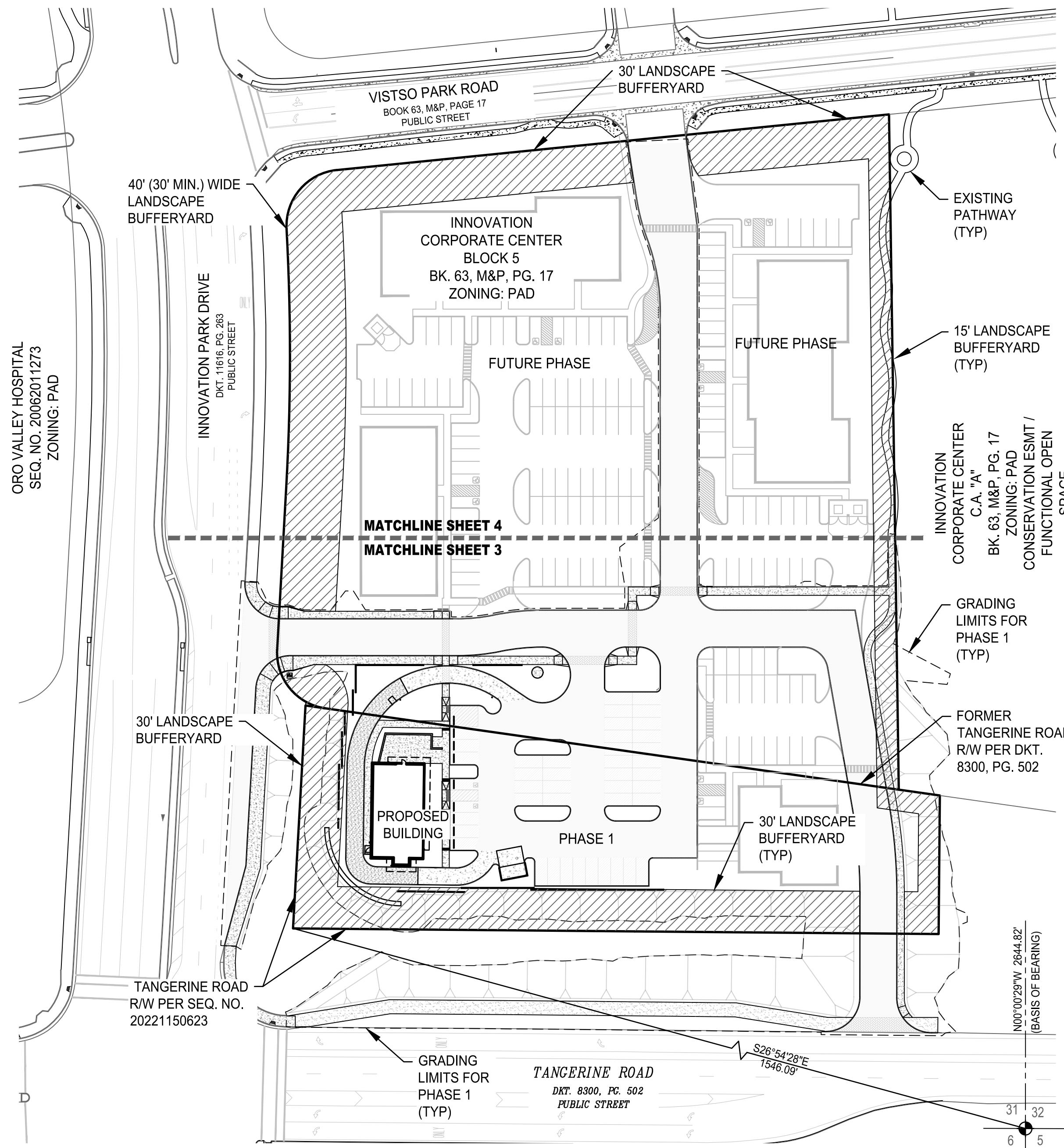


GENERAL NOTES

- THE GROSS AREA OF THIS DEVELOPMENT IS 5.60 ± ACRES.
- TOTAL GRADED AREA IS 5.38 ± ACRES.
- TOTAL UNDISTURBED AREA = 0.22
- TOTAL AMOUNT OF OPEN SPACE REQUIRED (10% PER PAD): 0.56 AC. PROVIDED = 1.15 AC. "FRONTAGE" AS DEFINED PER OVZC CHAPTER 31
- LANDSCAPING IN RIGHT-OF-WAY REQUIRES A SEPARATE PERMIT.
- EXISTING ZONING IS RANCHO VISTOSO PAD C-1.
- THE PROJECT IS DESIGNED TO MEET THE SPECIFIC CRITERIA OF THE TANGERINE CORRIDOR OVERLAY DISTRICT (TRCOD) AND THE ORACLE ROAD SCENIC CORRIDOR OVERLAY DISTRICT (ORSCOD) OVERLAY ZONES.
- 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.
- 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.
- LANDSCAPE MATERIALS SHALL NOT OBSTRUCT SIGHT DISTANCES OR VEHICLE TURNING MOVEMENTS.
- 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.
- 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 THE AMERICAN ASSOCIATION OF NURSERYMEN AS TO SIZE, CONDITION AND APPEARANCE.
- 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.
- ANY PLANT MATERIALS THAT DIE IN TRANSITION, FOR ANY REASONS, SHALL BE REPLACED IN ACCORDANCE WITH SECTION 27.6.E.4., MAINTENANCE.
- PROPERTY OWNERS, LESSEES, AND OCCUPANTS SHALL MAINTAIN REQUIRED LANDSCAPE, IRRIGATION, BUFFERING, SCREENING AND RAINWATER HARVESTING SYSTEM IMPROVEMENTS PER THE APPROVED PLANS.
- LANDSCAPE SHALL CONFORM TO ORO VALLEY LANDSCAPE CODE.
- MITIGATION OF SURVEYED PLANTS IN THE NATIVE PLANT PRESERVATION PLAN WILL BE INCORPORATED INTO THE LANDSCAPE DESIGN.
- ALL PLANTS TO BE IRRIGATED WITH AN UNDERGROUND AUTOMATIC DRIP IRRIGATION SYSTEM.
- HYDROSEED ALL AREAS DISTURBED BY GRADING OPERATIONS AROUND LOTS AND ALONG ROADS. DECOMPOSED GRANITE SHALL BE PLACED AT ENTRIES.
- LANDSCAPE AREAS THAT ARE SUSCEPTIBLE TO DAMAGE BY PEDESTRIAN OR AUTO TRAFFIC SHALL BE PROTECTED BY CURBS, TREE GUARDS OR OTHER DEVICES.
- LANDSCAPE SHALL BE DESIGNED TO MINIMIZE SEDIMENT, SAND AND GRAVEL BEING CARRIED INTO THE STREETS BY STORM WATER OR OTHER RUNOFF.
- LANDSCAPE DESIGN ENABLES ADEQUATE PLANT SPACING TO ENSURE SURVIVABILITY AT PLANT MATURITY.
- ALL LANDSCAPED AREAS ARE TO BE FINISHED WITH A NATURAL TOPPING OF AT LEAST TWO (2) INCHES IN DEPTH.
- TREES AND LARGE SHRUBS SHALL BE ADEQUATELY SUPPORTED WHEN PLANTED.
- ANY SPADED OR BOXED TREE TRANSPLANTED ON SITE THAT DIES DUE TO NEGLIGENCE OR LACK OF MAINTENANCE SHALL BE REPLACED WITH THE SAME SIZE AND SPECIES OF THE ORIGINAL SALVAGED TREE, AS REQUIRED BY THE SALVAGE PLAN.
- THE LIMITS OF GRADING SHALL BE STAKED IN THE FIELD, IN ACCORDANCE WITH SECTION 27.6.B.7.c.ii. DISTURBANCE OUTSIDE THE APPROVED GRADING LIMITS SHALL NOT BE PERMITTED.
- THE DEVELOPER SHALL REPLACE REMOVED OR DAMAGED PLANT MATERIALS WITH LIKE SIZE AND SPECIES, AND SHALL MAINTAIN AND GUARANTEE THE REPLACEMENT PLANT MATERIALS FOR A PERIOD OF THREE (3) YEARS.
- 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.
- DEEP ROOTED VEGETATION AND TREES SHALL NOT BE PLANTED CLOSER THAN 7.5 FEET FROM A PUBLIC WATER LINE. EXCEPTIONS FOR ALTERNATIVE DESIGN SOLUTIONS SUCH AS ROOT BARRIERS SHALL BE CONSIDERED ON A CASE BY CASE BASIS.
- CURB-WAY CONSISTING OF INORGANIC GROUNDCOVER OR PLANTS NOT TO EXCEED TYPE 2 WATER USE SHALL BE PROVIDED BETWEEN THE CURB AND ALL SIDEWALKS.

**LANDSCAPE PLAN
INNOVATION CORPORATE CENTER BLOCK 5
2300342**



PROJECT LAYOUT
SCALE 1"=60'

LANDSCAPE BUFFER TABLE

BUFFER LOCATION	BUFFER YARD TYPE 'B'	WIDTH	BUFFER LENGTH (ft)	TREES REQUIRED	SHRUBS REQUIRED	ACCENTS REQUIRED	TREES PROVIDED	SHRUBS PROVIDED	ACCENTS PROVIDED
NORTH	STREET VISTOSO PARK RD	30'	390'	16	20	39	16	20	39
SOUTH	STREET (MS&R) TANGERINE RD	30'	242'	10	12	24	10	12	24
EAST	COMMERCIAL (C1) TO GOLF/REC STREET	15'	380'	19	30	57	19	30	57
WEST	STREET INNOVATION PARK DRIVE	30'-40'	391'	16	20	39	16	20	39

