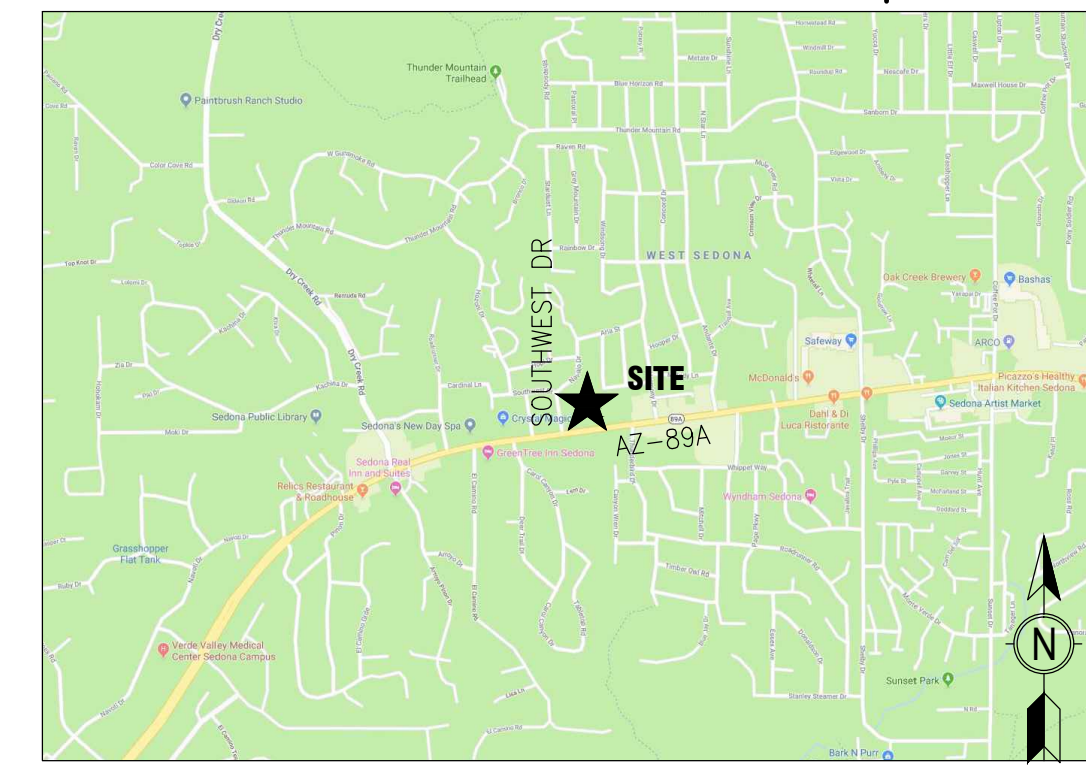


CIRCLE K STORE SITE PLAN

NEC ARIZONA STATE HIGHWAY 89A & SOUTHWEST DRIVE, SEDONA, AZ

2016-



30 Executive Park
Suite 100
Irvine, CA 92614
t: 949 296 0450

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ISSUE/REVISION RECORD

DATE	DESCRIPTION
02/26/20	PREP SP-4
07/14/20	PREP SP-5
08/28/20	PREP SP-6
08/28/20	PREP SP-7
09/24/20	REV SP-8
01/28/21	PREP SP-9
03/03/21	PREP SP-10
03/11/21	PREP SP-11
05/25/21	REV SP-12
08/26/21	REV SP-13
09/24/22	PREP SP-13
10/05/22	PREP SP-14
10/24/22	PREP SP-15
05/09/23	PREP SP-16
06/01/23	PREP SP-17
06/13/23	PREP SP-18
06/27/23	PREP SP-19
07/13/23	PREP SP-20
07/14/23	PREP SP-21
07/20/23	REV SP-21

OWNER:

CIRCLE K STORES INC.
1120 WEST WARNER ROAD
TEMPE, ARIZONA 85284

OWNER REPRESENTATIVE:

LAND DEVELOPMENT CONSULTANTS, LLC
11811 N. TATUM BLVD. #1051
PHOENIX, ARIZONA 85028
PHONE: (602) 850-8101
FAX: (602) 997-9807
CONTACT: MIKE SCARBROUGH

ARCHITECT:

GREENBERG FARROW
30 EXECUTIVE PARK, SUITE 100
IRVINE, CA 92614
PHONE: (949) 296-0450
FAX: (949) 296-0479
CONTACT: DOUG COUPER

PROJECT INFORMATION

PROJECT NAME: CIRCLE K CONVENIENCE STORE
PROJECT ADDRESS: NEC AZ-89A & SOUTHWEST DRIVE, SEDONA, AZ
PROJECT DESCRIPTION: PROPOSAL FOR A NEW CONVENIENCE STORE WITH ASSOCIATED FUEL SALES CONSISTING OF A 6,250 S.F. CONVENIENCE STORE, AND A FUEL CANOPY WITH 5 FUEL PUMPS.

ZONING INFORMATION

JURISDICTION: CITY OF SEDONA, AZ
EXISTING ZONING: CO (COMMERCIAL)
PROPOSED ZONING: CO (COMMERCIAL)

MAX. BLDG HEIGHT ALLOWED: 40' OVERALL BLDG HEIGHT PROVIDED: 23'-0"

SETBACKS:
FRONT: 10'
SIDE: 0'
REAR: 0'
STREET: 10'
ABUTTING RESIDENTIAL: 20'

SITE DATA

PARCEL: APN: 408-24-536C
CIRCLE K NET SITE AREA: ±1.781 AC (±77,602 SF)

BUILDING AREA

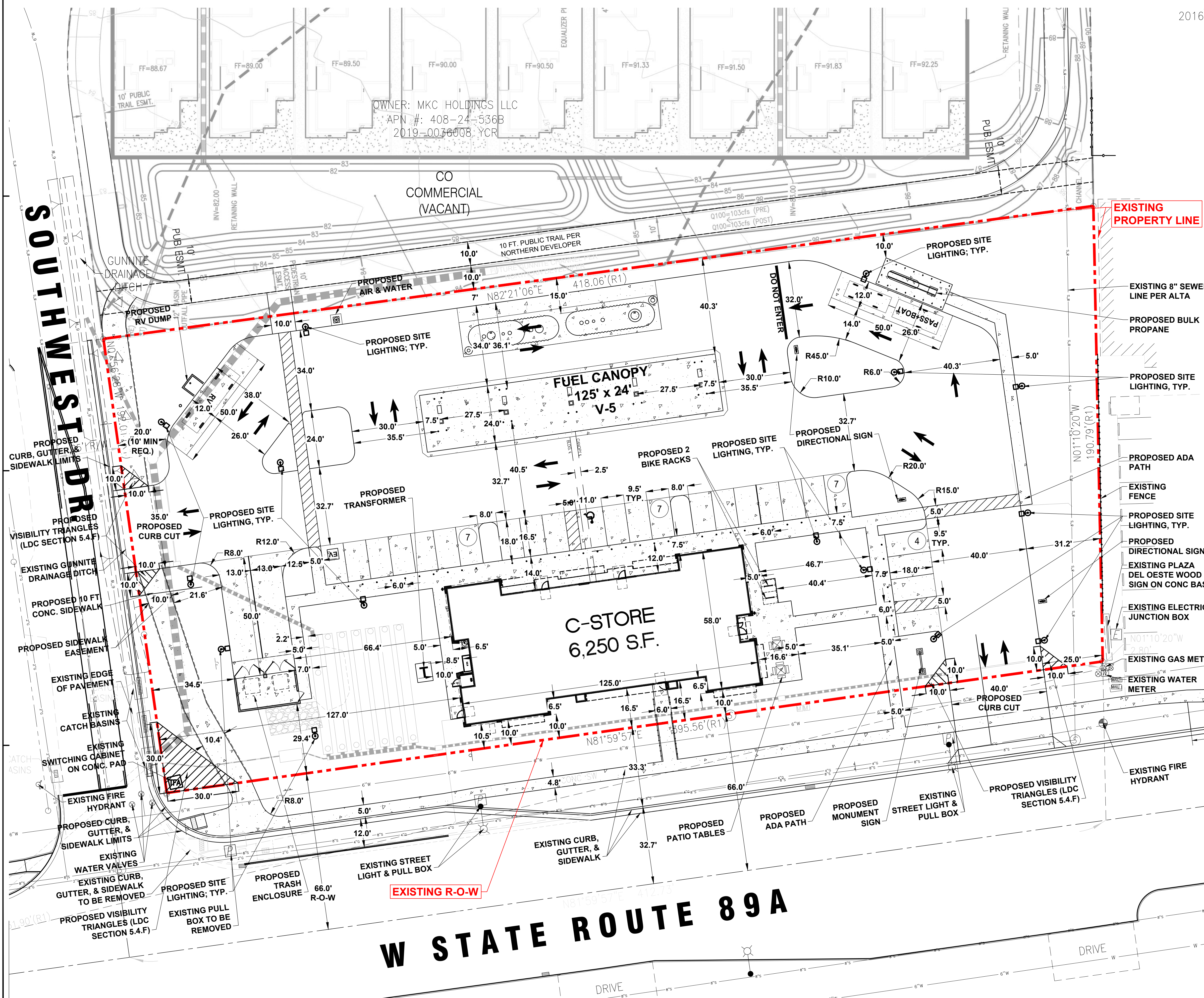
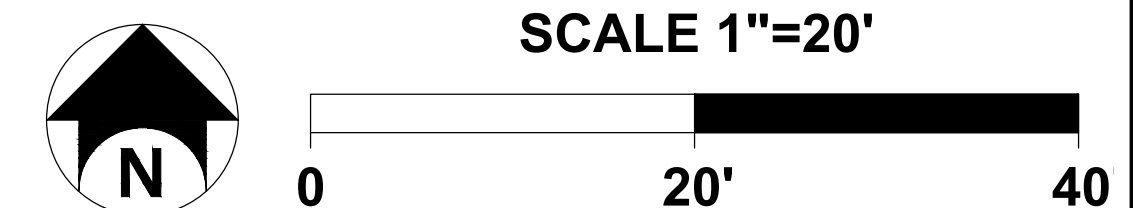
CONVENIENCE STORE BLDG AREA: 6,250 SF
FUEL CANOPY AREA: 3,000 SF
CIRCLE K SITE COVERAGE (BASED ON 6,250 SF BLDG AREA PLUS 3,000 SF FUEL CANOPY AREA AND ±1.781 AC OF NET SITE AREA): ±11.9% (5,194 SF/AC)

PARKING REQUIREMENTS

CIRCLE K PARKING REQUIRED
RETAIL: 1 SP/250 SF 25 SP
CIRCLE K PARKING PROVIDED
STANDARD PARKING SPACES 24 SP
ACCESSIBLE PARKING SPACES 1 SP
TOTAL CIRCLE K PARKING PROVIDED 25 SP
BICYCLE PARKING PROVIDED 4 SP
VENDOR PARKING PROVIDED 2 SP

GENERAL NOTES

- THIS IS A CONCEPTUAL SITE PLAN AND IS FOR PLANNING PURPOSES ONLY.
- THIS SITE PLAN IS BASED ON A PDF OF THE ALTA SURVEY PREPARED BY HELIX ENGINEERING, LLC, DATED 04/02/2020, AND AN AERIAL.



W STATE ROUTE 89A

SOUTHWEST DR

OWNER: MKC HOLDINGS LLC
APN #: 408-24-536B
2019-0076008 YCR

CO COMMERCIAL (VACANT)

EXISTING PROPERTY LINE

EXISTING 8" SEWER LINE PER ALTA

PROPOSED BULK PROPANE

PROPOSED SITE LIGHTING, TYP.

PROPOSED ADA PATH

EXISTING FENCE

PROPOSED SITE LIGHTING, TYP.

PROPOSED DIRECTIONAL SIGN

EXISTING PLAZA DEL OESTE WOOD SIGN ON CONC BASE

EXISTING ELECTRIC JUNCTION BOX

EXISTING GAS METER

EXISTING WATER METER

EXISTING FIRE HYDRANT

EXISTING R-O-W

PROFESSIONAL SEAL

PROFESSIONAL IN CHARGE
DOUG S. COUPER
PROJECT MANAGER
DC

QUALITY CONTROL

DRAWN BY
JN

PROJECT NAME

CIRCLE K STORES INC.
SEDONA, ARIZONA
NEC AZ-89A & SOUTHWEST DRIVE



LAND DEVELOPMENT CONSULTANTS, LLC
11811 N. TATUM BLVD., #1051
PHOENIX, AZ 85028



CIRCLE K STORES INC.

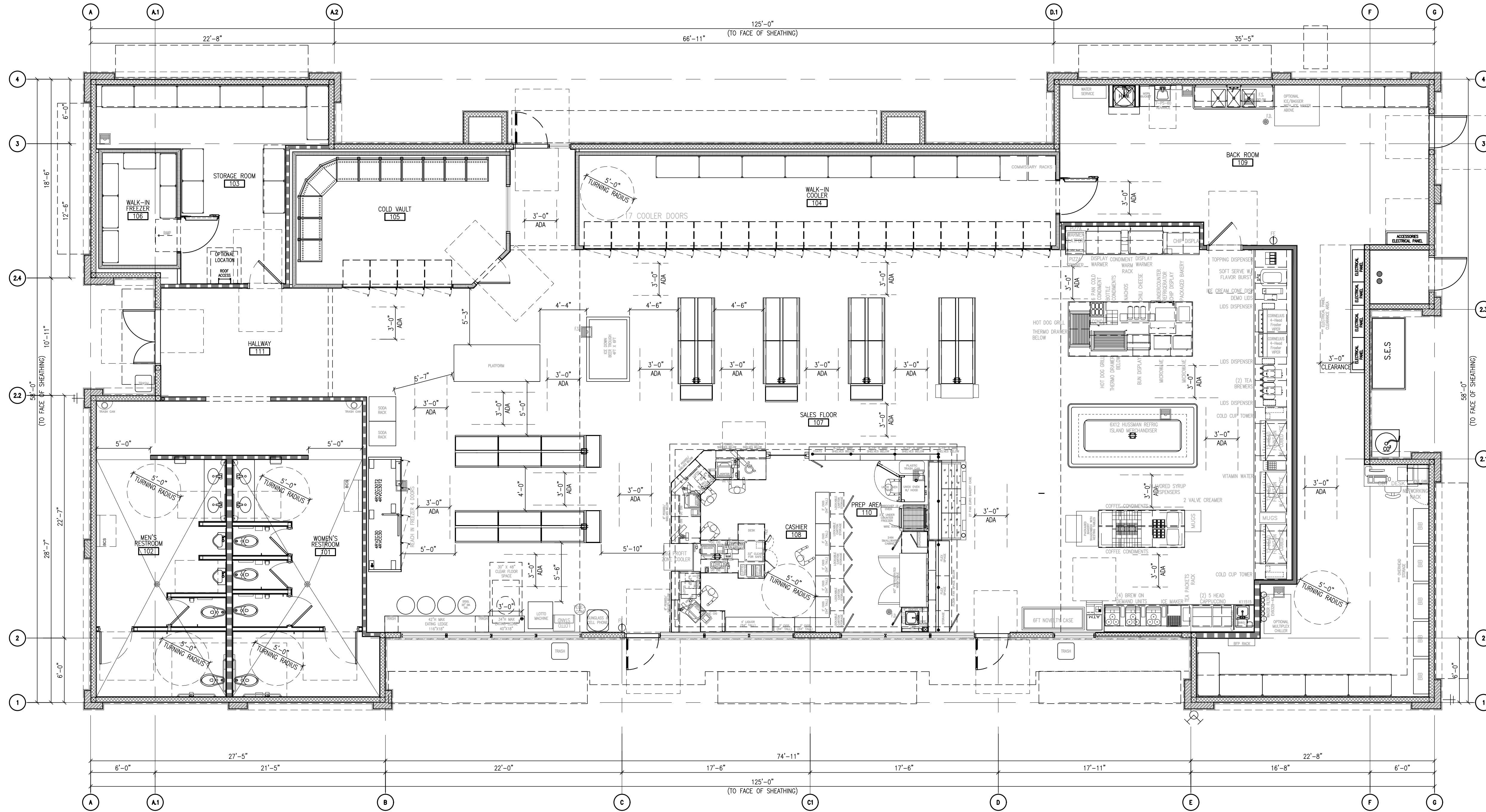
PROJECT NUMBER
20191225.0

SHEET TITLE

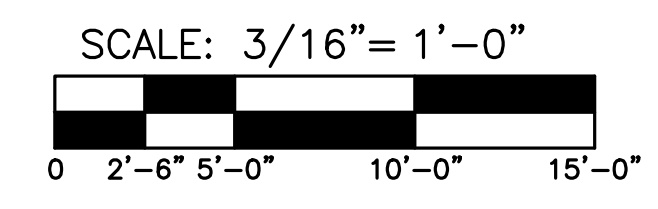
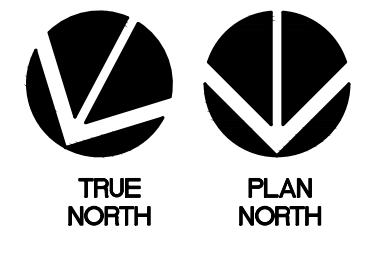
SITE PLAN

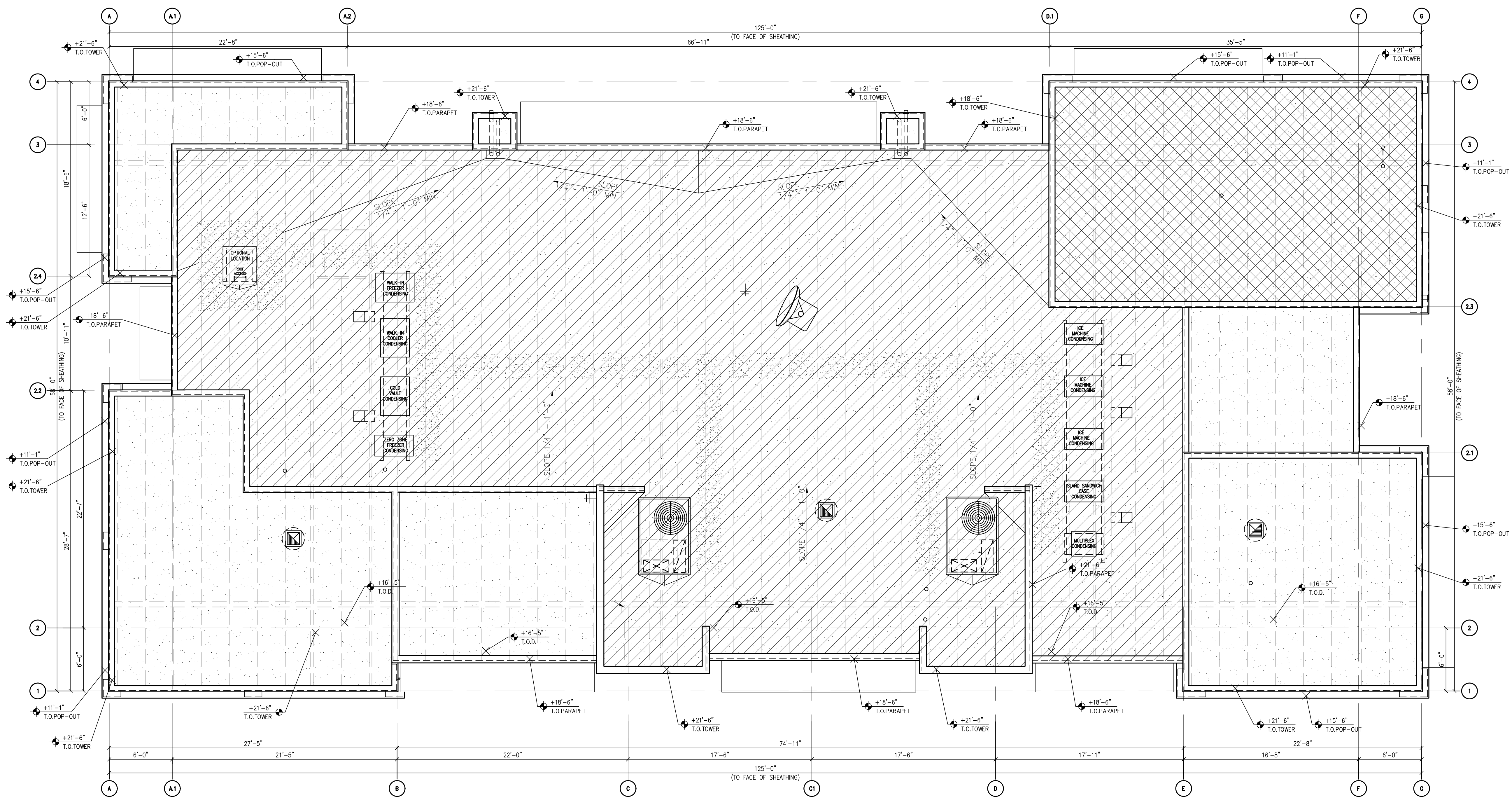
SHEET NUMBER

CSP 21.0W

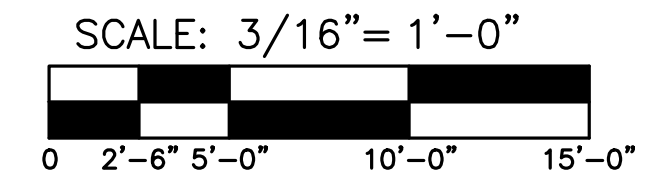
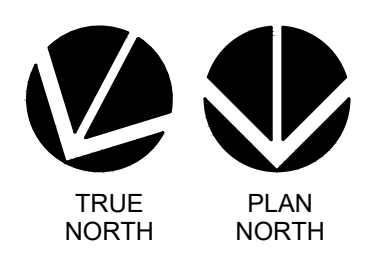


1 BUILDING FLOOR PLAN
SCALE: 3/16" = 1'-0"





1 BUILDING ROOF PLAN
SCALE: 3/16" = 1'-0"



CITY OF SEDONA BUILDING DESIGN CRITERIA

TOTAL AREA :	6,542 SF	
60% OF TOTAL AREA:	3,925 SF	
LARGEST MASS AREA:	3,705 SF	
THUS, LARGEST MASS < 60% OF TOTAL AREA, PER LDC FIGURE 5-13ii		
80% OF TOTAL AREA:	6,234 SF	
COMBINED AREA OF LARGEST AND 2ND LARGEST MASSES:	4,408 SF	
THUS, LARGEST 2 BUILDING MASSES < 80% OF TOTAL AREA, PER LDC FIGURE 5-13ii		

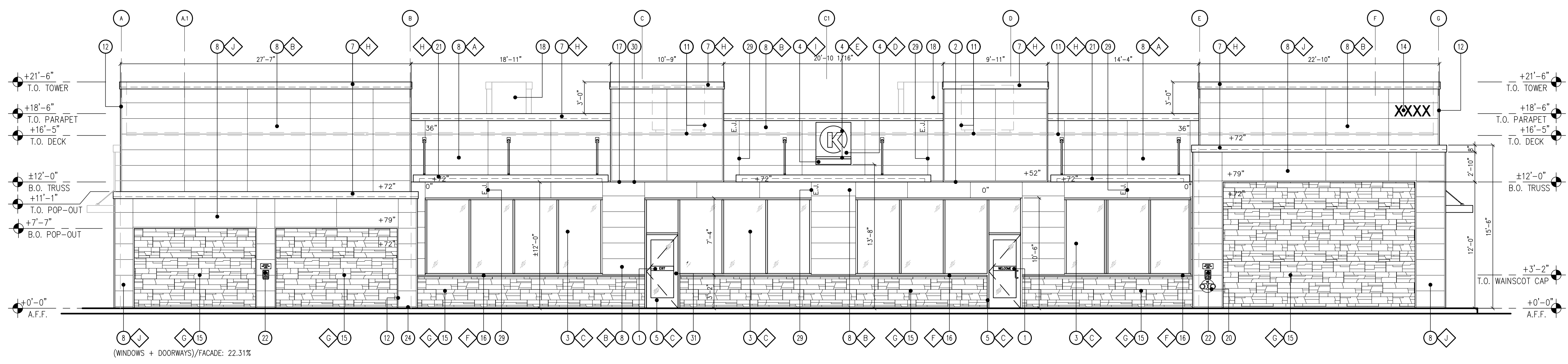
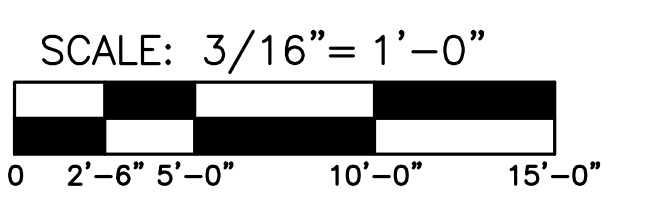
KEY NOTES

