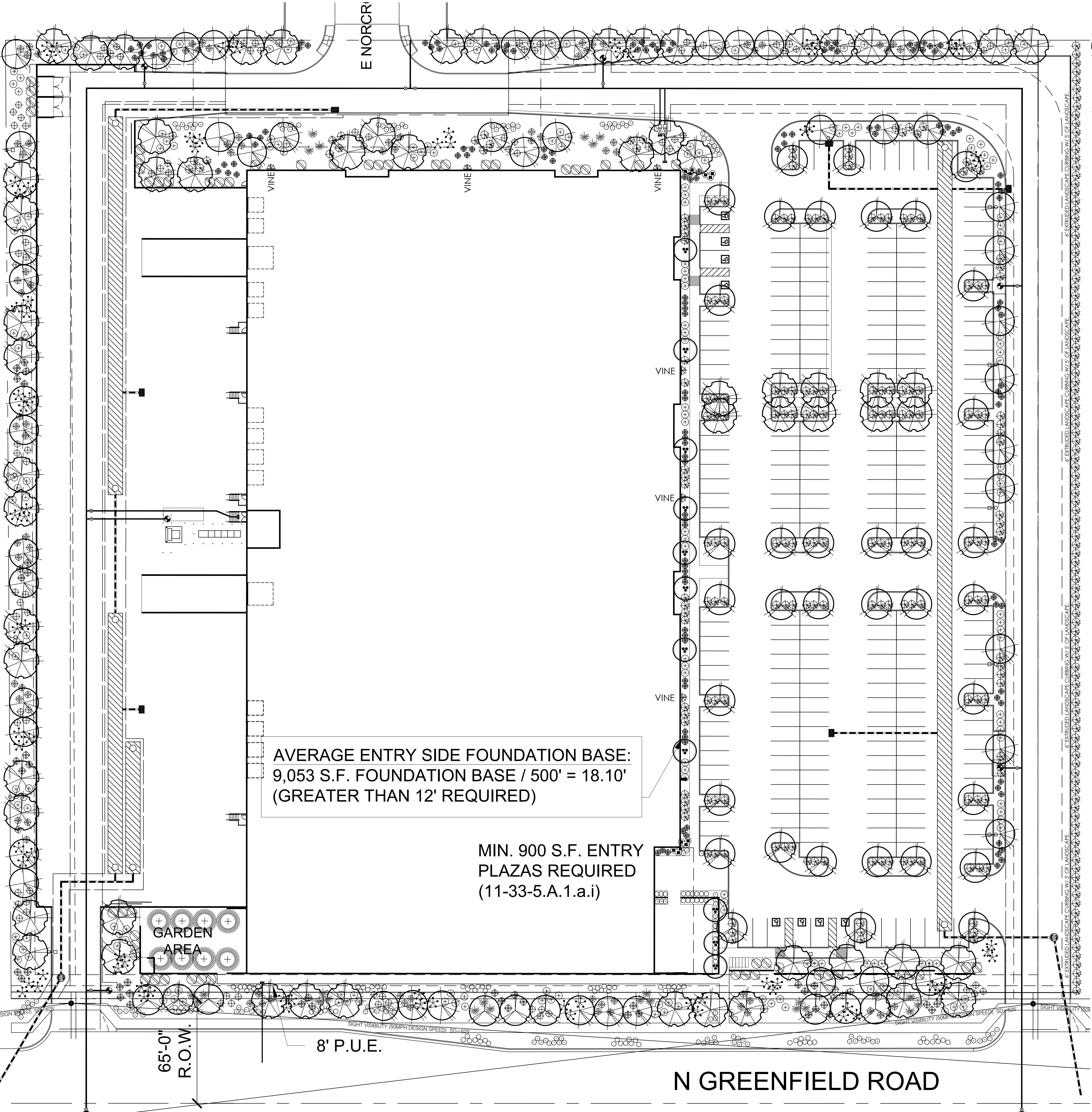




LANDSCAPE LEGEND

- PISTACHIA X 'RED-PUSH'
RED PUSH PISTACHE
36" BOX (60)
- ULMUS PARVIFOLIA
CHINESE ELM
24" BOX (MATCHING) (45)
- PROSOPIS CHILENSIS 'CIVANO SEEDLESS'
HYBRID THORNLESS MESQUITE
24" BOX (51)
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24" BOX (11)
- CITRUS SP.
ORANGE TREE
24" BOX (8)
- TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON
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MEXICAN BIRD OF PARADISE
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- DASYLIRION WHEELERII
DESERT SPOON
5 GALLON
- AGAVE DESMETIANA
SMOOTH AGAVE
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REGAL MIST DEER GRASS
5 GALLON
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MEXICAN FENCE POST
3-STALK GROUPING (2.5', 2', 1' TALL)
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'GOLD MOUND'
1 GALLON
- LANTANA MONTEVIDENSIS
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PINK TRUMPET VINE
5 GALLON

1/2" SCREENED ROCK PROS PAINTED DESERT
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

CITY OF MESA LANDSCAPE NOTES: 11-33-2