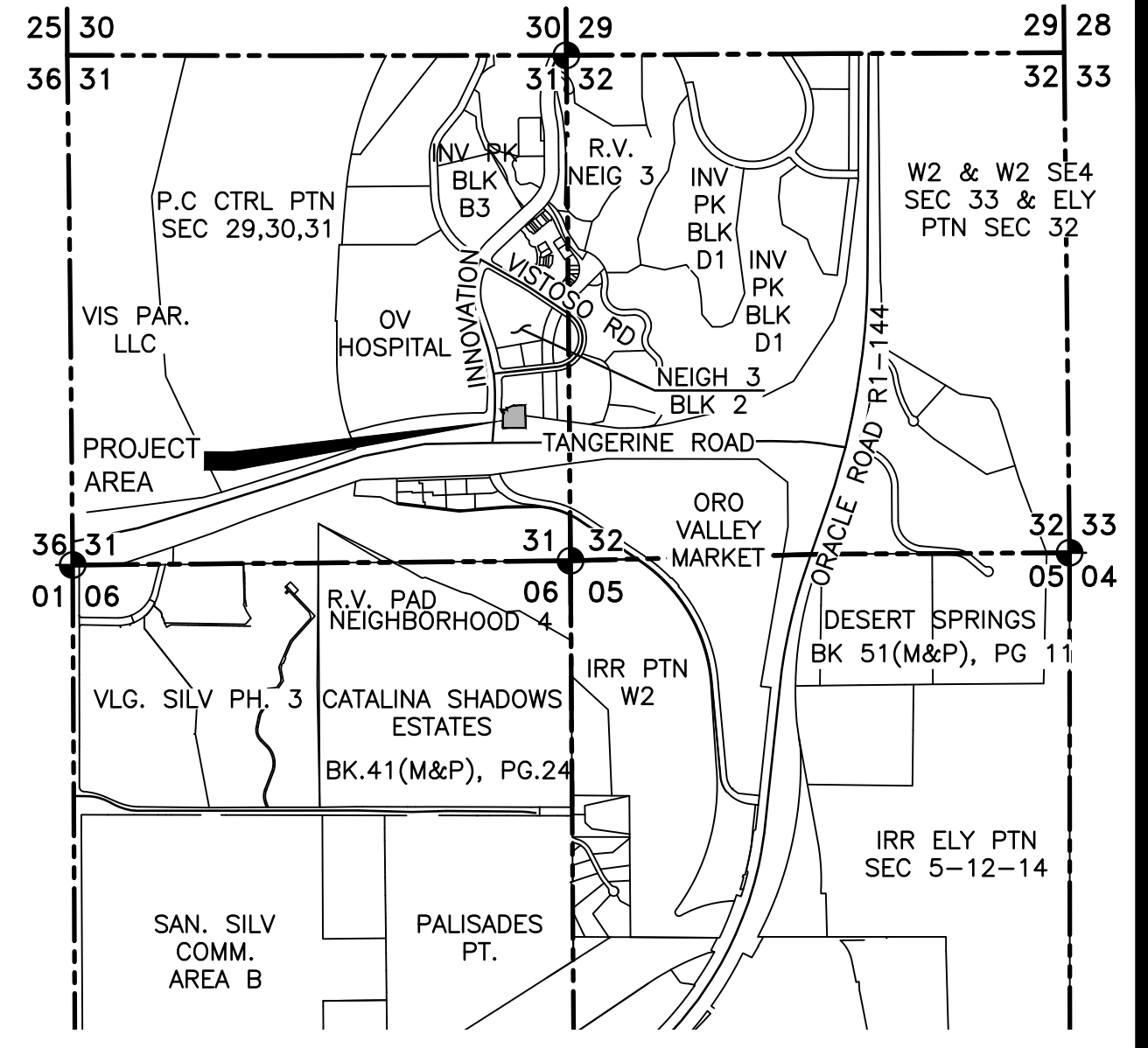
LEGEND

- EXIST. MAJOR CONTOUR
- EXIST. MINOR CONTOUR
- PROJECT BOUNDARY
- EXISTING LOT LINE
- EXIST. PAVEMENT
- PROPOSED VERTICAL CURB
- EXISTING VERTICAL CURB
- EXIST. PUBLIC SEWER LINE & MANHOLE
- EXIST. PUBLIC WATERLINE & VALVE
- EXISTING EASEMENT LINE
- LOT SETBACKS (TYP.)
- SECTION LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- CENTERLINE MONUMENT
- GRADING LIMITS
- ASPHALT PAVEMENT
- PAVEMENT SAWCUT
- PARKING STALLS
- TOP OF SLOPE
- BOTTOM OF SLOPE
- SIGHT VISIBILITY TRIANGLE (SVT)
- 100 YR FLOOD PLAIN
- EROSION HAZARD SETBACK
- PROPOSED WALL
- DEVELOPED AREA BOUNDARY
- PROPOSED RIPRAP
- PROPOSED DG PATH
- PROPOSED CONCRETE SIDEWALK
- PROPOSED PRIVATE SEWER LINE & MANHOLE
- PROPOSED PUBLIC WATERLINE & VALVE
- PROPOSED SIGN
- FIRE HYDRANT
- WATER METER
- IRRIGATION METER
- EX. STORM DRAIN SYSTEM
- PROPOSED CULVERT
- PROPOSED CULVERT

APPROVAL

TOWN ENGINEER _____ DATE _____

PLANNING & ZONING ADMINISTRATOR _____ DATE _____



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

OWNER/DEVELOPER
VVI/VISTOSO DEVELOPMENT, INC.
6007 E. GRANT ROAD
TUCSON, AZ 85712
PHONE: (520) 392-8835
ATTENTION: NEIL SIMON
NSIMON@VENTUREWESTAZ.COM

ARCHITECT
EGLIN + BRESLER, ARCHITECTS, INC.
7391 E. TANQUE VERDE RD
TUCSON, AZ 85715
PHONE: (520) 419-0728
ATTENTION: EVAN S. EGLIN
EVANE@EGLINBRESLER.COM

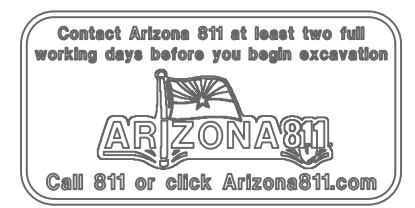
ENGINEER
THE WLB GROUP, INC.
4444 E. BROADWAY BLVD.
TUCSON, AZ 85711
PHONE: (520) 881-7480
ATTENTION: DAVID LITTLE
DLITTLE@WLBGROUP.COM

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

SHEET INDEX

SHEET 1	COVER SHEET
SHEET 2	PLANTING PLAN
SHEET 3	PLANTING PLAN
SHEET 4	IRRIGATION PLAN
SHEET 5	IRRIGATION PLAN
SHEET 6	PLANT LEGEND WATER USE SCHEDULE / NOTES
SHEET 7	LANDSCAPE DETAILS
SHEET 8	IRRIGATION DETAILS
SHEET 9	LANDSCAPE SPECIFICATIONS
SHEET 10	IRRIGATION SPECIFICATIONS
SHEET 11	WALLS
SHEET 12	SITE DETAILS

REFERENCE NUMBER:
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2300167, 2300141
G1500007

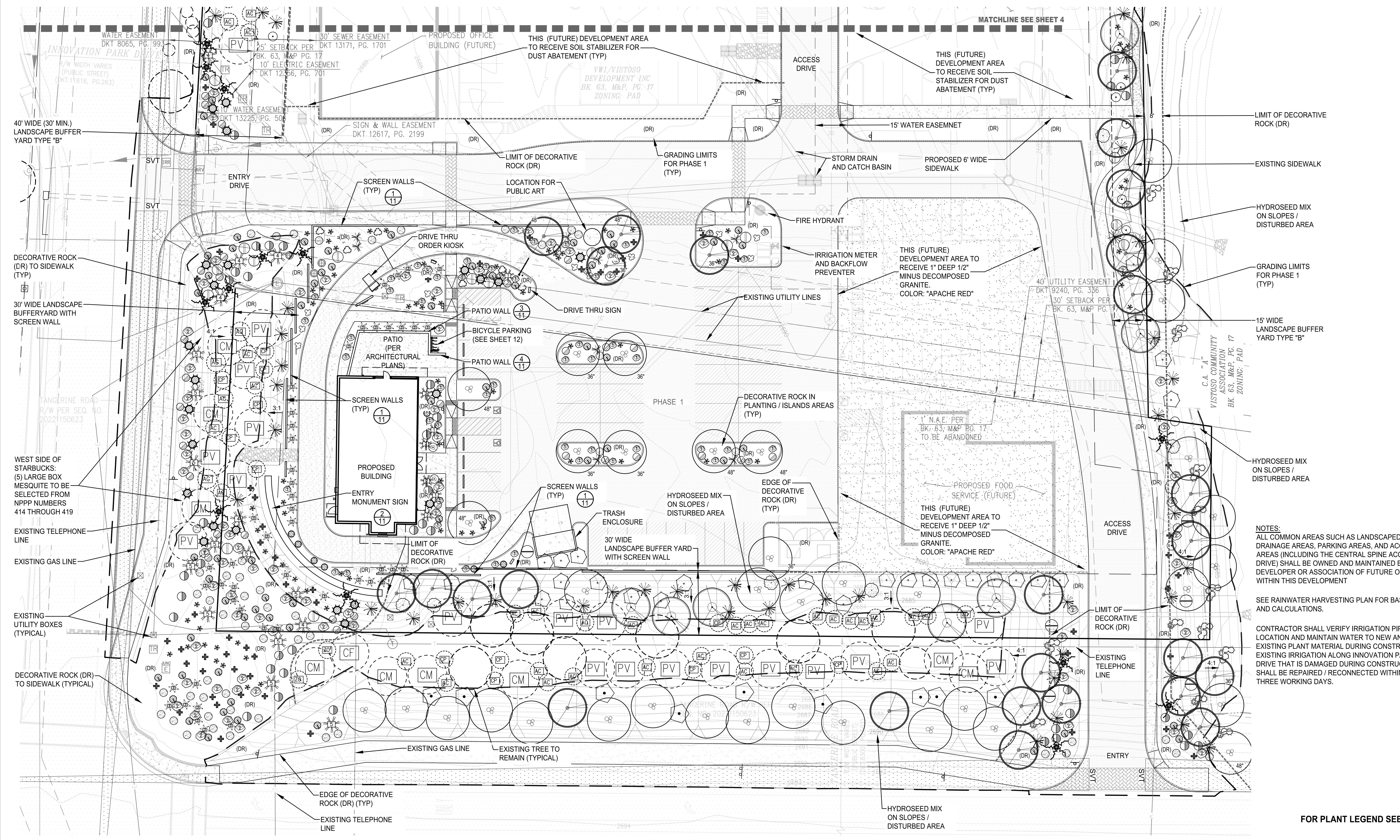


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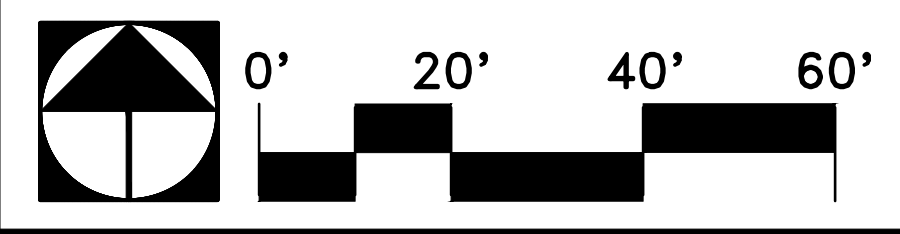
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**LANDSCAPE PLAN
COVER SHEET**

