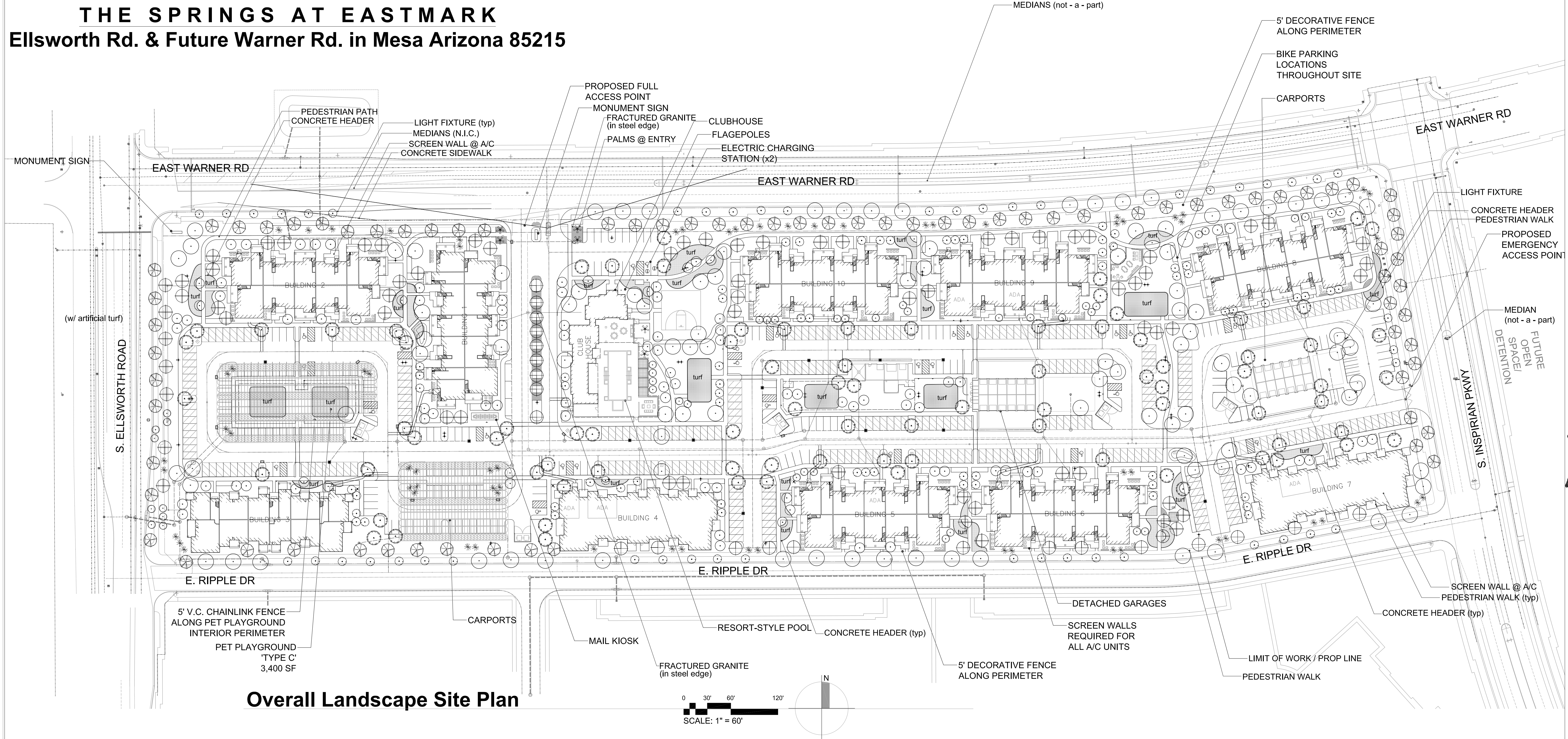
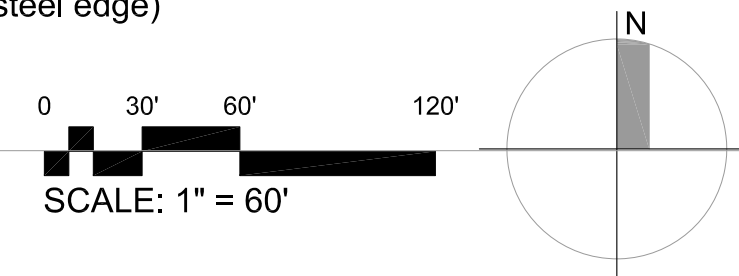


