

HARDSCAPE KEY NOTES

1. Property line
2. Existing curb
3. Existing sidewalk
4. Limit of existing sidewalk
5. Existing parking
6. Existing wheel stop
7. 25' Construction easement
8. New curb (refer to civil)
9. Ingress/ Egress concrete apron
10. Loading area
11. Concrete utility pad - refer to architectural site plan
12. Utility enclosure
13. Dumpster Enclosure - off site refer to civil plans
14. Precast pavers- refer to legend
15. Mechanical enclosure fence- refer to details
16. Paving accent to match interior- refer to legend
17. Mechanical enclosure gate- refer to details
18. Tree Grate - refer to legend and details
19. Steel Planter in ROW- refer to details
20. Bicycle Rack- refer to details
21. Stabilized decomposed granite- refer to landscape plans
22. Landscape planter at grade
23. Patio Railing- refer to details
24. Jakobs stainless steel trellis mounted to building facade
25. Screen Wall - off site refer to civil plans
26. Bench- refer to legend
27. Concrete bench at steel planter- refer to legend and details
28. Tree grate in raised planter- refer to legend and details
29. Steel Planter- refer to details
30. Building Column typ.
31. Composite bench at steel planter- refer to details
32. Concrete band at guard rail and gates- refer to details

HARDSCAPE MATERIALS LEGEND

- Furnish and install all material per plans, details and specifications.
- A North Side utility area**
 Ackerstone- Aquavia 8x4x10cm pavers- color Pewter- install running bond
- B Sidewalk Pavers 1- bands at building panels**
 Ackerstone- Aquavia 8x4x8cm pavers- color Charcoal- install Herringbone
- C Sidewalk Pavers 2- bands at glazing**
 Ackerstone- Aquavia 8x4x8cm pavers- color Pewter- install stacked bond
- D Retail Patio Pavers**
 Ackerstone linear Pavers- 4x24- color antique pewter- install running bond
- E Pavers 01- Entry Court Accent Bands**
 Stepstone Inc. 12x24x2.5 precast paver- French Grey- light sandblast finish
- F Pavers 02 Entry Court Field Pavers**
 Stepstone Inc. 12x24x2.5 precast paver- Granada White- light sandblast finish
- Decorative Rock**
 2" thickness crushed recycled clay pipe all landscape areas at grade
- Artificial Turf**
 Artificial Turf on Deck with Rubber infill - refer to specifications and details
- Planter Decorative Rock**
 Raised planters- 2" thickness 3/8" Cobalt Blue Fractured Rock- Acme Sand and Gravel
- Tree Grate (7)**
 4'x8' tree grate- Iron Age Designs- Interlaken Muerto with expansion grate
- Planter with Tree Grate (14)**
 3'x3'x3' steel planter with 3' half tree grate- Iron Age Designs- Interlaken
- Plaza Bench- concrete (4)**
 Precast concrete bench seat- 8'Lx18"Wx2.5" Kornegay Design Inc. (BID ALT- CDI- Tucson AZ)
- Plaza Bench- composite bamboo (4)**
 Bench on steel frame with Calibamboo Composite Decking (BID ALT- shadowline- jarra wood- wall mount- Landscape Forms)
- Street Bench (6)**
 Live Edge Mesquite Slab- 5'-6'Lx12"TO16"W w/ exterior finish- mount to steel plate planter- Turnacacori Mesquite Mill (BID ALT- shadowline- jarra wood- wall mount- Landscape Forms inc.)
- Stainless steel trellis on wall in plaza (4)**
 Jakobs stainless steel trellis system on wall with vines- conduit built in for overhead lighting

REFER TO CREDIT UNION PLANS FOR ADDITIONAL OFFSITE CHANGES

HARDSCAPE PLAN 01
 SCALE 1" = 10'-0"

DEVELOPMENT UNDER MAIN GATE ZONING DISTRICT OPTION
C.O.T. ADMINISTRATIVE ADDRESS: 1031 NORTH PARK AVE

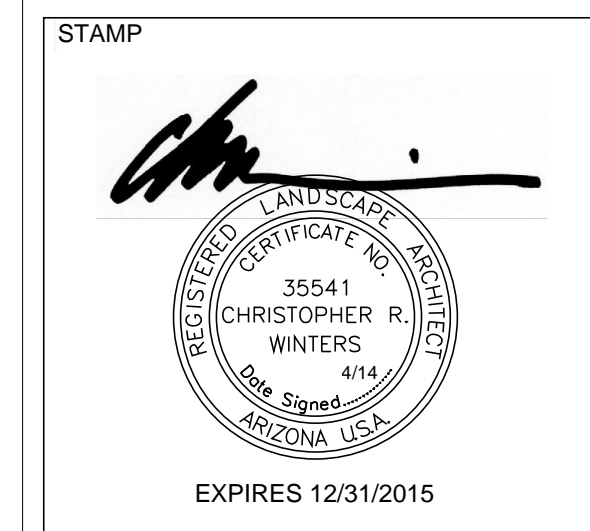
<p>Chris Winters Associates + ARC studios</p> <p>5781 n. placita amanecer tucson arizona 85718 tel 520 882 9655 fax 520 229 4733 email cw@cwadesign.com erb@arcstudiosinc.com</p> <p>CIVIL ENGINEER</p>	<p>Shepley Bulfinch</p> <p>Shepley Bulfinch Richardson & Abbott Architecture / Planning / Interiors / Est. 1874</p> <p>1437 North 1st Street Suite 201 Phoenix, AZ 85004 p 602 430 3223 f 602 254 1501 www.ShepleyBulfinch.com</p> <p>LANDSCAPE ARCHITECT</p>
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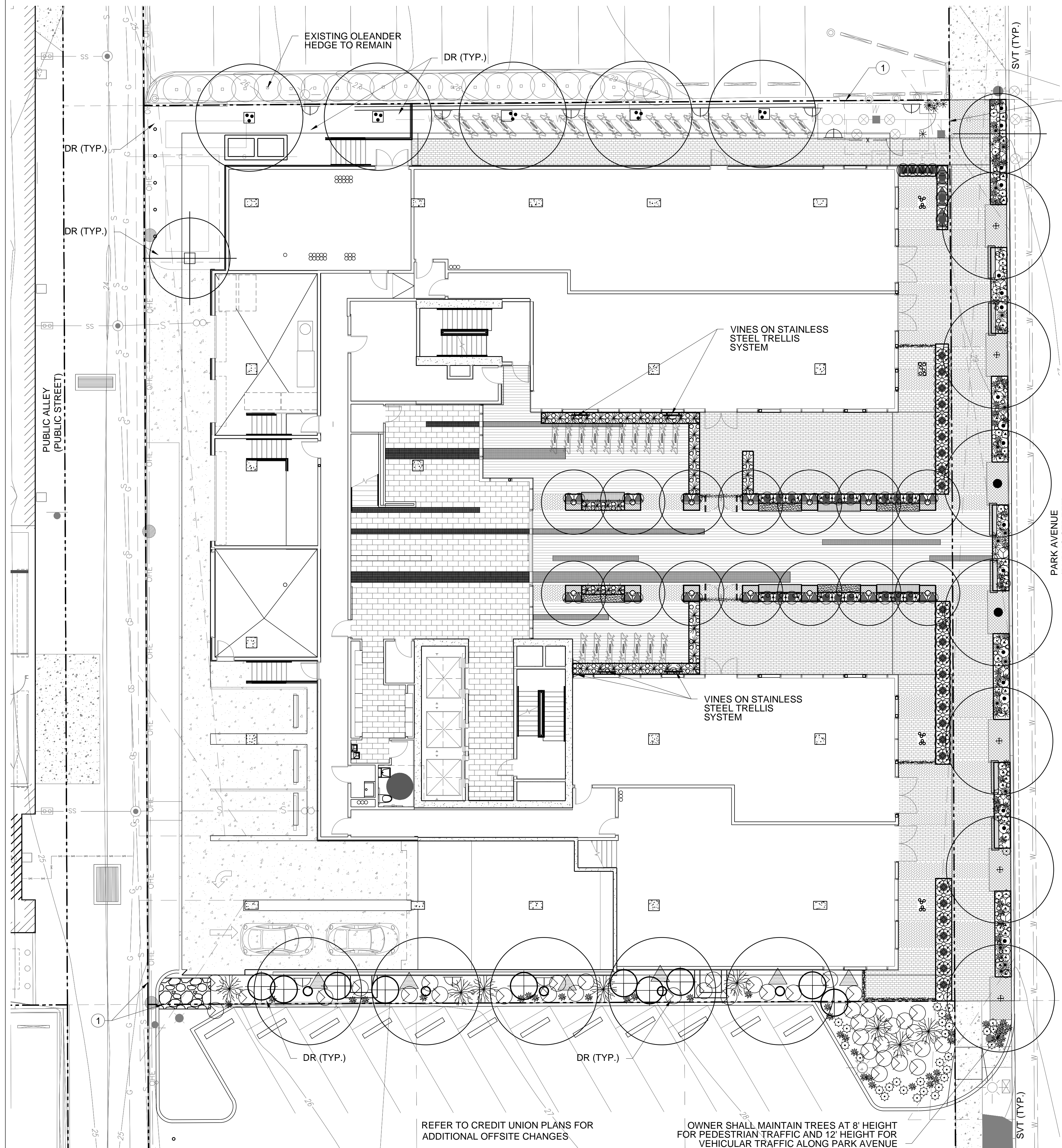
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 Zoning _____ Date _____
 Engineering _____ Date _____
 H/C Site _____ Date _____
 Fire _____ Date _____
 Landscape _____ Date _____
 PL/ME _____ Date _____
 Revision # _____ per letter in SIRE

<p>PARK AVE HOUSING Campus Acquisitions 161 N CLARK STREET, SUITE 4900 CHICAGO, IL 60601</p>	
<p>DEVELOPMENT PACKAGE HARDSCAPE PLAN</p> <p>A PORTION OF LOT 8, LOTS 9, 12 AND 13 OF BLOCK 28 OF FELDMAN'S ADDITION BOOK 2, PAGE 35 OF MAPS AND PLATS, BEING A PORTION OF SECTION 7, TOWNSHIP 14 SOUTH, RANGE 14 EAST, GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA</p>	
DESIGNED	CW
DATE	04/09/14
DRAWN	CW/ERB
PROJECT NUMBER	01-12018
CHECKED	ERB
SCALE	1" = 10'-0"
SHEET	L001
<p>16 OF 24</p>	





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
Pistache x Red Push <i>Red Push Pistache</i>	48" Box	2
Prosopis hybrid 'Phoenix' <i>Hybrid Phoenix Mesquite</i>	24" Box	5
Celtis reticulata <i>Netleaf Hackberry</i>	48" Box	5
Parkinsonia sp <i>Blue Palo Verde</i>	48" Box	5
Caesalpinia mexicana <i>Mexican Bird of Paradise</i>	24" Box	2
Acacia willardiana <i>Palo Blanco</i>	24" Box	18
SHRUBS	Size	Qty
Nolina nelsonii <i>Mtn. States wholesale</i>	24" Box	10
Tradescantia pallida 'Purpurea' <i>Purple Heart</i>	1 gallon	211
Portulacaria afra Minima <i>Dwarf Elephant Food</i>	5 gallon	37
Aloe striata <i>Striated Aloe</i>	5 gallon	106
Hesperaloe parviflora 'Perpa' <i>'Breaklights' R Red Yucca</i>	5 gallon	17
Moraea iridioides <i>Fortnight Lily</i>	5 gallon	41
Justicia californica <i>Chuparosa</i>	5 gallon	39
Parthenocissus <i>Hacienda Creeper</i>	15 gallon	11
Campsis radicans <i>Trumpet Vine</i>	15 gallon	4
CACTI/SUCCULENTS	Size	Qty
Echinopsis pachanoi <i>San Pedro</i>	5 gallon	51
Yucca elata specimens <i>Nowell Tree Farm</i>	48" Box	4
Pachycereus marginatus <i>Mexican Fence Post</i>	42" Box	4
Pachycereus marginatus <i>Mexican Fence Post</i>	15 gallon	8
Opuntia ficus indica <i>Thornless Prickly Pear</i>	3 spear min.	6
Echinopsis pachanoi <i>San Pedro</i>	15 Gallon	18
Euphorbia antisiphilitica <i>Candelilla</i>	5 gallon	27
Hesperaloe parviflora 'Perpa' <i>'Breaklights' R Red Yucca</i>	3 gallon	32
Pedilanthus macrocarpus <i>Lady Slipper</i>	15 gallon	51
Yucca sp. <i>Yucca Rupicola</i>	5 gallon	84
Asclepias subulata <i>Desert Milkweed</i>	5 gallon	33

NOTE:

All landscape areas to receive inert groundcover. Refer to hardscape legend for requirements:

DR- Landscape areas at grade- 2" thickness crushed recycled clay pipe

PDR- Raised planters- 2" thickness 3/8" Cobalt Blue Fractured Rock- Acme Sand and Gravel

LANDSCAPE REQUIREMENTS (IUC 3.7.2-1)

site -	25,229 sf. (.58 acres)
park row impacted -	1,872 sf.
total site area -	27,101 sf.
open space provided	6,336 sf.
landscape - required (25%)	1,584 sf.
landscape - provided	2,500+ sf.
street landscape tree along park @ 168'	5
landscape border trees (1/33')	8
landscape border trees provided	8

DP12-0132

CITY OF TUCSON	DEVELOPMENT PACKAGE
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PLME _____ Date _____	
Revision # _____ Date _____	<input type="checkbox"/> per letter in SIRE

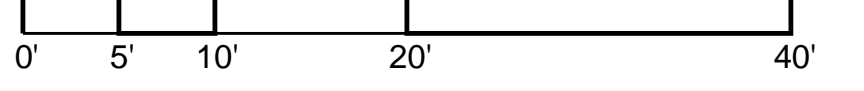
LANDSCAPE NOTES:

- Contractor shall review landscape and irrigation materials and submit a list of material that may not be available for the anticipated construction period.
- Contractor shall submit contract grow proposal with bid summary as the primary source of plant supply. contract grow shall include the following elements: secure all vegetation for the proposed project, store at nursery site in secluded roped off area, maintain ana nursery standards for plant development, provide protection for extreme heat and cold temperatures (below 20 degrees), provide 30 day summary reports of plant development including photos documenting the development and growth status of each species, coordinate site observation by the owner and owner representative 120 days prior to planting, 60 days, and delivery on site. nursery supplier shall maintain a 5% or greater supply than total quantities of plants indicated on the legend for plant loss, breakage, and damage for replacement.
- Nursery supplier shall coordinate with the owner and review plants at the 120 and 60 day deadlines for plant acceptance. owner reserves the right to reject any plant during this period.
- Plant material lost during the installation phase shall be replaced with equal or greater size at no additional cost to the owner. the owner and owner representative reserve the right to refuse any replacement vegetation not equal to or greater than the plants lost.
- Inorganic ground cover is to be placed 2" deep in all planting areas, unless otherwise noted for alternate material.
- All landscape areas shall be depressed 6 inches to maximize storm water harvesting.
- Final plant locations must be in compliance with all utility setback requirements.
- The contractor shall follow the landscape plans as closely as possible. any discrepancy in the plan vs. the field conditions shall be reported to the owner representative.
- The scheduling for planting of vegetation shall be at the discretion of the contractor. planting during extreme cold, hot, windy periods shall be performed at the contractor's risk. plant material that is damaged as a result of these weather conditions shall be removed and replaced at no additional cost to the owner.
- Sleeve all pipes and wires under paved areas including streets and sidewalks. sleeves are not shown under sidewalks.
- Irrigation lines are shown schematically; locate all line in unpaved areas.
- Locate all lines within the property line when possible.
- The general contractor (gc) takes full liability for this landscape and irrigation, and any damage to roadway, sidewalk and utilities.
- The landscape and irrigation shall be installed per the associated specifications.
- All site contouring and finish grading shall be completed and accepted by the landscape contractor and architect prior to start of irrigation.
- Irrigation system shall be operational prior to start of planting.
- Contractor shall review the site and proposed planting and select 4 locations for testing of proper site drainage. pending result of drainage holes contractor shall continue with planting with drainage chimneys or forgo drainage chimneys based on test results. drainage chimneys shall be including in the base bid.
- All landscape and irrigation excavation shall be incorporated in finish site grading while maintain depressed landscape areas and low flow drainage areas. contractor may need to remove from site some excess soil.
- Quantities are for agency review and use only, not for contractor take-offs.
- Vegetation within the sight visibility triangle shall not interfere with the visibility plane described by two horizontal lines located 30" and 72" above finished grade or roadway surface.
- It is the owners responsibility to keep the sight visibility triangles (svt), and the pedestrian access area clear of vegetation at all times, per land use code (luc) section.
- Trees along park avenue shall be maintained to 12' above pavement grade to allow truck and bus traffic. trees shall be maintained above 8' hardscape grade for pedestrian circulation.
- The owner understands that if the city of tucson transportation department or any utility company needs to work within the row in the landscaped area, plants and irrigation may be destroyed without replacement or repair.
- The owner takes full liability for this landscape and irrigation, and any damage to roadway, sidewalk and utilities.
- The only private irrigation equipment that is allowed within the row are lateral lines, tubing and emitters that are not under constant pressure. all other equipment must be on private property (excluding water meter).
- The property owner shall replace dead or missing vegetation within 14 days to ensure full compliance with approved landscape plans.

REFER TO CREDIT UNION PLANS FOR ADDITIONAL OFFSITE CHANGES

OWNER SHALL MAINTAIN TREES AT 8' HEIGHT FOR PEDESTRIAN TRAFFIC AND 12' HEIGHT FOR VEHICULAR TRAFFIC ALONG PARK AVENUE

LANDSCAPE PLAN 01
SCALE 1" = 10'-0"



DEVELOPMENT UNDER MAIN GATE ZONING DISTRICT OPTION
C.O.T. ADMINISTRATIVE ADDRESS: 1031 NORTH PARK AVE

Chris Winters Associates + ARC studios 5781 n. placita amanecer tucson arizona 85718 tel 520 882 9655 fax 520 229 4733 email cw@cwadesign.com erb@arcstudiosinc.com	Shepley Bulfinch Shepley Bulfinch Richardson & Abbott Architecture / Planning / Interiors / Est. 1874 1437 North 1st Street Suite 201 Phoenix, AZ 85004 p 602 430 3223 f 602 254 1501 www.ShepleyBulfinch.com
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CITY OF TUCSON DEVELOPMENT PACKAGE PDS APPROVAL

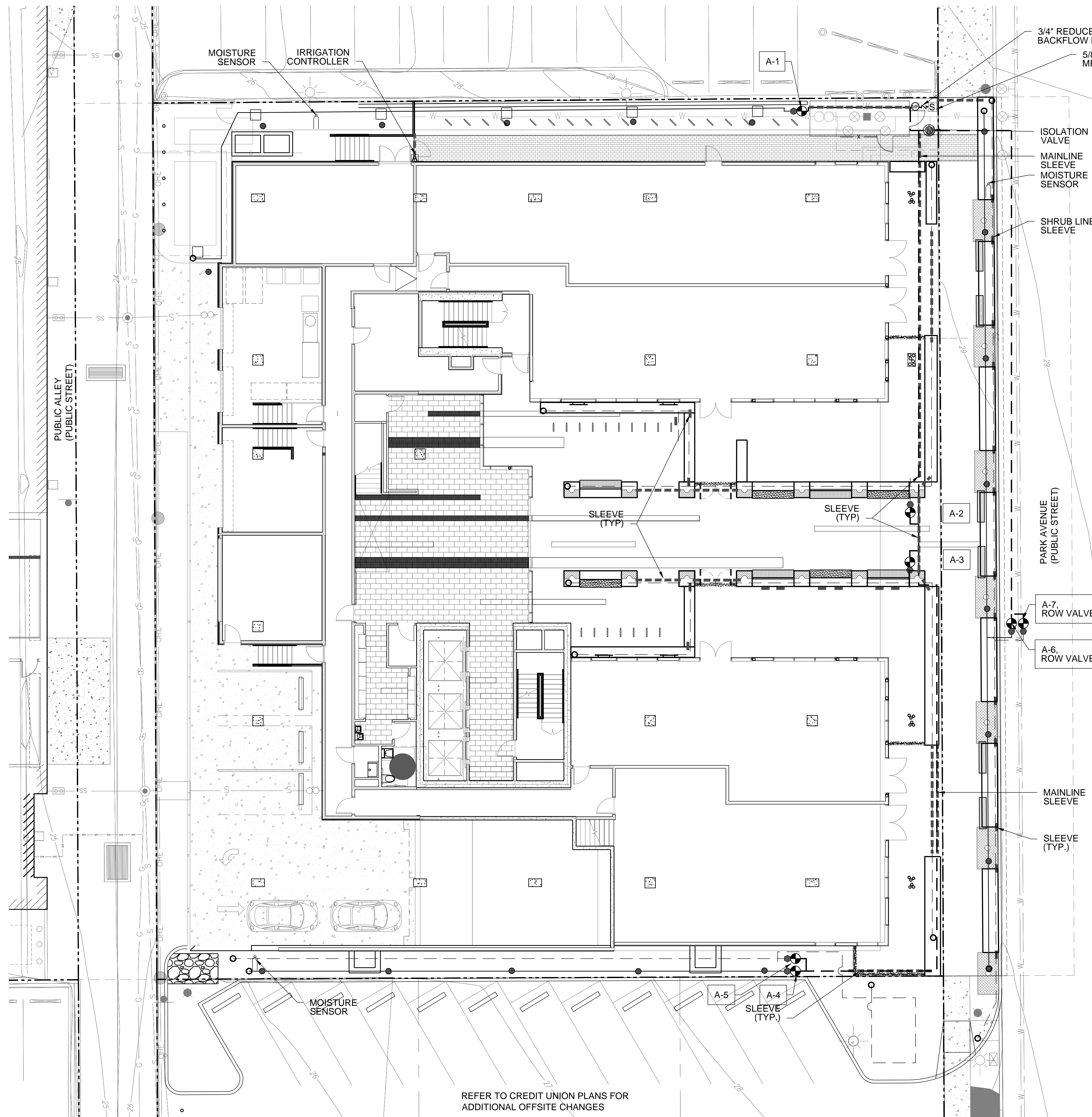
PARK AVE HOUSING Campus Acquisitions
161 N CLARK STREET, SUITE 4900
CHICAGO, IL 60601

DEVELOPMENT PACKAGE LANDSCAPE PLAN

A PORTION OF: LU1 & LU1 S 9, 12 AND 13 UP BLOCK 28 OF HELLMAN'S ADDITION BOOK 2, PAGE 35 OF MAPS AND PLATS, BEING A PORTION OF SECTION 7, TOWNSHIP 14 SOUTH, RANGE 14 EAST, GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

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DATE	PROJECT NUMBER	SCALE	
04/09/14	01-12018	1" = 10'-0"	17 OF 24

EXPIRES 12/31/2015



IRRIGATION LEGEND

- ☐ Irrigation Source - New 5/8" Irrigation Meter. Refer to Civil Plans for location
- Z Reduced Pressure Backflow Preventer - Watts U009A 1" w/ Gaurd Shack 'Frost Gaurd' - Tan
- Irrigation Mainline - Sch. 40 PVC 1-1/2" at grade
- A Irrigation Controller - Rain Master Eagle I, RME12-SB-T 12 Station Controller - Wall Mount Stainless Steel
- B Irrigation Controller - Not Used
- ⊕ Electrical Remote Control Valve and Filter - Valve - Irritrol 700 Series, 700-1 Filter - RainBird RBY-100-150MX
- Irrigation Sleeve - Class 200 PVC - 4" and 2" Sweep sleeve for pot irrigation and drain line, and Controller wiring
- Shrub Line - Sch. 40 PVC - 3/4" unless otherwise shown
- Tree Line - Sch. 40 PVC - 3/4" unless otherwise shown
- Exposed Roof Lines - Not Used
- Hose End Cap
- ⊙ Pressure Regulator - Senniger - PMR-30-MF
- Multi-Outlet Xeri-Bug Emitters Rain Bird - (6) 1gph and 2gph ports - Refer to Emitter
- Single-port Emitters - Install Rain Bird Xeri-Bug XBT-10 and XBT-20 - Refer to Emitter Chart
- ⊙ Isolation Valve - 1-1/2" Brass Ball valve in 9" Round Valve Box.
- ⊕ Master Valve and Flow Sensor - Superior 3100 Normally Open, Flow Sensor - CST -1"
- ↑ Moisture Sensor - Toro, Install per Manufactures Spec.
- ⊕ Hose Bib with Watts 765 Backflow Preventer - Not Used

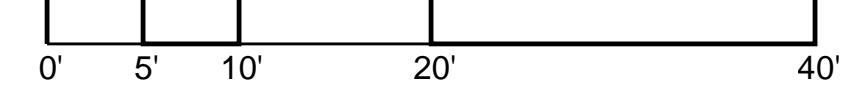
● Station Number - See Irrigation scheduling Chart

IRRIGATION NOTES:

1. The irrigation system shall utilize a potable water source.
2. Water harvesting collection is passive water harvesting integrated into the site with depressions where possible.
3. The irrigation system is designed with an operating pressure of 60 psi at connection. Contractor shall verify pressure at connection and confirm system design with collected test information prior to continuation of installation. Tested pressure shall be noted on the as-built plans.
4. Contractor shall notify architect if any discrepancies occur prior to installation of the irrigation system. If the pressure test is not within 5 lbs of noted design pressure, contractor shall cease installation until minimum pressure is obtained or revised design is provided.
5. Sleeving for irrigation shall be under all paved areas including streets and sidewalks and other hardscape elements. Contractor to notify architect of sleeving layout prior to installation.
6. Irrigation lines, valves, and associated equipment are shown schematically. Contractor shall locate all lines in unpaved areas.
7. Maximum distance for distribution tubing shall not exceed 8' from emitter to plant.
8. Irrigation controller shall be set to run per coordination of owner representative. Controller shall be set to run with ET operation at completion of project.
9. Contractor shall set additional programs on controller for deep root watering and plant growth.
10. Contractor shall test pressure prior to start of construction, test pressure 30 days prior to start of irrigation work and submit pressure tests results and readings to architect prior to start of landscape work.
11. Contractor shall complete pressure test of main line and laterals with the observation of the landscape architect.
12. Contractor shall have the irrigation functional, prior to start of planting.
13. Valve Calculation is an estimate, Contractor shall provide final valve flow in Gallons per minute on as-built plans.
14. (M) Multi-port emitter, (S) Single-port emitter. Contractor may select to provide multi-port emitters for shrub plant material. Only Tree multi-port emitters shall be installed in emitter box per the project details.
15. Contractor shall adjust controller for the proposed emitter schedule and provide watering to promote healthy growth of plant material.