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			Job No.	185050-WV-30	12
			Date	FEBRUARY 2025	
			Designed By	CB	
			Checked By	GLG	



FOR PLANT LEGEND SEE SHEET 2



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INNOVATION CORPORATE CENTER BLOCK 5
BLOCK 5 OF THE INNOVATION CORPORATE CENTER FINAL PLAT
BOOK 63, M&P PAGE 17, ORO VALLEY, ARIZONA

Sheet Title
LANDSCAPE PLAN
PLANTING PLAN

File:Q:\185050\W-30 Inn Corp Ctr Block 5 Starbucks\02 Landscape\06 LP\185050 Starbucks L3.dwg

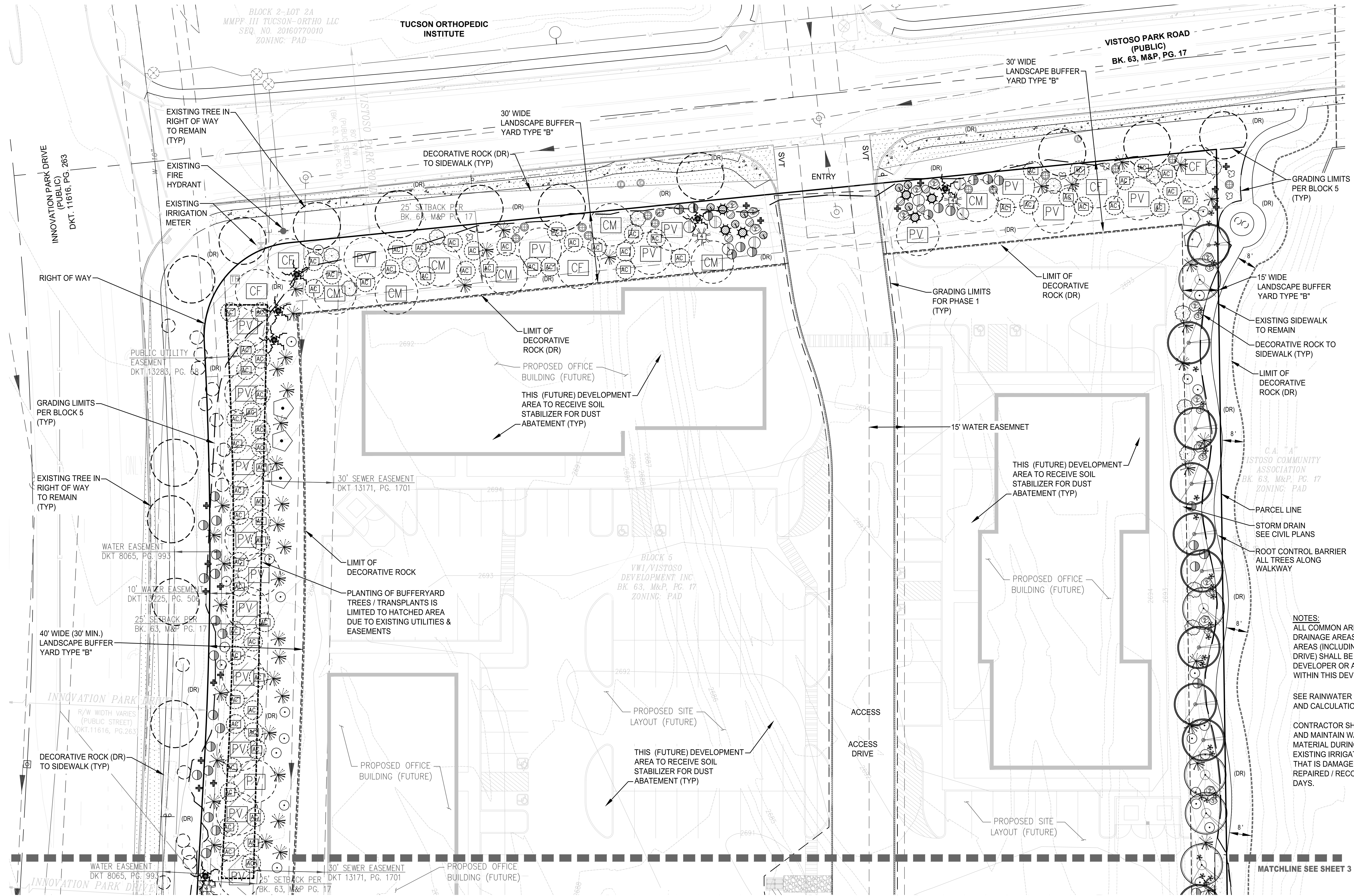
No.	Date	Item

REFERENCE NUMBER:
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 2300167, 2300141
 G1500007

Scale 1" = 20'
 Job No. 185050-W-30
 Date FEBRUARY 2025
 Designed By CB
 Checked By GLG



Sheet **3**
 of **12**



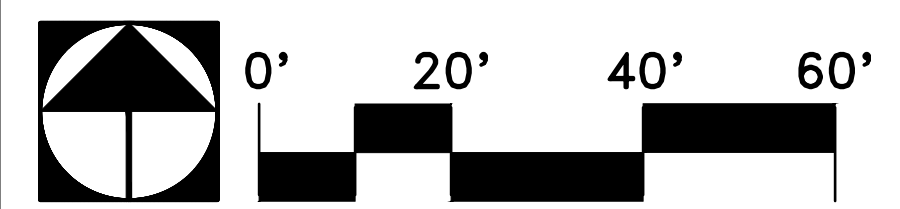
NOTES:
 ALL COMMON AREAS SUCH AS LANDSCAPED AREAS, DRAINAGE AREAS, PARKING AREAS, AND ACCESS AREAS (INCLUDING THE CENTRAL SPINE ACCESS DRIVE) SHALL BE OWNED AND MAINTAINED BY THE DEVELOPER OR ASSOCIATION OF FUTURE OWNERS WITHIN THIS DEVELOPMENT

SEE RAINWATER HARVESTING PLAN FOR BASINS AND CALCULATIONS.

CONTRACTOR SHALL VERIFY IRRIGATION PIPE LOCATION AND MAINTAIN WATER TO NEW AND EXISTING PLANT MATERIAL DURING CONSTRUCTION. EXISTING IRRIGATION ALONG INNOVATION PARK DRIVE THAT IS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED / RECONNECTED WITHIN (3) THREE WORKING DAYS.

MATCHLINE SEE SHEET 3

FOR PLANT LEGEND SEE SHEET 2



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**INNOVATION CORPORATE CENTER BLOCK 5
 BLOCK 5 OF THE INNOVATION CORPORATE CENTER FINAL PLAT
 BOOK 63, M&P PAGE 17, ORO VALLEY, ARIZONA**

Sheet Title
**LANDSCAPE PLAN
 PLANTING PLAN**

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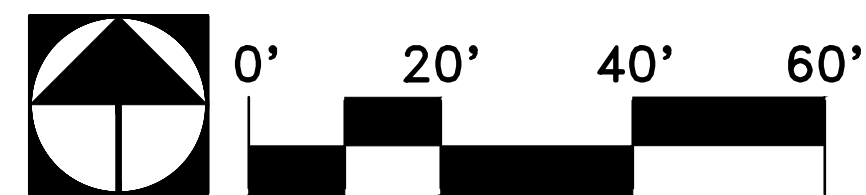
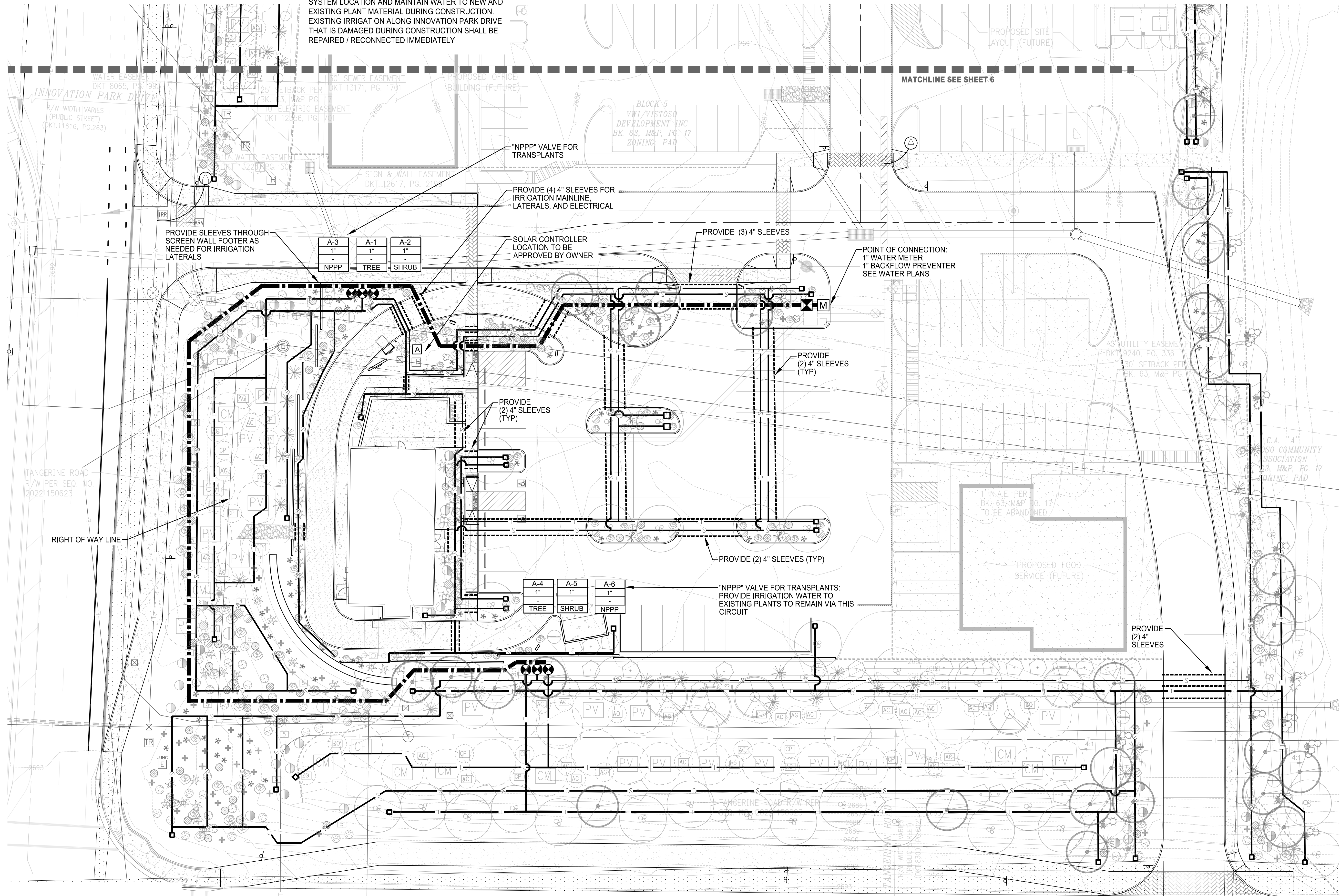
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			Date FEBRUARY 2025
			Designed By CB
			Checked By GLG

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 2300167, 2300141
 G1500007

Sheet **4**
 of **12**

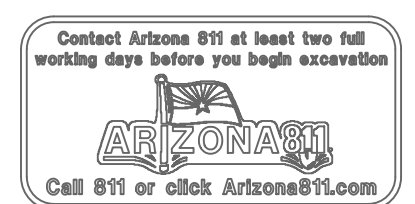


NOTE:
 CONTRACTOR SHALL VERIFY RIGHT-OF-WAY IRRIGATION SYSTEM LOCATION AND MAINTAIN WATER TO NEW AND EXISTING PLANT MATERIAL DURING CONSTRUCTION. EXISTING IRRIGATION ALONG INNOVATION PARK DRIVE THAT IS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED / RECONNECTED IMMEDIATELY.