- DIRECTIONAL VINYL DECALS BY GRAPHICS VENDOR, TYP.
- LINE OF CANOPY / SOFFIT
- DARK BRONZE ANODIZED WINDOW FRAME W/ GRAY TINTED GLASS PER SOLARBAN SOLARGRAY SPECS
- INTERNALLY ILLUMINATED SIGN (UNDER SEPARATE PERMIT)
- DARK BRONZE ANODIZED DOOR W/ GRAY TINTED GLASS STOREFRONT SYSTEM
- SERVICE DOOR, PAINT TO MATCH SURROUNDING WALL
- PRE-FINISHED METAL COPING
- NICHHA FIBER CEMENT WALL PANEL SYSTEM
- WALL MOUNTED LIGHT FIXTURE, COLOR: BLACK
- SES PANEL LOCATION
- ROOF LINE AND HVAC UNITS
- 1-1/2" CORNER KEY EDGE, TYP. TO ALL CORNERS
- ROOF DRAIN TAIL OVERFLOW
- ADDRESSING LOCATION: ADDRESSING LOCATION: 8" TALL INCH BLACK NUMBERS. FINAL AREA LOCATION TO BE DETERMINED BY FIRE DEPARTMENT.
- 1 1/8" THK. X 6" HILLCREST STONE - ECHELON
- 1-1/2" HIGH HILLCREST STONE CAP INSTALL PER MFR. SPECS.
- FRY REGLET DRIP CAP
- PARAPET WALL BEYOND
- (KNOX) KEY-BOX AT 6'-0" AFF
- FIRE DEPARTMENT CONNECTION
- ALUMINUM AWNING WITH SUPPORT RODS ABOVE THE SIDE ENTRY DOOR BY CIRCLE K VENDOR. PROVIDE BLOCKING IN EXTERIOR WALL FOR AWNING AND SUPPORTS
- EMERGENCY FUEL SHUT-OFF SWITCH
- INSULATED METAL DOOR
- NICHHA ESSENTIAL "STARTER" FLASHING
- CO2 TANK WITH METAL LOUVERED CONTAINER
- EXTERIOR FINISH TO EXTEND ABOVE SIDEWALK/GRADE.
- EXTERIOR FIRE RISER ROOM
- FAUX WINDOW
- CONTROL/EXPANSION JOINT "E.J." LOCATION
- HARDIESOFFIT FIBER CEMENT PANELS
- REMOVE EXTERIOR PULL HANDLE FROM THE 'EXIT DOOR', PLUG/CAP HOLES

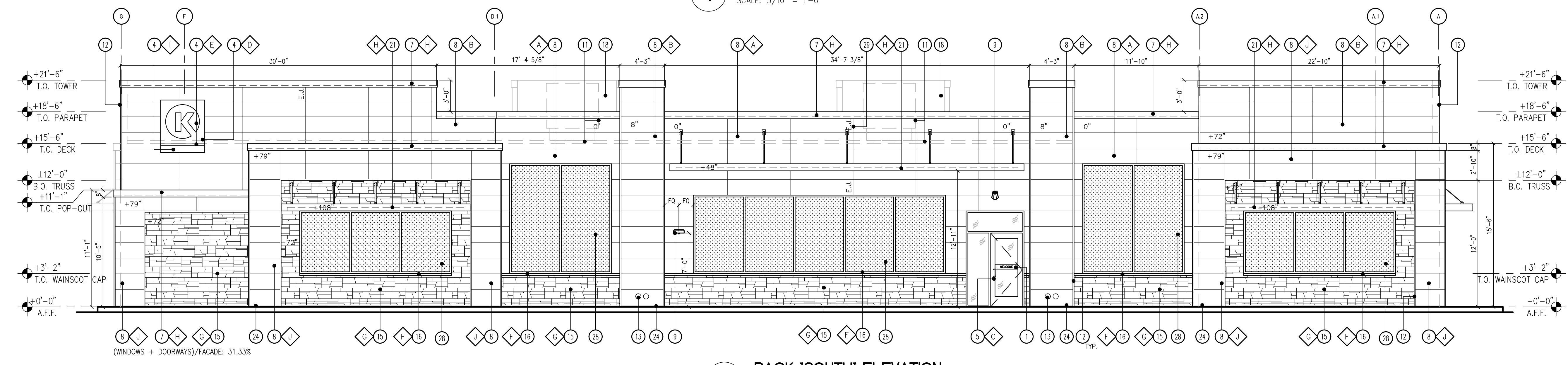
FINISH SCHEDULE

- A** - ***NICHHA TUFF BLOCK - COLOR TO MATCH #SW 6096 JUTE BROWN - LRV:13
- B** - ***NICHHA TUFF BLOCK - COLOR TO MATCH #SW 7725 YEARLING - LRV: 28
- C** - 1" INSULATED, DOUBLE PANED CLEAR GLASS
- D** - *SHERWIN WILLIAMS #SW 4081 - **SAFETY RED
- E** - *SHERWIN WILLIAMS #SW 7005 - CIRCLE K WHITE
- F** - ***HILLCREST STONE CAP TO MATCH TIMBER
- G** - *** TIMBER HILLCREST STONE - ECHELON
- H** - *SHERWIN WILLIAMS #SW 6090 - JAVA - LRV: 7 - FIRESTONE MANSARD BROWN SR (USE FOR PRE-FINISHED METAL COPING)
- I** - CIRCLE K ORANGE #PMS 144
- J** - ***NICHHA TUFF BLOCK - COLOR TO MATCH #SW 6090 JAVA

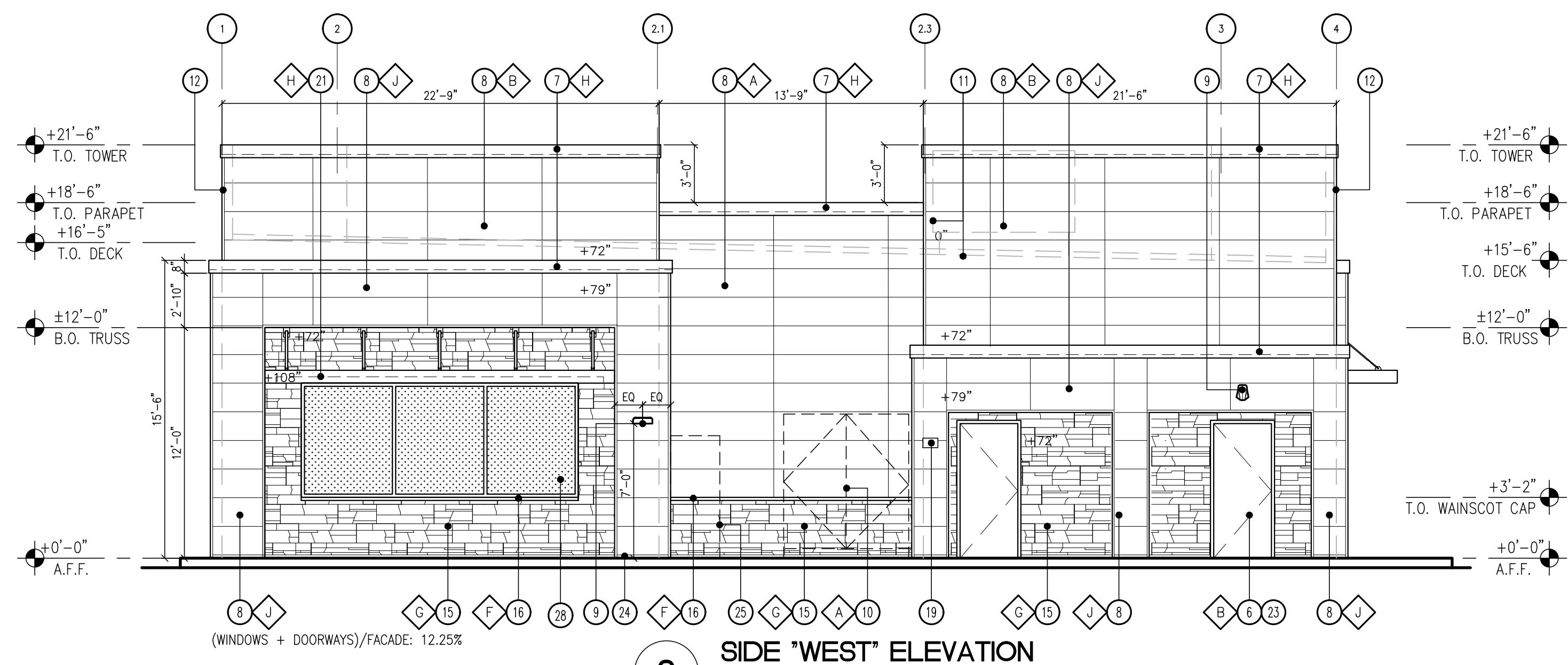
* USE SHERWIN WILLIAMS MANUFACTURER ONLY
 ** COLOR TO BE PRE-ORDERED TO ENSURE AVAILABILITY AT TIME OF CONSTRUCTION
 *** COORDINATE WITH OWNER'S REP



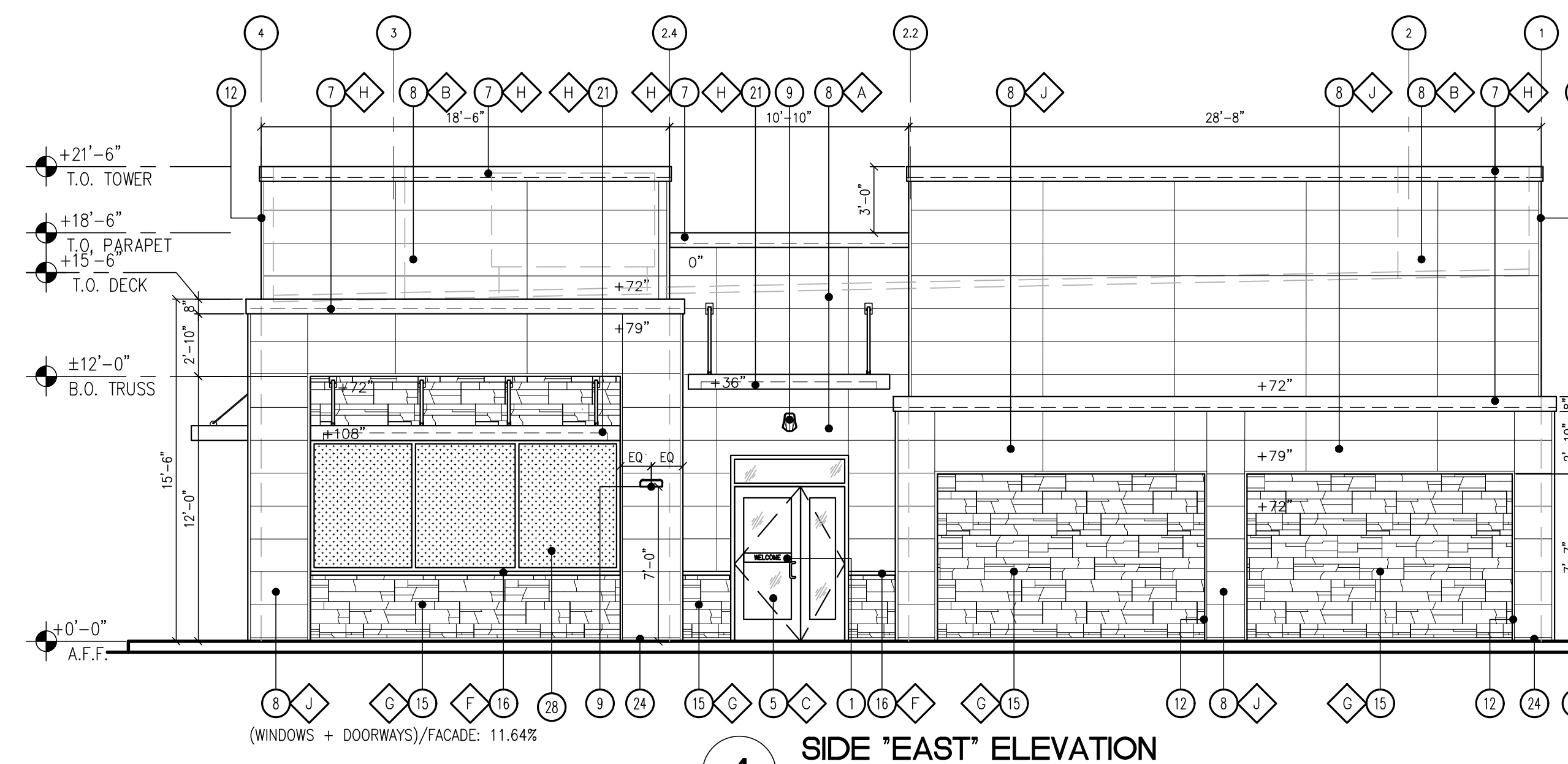
1 FRONT "NORTH" ELEVATION
 SCALE: 3/16" = 1'-0"



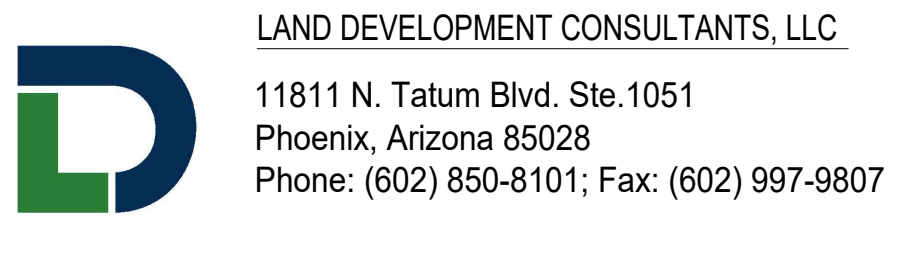
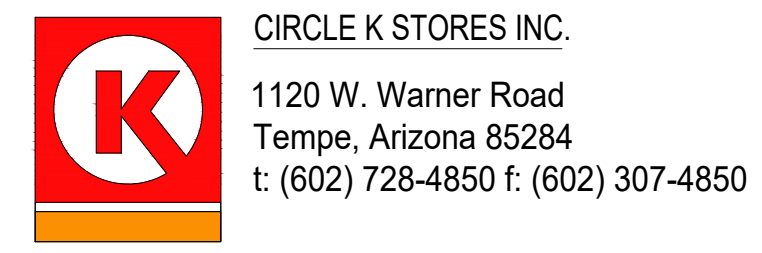
2 BACK "SOUTH" ELEVATION
 SCALE: 3/16" = 1'-0"



3 SIDE "WEST" ELEVATION
 SCALE: 3/16" = 1'-0"



4 SIDE "EAST" ELEVATION
 SCALE: 3/16" = 1'-0"



KEY NOTES

- DIRECTIONAL VINYL DECALS BY GRAPHICS VENDOR, TYP.
- LINE OF CANOPY / SOFFIT
- DARK BRONZE ANODIZED WINDOW FRAME W/ GRAY TINTED GLASS PER SOLARBAN SOLARGLAZ SPEC
- INTERNALLY ILLUMINATED SIGN (UNDER SEPARATE PERMIT)
- DARK BRONZE ANODIZED DOOR W/ GRAY TINTED GLASS STOREFRONT SYSTEM
- SERVICE DOOR, PAINT TO MATCH SURROUNDING WALL
- PRE-FINISHED METAL COPING
- NICHHA FIBER CEMENT WALL PANEL SYSTEM
- WALL MOUNTED LIGHT FIXTURE, COLOR: BLACK
- SES PANEL LOCATION
- ROOF LINE AND HVAC UNITS
- 1-1/2" CORNER KEY EDGE, TYP. TO ALL CORNERS
- ROOF DRAIN TAIL OVERFLOW
- ADDRESSING LOCATION: ADDRESSING LOCATION: 8" TALL INCH BLACK NUMBERS: FINAL AREA LOCATION TO BE DETERMINED BY FIRE DEPARTMENT.
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- 1-1/2" HIGH HILLCREST STONE CAP INSTALL PER MFR. SPECS.
- FRY REGLET DRIP CAP
- PARAPET WALL BEYOND
- (K) KEY-BOX AT 6'-0" AFF
- FIRE DEPARTMENT CONNECTION
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- EMERGENCY FUEL SHUT-OFF SWITCH
- INSULATED METAL DOOR
- NICHHA ESSENTIAL "STARTER" FLASHING
- CO2 TANK WITH METAL LOUVERED CONTAINER
- EXTERIOR FINISH TO EXTEND ABOVE SIDEWALK/GRADE.
- EXTERIOR FIRE RISER ROOM
- FAUX WINDOW
- CONTROL/EXPANSION JOINT "E.J." LOCATION
- HARDSOFT FIBER CEMENT PANELS
- REMOVE EXTERIOR PULL HANDLE FROM THE 'EXT DOOR', PLUG/CAP HOLES

FINISH SCHEDULE

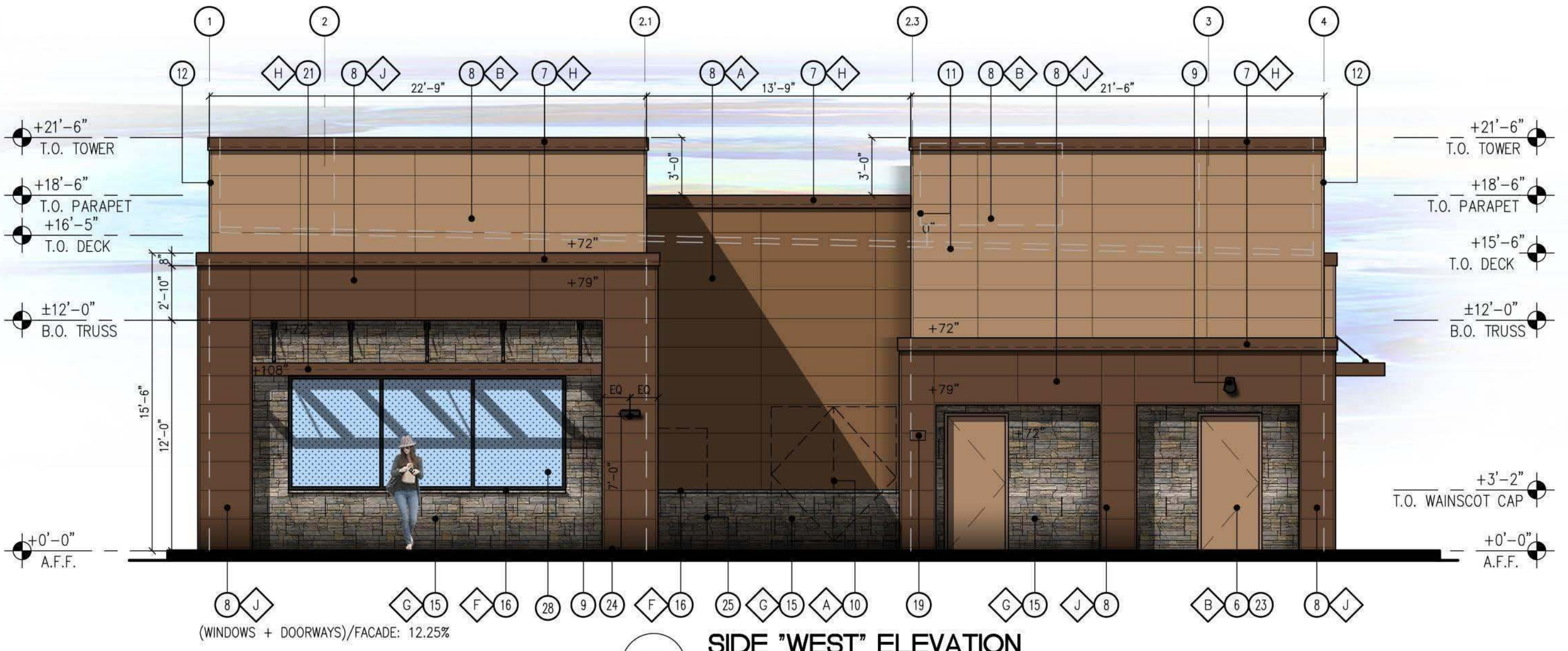
- A - ***NICHHA TUFF BLOCK - COLOR TO MATCH #SW 6096 JUTE BROWN - LRV:13
 - B - ***NICHHA TUFF BLOCK - COLOR TO MATCH #SW 7725 YEARLING - LRV: 28
 - C - 1" INSULATED, DOUBLE PANED CLEAR GLASS
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 - E - *SHERWIN WILLIAMS #SW 7005 - CIRCLE K WHITE
 - F - ***HILLCREST STONE CAP TO MATCH TIMBER
 - G - *** TIMBER HILLCREST STONE - ECHELON
 - H - *SHERWIN WILLIAMS #SW 6090 - JAVA - LRV: 7 - FIRESTONE MANSARD BROWN SR (USE FOR PRE-FINISHED METAL COPING)
 - I - CIRCLE K ORANGE #PMS 144
 - J - ***NICHHA TUFF BLOCK - COLOR TO MATCH #SW 6090 JAVA
- * USE SHERWIN WILLIAMS MANUFACTURER ONLY
 ** COLOR TO BE PRE-ORDERED TO ENSURE AVAILABILITY AT TIME OF CONSTRUCTION
 *** COORDINATE WITH OWNER'S REP



1 FRONT "NORTH" ELEVATION
 SCALE: 3/16" = 1'-0"



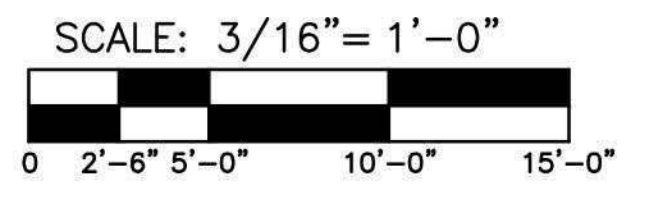
2 BACK "SOUTH" ELEVATION
 SCALE: 3/16" = 1'-0"

