project consultants

landscape architecture: architecture:

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ZONING: NET SITE AREA

RM-4 92,067 SF / 2.11 AC

sheet index

SHEET	TITLE
L.01	COVER SHEET & NOTES
L.02	LANDSCAPE PLAN

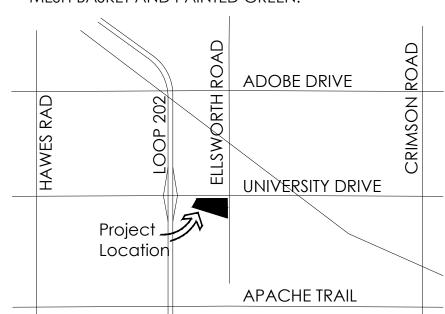
city of mesa notes

ALL LANDSCAPING WITHIN THE RIGHT-OF-WAY IS IN CONFORMANCE WITH THE LOW WATER USE PLANT LIST PROVIDED BY THE ARIZONA DEPT. OF WATER RESOURCES.

ALL LANDSCAPING INSTALLED WITH THIS PROJECT SHALL BE MAINTAINED BY OWNER/OR LESSEE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN. TREE HEIGHTS & CALIPERS WILL COMPLY WITH "ARIZONA NURSEY ASSOCIATION SPECIFICATIONS" FOR THAT TYPE & SIZE OF TREE.

ALL TREES AND SHRUBS LOCATED IN THE LINE-OF-SIGHT WILL BE MAINTAINED FOR A CLEAR AREA BETWEEN 3' TO 7' ALL BACKFLOW PREVENTERS 2" OR LARGER SHALL BE SCREENED WITH LANDSCAPE MATERIAL LOCATED WITHIN A 6' RADIUS OF OF THE BACKFLOW PREVENTER.

ALL BACKFLOW PREVENTERS LESS THAN 2" SHALL BE PLACED IN A WIRE MESH BASKET AND PAINTED GREEN.



