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CITY OF EL MIRAGE

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DEVELOPMENT APPLICATION FORM

Official Use

Case No: PZ22-03-12 Date Received: 8/10/2022 P&Z Meeting: 9/13/2022
CC Meeting: 10/4/2022

PURPOSE

Development Applications are reviewed by the Technical Advisory Committee (TAC) with the intent to provide the applicant specific information in preparation to meeting the City's technical standards and requirements for the proposed development project. Information provided by TAC is based on applicant submittals and should be considered actual and detailed in nature.

ACTION REQUESTED (Check one)

☐ Conditional Use Permit ☒ Site Plan Approval
☐ General Plan Amendment: ☐ Major ☐ Minor ☐ Site Plan Amendment
☐ Planned Area Development (PAD) ☐ Preliminary Plat
☐ Planned Area Development Amendment ☐ Final Plat
☐ Rezoning ☐ Other: _____

PROPERTY INFORMATION:

Name of Project: Desert Truss West Acreage: 41
Property Address/Location: 1011 N. Dysart Road
Assessor's Parcel Number: 509-18-974

APPLICANT / OWNER INFORMATION:

Applicant: <u>VESPRO- Matt Izzo</u>	Owner: <u>Cariari Holdings, Inc.</u>
Address: <u>8502 E. via De Ventura</u>	Address: <u>10111 N El Mirage Rd</u>
City/ST/Zip: <u>Scottsdale, az, 85258</u>	City/ST/Zip: <u>El Mirage</u>
Phone: <u>480-393-3640</u>	Phone: <u>623-203-1134</u>
Email: <u>Mizzo@vespro.net</u>	Email: <u>John@Cariariholdings.com</u>
Signature: <u>[Signature]</u>	Signature: <u>[Signature]</u>
(Agreement to act as agent for owner)	(Authorization for agent to act for owner)

☒ Application Form	☒ Phase I Environment Site Assessment
☒ Comprehensive Site Plan	☒ Preliminary Sewer Report
☒ Exterior Elevation	☒ Preliminary Water Report
☒ Deed and/or Title Report	☒ Traffic Impact Study
☒ Drainage Report	☒ Preliminary Landscape Plans
☒ A.L.T.A. Survey	☒ Filing Fee (see Fee Schedule)

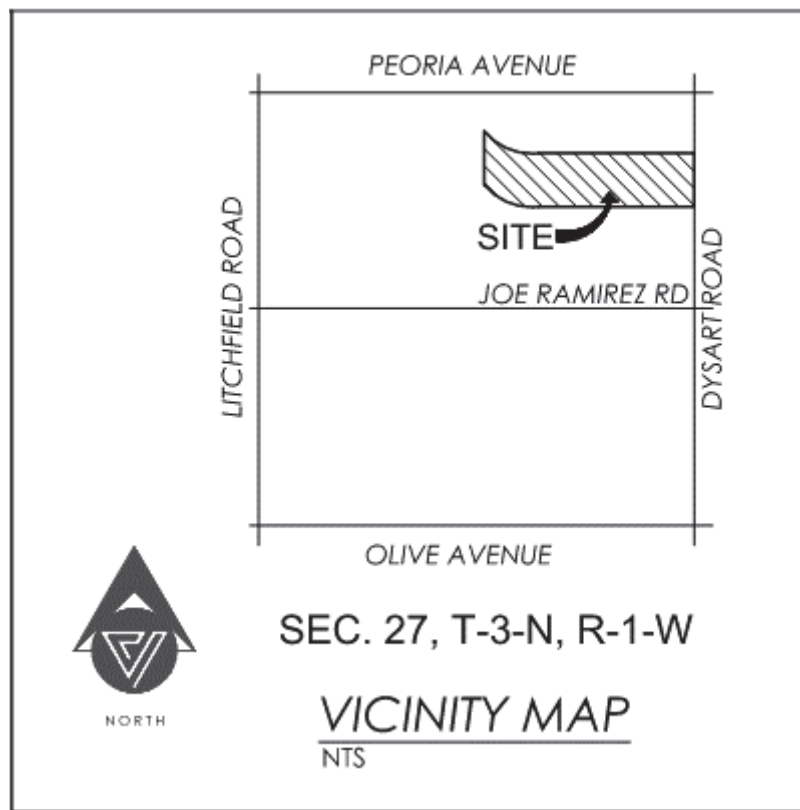
**PRE-APPLICATION
PROJECT NARRATIVE**

FOR THE

DESERT TRUSS WEST

**LOCATED AT THE SSW CORNER OF PEORIA AVENUE AND DYSART ROADS,
CITY OF EL MIRAGE, ARIZONA**

APN # 509-18-974



Prepared by:



8502 E. Via de Ventura, Suite 101
Scottsdale, AZ 85258

Date: March 16, 2022
Revised July 25th, 2022

Job No. 21027

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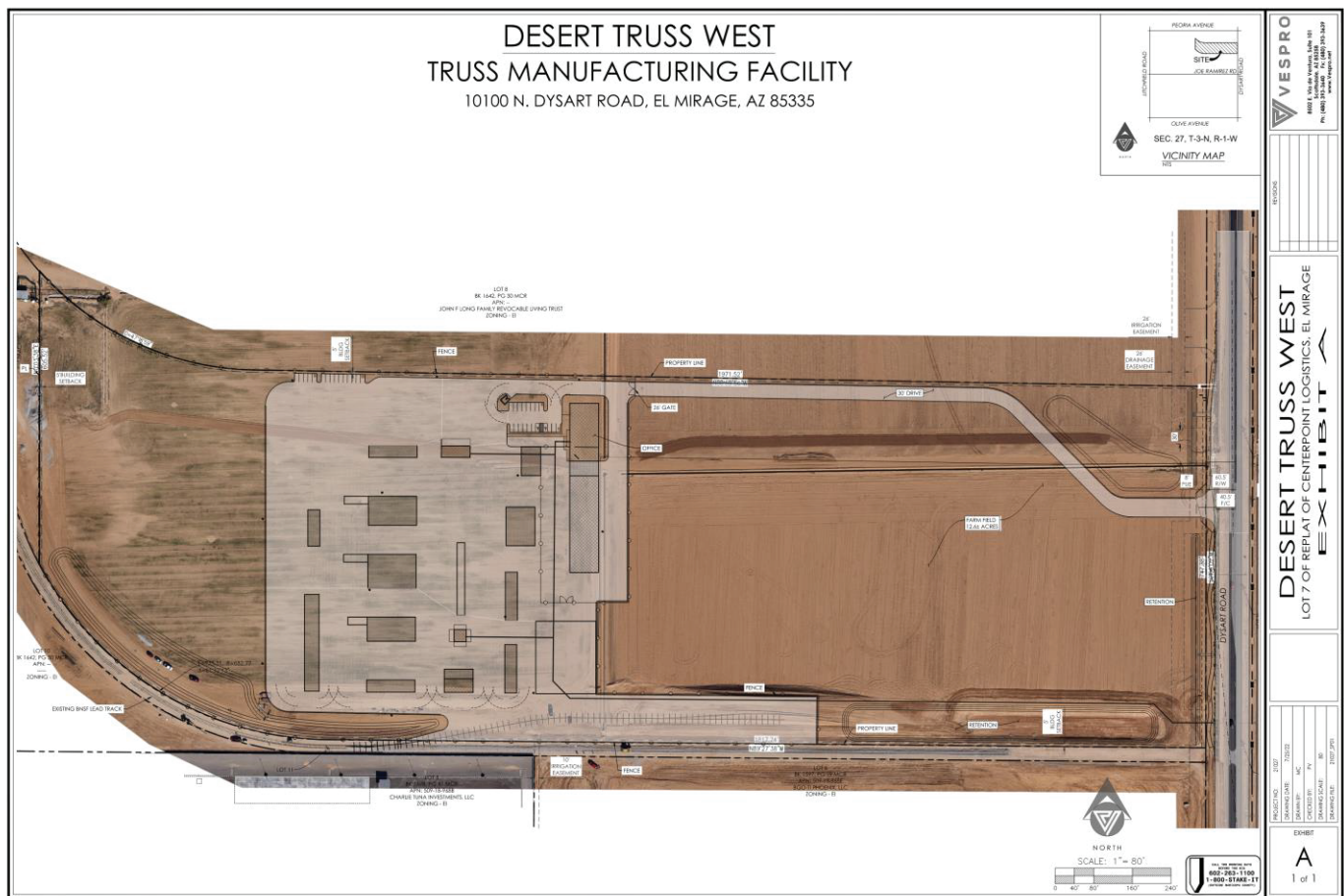


Exhibit A

1 Project Introduction

On behalf of Cariari Holdings, INC (Owner / Developer), VESPRO (Applicant) respectfully submits for consideration this Pre-Application request of site plan approval. The property includes one parcel (APN 509-18-974) totaling 41.185 acres located on the west side of Dysart Road approximately one-quarter mile south of Peoria Avenue. Refer to Exhibit A for the location of this property. The current zoning is PAD, the City's 2020 General Plan designates this parcel as a future land use of Commerce/Industrial Park (CI). This request seeks the City's support to allow Cariari Holdings, Inc to design and develop approximately half of the 41 acres for a Truss Manufacturing Facility. The remaining half will continue to be used for agricultural production until the truss facility is ready for expansion.

Facility hours are expected to be 6:00am to 4:00pm Monday through Friday with a staff of approximately 30 employees. Facility will not generate any noise exceeding 55 decibels, measured at the property line, between 10pm and 6am.

2 Existing Land Use

The property is currently in agricultural production. There is a 30' wide BNSF property along the south property line that is currently constructing a rail spur and has utilized the southern portion of this property for drainage control including temporary retention basins and earthen berming, project "Copperwing Spur Extension Ph II".

3 Flood Zone Determination

The majority of the property is classified as Zone X: areas with a 1% annual chance flood with average depths less than one foot. There is a very small, less than 10,000sf, area in the nw corner of the site that is classified as Zone A. Only security fencing improvements are planned in this area.

4 General Plan Designation

The El Mirage General Plan 2020 has designated this subject property Commerce/Industry Park (CI), which extends west to the BNSF railroad (135th ave alignment), east to the Agua Fria River, south to Northern Ave, and north to Peoria Avenue.

5 Existing Zoning

The existing zoning is Planned Area Development. The proposed zoning is either Commerce/Industrial (CI) or Planned Area Development (PAD).

6 Relationship to Surrounding Properties

North: The property immediately north is currently zoned PAD and is currently being used for agricultural production.

East: The property immediately east of Dysart Road is currently zoned PAD and is being used for agricultural production

South: The property immediately south is 30' wide owned by BNSF and is currently under construction of a railroad spur. Further south are 2 parcels currently under construction of manufacturing facilities.

West: The area immediately west is BNSF rail and further west is being agricultural use located in the City of Surprise.

7 Access/Circulation

Primary access to the Subject Property is only available from Dysart Road, which has been designated as a major arterial with a 110' ROW. Dysart Road improvement plans are currently under review by the City of El Mirage. It is anticipated that the current planned improvements will be sufficient for this development with the exception of the addition of a larger driveway to provide better truck access to the site. The proposed design plans indicate that Dysart Road, as a major arterial, will have 4 lanes of traffic, 2 bike lanes, a 14' raised median, and 6' detached sidewalks. The current west half ROW is 60.5' thereby not requiring additional dedication. As identified in the Traffic Statement, a deceleration will be required for southbound approaching the proposed driveway, the site traffic from the proposed facility does not warrant any improvements to Dysart Road. The city will require a detached 8ft meandering sidewalk, streetlights, ITS conduit and landscaping/irrigation along the Dysart Road frontage. All on site circulation will be private.

8 Development Plan

This property will be developed in one phase. Site improvements will be subject to the requirements of the City of El Mirage and respecting the adopted Design and Development Standards for

Commercial projects. The enclosed Site Plan is a placeholder for this design review presentation. influence the next version of this plan to be submitted for the rezoning application.

Based on location and access to the BNSF rail spur, on-site development will initially be at the rear of the property with eastern half of the property to remain in agricultural production until facility is ready for expansion.

The entire perimeter of the Property has incorporated an appropriate setback for the installation of a nearly contiguous landscape buffer. Along the north property line is a planter area between the drive and the property line that will be 10' in width.

9 Utility and Services (Sewer, Water, Police, Fire, etc.)

The use of water and wastewater generated for this site will be de minimis. Wastewater will be limited to a toilet and sink located in the office and a couple of toilets and sinks in the maintenance building. EPCOR is currently extending a 12" sewer line in Dysart Road to the southeast property corner. The site will utilize an existing 12" water line in Dysart Road for domestic water supply and fire protection. Electric power will be provided by APS. Police and fire services will be provided by El Mirage.

10 Storm Water Drainage and Retention

As identified in the Drainage Report, the site will provide the storm water retention for the 100-year 2 hour storm and the stormwater will be dissipated within 36 hours via a dry wells as needed.

DESERT TRUSS WEST

TRUSS MANUFACTURING FACILITY

10100 N. DYSART ROAD, EL MIRAGE, AZ 85335

ZONING

PAGE 1

APN

509.18.974

SITE AREA

AREA - 41.18 ACRES

1.79402050 AC. CRACKS

BUILDING AREAS

OFFICE AREA - 4,800 SQ. FT.

WAREHOUSE AREA - 12,000 SQ. FT.

MAINTENANCE BUILDING - 1,800 SQ. FT.

TRUCK TRAILER STORAGE - 50,000 SQ. FT.

TOTAL AREA - 71,800 SQ. FT. (46.10% COVERAGE, 90% ALLOWABLE)

PROJECT DESCRIPTION

COMMERCIAL DEVELOPMENT OF A TRUSS MANUFACTURING FACILITY, OFFICE BUILDING, TRUCK TRAILER STORAGE, AND MAINTENANCE BUILDING.

