LANDSCAPE SYMBOLS:

- EXISTING PINE TO REMAIN
- ~~EXISTING OAK TO REMAIN~~
- AUSTRIAN PINE, (PINUS NIGRA), 6'-0" MIN. HEIGHT
- MAPLE (ACER X FREEMANALI), 2" DIAMETER
- HONEY LOCUST (GLEDITSIA TRIACANTHUS INERMIS, 2" DIAMETER)
- ASPEN (POPULUS TREMULOIDES), 2" DIA. MULTITRUNK
- PROVIDE MIX OF APACHE PLUME (FALLUGIA PARADOX); JUNIPER (JUNIPERUS); OREGON GRAPE HOLLY (MAHONIA AQUIFOLIUM); AND CLIFFROSE (COWANIA MEXICANA); 5 GALLON CONTAINERS
- ~~PROVIDE MIX OF WOOLY YARROW (ACHILLEA TOMENTOSA); BLUE RUG~~ JUNIPER (JUNIPERUS HORIZONTALIS); HONEY SUCKLE (LONICERA); CREEPING MAHONIA (MAHONIA REPENS); SPRING CINQUE FOIL (POTENTILLA TABERNAEMONTANI) PROVIDE TWO 1 GALLON CONTAINERS PER SYMBOL
- HYDROSEED NATURAL WILDFLOWER AND GRASS MIX OVER SCARIFIED EARTH
- DARK BROWN DECOMPOSED GRANITE
- NATURAL AREA PRESERVED AS RESOURCE

LIGHTING SYMBOLS:

- A POLE MOUNT, 20' HEIGHT, NARROW SPECTRUM AMBER LED, DIMMABLE
- B WALL MOUNT, NARROW SPECTRUM AMBER LED, DIMMABLE
- C SOFFIT MOUNT, NARROW SPECTRUM AMBER LED, DIMMABLE
- D POLE MOUNT @ 16' HEIGHT (2ND HEAD) TASK LIGHTING, WHITE LED

LIGHTING NOTES

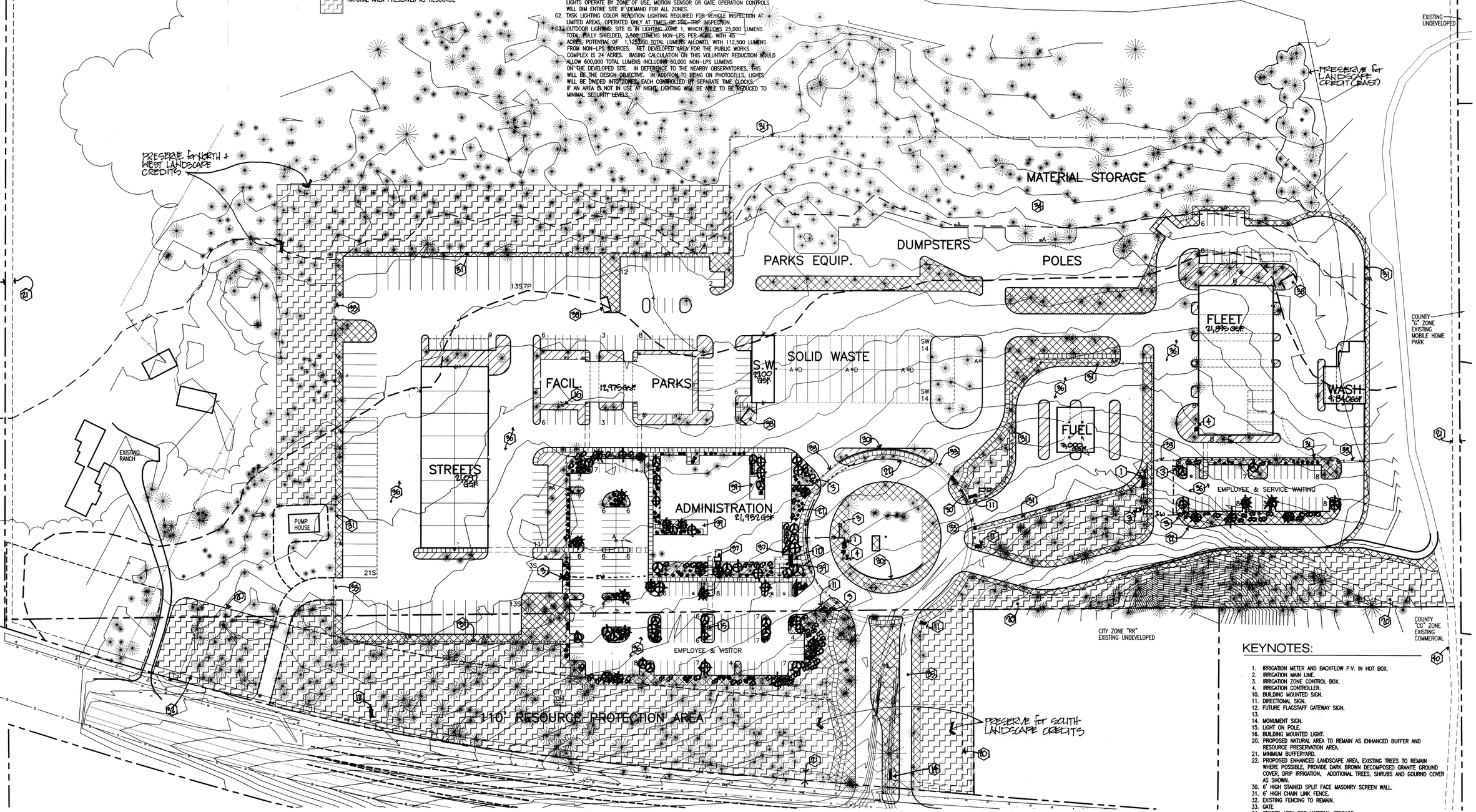
G1. LIGHTING: SITE LIGHTS TO BE DIMMABLE OPERATED BY CENTRAL CONTROL SYSTEM. LIGHTS OPERATE BY ZONE OF USE, MOTION SENSOR OR GATE OPERATION CONTROLS WILL DIM ENTIRE SITE IF DEMAND FOR ALL ZONES.

