

Biltmore Gardens

Phase 1 Landscape Enhancement

2233 E. Highland Ave.
Phoenix, Arizona 85016



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GENERAL NOTES

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN COPIES OF STANDARDS, SPECIFICATIONS, AND SEALED DRAWINGS, AS WELL AS ALL OTHER STANDARDS AND SPECIFICATIONS WHICH MAY BE NECESSARY TO COMPLETELY AND ACCURATELY INTERPRET THESE PLANS.
- INSPECT SUBGRADES PRIOR TO COMMENCING WORK TO CONFIRM SUBGRADE DEPTH AND GRADES.
- ALL EQUIPMENT AND MATERIALS NOT SHOWN OR SPECIFIED ON THE CONSTRUCTION DOCUMENTS BUT WHICH ARE REQUIRED TO COMPLETE THIS INSTALLATION, SHALL BE SUPPLIED BY THE CONTRACTOR AS PART OF HIS CONTRACT WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ANY DEBRIS RESULTING FROM THE DEMOLITION AND CONSTRUCTION. AT NO TIME SHALL ANY OF THIS MATERIAL OBSTRUCT THE NORMAL OPERATION OF ANY ADJOINING STREET.
- CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL EXISTING AND PROPOSED UNDERGROUND UTILITIES AND STRUCTURES PRIOR TO STARTING ANY WORK. REPORT IMMEDIATELY TO THE LANDSCAPE ARCHITECT WHERE PLANT MATERIAL SHALL BE RELOCATED TO AVOID THE UTILITIES. DAMAGE BY THE CONTRACTOR TO ANY WORK SHALL BE REPLACED AND/OR REPAIRED AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO INSTALL THE WORK INDICATED ON THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CAREFUL SITE INSPECTION, DETAILED REVIEW OF THE PLANS, AND COORDINATION WITH OTHER CONTRACTORS ON-SITE PRIOR TO ANY INSTALLATION. ANY DISCREPANCIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- ALL AREAS DISTURBED DURING CONSTRUCTION TO BE FINE GRADED. ADJACENT UNDISTURBED AREAS DAMAGED OR DISTURBED TO BE RESTORED TO ITS ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
- FENCES AND WALLS TO BE PROTECTED IN PLACE, EXCEPT WHERE THE PLANS CALL FOR MODIFYING OR REMOVING SECTIONS OF FENCE OR WALLS AS NOTED.
- REMOVE AND DISCARD ALL PLANTS AS NOTED ON DRAWINGS.
- THE JOB SITE, AT THE COMPLETION, SHALL BE CLEANED OF ANY DEBRIS OR SPOIL RESULTING FROM THE CONSTRUCTION. NO JOB WILL BE CONSIDERED COMPLETE UNTIL ALL CURBS, PAVEMENTS, AND SIDEWALKS HAVE BEEN SWEEPED CLEAN OF ALL DIRT, DEBRIS AND MARKINGS.
- ACCESS SHALL BE MAINTAINED TO A MINIMUM OF ONE ENTRANCE PER EACH UNIT THROUGHOUT THE CONSTRUCTION PERIOD.
- TRENCHES OR OTHER FILLED EXCAVATIONS SHALL BE COMPACTED PRIOR TO HARDSCAPE AND LANDSCAPE INSTALLATION.
- THE CONTRACTOR WILL HAVE ACCESS TO THE SITE PRIOR TO THE PLACEMENT OF AGGREGATE BASE, CURING, OR PAVING TO PERMIT THE INSTALLATION OF IRRIGATION SLEEVES AND PIPES.
- THE CONTRACTOR SHALL CONTACT BLUE STAKE (602-273-1100) 48 HOURS PRIOR TO ANY SUBSURFACE EXCAVATION.
- THERE SHALL BE A 3'-0" PLANTING CLEARANCE AROUND ALL FIRE HYDRANTS.
- CONTRACTOR SHALL ENSURE SCREENING OF BACKFLOW WITH PLANT MATERIAL. COORDINATE WITH OWNER'S REP. ON PLANT PLACEMENT PRIOR TO INSTALLATION.
- NEW GATES AND FENCES TO BE INSTALLED BY OTHERS. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH GATE AND FENCE CONTRACTOR TO ALIGN THEIR DEMO AND CONSTRUCTION SCHEDULES SO THAT WORK IS COMPLETED IN THE APPROPRIATE ORDER AND IN AN EXPEDIENT TIME FRAME.

