

AERIAL OVERLAY
TEETER RESIDENCE

4343 E. KEIM DRIVE

OF
A PORTION OF NORTHEAST QUARTER OF SECTION 12, TOWNSHIP
2 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER
MERIDIAN, MARICOPA COUNTY, ARIZONA.



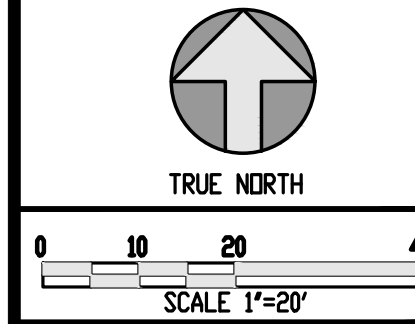
TEETER
RESIDENCE
4343 E KEIM DR
PARADISE VALLEY, AZ

AERIAL OVERLAY

JACOBS WALLACE, LLC

ENGINEERING - PLANNING - MANAGEMENT

2233 W. BETHANY HOME ROAD
PHOENIX, AZ 85015
602.757.5964



DATE: JUNE 2020

DRAWING NO.

C1.1

JOB: 0165



BD*

OWNER INFO

WAYNE AND CATHY TEETER
4343 EAST KEIM DRIVE
PARADISE VALLEY, AZ 85253

DEVELOPER INFO

MCINTYRE DEVELOPMENT
DAN MCINTYRE
602.486.8991

LANDSCAPE CONTRACTOR

LANDSCAPE RESOURCES
14807 N 73RD STREET, SUITE 101
SCOTTSDALE, AZ 85251
480-991-5571

PLAN + PLANTING NOTES

1. ALL LANDSCAPE PLAN LOCATIONS AND SITE WALLS TO BE FIELD VERIFIED PRIOR TO COMMENCEMENT OF ALL LANDSCAPE WORK.
2. ARIZONA BLUE STAKE SHALL BE CONTACTED TO MARK ALL EXISTING UTILITIES. THESE MARKINGS SHALL BE CONFIRMED ON SITE.
3. THIS PROJECT IS WITHIN A HILLSIDE AREA AND SHALL FOLLOW THE REQUIREMENTS OUTLINED BY THE TOWN OF PARADISE VALLEY.
4. PLANTING VARIETIES AND PLACEMENT SHALL FOLLOW GUIDELINES OUTLINED BY HILLSIDE STANDARDS.
5. ALL PLANT MATERIAL SIZING SHOULD BE WITHIN ARIZONA NURSERY ASSOCIATION STANDARD GUIDELINES.
6. EXISTING PLANT MATERIAL ON SITE INCLUDING ANY SALVAGE MATERIAL IS TO REMAIN IN PLACE. EVERY EFFORT WILL BE MADE TO PROTECT AND KEEP NATIVE PLANT MATERIAL ESTABLISHED.
7. ALL PLANTINGS ARE SUBJECT TO STAKING AND SUPPORT BASED ON THE PLANTING DETAILS PAGE L3.
8. ALL NEWLY INSTALLED DECOMPOSED GRANITE SHALL SIT 1-2" BELOW FINISHED CONCRETE AND PAVED SURFACES. WHERE APPROPRIATE, THIS PLAN REFLECTS THE ESTABLISHMENT OF AN ON SITE WASH SYSTEM FOR SURFACE DRAINAGE. (ADJUSTED GRADE AND RIP RAP AREAS).
9. ALL LANDSCAPE AREAS OUTSIDE OF PRIVATE PLANTING AREAS AND BUILDING ADJACENT SPACES TO BE COVERED WITH NATIVE ROCK IN A "DESERT PAVEMENT" AT A DEPTH OF 2".
10. ROUGH GRADING ON PLAN IS SPECIFIED BY PROJECT ENGINEER AND MUST BE COMPLETED BY BUILDER PRIOR TO START OF LANDSCAPE WORK.
11. PLANT WARRANTY FOR THIS PROJECT WILL BE NINETY (90) DAYS.
12. ALL GROUNDWORK SHALL COMPLY WITH PARADISE VALLEY DUST CONTROL STANDARDS. ALL WORK TO BE COMPLETED ON SITE BY A LICENSED LANDSCAPE CONTRACTOR.
13. EXISTING TREES ON SITE NEAR DRIVEWAY ENTRANCE SHALL BE MAINTAINED AT A 6' CANOPY TO ENSURE PROPER SITE LINES UPON PROPERTY EXIT.
14. THERE IS NO SIDEWALK AND/OR PEDESTRIAN WALK AT THE STREET.
15. THERE IS NO LANDSCAPE LIGHTING IN THIS PLAN.
16. THE CONTRACTOR SHALL NOT PLANT ANY UNDERSIZED OR UNHEALTHY PLANTINGS. EVERY EFFORT SHALL BE MADE TO MINIMIZE HIGH WATER USE PLANTS.
17. THERE ARE NO FLOWERBEDS, FLOWER POTS, OR HANGING BASKETS IN THIS PLAN.
18. ALL PAVING MATERIAL SHALL MEET OR EXCEED HILLSIDE REQUIREMENTS WITH A LIGHT REFLECTED VALUE EQUAL TO OR LESS THAN 38%.
19. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS PER PLANTING PLAN. BOTH QUANTITY AND INITIAL PLANTING SIZE. DISCREPANCIES MUST BE DISCUSSED PRIOR TO INSTALLATION.

