

Keynotes:

- 1 PROPERTY LINE (REFERENCE ALTA SURVEY, 11.02.2020, SUPERIOR SURVEYING SERVICES, INC.)
- 2 ADA MIN ACCESSIBLE STALL
- 3 DOUBLE WIDE TRASH ENCLOSURE PER DTL, M-42.02.1
- 4 SAFETY ISOLAND, REF. SITE DETAIL A1.11
- 5 COOKING AREA
- 6 PROJECT SIGNAGE, NOT A PARK OF ZONING CLEARANCE
- 7 LANDSCAPE AREA
- 8 SITE POLE LIGHTING, LITHONIA D SERIES DUAL HEAD, 18" Ø A.F.F., REF. SITE DETAIL A1.11
- 9 ADA ACCESSIBLE SLOPING SIDEWALK (MAXIMUM SLOPE 1:20)
- 10 EXISTING SEWER UTILITY TO REMAIN, REF. CIVIL DWGS
- 11 EXISTING ELECTRICAL UTILITY TO REMAIN, REF. CIVIL DWGS
- 12 5" Ø C.I.P. CONCRETE SIDEWALK PER CITY OF MESA FORM BASED CODE
- 13 2" Ø C.I.P. CONCRETE SIDEWALK PER CITY OF MESA FORM BASED CODE
- 14 CATCH BASIN, REF. CIVIL DWGS
- 15 EXTERIOR BOTTLER TRACK, TYPE X-1
- 16 SITE VISIBILITY TRIANGLE PER ASHOTO GREEN BOOK, DESIGN SPEED: 45 MPH, SIGHT DISTANCE: 500'
- 17 50% SHALL BE CLEAR OF FENCES, WALLS, LANDSCAPING, AND ANY OTHER OBSTRUCTION BETWEEN 2'-0" AND 8'-0" PER MESA ENGINEERING + DESIGN STANDARDS SECTION
- 18 REMOVE CURB AND PROVIDE EMERGENCY VEHICULAR ACCESS, OFF-SITE EMERGENCY VEHICLE ACCESS GATE, OFF-SITE, REFERENCE SITE DEVELOPMENT AGREEMENT
- 19 12" X 16" POOL EQUIPMENT AREA
- 20 EXTERIOR WALL MOUNTED SES + METERS, REF. ELECTRICAL DWGS DETAIL 7.2
- 21 POOL SHOWER, RESTROOM + CHANGING AREA
- 22 PRIVATE RESIDENTIAL, OUTDOOR SPACE (PATIO)
- 23 EASEMENT, REF. CIVIL DWGS + ALTA SURVEY
- 24 BUILDING EXCHANGING, ASBONE
- 25 ADA PARKING SIGNAGE
- 26 HALF-LANDSCAPE BARRIAD
- 27 8' X 18' STANDARD PARKING STALL
- 28 SURFACE PARKING LANDSCAPE ISLAND
- 29 ADA COMPLIANT TRUNCATED DOMES PER CITY OF MESA APPROVED PRODUCTS LIST DATED 02.27.13
- 30 TUCK UNDER PARKING GARAGE - SINGLE VEHICLE
- 31 CURBLESS LANDSCAPE AREA
- 32 30" X 10' LOADING AREA
- 33 POOL DECK + AMENITIES, NIC
- 34 KEYED COURTYARD SECURITY GATE WITH PANIC HARDWARE
- 35 RUBBER THERMOPLASTIC WALKWAY ACCESS
- 36 DUAL POST MOUNTED EVCS, TYPE G-1
- 37 FUTURE DUAL POST MOUNTED EVCS, TYPE G-1
- 38 SITE ENTRY LIGHTING, TYPE E-12
- 39 PEDESTRIAN PATH, NO CURB PARKING CANOPY
- 40 PATH LIGHTING, REF. LANDSCAPE DWGS.

Revision

Revision	Description

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Not For Construction

System Notes:

Walls:

- W1 (UL DB9) 1-HOUR EXT. WALL, 2x6 WOOD STUD @ 16" O.C., R-20 BATT INSULATION IN CAVITY, 1/2" TYPE X GWB (BOTH SIDES), WATERPROOFING MEMBRANE TYPE TX, STUCCO (BOTH SIDES)
- W2 (UL DB9) 1-HOUR EXT. WALL, 2x6 WOOD STUD @ 16" O.C., R-20 BATT INSULATION IN CAVITY, 5/8" TYPE X GWB TYPE 1 (BOTH SIDES), MIRROR ED MT.
- W3 (UL DB9) 1-HOUR FIRE RATING, 2x6 WOOD STUD @ 16" O.C., 5/8" TYPE X GWB (BOTH SIDES)
- W4 (UL DB9) 1-HOUR FIRE RATING, 1/2" TYPE X GWB EXT., 2x6 WOOD STUD @ 16" O.C., 3/4" AIR GAP, (2) LAYERS OF 1" TYPE X GWB, 3/4" AIR GAP, 2x6 WOOD STUD WALL @ 16" O.C., 1" TYPE X GWB INT.
- W5 (UL DB9) 1-HOUR FIRE PARTITION, TENANT SEPARATION, 2x6 WOOD STUD @ 16" O.C. STAGGERED, BATT INSUL. ON AIR GAP BETWEEN STUDS, 5/8" TYPE X GWB TYPE 1 (BOTH SIDES)
- W6 (UL DB9) 1-HOUR SHaft ENCLOSURE, 4" NOMINAL CMU WALL TYPE B-1, 2x6 WOOD STUD @ 16" O.C., BATT INSULATION IN CAVITY, 5/8" TYPE X GWB INT.
- W7 (UL DB9) 2-HOUR SHaft ENCLOSURE, 4" NOMINAL CMU WALL TYPE B-1
- W8 (UL DB9) SHaft ENCLOSURE, (2) LAYERS OF TYPE X GWB + METAL CH STUDS @ 24" O.C., 1" SHaft LINER GWB INT.
- W9 (INT) RESTROOM PLUMBING WALL, 1/2" STUCCO CAVITY, 2x6 WOOD STUD @ 16" O.C., STAGGERED, 5/8" TYPE X GWB (BOTH SIDES)
- W10 1-HOUR FIRE RATING, 2x6 WOOD STUD @ 16" O.C., 5/8" TYPE X GWB INT., (2) LAYERS 5/8" TYPE X GWB (HALLWAY)
- W11 (UL DB9) 1-HOUR FIRE RATING, 2x6 WOOD STUD @ 16" O.C., 5/8" TYPE X GWB (BOTH SIDES)
- W12 SITE WALL, 8" C.I.P. CONCRETE WALL TYPE AX
- W13 SITE WALL, 2x6 WOOD STUD @ 16" O.C., 2" GRADE PL WOOD (BOTH SIDES), WATERPROOFING MEMBRANE TYPE TX, STUCCO (BOTH SIDES)
- W14 (BOTH WALL, 2x6 WOOD STUD @ 16" O.C., 4" FRAMING, 5/8" EXT. GRADE PL WOOD (BOTH SIDES), WATERPROOFING MEMBRANE TYPE TX, STUCCO (BOTH SIDES), ANCHORED TOP 4" C.I.P. CONCRETE STEM WALL + FOOTING FOUNDATION WALL - C.I.P. CONCRETE STEM WALL
- W15 2x6 WOOD STUD @ 16" O.C., 5/8" GWB (BOTH SIDES)
- W16 (2) GALVANIZED 2x4 WOOD STUD, GWB (BOTH SIDES), STUCCO (BOTH SIDES), WRAP ENDS
- W17 1-HOUR FIRE RATING, 2x6 WOOD STUD @ 16" O.C., 5/8" TYPE X GWB INT., (2) LAYERS 5/8" TYPE X GWB (HALLWAY)

Floors:

- F1 4" POST TENSIONED CONCRETE SLAB ON GRADE, REF. STRUCTURAL DWGS.
- F2 8" C.I.P. SCORED CONCRETE HANDICAPED SLAB ON GRADE, TYPE AX
- F3 (UL DB9) 1-HOUR FIRE RATING CEILING/FLOOR ASSEMBLY, 5/16" 58, 5/8" C.I.P. ON 1/2" WOOD ON 1 1/2" ACCENTUATED METAL TYPE 1A OVER 3/4" 1" G. C.I.P. 1/2" WOOD OVER 1 1/2" WOOD STUDS, 1" BATT INSULATION TYPE TX, 1/2" O.C. PERPENDICULAR
- F4 4" ASHphalt DRIVEWAY, REF. CIVIL DWGS
- F5 INTEGRAL COLOR, SCORED C.I.P. CONCRETE SIDEWALK
- F6 SYNTHETIC GRASS TYPE X-1, OVER COMPACTED FILL
- F7 INTERIOR COLOR RATIO HARDSCAPE
- F8 POOL DECK
- F9 ADA COMPLIANT TRUNCATED DOMES

Sheet Notes:

UNLESS NOTED OTHERWISE, ALL FLOOR PLAN DIMENSIONS ARE MEASURED FROM OUTSIDE FACE OF MASONRY CONCRETE OR METAL FRAME, I.N.O. CENTERLINE OF WINDOWS AND DOORS AT METAL FRAME CENTERLINE OF COLUMN.

