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 NURSERYMAN; 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
- 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

_	PLANI	SCHEDULE			
	SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY.	REMARKS
	· (°)	TREES ACACIA SALICINA WILLOWLEAF ACACIA	24" BOX	24	STAKE AS REQUIRED
$\left(-\right)$		PARKINSONIA FLORIDUM BLUE PALO VERDE	24" BOX 36" BOX	9 18	STAKE AS REQUIRED
		OLENYA TESTOSA IRONWOOD	24" BOX 36" BOX	4 14	STAKE AS REQUIRED
	•	PROSOPIS CHILENSIS 'THORNLESS' THORNLESS CHILEAN MESQUITE	15 GAL. 24" BOX	51 5	STAKE AS REQUIRED
		PROSOPIS 'AZT PODLESS' AZT PODLESS MESQUITE	24" BOX 36" BOX	76 5	STAKE AS REQUIRED
		CHILOPSIS LINEARIS 'DESERT DIVA' DESERT DIVA' DESERT WILLOW	24" BOX V	22	STAKE AS REQUIRED
		SHRUBS			
	\bigoplus	CASSIA NEMOPHILA DESERT CASSIA	1 GAL.	109	1 GPH EMITTER
		EREMOPHILA HYGROPHANA 'BLUE BELLS' BLUE BELLS EMU	5 GAL.	209	1 GPH EMITTER
	•	EREMOPHILA MACULATA 'VALENTINE' VALENTINE EMU	5 GAL.	335	1 GPH EMITTER
	\bigoplus	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' GREEN CLOUD SAGE	5 GAL.	143	1 GPH EMITTER
	\bigcirc	ACACIA REDOLENS 'DESERT CARPET N.C.N.	' 1 GAL.	306	1 GPH EMITTER
	o	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO'tm RIO BRAVO SAGE	5 GAL.	106	1 GPH EMITTER
		TECOMA 'CRISMON FLARE' CRISMON FLARE ESPERANZA	5 GAL.	79	1 GPH EMITTER
	₩Å₩	ACCENTS	E CAL	0.4	1 CDU EMITTED
		HESPERALOE FUNIFERA GIANT YUCCA	5 GAL.	94	1 GPH EMITTER
	₩	HESPERALOE PARVIFLORA RED YUCCA	5 GAL.	470	1 GPH EMITTER
	•	HESPERALOE CAMPANULATA 'MSWN NUEVO LEC LIONHEART® P.P.#32069	N' 5 GAL.	141	1 GPH EMITTER
		GROUNDCOVER			
	\bigoplus	EREMOPHILA GLABRA 'MINGEW GOLD' OUTBACK SUNRISE EMU	1 GAL.	172	1 GPH EMITTER
		DECOMPOSED GRANITE	3/4" SCREENE	ΞD	2" DEPTH ALL

NOTES

COMMON AREA OPEN SPACE

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.

LANDSCAPE AREAS

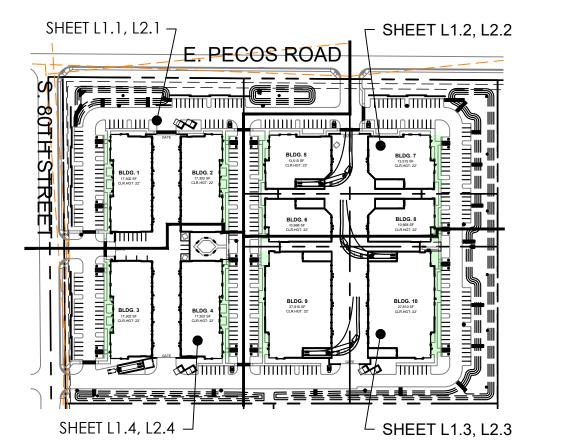
LANDSCAPE CALCULATIONS

"EXPRESS GOLD"

