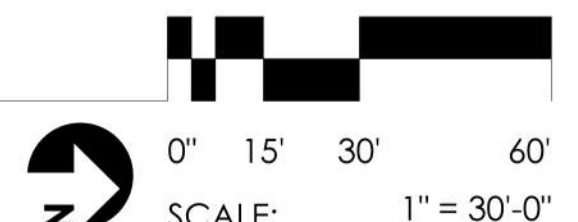
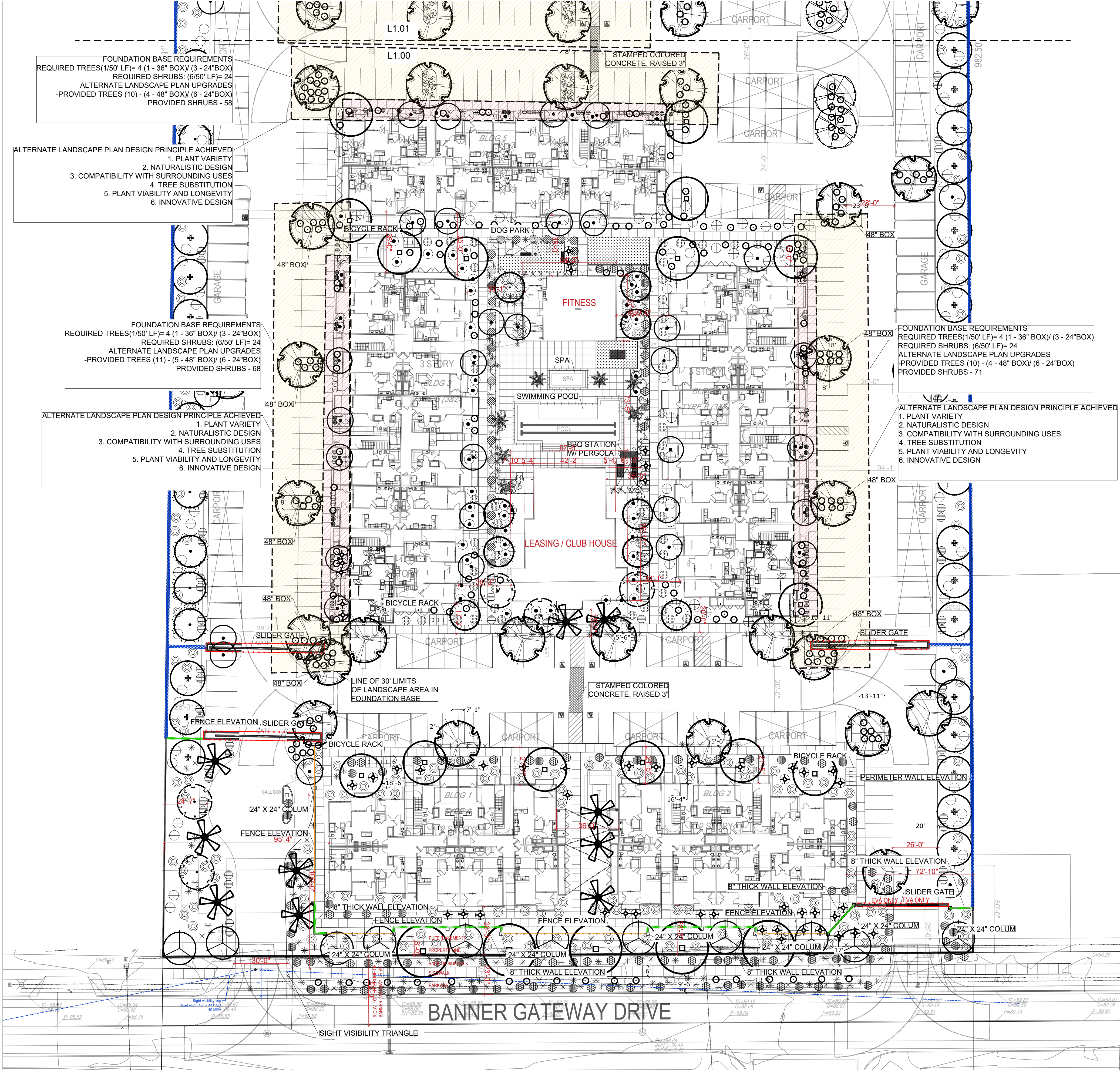




LANDSCAPE PLAN





PLANT PALETTE - OVERALL
 All trees shall comply with the latest amended edition of the "Arizona Nursery Association Recommended Tree Specifications." See Section 180305(6). Zoning Code. See official median landscaping/irrigation plans (CIV20-0098) for median improvements/landscape required as part of this project.

PLANT PALETTE - OVERALL

CANOPY TREES

| NAME | QTY. | SIZE | CALIPER | COMMENTS |
|--|------|---------|----------------|---------------------------|
| Acacia salicina | 24 | 24" BOX | 2" CAL. MIN. | 10' - 15' HT. STANDARD |
| Weeping ACACIA | 09 | 24" BOX | 2" CAL. MIN. | 10' - 12" HT. |
| Ulmus parvifolia CHINESE ELM | 62 | 36" BOX | 2" CAL. MIN. | 10' - 15' HT. STANDARD |
| Acacia birochii SHOESTRING ACACIA | 09 | 24" BOX | 2" CAL. MIN. | 8' - 10' HT. STANDARD |
| Olea europaea 'Swan Hill' SWAN HILL OLIVE | 05 | 30" BOX | 2.5" CAL. MIN. | 12' - 15' HT. MULTI-TRUNK |
| Parkinsonia 'Desert Museum' DESERT MUSEUM PALO VERDE | 33 | 30" BOX | 2.5" CAL. MIN. | 12' HT. MULTI-TRUNK |
| Quercus laevis SOUTHERN LIVE OAK | 53 | 30" BOX | 2" CAL. MIN. | 10' HT. MULTI-TRUNK |
| Acacia saligna GOLDEN WREATH WATTLE | 66 | 24" BOX | 2" CAL. MIN. | 10' HT. MULTI-TRUNK |
| Acacia whitebark PALO BLANCO | 10 | N/A | N/A | 18" HT. DIAMOND CUT |
| Phoenix dactylifera DATE PALM | 07 | N/A | N/A | 18" HT. DIAMOND CUT |
| Washingtonia robusta MEXICAN FAN PALM | 11 | 24" BOX | 2" CAL. MIN. | 10' HT. STANDARD |
| Pistacia chinensis CHINESE PISTACHE | | | | |

SHRUBS

| NAME | QTY. | SIZE | HEIGHT | COMMENTS |
|--|------|-------|---------|-----------------|
| Ceanothus pulcherrimus RED BIRD OF PARADISE | 236 | 5 GAL | 30" HT. | HEAVY SPECIMENS |
| Callitriche ericoides PINK FERRY DUSTER | 123 | 5 GAL | 30" HT. | HEAVY SPECIMENS |
| Bougainvillea 'Torch Glow' TORCH GLOW BOUGAINVILLEA | 64 | 5 GAL | 30" HT. | HEAVY SPECIMENS |
| Eremophila maculata 'Valentine' 'VALENTINE' EMU BUSH | 37 | 5 GAL | 30" HT. | HEAVY SPECIMENS |
| Justicia spicigera MEXICAN HONEYSUCKLE | 78 | 5 GAL | 30" HT. | HEAVY SPECIMENS |
| Vauquelinia californica ARIZONA ROSEWOOD | 71 | 5 GAL | 30" HT. | HEAVY SPECIMENS |
| Asclepias tuberosa DESERT MILKWEEED | 153 | 5 GAL | 30" HT. | HEAVY SPECIMENS |

ACCENTS

| NAME | QTY. | SIZE | SPACING | COMMENTS |
|--|------|-------|----------|----------|
| Muhlenbergia capillaris REGAL MIST GRASS | 340 | 5 GAL | 30" O.C. | |
| Muhlenbergia rigens DEER GRASS | 228 | 5 GAL | 30" O.C. | |
| Hesperaloe parviflora RED YUCCA | 392 | 5 GAL | 30" O.C. | |

GROUNDCOVERS

| NAME | QTY. | SIZE | SPACING | COMMENTS |
|--|------|-------|----------|----------|
| Lantana 'New Gold' 'NEW GOLD' LANTANA | 197 | 1 GAL | 12" O.C. | |
| Rosemarinus officinalis 'Prostratus' TRAILING ROSEMARY | 28 | 1 GAL | 12" O.C. | |
| Verbena peruviana PERUVIAN VERBENA | 173 | 1 GAL | 12" O.C. | |
| Lantana montevidensis PURPLE TRAILING LANTANA | 97 | 1 GAL | 12" O.C. | |

SURFACE MATERIALS

| DESCRIPTION | QUANTITY |
|--|----------|
| 1/2" SCREENED GRANDE ROSE DECOMPOSED GRANITE IN ALL NON-TURF AREAS | |
| 500 SQ. FT. ARTIFICIAL TURF BY SYNTHETIC GRASS WAREHOUSE DIAMOND PRO SPRING SERIES - LIME @ WWW.SYNTHETICGRASSWAREHOUSE.COM - PH: (800) 730.2675 | |
| STAMPED COLORED CONCRETE (BY DAVIS) COLOR: BRICK RED #180 PATTERN: HERRINGBONE FINISH: BROOM RAISED 3" ABOVE VEHICLE LANE | |

LANDSCAPE CALCULATIONS

LANDSCAPE SETBACKS

| PROJECT NAME | LINEAR FOOTAGE | BUFFER TREE REQ. / PROV. (1/25') |
|------------------|----------------|----------------------------------|
| MESA GATEWAY | 450' | 18/19 |
| NORTH PROP. LINE | 982' | 40/40 |
| EAST PROP. LINE | 384' | 15/17 |
| SOUTH PROP. LINE | 980' | 39/42 |
| WEST PROP. LINE | | |

LANDSCAPE BUFFERS

| STREET NAME | LINEAR FOOTAGE | BUFFER TREE REQ. / PROV. (1/25') |
|------------------|----------------|----------------------------------|
| NORTH PROP. LINE | 450' | 18/19 |
| EAST PROP. LINE | 982' | 40/40 |
| SOUTH PROP. LINE | 384' | 15/17 |
| WEST PROP. LINE | 980' | 39/42 |

PARKING LOT TREE CALCULATION (548 SPACES)

| PARKING TREES REQUIRED (1 TREE/50 L.F.) | PARKING TREES PROVIDED (6 SHRUBS/50 L.F.) | PARKING TREE MIN. 30" REQ. (10%) | PARKING TREE MIN. 30" PROV. |
|---|---|----------------------------------|-----------------------------|
| 62 | 74 | 40 | 34 |
| 372 | 488 | | |

FOUNDATION CALCULATION (BLDG LENGTH: 3,954 L.F.)

| FOUNDATION TREES REQUIRED (1 TREE/50 L.F.) | FOUNDATION TREES PROVIDED (24" BOX) PROV. | FOUNDATION TREE (36" BOX) PROV. |
|--|---|---------------------------------|
| 62 | 74 | 40 |
| 372 | 488 | |

PERIMETER YARD CALCULATIONS (2,412 L.F.)

| PERIMETER TREES REQUIRED (1 TREE/25 L.F.) | PERIMETER TREES PROVIDED (24" BOX) PROV. | PERIMETER TREE (36" BOX) PROV. |
|---|--|--------------------------------|
| 96 | 101 | 28 |
| 576 | | 73 |

OPEN SPACE CALCULATIONS (129,478 S.F.)

| TOTAL OPEN SPACE REQ. (50% LIVE MATERIAL) | TOTAL OPEN SPACE PROVIDED (LIVE MATERIAL) | SHRUBS PROVIDED (65,890 S.F. (50.9%)) | ACCENTS PROVIDED (783) | EVERGREEN GROUNDCOVER PROVIDED (448) |
|---|---|---------------------------------------|------------------------|--------------------------------------|
| 64,739 S.F. | 65,890 S.F. | 7,830 S.F. | 11,200 S.F. | |

City Code:
 Trees: A minimum of 25 percent of the total required trees shall be 36-inch or larger box trees. A minimum of 50 percent of the total required trees shall be 24-inch box trees. No trees shall be smaller than 15-gallon size.