# THE SPRINGS AT EASTMARK

## Ellsworth Rd. & Future Warner Rd. in Mesa Arizona 85215



**Overall Landscape Site Plan**



DATE	2/15/2020
PROJECT	THE SPRINGS AT EASTMARK
LOCATION	ELLSWORTH RD & FUTURE WARNER RD
SCALE	AS SHOWN
REVISIONS	
NO.	DESCRIPTION
1	REVISED PER CITY OF MESA COMMENTS

**CONTINENTAL**

REGISTERED LANDSCAPE ARCHITECT

CERTIFICATE NO. 20088

HARDY A. LASKIN

11/15/2020

Not for Construction

**PRELIMINARY LANDSCAPE PLAN NOTES:**

- THE ENTIRE SITE WILL BE MAINTAINED IN ACCORDANCE WITH CITY OF MESA STANDARDS.
- ALL TREES WILL BE 24" BOX OR LARGER.
- 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. ALL TREES WITHIN SVT TO BE OF A SPECIES THAT WHEN FULLY MATURE WILL HAVE A TRUNK DIAMETER OF UNDER 12".
- AT TIME OF COMPLETION, ALL TREES IN SVT, TO BE PRUNE TO 8' MEASURED FROM TOP OF CURB TO BOTTOM OF CANOPY, AND 14' HT. AS MEASURED FROM HIGHEST POINT OF ADJACENT PAVEMENT.
- ALL TREES LOCATED WITHIN SVT TO BE 36" BOX + STANDARD TRUNK.

**LANDSCAPE DATA -**

Gross Site Area:	721,789 S.F. (16.57 AC.)
Building Area:	127,474 S.F.
Landscape on-site Area:	335,714 S.F.
Landscape as % of site:	46%
(Turf = 10,910 s.f. total)	> 6% of LS area
<b>TOTAL Landscape Area:</b>	<b>335,714 S.F. (7.56 AC.)</b>
Plant Density (1 shrub / 25 SF) :	(13,428 required)
	<b>13,513 provided</b>

**LANDSCAPE LEGEND** ALL TREES TO MEET OR EXCEED A.N.A. SPECIFICATIONS

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.

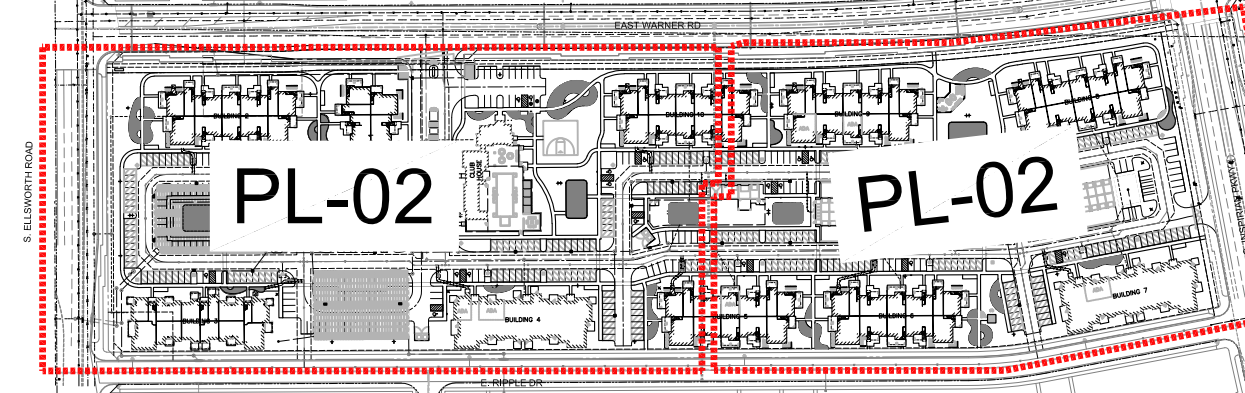
NOTE: Quantities, Shrubs, Accent and Ground Cover are found on sheet PL-02

TREES	SIZE
Pistache x Red Push Red Push Pistache	36" box, matching UON 48" box, matching
Parkinsonia hybrid 'Desert Museum' Desert Museum Palo Verde	36" box standard low breaking
Parkinsonia florida Blue Palo Verde	24" box UON, multi 36" box multi
Ebenopsis ebano Texas Ebony	36" box
Chilopsis Linearis Desert Willow	24" box, matching
Prosopis x Phoenix® (Thornless) Thornless grafted Mesquite	24" box stand.
Ulmus parvifolia 'Sempervirens' Chinese Evergreen Elm	24" box, matching
Fouquieria splendens Ocotillo	8' - 8 cane min.
Washingtonia filifera Hybrid Filifera / Robusta	18' trunk ft. straight skinned, matching
Caesalpinia mexicana Mexican Bird of Paradise	36" box, multi matching