IRRIGATION NOTES

1. ALL LANDSCAPE WORK ASSOCIATED WITH IRRIGATION SHALL BE COMPLETED WITH CARE NEAR ALL MARKED UTILITY LOCATIONS.
2. IRRIGATION SHALL COMPLY WITH THE TOWN OF PARADISE VALLY WATER CONSERVATION, LANDSCAPE, AND WATER WASTE STANDARDS.
3. THE LAYOUT AND DESIGN OF THE LANDSCAPE IRRIGATION SYSTEM SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. ALL DESIGN SHALL BE INSTALLED TO ADEQUATELY WATER AND MAINTAIN THE ON-SITE PLANT MATERIAL.
4. THE IRRIGATION SYSTEM SHALL BE RUN ON A PERMANANT, FULLY AUTOMATED IRRIGATION CONTROLLER.
5. WATERING TIMES FOR EACH ZONE SHALL BE ADJUSTED ACCODRING TO SUN EXPOSURE, SEASON, SITE LOCATION, AND PLANT HEALTH.
6. ALL PLANTS SHALL RECEIVE DRIP EMITTERS SITUATED AT THE ROOTBALL PER PAGE L3
7. DEPTH OF MAINLINE AND LATERAL IRRIGATION LINE BURIAL SHALL BE A MINIMUM OF 12" BELOW FINISHED GRADE. MAINLINE TO BE SCHEDULE 40 AND RUN WITHOUT PIPE BENDS.
8. SYSTEM SHALL BE ESTABLISHED BY USE OF A BACKFLOW PREVENTOR THAT IS STUBBED OFF THE MAIN WATER SUPPLY OF THE PROJECT.
9. ALL IRRIGATION EQUIPMENT (CONTROLLERS, VALVES, BOXES, PIPES) SHALL BE HIDDEN FROM VIEW WHERE POSSIBLE. EXPOSED PIPE OR LIDS SHALL BE PAINTED TO MATCH ADJACENT MATERIALS.
10. POWER TO CONTROLLER SHALL BE SUPPLIED BY OTHERS.
11. ALL IRRIGATION LINES (MAINLINE, LATERAL, EMITTER) WHICH RUN UNDER PAVED AREAS SHALL BE INSTALLED IN PVC SLEEVEING AT A FACTOR OF 2 TIMES THE DIAMETER OF THE LINE.
12. FLUSH CAPS AND CHECK VALVES WILL BE INSTALLED THROUGHOUT THIS SYSTEM TO ENSURE LONG TERM HEALTH AND OPERATION OF THE IRRIGATION SYSTEM. PRIOR TO FINAL SET UP ALL LINES SHALL BE PROPERLY FLUSHED TO ENSURE THEY ARE CLEAR OF DEBRIS.
13. SEPARATE VALVES ARE REQUIRED FOR TREES AND SHRUBS.
14. ALL IRRIGATION SHALL BE INSTALLED PER DETAILS ON PAGE L3.
15. DRIP SPAGHETTI LINES TO BE A MAXIMUM LENGTH OF 6' TO ENSURE PROPER PRESSURE AND WATERING.
16. ALL DRIP EMITTERS SHALL BE BURIED AT CONNECTION TO ENSURE PROTECTION FROM ELEMENTS, WILD LIFE, AND PEDESTRIAN TRAFFIC. EMITTER LINES SHALL BE TRIMMED AT FINISHED GRADE.

PAGE LISTING

SHEET	CONTENTS
L1	COVER SHEET
L2	LANDSCAPE PLAN
L3	LANDSCAPE DETAILS

REVISIONS:

COVER PAGE

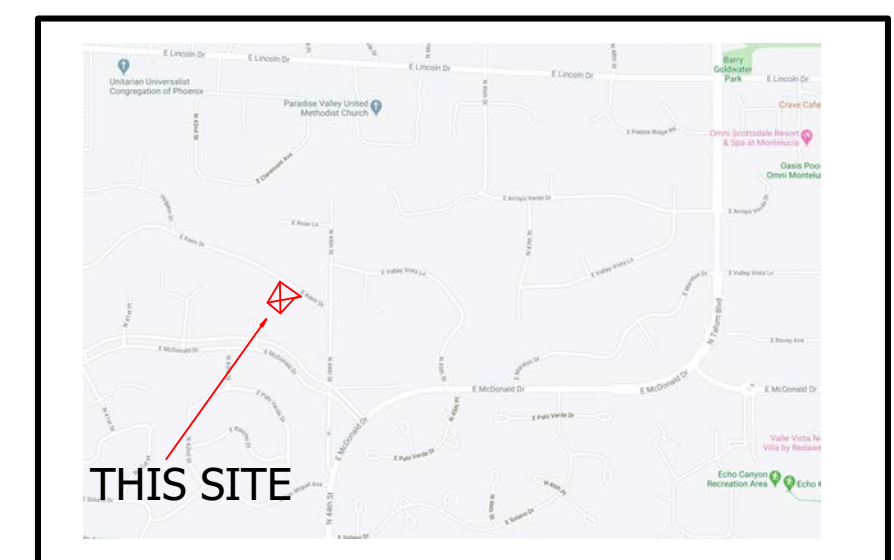
DESIGNER: JM

DATE: 04.01.2020

SCALE: 1/16" = 1'-0"

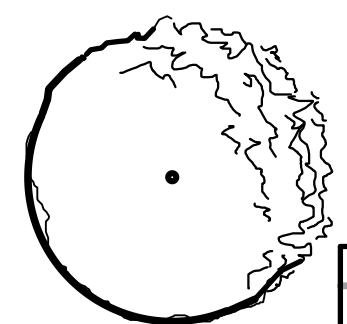
SHEET

L1 OF 3



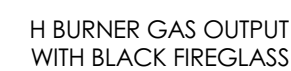
VICINITY MAP

4343 E KEIM DRIVE, PARADISE VALLEY, AZ

[illegible]

A

1'-6" HEIGHT



- 2" LAYER OF EXISTING SITE TO BE DISTURBED SHALL BE COLLECTED AND STOCKED UNTIL FINAL APPLICATION.
- ROCK SHALL BE SALVAGED AND STOCKED BY GENERAL CONTRACTOR
- APPLICATION OF DESERT PAVEMENT SHALL BE COMPLETED AFTER SITE GRADING IS FINILIZED AND ALL IRRIGATION LINES ARE PROPERLY COVERED.
- APPLICATION OF DESERT PAVEMENT SHALL BE DONE IN A WAY AS TO MATCH EXISTING SURROUNDING AREAS.
- SUPPLEMENTAL BASE OR DECOMPOSED ROCK, IF NEEDED TO COMPLETE DESERT PAVEMENT FINISH, MUST MATCH ON SITE COLOR AND SIZE

DWARF CITY

TIERED RETENTION LEVELS WITH
30" TW AT EACH LEVEL FOR 10'
OVERALL DROP IN ELEVATION

STABILIZED GRANITE PATHWAY WITH STEEL EDGE

PUTTING GREEN AND CHIPPING
TEE BOX AREA SUBJECT TO
SEPTIC FIELD LOCATION

ALL AREAS OUTSIDE OF PLANTER
ADJACENT TO HOME WILL BE
FINISHED IN A NATURAL DESERT
PAVEMENT PER NOTES

NATIVE PLANT MATERIAL WITHIN
EXISTING SLOPED PLANTER AREAS

NEW MASONRY RETENTION
WALL AT DRIVEWAY EDGE
BY OTHERS (SEE CIVIL)