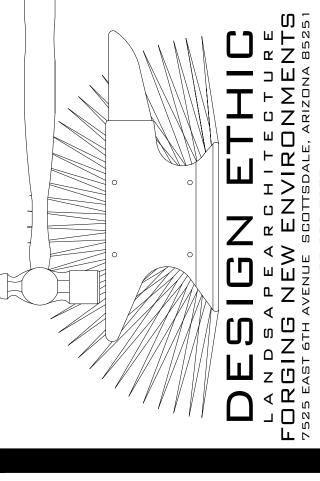
vicinity map



- 1. LANDSCAPE ARCHITECT & OWNER MUST APPROVE ALL TREES PRIOR TO DELIVERY. OWNER/LANDSCAPE ARCHITECT WILL TAG PLANTS IN THE NURSERY
- 2. THE SUB-CONTRACTOR SHALL MARK AND CONFIRM LOCATIONS OF UNDERGROUND UTILITIES PRIOR TO EXCAVATION. CONFLICTS SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR RESOLUTION.
- 3. FINISH GRADE OR TOP OF D.G. (WHICHEVER IS HIGHER) SHALL BE 1-1/2" BELOW ADJACENT CONCRETE OR OTHER PAVED SURFACES.
- 4. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON PLANTING PLAN. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ACCURATE PLANT COUNTS. IF ANY DISCREPANCIES SHOULD ARISE WITH REGARDS TO PLANT QUANTITIES THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE
- LANDSCAPE ARCHITECT WITHIN A PERIOD OF 48 HOUR FOR DISCUSSION. 5. CONTRACTOR TO STAKE ALL TREE, PALM, AND SHRUB LOCATIONS FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO PLANTING.
- LANDSCAPE ARCHITECT WILL NOT BE RESPONSIBLE FOR LOCATION AND PLACEMENT OF TREES AND PALMS UNLESS THE LOCATION WAS APPROVED BY
- LANDSCAPE ARCHITECT 7. ALL TREE AND PALM CANOPIES MUST BE A MINIMUM OF 3'-5' FROM ANY BUILDING WALLS OR BUILDING WINDOWS WHEN THE PLANT REACHES IT'S MATURE
- 8. ALL PLANT MATERIALS SHALL BE SIZED ACCORDING TO THE ARIZONA NURSERY ASSOCIATION STANDARDS. PLANT MATERIAL SIZES NOT ESTABLISHED PER A.N.A. STANDARDS SHALL BE SIZED ACCORDING TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
- 9. ALL NEWLY INSTALLED TREES ARE TO BE STAKED IN PLACE PER THE LANDSCAPE ARCHITECT'S DETAILS FOUND WITHIN THE PLAN SET OR WITHIN THE LANDSCAPE ARCHITECT'S DETAIL AND SPECIFICATION BOOKLET DEVELOPED FOR THE PROJECT.
- 10. ACID ETCH IMPERVIOUS SOILS AS REQUIRED AT PROPOSED TREE LOCATIONS TO ENSURE PLANT HEALTH AND VITALITY.
- 11. SUB-CONTRACTOR TO TREAT ALL D.G. AREAS WITHIN THE LIMITS OF CONSTRUCTION WITHONE FINAL APPLICATION OF AN APPROVED PRE-EMERGENT
- HERBICIDE AT THE TIME OF ACCEPTANCE BY THE OWNER. 12. CACTI SHALL RECEIVE NO SUPPLEMENTAL IRRIGATION UNLESS OTHERWISE NOTED
- OR IDENTIFIED WITHIN THE LANDSCAPE ARCHITECT'S IRRIGATION DRAWINGS. 13. NO PLANT SUBSTITUTIONS, TYPE, OR QUANTITY DEVIATIONS FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS WITHOUT PERMISSION FROM THE LANDSCAPE **ARCHITECT**
- 14. ALL R.O.W. PLANT MATERIAL TO BE IN COMPLIANCE WITH THE ARIZONA DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST.
- 15. EXISTING TREES AND SHRUBS IN R.O.W. TO REMAIN OR BE RELOCATED BY CONTRACTOR. ANY PLANT MATERIAL DAMAGED OR DESTROYED WILL BE REPLACED IN KIND BY THE CONTRACTOR.
- 16. ALL LANDSCAPE AREAS SHALL RECEIVE 2" D.G. UNLESS NOTED. COLOR TO BE SELECTED BY OWNER UNLESS NOTED. ALL D.G. SAMPLES SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL.
- 17. ROUGH GRADING TO WITHIN +0.10 FOOT, INCLUDING ALL BERMS AND/OR SWALES AND RETENTION AREAS WILL BE PROVIDED BY BUILDER / DEVELOPER OR THE OWNER'S AGENT PRIOR TO PLANT INSTALLATION.
- 18. ANY DISCREPANCIES FOUND BETWEEN PLANS, SPECIFICATIONS, AND SITE SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION. 19. THE LANDSCAPE ARCHITECT HAS THE OPTION TO REJECT ANY PLANT MATERIALS
- DEEMED UNACCEPTABLE UPON DELIVERY TO SITE. 20. FINAL BUILDING PERMIT CANNOT BE OBTAINED UNTIL BONDING ON APPROVED
- ASSURANCES IS PROVIDED FOR LANDSCAPING WITHIN THE RIGHT-OF-WAY. 21. ACKNOWLEDGE REQUIREMENT OF COUNTY DUST CONTROL PERMIT AND LANDSCAPE PERMIT FOR ALL LANDSCAPE WORK WITHIN THE PROJECT ON RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL SUBDIVISIONS.
- 22. ALL ON-SITE SIDEWALKS SHALL HAVE A MAXIMUM SLOPE OF 1:20 WITH THE MAXIMUM CROSS SLOPE OF 1:50. ALL CURBS MUST PROVIDE ACCESSIBLE RAMPS PURSUANT TO THE AMERICAN WITH DISABILITIES ACT (ADA) STANDARDS.
- 23. TREES, SHRUBS, VINES, GROUNDCOVER, AND TURF WHICH HAVE TO BE REPLACED UNDER TERMS OF THE GUARANTEE, SHALL BE GUARANTEED FOR AN ADDITIONAL
- SIXTY (90) DAYS FROM THE DATE OF REPLACEMENT. 24. ALL POOLS, SIGNS AND MONUMENT WALLS REQUIRE A SEPARATE BUILDING APPROVAL AND PERMITS.
- 25. THE CONTRACTOR SHALL PROVIDE ALL REQUIRED SHOP DRAWINGS TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO THE BEGINNING OF CONSTRUCTION. REQUIRED SHOP DRAWINGS MAY INCLUDE BUT ARE NOT LIMITED TO WALLS, COLUMNS, ENTRY GATES, POOL FENCE AND/OR WATER FEATURES. SHOULD A DISPUTE ARISE WITH ANY DESIGN ELEMENT REQUIRING SHOP DRAWINGS, THE LANDSCAPE ARCHITECT SHALL ONLY ASSUME RESPONSIBILITY IF THE SHOP DRAWINGS IN QUESTION HAVE BEEN REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT.
- 26. ALL TREES WITHIN THE SIGHT TRIANGLE AND DISTANCE AREAS SHALL BE MAINTAINED TO A MINIMUM CANOPY CLEARANCE OF 7'-0".
- 27. THERE ARE EXISTING OVERHEAD POWER LINES ON THIS PROJECT
- 28. THERE ARE NO EXISTING TREES ON SITE.
- 29. THERE IS NO FIRE LINE BACK FLOW PREVENTER ON THIS SITE.