G.W.B. PANELS ARE SCHEDULED AND NOTED. ALL EXPOSED INTERIOR GYP. BD. TO BE SANDED AND TAPED.

ALL MASONRY DIMENSIONS ARE NOMINAL.

REFER TO EXTERIOR ELEVATIONS AND SYSTEMS + FINISH SCHEDULE FOR FINISHES.

ALL BUILDING MATERIALS INTENDED TO REMAIN EXPOSED SHALL BE FREE FROM MARKINGS, UNSIGHTLY FLECKINGS OR OTHER FLAWS. COORDINATE WITH ARCHITECT.

ELEVATION HEIGHTS REFERENCE DISTANCE ABOVE OR BELOW FINISH FLOOR ELEVATION.

(FFC)-0'0" (1.5) REF. (USGS) REF. CIVIL DWGS.

NOTE: TEMPERED GLASS LOCATIONS FOR TEMPERED GLAZING LOCATIONS REFERENCE DOOR & WINDOW SCHEDULE AND ELEVATIONS.

ALL SITE AND BUILDING ACCESSIBILITY SHALL COMPLY AND BE CONSTRUCTED IN ACCORDANCE WITH THE 2010 AMERICANS WITH DISABILITIES ACT STANDARDS AND ITS AMENDMENTS PER THE UNITED STATES ACCESS BOARD - THE ADA STANDARDS AND ALL APPLICABLE STATE AND LOCAL REQUIREMENTS MUST BE SATISFIED. WHERE THERE IS A DIFFERENCE, THE STANDARD THAT PROVIDES GREATER ACCESSIBILITY MUST BE FOLLOWED. REFERENCE TO SHEET ON GENERAL ACCESSIBILITY FOR TYPICAL ADA DETAILS.

- SCHEDULING DESIGN
- ZONING CLEARANCE
- DESIGN DEVELOPMENT
- PERMITTING + CONSTRUCTION
- RECORD DRAWINGS

1 Site Plan - First Floor Plan
 Scale: 1/8" = 1'-0"

Site Plan / First Floor Plan

Sheet No. **ZC A1.2**

Revision

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- SCHEMATIC DESIGN
- ZONING CLEARANCE
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- PERMITTING - CONSTRUCTION
- RECORD DRAWINGS

Project No. 20003

Plan Check No. _____

Design Review No. _____

Checked By PK

Drawn By YY + SA

Date 09.01.21

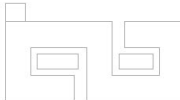
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Building Perspectives

Sheet No. **ZC A5.1**



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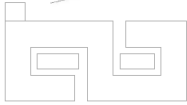


Key Plan

West Building Perspective
Scale: NTS

A5.1 <

- KEYNOTES:
1. CANTILEVERED BALCONIES
 2. INSET BALCONIES
 3. BUILDING OVERHANG
 4. EVCS
 5. PARKING SHADE STRUCTURE
 6. METAL PANEL ACCENT



Key Plan

1 North Building Perspective

Scale: NTS

- KEYNOTES:
1. CANTILEVERED BALCONIES
 2. STUDIO LOFT
 3. BUILDING OVERHANG
 4. EVCS
 5. PARKING SHADE STRUCTURE
 6. METAL PANEL ACCENT



Key Plan

2 East Building Perspective

Scale: NTS

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- PERMITTING + CONSTRUCTION
- RECORD DRAWINGS

Project No. 20003

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Design Review No.

Checked By PK

Drawn By YY + SA

Date 09.01.21

Title

Building Perspectives

Sheet No. ZC A5.2



- KEYNOTES:
1. RECESSED WINDOWS
 2. FIXED METAL LOUVERS
 3. 2 SIDED BENT METAL SHROULDS
 4. DEEP OVERHANG AT UNIT LIVING ROOM WINDOWS
 5. BUILDING OVERHANG
 6. RECESSED GARAGED DOOR
 7. PARKING GARAGE STRUCTURE
 8. METAL PANEL ACCENT

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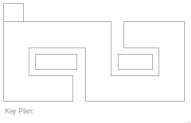
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Title
Building Perspectives

Sheet No. **ZC A5.3**



Key Plan
 URS.3

1 South Building Perspective
 Scale: NTS



- KEYNOTES:
1. 2 SIDED BENT METAL SHROULDS
 2. DEEP OVERHANG AT UNIT LIVING ROOM WINDOWS
 3. BUILDING OVERHANG
 4. RECESSED GARAGED DOOR
 5. PARKING GARAGE STRUCTURE
 6. METAL PANEL ACCENT
 7. BUILDING REVEAL



