

Project Narrative: Fitness Center and Pool Area Remodel with Snack Bar Addition

Objective:

This project is to remodel and expand the existing fitness center adjacent to the pool area. This project aims to enlarge the fitness center by extending it towards the pool area and introduce a modest seasonally operated snack bar within the pool area.

Scope:

The project encompasses several key components, including the expansion of the fitness center, installation of a large glass viewing wall, updated flooring, and a modernized aesthetic to elevate the overall guest experience. Additionally, a small snack bar will be created as part of the fitness center expansion and operated on a seasonal basis to serve our existing guests within the pool area.

Key Features:

Enhanced Space for Guests: The expansion will increase the available space within the fitness center, accommodating a broader range of equipment and activities.

Modernization of Facilities: Through the update of the interior and the installation of state-of-the-art fitness equipment, our fitness center facility will undergo a thorough modernization.

Small Snack Bar: The introduction of a small snack bar, operated seasonally, will provide convenient refreshments for our guests and residents within the pool area.

Integration of Fitness with Leisure: By incorporating a large glass viewing wall and strategically placing the snack bar, we will seamlessly integrate fitness functions with the leisure experiences on the pool deck.

Conclusion:

This project signifies a significant enhancement of our wellness and leisure facilities, aiming to provide a superior experience for our guests and residents. By expanding the fitness center and introducing a snack bar within the pool area, we are investing in the future enjoyment of our facility's amenities.



Scott Roberts

ABBREVIATIONS	
CFCI Contractor Furnished Contractor Installed	N North
CFOI Contractor Furnished Owner Installed	NIC Not in Contract
C.L. Center Line	N.T.S. Not to scale
CLR Clear	OC. On Center
CMU Concrete Masonry Unit	OFCl Owner Furnished Contractor Installed
CATV Cable TV	OFCl Owner Furnished Owner Installed
CER. Ceramic	PLYWD Plywood
CONC. Concrete	PREFAB Prefabricated
CONST. Construction	R.O. Rough Opening
CH. Dimension	R.O.W. Right of Way
DWG. Drawing	SF Square Feet
EQ Equal	SIM Similar
FE Fire Extinguisher	STC Sound Transmission Coefficient
FF Finish Floor Elevation	STD Standard
GA Gauge	STRU Structural
GC General Contractor	TOJ Top of Joint
GL Glazing	TYP Typical
HR Hour	UNO Unless Noted Otherwise
MAX Maximum	VIF Verify in Field
MECH Mechanical	
MEP Mechanical Electrical & Plumbing	
MIN Minimum	
MO. Masonry Opening	

SYMBOLS	
DIMENSION LINE	
NORTH ARROW	
BUILDING SECTION	
WALL SECTION	
DETAIL	
EXTERIOR ELEVATION	
INTERIOR ELEVATION	
PARTITION TYPE	
DOOR IDENTIFICATION	
WINDOW IDENTIFICATION	
ROOM NAME AND NUMBER	
KEYNOTE REFERENCE	
ELEVATION/DATUM REFERENCE	
ELEVATION CHANGE REFERENCE	
MATERIAL CHANGE REFERENCE	
REVISION	
MATCH LINE	
CONSTRUCTION LIMITS	
COLUMN OR GRID LINE	
KEY FOR ENLARGED PLAN	

SPECIAL INSPECTIONS	
1.	MOUNT MINIMUM 2" A-10 BC RATED FIRE EXTINGUISHER(S) IN ACCORDANCE WITH THE INTERNATIONAL FIRE CODE AND NFPA 10. FIRE EXTINGUISHER QUANTITY & LOCATION(S) SHALL BE APPROVED BY THE FIRE INSPECTOR.
2.	EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH CITY ORDINANCE & IFC. SEE ELECTRICAL.
3.	FIRE LANES TO BE ESTABLISHED AND/OR MAINTAINED.
4.	CONTRACTOR TO VERIFY EXISTING AND/OR REQUIRED FIRE HYDRANT(S) INSTALLATION & MARKED WITH A BLUE REFLECTOR PRIOR TO CERTIFICATE OF OCCUPANCY.
5.	ESTABLISH & MAINTAIN 20' OF ACCESS TO ALL STRUCTURES FROM THE PUBLIC ROADWAY DURING CONSTRUCTION.
6.	PROVIDE A NEW KNOX BOX IF ONE DOES NOT EXIST ON BUILDING. MOUNT BY MAIN ENTRANCE 4'-6" A.F.F. PROVIDE A DOOR KEY FROM TENANT AND PLACE IN KNOX BOX.
7.	NUMERICAL PREMISES ID MUST BE LEGIBLE FROM STREET OR DRIVE. ADDRESS AND BUILDING NUMBERS FOR COMMERCIAL PROPERTIES SHALL BE MINIMUM OF 12 INCHES (305 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 2.0 INCH (51 MM). UNITS WITHIN A BUILDING SHALL BE A MINIMUM OF 6 INCHES (152 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 1.0 INCH (25.4 MM). INDIVIDUAL UNIT OR SUITE NUMBERS SHALL BE MINIMUM OF 4 INCHES (102 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 MM).

SEPARATE PERMIT	
1.	COORDINATE WITH ALL TRADES THE STORAGE OF BUILDING MATERIALS ON THE SITE TO AVOID OVERLOADING. COMPLY WITH LOCAL ORDINANCES AND OWNER OR FACILITY REQUIREMENTS FOR STORAGE OF MATERIALS.
2.	DISTRIBUTE CONSTRUCTION DOCUMENTS TO BIDDERS AND SUBCONTRACTORS IN COMPLETE SETS INCLUDING SPECIFICATIONS. INCLUDE DRAWINGS D AS INDICATED BY THE SHEET INDEX. ENSURE THAT SUBCONTRACTORS BID ON ALL ITEMS ASSOCIATED WITH THEIR RESPECTIVE TRADE.
3.	VISIT THE JOB SITE AND INSPECT THE PREMISES TO CHECK EXISTING WORKING CONDITIONS. SHOULD CONDITIONS BE DISCOVERED WHICH WOULD IMPEDE THE WORK, REPORT IMMEDIATELY THOSE CONDITIONS TO THE ARCHITECT. COMMENCEMENT OF THE WORK IS A REPRESENTATION THAT THE EXISTING CONDITIONS ARE ACCEPTABLE. FAILURE TO NOTIFY ARCHITECT OF ANY ADVERSE CONDITIONS PRIOR TO COMMENCING CONSTRUCTION CONSTITUTES FULL SATISFACTION WITH THE EXISTING CONDITIONS AND THE INTENTION TO PERFORM THE WORK WITH NO INCREASE EITHER IN TIME OR MONEY FOR ANY IMPEDIMENTS TO THE WORK.
4.	CHECK ALL DIMENSIONS, INSPECT AND FIELD MEASURE PROJECT PRIOR TO FABRICATION OF ANY COMPONENT OR ORDERING ANY MATERIAL TO INSURE PROPER FITTING OF THE WORK. REPORT ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE SITE TO THE ARCHITECT BEFORE PROCEEDING. COMMENCEMENT OF WORK OF ANY TRADE INDICATES ACCEPTANCE OF EXISTING CONDITIONS AND THE WORK OF PREVIOUS TRADES.
5.	VERIFY ALL DIMENSIONS AND CONDITIONS AT THE BUILDING SITE. IF A DIMENSIONAL DISCREPANCY IS NOTICED OR A CONDITION NOT COVERED IN THE DRAWINGS IS ENCOUNTERED, NOTIFY THE ARCHITECT BEFORE COMMENCING WITH THAT PORTION OF THE WORK.
6.	NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO START OF CONSTRUCTION AND FOLLOW UP IN WRITING WITHIN TWO WORKING DAYS. DIMENSIONS TAKE PRECEDENCE OVER SCALE ON CONSTRUCTION DOCUMENTS. DO NOT SCALE DRAWINGS.
7.	PLANS AND SPECIFICATIONS ARE COMPLEMENTARY AND ARE INTENDED TO INCLUDE OR IMPLY ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF WORK. ANY ITEM OR WORK MENTIONED IN THE SPECIFICATIONS AND NOT SHOWN ON THE DRAWINGS, OR SHOWN ON THE DRAWINGS AND NOT MENTIONED IN THE SPECIFICATIONS, SHALL BE PROVIDED AS IF INCLUDED BY BOTH.
8.	BECOME FAMILIAR WITH OWNER'S OR FACILITY'S REQUIREMENTS PRIOR TO BIDDING AND COMPLY WITH THESE REQUIREMENTS. THIS INCLUDES, BUT IS NOT LIMITED TO BUILDING AND SITE SECURITY.
9.	ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, USED, CLEANED AND CONDITIONED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN SPECIFICATIONS OR INSTRUCTIONS UNLESS HEREINAFTER SPECIFIED TO THE CONTRARY.
10.	SUPERVISE AND DIRECT THE WORK USING SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION AND/OR INSTALLATION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK PROVIDED UNDER THE CONTRACT.
11.	EXECUTE ALL WORK IN A NEAT AND PROFESSIONAL MANNER, ACCEPTABLE TO OWNER.
12.	COORDINATE THE REMOVAL AND LEGAL DISPOSAL OF MATERIALS AND RUBBISH WITH THE BUILDING MANAGEMENT. COORDINATE ALL PARTS OF THE WORK SO THAT NO WORK SHALL BE LEFT IN AN UNFINISHED OR INCOMPLETE CONDITION.
13.	ITEMS NOT INDICATED IN THESE DOCUMENTS THAT CAN BE LEGITIMATELY AND REASONABLY INFERRED TO COMPLETE THE WORK AT HAND SHALL BE FURNISHED AS THOUGH IT WAS DETAILED HEREIN USING THE BEST MATERIALS AND WORKMANSHIP.
14.	INCLUDE IN BID THE HIGHEST QUALITY AND GREATEST QUANTITY FOR PURPOSE OF RESOLVING CONFLICTS IN THE CONSTRUCTION DOCUMENTS WHICH ARE IMPLIED OR UNDEFINED.
15.	NO SUBSTITUTIONS FOR ITEMS SPECIFIED WILL BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL FROM THE ARCHITECT. SUPPLY THE ARCHITECT WITH ALL SAMPLES AND COMPARATIVE PRODUCT DATA REQUIRED TO EVALUATE PROPOSED SUBSTITUTIONS IN A TIMELY MANNER SO AS NOT TO PRECLUDE PROCUREMENT OF THE PRODUCT ORIGINALLY SPECIFIED OR ANY PROPOSED SUBSTITUTE.
16.	PROTECT EXISTING CONDITIONS AND NEW WORK FROM DAMAGE DURING CONSTRUCTION. REPAIR AT NO COST TO THE OWNER ANY DAMAGE TO ALL EXISTING CONDITIONS, COMPLETED WORK OR BY OTHERS INCURRED WHILE FULFILLING THE OBLIGATIONS OF THIS CONTRACT.
17.	PATCH, REPAIR, REPLACE & FINISH ANY FLOOR, WALL, OR CEILING TO MATCH ADJACENT DUE TO ANY DEMOLITION.
18.	JUNCTURES OF NEW AND EXISTING OR OTHER WORK SHALL BE REPAIRED AND PATCHED TO MATCH ADJACENT EXISTING SURFACES. EXISTING WALLS REQUIRING MODIFICATIONS OF ANY KIND SHALL BE REFINISHED TO THE NEAREST OUTSIDE OR INSIDE CORNER.
19.	ALL EXISTING WALLS TO REMAIN ARE TO BE PATCHED AND MADE PAINT READY TO A LEVEL 4 FINISH FOR NEW WALL FINISHES.
20.	PATCH AND REPAIR ALL FIREPROOFING, IF PRESENT, THAT IS DAMAGED OR REMOVED BY CONSTRUCTION OR DEMOLITION.
21.	COORDINATE WITH ALL TRADES THE STORAGE OF BUILDING MATERIALS ON THE SITE TO AVOID OVERLOADING. COMPLY WITH LOCAL ORDINANCES AND OWNER OR FACILITY REQUIREMENTS FOR STORAGE OF MATERIALS.

ADOPTED CODES	
CITY OF EL MIRAGE BUILDING CODES (WITH AMENDMENTS):	
2018 INTERNATIONAL BUILDING CODE (IBC)	
2018 INTERNATIONAL RESIDENTIAL CODE (IRC)	
2018 PHOENIX FIRE CODE (IFC)	
2017 NATIONAL ELECTRICAL CODE (NEC)	
2018 INTERNATIONAL MECHANICAL CODE (IMC)	
2018 INTERNATIONAL PLUMBING CODE (IPC)	
2018 INTERNATIONAL FUEL GAS CODE (IFGC)	
2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)	
2018 INTERNATIONAL EXISTING BUILDING CODE (IEBC)	
2010 ADA GUIDELINES FOR ACCESSIBLE DESIGN	

PROJECT DATA	
PROJECT TYPE	FITNESS CENTER - A-3 ASSEMBLY OCCUPANCY
OWNER NAME	PUEBLO EL MIRAGE LLC
PROJECT ADDRESS	11201 N EL MIRAGE ROAD, EL MIRAGE 85335
PARCEL NUMBER	APN: 501-85-927 (TRACT A) MCR#: 275-45 SUBDIVISION: PUEBLO EL MIRAGE RV RESORT
LOT SIZE:	482,817 S.F. (11.08 ACRES)
ZONING (EXISTING UNCHANGED)	MP: MOBILE PARK OVERLAY DISTRICT: ARS 28-8481 MILITARY COMPATIBILITY LAND USE CURRENT LAND USE: MOBILE HOME PARK/ GOLF COURSE PROPOSED LAND USE: EXISTING UNCHANGED/ INDOOR RECREATION
FITNESS BUILDING INFORMATION:	LEVELS: 1 (TO REMAIN THE SAME)
EXISTING BUILDING S.F.:	4,493 S.F.
EXISTING PERGOLA:	685 S.F. (TO BE DEMOLISHED)
NEW ADDITION S.F.:	2,160 S.F.
NEW COVERED PATIO S.F.:	896 S.F.
TOTAL UNDER ROOF:	EXISTING BUILDING + ADDITION = 6,653 S.F. NEW COVERED PATIO = 896 S.F.
LOT COVERAGE: REFER TO SHEET A1.00 FOR MORE INFORMATION	BLDG A = 12,482 S.F. BLDG B = 22,564 S.F. BLDG C & D = 17,223 S.F. BLDG E + HARDSCAPE + POOL + SPA = 69,715 S.F. BLDG F = 16,824 S.F. TENNIS = 16,119 S.F. PICKLE BALL & MISCELLANEOUS = 28,987 S.F. PARKING = 49,316 S.F. TOTAL IMPERVIOUS AREA = 233,310 S.F. TOTAL LOT COVERAGE = (233,310 / 482,817) * 100 = 49% ALLOWABLE LOT COVERAGE = 80%
NEW BUILDING TYPE:	V-B PROPOSED BUILDING- NOT SPRINKLERED OCCUPANCY LOAD = 49 OCCUPANCY TYPE = B (UNDER 50) MAX. S.F. ALLOWABLE = 9,000 S.F. NOT SPRINKLERED
BUILDING HEIGHT:	EXISTING UNCHANGED AT 18'-0" A.F.F. (TO BE FIELD VERIFIED) ALLOWABLE BUILDING HEIGHT: 30 FT
PARKING FOR FITNESS BUILDING & SURROUNDING AREA IS EXISTING AND TO REMAIN UNCHANGED	REQUIRED PARKING FOR FITNESS BUILDING = 1 SPACE PER 200 S.F. TOTAL SPACES REQUIRED = FITNESS BUILDING AREA 3,912 S.F. / 200 = 20 SPACES ACCESSIBLE SPACES REQUIRED = 1 SPACE
PARKING AVAILABLE ON S. PARK PLACE @ FITNESS BUILDING	PARKING SPACES AVAILABLE = 14 ACCESSIBLE PARKING SPACES AVAILABLE = 04
PARKING AVAILABLE ON S. PARK PLACE @ GAME BUILDING/ BAR & GRILL	PARKING SPACES AVAILABLE = 11 ACCESSIBLE PARKING SPACES AVAILABLE = 02
NOTE: THERE IS NO CHANGE OF OCCUPANCY OR USE TO THIS BUILDING	
<i>"ANY CHANGE OF USE OR OCCUPANCY OF ANY BUILDING OR BUILDINGS, INCLUDING ADDITIONS THERETO REQUIRING MORE PARKING, SHALL NOT BE PERMITTED UNTIL SUCH ADDITIONAL PARKING SPACES AS REQUIRED BY THIS CHAPTER ARE FURNISHED"</i>	

FIRE DEPT. NOTES	
1.	MOUNT MINIMUM 2" A-10 BC RATED FIRE EXTINGUISHER(S) IN ACCORDANCE WITH THE INTERNATIONAL FIRE CODE AND NFPA 10. FIRE EXTINGUISHER QUANTITY & LOCATION(S) SHALL BE APPROVED BY THE FIRE INSPECTOR.
2.	EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH CITY ORDINANCE & IFC. SEE ELECTRICAL.
3.	FIRE LANES TO BE ESTABLISHED AND/OR MAINTAINED.
4.	CONTRACTOR TO VERIFY EXISTING AND/OR REQUIRED FIRE HYDRANT(S) INSTALLATION & MARKED WITH A BLUE REFLECTOR PRIOR TO CERTIFICATE OF OCCUPANCY.
5.	ESTABLISH & MAINTAIN 20' OF ACCESS TO ALL STRUCTURES FROM THE PUBLIC ROADWAY DURING CONSTRUCTION.
6.	PROVIDE A NEW KNOX BOX IF ONE DOES NOT EXIST ON BUILDING. MOUNT BY MAIN ENTRANCE 4'-6" A.F.F. PROVIDE A DOOR KEY FROM TENANT AND PLACE IN KNOX BOX.
7.	NUMERICAL PREMISES ID MUST BE LEGIBLE FROM STREET OR DRIVE. ADDRESS AND BUILDING NUMBERS FOR COMMERCIAL PROPERTIES SHALL BE MINIMUM OF 12 INCHES (305 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 2.0 INCH (51 MM). UNITS WITHIN A BUILDING SHALL BE A MINIMUM OF 6 INCHES (152 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 1.0 INCH (25.4 MM). INDIVIDUAL UNIT OR SUITE NUMBERS SHALL BE MINIMUM OF 4 INCHES (102 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 MM).

ARCHITECTURAL GENERAL NOTES	
1.	COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
2.	DISTRIBUTE CONSTRUCTION DOCUMENTS TO BIDDERS AND SUBCONTRACTORS IN COMPLETE SETS INCLUDING SPECIFICATIONS. INCLUDE DRAWINGS D AS INDICATED BY THE SHEET INDEX. ENSURE THAT SUBCONTRACTORS BID ON ALL ITEMS ASSOCIATED WITH THEIR RESPECTIVE TRADE.
3.	VISIT THE JOB SITE AND INSPECT THE PREMISES TO CHECK EXISTING WORKING CONDITIONS. SHOULD CONDITIONS BE DISCOVERED WHICH WOULD IMPEDE THE WORK, REPORT IMMEDIATELY THOSE CONDITIONS TO THE ARCHITECT. COMMENCEMENT OF THE WORK IS A REPRESENTATION THAT THE EXISTING CONDITIONS ARE ACCEPTABLE. FAILURE TO NOTIFY ARCHITECT OF ANY ADVERSE CONDITIONS PRIOR TO COMMENCING CONSTRUCTION CONSTITUTES FULL SATISFACTION WITH THE EXISTING CONDITIONS AND THE INTENTION TO PERFORM THE WORK WITH NO INCREASE EITHER IN TIME OR MONEY FOR ANY IMPEDIMENTS TO THE WORK.
4.	CHECK ALL DIMENSIONS, INSPECT AND FIELD MEASURE PROJECT PRIOR TO FABRICATION OF ANY COMPONENT OR ORDERING ANY MATERIAL TO INSURE PROPER FITTING OF THE WORK. REPORT ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE SITE TO THE ARCHITECT BEFORE PROCEEDING. COMMENCEMENT OF WORK OF ANY TRADE INDICATES ACCEPTANCE OF EXISTING CONDITIONS AND THE WORK OF PREVIOUS TRADES.
5.	VERIFY ALL DIMENSIONS AND CONDITIONS AT THE BUILDING SITE. IF A DIMENSIONAL DISCREPANCY IS NOTICED OR A CONDITION NOT COVERED IN THE DRAWINGS IS ENCOUNTERED, NOTIFY THE ARCHITECT BEFORE COMMENCING WITH THAT PORTION OF THE WORK.
6.	NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO START OF CONSTRUCTION AND FOLLOW UP IN WRITING WITHIN TWO WORKING DAYS. DIMENSIONS TAKE PRECEDENCE OVER SCALE ON CONSTRUCTION DOCUMENTS. DO NOT SCALE DRAWINGS.
7.	PLANS AND SPECIFICATIONS ARE COMPLEMENTARY AND ARE INTENDED TO INCLUDE OR IMPLY ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF WORK. ANY ITEM OR WORK MENTIONED IN THE SPECIFICATIONS AND NOT SHOWN ON THE DRAWINGS, OR SHOWN ON THE DRAWINGS AND NOT MENTIONED IN THE SPECIFICATIONS, SHALL BE PROVIDED AS IF INCLUDED BY BOTH.
8.	BECOME FAMILIAR WITH OWNER'S OR FACILITY'S REQUIREMENTS PRIOR TO BIDDING AND COMPLY WITH THESE REQUIREMENTS. THIS INCLUDES, BUT IS NOT LIMITED TO BUILDING AND SITE SECURITY.
9.	ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, USED, CLEANED AND CONDITIONED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN SPECIFICATIONS OR INSTRUCTIONS UNLESS HEREINAFTER SPECIFIED TO THE CONTRARY.
10.	SUPERVISE AND DIRECT THE WORK USING SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION AND/OR INSTALLATION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK PROVIDED UNDER THE CONTRACT.
11.	EXECUTE ALL WORK IN A NEAT AND PROFESSIONAL MANNER, ACCEPTABLE TO OWNER.
12.	COORDINATE THE REMOVAL AND LEGAL DISPOSAL OF MATERIALS AND RUBBISH WITH THE BUILDING MANAGEMENT. COORDINATE ALL PARTS OF THE WORK SO THAT NO WORK SHALL BE LEFT IN AN UNFINISHED OR INCOMPLETE CONDITION.
13.	ITEMS NOT INDICATED IN THESE DOCUMENTS THAT CAN BE LEGITIMATELY AND REASONABLY INFERRED TO COMPLETE THE WORK AT HAND SHALL BE FURNISHED AS THOUGH IT WAS DETAILED HEREIN USING THE BEST MATERIALS AND WORKMANSHIP.
14.	INCLUDE IN BID THE HIGHEST QUALITY AND GREATEST QUANTITY FOR PURPOSE OF RESOLVING CONFLICTS IN THE CONSTRUCTION DOCUMENTS WHICH ARE IMPLIED OR UNDEFINED.
15.	NO SUBSTITUTIONS FOR ITEMS SPECIFIED WILL BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL FROM THE ARCHITECT. SUPPLY THE ARCHITECT WITH ALL SAMPLES AND COMPARATIVE PRODUCT DATA REQUIRED TO EVALUATE PROPOSED SUBSTITUTIONS IN A TIMELY MANNER SO AS NOT TO PRECLUDE PROCUREMENT OF THE PRODUCT ORIGINALLY SPECIFIED OR ANY PROPOSED SUBSTITUTE.
16.	PROTECT EXISTING CONDITIONS AND NEW WORK FROM DAMAGE DURING CONSTRUCTION. REPAIR AT NO COST TO THE OWNER ANY DAMAGE TO ALL EXISTING CONDITIONS, COMPLETED WORK OR BY OTHERS INCURRED WHILE FULFILLING THE OBLIGATIONS OF THIS CONTRACT.
17.	PATCH, REPAIR, REPLACE & FINISH ANY FLOOR, WALL, OR CEILING TO MATCH ADJACENT DUE TO ANY DEMOLITION.
18.	JUNCTURES OF NEW AND EXISTING OR OTHER WORK SHALL BE REPAIRED AND PATCHED TO MATCH ADJACENT EXISTING SURFACES. EXISTING WALLS REQUIRING MODIFICATIONS OF ANY KIND SHALL BE REFINISHED TO THE NEAREST OUTSIDE OR INSIDE CORNER.
19.	ALL EXISTING WALLS TO REMAIN ARE TO BE PATCHED AND MADE PAINT READY TO A LEVEL 4 FINISH FOR NEW WALL FINISHES.
20.	PATCH AND REPAIR ALL FIREPROOFING, IF PRESENT, THAT IS DAMAGED OR REMOVED BY CONSTRUCTION OR DEMOLITION.
21.	COORDINATE WITH ALL TRADES THE STORAGE OF BUILDING MATERIALS ON THE SITE TO AVOID OVERLOADING. COMPLY WITH LOCAL ORDINANCES AND OWNER OR FACILITY REQUIREMENTS FOR STORAGE OF MATERIALS.
22.	TAKE MEASURES TO ELIMINATE AIRBORNE PARTICLES IN ADJACENT SPACES NOT COVERED UNDER THE WORK OF THIS CONTRACT.
23.	PROVIDE A WRITTEN TWO YEAR WARRANTY FOR ALL WORK UNDER THE CONTRACT IN ADDITION TO INDIVIDUAL PRODUCT AND MANUFACTURER WARRANTIES. SUCH WARRANTY SHALL NOT LIMIT ANY OTHER WARRANTY, GUARANTY OR REMEDY REQUIRED BY LAW OR BY THE CONSTRUCTION DOCUMENTS
24.	PROVIDE AND PAY FOR ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, CONSTRUCTION EQUIPMENT AND MACHINERY, TRANSPORTATION, PERMITS, FEES AND OTHER FACILITIES AND SERVICES NECESSARY FOR PROPER EXECUTION AND COMPLETION OF THE WORK.
25.	SUBMIT SHOP DRAWINGS AND PRODUCT DATA TO ARCHITECT FOR APPROVAL PRIOR TO FABRICATION OR PURCHASING.
26.	ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THIS CONTRACT SHALL BE NEW UNLESS OTHERWISE SPECIFIED. ALL WORK SHALL BE GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS. ALL WORK NOT CONFORMING TO THESE STANDARDS MAY BE CONSIDERED DEFECTIVE. NO INFERIOR OR NON-COMFORMING WORK OR MATERIALS WILL BE ACCEPTED WHETHER DISCOVERED AT THE TIME THEY ARE INCORPORATED IN THE WORK OR AT ANY TIME BEFORE OR AFTER THE FINAL ACCEPTANCE. FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF MATERIALS AND EQUIPMENT AT THE ARCHITECTS REQUEST.
27.	IF APPLICABLE, ALL OPENINGS IN FLOOR SLABS, INCLUDING THOSE FOR DUCTS, CONDUIT, PIPING, ETC. (EXCEPT THOSE COMPLETELY ENCLOSED BY FIRE-RESISTIVE SHAFT CONSTRUCTION) MUST BE SLEEVED OR OTHERWISE SEALED AT THEIR PERIMETER WITH APPROVED METHODS TO MAINTAIN THE FIRE-RATING CONTINUITY OF THE FLOOR CONSTRUCTION.
28.	ALL OPENINGS IN FIRE-RATED WALLS AND FLOOR / CEILING ASSEMBLIES INCLUDING DUCTS, CONDUIT, PIPING, ETC. MUST BE FILLED WITH APPROVED MATERIALS IN FIRE RATED ASSEMBLIES TO MAINTAIN THE FIRE-RATING CONTINUITY OF THE WALL CONSTRUCTION.
29.	WALL AND/OR CEILING ASSEMBLIES THAT ARE IDENTIFIED WITH A FIRE-RESISTANCE RATING SHALL BE CONSTRUCTED PER U.L. REQUIREMENTS, MANUFACTURER'S SPECIFICATIONS AND THE REQUIREMENTS OF ALL APPLICABLE CURRENT CODES.
30.	PATCH ALL EXISTING OPENINGS AND STUB-OUTS THAT WILL CONFLICT WITH NEW WORK.
31.	PROVIDE EMPTY CONDUIT AND JUNCTION BOXES FOR TELEPHONE / DATA SYSTEMS PROVIDE PROPER SHORING AND DISCONNECTION OF ALL UTILITIES BEFORE COMMENCING DEMOLITION.
32.	COORDINATE, LOCATE AND CONFIRM THE LOCATION OF UNDERGROUND, BELOW FLOOR, AND OVERHEAD PLUMBING, MECHANICAL AND ELECTRICAL.
33.	PROVIDE NO SMOKING OR SMOKE FREE SIGNAGE AT ALL POINTS OF ENTRY TO THE BUILDING. SIGNS SHALL STATE THAT THIS IS A NO SMOKING ESTABLISHMENT OR HAVE THE INTERNATIONAL NO SMOKING SYMBOL WITH LETTERS OR SYMBOLS NOT LESS THAN 3" IN HEIGHT.
34.	ALL DOORS TO BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
35.	ALL INTERIOR OR EXTERIOR GLASS SUBJECT TO HUMAN IMPACT SHALL CONFORM TO STANDARDS SET FORTH BY THE IBC AND THE SAFETY STANDARD FOR ARCHITECTURAL GLAZING MATERIALS, TITLE 16 CFR PART 1201 AS ISSUED BY THE CONSUMER PRODUCT SAFETY COMMISSION, EFFECTIVE JULY 6, 1972, INCLUDING ALL AMENDMENTS TO DATE. IN CASE OF CONFLICT THE MORE STRINGENT REQUIREMENTS SHALL APPLY.
36.	PROVIDE BLOCKING AND ELECTRICAL CONNECTIONS FOR ALL MILLWORK CASEWORK, ART. LIGHTING, PLUMBING AND OTHER WALL HUNG ITEMS. PROVIDE 2 X WOOD BLOCKING OR 6" X 16 GA. CONCEALED SHEET METAL BLOCKING FOR ALL WALL HUNG ITEMS UNLESS NOTED OTHERWISE.
37.	ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS.
38.	NO EXTERIOR VENDING OR DISPLAY SHALL BE ALLOWED.
39.	ALL ROOF-MOUNTED OR GROUND-MOUNTED MECHANICAL, UTILITY, AND COMMUNICATION EQUIPMENT INSTALLED OR PERMITTED WITH THIS APPROVAL SHALL BE SCREENED FROM VIEW.
40.	ALL EQUIPMENT, UTILITIES, OR OTHER APPURTENANCES ATTACHED TO THE BUILDING SHALL BE AN INTEGRAL PART OF THE BUILDING DESIGN IN TERMS OF FORM, COLOR, AND TEXTURE.
41.	PROVIDE "NO SMOKING" OR SMOKE FREE SIGNAGE AT ALL POINTS OF ENTRY TO THE BUILDING. SIGNS SHALL STATE THAT THIS IS A NO SMOKING ESTABLISHMENT OR HAVE THE INTERNATIONAL NO SMOKING SYMBOL WITH LETTERS OR SYMBOLS NOT LESS THAN 3" IN HEIGHT.
42.	GENERAL CONTRACTOR IS RESPONSIBLE TO FOLLOW ALL APPLICABLE CODES AND STANDARDS AS ADOPTED BY THE LOCAL JURISDICTION. ANY OMISSIONS OR DISCREPANCIES WITHIN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO COMMENCEMENT OF THAT PORTION OF WORK.

PROJECT DESCRIPTION	
THIS PROJECT IS BEING SUBMITTED FOR A TENANT IMPROVEMENT AND MINOR EXPANSION FOR THE EXISTING FITNESS CENTER AT THE PUEBLO EL MIRAGE RV RESORT. THE EXISTING PERGOLA WILL BE DEMOLISHED AND REPLACED WITH A NEW OUTDOOR PATIO AND A NEW WATERING HOLE TO ENHANCE THE POOL EXPERIENCE FOR THE GUESTS. THERE WILL ALSO BE IMPROVEMENTS TO THE EXISTING POOL LANDSCAPE AREAS TO CREATE A MORE DYNAMIC AND IMPROVED FITNESS CENTER FOR THE GUESTS.	

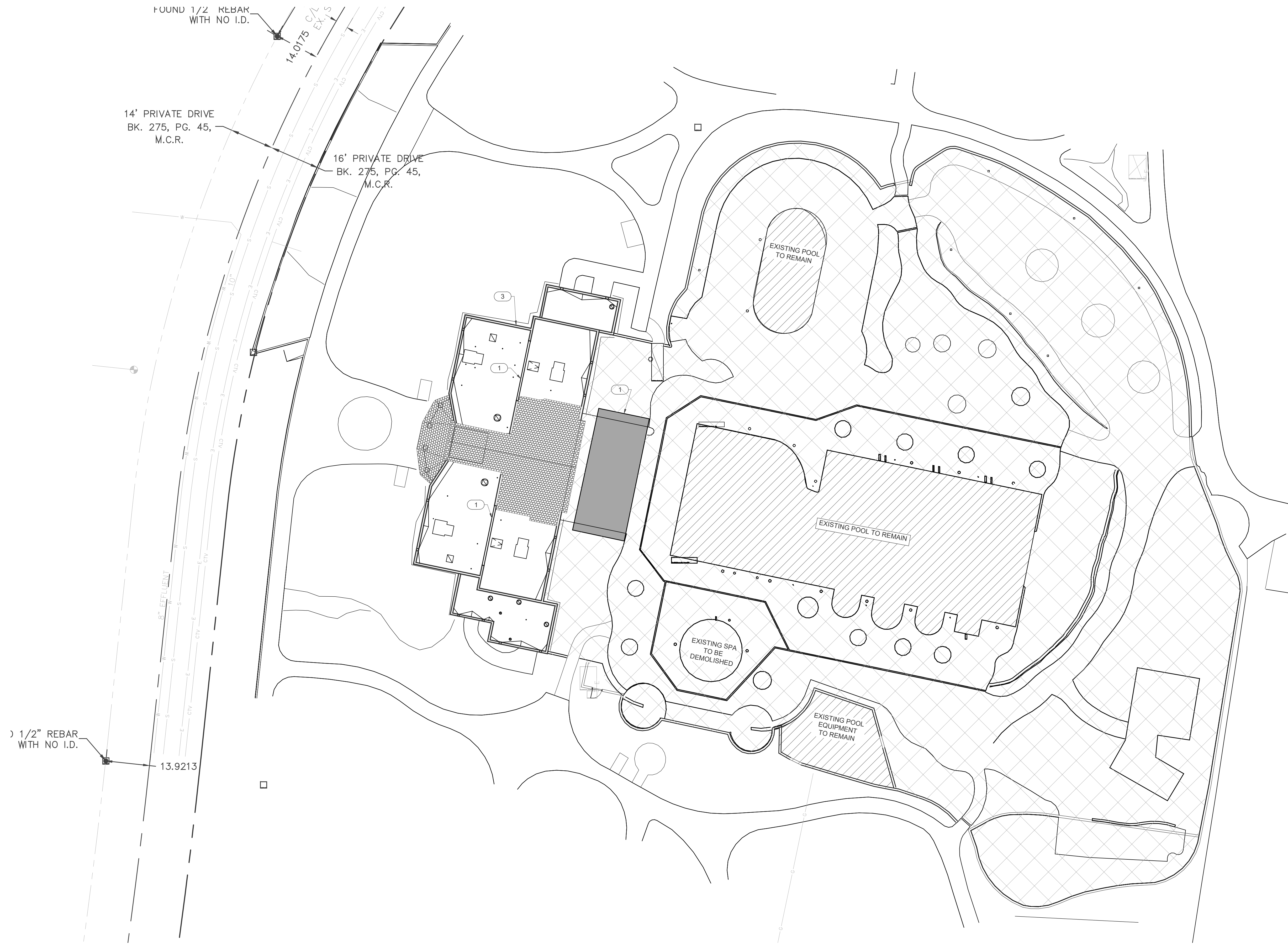
LEGAL DESCRIPTION	
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:	
Parcel No. 1: Tracts A through T, and Lots 1 through 931, inclusive, and Lots 1018 through 1046, inclusive, and Lots 1078 through 1100, inclusive and Lots 1111 through 1194, inclusive and Lots 1228 through 1249, inclusive, Pueblo El Mirage R.V. Resort, According to Book 275 of Maps, Page 45, and Affidavit of Correction Recorded July 2, 1985 in Recording No. 1985-0309019, records of Maricopa County, Arizona.	
Except Lots 1, 2, 4, 23, 24, 25, 26, 28, 29, 33, 34, 35, 36, 37, 39, 43, 45, 49, 70, 71, 72, 73, 74, 75, 76, 152, 161, 182, 187, 189, 221, 222, 223, 226, 267, 276, 303, 337, 338, 351, 352, 353, 354, 355, 368, 373, 448, 482, 575, 576, 617, 618, 623, 624, 629, 630, 631, 632, 633, 697, 698, 699, 700, 701, 702, 703, 704, 710, 711, 712, 714, 717, 720, 721, 722, 725, 726, 727, 728, 729, 730, 731, 732, 733, 1144, 1145, 1150, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1244, 1245, 1246, 1247, 1248, 1249 and Tracts H, L, M, N, and T of said Pueblo El Mirage R.V. Resort.	
Parcel No. 2: The North 115 feet of the West 125 feet of Tract M, Pueblo El Mirage R.V. Resort, according to Book 275 of Maps, Page 45, and Affidavit of Correction Recorded July 2, 1985 in Recording No. 1985-0309019, records of Maricopa County, Arizona.	
Parcel No. 3: Lots 1358 through 1380, inclusive, Pueblo El Mirage R.V. Resort, According to Book 275 of Maps, Page 45, and Affidavit of Correction Recorded July 2, 1985 in Recording No. 1985-0309019, records of Maricopa County, Arizona.	
Except any portion lying within The Fairways, according to Book 775 of Maps, Page 43, records of Maricopa County, Arizona.	

