GENERAL NOTES

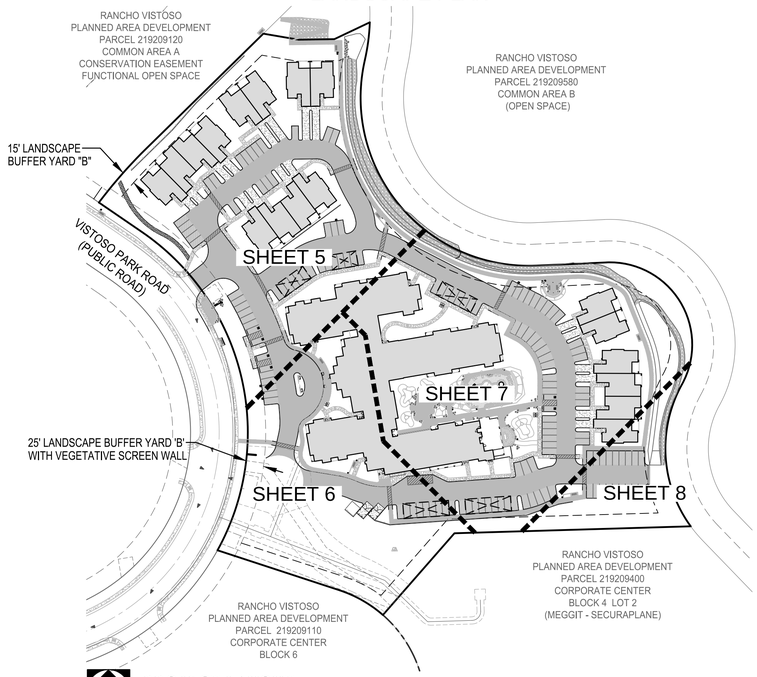
1. PROJECT ZONING : RANCHO VISTOSO PAD CAMPUS PARK INDUSTRIAL
2. GROSS AREA OF DEVELOPMENT = 8.06 ACRES (351,314 SQ. FT.)
3. TOTAL ACRES OF GRADED AREA = 7.05 ± ACRES
4. TOTAL ACRES OF UNDISTURBED AREA = 0.98 ± ACRES
5. TOTAL AMOUNT OF OPEN SPACE REQUIRED AND PROVIDED = 0.0.
6. SETBACKS REQUIRED / PROVIDED: FRONT = 25', SIDE: 20', REAR: 30'
7. RANCHO VISTOSO NEIGHBORHOOD 3 INNOVATION CORPORATE CENTER BLOCK 4; PARCEL NO. 21920939A
8. LANDSCAPE TO CONFORM TO ORO VALLEY LANDSCAPE CODE.
9. MITIGATION OF SURVEYED PLANTS IN THE NATIVE PLAN PRESERVATION PLAN WILL BE INCORPORATED IN THE LANDSCAPE DESIGN.
10. 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.
11. 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 DIAMETER SHOULD NOT EXCEED 1-FOOT WHEN FULLY MATURE.
12. PROPERTY OWNERS, LESSEES, AND OCCUPANTS SHALL MAINTAIN REQUIRED LANDSCAPE, IRRIGATION, BUFFERING, SCREENING AND RAINWATER HARVESTING SYSTEM IMPROVEMENTS PER THE APPROVED PLANS.
13. 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.
14. 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.
15. 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. METERS WATER USE FOR LANDSCAPE IRRIGATION SHALL BE REDUCED BY FIFTY PERCENT, FIVE YEARS FROM THE DATE OF THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
16. 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.
17. 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.
18. 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.
19. 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.
20. LANDSCAPE MATERIALS SHALL NOT OBSTRUCT SIGHT DISTANCES OR VEHICLE TURNING MOVEMENTS.
21. LANDSCAPED AREAS THAT ARE SUSCEPTIBLE TO DAMAGE BY PEDESTRIAN OR AUTO TRAFFIC SHALL BE PROTECTED BY APPROPRIATE CURBS, TREE GUARDS OR OTHER DEVICES.
22. LANDSCAPE SHALL BE DESIGNED TO MINIMIZE SEDIMENT, SAND AND GRAVEL BEING CARRIED INTO THE STREETS FROM STORM WATER OR OTHER RUNOFF.
23. LANDSCAPE PLAN ENABLES ADEQUATE PLANT SPACING TO ENSURE SURVIVABILITY AT PLANT MATURITY.
24. 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.
25. CURB-WAY CONSISTING OF INORGANIC GROUNDCOVER OR PLANTS NOT TO EXCEED TYPE 2 WATER USE SHALL BE PROVIDED BETWEEN CURB AND ALL SIDEWALKS.
26. ALL LANDSCAPED AREAS TO BE FINISHED WITH A NATURAL TOPPING MATERIAL TO A DEPTH OF AT LEAST TWO (2) INCHES.
27. PLANTING & IRRIGATION (SALVAGE AND NURSERY PLANTS) SHALL BE ALLOWED OUTSIDE OF THE GRADING LIMITS.

INNOVATION PARK

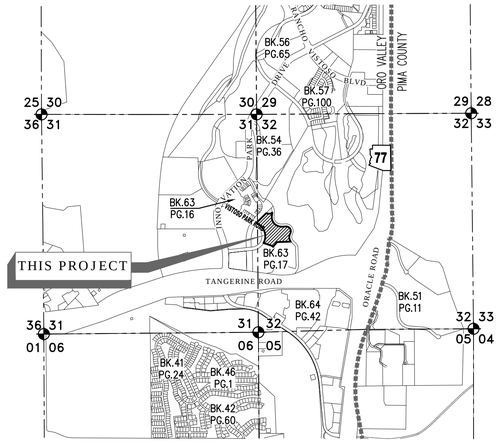
ORO VALLEY ASSISTED LIVING COMMUNITY

RANCHO VISTOSO NEIGHBORHOOD 3 - BLOCK 4 - LOT 1

LANDSCAPE PLAN



PROJECT LAYOUT
SCALE 1"=100'



3" = 1 MILE

LOCATION MAP

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

SHEET INDEX

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SHEET 10	IRRIGATION LEGEND
SHEET 11	IRRIGATION PLAN
SHEET 12	IRRIGATION DETAILS
SHEET 13	IRRIGATION DETAILS
SHEET 14	LANDSCAPE SPECIFICATIONS
SHEET 15	IRRIGATION SPECIFICATIONS
SHEET 16	POOL COURTYARD SITE PLAN
SHEET 17	SITE DETAILS
SHEET 18	SITE DETAILS
SHEET 19	SITE DETAILS
SHEET 20	SITE DETAILS

OWNER/DEVELOPER

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

LANDSCAPE BUFFER YARD TABLE

BUFFER	BUFFER TYPE	WIDTH	BUFFER LENGTH	TREES REQUIRED	TREES PROVIDED	SHRUBS REQUIRED	SHRUBS PROVIDED	ACCENTS REQUIRED	ACCENTS PROVIDED
NORTH	PAD GOLF / REC	15'	295'	12	12	15	22	30	33
WEST	STREET VISTOSO PARK RD	*30'	370'	15	19	19	51	37	47
WEST	PAD OPEN SPACE	NONE REQUIRED							
SOUTH	PAD CORPORATE CENTER	NONE REQUIRED							

*INCLUDING EXISTING LANDSCAPING IN RIGHT-OF-WAY

NATIVE PLANT SUMMARY

BOTANICAL NAME	COMMON NAME	BLUE RIBBON TRANSPLANT	RED RIBBON REMOVE	WHITE RIBBON PRESERVE IN PLACE	TOTAL PER PLANT
ACACIA CONSTRICTA	WHITETHORN ACACIA	86	94	0	180
ACACIA GREGGII	CAT CLAW ACACIA	2	0	0	2
CERCIDIUM MICROPHYLLUM	FOOTHILL PALO VERDE	5	1	0	6
PROSOPIS VELUTINA	MESQUITE	3	0	0	3
TOTAL		96	95	0	191

SITE DISTURBANCE

SITE WAS PREVIOUSLY GRADED WITH THE DEVELOPMENT OF THE
MEGGIT SECURAPLANE - ADJACENT TO THE SOUTH (APPROXIMATELY TEN YEARS AGO). THE
SITE IS SPECIES DOMINATE WITH ACACIA CONSTRICTA.
AREA WAS RE-SEEDED / HYDROSEEDED THUS INTRODUCING A LARGE (UN-NATURAL)
CONCENTRATION OF ACACIA CONSTRICTA. THE GENERAL OVERALL HEALTH OF THE ACACIA
CONSTRICTAS ARE GOOD. OVERALL FORM WAS A KEY COMPONENT IN DETERMING
TRANSPLANT CRITERIA .

SIGNIFICANT VEGETATION MITIGATION

MITIGATION OF SIGNIFICANT VEGETATION SHALL BE IN A ACCORDANCE WITH SECTION 27.6.B.3.c
AMOUNT OF SIGNIFICANT VEGETATION = 0.00 sf
AMOUNT OF SIGNIFICANT VEGETATION DISTURBED = 0.00 sf
PERCENTAGE OF SIGNIFICANT VEGETATION DISTURBED = 0.00%

APPROVAL

PLANNING & ZONING ADMINISTRATOR DATE

REFERENCE NUMBER:

XXXXXX
XXXXXX

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click ArizonaBlueStake.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

The WLB Group Inc. **WLB**

Engineering Planning Surveying
Landscape Architecture Urban Design
Offices located in Tucson, Phoenix and Flagstaff, Arizona, and Las Vegas, Nevada.
4444 East Broadway
Tucson, Arizona (520) 881-7480

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

Sheet Title
LANDSCAPE PLAN
COVER SHEET

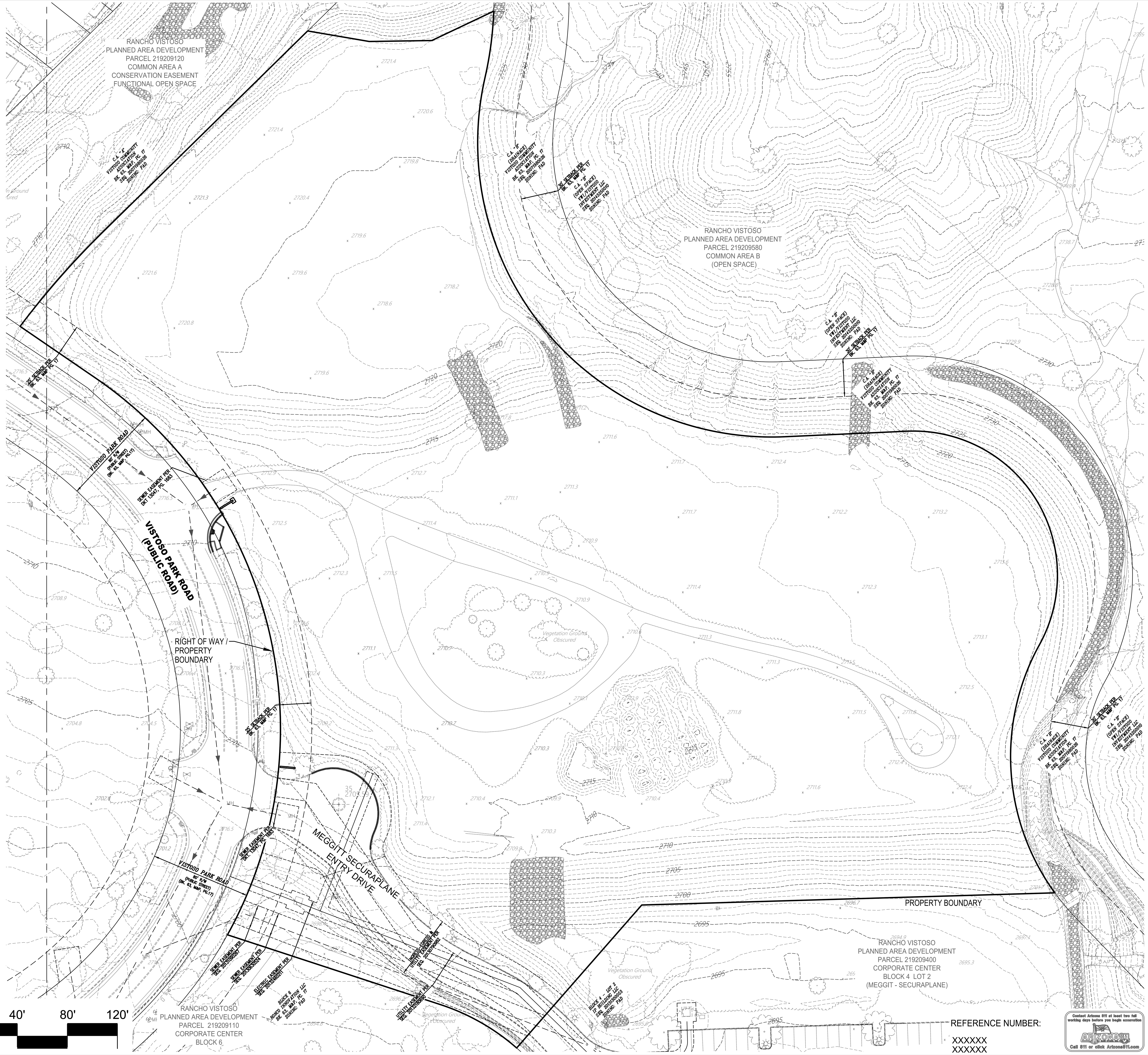
File:Q:\185050\HN-02 RV N 3 Inn Corp Ctr Lot 1\02 Landscape\08 flp\185050 rv3 lot1 a living flp 1.dwg

No.	Date	Item
Revisions		

Scale	AS SHOWN
Job No.	185050-HN-02
Date	MAY 2023
Designed By	PNR / DH / CB
Checked By	GLG

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
25621
GARY L.
GRIZZLE
Date Expires 5/31/25
ARIZONA U.S.A.

