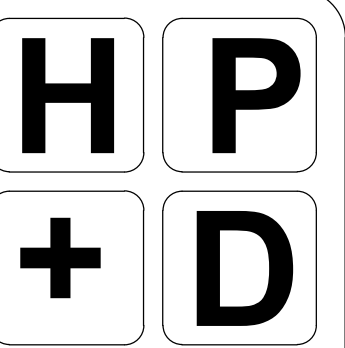


WHAT-A-BURGER RESTAURANT

POWER ROAD & RAY ROAD

MESA, ARIZONA 85029



HARRINGTON
PLANNING + DESIGN

1921 S Alma School Rd, Suite 204
Mesa, Arizona 85210
Tel: 480-250-0116
www.HarringtonPlanningDesign.com



WHAT A BURGER
RESTAURANT DEVELOPMENT

5427 S. POWER ROAD
Mesa, Arizona 85212

REV.	COMMENT	DATE

Permit Submittal	07.30.21
Preliminary Submittal	07.14.21
ISSUE	DATE

LANDSCAPE PACKAGE

July 30, 2021
DRAWN BY: TW
CHECK BY: JEH
PROJ. NO.: 2021-021
CASE NO.: -

LANDSCAPE
COVER

L0.1
1 of 6

SHEET INDEX

SHEET	TITLE
L0.1	LANDSCAPE COVER
L1.0	LANDSCAPE PLAN
L2.0	IRRIGATION PLAN
L3.0	LANDSCAPE DETAILS
L4.0-L4.1	IRRIGATION DETAILS

OWNER CONTACT

WHATABRANDS REAL ESTATE
300 CONCORD PLAZA DRIVE
SAN ANTONIO, TEXAS 78216
CLINT SAAVADRA
210-476-6181

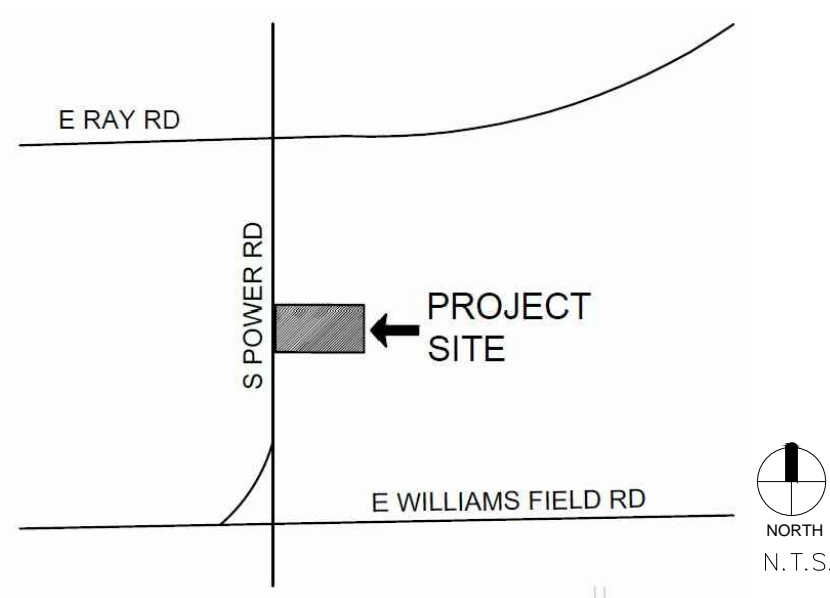
LANDSCAPE ARCHITECT

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5427 S. POWER ROAD
MESA, ARIZONA 85212
APN: 304-37-018C