Key Plan
 URS.3

2 South Building Perspective
 Scale: NTS



- KEYNOTES:
1. S SIDED BENT METAL SHROUDS
 2. DEEP OVERHANG AT UNIT LIVING ROOM WINDOWS
 3. BUILDING OVERHANG
 4. RECESSED GARAGED DOOR
 5. PARKING SHADE STRUCTURE
 6. METAL PANEL ACCENT
 7. BUILDING REVEAL

1 South Building Perspective
Scale: NTS



- KEYNOTES:
1. RECESSED WINDOWS
 2. FIXED METAL LOUVERS
 3. S SIDED BENT METAL SHROUDS
 4. DEEP OVERHANG AT UNIT LIVING ROOM WINDOWS
 5. BUILDING OVERHANG
 6. RECESSED GARAGED DOOR
 7. PARKING SHADE STRUCTURE
 8. METAL PANEL ACCENT

2 South Building Perspective
Scale: NTS

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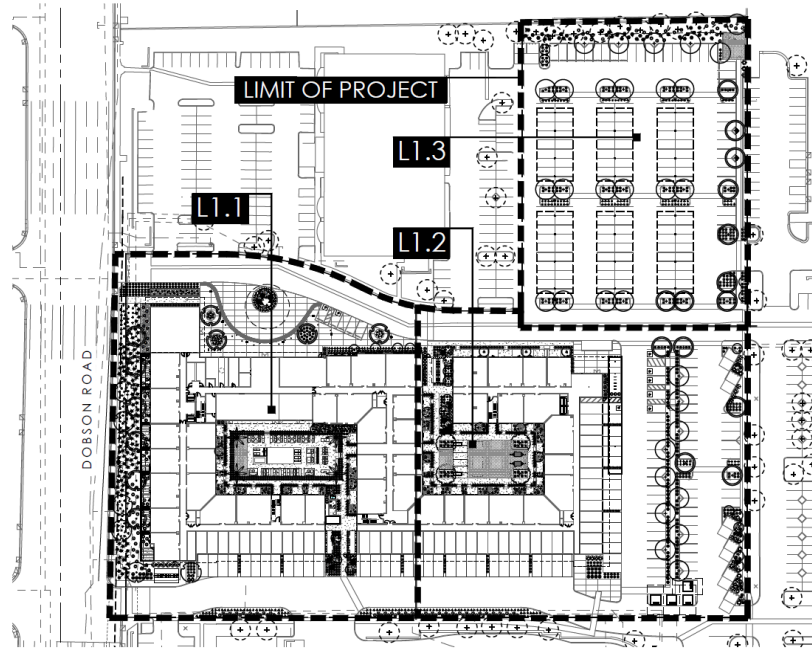
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139 NORTH DOBSON ROAD | MESA | AZ

PRELIMINARY LANDSCAPE + IRRIGATION PLAN

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 NEWLY CONSTRUCTED 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 BOLLIDERS ARE TO BE GRANITE SURFACE SELECT, SIZE PER PLAN. ALL BOLLIDERS 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-RUN "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 SLEEVING FOR IRRIGATION GOES UNDER EVERY DRIVEWAY (INCLUDING E-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 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 OR ISSUANCE OF SUBSTITUTION BY YDG.
- CITY APPROVAL OF THESE PLANS SHALL SIGNIFY AND CONFIRM OWNERS 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: 4 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" CALIPER AFTER FIRST YEAR OF GROWTH.



OVERALL SITE PLAN

NOT TO SCALE

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)(2)
- ALL LANDSCAPE MATERIAL INSTALLED SHALL BE MAINTAINED BY OWNER / LESSEE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN, 11-33-3(I)(2)(3)
- ALL TREES AND SHRUBS LOCATED IN THE LINE-OF-SIGHT WILL BE MAINTAINED FOR A CLEAR AREA BETWEEN 3'-2" 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, 11-33-3(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 DEPARTMENTS CRIME PREVENTION DIVISION HAS REQUESTED THE CHANGE TO GREEN TO DISCOURAGE THEFT.) [PAGE 30]

NATIVE PLANT INFORMATION

EXISTING TREES ARE LOCATED THROUGHOUT THE PROPERTY IN SEVERAL PARKING ISLANDS AND ALONG THE DOBSON ROAD FRONTAGE. TREE CONDITION VARIES FROM POOR TO GOOD CONDITION. THIS SITE DOES NOT FALL WITHIN THE CITY'S DESERT UPLANDS AREA AND DOES NOT REQUIRE A NATIVE PLANT PRESERVATION PLAN.

