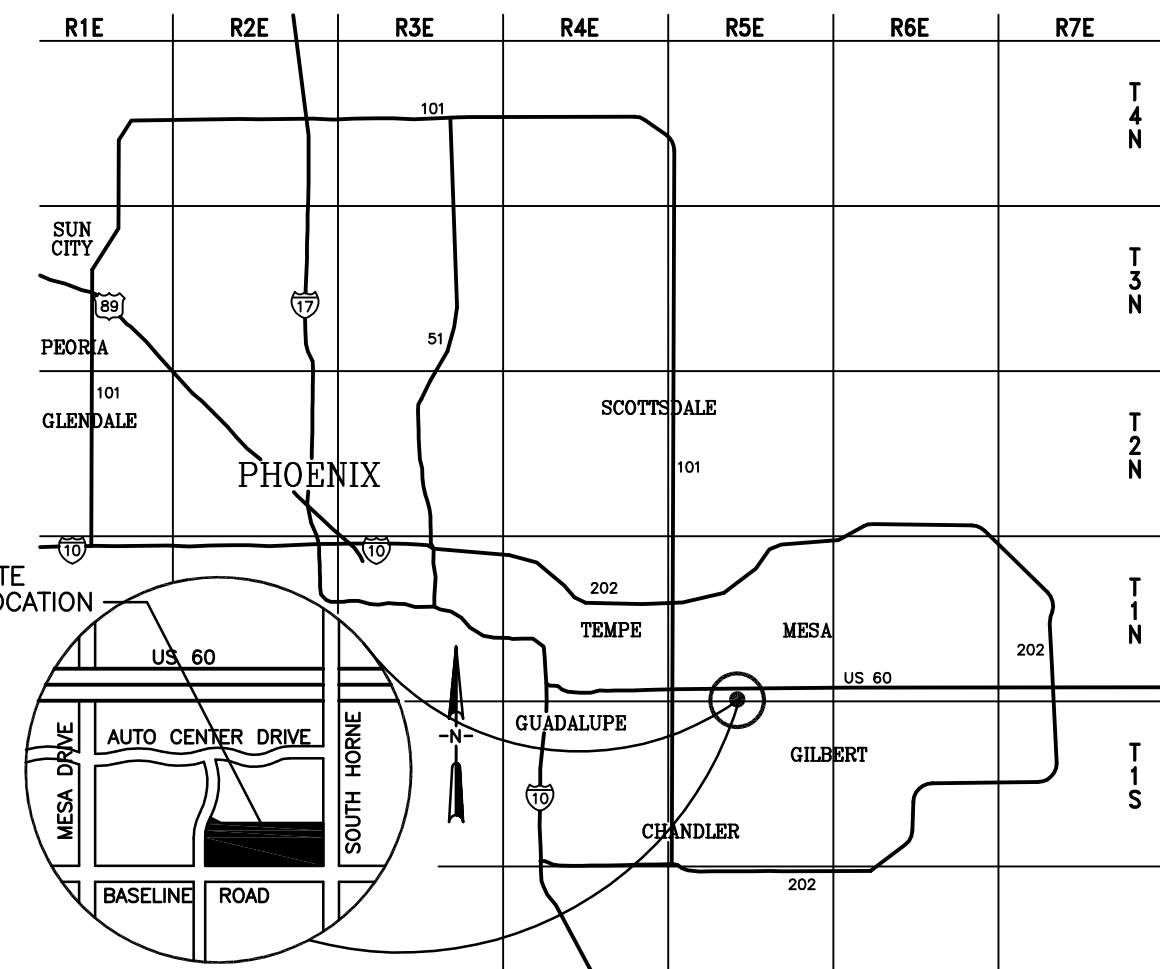




VICINITY MAP

PROJECT TEAM

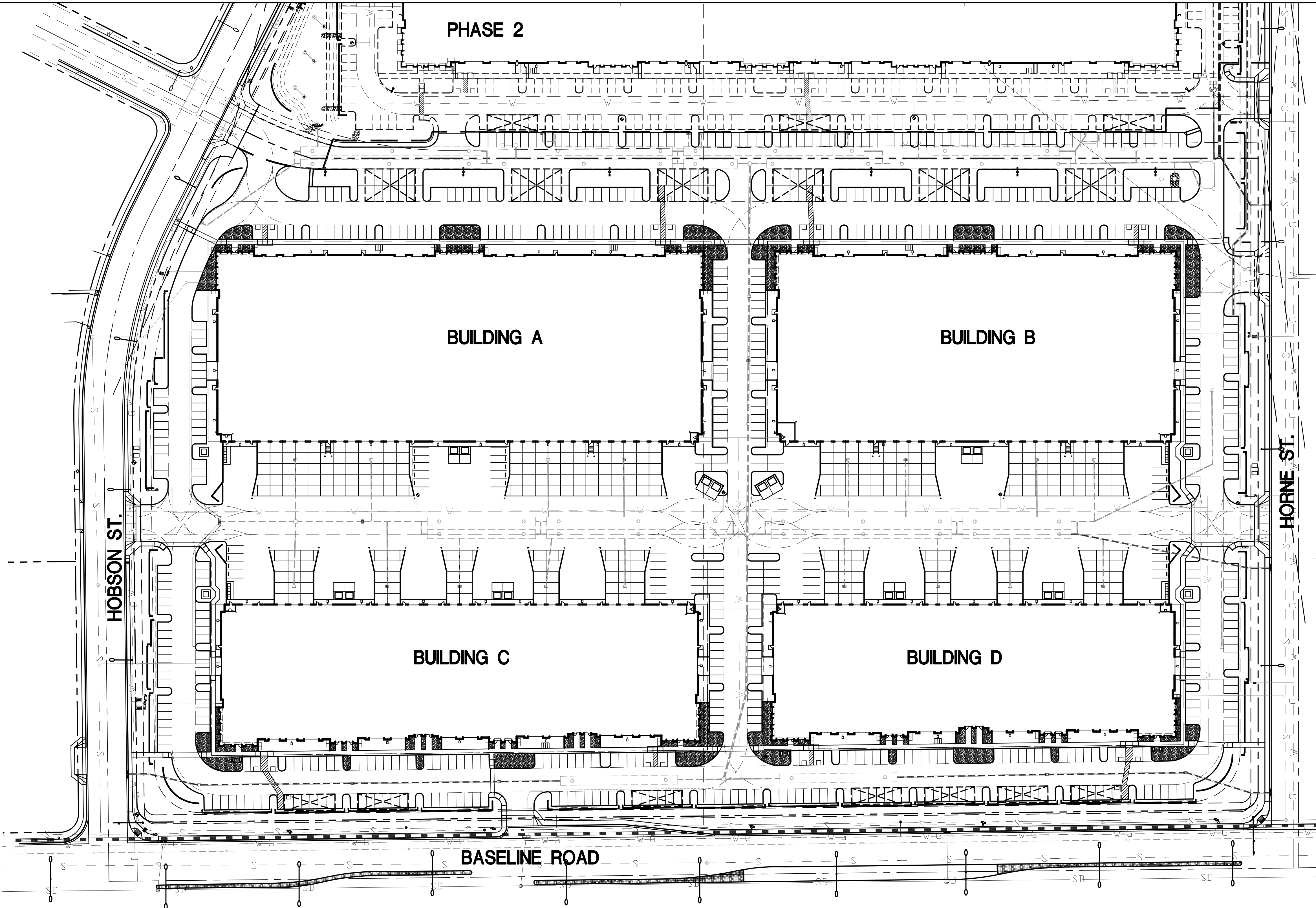
- OWNER: PUPPYFEATHERS, LLLP  
460 E. AUTO CENTER DRIVE  
MESA, ARIZONA 85204
- OWNER: MCP/ACQUISITION, LLC  
1230 W. WASHINGTON STREET, SUITE 203  
TEMPE, ARIZONA 85281  
(602) 452-2573 (602) 452-2571 (FAX)
- ARCHITECT: MCCALL & ASSOCIATES - JEFF MCCALL  
4307 N. CIVIC CENTER PLAZA  
SCOTTSDALE, ARIZONA 85251  
(480) 946-0066 946-5432 (FAX)
- ELECTRICAL: HAWKINS DESIGN GROUP - DAVE HAWKINS  
2152 S. VINEYARD AVENUE, SUITE 107  
MESA, ARIZONA 85210  
(480) 813-9000 813-9001 (FAX)
- CIVIL: CEG - NATHAN COTTELL  
12409 W. INDIAN SCHOOL ROAD, C-303  
AVONDALE, ARIZONA 85392  
(623) 536-1993 748-9008 (FAX)
- LANDSCAPE: PHILLIP R. RYAN - PHIL RYAN  
4915 SOUTH QUIET WAY  
GILBERT, ARIZONA 85298  
(480) 246-9681

SHEET INDEX:

|           |                |
|-----------|----------------|
| SHEET L-1 | COVER SHEET    |
| SHEET L-2 | LANDSCAPE PLAN |
| SHEET L-3 | LANDSCAPE PLAN |
| SHEET L-4 | LANDSCAPE PLAN |
| SHEET L-5 | LANDSCAPE PLAN |

GENERAL NOTES:

1. TREE HEIGHTS AND CALIPERS WILL COMPLY WITH "ARIZONA NURSERY ASSOCIATION SPECIFICATIONS" FOR THAT TYPE AND SIZE OF TREE.
2. LANDSCAPING IN RIGHT-OF-WAY REQUIRED, MUST BE INORGANIC OR CONFORMANCE WITH LOW WATER USING PLANT LIST AVAILABLE FROM THE CITY OF MESA, PUBLIC WORKS ADMINISTRATION. SEPARATE ENGINEERING PERMIT REQUIRED FOR LANDSCAPING WITHIN RIGHT-OF-WAY.
3. MAXIMUM SLOPE OF RETENTION BASIN ADJACENT TO PUBLIC RIGHT-OF-WAY IS 1:6 (BOTH SIDES OF BASIN) AND 1:4 ON INTERIOR PROPERTY LINES.
4. MAXIMUM GRADE CHANGE AT PROPERTY LINE IS 2 FEET.
5. THE REQUIRED BACKFLOW PREVENTION ASSEMBLY SHALL BE MANUFACTURED AND MODEL DESIGNATED IN THE CURRENT "LIST OF APPROVED BACKFLOW PREVENTION ASSEMBLIES" AS PUBLISHED BY THE FOUNDATION FOR CROSS-CONNECTION CONTROL AND HYDRAULIC RESEARCH, UNIVERSITY OF SOUTHERN CALIFORNIA.
6. THE BACKFLOW PREVENTION ASSEMBLY SHALL BE TESTED AND APPROVED BY A CERTIFIED TECHNICIAN DESIGNATED IN THE CURRENT CITY OF MESA LIST OF APPROVED INSPECTORS PRIOR TO THE REQUEST FOR FINAL INSPECTION.
7. INSTALL A REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION ASSEMBLY PER CITY OF MESA STANDARD DETAIL M-313.
8. WATER SERVICE INSTALLATION FOR WATER METER SHALL BE INSTALLED PER CITY OF MESA STD. DETAIL M-491 & M-492.
9. TREES SHALL BE PLANTED AT LEAST 20 FEET AWAY FROM ANY STREET LIGHT POLE OR LIGHTING CONTROL CABINET (LCC). SHRUB SHALL BE PLANTED AT LEAST 7 FEET AWAY FROM ANY STREET LIGHT POLE OR LCC. SEE SECTION 92.31 IN THE CITY OF MESA ENGINEERING PROCEDURE MANUAL.
10. ALL LANDSCAPE MATERIAL INSTALLED SHALL BE MAINTAINED BY OWNER OR LESSEE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.
11. ALL TREES AND SHRUBS LOCATED IN THE LINE-OF-SIGHT WILL BE MAINTAINED FOR A CLEAR AREA BETWEEN 3' AND 1' FROM PAVED SURFACE WHERE SIGHT LINE OCCURS. SEE LANDSCAPE PLAN FOR SIGHT LINE.
12. THERE ARE NO EXISTING OVERHEAD POWER LINES ON THIS PROJECT SITE.
13. BACKFLOW DEVICES (OR PROTECTIVE CAGE) TO BE PAINTED TAN TO MATCH DECOMPOSED GRANITE IN COLOR TO DISCOURAGE THEFT.
14. SIGNAGE REQUIRES A SEPARATE SIGN PERMIT.

