PARK PLACE

THE STATION

DOUGLAS ALLRED COMPANY

PAD AMENDMENT - PDP & MID-RISE OVERLAY MIXED USE
BUSINESS | EMPLOYMENT PARK | MULTIFAMILY

SEC LOOP 101-202 & PRICE ROAD

INDEX

0.00 COVER
0.01 INDEX
0.02 NARRATIVE
0.03 NARRATIVE
0.04 NARRATIVE
0.05 NARRATIVE
0.06 NARRATIVE
0.07 NARRATIVE

G 1.0 AERIAL CONTEXT PLAN
G 2.0 MASTER SITE PLAN OVERALL
G 2.1 MASTER SITE PLAN WITH CORPORATIONS
G 3.0 DEVELOPMENT AREAS / INFRASTRUCTURE

C 0.0 SURFACE / RETAIL PERSPECTIVE; SHARED VIEW 2
C 1.0 COMMERCIAL RENDERING
C 2.0 OVERALL COMMERCIAL SITE
C 3.0 COMMERCIAL SITE COLOR
C 4.0 COMMERCIAL COURT
C 5.0 COMMERCIAL PLAN / ELEVATIONS
C 6.0 PAD IMAGERY
C 7.0 COMMERCIAL MATERIALS
C 8.0 SIGNAGE

A 0.1 SURFACE PERSPECTIVE
A 0.2 SURFACE / RETAIL PERSPECTIVE; SHARED VIEW 1
A 1.1 OVERALL SITE PLAN
A 1.2 RESIDENTIAL SITE PLAN
A 1.3 GARAGE UNIT PLANS
A 1.4 UNIT PLANS
A 1.5 UNIT PLANS
A 2.01F BUILDING 1 FIRST FLOOR PLAN
A 2.1 BUILDING 1 ELEVATION 1
A 2.1C BUILDING 1 ELEVATION 1 COLOR
A 2.2 BUILDING 1 ELEVATION 2
A 2.2C BUILDING 1 ELEVATION 2 COLOR
A 2.3 BUILDING 1 ELEVATIONS 3 & 6
A 2.3C BUILDING 1 ELEVATIONS 3 & 6 COLOR
A 2.4 BUILDING 1 ELEVATION 4
A 2.4C BUILDING 1 ELEVATION 4 COLOR

A 2.5 BUILDING 1 ELEVATION 5
A 2.5C BUILDING 1 ELEVATION 5 COLOR
A 2.05F BUILDING 2 FIRST FLOOR PLAN
A 2.6 BUILDING 2 ELEVATION 7
A 2.6C BUILDING 2 ELEVATION 7 COLOR
A 2.7 BUILDING 2 ELEVATION 7 CONT.
A 2.7C BUILDING 2 ELEVATION 7 CONT. COLOR
A 2.8 BUILDING 2 ELEVATION 8 & 10
A 2.8C BUILDING 2 ELEVATION 8 & 10 COLOR
A 2.9 BUILDING 2 ELEVATION 9
A 2.9C BUILDING 2 ELEVATION 9 COLOR
A 2.10 BUILDING 2 ELEVATION 9 CONT.
A 2.10C BUILDING 2 ELEVATION 9 CONT. COLOR
A 2.11 BUILDING 3 ELEVATION 11
A 2.11C BUILDING 3 ELEVATION 11 COLOR
A 2.11F BUILDING 3 FIRST FLOOR PLAN
A 2.12 BUILDING 3 ELEVATION 12
A 2.12C BUILDING 3 ELEVATION 12 COLOR
A 2.13 BUILDING 3 ELEVATION 13
A 2.13C BUILDING 3 ELEVATION 13 COLOR
A 2.14 BUILDING 3 ELEVATION 14
A 2.14C BUILDING 3 ELEVATION 14 COLOR
A 2.14C.2 SURFACE COLOR BOARD

A 2.14 D WRAP PERSPECTIVE

A 2.15F BUILDING 4 FIRST FLOOR PLAN
A 2.15 BUILDING 4 ELEVATIONS 15 & 17
A 2.15C BUILDING 4 ELEVATIONS 15 & 17 COLOR
A 2.16 BUILDING 4 ELEVATION 16
A 2.16C BUILDING 4 ELEVATION 16 COLOR
A 2.17 BUILDING 4 ELEVATION 16 CONT.
A 2.17C BUILDING 4 ELEVATION 16 CONT. COLOR
A 2.18 BUILDING 4 ELEVATION 17
A 2.18C BUILDING 4 ELEVATION 17 COLOR
A 2.19 BUILDING 4 ELEVATION 17 CONT.
A 2.19C BUILDING 4 ELEVATION 17 CONT. COLOR

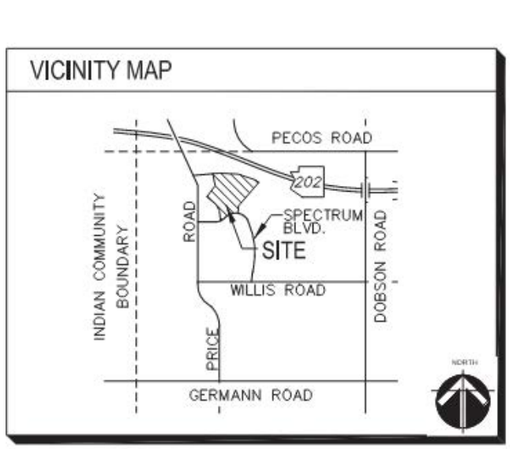
A 2.20 WRAP BUILDING COLOR PERSPECTIVE

RETAIL, LANDSCAPE SUBMITAL
MF PARCEL 1, LANDSCAPE SUBMITTAL
MF PARCEL 2, LANDSCAPE SUBMITTAL

I. INTRODUCTION

The purpose of this request is to approve a minor Planned Area Development ("PAD") amendment of the Allred Park Place PAD and Preliminary Development Plan ("PDP") on the approximately 17.7 net acres located northeast of the northeast corner of Price Rd and Spectrum Blvd, the Station at Park Place, (the "Property" or "The Station") and to create specific standards that will govern the development of the Property. This amendment will allow an integrated mixed-use development with urban residential with integrated ground floor uses and supporting commercial uses. The PAD amendment and PDP amendment are for the Property depicted on the map below. This amendment meets the new standards for the South Price Corridor as articulated in the 2026 Chandler General Plan.

Allred Park Place is a± 180 acre mixed use project that, over the last 20 years, has been 90% developed with Northrop Grumman regional headquarters (633,000 sq ft), multiple office buildings (approximately 1,192,000 sq ft), limited service hotels (496 rooms), a hotel and conference center (264 rooms and over 20,000 sq ft of conference center) and commercial/retail (19,500 sq ft). The Property in this request is phase 5 of the Park Place PAD and is being developed to meet the needs of the existing uses and users of Allred Park Place.



[1] The 2026 General Plan ("GP") passed on July 21, 2026 with 83.9 percent of the vote.

Allred Park Place is the premier development on Price Road which is the coveted employment corridor for not only the City of Chandler (the "City") but the entire Phoenix MSA. The Price Road Corridor is a unique area that can never be replicated. In the 1980s, the City had the vision to alter the alignment of Price Road in order to be able to ensure this area of the City would become the destination for high end employment. Allred Park Place is a development that not only kept the City's vision but exceeded it as it was built out. The development of Class A office, hotels and retail/commercial has transformed Price Road. In the not-too-distant past, Allred Park Place was home to a dairy and agricultural fields. The former site of the dairy is now part of the land that makes up the Northrop Grumman regional headquarters.

The Price Road Corridor has evolved over the years, and each successive general plan has tweaked the way Price Road will develop. The 2026 GP continues that tradition while adapting to the current needs of the community. The 2026 GP states:

Enhance the campus-like environment by supporting development that includes true vertical mixed uses, allowing for employee and ancillary residential uses which are subordinate to the primary employment use, centered on a common design theme. Urban residential (26+ dwelling units per acre) with vertically integrated uses may be considered when ground floor uses include non-residential uses that directly support employees and residents (e.g., retail, restaurants, coworking space, or business services) and it is ancillary to and a subordinate part of a large employment campus that offers shared amenities and enhanced pedestrian connections.[2]

This proposed PAD amendment does just that. As has been the subject of much debate in other communities, employment and employers need amenities and housing to attract the best workers. The City and the Price Road Corridor needs true mixed use with residential, retail and employment within the development. Until now, Allred Park Place has provided employment and retail/commercial uses in a high-end, campus-like feel. This PAD amendment will directly address a key component of the General Plan by providing for housing and commercial amenities to support the attraction and retention of key employers and their workforce within the City. The subject property makes up less than 10% of Allred Park Place.

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[2] SPRCGA 7.

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III. PROJECT BACKGROUND AND ZONING HISTORY

The Property was first entitled in 1989 as part of the Gateway Park PAD in Ordinance # 2050. The Property was later amended to be included in the Chandler Spectrum PAD in 2005 and ultimately included in the 2014 Allred Park Place PAD. As mentioned above, almost the entirety of the Allred Park Place PAD has been developed into a class A office complex with ancillary uses that include hotels and retail.

IV. SITE, SURROUNDING AREA AND EXISTING ZONING

The Property is located Northeast of the Northeast corner of Price Road and Spectrum Boulevard (Assessor's parcel #303-25-802). It is one of the last remaining pieces of the Allred Park Place development. The Property is bordered by hotels on the east and west, retail and office to the south, and the Loop 202 to the north. This property has approximately 1,500 feet of frontage on the Loop 202.

As mentioned above, The Station is part of the existing Allred Park Place PAD which also includes a maximum height of 150 feet for the Property.

The Property is contained in the South Price Road Corridor Growth Area ("SPRCGA") that is included in the 2026 General Plan and must comply with the policies set forth in that plan. As stated above, SPRCGA 7 allows for urban residential so long as the residential includes ground floor services and it is an ancillary part of a larger employment campus. The Station accomplishes this by vertically integrating coworking space and retail on the ground floor of both the surface park and parking garage wrapped residential. Incorporating the high-end retail into the residential components further solidifies the satisfaction of the policy while sharing amenities and pedestrian connections with the larger employment campus.

V. PROPOSED PLANNED AREA DEVELOPMENT

This PAD amendment is requesting approval to allow for urban residential, which is 26+ dwelling units per acre and for uses allowed under the C-2 district in the City's Zoning Ordinance that are not in conflict with the original Allred Park Place PAD.[3]

VI. PROPOSED PRELIMINARY DEVELOPMENT PLAN

A. Site Layout and Architecture

The Station is designed as a high-end mixed-use project that will bring much needed residential and retail to the Price Road Corridor. The Station will consist of 8 buildings making up two distinct types of residential and high-end retail. The surface parked residential will be 7.3 net acres, the garage wrap residential will be 4.6 net acres and the retail will be 5.8 net acres. The residential surface parked project will be 4 stories with approximately 313 units that equates to 43.0 dwelling units per acre. The units will consist of a mix of studios through 3 bedrooms with the majority of the units being 1 and 2 bedrooms in order to meet the demand of the market. The amenities proposed for the residents are detailed on the exhibits and include pool, clubhouse, gym, dog park and other amenities befitting the residents of a high-end multifamily development. Additionally, as mentioned above, there will be integrated first floor commercial uses that benefit the residents and the employees of the overall Park Place development. As described in greater detail below, these uses will be designed in a manner that distinguishes the residential from the commercial.

The residential garage wrap project will be 5 stories with approximately 357 units that equates to 77.8 dwelling units to the acre. The wrap will also contain a mix of studios through 3 bedrooms with the majority of the units being 1 and 2 bedrooms in order to meet the demand of the market. As with the surface parked project, the amenities proposed for the residents are detailed on the exhibits and include pool, clubhouse, gym, and other amenities befitting the residents of a high-end multifamily development and will integrate first floor uses for the residents and employees.

The retail component will include 4 buildings interconnected with coverings and courtyards. The main retail is comprised of two interconnected buildings that are 14,960 sq ft with a 2,040 sq ft breezeway. There are two pad buildings on the site, one of which is approximately 9,000 sq ft and one approximately 7,000 sq ft, plus patios. These PADs will be designed and developed to meet the requirements of their respective tenants and will require Administrative Design Review prior to issuance of permit for each PAD.

B. Design Guidelines

In order to ensure the Station integrates into the rest of Allred Park Place, the design guidelines will be substantially similar to what was already approved in the Allred Park Place PAD. The buildings will feature creative applications of materials and colors. This application includes representative examples of materials and colors, design, etc. for the proposed buildings. Staff will be able to administratively approve the design of the buildings so long as there is substantial conformance with the included site plans and elevations.

C. Landscape

These landscape guidelines reflect the intent of The Station at Park Place integrated with the overall landscape character for Allred Park Place. The guidelines shall include all areas of the site including landscape setbacks, entrances, vehicular circulation routes, parking spaces, pedestrian plazas and promenades, and open spaces. The objective of these guidelines is to create a sense of place unique to The Station while reflecting the overall project. The unique nature of these guidelines will establish view corridors, develop focus areas, and reinforce circulation routes and project a sense of community unifying the overall project.

The conceptual landscaping is reflected on the overall Master Plan and individual landscape parcel exhibits. The central landscaping design elements of Allred Park Place are the Date Palms and are proposed here as the main entrance feature off the private drive from Spectrum Blvd to enhance the sense of arrival. Thornless mesquite trees will buffer the perimeter streetscape along Spectrum Blvd. providing pedestrian shade.

As stated in the overall Master Plan, the project will utilize 100% non-potable water for irrigation allowing areas of turf within open space, as well as tree-lined drives and pedestrian areas. The landscaping is intended to provide adequate screening, shade, and allow for a colorful and unifying mass of trees, shrub and ground covers. The combination of the previous items helps create a sense of arrival and a high-end campus feel while emphasizing a creative and unique theme to the Property.

[3] The Allred Park Place PAD excluded several uses that are allowed under C-2. This amendment will not add any uses previously excluded.

Edge/Perimeter

The edge treatments shall incorporate thornless mesquite trees along Spectrum Blvd. Texas Ebony and Mesquites will be placed along the perimeter of the multifamily complex providing shade along the 4' attached sidewalk on the east side of the site. Architecturally themed screen walls and landscape mounds and contours shall be incorporated along the perimeter edges where applicable. Drainage swales will be integrated as necessary to meet drainage requirements of the site.

Gateway/Entry

The gateway entry into the site will be clearly identified with the Date Palms lining the center of the driveway with various desert trees along the border of both driveways. Benches will be included along the center walkable promenade framed by the Date Palms. The driveway and parking will incorporate decorative paving reflecting a themed entrance into the site.

Hardscape

A mixture of different hardscape and paving materials will be integrated with pedestrian crossings, pedestrian plazas and promenades. Architecturally themed signage, screen walls and decorative elements shall be selected to integrate with the overall character of the development.

Streetscape and Vehicular Circulation

The internal roadway network will be developed to reflect the overall Master Plan while being treated for function and shade in areas with heavier pedestrian traffic. Pedestrian areas and walkways along vehicular access ways will have unique paving and seating along specific sections. These spaces will include palm trees, turf, colorful plant material, and areas for seating along the road. Areas used primarily for vehicular traffic will have a mix of Elm and Palo Verdes that will integrate with the perimeter streetscape. Roadway intersections shall have an upgraded landscape treatment. These may include palms, with shrub accent and groundcover plant massing integrated with site walls and directional signage.

Open Space

Pedestrian open space will be integrated into the site between retail buildings providing shade and a sense of place reflective of the overall development. The retail open space will provide ground cover surrounded by desert trees and will incorporate a central courtyard with shade trees and benches. The residential site will provide a pool and spa surrounded by Date Palms, loungers and cabanas. A stretch lawn will also be provided for recreational activities. As shown on the site plan, the private open space required for the surface residential is 20,280 sq ft with 22,608 sq ft being provided. The private open space required for the wrap residential is 23,205 sq ft with 25,776 being provided. Private open space in this type of development is key to residents having a maximum enjoyment of their unit. The requirements for common open space are met with a combination of pools and amenities as discussed above but also relying on the interconnectivity of Park Place as a whole. The amount of common open space required for the wrap would require 39% of the entire parcel be dedicated to open space. That cannot be achieved if any density will be achieved on this Project. Balancing the need for density in the employment corridor combined with the true mixed-use project that contains significant open space throughout its ±180 acres necessitates a deviation from the open space standard for this project.

Landscape Setback

Along the north property line, a proposed 3 foot setback is proposed where 10 feet is normally required. The property line in question separates the Property from the ADOT right of way/unused area. This area also has significant SRP powerlines in roughly the same alignment. The deviation from the standard is appropriate in this location in order to maximize the density of the Project while also minimizing the impact caused by the power lines and ADOT property. The rest of the Project's landscape setbacks meet Chandler's development standards.

D. Architectural Design

The provisions of this section reflect the residential portion while maintaining the overall high-quality architectural style of creative applications of materials and colors seen throughout Allred Park Place. This section will reflect the detailed specifications that will be provided with the Design Review application submitted for staff review and approval. The architectural design for buildings shall be reviewed and administratively approved by staff.

One of the fundamental precepts of a positive urban master plan is creating a mixed-use environment that provides functional diversity of use types. This development provides the missing pieces in the ±180 acre Allred Park Place planned environment by adding Commercial and Residential uses to support a "Live-Work-Dine" community. The commercial uses tie both the multifamily with the shops and restaurants, and with the regional community, creating a true destination locality.

The Commercial Buildings, being much smaller in scale than the multifamily, provide an elegant simplicity that complement not only the residential but also the other uses within Allred Park Place. The elevations facing the residential include murals and trellises to enhance the views and connectivity. The PAD will be dependent on the actual users and

imagery is included to express the intent. The commercial elements of the integrated mixed use will mirror in design the Commercial Buildings in order to distinguish the retail uses from the residential uses. Additionally, to enhance the interplay between the multifamily and commercial and existing Price Road Corridor buildings, the commercial entries are designed to mimic the major office buildings. Key design elements, such as the inverted "U", dual bands and blue rectangular cutouts, silver storefronts, which are predominant themes throughout Allred Park Place, including Northrop Grumman, works to seamlessly tie the entire Allred Park Place development into one cohesive master planned community.

The 5 story residential units will be primarily a gray stucco with darker and lighter gray accents. Blue tinted glass panels will be provided on several of the patio balconies. Brick veneer and laser cut metal screening will provide additional accent throughout the design. The four-story residential buildings will incorporate a lighter spectrum of gray stucco, white horizontal banding and dark gray building massing that articulate the building aesthetic. The horizontal banding above the commercial area of the building contains pops of blue to accentuate the connection with the adjacent commercial. This building also incorporates darker gray, stacked bond CMU and garage doors to provide a strong base to the building.

Building Massing

Building wall articulation will be on each of the buildings with appropriate details and elements to help create pedestrian scale and a sense of quality. Horizontal banding and variations of materials are used to foster a pedestrian scale.

Skyline

Variations in rooflines, parapets and/or other significant roof or canopy forms are incorporated into the design of the buildings. The buildings comprise of a variation of wall masses or jogged wall planes that appear to break the visual perception of a horizontal skyline.

Elevations/Walls

Attention to detail is given to all sides of buildings that reflect the main architectural theme/style on all sides.

Multiple colors of gray, silver, and touches of blue combined with block style massing provide a sophisticated "tech style" aesthetic. Large wall areas are limited to colors with a LRV of less than 75.

Entrances

The residential and retail areas will have clearly defined entrances by incorporating some of the following elements:

- Canopies or porticos.
- Overhangs.
- Recesses/projections.
- Arcades.
- Raised parapets.
- Entrance framed by outdoor pedestrian features or enhanced landscaping.
- Architectural details integrated into the building structure to frame the entryway.
- Integral planters or wing walls that incorporate landscaped areas and/or sitting areas.
- Enhanced pedestrian surfaces.

Building Materials

Building materials include cement siding and stucco with horizontal siding color to match with the rest of the Park Place Development.

E. Development Standards

Setbacks will conform to City of Chandler Standards except as otherwise depicted on the site plan and as mentioned above.[4]

F. Circulation

The Station has been designed to ensure efficient on-site circulation with appropriate access to the surrounding streets for the residents as well as the customers and employees of the overall development. Access to the site includes two existing separate points on Price Road via private drive and existing access from Spectrum Blvd via private drive as well as a direct connection. It is envisioned that the majority of the residents will access the Property from the Spectrum Blvd connection.

G. Parking

The proposed parking for the project will be broken down into each component. The retail required parking is 305 spaces with the retail providing 305 spaces and 5 valet spaces for a total of 310. The wrap residential requires 700 spaces for the residential units with 704 being provided. The surface residential requires 534 spaces for the residential units with 534 being provided. The developer will enter into a cross-parking agreement with Allred Park Place to ensure that there will be adequate parking for the guests of the surface parked residential.

[4] The patios and balconies of the residential units may encroach into the building and landscape setback as depicted on the attached exhibits.

H. Safety and Security

The residential components will be gated and accessed by key card entrances. During the construction of the Project, there may be fences installed between the various areas of the project to maintain safety of the project, some of these fences may include architecturally designed fences which would be approved by Staff on an administrative basis.

VII. COMPREHENSIVE SIGN PACKAGE

The original Allred Park Place PAD included a comprehensive sign package ("CSP"). This CSP laid out the details of the entire area's signs. The residential and retail uses are proposing signage similar to what is shown on the exhibits. These signs will be considered as a part of the overall CSP. Staff will administratively approve any sign permits that are in substantial conformance with the exhibits that are included in this application.

In addition, there are several signs depicted on the attached exhibits that will be built with this project. These signs included roof mounted signs on the residential (3 on the surface and 2 on the wrap) as well as new monument signs for Park Place. The dimensions for the signs are included on the exhibits.

VIII. Grading and Drainage

Each of the three proposed parcels for the Project will be designed in accordance with the City's requirements for drainage. This will include independent underground storm water collection and retention systems for each proposed parcel providing retention volume for the 100-year, 2-hour storm event plus 10% additional volume for all onsite and contributing offsite areas. Each parcel will be self-retaining and will utilize drywells to dewater retained storm water within the 36-hour requirement.

IX. Water and Sewer

The Project will utilize, and expand upon, the existing private onsite 8-inch fire sprinkler line and 8-inch fire hydrant line systems to provide fire sprinkler service and fire hydrant coverage for the Project. Additional 8-inch fire sprinkler line and 8-inch fire hydrant line mains will be constructed within the shared access drive between the proposed parcels to provide additional looping with a proposed connection to the public 12-inch waterline in Spectrum Blvd. The proposed connection to the public waterline will be protected by a backflow prevention device for the fire hydrant system and an additional swing check device and fire department connection (FDC) for the fire sprinkler system, consistent with existing backflow protection devices on the site today.

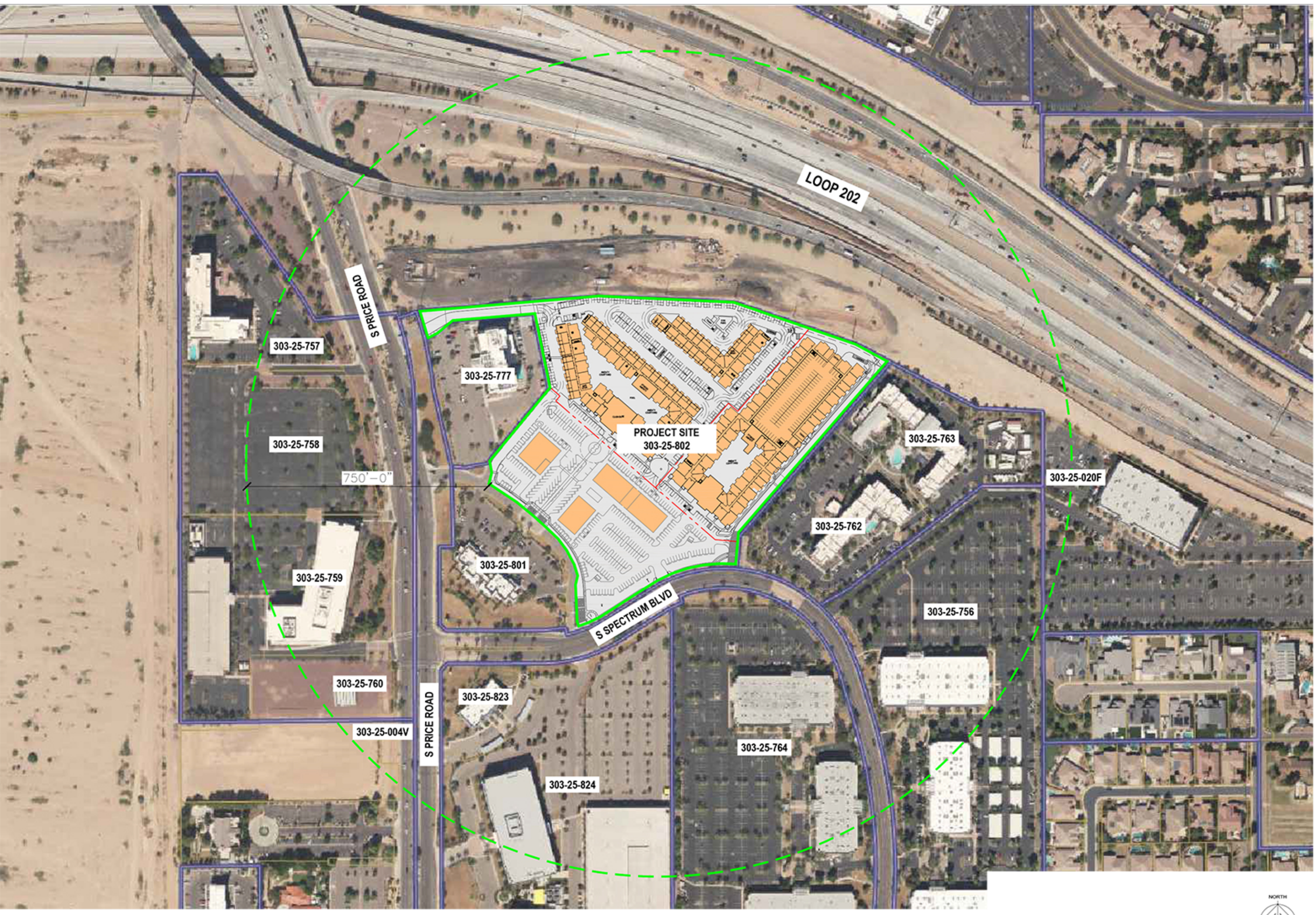
To provide domestic water service to the various buildings, several domestic water meters are proposed with connection to the 12-inch public waterline in Spectrum Blvd. This is anticipated to include a 2-inch water meter for each of the building pads and the proposed buildings on the Retail parcel. Additionally, it is anticipated that a single vaulted water meter will be provided for each of the residential parcels. A 4-inch vaulted water meter is currently anticipated for each residential parcel.

The Property will utilize both existing and proposed onsite 8-inch private sewer mains within the existing and proposed private access drives to provide sewer service connections to the various proposed buildings. The proposed 8-inch private sewer main will connect to an existing sewer manhole on the existing public 12-inch sewer main in Spectrum Blvd.

X. CONCLUSION

The Development Team is excited to bring this proposal forward to the City of Chandler. Today's employers are increasingly seeking office locations in communities that provide a full range of housing, dining, retail, and lifestyle amenities for their workforce. As companies evaluate where to locate, expand, or retain operations, they are not simply comparing opportunities within the Phoenix metropolitan area, but across the country. Communities that successfully integrate employment centers with housing and supporting amenities are best positioned to attract and retain both talent and the employers that depend on that talent.

The Property directly responds to those evolving market demands. By introducing high-quality residential uses integrated with neighborhood-serving retail and commercial amenities, the Project will help create the type of environment sought by today's workforce and leading employers. This proposal represents the next evolution of the Price Road Corridor and advances the vision articulated in the City's General Plan by creating a true mixed-use destination within one of Chandler's most important employment centers.



AERIAL CONTEXT PLAN

NORTH

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PRELIMINARY
NOT FOR
CONSTRUCTION

THE STATION AT PARK PLACE
Residential and Commercial Mixed Use Project
CHANDLER, ARIZONA

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REZONE/PDP SUBMITTAL
03/13/2026

REVISIONS:

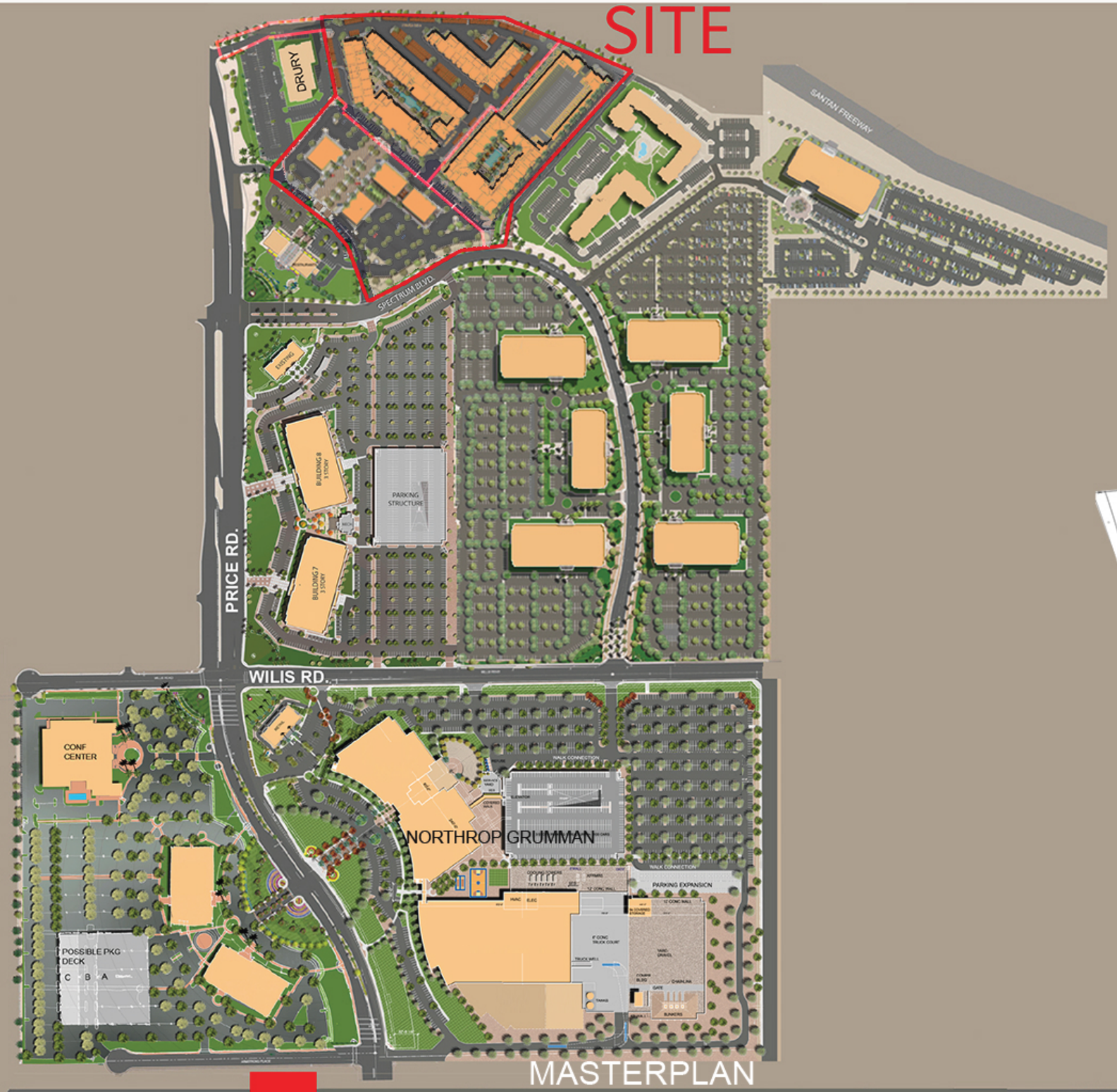
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AERIAL CONTEXT PLAN

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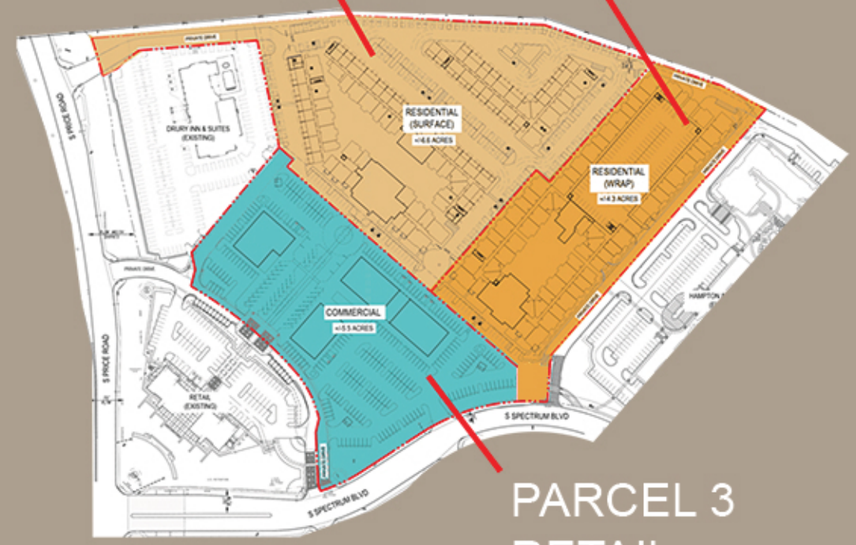
SITE



MASTERPLAN

PARCEL 1
MULTIFAMILY
SURFACE

PARCEL 2
MULTIFAMILY
WRAP



PARCEL 3
RETAIL

PROPOSED PARCELS

ALLRED

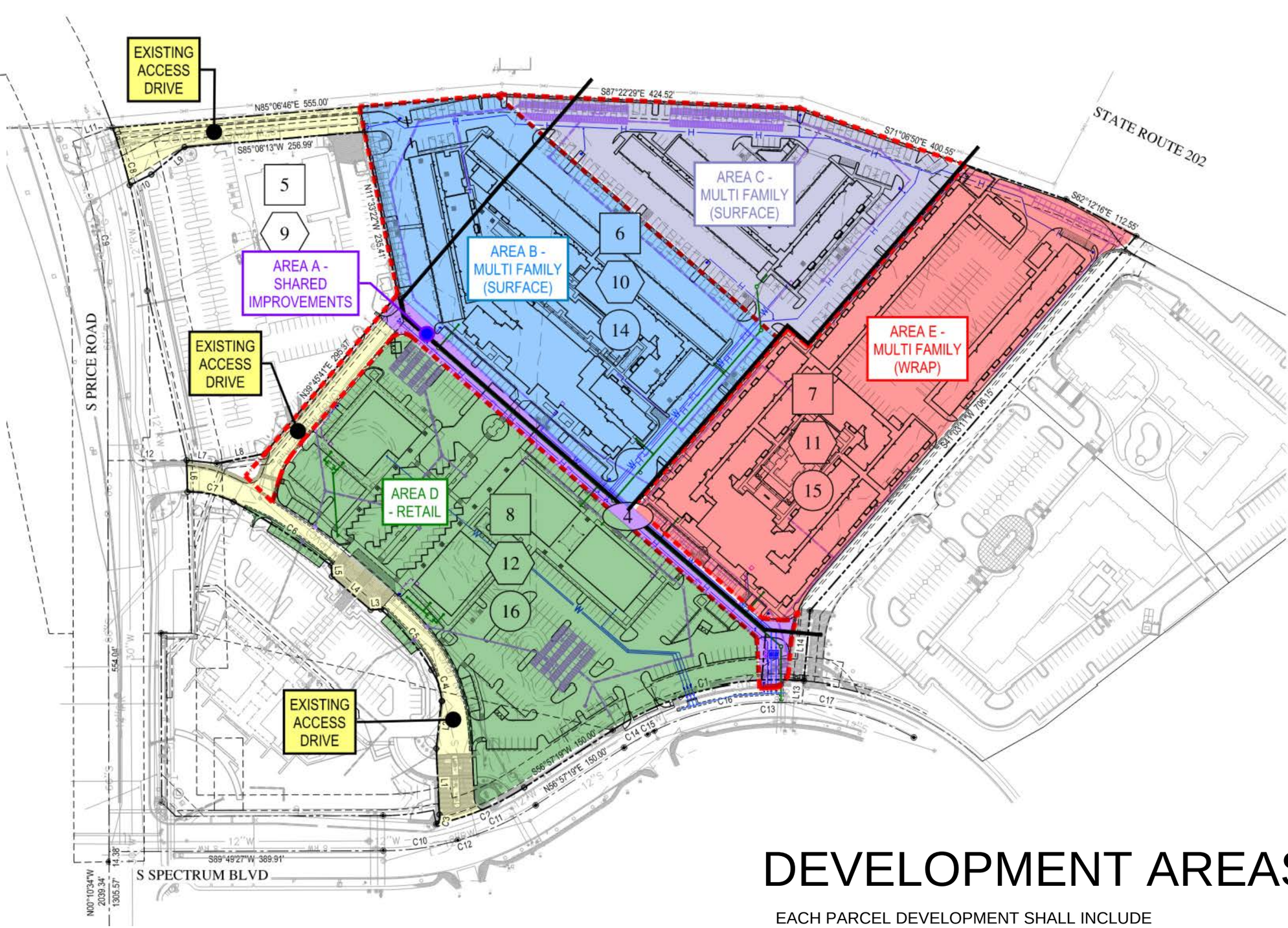
BALMER architectural group

PARK PLACE

MASTER PLAN G2.0



ALLRED BALMER architectural group inc PARK PLACE MASTER PLAN



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Horz. 1 in. = 80 ft.

INDEX MAP LEGEND

- CX — DEMOLITION
- CX — PRELIMINARY PLAT
- CX — PRELIMINARY GRADING & DRAINAGE
- CX — PRELIMINARY WATER & SEWER
- PRIVATE STORM DRAIN
- H — PRIVATE FIRE HYDRANT LINE
- FL — PRIVATE FIRE SPRINKLER LINE
- W — PRIVATE DOMESTIC WATER LINE
- PRIVATE SEWER LINE
- DEVELOPEMENT AREA LIMITS

DEVELOPMENT AREAS

EACH PARCEL DEVELOPMENT SHALL INCLUDE
ANY INFRASTRUCTURE REQUIRED THAT MAY BE ON AN
ADJACENT PARCEL

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08/10/2026

THE STATION AT PARK PLACE

WOOD PARTNERS - DOUGLAS ALLRED COMPANY

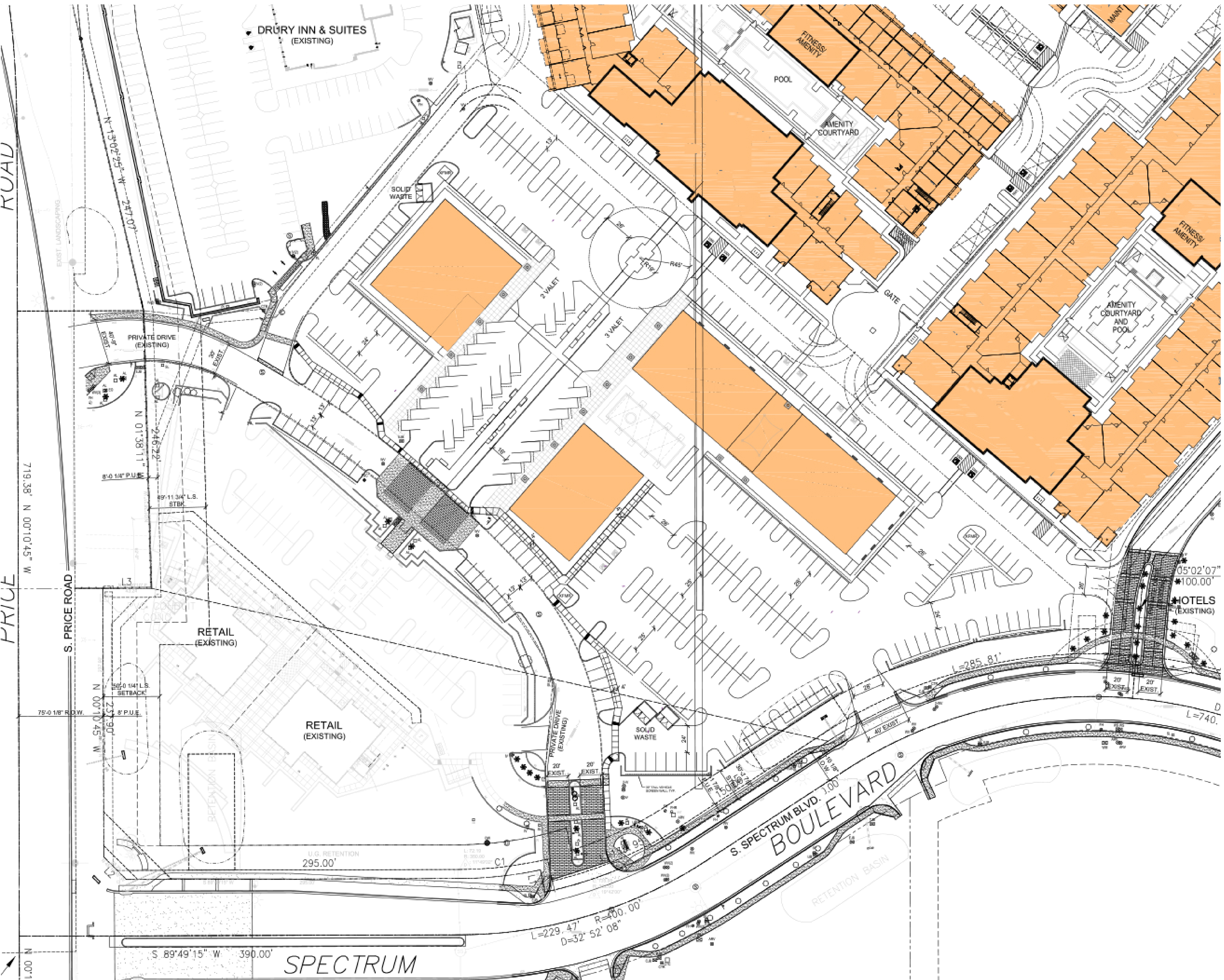
SHARED VIEW - 2
PERSPECTIVE VIEW
preliminary not for construction

© BILTFORM ARCHITECTURE GROUP, INC.

biltform architecture



COMMERCIAL COURTYARD VIEW



COMMERCIAL SITE PLAN

PROJECT TEAM

OWNER \ APPLICANT (COMMERCIAL PORTION)
DOUGLAS ALLRED COMPANY
2425 E. CAMELBACK RD #680
PHOENIX, AZ 85016
PHONE - (858) 793-0202
MR. DAVID ALLRED
EMAIL: Dave@dac-usa.com

ARCHITECT (COMMERCIAL):
BALMER ARCHITECTURAL GROUP, INC.
2425 E. CAMELBACK RD. SUITE 1150
PHOENIX, ARIZONA 85016
PHONE - (602) 954-6718
MR. WESLEY BALMER
EMAIL: wbalmer@bag-inc.com

OWNER \ APPLICANT (RESIDENTIAL PORTION)
W.P. WEST ACQUISITIONS, LLC
8777 EAST VIA DE VENTURA - SUITE 201
SCOTTSDALE, ARIZONA 85258
PHONE - (480) 567-0069
MR. TODD TAYLOR
EMAIL: tht@woodpartners.com

ARCHITECT (RESIDENTIAL):
BILTFORM ARCHITECTURE GROUP, INC.
11460 N. CAVE CREEK ROAD, STE. 11
PHOENIX, ARIZONA 85020
PHONE - (602) 285-9200
MR. JIM APPLEGATE/MR. VINCE SCARANO
EMAIL: jim@biltform.com
EMAIL: vince@biltform.com

COMMERCIAL PROJECT DATA

RETAIL SITE AREA: EXISTING RETAIL: ±3.56 NET ACRES (155,031 S.F.)
NEW RETAIL: ±5.80 NET ACRES (239,601 S.F.)

NEW RETAIL BUILDING AREA:

PAD A	8,000 S.F.	
PATIO	1,000 S.F.	
PAD B	7,000 S.F.	
PAD SUBTOTAL	16,000 S.F.	(11,000 S.F. SERVICE; 5,000 S.F. PREP)
RETAIL BUILDING A	7,480 S.F.	
RETAIL BUILDING B	7,480 S.F.	
RETAIL SUBTOTAL	14,960 S.F.	
RETAIL BREEZEWAY	2,040 S.F.	

NEW RETAIL PARKING:

REQUIRED:

PAD (SERVICE)	11,000 S.F. / 50 = 220 SPACES
PAD (PREP)	5,000 S.F. / 200 = 25 SPACES
RETAIL	14,960 S.F. / 250 = 60 SPACES
TOTAL REQUIRED	14,960 S.F. / 250 = 305 SPACES

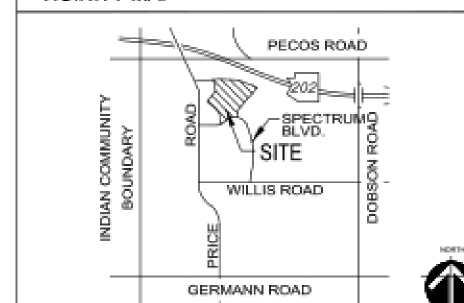
PROVIDED:

STANDARD	297 SPACES
ACCESSIBLE	8 SPACES
TOTAL PROVIDED	305 SPACES

VALET SPACES: 5 SPACES (NOT INCLUDED IN TOTAL ABOVE)

REFUSE ENCLOSURES: 3 PROVIDED

VICINITY MAP



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E-MAIL: ADMIN@BAG-INC.COM

PRELIMINARY NOT FOR CONSTRUCTION

THE STATION AT PARK PLACE
Residential and Commercial Mixed Use Project
CHANDLER, ARIZONA

WOOD PARTNERS
8777 E. Via De Ventura, Suite 201
Scottsdale, Arizona 85258

DOUGLAS ALLRED COMPANY
2425 E. Camelback Rd. Suite 680
Phoenix, Arizona 85016

PRE-TECHNICAL SITE PLAN SUBMITTAL
02/02/2026

REVISIONS:

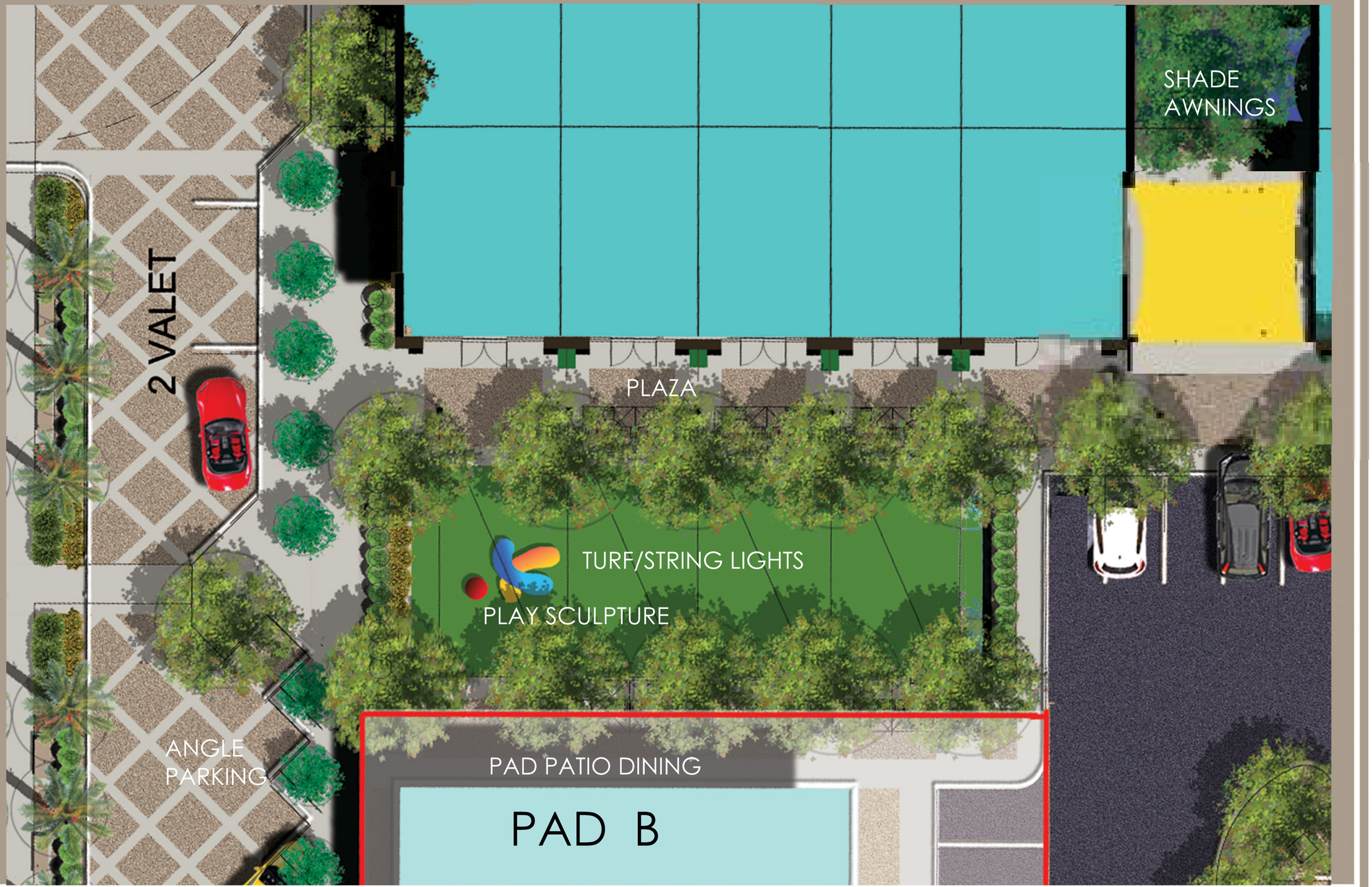
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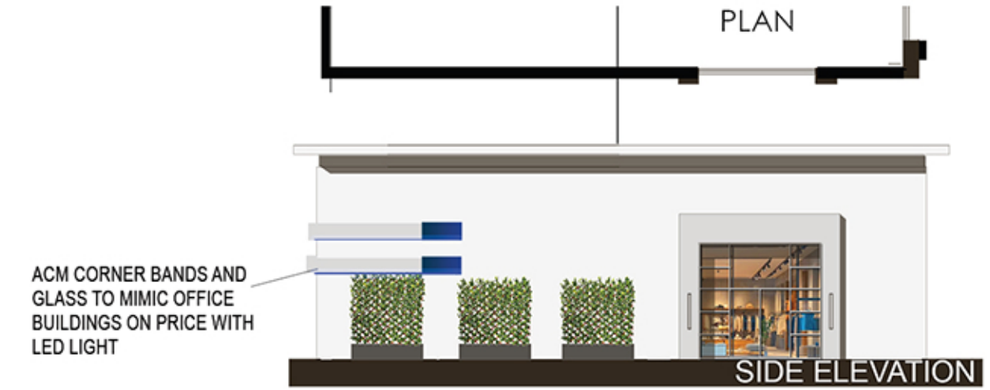
C-2
COMMERCIAL SITE PLAN

PARK PLACE

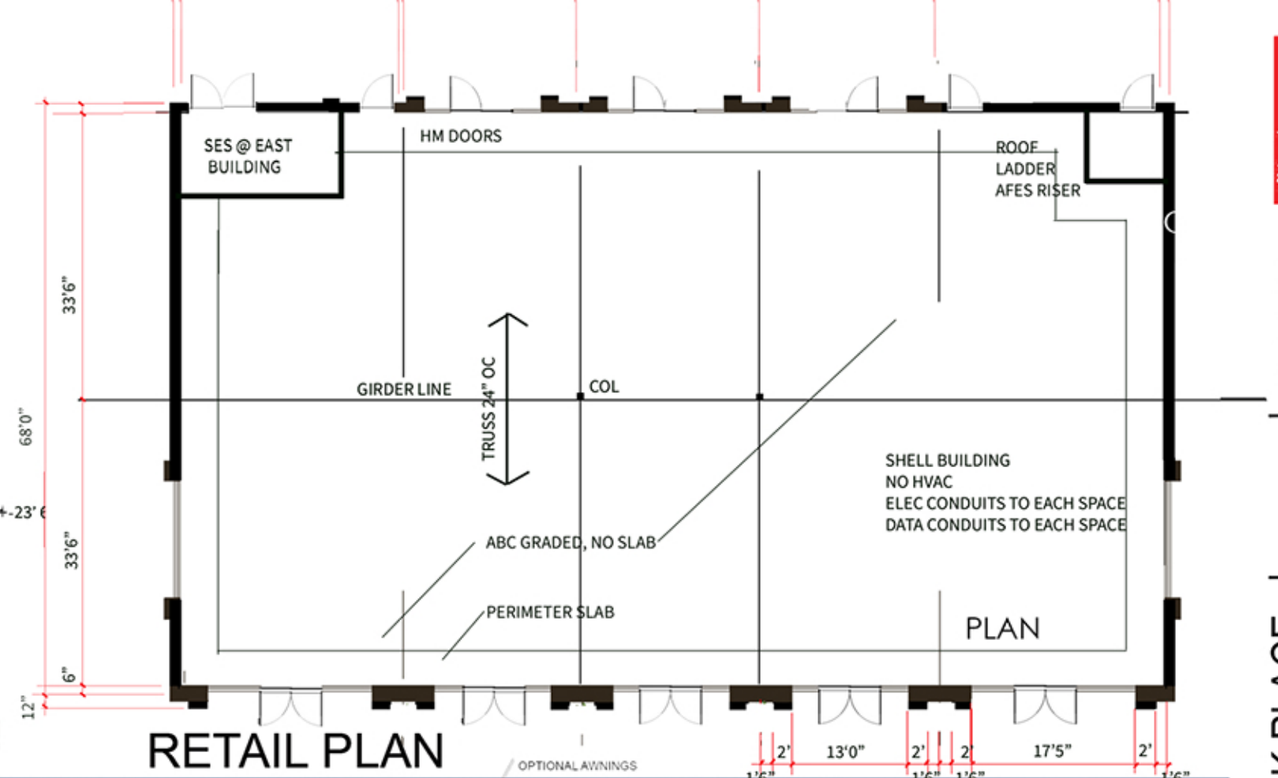

COMMERCIAL
PAD A
PAD B
SPECTRUM BLVD
LANDSCAPE SHOWN IS CONCEPTUAL SEE LANDSCAPE PLANS

PARK PLACE


SHADE
AWNINGS
2 VALET
PLAZA
TURF/STRING LIGHTS
PLAY SCULPTURE
ANGLE
PARKING
PAD PATIO DINING
PAD B







RETAIL PLAN



RETAIL SOUTH ELEVATION

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PRELIMINARY NOT FOR CONSTRUCTION

THE STATION AT PARK PLACE

Residential and Commercial Mixed Use Project

CHANDLER, ARIZONA

DOUGLAS ALLRED COMPANY
2425 E. Camelback Rd. Suite 880
Phoenix, Arizona 85016

WOOD PARTNERS
8777 E. Via De Ventura, Suite 201
Scottsdale, Arizona 85258

7-30-2026

REVISIONS:

JOB NO: 39017
SCALE: 1" = 40'-0"
SHEET NO:

C-5

PLAN ELEVATIONS

PARK PLACE







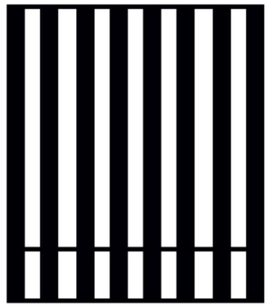


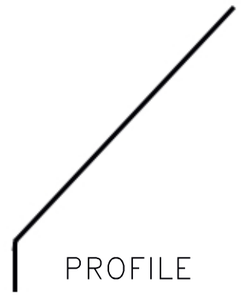




THESE IMAGES INTEND TO CONVEY THE INTENT FOR PAD A AND B DESIGN AND CHARACTER

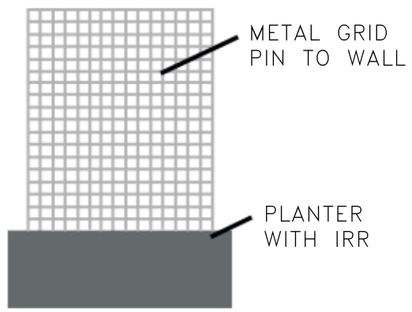
GLASS– GUARDIAN CLEAR LOW E





PROFILE

OPTIONAL AWNINGS



TRELLIS

Primary Stucco Color / Horizontal Siding - **OC-68 Distant Gray (Benjamin Moore)**



Storefront Frames - **Silver Metallic**



Accent Stucco Color 1 - **HC-178 Charcoal Slate (Benjamin Moore)**

RETAIL MATERIALS



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08/10/2026

THE STATION AT PARK PLACE

WOOD PARTNERS - DOUGLAS ALLRED COMPANY

SURFACE PARKED - BUILDING 1
PERSPECTIVE VIEW
preliminary not for construction

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THE STATION AT PARK PLACE

WOOD PARTNERS - DOUGLAS ALLRED COMPANY

SHARED VIEW - 1
PERSPECTIVE VIEW
preliminary not for construction

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OVERALL SITE PLAN

NORTH

PROJECT TEAM

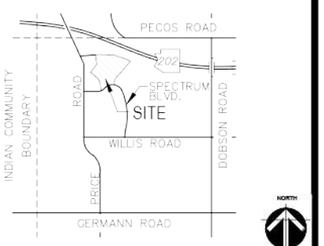
OWNER \ APPLICANT (COMMERCIAL)
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EMAIL: jim@biltform.com
EMAIL: vince@biltform.com

VICINITY MAP



OVERALL PROJECT NARRATIVE

THE INTENT OF THIS PROJECT IS TO DEVELOP A SITE THAT CONTAINS A COMBINATION OF MULTI-FAMILY AND COMMERCIAL DEVELOPMENT. TO ACCOMMODATE THIS, THE OVERALL SITE IS BROKEN INTO (3) PARCELS. THE RESIDENTIAL PORTION OF THE PROJECT WILL UTILIZE THE NORTHERN PORTION OF THE SITE (2 PARCELS), AND PROVIDE (2) INDEPENDENT APARTMENT COMPLEXES. THE COMMERCIAL AREA WILL UTILIZE THE SOUTHERN PORTION OF THE SITE (1 PARCEL). PLEASE REFER TO THE ENLARGED RESIDENTIAL AND COMMERCIAL SITE PLANS AND NARRATIVES FOR ADDITIONAL INFORMATION ON EACH DEVELOPMENT PORTION.

PROJECT DATA

OVERALL SITE DATA:

PROJECT ADDRESS: N.E. CORNER OF PRICE RD. AND SPECTRUM BLVD.

APN NO'S.: 303-25-802

SITE AREA: RESIDENTIAL – SURFACE: ±7.3 NET ACRES (318,445 S.F.)
RESIDENTIAL – WRAP: ±4.6 NET ACRES (200,379 S.F.)
COMMERCIAL: ±5.8 NET ACRES (252,274 S.F.)

ZONING: EXISTING: –
PROPOSED: PAD

PROPOSED USE: MIXED USE CONTAINING RESIDENTIAL AND COMMERCIAL

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19820 north 7th st . suite 260
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Phone 602.285.9200 Fax 602.285.9229

PRELIMINARY
NOT FOR
CONSTRUCTION

THE STATION AT PARK PLACE
Residential and Commercial Mixed Use Project
CHANDLER, ARIZONA

WOOD PARTNERS
8777 E. Via De Ventura, Suite 201
Scottsdale, Arizona 85258
PHONE 480.567.0622

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Phoenix, Arizona 85016
PHONE 858.793.0202

REZONE/PDP RE-SUBMITTAL
08/10/2026

REVISIONS:

JOB NO: 25-026
SCALE: 1" = 60'-0"
SHEET NO:

A1.1
OVERALL SITE PLAN

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RESIDENTIAL PROJECT DATA

RESIDENTIAL - SURFACE

UNIT MIX:

EFFICIENCY UNITS:	12	(04%)
ONE BEDROOM UNITS:	170	(54%)
TWO BEDROOM UNITS:	123	(39%)
THREE BEDROOM UNITS:	8	(3%)
TOTAL:	313	D.U.

UNIT TYPE		GROSS LIV. AREA	UNITS	GROSS LIV. AREA
UNIT S1	1 BED/1 BA	656 S.F.	4	2,624 S.F.
UNIT S2	1 BED/1 BA	648 S.F.	8	5,184 S.F.
UNIT A1	1 BED/1 BA	759 S.F.	74	56,166 S.F.
UNIT A2	1 BED/1 BA	793 S.F.	76	60,268 S.F.
UNIT A3	1 BED/1 BA	776 S.F.	4	3,104 S.F.
UNIT A5	1 BED/1 BA	787 S.F.	16	12,592 S.F.
UNIT B1	2 BED/2 BA	1,179 S.F.	58	68,382 S.F.
UNIT B2	2 BED/2 BA	1,227 S.F.	65	79,755 S.F.
UNIT C1	3 BED/2 BA	1,443 S.F.	8	11,544 S.F.
TOTAL:			313 D.U.	299,619 S.F.
AVG. S.F.				957 S.F./UNIT

PARKING:

REQUIRED:		
EFF = 1.0 P.S./UNIT (1.0 x 12) =		12 P.S.
1 BD = 1.5 P.S./UNIT (1.5 x 170) =		255 P.S.
2 BD = 2.0 P.S./UNIT (2.0 x 123) =		246 P.S.
3 BD = 2.25 P.S./UNIT (2.25 x 8) =		18 P.S.
GUEST = .25 P.S./UNIT (.25 x 313) =		79 P.S.
OVERALL TOTAL REQUIRED: (UNIT REQUIRED PARKING TOTAL = 531) (VISITOR REQUIRED PARKING = 79)	1.95 P.S./UNIT	610 P.S.
PROVIDED:		
OPEN PARKING		107 P.S.
COVERED PARKING		208 P.S.
GARAGE PARKING		109 P.S.
TANDEM PARKING		109 P.S.
TOTAL PROVIDED:	1.70 P.S./UNIT	533 P.S.

THIS PORTION OF THE PROJECT IS TO PARK THE TENANTS ONLY ON SITE. VISITOR PARKING IS BEING PROVIDED BY SHARED PARKING AGREEMENT WITH ADJACENT COMMERCIAL SITE PARKING

REQUIRED ACCESSIBLE PARKING CALC. (533 SPACES X 0.02) 11 P.S.

PROVIDED ACCESSIBLE PARKING 14 P.S.
(14 OF THE 533 PROVIDED SPACES SHALL BE ACCESSIBLE AND MIXED BETWEEN OPEN, COVERED, AND GARAGE)

RESIDENTIAL - WRAP

UNIT MIX:

EFFICIENCY UNITS:	15	(04%)
ONE BEDROOM UNITS:	182	(51%)
TWO BEDROOM UNITS:	149	(42%)
THREE BEDROOM UNITS:	10	(3%)
TOTAL:	356	D.U.

UNIT TYPE		GROSS LIV. AREA	UNITS	GROSS LIV. AREA
UNIT S2	1 BED/1 BA	648 S.F.	15	9,720 S.F.
UNIT A1	1 BED/1 BA	759 S.F.	69	52,371 S.F.
UNIT A2	1 BED/1 BA	793 S.F.	78	61,854 S.F.
UNIT A5	1 BED/1 BA	787 S.F.	35	27,545 S.F.
UNIT B1	2 BED/2 BA	1,179 S.F.	81	95,499 S.F.
UNIT B2	2 BED/2 BA	1,227 S.F.	68	83,436 S.F.
UNIT C1	3 BED/2 BA	1,443 S.F.	10	14,430 S.F.
TOTAL:			356 D.U.	344,855 S.F.
AVG. S.F.				969 S.F./UNIT

PARKING:

REQUIRED:		
EFF = 1.0 P.S./UNIT (1.0 x 15) =		15 P.S.
1 BD = 1.5 P.S./UNIT (1.5 x 182) =		273 P.S.
2 BD = 2.0 P.S./UNIT (2.0 x 149) =		298 P.S.
3 BD = 2.25 P.S./UNIT (2.25 x 10) =		22.5 P.S.
GUEST = .25 P.S./UNIT (.25 x 356) =		89 P.S.
TOTAL REQUIRED	1.96 P.S./UNIT	698 P.S.
PROVIDED:		
GARAGE PARKING ±6.5 LEVELS (ALL GARAGE PARKING IS ABOVE GRADE)		685 P.S.
OPEN PARKING		19 P.S.
TOTAL PROVIDED:	1.98 P.S./UNIT	704 P.S.

ACCESSIBLE PARKING CALCULATION (704 SPACES X 0.02) 15 P.S.
(15 OF THE 704 PROVIDED SPACES SHALL BE ACCESSIBLE AND MIXED BETWEEN OPEN, COVERED, AND GARAGE)

RESIDENTIAL SITE DATA

PROJECT ADDRESS: N.E. CORNER OF PRICE RD. AND SPECTRUM BLVD.

APN NO'S.: 303-25-802

SITE AREA: RESIDENTIAL – SURFACE: ±7.3 NET ACRES (318,445 S.F.)
RESIDENTIAL – WRAP: ±4.6 NET ACRES (200,379 S.F.)

ZONING: EXISTING: PAD
PROPOSED: PAD

PROPOSED USE: RESIDENTIAL AND COMMERCIAL

PROPOSED DENSITY: RESIDENTIAL SURFACE: 43.0 DU/NET AC
RESIDENTIAL WRAP: 77.8 DU/NET AC

MAXIMUM ALLOWABLE BUILDING HEIGHT: – A.F.F.

PROPOSED BUILDING HEIGHT: 65'–0" A.F.F.
(MAX OF FIVE RESIDENTIAL STORIES)

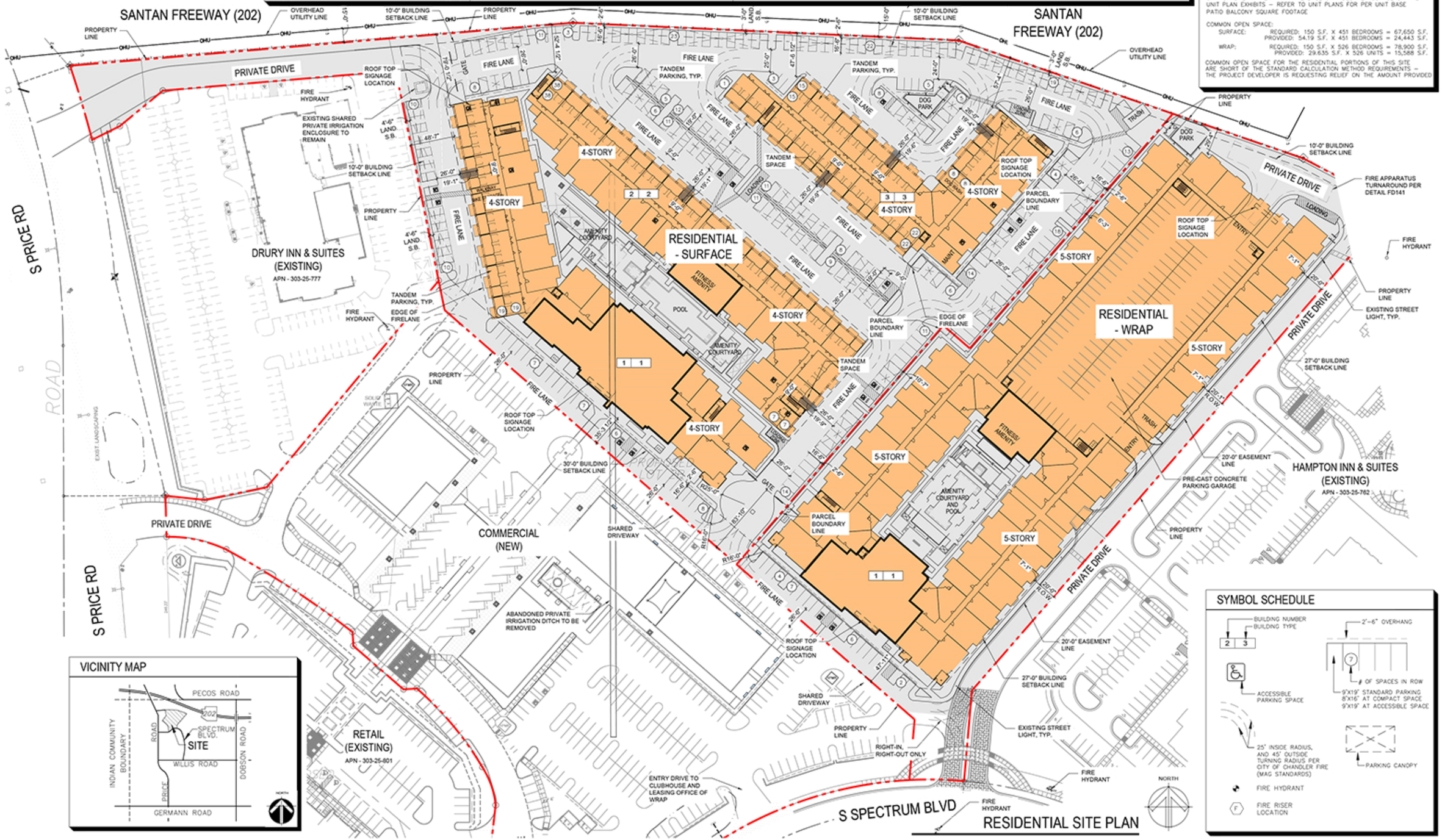
GARAGE IN THE WRAP BUILDING WILL CONTAIN JUST OVER SIX LEVELS OF PARKING. OVERALL HEIGHT OF GARAGE IS +/–75'–0"

PRIVATE OPEN SPACE:
SURFACE: REQUIRED: 65 S.F. X 312 UNITS = 20,280 S.F.
PROVIDED: 72 S.F. X 312 UNITS = 22,608 S.F.
WRAP: REQUIRED: 65 S.F. X 357 UNITS = 23,205 S.F.
PROVIDED: 72 S.F. X 357 UNITS = 25,776 S.F.

PROVIDED PRIVATE OPEN SPACE IS BASED ON AN AVERAGE OF S.F. PER UNIT ON SITE RATHER THAN THE BASE UNIT SQUARE FOOTAGE ON THE UNIT PLAN EXHIBITS – REFER TO UNIT PLANS FOR PER UNIT BASE PATIO BALCONY SQUARE FOOTAGE

COMMON OPEN SPACE:
SURFACE: REQUIRED: 150 S.F. X 451 BEDROOMS = 67,650 S.F.
PROVIDED: 54.19 S.F. X 451 BEDROOMS = 24,443 S.F.
WRAP: REQUIRED: 150 S.F. X 526 BEDROOMS = 78,900 S.F.
PROVIDED: 29.635 S.F. X 526 UNITS = 15,588 S.F.

COMMON OPEN SPACE FOR THE RESIDENTIAL PORTIONS OF THIS SITE ARE SHORT OF THE STANDARD CALCULATION METHOD REQUIREMENTS – THE PROJECT DEVELOPER IS REQUESTING RELIEF ON THE AMOUNT PROVIDED



VICINITY MAP

SYMBOL SCHEDULE

RESIDENTIAL SITE PLAN

biltform architecture group, inc.
19820 north 7th st . suite 260
phoenix . arizona 85024
Phone 602.285.9200 Fax 602.285.9229

PRELIMINARY NOT FOR CONSTRUCTION

THE STATION AT PARK PLACE

Residential and Commercial Mixed Use Project
CHANDLER, ARIZONA

WOOD PARTNERS
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PHONE: 602-753-0202

REZONE/PDP RE-SUBMITTAL
08/10/2026

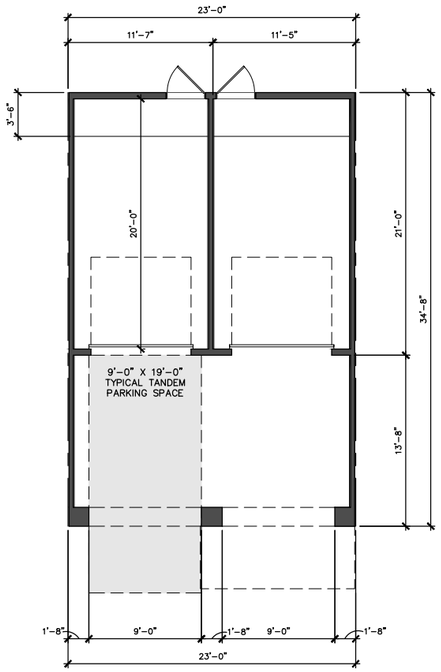
REVISIONS:

JOB NO: 25-026
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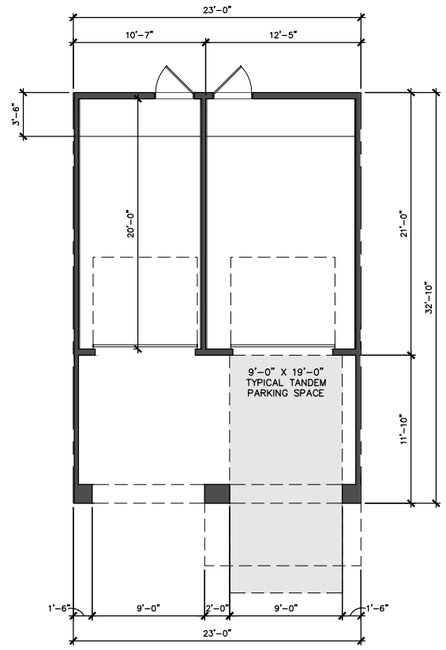
A1.2

RESIDENTIAL SITE PLAN

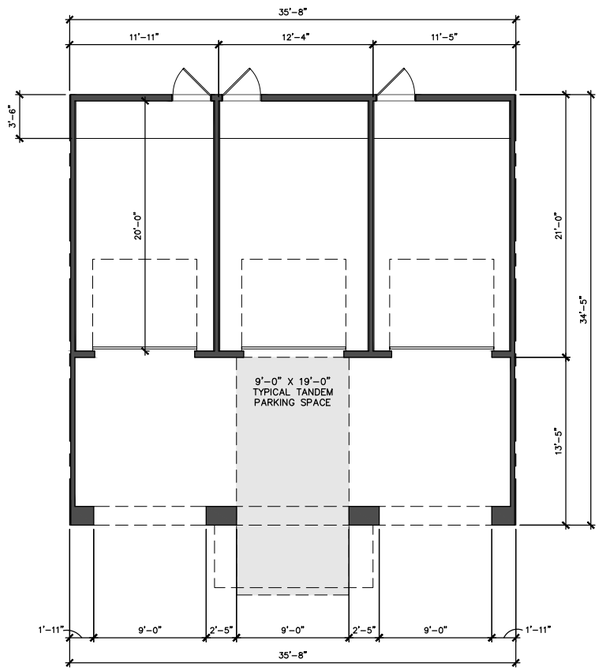
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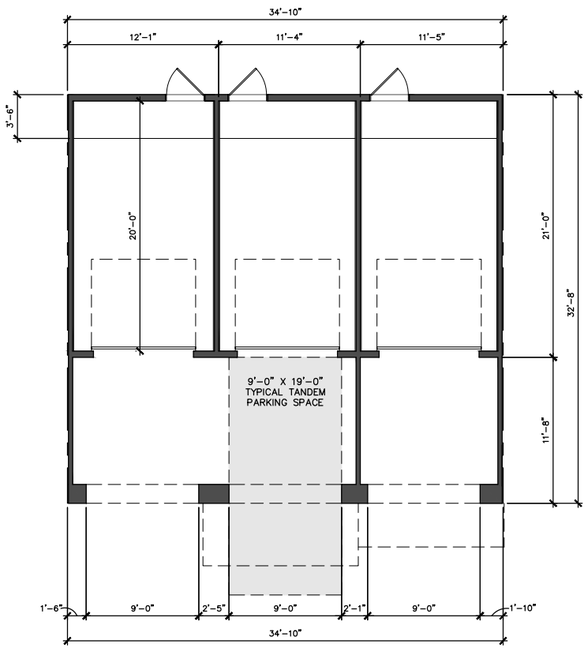
GARAGE UNIT A2



GARAGE UNIT A1



GARAGE UNIT B2



GARAGE UNIT B1

GARAGE UNIT PLANS

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PRELIMINARY
NOT FOR
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THE STATION AT PARK PLACE

Residential and Commercial Mixed Use Project
CHANDLER, ARIZONA

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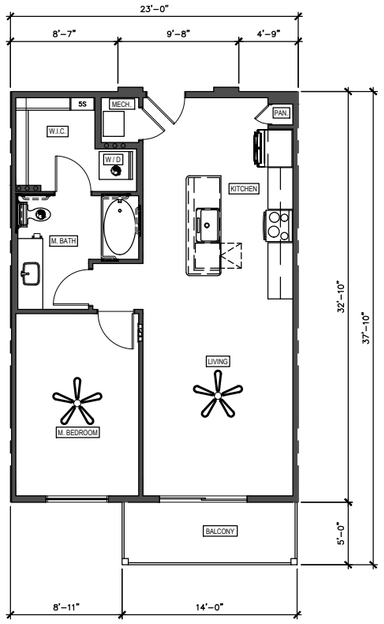
REZONE/PDP RE-SUBMITTAL
08/10/2026

REVISIONS:

JOB NO: 25-026
SCALE: 1" = 40'-0"
SHEET NO:

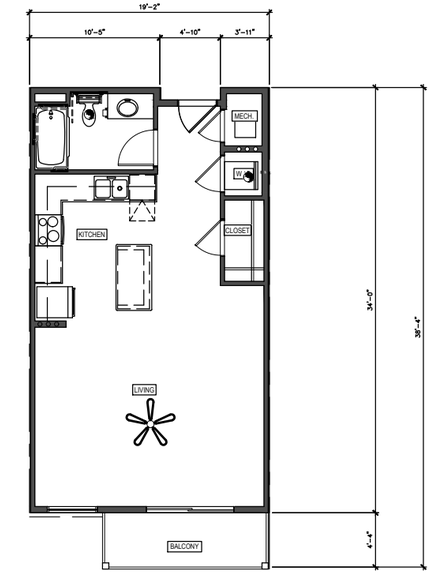
A1.3
GARAGE UNIT PLAN

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UNIT A1

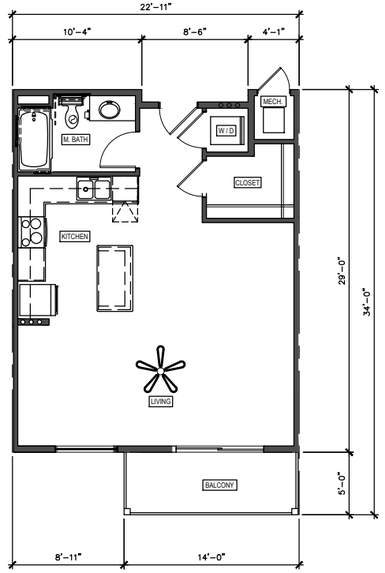
PATIO/BALCONY = 65 S.F.



UNIT S2

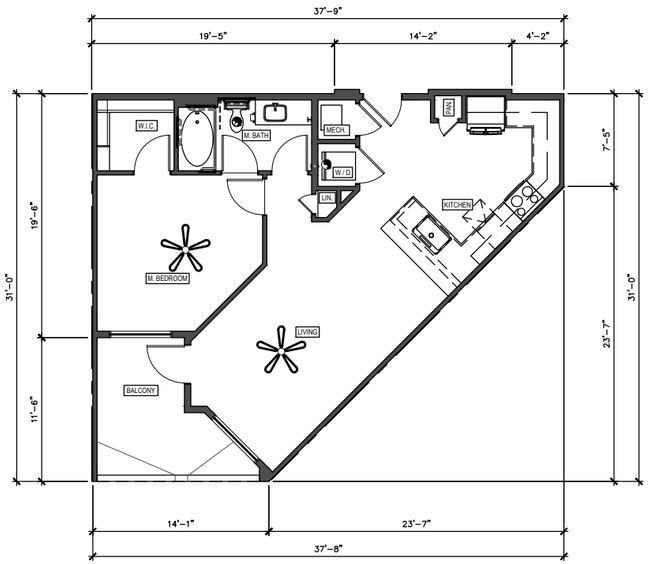
PATIO/BALCONY = 56 S.F.

UNIT S1.2



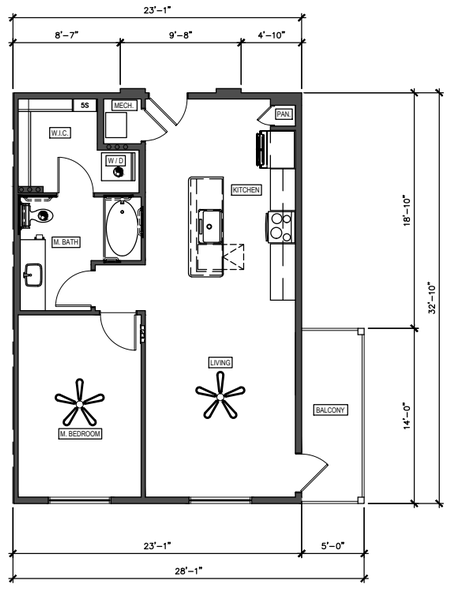
UNIT S1

PATIO/BALCONY = 65 S.F.



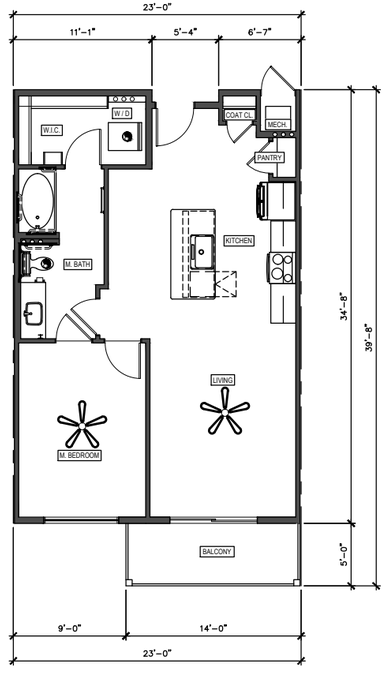
UNIT A5

PATIO/BALCONY = 97 S.F.