- FOCAL ENTRY PLANTERS WITH UPRIGHT CACTUS AND LINEAR POT

- 3 - WALL MOUNTED TRELLIS
(LINEAR BOX RECTANGLE STYLE)

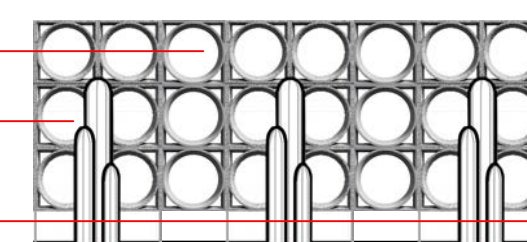
- PRIVATE PAVER PATIO WITH MODERN PERGOLA COVERING + MASONRY BBQ

- STABILIZED GRANITE FIRE PIT PATIO WITH FIRE BOWL FEATURE

- COMPACTED GRANITE WALKING PATH WITH STEEL EDGING

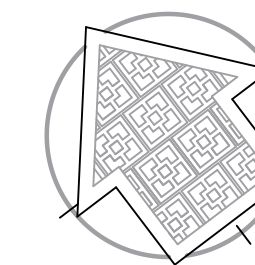
OPTIONAL SAGUARO
CACTUS TO BE HAND PLACED

4'-8" HEIGHT



TEETER RESIDENCE

6.24.20
7.20.20



LANDSCAPE PLAN

DESIGNER: JM

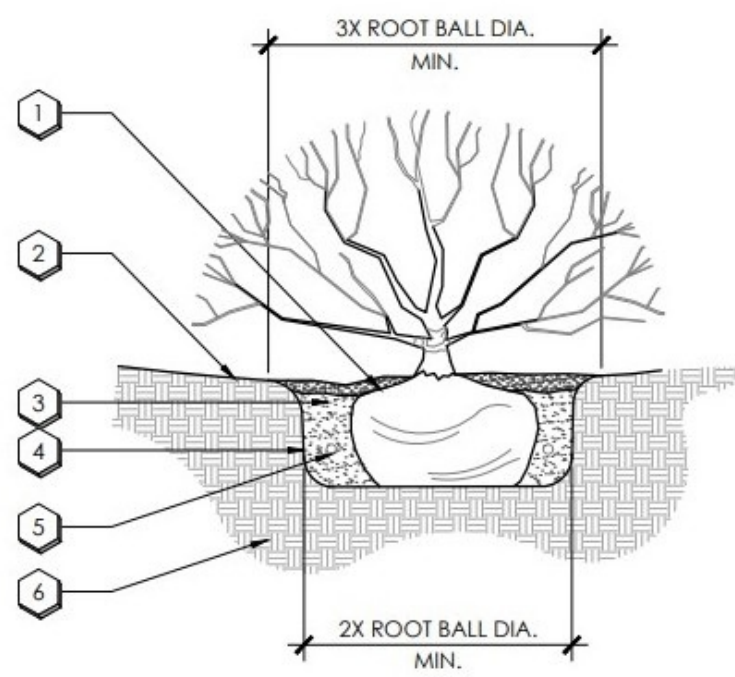
DATE: 04.01.2020

SCALE: 1/16" = 1'-0"

SHEET

KEYNOTES:

- 1 TOP OF ROOT BALL AND WELL TO BE 2" BELOW SAUCER
- 2 FINISH GRADE MULCH PER SPECS.
- 3 BACKFILL W/ SPECIFIED SOIL MIX. WATER & TAMP TO REMOVE AIR POCKETS REFER TO SPECS.
- 4 SCARIFY SIDES OF PLANTING HOLE TO PREVENT GLAZING
- 5 FERTILIZER TABS PER SPECS. PLACE 6" BELOW FINISH GRADE.
- 6 SUBSOIL



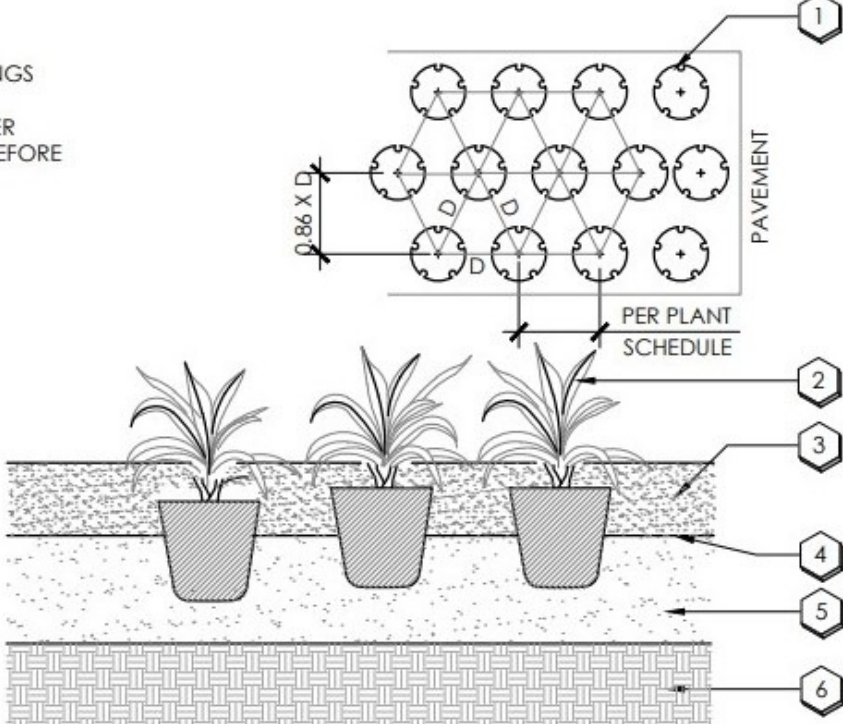
SHRUB PLANTING

NOT TO SCALE

KEYNOTES:

- 1 ATYPICAL SPACING AT END ROW
- 2 PLANTS / SPACING AS PER DRAWINGS
- 3 MULCH LAYER, DEPTH & TYPE AS PER DRAWINGS AND SPECS, INSTALL BEFORE PLANTING
- 4 FINISH GRADE
- 5 PREPARE BED AS PER DRAWINGS OR SPECS
- 6 UNDISTURBED SUBGRADE

