

LANDSCAPE NOTES

1. CONTRACTOR TO OBTAIN PERMITS FROM LOCAL AGENCIES AND UTILITY COMPANIES HAVING JURISDICTION OVER THIS SITE.

2. CONTRACTOR TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO ANY INSTALLATION.

3. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO INSTALL THE WORK INDICATED ON THE LANDSCAPE DOCUMENTS. HE SHALL BE RESPONSIBLE FOR CAREFUL SITE INSPECTION, DETAILED REVIEW OF THE PLANS, AND COORDINATION WITH OTHER CONTRACTORS ON-SITE PRIOR TO ANY INSTALLATION. ANY DISCREPANCIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER'S AGENT.

4. PRIOR TO INITIATING THESE LANDSCAPE IMPROVEMENTS, THE LANDSCAPE CONTRACTOR MUST SCHEDULE A PRE-CONSTRUCTION MEETING ON-SITE WITH THE APPROVAL OF THE OWNER AND THE GENERAL CONTRACTOR. THE OWNER'S REPRESENTATIVE AND/OR THE PROJECT LANDSCAPE ARCHITECT MUST BE PRESENT. THE PURPOSE OF THIS MEETING IS TO RESOLVE ANY EXISTING SITE CONDITIONS THAT MAY BE IN CONFLICT WITH THESE LANDSCAPE CONSTRUCTION DOCUMENTS AND THEREFORE IMPACT THE INSTALLATION OF ANY OF THESE PROPOSED IMPROVEMENTS. THIS FIRST MEETING SHOULD BE SCHEDULED TO OCCUR AFTER THE COMPLETION OF ON-SITE AND OFF-SITE IMPROVEMENTS INCLUDING: ALL UNDERGROUND UTILITIES, MASS GRADING, AND STREET IMPROVEMENTS.

5. DAMAGE TO EXISTING LANDSCAPING, UNDERGROUND UTILITIES, IRRIGATION LINES, ELECTRICAL LINES, ETC. SHALL BE REPAIRED AT CONTRACTORS EXPENSE.

6. ANY DISCREPANCIES FOUND BETWEEN THE PLANS AND THE SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.

7. ALL QUANTITIES PROVIDED ARE FOR BIDDING PURPOSES ONLY. LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO CONSTRUCTION.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISH GRADES IN LANDSCAPED AREAS. HE SHALL DETERMINE, WITH THE GENERAL CONTRACTOR, THE EXTENT OF ROUGH GRADING AND/OR FINE GRADING TO BE ESTABLISHED BY OTHERS.

9. ALL GRADING AND DRAINAGE SHALL BE IN ACCORDANCE WITH THE PLANS PREPARED BY THE PROJECT CIVIL ENGINEER, OR AS DIRECTED BY THE OWNER'S AGENT. PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING(S) IN ALL CONDITIONS. CONTRACTOR TO MEET ALL EXISTING GRADES AT PROJECT BOUNDARIES. FINISH GRADE SHALL BE 3" BELOW THE TOP OF ADJACENT WALKS AND CURBS PRIOR TO RECEIVING MULCH OR DECOMPOSED GRANITE.

10. ALL AREAS DISTURBED DURING CONSTRUCTION TO BE FINE GRADED. ADJACENT UNDISTURBED AREAS DAMAGED OR DISTURBED TO BE RESTORED TO ITS ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.

11. CONTRACTOR SHALL FINE GRADE ENTIRE LANDSCAPED AREA AS REQUIRED FOR INSTALLATION OF PLANTING. ALL GRADES SHALL BE NEAT, RAKED SMOOTH AND BE FREE OF DEBRIS PRIOR TO SUBSTANTIAL COMPLETION.

12. PRIOR TO SPREADING MATERIAL GROUNDCOVERS, ADJUST AND COMPACT FINISH GRADES. APPLY WEED PRE-EMERGENT SURFLAN AS PER MANUFACTURER'S INSTRUCTIONS. THEN SPREAD DECOMPOSED GRANITE, RIVER RUN, OR MULCH AS INDICATED ON PLANS. DECOMPOSED GRANITE SHALL BE WATERED, THEN COMPACTED WITH A SOD ROLLER TO A MINIMUM DEPTH OF 2" AFTER COMPACTION. PROVIDE A SECOND APPLICATION OF THE PRE-EMERGENT SURFLAN AT THE END OF THE MAINTENANCE PERIOD.

13. ALL LANDSCAPED AREAS SHALL RECEIVE A 2" TOP DRESSING OF DECOMPOSED GRANITE. PROVIDE SAMPLE OF SIZE AND COLOR FOR APPROVAL BY OWNER'S AGENT PRIOR TO DELIVERY.

14. STAKE LOCATIONS OF ALL TREES FOR APPROVAL PRIOR TO INSTALLATION OF ANY PLANT MATERIAL.

15. 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 ROOT SYSTEMS (NOT POT BOUND), A NORMAL HABIT OF GROWTH CONSISTENT WITH INDUSTRY 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 NURSEYMAN; AND THE ARIZONA NURSERYMAN ASSOCIATION STANDARDS.

16. BACKFILL MIXTURES, EXCEPT AS NOTED, TO BE COMPRISED OF 75% NATIVE SOIL AND 25% DECOMPOSED GRANULAR BARK MULCH, AND 2 LBS. DISPERSAL PER CUBIC YARD OF BACKFILL.

17. ADD AGRI-FORM FERTILIZER TABLETS AT THE FOLLOWING RATES:

1 GALLON PLANT - 1 TABLET 15 GALLON PLANT - 4 TABLETS

5 GALLON PLANT - 2 TABLET BOXED TREE - 6 TABLETS (MIN.)

TABLETS TO BE PLACED NO DEEPER THAN 6 INCHES BELOW SOIL SURFACE.

18. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON PLANTING PLAN. DO NOT SUBSTITUTE PLANTS BY TYPE OR QUANTITY WITHOUT WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT OR OWNER'S AGENT.

19. THE OWNER'S AGENT RESERVES THE RIGHT TO REJECT ANY SELECTION OF PLANT MATERIAL THAT DOES NOT SATISFY THE INTENT OF THE LANDSCAPE DESIGN BASED ON; SIZE, SHAPE, EVIDENCE OF STRESS OR IMPROPER CARE.

20. PRIOR TO INITIATING THE 90-DAY MAINTENANCE PERIOD, COMPLETE ANY INITIAL PUNCH LIST ITEMS, THEN OBTAIN APPROVAL FROM OWNER'S AGENT OF SUBSTANTIAL COMPLETION. DETERMINE WITH OWNER'S AGENT THE START DATE FOR THE 90-DAY MAINTENANCE PERIOD. CONTRACTOR TO THEN 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.

21. PROVIDE OWNER WITH A WRITTEN GUARANTEE OF ONE YEAR FOR ALL TREES AND SIX (6) MONTHS FOR ALL OTHER PLANT MATERIAL DATED FROM START OF MAINTENANCE PERIOD AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH. PROVIDE OWNER WITH WRITTEN INSTRUCTIONS OUTLINING MAINTENANCE PROCEDURES TO BE ADOPTED IN ORDER TO PROTECT GUARANTEE. INCLUDE WATERING SCHEDULE AND FERTILIZER PROGRAM.