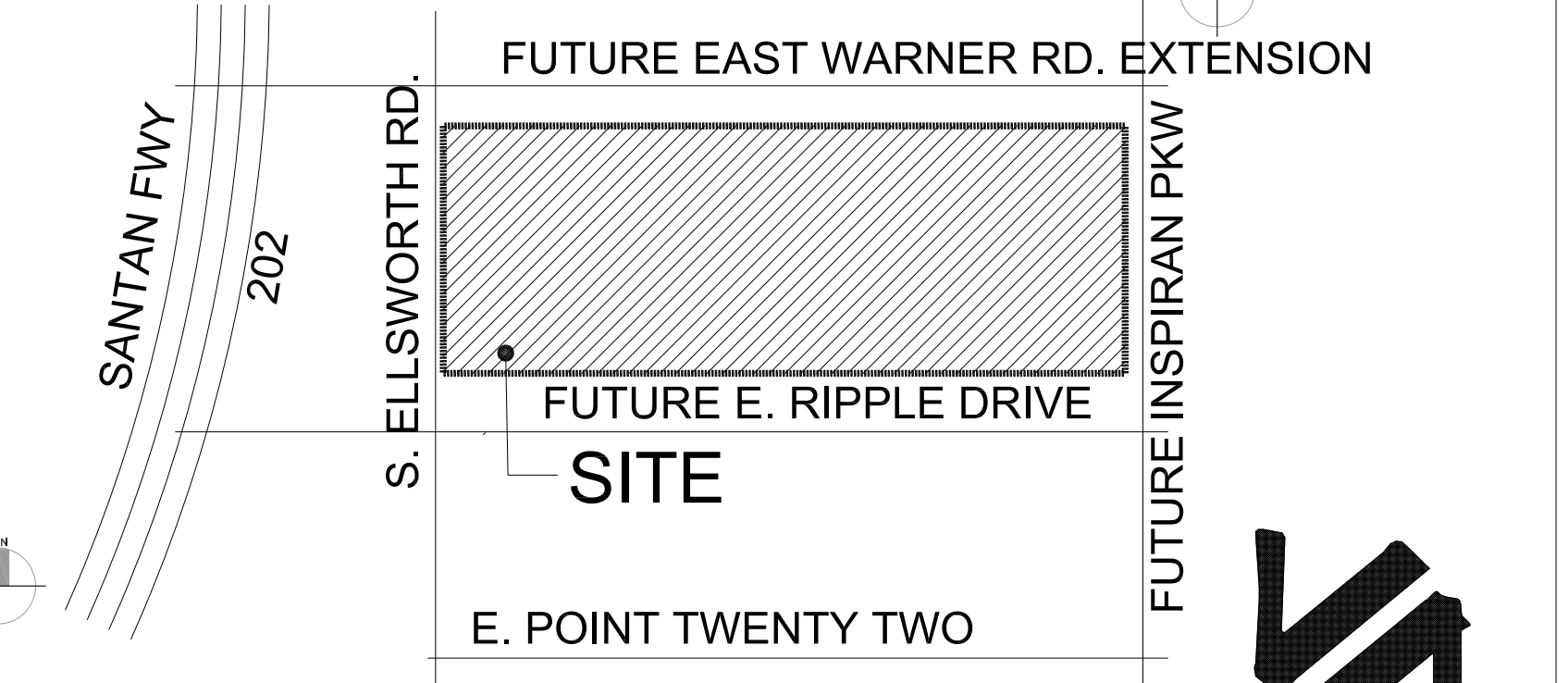
**INERT MATERIAL**

INERT MATERIAL	SIZE
Decomposed Granite - Rock-Pro's USA 'Caramel' (3/4" screened) 2" min depth in all L.S. areas Submit samples to LA for approval Fractured Granite rip-rap (4" to 6") as shown + down-spouts, roof drains & drainage & Retention	
Open Space to be TURF SOD	
Annuals	4" pot 8" o.c.
4" x 6" Concrete Header at all turf and annual locations	
Surface Select Granite Boulders 3'x3'x3' minimum size (boulders to be minimum 1 ton in weight) bury a min. 1/3	

**SHEET INDEX**



**VICINITY MAP**



**SHEET INDEX**

PL-01	OVERALL LANDSCAPE PLAN
PL-02	PRELIMINARY LS PLAN - WEST
PL-03	PRELIMINARY LS PLAN - EAST

(SHRUBS FOUND ON SUBSEQUENT SHEETS AT 30 SCALE)