- NOTES:
1. TILL 2" OF POTTING OR PLANTING SOIL OR APPROVED EQUAL TO A DEPTH OF 6"
 2. D = ON CENTER DIMENSION

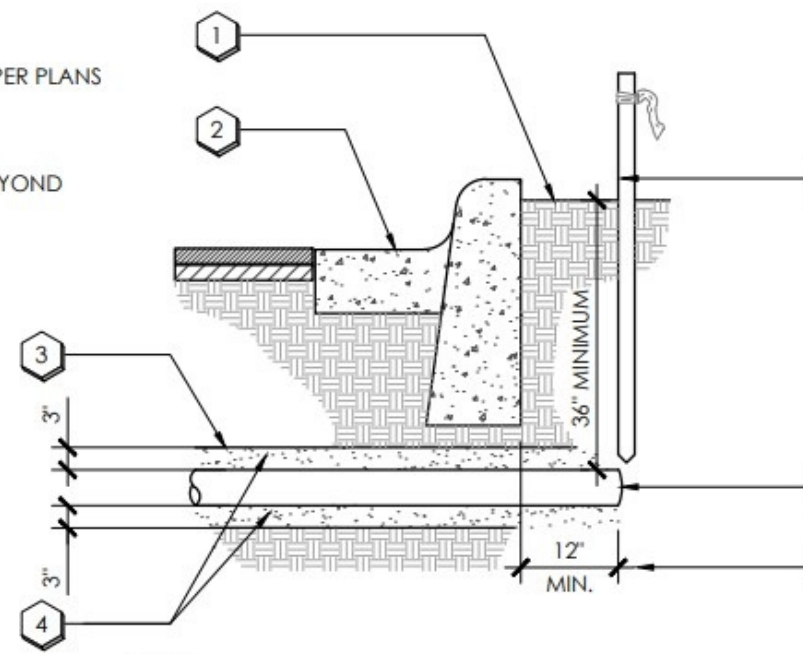


GROUNDCOVER PLANTING

NOT TO SCALE

KEYNOTES:

- 1 FINISH GRADE BEYOND PAVEMENT EDGE
- 2 CURB & GUTTER
- 3 SLEEVE PIPE- DWV SCH 40 PVC SIZED PER PLANS
- 4 BEDDING SAND
- 5 EXTEND SLEEVE ENDS 12" MINIMUM BEYOND ALL HARDSCAPE EDGES
- 6 SEAL SLEEVE ENDS WITH TAPE AND STAKE END LOCATIONS
- 7 2" x 4" x 48" STAKE W/ ORANGE RIBBON (TYP.)

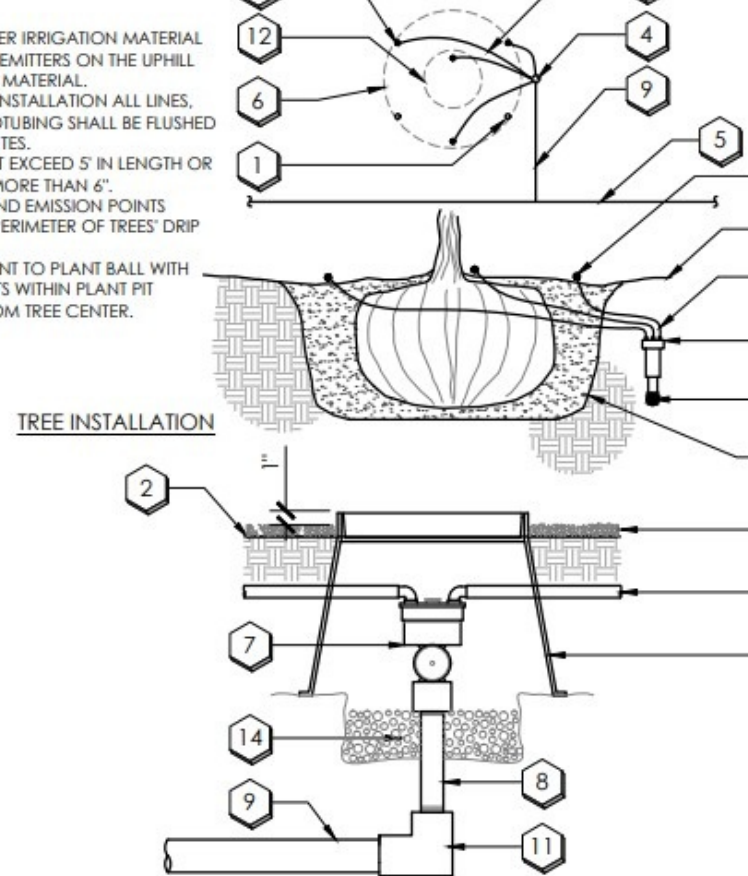


- NOTES:
1. BACKFILL TRENCH WITH 3" OF BEDDING SAND UNDER SLEEVE AND 3" ABOVE SLEEVE. SAND SHALL NOT HAVE ANY ROCKS LARGER THAN 1/4" IN DIAMETER

TYPICAL SLEEVEING

KEYNOTES:

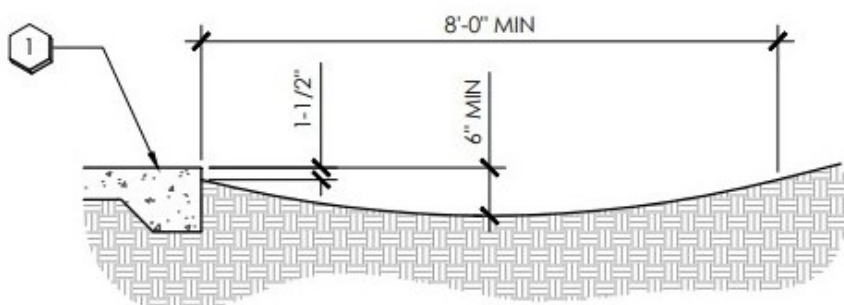
- 1 EMISSION POINT WITH BUG-PLUG
- 2 FINISH GRADE
- 3 MICROTUBING
- 4 DRIP EMITTER
- 5 PVC LATERAL
- 6 PLANT PIT
- 7 MULTI-PORT DRIP EMITTER
- 8 1/2" SCH. 80 PVC NIPPLE
- 9 DISTRIBUTION LATERAL LINE (NOT SHOWN ON PLANS)
- 10 0.160x0.220 MICROTUBING
- 11 S&T PVC FITTING
- 12 PLANT BALL
- 13 2" DECOMPOSED GRANITE TOP DRESSING
- 14 6" LAYER OF PEA GRAVEL
- 15 EMITTER ACCESS BOX (TAN COLOR)
- 16 FUTURE EMISSION POINT
- 17 MULTI-PORT EMITTER