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 G1500007

IRRIGATION LEGEND - SEE SHEET 6



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**INNOVATION CORPORATE CENTER BLOCK 5
 BLOCK 5 OF THE INNOVATION CORPORATE CENTER FINAL PLAT
 BOOK 63, M&P PAGE 17, ORO VALLEY, ARIZONA**

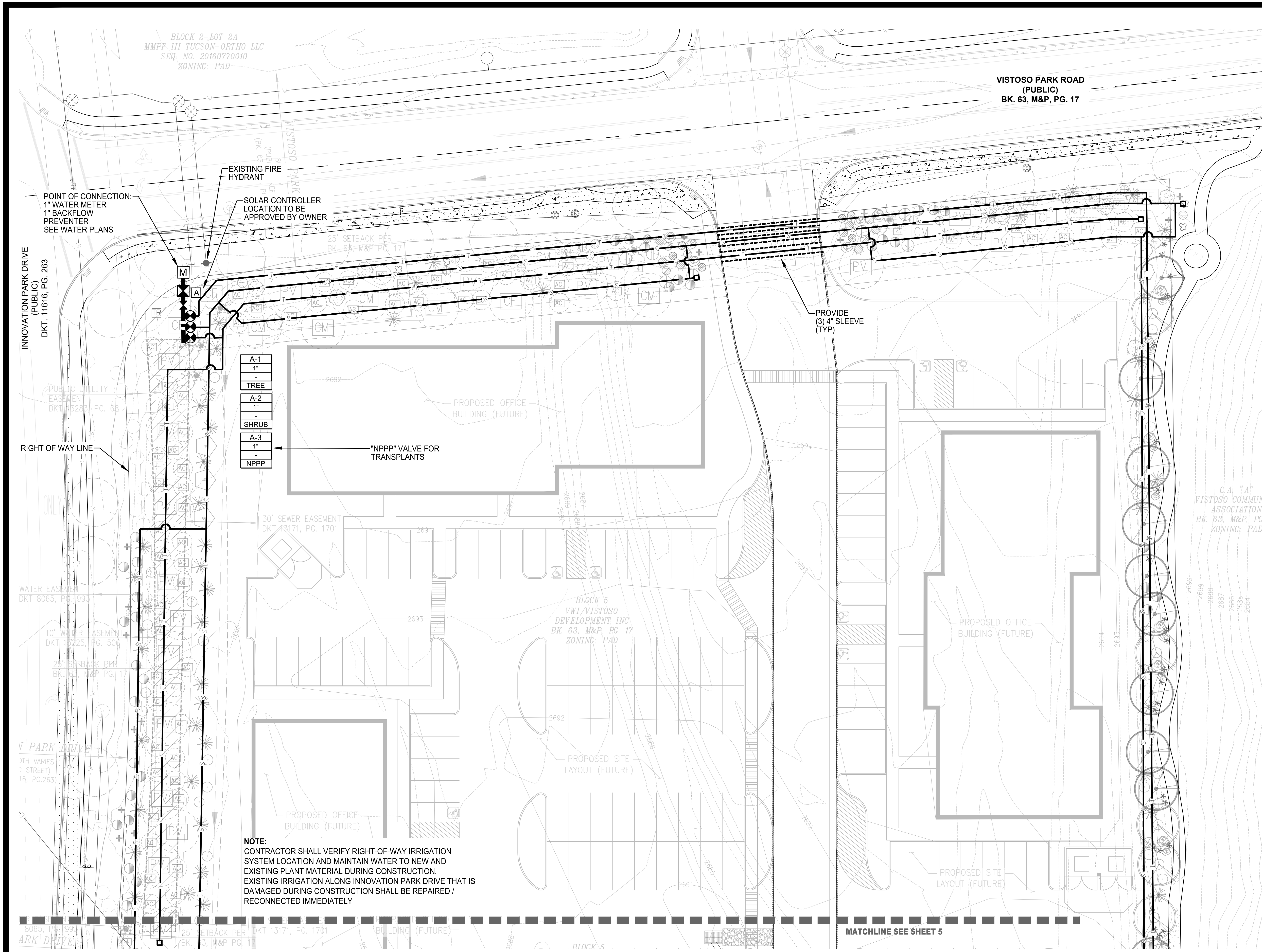
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**LANDSCAPE PLAN
 IRRIGATION PLAN**

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			1" = 20'
			Job No. 185050-W-30
			Date FEBRUARY 2025
			Designed By CB
			Checked By GLG



Sheet **5**
 of **12**



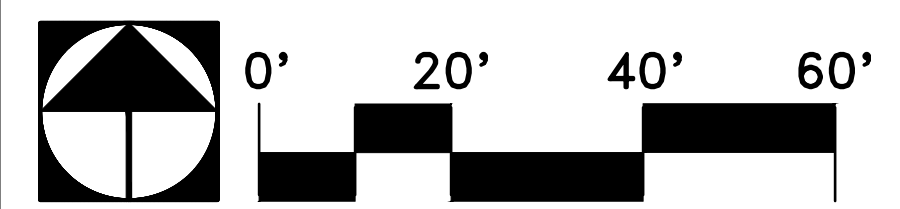
IRRIGATION LEGEND			
SYMBOL	DESCRIPTION	MANUFACTURER/MODEL	COMMENTS
[M]	WATER METER		1" SIZE. SEE WATER PLANS
[X]	BACKFLOW PREVENTER IN ENCLOSURE	FEBCO 825Y-A, 1" SIZE.	GUARDSHACK ENCLOSURE GS-3, COLOR: WOODLAND TAN. INSTALL TAN COLOR GUARDSHACK R30 "FROSTGUARD" BLANKET
[X]	ISOLATION VALVE	NIBCO T-113K BRASS GATE VALVE, OR EQUAL	LINE SIZE, IN AMETEK VALVE BOX, OR EQUAL. BOX SIZE: 10" ROUND. COLOR: TAN
[A]	IRRIGATION CONTROLLER	LEIT XRC06 SOLAR CONTROLLER 6 STATION. IN STAINLESS STEEL ENCLOSURE (ENCL-X) INSTALL ON 35" MOUNTING COLUMN	REMOTE CONTROL HANDSET -LEIT MULTI-PRO LOCATION TO BE APPROVED BY OWNER.
[Symbol]	REMOTE CONTROL VALVE ASSY. (TREE/SHRUB)	CONTROL VALVE: IRRITROL 700 P SERIES, OR EQUAL. BALL VALVE: KBI PVC BALL VALVE, OR EQUAL. PRESSURE REGULATOR: RAIN BIRD PSI-M40X-100 WYE FILTER: RAIN BIRD RBY-150-MX, OR EQUAL	SIZE PER PLAN. PROVIDE DC SOLENOIDS. INSTALL IN VALVE BOX (ONE VALVE PER BOX). BOX SIZE: AMETEK "JUMBO", OR EQUAL. COLOR: TAN
NOT SHOWN	MULTI-OUTLET EMITTER - TREE (NOT SHOWN)	RAIN BIRD XBT-20-6 MULTI-OUTLET XERI-BUG, OR EQUAL	NOT SHOWN ON PLAN. PROVIDE (1) TO EACH TREE. BOX SIZE: AMETEK 6" ROUND, OR EQUAL. COLOR: TAN
[Line]	MAIN LINE	SCH. 40 PVC PIPE - 1 1/2"	SCH. 80 FITTINGS. SOLVENT WELD
[Line]	SLEEVE	SCH. 40 PVC PIPE	SCH 40 PVC. 4" DIA.
[Line]	TREE IRRIGATION LATERAL	SCH. 40 PVC PIPE	SIZE 1 1/2"
[Line]	TREE IRRIGATION LATERAL	SCH. 40 PVC PIPE	SIZE 1 1/2"
[Symbol]	FLUSH END	SEE DETAIL	LOCATE AT END OF LATERAL RUN IN VALVE BOX, 10" ROUND SIZE. BOX COLOR: TAN