VICINITY MAP



CITY OF MESA LANDSCAPE NOTES

- LANDSCAPE CONTRACTOR SHALL CONFIRM LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION AND SHALL BE RESPONSIBLE FOR THE FOLLOWING:
A) DAMAGES TO SUCH UTILITIES CAUSED AS A RESULT OF THE CONTRACTORS ACTIVITIES.
B) DAMAGES TO EXISTING WALKS, WALLS, DRIVES, CURBS, ETC.
C) INSPECTING THE SITE IN ORDER TO BE FULLY AWARE OF EXISTING CONDITIONS PRIOR TO SUBMITTING A BID.
- INSTALLATION OF ALL LANDSCAPE AND IRRIGATION MATERIAL SHALL COMPLY WITH SECTIONS 424, 425, 757, AND 795 OF THE MAG STANDARD SPECIFICATIONS AS AMENDED BY THE CITY OF MESA IN THE CURRENT EDITION OF THE MESA ENGINEERING PROCEDURES MANUAL LANDSCAPE & IRRIGATION STANDARDS.
- CONTRACTOR SHALL REPAIR ANY DAMAGE MADE TO THE EXISTING SPRINKLER SYSTEM TO THE SATISFACTION OF THE CITY AT NO ADDITIONAL COST TO THE CITY.
- LANDSCAPE REMOVAL IS A NON-PAY ITEM UNLESS OTHERWISE NOTED.
- ALL EXISTING VEGETATION, WEEDS, DEBRIS, ETC., SHALL BE REMOVED FROM PROJECT AREA AND DISPOSED OF PROPERLY OFF THE SITE AT THE CONTRACTORS EXPENSE (SCARIFY EXISTING SUBGRADE, MIN. SIZE (6) INCHES DEPTH).
- DAMAGE TO TURF SHALL BE REPAIRED BY CONTRACTOR, IE RUTS FILLED WITH CLEAN SOIL, COMPACTED TO MATCH SURROUNDING GRADES, EXCESS SOIL, ROCK, ETC., SHALL BE REMOVED TO LEAVE THE SITE CLEAN.
- ALL PLANT MATERIAL, OTHER THAN TREES, SHALL CONFORM TO GRADING, TYPE, ETC., AS SET FORTH IN THE AMERICA STANDARD FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN. ALL TREES SHALL CONFORM TO THE CURRENT ARIZONA NURSERY ASSOCIATION TREE SPECIFICATIONS AND MAG SPEC 795.7. SHOULD ANY CONFLICTS IN THE SPECIFICATION OCCUR, THE ARIZONA NURSERY ASSOCIATION SPECIFICATIONS SHALL PREVAIL.
- CITY RESERVES THE RIGHT TO INSPECT SHRUBS AND CONTAINER TREES FOR CONDITION OF ROOTBALLS. FOR ANY SUCH INSPECTIONS WHICH MAY DESTROY ROOTBALL, CONTRACTOR SHALL SUPPLY ADDITIONAL PLANT AT NO COST TO CITY.
- PLANT PITS SHALL BE INSPECTED BY CITY PRIOR TO PLANTING BY THE CONTRACTOR BY REQUESTING AN INSPECTION 48 HOURS IN ADVANCE.
- ROUGH AND FINE GRADING TO ESTABLISH UNIFORM SMOOTH GRADE IS INCLUDED IN THIS PROJECT.
- SOIL TEST FOR FERTILITY AND ADDITIVE RECOMMENDATIONS (FOR TURF AND ORNAMENTALS) SHALL BE COMPLETED BY CONTRACTOR TO DETERMINE IF ADDITIVES ARE REQUIRED. CONTRACTOR SHALL PROVIDE COPY OF SOIL TEST RESULTS FOR REVIEW AND APPROVAL TO ENGINEERING INSPECTOR AT LEAST SEVEN (7) DAYS PRIOR TO ANTICIPATED PLANTING. AFTER APPROVAL BY THE CITY, THE CONTRACTOR SHALL PROVIDE AND INCORPORATE AND ADDITIVES REQUIRED PRIOR TO OR AT TIME OF PLANTING.
12. PLANT PIT SOIL MIXTURE SHALL CONSIST OF FOUR AND ONE-HALF PARTS NATURE FERTILE, FRIABLE SOIL AND ONE PART HUMUS BY VOLUME, THOROUGHLY MIXED PRIOR TO BACKFILLING IN PITS. BACKFILLING SHALL BE IN 6" LIFTS WITH EACH LIFT WATER SETTLED WITHOUT PUDDLING.
- CONTRACTOR SHALL STAKE TREE AND SHRUB LOCATIONS FOR 5-GALLON PLANTS AND LARGER. STAKES SHALL BE MARKED WITH PLANT NAME OR PLANT LEGEND ITEM NUMBER FORM PLANS.
- ALL EXISTING (GAS, ELECTRIC, WATER, ETC.,) COVERS AND BOXES SHALL REMAIN UNCOVERED. CONTRACTOR TO ADJUST TO FINAL GRADE AS NECESSARY.
- THE CONTRACTOR SHALL INSTALL WATER METER PROVIDED BY THE CITY OF MESA. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS INCLUDING ALL APPURTENANCES AND LABOR NECESSARY TO INSTALL THE COMPLETE AUTOMATIC SPRINKLER SYSTEM FROM THE METER (WATER USAGE CHARGES SHALL BE PAID BY CONTRACTOR UNTIL PROJECT FINAL ACCEPTANCE BY CITY OF MESA). CONTRACTOR SHALL ORDER METER FROM DEVELOPMENT SERVICES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION THE UNDERGROUND SPRINKLER SYSTEM IN ADVANCE OF CONSTRUCTION. THE SPRINKLER SYSTEM LOCATIONS NOTED ON PLANS ARE FOR REFERENCE ONLY.