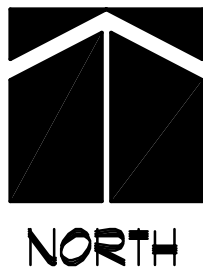
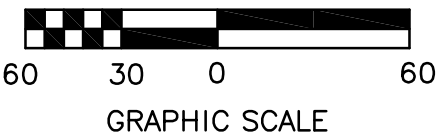


LANDSCAPE CALCULATIONS CHART

| AREA                                                 | FORMULA                                                                                                                                                                         | REQUIRED      |               |               |        | PROVIDED      |               |               |        |
|------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|---------------|---------------|--------|---------------|---------------|---------------|--------|
|                                                      |                                                                                                                                                                                 | 36" BOX TREES | 24" BOX TREES | 15 GAL. TREES | SHRUBS | 36" BOX TREES | 24" BOX TREES | 15 GAL. TREES | SHRUBS |
| SOUTH HORNE<br>(820 LF.)                             | (1) TREE AND 6 SHRUBS/<br>25 LF. OF FRONTAGE)<br>(25% 36" BOX, 50% 24"<br>BOX, 25% 15 GAL. MIN.)                                                                                | 8             | 17            | 8             | 197    | 16            | 19            | 0             | 235    |
| PARKING LOT<br>(196) 15' ISLANDS<br>(15) 30' ISLANDS | 15' ISLAND: (1) TREE AND (3) SHRUBS<br>30' ISLAND: (2) TREES AND (6) SHRUBS<br>(MIN. 10% OF REQ'D. TREES TO BE<br>36" BOX- BALANCE OF TREES TO<br>BE 24" BOX)                   | 13            | 113           | 0             | 378    | 12            | 123           | 0             | 426    |
| FOUNDATION BASE<br>(3,380 LF.)                       | (1) TREE/ 50 LF.<br>(10% OF REQ'D. TREES TO BE 36" BOX-<br>BALANCE OF TREES TO BE 24" BOX)<br>(TREES WITHIN 30 FT. OF THE FOUNDATION<br>MAY BE COUNTED TOWARD THIS REQUIREMENT) | 7             | 61            | 0             | N.A.   | 11            | 80            | 23            | N.A.   |
| HOBSON<br>STREET<br>(910 LF.)                        | (4) 24" BOX TREES AND<br>(24) 5 GAL. SHRUBS/ 100 LF.                                                                                                                            | 9             | 16            | 8             | 195    | 19            | 17            | 0             | 219    |
| BASELINE ROAD<br>(1250 LF.)                          | (1) TREE AND 6 SHRUBS/ 25 LF.<br>OF FRONTAGE/ (25% 36" BOX, 50% 24" BOX,<br>25% 15 GAL. MIN.)                                                                                   | 13            | 25            | 12            | 300    | 44            | 18            | 20            | 334    |

(NOTE: MEX. FAN PALMS ARE COUNTED AS 36" BOX SIZE)

Site Plan  
Scale 1:60



phillip r. ryan  
landscape architect p.c.  
4916 s. quiet way  
gilbert, arizona 85298  
(480) 899-5813 fax (480) 983-3674



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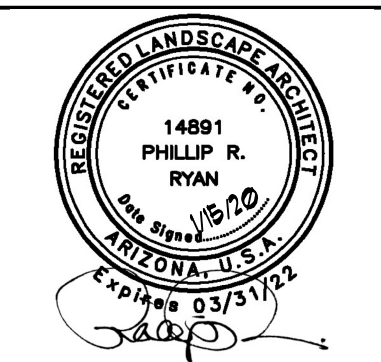
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THIRTY DAYS OF A WRITTEN DESCRIPTION OF  
THE REVISIONS. THE PROJECT IS AVAILABLE FROM THE OWNER  
ADDRESS AND THE OWNER'S DESIGNATED AGENT AT  
ANY TIME. THE OWNER OR ITS DESIGNATED AGENT  
SHALL PROVIDE THIS DESCRIPTION ON REQUEST.  
NOTICE: OF EXTENDED PAYMENT PROVISIONS  
PENDING WITHIN THIRTY DAYS AFTER  
COMPLETION OF THE PROJECT AND APPROVAL OF BILLING  
ESTIMATES.

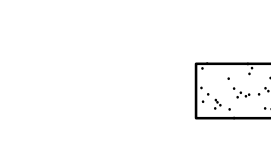
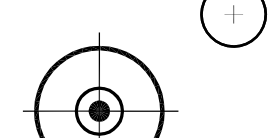
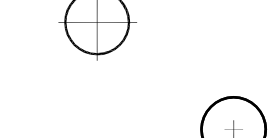
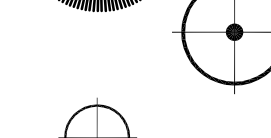
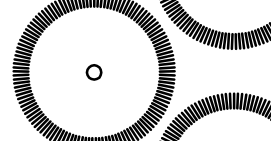
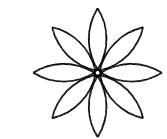
sheet title:  
COVER SHEET

project:  
METRO EAST VALLEY COMMERCE PARK III  
BASELINE ROAD AND SOUTH HORNE  
MESA, ARIZONA 85204

date: 26NOV19  
job no.: 19020  
revision:







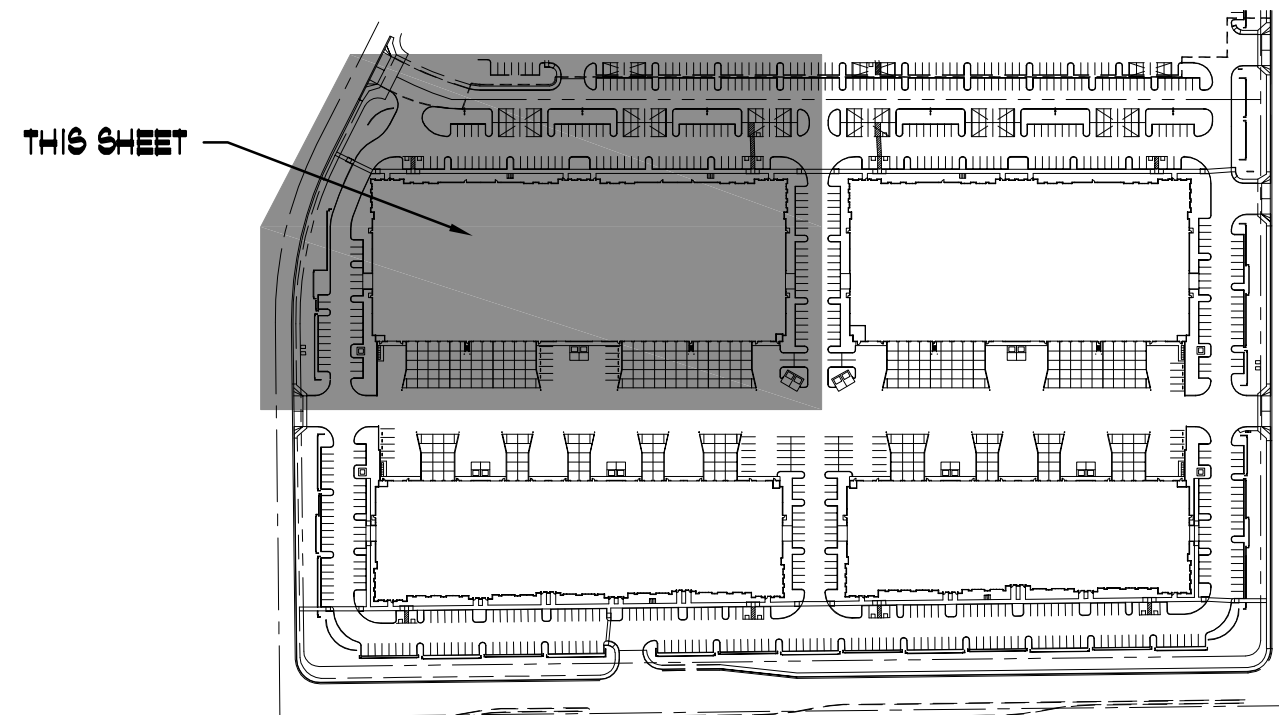
## PLANT SCHEDULE: (FOR THIS SHEET ONLY)

|                                     |                                            |            |
|-------------------------------------|--------------------------------------------|------------|
| WASHINGTONIA ROBUSTA                | SKINNED TRUNKS                             | 13 TOTAL   |
| MEXICAN FAN PALM                    | STRAIGHT, TRUNK HT. PER PLAN               |            |
| ULMUS PARVIFOLIA                    | 36" BOX MINIMUM                            | 7 TOTAL    |
| EVERGREEN ELM                       | 12" HT., 6" SP., 2 1/2" CAL.               |            |
| CERCIDIUM FLORIDUM "DM."            | 24" BOX MINIMUM, STD.                      | 24 TOTAL   |
| DESERT MUSEUM PALO VERDE            | 9" HT., 4.5" SP., 1 1/2" CAL.              |            |
| QUERCUS VIRGINIANA                  | 36" BOX MINIMUM                            | 4 TOTAL    |
| SOUTHERN LIVE OAK                   | 11" HT., 6" SP., 2 1/4" CAL.               |            |
| PROSOPIS CHILIENSIS                 | 24" BOX MINIMUM                            | 15 TOTAL   |
| THORNLESS MESQUITE                  | 8" HT., 4.5" SP., MULTI-TRUNK, 1 1/2" CAL. |            |
| CHITALPA TASHKENSIS                 | 24" BOX MINIMUM                            | 24 TOTAL   |
| CHITALPA                            | 9" HT., 4.5" SP., 1 1/4" CAL.              |            |
| CAESALPINIA MEXICANA                | 15 GALLON                                  | 9 TOTAL    |
| MEXICAN BIRD OF PARADISE            | TREE FORM                                  |            |
| SAPHORA SECUNDIFLORA                | 5 GALLON MINIMUM                           | 9 TOTAL    |
| TEXAS MOUNTAIN LAUREL               | 6" HT., 6" SP., 1" CAL.                    |            |
| ACACIA MULGA                        | 24" BOX MINIMUM                            | 6 TOTAL    |
| MULGA ACACIA                        | 8" HT., 4" SP., 1 1/2" CAL.                |            |
| CAESALPINIA FULCHERRIMA             | 5 GALLON                                   | 31 TOTAL   |
| RED BIRD OF PARADISE                |                                            |            |
| LEUCOPHYLLUM LANGMANIAE             | 5 GALLON                                   | 62 TOTAL   |
| RIO BRAVO SAGE                      | FULL, PAST CAN                             |            |
| TECOMA X SPARKY                     | 5 GALLON                                   | 26 TOTAL   |
| TECOMA HYBRID                       | FULL, PAST CAN                             |            |
| AGAVE GEMINIFLORA                   | 5 GALLON                                   | 31 TOTAL   |
| TWIN FLOWER AGAVE                   | FULL, PAST CAN                             |            |
| RUELLIA BRITTONIANA CALIFORNICA     | 5 GALLON                                   | 46 TOTAL   |
| RUELLIA                             | FULL, PAST CAN                             |            |
| NERIUM OLEANDER "D.P."              | 5 GALLON                                   | 46 TOTAL   |
| DWARF PINK OLEANDER                 | FULL, PAST CAN                             |            |
| CALLISTEMON VIMINALIS "LITTLE JOHN" | 5 GALLON                                   | 37 TOTAL   |
| LITTLE JOHN BOTTLE BRUSH            | FULL, PAST CAN                             |            |
| CASSIA STURTII                      | 5 GALLON                                   | 20 TOTAL   |
| GREEN DESERT CASSIA                 | FULL, PAST CAN                             |            |
| RUELLIA BRITTONIANA "KATY"          | 5 GALLON                                   | 0 TOTAL    |
| KATY RUELLIA                        | FULL, PAST CAN                             |            |
| TECOMA STANS V. STANS               | 5 GALLON                                   | 20 TOTAL   |
| YELLOW BELLS                        | FULL, PAST CAN                             |            |
| BOUGANVILLEA "CRIMSON/EWELL"        | 5 GALLON                                   | 27 TOTAL   |
| RED BUSH BOUGANVILLEA               | FULL, PAST CAN                             |            |
| EREMOPHYLLA GLABRA "MINGINEW GOLD"  | 5 GALLON                                   | 51 TOTAL   |
| OUTBACK SUNRISE                     | FULL, PAST CAN                             |            |
| EUPHORBIA TIRUCALLI                 | 5 GALLON                                   | 14 TOTAL   |
| FIRE STICK PLANT                    | FULL, PAST CAN                             |            |
| RUSSELLIA EQUISETIFORMIS            | 5 GALLON                                   | 21 TOTAL   |
| CORAL FOUNTAIN                      | FULL, PAST CAN                             |            |
| LANTANA MONTIVENDENSIS "NG."        | 1 GALLON                                   | 44 TOTAL   |
| NEW GOLD LANTANA                    | FULL, PAST CAN                             |            |
| LANTANA SELLOWIANA "T.P."           | 1 GALLON                                   | 94 TOTAL   |
| TRAILING PURPLE LANTANA             | FULL, PAST CAN                             |            |
| DECOMPOSED GRANITE                  | 3/4" SCREENED                              | 32,345 SF. |
|                                     | MATCH PHASE 2                              |            |
| GRANITE COBBLE                      | 3"-4" COBBLE                               | 3,990 SF.  |
|                                     | MATCH PHASE 2                              |            |

## PLAN KEY NOTES:

- INSTALL 2" DEEP 3/4" SCREENED DECOMPOSED GRANITE THRU-OUT PLANTING AREA
- INSTALL 3"-4" DIA. COBBLE
- ELECTRICAL TRANSFORMER
- DECORATIVE SCREEN WALL
- UNDERGROUND STORM WATER RETENTION PIPE
- DRAINAGE PIPE
- RETENTION BASIN PER CIVIL DUGS.
- FIRE HYDRANT
- PAINTED CROSSWALK