	REQUIRED	PROVIDED
STREET FRONTAGE LANDSCAPE (80TH STREET)		
543 LF DIVIDED BY 1 TREE, 6 SHRUBS PER 25 LF STREET FRONTAGE LANDSCAPE (PECOS ROAD)	22 TREES, 132 SHRUBS 5-36" BOX, 11-24"BOX, 6-15 GAL.	18 TREES, 196 SHRUBS 7-36" BOX 11-24"BOX (7)-36" BOX PROVIDED TO SATISFY THE (5)-36" BOX REQUIRED AND (2)-36" BOX TREE PROVIDED IN LIEU OF (6)-15 GAL. REQUIRED. (11)-24" BOX AS REQUIRED
850 LF DIVIDED BY 1 TREE, 6 SHRUBS PER 25 LF	34 TREES, 204 SHRUBS 8-36" BOX, 17-24"BOX, 9-15 GAL.	28 TREES, 368 SHRUBS 11-36" BOX 17-24"BOX (11)-36" BOX PROVIDED TO SATISFY THE (8)-36" BOX REQUIRED AND (3)-36" BOX TREE PROVIDED IN LIEU OF (9)-15 GAL. REQUIRED. (17)-24" BOX AS REQUIRED
LANDSCAPE ADJACENT TO EAST PERIMETER>		
674 LF DIVIDED BY 3 TREE, 20 SHRUBS PER 100 LF	21 TREES, 135 SHRUBS 0-24" BOX, 21-15 GAL.	22 TREES, 191 SHRUBS 0-24" BOX 32-15 GAL.
LANDSCAPE ADJACENT TO SOUTH PERIMETER>		
900 LF DIVIDED BY 3 TREE, 20 SHRUBS PER 100 LF	27 TREES, 180 SHRUBS 0-24" BOX, 27-15 GAL.	28 TREES, 216 SHRUBS 0-24" BOX 21-15 GAL.
LANDSCAPE PER PARKING SPACES		
335 PARKING SPACES DIVIDED BY ONE TREE, 3 SHRUBS PER 8 SPACES	42 TREES, 126 SHRUBS 5-36" BOX, 37-24" BOX	62 TREES, 186 SHRUBS 5-36" BOX, 57-24" BOX
FOUNDATION LANDSCAPING FOR BUILDING 1 >		
290 LF DIVIDED BY 1 TREE PER 50 LF	6 TREES	6 TREES
FOUNDATION LANDOGADING FOR BUILDING G.	1-36" BOX, 5-24"BOX	1-36" BOX, 5-24"BOX
FOUNDATION LANDSCAPING FOR BUILDING 2 >	7 70550	7.70550
350 LF DIVIDED BY 1 TREE PER 50 LF	7 TREES 1-36" BOX, 6-24"BOX	7 TREES 1-36" BOX, 6-24"BOX
FOUNDATION LANDSCAPING FOR BUILDING 3 >	1 00 200, 0 21 200	1 66 267, 621 267
290 LF DIVIDED BY 1 TREE PER 50 LF	6 TREES	6 TREES
FOUNDATION LANDSCAPING FOR BUILDING 4 >	1-36" BOX, 5-24"BOX	1-36" BOX, 5-24"BOX
350 LF DIVIDED BY 1 TREE PER 50 LF	7 TREES	7 TREES
	1-36" BOX, 6-24"BOX	1-36" BOX, 6-24"BOX
FOUNDATION LANDSCAPING FOR BUILDING 5 >		
275 LF DIVIDED BY 1 TREE PER 50 LF	6 TREES 1-36" BOX, 5-24"BOX	6 TREES
FOUNDATION LANDSCAPING FOR BUILDING 6 >	1-30 BOX, 3-24 BOX	1-36" BOX, 5-24"BOX
150 LF DIVIDED BY 1 TREE PER 50 LF	3 TREES	3 TREES
FOUNDATION LANDSCAPING FOR BUILDING 7 >	1-36" BOX, 2-24"BOX	1-36" BOX, 2-24"BOX
275 LF DIVIDED BY 1 TREE PER 50 LF	6 TREES	6 TREES
273 EL DIVIDED DE L'INCET EN 30 EL	1-36" BOX, 5-24"BOX	1-36" BOX, 5-24"BOX
FOUNDATION LANDSCAPING FOR BUILDING 8 >		
150 LF DIVIDED BY 1 TREE PER 50 LF	3 TREES	3 TREES
FOUNDATION LANDSCAPING FOR BUILDING 9 >	1-36" BOX, 2-24"BOX	1-36" BOX, 2-24"BOX
390 LF DIVIDED BY 1 TREE PER 50 LF	8 TREES	8 TREES
FOUNDATION LANDSCAPING FOR BUILDING 10 >	1-36" BOX, 6-24"BOX	1-36" BOX, 6-24"BOX
390 LF DIVIDED BY 1 TREE PER 50 LF	8 TREES	8 TREES
	1-36" BOX, 6-24"BOX	1-36" BOX, 6-24"BOX
TOTAL NUMBER OF 24" BOX	59 TREES	81 TREES
TOTAL NUMBER OF 36" BOX (OR LARGER) TREES	18 TREES	18 TREES
TOTAL NUMBER OF 5 GALLON SHRUBS	820 SHRUBS	1,157 SHRUBS
		•
	REQUIRED	PROVIDED