UNIT A3

PATIO/BALCONY = 65 S.F.



UNIT A2

PATIO/BALCONY = 65 S.F.

UNIT PLANS

biltform architecture group, inc.
19820 north 7th st . suite 260
phoenix . arizona 85024
Phone 602.285.9200 Fax 602.285.9229

PRELIMINARY NOT FOR CONSTRUCTION

THE STATION AT PARK PLACE

Residential and Commercial Mixed Use Project

CHANDLER, ARIZONA

DOUGLAS ALLRED COMPANY
2425 E. Camelback Rd. Suite 880
Phoenix, Arizona 85016
PHONE: 858-793-0202

WOOD PARTNERS
8777 E. Via De Ventura, Suite 201
Scottsdale, Arizona 85258
PHONE: 480-607-3622

REZONE/PDP RE-SUBMITTAL
08/10/2026

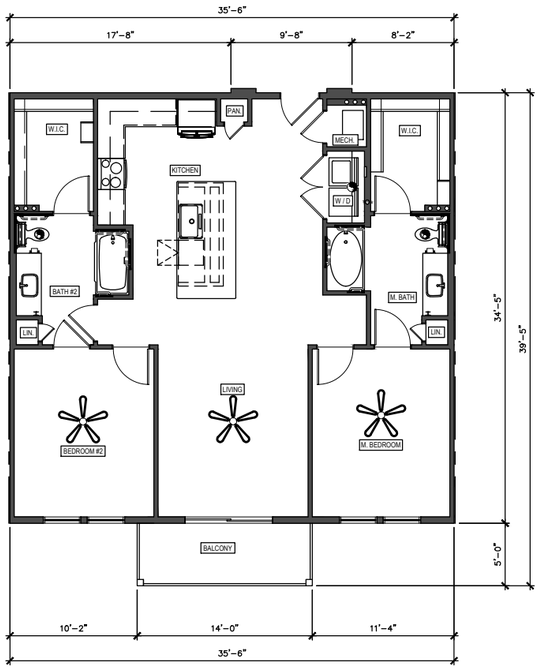
REVISIONS:

JOB NO: 25-026
SCALE: 1" = 40'-0"
SHEET NO:

A1.4

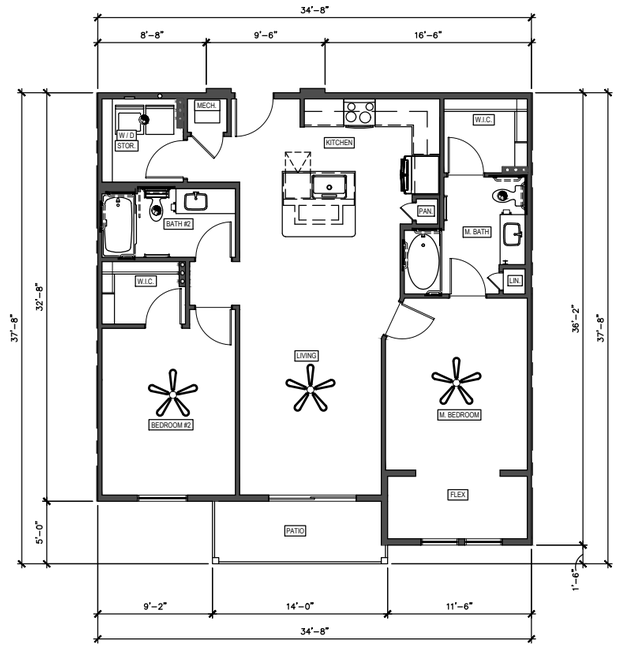
UNIT PLANS

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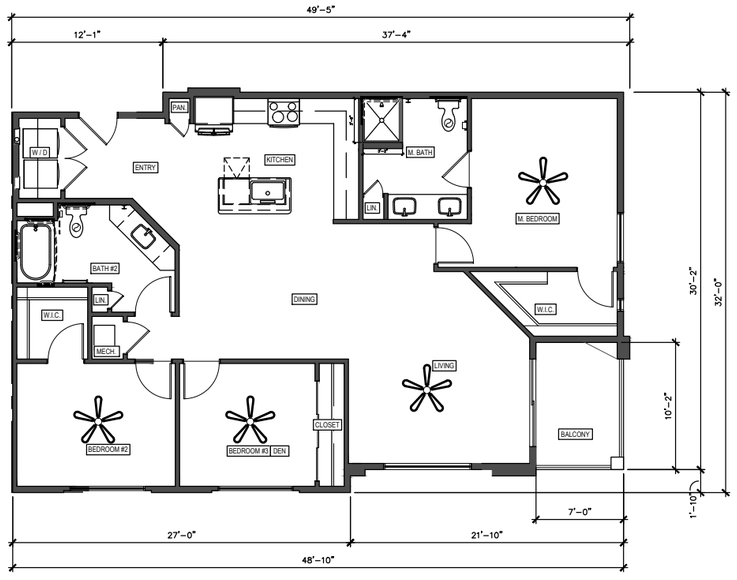
UNIT B2

PATIO/BALCONY = 65 S.F.



UNIT B1

PATIO/BALCONY = 65 S.F.



UNIT C1

PATIO/BALCONY = 65 S.F.

UNIT PLANS

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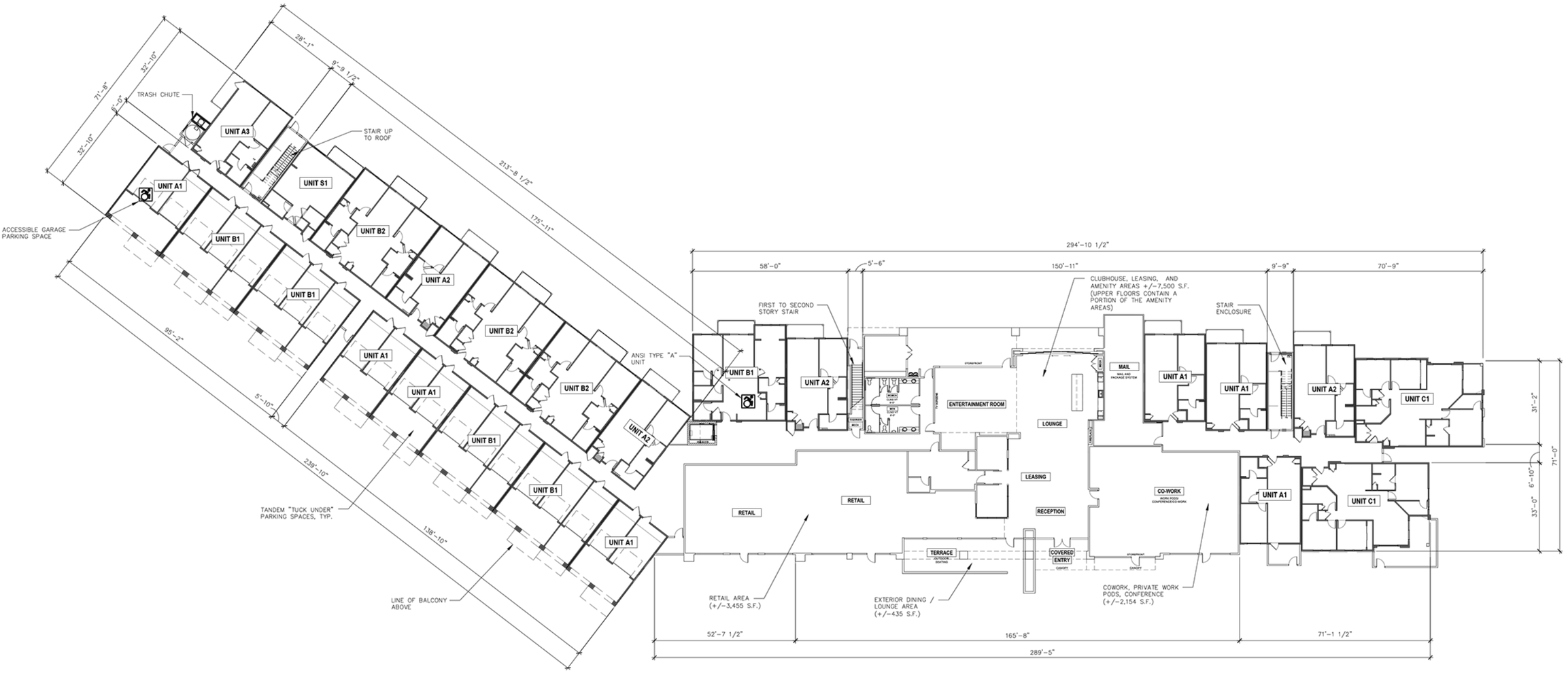
REVISIONS:

JOB NO: 25-026
SCALE: 1" = 40'-0"
SHEET NO:

A1.5

UNIT PLANS

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NORTH

BUILDING 1 - FIRST FLOOR PLAN

biltform architecture

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THE STATION AT PARK PLACE

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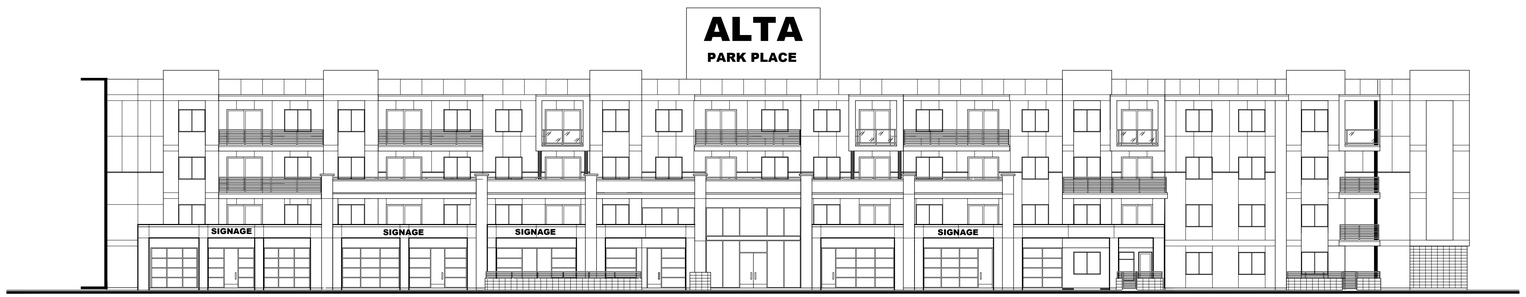
REVISIONS:

JOB NO: 25-026
SCALE: NOT TO SCALE
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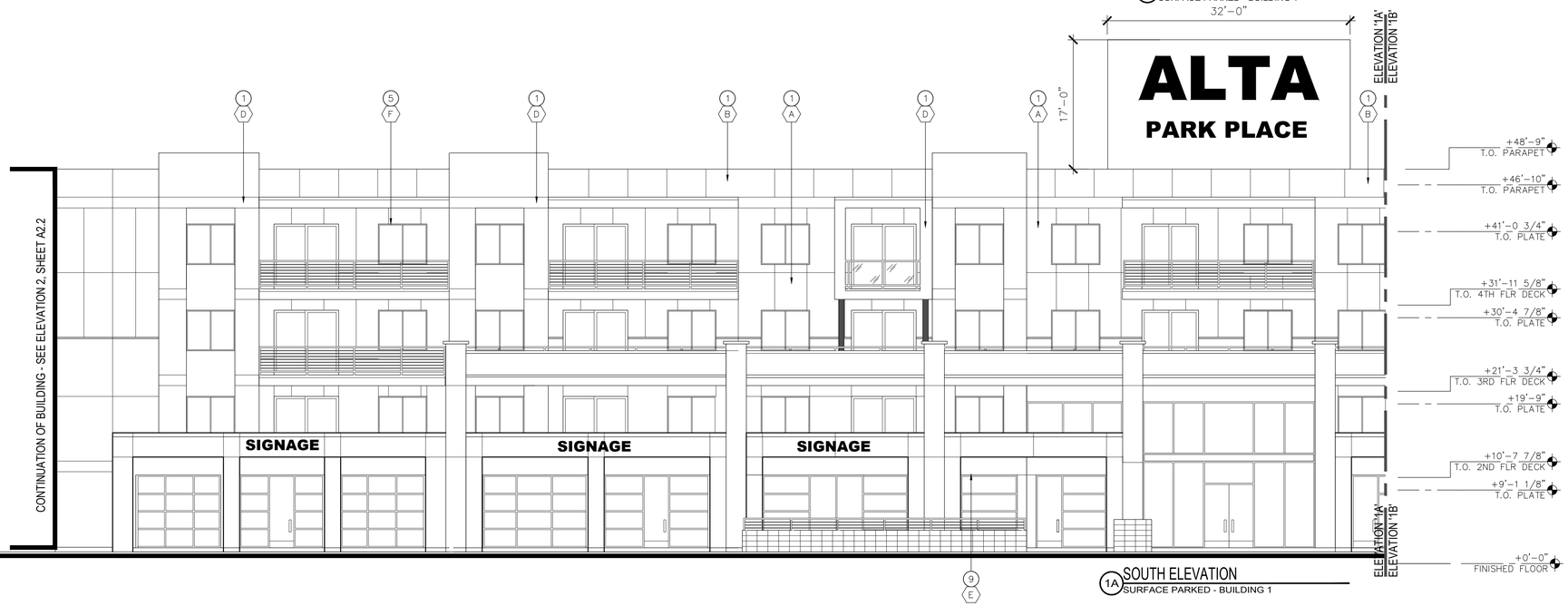
A2.01F

BUILDING FLOOR PLAN

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1 OVERALL SOUTH ELEVATION
SURFACE PARKED - BUILDING 1



1A SOUTH ELEVATION
SURFACE PARKED - BUILDING 1



1B SOUTH ELEVATION (CONT.)
SURFACE PARKED - BUILDING 1

EXTERIOR COLOR SCHEME

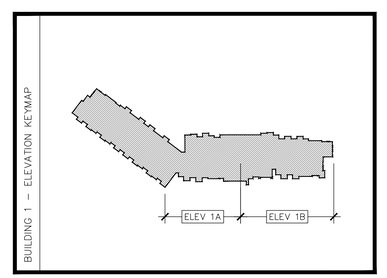
A	PRIMARY STUCCO BUILDING COLOR	WHITE DOVE BENJAMIN MOORE – OC–17
B	ACCENT BODY COLOR #1	SMOKE EMBERS BENJAMIN MOORE – 1466
C	ACCENT BODY COLOR #2, DOORS, AND RAILING	FLINT BENJAMIN MOORE – AF–560
D	ACCENT BODY COLOR #3, PARAPETS, TRIM	WHITE DOVE BENJAMIN MOORE – OC–17
E	STOREFRONT FRAME (RETAIL ONLY)	CLEAR SILVER ANODIZED
F	WINDOW FRAME AND STOREFRONT FRAME	DARK ANODIZED BRONZE
G	MASONRY (STACKED BOND)	ECHELON TRENDSTONE ASH CHARCOAL (OR APPROVED EQUAL)

ELEVATION KEY NOTES:

1. EXTERIOR STUCCO SYSTEM
2. STUCCO PARAPET CAP
3. STACKED BOND MASONRY
4. GARAGE DOOR
5. WINDOW
6. METAL RAILING
7. DOOR PER PLAN
8. STUCCO CONTROL JOINT
9. ALUMINUM STOREFRONT WINDOW SYSTEM
10. ALUMINUM TELESCOPING DOOR SYSTEM
11. PATIO/BALCONY
12. BALCONY CANOPY
13. BUILDING SIGNAGE
14. 1" REVEAL IN STUCCO FINISH

GENERAL ELEVATION NOTES:

1. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
2. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
3. ANY ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING. ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOF DRAINS OR BE ARCHITECTURALLY INTEGRATED INTO THE BUILDING DESIGN. ARCHITECTURALLY INTEGRATED FLOOR DRAINS SHALL REQUIRE ADDITIONAL ARTICULATION BEYOND PAINT ACCENTS. SECTION 35–1902 (8)(e)(15), ZONING CODE.
4. SCREENING SHALL BE ARCHITECTURALLY INTEGRATED FOR THE SERVICE ENTRANCE SECTION (SES) AND ALL UTILITIES. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY A CONCRETE OR MASONRY WALL WITH SOLID GATES, EQUAL TO OR GREATER IN HEIGHT THAN THE MECHANICAL EQUIPMENT. SECTION 35–1902 (8)(e)13, ZONING CODE.
5. SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.
6. ALL ROOF EQUIPMENT, HVAC, TRASH CHUTE AND ANY ELEVATOR VENTS, ETC. ARE TO BE BELOW THE LOWEST BUILDING PARAPET ELEVATION.



BUILDING 1 - EXTERIOR ELEVATIONS

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phoenix . arizona 85024
Phone 602.285.9200 Fax 602.285.9229

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REZONE/PDP RE-SUBMITTAL
08/10/2026

REVISIONS:

JOB NO: 25-026
SCALE: 1/8" = 1'-0"
SHEET NO:

A2.1
BUILDING ELEVATIONS

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1 OVERALL SOUTH ELEVATION
SURFACE PARKED - BUILDING 1



1A SOUTH ELEVATION
SURFACE PARKED - BUILDING 1



1B SOUTH ELEVATION (CONT.)
SURFACE PARKED - BUILDING 1

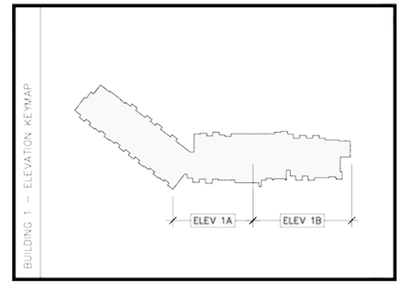
EXTERIOR COLOR SCHEME		
A	PRIMARY STUCCO BUILDING COLOR	WHITE DOVE BENJAMIN MOORE – OC–17
B	ACCENT BODY COLOR #1	SMOKE EMBERS BENJAMIN MOORE – 1466
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D	ACCENT BODY COLOR #3, PARAPETS, TRIM	WHITE DOVE BENJAMIN MOORE – OC–17
E	STOREFRONT FRAME (RETAIL ONLY)	CLEAR SILVER ANODIZED
F	WINDOW FRAME AND STOREFRONT FRAME	DARK ANODIZED BRONZE
G	MASONRY (STACKED BOND)	ECHELON TRENDSTONE ASH CHARCOAL (OR APPROVED EQUAL)

ELEVATION KEY NOTES:

1. EXTERIOR STUCCO SYSTEM
2. STUCCO PARAPET CAP
3. STACKED BOND MASONRY
4. GARAGE DOOR
5. WINDOW
6. METAL RAILING
7. DOOR PER PLAN
8. STUCCO CONTROL JOINT
9. ALUMINUM STOREFRONT WINDOW SYSTEM
10. ALUMINUM TELESCOPING DOOR SYSTEM
11. PATIO/BALCONY
12. BALCONY CANOPY
13. BUILDING SIGNAGE
14. 1" REVEAL IN STUCCO FINISH

GENERAL ELEVATION NOTES:

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BUILDING 1 - EXTERIOR ELEVATIONS

biltform
architecture

biltform architecture group, inc.
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phoenix arizona 85024
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Phoenix, Arizona 85016
PHONE 602.793.0222

REZONE/PDP RE-SUBMITTAL
08/10/2026

REVISIONS

JOB NO 25.026
SCALE 1/8" = 1'-0"
SHEET NO
A2.1C
BUILDING ELEVATIONS

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2 OVERALL SOUTHWEST ELEVATION
SURFACE PARKED - BUILDING 1



2A SOUTHWEST ELEVATION
SURFACE PARKED - BUILDING 1



2B SOUTHWEST ELEVATION (CONT.)
SURFACE PARKED - BUILDING 1

EXTERIOR COLOR SCHEME

A	PRIMARY STUCCO BUILDING COLOR	WHITE DOVE BENJAMIN MOORE – OC–17
B	ACCENT BODY COLOR #1	SMOKE EMBERS BENJAMIN MOORE – 1466
C	ACCENT BODY COLOR #2, DOORS, AND RAILING	FLINT BENJAMIN MOORE – AF–560
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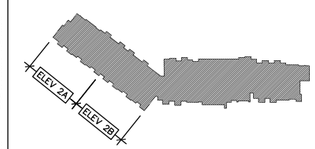
ELEVATION KEY NOTES:

1. EXTERIOR STUCCO SYSTEM
2. STUCCO PARAPET CAP
3. STACKED BOND MASONRY
4. GARAGE DOOR
5. WINDOW
6. METAL RAILING
7. DOOR PER PLAN
8. STUCCO CONTROL JOINT
9. ALUMINUM STOREFRONT WINDOW SYSTEM
10. ALUMINUM TELESCOPING DOOR SYSTEM
11. PATIO/BALCONY
12. BALCONY CANOPY
13. BUILDING SIGNAGE
14. 1" REVEAL IN STUCCO FINISH

GENERAL ELEVATION NOTES:

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BUILDING 1 – ELEVATION KEYMAP



BUILDING 1 - EXTERIOR ELEVATIONS

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REZONE/PDP RE-SUBMITTAL
08/10/2026

REVISIONS:

JOB NO: 25-026
SCALE: 1/8" = 1'-0"
SHEET NO:

A2.2
BUILDING ELEVATIONS

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2 OVERALL SOUTHWEST ELEVATION
SURFACE PARKED - BUILDING 1



2A SOUTHWEST ELEVATION
SURFACE PARKED - BUILDING 1

2B SOUTHWEST ELEVATION (CONT.)
SURFACE PARKED - BUILDING 1

EXTERIOR COLOR SCHEME		
A	PRIMARY STUCCO BUILDING COLOR	WHITE DOVE BENJAMIN MOORE – OC–17
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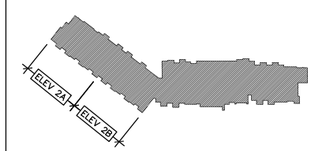
ELEVATION KEY NOTES:

1. EXTERIOR STUCCO SYSTEM
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4. GARAGE DOOR
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BUILDING 1 – ELEVATION KEYMAP



BUILDING 1 - EXTERIOR ELEVATIONS

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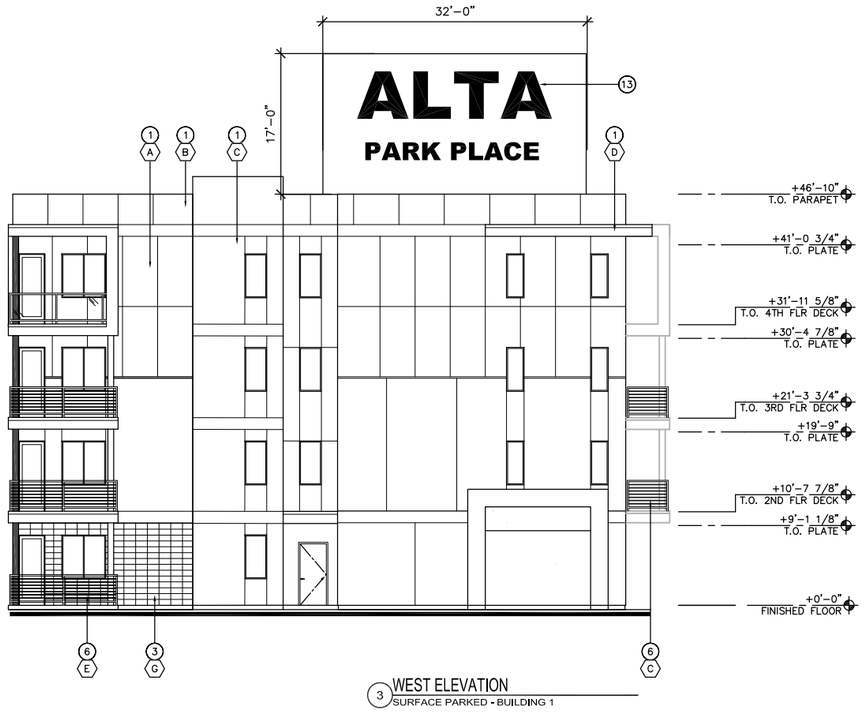
REZONE/PDP RE-SUBMITTAL
08/10/2026

REVISIONS:

JOB NO: 25-026
SCALE: 1/8" = 1'-0"
SHEET NO:

A2.2C
BUILDING ELEVATIONS

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3 WEST ELEVATION
SURFACE PARKED - BUILDING 1



6 EAST ELEVATION
SURFACE PARKED - BUILDING 1

EXTERIOR COLOR SCHEME		
A	PRIMARY STUCCO BUILDING COLOR	WHITE DOVE BENJAMIN MOORE – OC–17
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G	MASONRY (STACKED BOND)	ECHELON TRENDSTONE ASH CHARCOAL (OR APPROVED EQUAL)

ELEVATION KEY NOTES:

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PRELIMINARY NOT FOR CONSTRUCTION

THE STATION AT PARK PLACE

Residential and Commercial Mixed Use Project

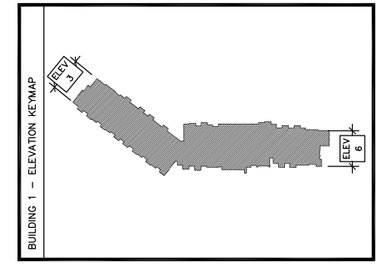
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DOUGLAS ALLRED COMPANY
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PHONE: 602.710.0202

REZONE/PDP RE-SUBMITTAL
08/10/2026

REVISIONS:



JOB NO: 25-026
SCALE: 1/8" = 1'-0"
SHEET NO:

A2.3

BUILDING ELEVATIONS

BUILDING 1 - EXTERIOR ELEVATIONS

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3 WEST ELEVATION
SURFACE PARKED - BUILDING 1



6 EAST ELEVATION
SURFACE PARKED - BUILDING 1

EXTERIOR COLOR SCHEME		
A	PRIMARY STUCCO BUILDING COLOR	WHITE DOVE BENJAMIN MOORE – OC–17
B	ACCENT BODY COLOR #1	SMOKE EMBERS BENJAMIN MOORE – 1466
C	ACCENT BODY COLOR #2, DOORS, AND RAILING	FLINT BENJAMIN MOORE – AF–560
D	ACCENT BODY COLOR #3, PARAPETS, TRIM	WHITE DOVE BENJAMIN MOORE – OC–17
E	STOREFRONT FRAME (RETAIL ONLY)	CLEAR SILVER ANODIZED
F	WINDOW FRAME AND STOREFRONT FRAME	DARK ANODIZED BRONZE
G	MASONRY (STACKED BOND)	ECHELON TRENDSTONE ASH CHARCOAL (OR APPROVED EQUAL)

ELEVATION KEY NOTES:

1. EXTERIOR STUCCO SYSTEM
2. STUCCO PARAPET CAP
3. STACKED BOND MASONRY
4. GARAGE DOOR
5. WINDOW
6. METAL RAILING
7. DOOR PER PLAN
8. STUCCO CONTROL JOINT
9. ALUMINUM STOREFRONT WINDOW SYSTEM
10. ALUMINUM TELESCOPING DOOR SYSTEM
11. PATIO/BALCONY
12. BALCONY CANOPY
13. BUILDING SIGNAGE
14. 1" REVEAL IN STUCCO FINISH

GENERAL ELEVATION NOTES:

1. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
2. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
3. ANY ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING. ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOF DRAINS OR BE ARCHITECTURALLY INTEGRATED INTO THE BUILDING DESIGN. ARCHITECTURALLY INTEGRATED FLOOR DRAINS SHALL REQUIRE ADDITIONAL ARTICULATION BEYOND PAINT ACCENTS. SECTION 35–1902 (8)(e)(15), ZONING CODE.
4. SCREENING SHALL BE ARCHITECTURALLY INTEGRATED FOR THE SERVICE ENTRANCE SECTION (SES) AND ALL UTILITIES. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY A CONCRETE OR MASONRY WALL WITH SOLID GATES, EQUAL TO OR GREATER IN HEIGHT THAN THE MECHANICAL EQUIPMENT. SECTION 35–1902 (8)(e)13, ZONING CODE.
5. SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.
6. ALL ROOF EQUIPMENT, HVAC, TRASH CHUTE AND ANY ELEVATOR VENTS, ETC. ARE TO BE BELOW THE LOWEST BUILDING PARAPET ELEVATION.

biltform architecture

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Phone 602.285.9200 Fax 602.285.9229

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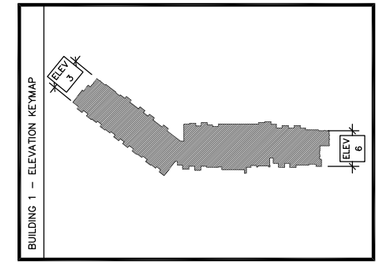
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REZONE/PDP RE-SUBMITTAL
08/10/2026

REVISIONS:



JOB NO: 25-026
SCALE: 1/8" = 1'-0"
SHEET NO:

A2.3C

BUILDING ELEVATIONS

BUILDING 1 - EXTERIOR ELEVATIONS

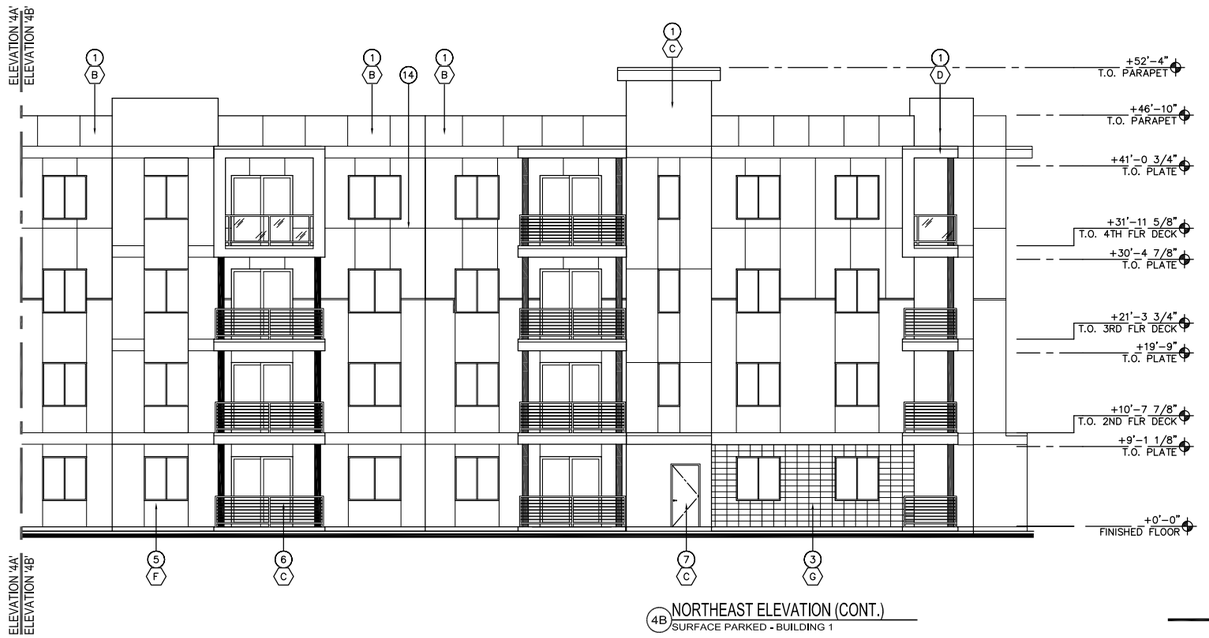
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4 OVERALL NORTHEAST ELEVATION
SURFACE PARKED - BUILDING 1



4A NORTHEAST ELEVATION
SURFACE PARKED - BUILDING 1



4B NORTHEAST ELEVATION (CONT.)
SURFACE PARKED - BUILDING 1

EXTERIOR COLOR SCHEME		
A	PRIMARY STUCCO BUILDING COLOR	WHITE DOVE BENJAMIN MOORE – OC–17
B	ACCENT BODY COLOR #1	SMOKE EMBERS BENJAMIN MOORE – 1466
C	ACCENT BODY COLOR #2, DOORS, AND RAILING	FLINT BENJAMIN MOORE – AF–560
D	ACCENT BODY COLOR #3, PARAPETS, TRIM	WHITE DOVE BENJAMIN MOORE – OC–17
E	STOREFRONT FRAME (RETAIL ONLY)	CLEAR SILVER ANODIZED
F	WINDOW FRAME AND STOREFRONT FRAME	DARK ANODIZED BRONZE
G	MASONRY (STACKED BOND)	ECHELON TRENDSTONE ASH CHARCOAL (OR APPROVED EQUAL)

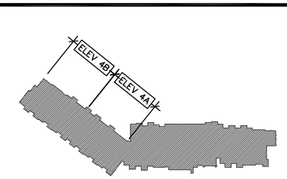
ELEVATION KEY NOTES:

1. EXTERIOR STUCCO SYSTEM
2. STUCCO PARAPET CAP
3. STACKED BOND MASONRY
4. GARAGE DOOR
5. WINDOW
6. METAL RAILING
7. DOOR PER PLAN
8. STUCCO CONTROL JOINT
9. ALUMINUM STOREFRONT WINDOW SYSTEM
10. ALUMINUM TELESCOPING DOOR SYSTEM
11. PATIO/BALCONY
12. BALCONY CANOPY
13. BUILDING SIGNAGE
14. 1" REVEAL IN STUCCO FINISH

GENERAL ELEVATION NOTES:

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5. SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.
6. ALL ROOF EQUIPMENT, HVAC, TRASH CHUTE AND ANY ELEVATOR VENTS, ETC. ARE TO BE BELOW THE LOWEST BUILDING PARAPET ELEVATION.

BUILDING 1 – ELEVATION KEYMAP



BUILDING 1 - EXTERIOR ELEVATIONS

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PRELIMINARY NOT FOR CONSTRUCTION

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REZONE/PDP RE-SUBMITTAL
08/10/2026

REVISIONS:

JOB NO: 25-026
SCALE: 1/8" = 1'-0"
SHEET NO:

A2.4
BUILDING ELEVATIONS

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4 OVERALL NORTHEAST ELEVATION
SURFACE PARKED - BUILDING 1



4A NORTHEAST ELEVATION
SURFACE PARKED - BUILDING 1



4B NORTHEAST ELEVATION (CONT.)
SURFACE PARKED - BUILDING 1

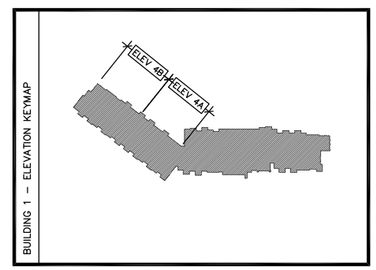
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BUILDING 1 - EXTERIOR ELEVATIONS

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REZONE/PDP RE-SUBMITTAL
08/10/2026

REVISIONS:

JOB NO: 25-026
SCALE: 1/8" = 1'-0"
SHEET NO:

A2.4C
BUILDING ELEVATIONS

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5 OVERALL NORTH ELEVATION
SURFACE PARKED - BUILDING 1



5A NORTH ELEVATION
SURFACE PARKED - BUILDING 1



5B NORTH ELEVATION (CONT.)
SURFACE PARKED - BUILDING 1

EXTERIOR COLOR SCHEME		
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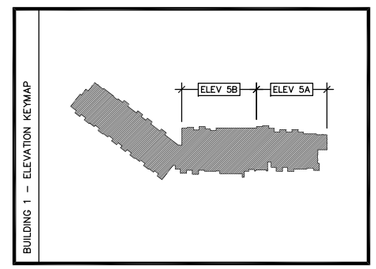
THE STATION AT PARK PLACE
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A2.5
BUILDING ELEVATIONS

BUILDING 1 - EXTERIOR ELEVATIONS

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5 OVERALL NORTH ELEVATION
SURFACE PARKED - BUILDING 1



5A NORTH ELEVATION
SURFACE PARKED - BUILDING 1



5B NORTH ELEVATION (CONT.)
SURFACE PARKED - BUILDING 1

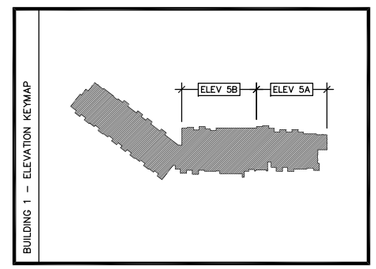
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ELEVATION KEY NOTES:

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12. BALCONY CANOPY
13. BUILDING SIGNAGE
14. 1" REVEAL IN STUCCO FINISH

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BUILDING 1 - EXTERIOR ELEVATIONS

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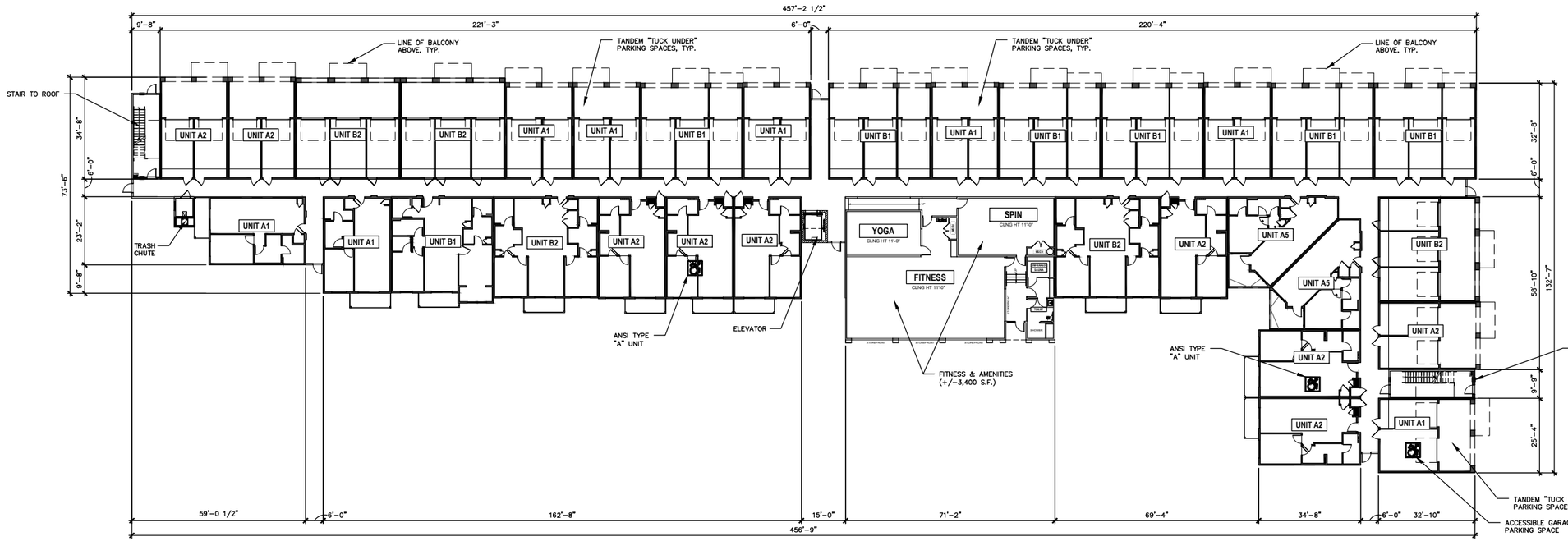
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JOB NO: 25-026
SCALE: 1/8" = 1'-0"
SHEET NO:

A2.5C
BUILDING ELEVATIONS

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NORTH

BUILDING 2 - FIRST FLOOR PLAN

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PHONE: 858-793-0202

REZONE/PDP RE-SUBMITTAL
08/10/2026

REVISIONS:

JOB NO: 25-026
SCALE: NOT TO SCALE
SHEET NO:

A2.05F

BUILDING FLOOR PLAN

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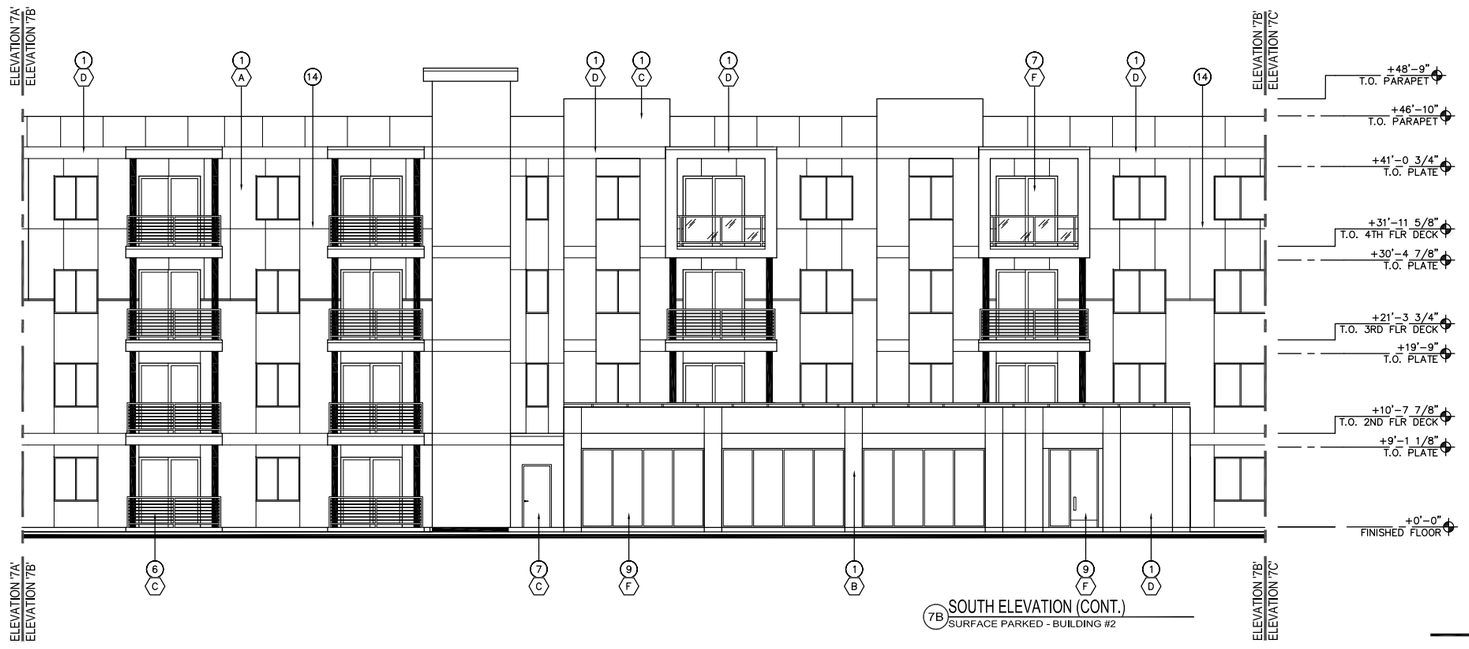


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7 OVERALL SOUTH ELEVATION
SURFACE PARKED - BUILDING 2



7A SOUTH ELEVATION
SURFACE PARKED - BUILDING 2



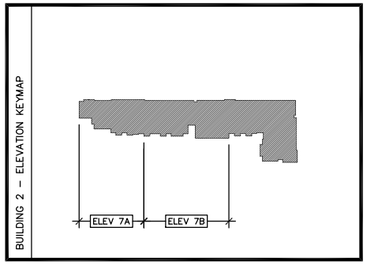
7B SOUTH ELEVATION (CONT.)
SURFACE PARKED - BUILDING #2

ELEVATION KEY NOTES:
1. EXTERIOR STUCCO SYSTEM
2. STUCCO PARAPET CAP
3. STACKED BOND MASONRY
4. GARAGE DOOR
5. WINDOW
6. METAL RAILING
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14. 1" REVEAL IN STUCCO FINISH

GENERAL ELEVATION NOTES:

1. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
2. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
3. ANY ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING. ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOF DRAINS OR BE ARCHITECTURALLY INTEGRATED INTO THE BUILDING DESIGN. ARCHITECTURALLY INTEGRATED FLOOR DRAINS SHALL REQUIRE ADDITIONAL ARTICULATION BEYOND PAINT ACCENTS. SECTION 35–1902 (8)(e)(15), ZONING CODE.
4. SCREENING SHALL BE ARCHITECTURALLY INTEGRATED FOR THE SERVICE ENTRANCE SECTION (SES) AND ALL UTILITIES. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY A CONCRETE OR MASONRY WALL WITH SOLID GATES, EQUAL TO OR GREATER IN HEIGHT THAN THE MECHANICAL EQUIPMENT. SECTION 35–1902 (8)(e)13, ZONING CODE.
5. SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.
6. ALL ROOF EQUIPMENT, HVAC, TRASH CHUTE AND ANY ELEVATOR VENTS, ETC. ARE TO BE BELOW THE LOWEST BUILDING PARAPET ELEVATION.

REFER TO SHEET A2.7 FOR CONTINUATION OF ELEVATION 7



BUILDING 2 - EXTERIOR ELEVATIONS

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phoenix . arizona 85024
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PRELIMINARY NOT FOR CONSTRUCTION

THE STATION AT PARK PLACE
Residential and Commercial Mixed Use Project
CHANDLER, ARIZONA

WOOD PARTNERS
8777 E. Via De Ventura, Suite 201
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PHONE: 480/607-2622

DOUGLAS ALLRED COMPANY
2425 E. Camelback Rd. Suite 880
Phoenix, Arizona 85016
PHONE: 602-710-0202

REZONE/PDP RE-SUBMITTAL
08/10/2026

REVISIONS:

JOB NO: 25-026
SCALE: 1/8" = 1'-0"
SHEET NO:

A2.6
BUILDING ELEVATIONS

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EXTERIOR COLOR SCHEME

A	PRIMARY STUCCO BUILDING COLOR	WHITE DOVE BENJAMIN MOORE – OC–17
B	ACCENT BODY COLOR #1	SMOKE EMBERS BENJAMIN MOORE – 1466
C	ACCENT BODY COLOR #2, DOORS, AND RAILING	FLINT BENJAMIN MOORE – AF–560
D	ACCENT BODY COLOR #3, PARAPETS, TRIM	WHITE DOVE BENJAMIN MOORE – OC–17
E	STOREFRONT FRAME (RETAIL ONLY)	CLEAR SILVER ANODIZED
F	WINDOW FRAME AND STOREFRONT FRAME	DARK ANODIZED BRONZE
G	MASONRY (STACKED BOND)	ECHELON TRENDSTONE ASH CHARCOAL (OR APPROVED EQUAL)

7 OVERALL SOUTH ELEVATION
SURFACE PARKED - BUILDING 2



7A SOUTH ELEVATION
SURFACE PARKED - BUILDING 2



7B SOUTH ELEVATION (CONT.)
SURFACE PARKED - BUILDING #2

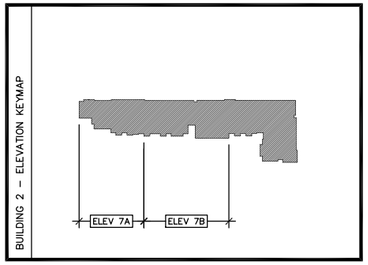
ELEVATION KEY NOTES:

1. EXTERIOR STUCCO SYSTEM
2. STUCCO PARAPET CAP
3. STACKED BOND MASONRY
4. GARAGE DOOR
5. WINDOW
6. METAL RAILING
7. DOOR PER PLAN
8. STUCCO CONTROL JOINT
9. ALUMINUM STOREFRONT WINDOW SYSTEM
10. ALUMINUM TELESCOPING DOOR SYSTEM
11. PATIO/BALCONY
12. BALCONY CANOPY
13. BUILDING SIGNAGE
14. 1" REVEAL IN STUCCO FINISH

GENERAL ELEVATION NOTES:

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REFER TO SHEET A2.7 FOR CONTINUATION OF ELEVATION 7



BUILDING 2 - EXTERIOR ELEVATIONS

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REZONE/PDP RE-SUBMITTAL
08/10/2026

REVISIONS:

JOB NO: 25-026
SCALE: 1/8" = 1'-0"
SHEET NO:

A2.6C
BUILDING ELEVATIONS

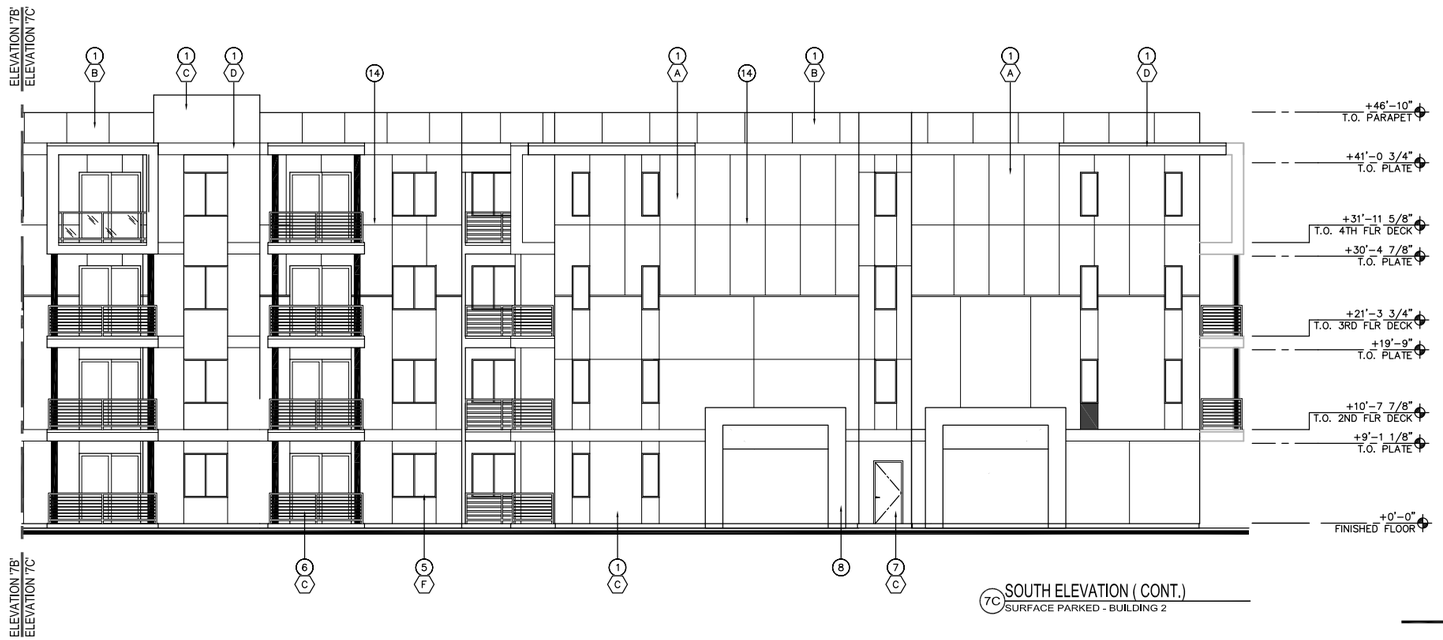
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7 OVERALL SOUTH ELEVATION
SURFACE PARKED - BUILDING 2



7B SOUTH ELEVATION
SURFACE PARKED - BUILDING 2



7C SOUTH ELEVATION (CONT.)
SURFACE PARKED - BUILDING 2

EXTERIOR COLOR SCHEME		
A	PRIMARY STUCCO BUILDING COLOR	WHITE DOVE BENJAMIN MOORE – OC–17
B	ACCENT BODY COLOR #1	SMOKE EMBERS BENJAMIN MOORE – 1466
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D	ACCENT BODY COLOR #3, PARAPETS, TRIM	WHITE DOVE BENJAMIN MOORE – OC–17
E	STOREFRONT FRAME (RETAIL ONLY)	CLEAR SILVER ANODIZED
F	WINDOW FRAME AND STOREFRONT FRAME	DARK ANODIZED BRONZE
G	MASONRY (STACKED BOND)	ECHELON TRENDSTONE ASH CHARCOAL (OR APPROVED EQUAL)

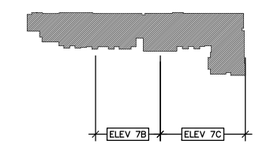
ELEVATION KEY NOTES:

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3. STACKED BOND MASONRY
4. GARAGE DOOR
5. WINDOW
6. METAL RAILING
7. DOOR PER PLAN
8. STUCCO CONTROL JOINT
9. ALUMINUM STOREFRONT WINDOW SYSTEM
10. ALUMINUM TELESCOPING DOOR SYSTEM
11. PATIO/BALCONY
12. BALCONY CANOPY
13. BUILDING SIGNAGE
14. 1" REVEAL IN STUCCO FINISH

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BUILDING 2 – ELEVATION KEYMAP



BUILDING 2 - EXTERIOR ELEVATIONS

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BUILDING ELEVATIONS

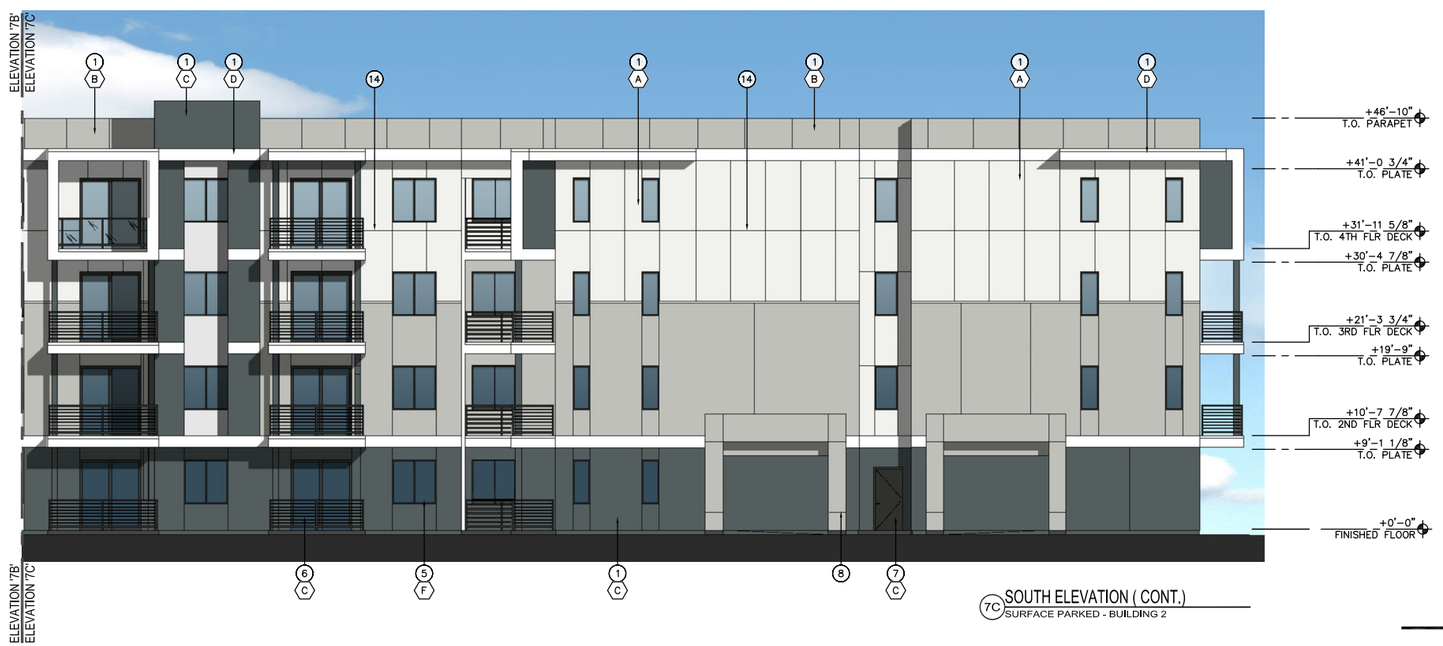
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7 OVERALL SOUTH ELEVATION
SURFACE PARKED - BUILDING 2



7B SOUTH ELEVATION
SURFACE PARKED - BUILDING 2



7C SOUTH ELEVATION (CONT.)
SURFACE PARKED - BUILDING 2

EXTERIOR COLOR SCHEME

A	PRIMARY STUCCO BUILDING COLOR	WHITE DOVE BENJAMIN MOORE – OC–17
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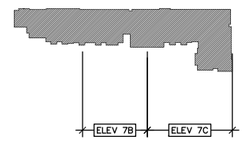
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BUILDING 2 – ELEVATION KEYMAP



BUILDING 2 - EXTERIOR ELEVATIONS

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REZONE/PDP RE-SUBMITTAL
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REVISIONS:

JOB NO: 25-026
SCALE: 1/8" = 1'-0"
SHEET NO:

A2.7C
BUILDING ELEVATIONS

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8 WEST ELEVATION
SURFACE PARKED - BUILDING 2



10 EAST ELEVATION
SURFACE PARKED - BUILDING 2

EXTERIOR COLOR SCHEME

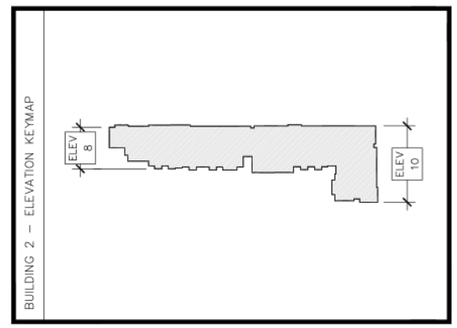
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BUILDING 2 - EXTERIOR ELEVATIONS

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SHEET NO:

A2.8
BUILDING ELEVATIONS

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8 WEST ELEVATION
SURFACE PARKED - BUILDING 2



10 EAST ELEVATION
SURFACE PARKED - BUILDING 2

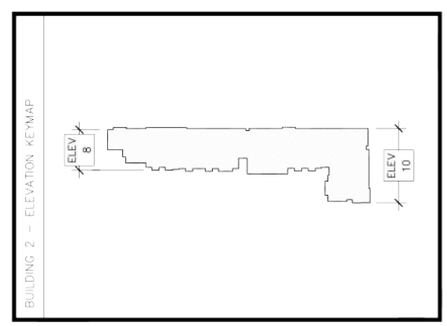
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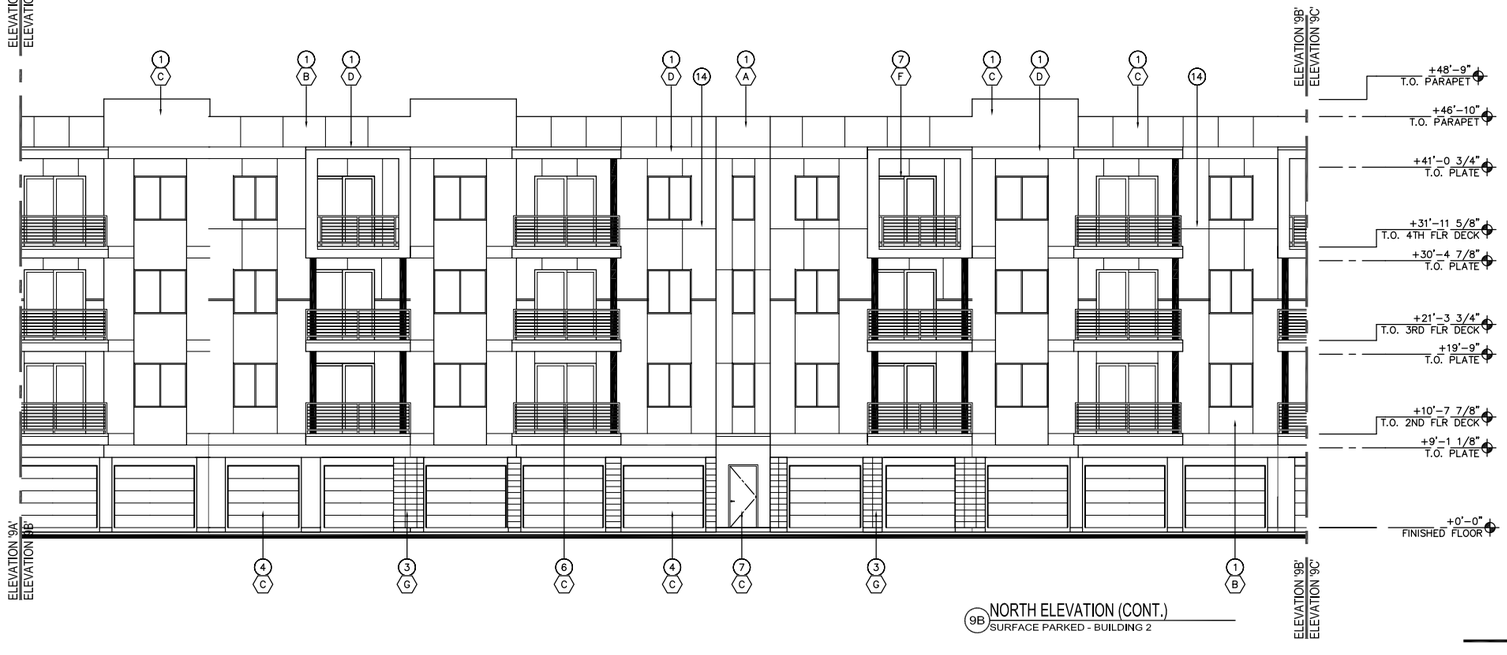
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9 OVERALL NORTH ELEVATION
SURFACE PARKED - BUILDING 2



9A NORTH ELEVATION
SURFACE PARKED - BUILDING 2



9B NORTH ELEVATION (CONT.)
SURFACE PARKED - BUILDING 2

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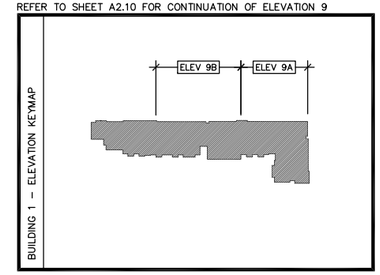
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8. STUCCO CONTROL JOINT
9. ALUMINUM STOREFRONT WINDOW SYSTEM
10. ALUMINUM TELESCOPING DOOR SYSTEM
11. PATIO/BALCONY
12. BALCONY CANOPY
13. BUILDING SIGNAGE
14. 1" REVEAL IN STUCCO FINISH

GENERAL ELEVATION NOTES:

1. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
2. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
3. ANY ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING. ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOF DRAINS OR BE ARCHITECTURALLY INTEGRATED INTO THE BUILDING DESIGN. ARCHITECTURALLY INTEGRATED FLOOR DRAINS SHALL REQUIRE ADDITIONAL ARTICULATION BEYOND PAINT ACCENTS. SECTION 35–1902 (8)(e)(15), ZONING CODE.
4. SCREENING SHALL BE ARCHITECTURALLY INTEGRATED FOR THE SERVICE ENTRANCE SECTION (SES) AND ALL UTILITIES. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY A CONCRETE OR MASONRY WALL WITH SOLID GATES, EQUAL TO OR GREATER IN HEIGHT THAN THE MECHANICAL EQUIPMENT. SECTION 35–1902 (8)(e)13, ZONING CODE.
5. SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.
6. ALL ROOF EQUIPMENT, HVAC, TRASH CHUTE AND ANY ELEVATOR VENTS, ETC. ARE TO BE BELOW THE LOWEST BUILDING PARAPET ELEVATION.

REFER TO SHEET A2.10 FOR CONTINUATION OF ELEVATION 9



BUILDING 2 - EXTERIOR ELEVATIONS

biltform architecture group, inc.
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phoenix . arizona 85024
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PRELIMINARY NOT FOR CONSTRUCTION

THE STATION AT PARK PLACE
Residential and Commercial Mixed Use Project
CHANDLER, ARIZONA

WOOD PARTNERS
8777 E. Via De Ventura, Suite 201
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PHONE: 480.607.0622

DOUGLAS ALLRED COMPANY
2425 E. Camelback Rd. Suite 880
Phoenix, Arizona 85016
PHONE: 602-714-2202

REZONE/PDP RE-SUBMITTAL
08/10/2026

REVISIONS:

JOB NO: 25-026
SCALE: 1/8" = 1'-0"
SHEET NO:

A2.9
BUILDING ELEVATIONS

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9 OVERALL NORTH ELEVATION
SURFACE PARKED - BUILDING 2



9A NORTH ELEVATION
SURFACE PARKED - BUILDING 2



9B NORTH ELEVATION (CONT.)
SURFACE PARKED - BUILDING 2

EXTERIOR COLOR SCHEME		
A	PRIMARY STUCCO BUILDING COLOR	WHITE DOVE BENJAMIN MOORE – OC–17
B	ACCENT BODY COLOR #1	SMOKE EMBERS BENJAMIN MOORE – 1466
C	ACCENT BODY COLOR #2, DOORS, AND RAILING	FLINT BENJAMIN MOORE – AF–560
D	ACCENT BODY COLOR #3, PARAPETS, TRIM	WHITE DOVE BENJAMIN MOORE – OC–17
E	STOREFRONT FRAME (RETAIL ONLY)	CLEAR SILVER ANODIZED
F	WINDOW FRAME AND STOREFRONT FRAME	DARK ANODIZED BRONZE
G	MASONRY (STACKED BOND)	ECHELON TRENDSTONE ASH CHARCOAL (OR APPROVED EQUAL)

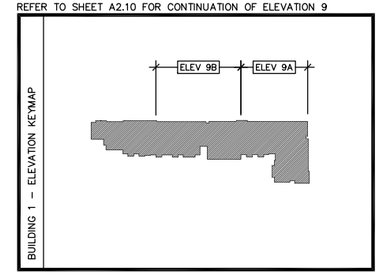
ELEVATION KEY NOTES:

1. EXTERIOR STUCCO SYSTEM
2. STUCCO PARAPET CAP
3. STACKED BOND MASONRY
4. GARAGE DOOR
5. WINDOW
6. METAL RAILING
7. DOOR PER PLAN
8. STUCCO CONTROL JOINT
9. ALUMINUM STOREFRONT WINDOW SYSTEM
10. ALUMINUM TELESCOPING DOOR SYSTEM
11. PATIO/BALCONY
12. BALCONY CANOPY
13. BUILDING SIGNAGE
14. 1" REVEAL IN STUCCO FINISH

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REFER TO SHEET A2.10 FOR CONTINUATION OF ELEVATION 9



BUILDING 2 - EXTERIOR ELEVATIONS

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REZONE/PDP RE-SUBMITTAL
08/10/2026

REVISIONS:

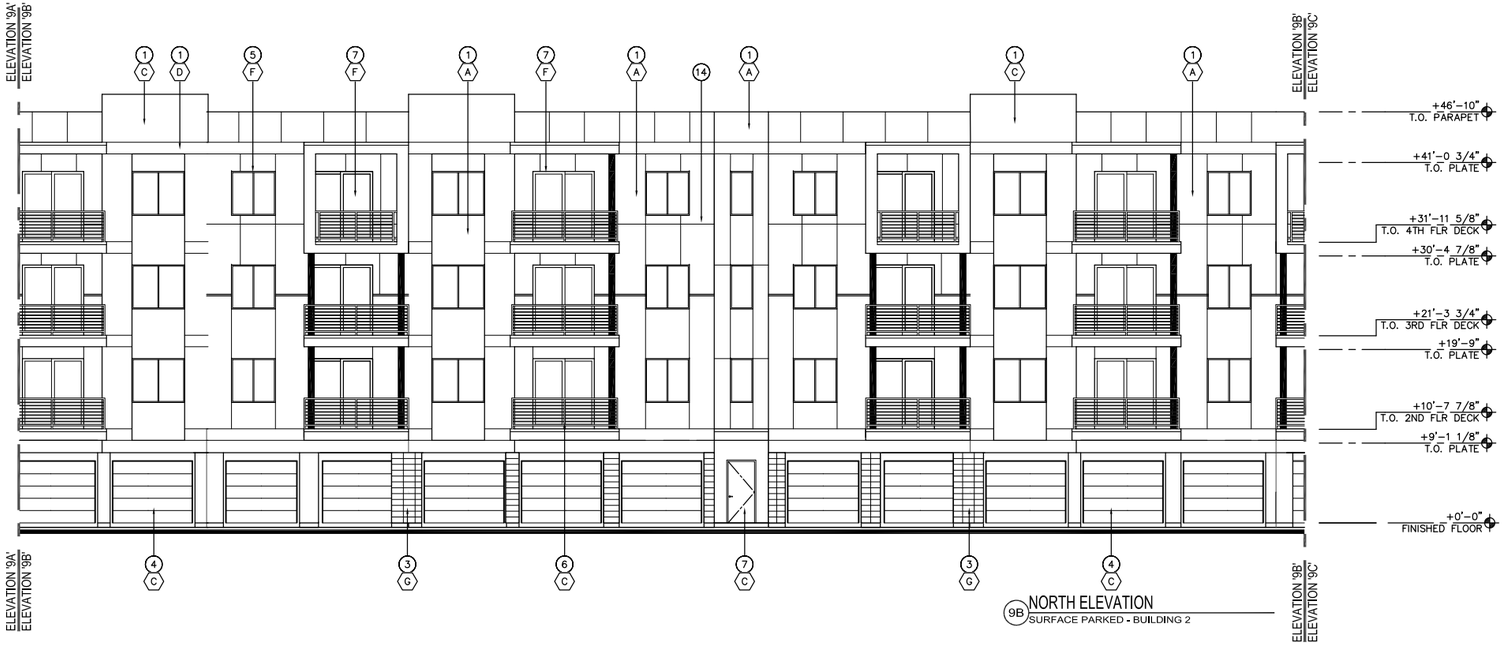
JOB NO: 25-026
SCALE: 1/8" = 1'-0"
SHEET NO:

A2.9C
BUILDING ELEVATIONS

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9 OVERALL NORTH ELEVATION
SURFACE PARKED - BUILDING 2



9B NORTH ELEVATION
SURFACE PARKED - BUILDING 2



9C NORTH ELEVATION (CONT.)
SURFACE PARK - BUILDING 2

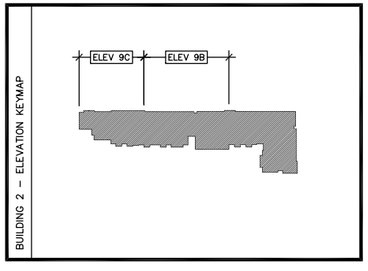
EXTERIOR COLOR SCHEME		
A	PRIMARY STUCCO BUILDING COLOR	WHITE DOVE BENJAMIN MOORE – OC–17
B	ACCENT BODY COLOR #1	SMOKE EMBERS BENJAMIN MOORE – 1466
C	ACCENT BODY COLOR #2, DOORS, AND RAILING	FLINT BENJAMIN MOORE – AF–560
D	ACCENT BODY COLOR #3, PARAPETS, TRIM	WHITE DOVE BENJAMIN MOORE – OC–17
E	STOREFRONT FRAME (RETAIL ONLY)	CLEAR SILVER ANODIZED
F	WINDOW FRAME AND STOREFRONT FRAME	DARK ANODIZED BRONZE
G	MASONRY (STACKED BOND)	ECHELON TRENDSTONE ASH CHARCOAL (OR APPROVED EQUAL)

ELEVATION KEY NOTES:

1. EXTERIOR STUCCO SYSTEM
2. STUCCO PARAPET CAP
3. STACKED BOND MASONRY
4. GARAGE DOOR
5. WINDOW
6. METAL RAILING
7. DOOR PER PLAN
8. STUCCO CONTROL JOINT
9. ALUMINUM STOREFRONT WINDOW SYSTEM
10. ALUMINUM TELESCOPING DOOR SYSTEM
11. PATIO/BALCONY
12. BALCONY CANOPY
13. BUILDING SIGNAGE
14. 1" REVEAL IN STUCCO FINISH

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BUILDING 2 - EXTERIOR ELEVATIONS

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CHANDLER, ARIZONA

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REZONE/PDP RE-SUBMITTAL
08/10/2026

REVISIONS:

JOB NO: 25-026
SCALE: 1/8" = 1'-0"
SHEET NO:

A2.10
BUILDING ELEVATIONS

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9 OVERALL NORTH ELEVATION
SURFACE PARKED - BUILDING 2



9B NORTH ELEVATION
SURFACE PARKED - BUILDING 2



9C NORTH ELEVATION (CONT.)
SURFACE PARK - BUILDING 2

EXTERIOR COLOR SCHEME

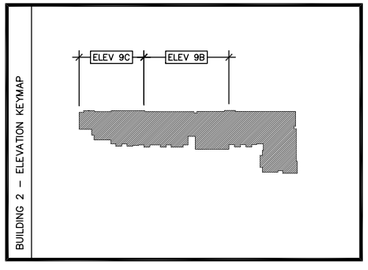
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BUILDING 2 - EXTERIOR ELEVATIONS

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PRELIMINARY NOT FOR CONSTRUCTION

THE STATION AT PARK PLACE
Residential and Commercial Mixed Use Project
CHANDLER, ARIZONA

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DOUGLAS ALLRED COMPANY
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Phoenix, Arizona 85016
PHONE: 602-793-0202

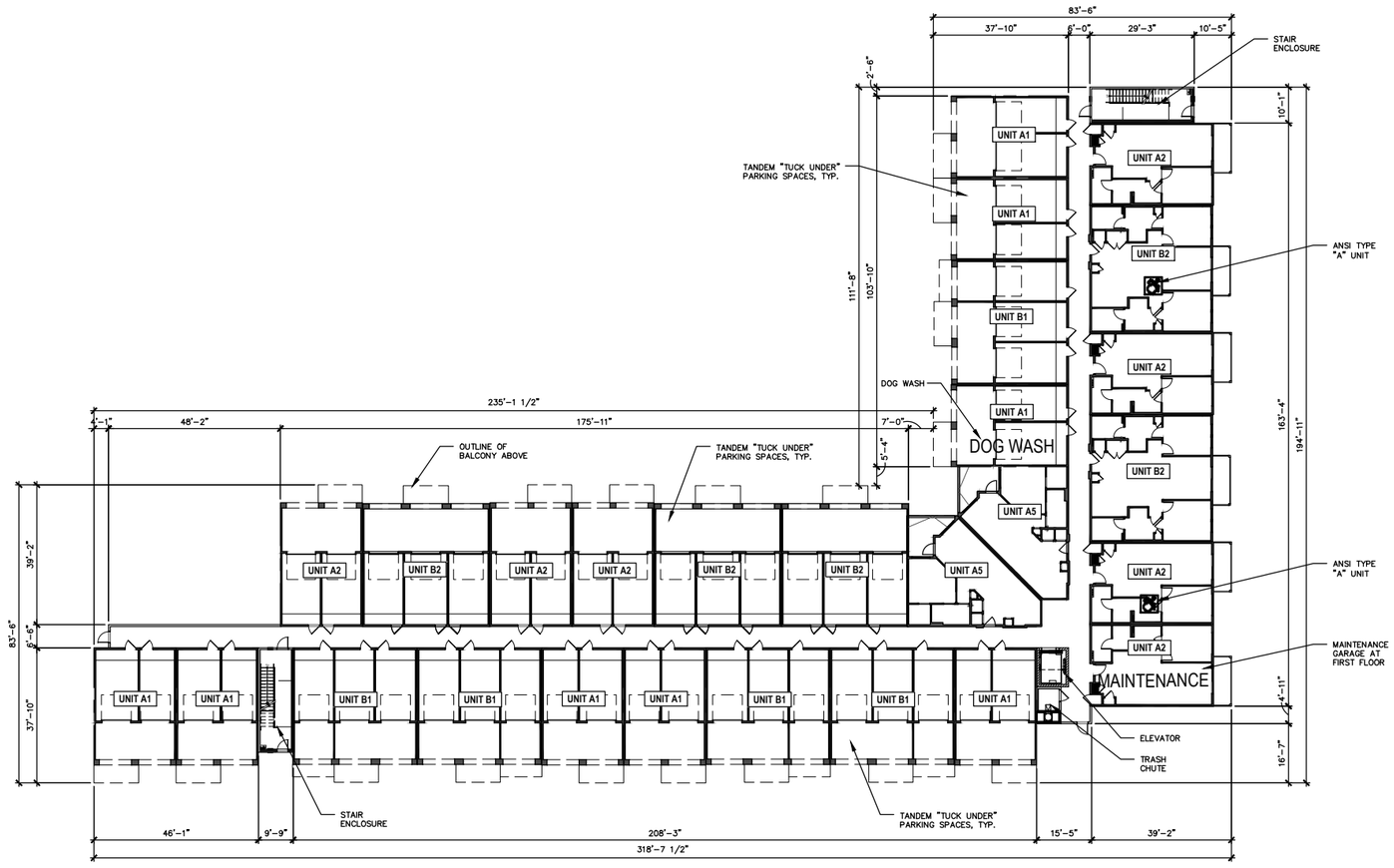
REZONE/PDP RE-SUBMITTAL
08/10/2026

REVISIONS:

JOB NO: 25-026
SCALE: 1/8" = 1'-0"
SHEET NO:

A2.10C
BUILDING ELEVATIONS

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NORTH

BUILDING 3 - FIRST FLOOR PLAN

biltform architecture group, inc.

