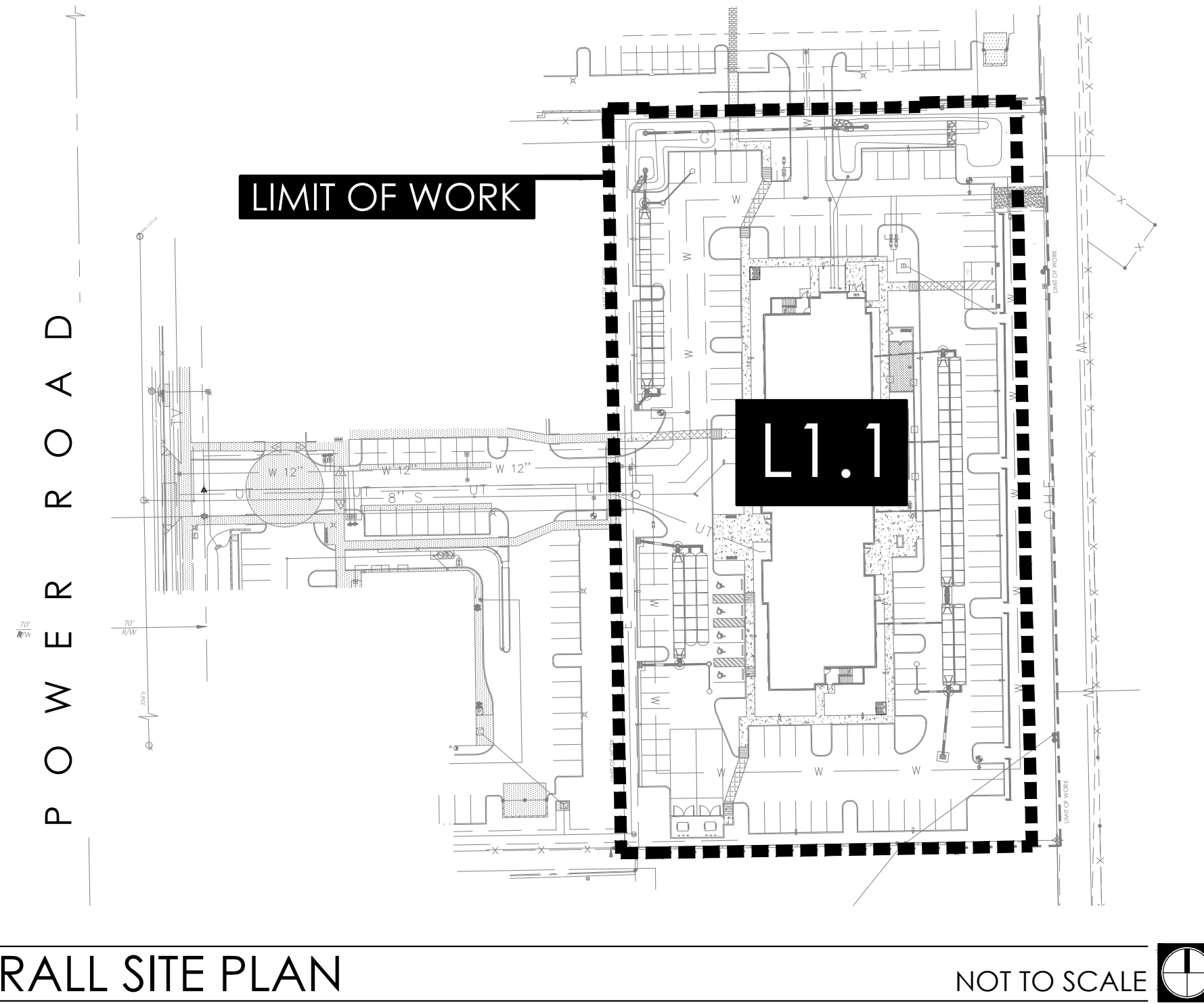


GENERAL NOTES

- ALL PLANTING AREAS ARE TO HAVE DECOMPOSED GRANITE TOP DRESSING. ALL GRANITE IS TO BE 2" DEPTH, COLOR AS SPECIFIED, TYP.
- NO PLANT SUBSTITUTIONS ALLOWED UNLESS APPROVED IN WRITING BY LANDSCAPE ARCHITECT AND CONFORMING TO LOCAL AGENCY'S APPROVED PLANT LIST.
- LANDSCAPE ARCHITECT IS TO APPROVE ALL PLANT MATERIAL PRIOR TO DELIVERY TO SITE. ONE WEEK MINIMUM NOTICE.
- LANDSCAPE ARCHITECT TO INSPECT TREES PRIOR TO PURCHASE.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO VERIFY ALL CONDITIONS ON SITE PRIOR TO PROJECT START-UP.
- REFER TO PLANTING DETAILS. BACKFILL: NATIVE SOILS FREE OF CONTAMINATION AND ROCKS OVER 3 INCHES IN DIAMETER.
- COMPLETE ALL TRENCHING, LANDSCAPE GRADING, BERMING AND SWALES PRIOR TO START OF PLANTING.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO REPAIR ANY DAMAGES MADE TO EXISTING LANDSCAPING, UNDERGROUND UTILITIES, IRRIGATION LINES, ELECTRICAL LINES, ETC., AT HIS EXPENSE.
- ANY PLANT MATERIAL NOT SHOWN TO REMAIN ON PLAN IS TO BE REMOVED.
- ADJUST ALL NEW LANDSCAPING AS NECESSARY TO ACCOMMODATE EXISTING LANDSCAPE TO REMAIN.
- CONTRACTOR IS TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO ANY SITE WORK BEING EXECUTED.
- QUANTITIES ON PLAN ARE PROVIDED FOR BIDDING PURPOSES ONLY. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO VERIFY ALL QUANTITIES PRIOR TO CONSTRUCTION.
- ALL AREAS DISTURBED DURING CONSTRUCTION ARE TO BE FINE GRADED AND TREATED TO BLEND EVENLY WITH ALL NEW AREAS.
- LANDSCAPE ARCHITECT / OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL THAT IS DETERMINED TO NOT SATISFY THE DESIGN INTENT OF THE LANDSCAPE PLAN BASED ON SIZE, SHAPE, APPEARANCE, HEALTH, OR IMPROPER CARE.
- NOTE: SURFACE-FERTILIZE PLANTS AS PART OF COMMON-AREA MAINTENANCE CONTRACT.
- APPLY A SOLUTION OF "SUPERTHRIVE" COMBINED WITH LIQUID CHELATED IRON SUPPLEMENT AS PLANT IS BEING WATERED IN AT THE FOLLOWING RATES:
 - BASIC MIX: 1/4 TSP. (TEASPOON) SUPERTHRIVE AND 1 TSP. IRON SUPPLEMENT PER GAL. OF WATER.
 - TREES: APPLY 4 GALLONS OF BASIC MIX.
 - SHRUBS AND SUCCULENTS 1 GAL. AND 5 GAL.: APPLY 1 GALLON OF BASIC MIX.
 - SHRUBS AND SUCCULENTS 15 GAL.: APPLY 2 GALLONS OF BASIC MIX.
- REMOVE NURSERY PROVIDED STAKING AND TAPING FROM ALL PLANTS, IF APPLICABLE. STAKE NURSERY GROWN TREES AS DETAILED.
- WATER SUPPLY MUST BE OPERATIONAL PRIOR TO PLANT INSTALLATION.
- PRUNE DEAD OR DAMAGED BRANCHES AFTER PLANTING. PRUNE TREES OF LIVING BRANCHES, ONLY IF DIRECTED BY THE LANDSCAPE ARCHITECT OR OWNER, AFTER PLANTING.
- BEFORE PLANTING, STAKE OR FLAG THE LOCATION OF ALL PLANTS OR PLACE CONTAINERS UP TO 15 GAL. AT LOCATIONS SHOWN ON PLAN AND ARRANGE TO HAVE THE LANDSCAPE ARCHITECT REVIEW AND APPROVE THE LOCATIONS. LANDSCAPE ARCHITECT MAY REVISE LOCATIONS ONCE BEFORE PLANTING.
- REMOVE ALL WEED GROWTH FROM AREAS TO BE LANDSCAPED. IF WEED CONTROL IS NEEDED, USE CAREFULLY APPLIED CONTACT HERBICIDE, "ROUND-UP" OR EQUAL. APPLY BY HAND SPRAYER TO AVOID DAMAGE TO NEW PLANTS.
- ALL BOULDERS ARE TO BE GRANITE SURFACE SELECT, SIZE PER PLAN. ALL BOULDERS ARE TO BE BURIED 1/3 IN SOIL.
- ALL SWALE CHANNELS ARE TO HAVE 6" - 8" FRACTURED GRANITE OR OTHER APPROVED STONE MATERIAL INSTALLED TO PREVENT EROSION.
- ALL DOWNSPOUTS / SCUPPERS ARE TO HAVE 3'x3', 3" - 6" FRACTURED GRANITE OR OTHER APPROVED STONE MATERIAL INSTALLED TO PREVENT EROSION.
- ALL BERM CONTOUR INTERVALS ARE AT 1'-0", SLOPES NOT TO EXCEED 4:1.
- ALL TURF IS TO BE 'MID-IRON' HYBRID VARIETY.
- ALL HEADER IS TO BE CAST IN PLACE CONCRETE, COLOR TO BE SELECTED.
- CONTRACTOR IS RESPONSIBLE TO COORDINATE HEADER INSTALLATION WITH GRADING CONTRACTOR. ANY LOCATIONS WHERE RIP-RAP SWALES ARE ADJACENT TO TURF AREAS, HEADER IS TO HAVE A DRAINAGE OUTLET (TURN-DOWN) FOR THE WIDTH OF THE RIP RAP AREA, TYP.
- CONTRACTOR TO ENSURE THAT SLEEVE FOR IRRIGATION GOES UNDER EVERY DRIVEWAY (INCLUDING 2-LOTS).
- ALL LANDSCAPING AND STRUCTURES CONSTRUCTED FROM THIS PLAN HAVE BEEN DESIGNED WITHIN STANDARD CITY REQUIREMENTS AND SHALL BE THE RESPONSIBILITY OF THE DEVELOPER / HOA TO MAKE NECESSARY REPAIRS DUE TO VANDALISM / THEFT / OR NEGLIGENCE.
- DEVELOPER / HOA DOES NOT HOLD (YOUNG DESIGN GROUP, LLC) RESPONSIBLE FOR ANY DAMAGES INCURRED AS SUCH.
- JUTE NETTING IS TO BE INSTALLED ON ALL SLOPES GREATER THAN 4:1 WITH 100% LIVE PLANT COVER.
- WARRANTY ALL PLANT MATERIAL TO BE IN HEALTHY GROWTH FOR THE PERIODS OF: TREES: 365 DAYS SHRUBS, VINES AND GROUNDCOVERS: 90 DAYS, STARTING AT DATE OF FINAL ACCEPTANCE, REPLACE MATERIAL NOT SHOWING HEALTHY GROWTH WITHIN 10 WORKING DAYS OF NOTIFICATION BY OWNER.
- YDG DOES NOT WARRANT AVAILABILITY OF SPECIES OR SIZES OF PLANTS LISTED. "AVAILABLE" SHALL MEAN AVAILABLE IN A WHOLESALE NURSERY IN ARIZONA OR CALIFORNIA. NOTIFY OWNER AND YDG OF NON-AVAILABILITY FOR ISSUANCE OF SUBSTITUTION BY YDG.
- CITY APPROVAL OF THESE PLANS SHALL SIGNIFY AND CONFIRM OWNER'S CAREFUL REVIEW AND APPROVAL OF THESE PLANS, INCLUDING PLANT SPECIES AND SIZES LISTED. OWNER SHALL OBTAIN UNIT PLANT COSTS, INSTALLED & GUARANTEED.
- TYPICAL MINIMUM SETBACKS FROM EDGE OF WALKS, DRIVES AND BUILDINGS: TREES: 6 FT.; SHRUBS: 3 FT.; GROUNDCOVER: 2 FT. (UNLESS NOTED OTHERWISE IN GEOTECH / SOILS REPORT WHICH SHALL GOVERN IN LIEU OF SETBACKS RECOMMENDED HEREIN / CONTRACTOR TO ADJUST OR ELIMINATE PLANTS TO COMPLY WITH GEOTECH RECOMMENDATIONS AS NEEDED)
- AREAS IN SIGHT TRIANGLES SHALL HAVE NO OBSTRUCTION GREATER THAN 2 FT. HT. AND TREES SHALL HAVE CANOPY HIGHER THAN 7 FT. AT TIME OF PLANTING.
- NOTE THAT NURSERY-GROWN TREES MUST HAVE TRUNK DIAMETER IN PROPORTION TO HEIGHT, AND THAT CONTRACTOR MUST INSPECT EACH TREE FOR ROOT-BINDING AND OTHER GROWTH DEFECTS, AND REMOVE DEFECTIVE PLANTS FROM THE SITE.
- TREES TO MEET LOCAL JURISDICTIONS ZONING SIZE REQUIREMENTS AT THE TIME OF PLANTING. TREES THAT DO NOT MEET MIN. REQUIREMENTS SHALL BE REPLACED IN KIND WITH TREE THAT MEETS REQUIREMENTS.
- ANY DISTURBED AREAS AREAS NOT INITIALLY BUILT UPON WILL NEED A COUNTY / CITY APPROVED DUST CONTROL MATERIAL INSTALLED.
- TREES THAT ARE PLANTED AS 24" BOX MUST HAVE 2" CALIFER AFTER FIRST YEAR OF GROWTH.