SHEET INDEX

COVER SHEET L1.0
LANDSCAPE PLANS L1.1 - L1.4



KEY PLAN

PLANNING & LANDSCAPE ARCHITECTUL

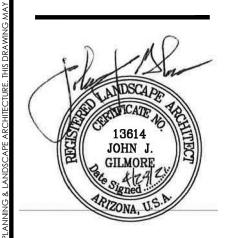
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LANDSCAPE ARCHITECTURE

PLANNING

AILWINDS PHASE
3133 EAST PECOS ROAD
AESA, AZ 85212

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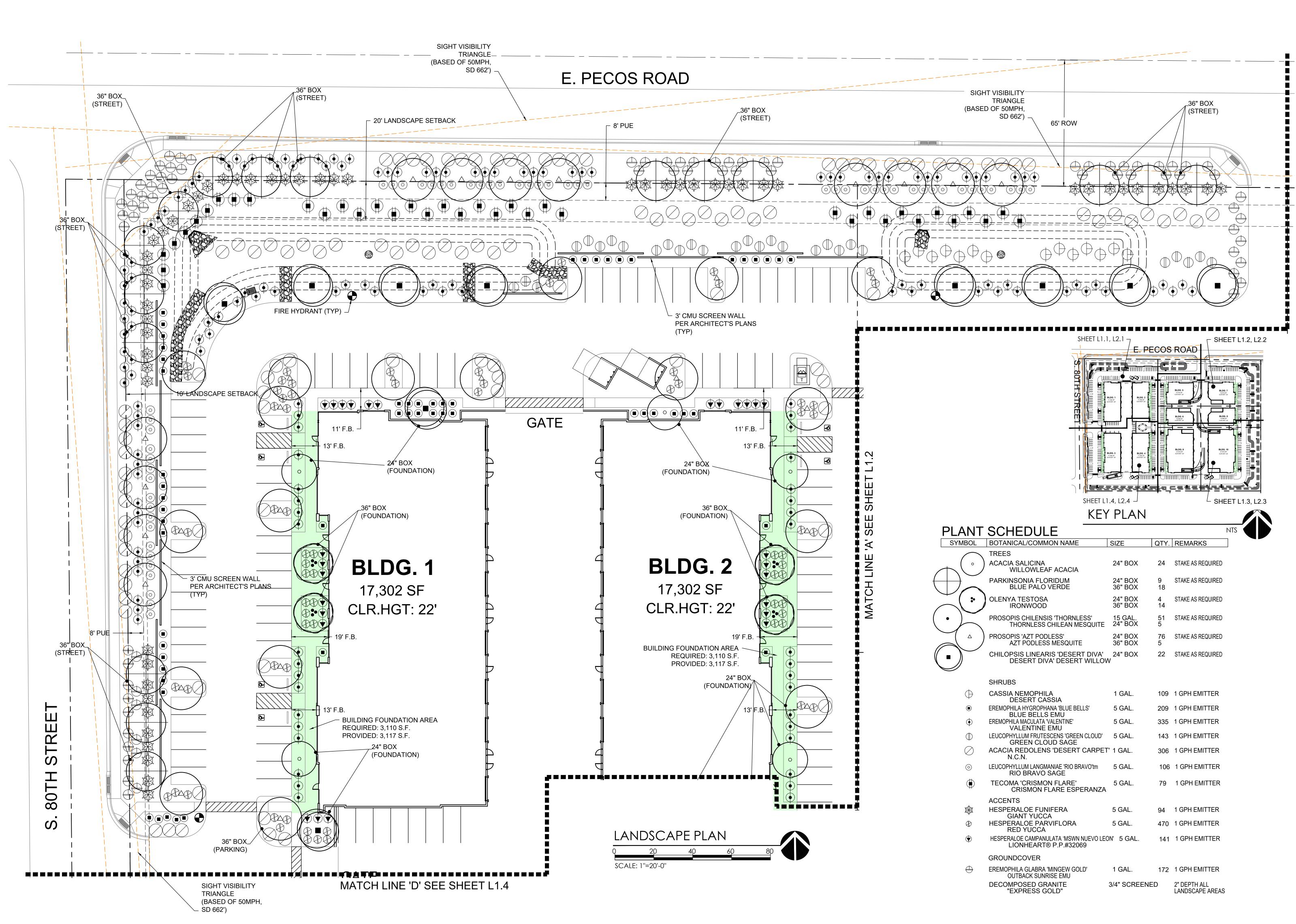