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PRELIMINARY NOT FOR CONSTRUCTION

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Residential and Commercial Mixed Use Project

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REZONE/PDP RE-SUBMITTAL
08/10/2026

REVISIONS:

JOB NO: 25-026
SCALE: NOT TO SCALE
SHEET NO:

A2.11F

BUILDING FLOOR PLAN

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11 OVERALL SOUTH ELEVATION
SURFACE PARKED - BUILDING 3



11A SOUTH ELEVATION
SURFACE PARKED - BUILDING 3



11B SOUTH ELEVATION (CONT.)
SURFACE PARKED - BUILDING 3

EXTERIOR COLOR SCHEME		
A	PRIMARY STUCCO BUILDING COLOR	WHITE DOVE BENJAMIN MOORE – OC–17
B	ACCENT BODY COLOR #1	SMOKE EMBERS BENJAMIN MOORE – 1466
C	ACCENT BODY COLOR #2, DOORS, AND RAILING	FLINT BENJAMIN MOORE – AF–560
D	ACCENT BODY COLOR #3, PARAPETS, TRIM	WHITE DOVE BENJAMIN MOORE – OC–17
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G	MASONRY (STACKED BOND)	ECHELON TRENDSTONE ASH CHARCOAL (OR APPROVED EQUAL)

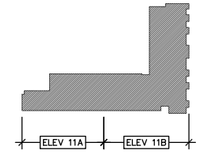
ELEVATION KEY NOTES:

1. EXTERIOR STUCCO SYSTEM
2. STUCCO PARAPET CAP
3. STACKED BOND MASONRY
4. GARAGE DOOR
5. WINDOW
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BUILDING 3 – ELEVATION KEYMAP



BUILDING 3 - EXTERIOR ELEVATIONS

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architecture

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REVISIONS:

JOB NO: 25-026
SCALE: 1/8" = 1'-0"
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BUILDING ELEVATIONS

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11 OVERALL SOUTH ELEVATION
SURFACE PARKED - BUILDING 3



11A SOUTH ELEVATION
SURFACE PARKED - BUILDING 3



11B SOUTH ELEVATION (CONT.)
SURFACE PARKED - BUILDING 3

EXTERIOR COLOR SCHEME		
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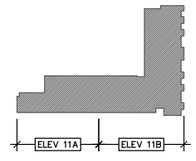
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BUILDING 3 - ELEVATION KEYMAP



BUILDING 3 - EXTERIOR ELEVATIONS

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REZONE/PDP RE-SUBMITTAL
08/10/2026

REVISIONS:

JOB NO: 25-026
SCALE: 1/8" = 1'-0"
SHEET NO:

A2.11C
BUILDING ELEVATIONS

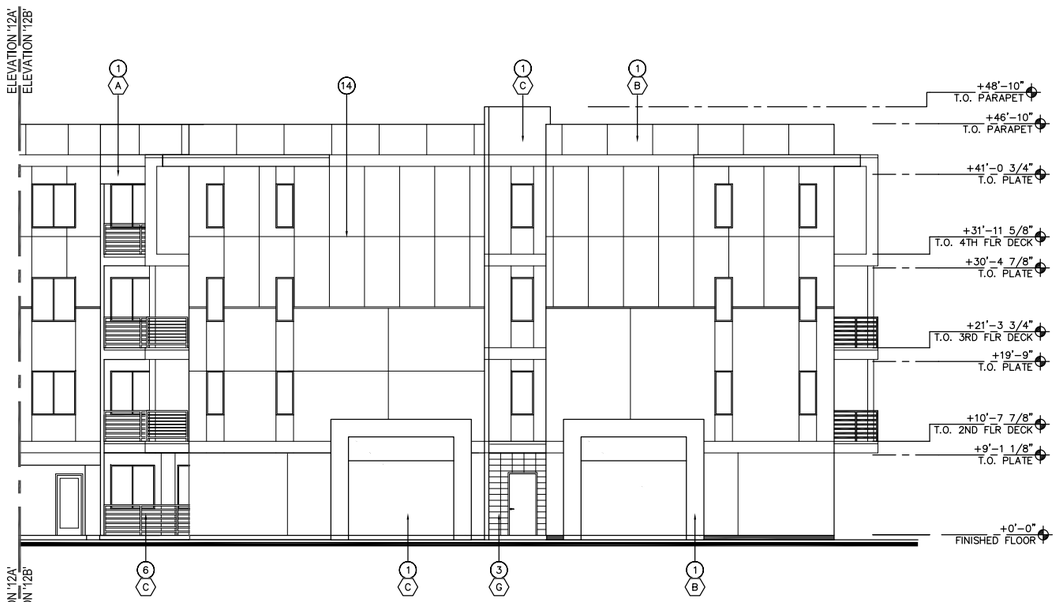
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12 OVERALL WEST ELEVATION
SURFACE PARKED - BUILDING 3



12A WEST ELEVATION
SURFACE PARKED - BUILDING 3



12B WEST ELEVATION (CONT.)
SURFACE PARKED - BUILDING 3

EXTERIOR COLOR SCHEME		
A	PRIMARY STUCCO BUILDING COLOR	WHITE DOVE BENJAMIN MOORE – OC–17
B	ACCENT BODY COLOR #1	SMOKE EMBERS BENJAMIN MOORE – 1466
C	ACCENT BODY COLOR #2, DOORS, AND RAILING	FLINT BENJAMIN MOORE – AF–560
D	ACCENT BODY COLOR #3, PARAPETS, TRIM	WHITE DOVE BENJAMIN MOORE – OC–17
E	STOREFRONT FRAME (RETAIL ONLY)	CLEAR SILVER ANODIZED
F	WINDOW FRAME AND STOREFRONT FRAME	DARK ANODIZED BRONZE
G	MASONRY (STACKED BOND)	ECHELON TRENDSTONE ASH CHARCOAL (OR APPROVED EQUAL)

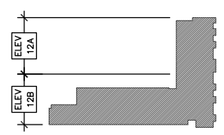
ELEVATION KEY NOTES:

1. EXTERIOR STUCCO SYSTEM
2. STUCCO PARAPET CAP
3. STACKED BOND MASONRY
4. GARAGE DOOR
5. WINDOW
6. METAL RAILING
7. DOOR PER PLAN
8. STUCCO CONTROL JOINT
9. ALUMINUM STOREFRONT WINDOW SYSTEM
10. ALUMINUM TELESCOPING DOOR SYSTEM
11. PATIO/BALCONY
12. BALCONY CANOPY
13. BUILDING SIGNAGE
14. 1" REVEAL IN STUCCO FINISH

GENERAL ELEVATION NOTES:

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5. SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.
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BUILDING 3 - ELEVATION KEYMAP



BUILDING 3 - EXTERIOR ELEVATIONS

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CHANDLER, ARIZONA

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2425 E. Camelback Rd. Suite 880
Phoenix, Arizona 85016
PHONE: 602.793.0202

REZONE/PDP RE-SUBMITTAL
08/10/2026

REVISIONS:

JOB NO: 25-026
SCALE: 1/8" = 1'-0"
SHEET NO:

A2.12
BUILDING ELEVATIONS

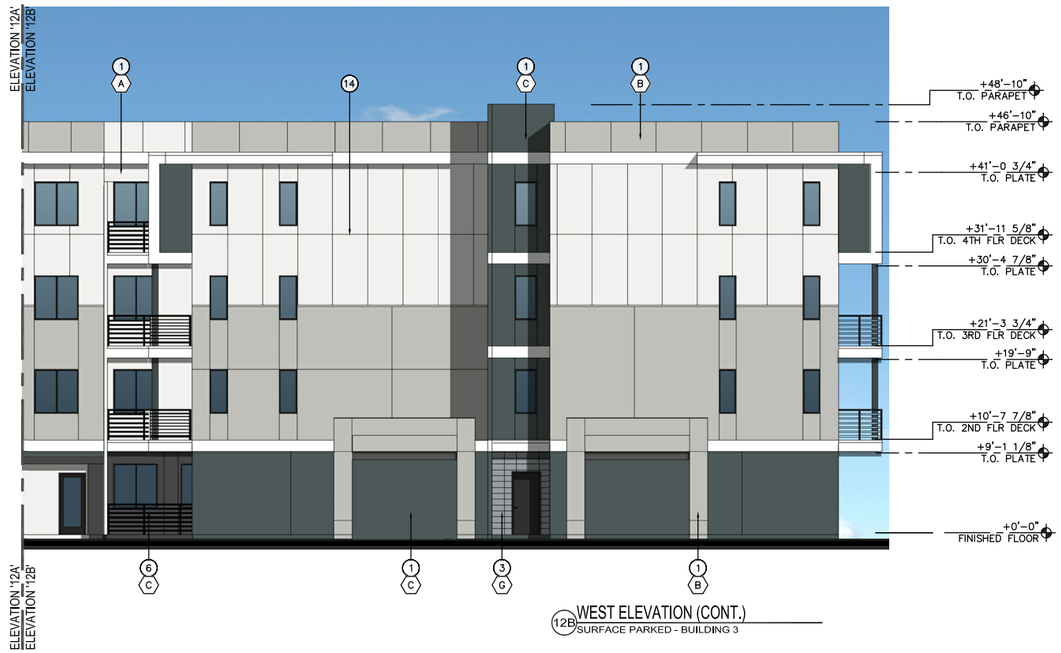
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12 OVERALL WEST ELEVATION
SURFACE PARKED - BUILDING 3



12A WEST ELEVATION
SURFACE PARKED - BUILDING 3



12B WEST ELEVATION (CONT.)
SURFACE PARKED - BUILDING 3

EXTERIOR COLOR SCHEME		
A	PRIMARY STUCCO BUILDING COLOR	WHITE DOVE BENJAMIN MOORE – OC–17
B	ACCENT BODY COLOR #1	SMOKE EMBERS BENJAMIN MOORE – 1466
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D	ACCENT BODY COLOR #3, PARAPETS, TRIM	WHITE DOVE BENJAMIN MOORE – OC–17
E	STOREFRONT FRAME (RETAIL ONLY)	CLEAR SILVER ANODIZED
F	WINDOW FRAME AND STOREFRONT FRAME	DARK ANODIZED BRONZE
G	MASONRY (STACKED BOND)	ECHELON TRENDSTONE ASH CHARCOAL (OR APPROVED EQUAL)

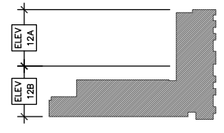
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10. ALUMINUM TELESCOPING DOOR SYSTEM
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BUILDING 3 – ELEVATION KEYMAP



BUILDING 3 - EXTERIOR ELEVATIONS

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REZONE/PDP RE-SUBMITTAL
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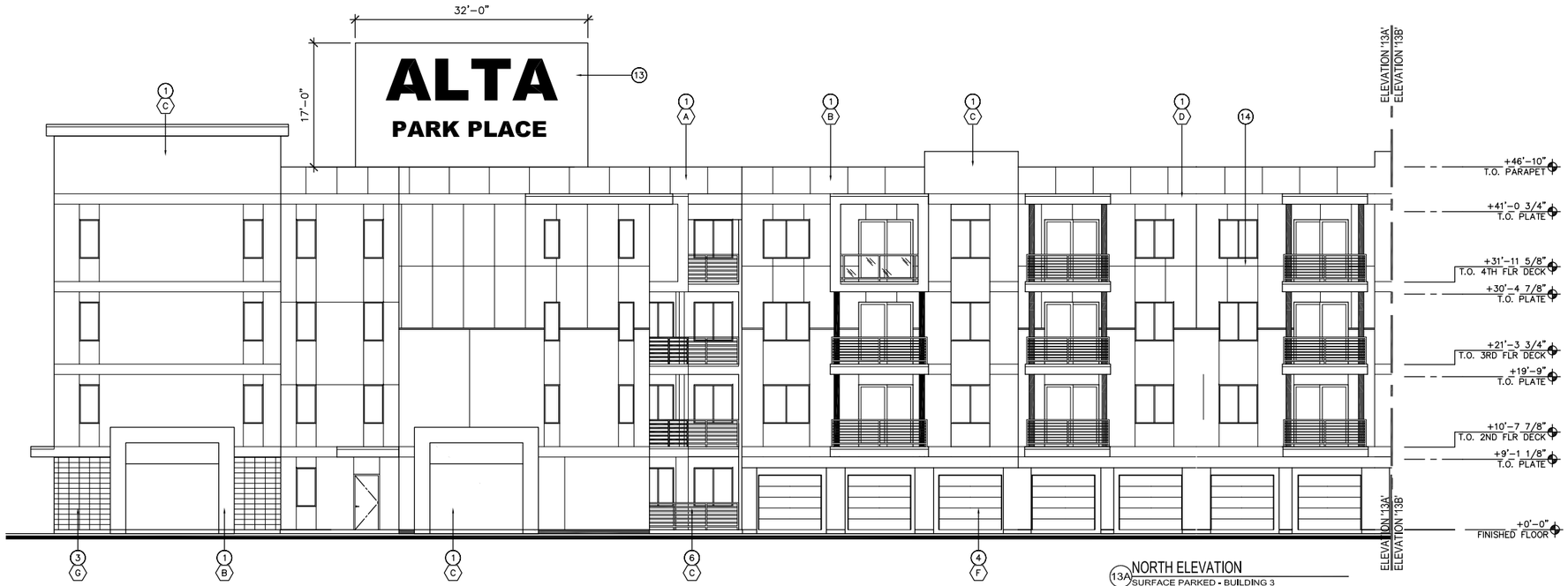
JOB NO: 25-026
SCALE: 1/8" = 1'-0"
SHEET NO:

A2.12C
BUILDING ELEVATIONS

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13 OVERALL NORTH ELEVATION
SURFACE PARKED - BUILDING 3



13A NORTH ELEVATION
SURFACE PARKED - BUILDING 3



13B NORTH ELEVATION (CONT.)
SURFACE PARKED - BUILDING 3

EXTERIOR COLOR SCHEME

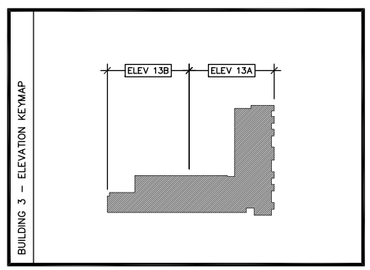
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D	ACCENT BODY COLOR #3, PARAPETS, TRIM	WHITE DOVE BENJAMIN MOORE – OC–17
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ELEVATION KEY NOTES:

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BUILDING 3 - EXTERIOR ELEVATIONS

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REZONE/PDP RE-SUBMITTAL
08/10/2026

REVISIONS:

JOB NO: 25-026
SCALE: 1/8" = 1'-0"
SHEET NO:

A2.13
BUILDING ELEVATIONS

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13 OVERALL NORTH ELEVATION
SURFACE PARKED - BUILDING 3



13A NORTH ELEVATION
SURFACE PARKED - BUILDING 3



13B NORTH ELEVATION (CONT.)
SURFACE PARKED - BUILDING 3

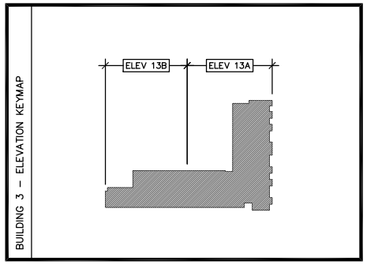
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REZONE/PDP RE-SUBMITTAL
08/10/2026

REVISIONS:

JOB NO: 25-026
SCALE: 1/8" = 1'-0"
SHEET NO:

A2.13C
BUILDING ELEVATIONS

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14 OVERALL EAST ELEVATION
SURFACE PARKED - BUILDING 3



14A EAST ELEVATION
SURFACE PARKED - BUILDING 3



14B EAST ELEVATION (CONT.)
SURFACE PARKED - BUILDING 3

EXTERIOR COLOR SCHEME		
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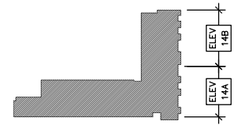
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BUILDING ELEVATIONS

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14 OVERALL EAST ELEVATION
SURFACE PARKED - BUILDING 3



14A EAST ELEVATION
SURFACE PARKED - BUILDING 3



14B EAST ELEVATION (CONT.)
SURFACE PARKED - BUILDING 3

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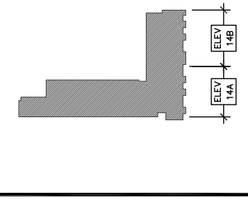
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BUILDING 3 – ELEVATION KEYMAP



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BUILDING ELEVATIONS

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Primary Stucco Color -
OC-17 White Dove (Benjamin Moore)



Accent Stucco Color 1 *
1466 Smoke Embers (Benjamin Moore)



Accent Stucco Color 2 -
AF-560 Flint (Benjamin Moore)



MASONRY -
Ash Charcoal (Echelon Trendstone)



Storefront Frames (Retail) -
Clear Silver Anodized



Window / Storefront Frames (Residential) *
Dark Bronze Anodized

Accent Color 3 / Trim -
OC-17 White Dove (Benjamin Moore)

BUILDING MATERIAL AND COLOR EXHIBIT

The Station at Park Place

Surface Parked Buildings
25-026

bilt form architecture

19820 north 7th street . suite 260
phoenix . arizona . 85024
phone 602.285.9200 . fax 602.285.9229



biltform architecture

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group, inc.
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Phone 602.285.9200
www.biltform.com

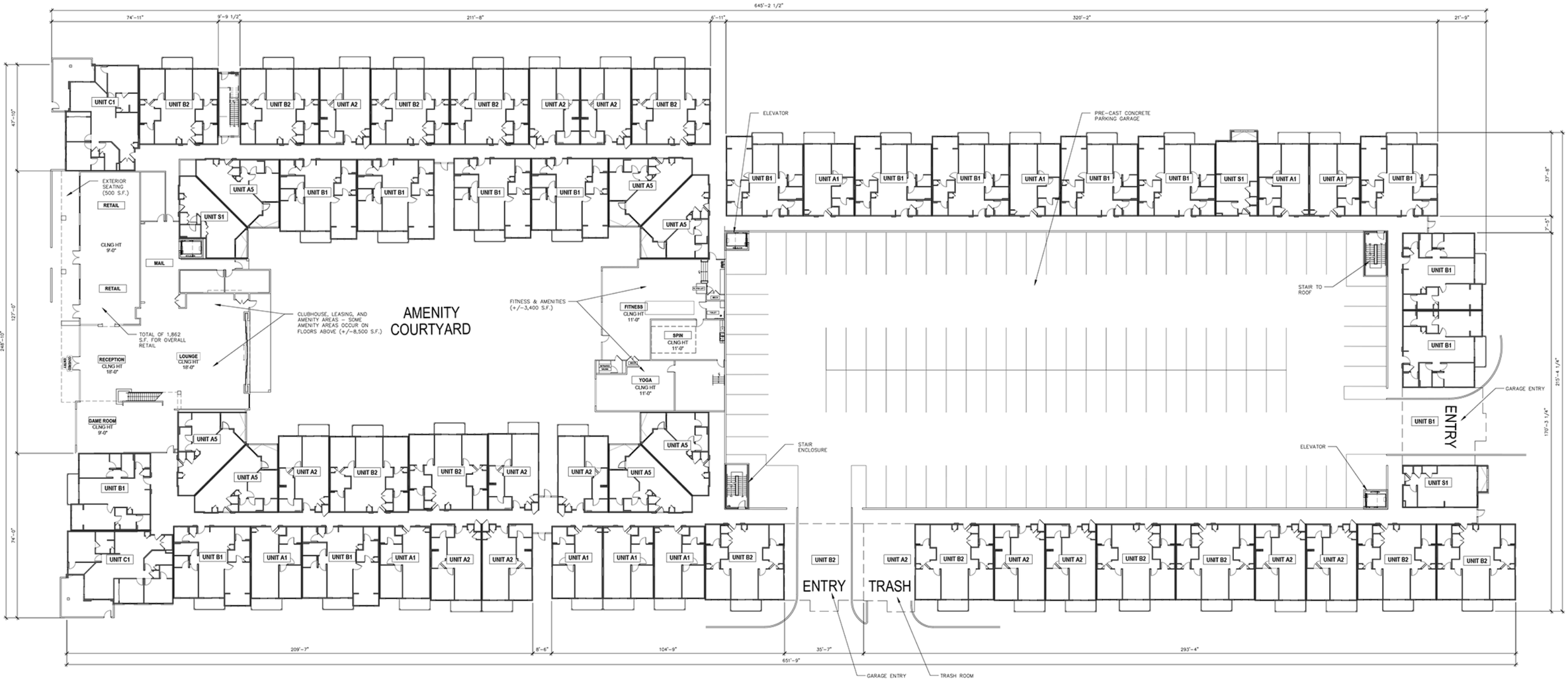
03/13/2026

THE STATION AT PARK PLACE

WOOD PARTNERS - DOUGLAS ALLRED COMPANY

WRAP BUILDING
PERSPECTIVE VIEW
preliminary not for construction

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NORTH

BUILDING 4 - FIRST FLOOR PLAN

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19820 north 7th st . suite 260
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PRELIMINARY NOT FOR CONSTRUCTION

THE STATION AT PARK PLACE
Residential and Commercial Mixed Use Project
CHANDLER, ARIZONA

WOOD PARTNERS
8777 E. Via De Ventura, Suite 201
Scottsdale, Arizona 85258
PHONE: 480.607.0022

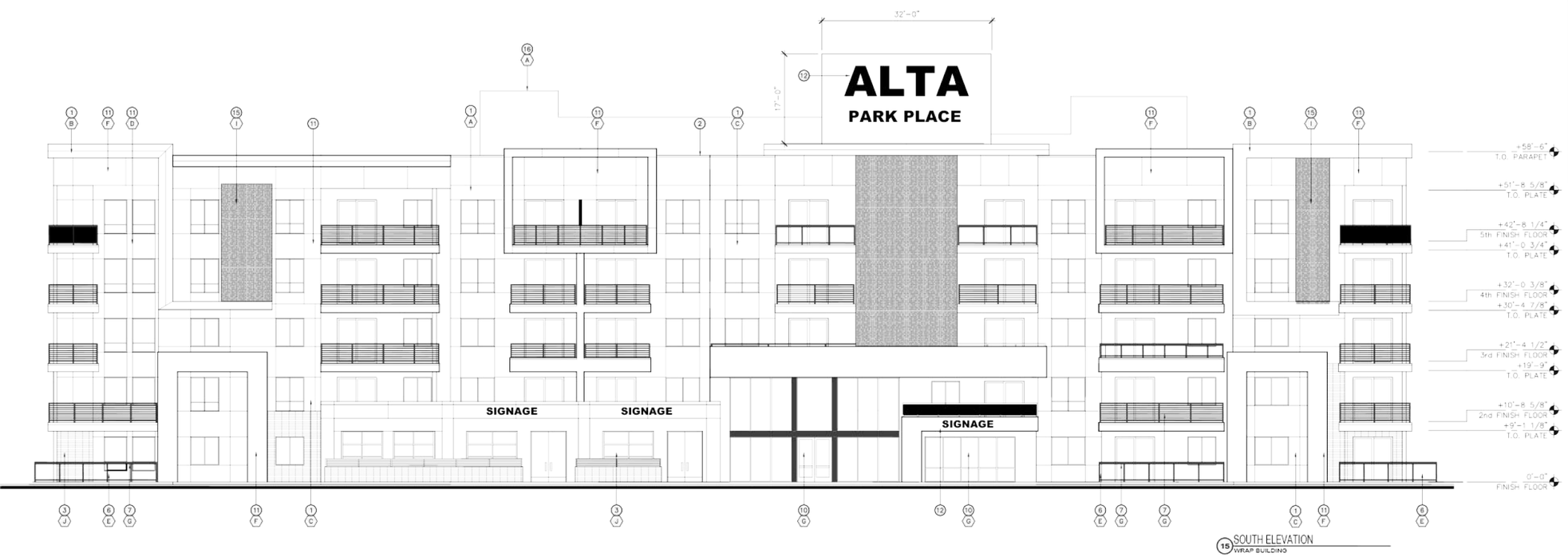
DOUGLAS ALLRED COMPANY
2425 E. Camelback Rd. Suite 880
Phoenix, Arizona 85016
PHONE: 602.793.0202

REZONE/PDP RE-SUBMITTAL
08/10/2026

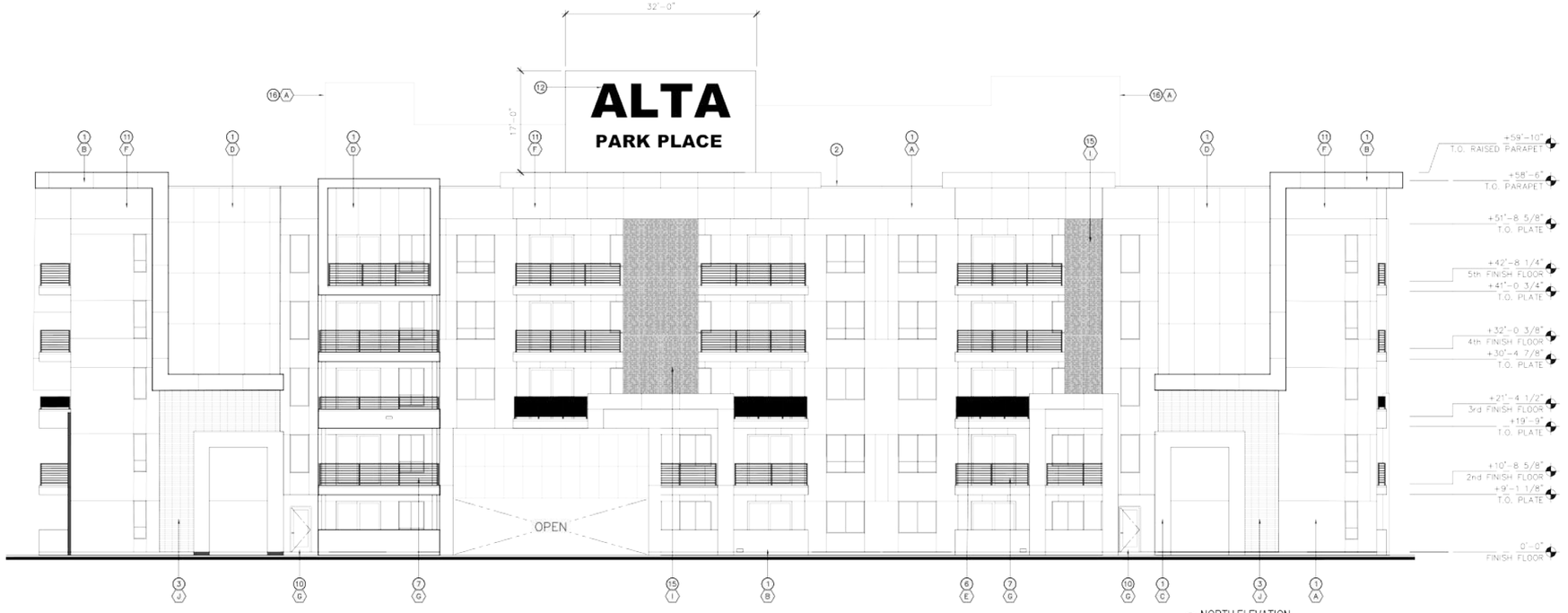
REVISIONS:

JOB NO: 25-026
SCALE: NOT TO SCALE
SHEET NO:
A2.15F
BUILDING FLOOR

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15 SOUTH ELEVATION
WRAP BUILDING



17 NORTH ELEVATION
WRAP BUILDING

EXTERIOR COLOR SCHEME

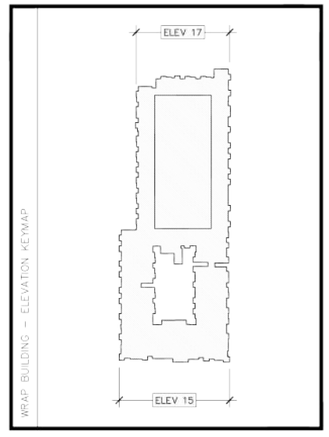
A	PRIMARY STUCCO AND GARAGE PANELS	GREY CLOUD BENJAMIN MOORE – 2126-70
B	ACCENT BODY COLOR #1	CHANTILLY LACE BENJAMIN MOORE OC-65
C	ACCENT BODY COLOR #2	GRAY TIMBER WOLF BEHR – 760E-3
D	ACCENT BODY COLOR #3, DOORS, GARAGE DOORS	GREY METAL GLIDDEN – GONN 10/000
E	GLASS PANELS AT RAILINGS	FORD BLUE TINTED
F	FIBER CEMENT METALLIC PANELS	WOODTONE CHROMETALLICS MYSTIC ASH (OR APPROVED EQUAL)
G	METAL RAILINGS AND STOREFRONT FRAMES	SILVER METALLIC
H	WINDOW FRAME	DARK BRONZE
I	LASER CUT METAL SCREEN	SILVER
J	BRICK VENEER	S. ANSELMO CORSO SELMO MIB (OR APPROVED EQUAL)

ELEVATION KEY NOTES:

1. EXTERIOR STUCCO SYSTEM
2. STUCCO PARAPET CAP
3. BRICK VENEER
4. GARAGE DOOR
5. WINDOW
6. GLASS RAILING
7. METAL RAILING
8. DOOR PER PLAN
9. STUCCO CONTROL JOINT
10. ALUMINUM STOREFRONT WINDOW SYSTEM
11. FIBER CEMENT FAUX METAL PANELING
12. BUILDING SIGNAGE
13. PATIO/BALCONY
14. BALCONY CANOPY
15. LASER CUT METAL PANEL
16. PRE-CAST PARKING GARAGE BEYOND

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WRAP BUILDING - EXTERIOR ELEVATIONS

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REZONE/PDP RE-SUBMITTAL
08/10/2026

REVISIONS:

JOB NO: 25-026
SCALE: 1/8" = 1'-0"
SHEET NO:

A2.15

BUILDING ELEVATIONS

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15 SOUTH ELEVATION
WRAP BUILDING



17 NORTH ELEVATION
WRAP BUILDING

EXTERIOR COLOR SCHEME

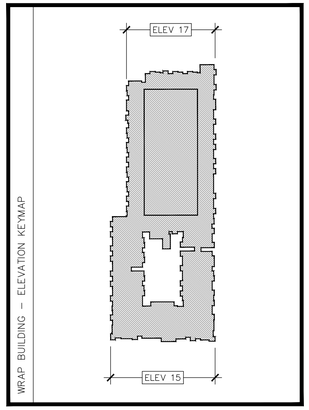
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WRAP BUILDING – ELEVATION KEYMAP

WRAP BUILDING - EXTERIOR ELEVATIONS

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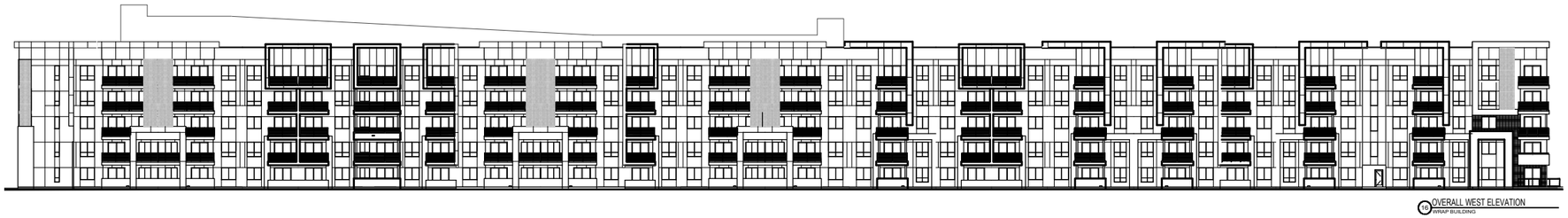
REZONE/PDP RE-SUBMITTAL
08/10/2026

REVISIONS:

JOB NO: 25-026
SCALE: 1/8" = 1'-0"
SHEET NO:

A2.15C
BUILDING ELEVATIONS

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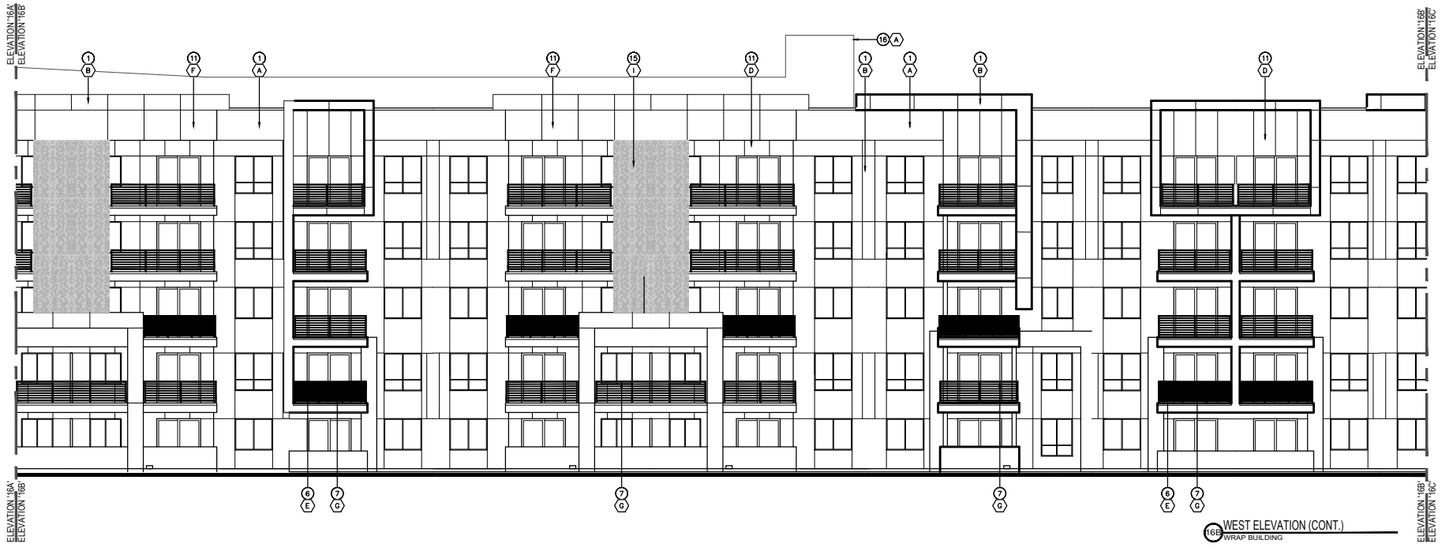


16 OVERALL WEST ELEVATION
WRAP BUILDING

EXTERIOR COLOR SCHEME		
A	PRIMARY STUCCO AND GARAGE PANELS	GREY CLOUD BENJAMIN MOORE – 2126–70
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J	BRICK VENEER	S. ANSELMO CORSO SELMO MIB (OR APPROVED EQUAL)



16A PARTIAL WEST ELEVATION
WRAP BUILDING



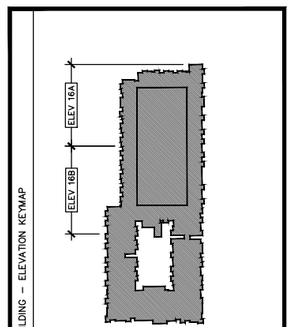
16B WEST ELEVATION (CONT.)
WRAP BUILDING

ELEVATION KEY NOTES:

1. EXTERIOR STUCCO SYSTEM
2. STUCCO PARAPET CAP
3. BRICK VENEER
4. GARAGE DOOR
5. WINDOW
6. GLASS RAILING
7. METAL RAILING
8. DOOR PER PLAN
9. STUCCO CONTROL JOINT
10. ALUMINUM STOREFRONT WINDOW SYSTEM
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WRAP BUILDING – ELEVATION KEYMAP

WRAP BUILDING - EXTERIOR ELEVATIONS

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PRELIMINARY NOT FOR CONSTRUCTION

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Residential and Commercial Mixed Use Project
CHANDLER, ARIZONA

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DOUGLAS ALLRED COMPANY
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PHONE: 858-793-0202

REZONE/PDP RE-SUBMITTAL
08/10/2026

REVISIONS:

JOB NO: 25-026
SCALE: 1/8" = 1'-0"
SHEET NO:

A2.16
BUILDING ELEVATIONS

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16 OVERALL WEST ELEVATION
WRAP BUILDING

EXTERIOR COLOR SCHEME		
A	PRIMARY STUCCO AND GARAGE PANELS	GREY CLOUD BENJAMIN MOORE – 2126–70
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16A PARTIAL WEST ELEVATION
WRAP BUILDING



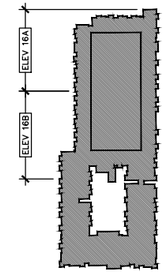
16B WEST ELEVATION (CONT.)
WRAP BUILDING

ELEVATION KEY NOTES:

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3. BRICK VENEER
4. GARAGE DOOR
5. WINDOW
6. GLASS RAILING
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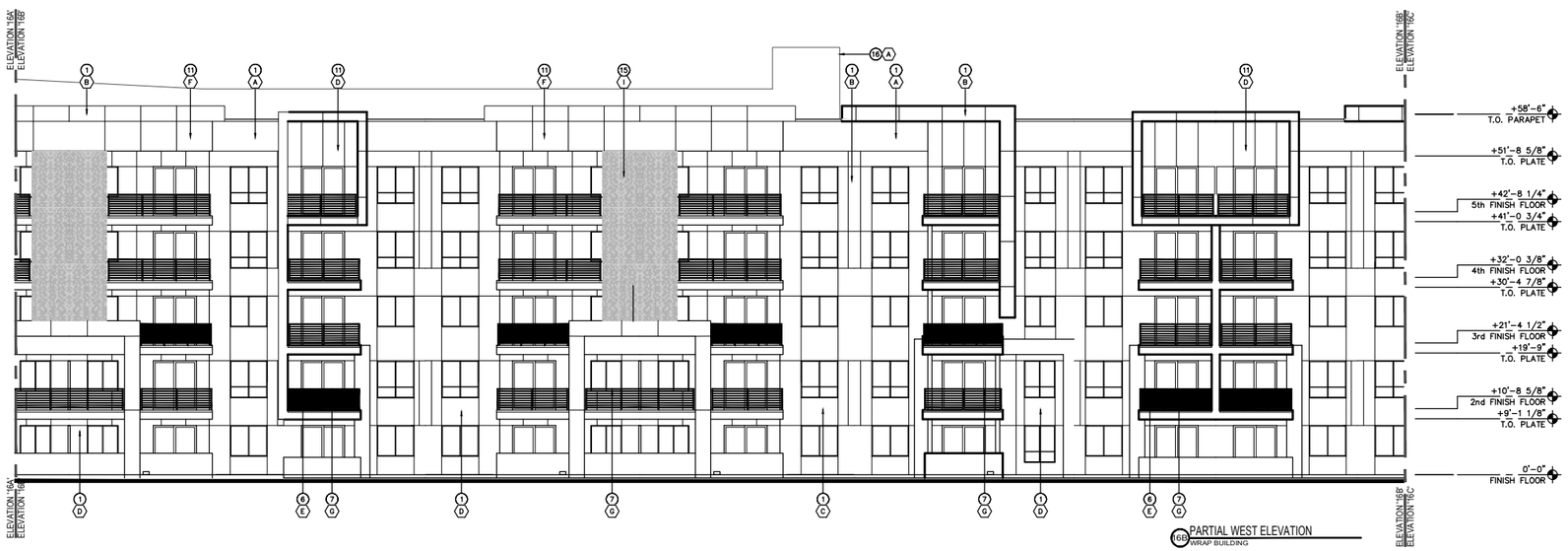
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SHEET NO:

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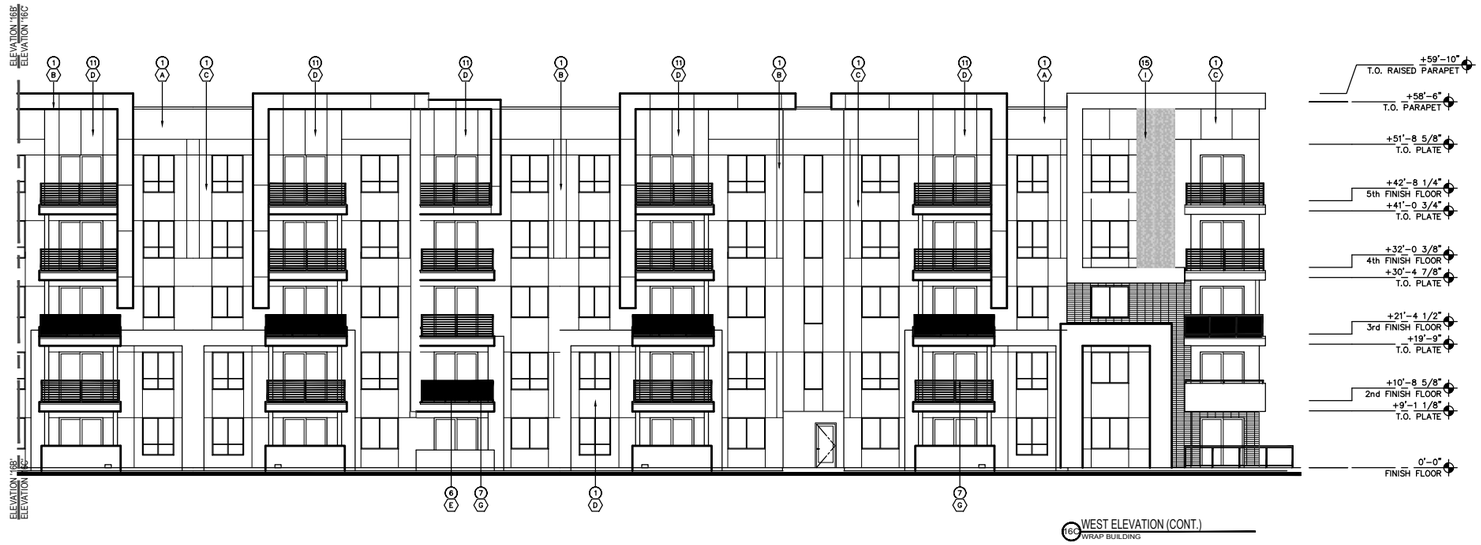
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16 OVERALL WEST ELEVATION
WRAP BUILDING



16B PARTIAL WEST ELEVATION
WRAP BUILDING



16C WEST ELEVATION (CONT.)
WRAP BUILDING

EXTERIOR COLOR SCHEME

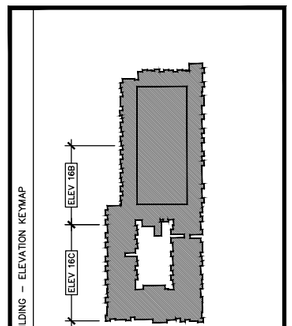
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PHONE: 858-793-0202

REZONE/PDP RE-SUBMITTAL
08/10/2026

REVISIONS:

JOB NO: 25-026
SCALE: 1/8" = 1'-0"
SHEET NO:

A2.17
BUILDING ELEVATIONS

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16 OVERALL WEST ELEVATION
WRAP BUILDING

EXTERIOR COLOR SCHEME		
A	PRIMARY STUCCO AND GARAGE PANELS	GREY CLOUD BENJAMIN MOORE – 2126–70
B	ACCENT BODY COLOR #1	CHANTILLY LACE BENJAMIN MOORE OC–65
C	ACCENT BODY COLOR #2	GRAY TIMBER WOLF BEHR – 760E–3
D	ACCENT BODY COLOR #3, DOORS, GARAGE DOORS	GREY METAL GLIDDEN – OONN 10/000
E	GLASS PANELS AT RAILINGS	FORD BLUE TINTED
F	FIBER CEMENT METALLIC PANELS	WOODTONE CHROMETALLICS MYSTIC ASH (OR APPROVED EQUAL)
G	METAL RAILINGS AND STOREFRONT FRAMES	SILVER METALLIC
H	WINDOW FRAME	DARK BRONZE
I	LASER CUT METAL SCREEN	SILVER
J	BRICK VENEER	S. ANSELMO CORSO SELMO MIB (OR APPROVED EQUAL)



16B PARTIAL WEST ELEVATION
WRAP BUILDING



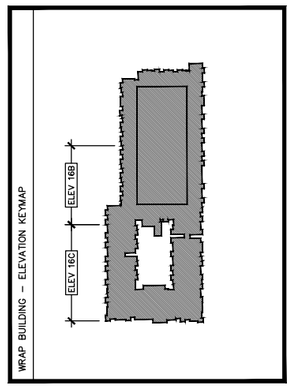
16C WEST ELEVATION (CONT.)
WRAP BUILDING

ELEVATION KEY NOTES:

1. EXTERIOR STUCCO SYSTEM
2. STUCCO PARAPET CAP
3. BRICK VENEER
4. GARAGE DOOR
5. WINDOW
6. GLASS RAILING
7. METAL RAILING
8. DOOR PER PLAN
9. STUCCO CONTROL JOINT
10. ALUMINUM STOREFRONT WINDOW SYSTEM
11. FIBER CEMENT FAUX METAL PANELING
12. BUILDING SIGNAGE
13. PATIO/BALCONY
14. BALCONY CANOPY
15. LASER CUT METAL PANEL
16. PRE–CAST PARKING GARAGE BEYOND

GENERAL ELEVATION NOTES:

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WRAP BUILDING - EXTERIOR ELEVATIONS

biltform architecture group, inc.
19820 north 7th st . suite 260
phoenix . arizona 85024
Phone 602.285.9200 Fax 602.285.9229

PRELIMINARY NOT FOR CONSTRUCTION

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Residential and Commercial Mixed Use Project
CHANDLER, ARIZONA

DOUGLAS ALLRED COMPANY
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WOOD PARTNERS
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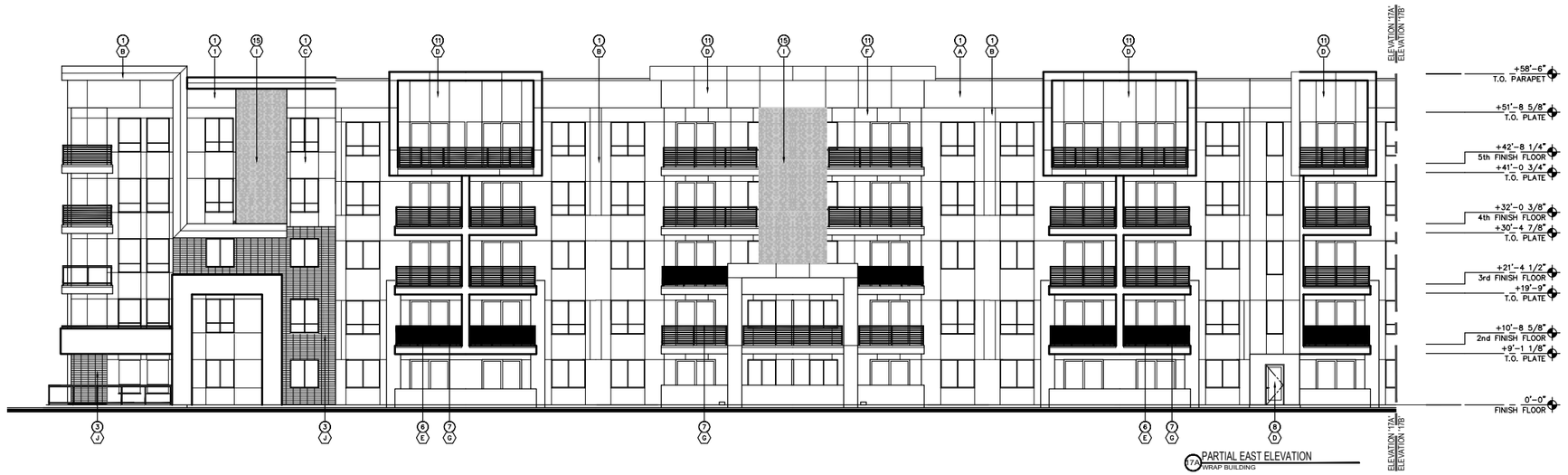
JOB NO: 25-026
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A2.17C
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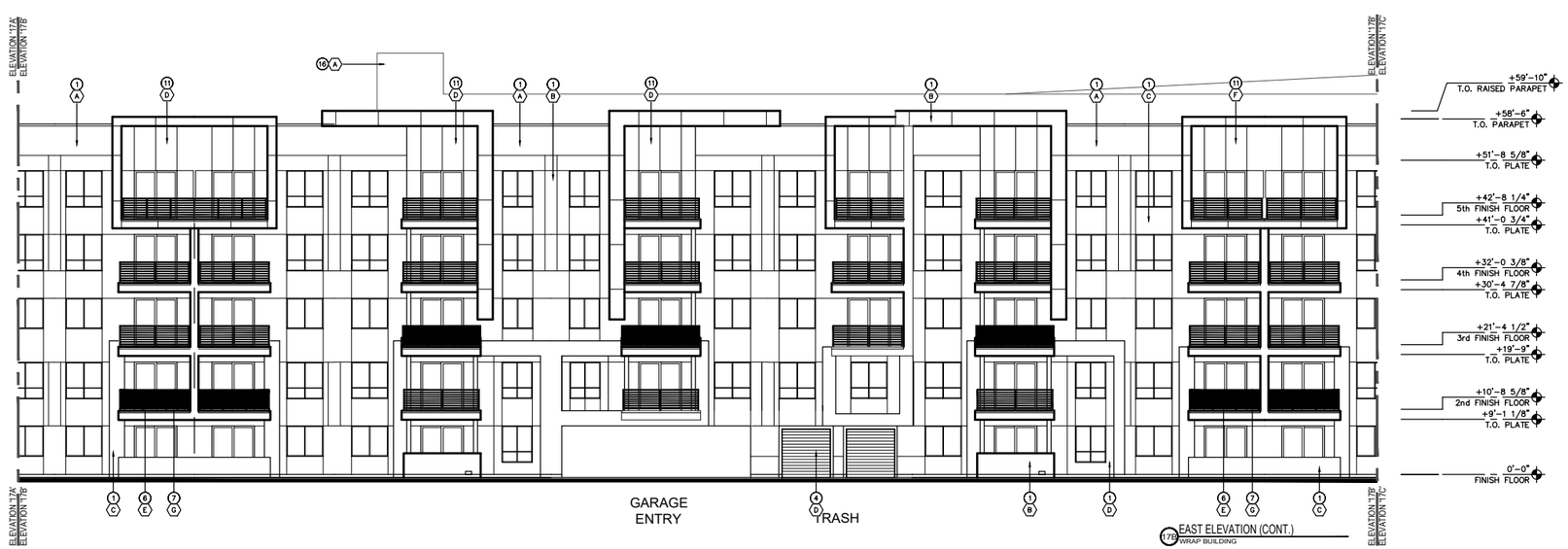
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17 OVERALL EAST ELEVATION
WRAP BUILDING



17A PARTIAL EAST ELEVATION
WRAP BUILDING



17B EAST ELEVATION (CONT.)
WRAP BUILDING

EXTERIOR COLOR SCHEME

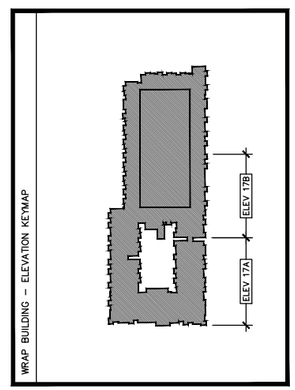
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3. BRICK VENEER
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BUILDING ELEVATIONS

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17 OVERALL EAST ELEVATION
WRAP BUILDING

EXTERIOR COLOR SCHEME		
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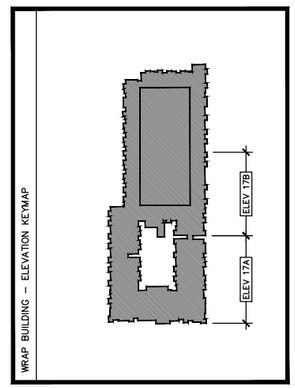
17A PARTIAL EAST ELEVATION
WRAP BUILDING



17B EAST ELEVATION (CONT.)
WRAP BUILDING

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1. EXTERIOR STUCCO SYSTEM
2. STUCCO PARAPET CAP
3. BRICK VENEER
4. GARAGE DOOR
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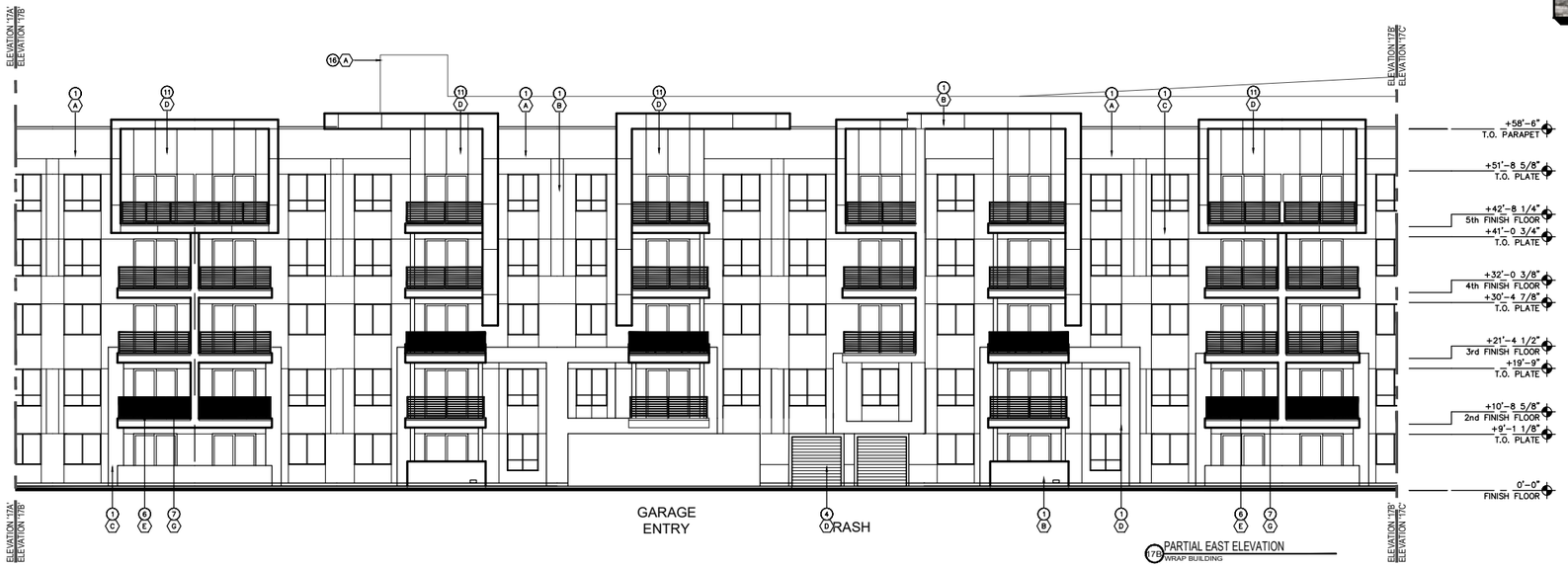
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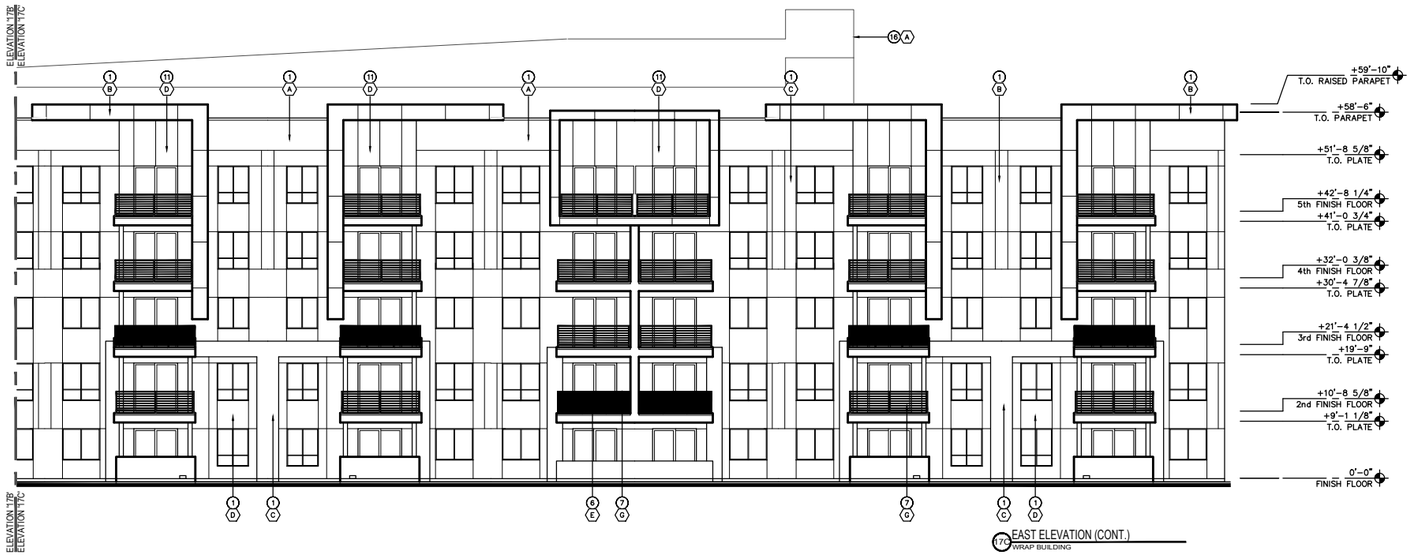
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17 OVERALL EAST ELEVATION
WRAP BUILDING



17B PARTIAL EAST ELEVATION
WRAP BUILDING



17C EAST ELEVATION (CONT.)
WRAP BUILDING

EXTERIOR COLOR SCHEME

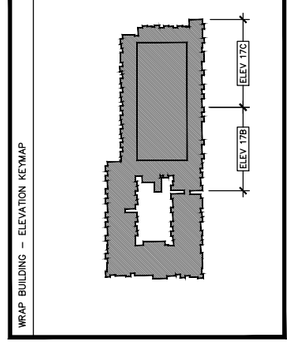
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BUILDING ELEVATIONS

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17 OVERALL EAST ELEVATION
WRAP BUILDING



17B PARTIAL EAST ELEVATION
WRAP BUILDING



17C EAST ELEVATION (CONT.)
WRAP BUILDING

EXTERIOR COLOR SCHEME

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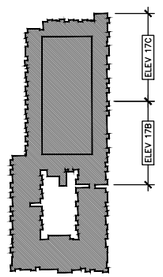
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Primary Stucco Color - **Grey Cloud 2126-70 (Benjamin Moore)**



Glass Panel at Railings - **Ford BlueTinted**

Accent Body Color 1 - **Chantilly Lace OC-65 (Benjamin Moore)**



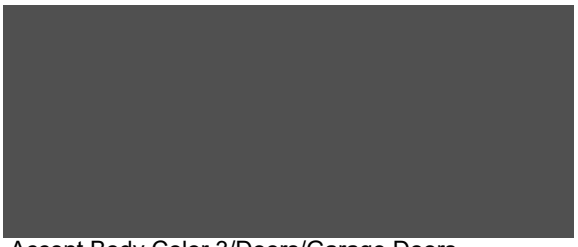
Fiber Cement Metallic Panels



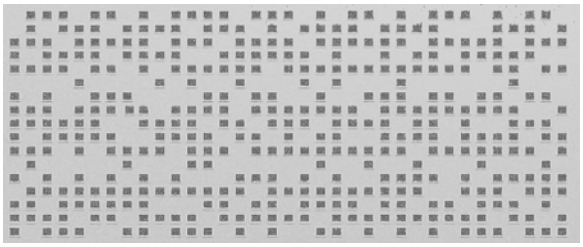
Accent Body Color 2 - **Gray Timber Wolf 760E-3 (Behr)**



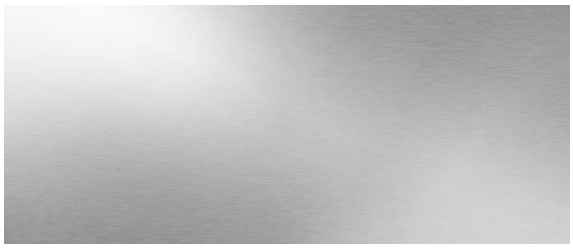
Window Frames **- Dark Bronze**



Accent Body Color 3/Doors/Garage Doors - **Grey Metal (Glidden)**



Laser Cut Metal Panels **- Silver**



Storefront Frames - **Silver Metallic**



Brick Veneer - **S.Anselmo Corso Selmo MIB (OR APPROVED EQUAL)**

BUILDING MATERIAL AND COLOR EXHIBIT

The Station at Park Place

Wrap Building

25-026

bilt form architecture

19820 north 7th street . suite 260
phoenix . arizona . 85024
phone 602.285.9200 . fax 602.285.9229



Plant Materials Legend



Tree	Box (in.)
Parkinsonia hybrid 'Desert Museum' Desert Museum Palo Verde	24"
Prosopis velutina Velvet Mesquite	24"
Phoenix dactylifera Date Palm	20" Clear Cut
Ulmus parvifolia 'Allee' Allee Elm	24"
Olea europaea 'Wilsonii' Wilsonii Olive	24"
Washingtonia filifera California Fan Palm	20" Clear Cut

Extra Large Shrubs	Size	Qty
Bougainvillea spectabilis 'Torch Glow' Torch Glow Bougainvillea	5 gal.	26
Tecoma alata 'Orange Jubilee' Orange Jubilee	15 gal.	7
Tecoma x 'Bells of Fire' Bells of Fire	5 gal.	8
Large Shrubs	**Size**	**Qty**
Senna Nemophila Desert Cassia	5 gal.	16
Leucophyllum langmaniae 'Rio Bravo' Rio Bravo Sage	5 gal.	17
Medium Shrubs	**Size**	**Qty**
Eremophila hygrophana Blue Bells Blue Bells	5 gal.	27
Eremophila maculata 'Valentine' Valentine Bush	5 gal.	69
Leucophyllum frutescens 'Compacta' Compact Texas Sage	5 gal.	48
Leucophyllum candidum 'White Cloud' White Cloud Sage	5 gal.	54
Nerium oleander Pink Oleander	5 gal.	46
Ruellia simplex Mexican Ruellia	5 gal.	41
Ruellia peninsularis Baja Ruellia	5 gal.	69
Small Shrubs	**Size**	**Qty**
Olea europaea 'Montra' Little Ollie	5 gal.	107
Russelia equisetiformis Coral Fountain	5 gal.	44
Groundcovers	**Size**	**Qty**
Eremophila prostrata Outback Sunrise Eremophila	1 gal.	380
Lantana montevidensis Purple Trailing Lantana	1 gal.	78
Lantana x 'New Gold' 'New Gold' Lantana	1 gal.	297
Lantana x 'Dallas Red Red Lantana 'Dallas Red'	1 gal.	88
Lantana camara 'Radiation' Lantana	1 gal.	49
Ruellia simplex 'Katie' Katie Dwarf Ruellia	1 gal.	224
Vines	**Size**	**Qty**
Bougainvillea 'Barbara Karst' Barbara Karst Bougainvillea	5 gal.	6

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RETAIL PARCEL 3 - THE STATION AT PARK PLACE

Conceptual Site Plan

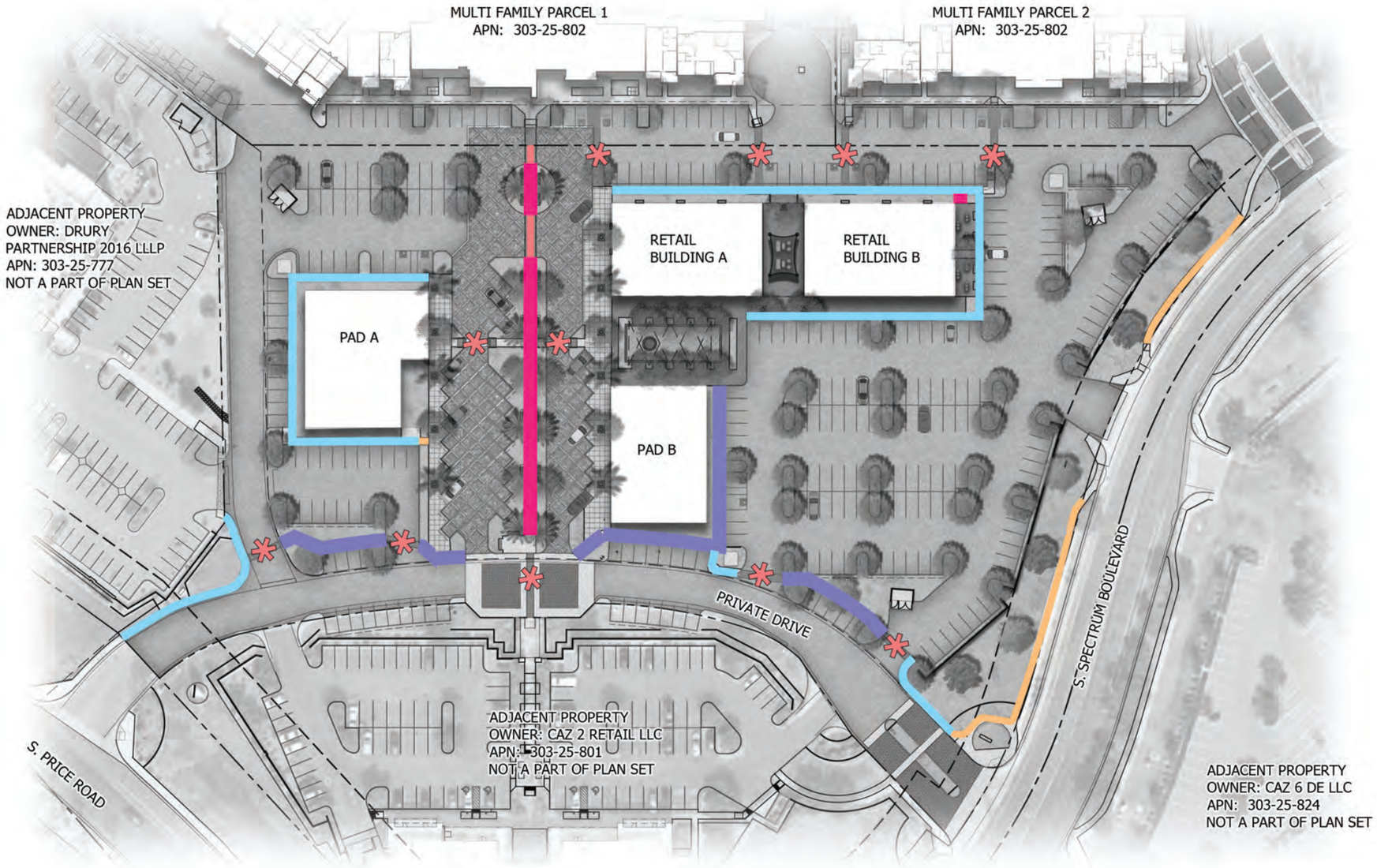
N 40' 80' 120'
Plan Scale 1:40' Date:09-04-2026

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PEDESTRIAN CIRCULATION PLAN LEGEND

SYMBOL	DESCRIPTION
	5' ATTACHED SIDEWALK
	5' DETACHED SIDEWALK
	6' ATTACHED SIDEWALK
	8' ATTACHED SIDEWALK
	8' DETACHED SIDEWALK
*	STREET CROSSING



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RETAIL PARCEL 3 - THE STATION AT PARK PLACE

Conceptual Circulation Plan

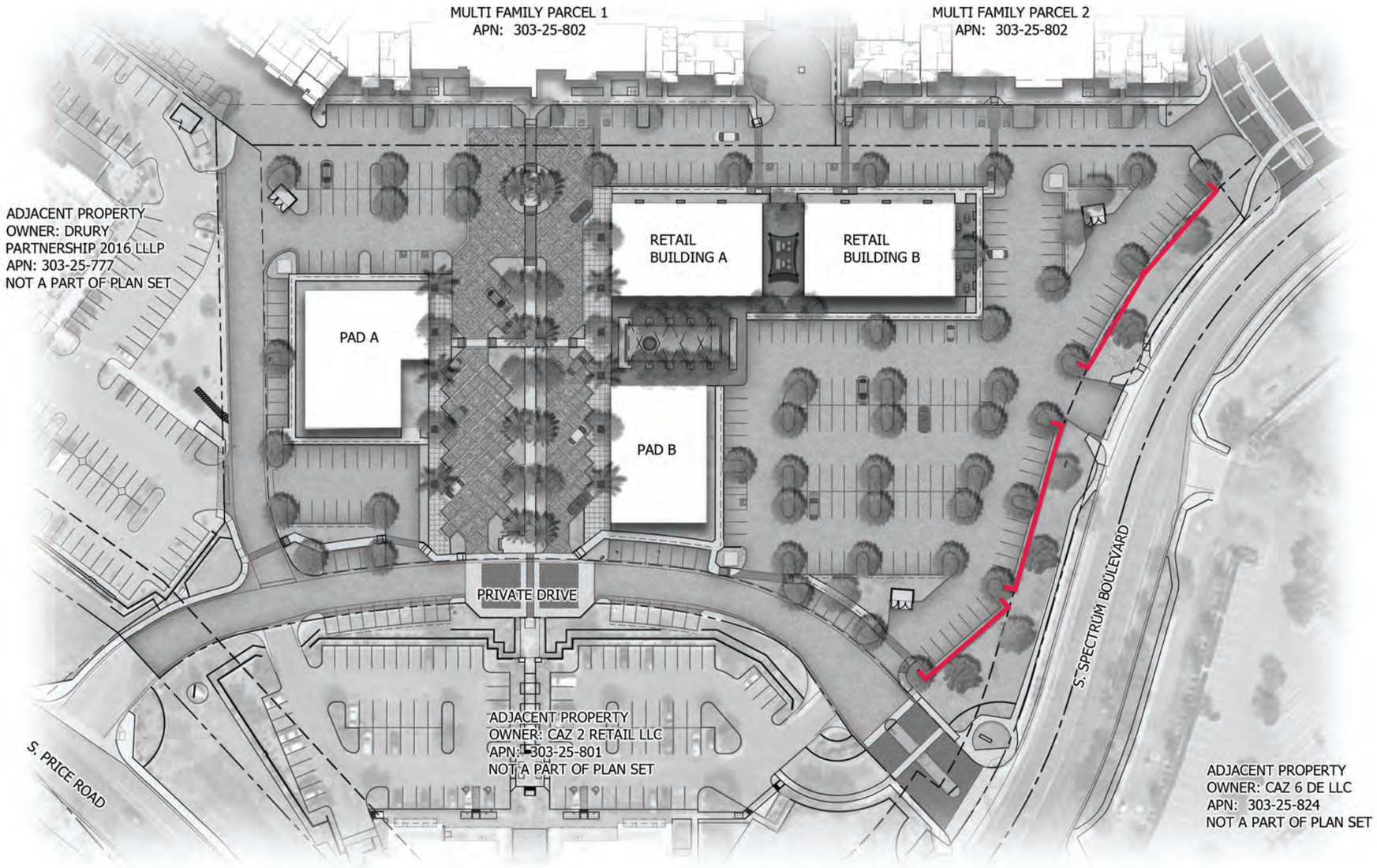
Plan Scale 1:40' 40' 80' 120' Date:09-04-2026

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WALL LEGEND

SYMBOL	DESCRIPTION
	PARKING SCREEN WALL



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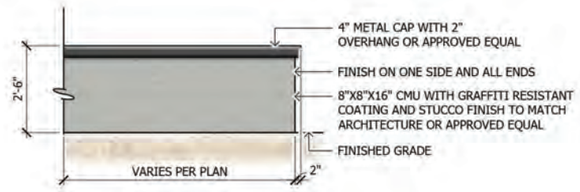
RETAIL PARCEL 3 - THE STATION AT PARK PLACE

Conceptual Wall Plan

Plan Scale 1:40' 40' 80' 120' Date:09-04-2026

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ELEVATION A:

1 Parking Screen Wall

SCALE: 1/2"=1'-0"

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RETAIL PARCEL 3 - THE STATION AT PARK PLACE

Wall Elevations - Sheet 1 of 1

Date:09-04-2026

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OPEN SPACE LEGEND

SYMBOL	DESCRIPTION	PROVIDED
	SHARED USEABLE INTERIOR OPEN SPACE	30,048 S.F
	SHARED USEABLE EXTERIOR OPEN SPACE	44,344 S.F
	TOTAL COMMON OPEN SPACE	74,392 S.F



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RETAIL PARCEL 3 - THE STATION AT PARK PLACE

Conceptual Open Space Plan

Plan Scale 1:40' 40' 80' 120' Date:09-04-2026

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PARKING

PAD B

DECORATIVE PAVER 01

PARKING

TREE GRATE

TREE GRATE

TREE GRATE

TREE GRATE

TREE GRATE

INTEGRAL COLORED STAMPED CONCRETE AT PARKING

INTEGRAL COLORED STAMPED CONCRETE AT PARKING

BENCH

BENCH

BENCH

BENCH

BENCH

BENCH

BENCH

BENCH

BENCH

BENCH

BENCH

BENCH

EXISTING NOT A PART

MULTI FAMILY PARCEL 1
APN: 303-25-802

INTEGRAL COLORED STAMPED CONCRETE AT PARKING

INTEGRAL COLORED STAMPED CONCRETE AT PARKING

TREE GRATE

TREE GRATE

TREE GRATE

TREE GRATE

TREE GRATE

TREE GRATE

LANDSCAPE AREA - BY OTHERS

PAD B

DECORATIVE PAVER 01

REFER TO ENLARGEMENT PLAN 02 - COMMERCIAL PLAZA

RETAIL BUILDING A

PARKING

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RETAIL PARCEL 3 - THE STATION AT PARK PLACE

Enlargement Plan 01 - Drive Entry

Plan Scale 1:10' 10' 20' 30' Date:09-04-2026

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RETAIL PARCEL 3 - THE STATION AT PARK PLACE

Enlargement Plan 02 - Plaza

Plan Scale 1:10' Date:09-04-2026

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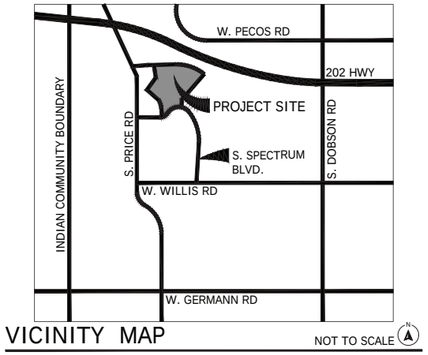
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PRELIMINARY LANDSCAPE PLANS

FOR

THE STATION AT PARK PLACE
MIXED USE RETAIL

RESIDENTIAL AND COMMERCIAL MIXED USE PROJECT
CITY OF CHANDLER, AZ



VICINITY MAP — NOT TO SCALE

SHEET INDEX

PG #	SHEET LABEL	DESCRIPTION
1	LA CV	LANDSCAPE COVER
2	LA0.1	GENERAL LANDSCAPE NOTES
3	LA3.0	OVERALL PLANTING PLAN
4-7	LA3.1-LA3.4	PLANTING PLANS
8-9	LA6.1-LA6.2	CONSTRUCTION DETAILS
10-11	LA7.1-LA7.2	PLANTING DETAILS
12-13	LA8.1-LA8.2	PLANTING SPECIFICATIONS

CITY OF CHANDLER GRADING NOTES:

1. CONTRACTOR SHALL GRADE TO MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL RESIDENCES. REVIEW ENGINEERS PLAN FOR DRAINAGE.
2. FINISH GRADING SHALL BE BY THE DIRECTION OF THE LANDSCAPE ARCHITECT.
3. LANDSCAPE ARCHITECT SHALL APPROVE GRADING PRIOR TO PLANTING.
4. GRADING FOR THIS PROJECT INCLUDES THE FOLLOWING:
   A) FINE GRADING OF EXISTING ROUGH GRADES IS REQUIRED TO PROVIDE SMOOTH, EVEN GRADE TRANSITION IN LANDSCAPE AREA.
   B) CREATION OF LOW MOUNDS IN THE STREET LANDSCAPE AND COMMUNITY PARK AREAS.
5. IMPORTING AND PLACING "OFF-SITE 3/8" MINUS TOPSOIL" IN THE FOLLOWING AREAS:
   A) TURF, AND ANNUAL AREAS. (6")
   B) PLANT BACKFILL (CAN BE SCREENED ON-SITE SOIL).
6. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY CALICHE ENCOUNTERED ON SITE AT NO ADDITIONAL COST TO THE OWNER.
7. ON-SITE AND OFF-SITE TOPSOIL SHALL CONFORM TO CONTENT REQUIREMENTS AS SPECIFIED IN PART 2 OF THE PLANTING SPECIFICATIONS. AGRONOMY TEST SUBMITTALS ARE REQUIRED FOR ALL MATERIAL USED FOR TOPSOIL AND BACKFILL. SUBMIT REPORT TO LANDSCAPE ARCHITECT FOR REVIEW.

CITY OF CHANDLER IRRIGATION NOTES:

1. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FULL IRRIGATION COVERAGE OF NEW PLANT MATERIAL BY AN UNDERGROUND DRIP SYSTEM. (PROVIDE DESIGN/BUILD SYSTEM)
2. THE LANDSCAPE CONTRACTOR SHALL SUBMIT FULL PIPING PLANS, AFTER FIELD VERIFICATION, DEPICTING POINT OF CONNECTION, METER LOCATION AND SIZE, BACKFLOW PREVENTER LOCATION AND SIZE, AND PIPE ROUTING AND SIZES.
3. THE LANDSCAPE CONTRACTOR SHALL INSTALL AN IRRIGATION SYSTEM IN ACCORDANCE WITH THE EXISTING SCHEDULES, NOTES, DETAILS, AND SPECIFICATIONS.
4. CONTRACTOR TO SITE VERIFY PRESSURE AND NOTIFY LANDSCAPE ARCHITECT OF ANY DIFFERENCES PRIOR TO INSTALLATION OR ORDERING OF MATERIALS. IF CONTRACTOR FAILS TO NOTIFY LANDSCAPE ARCHITECT, HE IS FINANCIALLY RESPONSIBLE FOR ANY NECESSARY SYSTEM ALTERATIONS THAT RESULT.
5. THE LANDSCAPE CONTRACTOR SHALL FIELD VERIFY EXISTING TAP LOCATIONS.
6. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING AND PATCHING OF ASPHALT AND CONCRETE AS REQUIRED FOR SLEEVE INSTALLATION ACCORDING TO THE IRRIGATION SCHEDULE.
7. CONTROLLER TO BE INSTALLED AS PER MANUFACTURES SPECIFICATIONS. CONTROLLER SIZE AND QUANTITIES TO BE DETERMINED BY THE VALVE REQUIREMENTS AND POINT OF CONNECTIONS. INSTALL ONE (1) CONTROLLER AT EACH POINT OF CONNECTION.
8. INSTALL PVC MAINLINE AND LATERALS ACCORDING TO THE IRRIGATION AND PIPING SCHEDULES.
9. ALL VALVES SHALL NOT EXCEED MANUFACTURES SPECIFICATIONS.
10. VALVE BOXES SHALL BE SQUARE TO ADJACENT WALKS OR CURBS AND FLUSH WITH THE FINAL GRADE.
11. WORK SHALL CONFORM TO ALL CONSTRUCTION CODES AND REGULATIONS.
12. CONTRACTOR SHALL INSTALL GREEN VALVE BOXES IN TURF AREAS AND TAN VALVE BOXES IN DECOMPOSED GRANITE AREAS (TYPICAL).

CITY OF CHANDLER PLANTING NOTES:

1. CONTRACTOR SHALL REVIEW PLANTING PLAN WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. LANDSCAPE ARCHITECT OR HIS/HER REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIALS HE/SHE DEEMS UNACCEPTABLE. SEE SPECIFICATIONS.
3. ANY AND ALL SUBSTITUTIONS TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
4. GROUNDCOVER, DECOMPOSED GRANITE AND/OR GRANITE RIP-RAP SHALL EXTEND UNDER SHRUBS UNLESS OTHERWISE NOTED ON PLANS.
5. LOCATE PLANTS AWAY FROM SPRINKLER HEADS, LIGHT FIXTURES AND OTHER OBSTRUCTIONS.
6. FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
7. PLANTING AND IRRIGATION DESIGN MAY BE MODIFIED TO ADAPT TO WALK CONFIGURATIONS THAT DIFFER FROM THESE PLANS, OR BECAUSE OF GRADE LIMITATIONS ON SITE.
8. FINISH GRADE OF ALL PLANTING AREAS IS TO BE 1 1/2" BELOW ADJACENT PAVING.
9. WATER TEST ALL TREE PLANTING HOLES PRIOR TO PLANTING. IF TREE HOLE DOES NOT DRAIN, DO NOT PLANT, SEE HARDPAN DETAIL.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR FULL IRRIGATION COVERAGE OF ALL PLANT MATERIAL.
11. REFERENCE CIVIL ENGINEERING DRAWINGS FOR GRADING AND DRAINAGE FLOWS, LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE THAT THESE ARE PROVIDED FOR AND NOT IMPAIRED WITH OBSTRUCTIONS.
12. REFER TO THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT SHOWN ON DRAWINGS.
13. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR GRADING ALL AREAS AT THE DIRECTION OF THE LANDSCAPE ARCHITECT TO CREATE A NATURALLY UNDULATING GROUND PLANE.
14. PLANT TREES A MINIMUM 10' FROM STREET LIGHT AND FIRE HYDRANTS. TREES SHALL BE PLANTED A MINIMUM 4' FROM WALKS, CURBS AND WALLS. PLANT SHRUBS WITH A 2' MINIMUM FROM CURB AND WALKS.
15. ALL PLANTING AREAS SHALL RECEIVE A 2" LAYER OF DECOMPOSED GRANITE THROUGHOUT (TYPICAL).
16. ALL SPECIMEN TREES AND TURF HEADERS TO BE FIELD LOCATED BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
17. CONTRACTOR SHALL INSTALL "NDS EP SERIES" (OR APPROVED EQUAL) AT ALL TREES WITHIN 8'-0" FEET OF HARDSCAPE ELEMENTS INCLUDING SIDEWALKS, ASPHALT, CONCRETE / SLABS FOOTINGS AND STRUCTURES. CONTRACTOR SHALL SUBMIT SPECIFICATION SHEETS OF PROPOSED ROOT BARRIER PANELS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

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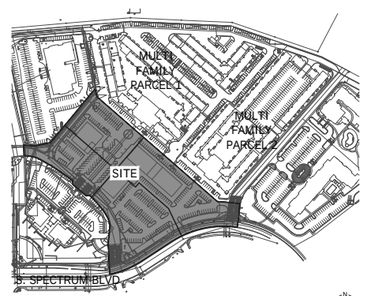
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APPROVAL STAMP



KEY MAP — NOT TO SCALE

Preliminary Landscape Plan
The Station at Park Place - Retail
Residential and Commercial Mixed Use Project
City of Chandler, AZ

SHEET TITLE: LANDSCAPE COVER

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45440
ANDREW D. BARON
09-04-2026
EXP. 12-31-27

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CHECKED BY: MP, CR
PERMIT NUMBER:
ABLA PROJECT NUMBER: 14-061-25

LA CV

PG: 1 OF 13

\\FSERVER.abla.local\ABLAProjects\Balmer Architectural Group\Park Place CA2.2 Retail\Phases\Retail\Landscape\PDP\00-Cover_APP II_R.dwg

POOL PROJECT NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBMITTALS AND PERMITS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL CITY, COUNTY, STATE AND FEDERAL STANDARDS AND CODES.
3. THE CONTRACTOR SHALL IDENTIFY ANY POSSIBLE VARIANCES TO ALL APPLICABLE STANDARDS AND CODES AND SHALL SUBMIT THE NECESSARY APPLICATIONS TO THE APPROPRIATE DEPARTMENTS IN ACCORDANCE WITH THE PROJECT SCHEDULE.
4. THE CONTRACTOR SHALL REVIEW POOL EQUIPMENT AND COORDINATE WITH REQUIRED UTILITY PROVIDERS PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL REVIEW POOL EQUIPMENT LOCATION AND FACILITIES TO ENSURE APPROPRIATE SPACE AND CONDITIONS ARE PROVIDED.
6. THE CONTRACTOR SHALL LOCATE AND PROVIDE SIGNAGE AND SAFETY EQUIPMENT ACCORDING TO APPROPRIATE CODES.
7. THE CONTRACTOR SHALL SUBMIT ALL SHOP DRAWINGS TO THE PROPERTY OWNER'S AUTHORIZED REPRESENTATIVE FOR APPROVAL PRIOR TO CONSTRUCTION.
8. THE CONTRACTOR SHALL PROVIDE ALL STRUCTURAL DRAWINGS ACCORDING TO APPROPRIATE CODES AND SOILS REPORTS TO THE PROPERTY OWNER'S AUTHORIZED REPRESENTATIVE FOR APPROVAL PRIOR TO CONSTRUCTION.
9. THE CONTRACTOR SHALL ENSURE THROUGH THEIR REVIEW THAT ALL NECESSARY SUPPORTING FACILITIES ARE PROVIDED IN ACCORDANCE TO APPROPRIATE CODES.
10. THE CONTRACTOR SHALL ENSURE PROPER DRAINAGE AWAY FROM THE POOL/WATER FEATURE IN COMPLIANCE WITH ALL APPLICABLE STANDARDS AND CODES AND THAT DRAINAGE DOES NOT IMPEDE OR CAUSE HARM TO OTHER BUILT FACILITIES.

GRADING PROJECT NOTES:

1. CONTRACTOR SHALL GRADE TO MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES AND MAINTAIN AND/OR CREATE DRAINAGE SPECIFIED ON THE PROJECT CIVIL ENGINEERS CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL KEEP DRAINAGE WAYS AND NATURAL FLOW CHANNELS SPECIFIED FREE FROM OBSTRUCTIONS THAT MAY IMPAIR FLOW.
2. FINISH GRADING SHALL BE BY THE DIRECTION OF THE LANDSCAPE ARCHITECT. ALL GRADING SHALL BE APPROVED BY OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO PLANTING.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ANY CALICHES ENCOUNTERED ON SITE AT NO ADDITIONAL COST TO THE OWNER.
4. FINISH GRADE OF ALL PLANTING AREAS SHALL COMPLY WITH PART 3 OF THE PLANTING SPECIFICATIONS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CREATING A NATURAL UNDULATING GROUNDPLANE IN ALL PLANTING AREAS AT/PER THE DIRECTION OF THE LANDSCAPE ARCHITECT.

INERTS NOTES:

ANGULAR GRANITE RIP-RAP

1. INSTALL GRANITE RIP-RAP IN ALL DRAINAGE SWALES, AND WHERE INDICATED ON PLANS. TYPICAL. SIZE OF RIP-RAP SHALL BE 3"-6", SIZED. COLOR OF GRANITE RIP-RAP TO MATCH EXISTING GRANITE. CONTRACTOR SHALL SUBMIT SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

DECOMPOSED GRANITE

1. DECOMPOSED GRANITE IS REQUIRED IN ALL PLANTING AREAS EXCEPT AREAS OF TURF AND GRANITE RIP-RAP.
2. SURFACE ROCKS LARGER THAN 1" DIA. ARE TO BE REMOVED PRIOR TO SPREADING DECOMPOSED GRANITE. AFTER SPREADING DECOMPOSED GRANITE TO A NEAT, UNIFORM 2" LAYER, REMOVE ALL EXISTING CALICHE ROCKS THAT SHOW THROUGH. SUPPLY ADEQUATE SIZE SAMPLE TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO ORDERING.