- FIRE DEPT. CONNECTION\*  
\*NOTE: PROVIDE CLEAR ACCESS TO FIRE DEPT. CONNECTION (FDC) FREE OF BUSHES, TREES, FENCES OR OTHER OBJECTS A MINIMUM OF 3 FEET PER IFC 912.3
- SITE LIGHT
- BIKE RACK PER ARCH. DUGS.
- SIGHT DISTANCE LINE
- COVERED PARKING
- 6'x6' CONCRETE HEADER
- PAVESTONE PAVERS (CITY STONE- WINTER BLEND) (RUNNING BOND- NORTH TO SOUTH)
- BENCHES AND DECORATIVE PAVEMENT, SEE DETAIL, SHEET L-5



Site Key Map



## PHASE 2

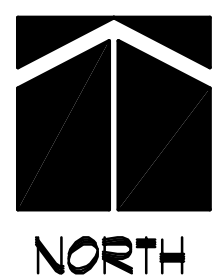
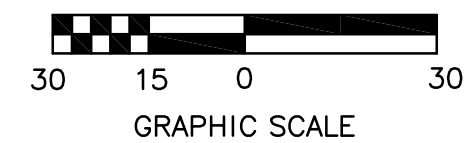
## BUILDING A

## MATCH SHEET L-4

## MATCH SHEET L-3

## Landscape Plan

Scale 1:30



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4307 n. civic center plaza  
scottsdale, az 85251  
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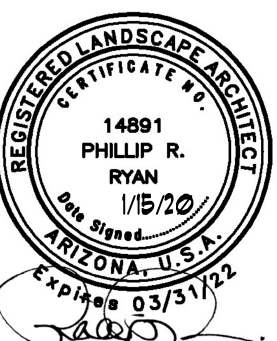
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PROJECT. THE ARCHITECT SHALL NOT  
BE RESPONSIBLE FOR THE OBTAINING  
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sheet title:  
LANDSCAPE PLAN

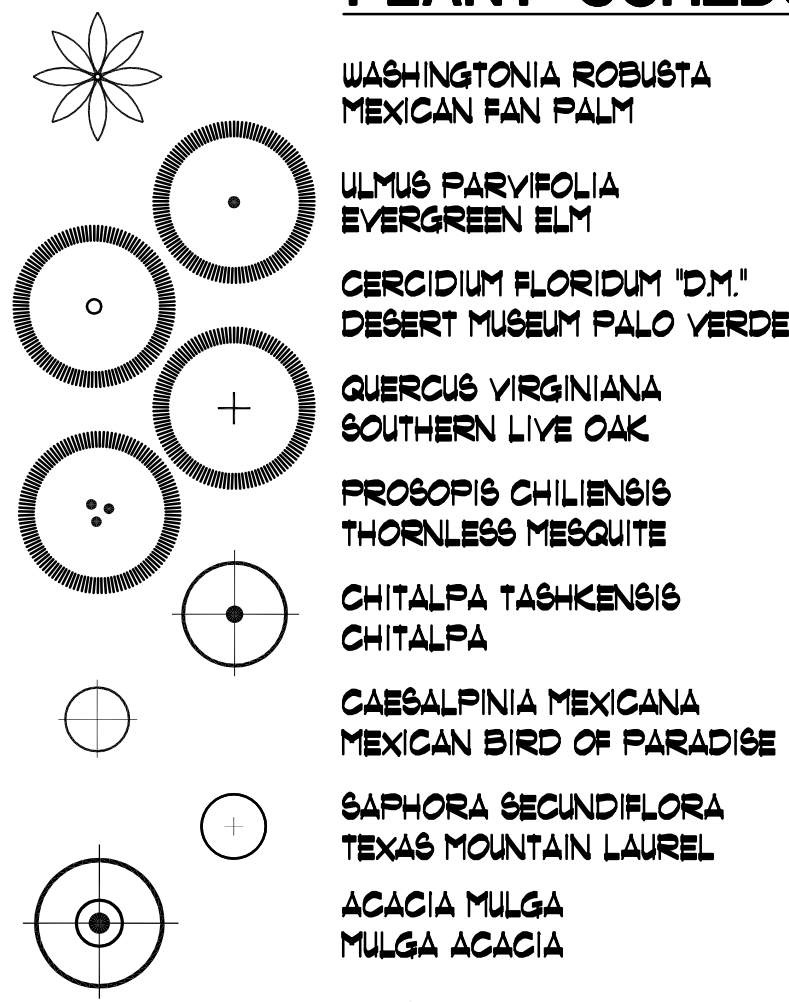
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BASELINE ROAD AND SOUTH HORNE  
MESA, ARIZONA 85204

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revision:



phillip r. ryan  
landscape architect p.c.  
landscape architecture & planning  
4916 s. quiet way  
gilbert, arizona 85238  
(480) 899-5813 fax (480) 963-3674





## PLANT SCHEDULE: (FOR THIS SHEET ONLY)

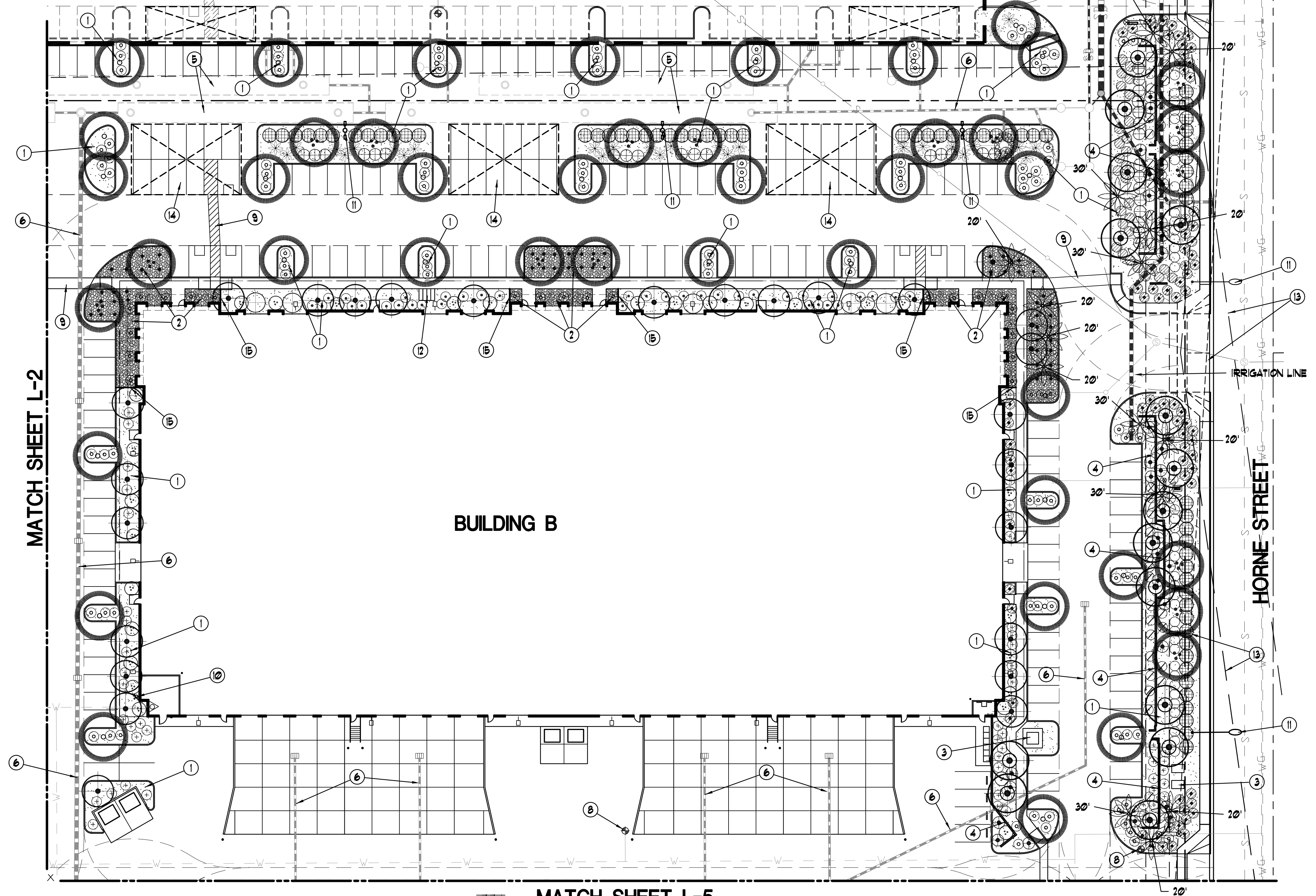
|                                                                 |                                                                        |
|-----------------------------------------------------------------|------------------------------------------------------------------------|
| WASHINGTONIA ROBUSTA<br>MEXICAN FAN PALM                        | SKINNED TRUNKS 17 TOTAL<br>STRAIGHT, TRUNK HT. PER PLAN                |
| ULMUS PARVIFOLIA<br>EVERGREEN ELM                               | 36" BOX MINIMUM 0 TOTAL<br>12' HT., 6' SP., 2 1/2" CAL.                |
| CERCIDIUM FLORIDUM "DM."<br>DESERT MUSEUM PALO VERDE            | 24" BOX MINIMUM, STD. 29 TOTAL<br>9' HT., 4.5' SP., 1 1/2" CAL.        |
| QUERCUS VIRGINIANA<br>SOUTHERN LIVE OAK                         | 36" BOX MINIMUM 0 TOTAL<br>11' HT., 6' SP., 2 1/4" CAL.                |
| PROSOPIS CHILIENSIS<br>THORNLESS MESQUITE                       | 24" BOX MINIMUM 16 TOTAL<br>8' HT., 4.5' SP., MULTI-TRUNK, 1 1/2" CAL. |
| CHITALPA TASHKENSIS<br>CHITALPA                                 | 24" BOX MINIMUM 26 TOTAL<br>9' HT., 4.5' SP., 1 1/4" CAL.              |
| CAESALPINIA MEXICANA<br>MEXICAN BIRD OF PARADISE                | 15 GALLON<br>TREE FORM 5 TOTAL                                         |
| SAPHORA SECUNDIFLORA<br>TEXAS MOUNTAIN LAUREL                   | 5 GALLON MINIMUM 0 TOTAL<br>6' HT., 6' SP., 1" CAL.                    |
| ACACIA MULGA<br>MULGA ACACIA                                    | 24" BOX MINIMUM 16 TOTAL<br>8' HT., 4' SP., 1 1/2" CAL.                |
| CAESALPINIA FULCHERRIMA<br>RED BIRD OF PARADISE                 | 5 GALLON 30 TOTAL                                                      |
| LEUCOPHYLLUM LANGMANIAE<br>RIO BRAVO SAGE                       | 5 GALLON 110 TOTAL<br>FULL, PAST CAN                                   |
| TECOMA X SPARKY<br>TECOMA HYBRID                                | 5 GALLON 36 TOTAL<br>FULL, PAST CAN                                    |
| AGAVE GEMIFLORA<br>TWIN FLOWER AGAVE                            | 5 GALLON 51 TOTAL<br>FULL, PAST CAN                                    |
| RUELLIA BRITTONIANA CALIFORNICA<br>RUELLIA                      | 5 GALLON 38 TOTAL<br>FULL, PAST CAN                                    |
| NERIUM OLEANDER "D.P."<br>DWARF PINK OLEANDER                   | 5 GALLON 52 TOTAL<br>FULL, PAST CAN                                    |
| CALLISTEMON VIMINALIS "LITTLE JOHN"<br>LITTLE JOHN BOTTLE BRUSH | 5 GALLON 42 TOTAL<br>FULL, PAST CAN                                    |
| CASSIA STURTTII<br>GREEN DESERT CASSIA                          | 5 GALLON 33 TOTAL<br>FULL, PAST CAN                                    |
| RUELLIA BRITTONIANA "KATY"<br>KATY RUELLIA                      | 5 GALLON 0 TOTAL<br>FULL, PAST CAN                                     |
| TECOMA STANS V. STANS<br>YELLOW BELLS                           | 5 GALLON 29 TOTAL<br>FULL, PAST CAN                                    |
| BOUGANVILLEA "CRIMSON/WEILL"<br>RED BUSH BOUGANVILLEA           | 5 GALLON 30 TOTAL<br>FULL, PAST CAN                                    |
| EREMOPHYLLA GLABRA "MINGINEW GOLD"<br>OUTBACK SUNRISE           | 5 GALLON 67 TOTAL<br>FULL, PAST CAN                                    |
| EUPHORBIA TIRUCALLI<br>FIRE STICK PLANT                         | 5 GALLON 34 TOTAL<br>FULL, PAST CAN                                    |
| RUSSELLIA EQUISETIFORMIS<br>CORAL FOUNTAIN                      | 5 GALLON 21 TOTAL<br>FULL, PAST CAN                                    |
| LANTANA MONTIVENSIS "N.G."<br>NEW GOLD LANTANA                  | 1 GALLON 29 TOTAL<br>FULL, PAST CAN                                    |
| LANTANA SELLOWIANA "T.P."<br>TRAILING PURPLE LANTANA            | 1 GALLON 84 TOTAL<br>FULL, PAST CAN                                    |
| DECOMPOSED GRANITE                                              | 3/4" SCREENED 3,435 S.F.                                               |
| GRANITE COBBLE                                                  | 3"-4" COBBLE 4,310 S.F.                                                |