PARKING

OFFICE PROVIDED PARKING - 15 SPACES (14 PER 1000)

OFFICE ACCESSIBLE PROVIDED - 1 SPACE (1 PER 1000)

MANAGER OFFICE REQUIRED PARKING - 4 SPACES (1 PER 1000)

ASSEMBLY/WORKSHOP REQUIRED PARKING - 45 SPACES (1 PER 1000)

SPACE PER 1,000 SF WAREHOUSE - 1 SPACE PER 300 SF OF OFFICE

MANUFACTURING PROVIDED PARKING - 45 SPACES

SETBACKS

FRONT - 20 FEET

SIDE & REAR - 5 FEET

UTILITY SERVICES

WATER - 10 FEET

WASTEWATER - 10 FEET

SEWER - 10 FEET

POLICE - 10 FEET

ELECTRIC - 10 FEET

SCHOOL DISTRICTS

DYSART UNITED HIGH SCHOOL DISTRICT

SCOTTSDALE ELEMENTARY

SCOTTSDALE MIDDLE

SCOTTSDALE JUNIOR HIGH

SCOTTSDALE SENIOR HIGH

SCOTTSDALE COMMUNITY COLLEGE

SCOTTSDALE STATE COLLEGE

SCOTTSDALE UNIVERSITY

SCOTTSDALE INSTITUTE OF TECHNOLOGY

SCOTTSDALE ARTS & SCIENCE CENTER

SCOTTSDALE JUVENILE CENTER

SCOTTSDALE POLICE DEPARTMENT

SCOTTSDALE FIRE DEPARTMENT

SCOTTSDALE SHERIFF'S OFFICE

SCOTTSDALE COUNTY SHERIFF'S OFFICE

SCOTTSDALE COUNTY JAIL

SCOTTSDALE COUNTY COURTHOUSE

SCOTTSDALE COUNTY ADMINISTRATION CENTER

SCOTTSDALE COUNTY BOARD OF SUPERVISORS

SCOTTSDALE COUNTY BOARD OF EDUCATION

SCOTTSDALE COUNTY BOARD OF HEALTH

SCOTTSDALE COUNTY BOARD OF SOCIAL SERVICES

SCOTTSDALE COUNTY BOARD OF ECONOMIC DEVELOPMENT

SCOTTSDALE COUNTY BOARD OF LAND USE

SCOTTSDALE COUNTY BOARD OF PLANNING

SCOTTSDALE COUNTY BOARD OF ZONING

SCOTTSDALE COUNTY BOARD OF PUBLIC WORKS

SCOTTSDALE COUNTY BOARD OF TRANSPORTATION

SCOTTSDALE COUNTY BOARD OF UTILITIES

SCOTTSDALE COUNTY BOARD OF WATER

SCOTTSDALE COUNTY BOARD OF AIR

SCOTTSDALE COUNTY BOARD OF LAND

SCOTTSDALE COUNTY BOARD OF MINES

SCOTTSDALE COUNTY BOARD OF ENERGY

SCOTTSDALE COUNTY BOARD OF ENVIRONMENT

SCOTTSDALE COUNTY BOARD OF CLIMATE

SCOTTSDALE COUNTY BOARD OF SCIENCE

SCOTTSDALE COUNTY BOARD OF TECHNOLOGY

SCOTTSDALE COUNTY BOARD OF INNOVATION

SCOTTSDALE COUNTY BOARD OF ENTREPRENEURSHIP

SCOTTSDALE COUNTY BOARD OF LEADERSHIP

SCOTTSDALE COUNTY BOARD OF CIVIL SOCIETY

SCOTTSDALE COUNTY BOARD OF NON-PROFIT

SCOTTSDALE COUNTY BOARD OF SOCIAL ENTERPRENEURSHIP

SCOTTSDALE COUNTY BOARD OF IMPACT INVESTING

SCOTTSDALE COUNTY BOARD OF VENTURE CAPITAL

SCOTTSDALE COUNTY BOARD OF PRIVATE EQUITY

SCOTTSDALE COUNTY BOARD OF PUBLIC PRIVATE PARTNERSHIP

SCOTTSDALE COUNTY BOARD OF SOCIAL IMPACT INVESTING

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SCOTTSDALE COUNTY BOARD OF IMPACT WISDOM

SCOTTSDALE COUNTY BOARD OF IMPACT COURAGE

SCOTTSDALE COUNTY BOARD OF IMPACT FAITH

SCOTTSDALE COUNTY BOARD OF IMPACT HOPE

SCOTTSDALE COUNTY BOARD OF IMPACT CHARITY

SCOTTSDALE COUNTY BOARD OF IMPACT KINDNESS

SCOTTSDALE COUNTY BOARD OF IMPACT PATIENCE

SCOTTSDALE COUNTY BOARD OF IMPACT SELF-CONTROL

OWNER

JOHN F. LONG

JOHN F. LONG HOLDINGS, INC.

10111 N. EL MIRAGE RD.

EL MIRAGE, AZ 85335

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FAX: 480.333.3333

WWW.JFLHOLDINGS.COM

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CIVIL ENGINEER

PETER VASICKY

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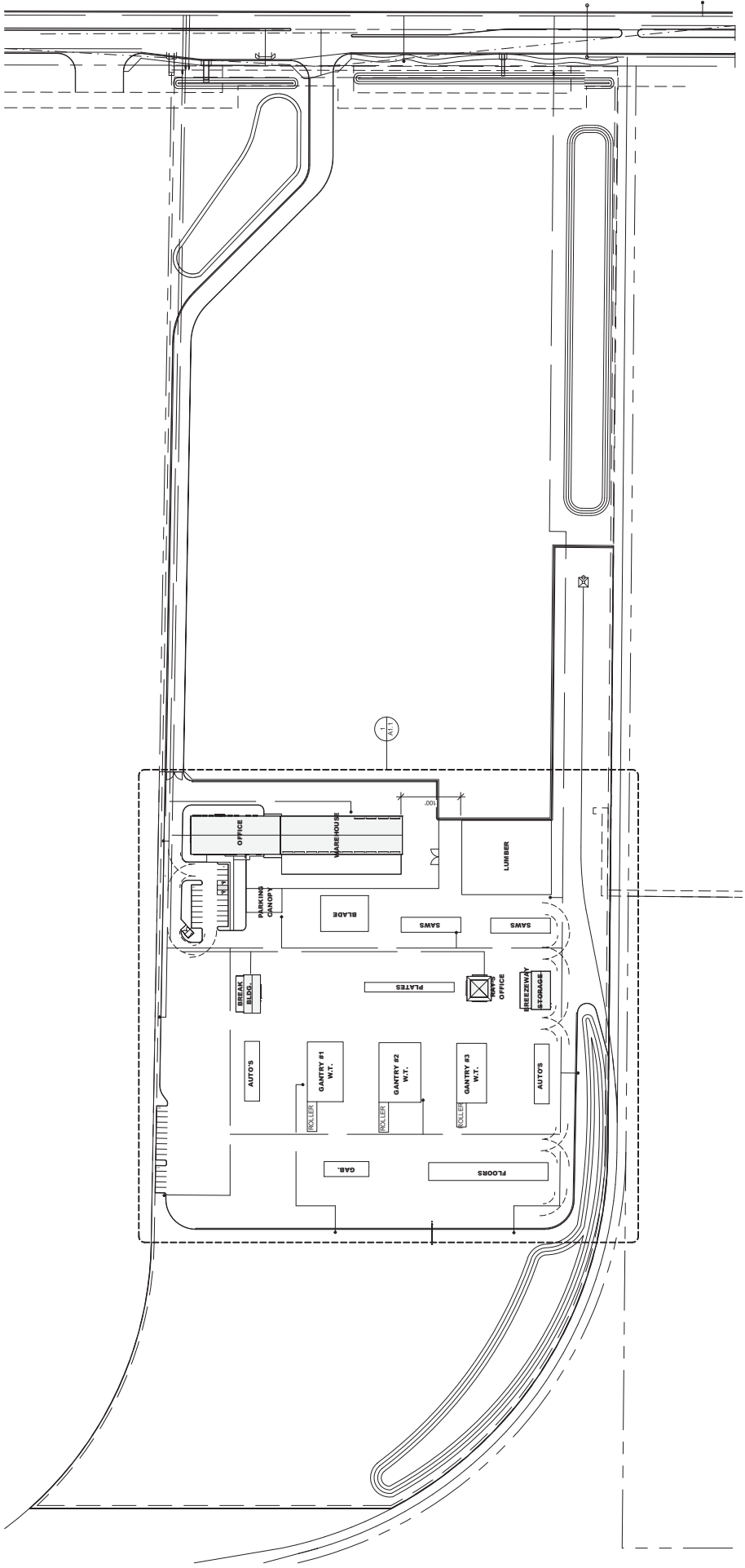
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10111 N. EL MIRAGE RD.



ARCHITECTURAL SITE PLAN
1" = 80'-0"
REF. TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION

DESERT TRUSS EL MIRAGE

10100 N Dysart Road, El Mirage, Arizona 85335

DESERT TRUSS

Project No. 21-010.00 Date 08.04.2022

DESIGN REVIEW SUBMITTAL

Rob Burkhardt Assoc. A.I.A.

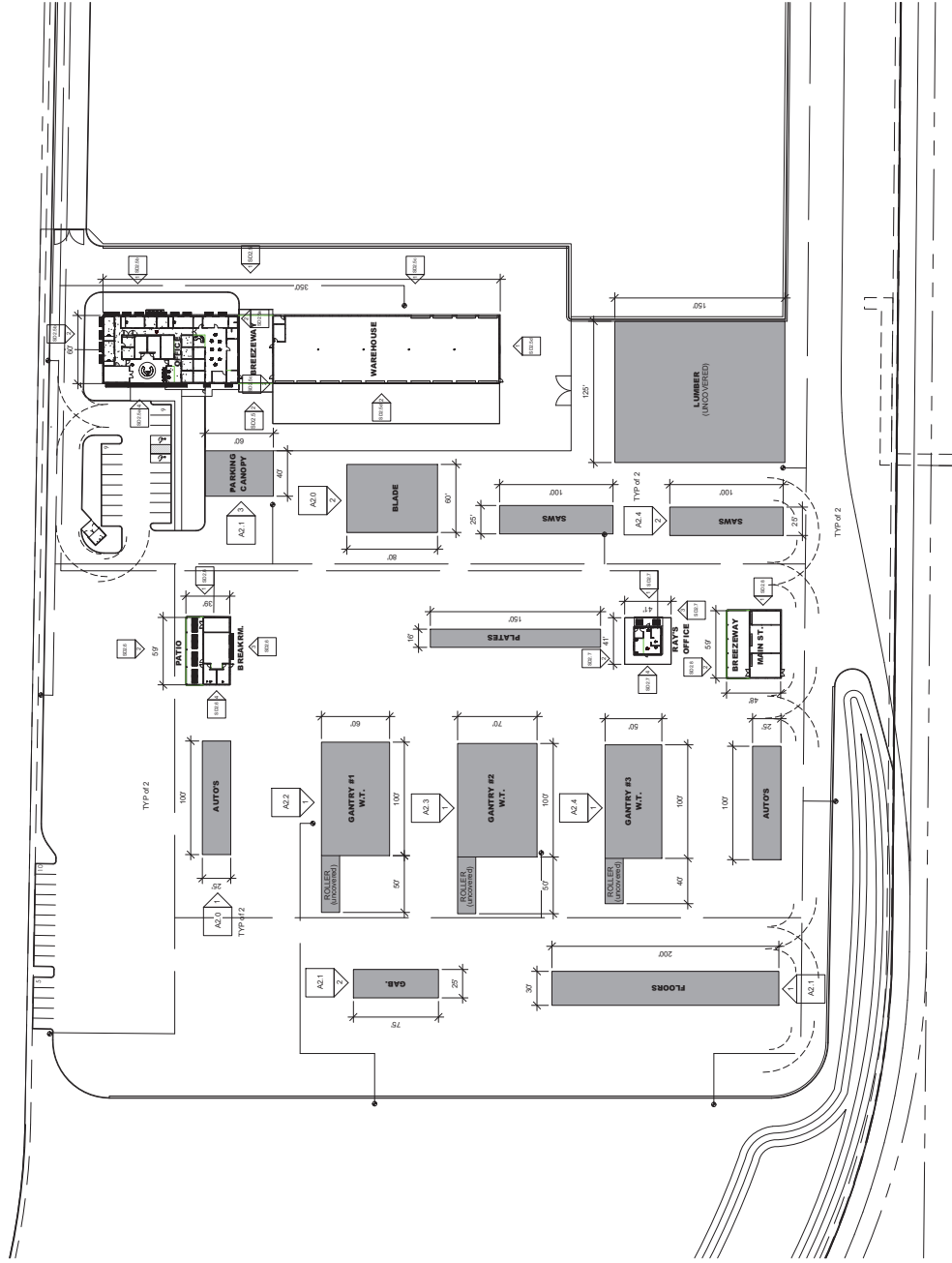
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REVISIONS





 BUILDING ELEVATION KEYPLAN
REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION
1" = 50'-0"

DESERT TRUSS EL MIRAGE

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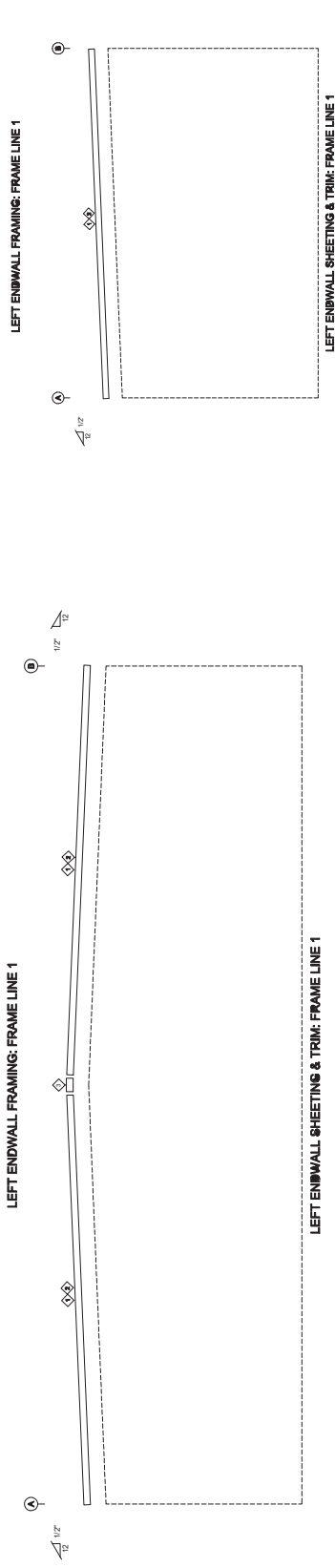
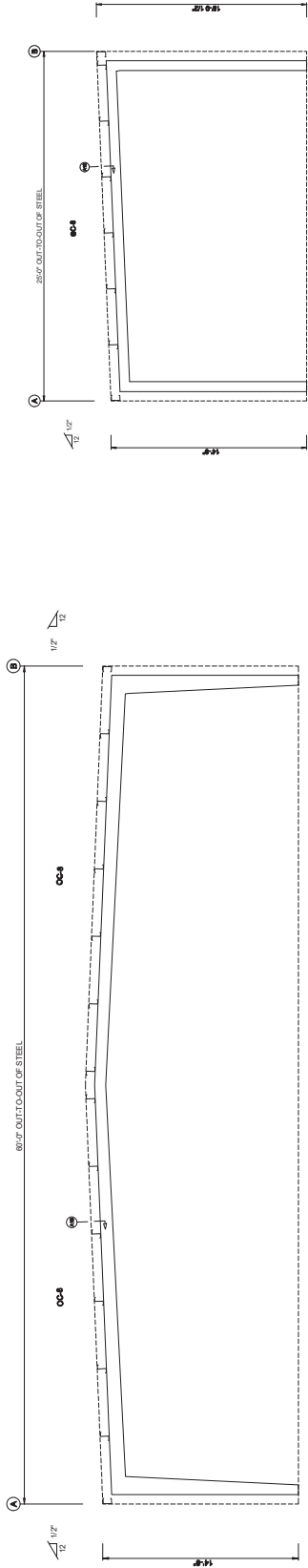
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REVISIONS





