LANDSCAPE NOTES

1. PROVIDE LANDSCAPE ARCHITECT A SAMPLE OF DECOMPOSED GRANITE FOR APPROVAL PRIOR TO DELIVERY TO THE SITE.
2. PREPARED BACKFILL FOR PLANTING PITS SHALL BE 4 PARTS NATIVE SOIL TO 1 PART NITROGEN STABILIZED MULCH. MIX MULCH AND SOIL BACKFILL THOROUGHLY TO CREATE BACKFILL PRIOR TO PLACING IN PIT.
3. TOPSOIL TO CONFORM TO THE REQUIREMENTS OF MAG SPECIFICATION, SECTION 795. PROVIDE A WRITTEN DESCRIPTION OF CERTIFICATION OF ORIGINAL ORIGIN OF TOPSOIL TO LANDSCAPE ARCHITECT PRIOR TO DELIVERY TO THE SITE.
4. PLANT TABLETS TO BE AGRIFORM 21 GRAM, 20-10-5 FERTILIZER TABLETS.
5. CONTRACTORS RESPONSIBILITY TO FIELD ESTIMATED DECOMPOSED GRANITE QUANTITIES. INDICATE THE UNIT PRICE ONLY AT THE TIME OF BIDDING.
6. ALL PLANTS MUST BE INSPECTED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
7. PLANT QUANTITIES ON THE PLANT LIST ARE PROVIDED AS A CONVENIENCE TO THE CONTRACTOR, PLANS TAKE PRECEDENCE.
8. LANDSCAPE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES FOR PROTECTION PRIOR TO CONSTRUCTION. CONTACT BLUE STAKE AT 602-263-1100 OR 1-800-782-5348.
9. PRIOR TO BIDDING, THE LANDSCAPE SUPERINTENDENT SHALL WALK THE SITE TO DETERMINE THE FULL EXTENT OF DEMOLITION WORK REQUIRED.
10. THE LANDSCAPE CONTRACTOR SHALL WARRANTY THE WORK FOR A PERIOD OF ONE YEAR.
11. CLARIFICATION OF DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND THE SITE SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
12. BEFORE WORK BEGINS ON THE PROJECT, THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT WITH THE ARCHITECT AND/OR OWNER;S REPRESENTATIVE.
13. THE LANDSCAPE ARCHITECT, OWNER'S REPRESENTATIVE, AND THE CITY OF SEDONA SHALL APPROVE ANY AND ALL SUBSTITUTIONS.
14. THE LANDSCAPE ARCHITECT AND /OR OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL DEEMED UNACCEPTABLE. ALL PLANT MATERIAL SHALL BE INSPECTED PRIOR TO INSTALLATION.
15. UNLESS OTHERWISE NOTED ON PLANS, DECOMPOSED GRANITE SHALL EXTEND UNDER SHRUBS AND BE RAKED UNIFORMLY ALONG WALLS, SIDEWALKS, AND CURBS.
16. SEE ENGINEERING OR ARCHITECTURAL DRAWINGS FOR DRAINAGE FLOWS. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE THAT THESE ARE PROVIDED AND ARE NOT IMPAIRED WITH OBSTRUCTIONS.
17. DOUBLE STAKE ALL TREES OUTSIDE ROOTBALL.
18. LANDSCAPE CONTRACTOR TO PROVIDE BARRICADES ALONG PUBLIC STREETS IF REQUIRED DURING INSTALLATION.
19. LANDSCAPE CONTRACTOR SHALL INSPECT WITH OWNER'S REPRESENTATIVE ALL SIDEWALK AND CURB DEFECTS PRIOR TO BEGINNING WORK. ALL HARDSCAPE TO BE RE-INSPECTED DURING FINAL WALK THRU. ANY DAMAGED AREAS TO BE REPAIRED AT CONTRACTOR'S EXPENSE.
20. PLANTS TO BE LOCATED AWAY FROM OBSTACLES SUCH AS FIRE HYDRANTS, TRANSFORMERS, POWER POLES, AND LIGHT FIXTURES AS NECESSARY.
21. LANDSCAPE CONTRACTOR TO CONTACT ARCHITECT AND/OR OWNER'S REPRESENTATIVE BEFORE EACH APPLICATION OF PRE-EMERGENT FOR VERIFICATION. MINIMUM 2 APPLICATIONS REQUIRED.
22. LANDSCAPE MAINTENANCE WITHIN THE PUBLIC RIGHT OF WAY SHALL BE THE RESPONSIBILITY OF THE OWNER .

