

| Date | Revisions | By |
|------|-----------|----|
| | | |
| | | |
| | | |



Zoning Code Landscape Requirements

| Area | Length or Qty. | Total Trees Required | Total Shrubs Required | Total Groundcover Required |
|--------------------------------|--|--|--|--|
| Residential Zone Buffer | 1 Tree / Dwelling Unit 2 Shrubs/Groundcovers per Tree | 8 Units = 8 Trees 8 Trees Provided | 2 per Tree = 16 Shrubs 16 Shrubs Provided | 2 per Tree = 16 Groundcovers 16 Groundcovers Provided |
| Plant Totals Required/Provided | | 8 Trees Required 0 Existing Trees 8 Trees Provided | 16 Shrubs Required 16 Shrubs Provided | 16 Groundcovers Required 16 Groundcovers Provided |

Plant List

| QTY. | SYMBOL | BOTANICAL NAME | COMMON NAME | SPECIFICATIONS | SPACING | Mature Height, Spread and Remarks |
|---------------------|--------|--|---------------------|--------------------------|---------|-----------------------------------|
| TREES | | | | | | |
| 02 | ⊗ | Acer ginnala | Amur Maple | 25 Gallon, Multi-trunk | A.S. | 15' Tall & 15' Wide, Naturalized |
| 02 | ⊗ | Acer x freemanii | Freeman Maple | 2" Caliper, Single Trunk | A.S. | 40' Tall & 20' Wide, Naturalized |
| 02 | ⊗ | Fraxinus pennsylvanica 'Patmore' | Patmore Ash | 25 Gallon | A.S. | 20' Tall & 15' Wide, Native |
| 02 | ⊗ | Prunus virginiana | Chokecherry | 25 Gallon | A.S. | 20' Tall & 15' Wide, Native |
| SHRUBS | | | | | | |
| 04 | ⊗ | Buddleia davidii | Butterfly Bush | 5 Gallon | A.S. | 4' Tall & 4' Wide, Naturalized |
| 02 | ⊗ | Caryopteris x clandonensis | Blue Mist Spirea | 5 Gallon | A.S. | 3' Tall & 3' Wide, Naturalized |
| 06 | ⊗ | Chamaebatiaria millefolium | Fernbush | 5 Gallon | A.S. | 6' Tall & 5' Wide, Native |
| 04 | ⊗ | Prunus besseyi | Western Sand Cherry | 5 Gallon | A.S. | 3' Tall & 3' Wide, Native |
| GROUNDCOVERS | | | | | | |
| 06 | ⊗ | Achillea millefolium var. occidentalis | Western Yarrow | 1 Gallon | A.S. | 12" tall, Native |
| 06 | ⊗ | Nepeta faassenii | Catmint | 1 Gallon | A.S. | 14" tall, Naturalized |
| 04 | ⊗ | Penstemon pinifolius | Pineleaf Penstemon | 1 Gallon | A.S. | 36" tall, Native |

Landscape Materials, Quantities and Remarks

| QTY. | SYMBOL | Description |
|------|--------|-----------------------|
| | □ | Open Space |
| | ▨ | 2' tall CMU wall |
| | ▩ | Walkway to alley unit |

General Notes

* All newly planted ground covers, shrubs, and trees to receive drip irrigation from an automatic drip irrigation system with backflow prevention and rain sensor.

Note: No hydrozones, turf areas, or other oasis areas are proposed.

Grading notes

- The grades and contours shown are to the finish grade of the project. The finish grade is to the top of the final landscaping. For all mulch and soil amendments to be installed, the contractor is required to verify that the top of the ground cover matches grades on the plans.

Section 13-06-007-0004 Landscaping Notes

Adjacent site improvements, pavement construction, irrigation installation and finish grading shall be completed prior to planting work. Do not plant when conditions are not suitable for digging, mixing, raking and/or grading. Planting needs to occur during the months that irrigation systems are in operation. Therefore, planting may occur between April 1 and September 30.