① AUTO
1/4" = 1'-0"

② BRIDE
1/4" = 1'-0"

DESERT TRUSS EL MIRAGE

10100 N Dysart Road, El Mirage, Arizona 85335
DESERT TRUSS

Project No. 21-010.00 Date 08.04.2022
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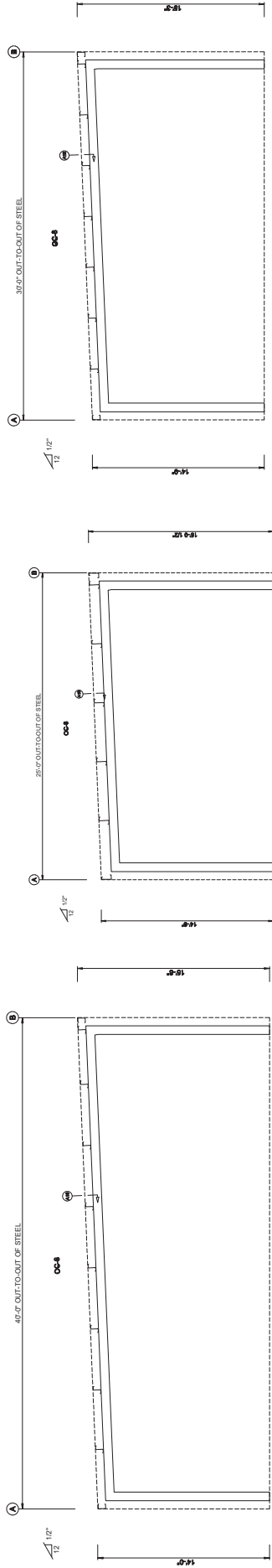
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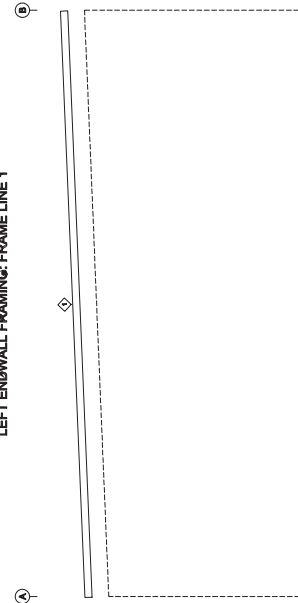
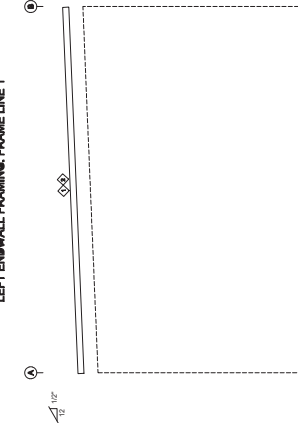
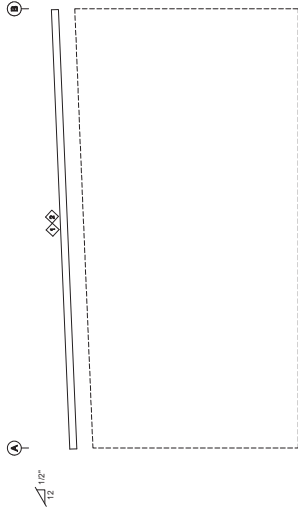




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LEFT ENDWALL FRAMING: FRAME LINE 1

LEFT ENDWALL FRAMING: FRAME LINE 1



LEFT ENDWALL SHEETING & TRIM: FRAME LINE 1

LEFT ENDWALL SHEETING & TRIM: FRAME LINE 1

LEFT ENDWALL SHEETING & TRIM: FRAME LINE 1

③ PARKING CANOPY
1/4" = 1'-0"

② GABLE
1/4" = 1'-0"

① FLOORS
1/4" = 1'-0"

DESERT TRUSS EL MIRAGE

10100 N Dysart Road, El Mirage, Arizona 85335

DESERT TRUSS

Project No. 21-010.00 Date 08.04.2022

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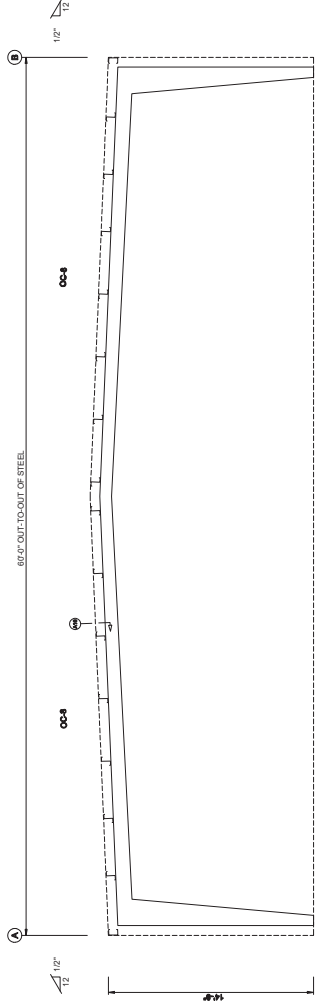
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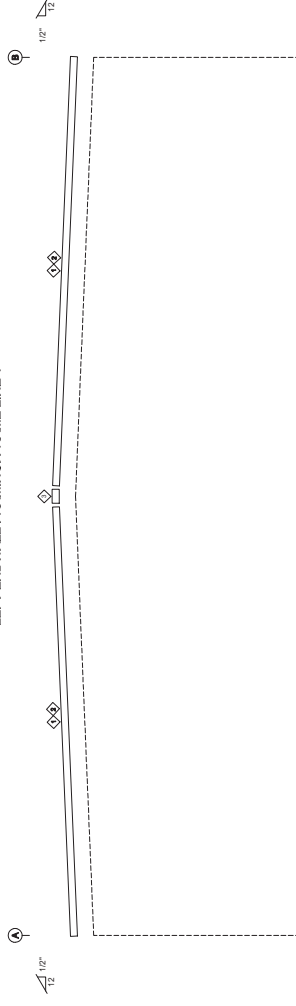
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PLANS





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LEFT ENDWALL SHEETING & TRIM: FRAME LINE 1

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1/4\"/>

DESERT TRUSS EL MIRAGE

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Project No. 21-010.00 Date 08.04.2022

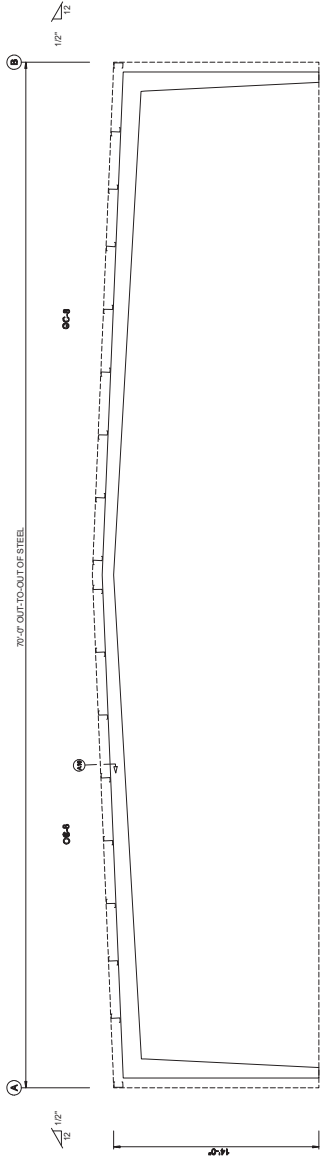
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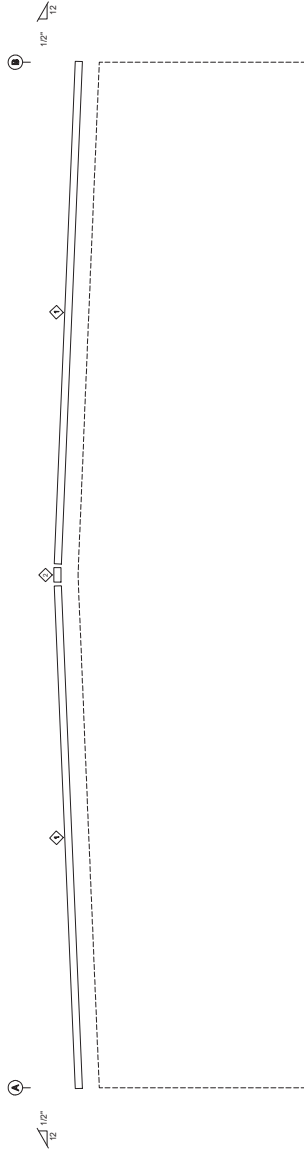
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REVISIONS





LEFT ENDWALL FRAMING: FRAME LINE 1



LEFT ENDWALL SHEETING & TRIM: FRAME LINE 1

① GANTRY 2
1/4" = 1'-0"

DESERT TRUSS EL MIRAGE

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DESIGN REVIEW SUBMITTAL

Rob Burkhardt Assoc. A.I.A.

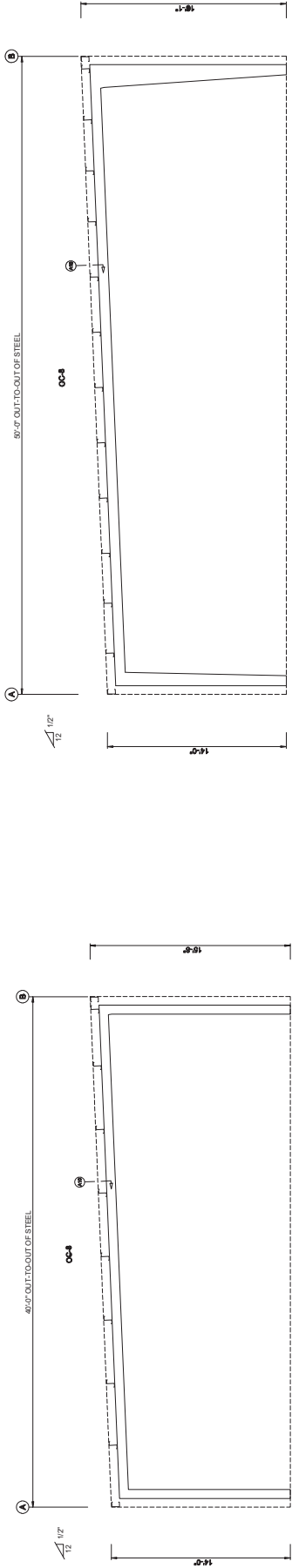
DESIGN PLANNING 602.904.1315p ADAPTIVEAP@COX.NET

A2.3

Scale: AS NOTED

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V1.1-2021-08-04\WORKING_011 SITE DESIGN REVIEW PACKAGE\DESERT TRUSS - DESIGN REVIEW -
REVISIONS





LEFT ENDWALL FRAMING: FRAME LINE 1

LEFT ENDWALL FRAMING: FRAME LINE 1

LEFT ENDWALL SHEETING & TRIM: FRAME LINE 1

LEFT ENDWALL SHEETING & TRIM: FRAME LINE 1

① SAW 1/4" = 1'-0"

① SANITARY 3 1/4" = 1'-0"

DESERT TRUSS EL MIRAGE

10100 N Dysart Road, El Mirage, Arizona 85335

DESERT TRUSS

Project No. 21-010.00 Date 08.04.2022

DESIGN REVIEW SUBMITTAL

Rob Burkhart Assoc. A.I.A.

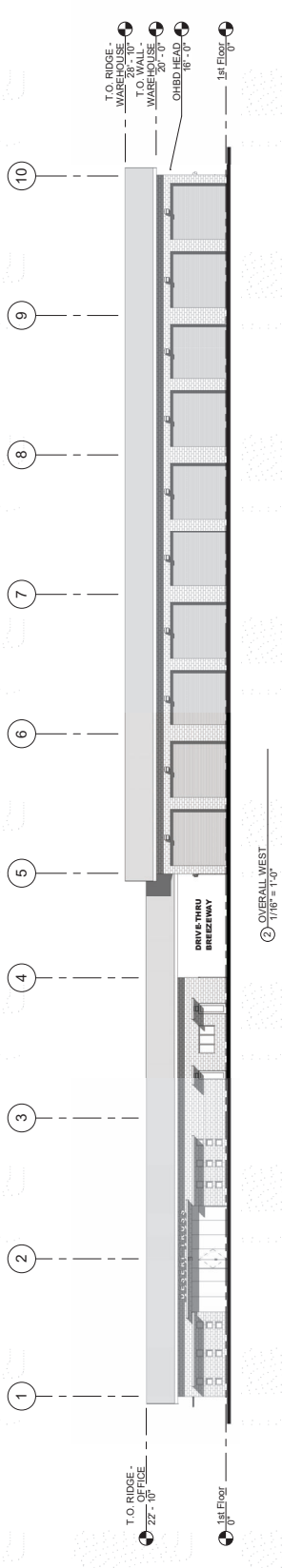
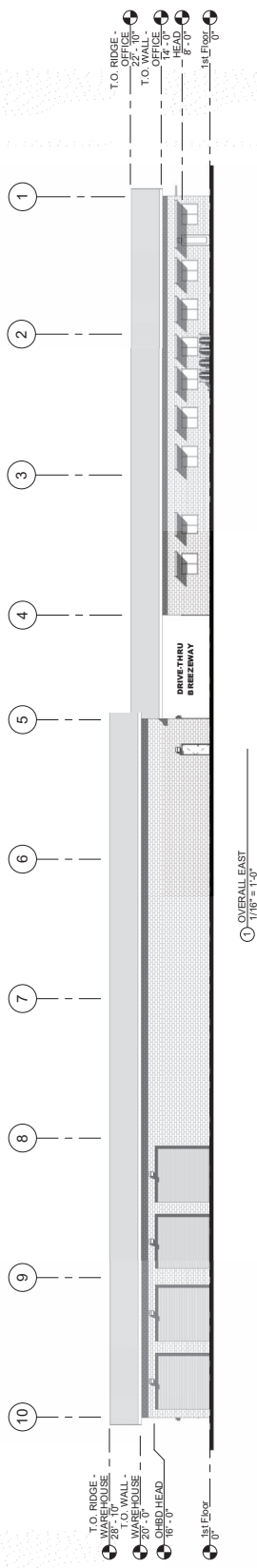
DESIGN PLANNING 602.904.1315p ADAPTIVEAP@COX.NET

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REVISIONS



A2.4

Scale: AS NOTED



DESERT TRUSS EL MIRAGE

10100 N Dysart Road, El Mirage, Arizona 85335

DESERT TRUSS

Project No. 21-010.00 Date 08.04.2022

DESIGN REVIEW

Rob Burkhardt Assoc. A.I.A.

