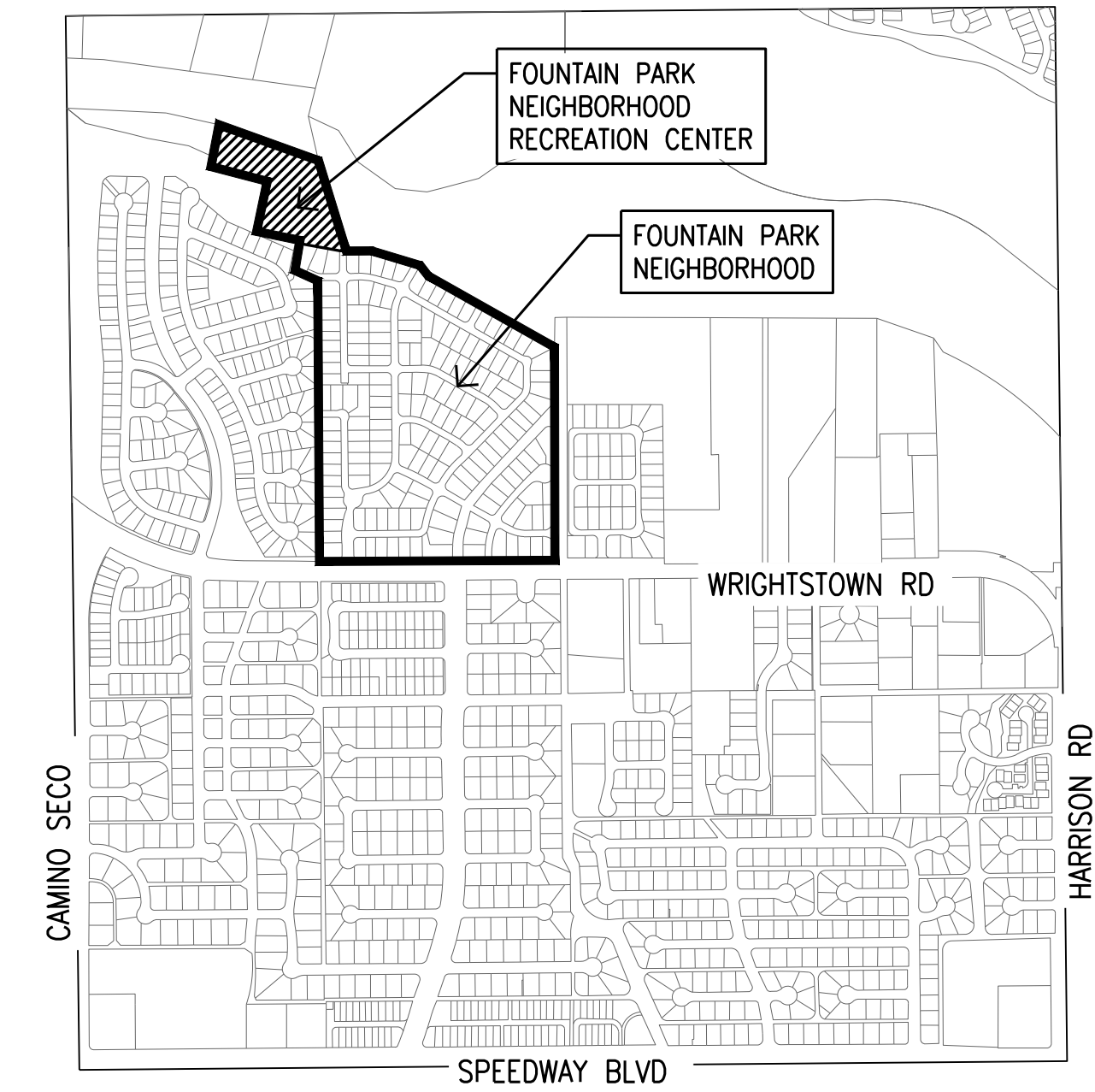
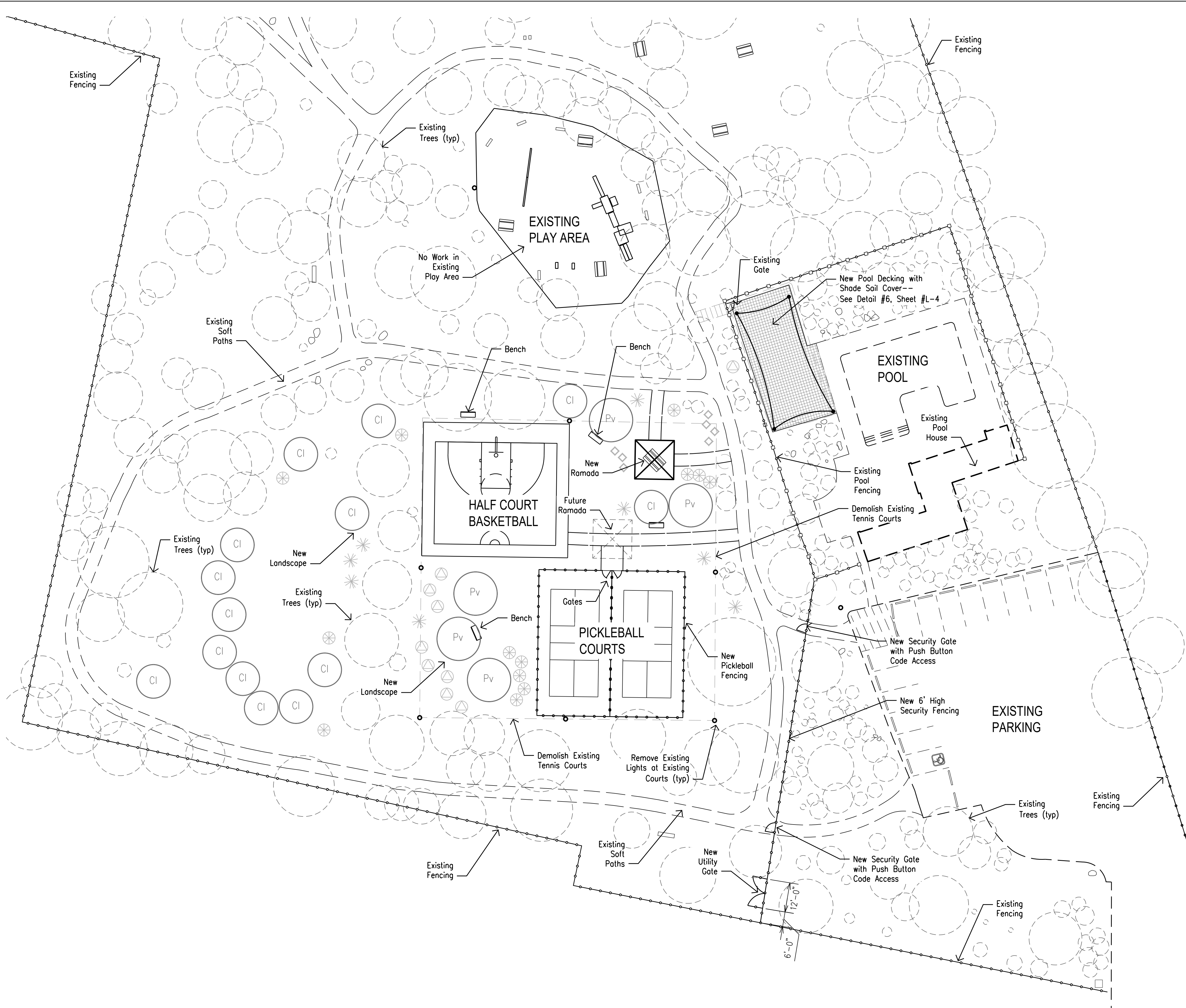


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LOCATION MAP
Scale: 6" = 1 Mile

OWNER
 FOUNTAIN PARK HOMEOWNER'S ASSOCIATION
 2121 NORTH EVELYN AVENUE
 TUCSON, ARIZONA 85715-5587
 CONTACT: DARIO NAVIA POHL

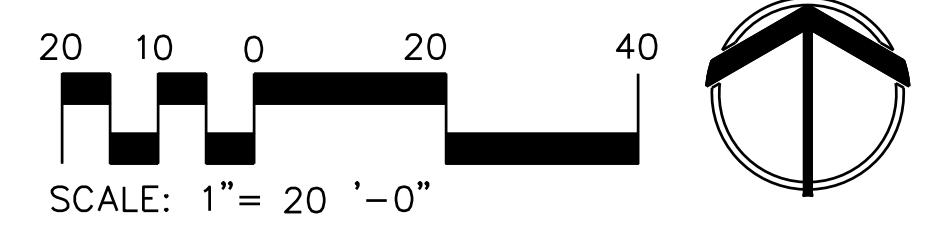
LANDSCAPE ARCHITECT
 NOVAK ENVIRONMENTAL, INC.
 4574 NORTH FIRST AVENUE, SUITE 100
 TUCSON, ARIZONA 85718
 PHONE: 520-206-0591
 EMAIL: Karen@novakenvironmental.com
 CONTACT: KAREN CESARE

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Landscape Plan	L-2	2
Hardscape Plan	L-3	3
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Landscape Details	L-6	6

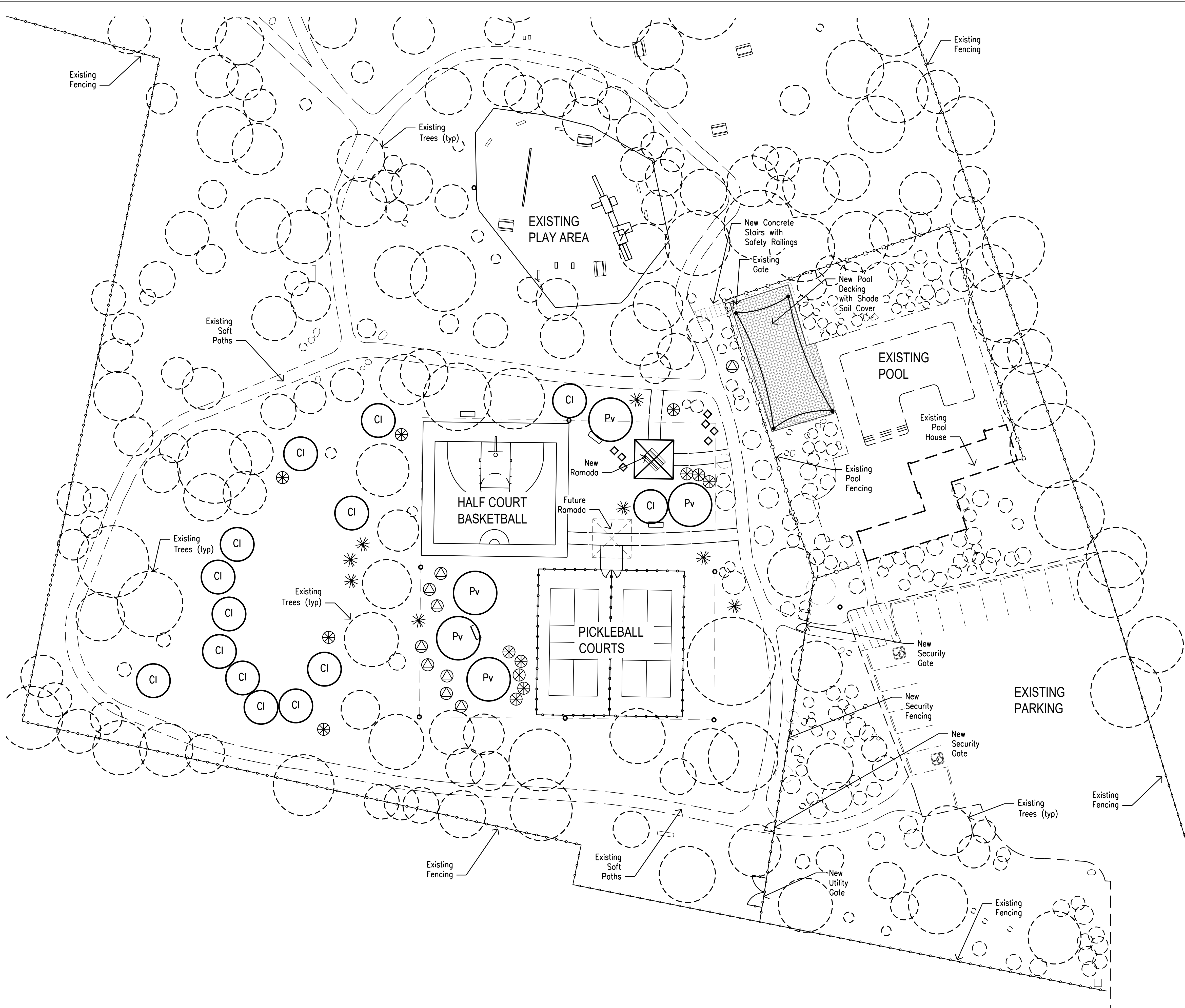
ADDRESS: 2121 N EVELYN AVE

**FOUNTAIN PARK RECREATION AREA
LAYOUT PLAN**



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	LANDSCAPE CONSTRUCTION PLANS FOUNTAIN PARK RECREATION AREA	
NO. _____ REVISION _____ DATE _____	DESIGNED: TC DRAWN: TC/JG/CK CHECKED: KC SHEET L-1	PROJECT NO.: 21046 SCALE: SEE PLAN 1 OF 6

