

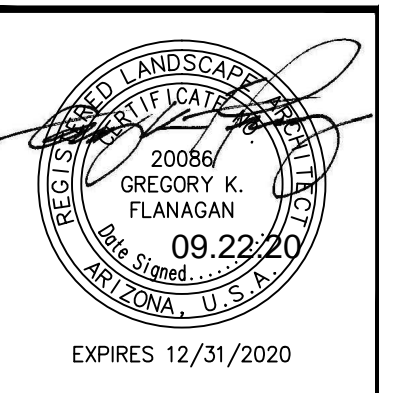


POPEYE'S LOUISIANA KITCHEN

1343 S. GILBERT RD.
MESA, ARIZONA 85212

G.K. FLANAGAN ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
PLANNING

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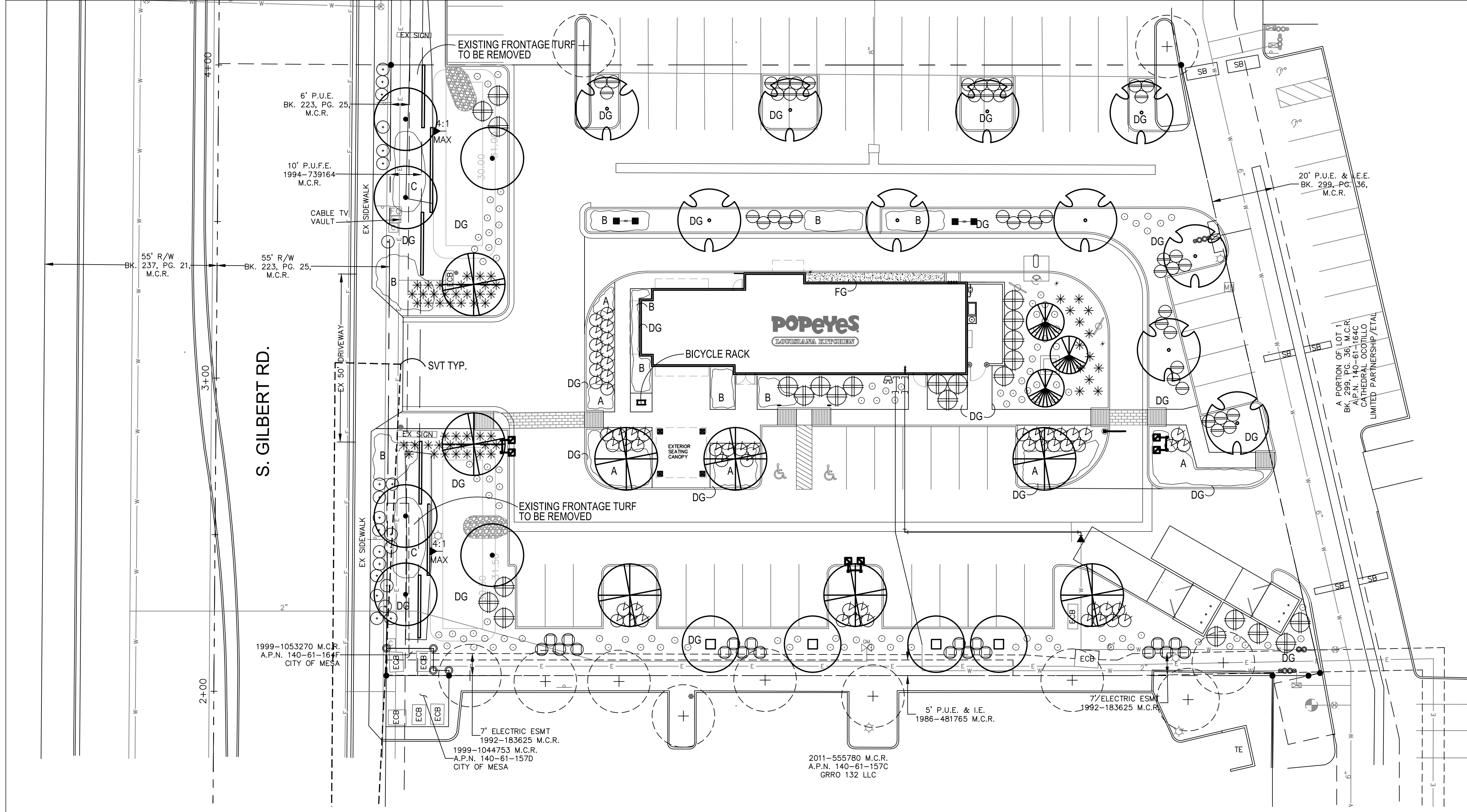
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date:	09.22.2020
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sheet no.	L-1