Sheet 1
of 20



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

Sheet Title
LANDSCAPE PLAN
EXISTING CONDITIONS

File:Q:\185050\HN-02 RV N 3 Inn Corp Ctr Lot 1\02 Landscape\08 flp\185050 rv3 lot1 a living flp 2 existing conditions.dwg

No.	Date	Item

Revisions

Scale	1" = 40'
Job No.	185050-HN-02
Date	MAY 2023
Designed By	PNR / DH / CB
Checked By	GLG

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO. 25621
GARY L. GRIZZLE
ARIZONA U.S.A.

HYDROSEED (GENERAL AREAS)

HYDROSEED MIX SHALL BE ORO VALLEY APPROVED SEED MIX "D". HYDROSEED SHALL BE APPLIED AS INDICATED TO ALL DISTURBED AREAS NOT OTHERWISE IMPROVED.

AREA TO BE HYDROSEEDED SHALL INCORPORATE THE USE OF IMPRINTING OR PITTING OF THE SOIL. REVEGETATION IS REQUIRED TO RESTORE NATURAL VEGETATION ON DISTURBED LAND. TIMING OF REVEGETATION SHALL BE PLANTED TO MAXIMIZE AVAILABILTY OF RAINFALL. SEED MIX SHALL BE PER OVZCR ADDENDUM "D" , SPECIES AS FOLLOWS:

ORO VALLEY APPROVED REVEGETATION SEED MIX 'D'
Key: A = Annual; P = Perennial; C = Germinates and thrives in the cool season; W = Germinates and thrives in warm season; C/W = Germinates and thrives in cool/warm seasons.

SHRUBS: minimum of 5 PLS/acre	PLS
Acacia constricta, Whitethorn Acacia (P,W)	2.0
Calliandra eriophylla, Fairy Duster (P,C/W)	2.0
Celtis pallida, Desert Hackberry (P,C/W)	2.0
Encelia farinosa, Brittlebush (P,C/W)	1.0
Larrea tridentata [=L. divaricata], Creosote (P,W)	1.0
SMALL PERENNIALS: minimum of 5 PLS/acre	
Baileya multiradiata, Desert Marigold (P,C/W)	2.0
Cassia [= Senna] covesii, Desert Senna (P,W)	1.0
Psilostrophe cooperi, Paper Flower (P,C/W)	2.0
Sphaeralcea ambigua, Desert Globemallow (P,C,W)	1.0
Zinnia pumila, Desert Zinnia (P, C)	2.0
PERENNIAL GRASSES: minimum of 5 PLS/acre	
Aristida purpurea, Purple Three-Awn (P,W)	2.0
Bouteloua curtipendula, Side-Oats Grama (P,W)	1.0
Digitaria californica, Arizona Cottontop (P,W)	1.0
Muhlenbergia porteri, Bush Muhly (P,W)	1.0
ANNUAL HERBS & GRASSES: minimum of 5PLS/acre	
Erigeron divergens, Spreading Fleabane (A,W)	1.0
Lupinus arizonicus, Arizona Lupine (A,W)	2.0
Orthocarpus purpurascens, Owlclover (A,C)	2.0
Penstemon parryi, Parry's Penstemon (P,A,C/W)	3.0
Salvia columbariae, Chia (A,C)	2.0
TOTAL PLS	31.0

LANDSCAPE WATER PLAN

WINTER / MONTH		SPRING			SUMMER	MONSOON		1,59,0837			WINTER
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.											
9,752	10,470	10,984	11,805	12,113	12,113	8,315	8,315	9,546	10,265	9,854	9,649
		TOTAL (100% ADWR)			**GAL/YEAR**						**123180**
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.											
7,314	7,853	8,238	8,854	9,085	9,085	6,236	6,236	7,160	7,699	7,391	7,237
		TOTAL (75% ADWR)			**GAL/YEAR**						**92385**
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)											
7,032	7,186	7,699	8,212	8,725	8,212	7,699	3,593	2,566	513	154	0
		TOTAL (50% ADWR)			**GAL/YEAR**						**61590**

PLANT MATERIAL / WATER USE SCHEDULE

SYMBOL	PLANT 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
	TREES						
CM	CERCIDIUM MICROPHYLLUM FOOTHILL PALO VERDE	43	24" BOX	1	3,948	169,764	14,147
48"	CERCIDIUM MICROPHYLLUM FOOTHILL PALO VERDE	1	48" BOX	1	3,948	3,948	329
	CERCIDIUM MICROPHYLLUM FOOTHILL PALO VERDE	5	TRANSPLANT	1	1,754	8,770	731
	CHILOPSIS LINEARIS 'BUBBA JONES' BUBBA JONES DESERT WILLOW	44	24" BOX	2	3,960	174,240	14,520
	PROSOPIS VELUTINA VELVET MESQUITE	79	24" BOX	2	2,534	200,186	16,682
48"	PROSOPIS VELUTINA VELVET MESQUITE	5	48" BOX	2	2,534	12,670	1,056
PV	PROSOPIS VELUTINA VELVET MESQUITE	3	TRANSPLANT	2	5,702	17,106	1,426
	TOTAL WATER AT MATURITY (TREES)						**48,890**

NOTE: ALL 48" TREES TO BE SOURCED FROM AZT

SYMBOL							
AC	ACACIA CONSTRICTA WHITETHORN ACACIA	86	TRANSPLANT	1	5,702	490,372	40,864
AG	ACACIA GREGGII CAT CLAW ACACIA	2	TRANSPLANT	1	5,702	11,404	950
	CALLIANDRA ERIOPHYLLA PINK FAIRY DUSTER	112	5 Gallon	1	70	7,840	653
	CORDIA PARVIFOLIA LITTLE LEAF CORDIA	65	15 Gallon	1	439	28,535	2,378
	DODONEA VISCOSA GREEN HOPSEED BUSH	58	5 Gallon	1	632	36,656	3,055
	ENCELIA FARINOSA BRITTLEBUSH	73	5 Gallon	1	632	46,136	3,845
	JUSTICIA CALIFORNICA CHUPAROSA	100	5 Gallon	1	70	7,000	583
	SIMMONDSIA CHINENSIS JOJOBA	114	5 Gallon	1	70	7,980	665
	TOTAL WATER AT MATURITY (SHRUBS)						**52,329**

SYMBOL							
	ACCENTS						
	AGAVE PARRYI TRUNCATA ARTICHOKE AGAVE	9	5 Gallon	2	57	513	43
	ASCLEPIAS LINEARIS 'MONARCH MAGNET' PINELEAF MILKWEED 'MONARCH MAGNET'	52	5 Gallon	2	57	2,964	247
	ASCLEPIAS SUBULATA DESERT MILKWEED	24	5 Gallon	2	57	1,368	114
	CARNEGIEA GIGANTEA SAGUARO	12	3' - 8' SPEARS	1	2,741	32,892	2,741
	DASYLIRION WHEELERI DESERT SPOON	112	5 Gallon	1	110	12,320	1,027
	EUPHORBIA ANTISYPHILLITICA CANDELILLA	120	5 Gallon	1	39	4,680	390
	FEROCACTUS WISLIZENI FISH-HOOK BARREL	20	6"-8" Diameter	1	10	200	17
	FOUQUIERIA SPLENDENS OCOTILLO	19	8-15 Cane Minimum	1	281	5,339	445
	HESPERALOE PARVIFLORA RED YUCCA	232	5 Gallon	1	70	16,240	1,353
	HESPERALOE PARVIFLORA 'BRAKELIGHTS' BRAKELIGHTS RED YUCCA	422	5 Gallon	1	70	29,540	2,462
	NOLINA MICROCARPA BEAR GRASS	141	15 Gallon	1	158	22,278	1,857
	PACHYCEREUS MARGINATUS MEXICAN FENCE POST	6	5 Gallon	1	158	948	79
	PEDILANTHUS MACROCARPUS LADY'S SLIPPER	78	5 Gallon	1	25	1,950	163
	VIGUIERA DELTOIDEA GOLDENEYE	149	5 Gallon	4	316	47,084	3,924
	YUCCA RIGIDA BLUE YUCCA	11	15 Gallon	1	110	1,210	101
	TOTAL WATER AT MATURITY (ACCENTS)						**14,961**
	TOTAL WATER AT MATURITY (TREES, SHRUBS & ACCENTS)						**105,404**

SYMBOL	PLANT 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
	COURTYARDS AND NORTH OR EAST BUILDING ELEVATIONS PLANTS						
	ALOE HYBRID 'BLUE ELF' BLUE ELF ALOE	30	5 Gallon	3	79	2,370	198
	ALOYSIA GRATISSIMA WHITEBRUSH	6	5 Gallon	3	316	1,896	158
	CALLIANDRA HYBRID 'SIERRA STARR' SIERRA STARR FAIRY DUSTER	10	5 Gallon	3	316	3,160	263
	CERCIS CANADENSIS V. MEXICANA MEXICAN REDBUD	5	24" Box	2	513	2,565	214
	DASYLIRION LONGISSIMUM TREE GRASS	14	5 Gallon	2	57	798	67
	JUSTICIA CANDICANS RED JUSTICIA	23	5 Gallon	3	263	6,049	504
	JUSTICIA SPICIGERA MEXICAN HONEYSUCKLE	31	5 Gallon	3	263	8,153	679
	LANTANA X 'NEW GOLD' NEW GOLD LANTANA	24	5 Gallon	2	158	3,792	316
	LEUCOPHYLLUM FRUTESCENS 'HEAVENLY CLOUD' HEAVENLY CLOUD TEXAS RANGER	18	5 Gallon	2	158	2,844	237
	NANDINA DOMESTICA 'COMPACTA' COMPACT NANDINA	68	5 Gallon	2	158	10,744	895
48"	PISTACIA CHINENSIS 'RED PUSH' RED PUSH PISTACHE	5	48" Box	3	6,579	32,895	2,741
	PUNICA GRANATUM POMEGRANATE	1	15 Gallon	2	1,426	1,426	119
	QUERCUS VIRGINIANA 'HERITAGE' HERITAGE LIVE OAK	2	24" Box	3	18,276	36,552	3,046
48"	QUERCUS VIRGINIANA 'HERITAGE' HERITAGE LIVE OAK	5	48" Box	3	18,276	91,380	7,615
	SALVIA GREGGII AUTUMN SAGE	19	5 Gallon	3	183	3,477	290
	SOPHORA SECUNDIFLORA TEXAS MOUNTAIN LAUREL	13	15 Gallon	3	183	2,379	198
	TECOMA X `SUNRISE` YELLOW BELLS	7	5 Gallon	2	405	2,835	236
	TOTAL WATER AT MATURITY (COURTYARDS)						**17,776**

DECORATIVE ROCK

1" SCREENED DECORATIVE ROCK - COLOR: APACHE BROWN. SUBMIT SAMPLES 2" MINIMUM DEPTH.

BOULDERS

SYMBOL	QTY	SIZE (FT.)	COMMENTS
	178	1 X 2 X 2	COLOR: APACHE BROWN TO BE HAULED AND INSTALLED BY CONTRACTOR
	103	2 X 2 X 3	

REFERENCE NUMBER:

XXXXXX
XXXXXX

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
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
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ORO VALLEY ASSISTED LIVING COMMUNITY
RANCHO VISTOSO NEIGHBORHOOD 3 INNOVATION CORPORATE CENTER
BLOCK 4 - LOT 1, ORO VALLEY, ARIZONA

Sheet Title
LANDSCAPE PLAN
PLANT LEGENDS AND TABLES

File:Q:\185050\HN-02 RV N 3 Inn Corp Ctr Lot 1\02 Landscape\08 flp\185050 rv3 lot1 a living flp 3_legend.dwg

No.	Date	Item

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Scale	N/A
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CERTIFICATE NO.
25621
GARY L.
GRIZZLE
EXPIRES 5/02/23
ARIZONA U.S.A.

Sheet	3
of	20

SHADED BENCH
RIP RAP / SLOPED AREA SEE CIVIL PLANS
SHADED BENCH (TYP)
TRASH RECEPTACLE
RANCHO VISTOSO PLANNED AREA DEVELOPMENT PARCEL 219209120 COMMON AREA A CONSERVATION EASEMENT FUNCTIONAL OPEN SPACE
PET WASTE STATION
CASITA UTILITIES (TYP)
PROPERTY BOUNDARY
PROPOSED SITE WALL
EXISTING RAILING
15' LANDSCAPE BUFFER YARD "B"
DRAINAGE CHANNEL / BASIN SEE CIVIL PLANS
EXISTING PEDESTRIAN WALKWAY
CASITAS
RANCHO VISTOSO PLANNED AREA DEVELOPMENT PARCEL 219209580 COMMON AREA B (OPEN SPACE)
RAKED EARTH TRAIL
PET WASTE STATION
SHADED BENCH (TYP)
SHADED BENCH AND EXERCISE / STRETCHING AREA
FIRE HYDRANT (TYP)
PET WASTE STATION
TRASH RECEPTACLE
SIDEWALK SCUPPER (TYP)
RAMADA WITH BENCHES
STORM DRAIN / CATCH BASIN (TYP)
STABILIZED DG - EXERCISE / STRETCHING AREA
VISTOSO PARK ROAD (PUBLIC ROAD)
BIKE PARKING
SHADED BENCH
DRAINAGE BASIN SEE CIVIL PLANS
PROJECT ENTRY SIGN
POLLINATOR GARDEN COURTYARD
PROPERTY BOUNDARY
SHADED BENCH
EXISTING LANDSCAPE TO REMAIN
ASSISTED LIVING BUILDING
SHADED BENCH
RIGHT OF WAY / PROPERTY BOUNDARY
POOL
TRASH RECEPTACLE
BIKE PARKING
25' LANDSCAPE BUFFER YARD 'B' WITH VEGETATIVE SCREEN WALL
BUILDING ENTRY
EXISTING SIDEWALK
BIKE RACKS
FIREPLACE GATHERING AREA
PET WASTE STATION
TRASH RECEPTACLE
POOL & OUTDOOR DINING COURTYARD
PROJECT ENTRY SIGN
MEGGITT SECURAPLANE SIGN
LOADING ZONE
RETAINING WALL
PET WASTE STATION
PROPERTY BOUNDARY
EXISTING WATER UTILITY
SHADED BENCH AND EXERCISE / STRETCHING AREA
OPTIONAL PARKING CANOPY (TYP)
SHADED BENCH AND EXERCISE / STRETCHING AREA
REFUSE ENCLOSURES
MEGGITT SECURAPLANE ENTRY DRIVE
RANCHO VISTOSO PLANNED AREA DEVELOPMENT PARCEL 219209110 CORPORATE CENTER BLOCK 6
RANCHO VISTOSO PLANNED AREA DEVELOPMENT PARCEL 219209400 CORPORATE CENTER BLOCK 4 LOT 2 (MEGGIT - SECURAPLANE)

0' 40' 80' 120'

REFERENCE NUMBER:
XXXXXX
XXXXXX

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

Sheet Title
LANDSCAPE PLAN
SITE PLAN / PLANTING PLAN

File:Q:\185050\HN-02 RV N 3 Inn Corp Ctr Lot 1\02 Landscape\08 flp\185050 rv3 lot1 a living flp 4.dwg

No.	Date	Item

Revisions

Scale	1" = 40'
Job No.	185050-HN-02
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REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
25621
GARY L. GRIZZLE
Date Expires 5/31/23
ARIZONA U.S.A.

