

LANDSCAPE LEGEND

Furnish and install landscape material per plans, details and specifications. All plant material to meet ANA specifications and be of sound health and appearance.

Trees	Size	Qty
Prosopis velutina velvet mesquite	48" box 24" box	3 21
Parkinsonia florida blue paloverde	48" box 24" box	2 27
Celtis reticulata netleaf hackberry	24" box 1.5" caliper	15 1
Pistacia x 'Red Push' red push pistache	36" box 2.5" caliper	1
Caesalpinia mexicana mexican bird of paradise	24" box 1.5" caliper	7
Acacia willardiana palo blanco	24" box 1.5" caliper	12
Parkinsonia microphyllum foothill paloverde	48" box 24" box	3 17
Existing tree to remain in place		
Shrubs / Ground Covers	Size	Qty
Vauquelinia californica arizona rosewood	5 gallon	24
Dodonaea viscosa hop seed	5 gallon	8
Simmondsia chinensis jojoba	5 gallon	12
Viguiera parishii (Deltoidea) goldeneye	5 gallon	23
Calliandra eriophylla native fairy duster	5 gallon	159
Calliandra californica baja fairy duster	5 gallon	84
Celtis pallida desert hackberry	15 gallon	5
Larrea tridentata creosote bush	5 gallon	53
Ziziphus obtusifolia graythorn	15 gallon	2
Acacia greggii catclaw acacia	15 gallon	5
Justicia spicigera mexican honeysuckle	5 gallon	10
Chrysactinia mexicana damianita daisy	5 gallon	62
Existing shrub to remain in place		
Vines	Size	Qty
Cissus trifoliata desert grape ivy	5 gallon	2

Cacti / Succulents	Size	Qty
Fouquieria splendens ocotillo	5 gallon	8
Dasyliroa wheeleri desert spoon	5 gallon	49
Asclepias subulata desert milkweed	5 gallon	20
Hesperaloe furnifera giant hesperaloe	15 gallon	22
Euphorbia antisyphilitica candelilla	5 gallon	50
Ferocactus wislizenii fishhook barrel cactus	salvage	65
Carnegiea gigantea saguaro	1' spear	8
Nolina microcarpa beargrass	3' spear	12
Opuntia sp. cholla	5 gallon	29
Cleistocactus strausii silver torch	15 gallon	3

GROUND COVER MATERIAL LEGEND

Furnish and install all material per plans, details, and specs.

Decorative rock 01	Decorative rock 02	Decorative rock 03
type: decorative rock size: 1/4" minus color: gold - pioneer materials depth: 2" notes: install in all landscape planting areas as indicated on plans	type: stabilized decomposed granite size: 3/8" minus color: palomino gold depth: 3" notes: stabilizer solutions stabilizer® w/ 15lbs of stabilizer® per ton of aggregate	type: rip rap size: 3 - 6" color: santa fe brown depth: 6" notes: refer to civil paving plans, details and specifications

Hydro-seed - mix 1
24 lbs pure live seed - refer to specs.

Botanical Name	Common Name	lbs/ac
Encelia farinosa	brittlebush	0.5
Ambrosia deltoidea	triangle-leaf bursage	4.5
Acacia constricta	whitethorn acacia	1.0
Prosopis velutina	velvet mesquite	0.5
Cecidium microphyllum	foothills palo verde	1.0
Baileya multiradiata	desert marigold	1.0
Cassia covesii	desert senna	2.0
Eschscholzia mexicana	mexican gold poppy	1.5
Lupinus succulentus	lupine	2.0
Penstemon parryi	parry penstemon	1.5
Phacelia campanularia	desert bluebells	2.0

LANDSCAPE KEY NOTES

- Property line
- 100-year floodplain
- Erosion hazard setback
- Riparian habitat limit
- Existing pavement
- Existing sidewalk
- Sight visibility triangle
- 40' buffer yard "b"
- 30' buffer yard "b"
- 15' buffer yard "b"
- Pavement - refer to civil
- Concrete sidewalk - refer to civil
- Decorative rock 01 - all landscape areas, typ.
- Decorative rock 02 - stabilized dg patio
- Decorative rock 03 - hand placed rip rap
- 6.83' screen wall - refer to architectural plans
- 3.5' screen wall - refer to architectural plans
- 2.5' decorative masonry wall
- 4' steel tube fence
- Concrete sonotube bench
- Tree grate - ironsmith starburst 1, 60" round w/ 16" tree opening
- Bicycle parking - refer to civil
- Earthen nature trail - field locate
- Desert seed - hydro-seed mix #1
- 15' public water easement per separate instrument
- Retaining wall per separate plan and permit

owner/developer:
CCN INVESTMENTS LLC
6419 N MIRAMIST WAY
TUCSON, ARIZONA 85750

attn: JAMES THOMSON
ph: 801-558-1521
email: jthomson@btree-prop.com

site address:
9255 NORTH ORACLE ROAD
TUCSON, ARIZONA 85704

legal description:
A PORTION OF LOT 52, AS RECORDED IN BOOK 6 OF MAPS AND PLATS, PG 79, BEING A PORTION OF SECTION 24, T12S, R13E, G.&S.R.M., PIMA COUNTY, ARIZONA

project description:
FINAL LANDSCAPE & IRRIGATION PLAN for OV SELF STORAGE

ARC STUDIOS
3117 E. Flower Street
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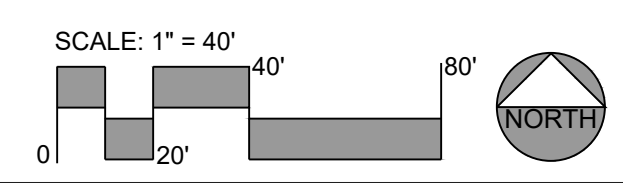


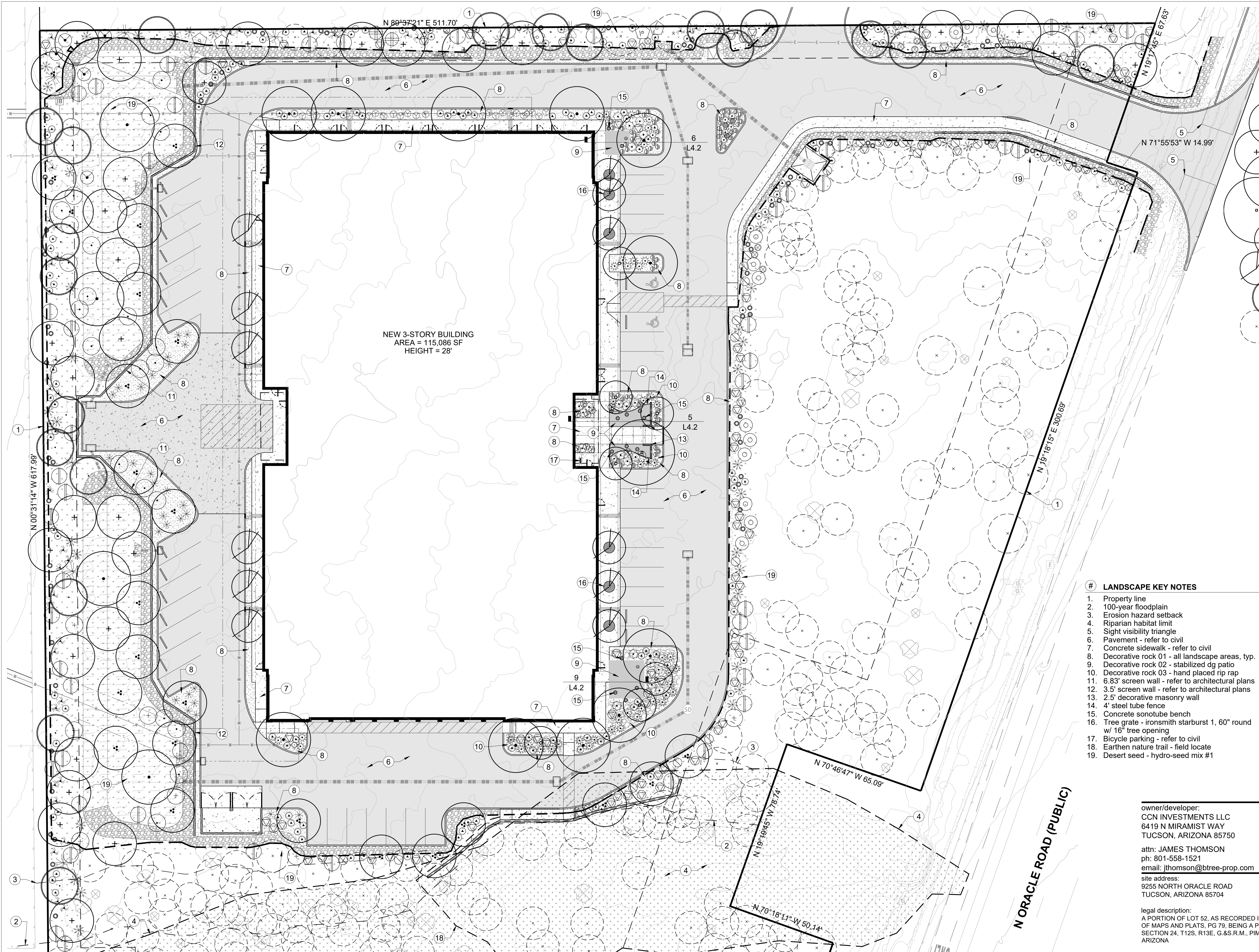
case number:
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1902612; OV1803280;
OV1803281
date:
2020.08.19
project # -
01-18002

LANDSCAPE PLAN
L2.0
2 of 8 Sheets

1-800-782-5348
1-800-STAKE-11
Blue Stake Center

Refer to specifications for additional information on policies, performances, and products.





NEW 3-STORY BUILDING
 AREA = 115,086 SF
 HEIGHT = 28'

REFER TO SHEET L2.0 FOR GROUND COVER MATERIAL LEGEND

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Justicia spicigera mexican honeysuckle	5 gallon	10
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Existing shrub to remain in place

Vines	Size	Qty
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Asclepias subulata desert milkweed	5 gallon	20
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Euphorbia antisiphilitica candelilla	5 gallon	50
Ferocactus wislizenii fishhook barrel cactus	salvage	65
Camegeia gigantea saguaro	1' spear 3' spear	8 12
Nolina microcarpa beargrass	5 gallon	29
Opuntia sp. cholla	5 gallon	52
Cleistocactus strausii silver torch	15 gallon	3

- LANDSCAPE KEY NOTES**
- Property line
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 - Desert seed - hydro-seed mix #1

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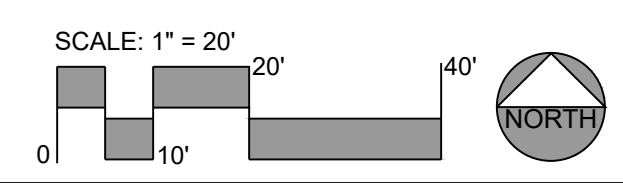
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**LANDSCAPE
 ENLARGEMENT
 PLAN**

L2.1
 3 of 8 Sheets

1-800-782-5348
 1-800-STAKE-IT
 Blue Stake Center

Refer to specifications for
 additional information on policies,
 performances, and products.



R1-144
LINDA VISTA CITRUS
TRACTS NO. 2
BK. 06, PG. 79
VACANT

R1-144
LINDA VISTA CITRUS
TRACTS NO. 2
BK. 06, PG. 79
VACANT

NEW 3-STORY BUILDING
AREA = 115,086 SF
HEIGHT = 28'

Irrigation lines and equipment are shown schematically. Contractor shall locate all irrigation lines and equipment outside of hardscape areas unless otherwise noted.

N EGGLESTON DR (PUBLIC)

N ORACLE ROAD (PUBLIC)

PSC
UNSUBDIVIDED
EDUCATION

E CALLE CONCORDIA (PUBLIC)

R1-36
SHADOW
MOUNTAIN ESTATES
BK. 13, PG. 75
RESIDENTIAL

IRRIGATION LEGEND

- furnish and install all material per plans, details, and specifications
- irrigation source / point of connection - stub off water line (refer to civil water plans)
- reduced pressure backflow preventer - watts u009 - 3/4" w/ enclosure
- irrigation mainline - sch. 40 pvc 1-1/2" w/ sch. 80 fittings, 2hr pressure test at 150 psi
- irrigation controller - rain master rme 18-eg-w, 18 station
- master valve and flow sensor: master valve - superior 3100 n.o. - 1"; flow sensor - cst fsi-t series - 1"
- isolation valve - 1-1/2" lead free brass ball valve
- remote control valve - irrtrol 700 series, 700-1
- irrigation sleeve - class 200 pvc - 4" mainlines and multiple lines 2" single line and controller wiring
- tree line - sch. 40 pvc - 3/4" unless otherwise shown
- shrub line - sch. 40 pvc - 3/4" unless otherwise shown
- hose end cap
- pressure regulating filter - rain bird - prb-qkchk-100
- multi-outlet xeri-bug emitters rain bird - (6) 1gph and 2 gph ports - refer to emitter schedule
- single-port emitters - install rain bird xeri-bug xbt-10 and xbt-20 - refer to emitter schedule

IRRIGATION VALVE SCHEDULE

Valve	Size	Type	Valve	Size	Type
A-1	1"	tree	A-10	1"	shrub
A-2	1"	shrub	A-11	1"	tree
A-3	1"	tree	A-12	1"	shrub
A-4	1"	shrub	A-13	1"	shrub
A-5	1"	shrub	A-14		not used
A-6	1"	tree	A-15		not used
A-7	1"	shrub	A-16		not used
A-8	1"	tree	A-17		not used
A-9	1"	tree	A-18		not used

VALVE SCHEDULE NOTES:

- (M) multi-port emitter, (s) single-port emitter. Contractor may select to provide multi-port emitters for shrub plant material.
- Contractor shall adjust controller for the proposed emitter schedule and provide watering to promote healthy growth of plant material for establishment.

4.3.2 - IRRIGATION GENERAL NOTES:

- Irrigation and/or watering plans shall meet the minimum standards of the American Society of Irrigation Consultants.
- 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 in accordance with Sec. 27.6.E.4., Maintenance.
- Irrigation systems connected to potable water mains (public or private) shall be equipped with backflow preventers.
- The annual water use for a project shall not exceed the annual landscape water plan.
- Irrigation meter readings shall be used to determine compliance with the landscape water plan. Non-compliance is subject to penalties under Oro Valley Town Code.
- Meter readings shall be taken, at a minimum, on an annual basis. Monthly readings may be required, at the discretion of the Planning and Zoning Administrator, in order to address non-compliance with the Water Plan.
- An initial meter reading shall be taken prior to the issuance of the certificate of occupancy and recorded for reference as part of the water plan.
- Irrigation water shall not leave the landscaped areas and flow onto roads, parking areas or sidewalks.