MASTER PLANT LIST

TREES	SIZE/COMMENTS/QUANTITY
EXISTING TREE TO REMAIN	NA
AZT HYBRID PODLESS MESQUITE PROSOPIS 'AZT PODLESS HYBRID'	36" BOX / LOW BREAKER / MATCHED / 8 QTY
LIVE OAK QUERCUS VIRGINIANA	24" BOX / LOW BREAKER / MATCHED / 10 QTY
EVERGREEN ELM ULMUS PARVIFOLIA	24" BOX / LOW BREAKER / MATCHED / 6 QTY
WILLOW ACACIA ACACIA SALICINA	24" BOX / LOW BREAKER / MATCHED / 4 QTY
SIERRA SUN CASCALOTE CAESALPINIA 'SIERRA SUN'	15 GALLON / LOW BREAKER / MATCHED / 3 QTY
SHRUBS	
EXISTING SHRUB (TO REMAIN)	NA
WINTER BLAZE EMU EREMOPHILA CARNOSA	5 GAL, 57 QTY
RIO BRAVO SAGE LEUCOPHYLLUM LANGMANIAE	5 GAL, 46 QTY
RED YUCCA HESPERALOE PARVIFLORA	5 GAL, 57 QTY
CHIHUAHUA SAGE LEUCOPHYLLUM LAEVIGATUM	5 GAL, 20 QTY
RED BIRD OF PARADISE CAESALPINIA PULCHERRIMA	5 GAL, 24 QTY
GROUND COVER	
TURPENTINE ERICAMERIA LARICIFOLIA 'AGUIRRE'	1 GAL, 108 QTY
A NEW GOLD LANTANA LANTANA 'NEW GOLD'	1 GAL @ 3' O.C., 123 QTY
B OUTBACK SUNRISE EMU EREMOPHILA GLABRA	1 GAL @ 3' O.C., 122 QTY
C MEXICAN PETUNIA RUELLIA BRITTONIANA	1 GAL @ 3' O.C., 56 QTY
DG DECOMPOSED GRANITE SIZE AND COLOR TO MATCH EXISTING	2" DEPTH TYP.
FG FRACTURED GRANITE 1"3" GRANITE EXPRESS 'NATURAL'	4" DEPTH TYP.

