

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 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

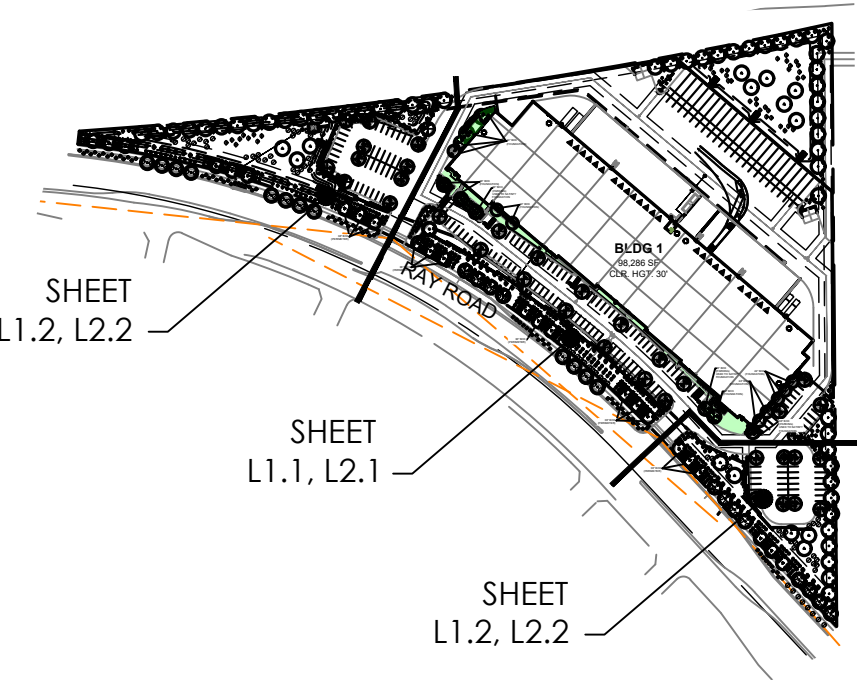
- A. REQUIRED TREES SHALL BE MINIMUM SIZE AS SPECIFIED IN THE ARIZONA NURSERY ASSOCIATION "RECOMMENDED TREE SPECIFICATIONS" LATEST EDITION. 11-33-2(B)2
- B. ALL LANDSCAPE MATERIAL INSTALLED SHALL BE MAINTAINED BY OWNER/OR LESSEE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN. 11-33-3(I) 2 & 3
- C. NOTE 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.	LIVE COVERAGE MATURE SQ. FT.	REMARKS
	TREES				
	ACACIA SALICINA WILLOWLEAF ACACIA	24" BOX	9	X 250 = 2,250 SF	STAKE AS REQUIRED
	PARKINSONIA FLORIDUM BLUE PALO VERDE	24" BOX	36	X 325 = 11,700 SF	STAKE AS REQUIRED
	PARKINSONIA HYBRID 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE	24" BOX	25	X 325 = 8,125 SF	STAKE AS REQUIRED STRAIGHT TRUNK UP TO 3' THEN BRANCHING STAKE AS REQUIRED
	OLENYA TESTOSA IRONWOOD	24" BOX 36" BOX	12 18	X 325 = 3,900 SF X 325 = 5,850 SF	
	PROSOPIS CHILENSIS 'THORNLESS' THORNLESS CHILEAN MESQUITE	15 GAL.	55	X 325 = 17,875 SF	STAKE AS REQUIRED
	PROSOPIS JULIFLORA ARIZONA NATIVE MESQUITE	15 GAL.	14	X 325 = 4,550 SF	STAKE AS REQUIRED
	SHRUBS				
	CALLIANDRA CALIFORNICA RED FAIRY DUSTER	5 GAL.	126	X 12 = 1,512 SF	1 GPH EMITTER
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	EREMOPHILA HYDROPHANA 'BLUE BELLS' BLUE BELLS	5 GAL.	248	X 16 = 3,968 SF	1 GPH EMITTER
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	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO'™ RIO BRAVO SAGE	5 GAL.	151	X 16 = 2,416 SF	1 GPH EMITTER
	TECOMA 'CRISMON FLARE' CRISMON FLARE ESPERANZA	5 GAL.	47	X 28 = 1,316 SF	1 GPH EMITTER
	ACCENTS				
	HESPERALOE FUNIFERA GIANT YUCCA	5 GAL.	139	X 20 = 2,780 SF	1 GPH EMITTER
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	GROUNDCOVER				
	EREMOPHILA GLABRA 'MINGEW GOLD' OUTBACK SUNRISE EMU	1 GAL.	216	X 20 = 3940 SF	1 GPH EMITTER
	DECOMPOSED GRANITE "EXPRESS GOLD"	3/4" SCREENED		83,386 SF	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.