OVERALL SITE PLAN

CITY OF MESA NOTES

- REQUIRED TREES SHALL BE A MINIMUM SIZE AS SPECIFIED IN THE ARIZONA NURSERY ASSOCIATION "RECOMMENDED TREE SPECIFICATIONS" LATEST EDITION 11-33-2(B)
- ALL LANDSCAPE MATERIAL INSTALLED SHALL BE MAINTAINED BY OWNER / LESSEE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN. 11-33-2(I)
- UPON COMPLETION OF LANDSCAPE IMPROVEMENTS, MAINTENANCE CONTRACTOR IS TO PROVIDE A "NATURAL" MAINTENANCE PROGRAM TO ALL NORTH AND WEST PERIMETER LANDSCAPE AREAS INCLUDING LANDSCAPE BUFFER AREAS, ALL INTERIOR COURTYARD AND MAIN DRIVE AND FRONTAGE LANDSCAPE AREAS ARE TO BE MAINTAINED IN A "FORMAL" MANNER. ALL AREAS ARE TO BE MAINTAINED IN ACCORDANCE WITH THE BEST MANAGEMENT PRACTICES OF THE LANDSCAPE INDUSTRY. 11-33-2(I)4
- ALL TREES AND SHRUBS LOCATED IN THE LINE-OF-SIGHT WILL BE MAINTAINED FOR A CLEAR AREA BETWEEN 3'-7" AND SHOW LINE OF SIGHT ON LANDSCAPE PLAN.
- REQUIRED LANDSCAPE AREAS SHALL BE FREE FROM ENCROACHMENT BY AND USE, STRUCTURE, VEHICLE OR FEATURE NOT A PART OF THE LANDSCAPING DESIGN. 11-33-2(A)
- BACKFLOW PREVENTERS 2" OR LARGER SHALL BE SCREENED WITH LANDSCAPE MATERIAL LOCATED WITHIN A 6' RADIUS OF THE BACKFLOW PREVENTERS. ALL BACKFLOW PREVENTERS LESS THAN 2" SHALL BE PLACED IN A WIRE MESH BASKET AND PAINTED GREEN. (THE POLICE DEPARTMENT'S CRIME PREVENTION DIVISION HAS REQUESTED THE CHANGE TO GREEN TO DISCOURAGE THEFT.) [PAGE 30]

CITY OF MESA LANDSCAPE REQUIREMENTS :

PERIMETER LANDSCAPING (NON-SINGLE RESIDENCE USE ADJACENT TO NON-SINGLE RESIDENCE)	REQUIRED / PROVIDED
3 TREE PER 100 LINEAR FEET <ul style="list-style-type: none"> • 50% OF TREES TO BE 24" BOX • 20 SHRUBS PER 100 LINEAL FEET (5 GALLON MINIMUM SIZE) 	422 LINEAR FEET OF PERIMETER / 13 TREES REQ'D / 85 SHRUBS REQ'D <ul style="list-style-type: none"> • 15 TREES AT 24" BOX • 113 SHRUBS PROVIDED (5 GALLON MINIMUM SIZE)
PARKING LOT LANDSCAPE	REQUIRED / PROVIDED
1 TREE PER STANDARD PARKING ISLAND (8x15) <ul style="list-style-type: none"> • 10% OF TREES TO BE 36" BOX • 90% OF TREES TO BE 24" BOX • 3 SHRUBS PER TREE (5 GALLON MINIMUM SIZE) 	34 STANDARD PARKING ISLANDS / 34 TREES REQ'D / 102 SHRUBS REQ'D <ul style="list-style-type: none"> • 7 TREES AT 36" BOX PROVIDED (20%) • 24 TREES AT 24" BOX PROVIDED (70%) • 3 PALMS PROVIDED (10%) • 160 SHRUBS PROVIDED (5 GALLON MINIMUM SIZE)
FOUNDATION BASE LANDSCAPE	REQUIRED / PROVIDED
1 TREE PER 50 LINEAR FEET OF EXTERIOR BLDG. WALL <ul style="list-style-type: none"> • 10% OF TREES TO BE 36" BOX • 90% OF TREES TO BE 24" BOX • 3 SHRUBS PER TREE (5 GALLON MINIMUM SIZE) 	(+/-) 582 LINEAR FEET / 12 TREES REQ'D / 36 SHRUBS REQ'D <ul style="list-style-type: none"> • 6 TREES AT 36" BOX PROVIDED (50%) • 6 TREES AT 24" BOX PROVIDED (50%) • + ADDITIONAL 5 PALMS PROVIDED • 297 SHRUBS PROVIDED (5 GALLON MINIMUM SIZE)