CITY NOTES

A. REQUIRED TREES SHALL BE MINIMUM SIZE AS SPECIFIED IN THE ARIZONA NURSERY ASSOCIATION "RECOMMENDED TREE SPECIFICATIONS" LATEST EDITION. 11-33-2(B)2

B. ALL LANDSCAPE MATERIAL INSTALLED SHALL BE MAINTAINED BY OWNER/OR LESSEE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN. 11-33-3(I) 2 & 3

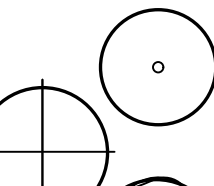
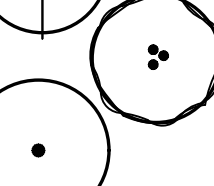
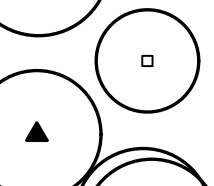
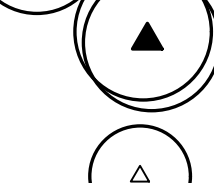

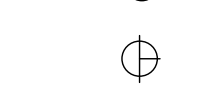
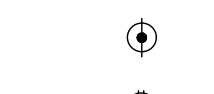


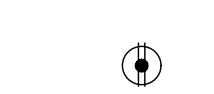
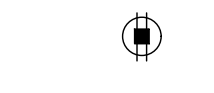



C. NOTE EITHER A "FORMAL" OR "NATURAL" LANDSCAPE MAINTENANCE PROGRAM AND THAT THE LANDSCAPE SHALL BE MAINTAINED IN ACCORDANCE WITH THE BEST MANAGEMENT PRACTICE OF THE LANDSCAPING INDUSTRY. 11-33-2(I)4

D. ALL TREES AND SHRUBS LOCATED IN THE LINE-OF-SIGHT WILL BE MAINTAINED FOR A CLEAR AREA BETWEEN 3' TO 7' AND SHOW LINE OF SIGHT ON LANDSCAPE PLAN.

E. 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)

F. BACKFLOW PREVENTERS 2" OR LARGER SHALL BE SCREENED WITH LANDSCAPE MATERIAL LOCATED WITHIN A 6'RADIUS OF THE BACKFLOW PREVENTERS. ALL BACKFLOW PREVENTERS LESS THAN 2" SHALL BE PLACED IN A WIRE MESH BASKET AND PAINTED GREEN.

PLANT SCHEDULE

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY.	REMARKS
	TREES			
	ACACIA SALICINA WILLOWLEAF ACACIA	15 GAL. 24" BOX	139 28	STAKE AS REQUIRED
	PARKINSONIA FLORIDUM BLUE PALO VERDE	24" BOX 36" BOX	170 12	STAKE AS REQUIRED
	OLENYA TESTOSA IRONWOOD	24" BOX 36" BOX	8 68	STAKE AS REQUIRED
	PROSOPIS CHILENSIS 'THORNLESS' THORNLESS CHILEAN MESQUITE	15 GAL.	79	STAKE AS REQUIRED
	CHILOPSIS LINEARIS DESERT WILLOW	15 GAL.	85	STAKE AS REQUIRED
	CERCIDIUM PRAECOX PALO BREA	24" BOX	94	STAKE AS REQUIRED
	EUCALYPTUS PAPUANA GHOST GUM	24" BOX 36" BOX	12 2	STAKE AS REQUIRED
	SHRUBS			
	PROSOPIS JULIFLORA ARIZONA NATIVE MESQUITE	5 GAL.	16	STAKE AS REQUIRED
	CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 GAL.	37	1 GPH EMITTER
	CASSIA NEMOPHILA DESERT CASSIA	1 GAL.	293	1 GPH EMITTER
	EREMOPHILA HYDROPHANA 'BLUE BELLS' BLUE BELLS	5 GAL.	180	1 GPH EMITTER
	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' GREEN CLOUD SAGE	5 GAL.	982	1 GPH EMITTER
	ACACIA REDOLENS 'DESERT CARPET' N.C.N.	1 GAL.	457	1 GPH EMITTER
	EREMOPHILA MACULATA 'VALENTINE' VALENTINE EMU	5 GAL.	702	1 GPH EMITTER
	CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE	5 GAL.	97	1 GPH EMITTER
	TECOMA SPP. 'ORANGE JUBILEE'	5 GAL.	230	1 GPH EMITTER
	LEUCOPHYLLUM ZYGOPHYLLUM 'CIMARRON'™ CIMARRON SAGE	5 GAL.	1087	1 GPH EMITTER
	ACCENTS			
	HESPERALOE FUNIFERA GIANT HESPERALOE	5 GAL.	118	1 GPH EMITTER
	HESPERALOE PARVIFLORA RED YUCCA	5 GAL.	486	1 GPH EMITTER
	MUHLENBERGIA CAPILARIS 'REGAL MIST' REGAL MIST DEER GRASS	1 GAL.	44	1 GPH EMITTER
	AGAVE GEMINIFLORA TWIN-FLOWERED AGAVE	5 GAL.	458	.5 GPH EMITTER
	GROUNDCOVER			
	EREMOPHILA GLABRA 'MINGEW GOLD' OUTBACK SUNRISE EMU	1 GAL.	457	1 GPH EMITTER
	DECOMPOSED GRANITE 'EXPRESS GOLD'	3/4" SCREENED		2" DEPTH ALL LANDSCAPE AREAS

NOTES:

1) TREE HEIGHTS AND CALIPERS WILL COMPLY WITH "ARIZONA NURSERY ASSOCIATION SPECIFICATIONS" FOR THAT TYPE AND SIZE OF TREE

2) LANDSCAPE TO BE WATERED BY AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.