**LASKIN & ASSOCIATES, INC.**  
LANDSCAPE ARCHITECTS

67 East Weldon Ave  
Suite 230  
Phoenix, Arizona 85012  
p (602) 840-7771  
f (602) 840-8021  
www.laskinandsign.com

**SPRINGS AT RED MOUNTAIN**

2639 N Power Road, Mesa, AZ 85215

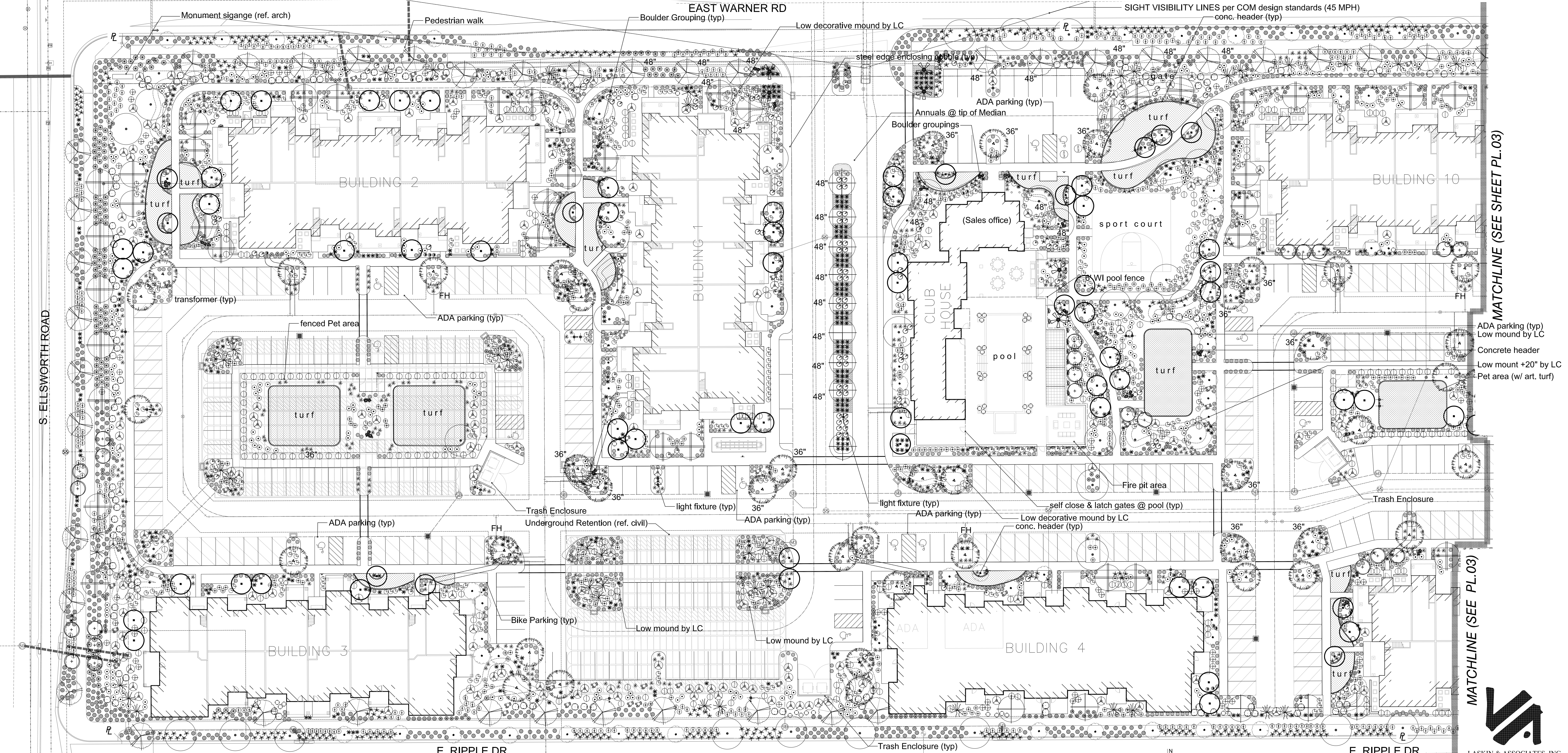
PRELIMINARY LANDSCAPE PLAN - CITY SUBMITTAL (not for construction)

PROJ. MGR:  
PROJ. ASSOC.:  
DRAWN BY:  
DATE:  
SCALE:

SHEET  
**PL-01**

OVERALL LANDSCAPE PLAN





### Preliminary Landscape Plan

SCALE THIS SHEET: 1" = 30'