DESIGN PLANNING 602.904.1315p ADAPTIVEAP@COX.NET

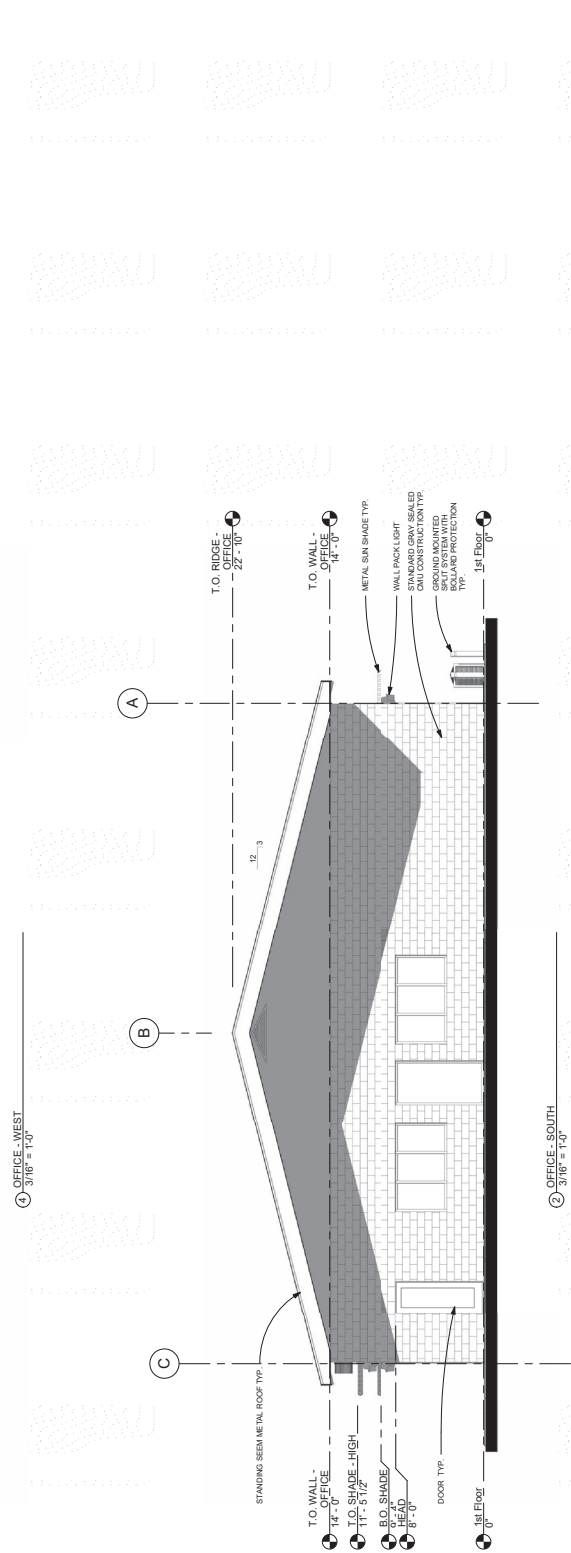
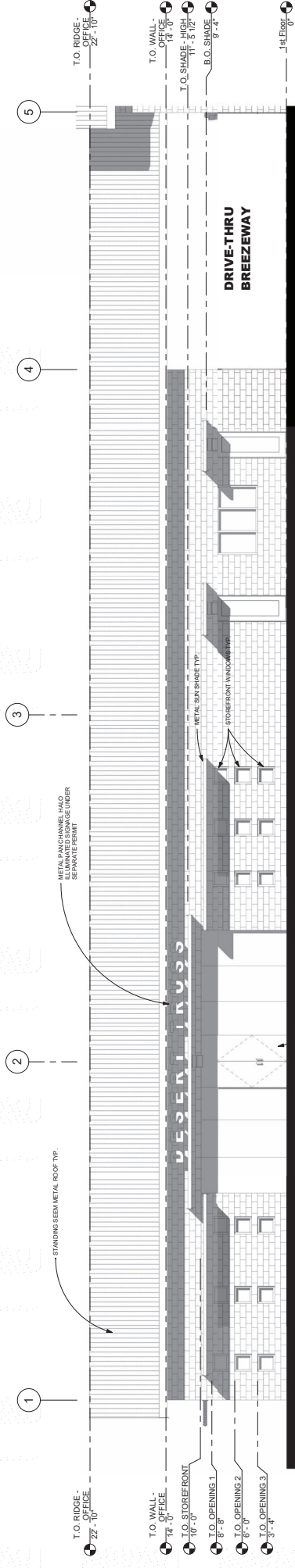
SD 2.5

Scale: AS NOTED

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WORKING\BUDG - 1 OFFICE BUILDING\DESERT TRUSS F-1 DUTY OFFICE BLDG - V1.rvt

REVISIONS





DESERT TRUSS EL MIRAGE

10100 N Dysart Road, El Mirage, Arizona 85335
DESERT TRUSS

SD2.5a

Scale: AS NOTED

Project No. 21-010.00 Date 08.04.2022

DESIGN REVIEW

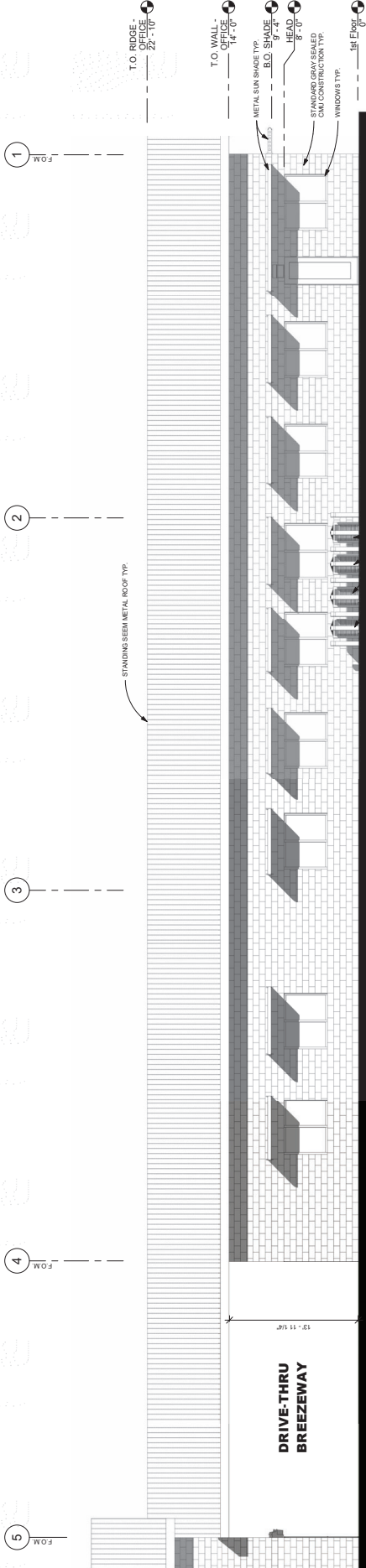
Rob Burkhardt Assoc. A.I.A.

DESIGN PLANNING 602.904.1315p ADAPTIVEAP@COX.NET

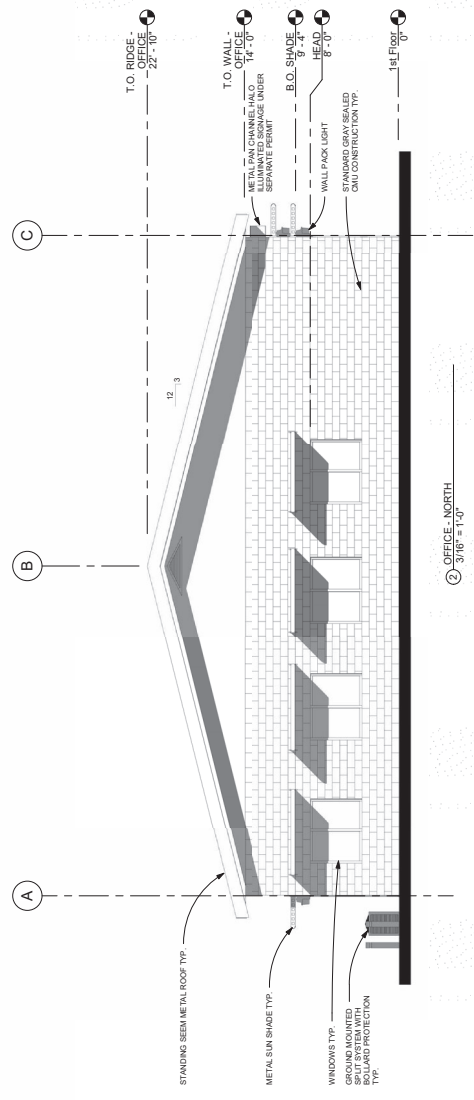
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REVISIONS





① OFFICE - EAST
3/16" = 1'-0"



② OFFICE - NORTH
3/16" = 1'-0"

DESERT TRUSS EL MIRAGE

10100 N Dysart Road, El Mirage, Arizona 85335

DESERT TRUSS

SD2.5b

Scale: AS NOTED

Project No. 21-010.00 Date 08.04.2022

DESIGN REVIEW

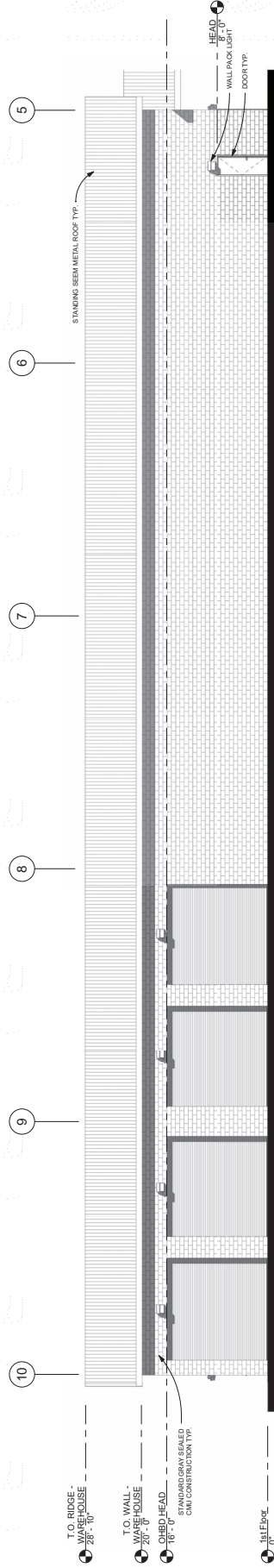
Rob Burkhardt Assoc. A.I.A.

DESIGN PLANNING 602.904.1315p ADAPTIVEAP@COX.NET

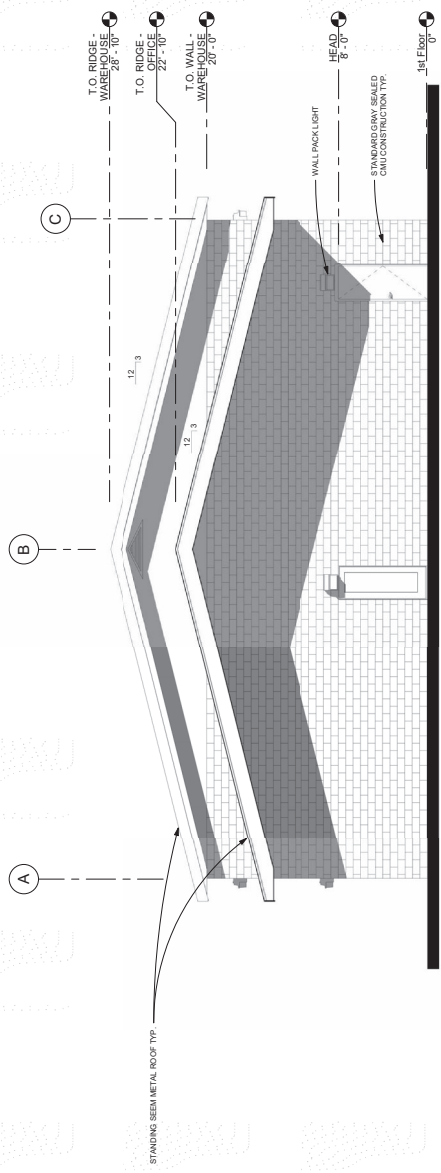
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REVISIONS





① WAREHOUSE - EAST
1/8" = 1'-0"



② WAREHOUSE - NORTH
3/16" = 1'-0"

DESERT TRUSS EL MIRAGE

10100 N Dysart Road, El Mirage, Arizona 85335
DESERT TRUSS

SD2.5c

Scale: AS NOTED

Project No. 21-010.00 Date 08.04.2022

DESIGN REVIEW

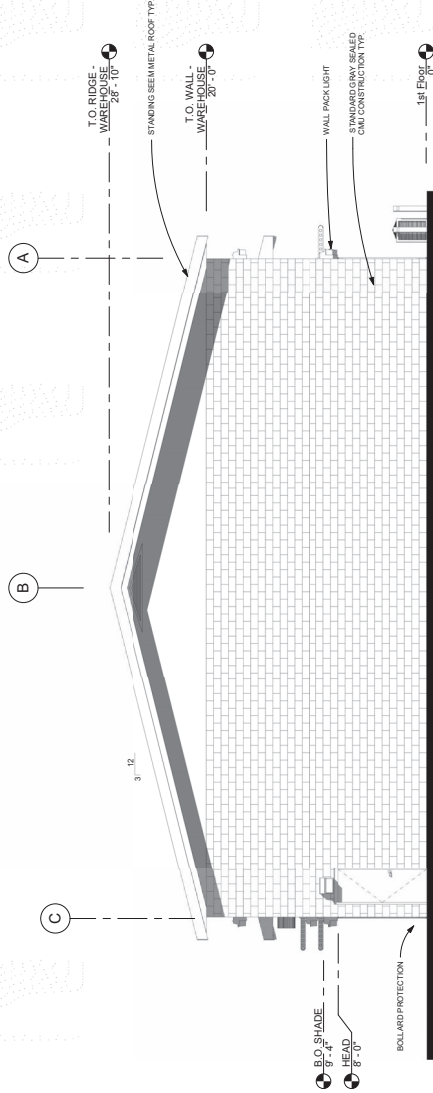
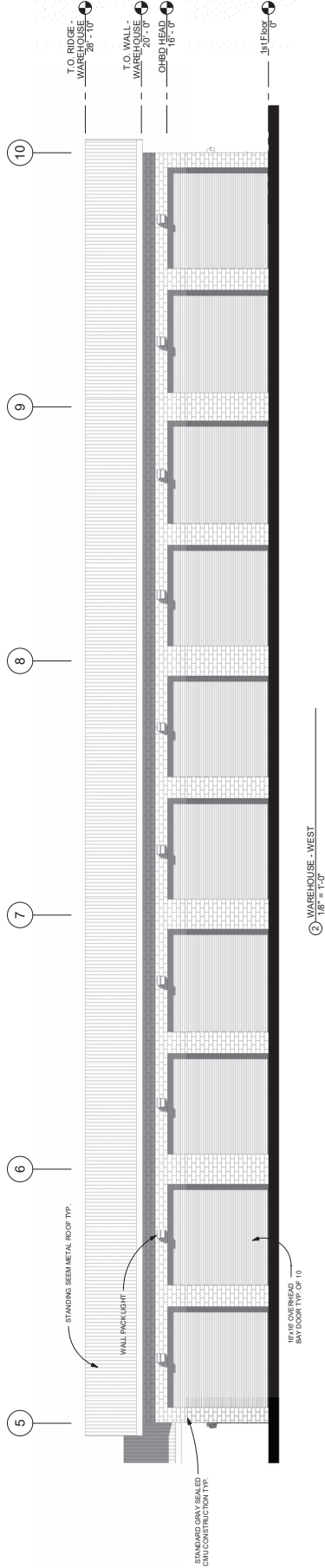
Rob Burkhardt Assoc. A.I.A.