NOT TO SCALE

KEYNOTES:

- 1 EDGE OF CONCRETE



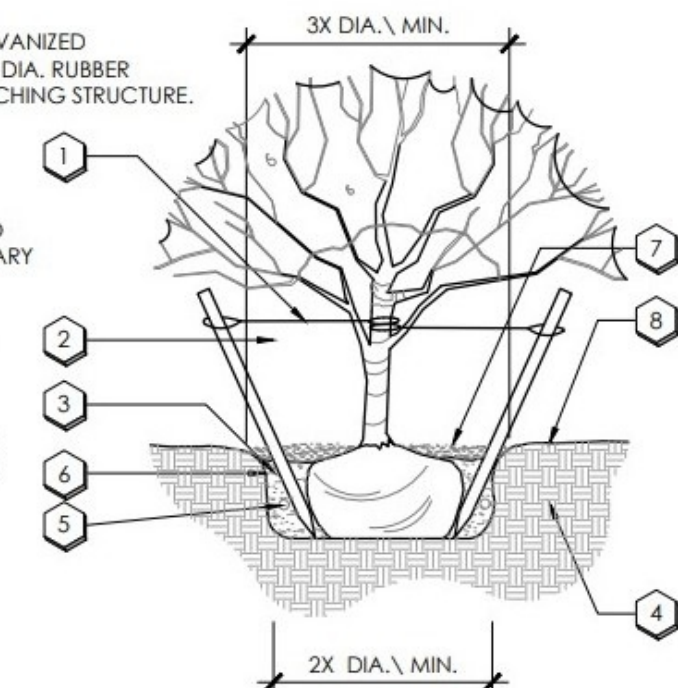
- NOTES:
1. SWALE ADJACENT TO CONCRETE CURB OR SIDEWALK FOR LANDSCAPE IRRIGATION WATER CONTROL.

SWALE

NOT TO SCALE

KEYNOTES:

- 1 TREE TIES SHALL BE 12 GAUGE GALVANIZED ZINC COATED WIRE ENCASED IN 1" DIA. RUBBER HOSE. INSTALL ABOVE MAIN BRANCHING STRUCTURE.
- 2 (2) LODGEPOLE (LENGTH AS REQ'D) STAKES AT ANGLE INTO SUBGRADE (18" MIN.) PRIOR TO BACKFILLING TIE TO PRIMARY BRANCHES & AS NECESSARY FOR FIRM SUPPORT.
- 3 BACKFILL W/ SPECIFIED SOIL MIX. WATER & TAMP TO REMOVE AIR POCKETS REFER TO SPECS.
- 4 BREAKUP & LOOSEN SOIL HALF THE DEPTH OF THE ROOTBALL & 5 TIMES THE WIDTH OF THE ROOTBALL
- 5 FERTILIZER TABS PER SPECS. PLACE 6" BELOW FINISH GRADE.
- 6 SCARIFY SIDES OF PLANTING HOLE TO PREVENT GLAZING
- 7 SOIL GRADE
- 8 FINISH GRADE MULCH PER SPECS.



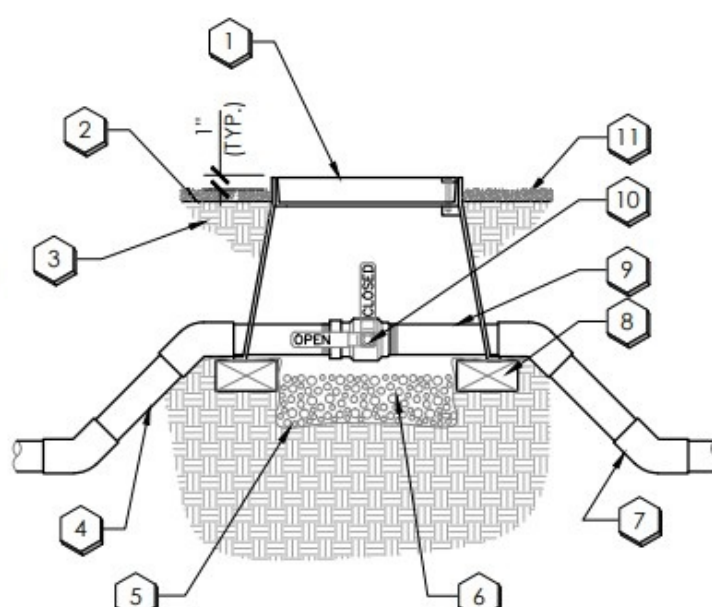
- NOTES:
1. 8" HIGH ARBOR GUARD TO BE PLACED AROUND TRUNK OF TREES LOCATED IN TURF AREAS.
 2. TOP OF ROOT BALL AND WELL TO BE 4" BELOW FINISH GRADE.
 3. SCORE ROOTBALL MAKE VERTICAL CUT 25-3 INCHES DEEP FOUR TIMES AROUND SIDES AND TWICE AROUND BOTTOM.
 4. WIRE SHALL NOT TOUCH OR RUB ADJACENT TRUNKS OR BRANCHES.
 5. TREE TRUNK GUARDS REQUIRED FOR TREES WITHIN TURF.

TREE PLANTING

NOT TO SCALE

KEYNOTES:

- 1 10" x 10 1/4" x 13" VALVE BOX WITH LOCKING T-COVER
- 2 FINISH GRADE
- 3 SUBGRADE
- 4 SCH 40 PVC MAINLINE
- 5 GEOTEXTILE FABRIC
- 6 8" LAYER OF 3/4" CRUSHED AGGREGATE WITH 1" MIN. CLEARANCE TO BOTTOM OF VALVE
- 7 2" x 4" x 48" STAKE W/ ORANGE RIBBON (TYP.)
- 8 SCH 80 PVC 45° ELL (TYPICAL (1 OF 4))
- 9 BRICK PAVER (TYPICAL (1 OF 4))
- 10 10" SCH 80 PVC TOE NIPPLE (TYPICAL (1 OF 2))
- 11 BRONZE FULL PORT BALL VALVE WITH STAINLESS STEEL HANDLE
- 12 2" DECOMPOSED GRANITE TOP DRESSING



- NOTES:
1. NOMINAL SIZE OF BALL VALVE TO MATCH NOMINAL MAINLINE SIZE.
 2. VALVE BOX TO INCLUDE STAINLESS STEEL BOLT AND WASHER.
 3. EMBOSS COVER WITH "B.V." IN 1-INCH HIGH STENCIL LETTERS USING STYLUS TIP TORCH.
 4. VALVE BOX SHALL BE PURPLE FOR USE WITH RECLAIMED WATER.