EMITTER SCHEDULE

Trees	Type	Outlets	Gph	Gph
			outlet	plant
Prosopis velutina	m	5	2.0	10.0
velvet mesquite				
Parkinsonia florida	m	5	2.0	10.0
blue paloverde				
Celtis reticulata	m	6	2.0	12.0
netleaf hackberry				
Pistacia x 'Red Push'	m	6	2.0	12.0
red push pistache				
Caesalpinia mexicana	m	4	2.0	8.0
mexican bird of paradise				
Acacia willardiana	m	4	2.0	8.0
palo blanco				
Parkinsonia microphyllum	m	4	2.0	8.0
foothill paloverde				
Shrubs / Ground Covers	Type	Outlets	Gph	Gph
			outlet	plant
Vauquelinia californica	s/m	2	2.0	4.0
arizona rosewood				
Dodonaea viscosa	s/m	2	2.0	4.0
hop seed				
Simmondsia chinensis	s/m	2	2.0	4.0
jojoba				
Viguiera parishii (Deltoidea)	s/m	2	1.0	2.0
goldeneye				
Calliandra eriophylla	s/m	2	1.0	2.0
native fairy duster				
Calliandra californica	s/m	2	1.0	2.0
baja fairy duster				
Celtis pallida	s/m	2	2.0	4.0
desert hackberry				
Larrea tridentata	s/m	2	2.0	4.0
creosote bush				
Ziziphus obtusifolia	s/m	2	2.0	4.0
graythorn				
Acacia greggii	s/m	2	2.0	4.0
catclaw acacia				
Justicia spicigera	s/m	2	1.0	2.0
mexican honeysuckle				
Chrysactinia mexicana	s/m	1	1.0	1.0
damianita daisy				
Vines	Type	Outlets	Gph	Gph
			outlet	plant
Cissus trifoliata	s/m	2	2.0	4.0
desert grape ivy				
Cacti / Succulents	Type	Outlets	Gph	Gph
			outlet	plant
Fouquieria splendens	s/m	1	0.5	0.5
ocotillo				
Dasyliroon wheeleri	s/m	1	1.0	1.0
desert spoon				
Asclepias subulata	s/m	1	1.0	1.0
desert milkweed				
Hesperaloe funifera	s/m	1	1.0	1.0
giant hesperaloe				
Euphorbia antisiphilitica	s/m	1	1.0	1.0
candelilla				
Ferocactus wislizenii	s/m	0	0.0	0.0
fishhook barrel cactus				
Carnegiea gigantea	s/m	0	0.0	0.0
saguaro				
Nolina microcarpa	s/m	1	1.0	1.0
beargrass				
Opuntia sp.	s/m	0	0.0	0.0
cholla				
Cleistocactus strausii	s/m	1	0.5	0.5
silver torch				

IRRIGATION KEY NOTES

- Property line
- Irrigation source
- Irrigation mainline
- Backflow preventer
- Isolation valve
- Master valve and flow sensor
- Irrigation sleeve - refer to paving & grading plans
- Irrigation controller

YEAR	ZONE	DAYS	FREQUENCY	TIME (MIN)	TOTAL WATER (GAL)*
1	Tree	T	2	60	673,915
	Shrub	M,V,F	1	30	
2	Tree	T	2	60	673,915
	Shrub	M,V,F	1	30	
3	Tree	T	2	60	673,915
	Shrub	M,V,F	1	30	
4	Tree	T	2	60	505,436
	Shrub	M,V,F	1	30	
5	Tree	T	2	60	336,958
	Shrub	M,V,F	1	30	

*must match Total Water from Landscape Water Plan
**maintenance contractor shall adjust run times to meet Total Water from Landscape Water Plan - refer to sheet L1.0

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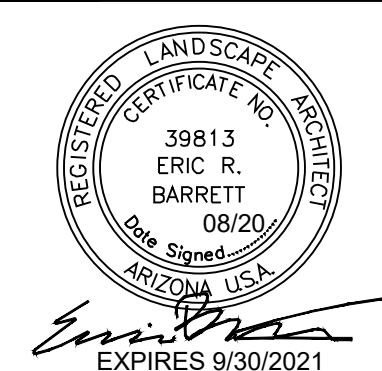
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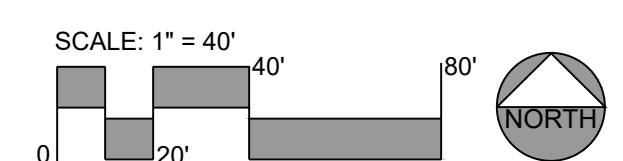
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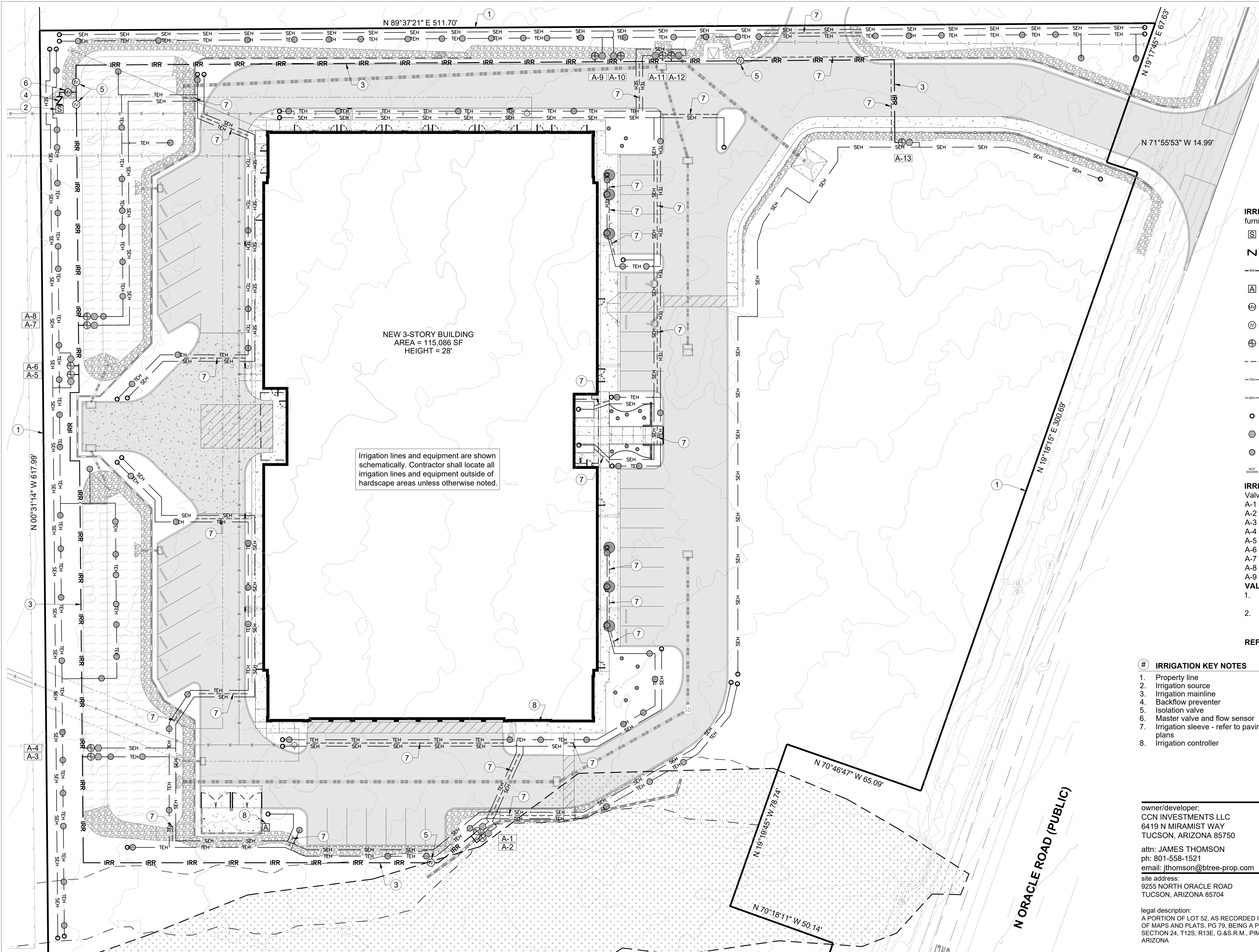
IRRIGATION PLAN

L3.0
4 of 8 Sheets

1-800-782-5348

Refer to specifications for additional information on policies, performances, and products.





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A-5	1"	shrub	A-14		not used
A-6	1"	tree	A-15		not used
A-7	1"	shrub	A-16		not used
A-8	1"	tree	A-17		not used
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REFER TO SHEET L3.0 FOR EMITTER SCHEDULE

- # IRRIGATION KEY NOTES**
- Property line
 - Irrigation source
 - Irrigation mainline
 - Backflow preventer
 - Isolation valve
 - Master valve and flow sensor
 - Irrigation sleeve - refer to paving & grading plans
 - Irrigation controller

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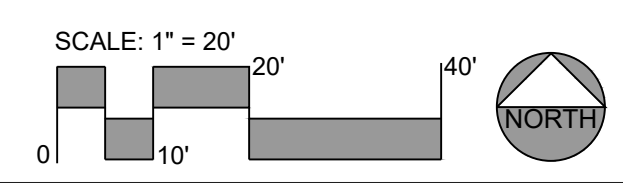
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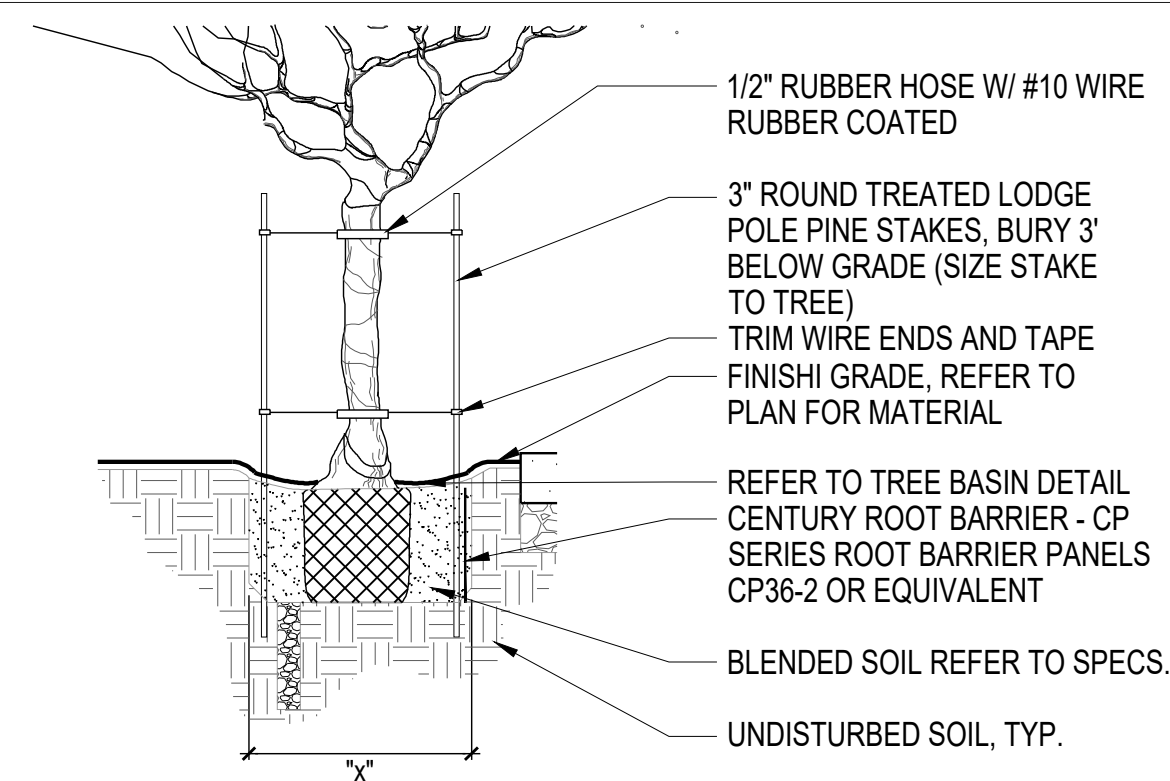
LANDSCAPE ENLARGEMENT PLAN

L3.1
 5 of 8 Sheets

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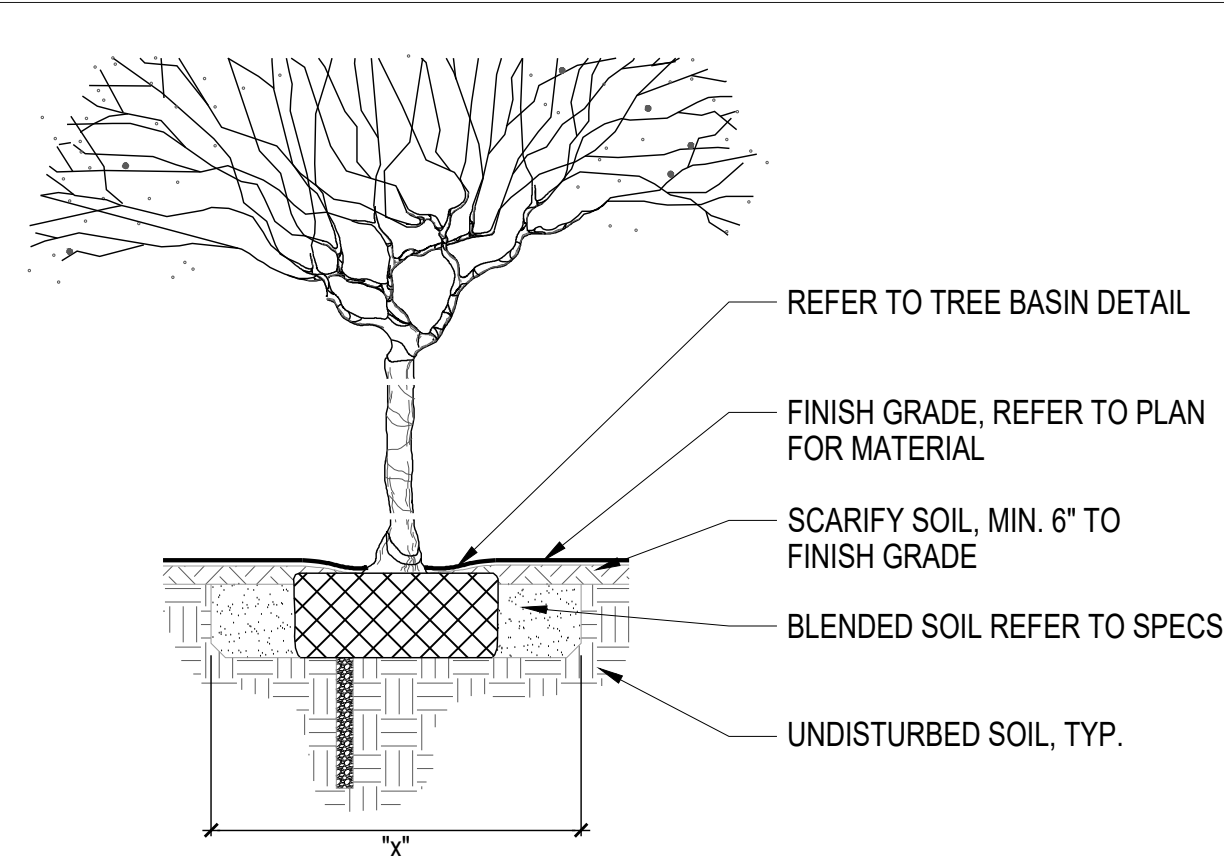
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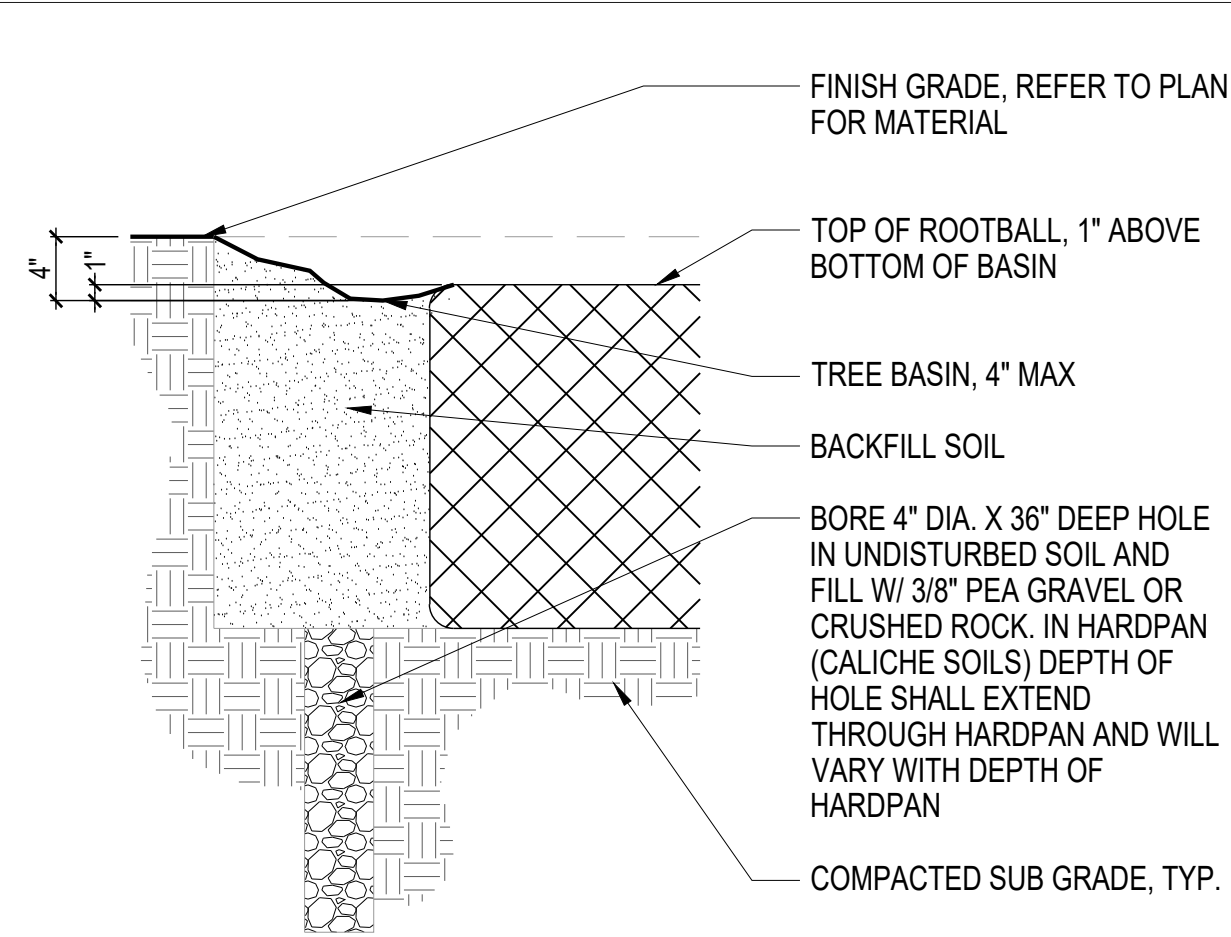
- NOTES:**
- DIMENSION "X" EQUALS TWO (2) TIMES THE BOX WIDTH, DEPTH OF PIT WILL EQUAL DEPTH OF ROOTBALL.
 - SCARIFY SIDES & BOTTOM OF PIT, & BORE HOLES ON ALL PITS.
 - SET CROWN OF ROOTBALL 1/2" TO 1" ABOVE FINISH GRADE TO ALLOW FOR SETTLEMENT.
 - DO NOT COVER CROWN WITH SOIL.
 - ROOT GUARDS SHALL BE PROVIDED ON ALL SIDES WHERE ADJACENT HARDSCAPE IS WITHIN 10' OF THE TREE/PLANT.
 - REFER TO TREE STAKING DETAIL FOR ADDITIONAL INFORMATION.