KEY PLAN

NTS

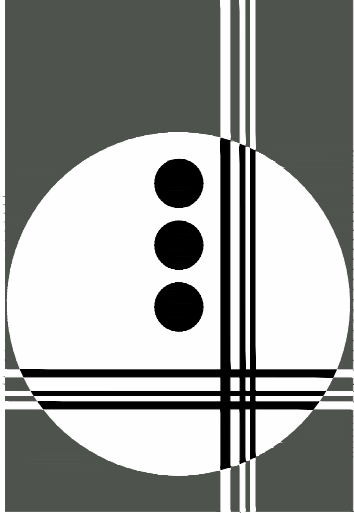


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LANDSCAPE CALCULATIONS

	REQUIRED	PROVIDED
STREET FRONTAGE LANDSCAPE 1,350 LF DIVIDED BY 1 TREE, 6 SHRUBS PER 25 LF	54 TREES, 324 SHRUBS 13-36" BOX, 27-24" BOX, 14-15 GAL.	48 TREES, 596 SHRUBS 13-36" BOX 35-24" BOX (13)-36" BOX TREE PROVIDED AS REQUIRED. (35)-24" BOX PROVIDED TO SATISFY THE (28)-24" BOX REQUIRED AND (7)-24" BOX TREES PROVIDED IN LIEU OF (14)-15 GAL. REQUIRED
LANDSCAPE ADJACENT TO NORTH PERIMETER> 885 LF DIVIDED BY 3 TREE, 20 SHRUBS PER 100 LF	27 TREES, 177 SHRUBS 0-24" BOX, 27-15 GAL.	31 TREES, 209 SHRUBS 0-24" BOX 31-15 GAL.
LANDSCAPE ADJACENT TO EAST PERIMETER> 660 LF DIVIDED BY 3 TREE, 20 SHRUBS PER 100 LF	20 TREES, 132 SHRUBS 0-24" BOX, 20-15 GAL.	22 TREES, 137 SHRUBS 0-24" BOX 22-15 GAL.
LANDSCAPE PER PARKING SPACES 181 PARKING SPACES DIVIDED BY ONE TREE, 3 SHRUBS PER 8 SPACES	23 TREES, 69 SHRUBS 3-36" BOX, 20-24" BOX	36 TREES, 108 SHRUBS 3-36" BOX, 33-24" BOX
FOUNDATION LANDSCAPING FOR BUILDING 1 > 843 LF DIVIDED BY 1 TREE PER 50 LF	17 TREES 2-36" BOX, 15-24" BOX	17 TREES 2-36" BOX 15-24" BOX
TOTAL NUMBER OF 24" BOX	123 TREES	136 TREES
TOTAL NUMBER OF 36" BOX (OR LARGER) TREES	18 TREES	18 TREES
TOTAL NUMBER OF 5 GALLON SHRUBS	702 SHRUBS	1,050 SHRUBS
COMMON AREA OPEN SPACE	REQUIRED 1,009 SF	PROVIDED 1,430 SF
TOTAL ONSITE LANDSCAPE AREA - LIVE COVERAGE	REQUIRED 67,802 SF (5% OF TOTAL LANDSCAPE AREA (135,604 SF)	PROVIDED 83,306 SF



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PREPARED FOR:

JOB NO.	21021
DRAWN BY.	TCB
APPROVED BY.	JJG
DATE.	6.24.21



REVISIONS.