#### LANDSCAPE LEGEND ALL TREES TO MEET OR EXCEED A.N.A. SPECIFICATIONS

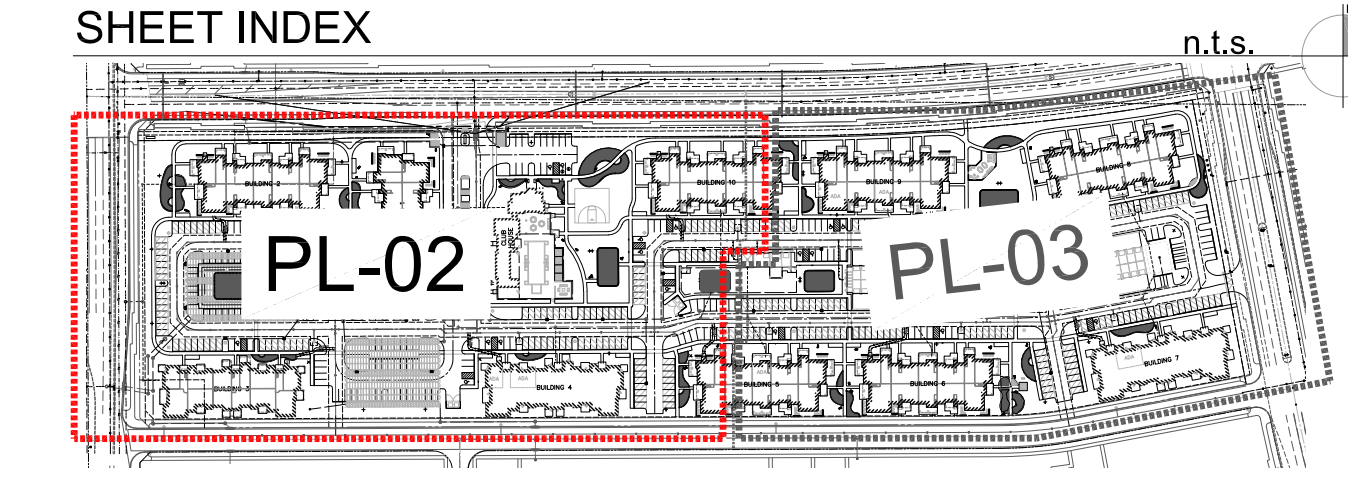
TREES	SIZE	QTY
Pistache x Red Push Red Push Pistache	36" box, matching UON 48" box, matching	62 12
Parkinsonia hybrid 'Desert Museum' Desert Museum Palo Verde	36" box standard low breaking	107
Parkinsonia florida Blue Palo Verde	24" box UON, multi 36" box multi	70 16
Ebenopsis ebano Texas Ebony	36" box	40
Chilopsis Linearis Desert Willow	24" box, matching	113
Prosopis x Phoenix® (Thornless) Thornless grafted Mesquite	24" box stand.	67
Ulmus parvifolia 'Sempervirens' Chinese Evergreen Elm ** RB = Use Root Barrier on trees within 6' of curbs or sidewalks	36" box, matching 48" box, matching	18 5
Fouquieria splendens Ocotillo	8' - 8 cane min.	66
Washingtonia filifolia Hybrid Filifera / Robusta	18' trunk ft. straight skinned, matching	6
Caesalpinia mexicana Mexican Bird of Paradise	36" box, multi matching	92

SHRUBS	SIZE
Aloe barbadensis Medicinal Aloe	5 gal.
Rosemarinus officinalis 'Huntington Carpet' Trailing Rosemary	5 gal.
Muhlenbergia capillaris Gulf Muhly	5 gal.
Hesperaloe parviflora 'Perpa' Brakelights Brakelight Red Yucca	5 gal.
Simmondsia chinensis Jojoba	5 gal.
Caesalpinia pulcherrima Red Bird of Paradise	5 gal.
Eremophila maculata 'Valentine' Valentine Bush	5 gal.
Dasyliroton quadrangulatum Toothless Desert Spoon	5 gal.
Agave weberi Weber's Agave	5 gal.
Bougainvillea 'Barbara Karst' Barbara Karst Bougainvillea	15 gal.
Caesalpinia gilliesii Yellow Bird Of Paradise	5 gal.
Leucophyllum langmaniae 'Lynn's legacy' Lynn's Legacy var. Sage	5 gal.

TREES	SIZE
Tecoma Spp. 'sparky (r)' Tecoma 'sparky' var.	5 gal.
Bouteloua gracilis Blond Ambition	5 gal.
Bougainvillea 'San Diego Red' San Diego Red Bougainvillea	5 gal.
Penstemon eatoni Firecracker Penstemon	5 gal.
Opuntia sp. Kelly's Choice Kelly's var. Purple Prickly Pear	6 pad min.
Dodonaea viscosa Hopbush	5 gal.
Yucca Pallida Pale leaf Yucca	5 gal.
Ruellia peninsularis Desert Ruellia	5 gal.
Yucca Pallida Pale leaf Yucca	5 gal.

GROUND COVER	SIZE
Lantana montevidensis Trailing Lantana 'Purple & Gold mound'	1 gal.
Eremophila Prostrata Outback Sunrise Emu	1 gal.