- IRRIGATION NOTES**
- IRRIGATION PLAN IS SCHEMATIC AND DRAWN FOR GRAPHIC CLARITY. INSTALL EQUIPMENT WITHIN PLANTING AREAS WHEREVER POSSIBLE.
 - IRRIGATION SYSTEM IS DESIGNED FOR 55 PSI AND 20 GPM MINIMUM AT THE POINT OF CONNECTION. CONFIRM PRIOR TO START OF WORK. ADVISE LANDSCAPE ARCHITECT IF PRESSURE EXCEEDS 125 PSI.
 - MAKE IRRIGATION POINT OF CONNECTION AS INDICATED ON PLANS AND COORDINATE WITH OTHER WORK AS REQUIRED.
 - EXACT LOCATION OF CONTROLLER AND BACKFLOW PREVENTER TO BE APPROVED PRIOR TO INSTALLATION.
 - DO NOT MECHANICALLY TRENCH WITHIN DRIP LINE OF EXISTING TREES OR NEAR CACTUS. WHERE TRENCHING WITHIN DRIP LINE IS NECESSARY, ONLY HAND TRENCHING WILL BE PERMITTED. REVIEW WITH LANDSCAPE ARCHITECT PRIOR TO START OF TRENCHING.
 - CONTRACTOR IS RESPONSIBLE FOR ALL SLEEVES.
 - INSTALL PIPE AND WIRE UNDER PAVING IN PVC SCH. 40 SLEEVE, SIZE AS REQUIRED. COORDINATE WITH OTHER WORK AS REQUIRED.
 - INSTALL LATERALS DRIP EMITTERS AS REQUIRED TO PROVIDE IRRIGATION TO ALL NEW PLANTS
 - INSTALL FLUSHABLE-TYPE END CAP AT ENDS OF ALL LATERAL LINES AND FLUSH THOROUGHLY
 - FOR CACTI, SHRUBS & GROUND COVER: INSTALL SINGLE-OUTLET EMITTERS AS FOLLOWS: (2) 2-GPH EMITTERS AT EACH 5 GALLON PLANT (1) 2-GPH EMITTERS AT EACH 1 GALLON PLANT. MULTI-OUTLET EMITTERS MAY BE SUBSTITUTED FOR INDIVIDUAL EMITTERS.
FOR TREES: INSTALL MULTI-OUTLET EMITTER AS FOLLOWS:
(3) 2-GPH EMITTERS AT EACH 15 GALLON TREE
(6) 2-GPH EMITTERS AT EACH 24" BOX SINGLE OUTLET EMITTER - RAIN BIRD MULTI-OUTLET EMITTER - RAIN BIRD XB-20-6
 - USE SHORT PIECES OF DISTRIBUTION TUBING (MAXIMUM LENGTH 10') TO EXTEND EMITTERS TO EACH ROOTBALL. HOLD IN PLACE WITH STAKES.
 - REVIEW EMITTER LAYOUT WITH ARCHITECT AND ADJUST NUMBER OF EMITTERS FOR SPECIFIC PLANTS THAT REQUIRE GREATER OR LESSER VOLUME OF WATER THAN INDICATED.
 - 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.
 - ALL WATER USE FOR LANDSCAPE IRRIGATION AND ENHANCEMENT SHALL CONFORM TO THE ARIZONA GROUNDWATER CODE, ARIZONA REVISED STATUTES 45, CHAPTER 2.

TYPICAL VALVE CALL OUT

A-1	CONTROLLER & VALVE NUMBER
1"	SIZE OF VALVE
-	ZONE DESIGNATION
TREE	

REFERENCE NUMBER:
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2300167, 2300141
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**INNOVATION CORPORATE CENTER BLOCK 5
BLOCK 5 OF THE INNOVATION CORPORATE CENTER FINAL PLAT
BOOK 63, M&P PAGE 17, ORO VALLEY, ARIZONA**

Sheet Title
**LANDSCAPE PLAN
IRRIGATION PLAN**

File:Q:\185050\W-30 Inn Corp Ctr Block 5 Starbucks\02 Landscape\06 LP\185050 Starbucks L6.dwg

No.	Date	Item	Scale
			1" = 30'
			JOB No. 185050-W-30
			Date FEBRUARY 2025
			Designed By CB
			Checked By GLG



Sheet **6**
of **12**

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 lb 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.
 4. Replace plants that are diseased, or that exhibit more than 25 percent die-back, at end of guarantee period.
 5. A limit of one replacement of each plant will be required, except for losses or replacements due to failure to comply with requirements.
 6. 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 GROUND COVER

- 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.

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 ¼ 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.

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2201099
2300167, 2300141
G1500007



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**INNOVATION CORPORATE CENTER BLOCK 5
BLOCK 5 OF THE INNOVATION CORPORATE CENTER FINAL PLAT
BOOK 63, M&P PAGE 17, ORO VALLEY, ARIZONA**

Sheet Title	No.	Date	Item
LANDSCAPE PLAN			
LANDSCAPE SPECIFICATIONS			
File:Q:\185050\VV-30 Inn Corp Ctr Block 5 Starbucks\02 Landscape\06 LP\185050 Starbucks L9.dwg			
Revisions			

Scale	N/A
Job No.	185050-VW-30
Date	FEBRUARY 2025
Designed By	CB
Checked By	GLG



Sheet **9**
of **12**

IRRIGATION
PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Codes and Standards:
 1. NFPA 70: National Electric Code
 2. American Water Works Association (AWWA) for pipe and fitting manufacturer compliance
 3. American Society for Testing and Materials International (ASTM) for pipe and fitting manufacturer compliance

1.2 SUMMARY

- A. Section Includes:
 1. Piping.
 2. Encasement for piping.
 3. Manual valves.
 4. Automatic control valves.
 5. Transition fittings.
 6. Miscellaneous piping specialties.
 7. Quick couplers.
 8. Drip irrigation specialties.
 9. Controllers.
 10. Boxes for automatic control valves.
 11. Backflow Preventer.
 12. Evapo-transpiration Sensor or Weather Station.

1.3 DEFINITIONS

- A. Circuit Piping: Downstream from control valves to sprinklers, specialties, and drain valves. Piping is under pressure during flow.
- B. Drain Piping: Downstream from circuit-piping drain valves. Piping is not under pressure.
- C. Main Piping: Downstream from point of connection to water distribution piping to, and including, control valves. Piping is under water-distribution-system pressure.

1.4 PERFORMANCE REQUIREMENTS

- A. Irrigation zone control shall be automatic operation with controller and automatic control valves.
- B. Location of Emission Devices and Specialties: It is hereby specified that the system shall be complete and fully operational covering 100% of the planted area.
- C. Minimum Working Pressures: The following are minimum pressure requirements for piping, valves, and specialties, unless otherwise indicated:
 1. Minimum Pressure at drip emission devices: 15 psi.

1.5 CLOSEOUT SUBMITTALS

- A. As-built Drawings: Document the piping sizes and layout, each zone, zone type, number of heads in each zone, note emitter spacing. In addition closeout submittals should include:
 1. Controller Keys.
 2. Controller manual.
 3. Quick Coupler key.
 4. As-built drawings.
 - Submit 2 copies; one 11"x17" laminated copy, one full-sized copy. Submit one electronic copy in .pdf format
 5. Controller schedule.
 6. Backflow preventer test certificate.
 7. Warranty documents for the irrigation system.
 8. Backflow preventer enclosure keys.

1.6 DELIVERY, STORAGE, AND HANDLING

- A. Store plastic piping protected from direct sunlight. Support to prevent sagging and bending.

1.7 PROJECT CONDITIONS

- A. Interruption of Existing Water Service: Do not interrupt water service to facilities occupied by Owner or others unless permitted under the following conditions and then only after arranging to provide temporary water service according to requirements indicated:
 1. Notify Owner's Representative no fewer than two (2) days in advance of proposed interruption of water service.
 2. Do not proceed with interruption of water service without Owner's Representative's permission.

1.8 MAINTENANCE SERVICE

- A. Initial Maintenance Service: Provide full maintenance by skilled employees of irrigation installer. Maintain as required in Part 3. Begin maintenance immediately after each area is planted and continue until not less than the following period:
 1. Maintain until 30 days after handover and approved at "30 Day Walk."

1.9 WARRANTY

- A. Special Warranty: Installer agrees to repair or replace irrigation and accessories that fail in materials or workmanship within on-year warranty period.

PART 2-PRODUCTS

2.1 PIPES, TUBES, AND FITTINGS

- A. Comply with requirements for applications of pipe, tube, and fitting materials, and for joining methods for specific services, service locations, and pipe sizes.
- B. PVC Pipe: ASTM D 1785, PVC 1120 compound, Schedule 40.
 1. PVC Socket Fittings: ASTM D 2466, Schedule 40.
 2. PVC Threaded Fittings: ASTM D 2464, Schedule 80.
 3. PVC Socket Unions: Construction similar to MSS SP-107, except both headpiece and tailpiece shall be PVC with socket ends.

2.2 PIPING JOINING MATERIALS

- A. Solvent Cements for Joining PVC Piping: ASTM D 2564. Include primer according to ASTM F 656.
- B. Plastic, Pipe-Flange Gasket, Bolts, and Nuts: Type and material recommended by piping system manufacturer unless otherwise indicated.

2.3 ISOLATION VALVES

Isolation Valves shall be as indicated on the irrigation plans.

2.4 AUTOMATIC CONTROL VALVES

- A. Automatic Circuit Control Valves shall be as indicated on the irrigation plans.

2.5 TRANSITION FITTINGS

- A. General Requirements: Same size as, and with pressure rating at least equal to and with ends compatible with, piping to be joined. Provide products compatible with piping, valves, heads and controllers for proposed system which conform to standards of practice.

2.6 QUICK COUPLERS

- A. Quick-Coupling Valves shall be as indicated on the irrigation plans.

2.7 DRIP IRRIGATION SPECIALTIES

- A. Drip Tubes:
 1. Tubing:
 - a. Body Material: PE or vinyl.
 - b. Mounting: On riser, inserted into lateral line at set intervals.
 2. Capacities and Characteristics: As indicated on the irrigation plans.
- B. Emission Device:
 1. Emitter: As indicated on Irrigation Plans.
- C. Off-Ground Supports: Plastic stakes.
- D. Application Pressure Regulators: Brass or plastic housing, NPS 3/4, with corrosion-resistant internal parts; capable of controlling outlet pressure to approximately 30 psig.
- E. Filter Units: Brass or plastic housing, with corrosion-resistant internal parts; of size and capacity required for devices downstream from unit.
- F. Air Relief Valves: Brass or plastic housing, with corrosion-resistant internal parts.
- G. Vacuum Relief Valves: Brass or plastic housing, with corrosion-resistant internal parts.

2.8 CONTROLLERS

- A. Controller shall be as indicated on the irrigation plans.
 1. Provide 2 spare - unused controller zones. Provide expansion modules as necessary to operate number of valves indicated on irrigation plans.
- B. Mount at location indicated on the irrigation plans.

2.9 BOXES FOR AUTOMATIC CONTROL VALVES AND FLUSH ENDS

- A. Plastic Boxes shall be as indicated on the irrigation plans. Description: Box and cover, with open bottom and openings for piping; designed for installing flush with grade.
 1. Size: 10" Round-Isolation Valve; "Jumbo" Rectangular-Control Valve. One Valve per Box.
 2. Shape: Round and Rectangular.
 3. Sidewall Material: PE.
 4. Cover Material: PE.
 5. Lettering: Irrigation Valve Box.

2.10 BACKFLOW PREVENTER

- A. Provide backflow preventer on concrete pad in lockable enclosure as indicated on the irrigation plans.
 - a. Provide R-30 Insulation cover.