GENERAL NOTES

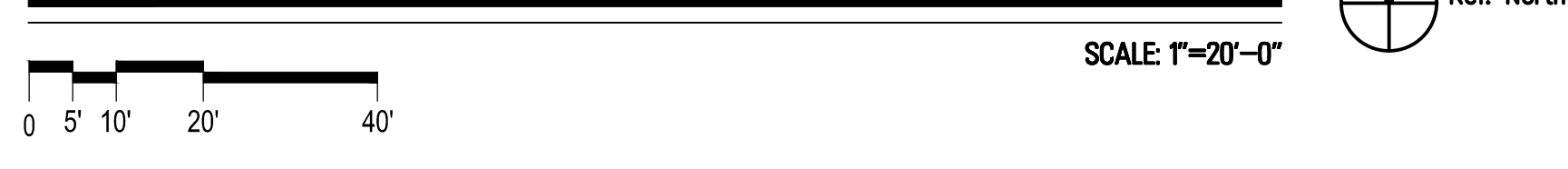
- ALL PLANTING AREAS TO HAVE TOP DRESSING OF DECOMPOSED GRANITE, SIZE & COLOR TO MATCH EXISTING, 2" DEPTH, TYP. APPLIED OVER PRE-EMERGENT PER MFG. SPECS, 2 APPLICATIONS, MIN.
- VERIFY ALL CONDITIONS IN FIELD PRIOR TO BIDDING/ INSTALLATION. DISCREPANCIES SHALL BE BROUGHT TO THE LANDSCAPE ARCHITECT'S ATTENTION, IN WRITING.
- NO PLANT SUBSTITUTION ALLOWED UNLESS APPROVED BY LANDSCAPE ARCHITECT.
- LANDSCAPE ARCHITECT TO APPROVE ALL TREES AND SHRUBS PRIOR TO DELIVERY TO SITE.
- LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE RESERVE THE RIGHT TO REFUSE ANY PLANT HE/SHE DEEMS UNACCEPTABLE.
- FOR CLARIFICATION OF DISCREPANCIES BETWEEN THE DRAWINGS AND THE SITE, THEY SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO TAKE PRECAUTIONS TO PROTECT ANY EXISTING IMPROVEMENTS.
- PLANT LIST/QTY'S PROVIDED FOR CONTRACTOR'S CONVENIENCE ONLY. PLANS TAKE PRECEDENCE.
- FINISHED GRADE BELOW ALL PLANTERS SHALL BE 1" BELOW ADJACENT HEADER, PAVING, CURBING, ETC.
- GROUND COVER AND/OR DG SHALL EXTEND UNDER SHRUBS UNLESS NOTED.
- ALL EARTHWORK IS TO BE DONE SO THAT ALL WATER DRAINS AWAY FROM ALL STRUCTURES.
- ALL UNDERGROUND CONDUITS/PIPES/UTILITIES ARE TO BE LOCATED PRIOR TO DIGGING.
- CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED SLEEVING WHETHER IT IS SHOWN ON THE PLANS OR NOT.
- ADJUST NEW LANDSCAPE TO ACCOMMODATE EXISTING LANDSCAPE TO REMAIN.
- LANDSCAPE CONTRACTOR RESPONSIBLE TO MAINTAIN EXISTING PLANT MATERIAL TO REMAIN IN GOOD, HEALTHY CONDITION DURING CONSTRUCTION.
- ANY EXISTING PLANT MATERIAL NOT SHOWN TO REMAIN IS TO BE REMOVED BY CONTRACTOR.



CITY NOTES:

- ALL EXISTING VEGETATION, WEEDS, DEBRIS, ETC..., ARE TO BE REMOVED FROM THE PROJECT AREA AND DISPOSED OF PROPERLY OFFSITE AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL THEN SCARIFY EXISTING SUBGRADE, TO A MINIMUM 8-INCH DEPTH.
- SOIL TEST FOR FERTILITY AND ADDITIVE RECOMMENDATIONS (FOR TURF AND ORNAMENTALS) SHALL BE MADE SEVEN (7) DAYS PRIOR TO ANTICIPATED PLANTING TO DETERMINE IF ADDITIVES ARE REQUIRED. CONTRACTOR SHALL PROVIDE AND INCORPORATE SUCH ADDITIVES PRIOR TO OR AT THE TIME OF PLANTING.
- CONTRACTOR SHALL STAKE TREE AND SHRUB LOCATIONS FOR 5-GALLON PLANTS AND LARGER. STAKES SHALL BE MARKED WITH PLANT NAME OR PLANT NAME OF PLANT LEGEND ITEM NUMBER FROM PLANS.
- CONTRACTOR SHALL NOTIFY CITY ENGINEERING DIVISION (480-644-2253) 24-HOURS IN ADVANCE FOR APPROVAL OF STAKED PLANT LOCATIONS.
- PLANT PITS MUST BE INSPECTED BY CITY LANDSCAPE INSPECTOR PRIOR TO PLANTING BY CONTRACTOR. CONTRACTOR TO REQUEST INSPECTION 48-HOURS IN ADVANCE.
- WHERE CALICHE IS ENCOUNTERED IN PLANT PITS, DEPTH AND WIDTH OF PIT SHALL BE INCREASED BY (1/3) ONE-THIRD OVER SPECIFICATION, AND A LIQUID PENETRATE, "AL-KALICHE" OR APPROVED EQUAL, SHALL BE INCORPORATED FOR EACH PIT PER MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR SHALL ALSO COMPLY WITH SOIL TEST RECOMMENDATIONS.
- ALL TOP SOIL MIXTURE FOR PLANTS SHALL BE FREE OF GRASS AND NOXIOUS WEEDS. SEE SECTION 795 OF THE M.A.G. SPECIFICATIONS.
- PLANT SOIL MIXTURE SHALL CONSIST OF 3 1/2-PARTS NATURAL FERTILE, FRIABLE SOIL AND ONE PART HUMUS BY VOLUME, THOROUGHLY MIXED PRIOR TO BACKFILLING IN PITS. BACKFILLING SHALL BE IN 6-INCH LIFTS. EACH LIFT SHALL BE WATER SETTLED, WITHOUT PUDDLING.
- ALL PLANT MATERIAL SHALL CONFORM TO GRADING, TYPE, ETC..., AS SET FORTH IN THE AMERICAN ASSOCIATION OF NURSERYMEN AND BY THE ARIZONA NURSERY ASSOCIATION RECOMMENDED TREE SPECIFICATIONS.
- THE CITY OF MESA RESERVES THE RIGHT TO INSPECT SHRUBS AND CONTAINER TREES FOR CONDITION OF ROOT BALLS. FOR ANY SUCH INSPECTIONS FOR CONDITIONS WHICH MAY DESTROY ROOT BALL, CONTRACTOR SHALL SUPPLY ADDITIONAL PLANT AT NO COST.
- 120 VOLT POWER FOR SPRINKLER SYSTEM CONTROLLER IS TO BE ORDERED FROM APPROPRIATE POWER UTILITY BY CONTRACTOR. CONTRACTOR ACTS AS OWNER AND PAYS RELATED COSTS. IF METER IS INSTALLED, METER IS TO BE IN CONTRACTOR'S NAME UNTIL FINAL APPROVAL AND/OR ACCEPTANCE OF THE PROJECT AND THEN TRANSFERRED TO THE MAINTAINING PARTY.
- THE CONTRACTOR SHALL PROVIDE ALL THE MATERIALS AND LABOR NECESSARY TO INSTALL THE COMPLETE AUTOMATIC SPRINKLER SYSTEM INCLUDING THE WATER SERVICE AND METER. THE CONTRACTOR SHALL ORDER THE WATER METER AND PAY ALL RELATED CHARGES AT THE PUBLIC WORKS SERVICES. THE CITY MAY INSTALL THE WATER SERVICE AND METER AND CHARGE THE CONTRACTOR AT THE CITY'S DISCRETION.
- THE PLANT GUARANTEE AND MAINTENANCE SHALL BE AS PER SECTION 430.8 OF M.A.G. SPECIFICATIONS UNTIL PROJECT APPROVAL AND/OR ACCEPTANCE.
- UNLESS SPECIFIED ON THE PLANS FOR REMOVAL, THE CONTRACTOR SHALL BE RESPONSIBLE FOR:
 - DAMAGES TO EXISTING WALKS, WALLS, DRIVES, CURBS, ETC....
 - DAMAGES TO UTILITIES CAUSED AS A RESULT OF HIS WORK.
 - INSPECTING THE SITE IN ORDER TO BE FULLY AWARE OF EXISTING CONDITIONS PRIOR TO SUBMITTING BID.
- THE CONTRACTOR SHALL MAINTAIN UNCOVERED, ALL EXISTING UTILITY COVERS, BOXES, LIDS, AND MANHOLES.
- ALL EQUIPMENT AND MATERIALS NOT SHOWN OR SPECIFIED IN THE PLANS OR IN THE SPECIFICATION WHICH ARE REQUIRED TO COMPLETE THE INSTALLATION, SHALL BE SUPPLIED BY THE CONTRACTOR AS PART OF HIS CONTRACT WORK.

PLANTING PLAN



PLANT CALCULATIONS:

	15 GAL	24" BOX	36" BOX
TREE SIZE RATIO	3 QTY	20 QTY	8 QTY
TOTAL TREES: 31	10%	70%	20%
	TREES REQ / PROVIDED	SHRUBS REQ / PROVIDED	
STREET FRONTAGE REQUIREMENTS 1 TREE / 6 SHRUB PER 25 L.F.	6 TREES / 6 TREES	36 SHRUBS / 55 SHRUBS	
PARKING LOT REQUIREMENTS 1 TREE / 3 SHRUB PER ISLAND	13 TREES / 14 TREES	30 SHRUBS / 90 SHRUBS	
FOUNDATION PLANTING REQUIREMENTS 1 TREE PER 50 L.F.	4 TREES / 6 TREES	39 SHRUBS PROVIDED	

-ALL TREES TO BE 15 GALLON SIZE OR LARGER
-10% OF PARKING LOT TREES ARE 36" BOX SIZE
-ALL SHRUBS TO BE 5 GALLON SIZE.



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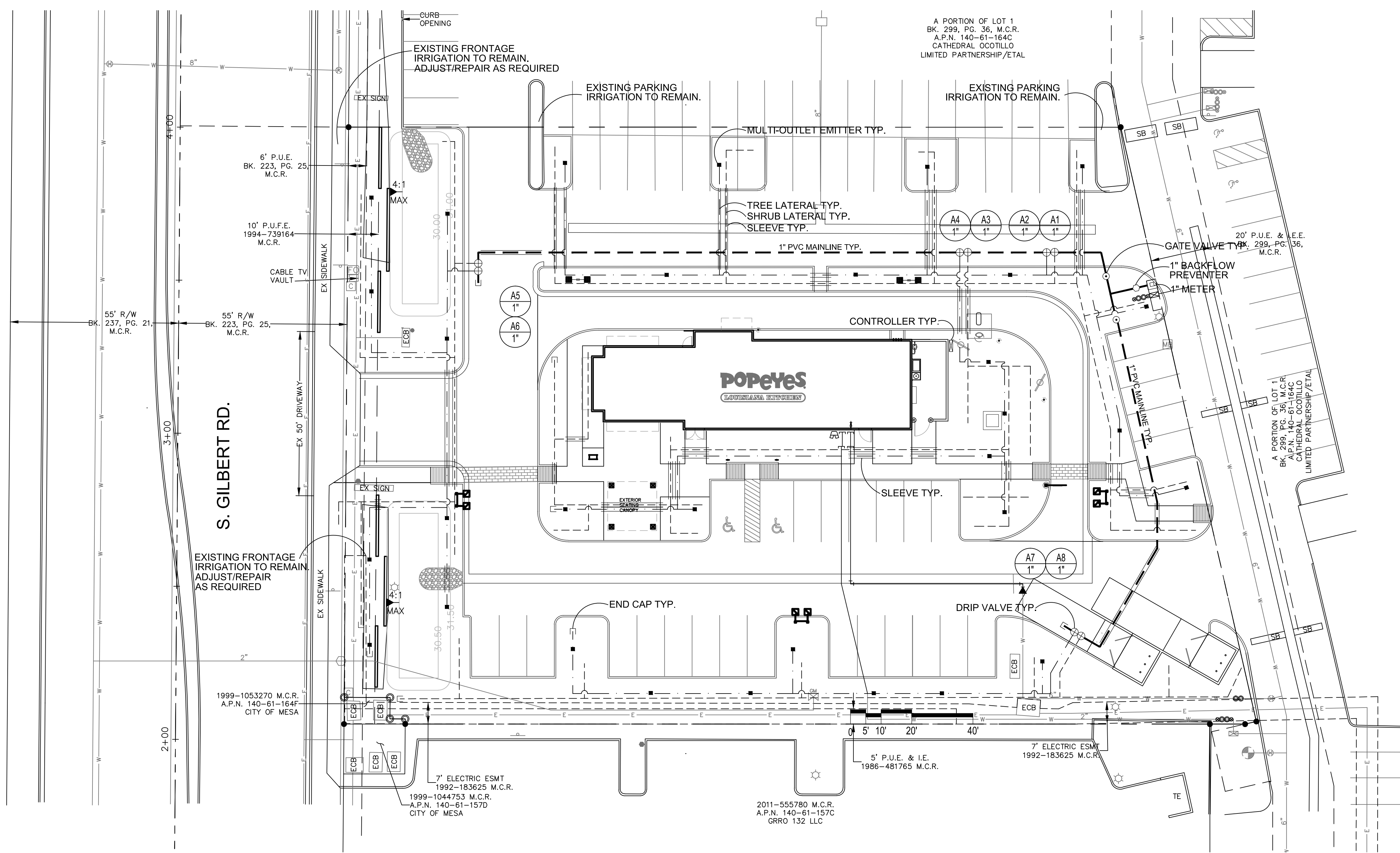
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sheet no. L-2



IRRIGATION LEGEND

- 1" WATER METER
- 1" FEBCO 825YA REDUCED PRESSURE BACKFLOW PREVENTER
- 1" PVC MAINLINE
- RAINBIRD PEB SERIES DRIP VALVE ASSEMBLY
- GATE VALVE
- PVC TREE LATERAL WITH: BOWSMITH ML-210 SERIES MULTI-OUTLET EMITTER, 1 PER TREE AS SHOWN ON PLAN, OPENINGS PER TREE: 15 GAL 3 EA / 24" BOX 3 EA / 36" BOX 3 EA / 48" BOX 5 EA
- PVC SHRUB LATERAL WITH: BOWSMITH SL-210 SERIES SINGLE OUTLET EMITTER, WITH DRIP DISTRIBUTION TUBING (5" MAX), PEPCO OR EQUAL 1 GAL 1 EA / 5 GAL 1 EA
- PVC SLEEVES (SCH 40) (SIZE AS REQUIRED)
- END CAP (FLUSH TYPE)
- HUNTER I-CORE (SIZE AS REQUIRED, EXPANDS TO 42 STATIONS)
- CONTROLLER + STATION VALVE SIZE

IRRIGATION GENERAL NOTES

1. PLAN IS DIAGRAMMATIC. VERIFY EXISTING CONDITIONS IN FIELD. REPORT TO LANDSCAPE ARCHITECT IF CONFLICT ARISES. ALL IRRIGATION MATERIAL TO BE PLACED IN PLANTING AREAS. BLUE STAKE PRIOR TO DIGGING.
2. IRRIGATION & ELECTRICAL SLEEVES TO BE SCH 40 PVC OR BETTER. SIZE AND PROVIDE AS REQUIRED.
3. COORDINATE PROGRAMS SO OVERLAP OF STATIONS DOES NOT CAUSE SIGNIFICANT PRESSURE LOSS.
4. SYSTEM HAS BEEN DESIGNED FOR A STATIC PRESSURE OF 60 PSI. CONTRACTOR TO FIELD VERIFY PRIOR TO ANY INSTALLATION OR ORDERING OF MATERIAL AND NOTIFY CONSULTANT OF ANY DIFFERENCES. IF CONTRACTOR FAILS TO NOTIFY CONSULTANT, HE ASSUMES FULL RESPONSIBILITY FOR ANY NECESSARY ALTERATION TO THE SYSTEM.
5. REFER TO SPECIFICATIONS AND DETAILS FOR INSTALLATION PROCEDURES.
6. GENERAL CONTRACTOR RESPONSIBLE FOR 120 VOLT SERVICE AT IRRIGATION CONTROLLER LOCATION. LANDSCAPE CONTRACTOR RESPONSIBLE FOR CONNECTION TO CONTROLLER.
7. LANDSCAPE CONTRACTOR TO COORDINATE WITH GENERAL CONTRACTOR THE SLEEVING INSTALLATION WITH INSTALLATION OF CONCRETE FLATWORK AND ASPHALT PAVING.
8. LANDSCAPE CONTRACTOR RESPONSIBLE TO PROTECT EXISTING IMPROVEMENTS. LANDSCAPE CONTRACTOR RESPONSIBLE TO MINIMIZE PLACEMENT OF IRRIGATION MATERIALS IN RETENTION AREAS.

PIPE SCHEDULE

PIPE SIZE	GAL/MIN
1/2"	0-5
3/4"	6-10
1"	11-15
1 1/4"	16-25
1 1/2"	26-35

CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

IRRIGATION PLAN

SCALE: 1"=20'-0"
Ref. North

