SITE DATA

SITE	DESCRIPTION
GROSS PARCEL:	16.90 AC. (736,088 S.F.)
NET PARCEL:	16.18 AC. (704,788 S.F.)
APN PARCEL #	510-27-016L & 510-27-016P
EXISTING ZONING:	CB-2
PROPOSED ZONING:	RM
DEVELOPMENT OPT:	PLANNED RESIDENTIAL DEVELOPMENT (PRD)
# OF UNITS:	196 1 BEDROOM = 60 (31%) 2 BEDROOM = 88 (45%) 3 BEDROOM = 48 (24%)
LOT SALES:	NO
DENSITY ALLOWED:	12 DU/AC. MAX. (NET)
DENSITY PROVIDED:	**11.6** DU/AC. (GROSS) (736,088/ 196 = 3,756) (43,560/ 3,756 = 11.6 DU/AC) **12.0** DU/AC. (NET) (704,788/ 196 = 3,596) (43,560/ 3,596 = 12.0 DU/AC)
PROPOSED BLDG. HEIGHT:	SINGLE STORY (INDIVIDUAL HEIGHTS ON LEGEND, SHEET SP.01
LOT COVERAGE ALLOWED:	50% MAX.
LOT COVERAGE PROVIDED:	30.0 % (NET) 1 BEDROOM - 60 UNITS x 676 SQ. FT. = 40,560 SQ. FT. 2 BEDROOM- 88 UNITS x 1,012 SQ. FT. = 89,056 SQ. FT. 3 BEDROOM- 48 UNITS x 1,355 SQ. FT. = 65,040 SQ. FT. GARAGES- 10 UNITS x 1,530 SQ. FT. = 15,300 SQ. FT. LEASING OFFICE/ FARMHOUSE- = 1,350 SQ. FT. TOTAL: 211,306 SQ. FT. (211,306 (S.F. BLDG AREA) / 704,788 S.F. (NET) = 30.0 %)
OPEN SPACE REQUIRED:	20% OF GROSS
OPEN SPACE PROVIDED:	46.3% OF GROSS (OS AREA/GROSS = %) 340,755 S.F./ 736,088 S.F. = 46.3% COMMON OS PROVIDED: 251,203 S.F. PRIVATE OS PROVIDED: 89,552 S.F.
PARKING REQUIRED:	426 SPACES (INCL. 9 ACCESSIBLE) 1 BEDROOM = 1.5 SP. X 60 = 90 2 BEDROOM = 2 SP. X 88 = 176 3 BEDROOM = 2.5 SP. X 48 = 120 GUESTS: .2 PER UNIT = 40
PARKING PROVIDED:	426 SPACES INCL. 9 ACCESSIBLE SPACES INCL. 60 GARAGE SPACES INCL. 210 CANOPY SPACES

L:\19002751-HWY 347 & BOWLIN RD\5-PLANNING\1-CAD\2-CONCEPTUAL DESIGN\RVi-2751-PHOTOSHOP SITE PLAN.dwg

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120 S. Ash Avenue
Tempe, Arizona 85281
Tel: 480.994.0994
www.rviplanning.com

BUNGALOWS ON BOWLIN • **SITE PLAN**

MARICOPA, AZ
2020-02-25
19002751
CAVAN

0 30' 60' 120'

Information furnished regarding this property is from sources deemed reliable. RVi has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

BUNGALOWS ON BOWLIN

PRELIMINARY SITE PLAN

MARICOPA, ARIZONA

CAVAN COMPANIES

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT K OF THE FINAL PLAN FOR ALTERRA NORTH AS RECORDED IN CABINET E, SLIDE 088, PINAL COUNTY RECORDS, ALSO BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ALTERRA PARKWAY PER THE MAP OF DEDICATION FOR ALTERRA PARKWAY AND BOWLIN ROAD RECORDED IN CABINET E, SLIDE 087, PINAL COUNTY RECORDS;

THENCE NORTH 89°48'28" EAST, 60.00 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE NORTHWEST CORNER OF THAT PROPERTY DESCRIBED IN EXHIBIT "A-2" WITHIN THE SPECIAL WARRANTY DEED RECORDED IN FEE NO. 2005-146536, PINAL COUNTY RECORDS;

THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 00°40'32" EAST, 250.97 FEET ALONG THE WEST LINE OF THE PROPERTY DESCRIBED IN SAID EXHIBIT "A-2", AND ALONG THE MOST WESTERLY WEST LINE OF THE PROPERTY DESCRIBED IN EXHIBIT "A-1" WITHIN SAID SPECIAL WARRANTY DEED TO THE SOUTHWEST CORNER OF THE PROPERTY DESCRIBED IN SAID EXHIBIT "A-1";

THENCE NORTH 89°48'28" EAST, 350.01 FEET ALONG THE SOUTH LINE OF THE PROPERTY DESCRIBED IN SAID EXHIBIT "A-1" TO THE SOUTHEAST CORNER THEREOF;

THENCE SOUTH 00°40'32" EAST, 454.77 FEET ALONG A LINE THAT IS 410.00 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF SAID TRACT K;

THENCE LEAVING SAID PARALLEL LINE, NORTH 89°23'34" EAST, 174.83 FEET;

THENCE SOUTH 01°01'57" EAST, 857.58 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF BOWLIN ROAD PER SAID MAP OF DEDICATION;

THENCE SOUTH 89°46'16" WEST, 590.19 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO THE SOUTHEAST CORNER OF SAID TRACT K;

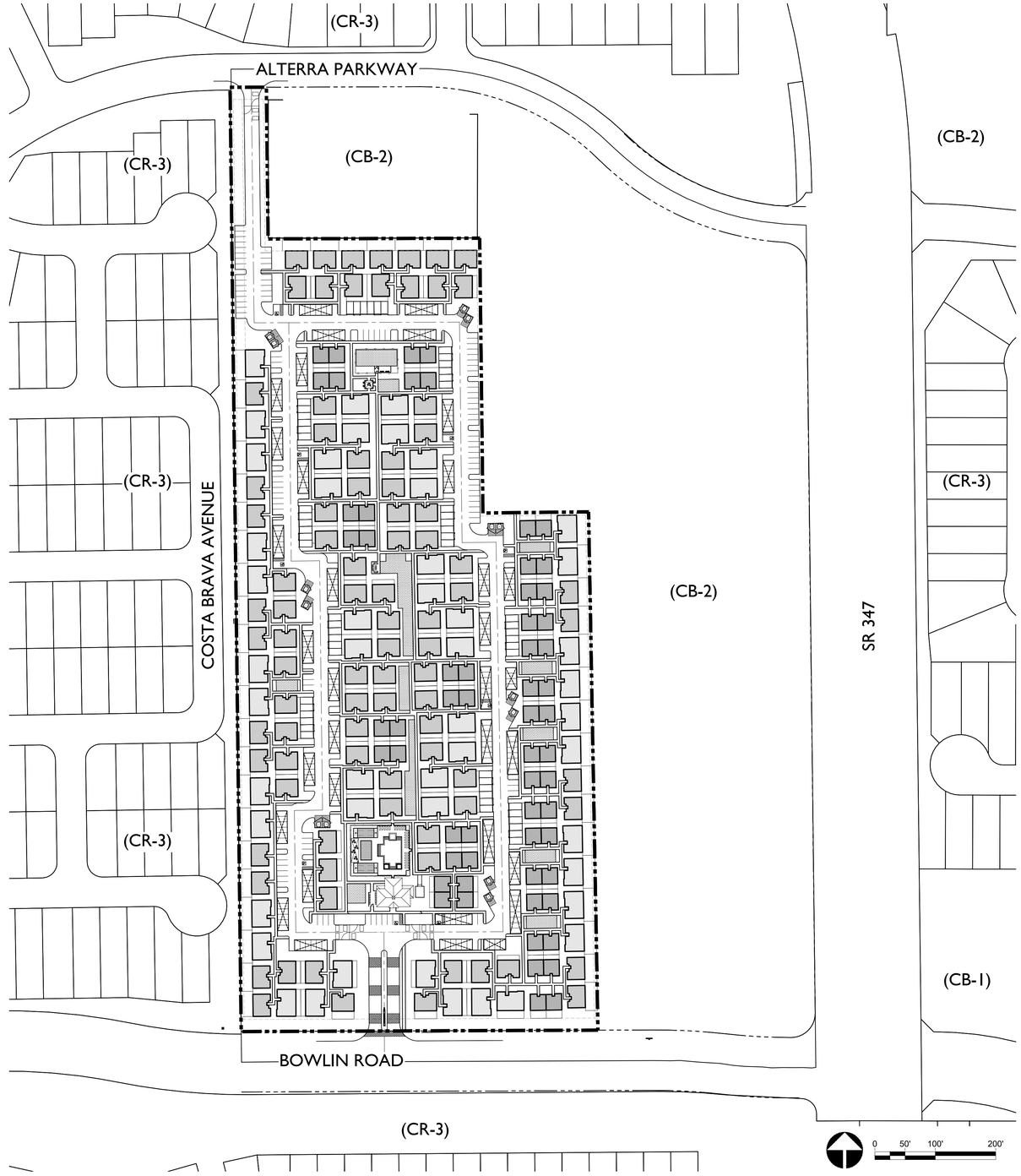
THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 00°40'32" WEST, 15621.37 FEET ALONG THE EAST LINE OF SAID TRACT K TO THE POINT OF BEGINNING

SHEET INDEX

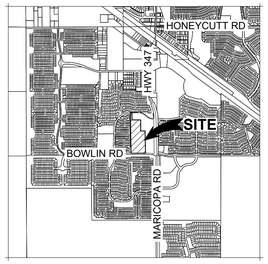
NUMBER	DESCRIPTION
SP.C	COVER SHEET
SP.01	ENLARGED SITE PLAN

SUBMITTAL HISTORY

DATE	DESCRIPTION / COMMENTS
12/16/2019	PRELIMINARY SITE PLAN
02/24/2020	PRELIMINARY SITE PLAN (2ND REVIEW)



VICINITY MAP



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PROJECT TEAM

DISCIPLINE	CONTACT INFORMATION
OWNER	CAVAN OPPORTUNITY FUND GARY BURTON 15300 N. 90TH STREET, SUITE 200 SCOTTSDALE, ARIZONA 85260 480.627.7000
PLANNER/ LANDSCAPE ARCHITECT	RVi PLANNING + LANDSCAPE ARCHITECTURE MARK REDDIE 120 S. ASH AVENUE TEMPE, ARIZONA 85281 480.994.0994
CIVIL ENGINEER	HILGART WILSON, LLC GEORGE KRALL 2141 E. HIGHLAND AVENUE, SUITE 250 PHOENIX, ARIZONA 85016 602.490.0535
ARCHITECT	MOORADIAN & ASSOCIATES 4578 N. FIRST AVENUE, SUITE 140 TUCSON, ARIZONA 85718 520-408-8117

RVi
120 S. Ash Avenue
Tempe, Arizona 85281
Tel: 480.994.0994
www.rvi planning.com