## PLAN KEY NOTES:

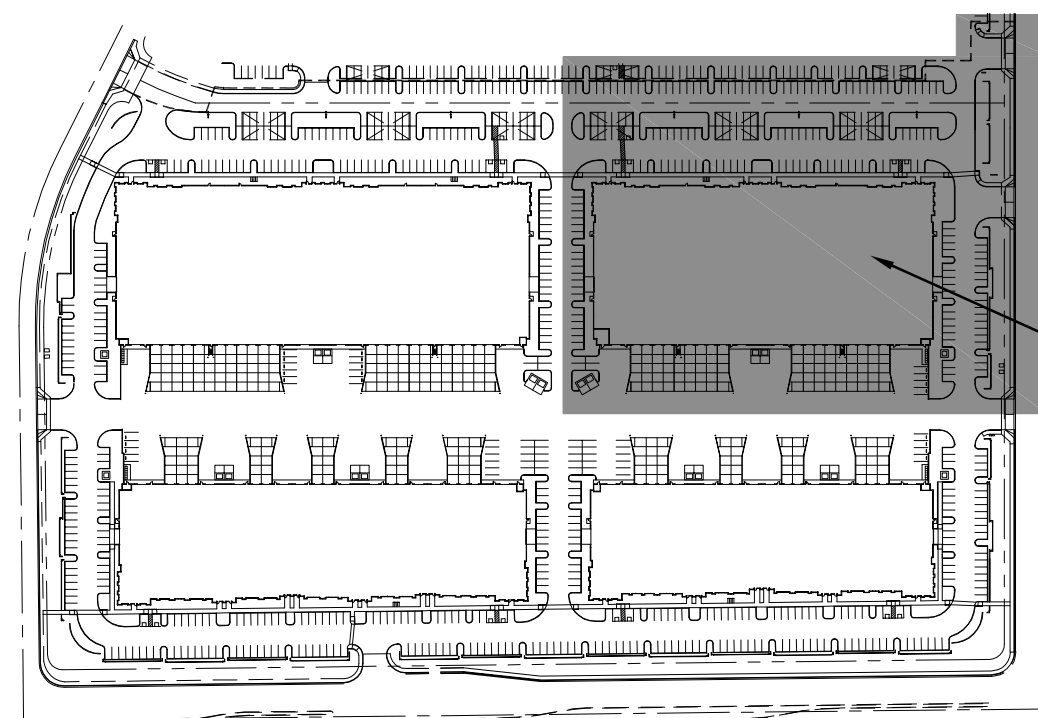
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- BENCHES AND DECORATIVE PAVEMENT, SEE DETAIL, SHEET L-5

## PHASE 2



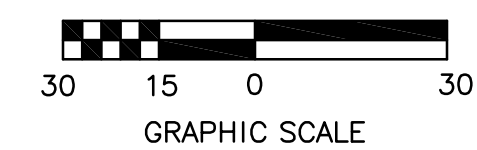
## MATCH SHEET L-5



## Site Key Map

## Landscape Plan

Scale 1:30



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THE PROJECT IS AVAILABLE FROM THE OWNER.  
ADDRESS: OWNER'S DESIGNATED AGENT AT  
THE PROJECT.  
AND THE OWNER OR ITS DESIGNATED AGENT  
SHALL PROVIDE THIS DESIGNATION ON REQUEST.  
NOTICE OF CANCELLATION SHALL BE PROVIDED  
WITHIN THIRTY (30) DAYS AFTER  
RECEIPT OF THE FINAL INVOICE AND APPROVAL OF BILLING  
ESTIMATES.

sheet title:  
LANDSCAPE PLAN

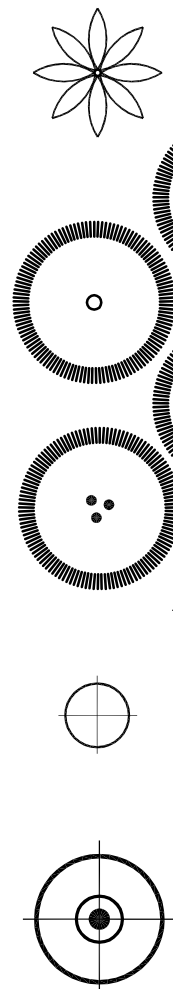
project:  
METRO EAST VALLEY COMMERCE PARK III  
BASELINE ROAD AND SOUTH HORNE  
MESA, ARIZONA 85204

date: 26NOV19  
job no.: 19020  
revision:



phillip r. ryan  
landscape architect p.c.  
landscape architecture & planning  
4916 s. quiet way  
gilbert, arizona 85238  
(480) 899-5813 fax (480) 963-3674





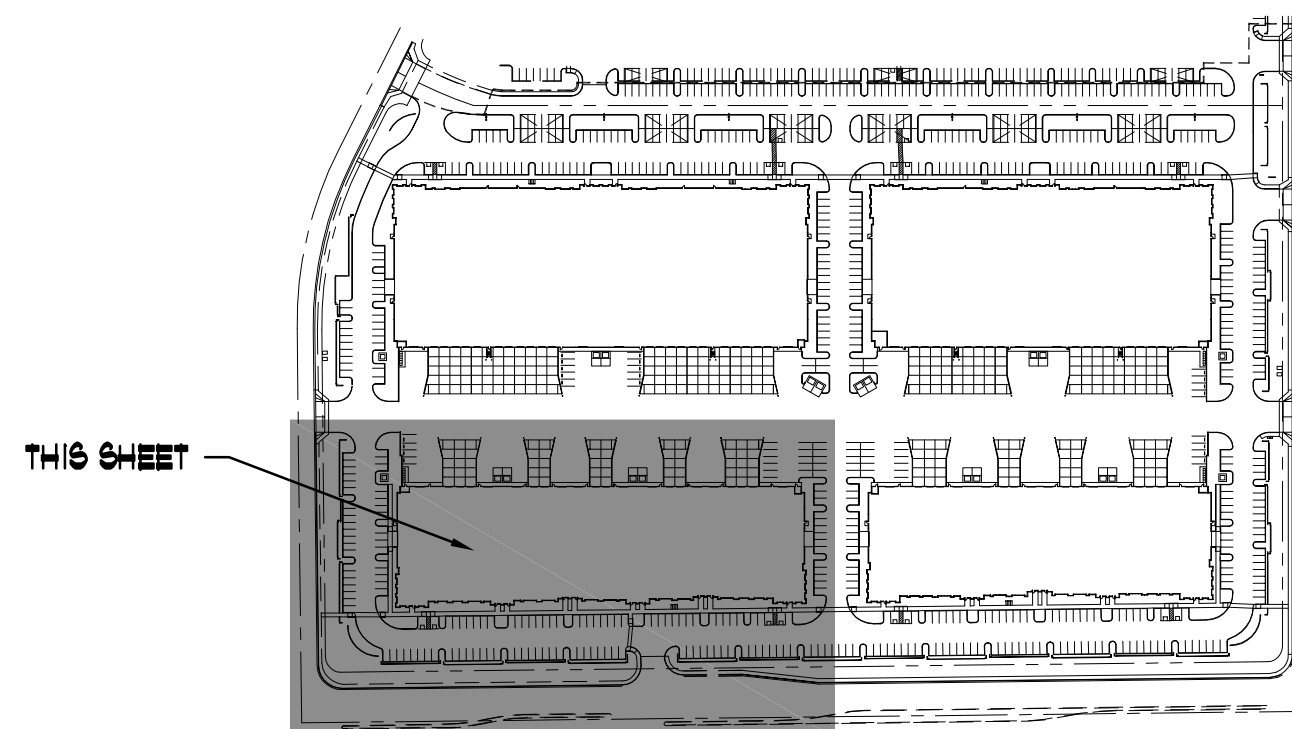
# PLANT SCHEDULE: (FOR THIS SHEET ONLY)

|                                                                 |            |
|-----------------------------------------------------------------|------------|
| WASHINGTONIA ROBUSTA<br>MEXICAN FAN PALM                        | 18 TOTAL   |
| ULMUS PARVIFOLIA<br>EVERGREEN ELM                               | 14 TOTAL   |
| CERCIDIMUM FLORIDUM "DM."<br>DESERT MUSEUM PALO VERDE           | 16 TOTAL   |
| QUERCUS VIRGINIANA<br>SOUTHERN LIVE OAK                         | 5 TOTAL    |
| PROBOPIS CHILIENSIS<br>THORNLESS MESQUITE                       | 11 TOTAL   |
| CHITALPA TASHKENSIS<br>CHITALPA                                 | 29 TOTAL   |
| CAESALPINIA MEXICANA<br>MEXICAN BIRD OF PARADISE                | 0 TOTAL    |
| SAPHORA SECUNDIFLORA<br>TEXAS MOUNTAIN LAUREL                   | 10 TOTAL   |
| ACACIA MULGA<br>MULGA ACACIA                                    | 6 TOTAL    |
| CAESALPINIA FULCHERRIMA<br>RED BIRD OF PARADISE                 | 11 TOTAL   |
| LEUCOPHYLLUM LANGMANIAE<br>RIO BRAVO SAGE                       | 69 TOTAL   |
| TECOMA X SPARKY<br>TECOMA HYBRID                                | 0 TOTAL    |
| AGAVE GEMINIFLORA<br>TWIN FLOWER AGAVE                          | 45 TOTAL   |
| RUELLIA BRITTONIANA CALIFORNICA<br>RUELLIA                      | 44 TOTAL   |
| NERIUM OLEANDER "D.P."<br>DWARF PINK OLEANDER                   | 101 TOTAL  |
| CALLISTEMON VIMINALIS "LITTLE JOHN"<br>LITTLE JOHN BOTTLE BRUSH | 108 TOTAL  |
| CASSIA STURTELLII<br>GREEN DESERT CASSIA                        | 11 TOTAL   |
| RUELLIA BRITTONIANA "KATY"<br>KATY RUELLIA                      | 17 TOTAL   |
| TECOMA STANS V. STANS<br>YELLOW BELLS                           | 18 TOTAL   |
| BOUGANVILLEA "CRIMSON/EWELL"<br>RED BUSH BOUGANVILLEA           | 30 TOTAL   |
| ERYTHROPHYLLA GLABRA "MINGINEW GOLD"<br>OUTBACK SUNRISE         | 91 TOTAL   |
| EUPHORBIA TIRUCALLI<br>FIRE STICK PLANT                         | 64 TOTAL   |
| RUSSELLIA EQUISETIFORMIS<br>CORAL FOUNTAIN                      | 32 TOTAL   |
| LANTANA MONTIVIDENSIS "N.G."<br>NEW GOLD LANTANA                | 0 TOTAL    |
| LANTANA SELLOUIANA "T.P."<br>TRAILING PURPLE LANTANA            | 134 TOTAL  |
| DECOMPOSED GRANITE                                              | 35,205 SF. |
| GRANITE COBBLE                                                  | 4,140 SF.  |

## PLAN KEY NOTES:

- INSTALL 2" DEEP 3/4" SCREENED DECOMPOSED GRANITE THRU-OUT PLANTING AREA
- INSTALL 3'-4" DIA. COBBLE
- ELECTRICAL TRANSFORMER
- DECORATIVE SCREEN WALL
- UNDERGROUND STORM WATER RETENTION PIPE
- DRAINAGE PIPE
- RETENTION BASIN PER CIVIL DUGS.
- FIRE HYDRANT
- PAINTED CROSSWALK

