

LANDSCAPE NOTES

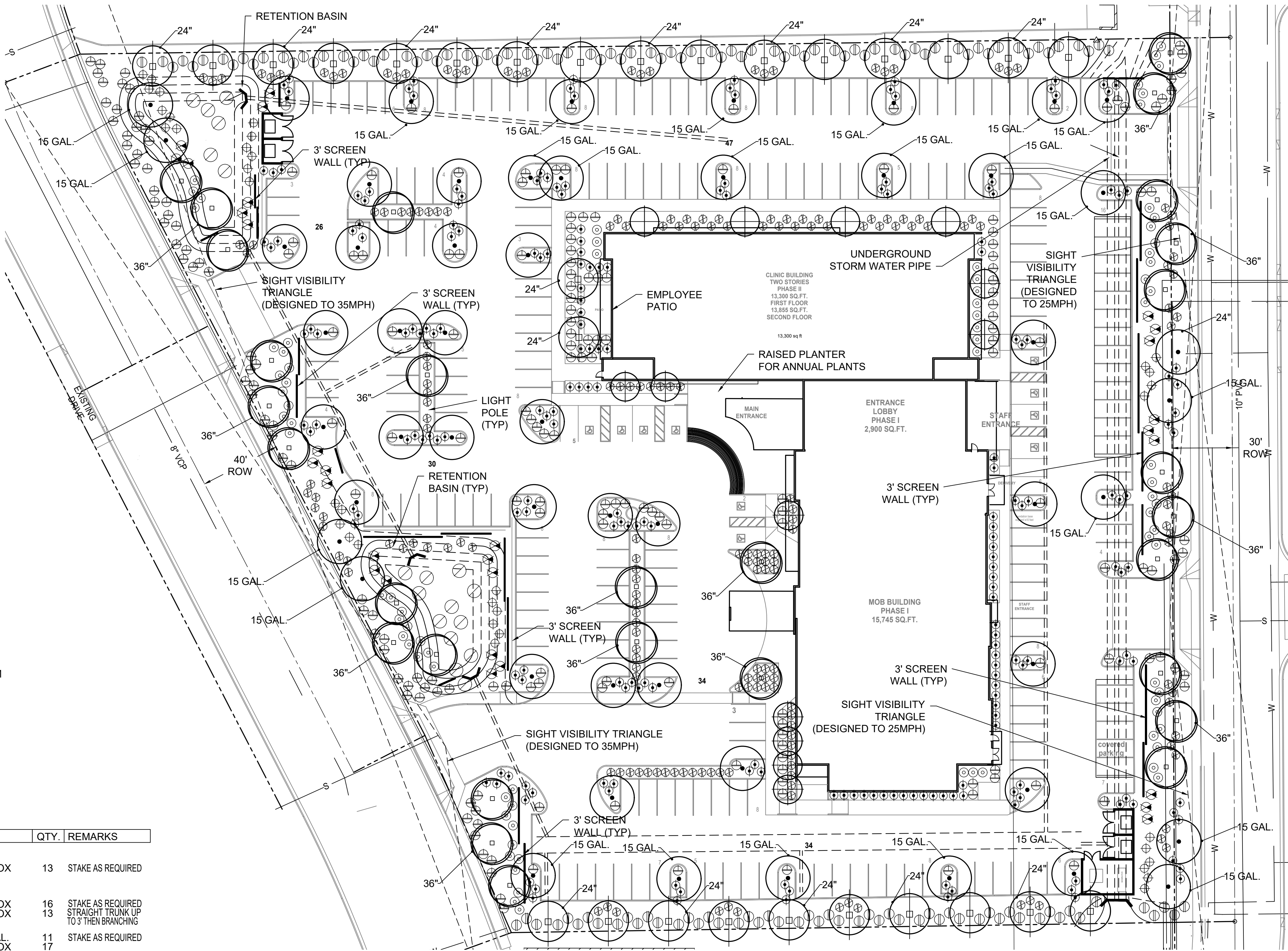
1. CONTRACTOR TO OBTAIN PERMITS FROM LOCAL AGENCIES AND UTILITY COMPANIES HAVING JURISDICTION OVER THIS SITE.
2. CONTRACTOR TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO ANY INSTALLATION.
3. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO INSTALL THE WORK INDICATED ON THE LANDSCAPE DOCUMENTS. HE SHALL BE RESPONSIBLE FOR CAREFUL SITE INSPECTION, DETAILED REVIEW OF THE PLANS, AND COORDINATION WITH OTHER CONTRACTORS ON-SITE PRIOR TO ANY INSTALLATION. ANY DISCREPANCIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER'S AGENT.
4. PRIOR TO INITIATING THESE LANDSCAPE IMPROVEMENTS, THE LANDSCAPE CONTRACTOR MUST SCHEDULE A PRE-CONSTRUCTION MEETING ON-SITE WITH THE APPROVAL OF THE OWNER AND THE GENERAL CONTRACTOR. THE OWNER'S REPRESENTATIVE AND/OR THE PROJECT LANDSCAPE ARCHITECT MUST BE PRESENT. THE PURPOSE OF THIS MEETING IS TO RESOLVE ANY EXISTING SITE CONDITIONS THAT MAY BE IN CONFLICT WITH THESE LANDSCAPE CONSTRUCTION DOCUMENTS AND THEREFORE IMPACT THE INSTALLATION OF ANY OF THESE PROPOSED IMPROVEMENTS. THIS FIRST MEETING SHOULD BE SCHEDULED TO OCCUR AFTER THE COMPLETION OF ON-SITE AND OFF-SITE IMPROVEMENTS INCLUDING: ALL UNDERGROUND UTILITIES, MASS GRADING, AND STREET IMPROVEMENTS.
5. DAMAGE TO EXISTING LANDSCAPING, UNDERGROUND UTILITIES, IRRIGATION LINES, ELECTRICAL LINES, ETC. SHALL BE REPAIRED AT CONTRACTORS EXPENSE.
6. ANY DISCREPANCIES FOUND BETWEEN THE PLANS AND THE SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
7. ALL QUANTITIES PROVIDED ARE FOR BIDDING PURPOSES ONLY. LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISH GRADES IN LANDSCAPED AREAS. HE SHALL DETERMINE, WITH THE GENERAL CONTRACTOR, THE EXTENT OF ROUGH GRADING AND/OR FINE GRADING TO BE ESTABLISHED BY OTHERS.
