106	FOOTHILL PALO VERDE	PARKINSONIA MICROPHYLLA					4	IN ROCK
R	107	BLUE PALO VERDE	CERCIDIUM FLORIDUM					5	EXPOSED ROOTS
R	108	BLUE PALO VERDE	CERCIDIUM FLORIDUM					4	ANGELED TRUNK
R	109	FOOTHILL PALO VERDE	PARKINSONIA MICROPHYLLA					7	IN ROCK
R	110	FOOTHILL PALO VERDE	PARKINSONIA MICROPHYLLA					4	IN ROCK
R	111	BARREL	FEROCACTUS WISLIZENII	3					HOLDING YARD
R	112	CHILEAN MESQUITE	PROSOPIS CHILENSIS					13	PARTIALLY DEAD



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SONORAN DESERT PRESERVATION SERVICES
2427 EAST DUST DEVIL DRIVE
PHOENIX, AZ 85024
CELL: 480-274-7102
FAX: 480-306-6086

6245 HOGAHN DRIVE
NATIVE PLANT INVENTORY PLAN
PARADISE VALLEY, ARIZONA

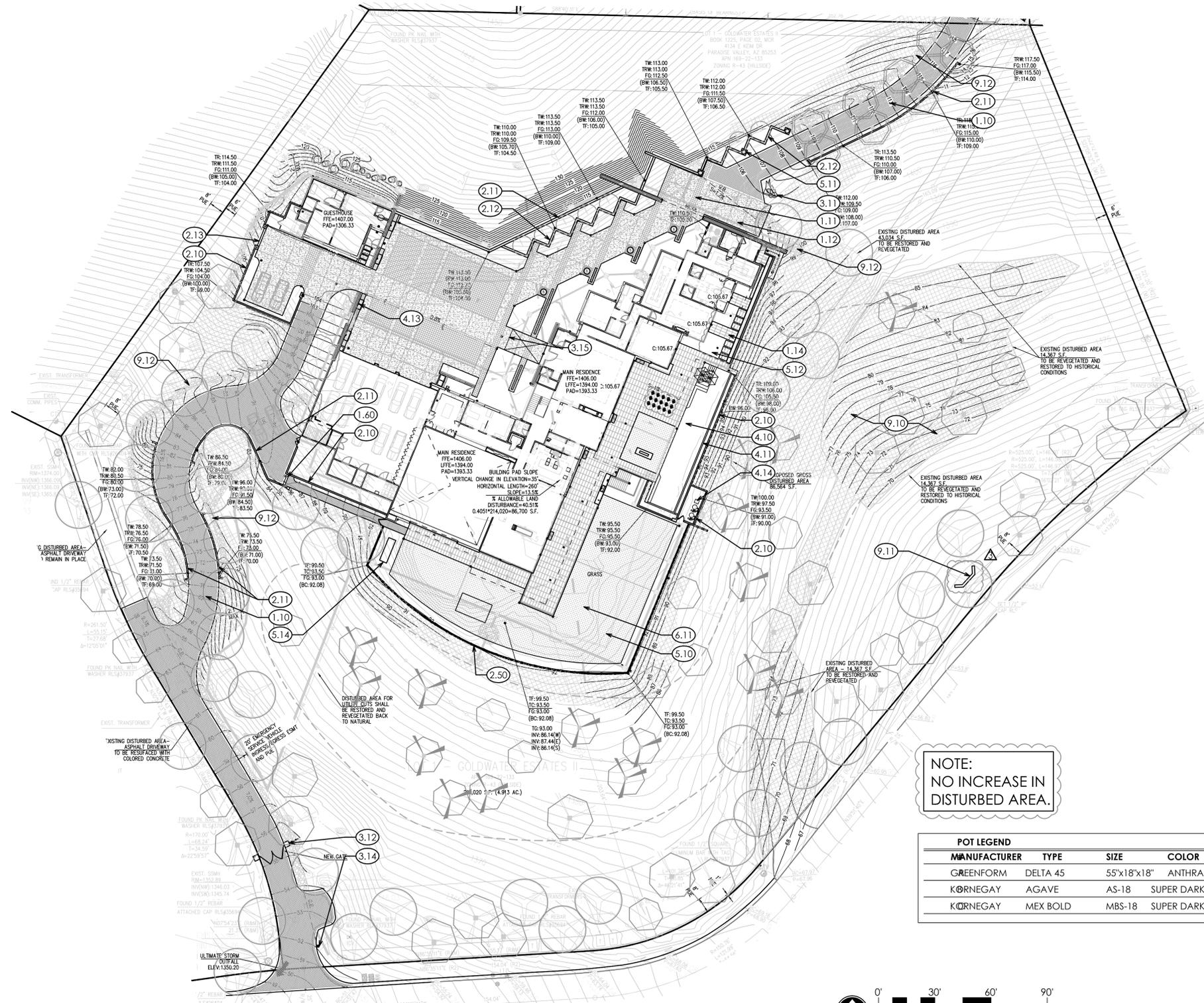
DFX PROJECT
LOT 1 - GOLDWATER ESTATES
4134 E. KEIM DRIVE
PARADISE VALLEY, AZ 85253

project #:
NJF001
scale:
1" = 30'-0"
issued for:
drawing:
Native Plant Inventory
L2.0
of

GREY PICKETT
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28448
RUSSELL E.
GREY
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
EXPIRES 12/31/16



NOTE:
NO INCREASE IN
DISTURBED AREA.

POT LEGEND				
MANUFACTURER	TYPE	SIZE	COLOR	QTY.
GREENFORM	DELTA 45	55"x18"x18"	ANTHRACITE	4
KORNEGAY	AGAVE	AS-18	SUPER DARK GRAY	4
KORNEGAY	MEX BOLD	MBS-18	SUPER DARK GRAY	3

- KEY NOTES**
- CONCRETE PAVERS AT DRIVEWAY. BELGARD: CATALINA SERIES 'DESERT BLEND', 6"X12" SIZE, RUNNING BOND PATTERN. SOLDIER STACK BOARDER COURSE, MUD SET.
 - DRIVEWAY ACCENT BANDING. ARTISTIC PAVERS: ROADLOCK - DESERT SERIES 'SILVER SAM' 12"X12" SIZE, STACKED PATTERN.
 - 3/8" WASHED EXPOSED AGGREGATE COLORED CONCRETE PAVING. DAVIS 'DARK GREY 8084' COLOR.
 - LITHOCRETE PAVING. EMBED/SEED 1/8" NAVY BLUE CRUSHED GLASS INTO TOP LAYER OF PAVING. SEE AMERICAN SPECIALTY GLASS FOR SUPPLIER, OR PROGRESSIVE HARDSCAPES. GROUND SMOOTH FINISH.
 - PAVERS AT POOL DECK PER INTERIOR DESIGNER.
 - 3/8" WASHED EXPOSED AGGREGATE COLORED CONCRETE STEPPING STONE PADS. DAVIS 'DARK GREY 8084' COLOR.
 - 1/8" THICK STEEL LANDSCAPE HEADER.
 - 12" WIDE GLASS COBBLE INSERT. 5"-3" TUMBLED NAVY BLUE GLASS COBBLE. SEE AMERICAN SPECIALTY GLASS FOR SUPPLIER. PROVIDE WEATHER PROOF LIGHT STRIP UNDER GLASS TO ILLUMINATE GLASS.
 - RAISED STEEL LANDSCAPE PLANTER AT DECK. FINISH TO MATCH ARCHITECTURE WINDOW TRIM.
 - COLORLED CONCRETE STEPS, 6" RISERS, 12" TREAD. DAVIS 'DARK GREY 8084' COLOR.
 - MASONRY WALL. STUCCO AND PAINT TO MATCH HOUSE. ROUND STUCCO CAP. SEE PLAN FOR HEIGHT, TYPICAL.
 - SPLIT FACE MASONRY WALL. SUPERLITE: INTEGRALLY COLOR 62.17.3., 8X2X16 MATCHING CAP. SEE PLAN FOR HEIGHT, TYPICAL.
 - MASONRY WALL CLAD IN STONE, ELSDORADO STONE: SANDERLING MARQUEE LIMESTONE. SEE PLAN FOR HEIGHT, TYPICAL. WRAP STONE OVER FOR CAP. SEE ARCHITECTURAL DETAIL.
 - GREENSCREEN TRELLIS WALL. SEE DETAIL.
 - 6'-0" HIGH VERTICAL STEEL PICKET FENCE SET ON 17" HIGH SITE WALL. STUCCO AND PAINT SITE WALL.
 - 6'-0" HIGH VERTICAL STEEL PICKET GATE. FINISH AND STANDARDS TO MATCH ABUTTING FENCE.
 - SCULPTURE PIECE TO BE SUPPLIED BY OWNER.
 - EXISTING MASONRY SITE WALLS TO REMAIN.
 - DECORATIVE STEEL GATE. SEE ARCHITECTURE PLANS.
 - KEYPAD POST FOR GATE ENTRY.
 - STEEL OVERHEAD ENTRY PANEL. SEE ARCHITECTURE PLANS.
 - REMOVABLE LINEAR FIREPIT. TO BE PROVIDED BY OWNER. CONTRACTOR TO PROVIDE GAS STUB CONNECTION IN DECK.
 - LAP POOL. PEBBLESHEEN INTERIOR. COLOR TBD. WATERLINE TILE PER INTERIOR DESIGNER. CONTRACTOR TO INSTALL REMOTE POOL COVER.
 - NEGATIVE POOL EDGE.
 - RAIN CURTAIN AT POOL.
 - WALL FOUNTAIN AT ENTRY COURT. (4) 3'-0" WIDE LED WALL SHEER DESCENTS POUR INTO STEEL TROUGH BASIN. FILL BASIN WITH 1/2" - 2" UNPOLISHED BLACK MEXICAN PEBBLES. POOL CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR LANDSCAPE ARCHITECTS APPROVAL.
 - POOL EQUIPMENT.
 - FOUNTAIN JETS IN DECK.
 - SYNTHETIC TURF.
 - PLANTER POT. SEE POT LEGEND.
 - PLANTER.
 - 1/4" THICK, 24" HIGH, RAISED STEEL PLANTER. FILL WITH VEGETABLE PLANTING MIX SOIL.
 - BQ COUNTER. TBD. OWNER TO SUPPLY GRILL.
 - MAXAIR TRAMOLINE, 10'X20' SUPER TRAMP. SEE DETAIL.
 - HATCHED AREA TO BE REVEGETATED TO NATURAL CONDITIONS. SEE PLANTING PLANS.
 - GABION ROCK CHECK DAM TO SLOW WATER RUNOFF ONTO ROAD. PER LANDSCAPE CONTRACTOR.
 - COBBLE DRAINAGE WAY PER CIVIL. INSTALLATION AND LAYOUT TO BE FIELD APPROVED BY LANDSCAPE ARCHITECT.
- NOTE:**
1. ALL MASONRY WALLS: IF RETAINING, GROUT ALL CELLS AND DAMP PROOF.
2. ALL STEEL FENCING AND GATES: ELECTROSTATIC PAINT TO MATCH ARCHITECTURE WINDOW TRIM. ENSURE POOL BARRIER STANDARDS ARE MET.
3. CONTRACTOR TO PROVIDE MOCK UP SAMPLES ON-SITE OF COLORED CONCRETE AND LITHOCRETE PAVING FOR OWNER APPROVAL.

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REVISIONS:

- 12/04/2015 contractor comments
- 12/18/2015 city comments
- 01/30/2017 owner comments
- 09/22/2017 owner comments

project #: NJF001
scale: 1" = 30'-0"
issued for:

drawn by: TEAM
date: 09/22/2017

drawing:
Overall Layout Plan

L2.1
of

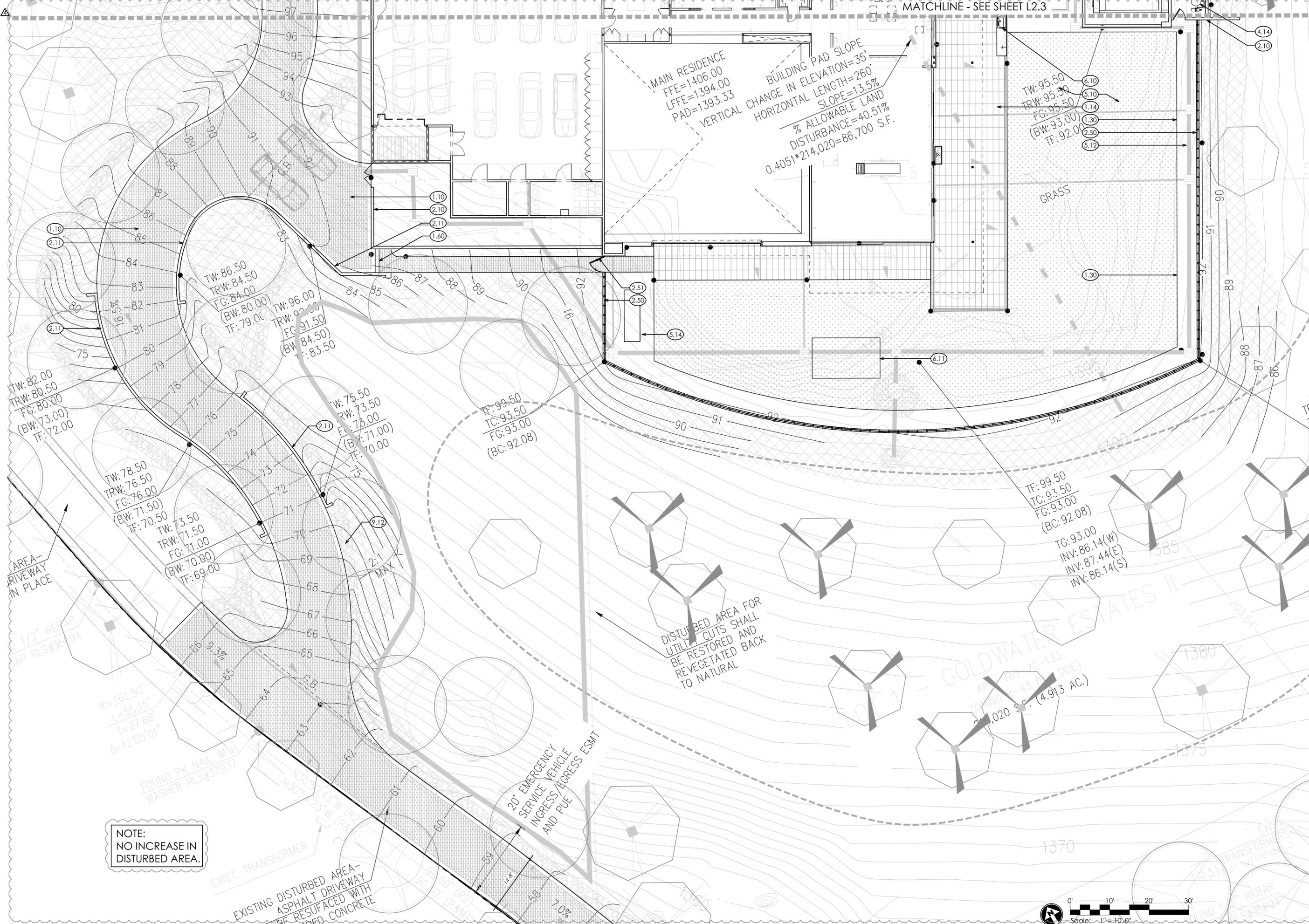
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MATCHLINE - SEE SHEET L2.3

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DFX PROJECT
LOT 1 - GOLDWATER ESTATES
4134 E. KEIM DRIVE
PARADISE VALLEY, AZ 85253



MAIN RESIDENCE
FFE=1406.00
LFFE=1394.00
PAD=1393.33
VERTICAL

BUILDING PAD SLOPE
CHANGE IN ELEVATION=35'
HORIZONTAL LENGTH=13.5%
SLOPE=13.5%
% ALLOWABLE LAND
DISTURBANCE=40.51%
0.4051*214,020=86,700 S.F.