DESIGN PLANNING 602.904.1315p ADAPTIVEAP@COX.NET

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REVISIONS





DESERT TRUSS EL MIRAGE

10100 N Dysart Road, El Mirage, Arizona 85335

DESERT TRUSS

Project No. 21-010.00 Date 08.04.2022

DESIGN REVIEW

Rob Burkhardt Assoc. A.I.A.

DESIGN PLANNING 602.904.1315p ADAPTIVEAP@COX.NET

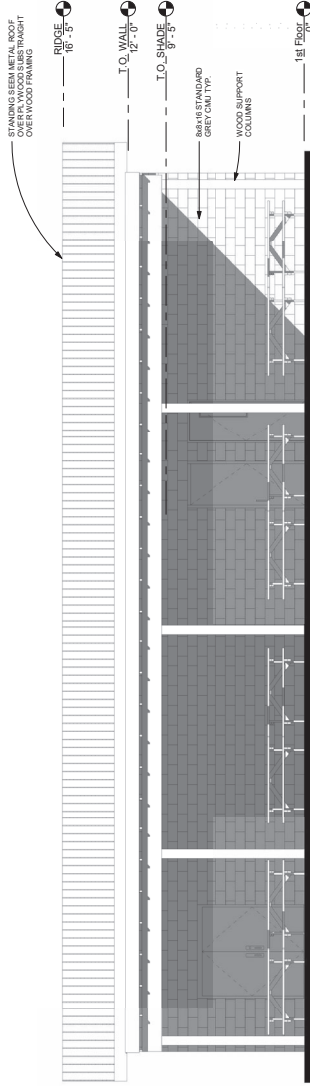
SD 2.5d

Scale: AS NOTED

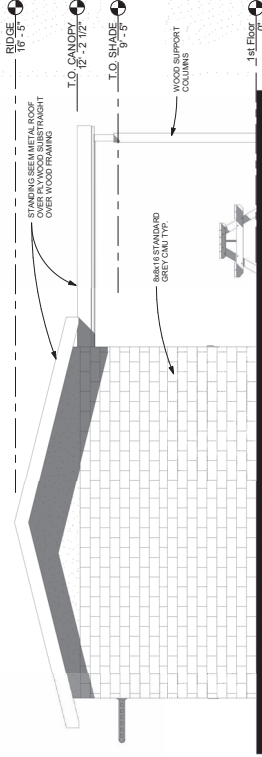
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REVISIONS

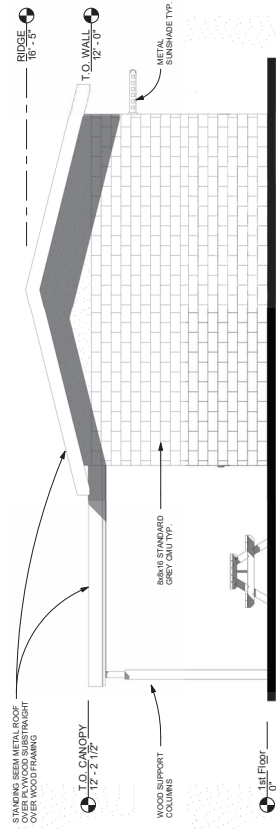




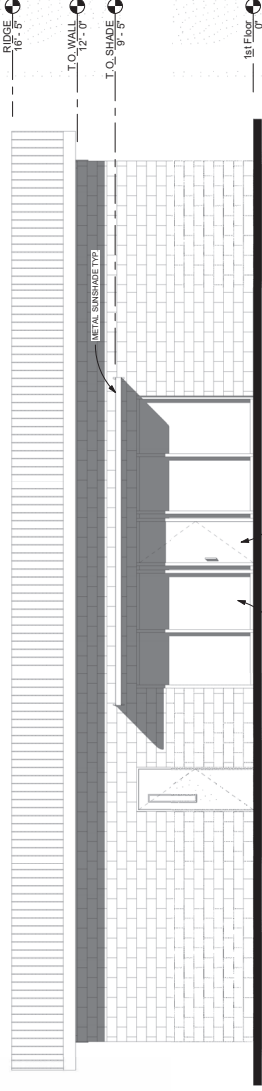
2 NORTH
1/4" = 1'-0"



1 EAST
1/4" = 1'-0"



4 WEST
1/4" = 1'-0"



3 SOUTH
1/4" = 1'-0"

DESERT TRUSS EL MIRAGE

10100 N Dysart Road, El Mirage, Arizona 85335

DESERT TRUSS

Project No. 21-010.00 Date 07.04.2022

CONCEPTUAL DESIGN

Rob Burkhart Assoc. A.I.A.

DESIGN PLANNING 602.904.1315p ADAPTIVEAP@COX.NET

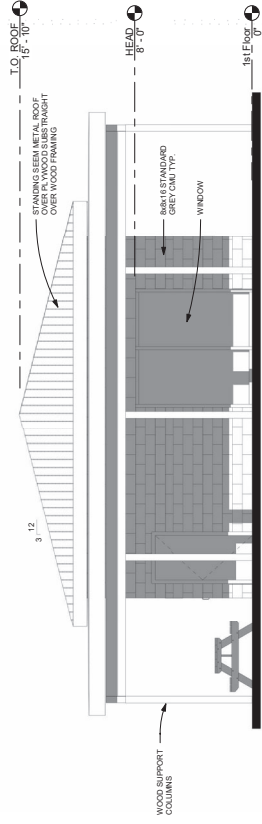
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REVISIONS

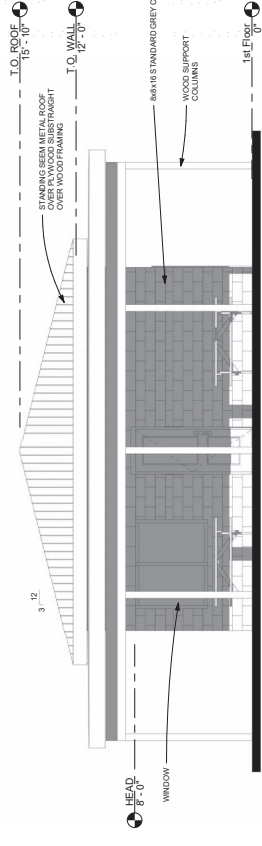


SD 2.6

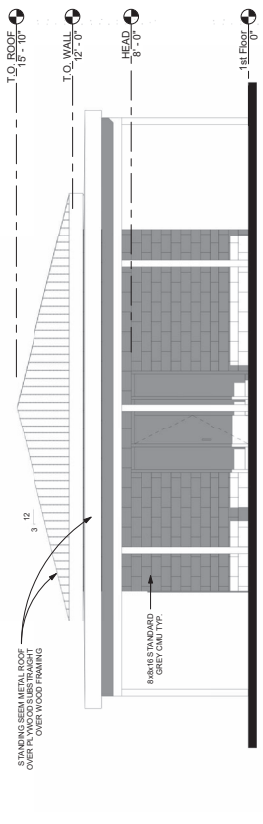
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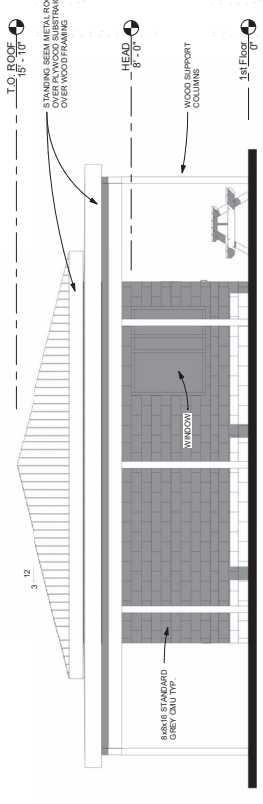
2 NORTH
1/4" = 1'-0"



1 EAST
1/4" = 1'-0"



3 WEST
1/4" = 1'-0"



4 SOUTH
1/4" = 1'-0"

DESERT TRUSS EL MIRAGE

SD 2.7

10100 N Dysart Road, El Mirage, Arizona 85335
DESERT TRUSS

Project No. 21-010.00 Date 08.04.22

CONCEPTUAL DESIGN

Rob Burkhart Assoc. A.I.A.

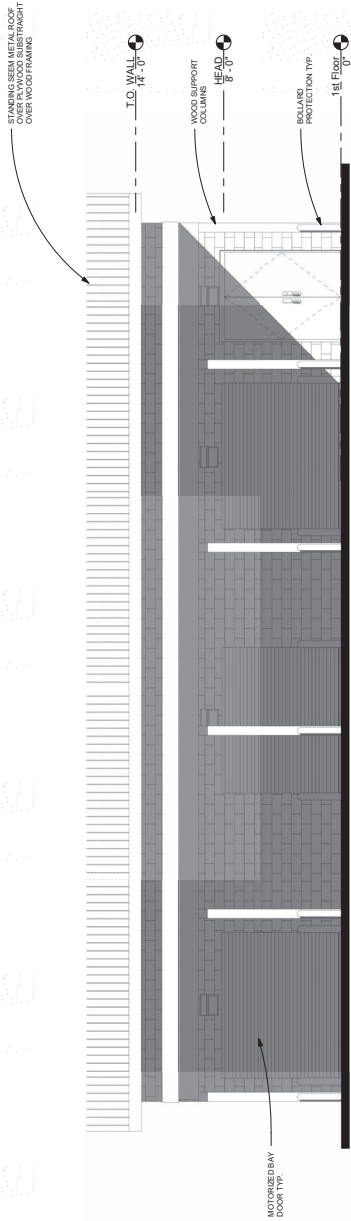
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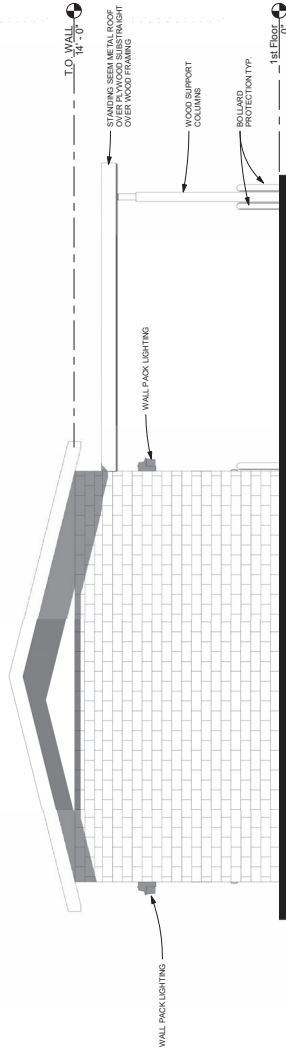
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WORKING\0805 2 - RW 5 OFFICE\DESERT TRUSS 1 - RW 5 OFFICE - V1.DWG

REVISIONS





② NORTH
1/4" = 1'-0"



① EAST
1/4" = 1'-0"

DESERT TRUSS EL MIRAGE

10100 N Dysart Road, El Mirage, Arizona 85335

DESERT TRUSS

Project No. 21-010.00 Date 08.04.22

CONCEPTUAL DESIGN

Rob Burkhardt Assoc. A.I.A.

DESIGN PLANNING 602.904.1315p ADAPTIVEAP@COX.NET

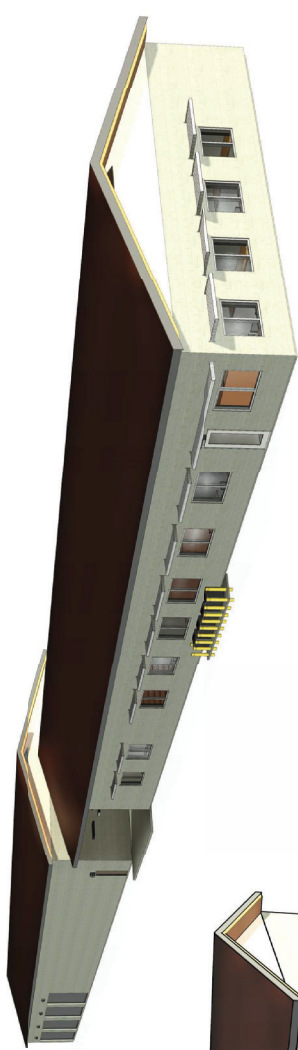
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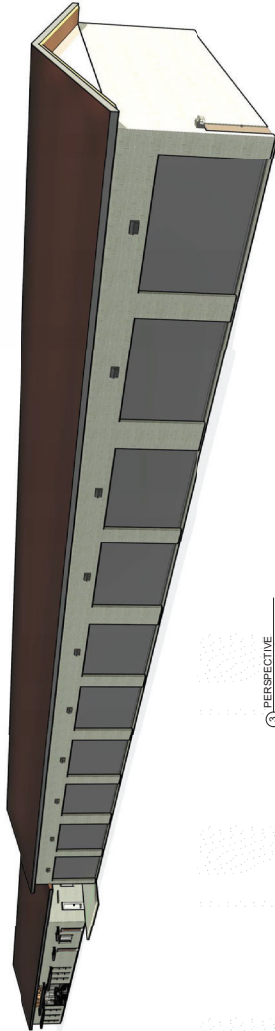
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WORKING\BLOG + STORAGE BUILDING\DESERT TRUSS II - STORAGE BLDG - V11.rvt

REVISIONS

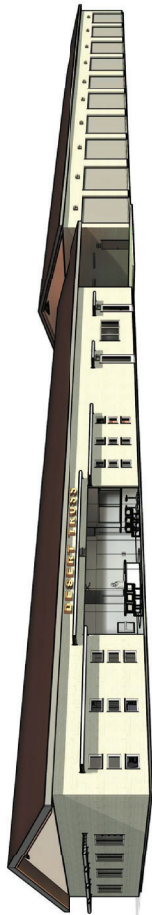




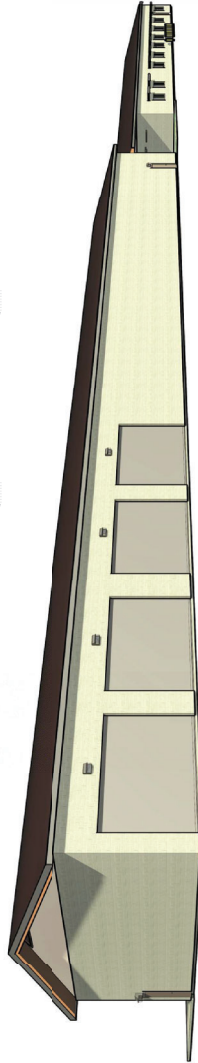
① PERSPECTIVE



② PERSPECTIVE



③ PERSPECTIVE



④ PERSPECTIVE

DESERT TRUSS EL MIRAGE

10100 N Dysart Road, El Mirage, Arizona 85335

DESERT TRUSS

Project No. 21-010.00 Date 07.04.2022

CONCEPTUAL DESIGN

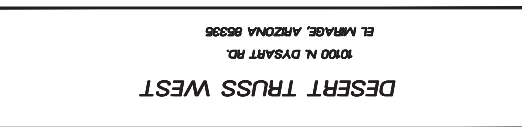
Rob Burkhardt Assoc. A.I.A.