PRELIMINARY
NOT FOR
CONSTRUCTION

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

BUNGALOWS ON BOWLIN
PRELIMINARY SITE PLAN
MARICOPA, ARIZONA

PROJECT NO :	19002751
DATE :	FEBRUARY 24, 2020
DRAWN:	DM
REVIEWED:	MR

REVISIONS
1
2
3
4
5

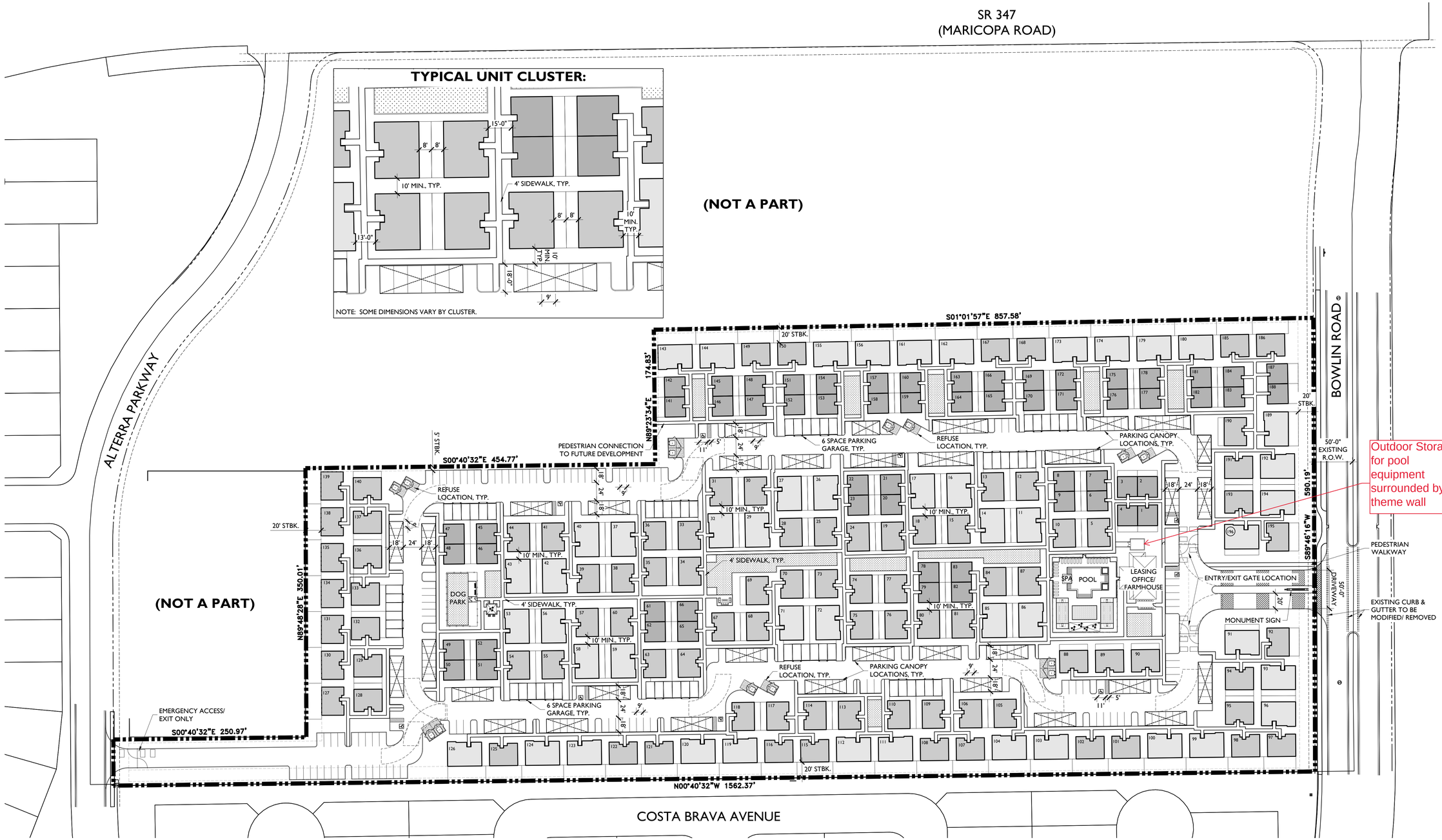
COVER SHEET

SP.C

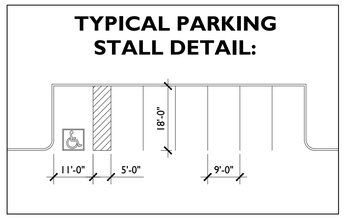
SHEET 1 OF 2

PRELIMINARY SITE PLAN

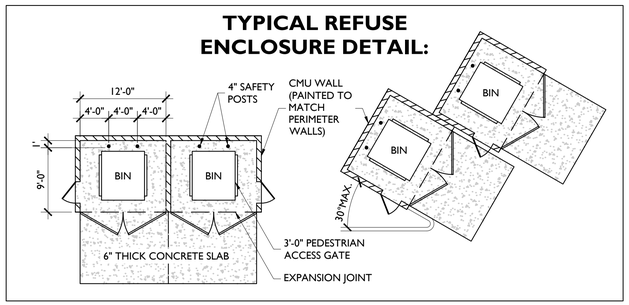
L:\19002751-HWY 347 & BOWLIN RD\5-PLANNING\1-CAD\7-SITE PLAN\RVi-2751-PRELIMINARY SITE PLAN_2ND REVIEW.dwg 2/24/2020 daniel martufo



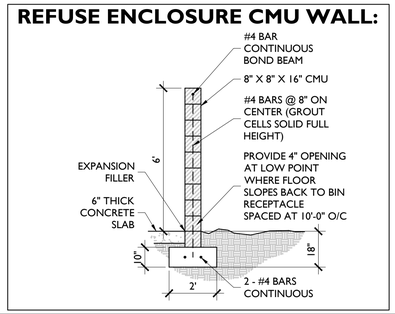
TYPICAL PARKING STALL DETAIL:



TYPICAL REFUSE ENCLOSURE DETAIL:



REFUSE ENCLOSURE CMU WALL:



LEGEND

BOUNDARY (SITE)

FIRE TURN RADIUS — R35' R35' 20'

1 BEDROOM UNITS (SINGLE STORY) HEIGHT: 17'-7" — 60 UNITS (31%) 676 S.F. PER UNIT

2 BEDROOM UNITS (SINGLE STORY) HEIGHT: 17'-4" — 88 UNITS (45%) 1,012 S.F. PER UNIT

3 BEDROOM UNITS (SINGLE STORY) HEIGHT: 18'-7" — 48 UNITS (24%) 1,355 S.F. PER UNIT

0 30' 60' 120'

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120 S. Ash Avenue
Tempe, Arizona 85281
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PRELIMINARY NOT FOR CONSTRUCTION

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ARIZONA811
Call 811 or click Arizona811.com

BUNGALOWS ON BOWLIN
PRELIMINARY SITE PLAN
MARICOPA, ARIZONA

PROJECT NO :	19002751
DATE :	FEBRUARY 24, 2020
DRAWN:	DM
REVIEWED:	MR

REVISIONS
1
2
3
4
5

ENLARGED SITE PLAN

SP.01

SHEET 2 OF 2

PRELIMINARY SITE PLAN

L:\19002751-HWY 347 & BOWLIN RD\5-PLANNING\1-CAD\7-SITE PLAN\RVi-2751-PRELIMINARY SITE PLAN_2ND REVIEW.dwg 2/24/2020 daniel marrufo

PRELIMINARY LANDSCAPE PLANS

FOR

THE BUNGALOWS

AT BOWLIN AND HIGHWAY 347

MARICOPA, ARIZONA

CAVAN COMPANIES

GENERAL CONSTRUCTION NOTES

1. THESE NOTES ARE TO BE USED FOR GENERAL REFERENCE IN CONJUNCTION WITH, AND AS A SUPPLEMENT TO THE WRITTEN SPECIFICATIONS, APPROVED ADDENDA, AND CHANGE ORDERS ASSOCIATED WITH THESE LANDSCAPE IMPROVEMENT DOCUMENTS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS AND SHALL NOTIFY ALL UTILITY COMPANIES WITH UTILITIES ON SITE PRIOR TO THE CONSTRUCTION OF THE PROJECT. CONTRACTOR SHALL ADHERE TO ALL APPLICABLE LOCAL, STATE AND/OR FEDERAL LAWS OR REGULATIONS PERTAINING TO THE PROJECT.
3. IN ALL CASES WHERE A CONFLICT MAY OCCUR, SUCH AS BETWEEN ITEMS COVERED IN SPECIFICATIONS AND NOTES ON THE DRAWINGS, OR BETWEEN GENERAL NOTES AND SPECIFIC DETAILS, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED AND HE OR SHE WILL INTERPRET THE INTENT OF THE CONTRACT DOCUMENTS.
4. A QUALIFIED SUPERVISOR SHALL BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION.
5. DETAILS NOTED AS "TYPICAL" SHALL APPLY IN ALL CASES UNLESS SPECIFICALLY SHOWN OR NOTED OTHERWISE.
6. LANDSCAPE CONTRACTOR SHALL INSPECT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE AND/OR OWNER ALL EXISTING CONDITIONS PRIOR TO THE START OF ANY WORK. THE CONTRACTOR SHALL BE RESPONSIBLE UNDER THIS CONTRACT TO REPAIR AND/OR REPLACE, AT THEIR OWN EXPENSE, ANY STRUCTURES, FENCES, WALLS, PLANT MATERIAL, OR OTHER ITEMS DESTROYED DURING CONSTRUCTION. LIKEWISE THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY AND ALL DAMAGES TO ADJACENT PROPERTIES OR ANY OTHER AREAS OUTSIDE THE CONTRACT LIMITS. THE DAMAGED ITEMS/AREAS WILL BE RESTORED TO THEIR ORIGINAL CONDITION TO THE SATISFACTION OF THE OWNER'S AND/OR OWNER'S AUTHORIZED REPRESENTATIVE.
7. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL PLANT MATERIAL LOCATIONS WITH OTHER TRADES PRIOR TO INSTALLATION. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE LOCATIONS OF EXISTING AND FUTURE UNDERGROUND SERVICES AND IMPROVEMENTS WHICH MAY CONFLICT WITH THE WORK TO BE DONE. PRIOR TO THE START OF WORK, ALL UNDERGROUND UTILITIES ARE TO BE LOCATED AND PROTECTED. CONTRACTOR IS RESPONSIBLE FOR THE INITIAL CALL AND FUTURE UPDATES TO BLUE STAKE AT 602-263-1100. EXISTING UNDERGROUND SERVICES SHALL NOT BE DISTURBED OR REMOVED WITHOUT APPROVAL OF THE OWNER'S AND/OR OWNER'S AUTHORIZED REPRESENTATIVE, UNLESS SPECIFICALLY NOTED OTHERWISE ON DRAWINGS.
8. CONTRACTOR SHALL PROVIDE BARRICADES AND TRAFFIC CONTROL ALONG PUBLIC STREETS IF REQUIRED DURING CONSTRUCTION.
9. PLANTING AND IRRIGATION DESIGN MAY BE MODIFIED TO ADAPT TO WALK CONFIGURATIONS THAT DIFFER FROM THESE PLANS, AND DUE TO GRADE LIMITATIONS ON SITE.
10. REFER TO ENGINEERING PLANS FOR DRAINAGE FLOWS. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE THAT THESE ARE PROVIDED FOR AND NOT IMPAIRED WITH OBSTRUCTIONS.
11. NO PART OF THE CONTRACT DOCUMENTS ARE INTENDED TO BE IN VIOLATION OF CODES. IF DISCREPANCIES EXIST, NOTIFY LANDSCAPE ARCHITECT AND OWNER IMMEDIATELY.
12. COORDINATE AND COOPERATE WITH ALL CONTRACTORS OF ATTACHED, ADJOINING AND/OR INTERFACING WORK TO INSURE ORDERLY AND EFFICIENT COMPLETION OF ALL WORK.
13. ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES (FEDERAL, STATE, LOCAL, AND HEALTH DEPARTMENTS), EXCEPT WHERE REQUIREMENTS OF CONTRACT DOCUMENTS ARE MOST STRINGENT.
14. ALL EXISTING PLANT MATERIAL SHALL REMAIN UNLESS OTHERWISE NOTED.
15. ANY PLANT MATERIAL THAT MUST BE REMOVED DUE TO CONSTRUCTION MUST BE APPROVED BY OWNER AND/OR OWNER'S AUTHORIZED REPRESENTATIVE. NOTIFY OWNER AND/OR OWNER'S AUTHORIZED REPRESENTATIVE AT LEAST 48 HOURS PRIOR TO REMOVAL AND/OR RELOCATION OF ALL PLANTS.
16. IF ANY EXISTING PLANT MATERIAL THAT IS TO REMAIN IS DAMAGED BY CONTRACTOR, THE CONTRACTOR SHALL REPLACE THE DAMAGED PLANT WITH A NEW ONE OF THE SAME SIZE AND VARIETY AT NO COST TO THE OWNER.
17. DO NOT DISTURB SOIL WITHIN BRANCH SPREAD OF TREES OR SHRUBS TO REMAIN WITHOUT APPROVAL OF THE OWNER AND/OR OWNER'S AUTHORIZED REPRESENTATIVE.
18. ANY DISCREPANCIES BETWEEN THE PLANS AND CONDITIONS ON SITE SHALL BE REPORTED IMMEDIATELY TO THE OWNER AND/OR OWNER'S AUTHORIZED REPRESENTATIVE.
19. CONTRACTOR SHALL PROVIDE OWNER WITH ALL WARRANTY INFORMATION, INSTRUCTION MANUALS AND ANY OTHER PRODUCT INFORMATION FOR ALL NEW EQUIPMENT OR MACHINERY INSTALLED ON THE SITE WITHIN TWO WEEKS AFTER SUBSTANTIAL COMPLETION.
20. NO DESIGN MODIFICATIONS SHALL BE MADE WITHOUT THE OWNER AND/OR OWNER'S AUTHORIZED REPRESENTATIVE APPROVAL.
21. CONTRACTOR SHALL BE RESPONSIBLE FOR HAULING AND LEGALLY DISPOSING OF MATERIALS DESIGNATED TO BE REMOVED. PROVIDE RECEIPTS FOR DUMPING TO OWNER FOR THEIR FILES.
22. ALL BASE INFORMATION IS FROM OTHER PROJECT TEAM MEMBERS AS LISTED IN THE 'PROJECT TEAM' LIST ON THIS SHEET. A THOROUGH ATTEMPT HAS BEEN MADE TO KEEP UP TO DATE WITH THE MOST CURRENT BASE INFORMATION. HOWEVER, DISCREPANCIES MAY EXIST BETWEEN THESE PLANS AND OTHER TEAM MEMBERS PLANS. IN ALL CASES THE ENGINEERS PLANS SHALL HAVE PRECEDENCE OVER THE LANDSCAPE PLANS FOR FINAL PROJECT CONFIGURATION.
23. ALL SIDEWALKS SHOWN ON THESE PLANS ARE FOR REFERENCE ONLY. REFER TO CIVIL ENGINEERING PLANS FOR FINAL LAYOUT, GRADES, FINISHES, DETAILS, AND METHODS OF CONSTRUCTION. RVi UNDER NO CIRCUMSTANCES ASSUMES RESPONSIBILITY FOR UNFORESEEN CONFLICTS, ENGINEERING, STRUCTURAL CALCULATIONS, OR INSTALLATION THAT IS BEYOND OUR CONTROL.
24. SIGHT LINES AND VISIBILITY TRIANGLES ARE SHOWN ON THESE PLANS FOR REFERENCE ONLY. REFER TO ENGINEERING PLANS OR GOVERNING MUNICIPALITY FOR SPECIFIC GUIDELINES. IN CASES WHERE THERE IS MORE THAN ONE GOVERNING BODY, THE MOST RESTRICTIVE GUIDELINE SHALL PREVAIL.
25. ALL WALLS AND VERTICAL SITE FEATURES DESIGNED IN THE INTEREST OF THIS PROJECT ARE SCHEMATIC IN NATURE. POTENTIAL CONSTRUCTION DETAILING AND TECHNIQUES ARE SHOWN FOR DESIGN INTENT CLARIFICATION ONLY. THE CONTRACTOR SHALL HAVE THE ULTIMATE RESPONSIBILITY TO ENSURE THAT ALL CONSTRUCTED ELEMENTS ON THIS PROJECT ARE STRUCTURALLY SOUND AND ARE BUILT WITHIN ALL APPLICABLE CITY, STATE, AND FEDERAL GUIDELINES. RVi UNDER NO CIRCUMSTANCES ASSUMES RESPONSIBILITY FOR UNFORESEEN CONFLICTS, ENGINEERING, STRUCTURAL CALCULATIONS, OR INSTALLATION.
26. SHOP DRAWING REVIEWS WILL BE DONE TO ENSURE THAT PRODUCT DATA, MATERIALS, AND SAMPLES MEET OR EXCEED THE ORIGINAL DESIGN INTENT OF THESE DRAWINGS ONLY. RVi UNDER NO CIRCUMSTANCES ASSUMES RESPONSIBILITY FOR UNFORESEEN CONFLICTS, ENGINEERING, STRUCTURAL CALCULATIONS OR INSTALLATION RESULTING FROM THE PRODUCTION OF ANY SHOP DRAWINGS.