MAINTENANCE AND GUARANTEE PERIOD

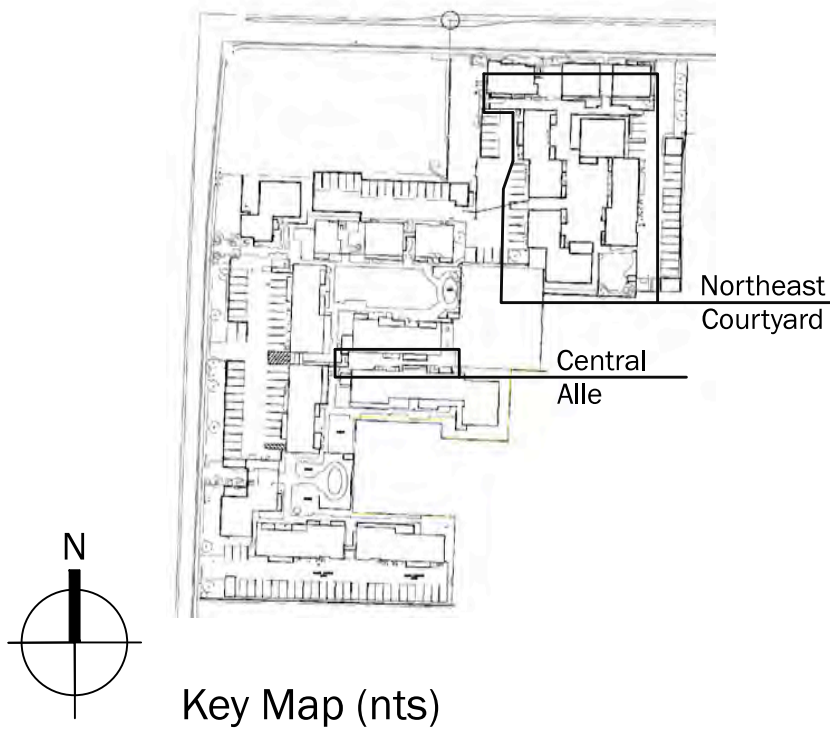
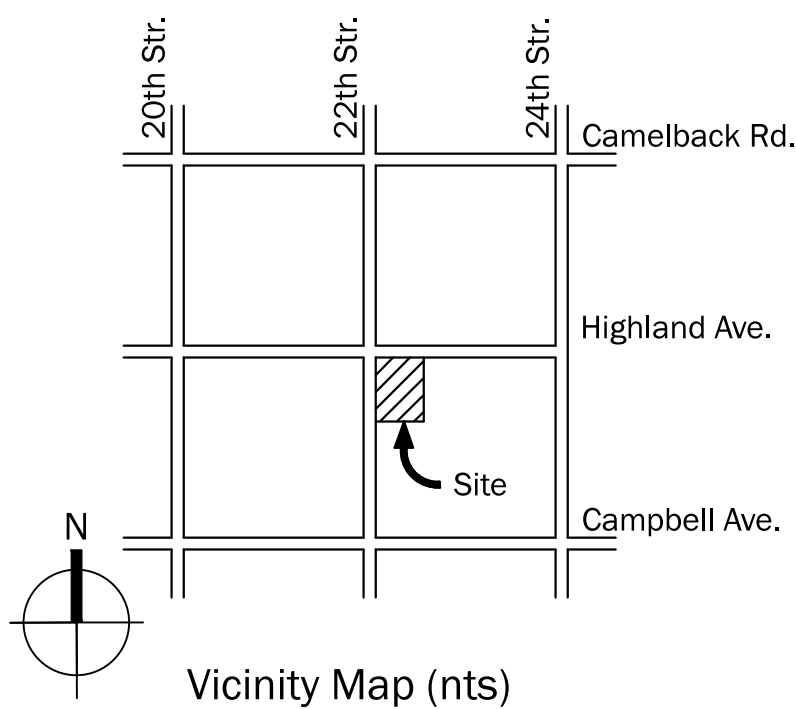
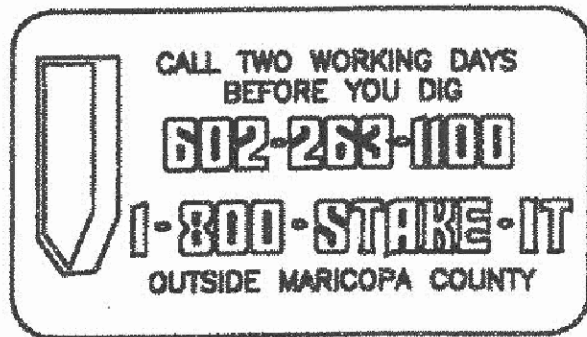
- CONTRACTOR SHALL BE RESPONSIBLE FOR A SIX MONTHS MAINTENANCE PERIOD. MAINTENANCE TIME PERIOD TO OCCUR CONCURRENT WITH PLANT GUARANTEE TIME PERIOD.
- CONTRACTOR SHALL GUARANTEE ALL NEW PLANTS, EXCEPT CACTI, FOR A PERIOD OF SIX MONTHS FROM DATE OF SUBSTANTIAL COMPLETION, AGAINST DEFECTS INCLUDING UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM ABUSE OR DAMAGE BY OTHERS OR UNUSUAL PHENOMENA OR INCIDENTS BEYOND THE CONTRACTOR'S CONTROL. ONE REPLACEMENT WILL BE REQUIRED DURING THE GROWTH SEASON FOLLOWING THE END OF THE GUARANTEE PERIOD EXCEPT FOR LOSSES OR REPLACEMENTS DUE TO CONTRACTOR'S FAILURE TO COMPLY WITH SPECIFIED REQUIREMENTS.
- SIZE OF REPLACEMENTS FOR NEW PLANTS SHALL BE SAME SIZE AS ORIGINAL.
- REPLACEMENT PLANTS SHALL BE A ONE-TIME REPLACEMENT AND HAVE NO GUARANTEE.
- ALL SALVAGED AND RELOCATED CACTI SHALL HAVE NO GUARANTEE.
- THE CONTRACTOR SHALL WATER AND MAINTAIN ALL SALVAGE AND NEW PLANTS DURING THE GUARANTEE PERIOD AT INTERVALS NECESSARY TO MAINTAIN UNIFORM, HEALTHY AND STURDY GROWTH.

SUBSTANTIAL COMPLETION AND FINAL ACCEPTANCE

- THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AT LEAST 48 HOURS IN ADVANCE WHEN THE CONTRACTOR DETERMINES THE SITE IS SUBSTANTIALLY COMPLETE AND READY FOR A PUNCH LIST WALK-THROUGH BY THE LANDSCAPE ARCHITECT.
- THE LANDSCAPE ARCHITECT SHALL PREPARE A DETAILED PUNCH LIST BASED UPON ITEMS IDENTIFIED IN THE WALK-THROUGH AND PRESENT TO THE CONTRACTOR FOR COMPLETION.
- UPON COMPLETION OF THE PUNCH LIST, THE CONTRACTOR SHALL PROVIDE AT LEAST 24 HOURS NOTICE FOR THE LANDSCAPE ARCHITECT TO CONDUCT A 'FINAL WALK-THROUGH' TO VERIFY COMPLETION OF THE PUNCH LIST ITEMS.
- UPON COMPLETION OF THE PUNCH LIST, THE LANDSCAPE ARCHITECT SHALL PROVIDE FINAL ACCEPTANCE.
- WARRANTY AND MAINTENANCE PERIOD BEGINS UPON FINAL ACCEPTANCE.

NOTES TO BIDDERS REGARDING ADD ALTERNATES

- THERE ARE TWO ADD ALTERNATES SHOWN AND DESCRIBED BELOW.
 - BASE BID IS NOT TO INCLUDE ANY WORK IN THIS AREA.
 - ADDITIVE ALTERNATE BID TO INCLUDE ALL WORK IN THIS AREA.
 - IT IS ANTICIPATED THAT IF THIS ALTERNATE IS CHOSEN, SOIL REMOVED FROM THE CENTRAL COURTYARD AREA CAN BE USED TO FILL IN THE POOL, THEREBY LESSENING HAUL AWAY COSTS.
 - IF THIS ALTERNATE IS NOT CHOSEN, THE EXISTING IRRIGATION SYSTEM TO THIS AREA SHOULD BE RECONNECTED TO THE NEW IRRIGATION SYSTEM AS NEEDED.
 - IF THIS ALTERNATE IS NOT CHOSEN, THE EXISTING IRRIGATION SYSTEM TO THIS AREA SHOULD BE RECONNECTED TO THE NEW IRRIGATION SYSTEM AS NEEDED.
- ADD ALTERNATE #2: STEP OR GATE CONSTRUCTION TO PRIVATE COURTYARD IN SOUTHEAST CORNER OF THE NORTHEAST COURTYARD.
 - BASE BID TO INCLUDE GATE RELOCATION.
 - GATE RELOCATION WILL ONLY OCCUR WITH CONCURRENCE BY THE OWNER.
 - IF OWNER DOES NOT AGREE TO GATE RELOCATION, STAIRS FROM THE EXISTING GATE TO THE BOTTOM OF THE RAMP LANDING ARE REQUIRED TO MAINTAIN ACCESS TO THE EXISTING GATE. THIS WORK IS THE ADD ALTERNATE.
 - HOA REPRESENTATIVE AND LANDSCAPE ARCHITECT TO CONFIRM DESIRE OF THE OWNER.
 - IF THIS ALTERNATE IS NOT CHOSEN, THE EXISTING IRRIGATION SYSTEM TO THIS AREA SHOULD BE RECONNECTED TO THE NEW IRRIGATION SYSTEM AS NEEDED.