IRRIGATION NOTES

1. ALL IRRIGATION TO UTILIZE AN AUTOMATIC CLOCK AS SPECIFIED. LOCATE POWER SOURCE IN THE FIELD.
2. USE COMMON TRENCHES WHERE POSSIBLE.
3. USE PEN-TITES AND SEALER FOR ALL LOW VOLTAGE WIRING WITH ELECTRICAL VALVES.
4. ALL MAINLINE TO BE BURIED A MINIMUM OF 18" BELOW FINISH GRADE. ALL LATERALS TO BE BURIED A MINIMUM OF 12" BELOW FINISH GRADE.
5. INSTALL ELECTRIC VALVES IN PLASTIC VALVE BOXES FLUSH WITH GRADE. VALVE BOX LOCATION TO BE APPROVED BY LANDSCAPE ARCHITECT.
6. VACUUM BREAKER TO BE ASSEMBLED WITH ALL HARD COPPER PIPE AND FITTINGS. A UNION SHALL BE INSTALLED ON BOTH INLET AND OUTLET SIDES OF PIPE ABOVE GRADE.
7. MAINTAIN IRRIGATION AS-BUILTS AND TURN OVER TO OWNER PRIOR TO INSTALLATION ACCEPTANCE.
8. ALL IRRIGATION EQUIPMENT TO BE LOCATED IN LANDSCAPE AREAS- ALL LINES AND EQUIPMENT ARE SCHEMATIC.
9. IRRIGATION AND ELECTRICAL SLEEVES TO BE SCHEDULE 40 PVC. ALL SLEEVES TO EXTEND AT LEAST 1" BEYOND CONCRETE STRUCTURES. ALLOW 4-6" FROM END OF SLEEVES TO FIRST FITTING ON IRRIGATION LINE. ALL SLEEVES TO BE 24" BELOW GRADE AND/OR AS PER OWNER'S SPECIFICATIONS.
10. LANDSCAPE CONTRACTOR RESPONSIBLE FOR ALL LANDSCAPE SLEEVING. COORDINATE INSTALLATION WITH GENERAL CONTRACTOR. VERIFY ANY EXISTING SLEEVES INSTALLED BY OTHER CONTRACTORS.
11. LOCATE EMITTERS ON UPHILL SIDE OF PLANTS ON SLOPED PLANTING AREA.
12. ALL PEA GRAVEL IN VALVE BOXES TO BE CLEANED FROM TOP OF VALVE SO THAT VALVE IS COMPLETE VISIBLE, LIP OF VALVE BOX IS ALSO TO BE FREE OF DEBRIS.
13. ALL MATERIAL USED SHALL BE INSTALLED AS PER PLAN AND AS PER MANUFACTURERS SPECIFICATIONS. ALL DEVIATIONS FROM DRAWINGS OR MATERIALS USED SHALL BE APPROVED BY OWNER'S REPRESENTATIVE AND OR LANDSCAPE ARCHITECT.
14. LOCATE PRESSURE REGULATOR AND 'Y' STRAINER IN A VALVE BOX AS REQUIRED- REMOTE CONTROL VALVES TO BE LOCATED ON A SEPARATE, ADJACENT, VALVE BOX OR A JUMBO VALVE BOX MAY BE USED IN LIEU OF TWO SEPARATE BOXES. ALL BOXES TO BE LOCATED IN PLANTING AREAS AND INSTALLED FLUSH W/ GRADE.
15. ALL DRIP SYSTEMS TO BE FLUSHED THROUGH FLUSH CAPS. FLUSH CAPS TO BE LOCATED IN 10" ROUND ECONOMY BOXES.
16. ALL PLANTS REQUIRING MORE THAN ONE DRIP EMITTER SHALL HAVE EMITTERS DISTRIBUTED EVENLY AROUND THE EDGE OF THE ROOT-BALL.
17. PRIOR TO OWNERS APPROVAL, AN IRRIGATION "TUNE-UP" MUST BE PERFORMED AS FOLLOWS:
    A. ALL IRRIGATION EQUIPMENT (INCLUDING ALL PIPELINES AND SLEEVES) TO BE DOCUMENTED FROM TWO STATIONARY POINTS.
    B. ALL DRIP SYSTEMS TO BE FLUSHED BEGINNING WITH "Y" STRAINER, AND WORKING AWAY FROM PRESSURE REGULATOR.
    C. IRRIGATION VALVES TO BE LABELED ON A SHEET OF PAPER WITH STATIONS CORRESPONDING TO MARKED LABELS ON TOP OF VALVE BOXES. THIS SHEET TO BE PLACED IN A PLASTIC POUCH AND ATTACHED TO THE INSIDE OF CONTROLLER.
    D. ALL IRRIGATION SPRAY HEADS TO BE FLUSHED OF DEBRIS AND FLOW CONTROLS ADJUSTED TO ACHIEVE 100% COVERAGE. AVOID SPRAY ONTO ALL WALKS, CURBS, WALLS EXISTING STRUCTURES, AND ANY OTHER HARD-SCAPE AREAS.
    E. ALL IRRIGATION HEADS TO BE ADJUSTED TO PROPER HEIGHT.
18. CONTRACTOR IS RESPONSIBLE FOR SUPPLYING MATERIALS AND LABOR TO PROVIDE SPECIFIED ELECTRICAL SERVICE TO ALL CONTROLLER LOCATIONS. ALL ELECTRICAL WORK TO BE PER MANUFACTURER'S SPECIFICATIONS AND PER LOCAL CODE.
19. CONTRACTOR TO CAP OFF ALL IRRIGATION @ PHASING LIMITS AS REQUIRED.
20. CONTROLLER WIRE SHALL BE A DIFFERENT COLOR FOR TREE LINES & SHRUB LINES. AT LEAST ONE EXTRA CONTROL WIRE TO BE RUN TO THE FARTHEST VALVE LOCATION OF THE SYSTEM.
21. IRRIGATION LINES SHALL RUN PARALLEL TO THE HIGH SIDE OF SLOPES.
22. CONTRACTOR IS RESPONSIBLE FOR SUPPLYING AND INSTALLING ALL SLEEVING NECESSARY TO RUN IRRIGATION LINES & CONTROL WIRE UNDER ANY REQUIRED HARD-SCAPE AREAS, WALLS, ETC.
23. AN 18 GAUGE TRACER WIRE OF A DIFFERENT COLOR THAN THE CONTROL WIRES SHALL BE INSTALLED WITH ANY MAINLINE 2" OR LARGER.