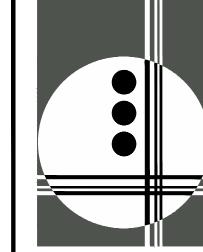
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> LANDSCAPE COVER SHEET

L1.(



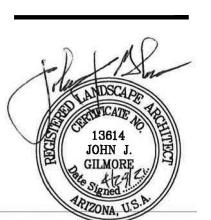


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LANDSCAPE ARCHITECTURE

TAILWINDS PHASE 8133 EAST PECOS ROAD MESA, AZ 85212 PREPARED FOR:

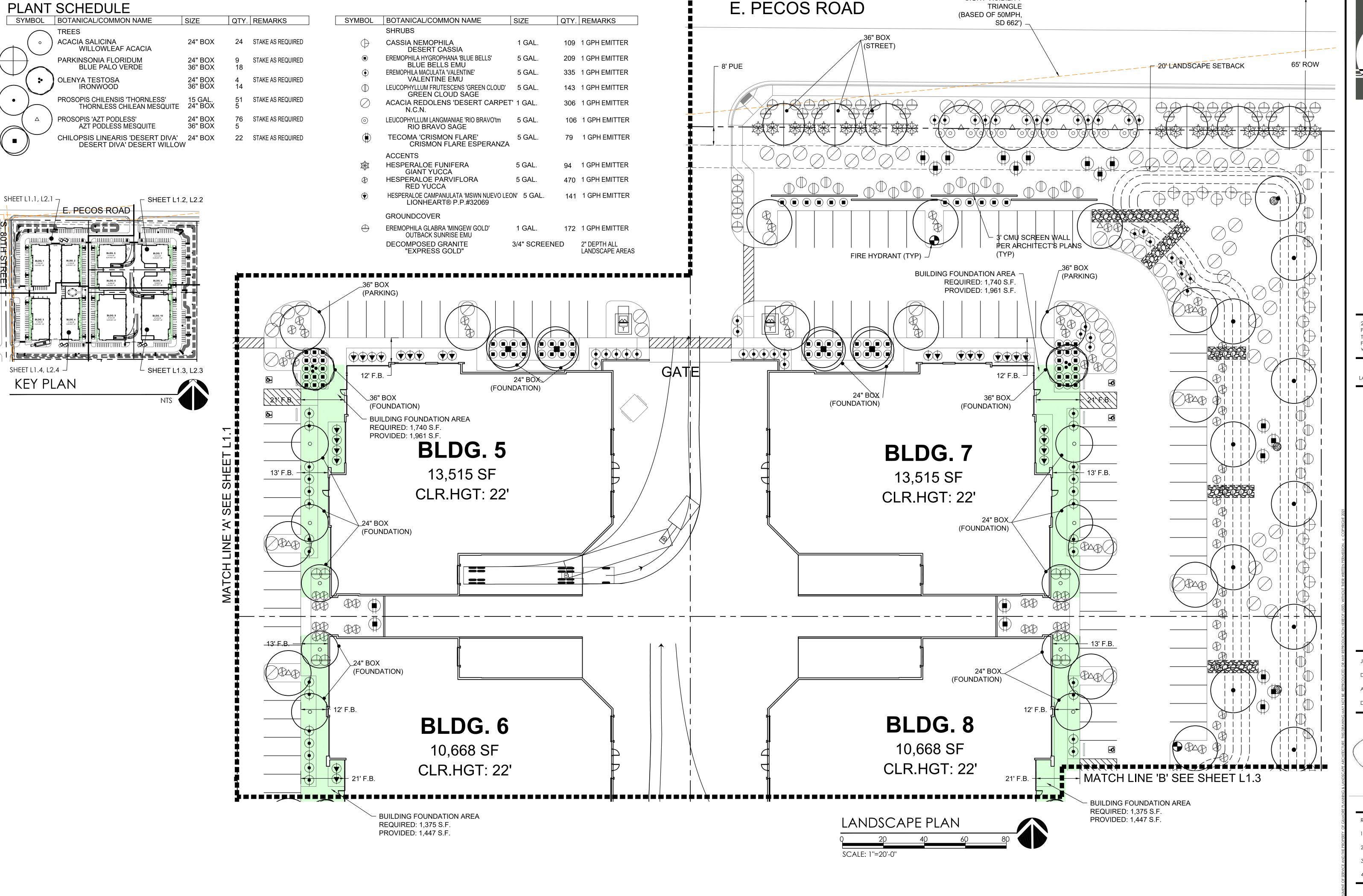
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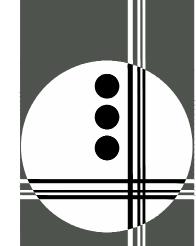
REVISIONS.