irrigation notes

- IRRIGATION DESIGN SHALL COMPLY WITH THE INTENT OF THE CITY OF MESA WATER CONSERVATION, LANDSCAPING AND WATER WASTE ORDINANCE.
- 2. CONTRACTOR TO CONTACT THE LOCAL UNDERGROUND UTILITY SERVICES FOR UTILITY LOCATION AND IDENTIFICATION.
- 3. STAKE ALL UTILITIES, INCLUDING SEWER AND DRAINAGE PRIOR TO ANY EXCAVATION. CONFLICTS SHALL BE REPORTED TO THE ARCHITECT/LANDSCAPE ARCHITECT FOR RESOLUTION.
- 4. PERFORM EXCAVATION IN THE VICINITY OF UNDERGROUND UTILITIES WITH CARE AND IF NECESSARY, BY HAND. THE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK AND DISRUPTION OR DAMAGE TO UTILITIES SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.
- 5. REFER TO CIVIL ENGINEER'S UTILITY AND PRECISE GRADING PLANS FOR UTILITY LOCATION AND FINAL GRADING. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE PLANS, CONTACT THE ARCHITECT FOR DIRECTION AS TO HOW TO PROCEED. VERIFY LOCATIONS OF PERTINENT SITE IMPROVEMENTS INSTALLED UNDER OTHER SECTIONS. IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITIONS, CONTACT ARCHITECT FOR INSTRUCTIONS PRIOR TO COMMENCING WORK
- THE DESIGN OF THE IRRIGATION SYSTEM SHALL BE THE RESPONSIBILITY OF OF THE CONTRACTOR PER THE PROJECT SPECIFICATIONS. THE CONTRACTOR SHALL SUBMIT IRRIGATION AS-BUILT DESIGN DRAWINGS AND ASSOCIATED DOCUMENTATION TO THE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. THE IRRIGATION SYSTEM SHALL BE RUN WITH A FULLY AUTOMATED IRRIGATION CONTROLLER. RUN TIME SHALL BE ADJUSTED ACCORDING TO SEASON LOCATION AND PLANT PERFORMANCE. DRIP EMITTERS SHALL BE USED FOR ALL PLANT MATERIAL EXCEPT SOD AND POSSIBLY PERENNIAL GROUNDCOVERS THESE AREAS SHALL BE IRRIGATED WITH SPRAY EMITTERS APPROPRIATELY DESIGNED TO AVOID OVERSPRAY ONTO IMPERMEABLE SURFACES AND ADJACENT PAVING.
- 7. THE CONTRACTOR WILL NOT RUN IRRIGATION LINES THROUGH FUTURE PAD AREAS.
- IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE
- INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS. 9. IF THERE ARE ANY DISCREPANCIES WITH VALVE SIZES, METER SIZES, MAINLINE SIZES, WATER PRESSURE, COVERAGE, CONTROLLER SIZES, OBSTRUCTIONS, GRADE DIFFERENCES OR LAYOUT - THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT WITHIN ONE BUSINESS DAY TO DISCUSS AND ADDRESS THE ISSUE(S)
- 10. DEPTH OF BURY OF THE MAINLINE SHALL BE A MINIMUM OF 24". DEPTH OF BURY ON LATERAL PIPING SHALL BE A MINIMUM OF 24". THE MAIN LINE AND LATERAL LINES SHALL BE COLOR CODED TO IDENTIFY TREE/PLANT/ SHRUB LINES & SHALL BE SCHEDULE 40 PVC SOLVENT WELD PIPE WITH INTEGRAL SOLVENT WELD BELLS. CURVED TRENCHES AND BENDING OF PIPE TO AVOID FITTINGS WILL NOT BE