- CONTRACTOR TO VERIFY DEPTH OF ALL INLET STRUCTURES AND SPRINKLER SYSTEMS PRIOR TO TRENCHING FOR LOW-FLOW CHANNEL.
- CONTRACTOR TO PROVIDE PUMPING WITHIN FIVE (5) DAYS AFTER THE NOTICE TO PROCEED IS GIVE AS REQUIRED TO DRY THE AREA SUFFICIENTLY TO BEGIN CONSTRUCTION.
- CONTRACTOR SHALL ARRANGE FOR SPRINKLER SYSTEM SHUT DOWN DURING CONSTRUCTION BY CONTACTING THE ENGINEERING INSPECTOR.
- NO ROCKS LARGER THAN 1" IN DIAMETER SHALL BE ALLOWED IN THE TOP SIZE (6) INCHES OF TOPSOIL WHERE TURF ESTABLISHMENT IS SPECIFIED. ROCK REMOVALS AS NECESSARY IS INCLUDED IN THIS PROJECT.
- WHERE CALICHE IS ENCOUNTERED IN PLANT PITS, DEPTH AND WIDTH OF PIT SHALL BE INCREASED BY ONE-THIRD (1/3) OVER SPECIFICATION, AND A LIQUID PENETRATION "AL-KALICHE" OR EQUAL SHALL BE INCORPORATED FOR EACH PIT PER MANUFACTURERS RECOMMENDATIONS.
- PROJECT RECORD DRAWINGS FOR IRRIGATION SYSTEM:
A) MAINTAIN ON SITE AND SEPARATE FROM DOCUMENTS USED FOR CONSTRUCTION ,ONE COMPLETE SET OF CONTACT DOCUMENTS AS PROJECT RECORDS DOCUMENTS. KEEP DOCUMENT CURRENT. DON NOT PERMANENTLY COVER WORK UNTIL AS-BUILT INFORMATION IS RECORDED.
B) RECORD PIPE AND WIRING NETWORK ALTERATIONS. RECORD WORK WHICH IS INSTALLED DIFFERENTLY THAN SHOWN ON THE CONSTRUCTION DRAWINGS. RECORD ACCURATE REFERENCE DIMENSIONS, MEASURED FROM AT LEAST 2 PERMANENT REFERENCE POINT OF EACH IRRIGATION SYSTEM VALVE , EACH BACKFLOW PREVENTION DEVICE, EACH CONTROLLER OR CONTROL UNIT, EACH SLEEVE END, EACH STU-OUT FOR FUTURE PIPE OR WIRING CONNECTIONS, AND OTHER IRRIGATION COMPONENTS ENCLOSED WITHIN A VALVE BOX.
- FOR PARKS RETENTION BASINS: CONTRACTOR SHALL INSTALL DECOMPOSED GRANITE TO A ROLLED DEPTH OF TWO (2) INCHES. DECOMPOSED GRANITE SHALL BE 1/2" MINUS WITH THE COLOR AS SPECIFIED ON THE PLANS. PRE-EMERGENT HERBICIDE SHALL BE APPLIED BEFORE AND AFTER PLACEMENT OF DECOMPOSED GRANITE PER THE MANUFACTURES RECOMMENDATIONS. PRE-EMERGENT HERBICIDE SHALL BE SURFALAN, DACTHAL, OR APPROVED EQUAL. NOT MORE THAN 8% OF DECOMPOSED GRANITE SHALL PASS THROUGH A #200 MESH SCREEN, 15% THROUGH A #40 MESH SCREEN, 98% THROUGH A #4 MESH SCREEN, AND 100% SHALL PASS THROUGH A 1/2" MESH SCREEN. SAMPLE TO BE PROVIDED FOR CITY REVIEW AND APPROVAL.
- FOR STREET LANDSCAPE PROJECT: CONTRACTOR SHALL INSTALL DECOMPOSED GRANITE AS FOLLOWS:
A) DECOMPOSED GRANITE GROUND COVER SHALL BE 1/2" SIZE SCREENED AND WASHED.
B) PLACE AND ROLL TO TWO (2) INCH TOTAL DEPTH OVER 85% COMPACTED SUB-GRADE.
C) PRE-EMERGENT HERBICIDE SURFLAN, DACTHAL, OR APPROVED EQUAL SHALL BE APPLIED BEFORE AND AFTER GRANITE PLACEMENT.
D) DECOMPOSED GRANITE SAMPLE SHALL BE PROVIDED IN A RIGID PLASTIC CONTAINER FOR CITY REVIEW AND APPROVAL.
- RESTORE ALL EXISTING LANDSCAPE IRRIGATION SYSTEMS, COMPONENTS, AND LANDSCAPE AREAS IMPACTED BY ANY WORK UNDER THIS CONTACT. RESTORE ALL EXISTING IRRIGATION AND LANDSCAPE IN ACCORDANCE WITH THE LANDSCAPE RESTORATION NOTES INDICATED WITHIN THESE DOCUMENTS. AT A MINIMUM, ALL RESTORATION SHALL BE IN ACCORDANCE WITH MAG SPECIFICATION 107.9 - PROTECTION AND RESTORATION OF PROPERTY AND LANDSCAPE . ALL RESTORATION WORK SHALL BE COMPETED TO THE SATISFACTION OF THE CITY OF MESA ENGINEER.
- ALL RESTORATION WORK SHALL BE COMPLETED IN ACCORDANCE WIT THE DETAILS PROVIDED.
- REFER TO LANDSCAPE PLANTING SHEETS AND ENGINEERING DRAWINGS FOR ADDITIONAL RESTORATION NOTES AND REQUIRED COORDINATION.