LIGHTING

| FIXTURE TYPE | DESCRIPTION | QUANTITY |
|--------------------------------|---|----------|
| 15" TALL PEDESTRIAN POLE LIGHT | GALAXY 100 (BY WWW.USALIT.COM) W/PHOTOCELL PRODUCT: GLX-100-100LED-1V-100LED-350mA-40K-120-1 COLOR: BLACK | QTY: 11 |
| OVERHEAD STRING LIGHTS | SET ON PHOTOCELL (BY TOKSTAR.COM) PRODUCT #: EXB6-24-2H-514-C | 115 L.F. |

ALP LANDSCAPE COMPARISON

| City of Mesa Standard | Proposed ALP Standard |
|---|---|
| Foundation Base Requirements | |
| Building 3 | |
| Required Trees (1/50' LF) = 4 (1 - 36" box) / (3 - 24" box) | Provided Trees = 11 (5 - 48" box) / (6 - 24" box) |
| Required Shrubs (6/50' LF) = 24 shrubs | Provided Shrubs = 68 |
| Building 4 | |
| Required Trees (1/50' LF) = 4 (1 - 36" box) / (3 - 24" box) | Provided Trees = 10 (4 - 48" box) / (6 - 24" box) |
| Required Shrubs (6/50' LF) = 24 shrubs | Provided Shrubs = 71 |
| Building 5 | |
| Required Trees (1/50' LF) = 4 (1 - 36" box) / (3 - 24" box) | Provided Trees = 10 (4 - 48" box) / (6 - 24" box) |
| Required Shrubs (6/50' LF) = 24 shrubs | Provided Shrubs = 58 |
| Building 6 | |
| Required Trees (1/50' LF) = 5 (1 - 36" box) / (4 - 24" box) | Provided Trees = 8 (4 - 48" box) / (4 - 24" box) |
| Required Shrubs (6/50' LF) = 30 shrubs | Provided Shrubs = 72 |
| Building 7 | |
| Required Trees (1/50' LF) = 3 (1 - 36" box) / (2 - 24" box) | Provided Trees = 6 (3 - 48" box) / (3 - 24" box) |
| Required Shrubs (6/50' LF) = 18 shrubs | Provided Shrubs = 52 |
| Building 8 | |
| Required Trees (1/50' LF) = 5 (1 - 36" box) / (4 - 24" box) | Provided Trees = 10 (4 - 48" box) / (6 - 24" box) |
| Required Shrubs (6/50' LF) = 30 shrubs | Provided Shrubs = 64 |

LANDSCAPE PLAN



rev:

| NO. | DESCRIPTION |
|-----|-------------|
| | |
| | |
| | |

Banner Gateway Residences
 4533 E. Banner Gateway Drive
 Mesa, AZ 85206

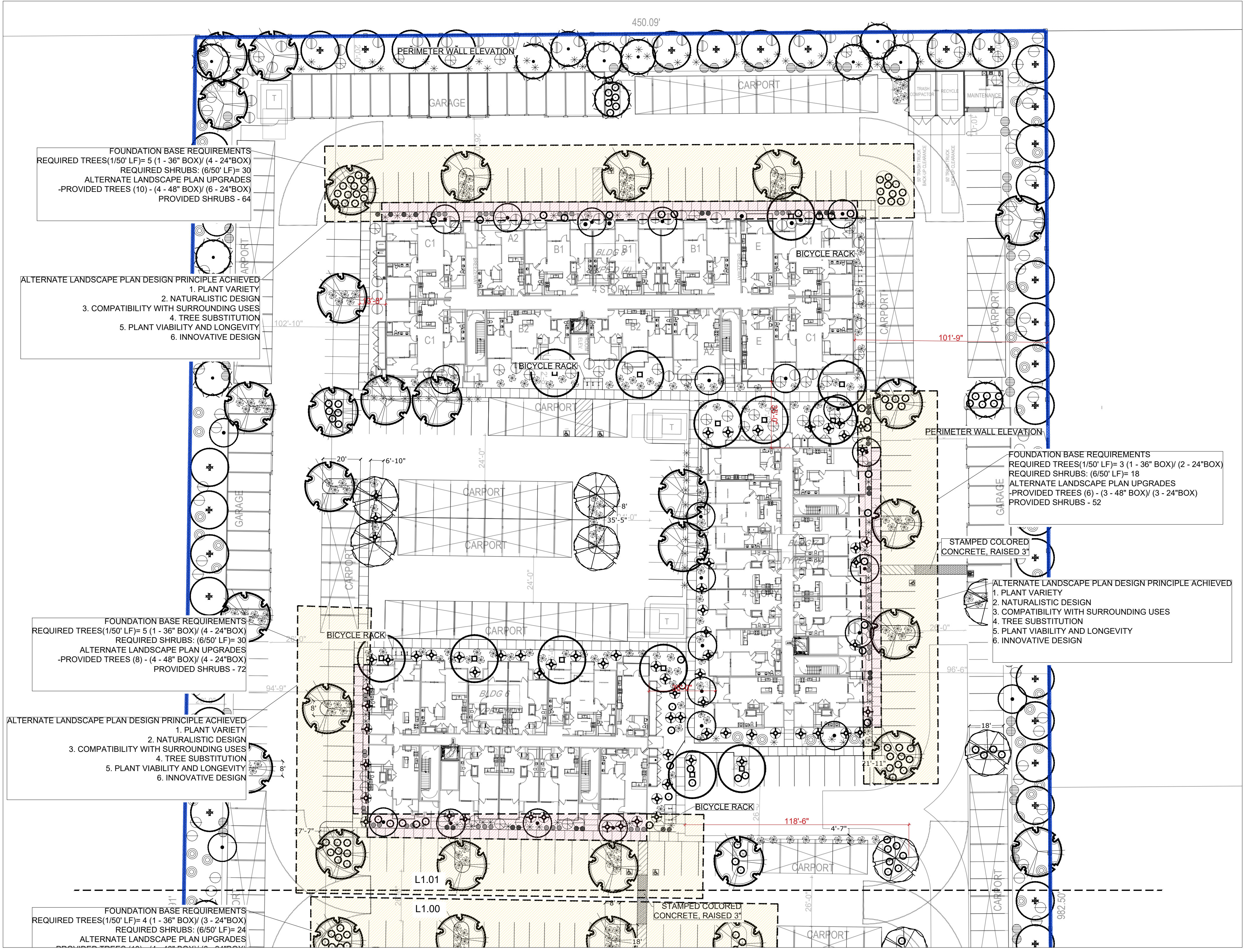


LANDSCAPE PLAN

project: S23-114
 date: 10.17.2024

L1.00

PRELIMINARY LANDSCAPE - 17-OCTOBER-2024



PLANT PALETTE - OVERALL

All trees shall comply with the latest amended edition of the "Arizona Nursery Association Recommended Tree Specifications." See Section 19000(4), Zoning Code. See office median landscaping plan (CI-20-0098) for median improvements/landscape required as part of this project.

PLANT PALETTE - OVERALL

| CANOPY TREES | NAME | QTY. | SIZE | CALIPER | COMMENTS |
|--------------|---------------------------|------|---------|----------------|---------------------------|
| 1 | Acacia saligna | 24 | 24" BOX | 2" CAL. MIN. | 10' - 15' HT. STANDARD |
| 2 | Urtica parvifolia | 09 | 24" BOX | 2" CAL. MIN. | 10' - 12' HT. |
| 3 | CHINESE ELM | 62 | 36" BOX | 2" CAL. MIN. | 10' - 15' HT. STANDARD |
| 4 | Acacia stenophylla | 09 | 24" BOX | 2" CAL. MIN. | 8' - 10' HT. STANDARD |
| 5 | SHOESTRING ACACIA | 05 | 36" BOX | 2.5" CAL. MIN. | 12' - 15' HT. MULTI-TRUNK |
| 6 | Olea europaea 'Swan Hill' | 09 | 24" BOX | 2" CAL. MIN. | 8' - 10' HT. STANDARD |
| 7 | SWAN HILL OLIVE | 05 | 36" BOX | 2.5" CAL. MIN. | 12' - 15' HT. MULTI-TRUNK |
| 8 | Parsonsia 'Chert Museum' | 33 | 36" BOX | 2.5" CAL. MIN. | 12' HT. MULTI-TRUNK |
| 9 | DESERT MUSEUM PALO VERDE | 05 | 36" BOX | 2.5" CAL. MIN. | 12' HT. MULTI-TRUNK |
| 10 | Quercus fusiformis | 53 | 36" BOX | 2" CAL. MIN. | 10' HT. MULTI-TRUNK |
| 11 | SOUTHERN LIVE OAK | 66 | 24" BOX | 2" CAL. MIN. | 10' HT. MULTI-TRUNK |
| 12 | Acacia saligna | 10 | N/A | N/A | 18' HT. DIAMOND CUT |
| 13 | GOLDEN WREATH WATTLE | 07 | N/A | N/A | 18' HT. DIAMOND CUT |
| 14 | Acacia Wilburiana | 11 | 24" BOX | 2" CAL. MIN. | 10' HT. STANDARD |
| 15 | PALM BLANCO | | | | |
| 16 | Phoenix dactylopera | | | | |
| 17 | DATE PALM | | | | |
| 18 | Washingtonia robusta | | | | |
| 19 | MEXICAN FAN PALM | | | | |
| 20 | Pistacia chinensis | | | | |
| 21 | CHINESE PISTACHE | | | | |