TW: 95.50
TRW: 95.50
FG: 95.50
(BW: 93.00)
TF: 92.00

TW: 86.50
TRW: 84.50
FG: 84.00
(BW: 80.00)
TF: 79.00

TW: 96.00
TRW: 92.00
FG: 91.50
(BW: 84.50)
TF: 83.50

TW: 82.00
TRW: 80.50
FG: 80.00
(BW: 73.00)
TF: 72.00

TW: 78.50
TRW: 76.50
FG: 76.00
(BW: 71.50)
TF: 70.50

TW: 73.50
TRW: 71.50
FG: 71.00
(BW: 70.00)
TF: 69.00

TW: 75.50
TRW: 73.50
FG: 73.00
(BW: 71.00)
TF: 70.00

TC: 99.50
FG: 93.00
(BC: 92.08)

TC: 93.00
INV: 86.14(W)
INV: 87.44(E)
INV: 86.14(S)

DISTURBED AREA FOR
UTILITY CUTS SHALL
BE RESTORED AND
REVEGETATED BACK
TO NATURAL

20' EMERGENCY
SERVICE VEHICLE
INGRESS/EGRESS ESMT
AND PUE

NOTE:
NO INCREASE IN
DISTURBED AREA.

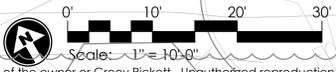
EXISTING DISTURBED AREA-
ASPHALT DRIVEWAY
TO BE RESURFACED WITH
COLORED CONCRETE

R=261.50'
L=55.15'
T=27.68'
A=120°01'

FOUND PK NAIL WITH
WASHER RLS#37937

EXIST. TRANSFORMER

20' EMERGENCY SERVICE VEHICLE INGRESS/EGRESS ESMT AND PUE



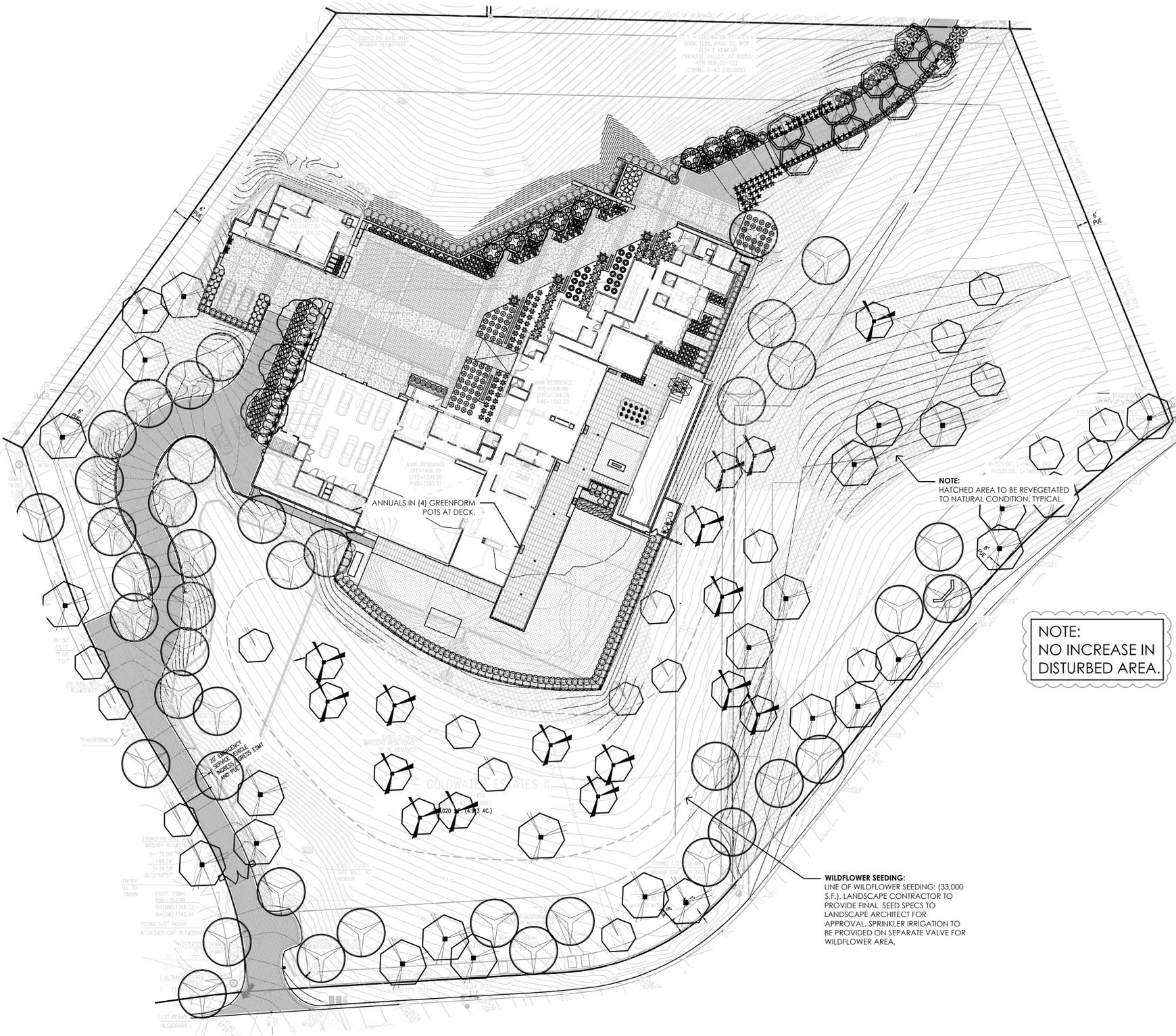
- revisions:
- ▲ 12/04/2015 contractor comments
 - ▲ 12/18/2015 city comments
 - ▲ 01/30/2017 owner comments
 - ▲ 09/22/2017 owner comments

project #: NJF001
scale: 1" = 10'-0"

drawn by: TEAM
date: 09/22/2017

drawing: Enlarged Layout Plan

L2.4
of



REVEGETATION PLANT MATRIX (40,000 S.F. HATCHED AREA)

Plant Name	Size	Qty	Spacing
<i>Celtis pallida</i> Desert Hackberry	5 gal.	25	40' O.C.
<i>Cylindropuntia bigelovii</i> Teddy Bear Cholla	5 gal.	20	45' O.C.
<i>Cylindropuntia versicolor</i> Staghorn Cholla	5 gal.	33	35' O.C.
<i>Encelia farinosa</i> Brittlebush	1 gal.	64	25' O.C.
<i>Ericameria laricifolia</i> Turpentine Bush	1 gal.	100	20' O.C.
<i>Eriogonum fasciculatum</i> Flat Top Buckwheat	1 gal.	45	30' O.C.
<i>Ferocactus wislizenii</i> Fishhook Barrel Cactus	bare root	20	45' O.C.
<i>Larrea tridentata</i> Creosote	5 gal.	100	20' O.C.
<i>Simmondsia chinensis</i> Jojoba	5 gal.	33	35' O.C.
<i>Sphaeralcea ambigua</i> Globe Mallow	1 gal.	45	30' O.C.

WILDFLOWER SEED MIX

Plant Name	Pounds/Acre
<i>Ambrosia deltoidea</i> Bursage	.5
<i>Baileya multiradiata</i> Desert Marigold	.5
<i>Calliandra eriophylla</i> Pink Fairy Duster	.5
<i>Ericameria laricifolia</i> Turpentine Bush	.5
<i>Eschscholtzie californica</i> California Poppy	.5
<i>Eschscholtzie mexicana</i> Mexican Poppy	.5
<i>Linium grandiflorum</i> Scarlet Flax	.5
<i>Lupinus succulentus</i> Arroyo Lupine	.5
<i>Lupinus sparsiflorus</i> Desert Lupine	.5
<i>Penstemon eatonii</i> Fire Crocker Penstemon	.5
<i>Penstemon parryii</i> Perry's Penstemon	.5
<i>Phacelia campanularia</i> Desert Blue Bells	.5
<i>Verbena tenuisecta</i> Moss Verbena	.5
<i>Viguieria deltoidea</i> Golden Eye	.5

- #### REVEGETATION NOTES:
- RE-VEGETATION:** ALL AREAS DISTURBED BY CONSTRUCTION OR CONSTRUCTION ACCESS IN THE NATURAL AREA OR TRANSITIONAL AREA (BASICALLY ANY AREA THAT IS OUTSIDE THE FOOTPRINT OF THE OVERALL HOUSE AND SITE WALLS) SHALL BE RE-VEGETATED WITH CONTAINER SIZED NATIVE PLANT SPECIES. SEE REVEGETATION MATRIX.
- RE-VEGETATION SEED MIX:** ALL AREAS DISTURBED BY CONSTRUCTION OR CONSTRUCTION ACCESS IN THE NATURAL AREA OR TRANSITION AREA (BASICALLY ANY AREA THAT IS OUTSIDE THE FOOTPRINT OF THE OVERALL HOUSE AND SITE WALLS) SHALL RECEIVE AN APPLICATION OF RE-VEGETATION SEED MIX. CONTRACTOR TO PROVIDE SEED MIX FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO SPREADING.
- RECOMMENDED APPLICATION METHOD:**
- HAND RIP OR SCARIFY ALL AREA TO BE SEEDED. (NO HEAVY MACHINERY, INTENT IS TO DECREASE DISTURBANCE TO AREAS OF EXISTING NATURAL HILLSIDE.)
 - BROADCAST SEED MIX AT THE RATES DESCRIBED ABOVE IN A UNIFORM MANNER ENSURING THAT ALL AREAS ARE EVENLY COVERED; EITHER MECHANICAL OR HAND BROADCASTING METHODS ARE ACCEPTABLE.
 - HAND RAKE ALL SEEDED AREAS AFTER ALL SEED IS UNIFORMLY APPLIED. IDEALLY THIS SHOULD HAPPEN AFTER THE BOXED PLANT MATERIAL IS INSTALLED, AND BEFORE THE SMALL CONTAINERIZED PLANTS ARE INSTALLED.

WILDFLOWER SEEDING:
LINE OF WILDFLOWER SEEDING: (33,000 S.F.). LANDSCAPE CONTRACTOR TO PROVIDE FINAL SEED SPECS TO LANDSCAPE ARCHITECT FOR APPROVAL. SPRINKLER IRRIGATION TO BE PROVIDED ON SEPARATE VALVE FOR WILDFLOWER AREA.