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LANDSCAPE  
COVER SHEET

SHEET

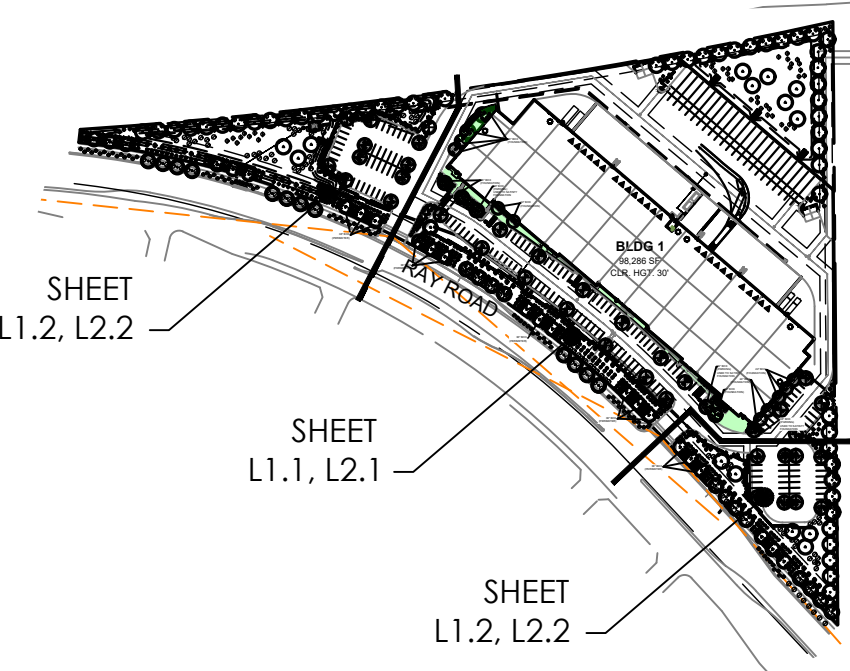
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