- 11. FOR METERS THAT OPERATE MORE GALLONS PER MINUTE (G.P.M.) THAN THE METER'S CAPACITY, CONTRACTOR SHALL PROGRAM THE CONTROLLER TO OPERATE VALVES TO THE MAXIMUM METER CAPACITY. A METER MAY NEED TO HAVE SEVERAL RUN TIMES TO OPERATE ALL VALVES ASSOCIATED WITH THE
- 12. POINT OF CONNECTION: A CONNECTION TO POTABLE WATER FOR IRRIGATION PURPOSES WILL BE MADE ON THE PROPERTY, SEE UTILITY PLANS FOR EXAC'1 LOCATION OF METER. VALVE BOXES AND EQUIPMENT SHALL BE SHIELDED FROM VIEW. CONTRACTOR TO VERIFY WATER PRESSURE AT WATER METER PRIOR TO START OF WORK. A BOOSTER PUMP MAY BE REQUIRED IF THE PRESSURE IS TOO LOW.
- 13. BACKFLOW PREVENTOR TO BE VERIFIED IN FIELD BY LANDSCAPE ARCHITECT OR OWNER PRIOR TO INSTALLATION.
- 14. ELECTRICAL POWER/PEDESTAL(S) LOCATIONS TO BE PROVIDED BY OTHERS. FINAL LOCATION OF CONTROLLER TO BE STAKED AND APPROVED BY LANDSCAPE ARCHITECT OR OWNER PRIOR TO INSTALLATION.
- 15. ALL 24 VOLT WIRING FROM CONTROLLER TO ELECTRIC VALVES SHALL BE MINIMUM 14 GAUGE SOLID COPPER DIRECT BURIAL WIRE.
- 16. PER ARIZONA HOUSE BILL 2256, A BLUE 18 GAUGE TRACER WIRE SHALL BE INSTALLED WITH 2" AND LARGER MAINLINES. 6" INCHES OF WHICH SHALL BE COILED INSIDE THE CONTROLLER.
- 17. MAINLINE AND LATERAL PIPING IS SCHEMATIC. LOCATE ALL MAINLINES AND EQUIPMENT OUTSIDE OF THE PUBLIC R.O.W. AND P.U.E. BUT WITHIN THE LANDSCAPE AREAS. CONTRACTOR TO ADJUST AS NECESSARY IN FIELD.
- 18. ALL MAINLINES, LATERAL LINES AND WIRING UNDER PAVEMENT TO BE IN SEPARATE SCHEDULE 80 PVC SLEEVES. PVC SCHEDULE SLEEVES SHALL BE A MINIMUM INSIDE DIAMETER OF 2 TIMES THE IRRIGATION LINE DIAMETER. VALVE WIRING SHALL BE WITHIN SEPARATE ADJACENT SLEEVE.
- 19. THE CONTRACTOR SHALL PROVIDE IN-LINE AND/OR SPRINKLER CHECK VALVES AS REQUIRED THROUGHOUT THE IRRIGATION SYSTEM LOCATED WITHIN A SLOPED AREAS TO PREVENT LOW IRRIGATION HEAD DRAINAGE.
- 20. PROVIDE SEPARATE VALVES FOR TREES AND SHRUBS. ALL DRIP ZONE PVC SHALL BE A MINIMUM 3/4" CLASS 200.
- 21. ALL PIPING IS TO BE FLUSHED FOR A PERIOD OF 10 MINUTES PRIOR TO THE INSTALLATION OF EMITTERS. CONTRACTOR SHALL BE RESPONSIBLE FOR NECESSARY FLUSHING OF SYSTEM DUE TO CLOGGING FOR THE DURATION OF THE LANDSCAPE MAINTENANCE PER SPECIFICATIONS.
- 22. MAXIMUM LENGTH OF MICROTUBING ON DRIP ZONE TO BE 5'. WITH 6" MIN. EXPOSED AT THE EMITTER END.
- 23. CONTRACTOR TO GUARANTEE 100% IRRIGATION COVERAGE FOR ALL LAWN AREAS. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT OF ANY LAWN AREAS WITHOUT FULL COVERAGE.
- 24. IRRIGATION HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE UNLESS OTHERWISE SPECIFIED.