- A. REQUIRED TREES SHALL BE MINIMUM SIZE AS SPECIFIED IN THE ARIZONA NURSERY ASSOCIATION "RECOMMENDED TREE SPECIFICATIONS" LATEST EDITION 11-33-2(B)
- B. ALL LANDSCAPE MATERIAL INSTALLED SHALL BE MAINTAINED BY THE OWNER / OR LESSEE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN. 11-33-2(I)
- C. A NATURAL LANDSCAPE MAINTENANCE PROGRAM WILL BE IMPLEMENTED AND THAT THE LANDSCAPE SHALL BE MAINTAINED WITH THE BEST MANAGEMENT PRACTICES OF THE LANDSCAPE INDUSTRY. 11-33-2 (J)4
- D. ALL TREES AND SHRUBS LOCATED IN THE LINE OF SIGHT WILL BE MAINTAINED FOR A CLEAR AREA BETWEEN 3' AND 7' AND SHOW THE LINE OF SIGHT ON THE LANDSCAPE PLAN.
- E. REQUIRED LANDSCAPE AREAS SHALL BE FREE FROM ENCROACHMENT BY ANY USE, STRUCTURE, VEHICLE OR FEATURE NOT PART OF THE LANDSCAPING DESIGN. 11-33-2 (A)
- F. BACKFLOW PREVENTORS 2" AND LARGER SHALL BE SCREENED WITH LANDSCAPE MATERIAL LOCATED WITHIN A 6' RADIUS OF THE BACKFLOW PREVENTORS. ALL BACKFLOW PREVENTORS LESS THAN 2" SHALL BE PLACED IN A WIRE MESH BASKET AND PAINTED GREEN. (THE POLICE DEPT. CRIME PREVENTION DIVISION HAS REQUESTED THE CHANGE TO GREEN TO DISCOURAGE THEFT.

