

ONE CHANDLER

SEC Chandler Boulevard and Arizona Avenue

PLH22-0071

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Planned Area Development

Introduction and Request

The subject property is approximately 2.8 net acres located at the southeast corner of Arizona Avenue and Chandler Boulevard in Chandler, Arizona (the “Property”) as shown in the Aerial Map and Property Table at **Exhibit 1**. The Property encompasses nearly an entire block, bounded by Chandler Boulevard to the north, Washington Street to the east, Buffalo Street to the south, and Arizona Avenue to the west. The Property is currently zoned C-3, CCD, MF-1, and PAD as shown in the Zoning Map at **Exhibit 2**.

The Property is designated on the Chandler General Plan as “Neighborhoods” and is located in the Downtown Chandler Growth Area. See General Plan Map at **Exhibit 3**. The Property is also within the South Arizona Avenue Corridor Area Plan (SAACAP) boundary.

Apart from the Jack in the Box restaurant located mid-block along Arizona Avenue, the Property is entirely vacant and undeveloped, and serves as one of the bookends of Downtown Chandler at the northern terminus along with the Overstreet mixed-use project at the southwest corner of Chandler and Arizona. The Property presents an extraordinary opportunity for a vibrant, walkable, visually stunning mixed-use development that will become an iconic landmark for the area and complete the northern gateway to Downtown Chandler.

Jackson Dearborn Partners seeks to rezone the Property to Planned Area Development (PAD) with a Mid-Rise Overlay and Preliminary Development Plan (PDP) for the development of seven-story mixed-use project consisting of multi-family residential, retail, and office uses. The proposed project harnesses the full potential of this prominent site to help realize the City’s long-term vision for Downtown Chandler.

Project Overview

Jackson Dearborn Partners seeks to develop One Chandler - a seven-story upscale mixed-use multi-family residential project, served by an internal parking structure with underground, ground-level and 2nd level parking. In total, One Chandler will offer 291 residential units, over 13,000 SF of commercial office space, and over 17,000 SF of ground-floor retail space. One Chandler’s mixed-use development program, design, massing, and architectural expression are tailored to the context of the surrounding community and the City’s long-term vision and goals for Downtown Chandler as articulated in its adopted long-range plans and policies.

The intent of One Chandler is to provide a space for residents to live, work, dine, and shop in a walkable, pedestrian-oriented environment. Featuring true four-sided architecture, each building façade and frontage is tailored to match the context of and intensity of the adjacent right-of-way.

Arizona Avenue and Buffalo Street showcase One Chandler’s retail spaces, comfortably shaded by an arcade-style breezeway supported by arched columns. Second-story boutique office space sits above the retail suites on both frontages. Along Washington Street, a row of two-story garden-style residences with direct street access along the frontage soften the transition between One Chandler and the

residential condominium community to the east, creating an urban neighborhood feel at a pedestrian scale. On Chandler Boulevard, the arcade breezeway wraps the hard corner from Arizona Avenue, framing the prominent corner retail space. An art gallery wall screens the portion of the parking structure that separates the Arizona Avenue retail suites from the multi-family lobby and leasing office on Washington Street. Five floors of residences sit atop these spaces, which are carefully stepped back from frontages on all sides to soften and mitigate the visual impact of the massing.

From every angle, the proposed project offers stunning architecture, pedestrian-scale design, and contextually appropriate land uses. One Chandler is the final puzzle piece of the northern gateway to Downtown Chandler and a critical element of the City's urban fabric.

Relationship to Adjacent Properties

North: Chandler Boulevard, constructed with six traffic lanes (3 east and 3 west) and a raised and landscaped median the length of the Subject Property. The eastbound lanes include an additional bus bay pullout that becomes a dedicated right-turn-lane for Washington Street. Median design at the Chandler Boulevard and Washington intersection restricts full access. Westbound Chandler Boulevard includes dedicated right and left turn lanes in addition to the traffic lanes. Across Chandler is a City park on the northeast corner of the intersection and a residential property to the east of the park, separated by an alley. Neither the alley nor Washington Street have access across Chandler Boulevard.

East: Washington Street, and across Washington is the "123 Washington" townhome community, a Planned Area Development of 54 units. This development covers the adjacent city block to the east, from Chandler Boulevard to Buffalo Street and from Washington Street to Colorado Street. The single-entry drive to the proposed project's on-site parking garage will access Washington across from the entry to the townhome community.

West: Arizona Avenue, constructed with four traffic lanes (2 north and 2 south) with a raised and landscaped median and an additional northbound right-turn lane on the north frontage shared with the Subject Property, and an additional left-turn lane for southbound traffic at the southern end at Buffalo Street. Median design restricts full access. Across Arizona Avenue is Overstreet, a fully-developed mixed-use commercial project owned by the City of Chandler.

South: Buffalo Street, constructed with two traffic lanes (1 east and 1 west) which has no median, varying right-of-way width, and numerous private drives the length of the Property. Across Buffalo Street is a City park on the southeast corner of the intersection with Arizona Avenue, and to the east of the park (separated by a parking lot) is a mixed use office/commercial building.

General Plan Conformance

As noted above, the Property is identified with the "Neighborhoods" land use designation on the 2016 General Plan and is within the Downtown Chandler Growth Area. The Neighborhoods designation supports a range of residential densities and non-residential uses such as commercial. The Downtown Chandler Growth Area encourages high-density residential, mixed-uses, and transit-oriented development. The proposed project aligns with several of the General Plan's goals and policies:

- The proposed development will provide an opportunity for residents to live, work, and play not only in the Downtown Chandler area, but within the building itself. One Chandler will offer ground-floor retail and commercial spaces, boutique commercial office, and high-quality residences in a vertical mixed-use development. (1.1.1.b) (1.2.1.f) (1.2.1.g)
- One Chandler will create vibrant new development on a site that has been vacant and/or underdeveloped for decades, completing the northern gateway to Downtown Chandler. (1.1.1.f) (1.1.2.b) (1.3.e)
- One Chandler is ideally located to encourage both pedestrian activity and alternative forms of transportation. The project is adjacent to a bus stop on eastbound Chandler Boulevard and across the street from a bus stop on southbound Arizona Avenue. Additionally, the Property is at the northern gateway to Downtown Chandler and provides convenient walkability to a wide variety of shops, businesses, and restaurants in the area. (1.1.1.h) (1.1.1.i) (1.6.2.b)

Southern Arizona Avenue Corridor Area Plan Conformance

The SAACAP was adopted by the Chandler City Council in October 2006 with the goal of providing an urban design framework and vision for the redevelopment of Downtown Chandler from Pecos Road to Chandler Boulevard. The SAACAP includes a Future Land Use Map which outlines the City of Chandler's vision for the growth, redevelopment, and modernization of Downtown Chandler. The SAACAP Future Land Use Map identifies the Property for future development as "High Density Residential with Mixed Commercial or Office". See SAACAP Future Land Use Map at **Exhibit 4**.

One Chandler, however, was not designed merely to align with the City's vision for the land use composition of the Property. The residential, retail, and commercial office elements of the proposed development were thoughtfully woven together to create a vibrant mixed-use development that is worthy of its prominent location at the northern gateway to Downtown Chandler.

Permitted Uses

All uses permitted in the High-Density Residential (MF-3) and Community Commercial (C-2) Districts of the City of Chandler Zoning Code are permitted on the Property. For commercial uses, consistent with the Table of Permitted Uses for Non-Residential Districts in Chapter 35, Article 21 of the Chandler Zoning Code, uses permitted by right for the Property are indicated by an "X" in the C-2 District column and uses permitted subject to an approved use permit are indicated by a "UP", except as modified below:

Additional Permitted Uses:

- Bars

Prohibited Uses:

- Tattoo and body piercing parlors
- Dry cleaners and laundromats
- Sexually oriented businesses

Preliminary Development Plan

Introduction

The PDP will establish the development standards and design guidelines for the One Chandler. As an urban infill site at the northern gateway of Downtown Chandler with public street frontage on all four sides and a holdout parcel at the midpoint of the western frontage, the Property requires uniquely tailored development standards and design considerations.

Site Plan

One Chandler is a seven-story mixed-use development residing on approximately 2.8 acres, bounded on all sides by public rights-of-way. The project is proposed as a “podium” style development, with five stories of wood-framed construction over a two-story concrete podium with one level of subterranean parking. The podium parking structure is screened on all sides - wrapped by a mixture of retail suites, boutique office suites, residential units, and public-facing art gallery space.

The site plan provides a total of 291 residential units (approximately 104 dwelling units per acre) consisting of 53 studio units, 122 one-bedroom units, 105 two-bedroom units, and 11 three-bedroom units. A total of 17,100 square feet of ground-floor retail/commercial space is provided along the Arizona Avenue and Buffalo Street frontages, with 13,290 square feet of office space on the second floor in the southwest corner of the building (northeast corner of Buffalo Street and Arizona Avenue). See Conceptual Site Plan and Floor Plans at **Exhibit 5**.

At street level, One Chandler’s design features a shaded arcade and an art display gallery along Chandler Boulevard with approximately 17,100 square feet of retail space along Arizona Avenue and Buffalo Street to complement existing ground-floor retail and commercial uses along these corridors. These elements are strategically positioned to engage pedestrians, create connectivity for neighboring areas, and thoughtfully shield parking from streetscape views. See Conceptual Elevations at **Exhibit 6**.

Along Washington Street, two-stories of garden-style residential units with direct street access allow for a comfortable transition to the residential spaces to the east and north. The Level 2 parking is screened from the street by 13,290 square feet of commercial office space along Buffalo Street and residential units along Arizona Avenue, Chandler Boulevard, and Washington Street. The cumulative effect of these design considerations allows all required parking to be provided within the structure and One Chandler to offer true four-sided architecture that is visually engaging from every angle and more integrated with surrounding developments.