| SHRUBS | NAME | QTY. | SIZE | HEIGHT | COMMENTS |
|--------|---------------------------------|------|-------|----------|-----------------|
| 1 | Casagiphania pulcherrima | 238 | 5 GAL | 30" HT. | HEAVY SPECIMENS |
| 2 | RED BIRD OF PARADISE | 126 | 5 GAL | 30" HT. | HEAVY SPECIMENS |
| 3 | Calliandra eriophylla | 62 | 5 GAL | 30" HT. | HEAVY SPECIMENS |
| 4 | PINK FAIRY DUSTER | 64 | 5 GAL | 30" HT. | HEAVY SPECIMENS |
| 5 | Bougainvillea 'Torch Glow' | 37 | 5 GAL | 30" HT. | HEAVY SPECIMENS |
| 6 | 'TORCH GLOW' BOUGAINVILLEA | 78 | 5 GAL | 30" HT. | HEAVY SPECIMENS |
| 7 | Eremophila maculata 'Valentine' | 71 | 5 GAL | 30" HT. | HEAVY SPECIMENS |
| 8 | 'VALENTINE' EMU BUSH | 153 | 5 GAL | 30" HT. | HEAVY SPECIMENS |
| 9 | Justicia spiciger | 228 | 5 GAL | 30" O.C. | HEAVY SPECIMENS |
| 10 | MEXICAN HONEYSUCKLE | 392 | 5 GAL | 30" O.C. | HEAVY SPECIMENS |
| 11 | Vauquelinia californica | 340 | 5 GAL | 30" O.C. | HEAVY SPECIMENS |
| 12 | ARIZONA ROSEWOOD | 228 | 5 GAL | 30" O.C. | HEAVY SPECIMENS |
| 13 | Aspalathus subulata | 392 | 5 GAL | 30" O.C. | HEAVY SPECIMENS |
| 14 | DESERT MILKWEED | | | | |

| ACCENTS | NAME | QTY. | SIZE | SPACING | COMMENTS |
|---------|-------------------------|------|-------|----------|------------------|
| 1 | Muhlenbergia capillaris | 340 | 5 GAL | 30" O.C. | REGAL MIST GRASS |
| 2 | Muhlenbergia rigens | 228 | 5 GAL | 30" O.C. | DEER GRASS |
| 3 | Hesperaloe parviflora | 392 | 5 GAL | 30" O.C. | RED YUCCA |

| GROUNDCOVERS | NAME | QTY. | SIZE | SPACING | COMMENTS |
|--------------|---------------------------------|------|-------|----------|-------------------------|
| 1 | Lantana 'New Gold' | 197 | 1 GAL | 12" O.C. | 'NEW GOLD' LANTANA |
| 2 | Rousselia coccinea 'Prostratus' | 28 | 1 GAL | 12" O.C. | TRAILING ROSEMARY |
| 3 | Verbena peruviana | 173 | 1 GAL | 12" O.C. | PERUVIAN VERBENA |
| 4 | Lantana montevidensis | 97 | 1 GAL | 12" O.C. | PURPLE TRAILING LANTANA |

| SURFACE MATERIALS | DESCRIPTION | QUANTITY |
|-------------------|--|----------|
| 1 | 1/2" SCREENED GRANDE ROSE DECOMPOSED GRANITE IN ALL NON-TURF AREAS | |
| 2 | 500 SQ.FT. ARTIFICIAL TURF BY: SYNTHETIC GRASS WAREHOUSE | |
| 3 | DIAMOND PRO SPRING SERIES - LINE | |
| 4 | WWW.SYNTHETICGRASSWAREHOUSE.COM - PH: 1(800) 730.2875 | |
| 5 | STAMPED COLORED CONCRETE (BY: DAVIS) | |
| 6 | COLOR: BRICK RED #160 PATTERN: HERRINGBONE | |
| 7 | FINISH: BROOM RAISED 3" ABOVE VEHICLE LANE | |

| LANDSCAPE CALCULATIONS | | |
|------------------------|----------------|--------------------------------|
| LANDSCAPE SETBACKS | | |
| PROJECT NAME | MESA GATEWAY | |
| LANDSCAPE BUFFERS | LINEAR FOOTAGE | BUFFER TREE REQ. / PROV. (12%) |
| NORTH PROP. LINE | 457 | 1819 |
| EAST PROP. LINE | 987 | 4040 |
| SOUTH PROP. LINE | 384 | 1517 |
| WEST PROP. LINE | 987 | 3842 |

| PARKING LOT TREE CALCULATION (548 SPACES) | | | |
|---|-------------------------|----------------------------------|-----------------------------|
| PARKING TREES REQUIRED | PARKING TREES PROVIDED | PARKING TREE MIN. 36" REQ. (10%) | PARKING TREE MIN. 36" PROV. |
| 68 | 68 | 5 | 48 |
| PARKING SHRUBS REQUIRED | PARKING SHRUBS PROVIDED | TOTAL TREE CANOPY CALCULATION | |
| 408 | 421 | 156,823 S.F. (35%) | |

| FOUNDATION CALCULATION (BLDG LENGTH: 3,954 L.F.) | | | |
|--|------------------|---|-----|
| BUILDING LENGTH: | 3,954 L.F. | | |
| LANDSCAPE LENGTH: | 3,124 L.F. (79%) | | |
| FOUNDATION TREES REQUIRED (1 TREE/ 50 L.F.) | 79 | FOUNDATION TREES PROVIDED (24" BOX) PROV. | 40 |
| FOUNDATION SHRUBS REQUIRED (6 SHRUBS/ 50 L.F.) | 474 | FOUNDATION SHRUBS PROVIDED | 372 |
| PERIMETER TREES REQUIRED (1 TREE/ 25 L.F.) | 158 | PERIMETER TREES PROVIDED (24" BOX) PROV. | 28 |
| PERIMETER SHRUBS REQUIRED (6 SHRUBS/ 25 L.F.) | 948 | PERIMETER SHRUBS PROVIDED | 576 |

| PERIMETER YARD CALCULATIONS (2,412 L.F.) | | | |
|---|-----|--|-----|
| PERIMETER TREES REQUIRED (1 TREE/ 25 L.F.) | 96 | PERIMETER TREES PROVIDED (24" BOX) PROV. | 73 |
| PERIMETER SHRUBS REQUIRED (6 SHRUBS/ 25 L.F.) | 576 | PERIMETER SHRUBS PROVIDED | 576 |

| OPEN SPACE CALCULATIONS (129,478 S.F.) | | | |
|---|---------------------|---|---------------------|
| TOTAL OPEN SPACE REQ. (50% LIVE MATERIAL) | 64,739 S.F. (50.8%) | TOTAL OPEN SPACE PROVIDED (LIVE MATERIAL) | 65,880 S.F. (50.8%) |
| TREES PROVIDED (288) | 18,050 S.F. | SHRUBS PROVIDED (722) | 7,830 S.F. |
| GROUNDCOVER PROVIDED (448) | 11,209 S.F. | EVERGREEN PROVIDED (448) | 11,209 S.F. |

City Code:
Trees - A minimum of 25 percent of the total required trees shall be 36-inch or larger box trees. A minimum of 50 percent of the total required trees shall be 24-inch box trees. No trees shall be smaller than 15-gallon size.

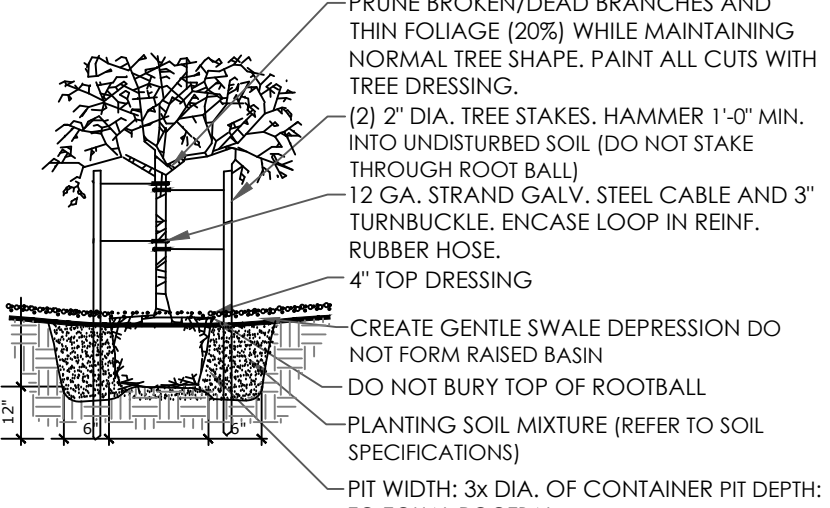
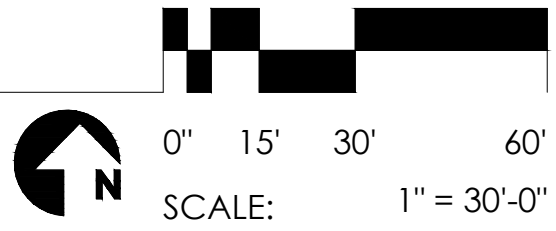
| LIGHTING | | |
|--------------------------------|--|----------|
| FIXTURE TYPE | DESCRIPTION | QUANTITY |
| 15' TALL PEDESTRIAN POLE LIGHT | GALAXY 100 (BY: WWW.USALTO.COM) WIPHOTOCELL PRODUCT: GLX-VLED-IV-100LED-350MA-40K-120-1 COLOR: BLACK | QTY: 11 |
| OVERHEAD STRING LIGHTS | SET ON PHOTOCELL BY: TOKI STAR.COM PRODUCT #: EXBK-24-24-S14-C | 115 L.F. |

ALP LANDSCAPE NARRATIVE

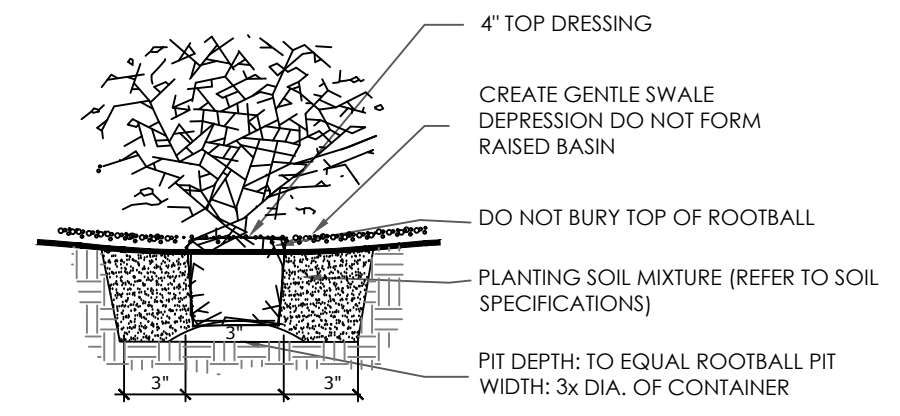
The alternative landscape plan was developed to address the foundation base deficiencies identified in the original site plan. The requirement is to maintain a minimum foundation base depth of 15 feet on the sides of buildings that contain an entrance. Additionally, exterior walls without an entrance must have a foundation base that is at least 10 feet wide. The proposed site plan falls short of the required foundation base for 6 out of the 15 buildings but still provides an average foundation base of 10 feet. To compensate for the 5-foot shortfall in the foundation base, we propose the following principles and design criteria within this alternative landscape plan to enhance the overall landscape design.