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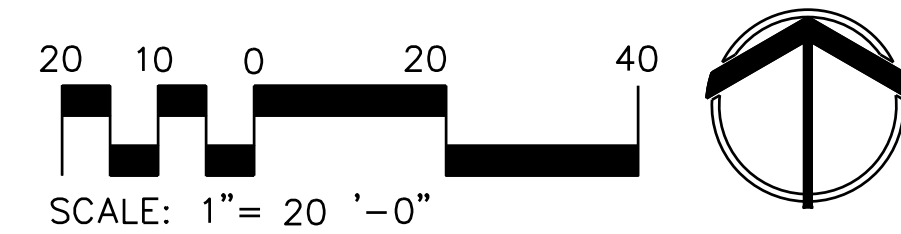
PLANT KEY

Botanical Name	Common Name	Qty	Size
Existing Plants to Remain			
Various Species			
Trees:			
<i>Chilopsis linearis</i> 'Bubba'	Bubba Desert Willow	14	24" box
<i>Prosopis velutina</i>	Velvet Mesquite	5	24" box
Shrubs:			
<i>Agave weberi</i>	Weber's Agave	8	5 gallon
<i>Caesalpinia pulcherrima</i>	Red Bird of Paradise	13	5 gallon
<i>Leucophyllum langmaniae</i> 'Lynn's Legacy'	Lynn's Legacy Texas Sage	9	5 gallon
Groundcovers:			
<i>Lantana montevidensis</i>	Trailing Lantana	7	1 gallon

LANDSCAPE NOTES

1. Groundplane will be raked and smoothed to blend with existing adjacent areas. Matching landscape rock shall be added as necessary to provide coverage of any disturbed areas.
2. Contractor shall provide matching landscape rock as necessary for any disturbed areas. New compacted decomposed granite paths shall be constructed with matching red brown 1/4" minus decomposed granite. Samples shall be provided to owner and landscape architect for approval prior to installation.
3. New tree and shrub plantings shall be irrigated by connecting to the existing irrigation system. Contractor shall investigate the existing system and determine suitable extensions to the new landscape plantings. New 1/2" polylines (connected to the existing system) shall be routed to all new trees, shrubs, accents, and groundcovers. New emitters shall be installed with 1/4" distribution tubing to irrigate the plants.

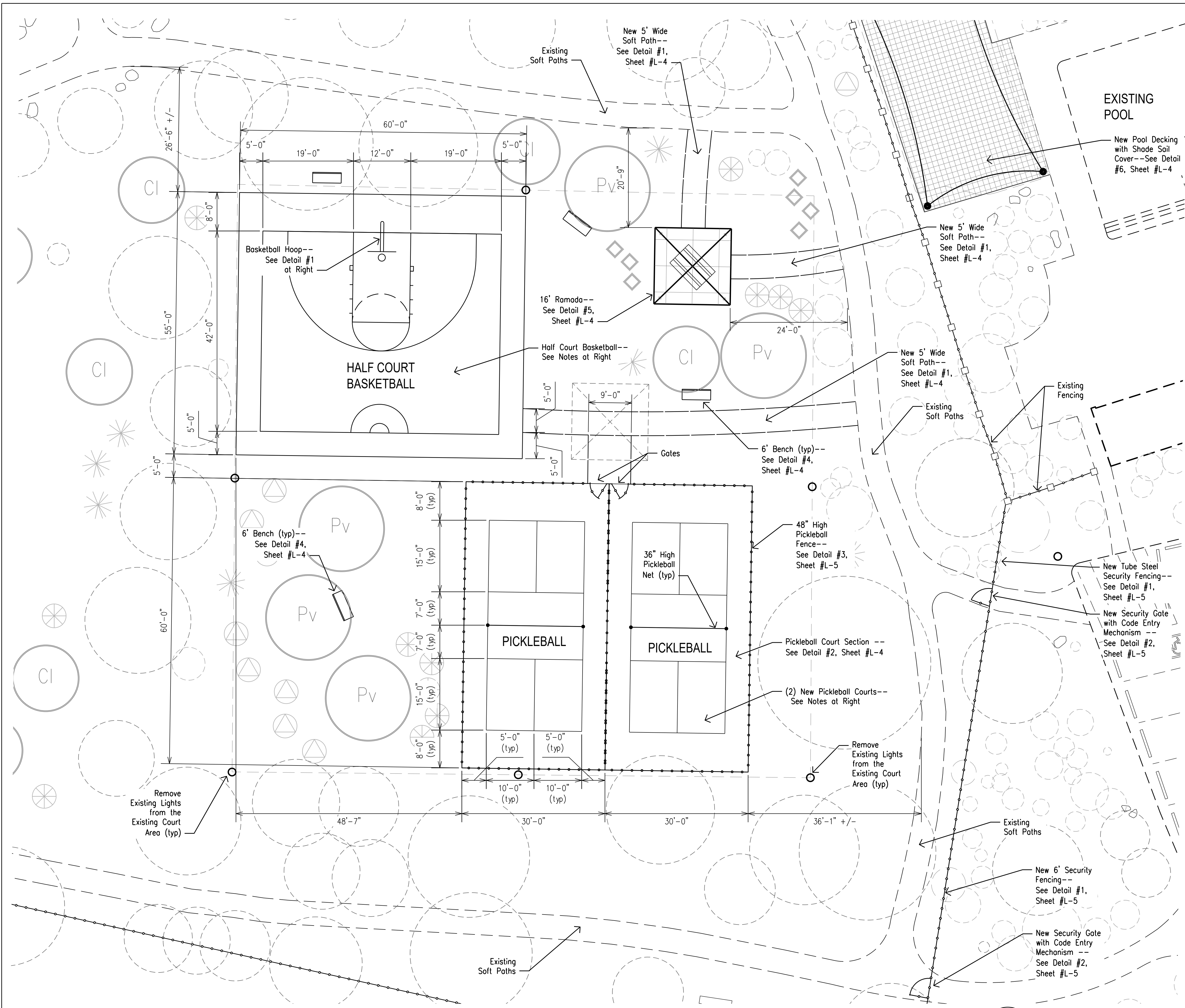
**FOUNTAIN PARK RECREATION AREA
LANDSCAPE PLAN**



ADDRESS: 2121 N EVELYN AVE

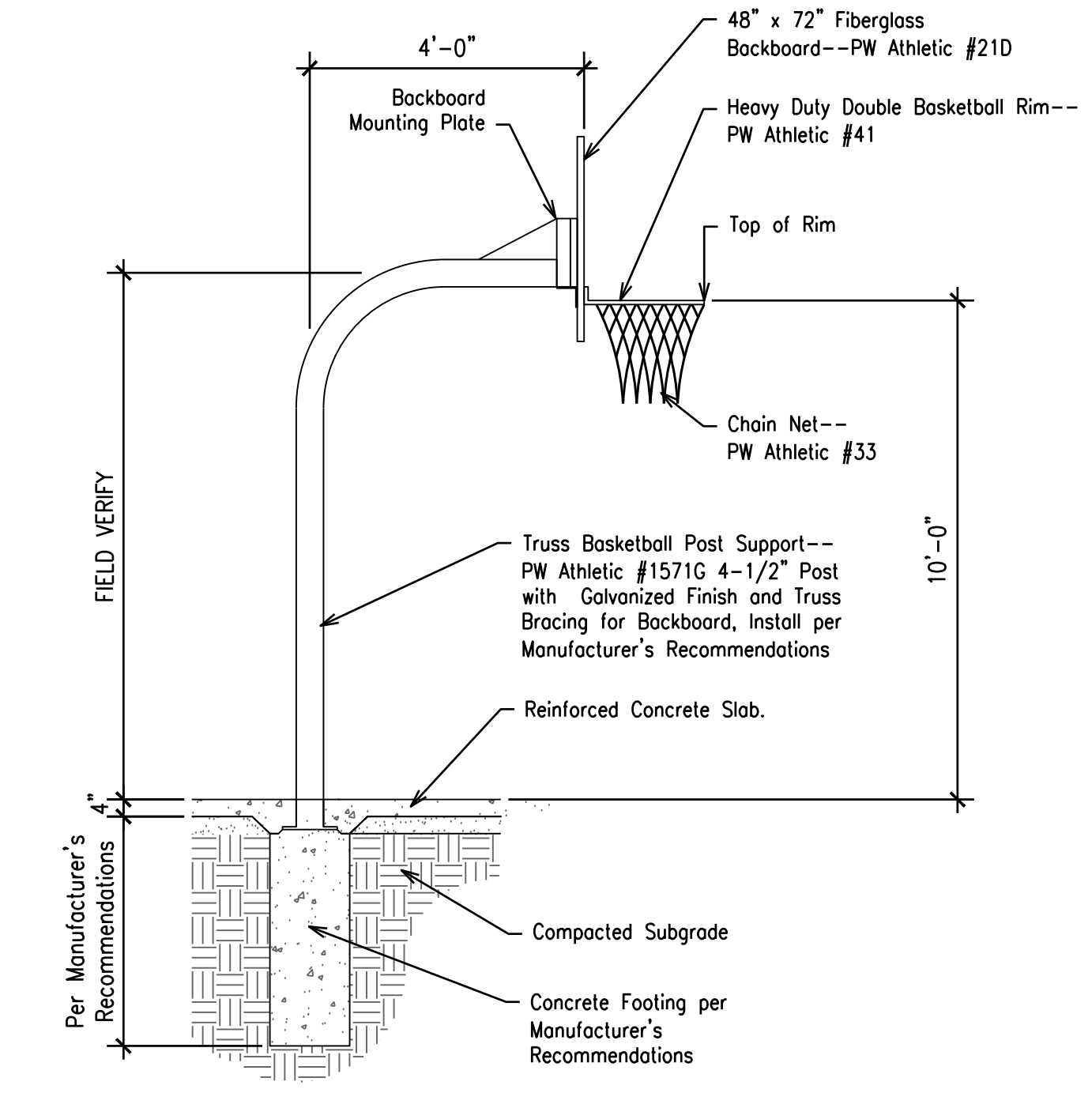
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	LANDSCAPE CONSTRUCTION PLANS FOUNTAIN PARK RECREATION AREA	
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BASKETBALL COURT NOTES

1. Court construction shall conform to all local codes and construction practices.
2. Extend all sub-grades 3'-0" beyond new court area shown. Water settle and compact to 96%.
3. Provide uniform 0.83% slope across courts.
4. Provide light-medium broom finish to entire court.
5. Line marking should be acrylic water based paint only. Contractor to accurately locate all playing lines and stripes.
6. Clear any adjacent hazard that may impede clear access or play. Contact landscape architect for any conflicts prior to construction.
7. Contractor to confirm all details and provide 2 year unconditional guarantee of facility & finishes.