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of	20

DECORATIVE ROCK

5/19 PET WASTE STATION

5/17 SHADED BENCH

RAKED EARTH TRAIL

25' SETBACK PER BK. 63, M&P PG. 17

EXISTING SIDEWALK

25' LANDSCAPE BUFFER YARD "B"

DECORATIVE ROCK TO PROPERTY LINE; FEATHER INTO EXISTING

C.A. "A"
VISTOSO COMMUNITY ASSOCIATION
BK. 63, M&P, PG. 17
SEQ. 20071980026
ZONING: PAD

15' LANDSCAPE BUFFERYARD "B"

DECORATIVE ROCK BETWEEN CASITAS AND WALL (TYP.)

EXISTING PEDESTRIAN WALKWAY

RETAINING WALL (8.0' MAX) WITH RAILING - SEE CVIL PLANS

DECORATIVE ROCK

5/17 SHADED BENCH

CASITAS

CASITAS

CASITAS

8/17 TRASH RECEPTACLE

5/19 PET WASTE STATION

DECORATIVE ROCK IN ALL ISLANDS

219-20-939B
VISTOSO COMMUNITY ASSOCIATION
SEQ. NO. 20170810633
ZONING: PAD

PROPOSED PEDESTRIAN WALKWAY / RAMP - SEE CIVIL PLANS

5/17 SHADED BENCH

15' LANDSCAPE BUFFERYARD "B"

VISTOSO PARK ROAD
80' R/W
(PUBLIC STREET)
(BK. 63, M&P, PG.17)

WATER LINE

ROOT CONTROL BARRIER IN ALL ISLANDS WITH TREES

SEWER LINE

FIRE HYDRANT

SEWER EASEMENT PER DKT 13047, PG. 1683

SEWER LINE

ENTRY MONUMENT SIGN SEE SHEET 20

25' LANDSCAPE BUFFER YARD "B" WITH VEGETATED SCREEN WALL

SYNTHETIC TURF

DECORATIVE ROCK TO PROPERTY LINE

EXISTING SIDEWALK

5/17 SHADED BENCH

EXISTING LANDSCAPE IN R.O.W. TO REMAIN

DECORATIVE ROCK TO SIDEWALK / BACK OF CURB

RETAINING WALL (3.5' MAX) WITH RAILING-SEE CIVIL PLANS

CASITAS

WATER LINE

FIRE HYDRANT

CATCH BASIN

STORM DRAIN

ELECTRIC VEHICLE CHARGING STATION

OPTIONAL PARKING CANOPY (TYP)

DECORATIVE ROCK BETWEEN BUILDING AND SIDEWALK

ASSISTED LIVING FACILITY

DECORATIVE ROCK

C.A. "B"
(DRAINAGE)
VISTOSO COMMUNITY ASSOCIATION
BK. 63, M&P, PG. 17
SEQ. 20071980026
ZONING: PAD

DRAINAGE CHANNEL SEE CIVIL PLANS

30' SETBACK PER BK. 63, M&P PG. 17

C.A. "B"
(OPEN SPACE)
VWI/VISTOSO INVESTMENT LLC
SEQ. 20143250010
ZONING: PAD

48"

SHADED BENCH 5/17

STABILIZED DG - PASSIVE WORKOUT / STRETCHING AREA

MATCHLINE SEE SHEET 6 | MATCHLINE SEE SHEET 7

0' 20' 40' 80'

20 SCALE SHEETS - FOR CONTRACTOR INFORMATION PURPOSES

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LANDSCAPE PLAN

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

Sheet Title
LANDSCAPE PLAN
PLANTING PLAN

File:Q:\185050\HN-02 RV N 3 Inn Corp Ctr Lot 1\02 Landscape\08 flp\185050 rv3 lot1 a living flp 5.dwg

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GARY L. GRIZZLE
Date Expires 5/31/23
ARIZONA U.S.A.

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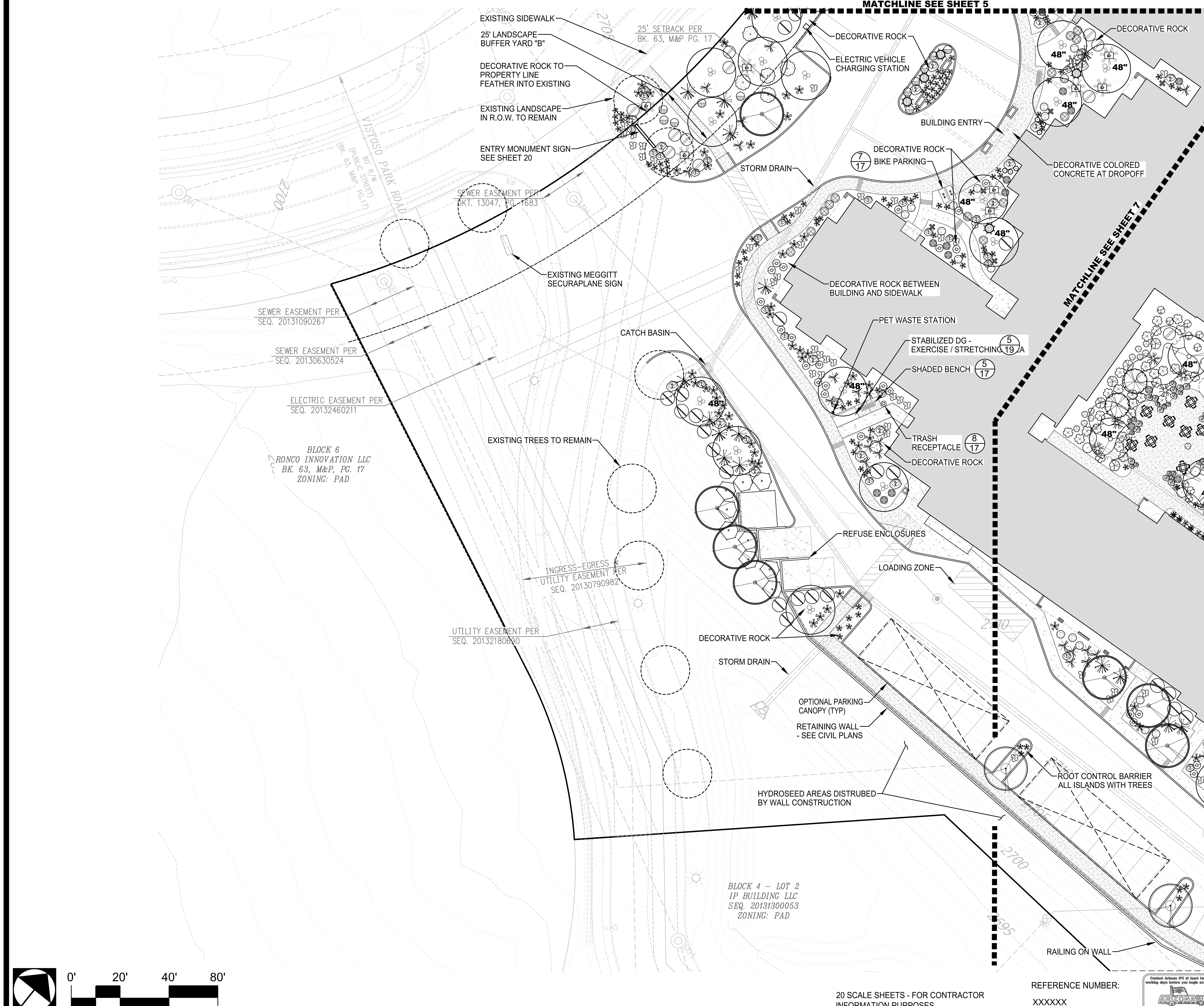

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ORO VALLEY ASSISTED LIVING COMMUNITY

RANCHO VISTOSO NEIGHBORHOOD 3 - BLOCK 4, LOT 1

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TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

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CERTIFICATE NO. 25621
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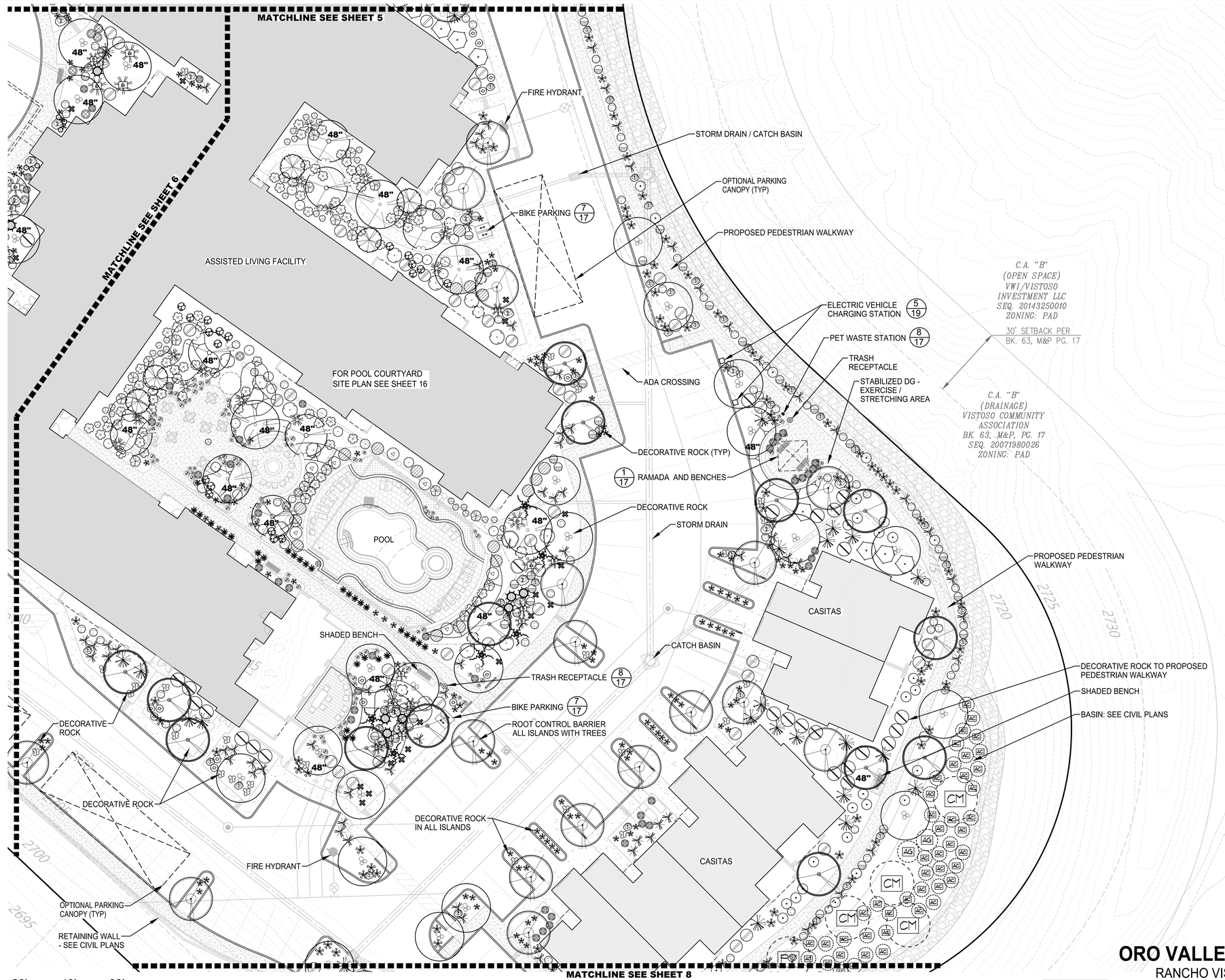
ARIZONA, U.S.A.



0' 20' 40' 80'

20 SCALE SHEETS - FOR CONTRACTOR INFORMATION PURPOSES

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BLOCK 4 - LOT 1, ORO VALLEY, ARIZONA

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REGISTERED LANDSCAPE ARCHITECT CERTIFICATE NO. 25621 GARY L. GRIZZLE Date Signed 5/03/23 ARIZONA U.S.A.