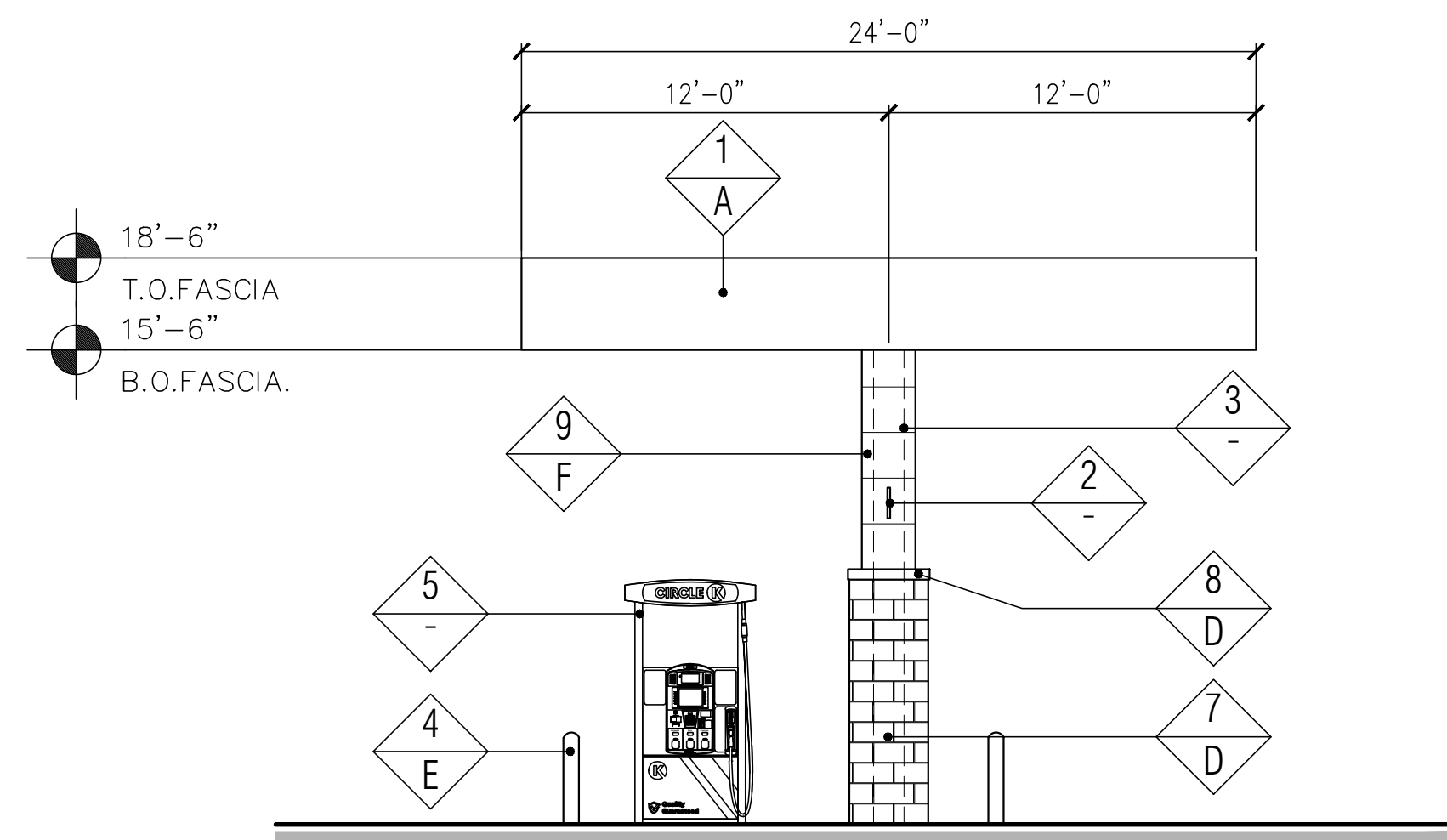


3 SIDE "WEST" ELEVATION
 SCALE: 3/16" = 1'-0"

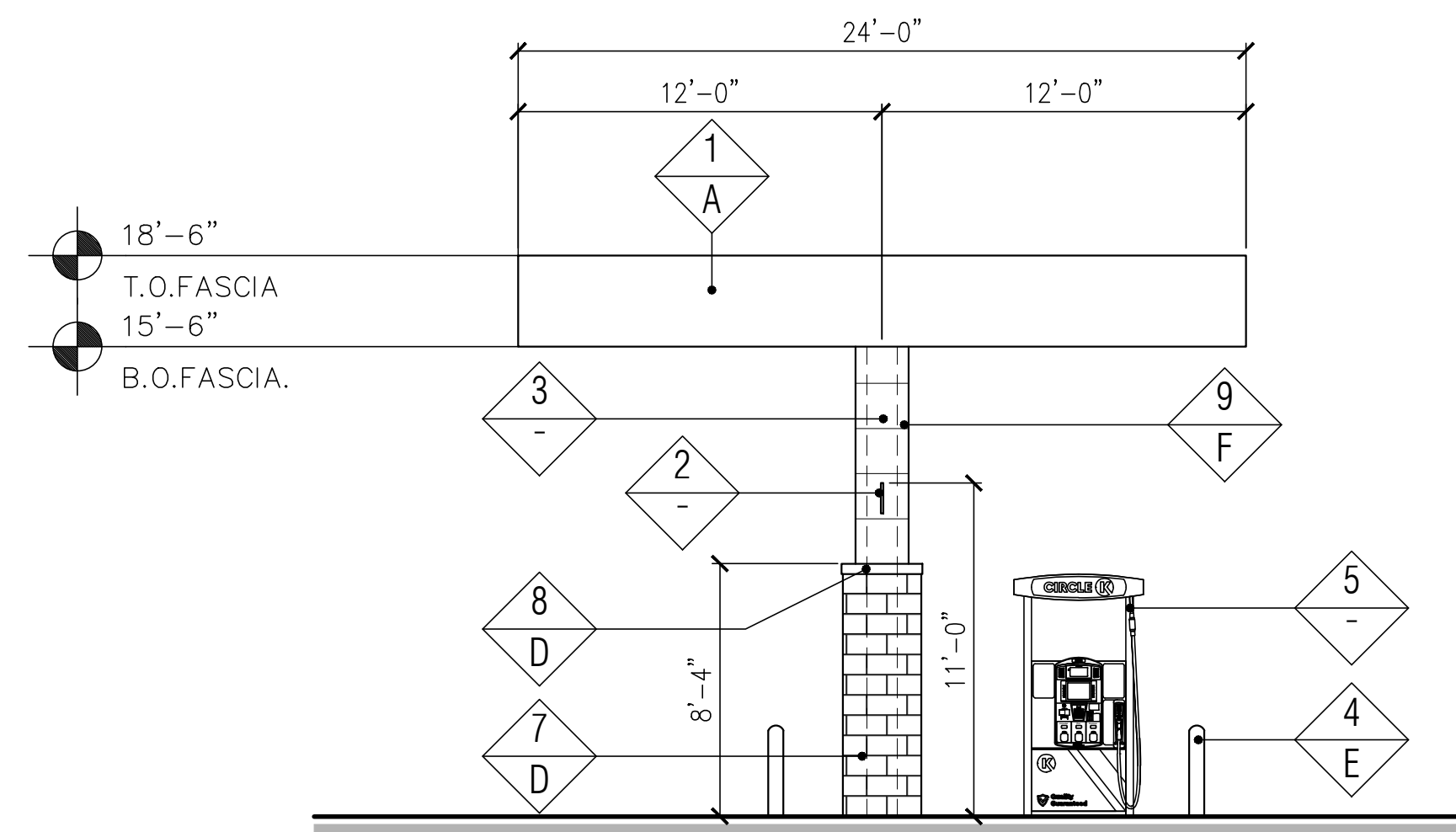


4 SIDE "EAST" ELEVATION
 SCALE: 3/16" = 1'-0"





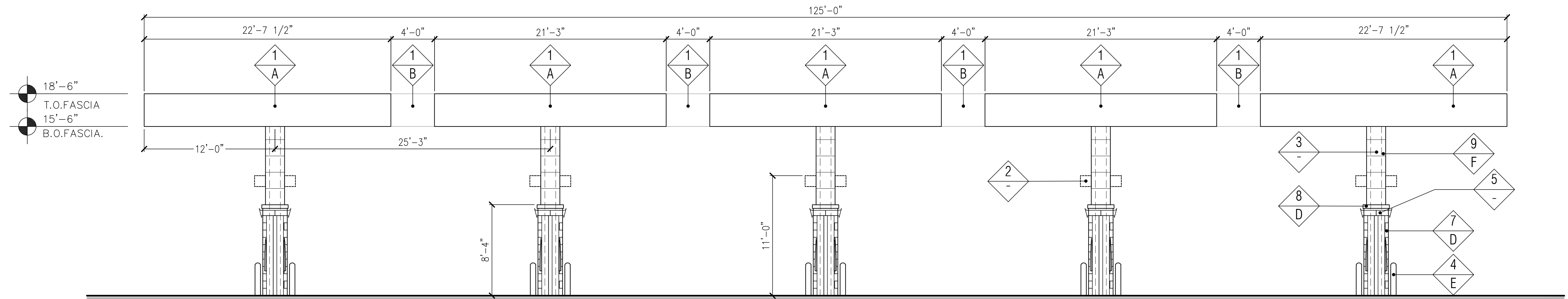
3 "SIDE" WEST ELEVATION
SCALE: 3/16" = 1'-0"



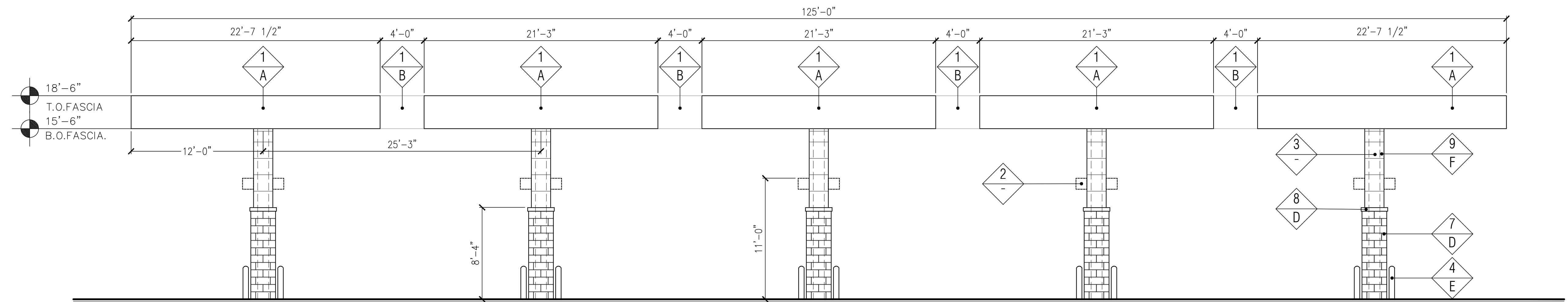
4 "SIDE" EAST ELEVATION
SCALE: 3/16" = 1'-0"

FINISH SCHEDULE	
FINISH MATERIAL	
1	ACM PANEL
2	COLUMN FLAGS BY SIGNAGE VENDOR
3	LINE OF STEEL COLUMN WITHIN
4	6" Ø BOLLARD, 36" HIGH
5	FUEL PUMP
6	NOT USED
7	4X8X16 CMU VENEER, SPLIT FACE, GROUTED TO MATCH CMU COLOR
8	4X8X8 SOLID CMU CAP, INSTALL PER MFR. SPECS.
9	NICHIHA FIBER CEMENT WALL PANEL SYSTEM
FINISH COLOR	
A	SHERWIN WILLIAMS - SW6096 - JUTE BROWN - LRV:13
B	SHERWIN WILLIAMS - SW6096 - JAVA - LRV:7
C	NOT USED
D	SUPERLITE BLOCK SPLITFACE CMU - "BOOT BROWN"
E	PVC BOLLARD SLEEVE "DARK GRAY"
F	NICHIHA TUFF BLOCK - COLOR TO MATCH SHERWIN WILLIAMS - SW7725 - YEARLING - LRV: 28

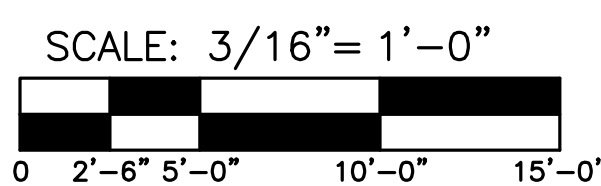
- Notes:
- Colors shown on these elevations are for illustration purposes only. For actual colors, refer to manufacturer's samples.
 - The fascia panels are pre-finished by signage vendor.
 - All signs require a separate submittal.
 - All lighting on canopy to be flush mounted with fascia.

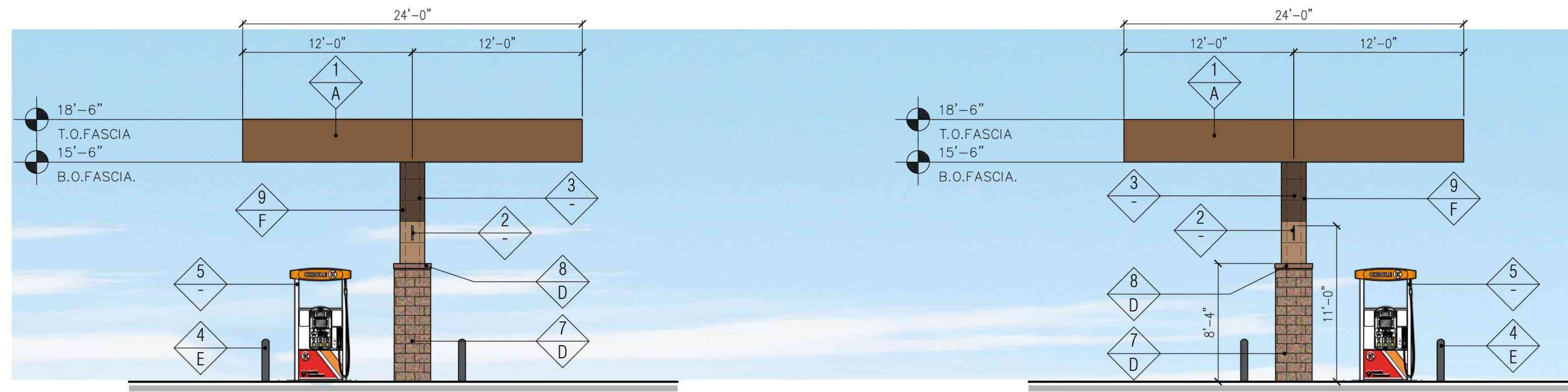


2 "FRONT" NORTH ELEVATION
SCALE: 3/16" = 1'-0"



1 "REAR" SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



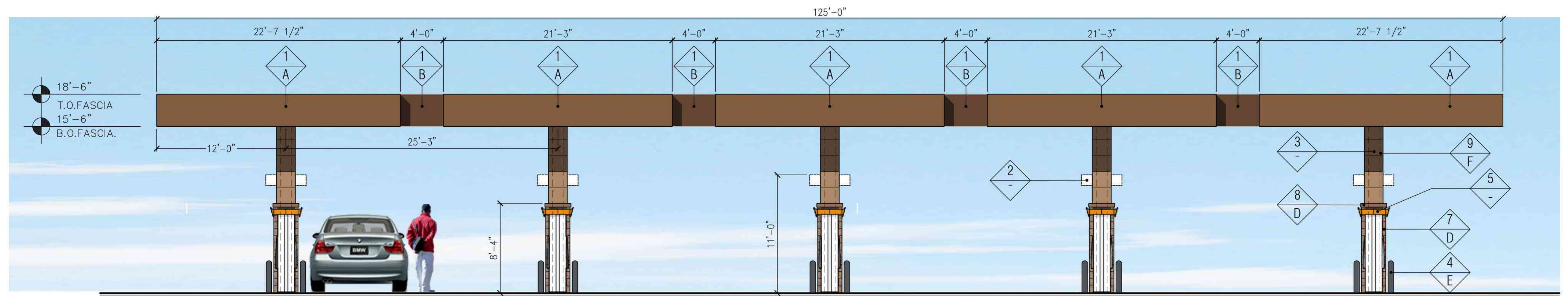


3 "SIDE" WEST ELEVATION
SCALE: 3/16" = 1'-0"

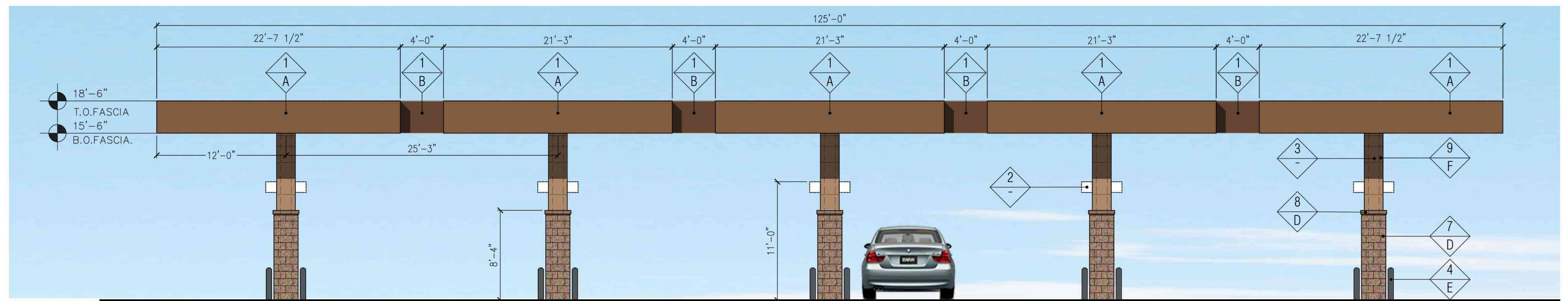
4 "SIDE" EAST ELEVATION
SCALE: 3/16" = 1'-0"

FINISH SCHEDULE	
FINISH MATERIAL	
1	ACM PANEL
2	COLUMN FLAGS BY SIGNAGE VENDOR
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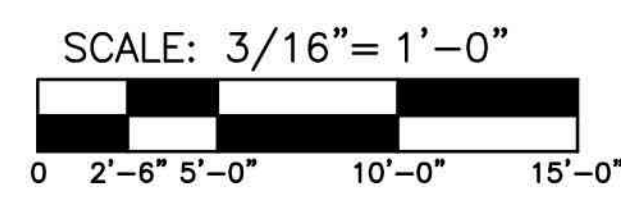
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2 "FRONT" NORTH ELEVATION
SCALE: 3/16" = 1'-0"

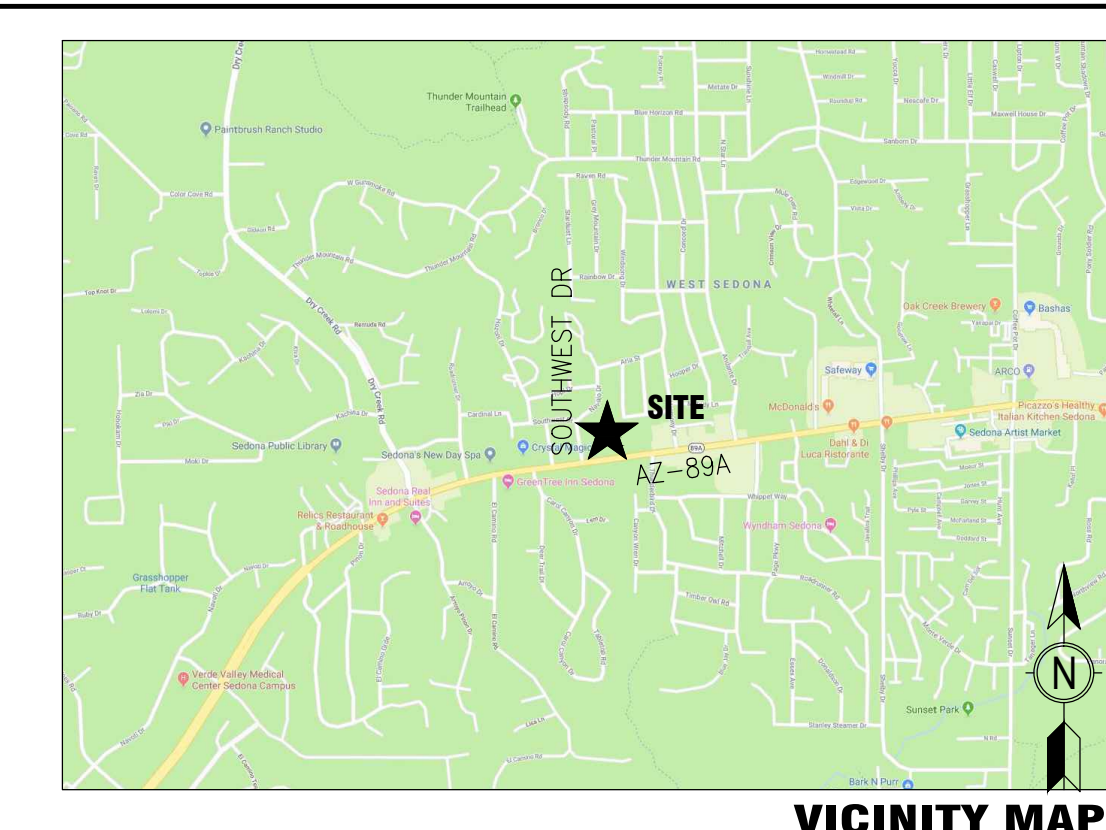


1 "REAR" SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



CIRCLE K STORE SITE PLAN

NEC ARIZONA STATE HIGHWAY 89A & SOUTHWEST DRIVE, SEDONA, AZ



30 Executive Park
Suite 100
Irvine, CA 92614
t: 949 296 0450

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ISSUE/REVISION RECORD

DATE	DESCRIPTION
07/14/20	PREP SP-5
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08/28/20	PREP SP-7
09/15/20	PREP SP-8
09/24/20	REV SP-8
01/28/21	PREP SP-9
03/03/21	PREP SP-10
03/11/21	PREP SP-11
05/25/21	PREP SP-12
08/26/21	REV SP-12
09/24/22	PREP SP-13
10/05/22	PREP SP-14
10/24/22	PREP SP-15
05/09/23	PREP SP-16
06/01/23	PREP SP-17
06/13/23	PREP SP-18
06/27/23	PREP SP-19
07/13/23	PREP SP-20
07/14/23	PREP SP-21
07/20/23	REV SP-21

OWNER:
CIRCLE K STORES INC.
1120 WEST WARNER ROAD
TEMPE, ARIZONA 85284

OWNER REPRESENTATIVE:
LAND DEVELOPMENT CONSULTANTS, LLC
11811 N. TATUM BLVD. #1051
PHOENIX, ARIZONA 85028
PHONE: (602) 850-8101
FAX: (602) 997-9807
CONTACT: MIKE SCARBROUGH

ARCHITECT :
GREENBERG FARROW
30 EXECUTIVE PARK, SUITE 100
IRVINE, CA 92614
PHONE: (949) 296-0450
FAX: (949) 296-0479
CONTACT: DOUG COOPER

PROJECT INFORMATION

PROJECT NAME: CIRCLE K CONVENIENCE STORE
PROJECT ADDRESS: NEC AZ-89A & SOUTHWEST DRIVE, SEDONA, AZ
PROJECT DESCRIPTION: PROPOSAL FOR A NEW CONVENIENCE STORE WITH ASSOCIATED FUEL SALES CONSISTING OF A 6,250 S.F. CONVENIENCE STORE, AND A FUEL CANOPY WITH 5 FUEL PUMPS.

ZONING INFORMATION

JURISDICTION: CITY OF SEDONA, AZ
EXISTING ZONING: CO (COMMERCIAL)
PROPOSED ZONING: CO (COMMERCIAL)
MAX. BLDG HEIGHT ALLOWED: 40' OVERALL
BLDG HEIGHT PROVIDED: 23'-0"
SETBACKS:
FRONT: 10'
SIDE: 0'
REAR: 0'
STREET: 10'
ABUTTING RESIDENTIAL: 20'

SITE DATA

PARCEL: APN: 408-24-536C
CIRCLE K NET SITE AREA: ±1.781 AC (±77,802 SF)

BUILDING AREA

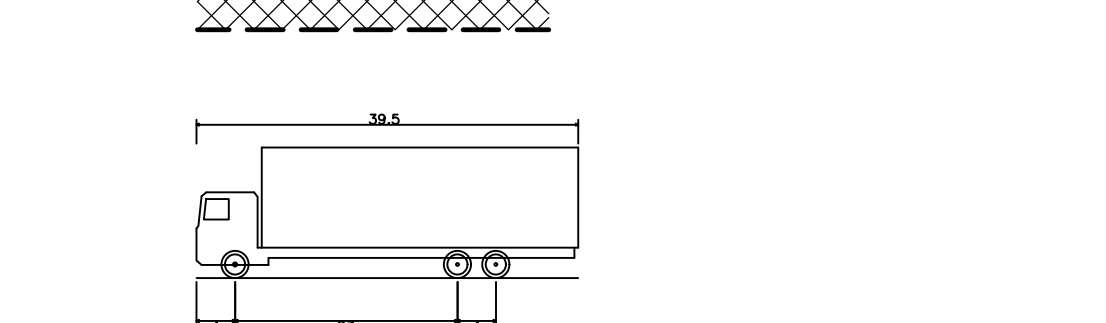
CONVENIENCE STORE BLDG AREA: 6,250 SF
FUEL CANOPY AREA: 3,000 SF
CIRCLE K SITE COVERAGE (BASED ON 6,250 SF BLDG AREA PLUS 3,000 SF FUEL CANOPY AREA AND ±1.781 AC OF NET SITE AREA): ±11.9% (5,194 SF/AC)

PARKING REQUIREMENTS

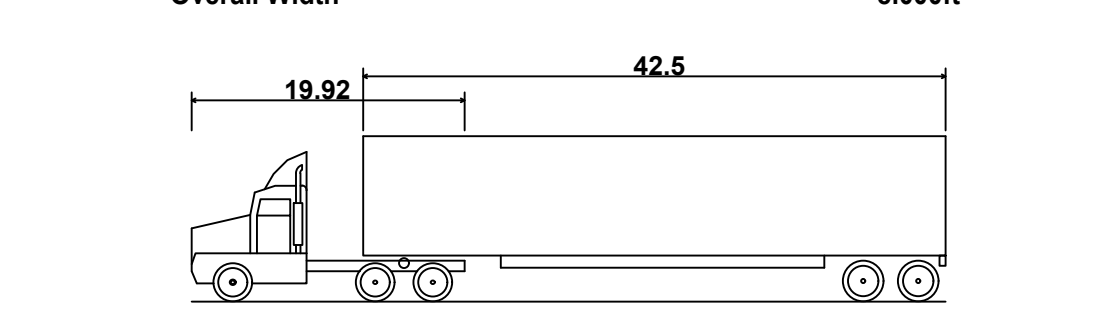
CIRCLE K PARKING REQUIRED: 25 SP
RETAIL: 1 SP/250 SF
CIRCLE K PARKING PROVIDED:
STANDARD PARKING SPACES: 24 SP
ACCESSIBLE PARKING SPACES: 1 SP
TOTAL CIRCLE K PARKING PROVIDED: 25 SP
BICYCLE PARKING PROVIDED: 4 SP
VENDOR PARKING PROVIDED: 2 SP

PEDESTRIAN PATH

20 FT. FIRE LANE



SU-40 - Single Unit Truck
Overall Length: 39.50ft
Overall Width: 8.000ft



WB-50 - Intermediate Semi-Trailer
Overall Length: 55.000ft
Overall Width: 8.500ft

PROFESSIONAL IN CHARGE
DOUG S. COOPER
PROJECT MANAGER
DC

QUALITY CONTROL

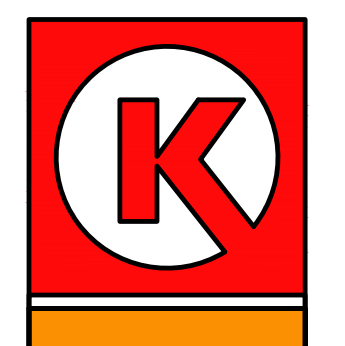
DRAWN BY
JN

PROJECT NAME

CIRCLE K STORES INC.
SEDONA, ARIZONA
NEC AZ-89A & SOUTHWEST DRIVE



LAND DEVELOPMENT CONSULTANTS, LLC
11811 N. TATUM BLVD., #1051
PHOENIX, AZ 85028



CIRCLE K STORES INC.