The building steps back at Level 3 to accommodate outdoor resident amenities, including a pool deck along the northern façade, an amenity deck in the northeast corner, and an extraordinary 25,000 SF+ rooftop garden that circumnavigates almost the entire western, southern, and eastern elevations with a meandering pedestrian path. In addition to providing residents and guests with a truly unique amenity and experience, the step-back design provides a more comfortable visual transition to the upper floors of

the building. The upper floors, Levels 4 through 7, contain a mix of residential unit configurations to accommodate a range of potential residents.

The parking structure is accessed by a single access-controlled entry at the midpoint of the building on Washington Street. A total of 514 spaces are provided in the structure, accommodating the multi-family residents/guests and office tenants/visitors. An additional 14 street-level surface parking spaces are provided on Washington Street for a total of 528 parking spaces.

Solid waste for the building is collected and picked up at a service entrance in the southeast corner of the building off Buffalo Street. This service entrance also doubles as a delivery point for the retail suites on the south side of the building. Deliveries for the retail suites on the west side of the building along Arizona Avenue are accommodated by a loading zone on Washington Street in the northeast corner of the building, with access to the retail back-of-house through the parking garage via a service hallway south of the residential lobby.

Mid-Rise Overlay

The City of Chandler's Mid-Rise Development Policy identifies a range of properties in the City of Chandler that are eligible for a Mid-Rise Overlay, including infill projects that share project boundaries with existing development and projects that provide a mix of land uses within their own project boundaries that provide a live/work/shop/play environment. One Chandler fulfills both of these criteria and makes extraordinarily efficient use of a challenging 2.8-acre infill site to provide a true mixed-use urban development for Downtown Chandler that is only achievable through the building height relief provided by the Mid-Rise Overlay.

Development Standards

All development standards in the C-2 zoning district of the Chandler Zoning Code shall apply on the Property, except as provided herein. In the event of a conflict between a provision of this PAD/PDP and a provision of the Chandler Zoning Code, the PAD/PDP shall prevail.

Maximum Residential Density

- 105 dwelling units/acre

Maximum Building Height

- 100 feet

Minimum Building Setbacks

- Chandler Boulevard: 0 feet
- Arizona Avenue: 0 feet
- Buffalo Street: 0 feet
- Washington Street: 7 feet 6 inches for multi-family lobby / 20 feet for residential dwelling units

Minimum Landscape Setbacks

- Chandler Boulevard: 0 feet
- Arizona Avenue: 0 feet
- Buffalo Street: 0 feet
- Washington Street: 0 feet for multi-family lobby / 20 feet (including sidewalk) for residential dwelling units

Intensity of Lot Use (Lot Coverage)

- Maximum Lot Coverage: 100%

Parking

As noted above, parking for One Chandler is provided almost entirely by an internal parking structure that will serve residents/guests of the multi-family residential component and employees/visitors of the commercial office component. No public parking is provided in the garage, and access will be controlled by an RFID or smartphone-based reader system. Parking for One Chandler is provided as follows:

Parking Calculations		
Residential	1 space/Studio 1.5 spaces/1-Bedroom 2 spaces/2-Bedroom	470.8 spaces
Commercial	Office: 1 space/250 SF Retail: None Required	55.0 spaces
Total Required		525.8 spaces
Provided	On-Street	14
	Level B1	239
	Level 1	131
	Level 2	145
Total Provided		529 spaces

Open Space

The urban form of One Chandler coupled with the undersized, infill nature of the Property, necessitate open space considerations that are reflective of a downtown environment. Urban environments rely upon shared, public open space areas (plazas, parks, etc.) that allow the most efficient use of private land for active, high-intensity development with less emphasis on on-site open space for individual developments. Consequently, a considerable amount of One Chandler's common open space is provided above the first floor in the form of a roof garden and amenity deck. Additionally, to further offset the reduction in common open space, private open space (balconies and private yards) is enhanced beyond Chandler Zoning Code minimums.

Common Open Space			
Required	150 SF/Bedroom	62,700 SF	
Provided	120 SF/Bedroom	Sidewalk	11,879 SF
		Amenity Deck	10,104 SF
		Roof Garden	28,537 SF
Total Provided			50,520 SF
Private Open Space			
Required	64 SF/Unit	18,624 SF	
Provided	89 SF/Unit	First Level Yards	8,050 SF
		Private Balconies	17,975 SF
Total Provided			25,981 SF

Architectural Character and Style

The design aesthetic for One Chandler is a composite of contemporary and traditional architectural styles, infusing elements from Spanish Colonial Revival and Mission Revival architecture into a modern architectural theme and vernacular. With public street frontage completely surrounding the Property, the most significant design challenge for One Chandler was developing true four-sided architecture that provides visual interest from every angle and vantage point, conceals “back of house” operations, and offers a comfortable and pleasant environment at a pedestrian scale. See Perspective Renderings at **Exhibit 7**.

The lower levels exhibit elements of the traditional architectural styles described above, highlighted by the shaded arcade-style walkway along the retail frontages supported by arched columns and adorned with wooden pergolas extending from the arcade and pitched overhangs with red Spanish tile roofs. Both the arcade and second-story recessed balconies provide depth and movement along the north, west, and south frontages. The lower levels of the Washington Street frontage exhibit a purer expression of modern architectural style.

Two levels of garden-style residences line the eastern façade with varied rooflines, recessed balconies and entryways, and stepped-back second levels providing significant movement in both the vertical and horizontal building planes. Punctuated by slatted trellises and wood veneer paneling, these residences provide a laid-back, Southern California feel that provides a comfortable transition between One Chandler and the residential condominium development to the east.

At the base of the upper levels, a roof garden meanders around the west south, and east sides of the building, pulling the massing farther away from the street frontages. The upper levels are anchored by towers at the five corners of the building, each with a pitched red Spanish tile roof to carry upward the Mission/Spanish Colonial elements of the lower levels. Alternating pop-outs and recesses provide push and pull in the horizontal building planes, with stacked balconies at the corners and recessed balconies along the building planes creating additional movement.

The overall composition of these design elements results in a building that is interesting and attractive from every angle, and worthy of its prominent location at the gateway to Downtown Chandler. One Chandler will set a new standard for design in Downtown Chandler, raising the bar for future development.

Colors and Materials

The color and materials palette for One Chandler is simple and refined. A white stucco exterior finish with terra cotta Spanish roof tiles carries forward the beautiful simplicity of Mission Revival and Spanish Colonial Revival architectural elements. The bright, uncomplicated finish allows the architecture to take center stage, with the vertical and horizontal articulation creating texture, light, and shade on all facets of the building - reflecting the rich color palette of the desert sun in the early and late hours of the day.

The building incorporates stained timber trellises, rafter tails, and corner balcony trim, along with wood veneer horizontal siding to provide a rustic design element consistent with the overall theme. The simple sophistication of One Chandler - in architecture, color, and materials - is one of the core principles of its design. The Color and Materials Palette is incorporated into the Conceptual Building Elevations at **Exhibit 6**.

Vehicular and Pedestrian Circulation

The overall circulation plan for One Chandler is reflective of its urban form and location and Downtown Chandler - seamlessly interweaving vehicular, pedestrian, and bicycle traffic for a safe, friendly, intermodal transportation network. In this respect, the Property is not a blank canvas. It is surrounded by an established street network and public transit system. One Chandler will improve upon the existing pedestrian and vehicular network with thoughtful design considerations and targeted infrastructure improvements.

Vehicular Circulation

As noted throughout this narrative, access to One Chandler's parking structure is provided by a single mid-block driveway on Washington Street. The parking structure access is limited to residential tenants and guests, office tenants and visitors and will be electronically controlled. A loading zone/rideshare drop-off area will be provided at the north end of Washington Street adjacent to the multi-family lobby/leasing office to encourage ridesharing and provide a convenient loading zone for residents moving in and out.

On Chandler Boulevard, the existing bus stop and shelter are being relocated a short distance farther east to provide more space for bus deceleration and to move the shelter clear of the arcade on the north side of the building. On Buffalo Street, a new driveway will be added just west of Washington Street for both solid waste pick-up and commercial deliveries for the retail suites on the south side of the building. No changes to the existing vehicular circulation are being proposed along Arizona Avenue.

Pedestrian Circulation

Pedestrian circulation in and outside of One Chandler is designed to be as permeable as possible, providing convenient opportunities for ingress and egress around the perimeter of the building and

efficient travel within the building. From within the parking garage, residents, employees, and guests have the ability to access all four street frontages via internal stairwells and hallways.

On all sides of the building there are enhanced pedestrian pathways via physical separation from the rights-of-way and/or structural screening/shading. On the west side of the building, a lighted and landscaped walkway circumnavigates the existing Jack-in-the-Box, providing an alternative path of pedestrian travel around the building away from the busy street. Both ends of this pathway connect to the arcade along Arizona Avenue that wraps on Chandler Boulevard on the north and Buffalo Street on the South. Where the arcade terminates on both sides of the building at Washington Street, it connects to a detached sidewalk that parallels the eastern frontage.

Landscaping

The landscape program for One Chandler was designed to meet the unique constraints of an urban project bounded on all four sides by existing public roadways. As illustrated by the Landscape Requirements table in the Landscape Plan at **Exhibit 8**, the landscape largely follows the requirements of the Chandler Zoning Code with minor relief in certain areas due to the unavailability of adequate space - particularly on Arizona Avenue and Chandler Boulevard.

The plant palette for One Chandler consists of low-water usage, drought-tolerant species suited for the Arizona climate per Section 35-1903.(6). With the exception of the landscaping on the eastern side of the building, almost all of the perimeter landscape improvements will occur within the pedestrian areas of the adjacent rights-of-way. The resulting landscape program will create an additional layer of shaded comfort for pedestrians along all frontages of One Chandler.

