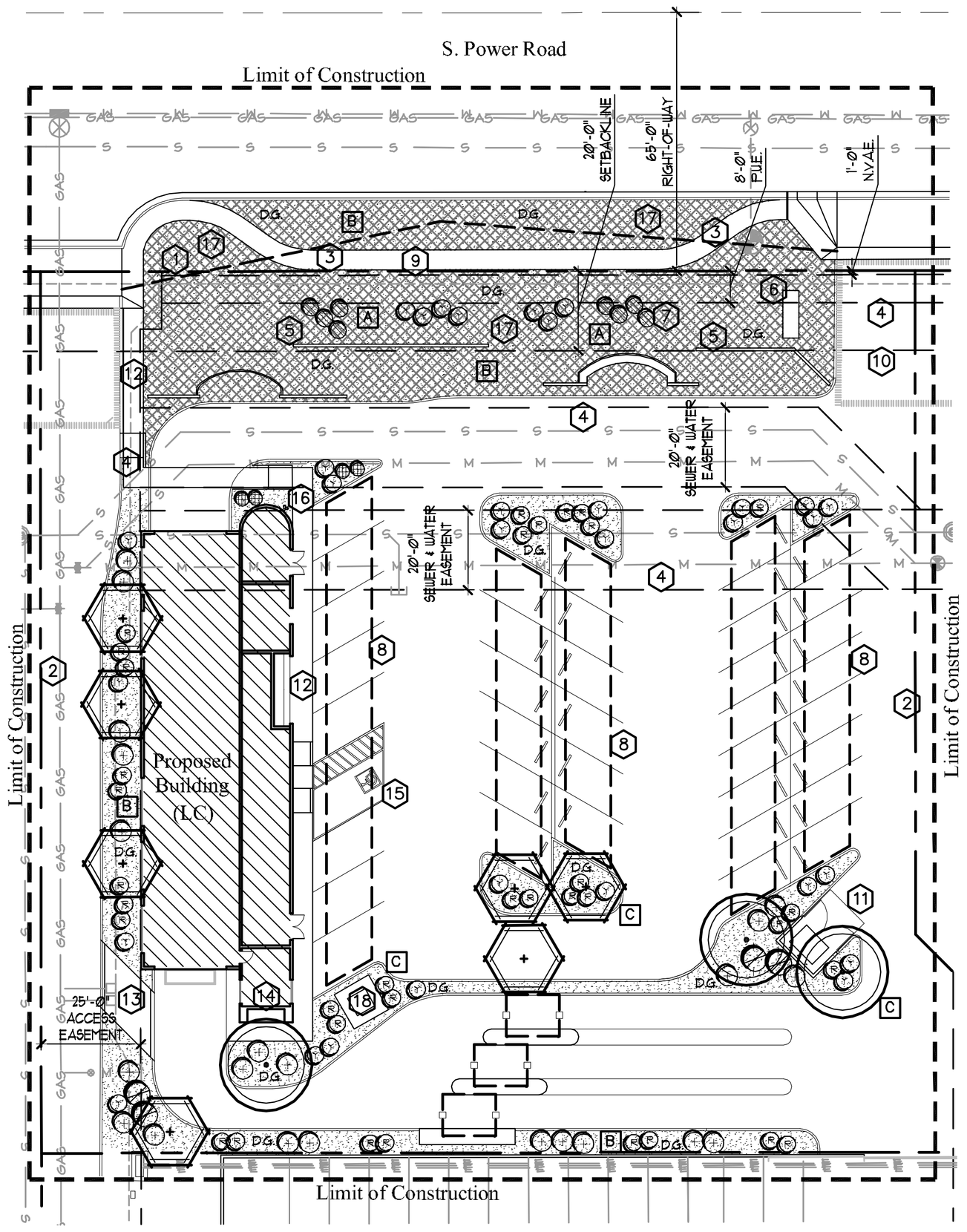

0 10 20 40 60
Scale: 1" = 20'-0"

Landscape Notes:

1. LANDSCAPE AREAS ARE DEFINED AS ALL NON-PAVED AREAS DISTURBED BY CONSTRUCTION. SLIGHT VARIATIONS MAY EXIST BETWEEN ON-SITE CONDITIONS AND
2. DRAWINGS. CONTRACTOR SHALL ADJUST PLANTING LAYOUT AS REQUIRED TO MAINTAIN PLANT QUANTITIES AND DESIGN INTENT.
3. THE OWNER'S REPRESENTATIVE IS TO APPROVE ANY AND ALL SUBSTITUTIONS.
4. LOCATE PLANTS AWAY FROM OBSTACLES SUCH AS FIRE HYDRANTS, TRANSFORMERS, AND LIGHT FIXTURES.
5. ALL PLANT MATERIAL SHALL MEET INDUSTRY STANDARDS. THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIALS DEEMED UNACCEPTABLE.
6. STAKE ALL NURSERY GROWN BOX TREES OUTSIDE ROOTBALL. SEE TREE STAKING DETAIL. TREES SHALL BE A MINIMUM OF 2' FROM CURB OR SIDEWALK, SHRUBS SHALL BE 18" OR MORE AWAY FROM CURBS OR SIDEWALKS. REFER TO PLANS AND MAINTAIN SHRUB MASSING AS SHOWN AWAY FROM HARDSCAPE.
7. PLANT LOCATIONS SHALL BE FLAGGED OR STAKED FOR REVIEW PRIOR TO STARTING IRRIGATION OR PLANTING EXCAVATION. MINOR RELOCATION'S SHALL BE MADE AT THIS TIME TO AVOID UNSUITABLE CONDITIONS, AT NO ADDITIONAL COST.
8. MULCH TOPDRESSING SHALL EXTEND UNDER SHRUBS AND RAKED UNIFORMLY ALONG CURBS, SIDEWALKS AND WALLS.
9. LANDSCAPE CONTRACTOR TO CONTACT OWNER'S REPRESENTATIVE BEFORE EACH APPLICATION OF PRE-EMERGENT FOR VERIFICATION.
   COORDINATE NECESSARY EXCAVATION WITH OWNERS REPRESENTATIVE.
   GRADE NOTED ON LANDSCAPE PLAN TO BE FIELD VERIFIED/APPROVED BY LANDSCAPE ARCHITECT AND MODIFIED AS NECESSARY PRIOR TO ANY CONSTRUCTION.
11. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT SHOWN ON DRAWINGS.
12. REFER TO GENERAL CONSTRUCTION NOTES (THIS SHEET) FOR ADDITIONAL CONSIDERATIONS THAT RELATE TO SCOPE OF WORK WITHIN THIS SECTION.

Maintenance and Guarantee

1. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE FOUR (4) DAYS PRIOR TO COMPLETING IMPROVEMENTS IN ACCORDANCE WITH PLANS AND SPECIFICATIONS TO REQUEST AN INSPECTION FOR SUBSTANTIAL COMPLETION. LANDSCAPE ARCHITECT SHALL PREPARE PUNCHLIST OF ALL WORK REQUIRING CORRECTION. MAINTENANCE PERIOD TO BEGIN WHEN ALL PUNCHLIST ITEMS ARE CORRECTED.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING LANDSCAPE AREA FOR 30 CALENDAR DAYS OR AS SPECIFIED BY CONTRACT. MAINTENANCE INCLUDES MOWING (WEEKLY), ADJUSTING WATER SCHEDULES, WEEDING, REMOVING DEBRIS FROM LANDSCAPE, RAKING, SPRAYING, FERTILIZING, TRIMMING, EDGING OR OTHER OPERATIONS ESSENTIAL FOR CARE, UPKEEP AND PROJECT APPEARANCE. CONTRACTOR SHALL SAND "INFILL", ROLL AND WATER SETTLE ALL LOW SPOTS AS REQUIRED TO ACHIEVE UNIFORM GRADE WITHIN TURF AREAS.
3. CONTRACTOR SHALL NOTIFY ARCHITECT A MINIMUM OF ONE (1) WEEK PRIOR TO MAINTENANCE PERIOD END TO RESOLVE ANY OUTSTANDING ISSUES. A FINAL INSPECTION SHALL OCCUR TO REVIEW THE PROJECT AND ISSUE A FINAL ACCEPTANCE. (PROVIDE 3 DAYS NOTICE).
4. PLANTS NOT IN HEALTHY CONDITION THROUGHOUT THE WARRANTY PERIOD SHALL BE REMOVED AND REPLACED AT NO COST TO THE OWNER. NEW PLANT MATERIAL SHALL RECEIVE THE SAME WARRANTY.
5. PROVIDE ONE (1) YEAR WRITTEN GUARANTEE TO WARRANTY IRRIGATION SYSTEM AND ALL TREES FROM ACCEPTANCE DATE.
6. AS BUILT DRAWINGS SHALL ALSO BE PREPARED BY CONTRACTOR FOR ACTUAL IRRIGATION LAYOUT AND SUBMITTED TO OWNER AT FINAL WALK-THROUGH. ALSO INCLUDED IS A LAMINATED CONTROLLER SCHEDULE MOUNTED INSIDE THE BOX WITH A COPY MAILED TO THE OWNER.