2.11 WEATHER SENSOR

- A. Weather Sensor shall be as indicated on the irrigation plans.

PART 3 - EXECUTION

3.1 EARTHWORK

- A. Install warning tape directly above pressure piping, 12 inches below finished grades, except 6 inches below subgrade under pavement and slabs.
- B. Provide minimum cover over top of underground piping according to the following:
 1. Irrigation Main Piping: Minimum depth of 18 inches
 2. Circuit Piping: 12 inches.
 3. Drain Piping: 12 inches.
 4. Sleeves: 24 inches.

3.2 PREPARATION

- A. Set stakes to identify locations of proposed irrigation system. Obtain Owner's Representative's approval before excavation. Notify Owner's Representative of any conflicts prior to installation.

3.3 PIPING INSTALLATION

- A. Location and Arrangement: Drawings indicate location and arrangement of piping systems.
- B. Install piping at minimum uniform slope of 0.5 percent down toward drain valves.
- C. Install piping free of sags and bends.
- D. Install group of pipes parallel to each other, spaced to permit valve servicing.
- E. Install fittings for changes in direction and branch connections.
- F. Install unions adjacent to valves and to final connections to other components with NPS 2 or smaller pipe connection.
- G. Install flanges adjacent to valves and to final connections to other components with NPS 2-1/2 or larger pipe connection.
- H. Install expansion loops in control-valve boxes for plastic piping.
- I. Lay piping on solid sub-base, uniformly sloped without humps or depressions.
- J. Install PVC piping in dry weather when temperature is above 40 deg F. Allow joints to cure at least 24 hours at temperatures above 40 deg F before testing.
- K. Install pressure regulators with shutoff valve and strainer on inlet and pressure gauge on outlet. Install shutoff valve on outlet. Install aboveground or in control-valve boxes.
- L. Install piping in sleeves under parking lots, roadways, and sidewalks.
- M. Install sleeves made of 4" Schedule 40 PVC pipe and socket fittings, and solvent-cemented joints.
- N. Install transition fittings for plastic-to-metal pipe connections according to the following:
 1. Underground Piping:
 - a. NPS 1-1/2 and Smaller: Plastic-to-metal transition fittings.
 - b. NPS 2 and Larger: AWWA transition couplings.
 2. Aboveground Piping (Not permitted in markets of freezing environments):
 - a. NPS 2 and Smaller: Plastic-to-metal transition fittings and unions.
 - b. NPS 2 and Larger: Use dielectric flange kits with one plastic flange.

3.4 JOINT CONSTRUCTION

- A. Ream ends of pipes and tubes and remove burrs. Bevel plain ends of steel pipe.
- B. Remove scale, slag, dirt and debris from inside and outside of pipe and fittings before assembly.
- C. PVC Piping Solvent-Cemented Joints: Clean and dry joining surfaces. Join pipe and fittings according to the following:
 1. Comply with ASTM F 402 for safe-handling practice of cleaners, primers, and solvent cements.
 2. PVC Pressure Piping: Join schedule number, ASTM D 1785, PVC pipe and PVC socket fittings according to ASTM D 2672. Join other-than-schedule-number PVC pipe and socket fittings according to ASTM D 2855.
 3. PVC Non-pressure Piping: Join according to ASTM D 2855.

3.5 VALVE INSTALLATION

- A. Valve (All) Location:
 1. Valve and Control Boxes must be a minimum 3' behind face of curb or sidewalk.
 2. Top of all Irrigation Boxes must be at grade or slightly above.
- B. Above-ground Valves: Install as components of connected piping system.

3.6 DRIP IRRIGATION SPECIALTY INSTALLATION

- A. Install freestanding emitters on pipe riser to mounting height indicated.
- B. Install manifold emitter systems with tubing to emitters. Plug unused manifold outlets. Install emitters on off-ground supports at height indicated.
- C. Install multiple-outlet emitter systems with tubing to outlets. Plug unused emitter outlets. Install outlets on off-ground supports at height indicated.
- D. Install drip tubes with direct-attached emitters on in 6" round valve boxes.
- E. Install drip tubes with remote-discharge in 6" round valve boxes. with outlets on off-ground supports at height indicated.
- F. Install off-ground supports of length required for indicated mounted height of device.
- G. Install drip assembly pressure regulator and filter below grade in a 10" round valve box as shown on the detail. Locate within 2' of the electronic control valve.

3.7 AUTOMATIC IRRIGATION-CONTROL SYSTEM INSTALLATION

- A. Equipment Mounting: Install interior controllers in Low Voltage Cabinet.
 1. Place and secure anchorage devices. Use setting drawings, templates, diagrams, instructions, and directions furnished with items to be embedded.
 2. Install anchor bolts to elevations required for proper attachment to supported equipment.
- B. Install control wire in same trench as irrigation piping and at least 2 inches beside piping. Provide conductors of size not smaller than recommended by controller manufacturer. Install cable in separate sleeve under paved areas.

3.8 CONNECTIONS

- A. Drawings indicate general arrangement of piping, fittings, and specialties.
- B. Install piping adjacent to equipment, valves, and devices to allow service and maintenance.
- C. Connect wiring between controllers and automatic control valves.

3.9 FIELD QUALITY CONTROL

- A. Tests and Inspections:
 1. Leak Test: After installation, charge system and test for leaks. Repair leaks and retest until no leaks exist.
 2. Operational Test: After electrical circuitry has been energized, operate controllers and automatic control valves to confirm proper system operation.
 3. Test and adjust controls and safeties. Replace damaged and malfunctioning controls and equipment.
- B. Any irrigation product will be considered defective if it does not pass tests and inspections.

3.10 START UP SERVICE

- A. Perform startup service.
 1. Complete installation and startup checks according to manufacturer's written instructions.
 2. Verify that controllers are installed and connected according to the Contract Documents.
 3. Verify that electrical wiring installation complies with manufacturer's submittal.

3.11 ADJUSTING

- A. Adjust settings of controllers.
- B. Adjust automatic control valves to provide flow rate at rated operating pressure required for each irrigation circuit.
- C. Adjust devices, except those intended to be mounted aboveground, so they will be flush with finish grade.

3.12 CLEANING

- A. Flush dirt and debris from piping before installing emission devices.

3.13 DEMONSTRATION

- A. Coordinate an operating demonstration and acceptance meeting with Owner's Representative.

REFERENCE NUMBER:
2201099
2300167, 2300141
G1500007



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INNOVATION CORPORATE CENTER BLOCK 5
BLOCK 5 OF THE INNOVATION CORPORATE CENTER FINAL PLAT
BOOK 63, M&P PAGE 17, ORO VALLEY, ARIZONA