1 BASKETBALL HOOP

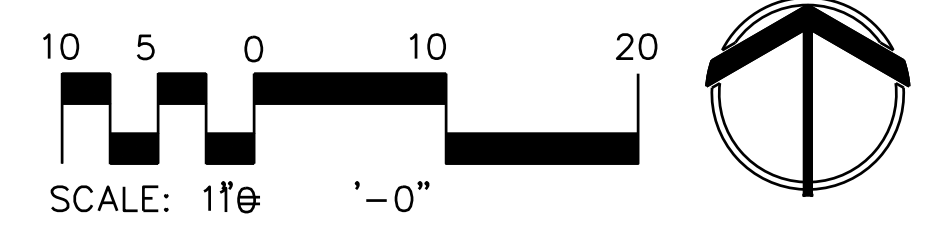
Not to Scale

Note: Contractor shall provide shop drawings for installation of the basketball hoop and slab.

PICKLE BALL COURT NOTES

1. Court construction shall conform to all local codes and construction practices.
2. Extend all sub-grades 3'-0" beyond new court area shown. Water settle and compact to 96%.
3. Provide uniform 0.83% slope across courts.
4. Provide light-medium broom finish to entire court.
5. Line marking should be acrylic water based paint only. Contractor to accurately locate all playing lines and stripes.
6. Net assembly shall be Douglas Sports, Premier RD-36 Pickleball net poles w/ round PVC sleeves Douglas PN-36 Pickleball nets.
7. Clear any adjacent hazard that may impede clear access or play. Contact landscape architect for any conflicts prior to construction.
8. Contractor to confirm all details and provide 2 year unconditional guarantee of facility & finishes.

PARTIAL PLAN SHOWING BASKETBALL & PICKLEBALL COURTS



ADDRESS: 2121 N EVELYN AVE

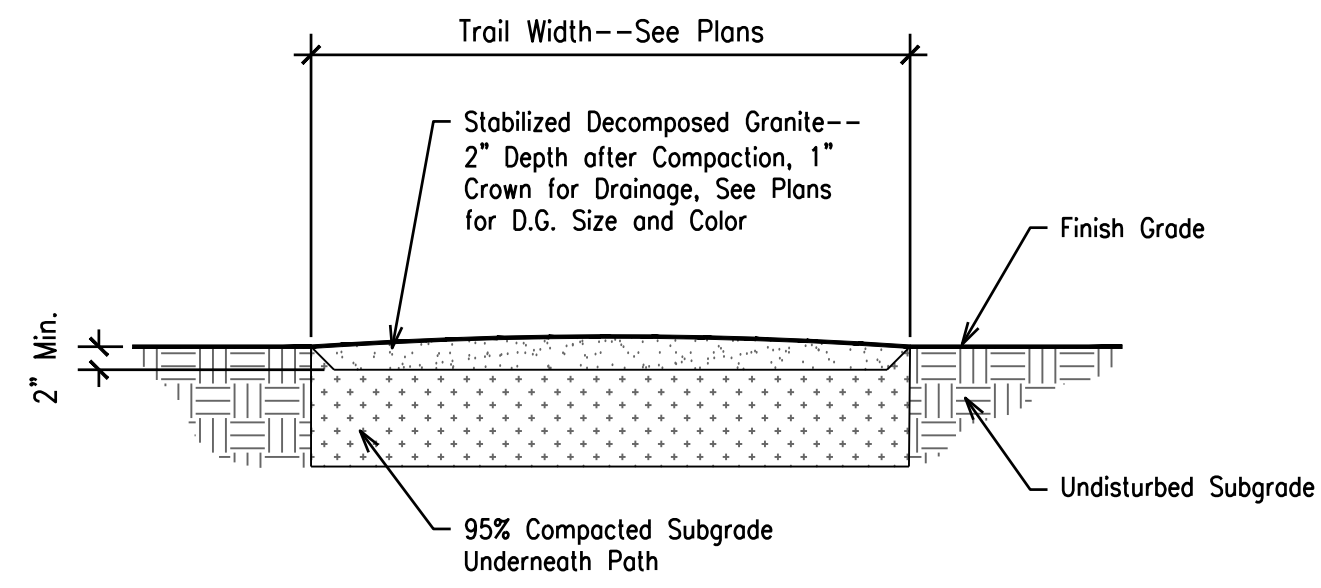


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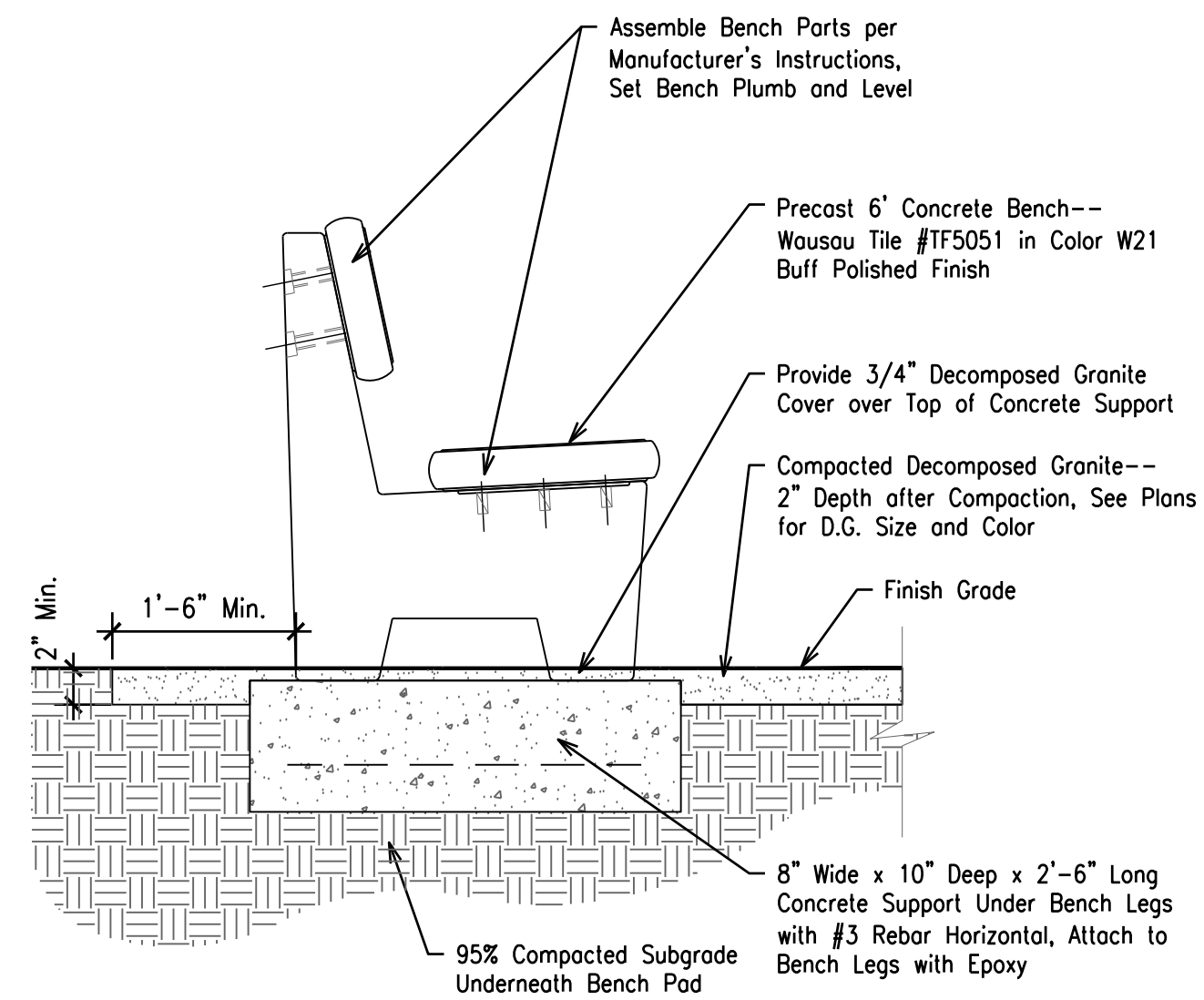
LANDSCAPE CONSTRUCTION PLANS FOUNTAIN PARK RECREATION AREA

NO.	REVISION	DATE
DESIGNED:	TC	DATE: OCTOBER 2022
DRAWN:	TC/JG/CK	PROJECT NO.: 21046
CHECKED:	KC	SCALE: SEE PLAN
SHEET	L-3	3 OF 6

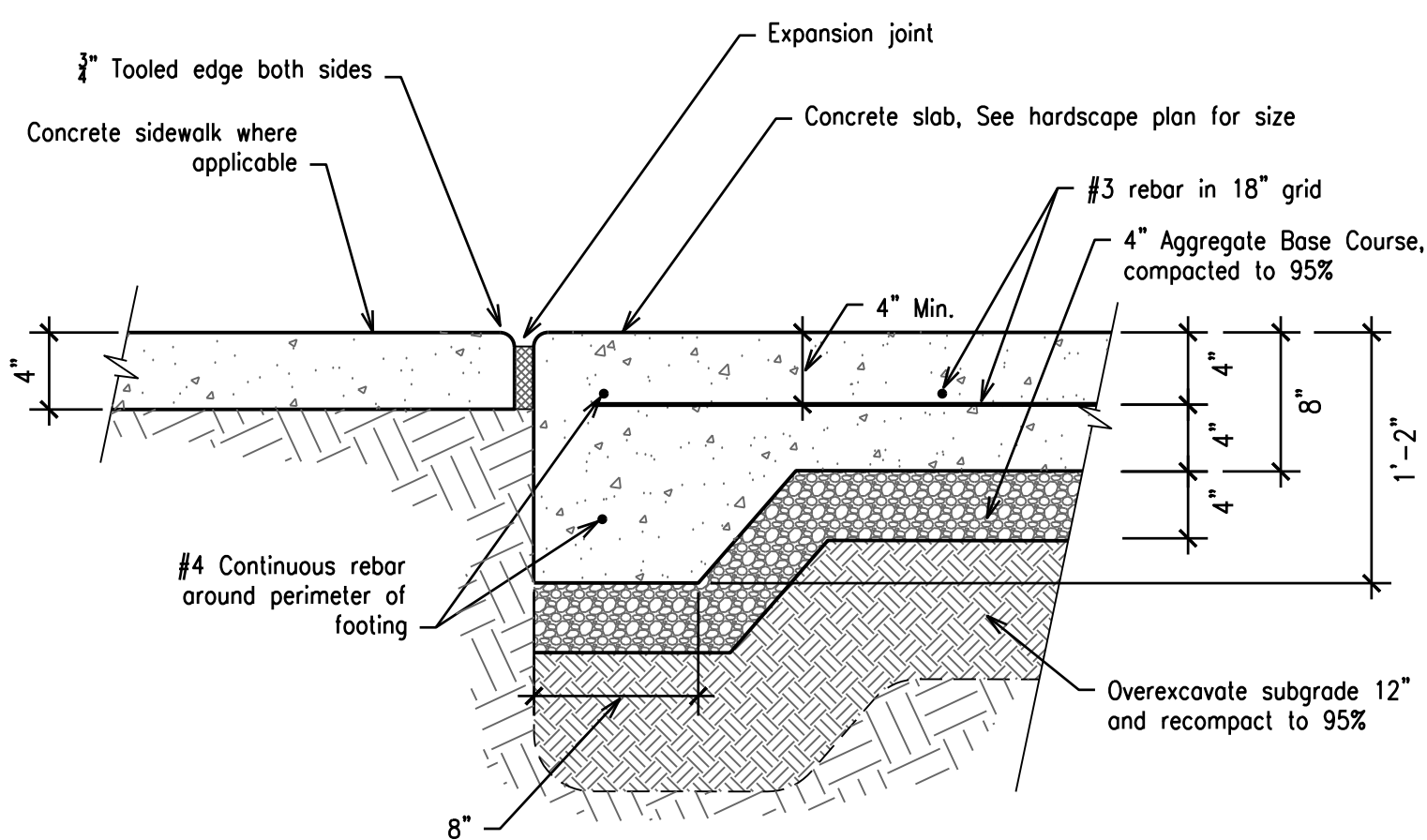
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1 DECOMPOSED GRANITE TRAIL
Not to Scale



