

GENERAL NOTES

1. PROJECT ZONING : RANCHO VISTOSO PAD CAMPUS PARK INDUSTRIAL
2. GROSS AREA OF DEVELOPMENT = 8.03 ACRES (349,931.29 SQ. FT.)
3. TOTAL ACRES OF GRADED AREA = 7.19 ± ACRES
4. TOTAL ACRES OF UNDISTURBED AREA = 0.84 ± ACRES
5. TOTAL AMOUNT OF OPEN SPACE REQUIRED AND PROVIDED = 0.0.
6. BUILDING SETBACKS REQUIRED / PROVIDED: FRONT = 25', SIDE: 20', REAR: 30'
7. BUFFERYARDS: PER OVZCR 27.6.C AND AS PAR RANCHO VISTOSO PAD. PER PAD THE NORTHERN BOUNDARY REQUIRES 15' BUFFERYARD "B" AND THE WESTERN BUFFERYARD REQUIRES 30' BUFFERYARD "B", INCLUDING EXISTING LANDSCAPE IN RIGHT-OF-WAY.
8. RANCHO VISTOSO NEIGHBORHOOD 3 INNOVATION CORPORATE CENTER BLOCK 4; PARCEL NO. 21920939A
9. LANDSCAPE TO CONFORM TO ORO VALLEY LANDSCAPE CODE.
10. ALL SIGNS AND LIGHTING TO BE SUBMITTED UNDER SEPARATE PLAN AND PERMIT.
11. MITIGATION OF SURVEYED PLANTS IN THE NATIVE PLAN PRESERVATION PLAN WILL BE INCORPORATED IN THE LANDSCAPE DESIGN.
12. ASSURANCES FOR LANDSCAPING AND RE-VEGETATION BONDS MUST BE POSTED PRIOR TO ISSUANCE OF GRADING PERMITS. A LANDSCAPE BOND IN THE AMOUNT OF 10% OF THE ORIGINAL LANDSCAPE BOND SHALL REMAIN IN PLACE FOR A PERIOD OF ONE YEAR FROM THE COMPLETE INSTALLATION OF LANDSCAPE MATERIALS AND ANY REPLACEMENT MATERIALS.
13. PROPERTY OWNER SHALL MAINTAIN BUFFER YARD PLANTINGS TO ENSURE UNOBSTRUCTED VISIBILITY TO MOTORISTS. ALL SHRUBS, ACCENTS, AND GROUNDCOVERS SHALL NOT EXCEED THIRTY (30") INCHES IN HEIGHT WITHIN SITE VISIBILITY TRIANGLES. TREES WITHIN SITE VISIBILITY TRIANGLES WILL BE MAINTAINED TO ENSURE THAT BRANCHES/FOLIAGE IS NOT BELOW A HEIGHT OF SIX (6') FEET AND THE TRUNK DIAMETER SHOULD NOT EXCEED 1-FOOT WHEN FULLY MATURE.
14. PROPERTY OWNERS, LESSEES, AND OCCUPANTS SHALL MAINTAIN REQUIRED LANDSCAPE, IRRIGATION, BUFFERING, SCREENING AND RAINFOREST HARVESTING SYSTEM IMPROVEMENTS PER THE APPROVED PLANS.
15. IN THE EVENT OF ABANDONMENT OF THE SITE AFTER GRADING/DISTURBANCE OF NATURAL AREAS, DISTURBED AREAS SHALL BE RE-VEGETATED WITH A NON-IRRIGATED HYDRO SEED MIX FROM OVZCR ADDENDUM D: APPROVED REVEGETATION SEED MIX.
16. ALL PLANT MATERIAL SHALL MEET THE MINIMUM STANDARDS CONTAINED IN THE CURRENT EDITIONS OF THE ARIZONA NURSERY ASSOCIATION'S GROWERS COMMITTEE RECOMMENDED TREE SPECIFICATIONS AND AMERICAN NURSERY ASSOCIATION AS TO SIZE, CONDITION AND APPEARANCE.
17. PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING THE TEMPORARY IRRIGATION SYSTEM AS LONG AS NECESSARY IN ORDER TO TRANSITION PLANTS OVER TO NATURAL SOURCES. ANY PLANT MATERIALS THAT DIE IN TRANSITION, FOR ANY REASONS, SHALL BE REPLACED IN ACCORDANCE WITH SECTION 27.6.E.4., MAINTENANCE.
18. ANY SPADED OR BOXED TREE TRANSPLANTED ON SITE THAT DIES DUE TO NEGLECT OR LACK OF MAINTENANCE SHALL BE REPLACED WITH THE SAME SIZE AND SPECIES OF THE ORIGINAL SALVAGED TREE, AS REQUIRED BY THE SALVAGE PLAN.
19. THE LIMITS OF GRADING SHALL BE STAKED IN THE FIELD, IN ACCORDANCE WITH SECTION 27.6.B.7.C.II OF THE ZONING CODE. DISTURBANCE OUTSIDE THE APPROVED GRADING LIMITS SHALL NOT BE PERMITTED.
20. PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING THE TEMPORARY IRRIGATION SYSTEM AS LONG AS NECESSARY IN ORDER TO TRANSITION PLANTS OVER TO NATURAL SOURCES. IRRIGATION SHALL BE REDUCED THREE YEARS AFTER ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY. METERED WATER USE FOR LANDSCAPE IRRIGATION SHALL BE REDUCED BY FIFTY PERCENT, FIVE YEARS FROM THE DATE OF THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
21. NO SALVAGE OF PLANTS REGULATED BY THE ENDANGERED SPECIES ACT AND/OR THE ARIZONA NATIVE PLANT LAW MAY OCCUR WITHOUT THE ISSUANCE OF THE APPROPRIATE PERMIT BY THE STATE DEPARTMENT OF AGRICULTURE.
22. LANDSCAPE MATERIALS SHALL NOT OBSTRUCT SIGHT DISTANCES OR VEHICLE TURNING MOVEMENTS.
23. LANDSCAPED AREAS THAT ARE SUSCEPTIBLE TO DAMAGE BY PEDESTRIAN OR AUTO TRAFFIC SHALL BE PROTECTED BY APPROPRIATE CURBS, TREE GUARDS OR OTHER DEVICES.
24. LANDSCAPE SHALL BE DESIGNED TO MINIMIZE SEDIMENT, SAND AND GRAVEL BEING CARRIED INTO THE STREETS FROM STORM WATER OR OTHER RUNOFF.
25. LANDSCAPE PLAN ENABLES ADEQUATE PLANT SPACING TO ENSURE SURVIVABILITY AT PLANT Maturity.
26. DEEP ROOTED VEGETATION AND TREES SHALL NOT BE PLANTED CLOSER THAN 7.5' FROM A PUBLIC WATER LINE. EXCEPTIONS FOR ALTERNATIVE DESIGN SOLUTIONS SUCH AS ROOT BARRIERS SHALL BE CONSIDERED ON A CASE-BY-CASE BASIS.
27. CURB-WAY CONSISTING OF INORGANIC GROUNDCOVER OR PLANTS NOT TO EXCEED TYPE 2 WATER USE SHALL BE PROVIDED BETWEEN CURB AND ALL SIDEWALKS.
28. ALL LANDSCAPED AREAS TO BE FINISHED WITH A NATURAL TOPPING MATERIAL TO A DEPTH OF AT LEAST TWO (2) INCHES.
29. PLANTING & IRRIGATION (SALVAGE AND NURSERY PLANTS) SHALL BE ALLOWED OUTSIDE OF THE GRADING LIMITS.
30. PUBLIC ART WILL BE PLACED IN A LOCATION COORDINATED BETWEEN CONTRACTOR AND ARTIST.

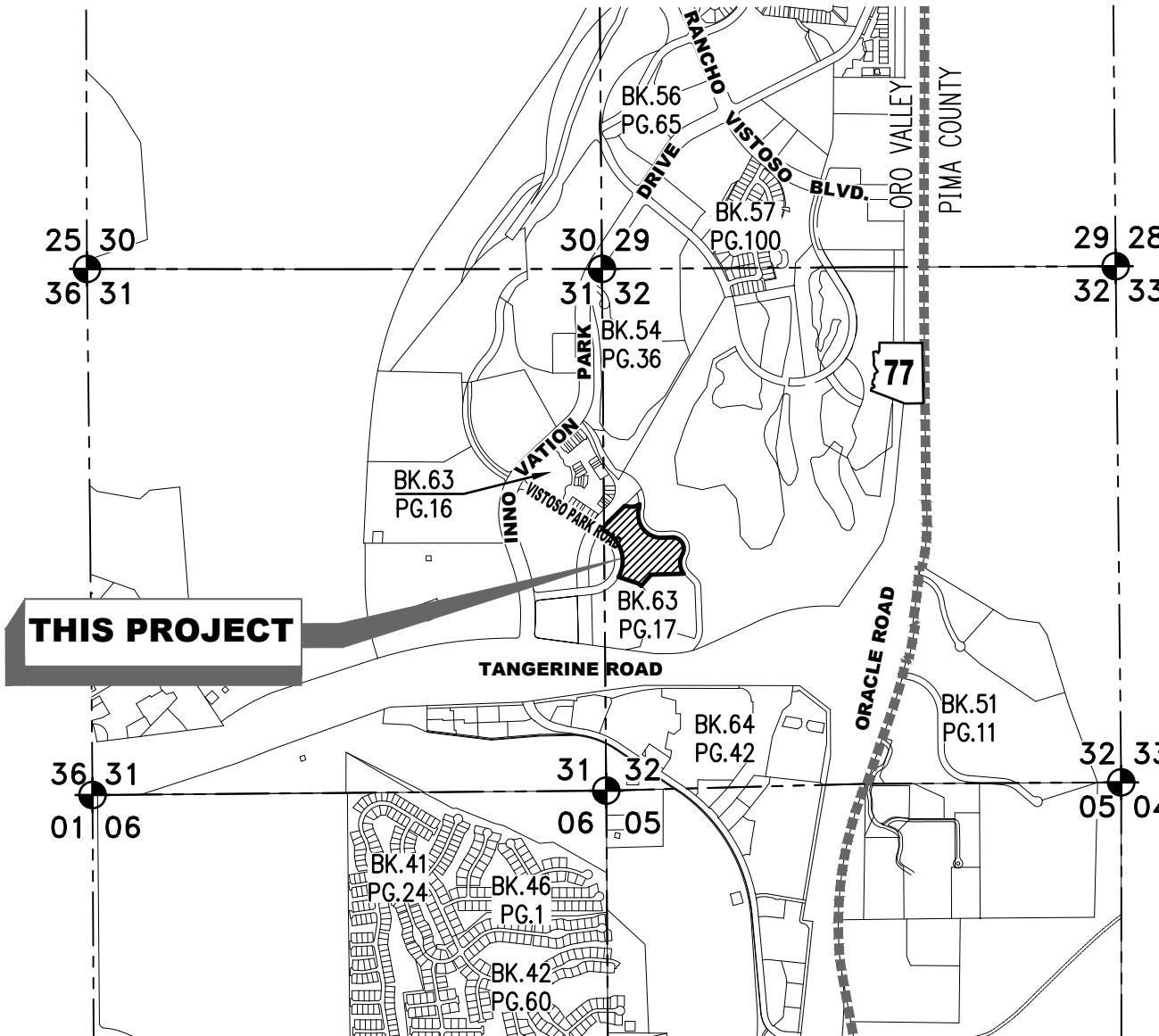
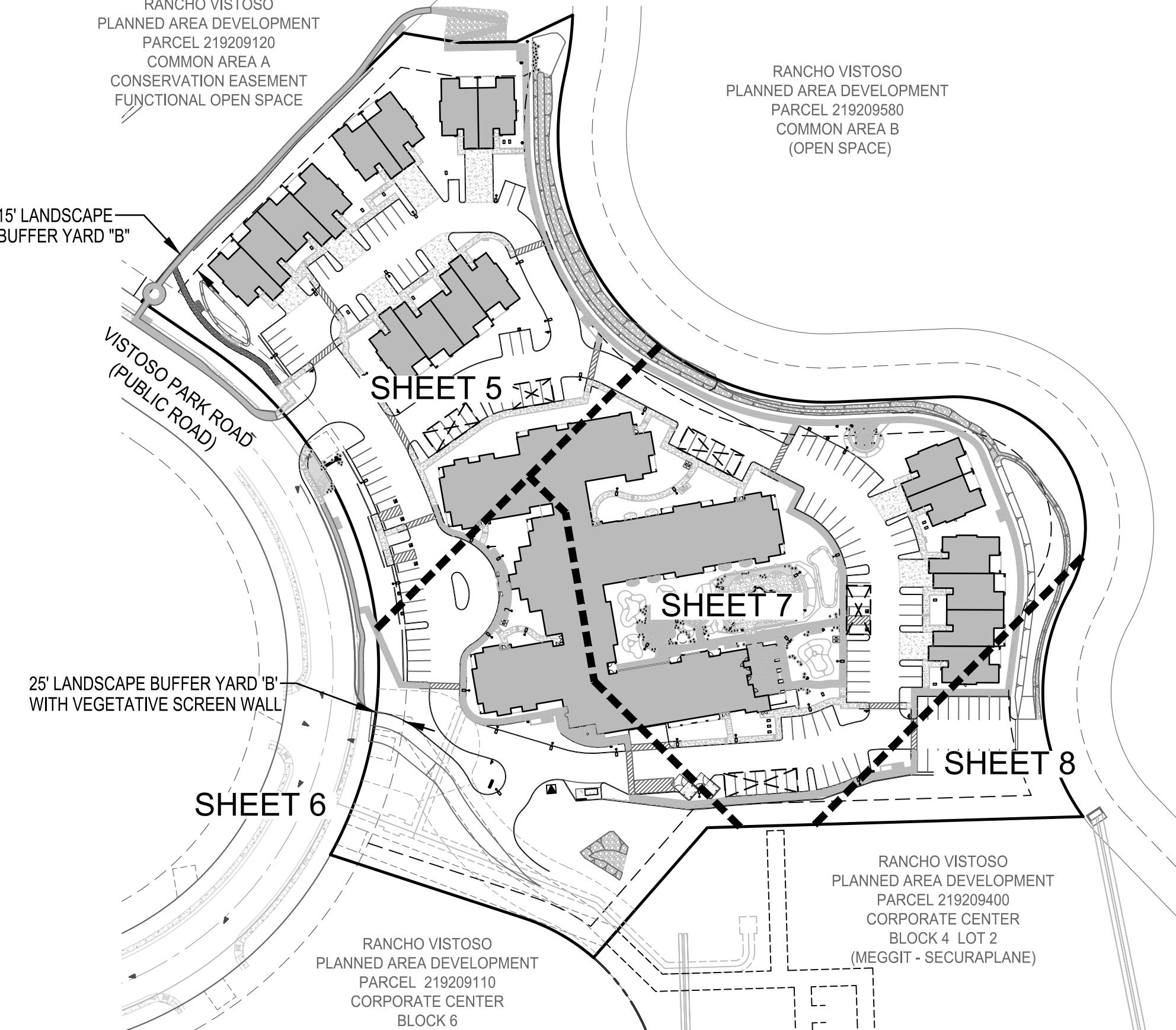
INNOVATION PARK ORO VALLEY ASSISTED LIVING COMMUNITY

RANCHO VISTOSO NEIGHBORHOOD 3 - BLOCK 4 - LOT 1

LANDSCAPE PLAN

2300981

GRADING PERMIT #2302522



LOCATION MAP

A PORTION OF SECTION 31 & 32
T11S, R14E, G & S.R.M., TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA



SHEET INDEX

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OWNER/DEVELOPER

ORO VALLEY ALC LLC
2731 77TH AVE SE, SUITE 203
MERCER ISLAND, WA 98040
(425) 417-6086
ATTN: WILLIAM R. MOORE III
BILMOORE@ROUNDLAKELLC.COM

ENGINEER

THE WLB GROUP, INC.
4444 E. BROADWAY BLVD.
TUCSON, AZ. 85711
PHONE: (520) 881-7480
ATTENTION: DAVID W. LITTLE, P.E.
DLITTLE@WLBGROUP.COM

LANDSCAPE ARCHITECT

THE WLB GROUP, INC.
4444 E. BROADWAY BLVD.
TUCSON, AZ. 85711
PHONE: (520) 881-7480
ATTENTION: GARY GRIZZLE
GGRIZZLE@WLBGROUP.COM

APPROVAL

TOWN ENGINEER

Bayer Vella Digital signature by Bayer Vella
DN-C-US_Estrella@orovalleyaz.gov_O=Town of Oro
Valley, OU=Planning Division, CN=Bayer Vella
Reason: Emmsuse
Date: 2024.06.27 14:15-07'00'

PLANNING & ZONING ADMINISTRATOR

LANDSCAPE PLAN

ORO VALLEY ASSISTED LIVING COMMUNITY

RANCHO VISTOSO NEIGHBORHOOD 3 - BLOCK 4, LOT 1

LOCATED IN A PORTION OF SECTION 31 AND 32, TOWNSHIP 11 SOUTH, RANGE 14 EAST,
GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

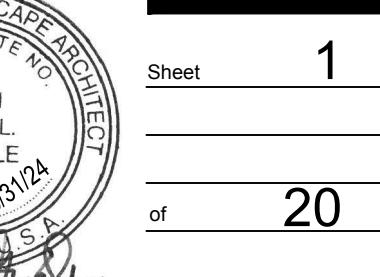


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OV12-06-14B
OV09-07-07

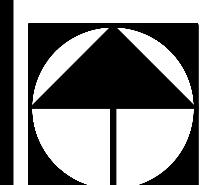
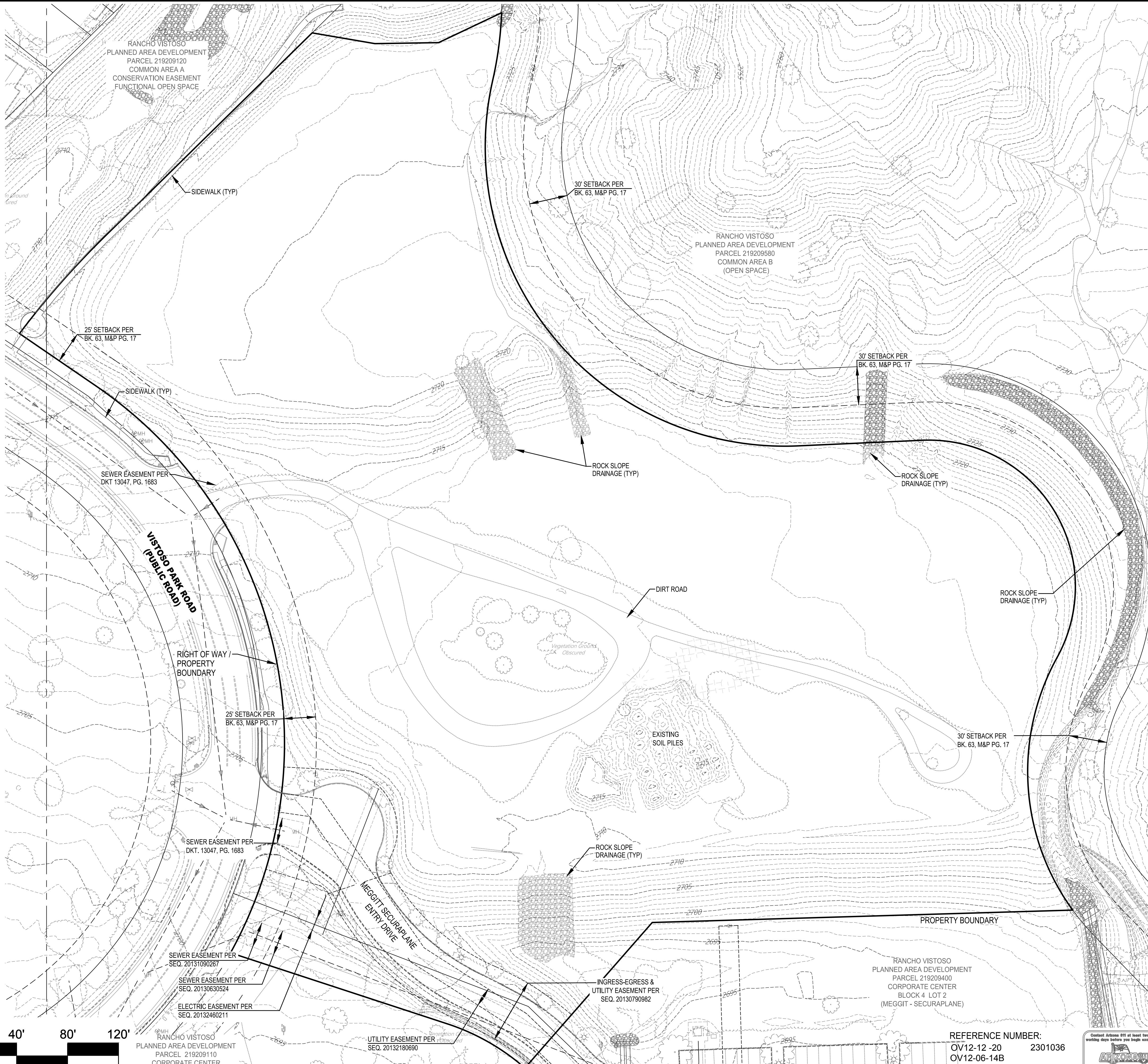
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LANDSCAPE PLAN
COVER SHEET

File:Q185050HN-02 RV N Inn Corp Clr Lot 102 Landscape08 fp185050 rv3 lot1 a living fp 1.dwg

| No. | Date | Item | Scale | AS SHOWN |
|-------------|---------------|------|-------|----------|
| Job No. | 185050-HN-02 | | | |
| Date | MAY 2024 | | | |
| Designed By | PNR / DH / CB | | | |
| Checked By | GLG | | | |
| Revisions | | | | |



1
of 20



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Tucson, Arizona (520) 881-7480

ORO VALLEY ASSISTED LIVING COMMUNITY
RANCHO VISTOSO NEIGHBORHOOD 3 INNOVATION CORPORATE CENTER
BLOCK 4 - LOT 1, ORO VALLEY, ARIZONA

REFERENCE NUMBER:
OV12-12-20
OV12-06-14B
OV09-07-07
2301036
Contact Arizona 811 at least two full working days before you begin excavating
Call 811 or click Arizona811.com

LANDSCAPE PLAN
ORO VALLEY ASSISTED LIVING COMMUNITY
RANCHO VISTOSO NEIGHBORHOOD 3 - BLOCK 4, LOT 1
LOCATED IN A PORTION OF SECTION 31 AND 32, TOWNSHIP 11 SOUTH, RANGE 14 EAST,
GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

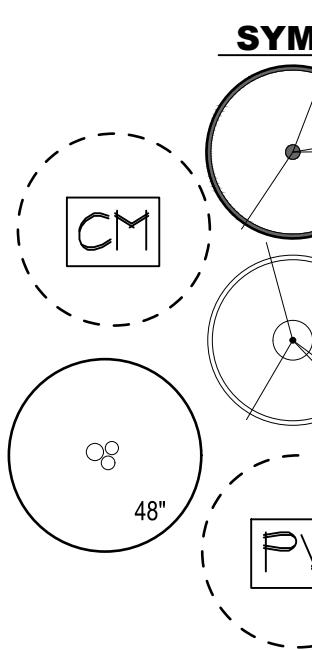
Sheet Title
**LANDSCAPE PLAN
EXISTING CONDITIONS**
File:Q185050HN-02 RV N 3 Inn Corp Clt Lot 102 Landscape08 flp185050 rv3 lot 1 a living flp 2 existing conditions.dwg

| No. | Date | Item | Scale | 1" = 40' |
|-------------|---------------|------|-------------|-----------------|
| Job No. | 185050-HN-02 | | Job No. | 22821 |
| Date | MAY 2024 | | Date | GARY L. GRIZZLE |
| Designed By | PNR / DH / CB | | Designed By | 05/03/24 |
| Checked By | GLG | | Checked By | 05/03/24 |
| Revisions | | | Revisions | |

PLANT MATERIAL / WATER USE SCHEDULE

PLANT NAME
BOTANICAL NAME
COMMON NAME

| PLANT NAME | BOTANICAL NAME COMMON NAME | QUANTITY | SIZE | WATER USE TYPE (NEEDS) | ADWR ANNUAL USE AT Maturity (GALLONS) | | | ANNUAL WATER USE QUANTITY TIMES ADWR ANNUAL USE (GALLONS) | | | MONTHLY WATER USE ADWR ANNUAL USE DIVIDED BY 12 MONTHS | | |
|---------------------------------------------------------------|-------------------------------|--------------------|------|------------------------|---------------------------------------|-----------------------------------------------------------|--------------------------------------------------------|-----------------------------------------------------------|-----------------------------------------------------------|--------------------------------------------------------|--------------------------------------------------------|-----------------------------------------------------------|--------------------------------------------------------|
| | | | | | ADWR ANNUAL USE AT Maturity (GALLONS) | ANNUAL WATER USE QUANTITY TIMES ADWR ANNUAL USE (GALLONS) | MONTHLY WATER USE ADWR ANNUAL USE DIVIDED BY 12 MONTHS | ADWR ANNUAL USE AT Maturity (GALLONS) | ANNUAL WATER USE QUANTITY TIMES ADWR ANNUAL USE (GALLONS) | MONTHLY WATER USE ADWR ANNUAL USE DIVIDED BY 12 MONTHS | ADWR ANNUAL USE AT Maturity (GALLONS) | ANNUAL WATER USE QUANTITY TIMES ADWR ANNUAL USE (GALLONS) | MONTHLY WATER USE ADWR ANNUAL USE DIVIDED BY 12 MONTHS |
| TREES | | | | | | | | | | | | | |
| CERCIDIMUM MICROPHYLLUM FOOTHILL PALO VERDE | 43 1 | 24" Box 48" Box | 1 | 3,948 | 169,764 | 14,147 | | | | | | | |
| CERCIDIMUM MICROPHYLLUM FOOTHILL PALO VERDE | 5 | Transplant | 1 | 1,754 | 8,770 | 731 | | | | | | | |
| CHILOPSIS LINEARIS 'BUBBA JONES' BUBBA JONES DESERT WILLOW | 43 | 24" Box | 2 | 3,960 | 170,280 | 14,190 | | | | | | | |
| PROSOPIS VELUTINA VELVET MESQUITE | 69 5 | 24" Box 48" Box | 2 | 2,534 | 174,846 | 14,571 | | | | | | | |
| PROSOPIS VELUTINA VELVET MESQUITE | 3 | Transplant | 2 | 5,702 | 17,106 | 1,426 | | | | | | | |
| TOTAL WATER AT MATURITY (TREES) | | | | | | 45,064 | | | | | | | |



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| SHRUBS | | | | | | | | | | | | | |
| ACACIA CONSTRICTA WHITEHORN ACACIA | 86 | Transplant | 1 | 5,702 | 490,372 | 40,864 | | | | | | | |
| ACACIA GREGGII CAT CLAW ACACIA | 2 | Transplant | 1 | 5,702 | 11,404 | 950 | | | | | | | |
| CALLIANDRA ERIOPHYLLA PINK FAIRY DUSTER | 88 | 5 Gallon | 1 | 70 | 6,160 | 513 | | | | | | | |
| CORDIA PARVIFOLIA LITTLE LEAF CORDIA | 44 | 5 Gallon | 1 | 439 | 19,316 | 1,610 | | | | | | | |
| DODONEA VISCOSA GREEN HOPSEED BUSH | 35 | 5 Gallon | 1 | 632 | 22,120 | 1,843 | | | | | | | |
| ENCELIA FARINOSA BRITTLEBUSH | 47 | 5 Gallon | 1 | 70 | 3,290 | 274 | | | | | | | |
| JUSTICIA CALIFORNICA CHUPAROSA | 78 | 5 Gallon | 2 | 101 | 7,878 | 657 | | | | | | | |
| SIMMONDSIA CHINENSIS JOJABA | 67 | 5 Gallon | 1 | 281 | 18,827 | 1,569 | | | | | | | |
| VIGUIERA DELTOIDEA (PARSHII) GOLDENEYE | 140 | 5 Gallon | 2 | 316 | 44,240 | 3,687 | | | | | | | |
| TOTAL WATER AT MATURITY (SHRUBS) | | | | | | 51,967 | | | | | | | |