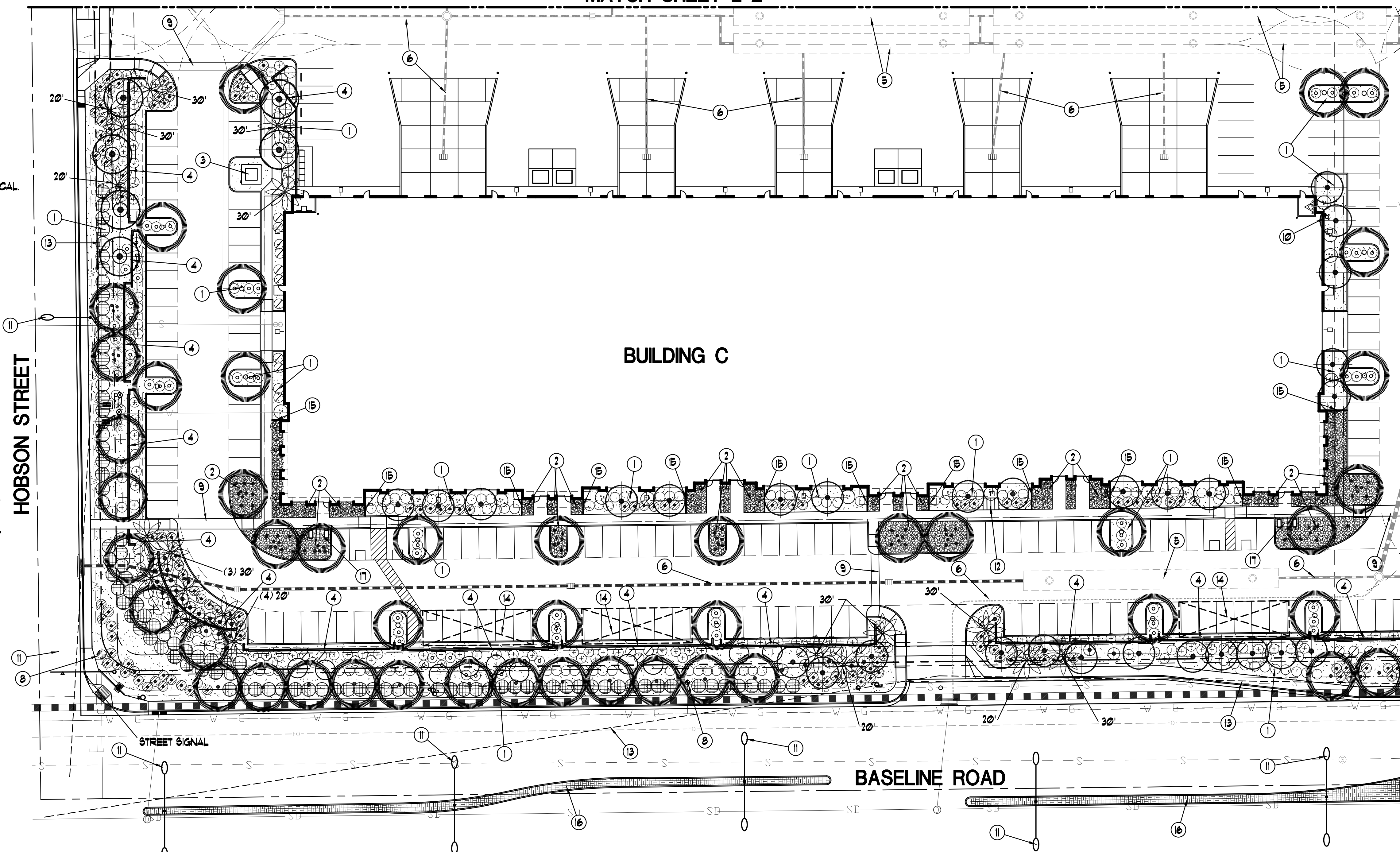
- FIRE DEPT. CONNECTION\*  
\*NOTE: PROVIDE CLEAR ACCESS TO FIRE DEPT. CONNECTION (FDC) FREE OF BUSHES, TREES, FENCES OR OTHER OBJECTS A MINIMUM OF 3 FEET PER IFC 912.3
- SITE LIGHT
- BIKE RACK PER ARCH. DUGS.
- SIGHT DISTANCE LINE
- COVERED PARKING
- 6'x6' CONCRETE HEADER
- PAVESTONE PAVERS (CITY STONE- WINTER BLEND) (RUNNING BOND- NORTH TO SOUTH)
- BENCHES AND DECORATIVE PAVEMENT, SEE DETAIL, SHEET L-5



Site Key Map



## MATCH SHEET L-2



Landscape Plan  
Scale 1:30  
GRAPHIC SCALE



## MATCH SHEET L-5



McCALL &  
associates, inc.

4307 n. civic center plaza  
scottsdale, az 85251  
tel:(480) 946-0066  
fax:(480) 946-5432

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NOTICE: ANY PERSONS WHOSE NAME IS ON THIS CONTRACT SHALL BE DEEMED TO HAVE AGREED TO THE TERMS AND CONDITIONS OF THE CONTRACT. THE PROJECT IS AVAILABLE FROM THE OWNER. ADDRESS: OWNER'S DESIGNATED AGENT AT THE PROJECT. AND THE OWNER OR ITS DESIGNATED AGENT SHALL PROVIDE THIS DESIGNATION ON REQUEST. NOTIFICATION OF ANY CHANGES TO THE PROJECT SHALL BE PROVIDED TO THE OWNER AND THE DESIGNATED AGENT WITHIN THIRTY (30) DAYS AFTER THE DATE OF THE CHANGES. ESTIMATES.

sheet title:  
LANDSCAPE PLAN

project:  
METRO EAST VALLEY COMMERCE PARK III  
BASELINE ROAD AND SOUTH HORNE  
MESA, ARIZONA 85204

date: 26NOV19  
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WASHINGTONIA ROBUSTA  
MEXICAN FAN PALM

ULMUS PARVIFOLIA  
EVERGREEN ELM

CERCIDIMUM FLORIDUM "DM."  
DESERT MUSEUM PALO VERDE

QUERCUS VIRGINIANA  
SOUTHERN LIVE OAK

PROSOPIS CHILIENSIS  
THORNLESS MESQUITE

CHITRALPA TASHKENSIS  
CHITRALPA

CAESALPINIA MEXICANA  
MEXICAN BIRD OF PARADISE

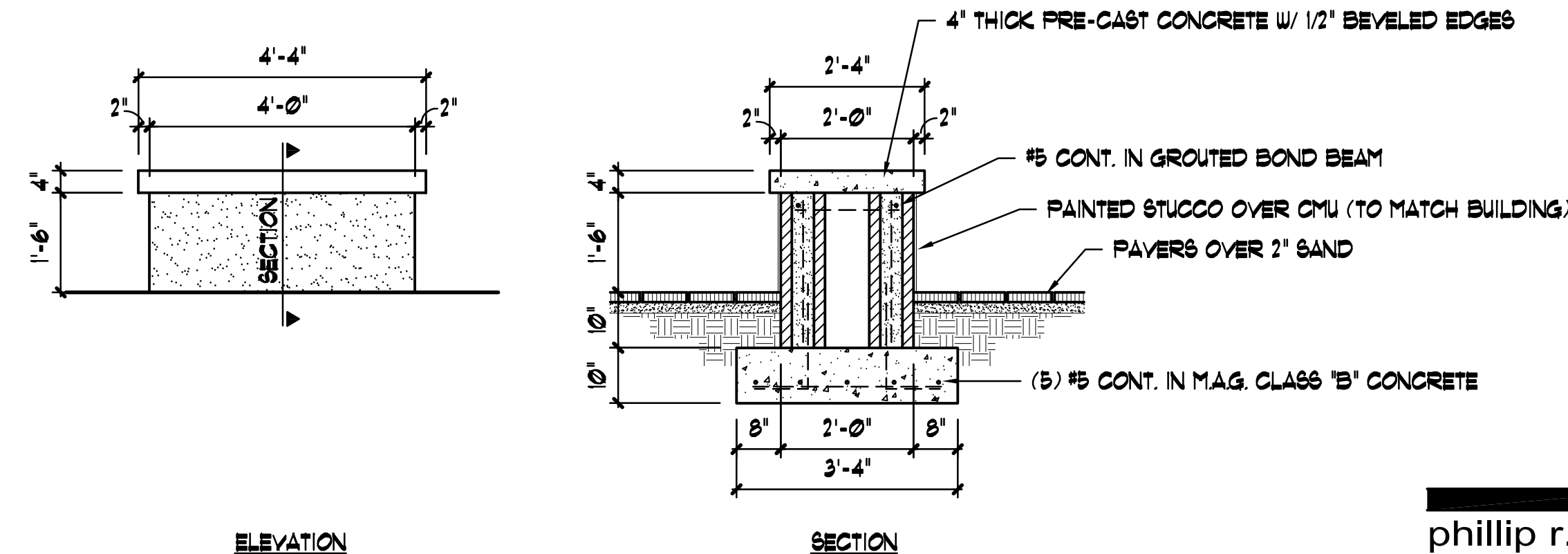
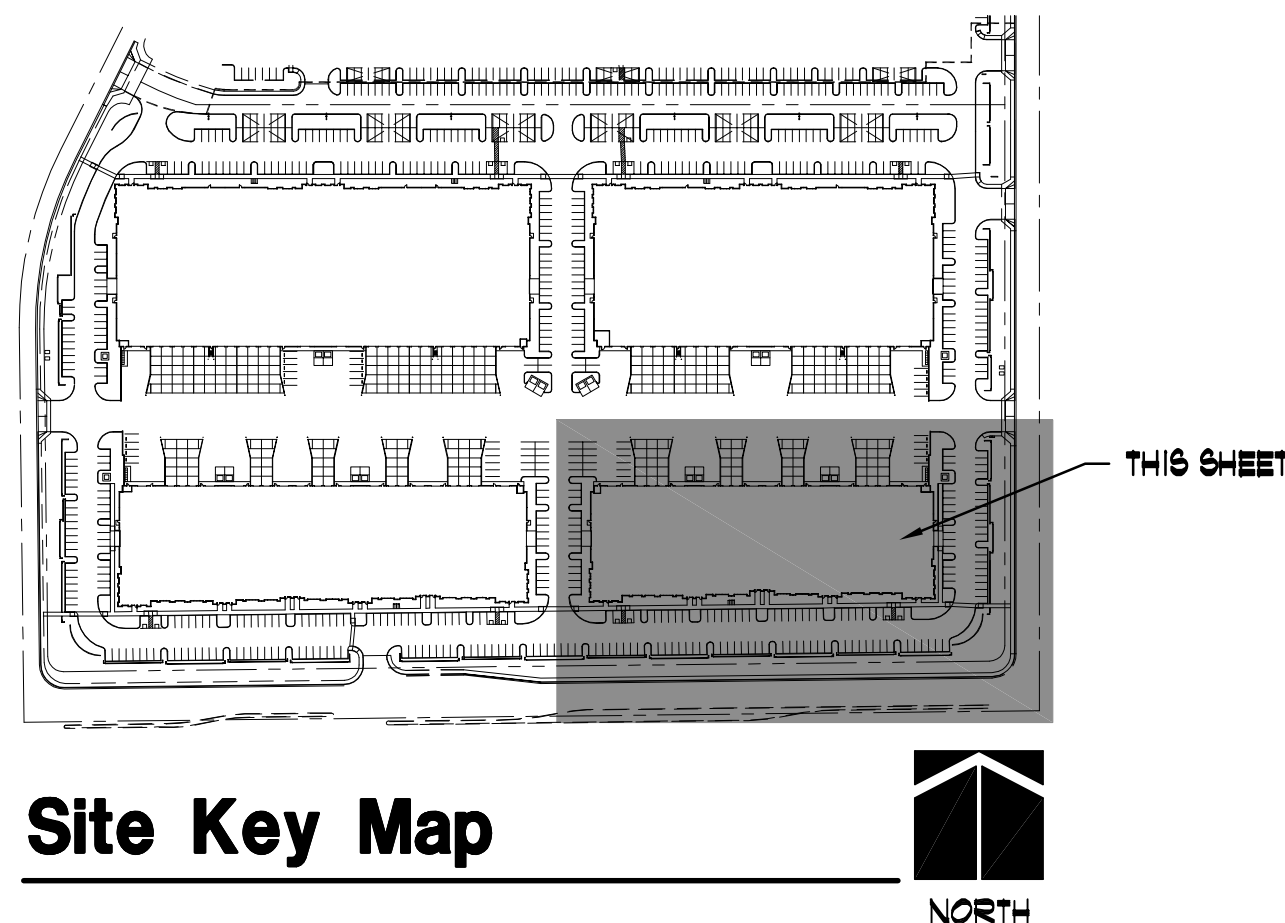
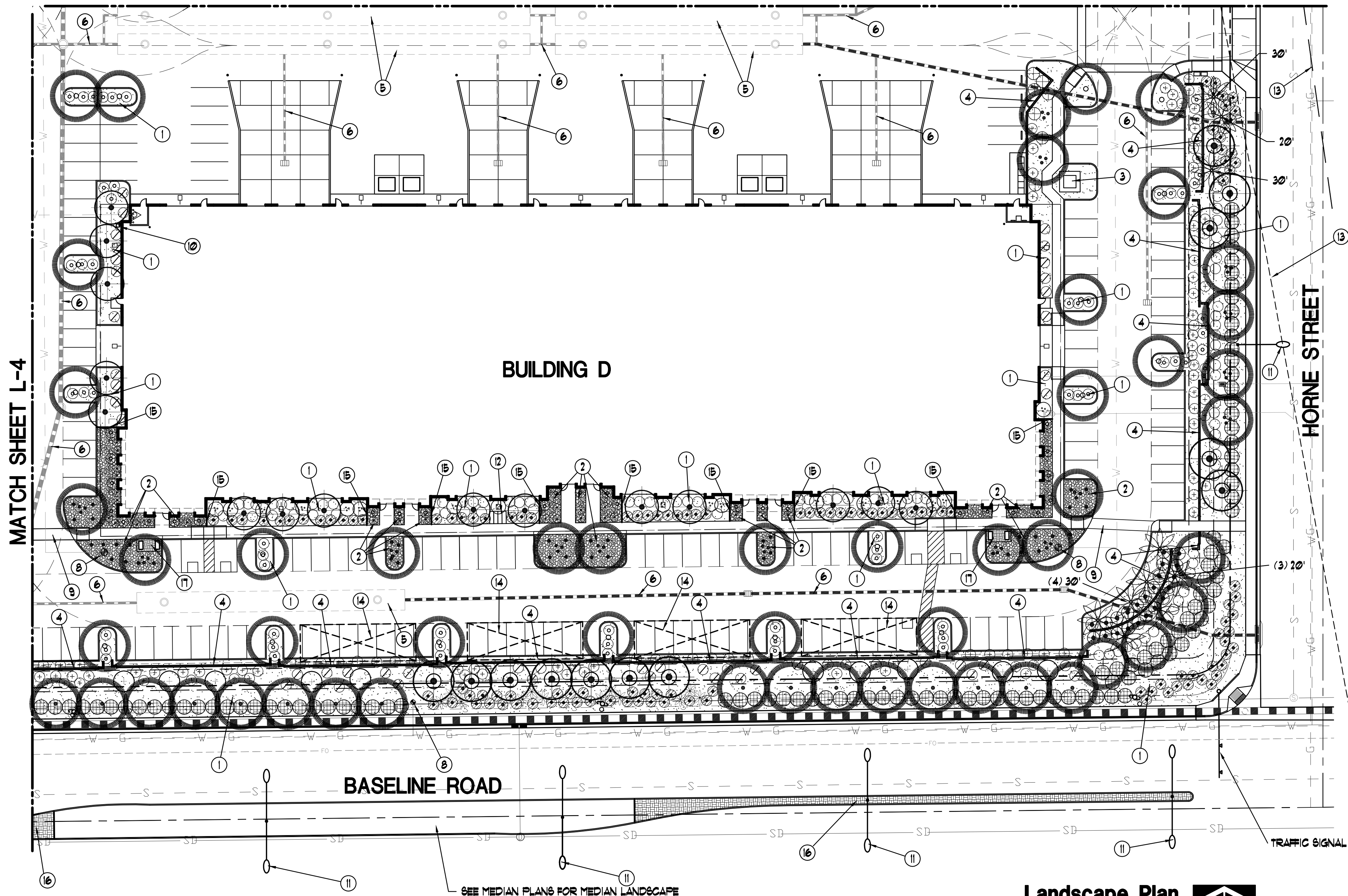
SAPHORA SECUNDIFLORA  
TEXAS MOUNTAIN LAUREL