MISC. NOTES

- EXISTING 69 KV POWER LINES ARE LOCATED AT THE DOBSON ROAD FRONTAGE ONLY.
- A MINIMUM OF 3' CLEARANCE SHALL BE MAINTAINED AROUND ALL FIRE HYDRANTS WHERE NOTHING WILL BE PLANTED OR WILL GROW.

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 RETENTION BASIN AREAS. ALL INTERIOR COURTYARD AND MAIN DRIVE 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.

LANDSCAPE CALCULATIONS

LOCATION	REQUIRED TREES / SHRUBS	PROVIDED TREES / SHRUBS	COMPLIES
DOBSON ROAD FRONTAGE	1 TREE + 6 SHRUBS / 25' L.F. (+/-)280' = 11 TREES / 66 SHRUBS	11 TREES / 101 SHRUBS	YES
NORTH PERIMETER SETBACK	3 TREES + 20 SHRUBS / 100' L.F. (+/-)225' = 7 TREES / 45 SHRUBS	10 TREES / 48 SHRUBS	YES

NOTE: ALL TREE SPECIFIED ON PLANS ARE MINIMUM 24" BOX SIZE AND EXCEED CITY OF MESA MINIMUMS FOR BOX SIZE QUANTITIES (SEE PLANT SCHEDULE FOR SPECIES AND SIZE INFORMATION)

PROJECT TEAM

OWNER / DEVELOPER:

STARPOINT PROPERTIES
433 NORTH CAMDEN DRIVE
BEVERLY HILLS, CA 90210

ARCHITECT:

CIRCLE WEST ARCHITECTS
4148 NORTH ARCADIA DRIVE
PHOENIX, AZ 85018
PH: (480) 609-1000
CONTACT: PETER KOULOPOULOS
peter@circlewest.net

LANDSCAPE ARCHITECT:

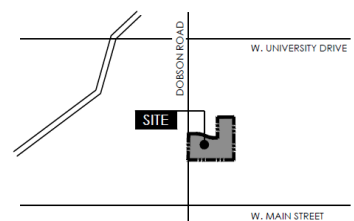
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SCOTTSDALE, AZ 85251
PH: (480) 257-3312
CONTACT: JOE YOUNG
jyoung@youngdg.com

CIVIL ENGINEER:

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

VICINITY MAP

NOT TO SCALE



SHEET INDEX

SHEET #	PAGE #	DESCRIPTION
1	L0.1	COVER SHEET + NOTES
2-4	L1.1 THRU L1.3	PRELIMINARY LANDSCAPE PLAN
5	L2.1	LANDSCAPE CHARACTER EXHIBIT

PLAN APPROVAL

DATE	07/14/21
JOB NO.	2102
DRAWN BY	YDG
CHECKED BY	JMY
REVISION:	DATE:
CITY	03/19/21
OWNER	08/18/21
SUBMITTED FOR:	