INERT MATERIAL	SIZE
Mulch - DESERT COBBLE (3" minus, by Custom Landscape Materials) 2" min thickness in all L.S. areas	
Fractured Granite rip-rap (4" to 6") as shown + down-spouts, roof drains & drainage outlets	
Open Space (turf / Native LS / hydroseed, TBD) ~ 11k sq. ft.	
Annuals	4" pot 8" o.c.
4" x 6" Concrete Header at all turf and annual locations	
Surface Select Granite Boulders 3'x3'x3' minimum size (boulders to be minimum 1 ton in weight) bury a min. 1/3 (Qty = 74 boulders total)	



#### GENERAL LANDSCAPE NOTES:

- TREE CALIPERS FOR STANDARD (SINGLE) TRUNK TREES SHALL BE MEASURED AT THE WIDEST POINT WITHIN THE FIRST FOUR (4) TO SIX (6) INCHES ABOVE THE SOIL LINE, FOR TREES WITH FOUR (4) INCH CALIPER AND LESS; AND SIX (6) TO TWELVE (12) INCHES FOR TREES GREATER THAN FOUR (4) INCH CALIPER. TREE CALIPER FOR MULTI-TRUNK TREES SHALL BE MEASURED AT THE WIDEST POINT WITHIN THE FIRST SIX (6) INCHES ABOVE ORIGIN POINT OF THE SECOND LARGEST TRUNK OR SIX (6) INCHES ABOVE GROUND IF ALL TRUNKS ORIGINATE FROM THE SOIL. CALIPER OF MULTIPLE TRUNK TREES SHALL BE DETERMINED BY TAKING THE AVERAGE CALIPER OF ITS TWO (2) LARGEST TRUNKS.
- TREE CALIPER AND HEIGHT SHALL GOVERN OVER ANY OTHER PLANTING SIZE INFORMATION PROVIDED ON THE DRAWINGS. TREES SPECIFIED BY CONTAINER SIZES ONLY SHALL NOT BE ACCEPTED.
- THE PROPERTY OWNER AND/OR LESSEE SHALL BE RESPONSIBLE TO INSTALL/MAINTAIN ALL LANDSCAPING WITHIN THE RIGHT-OF-WAY. ALL LANDSCAPING SHALL BE MAINTAINED AS APPROVED ON THE THE LANDSCAPE MAINTENANCE SCHEDULE (SEE ATTACHED).
- A THREE (3) FOOT CLEAR SPACE IS REQUIRED AROUND ALL FIRE SUPPRESSION EQUIPMENT. NO PLANTS MAY BE INSTALLED THAT WILL ENCRoACH UPON THIS CLEAR SPACE WHEN MATURE.
- PLANTINGS WITHIN ANY SITE VISIBILITY EASEMENT SHALL BE MAINTAINED SO THAT NO LIMBS HANG LOWER THAN SEVEN (7) FEET AND SHRUBS OR OTHER PLANTS PLANTED WITHIN ANY SIGHT VISIBILITY EASEMENT SHALL BE NO TALLER THAN TWO (2) FEET AT FULL GROWTH.

#### GENERAL BUILDING FOUNDATION / IRRIG. NOTES:

POSITIVE DRAINAGE NEEDS TO BE MAINTAINED FROM THE BUILDINGS EXTERIOR WALLS FOR A MIN OF 10'. NO IRRIGATED LANDSCAPE MATERIALS WITHIN THE FIRST 3' NEXT TO THE BUILDING FOUNDATION. WITHIN 3'-5' OF THE BLDG FOUNDATION ONLY LANDSCAPE MATERIALS THAT CAN BE IRRIGATED WITH A 1 GPH EMITTER ALLOWED. ANY LANDSCAPE MATERIALS REQUIRING AN EMITTER GREATER THAN 1GPH, AND BE A MIN OF 5' FROM THE OUTSIDE FACE OF THE BUILDING FOUNDATION. ALL IRRIGATION LINES, OTHER THAN THOSE SUPPLYING INDIVIDUAL EMITTERS SHALL NOT BE PLACED WITHIN 5' OF THE BUILDING FOUNDATION. ALL TREES WITHIN 5' OF A BUILDING TO RECEIVE ROOT BARRIER.

DATE: 2/15/2020  
DRAWN BY: JAL  
SCALE: 1/8" = 1'-0"

REVISIONS:  
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TREES	SIZE	SHRUBS	SIZE
Pistache x Red Push Red Push Pistache	36" box, matching UON 48" box, matching	Aloe barbadensis Medicinal Aloe	5 gal.
Parkinsonia hybrid 'Desert Museum' Desert Museum Palo Verde	36" box standard low breaking	Rosemarinus officinalis 'Huntington Carpet' Trailing Rosemary	5 gal.
Parkinsonia florida Blue Palo Verde	24" box UON, multi 36" box multi	Muhlenbergia capillaris Gulf Muhly	5 gal.
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Caesalpinia mexicana Mexican Bird of Paradise	36" box, multi matching	Bougainvillea 'Barbara Karst' Barbara Karst Bougainvillea	15 gal.

