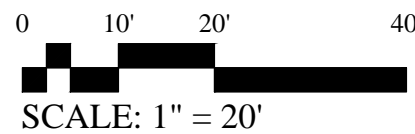


PRELIMINARY LANDSCAPE PLAN

SCALE: 1" = 20'-00"



EXISTING LANDSCAPING AND IRRIGATION NOTES:

1. Site verify all existing conditions prior to bidding. Any discrepancies are to be brought to the Landscape Architect immediately.
2. All plant material designated as "existing to remain" shall be protected during all phases of construction. Any tree that dies due to lack of water, lack of maintenance or care, neglect or vandalism shall be replaced by a like type tree, (minimum 48" box). At no additional cost to owner. All shrubs and groundcover shall be replaced with 5 gallon plants.
3. Landscape areas disturbed by new construction shall be repaired with new decomposed granite matching existing. Blend all disturbed areas with undisturbed so there is smooth transition between all edges. Replace all disturbed, broken or damaged headers with matching type.
4. All existing plant material and adjacent plant material shall have uninterrupted watering during all phases of construction. This shall include but not be limited to; hand watering, temporary above ground irrigation, existing system ,... etc.

5. The existing irrigation system shall be protected, maintained and repaired during all phases of construction. The existing system is tied in adjacent properties. All equipment such as mainline, wires, lateral heads and etc. shall be repaired and replaced to maintain continuous water.

6. Provide new schedule 40 sleeves at all new drives. (See sleeve schedule for size.) Any existing irrigation system is to be maintained at all times during construction and guarantee 100

7. All existing trees to remain, shall be selectively pruned per Landscape Architects direction. and guarantee 100% coverage.

8. All existing shrubs within the sight distance lines and sight visibility triangles shall be selectively pruned to a maximum height of 30".

9. All trees shall be lifted to clear height of 7'.

GENERAL LANDSCAPE NOTES

1. The Landscape Architect, or his representative, reserve the right to refuse any plant deemed unacceptable. (See specifications)
2. For clarification of discrepancies between the drawings and the site, it should be brought to the attention of the Landscape Architect prior to beginning work.
3. The Landscape Architect is to approve any and all substitutions.
4. Plant list provided for contractor's convenience only. Plans take precedence.
5. Double stake all 15 gallon, 1", 2", 3", and 4" caliper trees as required.
6. Sprinkler Contractor must guarantee 100% coverage in all landscape areas.
7. Exposed soil in planters shall be raked and free from rocks, roots, weeds, etc.
8. Finished grade in groundcover, granite and lawn areas shall be 1" below adjacent header, paving, curbing, etc.
9. Plants shall be quality material having a growth habit which is normal for the species and be sound, vigorous, healthy, and free from insects and injury.
10. Groundcover and/or decomposed granite shall extend under shrubs unless noted.
11. After all work is completed, the contractor shall remove all materials not incorporated in the Scope of Work from the job site.
12. Grading shall include all excavation, settlement, handling, import, distribution, transportation, and disposal necessary to bring ground to finish grade as shown on the plan. (once general contractor has provided finish grade within 1/10 of 1")
13. All earthwork is to be done so that all water drains away from all structures.
14. A pre-emergent herbicide is to be applied to all granite areas after the granite has been laid. Include all river rock areas, if applicable.

15. All underground conduits are to be located before digging. If doubt exists call Blue Stake at (602) 263-1100.
16. All material to be guaranteed for a period of one (1) year after final site acceptance. by L.A and Owner. The guarantee is for all new plant material, transplants, and existing plant material.
17. Landscape contractor shall provide arbor guards to all trees located in turf areas.
18. Contractor is responsible for all required sleeving whether it is shown on the plans or not.
19. Landscape Architect to approve all mounding and grades prior to planting.
20. Landscape Architect to approve placement of all trees, salvaged material and boulders prior to installation.
21. Site verify all conditions prior to bidding and start of construction. Any discrepancies are to be brought to the attention of the L.A. in writing immediately.
22. General contractor is to provide all rough grades for berms and mounds. The Landscape contractor shall be responsible for all finished grading of berms, per the Landscape Architects direction.
23. General contractor shall coordinate all mounding and berms with landscape contractor, grading contractor, and civil plans.

LANDSCAPE LEGEND

ALL TREES TO MEET OR EXCEED A.N.A. SPECIFICATIONS
(U.O.N. - UNLESS OTHERWISE NOTED)

TREES SIZE / QTY

	Parkinsonia 'Hybrid' Desert Emerald	24" box - 01 36" box - 03 multi / low breaking
	Chilopsis 'ARTS' linearis 'Hybrid' Desert Willow	24" box - 13 multi
	Nerium oleander tree 'red' Standard Red Oleander Tree	24" box - 07 tree form
	Existing Tree to remain and be protected	60" box - 01
	Fouquieria splendens Ocotillo	10' Can Min - 07