REFER TO CREDIT UNION PLANS FOR ADDITIONAL OFFSITE CHANGES

IRRIGATION PLAN 01
SCALE 1" = 10'-0"



DEVELOPMENT UNDER MAIN GATE ZONING DISTRICT OPTION
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LANDSCAPE ARCHITECT

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STAMP

EXPIRES 12/31/2015

PARK AVE HOUSING
Campus Acquisitions
161 N CLARK STREET, SUITE 4900
CHICAGO, IL 60601

DEVELOPMENT PACKAGE
IRRIGATION PLAN

A PORTION OF LOT 8, LOT 9, 12 AND 13 OF BLOCK 28 OF HELDMAN'S ADDITION BOOK 2, PAGE 35 OF MAPS AND PLATS, BEING A PORTION OF SECTION 7, TOWNSHIP 14 SOUTH, RANGE 14 EAST, GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

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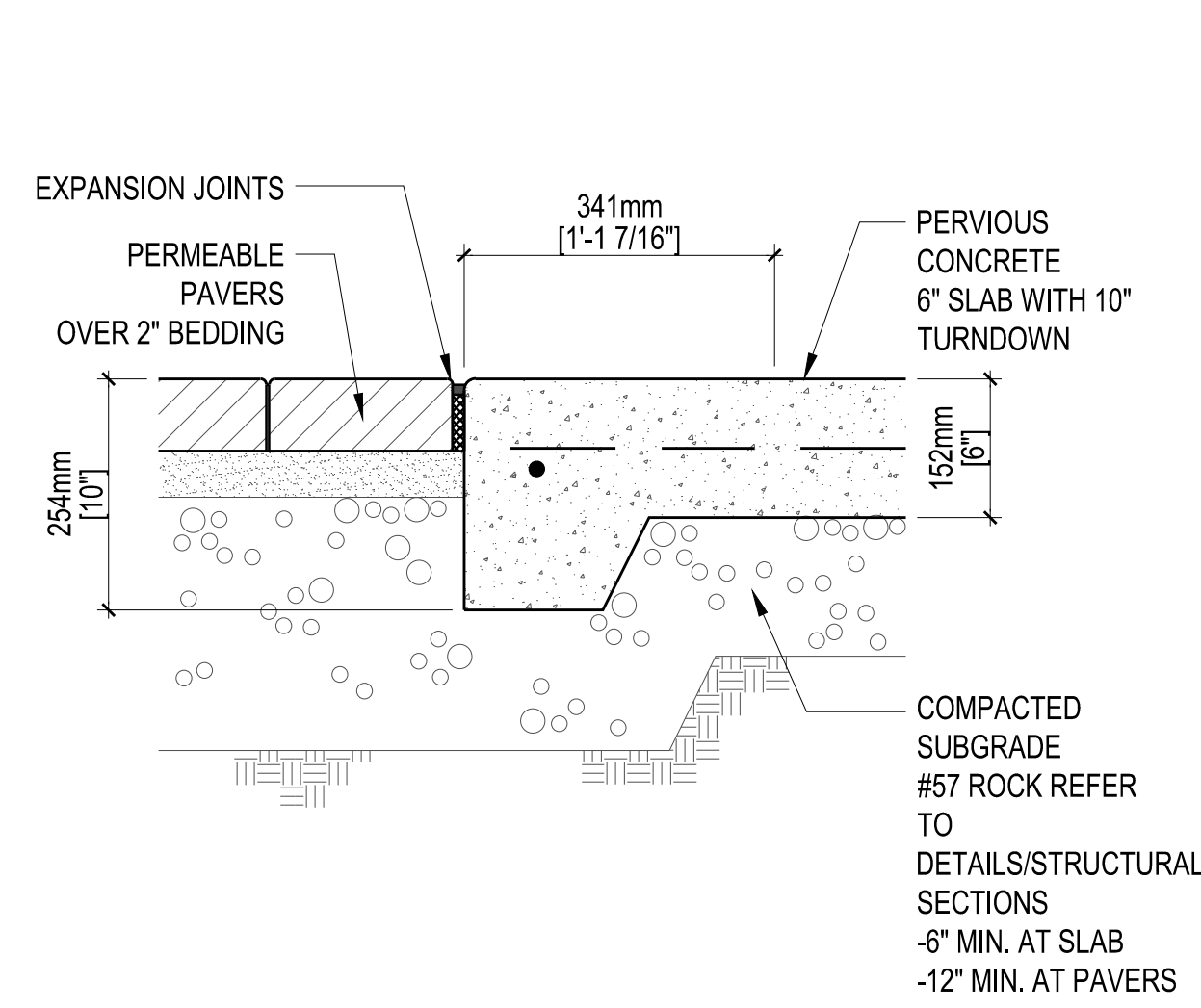
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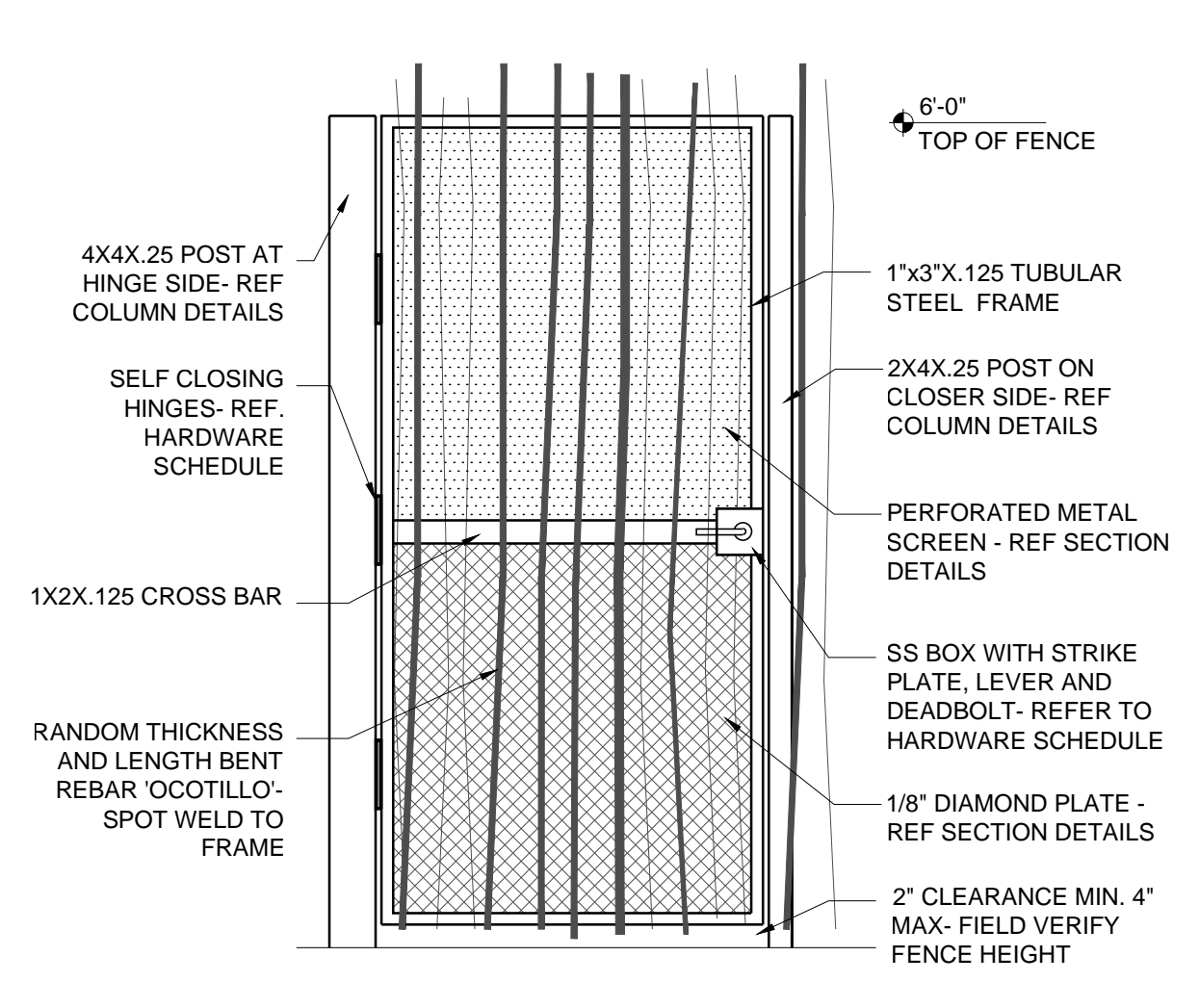
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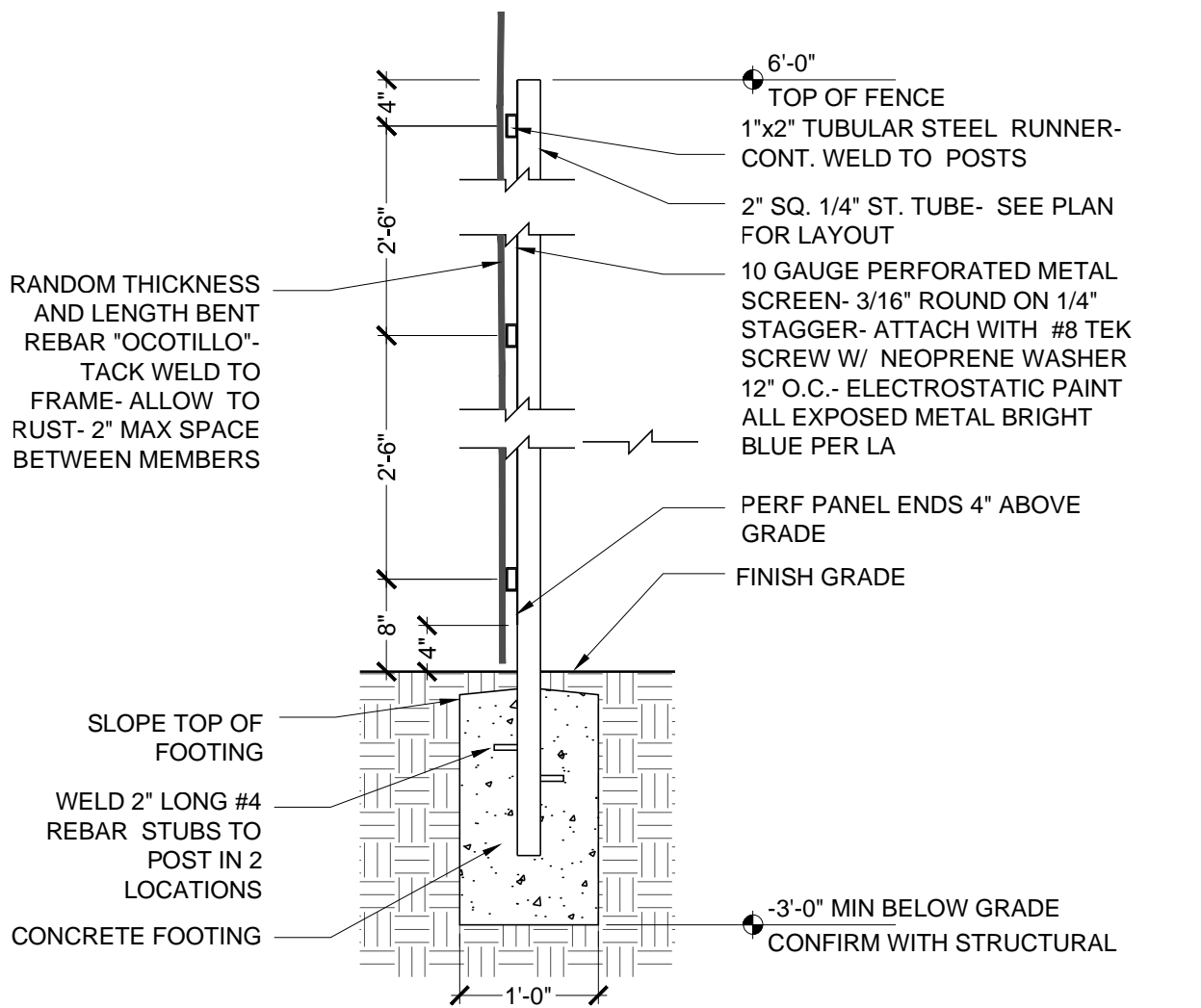
<p>STAMP</p> <p>EXPIRES 12/31/2015</p>	<p style="text-align: center;">PARK AVE HOUSING Campus Acquisitions</p> <p style="text-align: center;">161 N CLARK STREET, SUITE 4900 CHICAGO, IL 60601</p> <p style="text-align: center;">DEVELOPMENT PACKAGE HARDSCAPE DETAILS</p> <p>A PORTION OF LOT 8, LOTS 9, 12 AND 13 OF BLOCK 28 OF FELDMAN'S ADDITION BOOK 2, PAGE 35 OF MAPS AND PLATS, BEING A PORTION OF SECTION 7, TOWNSHIP 14 SOUTH, RANGE 14 EAST, GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA</p> <table border="1" style="width: 100%;"> <tr> <td>DESIGNED</td> <td>DRAWN</td> <td>CHECKED</td> <td>SHEET</td> </tr> <tr> <td>CW</td> <td>CW/ERB</td> <td>ERB</td> <td>L004</td> </tr> <tr> <td>DATE</td> <td>PROJECT NUMBER</td> <td>SCALE</td> <td></td> </tr> <tr> <td>04/09/14</td> <td>01-12018</td> <td>1" = 10'-0"</td> <td>19 OF 24</td> </tr> </table>	DESIGNED	DRAWN	CHECKED	SHEET	CW	CW/ERB	ERB	L004	DATE	PROJECT NUMBER	SCALE		04/09/14	01-12018	1" = 10'-0"	19 OF 24
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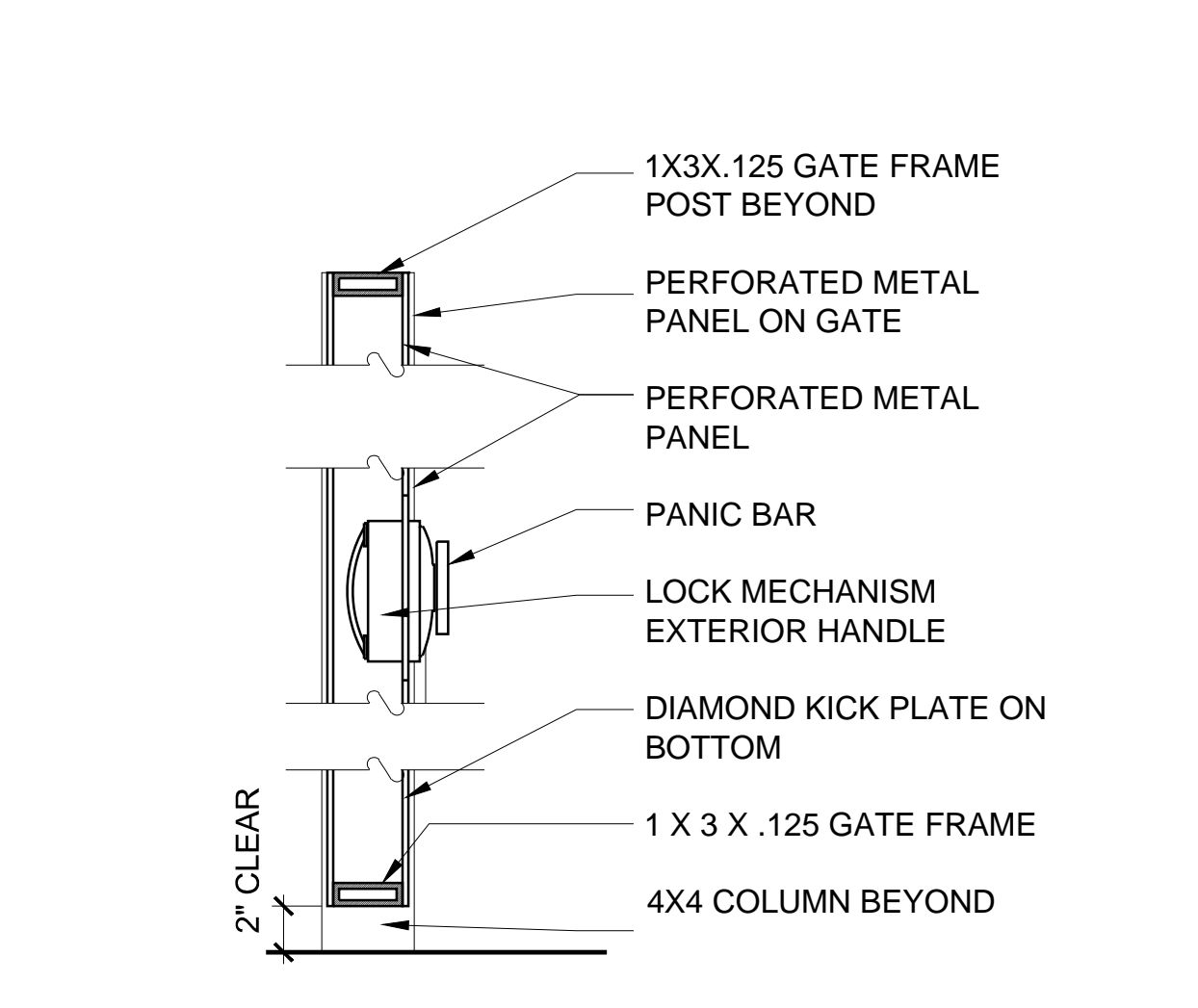
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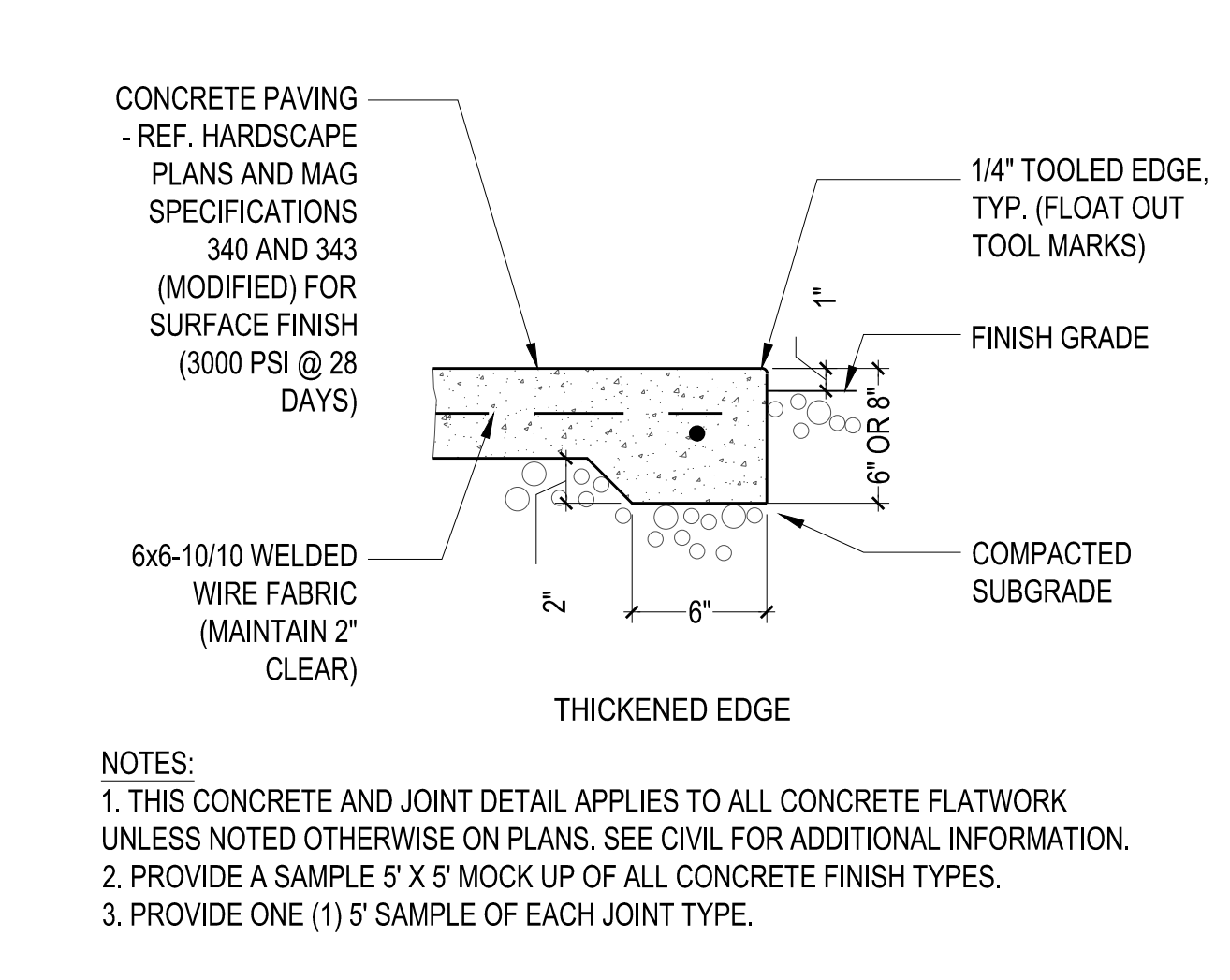
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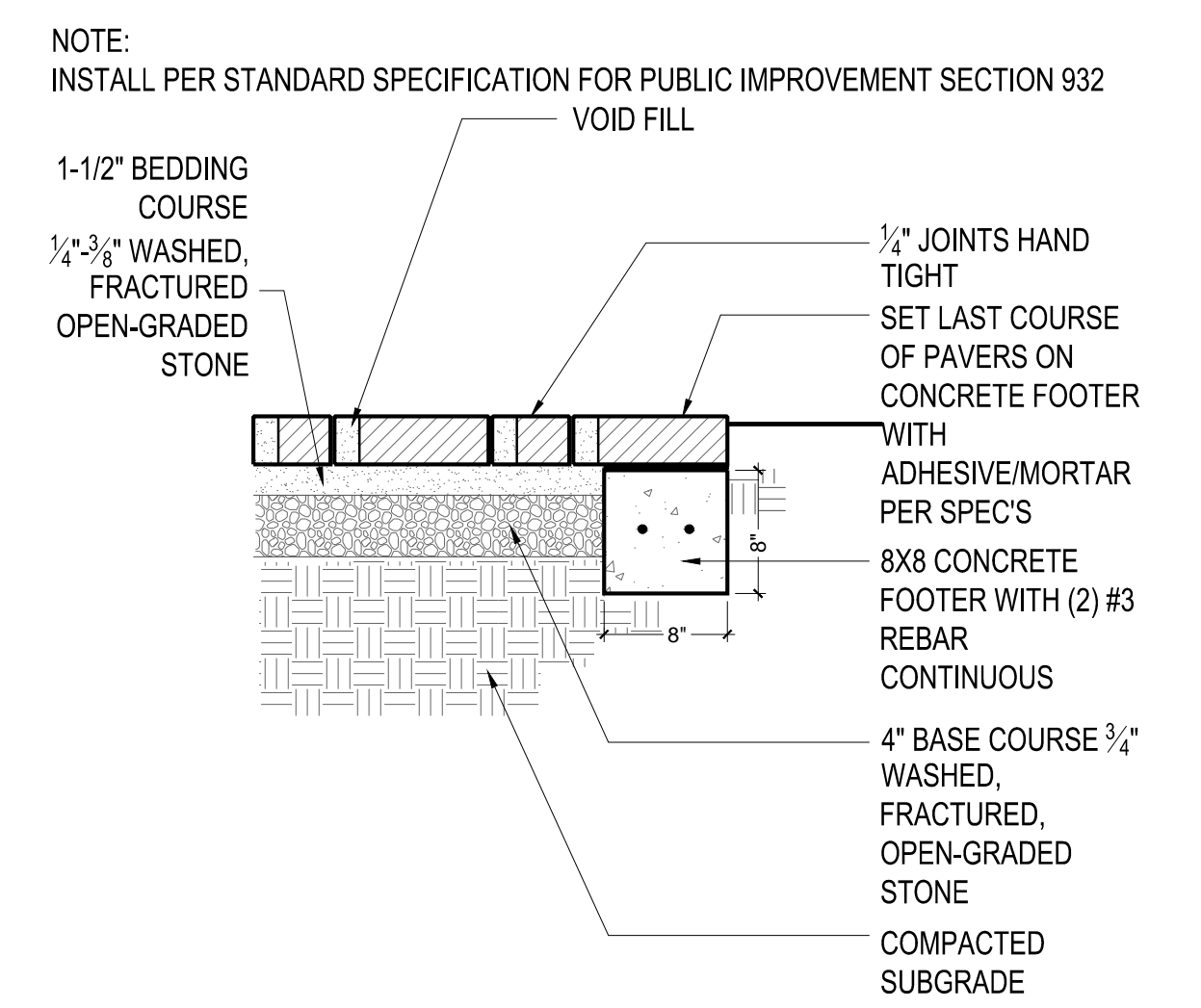
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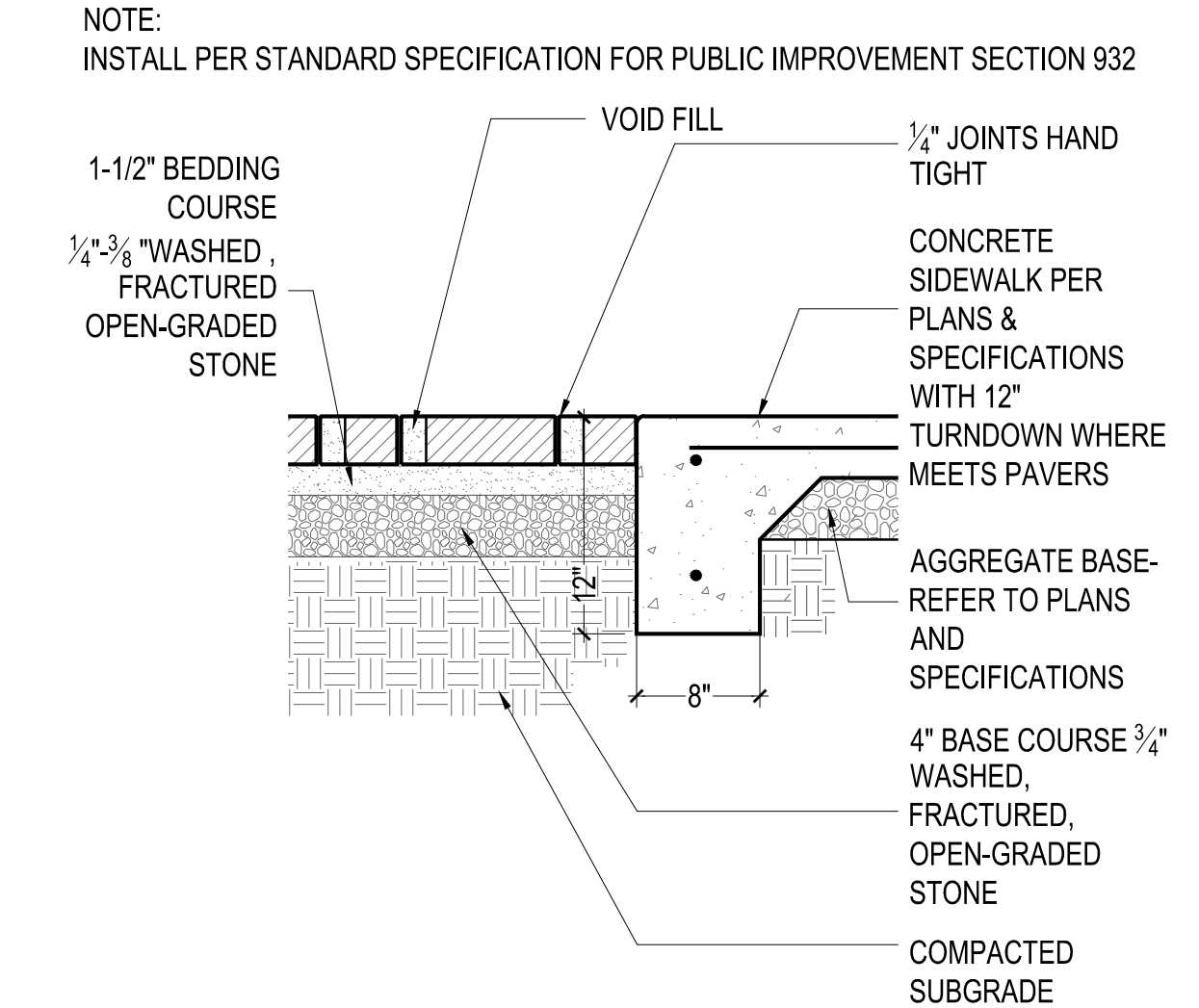
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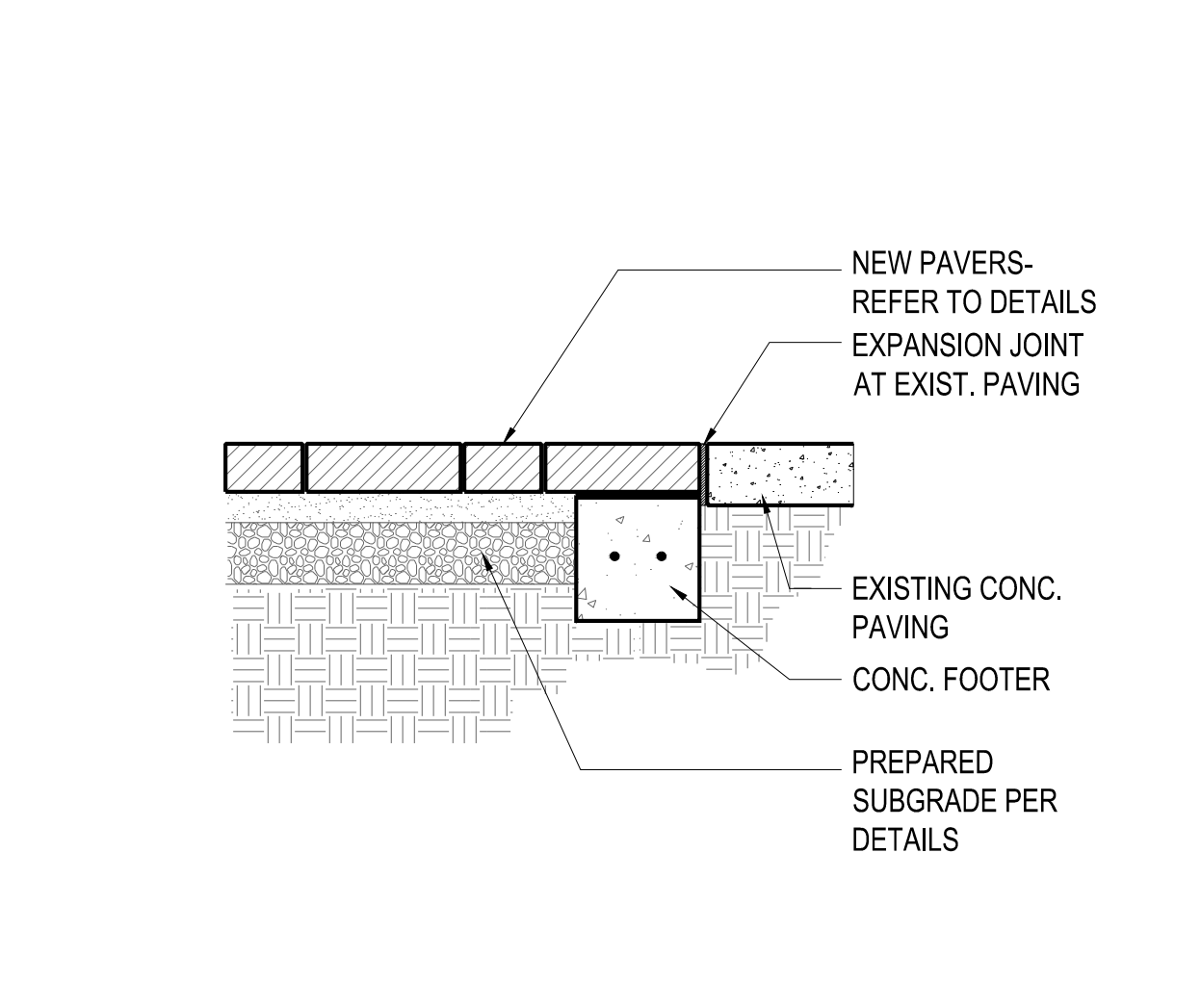
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042 NTS