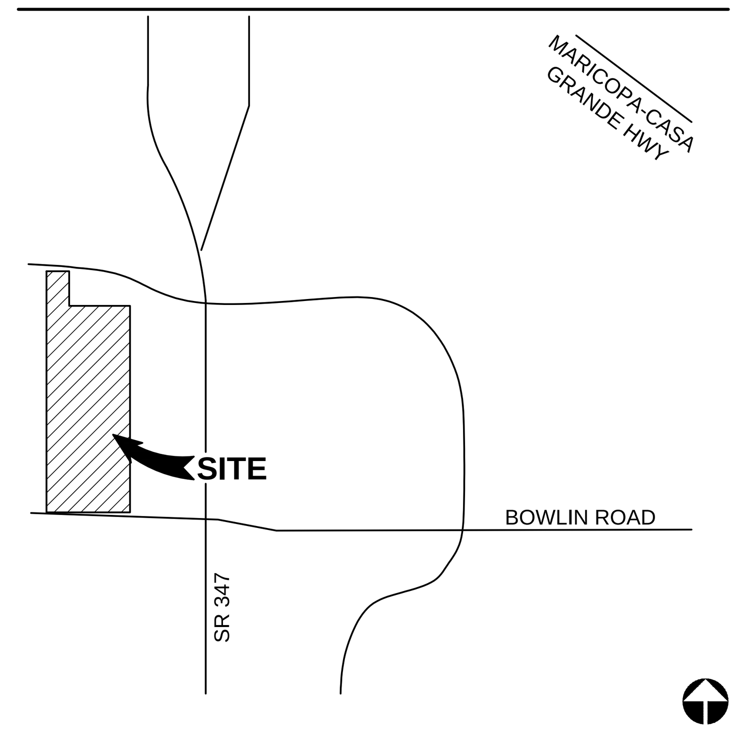
SUBMITTAL HISTORY

DATE	DESCRIPTION / COMMENTS
12/12/2019	CLIENT REVIEW

PROJECT TEAM

DISCIPLINE	CONTACT INFORMATION
OWNER	CAVAN OPPORTUNITY FUND GARY BURTON 15300 N. 90TH STREET, SUITE 200 SCOTTSDALE, ARIZONA 85260 480.627.7000
PLANNER/ LANDSCAPE ARCHITECT	RVi PLANNING + LANDSCAPE ARCHITECTURE MARK REDDIE 120 S. ASH AVENUE TEMPE, ARIZONA 85281 480.994.0994
CIVIL ENGINEER	HILGART WILSON, LLC GEORGE KRALL 2141 E. HIGHLAND AVENUE, SUITE 250 PHOENIX, ARIZONA 85016 602.490.0535
ARCHITECT	MOORADIAN & ASSOCIATES 4578 N. FIRST AVENUE, SUITE 140 TUCSON, ARIZONA 85718 520-408-8117

VICINITY MAP



SHEET INDEX

NUMBER	DESCRIPTION
L0.00	COVER SHEET
L1.00	WALL PLAN
L2.00	PLANTING NOTES
L2.01	PLANTING PLAN
L2.02	PLANTING DETAILS
L3.00 - L3.01	HARDSCAPE DETAILS

COMMON ABBREVIATIONS

SYMBOL	DEFINITION	SYMBOL	DEFINITION	SYMBOL	DEFINITION
@	AT	EQ	EQUAL	P/L	PROPERTY LINE
AVG	AVERAGE	EX	EXISTING	POC	POINT OF CONNECTION
BPU	BACKFLOW PREVENTION UNIT	FF	FINISH FLOOR	PUE	PUBLIC UTILITY EASEMENT
BTH	BROWN TRUNK HEIGHT	FG	FINISH GRADE	PSI	POUNDS PER SQUARE INCH
BW	BOTTOM OF WALL	FL	FLOW LINE	R, RAD	RADIUS
CAL	CALIPER	FT	FEET	R/W	RIGHT OF WAY (R.O.W.)
CB	CATCH BASIN	GAL	GALLONS	SF	SQUARE FEET
CF	CUBIC FEET	GPH	GALLONS PER HOUR	STD	STANDARD
CJ	CONTROL JOINT	GPM	GALLONS PER MINUTE	SDL	SIGHT DISTANCE LINE
CL	CENTERLINE	HORIZ	HORIZONTAL	SIM	SIMILAR
CLR	CLEAR	HP	HIGH POINT	SJ	SCORE JOINT
CMU	CONCRETE MASONRY UNIT	HT	HEIGHT	SVT	SIGHT VISIBILITY TRIANGLE
CONC	CONCRETE	LF	LINEAR FEET	S/W	S/W
CONT	CONTINUOUS	LOC	LIMIT OF CONSTRUCTION	TBS	TO BE SELECTED
Ø, DIA	DIAMETER	L/S	LANDSCAPE	TW	TOP OF WALL
DG	DECOMPOSED GRANITE	MAX	MAXIMUM	TYP	TYPICAL
EA	EACH	MIN	MINIMUM	VERT	VERTICAL
EJ	EXPANSION JOINT	NTS	NOT TO SCALE	w/	WITH
ELEV	ELEVATION	OC	ON CENTER		

GENERAL SCOPE OF WORK

1. THE SCOPE OF WORK FOR THIS PROJECT INCLUDES COMPLETE LANDSCAPING IMPROVEMENTS AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN VERIFY QUESTIONS ON SCOPE OF WORK PRIOR TO SUBMITTING A BID.
2. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS INCLUDING WATER, EQUIPMENT AND INCIDENTALS AS SHOWN, SPECIFIED AND REQUIRED TO PERFORM LANDSCAPING WORK. THE EXTENT OF THE LANDSCAPING WORK IS SHOWN ON THE DRAWINGS AND IN THE SCHEDULES. THE TYPES OF LANDSCAPING REQUIRED MAY INCLUDE THE FOLLOWING:
   A. AESTHETIC FINISH GRADING
   B. BOULDER PLACEMENT
   C. INSTALLATION OF TREES, SHRUBS, GROUNDCOVERS, AND ANY OTHER NURSERY STOCK
   D. INSTALLATION OF TURF AREAS
   E. DECOMPOSED GRANITE AND PRE-EMERGENT APPLICATIONS (2)
   F. MULCHES, AND ALL OTHER MATERIAL NECESSARY TO COMPLETE THE PLANTING JOB AS SPECIFIED
   G. MISCELLANEOUS LANDSCAPE MATERIALS AND IMPROVEMENTS
   H. FERTILIZERS AND SOIL AMENDMENTS
   I. MAINTENANCE WORK AS SPECIFIED UNTIL COMPLETION OF THE CONTRACT
   J. GUARANTEES
3. OBTAIN ALL PERMITS AND PAY REQUIRED FEES TO ANY GOVERNMENTAL AGENCY HAVING JURISDICTION OVER THE WORK. ARRANGE INSPECTIONS REQUIRED BY LOCAL AGENCIES AND ORDINANCES DURING THE COURSE OF CONSTRUCTION AS REQUIRED.
4. COORDINATE AND COOPERATE WITH OTHER CONTRACTORS WORKING ON THE SITE FOR SUCCESSFUL COMPLETION OF THE PROJECT.
5. BEFORE COMMENCING WORK ON THE SITE, BECOME THOROUGHLY ACQUAINTED WITH LAYOUT OF ALL UNDERGROUND UTILITIES AND STRUCTURES OVER THE ENTIRE SITE. ALL REQUISITE REPAIRS TO DAMAGE CAUSED BY WORK OF THIS SECTION SHALL BE AT THE CONTRACTOR'S EXPENSE.
6. THE IRRIGATION WORK CONSISTS OF INSTALLING A COMPLETE UNDERGROUND SPRINKLER, EMITTER, AND BUBBLER SYSTEM FOR ALL TURF AND LANDSCAPED AREAS AS SHOWN ON THE DRAWINGS AND AS HEREINAFTER SPECIFIED, INCLUDING THE FURNISHING OF ALL LABOR, EQUIPMENT, APPLIANCES, AND MATERIALS INCLUDING WATER AND IN PERFORMING ALL OPERATION IN CONNECTION WITH THE CONSTRUCTION OF THE IRRIGATION SYSTEM. WORK SHALL INCLUDE FURNISHING AND INSTALLING ALL PLASTIC AND COPPER PIPE AND FITTINGS, AUTOMATIC CONTROL VALVES, VALVE ACCESS BOXES, ELECTRIC COMPUTERIZED CENTRAL CONTROLLERS, ELECTRIC WIRE, TELEPHONE ACCESS LINE (IF REQUIRED), ETC., AS REQUIRED FOR A COMPLETE SYSTEM AS SHOWN ON THE DRAWINGS AND AS CALLED FOR IN THESE SPECIFICATIONS OR AS MAY BE REQUIRED FOR PROPER OPERATION OF THE SYSTEM. THE CONTRACTOR IS RESPONSIBLE FOR ALL COSTS OF WATER USED IN CONNECTION WITH THE INSTALLATION OF THE IRRIGATION SYSTEM.
7. UNLESS OTHERWISE SPECIFIED OR INDICATED ON THE DRAWINGS, THE CONSTRUCTION OF THE IRRIGATION SYSTEM SHALL INCLUDE THE FURNISHING, INSTALLING AND TESTING OF ALL MAINS, LATERALS, RISERS, AND FITTINGS, THE FURNISHING AND INSTALLING OF IRRIGATION HEADS, CONTROL VALVES, CONTROLLERS, LOW AND HIGH VOLTAGE ELECTRIC WIRE, TELEPHONE ACCESS LINE TO CENTRAL CONTROL UNIT (IF REQUIRED), POINT OF CONNECTION, CONTROLS, RESTORATION OF EXISTING IMPROVEMENTS, EXCAVATION AND BACKFILL, AND ALL OTHER WORK IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AS REQUIRED FOR A COMPLETE SYSTEM.
8. WHENEVER ANY MATERIAL IS SPECIFIED BY NAME AND/OR NUMBER, SUCH SPECIFICATIONS SHALL BE DEEMED TO BE USED FOR THE PURPOSE OF FACILITATING A DESCRIPTION OF THE MATERIALS AND ESTABLISHING QUALITY, AND SHALL BE DEEMED AND CONSTRUED TO BE FOLLOWED BY THE WORDS "OR APPROVED EQUAL." NO SUBSTITUTIONS WILL BE PERMITTED WHICH HAVE NOT BEEN SUBMITTED FOR APPROVAL PRIOR TO BIDDING.
9. LANDSCAPE CONTRACTOR SHALL CALL FOR "BLUE STAKE" AS REQUIRED. EXERCISE EXTREME CAUTION IN ALL PLANTING OPERATIONS, AS THERE MAY BE UNDERGROUND ELECTRIC AND TELEPHONE CABLES, SEWER LINES AND WATER LINES THROUGHOUT THE ENTIRE AREA. CONTRACTOR SHALL STUDY AND BE FAMILIAR WITH THE LOCATION OF THESE OBSTRUCTIONS AND UNDERGROUND UTILITIES. PLACE PLANTINGS WHERE SHOWN ON THE PLANS. IF THERE ARE OBSTRUCTIONS OR UNDERGROUND UTILITIES, RELOCATE PLANTS CLEAR OF ANY INTERFERENCE. LANDSCAPE CONTRACTOR SHALL REPAIR ALL DAMAGES CAUSED BY THEM TO OBSTRUCTIONS AND UNDERGROUND UTILITIES AT NO EXPENSE TO THE OWNER.
10. MAINTAIN UNINTERRUPTED WATER SERVICE TO BUILDING DURING NORMAL WORKING HOURS. ARRANGE FOR TEMPORARY WATER SHUT-OFF WITH ARCHITECT/ENGINEER DURING INSTALLATION OF IRRIGATION SYSTEM, IF NECESSARY.
11. ALL WORK AND MATERIALS TO BE IN FULL ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF SAFETY ORDERS OF DIVISION OF INDUSTRIAL SAFETY; THE UNIFORM BUILDING CODE, M.A.G. SPECIFICATIONS AND OTHER APPLICABLE LAWS OR REGULATIONS, INCLUDING ALL CITY CODES. NOTHING IN THESE SPECIFICATIONS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES. SHOULD THE CONSTRUCTION DOCUMENTS, OR INSTRUCTION, BE AT VARIANCE WITH THE AFOREMENTIONED RULES AND REGULATIONS, NOTIFY LANDSCAPE ARCHITECT AND GET INSTRUCTIONS BEFORE PROCEEDING WITH THE WORK AFFECTED. IF LANDSCAPE ARCHITECT IS NOT NOTIFIED OF ANY VARIANCE IT SHALL BE UNDERSTOOD THAT THE CONTRACTOR ASSUMES ANY AND ALL RESPONSIBILITY FOR THE WORK DONE.
12. CLEAN UP SHALL BE MADE DAILY AS EACH PORTION OF THE WORK PROGRESSES. REFUSE AND EXCESS DIRT SHALL BE REMOVED FROM THE SITE, AND WALKS AND PAVING SHALL BE SWEPT OR WASHED DOWN DAILY. ANY DAMAGE SHALL BE REPAIRED TO ORIGINAL CONDITIONS AT CONTRACTOR'S EXPENSE. LEAVE WORK IN CLEAN CONDITION.
13. SUBMIT DETAILED OPERATION AND MAINTENANCE DATA FOR ALL EQUIPMENT AND ACCESSORIES PROVIDED UNDER THESE PLANS INCLUDING ASSEMBLY AND PART LISTS FOR EACH TYPE OF VALVE, EMITTER, ETC., FURNISHED TO THE ENGINEER/OWNER'S REPRESENTATIVE.