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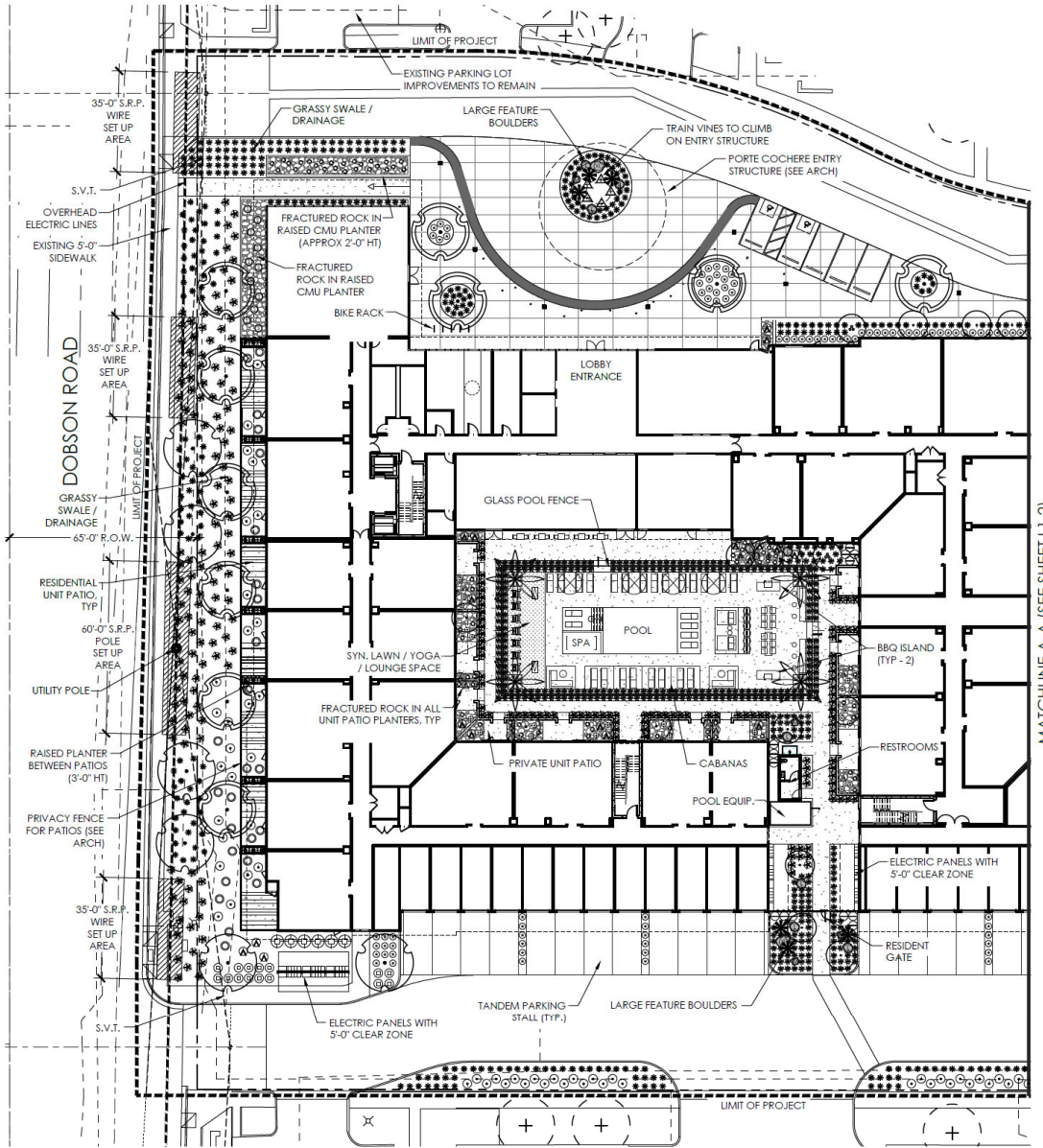
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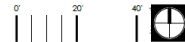
L0.1

1 OF 5



PRELIMINARY LANDSCAPE PLAN

SCALE: 1" = 20'-0"



PLANT SCHEDULE

EXISTING TREES (VARIOUS SPECIES)	SIZE / REMARKS	QTY.
ACACIA WILLARDIANA PALO BLANCO	36" BOX / STANDARD TRUNK	36
QUERCUS VIRGINIANA LIVE OAK	24" / 36" BOX / STANDARD TRUNK	32 / 14
CERCIDIMUM PRAECOX PALO BREA	36" BOX / 48" BOX / MULTI-TRUNK	6 / 10
EUCALYPTUS PAPUANA GHOST GUM	36" BOX / SINGLE TRUNK	4
PISTACIA LENTISCUS MASTIC TREE	36" BOX / LOW BREAK	8
PHOENIX DACTYLIFERA DATE PALM	16' TO BASE OF PINEAPPLE / DIAMOND CUT	4
SHRUBS		
DODONAEA VISCOSA HOPSEED BUSH	5 GAL	42
JUSTICIA SPICIGERA MEXICAN HONEYSUCKLE	5 GAL	16
LEUCOPHYLLUM CANDIDUM THUNDER CLOUD SAGE	5 GAL	40
LEUCOPHYLLUM LAEVIGATUM CHIHUAHUA SAGE	5 GAL	102
OLEA EUROPAEA 'MONTRA' LITTLE OLLIE DWARF OLIVE	5 GAL	448
RUELLIA BRITTONIANA BRITISH RUELLIA	5 GAL	33
ACCENTS / VINES		
AGAVE WEBERI WEBER'S AGAVE	5 GAL	9
AGAVE V. REGINIA 'COMPACTA' COMPACT QUEEN VICTORIA AGAVE	5 GAL	47
ALOE BARBADENSIS MEDICINAL ALOE	5 GAL	16
ASCLEPIUS SUBULATA LADY SLIPPER	5 GAL	6
CAMPISIS RADICANS TRUMPET CREEPER	15 GAL / TRAIN TO STRUCTURE	5
CARNEGIA GIGANTEA SAGUARO SPEAR	5' / 6' / 7' MIX	11
ECHINOCACTUS GRUSONII GOLDEN BARREL	12" DIA	124
HESPERALOE PERPA 'BRAKELIGHTS' BRAKELIGHTS HESPERALOE	5 GAL	410
MUHLENBERGIA CAPILLARIS REGAL MIST DEER GRASS	5 GAL	167
MUHLENBERGIA RIGIDA 'NASHVILLE' PURPLE MUHLY	1 GAL	347
BOUTELOQUIA GRACILIS BLUE GRAMA	1 GAL	542
PACHYCERUS MARGINATUS MEXICAN FENCE POST	MIN 3-5 ARMS EA.	59
GROUND COVER		
EREMOPHILA GLABRA 'MIGNEW GOLD' OUTBACK SUNRISE EMU	1 GAL	52
INERT MATERIALS		
SYNTHETIC TURF SOUTHWEST GREENS OR EQUAL	ROLLS	PER PLAN
D.G. DECOMPOSED GRANITE 'ROSE' (ROCK PROS USA)	1/2" SCREENED 2" MIN DEPTH	ALL LUS AREAS
FRACTURED NATIVE ROCK 'ROSE' (ROCK PROS USA)	1" SCREENED	PER PLAN
GRANITE BOULDERS SURFACE SELECT	3' / 4' / 5' DIA	6 / 14 / 4