9. ALL GRADING AND DRAINAGE SHALL BE IN ACCORDANCE WITH THE PLANS PREPARED BY THE PROJECT CIVIL ENGINEER, OR AS DIRECTED BY THE OWNER'S AGENT. PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING(S) IN ALL CONDITIONS. CONTRACTOR TO MEET ALL EXISTING GRADES AT PROJECT BOUNDARIES. FINISH GRADE SHALL BE 3" BELOW THE TOP OF ADJACENT WALKS AND CURBS PRIOR TO RECEIVING MULCH OR DECOMPOSED GRANITE.
10. ALL AREAS DISTURBED DURING CONSTRUCTION TO BE FINE GRADED. ADJACENT UNDISTURBED AREAS DAMAGED OR DISTURBED TO BE RESTORED TO ITS ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
11. CONTRACTOR SHALL FINE GRADE ENTIRE LANDSCAPED AREA AS REQUIRED FOR INSTALLATION OF PLANTING. ALL GRADES SHALL BE NEAT, RAKED SMOOTH AND BE FREE OF DEBRIS PRIOR TO SUBSTANTIAL COMPLETION.
12. PRIOR TO SPREADING MATERIAL GROUNDCOVERS, ADJUST AND COMPACT FINISH GRADES, APPLY WEED PRE-EMERGENT SURFLAN AS PER MANUFACTURER'S INSTRUCTIONS. THEN SPREAD DECOMPOSED GRANITE, RIVER RUN, OR MULCH AS INDICATED ON PLANS. DECOMPOSED GRANITE SHALL BE WATERED, THEN COMPACTED WITH A SOD ROLLER TO A MINIMUM DEPTH OF 2" AFTER COMPACTION. PROVIDE A SECOND APPLICATION OF THE PRE-EMERGENT SURFLAN AT THE END OF THE MAINTENANCE PERIOD.
13. ALL LANDSCAPED AREAS SHALL RECEIVE A 2" TOP DRESSING OF DECOMPOSED GRANITE. PROVIDE SAMPLE OF SIZE AND COLOR FOR APPROVAL BY OWNER'S AGENT PRIOR TO DELIVERY.
14. STAKE LOCATIONS OF ALL TREES FOR APPROVAL PRIOR TO INSTALLATION OF ANY PLANT MATERIAL.
15. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED (WHEN IN-LEAF) AS IS TYPICAL FOR THE SPECIES. THEY SHALL HAVE HEALTHY, WELL DEVELOPED ROOT SYSTEMS (NOT POT BOUND), A NORMAL HABIT OF GROWTH CONSISTENT WITH INDUSTRY STANDARDS, AND FREE OF ANY BRUISES, CUTS, OR OTHER ABNORMALITIES. PLANT MATERIAL SHALL BE SIZED IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN; AND THE ARIZONA NURSERYMAN ASSOCIATION STANDARDS.