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THE BUNGALOWS
AT BOWLIN + SR347
MARICOPA, ARIZONA

PROJECT NO :	19002751
DATE :	02/21/2020
DRAWN:	TEAM
REVIEWED:	SB

REVISIONS

1
2
3
4
5

COVER SHEET

L0.00

SHEET 01 OF 07

2ND SUBMITTAL

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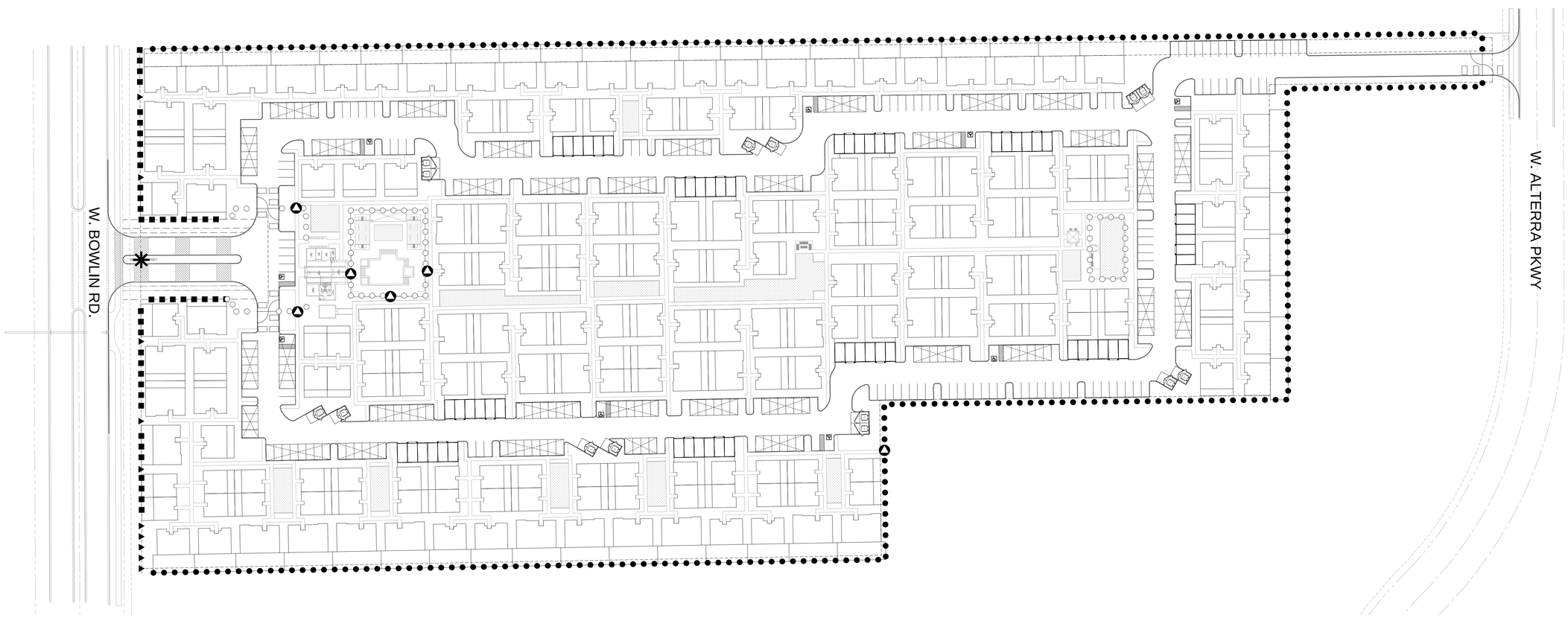
WALL NOTES

1. THESE NOTES ARE GENERAL AND MAY BE SUPERSEDED BY EITHER THE SPECIFICATIONS OR LOCAL TRADE PRACTICES.
2. FOOTINGS SHALL BEAR ON UNDISTURBED NATIVE SOIL OR COMPACTED FILL.
3. THE EXPOSED UPPERMOST SOIL TO RECEIVE FILL SHALL BE SCARIFIED 6" DEEP, MOISTURE CONDITIONED TO ±3% OF OPTIMUM DENSITY CURVE FOR EACH TYPE OF SOIL ENCOUNTERED AND COMPACTED TO 95% OF MAXIMUM DRY DENSITY PER ASTM D-2922 OR D-3017.
4. FILL MATERIAL SHALL BE PREDOMINANTLY GRANULAR, NON-EXPANSIVE, CLEAN OF ALL ORGANIC OR DETRITUS SUBSTANCES, AND HAVE A PLASTICITY INDEX LESS THAN SEVEN (7). BACKFILL SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY IN HORIZONTAL 8" LIFTS.
5. EXCAVATIONS FOR FOUNDATIONS SHALL BE NEAT TO LINES OF FOOTINGS. ALL LOOSE MATERIAL SHALL BE REMOVED FROM SURFACE TO RECEIVE CONCRETE.
6. ALLOWABLE SOIL BEARING PRESSURES AT FOOTING ON COMPACTED SOIL: 1500 PSI.
7. CONCRETE MIX DESIGN FOR FOOTINGS SHALL BE MAG CLASS 'B' (2500 PSI), UNLESS OTHERWISE NOTED ON DRAWINGS.
8. NO PIPES OR DUCTS SHALL BE PLACED IN STRUCTURAL CONCRETE UNLESS SPECIFICALLY DETAILED.
9. CONCRETE FOOTINGS SHALL BE CONTINUOUS POUR TO GREATEST EXTENT PRACTICAL. STEP FOOTINGS IN EVEN BLOCK INCREMENTS.
10. WALL CONTRACTOR TO BE RESPONSIBLE FOR STRUCTURAL CALCULATIONS OF THE WALLS.
11. SUBMIT TEST REPORTS FOR CONCRETE MIX DESIGNS TO LANDSCAPE ARCHITECT FOR REVIEW.
12. WATERPROOF AND GROUT SOLID RETAINING WALLS TO HIGH GRADE, IF APPLICABLE.
13. ALL IRON/STEEL WORK TO BE OF HIGHEST QUALITY WITH WELDS GROUND SMOOTH. ALL IRON WORK, EXCEPT WHERE NOTED, TO BE PRIMED AND PAINTED. PAINT COLOR TO BE SELECTED BY OWNER AND/OR LANDSCAPE ARCHITECT.
14. VERIFY HEIGHTS AND SLOPES AND TURNDOWNS BEFORE POURING FOOTINGS.
15. NEW WALL FINISHES SHALL MATCH EXISTING SURFACES, UNLESS OTHERWISE NOTED ON DRAWINGS.
16. GROUT SOLID ALL CMU CELLS AND VOIDS BELOW GRADE AND/OR CONTAINING REBAR.

ALL WALL LOCATIONS AND ALIGNMENTS ARE SCHEMATIC. WALLS SHALL NOT BE INSTALLED IN RIGHT-OF-WAYS, UTILITY EASEMENTS, OR SIGHT VISIBILITY TRIANGLES. CONTRACTOR TO STAKE WALL CORNERS AND TURN POINTS AND GET CLIENT AND/OR LANDSCAPE ARCHITECT APPROVAL PRIOR TO INSTALLATION.

LEGEND

- 6' THEME WALL
- FULL VIEW WALL
- PARTIAL VIEW WALL
- ENTRY MONUMENT
- DOOLEY WALL
- PEDESTRIAN GATE



0 30' 60' 120'
SCALE: 1" = 60'-0"

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MARICOPA, ARIZONA

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WALL PLAN

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SHEET 02 OF 07

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\\azsoz1\jobfiles\19002751-HWY 347 & BOWLIN RD\6-19002751-LANDSCAPE\1-SD\4-SHEETS\2751-SD-L1.00 WALL PLAN.dwg 2/24/2020 shyron

