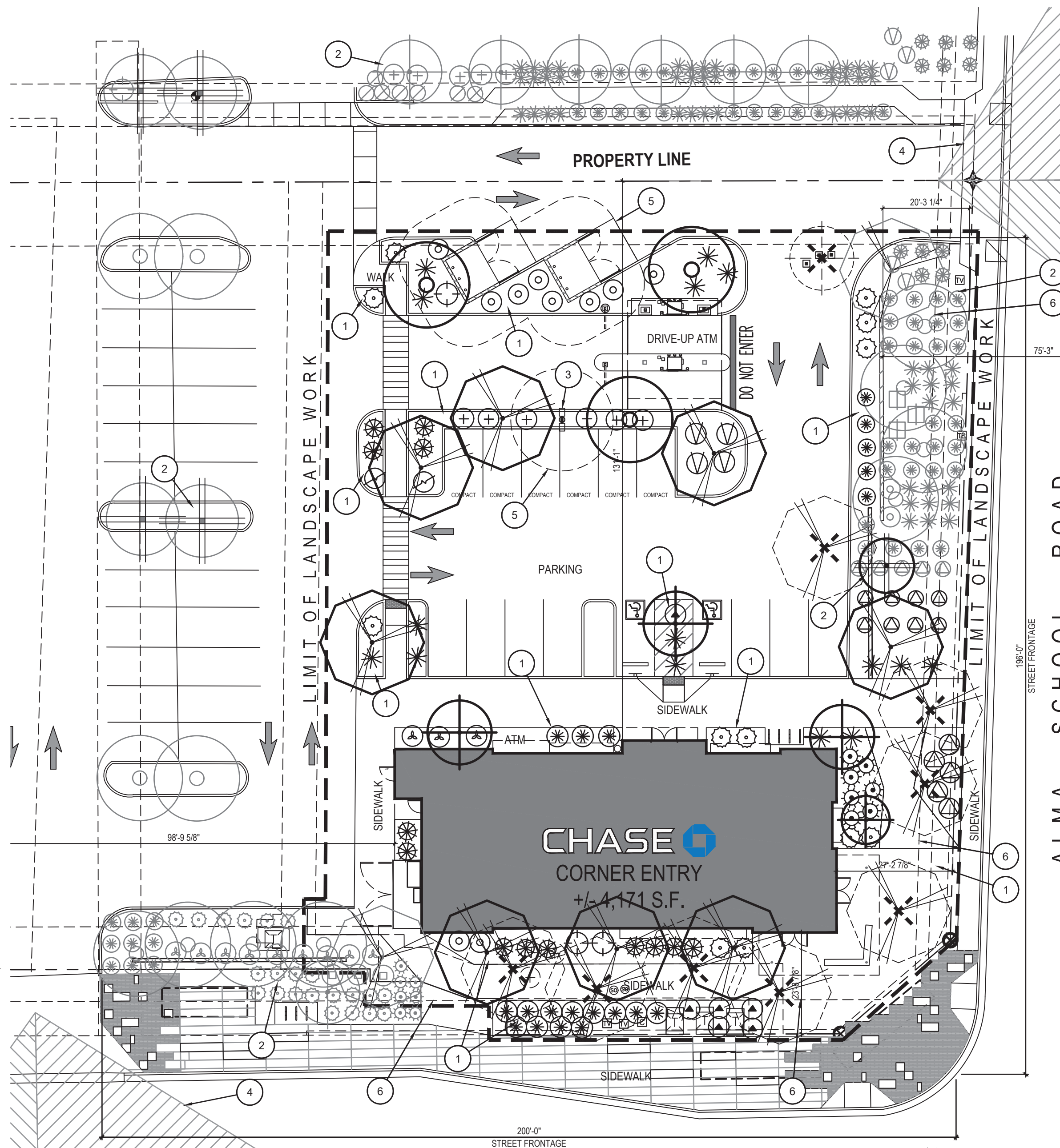


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