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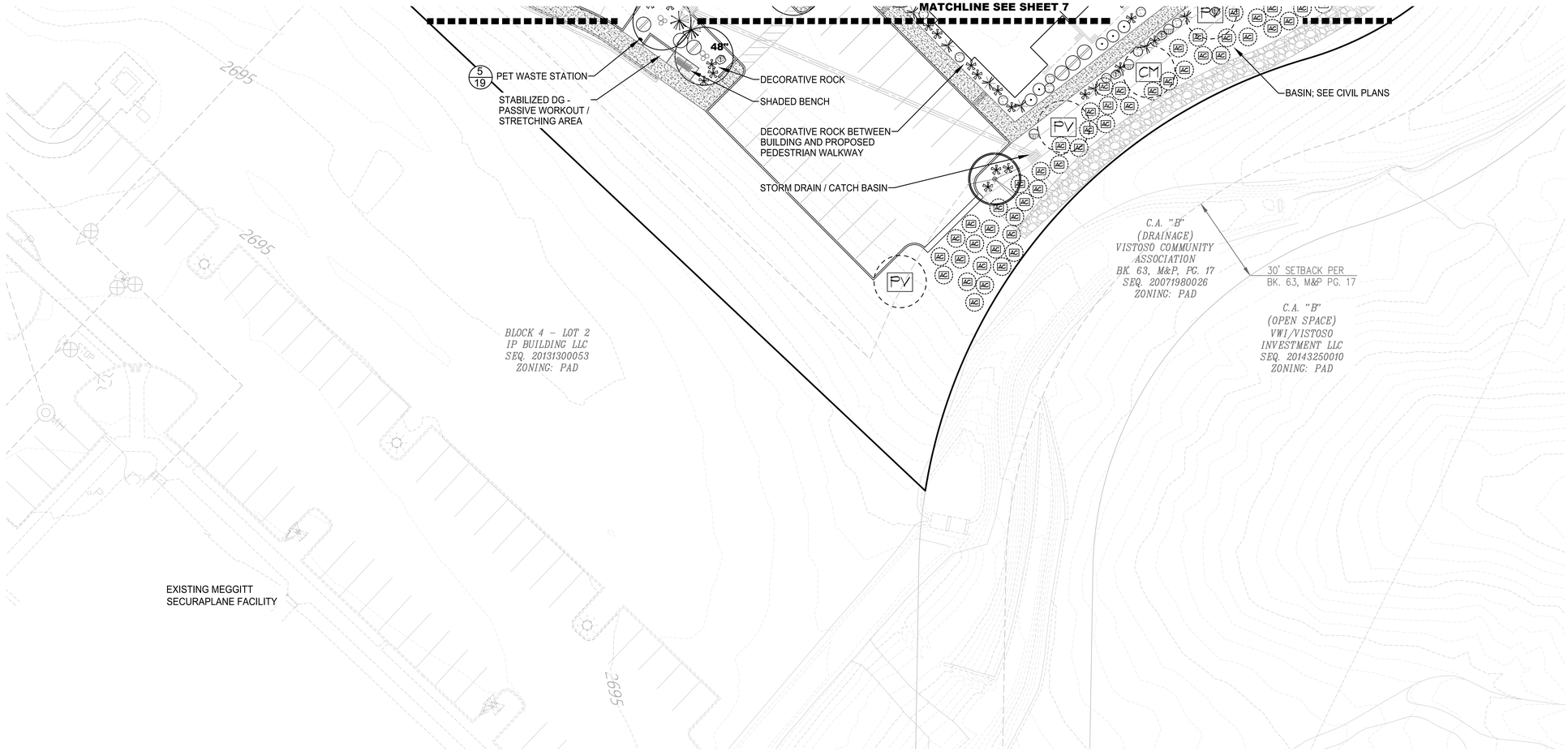
of	20



0' 20' 40' 80'

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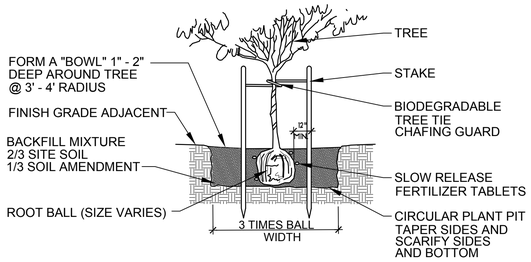
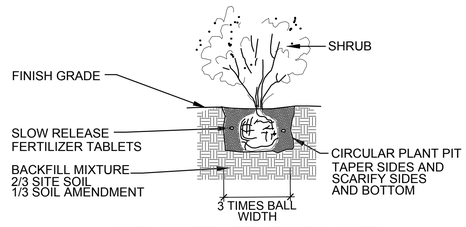


NOTE: 1. REMOVE ALL NURSERY STAKES AND CONTAINERS
2. WATER SETTLE BACKFILL IN 6" LIFTS

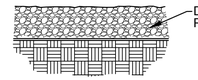
1 TREE PLANTING
SCALE: NTS



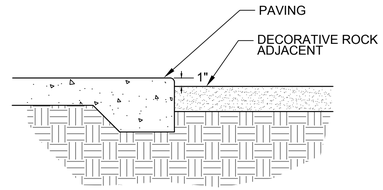
NOTE: 1. WATER SETTLE BACKFILL 6" LIFTS

2 SHRUB PLANTING
SCALE: NTS

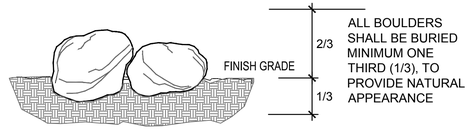
NOTES:
1. FINISHED DEPTH: 2" MIN.
2. BEFORE SPREADING, REMOVE ROCK & DEBRIS.
3. DURING INSTALLATION RAKE TO SETTLE FINES.
4. LIGHTLY BROOM SURFACE AFTER INSTALLATION.
5. APPLY PRE-EMERGENT TO ALL DECORATIVE ROCK AREAS.
6. APPLY A LIGHT MIST OF WATER OVER THE ENTIRE DECORATIVE ROCK SURFACE.



3 DECORATIVE ROCK
SCALE: NTS

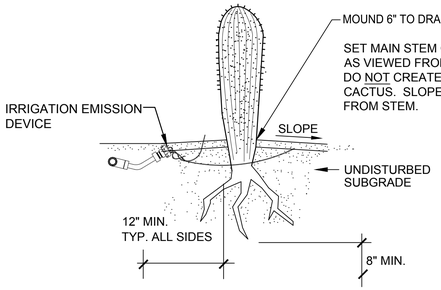


4 REVEAL AT PAVING
SCALE: NTS



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

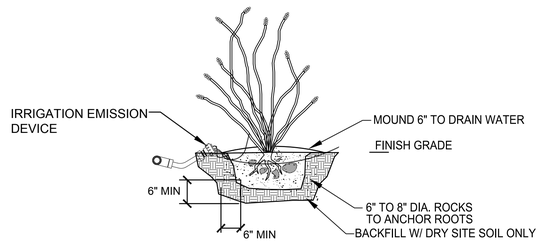
8 BOULDER PLACEMENT
SCALE: NTS



NOTES:

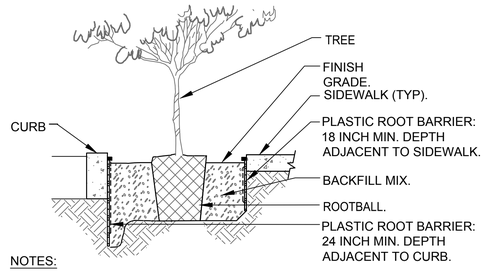
1. ROOT PRUNE ALL SHREDDED OR DAMAGED ROOTS. ENSURE ALL WOUNDS TO THE ROOT SYSTEM ARE CLEAN CUT PRIOR TO PLANTING. DUST ALL ROOTS WITH SULFUR.
2. PLANT SAGUAROS AT LEAST 4' FROM SHRUBS OR TREE CANOPIES.
3. PLANTING WELL SHALL BE 6" MIN. WIDER THAN THE EXTENT OF THE SEVERED LATERAL ROOTS.
4. PLANTING 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 REPRSENTATIVE 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



NOTES:
1. ROOT PRUNE ALL SHREDDED OR DAMAGED ROOTS.
2. ENSURE ALL WOUNDS TO THE ROOT SYSTEM ARE CLEAN CUT BEFORE PLANTING.
3. APPLY DUSTING SULFUR TO ALL AREAS BELOW GRADE.
4. BARE ROOTS SHALL NOT BE OUT OF THE GROUND FOR MORE THAN FIVE DAYS.
5. MIST WITH WATER FROM TOP DOWN EVERY OTHER WEEK IF PLANTED DURING HOT SEASON.
6. ADD IRRIGATION AS INDICATED (2 GPH EMITTER) TO ENSURE PROPER ROOT GROWTH AND HYDRATION.

6 OCOTILLO PLANTING DETAIL
SCALE: NTS



NOTES:

1. ROOT BARRIER SHALL BE INSTALLED IN A LINEAR RUN PARALLELTO EDGE OF HARDSCAPE (NOT ENCIRCLING ROOTBALL)-20' MIN. LENGTH EACH TREE.
2. TOP OF ROOT CONTROL BARRIER SHALL BE ONE INCH ABOVE FINISH GRADE(MIN). BUT BELOW SIDEWALK GRADE.
3. ROOT BARRIER SHALL BE INSTALLED WITH RAISED ROOT DIVERTERS FACING TOWARD THE TREE ROOTBALL.

7 ROOT CONTROL BARRIER
SCALE: NTS

REFERENCE NUMBER:

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

Sheet Title
LANDSCAPE PLAN
LANDSCAPE DETAILS

File:Q:\185050\HN-02 RV N 3 Inn Corp Ctr Lot 1\02 Landscape\08 flp\185050 rv3 lot1 a living flp 9 ls details.dwg

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GENERAL NOTES

1. IRRIGATION AND/OR WATERING PLANS SHALL MEET THE MINIMUM STANDARDS OF THE AMERICAN SOCIETY OF IRRIGATION CONSULTANTS.
2. 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.
3. 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).
4. IRRIGATION SYSTEMS CONNECTED TO POTABLE WATER MAINS (PUBLIC OR PRIVATE) SHALL BE EQUIPPED WITH BACKFLOW PREVENTERS.
5. THE ANNUAL WATER USE FOR A PROJECT SHALL NOT EXCEED THE ANNUAL LANDSCAPE WATER PLAN.
6. IRRIGATION METER READINGS SHALL BE USED TO DETERMINE COMPLIANCE WITH THE LANDSCAPE WATER PLAN. NON-COMPLIANCE IS SUBJECT TO PENALTIES UNDER THE ZONING CODE.
7. 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.
8. 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.
9. IRRIGATION WATER SHALL NOT LEAVE THE LANDSCAPED AREAS AND FLOW ONTO ROADS, PARKING AREAS OR SIDEWALKS.

IRRIGATION NOTES

1. ALL WATER USE FOR IRRIGATION AND ENHANCEMENT SHALL CONFORM TO THE ARIZONA GROUNDWATER CODE, ARIZONA REVISED STATUTES 45, CHAPTER 2.
2. IRRIGATION PLAN IS SCHEMATIC AND DRAWN FOR GRAPHIC CLARITY. INSTALL EQUIPMENT WITHIN PLANTING AREAS AND ADJACENT TO WALKWAYS WHEREVER POSSIBLE.
3. 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
4. COORDINATE WITH OTHER WORK AS REQUIRED TO PROVIDE POWER TO IRRIGATION CONTROLLERS.
5. MAKE IRRIGATION POINTS OF CONNECTION TO WATER LINES AS INDICATED ON PLANS AND COORDINATE WITH OTHER WORK AS REQUIRED.
6. EXACT LOCATION OF CONTROLLERS TO BE APPROVED PRIOR TO INSTALLATION.
7. 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.
8. INSTALL 3/4" EMITTER TUBING WITH DRIP EMITTERS AS REQUIRED, TO PROVIDE IRRIGATION TO ALL NEW SHRUBS AND TREES PER PLANTING PLAN
9. LAY OUT EMITTER TUBING PARALLEL TO TOPOGRAPHY WHEREVER POSSIBLE. INSTALL AUTOMATIC FLUSH TYPE END CAP AT ENDS OF ALL 3/4" LINES AND FLUSH THOROUGHLY BEFORE INSTALLING EMITTERS. BURY TUBING AT AN 8" DEPTH.
10. FOR SHRUBS AND VINES: INSTALL SINGLE OUTLET EMITTERS AS FOLLOWS:
    (2) 1-GPH EMITTERS AT EACH 5 GALLON PLANT
    (1) 1-GPH EMITTERS AT EACH 1 GALLON PLANT
    (1) 0.5-GPH EMITTERS AT EACH SUCCULENT. MULTI-OUTLET EMITTERS MAY BE SUBSTITUTED FOR INDIVIDUAL EMITTERS.
11. FOR TREES: INSTALL MULTI-OUTLET EMITTER AS FOLLOWS:
    (8) 1-GPH EMITTERS AT EACH 48" BOX /TRANSPLANTED TREE
    (6) 1-GPH EMITTERS AT EACH 24" BOX /36" BOX
    (4) 1-GPH EMITTERS AT EACH 15 GALLON
12. SINGLE OUTLET EMITTER - RAIN BIRD XB-10PC, OR EQUAL MULTI-OUTLET EMITTER - RAIN BIRD XBT-10-6, OR EQUAL. MULTI-OUTLET EMITTERS MAY BE SUBSTITUTED FOR INDIVIDUAL EMITTERS.
13. USE SHORT PIECES OF 1/4" DISTRIBUTION TUBING (MAXIMUM LENGTH 6') TO EXTEND EMITTERS TO EACH ROOTBALL. HOLD IN PLACE WITH STAKES.
14. REVIEW EMITTER LAYOUT WITH LANDSCAPE ARCHITECT AND ADJUST NUMBER OF EMITTERS FOR SPECIFIC PLANTS THAT REQUIRE GREATER OR LESSER VOLUME OF WATER THAN INDICATED.
15. IRRIGATION CONTRACTOR SHALL SUBMIT AN IRRIGATION SCHEDULE FOR REVIEW.
16. 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 MANUFACTURERS 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 EMITTER	RAIN BIRD XBT-10-6 OR EQUAL	NOT SHOWN ON PLAN. PROVIDE (1) TO EACH TREE.
NOT SHOWN	SINGLE-OUTLET DRIP EMITTER	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	123,180
4	MON. THUR.	1	3	92,385
5	WED.	1	4	61,590

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

REFERENCE NUMBER:

XXXXXX
XXXXXX

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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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Tucson, Arizona (520) 881-7480

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

Sheet Title
LANDSCAPE PLAN
IRRIGATION LEGEND

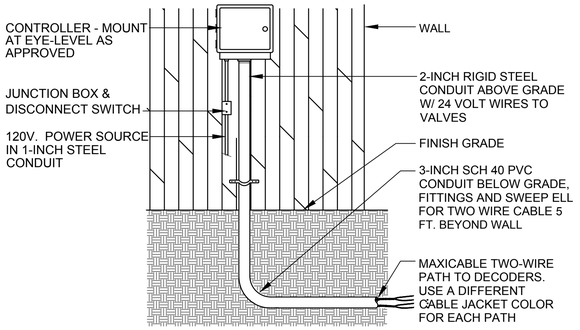
File:Q:\185050\HN-02 RV N 3 Inn Corp Ctr Lot 1\02 Landscape\08 flp\185050 rv3 lot1 a living flp 10 irr legend.dwg

No.	Date	Item
Revisions		

Scale	N/A
Job No.	185050-HN-02
Date	MAY 2023
Designed By	PNR / DH / CB
Checked By	GLG

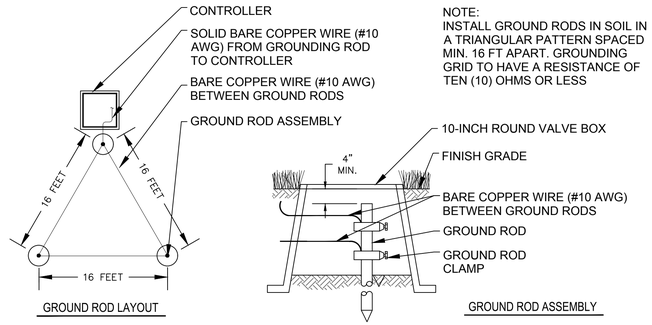
REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO. 25621
GARY L. GRIZZLE
EXPIRATION DATE 5/02/24
ARIZONA U.S.A.