PLANTING GENERAL NOTES

1. VERIFY PLANT QUANTITIES PRIOR TO BIDDING AND INSTALLATION. QUANTITIES ARE LISTED FOR CONVENIENCE ONLY, THE ACTUAL NUMBER OF SYMBOLS INDICATED ON THE PLANTING PLANS SHALL HAVE PRIORITY OVER QUANTITIES LISTED WITHIN THE LANDSCAPE MATERIAL SCHEDULE. THE CONTRACTOR SHALL FURNISH ALL PLANT MATERIAL NECESSARY TO COMPLETE THE PLANTINGS AS SHOWN ON THE PLANS.
2. CLARIFICATION OF DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND THE SITE SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY.
3. THE LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE IS TO APPROVE ANY PLANT MATERIAL SUBSTITUTIONS.
4. ALL PLANT MATERIAL MUST BE MAINTAINED IN HEALTH AND VIGOR, AND BE ALLOWED TO ATTAIN NATURAL SIZE AND SHAPE IN ACCORDANCE WITH ARIZONA NURSERY ASSOCIATION SPECIFICATIONS.
5. ALL PLANT MATERIAL MAY BE INSPECTED PRIOR TO ACCEPTANCE. THE LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL DEEMED UNACCEPTABLE, EVEN AFTER DELIVERY TO SITE.
6. PLANT TREES AND SHRUBS PLUMB AND FACED TO GIVE THE BEST APPEARANCE OR RELATIONSHIP TO ADJACENT PLANTS, STRUCTURES, AND VIEWS. IF ANY SOIL NUTRIENT DEFICIENCIES EXIST, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO AMEND THE SOIL.
7. PLANTING METHODS, SOIL AMENDMENT QUANTITIES (IF ANY), AND PREPARATION METHODS SHALL BE INSTALLED ACCORDING TO THE PLANTING SPECIFICATIONS AND DETAILS.
8. ALL PLANTING AREAS SHALL RECEIVE WEED CONTROL/PRE-EMERGENT PER THE GUIDELINES SET FORTH WITHIN THE SPECIFICATIONS AND DETAILS. REAPPLY AS NECESSARY TO COMPLETELY KILL NOXIOUS MATERIAL. REMOVE ALL DEAD AND/OR DYING DEBRIS PRIOR TO FINAL ACCEPTANCE.
9. ALL TREES LOCATED WITHIN SIGHT DISTANCE AREAS MUST BE TRIMMED TO 6'-0" CLEARANCE ABOVE FINISHED GRADE.
10. UNLESS OTHERWISE NOTED ON PLANS, ROCK/BARK MULCH SHALL EXTEND UNDER ALL PLANTINGS AND BE RAKED UNIFORMLY ALONG CONCRETE FLATWORK, CURBS AND ETC.
11. THE FINISH GRADE OF LANDSCAPE AREAS RECEIVING ROCK/BARK MULCH MUST BE GRADED 2-1/2" BELOW CONCRETE OR OTHER ADJACENT PAVED SURFACES PRIOR TO INSTALLATION OF THE MULCH. FINISH GRADE OF LANDSCAPE AREAS RECEIVING TURF MUST BE GRADED 1-1/2" BELOW CONCRETE OR OTHER PAVED SURFACES PRIOR TO INSTALLATION OF TURF.
12. BOULDERS, IF USED, TO BE SURFACE SELECT GRANITE WITH A MINIMUM OF SHARP EDGES AND/OR CRACKING. ANY EXPOSED SURFACE SCARRING THAT MAY HAVE OCCURRED DURING TRANSPORTING OR CONSTRUCTION IS TO BE EONITED WITH NO ADDITIONAL COST TO THE OWNER.
13. STAKE ALL NURSERY GROWN TREE STOCK A MINIMUM OF 12" OUT FROM EDGE OF PLANTING WELL. THE EDGE OF ALL TREE PLANTING WELLS SHALL BE A MINIMUM OF 2 FEET AWAY FROM ALL CURB AND SIDEWALKS AND A MINIMUM OF 12 FEET AWAY FROM ALL BUILDING FOUNDATIONS. THE EDGE OF ALL SHRUB PLANTING WELLS SHALL BE A MINIMUM OF 18" AWAY FROM ALL CURB AND SIDEWALKS AND A MINIMUM OF 3 FEET AWAY FROM ALL BUILDING FOUNDATIONS.
14. LANDSCAPE CONTRACTOR SHALL CONTACT THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO EACH APPLICATION OF PRE-EMERGENT FOR VERIFICATION. CONTRACTOR SHALL PROVIDE OWNER WITH PROOF OF PRE-EMERGENT APPLICATION NO MORE THAN 7 DAYS AFTER EACH APPLICATION WITHOUT EXCEPTION.
15. ALL TREES WITHIN TURF AREAS SHALL BE INSTALLED WITH TEMPORARY PVC ARBOR GUARDS.
16. ALL TURF AREAS SHALL BE GRADED SMOOTH AND APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLING SOD OR SEED. ALL AREAS TO RECEIVE TURF SHALL BE COMPLETELY FREE OF ANY RUTS, TRENCH SETTLING, OR ANY MATERIAL OVER 1/2" IN DIAMETER PRIOR TO SOD OR SEED INSTALLATION.
17. LANDSCAPE CONTRACTOR IS REQUIRED TO OBTAIN ANY REQUIRED PERMITS FOR ALL ON-SITE AND OFF-SITE IMPROVEMENTS OUTLINED WITHIN THIS SET OF PLANS AND/OR ANY OTHER ADDITIONAL WORK THEY MAY PERFORM IN THE INTEREST OF THIS PROJECT.
18. ROCK/BARK MULCH SHALL BE AS SPECIFIED IN THE LANDSCAPE MATERIAL SCHEDULE. ALL PLANTING AREAS, UNLESS OTHERWISE NOTED ON THE PLANS, SHALL RECEIVE A UNIFORM APPLICATION OF THE SPECIFIED MATERIAL. CONTRACTOR SHALL SUBMIT A SAMPLE TO THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO SCHEDULING MASS DELIVERY. OWNER MAY REQUEST THAT AN INITIAL LOAD OF MATERIAL BE DELIVERED TO THE SITE AND BE SPREAD BY THE LANDSCAPE CONTRACTOR FOR THE OWNER'S APPROVAL PRIOR TO MATERIAL APPLICATION ON THE REMAINDER OF THE SITE.
19. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO COORDINATE WITH THE OWNER THE FINAL LAYOUT OF ALL HARDSCAPE ITEMS FOR THIS PROJECT. OWNER MAY REQUEST ALL HARDSCAPE ITEMS (HEADERS, SIDEWALKS, FLATWORK, ETC.) BE STAKED AND/OR CHALKED OUT FOR THEIR APPROVAL PRIOR TO INITIAL POUR.
20. LANDSCAPE CONTRACTOR SHALL PRUNE ALL TREES AFTER INSTALLATION SO THAT NO BRANCH IS TOUCHING FINAL GRADE AND TRIM CANOPIES/BRANCHING TO A CLEAN AND NEAT APPEARANCE. ALL DEAD AND/OR DYING MATERIAL SHALL BE PRUNED FROM THE TREE PRIOR TO FINAL ACCEPTANCE.
21. WATER TEST ALL TREE PLANTING WELLS PRIOR TO PLANTING. IF TREE WELLS DO NOT PROPERLY DRAIN, REFER TO THE HARDPAN PLANTING DETAIL FOR ADDITIONAL INFORMATION.
22. REFER TO GENERAL CONSTRUCTION NOTES ON THE COVER SHEET FOR ADDITIONAL INFORMATION THAT RELATES TO THE SCOPE OF WORK IN THIS SECTION. ALSO REFER TO ANY WRITTEN SPECIFICATION, SHOULD THEY ACCOMPANY THESE DRAWINGS, FOR ADDITIONAL REQUIREMENTS NOT COVERED WITHIN THESE PLANS.

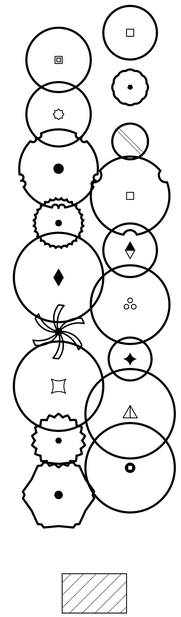
PLANTING WARRANTY & MAINTENANCE NOTES

1. MAINTAIN ALL AREAS INCLUDED IN THE CONTRACT ON A WEEKLY BASIS DURING THE PROGRESS OF WORK, A 90 DAY MAINTENANCE PERIOD, AND UNTIL THE FINAL ACCEPTANCE OF WORK IS RECEIVED IN WRITING.
2. UPON ACCEPTANCE AFTER THE 90 DAY MAINTENANCE PERIOD, THE CONTRACTOR SHALL FURNISH A WRITTEN WARRANTY ON ALL PLANT MATERIAL AGREEING TO GUARANTEE THE CONTINUED GROWTH OF ACTIVE PLANT MATERIAL FOR THE SPECIFIED GUARANTEE PERIODS. ALL GUARANTEE PERIODS COMMENCE FROM THE TIME OF FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
3. THE CONTRACTOR SHALL WATER AND MAINTAIN ALL LANDSCAPE MATERIAL DURING THE MAINTENANCE PERIOD. THE OWNER WILL WATER AND MAINTAIN THE LANDSCAPE MATERIAL DURING THE WARRANTY PERIOD. THE CONTRACTOR SHALL INSPECT THE LANDSCAPE MATERIALS PERIODICALLY DURING THE WARRANTY PERIOD AND SHALL NOTIFY THE OWNER IN WRITING, IF, IN THE CONTRACTOR'S OPINION, THE LANDSCAPE MATERIALS ARE NOT RECEIVING PROPER CARE.
4. ALL TREES, PALMS, CACTI, ACCENTS, AND TURF SHALL BE GUARANTEED FOR A MINIMUM PERIOD OF ONE (1) YEAR AND ALL SHRUBS, GROUNDCOVERS, AND OTHER NON SPECIFIED PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF 90 DAYS FROM THE DATE OF FINAL ACCEPTANCE. THE GUARANTEE SHALL BE AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM NEGLECT BY OWNER, ABUSE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND THE LANDSCAPE CONTRACTOR'S CONTROL.
5. ANY PLANT MATERIALS WHICH ARE NOT APPROVED PRIOR TO OCTOBER 1 OF THE CALENDAR YEAR IN WHICH THEY ARE INSTALLED, SHALL BE FURTHER GUARANTEED UNTIL MAY 15 OF THE FOLLOWING CALENDAR YEAR.
6. ALL PLANT MATERIALS MUST BE MAINTAINED IN HEALTH AND VIGOR AND BE ALLOWED TO ATTAIN NATURAL SIZE AND SHAPE IN ACCORDANCE WITH THE ORIGINALLY APPROVED LANDSCAPE PLAN.
7. REFER TO BOOK SPECIFICATIONS, IF INCLUDED IN THIS DOCUMENT SET, FOR ADDITIONAL INFORMATION ON THE SPECIFICS OF THE ANTICIPATED WARRANTY.
8. LANDSCAPE CONTRACTOR SHALL PREPARE AND SUBMIT TO THE OWNER TYPEWRITTEN MAINTENANCE GUIDELINES AT FINAL WALK-THRU AND PRIOR TO FINAL ACCEPTANCE OF WORK.
9. IF TURF IS USED ON THIS PROJECT THE LANDSCAPE CONTRACTOR SHALL REAPPLY SEED OR SOD IN ALL AREAS WHICH HAVE DEVELOPED BARE SPOTS HALFWAY THROUGH THE MAINTENANCE PERIOD. AREAS WHICH CANNOT BE RESEEDED FOR SUMMER GROWTH DUE TO CONTRACTOR'S INABILITY TO RESEED DURING PROPER GROWING SEASON SHALL BE OVERSEEDED OR SODDED WITH GRASS APPROPRIATE FOR THE CURRENT SEASON, CARED FOR THROUGHOUT THE OFF SEASON, AND PROPERLY SEEDED AT THE NEXT APPROPRIATE GROWING SEASON. THESE ARRANGEMENTS MUST BE MADE WITH THE OWNER PRIOR TO CONDITIONAL ACCEPTANCE OF THE WORK AND MAY REQUIRE A MONETARY HOLD-BACK.
10. COST FOR REPLACEMENTS DURING THE WARRANTY PERIOD IS ASSUMED PART OF THE BID QUOTATIONS AND THEREFORE WILL NOT RESULT IN ANY ADDITIONAL COST TO THE OWNER OR LANDSCAPE ARCHITECT.

EXISTING LANDSCAPE NOTES

1. BEFORE WORK BEGINS ON THE PROJECT, THE LANDSCAPE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION CONFERENCE WITH OWNER AND/OR THE GENERAL CONTRACTOR TO REVIEW THE PROJECT. THE OWNER AND/OR OWNER'S AUTHORIZED REPRESENTATIVE IS TO APPROVE ANY CHANGES PRIOR TO THE START OF ANY WORK.
2. ALL DEMOLITION AREAS SHALL BE FLAGGED FOR APPROVAL PRIOR TO DEMOLITION.
3. ALL EXISTING PLANT MATERIAL SHALL REMAIN UNLESS OTHERWISE NOTED. SHOULD ANY CONFLICTS ARISE BETWEEN THE EXISTING PLANT MATERIAL ON-SITE AND PROPOSED IMPROVEMENTS SHOWN ON THE PLANS THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.