INERTS

Sym.	Description
[Hatched Box]	REVEGETATION AREAS: MDI - CALICO ROSE COBBLE
[Dotted Box]	ALL PLANTING AREAS AROUND HOME AND AUTOCOURT: GRANITE EXPRESS - 1/2" SCREENED 'ARMOR'

PLANT MATERIALS LEGEND

Sym.	Plant Name	Size	Qty	Remarks
[Tree Symbol]	Trees			
[Symbol]	<i>Olneya tesota</i> Ironwood	36" box	18	-
[Symbol]	<i>Parkinsonia hybrid 'Desert Museum'</i> Desert Museum Palo Verde	36" box	8	-
[Symbol]	<i>Parkinsonia florida</i> Blue Palo Verde	36" box	26	-
[Symbol]	<i>Parkinsonia microphylla</i> Foothills Palo Verde	36" box	16	-
[Symbol]	<i>Prosopis chilensis</i> Chilean Mesquite	36" box	42	-
[Symbol]	<i>Quercus virginiana</i> Southern Live Oak	48" box	3	-
[Symbol]	<i>Sophora secundiflora</i> Texas Mountain Laurel	36" box	8	-
[Symbol]	Shrubs			
[Symbol]	<i>Bougainvillea 'Rosenka'</i> Bougainvillea	5 gal.	3	-
[Symbol]	<i>Citrus aurantium</i> Sour Orange Hedge	(64) @ 18" B.B. (47) @ 24" B.B. (20) @ 15 GAL.	131	-
[Symbol]	<i>Dodonaea viscosa</i> Hop Bush	15 gal.	20	-
[Symbol]	<i>Olea europaea 'Montra'</i> Little Olive Dwarf Olive	5 gal.	87	-
[Symbol]	<i>Ruellia brittoniana</i> Ruellia	5 gal.	35	-
[Symbol]	Groundcovers			
[Symbol]	<i>Dalea greggii</i> Trailing Indigo Bush	5 gal.	124	-
[Symbol]	<i>Lantana montevidensis 'White'</i> White Lantana	1 gal.	12	-
[Symbol]	<i>Rosmarinus officinalis 'Prostratus'</i> Dwarf Rosemary	5 gal.	43	-
[Symbol]	<i>Ruellia brittoniana 'Katie'</i> Katie Ruellia	1 gal.	173	-
[Symbol]	Accents Cactus			
[Symbol]	<i>Agave americana</i> Century Plant	15 gal.	20	matched
[Symbol]	<i>Agave americana 'Mediopicta'</i> Century Plant	15 gal.	4	matched
[Symbol]	<i>Agave 'Blue Glow'</i> Blue Glow Agave	15 gal.	35	matched
[Symbol]	<i>Agave bovicornuta</i> Cow Horn Agave	15 gal.	22	matched
[Symbol]	<i>Agave parryi 'truncata'</i> Parry's Agave	5 gal.	66	-
[Symbol]	<i>Agave 'Sharkskin'</i> Sharkskin Agave	5 gal.	29	-
[Symbol]	<i>Echinocactus grusonii</i> Golden Barrel Cactus	6"	76	-
[Symbol]	<i>Fouquieria splendens</i> Ocotillo	36" box	7	matched
[Symbol]	<i>Hesperaloe parviflora-red</i> Red Yucca	5 gal.	33	-
[Symbol]	<i>Pachycereus pringlei</i> Cardon	(3) @ 2" (5) @ 3" (3) @ 4" (3) @ 6"	16	-
[Symbol]	<i>Pedilanthus macrocarpus</i> Lady's Slipper	5 gal.	4	-
[Symbol]	Vine			
[Symbol]	<i>Bougainvillea 'Superstition Gold'</i> Superstition Gold Bougainvillea	5 gal.	5	-
[Symbol]	<i>Macfadvena unguis-cati</i> Cats Claw Vine	5 gal.	13	-
[Symbol]	<i>Rosa banksiae</i> Lady Banks Rose	5 gal.	10	-
[Symbol]	<i>Bignonia capreolata</i> Tangerine Beauty	15 gal.	2	-

REVISIONS:

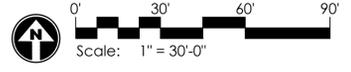
- 12/04/2015 contractor comments
- 12/18/2015 city comments
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- 09/22/2017 owner comments

project #: NJF001
scale: 1" = 30'-0"
issued for:

drawn by: TEAM date: 09/22/2017
drawing: Overall Planting Plan

NOTES:

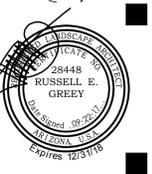
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- ALL PLANT MATERIAL SOURCED FROM OUTSIDE OF ARIZONA TO BE PROPERLY ACCLIMATED TO ARIZONA CLIMATE DEPENDING ON TIME OF YEAR OF INSTALLATION.
- METHODS: SUN-SCREEN CLOTH/FABRIC TO BE INSTALLED ABOVE PLANT MATERIAL.
- LANDSCAPE CONTRACTOR TO FIELD LAYOUT ALL PLANT MATERIAL FOR LANDSCAPE ARCHITECTS APPROVAL PRIOR TO INSTALLATION.
- LANDSCAPE CONTRACTOR TO PROVIDE DECOMPOSED GRANITE SAMPLES ONSITE FOR OWNER APPROVAL PRIOR TO INSTALLATION. (COLOR SUBJECT TO CHANGE)



MASS PLANTING

[Dotted Box]	ARTIFICIAL TURF. (6,500 S.F.)
[Hatched Box]	HATCHED AREA TO BE REVEGETATED (40,000 S.F.)
[Dotted Box]	ANNUALS (32 S.F.) (POTS AT POOL DECK)

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DFX PROJECT
LOT 1 - GOLDWATER ESTATES
4134 E. KEIM DRIVE
PARADISE VALLEY, AZ 85253

L3.1
of

PLANT MATERIALS LEGEND

Sym.	Plant Name	Size	Qty	Remarks
------	------------	------	-----	---------

Trees

	<i>Olneya tesota</i> Ironwood	36" box	18	-
	<i>Parkinsonia hybrid 'Desert Museum'</i> Desert Museum Palo Verde	36" box	8	-
	<i>Parkinsonia florida</i> Blue Palo Verde	36" box	26	-
	<i>Parkinsonia microphylla</i> Foothills Palo Verde	36" box	16	-
	<i>Prosopis chilensis</i> Chilean Mesquite	36" box	42	-
	<i>Quercus virginiana</i> Southern Live Oak	48" box	3	-
	<i>Sophora secundiflora</i> Texas Mountain Laurel	36" box	8	-

Shrubs

	<i>Bougainvillea 'Rosenka'</i> Bougainvillea	5 gal.	3	-
	<i>Citrus aurantium</i> Sour Orange Hedge	(64) @ 18" B.B. (47) @ 24" B.B. (20) @ 15 GAL.	131	-
	<i>Dodonaea viscosa</i> Hop Bush	15 gal.	20	-
	<i>Olea europaea 'Montra'</i> Little Ollie Dwarf Ollie	5 gal.	87	-
	<i>Ruellia brittoniana</i> Ruellia	5 gal.	35	-

Groundcovers

	<i>Dalea greggii</i> Trailing Indigo Bush	5 gal.	124	-
	<i>Lantana montevidensis 'White'</i> White Lantana	1 gal.	12	-
	<i>Rosmarinus officinalis 'Prostratus'</i> Dwarf Rosemary	5 gal.	43	-
	<i>Ruellia brittoniana 'Katie'</i> Katie Ruellia	1 gal.	173	-

Accents Cactus

	<i>Agave americana</i> Century Plant	15 gal.	20	matched
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	<i>Agave 'Blue Glow'</i> Blue Glow Agave	15 gal.	35	matched
	<i>Agave bovicornuta</i> Cow Horn Agave	15 gal.	22	matched
	<i>Agave parryi 'truncata'</i> Parry's Agave	5 gal.	66	-
	<i>Agave 'Sharkskin'</i> Sharkskin Agave	5 gal.	29	-
	<i>Echinocactus grusonii</i> Golden Barrel Cactus	6"	76	-
	<i>Fouquieria splendens</i> Ocotillo	36" box	7	matched
	<i>Hesperaloe parviflora-red</i> Red Yucca	5 gal.	33	-
	<i>Pachycereus pringlei</i> Cardon	(3) @ 2" (3) @ 3" (3) @ 4" (3) @ 6"	16	-
	<i>Pedilanthus macrocarpus</i> Lady's Slipper	5 gal.	4	-

Vine

	<i>Bougainvillea 'Superstition Gold'</i> Superstition Gold Bougainvillea	5 gal.	5	-
	<i>Macfadyena unguis-cati</i> Cats Claw Vine	5 gal.	13	-
	<i>Rosa banksiae</i> Lady Banks Rose	5 gal.	10	-
	<i>Bignonia capreolata</i> Tangerine Beauty	15 gal.	2	-

MASS PLANTING

	ARTIFICIAL TURF. (6,500 S.F.)
	HATCHED AREA TO BE REVEGETATED (40,000 S.F.)
	ANNUALS (32 S.F.) (POTS AT POOL DECK)

INERTS

Sym.	Description
	REVEGETATION AREAS: MDI - CALICO ROSE COBBLE
	ALL PLANTING AREAS AROUND HOME AND AUTOCOURT: GRANITE EXPRESS - 1/2" SCREENED 'ARMOR'

NOTES:

1. ALL PLANT MATERIAL IS TO BE RETAIL QUALITY.
2. LANDSCAPE CONTRACTOR TO PROVIDE PICTURES OR SAMPLES OF ALL PLANT MATERIAL PRIOR TO INSTALLATION FOR APPROVAL.
3. ALL PLANT MATERIAL SOURCED FROM OUTSIDE OF ARIZONA TO BE PROPERLY ACCLIMATED TO ARIZONA CLIMATE DEPENDING ON TIME OF YEAR OF INSTALLATION.

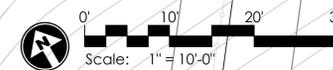
4. LANDSCAPE CONTRACTOR TO FIELD LAYOUT ALL PLANT MATERIAL FOR LANDSCAPE ARCHITECTS APPROVAL PRIOR TO INSTALLATION.
5. LANDSCAPE CONTRACTOR TO PROVIDE DECOMPOSED GRANITE SAMPLES ONSITE FOR OWNER APPROVAL PRIOR TO INSTALLATION. (COLOR SUBJECT TO CHANGE)

METHODS: SUN-SCREEN CLOTH/FABRIC TO BE INSTALLED ABOVE PLANT MATERIAL.

NOTE:
NO INCREASE IN
DISTURBED AREA.

PLANT MATERIAL TO BE FIELD LOCATED BY LANDSCAPE ARCHITECT TO VERIFY LOCATION AND QUANTITY NEEDED. TYP.

NOTE:
HATCHED AREA TO BE REVEGETATED TO NATURAL CONDITION. TYPICAL.



(BASIS OF BEARINGS)
LOT 1 - GOLDWATER ESTATES II
BOOK 1225, PAGE 02, MCR
4134 E KEIM DR
PARADISE VALLEY, AZ 85253
APN 169-22-133
ZONING R-43 (HILLSIDE)

MATCHLINE - SEE SHEET L3.3



- revisions:
- 12/04/2015 contractor comments
 - 12/18/2015 city comments
 - 01/30/2017 owner comments
 - 09/22/2017 owner comments

project #: NJF001 scale: 1" = 10'-0"

drawn by: TEAM date: 09/22/2017

drawing: Enlarged Planting Plan

L3.2
of

MATCHLINE - SEE SHEET L3.2

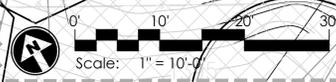
NOTE:
NO INCREASE IN
DISTURBED AREA.

FOUND PK NAIL WITH
WASHER RLS#37957

GUESTHOUSE
FFE=1407.00
PAD=1306.33

MAIN RESIDENCE
FFE=1406.00
LFFE=1394.00
PAD=1393.33

ANNUALS IN (4) GREENFORM
POTS AT DECK.



MATCHLINE - SEE SHEET L3.4

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DFX PROJECT
LOT 1 - GOLDWATER ESTATES
4134 E. KEIM DRIVE
PARADISE VALLEY, AZ 85253

- revisions:
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 - ▲ 12/18/2015 city comments
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issued for:
date: 09/22/2017

drawn by: TEAM
drawing: Enlarged Planting Plan

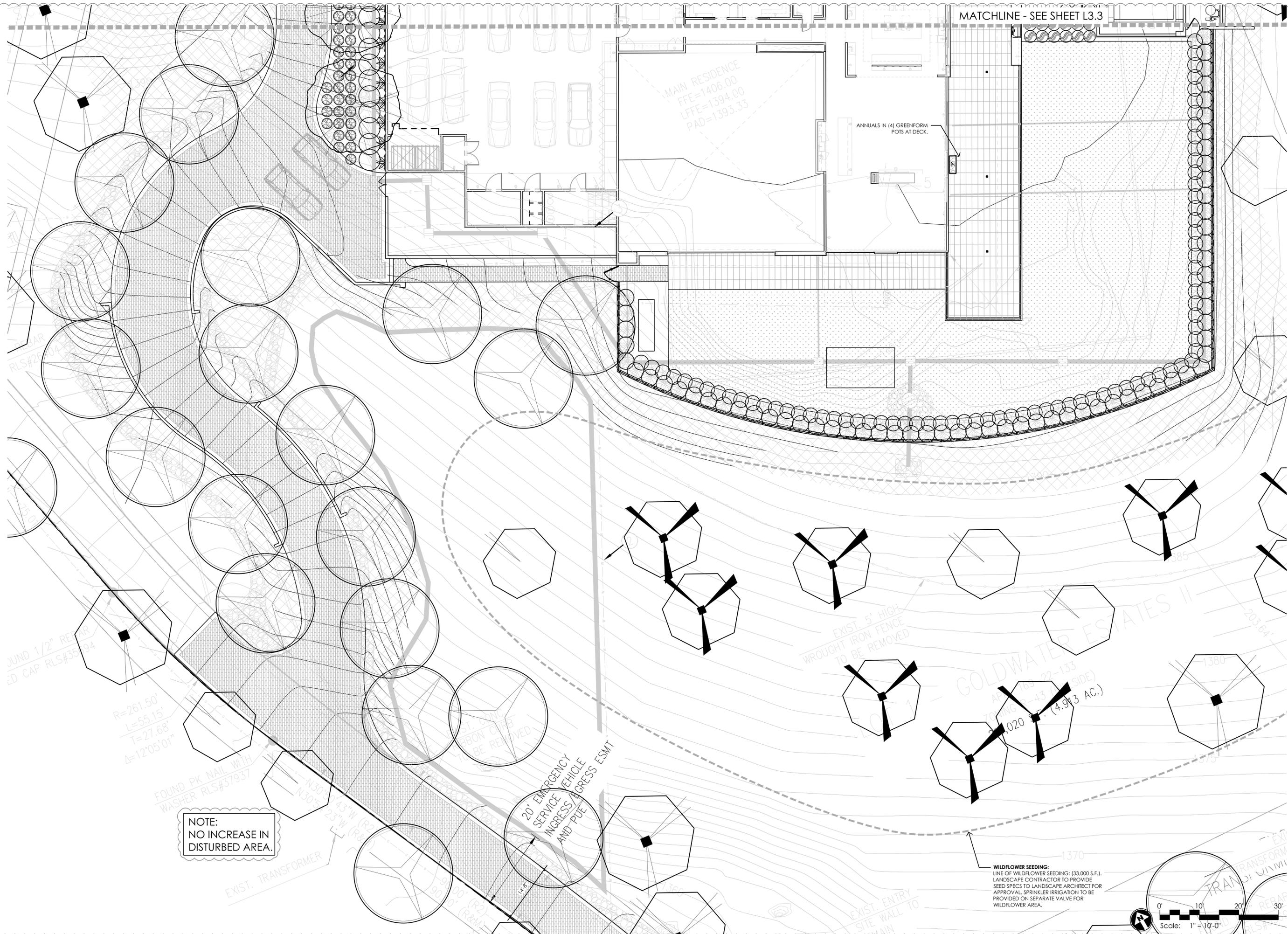
L3.3
of

MATCHLINE - SEE SHEET L3.3

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PARADISE VALLEY, AZ 85253



NOTE:
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DISTURBED AREA.