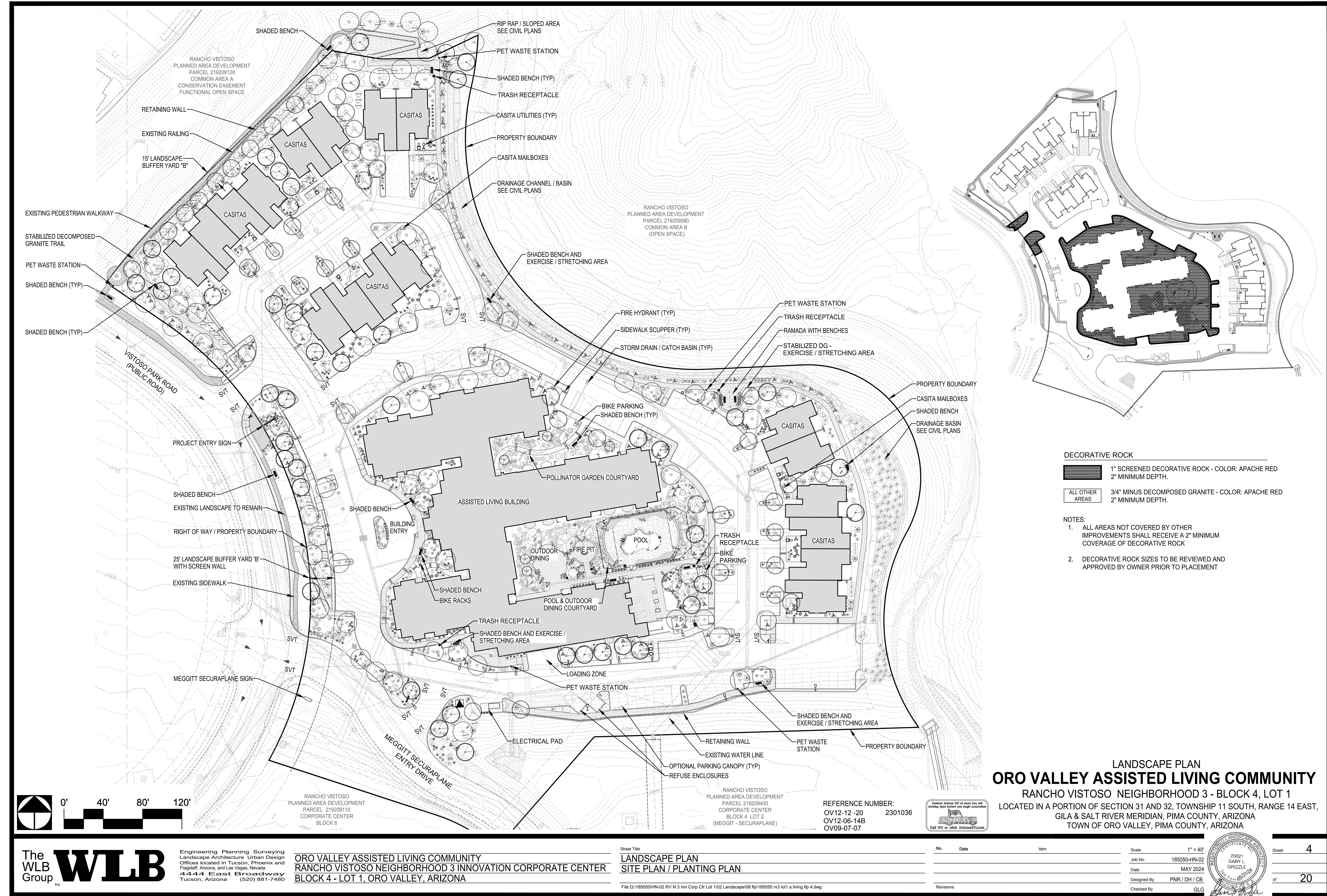
LANDSCAPE WATER PLAN

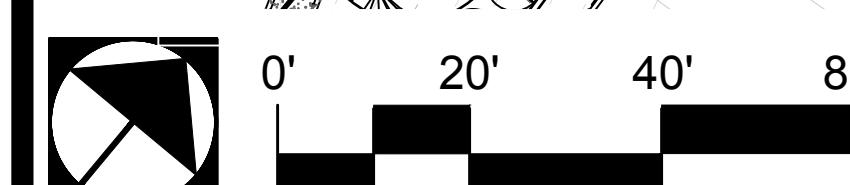
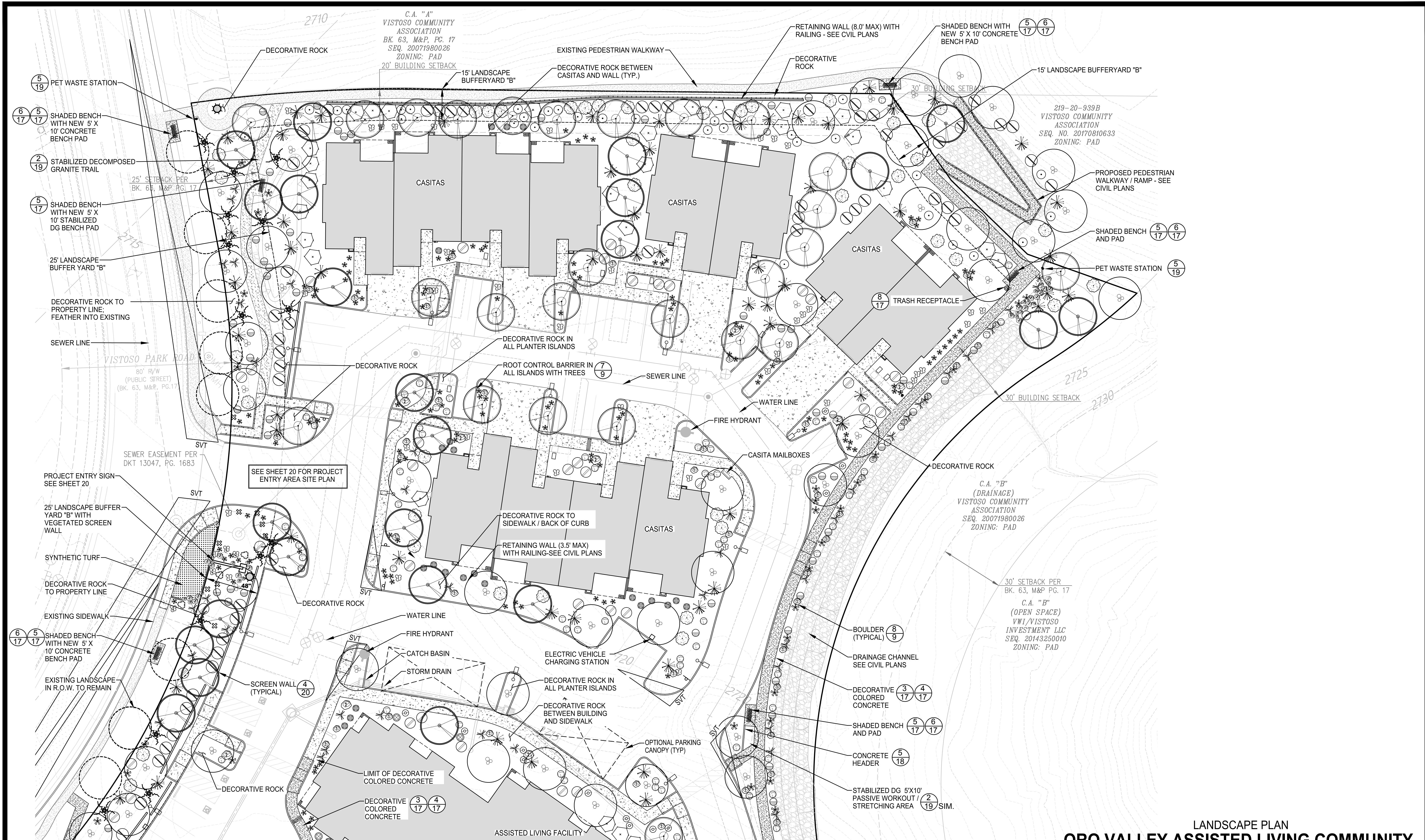
| WINTER | SPRING | SUMMER | MONSOON | WINTER | | | | | | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|--------|---------|-----------|--------|--------|-------|-------|-------|--------|-------|---------------|
| MONTH | | | | 1,59,0837 | | | | | | | | |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | |
| YEAR 3: | | | | | | | | | | | | |
| CONTINUE TO INCREASE IRRIGATION WATER USE AS NEEDED AS PLANTS MATURE UP TO, BUT NOT EXCEEDING, 100% ADWR VALUE BY END OF YEAR. | 9,578 | 10,284 | 10,788 | 11,595 | 11,897 | 11,897 | 8,167 | 8,167 | 9,377 | 10,082 | 9,679 | 9,477 |
| TOTAL (100% ADWR) | | | | | | | | | | | | 120989 |
| YEAR 4: | | | | | | | | | | | | |
| BEGIN GRADUALLY DECREASING IRRIGATION TO BUFFER, MEDIAN, AND ROW AREAS IN ORDER TO REACH ZERO IRRIGATION IN THOSE AREAS BY END OF YEAR 5. | 7,184 | 7,713 | 8,091 | 8,696 | 8,923 | 8,923 | 6,125 | 6,125 | 7,032 | 7,562 | 7,259 | 7,108 |
| TOTAL (75% ADWR) | | | | | | | | | | | | 90742 |
| YEAR 5: | | | | | | | | | | | | |
| CONTINUE DECREASING IRRIGATION TO BUFFER, MEDIAN, AND ROW AREAS. BY END OF YEAR 5 IRRIGATION TO BUFFER, MEDIAN AND ROW AREAS MUST BE ZERO AND TOTAL AMOUNT OF WATER USED AT SITE MUST MEET 50% OF ADWR MATURITY VALUE. (AVERAGE MONTHLY WATER USE = 14,837 GAL/MONTH) | 6,906 | 7,058 | 7,562 | 8,066 | 8,570 | 8,066 | 7,562 | 3,529 | 2,521 | 504 | 151 | 0 |
| TOTAL (50% ADWR) | | | | | | | | | | | | 60495 |

PLANT MATERIAL / WATER USE SCHEDULE

PLANT NAME
BOTANICAL NAME
COMMON NAME

| PLANT NAME | BOTANICAL NAME COMMON NAME | QUANTITY | SIZE | WATER USE TYPE (NEEDS) | ADWR ANNUAL USE AT Maturity (GALLONS) | | | ANNUAL WATER USE QUANTITY TIMES ADWR ANNUAL USE (GALLONS) | | | MONTHLY WATER USE ADWR ANNUAL USE DIVIDED BY 12 MONTHS | | |
|---------------------------------------------------------------------------|-------------------------------|----------------|------|------------------------|---------------------------------------|-----------------------------------------------------------|--------------------------------------------------------|-----------------------------------------------------------|-----------------------------------------------------------|--------------------------------------------------------|--------------------------------------------------------|-----------------------------------------------------------|--------------------------------------------------------|
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| ACCENTS | | | | | | | | | | | | | |
| AGAVE PARRYI TRUNCATA ARTICHOKE AGAVE | 9 | 5 Gallon | 2 | 57 | 513 | 43 | | | | | | | |
| ASCLEPIAS LINEARIS 'MONARCH MAGNET' PINELEAF MILKWEED 'MONARCH MAGNET' | 34 | 5 Gallon | 2 | 57 | 1,938 | 162 | | | | | | | |
| ASCLEPIAS SUBULATA DESERT MILKWEED | 15 | 5 Gallon | 2 | 57 | 855 | 71 | | | | | | | |
| CARNEGIEA GIGANTEA SAGUARO | 19 | 3'-8' SPEARS | 1 | 2,741 | 52,079 | 4,340 | | | | | | | |
| DASYLIORUM LONGISSIMUM TREE GRASS | 88 | 5 Gallon | 1 | 110 | 9,680 | 807 | | | | | | | |
| FEROCACTUS WISLIZENII FISH-HOOK BARREL | 25 | 6"-8" Diameter | 1 | 10 | 25 | | | | | | | | |





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Flagstaff, Arizona and Las Vegas, Nevada

ORO VALLEY ASSISTED LIVING COMMUNITY
RANCHO VISTOSO NEIGHBORHOOD 3 INNOVATION CORPORATE CENTER
BLOCK 4 - LOT 1, ORO VALLEY, ARIZONA
(520) 881-7480

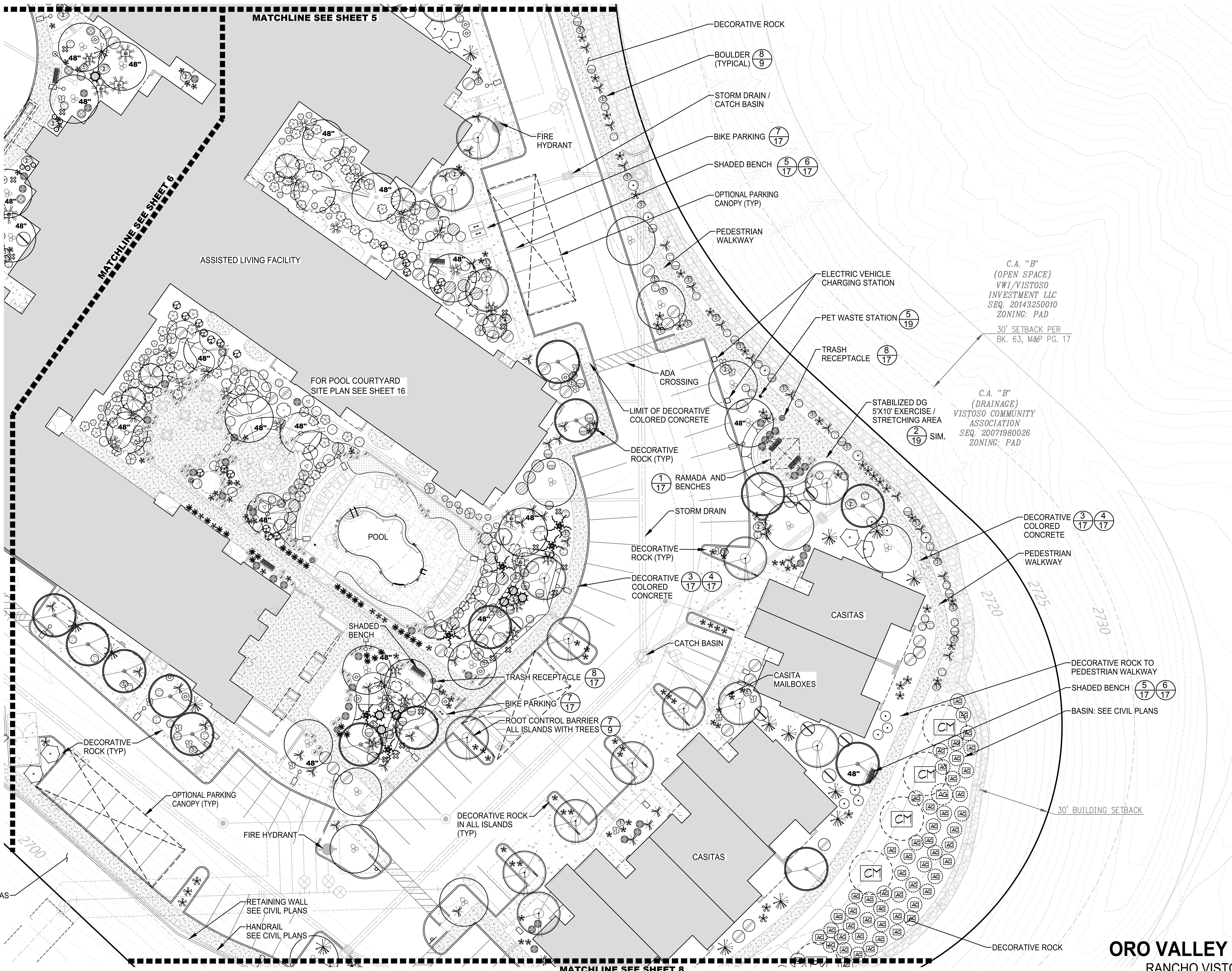
20 SCALE SHEETS - FOR CONTRACTOR
INFORMATION PURPOSES

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OV12-06-14B
OV09-07-07
2301036

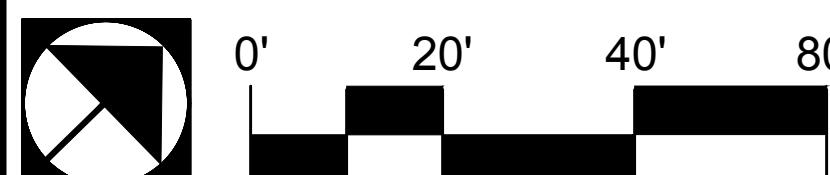


Content Arizona 015 of least two info
working days before you begin excavating
Call 811 or click Arizona811.com
22821
GARY L.
GRIZZLE
Date
MAY 2024
Designed By
PNR / DH / CB
Checked By
GLG

LANDSCAPE PLAN
ORO VALLEY ASSISTED LIVING COMMUNITY
RANCHO VISTOSO NEIGHBORHOOD 3 - BLOCK 4, LOT 1
LOCATED IN A PORTION OF SECTION 31 AND 32, TOWNSHIP 11 SOUTH, RANGE 14 EAST,
GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA



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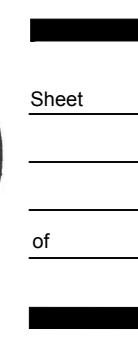
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**LANDSCAPE PLAN
PLANTING PLAN**

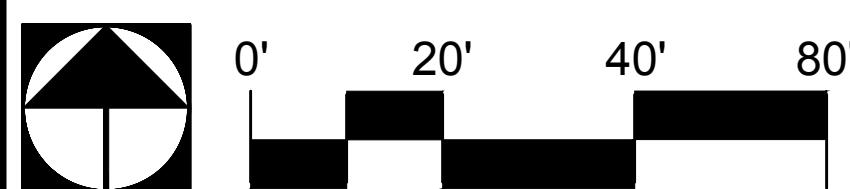
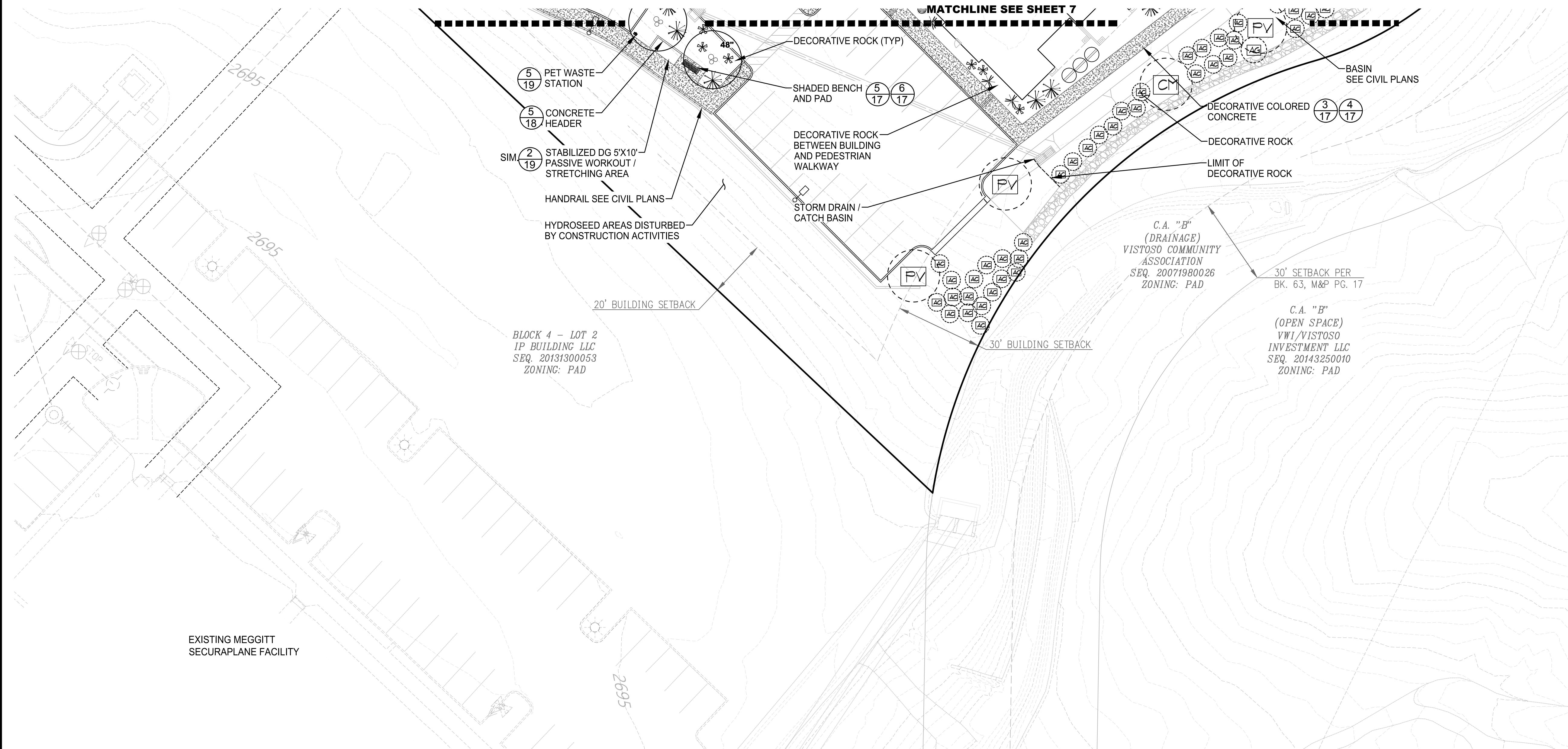
File:Q185050HN-02 RV N 3 Inn Corp Clr Lot 102 Landscape/08 flp185050 rv lot 1 living flp 7.dwg

REFERENCE NUMBER:
OV12-12-20 2301036
OV12-06-14B
OV09-07-07
Contact Arizona 911 at least two (2) working days before you begin excavating
Cell 811 or click Arizona911Loops.com



| No. | Date | Item | Scale | 1" = 20' | Sheet |
|-------------|---------------|------|-------|----------|-------|
| Job No. | 185050-HN-02 | | | | 7 |
| Date | MAY 2024 | | | | |
| Designed By | PNR / DH / CB | | | | |
| Checked By | GLG | | | | |
| Revisions | | | | | |





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ORO VALLEY ASSISTED LIVING COMMUNITY
RANCHO VISTOSO NEIGHBORHOOD 3 INNOVATION CORPORATE CENTER
BLOCK 4 - LOT 1, ORO VALLEY, ARIZONA

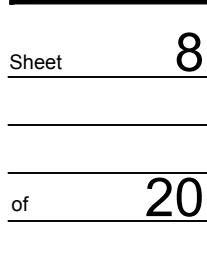
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LANDSCAPE PLAN
PLANTING PLAN
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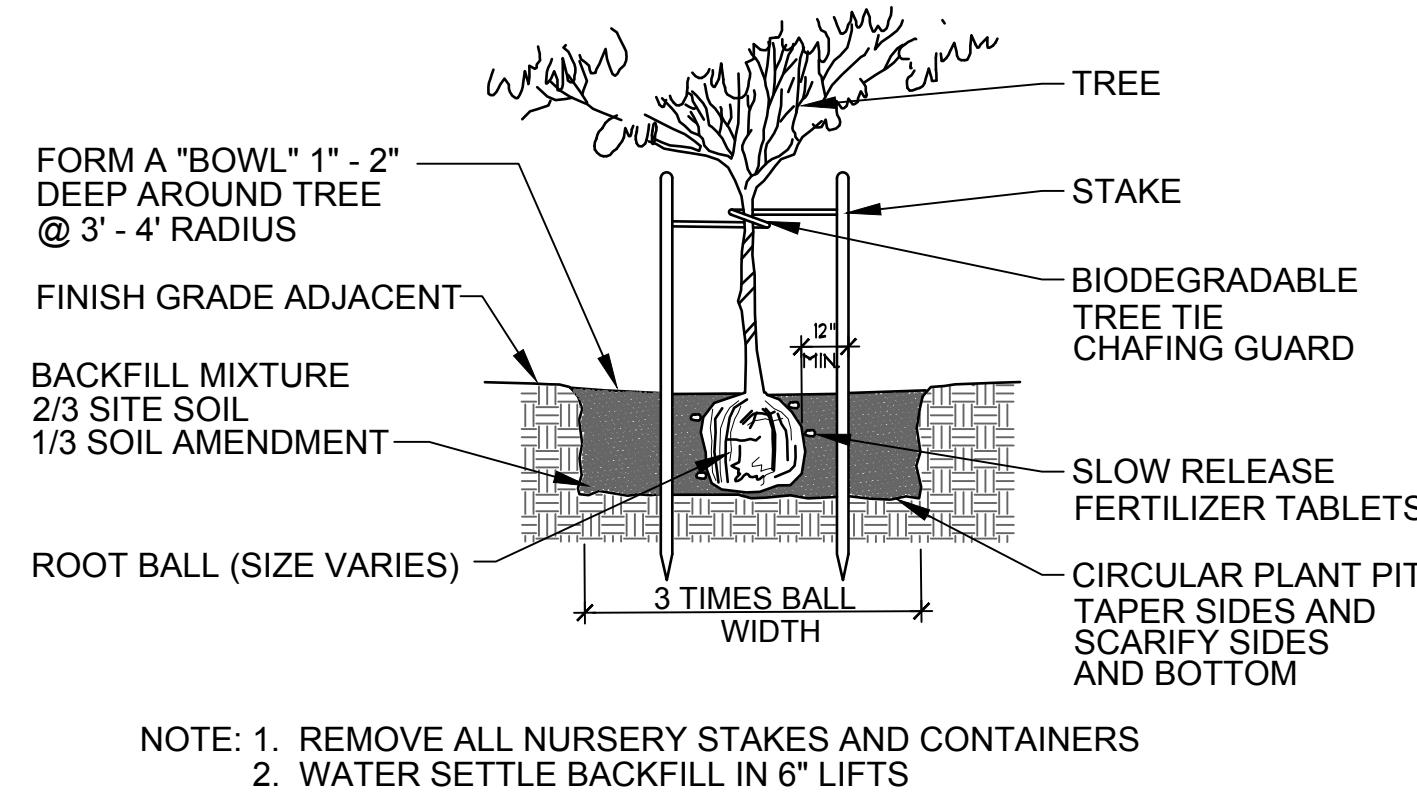
REFERENCE NUMBER:
OV12-12-20 2301036
OV12-06-14B
OV09-07-07



LANDSCAPE PLAN
ORO VALLEY ASSISTED LIVING COMMUNITY
RANCHO VISTOSO NEIGHBORHOOD 3 - BLOCK 4, LOT 1
LOCATED IN A PORTION OF SECTION 31 AND 32, TOWNSHIP 11 SOUTH, RANGE 14 EAST,
GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

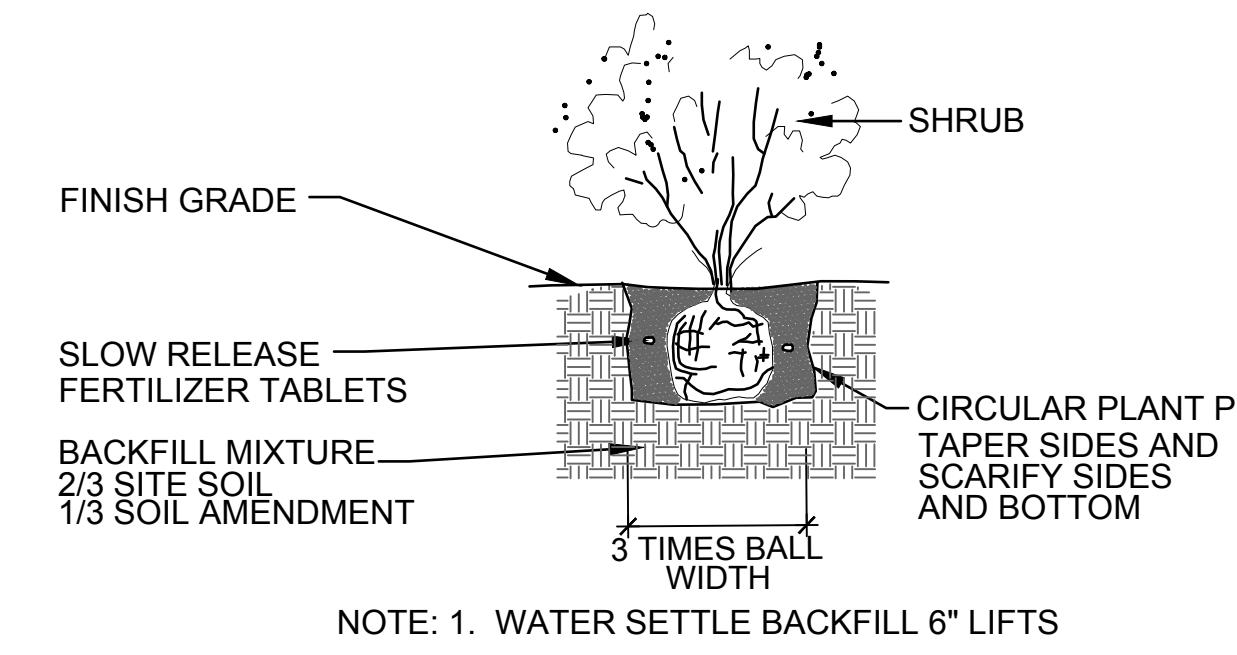
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|-------------|---------------|------|-------|--------------------|
| Job No. | 185050-HN-02 | | | 22821 |
| Date | MAY 2024 | | | GARY L. GRIZZLE |
| Designed By | PNR / DH / CB | | | 05/09/2024 |
| Checked By | GLG | | | |





1 TREE PLANTING

SCALE: NTS

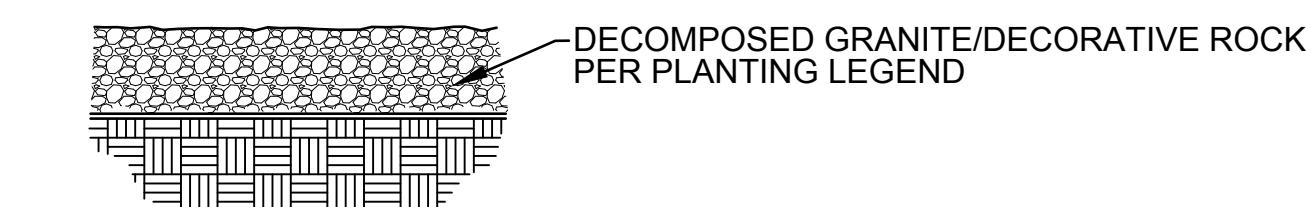


2 SHRUB PLANTING

SCALE: NTS

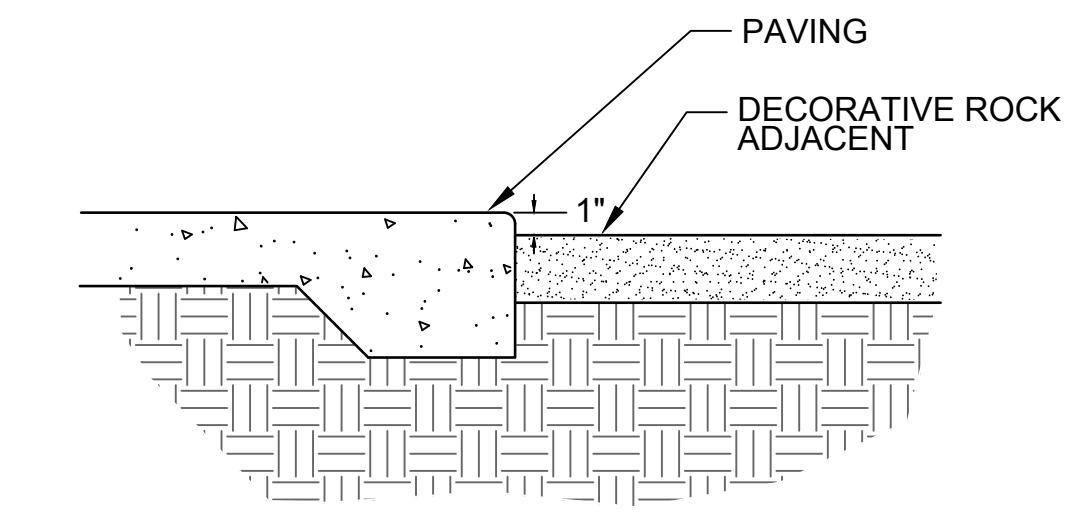
NOTES:

1. FINISHED DEPTH: 2" MIN.
2. BEFORE SPREADING, REMOVE ROCK & DEBRIS.
3. DURING INSTALLATION RAKE TO SETTLE FINES.
4. LIGHTLY BROOM SURFACE AFTER INSTALLATION.
5. APPLY PRE-EMERGENT TO ALL DECORATIVE ROCK AREAS.
6. APPLY A LIGHT MIST OF WATER OVER THE ENTIRE DECORATIVE ROCK SURFACE.



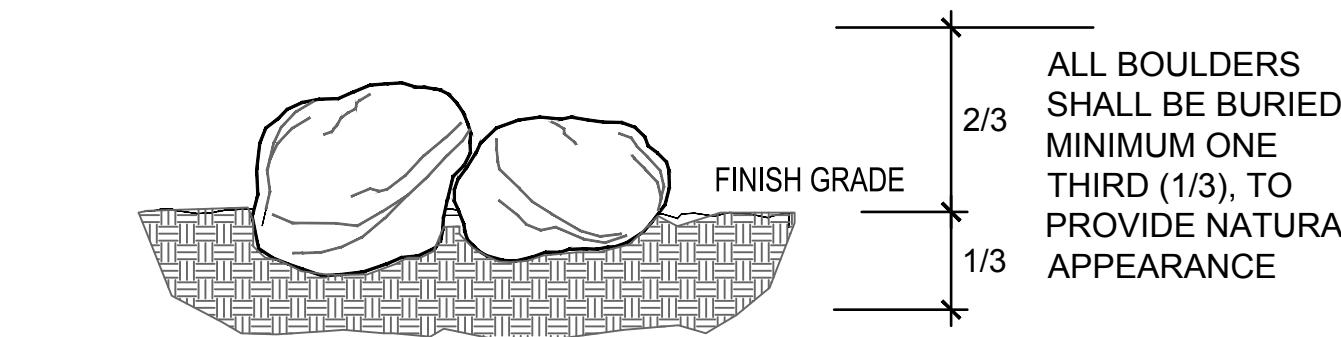
3 DECORATIVE ROCK

SCALE: NTS



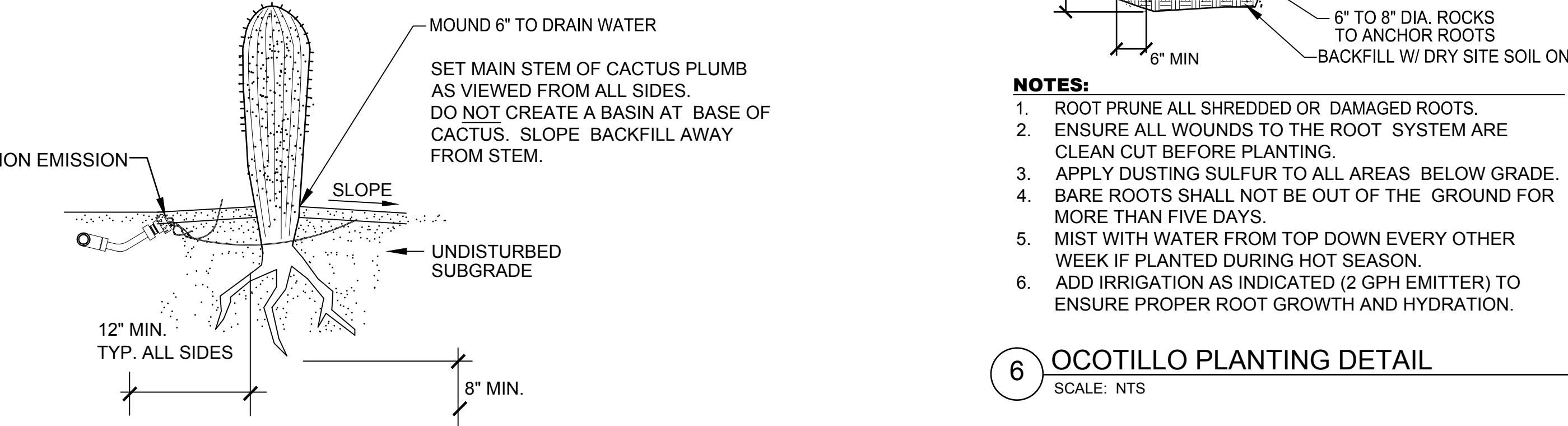
4 REVEAL AT PAVING

SCALE: NTS



NOTE: BOULDERS ARE DIMENSIONED ON PLANS. SIZES CALLED OUT ARE MINIMUM DIMENSIONS.