Lighting

Lighting for One Chandler will be provided in compliance with the City of Chandler Code of Ordinances, and will be designed to enhance the safety, convenience, and attractiveness of the Property. Lighting design will follow the principles of Crime Prevention Through Environmental Design (CPTED) to enhance the overall safety and security of the Property in conjunction with landscape, hardscape, and building design.

Signage

Final signage design for One Chandler will be submitted and reviewed through a separate PDP application.

Engineering

Grading and Drainage

The drainage solution for One Chandler is relatively simple due to the lack of permeable surfaces at full build-out and the existence of high-capacity stormwater collection and retention infrastructure adjacent

to the Property. Per the City of Chandler's Engineering Department, no retention is required on-site for the proposed project.

Sidewalk runoff from the site will sheet flow into the surrounding streets and will be captured by the existing catch basins in the Chandler Boulevard, Arizona Avenue, and Buffalo Street rights-of-way. Roof drains will capture stormwater collected from the building rooftops and be conveyed to existing catch basins described above via roof drain stubs installed on the north, west, and south sides of the building.

Water and Sewer

Water will be provided to the Property via the existing public water main in Chandler Boulevard and a new 8" public water main on Washington Street that will be constructed by the developer from Chandler Boulevard to Buffalo Street. Water will be distributed to the Property via a redundant looped domestic line served from both the existing Chandler Boulevard and new Washington Street water lines.

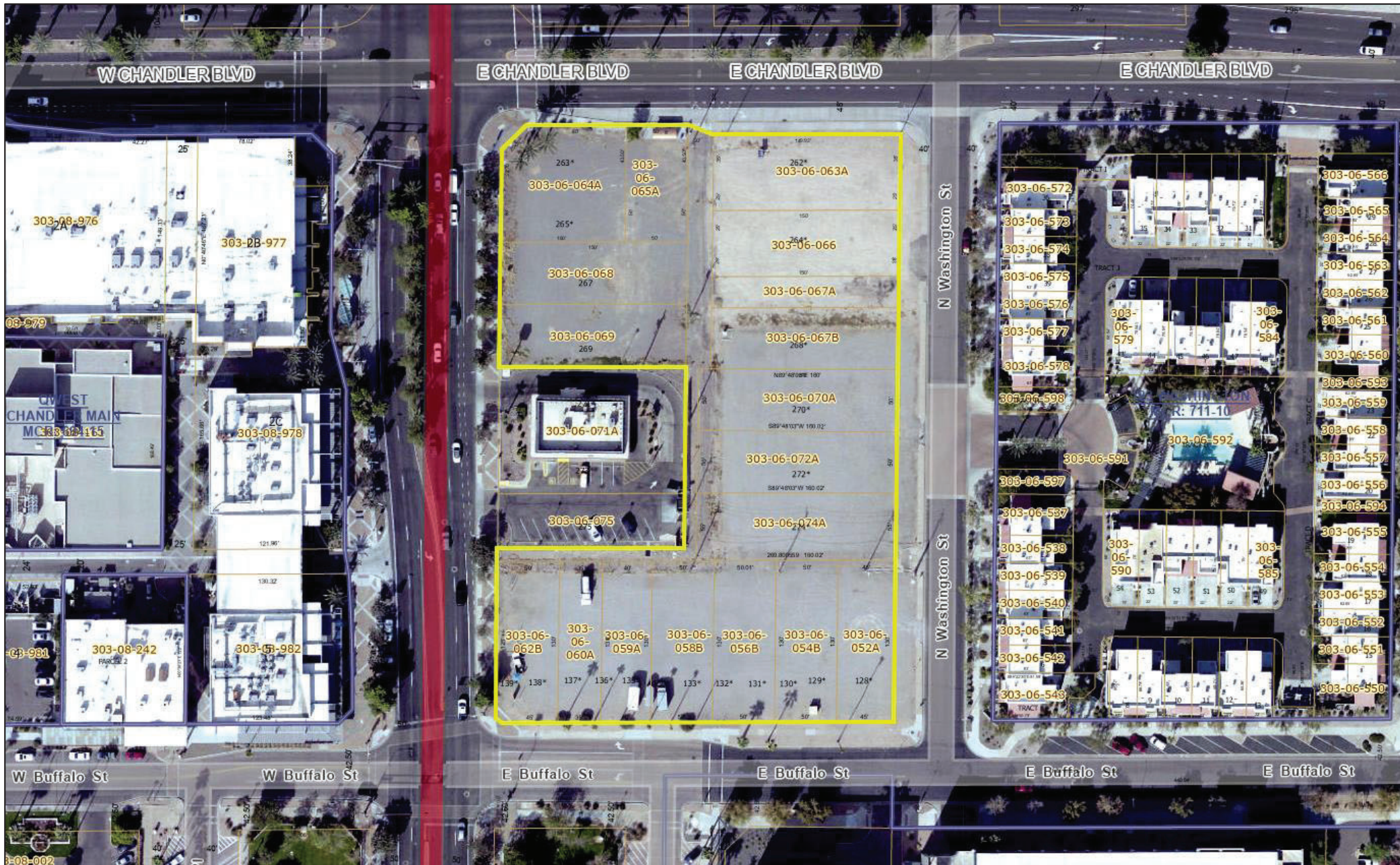
Sewer service for the Property will be provided by the existing gravity sewer line in Chandler Boulevard, which has adequate capacity to serve the proposed project.

Summary

The subject site for this project is a rare opportunity. Not often does a large, vacant, infill property become available at the gateway to a burgeoning downtown in the midst of a vibrant revival. The development team for One Chandler recognizes the significance of this site to the City of Chandler and its residents and is bringing forward a project that meets the moment. Through stunning urban design, thoughtful planning, and a balanced mix of land uses that offers something for everyone, One Chandler will become a landmark development for the City - welcoming residents and visitors alike to Downtown Chandler at the northern gateway.

EXHIBIT 1

Aerial Map

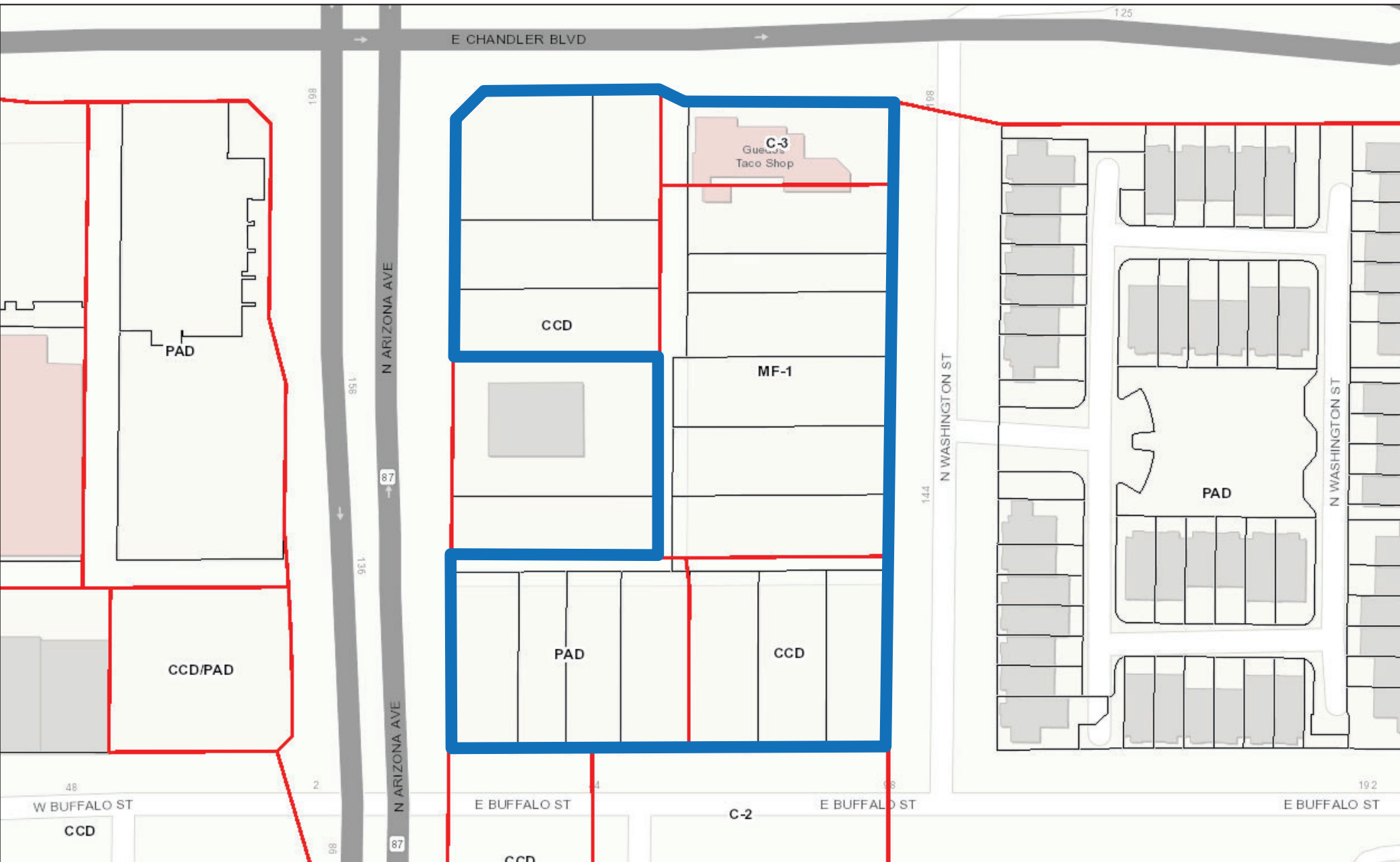


SEC Chandler Boulevard & Arizona Avenue - Chandler, AZ



EXHIBIT 2

Zoning Map



SEC Chandler Boulevard & Arizona Avenue - Chandler, AZ



EXHIBIT 3

General Plan Map

Neighborhoods

This category allows a range of residential densities and a variety of non-residential uses such as commercial, institutional, public facilities, and commercial offices based upon location and other criteria as described in the text of the general plan.