GRADING AND DRAINAGE	
REFER TO CIVIL DRAWINGS	

PROJECT DIRECTORY	
OWNER	PUEBLO EL MIRAGE, LLC 8350 E. RAINIERE DR., STE 220, SCOTTSDALE, AZ 85260 CONTACT: CHAD SLSNIK (PROJECT MANAGER) EMAIL: CSUSNIK@ROBERTSRSC.COM
CIVIL ENGINEER	SBL ENGINEERING, LLC CONTACT: CRAIG BAKER PHONE: 480-290-9630 EMAIL: CRAIG@SBL-ENG.COM
PROJECT DESIGNER	TYPE-X DESIGN STUDIO 1641 W. MOUNTAIN VIEW DR., MESA, AZ 85201 CONTACT: DAVINA GRIFFIS, AIA ASSOCIATE PHONE: 520-891-4207 EMAIL: DAVINAG@STUDIOTYPEX.COM
ARCHITECT OF RECORD	CONTACT: MATT IHMS PHONE: 480-266-8193 EMAIL: MATT.IHMS@GMAIL.COM
STRUCTURAL ENGINEER	BABBITT SMITH ENGINEERING 1140 E GREENWAY ST., SUITE 2, MESA, AZ 85203 CONTACT: FELIPE BABBITT PHONE: 602-430-1631 EMAIL: FELIPE@BABBITTSMITH.COM
MECHANICAL, PLUMBING & ELECTRICAL ENGINEERING	PEARSON ENGINEERING ASSOCIATES 8825 N 28RD AVE., PHOENIX, AZ 85021 PHONE: 602.264.0807 MECHANICAL & PLUMBING CONTACT: ZACH CORCORAN ELECTRICAL: ROBERT NEWTON EMAIL: ZCORCORAN@PEAENG.COM EMAIL: RNEWTON@PEAENG.COM
LANDSCAPE ARCHITECT	GREEY PICKETT 7144 E. STETSON DRIVE, SUITE 205, SCOTTSDALE, AZ 85251 PHONE: 480.609.0009 CONTACT: WENDELL PICKETT/ SARA ARMGARDT EMAIL: WPICKETT@GREEYPICKETT.COM/SARMGARDT@GREEYPICKETT.COM
FOOD SERVICE/ KITCHEN CONSULTANT	THE WASSERSTROM COMPANY CONTACT: BRITANNY KIMES PHONE: 480-743-8119 EMAIL: BRITANNYKIMES@WASSERSTROM.COM

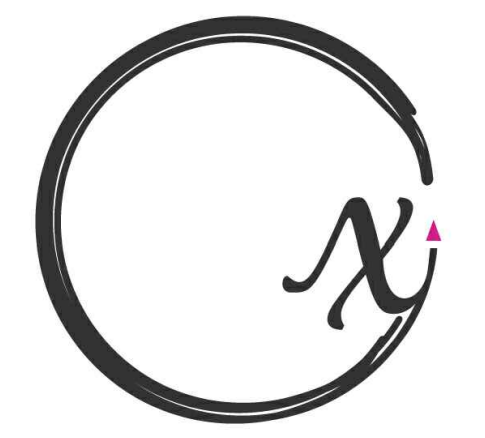
VICINITY MAP	
11201 N. EL MIRAGE ROAD, EL MIRAGE, AZ 85335 (NOT TO SCALE)	

SHEET INDEX	
SHEET	
GENERAL	
G1.00	COVER SHEET
CIVIL SHEETS	
CG1	COVER SHEET
CG2	CONCEPT GD SHEET
CG3	SECTIONS SHEET
DEMOLITION SHEETS	
D1.00	DEMOLITION SITE PLAN
SPECIFICATIONS	
ARCHITECTURAL SHEETS	
A1.00	OVERALL SITE PLAN FOR REFERENCE
A1.01	SITE PLAN
A1.02	SITE PLAN-PROPERTY BOUNDARIES
A5.01	EXTERIOR ELEVATIONS
A5.02	COLORLED EXTERIOR ELEVATIONS
STRUCTURAL SHEETS	
MECHANICAL SHEETS	
PLUMBING SHEETS	
ELECTRICAL SHEETS	
FOOD SERVICE SHEETS	
LANDSCAPE SHEETS	
L0.00	



DEMO GENERAL NOTES

- A. VERIFY EXISTING CONDITIONS AND NOTIFY ARCHITECT/DESIGNER IN WRITING OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH ANY WORK.
- B. ERECT AND MAINTAIN TEMPORARY PARTITIONS AS REQUIRED TO PREVENT SPREAD OF DUST, DEBRIS, ODOR, AND NOISE.
- C. CONDUCT DEMOLITION TO KEEP MINIMUM INTERFERENCE WITH ADJACENT BUILDING AREAS.
- D. PROTECT EXISTING MATERIALS WHICH ARE NOT TO BE DEMOLISHED.
- E. PREVENT MOVEMENT OF STRUCTURE; PROVIDE BRACING AND SHORING.
- F. MAINTAIN PROTECTED EGRESS AND ACCESS TO THE WORK.
- G. CEASE OPERATIONS IF STRUCTURE APPEARS TO BE IN DANGER. NOTIFY THE ARCHITECT/DESIGNER. DO NOT RESUME OPERATIONS UNTIL DIRECTED.
- H. IDENTIFY DESIGNATED UTILITIES WITHIN WORKING AREA.
- I. MAINTAIN EXISTING UTILITIES INDICATED TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATIONS.
- J. MAINTAIN FIRE PROTECTION AND SECURITY SYSTEMS IN SERVICES DURING DEMOLITION OPERATIONS. COORDINATION SHALL BE WITH THE FIRE DEPARTMENT OF THE AUTHORITY HAVING JURISDICTION.
- K. EXCEPT WHERE NOTED OTHERWISE, REMOVE DEMOLISHED MATERIAL FROM THE SITE. DO NOT BURN OR BURY MATERIALS ON THE SITE.
- L. REMOVE DEMOLISHED MATERIALS FROM THE SITE AS THE WORK PROGRESSES. UPON COMPLETION OF WORK, LEAVE AREAS IN CLEAN CONDITION EACH DAY.
- M. IT IS NOT EXPECTED THAT HAZARDOUS MATERIALS WILL BE ENCOUNTERED IN THE WORK. IF MATERIALS SUSPECTED OF CONTAINING HAZARDOUS MATERIAL ARE ENCOUNTERED, DO NOT DISTURB; IMMEDIATELY NOTIFY ARCHITECT AND OWNER. OWNER WILL REMOVE HAZARDOUS MATERIALS UNDER A SEPARATE CONTRACT.
- N. INVESTIGATE ALL BUILDING ELEMENTS TO ENSURE THAT THESE BUILDING ELEMENTS ARE NON BEARING. IF BEARING, ENGINEERING SHOWING/BRACING DESIGNS WILL BE REQUIRED.
- O. SITE WALK-THROUGH REQUIRED WITH ARCHITECT/DESIGNER AFTER DEMOLITION HAS BEEN COMPLETED.
- P. SECURE THE PROPERTY TO THE EXTENT POSSIBLE DURING DEMOLITION.



TYPE-X DESIGN STUDIO
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FITNESS BUILDING- T.I. & ADDITION
PUEBLO EL MIRAGE RV RESORTS
 11201 NORTH EL MIRAGE ROAD
 EL MIRAGE, AZ 85335

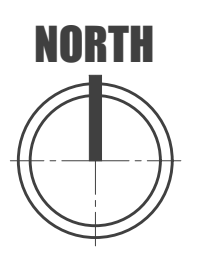
DEMO KEYNOTES

- 1. DEMOLISH EXISTING TRELLIS STRUCTURE
- 2. DEMOLISH EXISTING PARAPET
- 3. REFER TO BUILDING DEMOLITION PLAN FOR BUILDING DEMO

LEGEND

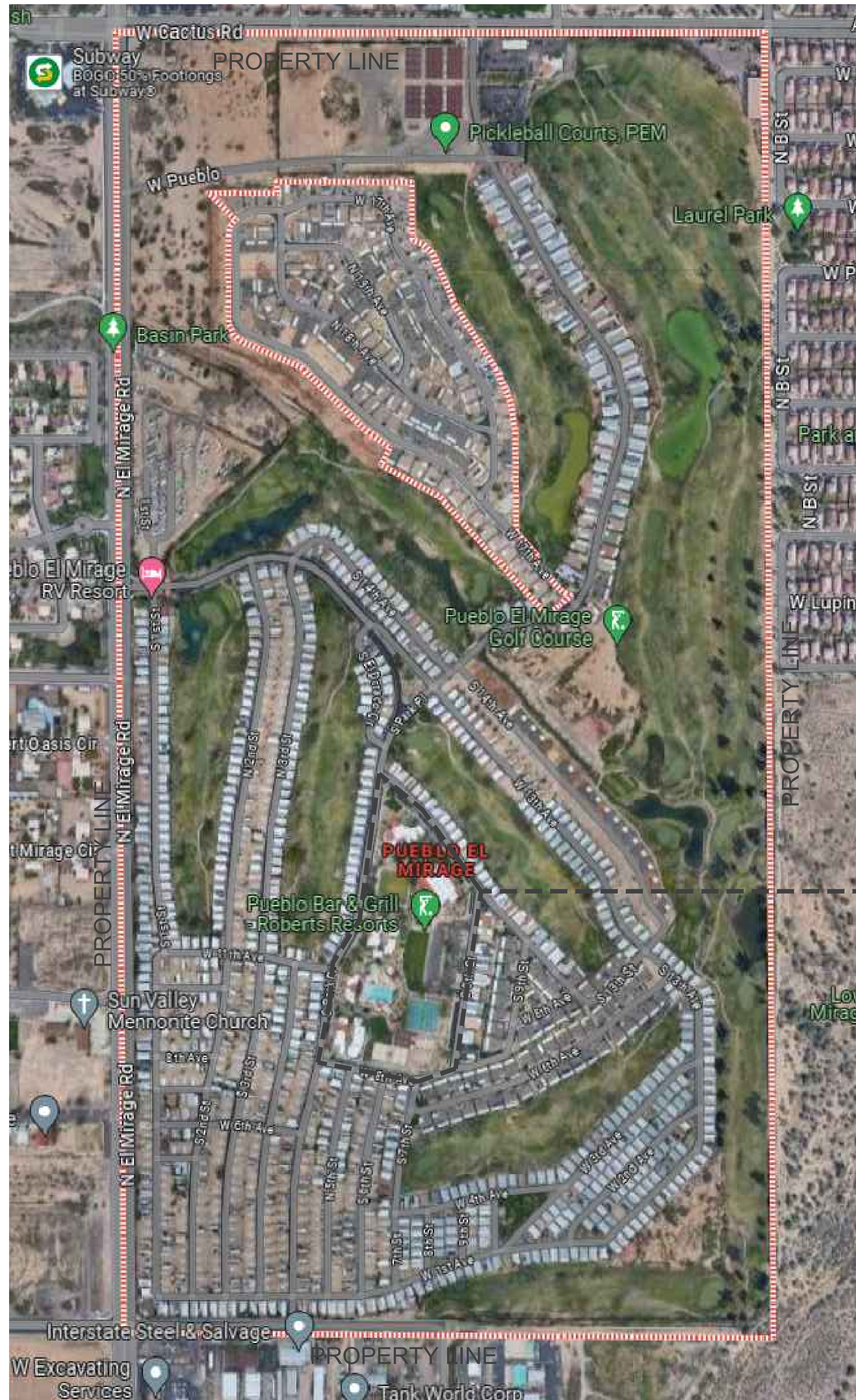
- EXISTING TO REMAIN
- REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPE DEMOLITION
- DEMOLISH EXISTING TRELLIS STRUCTURE COMPLETELY

1 DEMO SITE PLAN
 SCALE: 1/16"=1'-0"

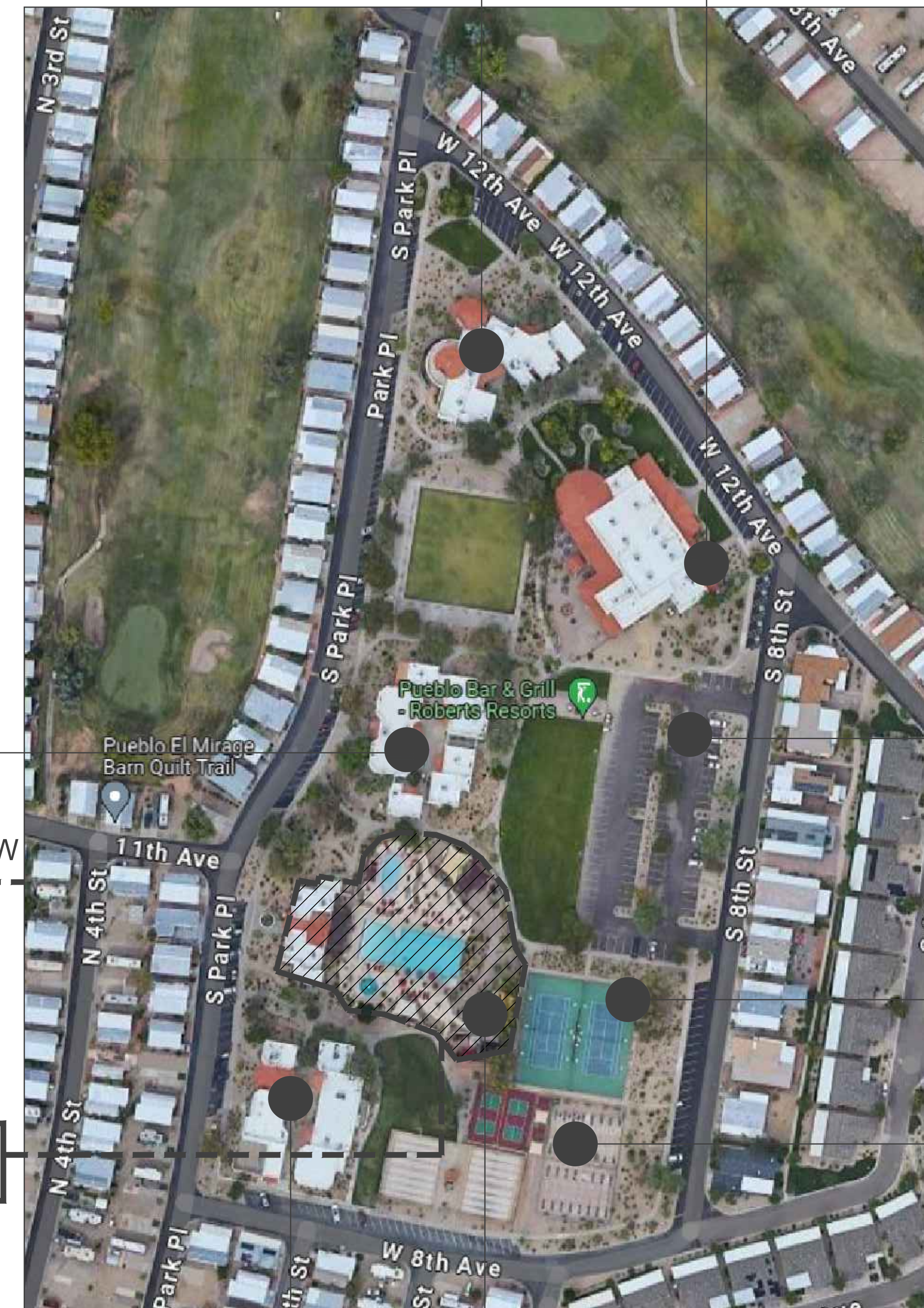
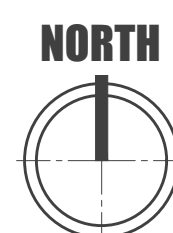


DATE: 06/04/2024
 SCALE: 1/16"=1'-0"
 PROJECT #: 2023-04
 DRAWN BY: DG

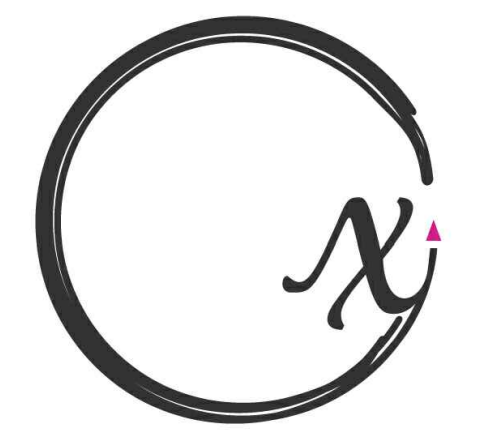
SHEET #
 DEMO SITE PLAN
D1.00



1 OVERALL SITE PLAN FOR REFERENCE
SCALE: NTS



2 ENLARGED SITE PLAN FOR REFERENCE
SCALE: NTS



TYPE-X DESIGN STUDIO
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520-891-4207

FITNESS BUILDING- T.I. & ADDITION
PUEBLO EL MIRAGE RV RESORTS
11201 NORTH EL MIRAGE ROAD
EL MIRAGE, AZ 85335



DATE: 06/04/2024
SCALE: NTS
PROJECT #: 2023-04
DRAWN BY: DG

SHEET #
OVERALL SITE PLAN- FOR REFERENCE ONLY
A1.00

SITE PLAN NOTES

- A. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
- B. THIS PROJECT IS LOCATED IN THE CITY OF EL MIRAGE WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- C. ALL SIGNAGE REQUIRES SEPARATE APPROVALS AND PERMITS.
- D. ALL ON-SITE ACCESSIBLE SIDEWALKS SHALL BE A MINIMUM OF 3 FEET 0 INCHES WIDE AND HAVE A MAXIMUM SLOPE OF 1:20 WITH THE MAXIMUM CROSS SLOPE OF 1:50. ALL CURBS MUST PROVIDE ACCESSIBLE RAMPS PURSUANT TO THE AMERICANS WITH DISABILITIES ACT (ADA STANDARDS).
- E. FIRE TRUCK ACCESS: 20'-0" MIN. WIDTH REQUIRED FOR FIRE TRUCK IS PROVIDED. REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPE IMPROVEMENTS

SITE PLAN NOTES

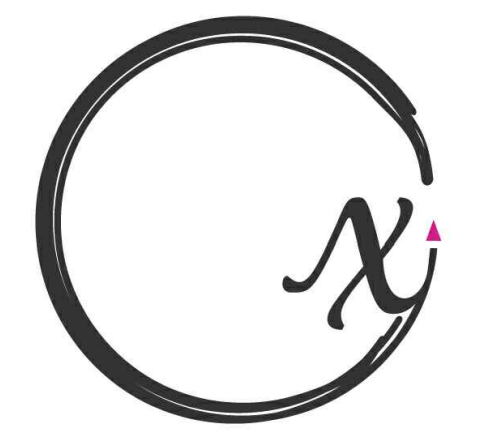
PROJECT TYPE
 FITNESS CENTER - A-3 ASSEMBLY OCCUPANCY
OWNER NAME
 PUEBLO EL MIRAGE LLC
PROJECT ADDRESS
 11201 N EL MIRAGE ROAD, EL MIRAGE 85335
PARCEL NUMBER
 APN: 501-85-927 (TRACT A)
 MCR#: 275-45
SUBDIVISION: PUEBLO EL MIRAGE RV RESORT
LOT SIZE:
 482,817 S.F. (11.08 ACRES)
ZONING (EXISTING UNCHANGED)
 MP: MOBILE PARK
SEE SHEET G1.00 FOR MORE INFORMATION
FITNESS BUILDING INFORMATION:
 LEVELS: 1 (TO REMAIN THE SAME)
 EXISTING BUILDING S.F.: 4,493 S.F.
 EXISTING PERGOLA: 665 S.F. (TO BE DEMOLISHED)
 NEW ADDITION S.F.: 2,160 S.F.
 NEW COVERED PATIO S.F.: 896 S.F.
TOTAL UNDER ROOF:
 EXISTING BUILDING + ADDITION = 6,653 S.F.
 NEW COVERED PATIO = 896 S.F.
LOT COVERAGE: REFER TO SHEET A1.00 FOR MORE INFORMATION & COVER SHEET G1.00
 TOTAL IMPERVIOUS AREA = 233,310 S.F.
 TOTAL LOT COVERAGE = (233,310 / 482,817) * 100 = 49%
 ALLOWABLE LOT COVERAGE = 80%
NEW BUILDING TYPE: V-B
 PROPOSED BUILDING- NOT SPRINKLERED
 OCCUPANCY LOAD = 49
 OCCUPANCY TYPE = B (UNDER 50)
 MAX. S.F. ALLOWABLE = 9,000 S.F. NOT SPRINKLERED
 BUILDING HEIGHT : EXISTING UNCHANGED AT 18'-0" A.F.F (TO BE FIELD VERIFIED)
 ALLOWABLE BUILDING HEIGHT: 30 FT

PARKING FOR FITNESS BUILDING & SURROUNDING AREA IS EXISTING AND TO REMAIN UNCHANGED
 (REFER TO SHEET G1.00 FOR MORE INFORMATION)
 REQUIRED PARKING FOR FITNESS BUILDING = 1 SPACE PER 200 S.F
NOTE: THERE IS NO CHANGE OF OCCUPANCY OR USE TO THIS BUILDING

"ANY CHANGE OF USE OR OCCUPANCY OF ANY BUILDING OR BUILDINGS, INCLUDING ADDITIONS THERETO REQUIRING MORE PARKING, SHALL NOT BE PERMITTED UNTIL SUCH ADDITIONAL PARKING SPACES AS REQUIRED BY THIS CHAPTER ARE FURNISHED"

KEYNOTES

- 1. EXISTING SITE WALL TO REMAIN- ALL LANDSCAPE MODIFICATIONS ARE WITHIN THE EXISTING SITE WALL BOUNDARY
- 2. NEW WOODEN TRELLIS- REFER TO ARCH. DRAWINGS
- 3. LINE OF EXISTING BUILDING
- 4. NEW 3'-0" WIDE ACCESSIBLE GATE
- 5. 8'-0" WIDE OPENING IN WALL
- 6. NEW POP UP MOVIE SCREEN
- 7. EXISTING FIRE HYDRANT
- 8. EXISTING WATER LINE
- 9. EXISTING SEWER LINE
- 10. EXISTING ELECTRICAL LINE
- 11. EXISTING WALKWAY- TO REMAIN UNCHANGED
- 12. EXISTING LANDSCAPE AREA- TO REMAIN UNCHANGED
- 13. NEW ACCESSIBLE PATH- REFER TO LANDSCAPE DRAWINGS
- 14. EXISTING PATHWAYS- TO REMAIN UNCHANGED
- 15. EXISTING CTV LINE
- 16. EXISTING GAS LINE
- 17. LINEAR DRAIN- REFER TO IRRIGATION PLANS
- 18. NEW SPA- UNDER SEPARATE PERMIT



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 TYPE-X DESIGN STUDIO

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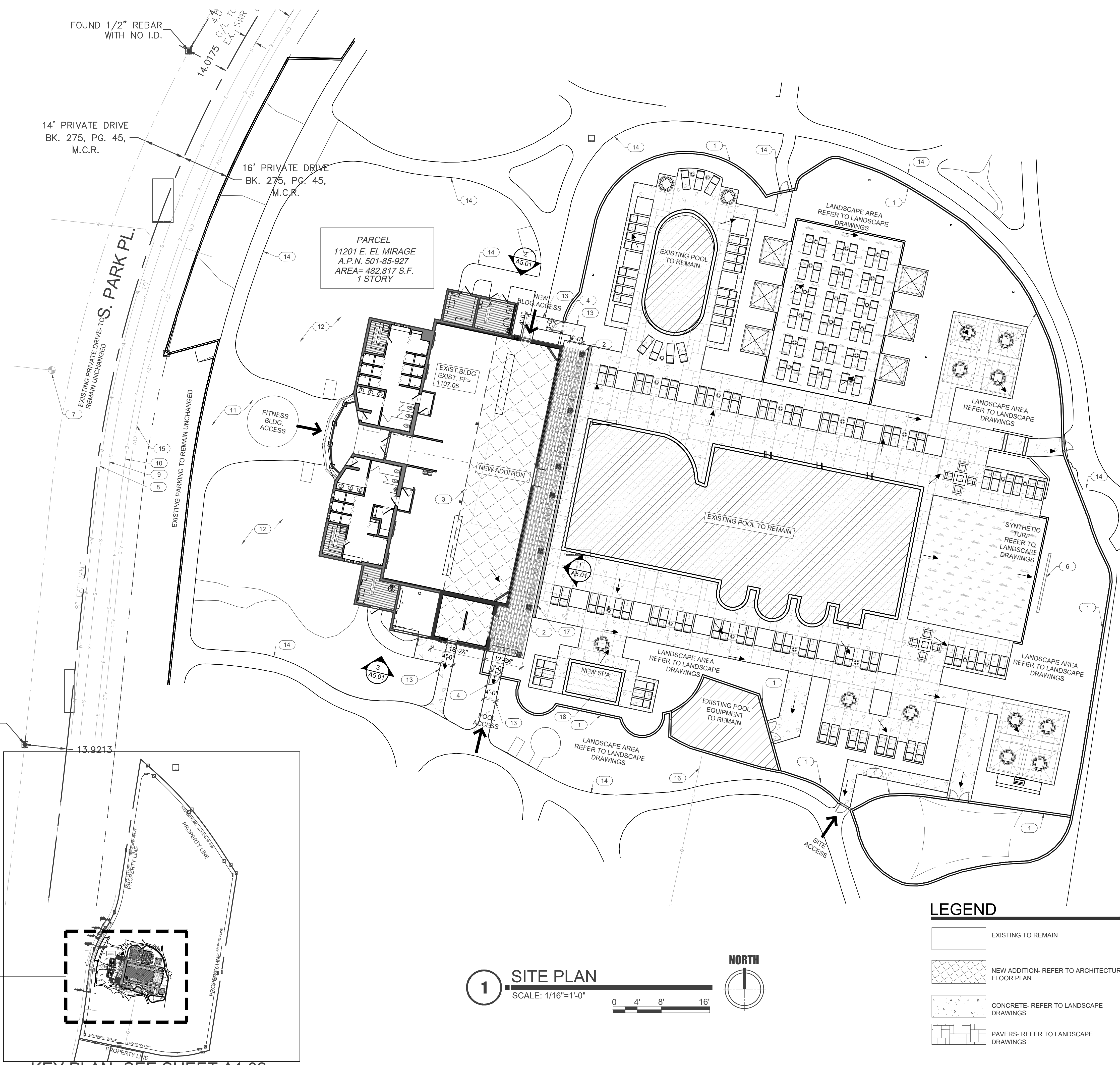
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FITNESS BUILDING- T.I. & ADDITION
PUEBLO EL MIRAGE RV RESORTS
11201 NORTH EL MIRAGE ROAD
EL MIRAGE, AZ 85335



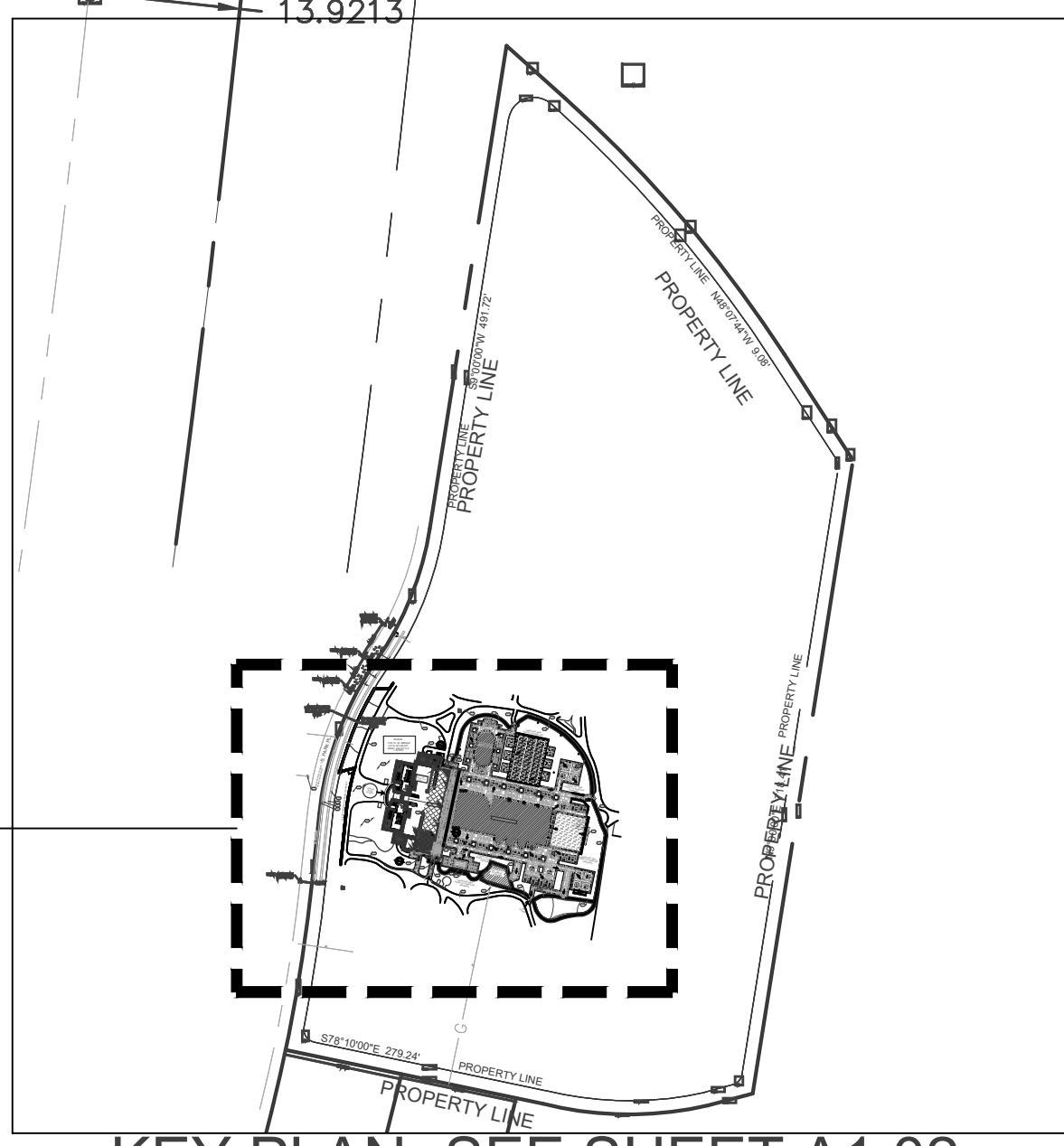
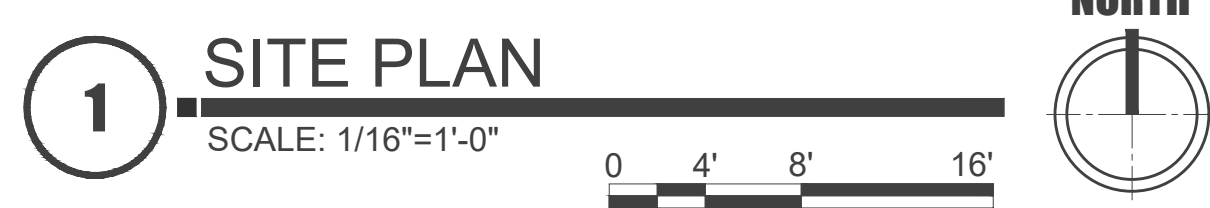
DATE 06/04/2024
SCALE 1/16"=1'-0"
PROJECT # 2023-04
DRAWN BY DG

SHEET #
SITE PLAN
A1.01



LEGEND

- EXISTING TO REMAIN
- NEW ADDITION- REFER TO ARCHITECTURAL FLOOR PLAN
- CONCRETE- REFER TO LANDSCAPE DRAWINGS
- PAVERS- REFER TO LANDSCAPE DRAWINGS



KEY PLAN- SEE SHEET A1.02
 SCALE: NTS

14' PRIVATE DRIVE BK. 275, PG. 45, M.C.R.

16' PRIVATE DRIVE BK. 275, PG. 45, M.C.R.