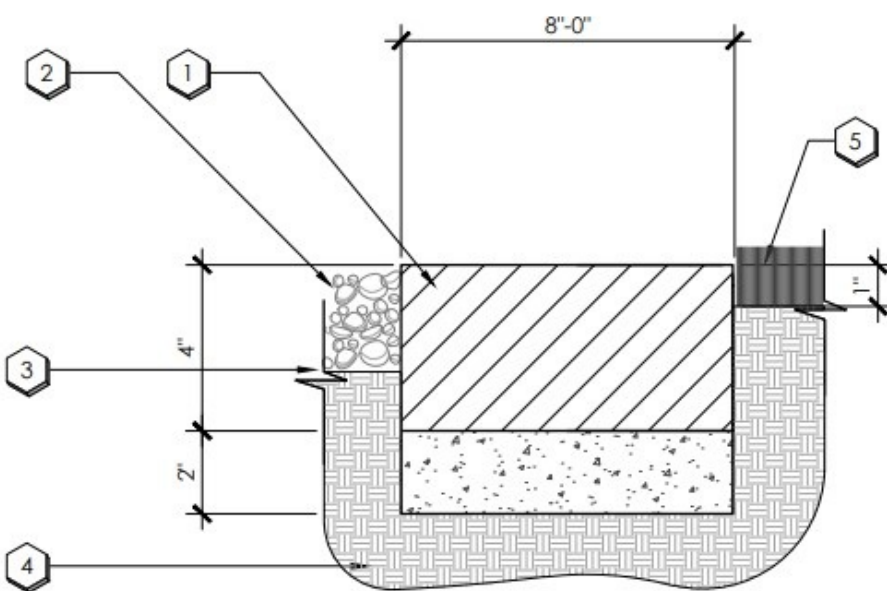
BALL VALVE ASSEMBLY

NOT TO SCALE

KEYNOTES:

- 1 8" x 4" PAVER HEADER ON 2" CONCRETE SLURRY. EDGES TO BE CLEAN AND FLUSH WITH BRICK EDGE FACING.
- 2 FINISH GRADE OF DECOMPOSED GRANITE - DEPTH PER PLANS
- 3 FINISH SUB-GRADE
- 4 COMPACTED SUBGRADE
- 5 TURF

- NOTES:
1. COMPACT GRADE TO 90% OF MAXIMUM ADJACENT TO EDGING TO AVOID SETTLING.

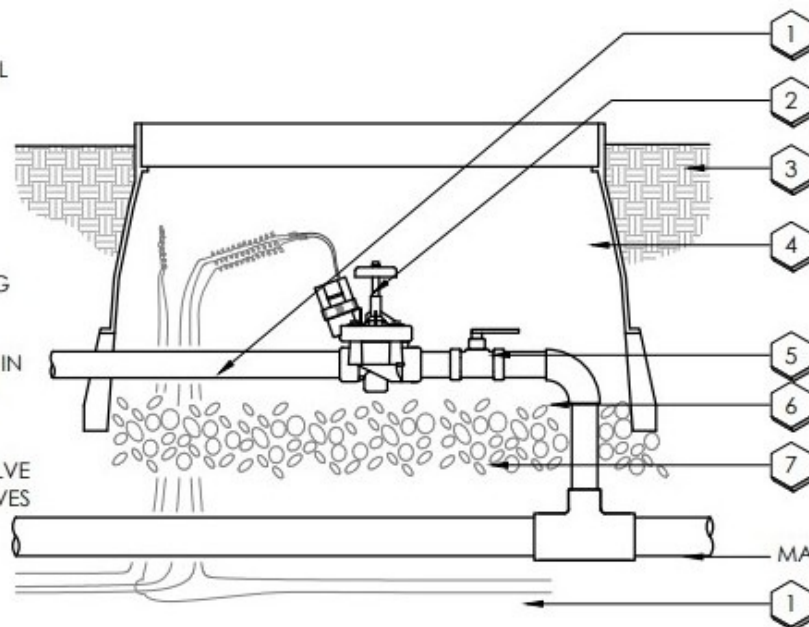


4" X 8" PAVER HEADER ON 2" CONCRETE SLURRY

NOT TO SCALE

KEYNOTES:

- 1 WYE STRAINER AND PRESSURE REGULATOR, PER IRRIGATION MATERIAL SCHEDULE
- 2 ELECTRIC REMOTE CONTROL VALVE, MODEL AND SIZE PER PLANS.
- 3 FINISH GRADE
- 4 PLASTIC VALVE BOX, WITH W/ LOCKING BOLT COVER SIZE AS REQUIRED TO ACCESS ALL EQUIPMENT. SET TOP OF VALVE BOX ABOVE FINISH GRADE 1/2" IN TURF AND 1" DECOMPOSED GRANITE.
- 5 ISOLATION VALVE, PER IRRIGATION MATERIAL SCHEDULE. INSTALL ONE VALVE PER TAP (TWO REMOTE CONTROL VALVES MAX. PER TAP).
- 6 SCH. 80 FITTING AS REQUIRED
- 7 6" LAYER OF PEA GRAVEL