Regional Commercial

Major regional commercial uses such as shopping malls, power centers, large single-use retail, and other commercial centers. As described in the general plan text, these locations are eligible for consideration of urban-style mixed-use developments. Other supportive land uses that may be allowed include large offices and mixed residential densities.

Employment

Major employers, knowledge-based employers, industrial/business parks, and industrial support uses. A compatible mix of supporting commercial uses and residential densities as an integral component may be considered as described in the General Plan text, growth area policies, and area plans.

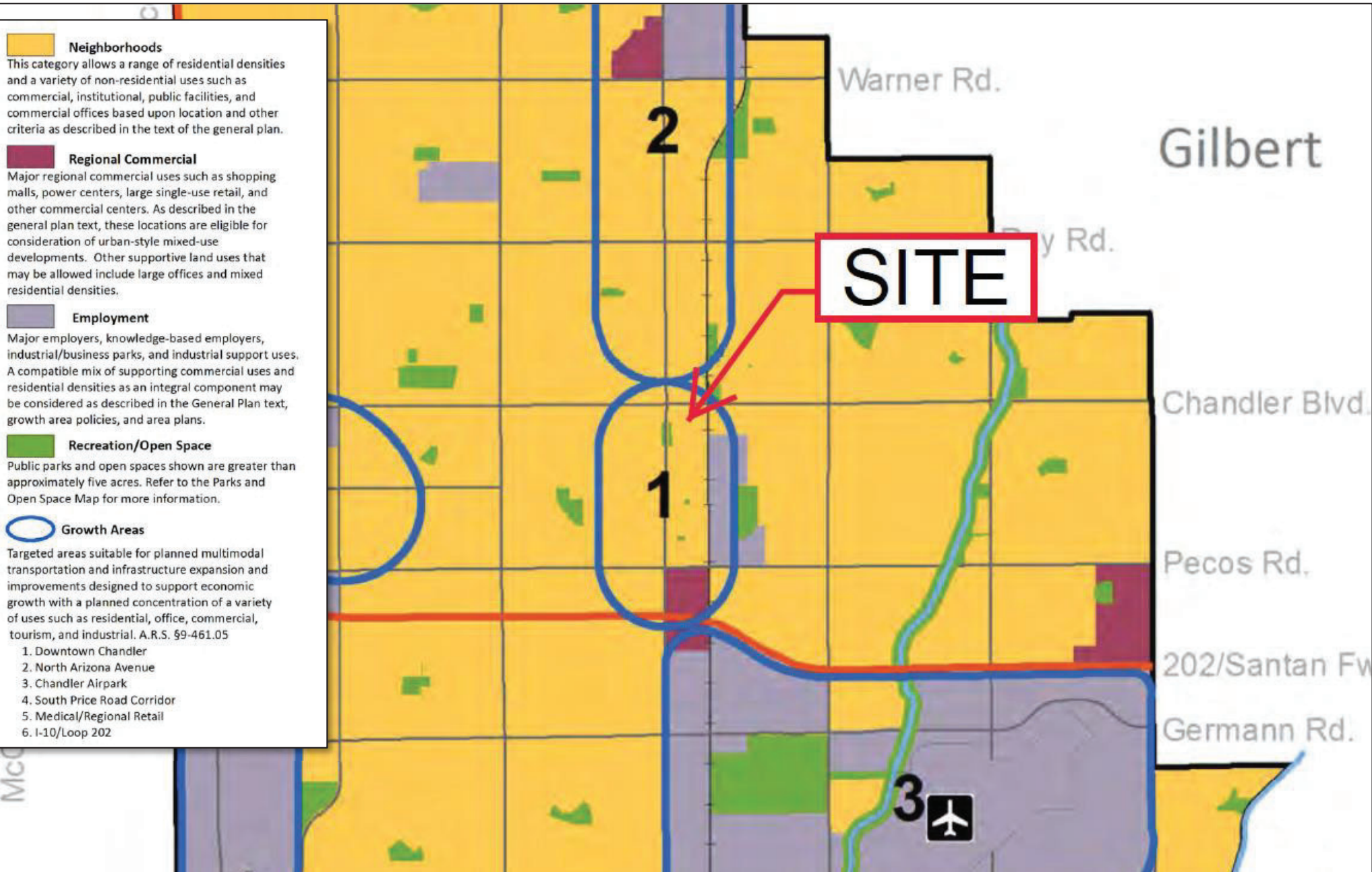
Recreation/Open Space

Public parks and open spaces shown are greater than approximately five acres. Refer to the Parks and Open Space Map for more information.

Growth Areas

Targeted areas suitable for planned multimodal transportation and infrastructure expansion and improvements designed to support economic growth with a planned concentration of a variety of uses such as residential, office, commercial, tourism, and industrial. A.R.S. §9-461.05

1. Downtown Chandler
2. North Arizona Avenue
3. Chandler Airpark
4. South Price Road Corridor
5. Medical/Regional Retail
6. I-10/Loop 202

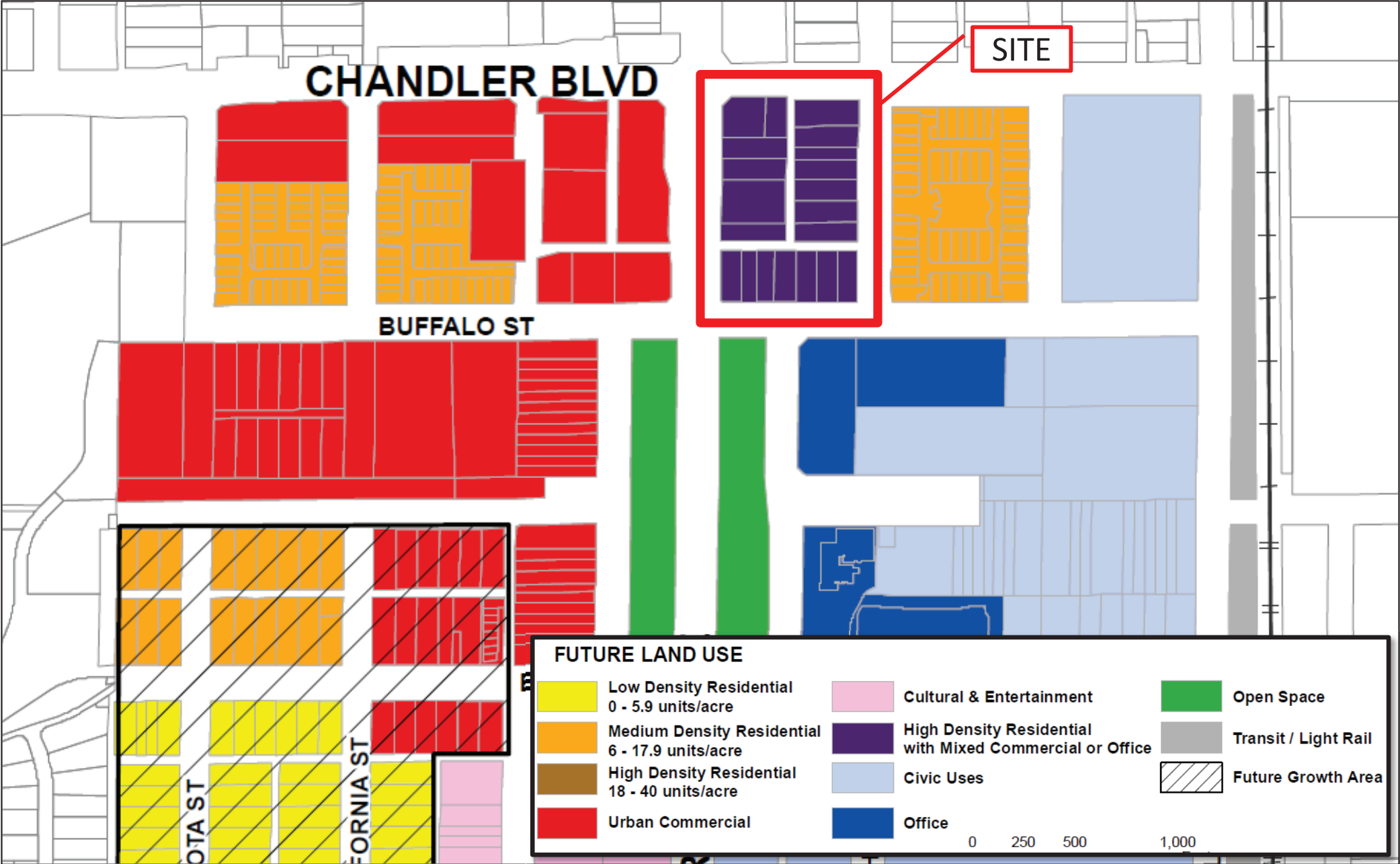


SEC Chandler Boulevard & Arizona Avenue - Chandler, AZ



EXHIBIT 4

Southern Arizona Avenue Corridor Area Plan – Future Land Use Map



SEC Chandler Boulevard & Arizona Avenue - Chandler, AZ



EXHIBIT 5

EXHIBIT 6



ANODIZED ALUMINUM WINDOW & DOOR FRAMES
COLOR: BLACK



LONGBOARD TONGUE & GROOVE METAL SIDING
COLOR: ITALIAN ROSEWOOD



STUCCO WALL FINISH
TEXTURE: SMOOTH
COLOR: WHITE



CLAY TILE ROOF
COLOR: TERRA COTTA



DECORATIVE METAL SCREEN (INFILL AT GARAGE OPENINGS)
COLOR: BLACK
PATTERN: TO BE DETERMINED

3 MATERIAL GUIDE

SCALE: 6" = 1'-0"