PROJECT TEAM

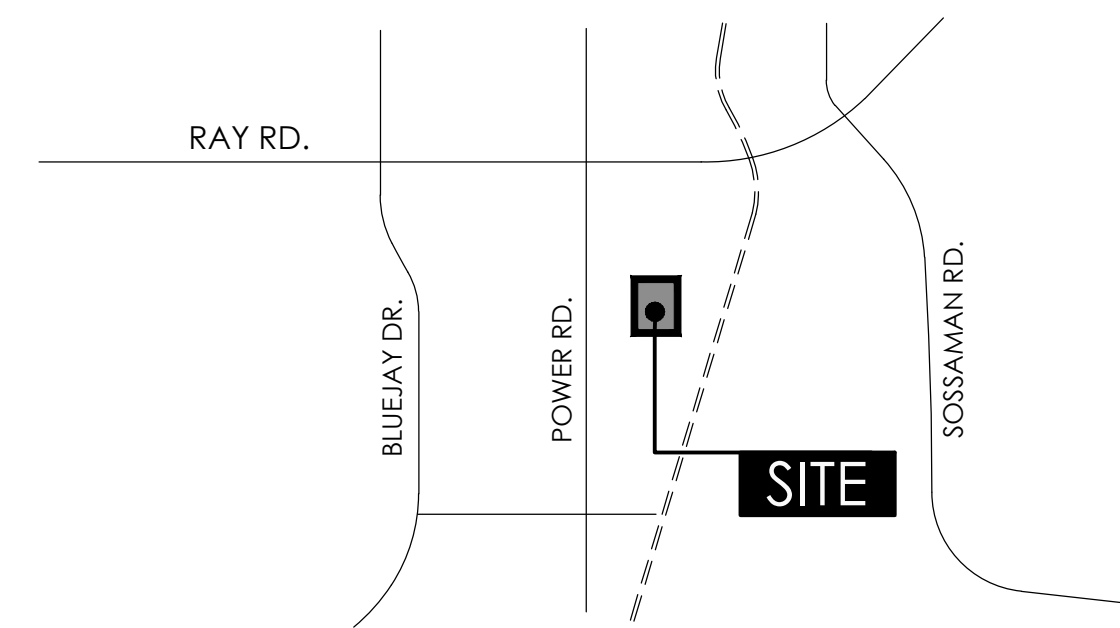
DEVELOPER:
 CONCORD WP COL GP HOLDINGS
 11410 COMMON OAKS DRIVE
 RALEIGH, NC 27614
 PH: (919) 278-1601
 CONTACT: MATT HOOK
 matt.hook@concordhotels.com

CIVIL ENGINEER:
 KBELL ENGINEERING
 1355 NORTH 86TH PL.
 MESA, AZ 85207
 PH: (602) 980-8246
 CONTACT: KELLY BELL
 kbell@kbelleng.com

ARCHITECT:
 BRR ARCHITECTURE
 8131 METCALF AVE.
 OVERLAND PARK, KS 66204
 PH: (913) 262-9095
 CONTACT: CULIN THOMPSON
 culin.thompson@brrarch.com

LANDSCAPE ARCHITECT:
 YOUNG DESIGN GROUP
 7234 EAST SHOEMAN LN.
 SUITE # 8
 SCOTTSDALE, AZ 85251
 PH: (480) 257-3312
 CONTACT: JOE YOUNG
 jyoung@youngdg.com

VICINITY MAP



MISC. NOTES

- A MINIMUM OF 3' CLEARANCE SHALL BE MAINTAINED AROUND ALL FIRE HYDRANTS WHERE NOTHING WILL BE PLANTED OR WILL GROW.
- TRANSFORMERS SHALL HAVE MINIMUM CLEAR ZONES PER UTILITY COMPANY REQUIREMENTS WHERE NO OBSTRUCTIONS SHALL BE PLACED INCLUDING PLANT MATERIAL.

SHEET INDEX

SHEET #	PAGE #	DESCRIPTION
1	L0.1	COVER SHEET + NOTES
2	L1.1	PRELIMINARY LANDSCAPE PLAN
3	HS1.0	HARDSCAPE NOTES
4	HS1.1	HARDSCAPE DETAILS

PLAN APPROVAL

GRADING GENERAL NOTES

- THESE PLANS ARE NOT A REFERENCE FOR ANY TYPE OF SITE DRAINAGE INCLUDING STORMWATER RUNOFF FROM BUILDING ROOFS OR DOWNSPOUTS AND LANDSCAPE AREAS ADJACENT TO BUILDINGS. SEE CIVIL / ARCHITECTURAL PLANS FOR MORE INFORMATION.
- CONTRACTOR SHALL FINISH GRADE TO MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES AND MAINTAIN AND / OR CREATE DRAINAGE SPECIFIED ON THE PROJECT CIVIL ENGINEERS CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL KEEP DRAINAGE WAYS AND NATURAL FLOW CHANNELS SPECIFIED FREE FROM OBSTRUCTIONS THAT MAY IMPAIR FLOW.
- CONTRACTOR IS REQUIRED TO REMOVE ANY SPOILS EXCAVATED FOR IRRIGATION, UNDERGROUND UTILITIES, ETC., THAT MAY AFFECT DRAINAGE AS DESIGNED BY CIVIL ENGINEER.
- AESTHETIC FINISH GRADING SHALL BE BY THE DIRECTION OF THE LANDSCAPE ARCHITECT. ALL GRADING SHALL BE APPROVED BY OWNERS AUTHORIZED REPRESENTATIVE PRIOR TO PLANTING.
- FINISH GRADE OF ALL PLANTING AREAS (DG) IS TO BE 1" BELOW ADJACENT HARDSCAPE UNLESS OTHERWISE NOTED.
- CONTRACTOR IS TO REFERENCE GEOTECH / SOILS REPORT FOR ADDITIONAL INFORMATION REGARDING DRAINAGE AND / OR SOILS CONDITIONS THAT MAY AFFECT CONSTRUCTION OF LANDSCAPE IMPROVEMENTS.
- CONTRACTOR IS TO REFERENCE GEOTECH / SOILS REPORT FOR ANY RECOMMENDATIONS OR REQUIREMENTS FOR LOCATIONS OF PLANT MATERIALS OR IRRIGATION COMPONENTS IN RELATION TO BUILDINGS OR STRUCTURES. RECOMMENDATIONS IN GEOTECH / SOILS REPORT SHALL SUPERCEDE ANY INFORMATION AS WRITTEN IN THESE PLANS.
- CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IF ANY CONDITIONS IN FIELD DEViate OR CONFLICT WITH CIVIL ENGINEER'S SITE GRADING PLANS.

MAINTENANCE NOTES

UPON COMPLETION OF LANDSCAPE IMPROVEMENTS, MAINTENANCE CONTRACTOR IS TO PROVIDE A "NATURAL" MAINTENANCE PROGRAM TO ALL PERIMETER LANDSCAPE AREAS INCLUDING STREET FRONTAGES AND FOUNDATION PLANTERS. ALL INTERIOR COURTYARD LANDSCAPE AREAS ARE TO BE MAINTAINED IN A "FORMAL" MANNER. ALL AREAS ARE TO BE MAINTAINED IN ACCORDANCE WITH THE BEST MANAGEMENT PRACTICES OF THE LANDSCAPE INDUSTRY.