8 BOULDER PLACEMENT



NOTES:

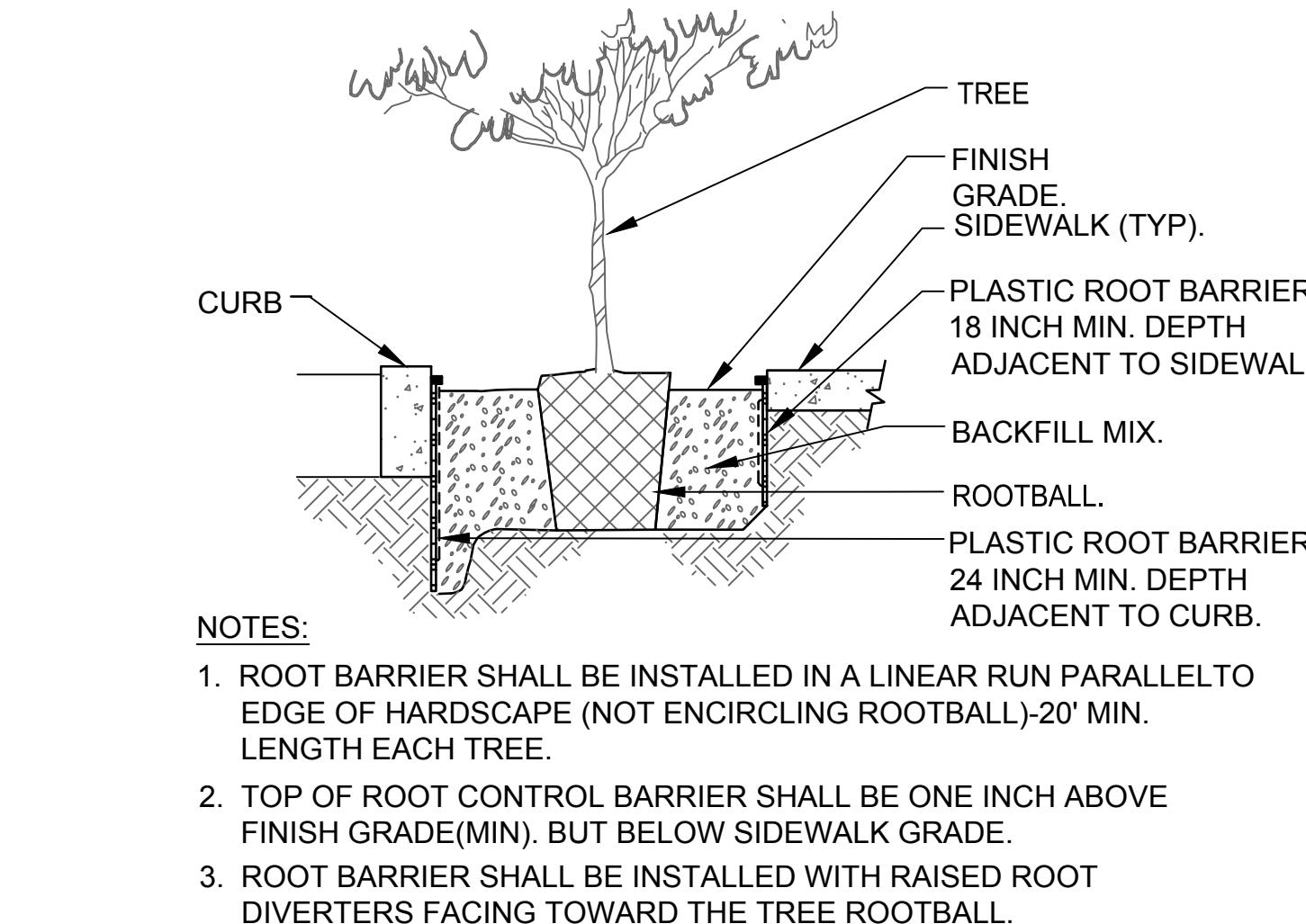
1. ROOT PRUNE ALL SHREDDED OR DAMAGED ROOTS. ENSURE ALL WOUNDS TO THE ROOT SYSTEM ARE CLEAN CUT PRIOR TO PLANTING. DUST ALL ROOTS WITH SULFUR.
2. PLANT SAGUAROS AT LEAST 4' FROM SHRUBS OR TREE CANOPIES.
3. PLANTING WELL SHALL BE 6" MIN. WIDER THAN THE EXTENT OF THE SEVERED LATERAL ROOTS.
4. PLANTING DEPTH SHALL BE THE SAME DEPTH AT WHICH THE PLANT WAS GROWN. THE TAPERING OF ROOT COLLAR MUST BE VISIBLE ABOVE THE FINISHED GRADE.
5. BACKFILL WITH DRY SITE SOIL / 50% MORTAR SAND (NO STONES) TREATED WITH SOIL SULFUR. COMPACT SOIL IN 6" LIFTS TO ENSURE THE STABILITY OF THE PLANT.
6. ALL SAGUARO / BARREL CACTI PLACEMENTS SHALL MATCH ORIGINAL NORTH SIDE FACING NORTH. ANY SUNBURNED SAGUAROS / BARREL CACTI SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR.
7. SAGUAROS ARE SPECIFIED BY HEIGHT. A VARIETY OF HEIGHTS MAY BE ACCEPTABLE PROVIDED THE AVERAGE IS NOT LESS THAN SPECIFIED. OWNER OR OWNER'S REPRESENTATIVE MUST APPROVE SAGUARO SIZES PRIOR TO PLANTING.
8. MIST WITH WATER FROM TOP DOWN TWICE A MONTH IF PLANTED DURING HOT SEASON.

5 COLUMNAR CACTUS / SAGUARO / BARREL PLANTING

SCALE: NTS

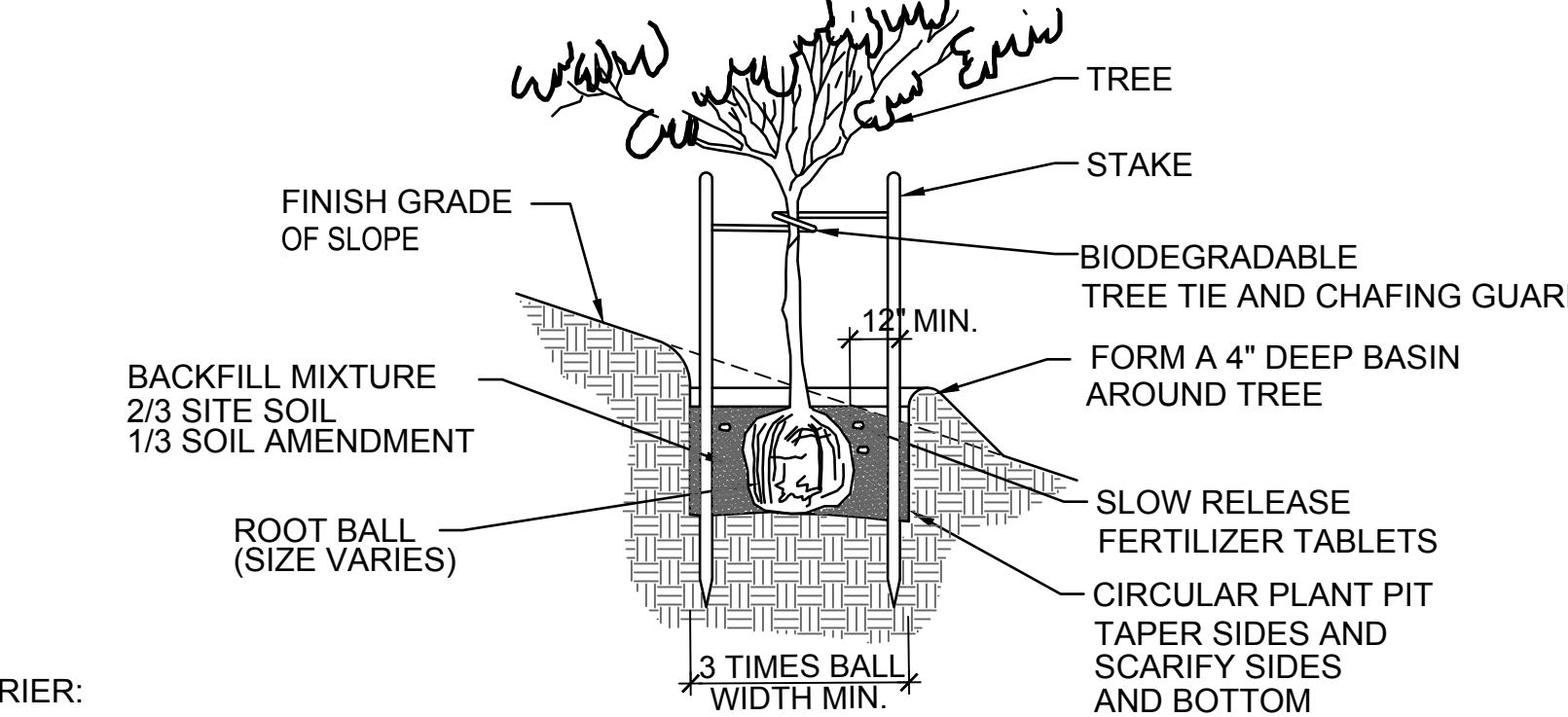
6 OCOTILLO PLANTING DETAIL

SCALE: NTS



7 ROOT CONTROL BARRIER

SCALE: NTS



9 TREE PLANTING ON SLOPE

SCALE: NTS

REFERENCE NUMBER:
OV12-12-20 2301036
OV12-06-14B
OV09-07-07



LOCATED IN A PORTION OF SECTION 31 AND 32, TOWNSHIP 11 SOUTH, RANGE 14 EAST,
GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

Sheet Title
LANDSCAPE PLAN
LANDSCAPE DETAILS

File:Q185050HN-02 RV N 3 Inn Corp Clr Lot 102 Landscape08 flp185050 rv lott a living flp 9 ls details.dwg

| No. | Date | Item | Scale | N/A |
|-------------|---------------|------|-------|----------|
| Job No. | 185050-HN-02 | | | 2024 |
| Date | | | | MAY 2024 |
| Designed By | PNR / DH / CB | | | |
| Checked By | GLG | | | |

GENERAL NOTES

- IRRIGATION AND/OR WATERING PLANS SHALL MEET THE MINIMUM STANDARDS OF THE AMERICAN SOCIETY OF IRRIGATION CONSULTANTS.
- IF DESERT LANDSCAPING IS USED WHICH WILL ULTIMATELY RELY ON NATURAL WATER SOURCES, A TEMPORARY DRIP IRRIGATION SYSTEM SHALL BE EMPLOYED UNTIL SUCH TIME AS THE PLANT MATERIALS ARE SUSTAINED BY NATURAL WATER SOURCES.
- THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING THE TEMPORARY SYSTEM AS LONG AS NECESSARY IN ORDER TO TRANSITION PLANTS OVER TO NATURAL SOURCES. ANY PLANT MATERIALS THAT DIE IN TRANSITION, FOR ANY REASON, SHALL BE REPLACED (SECTION 27.6.E.4).
- IRRIGATION SYSTEMS CONNECTED TO POTABLE WATER MAINS (PUBLIC OR PRIVATE) SHALL BE EQUIPPED WITH BACKFLOW PREVENTERS.
- THE ANNUAL WATER USE FOR A PROJECT SHALL NOT EXCEED THE ANNUAL LANDSCAPE WATER PLAN.
- IRRIGATION METER READINGS SHALL BE USED TO DETERMINE COMPLIANCE WITH THE LANDSCAPE WATER PLAN. NON-COMPLIANCE IS SUBJECT TO PENALTIES UNDER THE ZONING CODE.
- METER READINGS SHALL BE TAKEN, AT A MINIMUM, ON AN ANNUAL BASIS. MONTHLY READINGS MAY BE REQUIRED, AT THE DISCRETION OF THE PLANNING AND ZONING ADMINISTRATOR, IN ORDER TO ADDRESS NON-COMPLIANCE WITH THE WATER PLAN.
- AN INITIAL METER READING SHALL BE TAKEN PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY AND RECORDED FOR REFERENCE AS PART OF THE WATER PLAN.
- IRRIGATION WATER SHALL NOT LEAVE THE LANDSCAPED AREAS AND FLOW ONTO ROADS, PARKING AREAS OR SIDEWALKS.

IRRIGATION NOTES

- ALL WATER USE FOR IRRIGATION AND ENHANCEMENT SHALL CONFORM TO THE ARIZONA GROUNDWATER CODE, ARIZONA REVISED STATUTES 45, CHAPTER 2.
- IRRIGATION PLAN IS SCHEMATIC AND DRAWN FOR GRAPHIC CLARITY. INSTALL EQUIPMENT WITHIN PLANTING AREAS AND ADJACENT TO WALKWAYS WHEREVER POSSIBLE.
- IRRIGATION SYSTEM IS DESIGNED FOR A MINIMUM PRESSURE OF 43 PSI. PRIOR TO START OF IRRIGATION WORK, CONTRACTOR SHALL VERIFY EXISTING WATER PRESSURE AT THE METER (ASSUMED TO BE 43 PSI) AND NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCY BETWEEN EXISTING PRESSURE AND DESIGN PRESSURE BEFORE PROCEEDING WITH WORK. NOTIFY LANDSCAPE ARCHITECT IF PRESSURE EXCEEDS 120 PSI.
- COORDINATE WITH OTHER WORK AS REQUIRED TO PROVIDE POWER TO IRRIGATION CONTROLLERS.
- MAKE IRRIGATION POINTS OF CONNECTION TO WATER LINES AS INDICATED ON PLANS AND COORDINATE WITH OTHER WORK AS REQUIRED.
- EXACT LOCATION OF CONTROLLERS TO BE APPROVED PRIOR TO INSTALLATION.
- CONTRACTOR RESPONSIBLE FOR ALL SLEEVES. WHETHER INDICATED ON THESE PLANS OR NOT INSTALL ALL PIPE AND WIRE UNDER PAVING OR WALLS IN SLEEVE, SIZE AS REQUIRED. COORDINATE WITH OTHER WORK AS REQUIRED.
- INSTALL 3/4" EMMITTER TUBING WITH DRIP EMMITTERS AS REQUIRED, TO PROVIDE IRRIGATION TO ALL NEW SHRUBS AND TREES PER PLANTING PLAN
- LAY OUT EMMITTER TUBING PARALLEL TO TOPOGRAPHY WHEREVER POSSIBLE. INSTALL AUTOMATIC FLUSH TYPE END CAP AT ENDS OF ALL 3/4" LINES AND FLUSH THOROUGHLY BEFORE INSTALLING EMMITTERS. BURY TUBING AT AN 8" DEPTH.
- FOR SHRUBS AND VINES: INSTALL SINGLE OUTLET EMMITTERS AS FOLLOWS:
 - (2) 1-GPH EMMITTERS AT EACH 5 GALLON PLANT
 - (1) 1-GPH EMMITTERS AT EACH 1 GALLON PLANT
 - (1) 0.5-GPH EMMITTERS AT EACH SUCCULENT. MULTI-OUTLET EMMITTERS MAY BE SUBSTITUTED FOR INDIVIDUAL EMMITTERS.
- FOR TREES: INSTALL MULTI-OUTLET EMMITTER AS FOLLOWS:
 - (8) 1-GPH EMMITTERS AT EACH 48" BOX / TRANSPLANTED TREE
 - (6) 1-GPH EMMITTERS AT EACH 24" BOX / 36" BOX
 - (4) 1-GPH EMMITTERS AT EACH 15 GALLON
- SINGLE OUTLET EMMITTER - RAIN BIRD XB-10PC, OR EQUAL MULTI-OUTLET EMMITTER - RAIN BIRD XBT-10-6, OR EQUAL. MULTI-OUTLET EMMITTERS MAY BE SUBSTITUTED FOR INDIVIDUAL EMMITTERS.
- USE SHORT PIECES OF 1/4" DISTRIBUTION TUBING (MAXIMUM LENGTH 6') TO EXTEND EMMITTERS TO EACH ROOTBALL. HOLD IN PLACE WITH STAKES.
- REVIEW EMMITTER LAYOUT WITH LANDSCAPE ARCHITECT AND ADJUST NUMBER OF EMMITTERS FOR SPECIFIC PLANTS THAT REQUIRE GREATER OR LESSER VOLUME OF WATER THAN INDICATED.
- IRRIGATION CONTRACTOR SHALL SUBMIT AN IRRIGATION SCHEDULE FOR REVIEW.
- ALL BURIED IRRIGATION PIPE GREATER THAN TWO INCHES IN DIAMETER SHALL HAVE A #18 UF TYPE TRACER WIRE ATTACHED SECURELY TO IT AT 8 FT. INTERVALS. AT THE TERMINATION POINT ATTACH WIRE SECURELY TO PIPE AND PROVIDE TWELVE INCHES OF TRACER WIRE ACCESSIBLE ABOVE GRADE.

IRRIGATION LEGEND

| SYMBOL | DESCRIPTION | MANUFACTURER/MODEL | COMMENTS |
|-----------|------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| [M] | WATER METER | PER LOCAL CODE | SERVICE LINE SIZE - SEE WATER PLANS |
| [A] | IRRIGATION CONTROLLER | RAIN BIRD ESP-LXD 2-WIRE CONTROLLER 50-STATION | WALL-MOUNT IN RAIN BIRD LXMM CABINET PER MANUFACTURER'S RECOMMENDATIONS. COORDINATE ELECTRICAL SUPPLY |
| [■] | BACKFLOW PREVENTER IN ENCLOSURE | FEBCO 825Y-A, SIZE AS INDICATED | GUARDSHACK ENCLOSURE, COLOR: WOODLAND TAN. INSTALL ON 4" THICK CONCRETE SLAB PER MANUFACTURER'S RECOMMENDATIONS. PROVIDE R30 INSULATION BLANKET |
| [▼] | BALL VALVE (<2" LINE) GATE VALVE (>2" LINE) | SPEARS PVC TRUE UNION BALL VALVE NIBCO T113-K | LINE SIZE, IN VALVE BOX BOX SIZE: ARMOR 10" ROUND, OR EQUAL. |
| [□] | QUICK COUPLER | RAIN BIRD 33DP | NON-POTABLE COVER, IN VALVE BOX BOX SIZE: ARMOR 10" ROUND, OR EQUAL. PROVIDE (3) KEYS. |
| [■] | MASTER VALVE | (1) RAIN BIRD EFB-CP | LINE SIZE, IN VALVE BOX BOX SIZE: AMETEK "STANDARD", OR EQUAL. |
| [○] | FLOW SENSOR | (1) RAIN BIRD FS | IN VALVE BOX BOX SIZE: AMETEK "STANDARD", OR EQUAL. |
| [●] | REMOTE CONTROL DRIP VALVE ASSEMBLY | (1) RAIN BIRD PEB (1) RAIN BIRD RBY-C SERIES IN-LINE FILTER (1) RAIN BIRD PSI-M40X-100 PRESSURE REGULATOR (1) BALL VALVE SPEARS PVC TRUE UNION | SIZE PER PLAN, IN VALVE BOX BOX SIZE: ARMOR "JUMBO", OR EQUAL. |
| NOT SHOWN | MULTI-OUTLET DRIP EMMITTER | RAIN BIRD XBT-10-6 OR EQUAL | NOT SHOWN ON PLAN. PROVIDE (1) TO EACH TREE. |
| NOT SHOWN | SINGLE-OUTLET DRIP EMMITTER | RAIN BIRD XB-10PC OR EQUAL | IN VALVE BOX BOX SIZE: ARMOR 10" ROUND, OR EQUAL. |
| — — — — | MAIN LINE | SCH. 40 PVC PIPE | SIZE: AS NOTED. SCH.80 FITTINGS |
| NOT SHOWN | LATERAL LINE (POLY) TREE & SHRUB LATERAL | 3/4" POLYETHYLENE PIPE | U.S. PLASTICS OR EQUAL MAX. RUN 300 FT. |
| NOT SHOWN | END FLUSH CAP | SEE DETAIL | IN VALVE BOX PROVIDE AT END OF ALL 3/4" POLYETHYLENE RUNS. BOX SIZE: ARMOR 6" ROUND, OR EQUAL. |
| — — — — — | SLEEVE | SCH. 40 PVC PIPE | SIZE TO BE 2X DIAMETER OF PIPE BEING SLEEVED. (4" MIN.) CONTRACTOR TO PROVIDE ALL SLEEVES EVEN IF NOT SHOWN ON PLAN |

IRRIGATION CONTROLLER SCHEDULE

| YEAR | DAYS | FREQUENCY | TIME (HRS.) | TOTAL WATER |
|------|----------------|-----------|-------------|-------------|
| 3 | MON. WED. FRI. | 1 | 2.75 | 120,989 |
| 4 | MON. THUR. | 1 | 3 | 90,742 |
| 5 | WED. | 1 | 4 | 60,495 |

IRRIGATION CONTROLLER NOTES

PLANT WATERING REQUIREMENTS VARY ACCORDING TO SIZE OF PLANT, AGE, EXPOSURE, SOIL, LOCATION, WEATHER, AND OTHER FACTORS. ADJUST CONTROLLER AS NEEDED.

ADJUST CONTROLLER AND INSPECT THE TIME CLOCK AT LEAST ONCE A MONTH TO MAKE SURE IT IS OPERATING PROPERLY. LESS IRRIGATION IS GENERALLY REQUIRED IN DECEMBER, JANUARY, AND FEBRUARY.

TREES

WATERING DEPTH OF 24 - 36 INCHES

SHRUBS / GROUNDCOVER

WATERING DEPTH OF 18 - 24 INCHES

LANDSCAPE PLAN ORO VALLEY ASSISTED LIVING COMMUNITY

RANCHO VISTOSO NEIGHBORHOOD 3 - BLOCK 4, LOT 1

LOCATED IN A PORTION OF SECTION 31 AND 32, TOWNSHIP 11 SOUTH, RANGE 14 EAST, GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA



REFERENCE NUMBER:
OV12-12-20 2301036
OV12-06-14B
OV09-07-07

| Sheet Title | | No. | Date | Item | Scale | N/A |
|----------------|-------------------|-------------|---------------|------|-------|-----|
| Landscape Plan | Irrigation Legend | Job No. | 185050-HN-02 | | | |
| | | Date | MAY 2024 | | | |
| | | Designed By | PNR / DH / CB | | | |
| | | Checked By | GLG | | | |

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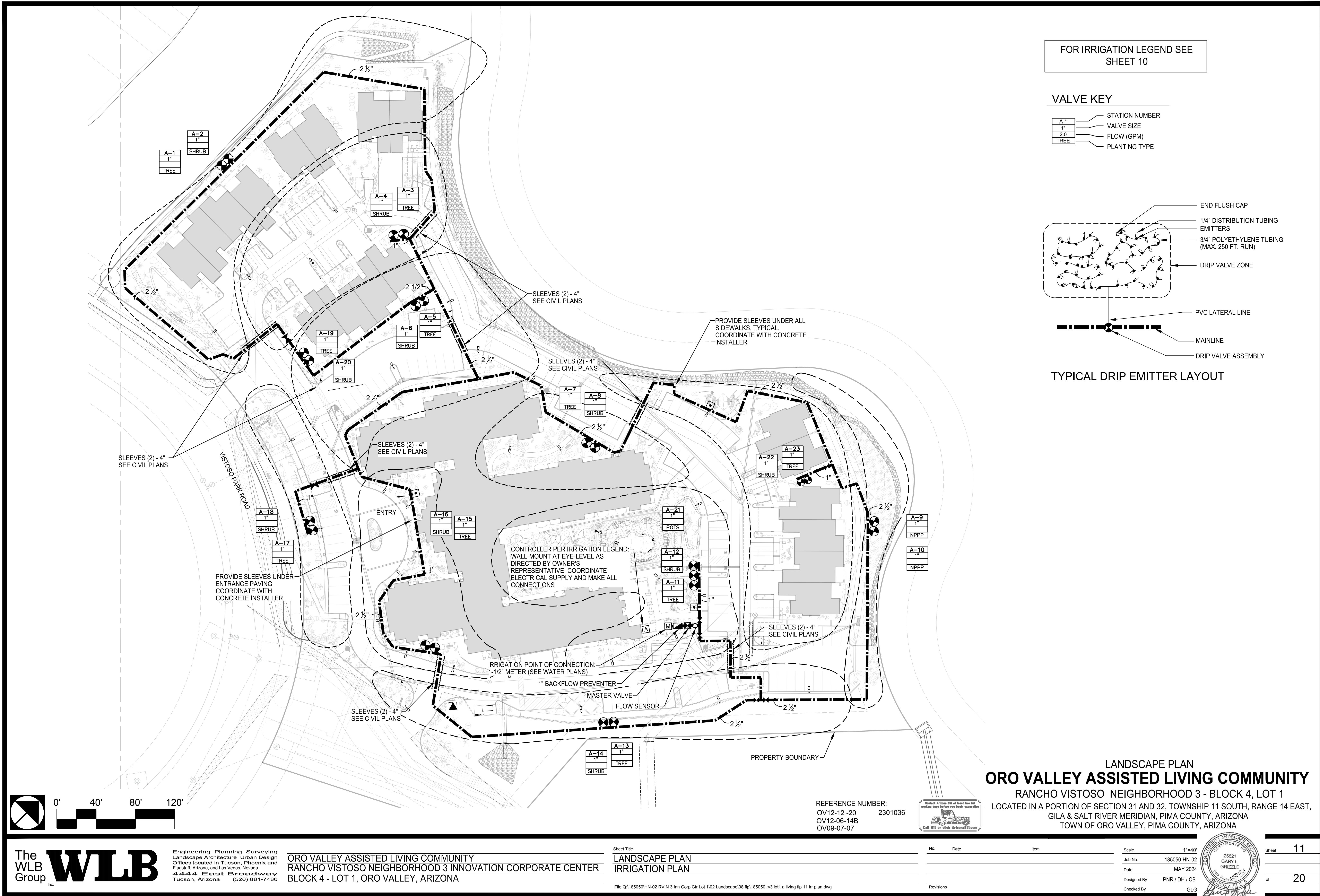
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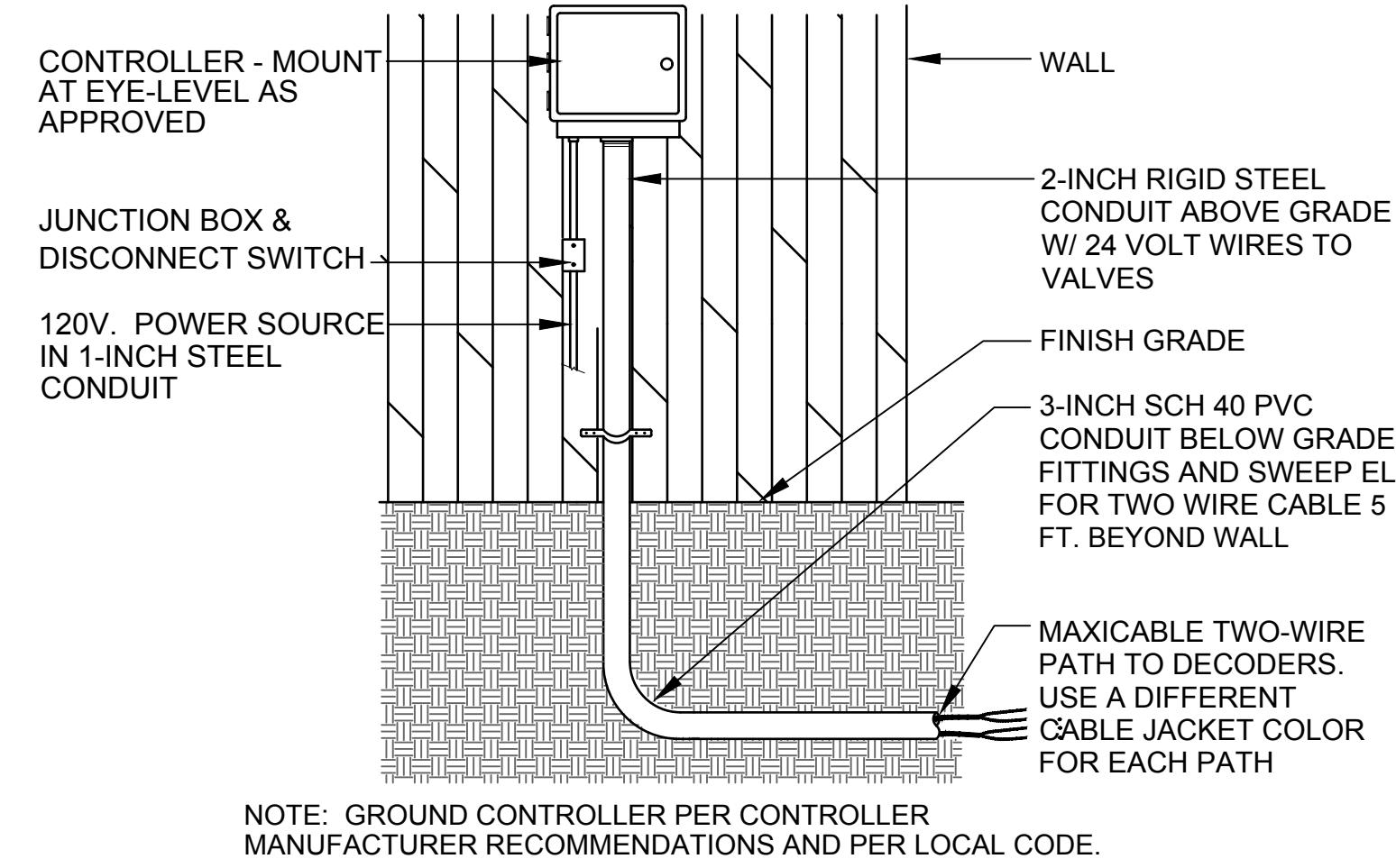
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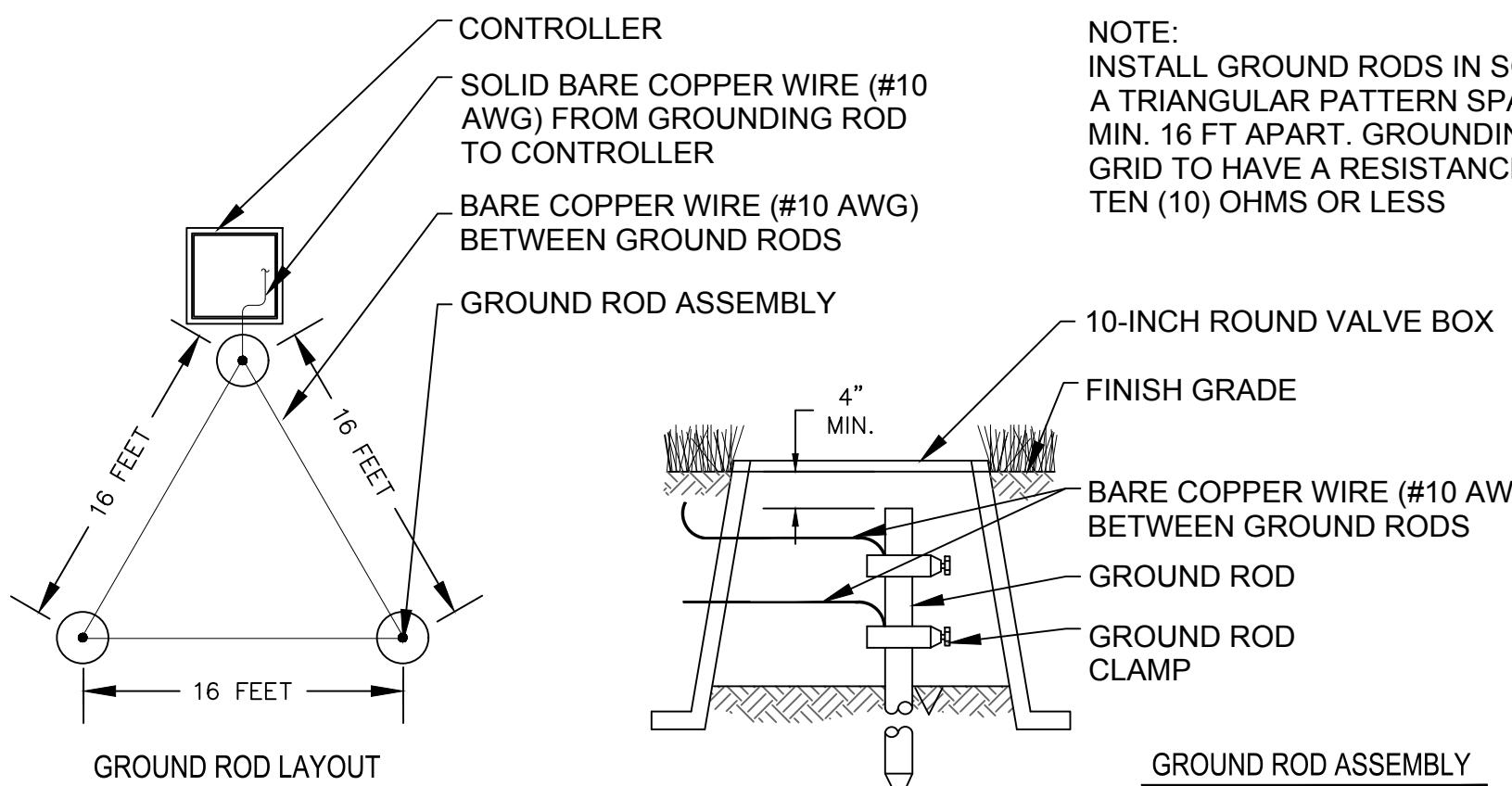
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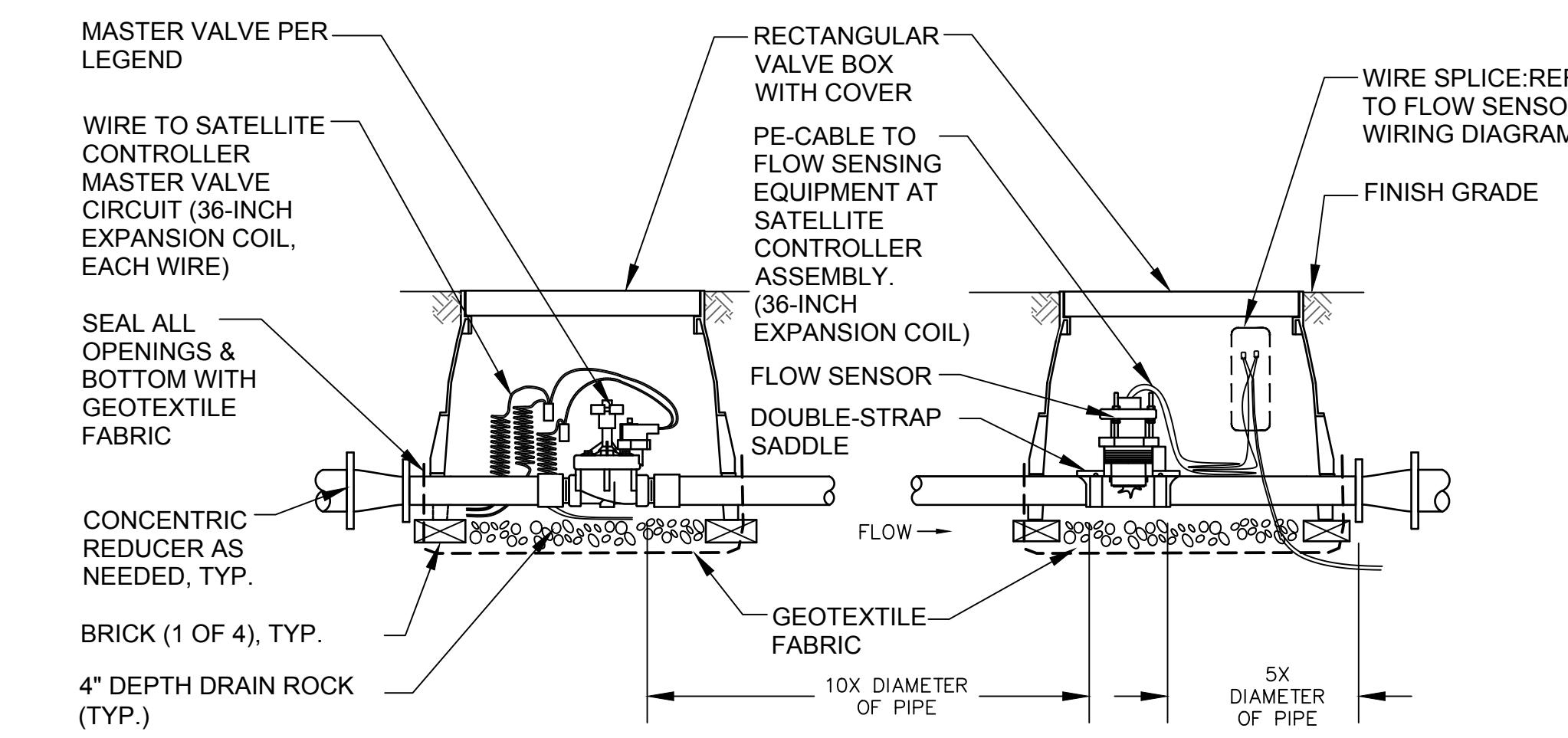