- Innovative Design:** The building's undulating foundation, shaped by patios and entrances, created unique planting pockets that accommodate a variety of low-water-use plants that bloom year-round. We selected large, medium, and small plants from the Arizona Department of Water Resources' drought-tolerant plant list to form a curated palette. The increase in plant variety from the previous plan allows for comprehensive landscaping, resulting in a fully planted building frontage with a colorful foreground, middle ground, and background.
- Plant variety:** In our design approach, we emphasize using a diverse array of plant materials, intentionally exceeding previous plans to create a vibrant and dynamic landscape. By incorporating plants with varied colors, unique forms, and distinct textures, we aim to enhance visual interest and depth. The repetitive palette around the buildings consists of five shrubs, two accent plants, and three groundcover species, creating a thoughtful selection of ecological diversity while cultivating a rich sensory experience. Our commitment to utilizing an extensive palette of plant species ensures a harmonious balance that thrives throughout the seasons, promoting both aesthetic appeal and environmental sustainability.
- Naturalistic Design:** Our plan thoughtfully incorporates naturalistic design principles by featuring loose, meandering, and curvilinear plantings. This approach creates a fluid and dynamic arrangement that evokes the essence of natural habitats. We strategically grouped dominant plant materials, such as desert-variety trees, large shrubs, and groundcovers, to reflect the patterns found in native vegetation. This enhances biodiversity and creates visually appealing focal points, fostering a sense of harmony with the environment.
- Compatibility with surrounding uses:** Our landscape plan prioritizes compatibility with the surrounding environment by thoughtfully selecting plant species and arrangements that are tailored to the local context, rather than following a rigid standard. By allowing the number of required trees to vary based on the specific types of trees planted, we ensure that each selection aligns with its intended purpose, whether it's providing shade for larger parking lots or enhancing aesthetics with smaller flowering trees for foundation planting. This flexible approach not only improves the overall coherence of the landscape but also fosters stronger connections with the adjacent areas.
- Tree Substitutions:** The number and size of the trees in the foundation plan zone have increased. The parking lot shade trees within the 30-foot area are now 48-inch box trees, while the smaller flowering trees are all 24-inch box. The updated plan shows fewer, larger, and more mature trees compared to the previous requirement for smaller varieties in the foundation perimeter areas. This approach enhances visual impact and improves shade. By selecting larger trees, we ensure quicker landscape maturity and a more robust presence, creating a more inviting and aesthetically pleasing environment.
- Plant Viability and Longevity:** The ALP is designed on a thorough understanding of how plants interact with their surroundings over time. Whether planting in the parking lot or adjacent to the foundation, we carefully select plant varieties that thrive in specific microclimates, ensuring they are well-suited to their locations for optimal growth and longevity. The ALP also takes into account the long-term effects of plant maturation, recognizing that larger trees and shrubs can provide shade and enhance the comfort of outdoor spaces.

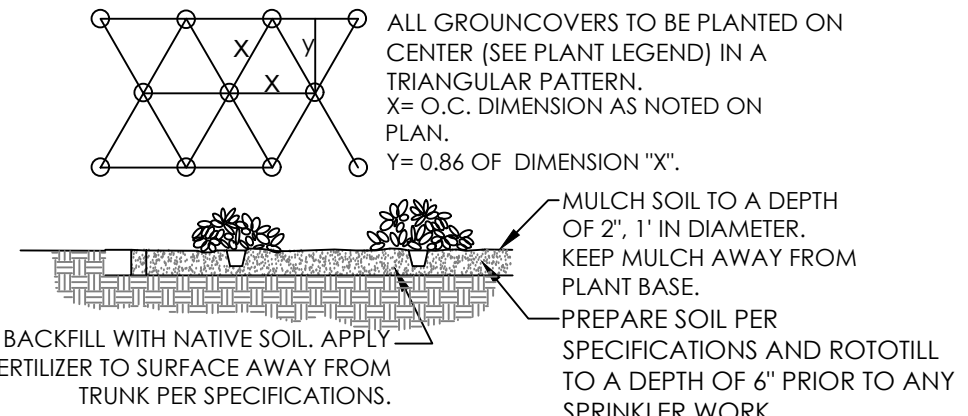
LANDSCAPE PLAN



TREE PLANTING (AT-GRADE)
NOT TO SCALE



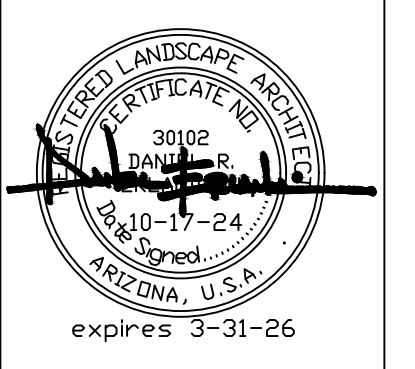
SHRUB PLANTING (AT-GRADE)
NOT TO SCALE



GROUNDCOVER PLANTING (AT-GRADE)
NOT TO SCALE



Banner Gateway Residences
4533 E. Banner Gateway Drive
Mesa, AZ 85206

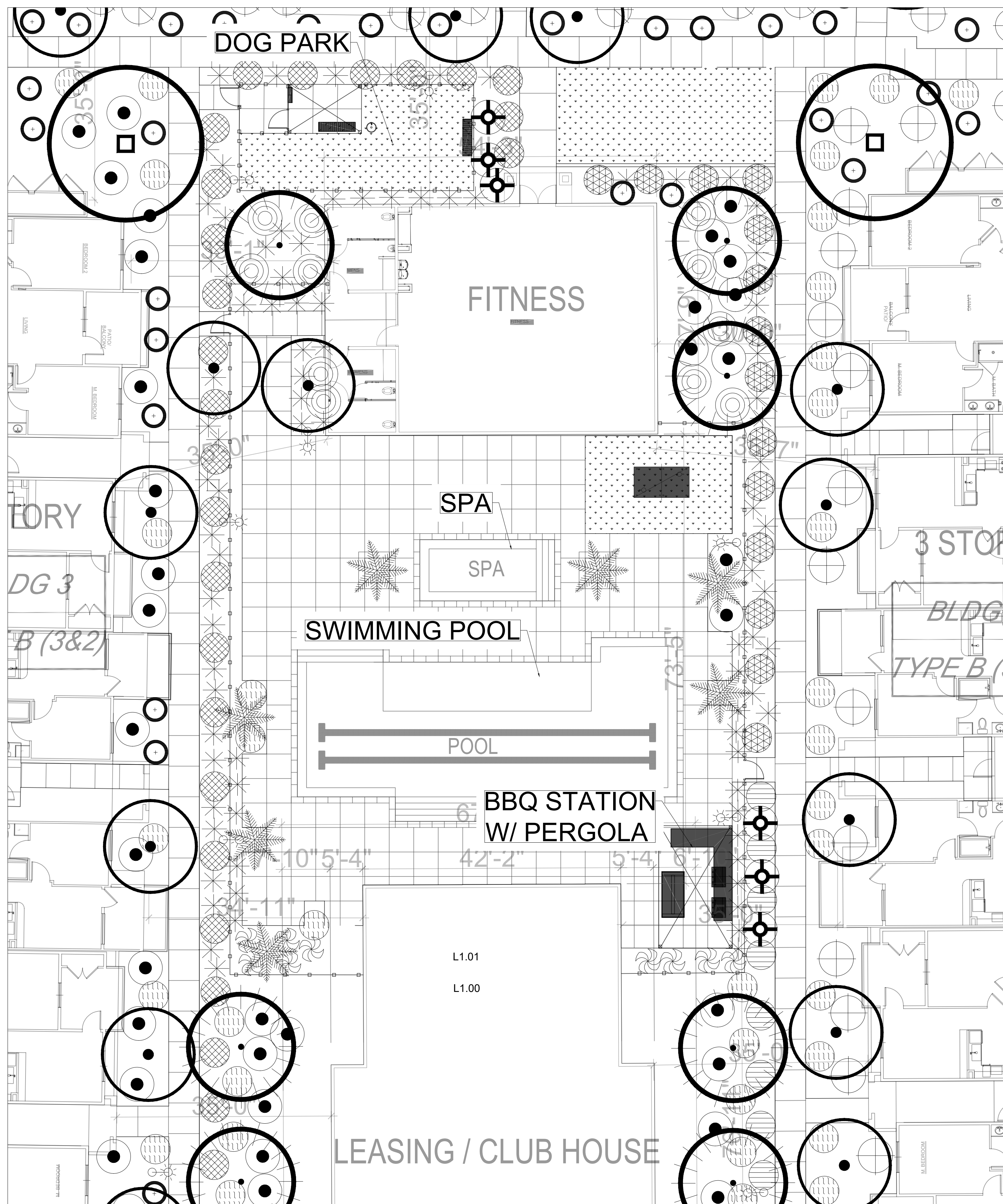


LANDSCAPE PLAN

project: S23-114
date: 10.17.2024

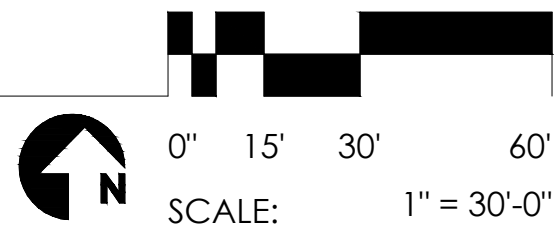
L1.01

PRELIMINARY LANDSCAPE - 17-OCTOBER-2024



LANDSCAPE PLAN

POOL AMENITY/ DOG PARK



PLANT PALETTE - OVERALL

All trees shall comply with the latest amended edition of the "Arizona Nursery Association Recommended Tree Specifications." See Section 1903(6)(a), Zoning Code. See offsite median landscape/irrigation plans (CIV20-0098) for median improvements/landscape required as part of this project.