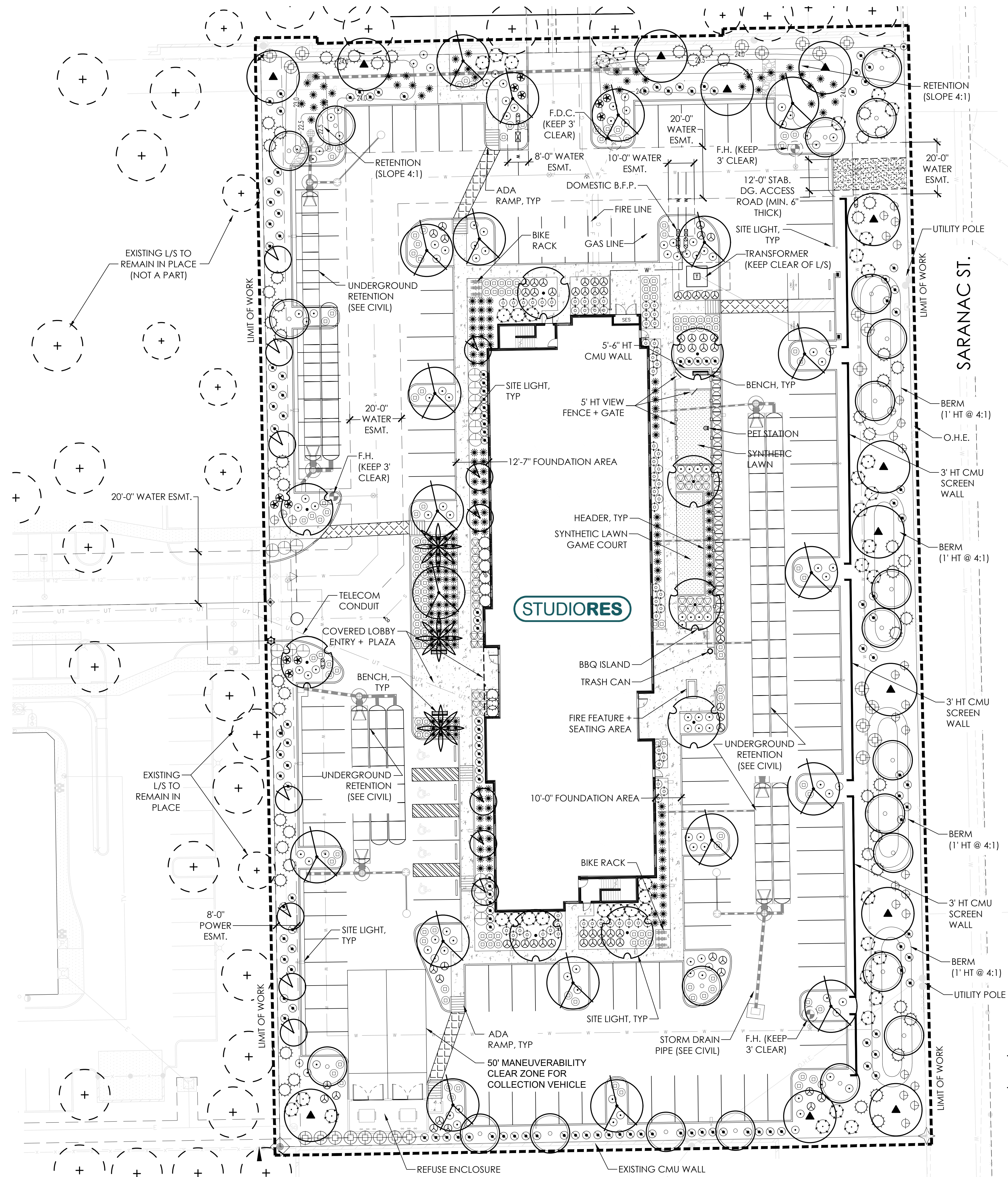
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JOB NO:	2314.1
DRAWN BY:	JMY / KLH
CHECKED BY:	JMY
REVISIONS:	DATE:
CITY	08/20/24
CITY	10/03/24

SUBMITTED FOR:

DESIGN REVIEW

SHEET NO.

L0.1
 1 OF 4

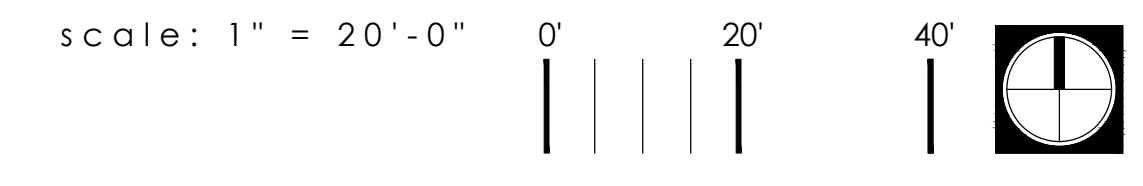


NOTE: THERE ARE NO PUBLIC STREETS WHERE DIRECT ACCESS TO THIS SITE OCCURS (DRIVEWAYS). SIGHT VISIBILITY AND SIGHT DISTANCE LINES ARE NOT APPLICABLE. SITE ACCESS IS VIA PRIVATE DRIVE AISLES FROM ADJACENT PARCELS.

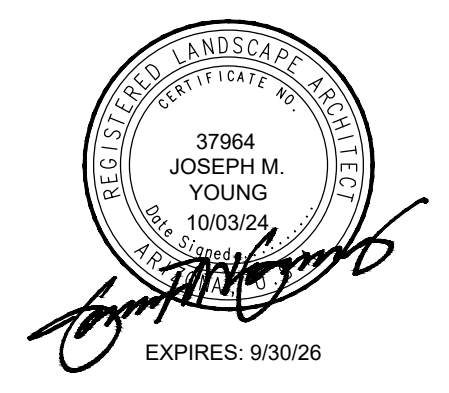
PLANT SCHEDULE

EXISTING VEGETATION	SIZE / REMARKS	QTY
EXISTING TREE (VARIOUS SPECIES)	PRESERVE IN PLACE	PER PLAN
TREES		
ACACIA SALICINA WEeping ACACIA	36" BOX, STANDARD TRUNK, MATCHED	23
CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE	24" BOX, LOW BREAK, MATCHED	13
ULMUS PARVIFOLIA 'TRUE GREEN' TRUE GREEN ELM	24" BOX, STANDARD TRUNK, MATCHED	20
PHOENIX DACTYLIFERA DATE PALM	15' HT. TO BASE, DIAMOND CUT, MATCHED	3
PROSOPIS SEEDLESS HYB 'AZT' SEEDLESS HYBRID MESQUITE	24" BOX, LOW BREAK, MATCHED	13
QUERCUS VIRGINIANA 'CATHEDRAL' CATHEDRAL LIVE OAK	36" BOX, STANDARD TRUNK, MATCHED	9
ACCENTS + VINES		
DASYLIRION WHEELERI DESERT SPOON	5 GAL	12
HESPERALOE FUNIFERA GIANT HESPERALOE	5 GAL	67
HESPERALOE PARVIFLORA RED YUCCA	5 GAL	67
MUHLENBERGIA RIGENS DEER GRASS	5 GAL	206
SHRUBS		
CALLISTEMON CITRINUS 'LITTLE JOHN' LITTLE JOHN BOTTLEBRUSH	5 GAL	63
DODONEA VISCOSA HOPSEED BUSH	5 GAL	24
EREMOPHILA GLABRA 'WINTER BLAZE' EREMOPHILA	5 GAL	28
LEUCOPHYLLUM LAEVIGATUM CHIHUAHUAN SAGE	5 GAL	29
LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' SAGE	5 GAL	121
NERIUM OLEANDER 'P. PINK' PETITE PINK OLEANDER	5 GAL	137
TECOMA STANS 'GOLD STAR' YELLOW BELLS	5 GAL	44
GROUNDCOVER		
EREMOPHILA GLABRA 'M. GOLD' OUTBACK SUNRISE EMU	1 GAL	17
LANTANA 'NEW GOLD' 'NEW GOLD' LANTANA	1 GAL	156
LANTANA 'DALLAS RED' DALLAS RED LANTANA	1 GAL	35
INERT MATERIALS		
D.G. DECOMPOSED GRANITE 'PAINTED DESERT' (ROCK PROS USA)	1/2" SCREENED, 2" MIN DEPTH	PER PLAN
SYNTHETIC LAWN SOUTHWEST GREENS OR EQUAL	ROLLS	(+/-) 802 S.F.

PRELIMINARY LANDSCAPE PLAN



young | design | group
 Landscape Architecture
 + Land Planning
 7234 east shoeman lane
 suite 8
 scottsdale, arizona 85251
 tel. 480.257.3312



5341 S. POWER ROAD
 MESA | AZ | 85212



DATE:	05/22/24
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CITY	08/20/24
CITY	10/03/24

SUBMITTED FOR:
 DESIGN REVIEW
 SHEET NO.
L1.1
 2 OF 4
 TRACKING NUMBERS:

HARDSCAPE GENERAL NOTES

- CURVILINEAR FLATWORK TO BE SMOOTH, EVEN RADIUS, AND DEVOID OF POINTS AND FLAT SPOTS.
- FORM WORK SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO POURING CONCRETE.
- WALKS SHALL HAVE A LIGHT BROOM FINISH UNLESS SHOWN OR NOTED OTHERWISE.
- WALKS SHALL BE MIN. 5'-0" WIDE (MIN.) WITH SCORE JOINTS AT 5'-0" O.C. AND EXPANSION JOINTS AT 18'-0" O.C. UNLESS SHOWN OR NOTED OTHERWISE.
- WALKS LOCATED AT BACK OF CURB SHALL BE AS SHOWN ON PLANS.
- POOL FENCING SHALL BE A MINIMUM OF 5'-0" TALL AND CONSTRUCTED SO AS NOT TO ALLOW A 4" DIAMETER SPHERE TO PASS BETWEEN ANY BARS. GATES SHALL BE SELF CLOSING AND LATCHABLE.