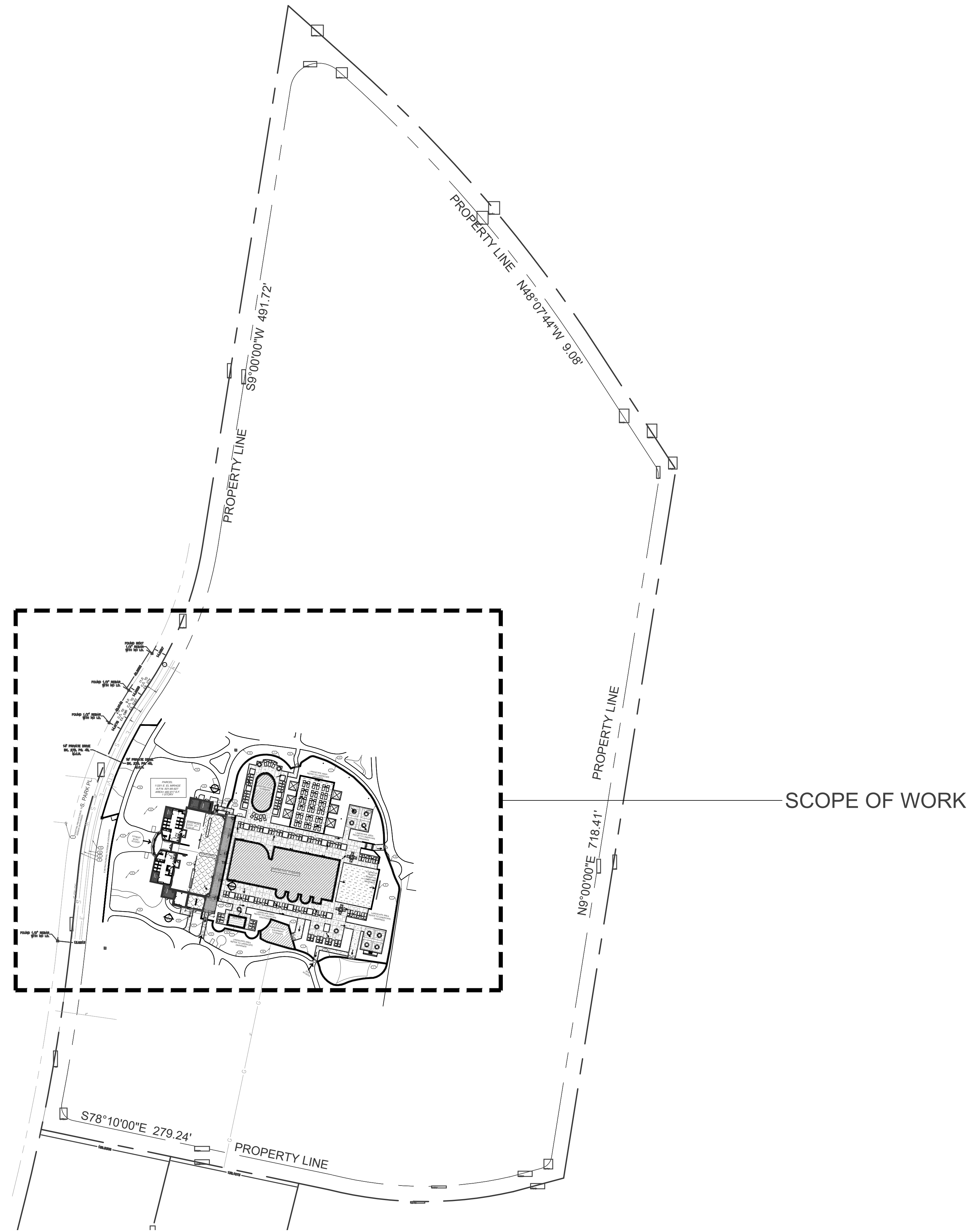
PARCEL
 11201 E. EL MIRAGE
 A.P.N. 501-85-927
 AREA= 482,817 S.F.
 1 STORY

FOUND 1/2" REBAR WITH NO I.D.

FOUND 1/2" REBAR WITH NO I.D.

SCOPE OF WORK

SCALE: NTS



1 SITE PLAN-PROPERTY BOUNDARIES
SCALE: 1/64"=1'-0"



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FITNESS BUILDING- T.I. & ADDITION
PUEBLO EL MIRAGE RV RESORTS
11201 NORTH EL MIRAGE ROAD
EL MIRAGE, AZ 85335



DATE: 06/04/2024
SCALE: 1/64"=1'-0"
PROJECT #: 2023-04
DRAWN BY: DG

SHEET #
SITE PLAN-PROPERTY BOUNDARIES

A1.02


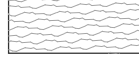


GENERAL NOTES

- COORDINATE ALL DRAWINGS WITH MECHANICAL, PLUMBING, ELECTRICAL, STRUCTURAL, FOOD SERVICE AND CIVIL DRAWINGS
- PAINT TO MATCH EXISTING
- STUCCO AND EXTERIOR FINISH TO MATCH EXISTING

KEYNOTES

- WESTERN 1 KOTE STUCCO- FINISH AND COLOR TO MATCH EXISTING
- EXISTING STUCCO TO BE REPAINTED- MATCH EXISTING COLOR
- NEW ROOF TILES- TO MATCH EXISTING. MATCH EXISTING RIDGE LINE
- NEW FIXED WINDOWS
- NEW STOREFRONT ANODIZED BRONZE FINISH
- NEW 10" X 10" WOOD POST FOR TRELLIS
- CONCRETE PIER POST BASE-TYPICAL
- NEW GRANITE COUNTERTOP
- NEW BI-FOLD WINDOWS- ANODIZED BRONZE FINISH
- NEW DECORATIVE TILE BORDER (3 SIDES OF OPENING)
- NEW EXTERIOR WALL SCOFF
- NEW 4 X 8 JOIST WOOD TRELLIS- TO BE STAINED
- NEW 3 X 3 WOOD LATTICE - TO BE STAINED
- NEW WOOD BEAM TO BE STAINED- TO BE COORDINATED WITH STRUCTURAL
- NEW EXTERIOR LED WALL PACK
- MECHANICAL UNITS TO BE CONCEALED BY PARAPET
- EXISTING EXTERIOR DOORS & TRIM TO BE PAINTED DARK BROWN TO MATCH EXISTING
- EXISTING SCUPPER
- EXISTING ROOF TILE- PATCH AND REPAIR IF NEEDED
- NEW 2 X 2 STEEL POSTS TO BE ANCHORED TO CONCRETE
- METAL ROOF DRAIN DOWNSPOUT NOZZLE- ANODIZED BRONZE
- NEW EXTERIOR DOOR TO BE PAINTED DARK BROWN TO MATCH EXISTING
- NEW EDGE CAP TO MATCH EXISTING

LEGEND

-  ROOF TILE- TO MATCH EXISTING
-  EXTERIOR GRADE WOOD TO BE STAINED
-  STOREFRONT- TEMPERED GLASS
-  STUCCO- WESTERN 1 KOTE STUCCO TO MATCH EXISTING FINISH AND COLOR



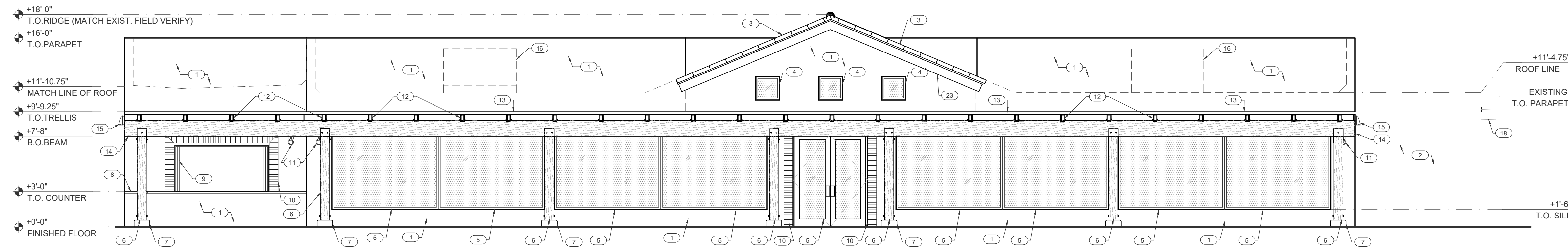
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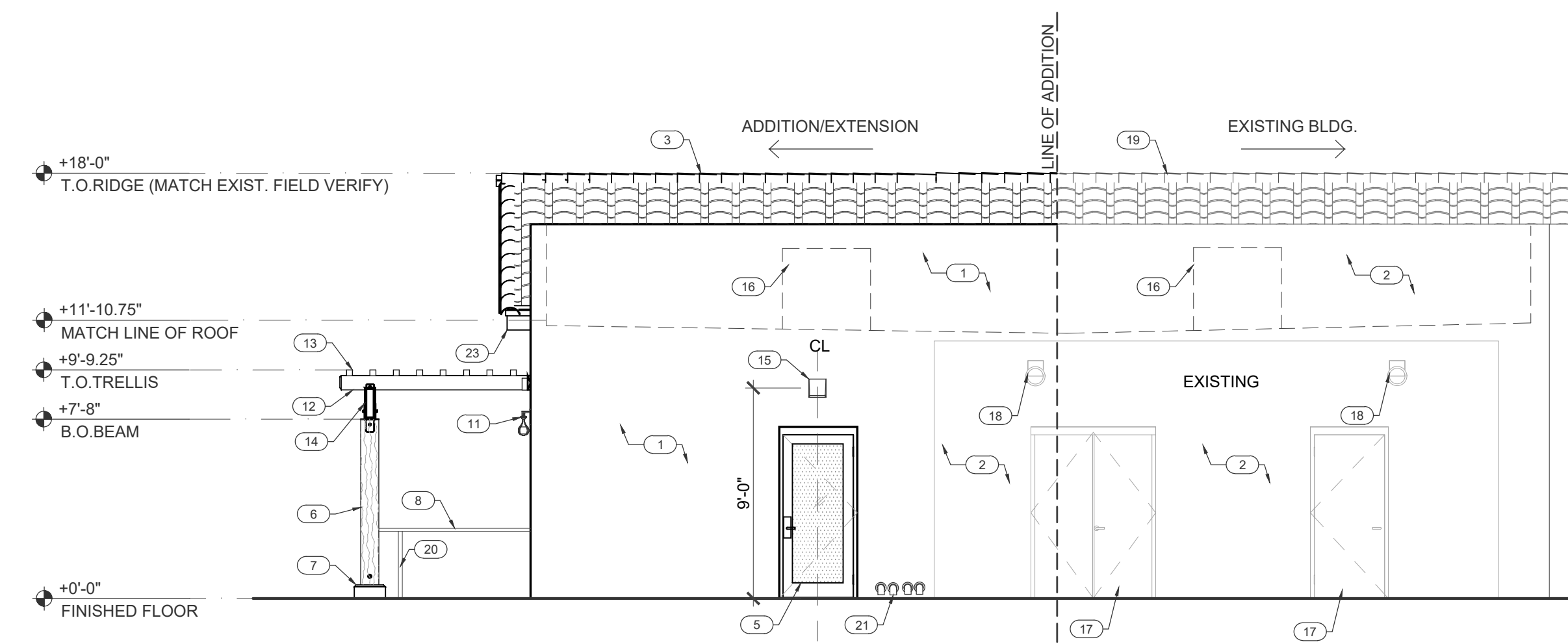
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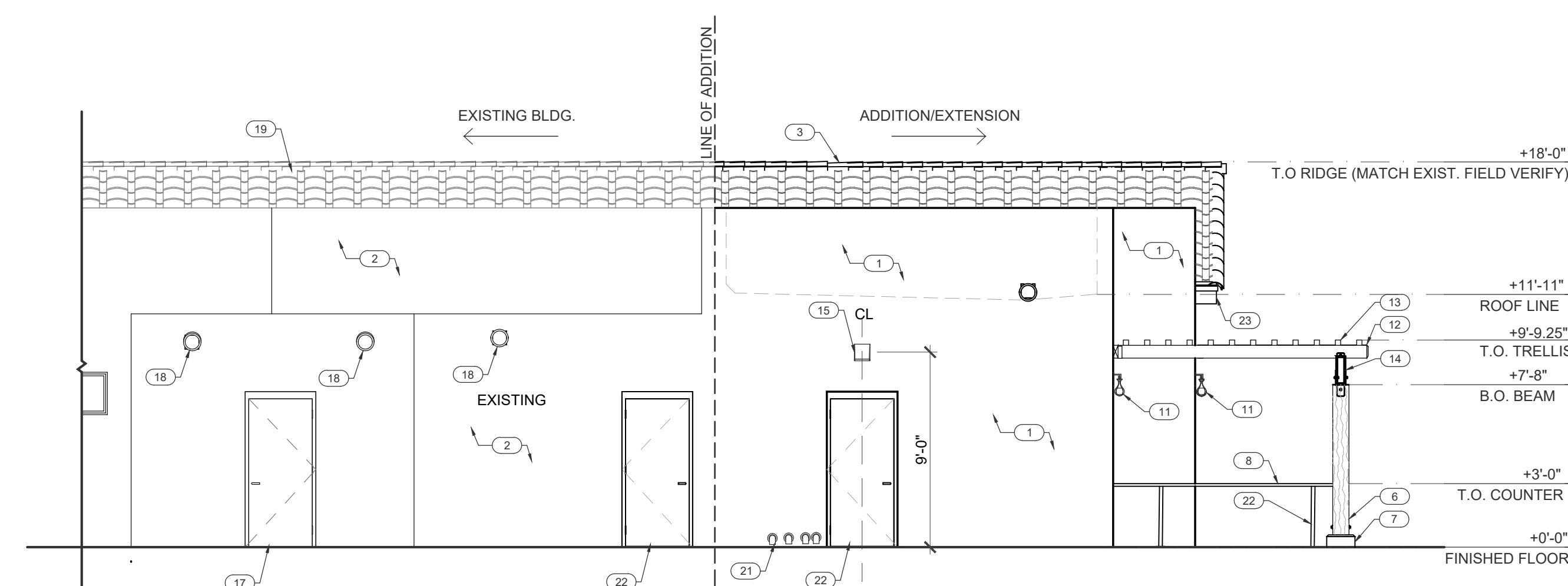
FITNESS BUILDING- T.I. & ADDITION
PUEBLO EL MIRAGE RV RESORTS
11201 NORTH EL MIRAGE ROAD
EL MIRAGE, AZ 85335



1 EAST ELEVATION (PLAN NORTH ELEVATION)
SCALE: 3/16=1'-0"



2 NORTH ELEVATION (PLAN WEST ELEVATION)
SCALE: 3/16=1'-0"



3 SOUTH ELEVATION (PLAN EAST ELEVATION)
SCALE: 3/16=1'-0"



DATE: 06/04/2024
SCALE: 3/16=1'-0"
PROJECT #: 2023-04
DRAWN BY: DG

SHEET #
EXTERIOR ELEVATIONS
A5.01



1 VIEW OF ADDITION AND NEW COVERED PATIO
SCALE: NTS



2 VIEW OF PREP KITCHEN (WATERING HOLE)
SCALE: NTS



3 AERIAL VIEW OF ADDITION AND IMPROVEMENTS
SCALE: NTS



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TYPE-X DESIGN STUDIO

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FITNESS BUILDING- T.I. & ADDITION
PUEBLO EL MIRAGE RV RESORTS
11201 NORTH EL MIRAGE ROAD
EL MIRAGE, AZ 85335



DATE: 06/04/2024
SCALE: NTS
PROJECT #: 2023-04
DRAWN BY: DG

SHEET #
COLORED 3D VIEW OF EXTERIOR
(FOR REFERENCE)

A5.02

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 FULLY COMPLETE 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 THE 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 UTILITY COORDINATION, THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES 48 HOURS PRIOR TO START OF CONSTRUCTION (DEPENDING ON AREA OR JURISDICTION), THE CONTRACTOR IS RESPONSIBLE.
- 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, 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 THEIR REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIALS THEY DEEM 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. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF THESE MODIFICATIONS.
- 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. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF CONFLICTS BEFORE PROCEEDING WITH INSTALL.
- ALL SPECIMEN TREES, SHRUBS AND CACTI SHALL BE FIELD LOCATED BY LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.
- THE CONTRACTOR SHALL PROVIDE AND INSTALL ROOT BARRIER PANELS 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. AGRONOMY 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 JURISDICTIONS STANDARDS FOR NURSERY STOCK. THE CONTRACTOR TO NOTIFY THE LANDSCAPE ARCHITECT IF THEY CANNOT FIND THESE, OR REQUIRE CLARIFICATIONS PERTAINING TO THE STANDARDS.
- ALL PLANT MATERIAL NOT IN COMPLIANCE WITH THESE STANDARDS WILL BE DEEMED UNACCEPTABLE. THE CONTRACTOR IS RESPONSIBLE TO REPLACE.
- THE CONTRACTOR SHALL PROVIDE MAINTENANCE FOR 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 / BARK MULCH:

- DECOMPOSED GRANITE / BARK MULCH 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 / BARK MULCH, 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 WALLS 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 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 ASCO 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.
- CONTROL WIRE 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 90 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 STATE CERTIFIED BACKFLOW DEVICE TESTER SHALL TEST THE BACKFLOW PREVENTION DEVICE AND GIVE A COPY OF THE PASSED TEST RESULTS TO THE COUNTY INSPECTOR OR MAIL IT TO THE 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 DRAINAGE.
- 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 CALCICHE 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 CALCICHE MATERIAL. SHOULD A SUITABLE LOCATION ON SITE NOT EXIST, THE OWNER SHALL BE RESPONSIBLE FOR ALL FEES ASSOCIATED WITH REMOVAL AND DISPOSAL OF THE CALCICHE.
- 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.

HARDSCAPE GENERAL NOTES:

- FOOTINGS, WALLS AND FENCES SHALL BE PLACED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.
- REFER TO CIVIL PLANS 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. 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.

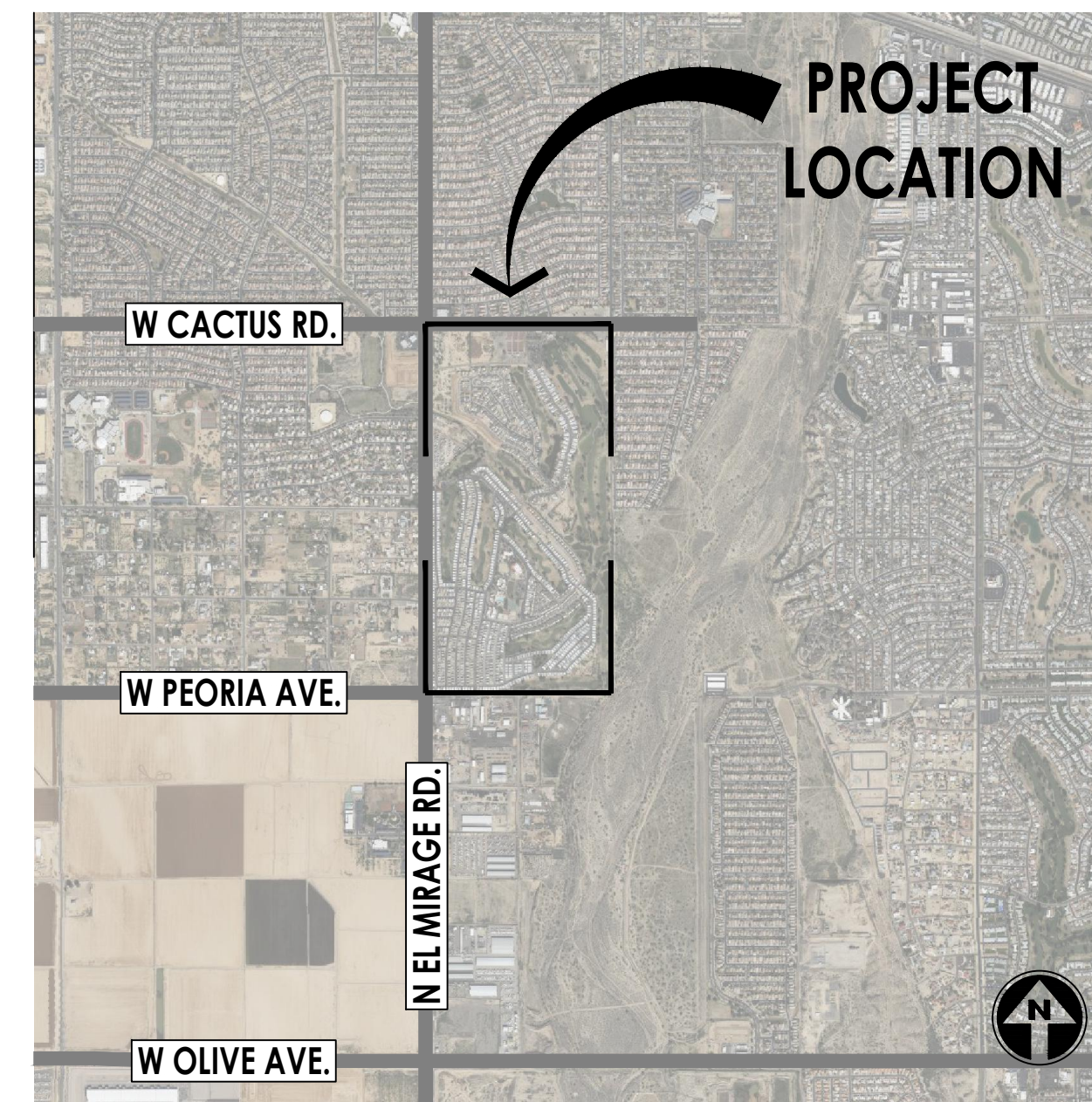
PUEBLO EL MIRAGE

FITNESS CENTER

LANDSCAPE CONSTRUCTION DOCUMENTS

VICINITY MAP:

SCALE: NTS



SITE MAP:

SCALE: NTS



OWNER / DEVELOPER:

ROBERTS RESORTS & COMMUNITIES

8350 E RAIN TREE, SUITE 220
SCOTTSDALE, AZ 85260
(480) 425-3524

CONSULTANT TEAM:

LANDSCAPE ARCHITECT | PLANNER:

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7144 E. STEINSON DRIVE, SUITE 205
SCOTTSDALE, AZ 85251
480-609-0009

SHEET INDEX:

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IRRIGATION DETAILS	L7.02
PLANTING SPECIFICATIONS	L8.01
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PUEBLO EL MIRAGE
FITNESS CENTER

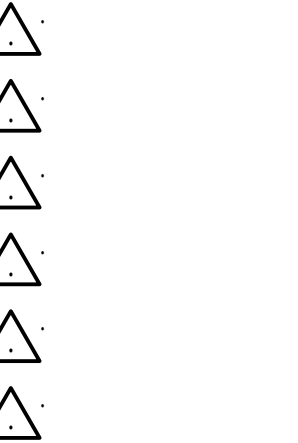
11201 EL MIRAGE RD.
EL MIRAGE, AZ 85335

LANDSCAPE CONSTRUCTION DOCUMENTS

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G | P

REVISIONS:



PROJECT:

RRT004

ISSUED FOR:

CITY REVIEW

DRAWN BY:

TEAM

SCALE:

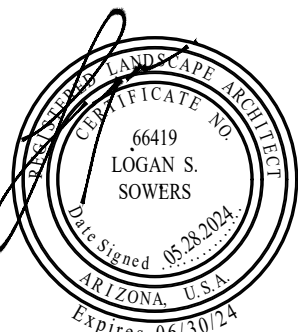
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PLOT DATE:

05/28/2024

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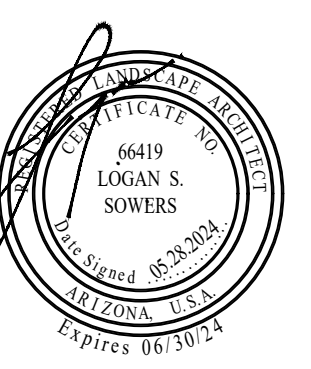
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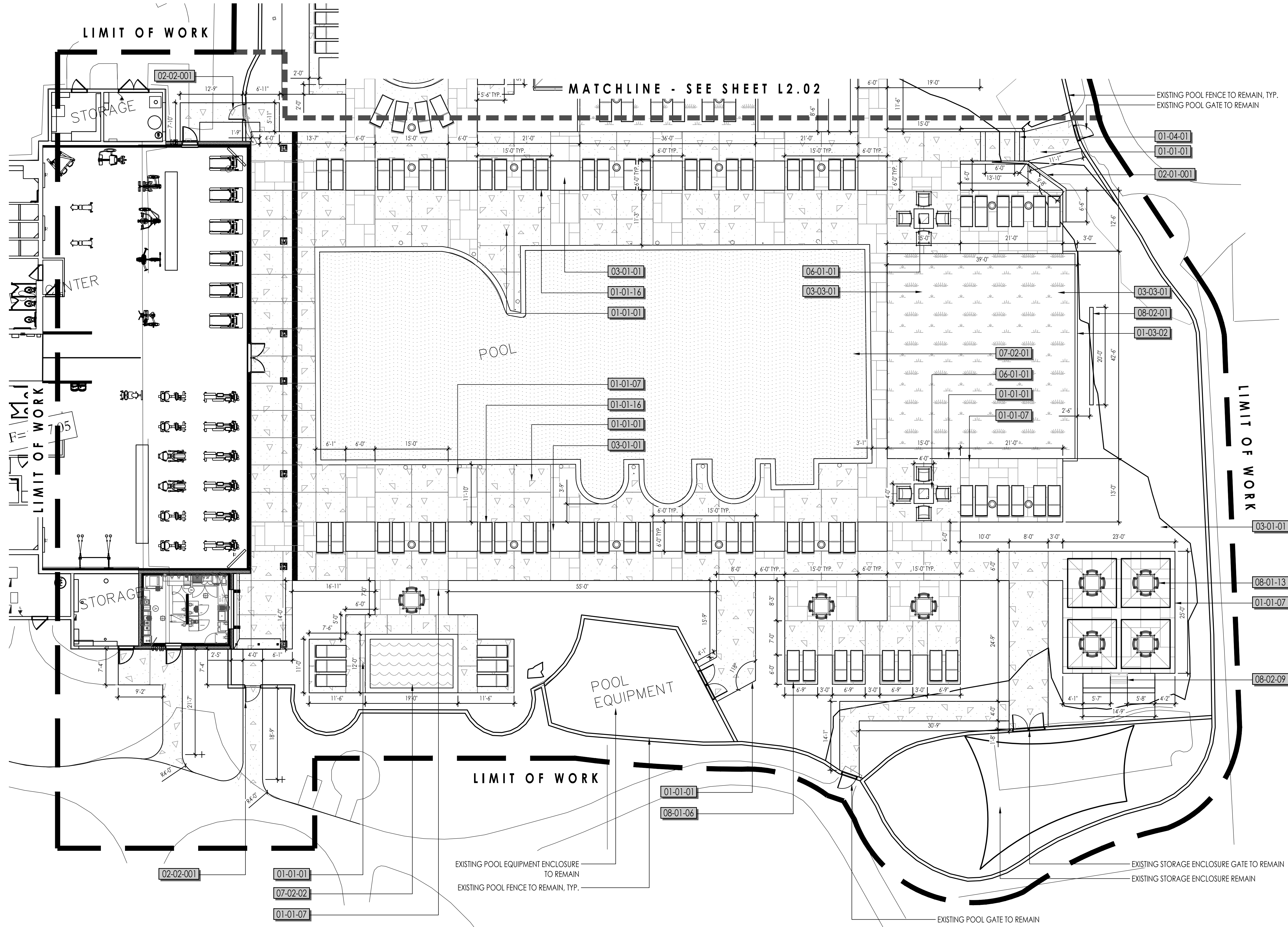
SYMBOL	PEDESTRIAN DESCRIPTION	DETAIL	PROVIDED BY:	MANUFACTURER:	PRODUCT / LINE:	SIZE:	COLOR:	FINISH / PATTERN:	SUBMIT FOR APPROVAL:	
01-01-01	CONCRETE	1/L6.01	CONTRACTOR	DAVIS	CONCRETE		INTEGRAL COLOR, DAVIS: SANDSTONE 5237		X	
01-01-02	CONCRETE PAVER	2/L6.01	CONTRACTOR	BELGARD	CATALINA	3 PIECE BLEND	VICTORIAN	3 PIECE RANDOM	X	
01-01-14	POOL COPING - CONCRETE PAVER	3/L6.01								
SYMBOL	LANDSCAPE DESCRIPTION	DETAIL	PROVIDED BY:	MANUFACTURER:	PRODUCT / LINE:	SIZE:	COLOR:	FINISH / PATTERN:	SUBMIT FOR APPROVAL:	
01-03-02	LANDSCAPE HEADER - CONCRETE	4/L6.01	CONTRACTOR	DAVIS				INTEGRAL COLOR: SANDSTONE 5237		
SYMBOL	STEPS / STAIRS / RAMPS DESCRIPTION	DETAIL	PROVIDED BY:	MANUFACTURER:	PRODUCT / LINE:	SIZE:	COLOR:	FINISH / PATTERN:	SUBMIT FOR APPROVAL:	
01-04-01	STAIRS - CONCRETE	9/L6.01	CONTRACTOR				INTEGRAL COLOR, DAVIS: SANDSTONE 5237	TO MATCH ADJACENT CONCRETE		
SYMBOL	WALLS DESCRIPTION	DETAIL	PROVIDED BY:	MANUFACTURER:	PRODUCT / LINE:	SIZE:	COLOR:	FINISH / PATTERN:	SUBMIT FOR APPROVAL:	DESCRIPTION
02-01-00	CMU BLOCK RETAINING WALL	8/L6.01	CONTRACTOR							STUCCO & PAINT TO MATCH CLUBHOUSE
SYMBOL	FENCES DESCRIPTION	DETAIL	PROVIDED BY:	MANUFACTURER:	PRODUCT / LINE:	SIZE:	COLOR:	FINISH / PATTERN:	SUBMIT FOR APPROVAL:	DESCRIPTION
02-02-00	POOL GATE	5/L6.01	CONTRACTOR				TO MATCH EXISTING	POWDERCOAT TO MATCH EXISTING		
SYMBOL	PLANTING AREA DESCRIPTION	DETAIL	PROVIDED BY:	MANUFACTURER:	PRODUCT / LINE:	SIZE:	COLOR:	FINISH / PATTERN:	SUBMIT FOR APPROVAL:	
03-01-01	PLANTING AREA									
SYMBOL	SYNTHETIC TURF DESCRIPTION	DETAIL	PROVIDED BY:	MANUFACTURER:	PRODUCT / LINE:	SIZE:	COLOR:	FINISH / PATTERN:	SUBMIT FOR APPROVAL:	
03-03-01	SYNTHETIC TURF		CONTRACTOR		PREMIUM ARTIFICIAL TURF					
SYMBOL	FIRE FEATURES DESCRIPTION	DETAIL	SUPPLIER	MANUFACTURER	MODEL	FINISH/COLOR				
06-01-01	FIRE FEATURE	6/L6.01	CONTRACTOR	CUSTOM		SEE DETAILS				
SYMBOL	POOL / SPA DESCRIPTION	DETAIL	SUPPLIER	MANUFACTURER	MODEL	FINISH/COLOR				
07-02-01	EXISTING POOL TO REMAIN									
07-02-02	SPA - UNDER SEPARATE PERMIT		CONTRACTOR			PLASTER AND TILE TO MATCH EXISTING POOL				
SYMBOL	SITE FURNITURE DESCRIPTION	DETAIL	SUPPLIER	MANUFACTURER	MODEL	FINISH/COLOR	SUBMIT FOR APPROVAL	NOTES/COMMENTS		
08-01-04	CHAISE LOUNGE CHAIR									
08-01-15	DINING TABLE									
SYMBOL	SITE FIXTURES DESCRIPTION	DETAIL	SUPPLIER	MANUFACTURER	MODEL	FINISH/COLOR	SUBMIT FOR APPROVAL	NOTES/COMMENTS		
08-02-01	MOVIE SCREEN		CONTRACTOR	THE PROJECTOR SCREEN STORE	20' INFLATABLE MOVIE SCREEN			ELEITE-OUTDOOR-MOVIES-PROFESSIONAL20		
08-02-02	OUTDOOR KITCHEN	7/L6.01	CONTRACTOR					SEE DETAILS		



REVISIONS:
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PROJECT#: RRT004
 ISSUED FOR: CITY REVIEW
 DRAWN BY: TEAM
 SCALE: NTS
 PLOT DATE: 06/03/2024
 DRAWING: MATERIALS SCHEDULE

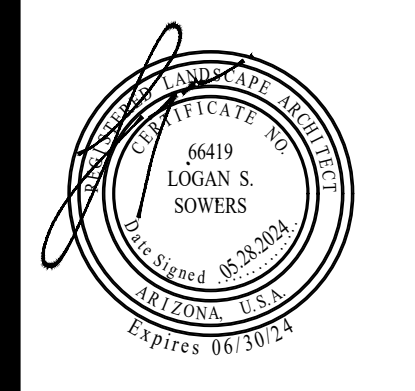
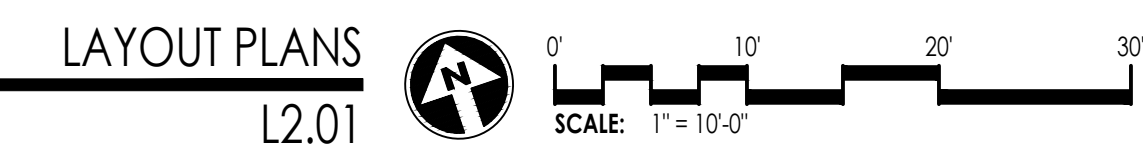
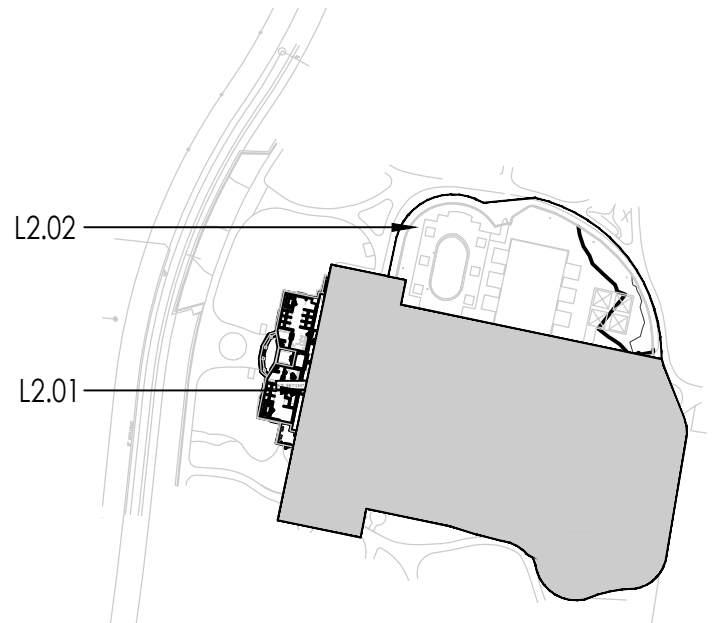


