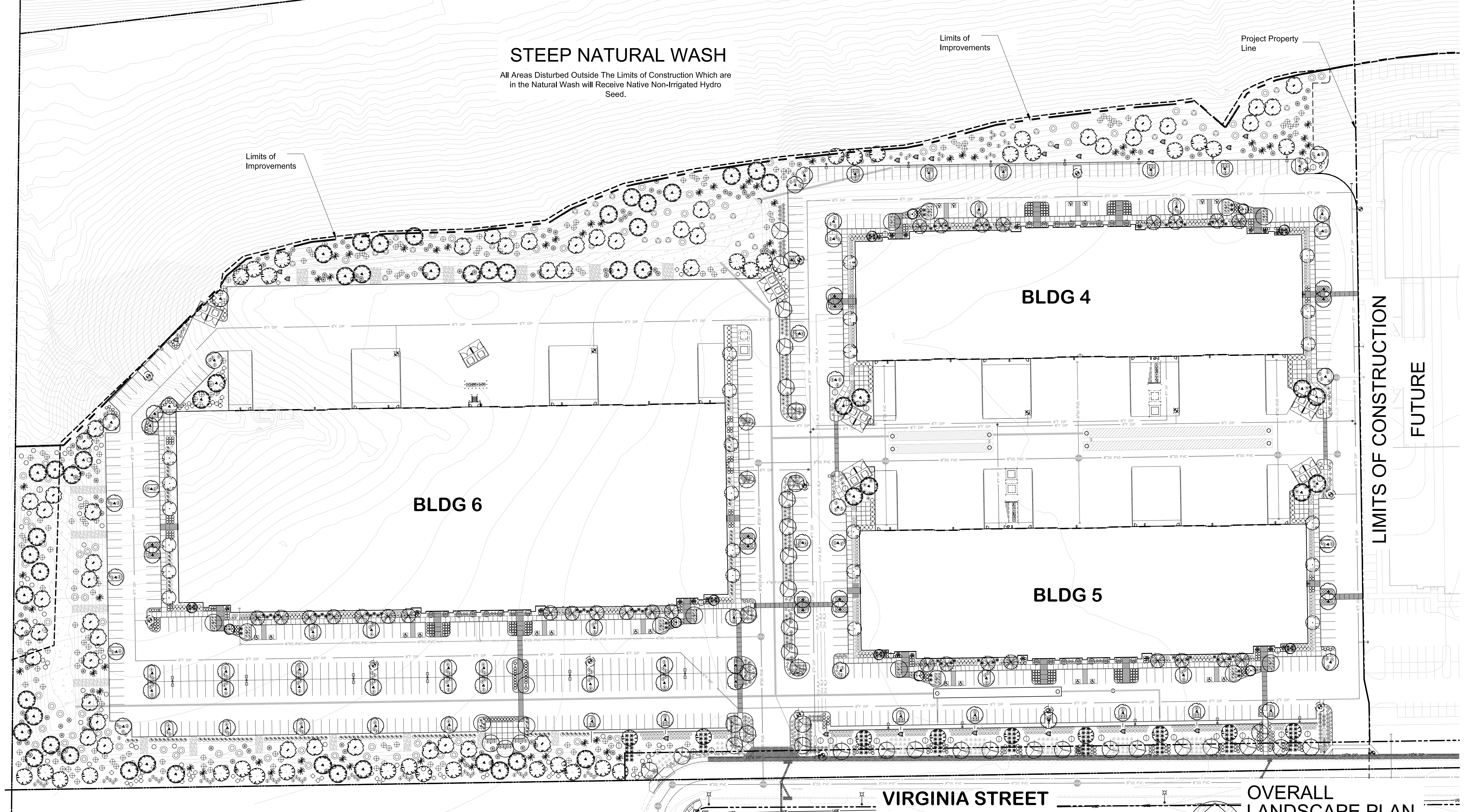


THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS THE PROPERTY OF BALMER ARCHITECTURAL GROUP INC. THIS DRAWING MAY NOT BE REPRODUCED NOR REPRODUCTION HEREOF USED, WITHOUT THEIR WRITTEN PERMISSION © 2020 BALMER ARCHITECTURAL GROUP INC. 3425 E. CAMELBACK RD., SUITE 775 PHOENIX, ARIZONA 85016 PH: 602-954-6718 FAX: 602-468-9680 E-MAIL: ADMIN@BAG-INC.COM



STEEP NATURAL WASH

All Areas Disturbed Outside The Limits of Construction Which are in the Natural Wash will Receive Native Non-Irrigated Hydro Seed.



GENERAL BUILDING FOUNDATION / IRRIGATION NOTES:

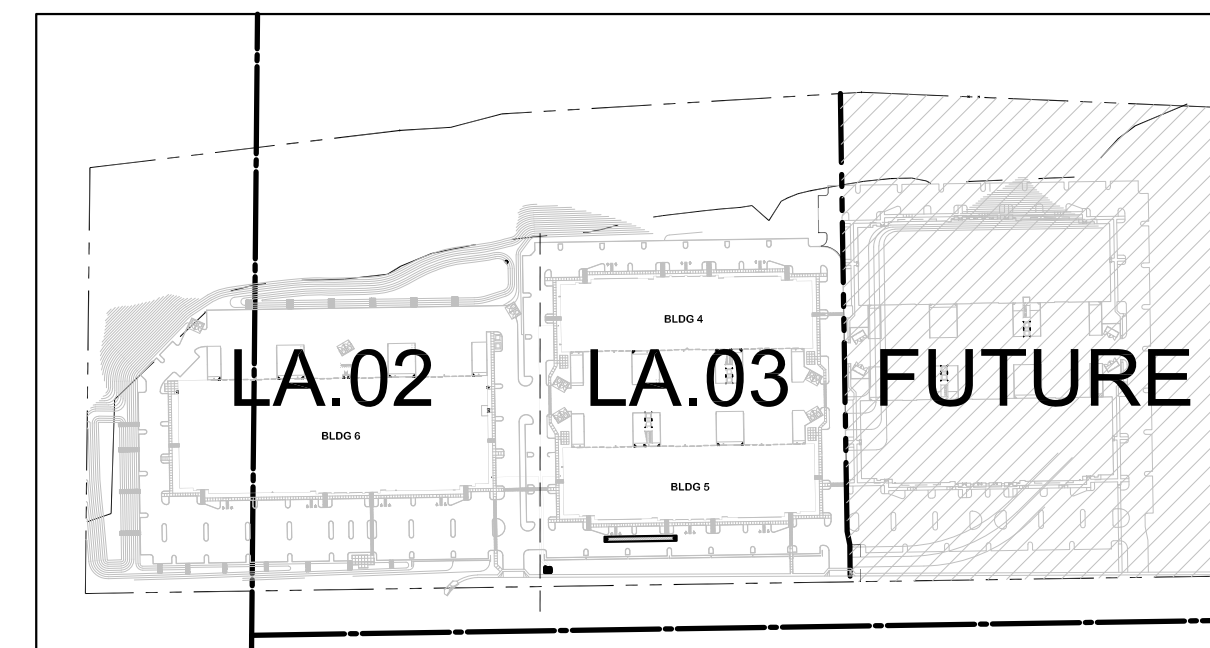
POSITIVE DRAINAGE NEEDS TO BE MAINTAINED FROM THE BUILDINGS EXTERIOR WALLS FOR A MINIMUM OF 10'. NO IRRIGATED LANDSCAPE MATERIALS WITHIN THE FIRST 3' NEXT TO THE BUILDING FOUNDATION. WITHIN 3'-5' OF THE BUILDING FOUNDATION ONLY LANDSCAPE MATERIALS THAT CAN BE IRRIGATED WITH A 1 GPH EMITTER ARE ALLOWED. ANY LANDSCAPE MATERIALS REQUIRING AN EMITTER GREATER THAN 1GPH, INCLUDING TURF SHALL BE A MINIMUM OF 5' FROM THE OUTSIDE FACE OF THE BUILDING FOUNDATION. ALL IRRIGATION LINES, OTHER THAN THOSE SUPPLYING INDIVIDUAL EMITTERS SHALL NOT BE PLACED WITHIN 5' OF THE BUILDING FOUNDATION.

EXISTING SITE CONDITION NOTES:

EXISTING STREETScape LANDSCAPE AND IRRIGATION WAS FIELD VERIFIED ON 06/29/2021. ALL PLANT MATERIAL SHOWN WAS FOUND TO BE HEALTHY. IRRIGATION SYSTEM CURRENTLY WORKING PROPERLY. GENERAL CONTRACTOR TO HOLD A PRE-CON MEETING BETWEEN LANDSCAPE ARCHITECT, LANDSCAPE CONTRACTOR, TO REVIEW THE CURRENT CONDITION OF AREAS TO BE PROTECTED IN PLACE PRIOR TO NEW CONSTRUCTION OR AGREES TO BE HELD TO SITE CONDITIONS RECORDED ON 06/29/2021 BY LASKIN AND ASSOCIATES IF EXISTING LANDSCAPE DECLINES OR IRRIGATION SYSTEM IS DAMAGED DURING NEW CONSTRUCTION.

PROJECT DATA

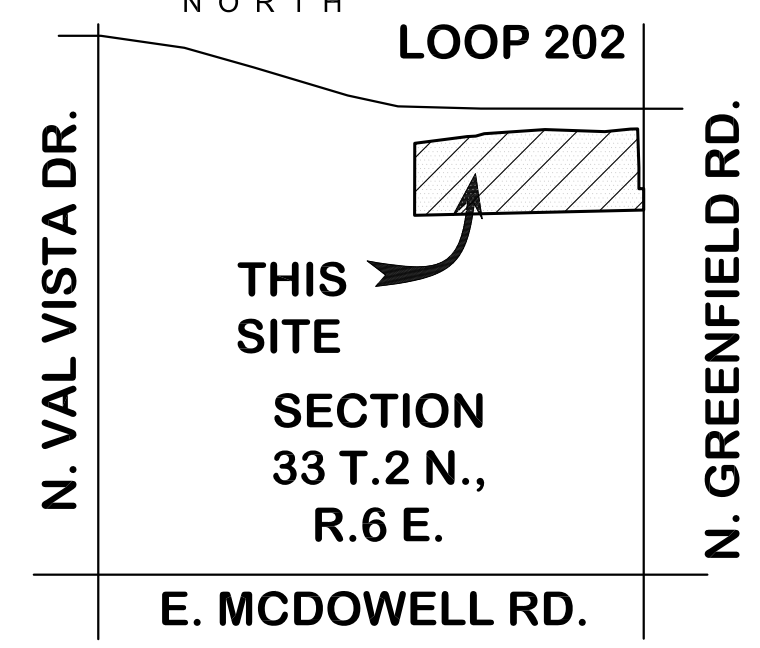
SITE AREA:	
MASTER SITE GROSS:	±54.6 AC
MASTER SITE NET:	±52.6 AC
PHASE 1 SITE GROSS:	±27.2 AC
PHASE 1 SITE NET:	±27.6 AC
EXISTING ZONING:	L-1
PROPOSED ZONING:	L-1
APN:	141-25-290
EXISTING USE:	VACANT LAND
PROPOSED USE:	OFFICE, WAREHOUSE, PRODUCTION & DISTRIBUTION



KEY INDEX PLAN



N.T.S

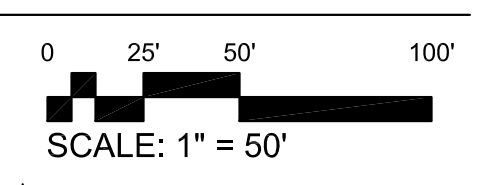


VICINITY MAP



N.T.S

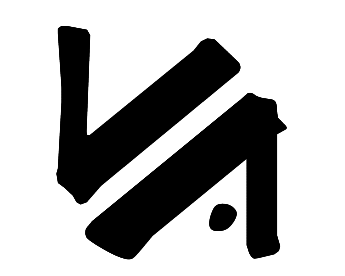
OVERALL LANDSCAPE PLAN



Mesa Grandview
PROJECT ADDRESS, CITY, STATE, ZIP
PRELIMINARY LANDSCAPE PLAN

LANDSCAPE PLAN
39009
18NOV22

LA.01
OF 3



LASKIN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
5013 E Washington Street
Suite 110
Phoenix, Arizona 85034
p (602) 940-7771
email: info@laskindesign.com
www.laskindesign.com





STEEP NATURAL WASH

All Areas Disturbed Outside The Limits of Construction Which are in the Natural Wash will Receive Native Non-Irrigated Hydro Seed.

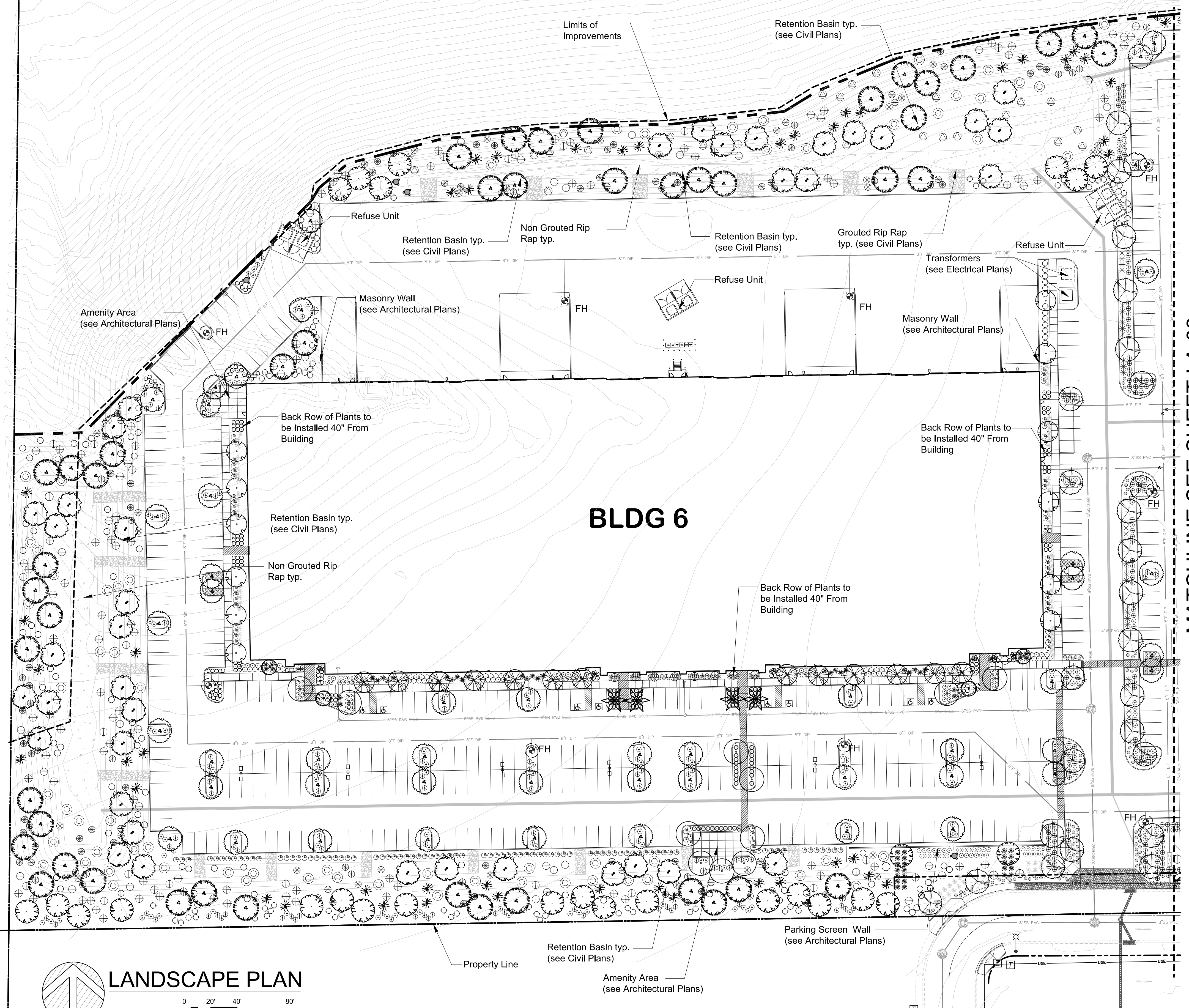
LANDSCAPE LEGEND

ALL TREES TO MEET OR EXCEED A.N.A. SPECIFICATIONS (U.O.N. - UNLESS OTHERWISE NOTED)

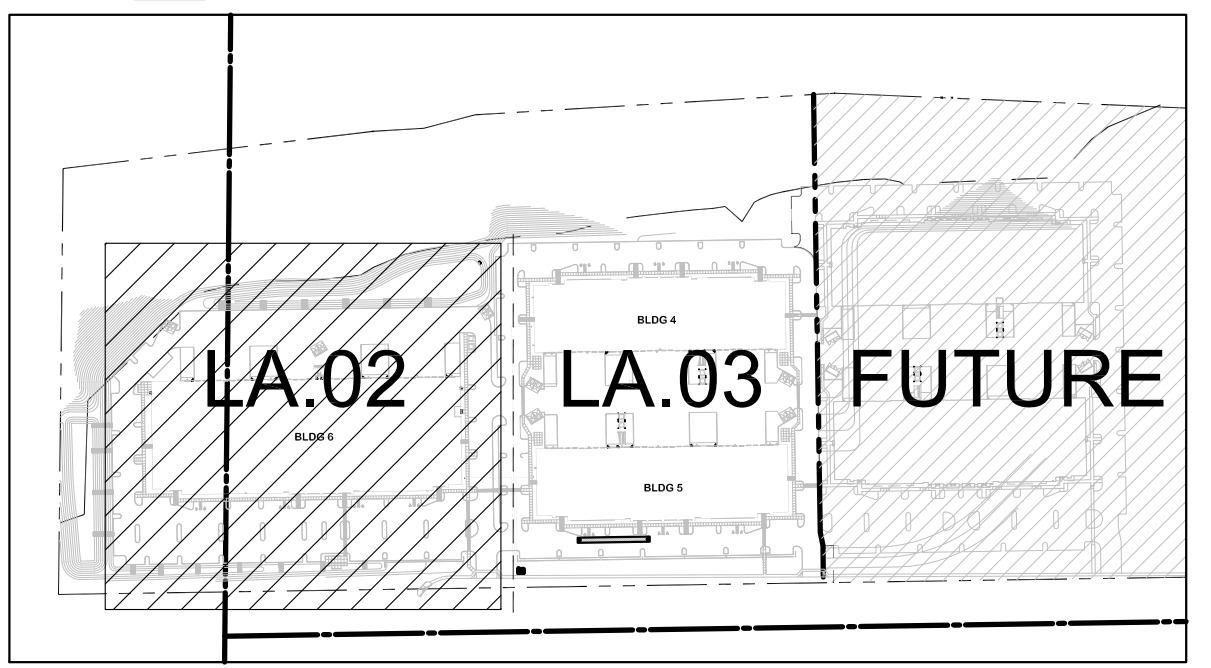
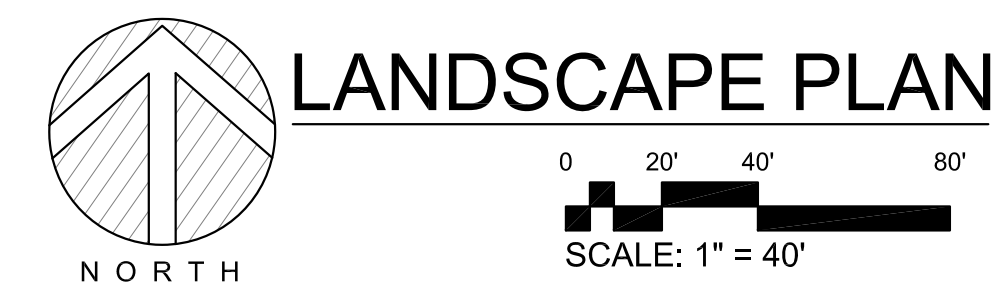
TREES and PALMS	SIZE	QTY
Caesalpinia cacalaco Cascalote	24" Box Multi Trunk	48
Quercus virginiana Live Oak	36" Box Standard	85
Caesalpinia mexicana Mexican Bird of Paradise	36" Box Multi Trunk	12
Prosopis hybrid alba Thornless Mesquite	24" Box Matching, Multi Trunk	54
Parkinsonia hybrid Desert Museum	48" Box Multi Trunk High Breaker	19
Acacia stenophylla Shoestring Acacia (Stake with 10' lodge pole)	36" Box Multi Trunk	24
Quercus virginiana 'Cathedral' Cathedral Oak	48" Box Standard	19
Cereus Peruvian Monstrose	3' tall Bare root	22
Ebenopsis ebano Texas Ebony	24" Box Multi Trunk	43
Parkinsonia hybrid Desert Museum	36" Box Multi Trunk High Breaker	40
Phoenix dactylifera Date Palm	21' T.F. Straight, Diamond Cut Matching	12

SHRUBS / ACCENTS	SIZE	QTY
Dasyliiron wheeleri Desert Spoon	5 Gallon	60
Caesalpinia gillesii Yellow Bird of Paradise	5 Gallon	64
Hesperaloe parviflora Yellow Yucca	5 Gallon	284
Agave murphyi Murphy's Agave	5 Gallon	209
Dasyliiron longissimum Mexican Tree Grass	5 Gallon	141
Ambrosia deltoidea Triangle Bursage	5 Gallon	164
Salvaged Carnegiea gigantea Saguaro	See Salvage Plan	20
Ericameria laricifolia Turpentine Bush	5 Gallon	180
Leucophyllum laevigatum Chihuahuan Sage	5 Gallon	314
Eremophila maculata 'Valentine' Valentine Bush	5 Gallon	135
Hesperaloe parviflora 'Yellow' Yellow Yucca	5 Gallon	216
Larrea tridentata Creosote Bush	5 Gallon	83
Hesperaloe funifera Giant Yucca	5 Gallon	70
Bouteloua gracilis Blonde Ambition PP #22,048	5 Gallon	268
Bougainvillea 'Torch Glow' Torch Glow	5 Gallon	433
Cordia parvifolia Littleleaf Olive	5 Gallon	37
Tecoma stans Orange Jubilee	5 Gallon	138
Fouquieria splendens Ocotillo	4' Tall Min. 5 Cane	60

GROUNDCOVERS	SIZE	QTY
Lantana X New Gold tm New Gold	5 Gallon	434
Lantana X Red Lantana	5 Gallon	411
Decomposed Granite 5/8" Screened RockPro Painted Desert 2" min thickness in all landscape areas		
Grouted Rip-Rap 3" - 6" RockPro Painted Desert 6" min thickness in all landscape areas		
Non - Grouted Rip-Rap 3" - 6" RockPro Painted Desert 6" min thickness in all landscape areas (Bury 1/4" into Grade).		



MATCHLINE SEE SHEET LA.03



KEY INDEX PLAN

Mesa Grandview
PROJECT ADDRESS, CITY, STATE, ZIP
PRELIMINARY LANDSCAPE PLAN

LANDSCAPE PLAN
39009
18NOV22

LA.02
OF 3

N.T.SASKIN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS

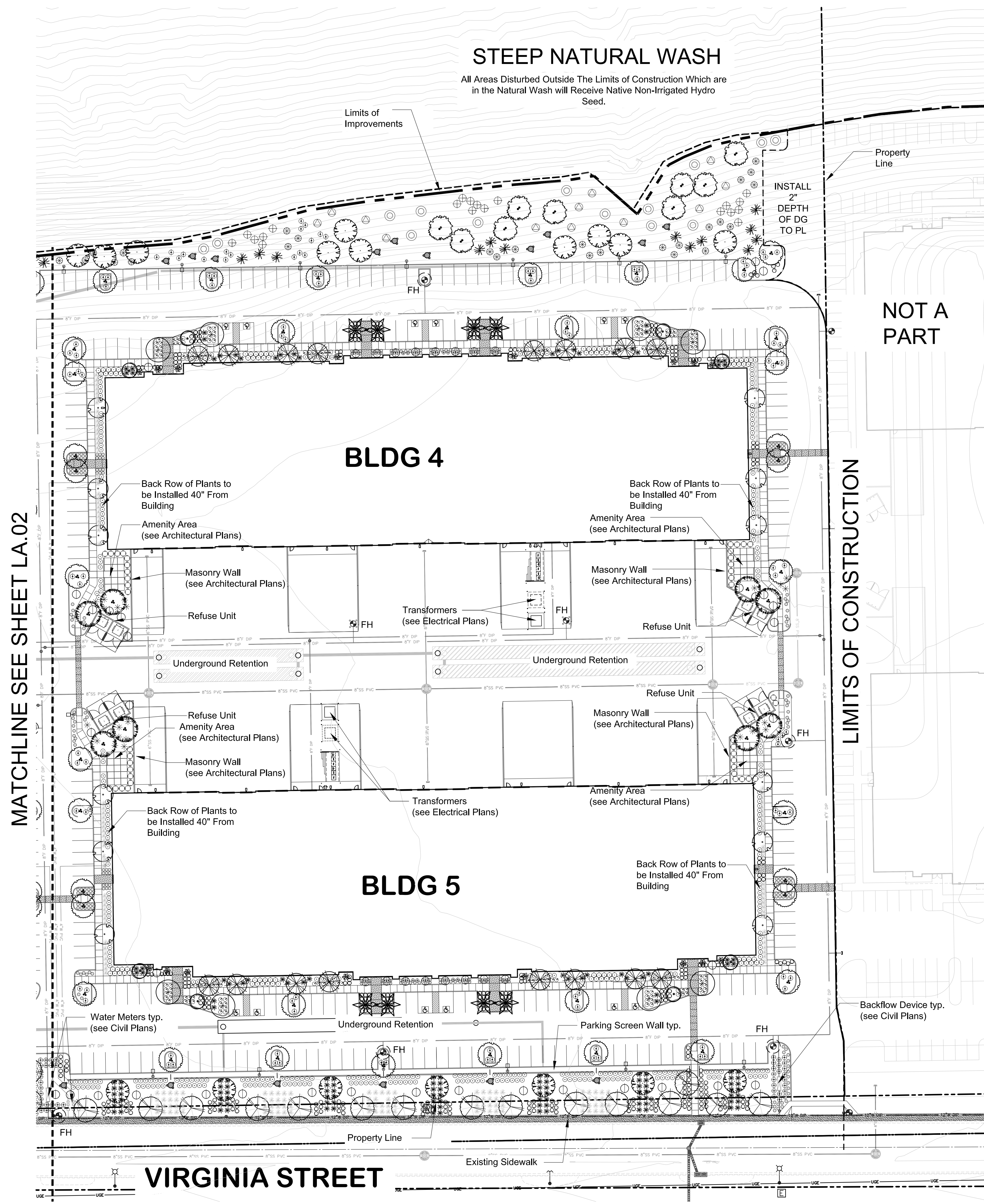
5013 E Washington Street
Suite 110
Phoenix, Arizona 85034
p (602) 940-7771
email: info@laskindesign.com
www.laskindesign.com





STEEP NATURAL WASH

All Areas Disturbed Outside The Limits of Construction Which are in the Natural Wash will Receive Native Non-Irrigated Hydro Seed.



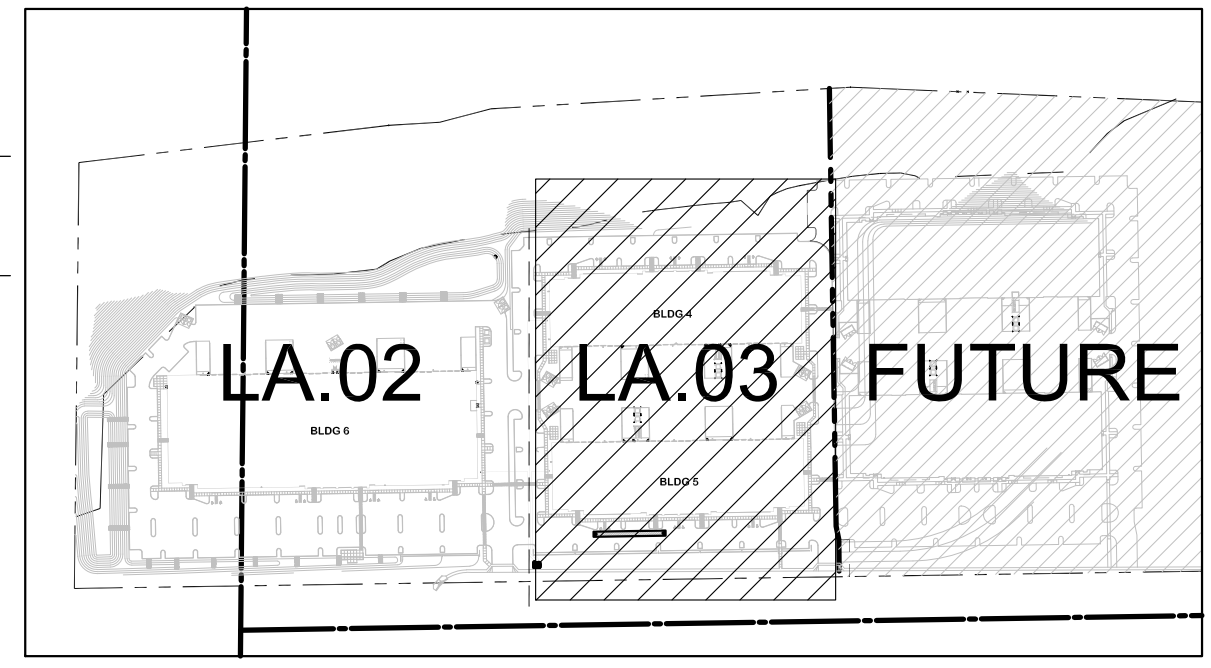
LANDSCAPE LEGEND

ALL TREES TO MEET OR EXCEED A.N.A. SPECIFICATIONS (U.O.N. - UNLESS OTHERWISE NOTED)

TREES and PALMS	SIZE	QTY
Caesalpinia cacalaco Cascabote	24" Box Multi Trunk	48
Quercus virginiana Live Oak	36" Box Standard	85
Caesalpinia mexicana Mexican Bird of Paradise	36" Box Multi Trunk	12
Prosopis hybrid alba Thornless Mesquite	24" Box Matching, Multi Trunk	54
Parkinsonia hybrid Desert Museum	48" Box Multi Trunk High Breaker	19
Acacia stenophyllia Shoestring Acacia (Stake with 10' lodge pole)	36" Box Multi Trunk	24
Quercus virginiana 'Cathedral' Cathedral Oak	48" Box Standard	19
Cereus Peruvian Monstroze	3' tall Bare root	22
Ebenopsis ebano Texas Ebony	24" Box Multi Trunk	43
Parkinsonia hybrid Desert Museum	36" Box Multi Trunk High Breaker	40
Phoenix dactylifera Date Palm	21' T.F. Straight, Diamond Cut Matching	12

SHRUBS / ACCENTS	SIZE	QTY
Dasyliiron wheeleri Desert Spoon	5 Gallon	60
Caesalpinia gilliesii Yellow Bird of Paradise	5 Gallon	64
Hesperaloe parviflora Yellow Yucca	5 Gallon	284
Agave murphyi Murphy's Agave	5 Gallon	209
Dasyliiron longissimum Mexican Tree Grass	5 Gallon	141
Ambrosia deltoidea Triangle Bursagee	5 Gallon	164
Salvaged Carnegiea gigantea Saguaro	See Salvage Plan	20
Ericameria laricifolia Turpentine Bush	5 Gallon	180
Leucophyllum laevigatum Chihuahuan Sage	5 Gallon	314
Eremophila maculata 'Valentine' Valentine Bush	5 Gallon	135
Hesperaloe parviflora 'Yellow' Yellow Yucca	5 Gallon	216
Larrea tridentata Creosote Bush	5 Gallon	83
Hesperaloe funifera Giant Yucca	5 Gallon	70
Bouteloua gracilis Blonde Ambition PP #22,048	5 Gallon	268
Bougainvillea 'Torch Glow' Torch Glow	5 Gallon	433
Cordia parvifolia Littleleaf Olive	5 Gallon	37
Tecoma stans Orange Jubilee	5 Gallon	138
Fouquieria splendens Ocotillo	4' Tall Min. 5 Cane	60

GROUNDCOVERS	SIZE	QTY
Lantana X New Gold tm New Gold	5 Gallon	434
Lantana X Red Lantana	5 Gallon	411
Decomposed Granite 5/8" Screened RockPro Painted Desert 2" min thickness in all landscape areas		
Grouted Rip-Rap 3" - 6" RockPro Painted Desert 6" min thickness in all landscape areas		
Non - Grouted Rip-Rap 3" - 6" RockPro Painted Desert 6" min thickness in all landscape areas (Bury 1/4" into Grade).		



KEY INDEX PLAN N.T.S.

LOCATION	TREES		SHRUBS	
	REQUIRED	FURNISHED	REQUIRED	FURNISHED
NORTH 1,528'-0" LF				
3 TREE / PER 100' L.F.T.	45	81		
6 SHRUBS / PER 100' L.F.T.			82	355
EAST 0'-0" LF				
ADJACENT FUTURE LOTS				
1 TREE / PER 25 L.F.T.	N/A	N/A		
4 SHRUBS / PER 25 L.F.T.			N/A	N/A
SOUTH 1,500'-0" LF				
VIRGINIA ROAD				
1 TREE / PER 25 L.F.T.	60	70		
6 SHRUBS / PER 25 L.F.T.			360	675
WEST 383'-0" LF				
3 TREE / PER 100' L.F.T.	12	24		
4 SHRUBS / PER 25' L.F.T.			62	262
PARKING LOT				
1 TREE / PER 15' ISLAND	100	110		
3 SHRUBS / PER 15' ISLAND			300	425
FOUNDATION PLANTING				
1 TREE / PER 50 L.F.T.	58	60	N/A	N/A
TOTAL REQ'D/FRNSHD	235	356	674	1,717
SIZE REQ'D/FURNISHED				
TREES 36" BOX MIN 25%	60	161		
24" BOX MIN 50%	118	145		
48" BOX	0	38		
5 GAL	0	0		
Date Palms	0	12		
TOTAL TREES	235	356		
SHRUBS 15 GAL or Larger			24	
5 GAL			3,013	
1 GAL			845	
POT/FLAT			0	
Existing				
TOTAL SHRUBS			3,882	

SIGHT DISTANCE DESIGN NOTE:

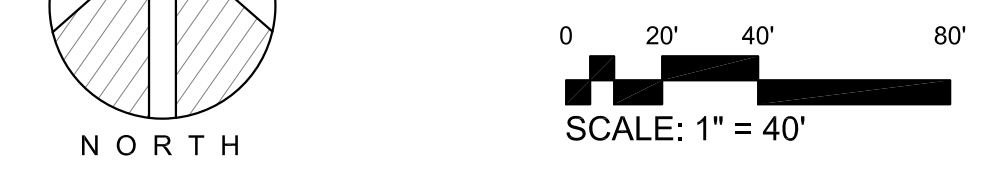
SIGHT VISIBILITY TRIANGLES HAVE BEEN DEIGNED FOR A 40 MPH + 5 TOTALING 45 MPH.

OPEN SPACE CALCULATIONS

TOTAL LANDSCAPE AREA +/- 25.4% = 221,518 S.F. = (5.08 ACRES)
 MASTER SITE NET: 52.6 AC
 UNDISTRUBED SITE NET: 32.6 AC
 DISTRUBED SITE AREA: 20.0 AC - 871,200 SF

LANDSCAPE COVERAGE:
 - EVERGREE TREES 25,800 SF
 - SHADE TREES 3,650 SF
 - ORNAMENTAL TREES 700 SF
 - LARGE SHRUBS 40,000 SF
 - MEDIUM SHRUBS 42,075 SF
 - SMALL SHRUBS 2,250 SF
 - GROUNDCOVER 7,110 SF
 121,585 SF LS AREA / 83,445 SF OPEN SPACE COVERAGE = 68.6%

LANDSCAPE PLAN



MATCHLINE SEE SHEET LA.02

LIMITS OF CONSTRUCTION

NOT A PART

Mesa Grandview
 PROJECT ADDRESS, CITY, STATE, ZIP
 PRELIMINARY LANDSCAPE PLAN

LANDSCAPE PLAN

39009
 18NOV22

LA.03
 OF 3



LASKIN & ASSOCIATES, INC.
 LANDSCAPE ARCHITECTS
 5013 E Washington Street
 Suite 110
 Phoenix, Arizona 85034
 P (602) 940-7771
 email: info@laskindesign.com
 www.laskindesign.com