LANDSCAPE MATERIAL SCHEDULE



TREES ITEM	SIZE	QTY.	COMMENTS
Acacia aneura MULGA	24" BOX	51	
Acacia salicina WILLOW ACACIA	24" BOX	68	
Bauhinia lunarioides ANACACHO ORCHID	24" BOX	74	
Caesalpinia cacalaco 'Smoothie' TM CASCALOTE	24" BOX	19	
Caesalpinia mexicana MEXICAN BIRD-OF-PARADISE	24" BOX	67	
Chilopsis linearis DESERT WILLOW	24" BOX	-	
Chitalpa tashkentensis PINK DAWN CHITALPA	24" BOX	-	
Cordia boisserii TEXAS OLIVE	24" BOX	6	
Fraxinus greggii LITTLE LEAF ASH	24" BOX	19	
Fraxinus velutina 'Fan-Tex' FAN-TEX ASH	24" BOX	26	
Parkinsonia x 'Desert Museum' DESERT MUSEUM PALO VERDE	24" BOX	15	
Phoenix Dactylifera DATE PALM	24" BOX	12	
Pistacia lentiscus MASTIC TREE	24" BOX	30	
Pistacia x 'Red Push' RED PUSH PISTACHE	24" BOX	-	
Prosopis glandulosa 'Thornless AZT' THORNLESS HONEY MESQUITE	24" BOX	-	
Sophora secundiflora TEXAS MOUNTAIN LAUREL	24" BOX	67	
Ulmus parvifolia 'Sempervirens' CHINESE EVERGREEN ELM	24" BOX	43	
Vitex agnus-castus CHASTE TREE	24" BOX	39	

SHRUBS, ACCENTS, GROUNDCOVER ITEM	SIZE	QTY.	COMMENTS
SHRUBS			
Acacia redolens 'Desert Carpet' TM DESERT CARPET ACACIA	5 GAL.	-	
Bougainvillea x 'Torch Glow' TORCH GLOW BUSH BOUGAINVILLEA	5 GAL.	-	
Caesalpinia pulcherrima RED BIRD-OF-PARADISE	5 GAL.	-	
Calliandra californica RED BAJA FAIRY DUSTER	5 GAL.	-	
Callistemon viminalis 'Little John' LITTLE JOHN BOTTLEBRUSH	5 GAL.	-	
Cassia artemisioides FEATHERY CASSIA	5 GAL.	-	
Cassia phyllodinea SILVERY CASSIA	5 GAL.	-	
Convolvulus cneorum BUSH MORNING GLORY	5 GAL.	-	
Dalea frutescens BLACK DALEA	5 GAL.	-	
Dodonaea viscosa 'Green' GREEN HOPSEED BUSH	5 GAL.	-	
Eremophila glabra carnosa WINTER BLAZE EMU BUSH	5 GAL.	-	
Muhlenbergia capillaris 'Regal Mist' TM REGAL MIST DEER GRASS	5 GAL.	-	
Leucophyllum laevigatum CHIHUAHUAN SAGE	5 GAL.	-	
Leucophyllum langmaniae 'Lynn's Legacy' LYNN'S LEGACY TEXAS SAGE	5 GAL.	-	
Ruellia brittoniana BRITISH RUELLIA	5 GAL.	-	
Ruellia peninsularis DESERT RUELLIA	5 GAL.	-	
Tecoma x 'Orange Jubilee' ORANGE JUBILEE YELLOW BELLS	5 GAL.	-	
ACCENTS			
Agave 'Blue Glow' BLUE GLOW AGAVE	5 GAL.	-	
Agave murpheyi MURPHY'S AGAVE	5 GAL.	-	
Agave palmeri PALMER'S AGAVE	5 GAL.	-	
Asclepias subulata DESERT MILKWEED	5 GAL.	-	
Bouteloua gracilis BLUE GRAMA	5 GAL.	-	
Echinocactus grusonii GOLDEN BARREL	5 GAL.	-	
Euphorbia antisyphilitica CANDELILLA	5 GAL.	-	
Euphorbia rigida GOPHER PLANT	5 GAL.	-	
Hesperaloe funifera GIANT HESPERALOE	5 GAL.	-	
Hesperaloe parviflora RED YUCCA	5 GAL.	-	
Hesperaloe parviflora 'Perpa' BRAKELIGHTS RED YUCCA	5 GAL.	-	
Muhlenbergia emersleyi 'EL TORO' GRASS	5 GAL.	-	
Muhlenbergia lindheimeri 'AUTUMN GLOW'	5 GAL.	-	
Agave 'Blue Glow' BLUE GLOW AGAVE	5 GAL.	-	
Pedilanthus macrocarpus SLIPPER PLANT	5 GAL.	-	
Penstemon parryi PARRY'S PENSTEMON	5 GAL.	-	
Yucca pallida PALE LEAF YUCCA	5 GAL.	-	
GROUNDCOVERS			
Baileya multiradiata DESERT MARIGOLD	5 GAL.	-	
Bulbine frutescens BULBINE	5 GAL.	-	
Hymenoxys acaulis ANGELITA DAISY	5 GAL.	-	
Lantana camara 'New Gold' NEW GOLD LANTANA	5 GAL.	-	
Lantana montividensis PURPLE TRAILING LANTANA	5 GAL.	-	
Portulacaria afra minima DWARF ELEPHANT FOOD	5 GAL.	-	
Rosmarinus officinalis 'Prostratus' PROSTRATE ROSEMARY	5 GAL.	-	
Wedelia trilobata YELLOW DOT	5 GAL.	-	

VINES			
Bougainvillea 'Barbara Karst' BARBARA KARST BOUGAINVILLEA TRELLIS	5 GAL.	-	

MISCELLANEOUS ITEM	SIZE	QTY.	COMMENTS
Cynodon dactylon 'Midiron' BERMUDA GRASS	SOD	16,615 S.F.	
ARTIFICIAL TURF		1,430 S.F.	
ROCK MULCH PALO VERDE BROWN GRANITE	1/2" SCREENED	192,045 S.F.	2.5" DEPTH, FIELD VERIFY S.F.,

LANDSCAPE SITE DATA

TOTAL LANDSCAPE AREA: 193,475 S.F.
FOR EVERY 650 S.F.: 1TREE + 6 SHRUBS
TOTAL TREES REQUIRED: 298 TREES
TOTAL TREES PROVIDED: 342 TREES
TOTAL SHRUBS REQUIRED: 1,788 SHRUBS
TOTAL SHRUBS PROVIDED: 1,788 SHRUBS

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THE BUNGALOWS
AT BOWLIN + SR347
MARICOPA, ARIZONA

PROJECT NO :	19002751
DATE :	02/21/2020
DRAWN:	TEAM
REVIEWED:	SB

REVISIONS
1
2
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4
5

PLANTING NOTES

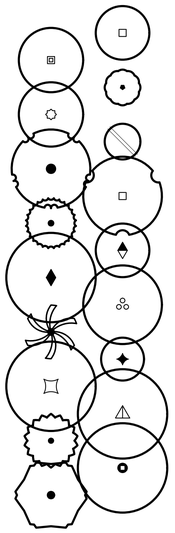
L2.00

SHEET 03 OF 07

2ND SUBMITTAL

\\azscot1\jobfiles\19002751-HWY 347 & BOWLIN RD\0-19002751-LANDSCAPE\1-SD\4-SHEETS\2751-SD-L2.00 PLANTING NOTES.dwg 2/24/2020 stynn

LANDSCAPE PALETTE



TREES
ITEM

Acacia aneura
MULGA

Acacia salicina
WILLOW ACACIA

Bauhinia lunarioides
ANACACHO ORCHID

Caesalpinia cacalaco 'Smoothie' TM
CASCALOTE

Caesalpinia mexicana
MEXICAN BIRD-OF-PARADISE

Chilopsis linearis
DESERT WILLOW

Chitalpa tashkentensis
PINK DAWN CHITALPA

Cordia boisserii
TEXAS OLIVE

Fraxinus greggii
LITTLE LEAF ASH

Fraxinus velutina 'Fan-Tex'
FAN-TEX ASH

Parkinsonia x 'Desert Museum'
DESERT MUSEUM PALO VERDE

Phoenix Dactylifera
DATE PALM

Pistacia lentiscus
MASTIC TREE

Pistacia x 'Red Push'
RED PUSH PISTACHE

Prosopis glandulosa 'Thornless AZT'
THORNLESS HONEY MESQUITE

Sophora secundiflora
TEXAS MOUNTAIN LAUREL

Ulmus parvifolia 'Sempervirens'
CHINESE EVERGREEN ELM

Vitex agnus-castus
CHASTE TREE

SHRUBS, ACCENTS, GROUNDCOVER
ITEM

SHRUBS

Acacia redolens 'Desert Carpet' TM
DESERT CARPET ACACIA
Bougainvillea x 'Torch Glow'
TORCH GLOW BUSH BOUGAINVILLEA
Caesalpinia pulcherrima
RED BIRD-OF-PARADISE
Calliandra californica
RED BAJA FAIRY DUSTER
Callistemon viminalis 'Little John'
LITTLE JOHN BOTTLEBRUSH
Cassia artemisioides
FEATHERY CASSIA
Cassia phyllodinea
SILVERY CASSIA
Convolvulus cneorum
BUSH MORNING GLORY
Dalea frutescens
BLACK DALEA
Dodonaea viscosa 'Green'
GREEN HOPSEED BUSH
Eremophila glabra carnosa
WINTER BLAZE EMU BUSH
Muhlenbergia capillaris 'Regal Mist' TM
REGAL MIST DEER GRASS
Leucophyllum laevigatum
CHIHUAHUAN SAGE
Leucophyllum langmaniae 'Lynn's Legacy'
LYNN'S LEGACY TEXAS SAGE
Ruellia brittoniana
BRITISH RUELLIA
Ruellia penninsularis
DESERT RUELLIA
Tecoma x 'Orange Jubilee'
ORANGE JUBILEE YELLOW BELLS

ACCENTS

Agave 'Blue Glow'
BLUE GLOW AGAVE
Agave murpheyi
MURPHY'S AGAVE
Agave palmeri
PALMER'S AGAVE
Asclepias subulata
DESERT MILKWEED
Bouteloua gracilis
BLUE GRAMA
Echinocactus grusonii
GOLDEN BARREL
Euphorbia antisyphilitica
CANDELILLA
Euphorbia rigida
GOPHER PLANT
Hesperaloe funifera
GIANT HESPERALOE
Hesperaloe parviflora
RED YUCCA
Hesperaloe parviflora 'Perpa'
BRAKELIGHTS RED YUCCA
Muhlenbergia emersleyi
'EL TORO' GRASS
Muhlenbergia lindheimeri
'AUTUMN GLOW'
Agave 'Blue Glow'
BLUE GLOW AGAVE
Pedilanthus macrocarpus
SLIPPER PLANT
Penstemon parryi
PARRY'S PENSTEMON
Yucca pallida
PALE LEAF YUCCA

GROUNDCOVERS

Baileya multiradiata
DESERT MARIGOLD
Bulbine frutescens
BULBINE
Hymenoxys acaulis
ANGELITA DAISY
Lantana camara 'New Gold'
NEW GOLD LANTANA
Lantana montividensis
PURPLE TRAILING LANTANA
Portulacaria afra minima
DWARF ELEPHANT FOOD
Rosmarinus officinalis 'Prostratus'
PROSTRATE ROSEMARY
Wedelia trilobata
YELLOW DOT

VINES

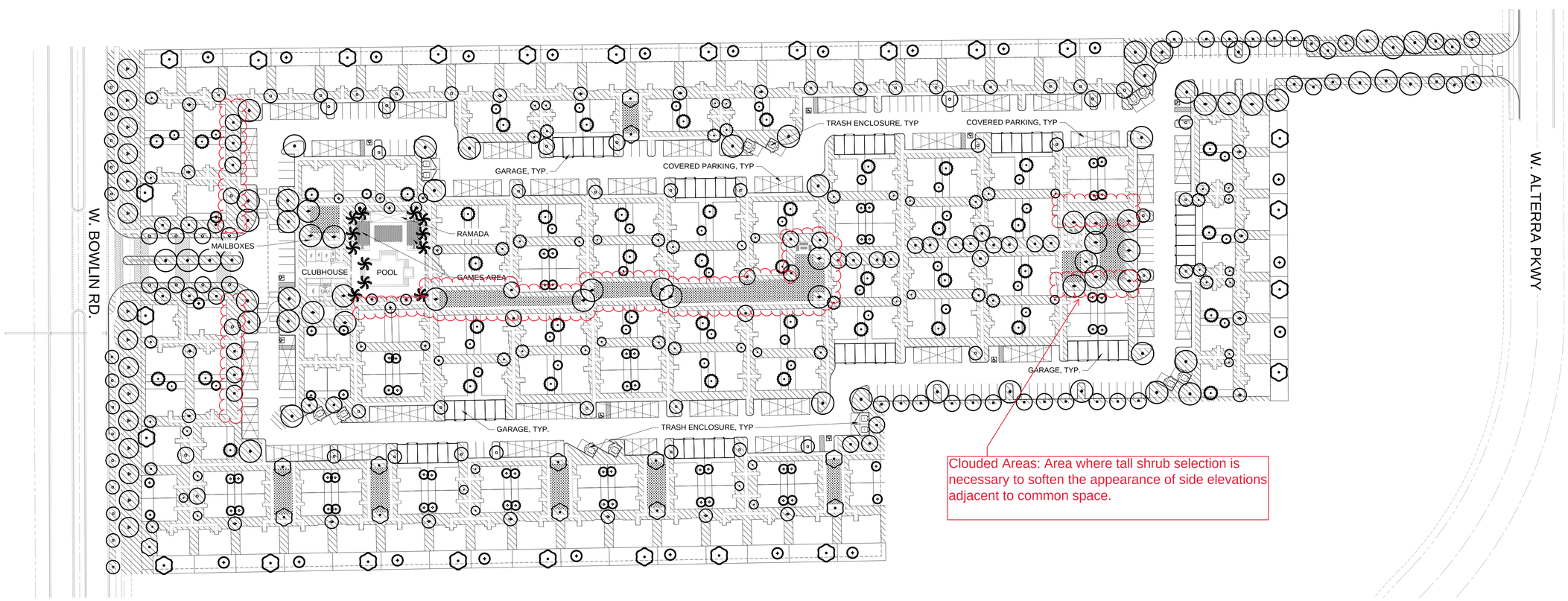
Bougainvillea 'Barbara Karst'
BARBARA KARST BOUGAINVILLEA TRELLIS