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04.14.2022

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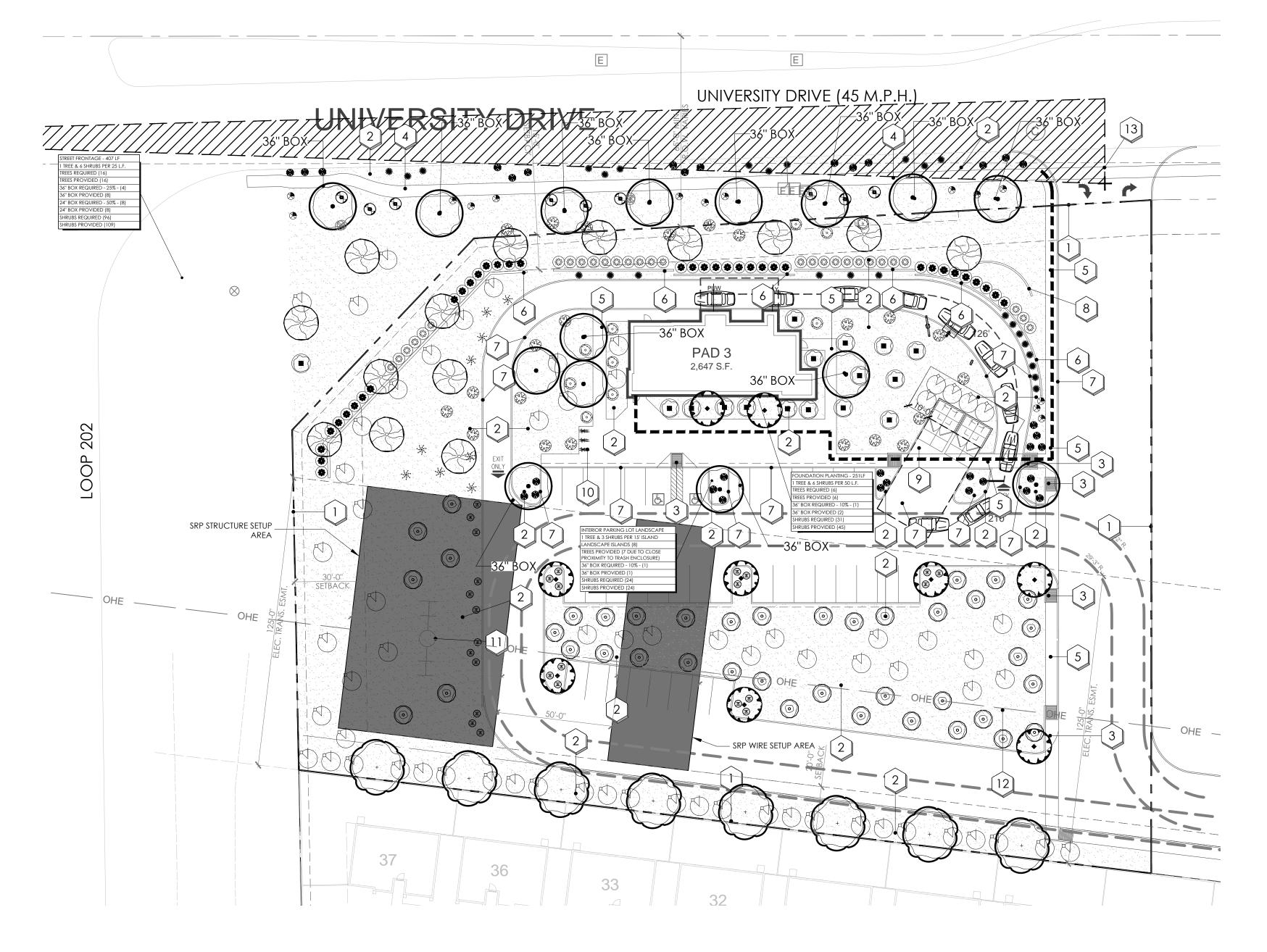
22-017 DRAWN BY: B. PAUL