PLANT PALETTE - OVERALL

CANOPY TREES

| NAME | QTY. | SIZE | CALIPER | COMMENTS |
|--|------|---------|----------------|---------------------------|
| <i>Acacia salicina</i> WEeping ACACIA | 24 | 24" BOX | 2" CAL. MIN. | 10' - 15' HT. STANDARD |
| <i>Ulmus parvifolia</i> CHINESE ELM | 09 | 24" BOX | 2" CAL. MIN. | 10 - 12' HT. |
| <i>Acacia stenophylla</i> SHOESTRING ACACIA | 62 | 36" BOX | 2" CAL. MIN. | 10' - 15' HT. STANDARD |
| <i>Olea europaea</i> "Swan Hill" SWAN HILL OLIVE | 09 | 24" BOX | 2" CAL. MIN. | 8 - 10' HT. STANDARD |
| <i>Parkinsonia</i> x "Desert Museum" DESERT MUSEUM PALO VERDE | 05 | 36" BOX | 2.5" CAL. MIN. | 12' - 15' HT. MULTI-TRUNK |
| <i>Quercus fusiformis</i> SOUTHERN LIVE OAK | 33 | 36" BOX | 2.5" CAL. MIN. | 12' HT. MULTI-TRUNK |
| <i>Acacia saligna</i> GOLDEN WREATH WATTLE | 53 | 36" BOX | 2" CAL. MIN. | 10' HT. MULTI-TRUNK |
| <i>Acacia Willardiana</i> PALO BLANCO | 66 | 24" BOX | 2" CAL. MIN. | 10' HT. MULTI-TRUNK |
| <i>Phoenix dactylifera</i> DATE PALM | 10 | N/A | N/A | 18' HT. DIAMOND CUT |
| <i>Washingtonia robusta</i> MEXICAN FAN PALM | 07 | N/A | N/A | 18' HT. DIAMOND CUT |
| <i>Pistacia chinensis</i> CHINESE PISTACHE | 11 | 24" BOX | 2" CAL. MIN. | 10' HT. STANDARD |

SHRUBS

| NAME | QTY. | SIZE | HEIGHT | COMMENTS |
|---|------|-------|---------|-----------------|
| <i>Caesalpinia pulcherrima</i> RED BIRD OF PARADISE | 236 | 5 GAL | 30" HT. | HEAVY SPECIMENS |
| <i>Calliandra eriophylla</i> PINK FAIRY DUSTER | 123 | 5 GAL | 30" HT. | HEAVY SPECIMENS |
| <i>Bougainvillea</i> "Torch Glow" "TORCH GLOW" BOUGAINVILLEA | 64 | 5 GAL | 30" HT. | HEAVY SPECIMENS |
| <i>Eremophila maculata</i> "Valentine" "VALENTINE EMU BUSH | 37 | 5 GAL | 30" HT. | HEAVY SPECIMENS |
| <i>Justicia spicigera</i> MEXICAN HONEYSUCKLE | 78 | 5 GAL | 30" HT. | HEAVY SPECIMENS |
| <i>Vauquelinia californica</i> ARIZONA ROSEWOOD | 71 | 5 GAL | 30" HT. | HEAVY SPECIMENS |
| <i>Asclepias subulata</i> DESERT MILKWED | 153 | 5 GAL | 30" HT. | HEAVY SPECIMENS |

ACCENTS

| NAME | QTY. | SIZE | SPACING | COMMENTS |
|--|------|-------|----------|----------|
| <i>Muhlenbergia capillaris</i> REGAL MIST GRASS | 340 | 5 GAL | 30" O.C. | |
| <i>Muhlenbergia rigens</i> DEER GRASS | 228 | 5 GAL | 30" O.C. | |
| <i>Hesperaloe parviflora</i> RED YUCCA | 392 | 5 GAL | 30" O.C. | |

GROUNDCOVERS

| NAME | QTY. | SIZE | SPACING | COMMENTS |
|---|------|-------|----------|----------|
| <i>Lantana</i> "NewGold" "NEW GOLD" LANTANA | 197 | 1 GAL | 12" O.C. | |
| <i>Rosmarinus officinalis</i> "Prostratus" TRAILING ROSEMARY | 28 | 1 GAL | 12" O.C. | |
| <i>Verbena peruviana</i> PERUVIAN VERBENA | 173 | 1 GAL | 12" O.C. | |
| <i>Lantana montevidensis</i> PURPLE TRAILING LANTANA | 97 | 1 GAL | 12" O.C. | |

SURFACE MATERIALS

| DESCRIPTION | QUANTITY |
|--|----------|
| 1/2" SCREENED GRANDE ROSE DECOMPOSED GRANITE IN ALL NON-TURF AREAS | |
| 500 SQ.FT. ARTIFICIAL TURF. BY: SYNTHETIC GRASS WAREHOUSE DIAMOND PRO SPRING SERIES - LIME @: WWW.SYNTHETICGRASSWAREHOUSE.COM - PH: 1(800). 730.2675 | |
| STAMPED COLORED CONCRETE (BY: DAVIS) COLOR: BRICK RED #160 PATTERN HERRINGBONE FINISH: BROOM RAISED 3" ABOVE VEHICLE LANE | |

LANDSCAPE CALCULATIONS

LANDSCAPE SETBACKS

| PROJECT NAME | LINEAR FOOTAGE | BUFFER TREE REQ. / PROV. (1/25") |
|------------------|----------------|----------------------------------|
| MESA GATEWAY | | |
| NORTH PROP. LINE | 450' | 18/19 |
| EAST PROP. LINE | 982' | 40/40 |
| SOUTH PROP. LINE | 384' | 15/17 |
| WEST PROP. LINE | 980' | 39/42 |

PARKING LOT TREE CALCULATION (548 SPACES)

| PARKING TREES REQUIRED | PARKING TREES PROVIDED | PARKING TREE MIN. 36" REQ. (10%) | PARKING TREE MIN. 36" PROV. |
|-------------------------|-------------------------|----------------------------------|-----------------------------|
| 68 | 68 | 5 | 48 |
| PARKING SHRUBS REQUIRED | PARKING SHRUBS PROVIDED | TOTAL TREE CANOPY CALCULATION | |
| 408 | 421 | 158,923 S.F. | |

FOUNDATION CALCULATION (BLDG LENGTH: 3,954 L.F.)

| FOUNDATION TREES REQUIRED (1 TREE/ 50 L.F.) | FOUNDATION TREES PROVIDED | FOUNDATION TREE (24" BOX) PROV. | FOUNDATION TREE (36" BOX) PROV. |
|---|---------------------------|---------------------------------|---------------------------------|
| 62 | 74 | 40 | 34 |

| FOUNDATION SHRUBS REQUIRED (6 SHRUBS/ 50 L.F.) | FOUNDATION SHRUBS PROVIDED |
|--|----------------------------|
| 372 | 488 |

PERIMETER YARD CALCULATIONS (2,412 L.F.)

| PERIMETER TREES REQUIRED (1 TREE/ 25 L.F.) | PERIMETER TREES PROVIDED | PERIMETER TREE (24" BOX) PROV. | PERIMETER TREE (36" BOX) PROV. |
|---|---------------------------|--------------------------------|--------------------------------|
| 96 | 101 | 28 | 73 |
| PERIMETER SHRUBS REQUIRED (6 SHRUBS/ 25 L.F.) | PERIMETER SHRUBS PROVIDED | | |
| 576 | 576 | | |

OPEN SPACE CALCULATIONS (129,478 S.F.)

| TOTAL OPEN SPACE REQ. (50% LIVE MATERIAL) | TOTAL OPEN SPACE PROVIDED (LIVE MATERIAL) | TREES PROVIDED (288) | SHRUBS PROVIDED (722) | ACCENTS PROVIDED (783) | EVERGREEN GROUNDCOVER PROVIDED (448) |
|---|---|----------------------|-----------------------|------------------------|--------------------------------------|
| 64,739 S.F. | 65,880 S.F. (50.8%) | | | | |
| 28,800 S.F. | 18,050 S.F. | | 7,830 S.F. | | 11,200 S.F. |

City Code:
Trees - i. A minimum of 25 percent of the total required trees shall be 36-inch or larger box trees.ii. A minimum of 50 percent of the total required trees shall be 24-inch boxtrees.iii. No trees shall be smaller than 15-gallon size.

LIGHTING

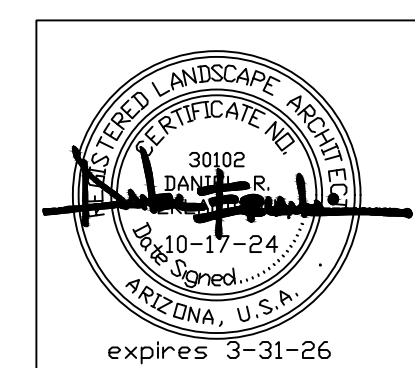
| FIXTURE TYPE | DESCRIPTION | QUANTITY |
|--------------------------------|--|----------|
| 15' TALL PEDESTRIAN POLE LIGHT | GALAXY 100 (BY: WWW.USALTG.COM) W/PHOTOCELL PRODUCT: GLX-VLED-IV-100LED-350mA-40K-120-1 COLOR: BLACK | QTY: 11 |
| OVERHEAD STRING LIGHTS | SET ON PHOTOCCELL(BY:TOKISTAR.COM) PRODUCT #: EXBK-24-2H-S14-C | 115 L.F. |



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Banner Gateway Residences
4533 E. Banner Gateway Drive
Mesa, AZ 85206