MISCELLANEOUS
ITEM

Cynodon dactylon 'Midiron'
BERMUDA GRASS

ARTIFICIAL TURF

ROCK MULCH
PALO VERDE BROWN GRANITE



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PLANTING PLAN

2.01

SHEET 04 OF 07

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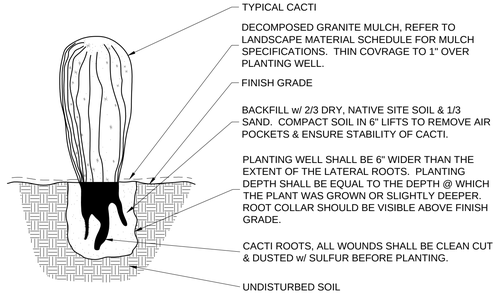
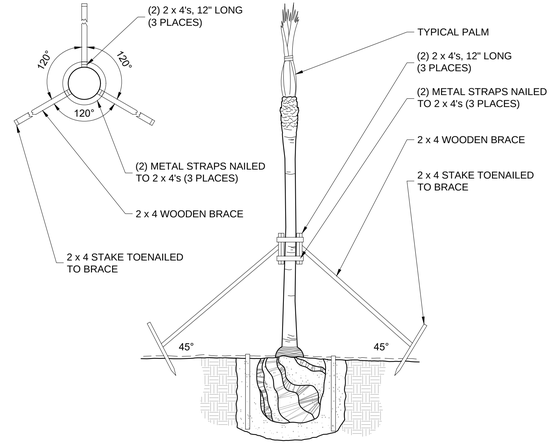
\\azsco1\pwfiles\19002751-HWY 347 & BOWLIN RD\6-19002751-LANDSCAPE\1-SD\A-SHEETS\2751-SD-L2.01 PLANTING PLAN.dwg 2/24/2020 stynan



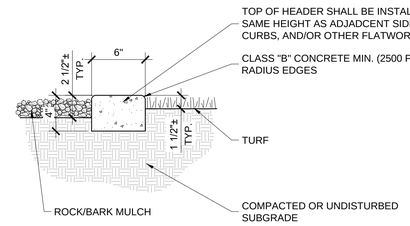
NOTE:
- All cacti placements shall match original north side facing north. Any sunburned cacti shall be replaced by the landscape contractor at no cost to the owner.
- Mound 3" of compacted fill @ the base of cacti to ensure positive drainage.

12 CACTI PLANTING
SCALE: NTS

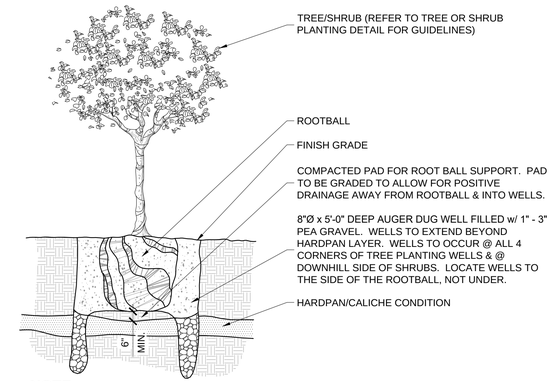


9 PALM STAKING
SCALE: NTS

NOTE:
- Primary control joints occur at 10'-0" o.c. Expansion joints to occur at a max. spacing of 30'-0" & between all adjacent concrete surfaces.
- Landscape contractor to show layout of header w/ marking paint or 1/2" pvc tubing for owner approval prior to initial pour.
- All curved headers shall be smooth, continuous transitions w/ a uniform width as noted on plans.
- All curbing & headers shall not impeed onsite drainage flows. Should this occur, provide swale depressions as required.

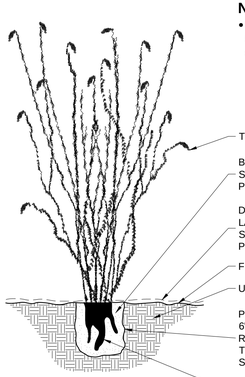


6 6" x 4" EXTRUDED CONCRETE HEADER
SCALE: NTS



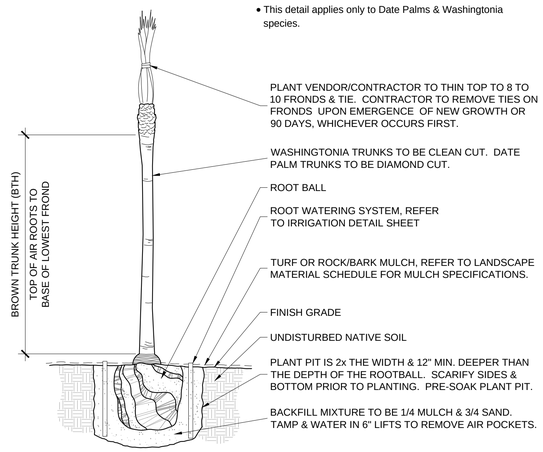
NOTE
- Test all planting wells prior to planting. Fill all wells with water and modify all wells that do not completely drain within 24 hours.
- It shall be the responsibility of the contractor to review the site prior to bidding for soil conditions. No change orders will be processed for hard dig conditions after acceptance of bid.

3 PLANTING IN HARDPAN
SCALE: NTS



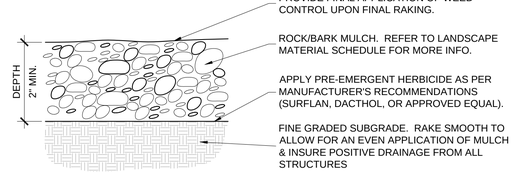
NOTE:
- Mound 3" of compacted fill @ the base of ocotillo to ensure positive drainage.

11 OCOTILLO PLANTING
SCALE: NTS



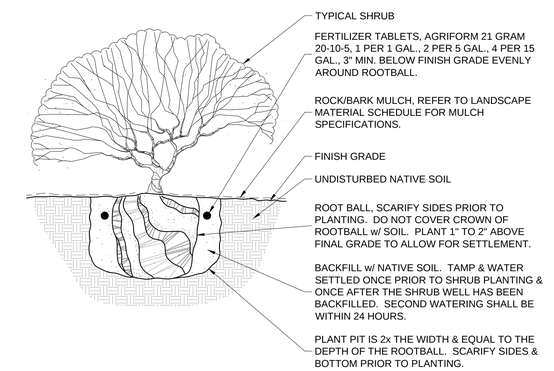
NOTE:
- This detail applies only to Date Palms & Washingtonia species.

8 PALM PLANTING
SCALE: NTS



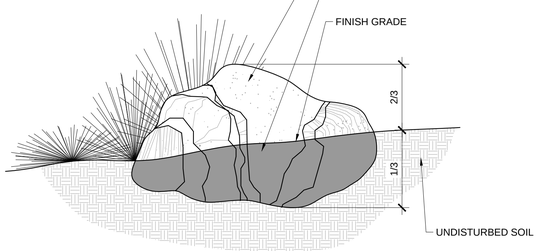
NOTE:
- The finish grade of landscape areas receiving rock/bark mulch must be graded 2-1/2" below concrete or other adjacent paved surfaces prior to installation of the mulch.
- Contractor to provide rock/bark mulch sample to owner prior to installation for approval.
- Contractor to be responsible for any variation from approved mulch.
- Contractor to provide two separate applications of pre-emergent. DO NOT APPLY PRE-EMERGENT IN AREAS TO BE HYDROSEEDED.

5 ROCK / BARK MULCH
SCALE: NTS



2 SHRUB PLANTING
SCALE: NTS

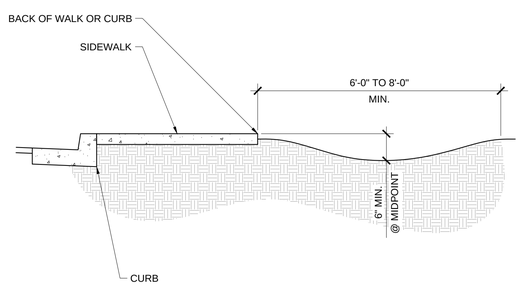
SIZE	WEIGHT
SMALL	1/2 - 1 TON
MEDIUM	1 - 2 TONS
LARGE	2+ TONS



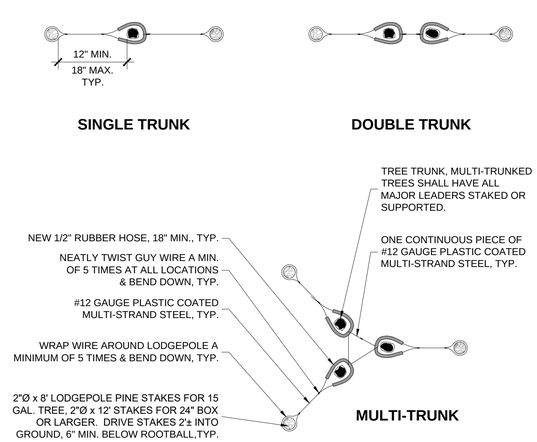
NOTE:
- Boulders to be placed per plan or per the direction of the Landscape Architect.
- Any exposed surface scarring that may have occured during transportation or construction shall be eonited w/ a stain equal in color to the boulder's natural surface at no additional cost to the owner. All exposed areas of the boulders shall be smooth w/ no jagged edges visible.

10 BOULDER PLACEMENT
SCALE: NTS

NOTE:
- Finish grade to be 2 1/2" below top of walk before installation of rock mulch (1 1/2" for turf).

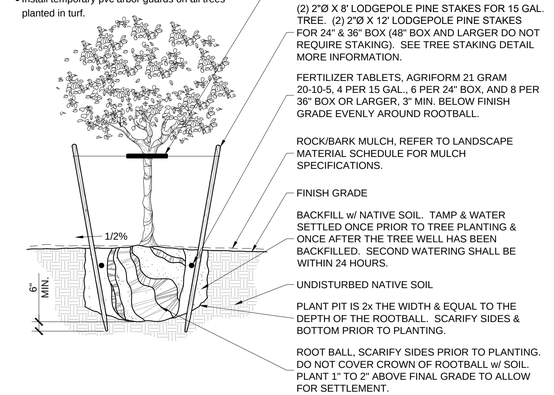


7 SWALE AT WALK OR CURB
SCALE: NTS



4 TREE STAKING
SCALE: NTS

NOTE:
- Plants delivered w/ cracked or broken containers will be rejected.
- Thin, tall trees may need more than one tie.
- Remove nursery stake after planting.
- Install temporary pvc arbor guards on all trees planted in turf.