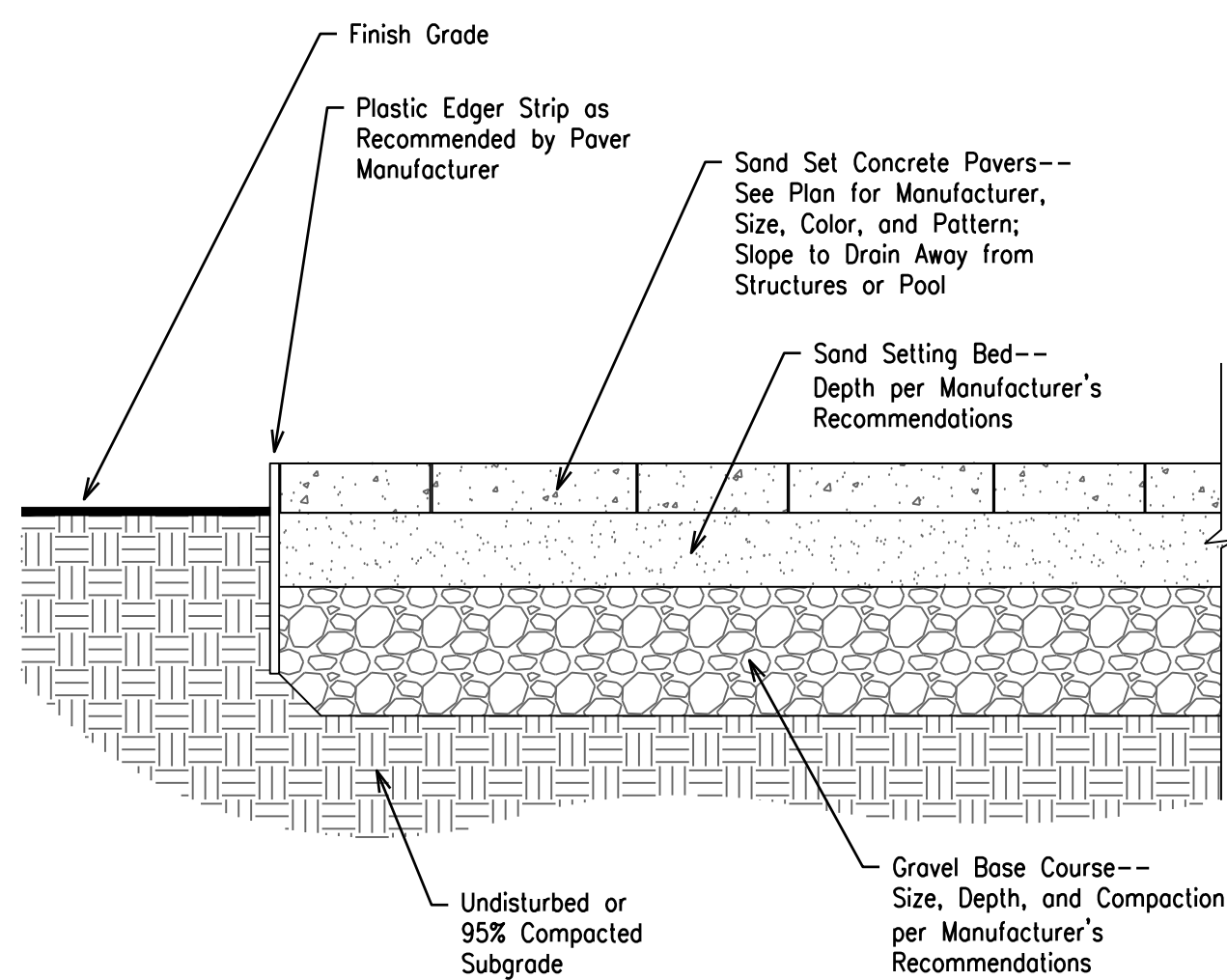
4 BENCH ON DECOMPOSED GRANITE PAD
Not to Scale



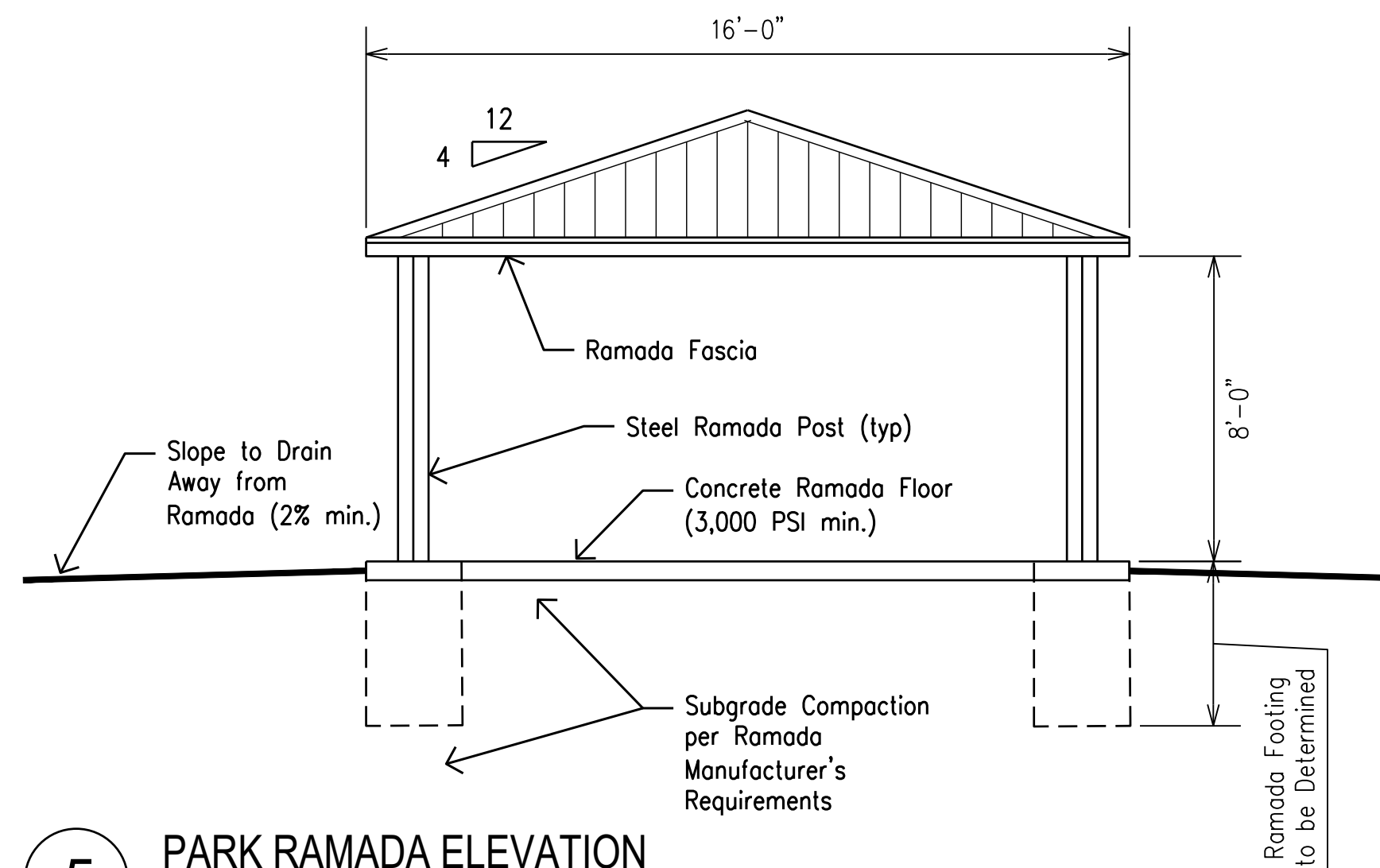
NOTES:

1. Contractor to submit pickleball court color schedule to landscape architect or owners rep. for review and approval.
2. Contractor shall use 1 1/8" x 11 7/8" Timberstrand form board or approved equal at formed edge.
3. Contractor shall provide shop drawings for control joint scoring—scoring should not conflict with intended court usage.
4. Concrete shall receive a medium broom finish consistent throughout.
5. Concrete slab: 4,000 PSI Concrete, Air Entrained Portland Cement.