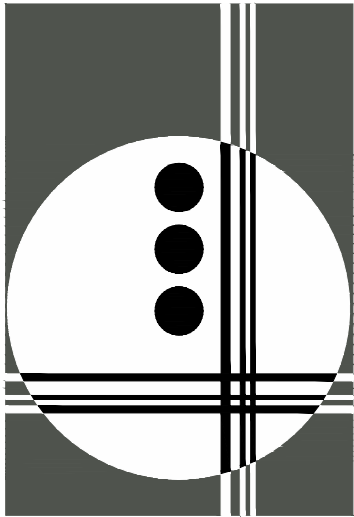
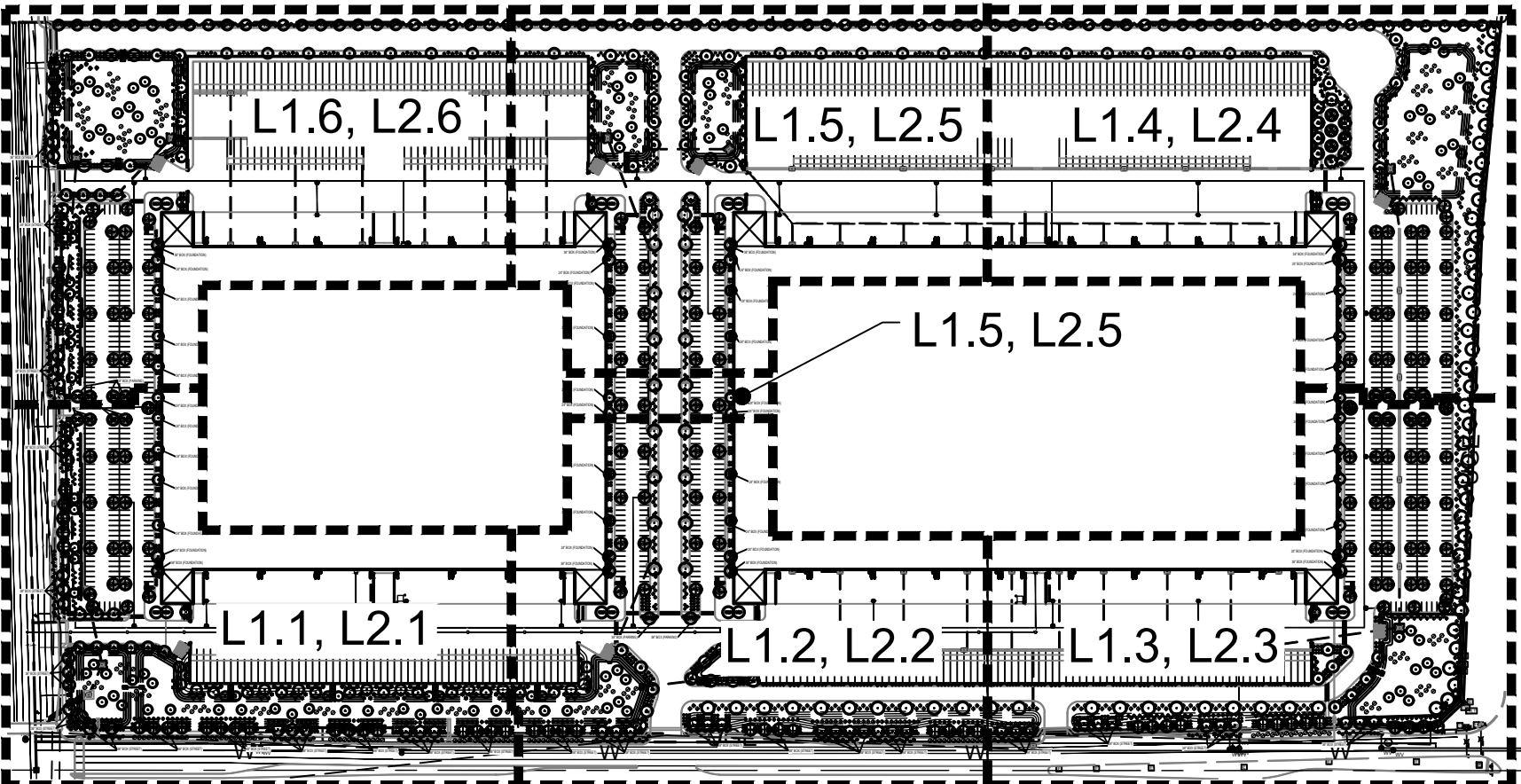
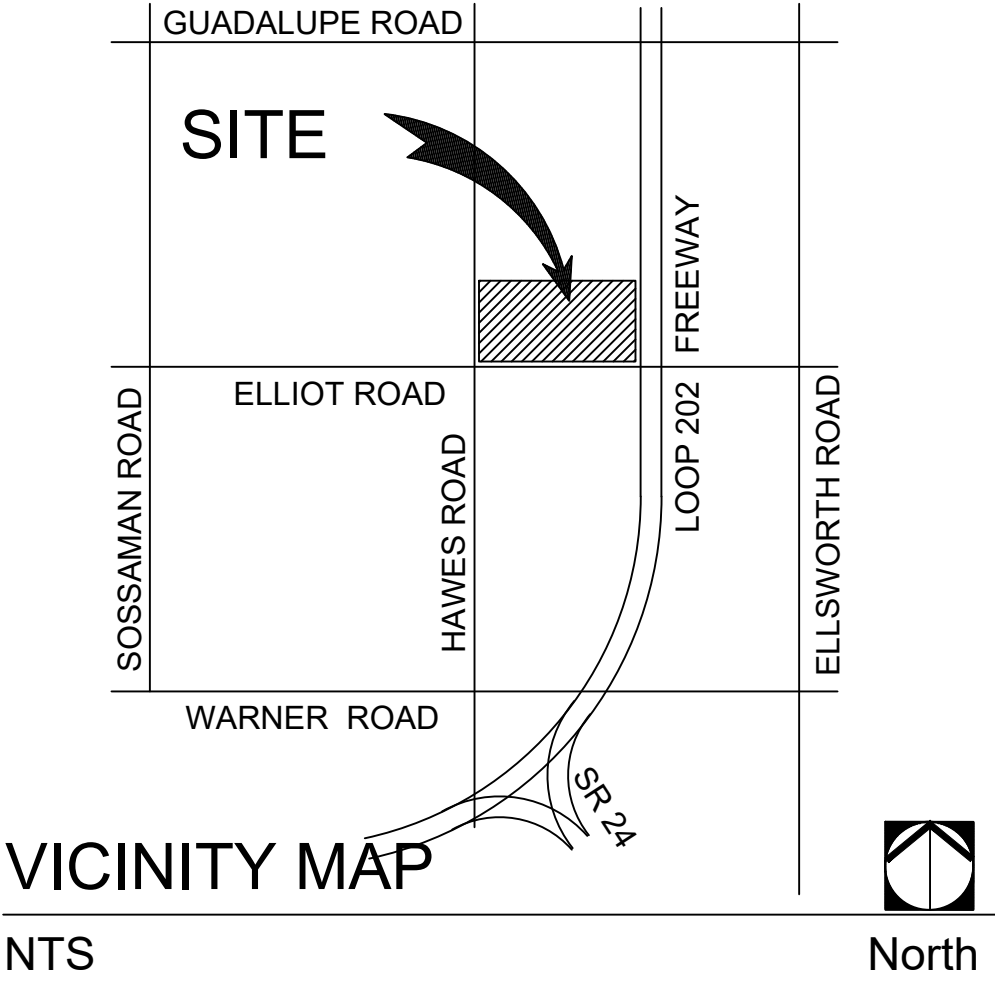
SHEET INDEX

COVER SHEET L0.1

LANDSCAPE PLANS L1.1 - L1.6

LANDSCAPE CALCULATIONS

	REQUIRED	PROVIDED
STREET FRONTAGE LANDSCAPE (ELLIOT) 2,362 LF DIVIDED BY 1 TREE, 6 SHRUBS PER 25 LF	95 TREES, 472 SHRUBS 23-36" BOX 48-24" BOX 24-15 GAL.	75 TREES, 1,020 SHRUBS 34-36" BOX 24-24" BOX 45-36" BOX = (23-36" BOX + 9-24" BOX + 24-15 GAL.) 30-24" BOX
STREET FRONTAGE LANDSCAPE (HAWES) 1,072 LF DIVIDED BY 1 TREE, 6 SHRUBS PER 25 LF	43 TREES, 257 SHRUBS 10-36" BOX 22-24" BOX 11-15 GAL. 20-36" BOX = (20-36" BOX), 14-36" BOX + 13-24" BOX = (41-24" BOX), 11-24" BOX = (22-15 GAL.)	33 TREES, 470 SHRUBS 17-36" BOX 16-24" BOX
LANDSCAPE ADJACENT TO NORTH PERIMETER> 2,566 LF DIVIDED BY 3 TREE, 20 SHRUBS PER 100 LF	77 TREES, 511 SHRUBS 0-24" BOX 77-15 GAL.	77 TREES, 504 SHRUBS 0-24" BOX 77-15 GAL.
LANDSCAPE ADJACENT TO EAST PERIMETER> 1,199 LF DIVIDED BY 3 TREE, 20 SHRUBS PER 100 LF	36 TREES, 240 SHRUBS 0-24" BOX 36-15 GAL.	38 TREES, 246 SHRUBS 0-24" BOX 36-15 GAL.
LANDSCAPE PER PARKING SPACES 873 PARKING SPACES DIVIDED BY ONE TREE, 3 SHRUBS PER 8 SPACES	110 TREES, 330 SHRUBS 11-36" BOX 99-24" BOX	142 TREES, 426 SHRUBS 11-36" BOX 131-24" BOX
FOUNDATION LANDSCAPING FOR BUILDING 1 > 1,560 LF DIVIDED BY 1 TREE PER 50 LF	32 TREES 3-36" BOX 29-24" BOX	33 TREES 4-36" BOX 29-24" BOX
FOUNDATION LANDSCAPING FOR BUILDING 2 > 1,520 LF DIVIDED BY 1 TREE PER 50 LF	31 TREES 3-36" BOX 29-24" BOX	32 TREES 4-36" BOX 28-24" BOX
TOTAL NUMBER OF 24" BOX	226 TREES	228 TREES
TOTAL NUMBER OF 36" BOX (OR LARGER) TREES	50 TREES	70 TREES
TOTAL NUMBER OF 5 GALLON SHRUBS	1,590 SHRUBS	2,666 SHRUBS



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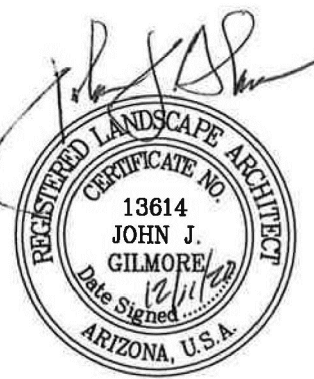
PREPARED FOR:

JOB NO. 20038

DRAWN BY. TCB

APPROVED BY. JJG

DATE. 12.11.20



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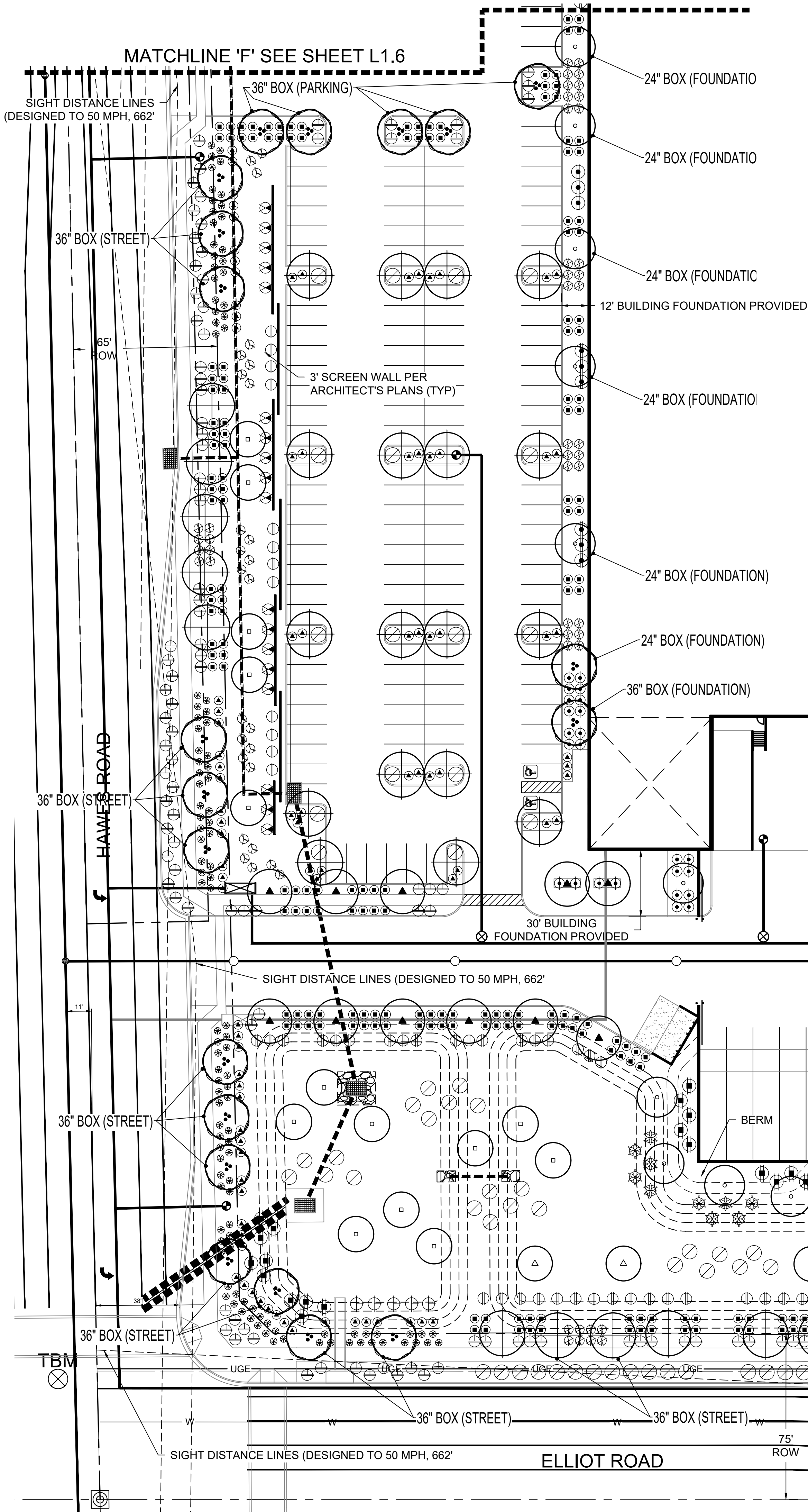
PRELIMINARY
LANDSCAPE COVER

SHEET

L0.1

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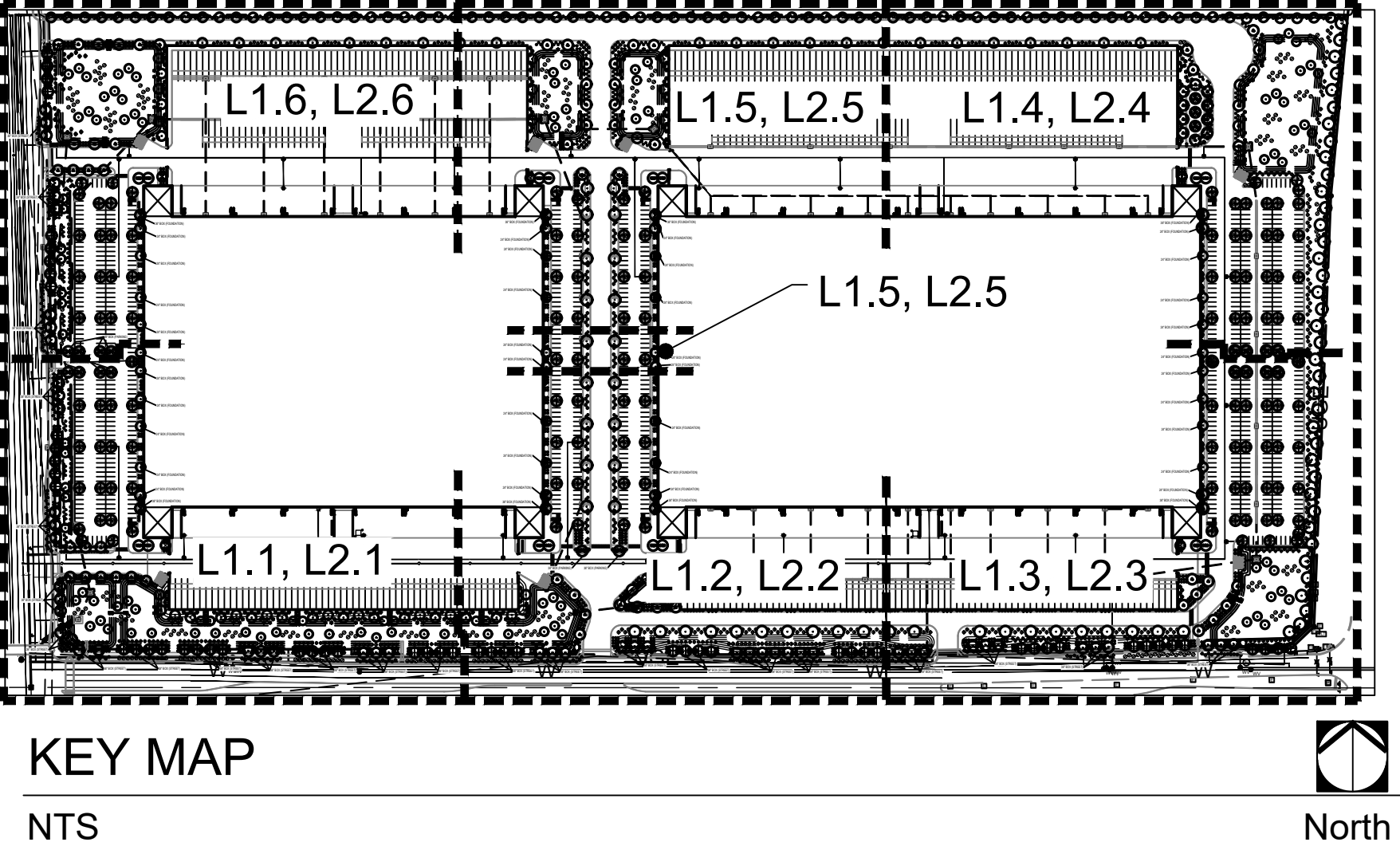
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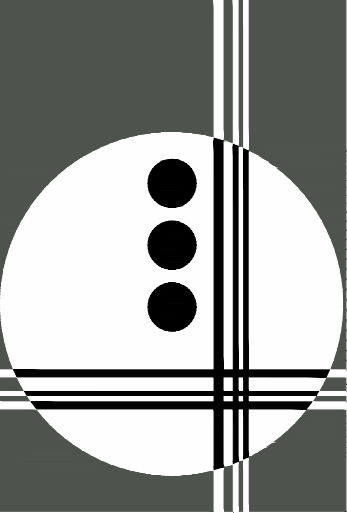
PLANT SCHEDULE