2 NORTH EXTERIOR ELEVATION

SCALE: 1/16" = 1'-0"



APPROVALS



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**PRELIMINARY
NOT FOR
CONSTRUCTION**

**ONE CHANDLER
1 E CHANDLER BLVD**

DRAWN BY MC

CHECKED BY JD

PROJECT ARCH JM

NO. DATE DESCRIPTION

03.13.2023 PAD RESUBMITTAL

05.11.2021 PRE-TECH APPLICATION

11.16.2022 PAD SUBMITTAL

JOB NO
21037

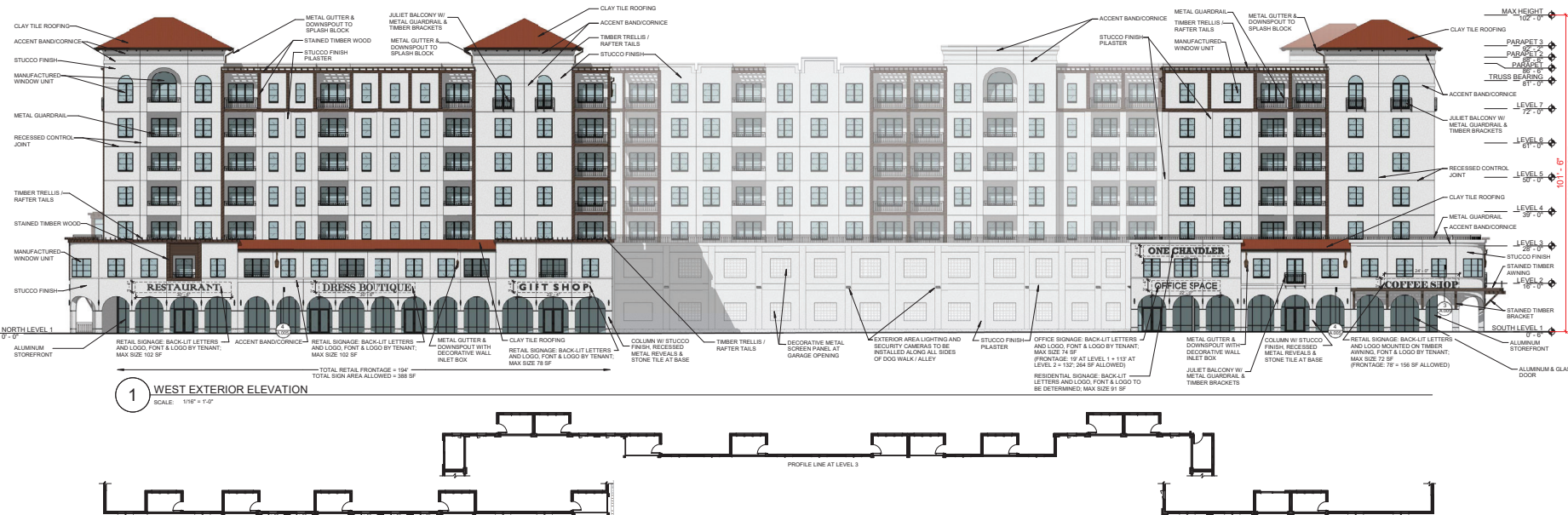
DATE
05.12.2023

EXTERIOR ELEVATIONS

A.004

1 WEST EXTERIOR ELEVATION

SCALE: 1/16" = 1'-0"



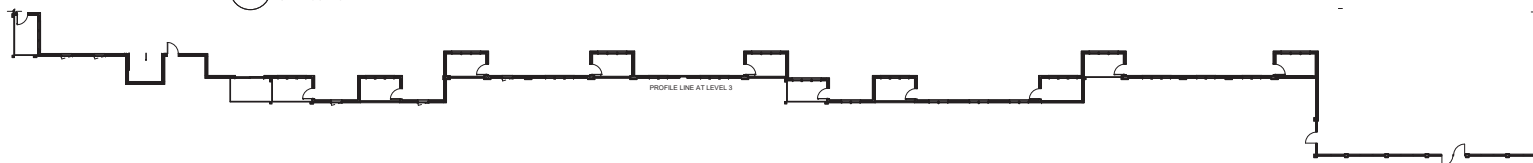
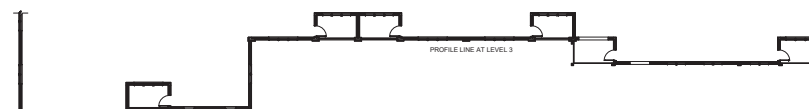
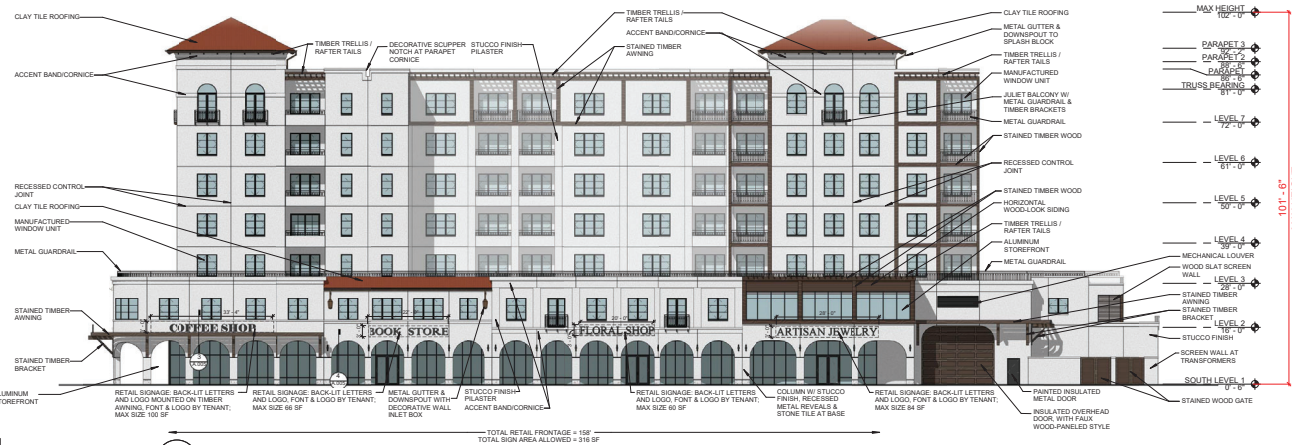
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EXHIBIT 7









EXHIBIT 8

GENERAL LANDSCAPE NOTES

- ALL WORK SHALL BE CONFINED TO LIMITS OF CONSTRUCTION AS SHOWN ON PLANS.
- 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, OR CONSTRUCTION ACTIVITY.
- 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.
- 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.
- ALL SURPLUS EXCAVATION SHALL BE TAKEN TO A SITE DESIGNATED BY OWNER, AT NO ADDITIONAL COST TO THE OWNER. IF OWNER CHOOSES, THE CONTRACTOR MAY TAKE POSSESSION OF SURPLUS EXCAVATION MATERIAL.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND/OR OBTAINING ALL REQUIRED PERMITS AND APPROVALS PRIOR TO COMMENCING CONSTRUCTION.
- 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.
- 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.
- PROVIDE PROTECTION TO ALL FINISHED WORK. MAINTAIN SURFACES CLEAN, UNMARRED, AND SUITABLY PROTECTED UNTIL ACCEPTANCE BY OWNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE RESULTING FROM CONSTRUCTION ACTIVITY TO EXISTING ELEMENTS THAT ARE TO REMAIN.
- 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.
- 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.
- 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 NURSERYMEN.

CITY OF CHANDLER LANDSCAPE DATA

TOTAL SITE AREA	121,844	SF	2.80	AC
TOTAL BUILDING AREA	92,596	SF	75.9	% OF TOTAL SITE AREA
TOTAL LANDSCAPE AREA	19,088	SF	15.6	% OF TOTAL SITE AREA
TOTAL PARKING AREA	9,800	SF	8.1	% OF TOTAL SITE AREA
LANDSCAPE IN PARKING	3,156	SF	73.3	% OF PARKING AREA (10% MIN)
TOTAL TURF AREA	0	SF	0	% OF TOTAL LANDSCAPE AREA
SHRUBS/GROUND COVER	9,100	SF	66.8	% OF TOTAL LANDSCAPE AREA
INORGANIC/GRANITE	19,390	SF	100	% OF TOTAL LANDSCAPE AREA (DUE UNDER ALL PLANTINGS)

GENERAL LANDSCAPE NOTES

- OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL DEEMED UNACCEPTABLE.
- 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.
- 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.
- THE LANDSCAPE CONTRACTOR SHALL MAINTAIN PLANTED AREAS BY MEANS OF CONTINUOUS WATERING, PRUNING, RASING 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.
- 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 SIDEWALK.
- 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.
- ROCK MULCH SHALL EXTEND UNDER TREES AND SHRUBS.
- CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THE ENTIRE PROJECT FOR 90 DAYS AFTER ACCEPTANCE OF THE WORK OWNERS REPRESENTATIVE. UPON COMPLETION OF THE MAINTENANCE PERIOD THE OWNER WILL ASSUME ALL MAINTENANCE RESPONSIBILITY.
- PRIOR TO INITIATING THE 90-DAY MAINTENANCE PERIOD, COMPLETE ANY INITIAL PUNCH-LIST ITEMS. THEN OBTAIN APPROVAL FROM OWNERS 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.
- ALL GENERAL CONDITIONS, SUPPLEMENTARY GENERAL CONDITIONS AND TECHNICAL SPECIFICATIONS OF THE CONTRACT SHALL APPLY.