INERT MATERIAL	SIZE
Mulch - DESERT COBBLE (3" minus, by Custom Landscape Materials) 2" min thickness in all L.S. areas	5 gal.
Fractured Granite rip-rap (4" to 6") as shown + down-spouts, roof drains & drainage outlets	5 gal.
Open Space (turf / Native LS / hydroseed, TBD)	5 gal.
Annuals	4" pot 8" o.c.
4" x 6" Concrete Header at all turf and annual locations	6 pad min.
Surface Select Granite Boulders 3'x3'x3' minimum size (boulders to be minimum 1 ton in weight) bury a min. 1/3	5 gal.

GROUND COVER	SIZE
Lantana montevidensis Trailing Lantana 'Purple & Gold mound'	1 gal.
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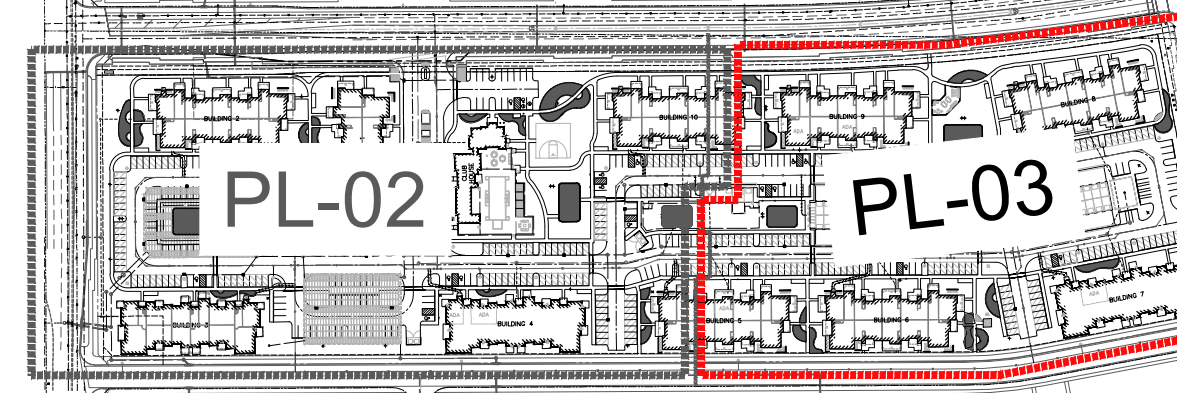
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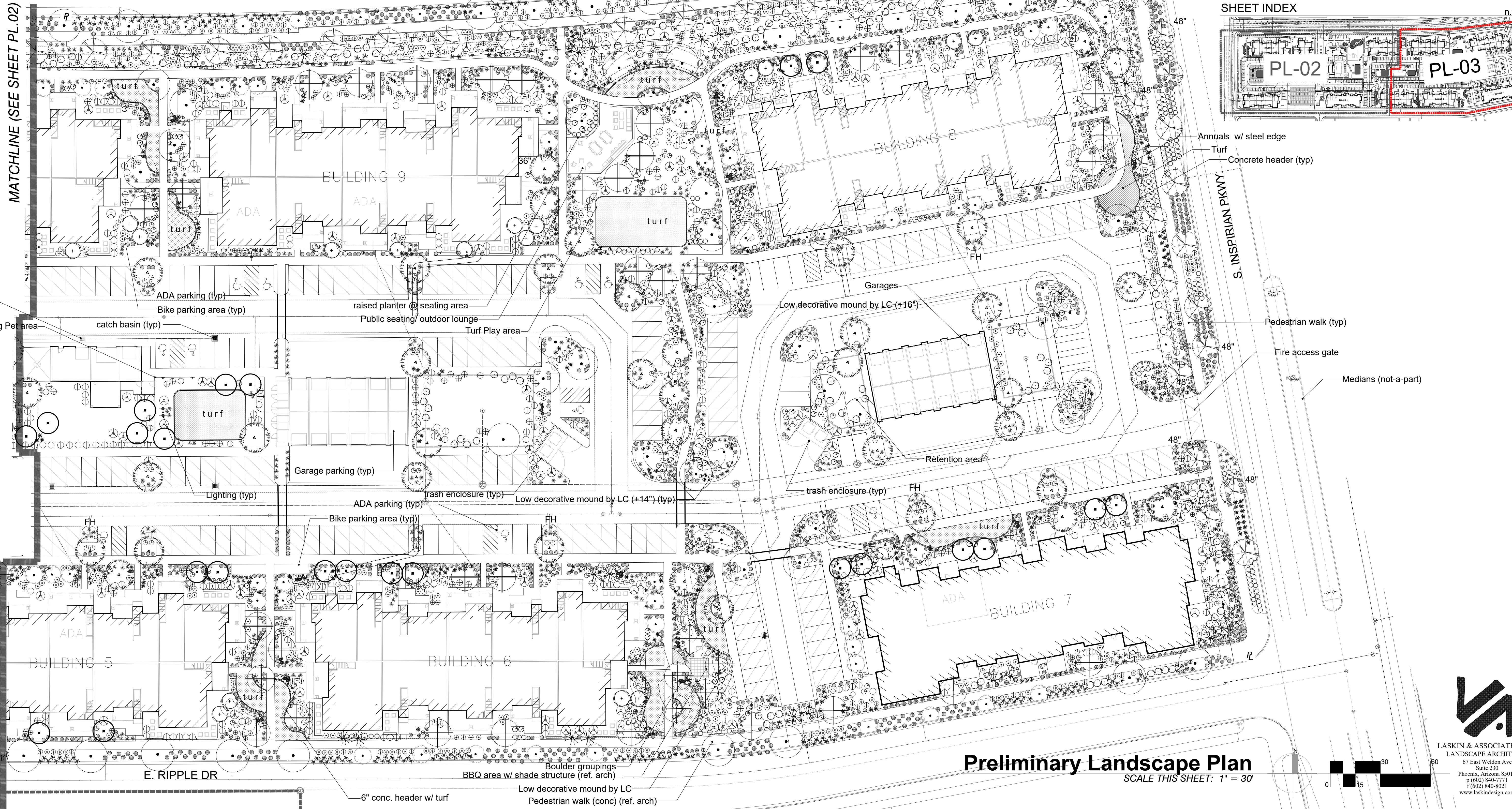
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POSITIVE DRAINAGE NEEDS TO BE MAINTAINED FROM THE BUILDINGS EXTERIOR WALLS FOR A MIN OF 10'. NO IRRIGATED LANDSCAPE MATERIALS WITHIN THE FIRST 3' NEXT TO THE BUILDING FOUNDATION. WITHIN 3'-5' OF THE BLDG FOUNDATION ONLY LANDSCAPE MATERIALS THAT CAN BE IRRIGATED WITH A 1 GPH EMITTER ALLOWED. ANY LANDSCAPE MATERIALS REQUIRING AN EMITTER GREATER THAN 1GPH, AND BE A MIN OF 5' FROM THE OUTSIDE FACE OF THE BUILDING FOUNDATION. ALL IRRIGATION LINES, OTHER THAN THOSE SUPPLYING INDIVIDUAL EMITTERS SHALL NOT BE PLACED WITHIN 5' OF THE BUILDING FOUNDATION. ALL TREES WITHIN 5' OF A BUILDING TO RECEIVE ROOT BARRIER.