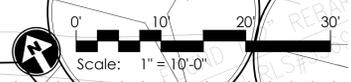
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date: 09/22/2017

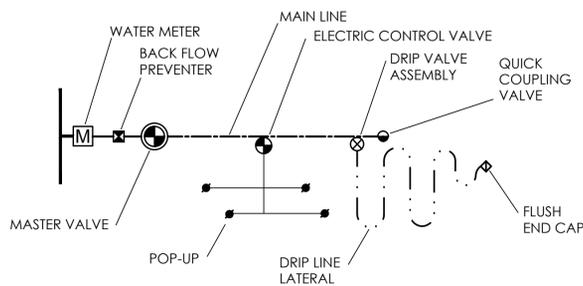
drawing:
Enlarged Planting Plan

L3.4
of



IRRIGATION GENERAL NOTES

- THE SYSTEM DESIGN ASSUMES A MINIMUM DYNAMIC PRESSURE FOR THE IRRIGATION SYSTEM OF 65 PSI, AT A MINIMUM DISCHARGE OF 50 GPM AT MAINLINE POINT-OF-CONNECTION. VERIFY PRESSURE AND FLOW ON SITE AND NOTIFY LANDSCAPE ARCHITECT OF ANY DIFFERENCES PRIOR TO INSTALLATION OR ORDERING OF ANY MATERIALS OR STARTING CONSTRUCTION. IF CONTRACTOR FAILS TO NOTIFY LANDSCAPE ARCHITECT, HE ASSUMES FULL RESPONSIBILITY FOR ANY NECESSARY SYSTEM ALTERATIONS AND ADDITIONAL COST THAT RESULT. FIELD MODIFICATIONS MAY OCCUR IN ORDER TO FULFILL THE DESIGN INTENT OF THE DRAWINGS. CONTRACTOR SHALL CONSULT WITH IRRIGATION DESIGNER AND PREPARE AS-BUILT PLANS SHOULD FIELD MODIFICATIONS BE NECESSARY.
- READ THOROUGHLY AND BECOME FAMILIAR WITH THE SPECIFICATIONS AND INSTALLATION DETAILS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
- COORDINATE UTILITY LOCATES ("CALL BEFORE YOU DIG") OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- DO NOT PROCEED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. IF DISCREPANCIES IN CONSTRUCTION DETAILS, LEGEND, NOTES, OR SPECIFICATIONS ARE DISCOVERED, BRING ALL SUCH OBSTRUCTIONS OR DISCREPANCIES TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
- THESE IRRIGATION CONSTRUCTION DOCUMENTS, INCLUDING ALL PLANS, NOTES, DETAILS AND SPECIFICATIONS ARE INTENDED TO FACILITATE THE INSTALLATION CONTRACTOR BY PROVIDING GENERAL GUIDELINES FOR DESIGN INTENT. THEREFORE, ALL IRRIGATION ELEMENTS GRAPHICALLY REPRESENTED IN THESE CONSTRUCTION DOCUMENTS ARE SCHEMATIC.
 - ALTHOUGH IRRIGATION COMPONENTS MAY BE SHOWN OUTSIDE PLANTING AREAS FOR CLARITY, INSTALL IRRIGATION PIPE AND WIRING IN LANDSCAPED AREAS WHENEVER POSSIBLE. PROVED 18" DEEP, ROCK FREE COVER OVER MAINLINE AND WIRE, AND COVER 12" DEEP OVER LATERALS, 6" OVER POLY PIPE AND 1/4" PIPE, BASED ON FINISHED GRADE.
 - TREE AND SHRUB LOCATIONS AS SHOWN ON LANDSCAPE PLANS TAKE PRECEDENCE OVER IRRIGATION EQUIPMENT LOCATIONS. AVOID CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING MATERIALS, AND ARCHITECTURAL FEATURES.
 - USE ONLY STANDARD TEES AND ELBOW FITTINGS. USE OF CROSS TYPE FITTINGS IS NOT ALLOWED.
 - PROVIDE THE FOLLOWING COMPONENTS TO THE OWNER PRIOR TO THE COMPLETION OF THE PROJECT:
 - TWO (2) OPERATING KEYS FOR EACH TYPE OF MANUALLY OPERATED VALVES.
 - TWO (2) OF EACH SERVICING WRENCH OR TOOL NEEDED FOR COMPLETE ACCESS, ADJUSTMENT, AND REPAIR OF ALL ROTARY SPRINKLERS.
 - SELECT NOZZLES FOR SPRAY AND ROTARY SPRINKLERS WITH ARCS WHICH PROVIDE COMPLETE AND ADEQUATE COVERAGE WITH MINIMUM OVERSPRAY FOR THE SITE CONDITIONS. CAREFULLY ADJUST THE RADIUS OF THROW AND ARC OF COVERAGE OF EACH ROTARY SPRINKLER TO PROVIDE THE BEST PERFORMANCE.
 - THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF IRRIGATION SLEEVING. SLEEVES ARE REQUIRED FOR BOTH PIPING AND ELECTRICAL WIRING AT EACH HARDSCAPE CROSSING. ALL PIPE AND WIRING UNDER PAVED SURFACES SHALL BE IN CLASS 200 MINIMUM PVC SLEEVES, WHETHER OR NOT SHOWN. PIPING IN SLEEVES UNDER ROADWAYS SHALL BE A MINIMUM DEPTH OF 24". PIPING IN SLEEVES UNDER SIDEWALKS SHALL BE A MINIMUM DEPTH OF 18". EXTEND SLEEVES 12" BEYOND EDGE OF PAVEMENT.
 - COORDINATE INSTALLATION OF SLEEVING WITH OTHER TRADES. ANY PIPE OR WIRE WHICH PASSES BENEATH EXISTING HARDSCAPE WHERE SLEEVING WAS NOT INSTALLED WILL REQUIRE HORIZONTAL BORING BY THE IRRIGATION CONTRACTOR.
 - INSTALL ALL ELECTRICAL POWER TO THE IRRIGATION CONTROL SYSTEM IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND ALL APPLICABLE LOCAL ELECTRIC UTILITY CODES. ALL 24-VOLT WIRING SHALL BE #14 UFUL DIRECT-BURIAL, SOLID COPPER.
 - THE FOLLOWING SHOULD BE NOTED REGARDING PIPE SIZING: IF A SECTION OF UNSIZED PIPE IS LOCATED BETWEEN THE IDENTICALLY SIZED SECTIONS, THE UNSIZED PIPE IS THE SAME NOMINAL SIZE AS THE TWO SIZED SECTIONS. THE UNSIZED PIPE SHOULD NOT BE CONFUSED WITH THE DEFAULT PIPE SIZE NOTED IN THE LEGEND.
 - INSTALL TWO (2) #14 AWG CONTROL WIRES FROM CONTROLLER LOCATION TO EACH DEAD-END OF MAINLINE FOR USE AS SPARES IN CASE OF CONTROL WIRE FAILURE. COIL 3 FEET OF WIRE IN VALVE BOX.
 - SYSTEM SCHEMATIC SHALL BE AS FOLLOWS:



IRRIGATION LEGEND

SYMBOL	DESCRIPTION	NOTES
	WATER METER. ALSO PROVIDE REDUCED PRESSURE BACKFLOW PREVENTOR TO MATCH METER	SEE CIVIL PLANS FOR SIZE
	CONTROLLER	WALL-MOUNTED, PAINT TO MATCH WALL. SPEC HUNTER '1-CORE' CONTROLLER OR EQUIVALENT.
	CONTROL VALVE QTY. TBD	FLUSH MOUNTED, BOX COLOR TO MATCH GROUND PLANE
NOT SHOWN	MAINLINE	CLASS 200 PVC

THE INSTALLATION CONTRACTOR SHALL PROGRAM THE CONTROLLER, IN ORDER TO MANAGE THE DURATION OF THE IRRIGATION CYCLE TO AVOID RUNOFF CONDITIONS

EMITTER SCHEDULE

INSTALL PRESSURE COMPENSATING EMITTERS AS FOLLOWS:

Plant type	Plant size	Emitters per Plant	GPH Outlet	# of Outlets	Total GPH/Plant
TREES	15 gal.	1 Multi-Outlet	2 GPH	3	6 GPH
	24" Box	1 Multi-Outlet	2 GPH	4	8 GPH
	36" Box	1 Multi-Outlet	2 GPH	5	10 GPH
	48" Box	1 Multi-Outlet	2 GPH	6	12 GPH
Palms	20'	2 Multi-Outlet	2 GPH	12	24 GPH

INSTALL PRESSURE COMPENSATING EMITTERS AS FOLLOWS:

SHRUBS	1 gallon	2 Single per Plant	1/2 GPH	2	1 GPH
	5 gallon	2 Single per Plant	2 GPH	2	4 GPH

NOTES:
ALL SHRUBS SPACED 18 INCHES OR CLOSER SHALL RECEIVE ONLY ONE DRIP EMITTER. SHRUBS SPACED GREATER THAN 18 INCHES TO RECEIVE EMITTERS PER THE ABOVE SCHEDULE.

ALL EMISSION POINTS TO BE LOCATED ON THE UPHILL SIDE OF PLANT MATERIAL. ONE EMISSION POINT TO BE LOCATED AT THE PLANT BALL, WITH THE ADDITIONAL POINTS WITHIN PLANT PIT PERIMETER.

ALL PIPING SHALL BE THOROUGHLY FLUSHED PRIOR TO EMITTER INSTALLATION. CONTRACTOR IS RESPONSIBLE FOR ANY NECESSARY FLUSHING OF EMITTERS DUE TO CLOGGING FOR THE DURATION OF THE MAINTENANCE PERIOD. ANY PLANT MATERIAL THAT DIES DUE TO EMITTER CLOGGING SHALL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST.

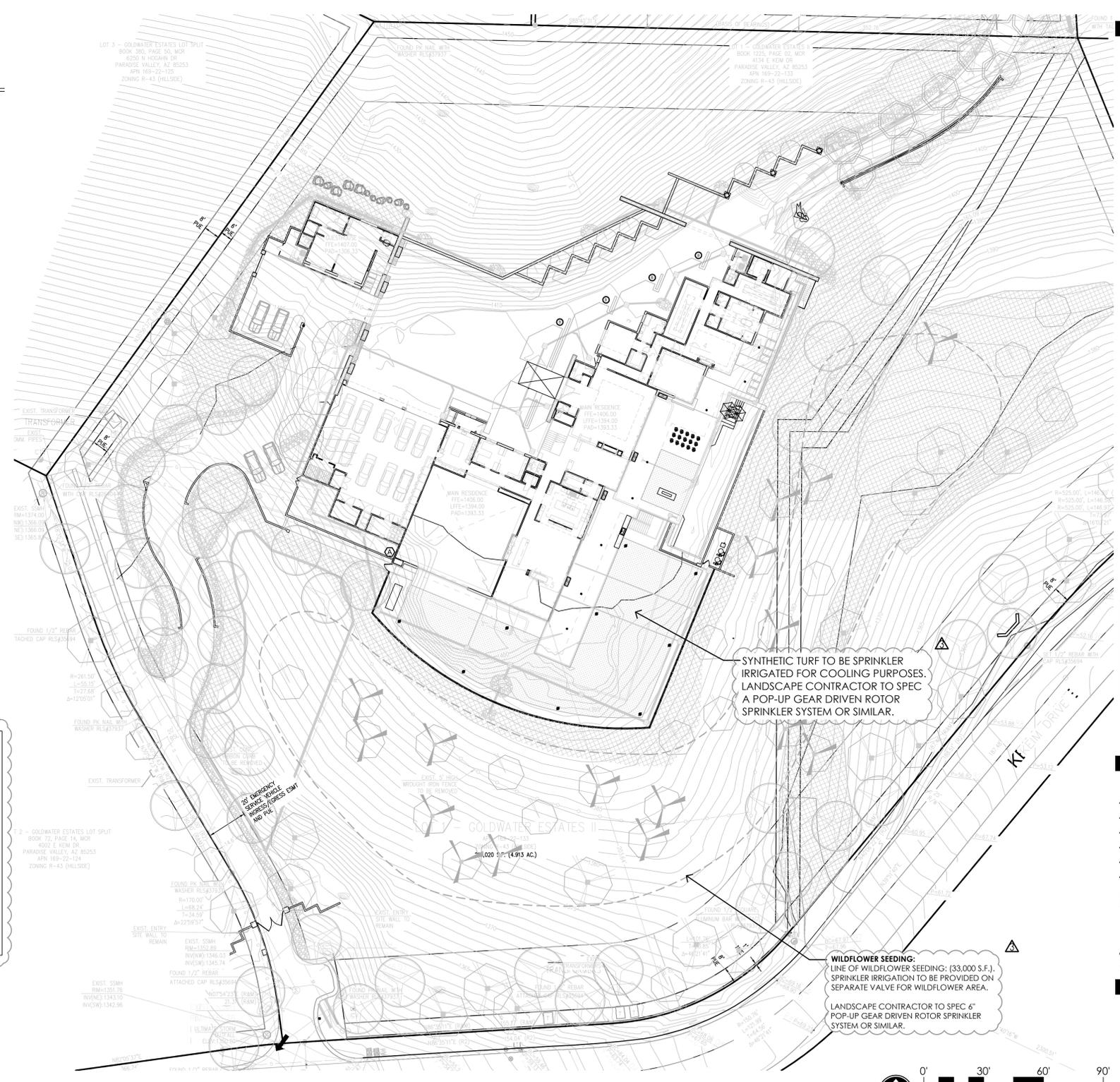
SLEEVING SCHEDULE

PIPE OR WIRE BUNDLE	REQUIRED SLEEVE
3/4", 1", 1-1/4" PIPE	1-2" PVC SLEEVE PER PIPE
1-1/2", 2" PIPE	1-4" PVC SLEEVE PER PIPE
1-25 CONTROL WIRES	1-2" PVC SLEEVE
26-55 CONTROL WIRES	2-2" PVC SLEEVE

VALVE SCHEDULE

VALVES TO BE SEPARATED PER PLANT MATERIAL BEING IRRIGATED. CONTRACTOR TO PROVIDE SCHEMATIC IRRIGATION LAYOUT DRAWING SHOWING ALL CONTROLLERS, VALVES AND LOCATIONS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