ACAGIA MULGA  
MULGA ACAGIA

|                                            |            |
|--------------------------------------------|------------|
| SKINNED TRUNKS                             | 10 TOTAL   |
| STRAIGHT, TRUNK HT. PER PLAN               |            |
| 36" BOX MINIMUM                            | 16 TOTAL   |
| 12" HT., 6" SP., 2 1/2" CAL.               |            |
| 24" BOX MINIMUM, STD.                      | 18 TOTAL   |
| 9" HT., 4.5" SP., 1 1/2" CAL.              |            |
| 36" BOX MINIMUM                            | 4 TOTAL    |
| 11" HT., 6" SP., 2 1/4" CAL.               |            |
| 24" BOX MINIMUM                            | 15 TOTAL   |
| 8" HT., 4.5" SP., MULTI-TRUNK, 1 1/2" CAL. |            |
| 24" BOX MINIMUM                            | 15 TOTAL   |
| 9" HT., 4.5" SP., 1 1/4" CAL.              |            |
| 15 GALLON<br>TREE FORM                     | 0 TOTAL    |
| 5 GALLON MINIMUM                           | 10 TOTAL   |
| 6" HT., 6" SP., 1" CAL.                    |            |
| 24" BOX MINIMUM                            | 12 TOTAL   |
| 8" HT., 4" SP., 1 1/2" CAL.                |            |
| 5 GALLON                                   | 12 TOTAL   |
| 5 GALLON<br>FULL, PAST CAN                 | 63 TOTAL   |
| 5 GALLON<br>FULL, PAST CAN                 | 0 TOTAL    |
| 5 GALLON<br>FULL, PAST CAN                 | 40 TOTAL   |
| 5 GALLON<br>FULL, PAST CAN                 | 46 TOTAL   |
| 5 GALLON<br>FULL, PAST CAN                 | 101 TOTAL  |
| 5 GALLON<br>FULL, PAST CAN                 | 84 TOTAL   |
| 5 GALLON<br>FULL, PAST CAN                 | 7 TOTAL    |
| 5 GALLON<br>FULL, PAST CAN                 | 24 TOTAL   |
| 5 GALLON<br>FULL, PAST CAN                 | 17 TOTAL   |
| 5 GALLON<br>FULL, PAST CAN                 | 22 TOTAL   |
| 5 GALLON<br>FULL, PAST CAN                 | 106 TOTAL  |
| 5 GALLON<br>FULL, PAST CAN                 | 32 TOTAL   |
| 5 GALLON<br>FULL, PAST CAN                 | 27 TOTAL   |
| 1 GALLON<br>FULL, PAST CAN                 | 0 TOTAL    |
| 1 GALLON<br>FULL, PAST CAN                 | 118 TOTAL  |
| 3/4" SCREENED                              | 34,335 SF. |
| 3'-4" COBBLE                               | 4265 SF.   |

- ① INSTALL 2' DEEP  $\frac{3}{4}$ " SCREENED DECOMPOSED GRANITE THRU-OUT PLANTING AREA
- ② INSTALL 3'-4" DIA. COBBLE
- ③ ELECTRICAL TRANSFORMER
- ④ DECORATIVE SCREEN WALL
- ⑤ UNDERGROUND STORM WATER RETENTION PIPE
- ⑥ DRAINAGE PIPE
- ⑦ RETENTION BASIN PER CIVIL DUGS.
- ⑧ FIRE HYDRANT
- ⑨ PAINTED CROSSWALK

- ⑩ FIRE DEPT. CONNECTION\*  
\*NOTE: PROVIDE CLEAR ACCESS TO FIRE DEPT. CONNECTION (FDC) FREE OF BUSHES, TREES, FENCES OR OTHER OBJECTS A MINIMUM OF 3 FEET PER IFC 912.3
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- ⑭ COVERED PARKING
- ⑮ 6'x6' CONCRETE HEADER
- ⑯ PAVESTONE PAVERS (CITY STONE- WINTER BLEND)  
(RUNNING BOND- NORTH TO SOUTH)
- ⑰ BENCHES AND DECORATIVE PAVEMENT, SEE  
DETAIL SHEET L-5



## BENCH AND DECORATIVE PAVEMENT DETAIL

SCALE 1/2" = 1'-0"

## Landscape Plan

Scale 1:30



4307 n. civic center plaza  
scottsdale, az 85251  
tel:(480) 946-0066  
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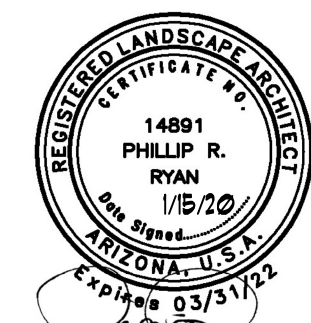
CHOICE OF ALTERNATIVE BILLING CYCLE. THE CONTRACT SHALL REQUIRE THE SUBMISSION OF BILLINGS OR ESTIMATES IN BILLING CYCLES OTHER THAN MONTHLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SUBMISSION OF SUCH OTHER BILLINGS APPLICABLE TO THE PROJECT IS AVAILABLE FROM THE OWNER OR THE OWNER'S DESIGNATED AGENT AT THE ADDRESS AND PHONE NUMBER INDICATED ON THE OWNER OR ITS DESIGNATED AGENT SHALL PROVIDE THIS DESCRIPTION ON REQUEST.

CHOICE OF EXTENDED PAYMENT PROVISION. THE CONTRACT ALLOWS THE OWNER TO MAKE PAYMENTS TO THE CONTRACTOR ON A MONTHLY BASIS. THE CONTRACTOR SHALL OBTAIN CERTIFICATION AND APPROVAL OF BILLING ESTIMATES.

sheet title:  
**LANDSCAPE PLAN**

project:  
**METRO EAST VALLEY COMMERCE PARK III**  
**METROBASELINE ROAD AND SOUTH HORNE**  
**MESA, ARIZONA 85204**

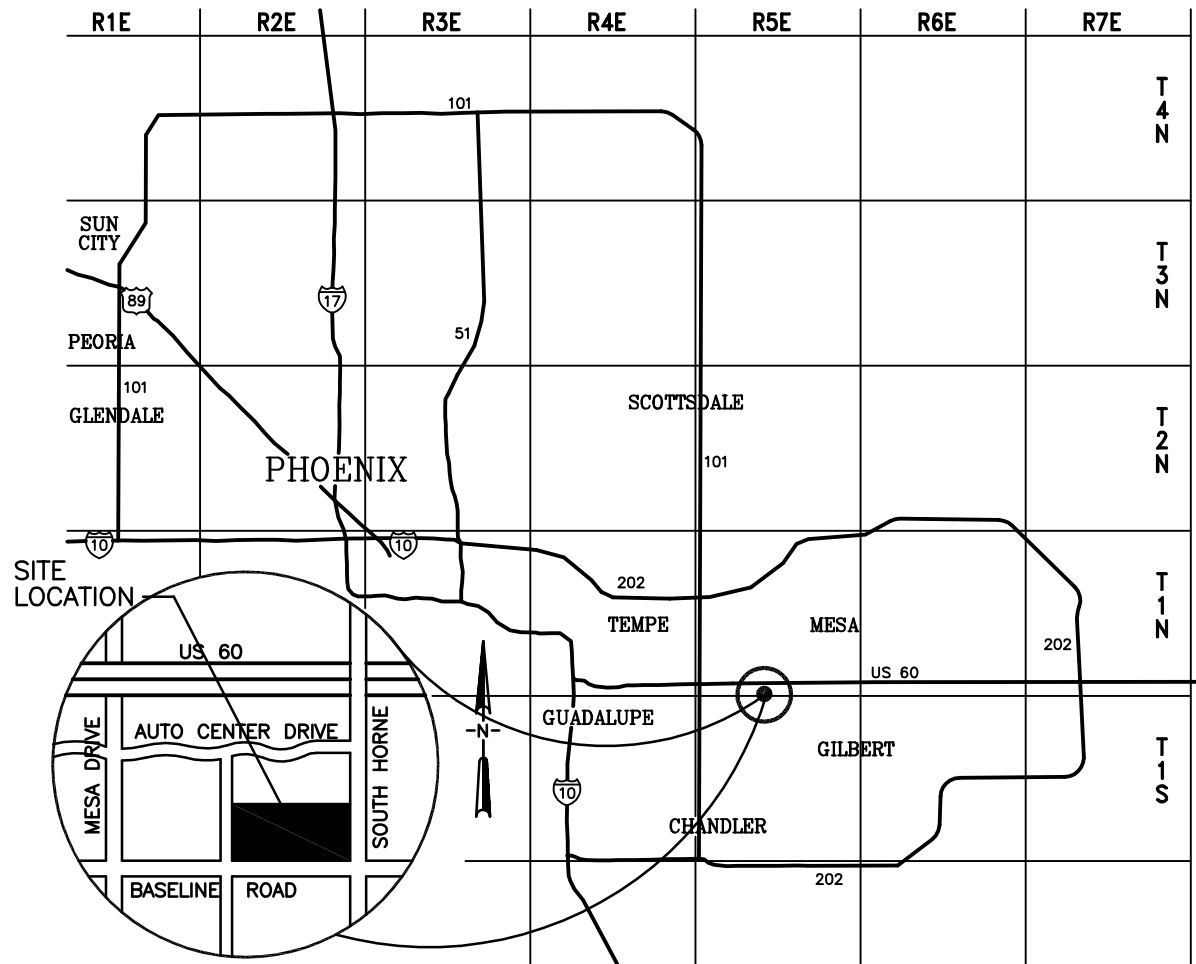
date: 26NOV19  
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**phillip r. ryan**  
landscape architect p.c.  
landscape architecture & planning  
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**L-5**  
5 OF 5