GENERAL PROJECT NOTES:

1. THESE NOTES ARE TO BE USED AS A GENERAL REFERENCE IN CONJUNCTION WITH AND AS A SUPPLEMENT TO WRITTEN SPECIFICATIONS, APPROVED ADDENDUMS, AND CHANGE ORDERS ASSOCIATED WITH THIS DOCUMENT SET.
2. ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS (THIS DOCUMENT SET) AND PER LOCAL OR STATE GOVERNING CODES AND/OR ORDINANCES, WHICHEVER IS APPLICABLE.
3. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL REVIEW THE PROJECT WITH THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE.
4. THE CONTRACTOR IS RESPONSIBLE TO BECOME FAMILIAR WITH THE PROJECT SITE AND LOCATIONS OF EXISTING AND FUTURE UNDERGROUND SERVICES AND IMPROVEMENTS WHICH MAY CONFLICT WITH THE WORK TO BE DONE. THE CONTRACTOR SHALL UTILIZE AN UNDERGROUND UTILITY COORDINATION SERVICE TO MARK EXISTING UTILITIES 48 HOURS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY SHOULD ANY CONFLICT ARISE.
5. THE CONTRACTOR SHALL PROVIDE MATERIALS OR EQUIPMENT AND PERFORM REQUIRED INCIDENTAL PROCEDURES THAT MAY BE NECESSARY TO COMPLETE THE PROJECT TO SATISFACTORY CONDITION AS DIRECTED BY THE DESIGN INTENT OF THIS DOCUMENT SET AND THEREFORE SHALL MEET MINIMUM CONSTRUCTION REQUIREMENTS AND INDUSTRY STANDARDS NOTWITHSTANDING MENTION OR REFERENCE IN THIS DOCUMENT SET.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS AND SHALL NOTIFY ALL UTILITY COMPANIES WITH UTILITIES ON SITE PRIOR TO THE CONSTRUCTION OF THE PROJECT.
7. INTERPRETATION OF THIS DOCUMENT SET IN ITS ENTIRETY SHALL BE MADE BY THE LANDSCAPE ARCHITECT OF RECORD AND SHALL BE CONSIDERED FINAL. DISCREPANCIES SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR PRIOR TO SUBMITTING FORMAL BIDS. ALL CLARIFICATIONS SHALL BE PREPARED IN WRITING BY THE LANDSCAPE ARCHITECT OF RECORD PRIOR TO BIDDING. THE CONTRACTOR SHALL ACCEPT THE INTERPRETATION OF THE LANDSCAPE ARCHITECT OF RECORD AS THE CORRECT AND FINAL INTERPRETATION.
8. THIS DOCUMENT SET, INCLUDING ALL PLAN SHEETS, NOTES, DETAILS AND SPECIFICATIONS SHALL BE UTILIZED BY THE CONTRACTOR PERFORMING INSTALLATION AS GENERAL GUIDELINES FOR THE PROJECT DESIGN INTENT. QUANTITIES SHOWN IN THIS DOCUMENT SET ARE ESTIMATES ONLY AND ARE NOT THEREFORE GUARANTEED; THE CONTRACTOR SHALL SUPPLY ALL MATERIALS, LABOR AND EQUIPMENT IN ORDER COMPLETE PROJECT AS SPECIFIED IN THESE DOCUMENTS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPORT ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO THE START OF WORK.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND COORDINATING EXISTING SITE CONDITIONS.
11. THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONARY MEASURES TO PROTECT EXISTING IMPROVEMENTS AND THE PUBLIC FROM DAMAGE THROUGHOUT THE CONSTRUCTION PROCESS.
12. SHOULD THE CONTRACTOR HAVE ANY QUESTIONS REGARDING THIS DOCUMENT SET OR SHOULD THERE BE ANY DISCREPANCIES, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING.
13. CONTRACTOR SHALL PROPERLY COORDINATE WORK TO BE PERFORMED WITH OTHER CONTRACTOR'S WORK PRIOR TO INSTALLATION.
14. CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY DAMAGES IMPOSED, UNINTENTIONALLY OR ACCIDENTALLY TO EXISTING UTILITIES, STRUCTURES, WALLS, OR OTHER AMENITIES, DUE TO THE ACTION OF THE CONTRACTOR, CONTRACTOR'S EMPLOYEES AND/OR THE CONTRACTOR'S SUBCONTRACTORS. DAMAGE INCURRED DURING THE CONTRACTOR'S OPERATION SHALL BE REPAIRED, AT THE EXPENSE OF THE CONTRACTOR, TO THE SATISFACTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
15. EXISTING SITE CONDITIONS AND THE DOCUMENT SET BASE INFORMATION HAVE BEEN PROVIDED BY THE PROJECT CIVIL ENGINEER.
16. CONTRACTOR SHALL MATCH GRADES, LAYOUT AND ELEVATIONS OF ADJOINING LANDSCAPE WORK BY OTHERS. NOTIFY THE LANDSCAPE ARCHITECT OF CONFLICTS BEFORE PROCEEDING WITH CONSTRUCTION.
17. THE CONTRACTOR SHALL PROVIDE BARRICADES AND TRAFFIC CONTROL ALONG PUBLIC STREETS, IF REQUIRED, DURING INSTALLATION AND SHALL BE RESPONSIBLE FOR SECURING APPROVAL AND PERMIT FOR THE PROCESS.

HARDSCAPE GENERAL NOTES:

1. CONTRACTOR SHALL LAYOUT AND VERIFY ALL HARDSCAPE ELEMENTS PRIOR TO CONSTRUCTION FOR REVIEW BY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE. THE CONTRACTOR SHALL CONTACT THE OWNER'S AUTHORIZED REPRESENTATIVE SHOULD ANY DISCREPANCIES EXIST. THE CONTRACTOR SHALL SUBMIT IN WRITING SUGGESTED MODIFICATION AND RECEIVE TRANSMITTED RECORD OF APPROVAL FROM OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. DIMENSIONS SHOWN ON THIS PLAN ARE BASED ON THE DOCUMENTS SUBMITTED BY THE PROJECT CIVIL ENGINEER. THE CONTRACTOR SHALL CONTACT THE OWNER'S AUTHORIZED REPRESENTATIVE SHOULD ANY DISCREPANCIES OCCUR. THE CONTRACTOR SHALL SUBMIT IN WRITING SUGGESTED MODIFICATION AND RECEIVE TRANSMITTED RECORD OF APPROVAL FROM OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCEMENT OF ANY FIELD REVISIONS.
3. REFER TO CONSTRUCTION DOCUMENTS PREPARED BY THE PROJECT CIVIL ENGINEER FOR ALL INFORMATION REGARDING HORIZONTAL AND VERTICAL CONTROL DIMENSIONS.
4. CONTRACTOR SHALL BE RESPONSIBLE TO HAVE ALL STRUCTURES REPRESENTED IN THE CONTRACT DOCUMENTS (THIS DOCUMENT SET) REVIEWED BY A REGISTERED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION UNLESS OTHERWISE STATED.
5. FOOTINGS, WALLS AND FENCES SHALL BE PLACED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.
6. CONTRACTOR SHALL HAVE SIDEWALKS SURVEYED AND STAKED FOR REVIEW BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT 48 HOURS IN ADVANCE FOR SITE REVIEW.
7. UNLESS OTHERWISE NOTED IN THIS DOCUMENT SET OR NOTED IN DETAILS, SIDEWALKS SHALL BE 5'-0" IN WIDTH, 4" THICK, 2500 PSI CONCRETE ON COMPACTED BASE PER SITE SOILS REPORT WITH CONSTRUCTION JOINTS AT 5'-0" ON CENTER AND EXPANSION JOINTS AT 20'-0" ON CENTER. SIDEWALKS SHALL HAVE A MEDIUM BROOM, NON-SKID FINISH PERPENDICULAR TO DIRECTION OF TRAVEL WITH 1/2" RADIUS TOOLED EDGES.
8. RADIUS AT SIDEWALK INTERSECTIONS SHALL BE 5'-0" (TYPICAL), UNLESS NOTED OTHERWISE.
9. CONTRACTOR SHALL PREPARE A 4'X4' SAMPLE PANEL FOR EACH TYPE OF HARDSCAPE MATERIAL SPECIFIED IN THE CONTRACT DOCUMENTS (THIS DOCUMENT SET) FOR APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO CONSTRUCTION.
10. CONTRACTOR IS RESPONSIBLE FOR REMOVING STAINS AND SPILLS ON FINISHED HARDSCAPE IMMEDIATELY.
11. CONTRACTOR IS RESPONSIBLE FOR PROTECTING FINISHED WORK UNTIL PROJECT ACCEPTANCE BY OWNER/OWNER'S REPRESENTATIVE.

PLANTING GENERAL NOTES:

1. CONTRACTOR SHALL REVIEW PLANTING PLAN WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. CONTRACTOR SHALL REVIEW SITE SOILS REPORT PRIOR TO PLANTING. WATER TEST ALL TREE PLANTING HOLES PRIOR TO PLANTING. IF TREE HOLE DOES NOT DRAIN, DO NOT PLANT, SEE HARDPAN DETAIL.
3. PLANTING AND IRRIGATION DESIGN MAY BE MODIFIED TO ADAPT TO HARDSCAPE CONFIGURATIONS THAT DIFFER FROM THESE PLANS, OR BECAUSE OF GRADE LIMITATIONS ON SITE. SUBSTANTIAL DEVIATION FROM THIS DOCUMENT SET WILL REQUIRE REVIEW AND APPROVAL FROM OWNER'S AUTHORIZED REPRESENTATIVE.
4. LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE RESERVE THE RIGHT TO REFUSE ANY PLANT MATERIALS DEEMED UNACCEPTABLE. SEE SPECIFICATIONS AND THIS DOCUMENT SET FOR MINIMUM REQUIREMENTS.
5. THE CONTRACTOR SHALL SUBMIT IN WRITING REQUESTS FOR ANY AND ALL SUBSTITUTIONS TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
6. CONTRACTOR SHALL REFER TO THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT SHOWN ON DRAWINGS.
7. ALL PLANT MATERIAL SHALL BE IN COMPLIANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION AND STANDARDIZED PLANT NAMES, LATEST EDITION.
8. PLANT MATERIAL MARKED 'SALVAGE' SHALL BE SELECTED FROM FROM ON-SITE SALVAGE INVENTORY OR LOCATED BY THE LANDSCAPE ARCHITECT FROM ANOTHER SOURCE. ALL MATERIAL SELECTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE.
9. FINAL LOCATION OF PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
10. ALL SPECIMEN TREES, SHRUBS AND CACTI SHALL BE FIELD LOCATED BY LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.
11. LOCATE PLANTS AWAY FROM SPRINKLER HEADS, LIGHT FIXTURES AND OTHER OBSTRUCTIONS. CONTRACTOR SHALL OBSERVE MINIMUM OFFSETS FROM THE FOLLOWING STRUCTURES; TREES SHALL BE PLANTED A MINIMUM OF 10'-0" FROM STREET LIGHTS (MEASURED FROM MATERIAL MATURITY), 6'-0" FROM EDGE OF UNDERGROUND PIPELINES AND A MINIMUM OF 4'-0" FROM HARDSCAPE , CURBS AND WALLS (MEASURED FROM CENTER OF PLANT MATERIAL). SHRUBS SHALL BE PLANTED A MINIMUM OF 2'-0" FROM CURB AND WALKS AND 3'-0" FROM FIRE SUPPRESSION DEVICES (MEASURED FROM MATERIAL MATURITY). LOCAL OR STATE GOVERNING CODES AND/OR ORDINANCES SHALL SUPERCEDE SPECIFIED DISTANCES SO LONG AS THEY SURPASS STATED REQUIREMENTS.
12. CONTRACTOR SHALL INSTALL "NDS EP SERIES" (OR APPROVED EQUAL) AT ALL TREES WITHIN 5'-0" FEET OF HARDSCAPE ELEMENTS INCLUDING (BUT NOT LIMITED TO) SIDEWALKS, ASPHALT, CONCRETE SLABS / FOOTINGS AND STRUCTURES. CONTRACTOR SHALL SUBMIT SPECIFICATION SHEETS OF PROPOSED ROOT BARRIER PANELS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
13. THE CONTRACTOR SHALL INSTALL ARBOR GUARDS AT ALL TREES LOCATED IN TURF AREAS.
14. ON-SITE AND OFF-SITE TOPSOIL SHALL CONFORM TO CONTENT REQUIREMENTS AS SPECIFIED IN PART 2 OF THE PLANTING SPECIFICATIONS. AGRONOMY TEST SUBMITTALS ARE REQUIRED FOR ALL MATERIAL USED FOR TOPSOIL AND BACKFILL. SUBMIT REPORT TO LANDSCAPE ARCHITECT FOR REVIEW.
15. CACTI SHALL BE PLANTED A MINIMUM OF 3'-0" AWAY FROM ALL PEDESTRIAN ROUTES.
16. CACTI SHALL BE WELL ROOTED AND NON-SCARRED.
17. ALL TREE STAKING SHALL CONFORM TO THE PLANTING DETAILS OR AS NOTED IN THE SPECIFICATIONS. THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE SHALL REVIEW TYPICAL TREE STAKING PRIOR TO FINAL ACCEPTANCE.
20. CONTRACTOR SHALL INSTALL ANGULAR GRANITE RIP-RAP IN ALL DRAINAGE SWALES, AND WHERE INDICATED ON PLANS. REFER TO MATERIALS SCHEDULE / PLANTING LEGEND FOR COLOR AND SIZE OF ANGULAR GRANITE RIP-RAP. CONTRACTOR SHALL SUBMIT SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. CONTRACTOR SHALL REFER TO CIVIL PLANS FOR ADDITIONAL INFORMATION.
21. DECOMPOSED GRANITE IS REQUIRED IN ALL PLANTING AREAS EXCEPT AREAS OF TURF AND ANGULAR GRANITE RIP-RAP AND SHALL EXTEND UNDER PLANT MATERIAL UNLESS NOTED OTHERWISE ON PLANS. ALL PLANTING AREAS SHALL RECEIVE A 2" MINIMUM LAYER OF DECOMPOSED GRANITE THROUGHOUT. REFER TO MATERIALS SCHEDULE / PLANTING LEGEND FOR SIZE AND COLOR OF DECOMPOSED GRANITE. CONTRACTOR SHALL SUBMIT SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
22. THE CONTRACTOR SHALL PROVIDE MAINTENANCE FOR ALL PLANT MATERIAL FROM THE TIME OF INSTALLATION THROUGH SUBSTANTIAL COMPLETION.
23. PLANT MATERIAL SHALL NOT BE INSTALLED OR ALLOWED TO GROW TO WITHIN 3'-0" OF A FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION (FDC). MAINTAIN A MINIMUM VERTICAL CLEARANCE OF 15'-0" WHERE TREES OVERHANG THE CURB LINE. TREES SHALL BE PLANTED A MINIMUM OF 5'-0" FROM ANY STRUCTURE UNLESS OTHERWISE NOTED.
24. IN DISTURBED AREAS INDICATED TO RECEIVE REVEGETATION HYDROSEED AND/OR PLANTING, THE CONTRACTOR SHALL MATCH EXISTING NATURAL DESERT FLOOR GROUND COVER CONDITIONS ADJACENT TO THE PROJECT.
25. NATIVE REVEGETATION AREAS AND PLANTER BEDS NOTED IN THIS DOCUMENT SET SHALL BE TREATED WITH PRE-EMERGENT AS PER MANUFACTURER'S INSTRUCTIONS. RE-APPLY AS NECESSARY TO ELIMINATE INVASIVE WEEDS. REMOVE ALL DEAD DEBRIS.
26. THE CONTRACTOR SHALL PROVIDE A 50'-0" BY 50'-0" TYPICAL MOCKUP OF NATIVE REVEGETATION AREAS NOTED IN THIS DOCUMENT SET FOR REVIEW BY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.

IRRIGATION GENERAL NOTES:

1. THE CONTRACTOR SHALL INSTALL THE SPECIFIED SYSTEM IN ACCORDANCE WITH THE ATTACHED SCHEDULES, NOTES, DETAILS, AND SPECIFICATIONS.
2. CONTRACTOR TO VERIFY PRESSURE ON-SITE AND NOTIFY LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO INSTALLATION OR ORDERING OF MATERIALS. IF CONTRACTOR FAILS TO NOTIFY THE PROPER PARTY, THE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR ALL NECESSARY SYSTEM ALTERATIONS REQUIRED TO FACILITATE AN EFFICIENT AND OPERATIONAL SYSTEM. THIS IRRIGATION SYSTEM REQUIRES A MINIMUM OF XX TO XX PSI WATER PRESSURE AT WATER METER.
3. THE CONTRACTOR SHALL VISIT SITE PRIOR TO BIDDING ON PROJECT TO VERIFY INSTALLATION CONDITIONS.
4. THE CONTRACTOR SHALL FIELD VERIFY EXISTING TAP LOCATIONS. ALL NEW METERS SHALL BE INSTALLED PER THE IRRIGATION SCHEDULE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULL IRRIGATION COVERAGE OF ALL PLANT MATERIAL INCLUDING TURF.
6. WORK SHALL CONFORM TO ALL CONSTRUCTION CODES AND REGULATIONS.
7. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL CONTACT AN UNDERGROUND UTILITY COORDINATION SERVICE TO VERIFY LOCATIONS AND DEPTHS OF EXISTING UTILITIES THAT MAY BE AFFECTED BY DESCRIBED WORK, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO SUCH UTILITIES CAUSED AS A RESULT OF THE IRRIGATION INSTALLATION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPENSATING THE OWNER AND/OR THE OWNER'S REPRESENTATIVE FOR ANY DESIGN CHANGES MADE AS A RESULT OF DEVIATION BY THE CONTRACTOR FROM THE PLANS AND SPECIFICATIONS OR DUE TO ERRORS, FAULTY MATERIAL OR FAULTY WORKMANSHIP.
9. ALL VALVES SHALL NOT EXCEED MANUFACTURES SPECIFICATIONS.
10. SUPPLY THE FOLLOWING MATERIAL TO THE OWNER:
    - 10.1. TWO WRENCHES FOR DISASSEMBLY AND ADJUSTING OF EACH TYPE OF SPRINKLER HEAD AND VALVE SUPPLIED.
    - 10.2. TWO KEYS FOR EACH OF THE CONTROLLERS.
    - 10.3. TWO COUPLERS WITH MATCHING HOSE BIBBS AND SHUT-OFF VALVE.
    - 10.4. TWO VALVE BOX KEYS.
11. INSTALL PVC MAINLINE AND LATERALS ACCORDING TO THE IRRIGATION AND PIPING SCHEDULES.
12. VALVE BOXES SHALL BE SQUARE TO ADJACENT WALKS OR CURBS AND FLUSH WITH THE FINAL GRADE AND GROUPED TOGETHER WHEN POSSIBLE.
13. CONTRACTOR SHALL INSTALL TAN VALVE BOXES IN DECOMPOSED GRANITE FOR POTABLE WATER SYSTEMS. INSTALL AND MARK PURPLE VALVE BOXES FOR RECLAIMED WATER SYSTEMS.
14. VALVE BOXES TO BE BRANDED WITH CONTROLLER AND STATION NUMBER.
15. INSTALL ALL MAINLINES WITH A MINIMUM OF 18" OF COVER.
16. INSTALL ALL LATERALS WITH A MINIMUM OF 12" OF COVER.
17. ALL PIPE TO BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS AND ASTM STANDARD D 2774.
18. FLUSHING OF ALL LINES PRIOR TO INSTALLATION OF SPRINKLERS AND EMITTERS IS REQUIRED.
19. INSTALL ALL SPRINKLERS, EMITTERS, AND RELATED MATERIAL PER IRRIGATION SYSTEM SPECIFICATIONS AND DETAILS.
20. CONTROLLER TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS. CONTROLLER SIZE AND QUANTITIES TO BE DETERMINED BY THE VALVE REQUIREMENTS AND POINT OF CONNECTIONS. INSTALL ONE (1) CONTROLLER AT EACH POINT OF CONNECTION.
21. ALL ELECTRICAL CONNECTIONS SHALL BE MADE AT THE REMOTE CONTROL VALVE BOXES, CONTROLLER ENCLOSURES AND VALVE BOXES SPECIFICALLY FOR ELECTRICAL CONNECTIONS.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL WIRING FROM THE CIRCUIT BREAKER AT THE 120 VOLT SOURCE LOCATION TO AUTOMATIC CONTROLLER.
23. CONTROLLER WIRES THAT ARE DIRECT BURIED SHALL BE #14 OR BETTER, BUNDLED OR WRAPPED A MINIMUM OF EVERY TWELVE (12') FEET. DURING INSTALLATION WIRES SHALL HAVE A 24" LOOP TIED IN ALL DIRECTION CHANGES GREATER THAT 30 DEGREES AND BE UNTIED PRIOR TO TRENCH FILL IN.
24. INSTALL ALL VALVE WIRING IN MAINLINE TRENCH AS DETAILED.
25. INSTALL ALL MAINLINE GATE VALVES IN A ROUND PLASTIC VALVE BOX PER DETAILS.
26. THE MAINLINE, LATERAL PIPE, AND VALVES ARE SHOWN SCHEMATICALLY AND SHALL BE INSTALLED WITHIN THE LANDSCAPE AREA, ADJACENT TO HARDSCAPE WITHIN DESCRIBED LIMIT OF WORK.
27. ALL MAINLINE PIPE SHALL BE A MINIMUM OF SCHEDULE 40.
28. ALL MAINLINE AND IRRIGATION EQUIPMENT SHALL BE PLACED IN THE LANDSCAPED AREAS.
29. SLEEVES SHALL BE A MINIMUM OF TWO TIMES THE DIAMETER OF THE LINE SIZE AND INSTALLED AS SCHEDULE 40 PVC MINIMUM.
30. ALL PVC SOLVENT WELD FITTINGS SHALL BE LASCO OR APPROVED EQUAL.
31. FLUSH CAPS SHALL BE PLACED IN A VALVE BOX AT THE END OF ALL LATERALS.
32. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING AND PATCHING OF ASPHALT AND CONCRETE AS REQUIRED FOR SLEEVE INSTALLATION ACCORDING TO THE IRRIGATION SCHEDULE.
33. ALL THREADED JOINTS TO BE COATED WITH TEFLON TAPE UNLESS OTHERWISE SPECIFIED BY THE MANUFACTURER. USE LIQUID TEFLON ON METAL PIPE THREADS ONLY.
34. INSTALL ALL ELECTRICAL JOINTS WITH 3-M WATERPROOF CONNECTORS.
35. ALL 120 VOLT VOLT POWER WIRE TO BE INSTALLED PER LOCAL CODE.
36. INSTALL ALL REMOTE CONTROL VALVES AT HEIGHT INDICATED ON DETAILS, AS HIGH AS POSSIBLE BUT ALLOWING CLEARANCE BETWEEN VALVE BOX LID AND FLOW CONTROL HANDLE ON REMOTE CONTROL VALVE.
37. ALL VALVES, PRESSURE REGULATORS AND OTHER DEVICES SHALL BE PLACED IN AN APPROPRIATELY SIZED VALVE BOX WITH A MINIMUM OF TWO (2") INCHES OF PEA GRAVEL.
38. ALL PIPE CROSSINGS IN THE RIGHT-OF-WAY SHALL BE MARKED ON EACH SIDE OF THE CURB WITH A NON-DESTRUCTIBLE MARKING.
39. ALL BACKFLOW PREVENTION DEVICES SHALL HAVE A MINIMUM 24"x36"x4" CLASS B CONCRETE SLAB WITH PIPE SLEEVES. IF A SECURITY CAGE IS INSTALLED, CONCRETE SHALL BE SIX (6") INCHES LARGER ON ALL SIDES THAN THE SECURITY CAGE.
40. BACKFLOW DEVICES SHALL BE A MINIMUM OF TWO (2') FEET FROM THE WATER METER AND BE THE SAME SIZE AS THE METER SERVICE LINE.
41. AFTER INITIAL TESTING, ALL BACKFLOW DEVICES SHALL BE TESTED ANNUALLY.
42. PRIOR TO PLACING ANY IRRIGATION SYSTEM IN SERVICE, AN ARIZONA CERTIFIED BACKFLOW DEVICE TESTER SHALL TEST THE BACKFLOW PREVENTION DEVICE AND GIVE A COPY OF THE PASSED TEST RESULTS TO THE PROPER GOVERNING AGENCIES.

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Preliminary Landscape Plan

The Station at Park Place - Retail
Residential and Commercial Mixed Use Project
City of Chandler, AZ

SHEET TITLE: GENERAL LANDSCAPE NOTES

BALMER architectural group

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REGISTERED LANDSCAPE ARCHITECT
45140
ANDREW D. BARTON
09-04-2026
EXP. 12-31-27

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ABLA PROJECT NUMBER: 14-061.25

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ADJACENT PROPERTY
NOT A PART OF PLAN SET

ADJACENT PROPERTY
OWNER: DRURY
PARTNERSHIP 2016 LLLP
APN: 303-25-777
NOT A PART OF PLAN SET

MULTI FAMILY PARCEL 1
APN: 303-25-802

MULTI FAMILY PARCEL 2
APN: 303-25-802

ADJACENT PROPERTY
OWNER: OCI CHANDLER
OF DELAWARE I LLC
APN: 303-25-763
NOT A PART OF PLAN SET

ADJACENT PROPERTY
OWNER: OCI CHANDLER
OF DELAWARE I LLC
APN: 303-25-762
NOT A PART OF PLAN SET

ADJACENT PROPERTY
OWNER: CAZ 2 RETAIL LLC
APN: 303-25-801
NOT A PART OF PLAN SET

ADJACENT PROPERTY
OWNER: CAZ 6 DE LLC
APN: 303-25-824
NOT A PART OF PLAN SET

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LA3.3
LA3.2
LA3.1

S. PRICE RD.
S. SPECTRUM BLVD.

OHU

Scale 1:60'
60' 120' 180'

Plant Materials Legend

Tree	Box (in.)	Qty
Parkinsonia hybrid 'Desert Museum' Desert Museum Palo Verde	24"	6
Prosopis velutina Velvet Mesquite	24"	3
Phoenix dactylifera Date Palm	20" Clear Cut	8
Ulmus parvifolia 'Allee' Allee Elm	24"	44
Olea europaea 'Wilsonii' Wilsonii Olive	24"	22
Washingtonia filifera California Fan Palm	20" Clear Cut	6

Extra Large Shrubs	Size	Qty
Bougainvillea spectabilis 'Torch Glow' Torch Glow Bougainvillea	5 gal.	26
Tecoma alata 'Orange Jubilee' Orange Jubilee	15 gal.	7
Tecoma x 'Bells of Fire' Bells of Fire	5 gal.	8

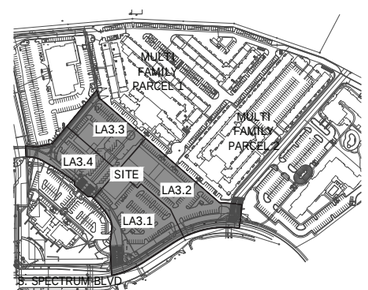
Large Shrubs	Size	Qty
Senna Nemophila Desert Cassia	5 gal.	16
Leucophyllum langmaniae 'Rio Bravo' Rio Bravo Sage	5 gal.	17

Medium Shrubs	Size	Qty
Eremophila hygrophana Blue Bells Blue Bells	5 gal.	27
Eremophila maculata 'Valentine' Valentine Bush	5 gal.	69
Leucophyllum frutescens 'Compacta' Compact Texas Sage	5 gal.	48
Leucophyllum candidum 'White Cloud' White Cloud Sage	5 gal.	54
Nerium oleander Pink Oleander	5 gal.	46
Ruellia simplex Mexican Ruellia	5 gal.	41
Ruellia peninsularis Baja Ruellia	5 gal.	69

Small Shrubs	Size	Qty
Olea europaea 'Montra' Little Ollie	5 gal.	107
Russelia equisetiformis Coral Fountain	5 gal.	44

Groundcovers	Size	Qty
Eremophila prostrata Outback Sunrise Eremophila	1 gal.	380
Lantana montevidensis Purple Trailing Lantana	1 gal.	78
Lantana x 'New Gold' 'New Gold' Lantana	1 gal.	297
Lantana x 'Dallas Red' Red Lantana 'Dallas Red'	1 gal.	88
Lantana camara 'Radiation' Lantana	1 gal.	49
Ruellia simplex 'Katie' Katie Dwarf Ruellia	1 gal.	224

Vines	Size	Qty
Bougainvillea 'Barbara Karst' Barbara Karst Bougainvillea	5 gal.	6



KEY MAP NOT TO SCALE

Preliminary Landscape Plan

The Station at Park Place - Retail
Residential and Commercial Mixed Use Project
City of Chandler, AZ

SHEET TITLE: OVERALL PLANTING PLAN

BALMER architectural group

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45140
ANDREW M.
BARON
09-04-2026
REGISTERED LANDSCAPE ARCHITECT
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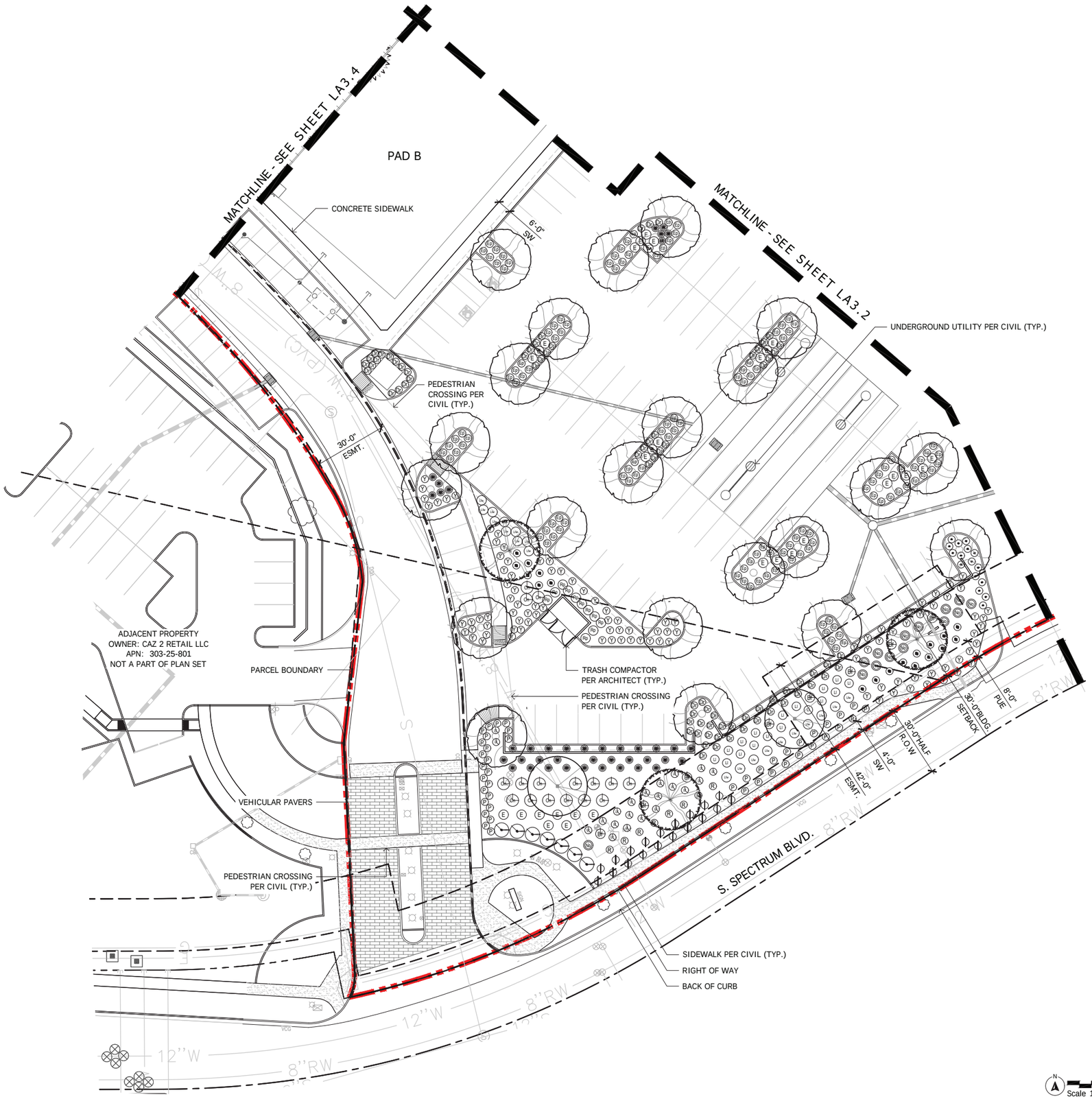
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ABLA PROJECT NUMBER: 14-061-25

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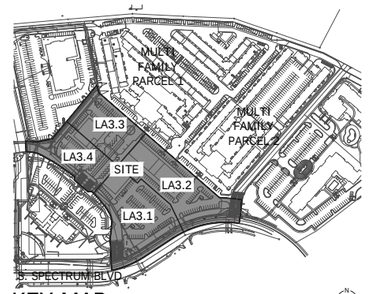
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Scale 1:20'
20' 40' 60'

Plant Materials Legend



Tree	Box (in.)	Qty
Parkinsonia hybrid 'Desert Museum' Desert Museum Palo Verde	24"	6
Prosopis velutina Velvet Mesquite	24"	3
Phoenix dactylifera Date Palm	20" Clear Cut	8
Ulmus parvifolia 'Allee' Allee Elm	24"	44
Olea europaea 'Wilsonii' Wilsonii Olive	24"	22
Washingtonia filifera California Fan Palm	20" Clear Cut	6

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Bougainvillea spectabilis 'Torch Glow' Torch Glow Bougainvillea	5 gal.	26
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SHEET TITLE: PLANTING PLAN

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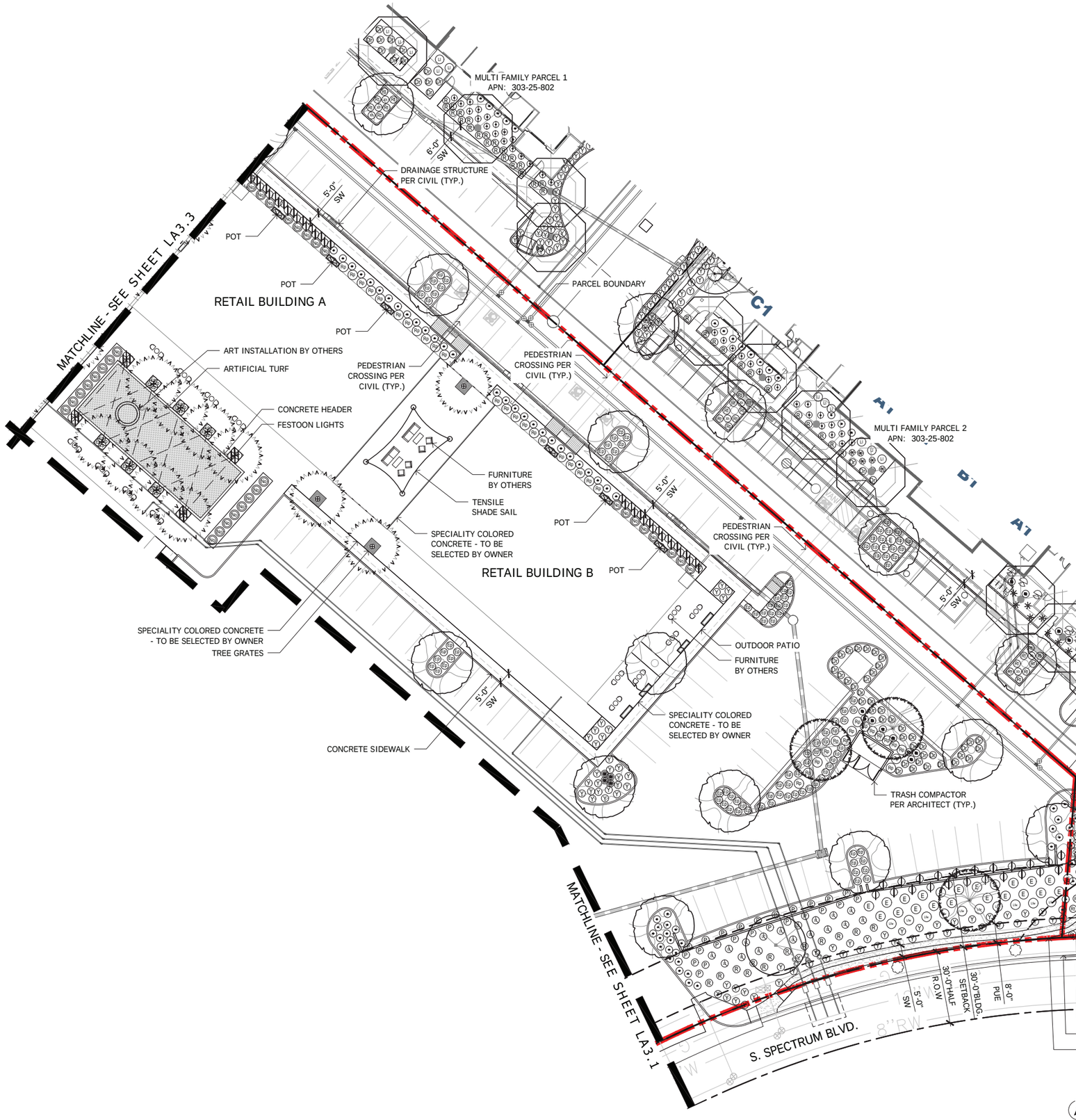
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45440 ANDREW D. BARON
REGISTERED LANDSCAPE ARCHITECT
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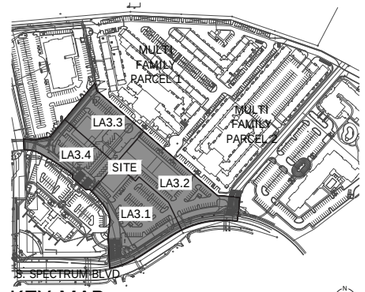


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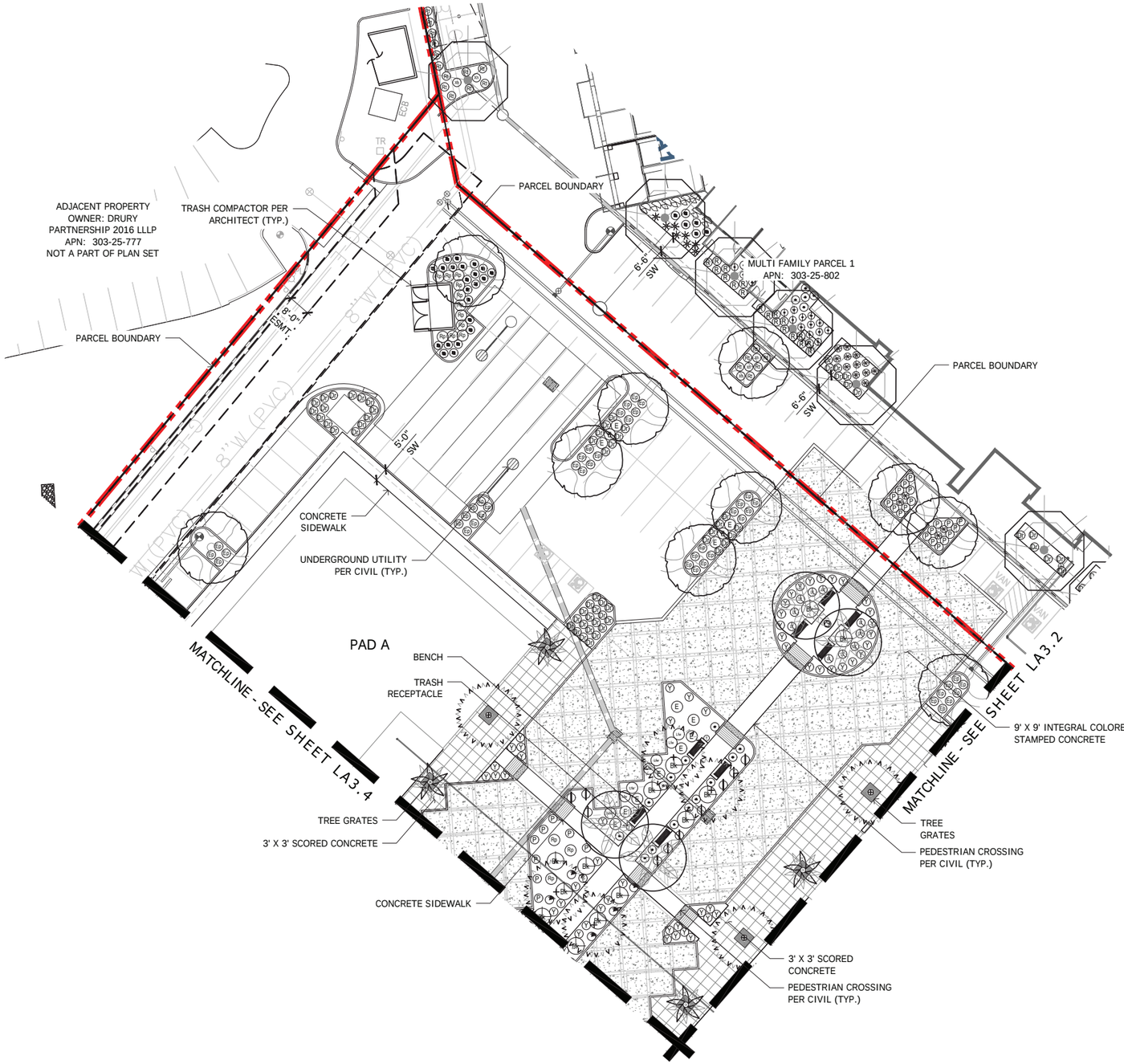
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LA3.2

PG: 5 OF 13

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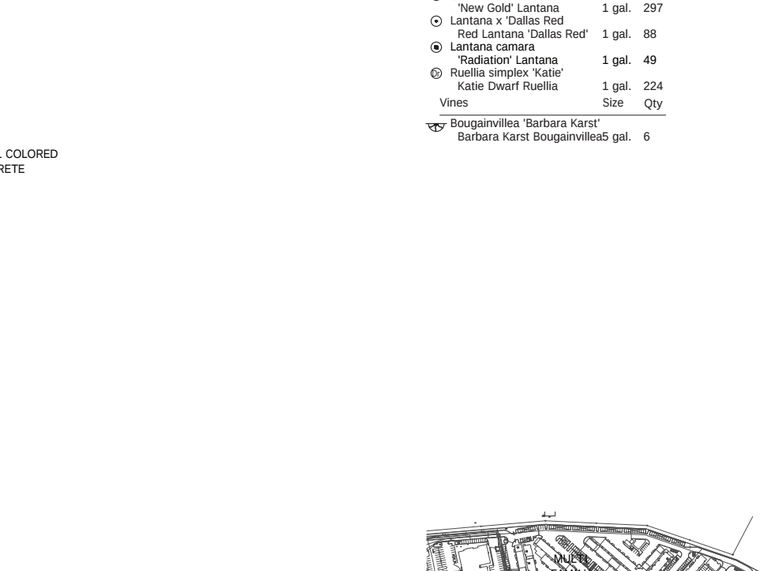


Plant Materials Legend



Tree	Box (in.)	Qty
Parkinsonia hybrid 'Desert Museum' Desert Museum Palo Verde	24"	6
Prosopis velutina Velvet Mesquite	24"	3
Phoenix dactylifera Date Palm	20" Clear Cut	8
Ulmus parvifolia 'Allee' Allee Elm	24"	44
Olea europaea 'Wilsonii' Wilsonii Olive	24"	22
Washingtonia filifera California Fan Palm	20" Clear Cut	6

Extra Large Shrubs	Size	Qty
Bougainvillea spectabilis 'Torch Glow' Torch Glow Bougainvillea	5 gal.	26
Tecoma alata 'Orange Jubilee' Orange Jubilee	15 gal.	7
Tecoma x 'Bells of Fire' Bells of Fire	5 gal.	8
Large Shrubs	**Size**	**Qty**
Senna Nemophila Desert Cassia	5 gal.	16
Leucophyllum langmaniae 'Rio Bravo' Rio Bravo Sage	5 gal.	17
Medium Shrubs	**Size**	**Qty**
Eremophila hygrophana Blue Bells Blue Bells	5 gal.	27
Eremophila maculata 'Valentine' Valentine Bush	5 gal.	69
Leucophyllum frutescens 'Compacta' Compact Texas Sage	5 gal.	48
Leucophyllum candidum 'White Cloud' White Cloud Sage	5 gal.	54
Nerium oleander Pink Oleander	5 gal.	46
Ruellia simplex Mexican Ruellia	5 gal.	41
Ruellia peninsularis Baja Ruellia	5 gal.	69
Small Shrubs	**Size**	**Qty**
Olea europaea 'Montra' Little Ollie	5 gal.	107
Russelia equisetiformis Coral Fountain	5 gal.	44
Groundcovers	**Size**	**Qty**
Eremophila prostrata Outback Sunrise Eremophila	1 gal.	380
Lantana montevidensis Purple Trailing Lantana	1 gal.	78
Lantana x 'New Gold' 'New Gold' Lantana	1 gal.	297
Lantana x 'Dallas Red Red Lantana 'Dallas Red'	1 gal.	88
Lantana camara 'Radiation' Lantana	1 gal.	49
Ruellia simplex 'Katie' Katie Dwarf Ruellia	1 gal.	224
Vines	**Size**	**Qty**
Bougainvillea 'Barbara Karst' Barbara Karst Bougainvillea	5 gal.	6



KEY MAP NOT TO SCALE

Scale 1:20' (20' 40' 60')

Preliminary Landscape Plan

The Station at Park Place - Retail
Residential and Commercial Mixed Use Project
City of Chandler, AZ

SHEET TITLE: PLANTING PLAN

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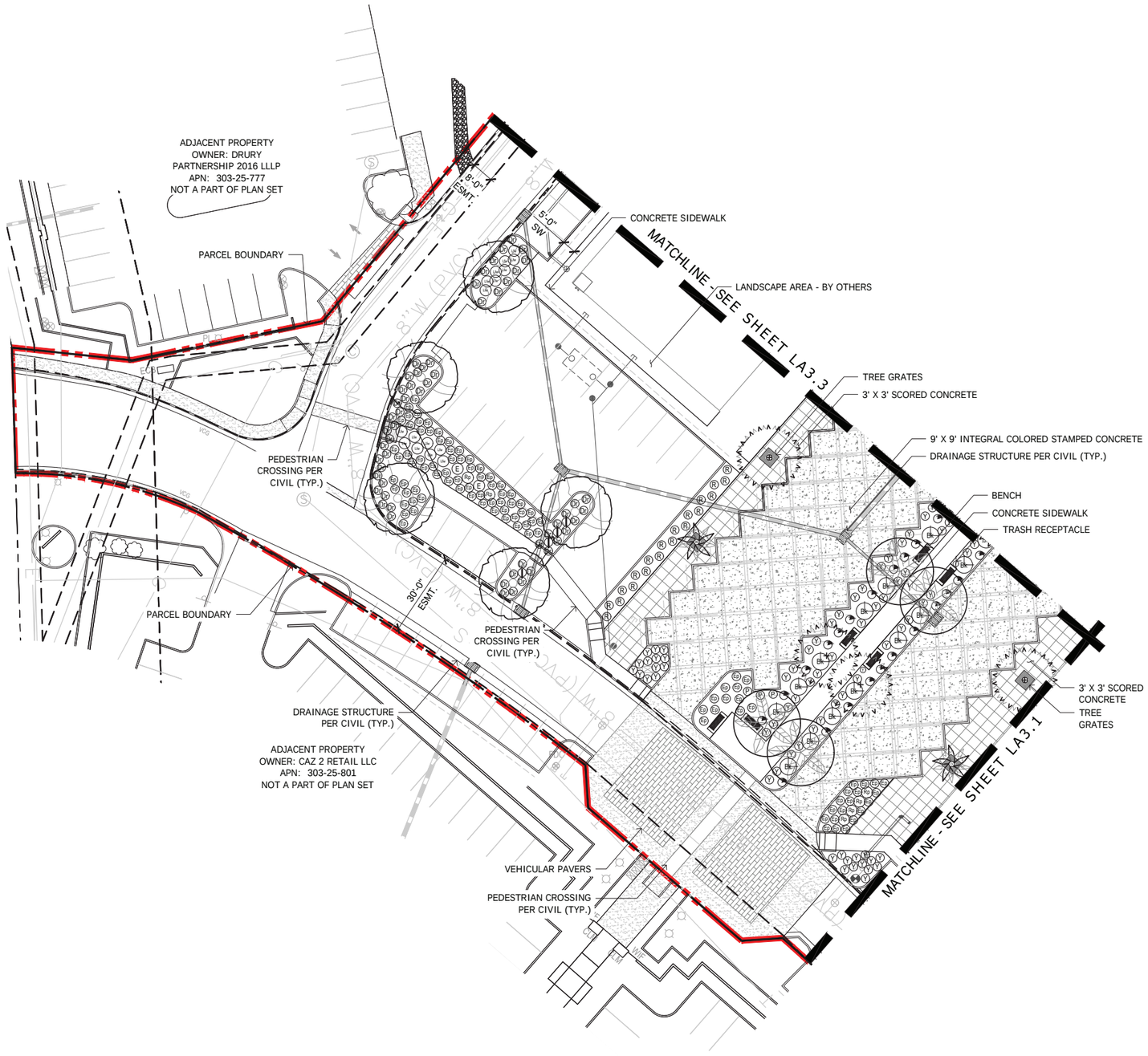
45440
ANDREW D. BARONE
06-04-2026
REGISTERED LANDSCAPE ARCHITECT
EXP. 12-31-27
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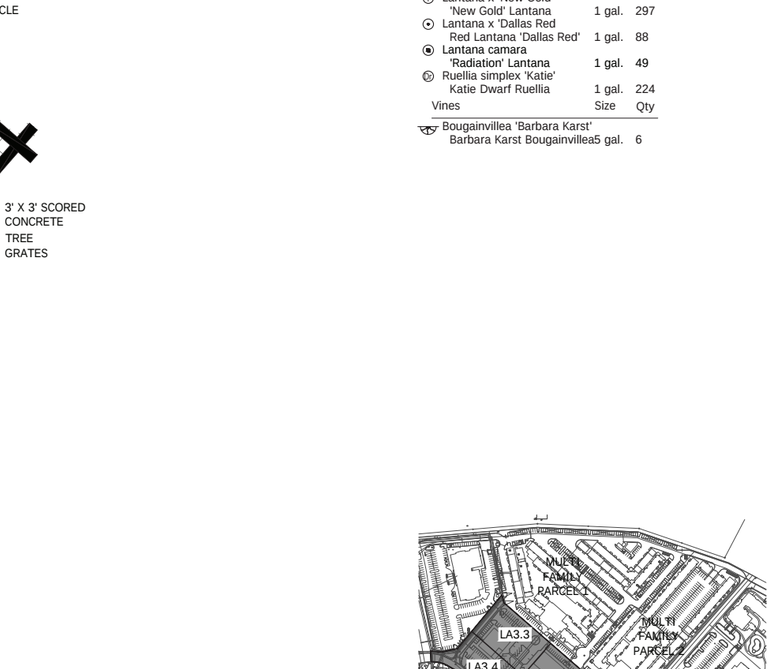


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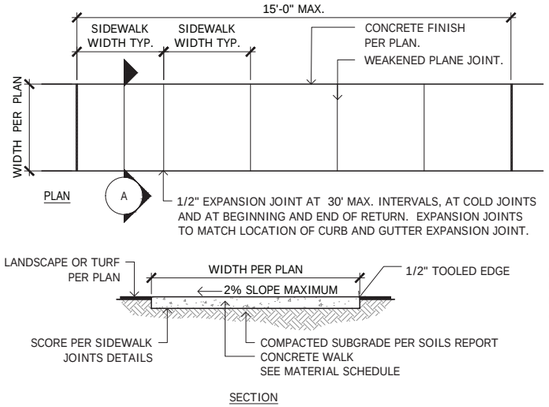
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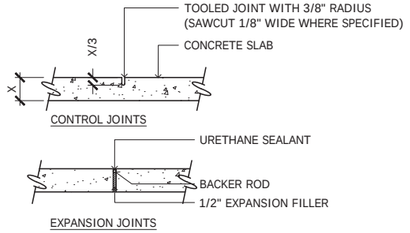
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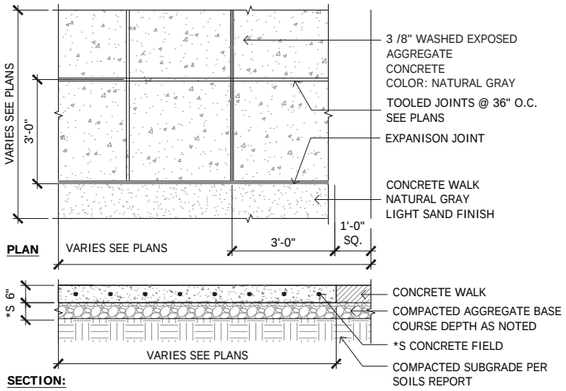
NOTES:
- LONGITUDINAL WEAKENED PLANE JOINT REQUIRED AT MIDPOINT OF SIDEWALK 10' OR WIDER.

1 Concrete Sidewalk
SCALE: 1/2"=1'-0"



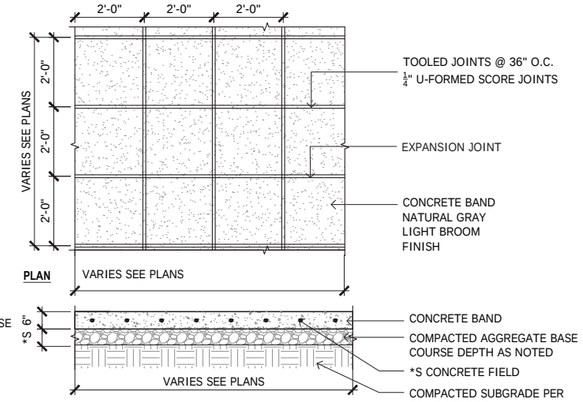
NOTE:
UNLESS OTHERWISE NOTED OR DIMENSIONED USE THE FOLLOWING DATA FOR EXPANSION & CONTROL JOINT LOCATIONS.
(4'-0" WIDE WALK - C.J. @ 4'-0"" O.C. & E.J. @ 12' O.C.)
(5'-0" WIDE WALK - C.J. @ 5'-0"" O.C. & E.J. @ 15' O.C.)
(6'-0" WIDE WALK - C.J. @ 6'-0"" O.C. & E.J. @ 18' O.C.)
(8'-0" WIDE WALK - C.J. @ 8'-0"" O.C. & E.J. @ 16' O.C.)
(12'-0" WIDE WALK - C.J. @ 12'-0" O.C. & E.J. @ 24' O.C.)

2 Construction Joints
SCALE: 1"=1'-0"



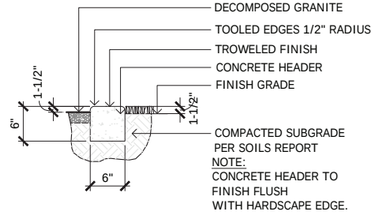
SECTION:
NOTE:
*PREPARE SUBGRADE, ASPHALT, AND A.B.C. PER SOILS REPORT

3 3'x3' Scored Concrete
SCALE: 1/2"=1'-0"



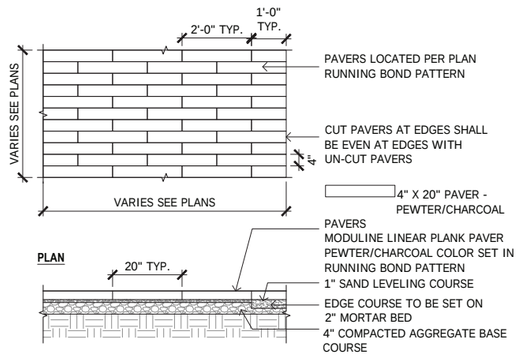
SECTION
NOTE:
*PREPARE SUBGRADE, ASPHALT, AND A.B.C. PER SOILS REPORT

4 2'x2' Scored Concrete
SCALE: 1/2"=1'-0"

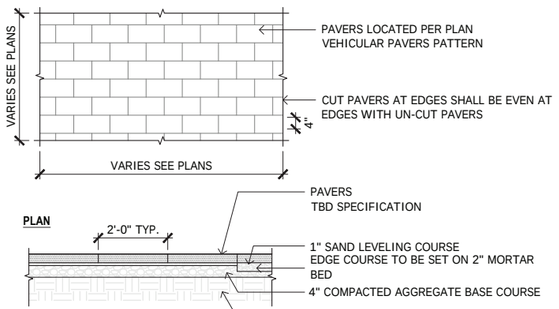


NOTE:
CONCRETE HEADER TO FINISH FLUSH WITH HARDSCAPE EDGE.

5 Concrete Header
SCALE: 1/2"=1'-0"



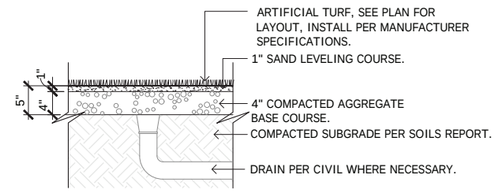
6 Linear Pavers
SCALE: 1/2"=1'-0"



SECTION B-B

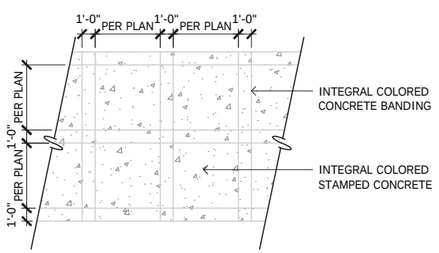
NOTE:
*PREPARE SUBGRADE, ASPHALT, AND A.B.C. PER SOILS REPORT
*S DIMENSIONS AND NOTATION TO BE SPECIFIED BY STRUCTURAL ENGINEER

7 Vehicular Pavers
SCALE: 1/2"=1'-0"



ARTIFICIAL TURF TYPICAL:
MANUF: SYNTHETIC TURF
MODEL: SOFTLAWN GARDEN RYE
WEB: http://www.synthetic-turf.com
PHONE: 1-800-405-7455
OR APPROVED EQUAL

8 Artifical Turf
SCALE: 1"=1'-0"



STAMPED CONCRETE NOTES:
CREATIVE PAVING SOLUTIONS
1027 EAST CURRY ROAD
TEMPE, AZ 85281
P: 480-659-7901
WEB: WWW.CREATIVEPAVINGSOLUTIONS.COM
OR APPROVED EQUAL
STREETPRINT (OR EQUAL)
PATTERN (FIELD) - BRICK OR APPROVED EQUAL
- FIELD COLOR: TBD

INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND CITY OF CHANDLER SPECIFICATIONS.

9 Integral Colored Stamped Concrete
SCALE: 3/16"=1'-0"

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Preliminary Landscape Plan
The Station at Park Place - Retail
Residential and Commercial Mixed Use Project
City of Chandler, AZ

SHEET TITLE: CONSTRUCTION DETAILS

BALMER architectural group

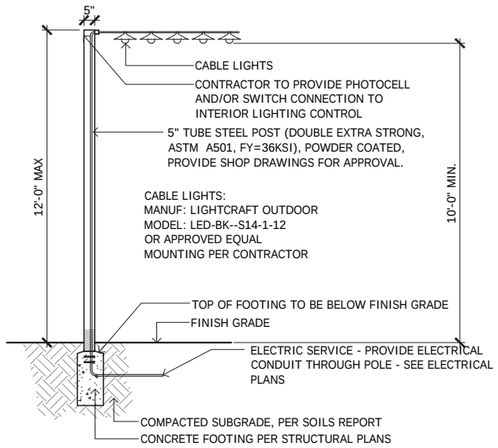
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CERTIFICATE OF REGISTRATION
45140
ANDREW D. BARON
09-04-2026
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EXP. 12-31-27
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1 Festoon Lights

SCALE: 3/8"=1'-0"

BENCH:
MANUF: LANDSCAPE FORMS
MODEL: GENERATION 50
431 LAWNDALE AVENUE
KALAMAZOO, MI 49048
PHONE: (269) 381-0396
FAX: (269) 381-3455
OR APPROVED EQUAL



2 Bench

SCALE: 1/2"=1'-0"

TRASH RECEPTACLE:
MANUF: LANDSCAPE FORMS
MODEL: GENERATION 50
431 LAWNDALE AVENUE
KALAMAZOO, MI 49048
PHONE: (269) 381-0396
FAX: (269) 381-3455
OR APPROVED EQUAL



3 Trash Receptacle

SCALE: 1/2"=1'-0"

RAISED PLANTER:
MANUF: OLD TOWN FIBERGLASS
MODEL: STANDARD PLANTER
MODEL #: RL722436
767 N. HARITON ST.
ORANGE, CA 92868
PHONE: (714) 633-3732
FAX: (714) 633-3917
OR APPROVED EQUAL



4 Raised Planter

SCALE: 1/2"=1'-0"

NOTES:
- CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO FABRICATION AND INSTALLATION

NOTES:
MANUF: IRONSMITH
MODEL: METRO 60" SQ.
FINISH: BLACK POWDER COAT
OR APPROVED EQUAL

5 5'x5' Steel Tree Grate

SCALE: 3/4"=1'-0"

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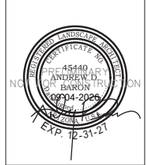
Preliminary Landscape Plan

The Station at Park Place - Retail
Residential and Commercial Mixed Use Project
City of Chandler, AZ

SHEET TITLE: CONSTRUCTION DETAILS

BALMER architectural group

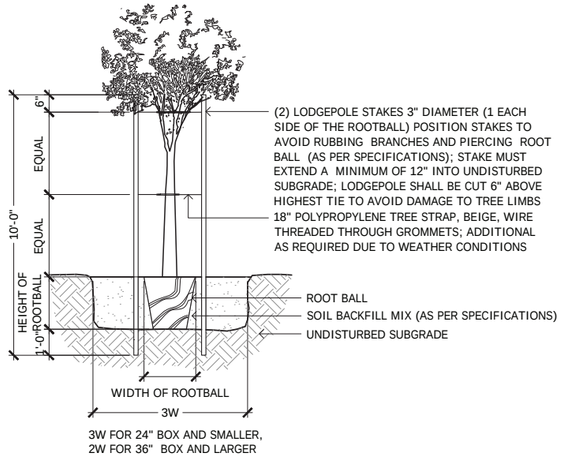
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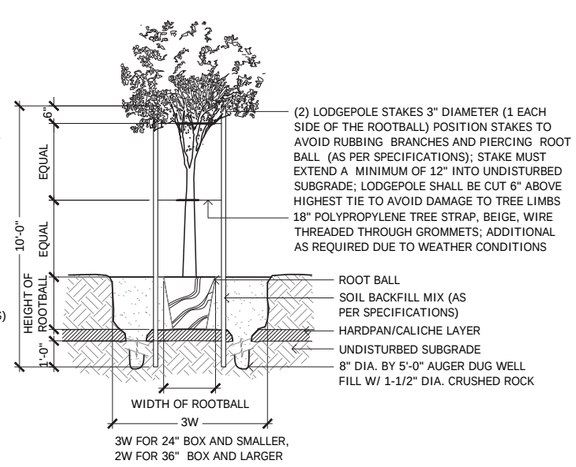
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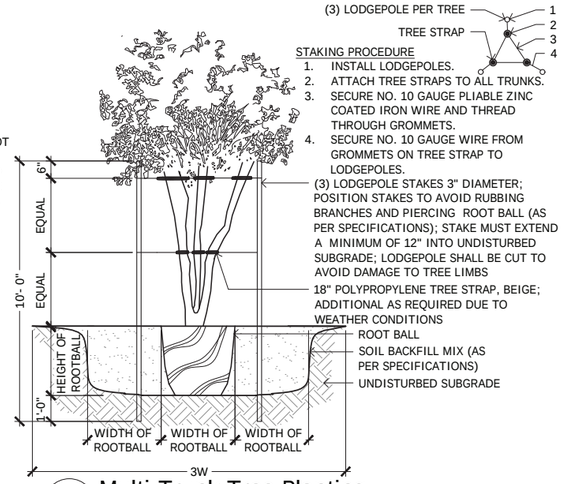
1 Tree Planting

SCALE: NTS



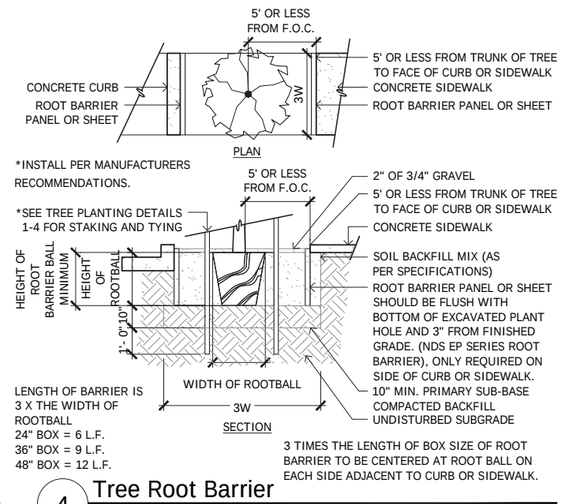
2 HardPan Tree Planting

SCALE: NTS



3 Multi-Trunk Tree Planting

SCALE: NTS



4 Tree Root Barrier

SCALE: NTS

5 Tree Strap

SCALE: NTS

6 Shrub Planting

SCALE: NTS

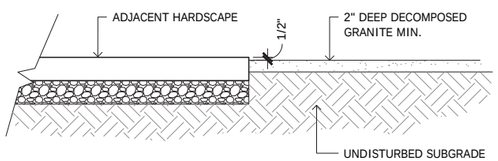
NOTES:
SHRUBS TO BE PLANTED IN A TRIANGULAR PATTERN WITH EQUAL DISTANCE BETWEEN SHRUBS

7 Shrub Spacing

SCALE: NTS

8 Cactus Planting

SCALE: NTS



9 Decomposed Granite

SCALE: NTS

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Preliminary Landscape Plan

The Station at Park Place - Retail
Residential and Commercial Mixed Use Project
City of Chandler, AZ

SHEET TITLE: PLANTING DETAILS

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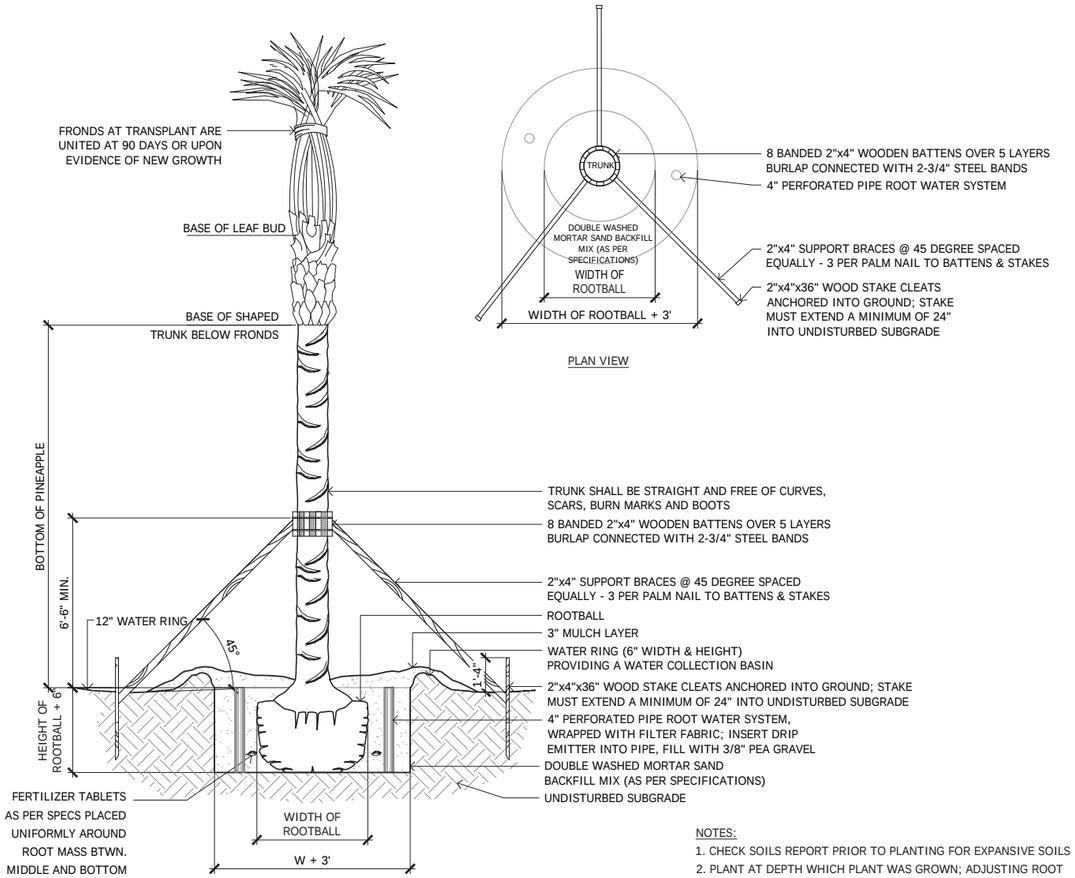


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LA7.1

PG: 10 OF 13



NOTES:

1. CHECK SOILS REPORT PRIOR TO PLANTING FOR EXPANSIVE SOILS
2. PLANT AT DEPTH WHICH PLANT WAS GROWN; ADJUSTING ROOT BALL DEPTH TO ALIGN FINISHED HEIGHT WILL NOT BE ALLOWED

1 Palm Tree Planting

SCALE: NTS

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△1 △2 △3 △4 △5 △6

Preliminary Landscape Plan

The Station at Park Place - Retail
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City of Chandler, AZ

SHEET TITLE: PLANTING DETAILS

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ARIZONA CERTIFICATE 45440 ANDREW D. BARON 09-04-2026 REGISTERED LANDSCAPE ARCHITECT EXP. 12-31-27

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LA7.2

SECTION 32 90 00 : PLANTING

PART 1 - GENERAL

1.01 WORK INCLUDED

A. LANDSCAPE FINE GRADING;
B. SOIL PREPARATION;
C. TREE SUPPORTS AND HEADERS;
D. PLANTING;
E. WATERING;
F. MAINTENANCE.

1.02 DEFINITIONS:

PLANTS - ALL SHRUBS AND CACTI OTHER THAN TREES, AND TURF.
PLANT MATERIAL - ALL TREES, SHRUBS, SUCCULENTS, CACTI, GROUND COVER, AND OTHER PLANTS.

1.03 RELATED WORK

CONTRACTOR: MINIMUM FIVE (5) YEARS EXPERIENCE IN SUPPLY AND INSTALLATION OF LANDSCAPE MATERIALS.

1.04 SOURCE QUALITY CONTROL

PROVIDE CERTIFICATES OF INSPECTION FOR ALL MATERIALS AS REQUIRED BY THIS SPECIFICATION AND/OR PREVAILING LAW OR REGULATION.

DEVELOPER'S REPRESENTATIVE SHALL REVIEW PLANT MATERIAL PRIOR TO PLANTING. ANY MATERIAL DEEMED UNACCEPTABLE SHALL BE REMOVED FROM THE SITE AND NOT PLANTED.

PROVIDE TREES AND SHRUBS GROWN IN A RECOGNIZED NURSERY IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE. PROVIDE HEALTHY, UNDAMAGED, VIGOROUS STOCK GROWN UNDER CLIMACTIC CONDITIONS SIMILAR TO CONDITIONS AT PROJECT SITE AND FREE OF DISEASE, INSECTS, EGGS, LARVAE AND DEFECTS SUCH AS SUN-SCALD, KNOTS, INJURIES, ABRASIONS OR DISFIGUREMENTS. PROVIDE TREES AND SHRUBS OF THE SIZES INDICATED. TREES AND SHRUBS OF SIZES LARGER THAN THOSE INDICATED MAY BE USED PROVIDED ROOTS, ROOT BALL, STAKING AND PLANTING PITS ARE INCREASED PROPORTIONATELY.

1.05 REFERENCE STANDARDS

ANSI 60.1 - AMERICAN STANDARDS FOR NURSERY STOCK, INTERNATIONAL SOCIETY OF ARBORICULTURE.

1.06 SAMPLES

SUBMIT SAMPLES TO DEVELOPER'S REPRESENTATIVE A MINIMUM OF TWO (2) WEEKS PRIOR TO START OF WORK FOR THE FOLLOWING MATERIAL:
A. TOPSOIL FOR BACKFILL MIX;
B. MULCHES;
C. TREE SUPPORTS;
D. INERT GROUND COVERS ;
E. BOULDERS;
F. STEEL EDGING - SIX INCH (6") SAMPLE LENGTH.

THE DEVELOPER'S REPRESENTATIVE RESERVES THE RIGHT TO TAKE AND ANALYZE SAMPLES OF MATERIALS FOR CONFORMITY TO SPECIFICATION AT ANY TIME. FURNISH SAMPLES UPON REQUEST BY DEVELOPER'S REPRESENTATIVE.

1.07 PRODUCTS

SUBMIT MANUFACTURER'S COMPREHENSIVE PRODUCT DESCRIPTION, INCLUDING SPECIFICATIONS AND INSTALLATION INSTRUCTIONS TO DEVELOPER'S REPRESENTATIVE, A MINIMUM OF TWO (2) WEEKS PRIOR TO START OF WORK.

1.08 CERTIFICATES AND TEST REPORTS

PROVIDE AND PAY FOR ALL MATERIALS TESTING. TESTING AGENCY SHALL BE ACCEPTABLE TO THE DEVELOPER'S REPRESENTATIVE.

SUBMIT TO DEVELOPER'S REPRESENTATIVE A MINIMUM OF TWO (2) WEEKS PRIOR TO START OF WORK, TWO (2) COPIES OF CERTIFICATES OF INSPECTION AS REQUIRED BY THESE SPECIFICATIONS, JURISDICTIONAL AUTHORITIES, AND VENDOR'S CERTIFIED ANALYSIS FOR SOIL AMENDMENTS, FERTILIZER MATERIALS, AND CHEMICALS. SUBMIT OTHER DATA SUBSTANTIATION THAT MATERIALS COMPLY WITH SPECIFIED REQUIREMENTS. CERTIFICATES ARE REQUIRED TO DETERMINE THE QUALITY AND QUANTITY OF ALL SPECIFIED SOIL AMENDMENTS.

MATERIALS CERTIFICATION TO BE SUBMITTED INCLUDE, BUT ARE NOT LIMITED TO:
A. TOPSOIL SOURCE AND NUTRIENT ANALYSIS;
B. MULCH;
C. FERTILIZERS/SOIL AMENDMENTS/CHEMICALS.

TEST REPRESENTATIVE MATERIAL SAMPLES PROPOSED FOR USE. PROVIDE THE FOLLOWING DATA:
A. TOPSOIL AND PLANTING BACKFILL;
B. SOIL PH;
C. PARTICLE SIZE, PERCENTAGE SOIL TEXTURE;
D. PERCENTAGE ORGANIC MATERIAL;
E. NUTRIENT LEVEL ANALYSIS;
F. ALL MACRO, SECONDARY AND MICRO-NUTRIENTS;
G. SALINITY;
H. PERCOLATION RATE.

RECOMMENDATIONS ON TYPE AND QUANTITY OF AMENDMENTS REQUIRED TO BRING LEVELS INTO ACCEPTABLE RANGES AS DETAILED IN PART 2 - PRODUCTS OF MATERIALS OF THESE SPECIFICATIONS.

SEPARATE RECOMMENDATIONS TO BE SUBMITTED FOR EACH CROP. CROP TO BE IDENTIFIED AS:
A. IRRIGATED TREES, SHRUBS, AND GROUND COVERS;
B. TURF OR LAWN.

1.09 MAINTENANCE DATA

SUBMIT TO DEVELOPER'S REPRESENTATIVE TWO (2) COPIES OF WRITTEN INSTRUCTIONS, PRIOR TO EXPIRATION OF THE INITIAL MAINTENANCE PERIOD, RECOMMENDING PROCEDURES TO BE FOLLOWED BY THE DEVELOPER FOR THE MAINTENANCE OF LANDSCAPE WORK FOR ONE FULL YEAR.

1.10 PRODUCT DELIVERY, STORAGE AND HANDLING

DELIVER PACKAGED MATERIALS IN CONTAINERS SHOWING WEIGHT, ANALYSIS AND IDENTIFICATION OF MANUFACTURER. PROTECT MATERIALS FROM ENVIRONMENTAL CONDITIONS AND DETERIORATION AT ALL TIMES.

PROVIDE PROTECTIVE COVERS TO PLANT LIFE AND TREES DURING DELIVERY. DO NOT PRUNE TREES PRIOR TO DELIVERY. DO NOT BEND TREES OR SHRUBS IN SUCH A MANNER AS TO CAUSE DAMAGE OR DESTROY SHAPE.

DELIVER MATERIALS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED. IF PLANTING IS DELAYED FOR MORE THAN EIGHT (8) HOURS AFTER DELIVERY, SET PLANT MATERIAL IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE AND KEEP ROOTS MOIST.

DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS UNTIL PLANTING TIME.

1.11 SITE CONDITIONS

DETERMINE LOCATION OF UNDERGROUND UTILITIES. USE PROFESSIONAL SERVICES TO DETERMINE LOCATIONS. EXECUTE WORK AS REQUIRED TO PREVENT DAMAGE.

MAINTAIN GRADE STAKES SET BY OTHERS UNTIL DIRECTED OTHERWISE.

PROTECT OF ALL EXISTING PLANTS TO REMAIN:
A. DO NOT STORE MATERIALS OR EQUIPMENT, PERMIT BURNING, OR OPERATE OR PARK EQUIPMENT UNDER THE BRANCH OF ANY EXISTING PLANT OR PLANT MATERIAL TO REMAIN EXCEPT AS ACTUALLY REQUIRED FOR CONSTRUCTION IN THOSE AREAS;
B. PROVIDE BARRICADES, FENCES OR OTHER BARRIERS AS NECESSARY AT THE DRIP LINE TO PROTECT EXISTING PLANTS TO REMAIN FROM DAMAGE DURING CONSTRUCTION;
C. NOTIFY OWNER'S REPRESENTATIVE IN ANY CASE WHERE CONTRACTOR FEELS GRADING OR OTHER CONSTRUCTION CALLED FOR BY CONTRACT DOCUMENTS MAY DAMAGE EXISTING PLANTS TO REMAIN;
D. IF EXISTING PLANTS TO REMAIN ARE DAMAGE DURING CONSTRUCTION, CONTRACTOR SHALL REPLACE SUCH PLANTS OF THE SAME SPECIES AND SIZE AS THOSE DAMAGED AT NO COST TO OWNER. DETERMINATION OF EXTENT OF DAMAGE AND VALUE OF DAMAGED PLANT SHALL REST SOLELY WITH OWNER'S REPRESENTATIVE.

1.12 WARRANTY

SUBMIT WARRANTY TO DEVELOPER'S REPRESENTATIVE.

TREES, SAGUAROS, YUCCAS, AND OCOTILLOS:

A. WARRANT THAT TREES, SAGUAROS, YUCCAS AND OCOTILLOS WILL BE ALIVE AND IN GOOD HEALTH FOR A PERIOD OF ONE (1) YEAR AFTER ACCEPTANCE EXCEPT FOR DEFECTS RESULTING FROM NEGLECT BY DEVELOPER OR ABUSE BY OTHERS.

B. DEVELOPER MUST FOLLOW CONTRACTOR'S MAINTENANCE SCHEDULE AND PROVIDE CURRENT MAINTENANCE LOG TO DEVELOPER'S REPRESENTATIVE.

C. REMOVE AND REPLACE DEAD, UNHEALTHY OR GIRDLED TREES, YUCCAS AND OCOTILLOS THAT LOSE ORIGINAL FORM AND SIZE DURING WARRANTY PERIOD WITH MATERIAL EQUAL TO THAT SPECIFIED. REPLACE ANY MATERIAL WHICH DOES NOT MEET REQUIREMENTS WITHIN THIRTY DAYS OF NOTIFICATION. ALL REPLACEMENT MATERIAL SHALL BE SUBJECT TO AN ADDITIONAL ONE (1) YEAR MAINTENANCE PERIOD.

D. IF OLIVE TREES PRODUCE FRUIT WITHIN THE FIRST YEAR, ANY OLIVE TREE WHICH PRODUCES FRUIT SHALL BE REPLACED.

SHRUBS AND OTHER PLANTINGS

A. GUARANTEE ALL OTHER PLANTING WILL BE ALIVE AND IN SATISFACTORY CONDITION FOR A PERIOD OF NINETY (90) DAYS FROM DATE OF ACCEPTANCE OR WILL BE REPLACED AT NO ADDITIONAL COST TO THE DEVELOPER.

B. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY, STURDY CONDITION DURING THE WARRANTY PERIOD BY THE CONTRACTOR. TURF SHALL BE MOWED AND TRIMMED WEEKLY AFTER ROOT ESTABLISHMENT.

C. ALL REPLACEMENT PLANTS, INCLUDING SHRUBS, CACTI, GROUND COVERS, VINES AND PERENNIALS SHALL BE SUBJECT TO AN ADDITIONAL NINETY (90) DAY MAINTENANCE PERIOD.

PART 2 - PRODUCTS

2.01 FILL MATERIALS

PROVIDE DRY, LOOSE MATERIAL FOR FILL, BACKFILL, PLANTING BACKFILL AND TOPSOIL FOR PLANTER BEDS. FROZEN OR MUDDY SOILS ARE NOT ACCEPTABLE. SALTS ARE NOT TO EXCEED ONE THOUSAND FIVE HUNDRED (1,500) PPM, AND SOILS SHALL BE FREE OF DEBRIS, NOXIOUS WEEDS, INGREDIENTS OR OBJECTS DETRIMENTAL TO HEALTHY PLANT GROWTH.