- VALVE CATEGORIES:**
- CACTI
 - DESERT SHRUBS
 - ORNAMENTAL SHRUBS
 - TREES
 - POTS
 - VEGETABLE GARDEN
 - WILDFLOWER SPRINKLERS
 - SYNTHETIC TURF SPRINKLERS
 - DESERT REVEG



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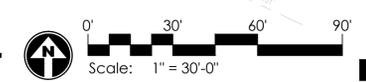
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project #: NJF001
scale: 1" = 30'-0"

issued for:
drawn by: TEAM
date: 09/22/2017

drawing: Irrigation Plan

L4.1
of



LIGHTING FIXTURE SCHEDULE

SYMBOL	QTY	MANUFACTURER	MODEL #	COLOR	DESCRIPTION	LAMP	LED	HEIGHT	WATTAGE	LUMENS
▽	72	FX LUMINAIRE	NP-ZD-3LED-LS-FB	FLAT BLACK	LOW VOLTAGE UPLIGHT	FX LED	3 LED	-	4.2W	135
⊙	65	BEGA	7263LED	BLK	LOW VOLTAGE PATHLIGHT	BEGA LED	-	-	5W	139
⤴	1	FX LUMINAIRE	MO-ZD-3LED-SQ-FB	FLAT BLACK	LOW VOLTAGE WALL LIGHT	FX LED	3 LED	-	4.2W	81.7
T	-	FX LUMINAIRE	LZD-300-MG	-	LOW VOLTAGE TRANSFORMER 'LUXOR' (CONTRACTOR TO SPECIFY QUANTITY NEEDED)	-	-	-	-	-
	N/A	FX LUMINAIRE	LCM-LV	-	LUXOR CUBE (NEEDED FOR BEGA LIGHTS)	-	-	-	-	-
---	64 L.F.	-	-	-	IN GROUND WATERPROOF LED STRIP LIGHT (SPEC PER CONTRACTOR)	LED	NOT TO EXCEED 3.6W PER LINEAL FOOT (INCANDESCENT)			

PRICE AS ALTERNATE DRIVEWAY LIGHT: (25 QUANTITY, - CREDIT 25 BEGA PATHLIGHTS BACK)

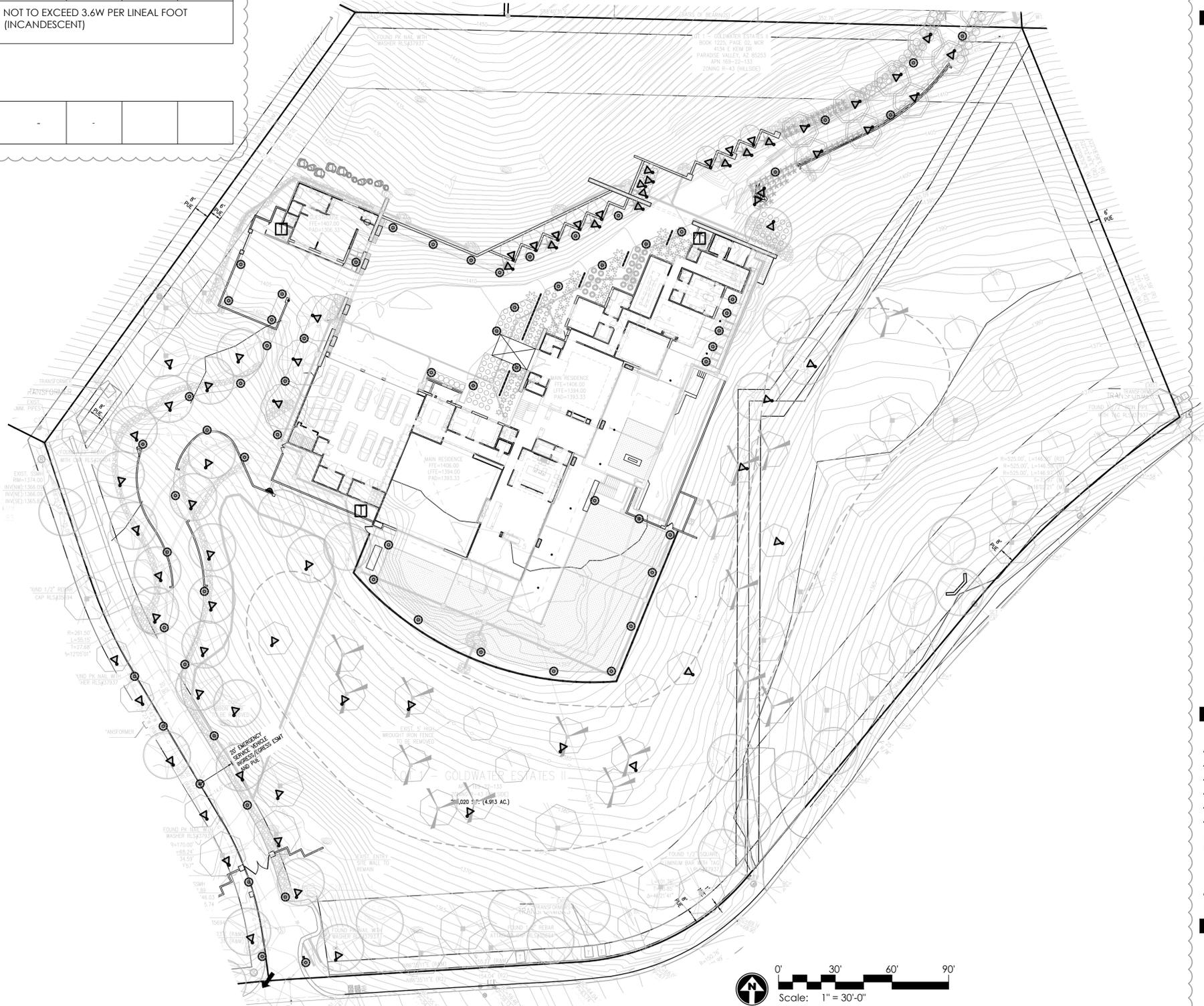
⊙	25	BEGA	88 673	BLK	IN-GRADE LED	BEGA LED	-	-	-	-
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HILLSIDE OUTDOOR LIGHTING REQUIREMENTS:

AREA OF LOT: 214,020 S.F.
 ALLOWABLE DISTURBED AREA: (58.3%) 124,774 S.F.

LANDSCAPE UP-LIGHTING: LIMITED TO ONE (1) FIXTURE PER 1000 S.F. OF ALLOWABLE DISTURBED AREA.
 UP-LIGHTS PERMITTED: 124 LIGHTS
 UP-LIGHTS PROVIDED: 72 LIGHTS

NOTE: ALL OTHER LIGHTING (LUMINAIRE) IS CONSIDERED 'SAFETY LIGHTING' USED TO ILLUMINATE VEHICULAR AND PEDESTRIAN CIRCULATION, AND DOES NOT EMIT LIGHT RAYS ABOVE A HORIZONTAL PLANE.



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Professional Seal:
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LOT 1 - GOLDWATER ESTATES
 4134 E. KEIM DRIVE
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1-800-STAKE-IT
 (800) 263-1100
 (OR VISIT WWW.CPA-COUNTY.COM)

- revisions:
- △ 12/04/2015 contractor comments
 - △ 12/18/2015 CITY COMMENTS
 - △ 01/30/2017 owner comments
 - △ 09/22/2017 owner comments

project #: NJF001
 scale: 1" = 30'

issued for:
 drawn by: TEAM
 date: 09/22/2017

drawing:
 Lighting Plan

L5.1
 of

Drive-over in-grade luminaires to illuminate ground surfaces

Housing: Constructed of .120" thick machined stainless steel welded to a stainless steel bottom mounting plate. Trim/Clamping ring is heavy machined bronze.

Enclosure: Top enclosure is constructed of copper free die-cast aluminum alloy secured by two (2) captive socket head stainless steel screws. Clear, polycarbonate focusing lens with molded one piece, high temperature silicone rubber gasket. Symmetrical reflector and internal lamp shield are included.

Electrical: 3.4W LED luminaire on a 24V DC circuit. 5 total system watts. Remote 24V DC driver required. Standard LED color temperature is 3000K with a >80 CRI. Available in 4000K (>80 CRI); add suffix H4 to order trim housing pre-wired with ten (10) feet of 12 AWG wire and waterproof cable gland entry into housing. A separate weatherproof single gang wiring box for power supply must be provided by contractor.

Note: Due to the dynamic nature of LED technology, LED luminaire data in this catalog is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in standard BEGA Black (BLK). Custom colors not available.

UL listed for US and Canadian Standards, suitable for wet locations and vehicle drive-over. Protection class: IP67.

Note: A foundation and proper drainage must be supplied by the contractor. These luminaires are designed to bear pressure loads up to 2,200 lbs. from vehicles with pneumatic tires. The luminaires must not be used for traffic lanes where they are subject to horizontal pressure from vehicles braking, accelerating and changing direction.

Weight: 3.0 lbs.

Luminaire Lumens: 8
Tested in accordance with LM-79-08

Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:

**PRICE AS ALTERNATE FOR DRIVEWAY LIGHTING.
(25 QUANTITY) - CREDIT 25 BEGA PATHLIGHTS**



Single 180° light sector

Lamp	T	A	B	C	D
88 673*	3.4W LED	25"	4 1/4"	3 1/4"	1 1/4"

*Remote driver required

BEGA-US 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com
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LED garden and pathway bollard

Post construction: One piece extruded aluminum. All aluminum in the construction is marine grade and copper free.

Lamp Enclosure: One piece die cast aluminum housing attached to post using two (2) captive stainless steel screws threaded into stainless steel inserts. Matte safety glass lens. Fully gasketed using a one piece molded silicone gasket.

Electrical: 3.4W LED luminaire, 5 total system watts, -30°C start temperature. Integral 12V AC driver provided must be operated using remote magnetic transformer. Standard LED color temperature is 3000K with a >80 CRI.

Note: LEDs supplied with luminaire. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

Anchor base: Anchor base made of galvanized steel, made for bolting into foundation or other paved surface. Bollards are secured to anchor base using two (2) stainless steel set screws.

Finish: Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

Please note: BEGA's approach to product design is to innovate, not follow. With a steadfast commitment to quality, each product is conceived to satisfy a general or specific lighting task as defined by its architectural or exterior surroundings. The Home and Garden Collection is designed specifically for use in Residential and Light Commercial applications. Please reference our standard BEGA portfolio when mounting provisions for the rigorous demands of high-use commercial and/or vandal prone settings are required.

CSA certified to U.S. and Canadian standards, suitable for wet locations. Protection class IP65.

Weight: 6.3 lbs.

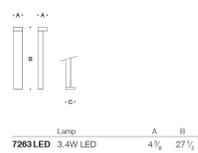
Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:



Lamp

Lamp	A	B	
7263 LED	3.4W LED	4 1/4"	27 1/2"

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ORDERING INFORMATION LED Lighting Controller

LUXOR: Lighting Controller

FACTORY INSTALLED OPTIONS: Order 1 + 2 + 3

Step	Description	Code
1	TRANSFORMER	LZD, LZDC
2	SIZE	150, 300
3	FINISH	SS, M

EXAMPLE: LZD-150-M = Luxor Transformer - 150W - Matte Gray Finish

METALS
SS = Stainless Steel

POWDER COAT
M = Paintable Matte Gray

The Luxor is available in 150 or 300 watt options, choice of stainless steel or matte gray powder coat and a 3" power cord.

FIELD INSTALLED OPTIONS: Order individually

Description	Code
Wi-Fi module with antenna	FXWIFMOD
LAN module for cat5 connection	FXLANMOD
Light Assignment Module for iOS & Android	LAM
Luxor Faceplate Mount	LUXORFPMNT

EXAMPLE: LAM = Light Assignment Module

LUXOR ZD FEATURES:

- Create up to 250 independently adjustable lighting groups
- Compatible with FX LED devices only
- Turn on and dim (from 1 to 100%) all groups independently
- Utilizes ZD Technology and ZDC Technology (ZDC only) to allow controller to communicate with the luminaires
- User interface includes a full color LCD display for easy setup, maintenance and adjusting of groups
- Uses event based scheduling, allowing a group of lights to change dimming percentages throughout the night
- User interface includes a full color LCD display for easy setup, maintenance and adjusting of groups
- Removable facepack: capable of remote mounting up to 500' (200' with Wi-Fi/LAN module)
- Simple two-wire configuration for easy installation and adjusting
- Address fixtures on the front of the facepack for easy access
- No matter where a light is within a system, it can communicate with the transformer to receive its schedule, intensity, and group
- Astronomical timing function with map placement

LUXOR ZDC FEATURES:

- Create a personalized color palette of 250 user-saved options
- Input hue and saturation settings to generate custom colors
- Offers 30,000 color choices, with 3 million combinations

Smartphone with Luxor Wi-Fi App
Smartphone with Light Assignment Module (LAM) which wirelessly assigns fixtures to groups using ActiAssign™ technology

Luxor ZD Luxor ZDC

Intertek

760.744.5240 | fxl.com/product-line/power-and-control

FXLuminaire Accessories

LUXOR® CUBE

With the Luxor CUBE, the Luxor controller can now zone and dim other brands of low voltage and line voltage light fixtures. In addition to controlling carriage, entry pillar, and holiday or bistro lights, the CUBE even allows control of water feature pumps, automatic gates, and any item with a relay input. The CUBE is available in three models: Low Voltage, High Voltage, and a combined relay and 0-10V.



Learn more about FX Luminaire accessories. Visit: fxl.com

LUXOR® CUBE

TYPE	MODEL NO	MAX LOAD	SUPPORTS	NOTES
Low Voltage	LCM-LV	60W / 5A	AC Dimmable LEDs	Alternate LV power source required
High Voltage	LCM-HV	400W / 3.3A	AC Lighting (Dimmable LED and Incandescent)	Alternate HV power source required
Relay / 0-10V	LCM-RLY-010V	250VAC / 5A	Relay switch	

LV and RLY Models
1.7" / 43.3 mm
2.0" / 51.3 mm
1.2" / 29.5 mm

HV Model
2.9" / 72.9 mm
1.2" / 29.5 mm

Learn more about FX Luminaire accessories. Visit: fxl.com

FXLuminaire LED Wall Lights



The MO offers the frosted glow of the PO in a larger 3LED for more light output and is the only 20 watt equivalent wall light compatible with the Luxor® system. Four interchangeable faceplates provide versatility, including use as a walkway light and recessed-style can light.