G2. TASK LIGHTING COLOR RENDITION LIGHTING REQUIRED FOR VEHICLE INSPECTION AT LIMITED AREAS, OPERATED ONLY AT TIMES OF PRE-TRIP INSPECTION.

G3. OUTDOOR LIGHTING: SITE IS IN LIGHTING ZONE 1, WHICH ALLOWS 25,000 LUMENS TOTAL FULLY SHIELDED, 2,500 LUMENS NON-LPS PER ACRE WITH 45 ACRES, POTENTIAL OF 1,125,000 TOTAL LUMENS ALLOWED, WITH 112,500 LUMENS FROM NON-LPS SOURCES. NET DEVELOPED AREA FOR THE PUBLIC WORKS COMPLEX IS 24 ACRES. BASING CALCULATION ON THIS VOLUNTARY REDUCTION WOULD ALLOW 600,000 TOTAL LUMENS INCLUDING 60,000 NON-LPS LUMENS ON THE DEVELOPED SITE. IN DEFERENCE TO THE NEARBY OBSERVATORIES, THIS WILL BE THE DESIGN OBJECTIVE. IN ADDITION TO BEING ON PHOTOCELLS, LIGHTS WILL BE DIVIDED INTO ZONES, EACH CONTROLLED BY SEPARATE TIME CLOCKS. IF AN AREA IS NOT IN USE AT NIGHT, LIGHTING WILL BE ABLE TO BE REDUCED TO MINIMAL SECURITY LEVELS.