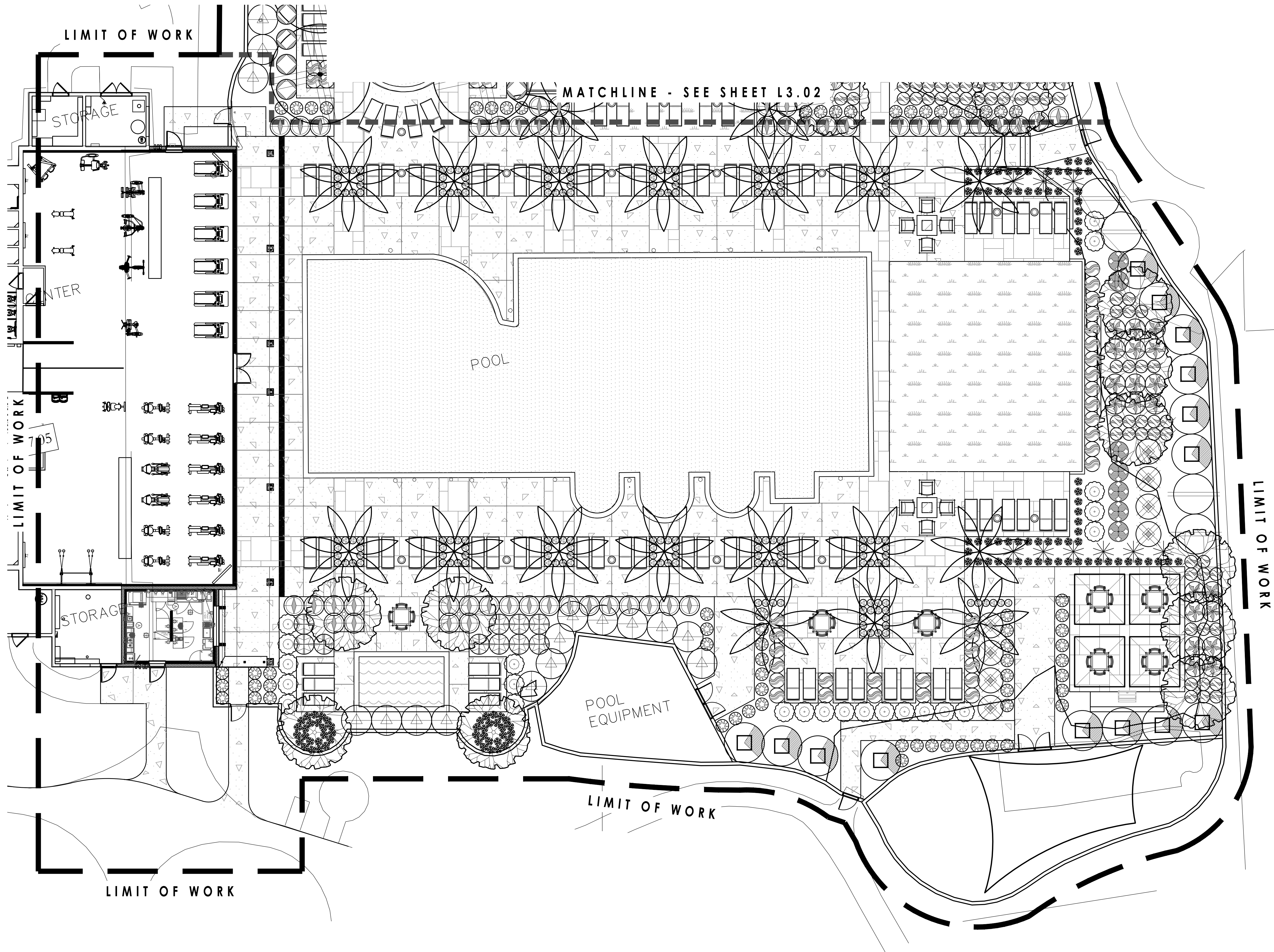


REFERENCE NOTES SCHEDULE

SYMBOL	PEDESTRIAN DESCRIPTION	DETAIL
01-01-01	CONCRETE	1/L6.01
01-01-07	CONCRETE PAVER	2/L6.01
01-01-16	POOL COPING - CONCRETE PAVER	3/L6.01
SYMBOL	LANDSCAPE DESCRIPTION	DETAIL
01-03-02	LANDSCAPE HEADER - CONCRETE	4/L6.01
SYMBOL	STEPS / STAIRS / RAMPS DESCRIPTION	DETAIL
01-04-01	STAIRS - CONCRETE	9/L6.01
SYMBOL	WALLS DESCRIPTION	DETAIL
02-01-001	CMU BLOCK RETAINING WALL	8/L6.01
SYMBOL	FENCES DESCRIPTION	DETAIL
02-02-001	POOL GATE	5/L6.01
SYMBOL	PLANTING AREA DESCRIPTION	DETAIL
03-01-01	PLANTING AREA	
SYMBOL	SYNTHETIC TURF DESCRIPTION	DETAIL
03-03-01	SYNTHETIC TURF	
SYMBOL	FIRE FEATURES DESCRIPTION	DETAIL
06-01-01	FIRE FEATURE	6/L6.01
SYMBOL	POOL / SPA DESCRIPTION	DETAIL
07-02-01	EXISTING POOL TO REMAIN	
07-02-02	SPA - UNDER SEPARATE PERMIT	
SYMBOL	SITE FURNITURE DESCRIPTION	DETAIL
08-01-04	CHAISE LOUNGE CHAIR	
08-01-13	DINING TABLE	
SYMBOL	SITE FIXTURES DESCRIPTION	DETAIL
08-02-01	MOVIE SCREEN	
08-02-03	OUTDOOR KITCHEN	7/L6.01

KEYMAP: SCALE: NTS

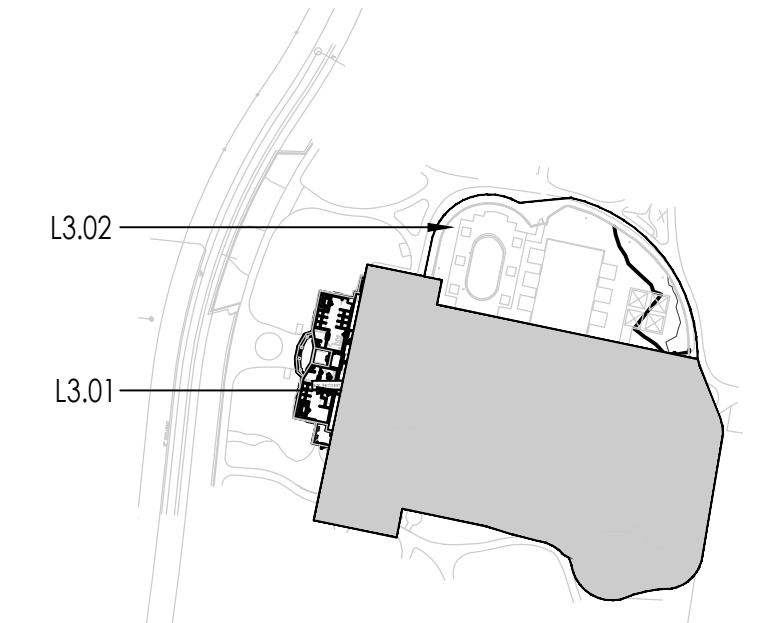




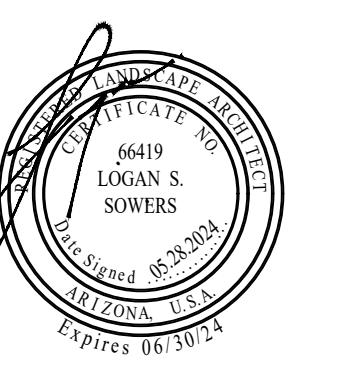
PLANT MATERIALS LEGEND

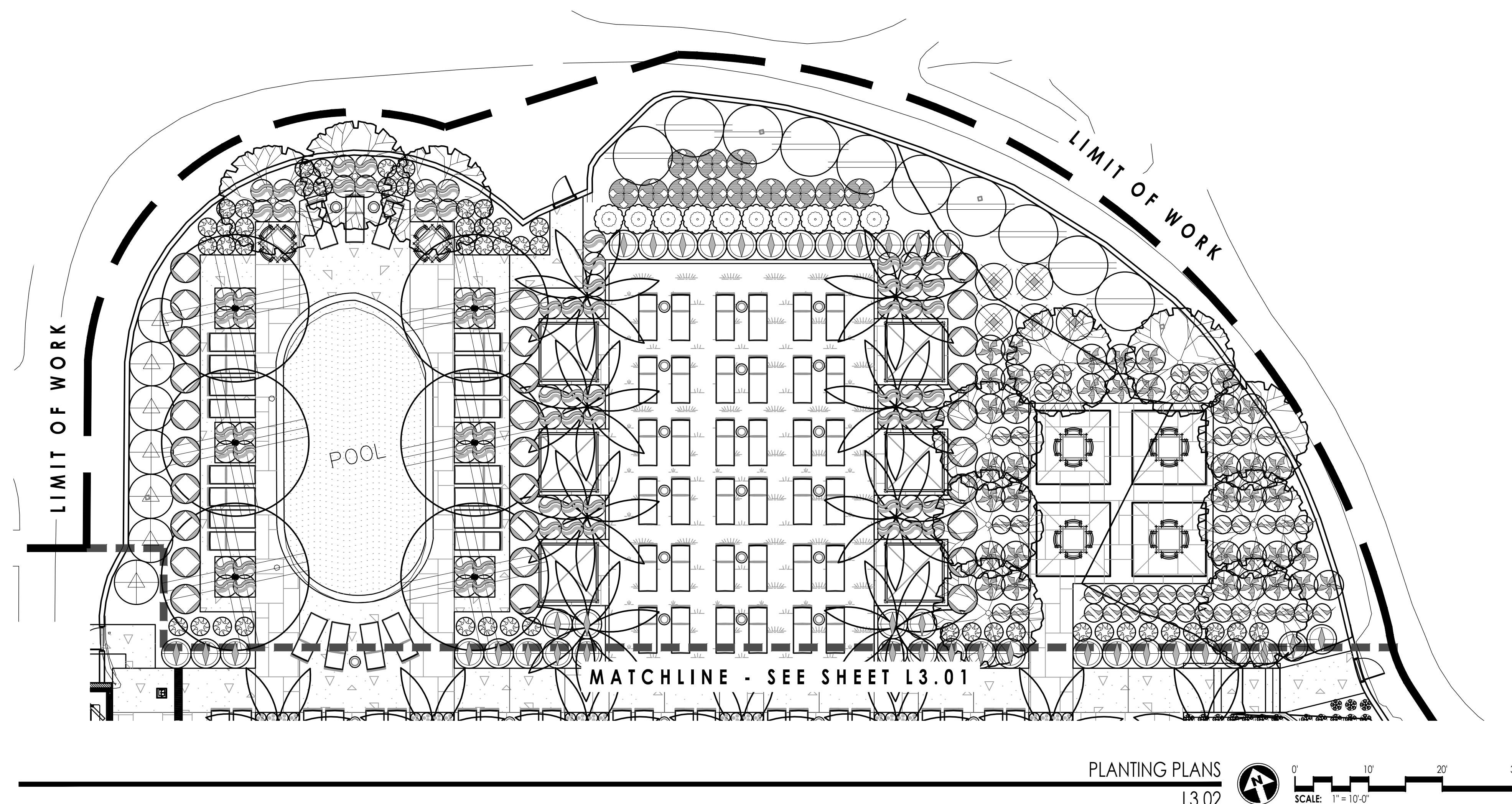
SYMBOL	BOTANICAL / COMMON NAME	SIZE	QTY
[TREES]			
	Ligustrum lucidum Glossy Privet	36" Box	21
	Olea europaea 'Swan Hill' Swan Hill Olive	48" Box	6
	Phoenix dactylifera 'Medjool' Medjool Date Palm	16' Clr. Trk.	25
[SHRUBS]			
	Bouteloua gracilis 'Blonde Ambition' Blonde Ambition Blue Grama	5 Gal.	94
	Buddleja davidii Butterfly Bush	5 Gal.	13
	Caesalpinia gillesii Yellow Bird of Paradise	5 Gal.	20
	Dalea frutescens Black Dalea	5 Gal.	29
	Dodonaea viscosa Hopseed Bush	5 Gal.	14
	Muhlenbergia capillaris 'Lenca' Regal Mist® Pink Muhly Grass	5 Gal.	58
	Penstemon baccharifolius Rock Penstemon	5 Gal.	75
	Salvia greggii Autumn Sage	5 Gal.	10
	Santolina chamaecyparissus Lavender Cotton	5 Gal.	33
	Tecoma stans Yellow Bells	5 Gal.	14
[GROUND COVERS]			
	Lantana montevidensis Purple Trailing Lantana	1 Gal.	107
	Melampodium leucanthum Blackfoot Daisy	5 Gal.	170
	Osteospermum fruticosum 'African Queen' Trailing African Daisy	5 Gal.	120
	Verbena rigida Sandpaper Verbena	1 Gal.	59
[CACTI]			
	Dasylirion wheeleri Grey Desert Spoon	5 Gal.	9
	Hesperaloe parviflora Red Yucca	5 Gal.	19
[SHRUB AREAS]			
	PLANTING AREA		
	ARTIFICIAL TURF		

KEYMAP: SCALE: NTS



PLANTING PLANS
L3.01
SCALE: 1" = 10'-0"





PLANTING PLANS
L3.02
SCALE: 1" = 10'-0"

PLANT MATERIALS LEGEND

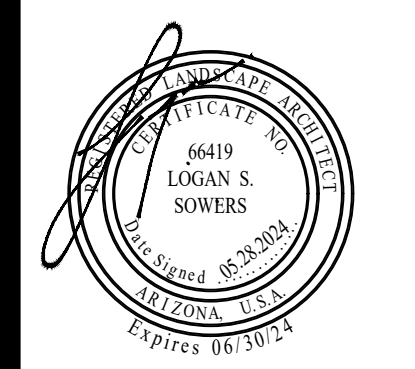
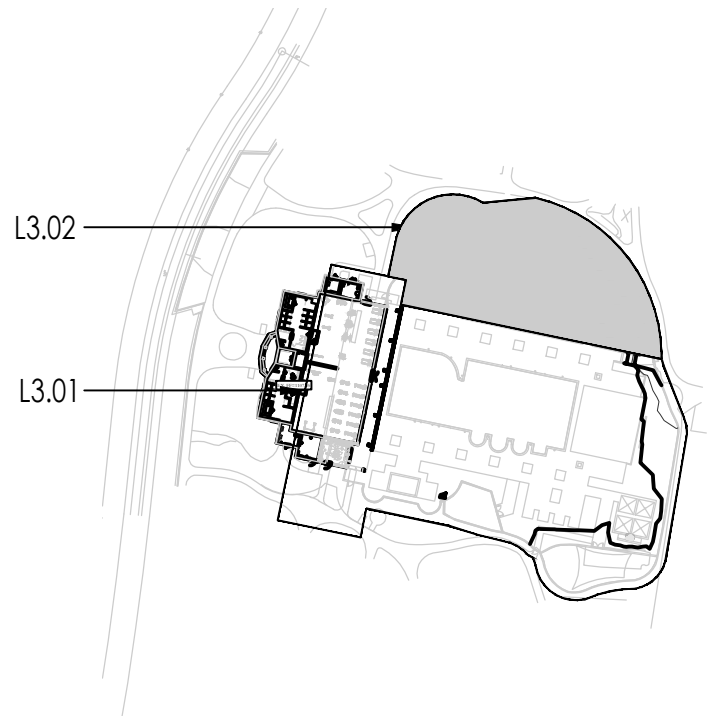
SYMBOL	BOTANICAL / COMMON NAME	SIZE	QTY
[TREES]			
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	Dodonaea viscosa Hopseed Bush	5 Gal.	14
	Muhlenbergia capillaris 'Lenca' Regal Mist® Pink Muhly Grass	5 Gal.	58
	Penstemon baccharifolius Rock Penstemon	5 Gal.	75
	Salvia greggii Autumn Sage	5 Gal.	10
	Santolina chamaecyparissus Lavender Cotton	5 Gal.	33
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[GROUND COVERS]			
	Lantana montevidensis Purple Trailing Lantana	1 Gal.	107
	Melampodium leucanthum Blackfoot Daisy	5 Gal.	170
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	Verbena rigida Sandpaper Verbena	1 Gal.	59
[CACTI]			
	Dasylirion wheeleri Grey Desert Spoon	5 Gal.	9
	Hesperaloe parviflora Red Yucca	5 Gal.	19
[SHRUB AREAS]			
	PLANTING AREA		
	ARTIFICIAL TURF		

REVISIONS:

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PROJECT#: RRT004
ISSUED FOR: CITY REVIEW
DRAWN BY: TEAM
SCALE:
PLOT DATE: 06/04/2024
DRAWING: PLANTING PLANS

KEYMAP: SCALE: NTS

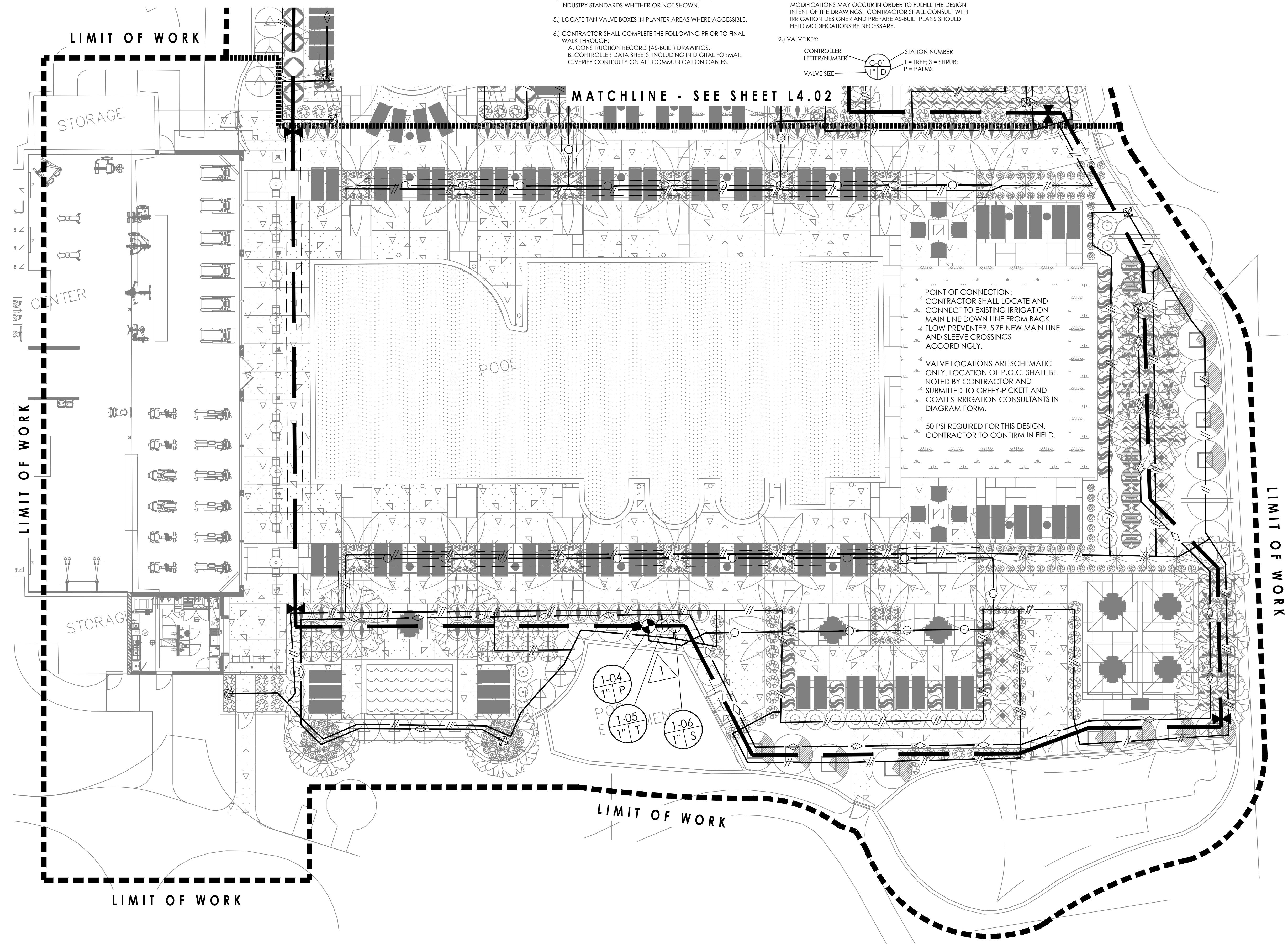


NOTE:

- 1.) INSTALL BACKFLOW PREVENTER PER LOCAL CODE.
- 2.) ALL WIRE SHALL BE #14 ULFUL DIRECT-BURIAL, SOLID COPPER WITH APPROVED CONNECTORS.
- 3.) ALL PIPE AND WIRING UNDER PAVED SURFACES SHALL BE IN SCHEDULE 40 PVC SLEEVES, WHETHER OR NOT SHOWN. INSTALL WIRE SLEEVE ADJACENT TO PIPE SLEEVE AT PAVED CROSSINGS.
- 4.) IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL PER INDUSTRY STANDARDS WHETHER OR NOT SHOWN.
- 5.) LOCATE TAN VALVE BOXES IN PLANTER AREAS WHERE ACCESSIBLE.
- 6.) CONTRACTOR SHALL COMPLETE THE FOLLOWING PRIOR TO FINAL WALK-THROUGH:
 - A. CONSTRUCTION RECORD (AS-BUILT) DRAWINGS.
 - B. CONTROLLER DATA SHEETS, INCLUDING IN DIGITAL FORMAT.
 - C. VERIFY CONTINUITY ON ALL COMMUNICATION CABLES.
- 7.) AN 18 GAGE, BLUE TRACER WIRE SHALL BE INSTALLED WITH MAIN LINES; 6 INCHES OF WHICH SHALL BE COILED INSIDE THE CONTROLLER.
- 8.) 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. 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.
- 9.) VALVE KEY:

CONTROLLER LETTER/NUMBER	STATION NUMBER
C-01	T = TREE; S = SHRUB; P = PALMS
VALVE SIZE	

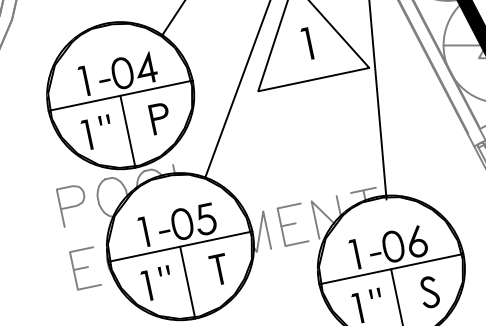
MATCHLINE - SEE SHEET L4.02



POINT OF CONNECTION:
CONTRACTOR SHALL LOCATE AND CONNECT TO EXISTING IRRIGATION MAIN LINE DOWN LINE FROM BACKFLOW PREVENTER. SIZE NEW MAIN LINE AND SLEEVE CROSSINGS ACCORDINGLY.

VALVE LOCATIONS ARE SCHEMATIC ONLY. LOCATION OF P.O.C. SHALL BE NOTED BY CONTRACTOR AND SUBMITTED TO GREY-PICKETT AND COATES IRRIGATION CONSULTANTS IN DIAGRAM FORM.

50 PSI REQUIRED FOR THIS DESIGN. CONTRACTOR TO CONFIRM IN FIELD.



IRRIGATION SCHEDULE

- MPE-10 HUNTER MULTI-OUTLET EMITTER (ONE PER 6 SHRUBS-NOT SHOWN) (1.0 GPH @ 20 PSI PER PLANT)
- MPE-20 HUNTER MULTI-OUTLET EMITTER (1 PER 24\"/>

SLEEVE SIZING SCHEDULE

LATERAL, MAIN & WIRE SIZE	SLEEVE SIZE
LATERALS TOTAL UP TO 1"	3"
LATERALS TOTAL UP TO 2"	4"
LATERALS TOTAL UP TO 3"	6"
MAIN LINE UP TO 1-1/2"	3"
MAIN LINE UP TO 2-1/2"	4"
MAIN LINE UP TO 3"	6"
MAIN LINE UP TO 4"	8"
MAIN LINE UP TO 6"	10"
MAIN LINE UP TO 8"	12"
+ CONVENTIONAL WIRE	4"
+ 2-WIRE CABLE	2"

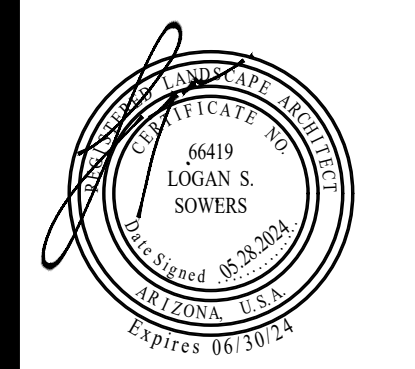
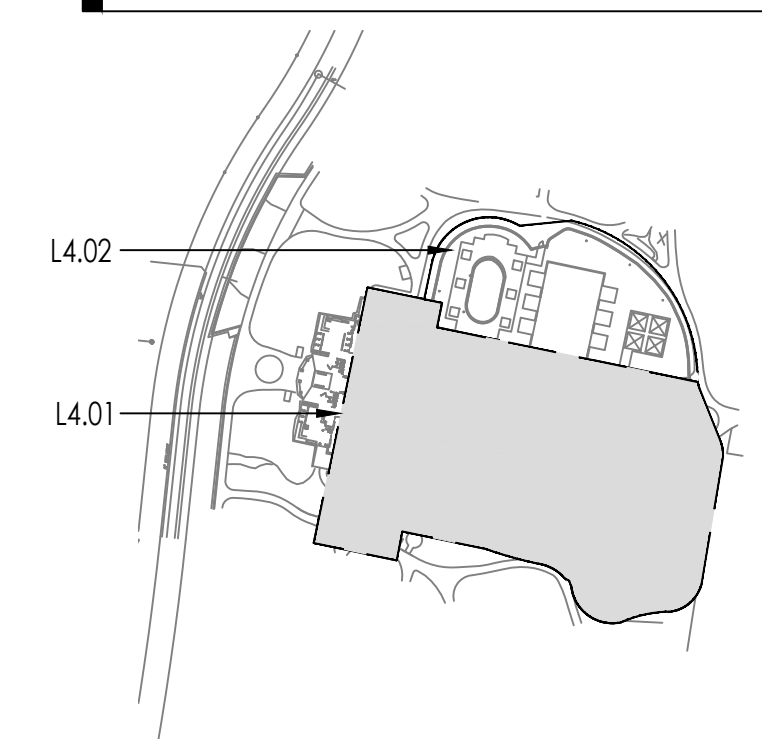
NOTE: ALL SLEEVING SHALL BE SCHEDULE 40 PVC - SOLVENT WELD. ALL MAIN LINE SLEEVING REQUIRES ADDITIONAL WIRE OR CABLE SLEEVING. SLEEVING SHALL BE INSTALLED UNDER ALL HARD SURFACES, WHETHER SHOWN OR NOT.

PIPE SIZING SCHEDULE:

SCHEDULE 40 PVC / CLASS 200 PVC	
GPM	SIZE
0-4	1/2"
5-7	3/4"
8-12	1"
13-20	1-1/4"
21-30	1-1/2"
31-45	2"
46-70	2-1/2"
71-90	3"

NOTE: MINIMUM PIPE SIZE TO EACH SPRINKLER SHALL BE THE SIZE OF THE SPRINKLER HEAD INLET.

KEYMAP:



SLEEVE SIZING SCHEDULE

LATERAL, MAIN & WIRE SIZE	SLEEVE SIZE
LATERALS TOTAL UP TO 1"	3"
LATERALS TOTAL UP TO 2"	4"
LATERALS TOTAL UP TO 3"	6"
MAIN LINE UP TO 1-1/2"	3"
MAIN LINE UP TO 2-1/2"	4"
MAIN LINE UP TO 3"	6"
MAIN LINE UP TO 4"	8"
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IRRIGATION SCHEDULE

- MPE-10 HUNTER MULTI-OUTLET EMITTER (ONE PER 6 SHRUBS--NOT SHOWN) (1.0 GPH @ 20 PSI PER PLANT)
- MPE-20 HUNTER MULTI-OUTLET EMITTER (1 PER 24" BOX TREE--NOT SHOWN) (12.0 GPH @ 20 PSI PER TREE)
- ICV-101G HUNTER ELECTRIC VALVE FOR EMITTER SYSTEM. INCLUDES: HY-100 HUNTER WYE STRAINER (150 MESH); & HUNTER 25-PSI PRESSURE REGULATOR -- LATCHING SOLENOID PN: 458200
- ICV-FS-SERIES HUNTER ELECTRIC VALVE FOR PALM BUBBLERS.
- XC-600 HUNTER WALL-MOUNT ELECTRIC CONTROLLER WITH SOLAR-SYNC-SEN KIT FOR WEATHER SENSING AND ADJUSTMENTS.
- 975XL-1.5" WILKINS REDUCED PRESSURE BACKFLOW PREVENTER
- HQ44-LRC HUNTER QUICK-COUPLER VALVE
- NIBCO T-113K -- BRONZE ISOLATION GATE VALVE
- MHT-3/4" --MANUAL DRIP FLUSH DEVICE
- CLASS 200 PVC PIPE--MAINLINE. INSTALL TRACER WIRE AND METALLIC LOCATOR TAPE.
- 1/2" CLASS 315 PVC PIPE-TO TREE EMITTERS. SOLVENT WELD.
- 1/2" CLASS 315 PVC PIPE-TO SHRUB EMITTERS. SOLVENT WELD.
- SCHEDULE 40 PVC SLEEVING MATERIAL

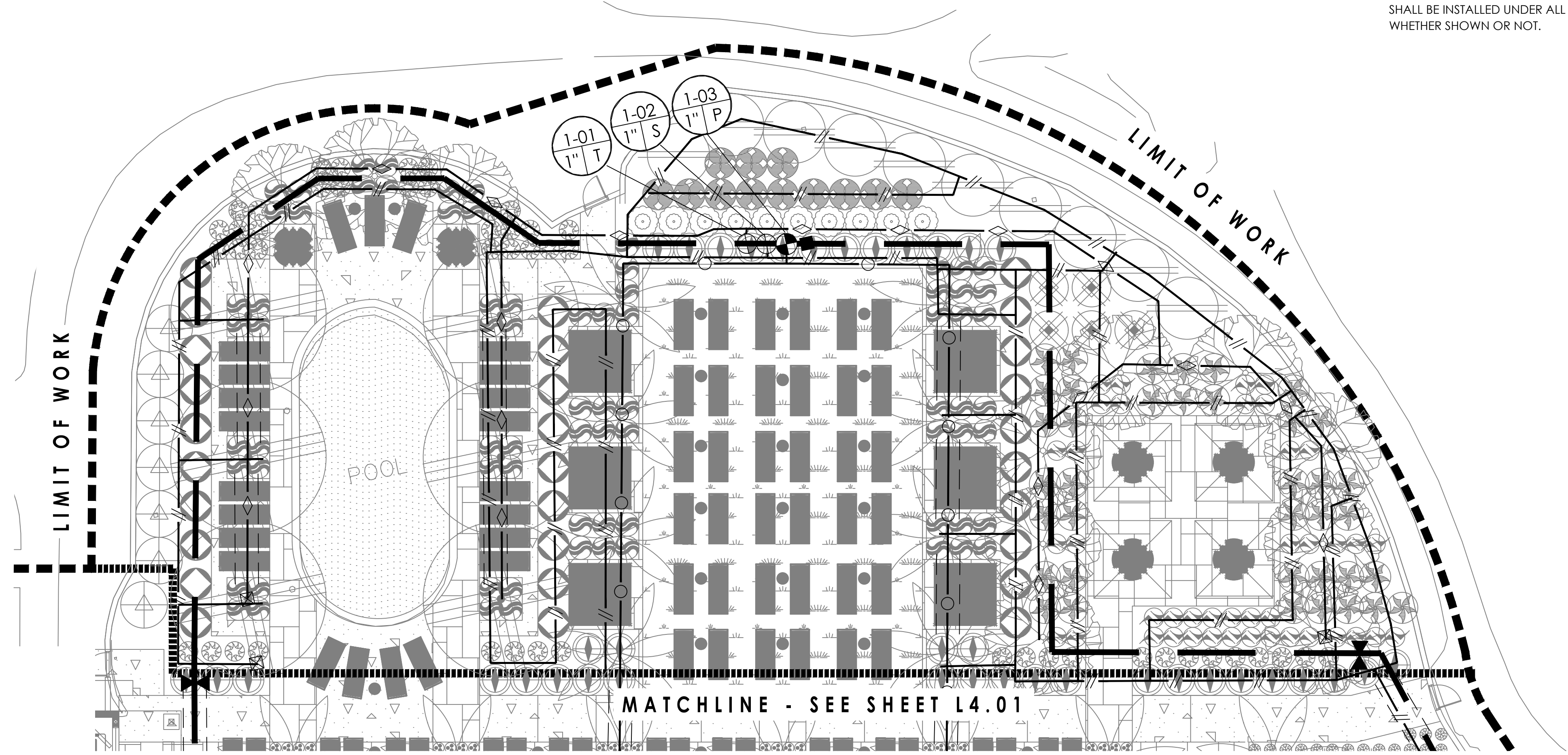
- NOTE:
- INSTALL BACKFLOW PREVENTER PER LOCAL CODE.
 - ALL WIRE SHALL BE #14 UFUL DIRECT-BURIAL, SOLID COPPER WITH APPROVED CONNECTORS.
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 - IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL PER INDUSTRY STANDARDS WHETHER OR NOT SHOWN.
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 - CONTRACTOR SHALL COMPLETE THE FOLLOWING PRIOR TO FINAL WALK-THROUGH:
 - CONSTRUCTION RECORD (AS-BUILT) DRAWINGS.
 - CONTROLLER DATA SHEETS, INCLUDING IN DIGITAL FORMAT.
 - VERIFY CONTINUITY ON ALL COMMUNICATION CABLES.
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 - VALVE KEY:

CONTROLLER LETTER/NUMBER	C-01	STATION NUMBER
VALVE SIZE	1" D	T = TREE; S = SHRUB; P = PALMS

PIPE SIZING SCHEDULE:

GPM	SIZE
0-4	1/2"
5-7	3/4"
8-12	1"
13-20	1-1/4"
21-30	1-1/2"
31-45	2"
46-70	2-1/2"
71-90	3"

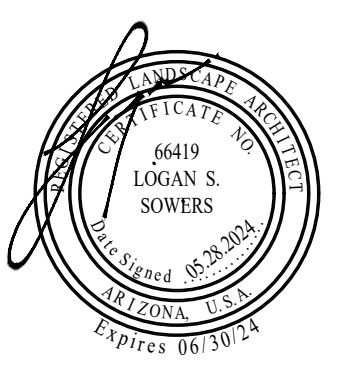
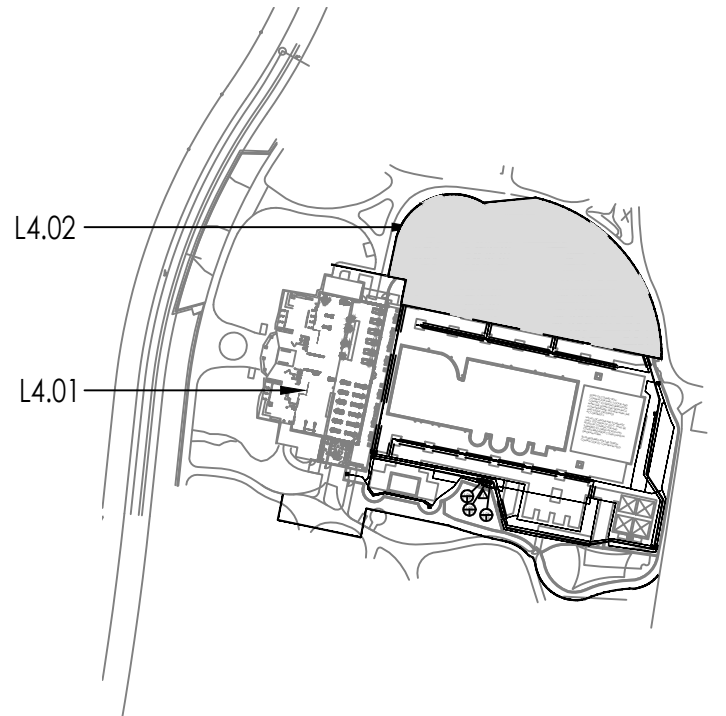
NOTE: MINIMUM PIPE SIZE TO EACH SPRINKLER SHALL BE THE SIZE OF THE SPRINKLER HEAD INLET.