6 PAVERS AT EDGE IN LANDSCAPE
042 NTS



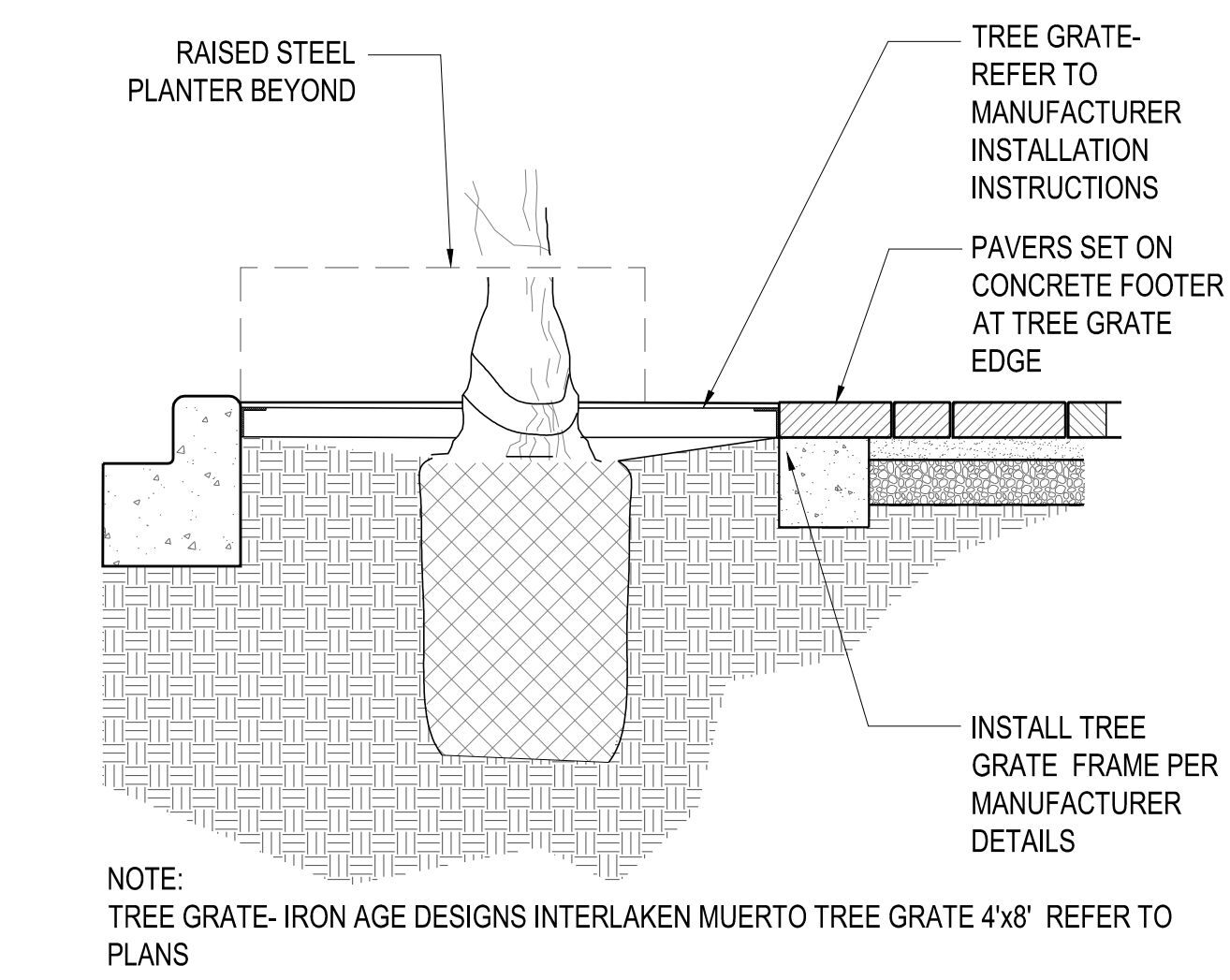
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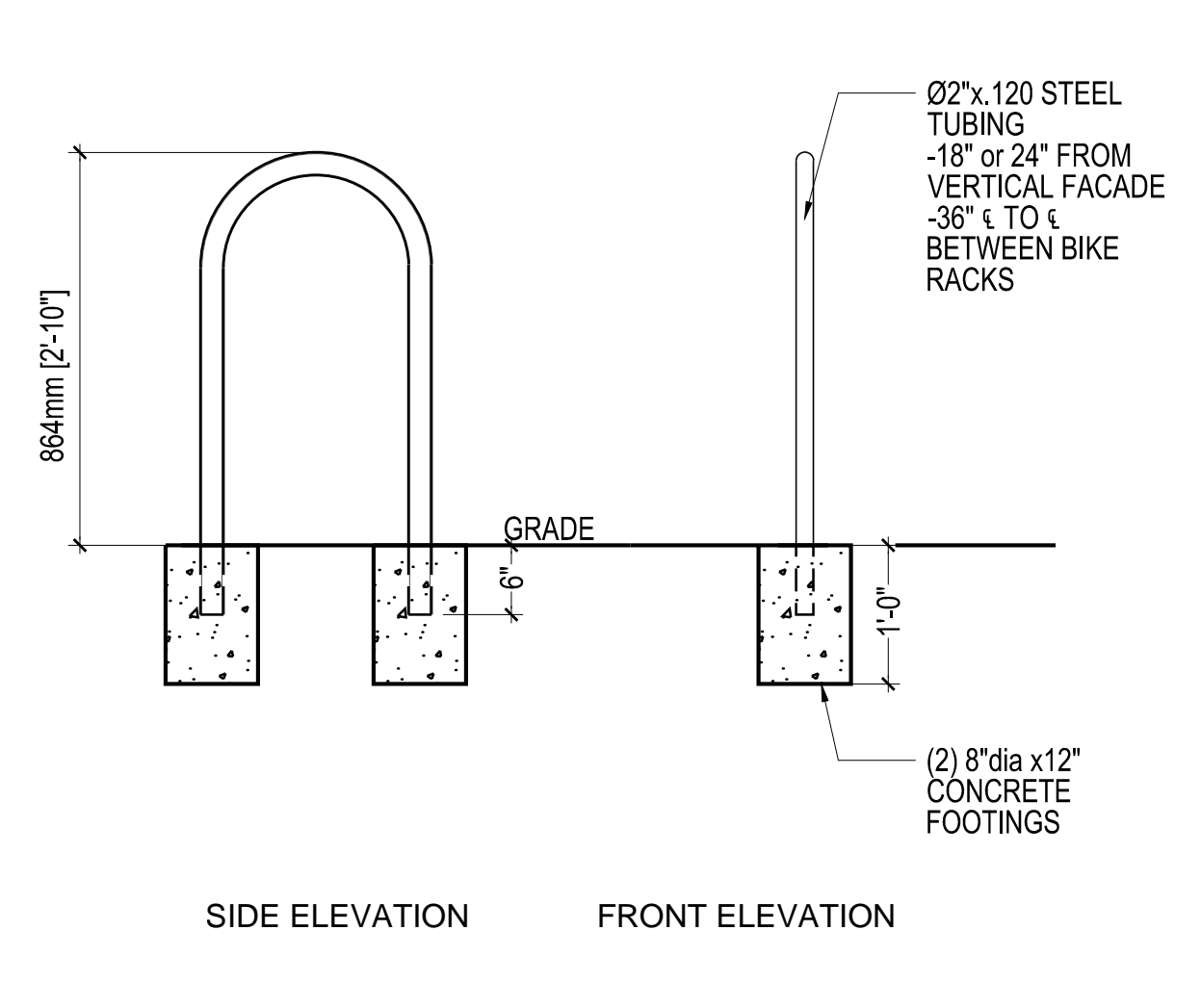
8 PAVER AT EXISTING PAVING
042 NTS



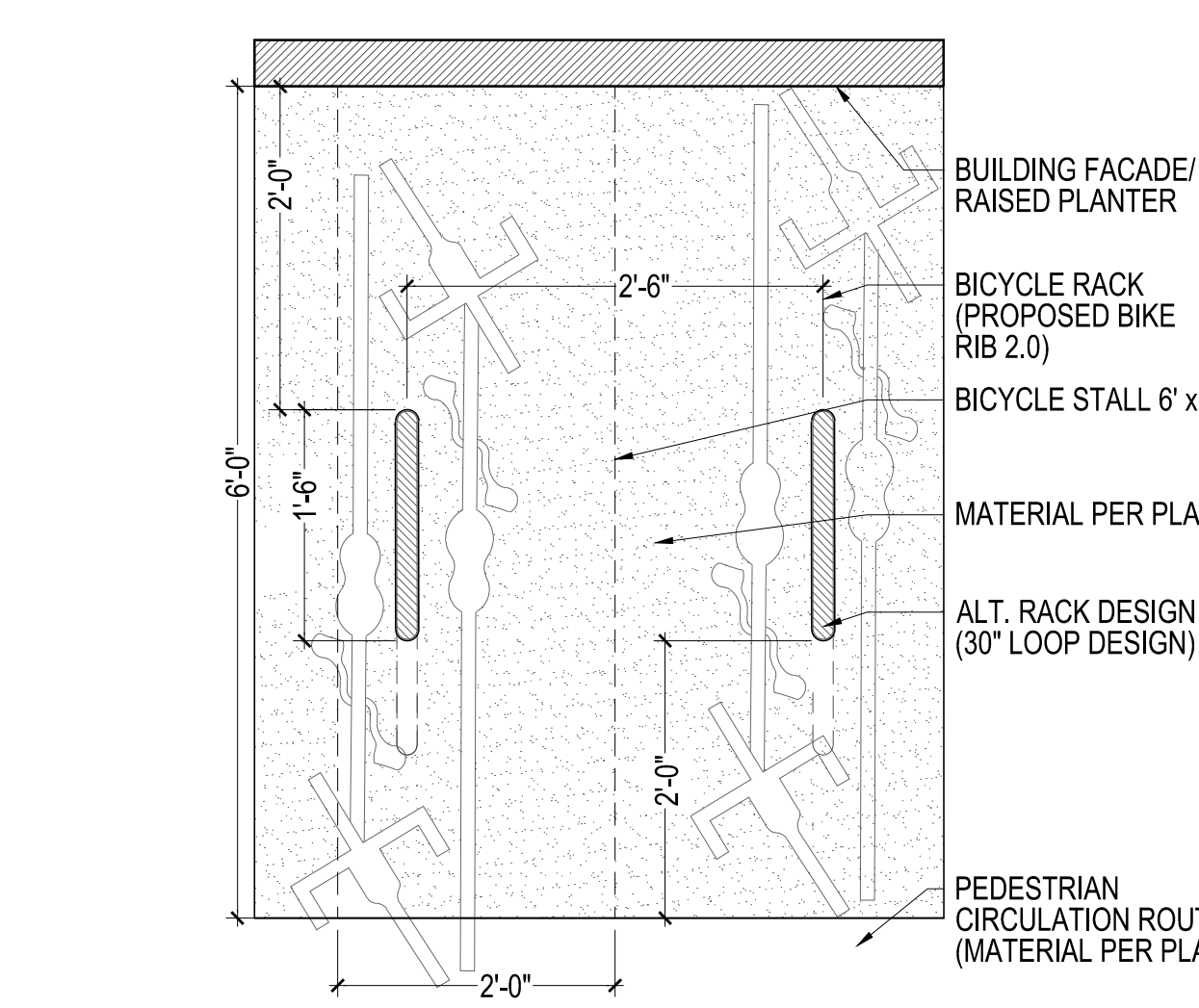
9 NOT USED
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10 TREE GRATE
042 NTS