A. Tree and Shrub Installation

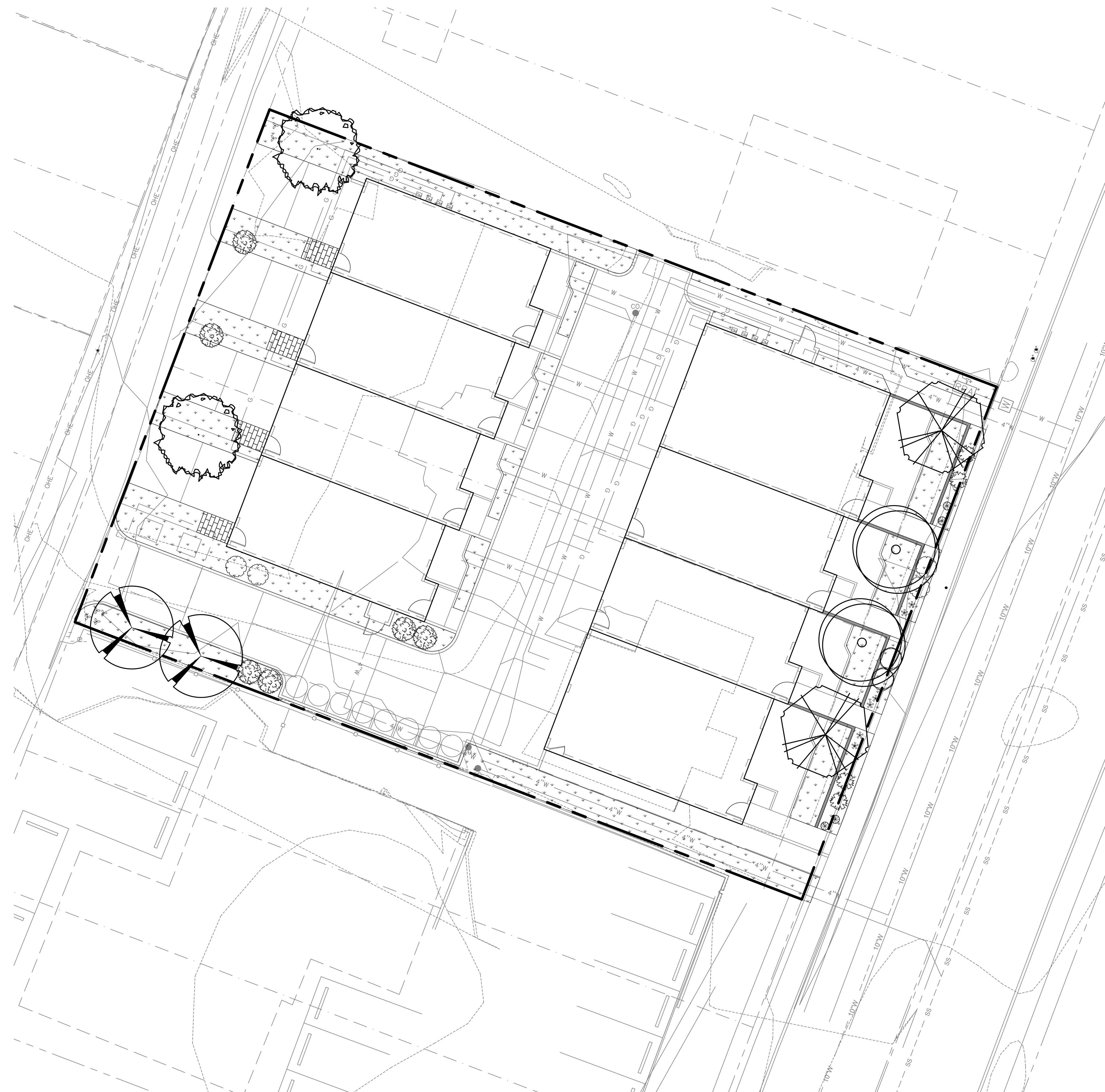
- Soil excavated from the planting pit shall be typically considered acceptable as backfill material for planting.
- All containers shall be removed prior to plant installation in a manner that does not disturb the potted soil or root ball.
- Set the root ball on six (6) inches of firm planting soil, plumb and in the center of the pit with the root ball crown slightly above the same elevation as adjacent finished landscape grades. Remove any wire, twine, burlap, or other material from the upper one third of the root ball of balled and burlapped stock. Wire baskets and synthetic burlap shall be completely removed after the root ball has been placed in its final location.
- Once plant is set, place backfill material around base and sides of root ball and work each layer to settle backfill and eliminate voids. When backfilling is 2/3 complete, water thoroughly. Place the remainder of the backfill and repeat watering until no more is absorbed. Place the final layer of backfill and water.
- All deciduous trees shall be wrapped from the ground line up to and including the first primary crotch formed by the first major branch. Wrapping shall be done after the plant has been installed.
- Two to three inches of specified mulch shall be placed in the area disturbed by excavation of the planting well.