16. BACKFILL MIXTURES, EXCEPT AS NOTED, TO BE COMPRISED OF 75% NATIVE SOIL AND 25% DECOMPOSED GRANULAR BARK MULCH, AND 2 LBS. DISPERSAL PER CUBIC YARD OF BACKFILL.
17. ADD AGRI-FORM FERTILIZER TABLETS AT THE FOLLOWING RATES: 1 GALLON PLANT - 1 TABLET  
15 GALLON PLANT - 4 TABLETS 5 GALLON PLANT - 2 TABLET BOXED TREE - 6 TABLETS (MIN.)  
TABLETS TO BE PLACED NO DEEPER THAN 6 INCHES BELOW SOIL SURFACE.
18. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON PLANTING PLAN. DO NOT SUBSTITUTE PLANTS BY TYPE OR QUANTITY WITHOUT WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT OR OWNER'S AGENT.
19. THE OWNER'S AGENT RESERVES THE RIGHT TO REJECT ANY SELECTION OF PLANT MATERIAL THAT DOES NOT SATISFY THE INTENT OF THE LANDSCAPE DESIGN BASED ON: SIZE, SHAPE, EVIDENCE OF STRESS OR IMPROPER CARE.
20. PRIOR TO INITIATING THE 90-DAY MAINTENANCE PERIOD, COMPLETE ANY INITIAL PUNCH LIST ITEMS, THEN OBTAIN APPROVAL FROM OWNER'S AGENT OF SUBSTANTIAL COMPLETION. DETERMINE WITH OWNER'S AGENT THE START DATE FOR THE 90-DAY MAINTENANCE PERIOD. CONTRACTOR TO THEN MAINTAIN LANDSCAPE WHICH MAY INCLUDE WATERING, WEEDING, PRUNING, AND REPLACEMENT OF ANY MATERIAL THAT HAS DIED OR IS SHOWING EVIDENCE OF STRESS. SUBMIT WRITTEN REQUEST FOR FINAL PUNCH LIST ONE WEEK PRIOR TO END OF MAINTENANCE PERIOD.
21. PROVIDE OWNER WITH A WRITTEN GUARANTEE OF ONE YEAR FOR ALL TREES AND SIX (6) MONTHS FOR ALL OTHER PLANT MATERIAL DATED FROM START OF MAINTENANCE PERIOD AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH. PROVIDE OWNER WITH WRITTEN INSTRUCTIONS OUTLINING MAINTENANCE PROCEDURES TO BE ADOPTED IN ORDER TO PROTECT GUARANTEE. INCLUDE WATERING SCHEDULE AND FERTILIZER PROGRAM.