LANDSCAPE PLAN

2 OF 5



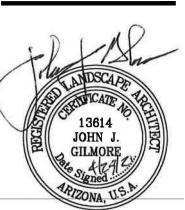
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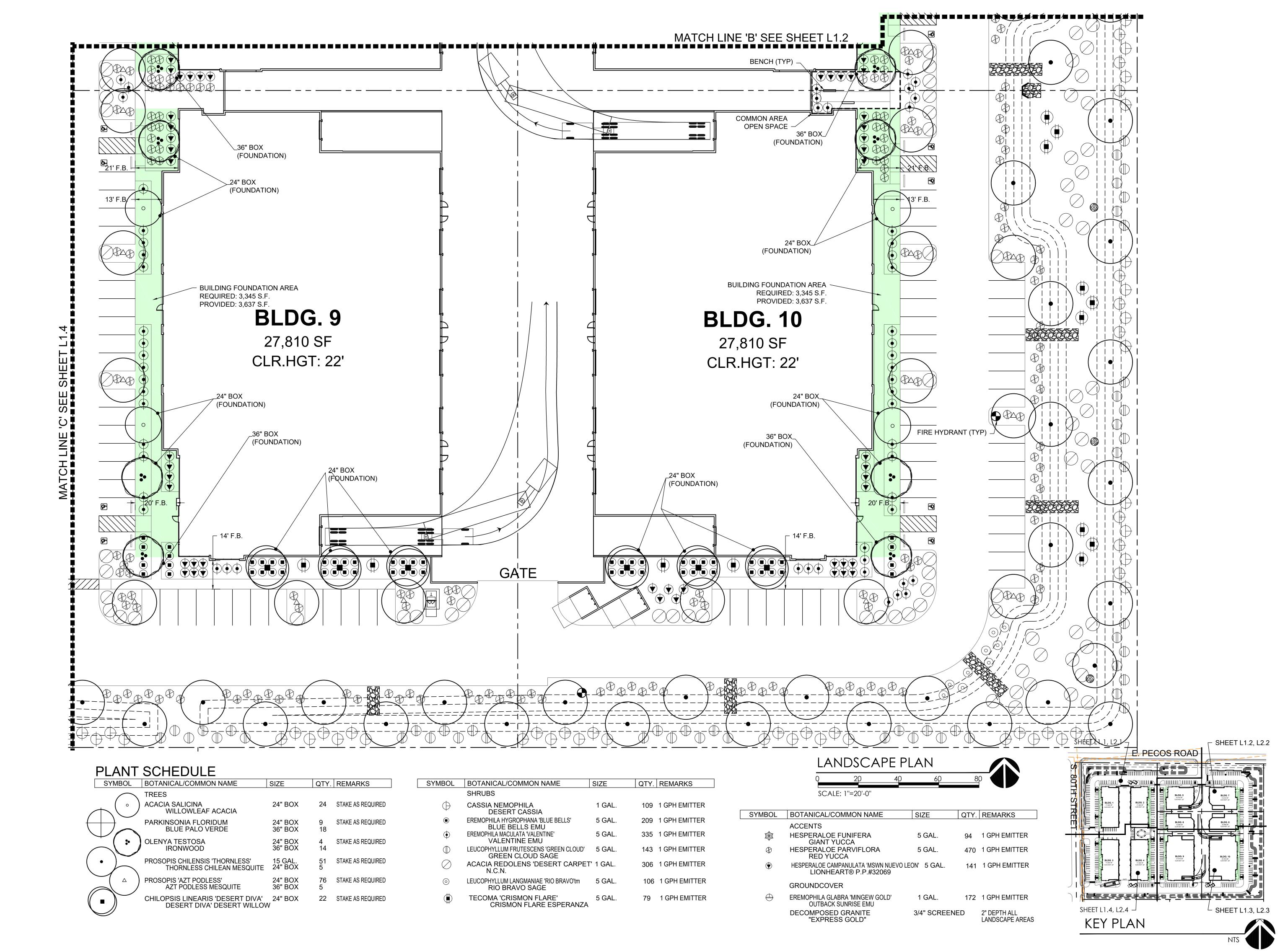


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LANDSCAPE ARCHITECTURE





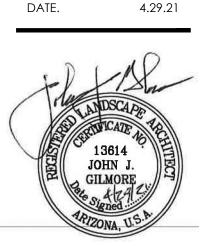
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LANDSCAPE ARCHITECTURE