MO: Wall Lights

NUMBER OF LEDES:	1	3
HALOGEN LUMEN OUTPUT EQUIVALENT:	10 Watt	20 Watt
USEFUL LED LIFE (L70):	50,000 hrs avg	50,000 hrs avg
INPUT VOLTAGE:	10 to 15V	10 to 15V
VA TOTAL: (Use this number to size the transformer)	2.4	4.5
WATTS USED:	2.0	4.2
LUMENS PER WATT (EFFICACY):		
RD	18.38	20.84
SQ	17.64	20.36
ST	35.20	42.93
WW	6.28	8.15
MAX LUMENS:		
RD	35.80	83.50
SQ	34.10	81.70
ST	68.10	169.44
WW	12.90	33.20
CRI (Ra):	81.80	81.50

3.25" / 82.55cm 5.9" / 149.27cm
1.4" / 3.6cm
3.25" / 82.55cm 1.80" / 45.74cm
1.4" / 3.6cm
3.25" / 82.55cm 2.7" / 68.58cm
1.4" / 3.6cm
3.25" / 82.55cm 5.9" / 149.27cm
1.4" / 3.6cm

TUBE: 12" x 2.36" / 304.8 x 6.0cm

Learn more about FX Luminaire wall lights. Visit: fxl.com

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FXLuminaire LED Up Lights



The NP is our most versatile LED up light, and is engineered to accommodate all aspects of your up lighting needs. By coupling the proper light intensity with one of the provided color filters, your designer can fine-tune the NP to beautifully enhance every landscape feature.

NP: Up Light

NUMBER OF LEDES:	1	3	6	9
HALOGEN LUMEN OUTPUT EQUIVALENT:	10 Watt	20 Watt	35 Watt	50 Watt
USEFUL LED LIFE (L70):	50,000 hrs avg	50,000 hrs avg	50,000 hrs avg	50,000 hrs avg
INPUT VOLTAGE:	10 to 15V	10 to 15V	10 to 15V	10 to 15V
VA TOTAL: (Use this number to size the transformer)	2.4	4.5	13.5	13.5
WATTS USED:	2.0	4.2	10.1	11.2
LUMENS PER WATT (EFFICACY):	25.4	31	31.8	31.1
MAX LUMENS:	52	135	279	357
CCT (Ra)	68.5	67.9	80.2	67.5

2.66" / 6.76cm
8.38" / 212.9mm
10.3" / 261.6mm

Learn more about FX Luminaire up lights. Visit: fxl.com/products

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landscape architecture | community design
7144 e session drive suite 205
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Expire 12/31/16

DFX PROJECT
LOT 1 - GOLDWATER ESTATES
4134 E. KEIM DRIVE
PARADISE VALLEY, AZ 85253

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(OR DIAL 800-874-5241)

revisions:
12/04/2015 contractor comments
12/18/2015 CITY COMMENTS
01/30/2017 owner comments
09/22/2017 owner comments

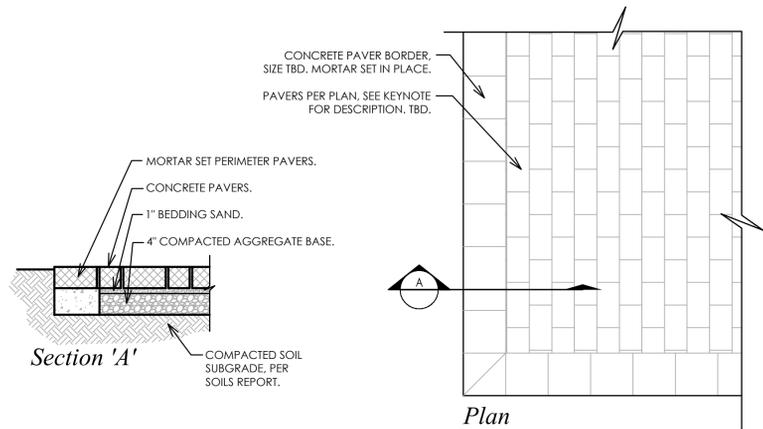
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issued for:

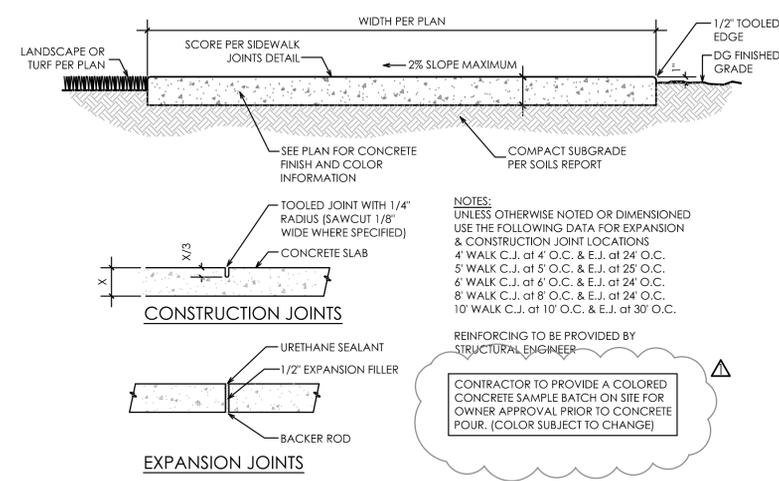
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date: 09/22/2017

drawing: Lighting Cut Sheets

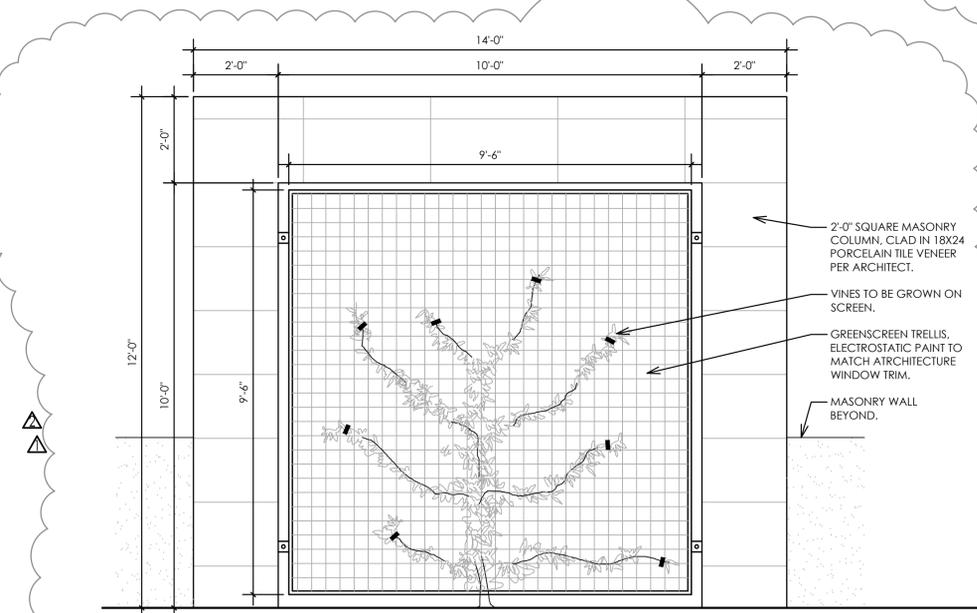
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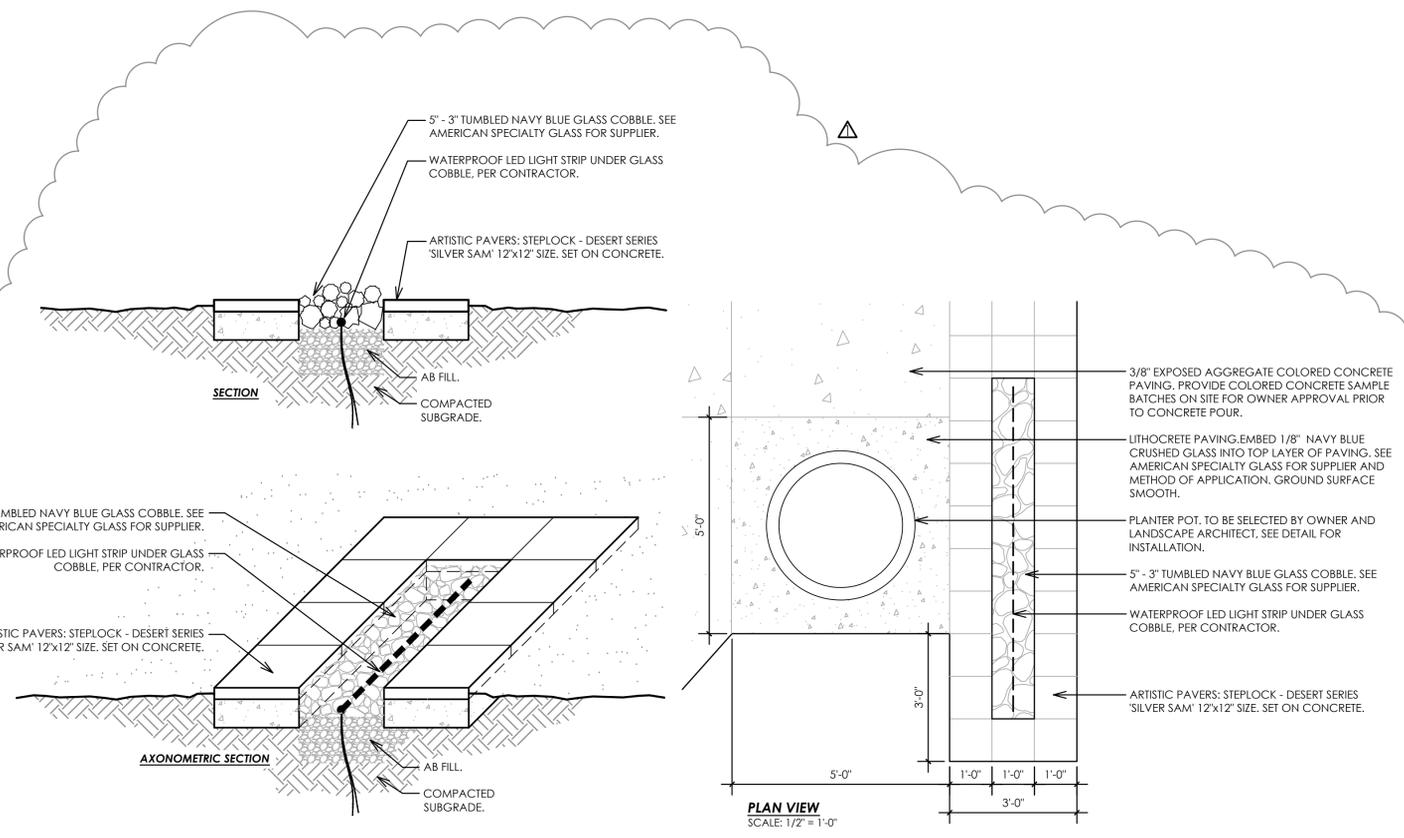
1.10 Concrete Pavers
Scale: 3/4" = 1'-0"



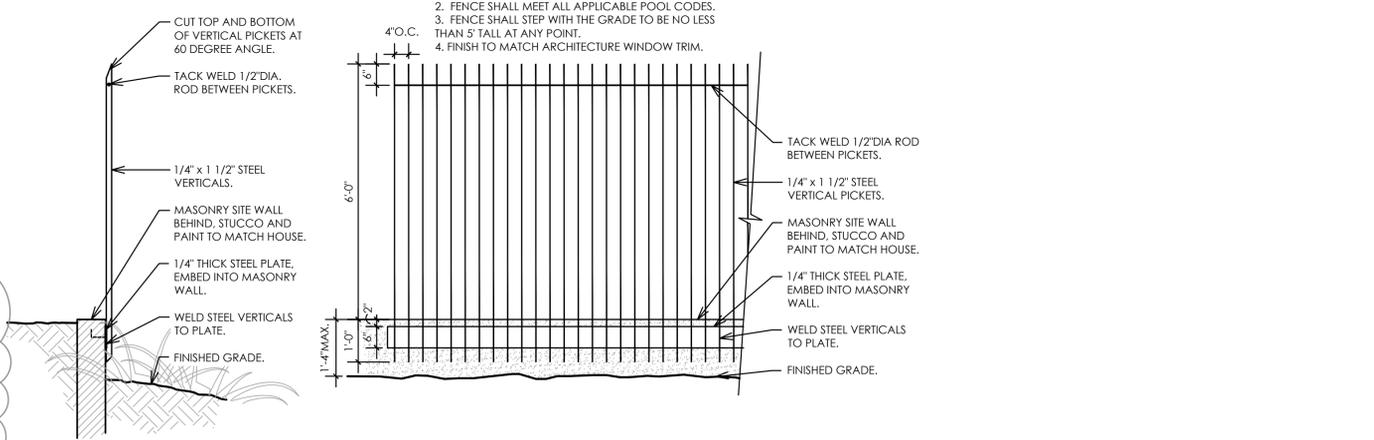
1.12 Concrete Paving
Scale: 1" = 1'-0"



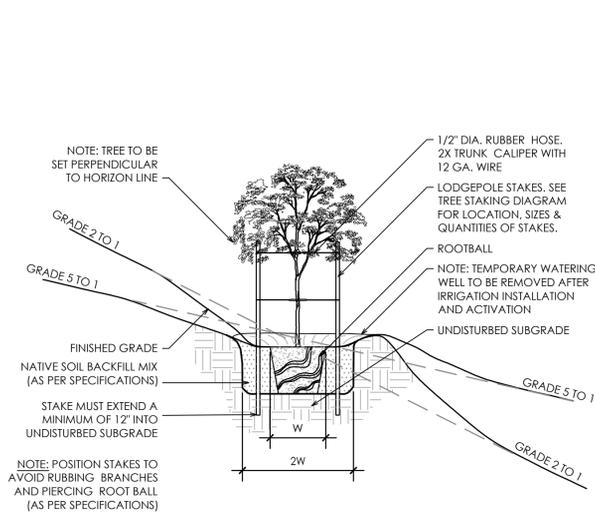
2.13 Green Living Wall
Scale: 1/2" = 1'-0"