SUBMITTED: **REVISED:**

SHEET

working days before you begin exeavation Call 811 or elick Artzona811.com

Contact Arizona 811 at least two full



planting key notes

- 1 PROPERTY LINE / RIGHT OF WAY LINE
- DECOMPOSED GRANITE IN ALL PLANTING AREAS
- ACCESSIBLE RAMP. SEE CIVIL ENG. PLANS.
- (4) EXISTING SIDEWALK.
- 5 SIDEWALK.
- 6 SCREEN WALL. SEE ARCH. PLANS.
- CURB. SEE CIVIL ENG. PLANS.
- (8) ENTRY MONUMENT.
- TRASH ENCLOSURE. SEE ARCHITECT'S SITE PLAN.
 TREE PLANTING SHOULD NOT TAKE PLACE WITHIN
 TEN (10) FEET OF THE BIN ENCLOSURE AND
 SHOULD BE SPACED SO AS NOT TO CREATE AN
 AERIAL OBSTRUCTION FOR THE BIN DUMPING AT
 THE FINAL FULL GROWTH DIMENSIONS.
- 10 BIKE RACKS. SEE ARCH. PLAN.
- [11] 7' DIAMETER ELECTRIC TRANSMISSION TOWER
- OVER HEAD ELECTRIC LINE(O.H.E.). .
- SIGHT VISIBILITY TRIANGLE, MAXIMUM MATURE PLANT MATERIAL HEIGHT IN THE SIGHT VISIBILITY TRIANGLES IS 24 INCHES

city of mesa vegetation credit table

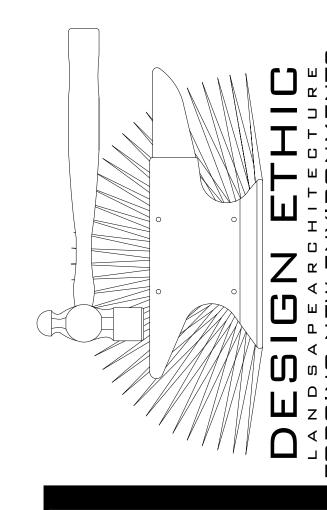
CREDIT (S.F.)	QTY ON PLAN	TOTAL CREDIT (S.F.)
100	31	3,100
50	15	750
50	84	4,200
25	132	3,300
25	124	3,100
		14,450
		56,420
		25.6
	100 50 50 25	100 31 50 15 50 84 25 132

landscape data

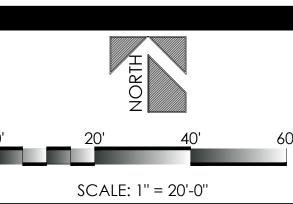
ZONING: NET SITE AREA: TOTAL R.O.W.: TOTAL FRONTAGE: TOTAL ON-SITE LANDSCAPE:	RM-4 92,067 SF / 2.11 AC 10,988 SF 407 LF 43,926 SF
PERCENTAGE OF LANDSCAPE: OVERALL (PAD 1):	25.6%
TREES PROVIDED FOR ENTIRE SITE:	46
36" BOX TREES REQUIRED:	12
(25% OF TREES REQUIRED FOR ENTIRE SITE)	
36" BOX TREES PROVIDED:	12
STREET FRONTAGE 661 LINEAR FEET: TREES REQUIRED:	16
(1 PER 25' OF STREET FRONTAGE - 407/25= 16)	10
TREES PROVIDED:	16
24" BOX TREES REQUIRED:	8
(50% OF TREES REQUIRED)	
24" BOX TREES PROVIDED:	8
36" BOX TREES REQUIRED:	4
(25% OF TREES REQUIRED)	_
36" BOX TREES PROVIDED:	8
SHRUBS REQUIRED:	96
(6 PER 25' OF STREET FRONTAGE) SHRUBS PROVIDED:	109
FOUNDATION PLANTING 251 LINEAR FEET:	103
TREES REQUIRED:	6
(1 PER 50' OF BUILDING FOUNDATION - 251/50= 6)	
TREES PROVIDED:	6
36" BOX TREES REQUIRED:	1
(10% OF TREES REQUIRED)	
36" BOX TREES PROVIDED:	2
SHRUBS REQUIRED:	31
(6 PER 50' OF BUILDING FOUNDATION)	AF
SHRUBS PROVIDED:	45