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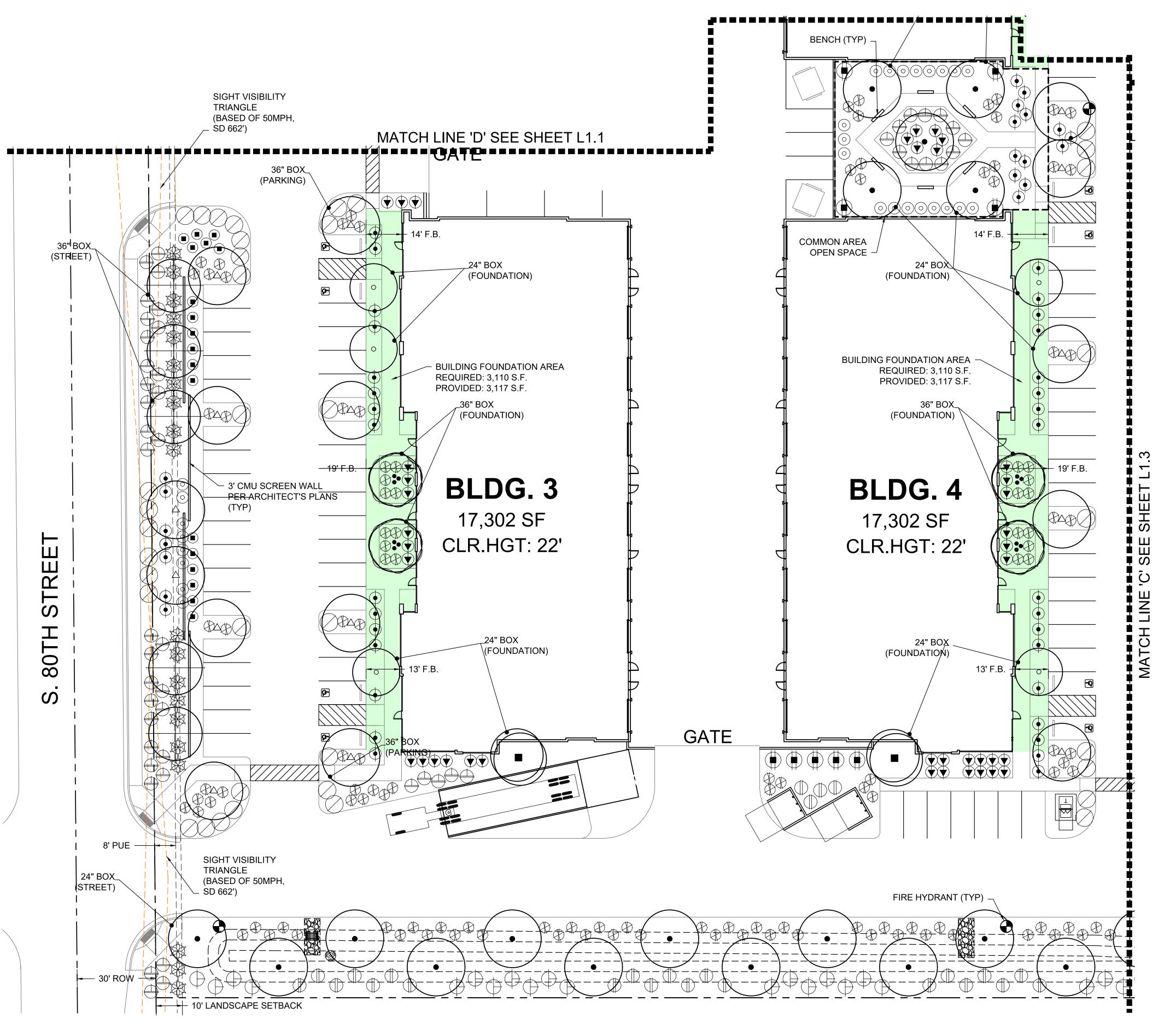
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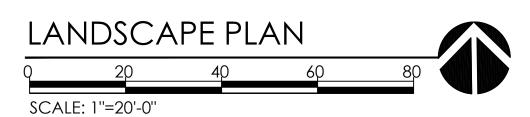


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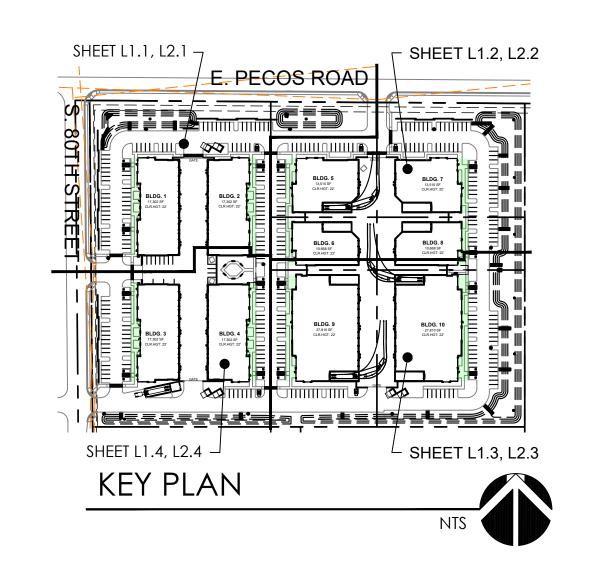




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PLANT SCHEDULE								
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	DECOMPOSED GRANITE "EXPRESS GOLD"	3/4" SCREENEI)	2" DEPTH ALL LANDSCAPE AREAS				

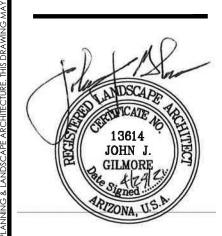
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