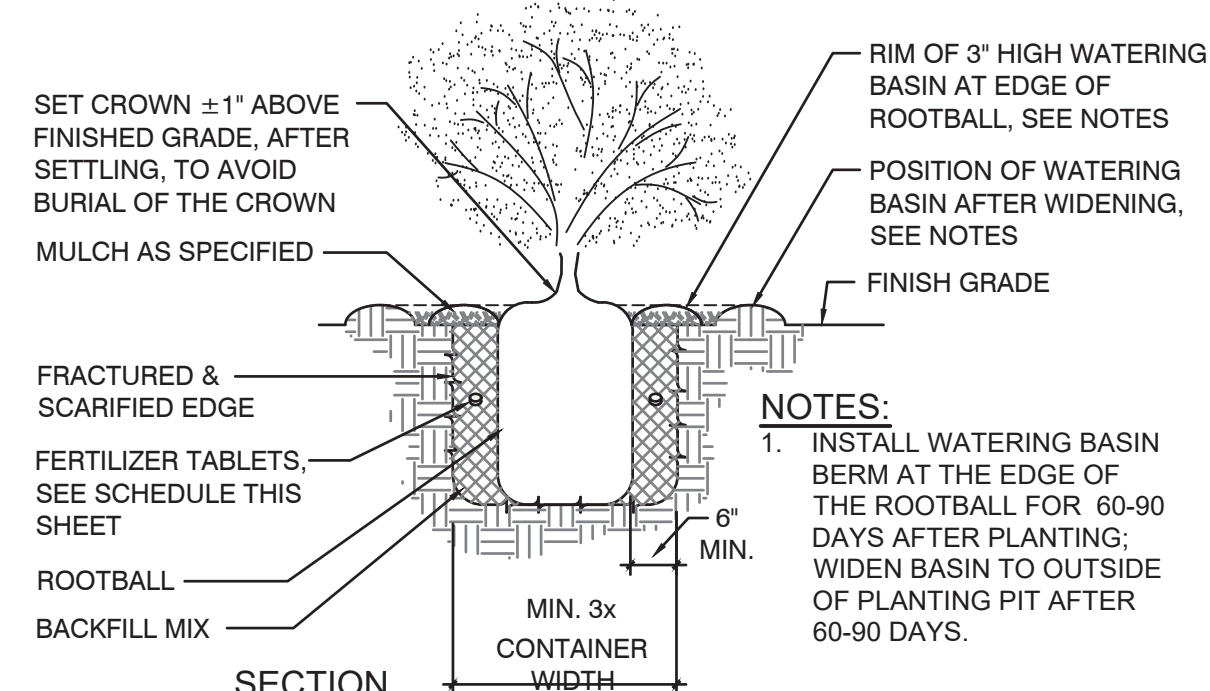


