



LANDSCAPE LEGEND ALL TREES TO MEET OR EXCEED A.N.A. SPECS

During bid 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.

TREES	SIZE	QTY
Parkinsonia hybrid 'Desert Museum' Desert Museum Palo Verde	36" box standard low breaking	19
Fraxinus velutina 'Rio Grande' Fan-Tex Ash	24" box, matching	17
Acacia aneura " Mulga" - standard Mulga acacia	24" box, std. matching	9
Pinus halepensis Aleppo Pine	36" box	14
Prosopis Hybrid AZT Thornless Hybrid Mesquite "AZT"	24" box multi.	28
Acacia salacina	24" Box	9
Willow Acacia Existing Tree to remain and be protected	selectively trim to 7' canopy	

SHRUBS	SIZE	QTY
Dodonaea viscosa 'Purpurea' Purple Hopseed Bush	5 gal.	65
Leucophyllum frutescens 'compacta' Compact Texas Sage	5 gal.	54
Tecoma alata 'Orange Jubilee' Orange Jubilee	5 gal.	43
Hesperaloe parviflora 'Perpa' Brakelights Brakelight Red Yucca	5 gal.	229
Simmondsia chinensis Jojoba	5 gal.	103
Caesalpinia pulcherrima Red Bird of Paradise	5 gal.	66
Bougainvillea 'San Diego Red' San Diego Red Bougainvillea	5 gal.	29
Callestemon citrinus " Better John" Better John Bottle Brush	5 gal.	45
Dasyliroia quadrangulatum Toothless Desert Spoon	5 gal.	54
Agave americana "Marginata" Variegated Century Plant	5 gal.	55
Yucca rupicola Twisted Leaf Yucca	5 gal.	40
Caesalpinia gilliesii Yellow Bird Of Paradise	5 gal.	51

GROUND COVER	SIZE	QTY
Lantana montevidensis Trailing Lantana 'Purple & Gold mound'	1 gal.	217

INERT MATERIAL

- Decomposed Granite-1/2" Screened Express - Gold
2" min thickness in all L.S. areas
Submit samples to LA for approval
Dust Control DG in "FUTURE" area to be 1/4" minus Express - Gold
- Fractured Granite rip-rap (Express Brown) (2" to 4")
install at down-spouts, roof drains & drainage outlets

LANDSCAPE PLANT CHART

LOCATION	TREES		SHRUBS	
	REQUIRED	FURNISHED	REQUIRED	FURNISHED
NORTH 57'				
Perimeter				
3 TREE / PER 100 L.F.T.	18	18		
20 SHRUBS / PER 100 L.F.T.			115	115
EAST 75'				
Perimeter				
3 TREE / PER 100 L.F.T.	3	3		
20 SHRUBS / PER 100 L.F.T.			20	20
SOUTH 87'				
Perimeter				
3 TREE / PER 100 L.F.T.	26	26		
20 SHRUBS / PER 100 L.F.T.			175	175
WEST 382'				
48th street				
1 TREE / PER 25 L.F.T.	15	15		
5 SHRUBS / PER 25 L.F.T.			88	88
PARKING LOT				
1 TREE / PER 15' ISLAND	9	9		
3 SHRUBS / PER 15' ISLAND			27	27
FOUNDATION PLANTING - 448'				
1 TREE / PER 50 L.F.T.	9	9	N/A	N/A
TOTAL REQ'D/FRNSHD	80	80		
SIZE REQ'D/FURNISHED				
TREES 36" BOX MIN 10%	8	8		
24" BOX MIN 50%	40	40		
15 GAL	32	32		
TOTAL TREES	80	80		
required				
5 GAL				400
1 GAL				25
Existing				
TOTAL SHRUBS			425	739

LANDSCAPE DATA -

Gross Site Area:	370,105 S.F.
Building Area:	108,948 S.F.
TOTAL Landscape Area:	190,959 S.F.
(which includes Phase II area of 114,508 S.F.)	
Refer to Landscape Plant Chart	

EXISTING LANDSCAPING AND IRRIGATION NOTES:

- SITE VERIFY ALL EXISTING CONDITIONS PRIOR TO BIDDING. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE LANDSCAPE ARCHITECT IMMEDIATELY.
- 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, MAINTENANCE/CARE, NEGLECT OR VANDALISM SHALL BE REPLACE BY A LIKE TYPE TREE 48" BOX MINIMUM. ALL SHRUBS AND GROUND COVER SHALL BE REPLACED WITH 5 GALLON PLANTS. AT NO ADDITIONAL COST TO THE OWNER.
- LANDSCAPE AREAS DISTURBED BY NEW CONSTRUCTION SHALL BE REPAIRED WITH NEW DS MATCHING EXISTING. BLEND ALL DISTURBED AREAS WITH UNDISTURBED SO THERE IS A SMOOTH TRANSITION BETWEEN ALL EDGES. REPLACE ALL DISTURBED, BROKEN OR DAMAGED HEADERS WITH MATCHING TYPE. 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....
- EXISTING IRRIGATION SYSTEM SHALL BE PROTECTED AND REPAIRED DURING ALL PHASES OF CONSTRUCTION. IF THE EXISTING SYSTEM IS TIED INTO ADJACENT PROPERTIES. ALL EQUIPMENT SUCH AS MAINLINE, WIRES, LATERALS, HEADS, VALVES ETC... SHALL BE REPAIRED AND REPLACED TO MAINTAIN CONTINUOUS WATERING.
- PROVIDE NEW SCHEDULE 40 SLEEVES AT ALL NEW DRIVES (SEE SLEEVE SCHEDULE)
- ALL EXISTING TO REMAIN TREES & SHRUBS, SHALL BE SELECTIVELY PRUNED PER LANDSCAPE ARCHS DIRECTIONS, AND GUARANTEED 100% IRRIGATION COVERAGE DURING ALL CONSTRUCTION PHASES.
- ALL EXISTING SHRUBS WITHIN THE SIGHT DISTANCE LINES AND VISIBILITY TRIANGLES SHALL BE SELECTIVELY PRUNED TO A MAXIMUM HEIGHT OF 30".
- ALL EXISTING TREES WITHIN THE SIGHT DISTANCE LINES AND VISIBILITY TRIANGLES SHALL HAVE ITS CANOPY BE LIFTED TO A CLEAR HEIGHT OF 7'.
- L.C. SHALL BORE UNDER EXISTING WALK RATHER THAN SAW CUT TO PLACE NEW SLEEVES.
- L.C. AND G.C. ARE RESPONSIBLE FOR LOCATING ALL EXISTING IRRIGATION SLEEVES PRIOR TO SETTING ANY PAVERS AND/OR CONCRETE.