11 BICYCLE RACK
042 NTS



12 BICYCLE RACK LAYOUT
042 NTS

DEVELOPMENT UNDER MAIN GATE ZONING DISTRICT OPTION
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LANDSCAPE ARCHITECT

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CIVIL ENGINEER

DEVELOPMENT PACKAGE
PDS APPROVAL

Site/Dev Plan SCZ
 Tentative Plat FRZ
 Grading HDZ
 SWPPP WASH
 FUP Other

DVPKG MGR _____ Date _____
Zoning _____ Date _____
Engineering _____ Date _____
H/C Site _____ Date _____
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Landscape _____ Date _____
PLME _____ Date _____
Revision # _____ per letter in SIRE

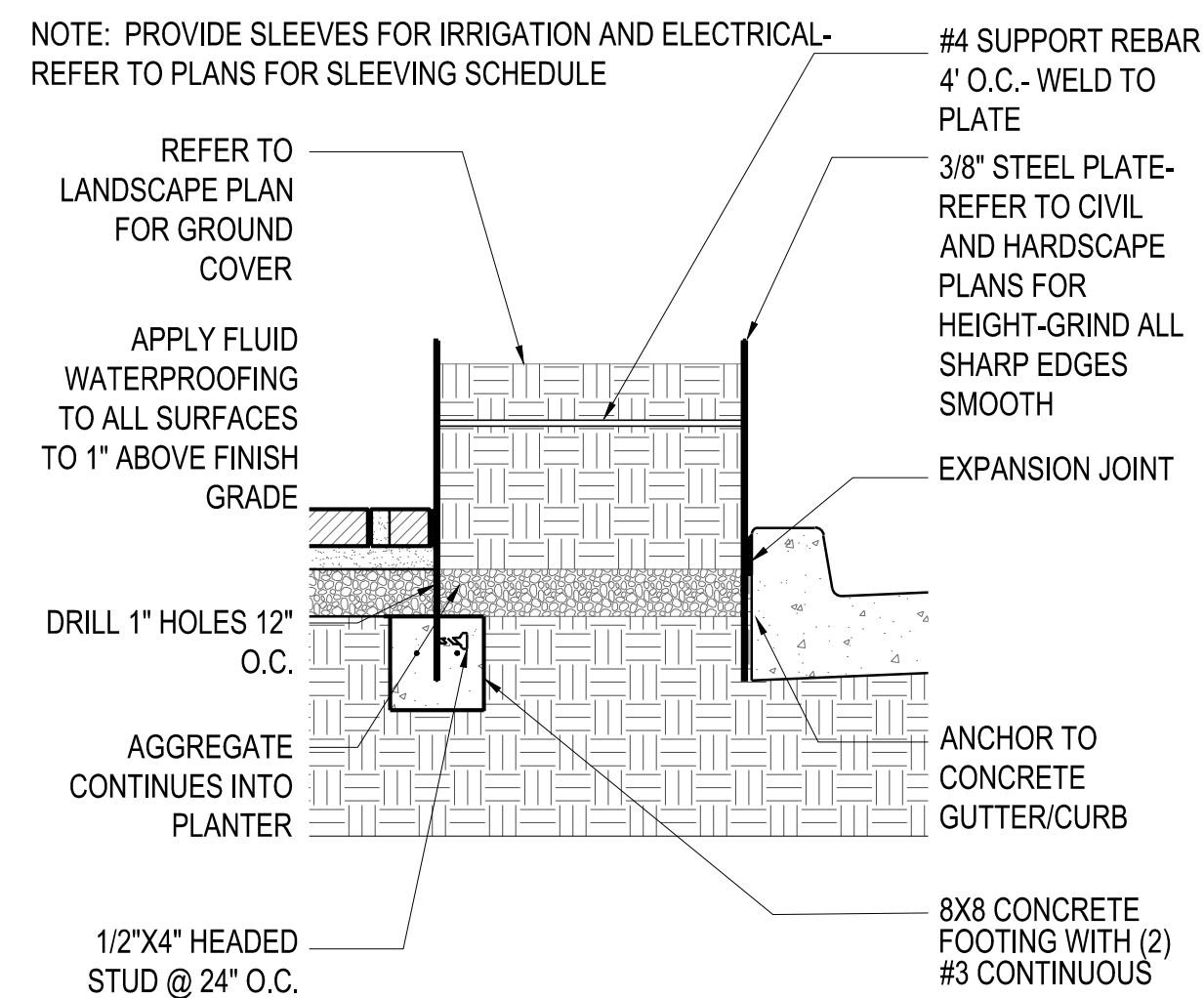
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CHRISTOPHER R. WINTERS
35541
4/14
Expires 12/31/2015

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Campus Acquisitions
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CHICAGO, IL 60601

DEVELOPMENT PACKAGE
HARDSCAPE DETAILS

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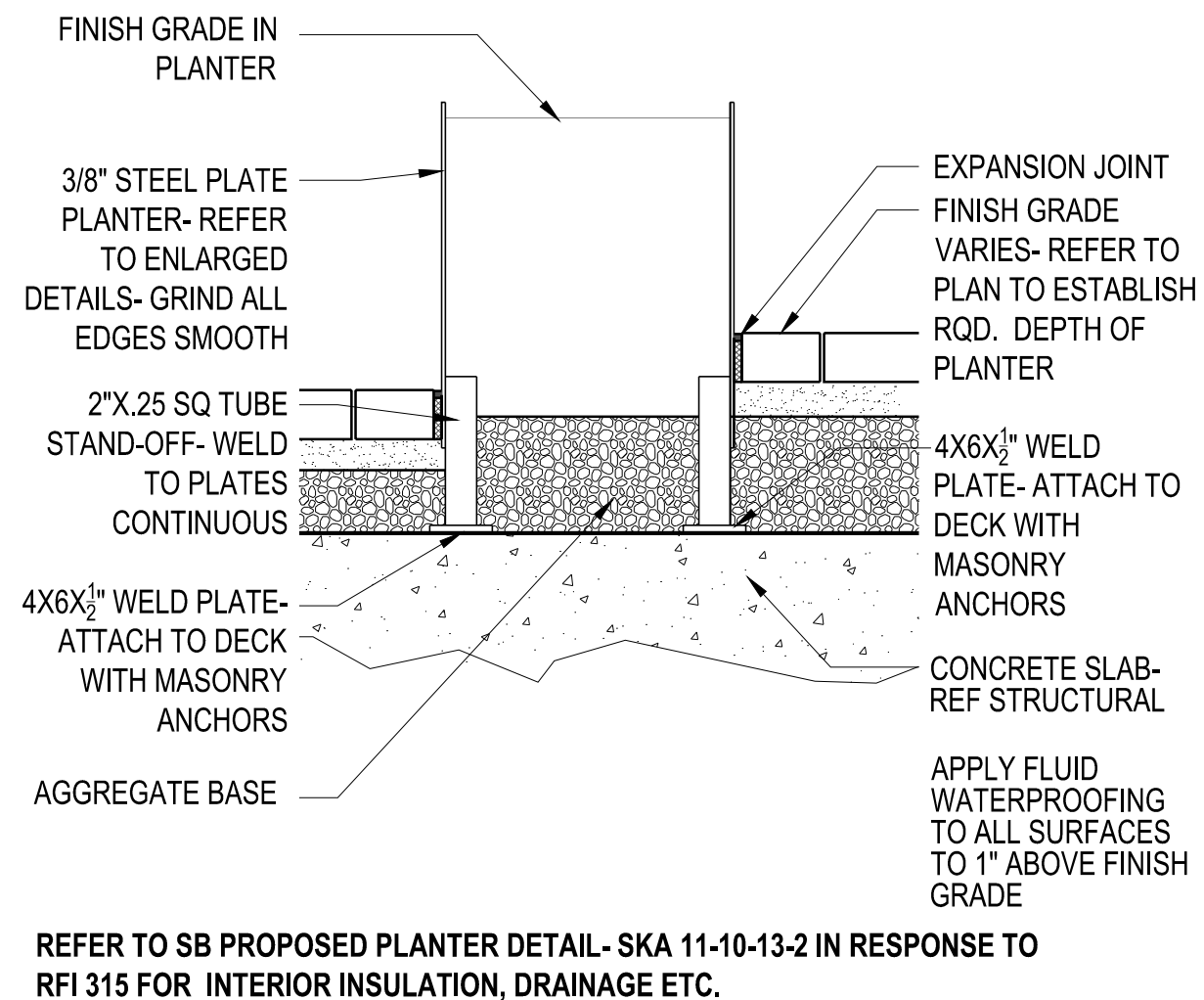
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DATE	04/09/14	PROJECT NUMBER	01-12018	SCALE	1" = 10'-0"	20 OF 24	



1 STEEL PLANTER AT CURB

042

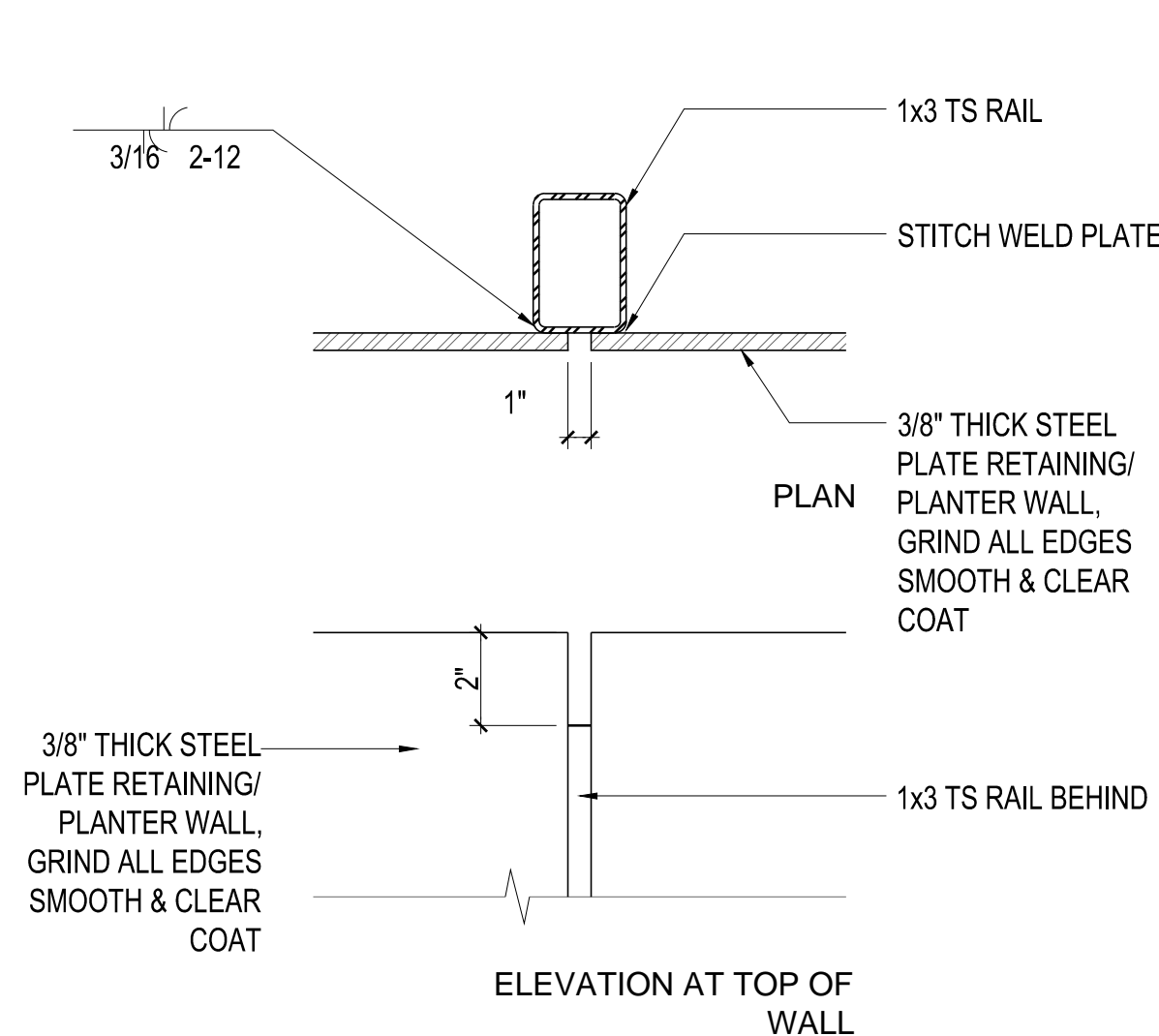
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2 STEEL PLANTER ON DECK

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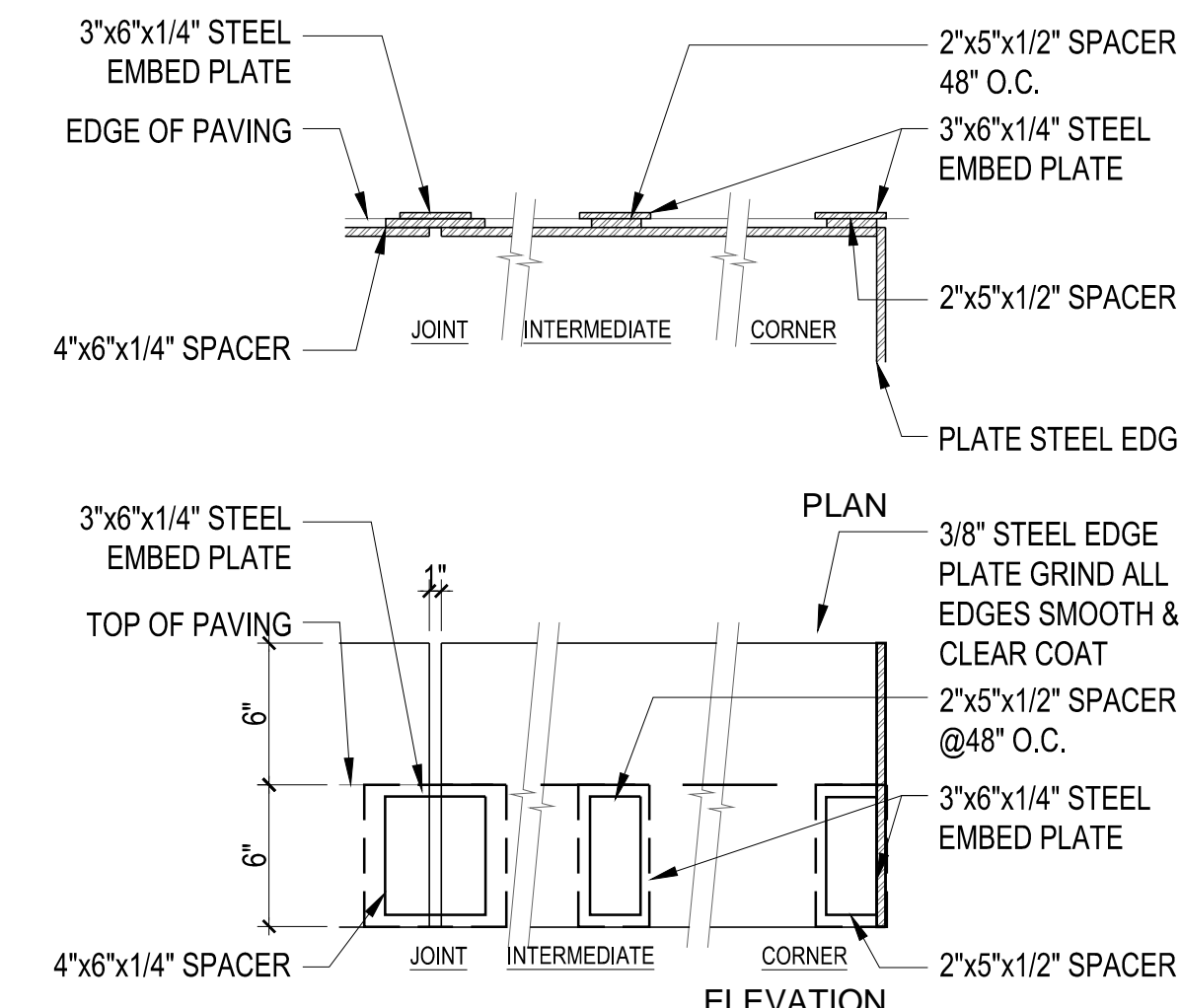
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3 STEEL PLANTER WALL JOINT

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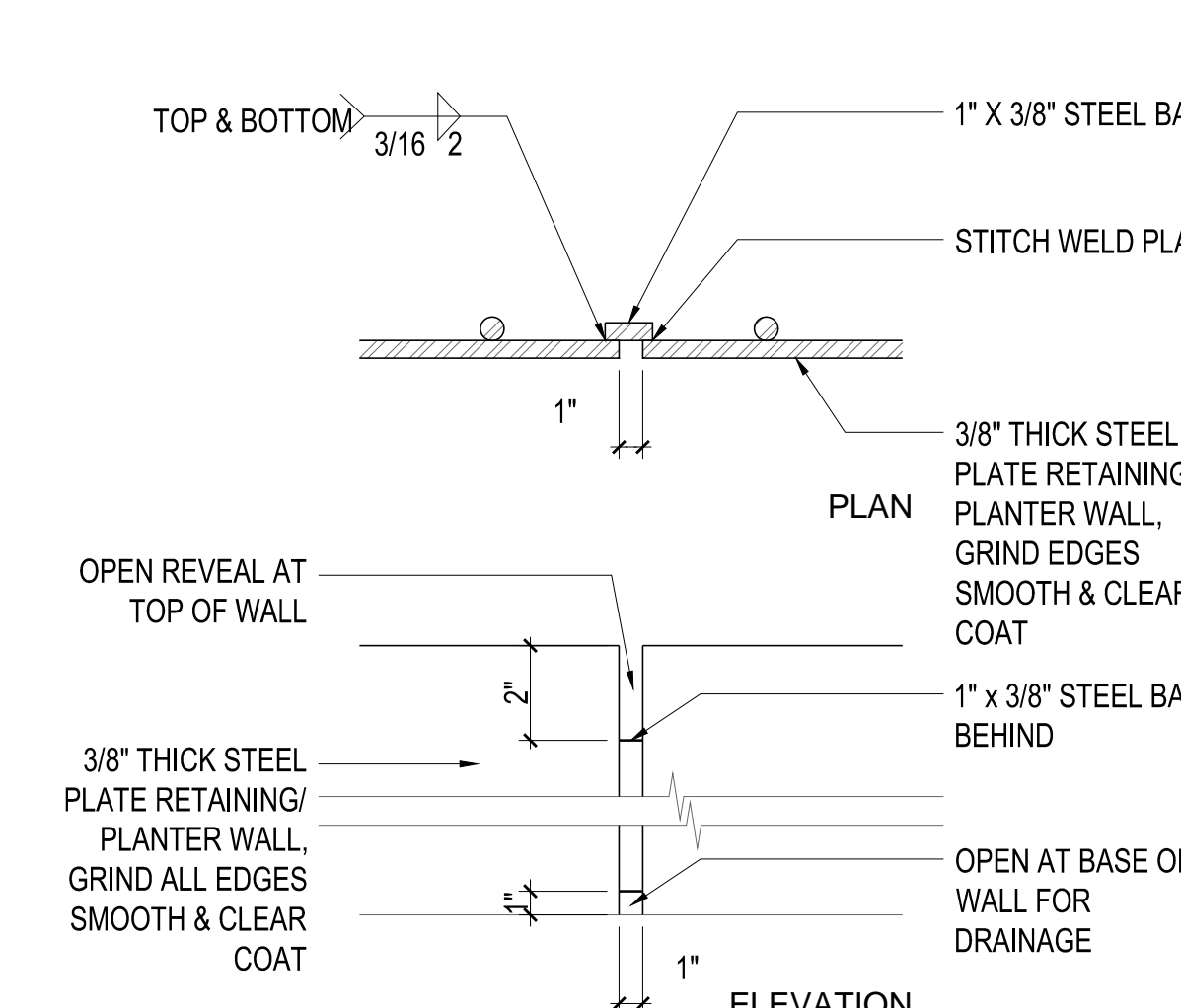
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4 STEEL EDGE JOINTS

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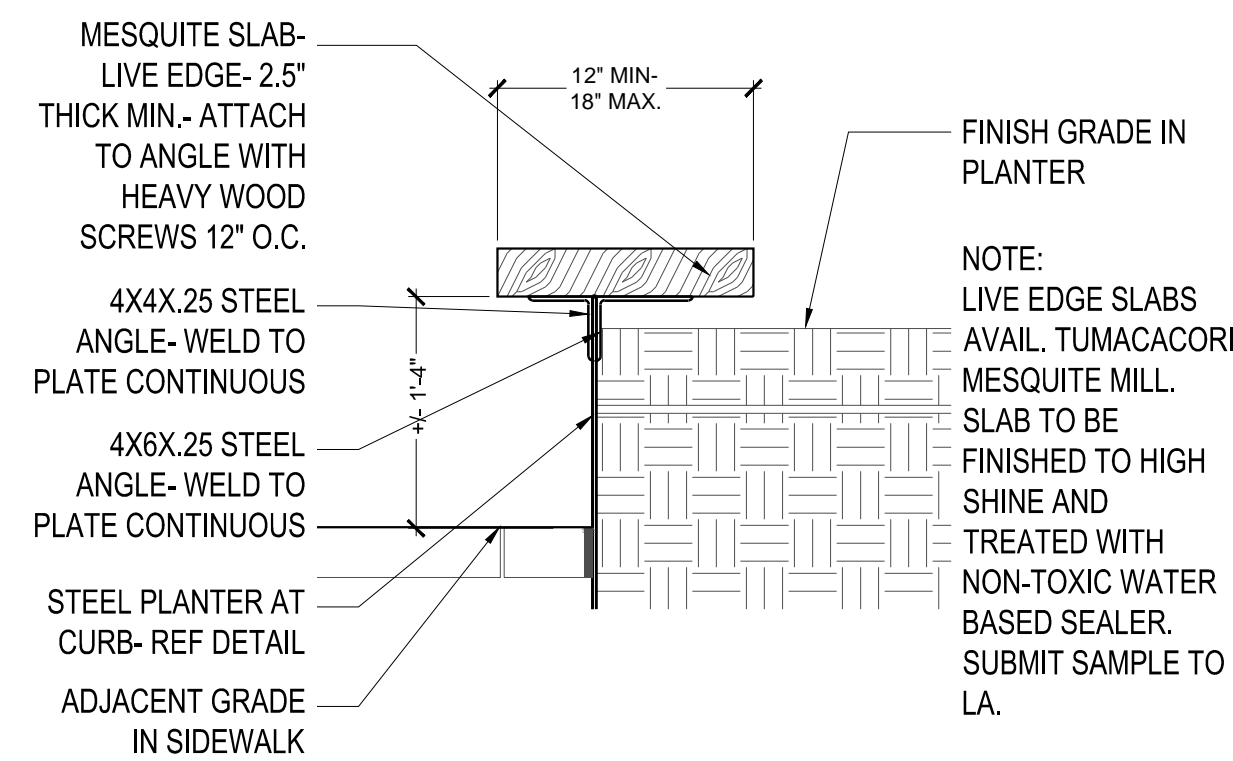
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5 STEEL EDGING JOINT