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100% DESIGN

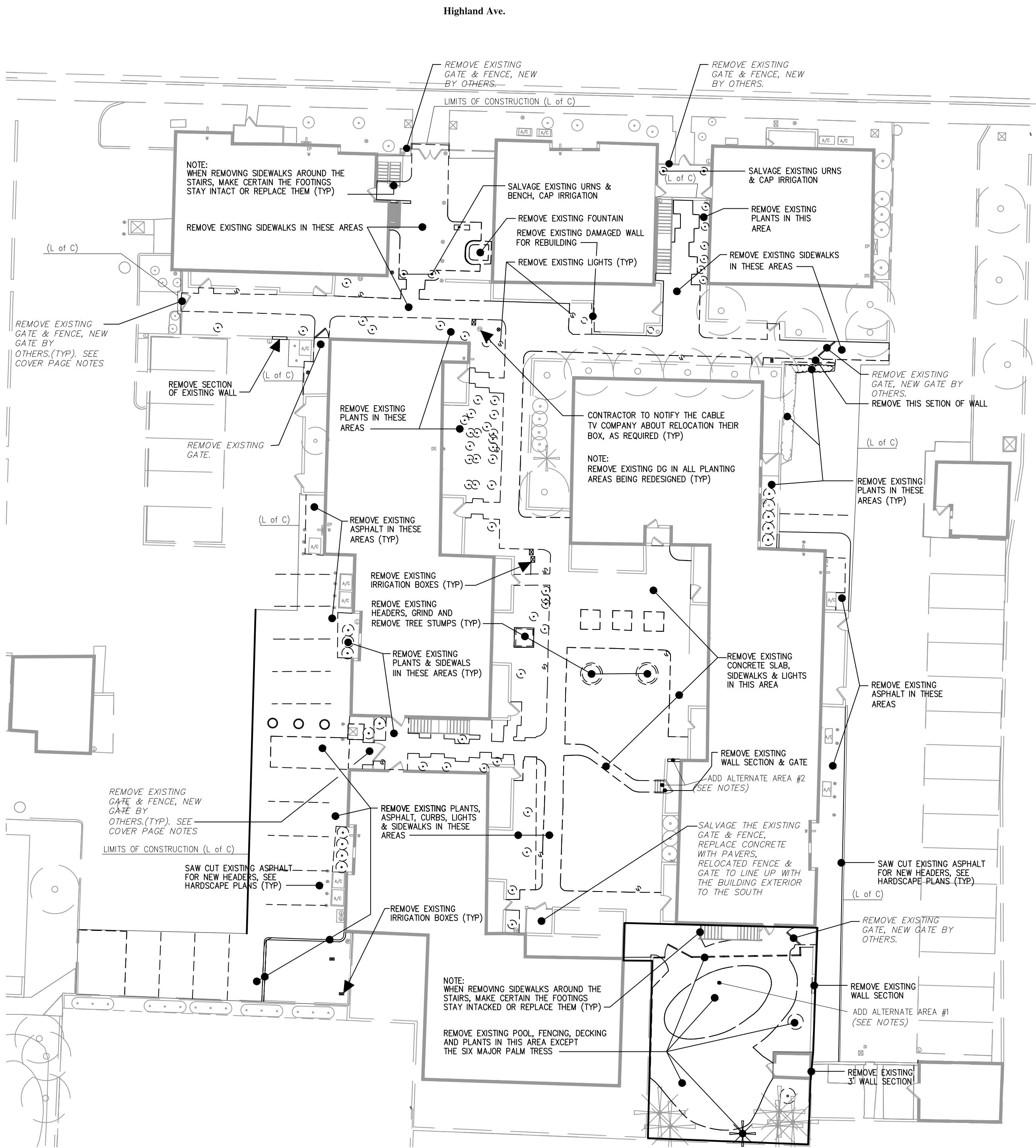
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Design	
.00716	3-22-2017
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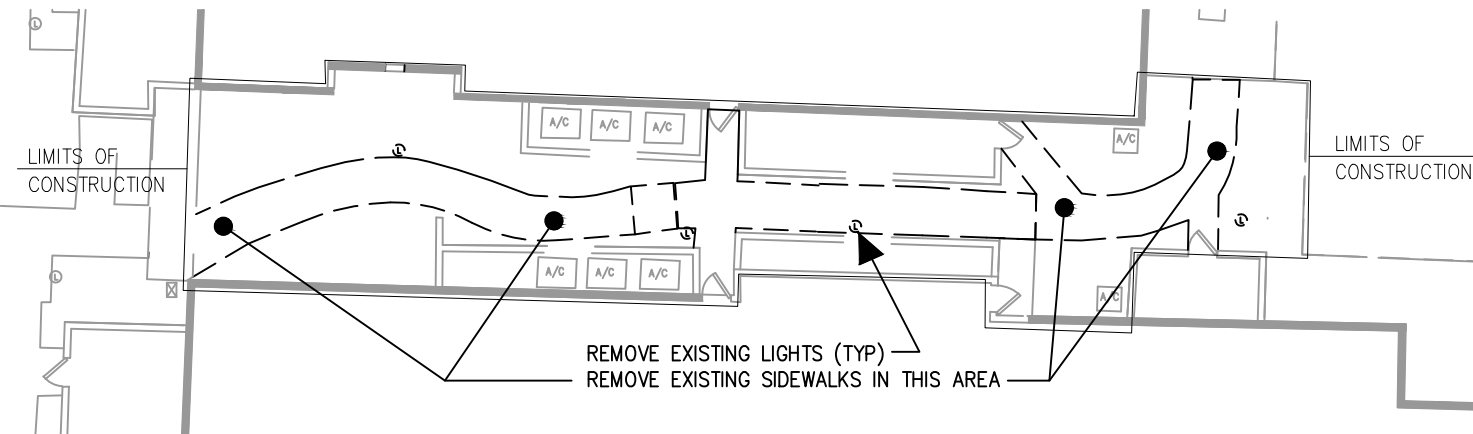
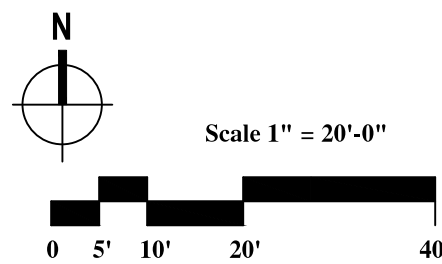
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Cover
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100% Plans shall be kept on the job site at all times during the course of construction.