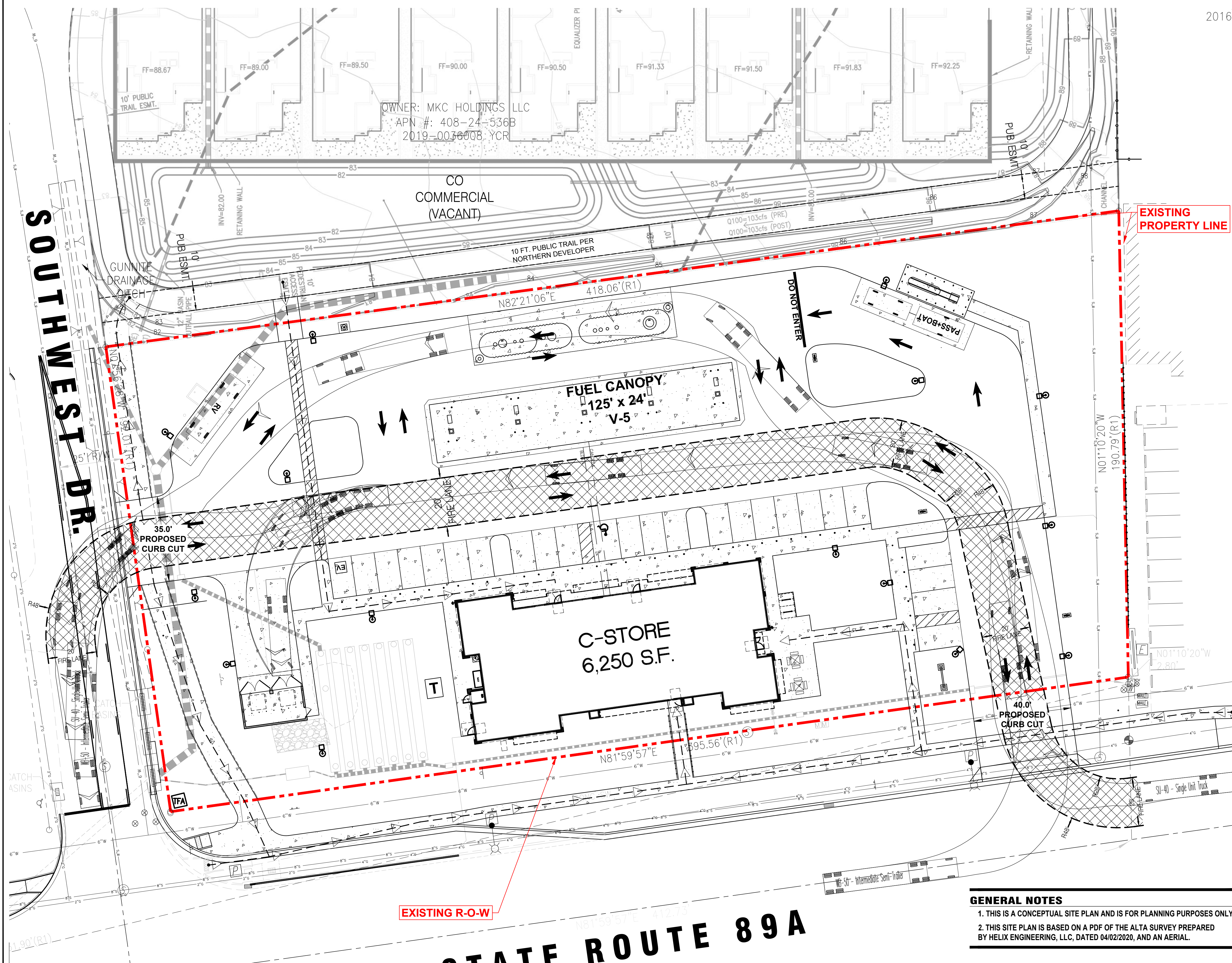
PROJECT NUMBER
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SHEET TITLE

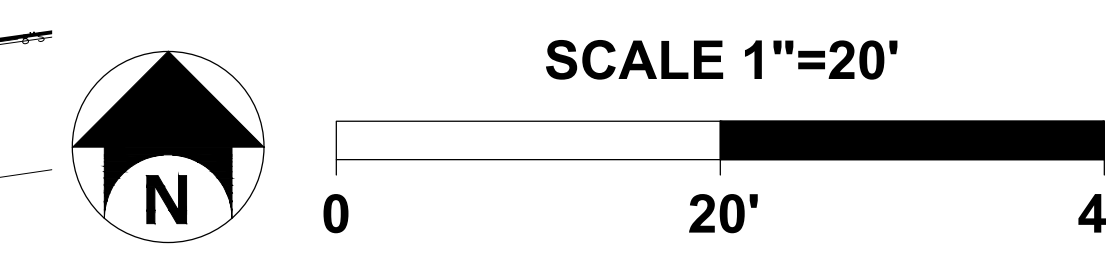
CIRCULATION PLAN

SHEET NUMBER

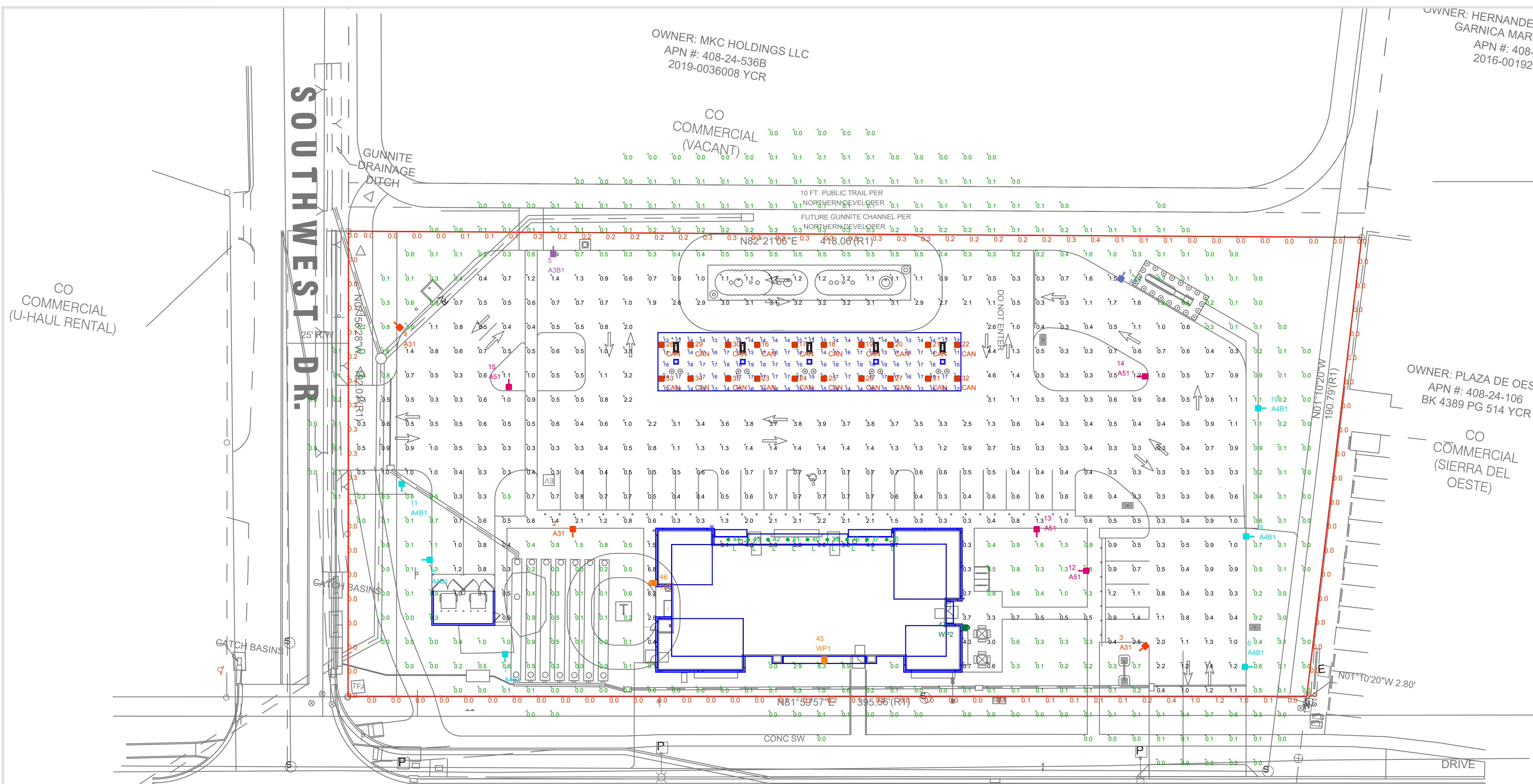
CSP 21.0



GENERAL NOTES
1. THIS IS A CONCEPTUAL SITE PLAN AND IS FOR PLANNING PURPOSES ONLY.
2. THIS SITE PLAN IS BASED ON A PDF OF THE ALTA SURVEY PREPARED BY HELIX ENGINEERING, LLC, DATED 04/02/2020, AND AN AERIAL.



2016"



W STATE ROUTE 89A

ILLUMINATION LEVELS ARE THE RESULT OF CONDITIONS OR REQUESTS BY OTHERS. RED LEONARD ASSOCIATES IS NOT RESPONSIBLE FOR INCIDENTS CAUSED BY INSUFFICIENT LIGHTING AND DOES NOT RECOMMEND THESE LEVELS FOR SECURITY AND SAFETY REASONS.

THIS SITE IS LOCATED IN A REGION WHERE LIGHTING IS REGULATED BY LOCAL ORDINANCES

FIXTURE LABEL	QTY	LUMENS	HEADS PER POLE	TOTAL LUMENS
A21	1	1907	1	1907
A31	3	1907	1	5721
A3B1	1	1311	1	1311
A4B1	6	1200	1	7200
A51	4	2009	1	8036
CAN	20	4400	N/A	88000
L	9	650	N/A	5850
WP1	2	2072	N/A	4144
WP2	1	2072	N/A	2072
				124241
				69798
				LUMENS/ACRE

NOTE:
 - ALL AREA LIGHTS ON NEW 10 FT. POLE MOUNTED ON 2 FT. CONCRETE BASE
 - 70,000 LUMENS PER ACRE REQUIREMENT
 - ALL LUMINAIRES HAVE ZERO LUMENS ABOVE 90 DEGREES

LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
PAVED AREA	1.10	6.8	0.3	3.67	22.67
PROPERTY LINE	0.11	1.2	0.0	N.A.	N.A.
UNDEFINED	0.30	6.9	0.0	N.A.	N.A.
UNDER CANOPY	15.38	19	11	1.40	1.73

LUM NO.	LABEL	MTG. HT.
1	A21	12
2	A31	12
3	A31	12
4	A31	12
5	A3B1	12
6	A4B1	12
7	A4B1	12
8	A4B1	12
9	A4B1	12
10	A4B1	12
11	A4B1	12
12	A51	12
13	A51	12
14	A51	12
15	A51	12
16	CAN	15.5
17	CAN	15.5
18	CAN	15.5
19	CAN	15.5
20	CAN	15.5
21	CAN	15.5
22	CAN	15.5
23	CAN	15.5
24	CAN	15.5
25	CAN	15.5
26	CAN	15.5
27	CAN	15.5
28	CAN	15.5
29	CAN	15.5
30	CAN	15.5
31	CAN	15.5
32	CAN	15.5
33	CAN	15.5
34	CAN	15.5
35	CAN	15.5
36	L	12
37	L	12
38	L	12
39	L	12
40	L	12
41	L	12
42	L	12
43	L	12
44	L	12
45	WP1	7
46	WP1	7
47	WP2	7

SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LLF	BUG RATING	WATTS/LUMINAIRE	TOTAL WATTS	MANUFACTURER	CATALOG LOGIC	CLASS TYPE
[Symbol]	1	A21	Single	1907	1.010	B1-U0-G1	13	13	Cree Inc	OSQ-ML-C-XX-XX + OSQM-C-4L-27K-2M-UL-NM-XX-Q1 (SPECIAL ORDER)	CLASS 2
[Symbol]	3	A31	Single	1907	1.010	B1-U0-G1	13	39	Cree Lighting	OSQ-ML-C-XX-XX + OSQM-C-4L-27K-3M-UL-NM-XX-Q1 (SPECIAL ORDER)	CLASS 2
[Symbol]	1	A3B1	Single	1311	1.010	B0-U0-G1	13	13	Cree Inc	OSQ-ML-C-XX-XX + OSQM-C-4L-27K-3B-UL-NM-XX-Q1 (SPECIAL ORDER)	CLASS 2
[Symbol]	6	A4B1	Single	1200	1.010	B0-U0-G1	13	78	Cree Lighting	OSQ-ML-C-XX-XX + OSQM-C-4L-27K-4B-UL-NM-XX-Q1 (SPECIAL ORDER)	CLASS 2
[Symbol]	4	A51	Single	2009	1.010	B2-U0-G1	13	52	Cree Inc	OSQ-ML-C-XX-XX + OSQM-C-4L-27K-5M-UL-NM-XX-Q1 (SPECIAL ORDER)	CLASS 2
[Symbol]	20	CAN	Single	4400	1.010	B2-U0-G1	29	580	Cree Lighting	CP5-8L-30K8-DF-UL-RC-XX-Q2	CLASS 1
[Symbol]	9	L	SINGLE	650	1.020	B1-U0-G0	7.5	67.5	Cree Lighting	LR6X-7L-30K	CLASS 1
[Symbol]	2	WP1	SINGLE	2072	1.020	B1-U0-G1	25	50	Cree Inc.	SEC-EDG-2M-WM-02-E-UL-XX-350-30K	CLASS 1
[Symbol]	1	WP2	SINGLE	2072	1.020	B1-U0-G1	25	25	Cree Inc.	SEC-EDG-4M-WM-02-E-UL-XX-350-30K	CLASS 1



REV.	BY	DATE	DESCRIPTION
R1	FNE	6/15/21	REVISED PER UPDATED SITE PLAN & MARK UP RECEIVED.
R2	FNW	10/10/22	REVISED PER UPDATED SITE PLAN
R3	FNW	10/18/22	CHANGED CANOPY HEIGHT TO 15'-6"
R4	FNW	7/20/23	REVISED PER UPDATED SITE PLAN & COMMENTS

DISCLAIMER
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SCALE: 1" = 30'
 LAYOUT BY: FNE
 DWG SIZE: D
 DATE: 5/27/21

PROJECT NAME:
CIRCLE K
 NEC AZ-89A & SOUTHWEST DR.
 DRAWING NUMBER:
RL-7436-S1-R4



QTY	LABEL	DESCRIPTION
1	A21	OSQ-ML-C-XX-XX + OSQM-C-4L-27K-2M-UL-NM-XX-Q1
3	A31	OSQ-ML-C-XX-XX + OSQM-C-4L-27K-3M-UL-NM-XX-Q1
1	A3B1	OSQ-ML-C-XX-XX + OSQM-C-4L-27K-3B-UL-NM-XX-Q1
6	A4B1	OSQ-ML-C-XX-XX + OSQM-C-4L-27K-4B-UL-NM-XX-Q1
4	A51	OSQ-ML-C-XX-XX + OSQM-C-4L-27K-5M-UL-NM-XX-Q1

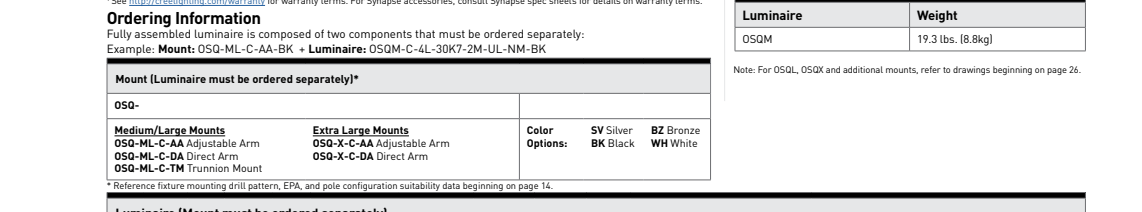
ADDITIONAL FIXTURE INFO

OSQ Series
OSQ™ LED Area/Flood Luminaire featuring Patented NanoComfort™ Technology - Version C

Product Description
The OSQ™ Area/Flood luminaire blends extreme optical control, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral, weatherlight LED driver compartment. Variable mounting configurations offer simple installation. Its slim, low profile design meets end load requirements and blends seamlessly with the site providing even, quality illumination. Medium is suitable upgrade for HID applications up to 100 Watts. Large is suitable upgrade for HID applications up to 100 Watts. Extra large is suitable upgrade for HID applications up to multiple 100 Watts.

Applications: Parking lots, walkways, campuses, car developments, office complexes, high-mast and internal roadways

Performance Summary
Utilizes Patented NanoComfort™ Technology
Utilizes Cree TrueWhite™ Technology on 5000K Luminaire
Assembled in the USA by Cree Lighting from US and imported parts
Initial Delivered Lumens: 4,000 - 75,000
Efficacy: up to 171 LPW
CRI: Minimum 70 CRI (500K, 4000K & 5700K); 90 CRI (3000K)
Limited Warranty: 10 years for luminaire; 10 years for Colorfast DetailGuard™ finish; 5 years for BML sensor; up to 5 years for Synapse™ accessories; 1 year for luminaire accessories



Luminaire	Weight
OSQ-M	11.2 lbs (5.1 kg)

Color	50° Beam	80° Beam	90° Beam
OSQ-M-4-2000K	4000K	4000K	4000K
OSQ-M-4-3000K	3000K	3000K	3000K
OSQ-M-4-4000K	4000K	4000K	4000K
OSQ-M-4-5000K	5000K	5000K	5000K
OSQ-M-4-5700K	5700K	5700K	5700K

Family	Series	Label	Beam	Mount	Color*	Options
Area	OSQ-M	OSQ-M-4-2000K	40°	IC Mount	5000K	None
Area	OSQ-M	OSQ-M-4-3000K	40°	IC Mount	3000K	None
Area	OSQ-M	OSQ-M-4-4000K	40°	IC Mount	4000K	None
Area	OSQ-M	OSQ-M-4-5000K	40°	IC Mount	5000K	None
Area	OSQ-M	OSQ-M-4-5700K	40°	IC Mount	5700K	None
Area	OSQ-M	OSQ-M-4-2000K	40°	IC Mount	5000K	Colorfast DetailGuard™ finish
Area	OSQ-M	OSQ-M-4-3000K	40°	IC Mount	3000K	Colorfast DetailGuard™ finish
Area	OSQ-M	OSQ-M-4-4000K	40°	IC Mount	4000K	Colorfast DetailGuard™ finish
Area	OSQ-M	OSQ-M-4-5000K	40°	IC Mount	5000K	Colorfast DetailGuard™ finish
Area	OSQ-M	OSQ-M-4-5700K	40°	IC Mount	5700K	Colorfast DetailGuard™ finish
Area	OSQ-M	OSQ-M-4-2000K	40°	IC Mount	5000K	Colorfast DetailGuard™ finish, BML sensor
Area	OSQ-M	OSQ-M-4-3000K	40°	IC Mount	3000K	Colorfast DetailGuard™ finish, BML sensor
Area	OSQ-M	OSQ-M-4-4000K	40°	IC Mount	4000K	Colorfast DetailGuard™ finish, BML sensor
Area	OSQ-M	OSQ-M-4-5000K	40°	IC Mount	5000K	Colorfast DetailGuard™ finish, BML sensor
Area	OSQ-M	OSQ-M-4-5700K	40°	IC Mount	5700K	Colorfast DetailGuard™ finish, BML sensor
Area	OSQ-M	OSQ-M-4-2000K	40°	IC Mount	5000K	Colorfast DetailGuard™ finish, BML sensor, Synapse™ accessories
Area	OSQ-M	OSQ-M-4-3000K	40°	IC Mount	3000K	Colorfast DetailGuard™ finish, BML sensor, Synapse™ accessories
Area	OSQ-M	OSQ-M-4-4000K	40°	IC Mount	4000K	Colorfast DetailGuard™ finish, BML sensor, Synapse™ accessories
Area	OSQ-M	OSQ-M-4-5000K	40°	IC Mount	5000K	Colorfast DetailGuard™ finish, BML sensor, Synapse™ accessories
Area	OSQ-M	OSQ-M-4-5700K	40°	IC Mount	5700K	Colorfast DetailGuard™ finish, BML sensor, Synapse™ accessories
Area	OSQ-M	OSQ-M-4-2000K	40°	IC Mount	5000K	Colorfast DetailGuard™ finish, BML sensor, Synapse™ accessories, BML sensor
Area	OSQ-M	OSQ-M-4-3000K	40°	IC Mount	3000K	Colorfast DetailGuard™ finish, BML sensor, Synapse™ accessories, BML sensor
Area	OSQ-M	OSQ-M-4-4000K	40°	IC Mount	4000K	Colorfast DetailGuard™ finish, BML sensor, Synapse™ accessories, BML sensor
Area	OSQ-M	OSQ-M-4-5000K	40°	IC Mount	5000K	Colorfast DetailGuard™ finish, BML sensor, Synapse™ accessories, BML sensor
Area	OSQ-M	OSQ-M-4-5700K	40°	IC Mount	5700K	Colorfast DetailGuard™ finish, BML sensor, Synapse™ accessories, BML sensor

CREE LIGHTING
UL US DLC CUL US
www.creeighting.com 800.234.4800
Canada: creeighting-canada.com 800.473.1234

QTY	LABEL	DESCRIPTION
20	CAN	CP5-8L-30K8-DF-UL-RC-XX-Q2

ADDITIONAL FIXTURE INFO

CPY500™ Series
CPY500™ LED Recessed Canopy, Car Wash, Hook & Cord or Pendant Mount Luminaire