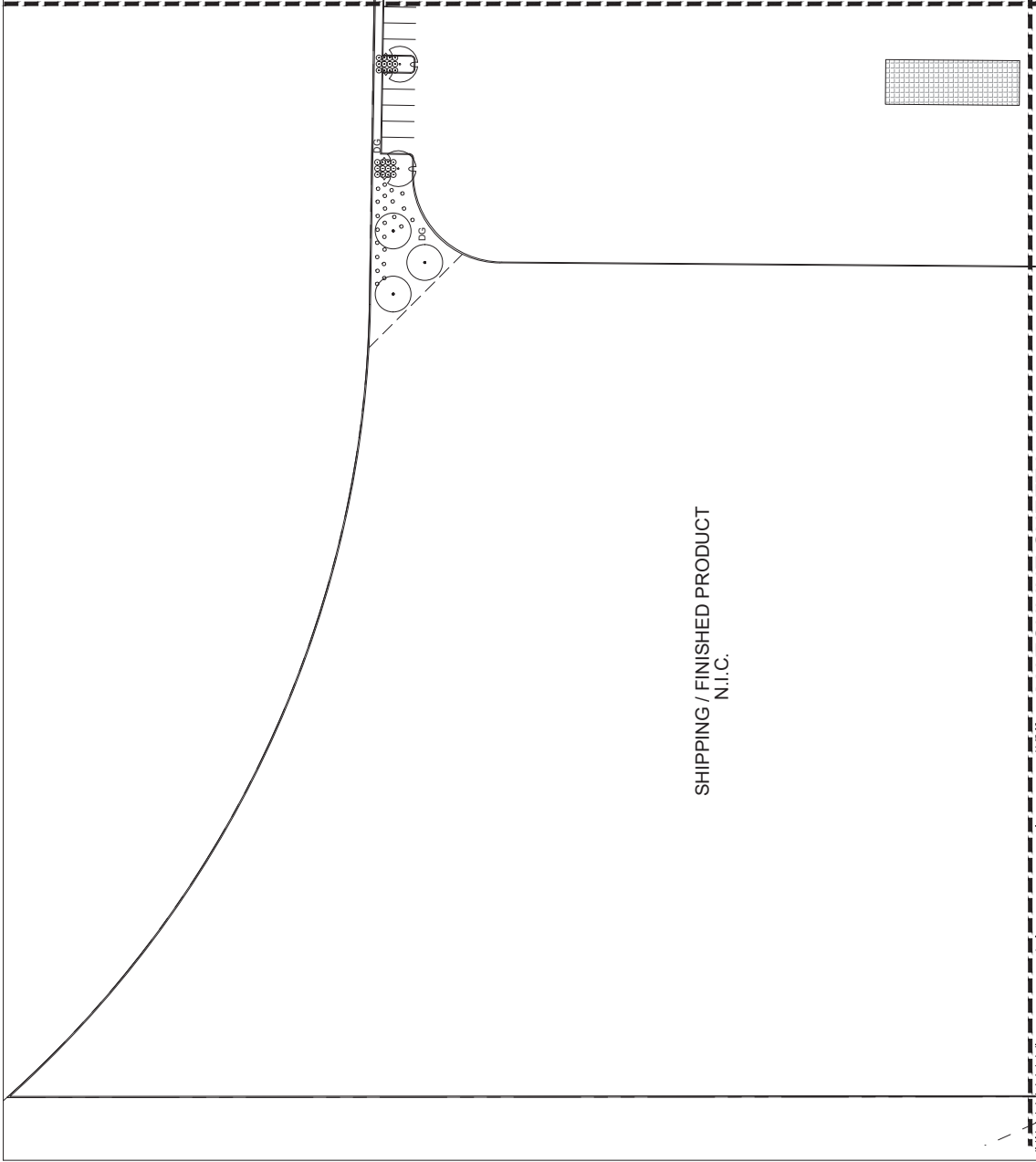
DESIGN PLANNING 602.904.1315p ADAPTIVEAP@COX.NET

NOT FOR
CONSTRUCTION

SD5.0

Scale: AS NOTED





MATCHLINE SHEET L-1.8

CONCEPTUAL PLANTING PLAN



SCALE 1"=30'-0"

SHIPPING / FINISHED PRODUCT
N.I.C.

PROPOSED PLANT PALETTE

TREES	SIZE/ COMMENTS/ QUANTITY
	CERCIDUM PRAECOX 'AZT #5' HYBRID PALO BREA MATCHED / 10 QTY
	24" BOX / LOW BREAKING / 'AZT' HYBRID MESQUITE MATCHED / 19 QTY
	24" BOX / LOW BREAKING / MATCHED / 42 QTY
	24" BOX / LOW BREAKING / MATCHED / 8 QTY
	24" BOX / LOW BREAKING / MATCHED / 10 QTY
	5 GAL. 95 QTY
	5 GAL. 28 QTY
	5 GAL. 76 QTY
	5 GAL. 154 QTY
	5 GAL. 38 QTY
	5 GAL. 50 QTY
	5 GAL. 16 QTY
	1 GAL. 125 QTY
	1 GAL @ 2 O.C., TURPENTINE BUSH
	1 GAL @ 3 O.C., EREMOPHILA
	385 QTY OUTBACK SUNRISE EMU
	1 GAL @ 3 O.C., EREMOPHILA CARNOSA
	220 QTY WINTER BLAZE EMU
	1 GAL @ 2 O.C., MUHLBERGIA RIGIDA
	117 QTY NASHVILLE GRASS
	INERT MATERIALS
	DECOMPOSED GRANITE
	38" MINUS 2" DEPTH TYP.
	GOLD COLOR (AS SELECTED)

GENERAL NOTES

- ALL PLANTING AREAS TO HAVE TOP DRESSING OF DECOMPOSED GRANITE, SIZE & COLOR AS SPECIFIED, 2" DEPTH TYP.
- APPLIED OVER PRE-EMERGENT PER MFG. SPECS. 2 APPLICATIONS, MIN.
- ALL PLANTING AREAS TO BE MAINTAINED FOR 1 YEAR AFTER INSTALLATION. DISCREPANCIES SHALL BE BROUGHT TO THE LANDSCAPE ARCHITECT'S ATTENTION IN WRITING.
- NO PLANT SUBSTITUTION ALLOWED UNLESS APPROVED BY L.S. ARCHITECT.
- LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE RESERVE THE RIGHT TO REFUSE ANY PLANT HE/SHE DEEMS UNACCEPTABLE.
- FOR CLARIFICATION OF DISCREPANCIES BETWEEN THE DRAWINGS AND THE SPECIFICATIONS, THE DRAWINGS SHALL PREVAIL.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO TAKE PRECAUTIONS TO PROTECT ANY EXISTING IMPROVEMENTS.
- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR CONTRACTOR'S CONVENIENCE ONLY. PLANS TAKE PRECEDENCE.
- FINISHED GRADE BELOW ALL PLANTERS SHALL BE 1" BELOW ADJACENT HEADER, PAVING, CURBING, ETC.
- GROUND COVER AND/OR DG SHALL EXTEND UNDER SHRUBS UNLESS NOTED.
- ALL EARTHWORK IS TO BE DONE SO THAT ALL WATER DRAINS AWAY FROM ALL PLANTING AREAS.
- ALL UNDERGROUND CONDUITS/UTILITIES ARE TO BE LOCATED PRIOR TO DIGGING.
- CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED SLEEVING WHETHER IT BE FOR EXISTING OR NEW UTILITIES.
- CONTRACTOR IS RESPONSIBLE TO ACCOMMODATE EXISTING LANDSCAPE TO REMAIN.
- ADJUST NEW LANDSCAPE TO ACCOMMODATE EXISTING LANDSCAPE TO REMAIN.
- LANDSCAPE CONTRACTOR RESPONSIBLE TO MAINTAIN EXISTING PLANT MATERIAL TO REMAIN IN GOOD, HEALTHY CONDITION DURING CONSTRUCTION.
- ANY EXISTING PLANT MATERIAL NOT SHOWN TO BE REMOVED BY CONTRACTOR.

Call at least two full working days before you begin excavation

ARIZONA 811
Arizona 811 Service Center

Dist: 611-1 or 1-800-STREET (782-5468)
In Maricopa County: (602) 265-1100



DESERT TRUSS WEST

10100 N. DYSART RD.
EL MIRAGE, ARIZONA 85395

G.K. FLANAGAN ASSOCIATES, INC

LANDSCAPE ARCHITECTURE PLANNING

4628 N. 44TH STREET PHOENIX, AZ 85018

602.912.8888
602.912.8888
602.912.8888



DATE: 08.08.2022

PROJECT: PLANTING PLAN

SHEET NO. L-1.1

PROPOSED PLANT PALETTE

TREES	SIZE/ COMMENTS/ QUANTITY
	CERCIDIMUM PRAECOX 'AZT #5' HYBRID PALO BREVE MATCHED/ 10 QTY
	24" BOX / LOW BREAKING / MATCHED/ 19 QTY
	24" BOX / LOW BREAKING / MATCHED/ 42 QTY
	24" BOX / LOW BREAKING / MATCHED/ 8 QTY
	24" BOX / LOW BREAKING / MATCHED/ 10 QTY

	OLEA EUROPAEA 'LITTLE OLLIE'
	OWARI OLLIE
	SHIMMERING VISTA
	COMPACT JOJOBA
	BOUTELOUA GRACILIS
	BLONDE AMBITION GRAMA
	RUELLIA PENINSULARIS
	SENNA ARTEMISIDES
	FEATHERY CASSIA
	LEUCOPHYLLUM LANGMANIAE
	RIO BRAVO SAGE
	TECOMA STANS 'ESPERANZA'
	TECOMA 'GOLD STAR'
	GROUNDCOVERS
	ERCAMERIA LARGIFOLIA AGUIRRE
	TURPENTINE BUSH
	LANTANA NEW GOLD
	EREMOPHILA YELLOW LANTANA
	EREMOPHILA
	OUTBACK SUNRISE EMU
	EREMOPHILA CARNOSA
	WINTER BLAZE EMU
	MUHLBERGIA RIGIDA
	NASHVILLE GRASS
	INERT MATERIALS
	DECOMPOSED GRANITE
	3/8" MANUS
	2" DEPTH TYP.

GENERAL NOTES

- ALL PLANTING AREAS TO HAVE TOP DRESSING OF DECOMPOSED GRANITE, SIZE & COLOR AS SPECIFIED, 2" DEPTH TYP.
- APPLIED OVER PREEMERGENT PER MFG. SPECS. 2 APPLICATIONS, MIN.
- ALL PLANTING AREAS TO BE MAINTAINED FOR 1 YEAR AFTER PLANTING. DISCREPANCIES SHALL BE BROUGHT TO THE LANDSCAPE ARCHITECT'S ATTENTION IN WRITING.
- NO PLANT SUBSTITUTION ALLOWED UNLESS APPROVED BY L.S. ARCHITECT.
- LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE RESERVE THE RIGHT TO REFUSE ANY PLANT HE/SHE DEEMS UNACCEPTABLE.
- FOR CLARIFICATION OF DISCREPANCIES BETWEEN THE DRAWINGS AND THE SPECIFICATIONS, THE DRAWINGS SHALL TAKE PRECEDENCE.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO TAKE PRECAUTIONS TO PROTECT ANY EXISTING IMPROVEMENTS.
- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LANDSCAPE PLANS TAKE PRECEDENCE.
- FINISHED GRADE BELOW ALL PLANTERS SHALL BE 1" BELOW ADJACENT HEADER, PAVING, CURBING, ETC.
- GROUND COVER AND/OR DG SHALL EXTEND UNDER SHRUBS UNLESS NOTED.
- ALL EARTHWORK IS TO BE DONE SO THAT ALL WATER DRAINS AWAY FROM ALL UNDERGROUND CONDUITS/UTILITIES ARE TO BE LOCATED PRIOR TO DIGGING.
- CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED SLEEVING WHETHER IT BE AN EXISTING OR NEW UTILITY.
- CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN EXISTING PLANT MATERIAL TO REMAIN IN GOOD, HEALTHY CONDITION DURING CONSTRUCTION.
- ANY EXISTING PLANT MATERIAL NOT SHOWN IS TO BE REMOVED BY CONTRACTOR.

CONCEPTUAL PLANTING PLAN



Call at least two full working days before you begin excavation

ARIZONA 811

Arizona One-Stop Service Center

Dial 811 or 1-800-STAY-ON (782-6468)

In Maricopa County: (602) 263-1100

L-1.2

MATCHLINE SHEET L-1.7

MATCHLINE SHEET L-1.1

MATCHLINE SHEET L-1.3

FUTURE DEVELOPMENT
N.I.C.

DESERT TRUSS WEST

10100 N. DYSART RD.
EL MIRAGE, ARIZONA 85395

G.K. FLANAGAN ASSOCIATES, INC.