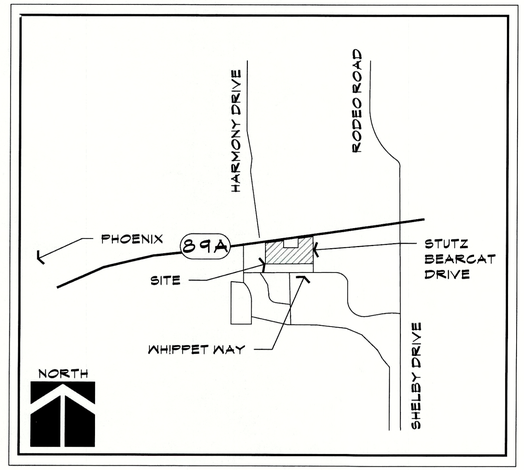
SPECIAL IRRIGATION NOTE:
RETROFIT EXISTING IRRIGATION SYSTEM TO IRRIGATE NEW PLANTINGS IN THE FIELD.

SYMBOL	BOTANICAL NAME - COMMON NAME	QTY.	SIZE
TREES			
	QUERCUS VIRGINIANA - SOUTHERN LIVE OAK	8	36"
	PYRUS CALLERYANA - BRADFORD PEAR	2	24"
	LAGERSTROEMIA INDICA - CRAPE MYRTLE	4	24"
	PRUNUS CERASIFERA 'ATROPUPUREA' - PURPLE LEAF PLUM	5	24"
SHRUBS			
	BERBERIS VULGARIS - BARBERRY	27	5 GAL.
	NANDINA DOMESTICA - HEAVENLY BAMBOO	22	5 GAL.
	PEROVSKIA ATRIPLICIFOLIA - RUSSIAN SAGE	36	5 GAL.
	PHOTINIA X FRASERI - PHOTINIA	2	5 GAL.
ACCENTS			
	AGAVE PARRYI - PARRY'S AGAVE	3	5 GAL.
	DASYLIRION ACROTRICHUM - GREEN DESERT SPOON	14	5 GAL.
	HESPERALOE PARVIFLORA - RED YUCCA	20	5 GAL.
	NOLINA MICROPCARPA - BEAR GRASS	12	5 GAL.
	OPUNTIA PHAEACANTHA - DESERT PRICKLY PEAR	1	5 GAL.
GROUND COVERS			
	CHRYSACTINIA MEXICANA - DAMIANITA DAISY	36	3 GAL.
SALVAGE MATERIAL			
	SALVAGED PLANT TO REMAIN IN PLACE		
	DECOMPOSED GRANITE - T.B.D.	13,480 SQ.FT	