- PER SECTION 11-33-2-H SELECTION OF PLANT MATERIAL THE PHYSICAL CHARACTERISTICS OF THE SPECIES AND VARIETY OF PLANTS SELECTED AT MATURITY SHALL CORRESPOND CLOSELY WITH DESIGN OBJECTIVES LISTED FOR EACH OF THE RESPECTIVE LANDSCAPE REQUIREMENTS, INCLUDING THE FOLLOWING:
- 1. CHARACTERISTICS OF TREES AND SHRUBS USED IN LOCATIONS REQUIRED FOR SCREENING AND BUFFERING SHALL INCLUDE DENSE FOLIAGE AND RELATIVELY WIDE DIAMETERS.
 - 2. TREES AND SHRUBS WITH THORNS, SPINES AND SHARPPPOINTS SHOULD NOT BE PLACED WITHIN 7' OF A SIDEWALK AND / OR VEHICULAR ROADWAYS AND SHOULD NOT BE PLACED WITHIN 3' OF A MEDIAN ISLAND CURBING.
 - 3. EXCEPTIONS MAY BE MADE FOR PLANTS PLACED IN CONTROLLED LOCATIONS, SUCH AS PLAZAS AND OUTDOOR SEATING, CLEARLY DESIGNED AS BEING AWAY FROM ACCESS ASILES CONNECTING ROUTES OR THROUGH PATHWAYS.
 - 3. TREES DESIGNATED TO MEET THE SHADING REQUIREMENTS OF THE ORDINANCE SHALL MEET AT LEAST 50% OF THE REQUIRED SHADING WITHIN 4 YEARS AND FULL SHADING WITHIN 5 YEARS.
- 1. AN IRRIGATION SYSTEM SHALL BE PROVIDED TO ALL LANDSCAPED AREAS CONTAINING LIVING PLANT MATERIALS, UNLESS OTHERWISE APPROVED.
 - 2. LACK OF MAINTENANCE AS ABOVE DESCRIBED SHALL CONSTITUTE A VIOLATION OF THIS ORDINANCE. THE PROPERTY OWNER AND / OR OCCUPANT OR LESSEE SHALL BE HELD JOINTLY AND SEVERALLY LIABLE FOR ANY INFRACTION OF THE REQUIREMENTS SET FORTH IN THIS CHAPTER.
 - 3. IN THE EVENT A PLANT SPECIFIED AS REQUIRED ON AN APPROVED LANDSCAPE PLAN DIES OR IS REMOVED, THE PROPERTY OWNER AND / OR OCCUPANT OR LESSEE ARE JOINTLY RESPONSIBLE AND SHALL REPLACE THE PLANT WITH ONE OF SIMILAR SPECIES WITH SIMILAR SIZE AS SPECIFIED IN THE APPROVED LANDSCAPE PLAN.
 - 4. LANDSCAPE PLANS AND DESIGNATE PLANT MATERIAL TO BE KEPT IN EITHER A NATURAL STATE (MINIMAL PRUNING) OR A FORMAL STATE (REGULARLY TRIMMED AND PRUNED TO A SCULPTED APPEARANCE). PLANT MATERIALS SHAL BE MAINTAINED AS DESIGNATED.
 - A. PROPERTY OWNERS SHALL MAINTAIN LANDSCAPING IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES OF THE LANDSCAPING INDUSTRY. POLLARDING OF TREES AND SIMILAR PRACTICES OF OVER PRUNING ARE DISCOURAGED.

LANDSCAPE CALCULATIONS:

ARTERIAL STREET: (638 L.F.T.) GREENFIELD	
TREES REQUIRED:	07 36" BOX (25%) 13 24" BOX (50%) 07 15 GAL. (25%)
TREES PROVIDED:	08 36" BOX (30%) 18 24" BOX (69%) 00 15 GAL. (00%)
SHRUBS REQUIRED:	156 5 GALLON
SHRUBS PROVIDED:	166 5 GALLON
WEST PROPERTY LINE: (638 L.F.T.)	
TREES REQUIRED:	26 24" BOX (100%)
TREES PROVIDED:	27 24" BOX (100%)
SHRUBS REQUIRED:	104 5 GALLON
SHRUBS PROVIDED:	104 5 GALLON
PARKING LOT: (239 PARKING SPACES)	
TREES REQUIRED:	04 36" BOX (10%) 38 24" BOX (90%)
TREES PROVIDED:	10 36" BOX (24%) 32 24" BOX (76%)
SHRUBS REQUIRED:	1265 GALLON
SHRUBS PROVIDED:	1265 GALLON
NORTH FOUNDATION LANDSCAPE: (500 L.F.T.)	
TREES REQUIRED:	01 36" BOX (10%) 99 24" BOX (90%)
TREES PROVIDED:	10 36" BOX (100%) 00 24" BOX (0%)
SHRUBS REQUIRED:	60 5 GALLON
SHRUBS PROVIDED:	60 5 GALLON
SOUTH FOUNDATION LANDSCAPE: (XX L.F.T.)	
TREES REQUIRED:	N/A 36" BOX (10%) N/A 24" BOX (90%)
TREES PROVIDED:	N/A 36" BOX (XX%) N/A 24" BOX (XX%)
SHRUBS REQUIRED:	N/A 5 GALLON
SHRUBS PROVIDED:	N/A 5 GALLON