IRRIGATION LEGEND

SYSTEM DESIGNED USING A RESIDUAL PRESSURE OF 70 PSI

SYMBOL	DESCRIPTION
	WATER METER PER MESA STANDARDS, NEW IRRIGATION METER - 1.0" SIZE, REF. CIVIL PLANS
	RPBFA BACKFLOW PREVENTER ASSEMBLY, FEBCO 825-Y, 1.0" SIZE PER PLAN, PROVIDE METAL ENCLOSURE.
	CONTROLLER CONTROLLER A = 12 STATION HUNTER ACC2 WALL MOUNT WITH LOCKING METAL ENCLOSURE, PAINT TO MATCH ARCHITECTURE
	GATE VALVE NIBCO MODEL# T-113, SIZE PER LINE
	BALL VALVE BRONZE MATERIAL SPEARS MODEL# TRUE UNION 2000, SIZE PER LINE SCH. 80 PVC MATERIAL
	DRIP VALVE HUNTER ICV SERIES WITH 150 MESH WYE-STRAINER
	FLUSH CAP SPEARS FLUSH CAP
	PRESSURE REG. 1/2" FLUSH VALVE SENNIGER 30 PSI - LOCATE IN SEPARATE BOXES
	EMITTER - SP BOWSMITH 1.0 GPH (1 PER PLANT)
	EMITTER - MP BOWSMITH 1.0 GPH 6 PORT (2 PER TREE) GROUPS OF SHRUBS WITHIN 6'.
	SERVICE POINT CONNECT TO EXISTING POTABLE WATER SERVICE

PIPE LEGEND	DESCRIPTION
	MAINLINE - SIZE PER PLAN
	TREE LATERAL PVC SCH. 40
	PVC SCH. 40 - SOLVENT WELD
	SHRUB LATERAL PVC SCH. 40 - SOLVENT WELD
	PIPE SLEEVE PVC SCH. 40 - 2 X PIPE SIZE MINIMUM
	WIRE SLEEVE
	PVC SCH. 40 - MINIMUM 1 1/2" SIZE