2 SPORT COURT SECTION
Not to Scale



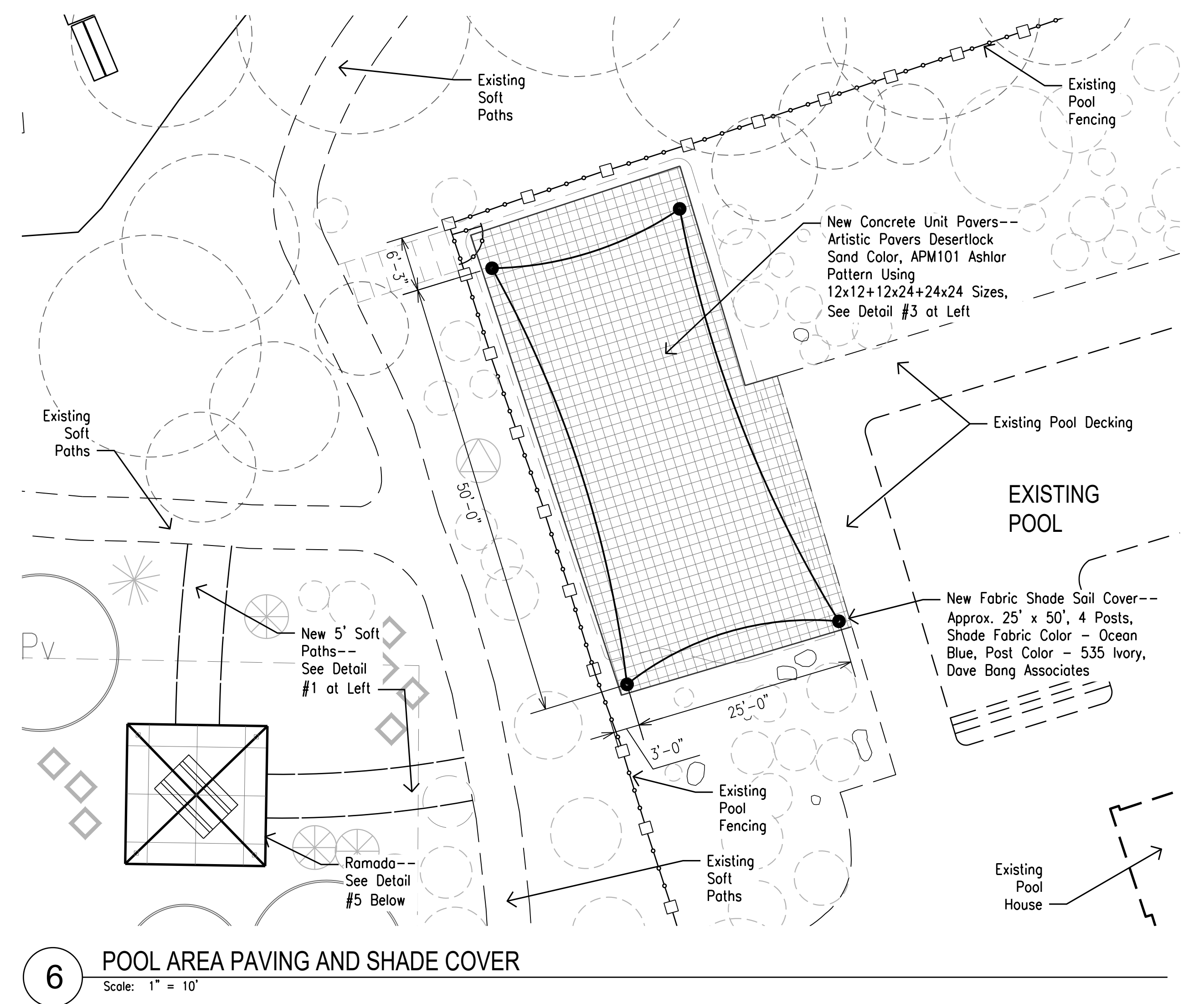
3 CONCRETE PAVERS
Not to Scale



5 PARK RAMADA ELEVATION
Scale: 1/4" = 1'-0"

RAMADA NOTES

1. Contractor shall provide ramada installed on park site with concrete floor and picnic table or bench. Contractor shall coordinate and obtain ramada construction plans and footing design from the manufacturer.
2. Contractor is responsible for obtaining any needed permits and inspections for the ramada.
3. Project site shall be fully secured for the public's safety during the ramada construction and installation process.
4. Ramada shall be Americana Outdoors 16' Square Navaho Model. Ramada shall have prefabricated, powder-coated steel frame with structural, interlocking panel roof.
5. Colors shall be: #540 Tan for Roof and #545 Terra Cotta for the Frame.
6. Provide (1) 8' Portable Picnic Table with Powder-coat Finish and Steel Construction, Wausou Tile #MF1057 in Color #7 Sand, for under the Ramada.



6 POOL AREA PAVING AND SHADE COVER
Scale: 1" = 10'

HARDSCAPE NOTES

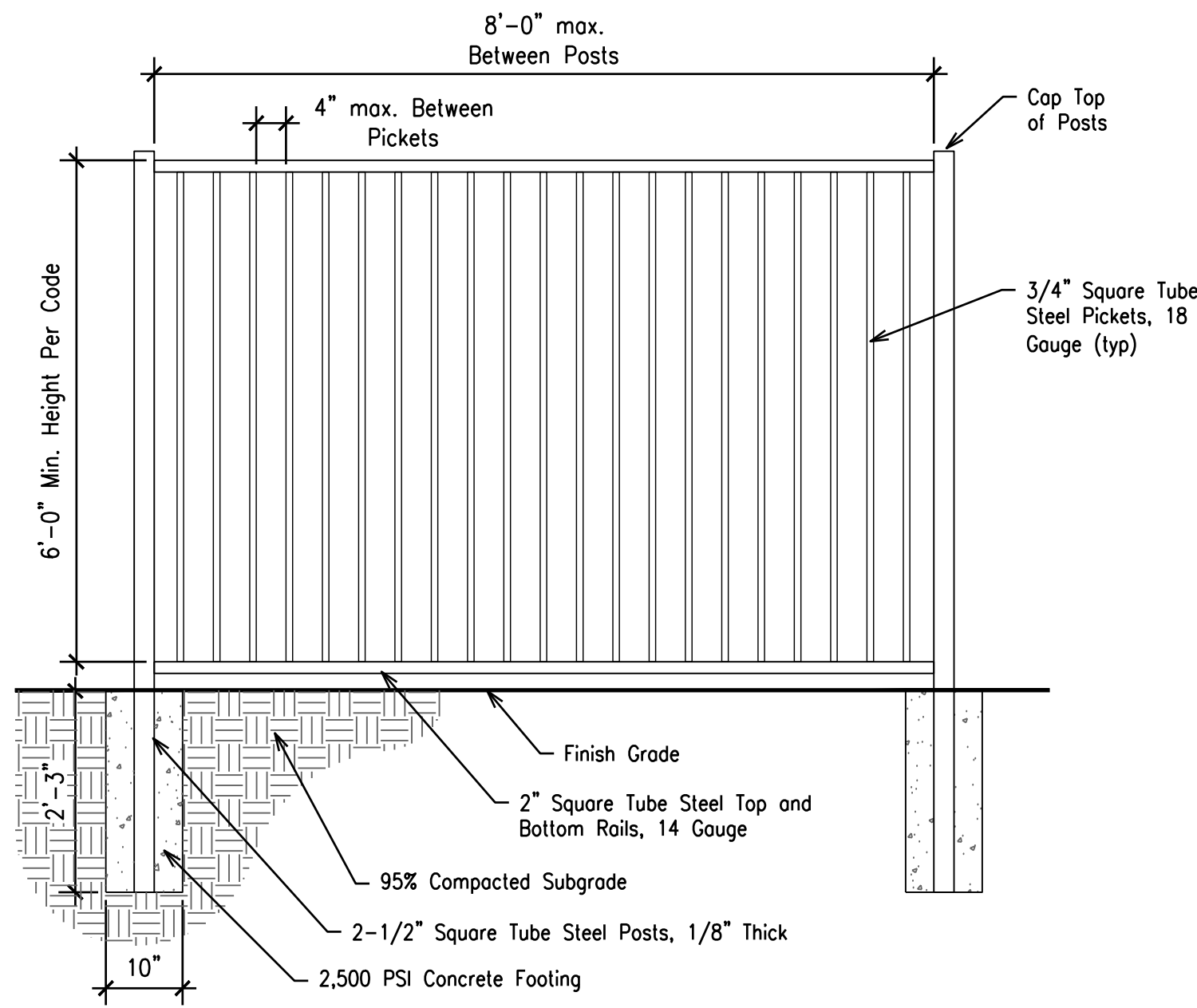
1. Contractor shall demolish and remove all existing features noted on the plans to be removed. Tree stumps and concrete bases for removed items shall be completely removed. All removals shall be lawfully disposed of off property.
2. Contractor shall confirm all new products, sizes, finishes, and colors with the Fountain Park Homeowner's Association prior to any construction and installation.

ADDRESS: 2121 N EVELYN AVE

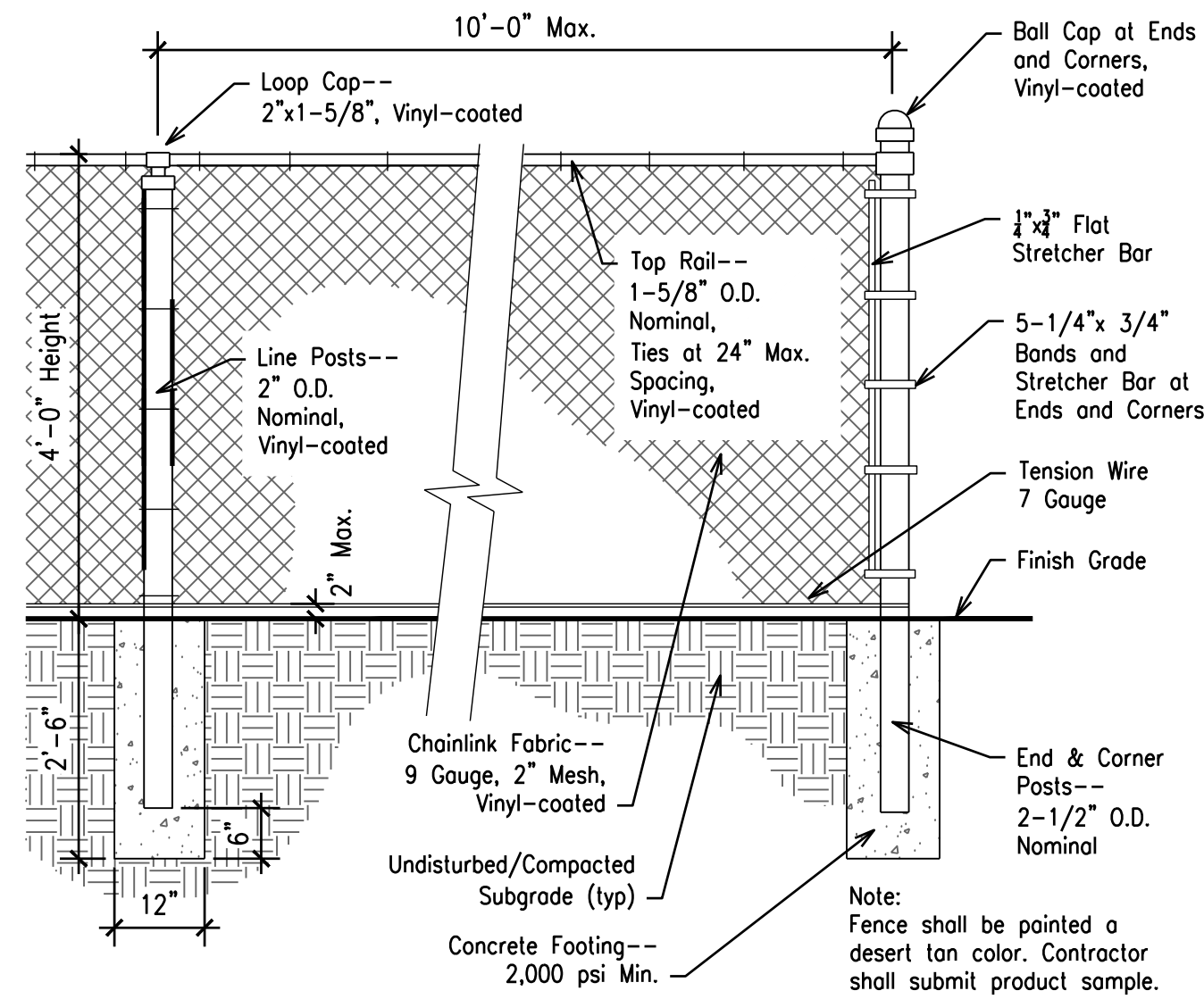
NO. _____ REVISION _____ DATE _____		DESIGNED: TC DRAWN: TC/JG/CK CHECKED: KC SHEET: L-4	
DATE: OCTOBER 2022		PROJECT NO.: 21046 SCALE: SEE PLAN 4 OF 6	

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NOTES:
 1. All fence joints shall be welded. Welds shall be ground smooth.
 2. Fence shall be primed and painted with rust-resistant enamel paint. Paint color shall be selected by the Architect and Owner/Developer.

