

LA JOLLA VILLAS

1500 E. DANA AVE.
MESA, ARIZONA, 85204

PROJECT INFORMATION

ADDRESS: 1500 E Dana Avenue Mesa, AZ 85204
A.P.N.: 138-11-036 & 138-11-038
GROSS AREA 46,332 SQ. FT.
NET AREA 29,533 SQ. FT.



VICINITY MAP
CITY OF MESA
N.T.S.

SHEET INDEX

SHEET NUMBER
L1.00
L1.50
SHEET TITLE
LANDSCAPE PLAN
LANDSCAPE DETAILS

PROJECT TEAM

OWNER / DEVELOPER
ANDREW OTERO
2154 MANCHESTER AVE
CARDIFF BY THE SEA, CA 92002
PHONE: 619-843-5587
EMAIL: ANDREW@ADCOMPANIES.COM

ARCHITECT
MARLENE IMIRZIAN &
ASSOCIATES ARCHITECTS
8906 N CENTRAL AVE
PHOENIX, AZ 85020
602-943-5279
MIMIRZIAN@IMIRZIAN-ARCHITECTS.COM

CIVIL ENGINEER
EAST VALLEY
ENGINEERING RESOURCE, LLC
3125 S. BIRCH STREET
GILBERT, ARIZONA 85295
JEFF WIMMER
PHONE: 602-694-2880
JEFF@EVER-CIVIL.COM

LANDSCAPE ARCHITECT
WERK | urban design
51 W 3RD STREET, SUITE 450
TEMPE, AZ 85281
JESSE WESTAD
PHONE: 602-429-9922
JESSE@WERKURBANDESIGN.COM

CITY OF MESA GENERAL LANDSCAPE NOTES

- LANDSCAPE CONTRACTOR SHALL CONFIRM LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION AND SHALL BE RESPONSIBLE FOR THE FOLLOWING:
 - DAMAGES TO SUCH UTILITIES CAUSED AS A RESULT OF THE CONTRACTOR'S ACTIVITIES.
 - DAMAGES TO EXISTING WALKS, WALLS, DRIVES, CURBS, ETC.
 - 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 756 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 DEPOSED 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 ASSOCIATION OF NURSERYMEN. ALL TREES SHALL CONFORM TO THE CURRENT ARIZONA NURSERY ASSOCIATION TREE SPECIFICATIONS AND MAG SPEC 756.7. 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.
- SOL 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, FRABLE 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 PUDDING.
- 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 4" 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. DECOMPOSED GRANITE SHALL BE 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.

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CALIPER	HEIGHT	WIDTH
	6	Caesalpinia catalpa x smoothie Thornless Catalpa	15 gal	0.5"-1.0"	4.0'-5.0'	2.0'-3.0'
	3	Prosopis sp, Leslie Roy Leslie Roy Mesquite	15 gal	0.5"-0.75"	4.0'-5.0'	2.0'-3.0'
	24	Prosopis sp, Leslie Roy Leslie Roy Mesquite	24" Box	1.25"-1.5"	5.0'-7.0'	6.0'-7.0'
	4	Quercus virginiana Live Oak	24" Box	1.0"-1.5"	7.0'-9.0'	3.0'-4.0'

ACCENTS & GRASSES

ACCENTS & GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE
	33	Aloe barbadensis Aloe Vera	1 gal
	7	Hesperaloe funifera ssp. Chiangii Wide Leaf Giant Hesperaloe	5 gal
	80	Hesperaloe parviflora Perpa Brakelights Hesperaloe	1 gal
	28	Muhlenbergia dubia Pine Muhly	5 gal
	25	Opuntia cactusana 'Ellisiana' Spineless Prickly Pear	5 gal
	16	Pedilanthus bracteatus 'Tropicillo' Tall Slipper Plant	5 gal

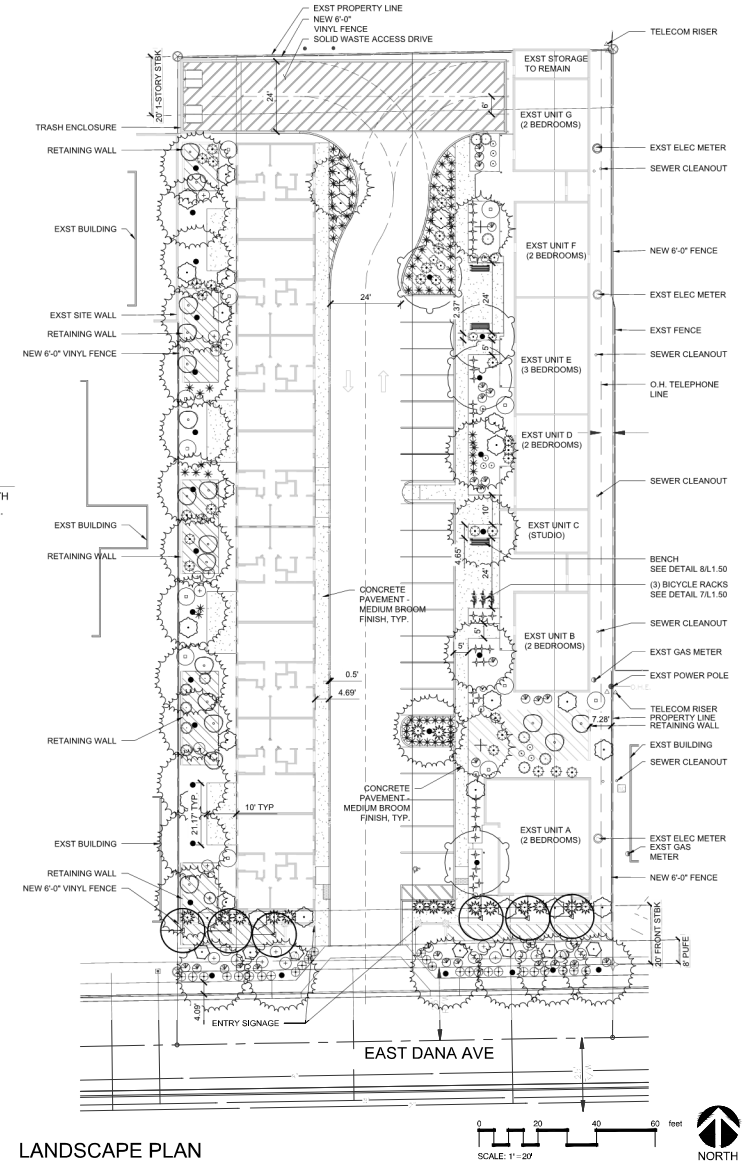
GROUND COVER & SHRUBS

GROUND COVER & SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
	26	Calliandra californica Sierra Star Sierra Star Baja Fairy Duster	5 gal
	7	Calliandra eriophylla Fairy Duster	5 gal
	30	Justicia spicigera Mexican Honey suckle	5 gal
	26	Lantana x Carnival Carnival Lantana	1 gal
	18	Larrea tridentata Creosote	5 gal
	14	Sphaeralcea ambigua Papago Pink Papago Pink Globe mallow	5 gal
	12	Tecoma stans v. Lydia Yellow Bells Lydia	5 gal
	11	Tecoma x 'Sparklette' Sparklette Tecoma	5 gal

INERT GROUND COVER

ALL LANDSCAPE AREAS TO BE COVERED WITH
2" MIN. 3/4" SCREENED DECOMPOSED GRANITE.
COLOR: MAHOAGANY.

LANDSCAPE PLAN



Marlene Imirzian & Associates, LLC

8906 North Central Ave
Phoenix, AZ 85020
602 943 5279 v
602 943 5673 f



LA JOLLA VILLAS

1500 E. Dana Ave.
Mesa, Arizona, 85204

REV. DATE DESCRIPTION
05/16/22 PRIME SUBMITTAL

DRAWING NO. 11.00 JOB NO. 22025

LANDSCAPE PLAN