LANDSCAPE PLAN - POOL AMENITY/ DOG PARK
project: S23-114
date: 10.17.2024
L1.02

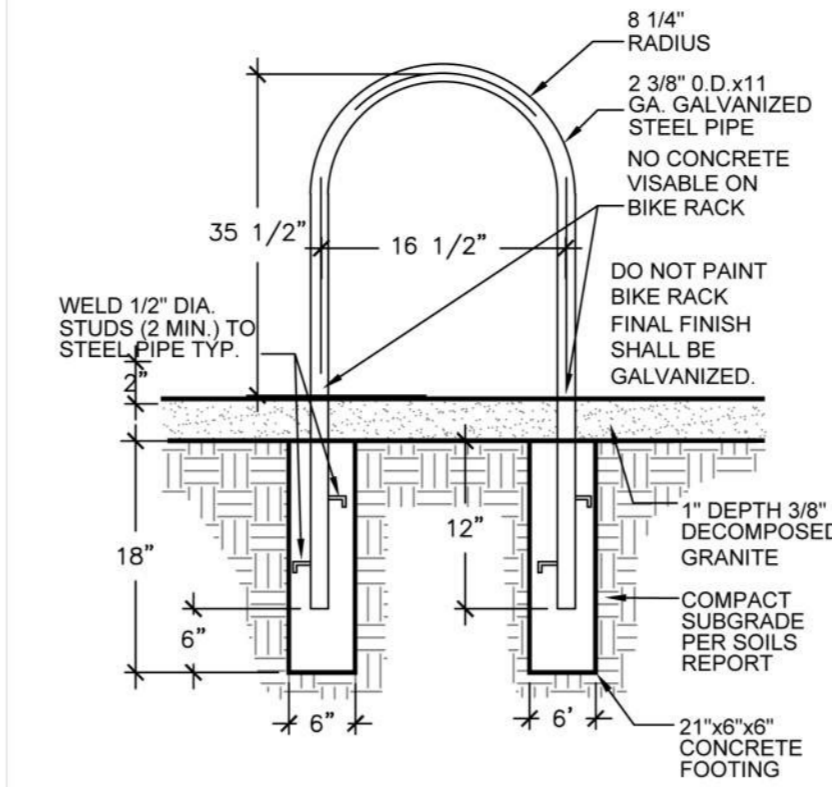
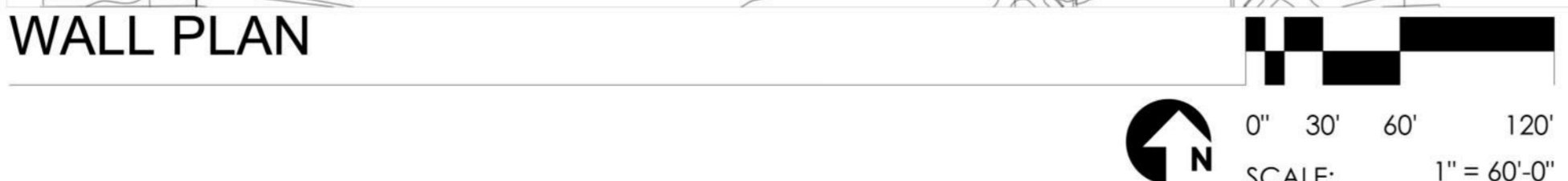
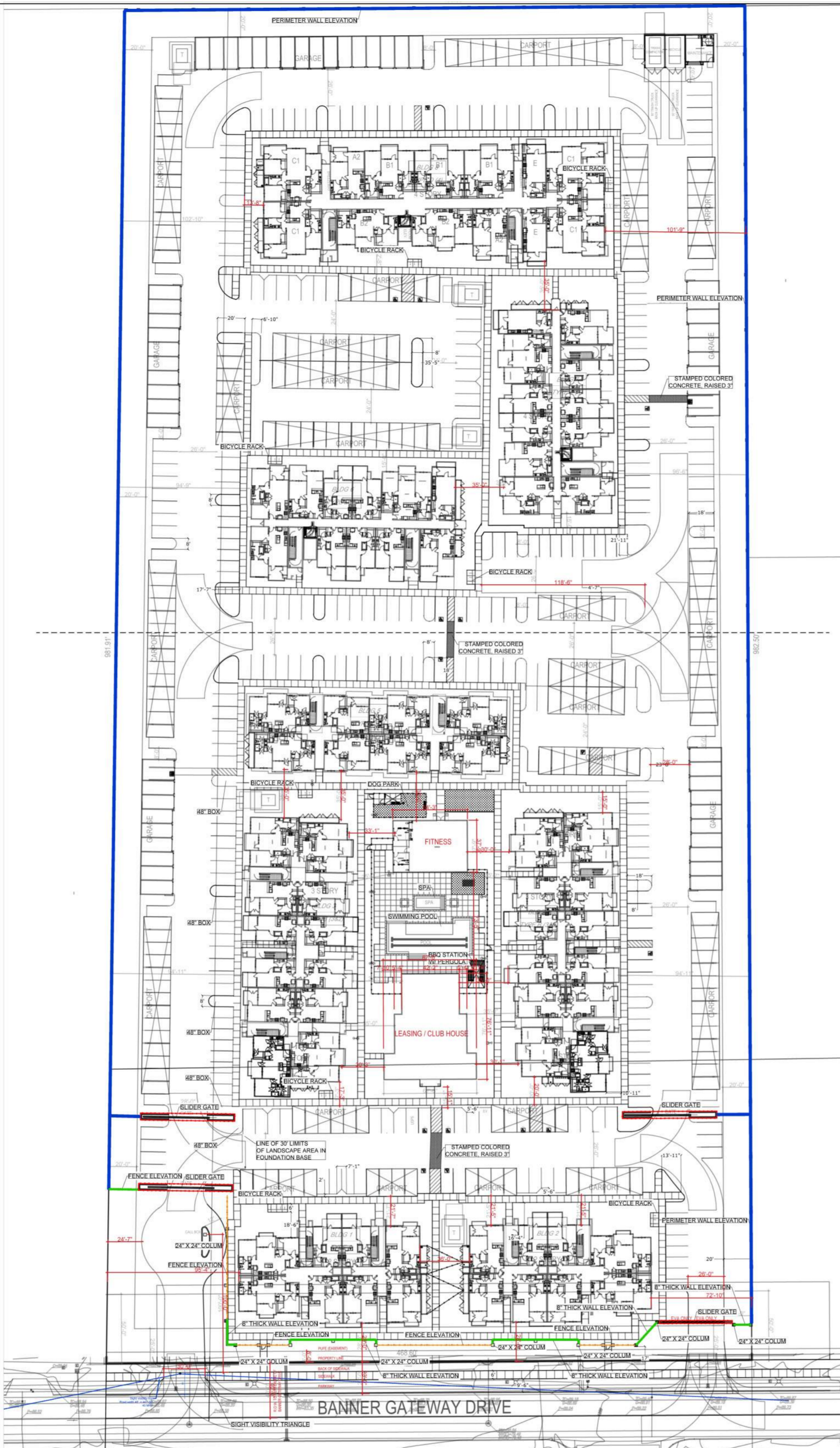
PRELIMINARY LANDSCAPE - 17-OCTOBER-2024

GENERAL LANDSCAPE NOTES

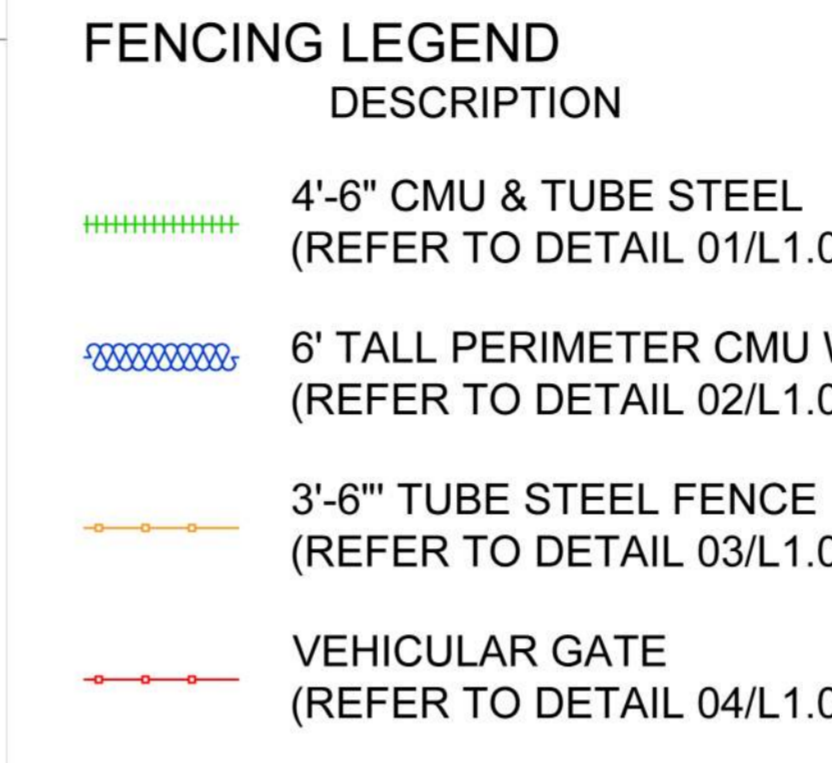
- All finished grades to be approved by the landscape architect prior to the installation of any plant material.
- Plant material to be approved by the landscape architect prior to installation.
- All tree locations to be staked by the landscape contractor and approved by the landscape architect prior to any holes being dug.
- The contractor is to provide a 2 lb. sample of the proposed mulch for review and approval by the landscape architect & owner. The contractor shall provide 100% coverage of non-paved areas within the limits of construction.
- For all tree planting that encounters hardpan/caliche, provide separate unit price to install trees with an auger.
- It is the responsibility of the landscape contractor to inform the landscape architect of any plant material concerns based on the planting season. (E.G. Summer vs. Winter) Should the landscape contractor have any concerns about the plant material due to heat or frost exposure, the installer shall request a substitution or delay in planting. Once planted, all plant material is subject to specified warranties.
- All deciduous trees to be unconditionally guaranteed for 1 year after installation. All other plants shall be guaranteed for a minimum period of 90 days from the date of final approval by the City/Owner. Any plant materials not approved by the City/Owner prior to October 1st of the calendar year (in which they are installed) shall be further guaranteed until May 20th of the following calendar year.
- Trees, shrubs, groundcovers, vines, and turf which have to be replaced under the terms of the guarantee shall be guaranteed for an additional 90 days from the date of replacement.
- The landscape contractor shall be responsible for providing all finished grades, and for maintaining positive drainage away from all buildings during the finish grading process. All slopes not to exceed 4:1 in landscape areas.
- Under no circumstance shall any tree be planted within 6'-0" of any building without the express written approval of the landscape architect.
- Trees and shrubs shall be placed a minimum of 6'-0" from public accessways, utility cabinets, and fire hydrants.
- Shrubs must be, at maturity, 6'-0" from the rear of a fire hydrant. No material, other than groundcovers, may be placed between a fire hydrant and the street or roadway, or 6'-0" on either side. Field verify all hydrant locations with the civil engineering plans.
- All site improvements, including landscape and site clean-up, must be completed prior to final approval or certificate of occupancy.
- Trees adjacent to pedestrian walkways should have a minimum canopy clearance of 6'-8".
- The landscape contractor shall coordinate all construction with the appropriate utility companies and shall be responsible for all damage to utilities.
- The landscape contractor shall be responsible for the fine grading of all planting areas. Ensure positive drainage off of landscape berms.
- The landscape contractor shall verify all material quantities. In the event of a discrepancy, the quantities on the plan will take precedence.
- Groundcover, when used, should extend under adjacent shrubs and trees.
- All planting areas shall be fertilized with 12 lbs./1,000 s.f. of 10-10-10 fertilizer.
- All planting beds (or mulch beds) shall be sprayed with Round-Up (or equal) prior to installation of the mulch.
- The landscape contractor shall provide the owner with written instructions on the proper care of all specified plant materials prior to final payment.
- Field adjustments may be required to avoid conflicts with proposed utilities or other site appurtenances. Notify the landscape architect prior to any field adjustments.
- All vegetative material must meet the American Standard for Nursery Stock sponsored by the American Association of Nurserymen and be approved by the American National Standards Institute, Inc. (ANSI).
- All new landscaping shall be in conformance with the standards of city ordinances.
- All planting shall be properly irrigated.
- All landscape islands to be excavated to a minimum depth of 24 inches.