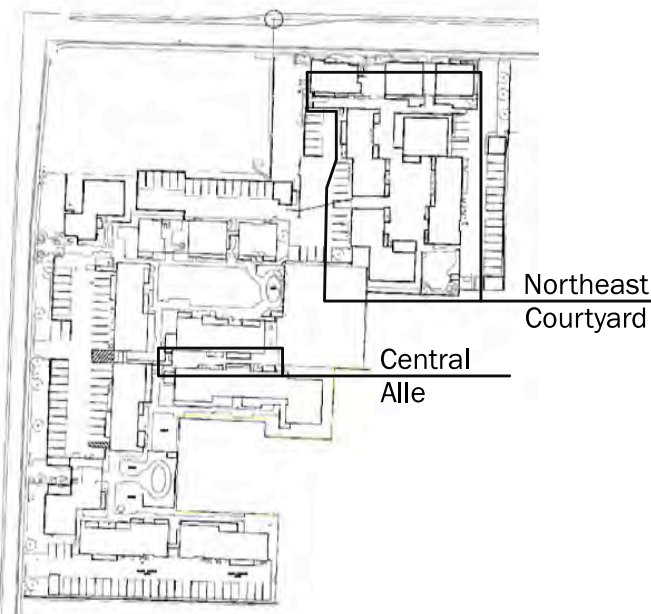
Northeast Courtyard



Central Alle

NOTES

1. ADD ALTERNATE #1: THE POOL AREA IN THE SOUTHEAST CORNER OF THE NORTHEAST COURTYARD. THE LIMITS OF CONSTRUCTION (L O C) IS LABELED.
 - a. BASE BID IS NOT TO INCLUDE ANY WORK IN THIS AREA.
 - b. ADDITIVE ALTERNATE BID TO INCLUDE ALL WORK IN THIS AREA.
 - c. IT IS ANTICIPATED THAT IF THIS ALTERNATE IS CHOSEN, SOIL REMOVED FROM THE CENTRAL COURTYARD AREA CAN BE USED TO FILL IN THE POOL, THEREBY LESSENING HAUL AWAY COSTS.
 - d. IF THIS ALTERNATE IS NOT CHOSEN, THE EXISTING IRRIGATION SYSTEM TO THIS AREA SHOULD BE RECONNECTED TO THE NEW IRRIGATION SYSTEM AS NEEDED.
2. ADD ALTERNATE #2: STEP OR GATE CONSTRUCTION TO PRIVATE COURTYARD IN SOUTHEAST CORNER OF THE NORTHEAST COURTYARD.
 - a. BASE BID TO INCLUDE GATE RELOCATION.
 - b. GATE RELOCATION WILL ONLY OCCUR WITH CONCURRENCE BY THE OWNER.
 - c. IF OWNER DOES NOT AGREE TO GATE RELOCATION, STAIRS FROM THE EXISTING GATE TO THE BOTTOM OF THE RAMP LANDING ARE REQUIRED TO MAINTAIN ACCESS TO THE EXISTING GATE. THIS WORK IS THE ADD ALTERNATE.
 - d. HOA REPRESENTATIVE AND LANDSCAPE ARCHITECT TO CONFIRM DESIRE OF THE OWNER.
3. NEW GATES AND FENCES TO BE INSTALLED BY OTHERS. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH GATE AND FENCE CONTRACTOR TO ALIGN THEIR DEMO AND CONSTRUCTION SCHEDULES SO THAT WORK IS COMPLETED IN THE APPROPRIATE ORDER AND IN AN EXPEDIENT TIME FRAME.



Key Map (nts)

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100% DESIGN

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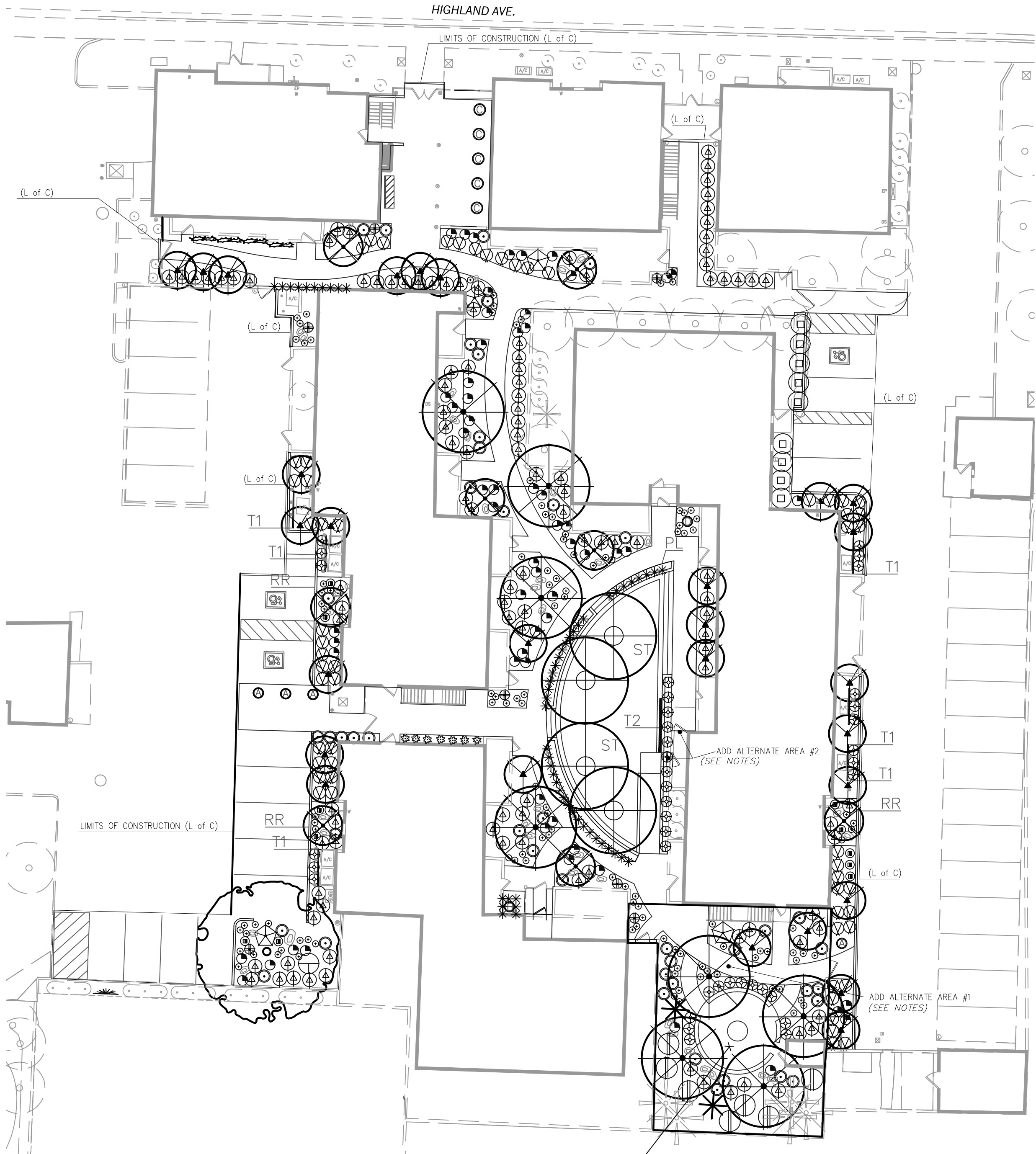


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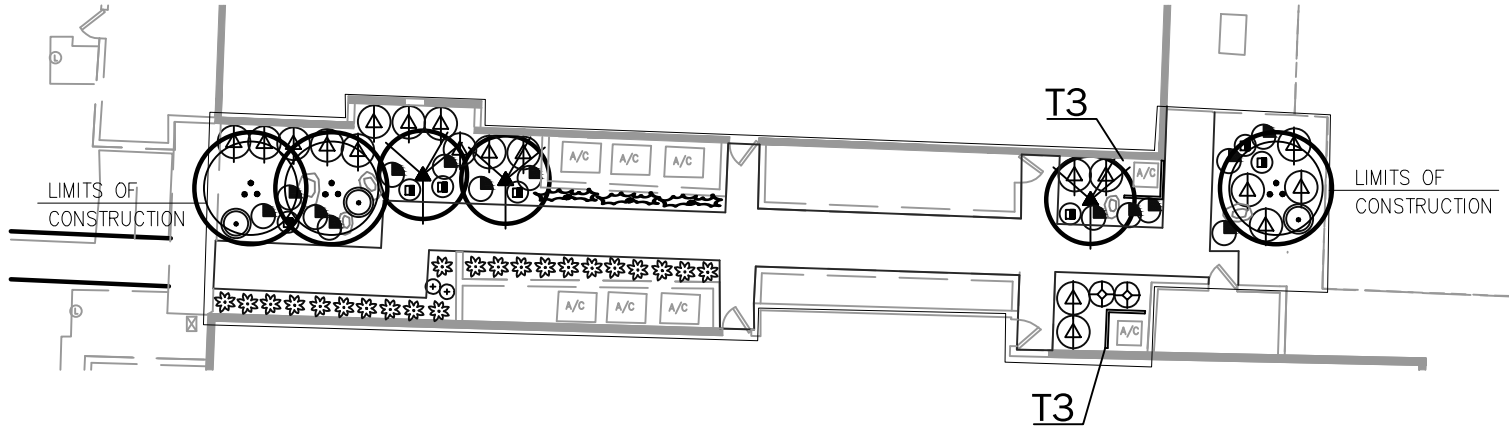
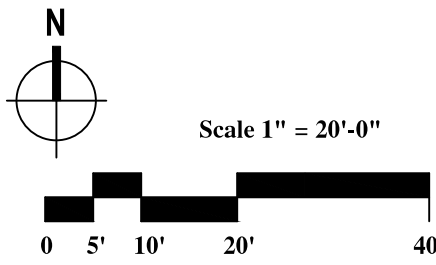
Demolition
Plan

Sheet No.