LANDSCAPE ARCHITECTURE PLANNING

4628 N. 44TH STREET PHOENIX, AZ 85018

602.912.0881
602.912.0882
602.912.0883



DATE: 03.03.2022

PROJECT: PLANTING

CLIENT: L-1.2

SCALE: 1"=30'-0"

PROPOSED PLANT PALETTE

TREES	SIZE/ COMMENTS/ QUANTITY
	CERCIDUM PRAECOX 'AZT #5' HYBRID PALO BRECA 24" BOX / LOW BREAKING / MATCHED / 10 QTY
	PROSORIS SEEDLESS HYBRID 'AZT' 'AZT' HYBRID MESQUITE 24" BOX / LOW BREAKING / MATCHED / 19 QTY
	PROSORIS 'COOPERI' COOPERI HYBRID MESQUITE 24" BOX / LOW BREAKING / MATCHED / 42 QTY
	ACACIA ANEURA MULGA ACACIA 24" BOX / LOW BREAKING / MATCHED / 8 QTY
	ACACIA FARNESIANA SWEET ACACIA 24" BOX / LOW BREAKING / MATCHED / 10 QTY

SHRUBS	SIZE/ COMMENTS/ QUANTITY
	OLEA EUROPAEA 'LITTLE OLLIE' OLIVE 5 GAL. 95 QTY
	SMYRNA OLIVE COMPACT 'JOJOBA' 5 GAL. 28 QTY
	BOUTELOUA GRACILIS BLONDE AMBITION GRAMA 5 GAL. 76 QTY
	RUELLIA PENINSULARIS SANTA ANITA 5 GAL. 154 QTY
	SEMA ARTEMISIDES FEATHERY CASSIA 5 GAL. 38 QTY
	LEUCOPHYLLUM LANGMANIAE RIO BRAVO SAGE 5 GAL. 50 QTY
	TECOMA STANS 'ESPERANZA' TECOMA 'GOLD STAR' 5 GAL. 16 QTY
GROUNDCOVERS	SIZE/ COMMENTS/ QUANTITY
	ERICACERIA LARGIFOLIA 'AGUIRRE' TURPENTINE BUSH 1 GAL. 125 QTY
	LANTANA 'NEW GOLD' FLORINDO YELLOW LANTANA 1 GAL @ 2 O.C. 1 GAL @ 3 O.C. 385 QTY
	EREMOPHILA CARNOSA OUTBACK SUNRISE EMU 1 GAL @ 3 O.C. 220 QTY
	MUHLBERGIA RIGIDA WINTER BLAZE EMU 1 GAL @ 2 O.C. 117 QTY
	NASHVILLE GRASS
INERT MATERIALS	SIZE/ COMMENTS/ QUANTITY
	DECOMPOSED GRANITE 3/8" MINUS 2" DEPTH TYP.
	GOLD COLOR (AS SELECTED)

GENERAL NOTES

- ALL PLANTING AREAS TO HAVE TOP DRESSING OF DECOMPOSED GRANITE, SIZE & COLOR AS SPECIFIED, 2" DEPTH TYP.
- APPLIED OVER PRE-EMERGENT PER MFG. SPECS. 2 APPLICATIONS, MIN.
- ALL PLANTING AREAS TO HAVE TOP DRESSING OF DECOMPOSED GRANITE, SIZE & COLOR AS SPECIFIED, 2" DEPTH TYP.
- ATTENTION IN WRITING.
- NO PLANT SUBSTITUTION ALLOWED UNLESS APPROVED BY US ARCHITECT.
- US ARCHITECT PROVIDE TREE SPECIES OR DELIVERY SIZE.
- LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE RESERVE THE RIGHT TO REFUSE ANY PLANT HE/SHE DEEMS UNACCEPTABLE.
- FOR CLARIFICATION OF DISCREPANCIES BETWEEN THE DRAWINGS AND THE SPECIFICATIONS, THE DRAWINGS SHALL PREVAIL.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO TAKE PRECAUTIONS TO PROTECT ANY EXISTING IMPROVEMENTS.
- FINAL LAYOUT SHALL BE SIGNED AND SEALED BY THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO TAKE PRECAUTIONS TO PROTECT ANY EXISTING IMPROVEMENTS.
- FINAL LAYOUT SHALL BE SIGNED AND SEALED BY THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK.
- FINISHED GRADE BELOW ALL PLANTERS SHALL BE 1" BELOW ADJACENT HEADER, PAVING, CURBING, ETC.
- GROUND COVER AND/OR DG SHALL EXTEND UNDER SHRUBS UNLESS NOTED.
- ALL EARTHWORK IS TO BE DONE SO THAT ALL WATER DRAINS AWAY FROM ALL UNDERGROUND CONDUITS/UTILITIES ARE TO BE LOCATED PRIOR TO DIGGING.
- CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED SLEEVING WHETHER IT BE FOR EXISTING OR NEW UTILITIES.
- CONTRACTOR IS RESPONSIBLE TO ACCOMMODATE EXISTING LANDSCAPE TO REMAIN.
- LANDSCAPE CONTRACTOR RESPONSIBLE TO MAINTAIN EXISTING PLANT MATERIAL TO REMAIN IN GOOD, HEALTHY CONDITION DURING CONSTRUCTION.
- ANY EXISTING PLANT MATERIAL NOT SHOWN TO BE REMOVED BY CONSTRUCTION.

MATCHLINE SHEET L-1.4

FARM / FIELD
FUTURE DEVELOPMENT
N.I.C.

MATCHLINE SHEET L-1.6

CONCEPTUAL PLANTING PLAN

SCALE 1"=30'-0"



Call at least two full working days before you begin excavation

ARIZONA 811
Arizona Blue Stakes (1-800-548-6848)
In Maricopa County: (602) 263-1100



DESERT TRUSS WEST
10100 N. DYSART RD.
EL MIRAGE, ARIZONA 85395

G.K. FLANAGAN
ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
PLANNING
4620 N. 44TH STREET PHOENIX, AZ 85018
602.912.8888
602.912.8888
602.912.8888



DATE: 08-03-2022
PROJECT: PLANTING PLAN
SHEET NO. L-1.3



DESERT TRUSS WEST
10100 N. DYSART RD.
EL MIRAAGE, ARIZONA 85395

G.K. FLANAGAN
ASSOCIATES, INC
LANDSCAPE ARCHITECTURE
PLANNING
4628 N. 44TH STREET PHOENIX, AZ 85018
602.912.8888
602.912.8883
602.912.8884



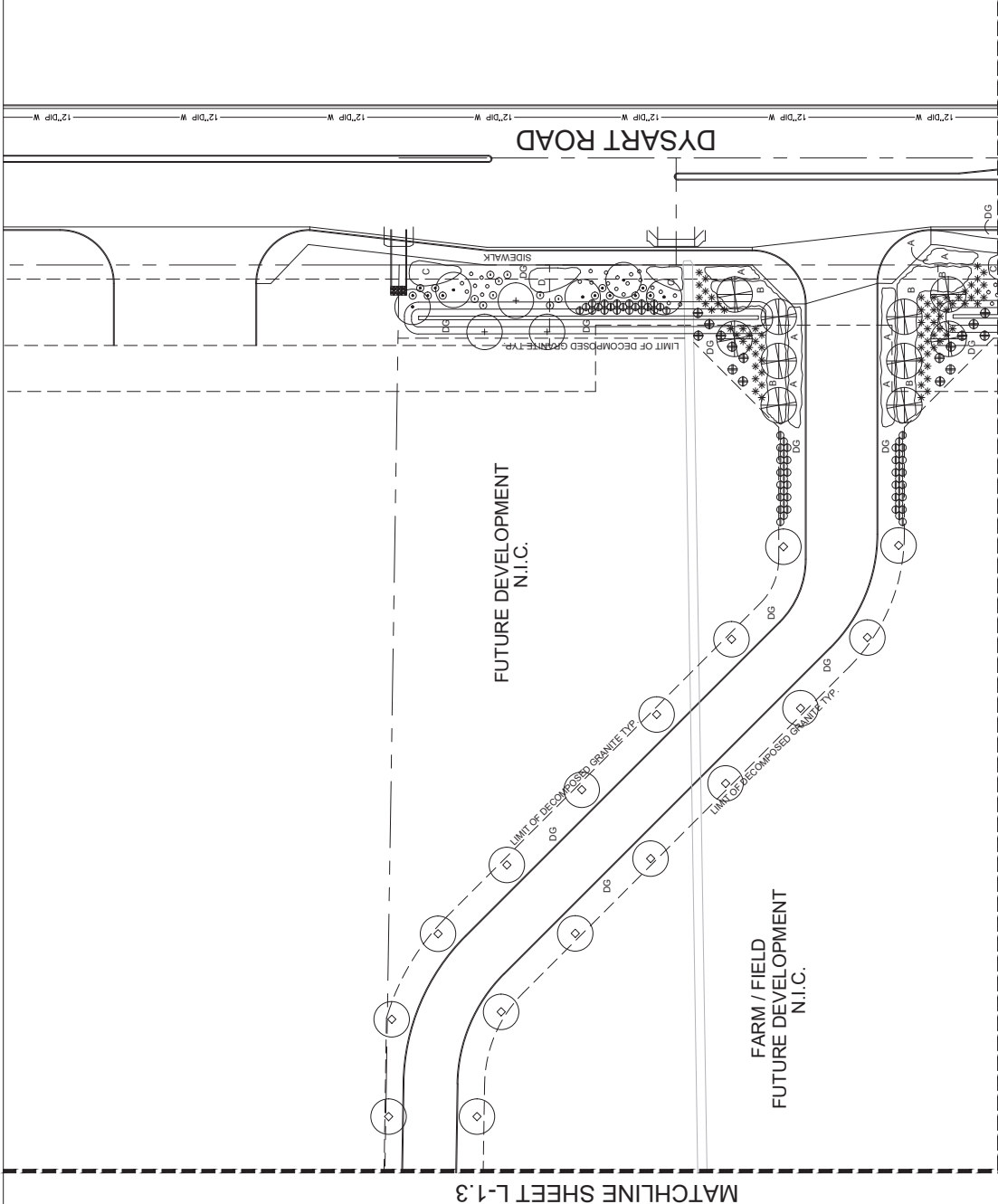
DATE: 04.08.2022
CONTRACT: PLANTING PLAN
SHEET NO. L-1.4

PROPOSED PLANT PALETTE

TREES	SIZE/COMMENTS/ QUANTITY
	CERCIDILUM PRAECOX 'AZT #5' HYBRID PALO BREVE MATCHED / 10 QTY
	PROSORIS SEEDLESS HYBRID 'AZT' 'AZT' HYBRID MESQUITE MATCHED / 19 QTY
	PROSORIS 'COOPERI' COOPERI HYBRID MESQUITE MATCHED / 42 QTY
	ACACIA ANEURA MULGA ACACIA MATCHED / 8 QTY
	ACACIA FARNESIANA SWEET ACACIA MATCHED / 10 QTY
SHRUBS	
	OLEA EUROPAEA 'LITTLE OLLIE' DWARF OLIVE 5 GAL. 95 QTY
	SMITHSTONIA 'VISTA' COMPACT JOJOBA 5 GAL. 28 QTY
	BOUTELOUA GRACILIS BLONDE AMBITION GRAMA 5 GAL. 76 QTY
	RUELLIA PENINSULARIS PINK LIPS 5 GAL. 154 QTY
	SENNA ARTEMISIDES FEATHERY CASSIA 5 GAL. 38 QTY
	LEUCOPHYLLUM LANGMANIAE RIO BRAVO SAGE 5 GAL. 50 QTY
	TECOMA STANS 'ESPERANZA' TECOMA 'GOLD STAR' 5 GAL. 16 QTY
GROUNDCOVERS	
	ERCAMERIA LARGIFOLIA AGUIRRE TURPENTINE BUSH 1 GAL. 125 QTY
	LANTANA 'NEW GOLD' TRAILING YELLOW LANTANA 1 GAL @ 2 O.C. 1 GAL @ 3 O.C. 385 QTY
	EREMOPHILA 'SUNRISE EMU' OUTBACK SUNRISE EMU 1 GAL @ 2 O.C. 1 GAL @ 3 O.C. 220 QTY
	EREMOPHILA CARNOSA WINTER BLAZE EMU 1 GAL @ 2 O.C. 117 QTY
	MUHLBERGIA RIGIDA NASHVILLE GRASS 1 GAL @ 2 O.C.
	INERT MATERIALS DECOMPOSED GRANITE 38" MINUS 2" DEPTH TYP.
	GOLD COLOR (AS SELECTED)

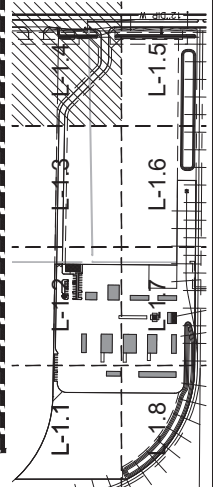
GENERAL NOTES

1. ALL PLANTING AREAS TO HAVE TOP DRESSING OF DECOMPOSED GRANITE. SIZE & COLOR AS SPECIFIED. 2" DEPTH TYP.
2. APPLIED OVER PRE-EMERGENT PER MFG. SPECS. 2 APPLICATIONS, MIN.
3. ALL PLANTING AREAS TO BE WATERED REGULARLY TO PREVENT DROUGHT STRESS. DISCREPANCIES SHALL BE BROUGHT TO THE LANDSCAPE ARCHITECTS ATTENTION IN WRITING.
4. NO PLANT SUBSTITUTION ALLOWED UNLESS APPROVED BY L.S. ARCHITECT.
5. LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE RESERVE THE RIGHT TO REFUSE ANY PLANT HE/SHE DEEMS UNACCEPTABLE.
6. FOR CLARIFICATION OF DISCREPANCIES BETWEEN THE DRAWINGS AND THE SPECIFICATIONS, THE DRAWINGS SHALL PREVAIL.
7. LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK.
8. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO TAKE PRECAUTIONS TO PROTECT ANY EXISTING IMPROVEMENTS.
9. FINISHED GRADE BELOW ALL PLANTERS SHALL BE 1" BELOW ADJACENT HEADER, PAVING, CURBING, ETC.
10. GROUND COVER AND/OR DG SHALL EXTEND UNDER SHRUBS UNLESS NOTED.
11. ALL EARTHWORK IS TO BE DONE SO THAT ALL WATER DRAINS AWAY FROM THE PLANTING AREA.
12. ALL UNDERGROUND CONDUITS/UTILITIES ARE TO BE LOCATED PRIOR TO DIGGING.
13. CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED SLEEVING WHETHER IT BE FOR EXISTING OR NEW UTILITIES.
14. ADJUST NEW LANDSCAPE TO ACCOMMODATE EXISTING LANDSCAPE TO REMAIN.
15. LANDSCAPE CONTRACTOR RESPONSIBLE TO MAINTAIN EXISTING PLANT MATERIAL TO REMAIN IN GOOD, HEALTHY CONDITION DURING CONSTRUCTION.
16. ANY EXISTING PLANT MATERIAL NOT SHOWN TO REMAIN IS TO BE REMOVED BY CONTRACTOR.