PLANT SCHEDULE

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY.	REMARKS
	TREES			
	ACACIA WILLARDIANA PALO BLANCO	24" BOX	13	STAKE AS REQUIRED
	PARKINSONIA HYBRID 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE	24" BOX 36" BOX	16 13	STAKE AS REQUIRED STRAIGHT TRUNK UP TO 3' THEN BRANCHING
	DALBERGIA SISSOO SISSOO TREE	15 GAL. 24" BOX	11 17	STAKE AS REQUIRED
	PROSOPIS CHILENSIS 'THORNLESS' THORNLESS CHILEAN MESQUITE	15 GAL. 24" BOX	25 28	STAKE AS REQUIRED
	SHRUBS			
	CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 GAL.	30	1 GPH EMITTER
	CALLIANDRA CALIFORNICA RED FAIRY DUSTER	5 GAL.	36	1 GPH EMITTER
	CASSIA NEMOPHILA DESERT CASSIA	5 GAL.	0	1 GPH EMITTER
	EREMOPHILA MACULATA 'VALENTINE' VALENTINE EMU	5 GAL.	227	1 GPH EMITTER
	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO'™ RIO BRAVO SAGE	5 GAL.	84	1 GPH EMITTER
	RUPELLIA PENINSULARIS BAJA RUPELLIA	5 GAL.	0	1 GPH EMITTER
	TECOMA SPP. 'ORANGE JUBILEE'	5 GAL.	0	1 GPH EMITTER
	ACCENTS			
	HESPERALOE PARVIFLORA RED YUCCA	5 GAL.	207	1 GPH EMITTER
	GROUNDCOVER			
	ACACIA REDOLENS 'DESERT CARPET' N.C.N.	1 GAL.	18	1 GPH EMITTER
	EREMOPHILA GLABRA 'MINGENEW' GOLD' OUTBACK SUNRISE EMU	1 GAL.	210	1 GPH EMITTER
	LANTANA SPP. 'NEW GOLD' LANTANA	1 GAL.	0	1 GPH EMITTER
	DECOMPOSED GRANITE 'EXPRESS GOLD'	1/2" SCREENED	2"	DEPTH ALL LANDSCAPE AREAS

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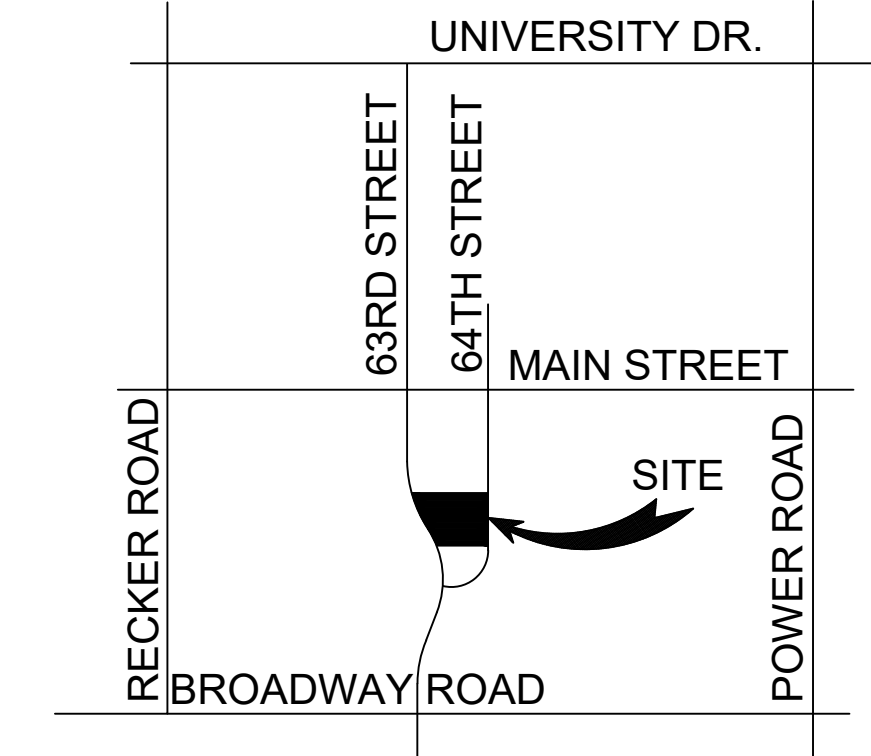
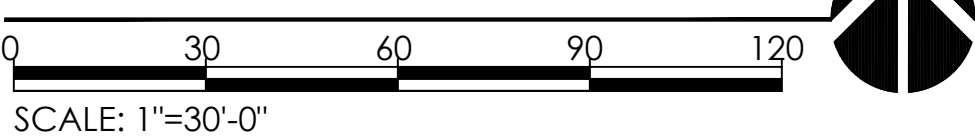
- 1) TREE HEIGHTS AND CALIPERS WILL COMPLY WITH "ARIZONA NURSERY ASSOCIATION SPECIFICATIONS" FOR THAT TYPE AND SIZE OF TREE
- 2) LANDSCAPE TO BE WATERED BY AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.