TOPSOIL - SCREENED, FERTILE, FRIABLE, FROM WELL DRAINED ARABLE LAND, FREE OF NOXIOUS WEEDS, REFUSE, ROOTS, HEAVY CLAY OR ANY MATERIAL TOXIC TO PLANT GROWTH; CONTENTS SHALL BE AS FOLLOWS:
- SILT: 20-45%
- CLAY: 15-20%
- SAND: 30-60%
- PH: 7.0-8.3
- SOLUBLE SALTS: 1,500 PPM
- ORGANIC MATERIAL (NATURAL OR OTHERWISE): 2% MINIMUM
- NUTRIENTS: ENOUGH TO BRING LEVELS OF ACCEPTABLE PLANT GROWTH.

PERCOLATION RATE SHALL BE BETWEEN THREE INCHES (3") TO FOUR INCHES (4") PER HOUR. EXISTING TOPSOIL MAY BE USED PROVIDED IT MEETS THESE REQUIREMENTS. IMPORTED TOPSOIL MUST BE PROVEN TO MEET THESE REQUIREMENTS.

2.02 COMMERCIAL GRADE FERTILIZERS

AGRI-SUL, DISPERSAL - USE ONLY FOR SULFUR AGRICULTURE GRADE GYPSUM, OSMACOTE, 'SIERRA-BLEN', APPLY AT MANUFACTURER'S RECOMMENDED RATE FOR EACH PLANTING TYPE.

2.03 SOIL AMENDMENTS

WOOD SHAVINGS: NITROGEN STABILIZED FIR OR PINE SHAVINGS CONTAINING 0.75% TOTAL NITROGEN AND 0.1 TO 0.15% TOTAL IRON, AND UNDER SIXTY (60) PPM TOTAL MANGANESE; COMPOSTED, LEACHED AND AGED FOR A MINIMUM OF TEN (10) TO TWELVE (12) MONTHS; PH FACTOR, 4.0 TO 4.5. NO SOIL AMENDMENTS ARE REQUIRED FOR SALVAGED PLANT MATERIAL AND CACTI UNLESS OTHERWISE SPECIFIED.

2.04 TREE SUPPORTS

TREE STAKES: COPPER NAPTHENATE IMPREGNATED LODGE POLE TWELVE FEET (12') IN LENGTH FOR TREES FIVE (5) GALLON TO THIRTY-SIX INCH (36") BOX, 2 LODGE POLES PER TREE, THREE (3) POLES FOR MULTI-TRUNK TREES. TREE STAKES ARE NOT REQUIRED FOR SALVAGED PLANT MATERIAL OR FORTY-EIGHT INCH (48") BOX TREES OR LARGER, UNLESS DETERMINED OTHERWISE BY LANDSCAPE ARCHITECT DUE TO HIGH WIND CONDITIONS.

TREE TIES: PROVIDE A MINIMUM OF TWO (2) PER TREE, EIGHTEEN INCH (18") TREE STRAP BY STAR NURSERY (WWW.STARNURSERY.COM) OR APPROVED EQUAL, BEIGE, WITH GROMMETS. NO. TEN (10) GAUGE PLIABLE ZINC COATED IRON WIRE TO BE THREADED THROUGH GROMMETS AND CONNECTED TO TREE STAKES. WIRE WILL NOT MAKE CONTACT WITH TREE.

2.05 HERBICIDES

PRE-EMERGENT HERBICIDE SHALL BE SURFLAN AS MANUFACTURED BY DOW/ELANCO CHEMICAL COMPANY OR EQUAL.

2.06 PESTICIDES

SHALL BE ORTHO "LINDANE BORER AND LEAF MINER SPRAY" BY ORTHO, CONSUMER PRODUCTS DIVISION, CHEVRON CHEMICAL COMPANY, SAN FRANCISCO, CA 94119, OR "BORER KILLER ,BY GREENLIGHT COMPANY, SAN ANTONIO, TX 78217.

CONTACT HERBICIDE SHALL BE SUBMITTED BY CONTRACTOR TO DEVELOPER'S REPRESENTATIVE.

2.07 PLANT MATERIAL

HEALTHY, SHAPELY AND WELL ROOTED. ROOTS SHALL SHOW NO EVIDENCE OF HAVING BEEN RESTRICTED OR DEFORMED AT ANY TIME. ALL PLANTS SHALL HAVE NORMALLY DEVELOPED BRANCHING. PLANTS SHALL BE FREE FROM DISFIGURING KNOTS, SUN SCALD INJURIES AND ABRASIONS OF BARK. PLANTS NOT MEETING THESE REQUIREMENTS SHALL BE CONSIDERED DEFECTIVE AND SHALL BE REPLACED IMMEDIATELY. ALL PLANTS SHALL BE TRUE TO NAME AND SHALL BE TAGGED, ONE (1) OF EACH VARIETY. ALL PLANT MATERIAL SHALL BE GROWN IN NURSERIES INSPECTED BY THE STATE DEPARTMENT OF AGRICULTURE.

SPECIMEN PLANT MATERIAL SHALL BE SELECTED AND TAGGED AT THE GROWERS NURSERY PRIOR TO SHIPMENT.

PLANTS SHALL BE MEASURED WHEN BRANCHES ARE IN THEIR NORMAL POSITION. HEIGHT AND SPREAD DIMENSIONS SPECIFIED REFER TO MAIN BODY OF PLANT AND NOT BRANCH TIP TO TIP. CALIPER MEASUREMENT SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6") ABOVE NATURAL GROUND LINE FOR TREES UP TO FOUR INCHES (4") IN CALIPER AND AT A POINT TWELVE INCHES (12") ABOVE THE NATURAL GROUND LINE FOR TREES OVER FOUR INCHES (4") IN CALIPER. IF A RANGE OF SIZE IS GIVEN, NO PLANT SHALL BE LESS THAN THE MINIMUM SIZE AND NOT LESS THAN FORTY PERCENT (40%) OF THE PLANTS SHALL BE LARGE AS THE MAXIMUM SIZE SPECIFIED. THE MEASUREMENTS SPECIFIED ARE THE MINIMUM SIZE ACCEPTABLE AND ARE THE MEASUREMENTS AFTER PRUNING, WHERE PRUNING IS REQUIRED. PLANTS THAT MEET THE MEASUREMENTS SPECIFIED, BUT DO NOT POSSESS A NORMAL BALANCE BETWEEN HEIGHT AND SPREAD SHALL BE REJECTED.

CONTAINER STOCK, WHEN SPECIFIED, SHALL HAVE GROWN IN THE CONTAINERS IN WHICH DELIVERED FOR AT LEAST SIX (6) MONTHS, BUT NOT OVER TWO (2) YEARS. SAMPLES MUST PROVE NO ROOT BOUND CONDITIONS EXIST. NO CONTAINER PLANTS THAT HAVE CRACKED OR BROKEN BALLS OF EARTH WHEN TAKEN FROM CONTAINER SHALL BE PLANTED EXCEPT UPON SPECIAL APPROVAL BY OWNER'S REPRESENTATIVE. CONTAINER STOCK SHALL NOT BE PRUNED BEFORE DELIVERY. FIELD GROWN PLANTS RECENTLY TRANSPLANTED INTO CONTAINERS WILL NOT BE ACCEPTED.

SOD SHALL BE DENSE WITH THE GRASS HAVING BEEN MOWED AT A HEIGHT OF ONE INCH (1") PRIOR TO REMOVAL FROM FIELD. ALL GRASS SHALL BE GROWN ON FUMIGATED FIELDS. SOD SHALL NOT BE STACKED FOR MORE THAN 24 HOURS BETWEEN TIME OF CUTTING AND TIME OF DELIVERY

2.08 INERT GROUNDCOVER

INERT GROUND COVERS, INCLUDING BUT NOT LIMITED TO, DECOMPOSED GRANITE (D.G.), CRUSHED ROCK, AND RIVER ROCK SHALL HAVE A MINIMUM TWO INCHES (2") THICK COVERAGE, UNLESS NOTED OTHERWISE ON PLANS. INERTS SHALL BE THE SIZE AND COLOR AS PER PLAN, AND SHALL BE TAKEN FROM A SINGLE QUARRY.

2.09 EDGING

EDGING, INCLUDING BUT NOT LIMITED TO, POLY OR STEEL PRODUCT, SHALL BE OF THE SIZE (GAUGE AND DEPTH) SPECIFIED ON PLANS AND DRAWINGS. SAMPLES SHALL BE SUBMITTED BY CONTRACTOR FOR APPROVAL.

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Preliminary Landscape Plan
The Station at Park Place - Retail
Residential and Commercial Mixed Use Project
City of Chandler, AZ
SHEET TITLE: PLANTING SPECIFICATIONS

BALMER architectural group

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NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND DATED BY REGISTRANT
45440
ANDREW D. BARON
09-04-2026
REGISTERED LANDSCAPE ARCHITECT
EXP. 12-31-27

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DATE: 09-04-2026
ISSUED FOR: PDP
DRAWN BY: DR, CR, IR, AR
CHECKED BY: MP, CR
PERMIT NUMBER:
ABLA PROJECT NUMBER: 14-061-25

LA8.1

SECTION 32 90 00 : PLANTING

PART 3 - EXECUTION

3.01 GENERAL

INSTALL ALL MATERIAL IN ACCORDANCE WITH THE METHODS, TECHNIQUES AND SPECIFICATIONS OF EACH MANUFACTURER AND THESE SPECIFICATIONS. DO NOT BEGIN PLANTING UNTIL COMPLETION OF THE SITE GRADING AND INSTALLATION OF A FULLY FUNCTIONAL UNDERGROUND IRRIGATION SYSTEM IS IN PLACE.

3.02 BACKFILL, IMPORTED FILL OR ARTIFICIAL SOIL AND GRAVEL

INSPECT THE INTEGRITY OF ALL DAMP-PROOFING AND WATER PROOFING MEMBRANES WHICH OCCUR OVER, ON OR AGAINST ANY CONSTRUCTION TO BE FULLY OR PARTIALLY CONCEALED BY EARTHWORK PRIOR TO THE PLACEMENT OF ANY IMPORTED SOIL, BACKFILL, GRAVEL FILL OR SUB-BASE.

3.03 TOPSOIL

IMPORT ADDITIONAL TOPSOIL ONLY AS REQUIRED TO BRING PLANTING AREAS UP TO FINISH GRADE OR PER TURF OR PLANTING BED REQUIREMENTS. SPREAD AND CULTIVATE SOIL SO THAT NO SETTLING TAKES PLACE AT ANY TIME.

3.04 LANDSCAPE FINE GRADING

ALLOW FOR THE ADDITION OF SOIL AMENDMENTS, CONDITIONERS AND ANY SPECIFIED TOP DRESSING WHEN DETERMINING AND EXECUTING FINISH GRADE. SET FINISH GRADE TWO AND ONE HALF INCHES (2 1/2") BELOW ADJACENT PAVING, CURB AND HEADERS TO ALLOW FOR DECOMPOSED GRANITE, GROUNDCOVER MULCH OR TURF SOD.

COMPLETE ALL FINISH GRADING PRIOR TO PLANTING. CULTIVATE ALL AREAS SO THAT THERE ARE NO HUMPS OR HOLLOWS, AND THE AREA DRAINS AS DESIGNED. GRADE AND MAINTAIN ALL FLOW LINES, DESIGNATED OR NOT, TO ALLOW FREE FLOW OF SURFACE WATER. CULTIVATE ENTIRE AREA TO A DEPTH OF SIX INCHES (6") MINIMUM AND REMOVE ALL ROCK IN EXCESS IF ONE AND ONE HALF INCHES (1 1/2"), ALL BUILDING RUBBLE, BUILDING CONSTRUCTION MATERIAL, WASTE AND ANY OTHER MATERIAL THAT MAY IMPAIR SATISFACTORY GROWTH.

3.05 INERT GROUND COVERS

APPLY INERT GROUND COVERS TO A TWO INCH (2") DEPTH WITHIN ONE HALF INCH (1/2") OF THE TOP OF ADJACENT CURB OR SIDEWALK.

3.06 HERBICIDE APPLICATION

ALL AREAS SHALL BE MAINTAINED WEED-FREE AT ALL TIMES DURING CONSTRUCTION.

DO NOT APPLY PRE-EMERGENT HERBICIDES AT LOCATIONS OF RE-VEGETATION SEEDING. THE CONTRACTOR SHALL MANUALLY REMOVE INVASIVE WEEDS WITHIN THESE AREAS.

3.07 TREE SUPPORT

INSTALL TREE SUPPORTS AS SHOWN ON THE DRAWINGS WITHIN FORTY-EIGHT (48) HOURS OF PLANTING.

TREE SUPPORTS SHALL BE INSTALLED TO PREVENT RUBBING AND GIRDLING, YET ALLOW FOR TRUNK MOVEMENT. TREE TIES THAT ENCIRCLE TRUNKS SHALL BE LARGE ENOUGH TO ALLOW FOR NORMAL GROWTH OF THE TRUNK DURING THE FIRST YEAR WITHOUT GIRDLING.

3.08 TREES, SHRUBS, AND VINES

LAYOUT PLANT LOCATIONS WITH STAKES OR FLAGS PRIOR TO PLANTING. COORDINATE WITH DEVELOPER'S REPRESENTATIVE TO ASSURE APPROPRIATE LOCATION.

TEST DRAINAGE OF PLANT BEDS AND PITS BY FILLING WITH WATER. NOTIFY DEVELOPER'S REPRESENTATIVE OF AREAS WHERE WATER IS RETAINED MORE THAN TWENTY-FOUR (24) HOURS AND REQUEST A HARDPAN PLANTING DETAIL.

WHERE ROCK, UNDERGROUND CONSTRUCTION OR OTHER DETRIMENTAL CONDITIONS ARE ENCOUNTERED AT PLANT PITS, DEVELOPER'S REPRESENTATIVE MAY SELECTIVE ALTERNATE LOCATION.

DO NOT EXPOSE ROOTS TO AIR EXCEPT DURING TRANSPLANTING. SET TOP OF PLANTS AT SAME LEVEL WHEN PLANTED AS IN THE CONTAINER

DIG PITS WITH PERPENDICULAR SIDES TO A MINIMUM OF TWO (2) TO THREE (3) TIMES THE WIDTH (SEE DETAILS) OF THE ROOT BALL FOR CONTAINERIZED TREES AND SHRUBS. DIG PITS ONLY AS DEEP AS THE ROOT BALL TO PREVENT SETTLING OF THE TREE OR SHRUB.

3.09 BACKFILLING

BACKFILL PLANT PITS AND FORM A TEMPORARY SHALLOW BASIN AROUND THE PLANT TO HOLD ENOUGH WATER TO SATURATE THE ROOT BALL AND BACKFILL. WATER PLANTS IMMEDIATELY AFTER PLANTING AND ALLOW BACKFILL TO SETTLE IN PLANT PIT. DO NOT WATER OCOTILLOS AFTER PLANTING. REMOVE BASIN PRIOR TO INSTALLATION OF INERT GROUND COVERS OR TURF.

TREAT ALL PLANTING AREAS WITH A PRE-EMERGENT, WITH THE EXCEPTION OF THE RE-VEGETATED SEED AREAS.

3.10 ANNUALS

AT TIME OF TRANSPLANTING, SOIL IN FLATS SHALL BE SUFFICIENTLY MOIST SO AS NOT TO FALL APART WHEN LIFTING PLANTS. PLANT EACH PLANT WITH ITS PROPORTIONATE AMOUNT OF THE FLAT SOIL IN A MANNER THAT WILL ENSURE A MINIMUM DISTURBANCE TO THE ROOT STRUCTURE.

PLANT FLAT MATERIAL SUFFICIENTLY DEEP TO COVER ALL ROOTS. FIRMLY TAMP THE EARTH AROUND EACH PLANT TO FORCE OUT LARGE AIR POCKETS.

3.11 SOD

SOIL PREPARATION
PROVIDE SOIL WITH AN ORGANIC MATTER CONTENT OF TWENTY-FIVE PERCENT (25%) TO THIRTY PERCENT (30%). INCORPORATE INTO SOIL BY TILLING THE SOIL TO A DEPTH OF SIX INCHES (6") THOROUGHLY. REMOVE DEBRIS, WEEDS AND ROCKS FROM SOIL.

SOIL AMENDMENTS
PRIOR TO TILLING, APPLY GYPSUM AT A RATE OF ONE HUNDRED (100) POUNDS PER ONE THOUSAND (1,000) SQUARE FEET, PHOSPHATE AT A RATE OF TWO (2) POUNDS PER ONE THOUSAND (1,000) SQUARE FEET AND SOIL SULFUR AT FIVE POUNDS PER ONE THOUSAND (1,000) SQUARE FEET.

SOD INSTALLATION
INSTALL SOD ALONG THE STRAIGHTEST EDGE OF TURF AREA. STAGGER JOINTS IN A BRICK-LIKE PATTERN. AVOID GAPS AND OVERLAPPING. PLACE SOD DIAGONALLY ACROSS SLOPES, SO IT CANNOT SLIDE, AND SO THAT IT PROVIDES COMPLETE COVER WITH NO BROWN SECTIONS OR CRACKS SHOWING. WATER SOD AT LEAST EVERY THIRTY (30) MINUTES. AFTER INSTALLATION, WATER LIGHTLY AND ROLL IN TWO (2") DIRECTIONS WITH A SOD ROLLER.

3.12 WATERING

WATER ALL PLANTS IMMEDIATELY AFTER PLANTING TO AVOID DRYING OUT, TO THE FULL DEPTH, SATURATING THE ROOT BALL OF EACH PLANT HOLE.

REPEAT WATERING AS OFTEN AS NECESSARY TO KEEP THE GROUND MOIST BUT NOT SOAKED, WELL BELOW THE ROOT SYSTEM OF THE PLANTS.

3.13 CLEAN UP

KEEP ALL AREAS CLEAN AND ORDERLY DURING AND AFTER EXECUTION OF WORK.

3.14 PRUNING

PRUNE SHRUBS AND TREES UPON COMPLETION OF THE WORK, ACCORDING TO STANDARD HORTICULTURAL PRACTICES TO PRESERVE THE NATURAL CHARACTER OF THE SPECIES AND TO REPAIR OR REPLACE INJURED PLANTS AS DIRECTED. LIMIT PRUNING ONLY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES AND TO COMPENSATE FOR LOSS OF ROOTS AS A RESULT OF PLANTING OPERATIONS.

3.15 MAINTENANCE PERIOD

UPON SUBSTANTIAL COMPLETION, AS DETERMINED BY THE DEVELOPER'S REPRESENTATIVE, IN ACCORDANCE WITH THE CONDITIONS OF THE CONTRACT, THE CONTRACTOR SHALL BE NOTIFIED IN WRITING THAT THE MAINTENANCE PERIOD IS TO BEGIN.

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF LANDSCAPED AREAS FOR A PERIOD OF NINETY (90) DAYS. MAINTENANCE INCLUDES WATERING TREES AND GRASSES, MONITORING AND ADJUSTING THE IRRIGATION SYSTEM AS NECESSARY, MOWING AND TRIMMING LAWN AREAS, PRUNING AND TRIMMING PLANT MATERIAL, WEED REMOVAL AND CULTIVATING PLANT BEDS.

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE SPRINKLER IRRIGATION SYSTEM, INCLUDING MONITORING AND ADJUSTING THE DURATION AND FREQUENCY OF THE WATERING SCHEDULE, ADJUSTMENT OF HEADS FOR COVERAGE AND ELEVATION, REPAIR OF LEAKS IN BOTH MAIN AND LATERAL LINES, AND ALL OTHER WORK REQUIRED TO ESTABLISH A COMPLETE WORKING SPRINKLER IRRIGATION SYSTEM.

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF NEW PLANTING, INCLUDING WATERING, CULTIVATING, WEEDING, MULCHING, RE-STAKING, TIGHTENING AND REPAIRING GUYS, RESETTING PLANTS TO PROPER GRADES AND POSITION, MAINTENANCE OF TEMPORARY TREE WELLS AND FURNISHING AND SUPPLYING ALL FERTILIZERS, HERBICIDES AND PESTICIDES TO MAINTAIN A THRIVING LANDSCAPE.

LANDSCAPE CONTRACTOR, IN ORDER TO PROTECT HIS GUARANTEE, SHALL GIVE TYPEWRITTEN TO DEVELOPER, A COMPLETE MAINTENANCE INSTRUCTION BOOKLET IN THE CARE AND FEEDING OF THE LANDSCAPE.

LANDSCAPE CONTRACTOR SHALL REQUEST, IN WRITING, A FINAL INSPECTION AT THE COMPLETION OF THE MAINTENANCE PERIOD. IF THE DEVELOPER'S REPRESENTATIVE DETERMINES THE WORK IS SATISFACTORY, THE MAINTENANCE PERIOD WILL END ON THE DATE OF THE FINAL INSPECTION. IF THE MAINTENANCE IS UNSATISFACTORY, THE MAINTENANCE PERIOD WILL BE EXTENDED, AT THE CONTRACTOR'S EXPENSE, UNTIL SUCH TIME AS ALL CORRECTIONS ARE MADE AND THE WORK IS INSPECTED AND APPROVED BY THE DEVELOPER'S REPRESENTATIVE. RETENTION WILL NOT BE RELEASED UNTIL FINAL INSPECTION IS MADE AND APPROVAL ISSUED BY THE DEVELOPER'S REPRESENTATIVE.

3.16 FIELD QUALITY CONTROL

NOTIFY DEVELOPER'S REPRESENTATIVE OF THE REQUIREMENT FOR INSPECTIONS AT LEAST FORTY-EIGHT (48) HOURS IN ADVANCE. INSPECTIONS ARE REQUIRED, BUT NOT LIMITED TO, THE FOLLOWING:

A. INSPECTION AND ACCEPTANCE OF PLANT MATERIAL PRIOR TO SHIPPING;
B. AT COMPLETION OF ROUGH GRADE PRIOR TO BOULDER PLACEMENT;
C. AT COMPLETION OF LANDSCAPE FINISH GRADING AND SOIL PREPARATION, PRIOR TO PLANTING;
D. AT LAYOUT OF IRRIGATION SYSTEM, PRIOR TO INSTALLATION OF IRRIGATION SYSTEM;
E. AT INSTALLATION OF IRRIGATION SYSTEM, PRIOR TO BACKFILLING TRENCHES AND PLANTING;
F. DURING INSTALLATION OF SPECIMEN TREE, PALM OR OTHER SPECIMEN PLANT MATERIAL;
G. AFTER STAKING LOCATIONS FOR PLANT HOLES, BUT PRIOR TO PLANTING;
H. DURING THE PLANTING PROCESS;
I. DURING THE PLACEMENT AND AIMING OF ALL LIGHT FIXTURES;
J. AT SUBSTANTIAL COMPLETION OF THE WORK;
K. DURING WARRANTY PERIOD TO OBSERVE MAINTENANCE PROCEDURES;
L. AT FINAL COMPLETION OF THE WORK.

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Preliminary Landscape Plan
The Station at Park Place - Retail
Residential and Commercial Mixed Use Project
City of Chandler, AZ

SHEET TITLE: PLANTING SPECIFICATIONS

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REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
45440
ANDREW D. BARLOW
04-09-2026
NOT VALID FOR CONSTRUCTION UNLESS SIGNED
EXP. 12-31-27

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DATE: 09-04-2026
ISSUED FOR: PDP
DRAWN BY: DR, CR, IR, AR
CHECKED BY: MP, CR
PERMIT NUMBER:
ABLA PROJECT NUMBER: 14-061-25

LA8.2



Plant Materials Legend

Tree	Box (in.)
Acacia aneura Mulga Acacia	24"
Olea europaea 'Wilsonii' Wilsonii Olive	24"
Parkinsonia hybrid 'Desert Museum' Desert Museum Palo Verde	24"
Phoenix dactylifera Date Palm	20" Clear Cut
Pistacia lentiscus Mastic Tree	24"
Prosopis velutina Velvet Mesquite	24"
Quercus virginiana 'Cathedral' Cathedral Live Oak	24"
Sophora secundiflora Texas Mountain Laurel	24"
Ulmus parvifolia 'Allee' Allee Elm	24"

Extra Large Shrubs	Size	Qty
Bougainvillea 'Barbara Karst' Barbara Karst Bougainvillea	5 gal.	14
Tecoma alata 'Orange Jubilee' Orange Jubilee	15 gal.	20
Caesalpinia gilliesii Yellow Bird of Paradise	5 gal.	14

Large Shrubs	Size	Qty
Calliandra californica Red Fairy Duster	5 gal.	19
Leucophyllum langmaniae 'Rio Bravo' Rio Bravo Sage	5 gal.	54

Medium Shrubs	Size	Qty
Eremophila maculata 'Valentine' Valentine Bush	5 gal.	27
Rosmarinus officinalis 'Tuscan Blue' Tuscan Blue Rosemary	5 gal.	37
Ruellia brittoniana Purple Ruellia	5 gal.	114

Groundcovers	Size	Qty
Ruellia 'Katie' Dwarf Ruellia 'Katie'	1 gal.	86
Eremophila prostrata 'Outback Sunrise' Outback Sunrise	1 gal.	51
Convolvulus mauritanicus Ground Morning Glory	1 gal.	252
Lantana montevidensis 'New Gold' Lantana	1 gal.	257
Lantana montevidensis Purple Trailing Lantana	1 gal.	174
Lantana camara 'Radiation' Lantana	1 gal.	52
Lantana sp. 'New Red' Lantana	1 gal.	96
Rosmarinus officinalis 'Prostratus' Trailing Rosemary	1 gal.	268
Zexmenia hispida 'devil's river' Zexmenia	1 gal.	42

Cacti/ Accents	Size	Qty
Agave geminiflora Twin Flowered Agave	5 gal.	150
Dasylirion wheeleri Desert Spoon	5 gal.	87
Hesperaloe parviflora 'Yellow' Yellow Yucca	5 gal.	166
Hesperaloe parviflora 'Brakelights' Brakelights Red Yucca	5 gal.	222
Muhlenbergia capillaris 'Regal Mist'	5 gal.	77
Pennisetum setaceum 'Rubrum' Purple Fountain Grass	5 gal.	58

Vines	Size	Qty
Bougainvillea 'Barbara Karst' Barbara Karst Bougainvillea	5 gal.	17
Rosa banksiae Lady Bank's Rose	5 gal.	29
Trachleospermum Jasminoides Dwarf Star Jasmine	5 gal.	22

WOOD PARTNERS

MULTIFAMILY PARCEL 1 - THE STATION AT PARK PLACE

Conceptual Site Plan

N 40' 80' 120'

Plan Scale 1:40' Date:07-10-2026

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WALL LEGEND

SYMBOL	DESCRIPTION
	EXISTING FENCE TO REMAIN
	THEME WALL
	THEME WALL ON RETAINING WALL
	LOW RETAINING WALL
	GLASS POOL BARRIER
	GLASS POOL BARRIER ON RETAINING WALL
	FULL VIEW FENCE
	VEHICULAR GATE
	GLASS POOL BARRIER GATE
	PEDESTRIAN GATE

WOOD PARTNERS

MULTIFAMILY PARCEL 1 - THE STATION AT PARK PLACE

Conceptual Wall Plan

Plan Scale 1:40' 40' 80' 120' Date:07-10-2026

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PEDESTRIAN CIRCULATION PLAN LEGEND

SYMBOL	DESCRIPTION
	4' ATTACHED SIDEWALK
	5' ATTACHED SIDEWALK
	6' ATTACHED SIDEWALK
	5' DETACHED SIDEWALK
	4' DETACHED SIDEWALK
	3' DETACHED SIDEWALK
	6' DETACHED SIDEWALK
*	STREET CROSSING

WOOD PARTNERS

MULTIFAMILY PARCEL 1 - THE STATION AT PARK PLACE

Conceptual Circulation Plan

Plan Scale 1:40' 40' 80' 120' Date:07-10-2026

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OPEN SPACE LEGEND

SYMBOL	DESCRIPTION	REQUIRED	PROVIDED
	*USABLE COMMON OPEN SPACE *CITY OF CHANDLER REQUIRES 150 S.F AVERAGE PER BEDROOM TOTAL BEDROOMS: 451	67,650 S.F	24,443 S.F
	*PRIVATE OPEN SPACE *CITY OF CHANDLER REQUIRES 65 S.F AVERAGE PER UNIT. TOTAL UNITS: 312 CURRENT AVG. PROVIDED: 52 S.F.	20,280 S.F	16,224 S.F
	*NON-FUNCTIONAL OPEN SPACE *PER CITY OF CHANDLER, NON-FUNCTIONAL OPEN SPACE HAS BEEN EXCLUDED FROM THE PROVIDED USABLE COMMON OPEN SPACE.		58,225 S.F

ADJACENT PROPERTY
NOT A PART OF PLAN SET

PRIVATE ROAD

DOG PARK

GATE

PRIVATE ROAD

MULTI FAMILY
PARCEL 2
APN: 303-25-802

GATE

ADJACENT PROPERTY
OWNER: DRURY
PARTNERSHIP 2016 LLLP
APN: 303-25-777
NOT A PART OF PLAN SET

MIXED USE RETAIL SPACE
APN: 303-25-802

WOOD PARTNERS

MULTIFAMILY PARCEL 1 - THE STATION AT PARK PLACE

Conceptual Open Space Plan

Plan Scale 1:40' 40' 80' 120' Date:07-10-2026

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WOOD PARTNERS

MULTIFAMILY PARCEL 1 - THE STATION AT PARK PLACE

Enlargement Plan 01 - Amenity 1

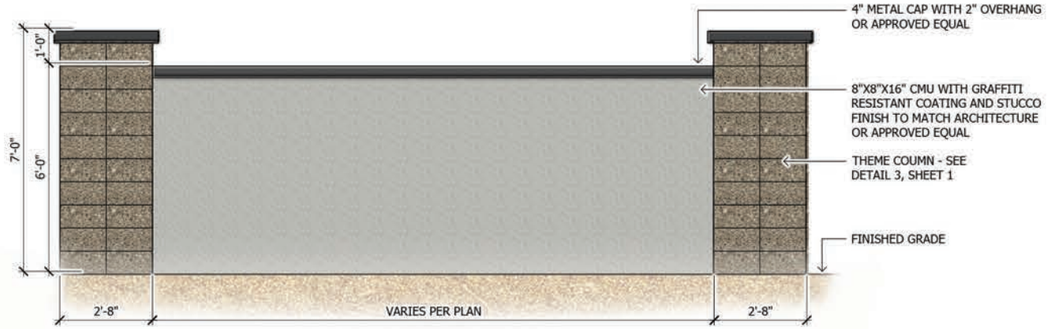
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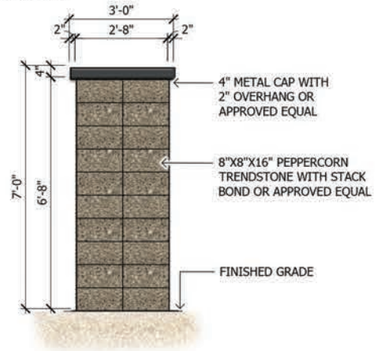
ELEVATION A:



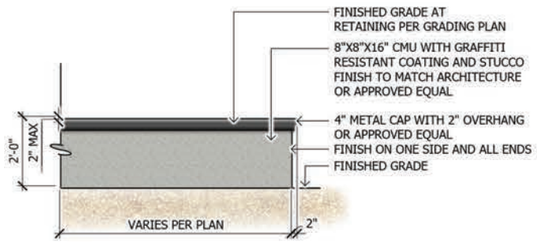
ELEVATION B:

1 Theme Wall

SCALE: 1/2"=1'-0"



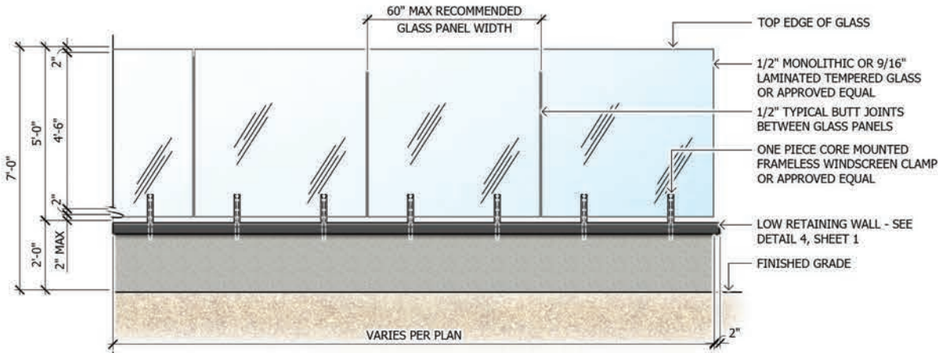
ELEVATION C:



ELEVATION D:

2 Theme Wall on Retaining Wall

SCALE: 1/2"=1'-0"



ELEVATION E:

3 Theme Column

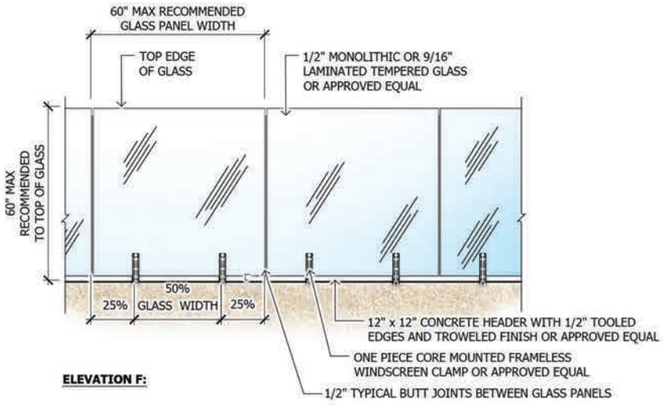
SCALE: 1/2"=1'-0"

4 Low Retaining Wall

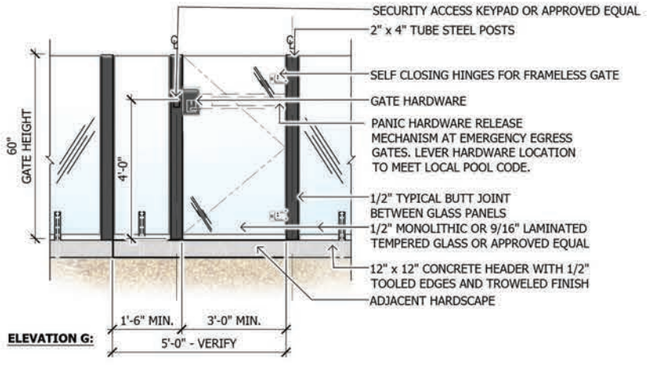
SCALE: 1/2"=1'-0"

5 Glass Pool Barrier on Low Retaining Wall

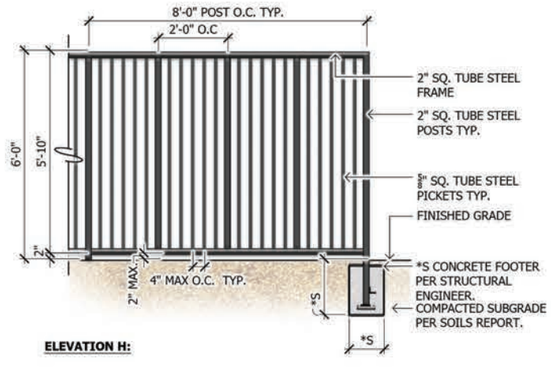
SCALE: 1/2"=1'-0"



ELEVATION F:



ELEVATION G:



ELEVATION H:

6 Glass Pool Barrier

SCALE: 1/2"=1'-0"

7 Glass Pool Barrier Gate

SCALE: 1/2"=1'-0"

8 Full View Fence

SCALE: 1/2"=1'-0"

WOOD PARTNERS

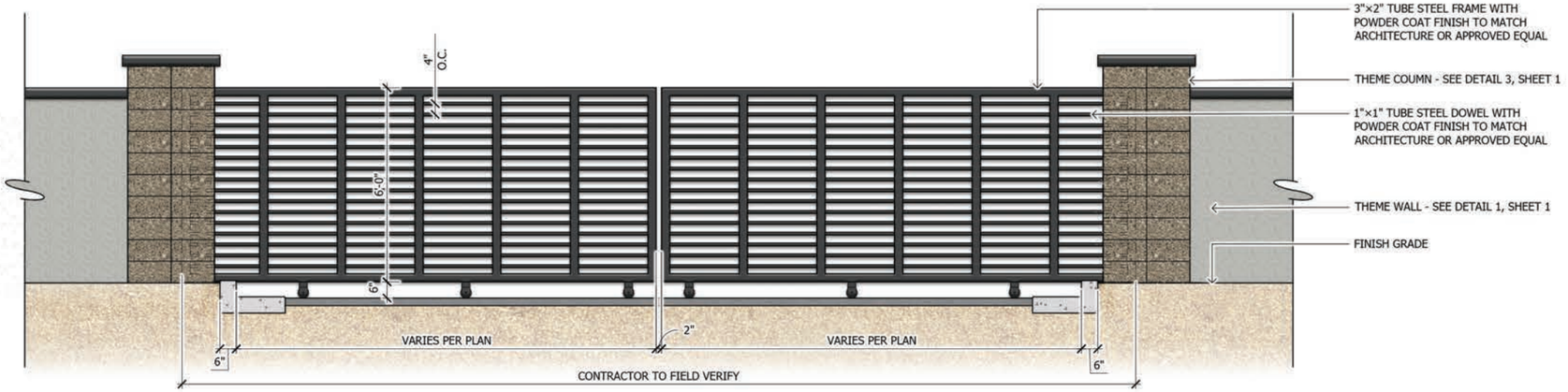
MULTIFAMILY PARCEL 1 - THE STATION AT PARK PLACE

Wall Elevations - Sheet 1 of 2

Date:07-10-2026

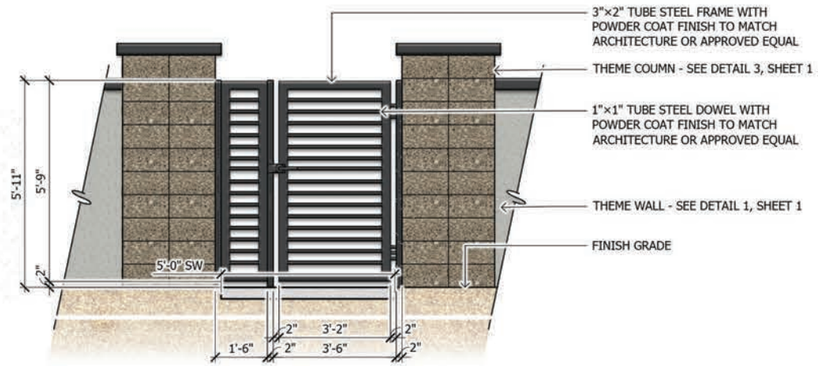
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1 Vehicular Sliding Gate

SCALE: 1/2"=1'-0"



2 Pedestrian Gate

SCALE: 1/2"=1'-0"

WOOD PARTNERS

MULTIFAMILY PARCEL 1 - THE STATION AT PARK PLACE

Wall Elevations - Sheet 2 of 2

Date:07-10-2026

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PRELIMINARY LANDSCAPE PLANS

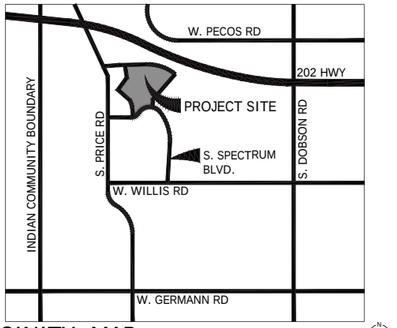
FOR

THE STATION AT PARK PLACE
MULTI FAMILY PARCEL 1

RESIDENTIAL AND COMMERCIAL MIXED USE PROJECT
CITY OF CHANDLER, AZ

SHEET INDEX

PG #	SHEET LABEL	DESCRIPTION
1	LA CV	LANDSCAPE COVER
2	LA0.1	GENERAL LANDSCAPE NOTES
3	LA3.0	OVERALL PLANTING PLAN
4-8	LA3.1-LA3.5	PLANTING PLANS
9-12	LA6.1-LA6.4	CONSTRUCTION DETAILS
13-14	LA7.1-LA7.2	PLANTING DETAILS
15-16	LA8.1-LA8.2	PLANTING SPECIFICATIONS



VICINITY MAP — NOT TO SCALE

CITY OF CHANDLER GRADING NOTES:

1. CONTRACTOR SHALL GRADE TO MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL RESIDENCES. REVIEW ENGINEERS PLAN FOR DRAINAGE.
2. FINISH GRADING SHALL BE BY THE DIRECTION OF THE LANDSCAPE ARCHITECT.
3. LANDSCAPE ARCHITECT SHALL APPROVE GRADING PRIOR TO PLANTING.
4. GRADING FOR THIS PROJECT INCLUDES THE FOLLOWING:
   A) FINE GRADING OF EXISTING ROUGH GRADES IS REQUIRED TO PROVIDE SMOOTH, EVEN GRADE TRANSITION IN LANDSCAPE AREA.
   B) CREATION OF LOW MOUNDS IN THE STREET LANDSCAPE AND COMMUNITY PARK AREAS.
5. IMPORTING AND PLACING "OFF-SITE 3/8" MINUS TOPSOIL" IN THE FOLLOWING AREAS:
   A) TURF, AND ANNUAL AREAS. (6")
   B) PLANT BACKFILL (CAN BE SCREENED ON-SITE SOIL).
6. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY CALICHE ENCOUNTERED ON SITE AT NO ADDITIONAL COST TO THE OWNER.
7. ON-SITE AND OFF-SITE TOPSOIL SHALL CONFORM TO CONTENT REQUIREMENTS AS SPECIFIED IN PART 2 OF THE PLANTING SPECIFICATIONS. AGRONOMY TEST SUBMITTALS ARE REQUIRED FOR ALL MATERIAL USED FOR TOPSOIL AND BACKFILL. SUBMIT REPORT TO LANDSCAPE ARCHITECT FOR REVIEW.

CITY OF CHANDLER IRRIGATION NOTES:

1. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FULL IRRIGATION COVERAGE OF NEW PLANT MATERIAL BY AN UNDERGROUND DRIP SYSTEM. (PROVIDE DESIGN/BUILD SYSTEM)
2. THE LANDSCAPE CONTRACTOR SHALL SUBMIT FULL PIPING PLANS, AFTER FIELD VERIFICATION, DEPICTING POINT OF CONNECTION, METER LOCATION AND SIZE, BACKFLOW PREVENTER LOCATION AND SIZE, AND PIPE ROUTING AND SIZES.
3. THE LANDSCAPE CONTRACTOR SHALL INSTALL AN IRRIGATION SYSTEM IN ACCORDANCE WITH THE EXISTING SCHEDULES, NOTES, DETAILS, AND SPECIFICATIONS.
4. CONTRACTOR TO SITE VERIFY PRESSURE AND NOTIFY LANDSCAPE ARCHITECT OF ANY DIFFERENCES PRIOR TO INSTALLATION OR ORDERING OF MATERIALS. IF CONTRACTOR FAILS TO NOTIFY LANDSCAPE ARCHITECT, HE IS FINANCIALLY RESPONSIBLE FOR ANY NECESSARY SYSTEM ALTERATIONS THAT RESULT.
5. THE LANDSCAPE CONTRACTOR SHALL FIELD VERIFY EXISTING TAP LOCATIONS.
6. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING AND PATCHING OF ASPHALT AND CONCRETE AS REQUIRED FOR SLEEVE INSTALLATION ACCORDING TO THE IRRIGATION SCHEDULE.
7. CONTROLLER TO BE INSTALLED AS PER MANUFACTURES SPECIFICATIONS. CONTROLLER SIZE AND QUANTITIES TO BE DETERMINED BY THE VALVE REQUIREMENTS AND POINT OF CONNECTIONS. INSTALL ONE (1) CONTROLLER AT EACH POINT OF CONNECTION.
8. INSTALL PVC MAINLINE AND LATERALS ACCORDING TO THE IRRIGATION AND PIPING SCHEDULES.
9. ALL VALVES SHALL NOT EXCEED MANUFACTURES SPECIFICATIONS.
10. VALVE BOXES SHALL BE SQUARE TO ADJACENT WALKS OR CURBS AND FLUSH WITH THE FINAL GRADE.
11. WORK SHALL CONFORM TO ALL CONSTRUCTION CODES AND REGULATIONS.
12. CONTRACTOR SHALL INSTALL GREEN VALVE BOXES IN TURF AREAS AND TAN VALVE BOXES IN DECOMPOSED GRANITE AREAS (TYPICAL).

CITY OF CHANDLER PLANTING NOTES:

1. CONTRACTOR SHALL REVIEW PLANTING PLAN WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. LANDSCAPE ARCHITECT OR HIS/HER REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIALS HE/SHE DEEMS UNACCEPTABLE. SEE SPECIFICATIONS.
3. ANY AND ALL SUBSTITUTIONS TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
4. GROUNDCOVER, DECOMPOSED GRANITE AND/OR GRANITE RIP-RAP SHALL EXTEND UNDER SHRUBS UNLESS OTHERWISE NOTED ON PLANS.
5. LOCATE PLANTS AWAY FROM SPRINKLER HEADS, LIGHT FIXTURES AND OTHER OBSTRUCTIONS.
6. FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
7. PLANTING AND IRRIGATION DESIGN MAY BE MODIFIED TO ADAPT TO WALK CONFIGURATIONS THAT DIFFER FROM THESE PLANS, OR BECAUSE OF GRADE LIMITATIONS ON SITE.
8. FINISH GRADE OF ALL PLANTING AREAS IS TO BE 1 1/2" BELOW ADJACENT PAVING.
9. WATER TEST ALL TREE PLANTING HOLES PRIOR TO PLANTING. IF TREE HOLE DOES NOT DRAIN, DO NOT PLANT, SEE HARDPAN DETAIL.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR FULL IRRIGATION COVERAGE OF ALL PLANT MATERIAL.
11. REFERENCE CIVIL ENGINEERING DRAWINGS FOR GRADING AND DRAINAGE FLOWS, LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE THAT THESE ARE PROVIDED FOR AND NOT IMPAIRED WITH OBSTRUCTIONS.
12. REFER TO THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT SHOWN ON DRAWINGS.
13. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR GRADING ALL AREAS AT THE DIRECTION OF THE LANDSCAPE ARCHITECT TO CREATE A NATURALLY UNDULATING GROUND PLANE.
14. PLANT TREES A MINIMUM 10' FROM STREET LIGHT AND FIRE HYDRANTS. TREES SHALL BE PLANTED A MINIMUM 4' FROM WALKS, CURBS AND WALLS. PLANT SHRUBS WITH A 2' MINIMUM FROM CURB AND WALKS.
15. ALL PLANTING AREAS SHALL RECEIVE A 2" LAYER OF DECOMPOSED GRANITE THROUGHOUT (TYPICAL).
16. ALL SPECIMEN TREES AND TURF HEADERS TO BE FIELD LOCATED BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
17. CONTRACTOR SHALL INSTALL "NDS EP SERIES" (OR APPROVED EQUAL) AT ALL TREES WITHIN 8'-0" FEET OF HARDSCAPE ELEMENTS INCLUDING SIDEWALKS, ASPHALT, CONCRETE / SLABS FOOTINGS AND STRUCTURES. CONTRACTOR SHALL SUBMIT SPECIFICATION SHEETS OF PROPOSED ROOT BARRIER PANELS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

CLIENT / OWNER DEVELOPER:

W.P. WEST ACQUISTIONS, LLC
TODD TAYLOR
8777 EAST VIA DE VENTURA - SUITE 201
SCOTTSDALE, AZ 85258
(480)- 567-0069
tht@woodpartners.com

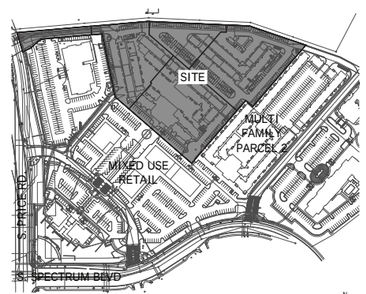
CONSULTANT TEAM:

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TEMPE, AZ 85281
480-530-0077
andy.baron@ablastudio.com

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PHOENIX, AZ 85021
602.335.8500
DNichols@WoodPatel.com

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PHOENIX, AZ 85020
(602)-285-9200
jim@biltform.com & vince@biltform.com

APPROVAL STAMP



KEY MAP — NOT TO SCALE

Preliminary Landscape Plan
The Station at Park Place - Multi Family Parcel 1
Residential and Commercial Mixed Use Project
City of Chandler, AZ

SHEET TITLE: LANDSCAPE COVER

WOOD PARTNERS

ABLA
310 E. RIO SALADO PARKWAY
TEMPE, ARIZONA 85281
OFFICE: 480-530-0077
WEB:ABLASTUDIO.COM

NOT FOR CONSTRUCTION OR RECORDATION
45440
ANDREW D. BARON
01-16-2026
REGISTERED LANDSCAPE ARCHITECT
EXP: 12-31-27

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DATE: 07-10-2026
ISSUED FOR: PDP
DRAWN BY: DR, CR, IR, AR
CHECKED BY: MP, CR
PERMIT NUMBER:
ABLA PROJECT NUMBER: 14-061-25

LA CV

PG: 1 OF 16

\\FSERVER\ABLAProjects\Wood Partners\Alta Park Place I\1Parcels\Parcel 1\Landscape\PDP\00-Cover_APP 1_P1.dwg

POOL PROJECT NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBMITTALS AND PERMITS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL CITY, COUNTY, STATE AND FEDERAL STANDARDS AND CODES.
3. THE CONTRACTOR SHALL IDENTIFY ANY POSSIBLE VARIANCES TO ALL APPLICABLE STANDARDS AND CODES AND SHALL SUBMIT THE NECESSARY APPLICATIONS TO THE APPROPRIATE DEPARTMENTS IN ACCORDANCE WITH THE PROJECT SCHEDULE.
4. THE CONTRACTOR SHALL REVIEW POOL EQUIPMENT AND COORDINATE WITH REQUIRED UTILITY PROVIDERS PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL REVIEW POOL EQUIPMENT LOCATION AND FACILITIES TO ENSURE APPROPRIATE SPACE AND CONDITIONS ARE PROVIDED.
6. THE CONTRACTOR SHALL LOCATE AND PROVIDE SIGNAGE AND SAFETY EQUIPMENT ACCORDING TO APPROPRIATE CODES.
7. THE CONTRACTOR SHALL SUBMIT ALL SHOP DRAWINGS TO THE PROPERTY OWNER'S AUTHORIZED REPRESENTATIVE FOR APPROVAL PRIOR TO CONSTRUCTION.
8. THE CONTRACTOR SHALL PROVIDE ALL STRUCTURAL DRAWINGS ACCORDING TO APPROPRIATE CODES AND SOILS REPORTS TO THE PROPERTY OWNER'S AUTHORIZED REPRESENTATIVE FOR APPROVAL PRIOR TO CONSTRUCTION.
9. THE CONTRACTOR SHALL ENSURE THROUGH THEIR REVIEW THAT ALL NECESSARY SUPPORTING FACILITIES ARE PROVIDED IN ACCORDANCE TO APPROPRIATE CODES.
10. THE CONTRACTOR SHALL ENSURE PROPER DRAINAGE AWAY FROM THE POOL/WATER FEATURE IN COMPLIANCE WITH ALL APPLICABLE STANDARDS AND CODES AND THAT DRAINAGE DOES NOT IMPEDE OR CAUSE HARM TO OTHER BUILT FACILITIES.

GRADING PROJECT NOTES:

1. CONTRACTOR SHALL GRADE TO MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES AND MAINTAIN AND/OR CREATE DRAINAGE SPECIFIED ON THE PROJECT CIVIL ENGINEERS CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL KEEP DRAINAGE WAYS AND NATURAL FLOW CHANNELS SPECIFIED FREE FROM OBSTRUCTIONS THAT MAY IMPAIR FLOW.
2. FINISH GRADING SHALL BE BY THE DIRECTION OF THE LANDSCAPE ARCHITECT. ALL GRADING SHALL BE APPROVED BY OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO PLANTING.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ANY CALICHES ENCOUNTERED ON SITE AT NO ADDITIONAL COST TO THE OWNER.
4. FINISH GRADE OF ALL PLANTING AREAS SHALL COMPLY WITH PART 3 OF THE PLANTING SPECIFICATIONS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CREATING A NATURAL UNDULATING GROUNDPLANE IN ALL PLANTING AREAS AT/PER THE DIRECTION OF THE LANDSCAPE ARCHITECT.

INERTS NOTES:

ANGULAR GRANITE RIP-RAP

1. INSTALL GRANITE RIP-RAP IN ALL DRAINAGE SWALES, AND WHERE INDICATED ON PLANS. TYPICAL. SIZE OF RIP-RAP SHALL BE 3"-6", SIZED. COLOR OF GRANITE RIP-RAP TO MATCH EXISTING GRANITE. CONTRACTOR SHALL SUBMIT SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

DECOMPOSED GRANITE

1. DECOMPOSED GRANITE IS REQUIRED IN ALL PLANTING AREAS EXCEPT AREAS OF TURF AND GRANITE RIP-RAP.
2. SURFACE ROCKS LARGER THAN 1" DIA. ARE TO BE REMOVED PRIOR TO SPREADING DECOMPOSED GRANITE. AFTER SPREADING DECOMPOSED GRANITE TO A NEAT, UNIFORM 2" LAYER, REMOVE ALL EXISTING CALICHE ROCKS THAT SHOW THROUGH. SUPPLY ADEQUATE SIZE SAMPLE TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO ORDERING.

GENERAL PROJECT NOTES:

1. THESE NOTES ARE TO BE USED AS A GENERAL REFERENCE IN CONJUNCTION WITH AND AS A SUPPLEMENT TO WRITTEN SPECIFICATIONS, APPROVED ADDENDUMS, AND CHANGE ORDERS ASSOCIATED WITH THIS DOCUMENT SET.
2. ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS (THIS DOCUMENT SET) AND PER LOCAL OR STATE GOVERNING CODES AND/OR ORDINANCES, WHICHEVER IS APPLICABLE.
3. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL REVIEW THE PROJECT WITH THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE.
4. THE CONTRACTOR IS RESPONSIBLE TO BECOME FAMILIAR WITH THE PROJECT SITE AND LOCATIONS OF EXISTING AND FUTURE UNDERGROUND SERVICES AND IMPROVEMENTS WHICH MAY CONFLICT WITH THE WORK TO BE DONE. THE CONTRACTOR SHALL UTILIZE AN UNDERGROUND UTILITY COORDINATION SERVICE TO MARK EXISTING UTILITIES 48 HOURS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY SHOULD ANY CONFLICT ARISE.
5. THE CONTRACTOR SHALL PROVIDE MATERIALS OR EQUIPMENT AND PERFORM REQUIRED INCIDENTAL PROCEDURES THAT MAY BE NECESSARY TO COMPLETE THE PROJECT TO SATISFACTORY CONDITION AS DIRECTED BY THE DESIGN INTENT OF THIS DOCUMENT SET AND THEREFORE SHALL MEET MINIMUM CONSTRUCTION REQUIREMENTS AND INDUSTRY STANDARDS NOTWITHSTANDING MENTION OR REFERENCE IN THIS DOCUMENT SET.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS AND SHALL NOTIFY ALL UTILITY COMPANIES WITH UTILITIES ON SITE PRIOR TO THE CONSTRUCTION OF THE PROJECT.
7. INTERPRETATION OF THIS DOCUMENT SET IN ITS ENTIRETY SHALL BE MADE BY THE LANDSCAPE ARCHITECT OF RECORD AND SHALL BE CONSIDERED FINAL. DISCREPANCIES SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR PRIOR TO SUBMITTING FORMAL BIDS. ALL CLARIFICATIONS SHALL BE PREPARED IN WRITING BY THE LANDSCAPE ARCHITECT OF RECORD PRIOR TO BIDDING. THE CONTRACTOR SHALL ACCEPT THE INTERPRETATION OF THE LANDSCAPE ARCHITECT OF RECORD AS THE CORRECT AND FINAL INTERPRETATION.
8. THIS DOCUMENT SET, INCLUDING ALL PLAN SHEETS, NOTES, DETAILS AND SPECIFICATIONS SHALL BE UTILIZED BY THE CONTRACTOR PERFORMING INSTALLATION AS GENERAL GUIDELINES FOR THE PROJECT DESIGN INTENT. QUANTITIES SHOWN IN THIS DOCUMENT SET ARE ESTIMATES ONLY AND ARE NOT THEREFORE GUARANTEED; THE CONTRACTOR SHALL SUPPLY ALL MATERIALS, LABOR AND EQUIPMENT IN ORDER COMPLETE PROJECT AS SPECIFIED IN THESE DOCUMENTS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPORT ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO THE START OF WORK.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND COORDINATING EXISTING SITE CONDITIONS.
11. THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONARY MEASURES TO PROTECT EXISTING IMPROVEMENTS AND THE PUBLIC FROM DAMAGE THROUGHOUT THE CONSTRUCTION PROCESS.
12. SHOULD THE CONTRACTOR HAVE ANY QUESTIONS REGARDING THIS DOCUMENT SET OR SHOULD THERE BE ANY DISCREPANCIES, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING.
13. CONTRACTOR SHALL PROPERLY COORDINATE WORK TO BE PERFORMED WITH OTHER CONTRACTOR'S WORK PRIOR TO INSTALLATION.
14. CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY DAMAGES IMPOSED, UNINTENTIONALLY OR ACCIDENTALLY TO EXISTING UTILITIES, STRUCTURES, WALLS, OR OTHER AMENITIES, DUE TO THE ACTION OF THE CONTRACTOR, CONTRACTOR'S EMPLOYEES AND/OR THE CONTRACTOR'S SUBCONTRACTORS. DAMAGE INCURRED DURING THE CONTRACTOR'S OPERATION SHALL BE REPAIRED, AT THE EXPENSE OF THE CONTRACTOR, TO THE SATISFACTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
15. EXISTING SITE CONDITIONS AND THE DOCUMENT SET BASE INFORMATION HAVE BEEN PROVIDED BY THE PROJECT CIVIL ENGINEER.
16. CONTRACTOR SHALL MATCH GRADES, LAYOUT AND ELEVATIONS OF ADJOINING LANDSCAPE WORK BY OTHERS. NOTIFY THE LANDSCAPE ARCHITECT OF CONFLICTS BEFORE PROCEEDING WITH CONSTRUCTION.
17. THE CONTRACTOR SHALL PROVIDE BARRICADES AND TRAFFIC CONTROL ALONG PUBLIC STREETS, IF REQUIRED, DURING INSTALLATION AND SHALL BE RESPONSIBLE FOR SECURING APPROVAL AND PERMIT FOR THE PROCESS.

HARDSCAPE GENERAL NOTES:

1. CONTRACTOR SHALL LAYOUT AND VERIFY ALL HARDSCAPE ELEMENTS PRIOR TO CONSTRUCTION FOR REVIEW BY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE. THE CONTRACTOR SHALL CONTACT THE OWNER'S AUTHORIZED REPRESENTATIVE SHOULD ANY DISCREPANCIES EXIST. THE CONTRACTOR SHALL SUBMIT IN WRITING SUGGESTED MODIFICATION AND RECEIVE TRANSMITTED RECORD OF APPROVAL FROM OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. DIMENSIONS SHOWN ON THIS PLAN ARE BASED ON THE DOCUMENTS SUBMITTED BY THE PROJECT CIVIL ENGINEER. THE CONTRACTOR SHALL CONTACT THE OWNER'S AUTHORIZED REPRESENTATIVE SHOULD ANY DISCREPANCIES OCCUR. THE CONTRACTOR SHALL SUBMIT IN WRITING SUGGESTED MODIFICATION AND RECEIVE TRANSMITTED RECORD OF APPROVAL FROM OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCEMENT OF ANY FIELD REVISIONS.
3. REFER TO CONSTRUCTION DOCUMENTS PREPARED BY THE PROJECT CIVIL ENGINEER FOR ALL INFORMATION REGARDING HORIZONTAL AND VERTICAL CONTROL DIMENSIONS.
4. CONTRACTOR SHALL BE RESPONSIBLE TO HAVE ALL STRUCTURES REPRESENTED IN THE CONTRACT DOCUMENTS (THIS DOCUMENT SET) REVIEWED BY A REGISTERED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION UNLESS OTHERWISE STATED.
5. FOOTINGS, WALLS AND FENCES SHALL BE PLACED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.
6. CONTRACTOR SHALL HAVE SIDEWALKS SURVEYED AND STAKED FOR REVIEW BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT 48 HOURS IN ADVANCE FOR SITE REVIEW.
7. UNLESS OTHERWISE NOTED IN THIS DOCUMENT SET OR NOTED IN DETAILS, SIDEWALKS SHALL BE 5'-0" IN WIDTH, 4" THICK, 2500 PSI CONCRETE ON COMPACTED BASE PER SITE SOILS REPORT WITH CONSTRUCTION JOINTS AT 5'-0" ON CENTER AND EXPANSION JOINTS AT 20'-0" ON CENTER. SIDEWALKS SHALL HAVE A MEDIUM BROOM, NON-SKID FINISH PERPENDICULAR TO DIRECTION OF TRAVEL WITH 1/2" RADIUS TOOLED EDGES.
8. RADIUS AT SIDEWALK INTERSECTIONS SHALL BE 5'-0" (TYPICAL), UNLESS NOTED OTHERWISE.
9. CONTRACTOR SHALL PREPARE A 4'X4' SAMPLE PANEL FOR EACH TYPE OF HARDSCAPE MATERIAL SPECIFIED IN THE CONTRACT DOCUMENTS (THIS DOCUMENT SET) FOR APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO CONSTRUCTION.
10. CONTRACTOR IS RESPONSIBLE FOR REMOVING STAINS AND SPILLS ON FINISHED HARDSCAPE IMMEDIATELY.
11. CONTRACTOR IS RESPONSIBLE FOR PROTECTING FINISHED WORK UNTIL PROJECT ACCEPTANCE BY OWNER/OWNER'S REPRESENTATIVE.

PLANTING GENERAL NOTES:

1. CONTRACTOR SHALL REVIEW PLANTING PLAN WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. CONTRACTOR SHALL REVIEW SITE SOILS REPORT PRIOR TO PLANTING. WATER TEST ALL TREE PLANTING HOLES PRIOR TO PLANTING. IF TREE HOLE DOES NOT DRAIN, DO NOT PLANT, SEE HARDPAN DETAIL.
3. PLANTING AND IRRIGATION DESIGN MAY BE MODIFIED TO ADAPT TO HARDSCAPE CONFIGURATIONS THAT DIFFER FROM THESE PLANS, OR BECAUSE OF GRADE LIMITATIONS ON SITE. SUBSTANTIAL DEVIATION FROM THIS DOCUMENT SET WILL REQUIRE REVIEW AND APPROVAL FROM OWNER'S AUTHORIZED REPRESENTATIVE.
4. LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE RESERVE THE RIGHT TO REFUSE ANY PLANT MATERIALS DEEMED UNACCEPTABLE. SEE SPECIFICATIONS AND THIS DOCUMENT SET FOR MINIMUM REQUIREMENTS.
5. THE CONTRACTOR SHALL SUBMIT IN WRITING REQUESTS FOR ANY AND ALL SUBSTITUTIONS TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
6. CONTRACTOR SHALL REFER TO THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT SHOWN ON DRAWINGS.
7. ALL PLANT MATERIAL SHALL BE IN COMPLIANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION AND STANDARDIZED PLANT NAMES, LATEST EDITION.
8. PLANT MATERIAL MARKED 'SALVAGE' SHALL BE SELECTED FROM FROM ON-SITE SALVAGE INVENTORY OR LOCATED BY THE LANDSCAPE ARCHITECT FROM ANOTHER SOURCE. ALL MATERIAL SELECTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE.
9. FINAL LOCATION OF PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
10. ALL SPECIMEN TREES, SHRUBS AND CACTI SHALL BE FIELD LOCATED BY LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.
11. LOCATE PLANTS AWAY FROM SPRINKLER HEADS, LIGHT FIXTURES AND OTHER OBSTRUCTIONS. CONTRACTOR SHALL OBSERVE MINIMUM OFFSETS FROM THE FOLLOWING STRUCTURES; TREES SHALL BE PLANTED A MINIMUM OF 10'-0" FROM STREET LIGHTS (MEASURED FROM MATERIAL MATURITY), 6'-0" FROM EDGE OF UNDERGROUND PIPELINES AND A MINIMUM OF 4'-0" FROM HARDSCAPE , CURBS AND WALLS (MEASURED FROM CENTER OF PLANT MATERIAL). SHRUBS SHALL BE PLANTED A MINIMUM OF 2'-0" FROM CURB AND WALKS AND 3'-0" FROM FIRE SUPPRESSION DEVICES (MEASURED FROM MATERIAL MATURITY). LOCAL OR STATE GOVERNING CODES AND/OR ORDINANCES SHALL SUPERCEDE SPECIFIED DISTANCES SO LONG AS THEY SURPASS STATED REQUIREMENTS.
12. CONTRACTOR SHALL INSTALL "NDS EP SERIES" (OR APPROVED EQUAL) AT ALL TREES WITHIN 5'-0" FEET OF HARDSCAPE ELEMENTS INCLUDING (BUT NOT LIMITED TO) SIDEWALKS, ASPHALT, CONCRETE SLABS / FOOTINGS AND STRUCTURES. CONTRACTOR SHALL SUBMIT SPECIFICATION SHEETS OF PROPOSED ROOT BARRIER PANELS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
13. THE CONTRACTOR SHALL INSTALL ARBOR GUARDS AT ALL TREES LOCATED IN TURF AREAS.
14. ON-SITE AND OFF-SITE TOPSOIL SHALL CONFORM TO CONTENT REQUIREMENTS AS SPECIFIED IN PART 2 OF THE PLANTING SPECIFICATIONS. AGRONOMY TEST SUBMITTALS ARE REQUIRED FOR ALL MATERIAL USED FOR TOPSOIL AND BACKFILL. SUBMIT REPORT TO LANDSCAPE ARCHITECT FOR REVIEW.
15. CACTI SHALL BE PLANTED A MINIMUM OF 3'-0" AWAY FROM ALL PEDESTRIAN ROUTES.
16. CACTI SHALL BE WELL ROOTED AND NON-SCARRED.
17. ALL TREE STAKING SHALL CONFORM TO THE PLANTING DETAILS OR AS NOTED IN THE SPECIFICATIONS. THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE SHALL REVIEW TYPICAL TREE STAKING PRIOR TO FINAL ACCEPTANCE.
20. CONTRACTOR SHALL INSTALL ANGULAR GRANITE RIP-RAP IN ALL DRAINAGE SWALES, AND WHERE INDICATED ON PLANS. REFER TO MATERIALS SCHEDULE / PLANTING LEGEND FOR COLOR AND SIZE OF ANGULAR GRANITE RIP-RAP. CONTRACTOR SHALL SUBMIT SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. CONTRACTOR SHALL REFER TO CIVIL PLANS FOR ADDITIONAL INFORMATION.
21. DECOMPOSED GRANITE IS REQUIRED IN ALL PLANTING AREAS EXCEPT AREAS OF TURF AND ANGULAR GRANITE RIP-RAP AND SHALL EXTEND UNDER PLANT MATERIAL UNLESS NOTED OTHERWISE ON PLANS. ALL PLANTING AREAS SHALL RECEIVE A 2" MINIMUM LAYER OF DECOMPOSED GRANITE THROUGHOUT. REFER TO MATERIALS SCHEDULE / PLANTING LEGEND FOR SIZE AND COLOR OF DECOMPOSED GRANITE. CONTRACTOR SHALL SUBMIT SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
22. THE CONTRACTOR SHALL PROVIDE MAINTENANCE FOR ALL PLANT MATERIAL FROM THE TIME OF INSTALLATION THROUGH SUBSTANTIAL COMPLETION.
23. PLANT MATERIAL SHALL NOT BE INSTALLED OR ALLOWED TO GROW TO WITHIN 3'-0" OF A FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION (FDC). MAINTAIN A MINIMUM VERTICAL CLEARANCE OF 15'-0" WHERE TREES OVERHANG THE CURB LINE. TREES SHALL BE PLANTED A MINIMUM OF 5'-0" FROM ANY STRUCTURE UNLESS OTHERWISE NOTED.
24. IN DISTURBED AREAS INDICATED TO RECEIVE REVEGETATION HYDROSEED AND/OR PLANTING, THE CONTRACTOR SHALL MATCH EXISTING NATURAL DESERT FLOOR GROUND COVER CONDITIONS ADJACENT TO THE PROJECT.
25. NATIVE REVEGETATION AREAS AND PLANTER BEDS NOTED IN THIS DOCUMENT SET SHALL BE TREATED WITH PRE-EMERGENT AS PER MANUFACTURER'S INSTRUCTIONS. RE-APPLY AS NECESSARY TO ELIMINATE INVASIVE WEEDS. REMOVE ALL DEAD DEBRIS.
26. THE CONTRACTOR SHALL PROVIDE A 50'-0" BY 50'-0" TYPICAL MOCKUP OF NATIVE REVEGETATION AREAS NOTED IN THIS DOCUMENT SET FOR REVIEW BY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.

IRRIGATION GENERAL NOTES:

1. THE CONTRACTOR SHALL INSTALL THE SPECIFIED SYSTEM IN ACCORDANCE WITH THE ATTACHED SCHEDULES, NOTES, DETAILS, AND SPECIFICATIONS.
2. CONTRACTOR TO VERIFY PRESSURE ON-SITE AND NOTIFY LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO INSTALLATION OR ORDERING OF MATERIALS. IF CONTRACTOR FAILS TO NOTIFY THE PROPER PARTY, THE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR ALL NECESSARY SYSTEM ALTERATIONS REQUIRED TO FACILITATE AN EFFICIENT AND OPERATIONAL SYSTEM. THIS IRRIGATION SYSTEM REQUIRES A MINIMUM OF XX TO XX PSI WATER PRESSURE AT WATER METER.
3. THE CONTRACTOR SHALL VISIT SITE PRIOR TO BIDDING ON PROJECT TO VERIFY INSTALLATION CONDITIONS.
4. THE CONTRACTOR SHALL FIELD VERIFY EXISTING TAP LOCATIONS. ALL NEW METERS SHALL BE INSTALLED PER THE IRRIGATION SCHEDULE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULL IRRIGATION COVERAGE OF ALL PLANT MATERIAL INCLUDING TURF.
6. WORK SHALL CONFORM TO ALL CONSTRUCTION CODES AND REGULATIONS.
7. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL CONTACT AN UNDERGROUND UTILITY COORDINATION SERVICE TO VERIFY LOCATIONS AND DEPTHS OF EXISTING UTILITIES THAT MAY BE AFFECTED BY DESCRIBED WORK, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO SUCH UTILITIES CAUSED AS A RESULT OF THE IRRIGATION INSTALLATION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPENSATING THE OWNER AND/OR THE OWNER'S REPRESENTATIVE FOR ANY DESIGN CHANGES MADE AS A RESULT OF DEVIATION BY THE CONTRACTOR FROM THE PLANS AND SPECIFICATIONS OR DUE TO ERRORS, FAULTY MATERIAL OR FAULTY WORKMANSHIP.
9. ALL VALVES SHALL NOT EXCEED MANUFACTURES SPECIFICATIONS.
10. SUPPLY THE FOLLOWING MATERIAL TO THE OWNER:
    - 10.1. TWO WRENCHES FOR DISASSEMBLY AND ADJUSTING OF EACH TYPE OF SPRINKLER HEAD AND VALVE SUPPLIED.
    - 10.2. TWO KEYS FOR EACH OF THE CONTROLLERS.
    - 10.3. TWO COUPLERS WITH MATCHING HOSE BIBBS AND SHUT-OFF VALVE.
    - 10.4. TWO VALVE BOX KEYS.
11. INSTALL PVC MAINLINE AND LATERALS ACCORDING TO THE IRRIGATION AND PIPING SCHEDULES.
12. VALVE BOXES SHALL BE SQUARE TO ADJACENT WALKS OR CURBS AND FLUSH WITH THE FINAL GRADE AND GROUPED TOGETHER WHEN POSSIBLE.
13. CONTRACTOR SHALL INSTALL TAN VALVE BOXES IN DECOMPOSED GRANITE FOR POTABLE WATER SYSTEMS. INSTALL AND MARK PURPLE VALVE BOXES FOR RECLAIMED WATER SYSTEMS.
14. VALVE BOXES TO BE BRANDED WITH CONTROLLER AND STATION NUMBER.
15. INSTALL ALL MAINLINES WITH A MINIMUM OF 18" OF COVER.
16. INSTALL ALL LATERALS WITH A MINIMUM OF 12" OF COVER.
17. ALL PIPE TO BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS AND ASTM STANDARD D 2774.
18. FLUSHING OF ALL LINES PRIOR TO INSTALLATION OF SPRINKLERS AND EMITTERS IS REQUIRED.
19. INSTALL ALL SPRINKLERS, EMITTERS, AND RELATED MATERIAL PER IRRIGATION SYSTEM SPECIFICATIONS AND DETAILS.
20. CONTROLLER TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS. CONTROLLER SIZE AND QUANTITIES TO BE DETERMINED BY THE VALVE REQUIREMENTS AND POINT OF CONNECTIONS. INSTALL ONE (1) CONTROLLER AT EACH POINT OF CONNECTION.
21. ALL ELECTRICAL CONNECTIONS SHALL BE MADE AT THE REMOTE CONTROL VALVE BOXES, CONTROLLER ENCLOSURES AND VALVE BOXES SPECIFICALLY FOR ELECTRICAL CONNECTIONS.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL WIRING FROM THE CIRCUIT BREAKER AT THE 120 VOLT SOURCE LOCATION TO AUTOMATIC CONTROLLER.
23. CONTROLLER WIRES THAT ARE DIRECT BURIED SHALL BE #14 OR BETTER, BUNDLED OR WRAPPED A MINIMUM OF EVERY TWELVE (12') FEET. DURING INSTALLATION WIRES SHALL HAVE A 24" LOOP TIED IN ALL DIRECTION CHANGES GREATER THAT 30 DEGREES AND BE UNTIED PRIOR TO TRENCH FILL IN.
24. INSTALL ALL VALVE WIRING IN MAINLINE TRENCH AS DETAILED.
25. INSTALL ALL MAINLINE GATE VALVES IN A ROUND PLASTIC VALVE BOX PER DETAILS.
26. THE MAINLINE, LATERAL PIPE, AND VALVES ARE SHOWN SCHEMATICALLY AND SHALL BE INSTALLED WITHIN THE LANDSCAPE AREA, ADJACENT TO HARDSCAPE WITHIN DESCRIBED LIMIT OF WORK.
27. ALL MAINLINE PIPE SHALL BE A MINIMUM OF SCHEDULE 40.
28. ALL MAINLINE AND IRRIGATION EQUIPMENT SHALL BE PLACED IN THE LANDSCAPED AREAS.
29. SLEEVES SHALL BE A MINIMUM OF TWO TIMES THE DIAMETER OF THE LINE SIZE AND INSTALLED AS SCHEDULE 40 PVC MINIMUM.
30. ALL PVC SOLVENT WELD FITTINGS SHALL BE LASCO OR APPROVED EQUAL.
31. FLUSH CAPS SHALL BE PLACED IN A VALVE BOX AT THE END OF ALL LATERALS.
32. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING AND PATCHING OF ASPHALT AND CONCRETE AS REQUIRED FOR SLEEVE INSTALLATION ACCORDING TO THE IRRIGATION SCHEDULE.
33. ALL THREADED JOINTS TO BE COATED WITH TEFLON TAPE UNLESS OTHERWISE SPECIFIED BY THE MANUFACTURER. USE LIQUID TEFLON ON METAL PIPE THREADS ONLY.
34. INSTALL ALL ELECTRICAL JOINTS WITH 3-M WATERPROOF CONNECTORS.
35. ALL 120 VOLT VOLT POWER WIRE TO BE INSTALLED PER LOCAL CODE.
36. INSTALL ALL REMOTE CONTROL VALVES AT HEIGHT INDICATED ON DETAILS, AS HIGH AS POSSIBLE BUT ALLOWING CLEARANCE BETWEEN VALVE BOX LID AND FLOW CONTROL HANDLE ON REMOTE CONTROL VALVE.
37. ALL VALVES, PRESSURE REGULATORS AND OTHER DEVICES SHALL BE PLACED IN AN APPROPRIATELY SIZED VALVE BOX WITH A MINIMUM OF TWO (2") INCHES OF PEA GRAVEL.
38. ALL PIPE CROSSINGS IN THE RIGHT-OF-WAY SHALL BE MARKED ON EACH SIDE OF THE CURB WITH A NON-DESTRUCTIBLE MARKING.
39. ALL BACKFLOW PREVENTION DEVICES SHALL HAVE A MINIMUM 24"x36"x4" CLASS B CONCRETE SLAB WITH PIPE SLEEVES. IF A SECURITY CAGE IS INSTALLED, CONCRETE SHALL BE SIX (6") INCHES LARGER ON ALL SIDES THAN THE SECURITY CAGE.
40. BACKFLOW DEVICES SHALL BE A MINIMUM OF TWO (2') FEET FROM THE WATER METER AND BE THE SAME SIZE AS THE METER SERVICE LINE.
41. AFTER INITIAL TESTING, ALL BACKFLOW DEVICES SHALL BE TESTED ANNUALLY.
42. PRIOR TO PLACING ANY IRRIGATION SYSTEM IN SERVICE, AN ARIZONA CERTIFIED BACKFLOW DEVICE TESTER SHALL TEST THE BACKFLOW PREVENTION DEVICE AND GIVE A COPY OF THE PASSED TEST RESULTS TO THE PROPER GOVERNING AGENCIES.