Product Description
The CPY500™ Series LED luminaire features a large 11" x 11" glass optic that delivers the best in visual comfort and performance. Off-axis optics minimize glare and increase visual comfort while delivering top-of-category TPLP efficacy with high-performance light distribution. Its sleek and low-profile form blends with the canopy while being easily accessible from below. Additional car wash, hook & cord and pendant mounts provide a consistent aesthetic for different applications with a clean, modern look and end-user applications. Premium materials, CNC-fabricated components, cast aluminum, die-cast tanks and restaurant, retail and grocery

Performance Summary
Assembled in the USA by Cree Lighting from US and imported parts
Initial Delivered Lumens: up to 20,100
Efficacy: up to 175 LPW
CRI: Minimum 70 CRI (40K, 50K, 57K); 90 CRI (3000K, 40K, 50K, 57K)
CCT: 3000K, 4000K, 5000K, 5700K
Limited Warranty: 10 years on luminaire/10 years for Colorfast DetailGuard™ finish; 5 years for BML sensor; up to 5 years for Synapse™ accessories; 1 year for luminaire accessories



Luminaire	Weight
CPY500-M	11.2 lbs (5.1 kg)

Color	50° Beam	80° Beam	90° Beam
CPY500-M-4-2000K	4000K	4000K	4000K
CPY500-M-4-3000K	3000K	3000K	3000K
CPY500-M-4-4000K	4000K	4000K	4000K
CPY500-M-4-5000K	5000K	5000K	5000K
CPY500-M-4-5700K	5700K	5700K	5700K

CREE LIGHTING
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Canada: creeighting-canada.com 800.473.1234

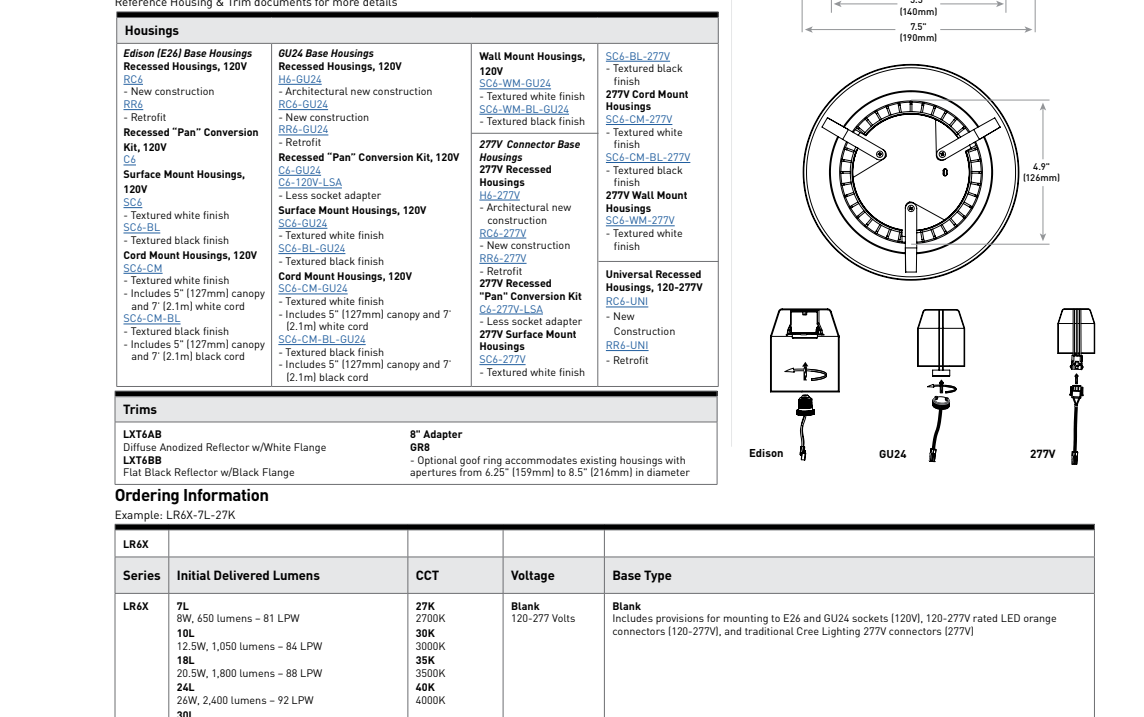
QTY	LABEL	DESCRIPTION
9	L	LR6-7L-30K

ADDITIONAL FIXTURE INFO

LRX Series
LRX™ LED Downlight - 6"

Product Description
The LRX™ downlight is an unparalleled combination of light quality and efficacy - bringing outstanding performance and value to the retrofit downlight space. Delivering up to 8000 lumens of exceptional 90° CRI light while achieving up to 172 lumens per watt, this breakthrough performance is achieved by combining the high efficacy with an integrated driver and thermal management design. The LRX™ downlight is available in warm or neutral color temperatures, three lumen packages, and offers a variety of trim options.

Performance Summary
Utilizes Cree TrueWhite™ Technology
Initial Delivered Lumens: 600 - 8,000
Input Power: 8 - 23.5 watts
CRI: 90+
CCT: 3000K, 3000K, 3000K, 4000K
Limited Warranty: 10 years
Dimming: Dimmable to 5%



CREE LIGHTING
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Canada: creeighting-canada.com 800.473.1234

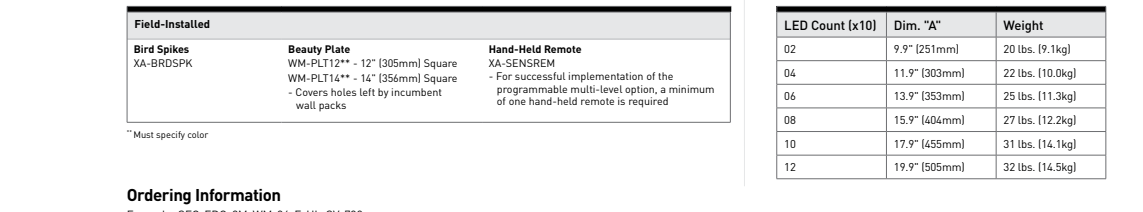
QTY	LABEL	DESCRIPTION
2	WP1	SEC-EDG-2M-WM-02-E-UL-XX-350-30K
1	WP2	SEC-EDG-4M-WM-02-E-UL-XX-350-30K

ADDITIONAL FIXTURE INFO

THE EDGE® Series
LED Security Wall Pack Luminaire

Product Description
The EDGE® wall-mount luminaire has a slim, low profile design. The luminaire end caps are made from rugged die-cast aluminum with integral, weatherlight LED driver compartments and high performance aluminum heat sinks specifically designed for LED applications. Housing is rugged aluminum. Includes a high-mount mounting bracket for installation over standard and roof-top single gang 3" boxes. Secure to wall with 3/8" diameter screws by offset. Conduit entry from top, bottom, side and rear. Allows mounting for slight or downlight or standard and approved. Easy, straightforward installation and approved for wall applications. General area and security lighting

Performance Summary
Patented NanoComfort™ Product Technology
Assembled in the USA by Cree Lighting from US and imported parts
CRI: Minimum 70 CRI (40K & 5000K); 90 CRI (3000K, 40K, 5000K, 5700K, 40K, 5000K)
CCT: Turb. Friendly Amber, 3000K (40K - 3000K), 4000K (40K - 3000K), 5000K (40K - 3000K), 5700K (40K - 3000K)
Limited Warranty: 10 years on luminaire/10 years on Colorfast DetailGuard™ finish† per year on accessories



LED Config (x3)	Dim. (x3)	Weight
02	1.1" (28mm)	20.0 lbs (9.1 kg)
04	1.1" (28mm)	25.0 lbs (11.3 kg)
08	1.1" (28mm)	27.0 lbs (12.2 kg)
10	1.1" (28mm)	27.0 lbs (12.2 kg)
12	1.1" (28mm)	27.0 lbs (12.2 kg)

SEC-00	SEC-01	SEC-02	SEC-03	SEC-04	SEC-05	SEC-06	SEC-07	SEC-08	SEC-09	SEC-10	SEC-11	SEC-12
2M	2M	2M	2M	2M	2M	2M	2M	2M	2M	2M	2M	2M
4M	4M	4M	4M	4M	4M	4M	4M	4M	4M	4M	4M	4M
6M	6M	6M	6M	6M	6M	6M	6M	6M	6M	6M	6M	6M
8M	8M	8M	8M	8M	8M	8M	8M	8M	8M	8M	8M	8M
10M	10M	10M	10M	10M	10M	10M	10M	10M	10M	10M	10M	10M
12M	12M	12M	12M	12M	12M	12M	12M	12M	12M	12M	12M	12M

CREE LIGHTING
UL US DLC CUL US
www.creeighting.com 800.234.4800
Canada: creeighting-canada.com 800.473.1234

OSQ™ LED Area/Flood Luminaire featuring Patented NanoComfort™ Technology - Version C

Product Specifications
CREE LIGHTING NANO-COMFORT™ TECHNOLOGY
Cree Lighting's NanoComfort™ technology provides the best in outdoor lighting by reducing glare and increasing visual comfort. It is achieved through a combination of off-axis optics, a large glass optic, and a high-performance light distribution. The result is a consistent, high-quality light that is easy on the eyes and provides the best in visual comfort and performance. The result is a consistent, high-quality light that is easy on the eyes and provides the best in visual comfort and performance.

CREE TRUETHWITE™ TECHNOLOGY
Cree Lighting's TrueWhite™ technology provides the best in outdoor lighting by reducing glare and increasing visual comfort. It is achieved through a combination of off-axis optics, a large glass optic, and a high-performance light distribution. The result is a consistent, high-quality light that is easy on the eyes and provides the best in visual comfort and performance.

CONSTRUCTION & MATERIALS
• Slim, weatherlight LED driver compartment
• Luminaires housing is rugged die-cast aluminum with an integral, weatherlight LED driver compartment and high performance aluminum heat sinks specifically designed for LED applications.
• Anodized cast aluminum housing
• Luminaires housing is rugged die-cast aluminum with an integral, weatherlight LED driver compartment and high performance aluminum heat sinks specifically designed for LED applications.
• Anodized cast aluminum housing
• Luminaires housing is rugged die-cast aluminum with an integral, weatherlight LED driver compartment and high performance aluminum heat sinks specifically designed for LED applications.

Mount	Height/Size	Label	Beam	Color
Area	17.5" Dia. 30" Hg.	OSQ-M-4-2000K	40°	5000K
Area	17.5" Dia. 30" Hg.	OSQ-M-4-3000K	40°	3000K
Area	17.5" Dia. 30" Hg.	OSQ-M-4-4000K	40°	4000K
Area	17.5" Dia. 30" Hg.	OSQ-M-4-5000K	40°	5000K
Area	17.5" Dia. 30" Hg.	OSQ-M-4-5700K	40°	5700K
Area	17.5" Dia. 30" Hg.	OSQ-M-4-2000K	40°	5000K
Area	17.5" Dia. 30" Hg.	OSQ-M-4-3000K	40°	3000K
Area	17.5" Dia. 30" Hg.	OSQ-M-4-4000K	40°	4000K
Area	17.5" Dia. 30" Hg.	OSQ-M-4-5000K	40°	5000K
Area	17.5" Dia. 30" Hg.	OSQ-M-4-5700K	40°	5700K
Area	17.5" Dia. 30" Hg.	OSQ-M-4-2000K	40°	5000K
Area	17.5" Dia. 30" Hg.	OSQ-M-4-3000K	40°	3000K
Area	17.5" Dia. 30" Hg.	OSQ-M-4-4000K	40°	4000K
Area	17.5" Dia. 30" Hg.	OSQ-M-4-5000K	40°	5000K
Area	17.5" Dia. 30" Hg.	OSQ-M-4-5700K	40°	5700K
Area	17.5" Dia. 30" Hg.	OSQ-M-4-2000K	40°	5000K
Area	17.5" Dia. 30" Hg.	OSQ-M-4-3000K	40°	3000K
Area	17.5" Dia. 30" Hg.	OSQ-M-4-4000K	40°	4000K
Area	17.5" Dia. 30" Hg.	OSQ-M-4-5000K	40°	5000K
Area	17.5" Dia. 30" Hg.	OSQ-M-4-5700K	40°	5700K

CREE LIGHTING
UL US DLC CUL US
www.creeighting.com 800.234.4800
Canada: creeighting-canada.com 800.473.1234

CPY500™ LED Recessed Canopy, Car Wash, Hook & Cord or Pendant Mount Luminaire

Product Specifications
CONSTRUCTION & MATERIALS
• Slim, weatherlight LED driver compartment
• Luminaires housing is rugged die-cast aluminum with an integral, weatherlight LED driver compartment and high performance aluminum heat sinks specifically designed for LED applications.
• Anodized cast aluminum housing
• Luminaires housing is rugged die-cast aluminum with an integral, weatherlight LED driver compartment and high performance aluminum heat sinks specifically designed for LED applications.

Performance Summary
Initial Delivered Lumens: up to 20,100
Efficacy: up to 175 LPW
CRI: Minimum 70 CRI (40K, 50K, 57K); 90 CRI (3000K, 40K, 50K, 57K)
CCT: 3000K, 4000K, 5000K, 5700K
Limited Warranty: 10 years on luminaire/10 years for Colorfast DetailGuard™ finish; 5 years for BML sensor; up to 5 years for Synapse™ accessories; 1 year for luminaire accessories

Luminaire	Weight
CPY500-M	11.2 lbs (5.1 kg)

Color	50° Beam	80° Beam	90° Beam
CPY500-M-4-2000K	4000K	4000K	4000K
CPY500-M-4-3000K	3000K	3000K	3000K
CPY500-M-4-4000K	4000K	4000K	4000K
CPY500-M-4-5000K	5000K	5000K	5000K
CPY500-M-4-5700K	5700K	5700K	5700K

CREE LIGHTING
UL US DLC CUL US
www.creeighting.com 800.234.4800
Canada: creeighting-canada.com 800.473.1234

LRX™ LED Downlight - 6"

Product Specifications
CREE TRUETHWITE™ TECHNOLOGY
Cree Lighting's TrueWhite™ technology provides the best in outdoor lighting by reducing glare and increasing visual comfort. It is achieved through a combination of off-axis optics, a large glass optic, and a high-performance light distribution. The result is a consistent, high-quality light that is easy on the eyes and provides the best in visual comfort and performance.

CONSTRUCTION & MATERIALS
• Slim, weatherlight LED driver compartment
• Luminaires housing is rugged die-cast aluminum with an integral, weatherlight LED driver compartment and high performance aluminum heat sinks specifically designed for LED applications.
• Anodized cast aluminum housing
• Luminaires housing is rugged die-cast aluminum with an integral, weatherlight LED driver compartment and high performance aluminum heat sinks specifically designed for LED applications.

Luminaire	Weight
LRX-6"	1.1 lbs (0.5 kg)

Color	50° Beam	80° Beam	90° Beam
LRX-6"-4-2000K	4000K	4000K	4000K
LRX-6"-4-3000K	3000K	3000K	3000K
LRX-6"-4-4000K	4000K	4000K	4000K
LRX-6"-4-5000K	5000K	5000K	5000K
LRX-6"-4-5700K	5700K	5700K	5700K

CREE LIGHTING
UL US DLC CUL US
www.creeighting.com 800.234.4800
Canada: creeighting-canada.com 800.473.1234

THE EDGE® LED Security Wall Pack Luminaire

Product Specifications
CONSTRUCTION & MATERIALS
• Slim, low profile design
• Luminaires housing is rugged die-cast aluminum with an integral, weatherlight LED driver compartment and high performance aluminum heat sinks specifically designed for LED applications.
• Anodized cast aluminum housing
• Luminaires housing is rugged die-cast aluminum with an integral, weatherlight LED driver compartment and high performance aluminum heat sinks specifically designed for LED applications.

Performance Summary
Initial Delivered Lumens: 600 - 8,000
Efficacy: up to 175 LPW
CRI: Minimum 70 CRI (40K & 5000K); 90 CRI (3000K, 40K, 5000K, 5700K, 40K, 5000K)
CCT: Turb. Friendly Amber, 3000K (40K - 3000K), 4000K (40K - 3000K), 5000K (40K - 3000K), 5700K (40K - 3000K)
Limited Warranty: 10 years on luminaire/10 years on Colorfast DetailGuard™ finish† per year on accessories

LED Config (x3)	Dim. (x3)	Weight
02	1.1" (28mm)	20.0 lbs (9.1 kg)
04	1.1" (28mm)	25.0 lbs (11.3 kg)
08	1.1" (28mm)	27.0 lbs (12.2 kg)
10	1.1" (28mm)	27.0 lbs (12.2 kg)
12	1.1" (28mm)	27.0 lbs (12.2 kg)

SEC-00	SEC-01	SEC-02	SEC-03	SEC-04	SEC-05	SEC-06	SEC-07	SEC-08	SEC-09	SEC-10	SEC-11	SEC-12

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08/28/20	PREP SP-6
08/28/20	PREP SP-7
09/15/20	PREP SP-8
09/24/20	REV SP-8
01/26/21	PREP SP-9