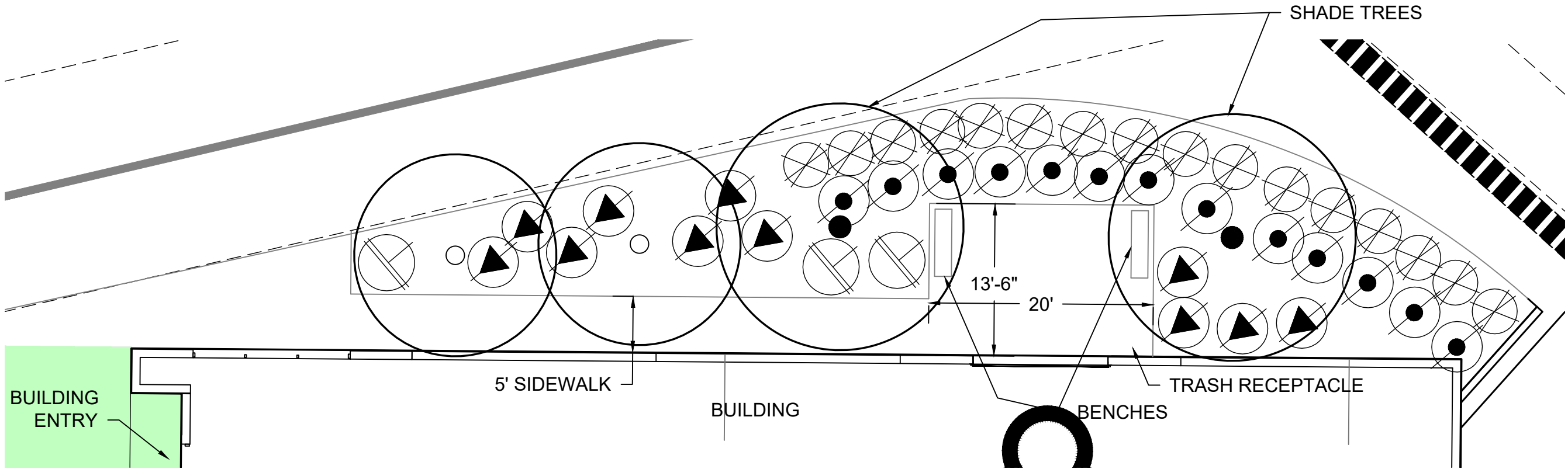
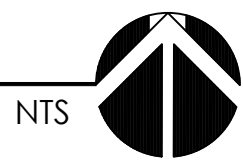
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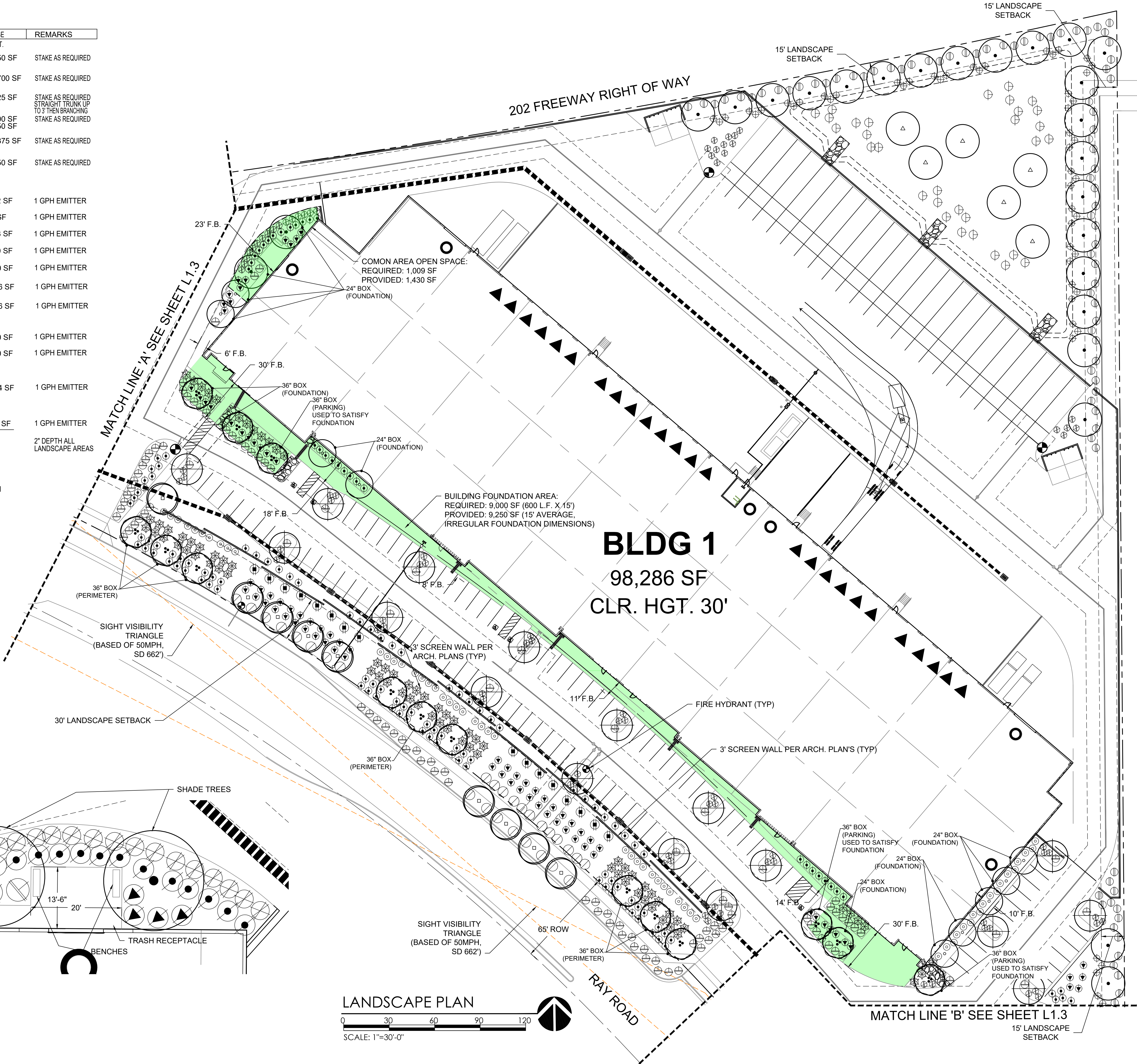