- INSPECTIONS:**
- No excavation shall occur in city R.O.W. without a R.O.W. permit—contact Public Works Department.
 - The Contractor shall mark all water lines, sewer lines, and tree locations prior to calling for ROW permit.
 - The landscape installation shall comply with approved landscape drawings prior to Final Acceptance by the City and issuance of a Certificate of Occupancy. Contact Development Services landscape architect for a landscape inspection.
 - Water meters, cleanouts and other appurtenances, shall be accessible, adjusted to grade, clearly marked with flagging, and compliant with Public Works Department standards prior to calling for landscape and final R.O.W. inspections.

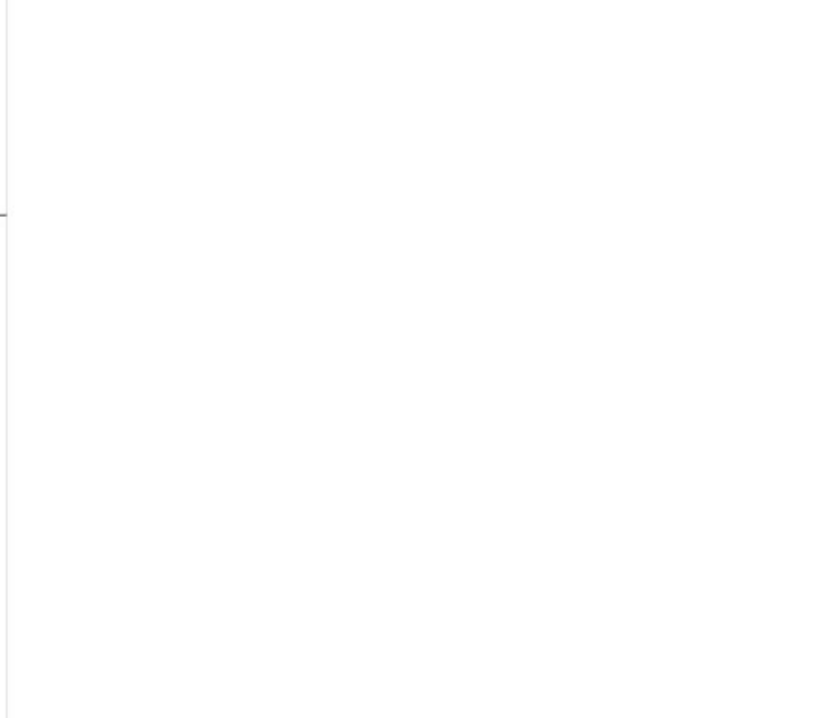
- LANDSCAPE STANDARDS:**
- Plantings and landscape elements shall comply with Engineering Standards, Public R.O.W. Visibility requirements.
 - Unless otherwise specified, trees shall be planted no less than 6' from curbs, and 4' from sidewalks, utility lines, and screening walls. The City has final approval for all tree placements.
 - A Three foot radius around a fire hydrant shall remain clear of plant materials pursuant to the Fire Code.
 - Street trees, where required, shall be (10') minimum from the edge of a storm sewer curb inlet box and the edge of the root ball shall be (4') minimum from the water meter.
 - All plants shall be grown and harvested in accordance with The American Standard for Nursery Stock (ANSI Z60.1-2004)
 - Tree planting shall comply with details herein and the International Society of Arboriculture (ISA) standards.
 - Tree pits shall be tested for water percolation. If water does not drain out of tree pit within 24-hours, the tree shall be moved or drainage shall be provided.
 - Native site topsoil is to be protected from erosion or stockpiled.
 - Native site topsoil shall be laboratory tested by and accredited laboratory and amended per said laboratory's recommendations.



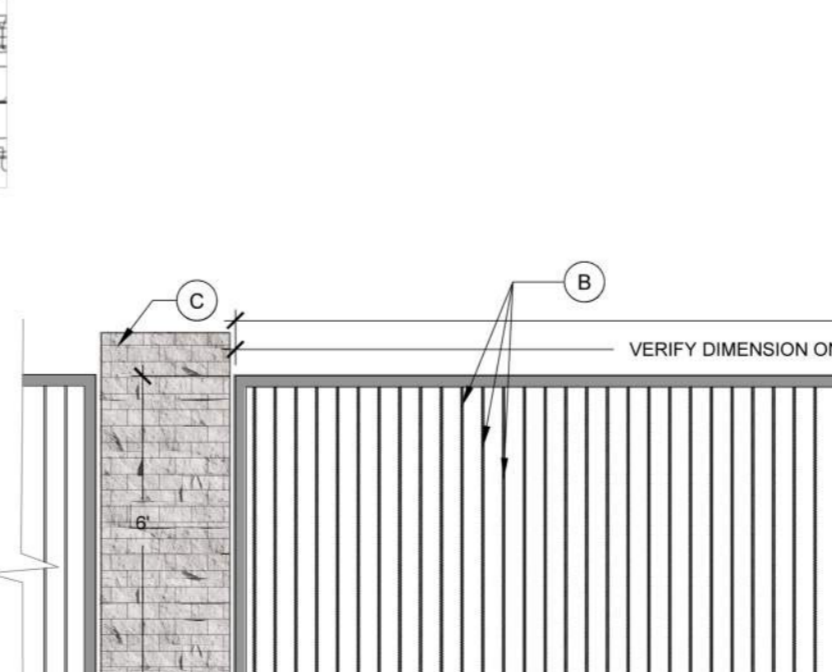
BICYCLE RACK
NOT TO SCALE



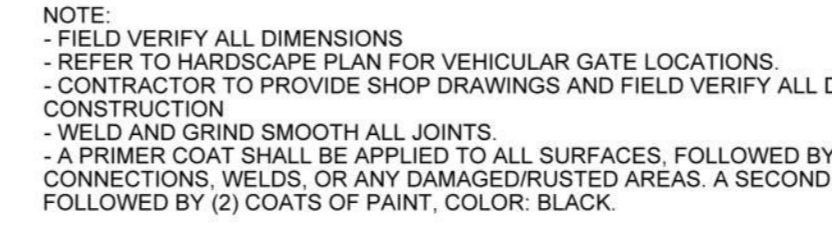
01 BANNER GATEWAY DRIVE WALL ELEVATION
NOT TO SCALE



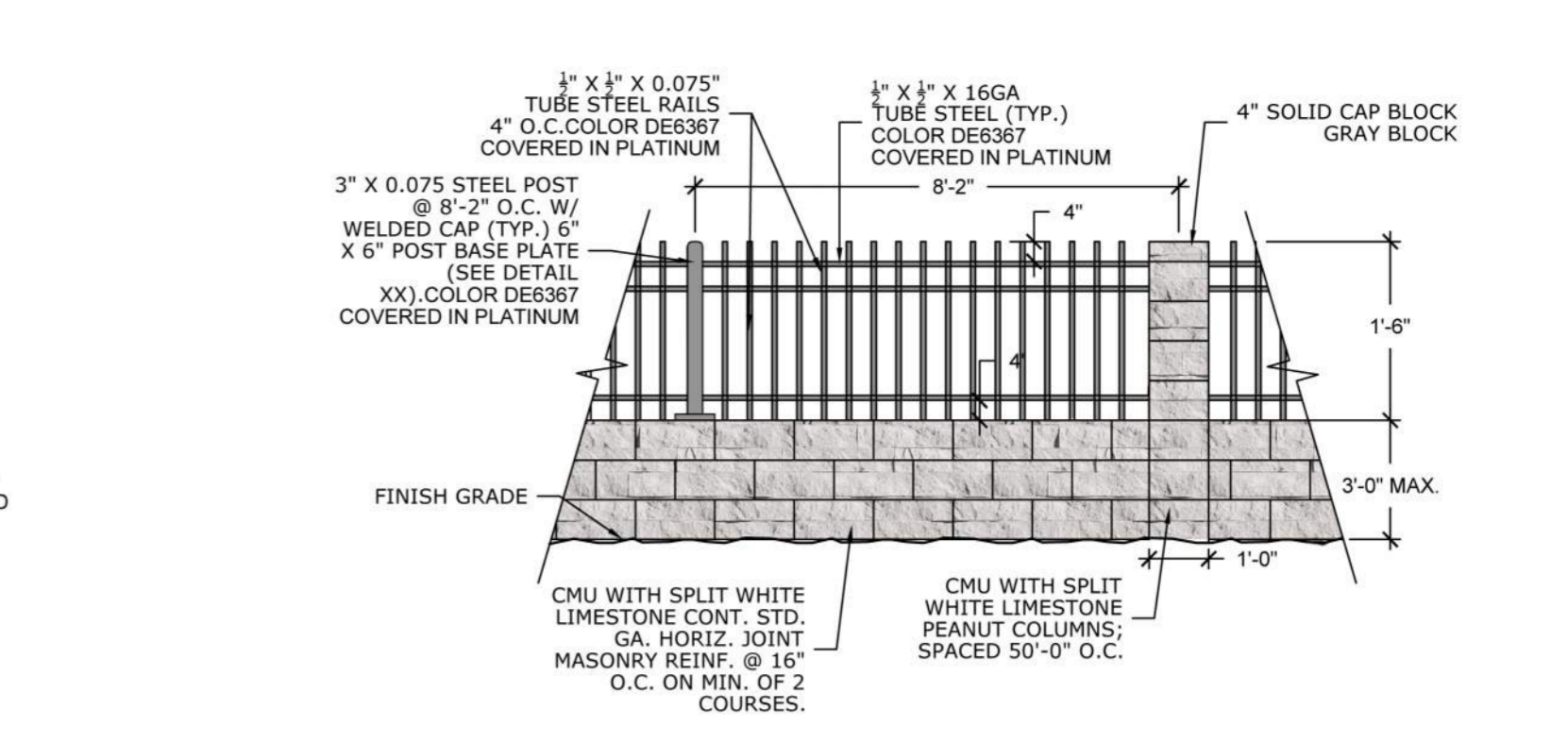
02 PERIMETER WALL ELEVATION
NOT TO SCALE