B. Groundcover Installation

- Prior to planting activities, completely remove existing weeds, including roots. Immediately prior to installation, cultivate groundcover areas to a depth of six (6) inches and grade smoothly and uniformly. Plant groundcover so the root crown is at or slightly above the bed's finish grade. After planting of groundcover and prior to mulching, spread pre-emergent weed control over planting bed soil surface per manufacturer's written directions. Install the specified mulch to a depth of two (2) inches over the entire groundcover bed.

C. Landscape Completion

- Prune dead or damaged branches, making all cuts at branch collar. Maintain the natural habit, shape and specified size. Remove all tags, labels, and other material.



Landscape Plan

Scale: 1" = 10'



| | |
|-------------------|---------------|
| Job No. | Beaver Condos |
| Drawn By | DB |
| Checked By | DB/CL |
| Approved By | DB |
| Drawing Date | 05-10-19 |
| Submittal Dates | 05-20-19 |
| Resubmittal Dates | 03-05-20 |

COF Project No. PZ-17-00187

LA 1

Copyright
The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements, and plans indicated or represented by this drawing are owned by and the property of the designer, and were created, evolved, and developed for use on and in connection with the specified project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm, or corporation for any purpose whatsoever without the written permission of the designer.

By signing these plans, the designer of the landscaping plans confirms that these grading plans have been reviewed, is aware of the scope of the project, and has identified and addressed any potential conflicts between the grading and landscaping plans.

Landscape Designer

Date

By signing these plans, the designer of the grading plans confirms that these landscaping plans have been reviewed, is aware of the scope of the project, and has identified and addressed any potential conflicts between the grading and landscaping plans.