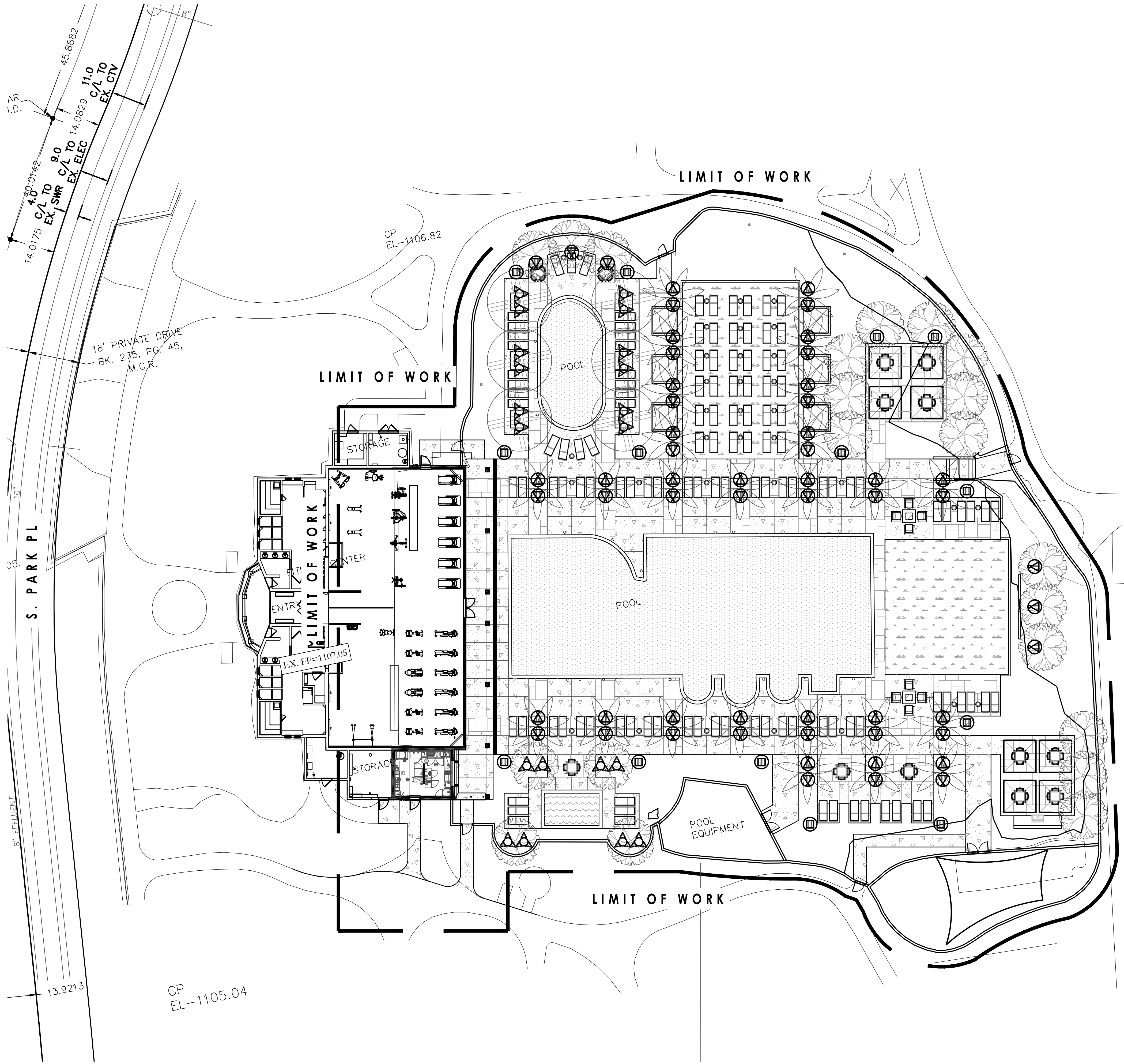


IRRIGATION PLANS
L4.02
SCALE: 1" = 10'-0"
MATCHLINE - SEE SHEET L4.01

- REVISIONS:
- 1.
 - 2.
 - 3.
 - 4.
 - 5.
 - 6.
 - 7.
 - 8.
 - 9.
- PROJECT#: RRT004
ISSUED FOR: CITY REVIEW
DRAWN BY: TEAM
SCALE:
PLOT DATE: 05/28/2024
DRAWING: PLANTING PLANS

KEYMAP: SCALE: NTS





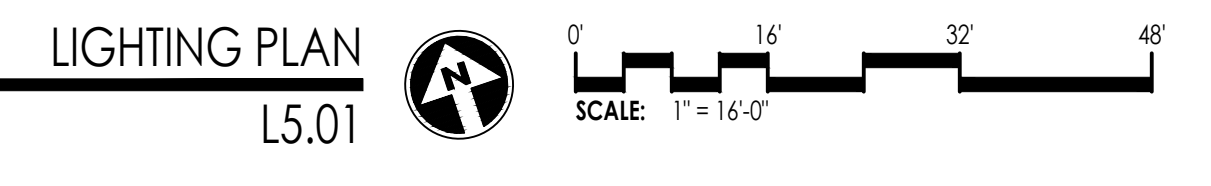
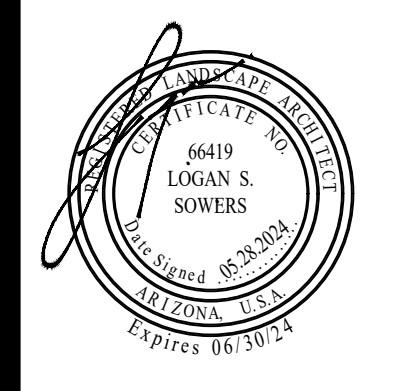
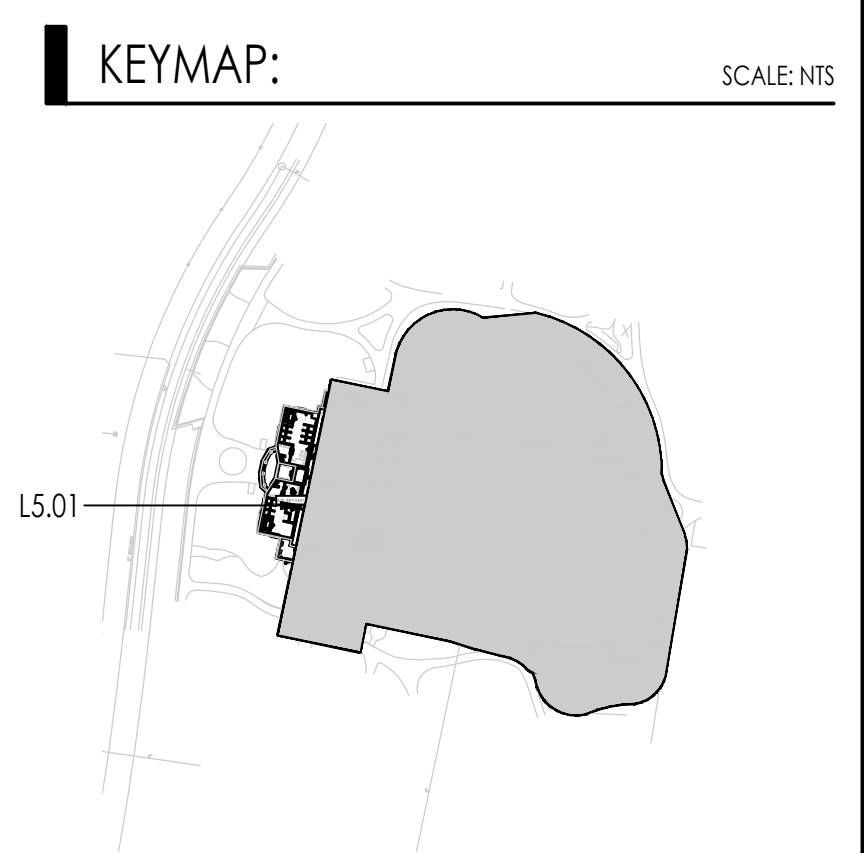
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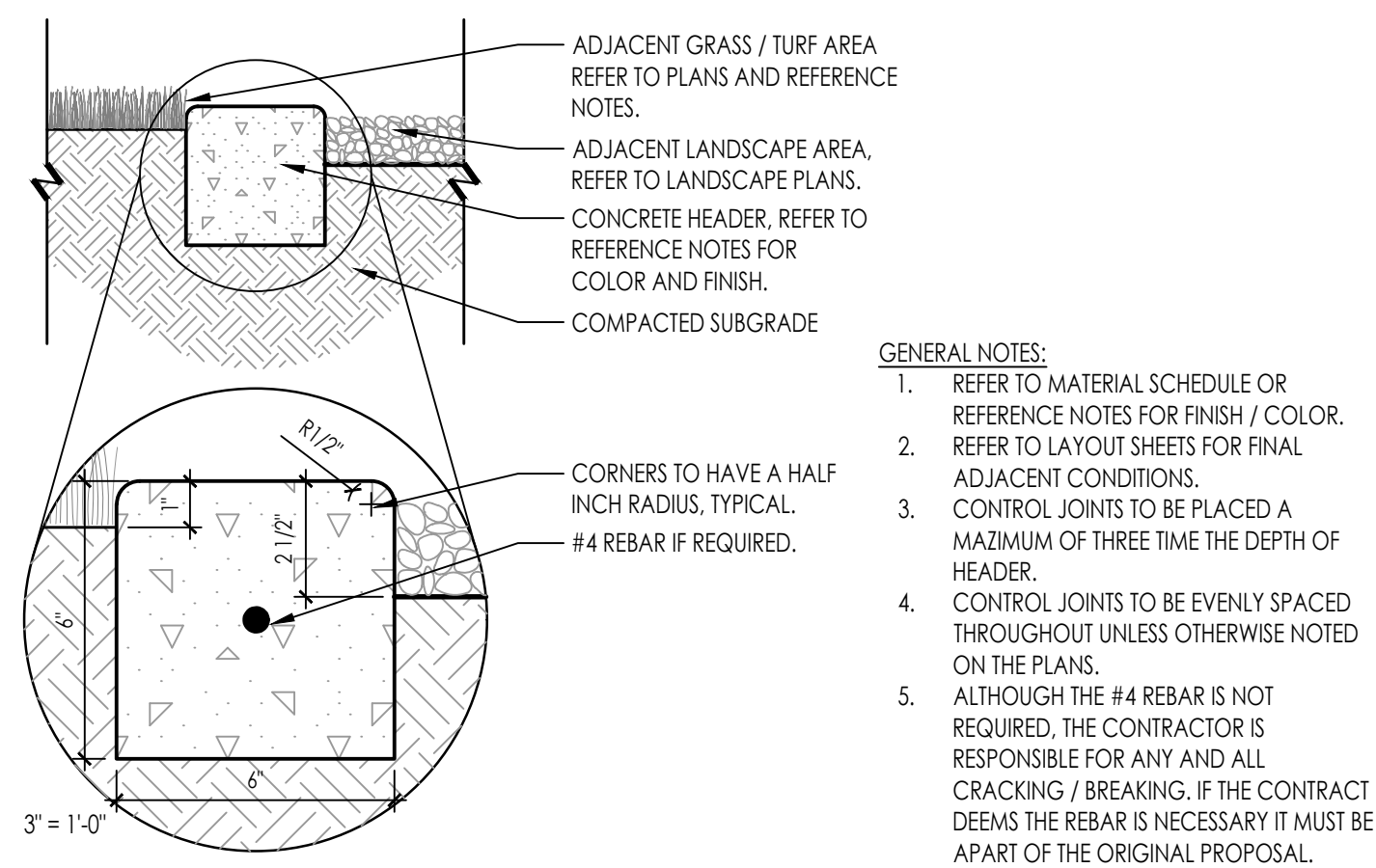
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	- KICHLER, 15374BKT, TEXTURED BLACK	
	- LOW VOLTAGE UPLIGHT; 35D-2700K; 8.5 W	
	DOWNLIGHTS	20 TOTAL
	- KICHLER, 15500CBR, CENTENNIAL BRASS	
	- LOW VOLTAGE DOWNLIGHT; 2700K; 8W	
	SPEAKER	14 TOTAL
	- TBD	

REVISIONS:

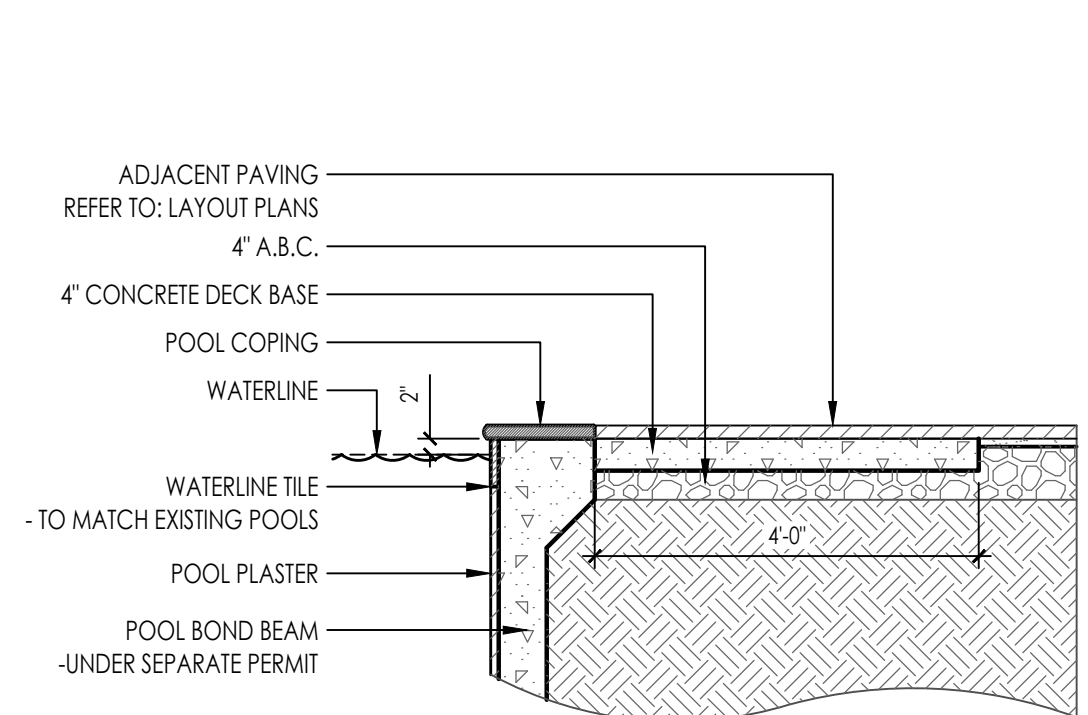
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PROJECT#: RRT004
ISSUED FOR: CITY REVIEW
DRAWN BY: TEAM
SCALE:
PLOT DATE: 06/04/2024
DRAWING: LIGHTING PLAN

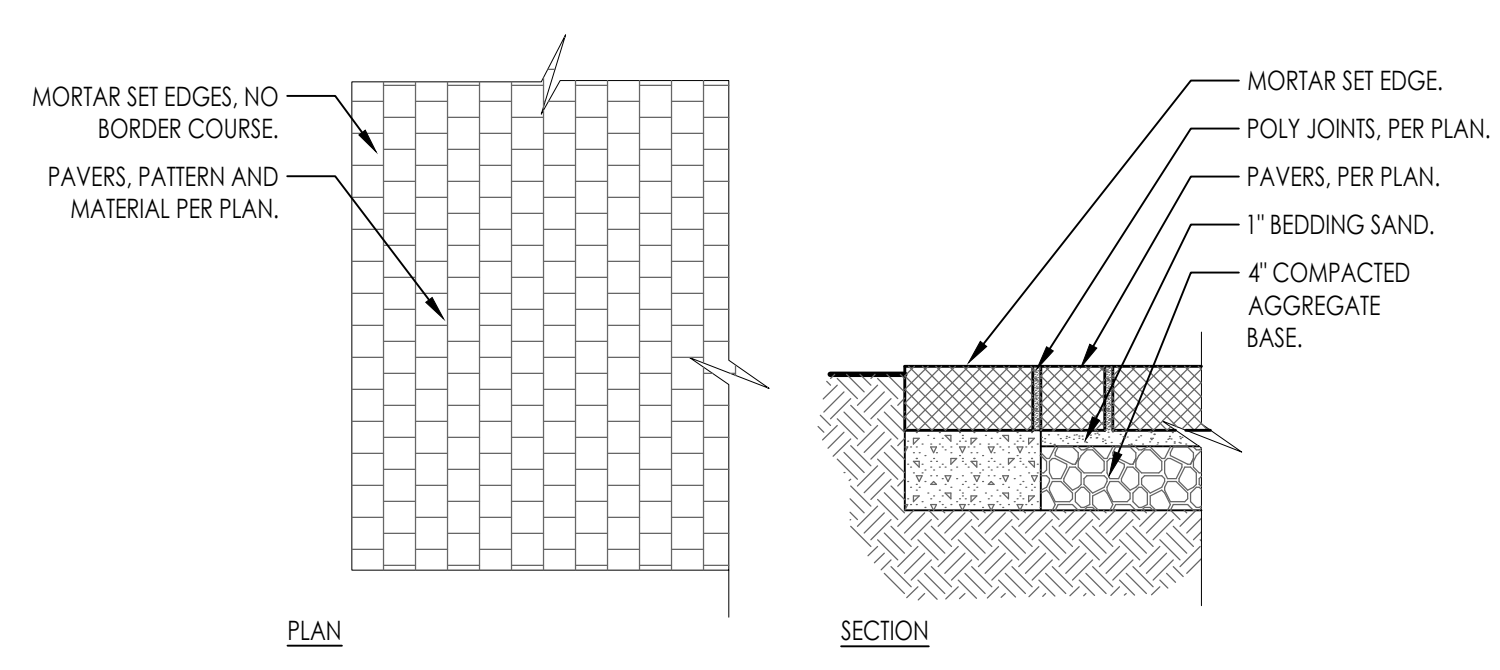




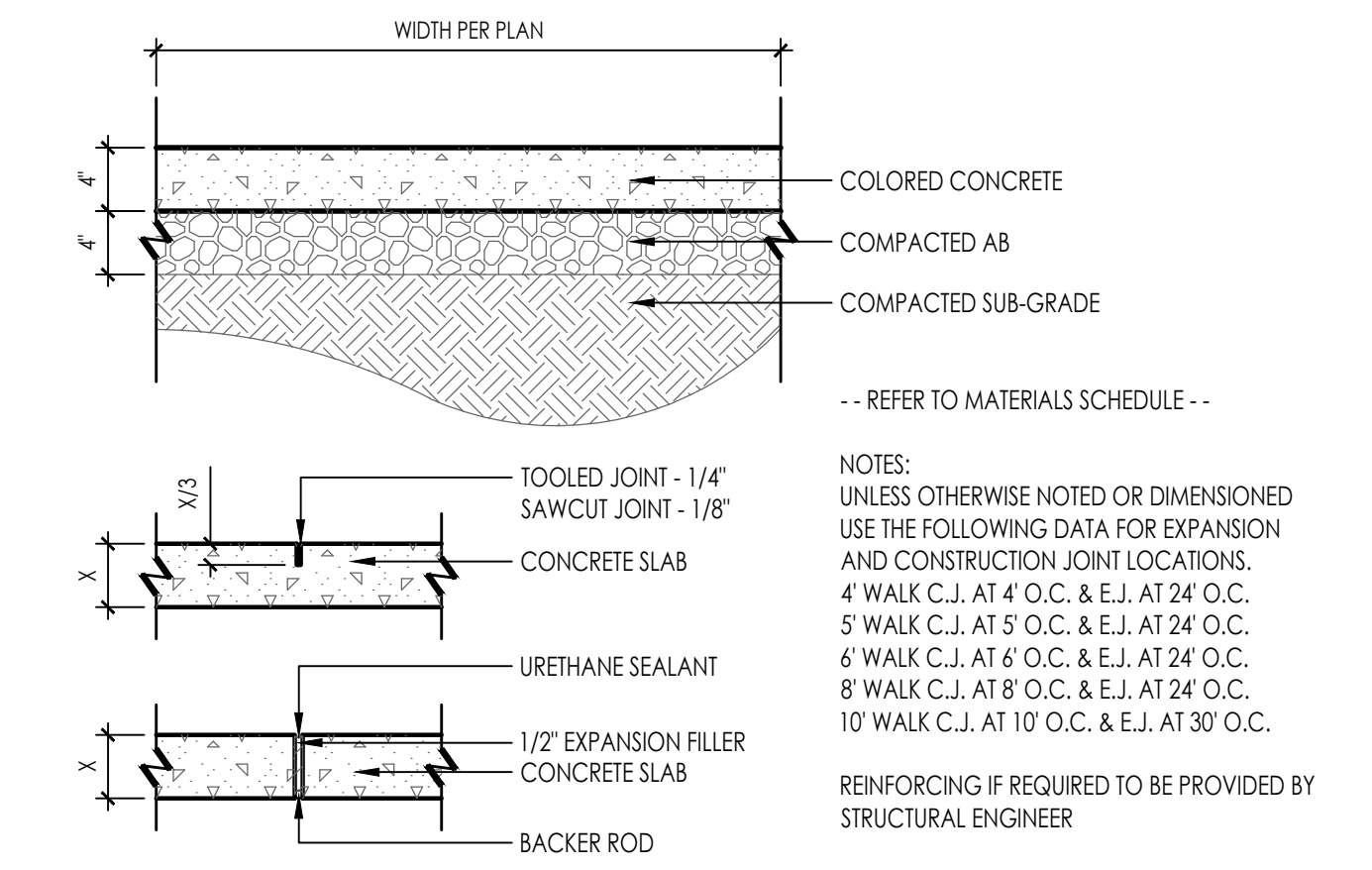
4 LANDSCAPE HEADER - CONCRETE
SCALE: 1/2" = 1'-0"
REFERENCE NOTE(S) : 01-03-02



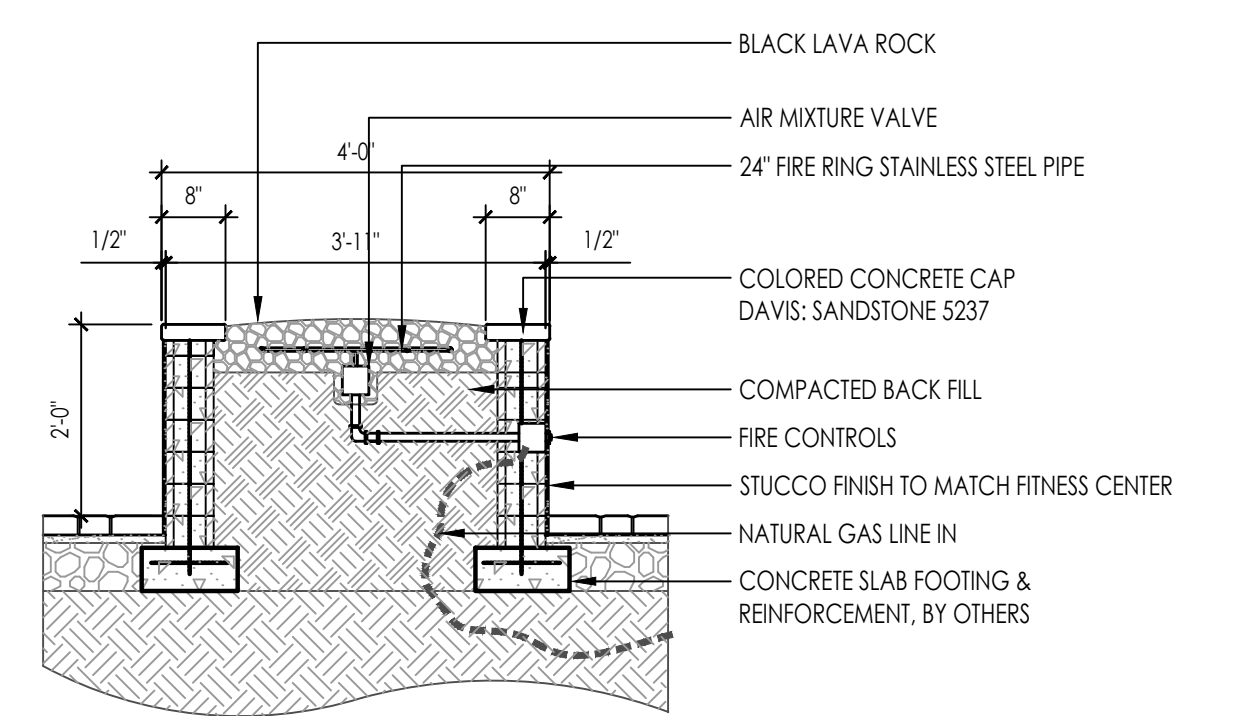
3 POOL COPING
SCALE: 1/2" = 1'-0"
REFERENCE NOTE(S) : 01-01-16



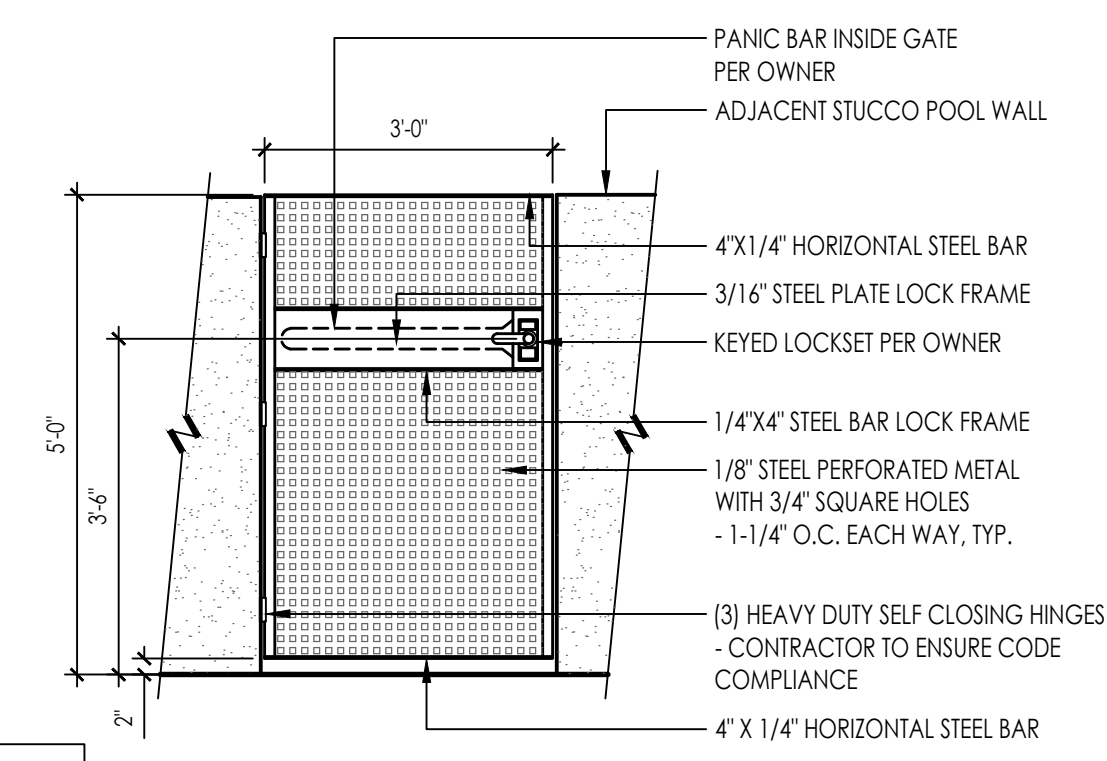
2 CONCRETE PAVER
SCALE: 1" = 1'-0"
REFERENCE NOTE(S) : 01-01-07



1 CONCRETE - STANDARD
SCALE: 1" = 1'-0"
REFERENCE NOTE(S) : 01-01-01

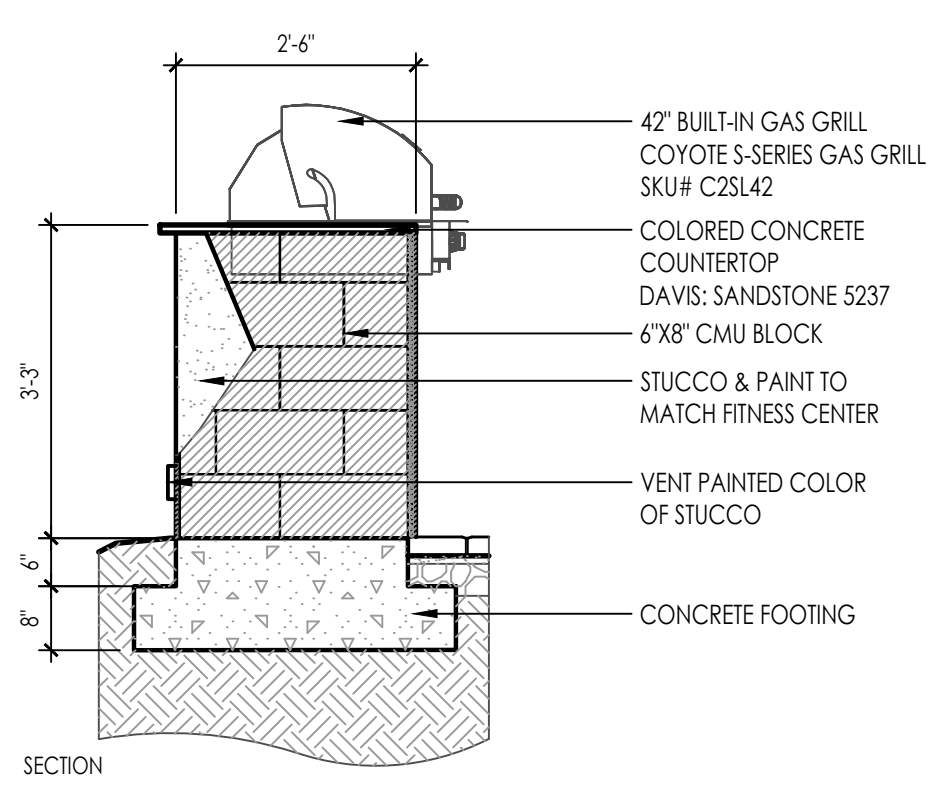


6 FIRE FEATURE
SCALE: 1/2" = 1'-0"
REFERENCE NOTE(S) : 06-01-01

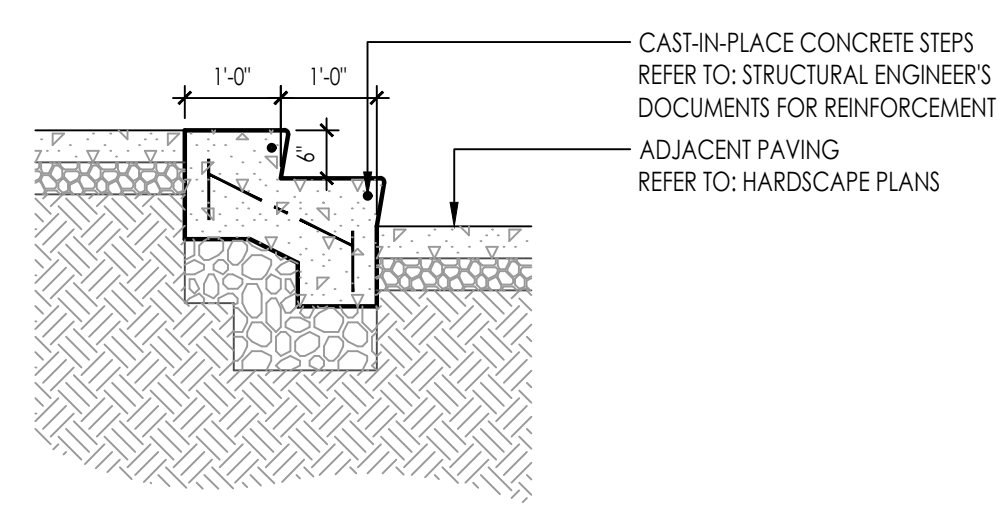
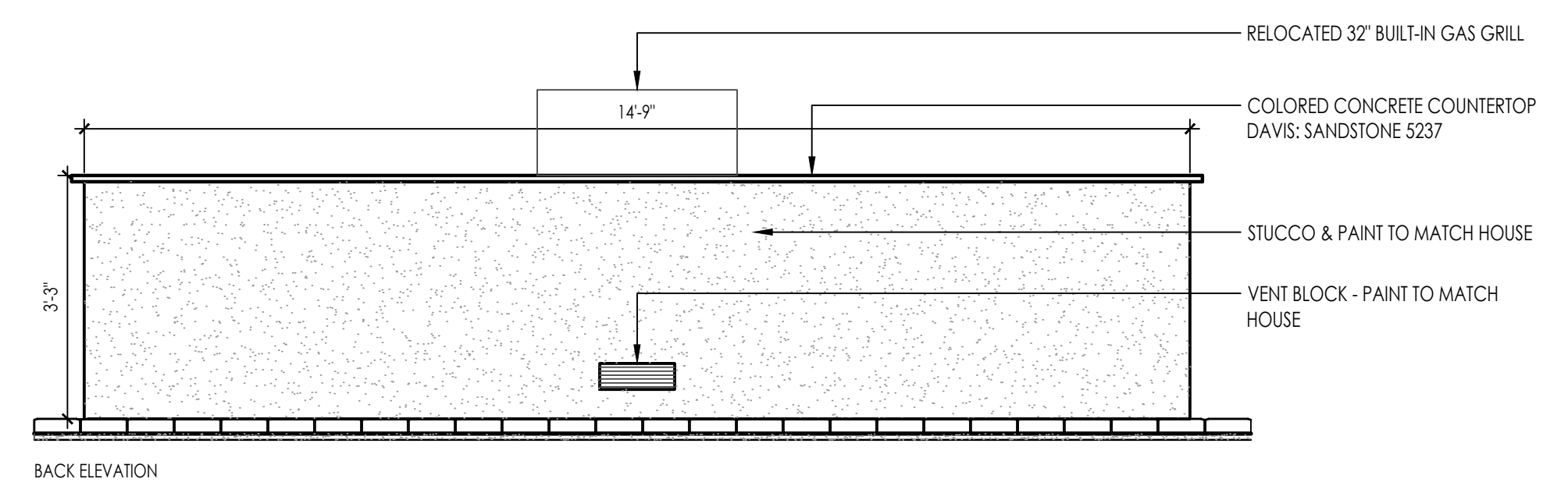
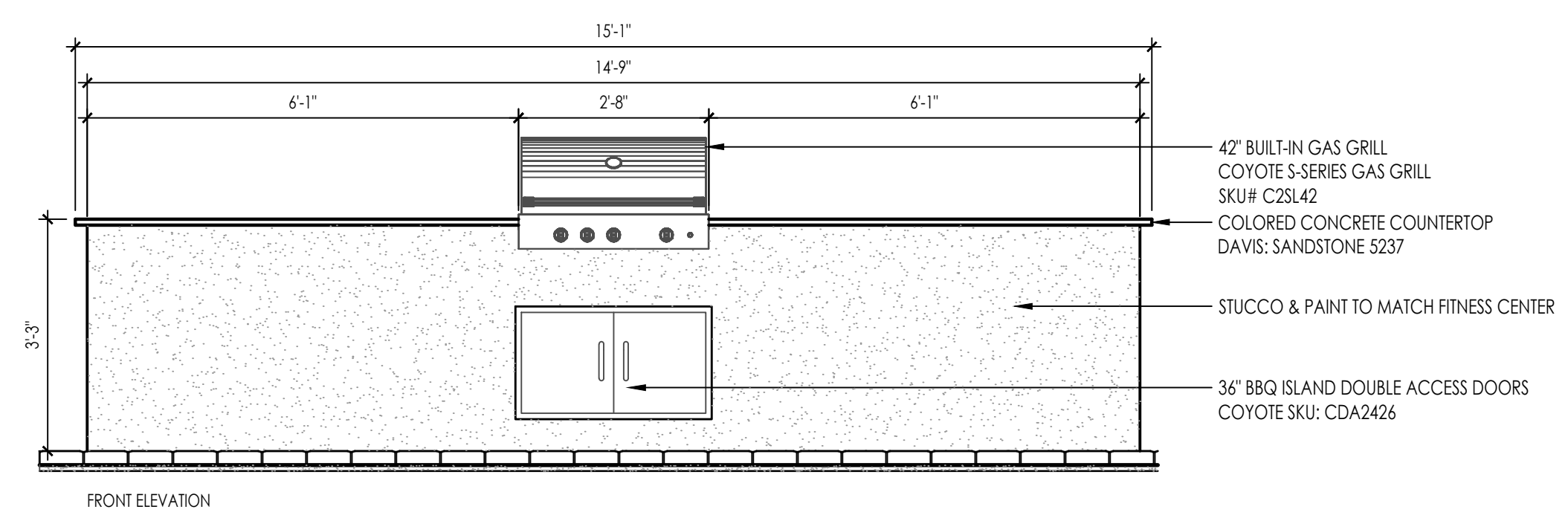