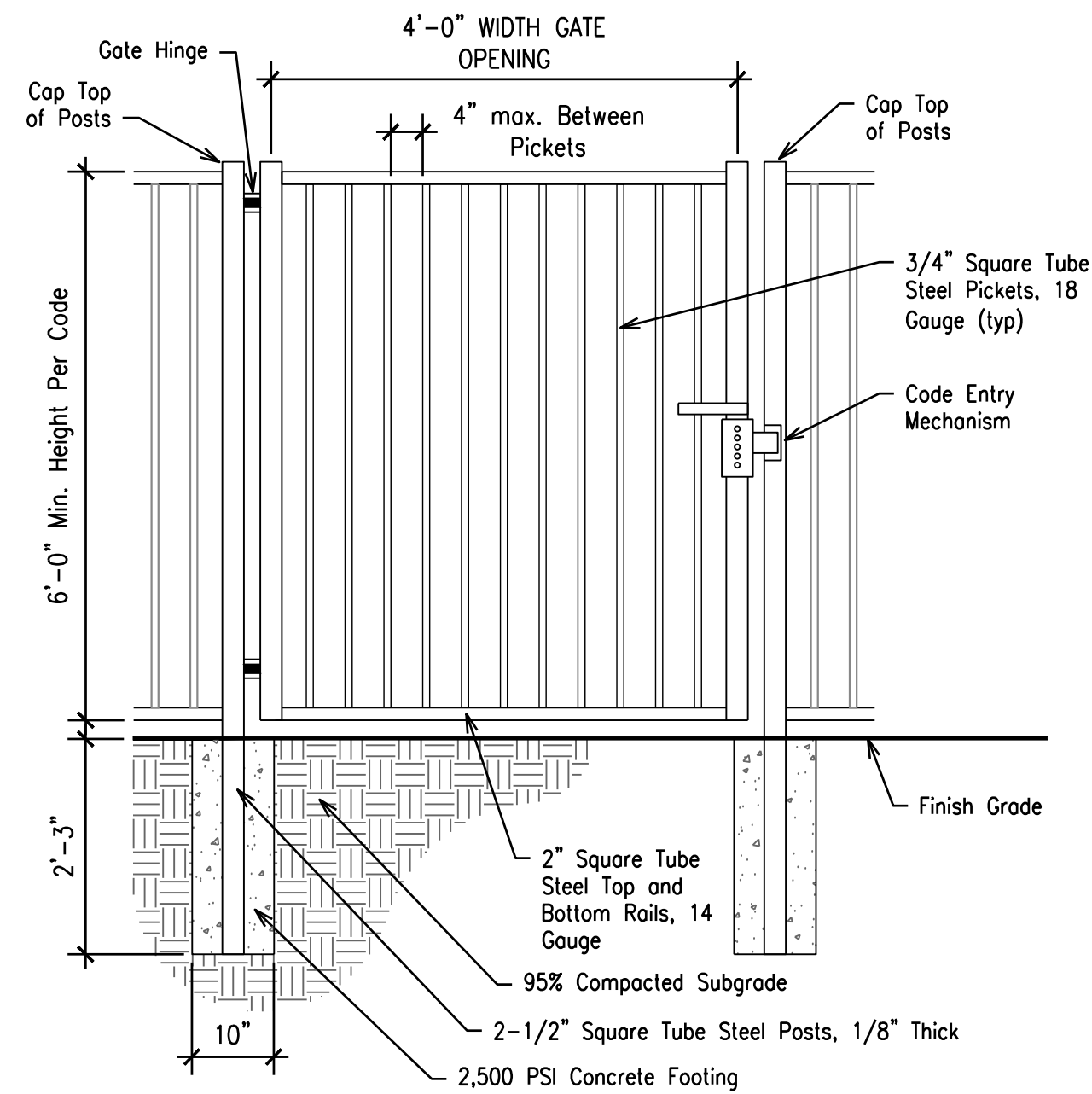


1 TUBE STEEL SECURITY FENCE
 Not to Scale



3 VINYL-COATED CHAIN LINK FENCE (PICKLEBALL)
 Not to Scale

NOTES:
 1. All gate and fence joints shall be welded. Welds shall be ground smooth.
 2. Gate shall be primed and painted with rust-resistant enamel paint. Paint color shall be selected by the Architect and Owner/Developer.



2 TUBE STEEL SECURITY GATE
 Not to Scale

ADDRESS: 2121 N EVELYN AVE



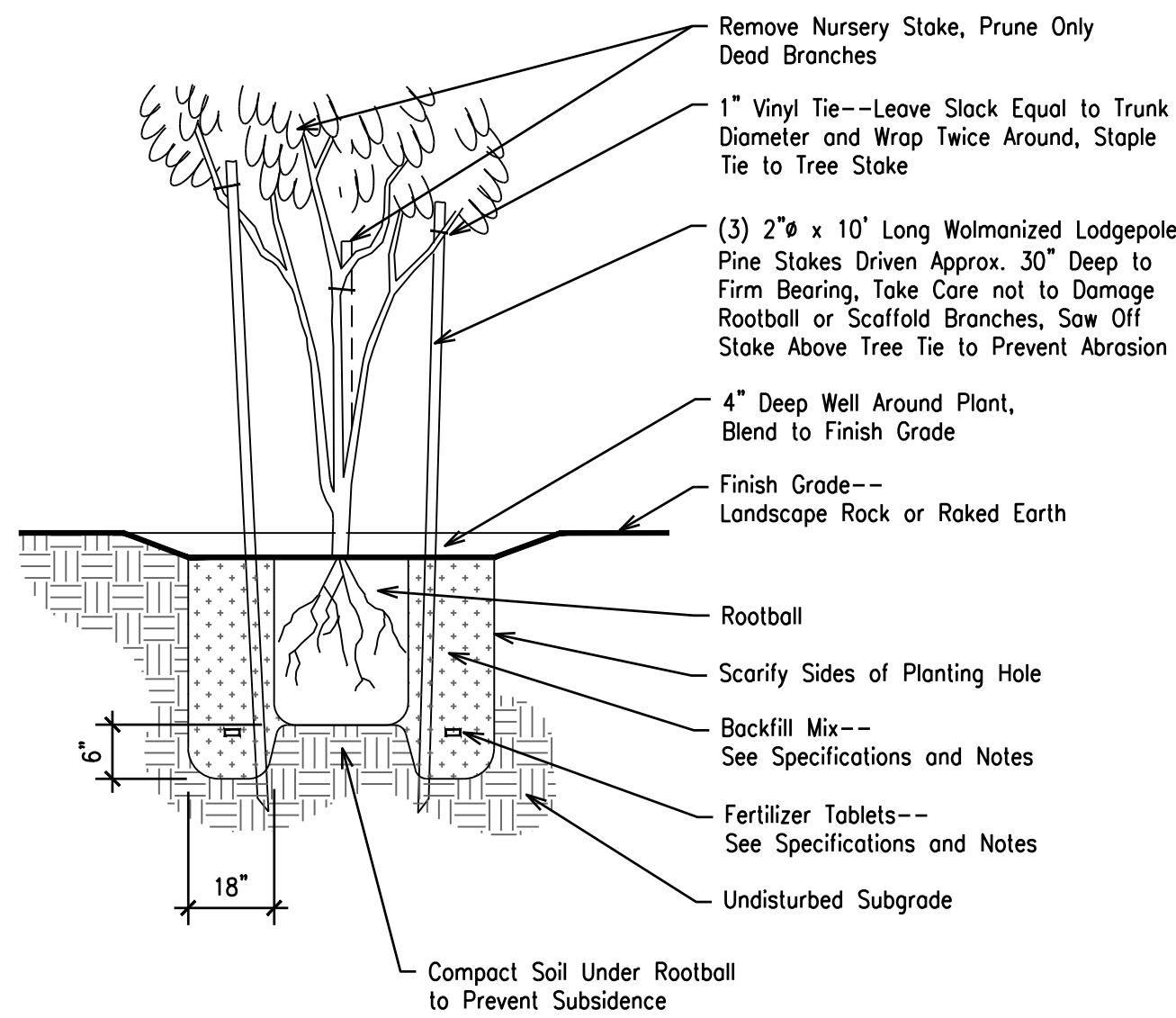
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 4574 North First Avenue #100 • Tucson, AZ 85718
 Phone 520.206.0591 Fax 520.882.3006
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LANDSCAPE CONSTRUCTION PLANS
FOUNTAIN PARK RECREATION AREA

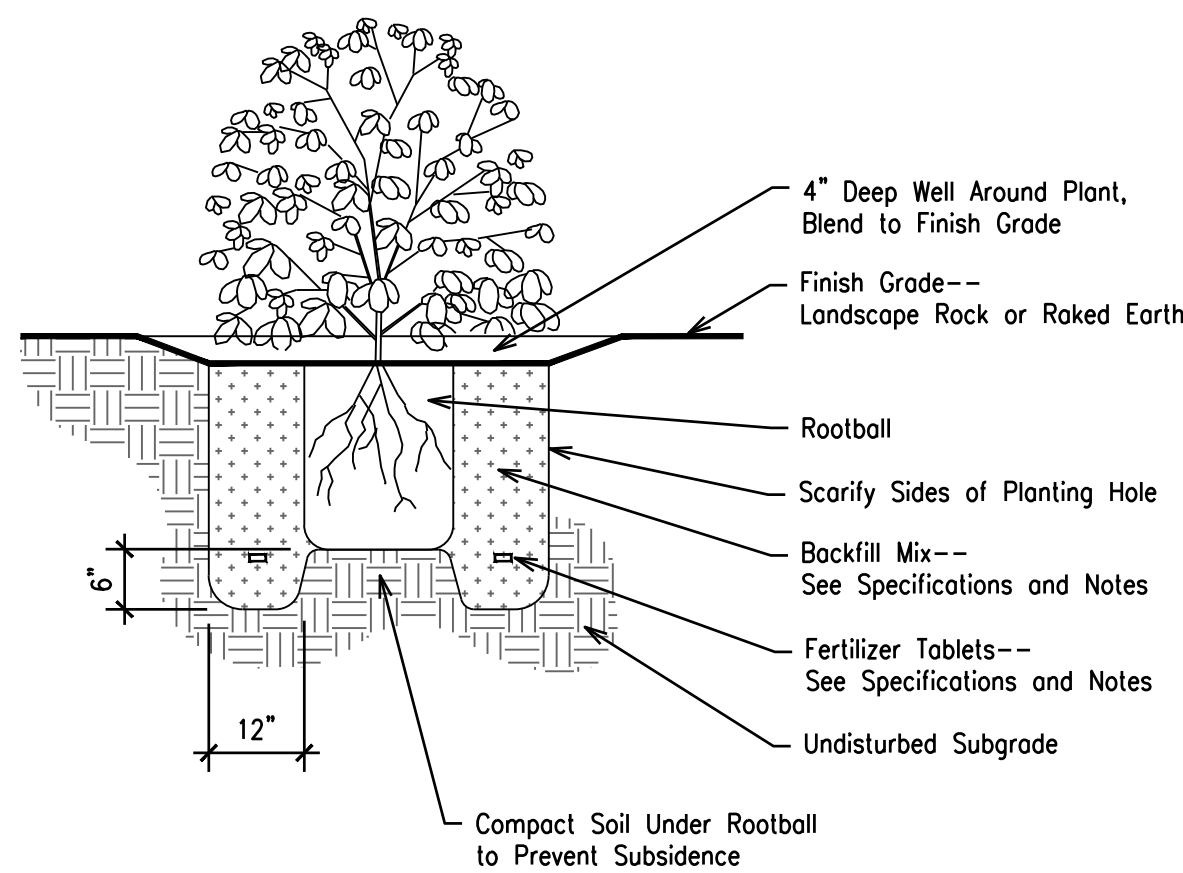


NO.	REVISION	DATE
DESIGNED:	TC	CHECKED: KC
DATE:	OCTOBER 2022	SCALE: SEE PLAN
DRAWN:	TC/JG/CK	SHEET L-5
PROJECT NO.:	21046	5 OF 6