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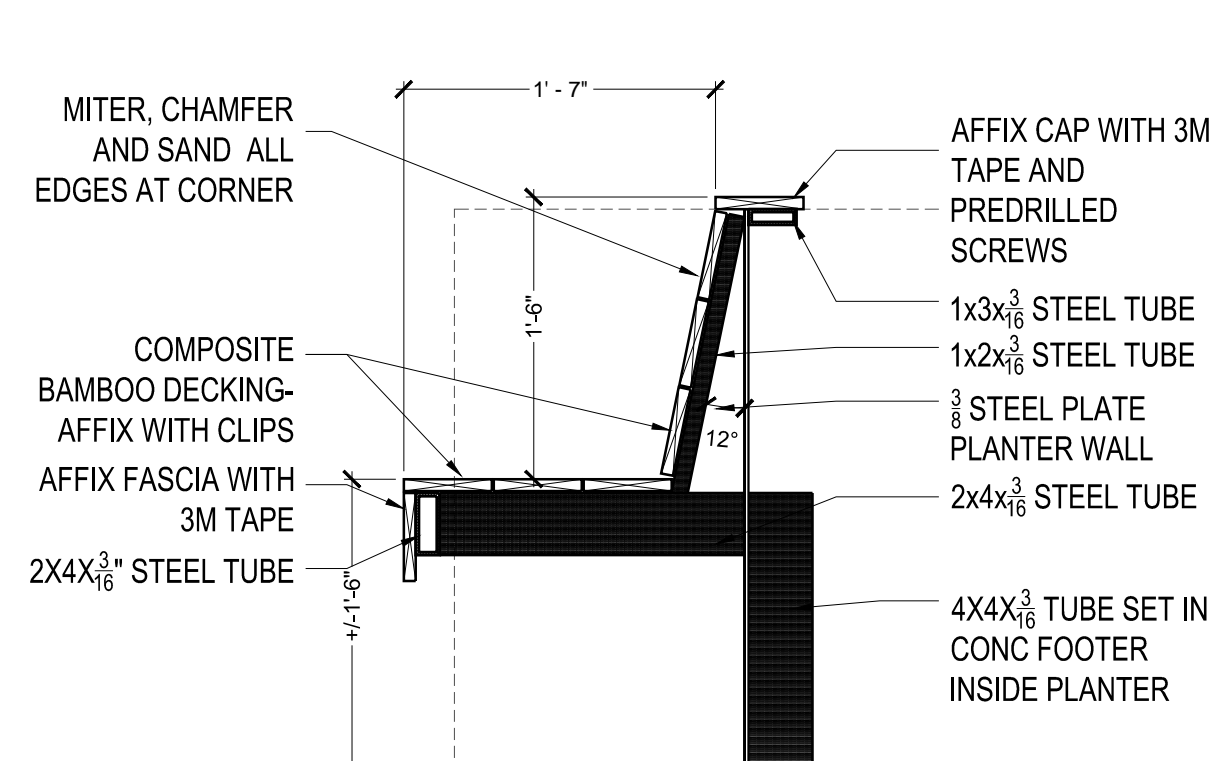
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6 BENCH SLAB ON STEEL

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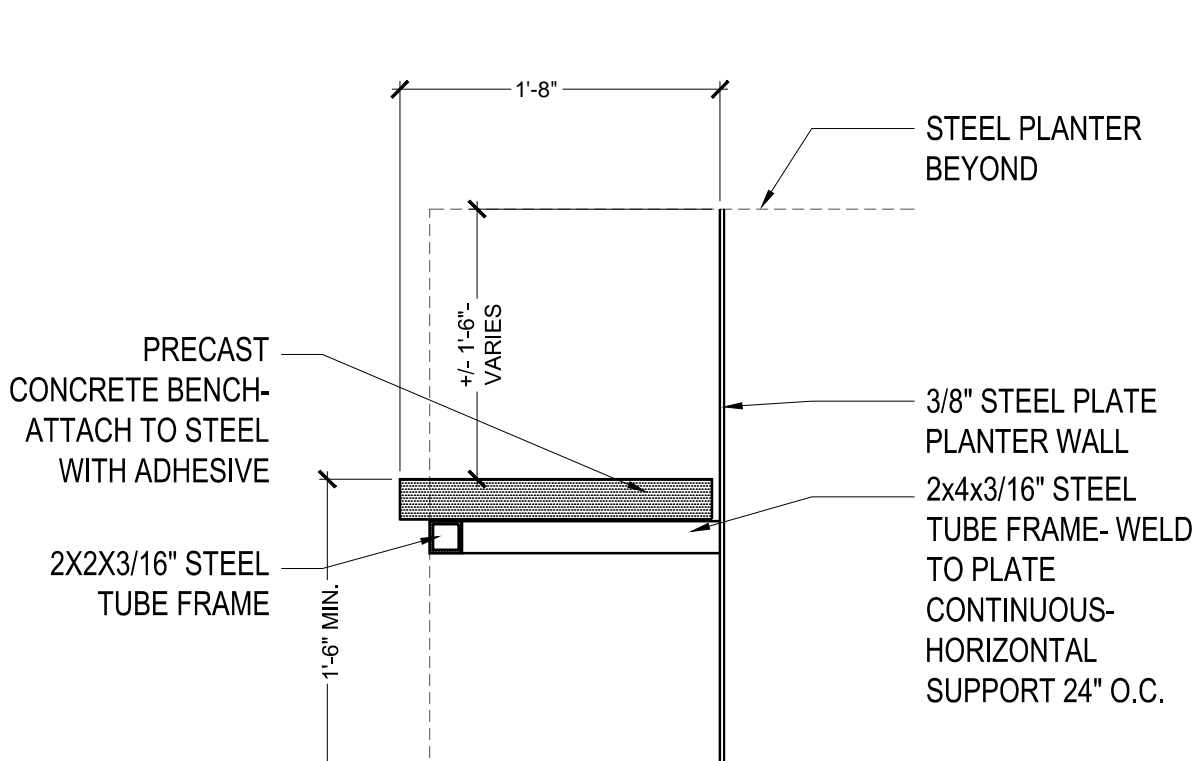
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7 BAMBOO BENCH SLAB ON STEEL

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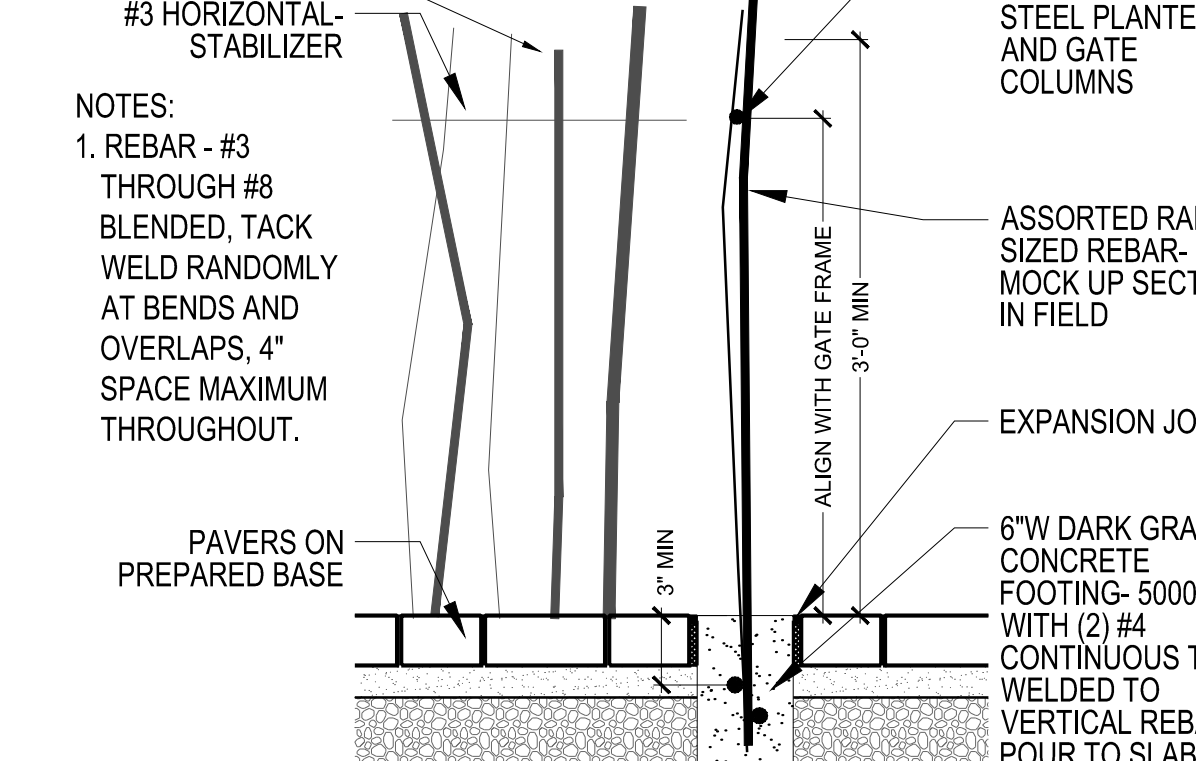
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8 PRECAST CONC. ON STEEL

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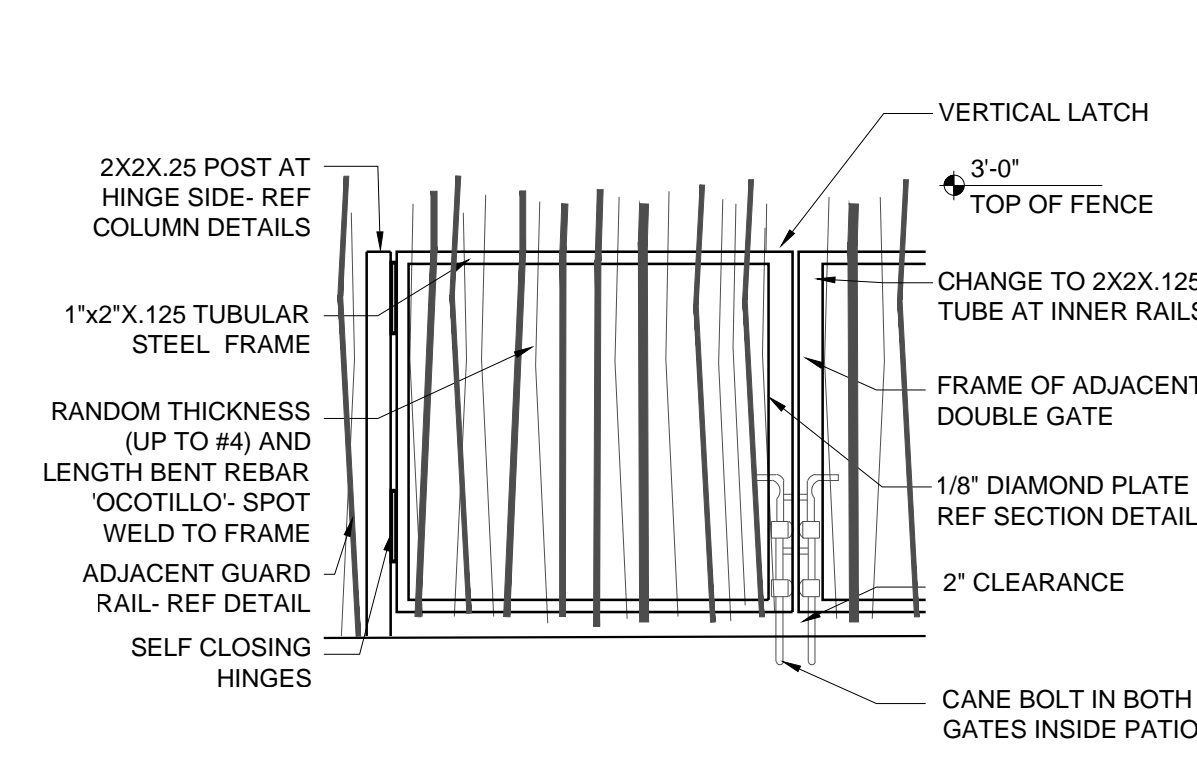
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9 REBAR OCOTILLO GUARD RAIL

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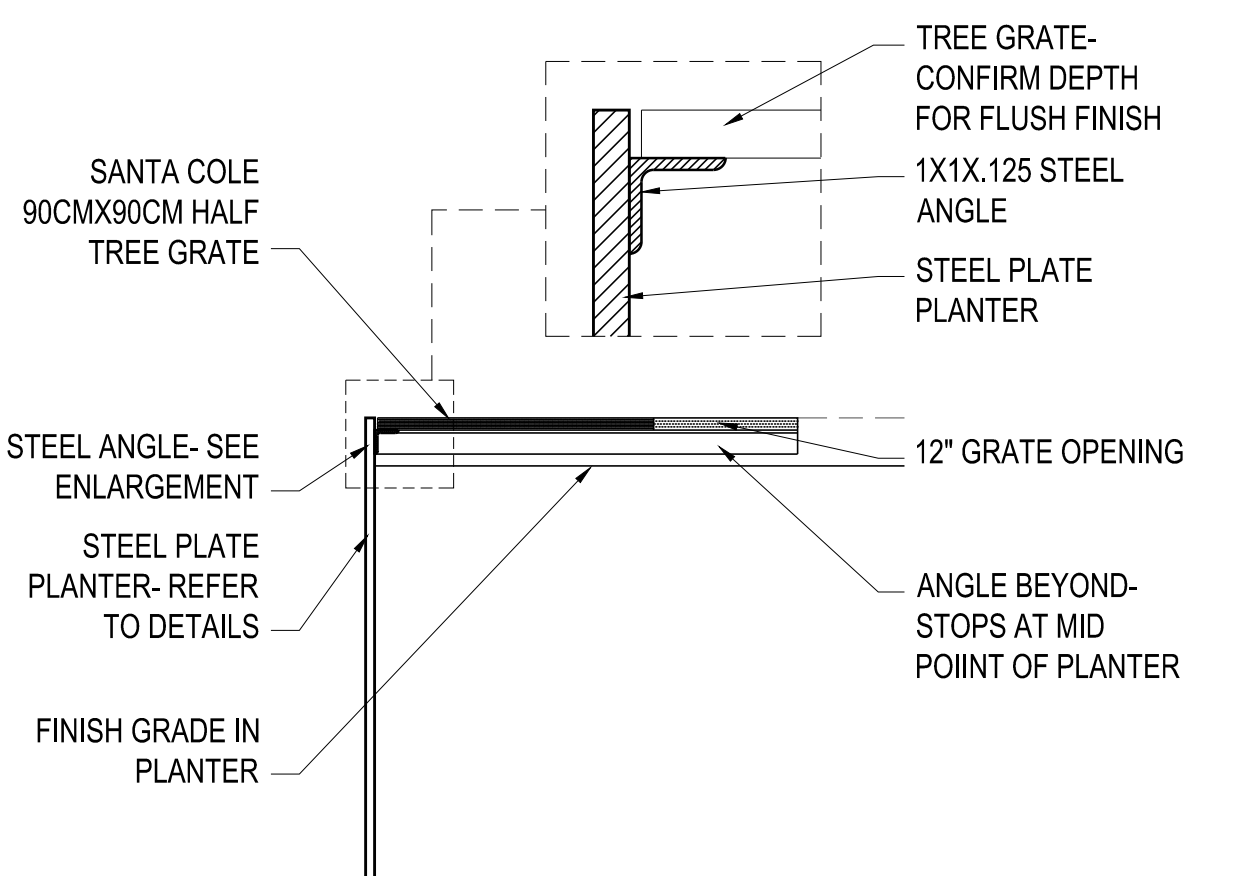
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10 REBAR OCOTILLO GATE

042

NTS



11 TREE GRATE IN RAISED PLANTER

042

NTS

DEVELOPMENT UNDER MAIN GATE ZONING DISTRICT OPTION

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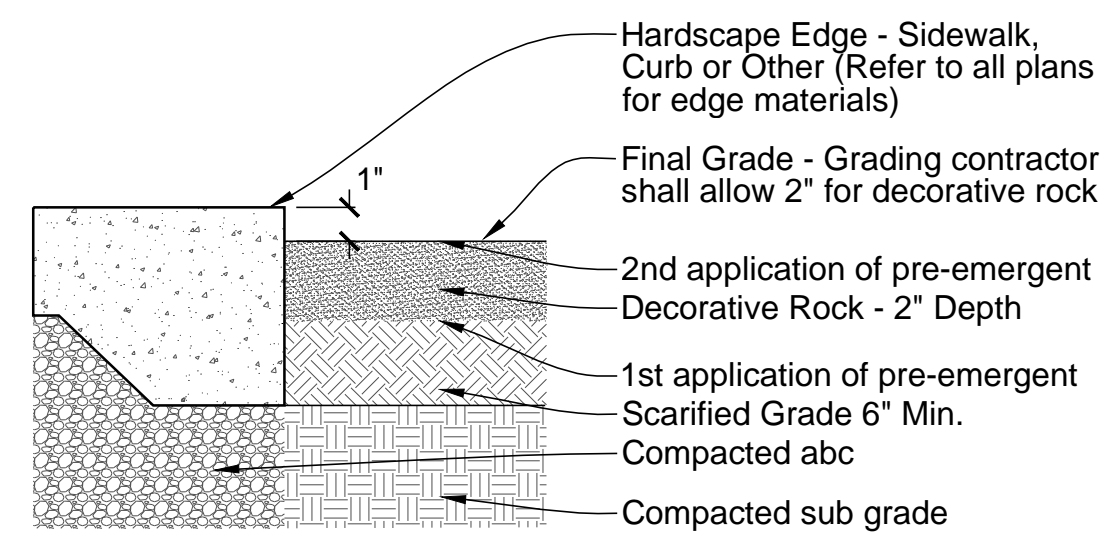
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CITY OF TUCSON	DEVELOPMENT PACKAGE PSD APPROVAL	
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Zoning	Date	
Engineering	Date	
H/C Site	Date	
Fire	Date	
Landscape	Date	
PL/ME	Date	
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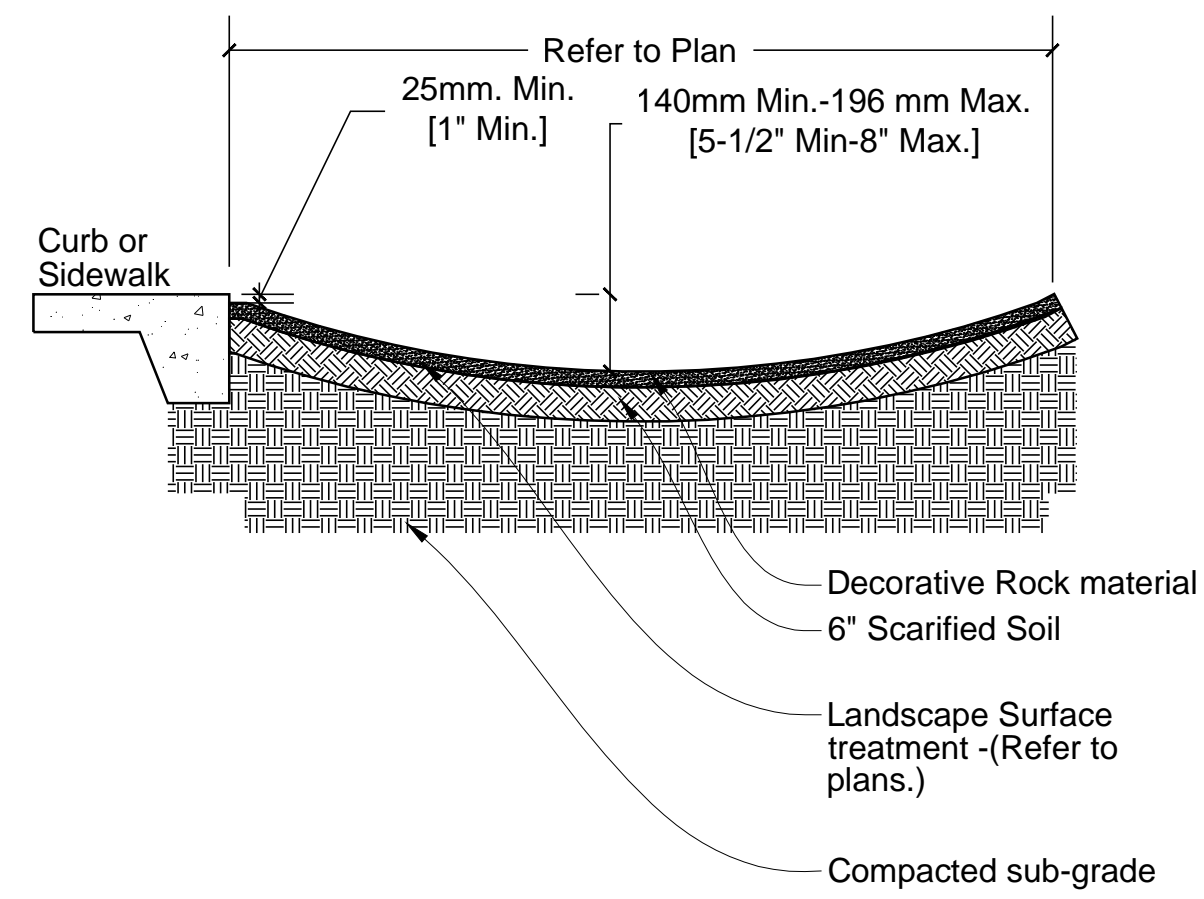
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EXPIRES 12/31/2015

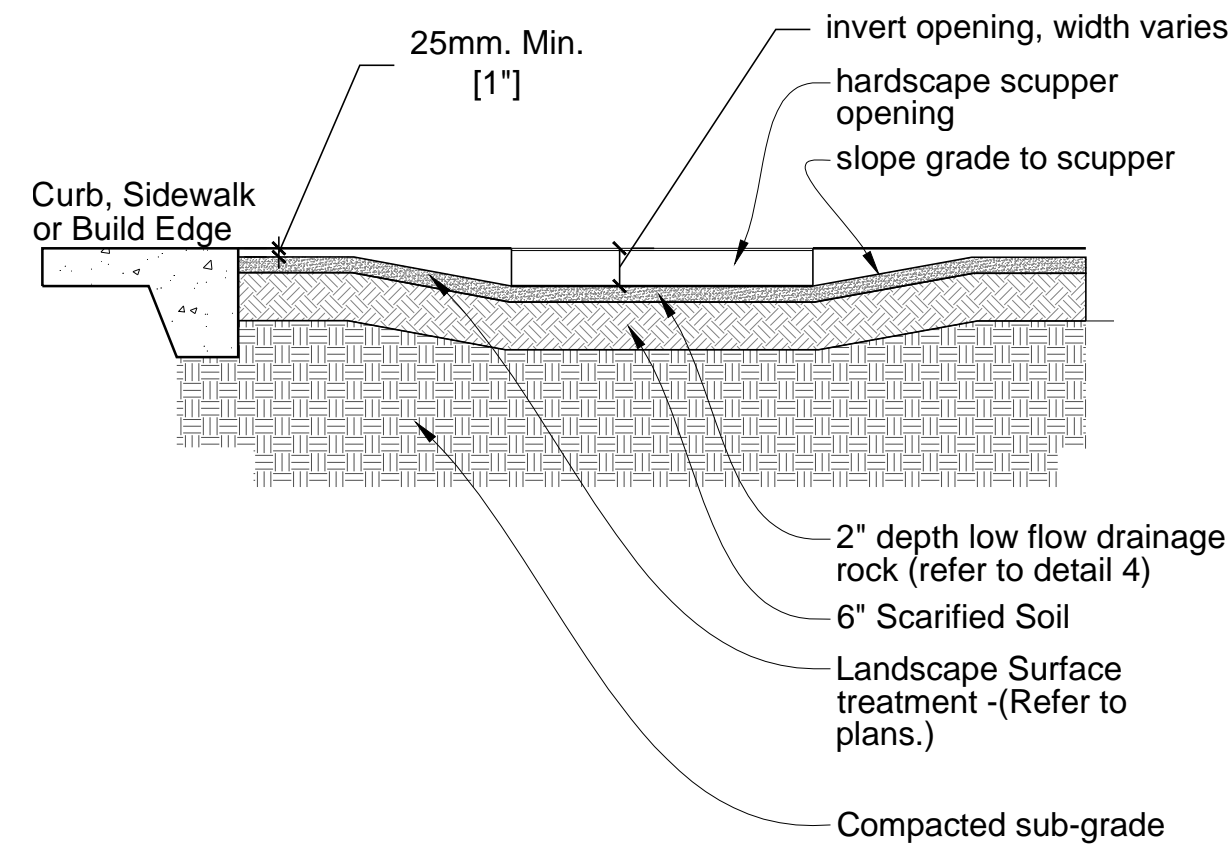
PARK AVE HOUSING Campus Acquisitions 161 N CLARK STREET, SUITE 4900 CHICAGO, IL 60601			
DEVELOPMENT PACKAGE HARDSCAPE DETAILS			
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DESIGNED	DRAWN	CHECKED	SHEET
CW	CW/ERB	ERB	L006
DATE	PROJECT NUMBER	SCALE	
04/09/14	01-12018	1" = 10'-0"	21 OF 24