A.D.A./FAIR HOUSING REQUIREMENTS

- THE SIDEWALK / HARDSCAPE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION SIDEWALKS TO MEET ALL STATE AND FEDERAL REQ. INCLUDING BUT NOT LIMITED TO THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING GUIDELINES.
- THE SIDEWALK HARDSCAPE CONTRACTOR SHALL COORDINATE ALL SIDEWALK CONSTRUCTION WITH THE CIVIL ENGINEER'S SITE ACCESSIBILITY PLAN. SHOULD A DISCREPANCY EXIST BETWEEN THE PLANS, THE CONTRACTOR SHALL NOTIFY THIS OFFICE IMMEDIATELY.
- FINISH FLOOR ELEVATIONS, SIDEWALK ELEVATIONS, DRAINAGE BASINS, TOP OF FOOTING ELEVATIONS AND ACCESSIBILITY INFORMATION HAS BEEN PROVIDED BY OTHERS. LANDSCAPE ARCHITECTS RESPONSIBILITY IS LIMITED TO THE HORIZONTAL CONTROL OF HARDSCAPE RELATED ELEMENTS ONLY (WHERE SHOWN ON PLANS). ALL VERTICAL CONTROL ASSOCIATED WITH THIS PROJECT IS RESPONSIBILITY OF THE CIVIL ENGINEER AS IT DIRECTLY RELATES TO THE DRAINAGE OF THE PROJECT.
- THE FOLLOWING SEVEN (7) ITEMS ARE SOME OF THE MOST COMMON REQUIREMENTS OF THE SITE ACCESSIBLE ROUTE, PARKING SPACES, RAMPS, CURB RAMPS, ETC.. THESE ITEMS ARE NOT THE ONLY REQUIREMENTS THAT ARE INDICATED BY THE FAIR HOUSING AMENDMENTS ACT OF 1988.

ACCESSIBLE ROUTE:

AN ACCESSIBLE ROUTE SHALL BE PROVIDED FROM GROUND FLOOR ADAPTABLE UNITS TO ALL PUBLIC AND COMMON USE AREAS SUCH AS RECREATION/CLUBHOUSE/ POOL AREAS, CITY SIDEWALK, BUS STOP, ETC.

SLOPE:

MAXIMUM ALLOWED SLOPE OF ALL ACCESSIBLE ROUTES IS 5% (1 FT. IN 20 FT.). ANY WALK THAT IS STEEPER DOES NOT COMPLY UNLESS IT IS DESIGNED AS A RAMP.

CROSS-SLOPE:

MAXIMUM CROSS-SLOPE OF ALL ACCESSIBLE ROUTES IS 2% (1 FT. IN 50 FT.).

WIDTH:

MINIMUM WIDTH SHALL BE 36" CLEAR. AT ACCESSIBLE ROUTE WALKS ADJACENT TO VEHICLE OVERHANGS. ADD DISTANCE OF VEHICLE OVERHANG TO 36" WIDE MIN. WALK.

RAMPS:

- CAN BE MAXIMUM SLOPE OF 8.33% (1 FT. IN 12 FT.).
- UNLESS 6' LONG OR LESS, ALL RAMPS MUST HAVE HANDRAILS ON EACH SIDE.
- MAXIMUM GRADE DIFFERENCE IN ALL RAMPS IS 30" (VERT.)
- ALL RAMPS MUST HAVE A LEVEL LANDING AT TOP AND BOTTOM OF RAMP. LANDINGS MUST BE 5'-0" LONG MINIMUM "LEVEL" LANDING CAN HAVE 2% MAX. SLOPE (1 FT. IN 50 FT.).

ROUTE ACROSS DRIVEWAYS:

- CURB RAMP MUST BE PROVIDED AT EACH END OF ACCESSIBLE "CROSSWALK" RAMP SHALL BE MAXIMUM SLOPE OF CURB RAMP SHALL BE 8.33% (1 FT. IN 12 FT.) AND MAXIMUM SLOPE OF FLARED SIDES SHALL ALSO BE 8.33% (1 FT. IN 12 FT.).
- CROSSWALK SHOULD BE PERPENDICULAR (90 DEGREES) (TYP.) TO THE DRIVEWAY.

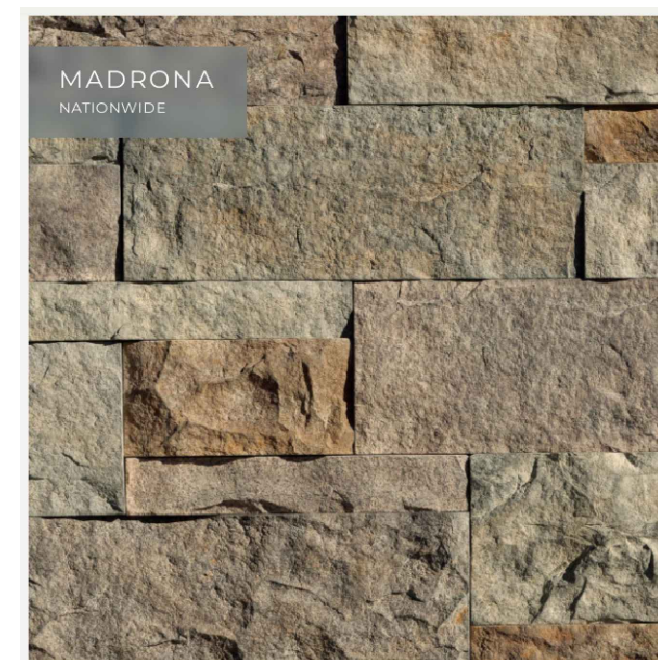
WALL AND FENCE CONSTRUCTION NOTES

- WALL CONTRACTOR IS TO VERIFY STRUCTURAL CALCULATIONS PRIOR TO INSTALLING ALL FOOTINGS AND WALLS.
- ALL VIEW FENCE ATTACHMENTS ARE TO BE STURDY AND NOT ALLOW METAL FENCE PANELS TO BOW OR FLEX. CONTRACTOR IS RESPONSIBLE TO ENSURE CORRECT ATTACHMENT METHOD IS UTILIZED FOR SAFETY MEASURES.
- WROUGHT IRON FENCE PANELS ARE TO BE INSTALLED PER FENCE MANUFACTURER'S SPECIFICATIONS.
- ALL METALWORK: PRIME WITH IRON OXIDE PRIMER AND PAINT WITH 2 COATS OIL-BASED ENAMEL (COLOR AS SPECIFIED).
- ALL POSTS ARE TO BE SECURELY SET INTO CONCRETE FOOTINGS UNLESS OTHERWISE NOTED. MASONRY / CONCRETE WALL CONNECTIONS ARE TO UTILIZE BOLT / EXPANSION SHIELD TYPE SYSTEMS WHERE APPLICABLE.
- POSTS ARE TO BE MIN. 2" SQUARE TUBE STEEL, TYP. HORIZONTALS ARE TO BE MIN. 1" SQUARE STEEL, TYP., UNLESS SPECIFIED OTHERWISE.
- CAP AND GRIND ALL WELDS SMOOTH AT ALL OPEN ENDS.
- PRIME AND PAINT ALL METAL COMPONENTS IN THE FIELD.
- CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION AND INSTALLATION.
- OBTAIN AND CONFORM TO LATEST COUNTY POOL FENCE REQUIREMENTS FOR ALL WALLS AND FENCES SURROUNDING POOL AREAS. ADJUST AS NECESSARY TO COMPLY WITH POOL BARRIER REQUIREMENTS.
- STRUCTURAL ENGINEER TO PROVIDE STRUCTURAL DETAILS FOR ALL WALLS AND FENCING AS REQUIRED. COORDINATE WITH CITY ALL SPECIAL INSPECTIONS AS REQUIRED.

NOTES FOR ALL DETAILS:

STRUCTURAL ENGINEER IS TO PROVIDE CALCULATIONS AND SPECIFICATIONS FOR ALL FOOTINGS AND REINFORCEMENT AS REQUIRED.

WALL / FENCE CONTRACTOR IS TO PROVIDE OWNER WITH MOCK-UP PANELS / COLOR DRAW-DOWNS FOR ALL WALLS AND FENCING FOR APPROVAL BEFORE CONSTRUCTION.



NOTE: STONE IS TO MATCH SPECIFICATIONS ON ARCHITECTURAL PLANS.