PROFESSIONAL IN CHARGE
ARCH PROF IN CHARGE
DOUGLAS S. COOPER

PROJECT MANAGER
DC

QUALITY CONTROL

DRAWN BY
JN

PROJECT NAME
CIRCLE K
STORE #

SEDONA,
ARIZONA
NEC AZ-89A
& SOUTHWEST DRIVE

LAND DEVELOPMENT
CONSULTANTS, LLC
11811 N. TATUM BLVD. #1051
PHOENIX, AZ 85028



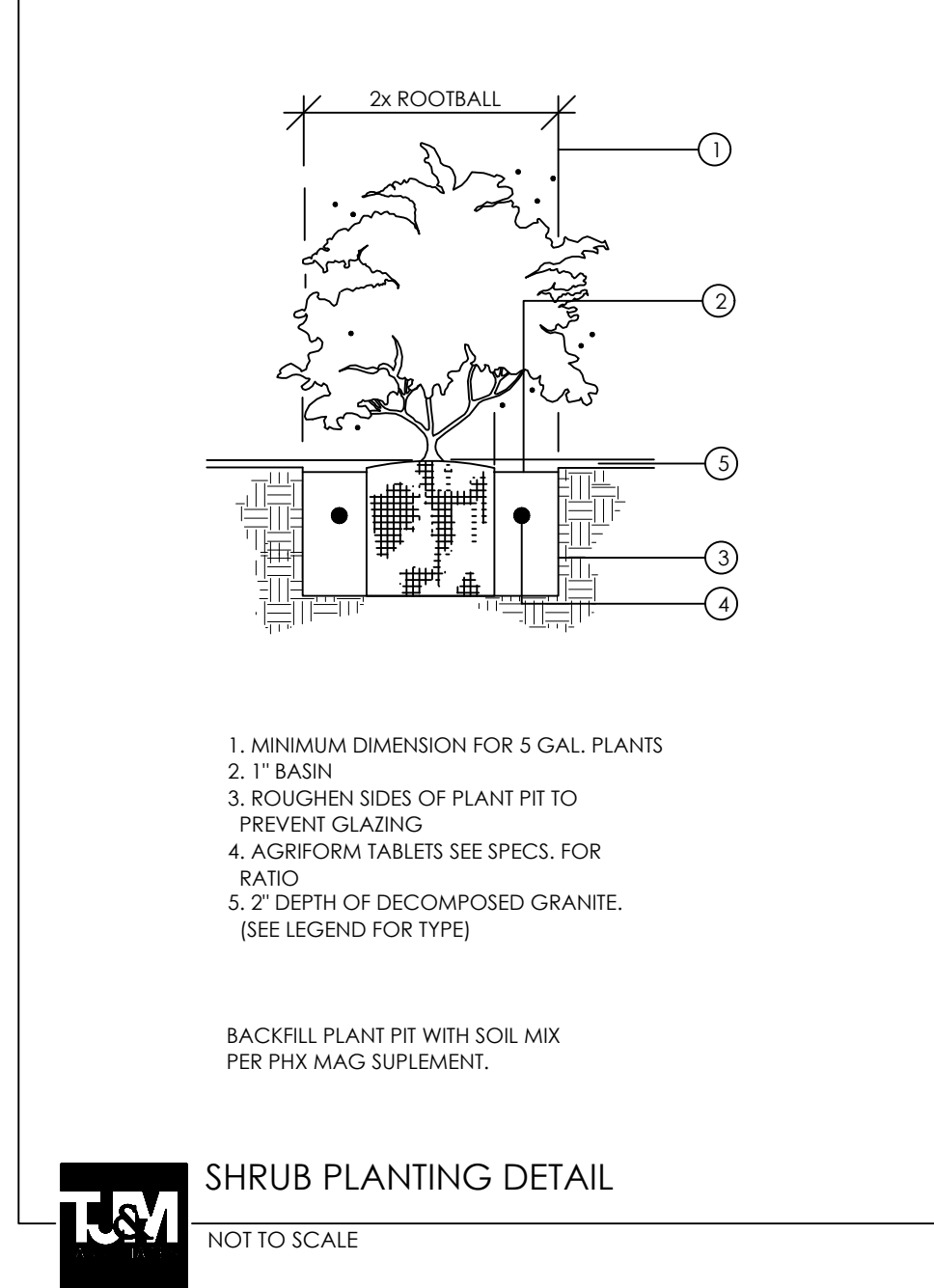
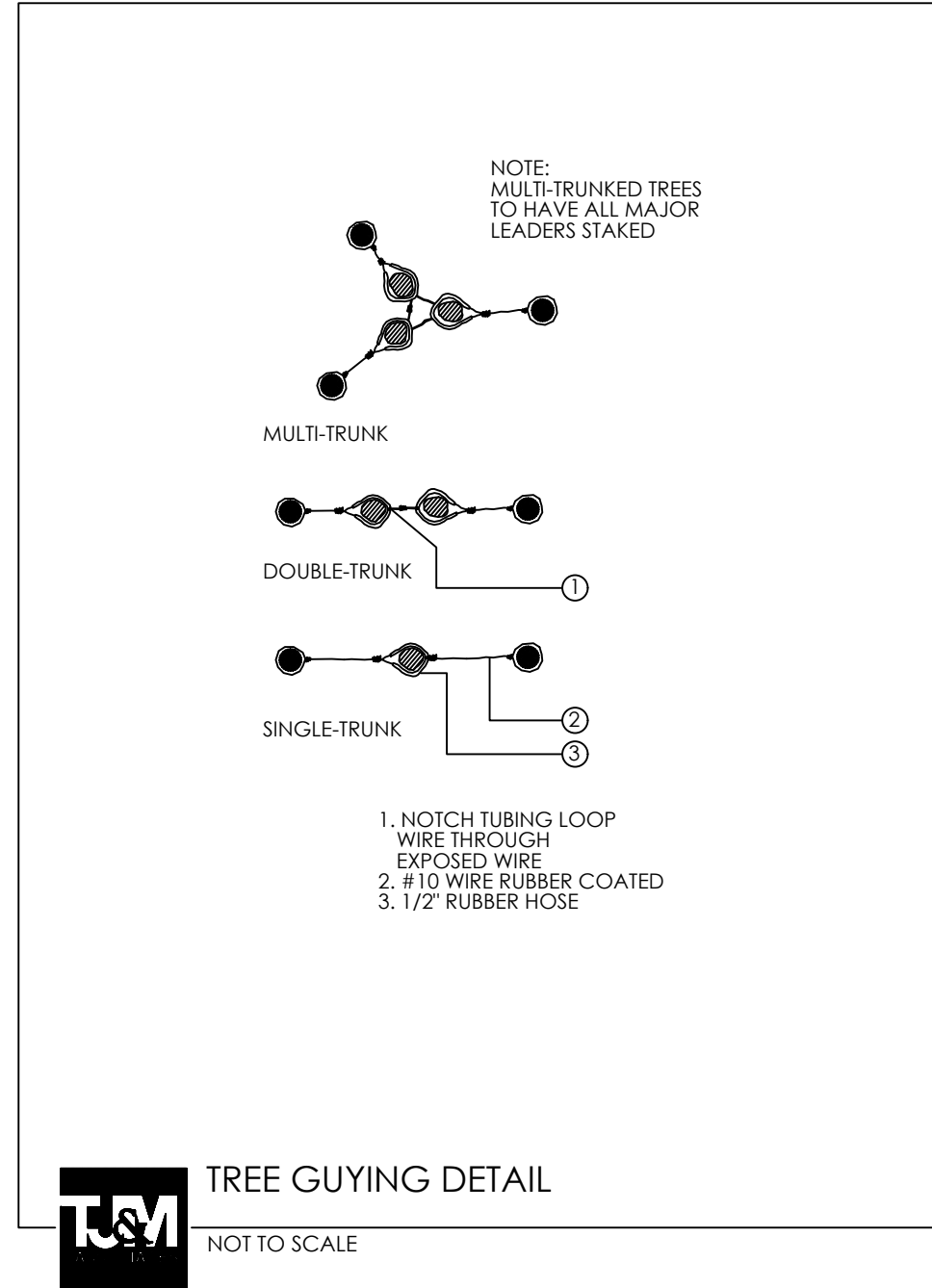
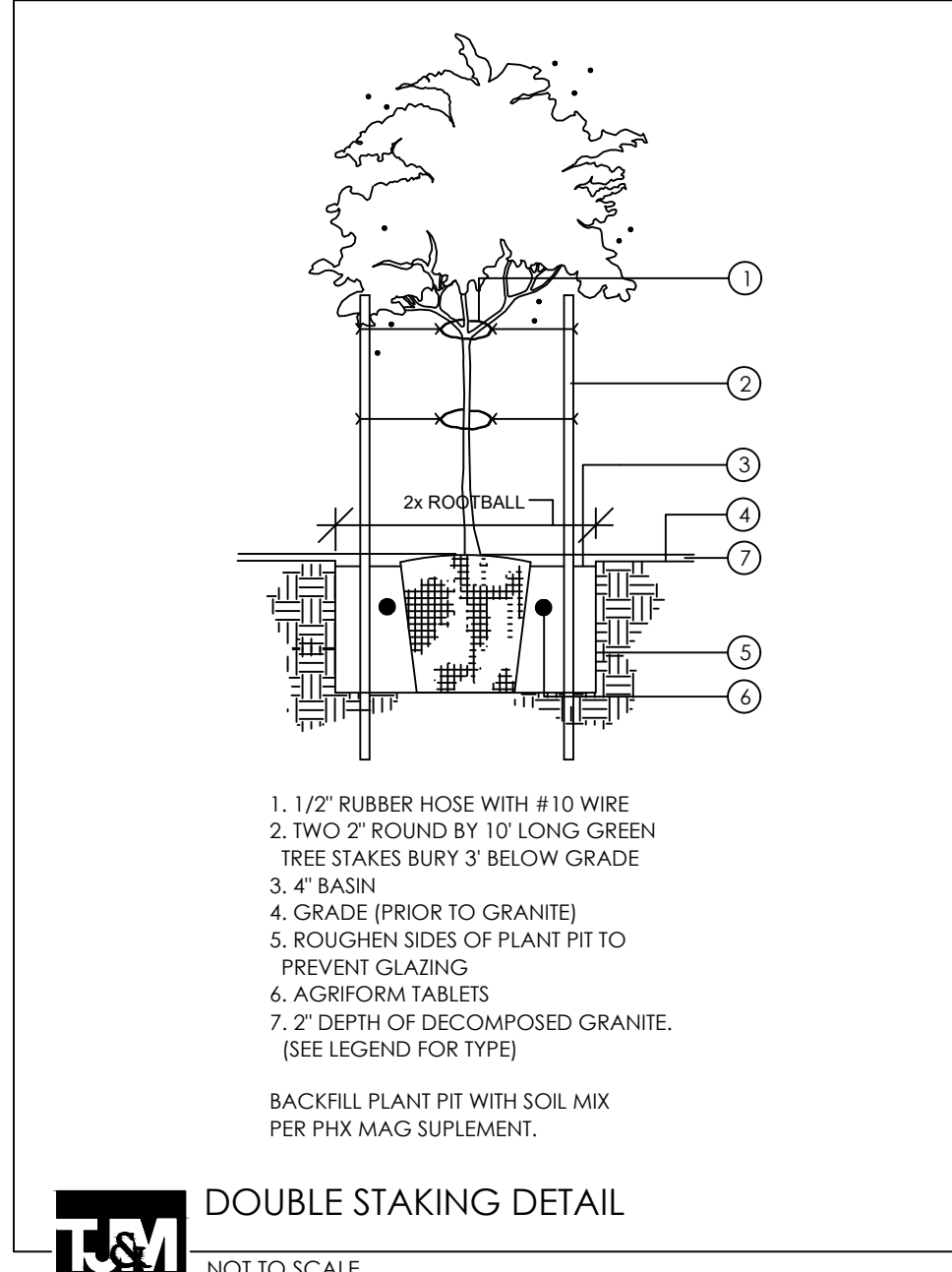
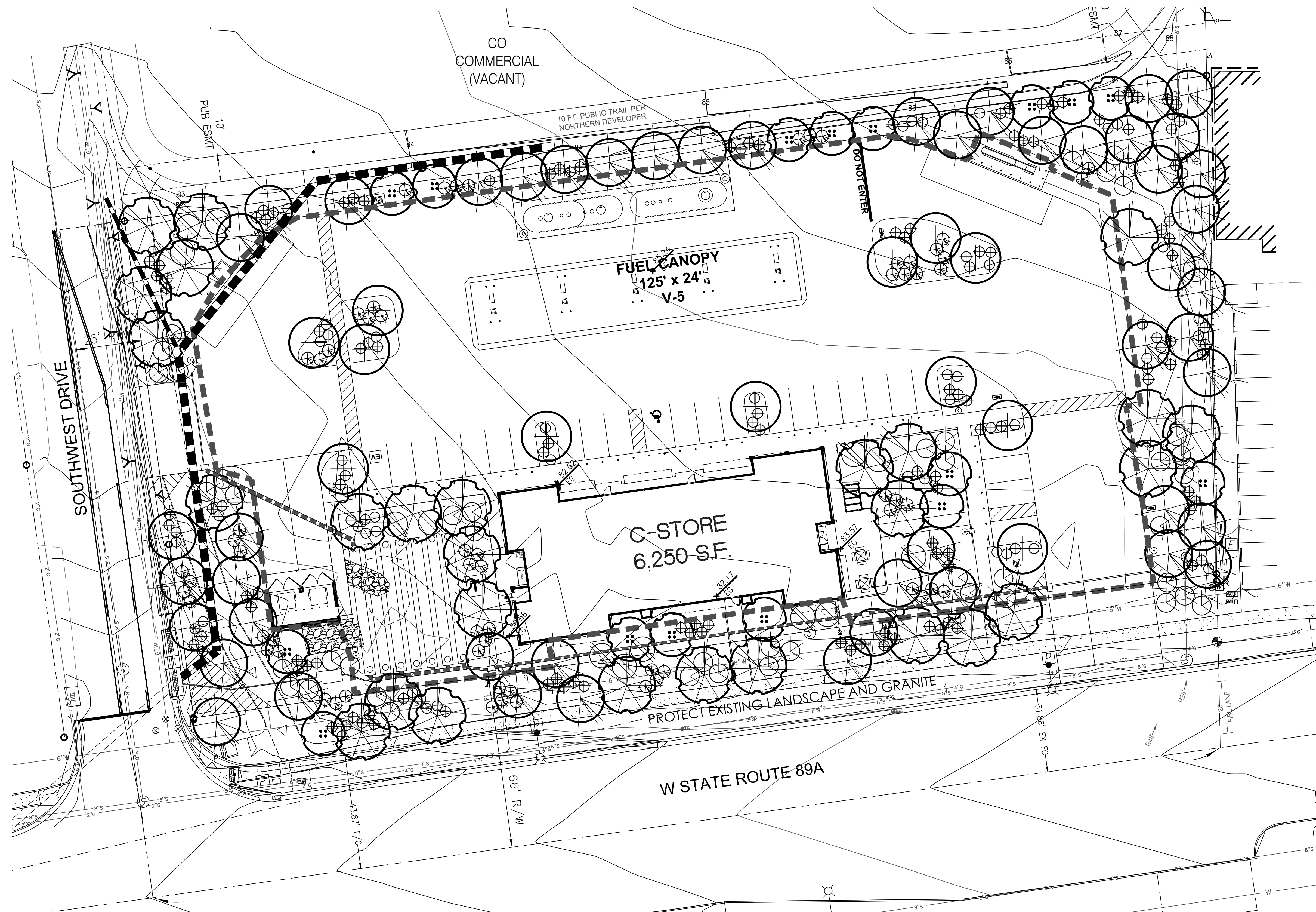
CIRCLE K STORES INC.

PROJECT NUMBER
20191225.0

SHEET TITLE
LANDSCAPE PLAN

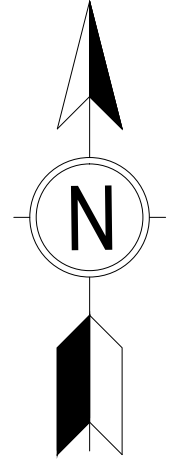
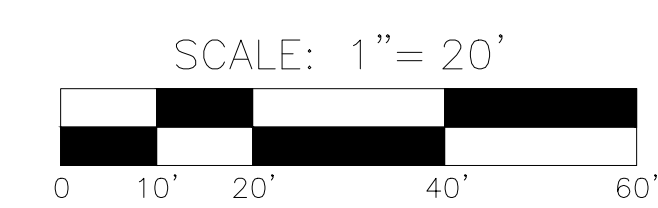
SHEET NUMBER

La.01



LANDSCAPE LEGEND

	PROSOPIS VELUTINA VELVET MESQUITE 24" BOX (27)		RHUS TRILOBATA THREE LEAF SUMAC 15 GALLON (15)		YUCCA BACCATA BANANA YUCCA 5 GALLON (58)
	QUERCUS VIRGINIANA LIVE OAK 24" BOX (12)		LARREA TRIDENTATA CREOSOTE 5 GALLON (64)	MATCH ADJACENT R.O.W. DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS	
	CHILOPSIS LINEARIS DESERT WILLOW 24" BOX (16)		JUNIPER 'LOW-FAST' TRAILING JUNIPER 5 GALLON (44)	LANDSCAPE CALCS:	
	PINUS SP. PINYON PINE 24" BOX (49)		HESPERALOE PARVIFLORA RED YUCCA 5 GALLON (31)	LANDSCAPE AREA:	41,621 SQ.FT.
				TREES REQUIRED:	104 TREES
				TREES PROVIDED:	104 TREES
				SHRUBS REQUIRED:	312 SHRUBS
				SHRUBS PROVIDED:	312 SHRUBS
				PARKING LOT AREA:	38,908 SQ.FT.
				PARKING LOT LANDSCAPE:	4,121 SQ.FT.. (11%)



T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING

10450 N. 74th Street, Suite 120
Scottsdale, Arizona 85258
P.(602)265-0320
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08/28/20	PREP SP-7
09/15/20	PREP SP-8
09/24/20	REV SP-8
01/26/21	PREP SP-9

PROFESSIONAL IN CHARGE
ARCH PROF IN CHARGE
DOUGLAS S. COOPER

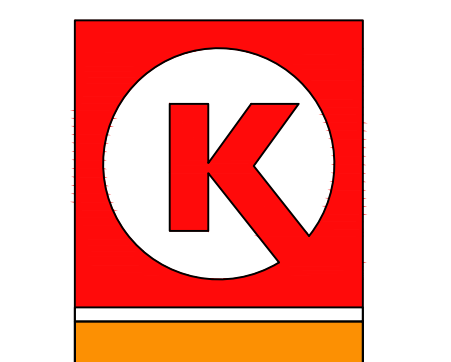
PROJECT MANAGER
DC

QUALITY CONTROL
JN

PROJECT NAME
CIRCLE K STORE #

SEDONA, ARIZONA
NEC AZ-89A & SOUTHWEST DRIVE

LAND DEVELOPMENT CONSULTANTS, LLC
11811 N. TATUM BLVD. #1051
PHOENIX, AZ 85028



CIRCLE K STORES INC.

PROJECT NUMBER
20191225.0

SHEET TITLE
IRRIGATION PLAN

SHEET NUMBER

La.02

CLARITY NOTE:

FOR GRAPHIC CLARITY THE EMITTERS HAVE NOT BEEN SHOWN
VERIFY EMITTER COUNT WITH PLANT COUNT AND EMITTER SCHEDULE.

FOR GRAPHIC CLARITY THE SLEEVES HAVE NOT BEEN SHOWN. THE
IRRIGATION CONTRACTOR IS RESPONSIBLE FOR ALL SLEEVES PER
THE FOLLOWING SCHEDULE.

SLEEVING SCHEDULE:

WIRES 2" SCH. 40 PVC (QTY AS REQUIRED)
MAIN LINE 4" SCH. 40 PVC (OR DBL THE MAINLINE SIZE)
DRIP LATERAL 2" SCH. 40 PVC
TURF LATERAL 3" SCH. 40 PVC (OR DBL THE LATERAL LINE SIZE)

EMITTER SCHEDULE

PLANT SIZE	GA. PER HR.	EMITTER SIZE
36" BOX	6	(1) HUNTER MPE-20
24" BOX	4	(1) HUNTER MPE-20
15 GALLON	4	(1) HUNTER MPE-10
5 GALLON	1	(1) HUNTER HEB-10
1 GALLON	1	(1) HUNTER HEB-10

NOTES:

EMITTER SIZING AND QUANTITIES MAY VARY DEPENDING ON SOIL
TYPE AND CLIMATE CONDITIONS VERIFY PRIOR TO BID. ALL
NON-METALIC WATER AND IRRIGATION PIPING LARGER THAN
2" REQUIRE MIN. 18 AWA INSULATED COPPER TRACER WIRE
SUITABLE FOR DIRECT BURIAL

THE IRRIGATION CONTRACTOR MAY SUBSTITUTE
(1) MULTI EMITTER FOR (6) SINGLE EMITTERS IN
GROUND AREAS AS LONG AS DIST. TUBING DOES
NOT EXCEED 5 FT

FOUNDATION NOTE:

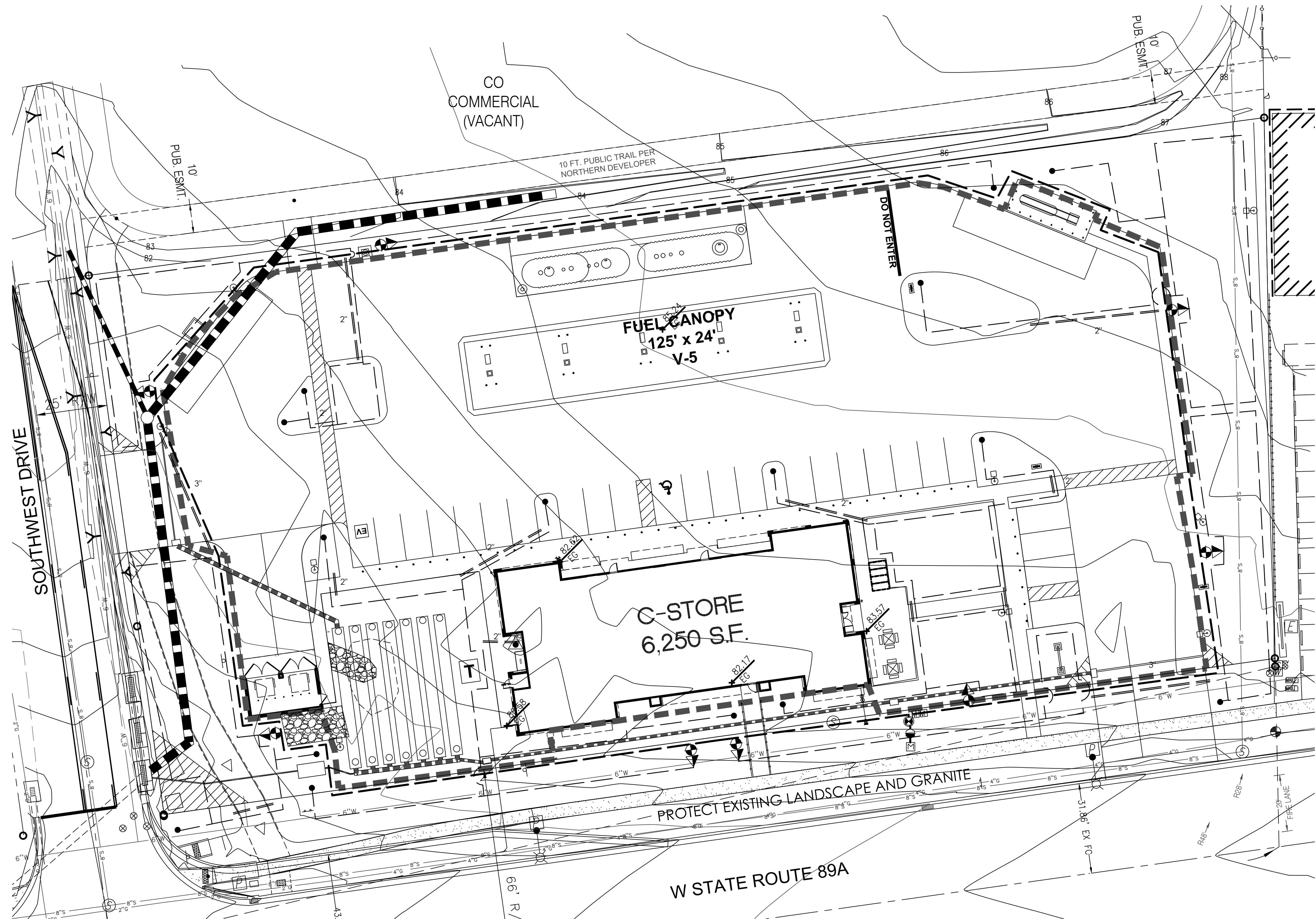
NO END CAPS ARE TO BE PLACED WITHIN 15' OF ANY FOUNDATION
OR FOOTING. ADJUST LAYOUT AS REQUIRED.
NO HIGH WATER USE, OR HIGH FLOW PRODUCTS ARE TO BE USED
WITHIN 15' OF ANY FOUNDATION OR FOOTING. THE IRRIGATION
IS TO BE MONITORED ON A REGULAR BASIS TO AVOID SOIL SATURATION
AROUND FOUNDATIONS AND FOOTINGS. THIS IRRIGATION PLAN IS
DIAGRAMATIC ADJUST LAYOUT AS REQUIRED.

IRRIGATION LEGEND

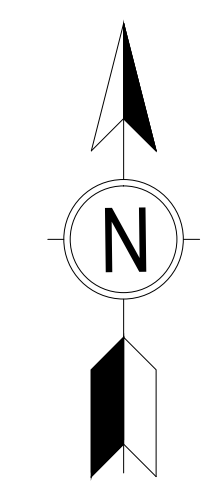
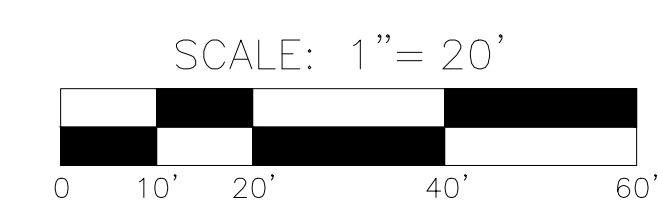
- 1" LANDSCAPE METER
- FEBCO 825-YA-1" R.P. ASSY.
W/ GUARDSHACK CAGE PAINTED TO MATCH BUILDING
- HUNTER ICV-(SIZE PER MAINLINE) MASTER VALVE
INSTALL IN VALVE BOX ADJACENT TO BACKFLOW
- HUNTER DRIP CONTROL ZONE KIT
PCZ-101-25 (30gph to 600gph) (.5gpm to 10gpm)
ICZ-101-25 (601gph to 1,200gph) (10gpm to 20gpm)
- HUNTER I-CORE-1C-600-M (MODULES AS REQUIRED)
12 STATION CONTROLLER
(POWER PER GENERAL CONTRACTOR)
- HUNTER HEB-10 (1/2" THREADED) PRESSURE COMP.
SINGLE PORT EMITTER
- HUNTER MPE-(SIZE PER SCHEDULE) (1/2" THREADED)
PRESSURE COMP. MULTI PORT EMITTER
- 1.5" MAINLINE (SCH40)
- CLASS 200-3/4" DRIP LATERAL LINE
- AG. PRODUCTS SELF FLUSHING ENDCAP
(SEE FOUNDATION NOTE)
- SCH 40 PVC SLEEVE
(SEE SLEEVING SCHEDULE)

PIPE SCHEDULE

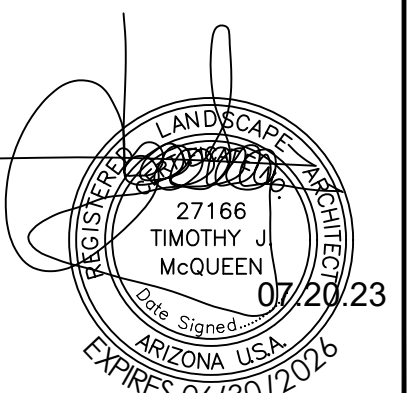
PIPE SIZE	GPM	PIPE CLASS
1/2"	0-5	315
3/4"	6-10	200
1"	11-15	200
1 1/4"	16-25	200
1 1/2"	26-35	200
2"	36-60	200