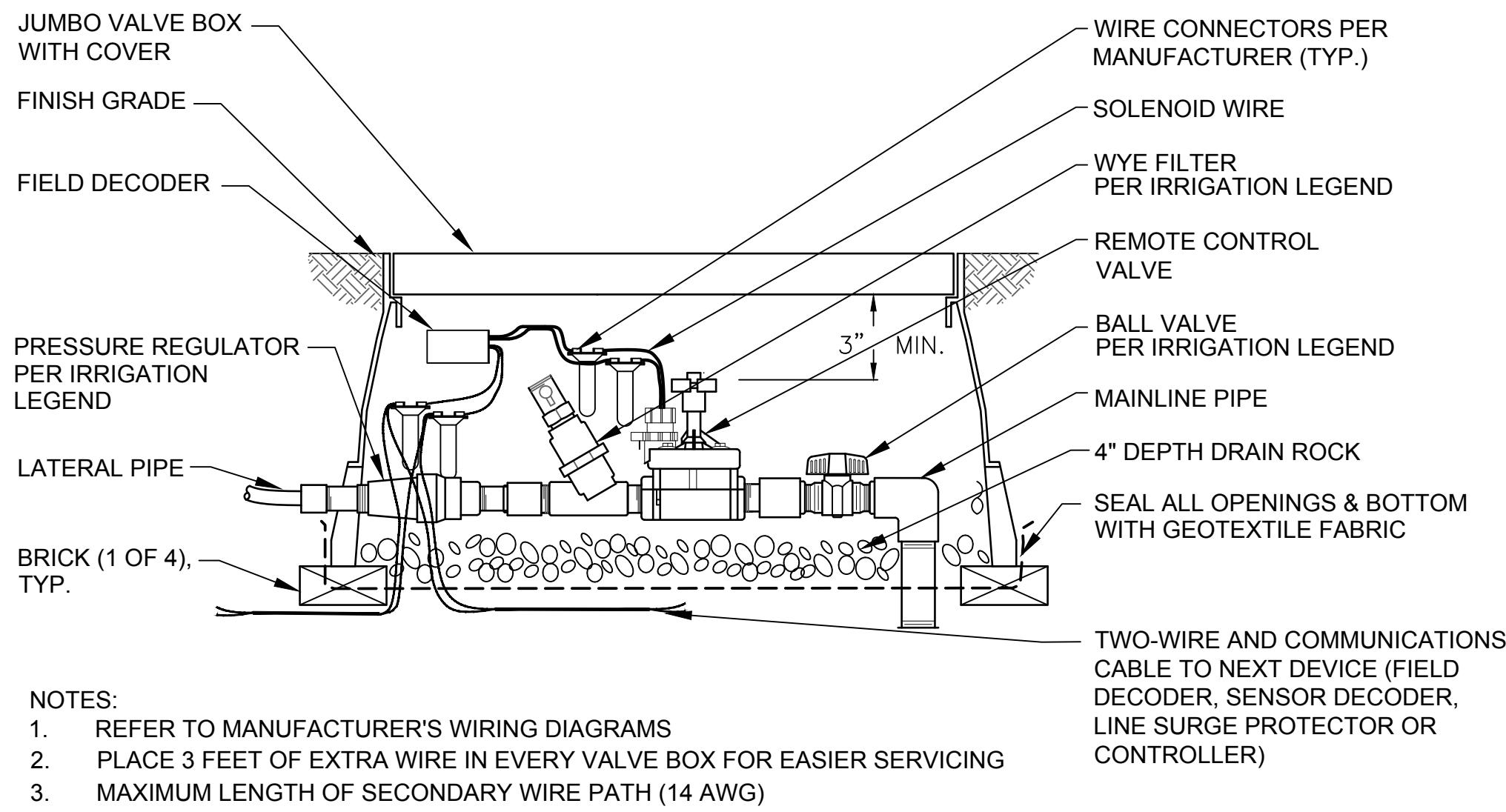
1 WALL - MOUNT CONTROLLER
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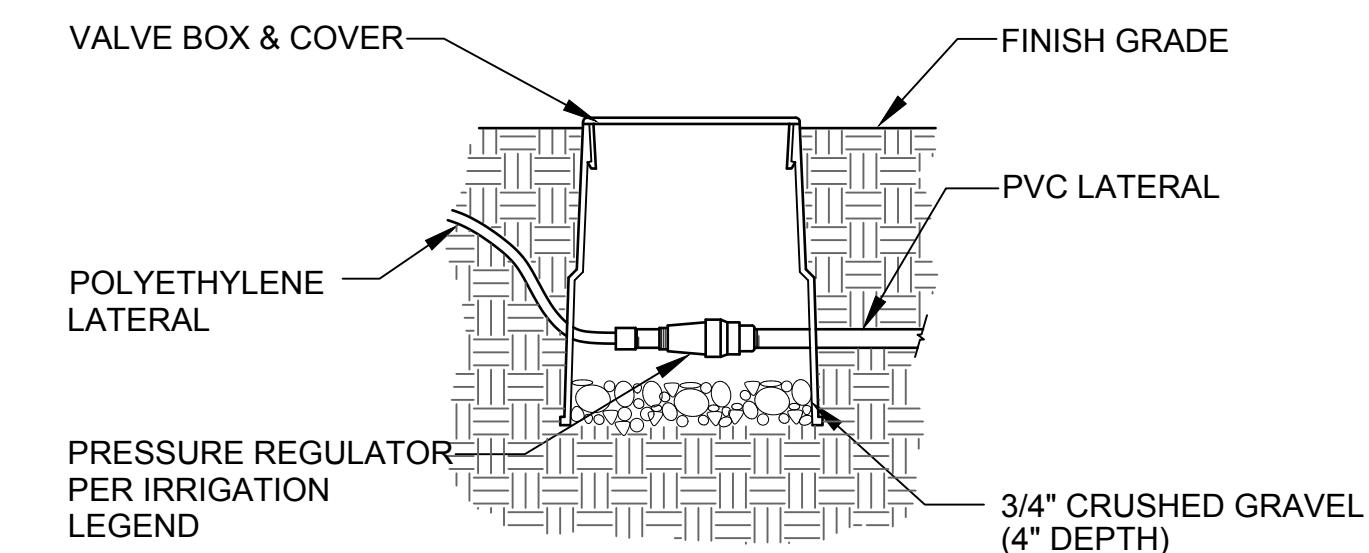
2 CONTROLLER GROUNDING
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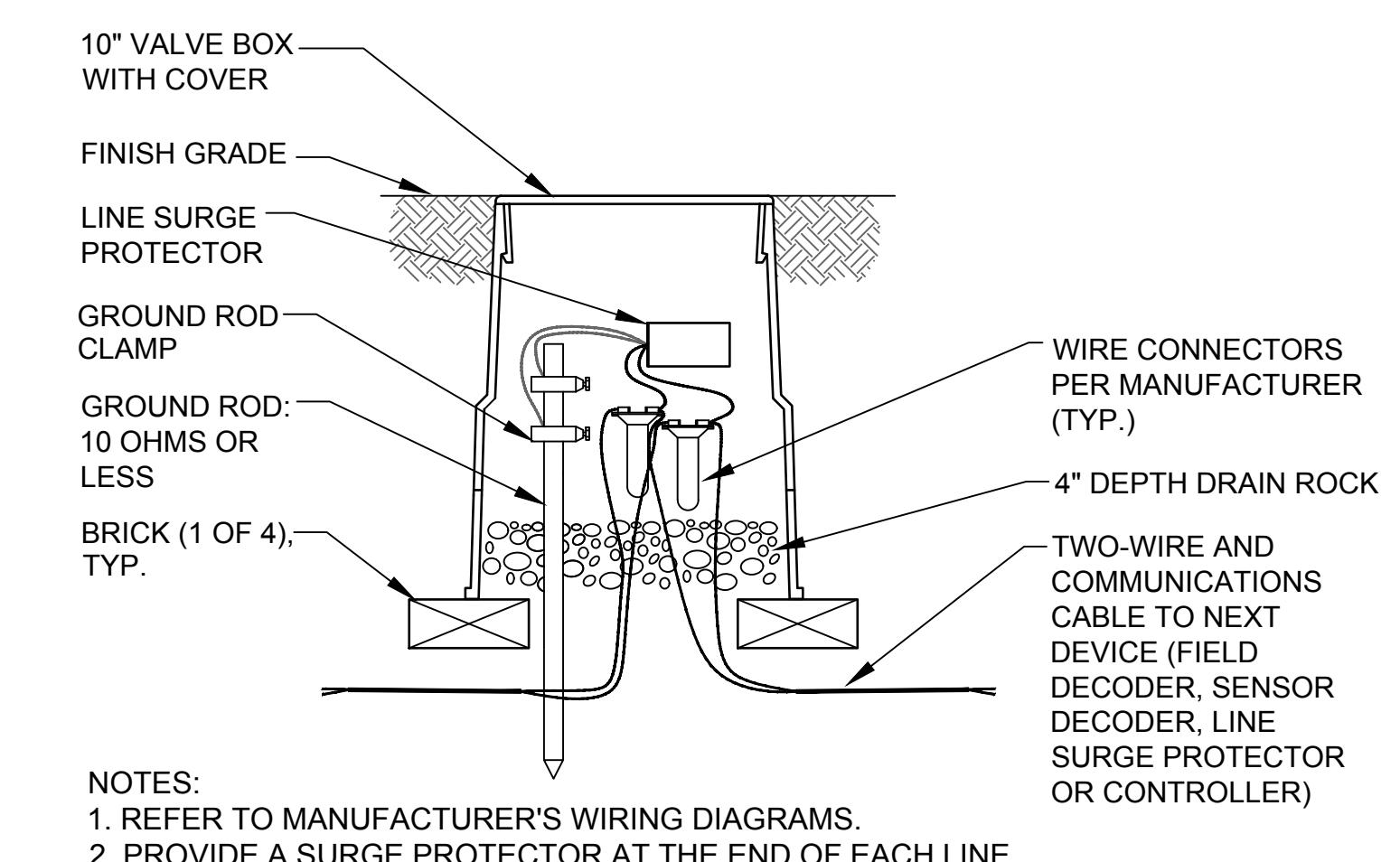
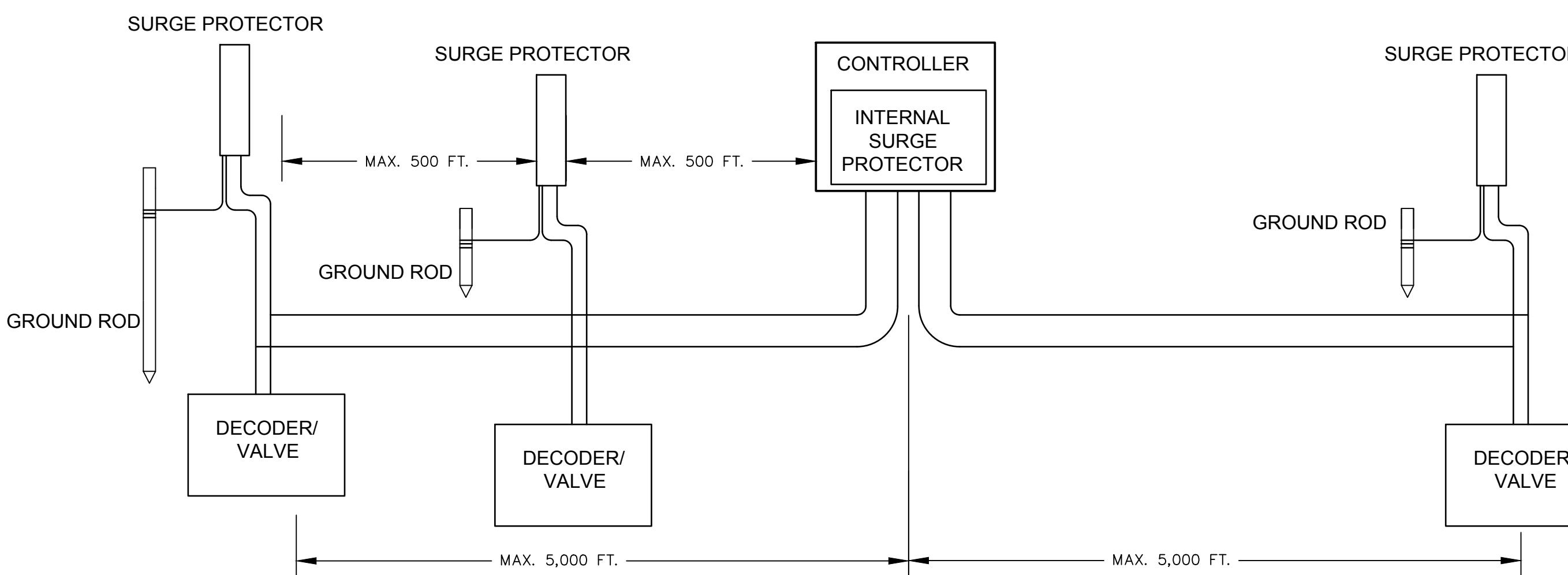
3 MASTER VALVE & FLOW SENSOR
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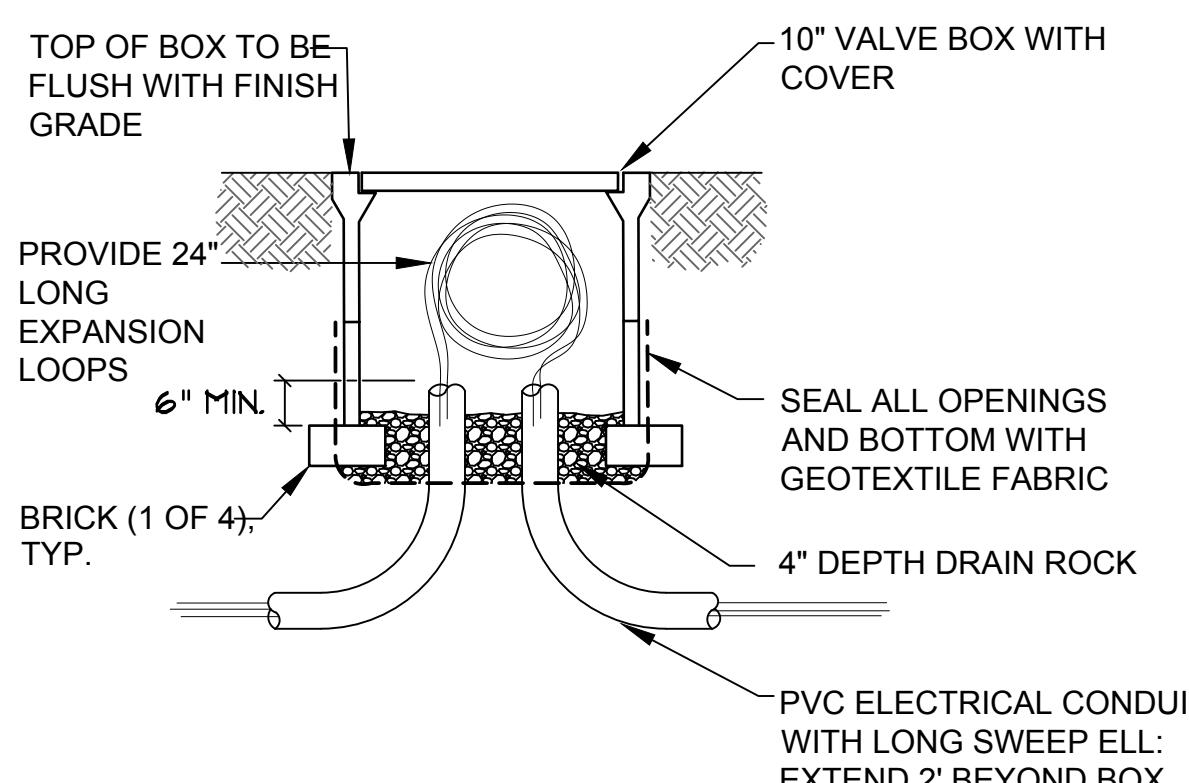
4 DRIP CONTROL VALVE ASSEMBLY & DECODER
NTS



5 IN-LINE PRESSURE REGULATOR
NTS



6 SURGE PROTECTOR CONNECTION/GROUNDING
NTS



NOTES:
1. SPACE PULL-BOXES AT 250' MAX. OR AT EACH CHANGE OF DIRECTION 90° OR SHARPER
2. NO SPLICES PERMITTED

7 COMMUNICATIONS CABLE PULL-BOX
NTS

LANDSCAPE PLAN ORO VALLEY ASSISTED LIVING COMMUNITY RANCHO VISTOSO NEIGHBORHOOD 3 - BLOCK 4, LOT 1

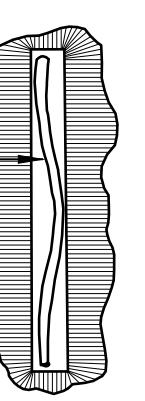
LOCATED IN A PORTION OF SECTION 31 AND 32, TOWNSHIP 11 SOUTH, RANGE 14 EAST, GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

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| Job No. | 185050-HN-02 | | | 2821 |
| Date | MAY 2024 | | | GARY L. GRIZZLE |
| Designed By | PNR / DH / CB | | | 05/03/2024 |
| Checked By | GLG | | | |

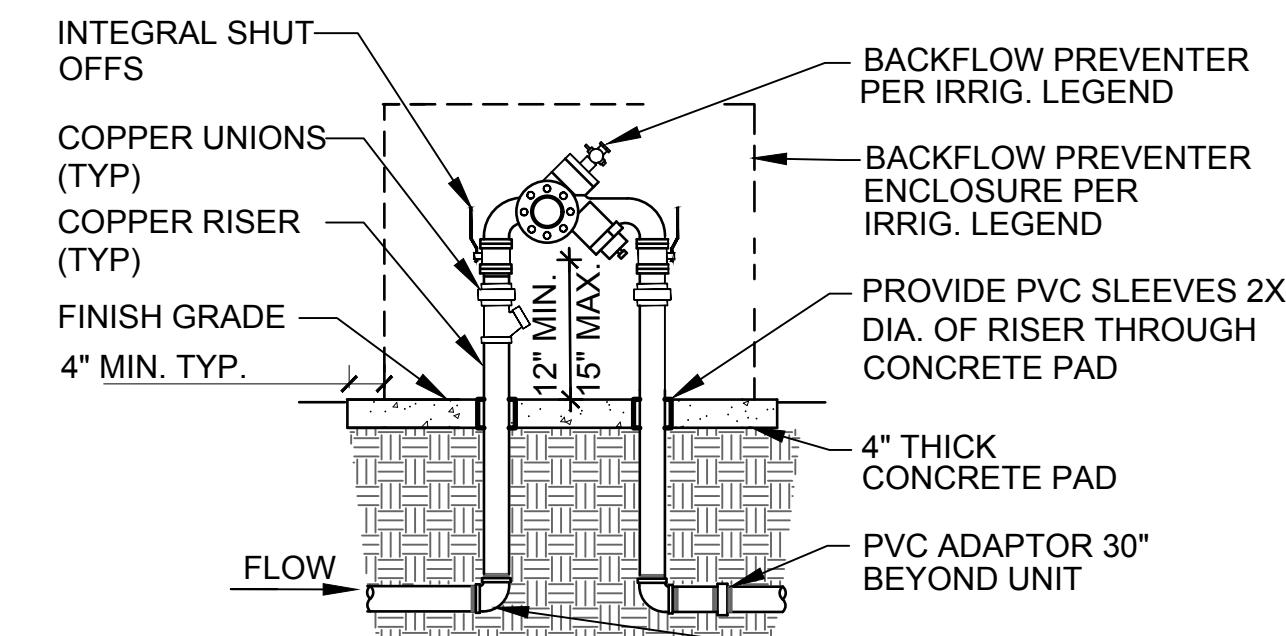
TAPE & BUNDLE TUBING AND
WIRING AT 10' INTERVALS
ALL 120 VOLT WIRING IN CONDUIT
TO BE INSTALLED AS PER LOCAL CODES
ALL PVC PIPING TO BE SNAKED
IN TRENCHES AS SHOWN
PIPE BEDDING MATERIAL TO BE ROCK &
DEBRIS FREE, BACKFILL IN 6" LIFTS,
PUDDLE WITH WATER, BETWEEN LIFTS.
THRUST BLOCK ALL DIRECTION CHANGES
OF THE MAINLINE WITH 1 C.F. OF 3000 P.S.I.
CONCRETE
NO PIPE OR WIRE SHALL BE LOCATED UNDER
PAVING UNLESS IT IS SLEVED.



DETECTOR TAPE TO BE RUN ALONG
TRENCH ALIGNMENT AT CENTERLINE
OF PIPES (6'-8" DEEP).
FINISH GRADE
EMITTER HEADER / SUB-LATERAL LINE
PVC LATERAL LINE
CONTROL WIRES (TAPE AND
BUNDLED EVERY 10')
SCH. 40 SLEEVE AT ALL LOCATIONS
UNDER PAVEMENT (TYP.)
PVC MAINLINE-INSTALL TRACER
WIRE PER IRRIGATION NOTES
SOIL OR SAND FINE ENOUGH TO
PASS 1/2" SIEVE
UNDISTURBED OR 85%
COMPAKTED SUBGRADE

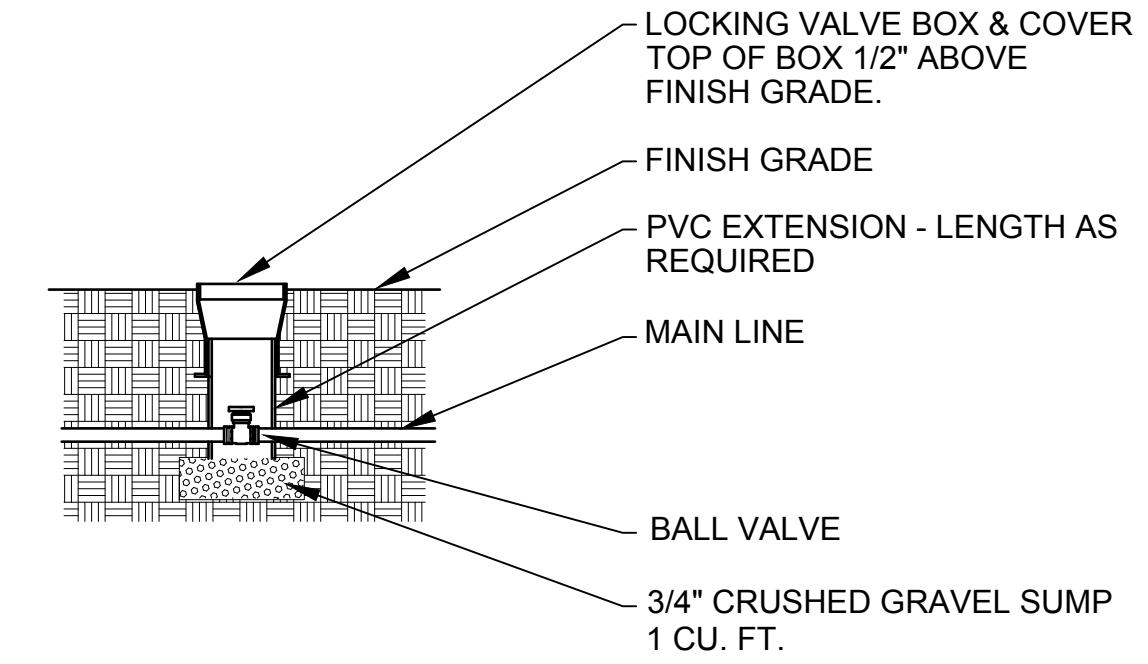
30" UNDER
PAVEMENT 24"
WHERE NOT
UNDER PVMT.
1'-6"
1'-0"
8"-MAX
3" MIN.

1 TRENCH
NTS

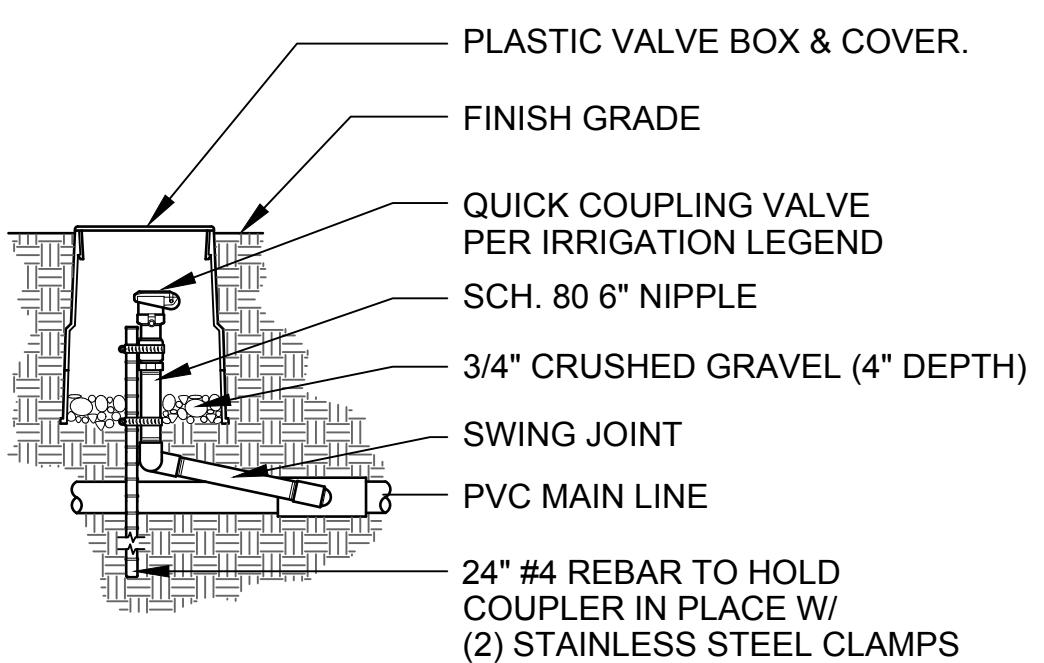


NOTES: PROVIDE BACKFLOW TESTING PER WATER COMPANY STANDARDS.
PROVIDE TAN COLOR R30 "FROSTGUARD" BLANKET

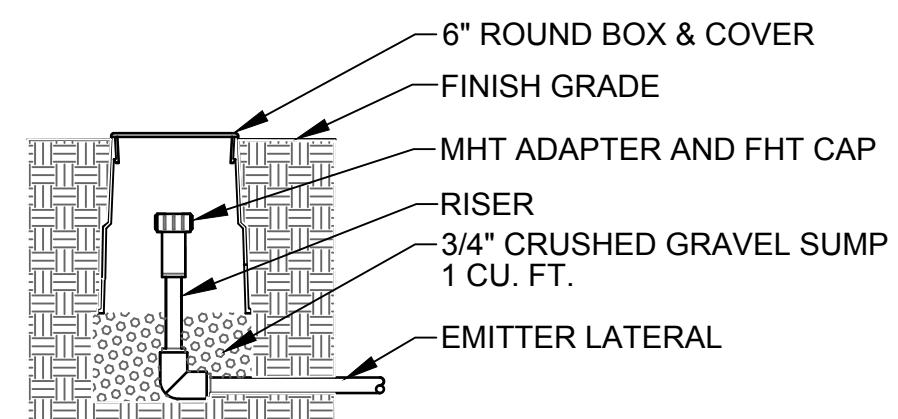
2 BACKFLOW PREVENTER
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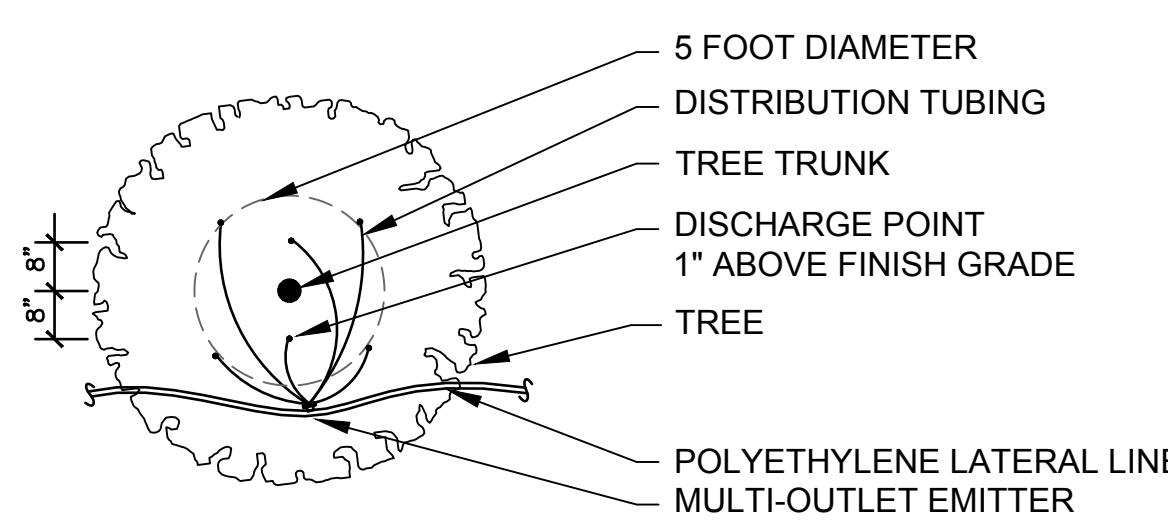
3 ISOLATION VALVE
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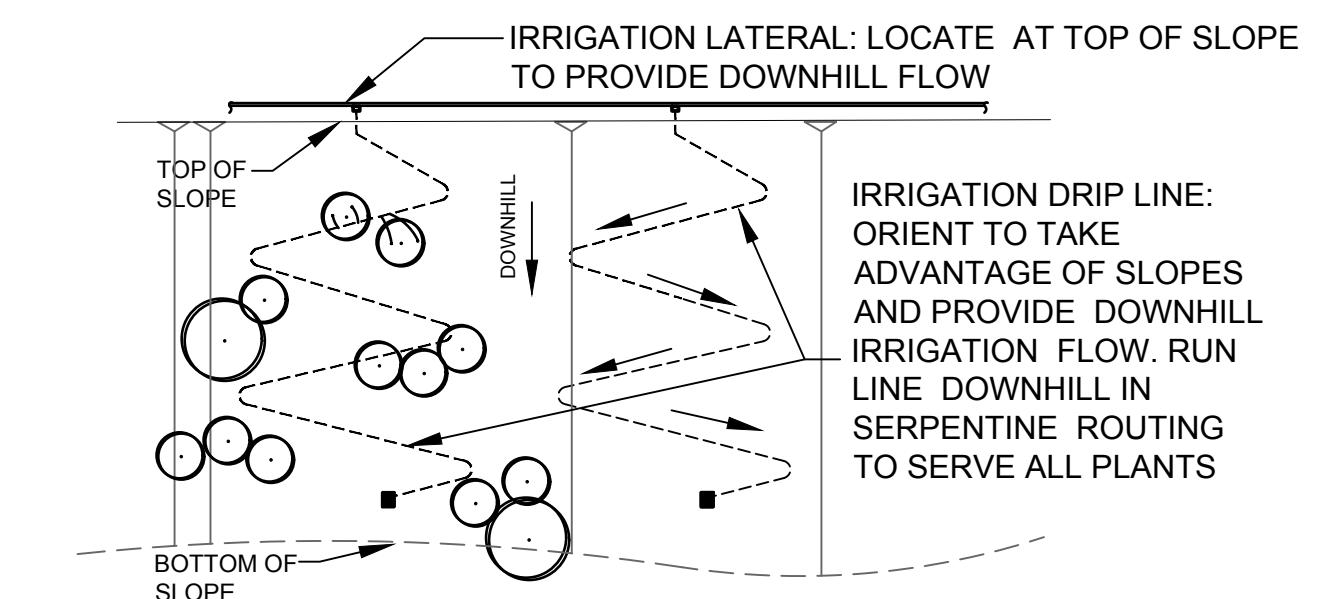
4 QUICK COUPLER
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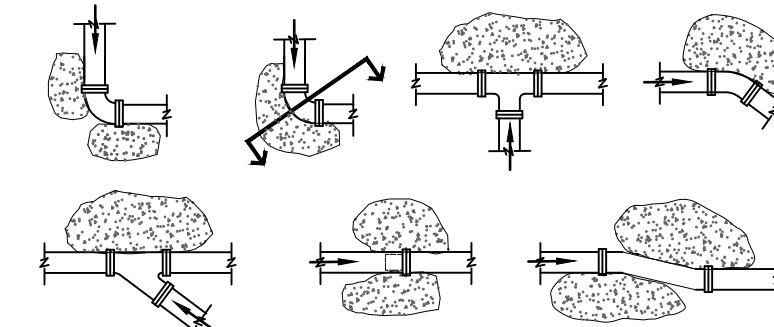
5 FLUSH END
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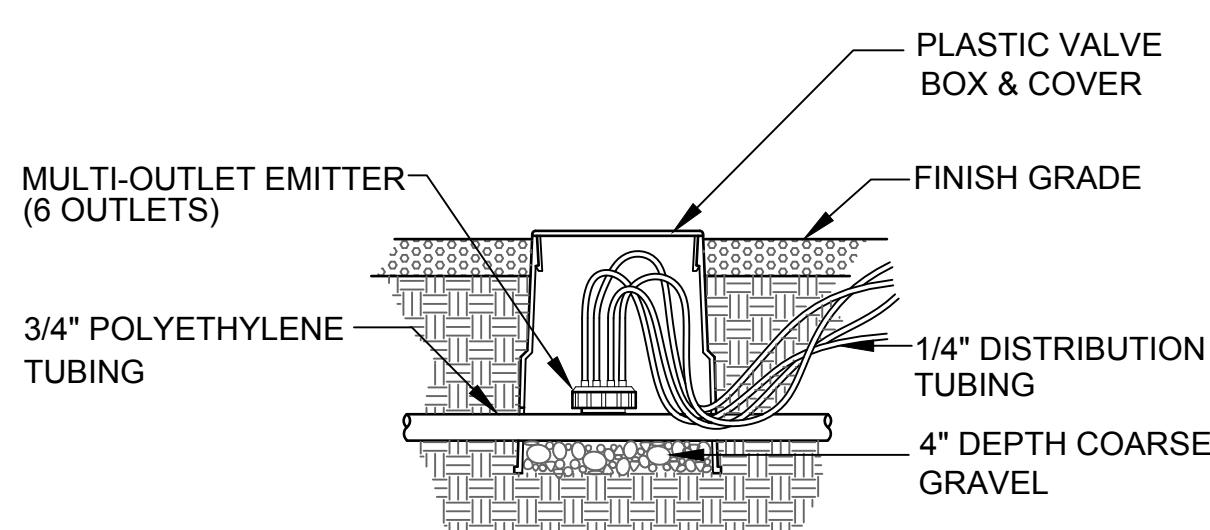
6 TREE Emitter PLACEMENT
NTS