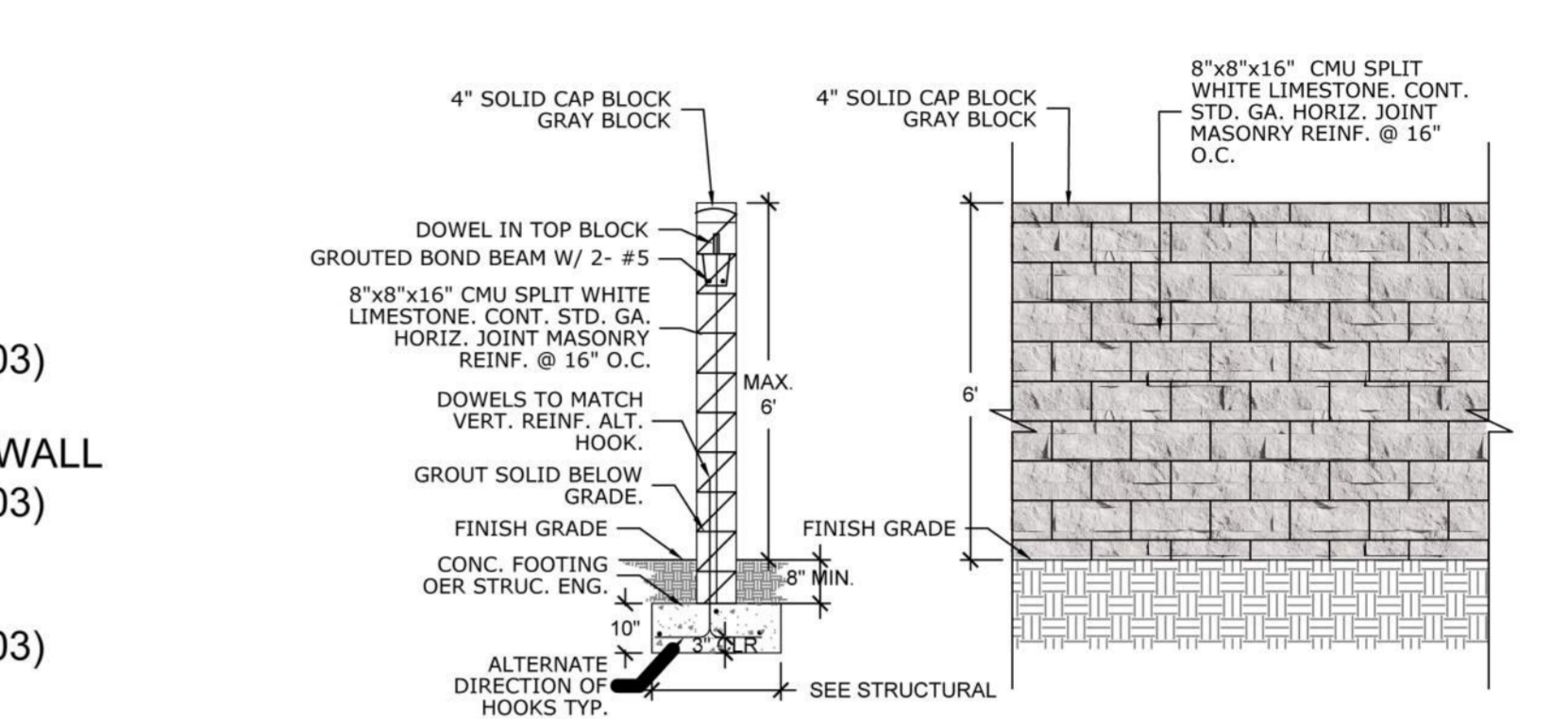
03 TUBE STEEL FENCE
NOT TO SCALE



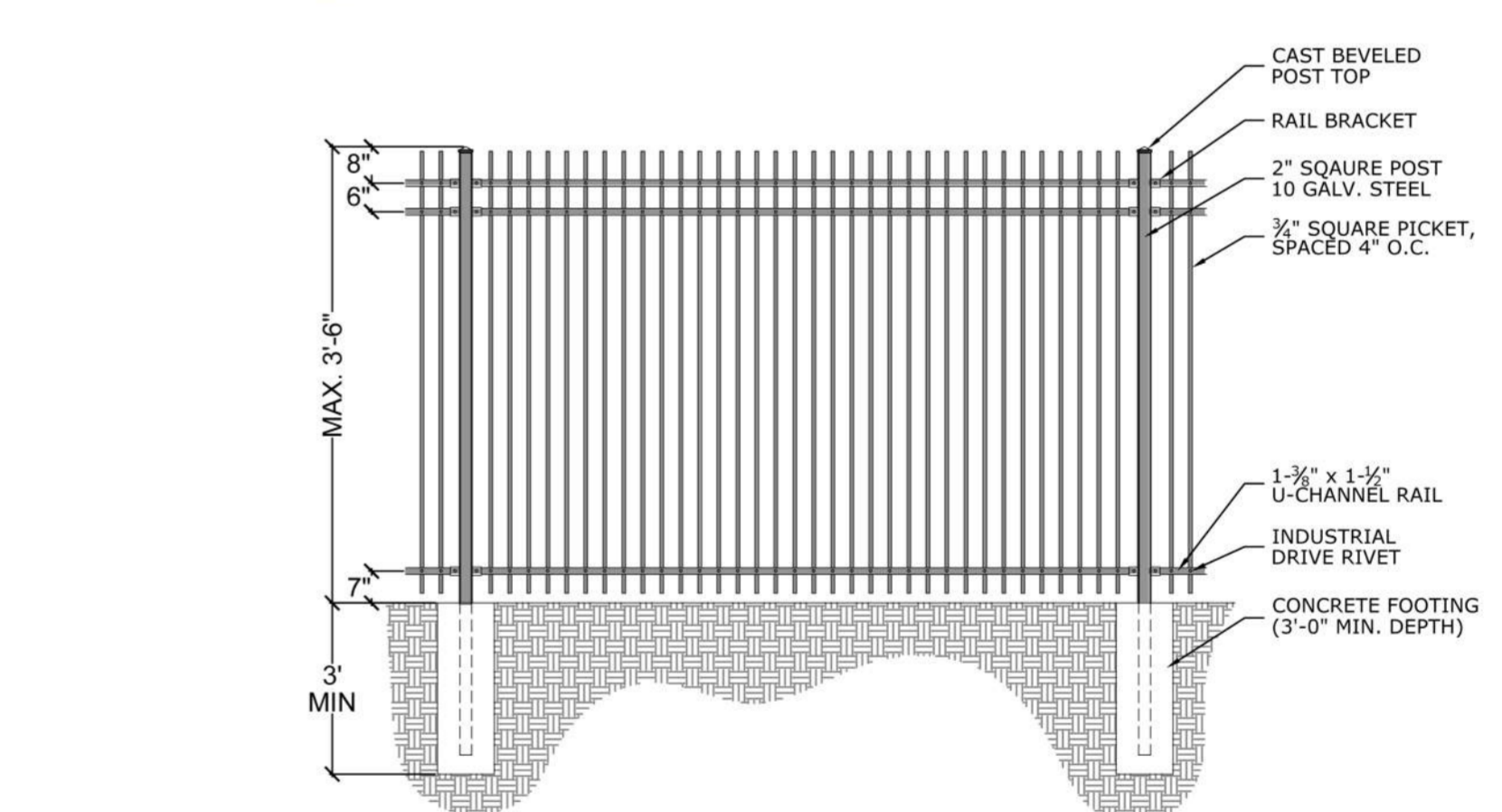
04 SLIDING GATE
NOT TO SCALE



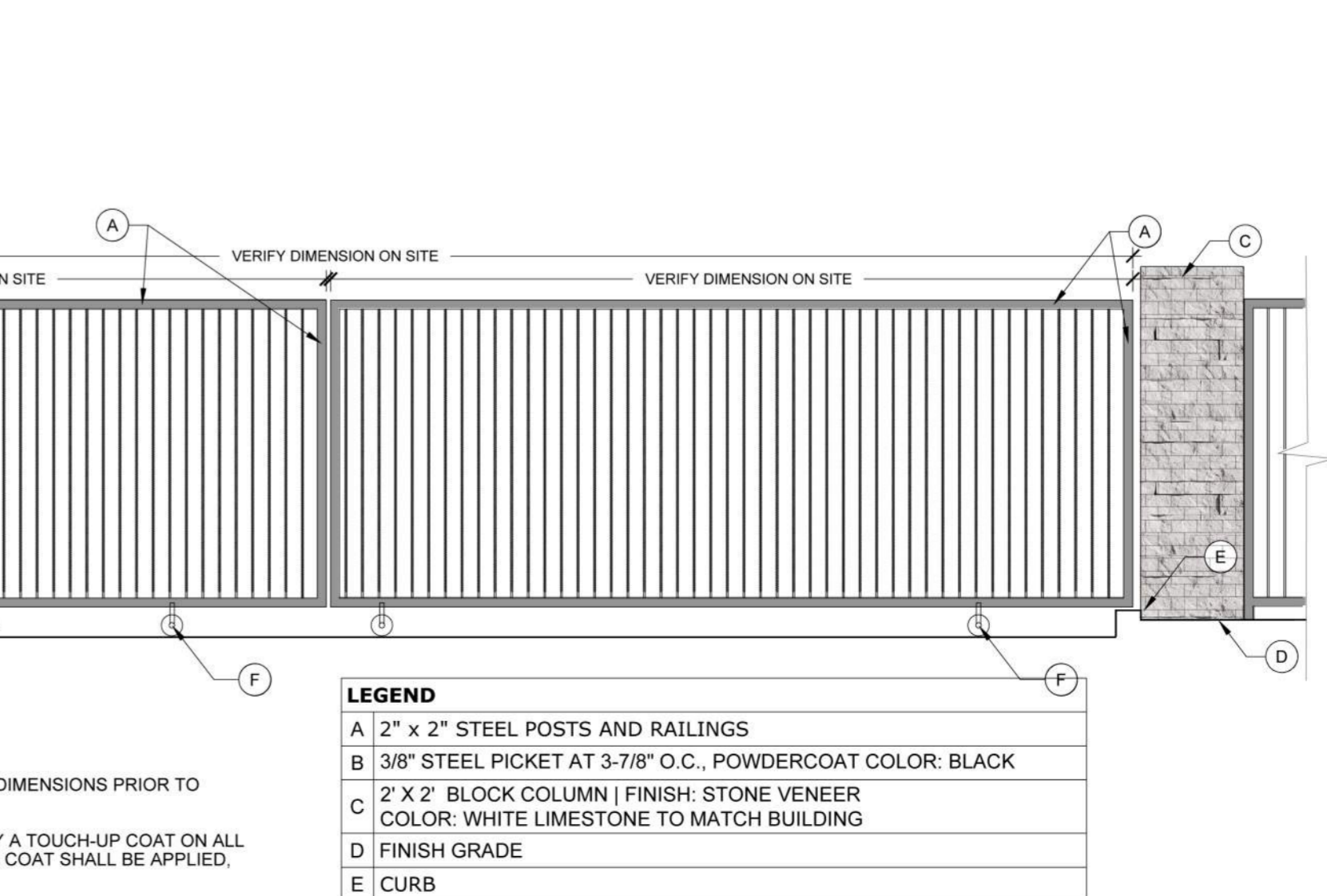
01 BANNER GATEWAY DRIVE WALL ELEVATION
NOT TO SCALE



02 PERIMETER WALL ELEVATION
NOT TO SCALE



03 TUBE STEEL FENCE
NOT TO SCALE



PRELIMINARY LANDSCAPE - 17-OCTOBER-2024



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Banner Gateway Residences
4533 E. Banner Gateway Drive
Mesa, AZ 85206



LANDSCAPE PLAN - WALL PLAN
project: S23-114
date: 10.17.2024

L1.03