Sheet 10
of 20

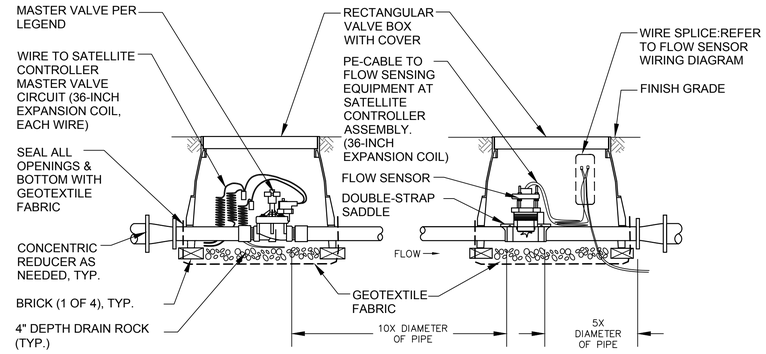


NOTE: GROUND CONTROLLER PER CONTROLLER MANUFACTURER RECOMMENDATIONS AND PER LOCAL CODE.

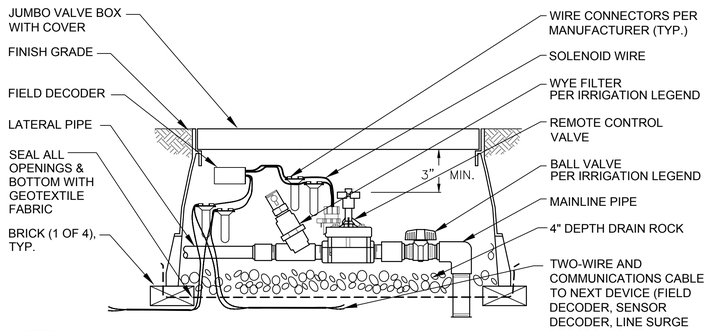
1 WALL - MOUNT CONTROLLER
NTS



2 CONTROLLER GROUNDING
NTS

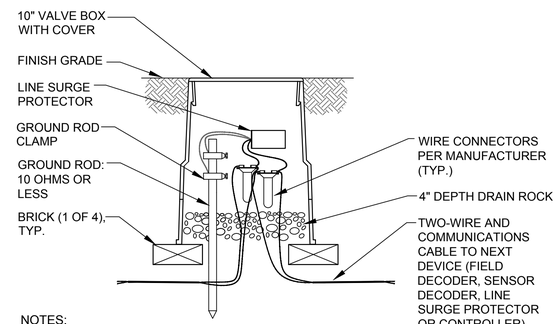


3 MASTER VALVE & FLOW SENSOR
NTS



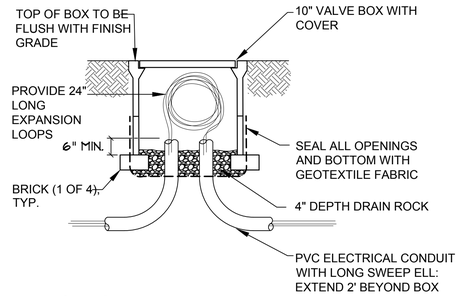
NOTES:
1. REFER TO MANUFACTURER'S WIRING DIAGRAMS
2. PLACE 3 FEET OF EXTRA WIRE IN EVERY VALVE BOX FOR EASIER SERVICING.
3. MAXIMUM LENGTH OF SECONDARY WIRE PATH (14 AWG) FROM FIELD DECODER TO SOLENOID IS 450 FEET.

4 DRIP CONTROL VALVE ASSEMBLY & DECODER
NTS



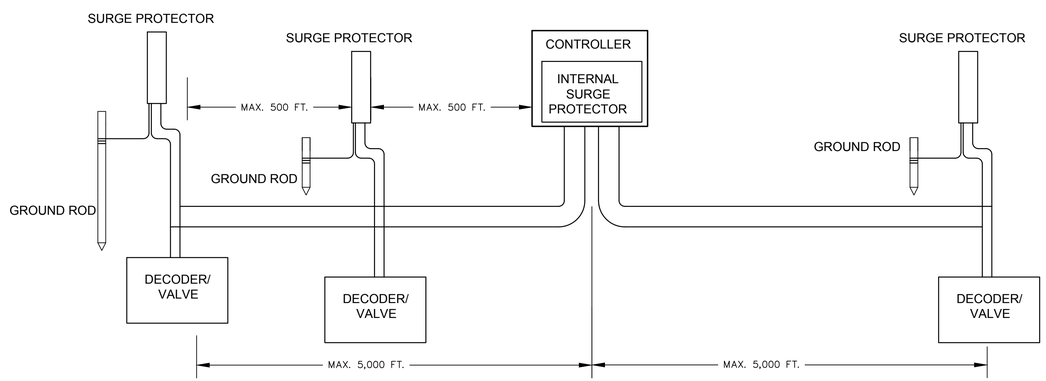
NOTES:
1. REFER TO MANUFACTURER'S WIRING DIAGRAMS.
2. PROVIDE A SURGE PROTECTOR AT THE END OF EACH LINE.

5 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

6 COMMUNICATIONS CABLE PULL-BOX
NTS



7 SYSTEM SCHEMATIC-STRAIGHT LINE CONFIGURATION
NTS

REFERENCE NUMBER:
XXXXXX
XXXXXX

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

Sheet Title
LANDSCAPE PLAN
IRRIGATION DETAILS

File:Q:\185050\HN-02 RV N 3 Inn Corp Ctr Lot 1\02 Landscape\08 flp\185050 rv3 lot1 a living flp 11 irr details.dwg

No.	Date	Item

Revisions

Scale	N/A
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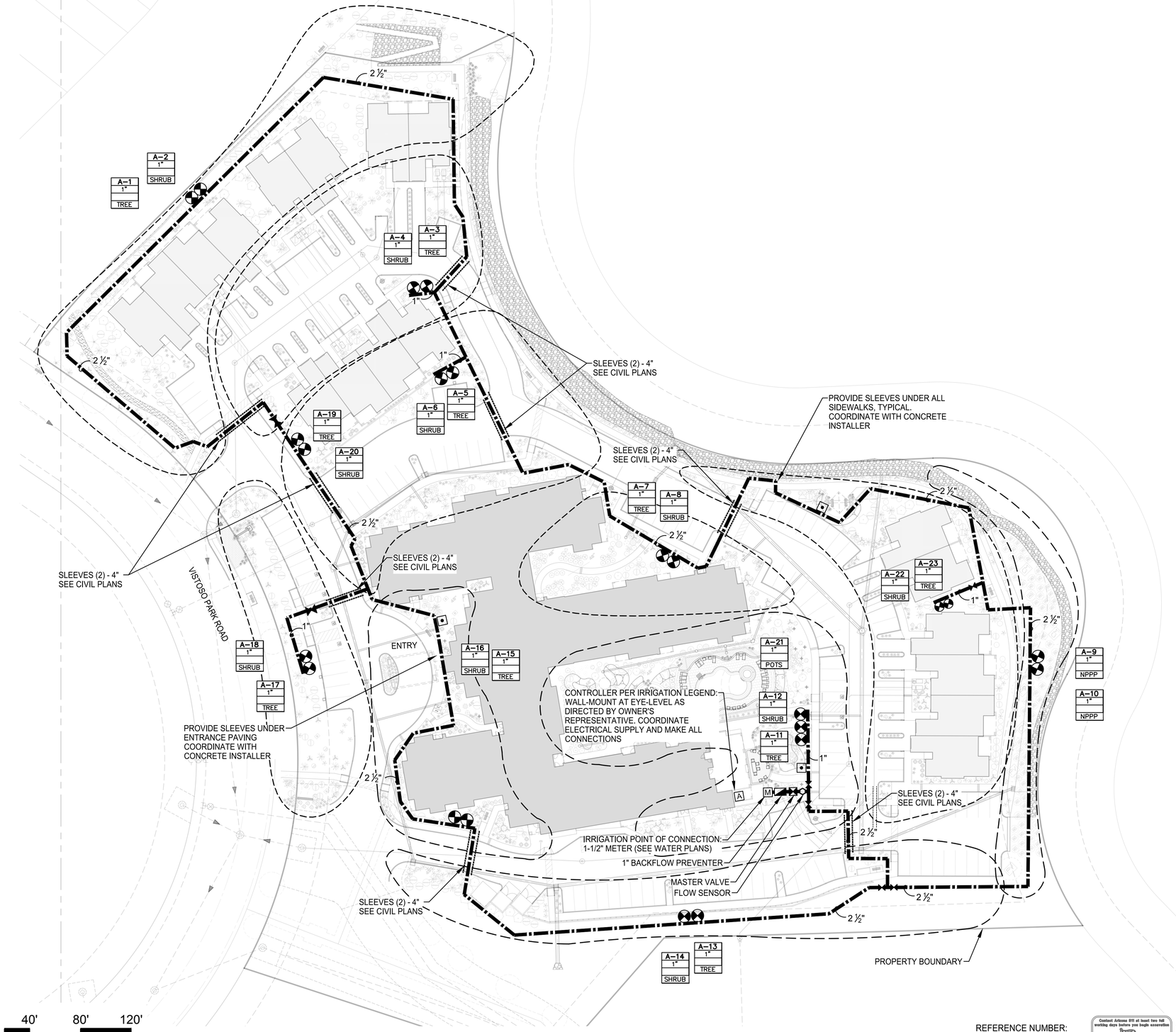
Checked By	GLG

REGISTERED LANDSCAPE ARCHITECT — CERTIFICATE NO. 25621 — GARY L. GRIZZLE — ARIZONA U.S.A.

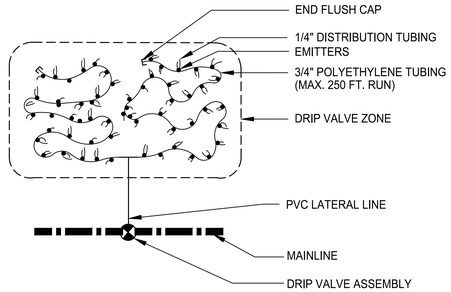
Sheet 11
of 20



FOR IRRIGATION LEGEND SEE SHEET 10

VALVE KEY

A-*	STATION NUMBER
1"	VALVE SIZE
2.0	FLOW (GPM)
TREE	PLANTING TYPE



TYPICAL DRIP EMITTER LAYOUT

REFERENCE NUMBER:

XXXXXX
XXXXXX

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IRRIGATION PLAN

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No.	Date	Item
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Scale	1"=40'
Job No.	185050-HN-02
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Sheet	12
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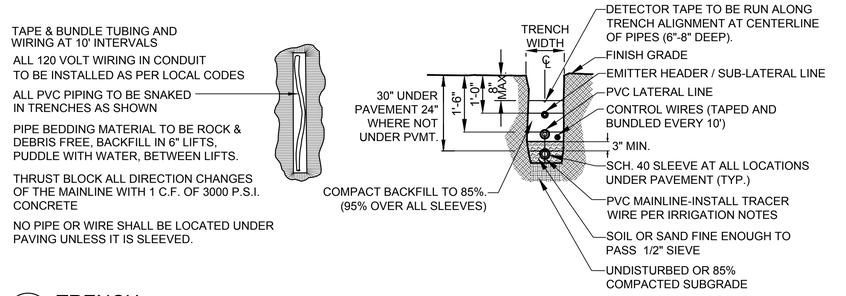
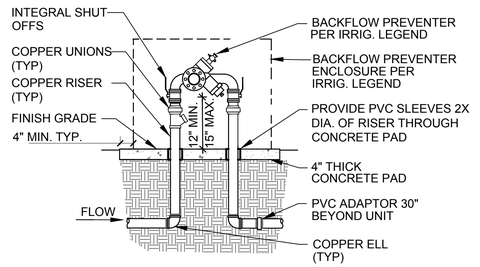
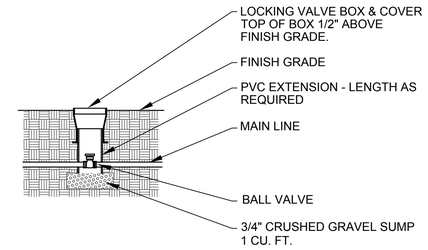