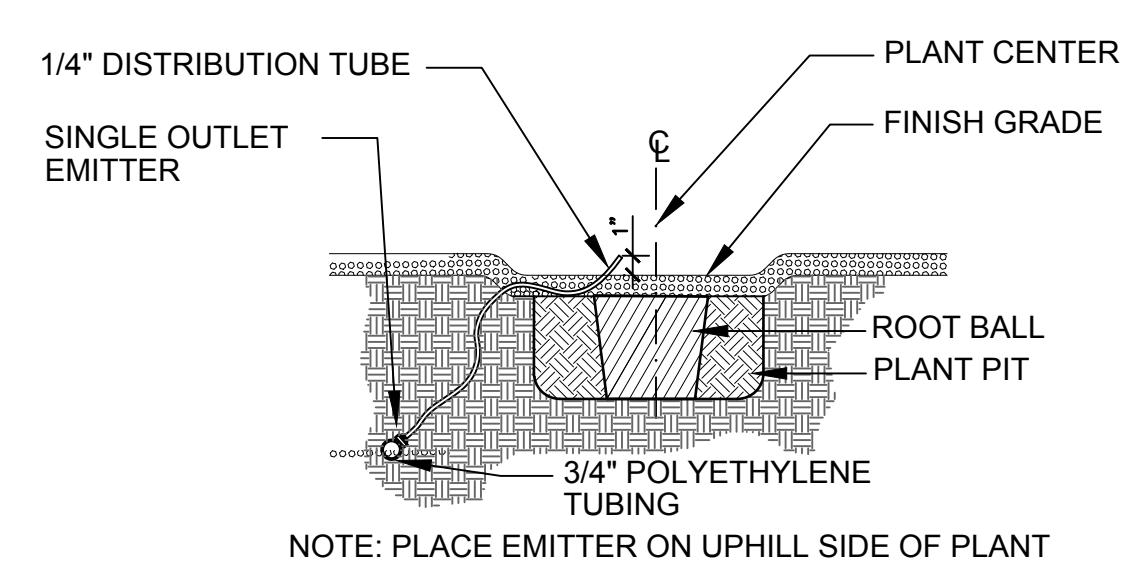
7 SHRUB ZONE ON SLOPE
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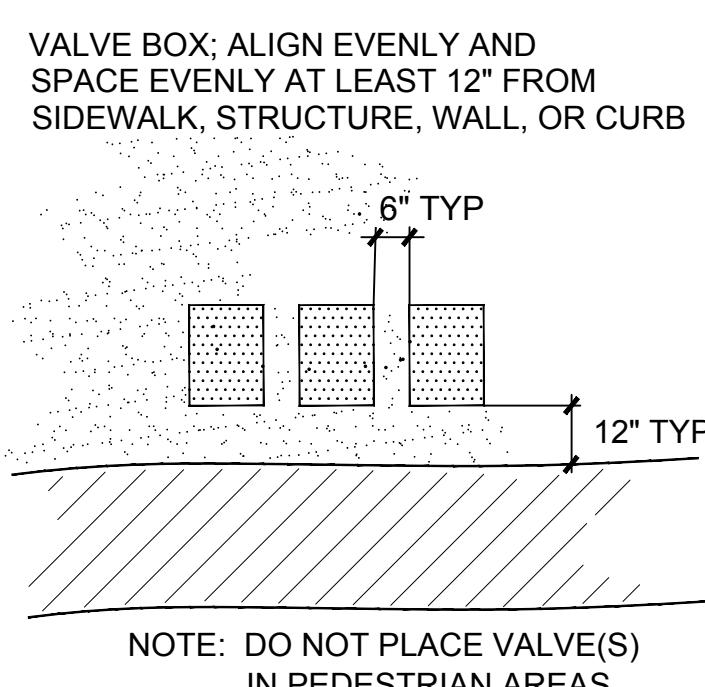
| MINIMUM THRUST BLOCK AREA (YxW) | |
|---------------------------------|-----------------|
| PIPE SIZE | IRRIGATION PIPE |
| <2" | NOT REQUIRED |
| 3" | 1.5 SF |
| 4" | 3 SF |
| 6" | 4 SF |



8 MULTI OUTLET Emitter
NTS



9 SINGLE OUTLET Emitter
NTS



10 VALVE BOX PLACEMENT
NTS

11 THRUST BLOCKS
NTS

LANDSCAPE PLAN ORO VALLEY ASSISTED LIVING COMMUNITY

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RANCHO VISTOSO NEIGHBORHOOD 3 - BLOCK 4, LOT 1
LOCATED IN A PORTION OF SECTION 31 AND 32, TOWNSHIP 11 SOUTH, RANGE 14 EAST,
GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA



LANDSCAPE WORK

PART 1 - GENERAL

1.1 SUMMARY

- A. This Section includes the following:
 1. Trees, Shrub and Cacti.
 2. Inert Ground Cover.

1.2 SUBMITTAL REQUIREMENTS

- A. General: The Contractor shall make the submittals identified below. Submittals shall be approved prior delivery or placement of materials.

- B. Certificates of Compliance: Submit 3 copies of the following certificates of compliance to the Owner's Representative for review and approval:
 1. Fertilizer, Soil Sulfur, Gypsum, Manganese Sulfate: Manufacturer's certified statement of analysis for each.
 2. Organic Soil Conditioner: A certificate, signed by the supplier, stating that the product complies with the project specifications
 3. Soil Stabilizer: Manufacturer's certified statement of analysis.

- C. Materials Test Reports: for existing surface soil and imported soil.

- D. Samples for Verification: For each of the following provide the following samples:
 1. 5 lbs of decomposed granite mulch for the color and gradation of decomposed granite proposed for use on the project, in labeled plastic bag.

1.3 COMPLIANCE WITH APPLICABLE REGULATIONS

- A. The Contractor shall comply with all local, state, and federal regulations regarding materials, methods of work, and disposal of excess and waste materials. The Contractor shall provide notices required by all governmental authorities, request required inspections, obtain required permits, and pay for all associated fees.

1.4 QUALITY ASSURANCE

- A. Installer Qualifications: All work shall be performed by a Contractor licensed by the State of Arizona Register of Contractors. The commercial license held by the Contractor shall be appropriate for the work being performed.
 1. The Contractor shall maintain an experienced full-time supervisor on Project site during the construction period.

- B. Observation: Owner's Representative may observe plants either at place of growth or at site before planting for compliance with requirements for genus, species, variety, size, and quality. Owner's Representative retains right to observe plants further for size and condition of balls and root systems, insects, injuries, and latent defects and to reject unsatisfactory or defective material at any time during progress of work. Remove rejected plants immediately from Project site. Owner's Representative may observe any and all plant pits prior to backfilling or planting.

1.5 DELIVERY, STORAGE, AND HANDLING

- A. Do not prune trees, shrubs and cacti before delivery, except as approved by Owner's Representative. Protect bark, branches, and root systems from sun scald, drying, sweating, whipping, and other handling and tying damage. Do not bend or bind-tie trees, shrubs or cacti in such a manner as to destroy their natural shape. Provide protective covering of plants during delivery. Do not drop plants during delivery.
- B. Deliver plants after preparations for planting have been completed and install immediately. If planting is delayed more than six hours after delivery, protect from weather and mechanical damage, and keep roots moist. Do not remove container-grown stock from containers before time of planting.
- C. Inorganic Soil Amendments: Deliver in original sealed, labeled, and undamaged containers.
- D. Fertilizer: Deliver in original sealed, labeled, and undamaged containers.

1.6 COORDINATION

- A. Weather Limitations: Proceed with planting only when existing and forecasted weather conditions permit.
- B. Work that is completed or in-progress shall be protected during installation of landscape work. The Contractor shall coordinate all landscape related work with the Owner's Representative.

1.7 GUARANTEE

- A. The Contractor shall guarantee all Contractor provided plants for the period indicated, commencing on the date of Final Acceptance, against all defects including death and unsatisfactory growth, except for defects resulting from lack of adequate maintenance, neglect, or abuse by Owner, causes deliberate, or incidents that are beyond Contractor's control.
 1. Guarantee Period for Trees, Shrubs and Cacti: One year from date of Substantial Completion.
 2. Remove dead plants immediately. Replace immediately unless directed otherwise by Owner's Representative.
 3. Replace plants that are diseased, or that exhibit more than 25 percent die-back, at end of guarantee period.
 4. A limit of one replacement of each plant will be required, except for losses or replacements due to failure to comply with requirements.
 5. Include the following remedial actions for turf as a minimum:
 - a. Immediately remove dead turf and replace.
 - b. Repair failed areas due to erosion, replace erosion control materials in failed areas.

1.8 MAINTENANCE DURING CONSTRUCTION

- A. The Contractor shall maintain throughout the construction period all trees, shrubs, cacti, decomposed granite, and other landscape improvements. Maintenance during construction shall continue until the issue of a Certificate of Substantial Completion. All maintenance and plant replacements throughout the construction period shall be at no additional cost to the Owner.
 1. Trees, Shrubs and Cacti: During the construction, maintain by pruning, cultivating, watering, weeding, fertilizing, restoring planting saucers, tightening and repairing stakes and guy supports, clean-up and resetting to proper grades or vertical position, as required to establish healthy, viable plantings. Spray as required to keep trees, shrubs, and cacti free of insects.
 2. Decomposed Granite (including stabilized and field mixes): During the construction, maintain by raking, weeding, recompacting, reapplying, regrading, and repairing eroded areas. Protect field areas from traffic.

- B. Inspection of Completed Landscape Work: Upon completion of the landscape work, the Contractor shall notify the Owner's Representative who will schedule an inspection of the landscape improvements. During the inspection, items that are incomplete or that must be repaired or replaced will be identified. Completion or correction of items noted will be required prior to the issuance of a Certificate of Substantial Completion.

1.9 MAINTENANCE AFTER SUBSTANTIAL COMPLETION

- A. Maintenance Period: Six months from date of Substantial Completion for trees, shrubs, cactus and other landscape improvements. All work shall be performed in a professional manner within the standards of the industry, using quality equipment methods and materials.
- B. Work Schedule: Contractor will supply the Owner's Representative with a proposed schedule of the expected day and time tasks listed below will be performed. This schedule shall be approved prior to project maintenance commencement.

| Item No. | Task Work Item Description | Task Work Item Description | Time Frame |
|----------|------------------------------------|----------------------------|------------|
| 1 | Prune Plants | Once | 4th Month |
| 2 | Fertilize Plants | Once | 4th Month |
| 3 | Irrigate Plants | Adjust per Season | --- |
| 4 | Weed All Areas | 2x Month | --- |
| 5 | Apply Pre-Emergent Herbicide | Once | 4th Month |
| 6 | Ensure Soil Conditions | Once | 2nd Month |
| 7 | Insect, Rodent and Disease Control | Monthly | --- |
| 8 | Granite Areas | Monthly | --- |
| 9 | Police Site | Weekly | --- |

The frequencies of the tasks stated above are suggested minimums only. During extremely wet or dry periods, the Contractor must adjust schedules to ensure correct and proper conditions are maintained.

- C. After satisfactory completion of the maintenance period, the Owner will assume responsibility for landscape maintenance

1.10 SUSPENSION OF MAINTENANCE PERIOD FOR NON-COMPLIANCE

- A. Failure to comply with the specified maintenance requirements, as determined by the Owner's representative, may result in the suspension of the maintenance period until such time as the required remedial actions have been completed by the Contractor. A number of days equal to the number of days of the suspension will be added to the maintenance period.

PART 2 - PRODUCTS

2.1 TREE, SHRUB, AND CACTI MATERIAL

- A. General: All Contractor-provided plants used on the project shall be subject to the Owner's review and approval.
- B. Plant Form and Quality: All plants shall comply with the project specifications, be normally developed individuals of their species. Provide well-shaped, fully branched, healthy, vigorous stock free of disease, insects, eggs, larvae, and defects such as knots, sun scald, injuries, abrasions, and disfigurement.
- C. Grade: Provide quality, size, genus, species, and variety of plants indicated, complying with applicable requirements in ANSI Z60.1, "American Standard for Nursery Stock" or "Arizona Nurseryman's Association Recommended Average Tree Specifications", whichever is the more stringent. Trees, shrubs, and cacti of a larger size may be used if acceptable to Owner's Representative and at no additional cost to Owner.
- D. Plant Root Systems: All plants shall have healthy root systems. Container-grown plants shall have been in containers for a sufficient time for the root system to hold the soil when the plant is removed from the container, but not long enough for the plant to become root-bound or to cause a hardening of the root system.
- E. Label at least one tree, shrub, and cacti of each variety and caliper with a securely attached, waterproof tag bearing legible designation of botanical and common name.

2.2 PREPARED PLANTING SOIL MIX FOR TREES, SHRUBS, AND CACTI

- A. Planting Soil Mix: Planting soil shall be native topsoil mixed to a uniform volume and loose measure, with the following soil amendments and fertilizers in the following quantities per cubic yard:
 1. Trees and Shrubs: 20 cubic feet of (native) topsoil, 7 cubic feet of organic soil conditioner, 2 lbs soil sulfur, 1 lb of fertilizer (16-20-0). The prepared planting soil shall be thoroughly blended prior to placement in plant pits.
 2. Cacti: Planting soil shall be native topsoil with 0.25 lbs of soil sulfur incorporated into the soil backfill at each cactus.

2.3 FERTILIZER

- A. General Requirements: All fertilizers used on the project shall be in pelleted form and of recent manufacture.
- B. Slow-Release Fertilizer for Tree and Shrub Planting: Ammonium Phosphate consisting of 50 percent water-insoluble nitrogen, and phosphorus in the following composition:
 1. Composition: 16 percent nitrogen, 20 percent phosphoric acid by weight.

2.4 INERT GROUNDCOVER

- A. Decomposed Granite: Decomposed granite shall be durable granite material size as shown on the plan. Except as may be approved by the Owner's Representative, all materials used on the project shall be from the same source and shall match the approved sample. Decomposed granite shall be free of loam, sand, clay, and other foreign substances.
- 1. Type: As indicated on plans.

2.5 TREE STAKING

- A. Tree Stakes: Tree Stakes shall be 2-inch (minimum) diameter by 8 feet (minimum) long peeled Lodge Pole Pine stakes. Treat with an EPA approved wood preservative. If required to support properly trees used on the project, stakes longer than specified shall be used at no cost to the Owner.
- B. Tie Wire: 12 gauge, annealed, galvanized wire.

- C. Chafing Guard: Biodegradable cotton tree ties with brass eyelet, provided in lengths required to protect tree trunks from damage. Cut tree ties are not acceptable.

2.6 HORTICULTURAL CHEMICALS

- A. Pre-Emergent Herbicide: "Surflan" or "Pendulum", or approved equal. Delivered in original, sealed, and fully labeled containers and mixed according to manufacturer's written instructions.
- B. Post-Emergent Herbicide: "Round-Up", or approved equal. Delivered in original, sealed, and fully labeled containers and mixed according to manufacturer's written instructions.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine areas to receive plants and decomposed granite for compliance with requirements and conditions affecting installation and performance. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 BLUE STAKING

- A. The Contractor shall have the work area Blue-Staked prior to the start of any excavation work. Blue Staking shall be kept current throughout the course of the work. All utilities damaged by the Contractor shall be repaired or replaced by the Contractor, as required by the Owner or applicable utility company, at the Contractor's expense.

3.3 SITE PREPARATION

- A. Protect structures, utilities, sidewalks, pavements and other facilities and existing plants from damage caused by landscape operations.
- B. Provide erosion-control measures to prevent erosion or displacement of soils and discharge of soil-bearing water runoff or airborne dust to adjacent properties and walkways.
- C. Lay out individual tree locations. Stake locations, adjust locations when requested, and obtain Owner's Representative's acceptance of layout before planting. Make minor adjustments as required.

3.4 TREE AND SHRUB PIT EXCAVATION

- A. Seasonal Limitations: The planting of trees and shrubs may be done at any time selected by the Contractor consistent with the overall project schedule. Planting during excessively hot, cold, or windy weather shall be at the Contractor's risk. Plants that die or are damaged as a result of weather conditions shall be replaced by the Contractor at no additional cost to the Owner.
- B. Excavation of Plant Pits: Excavate circular pits with sides sloped inward, pit size according to the drawings. Do not disturb sub-grade. Scarify sides of plant pit if smeared or smoothed during excavation.
- C. Subsoil removed from excavations may be amended as specified and used as backfill.
- D. Obstructions: Do not install any plant if a large obstruction is encountered below the rootball. Notify Owner's Representative if unexpected rock or obstructions detrimental to trees, shrubs or cactus are encountered in excavations.
- E. Tests for Drainage: Partially fill plant pits with water and allow water to percolate away. For acceptance, all pits shall drain at least 6" per hour. All pits not draining at 6" per hour shall be deepened or relocated as directed by Owner's Representative. Drainage testing for up to 25 percent of all tree pits shall be performed by the Contractor at no additional cost to the Owner.
 1. Deepening Tree Pits: Drill 6-inch diameter holes into free-draining strata or to a depth of ten feet, whichever is less, and backfill with free-draining material.
 2. Deepening all tree pits shall be performed by the Contractor at no additional cost to the Owner.

REFERENCE NUMBER:
OV12-12-20 2301036
OV12-06-14B
OV09-07-07



3.5 TREE AND SHRUB PLANTING

- B. Set container-grown stock plumb and in center of pit or trench with top of root ball one inch above adjacent finish grades. Plants that settle shall be excavated and re-planted at correct grade.
- 1. Carefully remove root ball, immediately prior to planting, from container, without damaging root ball, stems or foliage. Damaged plants shall be replaced by the Contractor at no additional cost to the Owner.
- 2. Backfill planting soil mix around root ball in layers, tamping to settle mix and eliminate voids and air pockets. When pit is approximately one-half backfilled, water thoroughly before placing remainder of backfill. Repeat watering until no more water is absorbed. Water again after placing and tamping final layer of planting soil mix.

3.6 TREE AND SHRUB PRUNING

- A. Prune, thin, and shape trees and shrubs according to standard horticultural practice. Unless otherwise indicated by Owner's Representative, do not cut tree leaders; remove only injured or dead branches. Prune shrubs to ANA Standards to retain natural character. Shrub sizes indicated are sizes after pruning.
- 1. All dead wood, suckers, broken or bruised branches shall be removed.
- 2. Pruning shall be carried out with clean, sharp tools.
- 3. If, in the opinion of the Owner's Representative, pruning results in a plant not natural in character, the plant shall be replaced by the Contractor at no additional cost to the Owner.

3.7 TREE STAKING

- A. Upright Staking and Tying: Stake trees as detailed on the drawings. Use a minimum of 2 stakes of length required to penetrate at least 18 inches below bottom of backfilled excavation and to extend at least 72 inches above grade. Set vertical stakes and space to avoid penetrating root balls or root masses. Support trees with two tree ties at contact points with tree trunk. Allow enough slack to avoid rigid restraint of tree. Use the number of stakes shown on the drawings.
- 1. Staking and tying shall be capable of supporting the plant, without repair, for two years.

3.8 INORGANIC SURFACING INSTALLATION

- A. Decomposed Granite Surfacing: All areas to be surfaced with decomposed granite shall be brought to the lines and grades shown on the plans, with allowance made for depth of the decomposed granite. Install decomposed granite in accordance with the project drawings.
- 1. A reveal shall be provided adjacent to paved surfaces as shown on the project drawings. Where not detailed, the reveal shall be $\frac{1}{8}$ inch.

3.9 HORTICULTURAL CHEMICALS

- A. Herbicides: Herbicides shall be applied according to manufacturer's written instructions by an applicator licensed by the state of Arizona.

3.10 CLEANUP AND PROTECTION

- A. During landscape operations, keep adjacent paving and construction clean and work area in an orderly condition.
- B. Protect all plants and decomposed granite areas from damage due to landscape operations, operations by other contractors and trades, and others. Maintain protection during installation and maintenance periods. Treat, repair, or replace damaged items.
- C. Promptly remove soil and debris created by landscape work from paved areas. Clean wheels of vehicles before leaving site to avoid tracking soil onto roads, walks, or other paved areas.
- D. Erect barricades and warning signs as required, to protect newly landscaped areas from traffic.

3.11 DISPOSAL

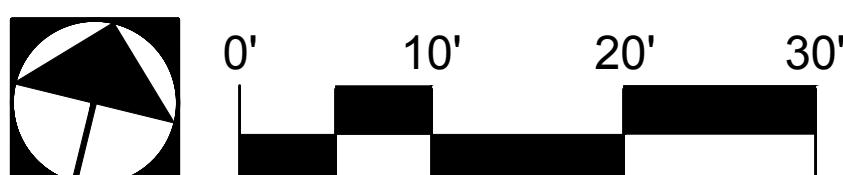
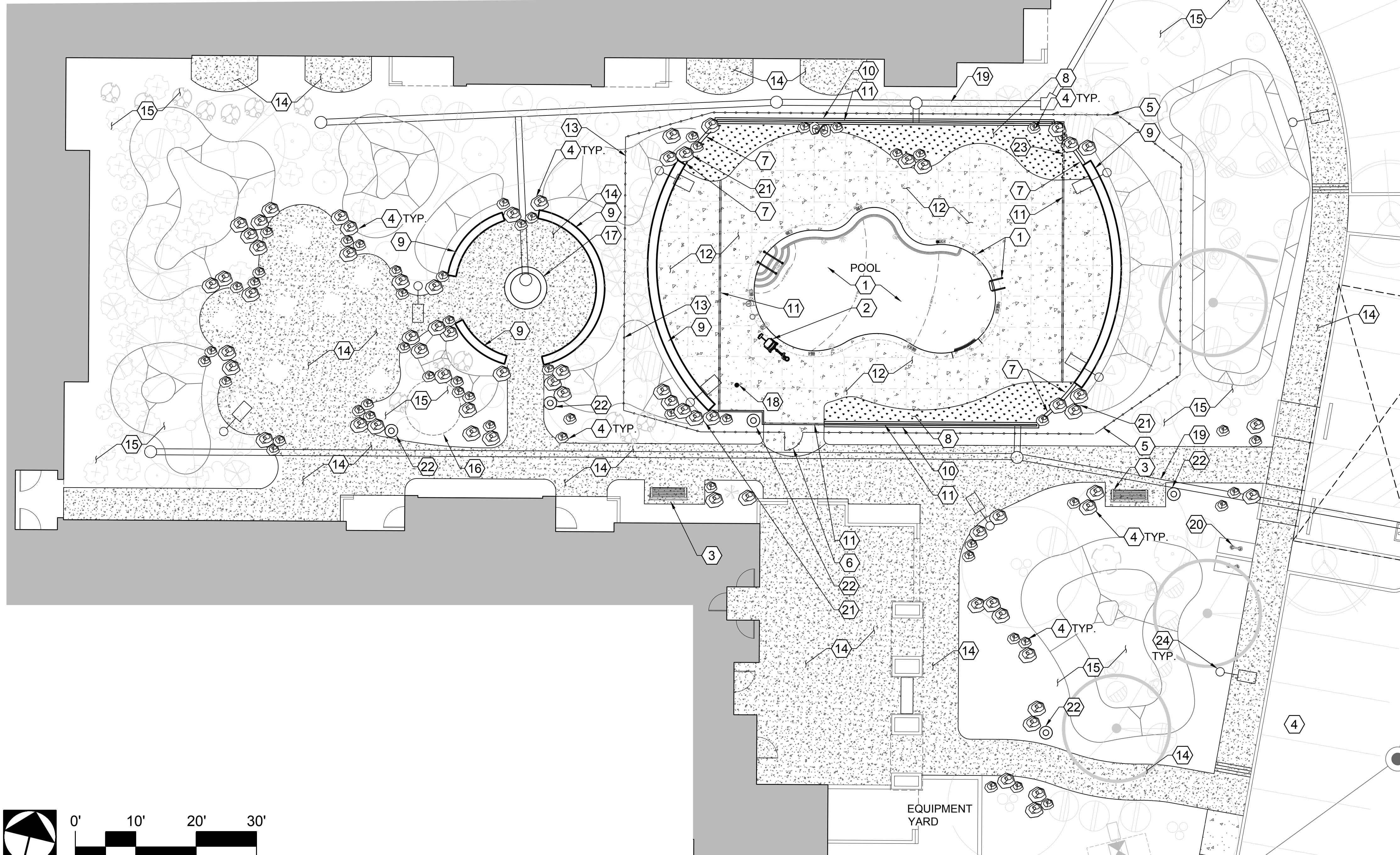
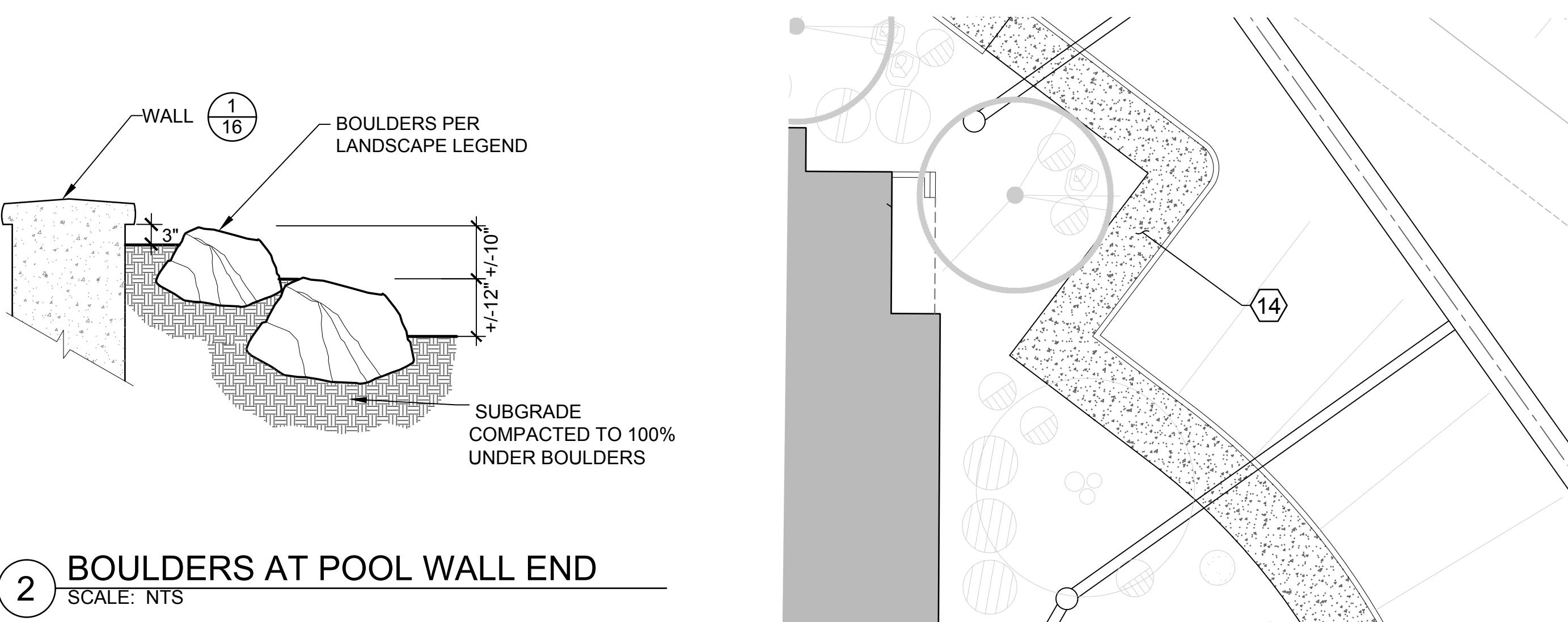
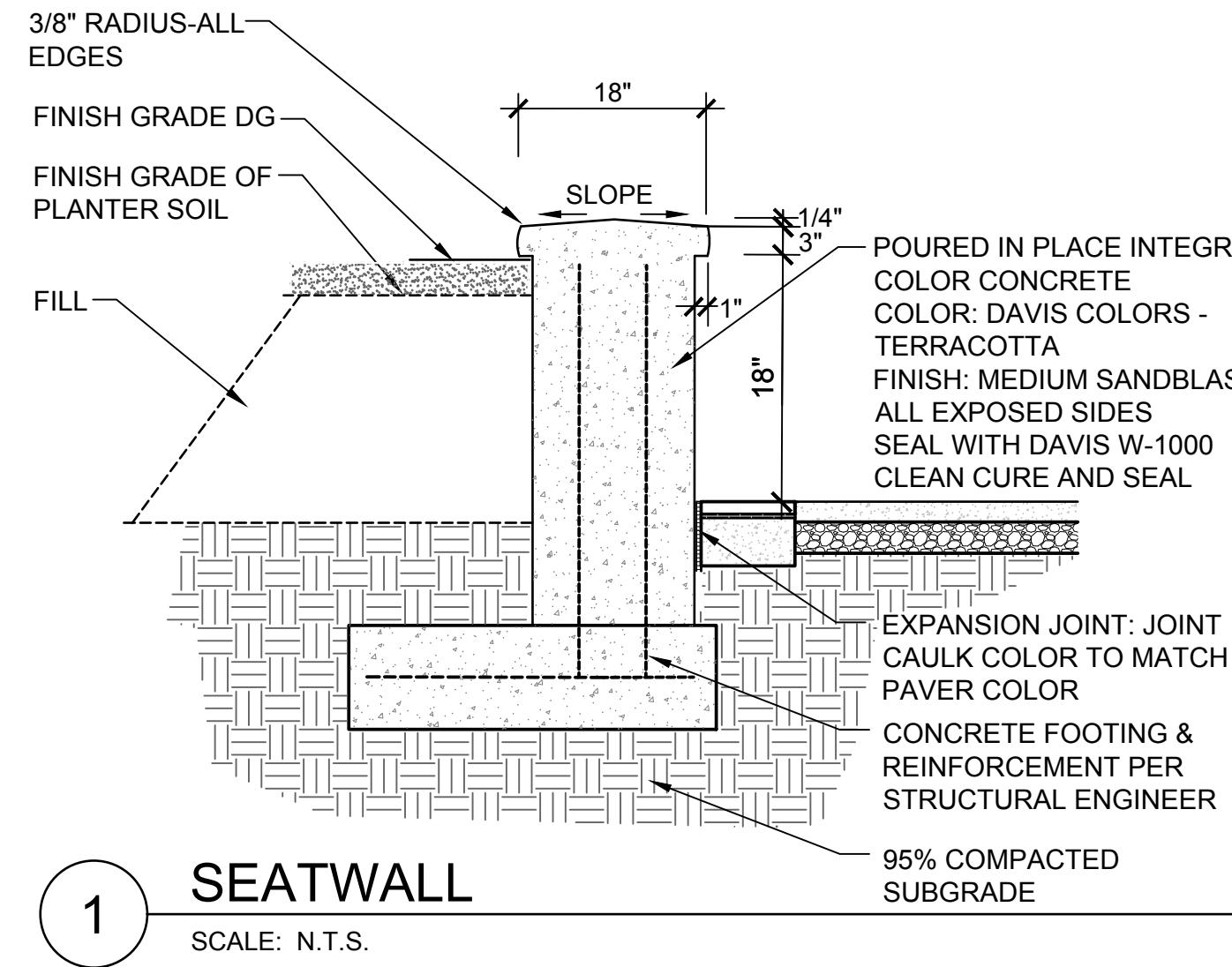
- A. Disposal: Remove surplus soil and waste material, including excess subsoil, unsuitable soil, trash, and debris and trimmings, and dispose of them legally off Owner's property.