1 15 GALLON & 24IN BOX - TREE PLANTING NTS



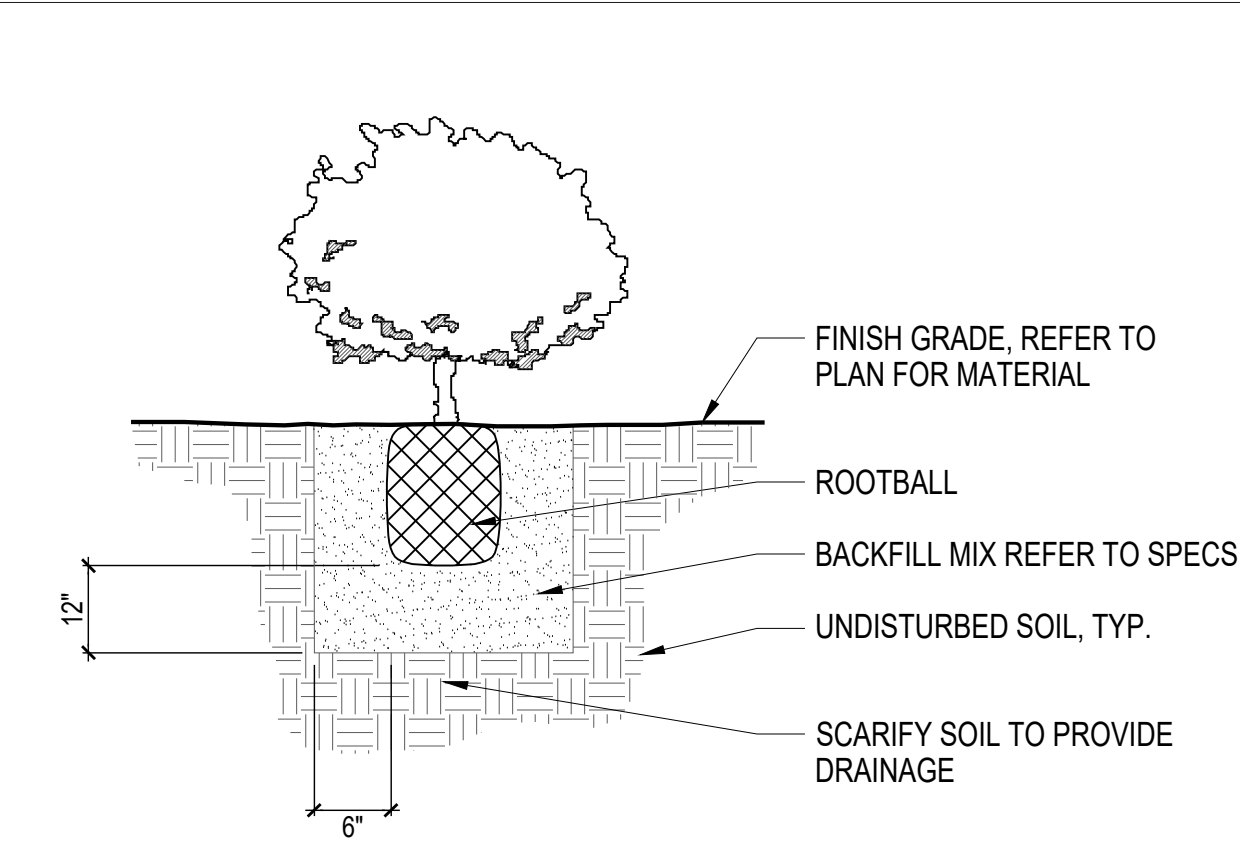
- NOTES:**
- DIMENSION "X" EQUALS FOUR (4) TIMES THE BOX WIDTH, DEPTH OF PIT WILL EQUAL DEPTH OF ROOTBALL.
 - SCARIFY SIDES & BOTTOM OF PIT, & BORE HOLES ON ALL PITS.
 - SET CROWN OF ROOTBALL 1/2" TO 1" ABOVE FINISH GRADE TO ALLOW FOR SETTLEMENT.
 - DO NOT COVER CROWN WITH SOIL.

2 36IN BOX OR LARGER - TREE PLANTING NTS



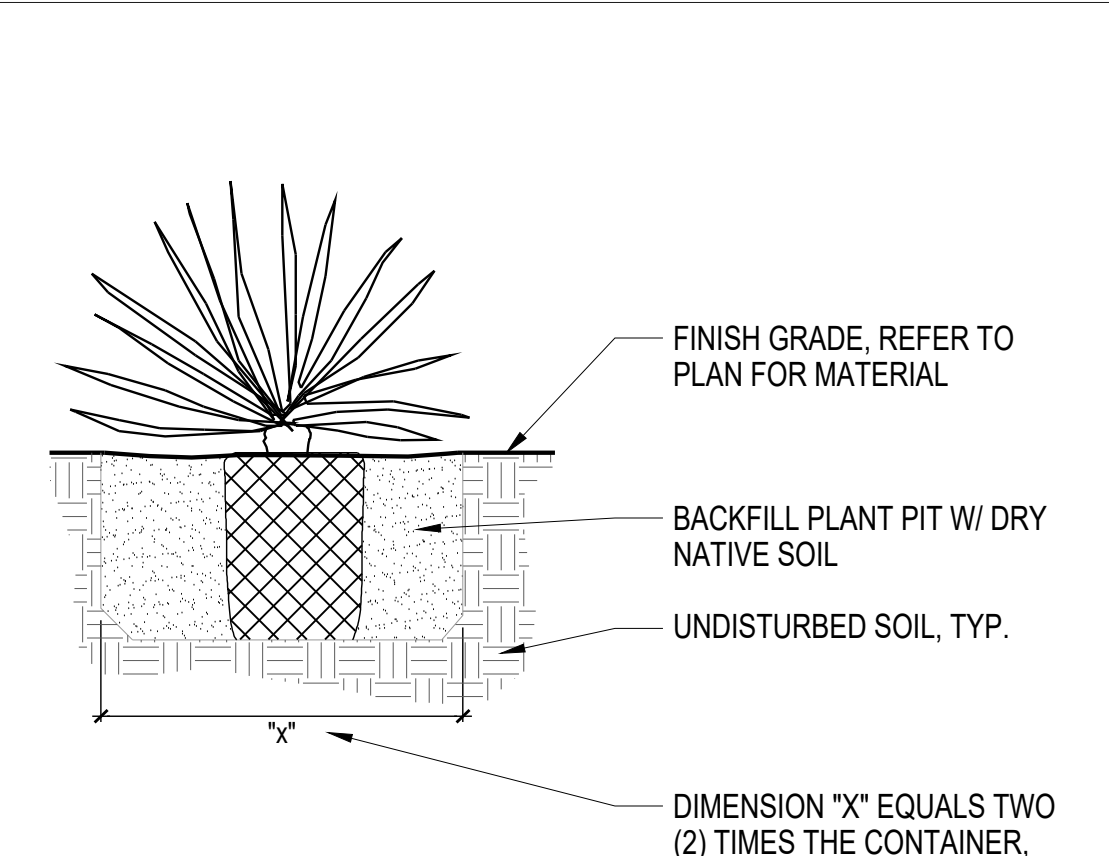
- NOTES:**
- TREE BASINS NOT TO EXCEED 4" DEPTH.
 - TOP OF ROOTBALL TO BE EXPOSED TO SURFACE.
 - BOTTOM OF PLANT PIT EQUAL TO DEPTH OF ROOTBALL.

3 TREE BASIN NTS



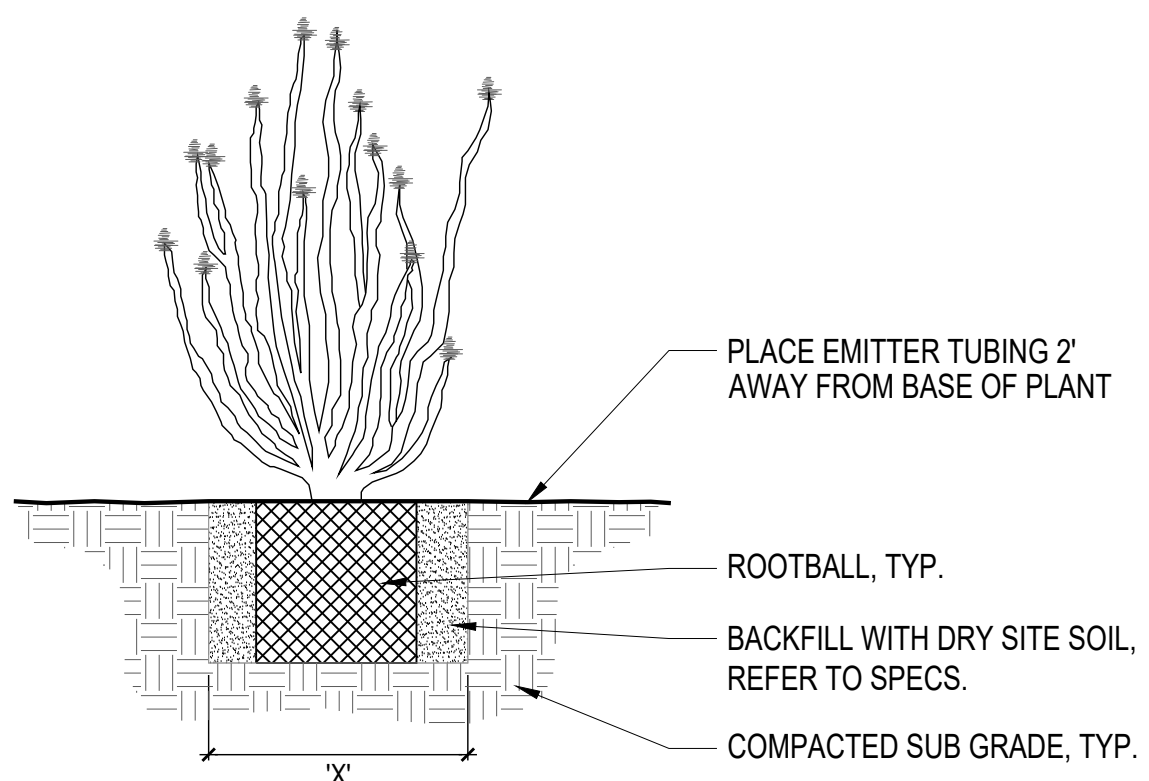
- NOTES:**
- SET CROWN OF ROOTBALL 1/2" TO 1" ABOVE FINISH GRADE TO ALLOW FOR SETTLEMENT.
 - DO NOT COVER CROWN WITH SOIL.
 - SETTLE BACKFILL BY WATERING, AND COMPACT TO REMOVE AIR POCKETS.

4 SHRUB PLANTING NTS



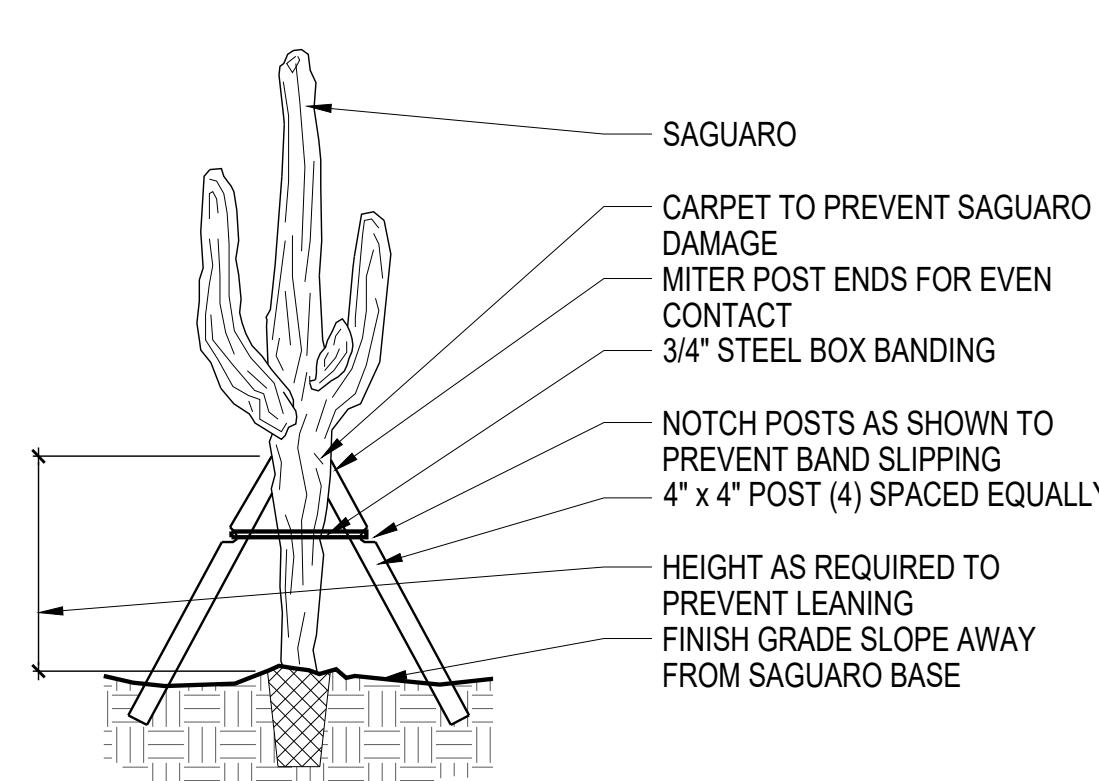
- NOTES:**
- SET CROWN OF ROOTBALL 1/2" TO 1" ABOVE FINISH GRADE TO ALLOW FOR SETTLEMENT.
 - DO NOT COVER CROWN WITH SOIL.
 - SETTLE BACKFILL SOIL BY WATERING, AND COMPACT TO REMOVE AIR POCKETS.

5 ACCENT PLANTING NTS



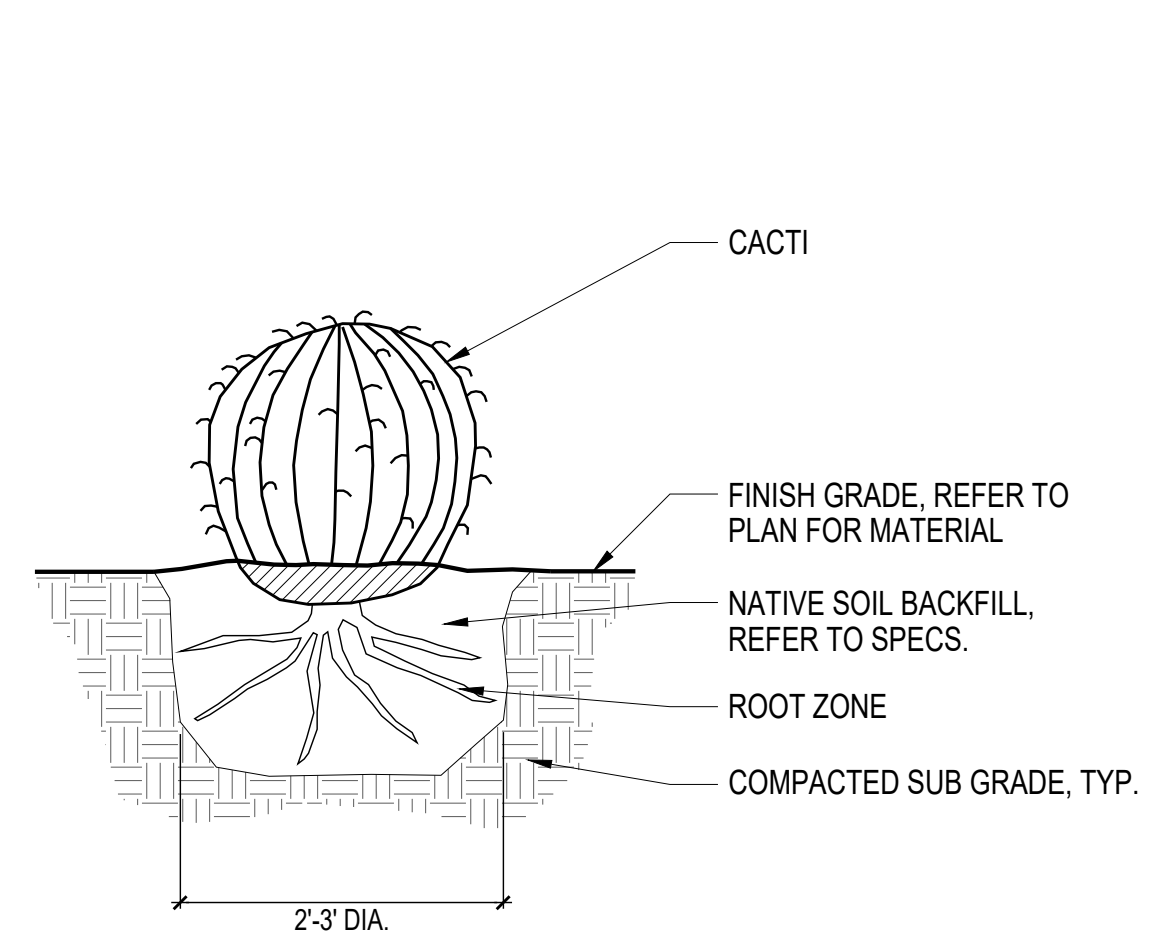
- NOTES:**
- DIMENSION "X" EQUALS TWO (2) TIMES THE BOX WIDTH, DEPTH OF PIT WILL EQUAL DEPTH OF ROOTBALL.
 - SCARIFY SIDES & BOTTOM OF PIT, & BORE HOLES ON ALL PITS.
 - SET CROWN OF ROOTBALL 1/2" TO 1" ABOVE FINISH GRADE TO ALLOW FOR SETTLEMENT.
 - DO NOT COVER CROWN WITH SOIL.