TREES ARE COOL CALCULATIONS:

TREE SIZE:	CANOPY AT 4YR:	TREE QUANTITY:	SHADE PROVIDED:
LARGE TREES:	400 SQ.FT.	105	42,000 SQ.FT.
MEDIUM TREES:	325 SQ.FT.	51	16,575 SQ.FT.
SMALL TREES:	255 SQ.FT.	19	4,845 SQ.FT.
			TOTAL SHADE:
			63,420 SQ.FT. (17% OF SITE AREA)

CITY OF MESA VISIBILITY TRIANGLE INFO:

VISIBILITY TRIANGLES ARE BASED ON CITY OF MESA PUBLIC STREET ACCESS GUIDELINES DATED FEB. 15, 2005.
STREET SPEED: 45 MPH
STREET CROSS SECTION 4LU
FIGURE 2.3 (50MPH DESIGN SPEED) SD=625'

NORTH PROPERTY LINE: (595 L.F.T.)	
TREES REQUIRED:	N/A 24" BOX (100%)
TREES PROVIDED:	N/A 24" BOX (100%)
SHRUBS REQUIRED:	N/A 5 GALLON
SHRUBS PROVIDED:	N/A 5 GALLON
SOUTH PROPERTY LINE: (595 L.F.T.)	
TREES REQUIRED:	18 24" BOX (100%)
TREES PROVIDED:	24 24" BOX (100%)
SHRUBS REQUIRED:	120 5 GALLON
SHRUBS PROVIDED:	122 5 GALLON
EAST FOUNDATION LANDSCAPE: (270L.F.T.)	
TREES REQUIRED:	XX 36" BOX (10%) XX 24" BOX (90%)
TREES PROVIDED:	XX 36" BOX (XX%) XX 24" BOX (XX%)
SHRUBS REQUIRED:	XX 5 GALLON
SHRUBS PROVIDED:	XX 5 GALLON
WEST FOUNDATION LANDSCAPE: (270 L.F.T.)	
TREES REQUIRED:	01 36" BOX (10%) 04 24" BOX (90%)
TREES PROVIDED:	06 36" BOX (100+ %) 05 24" BOX (100+ %)
SHRUBS REQUIRED:	30 5 GALLON
SHRUBS PROVIDED:	38 5 GALLON