LANDSCAPE CALCULATIONS

	REQUIRED	PROVIDED
STREET FRONTAGE LANDSCAPE (63RD STREET) 400 LF DIVIDED BY 1 TREE, 6 SHRUBS PER 25 LF	16 TREES, 96 SHRUBS 4-36" BOX 8-24" BOX 4-15 GAL.	16 TREES, 103 SHRUBS 4-36" BOX 8-24" BOX 4-15 GAL.
STREET FRONTAGE LANDSCAPE (64TH STREET) 367 LF DIVIDED BY 1 TREE, 6 SHRUBS PER 25 LF	15 TREES, 88 SHRUBS 4-36" BOX 8-24" BOX 3-15 GAL.	15 TREES, 88 SHRUBS 4-36" BOX 8-24" BOX 3-15 GAL.
LANDSCAPE ADJACENT TO NORTH > 540 LF DIVIDED BY 3 TREE, 20 SHRUBS PER 100 LF	16 TREES, 108 SHRUBS 8-24" BOX 8-15 GAL.	16 TREES, 110 SHRUBS 8-24" BOX 8-15 GAL.
LANDSCAPE ADJACENT TO SOUTH > 330 LF DIVIDED BY 3 TREE, 20 SHRUBS PER 100 LF	10 TREES, 66 SHRUBS 5-24" BOX 5-15 GAL.	10 TREES, 66 SHRUBS 5-24" BOX 5-15 GAL.
LANDSCAPE PER PARKING SPACES 232 PARKING SPACES DIVIDED BY ONE TREE, 3 SHRUBS PER 8 SPACES	29 TREES, 87 SHRUBS 3-36" BOX 26-24" BOX	48 TREES, 180 SHRUBS 3-36" BOX 27- 24" BOX 18-15 GAL.
FOUNDATION LANDSCAPING FOR PHASE 1 BUILDING> WEST SIDE WITH PUBLIC ENTRY 205 LF DIVIDED BY 1 TREE PER 50 LF SOUTH SIDE WITHOUT PUBLIC ENTRY 96 LF DIVIDED BY 1 TREE PER 50 LF EAST SIDE WITHOUT PUBLIC ENTRY 205 LF DIVIDED BY 1 TREE PER 50 LF	4 TREES 2 TREES 4 TREES 1-36" BOX 8-24" BOX	7 TREES 0 TREES 3 TREES 2-36" BOX 8-24" BOX
FOUNDATION LANDSCAPING FOR PHASE 2 BUILDING > TOTAL PERIMETER WITHOUT PUBLIC ENTRY 435 LF DIVIDED BY 1 TREE PER 50 LF	9 TREES 1-36" BOX 8-24" BOX	10 TREES 0-36" BOX 10-24" BOX
TOTAL NUMBER OF 24" BOX	72 TREES	74 TREES
TOTAL NUMBER OF 36" BOX (OR LARGER) TREES	13 TREES	13 TREES
TOTAL NUMBER OF 5 GALLON SHRUBS	445 SHRUBS	547 SHRUBS

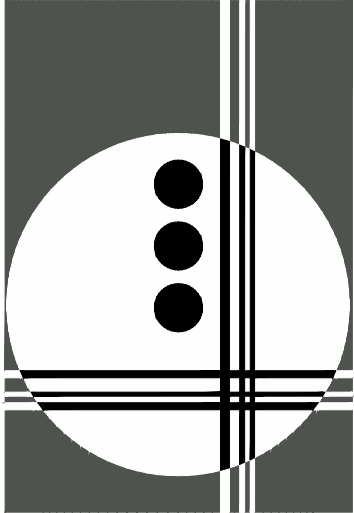
PRELIMINARY  
LANDSCAPE PLAN



VICINITY MAP

NTS

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REVISIONS.

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PRELIMINARY  
LANDSCAPE PLAN

SHEET

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