1 TRENCH
NTS

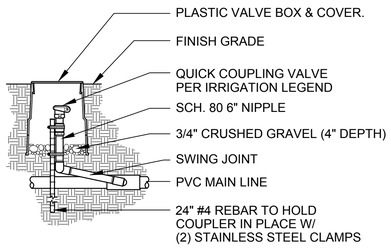


NOTES: PROVIDE BACKFLOW TESTING PER WATER COMPANY STANDARDS.
PROVIDE TAN COLOR R30 "FROSTGUARD" BLANKET

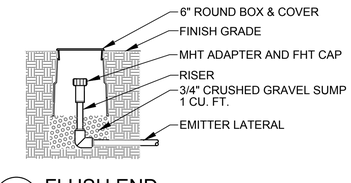
2 BACKFLOW PREVENTER
NTS



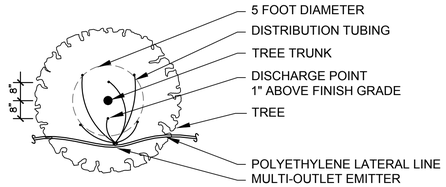
3 ISOLATION VALVE
NTS



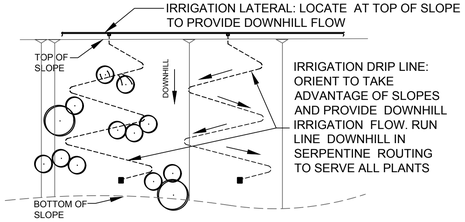
4 QUICK COUPLER
NTS



5 FLUSH END
NTS

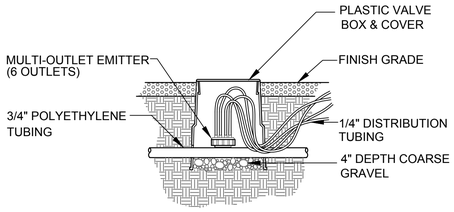


6 TREE EMITTER PLACEMENT
NTS

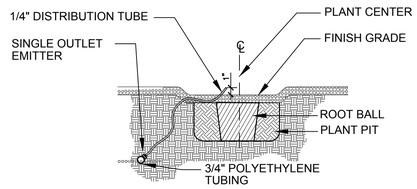


NOTE: ALL IRRIGATION SUB-LATERALS AND DRIP TUBING SHOULD MAXIMIZE USE OF SLOPE TO REDUCE PRESSURE LOSS DUE TO ELEVATION CHANGE - ORIENT RUNS DOWNHILL, AVOID UPHILL RUNS. MAXIMUM RUN SHOULD NOT EXCEED 250'.

7 SHRUB ZONE ON SLOPE
NTS

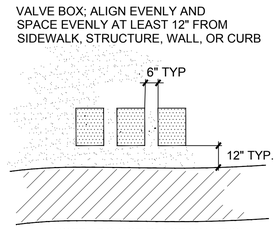


8 MULTI OUTLET EMITTER
NTS



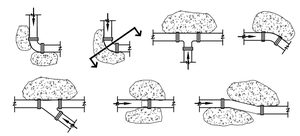
NOTE: PLACE EMITTER ON UPHILL SIDE OF PLANT

9 SINGLE OUTLET EMITTER
NTS



NOTE: DO NOT PLACE VALVE(S) IN PEDESTRIAN AREAS

10 VALVE BOX PLACEMENT
NTS



MINIMUM THRUST BLOCK AREA (YxW)

PIPE SIZE	IRRIGATION PIPE	
	Tee, Deadend 90° bend	45° & 22.5°
<2"	NOT REQUIRED	NOT REQUIRED
3"	1:5 SF	1 SF
4"	3 SF	3 SF
6"	4 SF	3 SF

11 THRUST BLOCKS
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
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RANCHO VISTOSO NEIGHBORHOOD 3 INNOVATION CORPORATE CENTER
BLOCK 4 - LOT 1, ORO VALLEY, ARIZONA

Sheet Title
LANDSCAPE PLAN
IRRIGATION DETAILS

File:Q:\185050\HN-02 RV N 3 Inn Corp Ctr Lot 1\02 Landscape\08 flp\185050 rv3 lot1 a living flp 13 irr details.dwg

No.	Date	Item
Revisions		

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CERTIFICATE NO.
25621
GARY L. GRIZZLE
Date Expires 5/31/23
ARIZONA U.S.A.

Sheet 13
of 20

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 otherwiseby 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 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.

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 ¾ 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

REFERENCE NUMBER:

XXXXXX
XXXXXX

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811.COM
Call 811 or click Arizona811.com

The WLB Group Inc.
WLB
Engineering Planning Surveying
Landscape Architecture Urban Design
Offices located in Tucson, Phoenix and Flagstaff, Arizona, and Las Vegas, Nevada.
4444 East Broadway
Tucson, Arizona (520) 881-7480

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

Sheet Title
LANDSCAPE PLAN
LANDSCAPE SPECIFICATIONS

File:Q:\185050\HN-02 RV N 3 Inn Corp Ctr Lot 1\02 Landscape\08 flp\185050 rv3 lot1 a living flp 14 ls specs.dwg

No.	Date	Item

Revisions

Scale	N/A
Job No.	185050-HN-02
Date	MAY 2023
Designed By	PNR / DH / CB
Checked By	GLG

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
25521
GARY L. GRIZZLE
Date Signed 5/30/23
ARIZONA U.S.A.

Sheet 14
of 20

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 tha 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 ¾, 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:

XXXXXX
XXXXXX

Contact Arizona 811 at least two full working days before you begin excavation
Arizona811.com
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

The WLB Group Inc.
Engineering Planning Surveying
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Offices located in Tucson, Phoenix and Flagstaff, Arizona, and Las Vegas, Nevada.
4444 East Broadway
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ORO VALLEY ASSISTED LIVING COMMUNITY
RANCHO VISTOSO NEIGHBORHOOD 3 INNOVATION CORPORATE CENTER
BLOCK 4 - LOT 1, ORO VALLEY, ARIZONA

Sheet Title
LANDSCAPE PLAN
IRRIGATION SPECIFICATIONS

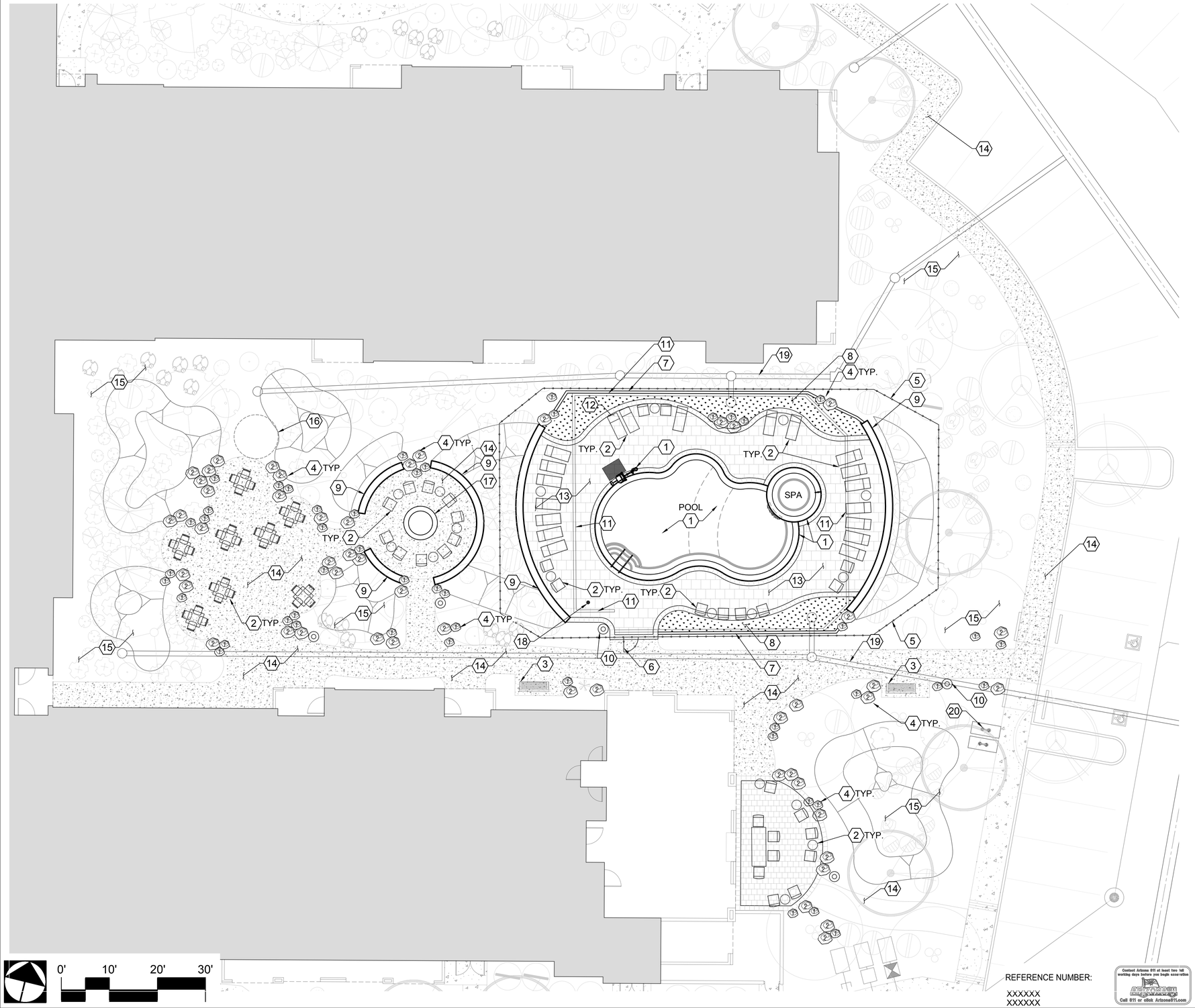
File:Q:\185050\HN-02 RV N 3 Inn Corp Ctr Lot 1\02 Landscape\08 flp\185050 rv3 lot1 a living flp 15 irr specs.dwg

No.	Date	Item
Revisions		

Scale	N/A
Job No.	185050-HN-02
Date	MAY 2023
Designed By	PNR / DH / CB
Checked By	GLG

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
25621
GARY L.
GRIZZLE
Date Signed 5/8/23
ARIZONA U.S.A.

Sheet 15
of 20



SITE PLAN KEYNOTES (THIS SHEET ONLY)

1. POOL, COPING, SPA AND CHAIR LIFT BY POOL DESIGNER
2. PORTABLE FURNITURE TO BE SELECTED AND PROCURED BY OWNER (FOR GRAPHIC PURPOSES ONLY)
3. PARK BENCH: LANDSCAPE FORMS "PARC VUE" (6/17)
   COLOR: "BRONZE"
   AVAILABLE FROM LANDSCAPE FORMS
   CONTACT: JESSICA LIND (800 420 6206)
   jessica@landscapeforms.com
4. BOULDER PER LANDSCAPE LEGEND
5. POOL FENCE (1/18)
6. POOL GATE (2/18)
7. CONCRETE HEADER (5/18)
8. SYNTHETIC TURF (4/18)
9. SEAT WALL (1/19)
10. TRASH RECEPTACLE (8/17)
11. TRENCH DRAIN:
    NDS -DURA SLOPE TRENCH DRAIN WITH CHANNEL GRATE (ADA COMPLIANT) DS-670, SLOPED CHANNEL DRAINS, CATCH BASIN AND 6" SCH. 40 PVC DRAIN PIPE AND ASSOCIATED FITTINGS AND COMPONENTS. (6/18)
    INSTALL PER MANUFACTURERS RECOMMENDATIONS.
12. POOL DECK PAVING EDGE:
    ARTISTIC PAVERS - "12x12" - HEADER COURSE (7/18)
    DESERTLOCK "SAND"
    POOL COPING AND BOND BEAM BY POOL DESIGNER
13. POOL DECK PAVING FIELD:
    ARTISTIC PAVERS - "24x24", 12'x24", 12'x12" (7/18)
    PATTERN: ASHLAR APM111
    TYPE: DESERTLOCK "SAND"
14. DECORATIVE CONCRETE:
    COLORED CONCRETE WITH HEAVY SALT FINISH. (3/17) (4/17)
    COLOR: DAVIS COLORS 'SAN DIEGO BUFF' 1.5 lbs. #5237
    PER 94lbs. CEMENT. 2500 PSI @ 28 DAYS
    SEAL WITH DAVIS W-1000 CLEAN CURE AND SEAL.
15. DECORATIVE ROCK / DECOMPOSED GRANITE MULCH PER LANDSCAPE LEGEND
16. ART LOCATION
17. FIRE PIT (3/18)
18. SHOWER:
    MOST DEPENDABLE FOUNTAINS ACCESSIBLE POOL SHOWER (4/19)
    MODEL # 565SM
    COLOR: BY OWNER. POWDER COAT
    SURFACE-MOUNT PER MANUFACTURER'S RECOMMENDATIONS
19. AREA DRAIN SYSTEM-SEE CIVIL PLANS
20. BIKE PARKING (7/17)

REFERENCE NUMBER:
XXXXXX
XXXXXX

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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

The WLB Group Inc. WLB
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Offices located in Tucson, Phoenix and Flagstaff, Arizona, and Las Vegas, Nevada.
4444 East Broadway
Tucson, Arizona (520) 881-7480

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

Sheet Title
LANDSCAPE PLAN
POOL COURTYARD SITE PLAN

File:Q:\185050\HN-02 RV N 3 Inn Corp Ctr Lot 1\02 Landscape\08 flp\185050 rv3 lot1 a living flp 16 pool courtyard.dwg