NOTE:
SHOP DRAWINGS REQUIRED

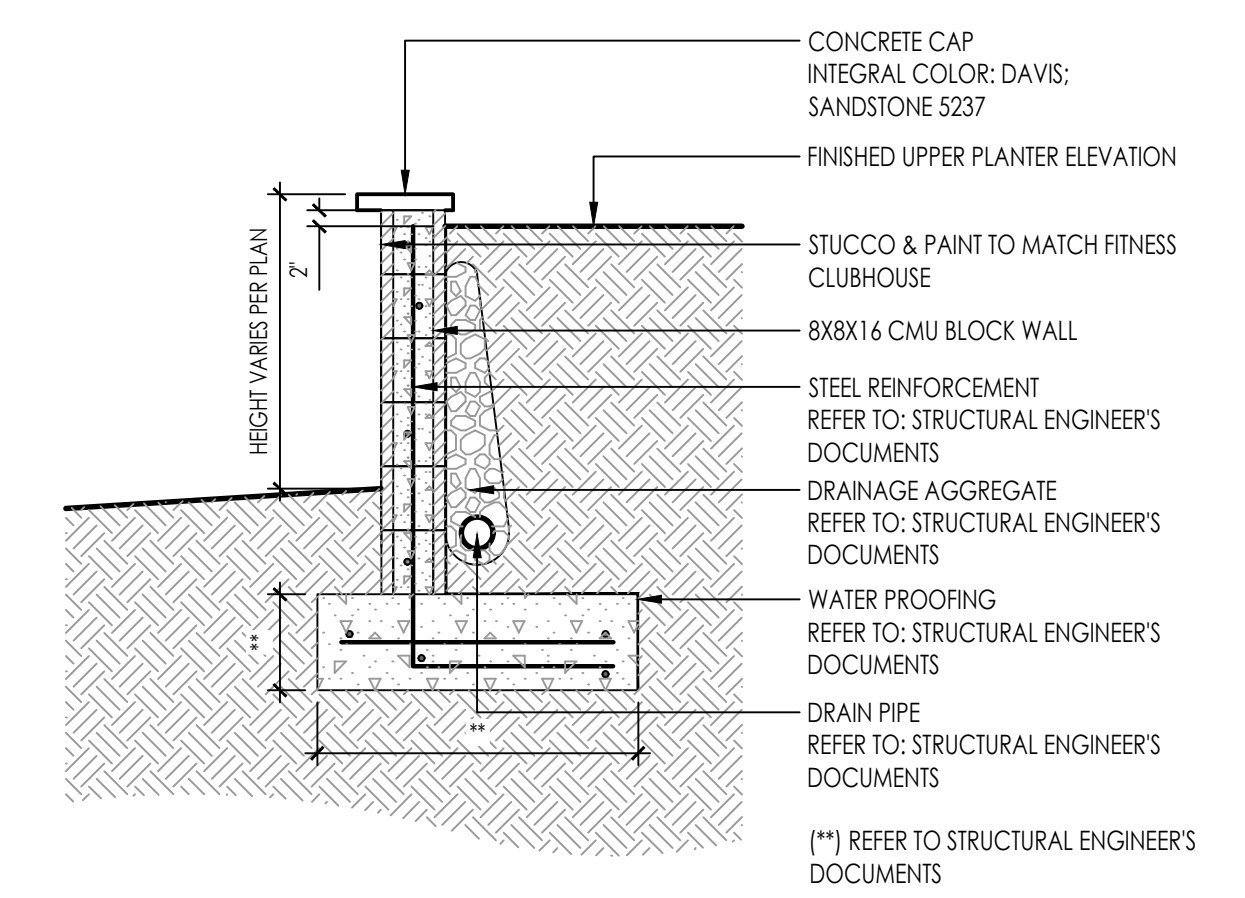
5 POOL GATE
SCALE: 1/2" = 1'-0"
REFERENCE NOTE(S) : 02-02-001



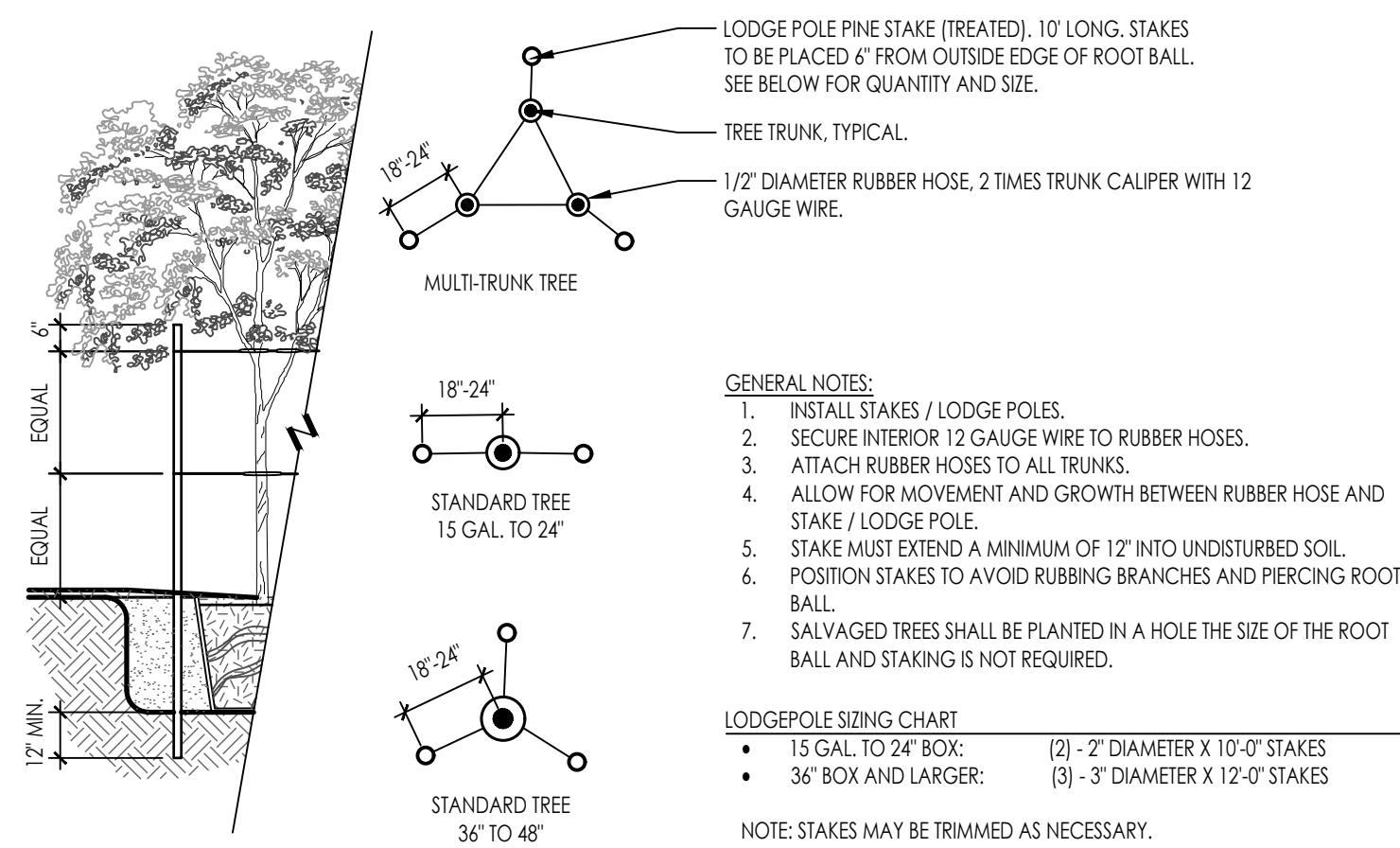
7 OUTDOOR KITCHEN
SCALE: 1/2" = 1'-0"
REFERENCE NOTE(S) : 08-02-09



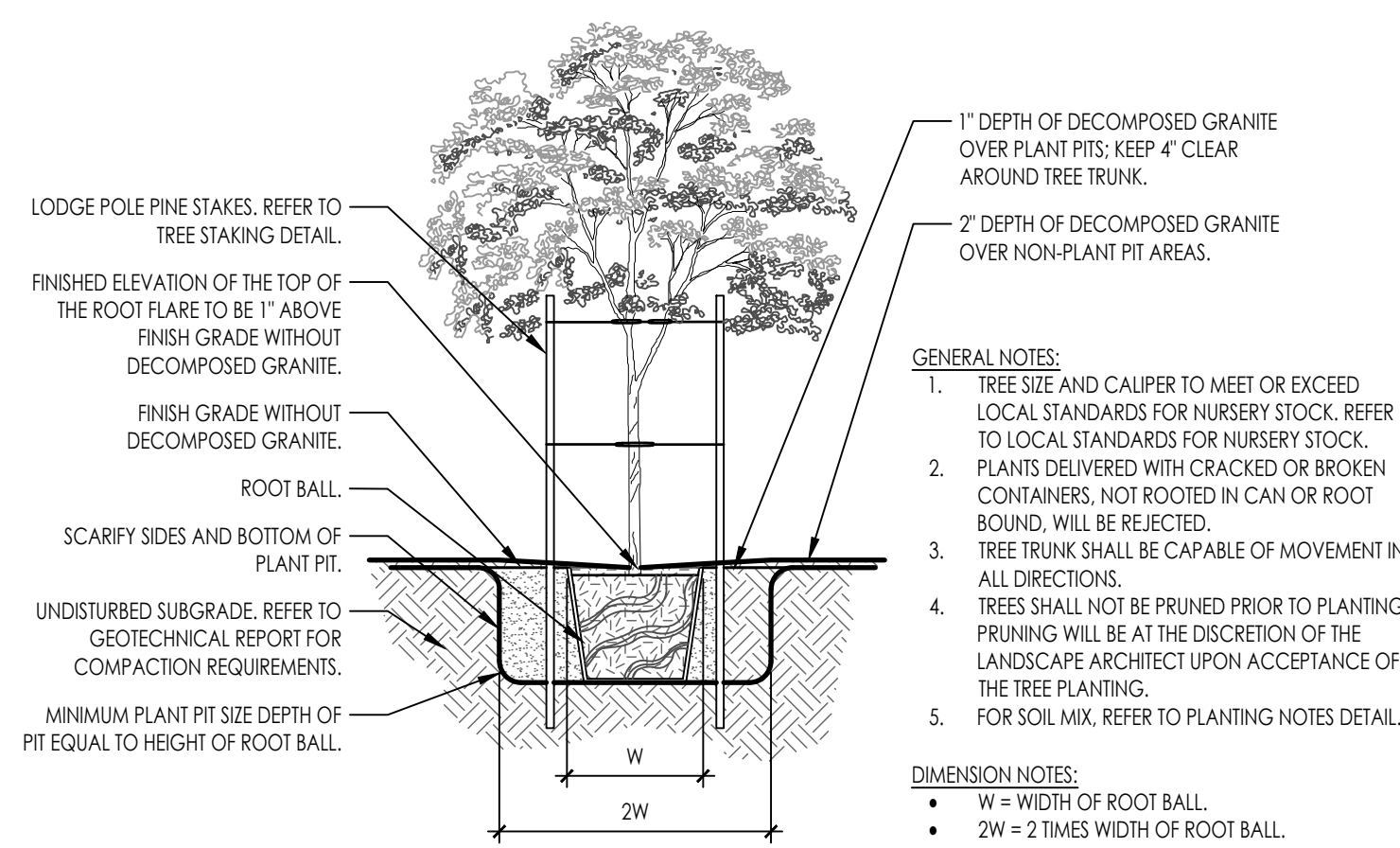
9 CONCRETE STAIRS
SCALE: 1/2" = 1'-0"
REFERENCE NOTE(S) :



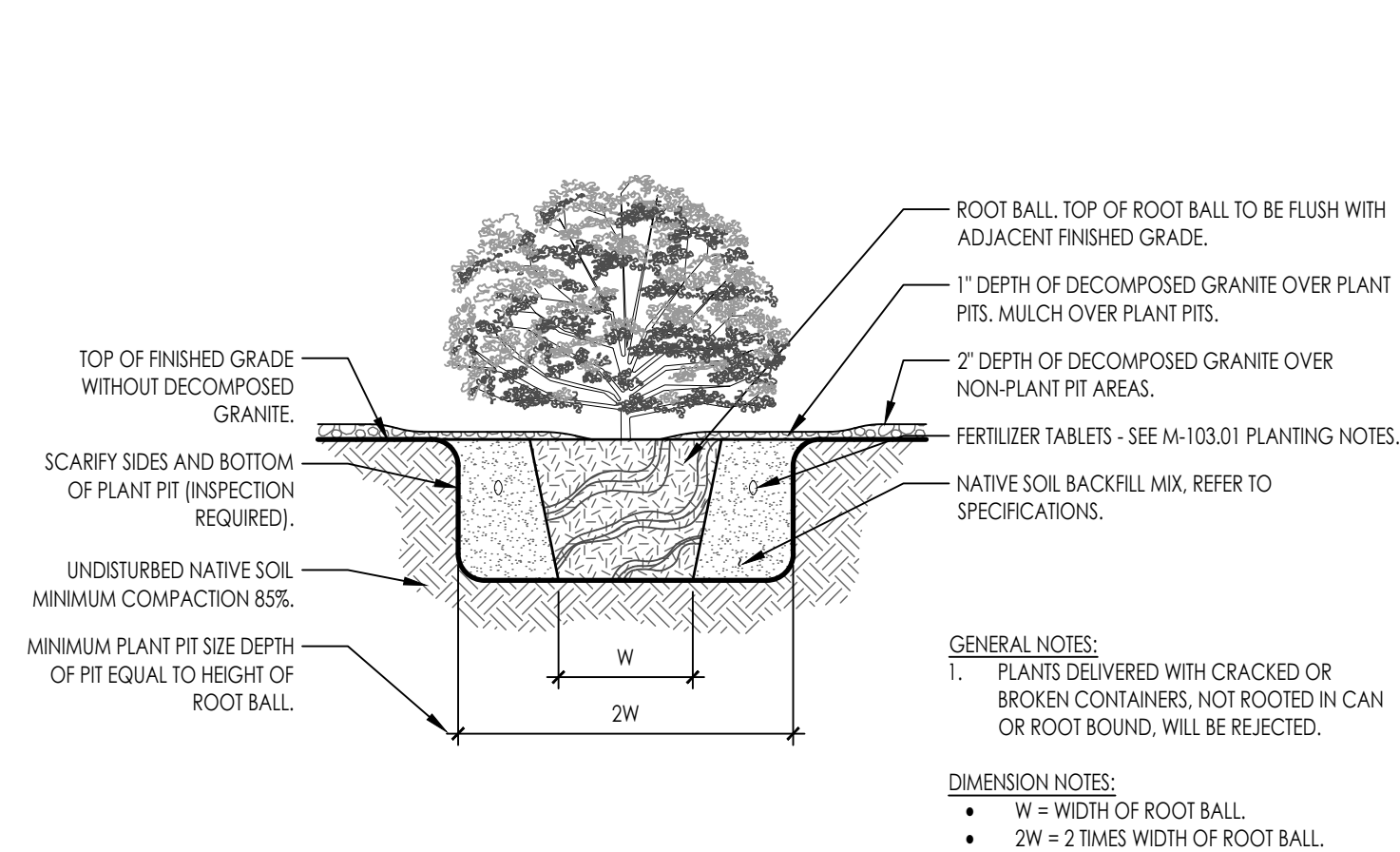
8 CMU BLOCK RETAINING WALL
SCALE: 1/2" = 1'-0"
REFERENCE NOTE(S) :



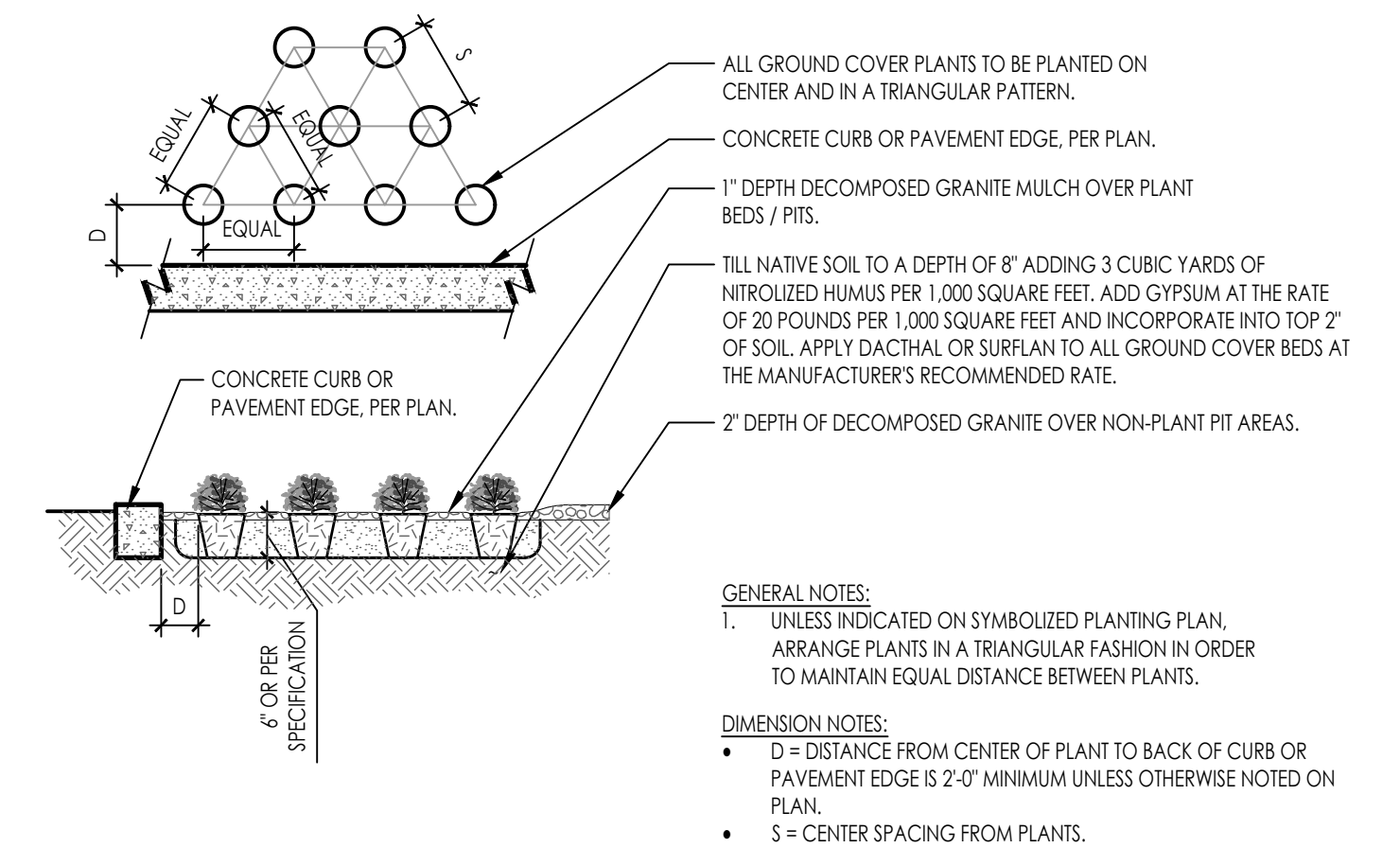
4 TREE STAKING DETAIL
SCALE: NTS



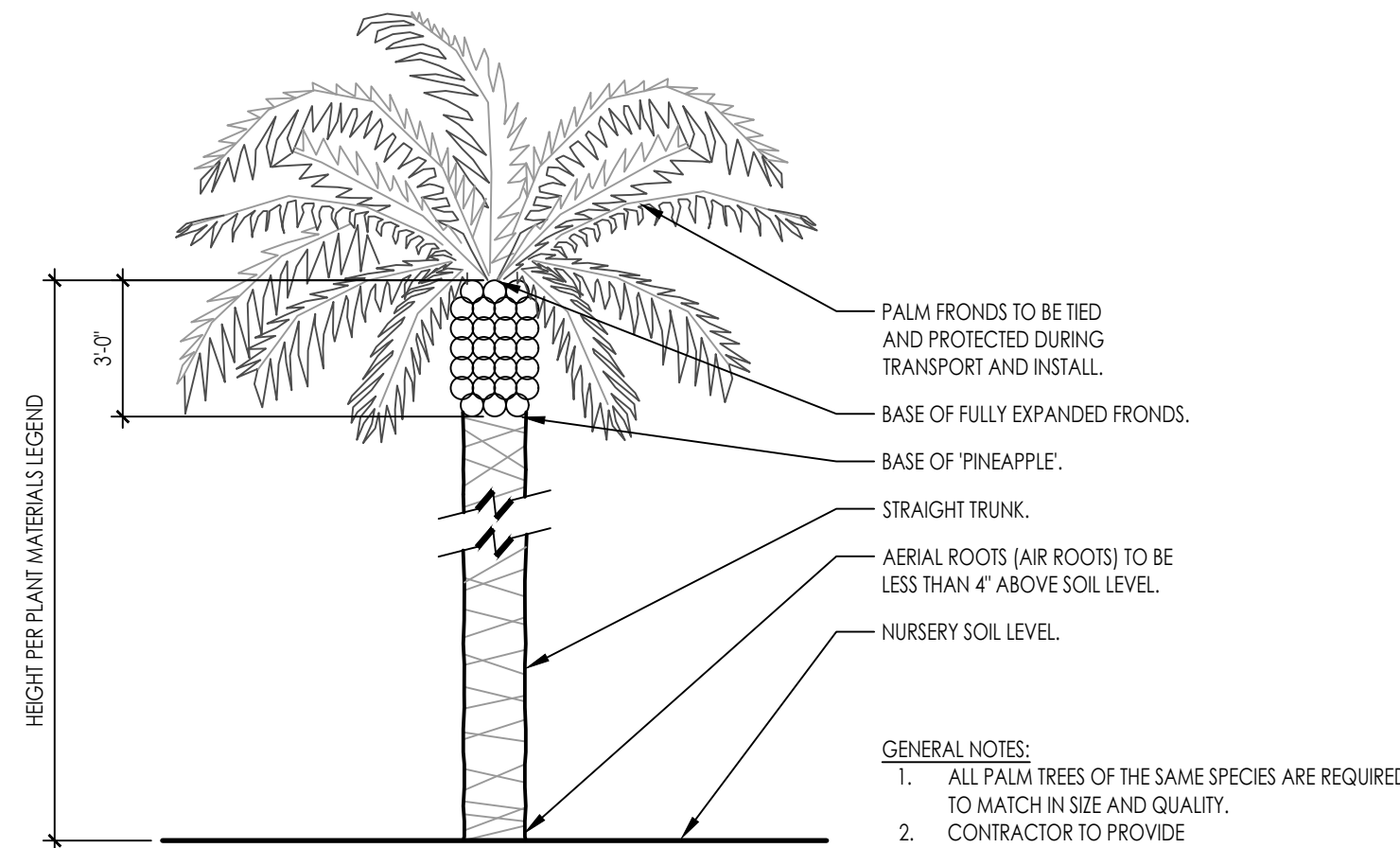
3 TREE PLANTING DETAIL
SCALE: NTS



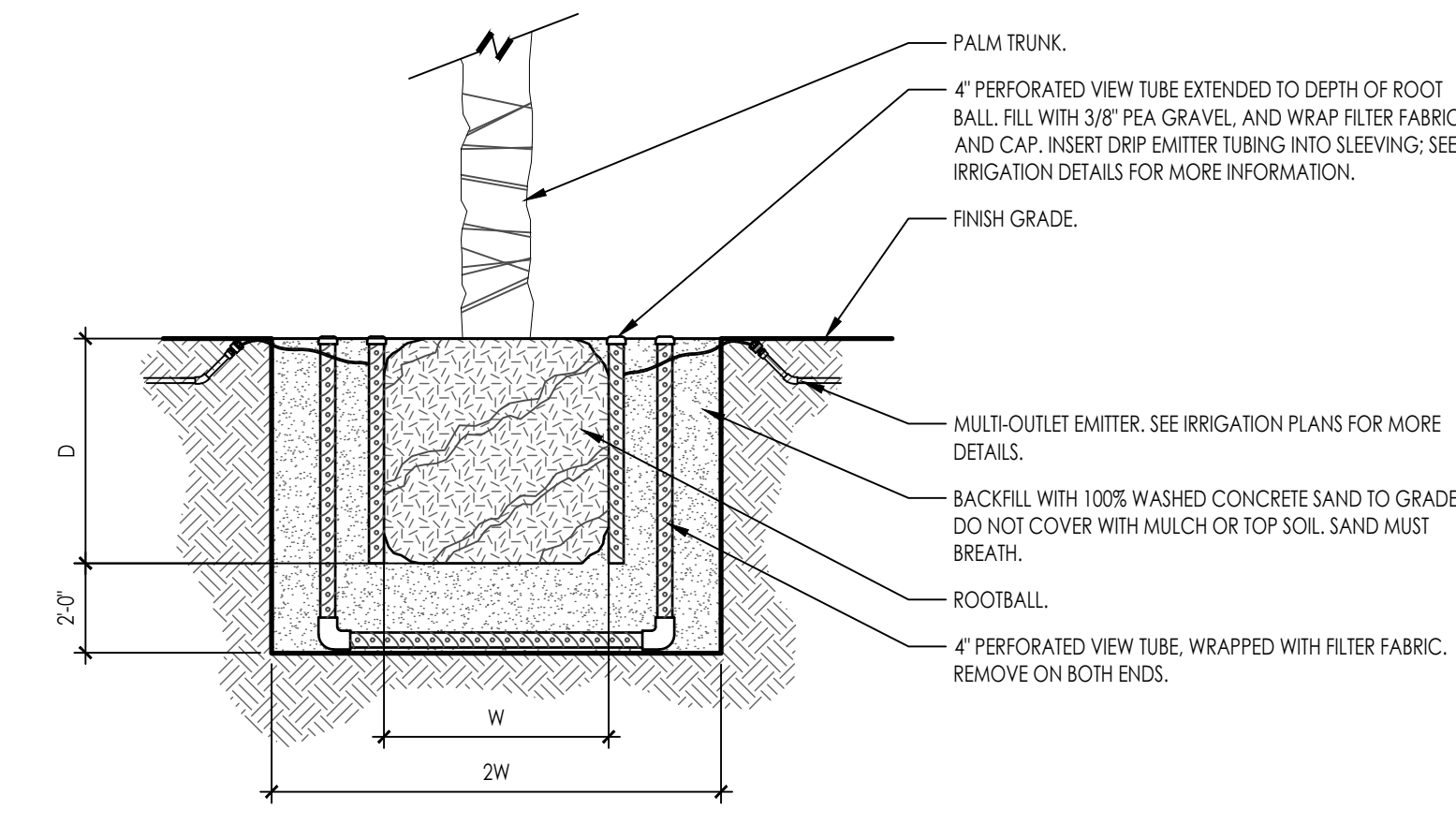
2 SHRUB PLANTING DETAIL
SCALE: NTS



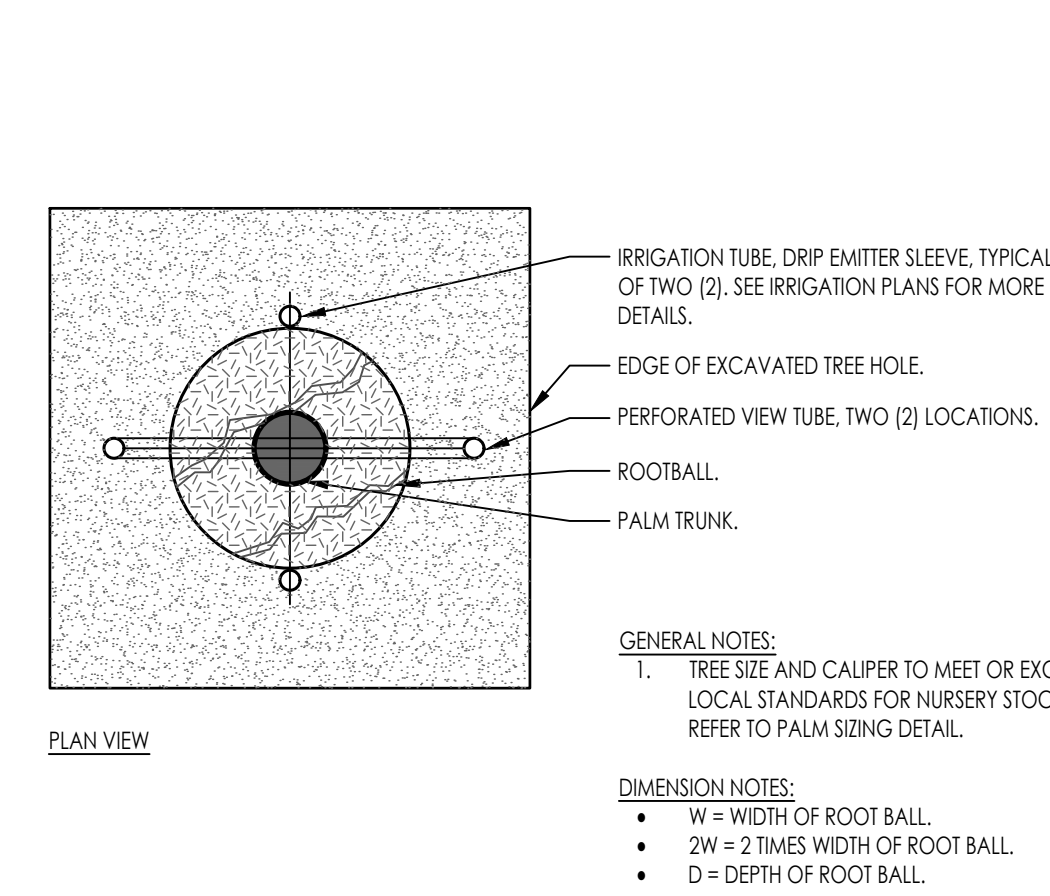
1 PLANT SPACING DETAIL
SCALE: NTS



7 PALM TREE SIZING DETAIL
SCALE: NTS



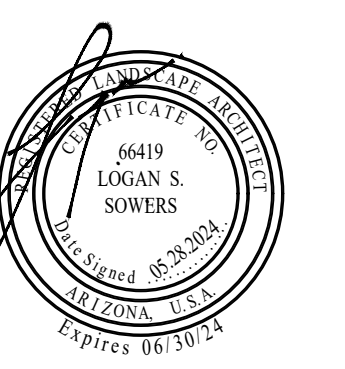
6 PALM TREE PLANTING DETAILS
SCALE: NTS

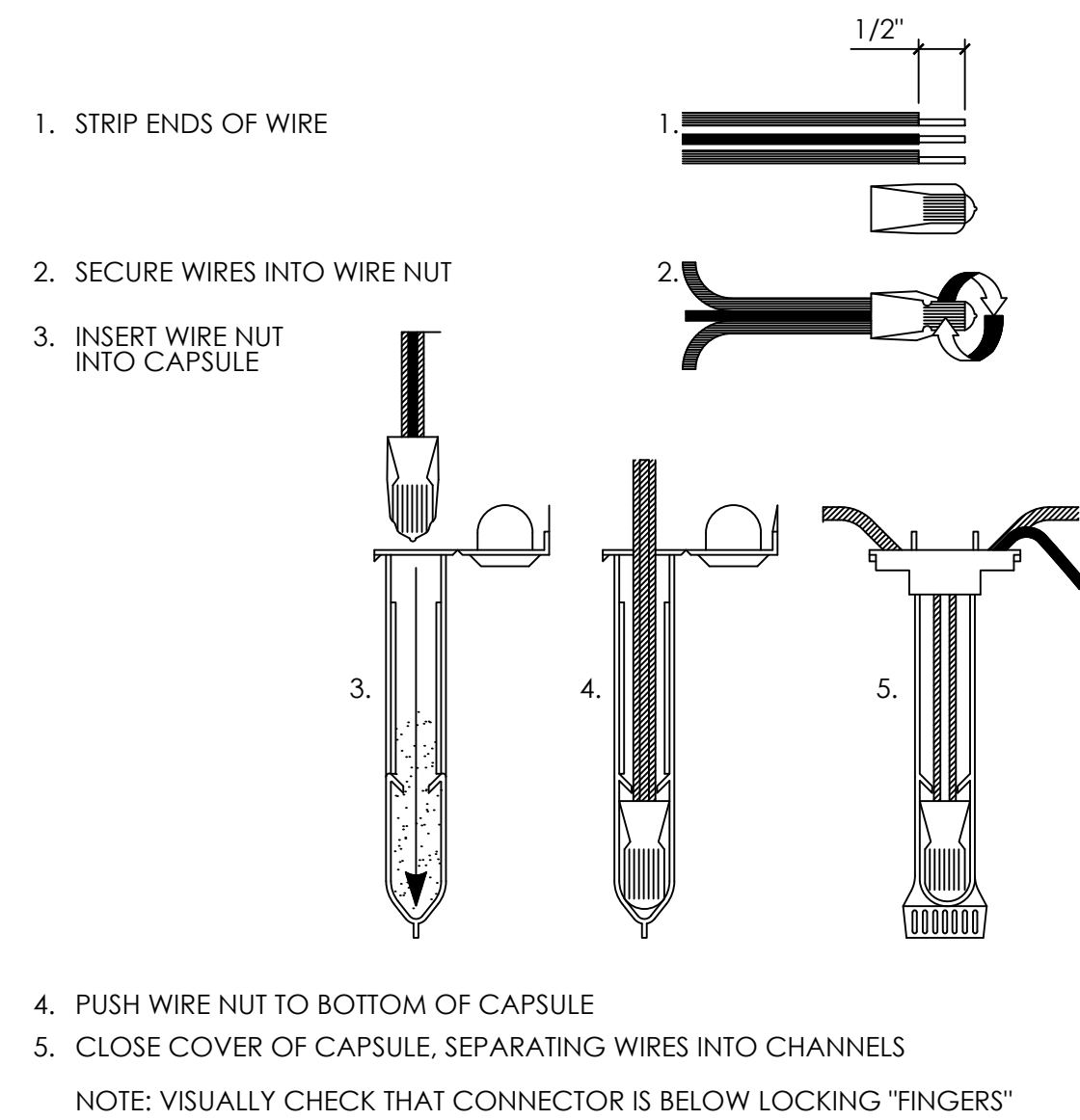


5 HARDPAN TREE PLANTING DETAIL
SCALE: NTS

REVISIONS:

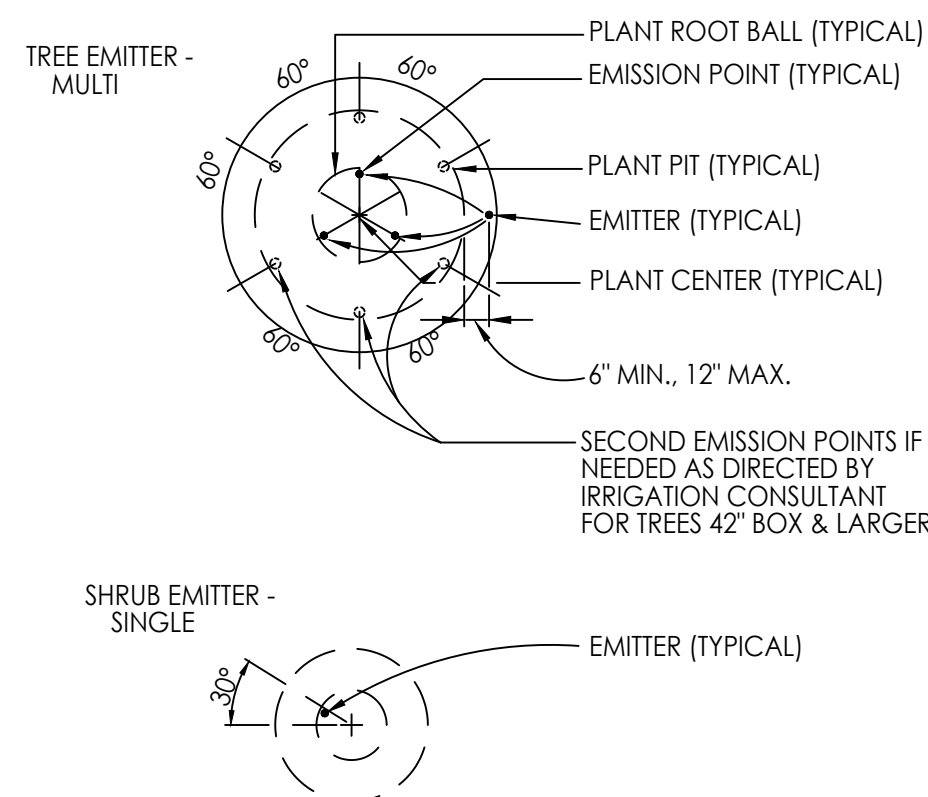
PROJECT#: RRT004
ISSUED FOR: CITY REVIEW
DRAWN BY: TEAM
SCALE:
PLOT DATE: 05/28/2024
DRAWING: PLANTING DETAILS





DIRECT-BURY WIRE SPLICE

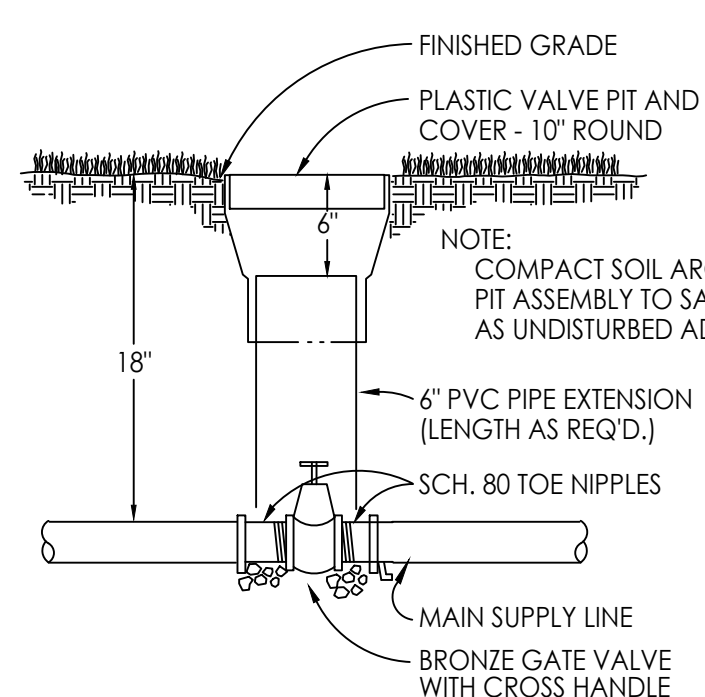
NOTE: ALL EMISSION POINTS SHALL BE LOCATED ON UPHILL SIDE OF PLANT MATERIAL. ONE EMISSION POINT SHALL BE DIRECTLY TO PLANT BALL AS INDICATED. ADDITIONAL EMISSION POINTS SHALL BE WITHIN PLANT PIT PERIMETER - 18" FROM TREE CENTER FOR TYP. 24" BOX TREE.



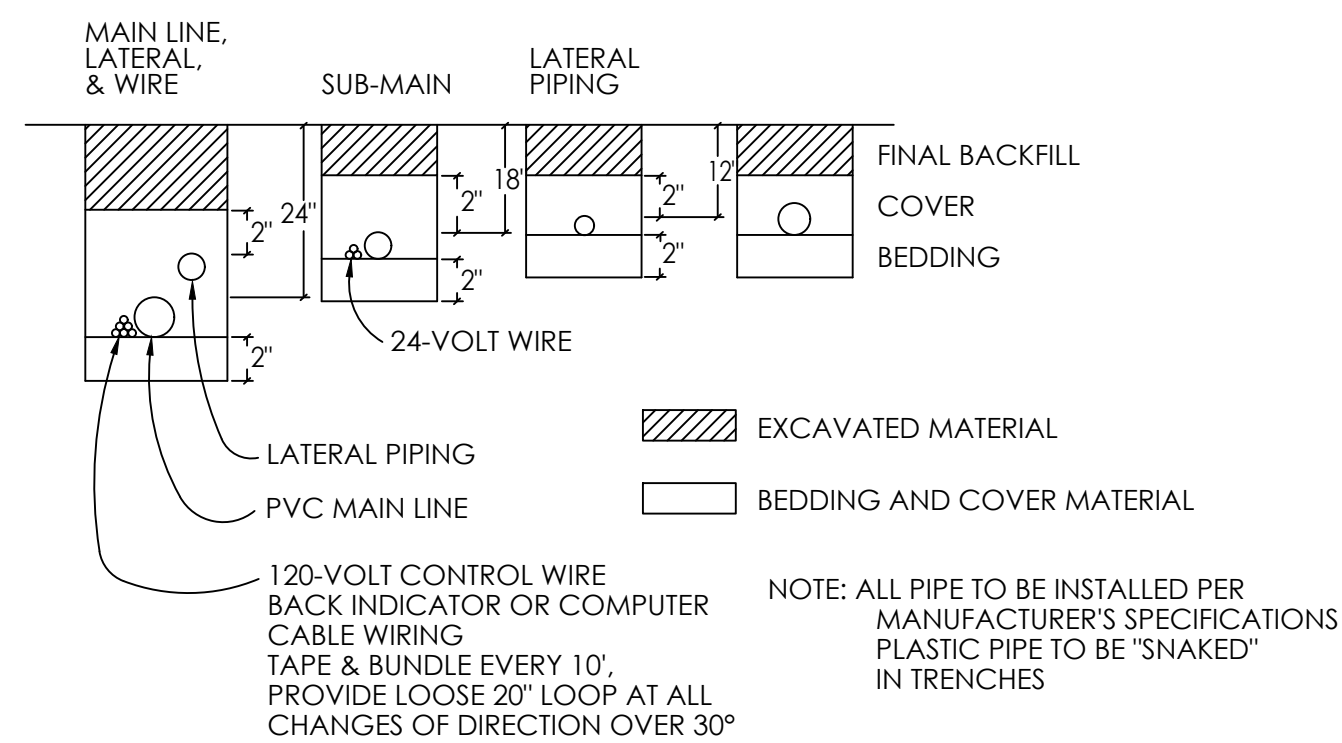
EMITTER LOCATION

TREE SIZE	DISTANCE FROM TRUNK		EMITTER TYPE
	1st & 2nd TUBES	3rd & 4th TUBES	
15 G	3-12"		1-1 GPH
24"	4-18"		1-1 GPH
30"	6-21"		1-1 GPH
36"	6-24"		1-2 GPH
42"	6-27"		1-2 GPH
48"	6-12"	4-30"	2-2 GPH
54"	6-15"	5-33"	2-2 GPH
60"	6-18"	6-36"	2-2 GPH
72"	6-20"	6-42"	3-2 GPH

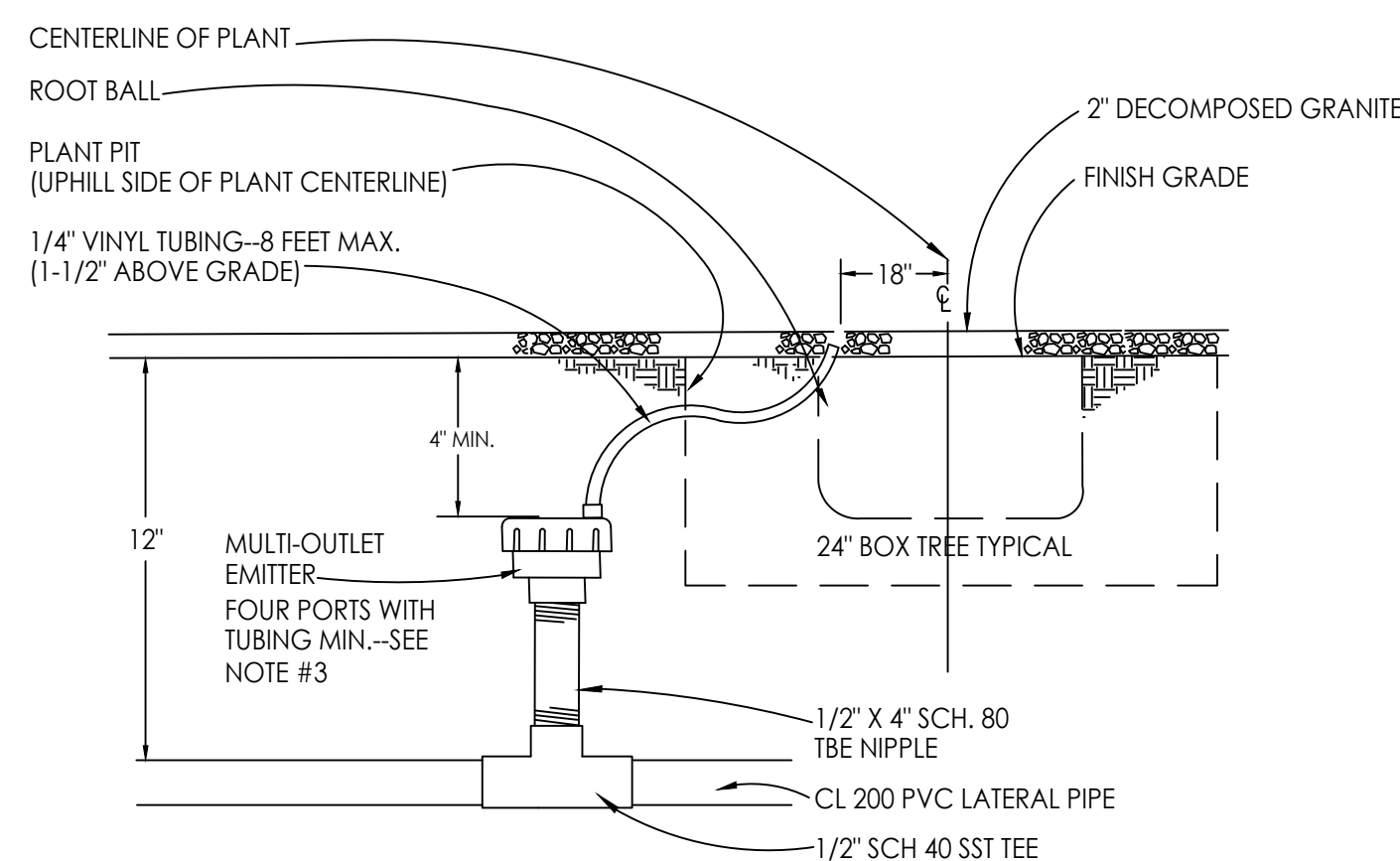
THIS IS A WATERING GUIDE ONLY. SITE, SOIL AND PLANT CONDITIONS VARY GREATLY. CONTRACTOR MUST OBSERVE THE PLANT MATERIAL AND MAKE ADJUSTMENTS AS NECESSARY FOR THE WELL-BEING OF THE PLANTS.



GATE VALVE ASSEMBLY



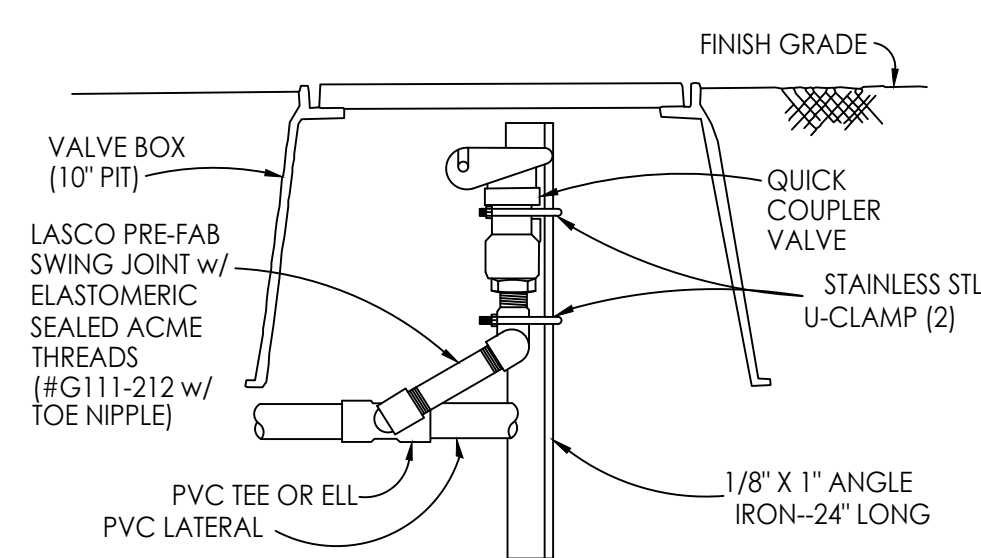
TRENCHING DETAIL



NOTE:

- EMISSION POINTS SHALL BE LOCATED UPHILL OF PLANT, SUPPLYING WATER TO ROOTBALL.
- AT LEAST ONE EMITTER TUBE TO BE LOCATED WITHIN 4 INCHES OF PLANT CENTER LINE.
- FOUR HOLES OPEN INITIALLY, WITH TUBING SPACED EQUALLY AROUND THE DRIP LINE OF TREE.

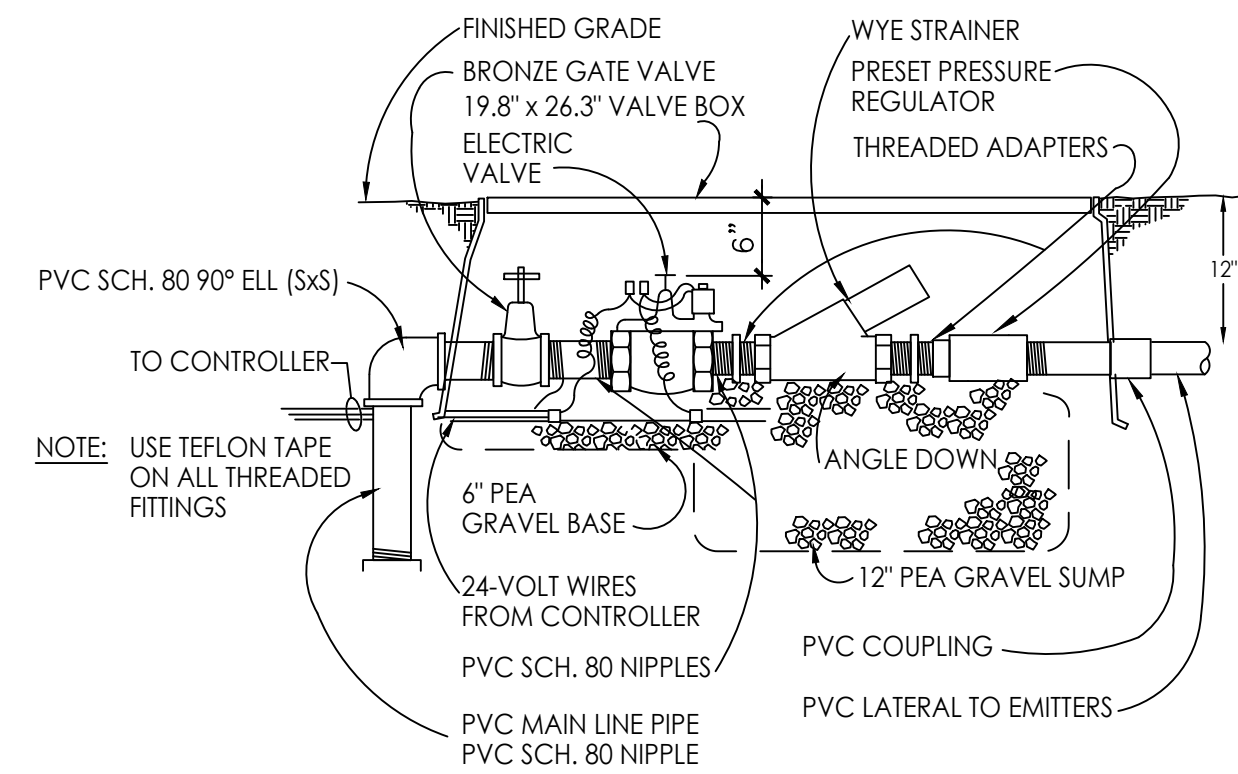
MULTI-OUTLET EMITTER



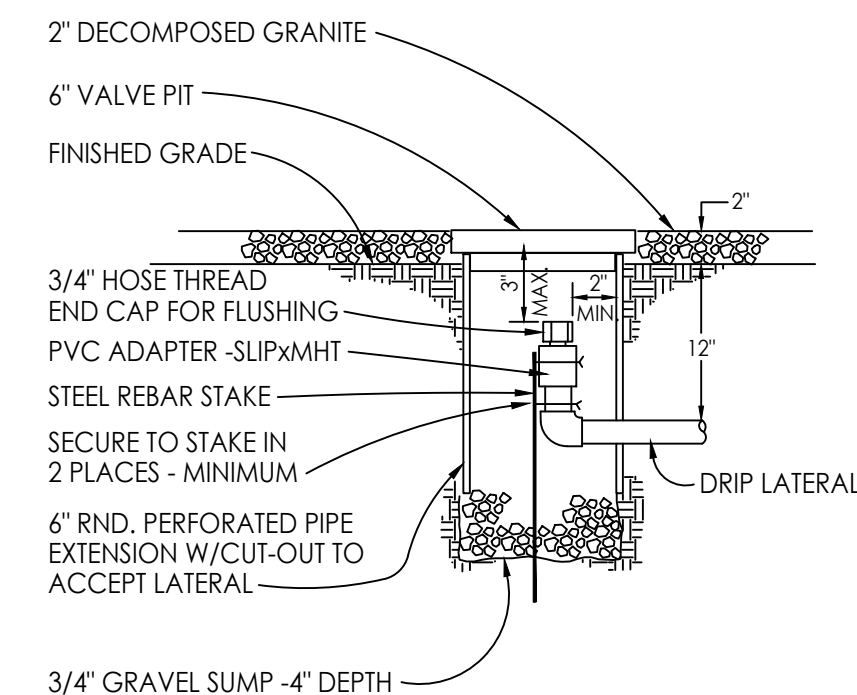
NOTES

- EACH QUICK COUPLER SHALL BE IN A SEPARATE VALVE BOX
- PROVIDE (1) QUICK COUPLER KEY FOR EACH SIX QUICK COUPLER VALVES.
- PLACE 4"-6" DEPTH PEA GRAVEL UNDER VALVE BOX.
- QUICK COUPLER SHALL HAVE LOCKING RUBBER COVER

QUICK-COUPLER VALVE IN BOX



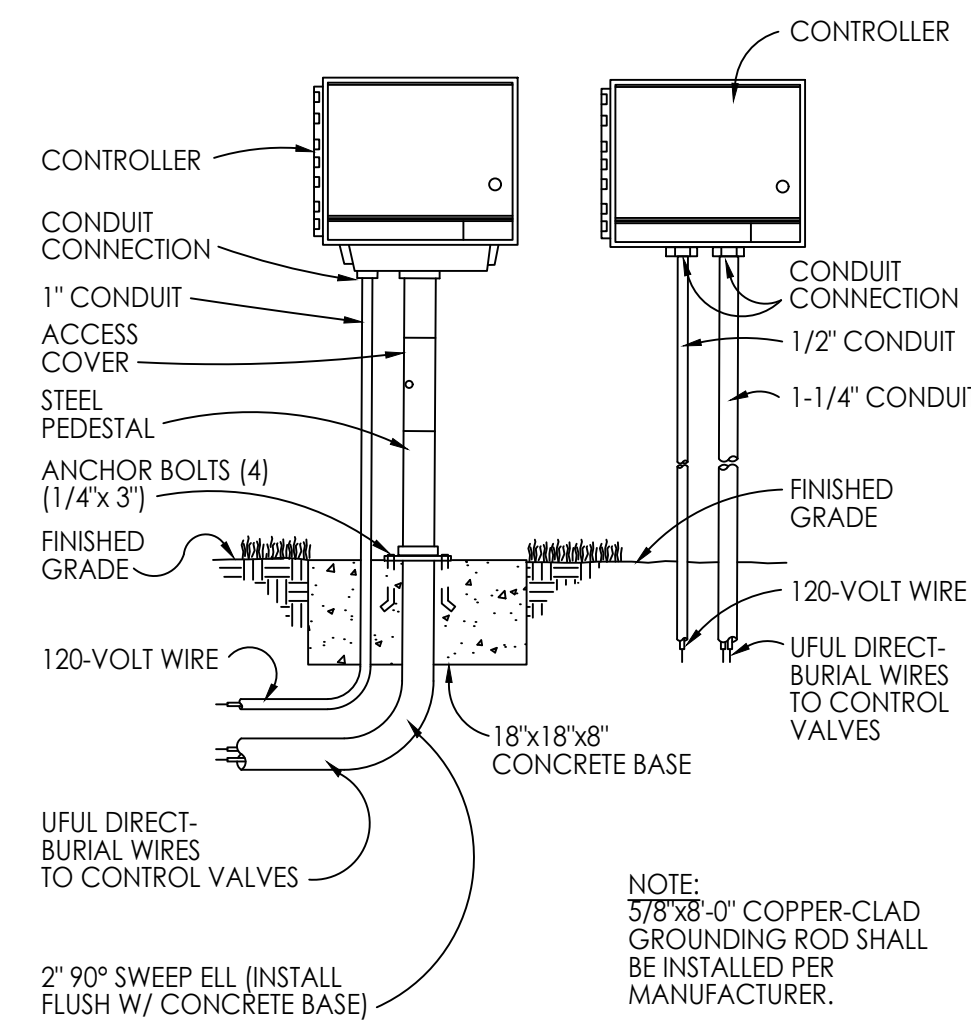
EMITTER VALVE MANIFOLD



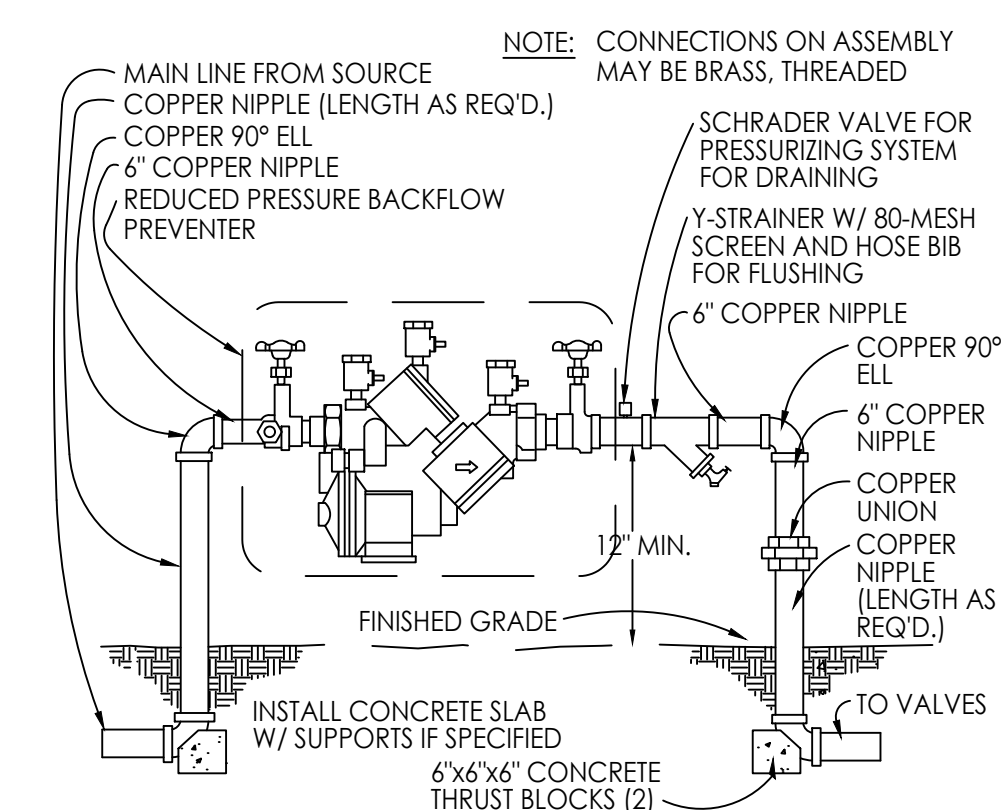
DRIP SYSTEM FLUSH PLUG

NOTE:

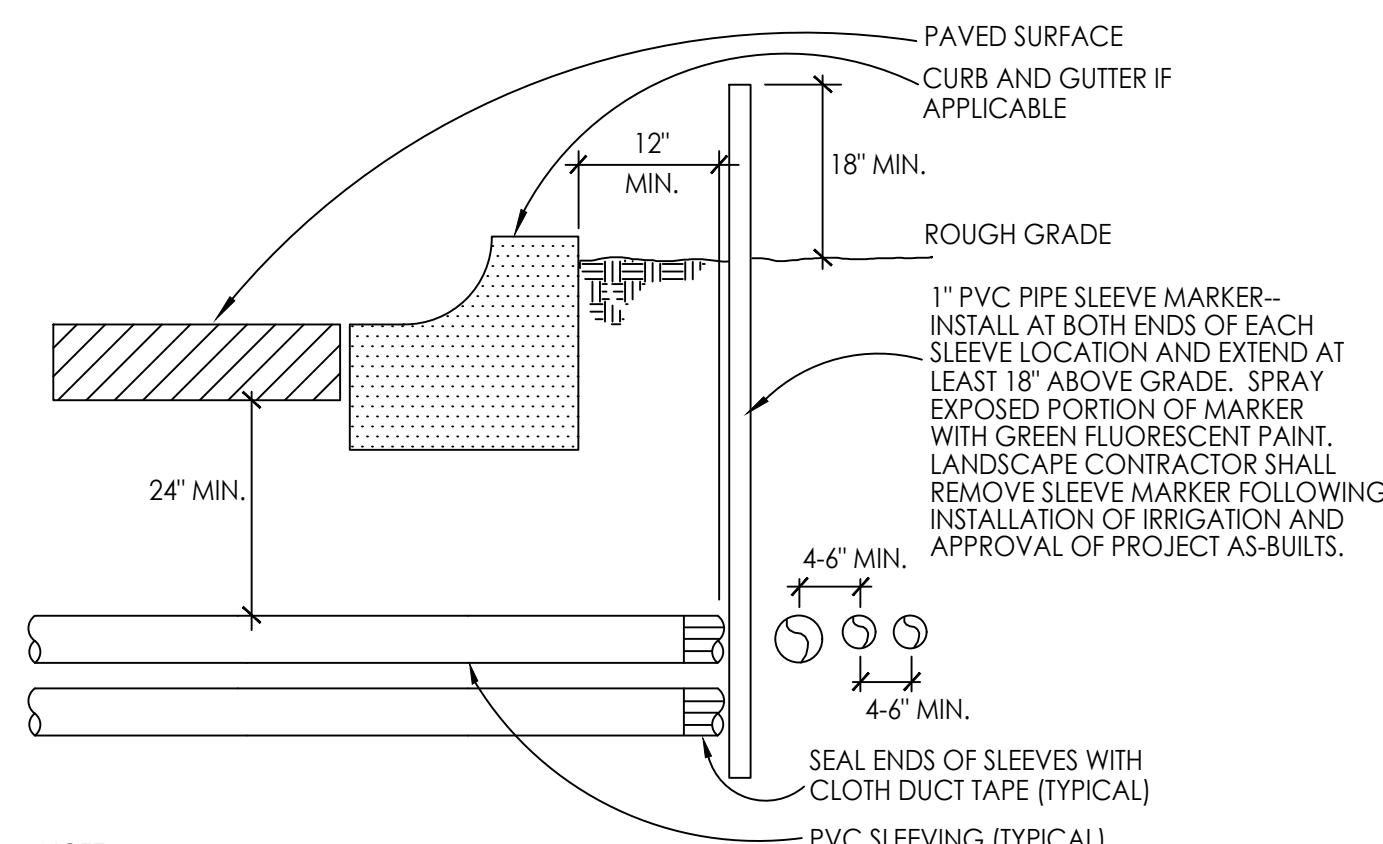
- ALL WIRING TO BE INSTALLED AS PER LOCAL CODE
- SEE MANUAL FOR MOUNTING INSTRUCTIONS
- 120-VOLT AND GROUND CONNECTIONS INSIDE HIGH VOLTAGE BOX IN CONTROLLER
- 24-VOLT CONNECTIONS INSIDE CABINET OR ACCESS COVER OF PEDESTAL



CONTROLLER DETAIL



REDUCED PRESSURE BACKFLOW PREVENTER



NOTE:

- ALL SLEEVING TO BE SCHEDULE 40 PVC. SIZED AS NOTED.
- INSTALL SLEEVES IN SIDE-BY-SIDE CONFIGURATION WHERE MULTIPLE SLEEVES ARE TO BE INSTALLED. SPACE SLEEVES 4" TO 6" APART. DO NOT STACK SLEEVES VERTICALLY.

TYPICAL SLEEVING DETAIL

REVISIONS:

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PROJECT#: RRT004
ISSUED FOR: CITY REVIEW
DRAWN BY: TEAM
SCALE:
PLOT DATE: 05/28/2024
DRAWING: PLANTING PLANS



PLANTING SPECIFICATIONS:

PART 1 - GENERAL

1.01 - WORK INCLUDED, BUT NOT LIMITED TO:

- 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.

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 SIMILAR TO CONDITIONS AT PROJECT SITE AND FREE OF DISEASE, INSECTS, EGGS, LARVAE AND DEFECTS SUCH AS SUN-SCALD, 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 FITS ARE INCREASED PROPORTIONATELY.

1.04 - REFERENCE STANDARDS

- PROJECT'S CITY / COUNTY / STATE REFERENCED REGULATIONS FOR NURSERY GROWN PLANT MATERIAL, MOST CURRENT EDITION.
- STATE OF ARIZONA, ARIZONA NURSERY ASSOCIATION, CONTAINER GROWN TREE GUIDE, MOST CURRENT EDITION.
- STATE OF CALIFORNIA, DEPARTMENT OF FOOD AND AGRICULTURE, REGULATIONS FOR NURSERY INSPECTIONS, RULES AND GRADING, MOST CURRENT EDITION.
- STATE OF FLORIDA, FLORIDA DEPARTMENT OF AGRICULTURE, GRADES AND STANDARDS FOR NURSERY STOCK, MOST CURRENT EDITION.
- STATE OF NEVADA, NEVADA DEPARTMENT OF AGRICULTURE, PLANT HEALTH AND COMPLIANCE NURSERY REGULATIONS, MOST CURRENT EDITION.
- STATE OF IDAHO, IDAHO NURSERY AND LANDSCAPE ASSOCIATION, MOST CURRENT EDITION.
- ANSI Z60.1 AMERICAN STANDARD FOR NURSERY STOCK, MOST CURRENT EDITION.