Engineer/Designer

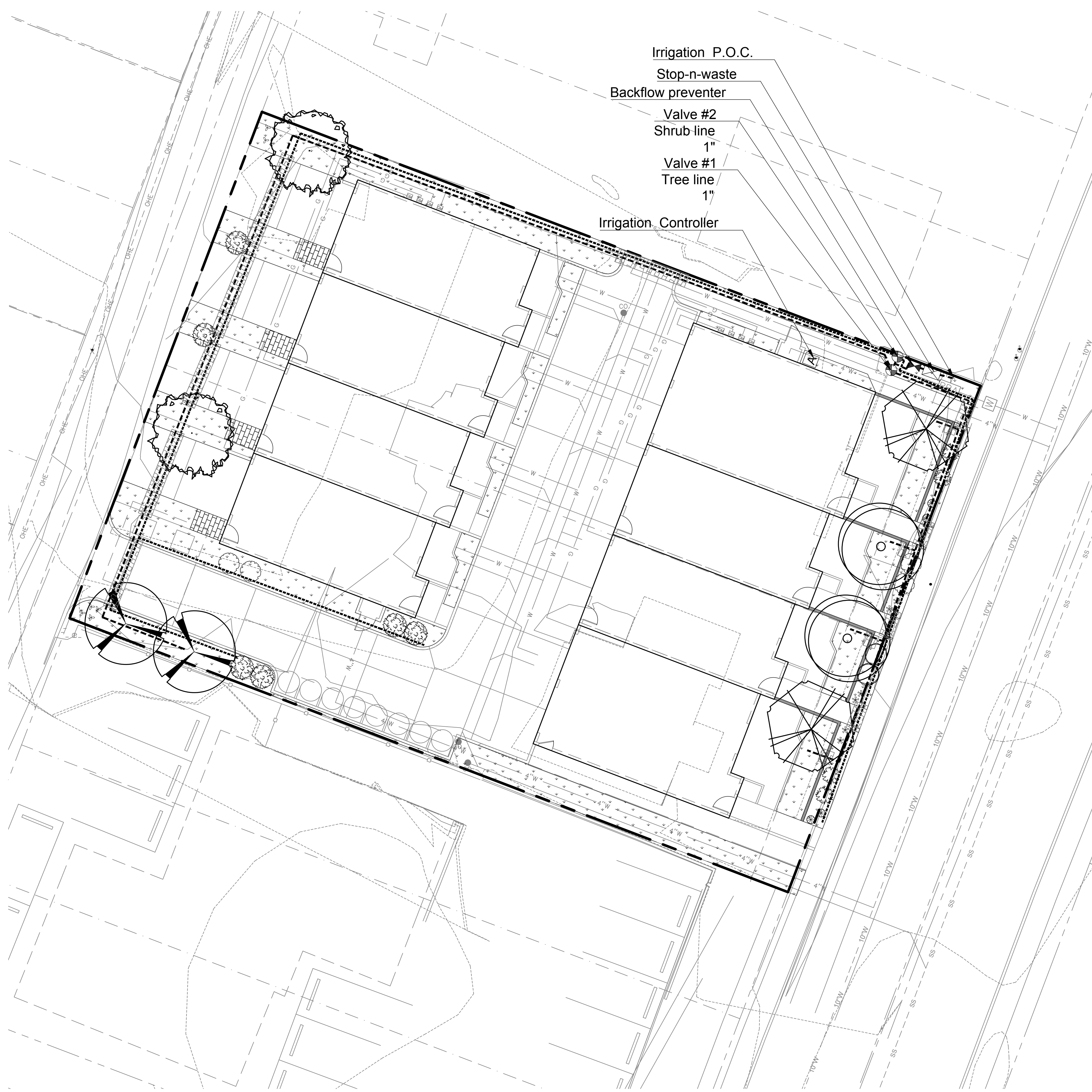
Date



| Date | Revisions | By |
|----------|-----------|----|
| 00-00-00 | xxxx | XX |
| | | |
| | | |



- Irrigation P.O.C.
- Stop-n-waste
- Backflow preventer
- Valve #2
- Shrub line 1"
- Valve #1
- Tree line 1"
- Irrigation Controller



Irrigation Schedule

| SYMBOL | DESCRIPTION |
|--------|---|
| | Irrigation Controller/Timer - Hunter ICC-8 with Rain Sensor |
| | Stop'N Waste Drain for Winter Drain Down |
| | 3/4" Backflow Preventer Febco 825Y or approved equal with insulated cover |
| | 1" Sch 40 PVC Mainline - Bury 18" Deep |
| | Sch 40 PVC Sleeves - 2x the pipe size minimum |
| | 1" Control Valve - Hunter PGV Valve with Wye Strainer, Pressure Regulator, and 1" Bronze Isolation Ball Valve |
| | PVC Lateral Lines - refer to pipe sizing chart |
| | Flush End Cap Assembly at the of each PVC line |
| | Tree/Shrub/Groundcover Emitters are not shown graphically - Bowsmith ML 210/220 or Bowsmith SL 210/220 |

Emitter Schedule

| Plant Material | Emitters/Plant | Multi/Single | # of Outlets | GPH/Outlet |
|----------------|----------------|--------------|--------------|------------|
| Trees | 1 | M | 6 | 2 |
| Shrubs | 2 | M/S | 2 | 2 |
| Groundcovers | 2 | M/S | 2 | 1 |

General Notes

- Contractor shall review these plans thoroughly, make a detailed site visit, and shall immediately bring any inconsistency, site layout problems, or any other request for clarification to the architect for resolution prior to the delivery of any bid. Failure to do so shall cause the Contractor to be ineligible for extras relating to such matters.
- Irrigation point of connection (P.O.C.) to be a new water meter located as shown on the irrigation plans. Water meter provided by others.
- Pipe layout is diagrammatic. Install pipe beyond obstacles, avoid existing trees, and in landscape areas.
- Coordinate irrigation work with planting plans to avoid conflicting location between piping and planting pits.
- Use common trenching whenever possible and avoid trenching under tree driplines.
- Place all valves in approved 12" or jumbo underground valve box i.e. Carson or equal. Drip control valves to be equipped with a pressure regulator and wye strainer as specified on legend.
- Poly line is to be used as lateral feeders with barbed drip emitters as shown and directed in emitter chart.
- Use manual end flush valves in a 6" pit box as shown on the irrigation plans.
- Irrigation controller to be mounted on the side of the building near the backflow and valves or as directed by owner. Irrigation control wire to be #14 direct burial with one spare wire included. Install rain sensor per manufacturer's recommendations.

Pipe Sizing

| Pipe Size | Max GPM |
|-----------|---------|
| 2" | 50 |
| 1.5" | 30 |
| 1-1/4" | 22 |
| 1" | 12 |
| 3/4" | 8 |
| 1/2" | 4 |

Beaver Street Condos

Landscape Plan APN #10107003 & 10107004
609 North Beaver Street Flagstaff, AZ 86001

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Date



Irrigation Plan

Scale: 1" = 10'



COF Project No. PZ-17-00187

LA 2

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