1.31 Glass Cobble Insert
Scale: 1" = 1'-0"

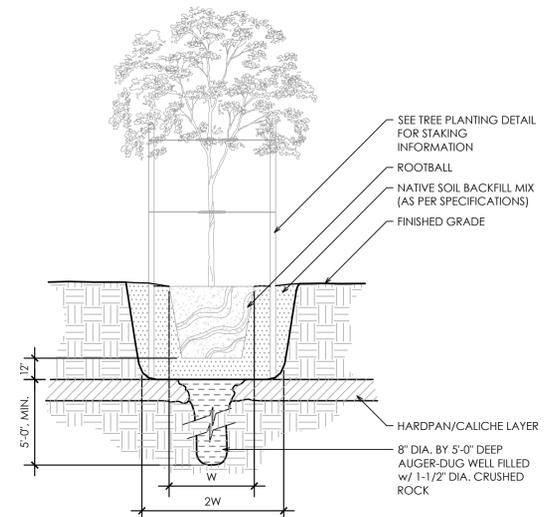


2.50 Vertical Steel Picket Fence
Scale: 1/2" = 1'-0"



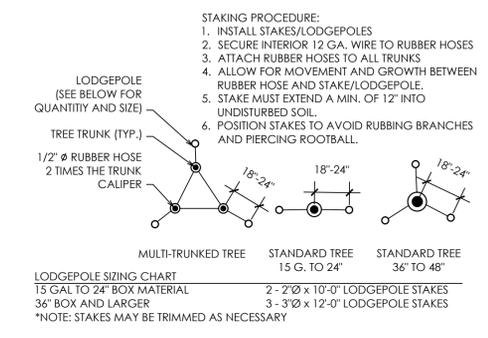
1 **Tree Planting on Slope Detail**

Scale: NTS



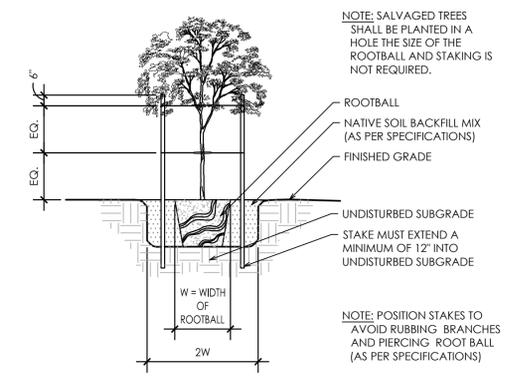
2 **Hard Pan Planting**

Scale: NTS



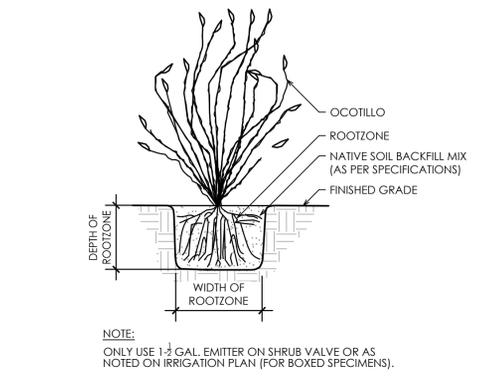
3 **Tree Staking Diagram**

Scale: NTS



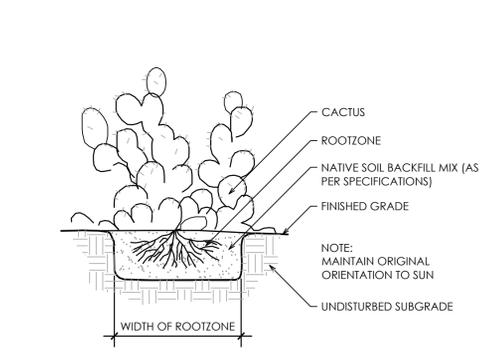
4 **Tree Planting Detail**

Scale: NTS



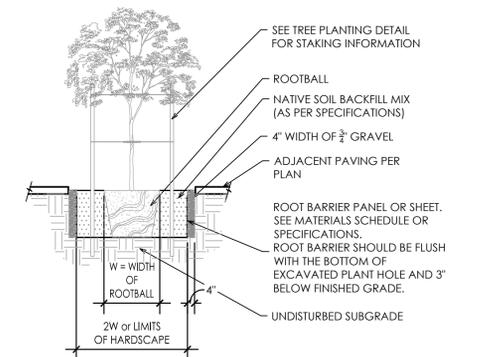
5 **Ocotillo Planting Detail**

Scale: NTS



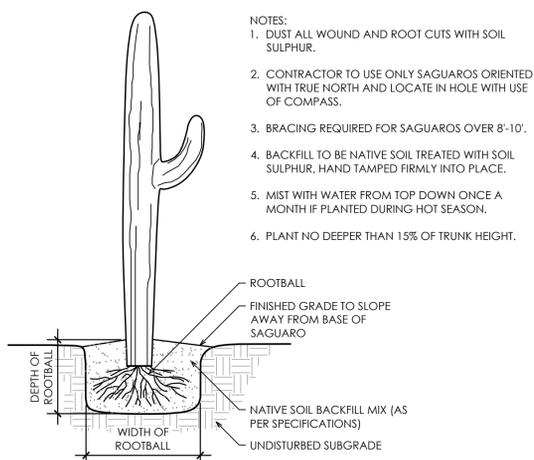
6 **Cactus Planting Detail**

Scale: NTS



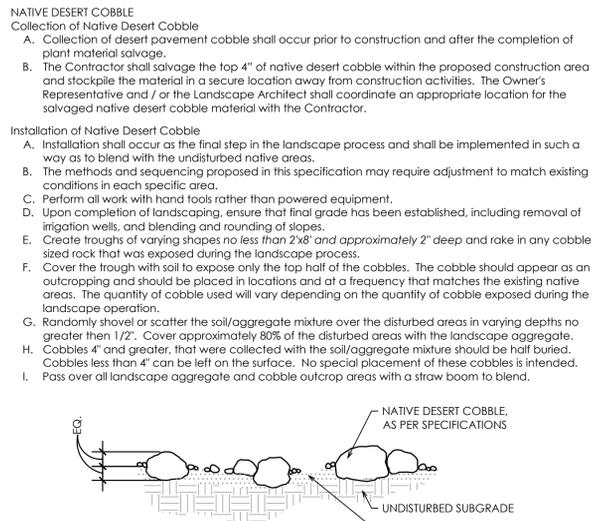
7 **Root Barrier Detail**

Scale: NTS



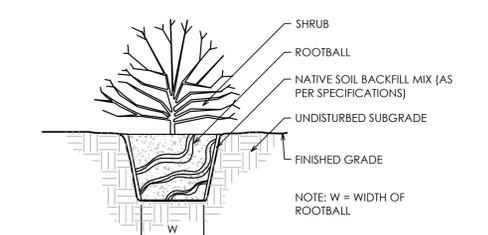
8 **Saguaro Planting Detail**

Scale: NTS



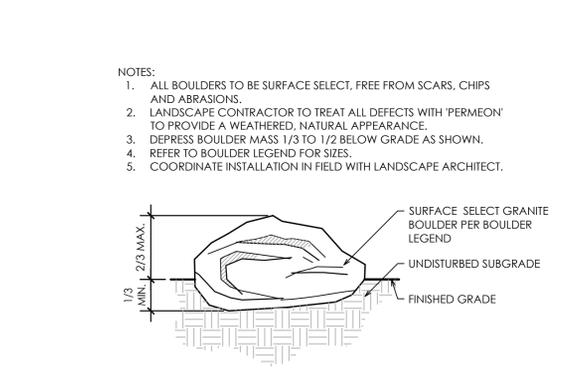
9 **Desert Pavement Detail**

Scale: NTS



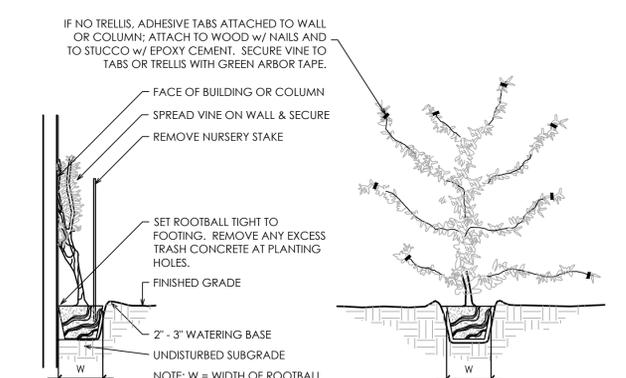
10 **Shrub Planting Detail**

Scale: NTS



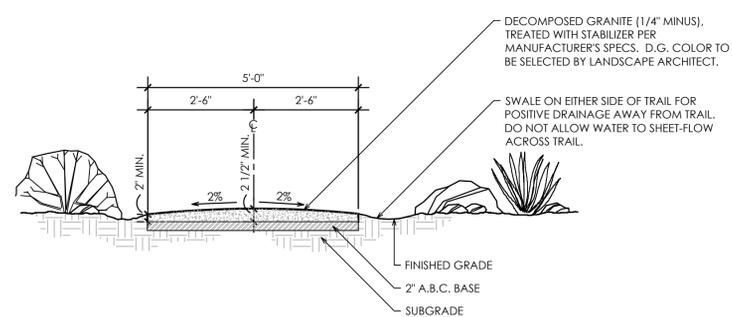
11 **Boulder Detail**

Scale: NTS



12 **Vine Planting Detail**

Scale: NTS



13 **Stabilized D.G. Trail Detail**

Scale: NTS

SECTION - 02900 LANDSCAPE

PART 1 - GENERAL

1.01 WORK INCLUDED

*Landscape finish grading.

* Soil preparation

*Tree supports

*Planting

*Watering

*Maintenance

Definitions:

Owner's representative - an authorized agent determined by owner to act on their behalf, in some cases the Landscape Architect may be the owner representative as outlined in these specs.

Plants - all shrubs and cacti other than trees, saguaros, ocotillos, palms and turf.
Plant Material - all trees, saguaros, ocotillos, palms, shrubs, cacti, ground cover, and other plants.

1.02 RELATED WORK

Contractor - Minimum 5 years experience in supply and installation of landscape materials. A Foreman with a minimum of 5 years experience in related work shall be on site at all times.

1.03 SOURCE QUALITY CONTROL

Provide certificates of inspection for all materials as required by law or regulation.

Package standard materials with manufacturers certified analysis. Provide analysis by recognized laboratory made in accordance with methods established by the Association of Official Chemists for all other material.

Provide trees and shrubs grown in a recognized nursery in accordance with good horticultural practice. Provide healthy, undamaged, vigorous stock grown under climatic conditions at project site and free of disease, insects, eggs, larvae and defects such as sunscald, knots, injuries, abrasions or disfigurements. Provide trees and shrubs of the sizes indicated. Trees and shrubs of sizes larger than those indicated may be used provided roots, root ball, staking and planting pits are increased proportionately.

1.04 REFERENCE STANDARDS

ANSI 60.1 - American Standards for Nursery Stock.

1.05 SAMPLES

Submit the following material samples to Owner's Representative a minimum of 48 hours prior to start of work.

- Topsoil for backfill mix (trees and shrubs).
- Wood Shavings/Mulch.
- Tree supports.
- Decomposed granite.
- Boulders.

The Owner's Representative reserves the right to take and analyze samples of materials for conformity to Specification at any time. Furnish samples upon request by Owner's Representative. Rejected materials shall be immediately removed from the site and replaced at the contractor's additional expense.

Submit samples of decomposed granite for approval of graduation and color. Sample shall be representative of variations within size and color to be provided.

1.06 PRODUCT DATA

Submit to Owner's Representative a minimum of 48 hours prior to start of work manufacturers comprehensive product description, including specifications and installation instructions.

1.07 CERTIFICATES AND TEST REPORTS

Provide and pay for all materials testing. Testing agency shall be acceptable to the Landscape Architect. Submit to Owner's Representative a minimum of 48 hours prior to start of work 2 copies of certificates of inspection as required by governmental authorities, and manufacturers' vendors certified analysis for soil amendments, fertilizer materials, and chemicals. Submit other data substantiation that materials comply with specified requirements. Certificates are required to determine the quality and quantity of all specified soil amendments.

Materials certification to be submitted include, but are not limited to: Topsoil source and nutrient analysis, mulch, fertilizers/soil amendments/chemicals. Test representative material samples proposed for use. Provide the following data:

- Topsoil and planting backfill.
- Soil PH.
- Particle size, percentage soil texture.
- Percentage organic material.
- Percolation rate.
- Nutrient level analysis.
- All macro, secondary and micro nutrient salinity.
- ESP.
- Free lime.

Recommendations on type and quantity of amendments required to bring levels into acceptable ranges as detailed in Part 2 - Products of Materials of these specifications.

Separate recommendations to be submitted for each crop. Crop to be identified as:

- Irrigated trees and shrubs.
- Turf.

1.08 MAINTENANCE DATA

Submit to Owner's Representative 2 copies of typewritten instructions, prior to expiration of the initial maintenance period, recommending procedures to be followed by the Owner for the maintenance of landscape work for one full year.

1.09 PRODUCT DELIVERY, STORAGE AND HANDLING

Deliver packaged material in containers showing weight, analysis and identification of manufacturer. Protect materials from deterioration at all times.

Provide protective covers to plant life and trees during delivery. Do not prune trees prior to delivery. Do not bend-tie trees or shrubs in such a manner as to cause damage or destroy shape. Deliver materials after preparation for planting have been completed. Plant immediately. If planting is delayed for more than 6 hours after delivery, set plant material in shade, protect from weather and mechanical damage and keep roots moist.

Do not remove container grown stock including ground cover, from containers until planting time.

1.10 SITE CONDITIONS

Determine location of underground utilities. Execute work as required to prevent damage.

Maintain grade stakes set by others until directed otherwise.

Protect all existing plant life not scheduled for removal. If any plant material that is to remain is damaged, the Contractor, at his expense, will pay for a replacement plant of the same size and species (to be approved by Owner's Representative).