LANDSCAPE PLAN ORO VALLEY ASSISTED LIVING COMMUNITY RANCHO VISTOSO NEIGHBORHOOD 3 - BLOCK 4, LOT 1

LOCATED IN A PORTION OF SECTION 31 AND 32, TOWNSHIP 11 SOUTH, RANGE 14 EAST,
GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

Sheet Title
LANDSCAPE PLAN
LANDSCAPE SPECIFICATIONS
File#185050HN-02 RV N 3 Inn Corp Clt Lot 102 Landscape/08 flp185050 rv3 lott 1 a living flp 14 ls specs.dwg

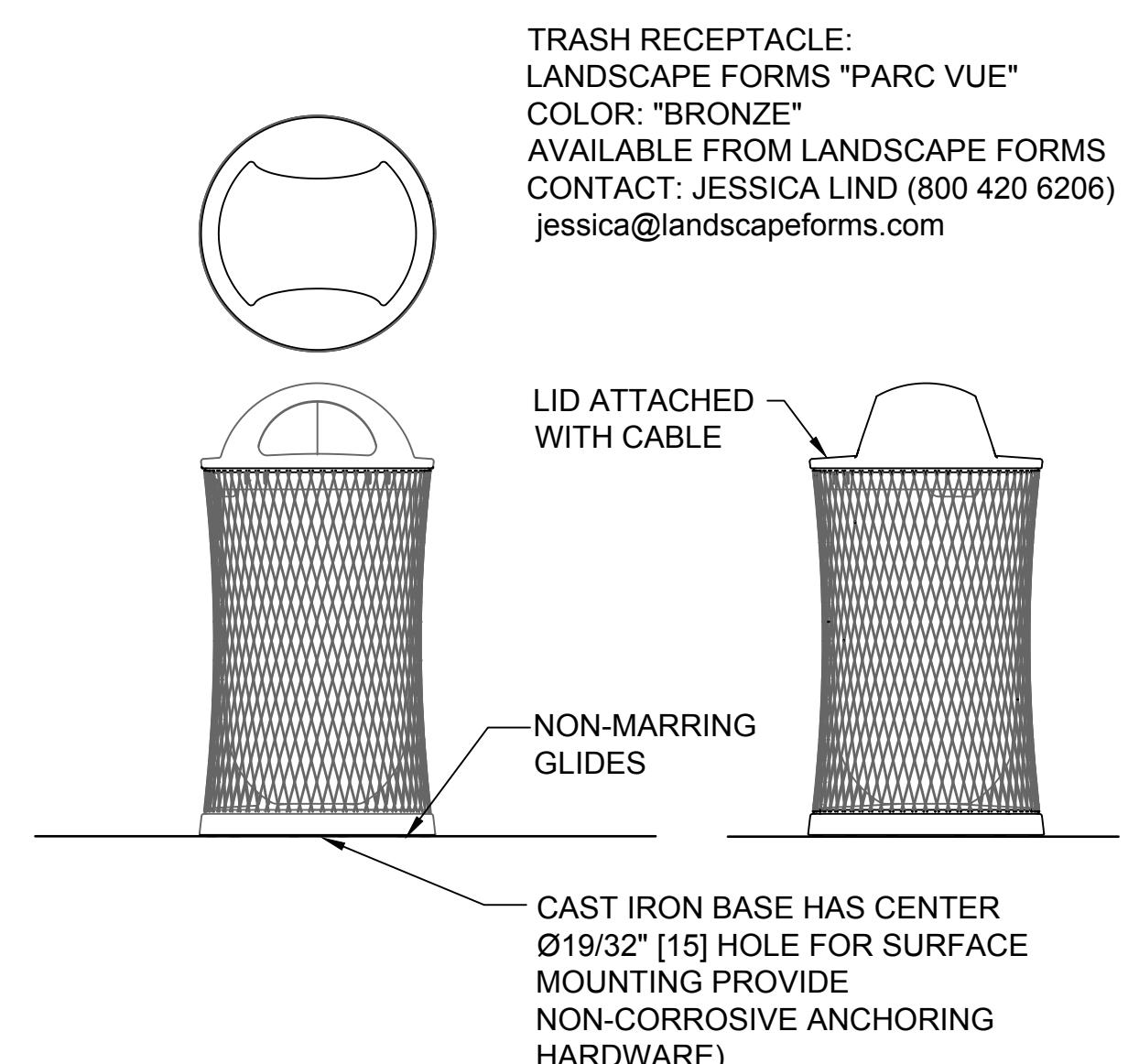
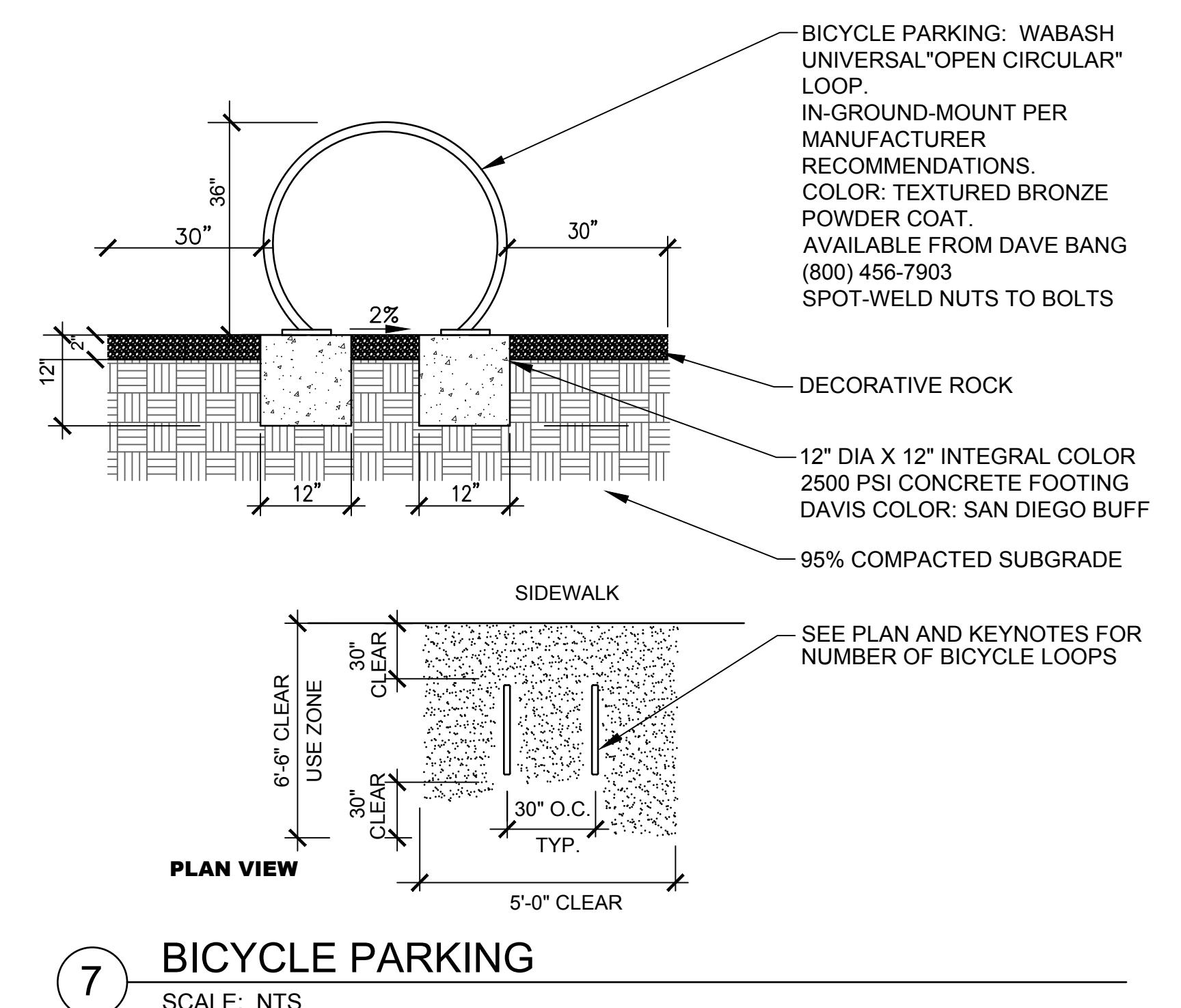
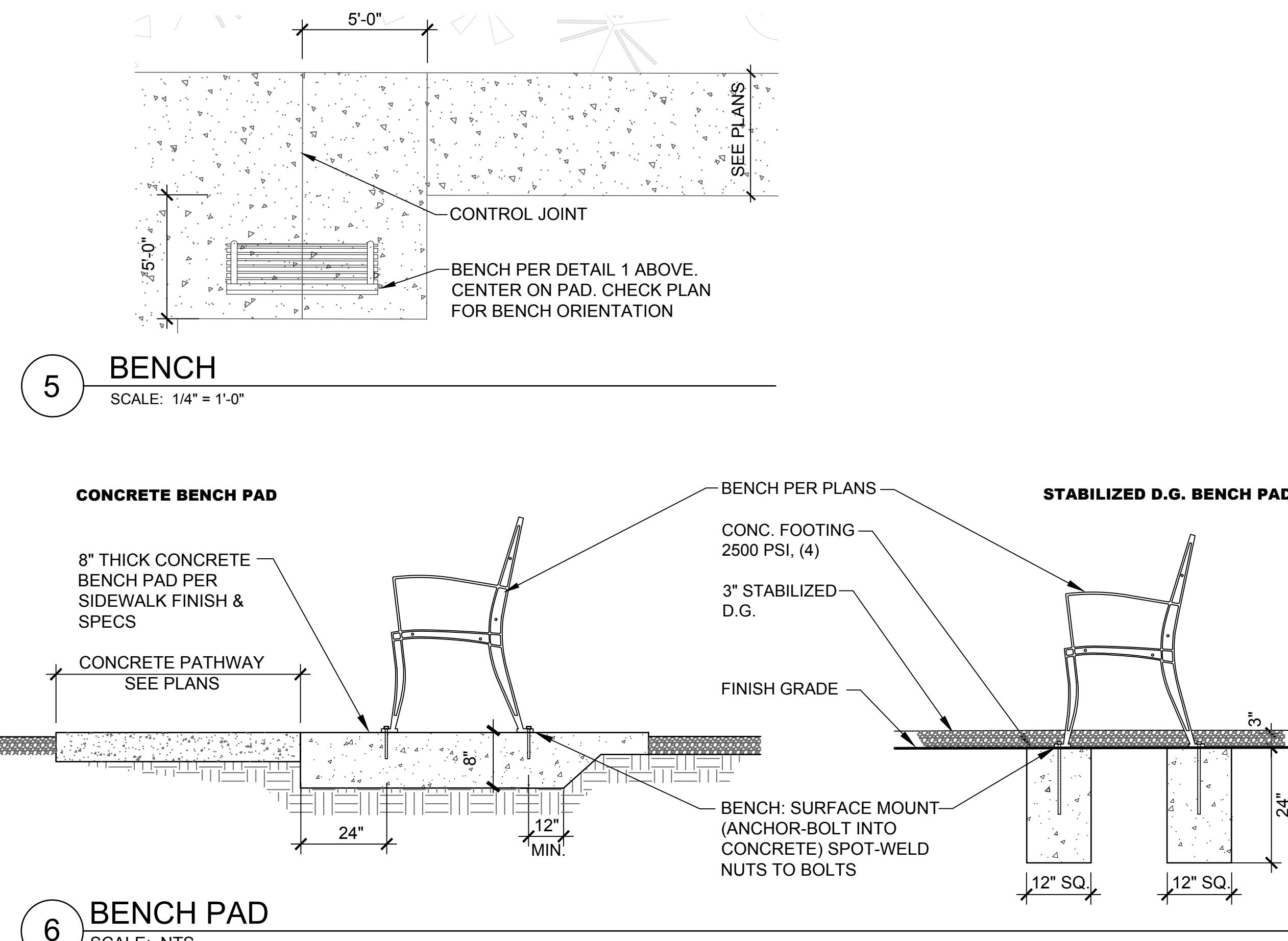
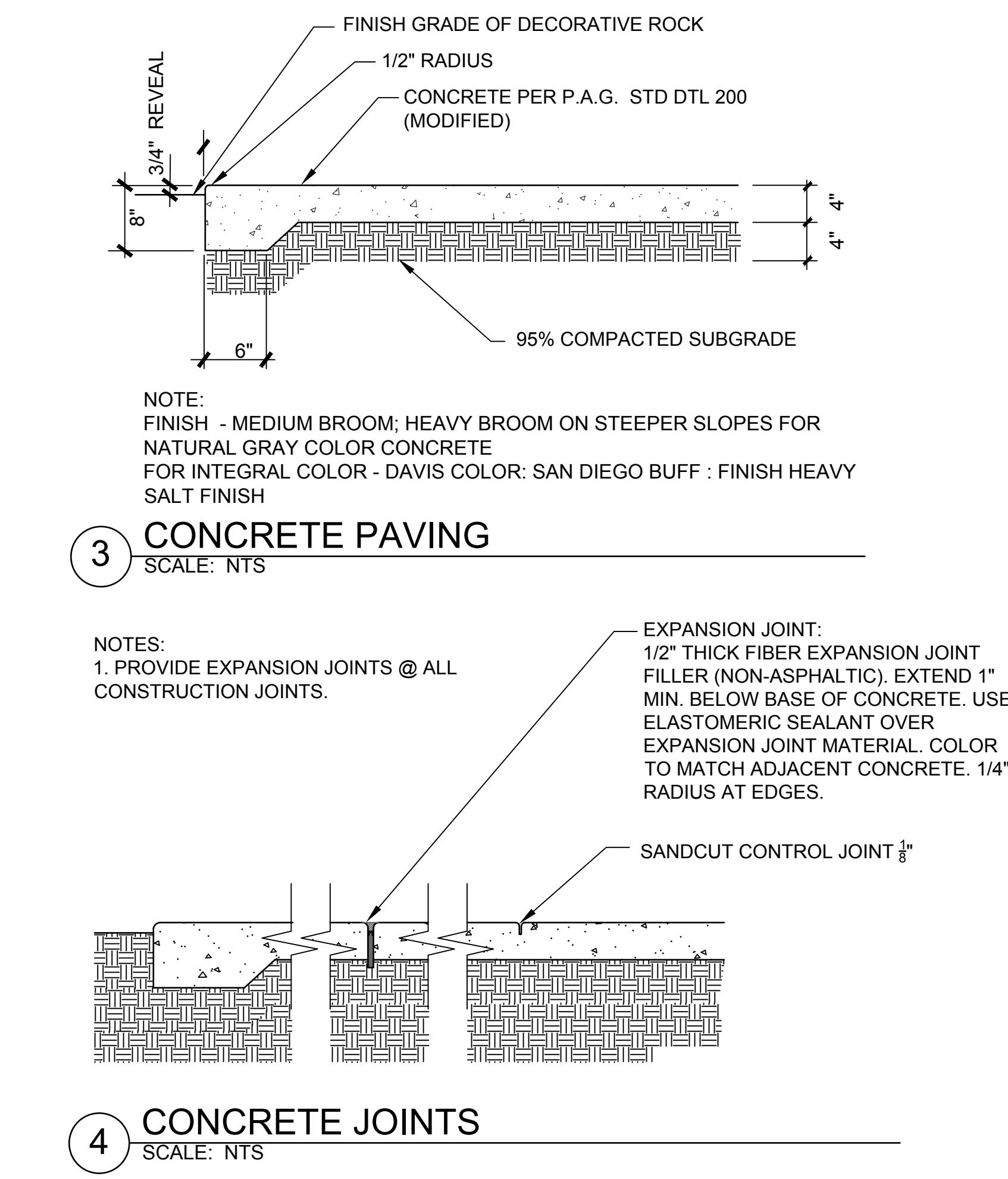
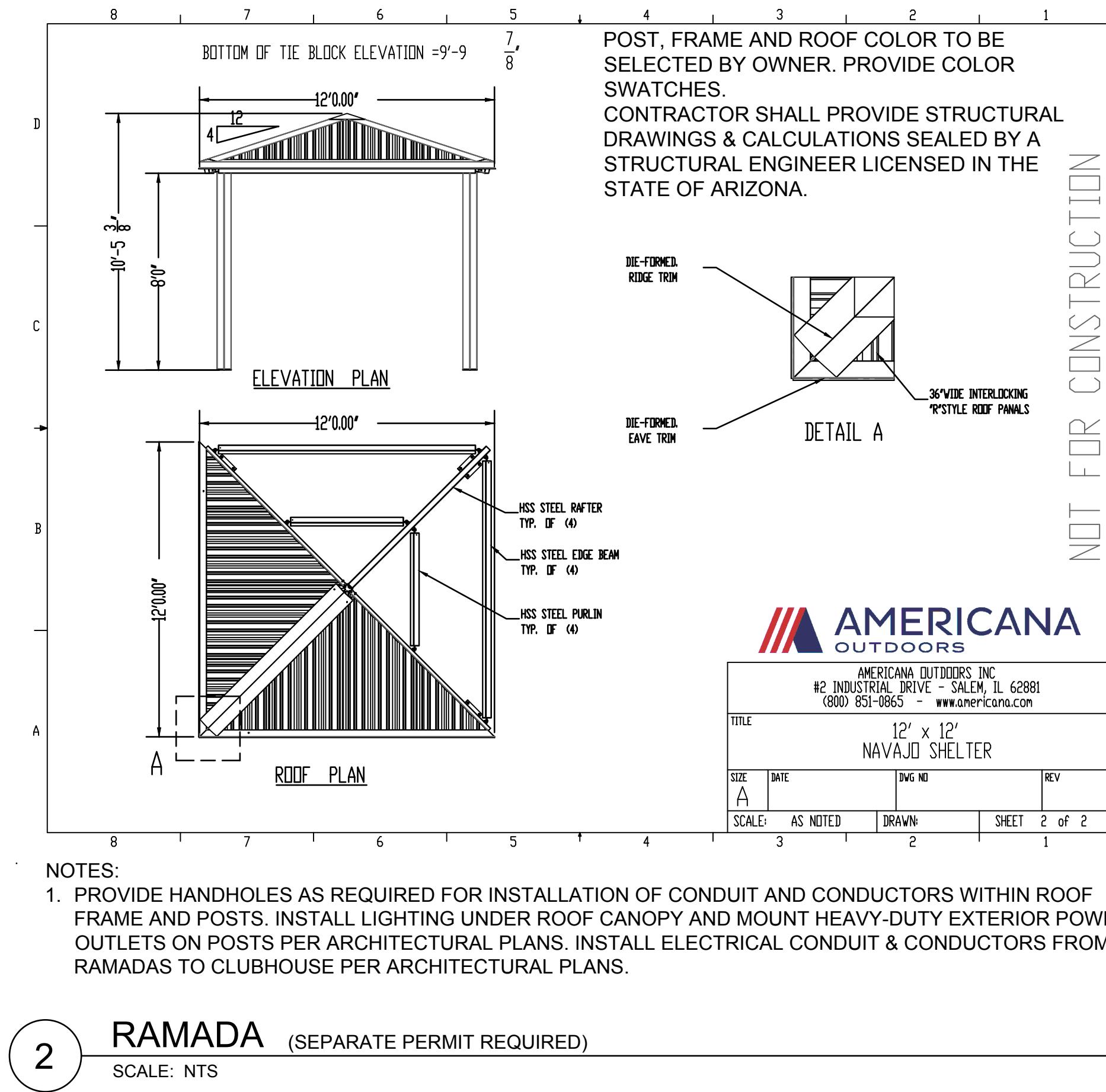
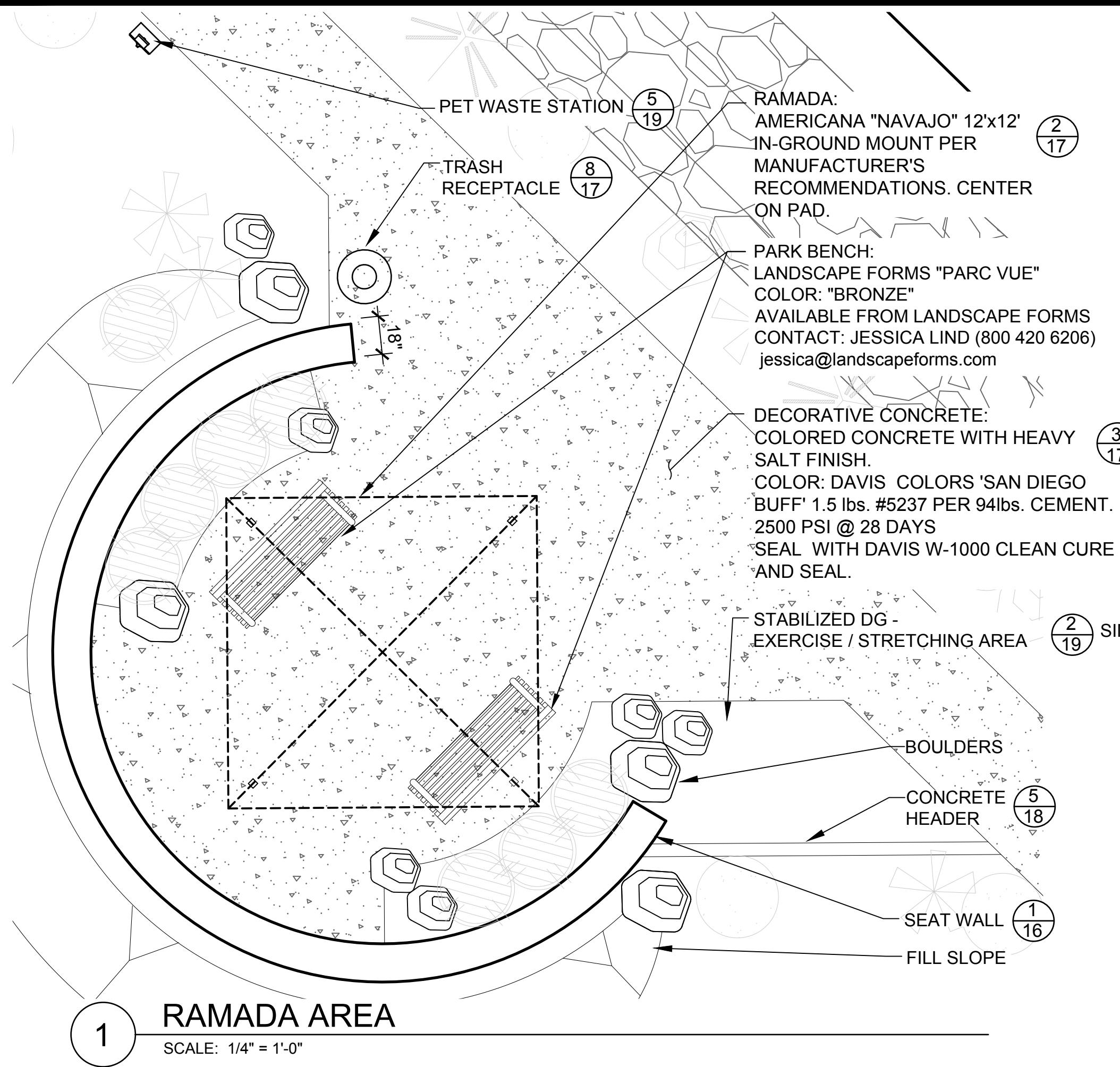
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Date MAY 2024
Designed By PNR / DH / CB
Checked By GLG



SITE PLAN KEYNOTES (THIS SHEET ONLY)