IRRIGATION GENERAL NOTES

- IRRIGATION PLAN IS DIAGRAMMATIC. ADJUST LOCATION OF EMISSION POINTS TO PROVIDE FULL AND ADEQUATE COVERAGE OR ADD EMITTERS AS NECESSARY TO ENSURE 100% COVERAGE OF PLANT MATERIALS. PREVENT OVERSPRAY ON ADJACENT IMPROVEMENTS.
- VERIFY WATER PRESSURE IN FIELD AND NOTIFY OWNER IMMEDIATELY SHOULD A DISCREPANCY EXIST.
- COORDINATE IRRIGATION SLEEVES LOCATION AND SIZE WITH A MINIMUM DIAMETER TWICE THE SIZE OF THE IRRIGATION LINE. EXTEND SLEEVES 12" BEYOND EDGE OF PAVEMENT, WALL, WALKS OR CURB.
- PROGRAM CONTROLLERS TO MAINTAIN SUFFICIENT FLOW RATES THROUGHOUT THE SYSTEM. ADJUST AS REQUIRED FOR SEASON AND PLANT MATERIAL UNTIL FINAL ACCEPTANCES.
- LOCATE TAN COLOR (CARSON OR EQUAL) VALVE BOXES (IRRIGATION, GATE VALVE, FLUSH CAP, QUICK COUPLERS, AND OTHER ELEMENTS) IN PLANTER AREAS. DO NOT LOCATE VALVE BOXES IN A LAWN OR HARDSCAPE UNLESS REQUIRED AND APPROVED BY OWNER.

PLANTING MATERIAL LEGEND

TREES	SIZE	NOTES	QTY
Pistacia atlantica x integerrima 'Red Push' Pistache Caliper Size: 1.5"	24" Box H 9' W 3.5'	*ADWR	25
Acacia salicina Willow Leaf Acacia Caliper Size: 1.5"	24" Box H 8' W 3.5'	Multi *ADWR	13
Chilopsis linearis Desert Willow Caliper Size: 2.0"	36" Box H 9' W 6'	*ADWR	12
Vitex agnus-castus Chaste Tree Caliper Size: 1.5"	24" Box H 7' W 4'	*ADWR	21

GROUNDCOVERS	QTY
Lantana montevidensis Trailing Lantana 'Purple'	5 Gallon *ADWR 114
Convolvulus mauritanicus Ground Morning Glory	5 Gallon *ADWR 64

SHRUBS / ACCENTS	QTY
Ruellia californica Baja Ruellia	5 Gallon *ADWR 72
Eremophila hygrophana Blue Bells	5 Gallon *ADWR 142
Muhlenbergia rigens Deer Grass	5 Gallon *ADWR 76
Hesperaloe parviflora Red Yucca	5 Gallon *ADWR 85

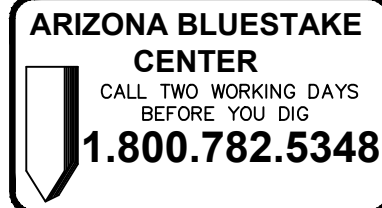
LANDSCAPE MATERIALS	QTY
Decomposed Granite. 3/4" minus, Express Gold 2" deep in planting areas per plan.	60,100 sq.ft.

*ADWR = Arizona Department of Water Resources Approved Low-Water Use Plant

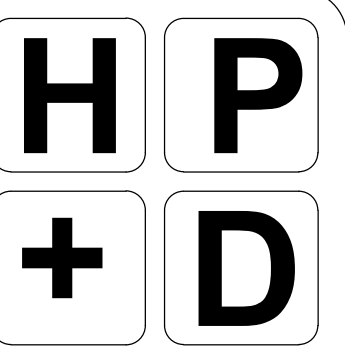
LANDSCAPE SITE NOTES

- UNAUTHORIZED CHANGES TO DRAWINGS - THE LANDSCAPE ARCHITECT SHALL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USE OF DRAWINGS. CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
- OWNER SHALL OBTAIN AND PAY FOR ONLY CITY OF MESA ISSUED PERMITS TO COMPLETE WORK. CONTRACTOR SHALL PAY FOR ALL OTHER PERMITS.
- NOTIFY LANDSCAPE ARCHITECT AT LEAST 4 WORKING DAYS IN ADVANCE PRIOR TO REQUIRED OR DESIRED INSPECTION AT (480) 250-0116.
- STAKE SITE MATERIALS LOCATION AND RECEIVE LANDSCAPE ARCHITECT APPROVAL PRIOR TO INSTALLATION.