LANDSCAPE PLAN

SCALE: 1" = 20'-0"
 0 10 20 40
 FEET

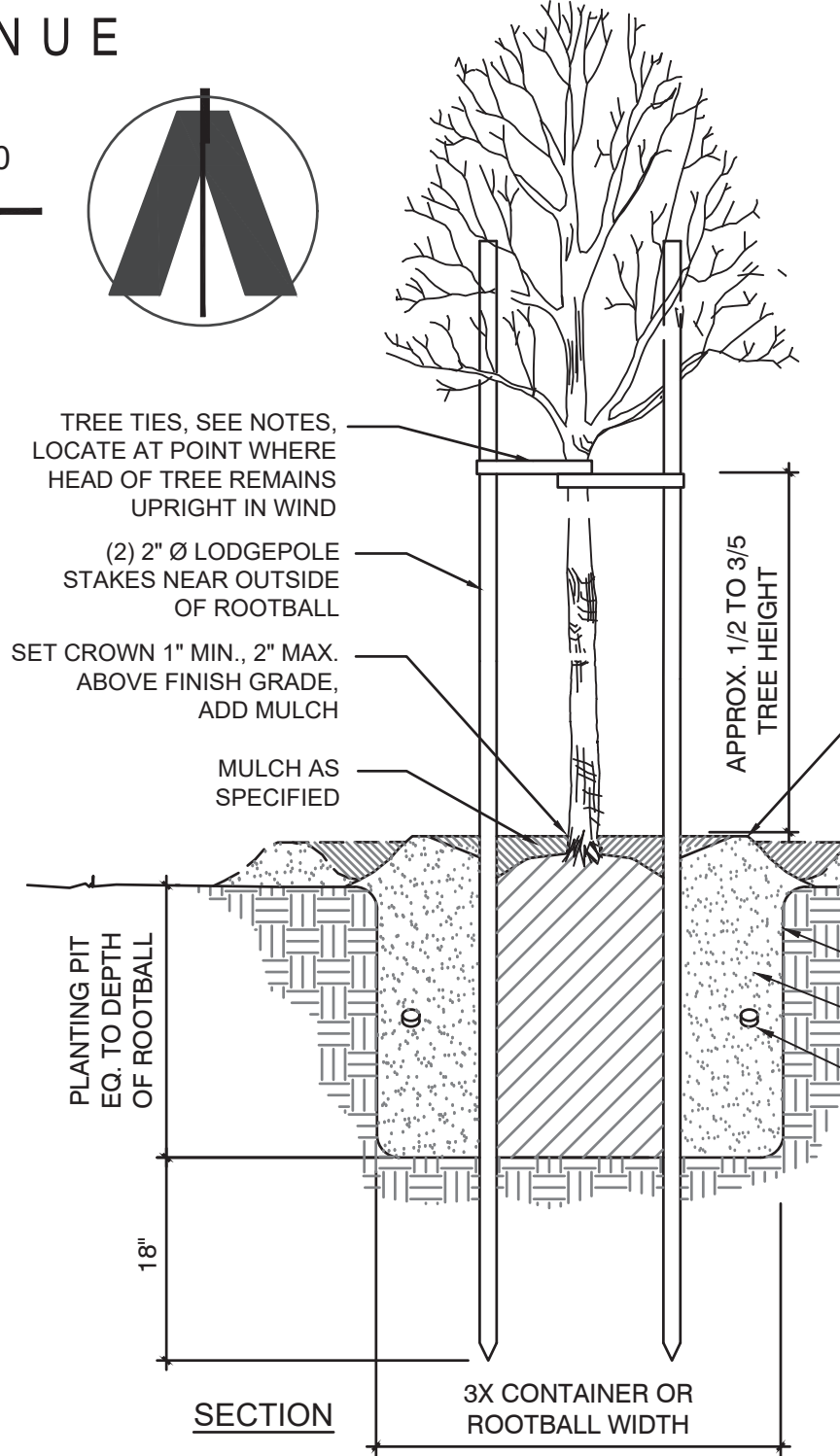
CONTAINER	# OF TABLETS
1 gal.	1
5 gal.	2
15 gal.	4
24" box	15
36" box	24