SHEET INDEX

L0.1	COVER SHEET
INV. 0.1	INVENTORY COVER SHEET
INV. 1.1	INVENTORY SHEET
L2.1	DEMOLITION PLAN
L3.1	HARDSCAPE PLAN
L4.1	LANDSCAPE PLAN
L5.1	LIGHTING PLAN
L6.1-L6.2	DETAILS

VICINITY MAP



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06-20-2016
Date Signed
Expires: 6-30-2018

COVER SHEET
ANDANTE INN - SEDONA
2545 STATE ROUTE 89A
SEDONA, ARIZONA

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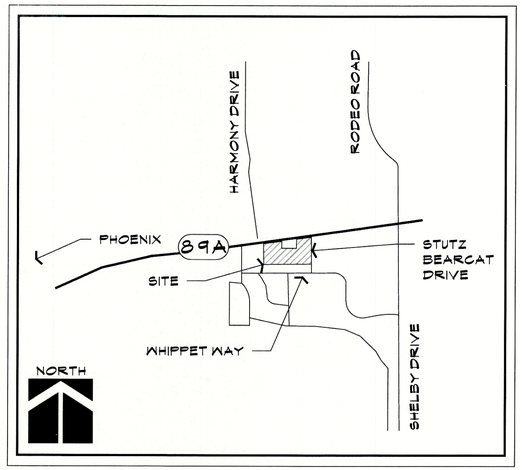
JOB NO. 16-31
DATE: 06-20-16
DRAWN BY: KC, CS
CHECKED BY: TM

REVISIONS:

SHEET NO.
L0.1

Native Plant Inventory		Intended Designation
Project Name:	ANDANTE	R or P = Remain/Protect in Place
Address:	2545 State Route 89	S = Salvage
		D = Destroy
Tag #	**Common Name**	**Intended Designation**
1	Shrub	R
2	Damianita daisy	R
3	Damianita daisy	R
4	Red rose bush	R
5	Red rose bush	R
6	Damianita daisy	R
7	Damianita daisy	R
8	Deer Grass	D
9	Deer Grass	D
10	Juniper	D
11	Juniper	D
12	Red rose bush	D
13	Red rose bush	D
14	Red rose bush	R
15	Deer Grass	R
16	Juniper	R
17	Juniper	R
18	Indian Hawthorn	R
19	Indian Hawthorn	R
20	Privet	R
21	Indian Hawthorn	R
22	Indian Hawthorn	R
23	Elm	R
24	Indian Hawthorn	R
25	Indian Hawthorn	R
26	Elm	R
27	Indian Hawthorn	R
28	Indian Hawthorn	R
29	Indian Hawthorn	R
30	Indian Hawthorn	R
31	Indian Hawthorn	R
32	Indian Hawthorn	R
33	Crepe Myrtle	R
34	Crepe Myrtle	R
35	Indian Hawthorn	R
36	Indian Hawthorn	R
37	Indian Hawthorn	R
38	Indian Hawthorn	R
39	Indian Hawthorn	R
40	Crepe Myrtle	R
41	Crepe Myrtle	R
42	Indian Hawthorn	R
43	Indian Hawthorn	R
44	Indian Hawthorn	R
45	Deer Grass	D
46	Deer Grass	D
47	Damianita daisy	R
48	Red rose bush	D
49	Deer Grass	R
50	Deer Grass	R
51	Damianita daisy	R
52	Damianita daisy	R
53	Damianita daisy	R
54	Damianita daisy	R
55	Damianita daisy	R
56	Damianita daisy	R
57	Damianita daisy	R
58	Damianita daisy	R
59	Damianita daisy	R
60	Red rose bush	R
61	Red rose bush	R
62	Red rose bush	R
63	Bear Grass	R
64	Juniper	R
65	Bear Grass	R
66	Red rose bush	R
67	Red rose bush	R
68	Red rose bush	R
69	Red rose bush	R
70	Red rose bush	R
71	Red rose bush	R
72	Sage	R
73	Sage	R
74	Juniper	R
75	Red rose bush	R
76	Oregon Gray	R
77	Damianita daisy	R
78	Red rose bush	R
79	Damianita daisy	R
80	Damianita daisy	R
81	Damianita daisy	R
82	Red rose bush	R
83	Red rose bush	R
84	Red rose bush	R
85	Red rose bush	R
86	Damianita daisy	R
87	Red rose bush	R
88	Red rose bush	R
89	Damianita daisy	R
90	Damianita daisy	R
91	Damianita daisy	R
92	Damianita daisy	R
93	Damianita daisy	R
94	Red rose bush	R
95	Sage	R
96	Sage	R
97	Juniper	R
98	Sage	R
99	red rose bush	R
100	Red rose bush	R
101	Privet	R
102	Juniper	R
103	Juniper	R
104	Sage	R
105	Evergreen Shrub	R
106	Sage	D
107	Sage	D
108	Sage	D
109	Sage	D
110	Sage	R
111	Sage	R
112	Soaptree Yucca	R
113	Soaptree Yucca	R
114	Soaptree Yucca	R
115	Soaptree Yucca	R
116	Soaptree Yucca	R
117	Soaptree Yucca	R
118	Soaptree Yucca	R
119	Soaptree Yucca	R
120	Indian Hawthorn	D
121	Indian Hawthorn	D
122	Pear Tree	D
123	Indian Hawthorn	D
124	Pear Tree	D
125	Pear Tree	D
126	Indian Hawthorn	D
127	Indian Hawthorn	D
128	Elm	R
129	Elm	R
130	Elm	R
131	Elm	R
132	Juniper Tree	R
133	Juniper Tree	R
134	Elm	R
135	Juniper Tree	R
136	Juniper	R
137	Juniper	R
138	Sage	R
139	Banana Yucca	R
140	Sage	R
141	Soaptree Yucca	R
142	Privet	R
143	Photinia	R
144	Photinia	R
145	Privet	R
146	Photinia	R
147	Photinia	R
148	Photinia	R
149	Photinia	R
150	Elm	R
151	Photinia	R
152	Privet	R
153	Cyprus	R
154	Rosemary	R
155	Cyprus	R
156	Rosemary	R
157	Cyprus	R
158	Rosemary	R
159	Cyprus	R
160	Rosemary	R
161	Firethorn	R
162	Arborvita	R
163	Arborvita	R
164	Arborvita	R
165	Arborvita	R
166	Arborvita	R
167	Arborvita	R
168	Arborvita	R
169	Elm	R
170	Elm	R
171	Elm	R
172	Juniper	R
173	Opuntia	R
174	Juniper	R
175	Opuntia	R
176	Tree of Heaven	R
177	Tree of Heaven	R
178	Ash	R
179	Ash	R
180	Ash	R
181	Cyprus	R
182	Cyprus	R
183	Privet	R
184	Cyprus	R
185	Hedera canariensis	R
186	Red rose bush	D
187	Indian Hawthorn	D
188	Red rose bush	R
189	Red rose bush	R
190	Red rose bush	R
191	Red rose bush	R
192	Sage	R
193	Sage	R
194	Yellow rose bush	D
195	Yellow rose bush	R
196	Sage	R
197	Yellow rose bush	D
198	Sage	R
199	Red rose bush	R
200	Deer Grass	D
201	Yellow rose bush	R
202	Red rose bush	R
203	Red rose bush	R
204	Yellow rose bush	R
205	Juniper	D
206	Juniper	D
207	Juniper	D
208	Juniper	D
209	Red rose bush	D
210	Crepe Myrtle	D
211	Juniper	D
212	Juniper	D
213	Juniper	D
214	Elm	R
215	Elm	R

VICINITY MAP



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06-20-16
Registered
Arizona U.S.A.
Expires: 6-30-2018