CITY OF CHANDLER LANDSCAPE NOTES

- ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CLEANUP, MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN A PHASE.
- NO OBSTRUCTIONS TO VIEW SHALL BE ERRECTED, CONSTRUCTED OR PARKED WITHIN THE SIGHT VISIBILITY AREA. ALL TREES WITHIN THE LINE OF SIGHT WILL MAINTAIN A CANOPY HEIGHT ABOVE 6 CURB ELEVATION. ALL SHRUBS IN THE AREA MAY NOT REACH A MATURE HEIGHT OVER 24".
- ALL PLANT MATERIALS ARE GUARANTEED FOR A MINIMUM PERIOD OF SIXTY (60) DAYS FROM THE DATE OF FINAL APPROVAL BY THE CITY. ANY PLANT MATERIALS, WHICH ARE NOT APPROVED BY THE CITY PRIOR TO OCTOBER 1 OF THE CALENDAR YEAR IN WHICH THEY ARE INSTALLED SHALL BE FURTHER GUARANTEED UNTIL MAY 20 OF THE FOLLOWING CALENDAR YEAR.
- TREES, SHRUBS, VINES, GROUND COVER AND TURF THAT HAVE TO BE REPLACED UNDER TERMS OF THE GUARANTEE, SHALL BE GUARANTEED FOR AN ADDITIONAL 90 DAYS FROM THE DATE OF REPLACEMENT.
- ALL PLANT MATERIALS MUST BE MAINTAINED IN HEALTH AND VIGOR AND BE ALLOWED TO ATTAIN NATURAL SIZE AND SHAPE IN ACCORDANCE THE ORIGINALLY APPROVED LANDSCAPE PLAN. SEE SECTION 1902(b)(4).
- PARKING LOT TREES MUST HAVE A MINIMUM CLEAR CANOPY DISTANCE OF 5'. SEE SECTION 1902(b)(4).
- FINISH GRADE OF LANDSCAPE AREAS (TOP OF TURF OR D.G.) MUST BE GRADED TO 1" BELOW CONCRETE OR OTHER PAVED SURFACES. SEE SECTION 1903(b)(11), ZONING CODE.
- TREES MUST BE PLACED A MINIMUM OF 5' FROM SIDEWALKS, PUBLIC ACCESSWAYS, SHRUBS MUST BE, AT MATURITY, 3' FROM ALL SIDES OF A FIRE HYDRANT, PYLON, OR/SEE SECTION 1903(b)(11), ZONING CODE.
- ALL LANDSCAPING SHALL BE MAINTAINED BY THE LANDOWNER OR THE LESSOR. SEE SECTION 1903(b)(11), ZONING CODE.
- THERE SHALL BE NO OBSTRUCTION OF SITE SIGNAGE BY LANDSCAPE PLANT MATERIAL, AND THAT SUCH MUST BE RELOCATED AND/OR CORRECTED BEFORE THE FIELD INSPECTION WILL ACCEPT/PASS THE SIGN IN THE FIELD OR ISSUE A CERTIFICATE OF OCCUPANCY FOR A PROJECT.
- ALL TRANSFORMER BOXES, METER PANELS AND ELECTRIC EQUIPMENT, BACKFLOW DEVICES OR ANY OTHER UTILITY EQUIPMENT NOT ABLE OR REQUIRED TO BE SCREENED BY LANDSCAPING OR WALLS, SHALL BE PAINTED TO MATCH THE BUILDING COLOR.
- ALL WALLS OVER 7' HEIGHT, SITE LIGHTING, SIGNAGE, RAMADAS, AND SHADE STRUCTURES REQUIRE SEPARATE SUBMITTAL AND PERMITS.
- ALL TREES SHALL COMPLY WITH THE LATEST EDITION OF THE "ARIZONA NURSERY ASSOCIATION" - RECOMMENDED TREE SPECIFICATIONS". SEE SECTION 1903(b)(4), ZONING CODE.

I HEREBY CERTIFY THAT NO TREE OR BOULDER IS DESIGNED CLOSER THAN SIX (6) FEET TO THE FACE OF PUBLIC STREET CURB.

 11/21/22
REGISTERED LANDSCAPE ARCHITECT DATE

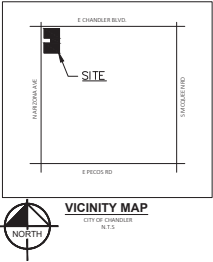
CITY OF CHANDLER LANDSCAPE REQUIREMENTS	
REQUIREMENT - SEC. 35-1903	PROVIDED
60% DOMINANT TREE SPECIES	23 CHILOPSIS, 32.9%
60% DOMINANT SHRUB SPECIES	94 HESPERALOE, 23.7%
TREES: MIN. 24" BOX (50%); 15 GAL. (50%)	PROVIDED
SHRUBS: MIN. 5 GAL. CONTAINER SIZE	PROVIDED
GROUND COVER: MIN. 1 GAL. CONTAINER SIZE	PROVIDED
CACTI & SUCCULENTS: MAX. 50% OF SHRUB MATERIAL	PROVIDED
BUILDING FOUNDATION PLANTINGS SHALL BE PROVIDED WHERE APPROPRIATE	PROVIDED FOR RESIDENTIAL, PLANTERS FOR RETAIL
STREET BUFFER: 1 TREE / 6 SHRUBS PER 30 LF +50% TOTAL LANDSCAPE COVERAGE	
N (E CHANDLER BLVD)	*10 TREES / 99 SHRUBS
*337 LF = 12 TREES / 68 SHRUBS W (N ARIZONA AVE)	17 TREES / 131 SHRUBS
*454 LF = 16 TREES / 91 SHRUBS E (N WASHINGTON ST)	11 TREES / 93 SHRUBS
*317 LF = 11 TREES / 64 SHRUBS	17 TREES / 239 SHRUBS
*471 LF = 16 TREES / 95 SHRUBS	
TREE SIZING:	
•50% 24" BOX TREES = 28 TREES	28 TREES
•25% 36" BOX TREES = 14 TREES	14 TREES
•25% 48" BOX TREES = 13 TREES	13 TREES
PARKING LOT: 1 TREE / 5 SHRUBS PER PLANTER	
• 4 (9'x 30') ISLANDS = 8 TREES / 40 SHRUBS	8 TREES / 40 SHRUBS
PARKING LOT AREA: MIN. 10% OF INTERIOR SURFACE AREA TO BE LANDSCAPED	
• SURFACE AREA: 4,294 SF *10% = 430 SF	3,156 SF OR 73.5%
INTERIOR OPEN SPACE: 1 TREE / 6 SHRUBS PER 1,000 SF	
6,203 SF OF LANDSCAPE AREA WITHIN PROPERTY LINE	7 TREES / 65 SHRUBS
6,203 SF = 7 TREES / 38 SHRUBS	

*Trees and shrub count made up in other areas due to lack of planting space.

MATERIAL LEGEND

MATERIALS	DESCRIPTION	CITY
	Decomposed Granite (Submit Sample to Owner for Approval)	17,121 SF
	Screened, Mahogany, 2" Depth Min.	

LANDSCAPE SHEET INDEX	
Sheet Number	Sheet Title
L 1.0	LANDSCAPE COVER & NOTES
L 1.1	OVERALL LANDSCAPE PLAN
L 1.2	LANDSCAPE PLAN
L 1.3	LANDSCAPE PLAN
L 1.4	LANDSCAPE DETAILS
L 1.5	COLOR LANDSCAPE PLAN
L 2.1	AMENITY PLAN 3RD FLOOR POOL DECK
L 2.2	AMENITY PLAN 3RD FLOOR AMENITY DECK AREA
L 2.3	AMENITY PLAN 3RD FLOOR GARDEN AREA 1
L 2.4	AMENITY PLAN 3RD FLOOR GARDEN AREA 2



EXISTING LANDSCAPE NOTES

- THE CONTRACTOR SHALL MAINTAIN THE SITE AND ADJACENT AREAS IN A NEAT AND ORDERLY CONDITION AT ALL TIMES, DAILY, AND MORE OFTEN IF NECESSARY, INSPECTING AND REMOVING ALL SCRAP, DEBRIS, AND WASTE MATERIAL.
- THE CONTRACTOR SHALL PROTECT ALL EXISTING PLANT MATERIAL DURING CONSTRUCTION. ANY PLANT MATERIAL NOT DESIGNATED TO BE REMOVED, WHICH ARE DISTURBED OR DESTROYED AS A RESULT OF WORK ON THIS CONTRACT SHALL BE REPLACED IN-KIND AT NO COST TO THE OWNER. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE REGULARLY SCHEDULED WATER TO ALL EXISTING PLANT MATERIAL DURING CONSTRUCTION UNTIL IRRIGATION SYSTEM IS FULLY OPERATIONAL. ANY PLANT MATERIAL THAT DIES TO LACK OF WATER OR NEGLECT SHALL BE REPLACED IN-KIND AT NO COST TO THE OWNER.
- THE CONTRACTOR SHALL RESTORE ALL SURFACES AND LANDSCAPE AREAS DISTURBED BY ANY CONSTRUCTION ACTIVITY UNDER THIS CONTRACT, INCLUDING ALL NEW LANDSCAPE AREAS CREATED AS A RESULT OF CONTRACTOR WORK OR OTHER IMPROVEMENTS. RESTORATION SHALL INCLUDE, BUT IS NOT LIMITED TO, RESTORATION OF IRRIGATION SYSTEM TO EXISTING PLANTS, PAVEMENTS, STRUCTURE, FINISH GRADING AND ROCK GROUND COVER OR TURF SURFACES TO MATCH ADJACENT UNDISTURBED LANDSCAPE AREAS. LIMIT OF RESTORATION SHALL BE DETERMINED BY THE LIMIT OF DISTURBANCE OR EXTENT OF WORK AREA NECESSARY TO COMPLETE THE REQUIRED RESTORATIONS.