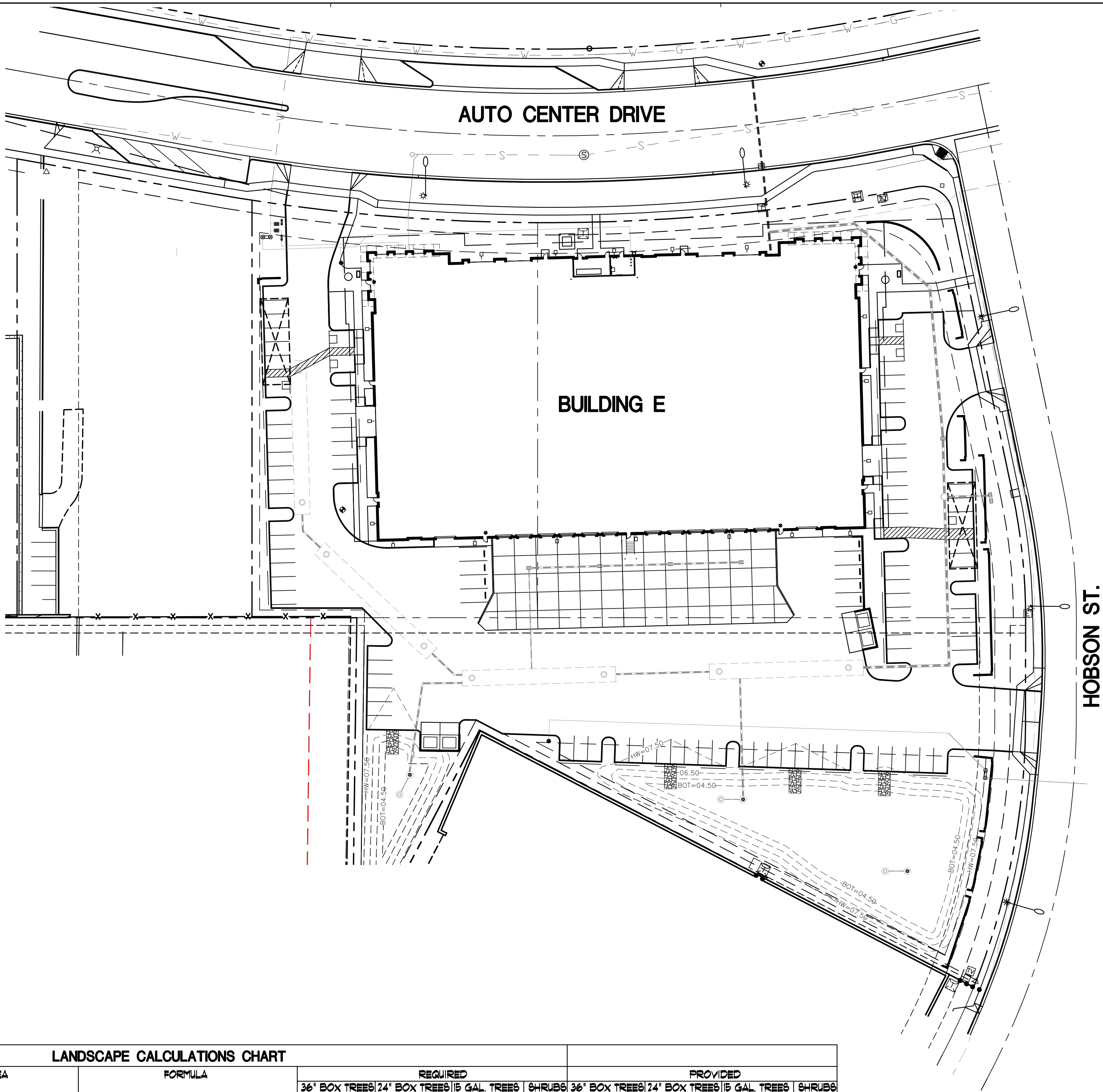
### VICINITY MAP

### SHEET INDEX:

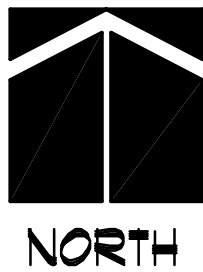
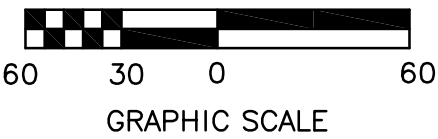
SHEET L-1 COVER SHEET  
SHEET L-2 LANDSCAPE PLAN

## PROJECT TEAM

- OWNER: PUPPYFEATHERS, LLLP  
460 E. AUTO CENTER DRIVE  
MESA, ARIZONA 85204
- OWNER: MCP/ACQUISITION, LLC  
1230 W. WASHINGTON STREET, SUITE 203  
TEMPE, ARIZONA 85281  
(602) 452-2573 (602) 452-2571 (FAX)
- ARCHITECT: MCCALL & ASSOCIATES – JEFF MCCALL  
4307 N. CIVIC CENTER PLAZA  
SCOTTSDALE, ARIZONA 85251  
(480) 946-0066 946-5432 (FAX)
- ELECTRICAL: HAWKINS DESIGN GROUP – DAVE HAWKINS  
1140 W. HARWELL ROAD  
GILBERT, ARIZONA 85233  
(480) 813-9000 813-9001 (FAX)
- CIVIL: CEG – NATHAN COTTRELL  
12409 W. INDIAN SCHOOL ROAD, C-303  
AVONDALE, ARIZONA 85392  
(623) 536-1993 748-9008 (FAX)
- LANDSCAPE: PHILLIP R. RYAN – PHIL RYAN  
575 W. CHANDLER BLVD., SUITE 229  
CHANDLER, ARIZONA 85225  
(480) 899-5813 963-3674 (FAX)



Site Plan  
Scale 1:60



### GENERAL NOTES:

- TREE HEIGHTS AND CALIPERS WILL COMPLY WITH 'ARIZONA NURSERY ASSOCIATION SPECIFICATIONS' FOR THAT TYPE AND SIZE OF TREE.
- LANDSCAPING IN RIGHT-OF-WAY REQUIRED, MUST BE INORGANIC OR CONFORMANCE WITH LOW WATER USING PLANT LIST AVAILABLE FROM THE CITY OF MESA, PUBLIC WORKS ADMINISTRATION. SEPARATE ENGINEERING PERMIT REQUIRED FOR LANDSCAPING WITHIN RIGHT-OF-WAY.
- MAXIMUM SLOPE OF RETENTION BASIN ADJACENT TO PUBLIC RIGHT-OF-WAY IS 1:6 (BOTH SIDES OF BASIN) AND 1:4 ON INTERIOR PROPERTY LINES.
- MAXIMUM GRADE CHANGE AT PROPERTY LINE IS 2 FEET.
- THE REQUIRED BACKFLOW PREVENTION ASSEMBLY SHALL BE MANUFACTURED AND MODEL DESIGNATED IN THE CURRENT 'LIST OF APPROVED BACKFLOW PREVENTION ASSEMBLIES' AS PUBLISHED BY THE FOUNDATION FOR CROSS-CONNECTION CONTROL AND HYDRAULIC RESEARCH, UNIVERSITY OF SOUTHERN CALIFORNIA.
- THE BACKFLOW PREVENTION ASSEMBLY SHALL BE TESTED AND APPROVED BY A CERTIFIED TECHNICIAN DESIGNATED IN THE CURRENT CITY OF MESA LIST OF APPROVED INSPECTORS PRIOR TO THE REQUEST FOR FINAL INSPECTION.
- INSTALL A REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION ASSEMBLY PER CITY OF MESA STANDARD DETAIL M-313.
- WATER SERVICE INSTALLATION FOR WATER METER SHALL BE INSTALLED PER CITY OF MESA STD. DETAIL M-491 & M-492.
- TREES SHALL BE PLANTED AT LEAST 20 FEET AWAY FROM ANY STREET LIGHT POLE OR LIGHTING CONTROL CABINET (LCC). SHRUB SHALL BE PLANTED AT LEAST 1 FEET AWAY FROM ANY STREET LIGHT POLE OR LCC. SEE SECTION 92.31 IN THE CITY OF MESA ENGINEERING PROCEDURE MANUAL.
- ALL LANDSCAPE MATERIAL INSTALLED SHALL BE MAINTAINED BY OWNER OR 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' AND 1' FROM PAVED SURFACE WHERE SIGHT LINE OCCURS. SEE LANDSCAPE PLAN FOR SIGHT LINE.
- THERE ARE NO EXISTING OVERHEAD POWER LINES ON THIS PROJECT SITE.
- BACKFLOW DEVICES (OR PROTECTIVE CAGE) TO BE PAINTED GREEN IN COLOR TO DISCOURAGE THEFT.
- SIGNAGE REQUIRES A SEPARATE SIGN PERMIT.

| LANDSCAPE CALCULATIONS CHART           |                                                                                                                                                                                 |               |               |               |        |               |               |               |        |
|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|---------------|---------------|--------|---------------|---------------|---------------|--------|
| AREA                                   | FORMULA                                                                                                                                                                         | REQUIRED      |               |               |        | PROVIDED      |               |               |        |
|                                        |                                                                                                                                                                                 | 36" BOX TREES | 24" BOX TREES | 15 GAL. TREES | SHRUBS | 36" BOX TREES | 24" BOX TREES | 15 GAL. TREES | SHRUBS |
| HOBSON ST.<br>(550 LF.)                | (1) TREE AND 6 SHRUBS/<br>25 LF. OF FRONTAGE)<br>(25% 36" BOX, 50% 24"<br>BOX, 25% 15 GAL.- MIN.)                                                                               | 6             | 11            | 5             | 132    | 6             | 11            | 5             | 138    |
| PARKING LOT<br>(9-15' ISLANDS)         | 15' ISLAND: (1) TREE AND (3) SHRUBS<br>30' ISLAND: (2) TREES AND (6) SHRUBS<br>(MIN. 10% OF REQ'D. TREES TO BE<br>36" BOX- BALANCE OF TREES TO<br>BE 24" BOX)                   | 1             | 8             | 0             | 21     | 1             | 8             | 0             | 21     |
| FOUNDATION BASE<br>(510 LF.)           | (1) TREE/ 50 LF.<br>(10% OF REQ'D. TREES TO BE 36" BOX-<br>BALANCE OF TREES TO BE 24" BOX)<br>(TREES WITHIN 30 FT. OF THE FOUNDATION<br>MAY BE COUNTED TOWARD THIS REQUIREMENT) | 1             | 10            | 0             | N.A.   | 5             | 6             | 0             | N.A.   |
| EAST AUTO<br>CENTER DRIVE<br>(450 LF.) | (1) TREE AND 4 SHRUBS/ 25 LF.<br>OF FRONTAGE) (25% 36" BOX, 50% 24" BOX,<br>25% 15 GAL. MIN.)                                                                                   | 5             | 9             | 4             | 12     | 6             | 16            | 0             | 138    |

(NOTE: MEX. FAN PALMS ARE COUNTED AS 36" BOX SIZE)



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ARCHITECT. THE SUBMISSION OF THIS  
DRAWING IS A WRITTEN DESCRIPTION OF  
THE PROJECT. THE PROJECT IS AVAILABLE FROM THE OWNER  
AND THE OWNER'S DESIGNATED AGENT AT  
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AND CONDITIONS OF PAYMENT. PAYMENT SHALL BE  
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COMPLETION OF THE PROJECT AND APPROVAL OF BILLING  
ESTIMATES.

Sheet title:  
COVER SHEET

project:  
METRO EAST VALLEY COMMERCE PARK IV  
EAST AUTO CENTER DRIVE AND HOBSON  
MESA, ARIZONA 85204

date: 26NOV19  
job no.: 19027  
revision:



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landscape architect p.c.  
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4916 s. quiet way  
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L-1  
1 OF 2

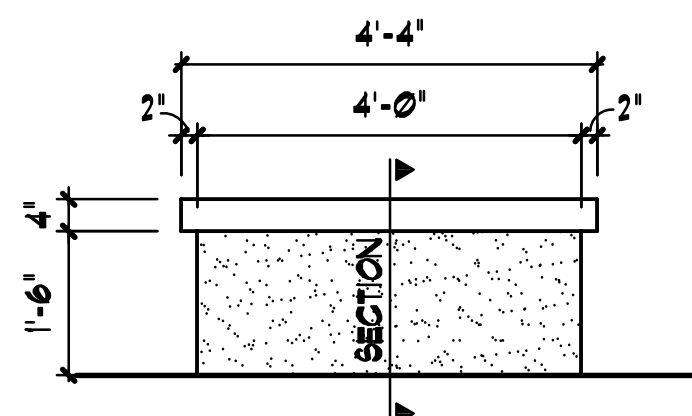
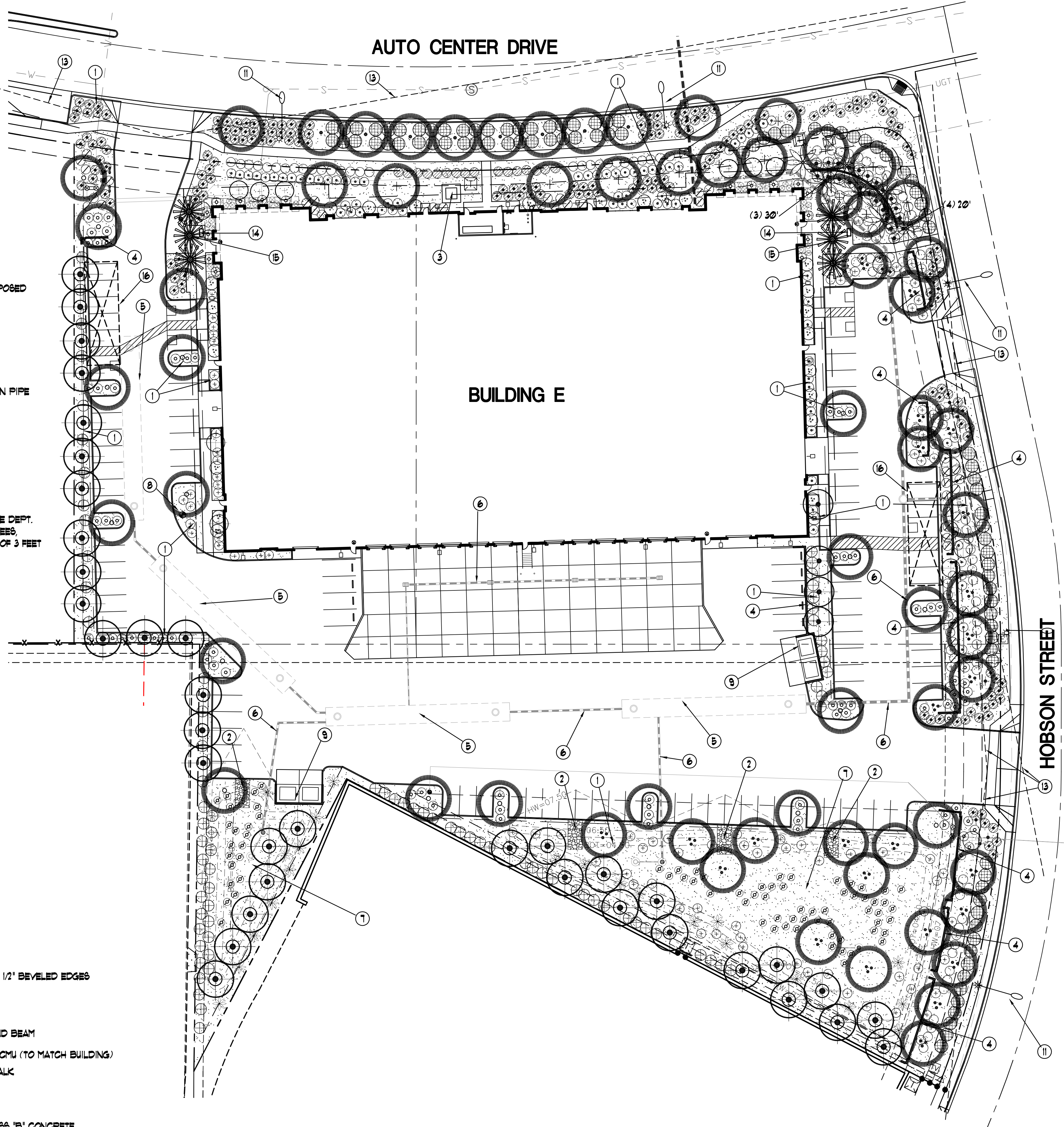