INVENTORY COVER SHEET
ANDANTE INN - SEDONA
2545 STATE ROUTE 89A
SEDONA, ARIZONA

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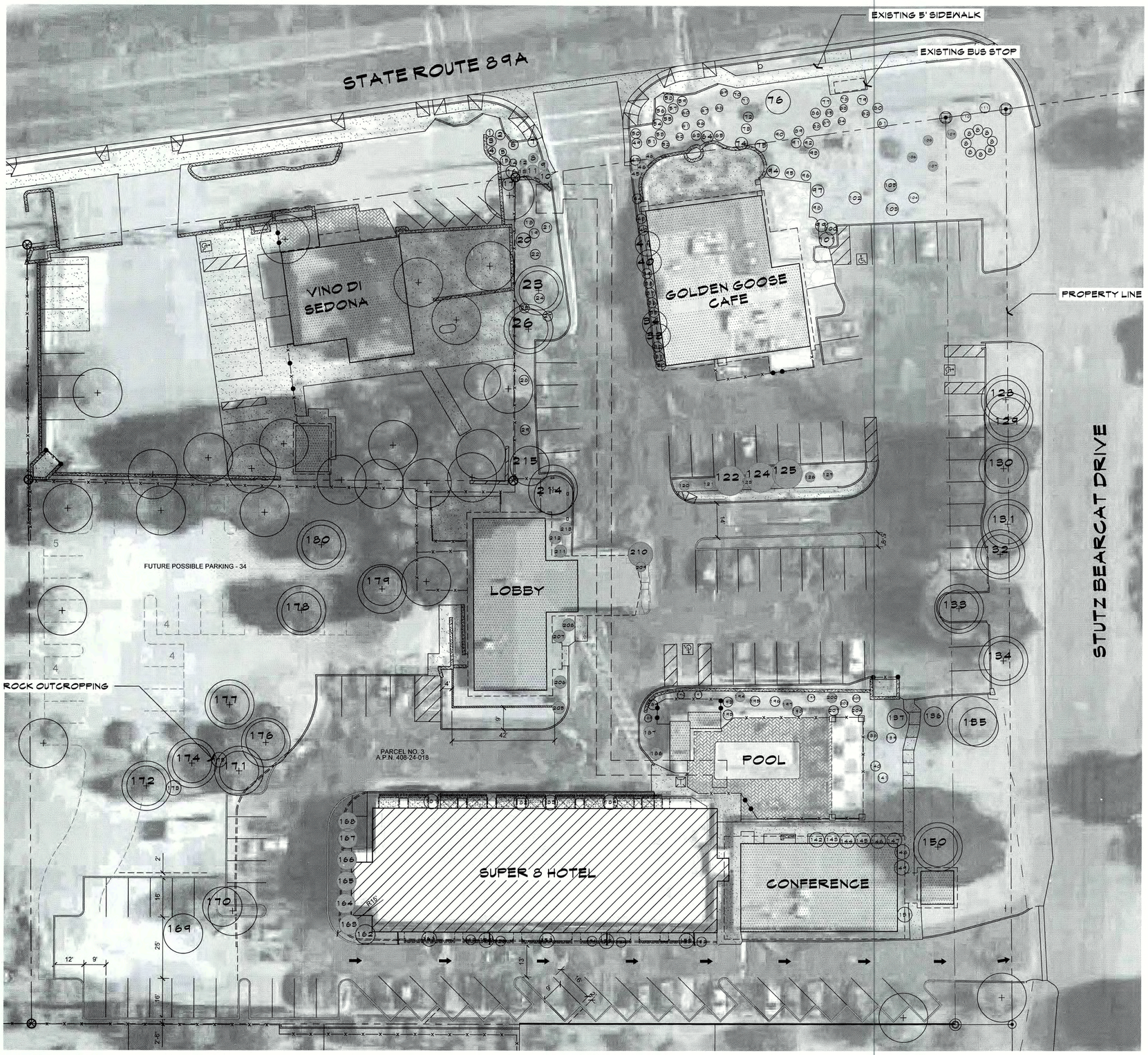

LEGEND:

- # EXISTING PLANT TO BE REMOVED
- # EXISTING PLANT TO REMAIN

*SEE INVENTORY LEGEND ON THE INVENTORY COVER SHEET FOR PLANT IDENTIFICATIONS

SCALE: 1"=20'-0"

0' 10' 20' 40' 60'

NORTH

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INVENTORY/EXISTING SITE PLAN