KEY PLAN



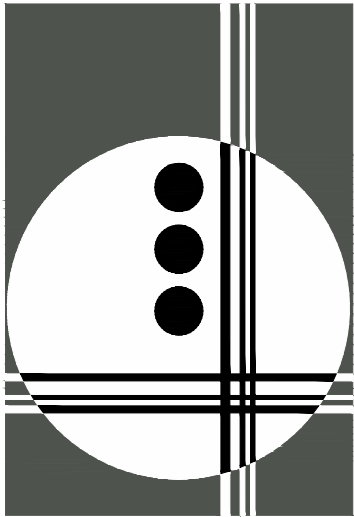
OPEN SPACE - ENLARGEMENT

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SCALE: 1"=10'-0"



LANDSCAPE PLAN

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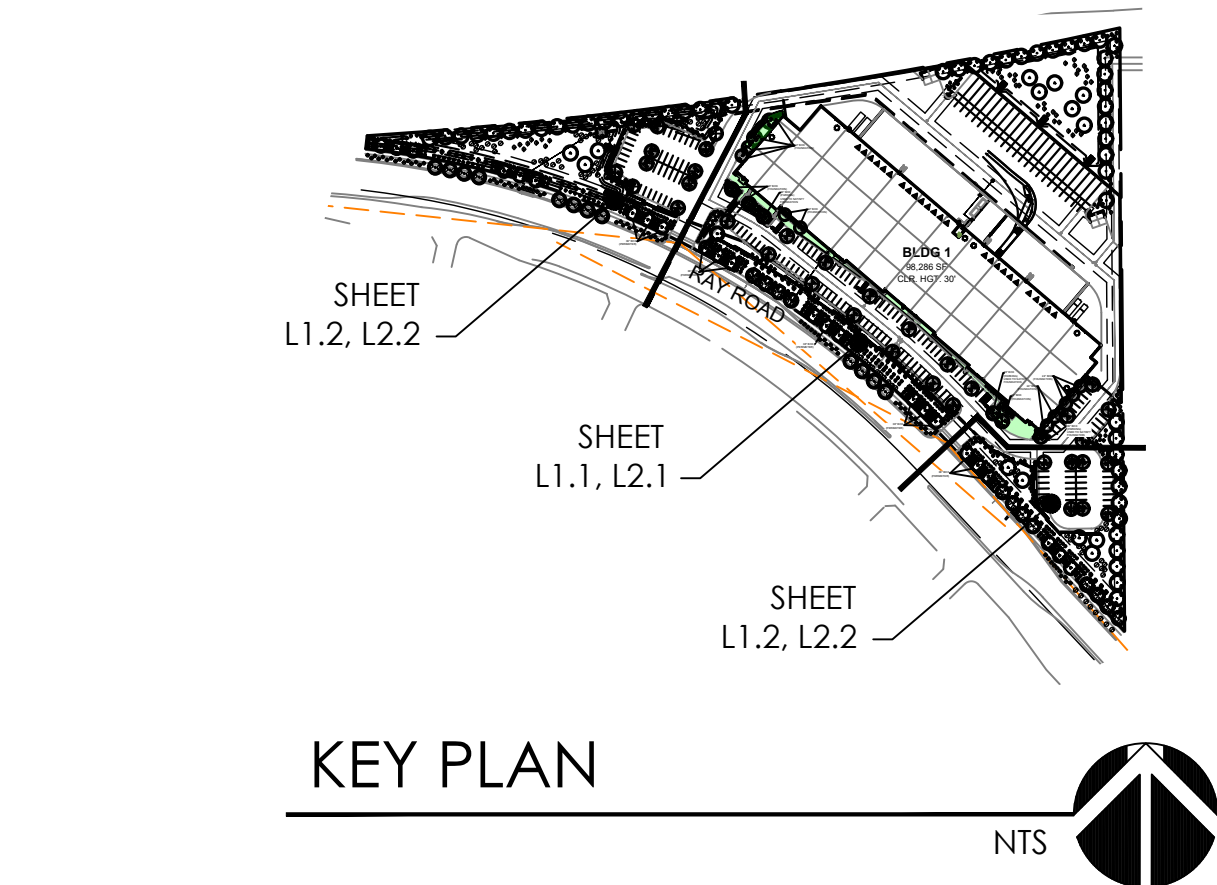
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LANDSCAPE PLAN  
SHEET