MAINTENANCE NOTES

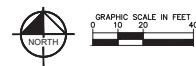
- ALL LANDSCAPING AND LANDSCAPED MATERIALS ESTABLISHED IN CLOSE PROXIMITY TO A DRIVEWAY OR STREET INTERSECTION SHALL BE INSTALLED AND MAINTAINED IN COMPLIANCE WITH CHAPTER 30 OF THE CITY'S CODE OF ORDINANCES.
- SHRUBS LOCATED WITHIN PARKING PLANTERS SHALL BE MAINTAINED AT NO MORE THAN 8 FT IN HEIGHT. TREES WITHIN THE PLANTERS SHALL MAINTAIN A MINIMUM CLEARANCE OF 8 FT FROM THE LOWEST BRANCH TO THE ADJACENT GRADE ELEVATION.

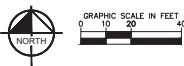
GENERAL IRRIGATION NOTES

- CONTRACTOR SHALL REVIEW AND FIELD VERIFY LAYOUT OF ALL IRRIGATION SYSTEM COMPONENTS AND HAVE THE LAYOUT APPROVED BY THE OWNERS REPRESENTATIVE PRIOR TO STARTING INSTALLATION.
- SYSTEM DESIGN REQUIRES A STATIC PRESSURE OF 80 TO 75 PSI. CONTRACTOR SHALL FIELD VERIFY PRESSURE PRIOR TO ORDERING MATERIAL OR STARTING IRRIGATION INSTALLATION AND NOTIFY CONSULTANT AND OWNERS REPRESENTATIVE OF ANY DIFFERENCE FROM PRESSURE INDICATED. IF CONTRACTOR FAILS TO NOTIFY CONSULTANT AND OWNERS REPRESENTATIVE, HE ASSUMES FULL RESPONSIBILITY FOR ANY SYSTEM ALTERATIONS.
- ALL PIPING AND WRING PLACED UNDER PAVED AREAS SHALL BE PER PLAN DETAILS. 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 R.O.W. LANDSCAPE AREAS UNLESS SLEEVED OR OTHERWISE SHOWN OR APPROVED BY THE OWNERS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING NEW IRRIGATION SYSTEM COMPONENTS AND POINT OF 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 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.
- ANY SUBSTITUTIONS OR OMISSIONS OF IRRIGATION COMPONENTS AND EQUIPMENT MUST BE APPROVED IN WRITING BY OWNERS REPRESENTATIVE PRIOR TO STARTING INSTALLATION.

APPROVALS

 MYESKI ARCHITECTS 10000 N. GILBERT AVENUE, SUITE 100 SCOTTSDALE, ARIZONA 85258 TEL: 480.344.1111 WWW.MYESKIARCHITECTS.COM	
CONTRACT NO. 11122222 PROJECT NO. 11122222 DATE 03/07/2023	
DESIGNED BY: JLP CHECKED BY: JLP DATE 03/07/2023	
DRAWN BY: JLP CHECKED BY: JLP DATE 03/07/2023	
PROJECT ARCH: JLP DATE 03/07/2023	
NO. DATE DESCRIPTION 1 11/22/22 PAD SUBMITTAL 2 02/02/23 LTR. SO 3 03/13/23 PAD SUBMITTAL	
JOB NO. 21037 DATE 03/07/2023	
LANDSCAPE COVER AND NOTES L 1.0	

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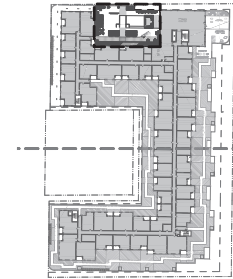
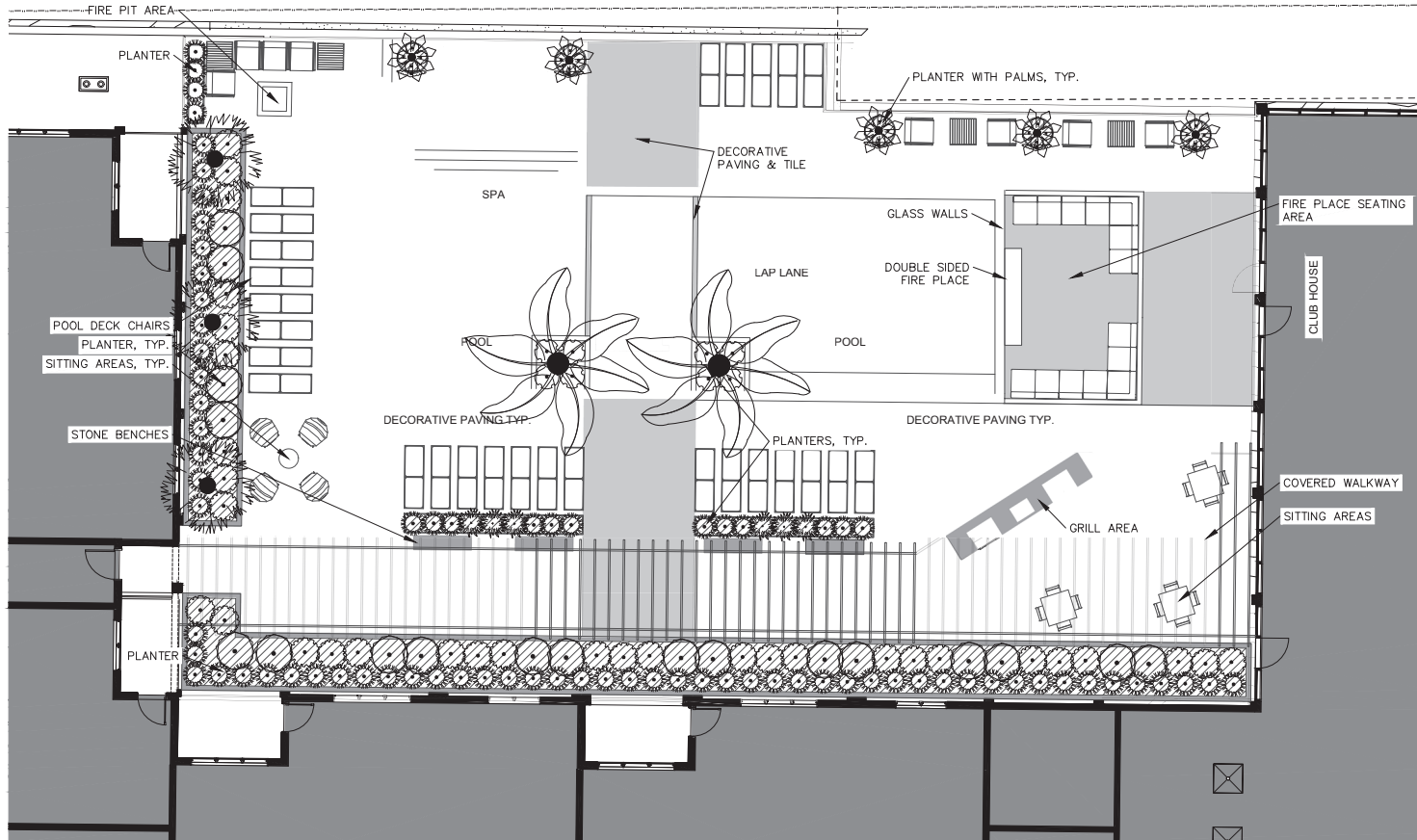




7 BACKFILL AND FERTILIZER NOTES

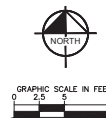


E CHANDLER BLVD BELOW



PLANT SCHEDULE

TREE TYPES	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	WIDTH	HEIGHT
CH	13		CHAMBEROPUS HUMILIS / MEDITERRANEAN FAN PALM	8" B.B.	6'-10"	6'-10"
PD	2		PHOENIX DACTYLOFERA / DATE PALM	8" B.B.	20'-40"	20'-40"
PR	6		PHOENIX ROSEBLEN / PYGMY DATE PALM	8" B.B.	4'-6"	4'-6"
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	WIDTH	HEIGHT
FP	30		FICUS PURPURA / CREEPING FIG	3 GAL	10'-12"	8'-12"
LP	16		LANTANA MONTEVIDENSIS / PURPLE TRAILING LANTANA	5 GAL	3'-6"	12'-18"
LZ	75		LEUCOPHYLLUM ZYGOPHYLLUM / CHAMBRON / CHAMBRON BLUE RANGER	5 GAL	1'-3"	1'-3"
ML	87		MAHLENBERGIA CAPILLARIS / LEMON / REGAL MISTO PINK MAJAL GRASS	5 GAL	2'-3"	3'-6"
MR	6		MAHLENBERGIA REGENS / DEER GRASS	3 GAL	3'-6"	3'-6"
SV	18		SIMMONDSIA CHINENSIS / VISTA / JUCUBA	3 GAL	2'-4"	2'-4"
TS	4		TECOMA STANS STANS / GOLD STAR / GOLD STAR YELLOW BELLS	3 GAL	3'-6"	3'-6"
WA	20		WEDELIA TRILOBATA / CREEPING GREY	3 GAL	4'-6"	8'-8"