SHRUBS / ACCENTS SIZE / QTY

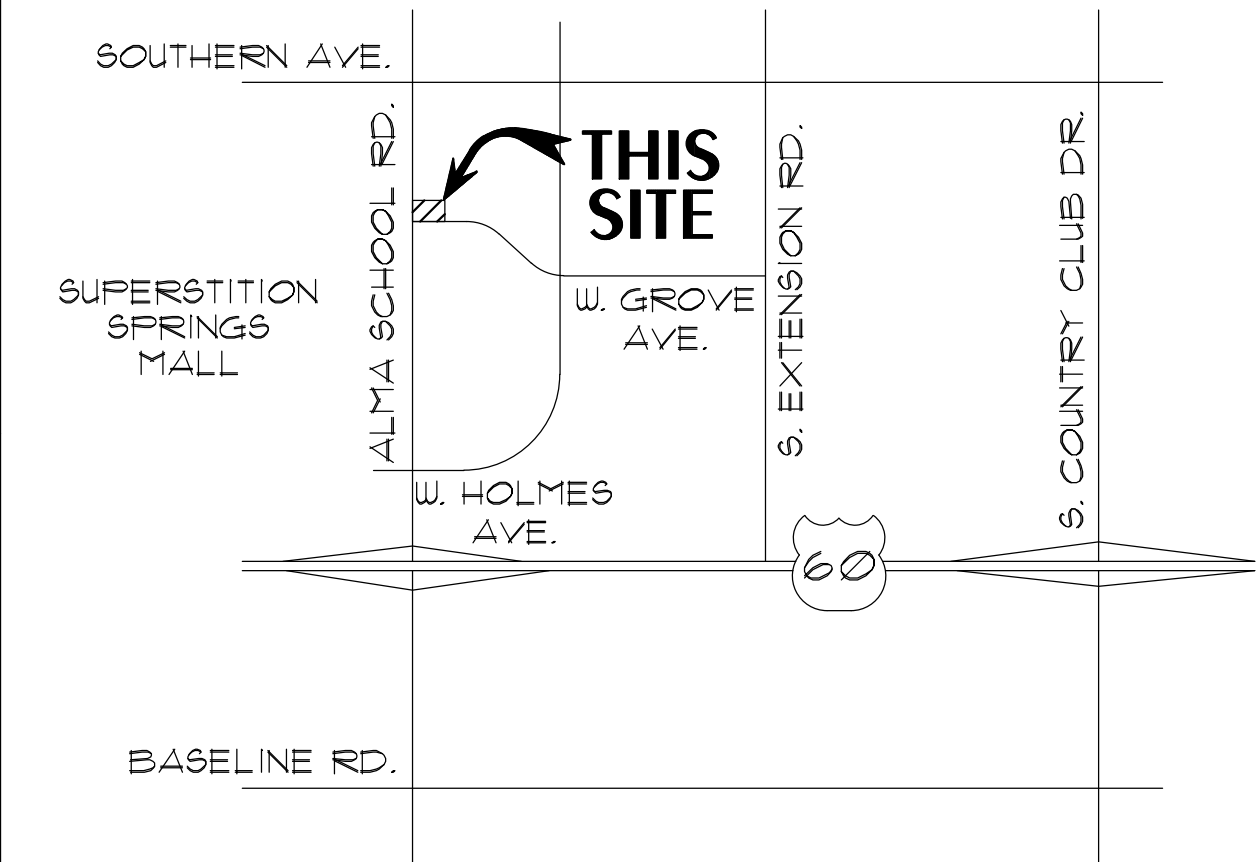
	Agave geminiflora Twin Flower Agave	5 gallon - 66
	Hesperaloe 'Perpa' parviflora Brakelight Red Yucca	5 gallon - 121
	Hesperaloe parviflora Yellow Yucca	5 gallon - 73
	Euphorbia rigida Gopher Plant	5 gallon - 29
	Callistemon Little John Dwarf Bottle Bush	5 gallon - 41
	Dasylirion quadrangulatum Toothless Desert Spoon	5 gallon - 25

GROUNDCOVERS

	Lantana montevidensis	1 gallon - 96
	Trailing Lantana 'Purple & Gold mound'	50/50 mix
	Decomposed Granite-1/2" select Express Arizona Red	
	2" min thickness in all landscape areas	
	Submit samples to Landscape Architect	
	4"-6" Rip Rap 'Express Arizona Red'	
	2" min thickness in all landscape areas	
	Submit samples to Landscape Architect	

PROJECT DATA

ADDRESS:	1305 S. ALMA SCHOOL RD.
PROPERTY A.P.N.:	134-23-006Q
NET LOT AREA:	22,222 S.F. (0.510 AC.)
GROSS FLOOR AREA:	4,001 S.F.
LOT COVERAGE PROVIDED:	18.0%
BUILDING HEIGHT:	1 STORY / 27'-0"
PARKING CALCULATIONS	
REQUIRED: RETAIL @ 1/375 S.F. (4,000 / 375):	11
TOTAL PROVIDED:	29
ACCESSIBLE PARKING: REQUIRED:	2
PROVIDED:	2