SHEET INDEX



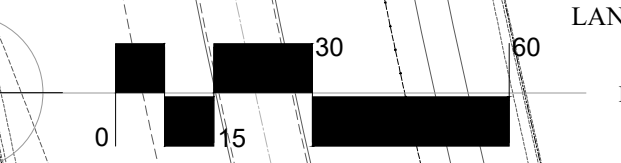
MATCHLINE (SEE SHEET PL.02)



- Annuals w/ steel edge
- Turf
- Concrete header (typ)
- Pedestrian walk (typ)
- Fire access gate
- Medians (not-a-part)

MATCHLINE (SEE SHEET PL.02)

**Preliminary Landscape Plan**  
SCALE THIS SHEET: 1" = 30'



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

DATE	BY	DESCRIPTION
2/15/2020	2019-09-19	AC SCHEDULING EFFORT
2/15/2020	2019-09-19	REVISED REBER ROOM & SIDEWALK
2/15/2020	2019-09-22	UPDATES PER CITY OF MESA COMMENTS

**CONTINENTAL**  
LANDSCAPE ARCHITECTS

REGISTERED LANDSCAPE ARCHITECT  
20088  
HARDY A. LASKIN  
11/5/2020  
ARIZONA, USA

NOT FOR CONSTRUCTION

**SPRINGS AT RED MOUNTAIN**  
2639 N Power Road, Mesa, AZ 85215  
PRELIMINARY LANDSCAPE PLAN - CITY SUBMITTAL (not for construction)

PROJ. MGR.:  
PROJ. ASSOC.:  
DRAWN BY:  
DATE:  
SCALE:

SHEET  
PL-03

PRELIM LANDSCAPE (East)