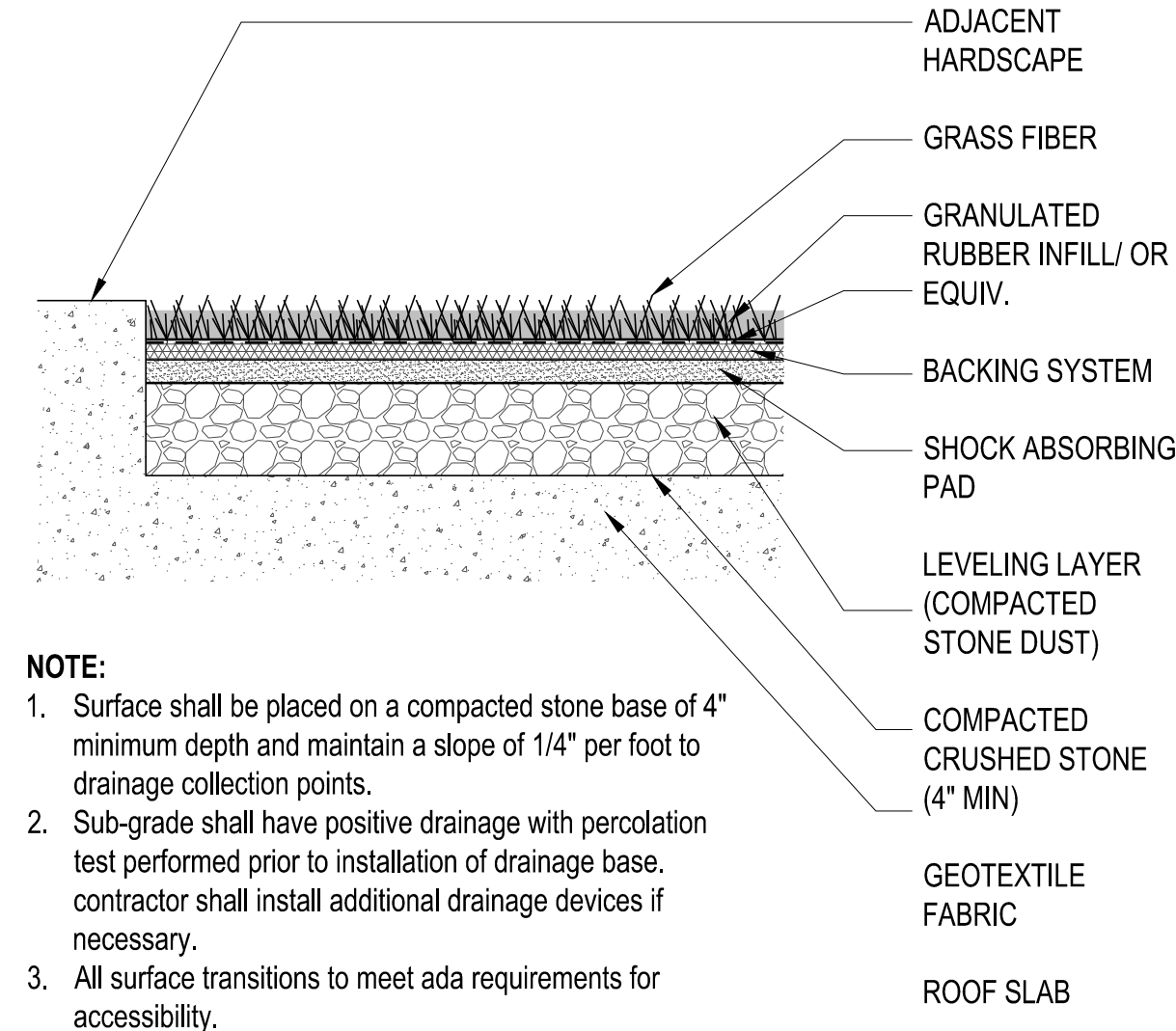
1 DECORATIVE ROCK AND EDGE TREATMENT
008 NTS



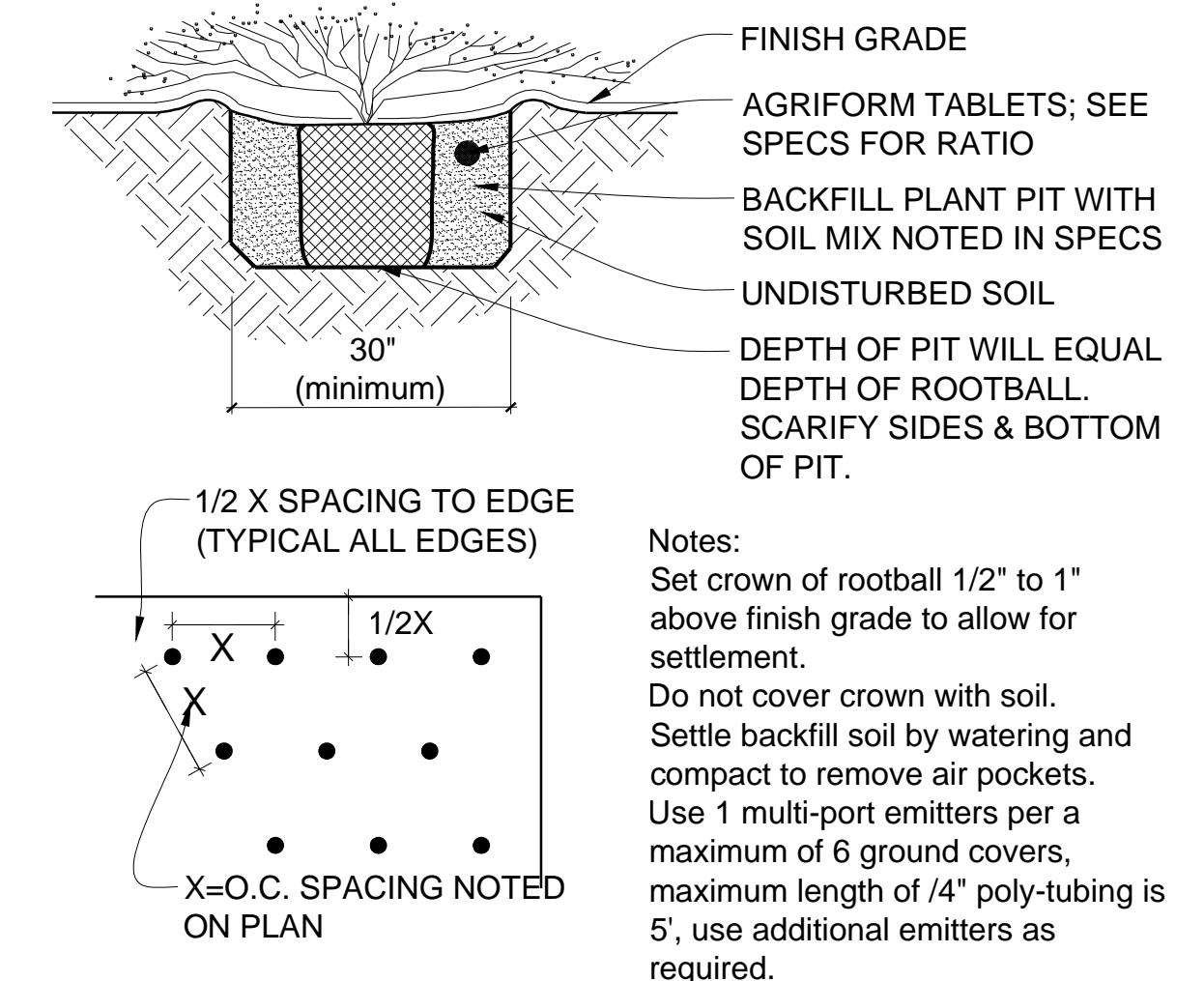
2 LOW FLOW SWALE - WATER COLLECTION
012 NTS



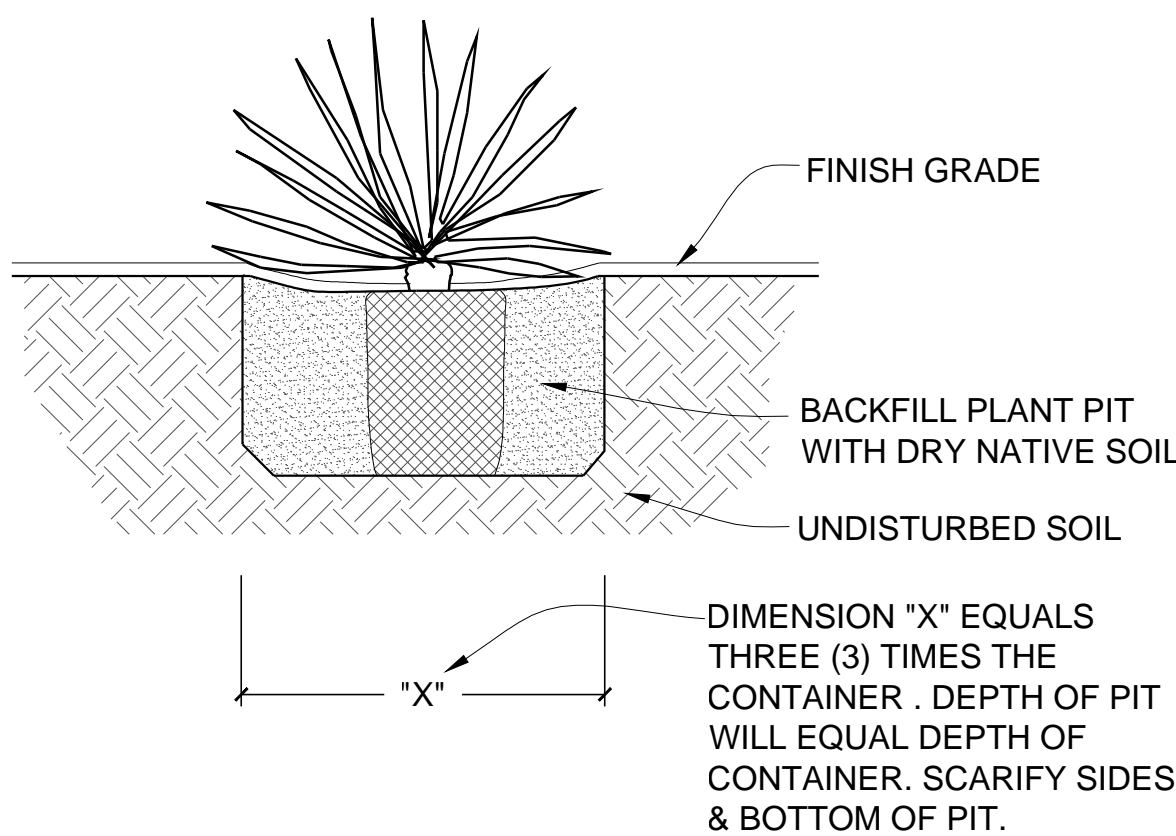
3 LOW FLOW SWALE - GRADING AT SCUPPER
012 NTS



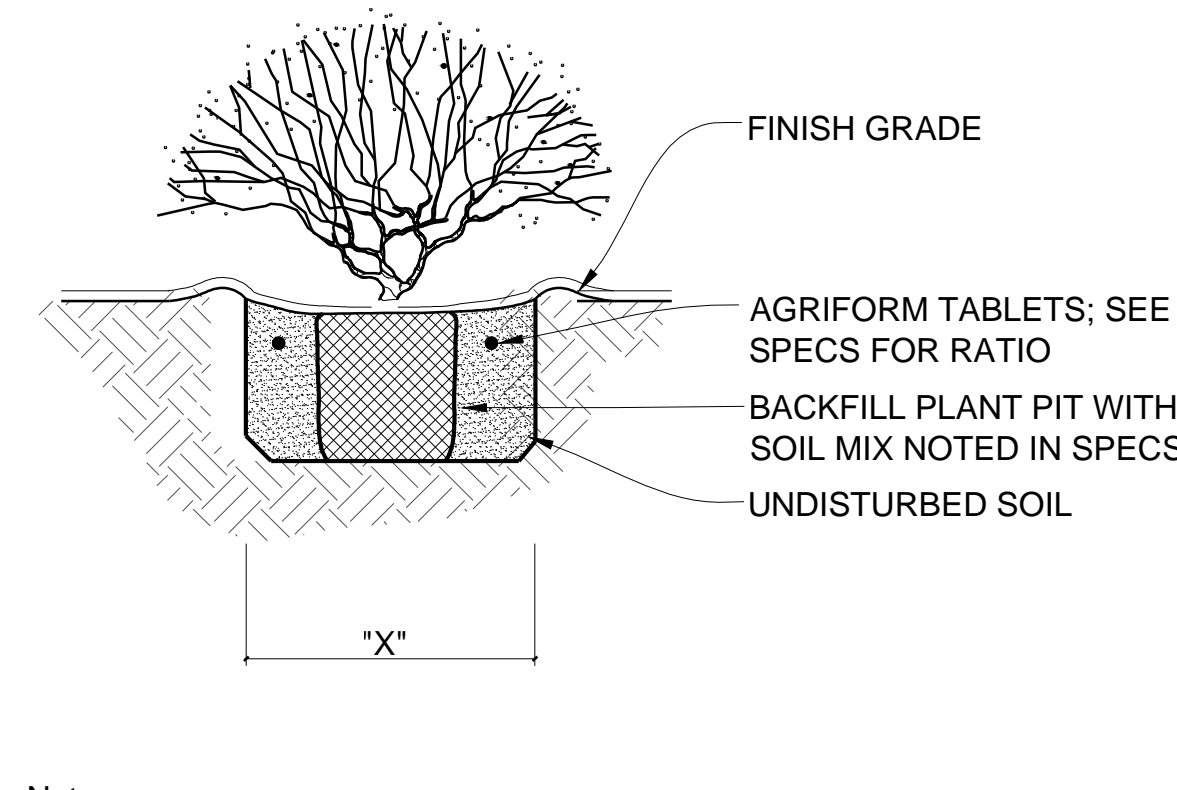
4 ARTIFICIAL TURF ON DECK
042 NTS



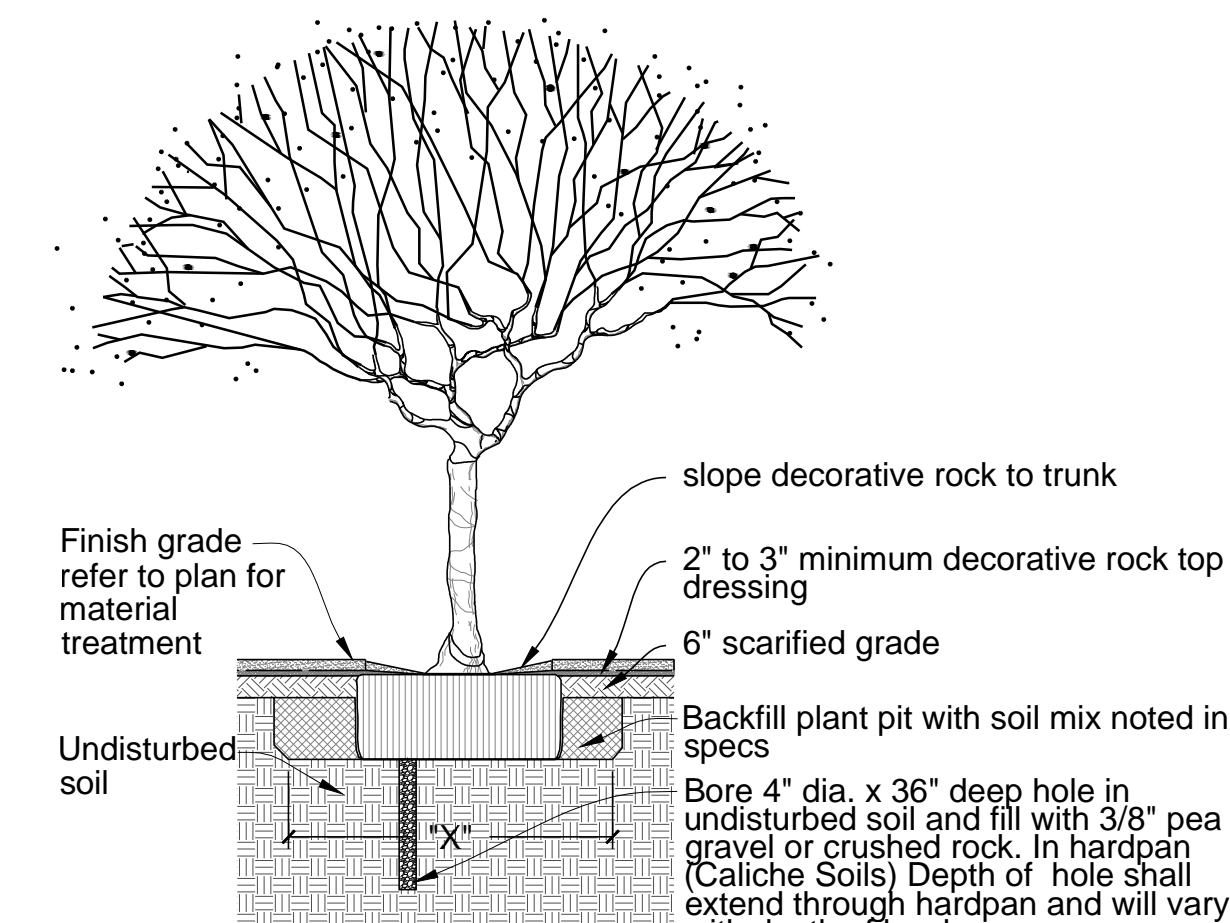
5 GROUNDCOVER PLANTING
012 NTS



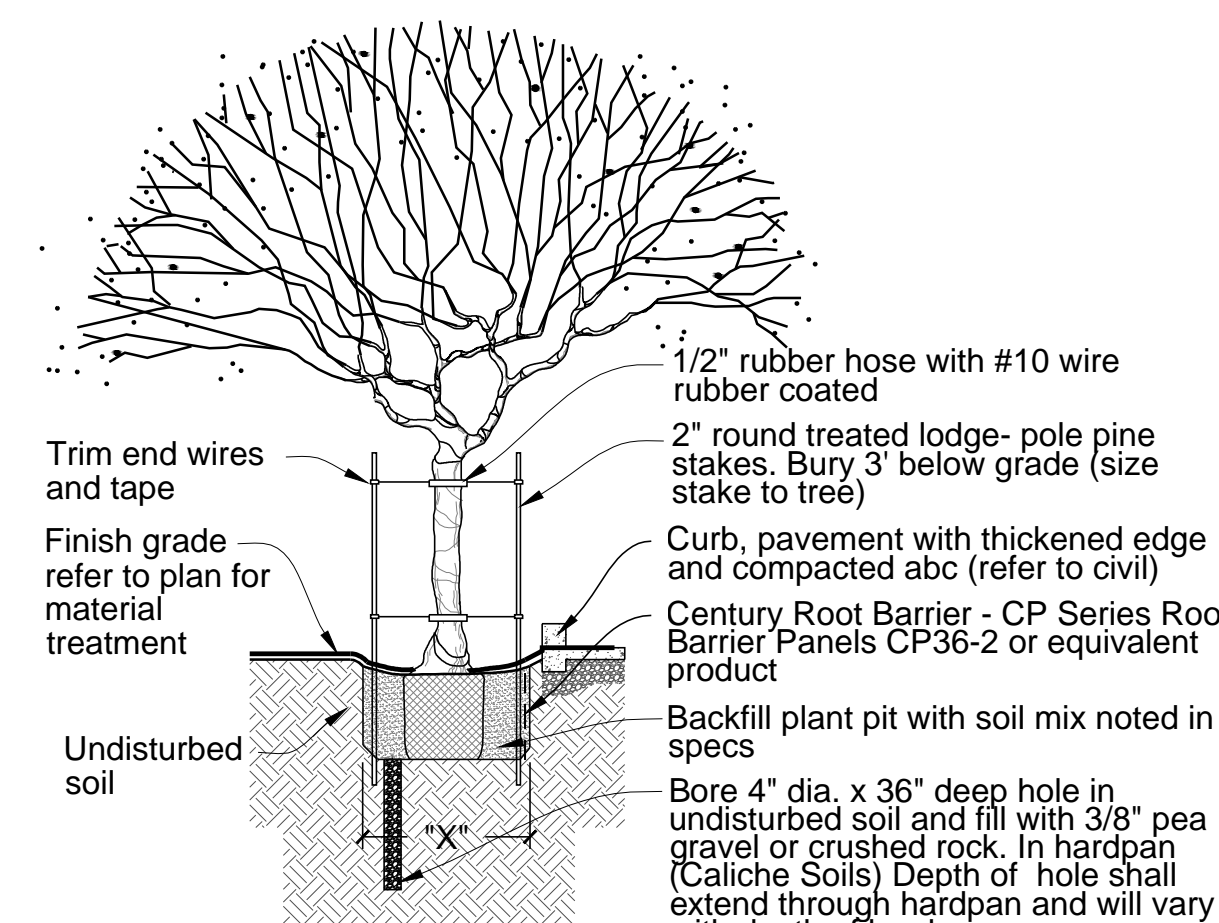
6 YUCCA/CACTI PLANTING
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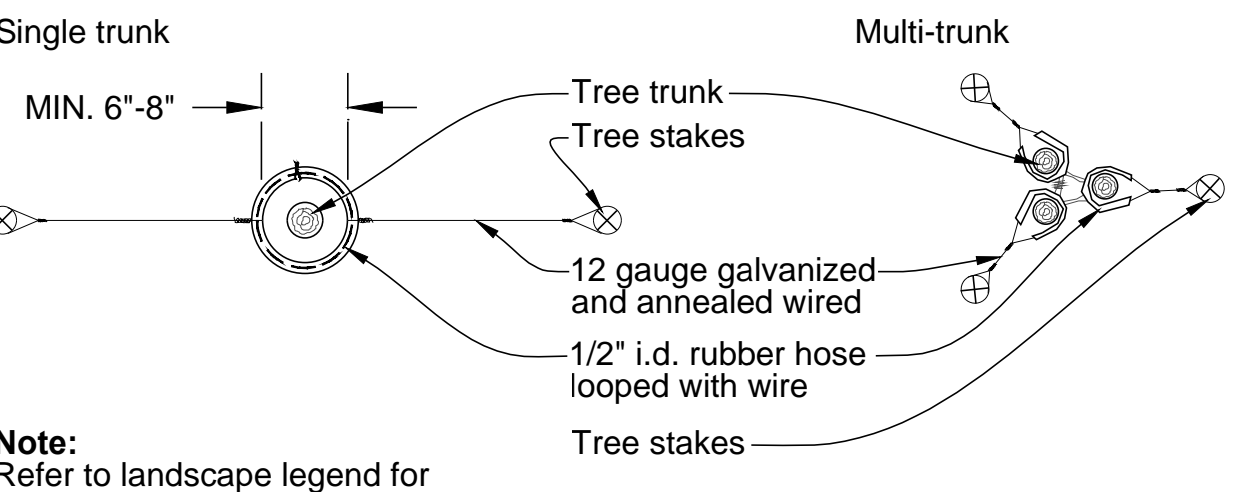
7 SHRUB PLANTING
043 NTS