VICINITY MAP

NO SCALE

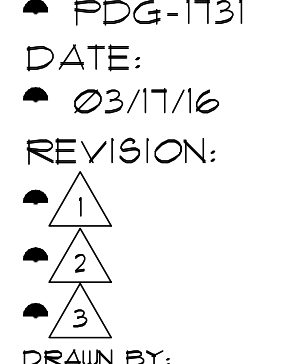
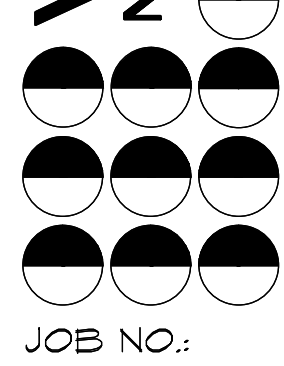
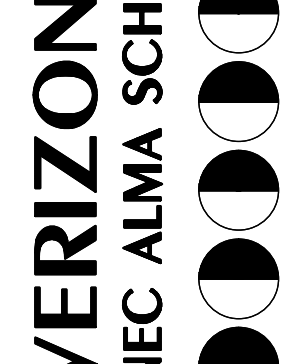
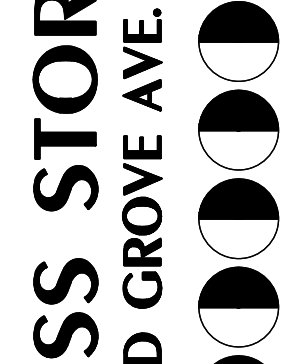
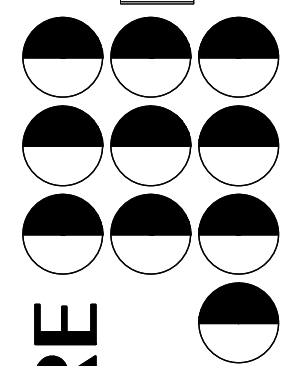
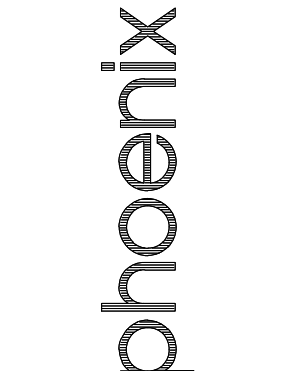
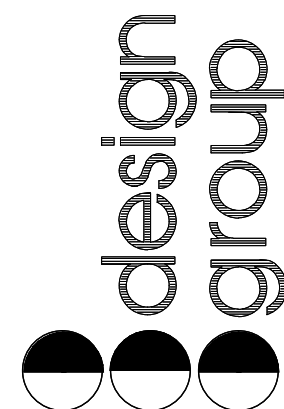
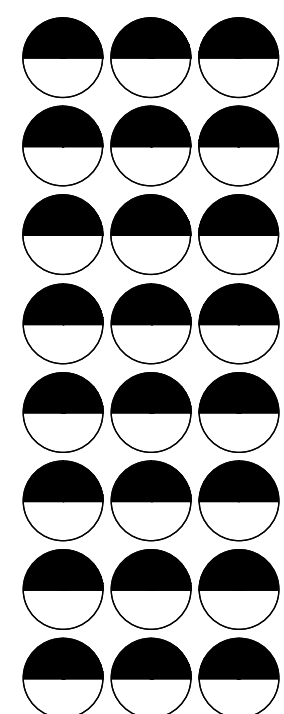
LANDSCAPE CALCULATION

LOCATION	TREES		SHRUBS	
	REQUIRED	FURNISHED	REQUIRED	FURNISHED
NORTH 185'-00"				
1 TREE / PER 25 L.F.T.	7	7	14	14
2 SHRUBS / PER 25 L.F.T.				
EAST 155'-00"				
1 TREE / PER 25 L.F.T.	6	6	18	31
2 SHRUBS / PER 25 L.F.T.				
SOUTH 171'-00"		1 Ex Trees		
1 TREE / PER 25 L.F.T.		6 New Trees		
2 SHRUBS / PER 25 L.F.T.	7	7	14	67
WEST 82'-00"				
1 TREE / PER 25 L.F.T.				
2 SHRUBS / PER 25 L.F.T.	3	3	6	82
PARKING LOT				
1 TREE / PER 15' ISLAND				
3 SHRUBS / PER 15' ISLAND	5	5	15	30
FOUNDATION PLANTING				
1 TREE / PER 50 L.F.T.	3	0	0	0
TOTAL REQD/FRNSHD	31	28	67	224
SIZE REQD/FURNISHED				
TREES 36" BOX MIN 10%	3	1 Ex / 2 New		
24" BOX MIN 50%	14	15		
15 GAL	14	0		
5 GAL				
TOTAL TREES	31	28		
SHRUBS 15 GAL or Larger			0	0
5 GAL			67	451
1 GAL			0	96
POT/FLAT				
TOTAL SHRUBS			67	547



LASKIN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS

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f (602) 840-8021
www.laskindesign.com



VERIZON WIRELESS STORE

NEC ALMA SCHOOL ROAD AND GROVE AVE.

JOB NO.: PDG-1731

DATE: 03/17/16

REVISION:

1

2

3

DRAIN BY: DAN

CHECKED BY: H.A.L

SHEET NO.

L.01