D1



Northeast Courtyard



Central Alle

PLANT LEGEND

TREES

	— ACACIA ANEURA	MULGA TREE	24" Box	8
	— ACACIA WILLARDIANA	PALO BLANCO	24" Box	29
	— CERIODIUM X 'DESERT MUSEUM'	'DESERT MUSEUM' PALO VERDE	24" Box	4
	— EUCALYPTUS PAPUANA	GHOST GUM TREE	24" Box	3
	— PISTACIA CHINENSIS 'SARAH'S RADIANCE'	CHINESE PISTACHE	36" Box	4
	— PROSOPIA 'SEEDLESS HYBRID AZT'	THORNLESS MESQUITE	24" Box	1

SHRUBS/ ACCENTS/ VINES

	— AGAVE PARRYI	PARRY'S AGAVE	3 Gal.	18
	— ALOE x 'BLUE ELF'	BLUE ELF ALOE	1 Gal.	29
	— ALOE VERA	MEDICINAL ALOE	1 Gal.	73
	— BOUGAINVILLEA 'SP'	BARBARA KARST	5 Gal.	1
	— BUDDLEIA MARRUBIFOLIA	WOOLLY BUTTERFLY BUSH	5 Gal.	1
	— DODONAEA VISCOSA	HOP BUSH	5 Gal.	9
	— EUPHORBIA ANTISYPHILITICA	CANDELLILLA	1 Gal.	29
	— EUPHORBIA RESINIFERA	MOROCCAN MOUNDS	3 Gal.	4
	— HESPERALOE FUNIFERA	GIANT HESPERALOE	5 Gal.	2
	— HARDENBERGIA VIOLACEA	LILAC VINE	5 Gal.	7
	— HYMENOXYS ACAULIS	ANGELITA DAISY	1 Gal.	103
	— JUSTICIA SPICIGERA	MEXICAN HONEYSUCKLE	5 Gal.	123
	— LANTANA CAMARA 'GOLD MOUND'	'GOLD MOUND' LANTANA	1 Gal.	57
	— PACHYCEREUS MARGINATUS	FENCE POST CACTUS	5 Gal.	6
	— PEDILANTHUS MACROCARPUS	LADY SLIPPER	5 Gal.	30
	— PHOENIX ROEBELENI	PYGMY DATE PALM	5 Gal.	1
	— RUELLIA BRITTONIANA 'KATIE' (PURPLE)	KATIE RUELLIA	1 Gal.	56
	— YUCCA RIGIDA	BLUE YUCCA	15 Gal.	3

GROUND COVER

ST	SYNTHETIC TURF TBD
	DECOMPOSED GRANITE: TO BE: 1" SCREENED, TABLE MESA BROWN, TYP. IN ALL PLANTING BEDS EXCEPT AS NOTED
RR	RIP RAP: 3" TO 6", TABLE MESA BROWN, WITH 1/8" THICK x 4" HT. RUSTICATED STEEL EDGING

SITE ELEMENTS

	28" H. X 28" W. CERAMIC POTS (WITH MOROCCAN MOUNDS, SEE ABOVE)	4
	28" H. X 28" W. CERAMIC POTS (WITH PIGMY DATE PALM, SEE ABOVE)	1
	48" H. X 36" W. CERAMIC POTS (WITH DECORATIVE METAL ELEMENT)	5
	28" H. X 28" W. CERAMIC POTS (WITH GIANT HESPERALOE, SEE ABOVE)	1
	SURFACE SELECT BOUDERS, EQ. MIX 2'X2'X3' & 1.5'X2'X2'	29
T1	10'W. X 4'H. DECORATIVE METAL PANELS (BY SUB-CONTRACTOR)	6
T2	16'W. X 16'H. DECORATIVE METAL PANELS (BY SUB-CONTRACTOR)	1
T3	"L" SHAPED 5'W. 5'L. X 4'H. DECORATIVE METAL PANELS (BY SUB-CONTR.)	2
	LandscapeForms, Towne Square Bench 27" x 70" x 32" BENCH	1

PLANT LEGEND — ADD ALTERNATE #1

TREES

	— ACACIA WILLARDIANA	PALO BLANCO	24" Box	2
	— CERIODIUM X 'DESERT MUSEUM'	'DESERT MUSEUM' PALO VERDE	24" Box	4
	— CHAMAREROPS HUMILIS	MED. FAN PALM	24" Box	2

SHRUBS/ ACCENTS/ VINES

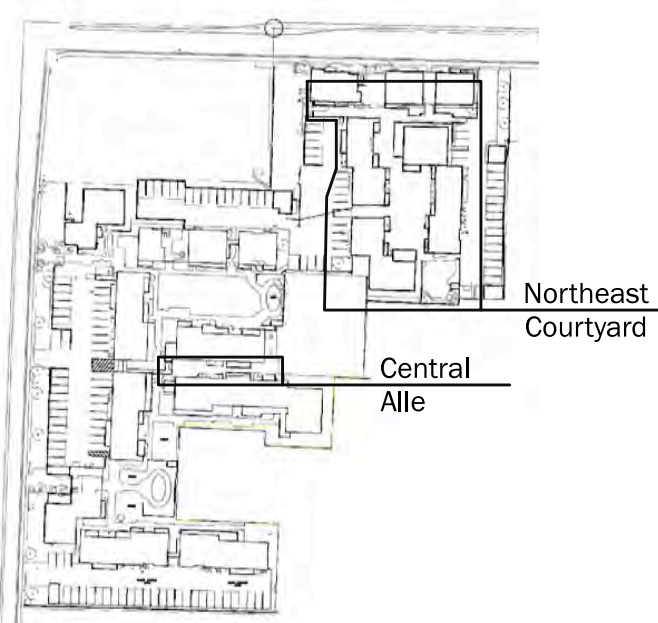
	— ALOE VERA	MEDICINAL ALOE	1 Gal.	2
	— BUDDLEIA MARRUBIFOLIA	WOOLLY BUTTERFLY BUSH	5 Gal.	6
	— EUPHORBIA ANTISYPHILITICA	CANDELLILLA	1 Gal.	12
	— HYMENOXYS ACAULIS	ANGELITA DAISY	1 Gal.	17
	— JUSTICIA SPICIGERA	MEXICAN HONEYSUCKLE	5 Gal.	12
	— PEDILANTHUS MACROCARPUS	LADY SLIPPER	5 Gal.	17
	— PACHYCEREUS MARGINATUS	FENCE POST CACTUS	5 Gal.	1
	— YUCCA RIGIDA	BLUE YUCCA	15 Gal.	1