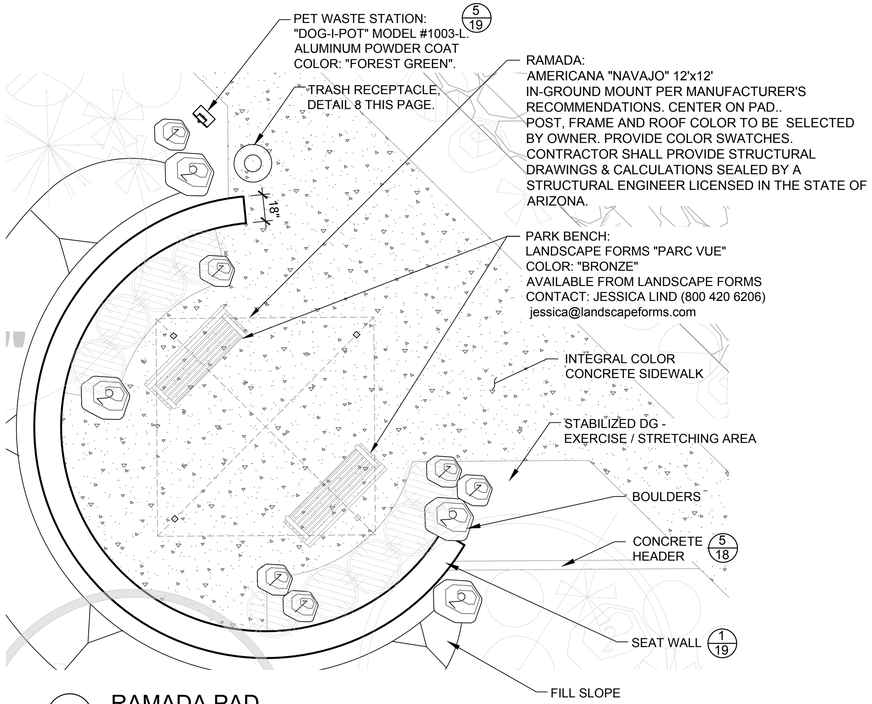
No.	Date	Item

Revisions

Scale	1" = 20'
Job No.	185050-HN-02
Date	MAY 2023
Designed By	PNR / DH / CB
Checked By	GLG

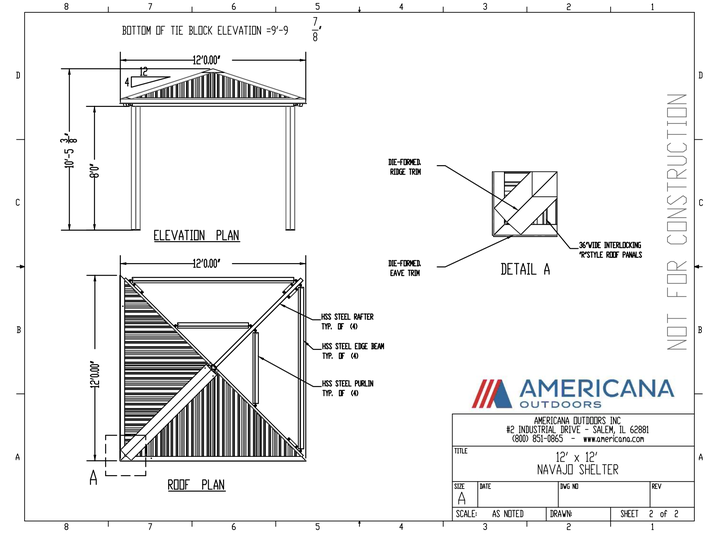
REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
25621
GARY L.
GRIZZLE
Date Issued 5/30/23
ARIZONA U.S.A.

Sheet 16
of 20



1 RAMADA PAD

SCALE: 1/4" = 1'-0"

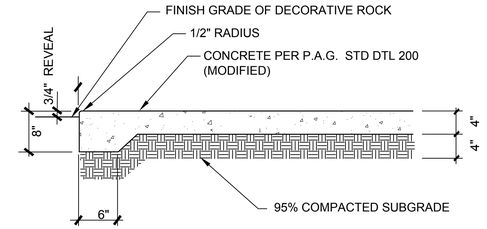


NOTES:

1. PROVIDE HANDHOLES AS REQUIRED FOR INSTALLATION OF CONDUIT AND CONDUCTORS WITHIN ROOF FRAME AND POSTS. INSTALL LIGHTING UNDER ROOF CANOPY AND MOUNT HEAVY-DUTY EXTERIOR POWER OUTLETS ON POSTS PER ARCHITECTURAL PLANS. INSTALL ELECTRICAL CONDUIT & CONDUCTORS FROM RAMADAS TO CLUBHOUSE PER ARCHITECTURAL PLANS.

2 RAMADA

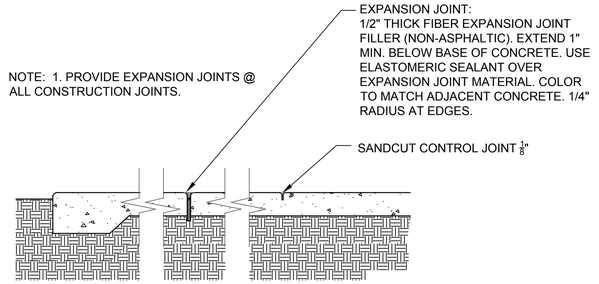
SCALE: NTS



NOTE:
FINISH - MEDIUM BROOM; HEAVY BROOM ON STEEPER SLOPES FOR NATURAL GRAY COLOR CONCRETE
FOR INTEGRAL COLOR - DAVIS COLOR: SAN DIEGO BUFF : FINISH HEAVY SALT FINISH

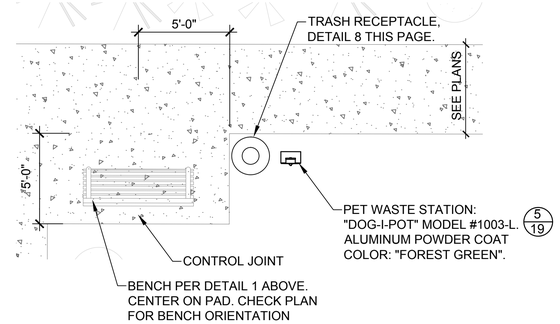
3 CONCRETE PAVING

SCALE: NTS



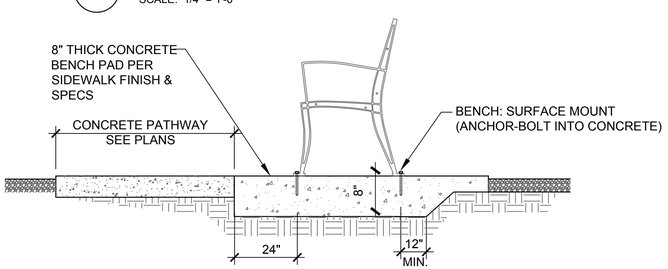
4 CONCRETE JOINTS

SCALE: NTS



5 SHADED BENCH

SCALE: 1/4" = 1'-0"

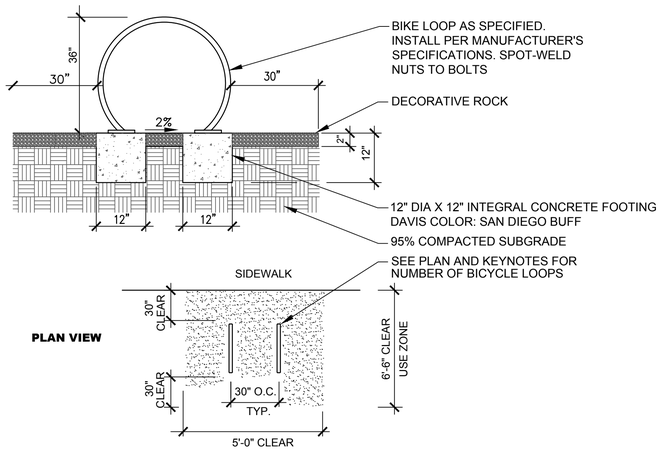


NOTES:

1. SPOT-WELD NUTS TO BOLTS

6 BENCH PAD

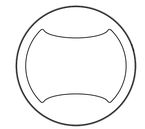
SCALE: NTS



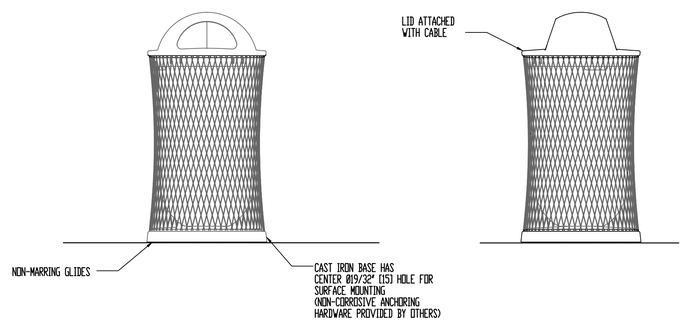
7 BICYCLE PARKING

SCALE: NTS

BICYCLE PARKING: WABASH UNIVERSAL"OPEN CIRCULAR" LOOP.
IN-GROUND-MOUNT PER MANUFACTURER RECOMMENDATIONS. COLOR:
TEXTURED BRONZE POWDER COAT.
AVAILABLE FROM DAVE BANG (800) 456-7903



TRASH RECEPTACLE:
LANDSCAPE FORMS "PARC VUE"
COLOR: "BRONZE"
AVAILABLE FROM LANDSCAPE FORMS
CONTACT: JESSICA LIND (800 420 6206)
jessica@landscapeforms.com



8 TRASH RECEPTACLE

SCALE: NTS

REFERENCE NUMBER:

XXXXXX
XXXXXX

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

Sheet Title
LANDSCAPE PLAN
LANDSCAPE SITE DETAILS

File:Q:\185050\HN-02 RV N 3 Inn Corp Ctr Lot 1\02 Landscape\08 flp\185050 rv3 lot1 a living flp 17 site details.dwg

No.	Date	Item

Revisions

Scale	1" = 20'
Job No.	185050-HN-02
Date	MAY 2023
Designed By	PNR / DH / CB
Checked By	GLG

REGISTERED LANDSCAPE ARCHITECT CERTIFICATE NO. 25621 GARY L. GRIZZLE 5/02/23 ARIZONA U.S.A.

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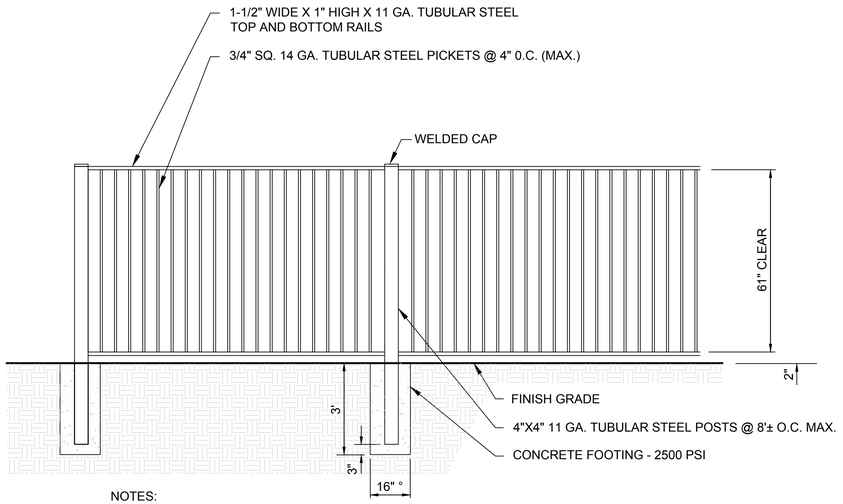
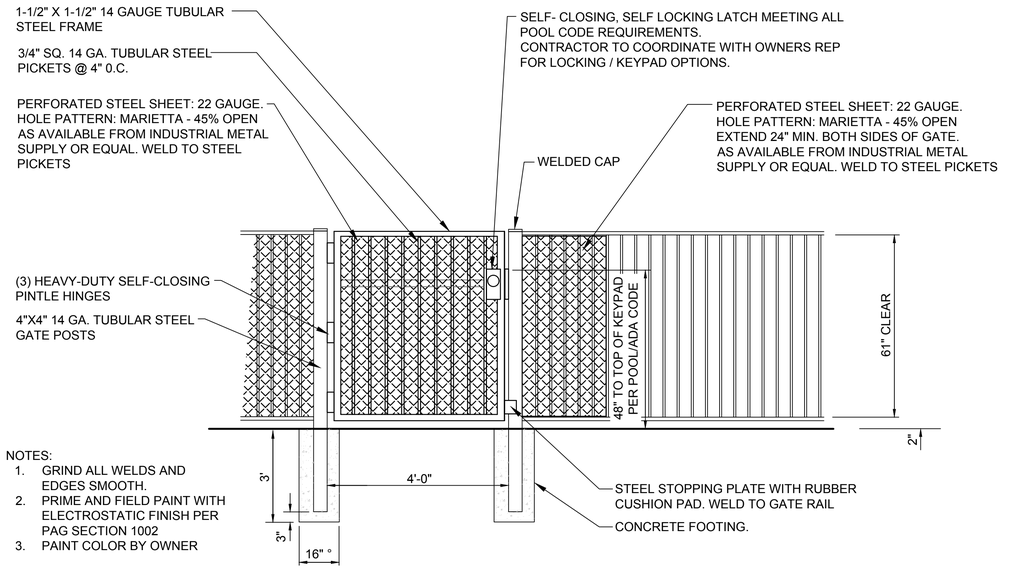
of	20



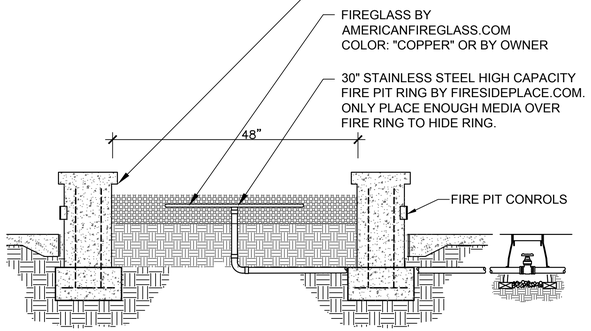
NOTES:
1. GRIND ALL WELDS AND EDGES SMOOTH
2. PRIME AND FIELD PAINT WITH ELECTROSTATIC FINISH PER PAG SECTION 1002
3. PAINT COLOR: BLACK (MATTE)