6 OCOTILLO PLANTING - CONTAINER NTS

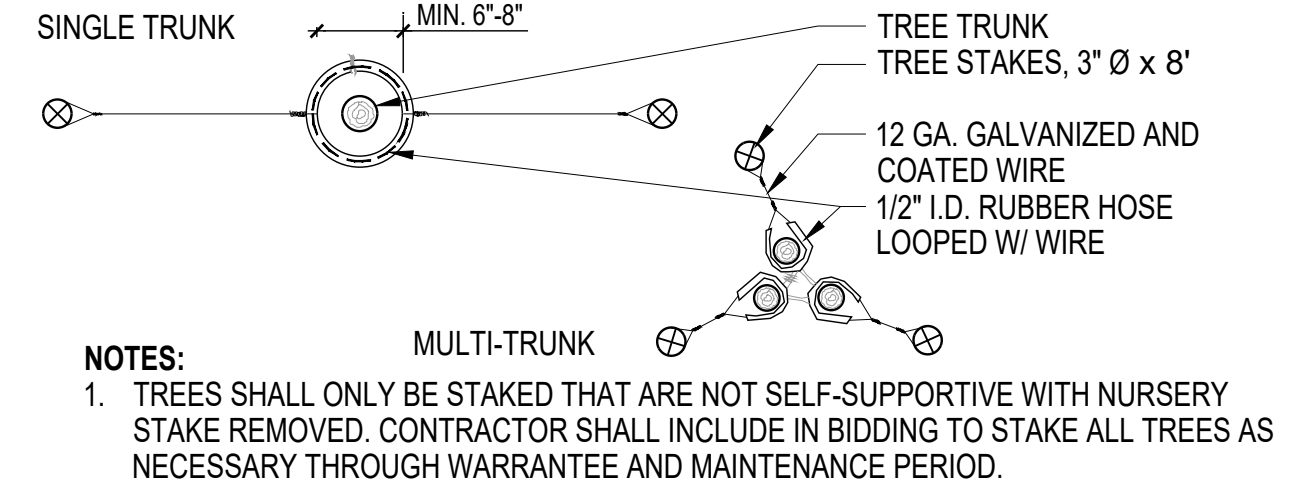


- NOTES:**
- DUST ALL ROOT ENDS WITH SOIL SULFUR.
 - CONTRACTOR TO USE ONLY SAGUAROS ORIENTED WITH TRUE NORTH & SOUTH LOCATED IN HOLE WITH USE OF COMPASS.
 - BACKFILL TO BE NATIVE SOIL TREATED WITH SOIL SULFUR, HAND TAMPED FIRMLY INTO PLACE.
 - ALL ROOTS SHALL BE PRUNED AT 90°.

7 SAGUARO PLANTING NTS

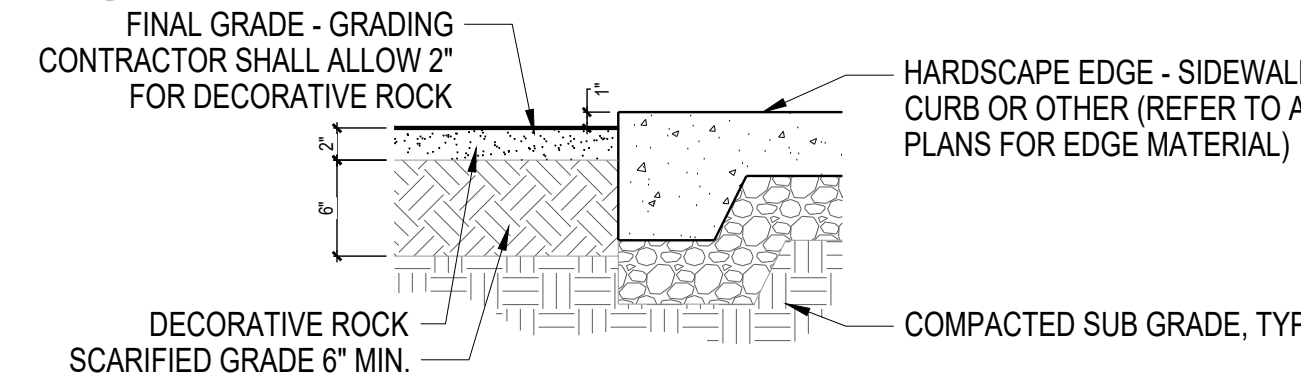


8 CACTUS PLANTING NTS

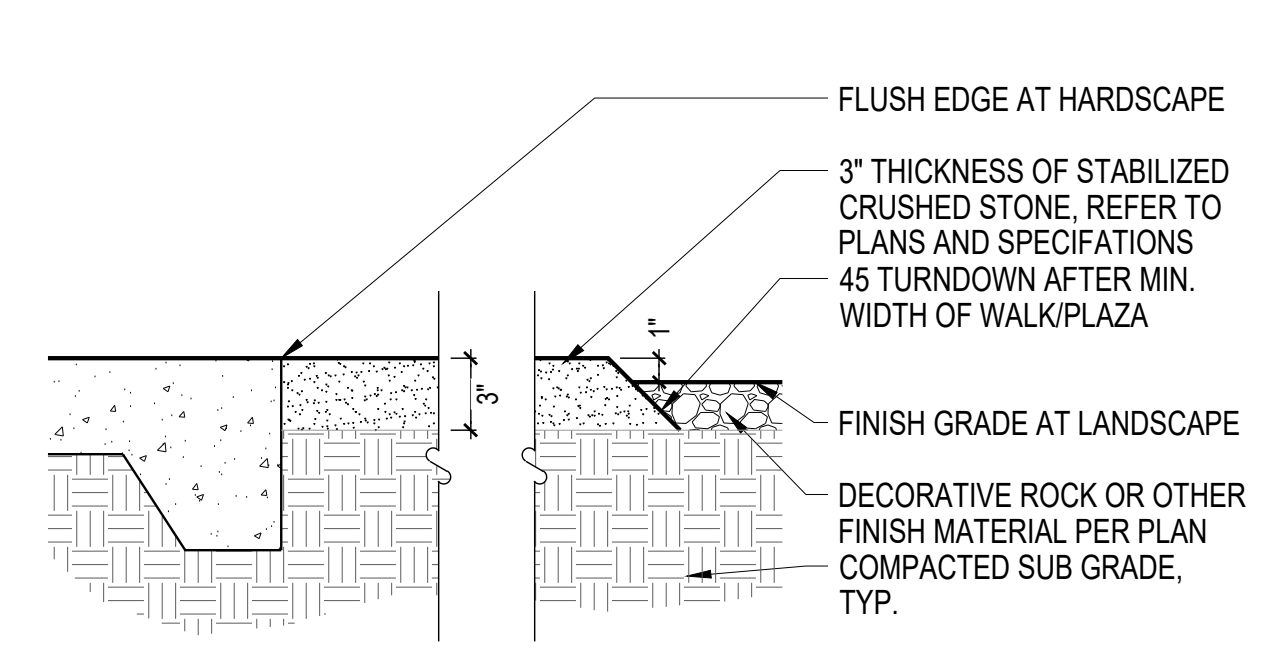


- NOTES:**
- TREES SHALL ONLY BE STAKED THAT ARE NOT SELF-SUPPORTIVE WITH NURSERY STAKE REMOVED. CONTRACTOR SHALL INCLUDE IN BIDDING TO STAKE ALL TREES AS NECESSARY THROUGH WARRANTY AND MAINTENANCE PERIOD.

9 TREE STAKING NTS

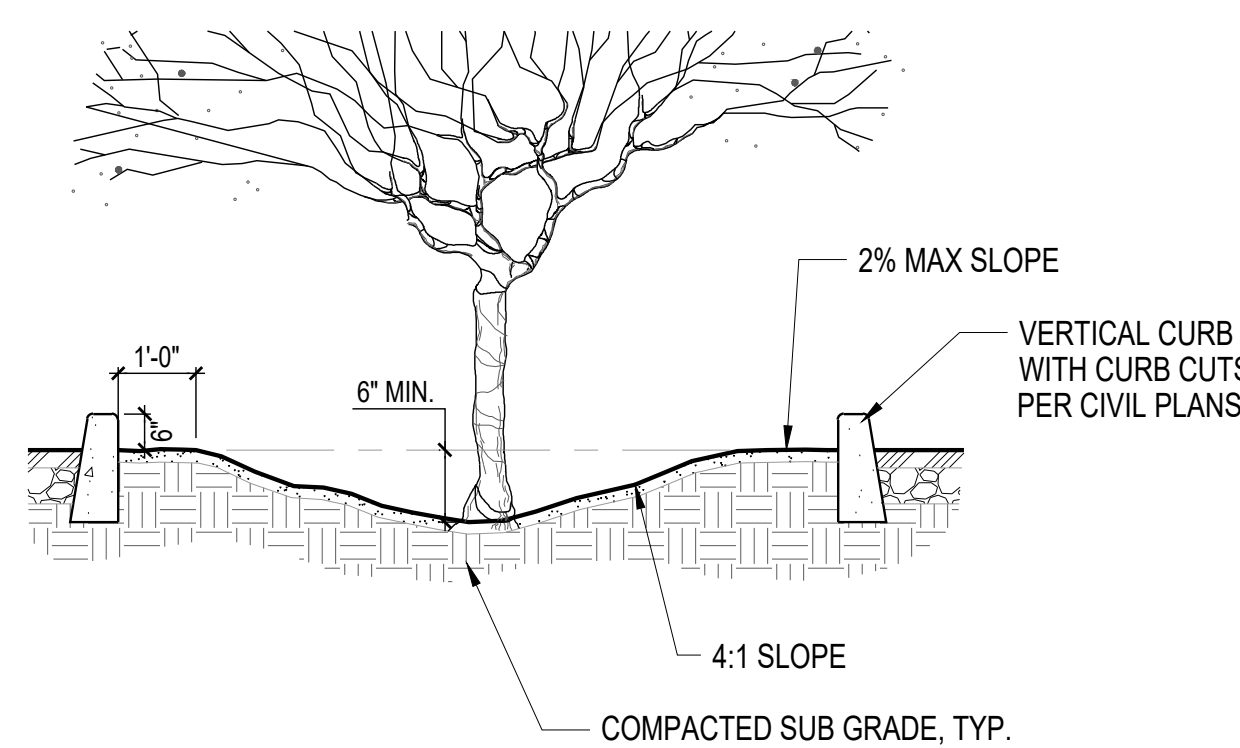


10 FINAL GRADE HARDSCAPE TO DEC. ROCK NTS



- NOTES:**
- CONTRACTOR SHALL PROVIDE MOCK UP FOR PATH INSTALLATION OF 10' SECTION FOR OWNER REPRESENTATIVE OR LANDSCAPE ARCHITECT REVIEW AND APPROVAL PRIOR TO CONTINUATION OF WORK.
 - STABILIZED DG TO BE PREMIXED OFF SITE.
 - TOTAL DEPTH TO BE 3" MIN. AND COMPACTED IN TWO LIFTS.

11 STABILIZED DG AT LANDSCAPE / HARDSCAPE NTS



- NOTES:**
- LANDSCAPE AREAS SHALL BE DEPRESSED 6 INCHES TO MAXIMIZE STORM WATER HARVESTING IN AREAS SHOWN ON LANDSCAPE AND/OR GRADING PLANS.
 - WATER HARVESTING SHALL NOT OCCUR WITHIN 10' OF BUILDING FOUNDATION.

12 LANDSCAPE GRADING / RAINWATER HARVESTING NTS

Tap working days before you dig.
CALL FOR THE BLUE STAKE.
1-800-782-5348
1-800-STAKE-11
Blue Stake Center

Refer to specifications for additional information on policies, performances, and products.

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TUCSON, ARIZONA 85750

attn: JAMES THOMSON
ph: 801-558-1521
email: jthomson@btree-prop.com

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9255 NORTH ORACLE ROAD
TUCSON, ARIZONA 85704

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A PORTION OF LOT 52, AS RECORDED IN BOOK 6 OF MAPS AND PLATS, PG 79, BEING A PORTION OF SECTION 24, T12S, R13E, G&S.R.M., PIMA COUNTY, ARIZONA

project description:
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Tucson, Arizona 85716
phone: 520.862.9655
www.arcstudiosinc.com

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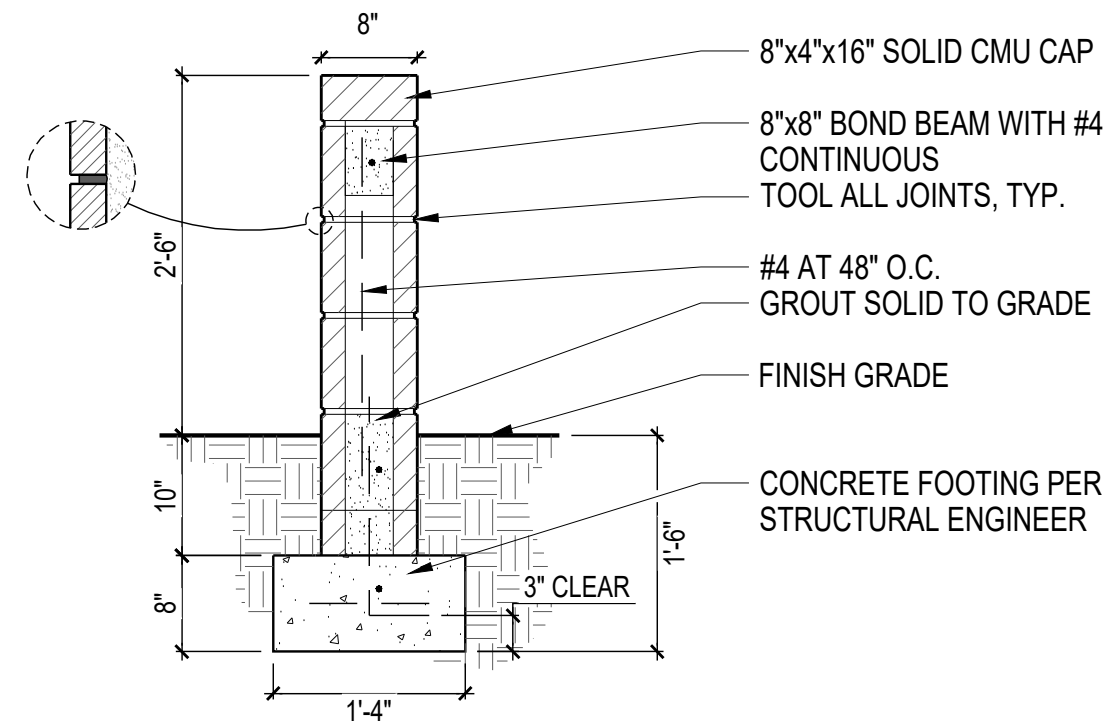
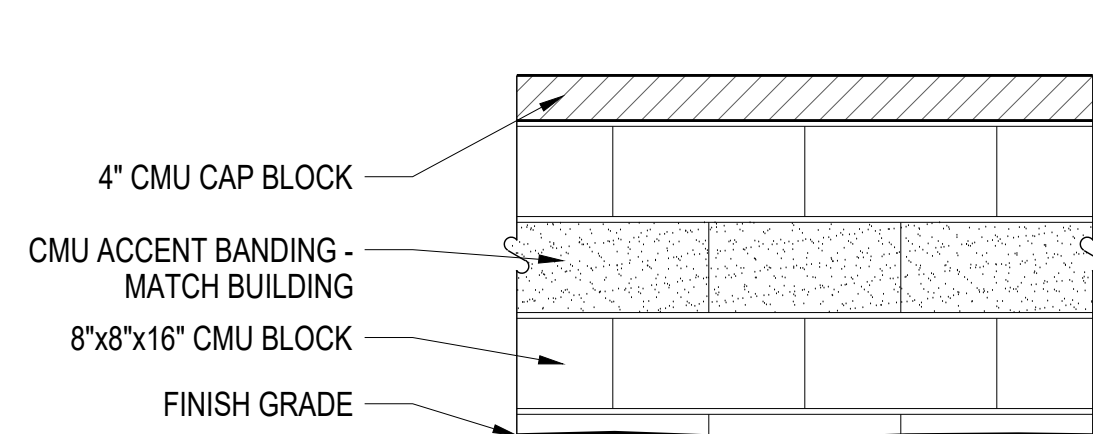


case number:
XX.XX.XX
ref. number:
1902612; OV1803280;
OV1803281
date:
2020.08.19
project # -
01-18002

