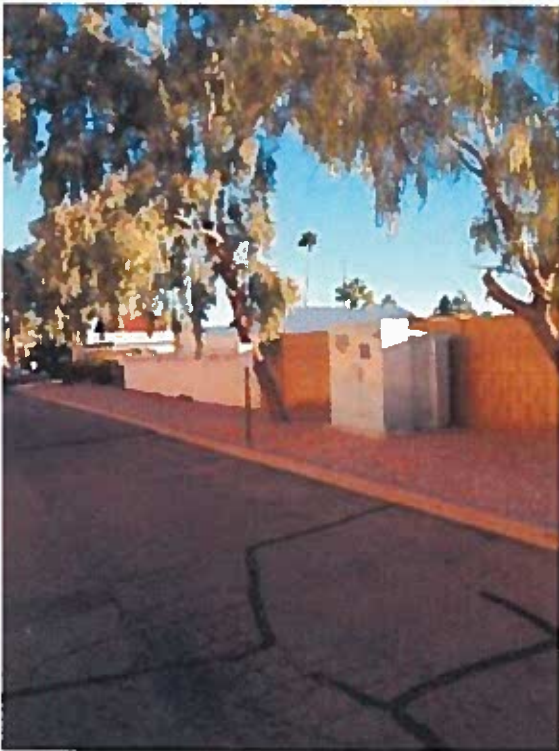


**MAJOR ANCHOR
BEFORE**



Existing Landscaping Area at Rear of Property Line

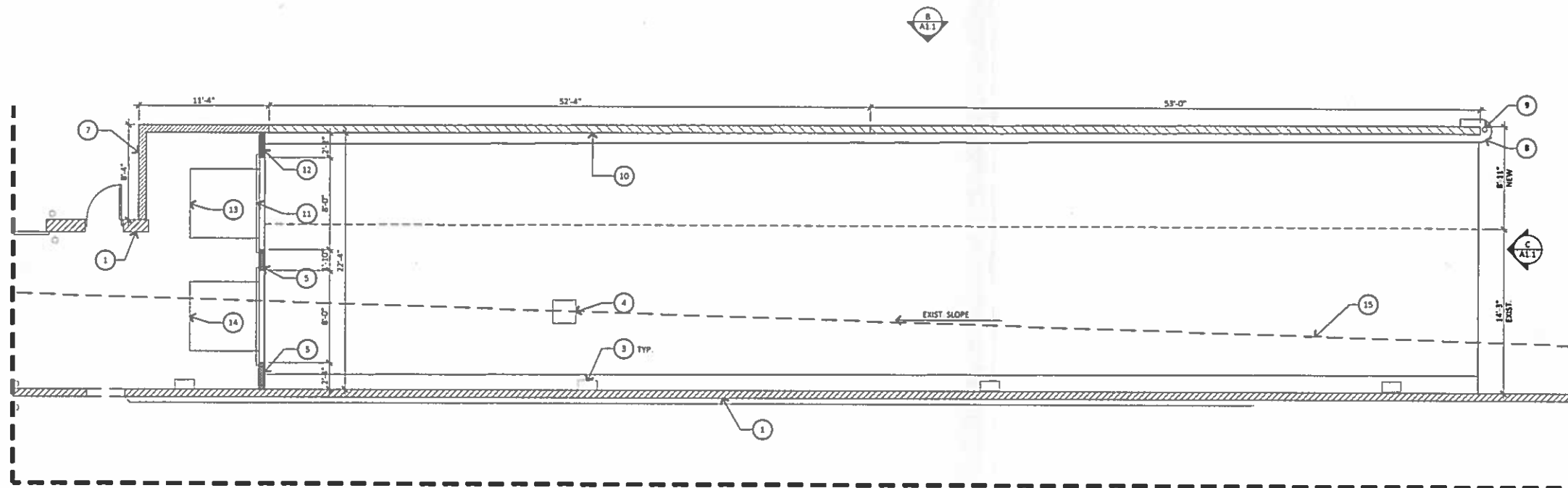


**BUILDING TO BE
DEMOLISHED**



**MAJOR ANCHOR
AFTER**





GENERAL NOTES:

- ALL WORK TO BE COMPLETED BY G.C. UNLESS OTHERWISE NOTED ON PLANS.
- ALL EXPOSED ELECTRICAL EQUIPMENT SHALL BE PAINTED TO MATCH ADJACENT SURFACES - INTERIOR & EXTERIOR.
- G.C. TO PROVIDE PEDESTRIAN PROTECTION BARRICADES AND/OR CANOPIES AS REQUIRED BY THE LOCAL AUTHORITIES OR AS NECESSARY FOR PEDESTRIAN SAFETY.
- EVERY EXIT DOOR SHALL BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. SPECIAL LOCKING DEVICES SHALL BE OF AN APPROVED TYPE. FLUSH BOLTS OR SURFACE BOLTS ARE PROHIBITED.
- ALL WORK, MATERIAL, METHODS, ETC. SHALL CONFORM TO ALL GOVERNING BUILDING CODES, REGULATIONS AND AGENCIES.
- THE G.C. SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS THEREON BEFORE COMMENCING WORK. REPORT ANY DISCREPANCIES AND/OR POTENTIAL PROBLEMS TO THE ARCHITECT PRIOR TO PROCEEDING.
- G.C. SHALL BE RESPONSIBLE FOR SPECIAL PRECAUTIONS SUCH AS SHORING OF MASONRY WALLS AND TEMPORARY TIE BRACING OF STRUCTURAL STEEL WORK TO PREVENT WINDSTORM DAMAGE DURING CONSTRUCTION.
- G.C. SHALL DESIGNATE A QUALIFIED PERSON FOR THE SUPERVISION OF WELDING OR CUTTING OPERATIONS, INCLUDING USE OF FLAME PROOFED TARPALLINS.

DEMO KEYNOTES:

- EXISTING CMU WALL TO REMAIN
- EXISTING DOOR TO REMAIN
- EXISTING EXTERIOR BUILDING LIGHTING TO REMAIN
- EXISTING STORM DRAIN TO REMAIN
- RELOCATED FRAMED WALL
- RELOCATED OVERHEAD COIL DOOR
- NEW 12" THK. CONCRETE WALL
- NEW 12" HIGH CONCRETE CURB
- NEW 6" DIA. PIPE BOLLARD
- NEW 12" THK. X 6'-0" TALL CMU RETAINING WALL
- NEW OVERHEAD COIL DOOR TO MATCH RELOCATED ADJACENT DOOR
- NEW FRAMED WALL WITH METAL PANEL SIDING TO MATCH RELOCATED WALL
- NEW CONCRETE OPENING FOR DOCK LEVELERS
- EXISTING DOCK LEVELER TO REMAIN
- DOCK SETBACK LINE

FLOOR PLAN LEGEND:

- EXISTING WALL TO REMAIN
- DOOR TAG - SEE SHEET A6.1
- KEYNOTE

ELEVATION KEYNOTES:

- EXISTING CMU WALL TO REMAIN
- EXISTING DOOR TO REMAIN
- EXISTING EXTERIOR BUILDING LIGHTING TO REMAIN
- NEW CMU WALL PAINTED TO MATCH ADJACENT WALL
- NEW STANDING SEAM METAL WALL
- RELOCATED COIL DOOR
- NEW COIL DOOR
- NEW DOCK BUMPERS
- NEW EXTERIOR LIGHTING TO MATCH EXISTING
- NEW CONCRETE CURBS

A ENLARGED SITE/FLOOR PLAN

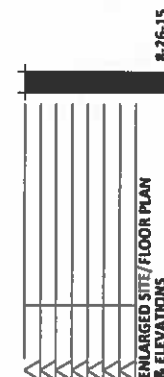
SCALE: 3/16" = 1'-0"

B EAST ELEVATION

SCALE: 3/32" = 1'-0"

C SOUTH ELEVATION

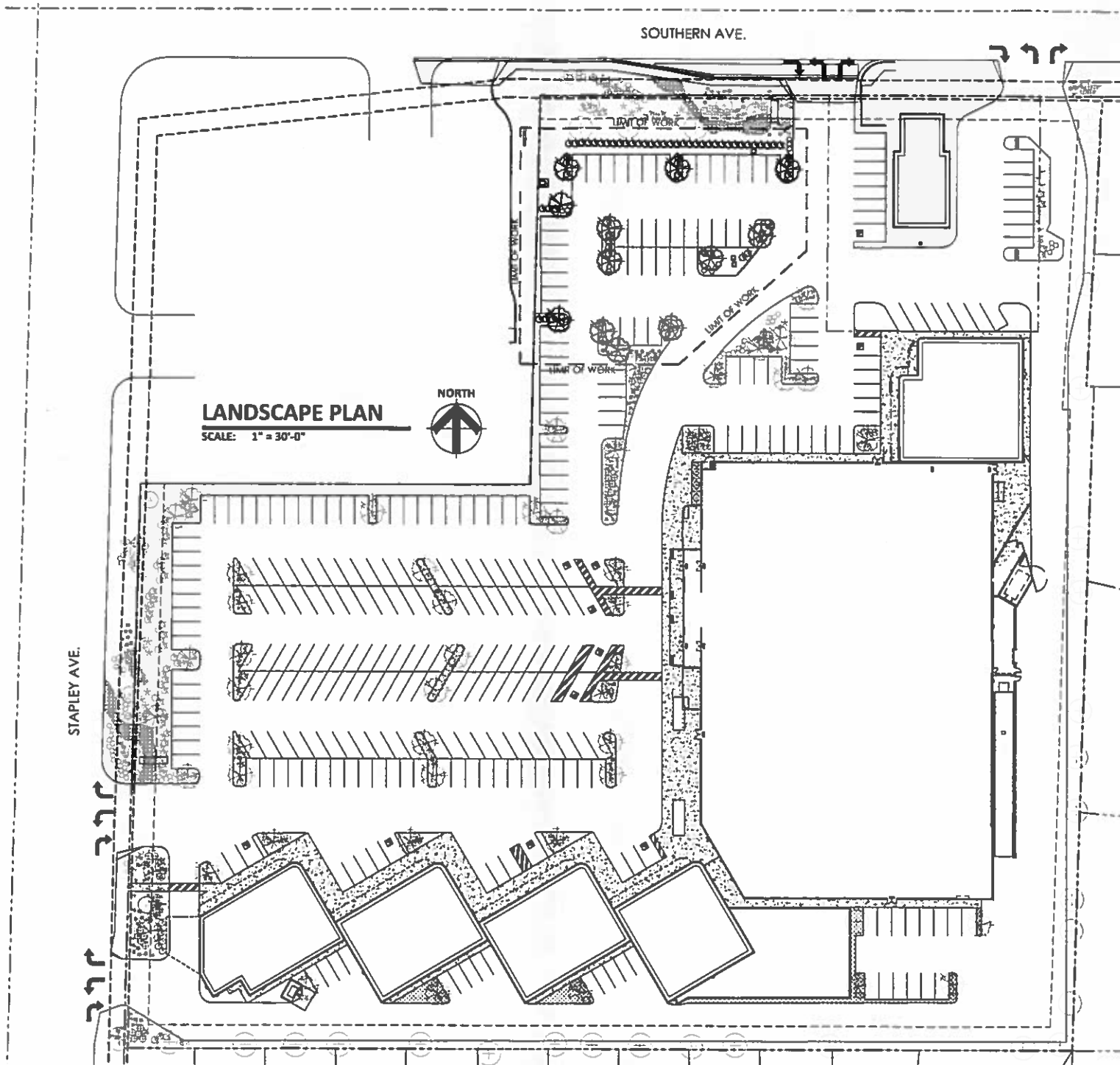
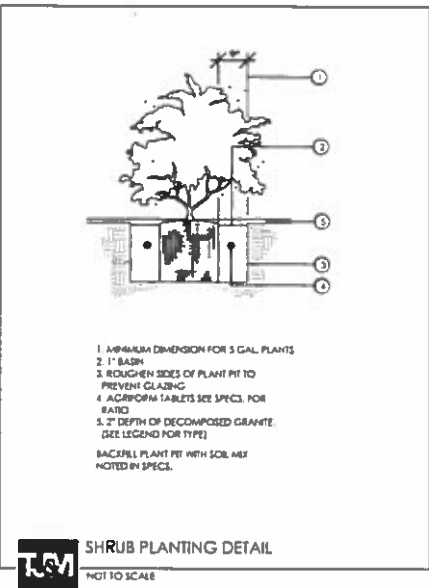
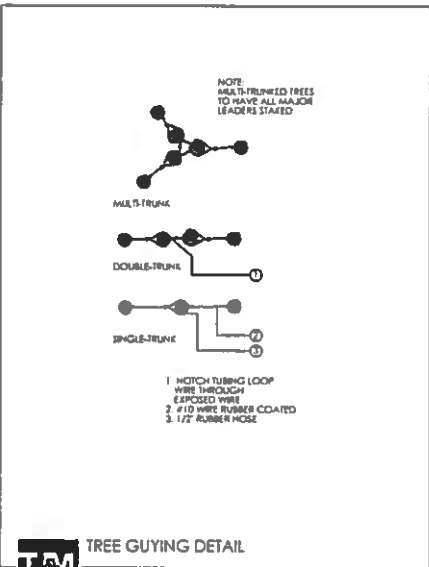
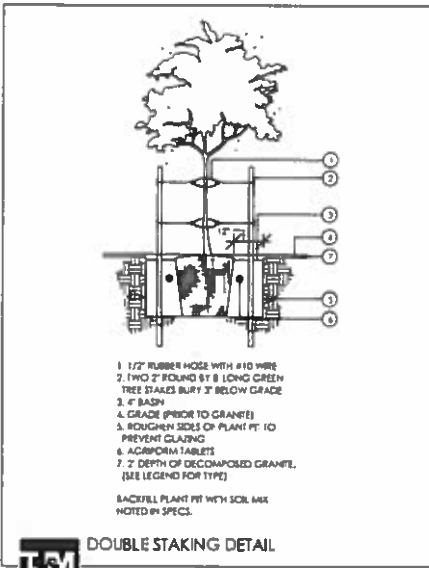
SCALE: 3/32" = 1'-0"



DE RITO PARTNER DEVELOPMENT, INC.
LA GRAN PLAZA
1255 E. SOUTHERN AVE.
MESA, ARIZONA

design by: RWC
drawn by: REN
checked by: -

A1.1
project #: 15016



CITY OF MESA LANDSCAPE NOTES

1. ALL LANDSCAPE AREAS TO RECEIVE 2" LAYER DECOMPOSED GRANITE
2. ALL LANDSCAPE AREA TO BE WATERED BY UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.
3. THE HEIGHTS AND CALIPERS SHALL COMPLY WITH 'ARIZONIA NURSERY ASSOCIATION SPECIFICATIONS' FOR THAT SIZE AND TYPE OF TREE.
4. REQUIRED TREES SHALL BE PROVIDED IN EQUAL NUMBERS OF 15 GALLON SIZE AND 24" BOX SIZE OR LARGER.
5. REQUIRED SHRUBS SHALL HAVE A MATURE GROWTH HEIGHT OF 18" AT LEAST 50% OF REQUIRE SHRUBS SHALL BE 5 GALLON SIZE.
6. PLANT MATERIAL SHALL BE CALCULATED BASED ON A LINEAR MODULE OF 25 FEET. TREES AND SHRUBS MAY BE CLUSTERED.

- ARTERIAL STREET:**
(2) TREES AND (6) SHRUBS PER 25' OF STREET FRONTAGE
MAJOR, MIDSECTION COLLECTOR STREET:
(2) TREES AND (6) SHRUBS PER 25' OF STREET FRONTAGE
COLLECTOR/INDUSTRIAL/COMMERCIAL STREET:
(1) TREES AND (4) SHRUBS PER 25' OF STREET FRONTAGE

PUBLIC OR PRIVATE LOCAL STREET:
(1) TREES AND (4) SHRUBS PER 25' OF STREET FRONTAGE

- 7. PLANT MATERIAL SIZES REQUIRED:**
TREES: (TOTAL REQUIRED TREES)
25% SHALL BE 36" BOX OR LARGER
50% SHALL BE 24" BOX OR LARGER
NO TREES LESS THAN 15 GALLON
SHRUBS: (TOTAL REQUIRED SHRUBS)
50% SHALL BE 5 GALLON OR LARGER.
NO SHRUBS LESS THAN 1 GALLON

8. 1 TREES AND 3 SHRUBS FOR EVERY 15' PARKING ISLAND PARKING SHALL BE INSTALLED @ EACH END OF ROW OF STALLS AND IN BETWEEN FOR MAXIMUM OF EIGHT CONTIGUOUS PARKING SPACES
9. FOUNDATION LANDSCAPING-LANDSCAPING TO A MINIMUM HEIGHT OF 18" IS REQUIRED IMMEDIATELY ADJACENT TO, OR PROVIDED IN PLANTER AREAS ADJACENT TO BUILDING, WHICH HAVE FRONTAGE ON A PUBLIC STREET. PLANTING AREAS MUST BE A MIN. OF 5' WIDE AND A MIN. OF 50% PLANT COVERAGE.

10. THE BACKFLOW PREVENTION ASSEMBLY SHALL BE TESTED AND APPROVED BY A CERTIFIED TECHNICIAN DESIGNATED IN THE CURRENT CITY OF MESA LIST THE APPROVED INSPECTORS PRIOR TO THE REQUEST FOR FINAL INSPECTION.

11. THE REQUIRED BACKFLOW PREVENTION ASSEMBLY SHALL BE MANUFACTURER AND MODEL NUMBER DESIGNATED IN THE CURRENT CITY OF MESA LIST OF APPROVED BACKFLOW PREVENTION ASSEMBLIES.

12. ALL WORK WILL BE DONE UNDER SEPARATE PERMIT FOR SIGNS.

13. ALL LANDSCAPING INSTALLED WITH THIS PROJECT TO BE MAINTAINED BY OWNERS ASSOC. OR OWNERS ASSOCIATION OF COMMERCIAL SUBDIVISION OR MANAGEMENT COMPANY IF COMMERCIAL RENTALS

14. THAT ALL TREES AND SHRUBS LOCATED IN LINE-OF-SIGHT WILL BE MAINTAINED TO A CLEAR AREA BETWEEN OF 3' TO 7'

15. RIP-RAP MUST BE ON NATURAL MATERIALS MATCHING D.G. COLORS CONCRETE OR GUNITE MUST BE COLORED TO MATCH D.G. COLOR

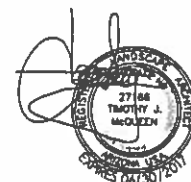
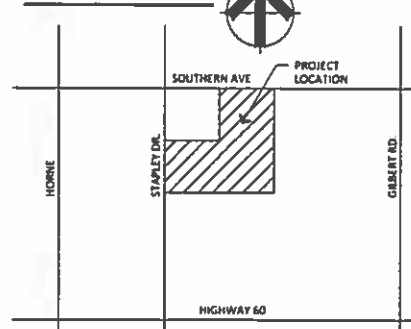
16. TREES SHALL BE PLANTED @ LEAST 20' AWAY FROM ANY STREET LIGHT POLE OR LOCATION. SHRUBS SHALL BE PLANTED @ LEAST 7' FEET AWAY FROM ANY STREET LIGHT POLE OR LCC.

17. 10% OF TOTAL TREES IN PARKING SHALL BE 36" BOX OR LARGER.

LANDSCAPE LEGEND

- NERIUM OLEANDER 'STANDARD'
RED OLEANDER TREE
24" BOX (MATCHING) (60)
- SOPHORA SECUNDIFLORA
TEXAS MOUNTAIN LAUREL
24" BOX (18)
- ACACIA SALICINA
WILLOW ACACIA
24" BOX (3)
- EXISTING TREE
PROTECT FROM CONSTRUCTION
- RUELLIA PENINSULARIS
BAJA RUELLIA
5 GALLON (270)
- CAESALPINIA MEXICANA
MEXICAN BIRD OF PARADISE
5 GALLON (29)
- HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON (131)
- DASYLIRION WHEELERII
DESERT SPOON
5 GALLON (39)
- LANTANA MONTEVIDENSIS
'GOLD MOUND'
1 GALLON (168)
- ALOE 'BLUE ELF'
BLUE ELF ALOE
1 GALLON (146)
- 3"-8" FRACTURED GRANITE COBBLE
DESERT GOLD
12" DEPTH
- 1/2" MINUS DESERT GOLD
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

VICINITY MAP



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

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design by: RWC
drawn by: REM
checked by: —

La.01

project #: 15016

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LA GRAN
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CLIENT REVIEW 6-5-15