8 36" BOX or LARGER - TREES PLANTING
NTS



9 15 GALLON & 24" BOX - TREE PLANTING
NTS



10 TREE STAKING DETAIL
003 NTS

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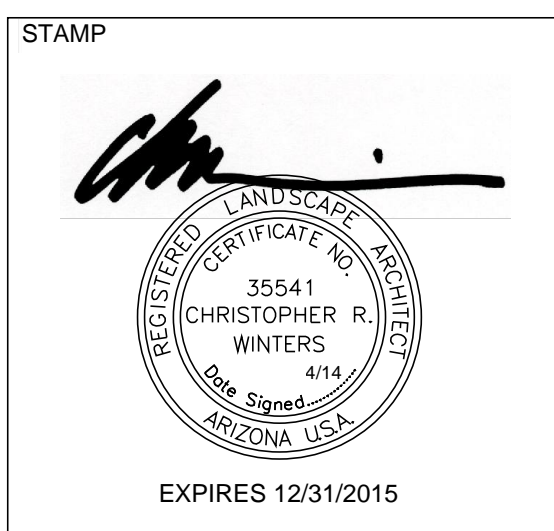
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DVPKG MGR _____ Date _____
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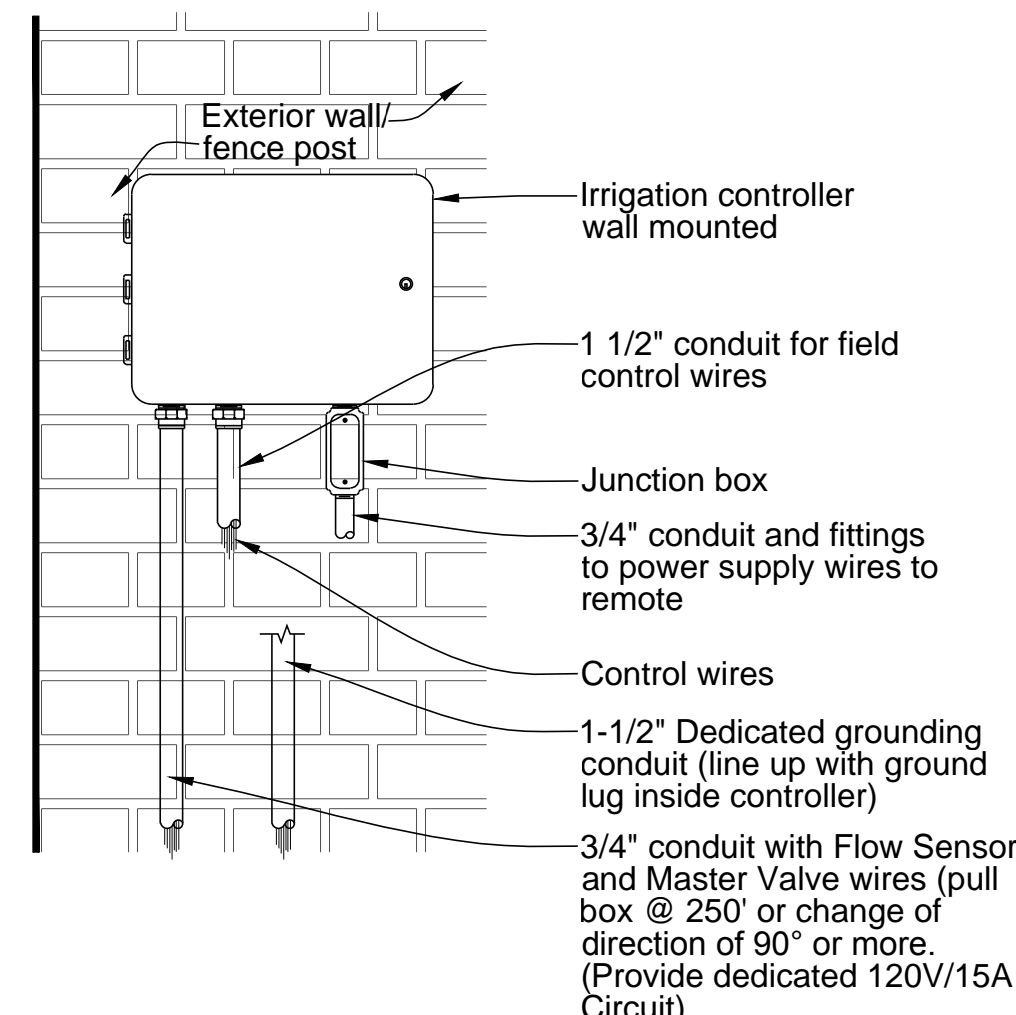
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DEVELOPMENT PACKAGE LANDSCAPE DETAILS

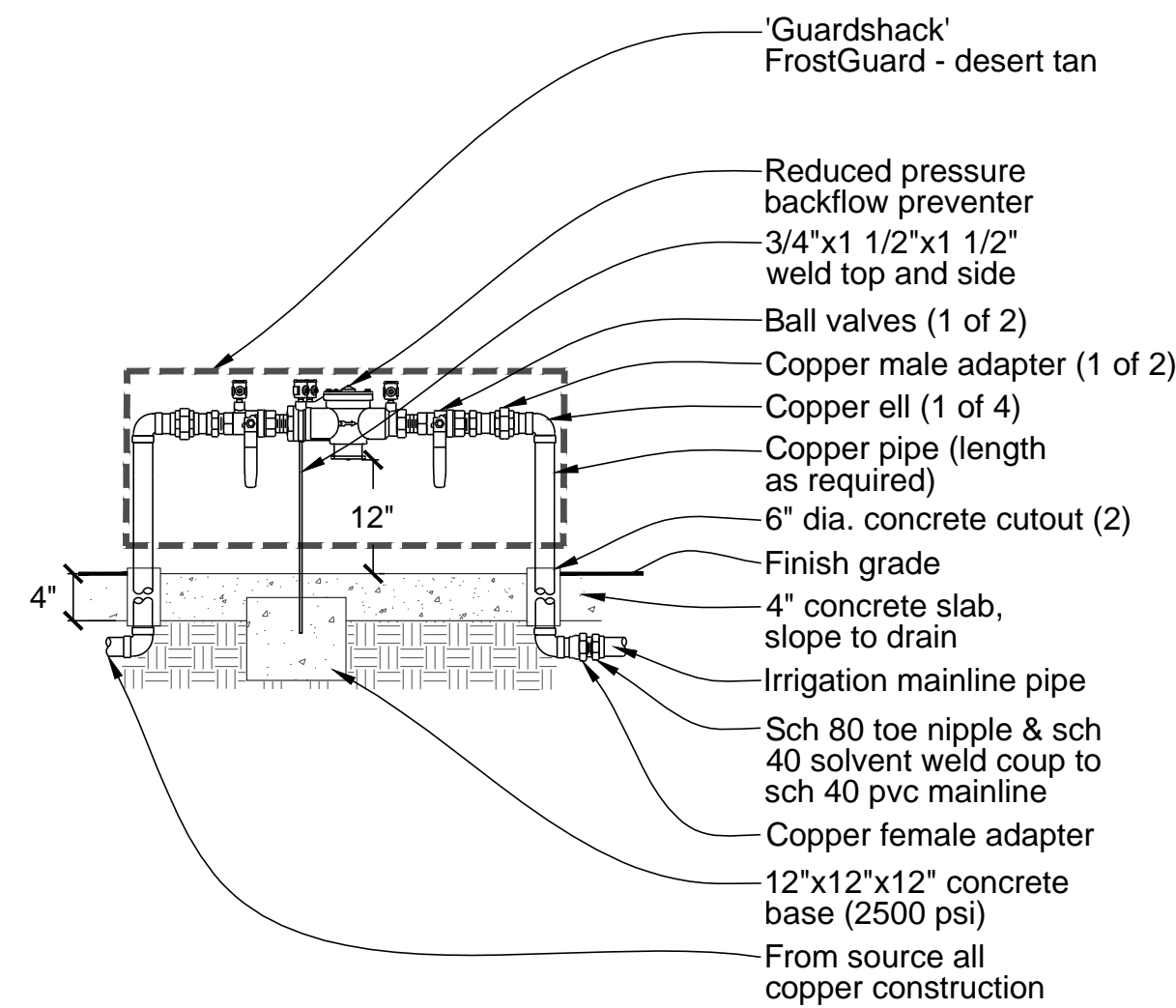
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DESIGNED	CW	DRAWN	CW/ERB	CHECKED	ERB	SHEET	L007
DATE	04/09/14	PROJECT NUMBER	01-12018	SCALE	1" = 10'-0"		22 OF 24

- Notes:**
- Contractor shall paint controller and conduit to match building color. refer to architecture plans and specifications paint selection.
 - Contractor shall install ground rod protection per manufacturer's spec.

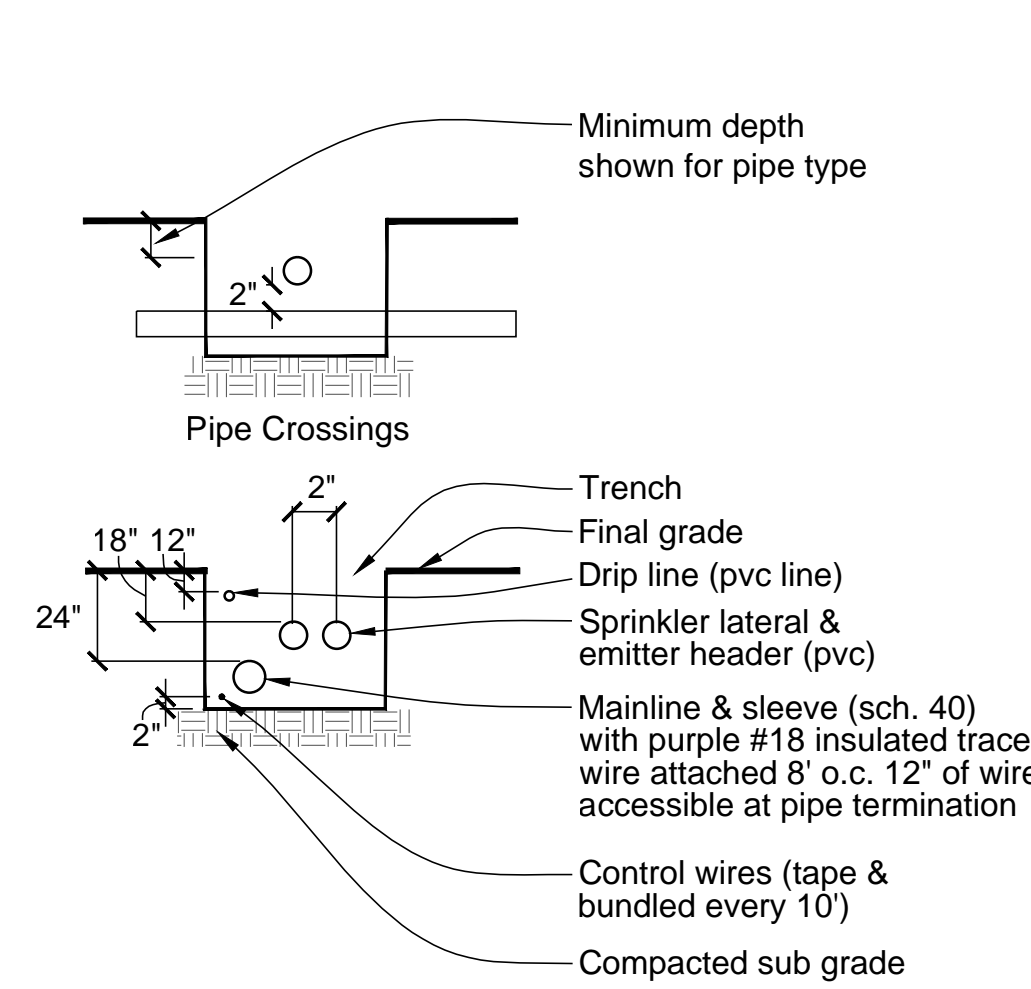


1 WALL MOUNTED IRRIGATION CONTROLLER
010 NTS



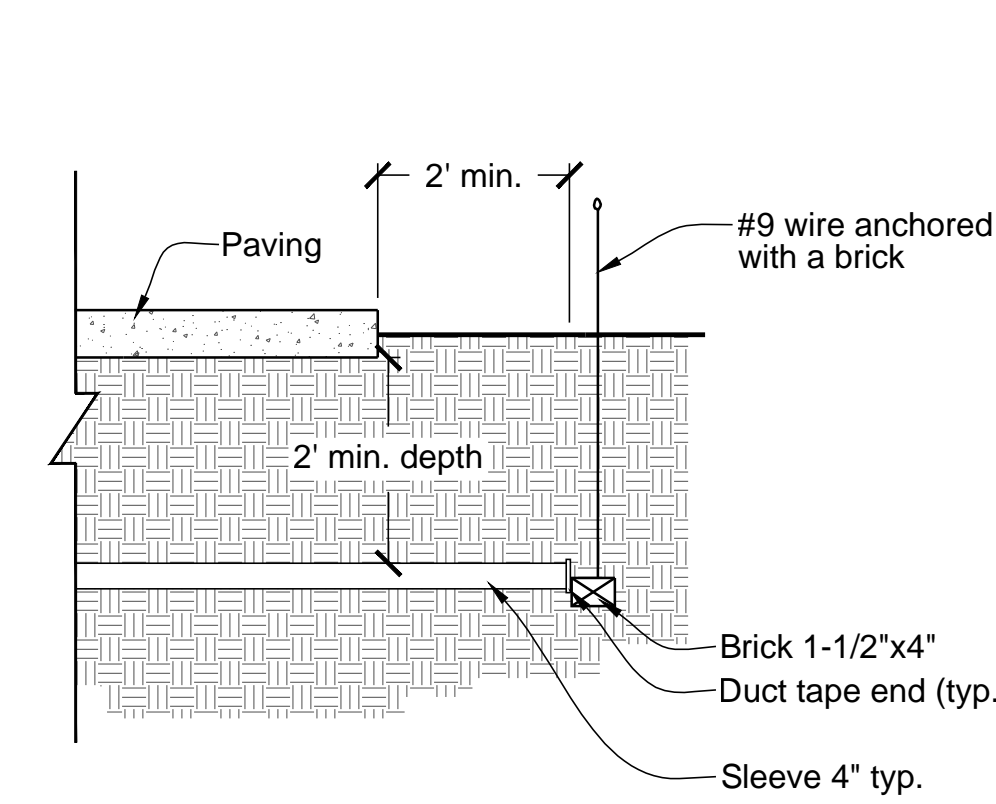
- Notes:**
- Install backflow preventer as required by local codes and health department. Verify local requirements prior to installation.
 - Place backflow preventer within security enclosure. (see specifications)
 - Open and close enclosure without modification.

2 REDUCED PRESSURE BACKFLOW PREVENTER
011 NTS



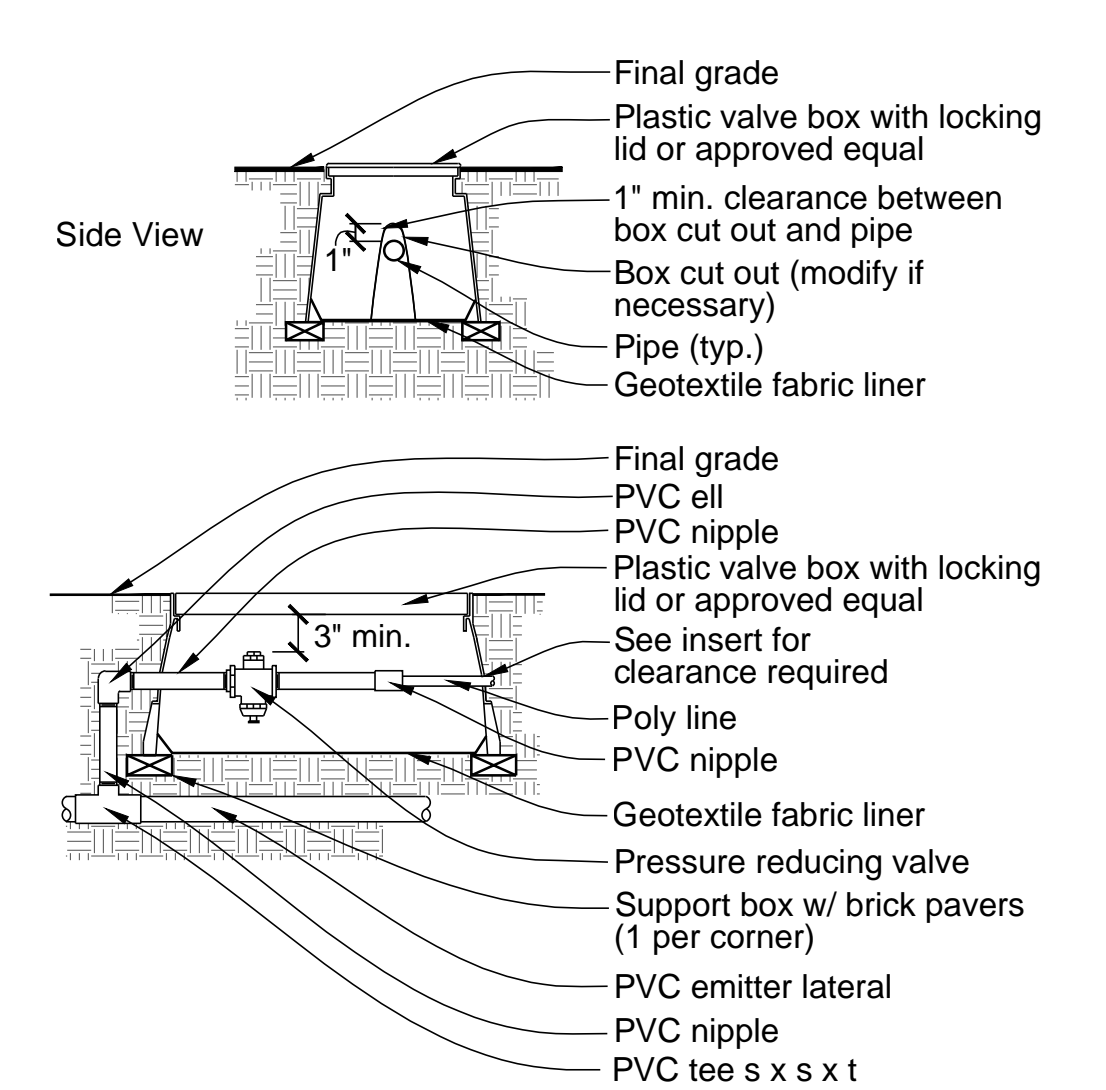
- Notes:**
- All mainlines to be installed in accordance w/ manufacturer's specifications.
 - Trench width & depth to vary depending on number & types of pipes contained there in.

3 IRRIGATION TRENCHING DETAIL
012 NTS

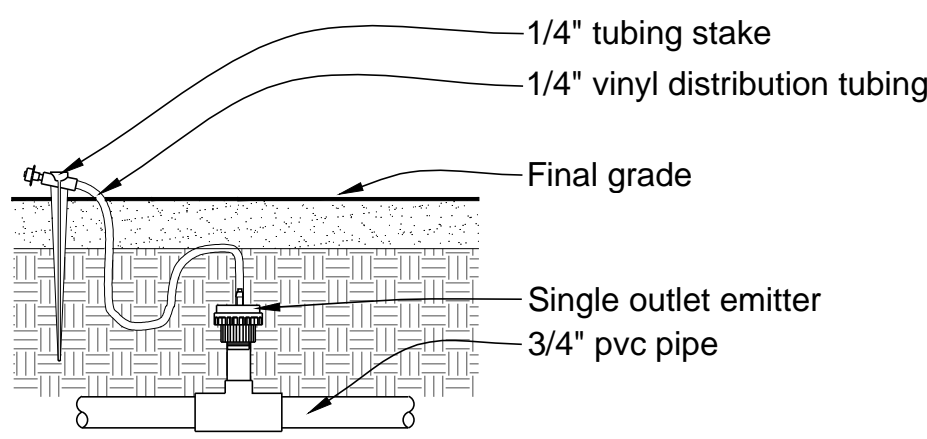


- Notes:**
- All pvc irrigation sleeves to be class 200 pipe.
 - All joints to be solvent welded and watertight.
 - Where there is more than one sleeve, extend the smaller sleeve to 24 inch minimum above finish grade.
 - Mechanically tamp to 95% proctor.

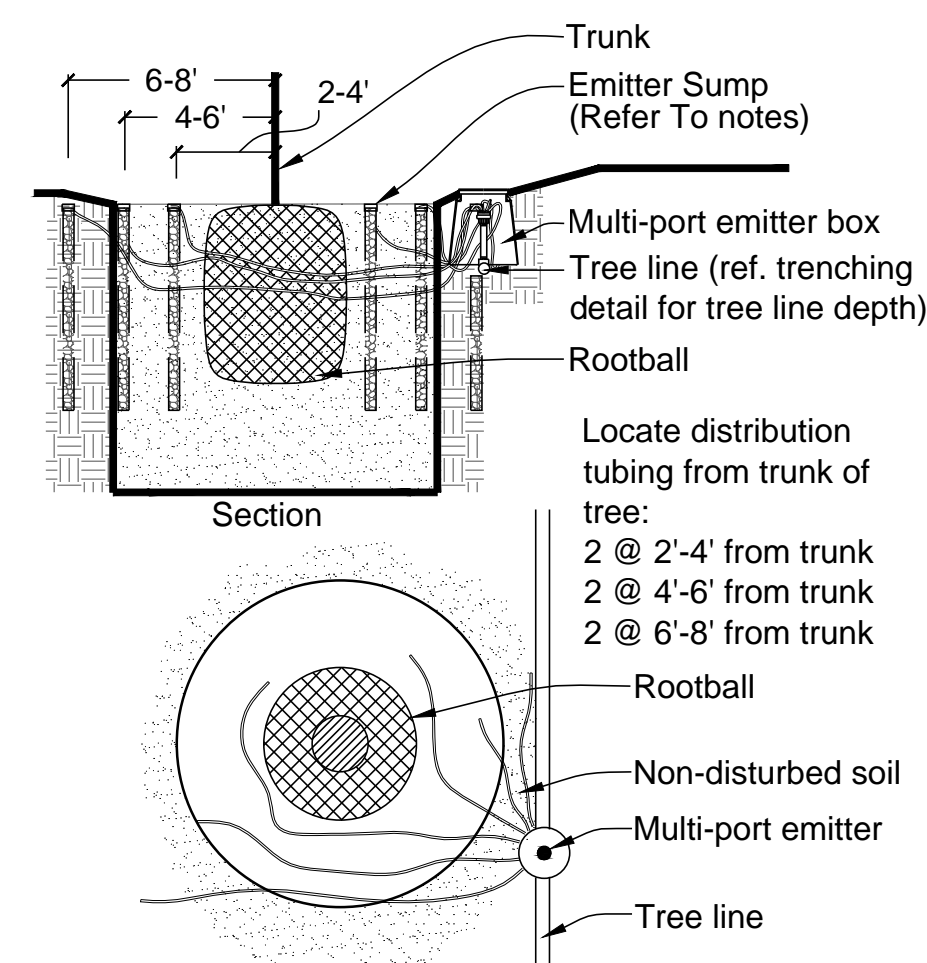
4 SLEEVING DETAIL
030 NTS



5 PRESSURE REDUCING VALVE
099 NTS



6 SINGLE OUTLET EMITTER
015 NTS



- Note:**
- Install distribution tubes equally around edge of rootball. Drip tubing at surface to clear final grade by a min. of 1 inch and a max. of 2 inch. Detail represents typ. installation refer to irrigation legend for multi-port emitter quantities.
 - Emitter Sump - 1-1/2 x 24 inch Class 200 PVC w/ 1/4 inch Holes drilled 2 inch O.C. filled with coarse sand and Cap on Top for each emitter distribution tube.