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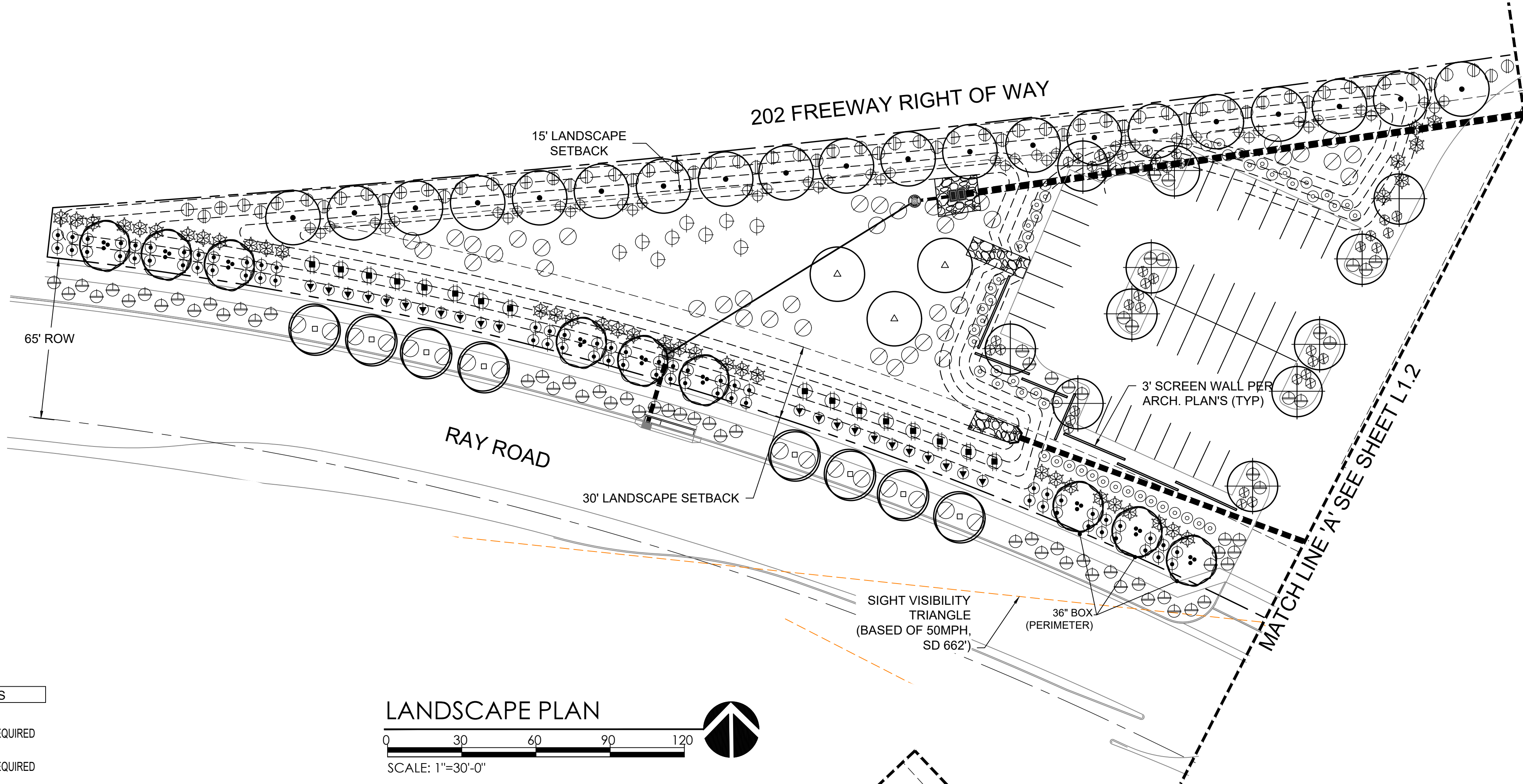