GROUND COVER

DECOMPOSED GRANITE TO BE: 1" SCREENED, TABLE MESA BROWN, TYP. IN ALL PLANTING BEDS EXCEPT AS NOTED

SITE ELEMENTS

	SURFACE SELECT BOUDERS, EQ. MIX 2'X2'X3' & 1.5'X2'X2'	8
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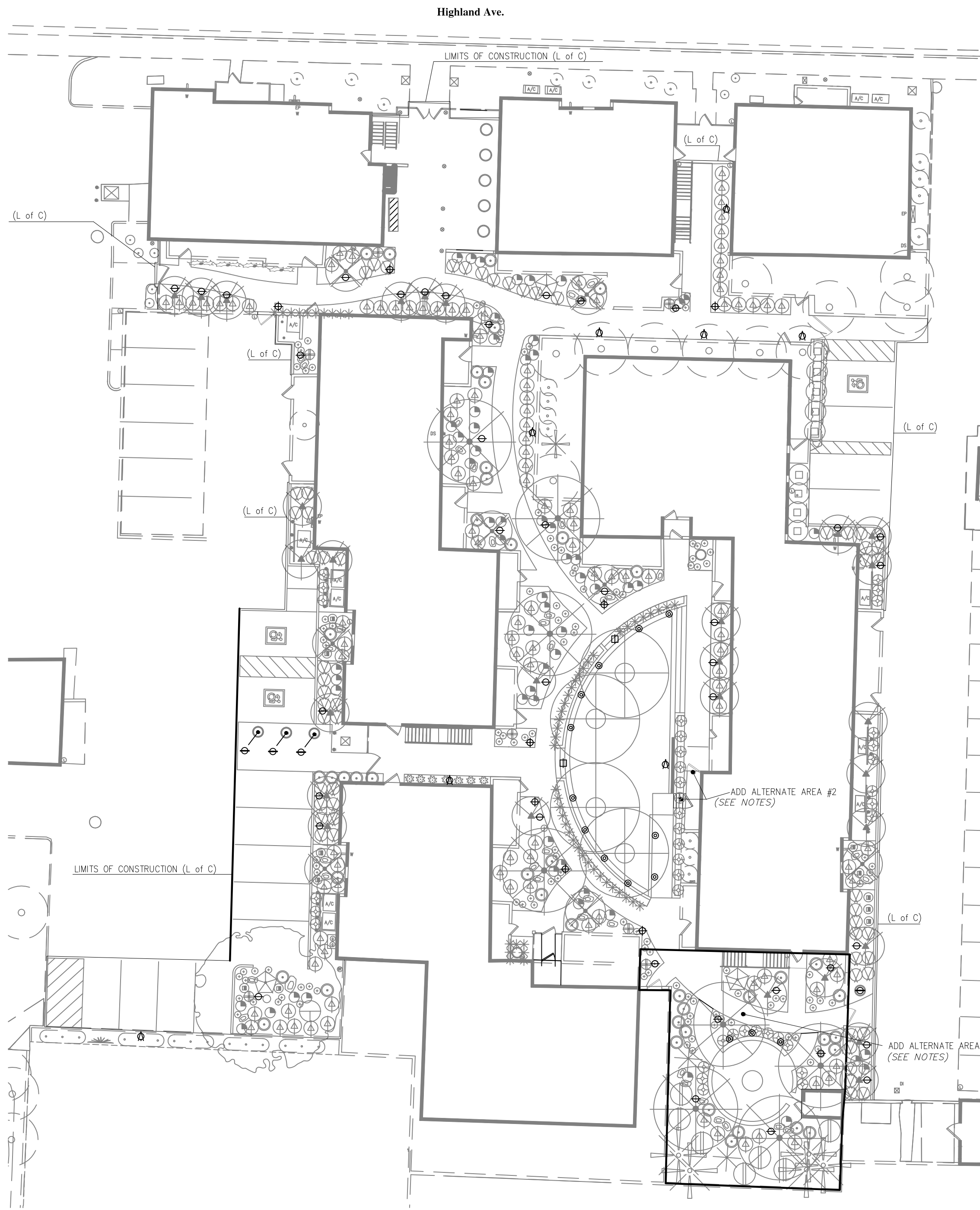


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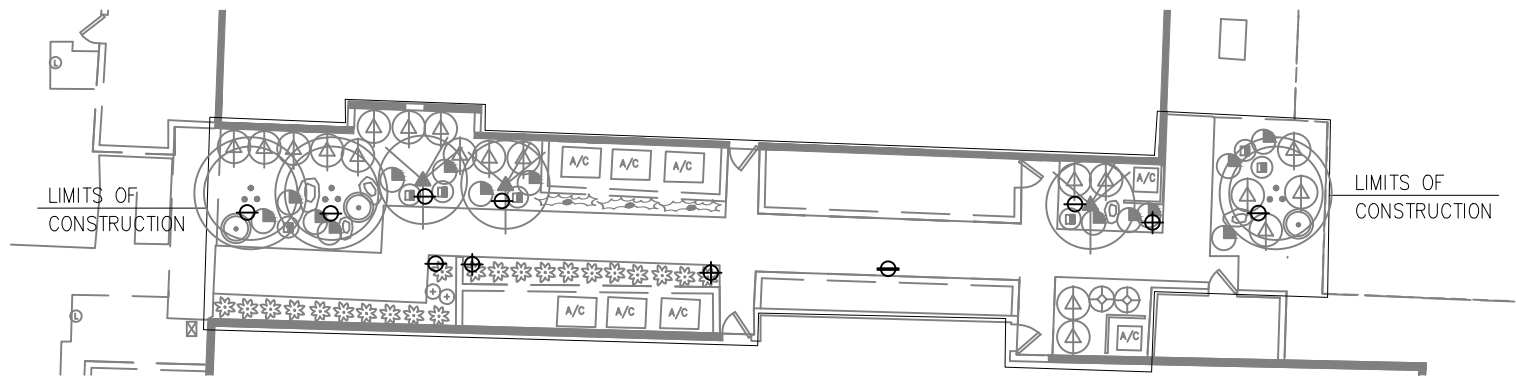
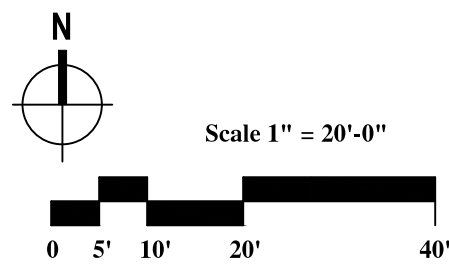
Landscape
Plan

Sheet No.