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 / MULCH.
- BOULDER.

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 TYPED WRITTEN 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 NEGLIGENCE 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, FRABLE, FREE FROM WILD DRAINED ARABLE LAND, FREE OF HUT GRASS, REFUSE, ROOTS, HEAVY CLAY, NOXIOUS WEEDS OR ANY MATERIAL TOXIC TO PLANT GROWTH; CONTENTS AS FOLLOWS:

- SILT: 20-45 %
- CLAY: 15-20 %
- SAND: 30-40 %
- 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, DISPER-SUL - 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 GUY'S: MINIMUM 3 PER TREE; NO. 10 GALVANIZED WIRE. COVER WIRE WITH HOSE WHERE IT CONTACTS TREE FOR 24, 30 AND 36 BOX TREES.

ANCHORS (DEADMEN): 2-INCH X 4-INCH X 3 FEET LONG; CONSTRUCTION GRADE REDWOOD.

SIGNALS (FLAGS): FOR GUY WIRES, WITH 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 SURFLAN 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 / MULCH

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. MULCH MUST BE 3-INCHES DEEP, UNLESS OTHERWISE NOTED. IN ALL PLANTING AREAS, KEEP THE MULCH AWAY FROM DIRECT CONTACT OF STEMS FROM PLANTS AND TREES TO PREVENT ROT AND PESTS. MULCH SHALL BE THE SIZE AND COLOR AS SPECIFIED ON PLANS, AND SHALL BE ORDERED FROM A SINGLE SOURCE.

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. CONTRACTOR TO PROVIDE SAMPLES OF FINAL PRODUCT CONDITION FOR APPROVAL.

2.09 - SEED MIXTURE

AS NOTED ON PLANS, CONTRACTOR TO VERIFY PROVIDERS SPECIFICATION TO ACHIEVE INTENDED APPEARANCE.

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 SETTLING 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, MULCH, 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 HOLLOWES, AND THE AREA DRAINS AS INTENDED. 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 / MULCH

DECOMPOSED GRANITE - PLACE 2-INCHES UNLESS OTHERWISE NOTED, IN ALL PLANTING AREAS. DECOMPOSED GRANITE SHALL EXTEND BELOW ALL PLANT MATERIAL. DECOMPOSED GRANITE FINISH GRADE 1-1/2-INCH BELOW ADJACENT PAVING, CURBS, AND HEADERS.

MULCH - PLACE 3-INCHES UNLESS OTHERWISE NOTED, IN ALL PLANTING AREAS. KEEP THE MULCH AWAY FROM DIRECT CONTACT OF STEMS FROM PLANTS AND TREES TO PREVENT ROT AND PESTS. MULCH FINISH GRADE 2-1/2-INCH BELOW ADJACENT PAVING, CURBS, AND HEADERS.

3.06 - HERBICIDE APPLICATION

APPLY PRE-EMERGENT HERBICIDES IN ACCORDANCE WITH MANUFACTURERS' INSTRUCTIONS.

APPLY CONTACT HERBICIDES IN ACCORDANCE WITH MANUFACTURERS' 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 ENCRICLE 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 SAME 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 DETAILS) OF THE ROOT BALL FOR CONTAINERIZED TREES AND SHRUBS. DIG PITS ONLY AS DEEP AS THE ROOT BALL TO PREVENT SETTLING OF THE TREE OR SHRUB.

PLACE ROOT BALL OF VINES AS CLOSE TO STRUCTURE OR SUPPORT SYSTEM AS POSSIBLE. IF ROOT BALL CANT BE PLACED CLOSER THAN 1/2" 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 MANUFACTURERS' 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. REFER TO MANUFACTURERS' RECOMMENDATIONS.

3.10 - GROUND COVER

AT TIME OF TRANSLANTING, 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 ROTOILLING, 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. ROTOIILL 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 MOST SAWDUST, 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 NURSERMEN. 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, TRIMMING, WEEDING AND CULTIVATING OF BEDS.

LANDSCAPE CONTRACTOR, IN ORDER TO PROTECT HIS GUARANTEE, SHALL GIVE TYPED WRITTEN TO OWNER, A COMPLETE MAINTENANCE INSTRUCTION BOOKLET ON 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 CONTRACTORS 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 TREE, 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.

PALM SPECIFICATIONS:

PART 1 - GENERAL

1.01 WORK INCLUDED

PALM TREE INSTALLATION

1.02 ESTABLISHMENT, GUARANTEE AND MAINTENANCE PER SPECIFICATION SECTION 02900.

CONTRACTOR TO GUARANTEE PALMS AGAINST THE VASCULAR DISEASE PENICILLUM (GLOCCADIUM) VERMOESNI, THE FUNGUS FUSARIUM OXYSPORIUM, AND THE ROOT DISEASE PHYTOPHTHORA AND SIMILAR VASCULAR INFECTIONS FOR A PERIOD OF FIVE (5) YEARS.

1.03 RELATED WORK

CONTRACTOR: MINIMUM FIVE (5)-YEARS EXPERIENCE IN SUPPLY AND INSTALLATION OF PALM TREES. FOREMAN: MINIMUM FIVE (5)-YEARS EXPERIENCE IN RELATED WORK SHALL BE ON SITE AT ALL TIMES.

1.05 REFERENCE STANDARDS

ANSI 60.1 - AMERICAN STANDARDS FOR NURSERY STOCK.

1.06 PRODUCT DELIVERY, STORAGE AND HANDLING

- THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT MAY BE AVAILABLE TO REVIEW AND TAG PALMS AT PLACE OF GROWTH AND MAY REVIEW PALMS UPON DELIVERY FOR CONFORMITY TO THE SPECIFICATIONS. TRAVEL TO NURSERIES OUT OF THE METROPOLITAN PHOENIX AREAS, WHEN REQUESTED BY THE CONTRACTOR, WILL BE PAID FOR BY THE CONTRACTOR.
- IN LIEU OF NON-LOCAL NURSERY REVIEW, THE CONTRACTOR MAY ELECT TO PROVIDE PHOTOGRAPHS WITH A PERSON ADJACENT TO EACH PALM FOR PRELIMINARY REVIEW. SUCH REVIEW SHALL NOT IMPAIR THE RIGHT OF REVIEW AND REJECTION DURING PROGRESS OF THE WORK SHOULD THE PALMS NOT MEET SPECIFICATIONS.
- THE CONTRACTOR MUST

IRRIGATION SPECIFICATIONS

PART I - GENERAL

1.01 WORK INCLUDED

Work of this Section generally includes a provision of an underground irrigation system including the following:

1. Trenching, stockpiling excavation materials, and refilling trenches.
2. Complete systems including but not limited to piping, backflow preventer, assemblies, valves, fittings, heads, controller wiring, and final adjustments to ensure efficient coverage determined.
3. Water connections.
4. Replacements of unsatisfactory materials.
5. Clean-up, inspection, and approval.
6. Tests.

1.02 REFERENCES

Perform Work in accordance with requirement of Conditions of the Contract and Division 01 - General Requirements as well as provisions of all applicable laws, codes, ordinances, rules and regulations. Conform to requirements of reference information listed below, except where more stringent requirements are shown or specified in Contract Documents.

1. American Society for Testing and Materials (ASTM) - Specifications and Test Methods specifically referenced in this section.
2. Underwriters Laboratories (UL) - UL Wires and Cables.

1.03 QUALITY ASSURANCE

Installer Qualifications - Installer shall have had considerable experience and demonstrated ability in the installation of irrigation systems of specified type(s) in a neat, orderly, and responsible manner in accordance with recognized standards of workmanship. To demonstrate ability, experience, and financial stability necessary for this project, submit if requested, prior to contract award the following:

1. List of 3 projects completed in the last 2 years of similar complexity to this Project. Description of projects shall include:

- a. Name of project.
- b. Location.
- c. Owner.
- d. Brief description of work and project budget.
- e. Current company financial statement.

Special Requirements:

- a. Tolerances - Specified depths of pressure supply lines and laterals and pitch of pipes are minimums. Settlement of trenches is cause for removal of finish grade treatment, refilling, recompaction, and repair of finished grade treatment.
- b. Coordination with Other Contracts - Protect, maintain, and coordinate Work with Tasks under other sections.
- c. Damage to Other Improvements - Contractor shall replace or repair damage to grading, soil preparation, seeding, sodding, or planting done under other Sections during work associated with installation of irrigation system at no additional cost to the Owner.
- d. Work involving substantial plumbing for installation of backflow preventers, copper service, and related work shall be executed by licensed and bonded plumber(s), performed in accordance with all prevailing codes and regulations.
- e. Work involving connection to, installation, or extension of 120 volt or greater electrical service shall be executed by a licensed and bonded electrician, performed in accordance with all prevailing codes and regulations.

1.04 SUBMITTALS

Prepare and make submittals in accordance with conditions of the Contract prior to installation.

STAKING AND CONSTRUCTION RECORD DRAWINGS:

1. Coates Irrigation Consultants Inc. (CICI) shall stake the locations of all sprinklers 25-feet in radius or greater with the assistance of Contractor (refer to Section 3.02-1, and contact CICI prior to Bid for staking fees). CICI shall use the GPS collection method to record the rotary sprinklers, mainline routing, electric and gate valves, and controllers; and provide plan copy to Contractor. Contractor shall draw lateral piping, controller station numbers, and all other record information on the Field Record. At end of every day, revise Field Record for all work accomplished that day in RED ink. The Field Record Plan(s) shall be available at the Project Site for review. Upon completion of Project, Contractor shall submit Field Record Plan for review, prior to final acceptance. :

Record plans shall be to same scale and in the same format as designed plans.

2. Following approval of Field Record Plan by the Architect and Consultant, the Contractor shall submit the Field Record Plan with ALL changes, additions, and modifications performed during the project installation to Consultant. Consultant (CICI) shall create a digital Construction Record from the information provided by Contractor. The digital Construction Record file shall be generated as follows:
 - A. PDF. Contract with Coates Irrigation Consultants (CICI) to combine all Field Record information and GPS data for locations of water source(s), mainline routing, valves, controllers, and basic features to correspond with the site plan. This digital file shall be placed into sheet form as required, and Portable Document Format (PDF) files created as the Construction Record. Contractor shall contact CICI prior to Bid for fees for GPS data collection and creation of digital Construction Record.

3. Consultant will not certify any pay request submitted by the Contractor if the as-built drawings are not current, and processing of pay request will not occur until as-builts are updated.

4. Consultant (CICI) shall collect the field controller data for programming purposes, if Contractor is unable to collect data or if the process delays project completion. Contractor shall contact CICI for fees for data collection.

5. Prior to scheduling walk-through for substantial completion, Contractor is to submit all Field Record information to the Consultant for approval.

6. Contractor shall also provide both a hard copy and Electronic Form version of the Controller Data Sheets to the Consultant. Hard copy and Electronic Forms shall be provided to the Contractor by Coates Irrigation Consultants Inc.

CONTROLLER CHARTS - Do not prepare controller charts until Construction Record (as-built) drawings have been approved by the Consultant.

1. Provide controller chart, automatic controller:
 - a. Controller Chart shall be Controller Data Sheet as approved by Architect and Consultant.
 - b. Controller chart shall be Controller Data Sheet showing information on each station, and with complete description of each station's location.
 - c. Following review of controller drawings by Consultant, hermetically seal each chart between two layers of 20 mm thick clear plastic.
 - d. Controller chart shall be completed by Contractor and approved by Consultant prior to final completion walk-through of irrigation system.
 - e. Attach approved controller chart to inside of each controller door using self adhesive Velcro strips.

Operation Manual:

Submit 3 sets of Operations Manual to Consultant for approval, prior to scheduling the final completion walk-through. Manual is to include the following in a 1 x 3 ring binder:

1. Index sheet stating project name, and listing Contractor name, address, phone number, and contact person. Include same information for Primary Sub-Contractors.
2. Manufacturer cut sheets for all material components of irrigation system. Highlight or circle specific models or items.

1.05 DELIVERY, STORAGE AND HANDLING

Deliver, unload, store and handle materials, packaging, bundling, products, in dry conditions or a weatherproof manner, to prevent damage, breakage, deterioration, intrusion, ignition, and vandalism. Deliver in original unopened packaging containers prominently displaying manufacturer name, volume, quantity, contents, instructions, and conformance to local, state, and federal law. Remove and replace cracked, broken, or contaminated items or elements prematurely exposed to moisture, inclement weather, snow, ice, temperature extremes, fire, or job site damage.

Handling of PVC Pipe - Exercise care in handling, loading and storing of PVC pipe. All PVC pipe shall be transported in a vehicle which allows the entire length of pipe to lie flat so as not to subject it to undue bending or concentrated external loads. All sections of pipe that have been dented or damaged shall be discarded, and if installed, shall be removed and replaced with new piping. dented or damaged shall be discarded, and if installed, shall be removed and replaced with new piping.

1.06 JOBSITE CONDITIONS

Protection of Property:

1. Preserve and protect all trees, plants, monuments, structures, and paved areas from damage due to Work in this Section. In the event damage does occur, all damage to inanimate items shall be completely repaired or replaced to the satisfaction of the Owner. All injuries to living plants shall be repaired by the Owner, and all costs of repairs shall be charged to and paid by the Contractor.
2. Protect buildings, walks, walls, and other property from damage. Fire and barricade open ditches. Damage caused to asphalt, concrete, or other building material surfaces shall be repaired or replaced at no cost to the Owner. Restore disturbed areas to original condition.

Existing Trees:

1. All trenching or other Work under limb spread of any and all evergreens or low branching deciduous material shall be done by hand or by other methods so as to prevent damage to limbs or branches.
2. Where it is necessary to excavate adjacent to existing trees, use all possible care to avoid injury to trees, and tree roots. Excavation in areas where 2-inch and larger roots occur shall be done by hand. Roots 2 inches and larger in diameter, except directly in the path of pipe conduit, shall be tunneled under and shall be heavily wrapped with burlap to prevent scarring or excessive drying. Where a trenching machine is operated close to trees having roots smaller than 2 inches in diameter, the wall of the trench adjacent to the tree shall be hand trimmed, making clean cuts through roots. Roots close to trees having roots smaller than 2 inches in diameter, the wall of the trench adjacent to the tree shall be hand trimmed, making clean cuts 1 inch and larger in diameter shall be painted with two coats of "Tree Seal". Trenches adjacent to trees shall be closed within 24 hours, and when this is not possible, the side of the trench adjacent to the tree shall be kept shaded with moistened burlap or canvas.

Protection and Repair of Underground Lines:

1. Request proper utility company to stake exact location (including depth) of all underground utilities. Take whatever precautions necessary to protect these underground lines from damage. In the event damage does occur, all damages shall be repaired by Contractor unless other arrangements have been made.
2. Replacement of Paving and Curb - Where trenches and lines cross existing roadways, paths, curbing, etc., damage to these shall be kept to a minimum and shall be restored to original condition.

1.07 WARRANTY/GUARANTY

Contractor shall warrant materials against defects for a period of one year from the date of Substantial Completion. Contractor shall guarantee workmanship for similar period. Contractor shall be responsible for coordinating material warranty items with the manufacturer/distributor.

Setting of backfilled trenches which may occur during guaranty period shall be repaired by Contractor at no expense to the Owner, including complete restoration of damage property.

Expenses due to vandalism before substantial completion shall be borne by Contractor.

Owner or representative maintenance company will maintain turf and planting areas during warranty period, so as not to hamper proper operation of the irrigation system.

1.08 MAINTENANCE

Furnish the following maintenance items to Owner prior to final Acceptance:

1. 2 sets of special tools required for moving, disassembling, and adjusting each type of sprinkler head and valve supplied on this project.
2. 2 keys for each automatic controller.
3. 3 quick coupler keys and matching hose swivels.

1.09 EXTRA STOCK

In addition to installed system furnish the following items to Owner:

1. 4 per 100 installed drip emitters of each type used.
2. 2 pop-up heads of each type used.

PART II - PRODUCTS

2.01 MATERIALS

General Piping:

1. Pressure Supply Lines (downstream of backflow prevention units) - Class 200 PVC, Solvent Weld Belled End for 2-1/2" and smaller, and rubber-ring joint for 3" and larger with ductile iron fittings.
2. Non-pressure lines - Class 200 PVC, Solvent Weld Belled End.
3. Drip Piping - 1/2" Class 315 PVC, Solvent Weld unless otherwise specified on plans.
4. Emitter Tubing - by emitter manufacturer.

Plastic Pipe and Fittings:

1. Identification Markings:

- a. All pipe to be identified with following indelible markings:
 - 1) Manufacturer's Name.
 - 2) Nominal pipe size.
 - 3) Schedule or class.
 - 4) Pressure Rating.
 - 5) NSF (National Sanitation Foundation) seal of approval.
 - 6) Date of extrusion.

b. All fittings including valve taps for rubber-ring pipe shall be cast or ductile iron, rubber-ring joint for PVC. Ductile iron fittings shall have the following characteristics:

- 1) All ductile iron fittings and joint restraints shall have a fusion bonded epoxy coating on interior and exterior of the product surface, average of 10-12 mm thickness. Epoxy coating shall conform to the requirements of CSA Z245.20-20 and NSF 61 for water services. Tar/bitumen coating will not be approved.

2) All ductile iron pipe fittings, joint restraints, lateral isolation valves and mainline isolation gate valves shall be of the same manufacture which offers a 10-year warranty on products and replacement labor costs. Prior to installation, manufacturer shall provide documentation stating the above warranty information.

2. Solvent Weld Pipe - Manufactured from virgin polyvinyl chloride (PVC) compound in accordance with ASTM D2241 and ASTM D1784; cell classification 12245-B, Type 1, Grade 1.

- a. Fittings - Standard weight, Schedule 40, injection molded PVC, complying with ASTM D1784 and D2466, cell classification 12454-B.
 - 1) Threads - Injection molded type (where required).
 - 2) Tees and ells - Sole galled.
 - 3) Threaded Nipples - ASTM D2464, Schedule 80 with molded threads.
 - 4) Joint Cement and Primer - Type as recommended by manufacturer of pipe and fittings.

Low Pressure/Volume Systems:

1. Emitters as indicated on drawings.
2. Drip Piping - manufactured of polyvinyl chloride compound conforming to ASTM D2241 and ASTM D1784, Type 1, Grade 1.
3. Fittings - Schedule 40 PVC, or as recommended by piping manufacturer.
4. Drip Valve Assembly - Type and size shown on drawings.

- a. Wye Strainer - Plastic/Fiberglass construction with 150 mesh nylon screen and blow out assembly.
- b. Control Valve - 2-way, solenoid pilot operated type made of synthetic, non-corrosive material; diaphragm-actuated and slow closing. Include freely pivoted seat seal retained (mounted) without attachment to diaphragm.
- c. Pressure Regulator - Plastic/Fiberglass construction, preset type with pressure setting per drawings.

Copper Pipe and Fittings:

1. Copper Pipe - Type K hard tempered.
2. Fittings - Wrought copper, solder joint type.
3. Joints - Soldered with solder, 45% silver, 15% copper, 16% zinc, and 24% cadmium and solids at 1125 F and liquids at 1145F.

Brass Pipe and Fittings:

1. Brass Pipe - 85% red brass, AMSI Schedule 40 screwed pipe.
2. Fittings - Medium brass, screwed 125 pound class.

Quick Coupling Valves - Brass two-piece body designed for working pressure of 150 psi, operable with quick coupler. Equip quick coupler with locking rubber cover.

Valve Boxes:

Valve box color shall be selected based upon a review of the location and adjacent material by Owner and Landscape Architect prior to installation.

1. Drip Line Blow-out Stubs, and Wire Stub Box - Carson #910-12.
2. 1-inch through 2-inch Control Valves - Carson #1419-13B.
3. Drip Valve Assemblies - Carson #1419-13B.
4. Control Wiring Splices - Carson #910-12.
5. Main Line Gate Valves - Carson #910-12.

Electrical Control Wiring:

1. Low Voltage:
 - a. Electrical Control Wire - AWG UL UL approved No. 14 gauge direct-burial copper wire for all control wires, and No. 14 gauge direct-burial copper wire for all common wires.
 - b. Wire Colors:
 - 1) Control Wires - Red.
 - 2) Common Wires - White.
 - 3) Master Valve Wires - Blue and yellow.
 - 4) Future Wires - Same as control and common wire (labeled at terminations). Two per controller unless noted, at each extreme end.
 - c. If multiple controllers are utilized, and wire paths of different controllers cross each other, both common and control wires from each controller shall be different colors as approved.
 - d. Wire connections for all valve and solenoid locations shall be UL 486D approved direct-bury wire connectors for wet / damp locations, rated up to 600 volts, as manufactured by Rain Bird model DB Series Wire Connector, or approved similar dry splice method. Wire connectors shall provide strain relief and have the wire nut / spring integrated into the housing. All 24-volt wire splices shall conform to National Electric Code (NEC) standards and all state, local and federal codes.

2. High Voltage - Type required by local codes and ordinances, of proper size to accommodate needs of equipment serviced.

Sprinkler Heads - As shown on drawings.

Electric Control Valves - As noted on drawings. Install pressure regulating devices where specified on plans.

Pipe bedding material - Construction grade sand approved by Consultant.

Automatic Controller - As shown on drawings.

Backflow Preventer - As shown on drawings.

PART III - EXECUTION

3.01 INSPECTION

Examine areas and conditions under which Work of this Section is to be performed. Do not proceed with Work until unsatisfactory conditions have been corrected.

Grading operations, with the exception of final grading, shall be completed and approved by Owner prior to staking or installation of any portion of irrigation system except sleeving.

3.02 PREPARATION

Staking shall Occur as Follows:

1. For all projects with rotary sprinklers spaced at twenty-five feet (25') or greater, Consultant (CICI) shall lay out the sprinklers using wire flags with assistance from Contractor. Contractor shall contact CICI prior to Bid for Consultant's staking fees. For all projects or area segments with smaller sprinklers, Contractor shall lay out sprinklers and contact Consultant for review.

2. Mark with powdered lime or marking paint routing of pressure supply lines, and flag heads and control valve locations for first series of zones as directed by Consultant. Contact Consultant a minimum of 48 hours in advance and request a review of staking. Consultant will review staking and direct changes if required. Staking review does not relieve installer from coverage problems due to improper placement of heads after staking.

Install sleeving under all asphalt paving and concrete walks, prior to the installation of concrete or paving operations, to accommodate piping and wiring. Compact backfill around sleeves to 95% Standard Proctor Density with 2% of optimum moisture content in accordance with ASTM D1557.

Trenching - Trench excavation shall follow, as much as possible, layout shown on Drawings. Dig trenches straight, and support the pipe continuously on the bottom of trench. Trench bottom shall be clean and smooth with all rock and organic debris removed. Pressure supply line trenches shall be over-excavated as required to allow for bedding material. Trench depth shall be uniform as required to meet minimum depth requirements for the type of piping being installed.

1. Clearances:

- a. Piping smaller than 3 inches - Trenches shall have a minimum width of 7 inches, 12 inches for 3" and larger pipe.
- b. Line clearance - Provide not less than 6 inches of clearance between each line, and not less than 12 inches of clearance between lines of other trades.
- c. For Reclaimed Water systems, 2-foot vertical (below) and 6-foot horizontal separations from potable lines are required per industry standards.

2. Pipe and Wire Depth:

- a. Pressure Supply Piping - 24 inches from top of pipe (30 inches where 6" and larger pipe is on project).
- b. Non-pressure piping - 12 inches from top of pipe.
- c. Control Wiring - Side and bottom of pressure supply line.
- d. Drip piping - 12 inches from top of pipe.
- e. Emitter tubing - 12 inches from top of pipe (non slope plantings). 4 inches from the top of pipe (slopes 2:1 or greater).

3. Boring will be permitted only where pipe must pass under obstruction(s) which cannot be removed, and must be approved by Consultant if not specifically indicated on construction drawings. Final density of backfill shall match that of surrounding soil. Use of sleeves of suitable diameter is acceptable if installed first by jacking or boring, and pipe laid through sleeves. Observe same precautions as though pipe were installed in open trench.

3.03 INSTALLATION

Locate other equipment as near as possible to location designated on construction drawings. Deviations shall be approved by Consultant prior to installation.

PVC Piping:

1. Snake pipe in trench as much as possible to allow for expansion and contraction.
2. When pipe laying is not in progress, or at end of each day, close pipe ends with tight plug or cap. (Perform work in accordance with good practices prevailing in piping trades).
3. Coordinate pressure supply line installation with required bedding operations. Concrete thrust blocks or steel joint restraints shall be utilized for all rubber-ring joint fittings per industry standards. In sandy soil, mechanical joint fittings shall be used with thrust blocks.
4. Stake all above-grade PVC piping per details.
5. Use 45-degree ells when making perpendicular crossings of above-grade PVC piping, to prevent bottom pipe.
6. Lay pipe and make all plastic-to-plastic joints in accordance with manufacturer's recommendations.

Drip Piping:

1. Install fitting connections per manufacturer's recommendations.
2. Use threaded risers and Sch. 40 or Sch 80 fittings per details when making connections in drip piping for emitters and fittings.
3. Install drip line blow-out stubs at all dead ends of drip piping.
4. Any deviations from drip pipe routing shown on drawings must be approved by consultant prior to installation.

Control Wiring

1. Low Voltage Wiring:

- a. Bury control wiring between controller and electric valves in pressure supply line trenches, with wires consistently located below and to one side of pipe, on top of initial pipe bedding, or in separate trenches.
- b. Bundle all 24-volt wires at 10-foot intervals with electrical or duct tape.
- c. Provide an expansion loop at pressure supply line angle fittings, every electric control valve location (in valve box), and at minimum 500 feet intervals. Form expansion loop by wrapping wire at least 3 times around a 1-inch pipe and withdrawing pipe.
- d. Make splices and electric control valve connections using SureSplice SK 12-14 connectors or similar dry splice method.
- e. Install control wire splices not occurring at control valve in a separate splice valve box.
- f. Install one control wire for each control valve.
- g. Run 2 spare #14-1 control wires from controller pedestal to last electric control valve operated by controller on each and every leg of pressure supply line. Label spare wires at controller and wire stub box. Loop a minimum of 24" from all spare wires inside every control valve box operated by controller.
- h. Run all future control wires from controller pedestal to point indicated on drawings. Coil a minimum of ten (10) feet at termination and install in 10" round valve box. Label all wires at termination.

2. High Voltage Wiring for Automatic Controller

- a. Provide 120-volt power connection to automatic controller.

Automatic Controller:

1. Install controller in accordance with manufacturer's instructions as detailed and where shown on Drawings.
2. Connect remote control valves to controller in numerical sequence as shown on Drawings.
3. Final location of controller shall be approved by Consultant prior to installation.
4. Each controller shall have a dedicated separate ground wire and surge protection.
5. Above-ground conduit shall be rigid galvanized with appropriate fittings. Below-ground conduit shall be Schedule 40 PVC.

Quick Coupler Valves:

Install quick couplers on double swing-joint assemblies of Schedule 80 PVC piping, flush to grade. Angled ripple relative to pressure supply line shall be no more than 45 degrees and no less than 10 degrees. Install quick coupler as detailed.

Drip Valve Assemblies - Install drip valve assembly as detailed.

Drip Emitters - Install drip emitters as detailed.

Valve Boxes:

1. Install one valve box for each type of valve installed as detailed flush with grade for all sodded areas, and above-grade for all seeded areas.
2. Valve box extensions are not acceptable, except for master valve and flow sensor.
3. Install gravel sump after compaction of all trenches. Valve box to rest on gravel sump. Place final portion of gravel inside box after valve box is backfilled and compacted.
4. Install "Christy" stainless steel or 2.5" x 5" plastic valve label tags for each valve box (1-800-258-4583). Entire controller & station number shall be printed on each tag. Letter and number size shall be no smaller than 1/8 inch and no greater than 1/4 inches. Label each valve box as follows:

- a. Control valves - Controller letter and station number.
- b. Quick Coupler Valves - Label "QCV".
- c. Wire Splices - Label wire splices with the letters "W.S."
- d. Drip Piping Blow-out Stubs - Controller letter and station number of each drip piping blow-out.
- e. Gate Valves - Label with letters "GV" typical.
5. Valve box color to be selected based upon a review of the location and adjacent material by Owner and Landscape Architect prior to installation.

Backflow Preventer - Install as detailed on Drawings.

Electric Control Valves:

Install top of cross handle a maximum of 3 inches below finished grade where shown on Drawings and as detailed. When grouped together, allow a minimum of 12 inches between valve box sides. Space control valves accordingly. Install each remote control valve in a separate valve box. Install valve boxes flush with grade. When parallel to roadway, sidewalk or other permanent element of structure, control valve and box are to be installed perpendicular to element or structure, spaced equally. For athletic areas such as football fields where concrete curbs exist, place the electric valves within one foot of the curb (no further into the playfield).

Main Line Gate Valves - Install as detailed on Drawings.

Control Wiring:

1. All control wiring to be laid to bottom and side of pressure supply line trench. Separate wire trenches will not be allowed unless approved by Consultant prior to installation.

Backfilling - Do not begin backfilling operation until required system tests have been completed. Backfill shall not be done in freezing weather except with prior written approval by Consultant.

Leave trenches slightly mounded to allow for settlement after backfilling is complete. Trenches shall be finished graded prior to walk-through of system by Consultant.

1. All pressure supply lines shall be bedded with construction grade sand 4 inches below invert of pipe, to 6" above top of pipe and width of trench when site conditions are rocky or otherwise unfavorable.
2. Materials - Excavated material is generally considered satisfactory for backfilling purposes after completing bedding requirements. Backfill materials shall be free of rubbish, vegetative matter, frozen materials, and stones larger than 2 inches in maximum dimension. Do not mix subsoil with topsoil. Material not suitable for backfill shall be hauled away. Contractor shall be responsible for providing suitable backfill if excavated material is unacceptable, or not sufficient to meet backfill, compaction, and final grade requirements.
3. Do not leave trenches open for a period of more than 48 hours. Open excavations shall be protected in accordance with OSHA regulations.
4. Compact backfill to 90% maximum density in 6" lifts, determined in accordance with ASTM D155-7 utilizing the following methods:
 - a. Mechanical tamping.
 - b. Puddling or ponding. Puddling or ponding and/or jetting is prohibited within 10'-0" of building or foundation walls.

Piping Under Paving:

1. Provide for a minimum cover of 24 inches between the top of the pipe and the bottom of the aggregate base for all pressure and non-pressure piping installed under asphalt concrete or concrete paving. Provide sleeving as required by municipality, or as shown on plans.
2. Piping shall be bedded with construction grade sand - 6 inches below pipe to 6 inches above pipe and the width of the trench.
3. Compact backfill material in 6-inch lifts at 95% maximum density determined in accordance with ASTM D1557 using manual or mechanical tamping devices.

4. Set in place, cap, and pressure test all piping under paving, in presence of Consultant or Owner prior to backfilling and paving operations.

5. Piping under existing walk or concrete pavement shall be done by jacking, boring, or hydraulic driving, but where cutting or breaking of walks and/or concrete is necessary, it shall be done and replaced at no cost to the Owner. Obtain permission and prior approval from Owner to cut or break walks and / or concrete, and / or concrete.

3.04 FIELD QUALITY CONTROL

Flushing - After piping, risers, and valves are in place and connected, but prior to installation of emitter heads, quick coupler valves, and air relief valves, thoroughly flush piping system under full head of water pressure from dead end fittings. Maintain flushing for 5 minutes through furthestmost valves. Cap riser after flushing.

Testing - Conduct tests in presence of Consultant. Arrange for presence of Consultant a minimum of 48 hours in advance of testing. Supply force pump and all other test equipment.

1. After backfilling and installation of all control valves & quick coupler valves, fill pressure supply line with water, and pressurize to 40 PSI over the designated static pressure or 120 PSI, whichever is greater, for a period of 2 hours.
2. Leakage, Pressure Loss - Test is acceptable if no leakage or loss of pressure is evident during test period.
3. Leaks - Detect and repair leaks.
4. Retest system until pressure can be maintained for the duration of the test.
5. Before final acceptance, pressure supply line shall remain under pressure for a period of 48 hours.

Walk-Through for Substantial Completion:

1. Arrange for Consultant's presence a minimum of 48 hours in advance of walk-through.
2. Entire system shall be completely installed and operational prior to scheduling of walk-through. All sodded areas are to be complete with head height and valve boxes adjusted accordingly.
3. Operate each zone in its entirety for Consultant at time of walk-through, and open all valve boxes.
4. Consultant shall generate a list of items to be corrected prior to Final Completion ("Punch List").
5. Furnish all materials and perform all Work required to correct all inadequacies due to deviations from Contract Documents, and as directed by Consultant.

6. During walk-through, expose all drip emitters and sprinklers under operations for observation by Consultant to demonstrate that they are performing and installed as designed, prior to placing of all mulch material. Schedule separate walk-through if necessary.

Walk-Through for Final Completion:

1. Arrange for Consultant's presence a minimum of 48 hours in advance of walk-through.
2. Show evidence to Consultant that Owner has received all accessories, charts, record drawings, and equipment as required before Final Completion walk-through is scheduled.
3. Operate each zone identified as deficient at substantial completion walk-through for satisfaction to Owner at time of final completion walk-through to ensure correction of all incomplete items.
4. Items deemed not acceptable by Consultant shall be reworked to the complete satisfaction of Consultant.
5. If after request to Consultant for a walk-through for Final Completion of the irrigation system, Consultant finds items during walk-through to be deficient, Contractor shall be charged for all subsequent walk-throughs. Funds will be withheld from final payment and/or retainage to Contractor, in amount equal to additional time a and expenses required by Consultant to conduct and document further walk-throughs as deemed necessary to ensure compliance with Contract Documents.

3.05 ADJUSTING

Upon substantial completion of installation, fine-tune entire system by regulating valves, adjusting spray patterns and break-up arms/screws, and setting pressure reducing valves or throttling electric valve flow control stems to proper pressure settings to provide optimum and efficient coverage. Flush and adjust all sprinkler heads for optimum performance and to prevent overspray onto walks, roadways, and buildings as much as possible. Heads of same type shall be operating at same pressure +/- 7%. If it is determined that irrigation adjustments will provide proper and more adequate coverage, make such adjustments prior to Final Acceptance, as directed, at no additional cost to Owner. Adjustments may also include changes in nozzle sizes, degrees of arc, and control valve throttling. All sprinkler heads shall be set perpendicular to finish grade unless otherwise designated. Areas which do not conform to designated operation requirements due to unauthorized changes or poor installation practices shall be immediately corrected at no additional cost to the Owner.