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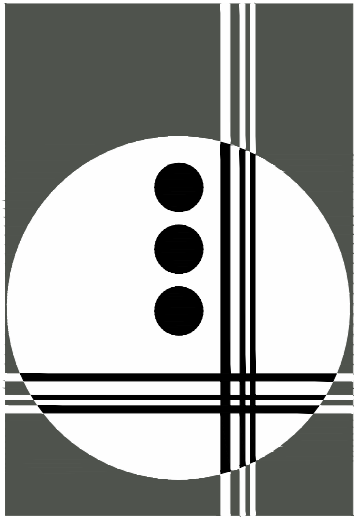
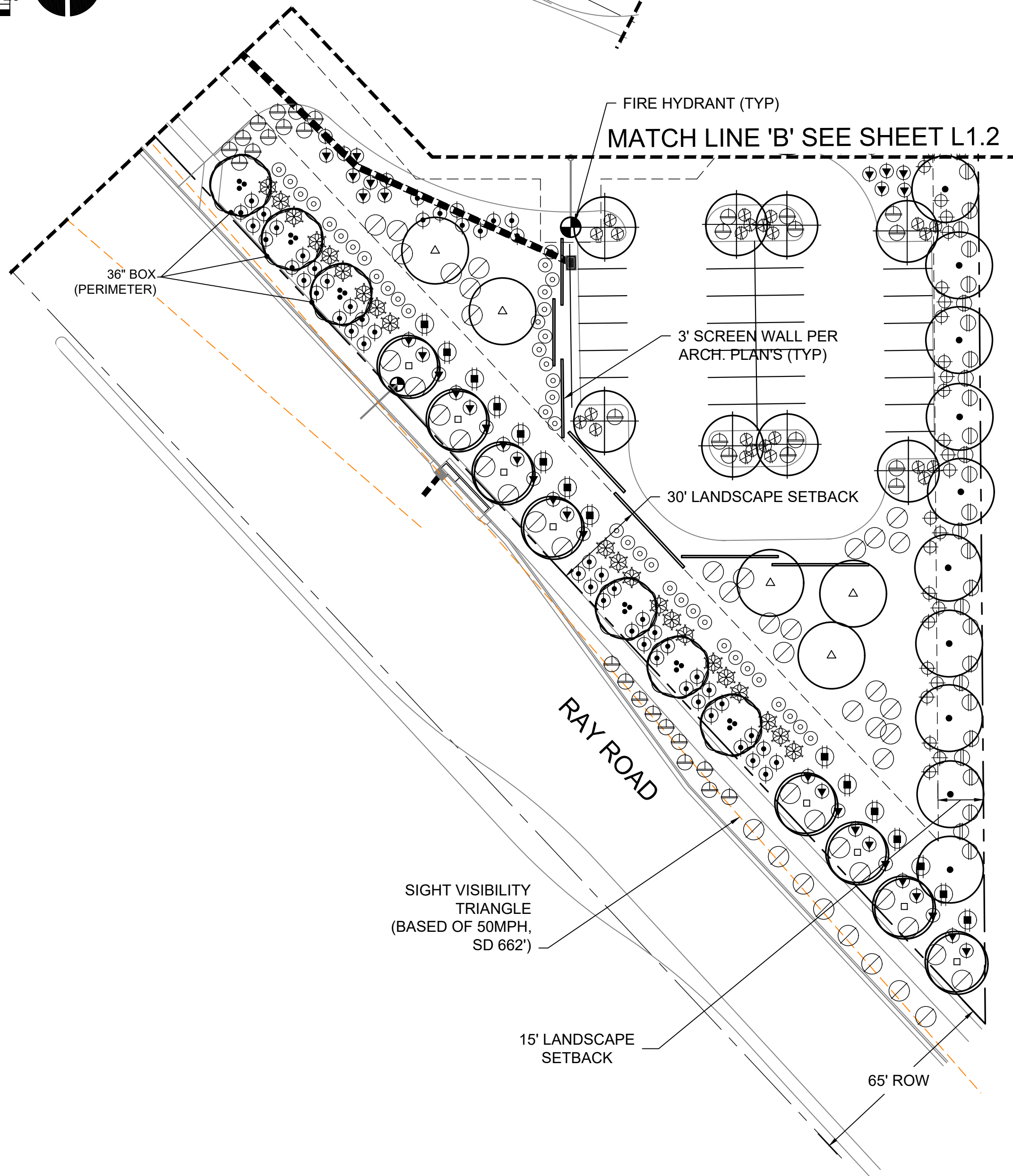
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SHEET

**L1.2**

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