L1



Northeast Courtyard



Central Alle

LIGHTING SCHEDULE:

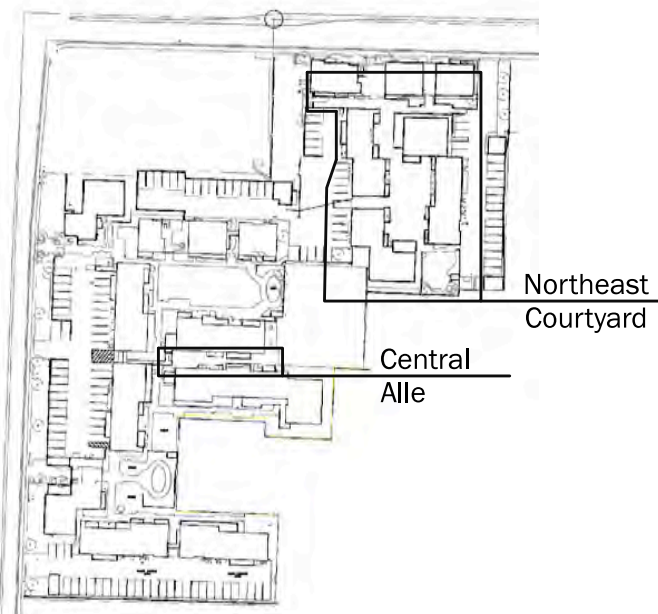
- 8 – Wall wash uplights, Focus DL-40-LEDP812V-BET
- 5 – Pot uplight (Well light), Focus SL-01-LED/FA-20
- 11 – Path lights, Focus PL-23-DMZA-LEDPBAR-BRT
- 40 – Tree uplight, FX RS-4WLED-Bronze Metallic
- 2 – In-step lights, Focus SL-43LG-LEDS
- 11 – In-wall light (Seat/retaining wall), Focus SL-30-LED-WBR

LIGHTING SCHEDULE: ADD ALTERNATE

- 7 – Tree uplight, FX RS-4WLED-Bronze Metallic
- 3 – In-wall light (Seat/retaining wall), Focus SL-30-LED-WBR

LIGHTING NOTES

1. SIZE TRANSFORMERS FOR 30 WATTS PER FIXTURE IN ORDER TO PROVIDE FUTURE FLEXIBILITY TO EITHER ADD WATTAGE TO FIXTURES OR TO ADD ADDITIONAL FIXTURES USING THE SAME TRANSFORMER.
2. TRANSFORMER LOCATIONS TO BE DETERMINED BY CONTRACTOR BASED UPON AVAILABLE ELECTRICITY, POTENTIAL FOR SECURITY AND OUT OF DIRECT SUN. SITE(S) TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
3. CONTRACTOR TO PROVIDE CUT SHEETS FOR PREFERRED TRANSFORMER FOR APPROVAL BY THE LANDSCAPE ARCHITECT.
4. CONCEAL ALL LOW VOLTAGE WIRING.
5. CONCEAL ENTIRE SPIKE BASE OF LIGHTS.
6. LANDSCAPE ARCHITECT TO APPROVE LOCATION OF ALL LIGHTS PRIOR TO FINAL INSTALLATION.



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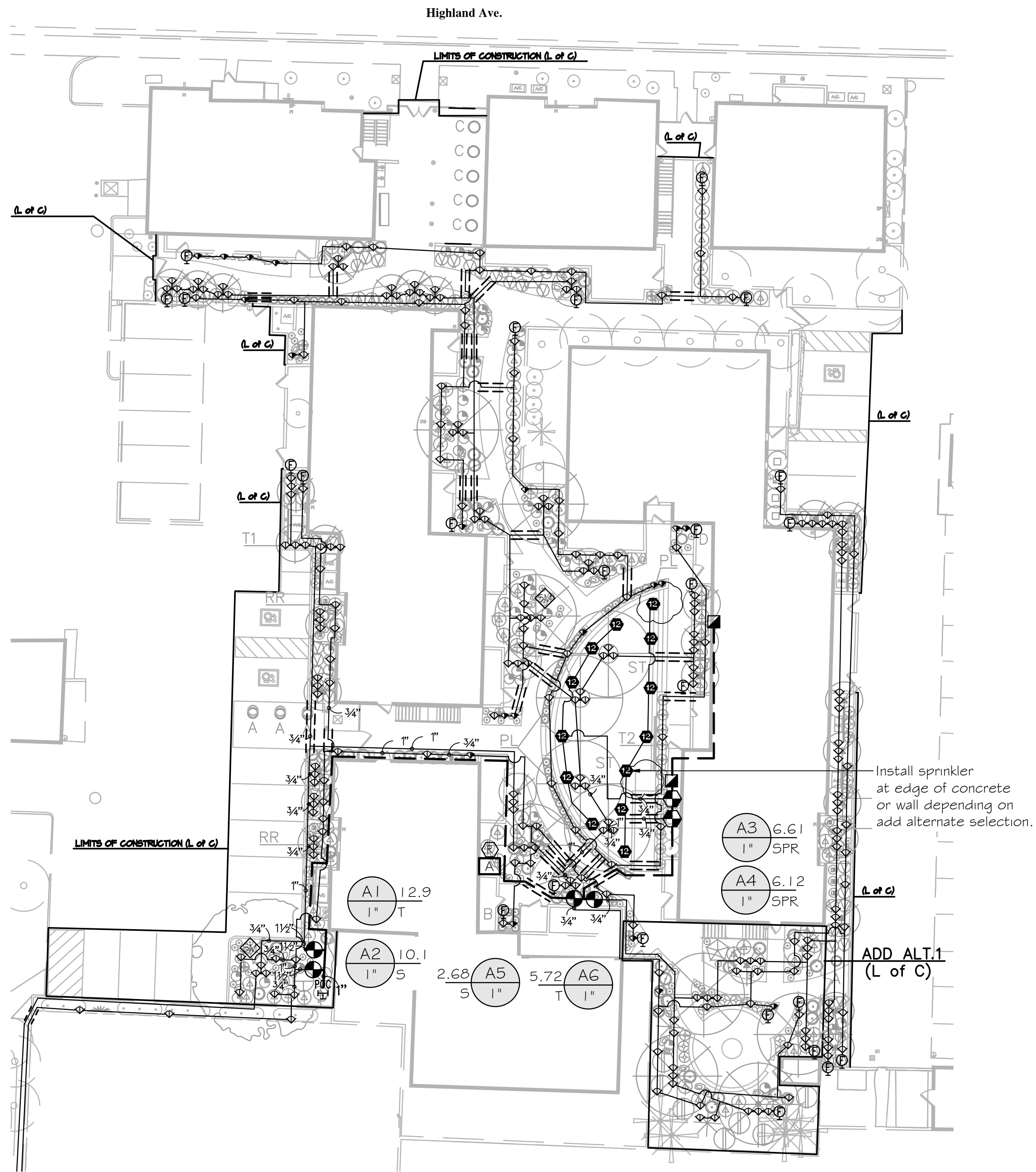