Sheet Title
LANDSCAPE PLAN
IRRIGATION SPECIFICATIONS

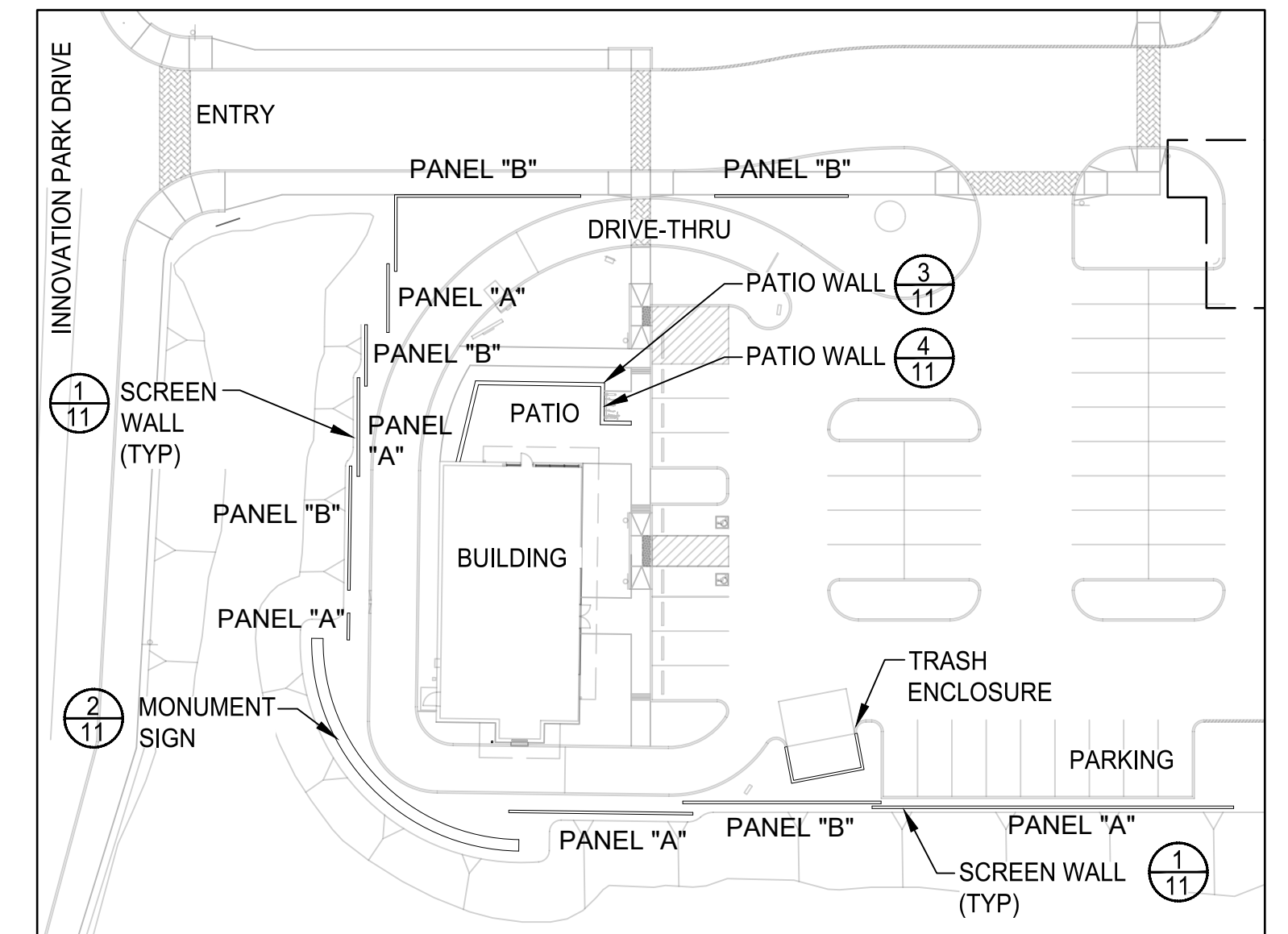
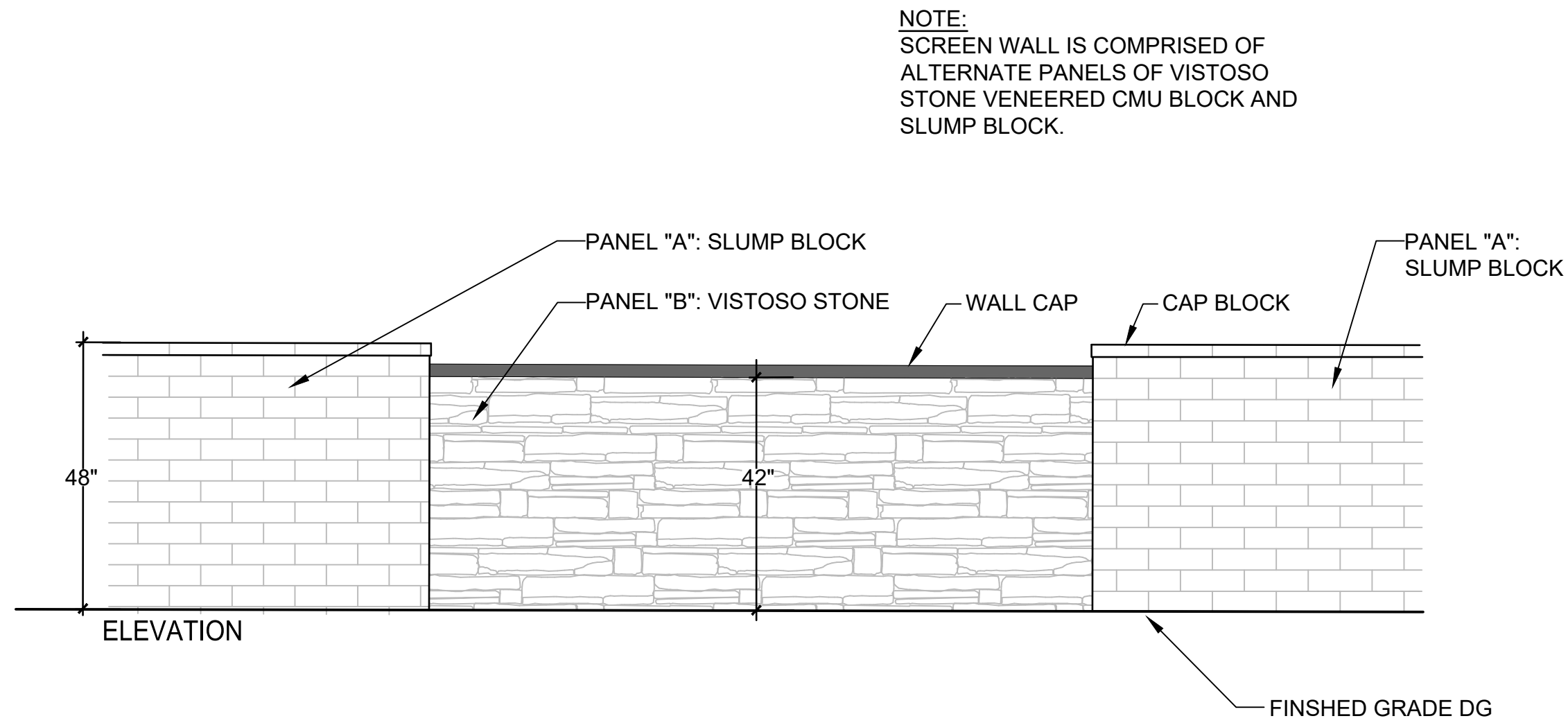
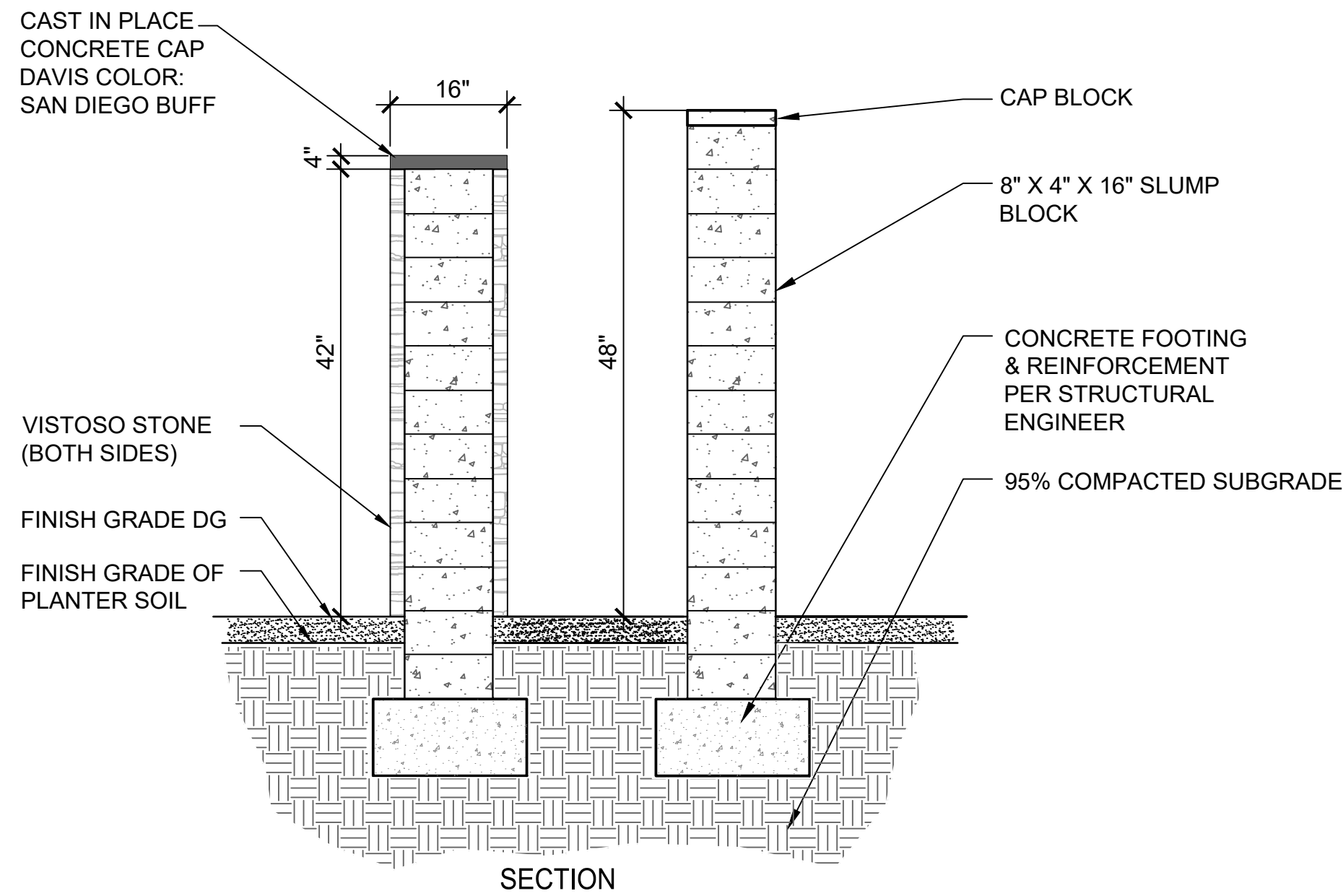
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No.	Date	Item

Revisions

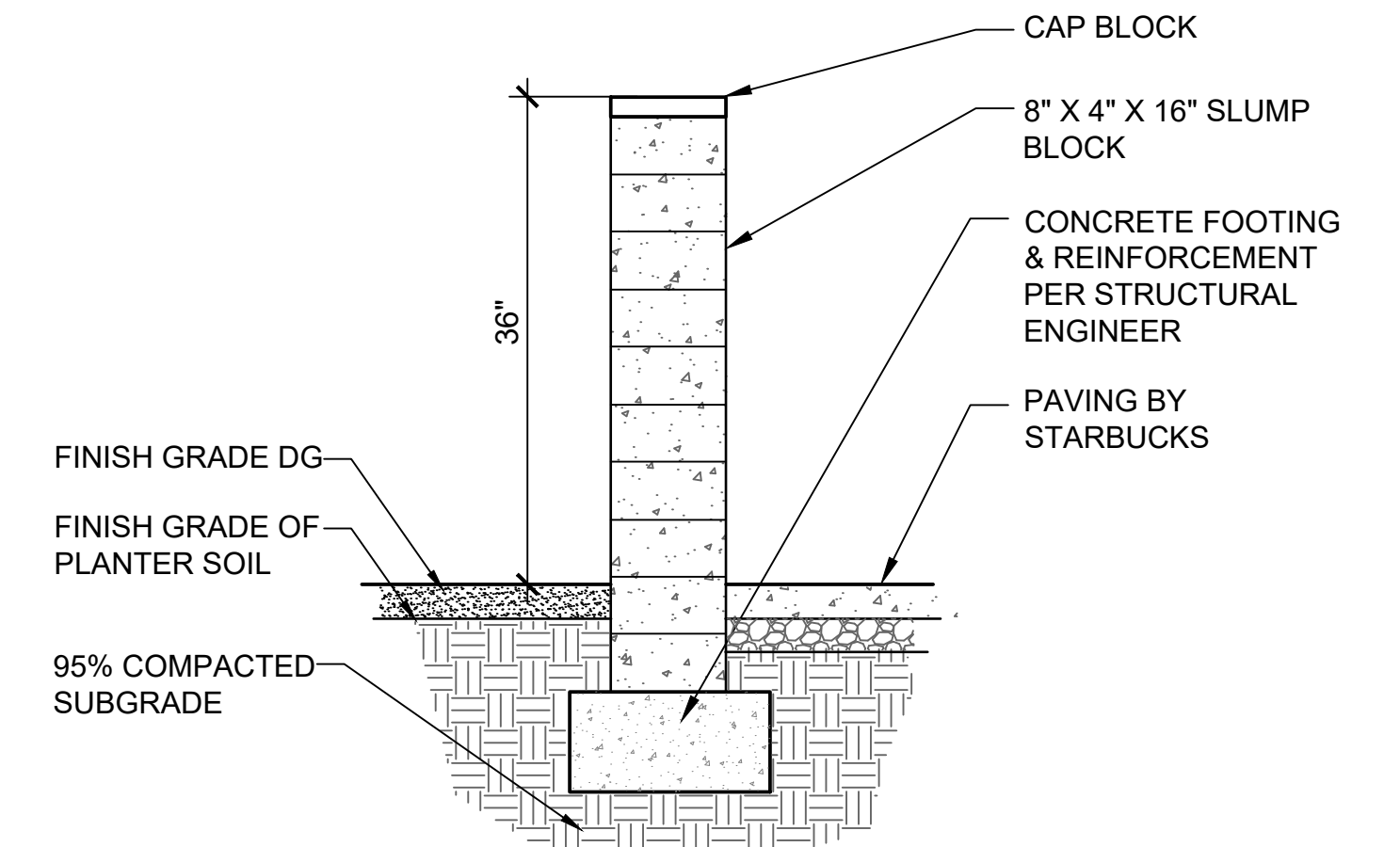
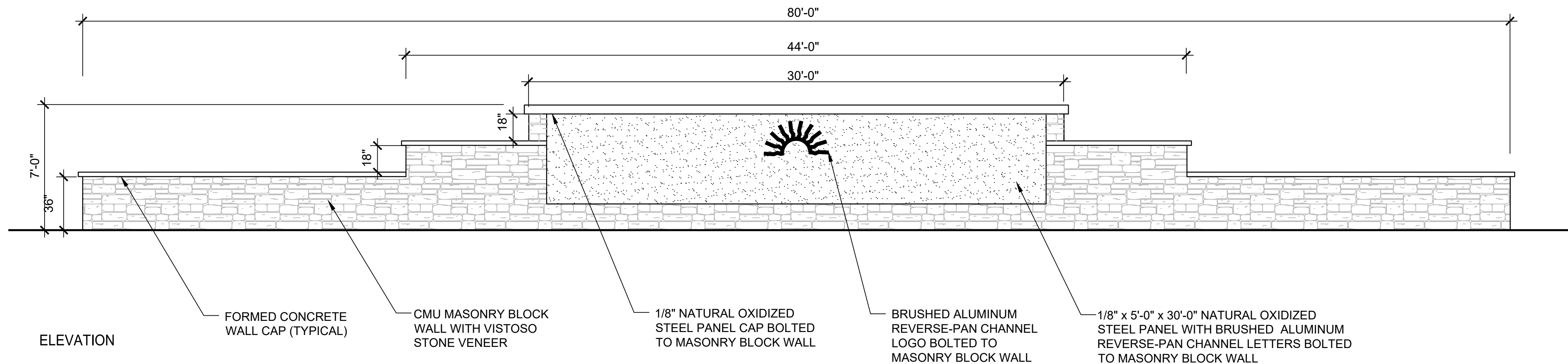
Scale **N/A**
Job No. **185050-VV-30**
Date **FEBRUARY 2025**
Designed By **CB**
Checked By **GLG**