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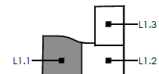
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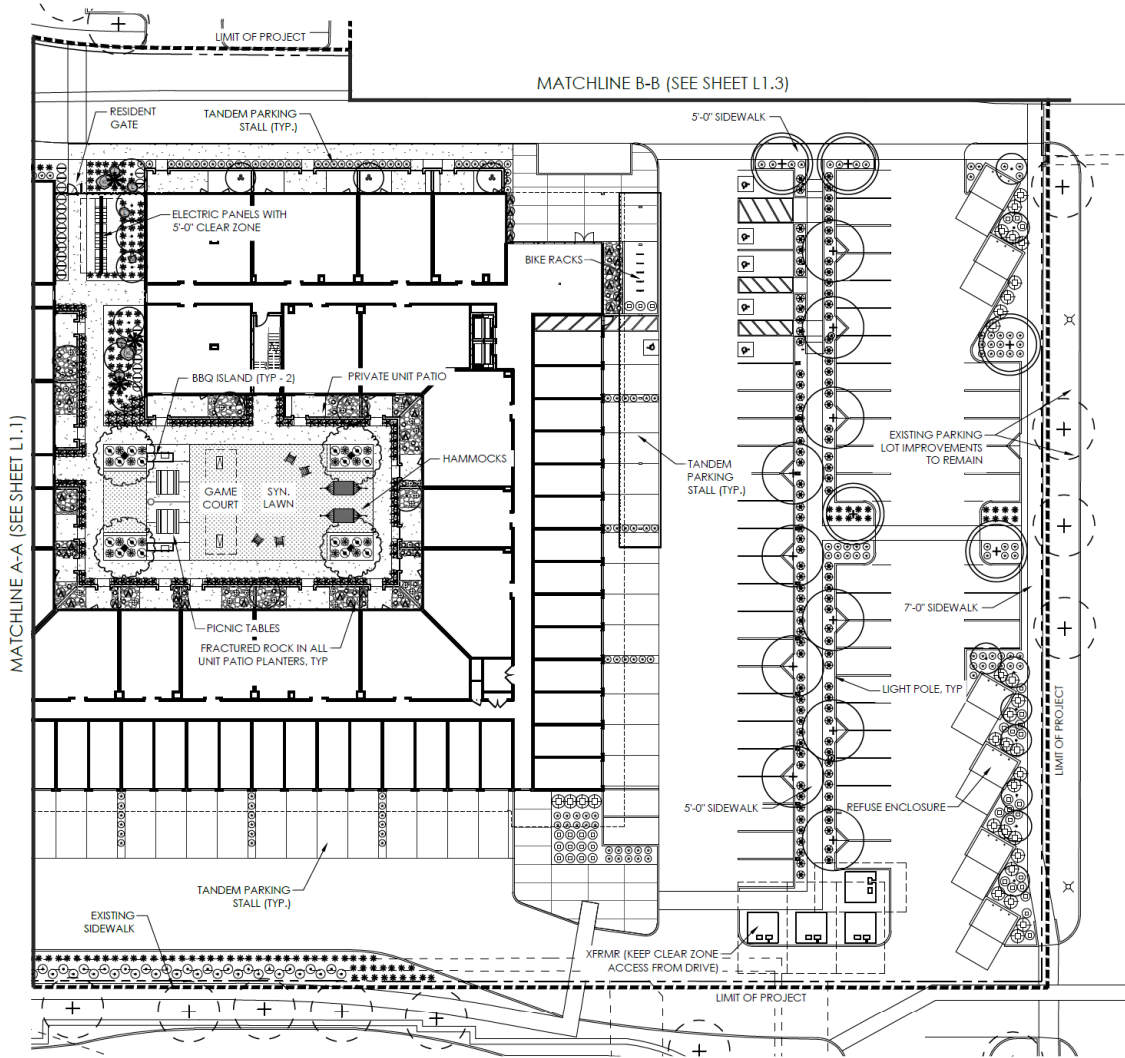
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SHEET NO.