Protect existing utilities, paving and other facilities from damage during landscaping operation.

Coordinate with other contractors.

1.11 WARRANTY

Submit warranty to Owner's Representative.

Trees, Palm Trees, Saguaros and Ocotillos:
Warrant that trees, palm trees, saguaros and ocotillos will be alive and in good health for a period of 1 year after acceptance except for defects resulting from neglect by Owner, abuse or damage by others.

Owner must follow Contractor's maintenance schedule and provide current maintenance log to Owner's Representative.

Remove and replace dead, unhealthy or girdled trees, palm trees, saguaros and ocotillos that lose original form and size during warranty period with material equal to that specified. Replace any material which does not meet requirements within fifteen days of notification. All replacement trees, palm trees, saguaros and ocotillos shall be subject to an additional one year maintenance period.

Shrubs and Other Plantings:
Guarantee all other planting will be alive and in satisfactory condition for a period of 90 days from date of acceptance or will be replaced at no additional cost to the Owner. All plant material shall be maintained in a healthy, sturdy condition during the warranty period by the Contractor.

All replacement plants, including shrubs, cacti, groundcovers, vines and perennials shall be subject to an additional 90 day maintenance period.

PART 2 - PRODUCTS AND MATERIALS

2.01 FILL MATERIALS

Provide dry, loose material for fill, backfill, planting backfill and topsoil for planter beds. Frozen or muddy soils are not acceptable. Salts not to exceed 1500 ppm, and material shall be free of debris, noxious weeds, ingredients or objects detrimental to healthy plant growth. Topsoil: Screened, fertile, friable, from well drained arable land, free of nut grass, refuse, roots, heavy clay, noxious weeds or any material toxic to plant growth; contents as follows:

- Silt: 20-45 %
- Clay: 15-20 %
- Sand: 30-60 %
- Organic Material (natural or otherwise): 2 % minimum
- pH: 7.0-8.3
- Soluble salts: 1,500 ppm.
- Nutrients: enough to bring levels up to acceptable plant growth.

Percolation rate shall be between 3 to 4 inches per hour. Existing top soil may be used provided it meets these requirements.

2.02 COMMERCIAL GRADE FERTILIZERS

Agri-Sul, Dispersul - use only for sulfur
Agriculture grade gypsum

2.03 SOIL AMENDMENTS

Wood shavings: nitrogen stabilized fir or pine shavings containing 0.75% total nitrogen and 0.1 to 0.15% total iron, and under 60 ppm total manganese; composted, leached and aged for a minimum of 10 to 12 months; pH factor, 4.0 to 4.5. no soil amendments are required for salvaged plant material and cacti unless otherwise specified.

2.04 TREE SUPPORTS

Tree Stakes: Copper naphthenate impregnated lodge pole 10 feet in length for 5 gallon and 15 gallon, and 12 feet in length for 24 inch box and larger. No tree stakes are required for salvaged plant material.

Tree Ties: Provide a minimum of two per tree; No. 10 gauge, pliable, zinc coated iron wire. Cover wire with hose, cover as specified, where it contacts tree.

Hose Covering: 1/2 inch minimum diameter; 2-ply reinforced rubber, new garden hose.

Tree Guards: ArborGard+ by Deep Root, or equal.

Tree Guys: Minimum 3 per tree; No. 10 galvanized wire. Cover wire with hose where it contacts tree for 24, 30 and 36 box tree.

Anchors (Deadmen): 2 inch x 4 inch x 3 feet long; construction grade redwood.

Signals (Flags): For guy wires, 1/2 inch diameter, white or orange plastic tubing 5 feet long over each guy used.

2.05 HERBICIDES

Pre-emergent and contact Herbicides:

Pre-emergent herbicide shall be Surlan as manufactured by Dow/Elanco Chemical Company.

Contact herbicide shall be Round-up as manufactured by Monsanto.

2.06 PLANTING MATERIAL

Plant Material: Healthy, shapely and well rooted. Roots shall show no evidence of having been restricted or deformed at any time. All plants shall be representative of their normal species and variety. They shall have normally developed branch systems. Plants shall be free from disfiguring knots, sun scald injuries and abrasions of bark. Plants not meeting these requirements shall be considered defective and shall be replaced immediately. All plants shall be true to name and shall be tagged, one of each variety. All plant material shall be grown in nurseries inspected by the State Department of Agriculture unless otherwise approved by the Owner's Representative.

Provide "Specimen" plants with a special height, shape or character. Tag at the source of supply prior to notifying Landscape Architect for inspection. The Landscape Architect shall inspect selections at source of supply for suitability and adaptability to selected location. When specimen plants cannot be purchased locally, provide sufficient photographs of proposed material for approval.

Plants may be inspected and approved at place of growth for compliance with specification requirements for quality, size, and variety. Such approval shall not impair the right of inspection and rejection upon delivery at the site or during the progress of the work.

2.07 TURF SOD

As noted on plans.

2.08 DECOMPOSED GRANITE

Decomposed granite coverage shall be a minimum 2-inch thickness unless noted otherwise on plans. Decomposed granite shall be the size and color as specified on plans, and shall be taken from a single quarry.

2.09 BOULDERS

Boulders are to be Surface Select or as noted on the plans. Boulder size as noted on the plans and approved by the Owner's Representative. Boulders are to be harvested, delivered and placed in a manner to avoid marking, scraping or damaging the natural condition of the boulder. All scarred boulders are to be treated with Permeon (or equal) to provide a natural appearance of the desert varnish.

2.09 SEED MIXTURE

As noted on plans.

PART 3 - EXECUTION

3.01 GENERAL

Install in accordance with the methods, techniques and specifications of each representative manufacturer. If a conflict occurs between manufacturers and these specifications, consult with Owner's Representative for a decision.

Do not begin planting until the irrigation system is completely installed, is adjusted for full coverage and is completely operational.

3.02 BACKFILL, IMPORTED FILL OR ARTIFICIAL SOIL AND GRAVEL

Inspect the integrity of all damp-proofing and water-proofing membranes which occur over, on or against any construction to be fully or partially concealed by earthwork prior to the placement of any imported soil, backfill, gravel fill or sub-base.

Correct defects prior to proceeding with the work.

3.03 TOPSOIL

Import additional topsoil only as required to bring planting areas up to finish grade. Spread and cultivate soil so that no setting takes place at any time.

3.04 LANDSCAPE FINE GRADING

Allow for the addition of soil amendments, conditioners and any specified top dressing when determining and executing finish grade.

Set finish grade 1-1/2 inches below adjacent paving, curb and headers for shrubs and ground cover beds and areas or as required for installation of decomposed granite or turf sod.

At all planting areas, make entire area smooth and even to finish grade. Cultivate all areas so that there are no bumps or hollows, and the area drains as indicated. Grade and maintain all flow lines, designated or not, to allow free flow of surface water. Cultivate entire area to a depth of 6 inches minimum and remove all rock in excess of 1-1/2 inches diameter, all building rubble, building construction material, waste and any other material that will impair satisfactory growth.

3.05 DECOMPOSED GRANITE

Place 2 inches unless otherwise noted, in all planting areas. Decomposed granite shall extend below all plant material, trees and cactus. Decomposed granite finish grade 1-1/2 inch below adjacent paving, curbs, and headers.

3.06 HERBICIDE APPLICATION

Apply pre-emergent herbicides in accordance with manufacturer's instructions.

Apply contact herbicides in accordance with manufacturer's recommendations. Prior to application, moisten areas for fourteen days to encourage weed germination and growth. Apply before weeds attain a height of 6 inches. Remove taller weeds manually.

Areas to be landscaped shall be maintained in a weed-free condition at all times during construction and maintenance period.

Do not apply pre-emergent herbicides at locations of revegetation seeding. The contractor shall manually remove invasive weeds within these areas.

3.07 TREE SUPPORT

Guyed Trees: Guy trees as shown immediately after planting as shown on the drawings.

Staked Trees: Stake trees as shown on the drawings within 48-hours of planting.

Tree supports shall be installed to prevent lodging, yet allow for trunk movement. Hoses that encircle trunks shall be large enough to allow for normal growth of the trunk during the first year without girdling.

3.08 TREES, SHRUBS, AND VINES

Layout locations with stakes or gypsum. Coordinate with Owner's Representative to assure appropriate location, prior to installation.

Test drainage of plant beds and pits by filling with water. Notify Owner's Representative of areas where water is retained more than 24 hours.

Where rock, underground construction or other detrimental conditions are encountered at plant pits, Owner's Representative may select alternate location.

Do not expose roots to air except during transplanting. Set up of plants at some level when planted as in the container. Cut plant containers on 2 sides without injuring root ball and carefully remove plant. Do not cut container with spade. Damaged plants will be rejected.

Dig pits with perpendicular sides to a minimum of 2 to 3 times the width (see detail) of the root ball for containerized trees or shrubs. Dig pits only as deep as the root ball to prevent settling of the tree or shrub.

Place rootball of vines as close to structure or support system as possible. If rootball can't be placed closer than 12" notify Owner's Representative of situation for inspection and remedy.

Tie vines to trellis supports if applicable with green plant tape and remove any staking supplied with plant material.

Planting Mixture: One part wood shavings Two parts excavated soil amended to meet standards in Part 2.

Mix thoroughly outside the hole before start of backfilling.

Tree Guard: Install tree guard on all trees located in turf areas per manufacturer's recommendations.

3.09 BACKFILLING

Backfill plant pits and form shallow basin around the plant to hold enough water to saturate the root ball and backfill (only form basins if specified on detail). Water plants immediately after planting and allow backfill to settle in plant pit. Do not water saguaros after planting. Do not raise basin rim above surrounding grade.

Puddle planting mixture when pit is 2/3 full of plant mix. Continue back filling to within 1 inch of surrounding grade.

Finish grade to 2 inches below headers or concrete work.

Top dress planting areas with 2 inches of top dressing after planting.

Treat all planting areas with a pre-emergent.

3.10 GROUND COVER

At time of transplanting, soil in flats shall be sufficient so as not to fall apart when lifting plants. Plant each plant with its proportionate amount of the flat soil in a manner that will ensure a minimum disturbance to the root structure.

Plant flat material sufficiently deep to cover all roots. Firmly tamp the earth around each plant to force out large air pockets.

3.11 TURF SOD

Soil Preparation: Provide soil with an organic matter content of 25-percent to 30-percent. Cultivate entire area to a depth of 6" minimum and remove all rock in excess of 1 1/2", all building rubble, building construction material waste and any other material that will impair satisfactory growth. This top 6" must meet the topsoil requirements noted in Section 2.01.

Soil Amendments: Prior to rototilling, apply gypsum at a rate of 100 lbs per 1,000 sf, phosphate at a rate of 2 lbs per 1,000 sf., and soil sulfur at 5 lbs per 1,000 sf. Rototill into soil.

Install sod along the straightest edge of turf area. Stagger joints in a brick-like pattern. Avoid gaps and overlapping. Place sod diagonally across, to avoid sliding. Water sod at least every 30 min. during installation. Finish by watering lightly and roll in two directions w/sod roller.

3.12 WATERING

Water all plants immediately after planting, except for saguaros, with hose in planting hole until material about the roots is completely saturated from the bottom of the hole to the top of the ground to avoid drying out until the entire planted area is thoroughly watered and the soil soaked to the full depth of each plant hole. Water stream shall not cause damage to planting hole or plant. Keep exposed roots wet by means of moist sodwater, peat moss or burlap at all times during planting operation. Repeat watering as often as necessary to keep the ground moist but not soaked, well below the root system of the plants.

3.13 CLEAN UP

Keep all areas clean and orderly during and after execution of work. Burning of trash is not permitted.

3.14 ADJUSTMENT

Prune each tree and shrub to preserve the natural character of the plant per American Standards for Nursery stock, as published by the American Association of Nurserymen. Prune only as directed by Owner's Representative and Landscape Architect to remove deadwood, suckers, or broken or badly bruised branches. Replace all plants damaged by excessive pruning, planting operations or construction damage.

3.15 MAINTENANCE PERIOD

When the Owner's Representative and Landscape Architect determine the work to be substantially complete in accordance with the Conditions of the Contract, Contractor will be advised, in writing, that the maintenance period is to begin.

Landscape contractor shall be responsible for maintenance of landscaped areas for a period of 90 days. Maintenance includes watering, liming, weeding and cultivating of beds.

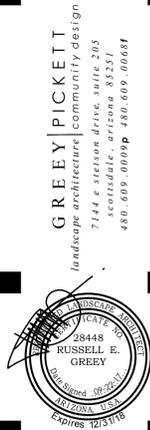
Landscape contractor, in order to protect his guarantee, shall give typewritten to Owner, a complete maintenance instruction booklet on the care and feeding of the landscape.

Contractor shall request, in writing, a Final Inspection with Landscape Architect at the completion of the maintenance period. If the Owner's Representative determines the work is satisfactory, the maintenance period will end on the date of the Final Inspection. If the maintenance is unsatisfactory, the maintenance period will be extended, at the Contractor's expense, until such time as all corrections are made and the work is inspected and approved by the Owner's Representative and Landscape Architect. Retention will not be released until final inspection is made and approval issued by the Owner's Representative.

3.16 FIELD QUALITY CONTROL

Notify Owner's Representative of the requirement for inspection at least 48 hours in advance. Inspections are required, but not limited to, the following:

- Inspection and acceptance of plant material prior to shipping.
- At completion of rough grade and boulder placement.
- At completion of landscape finish grading and soil preparation, prior to planting.
- At installation of irrigation system, prior to backfilling trenches and planting.
- During installation of specimen trees, or other specimen plant material.
- After staking locations for plant holes, but prior to planting; for approval.
- During the planting process.
- During the placement and aiming of all light fixtures.
- At Substantial Completion of the Work.
- During warranty period to observe maintenance procedures.
- At final Completion of the Work.



DFX PROJECT
LOT 1 - GOLDWATER ESTATES
4134 E. KEIM DRIVE
PARADISE VALLEY, AZ 85253

revisions:
12/04/2015 contractor comments
12/18/2015 city comments
01/30/2017 owner comments
09/22/2017 owner comments

project #:
NJF001

scale:

issued for:

drawn by:
TEAM

date:
09/22/2017

drawing:
Planting Specifications

L8.1
of