SYMBOL	BOTANICAL/COMMON NAME	SYMBOL	BOTANICAL/COMMON NAME
TREES			
	ACACIA SALICINA WILLOWLEAF ACACIA		SHRUBS
	PARKINSONIA FLORIDUM BLUE PALO VERDE		PROSOPIS JULIFLORA ARIZONA NATIVE MESQUITE
	OLENYA TESTOSA IRONWOOD		CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE
	PROSOPIS CHILENSIS 'THORNLESS' THORNLESS CHILEAN MESQUITE		CASSIA NEMOPHILA DESERT CASSIA
	CHILOPSIS LINEARIS DESERT WILLOW		EREMOPHILA HYDROPHANA 'BLUE BELLS' BLUE BELLS
	CERCIDIUM PRAECOX PALO BREA		LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' GREEN CLOUD SAGE
	EUCALYPTUS PAPUANA GHOST GUM		ACACIA REDOLENS 'DESERT CARPET' N.C.N.
ACCENTS			
	HESPERALOE FUNIFERA GIANT HESPERALOE		EREMOPHILA MACULATA 'VALENTINE' VALENTINE EMU
	HESPERALOE PARVIFLORA RED YUCCA		CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE
	MUHLENBERGIA CAPILARIS 'REGAL MIST' REGAL MIST DEER GRASS		TECOMA SPP. 'ORANGE JUBILEE'
	AGAVE GEMINIFLORA TWIN-FLOWERED AGAVE		LEUCOPHYLLUM ZYGOPHYLLUM 'CIMARRON™' CIMARRON SAGE
GROUNDCOVER			
	EREMOPHILA GLABRA 'MINGEW GOLD' OUTBACK SUNRISE EMU		
DECOMPOSED GRANITE			
	'EXPRESS GOLD'		

BUILDING 1



PRELIMINARY LANDSCAPE PLAN



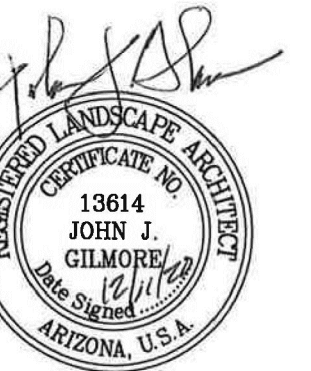
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- REVISIONS.
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PRELIMINARY
LANDSCAPE PLAN

SHEET



PLANNING
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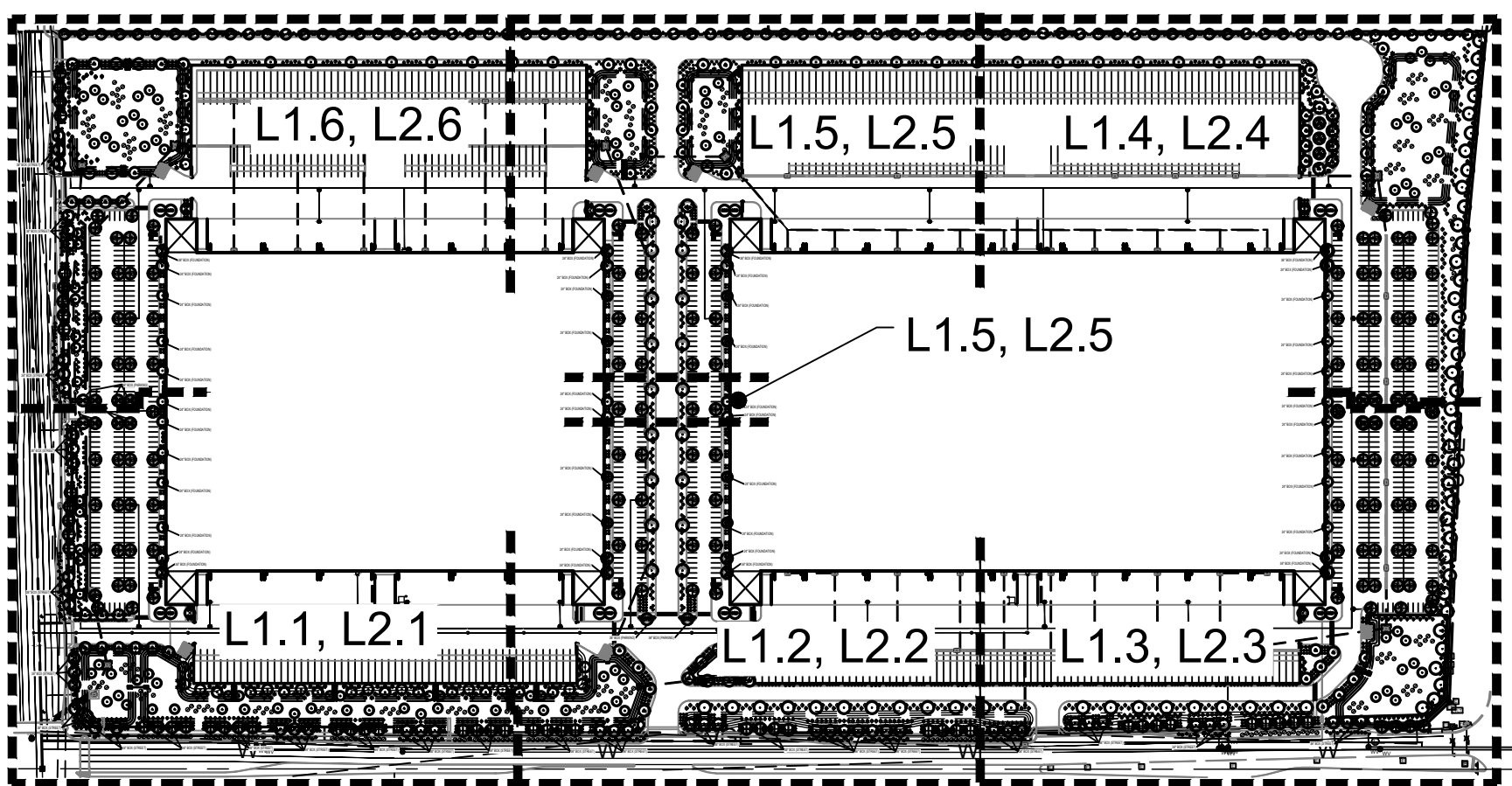
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PRELIMINARY
LANDSCAPE PLAN

SHEET

L1.2

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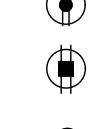

