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Preliminary Landscape Plan

The Station at Park Place - Multi Family Parcel 1
Residential and Commercial Mixed Use Project
City of Chandler, AZ

SHEET TITLE: GENERAL LANDSCAPE NOTES

WOOD PARTNERS

ABLA
310 E. RIO SALADO PARKWAY
TEMPE, ARIZONA 85281
OFFICE: 480-530-0077
WEB:ABLASTUDIO.COM

PROFESSIONAL LANDSCAPE ARCHITECT CERTIFICATE
45140
ANDREW D. BARTON
07-16-2026
REGISTERED LANDSCAPE ARCHITECT
EXP. 12-31-27

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DATE: 07-10-2026
ISSUED FOR: PDP
DRAWN BY: DR, CR, IR, AR
CHECKED BY: MP, CR
PERMIT NUMBER:
ABLA PROJECT NUMBER: 14-061.25

LA0.1

ADJACENT PROPERTY
NOT A PART OF PLAN SET

OHU

LA3.5

LA3.3

LA3.2

LA3.4

LA3.1

GATE

ADJACENT PROPERTY
OWNER: DRURY PARTNERSHIP 2016 LLLP
APN: 303-25-777
NOT A PART OF PLAN SET

MULTI FAMILY PARCEL 2
APN: 303-25-802

MIXED USE RETAIL SPACE
APN: 303-25-802

ADJACENT PROPERTY
OWNER: OCI CHANDLER OF DELAWARE I LLC
APN: 303-25-763
NOT A PART OF PLAN SET

ADJACENT PROPERTY
OWNER: OCI CHANDLER OF DELAWARE I LLC
APN: 303-25-762
NOT A PART OF PLAN SET

S. PRICE RD.

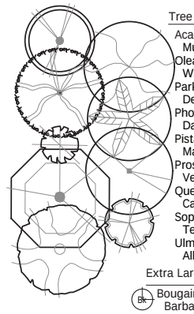
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OWNER: CAZ 2 RETAIL LLC
APN: 303-25-801
NOT A PART OF PLAN SET

S. SPECTRUM BLVD.

ADJACENT PROPERTY
OWNER: CAZ 6 DE LLC
APN: 303-25-824
NOT A PART OF PLAN SET

N
Scale 1:60'
60' 120' 180'

Plant Materials Legend



Tree	Box (in.)	Qty
Acacia aneura Mulga Acacia	24"	4
Olea europaea 'Wilsonii' Wilsonii Olive	24"	17
Parkinsonia hybrid 'Desert Museum' Desert Museum Palo Verde	24"	8
Phoenix dactylifera Date Palm	20" Clear Cut	10
Pistacia lentiscus Mastic Tree	15 gal.	17
Prosopis velutina Velvet Mesquite	24"	9
Quercus virginiana 'Cathedral' Cathedral Live Oak	24"	15
Sophora secundiflora Texas Mountain Laurel	15 gal.	13
Ulmus parvifolia 'Allee' Allee Elm	24"	22

Extra Large Shrubs	Size	Qty
(BK) Bougainvillea 'Barbara Karst' Barbara Karst Bougainvillea	5 gal.	14
(T) Tecoma alata 'Orange Jubilee' Orange Jubilee	15 gal.	20
(CP) Caesalpinia gilliesii Yellow Bird of Paradise	5 gal.	14

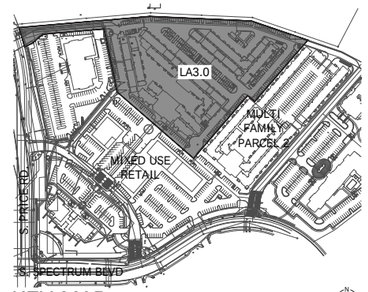
Large Shrubs	Size	Qty
(C) Calliandra californica Red Fairy Duster	5 gal.	19
(LJ) Leucophyllum langmaniae 'Rio Bravo' Rio Bravo Sage	5 gal.	54

Medium Shrubs	Size	Qty
(E) Eremophila maculata 'Valentine' Valentine Bush	5 gal.	27
(To) Rosmarinus officinalis 'Tuscan Blue' Tuscan Blue Rosemary	5 gal.	37
(R) Ruellia brittoniana Purple Ruellia	5 gal.	114

Groundcovers	Size	Qty
(K) Ruellia 'Katie' Dwarf Ruellia 'Katie'	1 gal.	86
(ES) Eremophila prostrata 'Outback Sunrise' Outback Sunrise	1 gal.	51
Convolvulus mauritanicus Ground Morning Glory	1 gal.	252
(Y) Lantana montevidensis 'New Gold' Lantana	1 gal.	257
(P) Lantana montevidensis Purple Trailing Lantana	1 gal.	174
Lantana camara 'Radiation' Lantana	1 gal.	52
Lantana sp. 'New Red' Lantana	1 gal.	96
(RO) Rosmarinus officinalis 'Prostratus' Trailing Rosemary	1 gal.	268
Zexmenia hispida 'devil's river' Zexmenia	1 gal.	42

Cacti/ Accents	Size	Qty
Agave geminiflora Twin Flowered Agave	5 gal.	150
Dasylirion wheeleri Desert Spoon	5 gal.	87
Hesperaloe parviflora 'Yellow' Yellow Yucca	5 gal.	166
Hesperaloe parviflora 'Brakelights' Brakelights Red Yucca	5 gal.	222
Muhlenbergia capillaris 'Regal Mist'	5 gal.	77
Pennisetum setaceum 'Rubrum' Purple Fountain Grass	5 gal.	58

Vines	Size	Qty
Bougainvillea 'Barbara Karst' Barbara Karst Bougainvillea	5 gal.	17
Rosa banksiae Lady Bank's Rose	5 gal.	29
Trachleospermum Jasminoides Dwarf Star Jasmine	5 gal.	22



KEY MAP NOT TO SCALE

Preliminary Landscape Plan

The Station at Park Place - Multi Family Parcel 1
Residential and Commercial Mixed Use Project
City of Chandler, AZ

SHEET TITLE: OVERALL PLANTING PLAN

ABLA
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TEMPE, ARIZONA 85281
OFFICE: 480-530-0077
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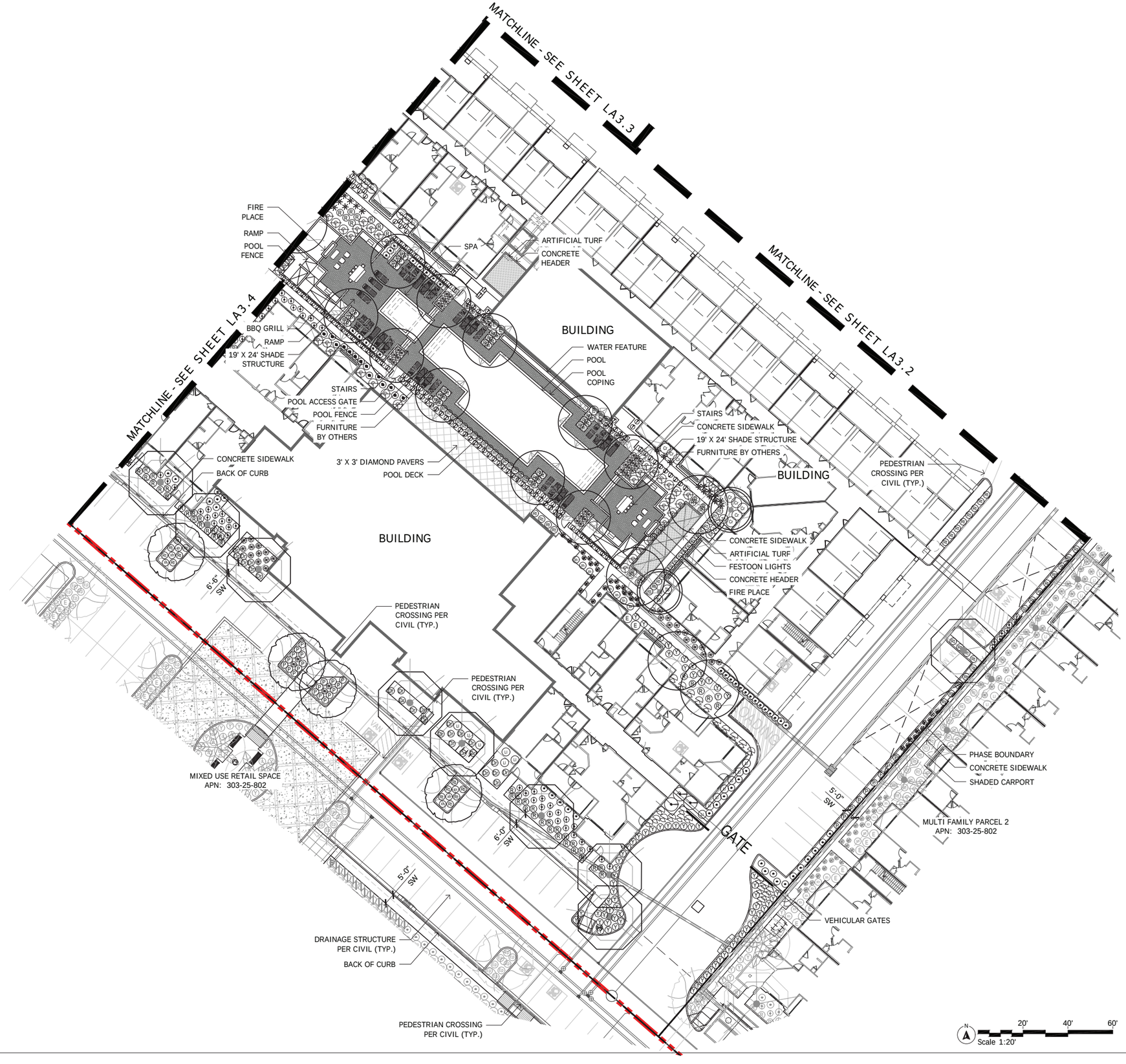
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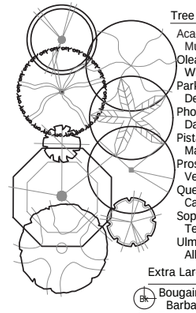
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\\FSERVER\ABLAProjects\Wood Partners\Alta Park Place I\1Parcels\Parcel 1\Landscape\PDP\03-Planting_APP I_P1.dwg



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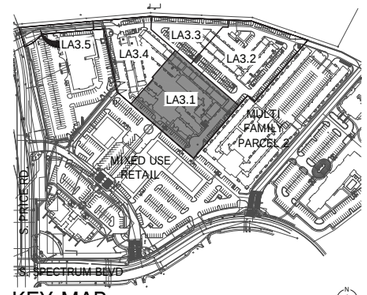
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Pennisetum setaceum 'Rubrum' Purple Fountain Grass	5 gal.	58

Vines	Size	Qty
Bougainvillea 'Barbara Karst' Barbara Karst Bougainvillea	5 gal.	17
Rosa banksiae Lady Bank's Rose	5 gal.	29
Trachleospermum Jasminoides Dwarf Star Jasmine	5 gal.	22



KEY MAP NOT TO SCALE

Preliminary Landscape Plan

The Station at Park Place - Multi Family Parcel 1
Residential and Commercial Mixed Use Project
City of Chandler, AZ

SHEET TITLE: PLANTING PLAN

ABLA
310 E. RIO SALADO PARKWAY
TEMPE, ARIZONA 85281
OFFICE: 480-530-0077
WEB:ABLASTUDIO.COM

NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL
CERTIFICATE OF AUTHORIZATION
45440
PROFESSIONAL
ANDREW D. BARON III
02/16/2026
REGISTERED LANDSCAPE ARCHITECT
EXP. 12-31-27

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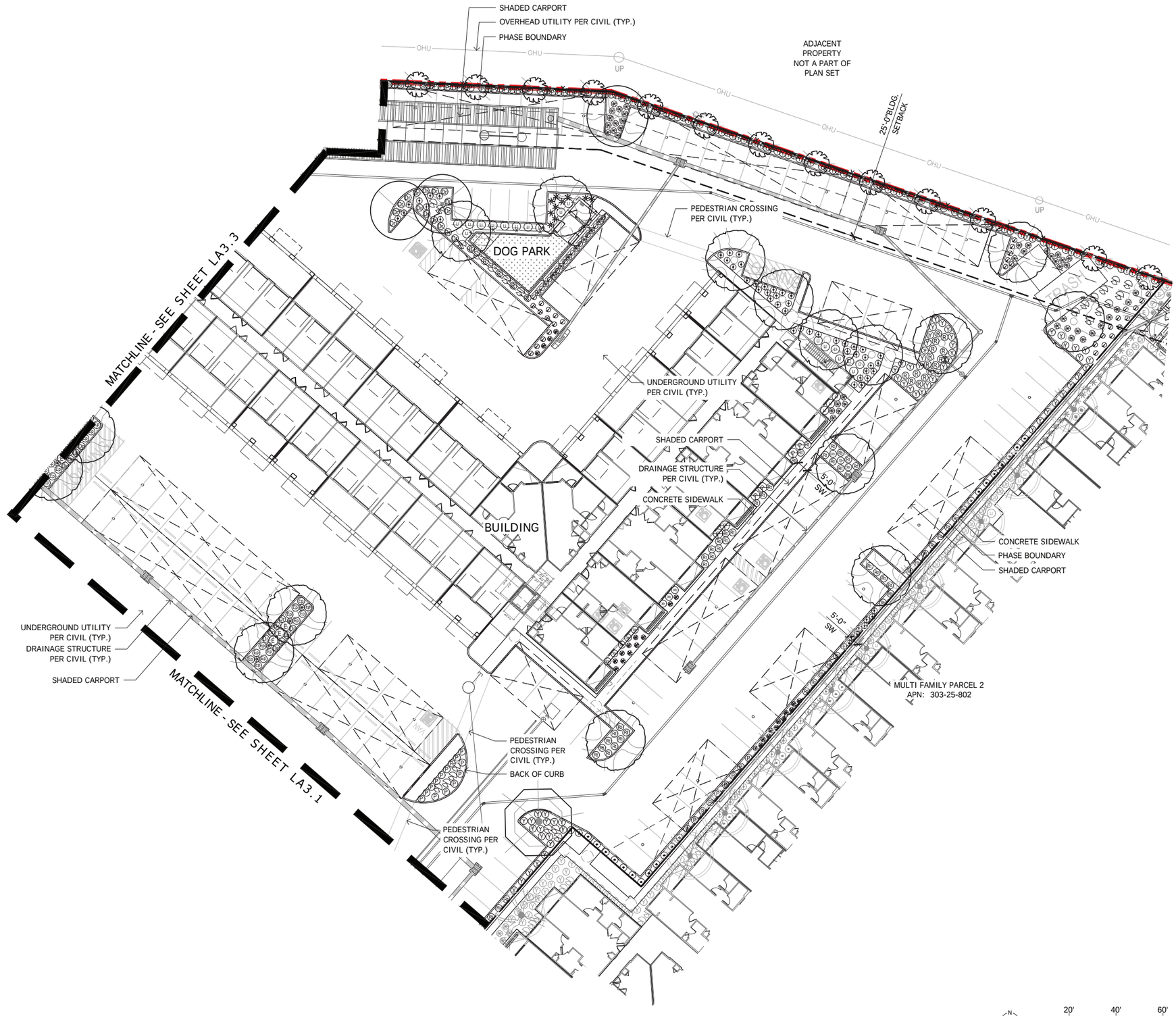
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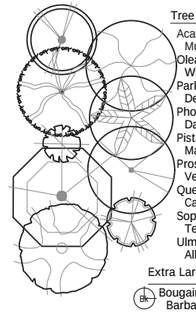
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PG: 4 OF 16

\\FSERVER\ABLA\Projects\Wood Partners\Alta Park Place II\Parcels\Parcel 1\Landscape\PDP\03-Planting_APP II_P1.dwg



Plant Materials Legend



Tree	Box (in.)	Qty
Acacia aneura Mulga Acacia	24"	4
Olea europaea 'Wilsonii' Wilsonii Olive	24"	17
Parkinsonia hybrid 'Desert Museum' Desert Museum Palo Verde	24"	8
Phoenix dactylifera Date Palm	20" Clear Cut	10
Pistacia lentiscus Mastic Tree	15 gal.	17
Prosopis velutina Velvet Mesquite	24"	9
Quercus virginiana 'Cathedral' Cathedral Live Oak	24"	15
Sophora secundiflora Texas Mountain Laurel	15 gal.	13
Ulmus parvifolia 'Allee' Allee Elm	24"	22

Extra Large Shrubs	Size	Qty
BK Bougainvillea 'Barbara Karst' Barbara Karst Bougainvillea	5 gal.	14
Tecoma alata 'Orange Jubilee' Orange Jubilee	15 gal.	20
CP Caesalpinia gilliesii Yellow Bird of Paradise	5 gal.	14

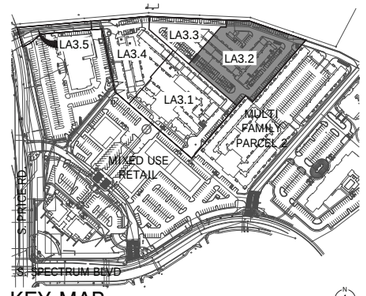
Large Shrubs	Size	Qty
C Calliandra californica Red Fairy Duster	5 gal.	19
LJ Leucophyllum langmaniae 'Rio Bravo' Rio Bravo Sage	5 gal.	54

Medium Shrubs	Size	Qty
E Eremophila maculata 'Valentine' Valentine Bush	5 gal.	27
Tb Rosmarinus officinalis 'Tuscan Blue' Tuscan Blue Rosemary	5 gal.	37
R Ruellia brittoniana Purple Ruellia	5 gal.	114

Groundcovers	Size	Qty
DK Ruellia 'Katie' Dwarf Ruellia 'Katie'	1 gal.	86
ED Eremophila prostrata 'Outback Sunrise' Outback Sunrise	1 gal.	51
Convolvulus mauritanicus Ground Morning Glory	1 gal.	252
Y Lantana montevidensis 'New Gold' Lantana	1 gal.	257
P Lantana montevidensis Purple Trailing Lantana	1 gal.	174
Lantana camara 'Radiation' Lantana	1 gal.	52
Lantana sp. 'New Red' Lantana	1 gal.	96
Rs Rosmarinus officinalis 'Prostratus' Trailing Rosemary	1 gal.	268
Zexmenia hispida 'devil's river' Zexmenia	1 gal.	42

Cacti/ Accents	Size	Qty
Agave geminiflora Twin Flowered Agave	5 gal.	150
Dasylirion wheeleri Desert Spoon	5 gal.	87
Hesperaloe parviflora 'Yellow' Yellow Yucca	5 gal.	166
Hesperaloe parviflora 'Brakelights' Brakelights Red Yucca	5 gal.	222
Muhlenbergia capillaris 'Regal Mist'	5 gal.	77
Pennisetum setaceum 'Rubrum' Purple Fountain Grass	5 gal.	58

Vines	Size	Qty
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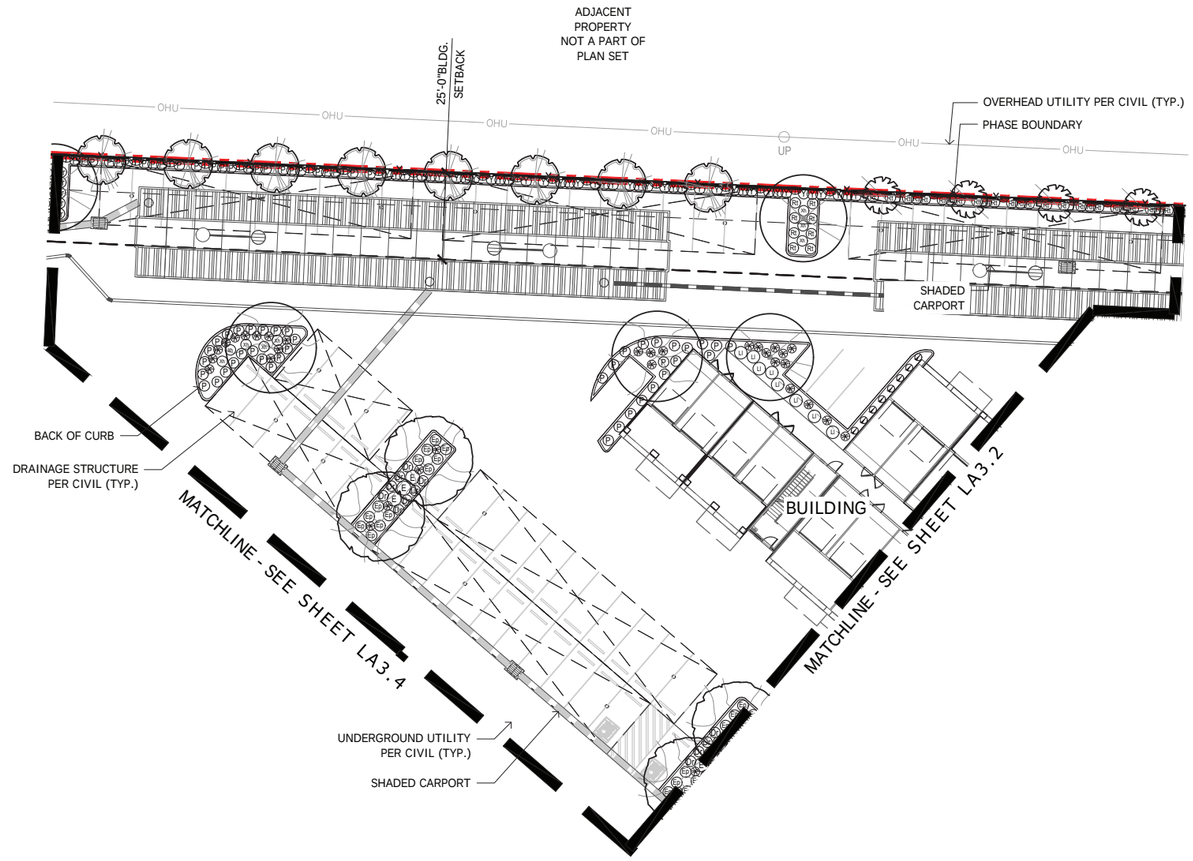
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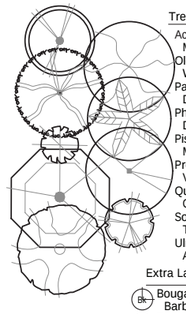
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LA3.2

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Plant Materials Legend



Tree	Box (in.)	Qty
Acacia aneura Mulga Acacia	24"	4
Olea europaea 'Wilsonii' Wilsonii Olive	24"	17
Parkinsonia hybrid 'Desert Museum' Desert Museum Palo Verde	24"	8
Phoenix dactylifera Date Palm	20" Clear Cut	10
Pistacia lentiscus Mastic Tree	15 gal.	17
Prosopis velutina Velvet Mesquite	24"	9
Quercus virginiana 'Cathedral' Cathedral Live Oak	24"	15
Sophora secundiflora Texas Mountain Laurel	15 gal.	13
Ulmus parvifolia 'Allee' Allee Elm	24"	22

Extra Large Shrubs	Size	Qty
(BK) Bougainvillea 'Barbara Karst' Barbara Karst Bougainvillea	5 gal.	14
(T) Tecoma alata 'Orange Jubilee' Orange Jubilee	15 gal.	20
(CP) Caesalpinia gilliesii Yellow Bird of Paradise	5 gal.	14

Large Shrubs	Size	Qty
(C) Calliandra californica Red Fairy Duster	5 gal.	19
(LI) Leucophyllum langmaniae 'Rio Bravo' Rio Bravo Sage	5 gal.	54

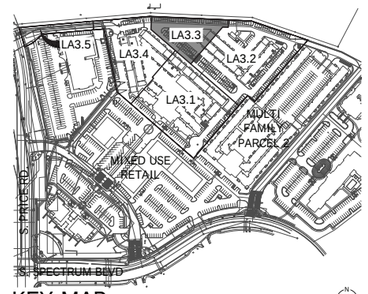
Medium Shrubs	Size	Qty
(E) Eremophila maculata 'Valentine' Valentine Bush	5 gal.	27
(Th) Rosmarinus officinalis 'Tuscan Blue' Tuscan Blue Rosemary	5 gal.	37
(R) Ruellia brittoniana Purple Ruellia	5 gal.	114

Groundcovers	Size	Qty
(DJ) Ruellia 'Katie' Dwarf Ruellia 'Katie'	1 gal.	86
(ES) Eremophila prostrata 'Outback Sunrise' Outback Sunrise	1 gal.	51
Convolvulus mauritanicus Ground Morning Glory	1 gal.	252
(Y) Lantana montevidensis 'New Gold' Lantana	1 gal.	257
(P) Lantana montevidensis Purple Trailing Lantana	1 gal.	174
Lantana camara 'Radiation' Lantana	1 gal.	52
Lantana sp. 'New Red' Lantana	1 gal.	96
(RS) Rosmarinus officinalis 'Prostratus' Trailing Rosemary	1 gal.	268
(ZH) Zexmenia hispida 'devil's river' Zexmenia	1 gal.	42

Cacti/ Accents	Size	Qty
Agave geminiflora Twin Flowered Agave	5 gal.	150
Dasylirion wheeleri Desert Spoon	5 gal.	87
Hesperaloe parviflora 'Yellow' Yellow Yucca	5 gal.	166
(HR) Hesperaloe parviflora 'Brakelights' Brakelights Red Yucca	5 gal.	222
Muhlenbergia capillaris 'Regal Mist'	5 gal.	77
Pennisetum setaceum 'Rubrum' Purple Fountain Grass	5 gal.	58

Vines	Size	Qty
Bougainvillea 'Barbara Karst' Barbara Karst Bougainvillea	5 gal.	17
Rosa banksiae Lady Bank's Rose	5 gal.	29
Trachleospermum Jasminoides Dwarf Star Jasmine	5 gal.	22

Scale 1:20'



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ANDREW D. BARON
07-16-2026
EXP. 12-31-27

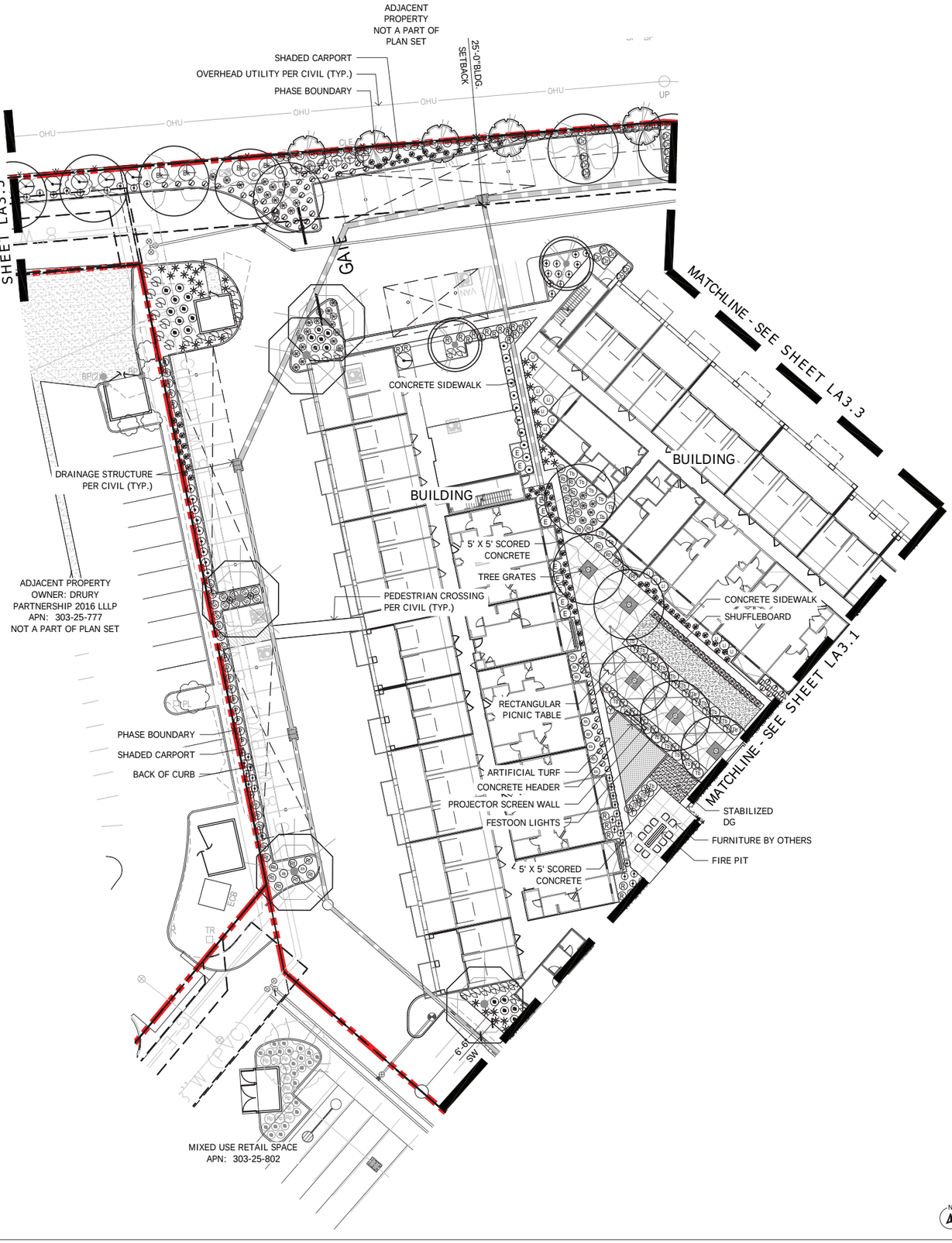
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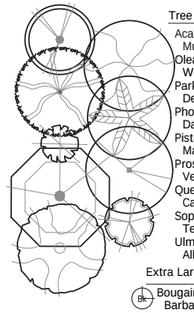
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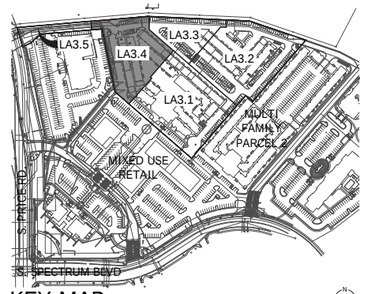
Scale 1:20'

Plant Materials Legend



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Muhlenbergia capillaris 'Regal Mist'	5 gal.	77
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Residential and Commercial Mixed Use Project
City of Chandler, AZ

SHEET TITLE: PLANTING PLAN

WOOD PARTNERS

ABLA
310 E. RIO SALADO PARKWAY
TEMPE, ARIZONA 85281
OFFICE: 480-530-0077
WEB:ABLASTUDIO.COM

45140 ANDREW W. BARON TR. 02016-2026 REGISTERED LANDSCAPE ARCHITECT EXP. 12-31-27

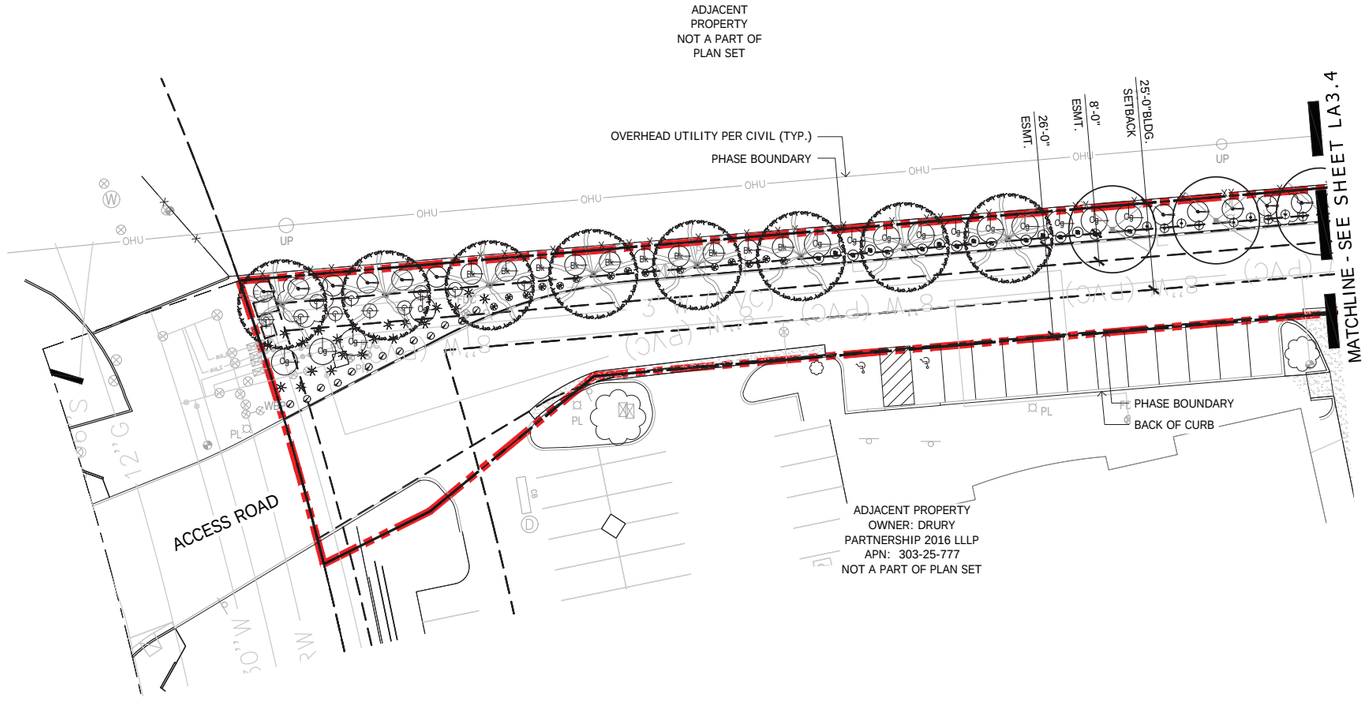
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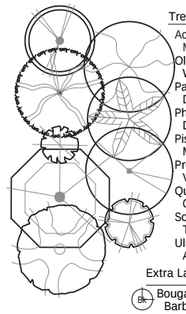
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Plant Materials Legend



Tree	Box (in.)	Qty
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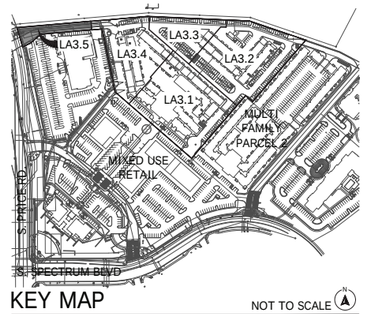
Medium Shrubs	Size	Qty
Eremophila maculata 'Valentine' Valentine Bush	5 gal.	27
Rosmarinus officinalis 'Tuscan Blue' Tuscan Blue Rosemary	5 gal.	37
Ruellia brittoniana Purple Ruellia	5 gal.	114

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Scale 1:20'



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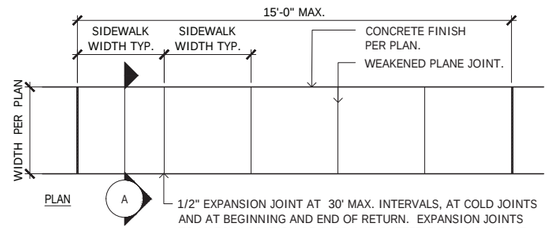
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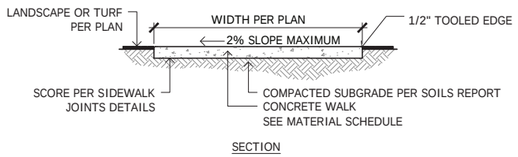
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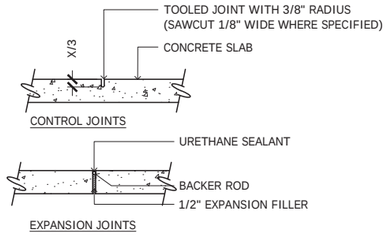
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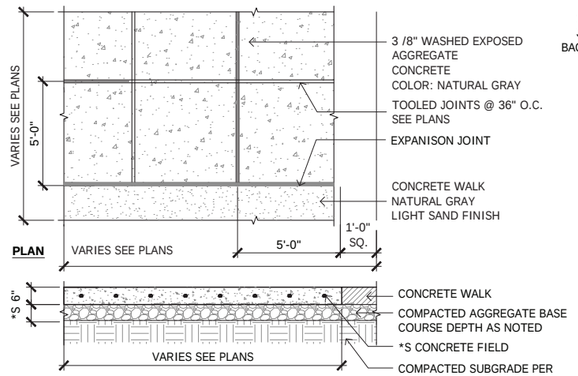


NOTES:
- LONGITUDINAL WEAKENED PLANE JOINT REQUIRED AT MIDPOINT OF SIDEWALK 10' OR WIDER.

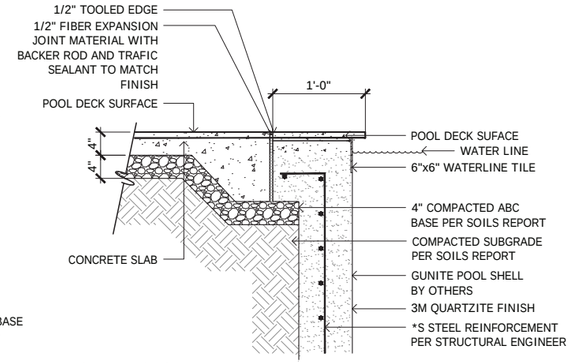


NOTE:
UNLESS OTHERWISE NOTED OR DIMENSIONED USE THE FOLLOWING DATA FOR EXPANSION & CONTROL JOINT LOCATIONS.
(4'-0" WIDE WALK - C.J. @ 4'-0"" O.C. & E.J. @ 12' O.C.)
(5'-0" WIDE WALK - C.J. @ 5'-0"" O.C. & E.J. @ 15' O.C.)
(6'-0" WIDE WALK - C.J. @ 6'-0"" O.C. & E.J. @ 18' O.C.)
(8'-0" WIDE WALK - C.J. @ 8'-0"" O.C. & E.J. @ 16' O.C.)
(12'-0" WIDE WALK - C.J. @ 12'-0" O.C. & E.J. @ 24' O.C.)

NOTES:
1. MINIMUM 28 DAY COMPRESSIVE STRENGTH OF CONCRETE (F'C) SHALL BE 4500 PSI W/ A MAXIMUM WATER / CEMENT RATIO OF .45 (SPECIAL INSPECTION NOT REQUIRED)
2. USE TYPE V PORTLAND CEMENT CONFORMING TO ASTM C150.



NOTE:
*PREPARE SUBGRADE, ASPHALT, AND A.B.C. PER SOILS REPORT



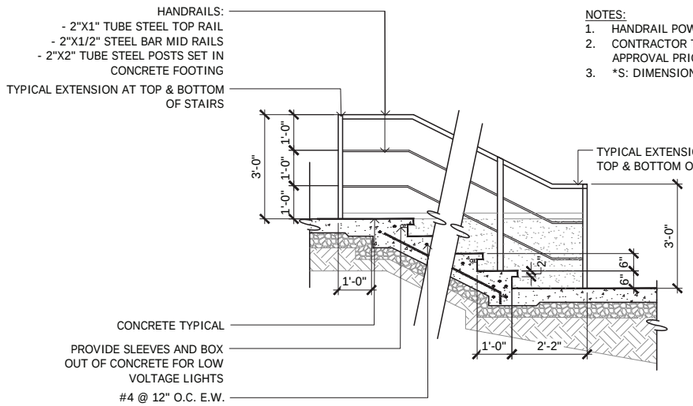
GENERAL NOTES:
- DETAIL PROVIDED FOR DESIGN INTENT ONLY.
- CONTRACTOR TO SUBMIT ALL MATERIALS AND SHOP DRAWINGS TO LANDSCAPE ARCHITECT/CLIENT FOR REVIEW PRIOR TO CONSTRUCTION.

1 Concrete Sidewalk
SCALE: 1/2"=1'-0"

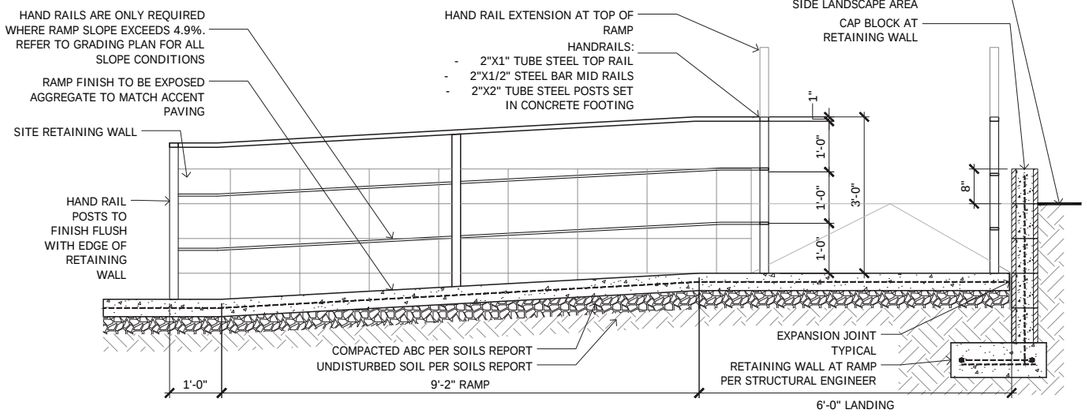
2 Construction Joints
SCALE: 1"=1'-0"

3 5'x5' Scored Concrete
SCALE: 1/2"=1'-0"

4 Pool Decking and Coping
SCALE: 1"=1'-0"

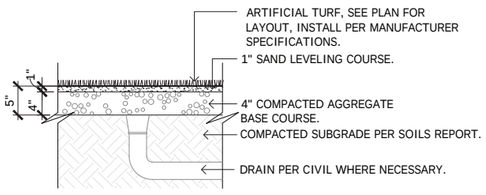


NOTES:
1. HANDRAIL POWDERCOAT COLOR: BLACK.
2. CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION.
3. *S: DIMENSIONS AND NOTATIONS TO BE SPECIFIED BY STRUCTURAL ENGINEER

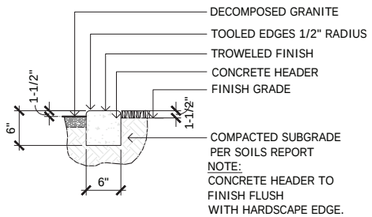


5 Concrete Steps
SCALE: 1/2"=1'-0"

6 Accessible Ramp (Typ.)
SCALE: 3/4"=1'-0"



ARTIFICIAL TURF TYPICAL:
MANUF: SYNTHETIC TURF
MODEL: SOFTLAWN GARDEN RYE
WEB: http://www.synthetic-turf.com
PHONE: 1-800-405-7455
OR APPROVED EQUAL



7 Artifical Turf
SCALE: 1"=1'-0"

8 Concrete Header
SCALE: 1/2"=1'-0"

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Preliminary Landscape Plan
The Station at Park Place - Multi Family Parcel 1
Residential and Commercial Mixed Use Project
City of Chandler, AZ

SHEET TITLE: CONSTRUCTION DETAILS

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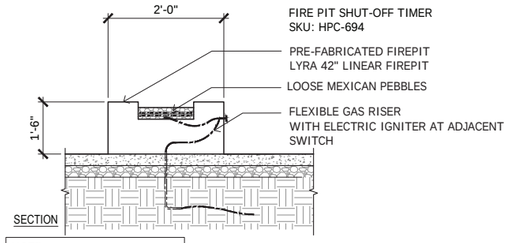
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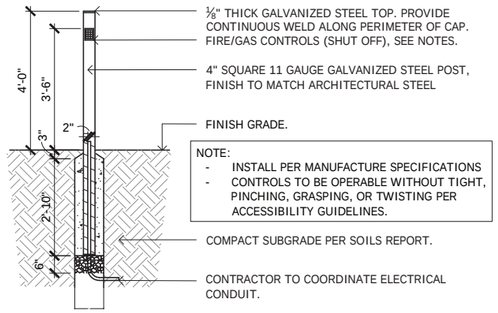
LYRA FIRE BOWL
MATERIALS: BLACK SAND
TRAVERTINE,
BURNER: NATURAL GAS
65,000 BTU/HOUR ETL LISTED,
ELECTRONIC IGNITION AT SWITCH
DIMENSIONS: 42"L X 24"W X 15" H
WWW.ELDORADOSTONE.COM
OR APPROVED EQUAL



NOTE:
INSTALL PER MANUFACTURER
SPECIFICATIONS

1 Fire Pit

SCALE: 1/2"=1'-0"

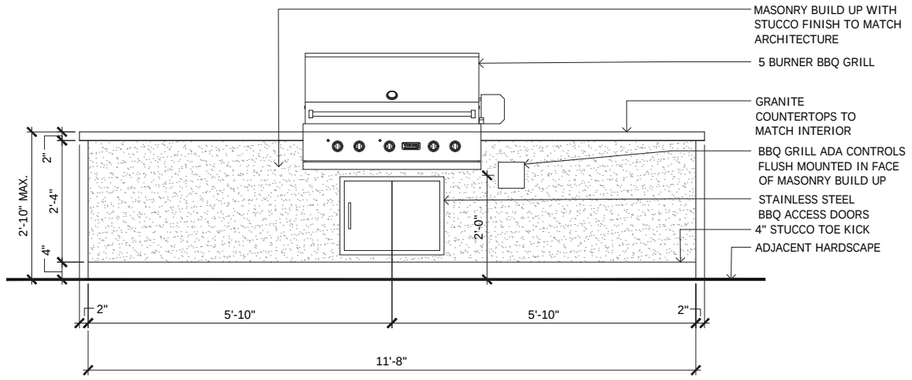


STEEL POST, KEYPAD NOTES:

- CONTRACTOR TO SUBMIT ALL MATERIALS & SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO CONSTRUCTION.
- CONTRACTOR TO PROVIDE SKYTECH 1.5 HOUR TIMER SKY-TM-3 ON ALL FIRE FEATURES. CONTRACTOR OR MECHANICAL ENGINEER TO PROVIDE SPECIFICATIONS ON GAS LINES, GAS CONNECTIONS, TIMERS, EMERGENCY SHUT OFFS (VALVES), KEY PAD OPERATORS, OR ANY NECESSARY EQUIPMENT OR PARTS TO SAFELY FUNCTION GAS COMPONENTS, INSTALL PER LOCAL CODES.

2 Fire Pit/Spa Controls

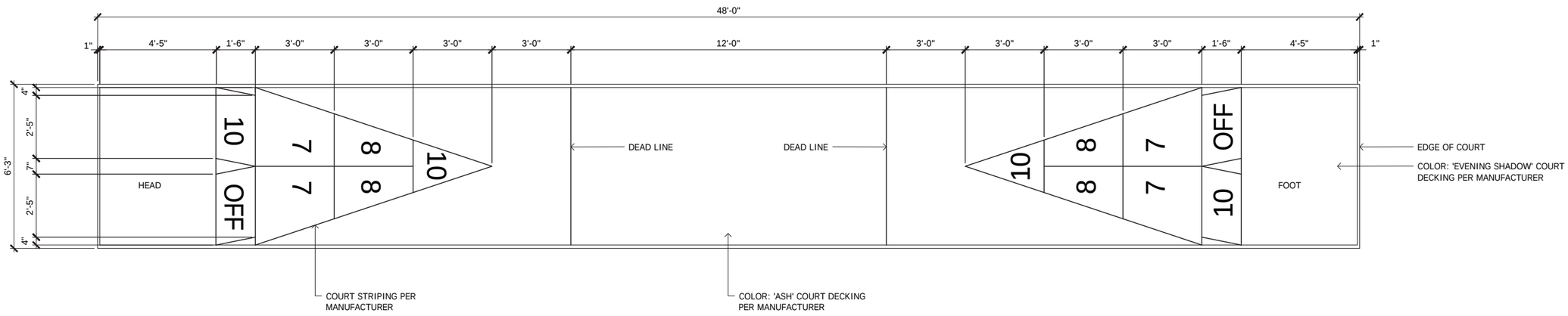
SCALE: 1/2"=1'-0"



ELEVATION A

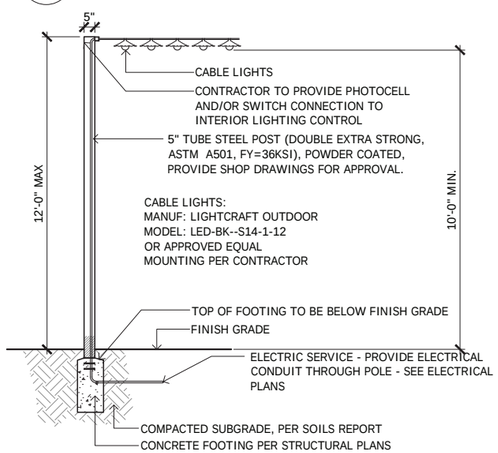
3 BBQ Bar at Pool Courtyard

SCALE: 3/4"=1'-0"



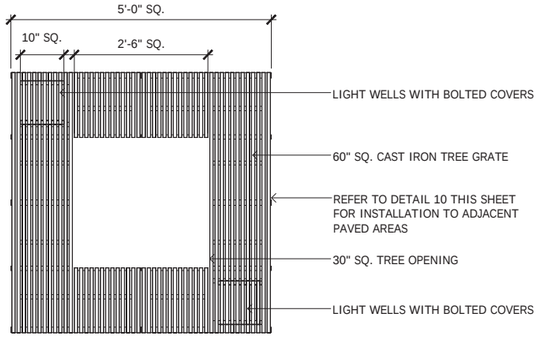
4 Shuffleboard Court

SCALE: 1/2"=1'-0"



5 Festoon Lights

SCALE: 3/8"=1'-0"



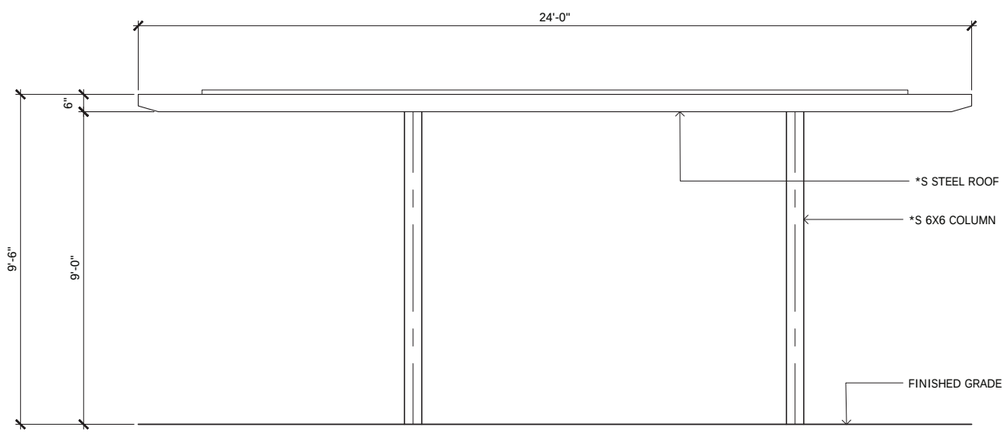
NOTES:

- CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO FABRICATION AND INSTALLATION

NOTES:
MANUF: IRONSMITH
MODEL: METRO 60" SQ.
FINISH: BLACK POWDER COAT
OR APPROVED EQUAL

6 5'x5' Steel Tree Grate

SCALE: 3/4"=1'-0"



7 19'X24' Shade Structure

SCALE: 1/2"=1'-0"

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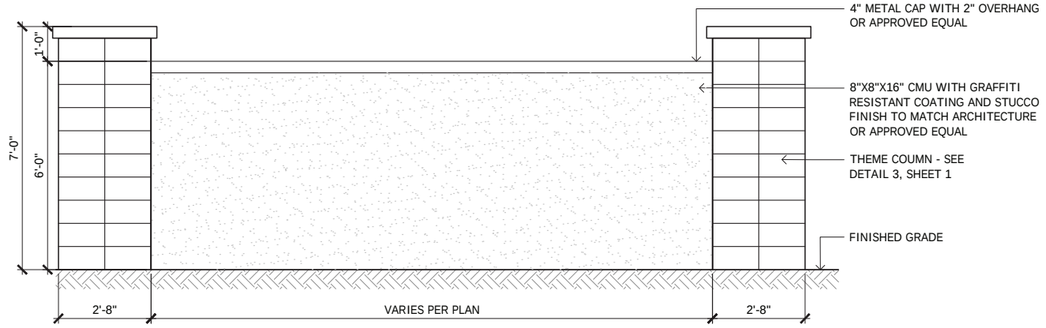
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10/16-2026
REGISTERED LANDSCAPE ARCHITECT
EXP. 12-31-27
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PG: 10 OF 16

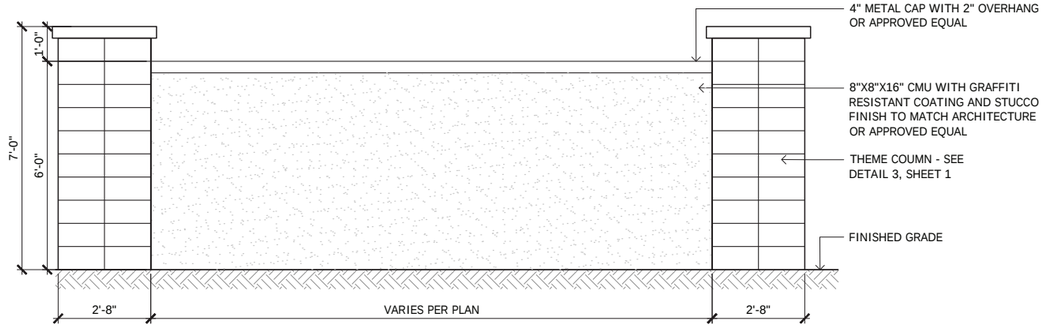
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ELEVATION A:

1 Theme Wall

SCALE: 1/2"=1'-0"



ELEVATION B:

2 Theme Wall on Retaining Wall

SCALE: 1/2"=1'-0"

ELEVATION C:

3 Theme Column

SCALE: 1/2"=1'-0"

ELEVATION D:

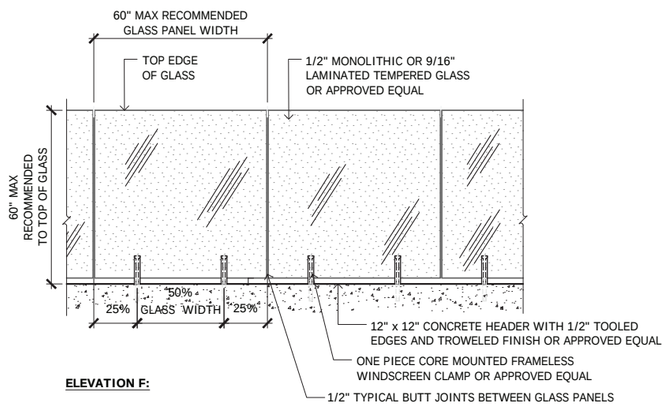
4 Low Retaining Wall

SCALE: 1/2"=1'-0"

ELEVATION E:

5 Glass Pool Barrier on Low Retaining Wall

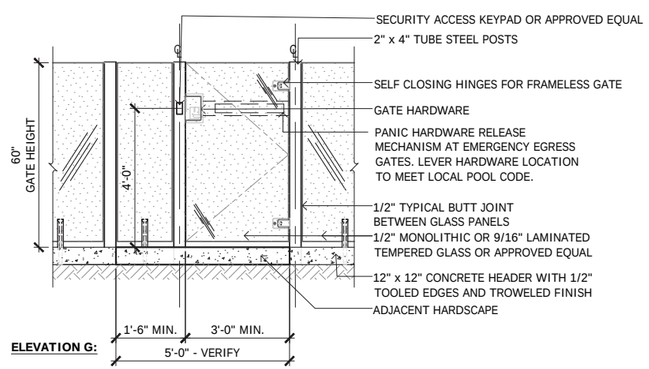
SCALE: 1/2"=1'-0"



ELEVATION F:

6 Glass Pool Barrier

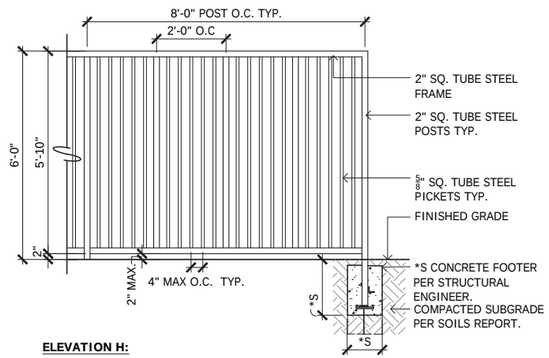
SCALE: 1/2"=1'-0"



ELEVATION G:

7 Glass Pool Barrier Gate

SCALE: 1/2"=1'-0"



ELEVATION H:

8 Full View Fence

SCALE: 1/2"=1'-0"

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Preliminary Landscape Plan
The Station at Park Place - Multi Family Parcel 1
Residential and Commercial Mixed Use Project
City of Chandler, AZ

SHEET TITLE: CONSTRUCTION DETAILS

WOOD PARTNERS

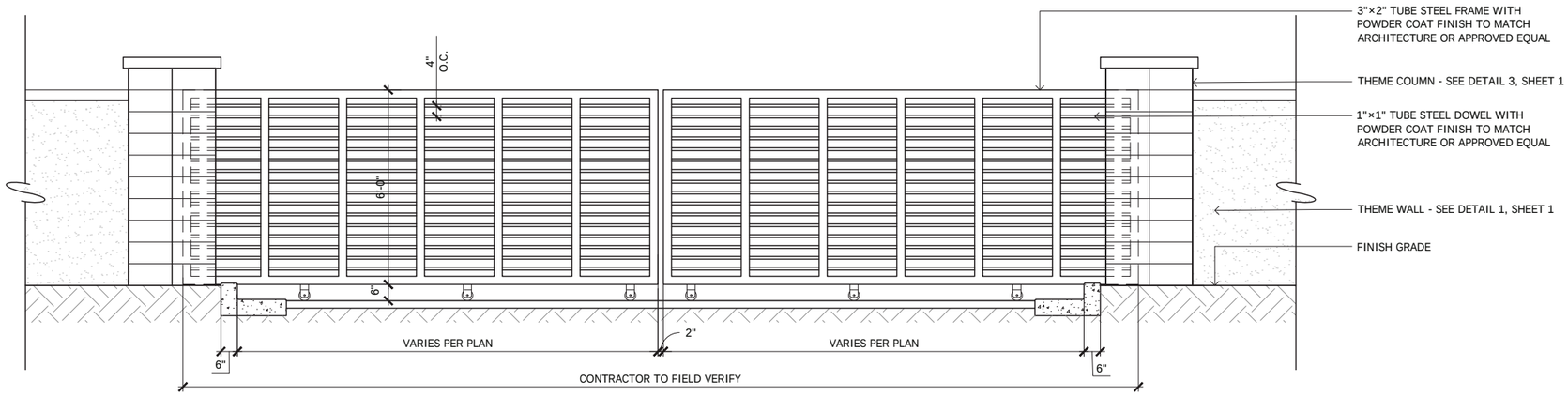
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10/16-2026
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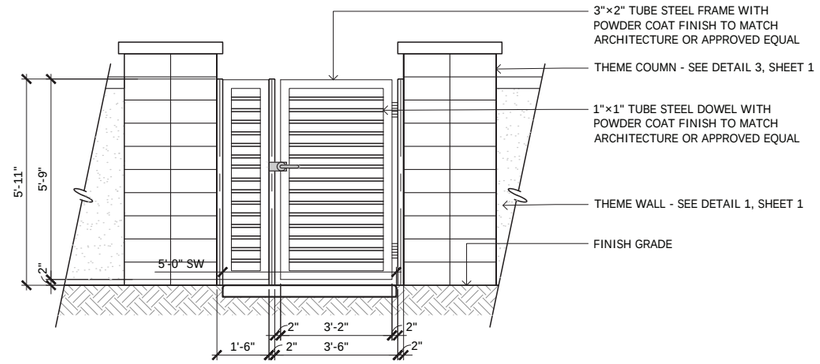
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1 Vehicular Sliding Gate

SCALE: 1/2"=1'-0"



2 Pedestrian Gate

SCALE: 1/2"=1'-0"

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1 2 3 4 5 6

Preliminary Landscape Plan

The Station at Park Place - Multi Family Parcel 1
Residential and Commercial Mixed Use Project
City of Chandler, AZ

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WOOD PARTNERS

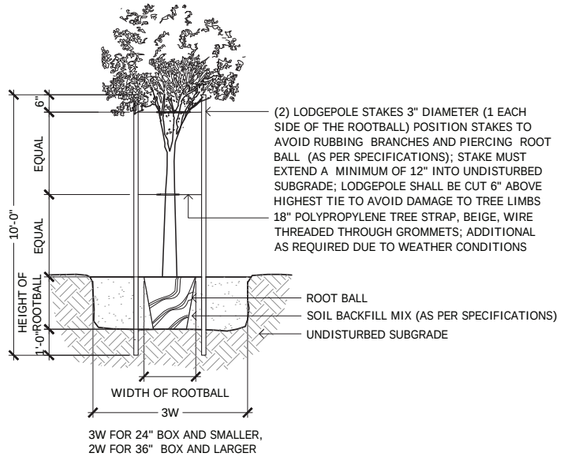
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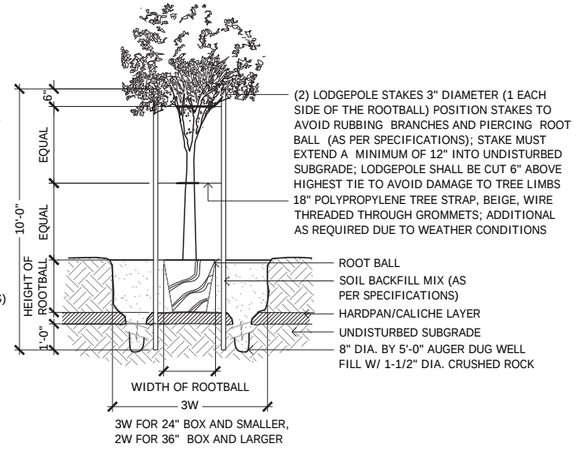
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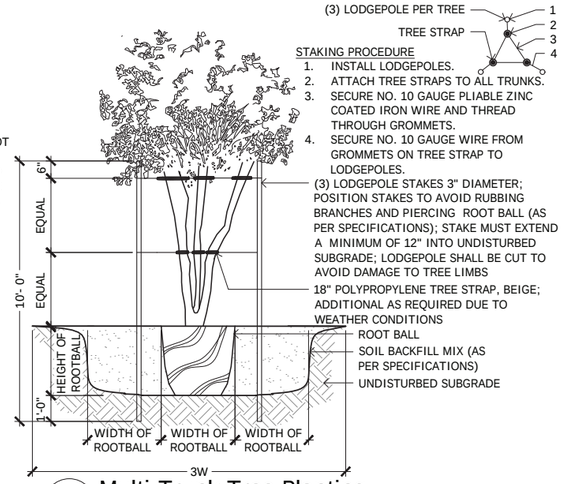
1 Tree Planting

SCALE: NTS



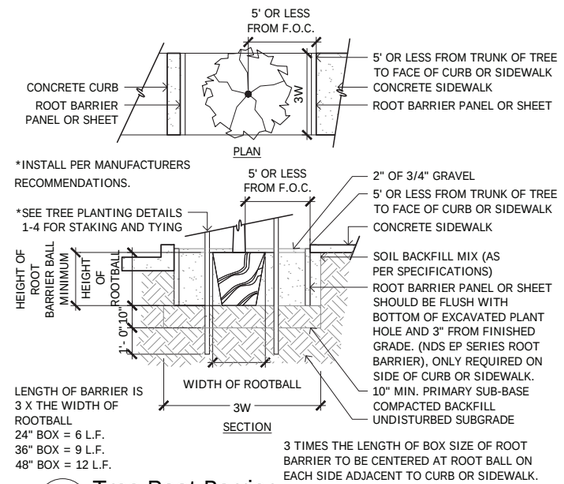
2 HardPan Tree Planting

SCALE: NTS



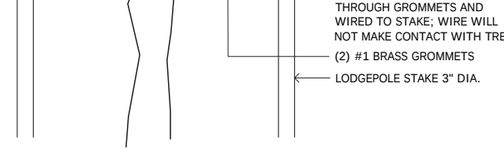
3 Multi-Trunk Tree Planting

SCALE: NTS



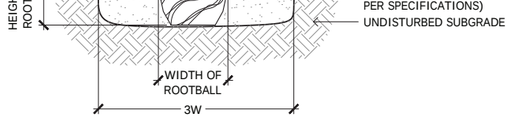
4 Tree Root Barrier

SCALE: NTS



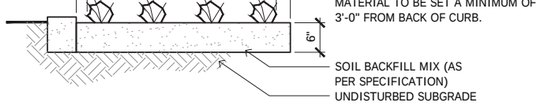
5 Tree Strap

SCALE: NTS



6 Shrub Planting

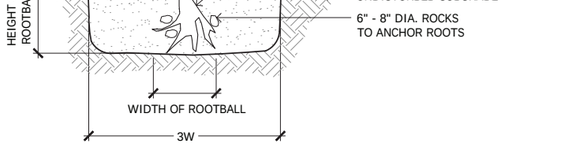
SCALE: NTS



NOTES:
SHRUBS TO BE PLANTED IN A TRIANGULAR PATTERN WITH EQUAL DISTANCE BETWEEN SHRUBS

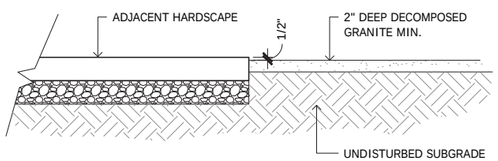
7 Shrub Spacing

SCALE: NTS



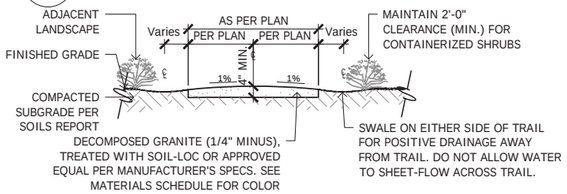
8 Cactus Planting

SCALE: NTS



9 Decomposed Granite

SCALE: NTS



INSTALLATION:

1. PREPARE SUB-GRADE TO LINE AND GRADE ALLOWING FOR POSITIVE DRAINAGE.
2. SUB-GRADE SHALL BE COMPACTED AS SPECIFIED PRIOR TO PLACEMENT OF PRE-STABILIZED GRANITE COMPACT BASE MATERIAL (AS SPECIFIED) PRIOR TO PLACEMENT OF PRE-STABILIZED GRANITE.
3. SPREAD PRE-STABILIZED GRANITE OVER PREPARED SUB-BASE/BASE MATERIAL TO SPECIFIED DEPTH.
4. AFTER SPREADING AND LEVELING PRE-STABILIZED GRANITE, THOROUGHLY SATURATE THE ENTIRE DEPTH OF PRE-STABILIZED GRANITE WITH WATER TO ACTIVATE STABILIZING COMPOUND. (*RANDOM CORE SAMPLING SHOULD BE DONE TO ENSURE FULL DEPTH PENETRATION.*)
5. AFTER THE PRE-STABILIZED GRANITE HAS BEEN SATURATED, ALLOW TO DRY TO A COMPATIBLE CONSISTENCY* (OPTIMUM *MOISTURE*) AND COMPACT WITH A VIBRATORY COMPACTOR OR 3 1/2 TON STEEL DRUM ROLLER. (**DRY TIME CAN RANGE FROM 2 TO 24 HOURS DEPENDING ON WEATHER CONDITIONS.*)
6. PROTECT FROM TRAFFIC UNTIL ENTIRE DEPTH OF PRE-STABILIZED GRANITE HAS COMPLETELY DRIED. (*THIS COULD BE 48 TO 72 HOURS DEPENDING ON WEATHER CONDITIONS.*)

10 Stabilized Decomposed Granite

SCALE: NTS

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Preliminary Landscape Plan

The Station at Park Place - Multi Family Parcel 1
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SHEET TITLE: PLANTING DETAILS

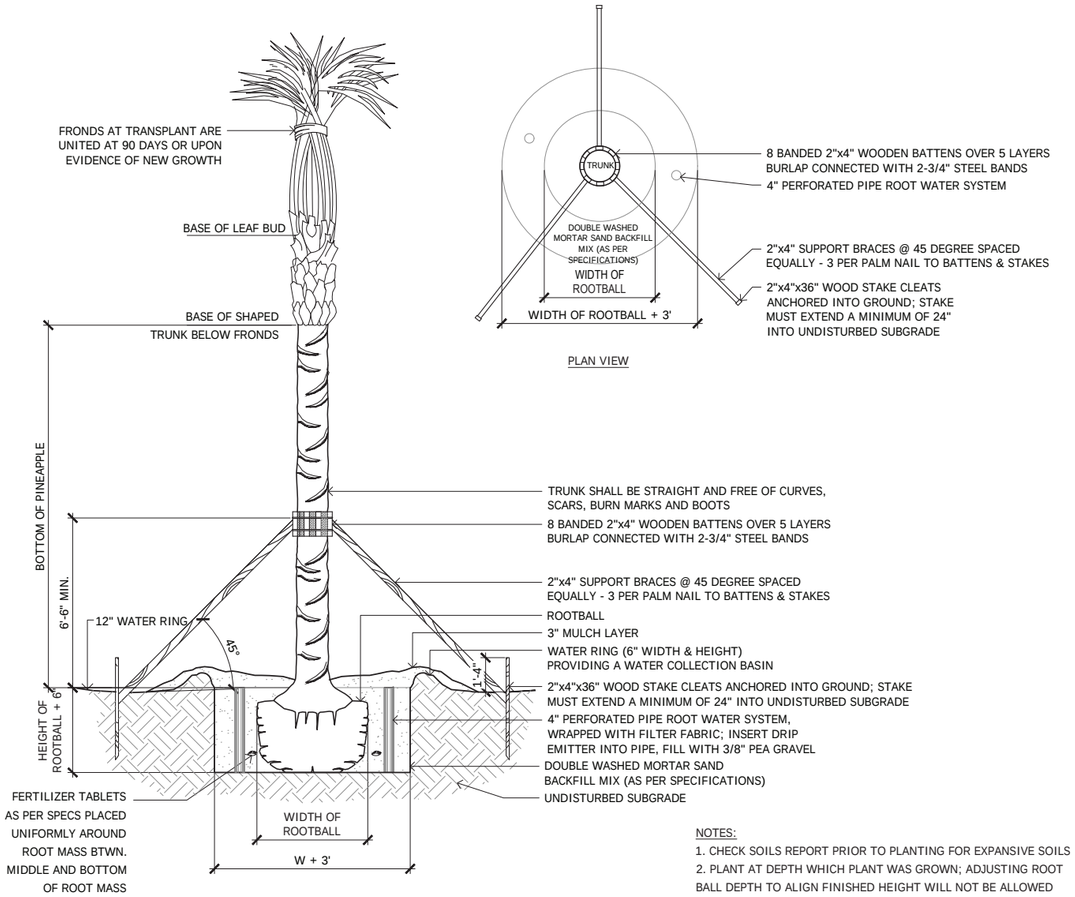
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NOTES:

1. CHECK SOILS REPORT PRIOR TO PLANTING FOR EXPANSIVE SOILS
2. PLANT AT DEPTH WHICH PLANT WAS GROWN; ADJUSTING ROOT BALL DEPTH TO ALIGN FINISHED HEIGHT WILL NOT BE ALLOWED

1 Palm Tree Planting

SCALE: NTS

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1 2 3 4 5 6

Preliminary Landscape Plan

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SHEET TITLE: PLANTING DETAILS

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ARIZONA CERTIFICATE OF REGISTRATION 45440 ANDREW D. BARON 07/16/2026 LANDSCAPE ARCHITECT EXP. 12-31-27

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LA7.2

SECTION 32 90 00 : PLANTING

PART 1 - GENERAL

1.01 WORK INCLUDED

A. LANDSCAPE FINE GRADING;
B. SOIL PREPARATION;
C. TREE SUPPORTS AND HEADERS;
D. PLANTING;
E. WATERING;
F. MAINTENANCE.

1.02 DEFINITIONS:

PLANTS - ALL SHRUBS AND CACTI OTHER THAN TREES, AND TURF.
PLANT MATERIAL - ALL TREES, SHRUBS, SUCCULENTS, CACTI, GROUND COVER, AND OTHER PLANTS.

1.03 RELATED WORK

CONTRACTOR: MINIMUM FIVE (5) YEARS EXPERIENCE IN SUPPLY AND INSTALLATION OF LANDSCAPE MATERIALS.

1.04 SOURCE QUALITY CONTROL

PROVIDE CERTIFICATES OF INSPECTION FOR ALL MATERIALS AS REQUIRED BY THIS SPECIFICATION AND/OR PREVAILING LAW OR REGULATION.

DEVELOPER'S REPRESENTATIVE SHALL REVIEW PLANT MATERIAL PRIOR TO PLANTING. ANY MATERIAL DEEMED UNACCEPTABLE SHALL BE REMOVED FROM THE SITE AND NOT PLANTED.

PROVIDE TREES AND SHRUBS GROWN IN A RECOGNIZED NURSERY IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE. PROVIDE HEALTHY, UNDAMAGED, VIGOROUS STOCK GROWN UNDER CLIMACTIC CONDITIONS SIMILAR TO CONDITIONS AT PROJECT SITE AND FREE OF DISEASE, INSECTS, EGGS, LARVAE AND DEFECTS SUCH AS SUN-SCALD, KNOTS, INJURIES, ABRASIONS OR DISFIGUREMENTS. PROVIDE TREES AND SHRUBS OF THE SIZES INDICATED. TREES AND SHRUBS OF SIZES LARGER THAN THOSE INDICATED MAY BE USED PROVIDED ROOTS, ROOT BALL, STAKING AND PLANTING PITS ARE INCREASED PROPORTIONATELY.

1.05 REFERENCE STANDARDS

ANSI 60.1 - AMERICAN STANDARDS FOR NURSERY STOCK, INTERNATIONAL SOCIETY OF ARBORICULTURE.

1.06 SAMPLES

SUBMIT SAMPLES TO DEVELOPER'S REPRESENTATIVE A MINIMUM OF TWO (2) WEEKS PRIOR TO START OF WORK FOR THE FOLLOWING MATERIAL:
A. TOPSOIL FOR BACKFILL MIX;
B. MULCHES;
C. TREE SUPPORTS;
D. INERT GROUND COVERS ;
E. BOULDERS;
F. STEEL EDGING - SIX INCH (6") SAMPLE LENGTH.

THE DEVELOPER'S REPRESENTATIVE RESERVES THE RIGHT TO TAKE AND ANALYZE SAMPLES OF MATERIALS FOR CONFORMITY TO SPECIFICATION AT ANY TIME. FURNISH SAMPLES UPON REQUEST BY DEVELOPER'S REPRESENTATIVE.

1.07 PRODUCTS

SUBMIT MANUFACTURER'S COMPREHENSIVE PRODUCT DESCRIPTION, INCLUDING SPECIFICATIONS AND INSTALLATION INSTRUCTIONS TO DEVELOPER'S REPRESENTATIVE, A MINIMUM OF TWO (2) WEEKS PRIOR TO START OF WORK.

1.08 CERTIFICATES AND TEST REPORTS

PROVIDE AND PAY FOR ALL MATERIALS TESTING. TESTING AGENCY SHALL BE ACCEPTABLE TO THE DEVELOPER'S REPRESENTATIVE.

SUBMIT TO DEVELOPER'S REPRESENTATIVE A MINIMUM OF TWO (2) WEEKS PRIOR TO START OF WORK, TWO (2) COPIES OF CERTIFICATES OF INSPECTION AS REQUIRED BY THESE SPECIFICATIONS, JURISDICTIONAL AUTHORITIES, AND VENDOR'S CERTIFIED ANALYSIS FOR SOIL AMENDMENTS, FERTILIZER MATERIALS, AND CHEMICALS. SUBMIT OTHER DATA SUBSTANTIATION THAT MATERIALS COMPLY WITH SPECIFIED REQUIREMENTS. CERTIFICATES ARE REQUIRED TO DETERMINE THE QUALITY AND QUANTITY OF ALL SPECIFIED SOIL AMENDMENTS.

MATERIALS CERTIFICATION TO BE SUBMITTED INCLUDE, BUT ARE NOT LIMITED TO:
A. TOPSOIL SOURCE AND NUTRIENT ANALYSIS;
B. MULCH;
C. FERTILIZERS/SOIL AMENDMENTS/CHEMICALS.

TEST REPRESENTATIVE MATERIAL SAMPLES PROPOSED FOR USE. PROVIDE THE FOLLOWING DATA:
A. TOPSOIL AND PLANTING BACKFILL;
B. SOIL PH;
C. PARTICLE SIZE, PERCENTAGE SOIL TEXTURE;
D. PERCENTAGE ORGANIC MATERIAL;
E. NUTRIENT LEVEL ANALYSIS;
F. ALL MACRO, SECONDARY AND MICRO-NUTRIENTS;
G. SALINITY;
H. PERCOLATION RATE.

RECOMMENDATIONS ON TYPE AND QUANTITY OF AMENDMENTS REQUIRED TO BRING LEVELS INTO ACCEPTABLE RANGES AS DETAILED IN PART 2 - PRODUCTS OF MATERIALS OF THESE SPECIFICATIONS.

SEPARATE RECOMMENDATIONS TO BE SUBMITTED FOR EACH CROP. CROP TO BE IDENTIFIED AS:
A. IRRIGATED TREES, SHRUBS, AND GROUND COVERS;
B. TURF OR LAWN.

1.09 MAINTENANCE DATA

SUBMIT TO DEVELOPER'S REPRESENTATIVE TWO (2) COPIES OF WRITTEN INSTRUCTIONS, PRIOR TO EXPIRATION OF THE INITIAL MAINTENANCE PERIOD, RECOMMENDING PROCEDURES TO BE FOLLOWED BY THE DEVELOPER FOR THE MAINTENANCE OF LANDSCAPE WORK FOR ONE FULL YEAR.

1.10 PRODUCT DELIVERY, STORAGE AND HANDLING

DELIVER PACKAGED MATERIALS IN CONTAINERS SHOWING WEIGHT, ANALYSIS AND IDENTIFICATION OF MANUFACTURER. PROTECT MATERIALS FROM ENVIRONMENTAL CONDITIONS AND DETERIORATION AT ALL TIMES.

PROVIDE PROTECTIVE COVERS TO PLANT LIFE AND TREES DURING DELIVERY. DO NOT PRUNE TREES PRIOR TO DELIVERY. DO NOT BEND TREES OR SHRUBS IN SUCH A MANNER AS TO CAUSE DAMAGE OR DESTROY SHAPE.

DELIVER MATERIALS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED. IF PLANTING IS DELAYED FOR MORE THAN EIGHT (8) HOURS AFTER DELIVERY, SET PLANT MATERIAL IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE AND KEEP ROOTS MOIST.

DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS UNTIL PLANTING TIME.

1.11 SITE CONDITIONS

DETERMINE LOCATION OF UNDERGROUND UTILITIES. USE PROFESSIONAL SERVICES TO DETERMINE LOCATIONS. EXECUTE WORK AS REQUIRED TO PREVENT DAMAGE.

MAINTAIN GRADE STAKES SET BY OTHERS UNTIL DIRECTED OTHERWISE.

PROTECT OF ALL EXISTING PLANTS TO REMAIN:
A. DO NOT STORE MATERIALS OR EQUIPMENT, PERMIT BURNING, OR OPERATE OR PARK EQUIPMENT UNDER THE BRANCH OF ANY EXISTING PLANT OR PLANT MATERIAL TO REMAIN EXCEPT AS ACTUALLY REQUIRED FOR CONSTRUCTION IN THOSE AREAS;
B. PROVIDE BARRICADES, FENCES OR OTHER BARRIERS AS NECESSARY AT THE DRIP LINE TO PROTECT EXISTING PLANTS TO REMAIN FROM DAMAGE DURING CONSTRUCTION;
C. NOTIFY OWNER'S REPRESENTATIVE IN ANY CASE WHERE CONTRACTOR FEELS GRADING OR OTHER CONSTRUCTION CALLED FOR BY CONTRACT DOCUMENTS MAY DAMAGE EXISTING PLANTS TO REMAIN;
D. IF EXISTING PLANTS TO REMAIN ARE DAMAGE DURING CONSTRUCTION, CONTRACTOR SHALL REPLACE SUCH PLANTS OF THE SAME SPECIES AND SIZE AS THOSE DAMAGED AT NO COST TO OWNER. DETERMINATION OF EXTENT OF DAMAGE AND VALUE OF DAMAGED PLANT SHALL REST SOLELY WITH OWNER'S REPRESENTATIVE.

1.12 WARRANTY

SUBMIT WARRANTY TO DEVELOPER'S REPRESENTATIVE.

TREES, SAGUAROS, YUCCAS, AND OCOTILLOS:

A. WARRANT THAT TREES, SAGUAROS, YUCCAS AND OCOTILLOS WILL BE ALIVE AND IN GOOD HEALTH FOR A PERIOD OF ONE (1) YEAR AFTER ACCEPTANCE EXCEPT FOR DEFECTS RESULTING FROM NEGLECT BY DEVELOPER OR ABUSE BY OTHERS.

B. DEVELOPER MUST FOLLOW CONTRACTOR'S MAINTENANCE SCHEDULE AND PROVIDE CURRENT MAINTENANCE LOG TO DEVELOPER'S REPRESENTATIVE.

C. REMOVE AND REPLACE DEAD, UNHEALTHY OR GIRDLED TREES, YUCCAS AND OCOTILLOS THAT LOSE ORIGINAL FORM AND SIZE DURING WARRANTY PERIOD WITH MATERIAL EQUAL TO THAT SPECIFIED. REPLACE ANY MATERIAL WHICH DOES NOT MEET REQUIREMENTS WITHIN THIRTY DAYS OF NOTIFICATION. ALL REPLACEMENT MATERIAL SHALL BE SUBJECT TO AN ADDITIONAL ONE (1) YEAR MAINTENANCE PERIOD.

D. IF OLIVE TREES PRODUCE FRUIT WITHIN THE FIRST YEAR, ANY OLIVE TREE WHICH PRODUCES FRUIT SHALL BE REPLACED.

SHRUBS AND OTHER PLANTINGS

A. GUARANTEE ALL OTHER PLANTING WILL BE ALIVE AND IN SATISFACTORY CONDITION FOR A PERIOD OF NINETY (90) DAYS FROM DATE OF ACCEPTANCE OR WILL BE REPLACED AT NO ADDITIONAL COST TO THE DEVELOPER.

B. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY, STURDY CONDITION DURING THE WARRANTY PERIOD BY THE CONTRACTOR. TURF SHALL BE MOWED AND TRIMMED WEEKLY AFTER ROOT ESTABLISHMENT.

C. ALL REPLACEMENT PLANTS, INCLUDING SHRUBS, CACTI, GROUND COVERS, VINES AND PERENNIALS SHALL BE SUBJECT TO AN ADDITIONAL NINETY (90) DAY MAINTENANCE PERIOD.

PART 2 - PRODUCTS

2.01 FILL MATERIALS

PROVIDE DRY, LOOSE MATERIAL FOR FILL, BACKFILL, PLANTING BACKFILL AND TOPSOIL FOR PLANTER BEDS. FROZEN OR MUDDY SOILS ARE NOT ACCEPTABLE. SALTS ARE NOT TO EXCEED ONE THOUSAND FIVE HUNDRED (1,500) PPM, AND SOILS SHALL BE FREE OF DEBRIS, NOXIOUS WEEDS, INGREDIENTS OR OBJECTS DETRIMENTAL TO HEALTHY PLANT GROWTH.

TOPSOIL - SCREENED, FERTILE, FRIABLE, FROM WELL DRAINED ARABLE LAND, FREE OF NOXIOUS WEEDS, REFUSE, ROOTS, HEAVY CLAY OR ANY MATERIAL TOXIC TO PLANT GROWTH; CONTENTS SHALL BE AS FOLLOWS:
- SILT: 20-45%
- CLAY: 15-20%
- SAND: 30-60%
- PH: 7.0-8.3
- SOLUBLE SALTS: 1,500 PPM
- ORGANIC MATERIAL (NATURAL OR OTHERWISE): 2% MINIMUM
- NUTRIENTS: ENOUGH TO BRING LEVELS OF ACCEPTABLE PLANT GROWTH.

PERCOLATION RATE SHALL BE BETWEEN THREE INCHES (3") TO FOUR INCHES (4") PER HOUR. EXISTING TOPSOIL MAY BE USED PROVIDED IT MEETS THESE REQUIREMENTS. IMPORTED TOPSOIL MUST BE PROVEN TO MEET THESE REQUIREMENTS.

2.02 COMMERCIAL GRADE FERTILIZERS

AGRI-SUL, DISPERSAL - USE ONLY FOR SULFUR AGRICULTURE GRADE GYPSUM, OSMACOTE, 'SIERRA-BLEN', APPLY AT MANUFACTURER'S RECOMMENDED RATE FOR EACH PLANTING TYPE.

2.03 SOIL AMENDMENTS

WOOD SHAVINGS: NITROGEN STABILIZED FIR OR PINE SHAVINGS CONTAINING 0.75% TOTAL NITROGEN AND 0.1 TO 0.15% TOTAL IRON, AND UNDER SIXTY (60) PPM TOTAL MANGANESE; COMPOSTED, LEACHED AND AGED FOR A MINIMUM OF TEN (10) TO TWELVE (12) MONTHS; PH FACTOR, 4.0 TO 4.5. NO SOIL AMENDMENTS ARE REQUIRED FOR SALVAGED PLANT MATERIAL AND CACTI UNLESS OTHERWISE SPECIFIED.

2.04 TREE SUPPORTS

TREE STAKES: COPPER NAPTHENATE IMPREGNATED LODGE POLE TWELVE FEET (12') IN LENGTH FOR TREES FIVE (5) GALLON TO THIRTY-SIX INCH (36") BOX, 2 LODGE POLES PER TREE, THREE (3) POLES FOR MULTI-TRUNK TREES. TREE STAKES ARE NOT REQUIRED FOR SALVAGED PLANT MATERIAL OR FORTY-EIGHT INCH (48") BOX TREES OR LARGER, UNLESS DETERMINED OTHERWISE BY LANDSCAPE ARCHITECT DUE TO HIGH WIND CONDITIONS.