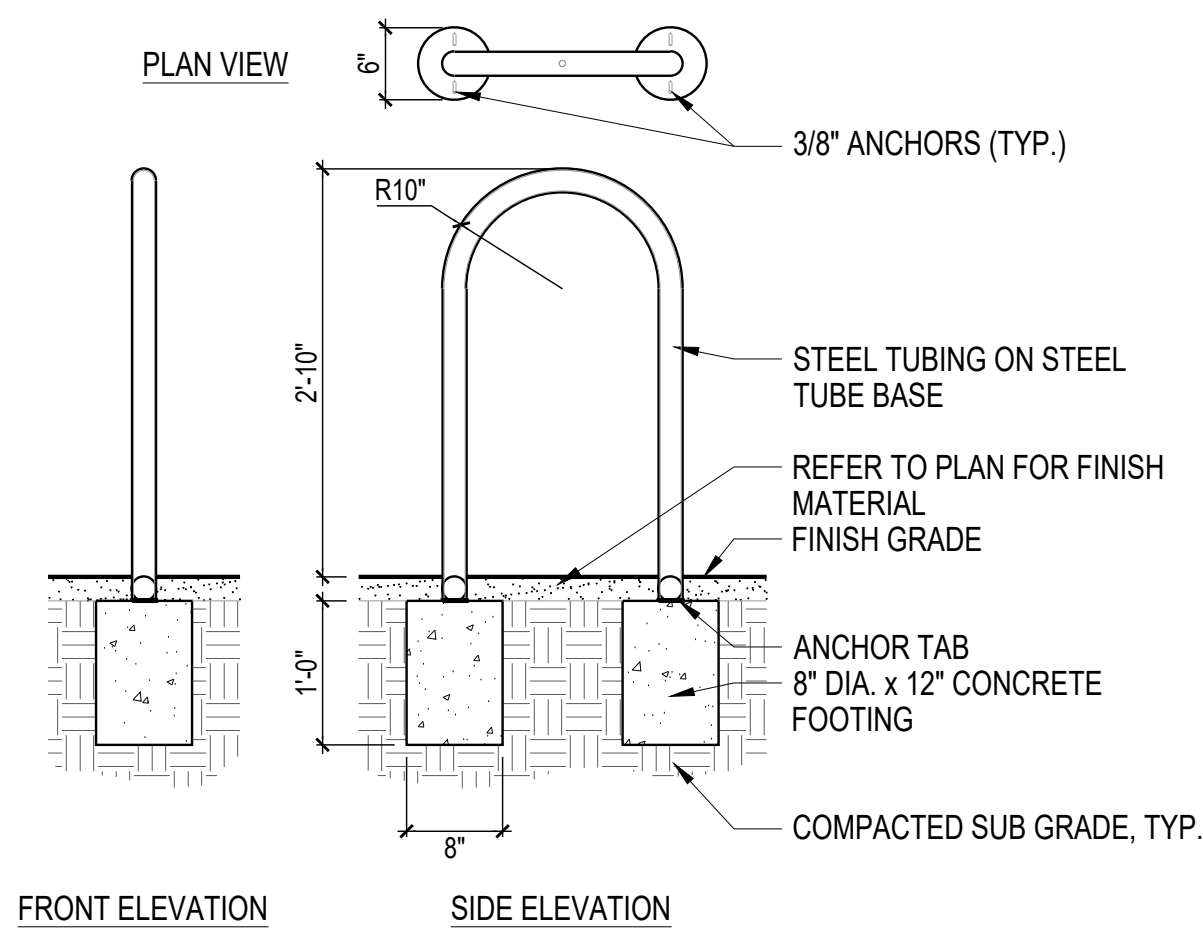
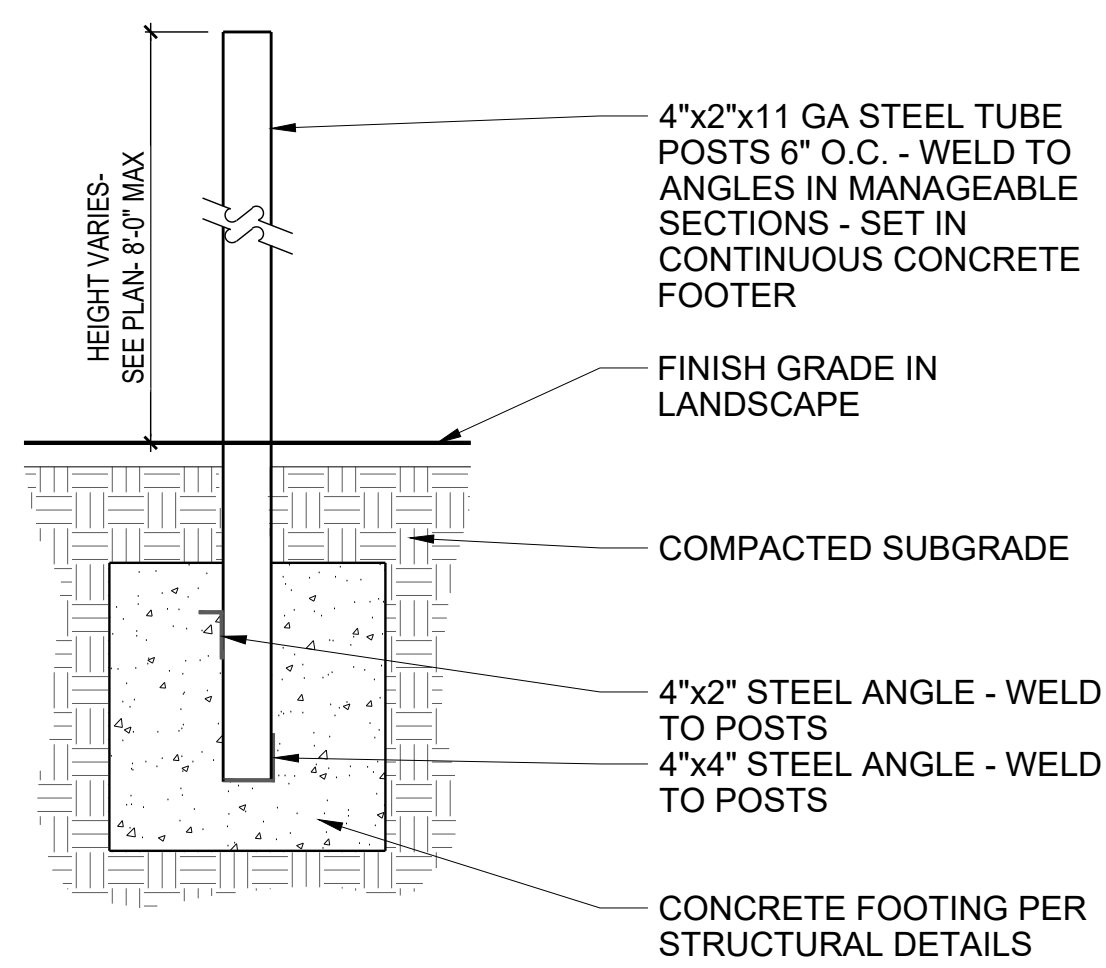
LANDSCAPE DETAILS

L4.1

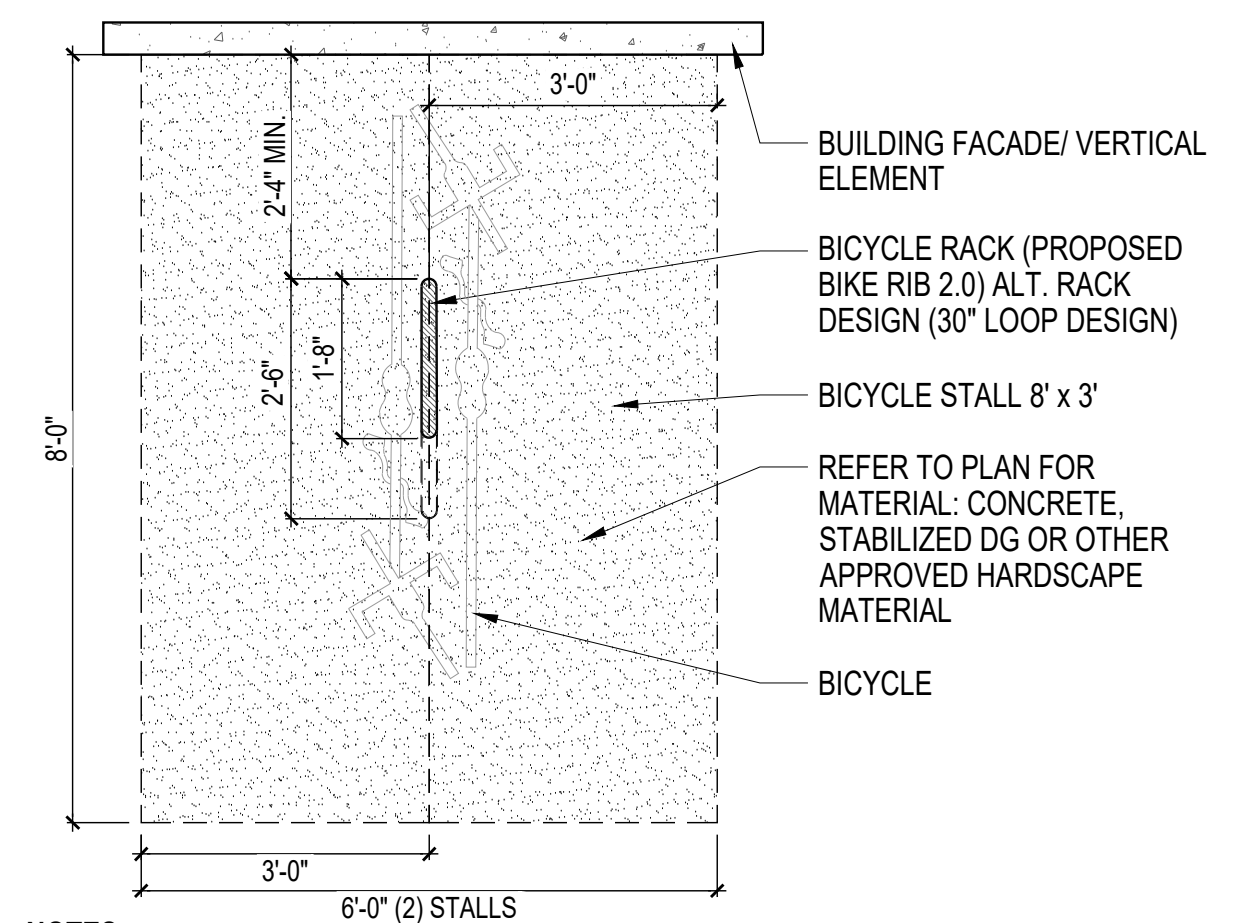
6 of 8 Sheets



NOTES:
 1. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR FINAL WALL REINFORCING AND OBTAIN PERMIT FOR WALL INSTALLATION.
 2. WALL SHALL MEET OR EXCEED PAC STANDARD REQUIREMENTS FOR FOOTING AND REINFORCEMENT.



NOTES:
 1. INSTALL BIKE RACK PER MANUFACTURE SPECIFICATIONS AND DETAILS.
 2. ONE RACK PER TWO BIKES.



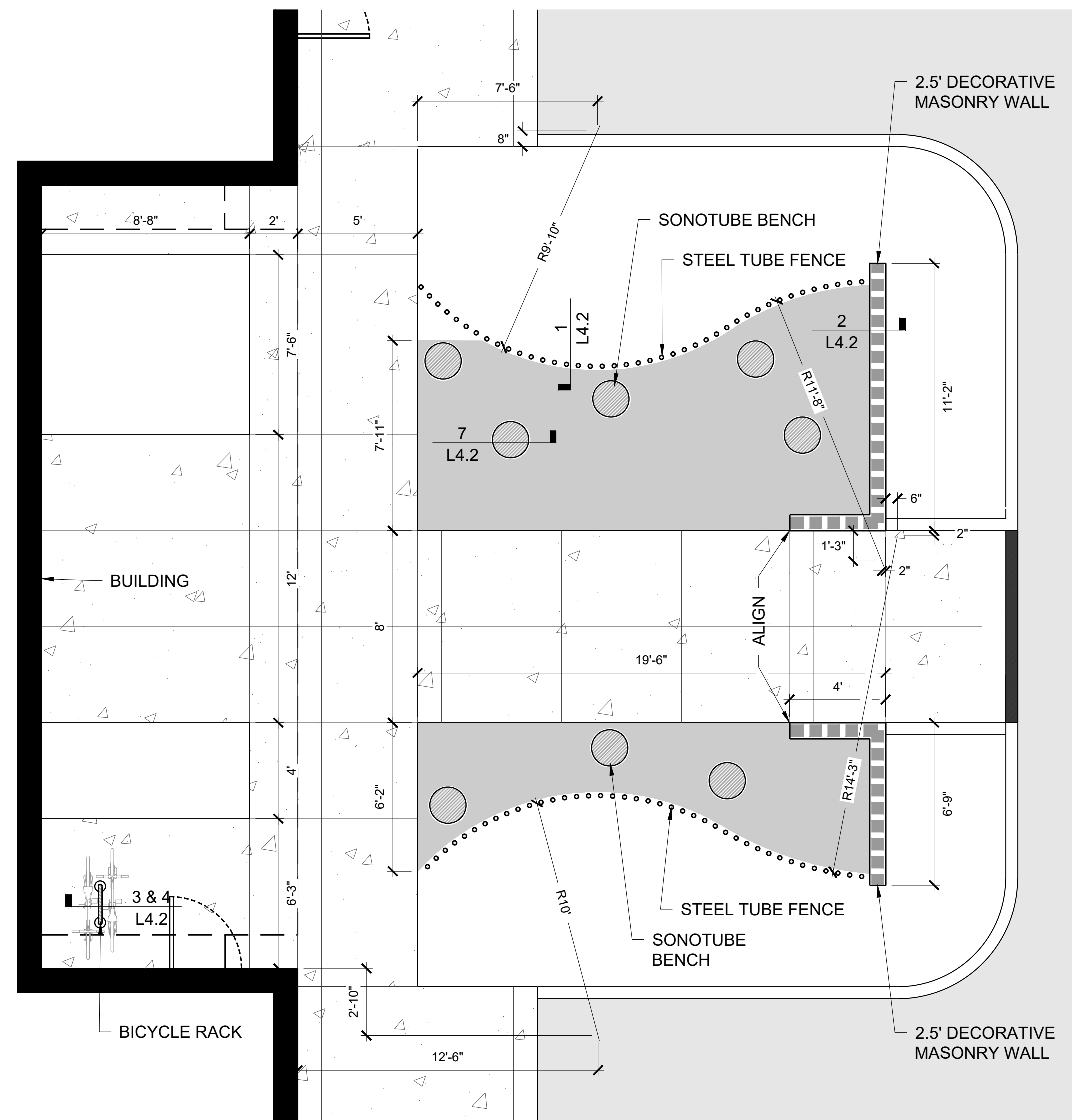
NOTES:
 1. BIKE RACK LOCATIONS SHALL BE FIELD STAKED FOR OWNER APPROVAL PRIOR TO INSTALLATION.
 2. MULTIPLE RACKS SHALL BE SPACED 6' APART.