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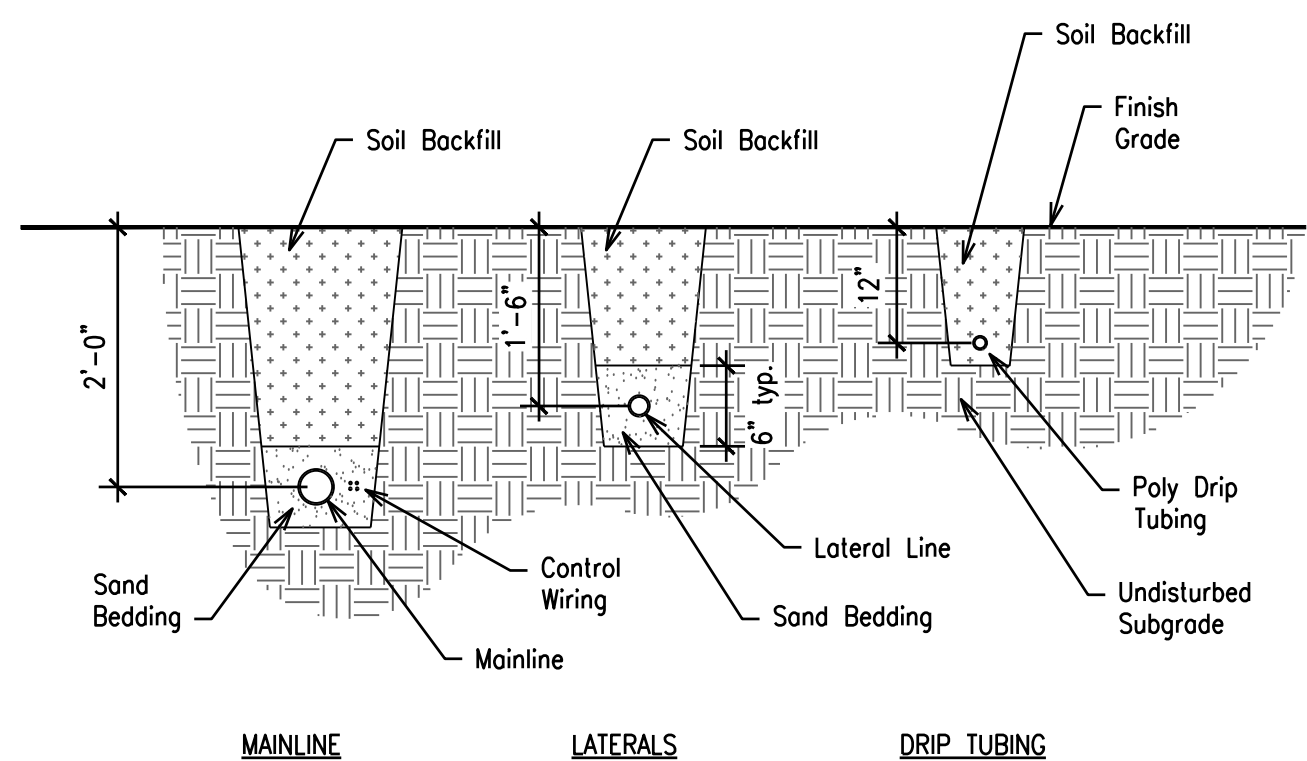


MULTI-TRUNK TREE PLANTING
Not to Scale

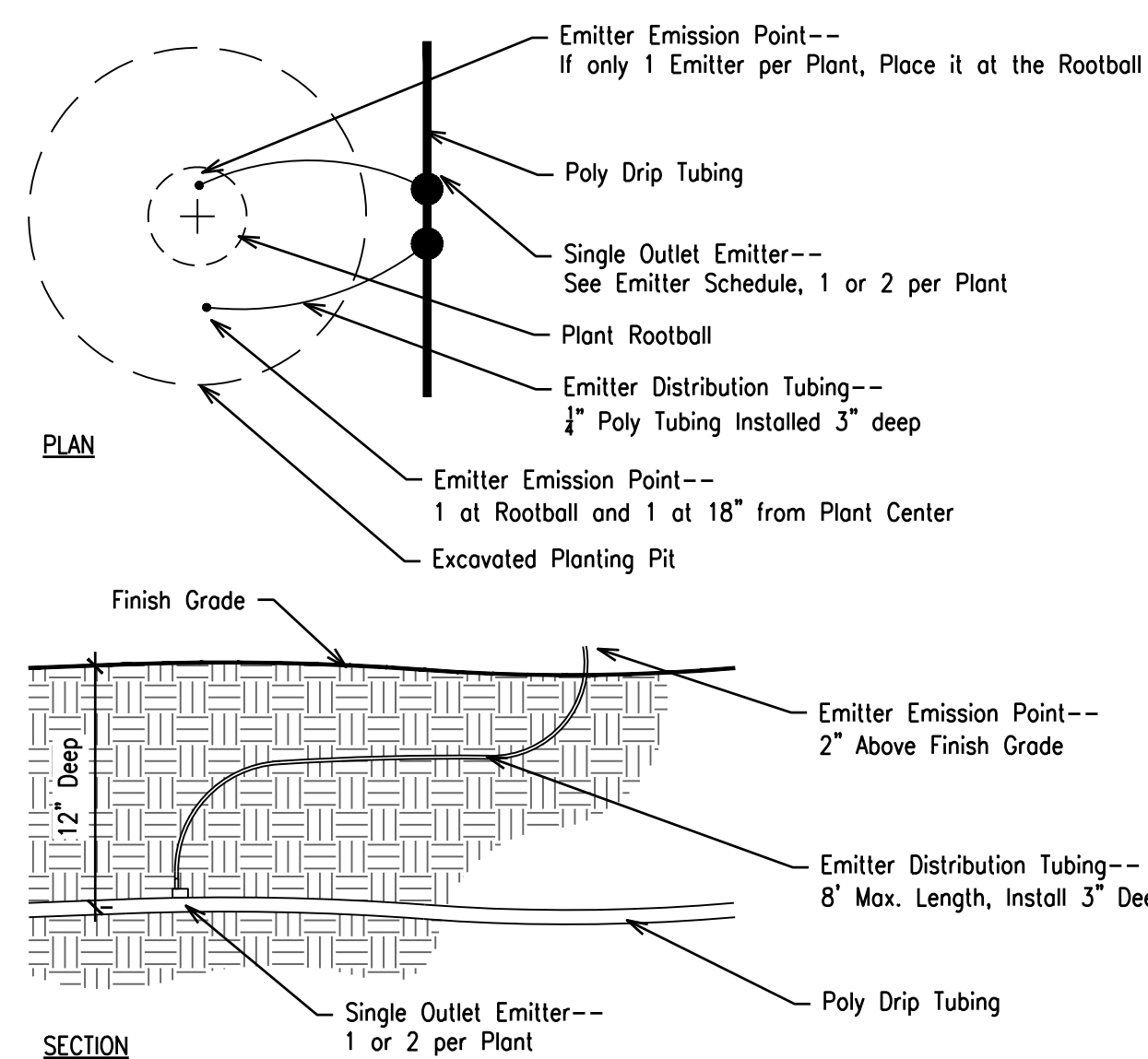


SHRUB PLANTING
Not to Scale

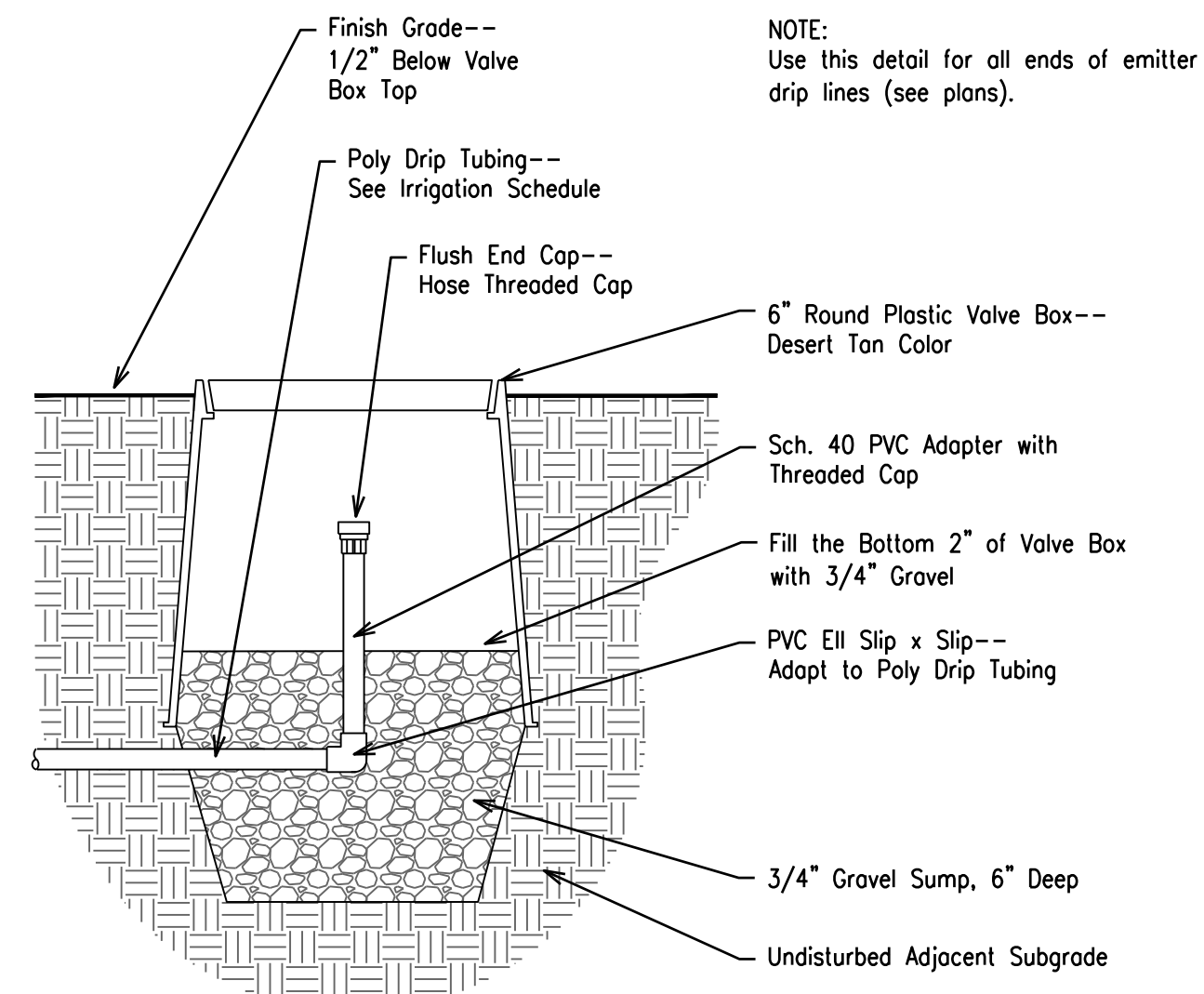
- NOTES:
1. Refer to Specifications for piping materials, bedding materials, and requirements.
 2. All irrigation piping and remote control wiring to be installed per manufacturer's recommendations and per all applicable codes.
 3. Bundle and tape control wiring at 10' intervals. All connections to remote control valves and any splices shall be made with waterproof wire connectors.