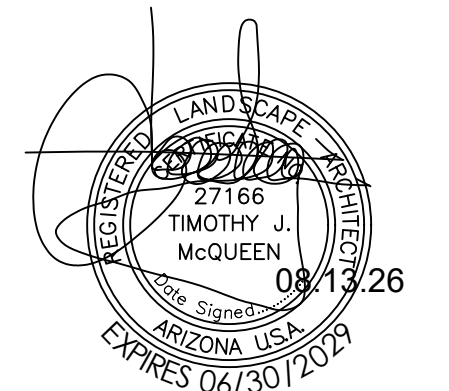
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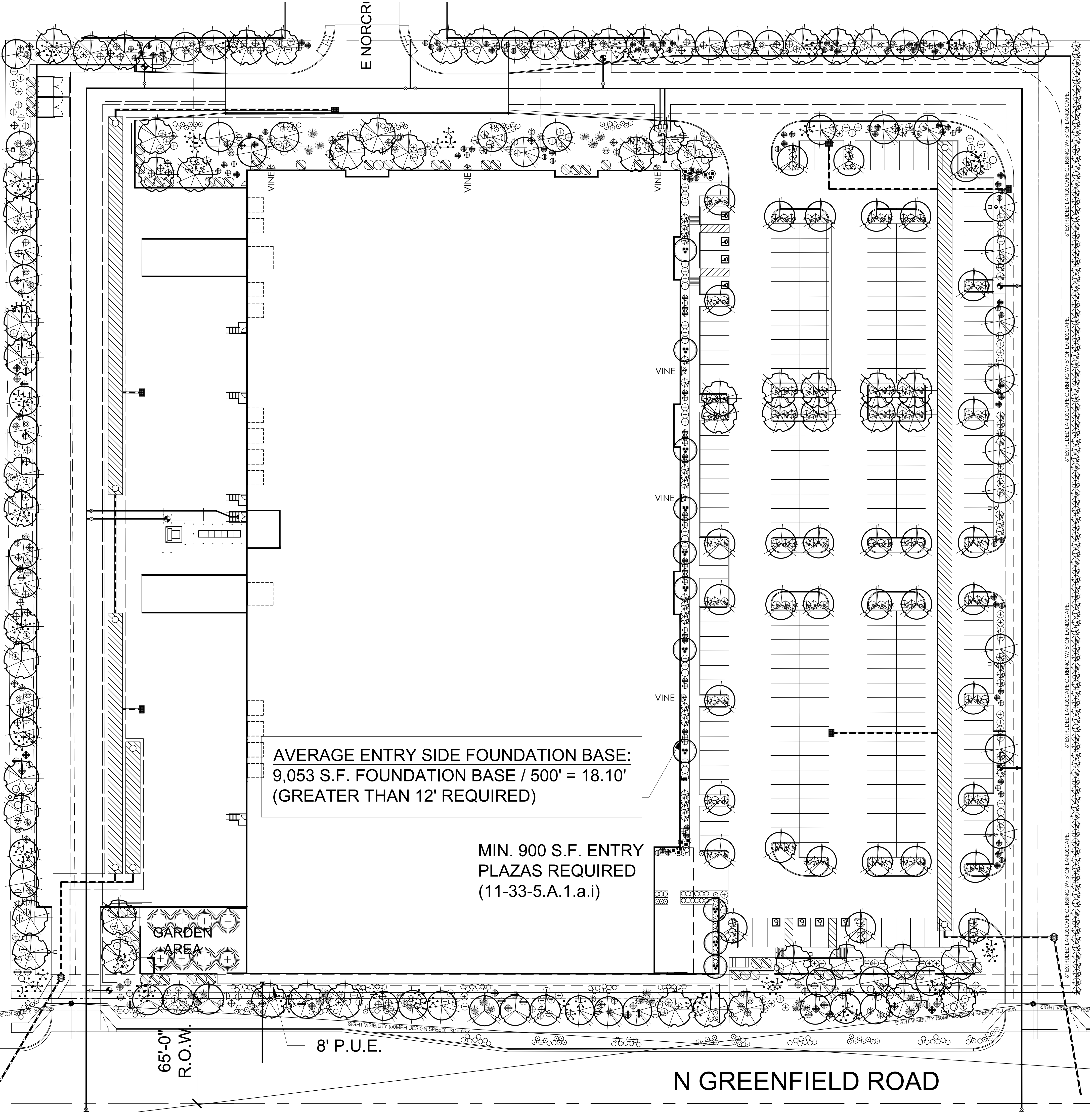
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING

10446 N. 74th Street, Suite 150
Scottsdale, Arizona 85258
P. (602)265-0320

EMAIL: timmccqueen@tjmla.net



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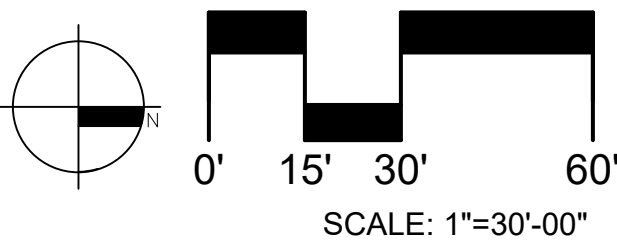