TREE TIES: PROVIDE A MINIMUM OF TWO (2) PER TREE, EIGHTEEN INCH (18") TREE STRAP BY STAR NURSERY (WWW.STARNURSERY.COM) OR APPROVED EQUAL, BEIGE, WITH GROMMETS. NO. TEN (10) GAUGE PLIABLE ZINC COATED IRON WIRE TO BE THREADED THROUGH GROMMETS AND CONNECTED TO TREE STAKES. WIRE WILL NOT MAKE CONTACT WITH TREE.

2.05 HERBICIDES

PRE-EMERGENT HERBICIDE SHALL BE SURFLAN AS MANUFACTURED BY DOW/ELANCO CHEMICAL COMPANY OR EQUAL.

2.06 PESTICIDES

SHALL BE ORTHO "LINDANE BORER AND LEAF MINER SPRAY" BY ORTHO, CONSUMER PRODUCTS DIVISION, CHEVRON CHEMICAL COMPANY, SAN FRANCISCO, CA 94119, OR "BORER KILLER ,BY GREENLIGHT COMPANY, SAN ANTONIO, TX 78217.

CONTACT HERBICIDE SHALL BE SUBMITTED BY CONTRACTOR TO DEVELOPER'S REPRESENTATIVE.

2.07 PLANT MATERIAL

HEALTHY, SHAPELY AND WELL ROOTED. ROOTS SHALL SHOW NO EVIDENCE OF HAVING BEEN RESTRICTED OR DEFORMED AT ANY TIME. ALL PLANTS SHALL HAVE NORMALLY DEVELOPED BRANCHING. PLANTS SHALL BE FREE FROM DISFIGURING KNOTS, SUN SCALD INJURIES AND ABRASIONS OF BARK. PLANTS NOT MEETING THESE REQUIREMENTS SHALL BE CONSIDERED DEFECTIVE AND SHALL BE REPLACED IMMEDIATELY. ALL PLANTS SHALL BE TRUE TO NAME AND SHALL BE TAGGED, ONE (1) OF EACH VARIETY. ALL PLANT MATERIAL SHALL BE GROWN IN NURSERIES INSPECTED BY THE STATE DEPARTMENT OF AGRICULTURE.

SPECIMEN PLANT MATERIAL SHALL BE SELECTED AND TAGGED AT THE GROWERS NURSERY PRIOR TO SHIPMENT.

PLANTS SHALL BE MEASURED WHEN BRANCHES ARE IN THEIR NORMAL POSITION. HEIGHT AND SPREAD DIMENSIONS SPECIFIED REFER TO MAIN BODY OF PLANT AND NOT BRANCH TIP TO TIP. CALIPER MEASUREMENT SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6") ABOVE NATURAL GROUND LINE FOR TREES UP TO FOUR INCHES (4") IN CALIPER AND AT A POINT TWELVE INCHES (12") ABOVE THE NATURAL GROUND LINE FOR TREES OVER FOUR INCHES (4") IN CALIPER. IF A RANGE OF SIZE IS GIVEN, NO PLANT SHALL BE LESS THAN THE MINIMUM SIZE AND NOT LESS THAN FORTY PERCENT (40%) OF THE PLANTS SHALL BE LARGE AS THE MAXIMUM SIZE SPECIFIED. THE MEASUREMENTS SPECIFIED ARE THE MINIMUM SIZE ACCEPTABLE AND ARE THE MEASUREMENTS AFTER PRUNING, WHERE PRUNING IS REQUIRED. PLANTS THAT MEET THE MEASUREMENTS SPECIFIED, BUT DO NOT POSSESS A NORMAL BALANCE BETWEEN HEIGHT AND SPREAD SHALL BE REJECTED.

CONTAINER STOCK, WHEN SPECIFIED, SHALL HAVE GROWN IN THE CONTAINERS IN WHICH DELIVERED FOR AT LEAST SIX (6) MONTHS, BUT NOT OVER TWO (2) YEARS. SAMPLES MUST PROVE NO ROOT BOUND CONDITIONS EXIST. NO CONTAINER PLANTS THAT HAVE CRACKED OR BROKEN BALLS OF EARTH WHEN TAKEN FROM CONTAINER SHALL BE PLANTED EXCEPT UPON SPECIAL APPROVAL BY OWNER'S REPRESENTATIVE. CONTAINER STOCK SHALL NOT BE PRUNED BEFORE DELIVERY. FIELD GROWN PLANTS RECENTLY TRANSPLANTED INTO CONTAINERS WILL NOT BE ACCEPTED.

SOD SHALL BE DENSE WITH THE GRASS HAVING BEEN MOWED AT A HEIGHT OF ONE INCH (1") PRIOR TO REMOVAL FROM FIELD. ALL GRASS SHALL BE GROWN ON FUMIGATED FIELDS. SOD SHALL NOT BE STACKED FOR MORE THAN 24 HOURS BETWEEN TIME OF CUTTING AND TIME OF DELIVERY

2.08 INERT GROUNDCOVER

INERT GROUND COVERS, INCLUDING BUT NOT LIMITED TO, DECOMPOSED GRANITE (D.G.), CRUSHED ROCK, AND RIVER ROCK SHALL HAVE A MINIMUM TWO INCHES (2") THICK COVERAGE, UNLESS NOTED OTHERWISE ON PLANS. INERTS SHALL BE THE SIZE AND COLOR AS PER PLAN, AND SHALL BE TAKEN FROM A SINGLE QUARRY.

2.09 EDGING

EDGING, INCLUDING BUT NOT LIMITED TO, POLY OR STEEL PRODUCT, SHALL BE OF THE SIZE (GAUGE AND DEPTH) SPECIFIED ON PLANS AND DRAWINGS. SAMPLES SHALL BE SUBMITTED BY CONTRACTOR FOR APPROVAL.

\\FSERVER\ABLAProjects\Wood Partners\Alta Park Place II\Parcels\Parcel 1\Landscape\PDP\08a_Planting Specifications_APP II_P1.dwg

A1 A2 A3 A4 A5 A6

Preliminary Landscape Plan
The Station at Park Place - Multi Family Parcel 1
Residential and Commercial Mixed Use Project
City of Chandler, AZ
SHEET TITLE: PLANTING SPECIFICATIONS

WOOD PARTNERS

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PERMIT NUMBER:
ABLA PROJECT NUMBER: 14-061-25

LA8.1

SECTION 32 90 00 : PLANTING

PART 3 - EXECUTION

3.01 GENERAL

INSTALL ALL MATERIAL IN ACCORDANCE WITH THE METHODS, TECHNIQUES AND SPECIFICATIONS OF EACH MANUFACTURER AND THESE SPECIFICATIONS. DO NOT BEGIN PLANTING UNTIL COMPLETION OF THE SITE GRADING AND INSTALLATION OF A FULLY FUNCTIONAL UNDERGROUND IRRIGATION SYSTEM IS IN PLACE.

3.02 BACKFILL, IMPORTED FILL OR ARTIFICIAL SOIL AND GRAVEL

INSPECT THE INTEGRITY OF ALL DAMP-PROOFING AND WATER PROOFING MEMBRANES WHICH OCCUR OVER, ON OR AGAINST ANY CONSTRUCTION TO BE FULLY OR PARTIALLY CONCEALED BY EARTHWORK PRIOR TO THE PLACEMENT OF ANY IMPORTED SOIL, BACKFILL, GRAVEL FILL OR SUB-BASE.

3.03 TOPSOIL

IMPORT ADDITIONAL TOPSOIL ONLY AS REQUIRED TO BRING PLANTING AREAS UP TO FINISH GRADE OR PER TURF OR PLANTING BED REQUIREMENTS. SPREAD AND CULTIVATE SOIL SO THAT NO SETTLING TAKES PLACE AT ANY TIME.

3.04 LANDSCAPE FINE GRADING

ALLOW FOR THE ADDITION OF SOIL AMENDMENTS, CONDITIONERS AND ANY SPECIFIED TOP DRESSING WHEN DETERMINING AND EXECUTING FINISH GRADE. SET FINISH GRADE TWO AND ONE HALF INCHES (2 1/2") BELOW ADJACENT PAVING, CURB AND HEADERS TO ALLOW FOR DECOMPOSED GRANITE, GROUNDCOVER MULCH OR TURF SOD.

COMPLETE ALL FINISH GRADING PRIOR TO PLANTING. CULTIVATE ALL AREAS SO THAT THERE ARE NO HUMPS OR HOLLOWS, AND THE AREA DRAINS AS DESIGNED. GRADE AND MAINTAIN ALL FLOW LINES, DESIGNATED OR NOT, TO ALLOW FREE FLOW OF SURFACE WATER. CULTIVATE ENTIRE AREA TO A DEPTH OF SIX INCHES (6") MINIMUM AND REMOVE ALL ROCK IN EXCESS IF ONE AND ONE HALF INCHES (1 1/2"), ALL BUILDING RUBBLE, BUILDING CONSTRUCTION MATERIAL, WASTE AND ANY OTHER MATERIAL THAT MAY IMPAIR SATISFACTORY GROWTH.

3.05 INERT GROUND COVERS

APPLY INERT GROUND COVERS TO A TWO INCH (2") DEPTH WITHIN ONE HALF INCH (1/2") OF THE TOP OF ADJACENT CURB OR SIDEWALK.

3.06 HERBICIDE APPLICATION

ALL AREAS SHALL BE MAINTAINED WEED-FREE AT ALL TIMES DURING CONSTRUCTION.

DO NOT APPLY PRE-EMERGENT HERBICIDES AT LOCATIONS OF RE-VEGETATION SEEDING. THE CONTRACTOR SHALL MANUALLY REMOVE INVASIVE WEEDS WITHIN THESE AREAS.

3.07 TREE SUPPORT

INSTALL TREE SUPPORTS AS SHOWN ON THE DRAWINGS WITHIN FORTY-EIGHT (48) HOURS OF PLANTING.

TREE SUPPORTS SHALL BE INSTALLED TO PREVENT RUBBING AND GIRDLING, YET ALLOW FOR TRUNK MOVEMENT. TREE TIES THAT ENCIRCLE TRUNKS SHALL BE LARGE ENOUGH TO ALLOW FOR NORMAL GROWTH OF THE TRUNK DURING THE FIRST YEAR WITHOUT GIRDLING.

3.08 TREES, SHRUBS, AND VINES

LAYOUT PLANT LOCATIONS WITH STAKES OR FLAGS PRIOR TO PLANTING. COORDINATE WITH DEVELOPER'S REPRESENTATIVE TO ASSURE APPROPRIATE LOCATION.

TEST DRAINAGE OF PLANT BEDS AND PITS BY FILLING WITH WATER. NOTIFY DEVELOPER'S REPRESENTATIVE OF AREAS WHERE WATER IS RETAINED MORE THAN TWENTY-FOUR (24) HOURS AND REQUEST A HARDPAN PLANTING DETAIL.

WHERE ROCK, UNDERGROUND CONSTRUCTION OR OTHER DETRIMENTAL CONDITIONS ARE ENCOUNTERED AT PLANT PITS, DEVELOPER'S REPRESENTATIVE MAY SELECTIVE ALTERNATE LOCATION.

DO NOT EXPOSE ROOTS TO AIR EXCEPT DURING TRANSPLANTING. SET TOP OF PLANTS AT SAME LEVEL WHEN PLANTED AS IN THE CONTAINER

DIG PITS WITH PERPENDICULAR SIDES TO A MINIMUM OF TWO (2) TO THREE (3) TIMES THE WIDTH (SEE DETAILS) OF THE ROOT BALL FOR CONTAINERIZED TREES AND SHRUBS. DIG PITS ONLY AS DEEP AS THE ROOT BALL TO PREVENT SETTLING OF THE TREE OR SHRUB.

3.09 BACKFILLING

BACKFILL PLANT PITS AND FORM A TEMPORARY SHALLOW BASIN AROUND THE PLANT TO HOLD ENOUGH WATER TO SATURATE THE ROOT BALL AND BACKFILL. WATER PLANTS IMMEDIATELY AFTER PLANTING AND ALLOW BACKFILL TO SETTLE IN PLANT PIT. DO NOT WATER OCOTILLOS AFTER PLANTING. REMOVE BASIN PRIOR TO INSTALLATION OF INERT GROUND COVERS OR TURF.

TREAT ALL PLANTING AREAS WITH A PRE-EMERGENT, WITH THE EXCEPTION OF THE RE-VEGETATED SEED AREAS.

3.10 ANNUALS

AT TIME OF TRANSPLANTING, SOIL IN FLATS SHALL BE SUFFICIENTLY MOIST SO AS NOT TO FALL APART WHEN LIFTING PLANTS. PLANT EACH PLANT WITH ITS PROPORTIONATE AMOUNT OF THE FLAT SOIL IN A MANNER THAT WILL ENSURE A MINIMUM DISTURBANCE TO THE ROOT STRUCTURE.

PLANT FLAT MATERIAL SUFFICIENTLY DEEP TO COVER ALL ROOTS. FIRMLY TAMP THE EARTH AROUND EACH PLANT TO FORCE OUT LARGE AIR POCKETS.

3.11 SOD

SOIL PREPARATION
PROVIDE SOIL WITH AN ORGANIC MATTER CONTENT OF TWENTY-FIVE PERCENT (25%) TO THIRTY PERCENT (30%). INCORPORATE INTO SOIL BY TILLING THE SOIL TO A DEPTH OF SIX INCHES (6") THOROUGHLY. REMOVE DEBRIS, WEEDS AND ROCKS FROM SOIL.

SOIL AMENDMENTS
PRIOR TO TILLING, APPLY GYPSUM AT A RATE OF ONE HUNDRED (100) POUNDS PER ONE THOUSAND (1,000) SQUARE FEET, PHOSPHATE AT A RATE OF TWO (2) POUNDS PER ONE THOUSAND (1,000) SQUARE FEET AND SOIL SULFUR AT FIVE POUNDS PER ONE THOUSAND (1,000) SQUARE FEET.

SOD INSTALLATION
INSTALL SOD ALONG THE STRAIGHTEST EDGE OF TURF AREA. STAGGER JOINTS IN A BRICK-LIKE PATTERN. AVOID GAPS AND OVERLAPPING. PLACE SOD DIAGONALLY ACROSS SLOPES, SO IT CANNOT SLIDE, AND SO THAT IT PROVIDES COMPLETE COVER WITH NO BROWN SECTIONS OR CRACKS SHOWING. WATER SOD AT LEAST EVERY THIRTY (30) MINUTES. AFTER INSTALLATION, WATER LIGHTLY AND ROLL IN TWO (2") DIRECTIONS WITH A SOD ROLLER.

3.12 WATERING

WATER ALL PLANTS IMMEDIATELY AFTER PLANTING TO AVOID DRYING OUT, TO THE FULL DEPTH, SATURATING THE ROOT BALL OF EACH PLANT HOLE.

REPEAT WATERING AS OFTEN AS NECESSARY TO KEEP THE GROUND MOIST BUT NOT SOAKED, WELL BELOW THE ROOT SYSTEM OF THE PLANTS.

3.13 CLEAN UP

KEEP ALL AREAS CLEAN AND ORDERLY DURING AND AFTER EXECUTION OF WORK.

3.14 PRUNING

PRUNE SHRUBS AND TREES UPON COMPLETION OF THE WORK, ACCORDING TO STANDARD HORTICULTURAL PRACTICES TO PRESERVE THE NATURAL CHARACTER OF THE SPECIES AND TO REPAIR OR REPLACE INJURED PLANTS AS DIRECTED. LIMIT PRUNING ONLY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES AND TO COMPENSATE FOR LOSS OF ROOTS AS A RESULT OF PLANTING OPERATIONS.

3.15 MAINTENANCE PERIOD

UPON SUBSTANTIAL COMPLETION, AS DETERMINED BY THE DEVELOPER'S REPRESENTATIVE, IN ACCORDANCE WITH THE CONDITIONS OF THE CONTRACT, THE CONTRACTOR SHALL BE NOTIFIED IN WRITING THAT THE MAINTENANCE PERIOD IS TO BEGIN.

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF LANDSCAPED AREAS FOR A PERIOD OF NINETY (90) DAYS. MAINTENANCE INCLUDES WATERING TREES AND GRASSES, MONITORING AND ADJUSTING THE IRRIGATION SYSTEM AS NECESSARY, MOWING AND TRIMMING LAWN AREAS, PRUNING AND TRIMMING PLANT MATERIAL, WEED REMOVAL AND CULTIVATING PLANT BEDS.

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE SPRINKLER IRRIGATION SYSTEM, INCLUDING MONITORING AND ADJUSTING THE DURATION AND FREQUENCY OF THE WATERING SCHEDULE, ADJUSTMENT OF HEADS FOR COVERAGE AND ELEVATION, REPAIR OF LEAKS IN BOTH MAIN AND LATERAL LINES, AND ALL OTHER WORK REQUIRED TO ESTABLISH A COMPLETE WORKING SPRINKLER IRRIGATION SYSTEM.

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF NEW PLANTING, INCLUDING WATERING, CULTIVATING, WEEDING, MULCHING, RE-STAKING, TIGHTENING AND REPAIRING GUYS, RESETTING PLANTS TO PROPER GRADES AND POSITION, MAINTENANCE OF TEMPORARY TREE WELLS AND FURNISHING AND SUPPLYING ALL FERTILIZERS, HERBICIDES AND PESTICIDES TO MAINTAIN A THRIVING LANDSCAPE.

LANDSCAPE CONTRACTOR, IN ORDER TO PROTECT HIS GUARANTEE, SHALL GIVE TYPEWRITTEN TO DEVELOPER, A COMPLETE MAINTENANCE INSTRUCTION BOOKLET IN THE CARE AND FEEDING OF THE LANDSCAPE.

LANDSCAPE CONTRACTOR SHALL REQUEST, IN WRITING, A FINAL INSPECTION AT THE COMPLETION OF THE MAINTENANCE PERIOD. IF THE DEVELOPER'S REPRESENTATIVE DETERMINES THE WORK IS SATISFACTORY, THE MAINTENANCE PERIOD WILL END ON THE DATE OF THE FINAL INSPECTION. IF THE MAINTENANCE IS UNSATISFACTORY, THE MAINTENANCE PERIOD WILL BE EXTENDED, AT THE CONTRACTOR'S EXPENSE, UNTIL SUCH TIME AS ALL CORRECTIONS ARE MADE AND THE WORK IS INSPECTED AND APPROVED BY THE DEVELOPER'S REPRESENTATIVE. RETENTION WILL NOT BE RELEASED UNTIL FINAL INSPECTION IS MADE AND APPROVAL ISSUED BY THE DEVELOPER'S REPRESENTATIVE.

3.16 FIELD QUALITY CONTROL

NOTIFY DEVELOPER'S REPRESENTATIVE OF THE REQUIREMENT FOR INSPECTIONS AT LEAST FORTY-EIGHT (48) HOURS IN ADVANCE. INSPECTIONS ARE REQUIRED, BUT NOT LIMITED TO, THE FOLLOWING:

A. INSPECTION AND ACCEPTANCE OF PLANT MATERIAL PRIOR TO SHIPPING;
B. AT COMPLETION OF ROUGH GRADE PRIOR TO BOULDER PLACEMENT;
C. AT COMPLETION OF LANDSCAPE FINISH GRADING AND SOIL PREPARATION, PRIOR TO PLANTING;
D. AT LAYOUT OF IRRIGATION SYSTEM, PRIOR TO INSTALLATION OF IRRIGATION SYSTEM;
E. AT INSTALLATION OF IRRIGATION SYSTEM, PRIOR TO BACKFILLING TRENCHES AND PLANTING;
F. DURING INSTALLATION OF SPECIMEN TREE, PALM OR OTHER SPECIMEN PLANT MATERIAL;
G. AFTER STAKING LOCATIONS FOR PLANT HOLES, BUT PRIOR TO PLANTING;
H. DURING THE PLANTING PROCESS;
I. DURING THE PLACEMENT AND AIMING OF ALL LIGHT FIXTURES;
J. AT SUBSTANTIAL COMPLETION OF THE WORK;
K. DURING WARRANTY PERIOD TO OBSERVE MAINTENANCE PROCEDURES;
L. AT FINAL COMPLETION OF THE WORK.

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Preliminary Landscape Plan
The Station at Park Place - Multi Family Parcel 1
Residential and Commercial Mixed Use Project
City of Chandler, AZ

SHEET TITLE: PLANTING SPECIFICATIONS

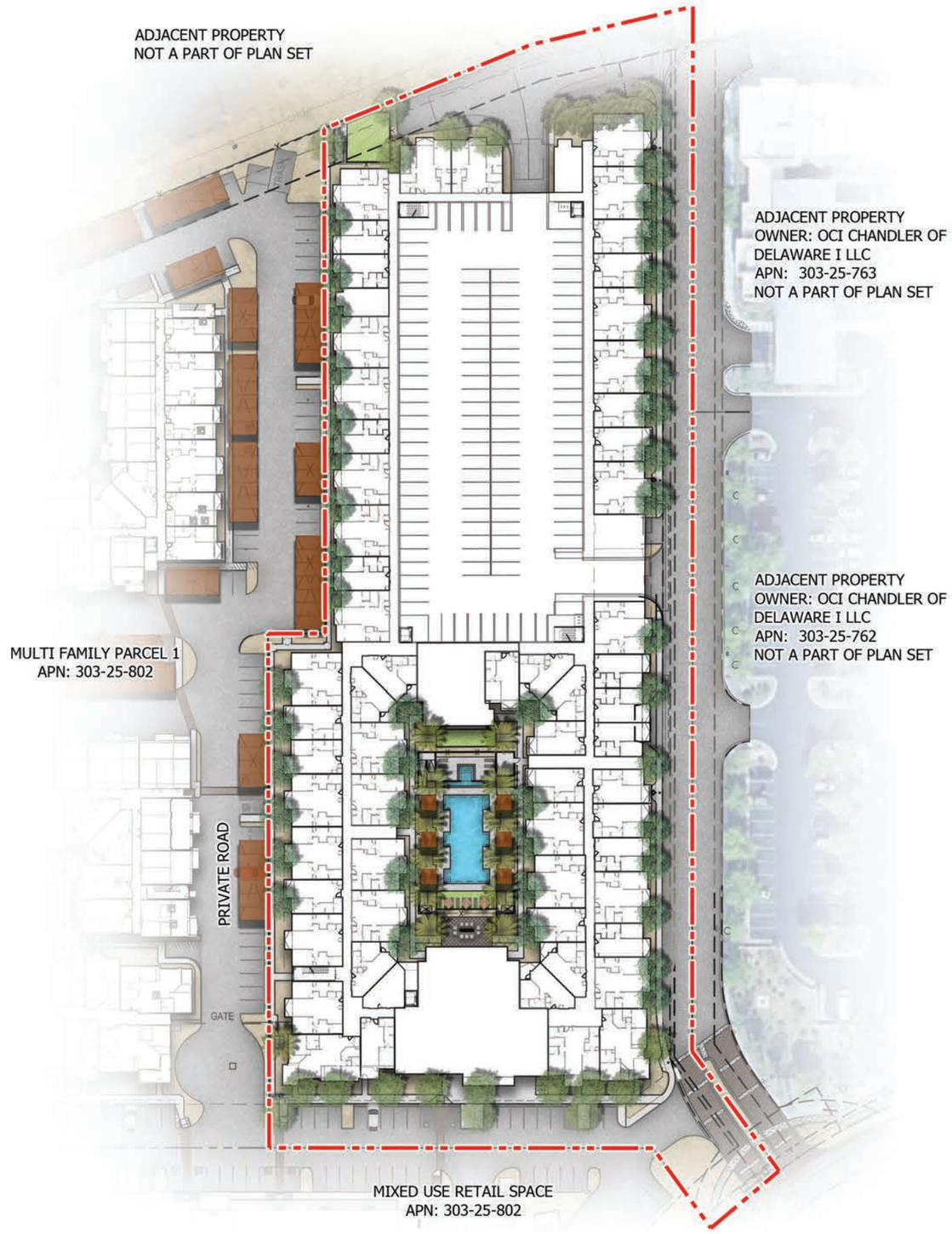
WOOD PARTNERS

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ABLA PROJECT NUMBER: 14-061-25

LA8.2



Plant Materials Legend

		Box (in.)
	Acacia aneura Mulga Acacia	24"
	Ebenopsis ebano Texas Ebony	24"
	Phoenix dactylifera Date Palm	20" Clear Cut
	Prosopis velutina Velvet Mesquite	24"
	Quercus virginiana 'Cathedral' Cathedral Live Oak	24"
	Ulmus parvifolia 'Allee' Allee Elm	24"

Extra Large Shrubs	Size	Qty
Tecoma alata 'Orange Jubilee' Orange Jubilee	15 gal.	2
Large Shrubs	**Size**	
Calliandra californica Red Fairy Duster	5 gal.	29
Leucophyllum langmaniae 'Rio Bravo' Rio Bravo Sage	5 gal.	71
Eremophila maculata 'Valentine' Valentine Bush	5 gal.	40
Medium Shrubs	**Size**	**Qty**
Rosmarinus officinalis 'Tuscan Blue' Tuscan Blue Rosemary	5 gal.	38
Ruellia brittoniana Purple Ruellia	5 gal.	46
Groundcovers	**Size**	**Qty**
Ruellia 'Katie' Dwarf Ruellia 'Katie'	1 gal.	36
Eremophila prostrata 'Outback Sunrise' Outback Sunrise	1 gal.	16
Convolvulus mauritanicus Ground Morning Glory	1 gal.	109
Lantana montevidensis 'New Gold' Lantana	1 gal.	154
Lantana montevidensis Purple Trailing Lantana	1 gal.	111
Lantana camara 'Radiation' Lantana	1 gal.	30
Lantana sp. 'New Red' Lantana	1 gal.	67
Rosmarinus officinalis 'Prostratus' Trailing Rosemary	1 gal.	153
Zexmenia hispida 'devil's river' Zexmenia	1 gal.	65
Cacti/ Accents	**Size**	**Qty**
Agave geminiflora Twin Flowered Agave	5 gal.	161
Dasylirion wheeleri Desert Spoon	5 gal.	34
Hesperaloe parviflora 'Yellow' Yellow Yucca	5 gal.	125
Hesperaloe parviflora 'Brakelights' Brakelights Red Yucca	5 gal.	87
Muhlenbergia capillaris 'Regal Mist'	5 gal.	97
Pennisetum setaceum 'Rubrum' Purple Fountain Grass	5 gal.	40

WOOD PARTNERS

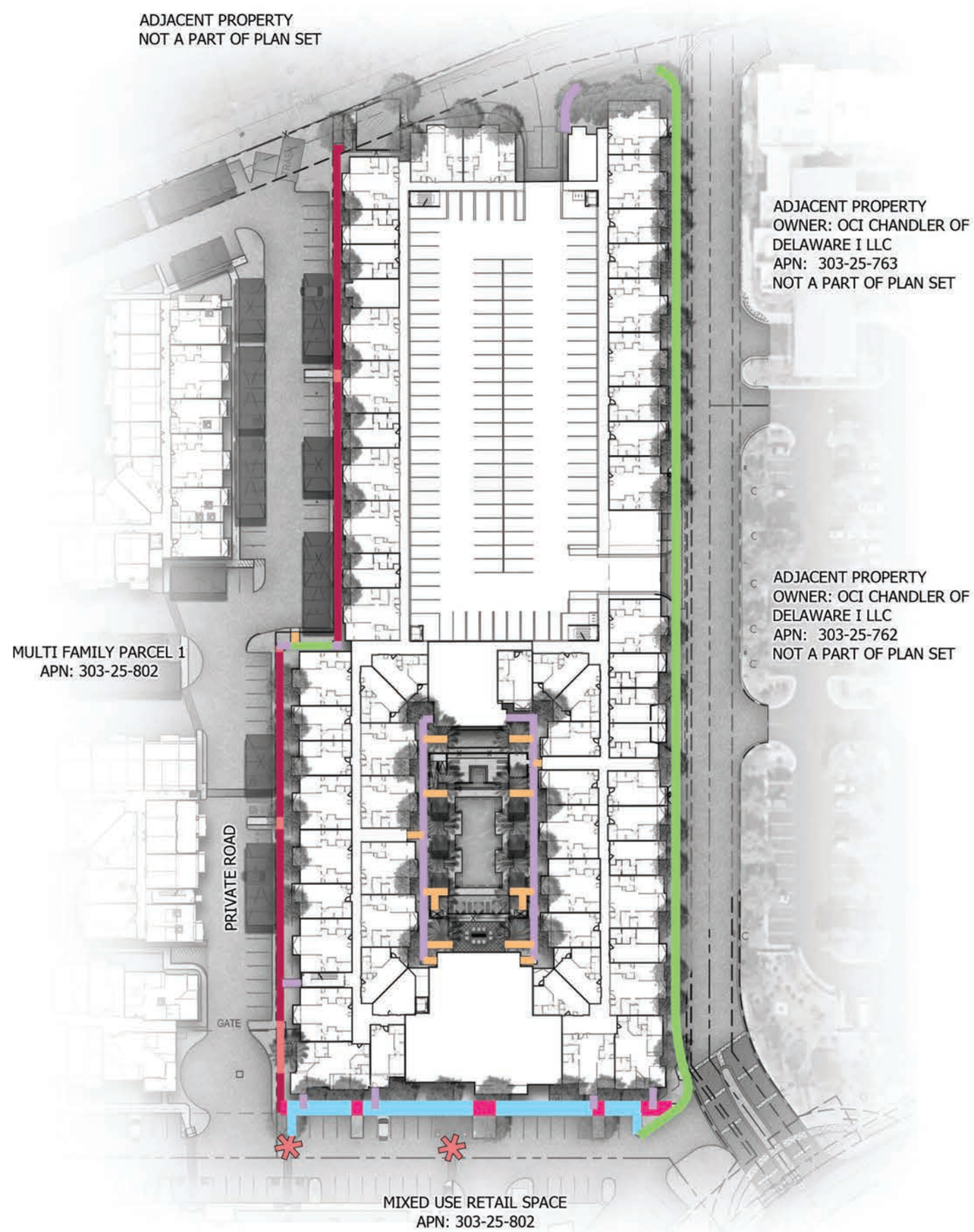
MULTIFAMILY PARCEL 2 - THE STATION AT PARK PLACE

Conceptual Site Plan

Plan Scale 1:40' 40' 80' 120' Date:07-10-2026

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PEDESTRIAN CIRCULATION PLAN LEGEND

SYMBOL	DESCRIPTION
	4' ATTACHED SIDEWALK
	5' ATTACHED SIDEWALK
	6' ATTACHED SIDEWALK
	5' DETACHED SIDEWALK
	4' DETACHED SIDEWALK
	3' DETACHED SIDEWALK
	3' ATTACHED SIDEWALK
	6' DETACHED SIDEWALK
*	STREET CROSSING

WOOD PARTNERS

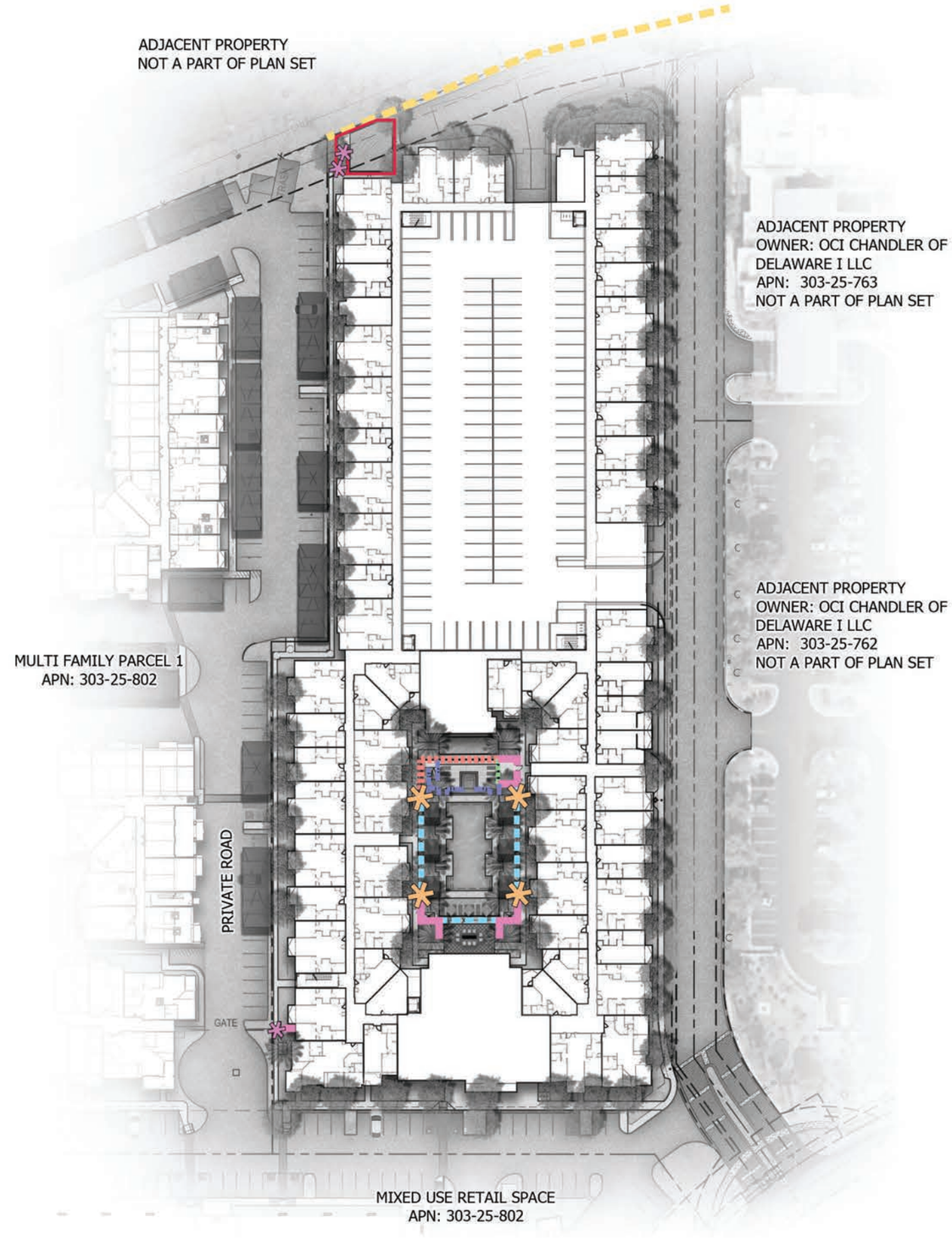
MULTIFAMILY PARCEL 2 - THE STATION AT PARK PLACE

Conceptual Circulation Plan

Plan Scale 1:40' 40' 80' 120' Date:07-10-2026

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WALL LEGEND

SYMBOL	DESCRIPTION
	EXISTING FENCE TO REMAIN
	THEME WALL
	THEME WALL ON RETAINING WALL
	LOW RETAINING WALL
	GLASS POOL BARRIER
	GLASS POOL BARRIER ON RETAINING WALL
	FULL VIEW FENCE
	GLASS POOL BARRIER GATE
	PEDESTRIAN GATE

WOOD PARTNERS

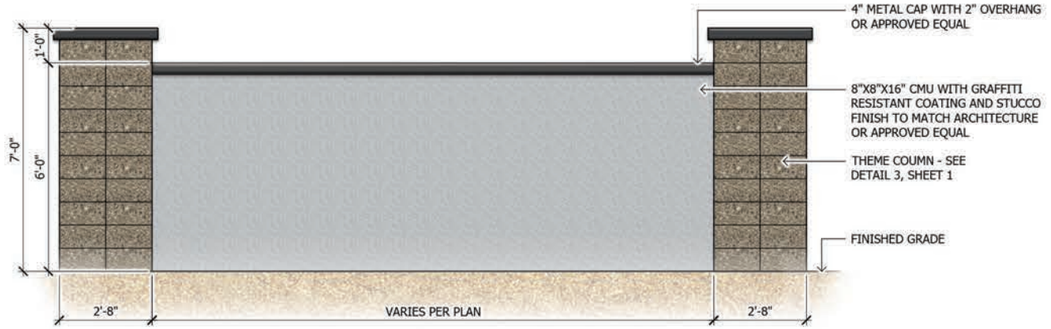
MULTIFAMILY PARCEL 2 - THE STATION AT PARK PLACE

Conceptual Wall Plan

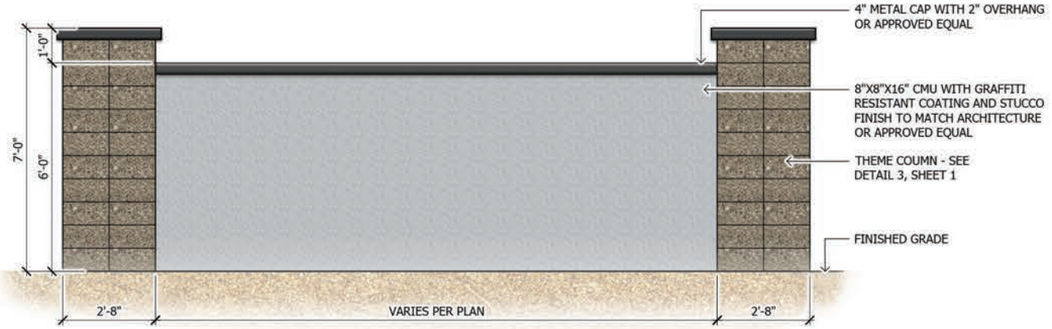
Plan Scale 1:40' 40' 80' 120' Date:07-10-2026

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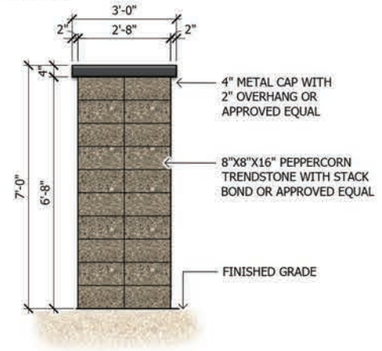
ELEVATION A:

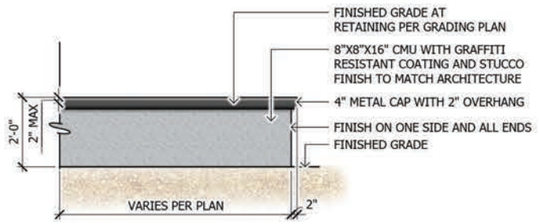


ELEVATION B:

1 Theme Wall

SCALE: 1/2"=1'-0"



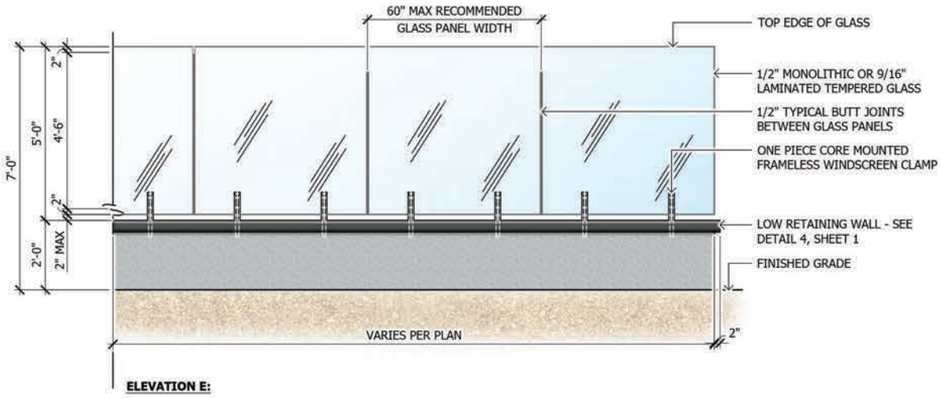


ELEVATION C:

ELEVATION D:

2 Theme Wall on Retaining Wall

SCALE: 1/2"=1'-0"



ELEVATION E:

3 Theme Column

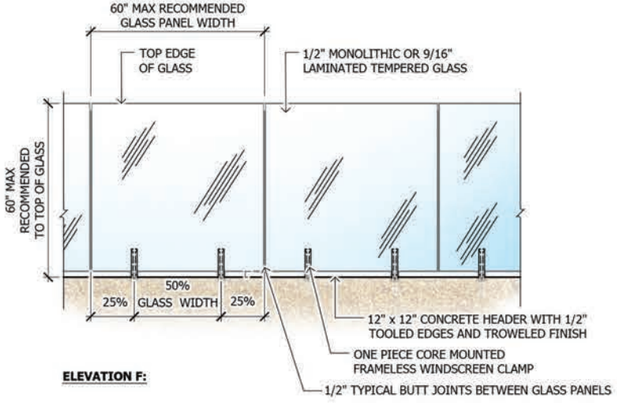
SCALE: 1/2"=1'-0"

4 Low Retaining Wall

SCALE: 1/2"=1'-0"

5 Glass Pool Barrier on Low Retaining Wall

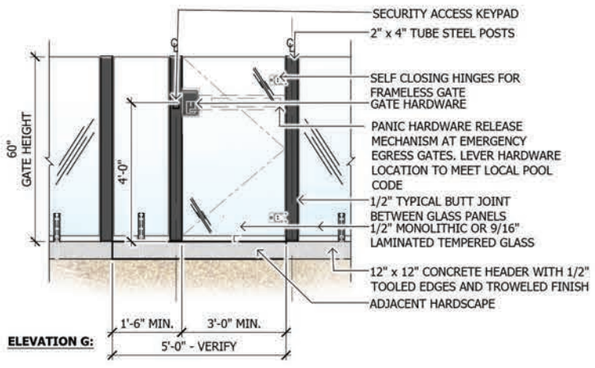
SCALE: 1/2"=1'-0"



ELEVATION F:

6 Glass Pool Barrier

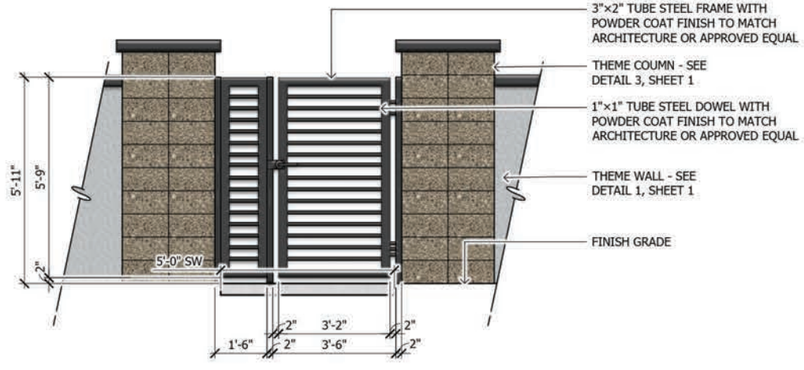
SCALE: 1/2"=1'-0"



ELEVATION G:

7 Glass Pool Barrier Gate

SCALE: 1/2"=1'-0"



8 Pedestrian Gate

SCALE: 1/2"=1'-0"

WOOD PARTNERS

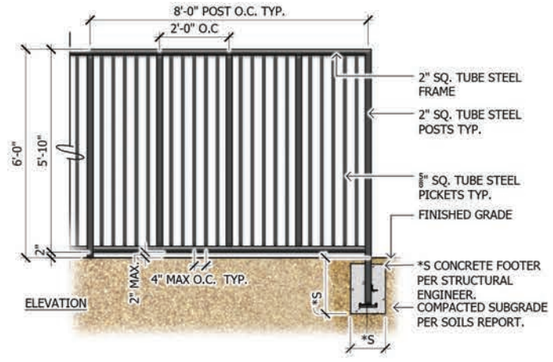
MULTIFAMILY PARCEL 2 - THE STATION AT PARK PLACE

Wall Elevations - Sheet 1 of 2

Date:07-10-2026

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1 **Full View Fence**

SCALE: 1/2"=1'-0"

WOOD PARTNERS

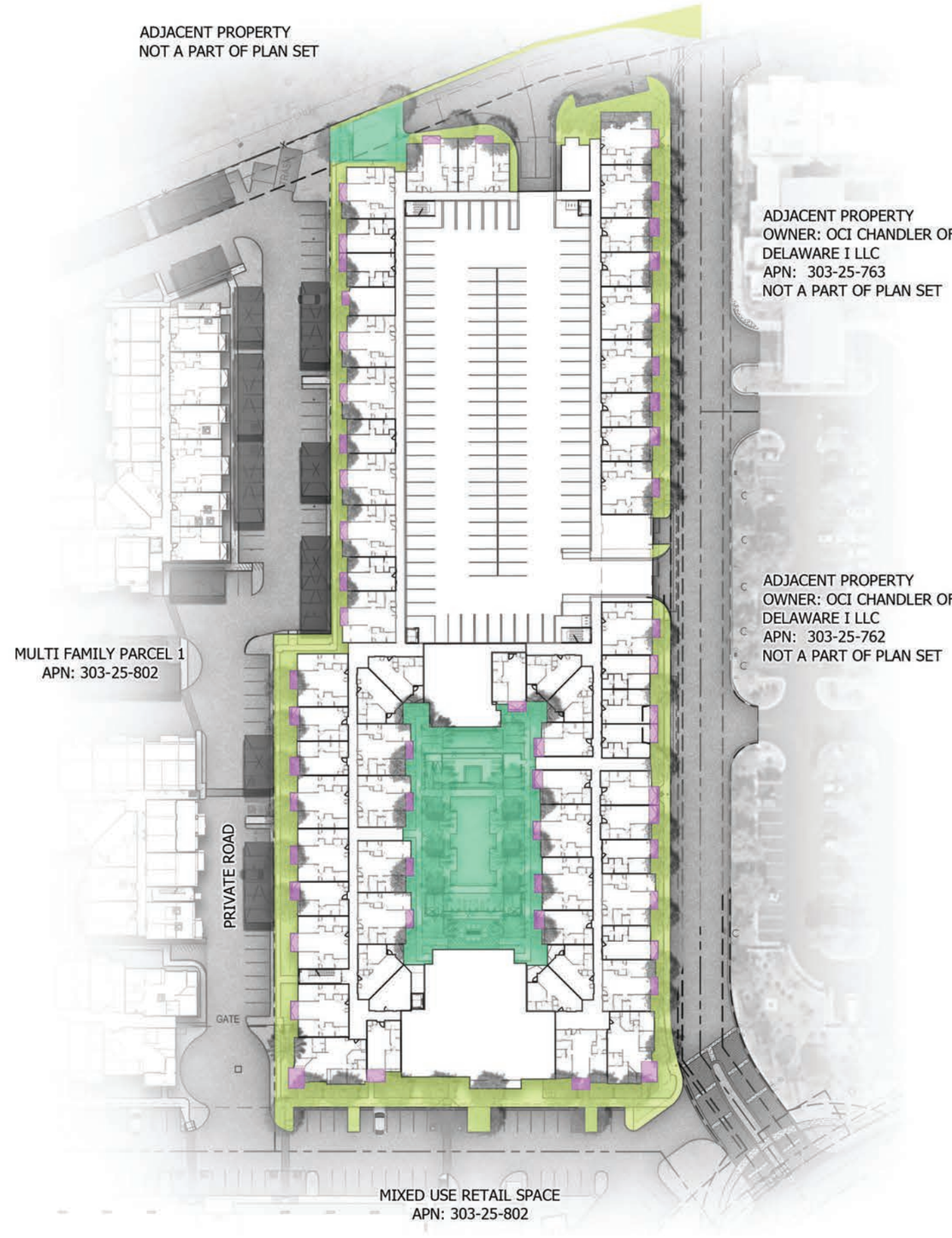
MULTIFAMILY PARCEL 2 - THE STATION AT PARK PLACE

Wall Elevations - Sheet 2 of 2

Date:07-10-2026

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OPEN SPACE LEGEND

SYMBOL	DESCRIPTION	REQUIRED	PROVIDED
	*USABLE COMMON OPEN SPACE *CITY OF CHANDLER REQUIRES 150 S.F AVERAGE PER BEDROOM TOTAL BEDROOMS: 526	78,900 S.F	15,556 S.F
	*PRIVATE OPEN SPACE *CITY OF CHANDLER REQUIRES 65 S.F AVERAGE PER UNIT. TOTAL UNITS: 357 CURRENT AVG. PROVIDED: 72 S.F.	23,205 S.F	25,704 S.F
	*NON-FUNCTIONAL OPEN SPACE *PER CITY OF CHANDLER, NON-FUNCTIONAL OPEN SPACE HAS BEEN EXCLUDED FROM THE PROVIDED USABLE COMMON OPEN SPACE.		22,072 S.F

WOOD PARTNERS

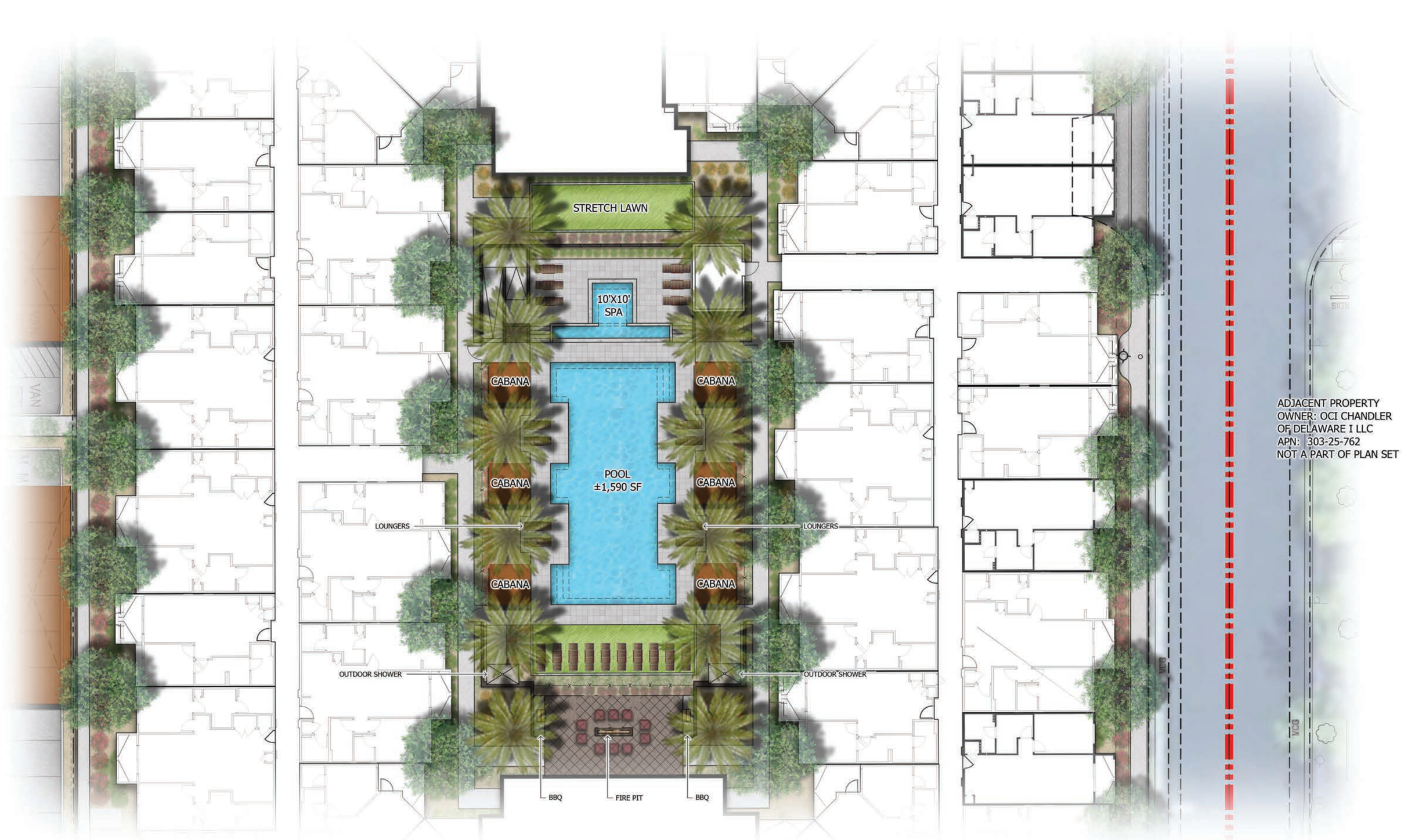
MULTIFAMILY PARCEL 2 - THE STATION AT PARK PLACE

Conceptual Open Space Plan

Plan Scale 1:40' 40' 80' 120' Date:07-10-2026

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WOOD PARTNERS

MULTIFAMILY PARCEL 2 - THE STATION AT PARK PLACE

Enlargement Plan 01 - Amenity 1

Plan Scale 1:10' 10' 20' 30' Date:07-10-2026

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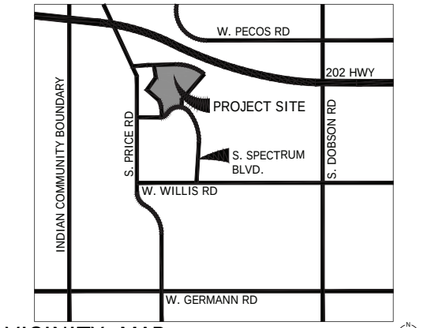
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PRELIMINARY LANDSCAPE PLANS

FOR

THE STATION AT PARK PLACE
MULTI FAMILY PARCEL 2

RESIDENTIAL AND COMMERCIAL MIXED USE PROJECT
CITY OF CHANDLER, AZ



VICINITY MAP — NOT TO SCALE

SHEET INDEX

PG #	SHEET LABEL	DESCRIPTION
1	LA CV	LANDSCAPE COVER
2	LA0.1	GENERAL LANDSCAPE NOTES
3	LA3.0	OVERALL PLANTING PLAN
4-5	LA3.1-LA3.2	PLANTING PLANS
6-7	LA6.1-LA6.2	CONSTRUCTION DETAILS
8-9	LA7.1-LA7.2	PLANTING DETAILS
10-11	LA8.1-LA8.2	PLANTING SPECIFICATIONS

CITY OF CHANDLER GRADING NOTES:

1. CONTRACTOR SHALL GRADE TO MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL RESIDENCES. REVIEW ENGINEERS PLAN FOR DRAINAGE.
2. FINISH GRADING SHALL BE BY THE DIRECTION OF THE LANDSCAPE ARCHITECT.
3. LANDSCAPE ARCHITECT SHALL APPROVE GRADING PRIOR TO PLANTING.
4. GRADING FOR THIS PROJECT INCLUDES THE FOLLOWING:
   A) FINE GRADING OF EXISTING ROUGH GRADES IS REQUIRED TO PROVIDE SMOOTH, EVEN GRADE TRANSITION IN LANDSCAPE AREA.
   B) CREATION OF LOW MOUNDS IN THE STREET LANDSCAPE AND COMMUNITY PARK AREAS.
5. IMPORTING AND PLACING "OFF-SITE 3/8" MINUS TOPSOIL" IN THE FOLLOWING AREAS:
   A) TURF, AND ANNUAL AREAS. (6")
   B) PLANT BACKFILL (CAN BE SCREENED ON-SITE SOIL).
6. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY CALICHE ENCOUNTERED ON SITE AT NO ADDITIONAL COST TO THE OWNER.
7. ON-SITE AND OFF-SITE TOPSOIL SHALL CONFORM TO CONTENT REQUIREMENTS AS SPECIFIED IN PART 2 OF THE PLANTING SPECIFICATIONS. AGRONOMY TEST SUBMITTALS ARE REQUIRED FOR ALL MATERIAL USED FOR TOPSOIL AND BACKFILL. SUBMIT REPORT TO LANDSCAPE ARCHITECT FOR REVIEW.

CITY OF CHANDLER IRRIGATION NOTES:

1. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FULL IRRIGATION COVERAGE OF NEW PLANT MATERIAL BY AN UNDERGROUND DRIP SYSTEM. (PROVIDE DESIGN/BUILD SYSTEM)
2. THE LANDSCAPE CONTRACTOR SHALL SUBMIT FULL PIPING PLANS, AFTER FIELD VERIFICATION, DEPICTING POINT OF CONNECTION, METER LOCATION AND SIZE, BACKFLOW PREVENTER LOCATION AND SIZE, AND PIPE ROUTING AND SIZES.
3. THE LANDSCAPE CONTRACTOR SHALL INSTALL AN IRRIGATION SYSTEM IN ACCORDANCE WITH THE EXISTING SCHEDULES, NOTES, DETAILS, AND SPECIFICATIONS.
4. CONTRACTOR TO SITE VERIFY PRESSURE AND NOTIFY LANDSCAPE ARCHITECT OF ANY DIFFERENCES PRIOR TO INSTALLATION OR ORDERING OF MATERIALS. IF CONTRACTOR FAILS TO NOTIFY LANDSCAPE ARCHITECT, HE IS FINANCIALLY RESPONSIBLE FOR ANY NECESSARY SYSTEM ALTERATIONS THAT RESULT.
5. THE LANDSCAPE CONTRACTOR SHALL FIELD VERIFY EXISTING TAP LOCATIONS.
6. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING AND PATCHING OF ASPHALT AND CONCRETE AS REQUIRED FOR SLEEVE INSTALLATION ACCORDING TO THE IRRIGATION SCHEDULE.
7. CONTROLLER TO BE INSTALLED AS PER MANUFACTURES SPECIFICATIONS. CONTROLLER SIZE AND QUANTITIES TO BE DETERMINED BY THE VALVE REQUIREMENTS AND POINT OF CONNECTIONS. INSTALL ONE (1) CONTROLLER AT EACH POINT OF CONNECTION.
8. INSTALL PVC MAINLINE AND LATERALS ACCORDING TO THE IRRIGATION AND PIPING SCHEDULES.
9. ALL VALVES SHALL NOT EXCEED MANUFACTURES SPECIFICATIONS.
10. VALVE BOXES SHALL BE SQUARE TO ADJACENT WALKS OR CURBS AND FLUSH WITH THE FINAL GRADE.
11. WORK SHALL CONFORM TO ALL CONSTRUCTION CODES AND REGULATIONS.
12. CONTRACTOR SHALL INSTALL GREEN VALVE BOXES IN TURF AREAS AND TAN VALVE BOXES IN DECOMPOSED GRANITE AREAS (TYPICAL).

CITY OF CHANDLER PLANTING NOTES:

1. CONTRACTOR SHALL REVIEW PLANTING PLAN WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. LANDSCAPE ARCHITECT OR HIS/HER REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIALS HE/SHE DEEMS UNACCEPTABLE. SEE SPECIFICATIONS.
3. ANY AND ALL SUBSTITUTIONS TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
4. GROUNDCOVER, DECOMPOSED GRANITE AND/OR GRANITE RIP-RAP SHALL EXTEND UNDER SHRUBS UNLESS OTHERWISE NOTED ON PLANS.
5. LOCATE PLANTS AWAY FROM SPRINKLER HEADS, LIGHT FIXTURES AND OTHER OBSTRUCTIONS.
6. FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
7. PLANTING AND IRRIGATION DESIGN MAY BE MODIFIED TO ADAPT TO WALK CONFIGURATIONS THAT DIFFER FROM THESE PLANS, OR BECAUSE OF GRADE LIMITATIONS ON SITE.
8. FINISH GRADE OF ALL PLANTING AREAS IS TO BE 1 1/2" BELOW ADJACENT PAVING.
9. WATER TEST ALL TREE PLANTING HOLES PRIOR TO PLANTING. IF TREE HOLE DOES NOT DRAIN, DO NOT PLANT, SEE HARDPAN DETAIL.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR FULL IRRIGATION COVERAGE OF ALL PLANT MATERIAL.
11. REFERENCE CIVIL ENGINEERING DRAWINGS FOR GRADING AND DRAINAGE FLOWS, LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE THAT THESE ARE PROVIDED FOR AND NOT IMPAIRED WITH OBSTRUCTIONS.
12. REFER TO THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT SHOWN ON DRAWINGS.
13. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR GRADING ALL AREAS AT THE DIRECTION OF THE LANDSCAPE ARCHITECT TO CREATE A NATURALLY UNDULATING GROUND PLANE.
14. PLANT TREES A MINIMUM 10' FROM STREET LIGHT AND FIRE HYDRANTS. TREES SHALL BE PLANTED A MINIMUM 4' FROM WALKS, CURBS AND WALLS. PLANT SHRUBS WITH A 2' MINIMUM FROM CURB AND WALKS.
15. ALL PLANTING AREAS SHALL RECEIVE A 2" LAYER OF DECOMPOSED GRANITE THROUGHOUT (TYPICAL).
16. ALL SPECIMEN TREES AND TURF HEADERS TO BE FIELD LOCATED BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
17. CONTRACTOR SHALL INSTALL "NDS EP SERIES" (OR APPROVED EQUAL) AT ALL TREES WITHIN 8'-0" FEET OF HARDSCAPE ELEMENTS INCLUDING SIDEWALKS, ASPHALT, CONCRETE / SLABS FOOTINGS AND STRUCTURES. CONTRACTOR SHALL SUBMIT SPECIFICATION SHEETS OF PROPOSED ROOT BARRIER PANELS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

CLIENT / OWNER DEVELOPER:

W.P. WEST ACQUISTIONS, LLC
TODD TAYLOR
8777 EAST VIA DE VENTURA - SUITE 201
SCOTTSDALE, AZ 85258
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tht@woodpartners.com

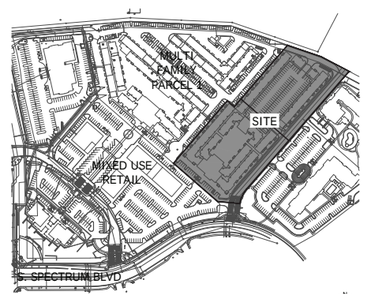
CONSULTANT TEAM:

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480-530-0077
andy.baron@ablastudio.com

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DNichols@WoodPatel.com

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jim@biltform.com & vince@biltform.com

APPROVAL STAMP



KEY MAP — NOT TO SCALE

Preliminary Landscape Plan
The Station at Park Place - Multi Family Parcel 2
Residential and Commercial Mixed Use Project
City of Chandler, AZ

SHEET TITLE: LANDSCAPE COVER

ABLA
310 E. RIO SALADO PARKWAY
TEMPE, ARIZONA 85281
OFFICE: 480-530-0077
WEB:ABLASTUDIO.COM

REGISTERED LANDSCAPE ARCHITECT
45440
ANDREW D. BARON
07/10-2026
EXP. 12-31-27

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DATE: 07-10-2026
ISSUED FOR: PDP
DRAWN BY: DR, CR, IR, AR
CHECKED BY: MP, CR
PERMIT NUMBER:
ABLA PROJECT NUMBER: 14-061-25

LA CV

PG: 1 OF 11

\\FSERVER\ABLAProjects\Wood Partners\Alta Park Place I\!Parcels\Parcel 2\Landscape\PSP\00-Cover_APP II_P2.dwg

POOL PROJECT NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBMITTALS AND PERMITS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL CITY, COUNTY, STATE AND FEDERAL STANDARDS AND CODES.
3. THE CONTRACTOR SHALL IDENTIFY ANY POSSIBLE VARIANCES TO ALL APPLICABLE STANDARDS AND CODES AND SHALL SUBMIT THE NECESSARY APPLICATIONS TO THE APPROPRIATE DEPARTMENTS IN ACCORDANCE WITH THE PROJECT SCHEDULE.
4. THE CONTRACTOR SHALL REVIEW POOL EQUIPMENT AND COORDINATE WITH REQUIRED UTILITY PROVIDERS PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL REVIEW POOL EQUIPMENT LOCATION AND FACILITIES TO ENSURE APPROPRIATE SPACE AND CONDITIONS ARE PROVIDED.
6. THE CONTRACTOR SHALL LOCATE AND PROVIDE SIGNAGE AND SAFETY EQUIPMENT ACCORDING TO APPROPRIATE CODES.
7. THE CONTRACTOR SHALL SUBMIT ALL SHOP DRAWINGS TO THE PROPERTY OWNER'S AUTHORIZED REPRESENTATIVE FOR APPROVAL PRIOR TO CONSTRUCTION.
8. THE CONTRACTOR SHALL PROVIDE ALL STRUCTURAL DRAWINGS ACCORDING TO APPROPRIATE CODES AND SOILS REPORTS TO THE PROPERTY OWNER'S AUTHORIZED REPRESENTATIVE FOR APPROVAL PRIOR TO CONSTRUCTION.
9. THE CONTRACTOR SHALL ENSURE THROUGH THEIR REVIEW THAT ALL NECESSARY SUPPORTING FACILITIES ARE PROVIDED IN ACCORDANCE TO APPROPRIATE CODES.
10. THE CONTRACTOR SHALL ENSURE PROPER DRAINAGE AWAY FROM THE POOL/WATER FEATURE IN COMPLIANCE WITH ALL APPLICABLE STANDARDS AND CODES AND THAT DRAINAGE DOES NOT IMPEDE OR CAUSE HARM TO OTHER BUILT FACILITIES.

GRADING PROJECT NOTES:

1. CONTRACTOR SHALL GRADE TO MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES AND MAINTAIN AND/OR CREATE DRAINAGE SPECIFIED ON THE PROJECT CIVIL ENGINEERS CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL KEEP DRAINAGE WAYS AND NATURAL FLOW CHANNELS SPECIFIED FREE FROM OBSTRUCTIONS THAT MAY IMPAIR FLOW.
2. FINISH GRADING SHALL BE BY THE DIRECTION OF THE LANDSCAPE ARCHITECT. ALL GRADING SHALL BE APPROVED BY OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO PLANTING.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ANY CALICHES ENCOUNTERED ON SITE AT NO ADDITIONAL COST TO THE OWNER.
4. FINISH GRADE OF ALL PLANTING AREAS SHALL COMPLY WITH PART 3 OF THE PLANTING SPECIFICATIONS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CREATING A NATURAL UNDULATING GROUNDPLANE IN ALL PLANTING AREAS AT/PER THE DIRECTION OF THE LANDSCAPE ARCHITECT.

INERTS NOTES:

ANGULAR GRANITE RIP-RAP

1. INSTALL GRANITE RIP-RAP IN ALL DRAINAGE SWALES, AND WHERE INDICATED ON PLANS. TYPICAL. SIZE OF RIP-RAP SHALL BE 3"-6", SIZED. COLOR OF GRANITE RIP-RAP TO MATCH EXISTING GRANITE. CONTRACTOR SHALL SUBMIT SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

DECOMPOSED GRANITE

1. DECOMPOSED GRANITE IS REQUIRED IN ALL PLANTING AREAS EXCEPT AREAS OF TURF AND GRANITE RIP-RAP.
2. SURFACE ROCKS LARGER THAN 1" DIA. ARE TO BE REMOVED PRIOR TO SPREADING DECOMPOSED GRANITE. AFTER SPREADING DECOMPOSED GRANITE TO A NEAT, UNIFORM 2" LAYER, REMOVE ALL EXISTING CALICHE ROCKS THAT SHOW THROUGH. SUPPLY ADEQUATE SIZE SAMPLE TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO ORDERING.

GENERAL PROJECT NOTES:

1. THESE NOTES ARE TO BE USED AS A GENERAL REFERENCE IN CONJUNCTION WITH AND AS A SUPPLEMENT TO WRITTEN SPECIFICATIONS, APPROVED ADDENDUMS, AND CHANGE ORDERS ASSOCIATED WITH THIS DOCUMENT SET.
2. ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS (THIS DOCUMENT SET) AND PER LOCAL OR STATE GOVERNING CODES AND/OR ORDINANCES, WHICHEVER IS APPLICABLE.
3. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL REVIEW THE PROJECT WITH THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE.
4. THE CONTRACTOR IS RESPONSIBLE TO BECOME FAMILIAR WITH THE PROJECT SITE AND LOCATIONS OF EXISTING AND FUTURE UNDERGROUND SERVICES AND IMPROVEMENTS WHICH MAY CONFLICT WITH THE WORK TO BE DONE. THE CONTRACTOR SHALL UTILIZE AN UNDERGROUND UTILITY COORDINATION SERVICE TO MARK EXISTING UTILITIES 48 HOURS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY SHOULD ANY CONFLICT ARISE.
5. THE CONTRACTOR SHALL PROVIDE MATERIALS OR EQUIPMENT AND PERFORM REQUIRED INCIDENTAL PROCEDURES THAT MAY BE NECESSARY TO COMPLETE THE PROJECT TO SATISFACTORY CONDITION AS DIRECTED BY THE DESIGN INTENT OF THIS DOCUMENT SET AND THEREFORE SHALL MEET MINIMUM CONSTRUCTION REQUIREMENTS AND INDUSTRY STANDARDS NOTWITHSTANDING MENTION OR REFERENCE IN THIS DOCUMENT SET.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS AND SHALL NOTIFY ALL UTILITY COMPANIES WITH UTILITIES ON SITE PRIOR TO THE CONSTRUCTION OF THE PROJECT.
7. INTERPRETATION OF THIS DOCUMENT SET IN ITS ENTIRETY SHALL BE MADE BY THE LANDSCAPE ARCHITECT OF RECORD AND SHALL BE CONSIDERED FINAL. DISCREPANCIES SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR PRIOR TO SUBMITTING FORMAL BIDS. ALL CLARIFICATIONS SHALL BE PREPARED IN WRITING BY THE LANDSCAPE ARCHITECT OF RECORD PRIOR TO BIDDING. THE CONTRACTOR SHALL ACCEPT THE INTERPRETATION OF THE LANDSCAPE ARCHITECT OF RECORD AS THE CORRECT AND FINAL INTERPRETATION.
8. THIS DOCUMENT SET, INCLUDING ALL PLAN SHEETS, NOTES, DETAILS AND SPECIFICATIONS SHALL BE UTILIZED BY THE CONTRACTOR PERFORMING INSTALLATION AS GENERAL GUIDELINES FOR THE PROJECT DESIGN INTENT. QUANTITIES SHOWN IN THIS DOCUMENT SET ARE ESTIMATES ONLY AND ARE NOT THEREFORE GUARANTEED; THE CONTRACTOR SHALL SUPPLY ALL MATERIALS, LABOR AND EQUIPMENT IN ORDER COMPLETE PROJECT AS SPECIFIED IN THESE DOCUMENTS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPORT ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO THE START OF WORK.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND COORDINATING EXISTING SITE CONDITIONS.
11. THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONARY MEASURES TO PROTECT EXISTING IMPROVEMENTS AND THE PUBLIC FROM DAMAGE THROUGHOUT THE CONSTRUCTION PROCESS.
12. SHOULD THE CONTRACTOR HAVE ANY QUESTIONS REGARDING THIS DOCUMENT SET OR SHOULD THERE BE ANY DISCREPANCIES, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING.
13. CONTRACTOR SHALL PROPERLY COORDINATE WORK TO BE PERFORMED WITH OTHER CONTRACTOR'S WORK PRIOR TO INSTALLATION.
14. CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY DAMAGES IMPOSED, UNINTENTIONALLY OR ACCIDENTALLY TO EXISTING UTILITIES, STRUCTURES, WALLS, OR OTHER AMENITIES, DUE TO THE ACTION OF THE CONTRACTOR, CONTRACTOR'S EMPLOYEES AND/OR THE CONTRACTOR'S SUBCONTRACTORS. DAMAGE INCURRED DURING THE CONTRACTOR'S OPERATION SHALL BE REPAIRED, AT THE EXPENSE OF THE CONTRACTOR, TO THE SATISFACTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
15. EXISTING SITE CONDITIONS AND THE DOCUMENT SET BASE INFORMATION HAVE BEEN PROVIDED BY THE PROJECT CIVIL ENGINEER.
16. CONTRACTOR SHALL MATCH GRADES, LAYOUT AND ELEVATIONS OF ADJOINING LANDSCAPE WORK BY OTHERS. NOTIFY THE LANDSCAPE ARCHITECT OF CONFLICTS BEFORE PROCEEDING WITH CONSTRUCTION.
17. THE CONTRACTOR SHALL PROVIDE BARRICADES AND TRAFFIC CONTROL ALONG PUBLIC STREETS, IF REQUIRED, DURING INSTALLATION AND SHALL BE RESPONSIBLE FOR SECURING APPROVAL AND PERMIT FOR THE PROCESS.

HARDSCAPE GENERAL NOTES:

1. CONTRACTOR SHALL LAYOUT AND VERIFY ALL HARDSCAPE ELEMENTS PRIOR TO CONSTRUCTION FOR REVIEW BY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE. THE CONTRACTOR SHALL CONTACT THE OWNER'S AUTHORIZED REPRESENTATIVE SHOULD ANY DISCREPANCIES EXIST. THE CONTRACTOR SHALL SUBMIT IN WRITING SUGGESTED MODIFICATION AND RECEIVE TRANSMITTED RECORD OF APPROVAL FROM OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. DIMENSIONS SHOWN ON THIS PLAN ARE BASED ON THE DOCUMENTS SUBMITTED BY THE PROJECT CIVIL ENGINEER. THE CONTRACTOR SHALL CONTACT THE OWNER'S AUTHORIZED REPRESENTATIVE SHOULD ANY DISCREPANCIES OCCUR. THE CONTRACTOR SHALL SUBMIT IN WRITING SUGGESTED MODIFICATION AND RECEIVE TRANSMITTED RECORD OF APPROVAL FROM OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCEMENT OF ANY FIELD REVISIONS.
3. REFER TO CONSTRUCTION DOCUMENTS PREPARED BY THE PROJECT CIVIL ENGINEER FOR ALL INFORMATION REGARDING HORIZONTAL AND VERTICAL CONTROL DIMENSIONS.
4. CONTRACTOR SHALL BE RESPONSIBLE TO HAVE ALL STRUCTURES REPRESENTED IN THE CONTRACT DOCUMENTS (THIS DOCUMENT SET) REVIEWED BY A REGISTERED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION UNLESS OTHERWISE STATED.
5. FOOTINGS, WALLS AND FENCES SHALL BE PLACED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.
6. CONTRACTOR SHALL HAVE SIDEWALKS SURVEYED AND STAKED FOR REVIEW BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT 48 HOURS IN ADVANCE FOR SITE REVIEW.
7. UNLESS OTHERWISE NOTED IN THIS DOCUMENT SET OR NOTED IN DETAILS, SIDEWALKS SHALL BE 5'-0" IN WIDTH, 4" THICK, 2500 PSI CONCRETE ON COMPACTED BASE PER SITE SOILS REPORT WITH CONSTRUCTION JOINTS AT 5'-0" ON CENTER AND EXPANSION JOINTS AT 20'-0" ON CENTER. SIDEWALKS SHALL HAVE A MEDIUM BROOM, NON-SKID FINISH PERPENDICULAR TO DIRECTION OF TRAVEL WITH 1/2" RADIUS TOOLED EDGES.
8. RADIUS AT SIDEWALK INTERSECTIONS SHALL BE 5'-0" (TYPICAL), UNLESS NOTED OTHERWISE.
9. CONTRACTOR SHALL PREPARE A 4'X4' SAMPLE PANEL FOR EACH TYPE OF HARDSCAPE MATERIAL SPECIFIED IN THE CONTRACT DOCUMENTS (THIS DOCUMENT SET) FOR APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO CONSTRUCTION.
10. CONTRACTOR IS RESPONSIBLE FOR REMOVING STAINS AND SPILLS ON FINISHED HARDSCAPE IMMEDIATELY.
11. CONTRACTOR IS RESPONSIBLE FOR PROTECTING FINISHED WORK UNTIL PROJECT ACCEPTANCE BY OWNER/OWNER'S REPRESENTATIVE.

PLANTING GENERAL NOTES:

1. CONTRACTOR SHALL REVIEW PLANTING PLAN WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. CONTRACTOR SHALL REVIEW SITE SOILS REPORT PRIOR TO PLANTING. WATER TEST ALL TREE PLANTING HOLES PRIOR TO PLANTING. IF TREE HOLE DOES NOT DRAIN, DO NOT PLANT, SEE HARDPAN DETAIL.
3. PLANTING AND IRRIGATION DESIGN MAY BE MODIFIED TO ADAPT TO HARDSCAPE CONFIGURATIONS THAT DIFFER FROM THESE PLANS, OR BECAUSE OF GRADE LIMITATIONS ON SITE. SUBSTANTIAL DEVIATION FROM THIS DOCUMENT SET WILL REQUIRE REVIEW AND APPROVAL FROM OWNER'S AUTHORIZED REPRESENTATIVE.
4. LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE RESERVE THE RIGHT TO REFUSE ANY PLANT MATERIALS DEEMED UNACCEPTABLE. SEE SPECIFICATIONS AND THIS DOCUMENT SET FOR MINIMUM REQUIREMENTS.
5. THE CONTRACTOR SHALL SUBMIT IN WRITING REQUESTS FOR ANY AND ALL SUBSTITUTIONS TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
6. CONTRACTOR SHALL REFER TO THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT SHOWN ON DRAWINGS.
7. ALL PLANT MATERIAL SHALL BE IN COMPLIANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION AND STANDARDIZED PLANT NAMES, LATEST EDITION.
8. PLANT MATERIAL MARKED 'SALVAGE' SHALL BE SELECTED FROM FROM ON-SITE SALVAGE INVENTORY OR LOCATED BY THE LANDSCAPE ARCHITECT FROM ANOTHER SOURCE. ALL MATERIAL SELECTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE.
9. FINAL LOCATION OF PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
10. ALL SPECIMEN TREES, SHRUBS AND CACTI SHALL BE FIELD LOCATED BY LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.
11. LOCATE PLANTS AWAY FROM SPRINKLER HEADS, LIGHT FIXTURES AND OTHER OBSTRUCTIONS. CONTRACTOR SHALL OBSERVE MINIMUM OFFSETS FROM THE FOLLOWING STRUCTURES; TREES SHALL BE PLANTED A MINIMUM OF 10'-0" FROM STREET LIGHTS (MEASURED FROM MATERIAL MATURITY), 6'-0" FROM EDGE OF UNDERGROUND PIPELINES AND A MINIMUM OF 4'-0" FROM HARDSCAPE , CURBS AND WALLS (MEASURED FROM CENTER OF PLANT MATERIAL). SHRUBS SHALL BE PLANTED A MINIMUM OF 2'-0" FROM CURB AND WALKS AND 3'-0" FROM FIRE SUPPRESSION DEVICES (MEASURED FROM MATERIAL MATURITY). LOCAL OR STATE GOVERNING CODES AND/OR ORDINANCES SHALL SUPERCEDE SPECIFIED DISTANCES SO LONG AS THEY SURPASS STATED REQUIREMENTS.
12. CONTRACTOR SHALL INSTALL "NDS EP SERIES" (OR APPROVED EQUAL) AT ALL TREES WITHIN 5'-0" FEET OF HARDSCAPE ELEMENTS INCLUDING (BUT NOT LIMITED TO) SIDEWALKS, ASPHALT, CONCRETE SLABS / FOOTINGS AND STRUCTURES. CONTRACTOR SHALL SUBMIT SPECIFICATION SHEETS OF PROPOSED ROOT BARRIER PANELS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
13. THE CONTRACTOR SHALL INSTALL ARBOR GUARDS AT ALL TREES LOCATED IN TURF AREAS.
14. ON-SITE AND OFF-SITE TOPSOIL SHALL CONFORM TO CONTENT REQUIREMENTS AS SPECIFIED IN PART 2 OF THE PLANTING SPECIFICATIONS. AGRONOMY TEST SUBMITTALS ARE REQUIRED FOR ALL MATERIAL USED FOR TOPSOIL AND BACKFILL. SUBMIT REPORT TO LANDSCAPE ARCHITECT FOR REVIEW.
15. CACTI SHALL BE PLANTED A MINIMUM OF 3'-0" AWAY FROM ALL PEDESTRIAN ROUTES.
16. CACTI SHALL BE WELL ROOTED AND NON-SCARRED.
17. ALL TREE STAKING SHALL CONFORM TO THE PLANTING DETAILS OR AS NOTED IN THE SPECIFICATIONS. THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE SHALL REVIEW TYPICAL TREE STAKING PRIOR TO FINAL ACCEPTANCE.
20. CONTRACTOR SHALL INSTALL ANGULAR GRANITE RIP-RAP IN ALL DRAINAGE SWALES, AND WHERE INDICATED ON PLANS. REFER TO MATERIALS SCHEDULE / PLANTING LEGEND FOR COLOR AND SIZE OF ANGULAR GRANITE RIP-RAP. CONTRACTOR SHALL SUBMIT SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. CONTRACTOR SHALL REFER TO CIVIL PLANS FOR ADDITIONAL INFORMATION.
21. DECOMPOSED GRANITE IS REQUIRED IN ALL PLANTING AREAS EXCEPT AREAS OF TURF AND ANGULAR GRANITE RIP-RAP AND SHALL EXTEND UNDER PLANT MATERIAL UNLESS NOTED OTHERWISE ON PLANS. ALL PLANTING AREAS SHALL RECEIVE A 2" MINIMUM LAYER OF DECOMPOSED GRANITE THROUGHOUT. REFER TO MATERIALS SCHEDULE / PLANTING LEGEND FOR SIZE AND COLOR OF DECOMPOSED GRANITE. CONTRACTOR SHALL SUBMIT SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
22. THE CONTRACTOR SHALL PROVIDE MAINTENANCE FOR ALL PLANT MATERIAL FROM THE TIME OF INSTALLATION THROUGH SUBSTANTIAL COMPLETION.
23. PLANT MATERIAL SHALL NOT BE INSTALLED OR ALLOWED TO GROW TO WITHIN 3'-0" OF A FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION (FDC). MAINTAIN A MINIMUM VERTICAL CLEARANCE OF 15'-0" WHERE TREES OVERHANG THE CURB LINE. TREES SHALL BE PLANTED A MINIMUM OF 5'-0" FROM ANY STRUCTURE UNLESS OTHERWISE NOTED.
24. IN DISTURBED AREAS INDICATED TO RECEIVE REVEGETATION HYDROSEED AND/OR PLANTING, THE CONTRACTOR SHALL MATCH EXISTING NATURAL DESERT FLOOR GROUND COVER CONDITIONS ADJACENT TO THE PROJECT.
25. NATIVE REVEGETATION AREAS AND PLANTER BEDS NOTED IN THIS DOCUMENT SET SHALL BE TREATED WITH PRE-EMERGENT AS PER MANUFACTURER'S INSTRUCTIONS. RE-APPLY AS NECESSARY TO ELIMINATE INVASIVE WEEDS. REMOVE ALL DEAD DEBRIS.
26. THE CONTRACTOR SHALL PROVIDE A 50'-0" BY 50'-0" TYPICAL MOCKUP OF NATIVE REVEGETATION AREAS NOTED IN THIS DOCUMENT SET FOR REVIEW BY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.