MANUFACTURER _____ ELDORADO STONE
 MODEL _____ CUT COARSE STONE
 COLOR _____ MADRONA
 QTY _____ per plan (see details)
 CONTACT _____ eldoradostone.com

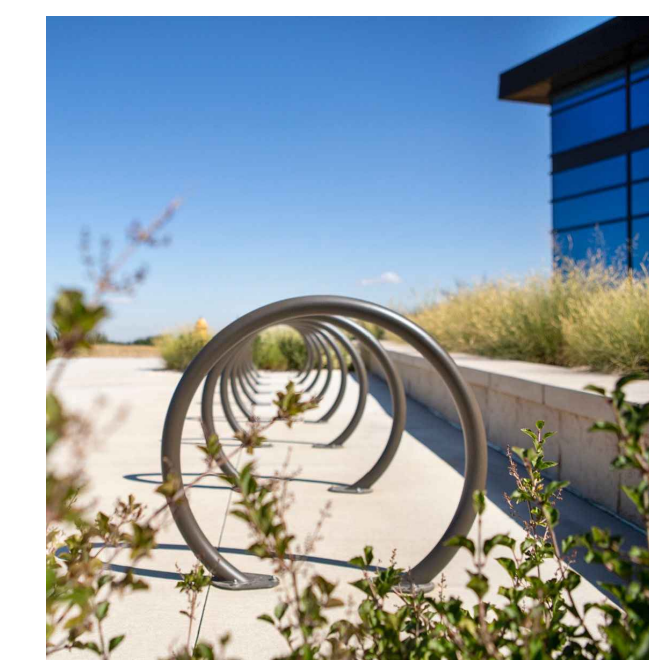
STONE VENEER



NOTE: BENCH IS TO BE SURFACE MOUNTED PER MANUFACTURERS SPECIFICATIONS WHERE SHOWN ON PLAN.

MANUFACTURER _____ ANOVA
 MODEL _____ ELEMENT BENCH / M2006
 COLOR _____ BRONZE FRAME W/ TEXTURED BRONZE SEAT / PARQUET PATTERN
 QTY _____ 3
 CONTACT _____ anovafurnishings.com 800-231-1327

BENCH (6'-0")



NOTE: BIKE RACK IS TO BE SURFACE MOUNTED PER MANUFACTURERS SPECIFICATIONS WHERE SHOWN ON PLAN.

MANUFACTURER _____ ANOVA
 MODEL _____ TANDEM / CIRCLEBR
 COLOR _____ TEXTURED BRONZE
 QTY _____ 7 (HOOPS) SEE PLAN
 CONTACT _____ anovafurnishings.com 800-231-1327

BIKE RACK



NOTE: TRASH CAN IS TO BE SURFACE MOUNTED PER MANUFACTURERS SPECIFICATIONS WHERE SHOWN ON PLAN.

MANUFACTURER _____ ANOVA
 MODEL _____ STREETSIDE 40 GAL / CONTOUR TOP
 COLOR _____ TEXTURED BRONZE
 QTY _____ 1
 CONTACT _____ anovafurnishings.com 800-231-1327

TRASH CAN

COLOR + MATERIALS SCHEDULE

MATERIAL / DESCRIPTION	MANUF.	STYLE / CAT NO.	COLOR	NOTES	QTY
METAL VIEW FENCE + GATES	PER FABRICATOR	PER DETAILS	DUNN EDWARDS DET680 'ESPRESSO MACCHIATO'	PROVIDE MOCK UP FOR OWNER APPROVAL	PER PLAN
SCREEN WALL + PRIVACY WALL	SUPERLITE	8"x8"x16" CMU BLOCK WITH STUCCO SYSTEM TO MATCH BUILDING	PPG 1025-3 'WHISKERS'	PROVIDE MOCK UP FOR OWNER APPROVAL	PER PLAN
SCREEN WALL + PRIVACY WALL CAP	CDI	M499 S 31-5/8 WITH INTEGRAL COLOR	'GRAY'	PROVIDE MOCK UP FOR OWNER APPROVAL	PER PLAN
FIRE FEATURE	PER FABRICATOR	8"x8"x16" CMU BLOCK WITH STONE VENEER	SEE STONE VENEER SPEC BELOW	PROVIDE MOCK UP FOR OWNER APPROVAL	PER PLAN
FIRE FEATURE CAP	PER FABRICATOR	C.I.P. CONCRETE	MATCH WALL CAP 'GRAY'	PROVIDE MOCK UP FOR OWNER APPROVAL	PER PLAN
STONE VENEER (FIRE FEATURE + BBQ GRILL ISLAND BASE)	ELDORADO STONE	CUT COARSE STONE	MADRONA	MATCH ARCH	PER PLAN
FIRE FEATURE BURNER	PER FABRICATOR	NATURAL GAS / H-STYLE BURNER WITH PAN	STAINLESS	PROVIDE TIMER / AUTO IGNITER AND EMERGENCY STOP	PER ARCH PLAN
BBQ GRILL	BBQ GALORE	*DCS BGC30-BQ-N	NATURAL GAS	INSTALL PER MANUF. SPECIFICATIONS	PER PLAN
BBQ GRILL ACCESS DOOR	BBQ GALORE	*DELTA HEAT 22" HORIZ. ACCESS DOOR / Z360234	STAINLESS STEEL	INSTALL PER MANUF. SPECIFICATIONS	PER PLAN
BBQ GRILL C.I.P. COUNTER	PER FABRICATOR	C.I.P. CONCRETE	MATCH WALL CAP 'GRAY'	PROVIDE MOCK UP FOR OWNER APPROVAL	PER PLAN
PET STATION	MUTT MITT	MODEL # 1006	WHITE W/ BLACK CAN	INSTALL PER MANUF. SPECIFICATIONS	1
BENCH	SEE BELOW	SEE BELOW	SEE BELOW	SEE BELOW	SEE BELOW
BIKE RACK	SEE BELOW	SEE BELOW	SEE BELOW	SEE BELOW	SEE BELOW
TRASH CAN	SEE BELOW	SEE BELOW	SEE BELOW	SEE BELOW	SEE BELOW
OUTDOOR SEATING + TABLES + UMBRELLAS	PER OWNER FF+E PACKAGE	AS SELECTED	AS SELECTED	-	PER PLAN

* OR APPROVED EQUAL



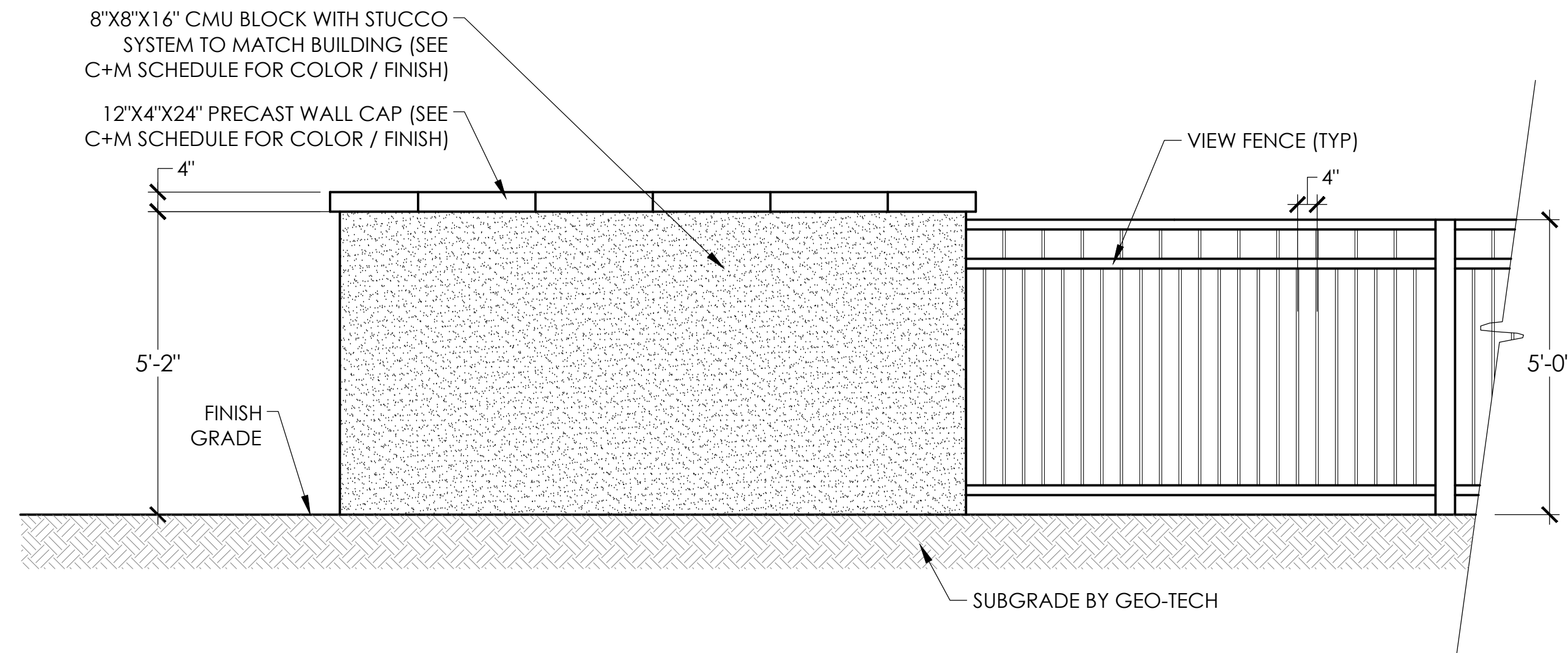
SUBMITTED FOR:

DESIGN REVIEW

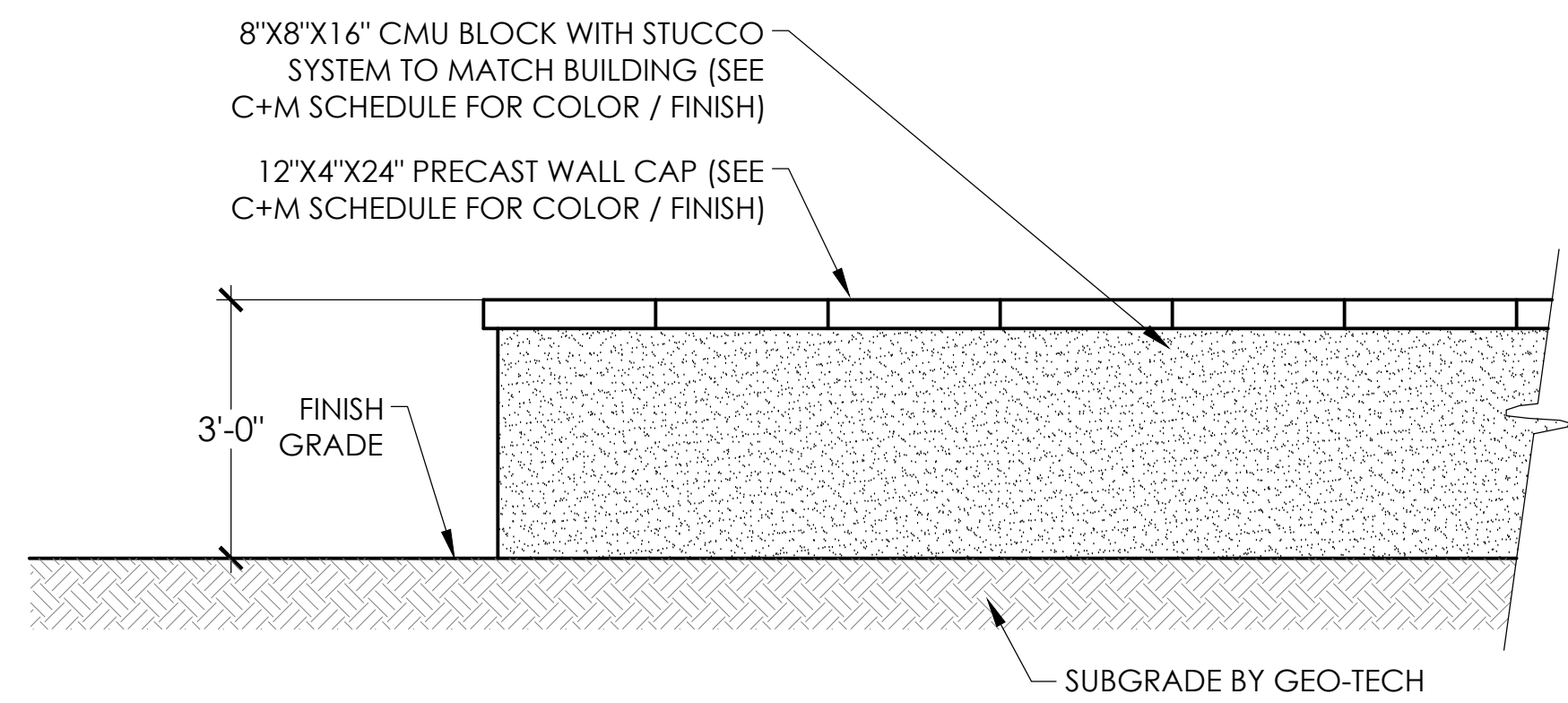
SHEET NO.