NOT SHOWN FOR GRAPHIC CLARITY



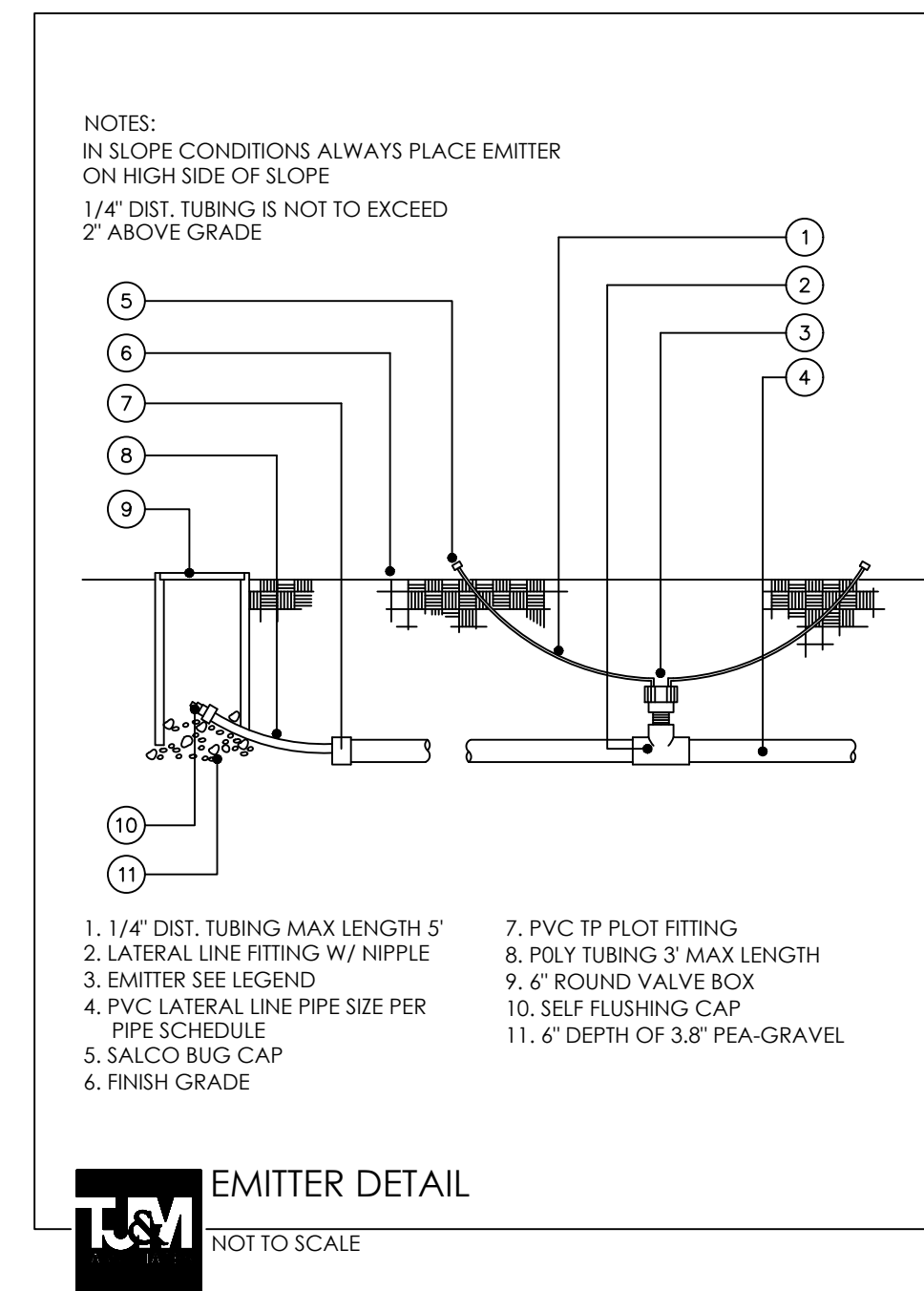
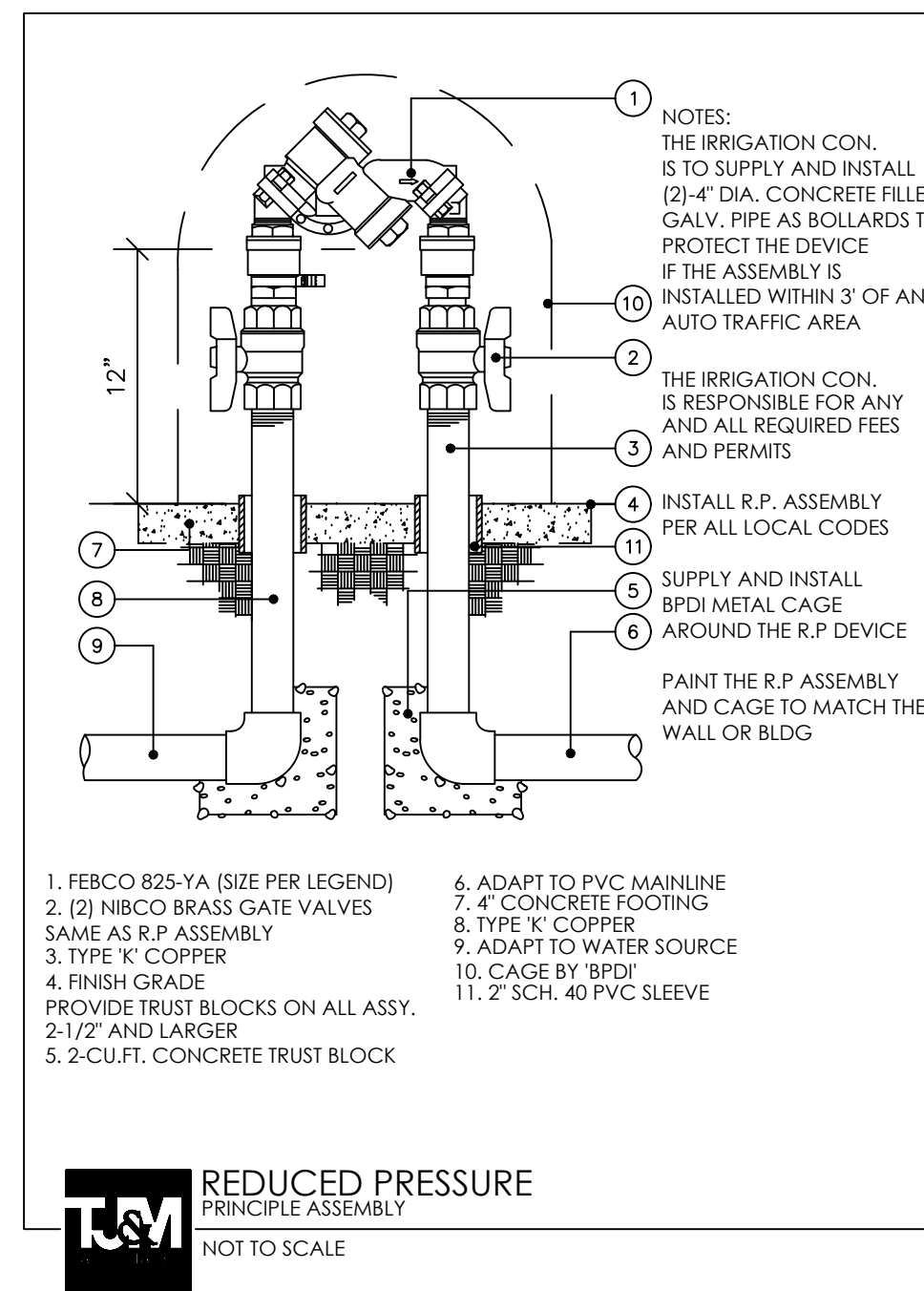
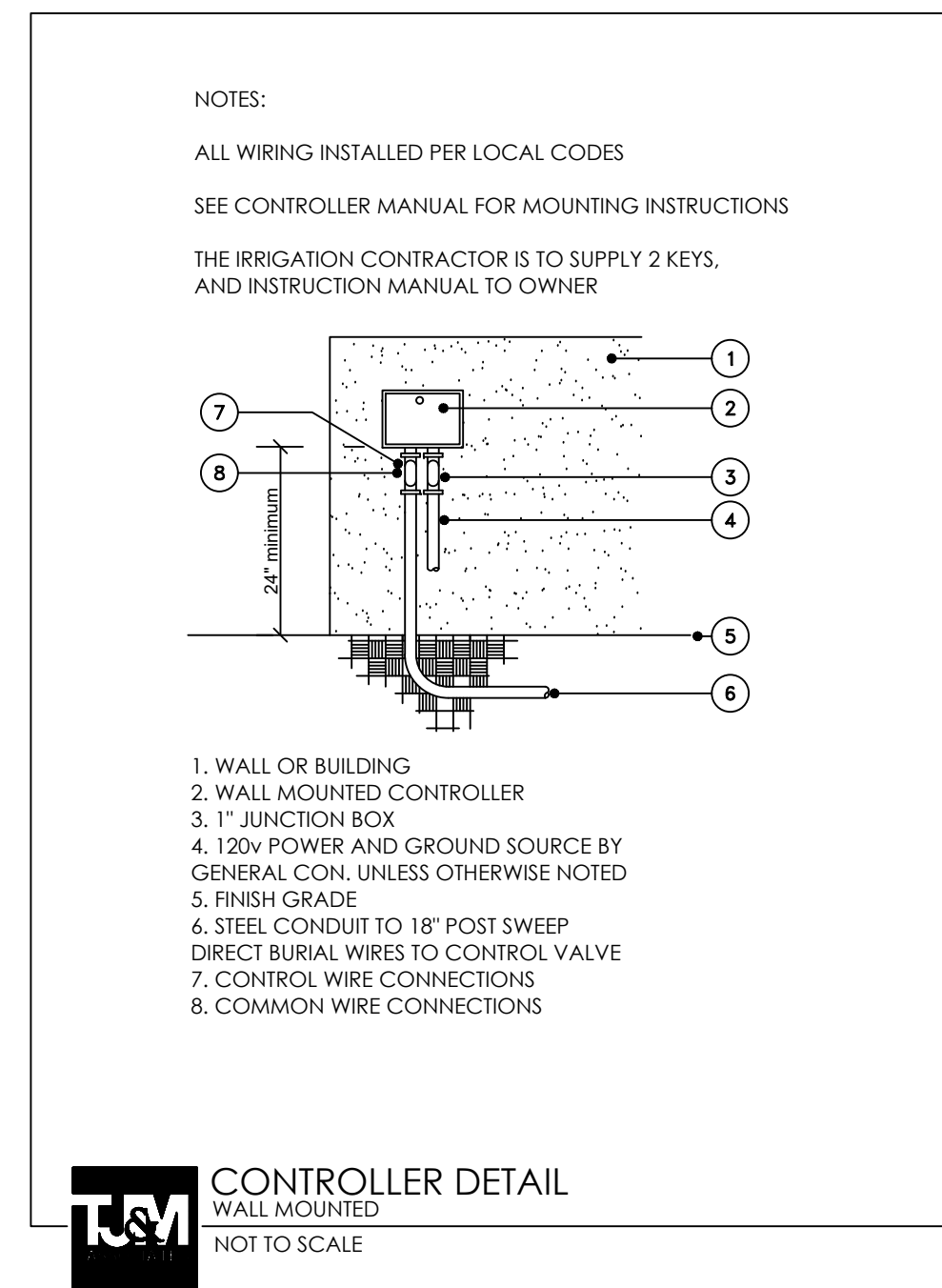
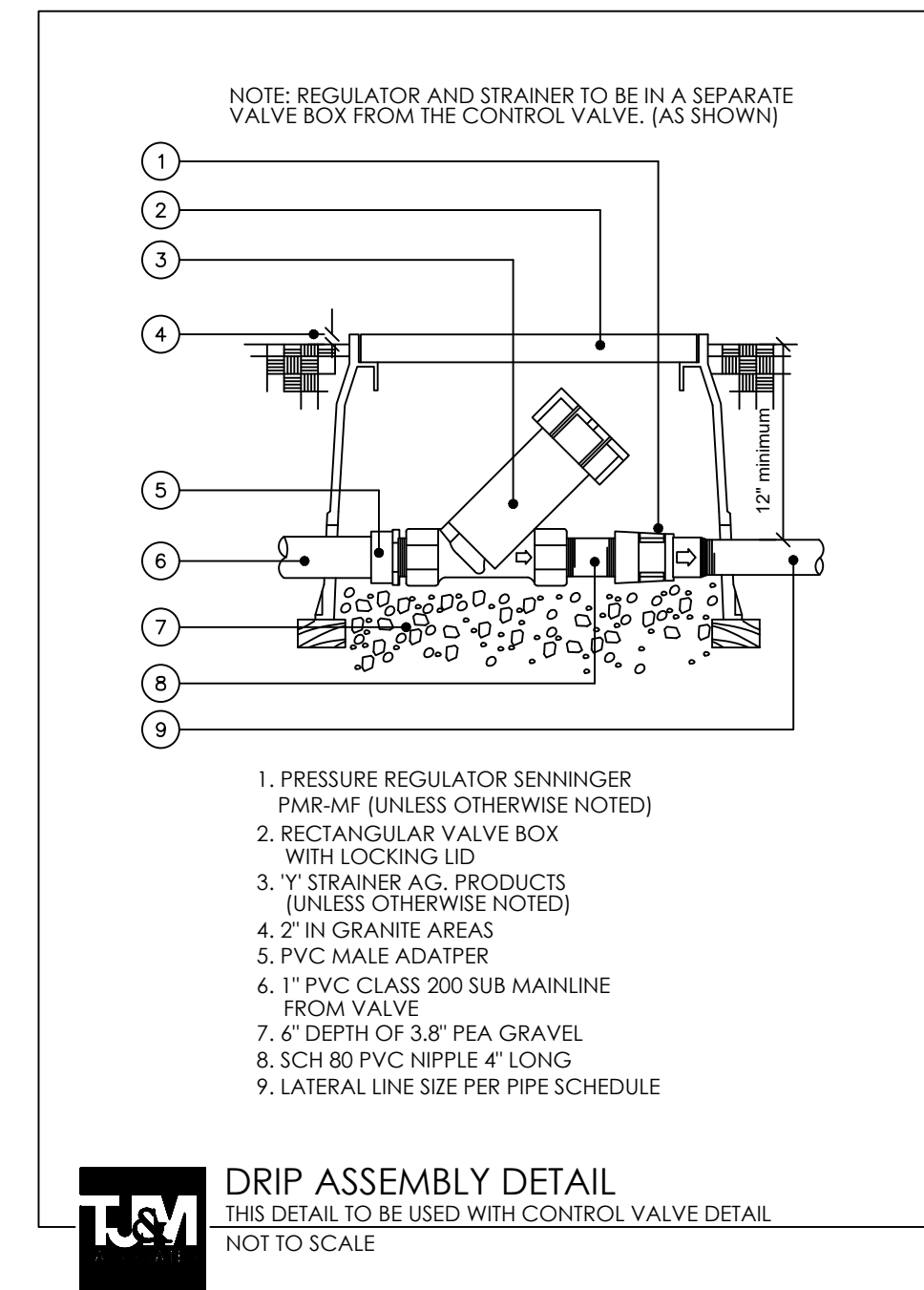
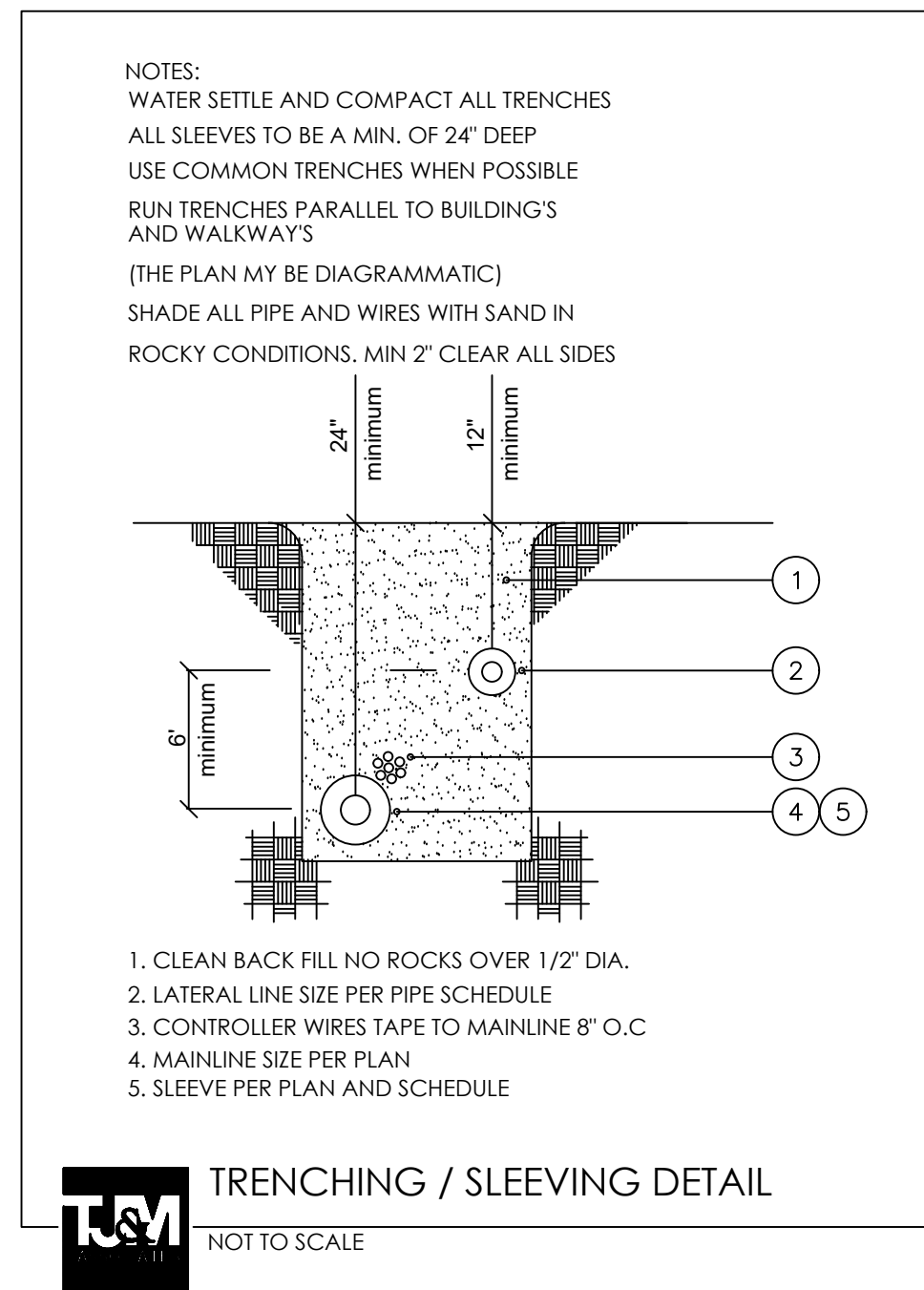
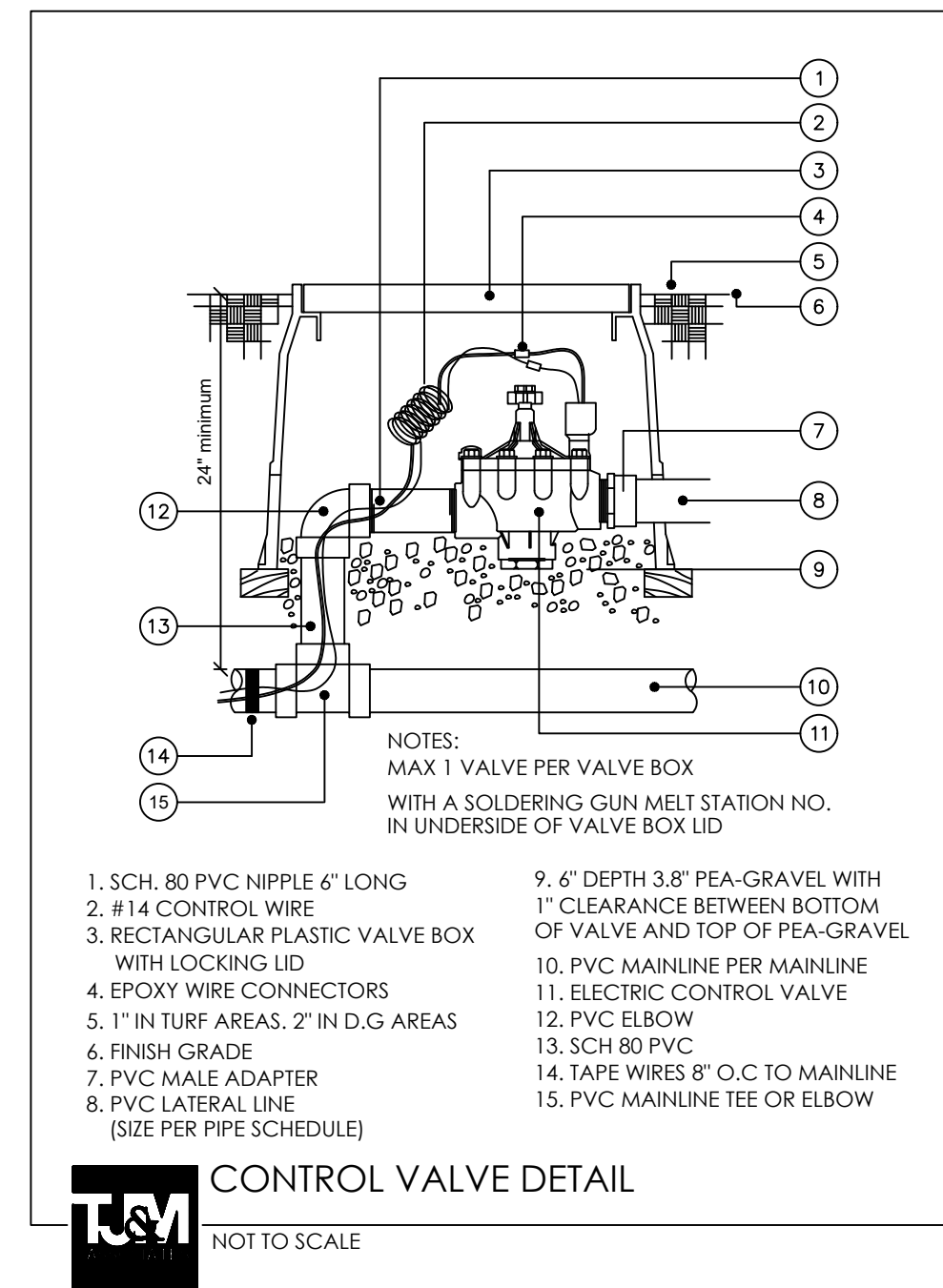
T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
10450 N. 74th Street, Suite 120
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08/28/20	PREP SP-7
09/15/20	PREP SP-8
09/24/20	REV SP-8
01/26/21	PREP SP-9



PROFESSIONAL IN CHARGE
ARCH PROF IN CHARGE
DOUGLAS S. COOPER

PROJECT MANAGER
DC

QUALITY CONTROL

DRAWN BY
JN

PROJECT NAME
CIRCLE K STORE #

SEDONA, ARIZONA
NEC AZ-89A & SOUTHWEST DRIVE

LAND DEVELOPMENT CONSULTANTS, LLC
11811 N. TATUM BLVD. #1051
PHOENIX, AZ 85028



CIRCLE K STORES INC.

PROJECT NUMBER
20191225.0

SHEET TITLE
DETAILS

SHEET NUMBER

La.03



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SITE PLANNING

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08/28/20	PREP SP-7
09/15/20	PREP SP-8
09/24/20	REV SP-8
01/26/21	PREP SP-9

GENERAL NOTES

- The Landscape Contractor at his own expense shall procure all permits, certificates, and licenses required of him by law for the execution of this work. He shall comply with all state, county, and local laws, ordinances, rules, and regulations relating to the performance of this work. All deductions or additions will be made through a change order issued by the Architect. Changes made without a change order are not considered part of the contract and payment cannot be guaranteed.
- The Contractor shall visit and inspect site to thoroughly inform himself of all existing conditions. Any discrepancies between existing conditions and those shown on drawings should immediately be brought to the attention of the Landscape Architect.

- NOTES:**
- Field locate all irrigation equipment in landscape areas – some lines are schematic.
 - Coordinate programs to avoid station overlap.
 - Reduce radius as necessary to prevent overspray on turf and shrub sprays.
 - Size and provide Schedule 40 PVC sleeves (approx. twice diameter of pipe) under all walkways, kooldeck, curbs & drives as necessary on all irrigation equipment, at a depth of 24" below grade.
 - Contractor shall install all equipment as per manufacturer's specifications and as per city codes.
 - Any substitutions are to be approved by the Landscape Architect.
 - Length of poly to be no greater than five (5) feet from PVC lateral (typical for all rigid drip systems).
 - Install vacuum breaker twelve (12) inches above highest head or lateral pipe in system. Install per local plumbing codes.
 - Contractor shall guarantee 100% coverage in all landscape areas.
 - Contour or berm planter areas to achieve adequate coverage from flood bubblers.
 - All heads to be adjusted so that there is minimum overhang onto pavement, walls and buildings.
 - All pots and palms to be on a separate valve.
 - Contractor to receive a minimum 48 hour notice prior to slewing.
 - Mainline to have a minimum of twenty four (24) inches of cover. Lateral lines to have a minimum twelve (12) inches of cover. Lines under paving shall be Sch. 40 PVC. All trenches to be backfilled, compacted, and water settled.
 - All drawings to be bid per plan. No value engineering or substitutions will be accepted during bidding.

PROFESSIONAL IN CHARGE
ARCH PROF IN CHARGE
DOUGLAS S. COUPER

PROJECT MANAGER
DC

QUALITY CONTROL

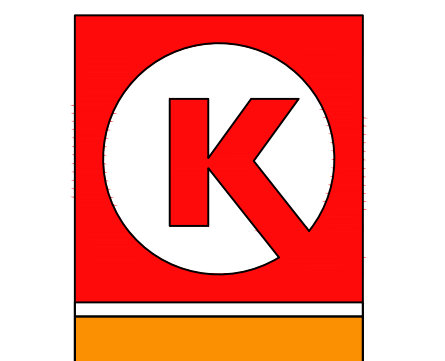
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JN

PROJECT NAME

**CIRCLE K
STORE #**

**SEDONA,
ARIZONA
NEC AZ-89A
& SOUTHWEST DRIVE**

**LAND DEVELOPMENT
CONSULTANTS, LLC**
1811 N. TATUM BLVD. #1051
PHOENIX, AZ 85028



CIRCLE K STORES INC.

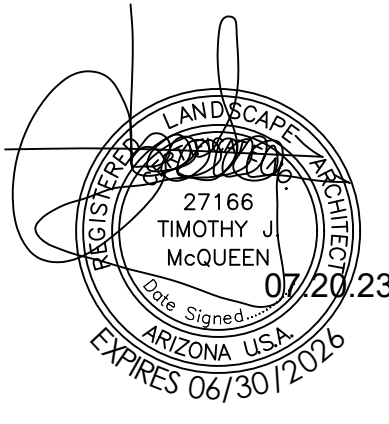
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SHEET TITLE

SPECIFICATIONS

SHEET NUMBER

La.04



T.J. McQUEEN & ASSOCIATES, INC.

**LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING**

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P.(602)265-0320

EMAIL: timmqueen@jmla.net

UNDERGROUND SPRINKLER SYSTEM

Part 1 – General

1.01 WORK INCLUDED

- The work included under these specifications shall consist of the furnishing of all labor, materials, permits, tools, and equipment necessary for the complete installation of a sprinkler irrigation system in accordance with the following specifications and accompanying drawings.
- It is the intent of these drawings and specifications to form a guide for a complete installation, and although some items may not be specifically noted, but are reasonably necessary for a complete installation, they shall be furnished under instruction. Contractors shall be located and spaced so that adequate overlapping of the spray will provide uniform head to head 100% coverage. The system shall efficiently and evenly irrigate all areas, and shall be complete in every respect, ready for operation by the Owner.
- It is the responsibility of the Irrigation Contractor to provide 100% coverage to all landscape areas.

1.02 CONTRACTOR'S QUALIFICATIONS

- Installers shall be licensed irrigation contractors with experience in the installation of automatic underground lawn sprinkling systems. All work shall be performed in a professional workmanlike manner by mechanics skilled in the trade.
- The contractor is responsible for any damage to any existing conditions until final acceptance of his work.
- The Contractor shall obtain all permits from, pay required fees to, and arrange any necessary inspections by any government agency having jurisdiction over the work.

1.03 VERIFICATION OF DRAWINGS AND SPECIFICATIONS

- It shall be the Contractor's responsibility to carefully examine the drawings and specifications, and to visit the site in order to check existing conditions prior to bidding. Any conflict or errors shall be immediately brought to the attention of the Landscape Architect for interpretation or instructions. Otherwise, any changes necessary to meet existing conditions, shall be made at the Contractor's expense.
- It is the Irrigation Contractor's responsibility to verify water pressure, water source, and size in the field prior to construction. Should a discrepancy exist between design pressure and the field pressure the Landscape Architect shall be notified immediately.

1.04 WORKING CONDITIONS

- The Contractor shall confine his operations to the areas allotted to him by the Owner, for his work for material and equipment storage.
- The Contractor shall continuously maintain a competent superintendent, satisfactory to the Owner, on the work during progress, with authority to act for the Contractor in all matters pertaining to the work.
- The Contractor shall not assign nor sublet any portion of this work without written approval by the Owner.
- The Contractor shall be responsible for staking out the system from the drawings, using the property lines and building dimensions as a guide.
- The Contractor shall coordinate his work with that of the other trades, so as to avoid any conflict, and carry the installations to a rapid completion without any unnecessary delays.

PART 2 – PRODUCTS

2.01 PIPING

- All pressure main piping, on the supply side of the zone valves, shall be class 200 PVC with integrally formed bell-tite joint couplers. All fittings shall be solvent welded, schedule 40 PVC.
- All lateral piping, on the discharge side of the zone valves, two inches (2") and under, shall be class 200 PVC. Fittings shall be schedule 40 PVC material, 1/2" PVC to be class 315.
- All plastic to metal shall be made with PVC schedule 40 male adapters or PVC schedule 80 nipples. Joint compound or digel such connections shall be approved. Type II teflon tape or a prior approved equivalent.
- Where pipes are installed under roads, drives, parking areas or walks, schedule 40 PVC sleeves shall be provided for the lines. In planting areas, where cultivation might damage shallow plastic piping, protective sleeves must be provided, unless copper tubing is installed. Risers in flower beds and shrubbery shall be schedule 80 PVC.

2.02 SPRINKLER HEADS

- Emitter heads shall be on PVC laterals, or prior approved equivalent.

2.03 AUTOMATIC CONTROLLER

- Unit features shall include mechanical time control design, adjustable time setting up to 60 minutes per station, 24-hour clock, 14-day calendar, and automatic rapid advance. Unit shall be UL listed and shall operate on 120 volt, 1 phase, 60 Hertz power. General Contractor to bring power to controller. Irrigation Contractor to hardwire to controller, see detail.

2.04 QUICKCOUPLING VALVES

- Furnish and install where shown on the drawings quick-coupler with swivel and hose bib, 3/4" size or prior approved equivalent. They shall be mounted on one inch (1") copper swing joint risers, and the tops shall be set flush with the top of the planters. They shall be furnished to the Owner double-tug coupler they complete with one inch (1") hose swivel for connecting to the above valves. Also furnish two (2) locktop cover key.

2.05 ELECTRICAL CONTROL CABLE

- All electrical control and ground wire shall be irrigation control cable of size as required. All wiring to be used for connecting the automatic remote control valve to the automatic controllers shall be Type "UF", 600 volt, stranded, or solid copper, single conductor wire with PVC insulation and bear UL approval for direct underground burial feeder.
- All control or "hot" wires shall be on one color and all common or "ground" wire shall be or another color(white).
- Verifications of wire types and installation procedures shall be checked to conform to local codes.
- All electric control cable shall be of size as determined by the equipment manufacturer and shall be installed in the piping trenches wherever possible and in the manner recommended by the manufacturer, leaving slack in the wire. Expansion joints in the wire may be provided at 200-foot intervals by making 5 or 6 turns of the wire around a piece of 1/2 inch pipe. Where it is necessary to run wire in a separate trench, the wire shall be a minimum cover of twelve (12) inches.

PART 3 – INSTALLATION

3.01 PROTECTION OF UTILITIES, IRRIGATION SYSTEM, ETC.

- The Contractor shall verify the location of all utilities and note location of utilities, irrigation piping and underground obstructions. The contractor shall be responsible for the cost of repairing buried conduits, cables or pipelines damaged during the installation of the irrigation system.
- The Contractor shall clearly make and maintain markers showing locations of irrigation system wiring and piping installed in order that other contractors may avoid damaging this work.
- The Contractor shall take necessary precautions to protect site conditions and plant materials which are to remain. Should damage be incurred, Contractor shall repair damage to its original condition or furnish and install equal replacement at his expense.
- The Contractor shall coordinate with the Landscape Architect to provide irrigation to existing materials.
- contact blue stake prior to digging.

3.02 EXCAVATION

- The Contractor shall do all necessary excavation for the proper installation of his work. Machine trenches used on the site shall be of an approved type to cut smooth-bottom trenches on uniform slopes. Trenches shall be no wider than necessary to lay the pipe, except where necessary to make joints. Over excavating shall be backfilled and carefully tamped to provide a smooth and firm bearing surface for laying the pipe. When necessary, Contractor must provide barricades and lights for public protection. Minimum depth of cover shall be at least twenty four (24) depth for the main piping, and at least twelve (12) depth for the lateral branch lines.

3.03 PIPE INSTALLATION

- All pipe lines shall be installed in the locations and of the sizes indicated, and of the materials specified. Parallel piping may be installed in the same trench. Piping shall be laid accurately to the line and grade required, with full uniform bearing on the trench bottom. No piping shall be laid on soft fill or other unstable material. No direct contact, under other piping or structures, will be permitted at crossing. Interior of piping shall be kept clear of foreign matter before installation, and shall be kept clean by means of plugging or capping ends after lowering into the trench. The supply main lines shall be flushed out and tested for leaks, with control valves in place, before backfilling the joints. All lateral piping sections shall be flushed out before sprinkler heads are attached. All pipe shall be installed in strict accordance with recommendations of the manufacturer. This shall apply to thrust blocking, handling, storage, depth of cover, expansion allowance, testing, etc.
- Under existing drives or sidewalks, the Contractor shall either saw cut concrete and replace it to the former condition or install the pipe by boring or jacking under the area, pvc shall be set at a 24" depth

3.04 BACKFILLING

- As soon as the work has been installed, inspected and accepted, all excavations and trenches shall be filled and water settled with fine earth materials, free from clods, rocks, or other unsuitable substances. Trenches must be left flush with adjacent finished grade after compacting to the original density of the soil. Flooding of trenches will be permitted downstream of zone valves. Care shall be taken to place any previously filled and fertilized soil in the top portion of the trench, and subsoil will not be allowed in the top six (6) inches of the backfill.

3.05 SPRINKLER HEADS

- Sprinkler shall be set plumb and level with the turf at locations shown on the drawings. In lawn areas where grass has not been established, the heads shall be installed in temporary risers at least three (3) inches above the grade. After the turf is established, the Contractor shall, within ten (10) days after notification, lower the heads to their permanent positions flush with the finished grade. This elevation is critical and Contractor shall exercise care to set them exactly at grade – never below.

3.06 AUTOMATIC VALVES

- Each sprinkler zone shall be operated by automatic electric valves in the sizes indicated on the drawings. Each valve shall be provided with a built-in pressure regulator capable of holding a steady downstream pressure, regardless of fluctuations in the main supply pressure. The valves shall be installed where shown and supplied with a tag on which the valve's zone number shall be plainly marked.
- All valves to be in valve boxes. Valve boxes to have a pea-gravel sump per detail.
- Each valve shall be housed in an Ametex valve box, or prior approved equivalent. Place valve boxes in an orderly fashion. In the lawn place valve boxes in such a manner that mowing and weeding can easily be performed.

3.07 WATER SUPPLY

- Connection shall be made to the sprinkler outside the building as shown on the drawings.
- Water meter to be supplied by general contractor. Unless otherwise noted.

3.08 ELECTRICAL WORK

- The Electrical Contractor will provide a single source of electrical power for the irrigation system as shown on the drawings. The Underground Sprinkler System Contractor shall furnish and install complete and properly operating all the required electrical work for the lawn irrigation system. This shall include all power and control wiring along with switches, safety switches, relays, transformers, fuses, conduit, wiring devices, etc. required for a properly

operating system.

All electrical work shall be done in accordance with the National Electrical Code and local ordinances.

All wire connections, at remote control valves (either direct buried or in control boxes) and at all wire splices, shall be left with sufficient "slack" so that in case of repair the valve bonnet or splices may be brought to the surface without disconnecting the wires.

Each remote control valve or group of remote control valves, which are to be connected to one station of a controller, shall have wire sizes as shown in the wiring diagrams on the drawings or as specified. All remote control valves, which are to be connected to the same controller, shall be connected to a common ground wire to size as shown on the drawings or as specified. Each individual controller shall have a separate common ground wire system entirely independent. Landscape Architect reserves the right to waive inspection. Such approval shall not impair the right of inspection and rejection upon delivery at the project site during the progress of the work for size and condition of balls or rips, diseases, insects, and latent defects or injuries. Rejected plants must be immediately removed from the project site.

3.09 TESTING

- After all supports, anchors, and thrust blocks are in place, the line shall be tested at a pressure of 150 psi for 30 minutes. After any leaks are found, they shall be repaired and the line retested until satisfactory. Zone lines shall be tested at 80 psi in like manner. After testing, the system shall be thoroughly flushed out before the heads may be installed. Landscape Architect reserves the right to waive inspection. Such approval shall not impair the right of inspection and rejection upon delivery at the project site during the progress of the work for size and condition of balls or rips, diseases, insects, and latent defects or injuries. Rejected plants must be immediately removed from the project site.

3.10 DRAWINGS OF RECORD

- The Contractor shall provide and keep up to date a complete "as-built" record set of mylar sepals which shall be corrected to show any changes from the original drawings. These record drawings shall show location of all control lines, valves, valve boxes, main lines, flush caps, controllers, and any substitutions as well as any deviation in piping or location of buried valves, etc. with accurate dimensions indicated.
- After completion of the sprinkler installation, the Contractor shall deliver to the Owner three prints of the correct and completed "as-built" set of drawings, along with three bound instruction folders covering the equipment installed. Contractor shall present the above information as a condition precedent to the completion payment.

3.11 GUARANTEE

- Within ten (10) days after the Contractor's notification that the sprinkler installation is complete, the Landscape Architect will inspect the system and, if necessary, submit a "punch list" to the Contractor. Acceptance by the Landscape Architect of these corrections will signify final acceptance by the Owner.
- The entire irrigation system shall be guaranteed for a period of two years from this final acceptance date. The Contractor shall promptly replace, without cost to the Owner, any defective materials of faulty workmanship which may develop within the guarantee period, including restoration of any property damaged during repairs. He shall also be responsible for damages resulting from leaks which may occur in the piping system installed by him, and he shall repair, at his expense, damage so caused, in a manner satisfactory to the Owner. However the Contractor shall not be held liable for damages occasioned by strikes, fire, weather, violence or theft, acts of God, acts of other contractors, or any other caused beyond the control of the Contractor.
- It will be the Owner's responsibility to maintain the system in working order during the guarantee period, performing necessary minor maintenance, keeping grass from obstructing the sprinkler heads, protecting against vandalism and preventing damage during the landscape maintenance operation.
- The Contractor shall service the system at the Owner's request during the guarantee period, and shall be paid for work performed which is not covered by the guarantee, in accordance with a predetermined schedule of fees.

LANDSCAPING

PART 1 – GENERAL

1.01 WORK INCLUDED

- The work included under these specifications shall consist of the furnishing of all labor, material, permits, tools, and equipment necessary for the complete installation of the landscaping materials as shown on the drawings and as described in the following specifications.

1.02 QUALITY ASSURANCE

- For standard products, the manufacturer's analysis will be acceptable. For all other materials, analysis shall be by a recognized laboratory.
- Analysis shall be made in accordance with the current methods of the Association of Official Agricultural Chemists.
- Soils shall be analyzed for their composition and fertility in sustaining plant growth and health.
- All plants furnished under this specification shall be from nursery grown stock, and they shall meet the ARIZONA NURSERY ASSOCIATION of the American Association of Nurserymen, Inc. requirements as to sizing, grading, and quality. Plant materials specified shall conform with the nomenclature of STANDARDIZED PLANT NAMES, Second Edition. The Landscape Architect reserves the right to refuse all plant material based on overall appearance and quality regardless of specifications.

- Plants of the species specified shall be furnished in the variety, size, grade and quality indicated. Specifications and planting plans shall be strictly adhered to and no changes or substitutions will be allowed prior to bidding without written permission of the Landscape Architect, Owner, or Owner's Representative.

- By submitting a proposal and accepting award of the Contract, the Contractor acknowledges that he has investigated the supply of planting stock available and has obtained firm commitments from his suppliers assuring delivery of the specific plant materials as required for completion of the project.

- All plant materials shall be grown in accordance with good horticulture practices and shall bear evidence of proper nursery care during growth under climatic conditions similar to those in the locality of the project for at least two years. They shall have been previously transplanted or root pruned according to standard nursery practice and inspected by State Control Agencies.

- All plants shall be freshly dug. No heeled in plant or plants from cold storage will be accepted. Plants shall be typical of their species or variety and have normal habits of growth and vigorous, well branched and have dense foliage when in leaf. All plants, including root systems, shall be free of disease, disfiguring knots, sunscald, insect pests, eggs or larvae, dead or broken branches, bark abrasions, and have healthy well developed root systems. The root system of container grown plants shall be sufficiently developed to hold the earth intact upon removal of the container.

- Planting, sodding and seeding shall be performed by personnel familiar with planting procedures and under the supervision of a qualified planting foreman.

1.03 SUBMITTALS

- Submit a soil fertility test of the planting soil for approval by the Landscape Architect prior to delivery of soil to the project site. Test reports shall indicate the location of the source for soil.
- Upon completion of the work, submit a schedule satisfactory to the Landscape Architect for the maintenance of all plant material.

PART 2 – PRODUCTS

2.01 SOIL

- Approved nursery grade cultivated grass sod; species and cultivar as indicated on the drawings with strong, fibrous root system, free from stones and burned or bore spots.

2.02 PLANTING SOIL FOR PLANT PITS AND BEDS

- A Fertile, friable, natural loam containing a liberal amount of humus, capable of sustaining vigorous plant growth. The Ph value of the planting soil shall not be higher than 7.5 or lower than 5.5. It shall be free of any admixture of animal, stones, lumps, clods, or other extraneous matter. Do not use planting soil for planting operations while in a frozen or muddy condition

2.03 PEAT

- Acceptable peat moss consisting of at least 73% organic content of natural occurrence. It shall be brown, clean, low in content of mineral and woody materials, milky acid, and granulated or shredded.

2.04 FERTILIZER

- Commercial Fertilizer: A complete fertilizer, conforming to FS 0-F-241, Type I, Grade A, part of the elements of which are derived from organic sources containing the following percentages by weight:
10% nitrogen 5% nitrogen
10% phosphoric acid-or-10% phosphoric acid 5% potash
- Organic Fertilizer: An organic activated fertilizer containing a minimum of five percent nitrogen, three percent phosphoric acid and other basic elements by weight.
- Deliver fertilizer mixed as specified in standard size bags, showing weights, analysis and name of manufacturer. Store in weatherproof storage place in such manner that it will be kept dry and its effectiveness not impaired.
- The Landscape Architect reserves the right to vary the percentages of the components of the fertilizers subject to the results of the soil fertility tests.

2.05 WATER

- Shall be furnished by the Owner. The Contractor shall furnish all necessary hose, equipment, attachments, and accessories for the adequate irrigation of all planted areas as may be required to complete the work as specified.

2.06 PLANT MATERIAL

- All old abrasions and cuts shall be completely calloused over. All shrubs shall be measured when their branches are in their normal position. Height and spread dimensions specified refer to the main body of the plant and not from branch or root tip to tip.
- Shrubs shall be matched specimens from single block source.
- Evergreen trees not fully branched from top to bottom will be rejected, and those with terminal leaders exceeding twelve (12) inches in length will also be rejected. During the spring planting seasons, any evergreen plant delivered with new growth in an advanced stage of conding out will be rejected.
- Plants shall not be pruned before delivery. Trees which have damaged or crooked leaders, or multiple leaders, unless specified will be rejected. Trees with significant sunscald, disfiguring knots, or fresh cuts of limb over 1 1/4 inches which have not completely calloused will be rejected. Plants shall be freshly dug or container grown. Heeled in plants or plants from cold storage will not be accepted.
- Plants shall be true to species and variety, and shall conform to measurements specified on the Drawings. Plants larger than specified may be used if approved by the Landscape Architect. Use of plants of such size shall not increase contract price. If larger plants are approved, the ball of earth shall be increased proportionally with the size of the plant.
- Substitutions of plant materials will not be permitted unless authorized in writing by the Landscape Architect. Proof must be submitted that use of nearest equivalent size of variety with corresponding adjustment of Contract Price. Such proof shall be substantiated and submitted in writing.
- It shall be the responsibility of the Contractor to determine required quantities of plants, as no compensation will be made for error in plant quantities. If plant counts occur on plant legend, it is for the convenience of the contractor

only. Verify plant counts with plan. In case of discrepancy, plan shall govern.

Each plant shall be properly identified with legible waterproof tags securely fastened. Tags shall remain on the plants until after final acceptance and then be promptly removed by the Contractor.

PART 3 – INSTALLATION

3.01 INSPECTION OF PLANT MATERIAL

- Plants shall be subject to inspection and approval by Landscape Architect at place of growth and upon delivery. Written request for inspection of plant materials at place of growth shall be submitted to Landscape Architect at least ten (10) calendar days prior to delivery. This written request shall state place of growth and quantity of plants to be inspected. Landscape Architect reserves the right to waive inspection. Such approval shall not impair the right of inspection and rejection upon delivery at the project site during the progress of the work for size and condition of balls or rips, diseases, insects, and latent defects or injuries. Rejected plants must be immediately removed from the project site.

3.02 DIGGING AND HANDLING

- Digging shall be done the same season of planting and shall be done by hand so as not to injure plants and to meet size requirements. No plant other than the required samples shall be dug or delivered to the site until the required inspections have been made and the plants or samples approved.
- Dig balled and burlapped (BB) plants with firm, unbroken natural balls of earth, of sufficient diameter and depth to include the fibrous and feeding roots. No synthetic or matted-in balls will be accepted. No plants moved with a ball will be accepted if the ball is cracked or broken before or during planting operations.
- Roots or balls of all plants shall be adequately protected at all times from excessive exposure to wind, sun, rain, hail, etc. Balled and burlapped plants that cannot be planted immediately on delivery shall be set on a hard and well protected wet soil, wet moss and other acceptable material. Bare rooted plants shall be planted or heeled-in immediately upon delivery.
- All plant material shall be handled carefully to prevent injury to rootballs, trunks, or branches. Any plant suffering damage sufficient to impair its health and/or natural form will be rejected. No plant shall be bound with wire or rope at any time so as to damage the bark or break branches.

3.03 TIME OF PLANTING

- The contractor shall notify the Landscape Architect in writing when other divisions of the work have progressed sufficiently to commence landscaping work, including placing of topsoil to finish grade. Thereafter, conduct planting operations under favorable weather conditions.
- Any plant material installed during typical off seasons (hot summer months or freezing winter months) shall be done at the Contractor's own risk and the Contractor shall be held responsible for replacement of any plant material damaged due to these adverse conditions.

3.04 PLANTING OPERATIONS

- General
 - The Contractor shall coordinate all aspects of the landscape operations with all aspects of the site construction. The work shall proceed as the indicated portions of the site become available, consistent with the seasonal limitations for landscape planting.
 - The Contractor shall be responsible for any damage to utilities construction, sidewalk construction, and underground sprinkler systems and shall bear the full cost to repair the damage. Accomplishment of repairs shall be equal to the original installation prior to damage. Any damage shall be immediately reported to the Landscape Architect and repairs shall be approved by him before it is buried.
 - Maintain all trenches or grade stakes for work under other Sections until their removal is approved by the Landscape Architect.
 - The Contractor shall stake plant location, shrub pits and other planting areas and secure the Landscape Architect's approval before starting excavation of same, making adjustments as necessary.
 - Unless otherwise directed by Landscape Architect, indication of plant on drawings is to be interpreted as including the container, furnishing plant of specified size, work of planting, mulching, guying, staking, wrapping and watering.
- Plant Pits and Beds
 - Plant pits shall be excavated with vertical sides, large enough to allow twelve (12) inches of space around the ball in all directions. Adjust depth as necessary to permit a minimum of twelve (12) inches planting soil under the ball when the plant is set at the proper depth.
 - Planting pit backfill for all trees and shrub shall be as follows:
 - 2/3 parts by volume on site soil,
 - 1/3 parts by volume forest soil,
 - One pound 16-20-0 per cubic yard of mix.
 - Planting pits shall be backfilled with prepared backfill and be water settled to a grade sufficient that in the setting of the soil the planting soil shall be placed and compacted to a depth of twelve (12) inches. Agriform tablets to be used with each planting (six for 36-inch box, three for 15 gallon, two for 5 gallon, and one for 1 gallon).
- Installations
 - Set plants in center of pits, plumb and straight and at such a level that after settlement the crown of the plant shall be two (2) inches below the finish grade and forming a shallow trough directly over the ball of earth and slightly smaller than the ball of earth. Space all plants as shown.
 - Set balled and burlapped plants upon a well tamped layer of planting soil. Backfill around ball with planting soil in six to eight (6-8) inch lifts, each thoroughly tamped and puddled to top of pit. Avoid air pockets. Remove all ropes and wires from tops and sides of balls. No burlap shall be pulled out from under the balls.
 - Plants supplied in containers shall be installed immediately upon being removed from their containers. Removal of plants shall be in a manner that will not disintegrate with a shovel blow shall be rejected. The soil in which they were planted. Under no conditions shall the plant be removed from the containers by pulling on the main stem or plant growth. No plants shall be installed with their containers remaining attached. Before install bare root plants, the soil shall be placed and compacted to a depth of twelve (12) inches in the bottom of the plant pit. The plants shall be installed with their roots evenly distributed and spread in their natural position, with the planting soil being carefully placed and compacted around the roots so as to leave no air space.

3.05 OBSTRUCTIONS BELOW GROUND

- In the event that rock or underground construction work or obstructions are encountered in the excavation of plants pits, alternate locations may be selected by the Landscape Architect. Where locations cannot be changed, remove the obstructions (but not new construction work) to a depth of not less than six (6) inches below the required pit depth. Proper drainage of plant pits is necessary. Bring subsoil conditions permitting the retention of water in planting pits for more than twenty-four hours to that attention of the Landscape Architect with proposals for corrections. If soil conditions indicate modifications as directed by Landscape Architect, the changes required will not increase the contract price.
- The Contractor is responsible for any damage to underground utilities resulting from landscape operations and bear the full cost to repair the damage. Accomplishment of repairs shall be equal to the original installation prior to damage. Report damage immediately to Landscape Architect who shall approve repairs before they are buried.
- Protect and maintain plant material (trees, shrubs, groundcover, lawn and vines) immediately after planting. Maintenance to be provided for sixty (60) days from acceptance by the Landscape Architect. At the end of sixty (60) days the Landscape Architect reserves the right