1 TREE PLANTING
SCALE: NTS

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PLANTING DETAILS

L2.02

SHEET 05 OF 07

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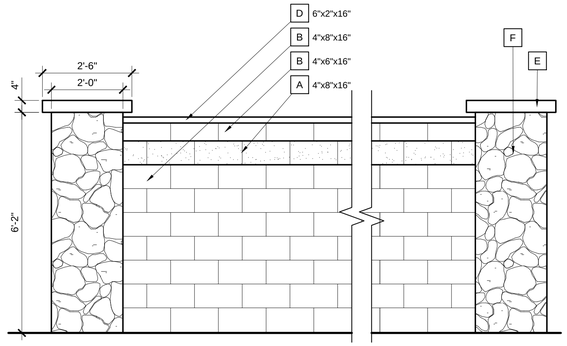
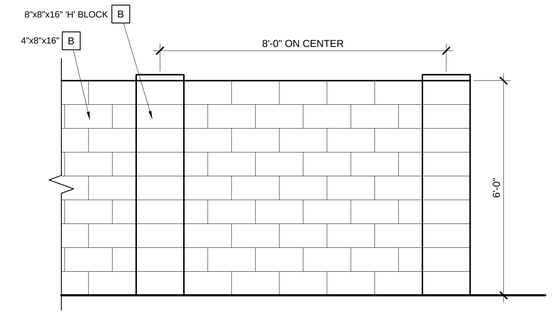


1 6' Ht. Theme Wall and Column Elevation

SCALE: 1/2" = 1'-0"



2 Builder Wall

SCALE: 1/2" = 1'-0"

HARDSCAPE SCHEDULE

A	**ITEM**	SPLIT FACE BLOCK
	COLOR	SW7048 'URBANE BRONZE'
	FINISH	STANDARD GREY BLOCK / SATIN FINISH PAINT
	SPECIFICATIONS	ALL BLOCK SIZES PER PLANS & DETAILS. JOINTS SHALL BE CONCAVE. BLOCK SHALL BE PRIMED & PAINTED PER PER MFR'S SPEC'S.
	MANUFACTURER	SUPERLITE BLOCK (1.800.366.7877, www.superliteblock.com) SHERWIN-WILLIAMS (1.800.4.SHERWIN, www.sherwin-williams.com)
B	**ITEM**	SMOOTH FACE BLOCK
	COLOR	SW7019 'GAUNTLET GREY'
	FINISH	STANDARD GREY BLOCK / SATIN FINISH PAINT
	SPECIFICATIONS	ALL BLOCK SIZES PER PLANS & DETAILS. JOINTS SHALL BE CONCAVE. BLOCK SHALL BE PRIMED & PAINTED PER PER MFR'S SPEC'S.
	MANUFACTURER	SUPERLITE BLOCK (1.800.366.7877, www.superliteblock.com) SHERWIN-WILLIAMS (1.800.4.SHERWIN, www.sherwin-williams.com)
C	**ITEM**	TUBULAR STEEL
	COLOR	SW7048 'URBANE BRONZE'
	FINISH	SATIN FINISH PAINT
	SPECIFICATIONS	ALL SIZES PER PLANS & DETAILS. ALL TUBULAR STEEL ENDS SHALL BE CAPPED. ALL WELDS & SHARP EDGES / CORNERS SHALL BE GROUND SMOOTH. PRIME & PAINT PER PAINT MFR'S SPEC'S.
	MANUFACTURER	LOCALLY SOURCED
D	**ITEM**	MASONRY CAP
	COLOR	SW7048 'URBANE BRONZE'
	FINISH	STANDARD GREY BLOCK / SATIN FINISH PAINT
	SPECIFICATIONS	ALL BLOCK SIZES PER PLANS & DETAILS. JOINTS SHALL BE CONCAVE. BLOCK SHALL BE PRIMED & PAINTED PER PER MFR'S SPEC'S.
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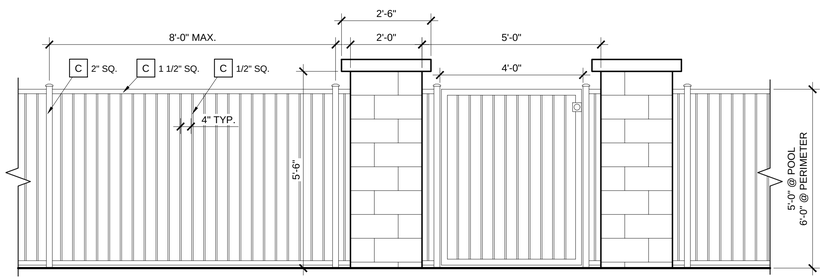
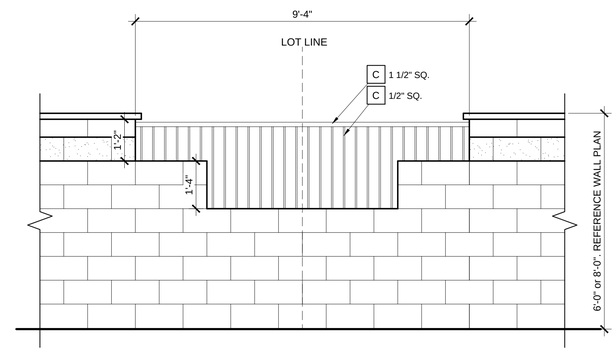
E	**ITEM**	CAST IN PLACE CAP
	COLOR	SW7048 'URBANE BRONZE'
	FINISH	
	SPECIFICATIONS	
	MANUFACTURER	
F	**ITEM**	STONE VENEER
	COLOR	TIMBERWOLF CRAFT SPLIT MODULAR
	FINISH	STANDARD
	SPECIFICATIONS	GRAY GROUT & MORTAR WASH. INSTALL PER MFR'.S SPEC'S.
	MANUFACTURER	CREATIVE MINES
G	**ITEM**	CAST IN PLACE CONCRETE WALL
	COLOR	NATURAL GRAY
	FINISH	
	SPECIFICATIONS	
	MANUFACTURER	
H	**ITEM**	LETTERING
	COLOR	BLACK
	FINISH	STANDARD
	SPECIFICATIONS	12" HEIGHT, PINNED AND BACKLIT
	MANUFACTURER	LOCAL SIGN MFR.



4 View Fencing and Gate

SCALE: 1/2" = 1'-0"



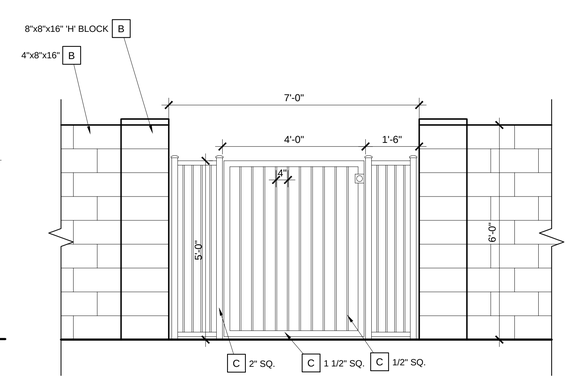
5 Partial View Wall

SCALE: 1/2" = 1'-0"

6 Entry Monument Elevation

Monument sign requires separate Sign Permit for Review/Approval

SCALE: 1/2" = 1'-0"



7 Pedestrian Gate

SCALE: 1/2" = 1'-0"

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HARDSCAPE DETAILS

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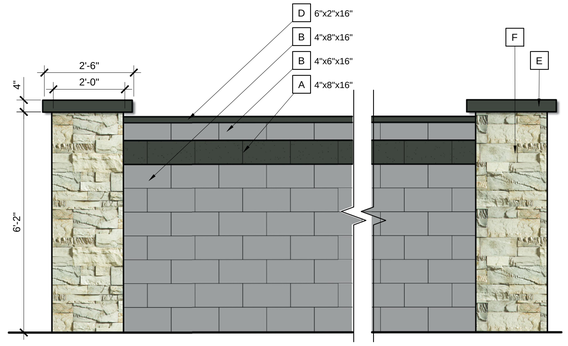

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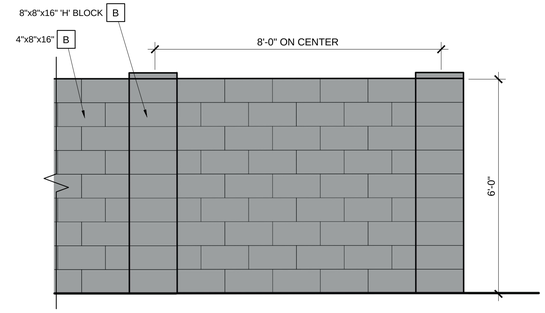
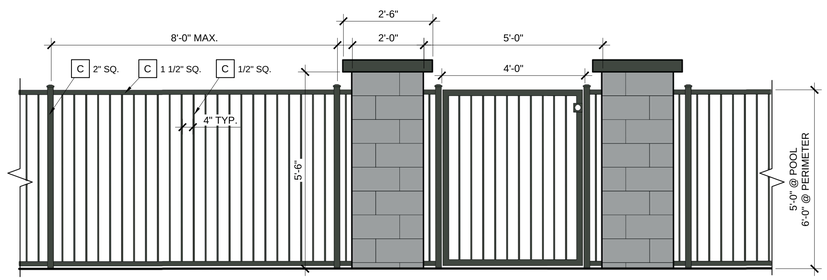


2 Builder Wall

SCALE: 1/2" = 1'-0"



4 View Fencing and Gate

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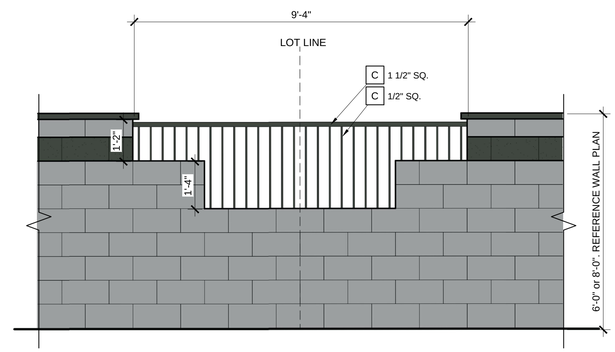

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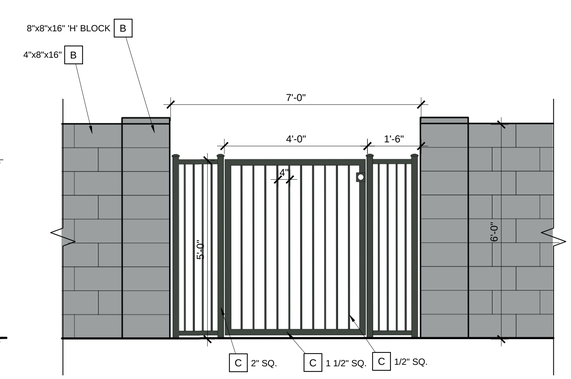

7 Pedestrian Gate

SCALE: 1/2" = 1'-0"

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	COLOR	SW7048 'URBANE BRONZE'
	FINISH	SATIN FINISH PAINT
	SPECIFICATIONS	ALL SIZES PER PLANS & DETAILS. ALL TUBULAR STEEL ENDS SHALL BE CAPPED. ALL WELDS & SHARP EDGES / CORNERS SHALL BE GROUND SMOOTH. PRIME & PAINT PER PAINT MFR'S SPEC'S.
	MANUFACTURER	LOCALLY SOURCED
D	**ITEM**	MASONRY CAP
	COLOR	SW7048 'URBANE BRONZE'
	FINISH	STANDARD GREY BLOCK / SATIN FINISH PAINT
	SPECIFICATIONS	ALL BLOCK SIZES PER PLANS & DETAILS. JOINTS SHALL BE CONCAVE. BLOCK SHALL BE PRIMED & PAINTED PER PER MFR'S SPEC'S.
	MANUFACTURER	SUPERLITE BLOCK (1.800.366.7877, www.superliteblock.com) SHERWIN-WILLIAMS (1.800.4.SHERWIN, www.sherwin-williams.com)
E	**ITEM**	CAST IN PLACE CAP
	COLOR	SW7048 'URBANE BRONZE'
	FINISH	
	SPECIFICATIONS	
	MANUFACTURER	
F	**ITEM**	STONE VENEER
	COLOR	TIMBERWOLF CRAFT SPLIT MODULAR
	FINISH	STANDARD
	SPECIFICATIONS	GRAY GROUT & MORTAR WASH. INSTALL PER MFR'.S SPEC'S.
	MANUFACTURER	CREATIVE MINES
G	**ITEM**	CAST IN PLACE CONCRETE WALL
	COLOR	NATURAL GRAY
	FINISH	
	SPECIFICATIONS	
	MANUFACTURER	
H	**ITEM**	LETTERING
	COLOR	BLACK
	FINISH	STANDARD
	SPECIFICATIONS	12" HEIGHT, PINNED AND BACKLIT
	MANUFACTURER	LOCAL SIGN MFR.

RVi
120 S. Ash Avenue
Tempe, Arizona 85281
Tel: 480.994.0994
www.rvilanning.com

EXPIRES 03/31/20

LANDSCAPE ARCHITECT

PRELIMINARY
NOT FOR
CONSTRUCTION

ARIZONA, U.S.A.

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

ARIZONA811 BLUE STAKE, INC.

Call 811 or click Arizona811.com

THE BUNGALOWS
AT BOWLIN + SR347
MARICOPA, ARIZONA

PROJECT NO :	19002751
DATE :	02/21/2020
DRAWN:	TEAM
REVIEWED:	SB

REVISIONS

1
2
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HARDSCAPE DETAILS

L3.01

SHEET 7 OF 07

2ND SUBMITTAL

\\ascent\profiles\19002751-HWY 347 & BOWLIN RD\6-19002751-LANDSCAPE\1-SD\4-SHEETS\2751-SD-L3.00 HARDSCAPE DETAILS.dwg 2/24/2020 sbynon