L1.1

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MATCHLINE A-A (SEE SHEET L1.1)

MATCHLINE B-B (SEE SHEET L1.3)

PRELIMINARY LANDSCAPE PLAN

SCALE: 1" = 20'-0"

PLANT SCHEDULE

EXISTING TREES	SIZE / REMARKS	QTY.
EXISTING TREE (VARIOUS SPECIES)	TO REMAIN IN PLACE	PER PLAN
TREES	SIZE / REMARKS	QTY.
ACACIA WILLARDIANA PALO BLANCO	36" BOX / STANDARD TRUNK	36
QUERCUS VIRGINIANA LIVE OAK	24" / 36" BOX / STANDARD TRUNK	32 / 14
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SHRUBS		
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BOUTELOUA GRACILIS BLUE GRAMA	1 GAL	542
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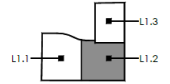
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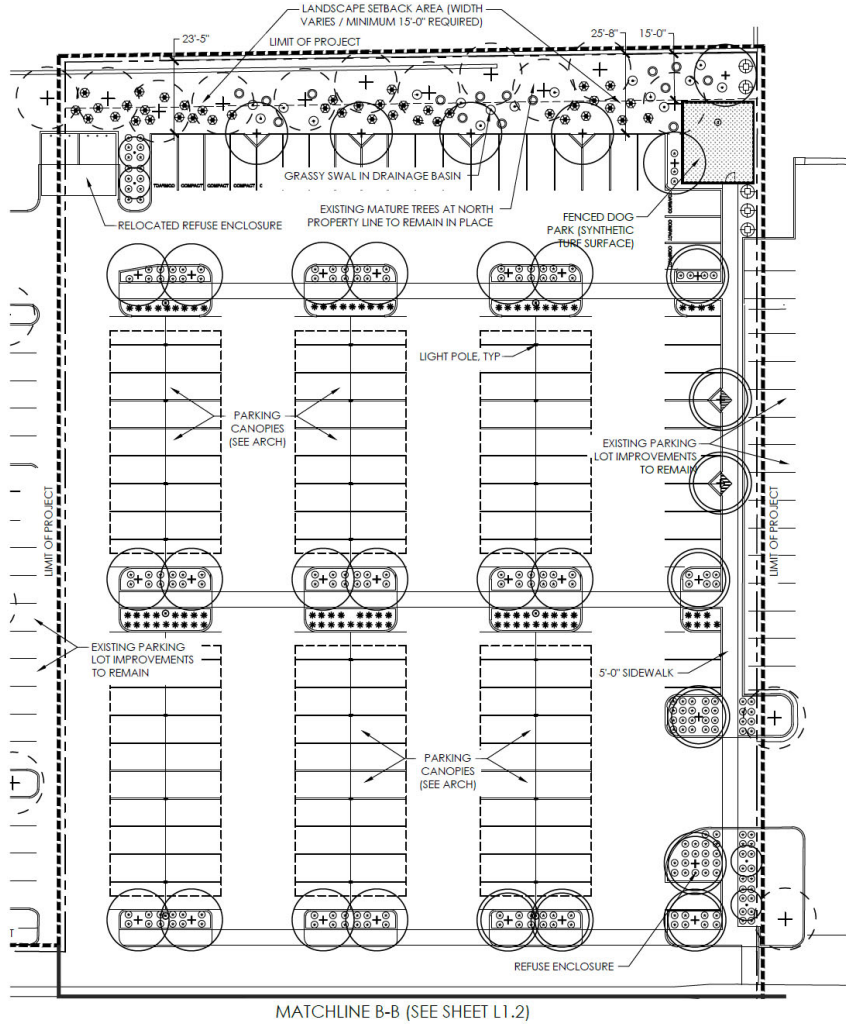
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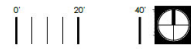
SHEET NO.
L1.2
 3 OF 5





PRELIMINARY LANDSCAPE PLAN

SCALE: 1" = 20'-0"



PLANT SCHEDULE

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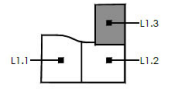
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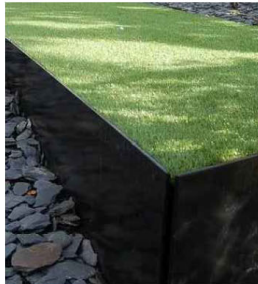
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4 OF 5

LANDSCAPE CHARACTER



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