Sheet **10**
of **12**

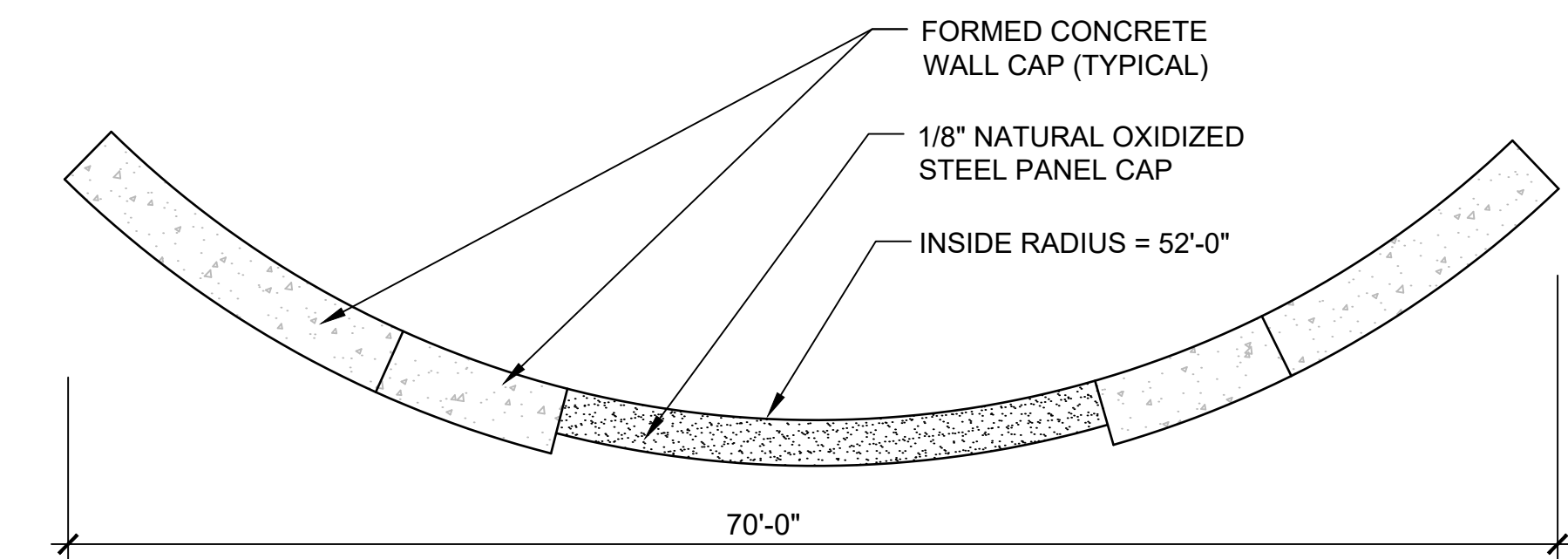


1 SCREEN WALL
SCALE: NTS

WALL LOCATIONS



3 PATIO WALL SECTION
SCALE: NTS



CONTRACTOR NOTES:

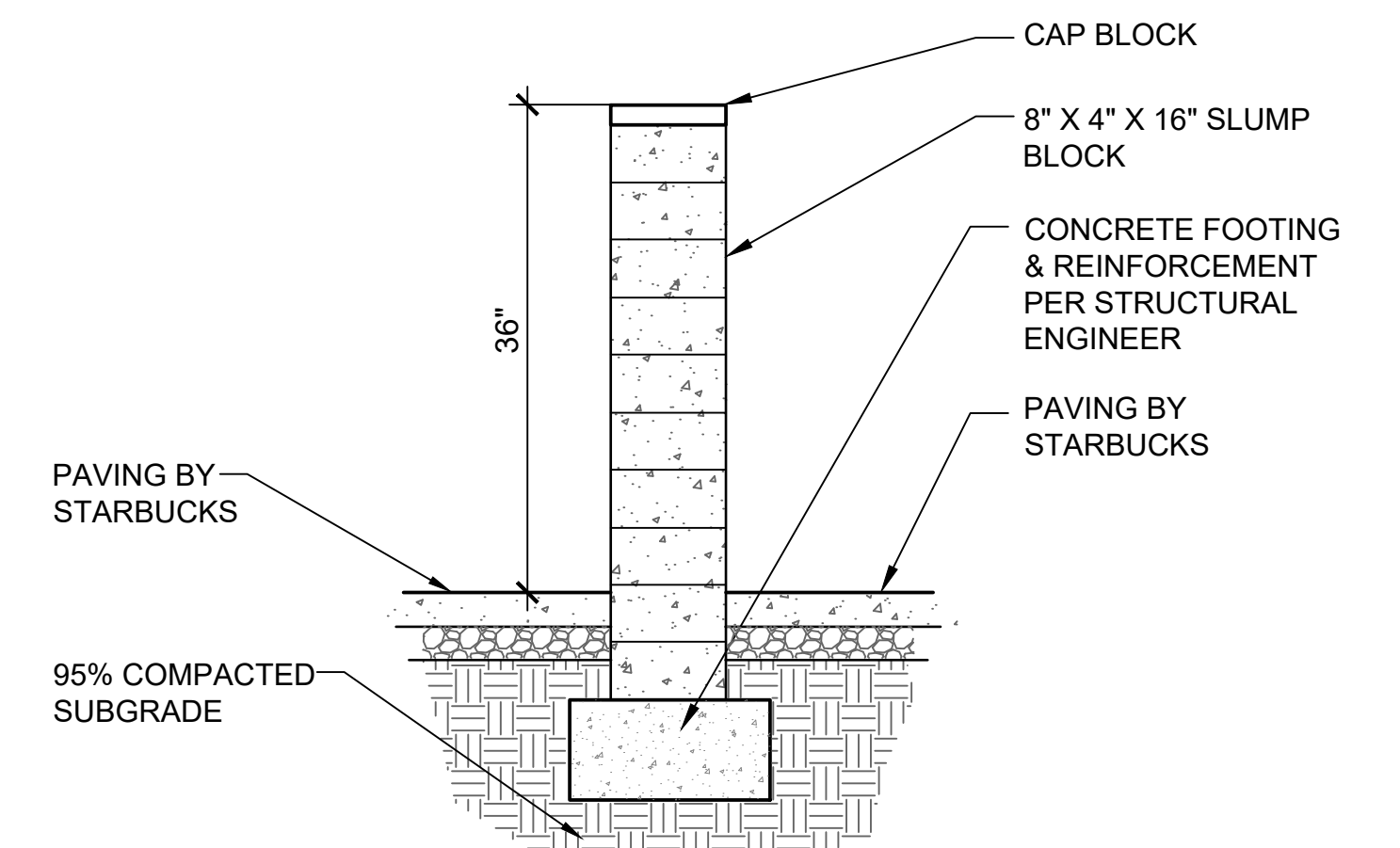
1. THIS DESIGN IS MEANT TO REPLICATE AN EXISTING SIGN LOCATED ON THE WEST SIDE OF INNOVATION PARK DRIVE, SLIGHTLY NORTH OF THIS PROJECT. ORIGINAL SIGN AND CONSTRUCTION WAS BY TERRITORIAL SIGNS (520) 294-3400. CONTACT: BILL FIELDS.

2. VERIFY ALL DIMENSIONS AGAINST THOSE OF THE EXISTING SIGN ACROSS INNOVATION PARK DRIVE AND MAKE ADJUSTMENTS

3. MATERIALS, DIMENSIONS, FINISH AND APPEARANCE OF WALL AND SIGN SHALL MATCH EXISTING

4. PROVIDE SHOP DRAWINGS INCLUDING STRUCTURAL DRAWINGS AND CALCULATIONS FOR WALLS, FOOTINGS, REINFORCEMENT AND SOIL COMPACTION, SEALED BY A STRUCTURAL ENGINEER REGISTERED IN THE STATE OF ARIZONA.

5. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS



4 PATIO WALL SECTION
SCALE: NTS

2 SCREEN WALL
SCALE: NTS

REFERENCE NUMBER:
2201099
2300167, 2300141
G150007