1 DECORATIVE MASONRY WALL

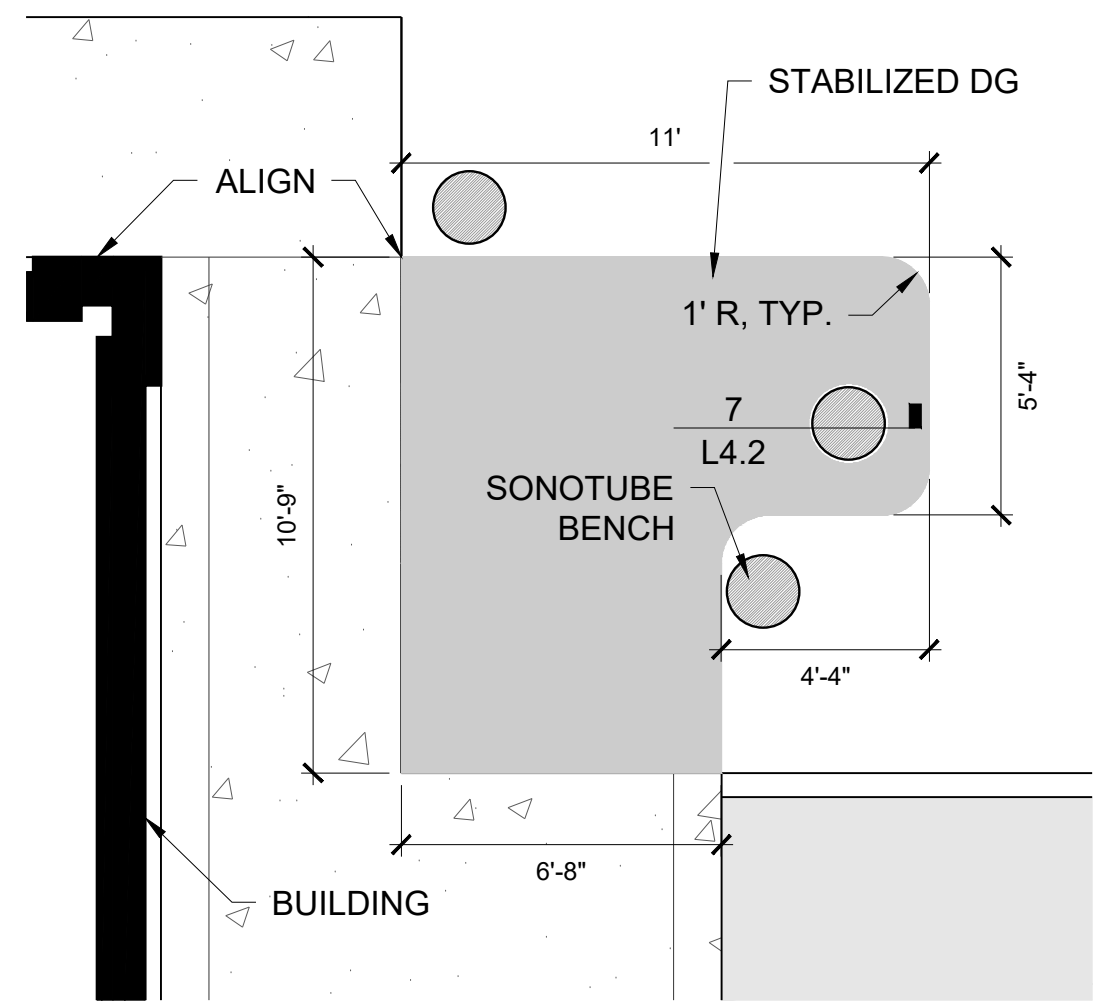
2 STEEL TUBE FENCE

3 BICYCLE RACK

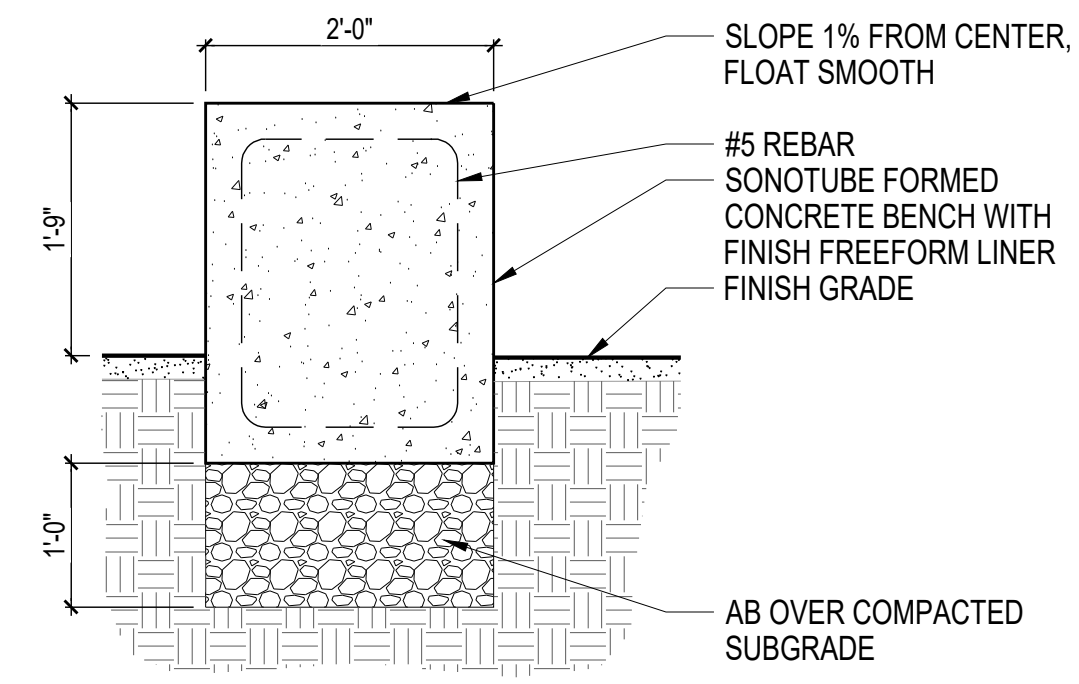
4 BICYCLE RACK LAYOUT



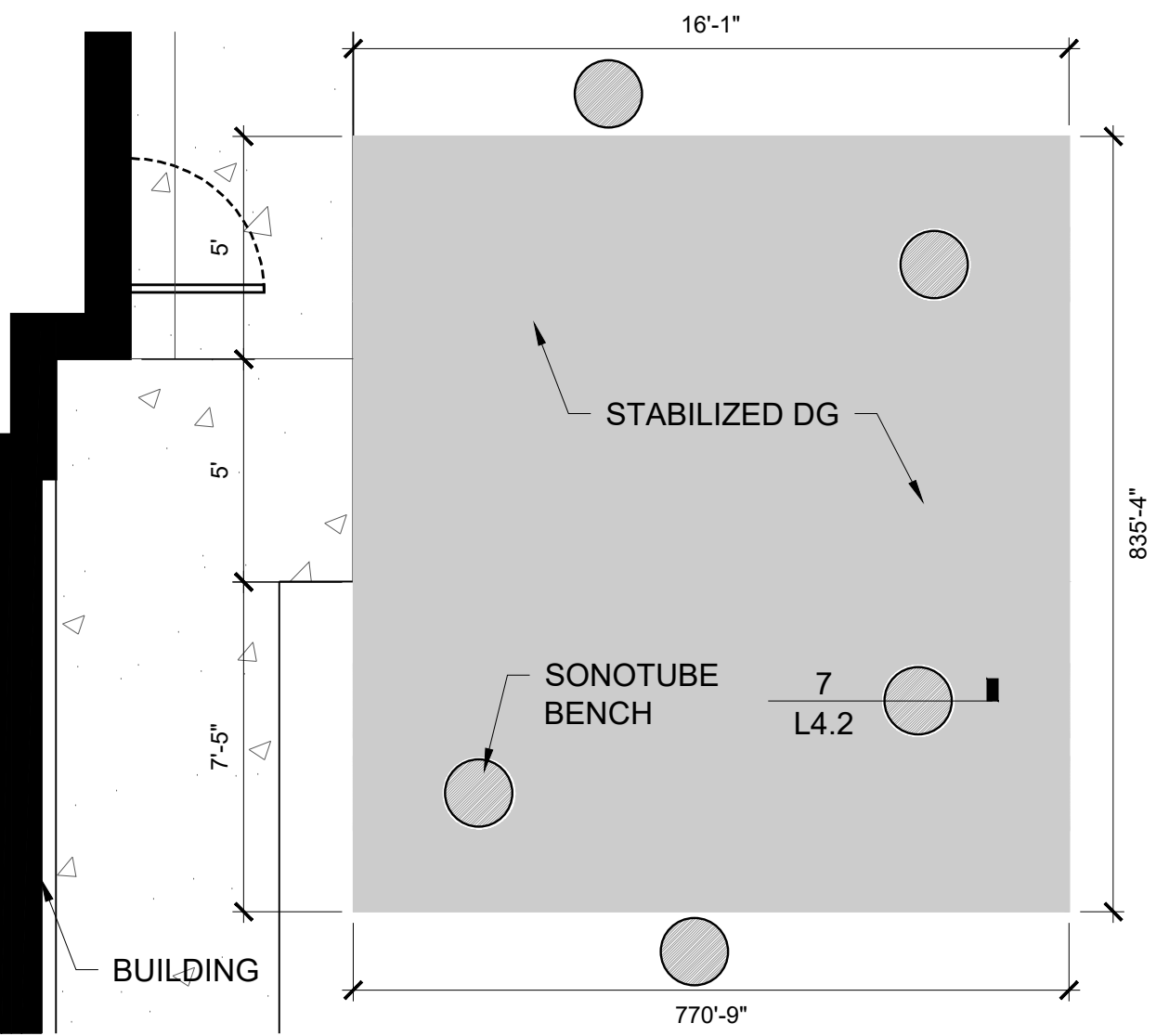
5 BUILDING ENTRANCE HARDSCAPE LAYOUT



6 STABILIZED PATIO #1 LAYOUT



7 SONOTUBE CONCRETE BENCH



9 STABILIZED PATIO #2 LAYOUT

8 NOT USED

1-800-782-5348

Refer to specifications for additional information on policies, performances, and products.

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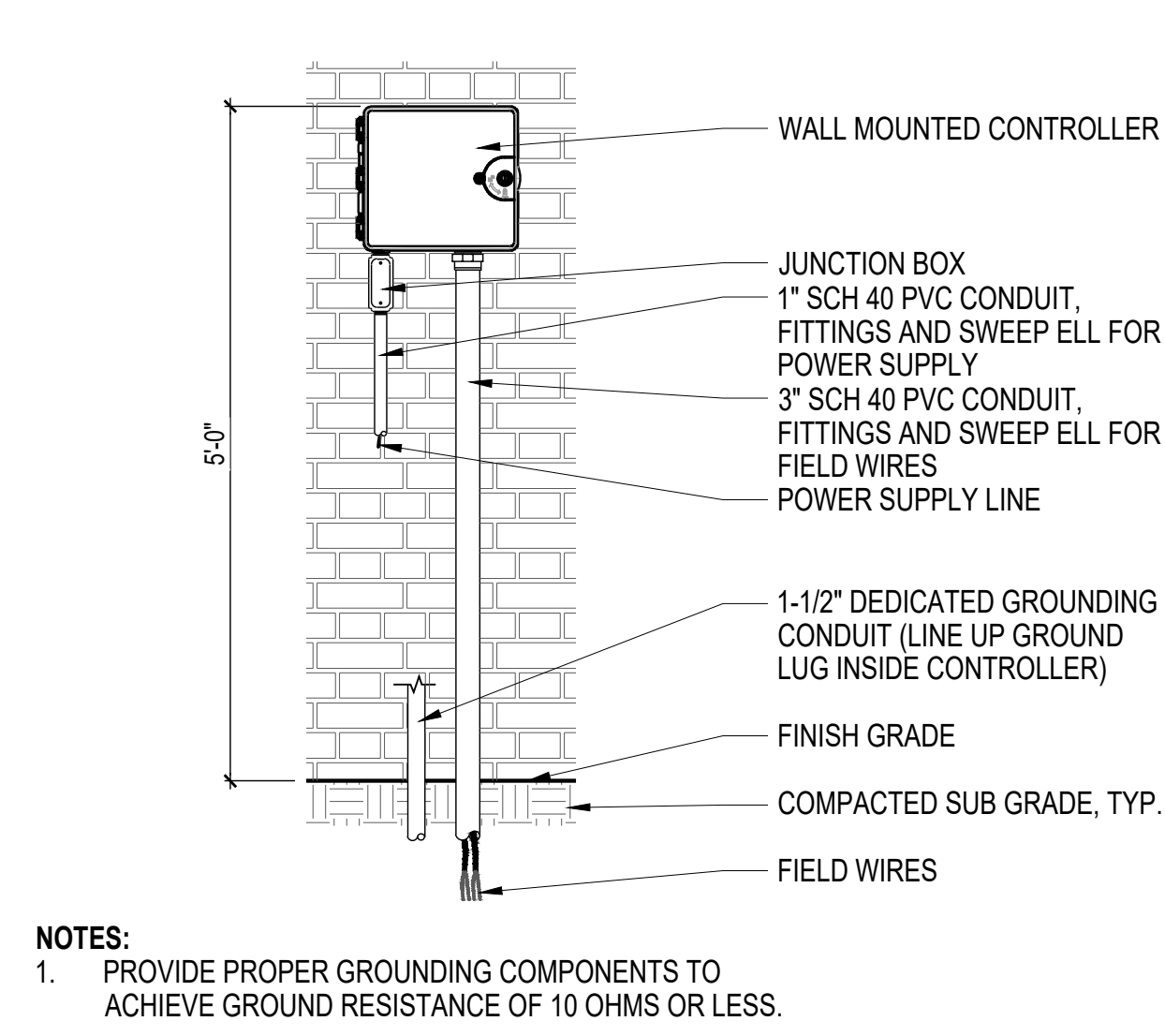


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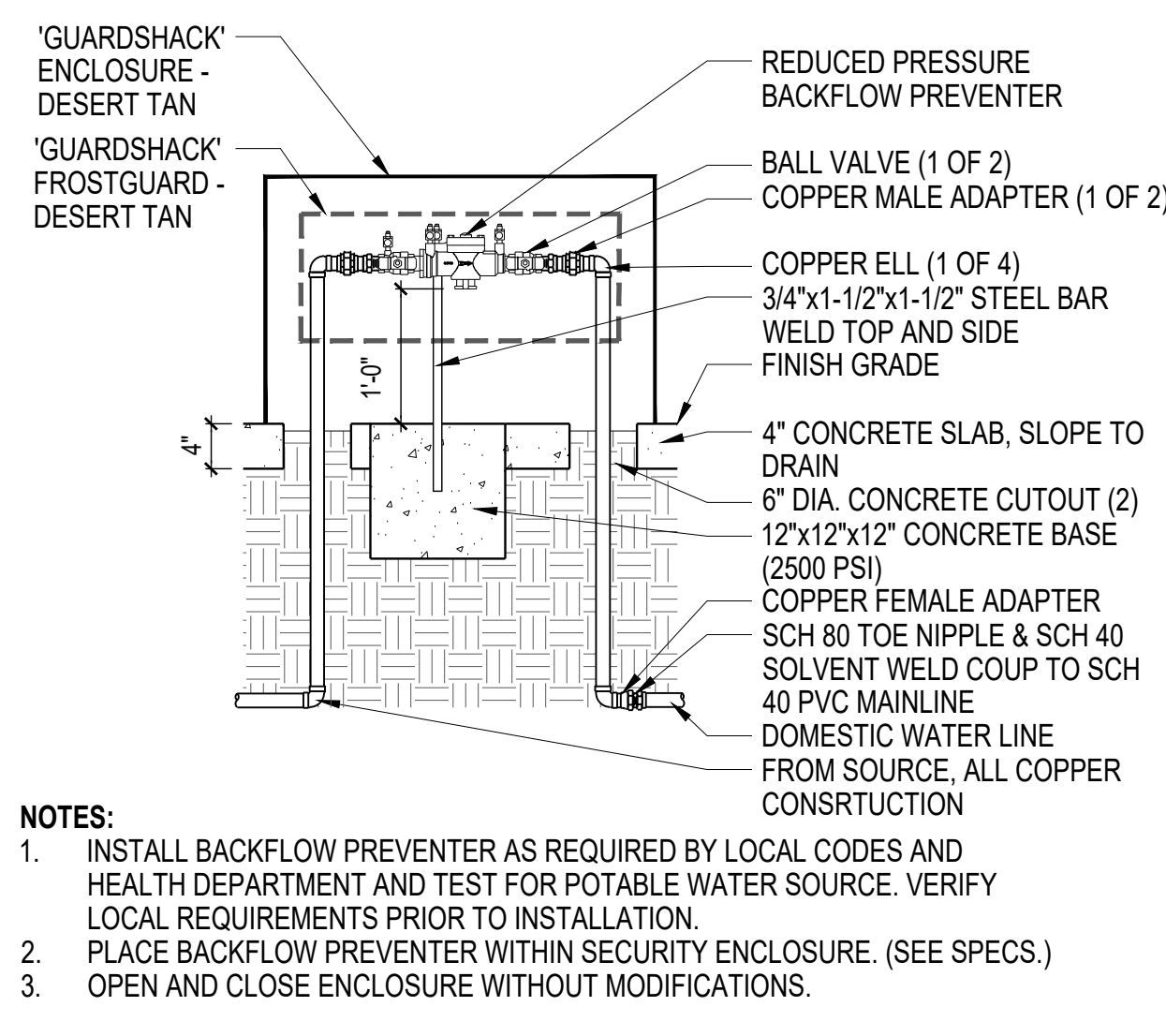
SITE DETAILS