KEY MAP

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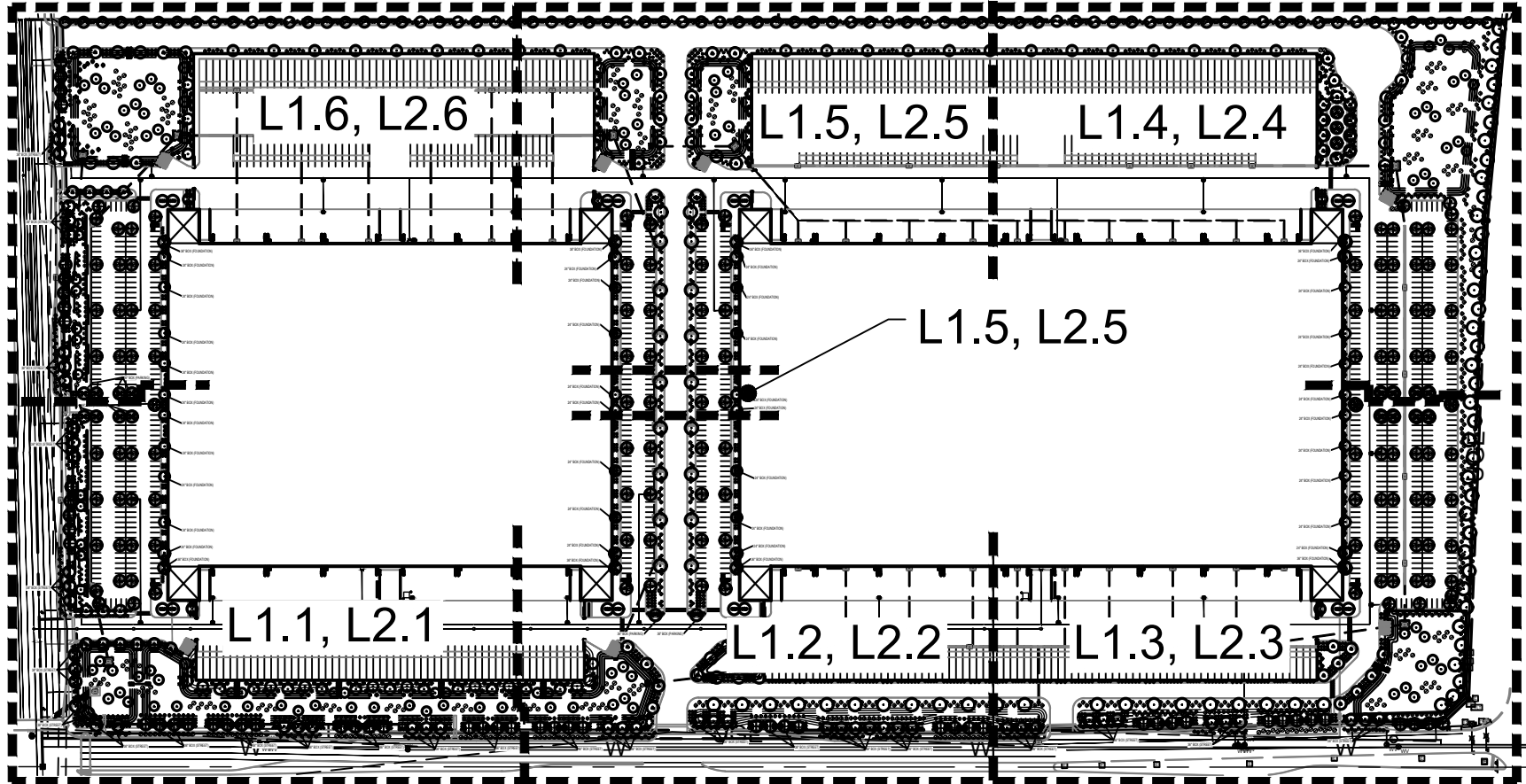
PRELIMINARY
LANDSCAPE PLAN

0 30 60 90
SCALE: 1"=30'-0"

PLANT SCHEDULE	
SYMBOL	BOTANICAL/Common Name
TREES	
	ACACIA SALICINA WILLOWLEAF ACACIA
	PARKINSONIA FLORIDUM BLUE PALO VERDE
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	PROSOPIS CHILENSIS 'THORNLESS' THORNLESS CHILEAN MESQUITE
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	EREMOPHILA GLABRA 'MINGEW GOLD' OUTBACK SUNRISE EMU
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SYMBOL	BOTANICAL/COMMON NAME	SYMBOL	BOTANICAL/COMMON NAME
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⊕	EREMOPHILA GLABRA 'MINGEW GOLD' OUTBACK SUNRISE EMU		
⊕	DECOMPOSED GRANITE "EXPRESS GOLD"		

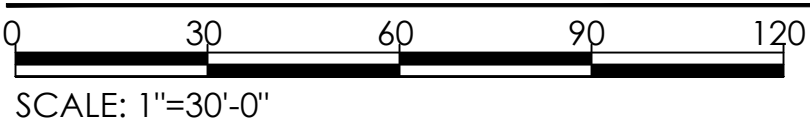


KEY MAP

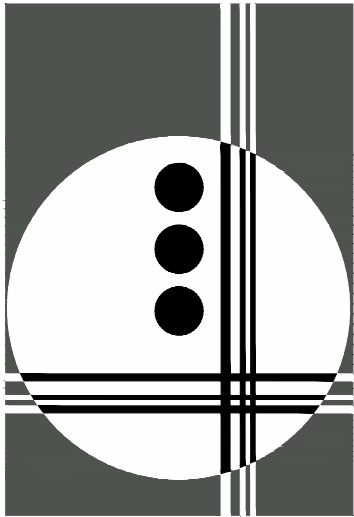
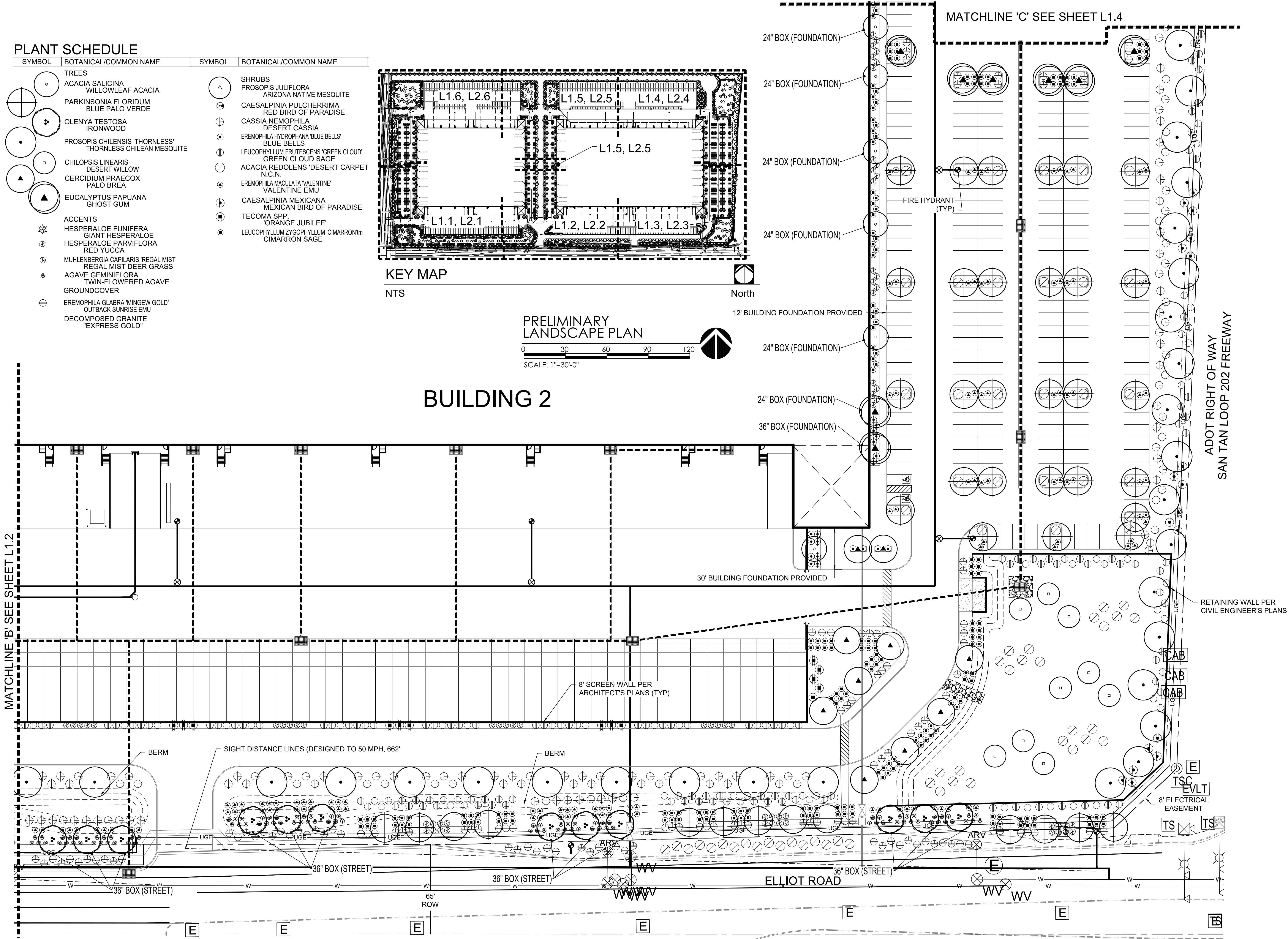
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PRELIMINARY
LANDSCAPE PLAN