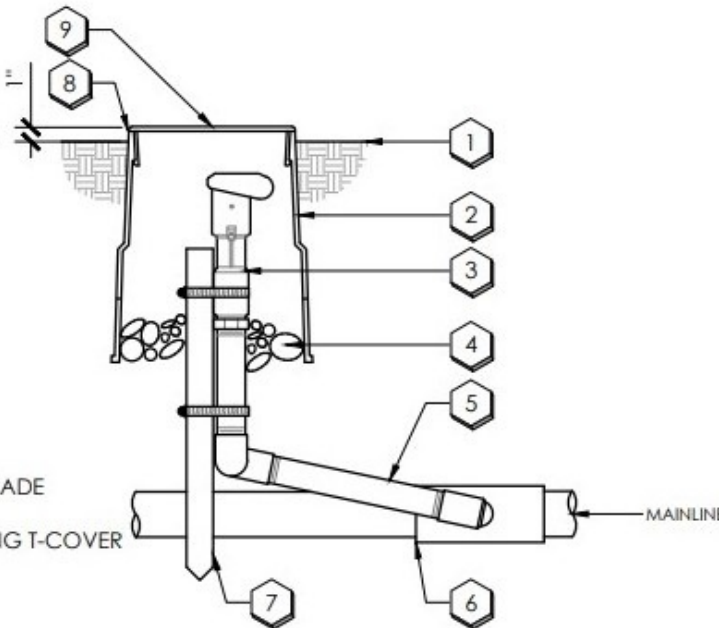
- NOTES:
1. USE DRY-TYPE WATERPROOF CONNECTORS.
 2. PROVIDE EXPANSION COUS AT EACH WIRE CONNECTION IN VALVE BOX. WRAP WIRE AROUND 1/2" PIPE 15 TIMES.
 3. MAINTAIN 6" BETWEEN VALVE AND TOP OF BOX.
 4. EMBROSS COVER WITH 1/2" NUMBERS WHICH CORRESPOND TO VALVE NUMBERS AT IRRIGATION CONTROLLER.

DRIP REMOTE CONTROL VALVE

NOT TO SCALE

KEYNOTES:

- 1 FINISH GRADE
- 2 BOLT DOWN LOCKING VALVE BOX
- 3 QUICK-COUPLING VALVE, PER IRRIGATION MATERIAL SCHEDULE
- 4 6" LAYER OF PEA GRAVEL
- 5 LASCO SWING JOINT
- 6 TEE OR ELL AS REQUIRED
- 7 1" x 30" GALVANIZED ANGLE IRON WITH STAINLESS STEEL GEAR CLAMPS OR EQUIVALENT SUPPORT SYSTEM
- 8 INSTALL VALVE BOX 1" ABOVE FINISHED GRADE
- 9 10" x 10 1/4" x 13" VALVE BOX WITH LOCKING T-COVER



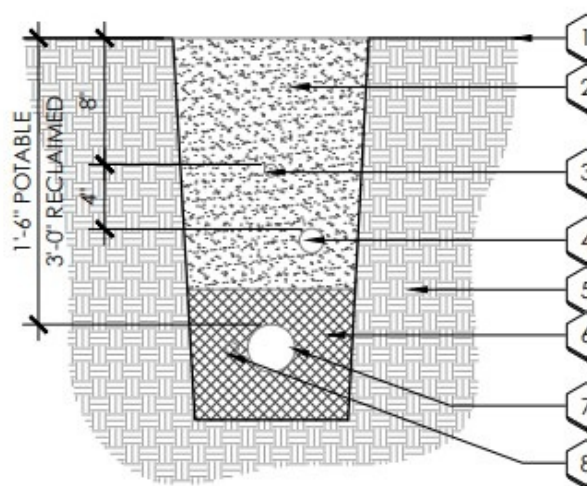
- NOTES:
1. FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.

QUICK COUPLING VALVE

NOT TO SCALE

KEYNOTES:

- 1 FINISH GRADE
- 2 BACKFILL, CLEAN AND ROCK FREE
- 3 DRIP TUBING
- 4 LATERAL LINE
- 5 NATIVE SOIL
- 6 BEDDING PER SPECS
- 7 MAINLINE PIPE
- 8 CONTROL VALVE WIRING, TAPED AT 10'-0" INTERVALS
- 9 TIE A LOOSE 24" LOOP IN ALL WIRING AT CHANGES OF DIRECTION GREATER THAN 30° UNTIE ALL LOOPS AFTER ALL CONNECTIONS HAVE BEEN MADE
- 10 TRENCH



- NOTES:
1. PLACE POTABLE AND RECLAIMED IRRIGATION LINES IN SEPARATE TRENCHES.
 2. PLACE ALL PIPE IN LANDSCAPE AREAS WITHIN SPECIFIED CONSTRUCTION LIMITS.
 3. ALL WIRING TO BE INSTALLED PER LOCAL CODE.
 4. ALL PLASTIC PIPING TO BE SHAKED IN TRENCHES.
 5. ALL TRENCHES TO BE THOROUGHLY COMPACTED TO MATCH ADJACENT DENSITIES.
 6. MAINTAIN 4" MIN. HORIZONTAL CLEARANCE BETWEEN PIPES AND/OR WIRING.

TRENCHING

NOT TO SCALE

		TREES		
TEMPERATURE		1ST YEAR	2-5 YEARS	AFTER 5 YEARS
OVER 108 DEGREES	EVERY 2 DAYS	EVERY 10 DAYS	EVERY 10 DAYS	EVERY 3 WEEKS
OVER 100 DEGREES	ONCE A WEEK	EVERY 10 DAYS	EVERY 10 DAYS	GRADUALLY EXTEND INTERVALS TO EVERY 4 WEEKS
90-100 DEGREES	EVERY 10 DAYS	EVERY 2 WEEKS	EVERY 2 WEEKS	GRADUALLY EXTEND INTERVALS TO EVERY 6 WEEKS
75-90 DEGREES	EVERY 2 WEEKS	EVERY 3 WEEKS	EVERY 3 WEEKS	WATER IF NO RAINFALL FOR 60 DAYS
BELOW 75 DEGREES	EVERY 30 DAYS	EVERY 30 DAYS	EVERY 30 DAYS	WATER IF NO RAINFALL FOR 60 DAYS
		SHRUBS		
TEMPERATURE		1ST YEAR	2-5 YEARS	AFTER 5 YEARS
OVER 108 DEGREES	EVERY DAY	EVERY 3 DAYS	EVERY 3 DAYS	EVERY WEEK
OVER 100 DEGREES	ONCE A WEEK	EVERY 10 DAYS	EVERY 10 DAYS	EVERY 2 WEEKS
90-100 DEGREES	EVERY 10 DAYS	EVERY 2 WEEKS	EVERY 2 WEEKS	EVERY 3 WEEKS
75-90 DEGREES	EVERY 2 WEEKS	EVERY 3 WEEKS	EVERY 3 WEEKS	EVERY 4 - 5 WEEKS
BELOW 75 DEGREES	EVERY 30 DAYS	EVERY 30 DAYS	EVERY 30 DAYS	EVERY 4 - 5 WEEKS