L4.2

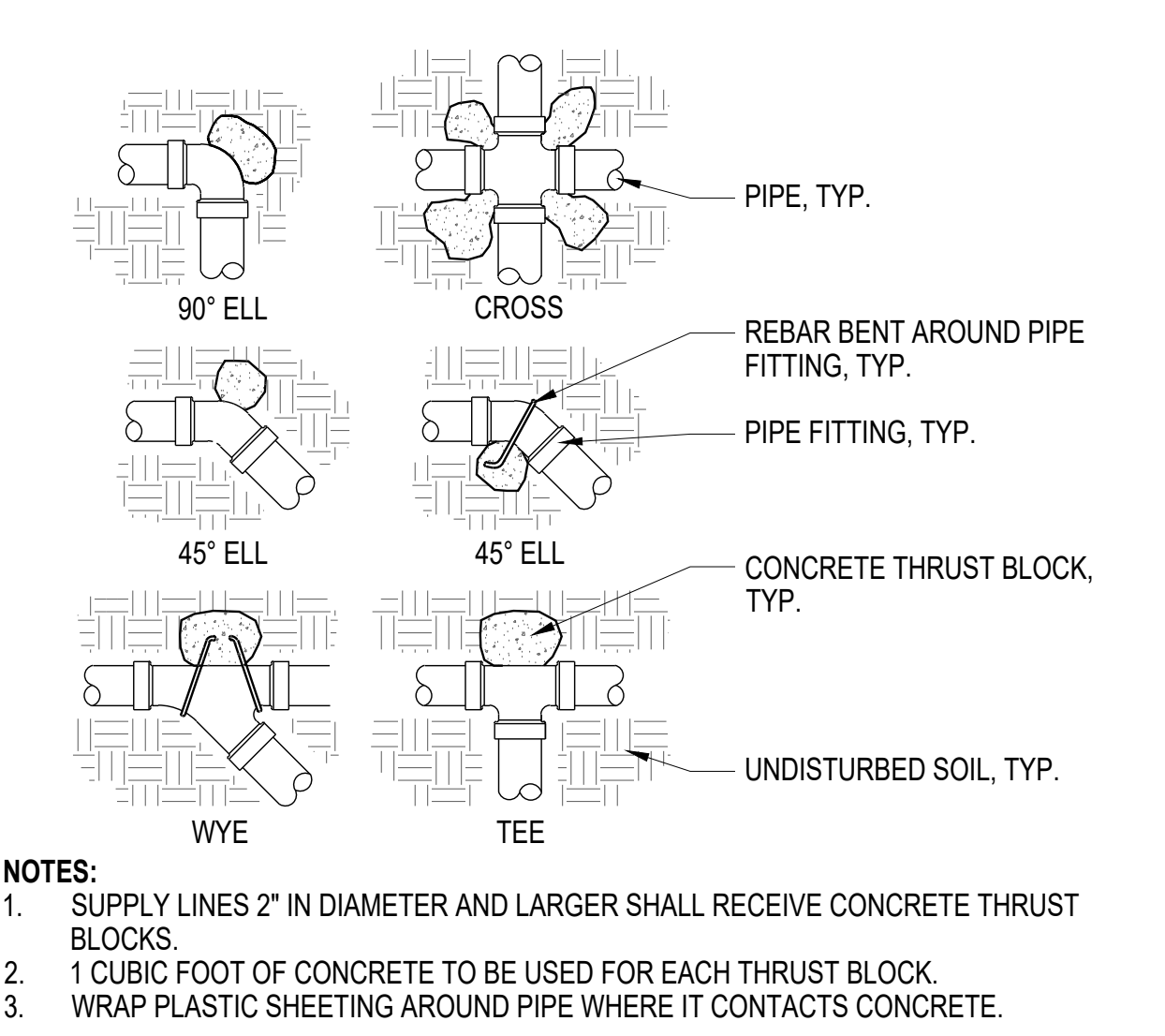
7 of 8 Sheets



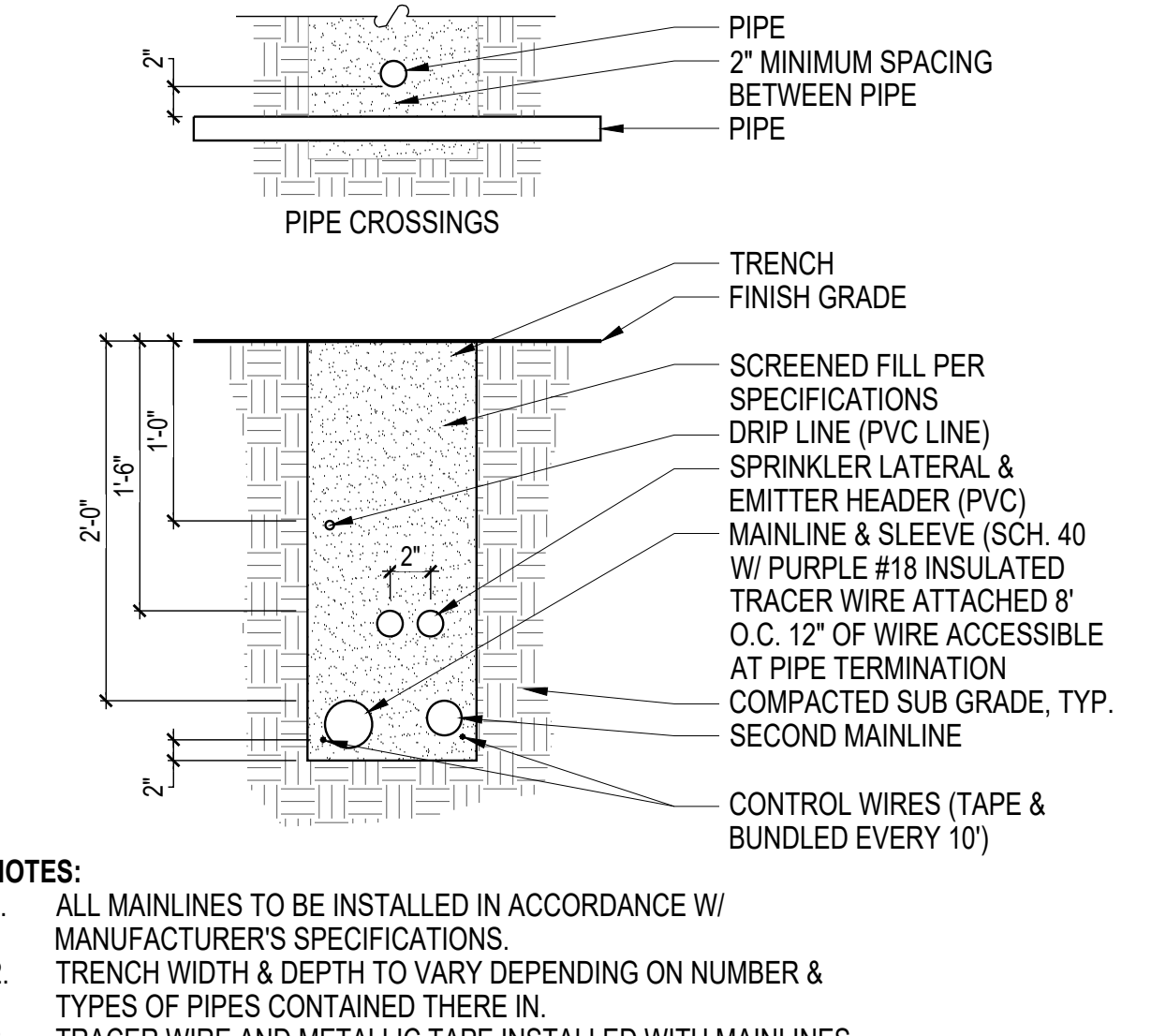
1 WALL MOUNTED CONTROLLER NTS



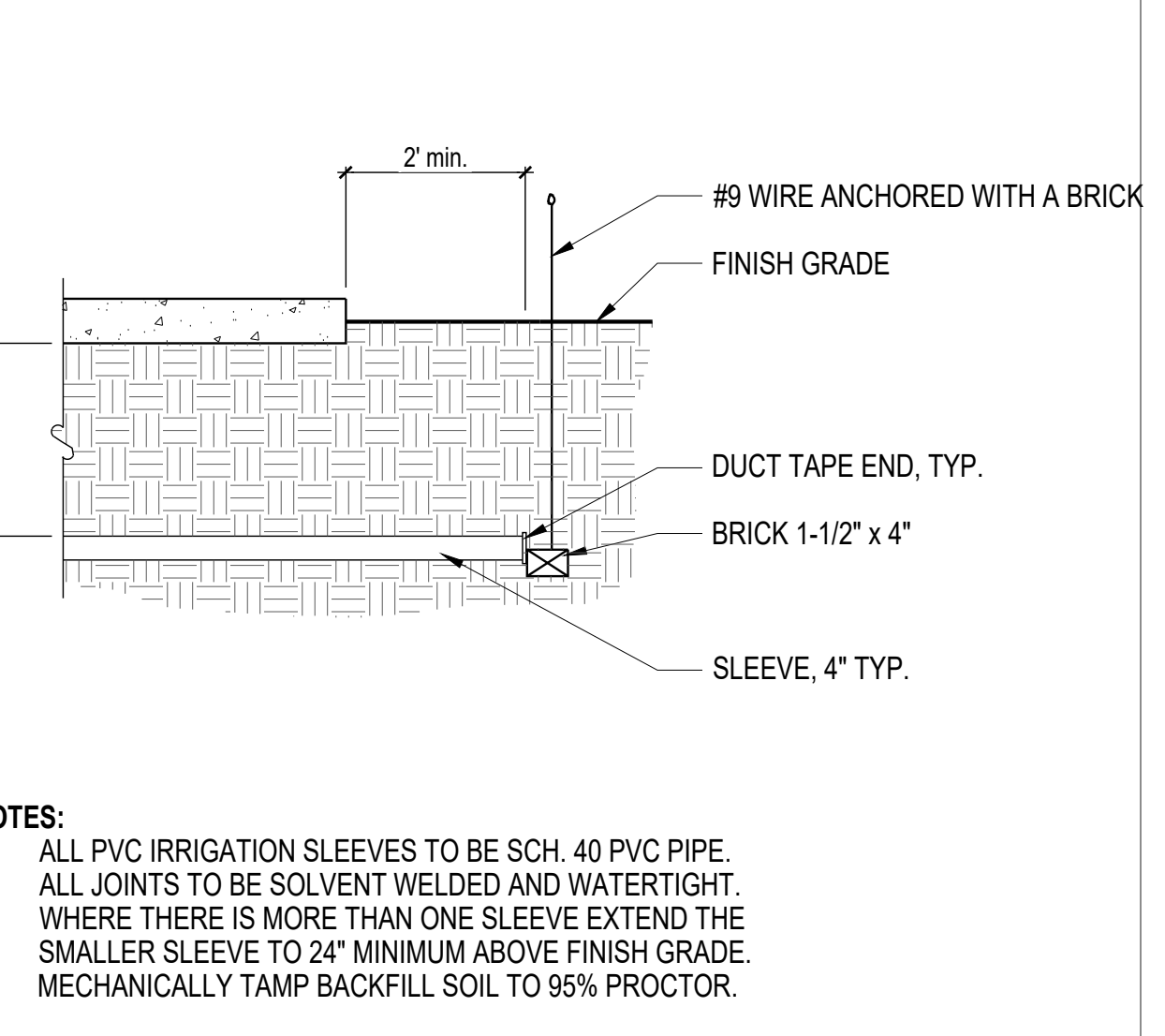
2 REDUCED PRESSURE BACKFLOW PREVENTER NTS