1 POOL FENCE ELEVATION
SCALE: NTS

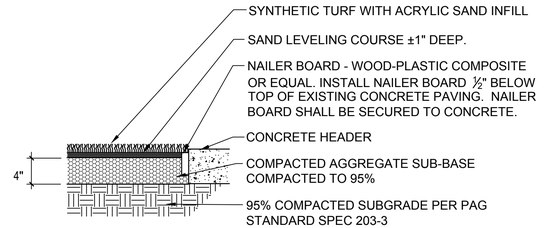


NOTES:
1. GRIND ALL WELDS AND EDGES SMOOTH.
2. PRIME AND FIELD PAINT WITH ELECTROSTATIC FINISH PER PAG SECTION 1002
3. PAINT COLOR BY OWNER

2 POOL GATE ELEVATION
SCALE: NTS

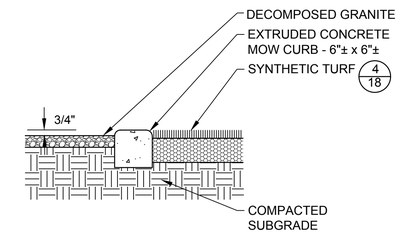


3 FIRE PIT
SCALE: NTS

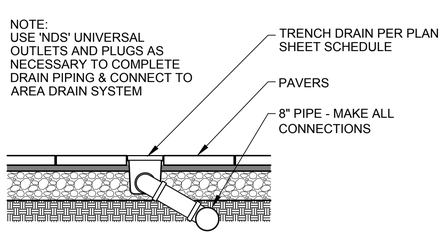


1. INSTALL SYNTHETIC GRASS PER MANUFACTURER'S RECOMMENDATIONS.
2. EDGE OF TURF SHALL BE SECURED TO NAILER BOARD WITH MECHANICAL FASTENERS AT 8" ON CENTER MINIMUM, PER MANUFACTURERS RECOMMENDATION.

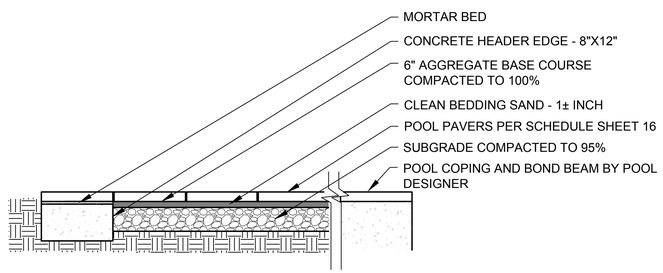
4 SYNTHETIC TURF
SCALE: NTS



5 CONCRETE HEADER
SCALE: NTS



6 POOL TRENCH DRAIN
SCALE: NTS



7 POOL DECK PAVERS
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

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

Sheet Title
LANDSCAPE PLAN
SITE DETAILS

File:Q:\185050\HN-02 RV N 3 Inn Corp Ctr Lot 1\02 Landscape\08 flp\185050 rv3 lot1 a living flp 18 site details.dwg

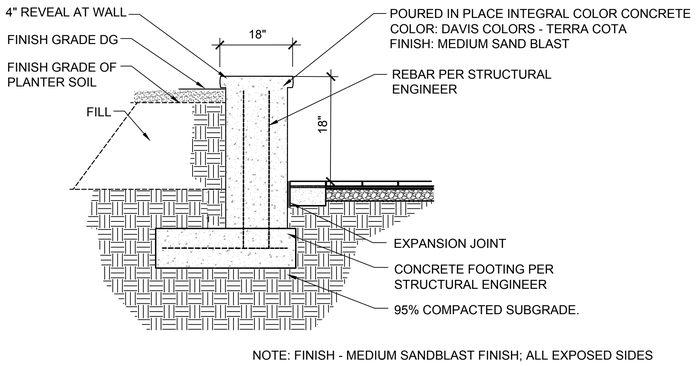
No.	Date	Item

Revisions

Scale	N/A
Job No.	185050-HN-02
Date	MAY 2023
Designed By	PNR / DH / CB
Checked By	GLG

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
25621
GARY L. GRIZZLE
Date Signed 5/02/23
ARIZONA U.S.A.

Sheet 18
of 20

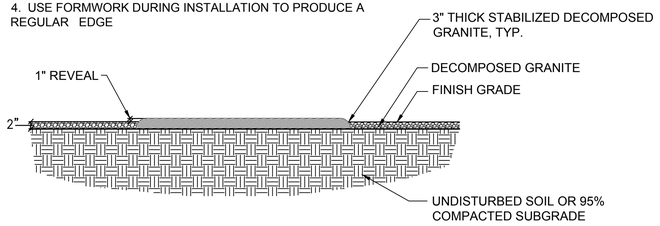


NOTE: FINISH - MEDIUM SANDBLAST FINISH; ALL EXPOSED SIDES

1 SEATWALL

SCALE: N.T.S.

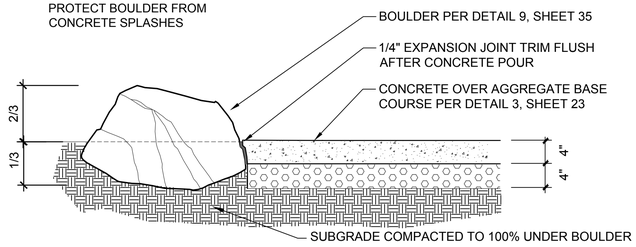
NOTE:
1. APPLY PRE-EMERGENT HERBICIDE TO SUBGRADE SURFACE.
2. SEE PLANT LEGEND FOR DECOMPOSED GRANITE DESCRIPTIONS.
3. FOLLOW STABILIZER MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION OF PATHWAY.
4. USE FORMWORK DURING INSTALLATION TO PRODUCE A REGULAR EDGE



2 STABILIZED DECOMPOSED GRANITE PATHWAY

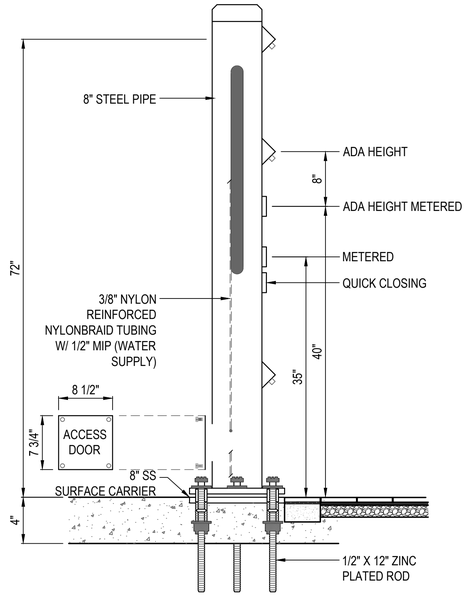
SCALE: N.T.S.

NOTES:
1. COMPACT SUBGRADE AND SET BOULDER BURIED 1/3.
2. INSTALL EXPANSION JOINT AND POUR CONCRETE. PROTECT BOULDER FROM CONCRETE SPLASHES



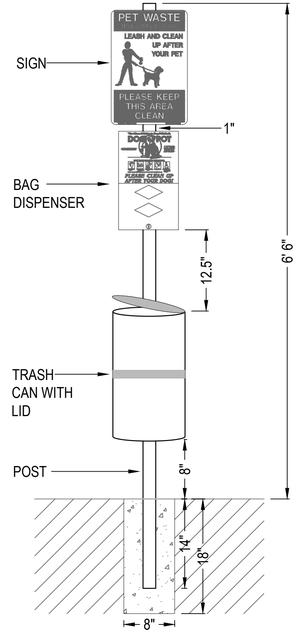
3 BOULDER IN CONCRETE SIDEWALK

SCALE: NTS



4 ADA SHOWER

SCALE: N.T.S.



5 PET WASTE STATION

SCALE: N.T.S.

LANDSCAPE PLAN

ORO VALLEY ASSISTED LIVING COMMUNITY

RANCHO VISTOSO NEIGHBORHOOD 3 - BLOCK 4, LOT 1

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

Sheet Title
LANDSCAPE PLAN
LANDSCAPE SITE DETAILS

File:Q:\185050\HN-02 RV N 3 Inn Corp Ctr Lot 1\02 Landscape\08 flp\185050 rv3 lot1 a living flp 19 site details.dwg

No.	Date	Item
Revisions		

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REGISTERED LANDSCAPE ARCHITECT
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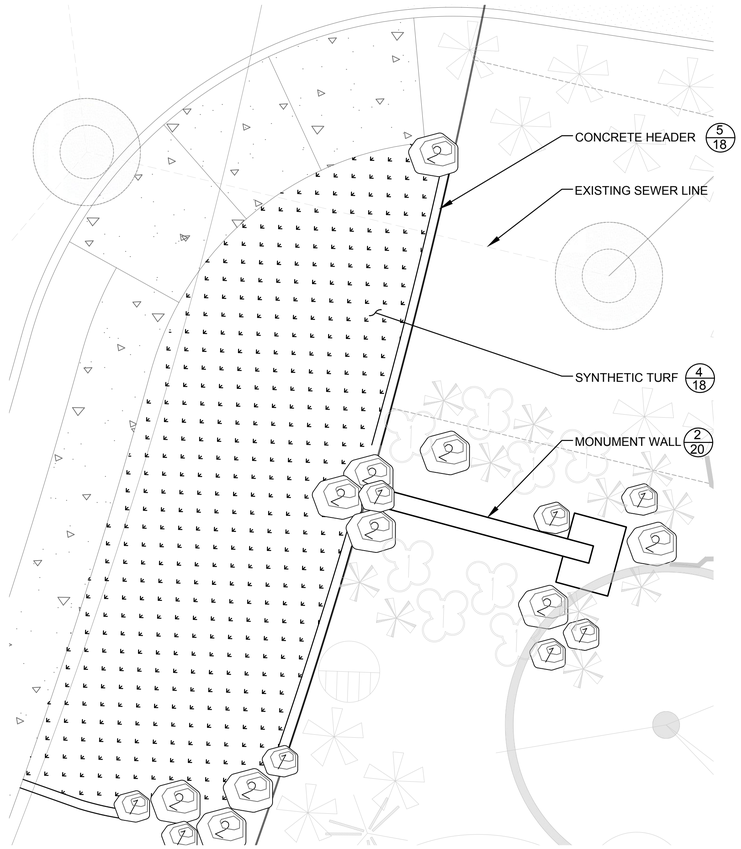
GARY L. GRIZZLE
Date Expires 5/30/24
ARIZONA U.S.A.

Sheet 19
of 20

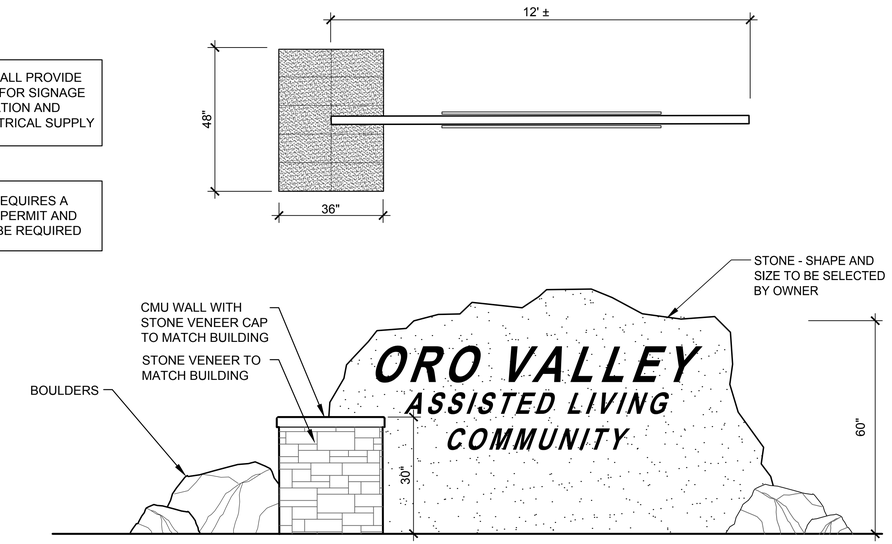


1 NORTH ENTRY

SCALE: 1/4" = 1'-0"

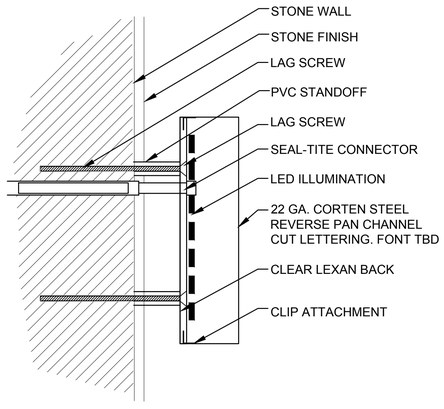
CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR SIGNAGE AND ILLUMINATION AND COORDINATE ELECTRICAL SUPPLY

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



2 MONUMENT SIGN WALL

SCALE: 1/4" = 1'-0"



3 SIGN LETTERING

SCALE: NTS

REFERENCE NUMBER:

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XXXXXX

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LANDSCAPE PLAN

ORO VALLEY ASSISTED LIVING COMMUNITY

RANCHO VISTOSO NEIGHBORHOOD 3 - BLOCK 4, LOT 1

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

Sheet Title
LANDSCAPE PLAN
LANDSCAPE SITE DETAILS

File:Q:\185050\HN-02 RV N 3 Inn Corp Ctr Lot 1\02 Landscape\08 flp\185050 rv3 lot1 a living flp 20 site details.dwg

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of	20