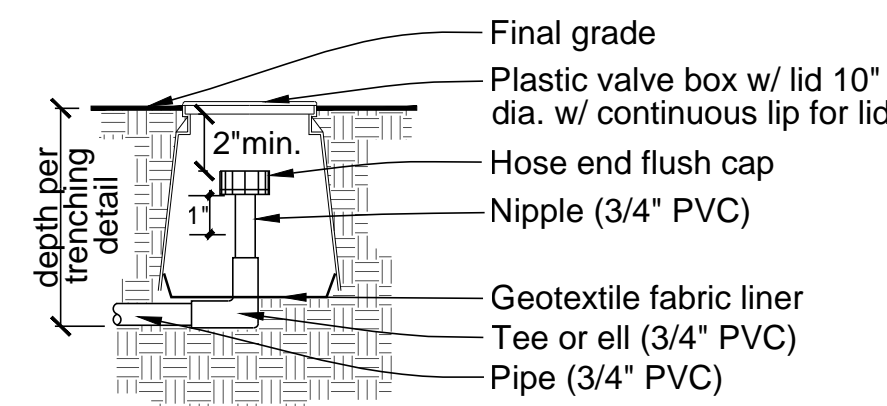
8 MULTI-PORT EMITTER DRIP TUBING @ TREE
017 NTS

Notes:

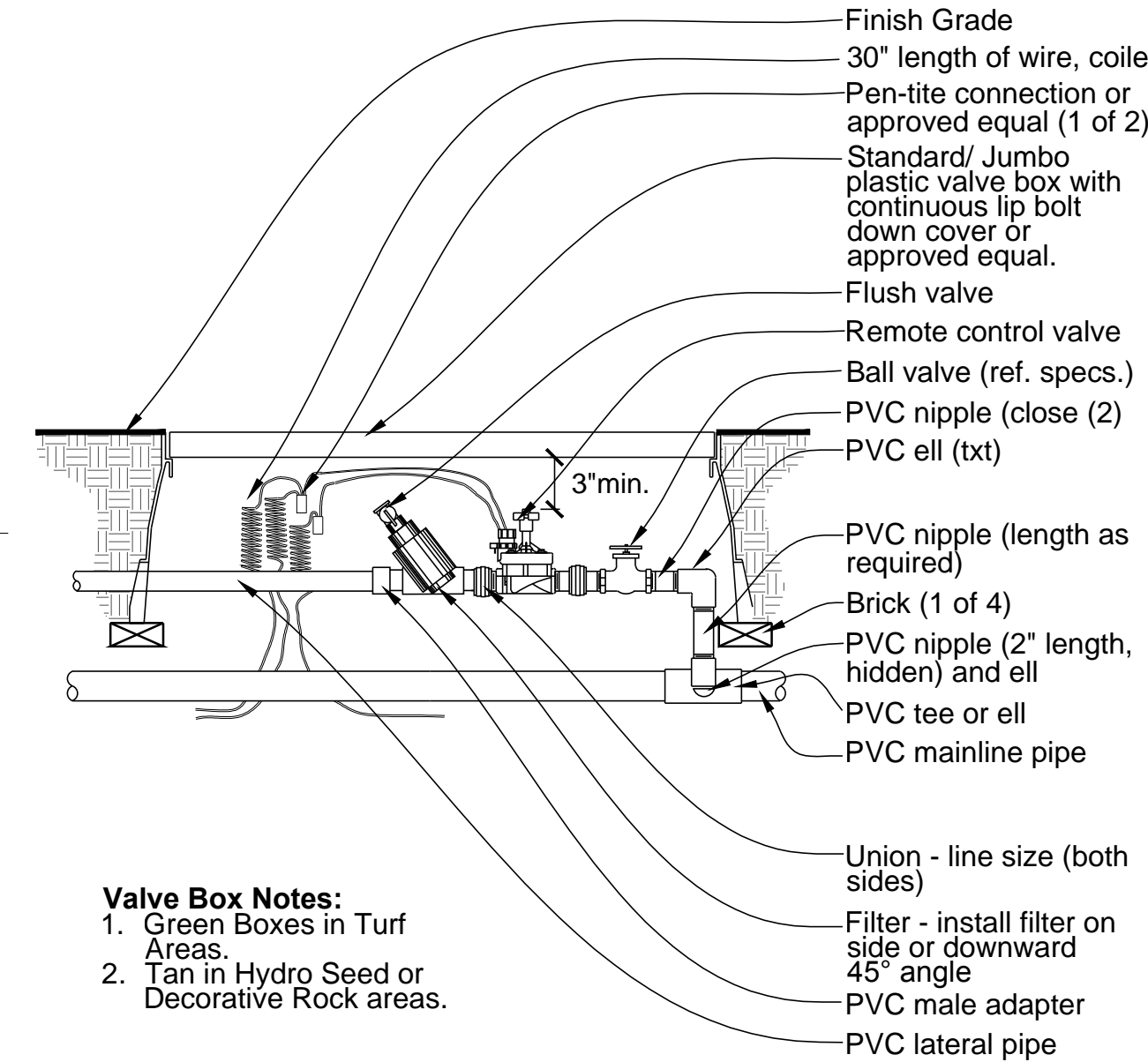
- All 1/2 inch lateral pipe to be class 315 pvc. All pipe 3/4 inch to 2-1/2 inch Sch. 40 pvc, pipe 3 inch and larger class 200 pvc. or as noted on irrigation legend.
- Main line - sch. 80 fittings
- Lateral and drip lines sch. 40 fittings.
- Pressure Tests, 2 Hours:
 - Main line at 150 psi.
 - Laterals and Drip line 50 psi.

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"	31 - 46
2-1/2"	46 - 60
3"	61 - 110
4"	111 - 190
6"	191 - 340

9 PIPE SIZING SCHEDULE
028 NTS

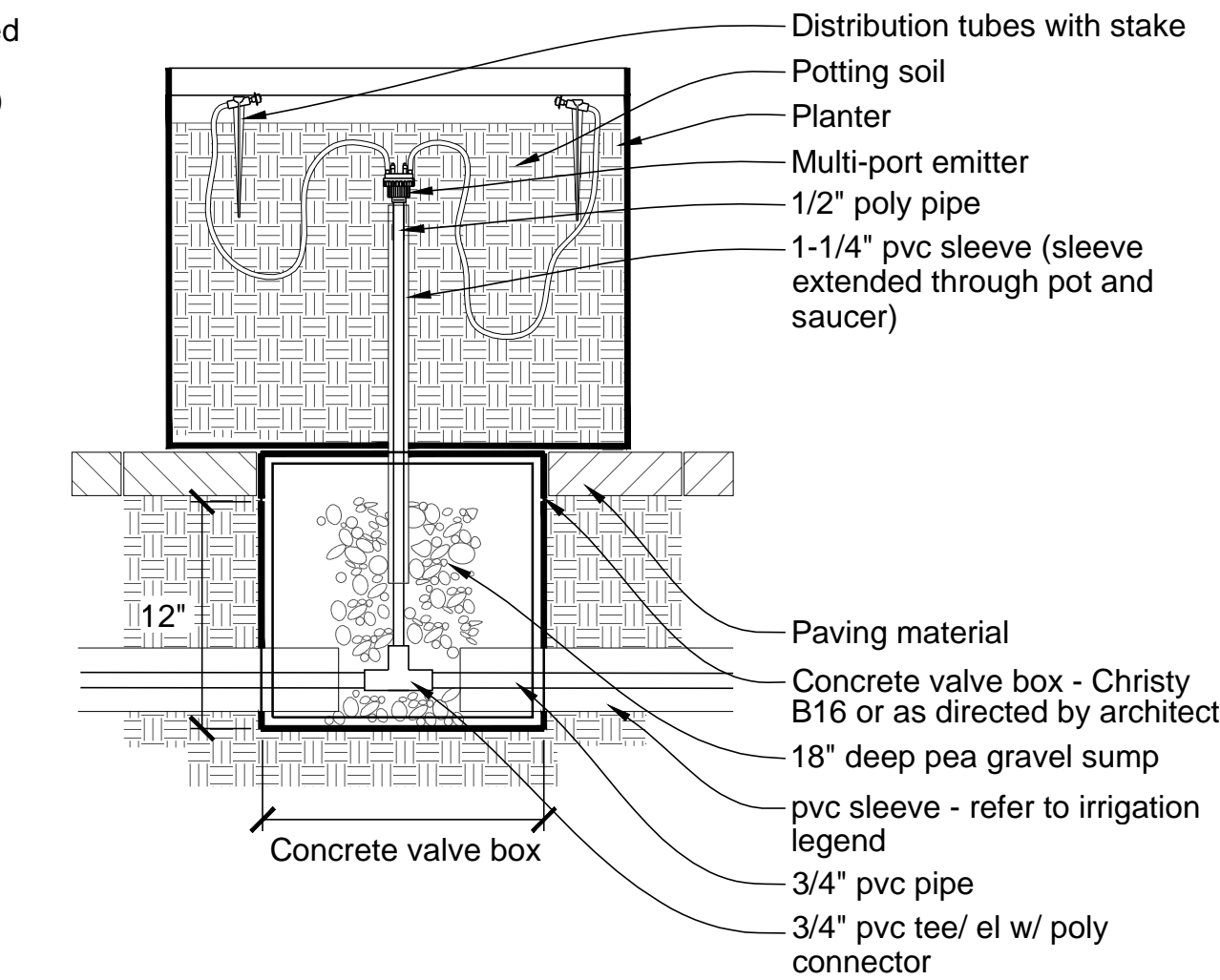


10 HOSE END CAP
096 NTS

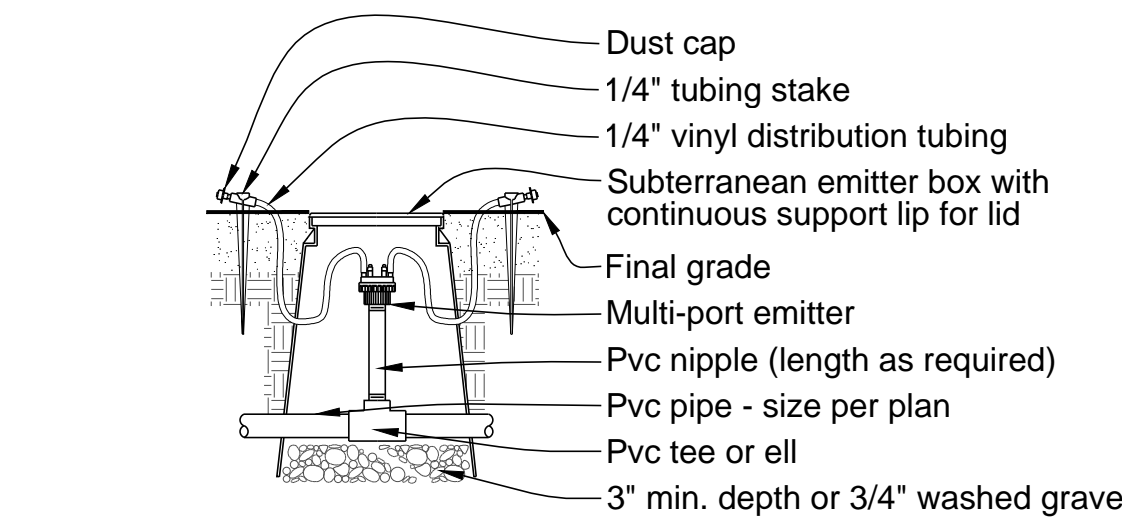


- Valve Box Notes:**
- Green Boxes in Turf Areas.
 - Tan in Hydro Seed or Decorative Rock areas.

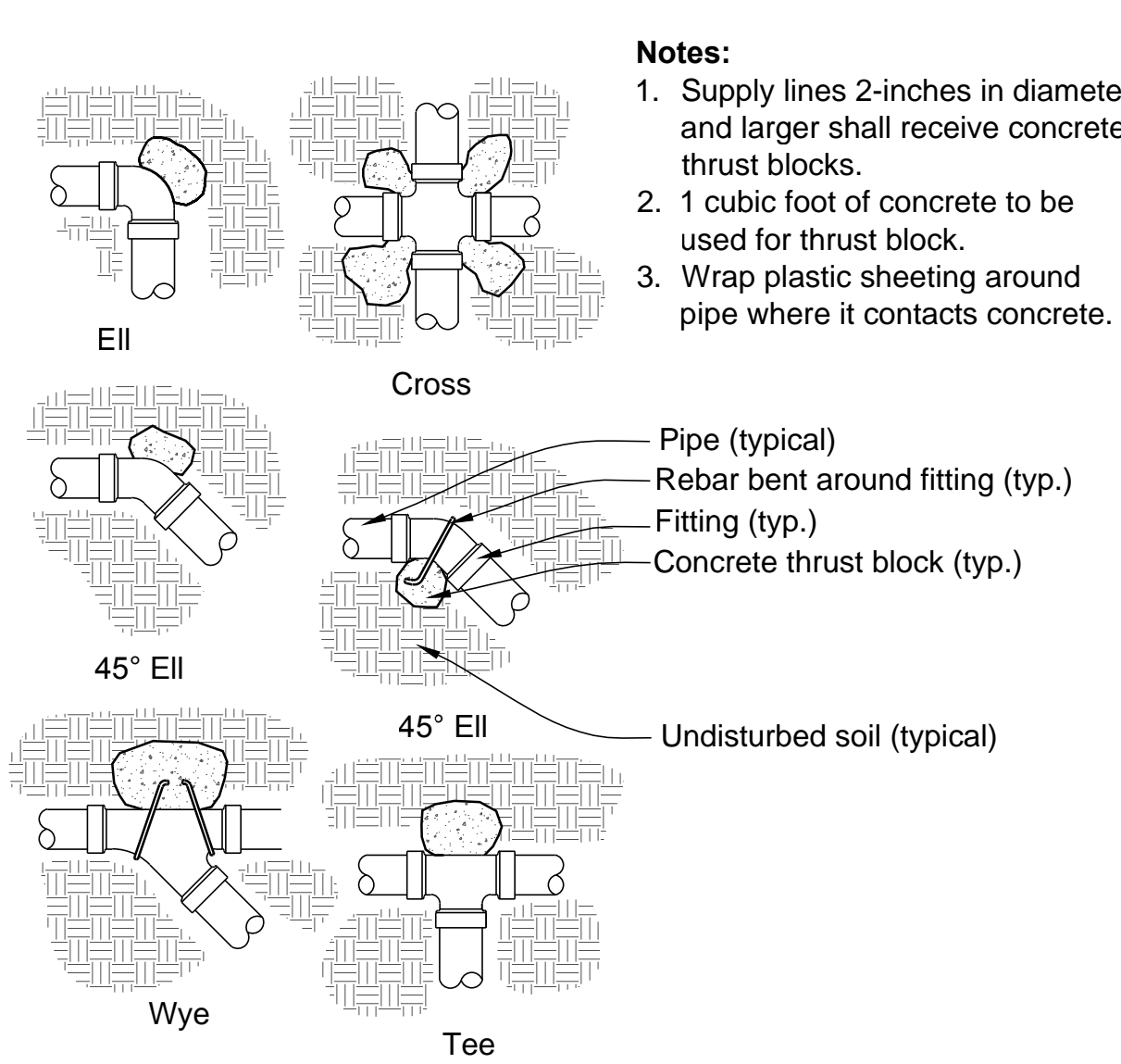
11 REMOTE CONTROL VALVE - ON GRADE
098 NTS



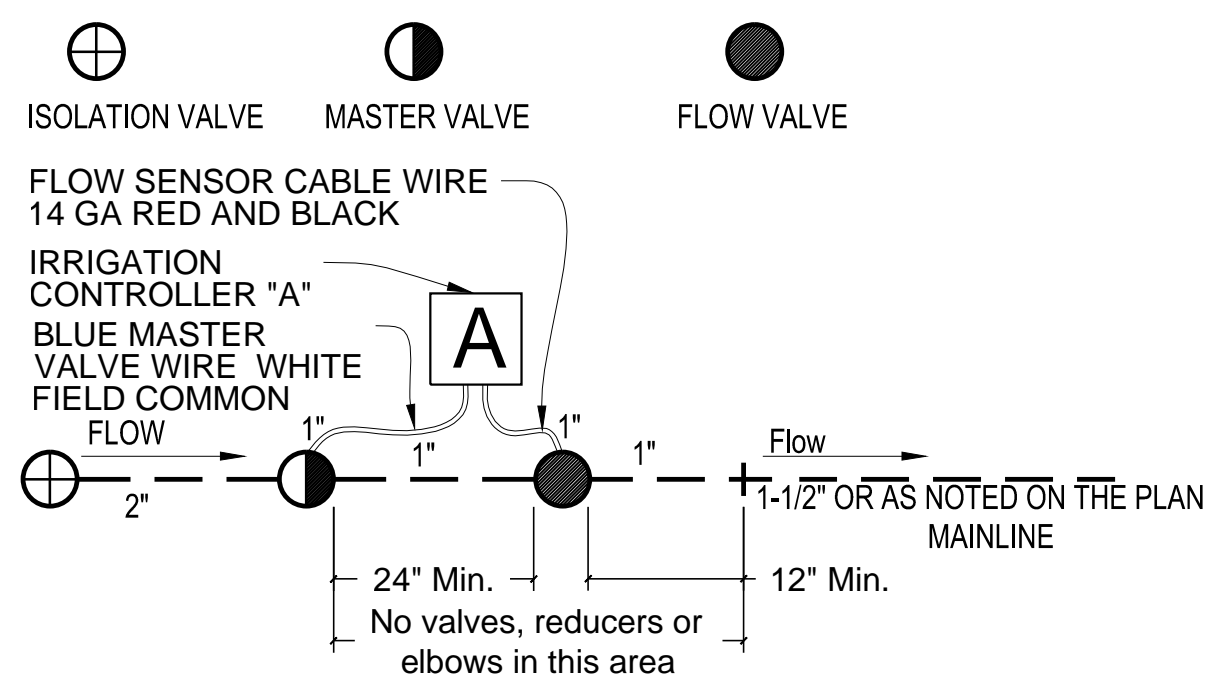
12 PLANTER/ OT IRRIGATION DETAIL
023 NTS



7 MULTI-PORT EMITTER IN EMITTER BOX
016 NTS



13 THRUST BLOCK DETAIL
036 NTS



- NOTE:**
- ALL PROPOSED EQUIPMENT TO BE ENCLOSED IN LARGE PLASTIC VALVE BOXES.
 - INSTALL PER MANUFACTURER'S SPECIFICATIONS.
 - INSTALL FLOW SENSOR PER 10/5 RULE.
 - MASTER VALVE - REFER TO IRRIGATION LEGEND
 - FLOW SENSOR - REFER TO IRRIGATION LEGEND

14 MASTER VALVE AND FLOW SENSOR DIAGRAM
102 NTS

DP12-0132

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Revision # _____ <input type="checkbox"/> per letter in SIRE	

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CW	CW/ERB	ERB	L008
DATE	PROJECT NUMBER	SCALE	
04/09/14	01-12018	1" = 10'-0"	23 OF 24

EXPIRES 12/31/2015

EMITTER SCHEDULE

Trees	Type	Out-lets	GPH Outlet	GPH Plant
Celtis reticulata	M	6	2	12.0
Netleaf Hackberry				
Prosopis hybrid 'Phoenix' Hybrid Mesquite	M	5	2	10.0
Caesalpinia mexicana Mexican Bird of Paradise	M	3	2	6.0
Pistache x Red Push Red <i>Push Pistache</i>	M	6	2.0	12.0
Acacia willardiana Palo Blanco	M	3	2.0	6.0
Parkinsonia sp <i>Blue Palo Verde</i>	M	5	2.0	10.0

Shrubs/ Accents	Type	Out-lets	GPH Outlet	GPH Plant
Nolina nelsonii	S/M	2	2.0	4.0
Nolina				
Tradescantia pallida Purple Heart	S/M	1	1.0	1.0
Portulacaria afra Elephant Food	S/M	1	0.5	0.5
Aloe striata	S/M	1	0.5	0.5
Striated Aloe				
Hesperaloe parviflora	S/M	1	1.0	1.0
Braklights Red Yucca				
Moraea irioides Fortnight Lily	S/M	2	1.0	2.0
Justicia californica Chuparosa	S/M	2	1.0	2.0
Parthenocissus Hacienda Creeper	S/M	2	2.0	4.0
Campsis radicans Trumpet Vine	S/M	2	2.0	4.0
Echinopsis pachanoi San Pedro	S/M	1	0.5	0.5
Yucca elata	S/M	1	0.5	0.5
Pachycereus marginatus Mexican Fence Post	S/M	1	0.5	0.5
Opuntia ficus indica Thornless Prickly Pear	S/M	1	0.5	0.5
Euphorbia antisiphilitica Candellilla	S/M	1	0.5	0.5
Hesperaloe parviflora 'Perpa'	S/M	1	1.0	1.0
Breaklights Red Yucca				
Pedilanthus macrocarpus Lady Slipper	S/M	1	1.0	1.0
Yucca sp.	S/M	1	0.5	0.5
Yucca Rupicola				
Asclepias subulata Desert Milkweed	S/M	1	1.0	1.0

IRRIGATION VALVE SCHEDULE:

Valve	Size	Type-gpm
A-1	1"	TREE -
A-2	1"	SHRUB -
A-3	1"	SHRUB -
A-4	1"	TREE -
A-5	1"	SHRUB-
A-6	1"	ROW-TR-
A-7	1"	ROW-SH-

DP12-0132

CITY OF TUCSON DEVELOPMENT PACKAGE PSD APPROVAL

Site/Dev Plan SCZ
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Chris Winters Associates + ARC studios 5781 n. placita amanecer tucson arizona 85718 tel 520 882 9655 fax 520 229 4733 email cw@cwadesign.com erb@arcstudiosinc.com LANDSCAPE ARCHITECT	<h2>Shepley Bulfinch</h2> <p>Shepley Bulfinch Richardson & Abbott Architecture / Planning / Interiors / Est. 1874</p> <p>1437 North 1st Street Suite 201 Phoenix, AZ 85004 p 602 430 3223 f 602 254 1501 www.ShepleyBulfinch.com</p>
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