NOTE:

TREE HEIGHTS AND CALIPERS WILL COMPLY WITH 'ARIZONA NURSERY ASSOCIATION SPECIFICATIONS' FOR THAT TYPE AND SIZE OF TREE.

ALL LANDSCAPE MATERIAL INSTALL SHALL BE MAINTAINED BY OWNER/ LESSEE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.

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

FINISH GRADE OF LANDSCAPE AREAS (TOP OF TURF OR D.G.) MUST BE GRADED TO 1½" BELOW CONCRETE OR OTHER PAVED SURFACE.

TREES MUST BE PLACED A MINIMUM OF 5' FROM SIDEWALKS, PUBLIC ACCESSWAYS. SHRUBS MUST BE, AT MATURITY, 3' FROM ALL SIDES OF A FIRE HYDRANT.

THERE SHALL BE NO OBSTRUCTION OF SITE SIGNAGE BY LANDSCAPE PLANT MATERIAL, AND THAT SUCH MUST BE RELOCATED/CORRECTED BEFORE THE FIELD INSPECTION WILL ACCEPT/PASS THE SIGN IN THE FIELD OR ISSUE A CERTIFICATE OF OCCUPANCY FOR A PROJECT.

SEE CIVIL PLAN FOR ALL EXISTING AND PROPOSED UTILITY LOCATIONS. FIELD VERIFY EXACT LOCATIONS TO AVOID ANY CONFLICTS DURING CONSTRUCTION.

FILED VERIFY EXISTING CONDITIONS AND CONTACT OWNER'S REP. PRIOR TO COMMENCING WORK TO RESOLVE ANY POTENTIAL CONFLICTS.

CONTRACTOR IS RESPONSIBLE TO REPAIR AND REPLACE ANY EXISTING LANDSCAPE MATERIAL LOCATED OUTSIDE THE LIMIT OF CONSTRUCTION DAMAGED OR DESTROYED DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.

Plant Legend

Sym.	Botanical Name	Common Name	*Qty.	Size	Remarks
Trees *					
	PARKINSONIA 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	3	24" BOX	SINGLE TRUNK, LOW BRANCHING (MINIMUM 7.5 HEIGHT, 4.0' WIDE, 1.5" CALIPER)
	ACACIA SALICINA	WILLOW ACACIA	6	24" BOX	TALL, UPRIGHT, WELL DEVELOPED BRANCHING STRUCTURE. (8'-0" TALL, 4'-0" WIDE, 1.50" MIN. CALIPER)
Shrubs					
	RUELLIA CALIFORNICA	SONORAN DESERT RUELLIA	22	5 GAL.	SPACE 4' O.C., 3' FROM HARDSCAPE
	TECOMA STANS	YELLOW BELLS	4	5 GAL.	SPACE 6' O.C., 5' FROM HARDSCAPE
	LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD'	THUNDER CLOUD TEXAS RANGER	35	5 GAL.	SPACE 5' O.C., IN CLUSTERS AS SHOWN
Accents/GC					
	RUELLIA BRITTONIANA 'KATIE'	DWARF RUELLIA	8	1 GAL.	SPACE 2' O.C., 2' FROM HARDSCAPE
	HESPERALOE PARVIFLORA	RED YUCCA	31	5 GAL.	FULL AND BUSHY
	LANTANA SP. 'NEW GOLD'	NEW GOLD LANTANA	4	1 GAL.	SPACE AS SHOWN
D.G.	DECOMPOSED GRANITE	MATCH EXISTING	±12,600 SF. 29 ACRES	1/2" SCRND.	MATCH EXISTING ON-SITE ALONG R.O.W. IN BOTH SIZE AND COLOR. PROVIDE SAMPLE FOR OWNER'S REP. FINAL APPROVAL.