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APN: 304-37-017

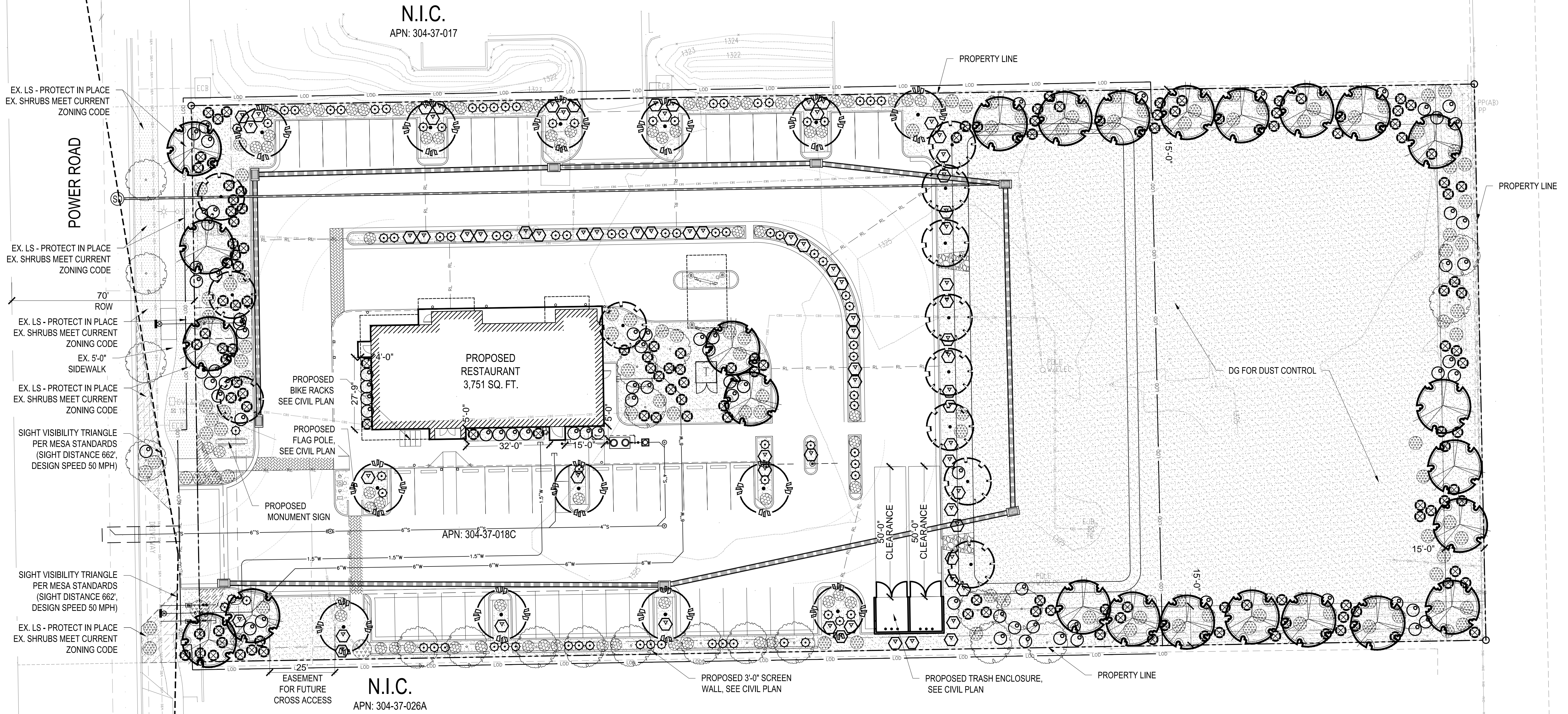


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WHAT A BURGER
RESTAURANT DEVELOPMENT