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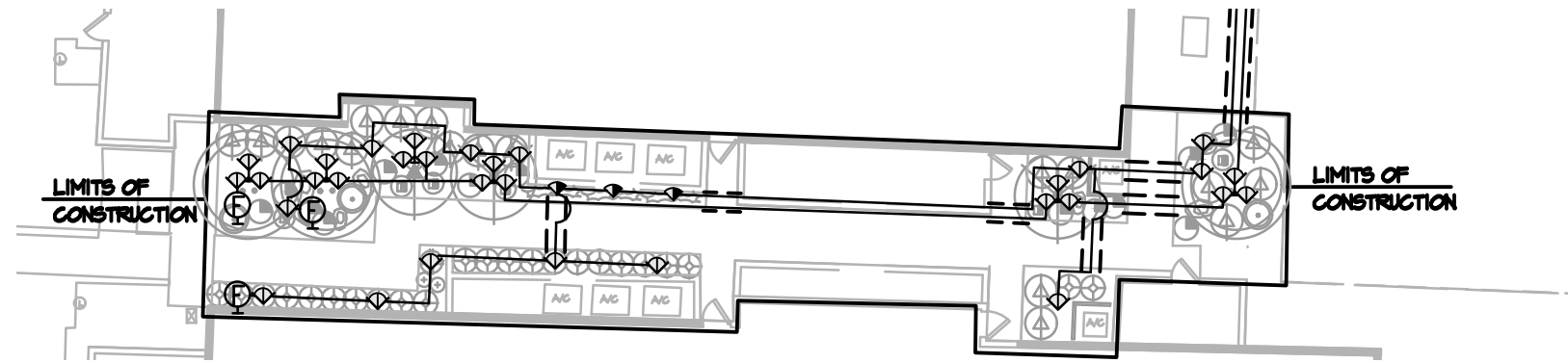
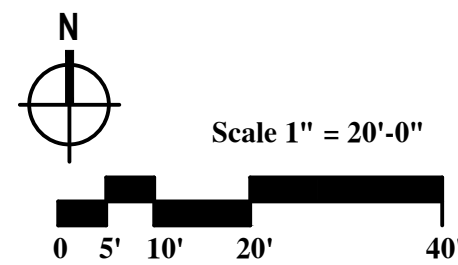
Low Voltange
Lighting Plan

Sheet No.

L3

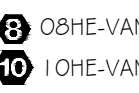











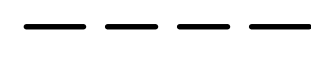
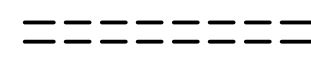


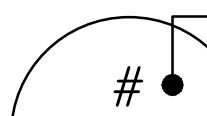
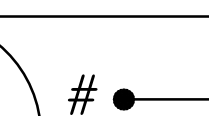
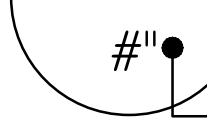
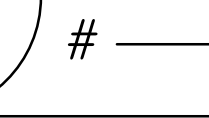
Northeast Courtyard



Central Alle

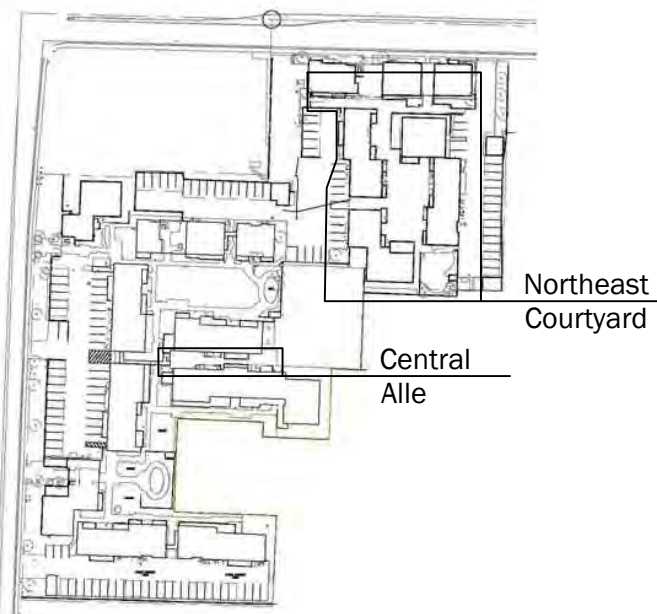
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	Rain Bird 1804 ADJ Turf Spray 4.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2" NPT Female Threaded Inlet.	13	30
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	Rain Bird MDCFAP Dripline Flush Valve cap in MDCF75FPT 3/4" FPT adapter.	28	
	Rain Bird XBT-G Six multi-outlet drip emitter/bubbler Six-Outlet, Pressure Compensating, Drip Emitter. Flow rates of 0.5gph=blue, 1.0gph=black, and 2.0gph=red, at each emitter outlet. Comes with 1/2" FPT Inlet x Barb Outlet.	281	
	Rain Bird XBT-PC Single Outlet Emitter Single Outlet, Pressure Compensating Drip Emitters. Flow rates of 1.0gph=black, and 2.0gph=red. Comes with a 1/2" FPT inlet x barb outlet.	23	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	Rain Bird FEB - Drip Valve Assembly 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration. *1"x1" Wye Filter # 40 psi regulator *Sch 80 PVC Ball Valve - Same size as Drip Valve *Rain Bird Large Rectangular Valve Box. Color: Tan. No valves installed in turf.	4	
	Rain Bird FEB Valve 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration. *Rain Bird Large Rectangular Valve Box. Color: Tan. No valves installed in turf.	2	
	Rain Bird 44-LRC 1" Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Locking Thermoplastic Rubber Cover, and 2-Piece Body.	2	
	Rain Bird ESP8LXMEF-LXMM with (03) ESPLXMSM4 20 Station Capable Commercial Controller. Mounted on a Powder-Coated Metal Cabinet. Flow Sensing and Water Management Capabilities.	1	
	Rain Bird RSD-CEX Rain Sensing Device, conduit mount. With threaded adapter, extension wire.	1	
	Rain Bird SMRT-Y Soil Moisture Sensor Kit. 24VAC @ 50/60 Hz. Operating temperature: -4 degrees F to 158 degrees F. Survival temperature: -40 degrees F to 185 degrees F. UL, CUL, C-TICK certifications.	2	
	Point of Connection 2" Tie into existing 2" PVC Mainline	1	
	Irrigation Lateral Line: PVC Class 200 SDR 21 PVC Class 200 irrigation pipe. .	3,335 l.f.	
	Irrigation Mainline: PVC Schedule 40 PVC Schedule 40 irrigation pipe.	269.3 l.f.	
	Pipe Sleeve: PVC Schedule 40 Size twice the diameter of pipe to be sleeved.	269.9 l.f.	

	Valve Number	Valve TYPE:
	Valve Flow	T=TREE, S=SHRUB,
	Valve Type	SP=SPRINKLER,
	Valve Size	TT=TREES IN TURF,
		P=PALM,
		ABD=ABANDON

CRITICAL ANALYSIS

Generated:	2017-03-15 02:14
P.O.C. NUMBER: 01	
Water Source Information:	Tie into existing 2" PVC Mainline
FLOW AVAILABLE	
Point of Connection Size:	2"
Flow Available:	78.62 gpm
PRESSURE AVAILABLE	
Static Pressure at POC:	55.00 psi
Pressure Available:	55.00 psi
DESIGN ANALYSIS	
Maximum Station Flow:	12.87 gpm
Flow Available at POC:	78.62 gpm
Residual Flow Available:	65.75 gpm
Critical Station:	A1
Design Pressure:	30.00 psi
Friction Loss:	5.41 psi
Fittings Loss:	0.54 psi
Elevation Loss:	0.00 psi
Loss through Valve:	2.12 psi
Pressure Req. at Critical Station:	38.06 psi
Loss for Fittings:	0.06 psi
Loss for Main Line:	0.55 psi
Loss for POC to Valve Elevation:	0.00 psi
Loss for Backflow:	0.00 psi
Critical Station Pressure at POC:	38.67 psi
Pressure Available:	55.00 psi
Residual Pressure Available:	16.33 psi



Key Map (nts)

Biltmore Gardens
Phase 1 Landscape Enhancement

2233 E. Highland Ave.
Phoenix, Arizona 85016

BC	BC
Design	Drawn by
.00716	3-22-2017
Project No.	Date
100% Design	



Sheet Title

Irrigation
Plan

Sheet No.

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