*PLANT QUANTITIES ARE FOR REFERENCE ONLY, EXACT QUANTITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
*NOTE: ALL TREES ADJACENT TO THE PUBLIC WALKWAYS SHOULD HAVE A MINIMUM CANOPY CLEARANCE OF 6'-8". (7'-0" IN SIGHT VISIBILITY AREAS)

Granite Note:

INSTALL A 2" LAYER OF DECOMPOSED GRANITE CONTINUOUS IN ALL PLANTERS UNDER ALL TREES AND SHRUBS. BEFORE PLACING GRANITE, COMPACT SUB-GRADE TO 85% AND APPLY A PRE-EMERGENT HERBICIDE TO SOIL. AFTER PLACING GRANITE: RAKE SMOOTH, WET TO ENTIRE DEPTH, ALLOW TO DRY, THEN LIGHTLY SCARIFY SURFACE WITH A LEAF RAKE. APPLY A SECONDARY APPLICATION OF PRE-EMERGENT HERBICIDE TO TOP OF GRANITE. KEEP TOP OF GRANITE 1" BELOW ADJACENT WALKS AND CURBS. DO NOT ALLOW GRANITE TO TOUCH THE TRUNK OF ANY PLANT. APPLY AFTER INSTALLATION OF PLANT MATERIAL.

General Key Notes:

A. CONTRACTOR IS RESPONSIBLE TO PROTECT ALL EXISTING TREES, SHRUBS AND GROUND COVER IN AREA MARKED EXISTING. SUPPLEMENT EXISTING PLANT MATERIAL AS SHOWN. ANY MATERIAL DAMAGED DURING CONSTRUCTION WILL BE REPLACED AT NO ADDITIONAL CHARGE TO THE OWNER.

B. PROVIDE 2" LAYER OF DECOMPOSED GRANITE IN ALL PLANTER AREAS UNLESS OTHERWISE NOTED.

C. CONTRACTOR IS RESPONSIBLE TO MAINTAIN CLEARANCE BETWEEN TREE CANOPIES AND AREA LIGHTS, NOT SHOWN. 10'-0" MINIMUM BETWEEN POLE AND TREE TRUNK. AREA LIGHTS.

Key Notes:

1. 65'-0" RIGHT-OF-WAY
2. PROPERTY LINE
3. SIGHT VISIBILITY TRIANGLE
4. EASEMENTS AS NOTED
5. PROPOSED PARKING SCREEN WALL
6. EXISTING MONUMENT SIGN
7. SUPPLEMENTAL PLANT MATERIAL RANDOM SPACE AS SHOWN.
8. PROPOSED CANOPY (TYP.)
9. EXISTING HARDSCAPE
10. SETBACK LINE AS NOTED
11. PROPOSED TRASH ENCLOSURE
12. PROPOSED SIDEWALK
13. PROPOSED CONCRETE PAD
14. PROPOSED SES SERVICE PANEL
15. ADA ACCESSIBLE PARKING
16. PROPOSED FDC LOCATION
17. EXISTING LANDSCAPE AREA (PROTECT IN PLACE)
18. PROPOSED ELECTRICAL TRANSFORMER

Seal:
LANDSCAPE ARCHITECT REGISTRANT 37454 RICHARD P. SCHUBERT Date Signed 3-29-17 EXPIRES 3-31-20

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preliminary landscape plan

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PROJECT NUMBER: 1617
DATE: 03-29-17
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2 of 2

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