5427 S. POWER ROAD
Mesa, Arizona 85212



N.I.C.
APN: 304-37-026A

PLANTING MATERIAL LEGEND

TREES	SIZE	NOTES	QTY
Pistacia atlantica x integerrima 'Red Push' Pistache Caliper Size: 1.5"	24" Box H 9' W 3.5"	*ADWR	25
Acacia salicina Willow Leaf Acacia Caliper Size: 1.5"	24" Box H 8' W 3.5"	Multi *ADWR	13
Chilopsis linearis Desert Willow Caliper Size: 2.0"	36" Box H 9' W 6"	*ADWR	12
Vitex agnus-castus Chaste Tree Caliper Size: 1.5"	24" Box H 7' W 4"	*ADWR	21
GROUNDCOVERS			QTY
Lantana montevidensis Trailing Lantana 'Purple'	5 Gallon	*ADWR	114
Convolvulus mauritanicus Ground Morning Glory	5 Gallon	*ADWR	64
SHRUBS / ACCENTS			QTY
Ruella californica Baja Ruella	5 Gallon	*ADWR	72
Eremophila hygrophana Blue Bells	5 Gallon	*ADWR	142
Muhlenbergia rigens Deer Grass	5 Gallon	*ADWR	76
Hesperaloe parviflora Red Yucca	5 Gallon	*ADWR	85

LANDSCAPE MATERIALS
Decomposed Granite. 3/4" minus, Express Gold 2" deep in planting areas per plan. 60,100 sq.ft.

*ADWR = Arizona Department of Water Resources Approved Low-Water Use Plant

LANDSCAPE SITE NOTES

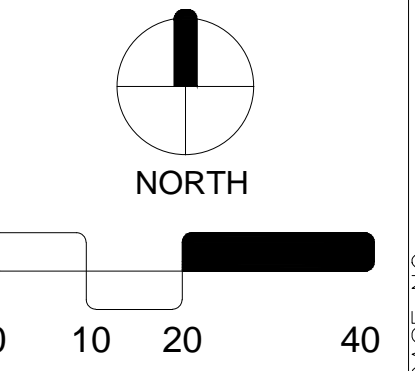
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- STAKE SITE MATERIALS LOCATION AND RECEIVE LANDSCAPE ARCHITECT APPROVAL PRIOR TO INSTALLATION.

CITY OF MESA LANDSCAPE CALCULATIONS

	REQUIRED	PROVIDED
PERIMETER LANDSCAPE PER 11-33-3 MESA Z/O ARTERIAL STREET - U DESIGNATE 1 TREE 6 SHRUBS PER 25 FEET OF STREET FRONTAGE	7 TREES / 42 SHRUBS	POWER ROAD: 180' 10 TREES PROVIDED 98 SHRUBS PROVIDED
SHADE COVERAGE AREA	50% OF LS AREA	75% COVERAGE
INTERIOR PARKING LANDSCAPE PER 11-33-4 MESA Z/O: 1 TREE / 3 SHRUB PER PLANTER ISLAND	13 TREES / 39 SHRUBS	13 TREES / 70 SHRUB PROVIDED
FOUNDATION LANDSCAPE PER 11-33-5 MESA Z/O' 1 TREE / 50 LF BUILDING FACE	5 TREES	263 FT TOTAL EDGE = 5 TREES 5 TREES PROVIDED
15' WIDE PERIMETER LANDSCAPE BUFFER PER 11-33-3 MESA Z/O ARTERIAL 3 TREES AND 20 SHRUBS PER 100 FEET	NORTHERN BOUNDARY 15 TREES AND 99 SHRUBS SOUTHERN BOUNDARY 15 TREES AND 99 SHRUBS EASTERN BOUNDARY 7 TREES AND 43 SHRUBS	NORTHERN BOUNDARY 16 TREES AND 148 SHRUBS SOUTHERN BOUNDARY 25 TREES AND 117 SHRUBS EASTERN BOUNDARY 7 TREES AND 46 SHRUBS

REV.	COMMENT	DATE

LANDSCAPE PACKAGE
July 30, 2021
DRAWN BY: TW
CHECK BY: JEH
PROJ. NO.: 2021-021
CASE NO.: .



LANDSCAPE PLAN

L1.0
2 of 6

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