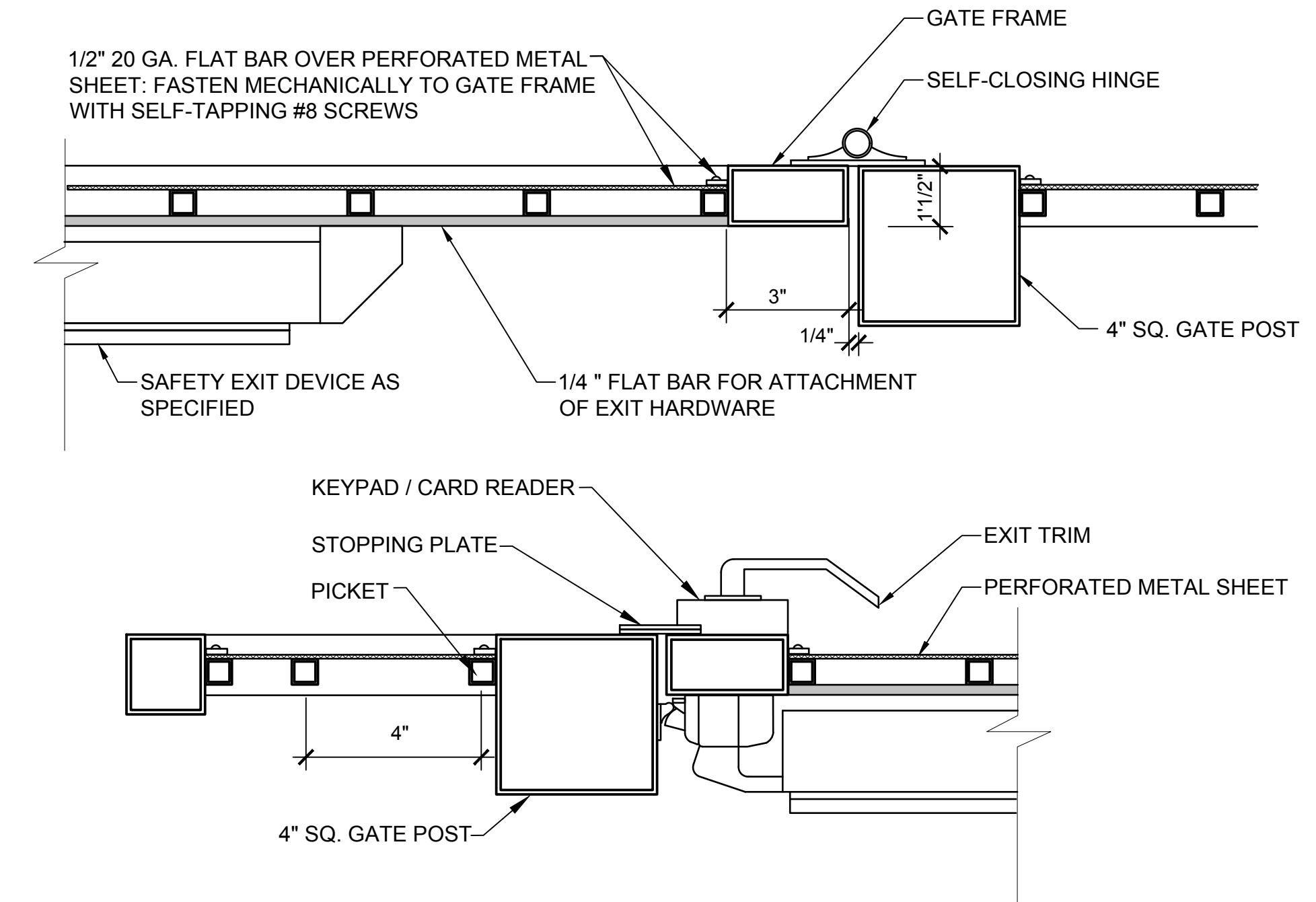
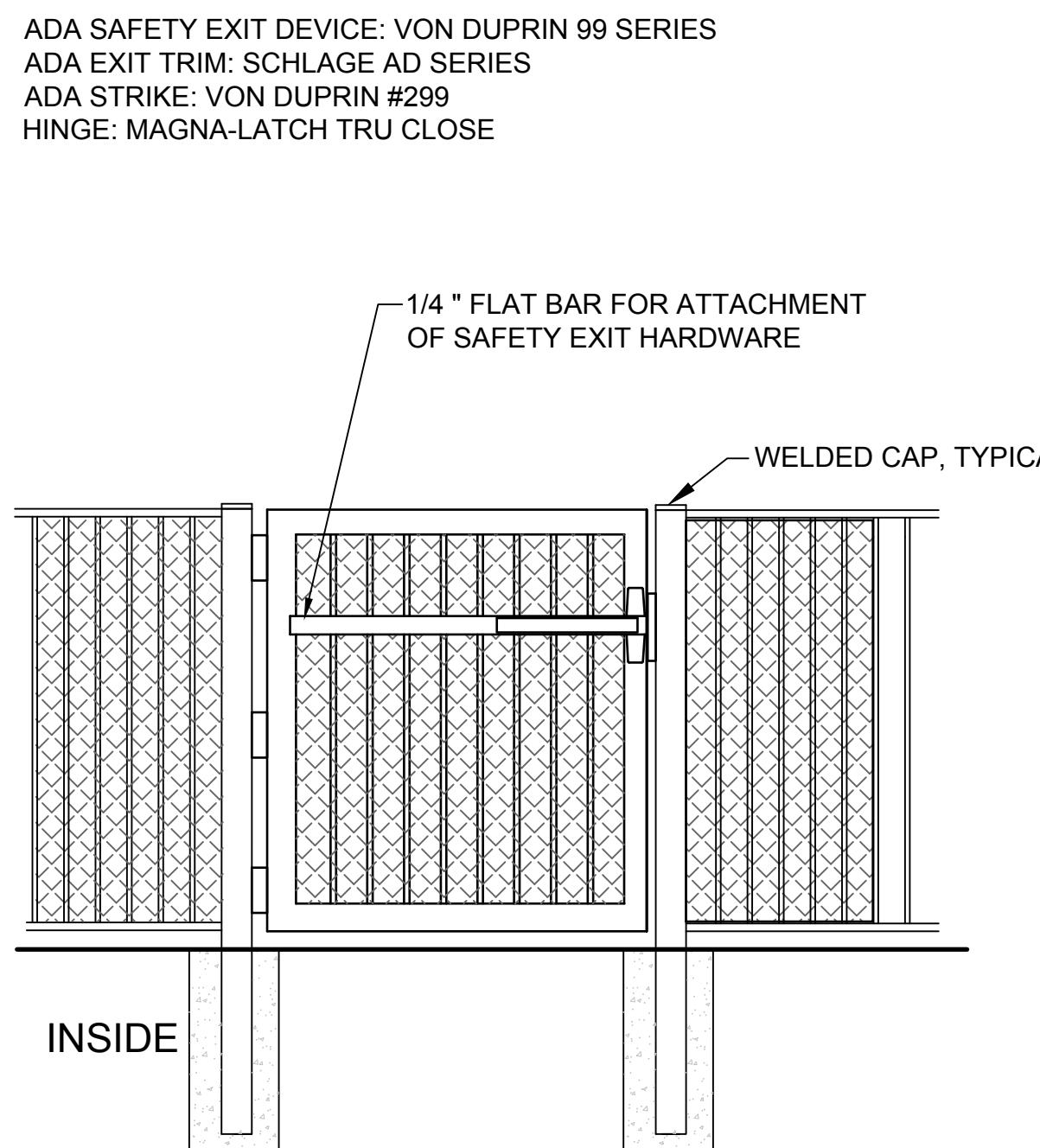
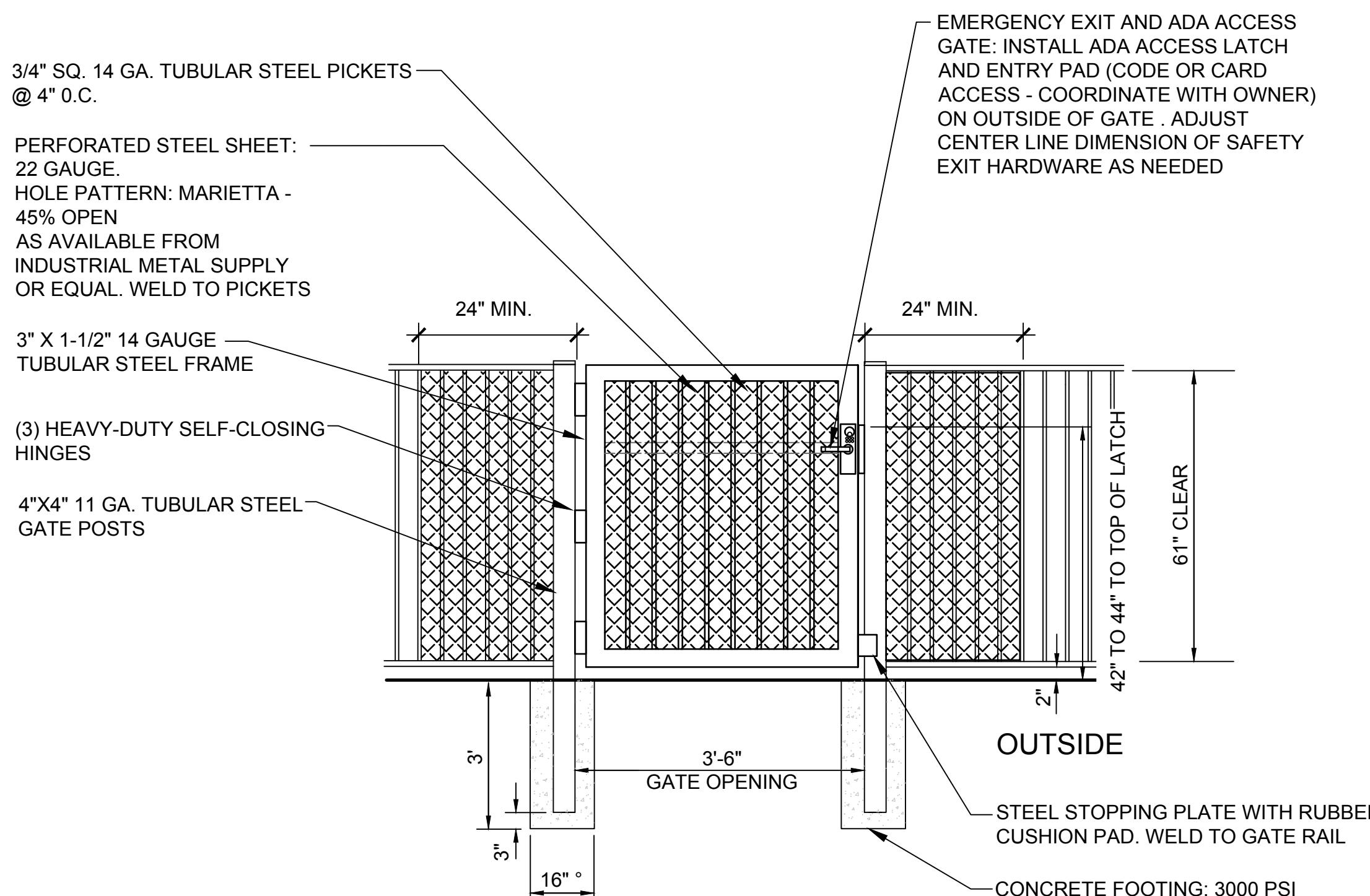
- ① POOL AND COPING BY SEPARATE POOL PLANS
- ② CHAIR LIFT BY SEPARATE POOL PLANS
- ③ PARK BENCH:
LANDSCAPE FORMS "PARC VUE"
COLOR: "BRONZE"
AVAILABLE FROM LANDSCAPE FORMS
CONTACT: JESSICA LIND (800 420 6206)
jessica@landscapeforms.com
- ④ BOULDER PER LANDSCAPE LEGEND
- ⑤ POOL FENCE 3 18
- ⑥ POOL GATE 1 18
- ⑦ CONCRETE HEADER 5 18
- ⑧ SYNTHETIC TURF 6 18
- ⑨ SEAT WALL 1 16
- ⑩ TRENCH DRAIN HEADER 7 19
- ⑪ TRENCH DRAIN:
NDS -MINI CHANNEL TRENCH DRAIN WITH CHANNEL GRATE
(ADA COMPLIANT) #544 (SAND), CHANNEL DRAINS, CATCH
BASIN AND SCH. 40 PVC DRAIN PIPE AND ASSOCIATED
FITTINGS AND COMPONENTS.
INSTALL PER MANUFACTURERS RECOMMENDATIONS.
- ⑫ CONCRETE DECK WITH XCEL COATING - SLIP RESISTANT.
XCEL COATING INSTALL PER MANUFACTURERS RECOMMENDATION.
COLOR: EARTHEN / BEIGE TO BE SELECTED BY OWNER'S
REPRESENTATIVE
POOL COPING AND BOND BEAM BY POOL DESIGNER.
- CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF CONCRETE
EXPANSION AND CONTRACTION JOINT PATTERNS FOR OWNER APPROVAL
- ⑬ STEP FENCE AT SLOPES TO MAINTAIN REQUIRED CLEARANCES
- ⑭ DECORATIVE CONCRETE:
COLORED CONCRETE WITH HEAVY SALT FINISH.
COLOR: DAVIS 'SAN DIEGO BUFF' 1.5 lbs. #5237 3 17 4 17
- ⑮ DECORATIVE ROCK / DECOMPOSED GRANITE MULCH
PER LANDSCAPE LEGEND
- ⑯ ART LOCATION
- ⑰ FIRE PIT:
INSTALL 30" STAINLESS STEEL HIGH CAPACITY FIRE PIT RING BY
FLAME CREATION OR EQUAL. PROVIDE HIGH-CAPACITY SMART
IGNITION REMOTE CONTROL SYSTEM TO BE INSTALLED PER
MANUFACTURER'S RECOMMENDATIONS. COORDINATE LOCATIONS
OF ALL COMPONENTS WITH OWNER PRIOR TO INSTALLATION
- ⑱ SHOWER:
MOST DEPENDABLE FOUNTAINS ACCESSIBLE POOL SHOWER
MODEL # 565SS
COLOR: 'STAINLESS STEEL'
SURFACE-MOUNT PER MANUFACTURER'S RECOMMENDATIONS
- ⑲ AREA DRAIN SYSTEM-SEE CIVIL PLANS
- ⑳ BIKE PARKING 7 17
- ㉑ BOULDERS AT WALL END 2 16
- ㉒ TRASH RECEPTACLE 8 17
- ㉓ SUB-SURFACE DRAIN PIPE CONNECTION PER TRENCH DRAIN
MANUFACTURER'S RECOMMENDATIONS
- ㉔ LIGHT POLE BY ELECTRICAL PLANS

LANDSCAPE PLAN
ORO VALLEY ASSISTED LIVING COMMUNITY
RANCHO VISTOSO NEIGHBORHOOD 3 - BLOCK 4, LOT 1
LOCATED IN A PORTION OF SECTION 31 AND 32, TOWNSHIP 11 SOUTH, RANGE 14 EAST,
GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA



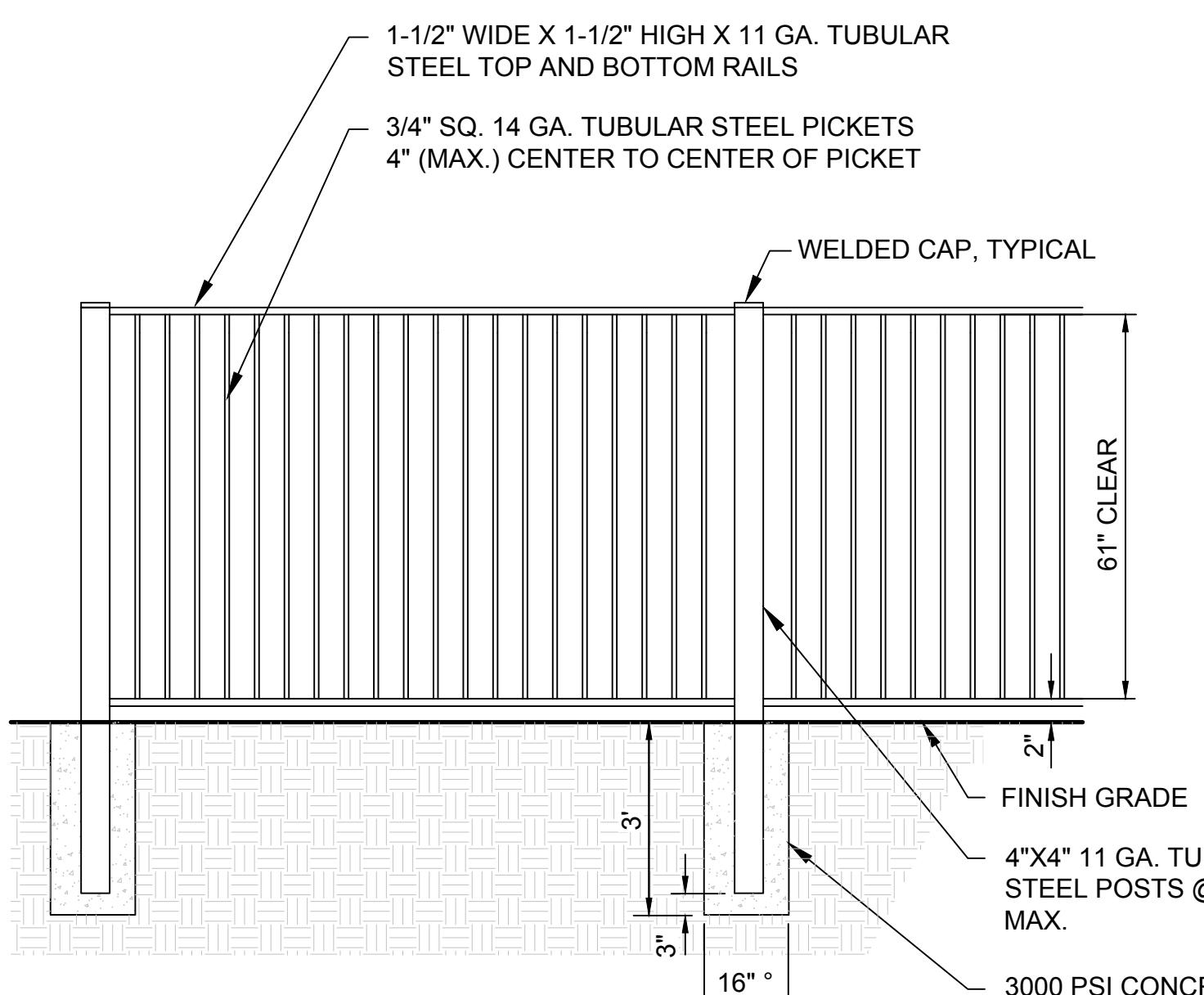
LANDSCAPE PLAN
ORO VALLEY ASSISTED LIVING COMMUNITY
RANCHO VISTOSO NEIGHBORHOOD 3 - BLOCK 4, LOT 1
LOCATED IN A PORTION OF SECTION 31 AND 32, TOWNSHIP 11 SOUTH, RANGE 14 EAST, GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA





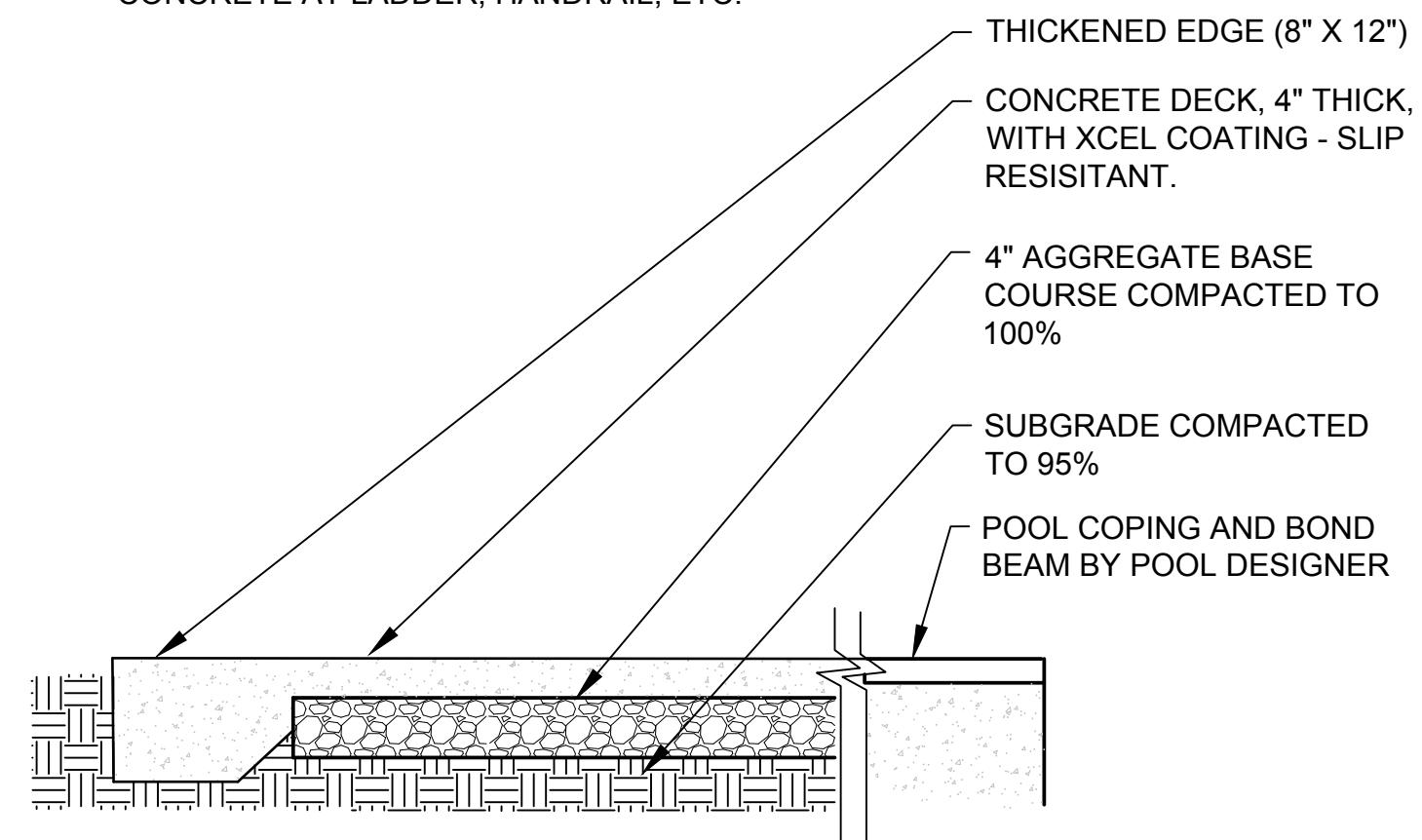
1 POOL GATE ELEVATIONS

SCALE: NTS



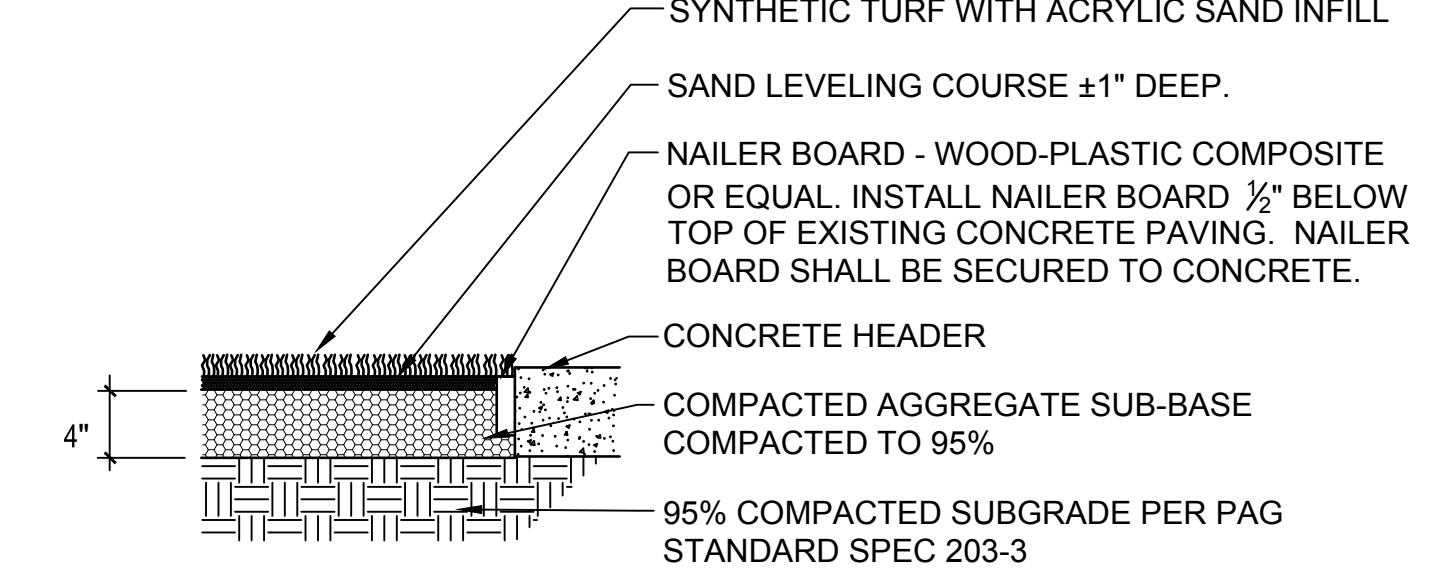
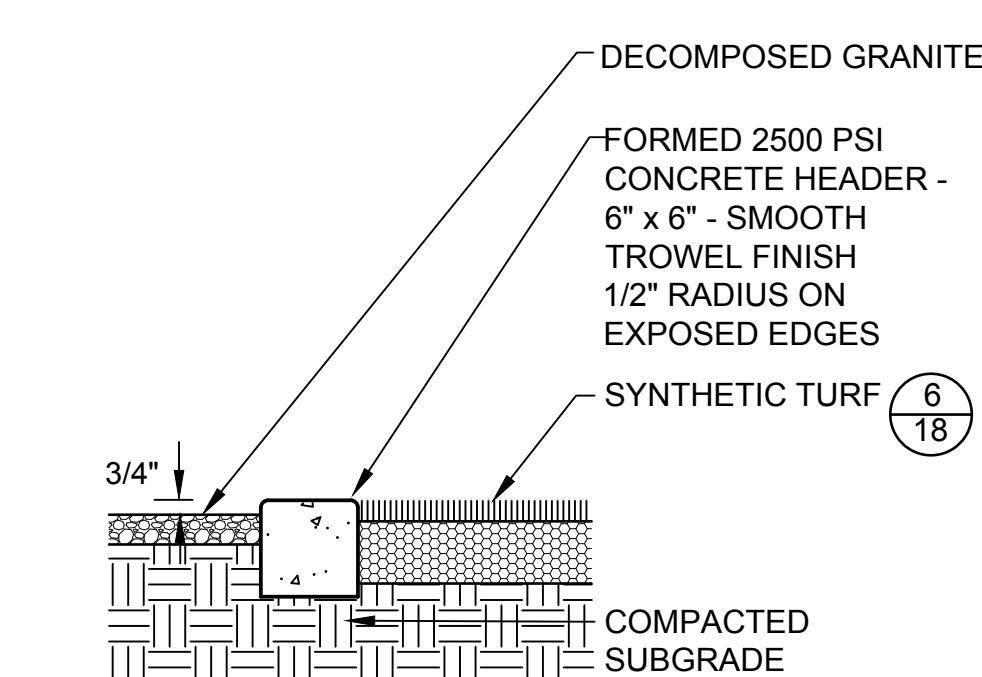
NOTES:
1. FENCE SHALL MEET PIMA COUNTY SEMI-PUBLIC POOL ENCLOSURE CODE
2. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL
3. GRIND ALL WELDS AND EDGES SMOOTH
4. PRIME AND FIELD PAINT WITH ELECTROSTATIC FINISH PER PAG SECTION 1002. COLOR BY OWNER
5. PAINT COLOR: BLACK (MATTE) OR AS DIRECTED BY OWNER
6. STEP FENCE AT SLOPES TO MAINTAIN CLEARANCES

NOTES:
1. REFER TO POOL PLANS FOR THICKENED CONCRETE AT LADDER, HANDRAIL, ETC.



5 CONCRETE HEADER

SCALE: NTS



NOTES:
1. INSTALL SYNTHETIC GRASS PER MANUFACTURER'S RECOMMENDATIONS.
2. EDGE OF TURF SHALL BE SECURED TO NAILER BOARD WITH MECHANICAL FASTENERS AT 8" ON CENTER MINIMUM, PER MANUFACTURER'S RECOMMENDATION.

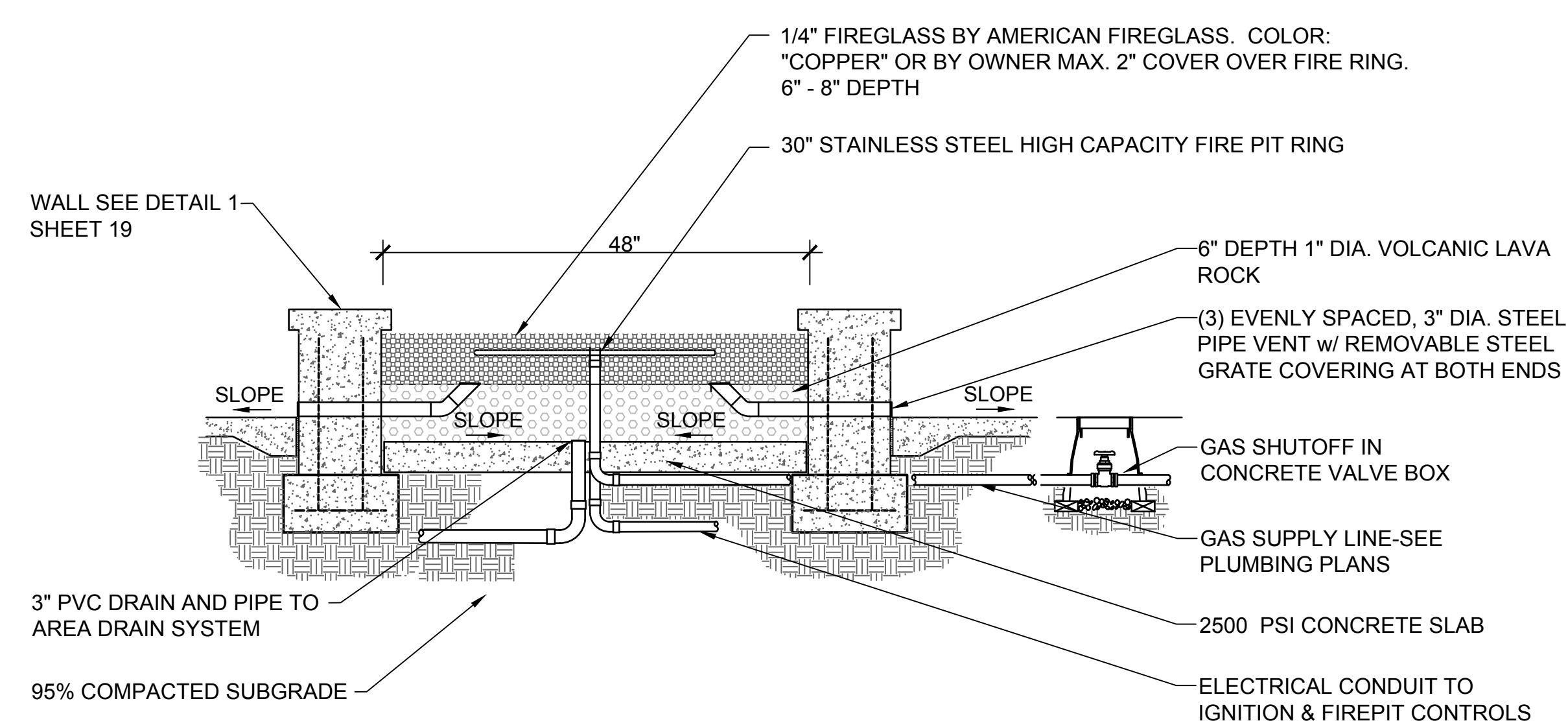
6 SYNTHETIC TURF

SCALE: NTS

LANDSCAPE PLAN
ORO VALLEY ASSISTED LIVING COMMUNITY
RANCHO VISTOSO NEIGHBORHOOD 3 - BLOCK 4, LOT 1
LOCATED IN A PORTION OF SECTION 31 AND 32, TOWNSHIP 11 SOUTH, RANGE 14 EAST,
GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

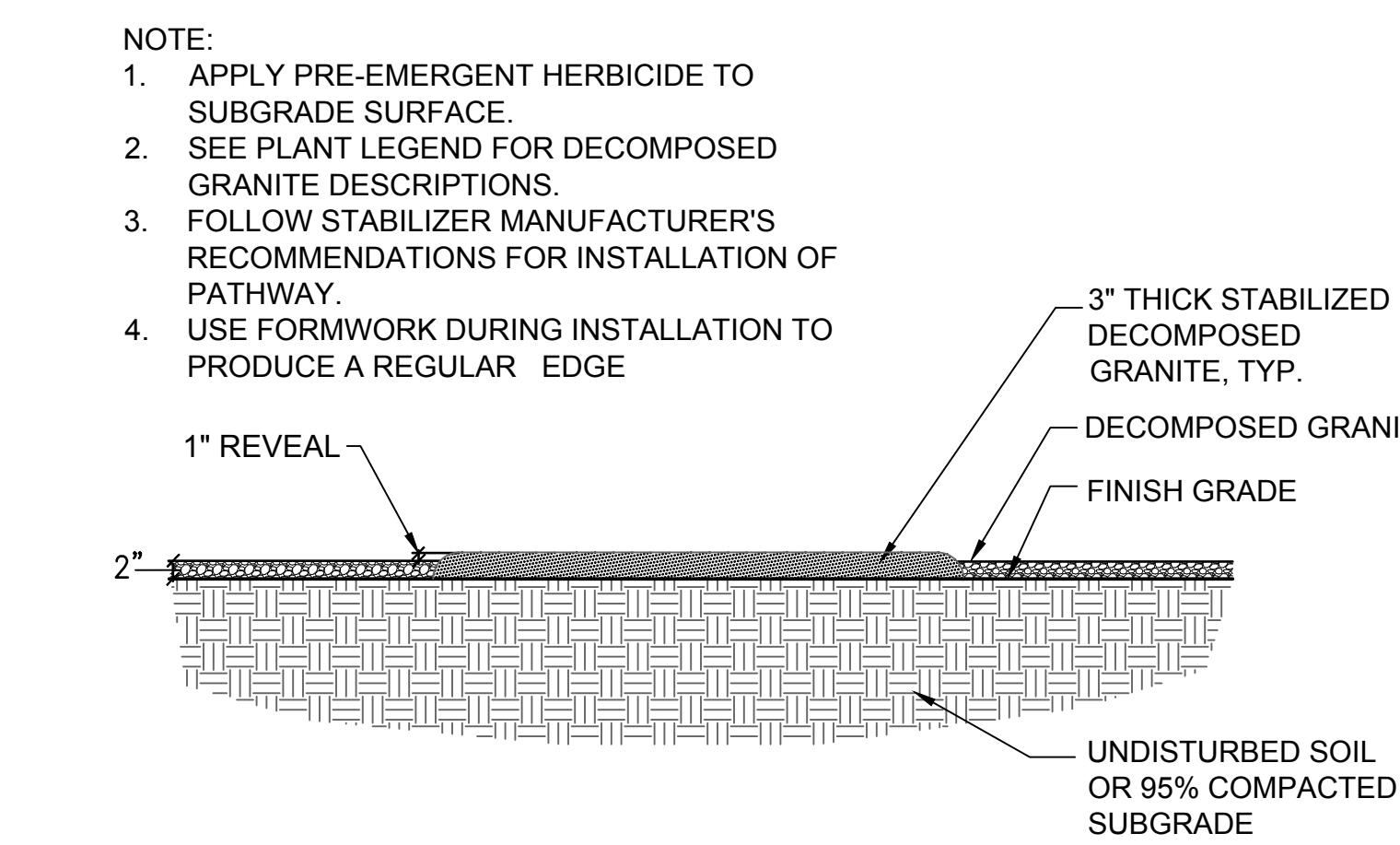
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OV12-12-20 2301036
OV12-06-14B
OV09-07-07





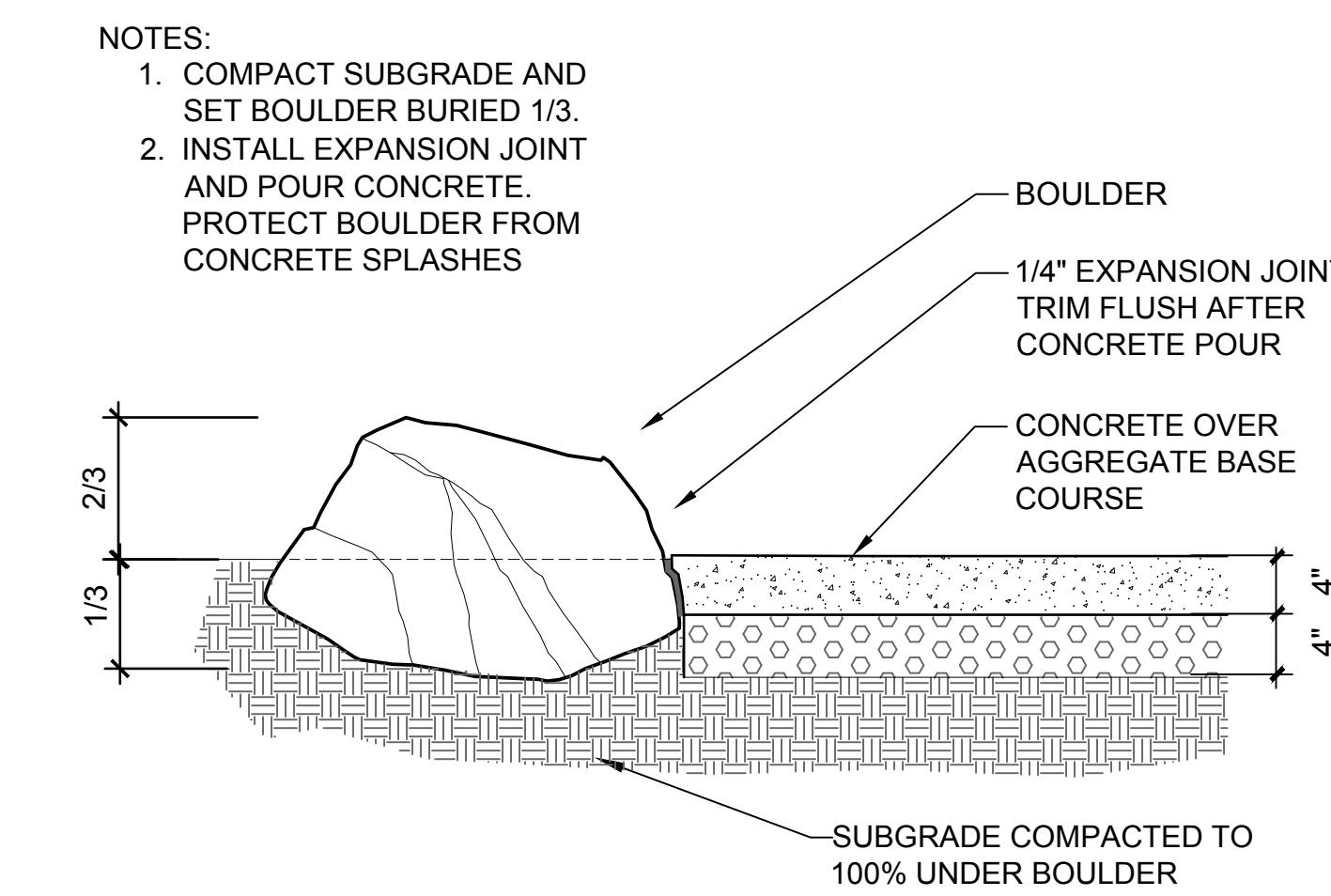
1 FIRE PIT

SCALE: N.T.S.