APPROVALS



MYEFSKI ARCHITECTS
1000 N. GAVIN BLVD. SUITE 100
DURHAM, NC 27601
TEL: 919.286.1111
WWW.MYEFSKIARCHITECTS.COM

DATE: 03.07.2023
PROJECT: 111222222
SHEET: 03/13/23

DESIGNED BY: JIMMY MYEFSKI
CHECKED BY: JIMMY MYEFSKI
DATE: 03.07.2023

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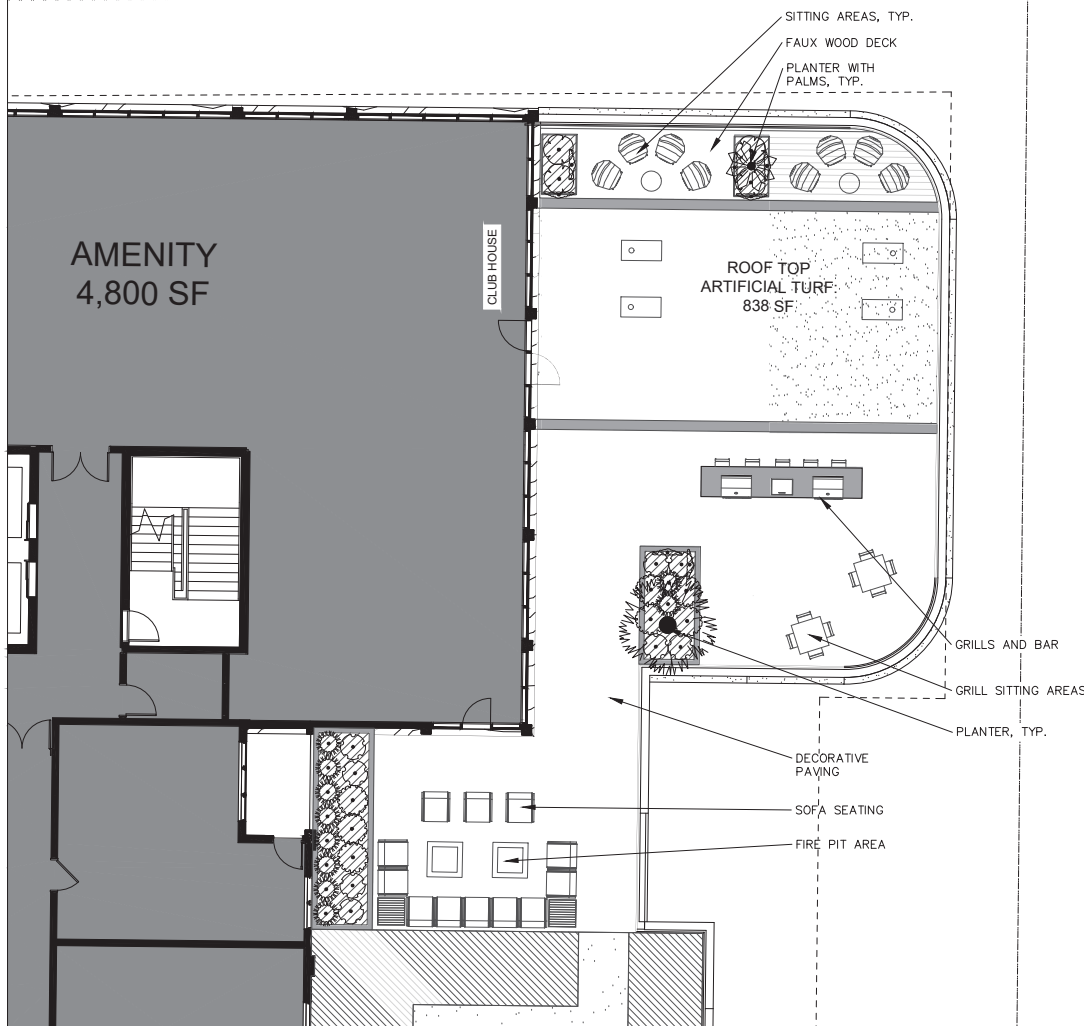
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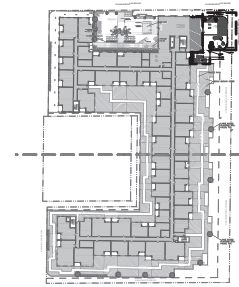
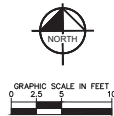
E CHANDLER BLVD BELOW



N WASHINGTON ST BELOW

PLANT SCHEDULE

PALM TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	WIDTH	HEIGHT
CH	13		CHAMBEROPS HABILIS / MEDITERRANEAN FAN PALM	8.5 S	6'-10"	6'-10"
PD	2		PHOENIX DACTYLOPERA / DATE PALM	8.5 S	20'-40"	20'-40"
PR	5		PHOENIX ROSEBERRY / PIGMY DATE PALM	8.5 S	4'-6"	4'-6"
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	WIDTH	HEIGHT
FP	30		PICUS PUBULA / CREEPING FIG	3 GAL	10'-15"	6'-12"
LP	18		LANTANA MONTEVIDENSIS / PURPLE TRAILING LANTANA	5 GAL	3'-5"	12'-18"
LZ	75		LEUCOPHYLLUM ZYGOPHYLLUM / CHAMBRON / CHAMBRON BLUE RANGER	5 GAL	1'-3"	1'-3"
ML	87		MULLENBERGIA CAPILLARIS / LENCIA / REGAL MISTLE PINK MULEY GRASS	5 GAL	2'-3"	3'-6"
MR	6		MULLENBERGIA RIGENS / DEER GRASS	3 GAL	3'-6"	3'-6"
SV	18		SAMBONDISIA CHIMENSIS / VISTA / JOLIDA	3 GAL	2'-4"	2'-4"
TG	4		TECOMA STANS STANS / GOLD STAR / GOLD STAR YELLOW BELLS	3 GAL	3'-6"	3'-6"
WA	20		WEDELIA TRILOBATA / CREEPING CREWE	3 GAL	4'-0"	6'-0"



APPROVALS



MYEFSKI ARCHITECTS
1000 E CHANDLER BLVD, SUITE 300
CHANDLER, AZ 84904
PH: 480.948.1234
WWW.MYEFSKIARCHITECTS.COM

DATE: 03/13/23
PROJECT: 11122222 - PAD SUBMITTAL
DRAWN BY: JLM
CHECKED BY: JLM
PROJECT ARCH: JLM

NO. DATE DESCRIPTION
1 11/22/22 PAD SUBMITTAL
2 02/02/23 100% SD
3 03/13/23 PAD RESUBMITTAL

DATE: 03/07/2023
JOB NO: 21037

AMENITY PLAN: 3RD FLOOR
AMENITY DECK AREA
L 2.2

ONE CHANDLER
1 E CHANDLER BLVD

DRAWN BY: JLM
CHECKED BY: JLM
PROJECT ARCH: JLM

NO. DATE DESCRIPTION
1 11/22/22 PAD SUBMITTAL
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DATE: 03/07/2023
JOB NO: 21037

AMENITY PLAN: 3RD FLOOR
AMENITY DECK AREA
L 2.2

ONE CHANDLER
1 E CHANDLER BLVD

DRAWN BY: JLM
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NO. DATE DESCRIPTION
1 11/22/22 PAD SUBMITTAL
2 02/02/23 100% SD
3 03/13/23 PAD RESUBMITTAL

DATE: 03/07/2023
JOB NO: 21037

AMENITY PLAN: 3RD FLOOR
AMENITY DECK AREA
L 2.2

N ARIZONA AVE BELOW

PLANT SCHEDULE

PALM TREES			CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	WIDE	HEIGHT
			CH	13	CHAMAEPSYDUM HUMULIS / MEDITERRANEAN PIN PALM	8.5 GAL	6'-10"	6'-10"
			PDZ	2	PHOENIX DACTYLOFERA / DATE PALM	8.5 GAL	20'-40"	20'-40"
			PR	6	PHOENIX ROSELENI / PIGMY DATE PALM	8.5 GAL	4'-6"	4'-6"
SHRUBS			CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	WIDE	HEIGHT
			FP	30	FIGUS PURSILA / CREEPING FIG	3 GAL	10'-12"	8'-12"
			LP	16	LANTANA MONTEVIDEENSIS / PURPLE TRAILING LANTANA	3 GAL	3'-5"	12'-16"
			LZ	75	LEUCOPHYLLUM ZYCOPIHYLLUM / CHAMBRON / CHAMBRON BLUE RANGER	3 GAL	1'-3"	1'-3"
			ML	87	MULLENBERGIA CAPILLARIS / LENCE / REGAL MISTO PINK MILKY GRASS	3 GAL	2'-3"	3'-6"
			MR	6	MULLENBERGIA RIGENS / DEER GRASS	3 GAL	3'-6"	3'-6"
			SV	18	SIBBONEDIA CHINENSIS / YOSH / JOLINA	3 GAL	2'-4"	2'-4"
			TG	4	TECOMA STANS STANS / GOLD STAR / GOLD STAR YELLOW BELLS	3 GAL	3'-6"	3'-6"
			WA	20	WEDELIA TRILOBATA / CREEPING OREVE	3 GAL	4'-5"	8'-8"

MATCHLINE SHEET L 2.3

MATCHLINE SHEET L 2.4

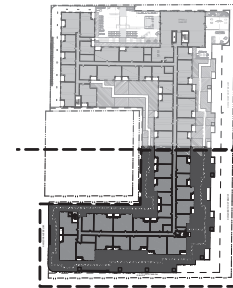
N WASHINGTON ST BELOW

LARGE RAISED PLANTERS WITH PALMS, TYP.

E BUFFALO ST BELOW



GRAPHIC SCALE IN FEET
0 5 10 20



APPROVALS



ARCHITECT
MYEFSKI ARCHITECTS
1000 N. WASHINGTON ST., SUITE 100
PHOENIX, AZ 85004
TEL: 602.441.1111
WWW.MYEFSKIARCHITECTS.COM

DATE: 03.07.2023
PROJECT: 211037
SHEET: L 2.4

DESIGNED BY: JLM
CHECKED BY: JLM
PROJECT ARCH: JLM

NO. DATE DESCRIPTION
1 11/22/22 PAD SUBMITTAL
2 02/02/23 100% SD
3 03/13/23 PAD RESUBMITTAL

DATE: 03.07.2023
JOB NO: 211037

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