IRRIGATION GENERAL NOTES:

1. THE CONTRACTOR SHALL INSTALL THE SPECIFIED SYSTEM IN ACCORDANCE WITH THE ATTACHED SCHEDULES, NOTES, DETAILS, AND SPECIFICATIONS.
2. CONTRACTOR TO VERIFY PRESSURE ON-SITE AND NOTIFY LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO INSTALLATION OR ORDERING OF MATERIALS. IF CONTRACTOR FAILS TO NOTIFY THE PROPER PARTY, THE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR ALL NECESSARY SYSTEM ALTERATIONS REQUIRED TO FACILITATE AN EFFICIENT AND OPERATIONAL SYSTEM. THIS IRRIGATION SYSTEM REQUIRES A MINIMUM OF XX TO XX PSI WATER PRESSURE AT WATER METER.
3. THE CONTRACTOR SHALL VISIT SITE PRIOR TO BIDDING ON PROJECT TO VERIFY INSTALLATION CONDITIONS.
4. THE CONTRACTOR SHALL FIELD VERIFY EXISTING TAP LOCATIONS. ALL NEW METERS SHALL BE INSTALLED PER THE IRRIGATION SCHEDULE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULL IRRIGATION COVERAGE OF ALL PLANT MATERIAL INCLUDING TURF.
6. WORK SHALL CONFORM TO ALL CONSTRUCTION CODES AND REGULATIONS.
7. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL CONTACT AN UNDERGROUND UTILITY COORDINATION SERVICE TO VERIFY LOCATIONS AND DEPTHS OF EXISTING UTILITIES THAT MAY BE AFFECTED BY DESCRIBED WORK, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO SUCH UTILITIES CAUSED AS A RESULT OF THE IRRIGATION INSTALLATION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPENSATING THE OWNER AND/OR THE OWNER'S REPRESENTATIVE FOR ANY DESIGN CHANGES MADE AS A RESULT OF DEVIATION BY THE CONTRACTOR FROM THE PLANS AND SPECIFICATIONS OR DUE TO ERRORS, FAULTY MATERIAL OR FAULTY WORKMANSHIP.
9. ALL VALVES SHALL NOT EXCEED MANUFACTURES SPECIFICATIONS.
10. SUPPLY THE FOLLOWING MATERIAL TO THE OWNER:
    - 10.1. TWO WRENCHES FOR DISASSEMBLY AND ADJUSTING OF EACH TYPE OF SPRINKLER HEAD AND VALVE SUPPLIED.
    - 10.2. TWO KEYS FOR EACH OF THE CONTROLLERS.
    - 10.3. TWO COUPLERS WITH MATCHING HOSE BIBBS AND SHUT-OFF VALVE.
    - 10.4. TWO VALVE BOX KEYS.
11. INSTALL PVC MAINLINE AND LATERALS ACCORDING TO THE IRRIGATION AND PIPING SCHEDULES.
12. VALVE BOXES SHALL BE SQUARE TO ADJACENT WALKS OR CURBS AND FLUSH WITH THE FINAL GRADE AND GROUPED TOGETHER WHEN POSSIBLE.
13. CONTRACTOR SHALL INSTALL TAN VALVE BOXES IN DECOMPOSED GRANITE FOR POTABLE WATER SYSTEMS. INSTALL AND MARK PURPLE VALVE BOXES FOR RECLAIMED WATER SYSTEMS.
14. VALVE BOXES TO BE BRANDED WITH CONTROLLER AND STATION NUMBER.
15. INSTALL ALL MAINLINES WITH A MINIMUM OF 18" OF COVER.
16. INSTALL ALL LATERALS WITH A MINIMUM OF 12" OF COVER.
17. ALL PIPE TO BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS AND ASTM STANDARD D 2774.
18. FLUSHING OF ALL LINES PRIOR TO INSTALLATION OF SPRINKLERS AND EMITTERS IS REQUIRED.
19. INSTALL ALL SPRINKLERS, EMITTERS, AND RELATED MATERIAL PER IRRIGATION SYSTEM SPECIFICATIONS AND DETAILS.
20. CONTROLLER TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS. CONTROLLER SIZE AND QUANTITIES TO BE DETERMINED BY THE VALVE REQUIREMENTS AND POINT OF CONNECTIONS. INSTALL ONE (1) CONTROLLER AT EACH POINT OF CONNECTION.
21. ALL ELECTRICAL CONNECTIONS SHALL BE MADE AT THE REMOTE CONTROL VALVE BOXES, CONTROLLER ENCLOSURES AND VALVE BOXES SPECIFICALLY FOR ELECTRICAL CONNECTIONS.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL WIRING FROM THE CIRCUIT BREAKER AT THE 120 VOLT SOURCE LOCATION TO AUTOMATIC CONTROLLER.
23. CONTROLLER WIRES THAT ARE DIRECT BURIED SHALL BE #14 OR BETTER, BUNDLED OR WRAPPED A MINIMUM OF EVERY TWELVE (12') FEET. DURING INSTALLATION WIRES SHALL HAVE A 24" LOOP TIED IN ALL DIRECTION CHANGES GREATER THAT 30 DEGREES AND BE UNTIED PRIOR TO TRENCH FILL IN.
24. INSTALL ALL VALVE WIRING IN MAINLINE TRENCH AS DETAILED.
25. INSTALL ALL MAINLINE GATE VALVES IN A ROUND PLASTIC VALVE BOX PER DETAILS.
26. THE MAINLINE, LATERAL PIPE, AND VALVES ARE SHOWN SCHEMATICALLY AND SHALL BE INSTALLED WITHIN THE LANDSCAPE AREA, ADJACENT TO HARDSCAPE WITHIN DESCRIBED LIMIT OF WORK.
27. ALL MAINLINE PIPE SHALL BE A MINIMUM OF SCHEDULE 40.
28. ALL MAINLINE AND IRRIGATION EQUIPMENT SHALL BE PLACED IN THE LANDSCAPED AREAS.
29. SLEEVES SHALL BE A MINIMUM OF TWO TIMES THE DIAMETER OF THE LINE SIZE AND INSTALLED AS SCHEDULE 40 PVC MINIMUM.
30. ALL PVC SOLVENT WELD FITTINGS SHALL BE LASCO OR APPROVED EQUAL.
31. FLUSH CAPS SHALL BE PLACED IN A VALVE BOX AT THE END OF ALL LATERALS.
32. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING AND PATCHING OF ASPHALT AND CONCRETE AS REQUIRED FOR SLEEVE INSTALLATION ACCORDING TO THE IRRIGATION SCHEDULE.
33. ALL THREADED JOINTS TO BE COATED WITH TEFLON TAPE UNLESS OTHERWISE SPECIFIED BY THE MANUFACTURER. USE LIQUID TEFLON ON METAL PIPE THREADS ONLY.
34. INSTALL ALL ELECTRICAL JOINTS WITH 3-M WATERPROOF CONNECTORS.
35. ALL 120 VOLT VOLT POWER WIRE TO BE INSTALLED PER LOCAL CODE.
36. INSTALL ALL REMOTE CONTROL VALVES AT HEIGHT INDICATED ON DETAILS, AS HIGH AS POSSIBLE BUT ALLOWING CLEARANCE BETWEEN VALVE BOX LID AND FLOW CONTROL HANDLE ON REMOTE CONTROL VALVE.
37. ALL VALVES, PRESSURE REGULATORS AND OTHER DEVICES SHALL BE PLACED IN AN APPROPRIATELY SIZED VALVE BOX WITH A MINIMUM OF TWO (2") INCHES OF PEA GRAVEL.
38. ALL PIPE CROSSINGS IN THE RIGHT-OF-WAY SHALL BE MARKED ON EACH SIDE OF THE CURB WITH A NON-DESTRUCTIBLE MARKING.
39. ALL BACKFLOW PREVENTION DEVICES SHALL HAVE A MINIMUM 24"x36"x4" CLASS B CONCRETE SLAB WITH PIPE SLEEVES. IF A SECURITY CAGE IS INSTALLED, CONCRETE SHALL BE SIX (6") INCHES LARGER ON ALL SIDES THAN THE SECURITY CAGE.
40. BACKFLOW DEVICES SHALL BE A MINIMUM OF TWO (2') FEET FROM THE WATER METER AND BE THE SAME SIZE AS THE METER SERVICE LINE.
41. AFTER INITIAL TESTING, ALL BACKFLOW DEVICES SHALL BE TESTED ANNUALLY.
42. PRIOR TO PLACING ANY IRRIGATION SYSTEM IN SERVICE, AN ARIZONA CERTIFIED BACKFLOW DEVICE TESTER SHALL TEST THE BACKFLOW PREVENTION DEVICE AND GIVE A COPY OF THE PASSED TEST RESULTS TO THE PROPER GOVERNING AGENCIES.

\\FSERVER\ABLA\Projects\Wood Partners\Alta Park Place I I\Parcels\Parcel 2\Landscape\PSP\00-Cover_APP II_P2.dwg

A1 A2 A3 A4 A5 A6

Preliminary Landscape Plan

The Station at Park Place - Multi Family Parcel 2
Residential and Commercial Mixed Use Project
City of Chandler, AZ

SHEET TITLE: GENERAL LANDSCAPE NOTES

WOOD PARTNERS

ABLA
310 E. RIO SALADO PARKWAY
TEMPE, ARIZONA 85281
OFFICE: 480-530-0077
WEB:ABLASTUDIO.COM

NOT VALID WITHOUT ORIGINAL SIGNATURE AND EMBOSSED SEAL OF CERTIFICATE HOLDER
45140 ANDREW D. BARTON
07-10-2026
REGISTERED LANDSCAPE ARCHITECT
EXP. 12-31-27

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DATE: 07-10-2026	
ISSUED FOR: PDP	
DRAWN BY: DR, CR, IR, AR	
CHECKED BY: MP, CR	
PERMIT NUMBER:	
ABLA PROJECT NUMBER: 14-061.25	

LA0.1

ADJACENT PROPERTY
NOT A PART OF PLAN SET

OHU

ADJACENT PROPERTY
OWNER: DRURY
PARTNERSHIP 2016 LLLP
APN: 303-25-777
NOT A PART OF PLAN SET

MULTI FAMILY PARCEL 1
APN: 303-25-802

LA3.2

ADJACENT PROPERTY
OWNER: OCI CHANDLER
OF DELAWARE I LLC
APN: 303-25-763
NOT A PART OF PLAN SET

LA3.1

MIXED USE RETAIL SPACE
APN: 303-25-802

S. PRICE RD.

ADJACENT PROPERTY
OWNER: OCI CHANDLER
OF DELAWARE I LLC
APN: 303-25-762
NOT A PART OF PLAN SET

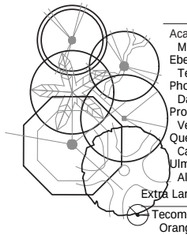
ADJACENT PROPERTY
OWNER: CAZ 2 RETAIL LLC
APN: 303-25-801
NOT A PART OF PLAN SET

S. SPECTRUM BLVD.

ADJACENT PROPERTY
OWNER: CAZ 6 DE LLC
APN: 303-25-824
NOT A PART OF PLAN SET

N
Scale 1:60'
60' 120' 180'

Plant Materials Legend



		Box (in.)	Qty
	Acacia aneura Mulga Acacia	24"	18
	Ebenopsis ebano Texas Ebony	24"	26
	Phoenix dactylifera Date Palm	20" Clear Cut	13
	Prosopis velutina Velvet Mesquite	24"	6
	Quercus virginiana 'Cathedral' Cathedral Live Oak	24"	8
	Ulmus parvifolia 'Allee' Allee Elm	24"	9

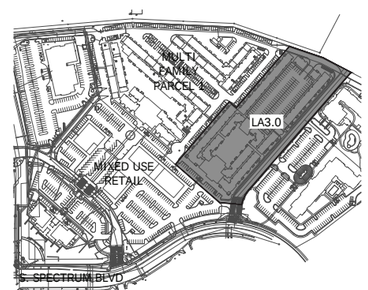
Extra Large Shrubs	Size	Qty
Tecoma alata 'Orange Jubilee' Orange Jubilee	15 gal.	2

Large Shrubs	Size	Qty
Calliandra californica Red Fairy Duster	5 gal.	29
Leucophyllum langmaniae 'Rio Bravo' Rio Bravo Sage	5 gal.	71
Eremophila maculata 'Valentine' Valentine Bush	5 gal.	40

Medium Shrubs	Size	Qty
Rosmarinus officinalis 'Tuscan Blue' Tuscan Blue Rosemary	5 gal.	38
Ruellia brittoniana Purple Ruellia	5 gal.	46

Groundcovers	Size	Qty
Ruellia 'Katie' Dwarf Ruellia 'Katie'	1 gal.	36
Eremophila prostrata 'Outback Sunrise' Outback Sunrise	1 gal.	16
Convolvulus mauritanicus Ground Morning Glory	1 gal.	109
Lantana montevidensis 'New Gold' Lantana	1 gal.	154
Lantana montevidensis Purple Trailing Lantana	1 gal.	111
Lantana camara 'Radiation' Lantana	1 gal.	30
Lantana sp. 'New Red' Lantana	1 gal.	67
Rosmarinus officinalis 'Prostratus' Trailing Rosemary	1 gal.	153
Zexmenia hispida 'devil's river' Zexmenia	1 gal.	65

Cacti/ Accents	Size	Qty
Agave geminiflora Twin Flowered Agave	5 gal.	161
Dasylirion wheeleri Desert Spoon	5 gal.	34
Hesperaloe parviflora 'Yellow' Yellow Yucca	5 gal.	125
Hesperaloe parviflora 'Brakelights' Brakelights Red Yucca	5 gal.	87
Muhlenbergia capillaris 'Regal Mist'	5 gal.	97
Pennisetum setaceum 'Rubrum' Purple Fountain Grass	5 gal.	40



KEY MAP NOT TO SCALE

Preliminary Landscape Plan

The Station at Park Place - Multi Family Parcel 2
Residential and Commercial Mixed Use Project
City of Chandler, AZ

SHEET TITLE: OVERALL PLANTING PLAN

WOOD PARTNERS

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LA3.0

PG: 3 OF 11

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DRAINAGE STRUCTURE PER CIVIL (TYP.)

PEDESTRIAN CROSSING PER CIVIL (TYP.)

MULTI FAMILY PARCEL 1
APN: 303-25-802

BUILDING

RAMP
STAIRS
POOL ACCESS GATE
CONCRETE SIDEWALK
SHADED CARPORT
PHASE BOUNDARY

3'-0" SW

GATE

POOL DECK
POOL COPING
ARTIFICIAL TURF
FURNITURE BY OTHERS
CONCRETE HEADER

PEDESTRIAN GATE

PEDESTRIAN CROSSING PER CIVIL (TYP.)

FIRE PIT
FURNITURE BY OTHERS
2' X 2' SCORED CONCRETE

BUILDING

PEDESTRIAN CROSSING PER CIVIL (TYP.)

5'-0" SW

MIXED USE RETAIL SPACE
APN: 303-25-802

6'-5" SW

MATCHLINE - SEE SHEET LA3.2

ARTIFICIAL TURF
CONCRETE HEADER

BUILDING

POOL EQUIPMENT ROOM
FURNITURE BY OTHERS
SPA
POOL ACCESS GATE
POOL
CABANA

PHASE BOUNDARY
BACK OF CURB
CONCRETE SIDEWALK

POOL FENCE
OUTDOOR SHOWER
CONCRETE SIDEWALK
BBQ GRILL

30'-0" ESMT.
4'-0" SW

ACCESS ROAD

ADJACENT PROPERTY
OWNER: OCI CHANDLER
OF DELAWARE I LLC
APN: 303-25-762
NOT A PART OF PLAN SET

Scale 1:20' (N) 20' 40' 60'

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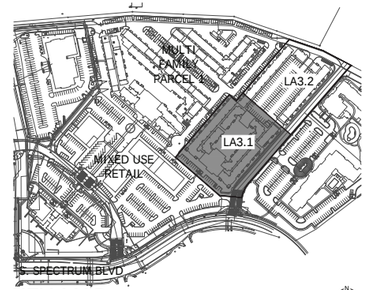
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WOOD PARTNERS

NOT FOR CONSTRUCTION
PRELIMINARY
45440
ANDREW D. BARON IV
07-10-2026
EXP. 12-31-27

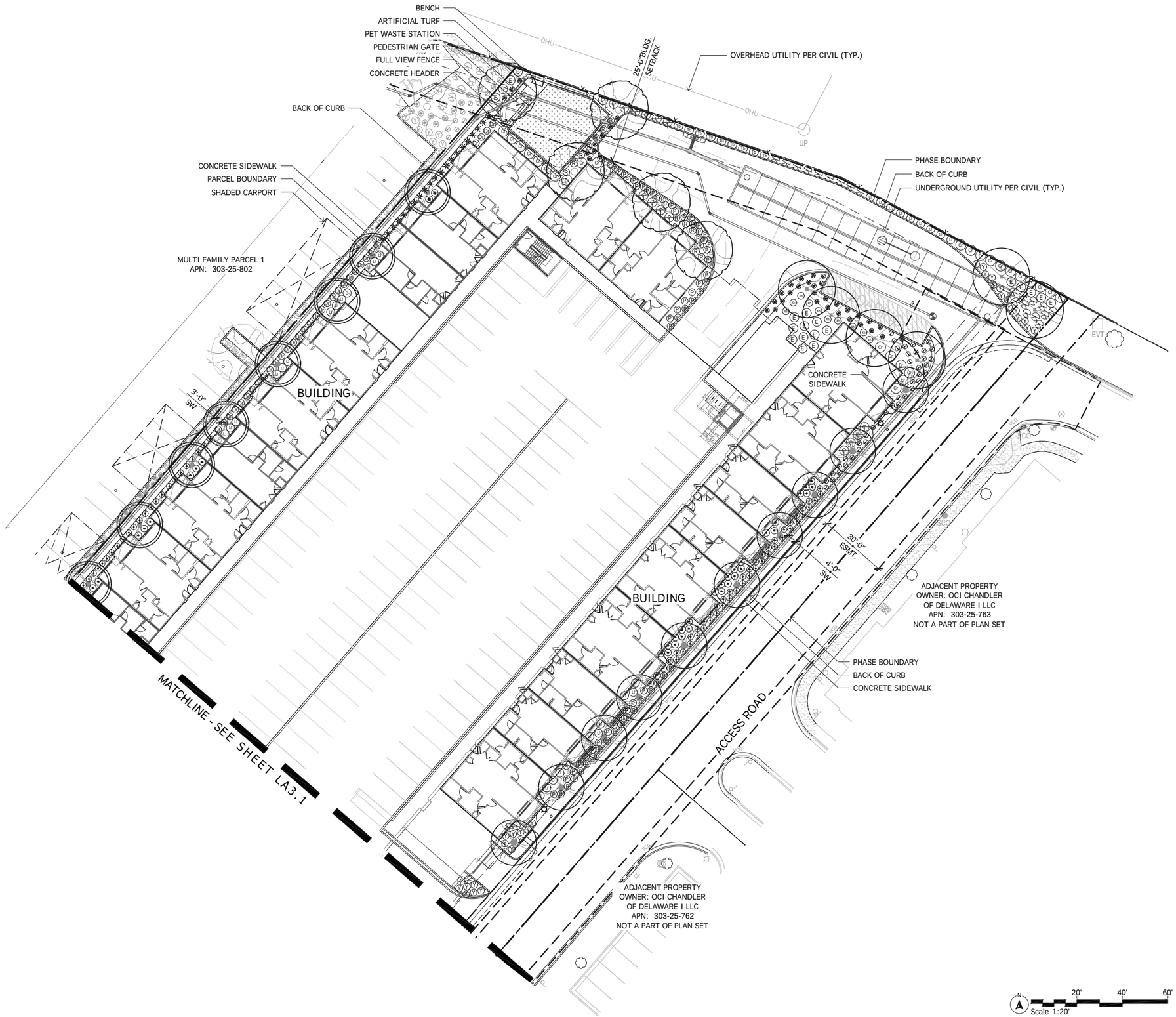
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ABLA PROJECT NUMBER: 14-061.25

LA3.1

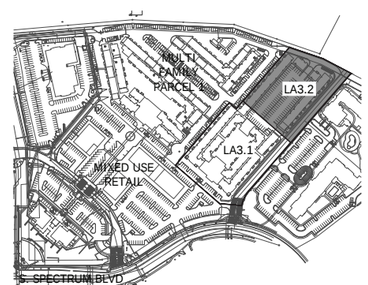
PG: 4 OF 11

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Plant Materials Legend

		Box (in.)	Qty
	Acacia aneura Mulga Acacia	24"	18
	Ebenopsis ebano Texas Ebony	24"	26
	Phoenix dactylifera Date Palm	20" Clear Cut	13
	Prosopis velutina Velvet Mesquite	24"	6
	Quercus virginiana 'Cathedral' Cathedral Live Oak	24"	8
	Ulmus parvifolia 'Allee' Allee Elm	24"	9
Extra Large Shrubs		**Size**	**Qty**
	Tecoma alata 'Orange Jubilee' Orange Jubilee	15 gal.	2
Large Shrubs		**Size**	
Cr	Calliandra californica Red Fairy Duster	5 gal.	29
Lt	Leucophyllum langmaniae 'Rio Bravo' Rio Bravo Sage	5 gal.	71
E	Eremophila maculata 'Valentine' Valentine Bush	5 gal.	40
Medium Shrubs		**Size**	**Qty**
Tb	Rosmarinus officinalis 'Tuscan Blue' Tuscan Blue Rosemary	5 gal.	38
R	Ruellia brittoniana Purple Ruellia	5 gal.	46
Groundcovers		**Size**	**Qty**
Dr	Ruellia 'Katie' Dwarf Ruellia 'Katie'	1 gal.	36
Eo	Eremophila prostrata 'Outback Sunrise' Outback Sunrise	1 gal.	16
⊘	Convolvulus mauritanicus Ground Morning Glory	1 gal.	109
Y	Lantana montevidensis 'New Gold' Lantana	1 gal.	154
P	Lantana montevidensis Purple Trailing Lantana	1 gal.	111
◉	Lantana camara 'Radiation' Lantana	1 gal.	30
⊙	Lantana sp. 'New Red' Lantana	1 gal.	67
Rt	Rosmarinus officinalis 'Prostratus' Trailing Rosemary	1 gal.	153
Ze	Zexmenia hispida 'devil's river' Zexmenia	1 gal.	65
Cacti/ Accents		**Size**	**Qty**
❀	Agave geminiflora Twin Flowered Agave	5 gal.	161
✳	Dasylirion wheeleri Desert Spoon	5 gal.	34
⊕	Hesperaloe parviflora 'Yellow' Yellow Yucca	5 gal.	125
⊗	Hesperaloe parviflora 'Brakelights' Brakelights Red Yucca	5 gal.	87
✲	Muhlenbergia capillaris 'Regal Mist'	5 gal.	97
⊕	Pennisetum setaceum 'Rubrum' Purple Fountain Grass	5 gal.	40



KEY MAP NOT TO SCALE

1 2 3 4 5 6

Preliminary Landscape Plan

The Station at Park Place - Multi Family Parcel 2
Residential and Commercial Mixed Use Project
City of Chandler, AZ

SHEET TITLE: PLANTING PLAN

WOOD PARTNERS

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TEMPE, ARIZONA 85281
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REGISTERED LANDSCAPE ARCHITECT 45440 ANDREW D. BARON 07-10-2026 EXP. 12-31-27

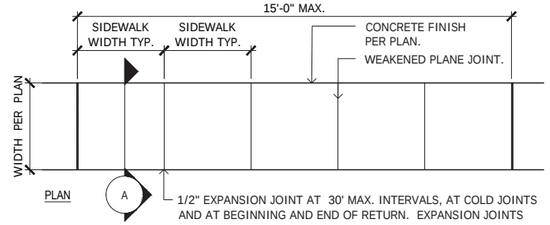
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ABLA PROJECT NUMBER: 14-061-25

LA3.2

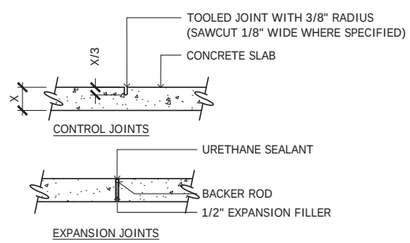
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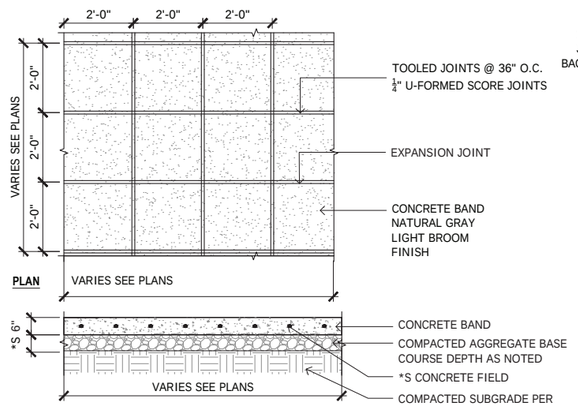
NOTES:
- LONGITUDINAL WEAKENED PLANE JOINT REQUIRED AT MIDPOINT OF SIDEWALK 10' OR WIDER.

1 Concrete Sidewalk
SCALE: 1/2"=1'-0"



NOTE:
UNLESS OTHERWISE NOTED OR DIMENSIONED USE THE FOLLOWING DATA FOR EXPANSION & CONTROL JOINT LOCATIONS.
(4'-0" WIDE WALK - C.J. @ 4'-0"" O.C. & E.J. @ 12' O.C.)
(5'-0" WIDE WALK - C.J. @ 5'-0"" O.C. & E.J. @ 15' O.C.)
(6'-0" WIDE WALK - C.J. @ 6'-0"" O.C. & E.J. @ 18' O.C.)
(8'-0" WIDE WALK - C.J. @ 8'-0"" O.C. & E.J. @ 16' O.C.)
(12'-0" WIDE WALK - C.J. @ 12'-0" O.C. & E.J. @ 24' O.C.)

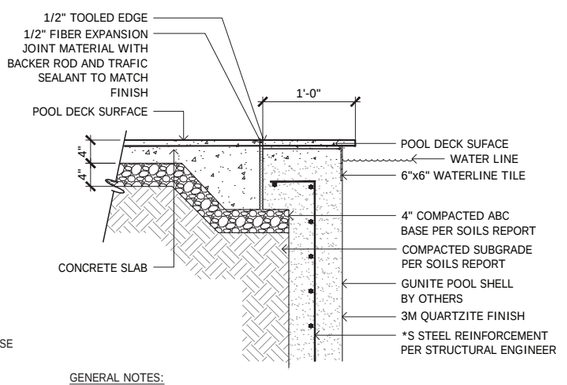
2 Construction Joints
SCALE: 1"=1'-0"



NOTES:
1. MINIMUM 28 DAY COMPRESSIVE STRENGTH OF CONCRETE (F'C) SHALL BE 4500 PSI W/ A MAXIMUM WATER / CEMENT RATIO OF .45 (SPECIAL INSPECTION NOT REQUIRED)
2. USE TYPE V PORTLAND CEMENT CONFORMING TO ASTM C150.

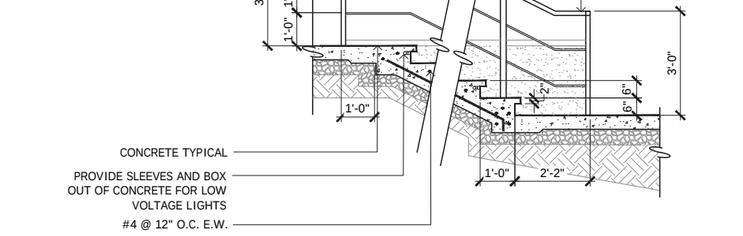
NOTE:
*PREPARE SUBGRADE, ASPHALT, AND A.B.C. PER SOILS REPORT

3 2'x2' Scored Concrete
SCALE: 1/2"=1'-0"



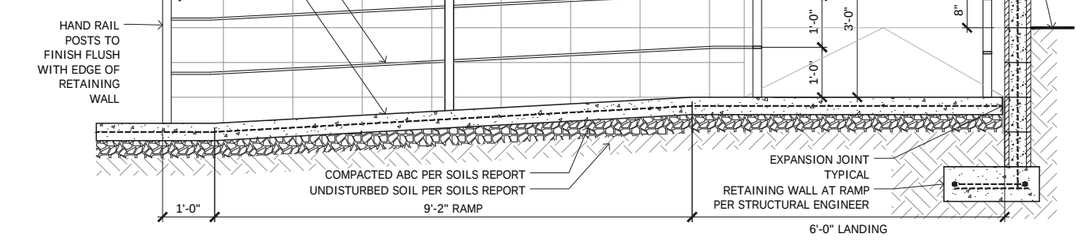
GENERAL NOTES:
- DETAIL PROVIDED FOR DESIGN INTENT ONLY.
- CONTRACTOR TO SUBMIT ALL MATERIALS AND SHOP DRAWINGS TO LANDSCAPE ARCHITECT/CLIENT FOR REVIEW PRIOR TO CONSTRUCTION.

4 Pool Decking and Coping
SCALE: 1"=1'-0"

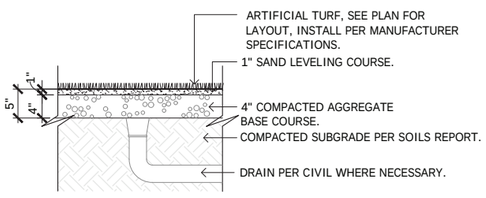


NOTES:
1. HANDRAIL POWDERCOAT COLOR: BLACK.
2. CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION.
3. *S: DIMENSIONS AND NOTATIONS TO BE SPECIFIED BY STRUCTURAL ENGINEER

5 Concrete Steps
SCALE: 1/2"=1'-0"

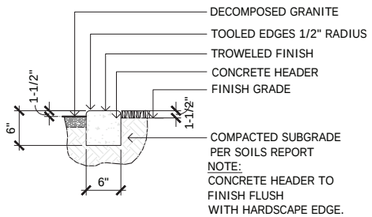


6 Accessible Ramp (Typ.)
SCALE: 3/4"=1'-0"



ARTIFICIAL TURF TYPICAL:
MANUF: SYNTHETIC TURF
MODEL: SOFTLAWN GARDEN RYE
WEB: http://www.synthetic-turf.com
PHONE: 1-800-405-7455
OR APPROVED EQUAL

7 Artifical Turf
SCALE: 1"=1'-0"



8 Concrete Header
SCALE: 1/2"=1'-0"

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Preliminary Landscape Plan
The Station at Park Place - Multi Family Parcel 2
Residential and Commercial Mixed Use Project
City of Chandler, AZ

SHEET TITLE: CONSTRUCTION DETAILS

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45140
ANDREW D. BARTON
07-10-2026
EXP. 12-31-27
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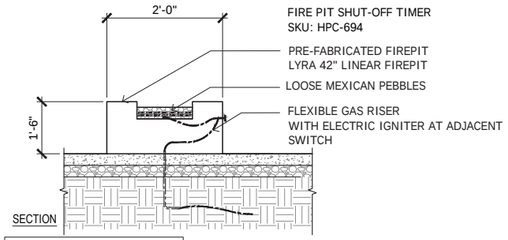
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ABLA PROJECT NUMBER: 14-061.25

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PG: 6 OF 11



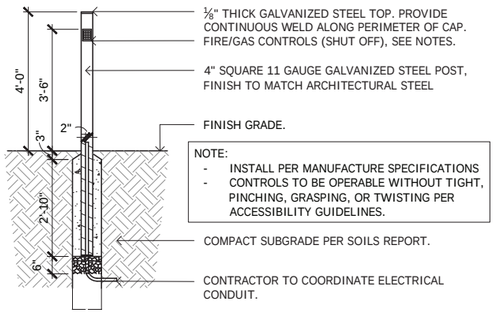
LYRA FIRE BOWL
MATERIALS: BLACK SAND
TRAVERTINE,
BURNER: NATURAL GAS
65,000 BTU/HOUR ETL LISTED,
ELECTRONIC IGNITION AT SWITCH
DIMENSIONS: 42"L X 24"W X 15" H
WWW.ELDORADOSTONE.COM
OR APPROVED EQUAL



NOTE:
INSTALL PER MANUFACTURER
SPECIFICATIONS

1 Fire Pit

SCALE: 1/2"=1'-0"



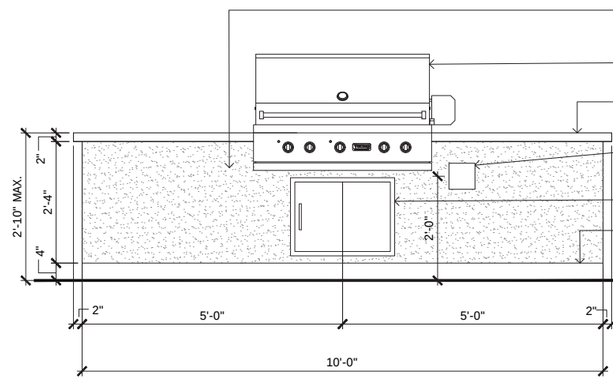
NOTE:
- INSTALL PER MANUFACTURE SPECIFICATIONS
- CONTROLS TO BE OPERABLE WITHOUT TIGHT, PINCHING, GRASPING, OR TWISTING PER ACCESSIBILITY GUIDELINES.

STEEL POST, KEYPAD NOTES:

- CONTRACTOR TO SUBMIT ALL MATERIALS & SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO CONSTRUCTION.
- CONTRACTOR TO PROVIDE SKYTECH 1.5 HOUR TIMER SKY-TM-3 ON ALL FIRE FEATURES. CONTRACTOR OR MECHANICAL ENGINEER TO PROVIDE SPECIFICATIONS ON GAS LINES, GAS CONNECTIONS, TIMERS, EMERGENCY SHUT OFFS (VALVES), KEY PAD OPERATORS, OR ANY NECESSARY EQUIPMENT OR PARTS TO SAFELY FUNCTION GAS COMPONENTS, INSTALL PER LOCAL CODES.

2 Fire Pit/Spa Controls

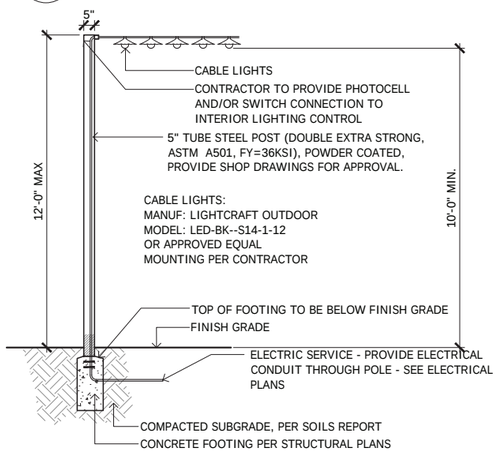
SCALE: 1/2"=1'-0"



ELEVATION A

3 BBQ Bar at Pool Courtyard

SCALE: 3/4"=1'-0"



4 Festoon Lights

SCALE: 3/8"=1'-0"

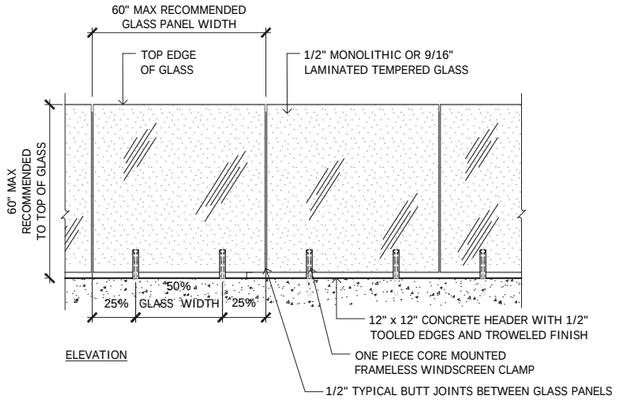


MANUF: TUCCI
WWW.TUCCI.COM
OR APPROVED EQUAL

MODEL: SOLANOX CABANA
COLOR: JAVA PLANTATION
ALUMA-TEAK

5 Cabana

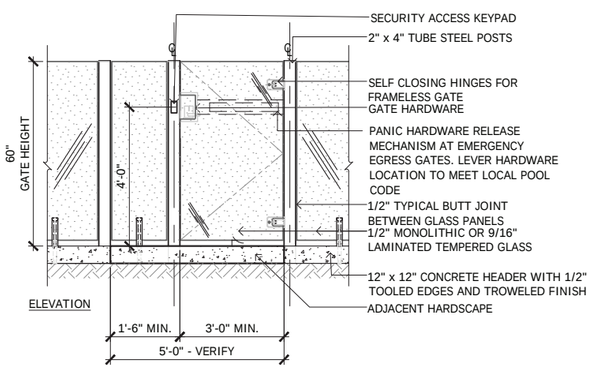
SCALE: 1/2"=1'-0"



ELEVATION

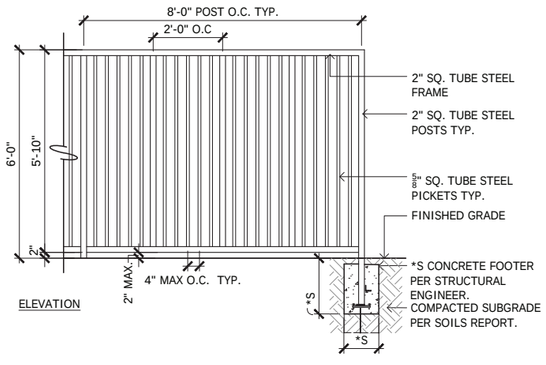
6 Glass Pool Barrier

SCALE: 1/2"=1'-0"



7 Glass Pool Barrier Gate

SCALE: 1/2"=1'-0"



8 Full View Fence

SCALE: 1/2"=1'-0"

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Preliminary Landscape Plan

The Station at Park Place - Multi Family Parcel 2
Residential and Commercial Mixed Use Project
City of Chandler, AZ

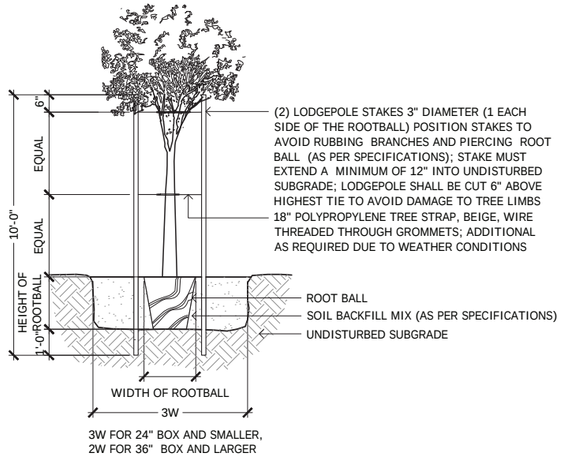
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WEB:ABLASTUDIO.COM

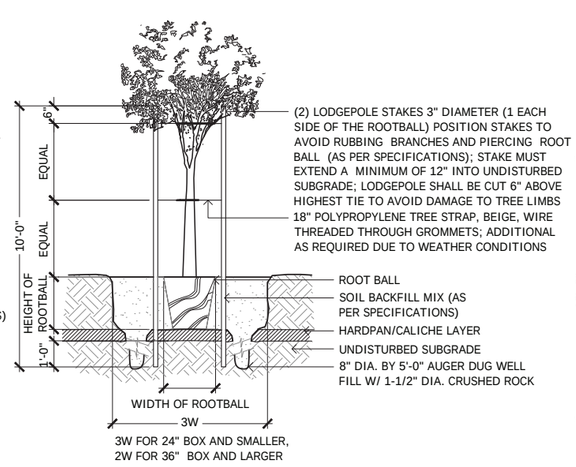
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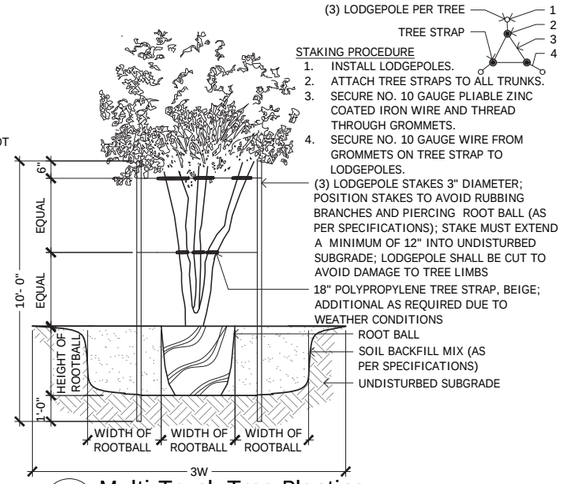
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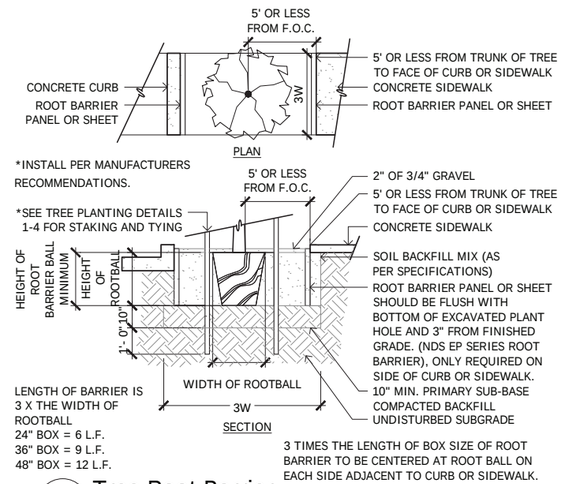
1 Tree Planting
SCALE: NTS



2 HardPan Tree Planting
SCALE: NTS



3 Multi-Trunk Tree Planting
SCALE: NTS

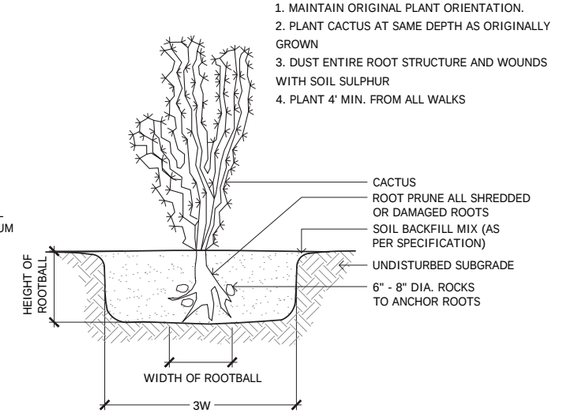


4 Tree Root Barrier
SCALE: NTS

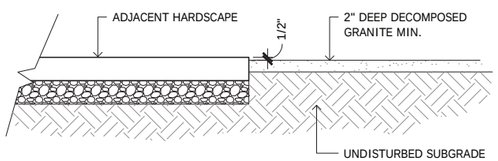
5 Tree Strap
SCALE: NTS

6 Shrub Planting
SCALE: NTS

7 Shrub Spacing
SCALE: NTS



8 Cactus Planting
SCALE: NTS



9 Decomposed Granite
SCALE: NTS

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Preliminary Landscape Plan
The Station at Park Place - Multi Family Parcel 2
Residential and Commercial Mixed Use Project
City of Chandler, AZ
SHEET TITLE: PLANTING DETAILS

WOOD PARTNERS

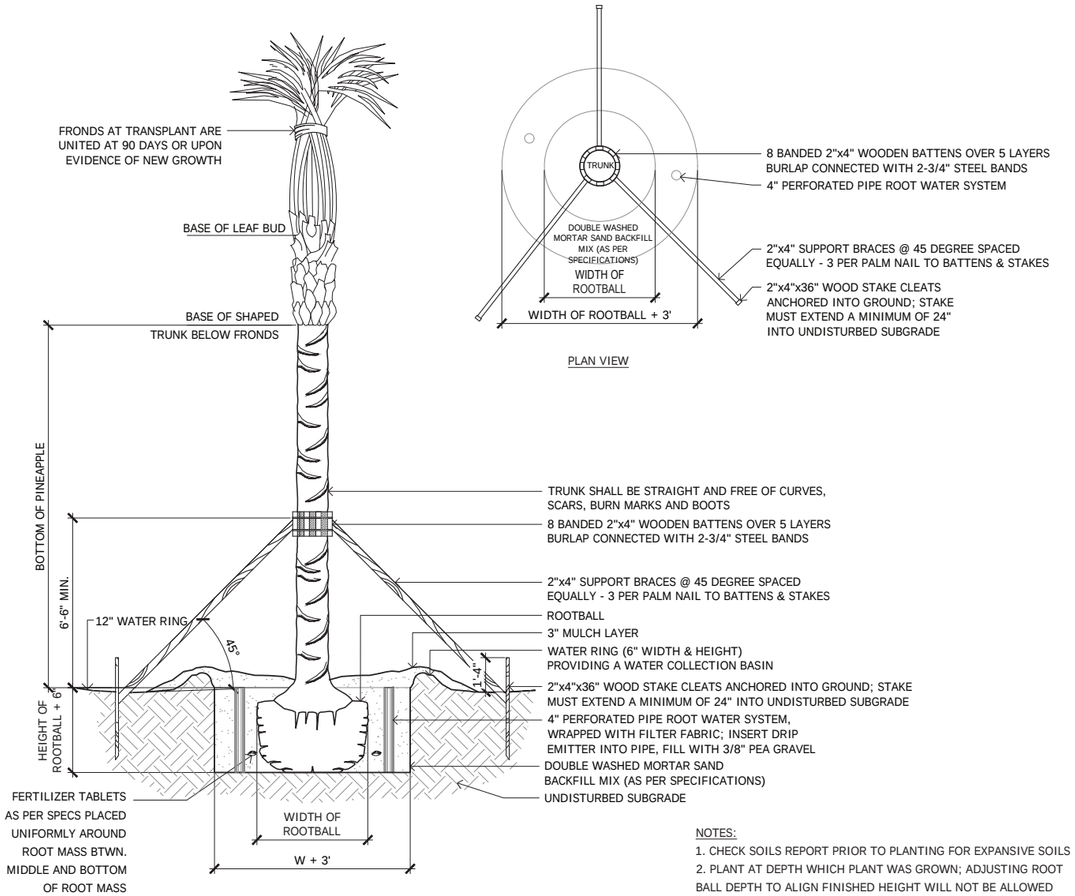
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NOTES:

1. CHECK SOILS REPORT PRIOR TO PLANTING FOR EXPANSIVE SOILS
2. PLANT AT DEPTH WHICH PLANT WAS GROWN; ADJUSTING ROOT BALL DEPTH TO ALIGN FINISHED HEIGHT WILL NOT BE ALLOWED

1 Palm Tree Planting

SCALE: NTS

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Preliminary Landscape Plan

The Station at Park Place - Multi Family Parcel 2
Residential and Commercial Mixed Use Project
City of Chandler, AZ

SHEET TITLE: PLANTING DETAILS

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LA7.2

SECTION 32 90 00 : PLANTING

PART 1 - GENERAL

1.01 WORK INCLUDED

A. LANDSCAPE FINE GRADING;
B. SOIL PREPARATION;
C. TREE SUPPORTS AND HEADERS;
D. PLANTING;
E. WATERING;
F. MAINTENANCE.

1.02 DEFINITIONS:

PLANTS - ALL SHRUBS AND CACTI OTHER THAN TREES, AND TURF.
PLANT MATERIAL - ALL TREES, SHRUBS, SUCCULENTS, CACTI, GROUND COVER, AND OTHER PLANTS.

1.03 RELATED WORK

CONTRACTOR: MINIMUM FIVE (5) YEARS EXPERIENCE IN SUPPLY AND INSTALLATION OF LANDSCAPE MATERIALS.

1.04 SOURCE QUALITY CONTROL

PROVIDE CERTIFICATES OF INSPECTION FOR ALL MATERIALS AS REQUIRED BY THIS SPECIFICATION AND/OR PREVAILING LAW OR REGULATION.

DEVELOPER'S REPRESENTATIVE SHALL REVIEW PLANT MATERIAL PRIOR TO PLANTING. ANY MATERIAL DEEMED UNACCEPTABLE SHALL BE REMOVED FROM THE SITE AND NOT PLANTED.

PROVIDE TREES AND SHRUBS GROWN IN A RECOGNIZED NURSERY IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE. PROVIDE HEALTHY, UNDAMAGED, VIGOROUS STOCK GROWN UNDER CLIMACTIC CONDITIONS SIMILAR TO CONDITIONS AT PROJECT SITE AND FREE OF DISEASE, INSECTS, EGGS, LARVAE AND DEFECTS SUCH AS SUN-SCALD, KNOTS, INJURIES, ABRASIONS OR DISFIGUREMENTS. PROVIDE TREES AND SHRUBS OF THE SIZES INDICATED. TREES AND SHRUBS OF SIZES LARGER THAN THOSE INDICATED MAY BE USED PROVIDED ROOTS, ROOT BALL, STAKING AND PLANTING PITS ARE INCREASED PROPORTIONATELY.

1.05 REFERENCE STANDARDS

ANSI 60.1 - AMERICAN STANDARDS FOR NURSERY STOCK, INTERNATIONAL SOCIETY OF ARBORICULTURE.

1.06 SAMPLES

SUBMIT SAMPLES TO DEVELOPER'S REPRESENTATIVE A MINIMUM OF TWO (2) WEEKS PRIOR TO START OF WORK FOR THE FOLLOWING MATERIAL:
A. TOPSOIL FOR BACKFILL MIX;
B. MULCHES;
C. TREE SUPPORTS;
D. INERT GROUND COVERS ;
E. BOULDERS;
F. STEEL EDGING - SIX INCH (6") SAMPLE LENGTH.

THE DEVELOPER'S REPRESENTATIVE RESERVES THE RIGHT TO TAKE AND ANALYZE SAMPLES OF MATERIALS FOR CONFORMITY TO SPECIFICATION AT ANY TIME. FURNISH SAMPLES UPON REQUEST BY DEVELOPER'S REPRESENTATIVE.

1.07 PRODUCTS

SUBMIT MANUFACTURER'S COMPREHENSIVE PRODUCT DESCRIPTION, INCLUDING SPECIFICATIONS AND INSTALLATION INSTRUCTIONS TO DEVELOPER'S REPRESENTATIVE, A MINIMUM OF TWO (2) WEEKS PRIOR TO START OF WORK.

1.08 CERTIFICATES AND TEST REPORTS

PROVIDE AND PAY FOR ALL MATERIALS TESTING. TESTING AGENCY SHALL BE ACCEPTABLE TO THE DEVELOPER'S REPRESENTATIVE.

SUBMIT TO DEVELOPER'S REPRESENTATIVE A MINIMUM OF TWO (2) WEEKS PRIOR TO START OF WORK, TWO (2) COPIES OF CERTIFICATES OF INSPECTION AS REQUIRED BY THESE SPECIFICATIONS, JURISDICTIONAL AUTHORITIES, AND VENDOR'S CERTIFIED ANALYSIS FOR SOIL AMENDMENTS, FERTILIZER MATERIALS, AND CHEMICALS. SUBMIT OTHER DATA SUBSTANTIATION THAT MATERIALS COMPLY WITH SPECIFIED REQUIREMENTS. CERTIFICATES ARE REQUIRED TO DETERMINE THE QUALITY AND QUANTITY OF ALL SPECIFIED SOIL AMENDMENTS.

MATERIALS CERTIFICATION TO BE SUBMITTED INCLUDE, BUT ARE NOT LIMITED TO:
A. TOPSOIL SOURCE AND NUTRIENT ANALYSIS;
B. MULCH;
C. FERTILIZERS/SOIL AMENDMENTS/CHEMICALS.

TEST REPRESENTATIVE MATERIAL SAMPLES PROPOSED FOR USE. PROVIDE THE FOLLOWING DATA:
A. TOPSOIL AND PLANTING BACKFILL;
B. SOIL PH;
C. PARTICLE SIZE, PERCENTAGE SOIL TEXTURE;
D. PERCENTAGE ORGANIC MATERIAL;
E. NUTRIENT LEVEL ANALYSIS;
F. ALL MACRO, SECONDARY AND MICRO-NUTRIENTS;
G. SALINITY;
H. PERCOLATION RATE.

RECOMMENDATIONS ON TYPE AND QUANTITY OF AMENDMENTS REQUIRED TO BRING LEVELS INTO ACCEPTABLE RANGES AS DETAILED IN PART 2 - PRODUCTS OF MATERIALS OF THESE SPECIFICATIONS.

SEPARATE RECOMMENDATIONS TO BE SUBMITTED FOR EACH CROP. CROP TO BE IDENTIFIED AS:
A. IRRIGATED TREES, SHRUBS, AND GROUND COVERS;
B. TURF OR LAWN.

1.09 MAINTENANCE DATA

SUBMIT TO DEVELOPER'S REPRESENTATIVE TWO (2) COPIES OF WRITTEN INSTRUCTIONS, PRIOR TO EXPIRATION OF THE INITIAL MAINTENANCE PERIOD, RECOMMENDING PROCEDURES TO BE FOLLOWED BY THE DEVELOPER FOR THE MAINTENANCE OF LANDSCAPE WORK FOR ONE FULL YEAR.

1.10 PRODUCT DELIVERY, STORAGE AND HANDLING

DELIVER PACKAGED MATERIALS IN CONTAINERS SHOWING WEIGHT, ANALYSIS AND IDENTIFICATION OF MANUFACTURER. PROTECT MATERIALS FROM ENVIRONMENTAL CONDITIONS AND DETERIORATION AT ALL TIMES.

PROVIDE PROTECTIVE COVERS TO PLANT LIFE AND TREES DURING DELIVERY. DO NOT PRUNE TREES PRIOR TO DELIVERY. DO NOT BEND TREES OR SHRUBS IN SUCH A MANNER AS TO CAUSE DAMAGE OR DESTROY SHAPE.

DELIVER MATERIALS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED. IF PLANTING IS DELAYED FOR MORE THAN EIGHT (8) HOURS AFTER DELIVERY, SET PLANT MATERIAL IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE AND KEEP ROOTS MOIST.

DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS UNTIL PLANTING TIME.

1.11 SITE CONDITIONS

DETERMINE LOCATION OF UNDERGROUND UTILITIES. USE PROFESSIONAL SERVICES TO DETERMINE LOCATIONS. EXECUTE WORK AS REQUIRED TO PREVENT DAMAGE.

MAINTAIN GRADE STAKES SET BY OTHERS UNTIL DIRECTED OTHERWISE.

PROTECT OF ALL EXISTING PLANTS TO REMAIN:
A. DO NOT STORE MATERIALS OR EQUIPMENT, PERMIT BURNING, OR OPERATE OR PARK EQUIPMENT UNDER THE BRANCH OF ANY EXISTING PLANT OR PLANT MATERIAL TO REMAIN EXCEPT AS ACTUALLY REQUIRED FOR CONSTRUCTION IN THOSE AREAS;
B. PROVIDE BARRICADES, FENCES OR OTHER BARRIERS AS NECESSARY AT THE DRIP LINE TO PROTECT EXISTING PLANTS TO REMAIN FROM DAMAGE DURING CONSTRUCTION;
C. NOTIFY OWNER'S REPRESENTATIVE IN ANY CASE WHERE CONTRACTOR FEELS GRADING OR OTHER CONSTRUCTION CALLED FOR BY CONTRACT DOCUMENTS MAY DAMAGE EXISTING PLANTS TO REMAIN;
D. IF EXISTING PLANTS TO REMAIN ARE DAMAGE DURING CONSTRUCTION, CONTRACTOR SHALL REPLACE SUCH PLANTS OF THE SAME SPECIES AND SIZE AS THOSE DAMAGED AT NO COST TO OWNER. DETERMINATION OF EXTENT OF DAMAGE AND VALUE OF DAMAGED PLANT SHALL REST SOLELY WITH OWNER'S REPRESENTATIVE.

1.12 WARRANTY

SUBMIT WARRANTY TO DEVELOPER'S REPRESENTATIVE.

TREES, SAGUAROS, YUCCAS, AND OCOTILLOS:

A. WARRANT THAT TREES, SAGUAROS, YUCCAS AND OCOTILLOS WILL BE ALIVE AND IN GOOD HEALTH FOR A PERIOD OF ONE (1) YEAR AFTER ACCEPTANCE EXCEPT FOR DEFECTS RESULTING FROM NEGLECT BY DEVELOPER OR ABUSE BY OTHERS.

B. DEVELOPER MUST FOLLOW CONTRACTOR'S MAINTENANCE SCHEDULE AND PROVIDE CURRENT MAINTENANCE LOG TO DEVELOPER'S REPRESENTATIVE.

C. REMOVE AND REPLACE DEAD, UNHEALTHY OR GIRDLED TREES, YUCCAS AND OCOTILLOS THAT LOSE ORIGINAL FORM AND SIZE DURING WARRANTY PERIOD WITH MATERIAL EQUAL TO THAT SPECIFIED. REPLACE ANY MATERIAL WHICH DOES NOT MEET REQUIREMENTS WITHIN THIRTY DAYS OF NOTIFICATION. ALL REPLACEMENT MATERIAL SHALL BE SUBJECT TO AN ADDITIONAL ONE (1) YEAR MAINTENANCE PERIOD.

D. IF OLIVE TREES PRODUCE FRUIT WITHIN THE FIRST YEAR, ANY OLIVE TREE WHICH PRODUCES FRUIT SHALL BE REPLACED.

SHRUBS AND OTHER PLANTINGS

A. GUARANTEE ALL OTHER PLANTING WILL BE ALIVE AND IN SATISFACTORY CONDITION FOR A PERIOD OF NINETY (90) DAYS FROM DATE OF ACCEPTANCE OR WILL BE REPLACED AT NO ADDITIONAL COST TO THE DEVELOPER.

B. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY, STURDY CONDITION DURING THE WARRANTY PERIOD BY THE CONTRACTOR. TURF SHALL BE MOWED AND TRIMMED WEEKLY AFTER ROOT ESTABLISHMENT.

C. ALL REPLACEMENT PLANTS, INCLUDING SHRUBS, CACTI, GROUND COVERS, VINES AND PERENNIALS SHALL BE SUBJECT TO AN ADDITIONAL NINETY (90) DAY MAINTENANCE PERIOD.

PART 2 - PRODUCTS

2.01 FILL MATERIALS

PROVIDE DRY, LOOSE MATERIAL FOR FILL, BACKFILL, PLANTING BACKFILL AND TOPSOIL FOR PLANTER BEDS. FROZEN OR MUDDY SOILS ARE NOT ACCEPTABLE. SALTS ARE NOT TO EXCEED ONE THOUSAND FIVE HUNDRED (1,500) PPM, AND SOILS SHALL BE FREE OF DEBRIS, NOXIOUS WEEDS, INGREDIENTS OR OBJECTS DETRIMENTAL TO HEALTHY PLANT GROWTH.

TOPSOIL - SCREENED, FERTILE, FRIABLE, FROM WELL DRAINED ARABLE LAND, FREE OF NOXIOUS WEEDS, REFUSE, ROOTS, HEAVY CLAY OR ANY MATERIAL TOXIC TO PLANT GROWTH; CONTENTS SHALL BE AS FOLLOWS:
- SILT: 20-45%
- CLAY: 15-20%
- SAND: 30-60%
- PH: 7.0-8.3
- SOLUBLE SALTS: 1,500 PPM
- ORGANIC MATERIAL (NATURAL OR OTHERWISE): 2% MINIMUM
- NUTRIENTS: ENOUGH TO BRING LEVELS OF ACCEPTABLE PLANT GROWTH.

PERCOLATION RATE SHALL BE BETWEEN THREE INCHES (3") TO FOUR INCHES (4") PER HOUR. EXISTING TOPSOIL MAY BE USED PROVIDED IT MEETS THESE REQUIREMENTS. IMPORTED TOPSOIL MUST BE PROVEN TO MEET THESE REQUIREMENTS.

2.02 COMMERCIAL GRADE FERTILIZERS

AGRI-SUL, DISPERSAL - USE ONLY FOR SULFUR AGRICULTURE GRADE GYPSUM, OSMACOTE, 'SIERRA-BLEN', APPLY AT MANUFACTURER'S RECOMMENDED RATE FOR EACH PLANTING TYPE.

2.03 SOIL AMENDMENTS

WOOD SHAVINGS: NITROGEN STABILIZED FIR OR PINE SHAVINGS CONTAINING 0.75% TOTAL NITROGEN AND 0.1 TO 0.15% TOTAL IRON, AND UNDER SIXTY (60) PPM TOTAL MANGANESE; COMPOSTED, LEACHED AND AGED FOR A MINIMUM OF TEN (10) TO TWELVE (12) MONTHS; PH FACTOR, 4.0 TO 4.5. NO SOIL AMENDMENTS ARE REQUIRED FOR SALVAGED PLANT MATERIAL AND CACTI UNLESS OTHERWISE SPECIFIED.

2.04 TREE SUPPORTS

TREE STAKES: COPPER NAPTHENATE IMPREGNATED LODGE POLE TWELVE FEET (12') IN LENGTH FOR TREES FIVE (5) GALLON TO THIRTY-SIX INCH (36") BOX, 2 LODGE POLES PER TREE, THREE (3) POLES FOR MULTI-TRUNK TREES. TREE STAKES ARE NOT REQUIRED FOR SALVAGED PLANT MATERIAL OR FORTY-EIGHT INCH (48") BOX TREES OR LARGER, UNLESS DETERMINED OTHERWISE BY LANDSCAPE ARCHITECT DUE TO HIGH WIND CONDITIONS.

TREE TIES: PROVIDE A MINIMUM OF TWO (2) PER TREE, EIGHTEEN INCH (18") TREE STRAP BY STAR NURSERY (WWW.STARNURSERY.COM) OR APPROVED EQUAL, BEIGE, WITH GROMMETS. NO. TEN (10) GAUGE PLIABLE ZINC COATED IRON WIRE TO BE THREADED THROUGH GROMMETS AND CONNECTED TO TREE STAKES. WIRE WILL NOT MAKE CONTACT WITH TREE.

2.05 HERBICIDES

PRE-EMERGENT HERBICIDE SHALL BE SURFLAN AS MANUFACTURED BY DOW/ELANCO CHEMICAL COMPANY OR EQUAL.

2.06 PESTICIDES

SHALL BE ORTHO "LINDANE BORER AND LEAF MINER SPRAY" BY ORTHO, CONSUMER PRODUCTS DIVISION, CHEVRON CHEMICAL COMPANY, SAN FRANCISCO, CA 94119, OR "BORER KILLER ,BY GREENLIGHT COMPANY, SAN ANTONIO, TX 78217.

CONTACT HERBICIDE SHALL BE SUBMITTED BY CONTRACTOR TO DEVELOPER'S REPRESENTATIVE.

2.07 PLANT MATERIAL

HEALTHY, SHAPELY AND WELL ROOTED. ROOTS SHALL SHOW NO EVIDENCE OF HAVING BEEN RESTRICTED OR DEFORMED AT ANY TIME. ALL PLANTS SHALL HAVE NORMALLY DEVELOPED BRANCHING. PLANTS SHALL BE FREE FROM DISFIGURING KNOTS, SUN SCALD INJURIES AND ABRASIONS OF BARK. PLANTS NOT MEETING THESE REQUIREMENTS SHALL BE CONSIDERED DEFECTIVE AND SHALL BE REPLACED IMMEDIATELY. ALL PLANTS SHALL BE TRUE TO NAME AND SHALL BE TAGGED, ONE (1) OF EACH VARIETY. ALL PLANT MATERIAL SHALL BE GROWN IN NURSERIES INSPECTED BY THE STATE DEPARTMENT OF AGRICULTURE.

SPECIMEN PLANT MATERIAL SHALL BE SELECTED AND TAGGED AT THE GROWERS NURSERY PRIOR TO SHIPMENT.

PLANTS SHALL BE MEASURED WHEN BRANCHES ARE IN THEIR NORMAL POSITION. HEIGHT AND SPREAD DIMENSIONS SPECIFIED REFER TO MAIN BODY OF PLANT AND NOT BRANCH TIP TO TIP. CALIPER MEASUREMENT SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6") ABOVE NATURAL GROUND LINE FOR TREES UP TO FOUR INCHES (4") IN CALIPER AND AT A POINT TWELVE INCHES (12") ABOVE THE NATURAL GROUND LINE FOR TREES OVER FOUR INCHES (4") IN CALIPER. IF A RANGE OF SIZE IS GIVEN, NO PLANT SHALL BE LESS THAN THE MINIMUM SIZE AND NOT LESS THAN FORTY PERCENT (40%) OF THE PLANTS SHALL BE LARGE AS THE MAXIMUM SIZE SPECIFIED. THE MEASUREMENTS SPECIFIED ARE THE MINIMUM SIZE ACCEPTABLE AND ARE THE MEASUREMENTS AFTER PRUNING, WHERE PRUNING IS REQUIRED. PLANTS THAT MEET THE MEASUREMENTS SPECIFIED, BUT DO NOT POSSESS A NORMAL BALANCE BETWEEN HEIGHT AND SPREAD SHALL BE REJECTED.

CONTAINER STOCK, WHEN SPECIFIED, SHALL HAVE GROWN IN THE CONTAINERS IN WHICH DELIVERED FOR AT LEAST SIX (6) MONTHS, BUT NOT OVER TWO (2) YEARS. SAMPLES MUST PROVE NO ROOT BOUND CONDITIONS EXIST. NO CONTAINER PLANTS THAT HAVE CRACKED OR BROKEN BALLS OF EARTH WHEN TAKEN FROM CONTAINER SHALL BE PLANTED EXCEPT UPON SPECIAL APPROVAL BY OWNER'S REPRESENTATIVE. CONTAINER STOCK SHALL NOT BE PRUNED BEFORE DELIVERY. FIELD GROWN PLANTS RECENTLY TRANSPLANTED INTO CONTAINERS WILL NOT BE ACCEPTED.

SOD SHALL BE DENSE WITH THE GRASS HAVING BEEN MOWED AT A HEIGHT OF ONE INCH (1") PRIOR TO REMOVAL FROM FIELD. ALL GRASS SHALL BE GROWN ON FUMIGATED FIELDS. SOD SHALL NOT BE STACKED FOR MORE THAN 24 HOURS BETWEEN TIME OF CUTTING AND TIME OF DELIVERY

2.08 INERT GROUNDCOVER

INERT GROUND COVERS, INCLUDING BUT NOT LIMITED TO, DECOMPOSED GRANITE (D.G.), CRUSHED ROCK, AND RIVER ROCK SHALL HAVE A MINIMUM TWO INCHES (2") THICK COVERAGE, UNLESS NOTED OTHERWISE ON PLANS. INERTS SHALL BE THE SIZE AND COLOR AS PER PLAN, AND SHALL BE TAKEN FROM A SINGLE QUARRY.

2.09 EDGING

EDGING, INCLUDING BUT NOT LIMITED TO, POLY OR STEEL PRODUCT, SHALL BE OF THE SIZE (GAUGE AND DEPTH) SPECIFIED ON PLANS AND DRAWINGS. SAMPLES SHALL BE SUBMITTED BY CONTRACTOR FOR APPROVAL.

\\FSERVER\ABLAProjects\Wood Partners\Alta Park Place I\Parcels\Parcel 2\Landscape\PSP\08a_Planting Specifications_APP II_P2.dwg

Preliminary Landscape Plan
The Station at Park Place - Multi Family Parcel 2
Residential and Commercial Mixed Use Project
City of Chandler, AZ

SHEET TITLE: PLANTING SPECIFICATIONS

WOOD PARTNERS

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REGISTERED LANDSCAPE ARCHITECT
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07-10-2026
EXP. 12-31-27
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DATE: 07-10-2026
ISSUED FOR: PDP
DRAWN BY: DR, CR, IR, AR
CHECKED BY: MP, CR
PERMIT NUMBER:
ABLA PROJECT NUMBER: 14-061-25

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SECTION 32 90 00 : PLANTING

PART 3 - EXECUTION

3.01 GENERAL

INSTALL ALL MATERIAL IN ACCORDANCE WITH THE METHODS, TECHNIQUES AND SPECIFICATIONS OF EACH MANUFACTURER AND THESE SPECIFICATIONS. DO NOT BEGIN PLANTING UNTIL COMPLETION OF THE SITE GRADING AND INSTALLATION OF A FULLY FUNCTIONAL UNDERGROUND IRRIGATION SYSTEM IS IN PLACE.

3.02 BACKFILL, IMPORTED FILL OR ARTIFICIAL SOIL AND GRAVEL

INSPECT THE INTEGRITY OF ALL DAMP-PROOFING AND WATER PROOFING MEMBRANES WHICH OCCUR OVER, ON OR AGAINST ANY CONSTRUCTION TO BE FULLY OR PARTIALLY CONCEALED BY EARTHWORK PRIOR TO THE PLACEMENT OF ANY IMPORTED SOIL, BACKFILL, GRAVEL FILL OR SUB-BASE.

3.03 TOPSOIL

IMPORT ADDITIONAL TOPSOIL ONLY AS REQUIRED TO BRING PLANTING AREAS UP TO FINISH GRADE OR PER TURF OR PLANTING BED REQUIREMENTS. SPREAD AND CULTIVATE SOIL SO THAT NO SETTLING TAKES PLACE AT ANY TIME.

3.04 LANDSCAPE FINE GRADING

ALLOW FOR THE ADDITION OF SOIL AMENDMENTS, CONDITIONERS AND ANY SPECIFIED TOP DRESSING WHEN DETERMINING AND EXECUTING FINISH GRADE. SET FINISH GRADE TWO AND ONE HALF INCHES (2 1/2") BELOW ADJACENT PAVING, CURB AND HEADERS TO ALLOW FOR DECOMPOSED GRANITE, GROUNDCOVER MULCH OR TURF SOD.

COMPLETE ALL FINISH GRADING PRIOR TO PLANTING. CULTIVATE ALL AREAS SO THAT THERE ARE NO HUMPS OR HOLLOWS, AND THE AREA DRAINS AS DESIGNED. GRADE AND MAINTAIN ALL FLOW LINES, DESIGNATED OR NOT, TO ALLOW FREE FLOW OF SURFACE WATER. CULTIVATE ENTIRE AREA TO A DEPTH OF SIX INCHES (6") MINIMUM AND REMOVE ALL ROCK IN EXCESS IF ONE AND ONE HALF INCHES (1 1/2"), ALL BUILDING RUBBLE, BUILDING CONSTRUCTION MATERIAL, WASTE AND ANY OTHER MATERIAL THAT MAY IMPAIR SATISFACTORY GROWTH.

3.05 INERT GROUND COVERS

APPLY INERT GROUND COVERS TO A TWO INCH (2") DEPTH WITHIN ONE HALF INCH (1/2") OF THE TOP OF ADJACENT CURB OR SIDEWALK.

3.06 HERBICIDE APPLICATION

ALL AREAS SHALL BE MAINTAINED WEED-FREE AT ALL TIMES DURING CONSTRUCTION.

DO NOT APPLY PRE-EMERGENT HERBICIDES AT LOCATIONS OF RE-VEGETATION SEEDING. THE CONTRACTOR SHALL MANUALLY REMOVE INVASIVE WEEDS WITHIN THESE AREAS.

3.07 TREE SUPPORT

INSTALL TREE SUPPORTS AS SHOWN ON THE DRAWINGS WITHIN FORTY-EIGHT (48) HOURS OF PLANTING.

TREE SUPPORTS SHALL BE INSTALLED TO PREVENT RUBBING AND GIRDLING, YET ALLOW FOR TRUNK MOVEMENT. TREE TIES THAT ENCIRCLE TRUNKS SHALL BE LARGE ENOUGH TO ALLOW FOR NORMAL GROWTH OF THE TRUNK DURING THE FIRST YEAR WITHOUT GIRDLING.

3.08 TREES, SHRUBS, AND VINES

LAYOUT PLANT LOCATIONS WITH STAKES OR FLAGS PRIOR TO PLANTING. COORDINATE WITH DEVELOPER'S REPRESENTATIVE TO ASSURE APPROPRIATE LOCATION.

TEST DRAINAGE OF PLANT BEDS AND PITS BY FILLING WITH WATER. NOTIFY DEVELOPER'S REPRESENTATIVE OF AREAS WHERE WATER IS RETAINED MORE THAN TWENTY-FOUR (24) HOURS AND REQUEST A HARDPAN PLANTING DETAIL.

WHERE ROCK, UNDERGROUND CONSTRUCTION OR OTHER DETRIMENTAL CONDITIONS ARE ENCOUNTERED AT PLANT PITS, DEVELOPER'S REPRESENTATIVE MAY SELECTIVE ALTERNATE LOCATION.

DO NOT EXPOSE ROOTS TO AIR EXCEPT DURING TRANSPLANTING. SET TOP OF PLANTS AT SAME LEVEL WHEN PLANTED AS IN THE CONTAINER

DIG PITS WITH PERPENDICULAR SIDES TO A MINIMUM OF TWO (2) TO THREE (3) TIMES THE WIDTH (SEE DETAILS) OF THE ROOT BALL FOR CONTAINERIZED TREES AND SHRUBS. DIG PITS ONLY AS DEEP AS THE ROOT BALL TO PREVENT SETTLING OF THE TREE OR SHRUB.

3.09 BACKFILLING

BACKFILL PLANT PITS AND FORM A TEMPORARY SHALLOW BASIN AROUND THE PLANT TO HOLD ENOUGH WATER TO SATURATE THE ROOT BALL AND BACKFILL. WATER PLANTS IMMEDIATELY AFTER PLANTING AND ALLOW BACKFILL TO SETTLE IN PLANT PIT. DO NOT WATER OCOTILLOS AFTER PLANTING. REMOVE BASIN PRIOR TO INSTALLATION OF INERT GROUND COVERS OR TURF.

TREAT ALL PLANTING AREAS WITH A PRE-EMERGENT, WITH THE EXCEPTION OF THE RE-VEGETATED SEED AREAS.

3.10 ANNUALS

AT TIME OF TRANSPLANTING, SOIL IN FLATS SHALL BE SUFFICIENTLY MOIST SO AS NOT TO FALL APART WHEN LIFTING PLANTS. PLANT EACH PLANT WITH ITS PROPORTIONATE AMOUNT OF THE FLAT SOIL IN A MANNER THAT WILL ENSURE A MINIMUM DISTURBANCE TO THE ROOT STRUCTURE.

PLANT FLAT MATERIAL SUFFICIENTLY DEEP TO COVER ALL ROOTS. FIRMLY TAMP THE EARTH AROUND EACH PLANT TO FORCE OUT LARGE AIR POCKETS.

3.11 SOD

SOIL PREPARATION
PROVIDE SOIL WITH AN ORGANIC MATTER CONTENT OF TWENTY-FIVE PERCENT (25%) TO THIRTY PERCENT (30%). INCORPORATE INTO SOIL BY TILLING THE SOIL TO A DEPTH OF SIX INCHES (6") THOROUGHLY. REMOVE DEBRIS, WEEDS AND ROCKS FROM SOIL.

SOIL AMENDMENTS
PRIOR TO TILLING, APPLY GYPSUM AT A RATE OF ONE HUNDRED (100) POUNDS PER ONE THOUSAND (1,000) SQUARE FEET, PHOSPHATE AT A RATE OF TWO (2) POUNDS PER ONE THOUSAND (1,000) SQUARE FEET AND SOIL SULFUR AT FIVE POUNDS PER ONE THOUSAND (1,000) SQUARE FEET.

SOD INSTALLATION
INSTALL SOD ALONG THE STRAIGHTEST EDGE OF TURF AREA. STAGGER JOINTS IN A BRICK-LIKE PATTERN. AVOID GAPS AND OVERLAPPING. PLACE SOD DIAGONALLY ACROSS SLOPES, SO IT CANNOT SLIDE, AND SO THAT IT PROVIDES COMPLETE COVER WITH NO BROWN SECTIONS OR CRACKS SHOWING. WATER SOD AT LEAST EVERY THIRTY (30) MINUTES. AFTER INSTALLATION, WATER LIGHTLY AND ROLL IN TWO (2") DIRECTIONS WITH A SOD ROLLER.

3.12 WATERING

WATER ALL PLANTS IMMEDIATELY AFTER PLANTING TO AVOID DRYING OUT, TO THE FULL DEPTH, SATURATING THE ROOT BALL OF EACH PLANT HOLE.

REPEAT WATERING AS OFTEN AS NECESSARY TO KEEP THE GROUND MOIST BUT NOT SOAKED, WELL BELOW THE ROOT SYSTEM OF THE PLANTS.

3.13 CLEAN UP

KEEP ALL AREAS CLEAN AND ORDERLY DURING AND AFTER EXECUTION OF WORK.

3.14 PRUNING

PRUNE SHRUBS AND TREES UPON COMPLETION OF THE WORK, ACCORDING TO STANDARD HORTICULTURAL PRACTICES TO PRESERVE THE NATURAL CHARACTER OF THE SPECIES AND TO REPAIR OR REPLACE INJURED PLANTS AS DIRECTED. LIMIT PRUNING ONLY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES AND TO COMPENSATE FOR LOSS OF ROOTS AS A RESULT OF PLANTING OPERATIONS.

3.15 MAINTENANCE PERIOD

UPON SUBSTANTIAL COMPLETION, AS DETERMINED BY THE DEVELOPER'S REPRESENTATIVE, IN ACCORDANCE WITH THE CONDITIONS OF THE CONTRACT, THE CONTRACTOR SHALL BE NOTIFIED IN WRITING THAT THE MAINTENANCE PERIOD IS TO BEGIN.

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF LANDSCAPED AREAS FOR A PERIOD OF NINETY (90) DAYS. MAINTENANCE INCLUDES WATERING TREES AND GRASSES, MONITORING AND ADJUSTING THE IRRIGATION SYSTEM AS NECESSARY, MOWING AND TRIMMING LAWN AREAS, PRUNING AND TRIMMING PLANT MATERIAL, WEED REMOVAL AND CULTIVATING PLANT BEDS.

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE SPRINKLER IRRIGATION SYSTEM, INCLUDING MONITORING AND ADJUSTING THE DURATION AND FREQUENCY OF THE WATERING SCHEDULE, ADJUSTMENT OF HEADS FOR COVERAGE AND ELEVATION, REPAIR OF LEAKS IN BOTH MAIN AND LATERAL LINES, AND ALL OTHER WORK REQUIRED TO ESTABLISH A COMPLETE WORKING SPRINKLER IRRIGATION SYSTEM.

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF NEW PLANTING, INCLUDING WATERING, CULTIVATING, WEEDING, MULCHING, RE-STAKING, TIGHTENING AND REPAIRING GUYS, RESETTING PLANTS TO PROPER GRADES AND POSITION, MAINTENANCE OF TEMPORARY TREE WELLS AND FURNISHING AND SUPPLYING ALL FERTILIZERS, HERBICIDES AND PESTICIDES TO MAINTAIN A THRIVING LANDSCAPE.

LANDSCAPE CONTRACTOR, IN ORDER TO PROTECT HIS GUARANTEE, SHALL GIVE TYPEWRITTEN TO DEVELOPER, A COMPLETE MAINTENANCE INSTRUCTION BOOKLET IN THE CARE AND FEEDING OF THE LANDSCAPE.

LANDSCAPE CONTRACTOR SHALL REQUEST, IN WRITING, A FINAL INSPECTION AT THE COMPLETION OF THE MAINTENANCE PERIOD. IF THE DEVELOPER'S REPRESENTATIVE DETERMINES THE WORK IS SATISFACTORY, THE MAINTENANCE PERIOD WILL END ON THE DATE OF THE FINAL INSPECTION. IF THE MAINTENANCE IS UNSATISFACTORY, THE MAINTENANCE PERIOD WILL BE EXTENDED, AT THE CONTRACTOR'S EXPENSE, UNTIL SUCH TIME AS ALL CORRECTIONS ARE MADE AND THE WORK IS INSPECTED AND APPROVED BY THE DEVELOPER'S REPRESENTATIVE. RETENTION WILL NOT BE RELEASED UNTIL FINAL INSPECTION IS MADE AND APPROVAL ISSUED BY THE DEVELOPER'S REPRESENTATIVE.

3.16 FIELD QUALITY CONTROL

NOTIFY DEVELOPER'S REPRESENTATIVE OF THE REQUIREMENT FOR INSPECTIONS AT LEAST FORTY-EIGHT (48) HOURS IN ADVANCE. INSPECTIONS ARE REQUIRED, BUT NOT LIMITED TO, THE FOLLOWING:

A. INSPECTION AND ACCEPTANCE OF PLANT MATERIAL PRIOR TO SHIPPING;
B. AT COMPLETION OF ROUGH GRADE PRIOR TO BOULDER PLACEMENT;
C. AT COMPLETION OF LANDSCAPE FINISH GRADING AND SOIL PREPARATION, PRIOR TO PLANTING;
D. AT LAYOUT OF IRRIGATION SYSTEM, PRIOR TO INSTALLATION OF IRRIGATION SYSTEM;
E. AT INSTALLATION OF IRRIGATION SYSTEM, PRIOR TO BACKFILLING TRENCHES AND PLANTING;
F. DURING INSTALLATION OF SPECIMEN TREE, PALM OR OTHER SPECIMEN PLANT MATERIAL;
G. AFTER STAKING LOCATIONS FOR PLANT HOLES, BUT PRIOR TO PLANTING;
H. DURING THE PLANTING PROCESS;
I. DURING THE PLACEMENT AND AIMING OF ALL LIGHT FIXTURES;
J. AT SUBSTANTIAL COMPLETION OF THE WORK;
K. DURING WARRANTY PERIOD TO OBSERVE MAINTENANCE PROCEDURES;
L. AT FINAL COMPLETION OF THE WORK.

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Preliminary Landscape Plan
The Station at Park Place - Multi Family Parcel 2
Residential and Commercial Mixed Use Project
City of Chandler, AZ

SHEET TITLE: PLANTING SPECIFICATIONS

WOOD PARTNERS

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