FERTILIZER TABLET SCHEDULE



SHRUB & ACCENT PLANTING

NOT TO SCALE



TREE PLANTING

NOT TO SCALE

PLANT LEGEND

SYMBOL	PROPOSED BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	MATURE SIZE (HxW)	QTY. PROPOSED
EXIST. TO REMAIN	TREES				
ACACIA ANEURA	MULGA TREE	24" BOX 1.25' CAL	17' X 20'	4	
CASCALOTE	CAESALPINIA CACALACO	24" BOX 1.5' CAL	15' X 15'	1	
PARKINSONIA HYBRID 'AZT'	PALO VERDE 'AZT SONORAN' MULTI-TRUNK'	36" BOX 10' X 7'	25' X 25'	8	
PROSOPIS HYBRID 'LESLIE ROY'	HYBRID THORNLESS MESQUITE	24" BOX 1.5'	25' x 25'	3	
EXISTING TREE TO BE REMOVED					
	SHRUBS				
CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE	5 GAL	3		
LEUCOPHYLLUM 'RIO BRAVO'	RIO BRAVO TEXAS SAGE	5 GAL	10		
RUSSELLIA EQUITIFORMIS	CORAL FOUNTAIN	5 GAL	6		
SIMMONDSIA CHINENSIS	JOJOBA	5 GAL	3		
	CACTUS/ ACCENTS				
AGAVE PARRYI	PARRY'S AGAVE	5 GAL	14		
ALOE BARBADENSIS	MEDICINAL ALOE	5 GAL	7		
HESPERALOE 'BRAKELIGHTS'	BRAKELIGHTS RED YUCCA	5 GAL	15		
MUHLENBERGIA CAPILLARIS	PINK MUHLY	1 GAL	20		
PENNISETUM SETACEUM	PURPLE FOUNTAIN GRASS	1 GAL	4		
	GROUND COVERS				
DALEA GREGGII	TRAILING INDIGO BUSH	1 GAL.	13		
LANTANA 'NEW GOLD'	NEW GOLD LANTANA	1 GAL.	12		
RUELLIA BRITTONIANA 'KATIE'	KATIE DWARF RUELLIA	3 GAL.	6		
TETRANEURIS ACAULIS	ANGELITA DAISY	1 GAL.	2		
	GROUNDPLANE				
	DECOMPOSED GRANITE, 2" DEPTH, 5/8" SCREENED, 'APACHE BROWN'				

LANDSCAPE PROJECT DATA

NOTE: SEE SITE PLAN FOR MORE INFORMATION

PROJECT LOCATION: 1216 W. SOUTHERN AVENUE, MESA, AZ 85202

TABLE 11-33-3.A.4: REQUIRED NUMBER OF PLANTS BY STREET TYPE (ARTERIALS)

	REQ'D.	PROVIDED
SOUTHERN AVE. (200 L.F.)		
TREES: MIN. 1 / 25 L.F. (200 L.F. / 25)	8	10
SHRUBS: MIN. 6 / 25 L.F. (200 L.F. x 6/25)	48	51
SHRUBS: MIN. 50% 5 GAL. (48 x 0.5)	24	40
ALMA SCHOOL RD. (196 L.F.)		
TREES: MIN. 1 / 25 L.F. (196 L.F. / 25)	8	9
SHRUBS: MIN. 6 / 25 L.F. (196 L.F. x 6/25)	48	70
SHRUBS: MIN. 50% 5 GAL. (48 x 0.5)	24	65
11-33-4 - INTERIOR PARKING LOT LANDSCAPING		
LANDSCAPE ISLANDS (EVERY 8 SPACES)	5	5
1 SHADE TREE / ISLAND	5	5
3 SHRUBS / ISLAND	15	21
DIVIDER MEDIUM: MIN. 1 SHADE TREE / 8 SPACES	3	4
DIVIDER MEDIUM: MIN. 6 SHRUBS / 8 SPACES	18	18
MIN 10% REQ'D TREES 36" BOX MIN., REST 24" BOX	1	5
11-33-5 - FOUNDATION BASE		
MIN. 1 TREE PER 50 L.F. (298 L.F. / 50)	6	8
MIN. 10% 36" BOX, REST 24" BOX	1	5

GENERAL NOTES

- CALL UNDERGROUND SERVICE ALERT AT LEAST TWO DAYS BEFORE ANY DIGGING. CONTRACTOR IS RESPONSIBLE FOR LOCATION AND PROTECTION OF ALL UTILITIES, AND REPAIRING ANY DAMAGE AT NO ADDITIONAL COST TO OWNER.
- CONTRACTOR SHALL COORDINATE WORK WITH ALL OTHER TRADES.
- CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY SITE CONDITIONS PRIOR TO CONSTRUCTION, AND TO NOTIFY OWNER'S REPRESENTATIVE OF ANY CONDITIONS THAT PREVENT CONSTRUCTION PER THESE PLANS.
- CONTRACTOR, IN ACCORDANCE WITH GENERAL ACCEPTED CONSTRUCTION PRACTICES, ASSUMES SOLE & COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING CONSTRUCTION, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. THIS APPLIES CONTINUOUSLY, NOT ONLY DURING WORKING HOURS. CONTRACTOR AGREES TO INDEMNIFY AND HOLD HARMLESS THE OWNER AND LANDSCAPE ARCHITECT FROM ANY LIABILITY IN CONNECTION WITH WORK ON THE PROJECT.
- CONTRACTOR TO VERIFY ALL WATER & SEWER EASEMENTS AND WATER & SEWER LINES. NO TREES SHALL BE PLANTED WITHIN EASEMENTS NOR WITHIN 6' OF WATER & SEWER LINES.