ANDANTE INN - SEDONA

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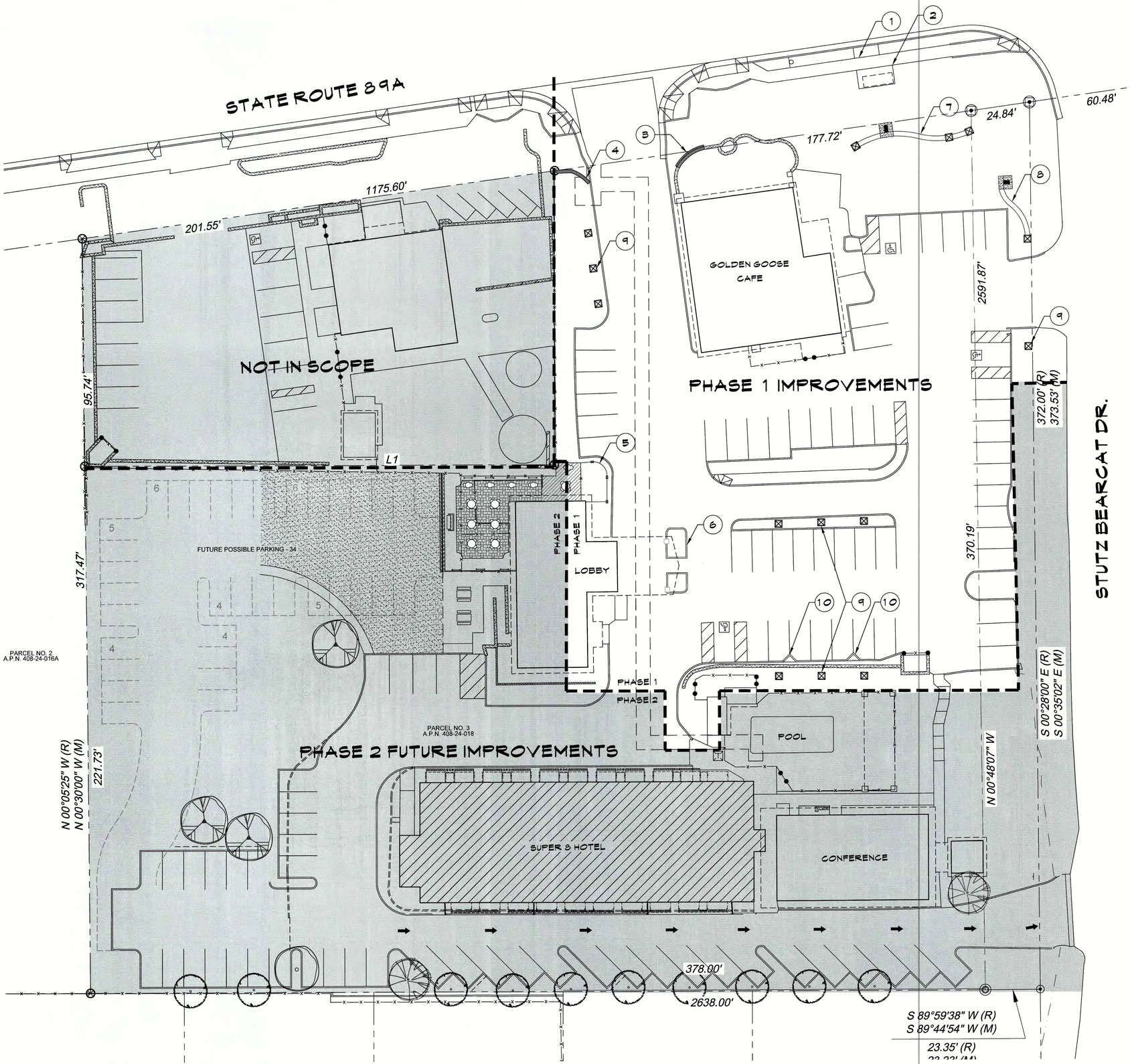

KEY NOTES:

1. EXISTING 5' SIDEWALK TO REMAIN
2. EXISTING BUS STOP TO REMAIN
3. EXISTING GOLDEN GOOSE CAFE SIGN WALL RENOVATION, SEE DETAIL 'C' ON SHEET L5.1
4. EXISTING SECONDARY WALL RENOVATION, SEE DETAIL 'C' ON SHEET L5.1
5. EXISTING HOTEL ENTRY/COURTYARD WALL RENOVATION, SEE DETAIL 'F' ON SHEET L5.2
6. REMOVE EXISTING CURBING AND PLANTING BED
7. PROPOSED PRIMARY MONUMENT SIGN, SEE DETAIL 'A' ON SHEET L5.1
8. PROPOSED SECONDARY MONUMENT SIGN, SEE DETAIL 'B' ON SHEET L5.1
9. PROPOSED ACCENT/LIGHT COLUMN, SEE DETAIL 'D' ON SHEET L5.2 TYP.
10. PROPOSED PARKING LOT CUT-OUTS AND CURB RE-DESIGN FOR CREATING A NEW LANDSCAPE BED

NOTE: FOR FUTURE PHASE 2 IMPROVEMENTS REFER TO MASTER PLAN

SCALE: 1"=20'-0"

0' 10' 20' 40' 60'