IRRIGATION TRENCHING
Not to Scale



SINGLE OUTLET EMITTER
Not to Scale



END FLUSH CAP
Not to Scale

IRRIGATION SPECIFICATIONS

1. DESCRIPTION OF WORK--Landscape contractor shall provide all labor, materials, and equipment to install a complete fully functioning irrigation system for the new street landscape and remodeled courtyard as indicated on the plans. The contractor shall furnish and install material and equipment pertaining to the irrigation system shown on the plans. This shall include all items of a minor nature necessary to complete the installation and usually included in similar work.
2. Drawing is schematic. Locate all components in non-paved landscape areas. Route piping (and control wiring) in sleeves for all crossings of pavings.
3. Examinations of the drawings and premises: Before submitting a bid, the contractor shall carefully study the drawings and make a careful examination of the premises and any existing work. He shall determine in advance the methods of installing and connecting the system, the means to be provided for getting any equipment into place, and shall make himself thoroughly familiar with all of the requirements of the contract. By the act of submitting a proposal for the work required and included in the contract, the contractor shall be deemed to have made such study and examination, and to be familiar with and accept all conditions of the site.
4. Two Points-of-Connection are required, see plans. Contractor shall coordinate the installation.
5. The Landscape Architect and owner shall approve the locations of valves, controller, mainline route, and pressure regulators prior to installation.
6. Burial of piping shall be per the irrigation details.
7. Control wiring for remote control valves shall be per manufacturer's recommendations. Minimum wire size is #14 AWG. Connections to valves shall be epoxy encapsulated using Rainbird PT wire connectors or approved equal. The common wire shall be colored white and the control wires shall be other colors to facilitate troubleshooting.
8. SUBMITTALS--Contractor shall submit to the owner, three (3) copies of shop drawings or manufacturer's "cut sheets" for each type of pipe, controller, valve, wire, valves, and all other irrigation components proposed for installation on the job. The submittal shall include the manufacturer's name, model number, equipment capacity, and manufacturer's installation recommendations for each proposed item.
9. Substitution of materials specified without prior permission of the Landscape Architect will not be accepted and any unapproved materials shall be removed at the contractor's expense.
10. The installed irrigation system shall be guaranteed by the contractor to be free of defects in workmanship and materials for a period of one year from acceptance by the owner.
11. The emitter system is shown in a schematic manner. Specific emitters and locations are not shown on the plans and are subject to field adjustment. The ends of all laterals (or poly drip tubing) shall have a flush end cap.
12. Remote control valves for irrigation system shall be installed in a jumbo valve box, Brooks 1324 or equal.
13. Irrigation contractor shall verify water pressure on-site prior to beginning work. If the contractor's pressure test reading (after the meter) is less than 55 psi, the contractor shall immediately notify the Landscape Architect and owner for resolution.
14. EXCAVATION AND BACKFILLING--If the bottom of the trench is found to consist of rock, caliche, or other hard material that would not give uniform bearing; the trench shall be excavated 3" deeper and refilled to specified trench depth with sand tamped into place. The trenches shall not be backfilled until all required tests are performed and passed. PVC mainlines and lateral lines shall be bedded in sand, 3" below and 3" cover. The remaining backfill shall be excavated site soil with any stones larger than 1" removed. It shall be placed in 6" lifts and be mechanically compacted to a dry density equal to the adjacent undisturbed soil. Backfill shall conform to adjacent grades without dips, sunken areas, humps, or other surface irregularities. Backfilling shall not be performed while trenches or backfill material is in a wet or muddy condition. If settlement occurs and subsequent adjustments in piping, valves, valve boxes, planting or other construction are necessary, the contractor shall make all required adjustments without cost to the owner.
15. No pipes shall be installed parallel and exactly over another line. Minimum clearance for crossing pipes is 3".
16. The contractor shall give all necessary notices, obtain all permits, and pay all costs in connection with his work, file with all governmental departments having jurisdiction, obtain all required certificates of inspection for his work and deliver to the owner's agent before request of acceptance and final payment for the work. The contractor shall comply with all authorities having jurisdiction over premises.
17. DAMAGE BY LEAKS--The contractor shall be responsible for damages to the grounds, concrete slabs, traffic curbs, roadways, piping systems, electrical systems and their equipment and contents caused by leaks in the piping systems being installed or having been installed by him. He shall repair, at his own expense, all damages so caused. All repair work shall be done as directed, by him, and in a manner satisfactory to the Landscape Architect.
18. The landscape architect reserves the right to reject any questionable materials or workmanship.
19. CLEANING UP--The contractor shall at all times keep the area of his work and the entire project site in a neat and orderly condition, insofar as the storage of material and the removal of dirt and rubbish caused by the work are concerned. All instructions issued by the Landscape Architect in regard to material storage, debris cleanup, etc. shall be explicitly followed. Upon completion of the work, the contractor shall thoroughly clean all equipment, piping, etc. and shall have the area "broom clean" insofar as his work is concerned.
20. OPERATING AND MAINTENANCE INSTRUCTIONS--At the completion of the work, prepare complete operating and maintenance instruction for the irrigation system. Data shall be typewritten and enclosed in a suitable folder and submitted to the owner for approval. All information needed to properly operate and maintain all items, including scheduling information, parts lists, etc. will be part of the instructions.
21. RECORD DRAWINGS--Record dimensioned locations and depths for each of the following: mainline, remote control valves, control wiring, sleeves, and lateral lines. Locate with two dimensions from two permanent objects on a blackline print updated as installation progresses. Note any changes from the plans. At the finish of construction, transfer all information to one "clean" plan.
22. CONTROLLER--This project uses battery power controllers located in the valve boxes. One two station battery power controller operates each pair of valves. Controller shall include a lockable protective enclosure.
23. CONTROLLER CHART--Contractor shall provide a reduced schematic site plan showing the basic areas covered by each valve circuit. The chart shall be color coded and laminated between 2 sheets of 20 mil clear plastic sheet.
24. SLEEVES--Extend sleeves 2' beyond the paving edges. All sleeves shall be Sch.40 PVC with solvent welded joints, 2" minimum size or as indicated on the drawings. Provide all sleeves as shown on the plans and any others required. Provide a separate 2" sleeve for control wiring alongside mainline sleeves.
25. EXISTING UTILITIES--The contractor shall examine the site and verify to his own satisfaction the locations and elevations of all utilities and services required. The contractor shall meet with the owner's representative to locate all known underground and other utilities within the project site. The site shall be bluestaked. The contractor shall repair at his own expense, and to the satisfaction of the owner, for damage to any utility shown or not shown on the plans. Should utilities not shown on the plans be found during excavations, the contractor shall promptly notify the owner's representative and the landscape architect for instructions as to further action.
26. IRRIGATION SYSTEM TESTING--The contractor shall request the presence of the owner's representative at least 48 hours in advance of testing. The owner's representative must be present during the testing process. Mainline shall be tested under a hydrostatic pressure of 150 psi (pounds per square inch) and prove watertight. All piping under paved areas (and in sleeves) shall be pressure tested to 150 psi and prove watertight before paving. All lateral lines shall be pressure tested at working pressure with joints and couplings exposed for inspection. Polyethylene drip lines shall be tested at 40 psi prior to insertion of emitters. Polyethylene lines shall also be flushed completely prior to installation of emitters. Pressure shall be sustained in the lines for not less than two hours during the testing. No piping shall be backfilled until it has been inspected, tested, and approved.
27. IRRIGATION PIPE FITTINGS--All PVC fittings shall be Sch.40 or as shown on the plans and details. All polyethylene fittings shall be compression style.

LANDSCAPE SPECIFICATIONS

1. DESCRIPTION OF WORK--Landscape contractor shall provide all labor, plants, materials, and equipment including all topsoil, soil amendments, and inert mulches as necessary to install the work as indicated on the landscape plans. He shall inspect the plans and the project site and shall install all elements as per the intent of the plan. Any discrepancies noted shall be immediately brought to the attention of the owner's agent for resolution.
2. SUPERVISION--Landscape contractor shall maintain a qualified supervisor on the site at all times during construction through completion of punch list items.
3. PLANT MATERIALS--Prior to bidding and again immediately following award of contract, Landscape Contractor shall verify the availability of all plants and landscape materials called for on the plans and specifications. Any problems encountered shall be immediately brought to the attention of the Owner's agent for resolution. Failure to verify availability will not relieve the contractor of the obligation to install all plants and materials as indicated in a timely manner. Any substitutions shall be approved by the owner's agent and landscape architect prior to installation.
4. All plant materials shall be typical of their species or variety and shall have a normal habit of growth. They shall be sound, healthy and vigorous, well-branched, and densely foliated when in leaf. They shall be free of disease and insect pests, eggs, or larvae. They shall have healthy and well-developed root systems. Plants shall be in accordance with the American Standard for Nursery Stock, latest edition, published by American Association of Nurseryman and the Arizona Nursery Association Growers Committee Recommended Tree Specifications. Owner's agent has the right to reject any plant materials not meeting these standards.
5. All landscape materials shall be consistent with normal industry standards. They shall be free of any deleterious debris, marks, or abnormalities.
6. Contractor is to determine exact plant material required. Any quantities shown on schedules are approximate.
7. Existing trees to remain shall be protected by the Landscape Contractor. Any notable damage as determined by the owner's agent shall be cause for replacement of the plant by the Contractor at no cost to the owner.
8. GRADING--Landscape contractor shall be responsible for all finish grades in landscape areas. He shall determine the extent of rough grading and compaction during demolition. All landscape areas and paved areas shall be sloped to drain.
9. All grading and land shaping shall be true to the elevation, slope lines, and slope arrows as shown on the civil paving and grading plans. There shall be a continuous slope between slope lines and reverse curve at tops and bottoms of slopes to assure smooth transitions. Final shaping of the landscape area to be approved by the owner's agent prior to planting and irrigation. Surface drainage to remain per the existing conditions. Low spots and pockets shall be graded to drain properly.
10. Owner's agent to approve all grades prior to planting or structural improvements.
11. PREPARATION OF AREAS RECEIVING LANDSCAPE ROCK--All weeds and debris shall be removed from areas designated to receive inert materials. The subgrade shall be smoothed and all large clods and rocks over 3/4" shall be removed. The landscape rock shall be spread to the specified depth indicated on the plans. A fine spray of water shall be used to clean any sand and dust off the rock. Rock shall be rolled or tamped to compact it, then re-raked or broomed to smooth it.
12. DECOMPOSED GRANITE OR ROCK MULCH--Decomposed granite shall be of the size and color indicated on the plans. Contractor to submit samples to the owner's agent for selection and approval before placement.
13. TOPSOIL--Topsoil on site may be used for planting purposes. Topsoil shall be amended with suitable organic material and fertilizer(s) prior to sodding.
14. Improved topsoil (if any is required) shall be friable loam of uniform composition, free of stones and lumps larger than 1-1/2" in diameter, plants and their roots, sticks, and other extraneous matter. Do not deliver topsoil in a muddy condition. Analyze prior to delivery for pH and total soluble salts (TSS). TSS not to exceed 1,000 parts per million. Soils must be virgin and not from previously formed areas. Contractor to submit samples with analysis to the owner's agent for approval in advance of start of grading operations and subsequent recommendations shall be followed.
15. BACKFILL MIXES--For all plants, backfill mix shall be site soil (from planting pit) with rocks larger than 2" removed, and added gypsum @ 2 pounds per cubic yard of backfill mix.
16. FERTILIZER--All plants 1 gallon size and larger shall be fertilized with Agriform 21 gram 20-10-5 tablets, or equal, at the following rates or as otherwise recommended by the manufacturer:
 1 gallon - 1 tablet
 5 gallon - 3 tablets
 15 gallon - 5 tablets
 24" box - 7 tablets
 Tablets shall be evenly distributed around rootball per manufacturer's recommendations.
17. PLANTING PROCEDURES--Planting pits shall be of the sizes indicated on the plans and details. Pits shall be tested for drainage before planting. Drainage chimneys shall be added to those planting pits that drain slowly or not at all.
18. Trees shall not be staked. Trees shall be of sufficient caliper to be self supporting.
19. GUARANTEE--All plants shall be guaranteed for one year following final job acceptance by the owner. All other materials and workmanship to be guaranteed for a period of one year following final job acceptance by owner. Guarantee is limited to one replacement unless it is determined that faulty plant materials or workmanship are the cause for the need for replacement.

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	Landscape Architecture • Natural Resources • Planning • Mitigation	
LANDSCAPE CONSTRUCTION PLANS FOUNTAIN PARK RECREATION AREA		
NO.	REVISION	DATE
DESIGNED:	TC	CHECKED: KC
DATE:	OCTOBER 2022	SHEET L-6
DRAWN:	TC/JG/CK	SCALE: SEE PLAN
PROJECT NO.:	21046	6 OF 6