BUILDING 2



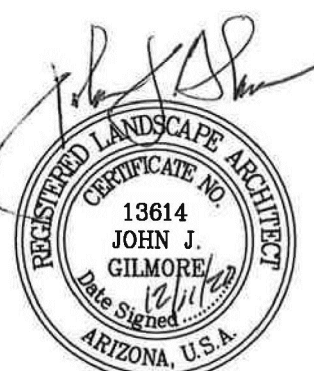
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APPROVED BY: JJG
DATE: 12.11.20

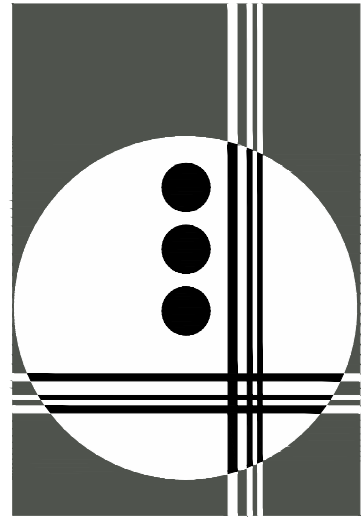
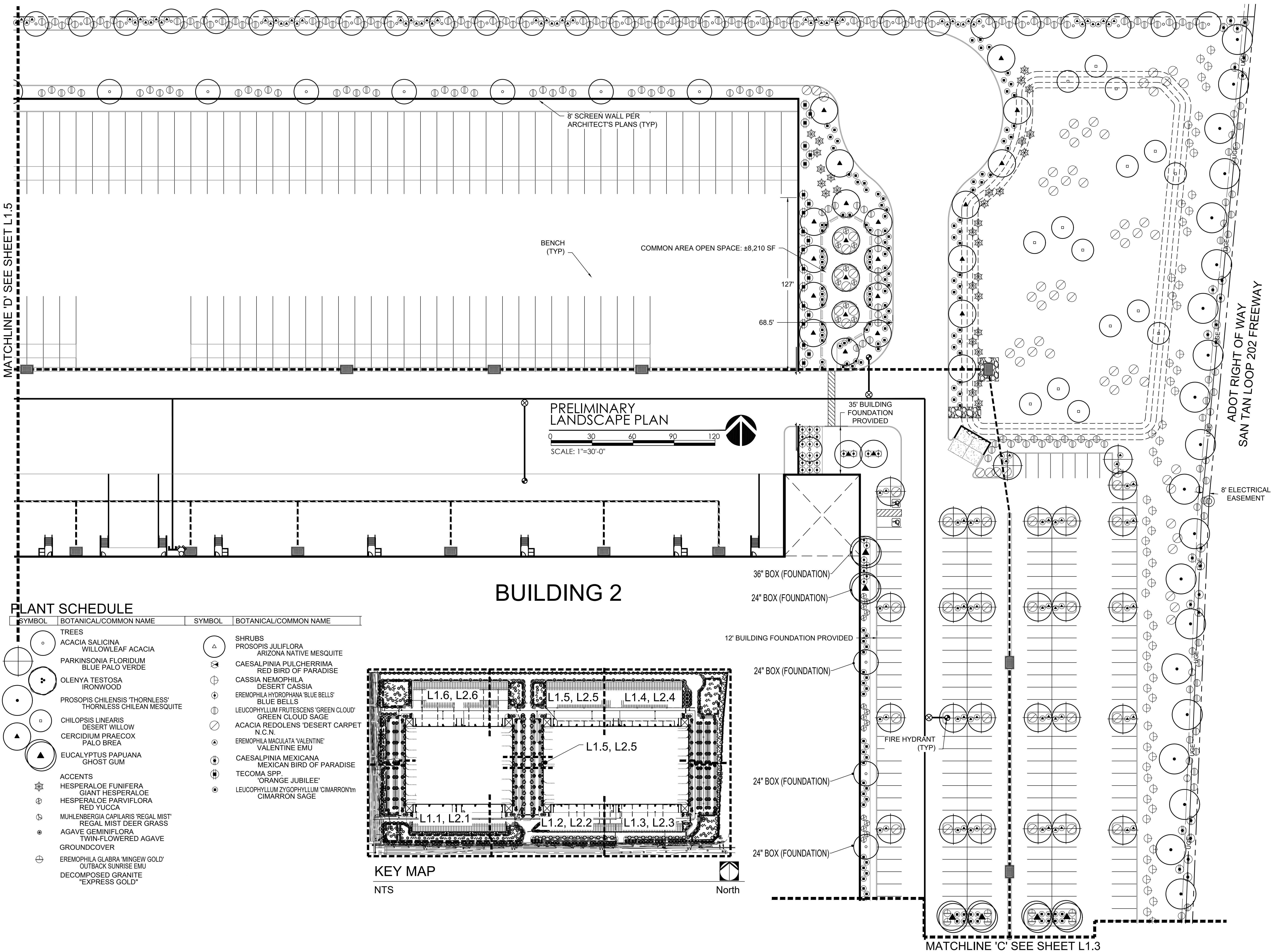


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PRELIMINARY
LANDSCAPE PLAN
SHEET

L1.3

4 OF 7



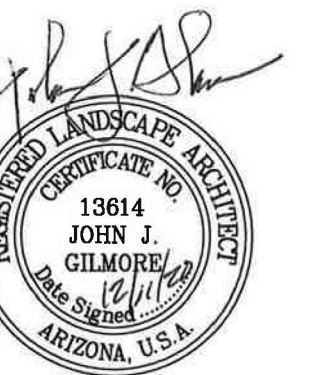
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PRELIMINARY
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L1.4
5 OF 7