- ALTERNATIVE LANDSCAPE PLAN:
- 1. INNOVATIVE DESIGN:**
THE LANDSCAPE PLANT MATERIAL HAS BEEN SELECTED TO MIMIC THE UNIQUE LAYOUT OF THE ARCHITECTURAL SITE PLAN. WHERE THE SITE IS RIGID / FORMAL AND MATCHED, SO IS THE PLANT MATERIAL. FOR EXAMPLE THE PARKING LOT LAYOUT IS "LINED UP" AND MATCHING, SO IS THE LANDSCAPE LAYOUT. WHERE THE ENTRY WAY HAS SEVERAL VERTICAL ELEMENTS, LANDSCAPE VERTICAL ELEMENTS HAVE BEEN ADDED. (FENCE POST CACTUS)
 - 2. PLANT VARIETY:**
THE LANDSCAPE PLANT MATERIAL HAS BEEN SELECTED TO CREATE YEAR ROUND INTEREST THROUGH THE USE OF PLANTS THAT WILL BE FLOWERING YEAR ROUND. ACCENTS THAT CREATE VISUAL INTEREST AND SHADE PATTERNS. A DIVERSE SELECTION THAT INCLUDES A MINATURE CITRUS GROVE THAT REPRESENTS THE HISTORICAL CHARACTER OF THE AREA.
 - 4. NATURALISTIC DESIGN:**
THE LANDSCAPE PLANT MATERIAL IS ORGANIZED IN A NATURAL ARRANGEMENT TO CREATE NATURAL AND MEANDERING PLACEMENT OF PLANTS. AS THE LANDSCAPE MOVES TOWARDS A MORE STRUCTURED ENTRY, THE PLANT MATERIAL BECOMES MORE ORGANIZED AND MORE FORMAL OF A LAYOUT.
 - 5. COMPATIBILITY WITH SURROUNDING USES:**
THE LANDSCAPE PLANT MATERIAL HAS BEEN SELECTED BASED UPON THE RECENT DEVELOPMENTS WITHIN THE AREA.
 - 6. WATER EFFICIENCY:**
THE IRRIGATION SYSTEM DESIGNED IS A LOW FLOW, HIGH EFFICIENCY DRIP IRRIGATION SYSTEM. WITH A "SMART TECHNOLOGY" ET BASED CONTROLLER. ITS CONTROLLER HAS A WEATHER BASED MONITORING SYSTEM INCLUDED WITHIN THE SPECIFICATION.
 - 7. STORM WATER MANAGEMENT:**
ALL OF THE LANDSCAPE AREAS ARE DEPRESSED TO ACCOMMODATE SURFACE FLOWS TO THE PLANT MATERIAL. IN ADDITION THE PLANT MATERIAL IS ALSO SLIGHTLY DEPRESSED TO ACCOMMODATE SURFACE FLOWS TO EACH PLANT.
 - 10. PLANT VIABILITY AND LONGEVITY:**
ALL OF THE PLANT MATERIAL SELECTED HAS A PROVEN TRACK RECORD OF LONGEVITY IN THE MESA ARIZONA REGION. CAREFUL CONCERN HAS BEEN GIVEN TO SOLAR EXPOSURES SO THAT PLANT MATERIAL WILL THRIVE IN EACH DESIGNED MICRO-CLIMATE.

LANDSCAPE LEGEND

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 URBAN DESIGN
 SITE PLANNING
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 Scottsdale, Arizona 85258
 P.(602)265-0320
 EMAIL: timmcqueen@tjmla.net



LCE | DESIGNBUILD

1200 N. 52nd Street, Phoenix, AZ 85008
P: 480.966.4001

ER2 - Greenfield & McDowell
 LANDSCAPE CONSTRUCTION DOCUMENTS

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