proposed plant legend

		botanical name common name	emitters	size	qty	comments
everg	green tre	ees				
		ACACIA ANEURA MULGA	(5 @ 1.0 GPH)	24" BOX	9	6.0H., 2.0W., .750 STAKE IN PLACE FROM SRP APPR PLANT LIST
		ACACIA SALICINA SOUTHERN LIVE OAK	(5 @ 1.0 GPH)	24" BOX	14	7.0H., 2.5W., 1.25 STAKE IN PLACE
	+	QUERCUS VIRGINIANA WILLOW ACACIA	(5 @ 1.0 GPH)	24" BOX	8	7.0H., 3.0W., 1.00 STAKE IN PLACE
shade	e trees					
	و مار سماه	PARKINSONIA X. 'DESERT MUSEUM' DESERT MUSEUM	(5 @ 1.0 GPH)	24" BOX 36" BOX	3 12	5.0H., 3.0W., 1.00 8.0H., 5.0W., 1.75 STAKE IN PLACE
large	shrubs	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' GREEN CLOUD SAGE	(1 @ 1.0 GPH)	5 GAL.	16	
		TECOMA STANS VAR. AGUSTATA ARIZONA YELLOW BELL	(1 @ 1.0 GPH)	5 GAL.	68	FROM SRP APPROVED PLANT LIST
medi	um shru	bs				
	(503)	BOUGAINVILLEA 'LA JOLLA' LA JOLLA BOUGAINVILLEA	(1 @ 1.0 GPH)	5 GAL.	29	
	•	BOUGAINVILLEA X BUTTIANA 'ORANGE KING' 'ORANGE KING BOUGAINVILLEA	(1 @ 1.0 GPH)	5 GAL.	36	
		DASYLIRION WHEELERI DESERT SPOON	(1 @ 1.0 GPH)	5 GAL.	22	
	*	HESPERALOE FUNIFERA GIANT HESPERALOE	(1 @ 1.0 GPH)	5 GAL.	9	
	**	HESPERALOE PARVIFLORA RED YUCCA	(1 @ 1.0 GPH)	5 GAL.	26	
overar	con ara	MUHLENBERGIA RIGENS DEER GRASS	(1 @ 1.0 GPH)	5 GAL.	10	
o v o igl	een gro	Dundcover LANTANA 'DALLAS RED'	(1 @	5 GAL.	34	
	_	RED LANTANA	1.0 GPH)	J J/ (L.	- .	
		LANTANA MONTEVIDENSIS PURPLE TRAILING	(1 @ 1.0 GPH)	1 GAL.	27	from Srp Approved Plant list
		MYOPORUM PARVIFOLIUM TRAILING MYOPORUM	(1 @ 1.0 GPH)	1 GAL.	40	FROM SRP APPROVED PLANT LIST
		EREMOPHILA GLABRA 'MIGNEW GOLD'. OUTBACK SUNRISE EMU	(1 @ 1.0 GPH)	5 GAL.	9	
nerts		MUHLENBERGIA CAPILLARIS REGAL MIST	(1 @ 1.0 GPH)	5 GAL.	14	
	2	1" MINUS DECOMPOSED GRANITE		1"-MINUS	56,420	2" MINIMUM IN







JOB NO: 22-017 DATE: DRAWN BY: B. PAUL 04.14.2022 SUBMITTED:

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