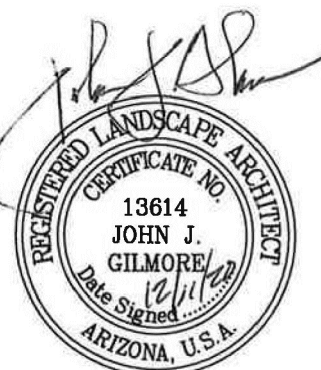
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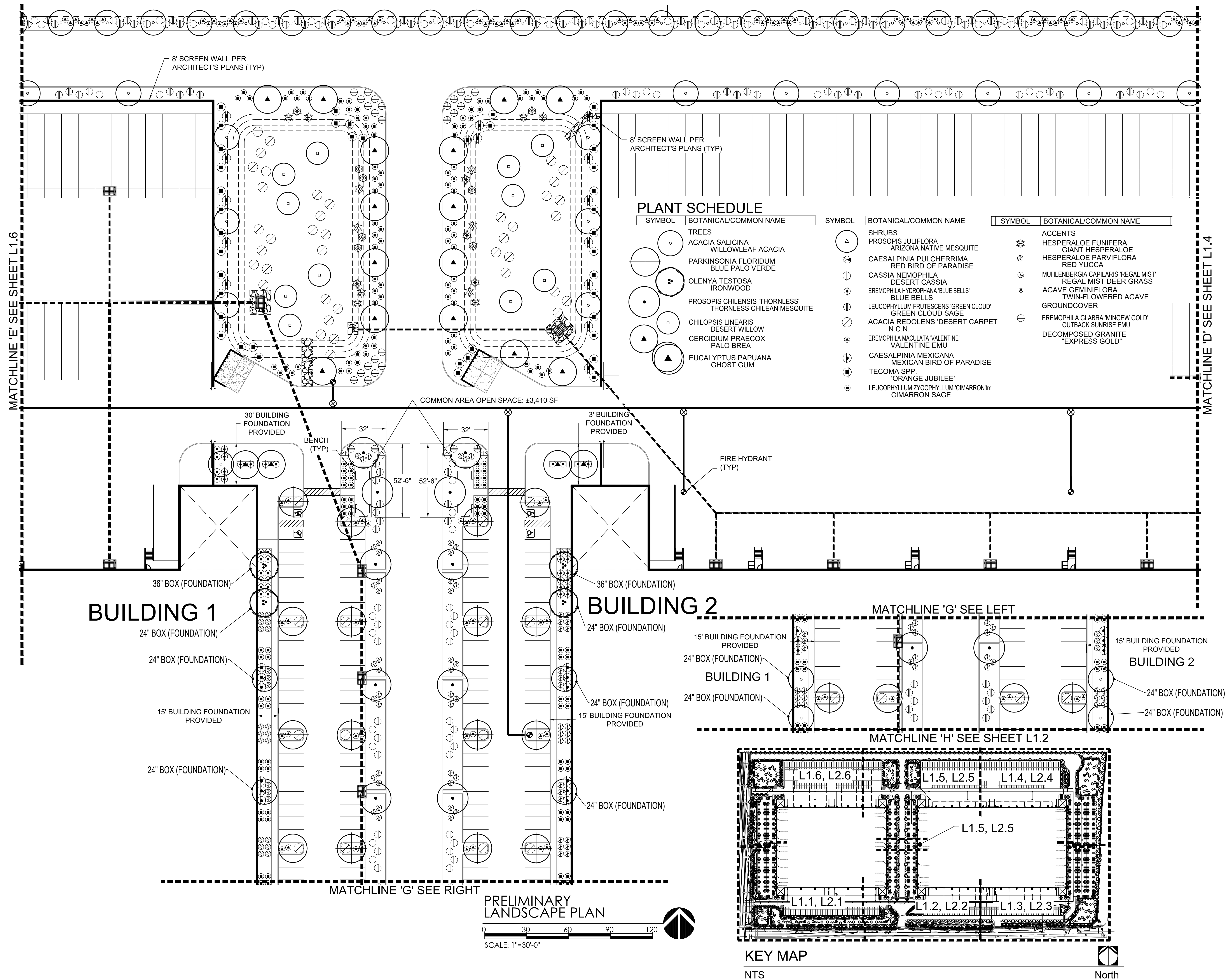
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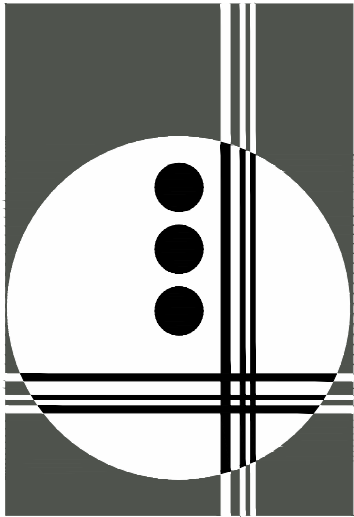
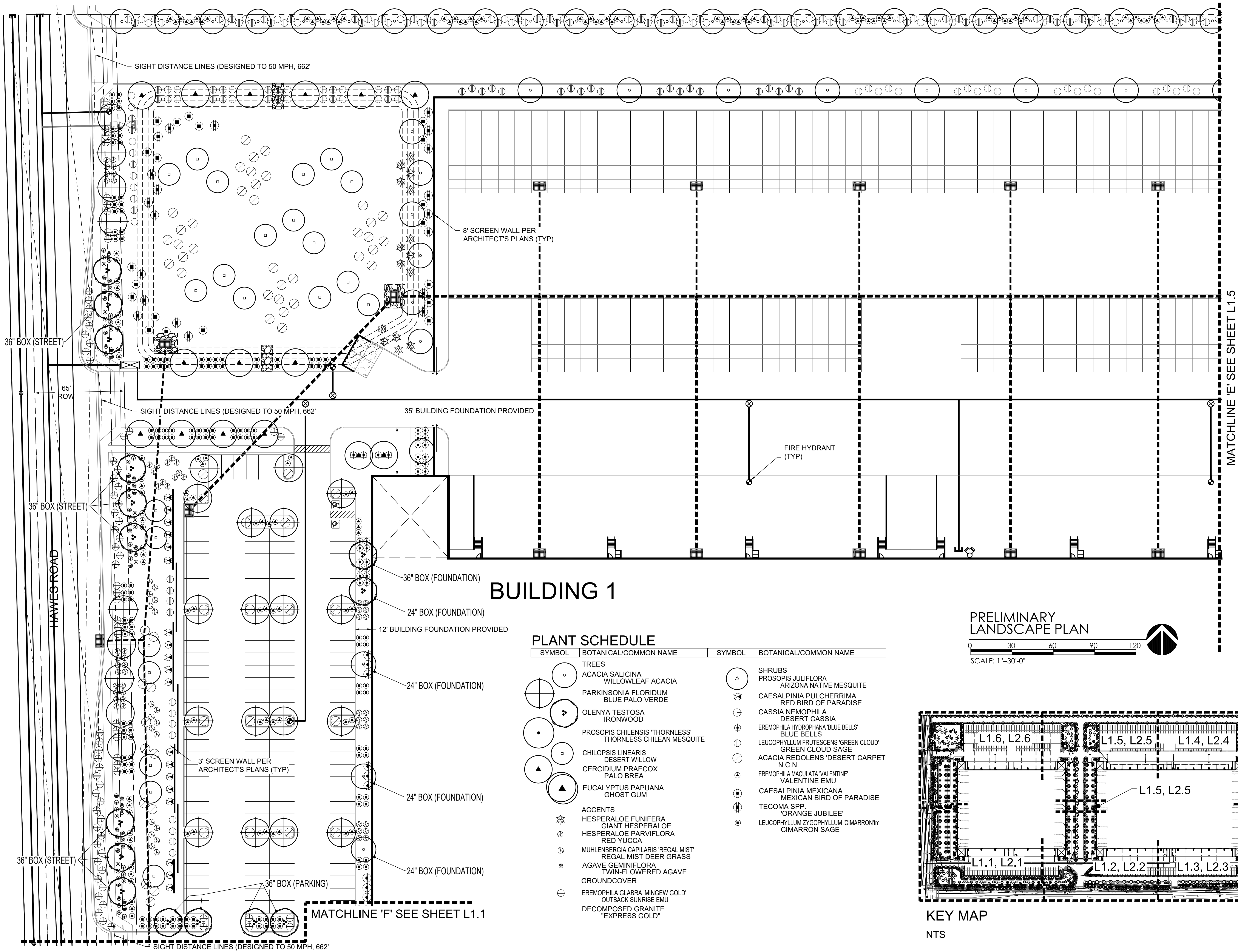
PRELIMINARY
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SHEET

L1.5

6 OF 7





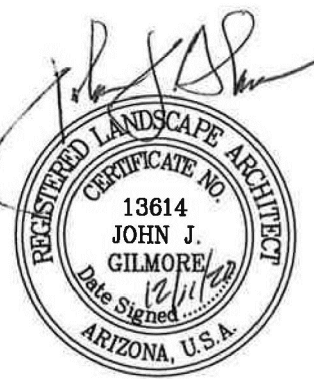
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7 OF 7

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