HS1.0

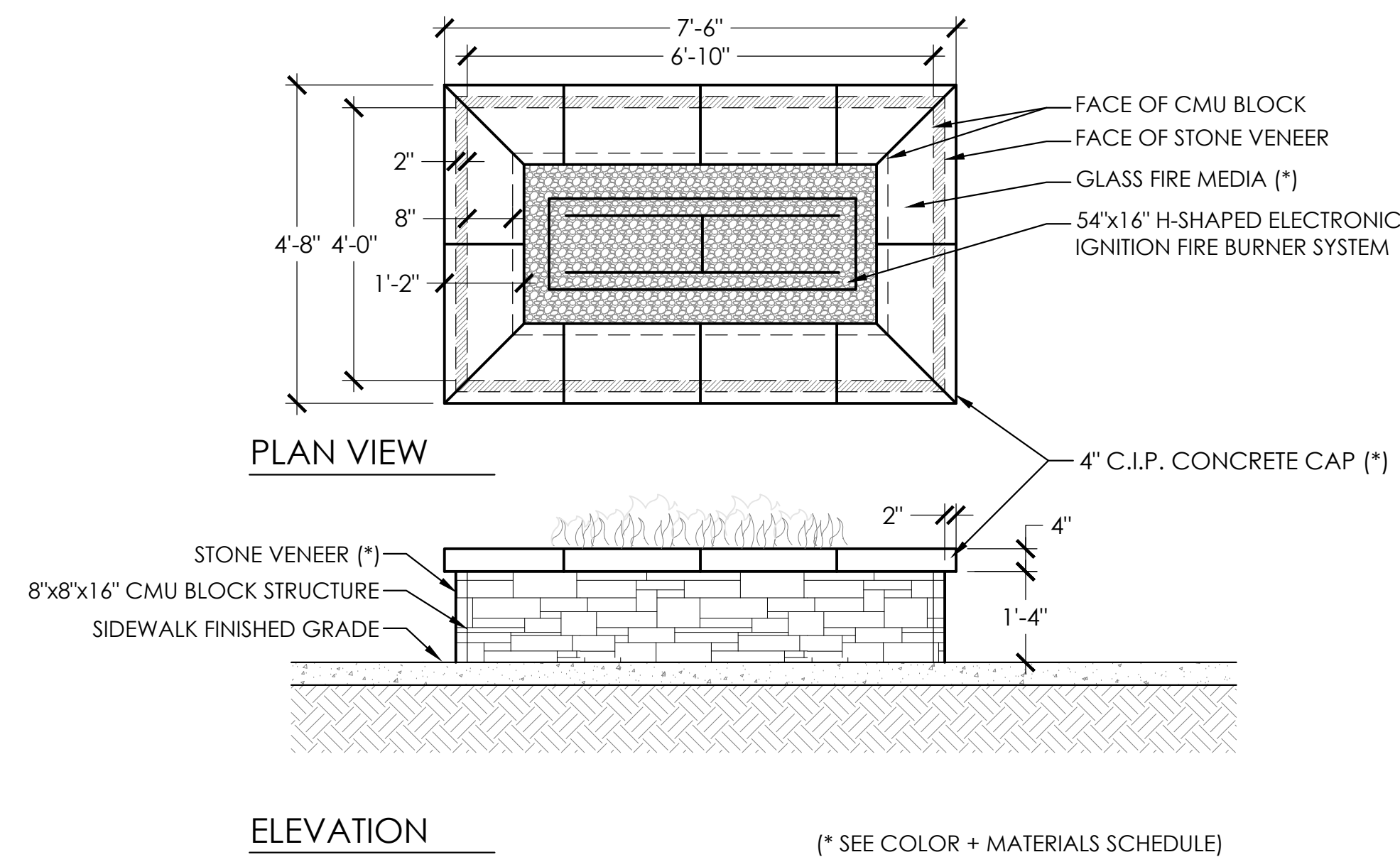
3 OF 4



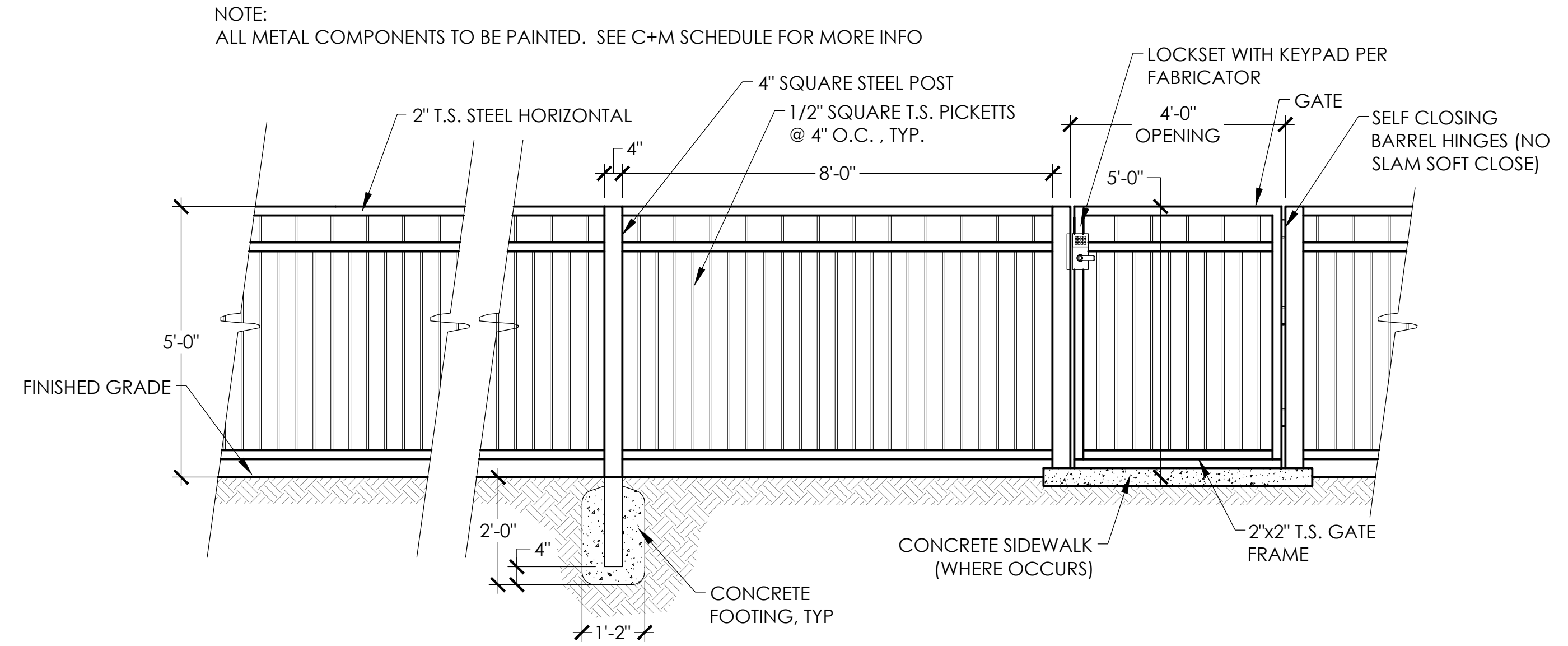
1 CMU PRIVACY WALL + VIEW FENCE
 HS1.1 SCALE: 1/2" = 1'-0"



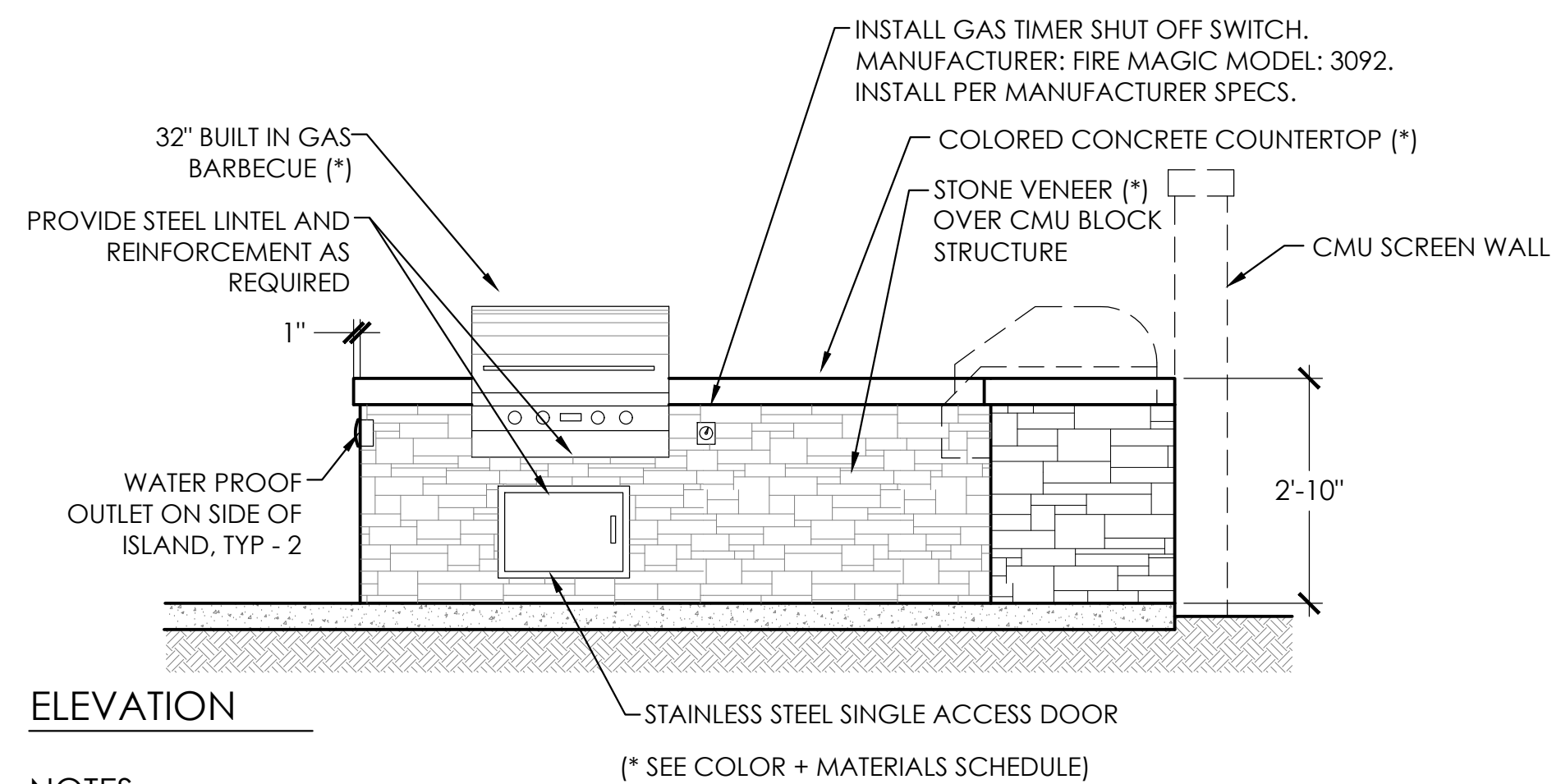
2 CMU SCREEN WALL
 HS1.1 SCALE: 1/2" = 1'-0"



3 FIRE FEATURE
 HS1.1 SCALE: 1/2" = 1'-0"



4 VIEW FENCE + GATE AT PET PARK
 HS1.1 SCALE: 1/2" = 1'-0"



- NOTES:**
1. CONTRACTOR IS TO REFERENCE GRILL INSTALLATION SPECIFICATIONS FOR INSTRUCTIONS ON MOUNTING, ELECTRICAL, VENTING AND OPERATIONAL REQUIREMENTS IN BBQ ISLAND STRUCTURE.
 2. CONTRACTOR TO CONNECT TO PROVIDED NATURAL GAS LINE AND INSTALL SHUT-OFF VALVE PER LOCAL CODE.
 3. ALL GAS AND PLUMBING CONNECTIONS ARE TO BE INSTALLED BY A LICENSED CONTRACTOR AND INSPECTED BY CITY BUILDING DEPARTMENT.
 4. CONTRACTOR IS TO FOLLOW ALL LOCAL BUILDING CODES AS THEY RELATE TO COMMERCIAL GRILL / FIREPLACE R
 5. CONTRACTOR IS TO PROVIDE ELECTRICAL CONNECTION TO BBQ ISLAND FOR OUTLETS AND ELECTRONIC IGNITION SYSTEM FOR GRILL. COORDINATE AS REQUIREDEQUIREMENTS.
 6. ELECTRICAL CONNECTIONS AND OUTLETS ARE TO BE INSTALLED PER LOCAL APPLICABLE BUILDING CODES AND PROPERLY WEATHERPROOFED WITH REQUIRED HARDWARE AND OUTLET COVERS.
 7. COUNTERTOP TO BE FINISHED COLORED CONCRETE SURFACE.
 8. BASE BID IS TO INCLUDE CMU BLOCK GRILL ISLAND, TYP.
 9. NOTIFY LANDSCAPE ARCHITECT IF ANY CONDITIONS ARISE THAT AFFECT THE DESIGN OF DETAILS SHOWN.

5 SINGLE GRILL BBQ ISLAND
 HS1.1 SCALE: 1/2" = 1'-0"

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Young | design | group
 Landscape Architecture
 + Land Planning
 7234 east shoeman lane
 suite 8
 scottsdale, arizona 85251
 tel. 480.257.3312



5341 S. POWER ROAD
 MESA | AZ | 85212



DATE:	05/22/24
JOB NO:	2314.1
DRAWN BY:	JMY / KLH
CHECKED BY:	JMY
REVISIONS:	DATE:
CITY	08/20/24
CITY	10/03/24

SUBMITTED FOR:

DESIGN REVIEW

SHEET NO.

HS1.1

4 OF 4

TRACKING NUMBERS: