LANDSCAPE ARCHITECT

PROCEDURES MANUAL, LANDSCAPE & IRRIGATION STANDARDS

LANDSCAPE REMOVAL IS A NON-PAY ITEM UNLESS OTHERWISE NOTED.

WITH PLANT NAME OR PLANT LEGEND ITEM NUMBER FROM PLANS.

CITY OF MESA). CONTRACTOR SHALL ORDER METER FROM DEVELOPMENT SERVICES.

AND OTHER IRRIGATION COMPONENTS ENCLOSED WITHIN A VALVE BOX.

FOR STREET LANDSCAPE PROJECTS: CONTRACTOR SHALL INSTALL DECOMPOSED GRANITE AS FOLLOWS:

A. DECOMPOSED GRANITE GROUND COVER SHALL BE 1/2" SIZE SCREENED AND WASHED

BOARD, PLANNING & ZONING BOARD, AND CITY COUNCIL, OR FROM BUILDING AND ENGINEERING STANDARDS.'

B. PLACE AND ROLL TO TWO (2) INCH TOTAL DEPTH OVER 85% COMPACTED SUBGRADE.

25. PRE-EMERGENT HERBICIDE SURFLAN, DACTHAL, OR APPROVED EQUAL SHALL

26. BE APPLIED BEFORE AND AFTER GRANITE PLACEMENT.

CONSTRUCTION. THE SPRINKLER SYSTEM LOCATIONS NOTED ON PLANS ARE FOR REFERENCE ONLY

ESTABLISHMENT IS SPECIFIED. ROCK REMOVAL AS NECESSARY IS INCLUDED IN THIS PROJECT (NPI).

FINAL GRADE AS NECESSARY. NPI UNLESS OTHERWISE NOTED.

AREA SUFFICIENTLY TO BEGIN CONSTRUCTION.

MANUFACTURER'S RECOMMENDATIONS.

22. PROJECT RECORD DRAWINGS FOR IRRIGATION SYSTEM:

UNTIL AS-BUILT INFORMATION IS RECORDED.

CONTACT: ADA CASTELLON EMAIL: CASTELLON@ASBURYAUTO.COM

KIMLEY-HORN AND ASSOCIATES, INC 7740 N. 16TH STREET, SUITE 300 CONTACT: BRYCE QUIGLEY, PE

NO ADDITIONAL COST TO THE CITY.

IN ADVANCE

OF PLANTING.

SETTLED WITHOUT PUDDLING.

ENGINEERING INSPECTOR.

APPROVAL.

ACKNOWLEDGEMENT

KIMLEY-HORN AND ASSOCIATES, INC

7740 N. 16TH STREET, SUITE 300 PHOENIX, AZ 85020 PH: (602) 906-1103 CONTACT: ANDREW VALESTIN, PLA

EMAIL: ANDREW.VALESTIN@KIMLEY-HORN.COM

ARCHITECT

PRAXIS3 100 PEACHTREE STREET NW, SUITE 1450 ATLANTA, GA 30303 PH: (678) 904-7450 CONTACT: KRISTIN FRAILEY. RA EMAIL: KFRAILEY@PRAXIS3.COM

C. INSPECTING THE SITE IN ORDER TO BE FULLY AWARE OF EXISTING CONDITIONS PRIOR TO SUBMITTING A BID

THE SITE AT THE CONTRACTOR'S EXPENSE (SCARIFY EXISTING SUBGRADE, MINIMUM SIX (6) INCHES DEPTH)

SURROUNDING GRADES, EXCESS SOIL, ROCK, ETC. SHALL BE REMOVED TO LEAVE THE SITE CLEAN.

SPECIFICATIONS OCCUR. THE ARIZONA NURSERY ASSOCIATION'S SPECIFICATIONS SHALL PREVAIL

ROUGH AND FINE GRADING TO ESTABLISH UNIFORM SMOOTH GRADE IS INCLUDED IN THIS PROJECT.

INSTALLATION OF ALL LANDSCAPE AND IRRIGATION MATERIALS 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

CONTRACTOR SHALL REPAIR ANY DAMAGE MADE TO THE EXISTING SPRINKLER SYSTEM TO THE SATISFACTION OF THE CITY AT

ALL EXISTING VEGETATION, WEEDS, DEBRIS, ETC. SHALL BE REMOVED FROM PROJECT AREA AND DISPOSED OF PROPERLY OFF

DAMAGE TO TURF SHALL BE REPAIRED BY CONTRACTOR, I.E., RUTS FILLED WITH CLEAN SOIL, COMPACTED TO MATCH

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

CITY RESERVES THE RIGHT TO INSPECT SHRUBS AND CONTAINERED TREES FOR CONDITION OF ROOT BALLS. FOR ANY SUCH

PLANT PITS SHALL BE INSPECTED BY CITY PRIOR TO PLANTING BY THE CONTRACTOR BY REQUESTING AN INSPECTION 48 HOURS

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 DAYS PRIOR TO ANTICIPATED PLANTING. AFTER

APPROVAL BY THE CITY, THE CONTRACTOR SHALL PROVIDE AND INCORPORATE ANY ADDITIVES REQUIRED PRIOR TO OR AT TIME

PLANT PIT SOIL MIXTURE SHALL CONSIST OF FOUR AND ONE HALF PARTS NATURAL FERTILE, FRIABLE SOIL AND ONE PART HUMUS

13. CONTRACTOR SHALL STAKE TREE AND SHRUB LOCATIONS FOR 5-GALLON PLANTS AND LARGER. STAKES SHALL BE MARKED

BY VOLUME, THOROUGHLY MIXED PRIOR TO BACKFILLING IN PITS. BACKFILLING SHALL BE IN 6" LIFTS WITH EACH LIFT WATER

ALL EXISTING (GAS, ELECTRIC, WATER, ETC.) COVERS AND BOXES SHALL REMAIN UNCOVERED. CONTRACTOR TO ADJUST TO

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

CONTRACTOR TO VERIFY DEPTH OF ALL INLET STRUCTURES AND SPRINKLER SYSTEMS PRIOR TO TRENCHING FOR LOW-FLOW

CONTRACTOR SHALL ARRANGE FOR SPRINKLER SYSTEM SHUTDOWN DURING CONSTRUCTION BY CONTACTING THE

NO ROCKS LARGER THAN 1" IN DIAMETER SHALL BE ALLOWED IN THE TOP SIX (6) INCHES OF TOPSOIL WHERE TURF

SPECIFICATION, AND A LIQUID PENETRATOR, "AL-KALICHE" OR EQUAL, SHALL BE INCORPORATED FOR EACH PIT PER

A. MAINTAIN ON SITE AND SEPARATE FROM DOCUMENTS USED FOR CONSTRUCTION, ONE COMPLETE SET OF CONTRACT

B. RECORD PIPE AND WIRING NETWORK ALTERATIONS. RECORD WORK WHICH IS INSTALLED DIFFERENTLY THAN SHOWN ON

FOR PARKS AND 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 MANUFACTURER'S

RECOMMENDATIONS. PRE-EMERGENT HERBICIDE SHALL BE SURFLAN, 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

THE APPLICANT HEREBY REPRESENTS THAT THESE CONSTRUCTION DOCUMENTS COMPLY WITH ALL ZONING APPROVALS, DESIGN

REVIEW BOARD APPROVALS, BUILDING AND ENGINEERING STANDARDS AND ALL APPLICABLE REQUIREMENTS OF THE MESA CITY CODE.

THE APPLICANT ACKNOWLEDGES AND AGREES ANY DEVIATION FROM OR FAILURE TO COMPLY WITH THE REQUIREMENTS OF ANY SUCH

AND/OR ENFORCEMENT ACTIONS AS PROVIDED IN THE MESA ZONING AND BUILDING CODES. APPROVAL OF THE CONSTRUCTION

DOCUMENTS SHALL NOT IMPLY APPROVAL OF ANY DEVIATION FROM THE PLANS APPROVED AND STIPULATED BY DESIGN REVIEW

APPROVAL OR STANDARD WILL RESULT IN THE DENIAL OF CERTIFICATE OF OCCUPANCY AND MAY RESULT IN ADDITIONAL PENALTIES

THE CONSTRUCTION DRAWINGS. RECORD ACCURATE REFERENCE DIMENSIONS, MEASURED FROM AT LEAST TWO

PERMANENT REFERENCE POINTS, OF EACH IRRIGATION SYSTEM VALVE, EACH BACKFLOW PREVENTION DEVICE, EACH CONTROLLER OR CONTROLLER UNIT, EACH SLEEVE END, EACH STUB-OUT FOR FUTURE PIPE OR WIRING CONNECTIONS,

DOCUMENTS AS PROJECT RECORD DOCUMENTS. KEEP DOCUMENTS CURRENT. DO NOT PERMANENTLY COVER WORK

21. WHERE CALICHE IS ENCOUNTERED IN PLANT PITS, DEPTH AND WIDTH OF PIT SHALL BE INCREASED BY ONE-THIRD (1/3) OVER

INSPECTIONS WHICH MAY DESTROY ROOTBALL, CONTRACTOR SHALL SUPPLY ADDITIONAL PLANT AT NO COST TO CITY.

PRELIMINARY LANDSCAPE PLANS FOR LARRY H. MILLER PRO ELITE 461 EAST AUTO CENTER DRIVE MESA, ARIZONA

E SOUTHERN AVE E AUTO CENTER DR E BASELINE RD

VICINITY MAP MARICOPA COUNTY

N.T.S.

ALL WORK SHALL BE CONFINED TO LIMITS OF CONSTRUCTION AS SHOWN ON PLANS.

GENERAL LANDSCAPE NOTES

- SITE GRADING NECESSITATED BY THE WORK AS IT PROGRESSES AND NOT SPECIFICALLY CALLED OUT ON THE PLANS SHALL BE CONSIDERED INCIDENTAL WORK.
- CONTRACTOR SHALL COORDINATE AND BE IN COMPLIANCE WITH ALL STATE AND LOCAL MUNICIPALITIES AS WARRANTED. CONTRACTOR IS TO REVIEW PLANS, VERIFY SITE CONDITIONS AND PLANT QUANTITIES PRIOR TO INSTALLATION. ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND SPECIFICATIONS AND EXISTING SITE CONDITIONS OR ANY INCONSISTENCIES OR AMBIGUITIES IN DRAWINGS OR SPECIFICATIONS SHALL BE IMMEDIATELY REPORTED TO THE LANDSCAPE ARCHITECT, IN WRITING, WHO SHALL PROMPTLY ADDRESS SUCH INCONSISTENCIES OR AMBIGUITIES. WORK DONE BY THE

CONTRACTOR AFTER HIS DISCOVERY OF SUCH DISCREPANCIES, INCONSISTENCIES, OR AMBIGUITIES SHALL BE DONE AT THE

- CONTRACTOR'S RISK. DEVIATION FROM THESE PLANS AND NOTES WITHOUT THE PRIOR CONSENT OF THE OWNER. OR THE LANDSCAPE ARCHITECT MAY BE CAUSE FOR THE WORK TO BE DESIGNATED UNACCEPTABLE
- THE CONTRACTOR ACKNOWLEDGES & AGREES THAT THE WORK IS ENTIRELY AT HIS RISK UNTIL SITE IS ACCEPTED, AND HE WILL BE HELD RESPONSIBLE FOR ITS SAFETY BY THE OWNER.
- THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE DAMAGE OR LOSS OF ANY REFERENCE POINTS AND HUBS DURING THE
- CONSTRUCTION OF HIS WORK, AND SHALL BEAR THE COST OF REPLACING SAME.
- THE CONTRACTOR IS RESPONSIBLE FOR HORIZONTALLY AND VERTICALLY LOCATING AND PROTECTING ALL PUBLIC AND PRIVATE UTILITIES WHICH LIE IN OR ADJACENT TO THE CONSTRUCTION SITE AT LEAST 48 HOURS PRIOR TO ANY DEMOLITION, GRADING,
- THE CONTRACTOR SHALL SALVAGE AND PROTECT ALL EXISTING POWER POLES, SIGNS, MANHOLES, TELEPHONE RISERS, WATER VALVES, ETC., DURING ALL CONSTRUCTION PHASES UNLESS NOTED OTHERWISE. THE CONTRACTOR SHALL REPAIR, AT HIS OWN EXPENSE, ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.
- 10. ANY FOREIGN ITEM FOUND DURING CONSTRUCTION IS THE PROPERTY OF THE OWNER. THIS INCLUDES, BUT IS NOT LIMITED TO, PRECIOUS METALS, COINS, PAPER CURRENCY, ARTIFACTS AND ANTIQUITIES
- OWNER CHOOSES, THE CONTRACTOR MAY TAKE POSSESSION OF SURPLUS EXCAVATION MATERIAL 12. CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND/OR OBTAINING ALL REQUIRED PERMITS AND APPROVALS PRIOR TO

ALL SURPLUS EXCAVATION SHALL BE TAKEN TO A SITE DESIGNATED BY OWNER, AT NO ADDITIONAL COST TO THE OWNER. IF

- COMMENCING CONSTRUCTION.
- 13. CONTRACTOR IS TO MAINTAIN CONTROLLED PEDESTRIAN AND ADA ACCESS THROUGH ALL AREAS OF THE SITE THROUGHOUT CONSTRUCTION PERIOD.
- MAINTAIN THE SITE IN A NEAT AND ORDERLY CONDITION AT ALL TIMES. DAILY, AND MORE OFTEN IF NECESSARY, INSPECT & AND PICK UP ALL SCRAP, DEBRIS, & WASTE MATERIAL
- 15. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ALL MUD, DIRT, ROCK MULCH AND OTHER MATERIALS TRACKED ONTO ANY PRIVATE OR PUBLIC STREETS OR SIDEWALKS. THE CONTRACTOR MUST CLEAN THESE DAILY, IF NECESSARY. THE CONTRACTOR MUST USE WATER OR OTHER ACCEPTABLE METHODS TO KEEP AIRBORNE DUST TO A REQUIRED MINIMUM.
- 16. PROVIDE PROTECTION TO ALL FINISHED WORK. MAINTAIN SURFACES CLEAN, UNMARRED, AND SUITABLY PROTECTED UNTIL ACCEPTANCE BY OWNER.
- 17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE RESULTING FROM CONSTRUCTION ACTIVITY TO EXISTING ELEMENTS THAT ARE TO REMAIN. 18. EROSION CONTROL MEASURES (IE: SILT FENCING AND SEDIMENT CONTROL) SHALL BE MAINTAINED BY THE CONTRACTOR PER
- CIVIL SPECIFICATIONS. ANY EROSION CONTROL MEASURES DAMAGED BY THE CONTRACTOR SHALL BE REPLACED PER CIVIL **SPECIFICATIONS** 19. PLANT QUANTITIES LISTED IN THE PLANT LEGEND ARE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL
- DO THEIR OWN TAKE-OFFS AND BASE BID ACCORDINGLY.
- 20. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL BRANCHED, AND DENSELY FOLIATED (WHEN IN-LEAF) AS IS TYPICAL FOR THE SPECIES. THEY SHALL HAVE HEALTHY, WELL DEVELOPED STANDARDS, AND FREE OF ANY BRUISES, CUTS OR OTHER ABNORMALITIES. PLANT MATERIAL SHALL BE SIZED IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN.
- OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL DEEMED UNACCEPTABLE
- 22. LANDSCAPE CONTRACTOR TO TAG AND HOLD ALL PLANT MATERIAL A MINIMUM OF 30 DAYS PRIOR TO DATE OF INSTALLATION. ALL PLANT MATERIAL SUBSTITUTIONS MADE WITHIN THE 30 DAYS PRIOR TO INSTALLATION TO BE THE NEXT SIZE LARGER AT NO ADDITIONAL COST TO THE CLIENT.
- 23. ALL TREE LOCATIONS TO BE STAKED AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- INSTALL ALL CANOPY TREES WITH A MINIMUM OF 5 FT. SEPARATION FROM ALL UTILITIES, UNLESS A ROOT BARRIER IS UTILIZED. 25. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN PLANTED AREAS BY MEANS OF CONTINUOUS WATERING, PRUNING, RAISING
- TREE ROOT BALLS WHICH SETTLE BELOW GRADE, APPLICATION OF SPRAYS WHICH ARE NECESSARY TO KEEP THE PLANTING FREE OF INSECTS AND DISEASES, FERTILIZING, WEEDING, MOVING, EDGING AND/OR OTHER OPERATIONS NECESSARY FOR PROPER CARE AND UPKEEP. 26. ROCK MULCH: ALL AREAS LABELED ROCK MULCH ON THE PLANS ARE TO BE APPROVED BY OWNER. 2" MINIMUM DEPTH
- THROUGHOUT ENTIRE PROJECT. FINISH GRADE IN ALL AREAS TO BE SMOOTH AND EVEN AND 1" BELOW TOP OF CURB OR
- 27. AREAS TO RECEIVE ROCK MULCH SHALL BE SPRAYED AT LEAST ONCE WITH A CONTACT HERBICIDE PRIOR TO PLANTING OPERATIONS IMMEDIATELY PRIOR TO PLACEMENT OF ROCK MULCH. CONTRACTOR TO APPLY PRE-EMERGENT PER MANUFACTURER RECOMMENDATIONS.
- 28. ROCK MULCH SHALL EXTEND UNDER TREES AND SHRUBS.
- 29. CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THE ENTIRE PROJECT FOR 90 DAYS AFTER ACCEPTANCE OF THE WORK BY THE OWNERS REPRESENTATIVE. UPON COMPLETION OF THE MAINTENANCE PERIOD THE OWNER WILL ASSUME ALL MAINTENANCE RESPONSIBILITY.
- 30. PRIOR TO INITIATING THE 90-DAY MAINTENANCE PERIOD, COMPLETE ANY INITIAL PUNCH-LIST ITEMS. THEN OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE OF SUBSTANTIAL COMPLETION. DETERMINE WITH THE OWNER'S REPRESENTATIVE THE START DATE FOR THE 90-DAY MAINTENANCE PERIOD. CONTRACTOR TO MAINTAIN LANDSCAPE WHICH MAY INCLUDE WATERING, WEEDING, PRUNING, AND REPLACEMENT OF ANY MATERIAL THAT HAS DIED OR IS SHOWING EVIDENCE OF STRESS. SUBMIT WRITTEN REQUEST FOR FINAL PUNCH-LIST ONE WEEK PRIOR TO END OF MAINTENANCE PERIOD.
- 31. ALL GENERAL CONDITIONS, SUPPLEMENTARY GENERAL CONDITIONS AND TECHNICAL SPECIFICATIONS OF THE CONTRACT SHALL

CITY OF MESA NOTES

- SIGNAGE REQUIRES A SEPARATE SIGN PERMIT
- REQUIRED TREES SHALL BE MINIMUM SIZE AS SPECIFIED IN THE ARIZONA NURSERY ASSOCIATION "RECOMMENDED TREE SPECIFICATIONS" LATEST EDITION. 11-33-2(B)2
- ALL LANDSCAPE MATERIAL INSTALLED SHALL BE MAINTAINED BY OWNER/OR LESSEE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN. 11-33-3(I) 2 & 3
- PLANT MATERIAL WITHIN THE SIGHT DISTANCE TRIANGLE SHALL NOT EXCEED 30-INCHES IN HEIGHT AT FULL MATURITY. 1105.3
- TREES PLANTED WITH THE SIGHT DISTANCE TRIANGLES SHALL BE 24-INCH TO 42-INCH BOX SPECIMENS WITH NO BRANCHES LOWER THAN 8-FEET ABOVE THE SIDEWALK ELEVATION, AND 14-FEET OVER VEHICULAR TRAFFIC WAYS, 1105.4
- REQUIRED LANDSCAPE AREAS SHALL BE FREE FROM ENCROACHMENT BY ANY USE, STRUCTURE, VEHICLE OR FEATURE NOT A PART OF THE LANDSCAPING DESIGN. 11-33-3(A)

GENERAL IRRIGATION NOTES

- CONTRACTOR SHALL REVIEW AND FIELD VERIFY LAYOUT OF ALL IRRIGATION SYSTEM COMPONENTS AND HAVE THE LAYOUT APPROVED BY THE TOWN OF GILBERT OR OWNER'S REPRESENTATIVE PRIOR TO STARTING INSTALLATION
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY COMPONENTS AND COMPLETING THE INSTALLATION OF A FULLY AUTOMATIC AND OPERATIVE IRRIGATION SYSTEM, AS INDICATED ON THE PLANS, PRIOR TO THE START OF ANY PLANTING OPERATIONS.
- SYSTEM DESIGN REQUIRES A MINIMUM STATIC PRESSURE OF 55 PSI. CONTRACTOR SHALL FIELD VERIFY PRESSURE PRIOR TO ORDERING MATERIAL OR STARTING IRRIGATION AND NOTIFY CONSULTANT AND TOWN OF GILBERT REPRESENTATIVE OF ANY DIFFERENCE FROM PRESSURE INDICATED. IF CONTRACTOR FAILS TO NOTIFY CONSULTANT AND THE TOWN OF GILBERT REPRESENTATIVE. HE ASSUMES FULL RESPONSIBILITY FOR ANY SYSTEM ALTERATIONS
- ALL PIPING AND WIRING PLACED UNDER PAVED AREAS SHALL BE PER THE MOST CURRENT VERSION OF MAG SPECIFICATIONS AND DETAILS SECTION 440.12.3,C. SLEEVE INSTALLATIONS SHALL BE COMPLETED PRIOR TO THE START OF ANY PAVING OPERATIONS (SEE ENGINEERING PAVING PLANS). WHERE NECESSARY, VERIFY EXISTING SLEEVE LOCATIONS AND DETERMINE CONDITION AND COMPATIBILITY WITH DESIGN PRIOR TO THE START OF ANY OTHER WORK; SLEEVING BENEATH EXISTING PAVEMENTS SHALL BE INSTALLED BY BORING UNLESS OTHERWISE APPROVED BY THE OWNER'S REPRESENTATIVE
- THE IRRIGATION SYSTEM LAYOUT SHOWN ON THE DRAWINGS IS GENERALLY SCHEMATIC. ALL VALVES, COMPONENTS, PIPING, FITTINGS AND EQUIPMENT SHALL BE LOCATED WITHIN LANDSCAPE AREAS UNLESS SLEEVED OR OTHERWISE SHOWN OR APPROVED BY THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING NEW IRRIGATION SYSTEM COMPONENTS AND CONNECTION WHICH WILL PROVIDE FULL AUTOMATIC OPERATION AND 100% COMPLETE COVERAGE TO ALL PLANTS AS INDICATED ON THE PLANS WITHOUT RUN-OFF OR OVERTHROW ONTO ANY PAVED SURFACES
- REFER TO DETAILS AND MANUFACTURER'S DIRECTIONS FOR INSTALLATION PROCEDURES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL PIPING NECESSARY TO PROVIDE A COMPLETE AND FULLY OPERATIONAL IRRIGATION SYSTEM INCLUDING ALL SUB-LATERAL PIPING, FITTINGS, AND RISERS TO EACH PLANT EMITTER AS SPECIFIED AND AS DETAILED, WHETHER OR NOT PIPING IS SHOWN ON THE PLANS.

CITY OF MESA I ANDSCAPE STANDARDS

CITY OF MESA LANDSCAPE STANDARDS							
REQUIREMENT	REQUIRED	PROVIDED					
GENERAL LANDSCAPE MIN. 10% SITE TO BE LANDSCAPE	10% (25,446 SF)	15.5% (39,324 SF)					
INTERIOR PARKING LOT PARKING ISLANDS 1 TREE, 3 SHRUBS / ISLAND MIN. 10% PARKING LOT TREES = 36" BOX	47 ISLANDS = 47 TREES, 141 SHRUBS 47 TREES = 5 - 36" BOX TREE	47 TREES , 250 SHRUBS 5 - 36" BOX TREE					
OPEN SPACE 50% LIVE COVERAGE (52,384 SF) • EVERGREEN TREE • SHADE TREES • ORNAMENTAL TREES • LARGE SHRUBS (8' HT.) • MEDIUM SHRUBS (4-8' HT.) • SMALL SHRUBS (<4' HT.) • COLUMNAR EVERGREEN TREE • COLUMNAR EVERGREEN SHRUB • EVERGREEN GROUNDCOVER • PERENNIAL GROUNDCOVER OR GRASSES	26,192 SF 100 CREDITS (SF) (EACH) 50 CREDITS (SF) (EACH) 25 CREDITS (SF) (EACH) 50 CREDITS (SF) (EACH) 25 CREDITS (SF) (EACH) 10 CREDITS (SF) (EACH) 25 CREDITS (SF) (EACH) 25 CREDITS (SF) (EACH) 50 CREDITS (SF) (EACH) 61 CREDITS (SF) (EACH) 62 CREDITS (SF) (EACH) 63 CREDITS (SF) (EACH)	26,890 SF • 85 PLANTS / 8,500 CREDITS (SF) • 0 PLANTS / 0 CREDITS (SF) • 2 PLANTS / 50 CREDITS (SF) • 98 PLANTS / 4,900 CREDITS (SF) • 143 PLANTS / 3,575 CREDITS (SF) • 464 PLANTS / 4,640 CREDITS (SF) • 0 PLANTS / 0 CREDITS (SF) • 0 PLANTS / 0 CREDITS (SF) • 115 PLANTS / 2,875 CREDITS (SF) • 470 PLANTS / 2,350 CREDITS (SF)					
FOUNDATION BASES EXTERIOR WALLS WITH PUBLIC ENTRANCE 1 TREE / 50 LF 10% MIN. @ 36" BOX, LANDSCAPE AREA - 33% MIN.	WEST SIDE OF BUILDING: 179 LF = 4 TREES MIN. 1 TREE @ 36" BOX 60 LF OF LANDSCAPE	4 TREES 1 TREE @ 36" BOX 129 LF OF LANDSCAPE					
PERIMETER LANDSCAPE NORTH PERIMETER - AUTO CENTER DRIVE 1 TREE/6 SHRUBS PER 25 LF 25% MIN. TREES TO BE 36" BOX 50% MIN. SHRUBS TO BE 5 GAL. WEST PERIMETER - MESA DRIVE 1 TREE/6 SHRUBS PER 25 LF 25% MIN. TREES TO BE 36" BOX 50% MIN. SHRUBS TO BE 5 GAL. SOUTH PERIMETER NO BUFFER REQUIRED EAST PERIMETER NO BUFFER REQUIRED	751 LF = 31 TREES, 186 SHRUBS 25% @ 36" BOX = 8 TREES 50% @ 5 GAL. = 93 SHRUBS 309 LF = 13 TREES, 78 SHRUBS 25% @ 36" BOX = 4 TREES 50% @ 5 GAL. = 39 SHRUBS NO BUFFER REQUIRED	31 TREES, 581 SHRUBS 25% @ 36" BOX = 21 TREES 50% @ 5 GAL. = 291 SHRUBS 13 TREES, 262 SHRUBS 25% @ 36" BOX = 7 TREES 50% @ 5 GAL. = 131 SHRUBS NO BUFFER REQUIRED NO BUFFER REQUIRED					

FOUNDATION BASE AREA CALCULATIONS

EXTERIOR WALLS	BASE AREA REQUIRED	BASE AREA PROVIDED	AVERAGE DEPTH
WEST WALL (179 LF)NORTH WALL (86 LF)	2,685 SF430 SF	3,850 SF482 SF	21.5 LF (15 LF REQ'D)5.6 LF (5 LF REQ'D)

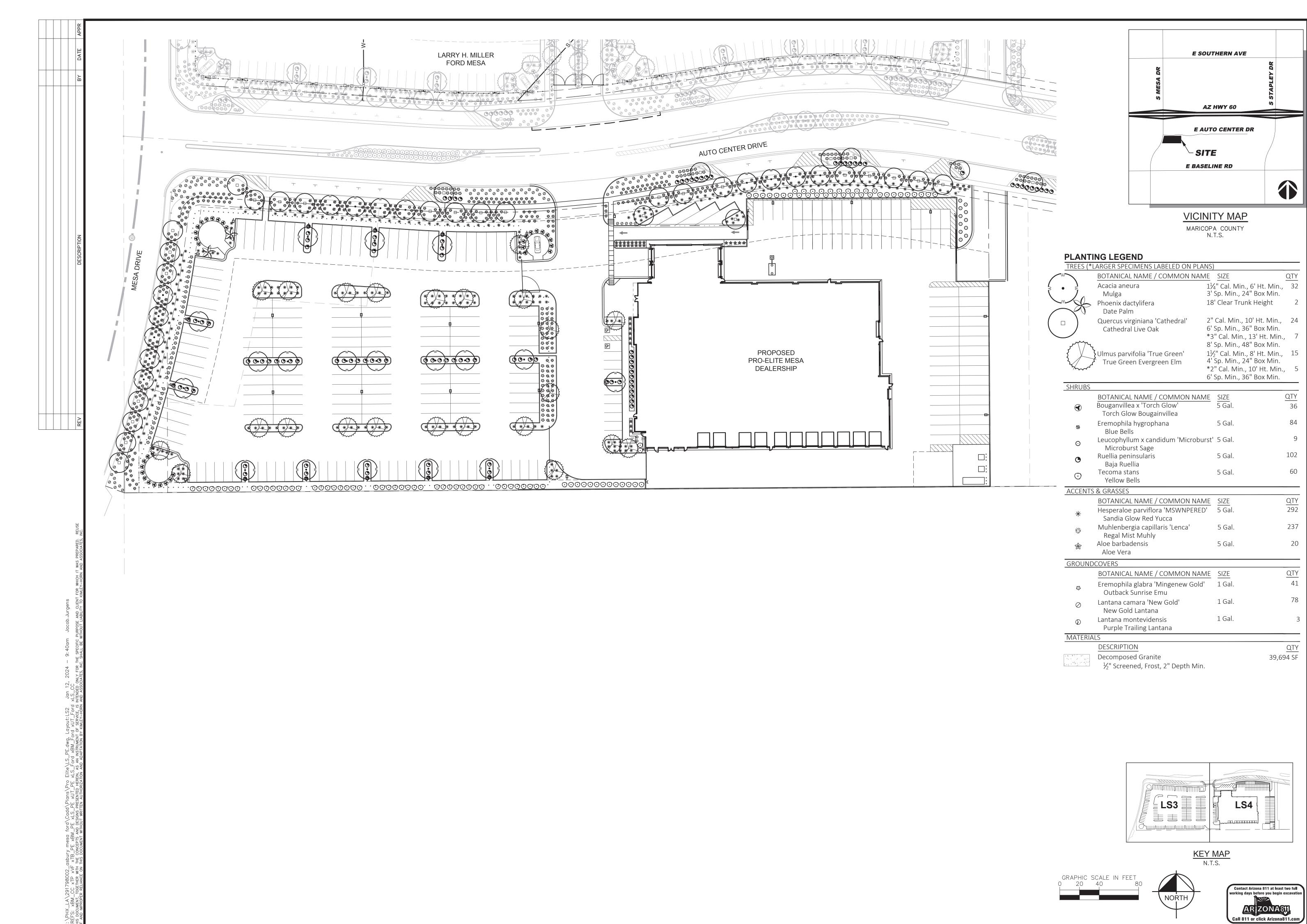
* PER CITY OF MESA ZONING ORDINANCE 11-33-5, FOUNDATION BASE DOES NOT INCLUDE LOADING AND SERVICES AREAS IN SOUTH, EAST, OR PORTIONS OF NORTH SIDES OF PROPOSED BUILDING



PROJECT No. 291798002 SCALE (H):NONE SCALE (V):NONE DRAWN BY: JMW DESIGN BY: JMW CHECK BY: AAV DATE: 01/12/2024

(mother Waleste

LS1 **01** OF **04** SHEETS



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102

60

<u>QTY</u> 292

237

QTY

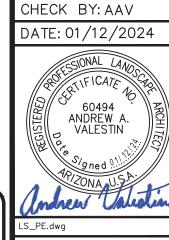
QTY

39,694 SF

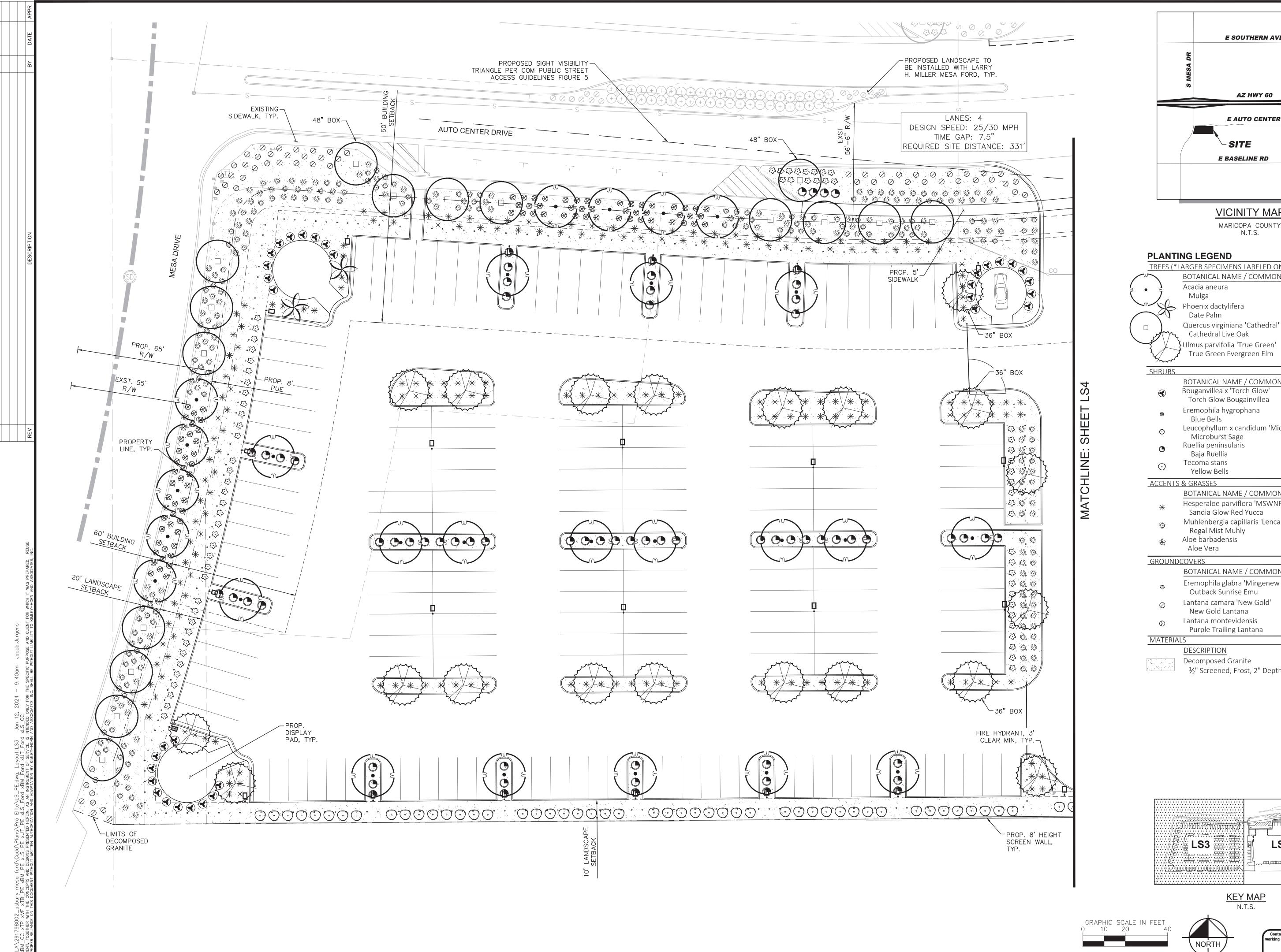
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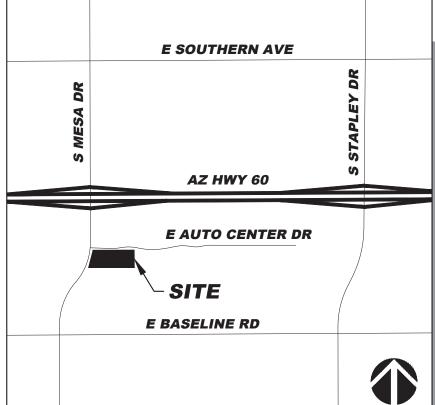
PRELIMINA

PROJECT No. 291798002 SCALE (H):1"=40' SCALE (V):NONE DRAWN BY: JMW DESIGN BY: JMW



LS2 02 OF 04 SHEETS





VICINITY MAP MARICOPA COUNTY

N.T.S.

PLANTING LEGEND

TREES (*LARGER SPECIMENS LABELED ON PLANS) BOTANICAL NAME / COMMON NAME Acacia aneura Mulga Phoenix dactylifera Date Palm

- BOTANICAL NAME / COMMON NAME Bouganvillea x 'Torch Glow'
- Torch Glow Bougainvillea Eremophila hygrophana
- Leucophyllum x candidum 'Microburst'
- Microburst Sage Ruellia peninsularis
- Baja Ruellia
- Tecoma stans Yellow Bells

BOTANICAL NAME / COMMON NAME

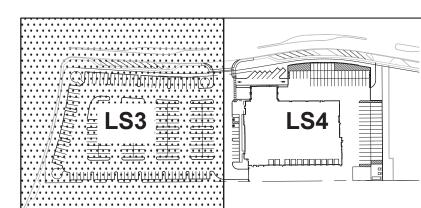
- Hesperaloe parviflora 'MSWNPERED'
- Sandia Glow Red Yucca Muhlenbergia capillaris 'Lenca'
- Regal Mist Muhly
- Aloe barbadensis
- Aloe Vera

BOTANICAL NAME / COMMON NAME

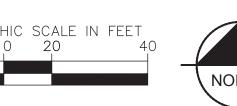
- Eremophila glabra 'Mingenew Gold' Outback Sunrise Emu
- Lantana camara 'New Gold' New Gold Lantana
- Lantana montevidensis Purple Trailing Lantana

DESCRIPTION

Decomposed Granite $\frac{1}{2}$ " Screened, Frost, 2" Depth Min.



KEY MAP N.T.S.







PRELIMINAR PROJECT No. 291798002 SCALE (H):1"=20' SCALE (V):NONE DRAWN BY: JMW

MILLER TE MESA

LARRY H. PRO-ELITE

Q

APE

C

S

N

DRIVE

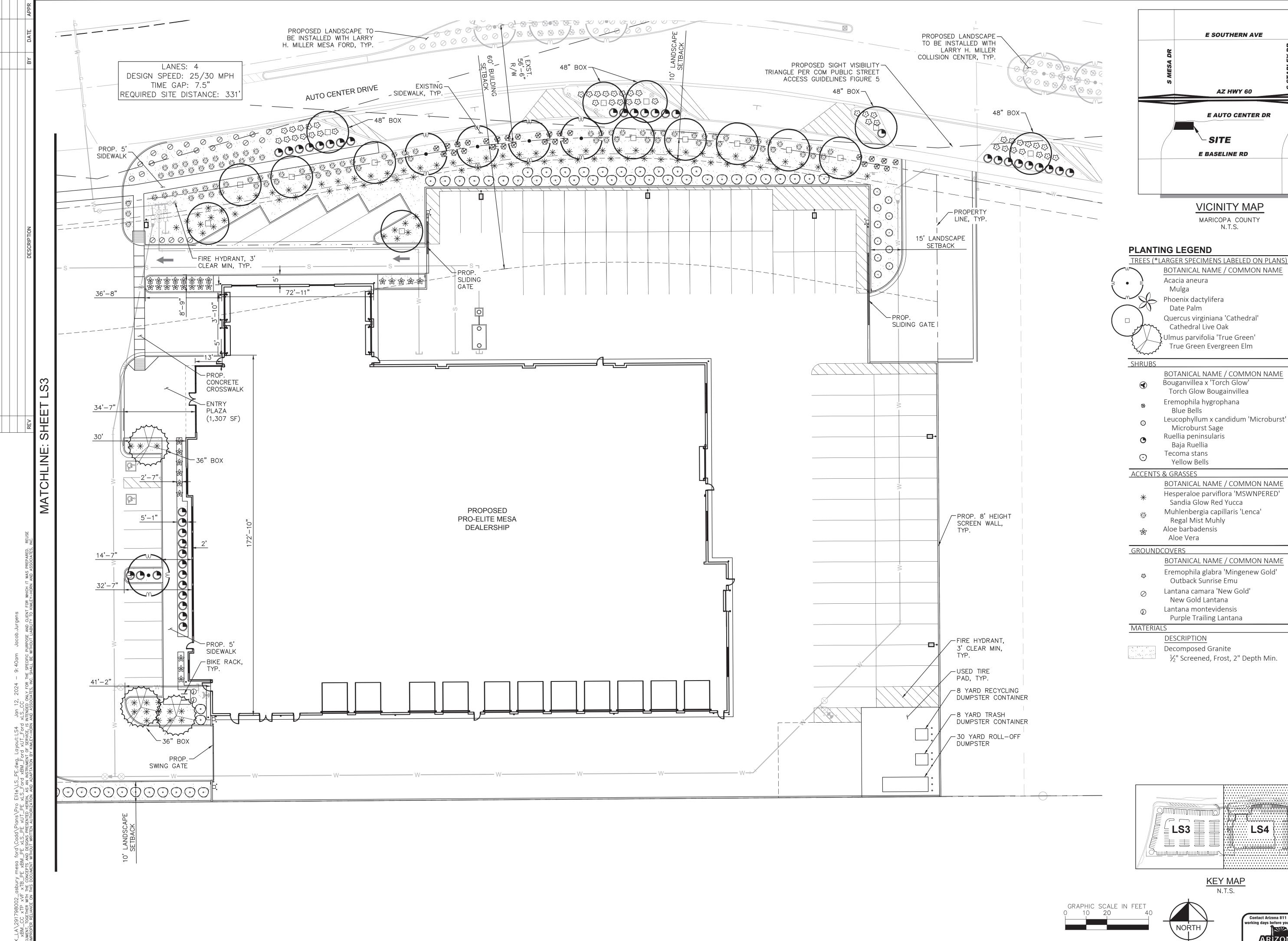
AUTO

EAST

461

DESIGN BY: JMW CHECK BY: AAV DATE: 01/12/2024 60494 ANDREW A. VALESTIN

LS3 03 OF 04 SHEETS



E SOUTHERN AVE AZ HWY 60 E AUTO CENTER DR E BASELINE RD

> **VICINITY MAP** MARICOPA COUNTY

TREES (*LARGER SPECIMENS LABELED ON PLANS) BOTANICAL NAME / COMMON NAME

Quercus virginiana 'Cathedral'

Ulmus parvifolia 'True Green' True Green Evergreen Elm

BOTANICAL NAME / COMMON NAME

- Torch Glow Bougainvillea

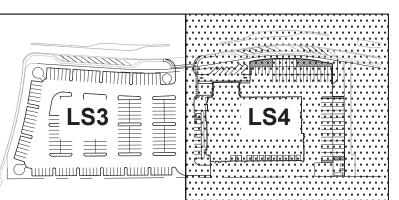
Hesperaloe parviflora 'MSWNPERED'

- Sandia Glow Red Yucca

BOTANICAL NAME / COMMON NAME

- Eremophila glabra 'Mingenew Gold'
- Lantana camara 'New Gold'
- Lantana montevidensis

 $\frac{1}{2}$ " Screened, Frost, 2" Depth Min.





LS4 04 OF 04 SHEETS

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PRELIMINAR

PROJECT No. 291798002

SCALE (H):1"=20' SCALE (V):NONE DRAWN BY: JMW DESIGN BY: JMW CHECK BY: AAV DATE: 01/12/2024