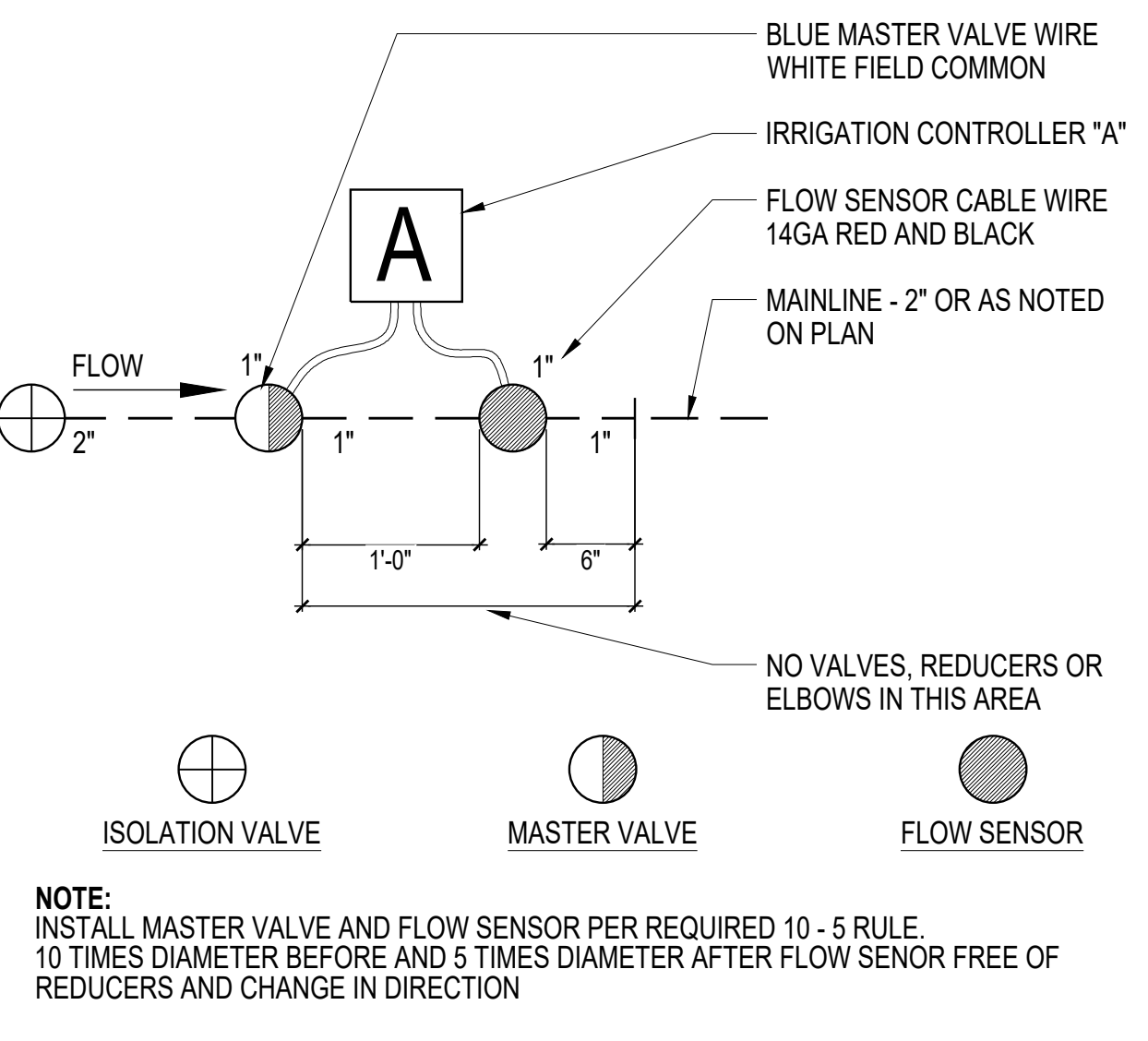
3 MAIN LINE THRUST BLOCK NTS



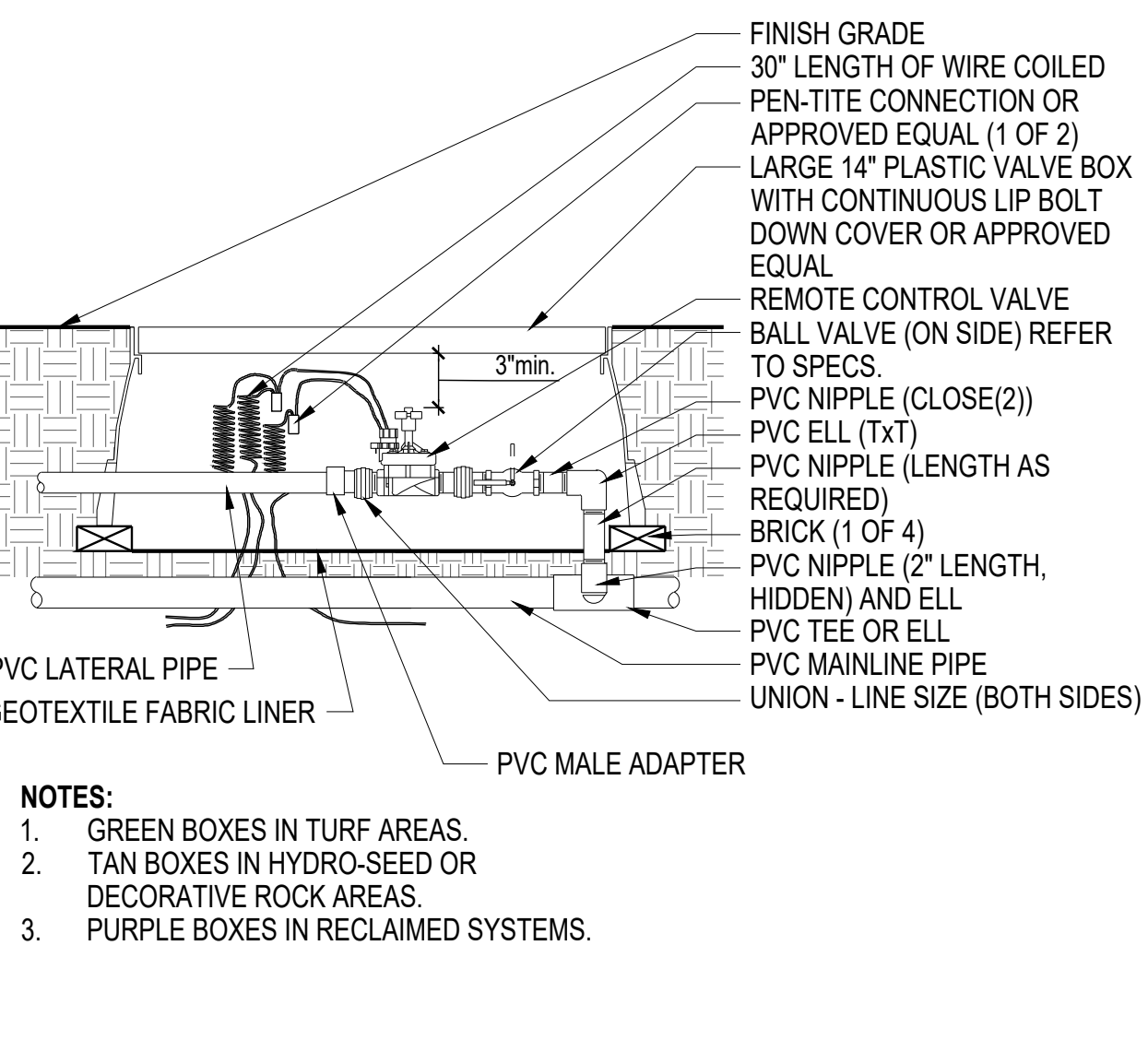
4 IRRIGATION TRENCHING NTS



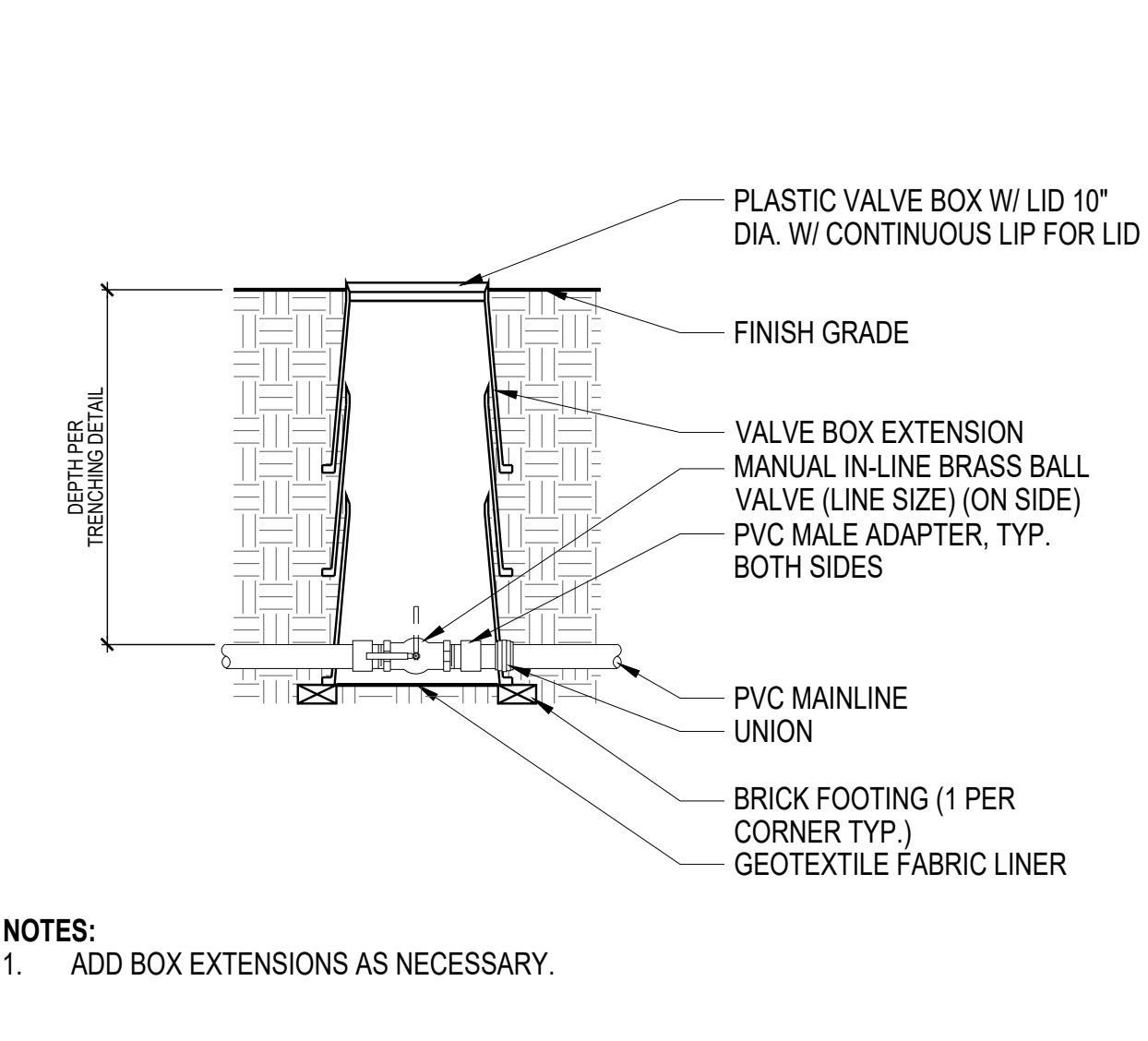
5 SLEEVING NTS



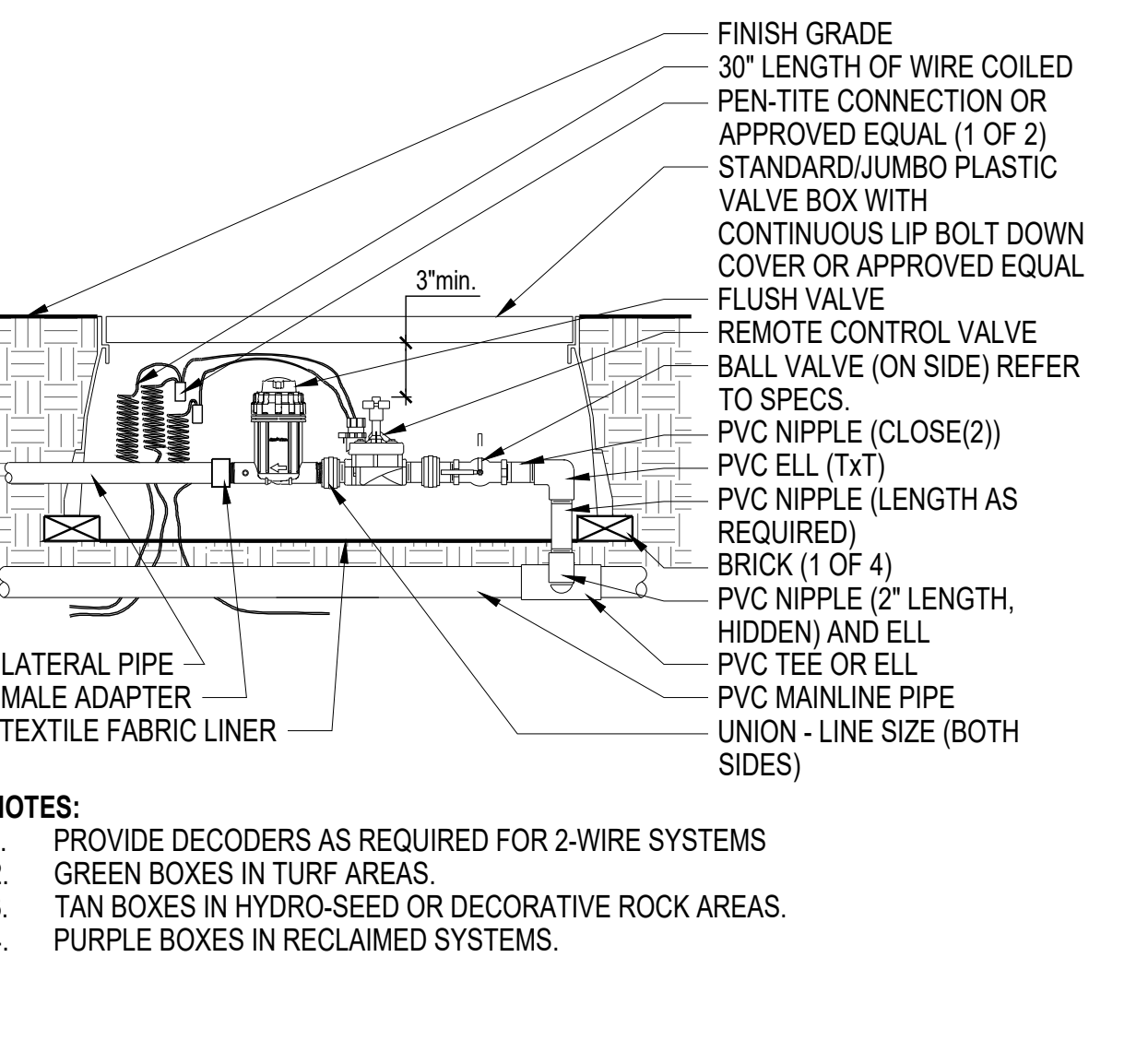
6 MASTER VALVE AND FLOW SENSOR DIAGRAM NTS



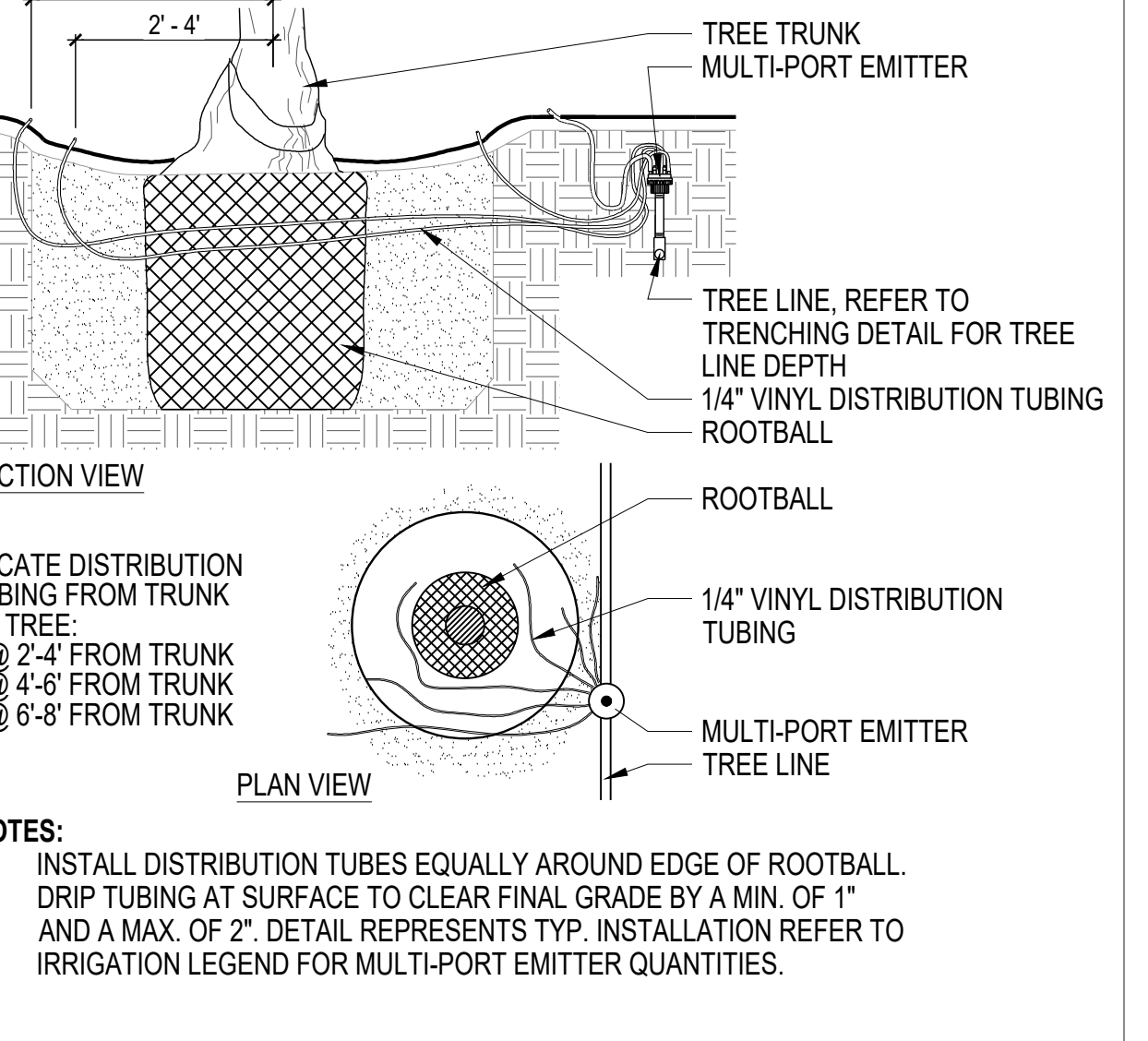
7 MASTER VALVE ASSEMBLY NTS



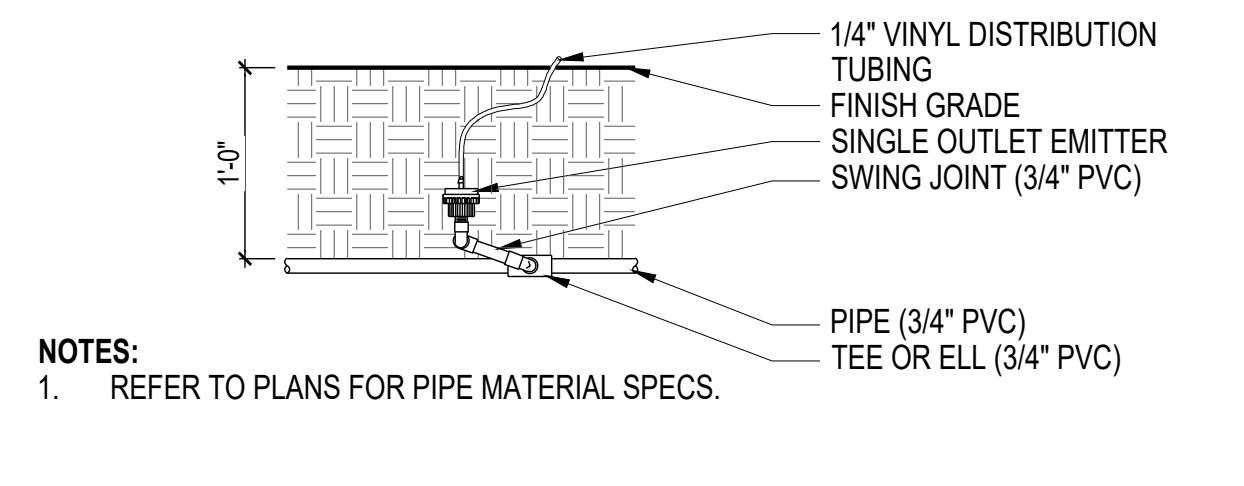
8 ISOLATION BRASS BALL VALVE NTS



9 REMOTE CONTROL VALVE - DRIP/BUBBLER NTS



10 MULTI-PORT EMITTER DRIP TUBING @ TREE NTS

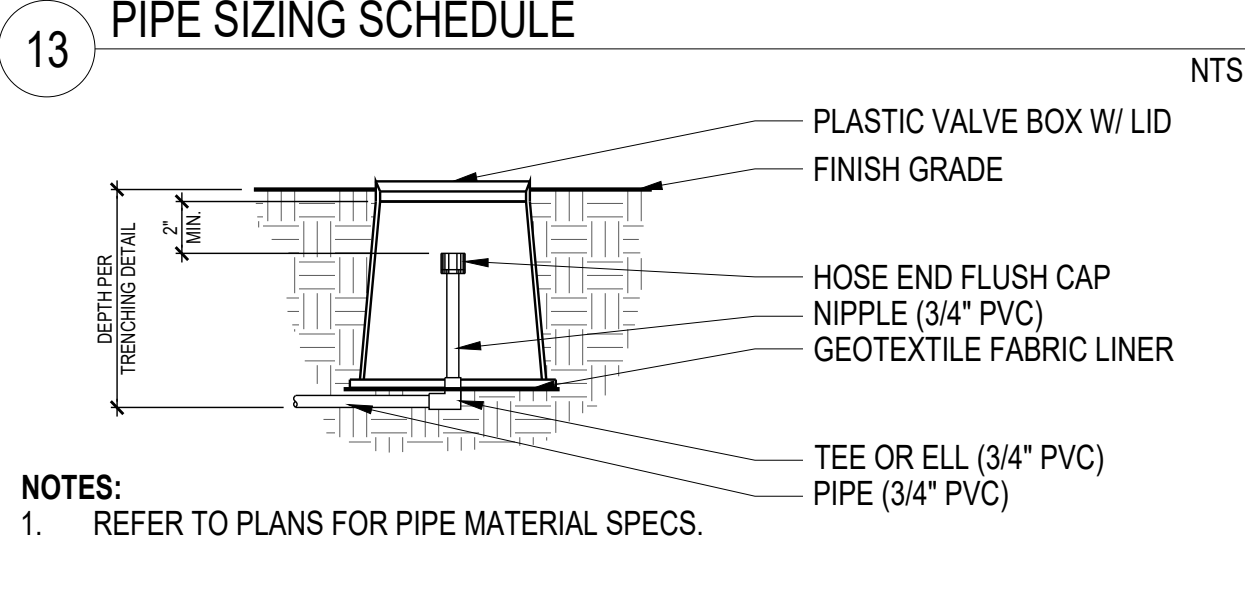


11 SINGLE OUTLET EMITTER NTS

13 PIPE SIZING SCHEDULE NTS

PIPE SIZE	FLOW (GPM)
1/2"	0 - 5
3/4"	5 - 10
1"	10 - 12
1-1/4"	12 - 20
1-1/2"	20 - 30
2"	30 - 46
2-1/2"	46 - 60
3"	60 - 110
4"	110 - 190
6"	190 - 340

NOTES:
1. ALL 1/2" LATERAL PIPE TO BE CLASS 315 PVC. ALL PIPE 3/4" TO 2-1/2" TO BE SCH. 40 PVC, PIPE 3" AND LARGER TO BE CLASS 200 PVC OR AS NOTED ON IRRIGATION LEGEND.
2. MAIN LINE - SCH. 80 FITTINGS.
3. LATERAL AND DRIP LINES SCH. 40 FITTINGS.
4. PRESSURE TESTS, 4 HOURS:
• MAIN LINE AT 150 PSI
• LATERALS AND DRIP LINE AT 70 PSI



12 MULTI-PORT EMITTER NTS



13 HOSE END CAP NTS

1-800-782-5348

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IRRIGATION DETAILS

L4.3
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