Preliminary Landscape Plan

PROJECT DATA

ADDRESS:	48TH ST & JASMINE ST, MESA, AZ 85205
EXISTING ZONING:	LI ZONING
A.P.N.:	141-34-352, 141-34-353, 141-34-354, 141-34-355, 141-34-356, 141-34-357, 141-34-358, 141-34-359
NET SITE AREA:	370,105 S.F. (8.50 AC.)
TOTAL BUILDING AREA:	108,948 S.F.
NET SITE COVERAGE:	110,400 / 370,105 = 29.8%
PROPOSED BUILDING HEIGHT:	41 FT. (ROOF)
BUILDING AREA(S):	
OFFICE	10,000 S.F.
WAREHOUSE	100,400 S.F.
TOTAL	110,400 S.F.
PARKING PROVIDED:	
88 SPACES	

LEGAL DESCRIPTION

A SUBDIVISION OF A PORTION OF THE NORTH HALF OF SECTION 10,
T.1N., R.6.E. OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA
COUNTY, ARIZONA

PRELIMINARY LANDSCAPE PLAN NOTES:

- THE ENTIRE SITE WILL BE MAINTAINED IN ACCORDANCE WITH CITY OF MESA STANDARDS.
- ALL TREES TO MEET OR EXCEED ANA STANDARDS
- AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED GUARANTEEING 100% COVERAGE TO ALL LANDSCAPE AREAS.
- DECOMPOSED GRANITE, 2" MINIMUM THICKNESS, TO BE PLACED IN ALL LANDSCAPE AREAS NOT DESIGNATED FOR RIP-RAP
- ALL EARTHWORK WILL BE DONE SO THAT ALL WATER DRAINS AWAY FROM SIDEWALKS, STRUCTURES AND WILL NOT IMPEDE NATURAL DRAINAGE EASEMENTS.
- STRUCTURES AND LANDSCAPING WITHIN A SIGHT VISIBILITY TRIANGLE OR SIGHT VISIBILITY LINE WILL NOT EXCEED 24" INCHES.
- FINAL LANDSCAPE PLANS TO MEET OR EXCEED MINIMUM CITY STANDARDS.
- QUANTITIES ARE FOR SUBMITTAL PURPOSES ONLY.
- ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE 'ARIZONA NURSERY ASSOCIATION RECOMMENDED TREE SPECIFICATIONS
- LOCATION OF ALL TREES IN SVT TO BE SURVEYED AND STAKED BY CONTRACTOR. LOCATIONS TO BE APPROVED BY CITY TRANSPORTATION DEPARTMENT PRIOR TO INSTALL. TREES WITHIN SVT TO BE OF A SPECIES THAT WHEN FULLY MATURE WILL HAVE A TRUNK DIAM OF UNDER 12".
- AT TIME OF COMPLETION, ALL TREES IN SVT. TO BE PRUNED TO 8' MEASURED FROM TOP OF CURB TO BOTTOM OF CANOPY, AND 14' HT. MEASURED FROM HIGHEST PT OF ADJACENT PAVEMENT.
- ALL TREES LOCATED WITHIN SVT TO BE 36" BOX + STANDARD TRUNK.

PROJECT TEAM

ARCHITECT: BUTLER DESIGN GROUP 5017 E WASHINGTON ST. SUITE 107 PHOENIX, AZ 85034 PH: 602-957-1800 CONTACT: TOBY ROGERS EMAIL: TROGERS@BUTLERDESIGNGROUP.COM	CIVIL ENGINEER: HUNTER ENGINEERING xxSTREET xx, ARIZONA 85215 PH: 480-xx CONTACT: RICHARD KOVACH	OWNER: BLUEWATER GROUP LLC 3033 N. NORFOLK STREET MESA, ARIZONA 85215 PH: 480-545-7900 CONTACT: RICHARD KOVACH
---	---	---



LASKIN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
67 E. Weldon Ave.
Suite 230
Phoenix, Arizona 85012
p (602) 840-7771
f (602) 840-8021
www.laskindesign.com



PROJECT JASMINE
48TH STREET & JASMINE STREET
Mesa, Arizona 85205

10-01-18
18033-ST05

PL-01



Butler Design Group, Inc
architects & planners