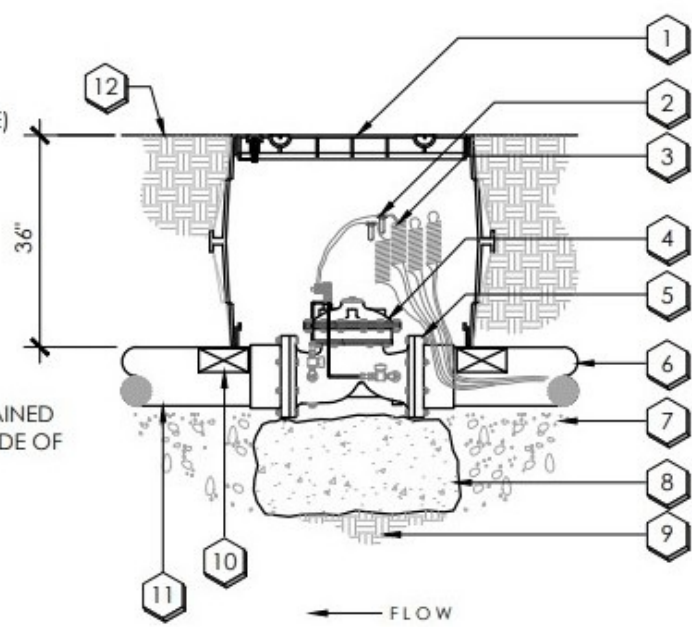
- NOTES:
1. SMALL PLANTS IN 1 GALLON CONTAINERS NEED TO BE WATERED TWICE A WEEK.
 2. THE WATERING CHART IS PROVIDED AS A GUIDE ONLY AND MUST BE ADJUSTED FOR SPECIFIC TEMPERATURE AND ENVIRONMENTAL CONDITIONS. IT IS THE OWNER'S RESPONSIBILITY TO MAINTAIN ALL PLANT MATERIALS IN A THRIVING, HEALTHY CONDITIONS.

WATERING SCHEDULE

NOT TO SCALE

KEYNOTES:

- 1 TWO CARSON INDUSTRIES # 1324-15 RECTANGULAR VALVE BOXES WITH A 1324 T-COVER. SUPPLY WITH STAINLESS STEEL LOCKING BOLTS
- 2 'SURESPlice' WIRE CONNECTOR (1 OF 2)
- 3 DEDICATED MV WIRE: 1 - 12 AWG COMMON (WHITE) 1 - 14 AWG CONTROL (BLUE) 2 - 12 AWG SPARE (GREEN)
- 4 NORMALLY CLOSED INTERNALLY PORTED CONTROL VALVE WITH 24 VOLT SOLENOID
- 5 CLASS 150 - SCH. 80 PVC VAN STONE FLANGED FITTING (TYP.)
- 6 PVC IRRIGATION MAINLINE PIPE - REFERENCE THE RESTRAINED JOINT REQUIREMENT DETAIL FOR RESTRAINED PVC IRRIGATION MAINPIPE LENGTHS ON UPSTREAM SIDE OF THE MASTER VALVE
- 7 3/4" CRUSHED GRAVEL SUMP 2 CU. FT.
- 8 4-INCH THICK CONCRETE SUPPORT BLOCK
- 9 UNDISTURBED SOIL
- 10 BRICK (1 OF 4)
- 11 PVC IRRIGATION MAINLINE TO FLOW SENSOR
- 12 FINISHED GRADE

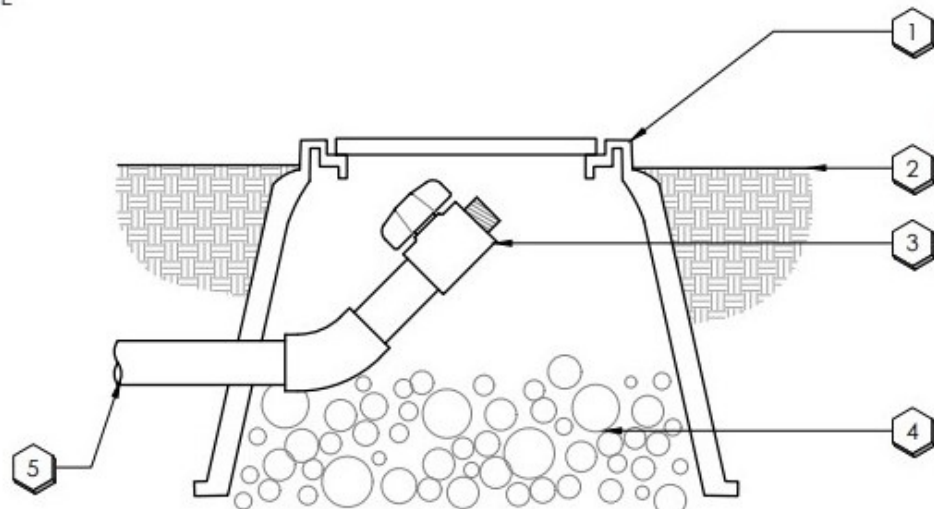


MASTER VALVE

NOT TO SCALE

KEYNOTES:

- 1 BOLT DOWN LOCKING VALVE BOX
- 2 FINISH GRADE
- 3 BALL VALVE WITH FEMALE HOSE THREADS, LINE SIZE
- 4 6" LAYER OF PEA GRAVEL
- 5 LATERAL LINE



LATERAL LINE FLUSH VALVE

NOT TO SCALE

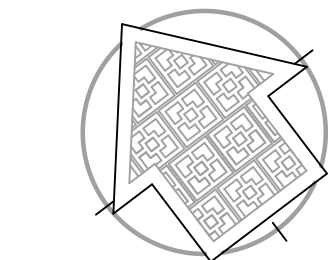


14807 N 73RD STREET SUITE 101
SCOTTSDALE, AZ 85260
PH 480.991.5571 FAX 480.991.7147

TEETER RESIDENCE

4345 E KEIM DRIVE, PARADISE VALLEY, AZ

REVISIONS:



NORTH

LANDSCAPE PLAN

DESIGNER: JM

DATE: 04.01.2020

SCALE: 1/16" = 1'-0"

SHEET