PLANTING NOTES

- PRUNE PLANTS AS DIRECTED BY J.P. MORGAN CHASE (JPMC) PROJECT MANAGER IN FIELD.
- ALL PLANTING AREAS SHALL BE CLEARED AND GRUBBED, AND DEBRIS REMOVED FROM SITE.
- GRADE SOIL TO SMOOTH FINISH GRADE PER CIVIL PLANS.
- SPREAD 2" ORGANIC COMPOST AND TILL 6" MIN. INTO SOIL AT NEW PLANTING AREAS.
- PLANT BACKFILL TO CONSIST OF TWO (2) PARTS SOIL FROM HOLE AND ONE (1) PART SOIL AMENDMENT (2/3 YARD SITE SOILS, 1/3 YARD NITROGEN STABILIZED WOOD RESIDUAL, 1.5# 6-20-20 BEST'S CROPMAKER, 1.0# IRON SULFATE) PER CUBIC YARD.
- PLAN IS DIAGRAMMATIC. ALL WORK SHALL CONFORM TO LOCAL CODES. TREE & SHRUB LOCATIONS SHALL BE DETERMINED IN THE FIELD AND APPROVED BY JPMC PROJECT MANAGER.
- PLANTS MUST MEET THE LATEST EDITION OF "CONTAINER GROWN TREE GUIDE" BY THE ARIZONA NURSERY ASSOCIATION (AZNA). PLANTS THAT DO NOT MEET THESE STANDARDS WILL BE REJECTED.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING PLANT MATERIALS AS SHOWN ON PLAN. WHERE DISCREPANCY EXISTS BETWEEN WRITTEN QUANTITY & SYMBOLS ON PLAN, SYMBOLS SHALL PREVAIL.
- FOR ALL TREES, PLANT CROWN 1" TO 2" ABOVE FINISH GRADE. PROVIDE WATERING BASINS FOR TREES EXCEPT AT LAWN AREAS OR WHERE NOTED OTHERWISE. STAKE TREES PER DETAIL.
- ALL PLANTING AREAS SHALL BE MAINTAINED FOR 60 DAYS FOLLOWING ACCEPTANCE BY OWNER'S REPRESENTATIVE. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR ONE FULL YEAR AFTER FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE. CONTRACTOR SHALL REPLACE ANY DEAD OR DYING MATERIAL DURING THIS PERIOD. IF CONTRACTOR DOES NOT BELIEVE PLANT MATERIAL IS SUITABLE FOR THE SITE CONDITIONS OR MICROCLIMATES, CONTRACTOR SHALL MAKE A NO-COST SUBSTITUTION REQUEST IN WRITING TO LANDSCAPE ARCHITECT PRIOR TO PLANT INSTALLATION.
- INSTALL MULCH AT ALL LANDSCAPE AREAS IN NEAT & CLEAN MANNER, WITH NO EXPOSED DIRT. APPLY PRE-EMERGENT HERBICIDE TO SOIL, THEN NON-WOVEN WEED FABRIC, THEN MULCH. HOLD MULCH 3" AWAY FROM TREE TRUNKS.

IRRIGATION NOTES

- SYSTEM SHALL BE NEW, WATER-EFFICIENT DRIP IRRIGATION PER JPMC REQUIREMENTS. SEE IRRIGATION PLANS.
- PROVIDE SLEEVES FROM CONTROLLER TO VALVES. PROVIDE SLEEVES UNDER ALL PAVING.
- SYSTEM SHALL COMPLY WITH ALL LOCAL CODES.

LANDSCAPE KEYNOTES

- NEW LANDSCAPE AREA W/ ROCK MULCH. SEE PLANT LEGEND & NOTES. INSTALL ROCK MULCH TO COVER ALL PLANTING AREAS WITHIN LIMIT OF WORK TO TIE IN WITH EXISTING LANDSCAPING. REMOVE EXISTING TREES AS SHOWN & ALL EXISTING SHRUBS WHERE NEW PLANTING IS SHOWN.
- EXISTING LANDSCAPE & MULCH TO REMAIN PER FIESTA VILLAGE STREETSCAPE PLANS DATED 4/15/2020. REPLACE ANY PLANTS DAMAGED / REMOVED BY CONSTRUCTION WITH 24" BOX TREES OR 5 GALLON SHRUBS, ACCENTS OR GROUND COVER.
- PARKING LOT LIGHT, SEE ARCH. & CIVIL PLANS, PLANT TREES 12' MIN. FROM LIGHTS.
- SIGHT TRIANGLE
- CLEARANCE FROM TREES TO REFUSE BIN (10') AND LIGHT POLE (12')
- WATER & SEWER EASEMENT, SEE GENERAL NOTES

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 CONTRACTOR'S 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 MATERIALS SHALL COMPLY WITH SECTIONS 424, 425, 757, AND 795 OF THE MAG STANDARD SPECIFICATIONS.
- 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. NOTED TO BE REMOVED ON THE PLANS AND SPECIFICATIONS SHALL BE REMOVED FROM PROJECT AREA AND DISPOSED OF PROPERLY OFF THE SITE AT THE CONTRACTOR'S EXPENSE (SCARIFY EXISTING SUBGRADE, MINIMUM SIX (6) INCHES DEPTH).
- DAMAGE TO TURF SHALL BE REPAIRED BY CONTRACTOR, I.E., 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 AMERICAN 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 SPECIFICATIONS OCCUR, THE ARIZONA NURSERY ASSOCIATION'S SPECIFICATIONS SHALL PREVAIL.
- CITY RESERVES THE RIGHT TO INSPECT SHRUBS AND CONTAINERED TREES FOR CONDITION OF ROOT BALLS. 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 ANY ADDITIVES REQUIRED PRIOR TO OR AT TIME OF PLANTING.
- PLANT PIT SOIL MIXTURE SHALL CONSIST OF FOUR AND ONE-HALF PARTS NATURAL 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 FROM PLANS.
- ALL EXISTING (GAS, ELECTRIC, WATER, ETC.) COVERS AND BOXES SHALL REMAIN UNCOVERED. CONTRACTOR TO ADJUST TO FINAL GRADE AS NECESSARY. NON-PAY ITEM (NPI) UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING THE UNDERGROUND SPRINKLER SYSTEMS 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 GIVEN AS REQUIRED TO DRY THE AREA SUFFICIENTLY TO BEGIN CONSTRUCTION.
- CONTRACTOR SHALL ARRANGE FOR SPRINKLER SYSTEM SHUTDOWN DURING CONSTRUCTION BY CONTACTING THE ENGINEERING INSPECTOR.
- NO ROCKS LARGER THAN 1" IN DIAMETER SHALL BE ALLOWED IN THE TOP SIX (6) INCHES OF TOPSOIL. WHERE TURF ESTABLISHMENT IS SPECIFIED, ROCK REMOVAL AS NECESSARY IS A NON-PAY (NPI) ITEM UNLESS OTHERWISE NOTED.
- 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 PENETRATOR, "AL-KALICHE" OR EQUAL, SHALL BE INCORPORATED FOR EACH PIT PER MANUFACTURER'S RECOMMENDATIONS.
- CONTRACTOR SHALL INSTALL DECOMPOSED GRANITE TO A ROLLED DEPTH PER THE APPROVED PLANS AND SPECIFICATIONS WITH THE COLOR AS SPECIFIED ON THE PLANS. PRE-EMERGENT HERBICIDE SHALL BE APPLIED BEFORE AND AFTER PLACEMENT OF DECOMPOSED GRANITE PER THE MANUFACTURER'S RECOMMENDATIONS. PRE-EMERGENT HERBICIDE SHALL BE SURFLAN, DACTHAL, OR APPROVED EQUAL. SAMPLE TO BE PROVIDED FOR CITY REVIEW AND APPROVAL. CONTRACTOR SHALL WASH OFF ROCK MULCH ONCE FINAL PLACEMENT HAS OCCURRED.
- RESTORE ALL EXISTING LANDSCAPE IRRIGATION SYSTEMS, COMPONENTS AND LANDSCAPE AREAS IMPACTED BY ANY WORK UNDER THIS CONTRACT. 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 M.A.G. SPECIFICATION 107.9 - PROTECTION AND RESTORATION OF PROPERTY AND LANDSCAPE. ALL RESTORATION WORK SHALL BE COMPLETED TO THE SATISFACTION OF THE CITY OF MESA ENGINEER.
- ALL RESTORATION WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE REFERENCED DETAILS AND ANY ADDITIONAL DETAILS PROVIDED.
- REFER TO LANDSCAPE PLANTING SHEETS AND ENGINEERING DRAWINGS FOR ADDITIONAL RESTORATION NOTES AND REQUIRED COORDINATION.

Avoid cutting underground utility lines. It's costly.

Call before you Dig.

"811"

or

1-800-227-2600

UNDERGROUND SERVICE ALERT (USA)

RETAIL BANKING CENTER
1216 WEST SOUTHERN AVENUE, MESA, ARIZONA 85202



APMM
architecture
3003 NORTH CENTRAL AVENUE, SUITE 11400, PHOENIX, ARIZONA 85018



DRAWN DATE PROJECT
10.NOV.2023
22161.00

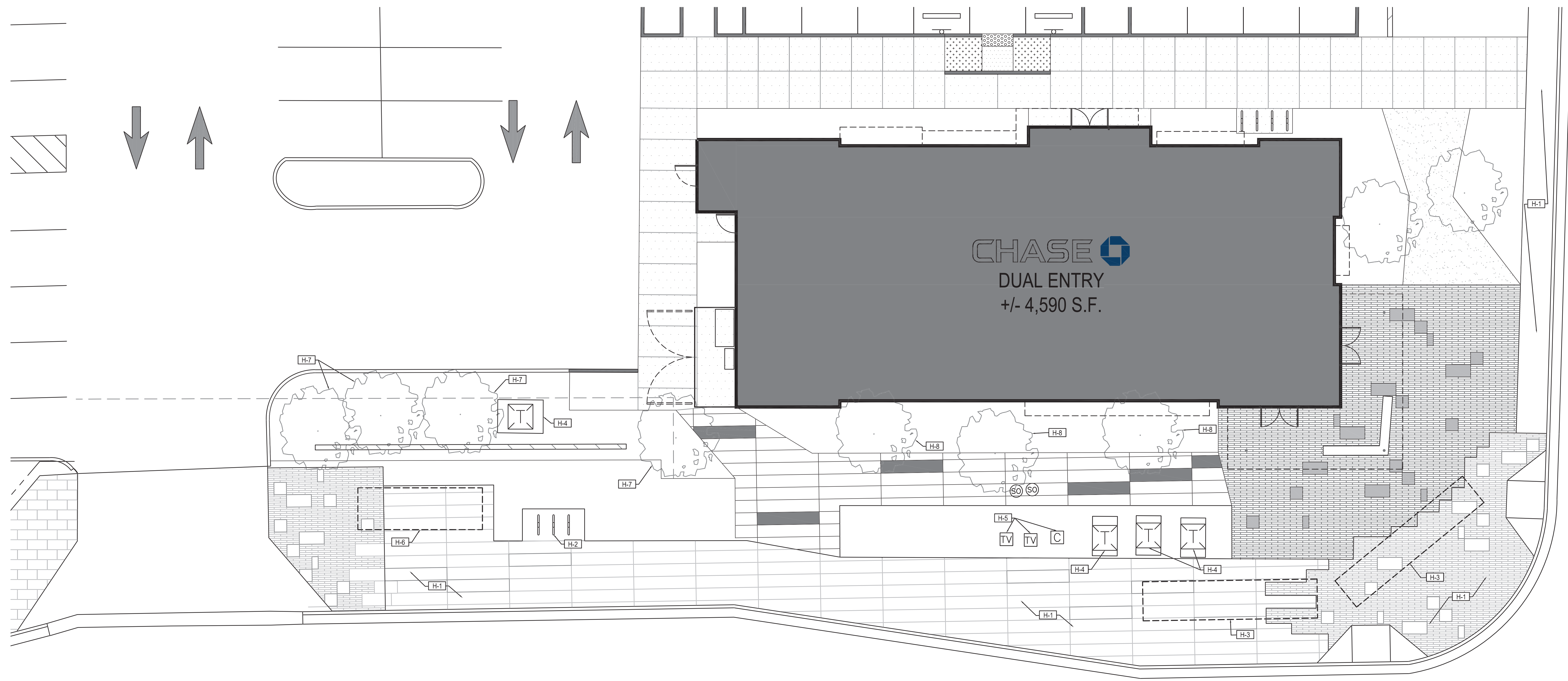
LANDSCAPE PLAN



LANDSCAPE ARCHITECTURE
1130 Baltimore Ave. Ste. A-86
Bandon, Oregon 97411
(415) 545-8463
Licenses: AZ 59728 CA 4637 CO 1410

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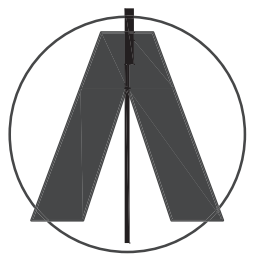
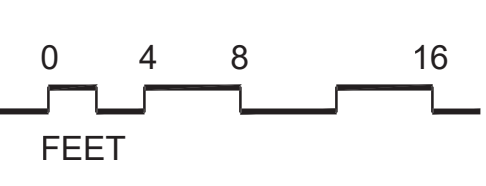
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HARDSCAPE LEGEND	
	PROPOSED LANDSCAPE ROCK MULCH WALKING PATH
	PROPOSED CONCRETE SIDEWALK - MATCH OVERALL DEVELOPMENT IN COLOR, FINISH AND JOINT PATTERN.
	PROPOSED CONCRETE RAMP
	PROPOSED DETECTABLE WARNING - MINIMUM 2'-0" DEEP BY WIDTH OF WALKWAY
	PROPOSED SAW-CUT CONCRETE TO MATCH EXISTING IN CITY RIGHT-OF-WAY
	PROPOSED HARDSCAPE PAVERS TO MATCH EXISTING IN CITY RIGHT-OF-WAY

- PROPOSED KEYNOTES** H-#
- EXISTING SIDEWALK IN R.O.W. TO REMAIN UNLESS NOTED OTHERWISE.
 - EXISTING BIKE RACKS.
 - EXISTING "FIESTA DISTRICT" SIGNAGE TO REMAIN.
 - EXISTING ELECTRICAL BOXES IN EASEMENT TO REMAIN.
 - EXISTING COMMUNICATION BOXES IN EASEMENT TO REMAIN.
 - EXISTING BUS STOP IN R.O.W. TO REMAIN.
 - EXISTING TREE TO REMAIN. REFER TO LANDSCAPE PLAN.
 - REMOVE EXISTING TREE. REFER TO LANDSCAPE PLAN.
 - PROPOSED CONCRETE BENCH. SEE PHOTO THIS SHEET.

PROPOSED HARDSCAPE PLAN
SCALE: 1/8" = 1'-0"



RETAIL BANKING CENTER
1216 WEST SOUTHERN AVENUE, MESA, ARIZONA 85202



28-JUNE-2023 PLANNING REVIEW COMMENTS

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480.998.0709
apim.com

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PROJECT: 22161.00

HARDSCAPE PLAN

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