# PLANT SCHEDULE: (FOR THIS SHEET ONLY)

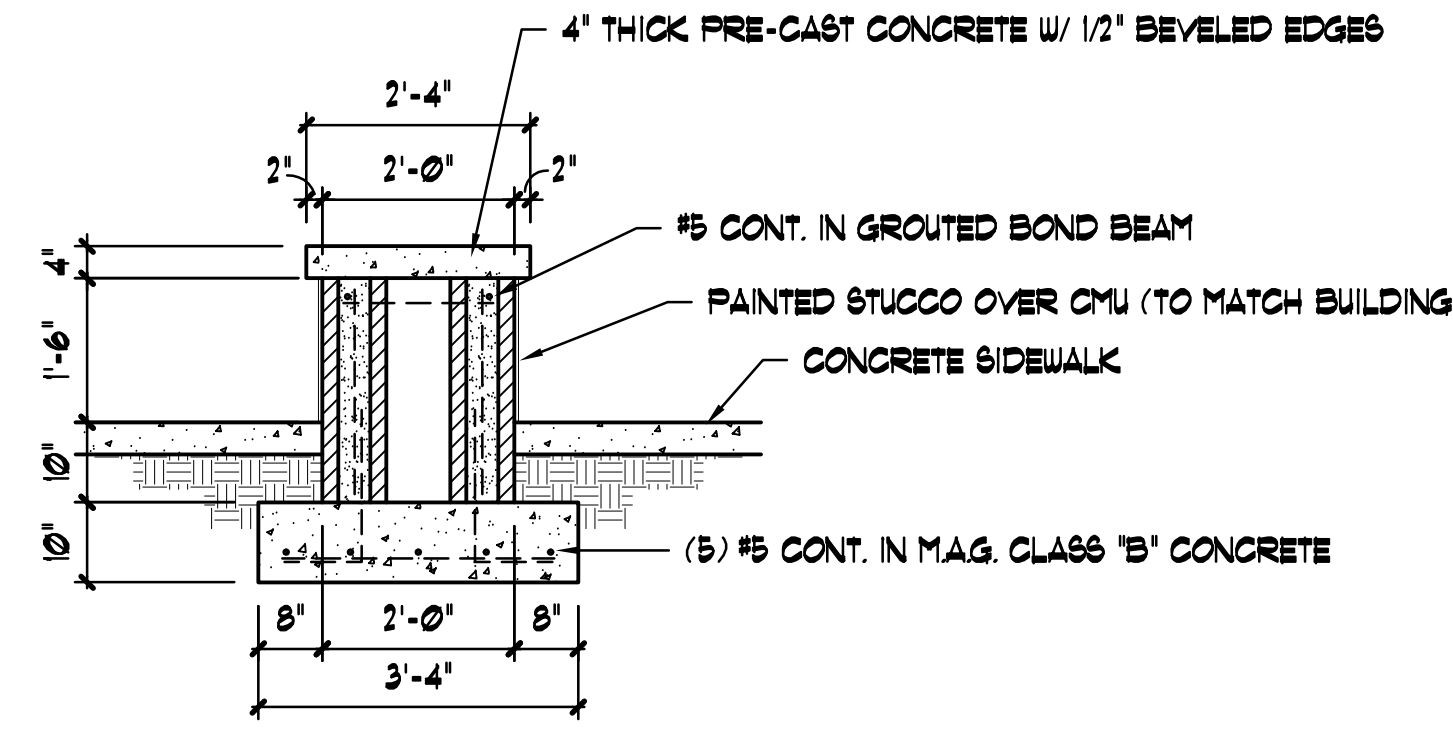
|                                                                 |                                                             |            |
|-----------------------------------------------------------------|-------------------------------------------------------------|------------|
| WASHINGTONIA ROBUSTA<br>MEXICAN FAN PALM                        | SKINNED TRUNKS<br>STRAIGHT, TRUNK HT. PER PLAN              | 7 TOTAL    |
| PHOENIX DACTYLIFERA<br>DATE PALM                                | 20' TRUNK HT.<br>STRAIGHT, MATCHING                         | 6 TOTAL    |
| ULMUS PARVIFOLIA<br>EVERGREEN ELM                               | 24" BOX MINIMUM<br>10' HT, 4.5' SP, 1 1/2" CAL.             | 10 TOTAL   |
| CERCIDIUM FLORIDUM 'DM.'<br>DESERT MUSEUM PALO VERDE            | 24" BOX MINIMUM STD.<br>9' HT, 4.5' SP, 1 1/2" CAL.         | 18 TOTAL   |
| QUERCUS VIRGINIANA<br>SOUTHERN LIVE OAK                         | 36" BOX MINIMUM<br>11' HT, 6' SP, 2 1/4" CAL.               | 14 TOTAL   |
| PROSOPIS CHILIENSIS<br>THORNLESS MESQUITE                       | 24" BOX MINIMUM<br>8' HT, 4.5' SP, MULTI-TRUNK, 1 1/2" CAL. | 25 TOTAL   |
| CHITALPA TASHKENSIS<br>CHITALPA                                 | 24" BOX MINIMUM<br>9' HT, 4.5' SP, 1 1/4" CAL.              | 4 TOTAL    |
| CAESALPINIA MEXICANA<br>MEXICAN BIRD OF PARADISE                | 15 GALLON<br>TREE FORM                                      | 9 TOTAL    |
| SAPHORA SECUNDIFLORA<br>TEXAS MOUNTAIN LAUREL                   | 5 GALLON MINIMUM<br>6' HT, 6' SP, 1" CAL.                   | 6 TOTAL    |
| ACACIA SALICINA<br>WILLOW ACACIA                                | 24" BOX MINIMUM<br>8' HT, 4' SP, 1 1/2" CAL.                | 36 TOTAL   |
| CAESALPINIA PULCHERRIMA<br>RED BIRD OF PARADISE                 | 5 GALLON                                                    | 23 TOTAL   |
| LEUCOPHYLLUM LANGMANIAE<br>RIO BRAVO SAGE                       | 5 GALLON<br>FULL, PAST CAN                                  | 74 TOTAL   |
| TECOMA X SPARKY<br>TECOMA HYBRID                                | 5 GALLON<br>FULL, PAST CAN                                  | 71 TOTAL   |
| AGAVE GEMINIFLORA<br>TWIN FLOWER AGAVE                          | 5 GALLON<br>FULL, PAST CAN                                  | 11 TOTAL   |
| RUELLIA BRITTONIANA CALIFORNICA<br>RUELLIA                      | 5 GALLON<br>FULL, PAST CAN                                  | 39 TOTAL   |
| NERIUM OLEANDER 'D.P.'<br>DWARF PINK OLEANDER                   | 5 GALLON<br>FULL, PAST CAN                                  | 112 TOTAL  |
| CALLISTEMON VIMINALIS 'LITTLE JOHN'<br>LITTLE JOHN BOTTLE BRUSH | 5 GALLON<br>FULL, PAST CAN                                  | 93 TOTAL   |
| CASSIA STURTII<br>GREEN DESERT CASSIA                           | 5 GALLON<br>FULL, PAST CAN                                  | 82 TOTAL   |
| TECOMA STANS V. STANS<br>YELLOW BELLS                           | 5 GALLON<br>FULL, PAST CAN                                  | 22 TOTAL   |
| BOGANVILLEA 'CRIMSON/BUELL'<br>RED BUSH BOGANVILLEA             | 5 GALLON<br>FULL, PAST CAN                                  | 23 TOTAL   |
| EREMOPHYLLA GLABRA 'MINGINEW GOLD'<br>OUTBACK SUNRISE           | 5 GALLON<br>FULL, PAST CAN                                  | 94 TOTAL   |
| EUPHORBIA TIRUCALLI<br>FIRE STICK PLANT                         | 5 GALLON<br>FULL, PAST CAN                                  | 33 TOTAL   |
| MUHLENBERGIA CAPILLARIS 'REGAL MIST'<br>PINK MUHLY              | 5 GALLON<br>FULL, PAST CAN                                  | 74 TOTAL   |
| RUSSERIA Equisetiformis<br>CORAL FOUNTAIN                       | 5 GALLON<br>FULL, PAST CAN                                  | 16 TOTAL   |
| LANTANA MONTIVIDENSIS 'N.G.'<br>NEW GOLD LANTANA                | 1 GALLON<br>FULL, PAST CAN                                  | 16 TOTAL   |
| LANTANA SELLOWIANA 'T.P.'<br>TRAILING PURPLE LANTANA            | 1 GALLON<br>FULL, PAST CAN                                  | 193 TOTAL  |
| DECOMPOSED GRANITE                                              | 3/4" SCREENED<br>MATCH PHASE 2                              | 68,035 SF. |

## PLAN KEY NOTES:

1. INSTALL 2" DEEP 3/4" SCREENED DECOMPOSED GRANITE THRU-OUT PLANTING AREA
2. INSTALL 3'-4" DIA. COBBLE
3. ELECTRICAL TRANSFORMER
4. DECORATIVE SCREEN WALL
5. UNDERGROUND STORM WATER RETENTION PIPE
6. DRAINAGE PIPE
7. RETENTION BASIN PER CIVIL DUGS.
8. FIRE HYDRANT
9. TRASH RECEPTACLE
10. FIRE DEPT. CONNECTION\*  
\*NOTE: PROVIDE CLEAR ACCESS TO FIRE DEPT. CONNECTION (FDC) FREE OF BUSHES, TREES, FENCES OR OTHER OBJECTS A MINIMUM OF 3 FEET PER IFC 912.3
11. SITE LIGHT
12. BIKE RACK PER ARCH. DUGS.
13. SIGHT DISTANCE LINE
14. BENCH, SEE DETAIL, THIS SHEET
15. 5" DIA. CIRCULAR PLANTER
16. COVERED PARKING



ELEVATION



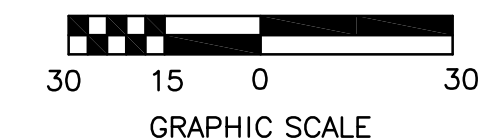
SECTION

## BENCH DETAIL

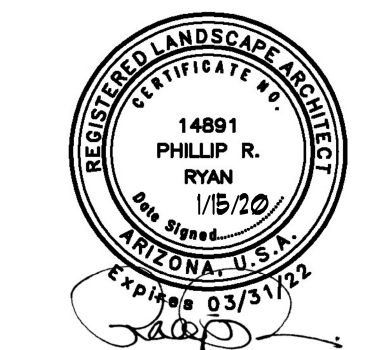
SCALE 1/2" = 1'-0"

## Landscape Plan

Scale 1:30



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sheet title:  
LANDSCAPE PLAN

project:  
METRO EAST VALLEY COMMERCE PARK IV  
EAST AUTO CENTER DRIVE AND HOBSON  
MESA, ARIZONA 85204

date: 26NOV19  
job no.: 19027  
revision:

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