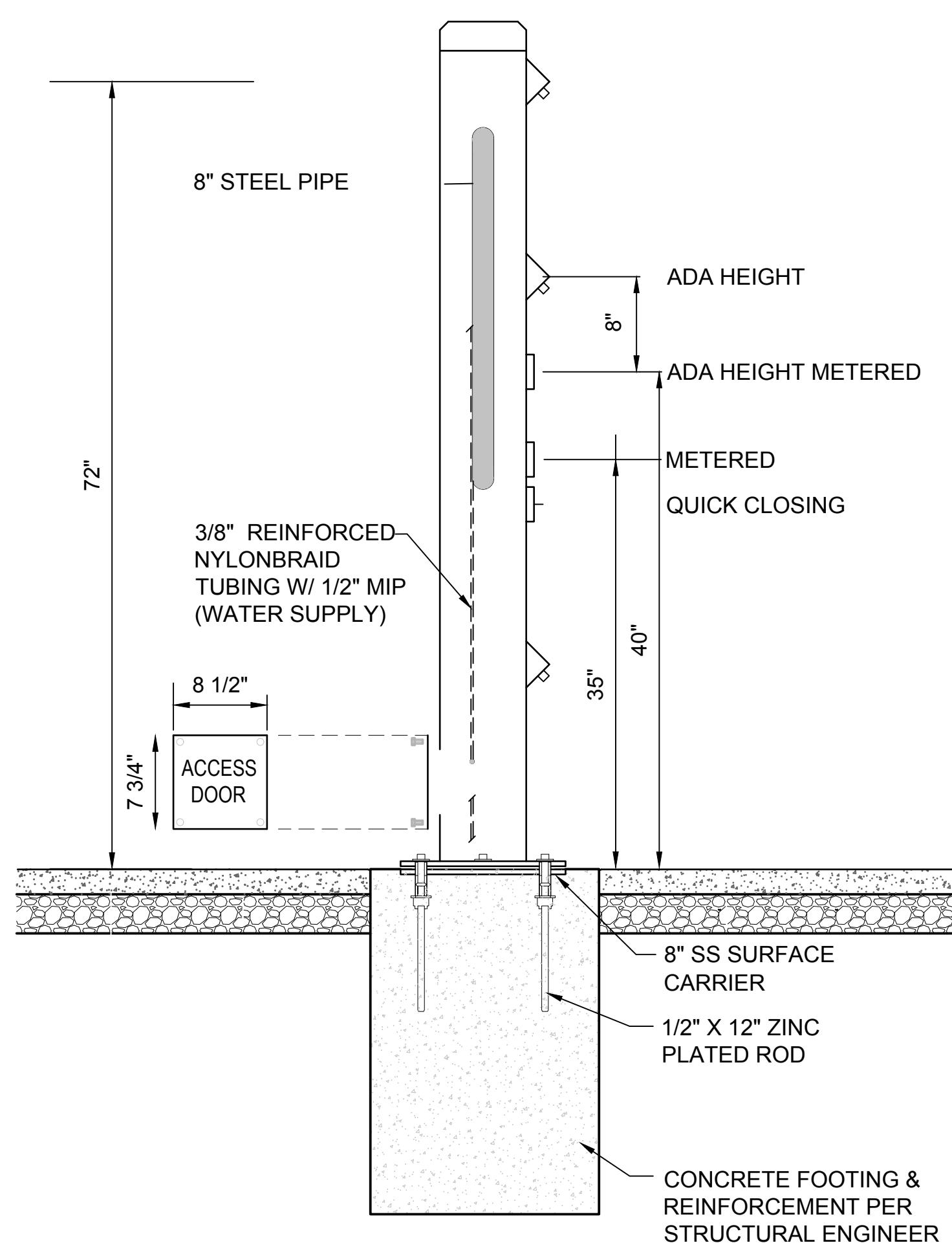
2 STABILIZED DECOMPOSED GRANITE PATHWAY

SCALE: N.T.S.



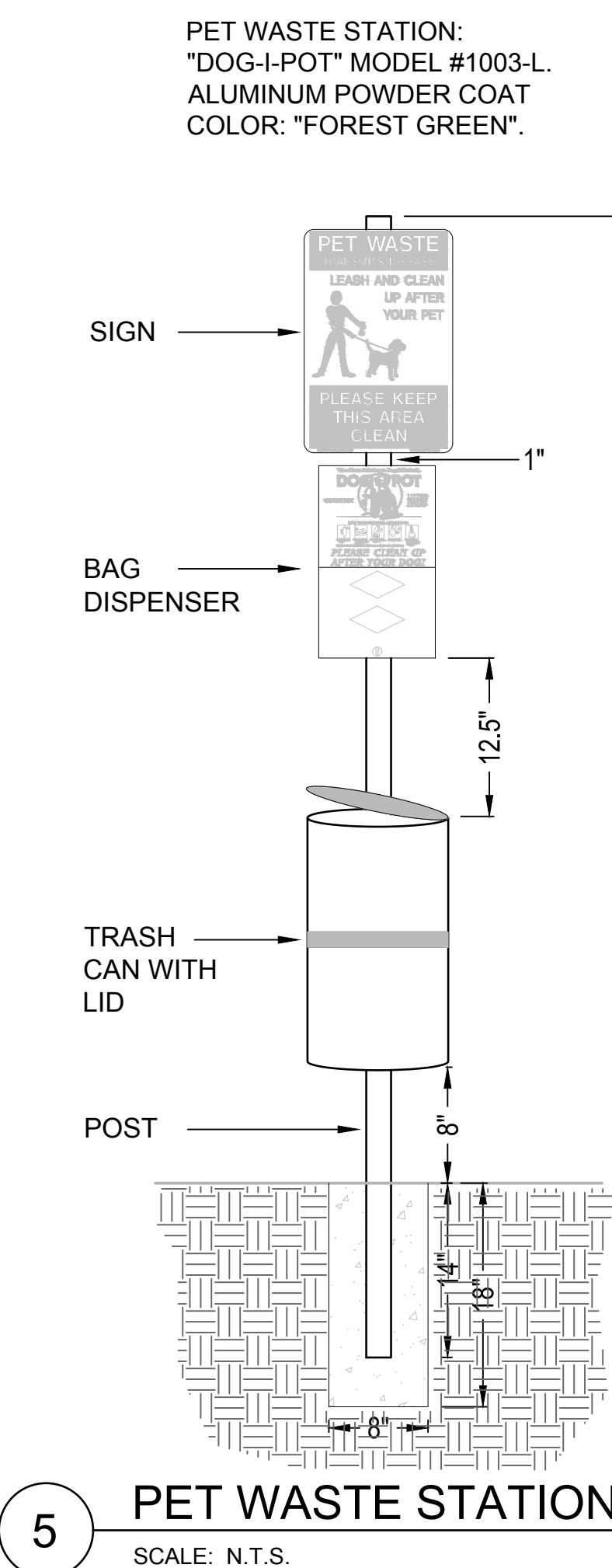
3 BOULDER IN CONCRETE SIDEWALK

SCALE: N.T.S.



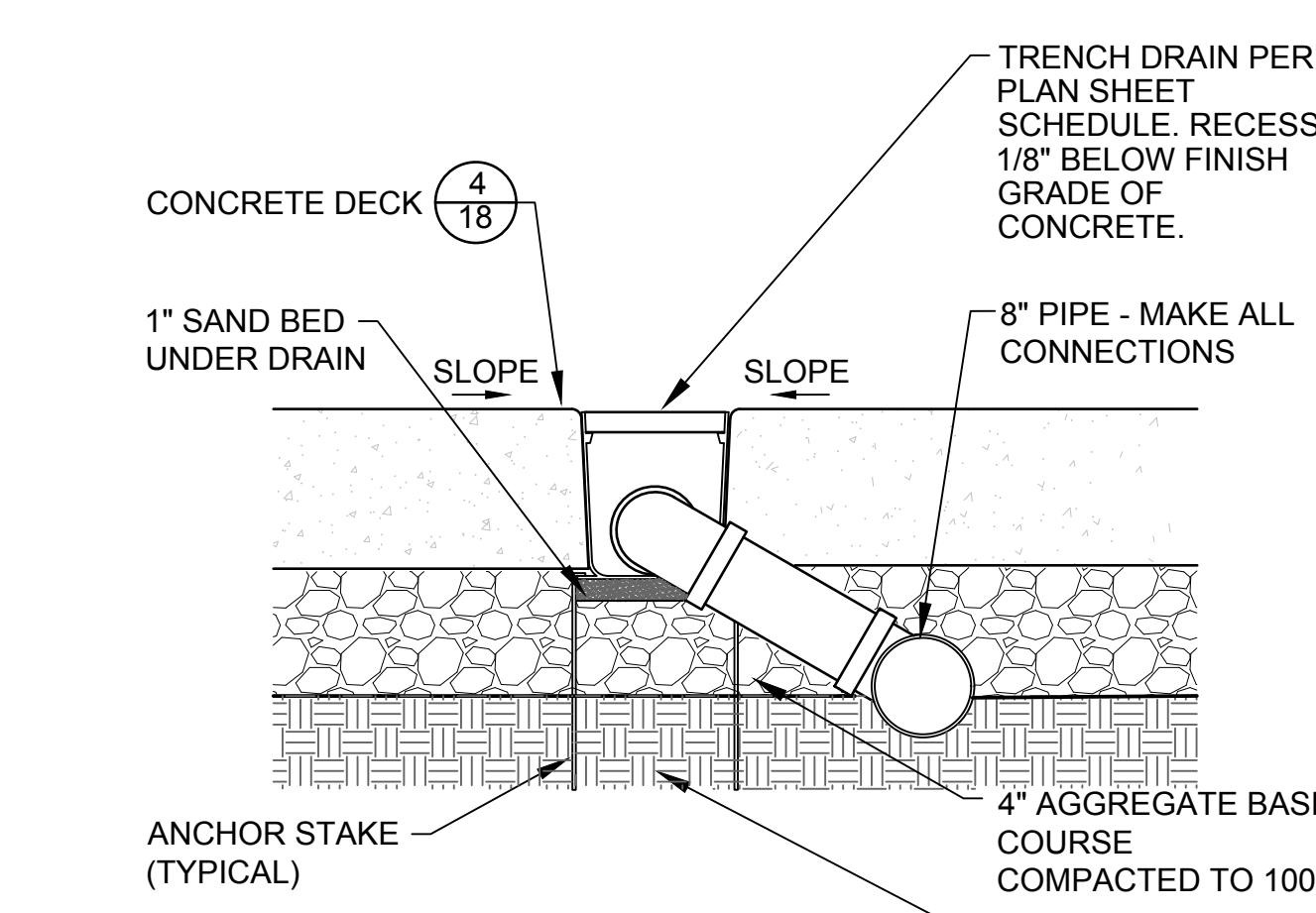
4 ADA SHOWER

SCALE: N.T.S.



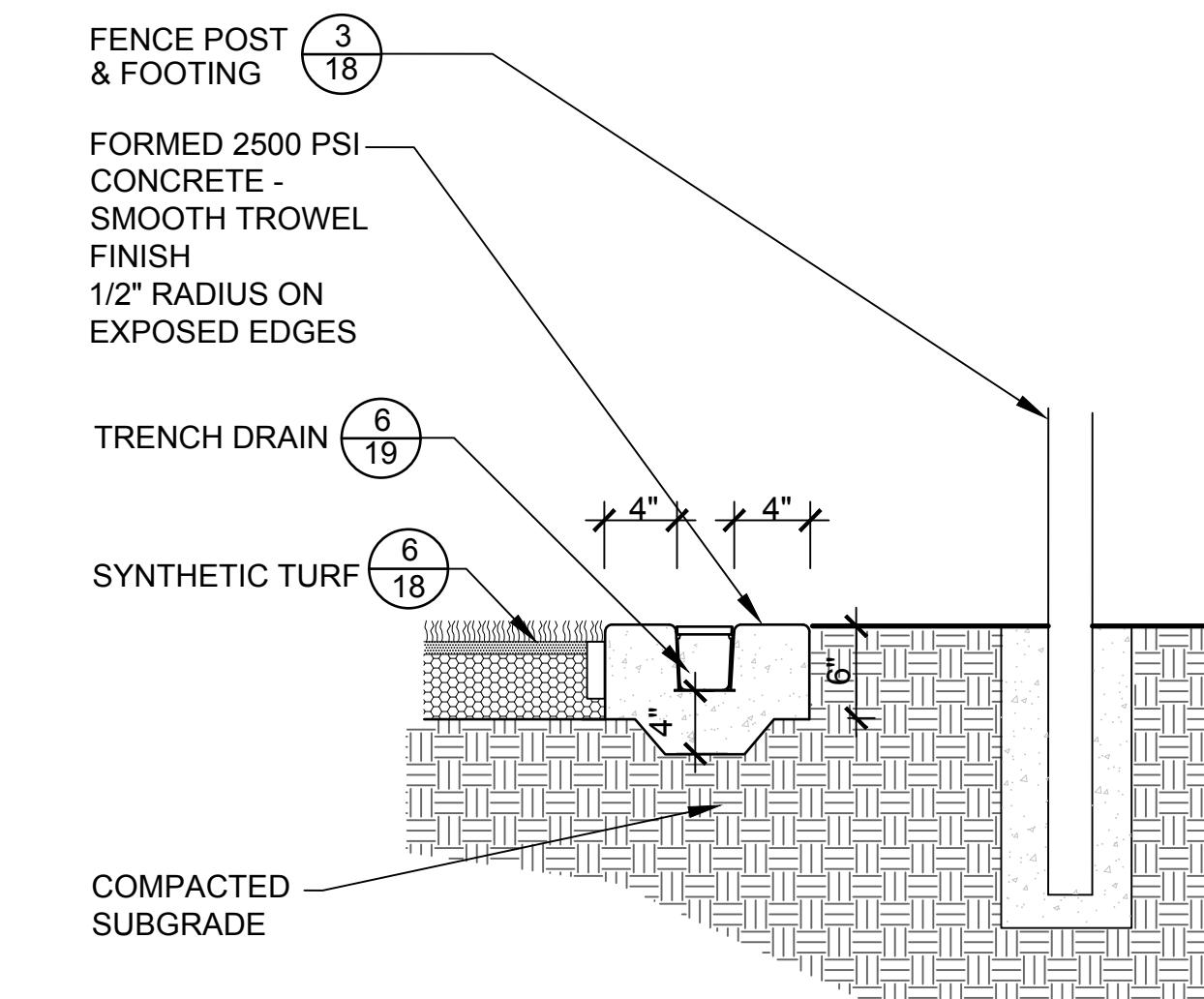
5 PET WASTE STATION

SCALE: N.T.S.



6 POOL TRENCH DRAIN

SCALE: N.T.S.



7 TRENCH DRAIN HEADER

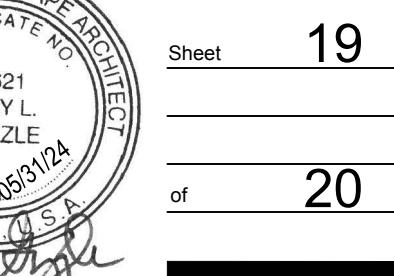
SCALE: N.T.S.

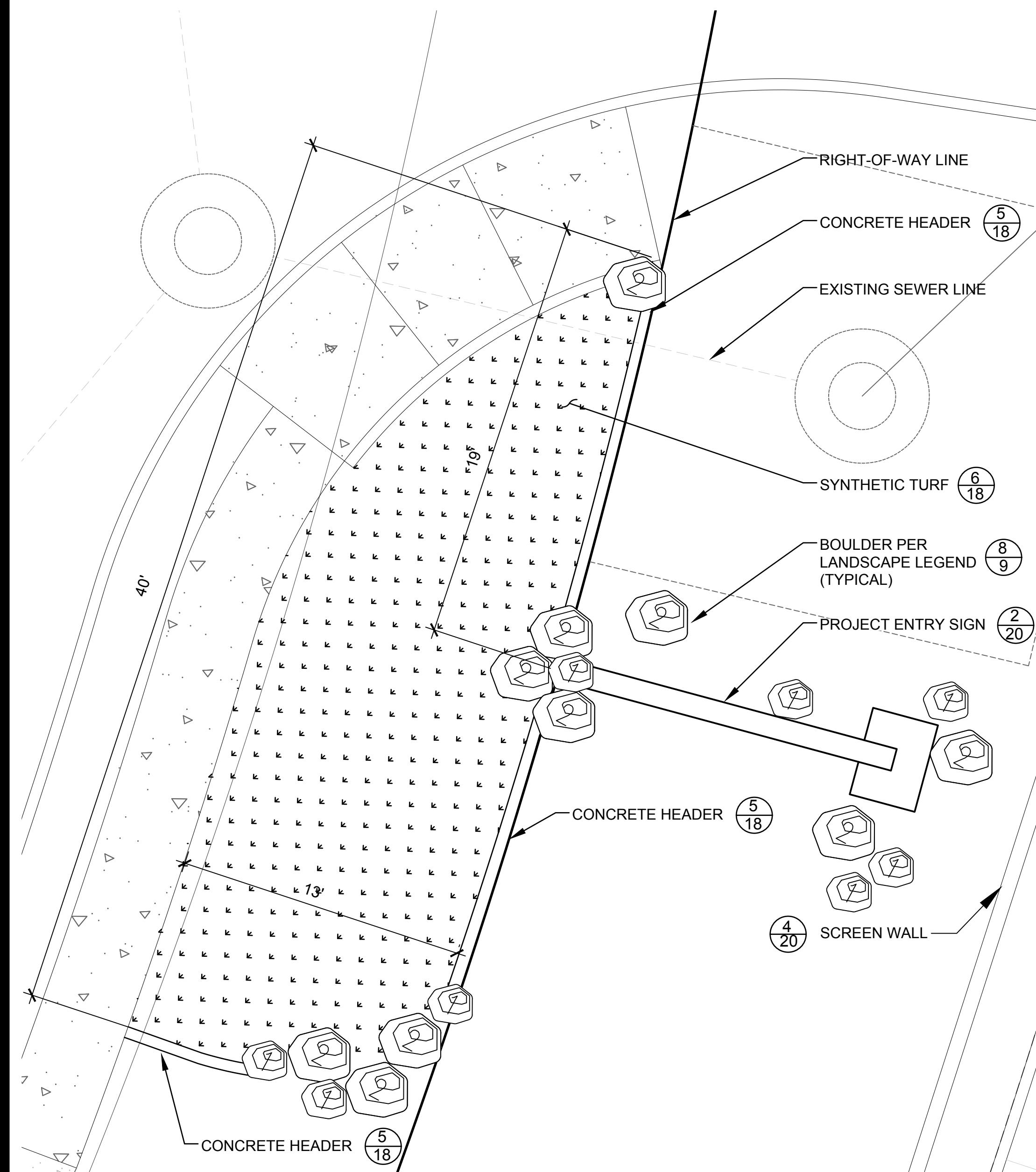
LANDSCAPE PLAN
ORO VALLEY ASSISTED LIVING COMMUNITY
RANCHO VISTOSO NEIGHBORHOOD 3 - BLOCK 4, LOT 1
LOCATED IN A PORTION OF SECTION 31 AND 32, TOWNSHIP 11 SOUTH, RANGE 14 EAST,
GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

REFERENCE NUMBER:
OV12-12-20 2301036
OV12-06-14B
OV09-07-07



| No. | Date | Item | Scale | N/A |
|-------------|---------------|------|-------|-----------------|
| Job No. | 185050-HN-02 | | | 2522 |
| Date | MAY 2024 | | | GARY L. GRIZZLE |
| Designed By | PNR / DH / CB | | | 05/03/24 |
| Checked By | GLG | | | |



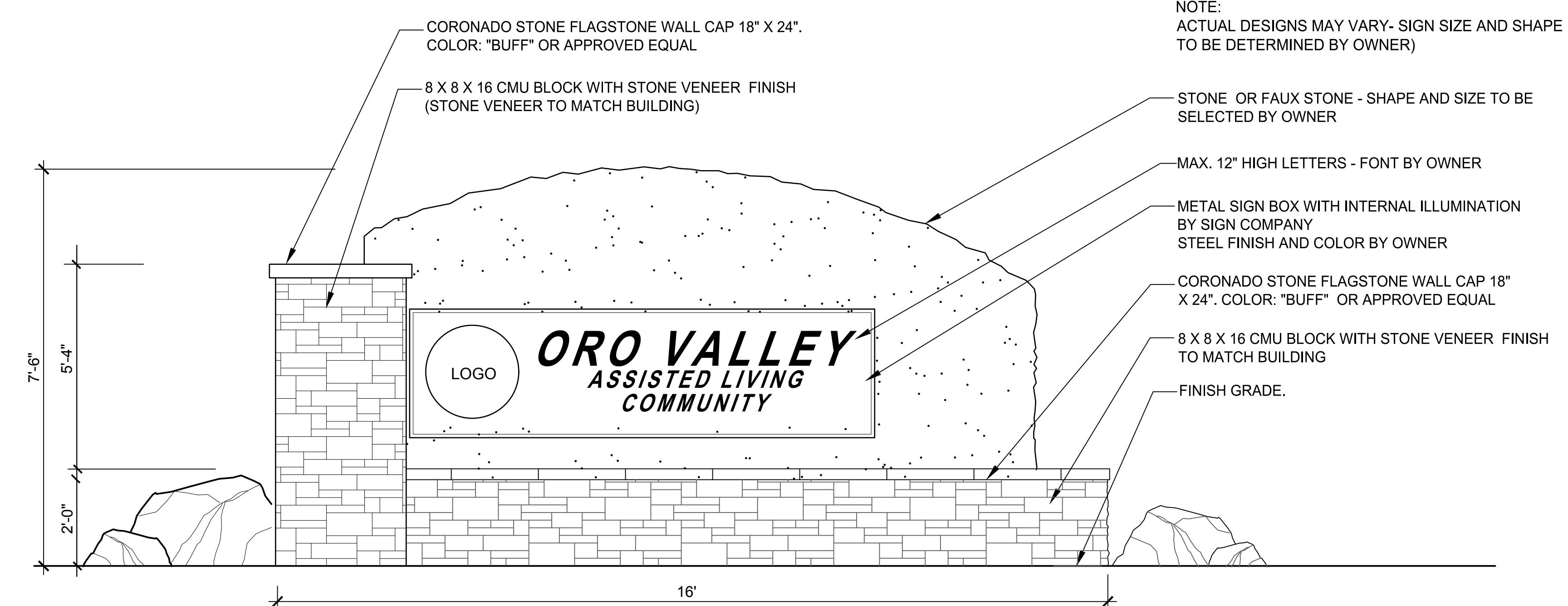
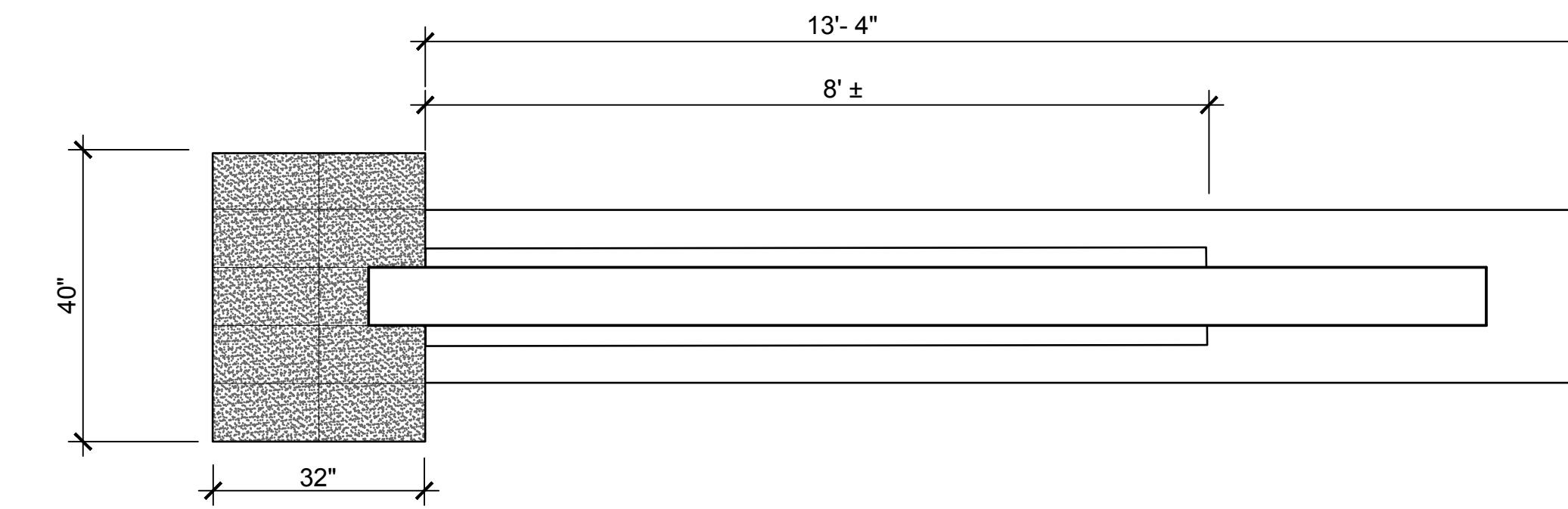


1 LAYOUT

SCALE: NTS

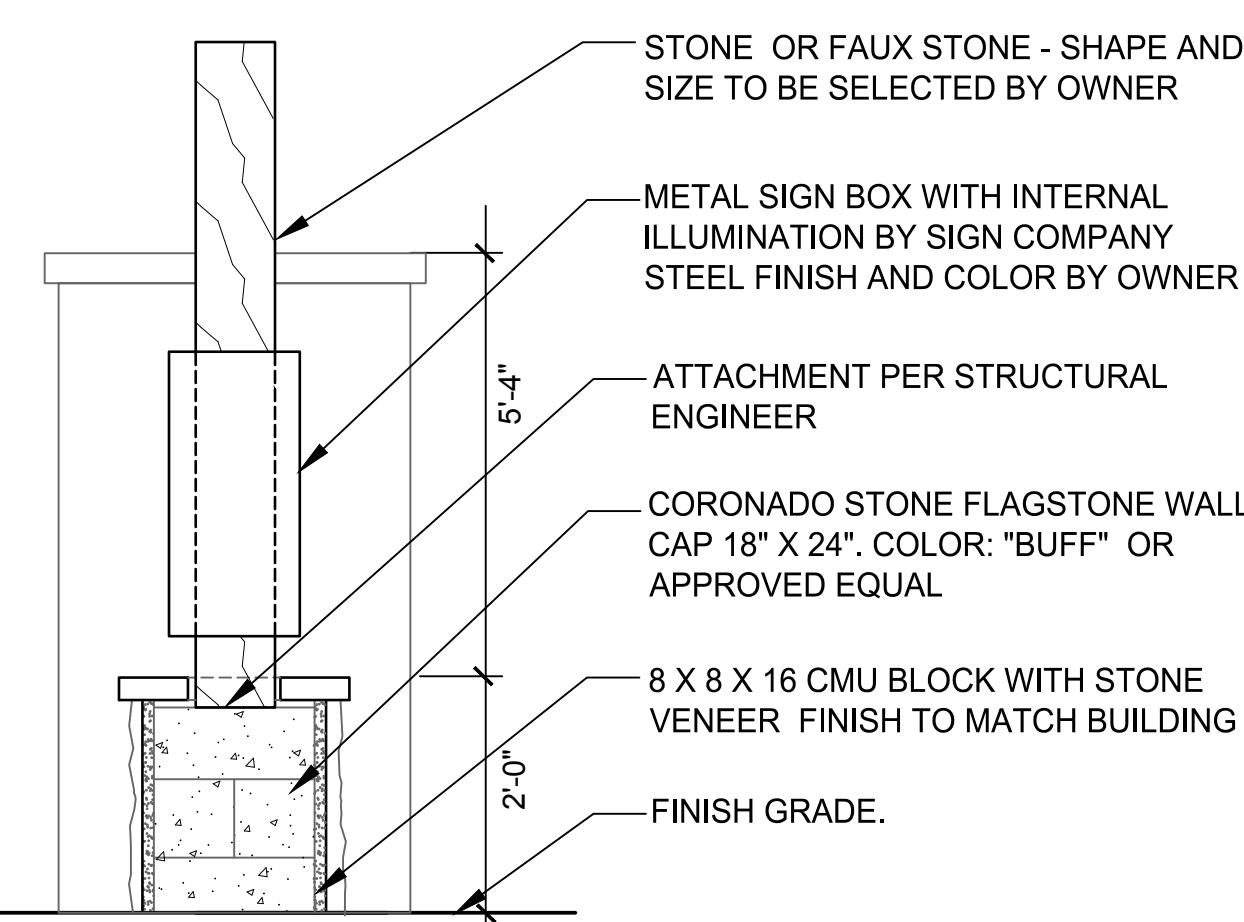
CONTRACTOR SHALL PROVIDE
SHOP DRAWINGS FOR SIGNAGE
AND ILLUMINATION AND
COORDINATE ELECTRICAL SUPPLY

ALL SIGNAGE REQUIRES A
SEPARATE SIGN PERMIT AND
APPROVAL WILL BE REQUIRED



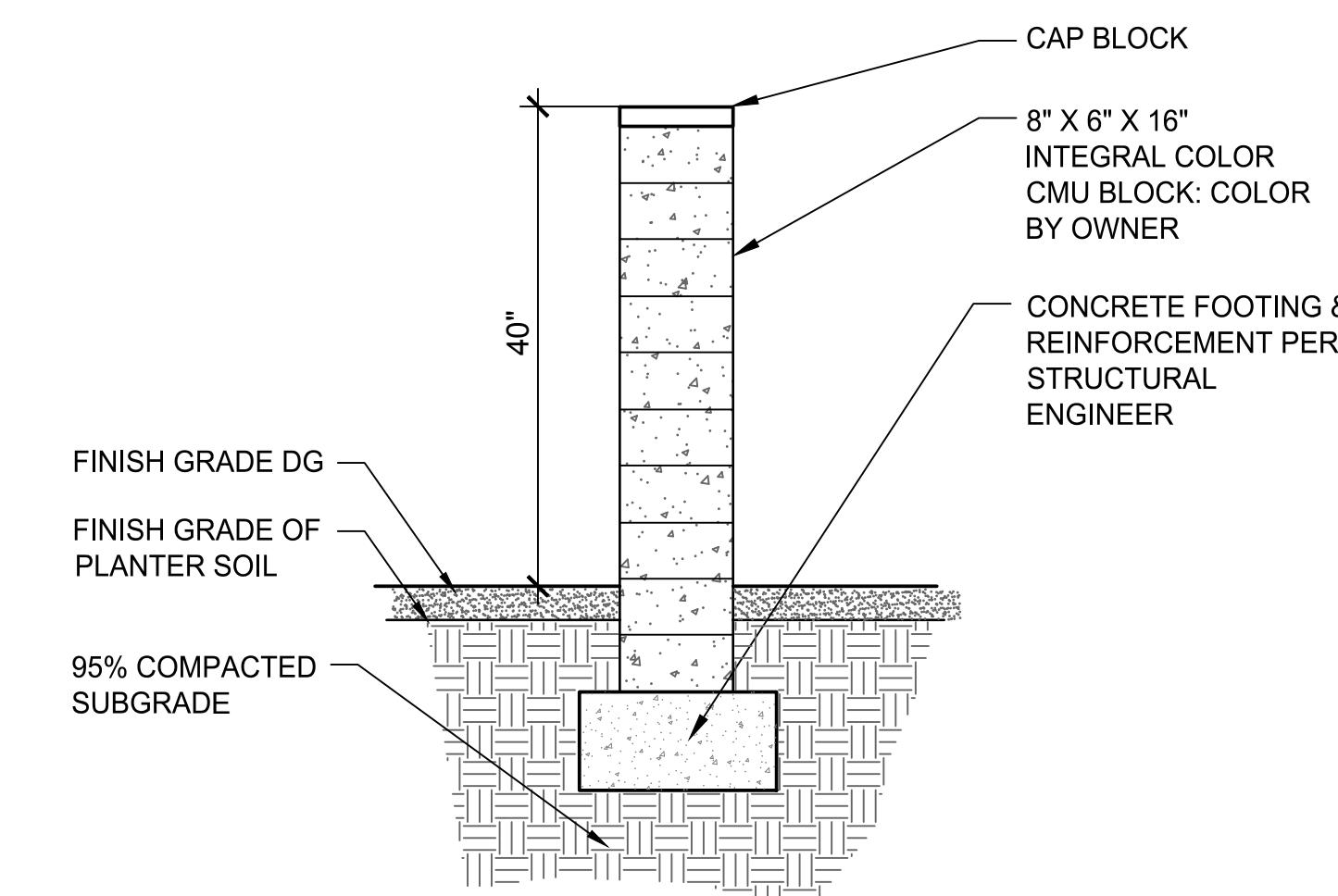
2 PROJECT ENTRY SIGN - ELEVATION (SEPARATE PERMIT REQUIRED)

SCALE: NTS



3 PROJECT ENTRY SIGN - SECTION
(SEPARATE PERMIT REQUIRED)

SCALE: NTS



4 SCREEN WALL SECTION

SCALE: NTS