NORTH

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HARDSCAPE PLAN
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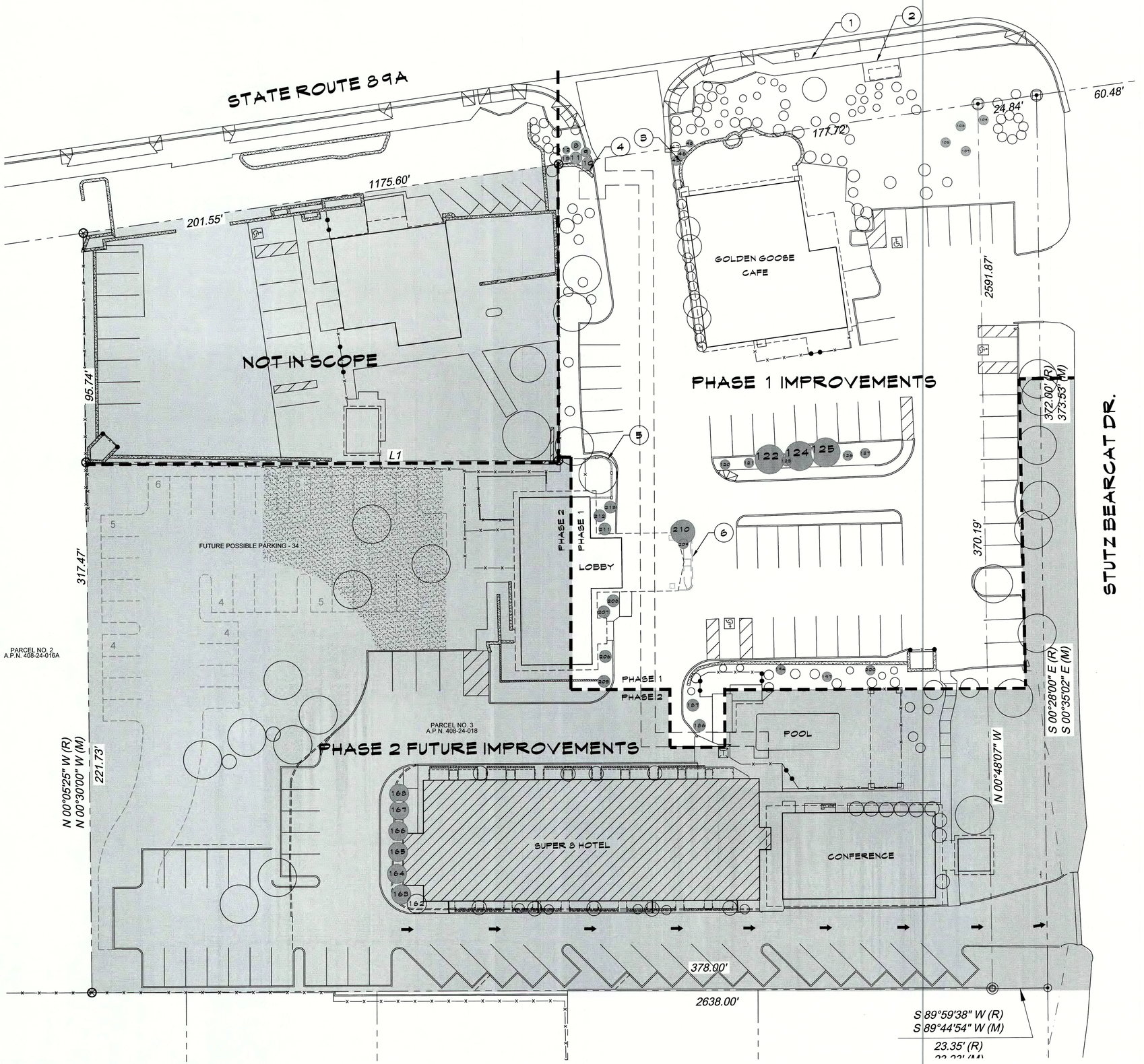

KEY NOTES:

1. EXISTING 5' SIDEWALK TO REMAIN
2. EXISTING BUS STOP TO REMAIN
3. EXISTING GOLDEN GOOSE CAFE SIGN WALL RENOVATION, SEE DETAIL 'C' ON SHEET L5.1
4. EXISTING SECONDARY WALL RENOVATION, SEE DETAIL 'C' ON SHEET L5.1
5. EXISTING HOTEL ENTRY/COURTYARD WALL RENOVATION, SEE DETAIL 'F' ON SHEET L5.2
6. REMOVE EXISTING CURBING AND PLANTING BED

LEGEND:

- # EXISTING PLANT TO BE REMOVED
- EXISTING PLANT TO REMAIN

NOTE: FOR FUTURE PHASE 2 IMPROVEMENTS REFER TO MASTER PLAN

SCALE: 1"=20'-0"

0' 10' 20' 40' 60'

NORTH

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DEMOLITION PLAN
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