GENERAL NOTES

G1. PARCEL NO. 112-01-001D AND 112-01-002.
G2. SITE AREA: 45 ACRES.
G3. EMPLOYEE + PUBLIC PARKING AREAS ARE TO BE LANDSCAPED:
135 SPACES (WEST): 30 SF/SPACE = 4,050 SF MIN.
12S = 8% = 3T TREES, 6 SHRUBS, 6 GROUNDCOVER.
34 SPACES (EAST): 30 SF/SPACE = 1,020 SF MIN.
34 ÷ 8% = 9 TREES, 18 SHRUBS, 18 GROUNDCOVER.
G5. STREET BUFFERYARD: 1,340 LF/25 = 54 TREES, 108 SHRUBS, 108 GROUND COVER.
G6. PERIPHERAL BUFFERYARD:
NORTH 1,960 LF/25 = 79 TREES, 158 SHRUBS, 158 GROUND COVER.
WEST 990 LF/25 = 40 TREES, 80 SHRUBS, 80 GROUND COVER.
EAST 960 LF/25 = 39 TREES, 78 SHRUBS, 78 GROUND COVER.
SOUTH 660 LF/25 = 27 TREES, 54 SHRUBS, 54 GROUND COVER.
EAST (CENTER) 250 LF/25 = 10 TREES, 20 SHRUS, 20 GROUND COVER.
G7. CREDIT FOR SAVING EXISTING TREES: 1 SAVED TREE ELIMINATES 2 TREES, 4 BUSHES AND 4 GROUND COVERS. THUS:
SOUTH / STREET: SAVE 27 TREES
WEST: SAVE 20 TREES
NORTH: SAVE 40 TREES
EAST: SAVE 20 TREES
SOUTH: SAVE 14 TREES
EAST (CENTER): SAVE 5 TREES
PARKING: SAVE TREES
BUILDING: SAVE TREES.
ADEQUATE TREES ARE AVAILABLE ALL AROUND TO ACCOMPLISH THE CREDIT FOR THE STREET + PERIPHERAL BUFFERYARDS. PARKING + ADMIN. BUILDING WILL BE NEW.
G8. LANDSCAPE CONCEPT: EXISTING SITE IS DISTURBED MEADOW LAND AND NATURAL FOREST. NEW LANDSCAPING WILL SUPPLEMENT EXISTING FOREST SETTING. PLANTS WILL BE NATIVE, LOW WATER USE TYPE. AUTOMATIC IRRIGATION WILL BE PROVIDED, DRIP TYPE. FOR ALL NEW PLANTINGS. EXISTING TREES ARE TO BE SAVED WHEREVER POSSIBLE.
G9. ARCHITECTURAL DESIGN STANDARDS: ADMINISTRATION BUILDING WILL BE DESIGNED TO MEET CITY DESIGN STANDARDS–BUILDING MASSING, BUILDING SCALE, ROOF PITCH, ROOF DESIGN AND MATERIAL PALETTE. OTHER BUILDINGS WILL BE PRE-ENGINEERED STRUCTURES WITH METAL SIDING, EXEMPT FROM CITY DESIGN STANDARDS.
G11. PARKING: 1 SPACE PER EMPLOYEE AT MAXIMUM SHIFT IS REQUIRED.
G4. BUILDING LANDSCAPING AT ADMINISTRATION BUILDING ONLY. 640 LF of BUILDING EDGE: 640 ÷ 25 = 26 TREES, 78 SHRUBS AND 52 GROUNDCOVER.



1 LANDSCAPE & LIGHTING PLAN
SCALE: 1" = 60'-0"

KEYNOTES:

1. IRRIGATION METER AND BACKFLOW P.V. IN HOT BOX.
2. IRRIGATION MAIN LINE.
3. IRRIGATION ZONE CONTROL BOX.
4. IRRIGATION CONTROLLER.
10. BUILDING MOUNTED SIGN.
11. DIRECTIONAL SIGN.
12. FUTURE FLAGSTAFF GATEWAY SIGN.
13.
14. MONUMENT SIGN.
15. LIGHT ON POLE.
16. BUILDING MOUNTED LIGHT.
20. PROPOSED NATURAL AREA TO REMAIN AS ENHANCED BUFFER AND RESOURCE PRESERVATION AREA.
21. MINIMUM BUFFERYARD.
22. PROPOSED ENHANCED LANDSCAPE AREA, EXISTING TREES TO REMAIN WHERE POSSIBLE, PROVIDE DARK BROWN DECOMPOSED GRANITE GROUND COVER, DRIP IRRIGATION, ADDITIONAL TREES, SHRUBS AND GOURND COVER AS SHOWN.
30. 6' HIGH STAINED SPLIT FACE MASONRY SCREEN WALL.
31. 6' HIGH CHAIN LINK FENCE.
32. EXISTING FENCING TO REMAIN.
33. GATE
34. GRADED AREA FOR MATERIAL STORAGE.
35. ASPHALT DRIVE.
36. ASPHALT PAVING
37. BIKE PARKING.
38. DUMPSTER ENCLOSURE.
39. OUTDOOR SEATING AREA.
40. FUTURE FUTS TRAIL

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REGISTERED ARCHITECT CERTIFICATE NO. 18444 TIMOTHY C. WALZER Designed ARIZONA, U.S.A. PRELIMINARY

McALLISTER RANCH PUBLIC WORK YARD
FLAGSTAFF, ARIZONA

PROJECT: 14019
SCALE: SEE DRAWING
DRAWN BY: TJodie
CHECKED BY: TW
DATE: MARCH 2015

TITLE: LANDSCAPE SITE PLAN

AS1.0a
LANDSCAPE