MATCHLINE SHEET L-1.5

CONCEPTUAL PLANTING PLAN



PROPOSED PLANT PALETTE

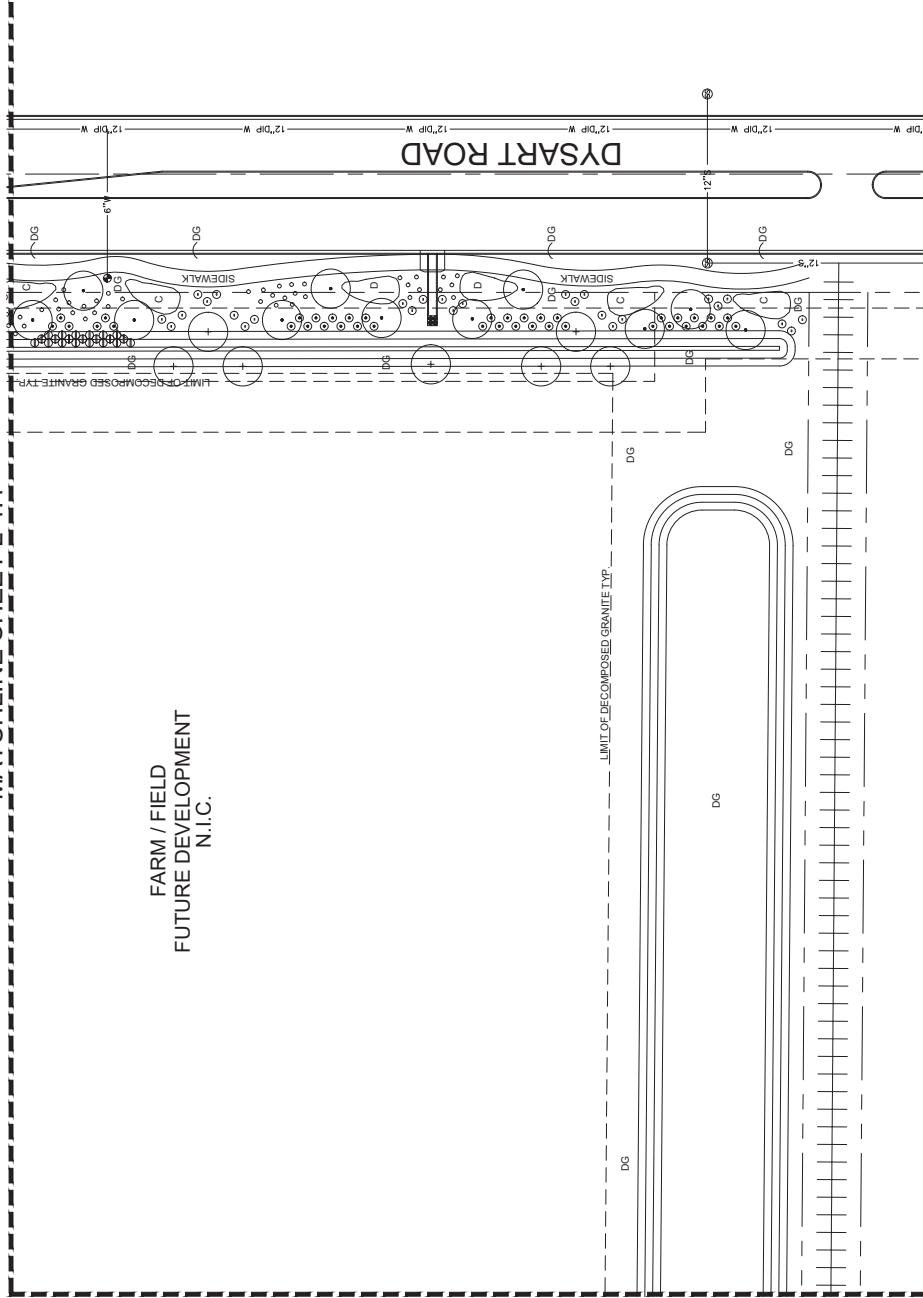
TREES	SIZE/ COMMENTS/ QUANTITY
CERCIDUM PRAECOX 'AZT' #5	36" BOX / LOW BREAKING / MATCHED / 10 QTY
HYBRID PALO BREVE	24" BOX / LOW BREAKING / MATCHED / 19 QTY
PROSOPIS SEEDLESS HYBRID 'AZT'	24" BOX / LOW BREAKING / MATCHED / 42 QTY
'AZT' HYBRID MESQUITE	24" BOX / LOW BREAKING / MATCHED / 8 QTY
PROSOPIS 'COOPERI'	24" BOX / LOW BREAKING / MATCHED / 10 QTY
COOPERI HYBRID MESQUITE	24" BOX / LOW BREAKING / MATCHED / 10 QTY
ACACIA ANEURA	5 GAL. 95 QTY
MULGA ACACIA	5 GAL. 28 QTY
ACACIA FARNESIANA	5 GAL. 76 QTY
SWEET ACACIA	5 GAL. 154 QTY
SHRUBS	5 GAL. 36 QTY
OLEA EUROPAEA 'LITTLE OLLIE'	5 GAL. 50 QTY
DWARF OLIVE	5 GAL. 16 QTY
EREMOPHILA 'SUNSHINE VISTA'	1 GAL. 125 QTY
COMPACT JOJOBA	1 GAL. @ 2 O.C.
BOUTELOUA GRACILIS	1 GAL. @ 3 O.C.
BLONDE AMBITION GRAMA	385 QTY
RUPELLIA PENINSULARIS	1 GAL. @ 3 O.C.
YARROW BUSH	220 QTY
SENECA ARTEMISIDES	117 QTY
FEATHERY CASSIA	385' MINUS
LEUCOPHYLLUM LANGMANIAE	2' DEPTH TYP.
RIO BRAVO SAGE	
TECOMA STANS 'ESPERANZA'	
TECOMA 'GOLD STAR'	
GROUNDCOVERS	
ERICAMERIA LARGIFOLIA 'AGUIRRE'	
TURPENTINE BUSH	
LANTANA 'NEW GOLD'	
EREMOPHILA 'YELLOW LANTANA'	
EREMOPHILA 'SUNRISE EMU'	
OUTBACK SUNRISE EMU	
EREMOPHILA CARNOSA	
WINTER BLAZE EMU	
MUHLBERGIA RIGIDA	
NASHVILLE GRASS	
INERT MATERIALS	
DECOMPOSED GRANITE	
GOLD COLOR (AS SELECTED)	

- GENERAL NOTES**
- ALL PLANTING AREAS TO HAVE TOP DRESSING OF DECOMPOSED GRANITE, SIZE & COLOR AS SPECIFIED, 2" DEPTH TYP.
 - APPLIED OVER PRE-EMERGENT PER MFG. SPECS. 2 APPLICATIONS, MIN.
 - ALL PLANTING AREAS TO HAVE TOP DRESSING OF DECOMPOSED GRANITE, SIZE & COLOR AS SPECIFIED, 2" DEPTH TYP.
 - ATTENTION IN WRITING: DISCREPANCIES SHALL BE BROUGHT TO THE LANDSCAPE ARCHITECTS' ATTENTION IN WRITING.
 - NO SUBSTITUTION ALLOWED UNLESS APPROVED BY LANDSCAPE ARCHITECT.
 - LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE RESERVE THE RIGHT TO REFUSE ANY PLANT / HESHE DEEMS UNACCEPTABLE.
 - FOR CLARIFICATION OF DISCREPANCIES BETWEEN THE DRAWINGS AND THE SPECIFICATIONS, THE LANDSCAPE ARCHITECT'S DRAWINGS SHALL TAKE PRECEDENCE.
 - LANDSCAPE CONTRACTOR IS RESPONSIBLE TO TAKE PRECAUTIONS TO PROTECT ANY EXISTING IMPROVEMENTS.
 - PLANS TAKE PRECEDENCE OVER SPECIFICATIONS.
 - FINISHED GRADE BELOW ALL PLANTERS SHALL BE 1" BELOW ADJACENT HEADER, PAVING, CURBING, ETC.
 - GROUND COVER AND/OR DG SHALL EXTEND UNDER SHRUBS UNLESS NOTED.
 - ALL EARTHWORK IS TO BE DONE SO THAT ALL WATER DRAINS AWAY FROM ALL UNDERGROUND CONDUITS/UTILITIES ARE TO BE LOCATED PRIOR TO DIGGING.
 - CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED SLEEVING WHETHER IT BE FOR EXISTING OR NEW UTILITIES.
 - CONTRACTOR IS RESPONSIBLE TO ACCOMMODATE EXISTING LANDSCAPE TO REMAIN.
 - LANDSCAPE CONTRACTOR RESPONSIBLE TO MAINTAIN EXISTING PLANT MATERIAL TO REMAIN IN GOOD, HEALTHY CONDITION DURING CONSTRUCTION.
 - ANY EXISTING PLANT MATERIAL NOT SHOWN TO REMAIN IS TO BE REMOVED BY CONTRACTOR.

MATCHLINE SHEET L-1.4

FARM / FIELD
FUTURE DEVELOPMENT
N.I.C.

MATCHLINE SHEET L-1.6



CONCEPTUAL PLANTING PLAN

SCALE 1"=40'-0"



Call at least two full working days before you begin excavation

ARIZONA 811

Arizona One-Call System

Dial 811 or 1-800-STAKE-IT (782-5461)

in Maricopa County: (602) 263-1100



DESERT TRUSS WEST
10100 N. DYSART RD.
EL MIRAAGE, ARIZONA 85395

G.K. FLANAGAN
ASSOCIATES, INC
LANDSCAPE ARCHITECTURE
PLANNING
4628 N. 44TH STREET PHOENIX, AZ 85018
602.482.8888
602.482.8888
602.482.8888



DATE: 08.08.2022
PROJECT: PLANTING PLAN
SHEET NO. L-1.5

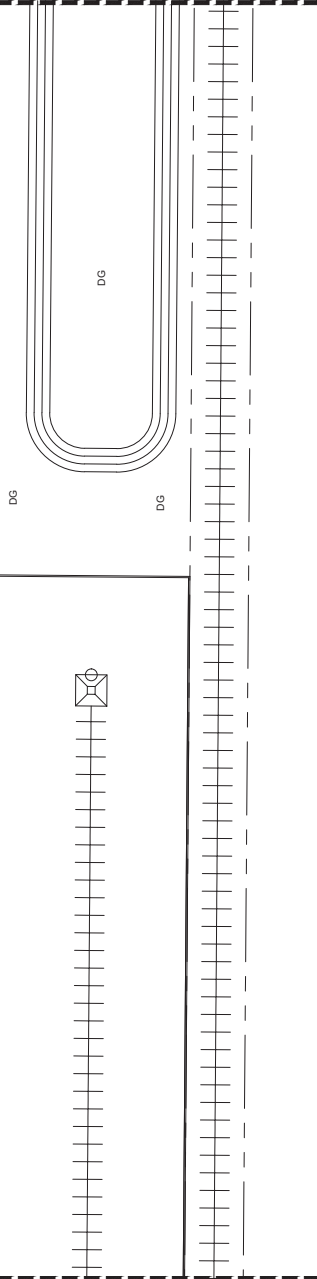
MATCHLINE SHEET L-1.3

FARM / FIELD
FUTURE DEVELOPMENT
N.I.C.

MATCHLINE SHEET L-1.7

MATCHLINE SHEET L-1.5

LIMIT OF DECOMPOSED GRANITE TYP.



CONCEPTUAL PLANTING PLAN



SCALE 1"=60'-0"

PROPOSED PLANT PALETTE

TREES	SIZE/COMMENTS/ QUANTITY
	CERCIDIMUM PRAECOX 'AZT' #5 HYBRID PALO BREVE MATCHED / 10 QTY
	PROSORIS SEEDLESS HYBRID 'AZT' 'AZT' HYBRID MESQUITE MATCHED / 10 QTY
	PROSORIS 'COOPERI' COOPER HYBRID MESQUITE MATCHED / 42 QTY
	ACACIA ANEURA MULGA ACACIA MATCHED / 8 QTY
	ACACIA FARNESIANA SWEET ACACIA MATCHED / 10 QTY
SHRUBS	
	OLEA EUROPAEA 'LITTLE OLLIE' OLIVE 5 GAL. 95 QTY
	OWARY OLIVE 5 GAL. 28 QTY
	SMIMOSIS 'VISTA' COMPACT JOJOBA 5 GAL. 76 QTY
	BOUTELOUA GRACILIS BLONDE AMBITION GRAMA 5 GAL. 154 QTY
	RUHELIA PENINSULARIS PENINSULAR 5 GAL. 36 QTY
	SENNA ARTERISODES FEATHERY CASSIA 5 GAL. 50 QTY
	LEUCOPHYLLUM LANGMANIAE RIO BRAVO SAGE 5 GAL. 16 QTY
	TECOMA STANS 'ESPERANZA' TECOMA 'GOLD STAR' 1 GAL. 125 QTY
GROUNDCOVERS	
	ERICACERIA LARGIFOLIA 'AGUIRRE' TURPENTINE BUSH 1 GAL @ 2 O.C., 1 GAL @ 3 O.C., 385 QTY
	LANTANA NEW GOLD FLORINDO YELLOW LANTANA 1 GAL @ 2 O.C., 1 GAL @ 3 O.C., 385 QTY
	EREMOPHILA 'SUNRISE EMU' OUTBACK SUNRISE EMU 1 GAL @ 2 O.C., 1 GAL @ 3 O.C., 220 QTY
	EREMOPHILA CARNOSA WINTER BLAZE EMU 1 GAL @ 2 O.C., 117 QTY
	MUHLBERGIA RIGIDA NASHVILLE GRASS 38" MINUS 2" DEPTH TYP.
	INERT MATERIALS DECOMPOSED GRANITE GOLD COLOR (AS SELECTED)

GENERAL NOTES

- ALL PLANTING AREAS TO HAVE TOP DRESSING OF DECOMPOSED GRANITE, SIZE & COLOR AS SPECIFIED, 2" DEPTH TYP.
- APPLIED OVER PRE-EMERGENT PERM'G. SPRCS. 2 APPLICATIONS, MIN.
- PLANTING SHALL BE DONE WITHIN THE SPECIFIED TIME FRAME. ANY DISCREPANCIES SHALL BE BROUGHT TO THE LANDSCAPE ARCHITECTS ATTENTION IN WRITING.
- NO SUBSTITUTION ALLOWED UNLESS APPROVED BY US ARCHITECT.
- US ARCHITECTS SHALL BE RESPONSIBLE FOR DELIVERY, SITE PREP, AND PLANTING. LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE RESERVE THE RIGHT TO REFUSE ANY PLANT HE/SHE DEEMS UNACCEPTABLE.
- FOR CLARIFICATION OF DISCREPANCIES BETWEEN THE DRAWINGS AND THE FIELD, THE FIELD SHALL PREVAIL. THE LANDSCAPE ARCHITECT OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO TAKE PRECAUTIONS TO PROTECT ANY EXISTING IMPROVEMENTS.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND UTILITIES LOCATIONS PRIOR TO BEGINNING WORK.
- FINISHED GRADE BELOW ALL PLANTERS SHALL BE 1" BELOW ADJACENT PLANS TAKE PRECEDENCE.
- HEADER, PAVING, CURBING, ETC.
- GROUND COVER AND/OR DG SHALL EXTEND UNDER SHRUBS UNLESS NOTED.
- ALL EARTHWORK IS TO BE DONE SO THAT ALL WATER DRAINS AWAY FROM ALL UNDERGROUND CONDUITS/UTILITIES ARE TO BE LOCATED PRIOR TO DIGGING.
- CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED SLEEVING WHETHER IT BE FOR EXISTING OR NEW UTILITIES.
- CONTRACTOR SHALL BE RESPONSIBLE TO ADJUST NEW LANDSCAPE TO ACCOMMODATE EXISTING LANDSCAPE TO REMAIN.
- LANDSCAPE CONTRACTOR RESPONSIBLE TO MAINTAIN EXISTING PLANT MATERIAL TO REMAIN IN GOOD, HEALTHY CONDITION DURING CONSTRUCTION.
- ANY EXISTING PLANT MATERIAL NOT SHOWN TO REMAIN IS TO BE REMOVED BY CONTRACTOR.

Call at least two full working days before you begin excavation

ARIZONA 811
Arizona One-Stop Service Center
1-800-541-7246
In Maricopa County: (602) 265-1100



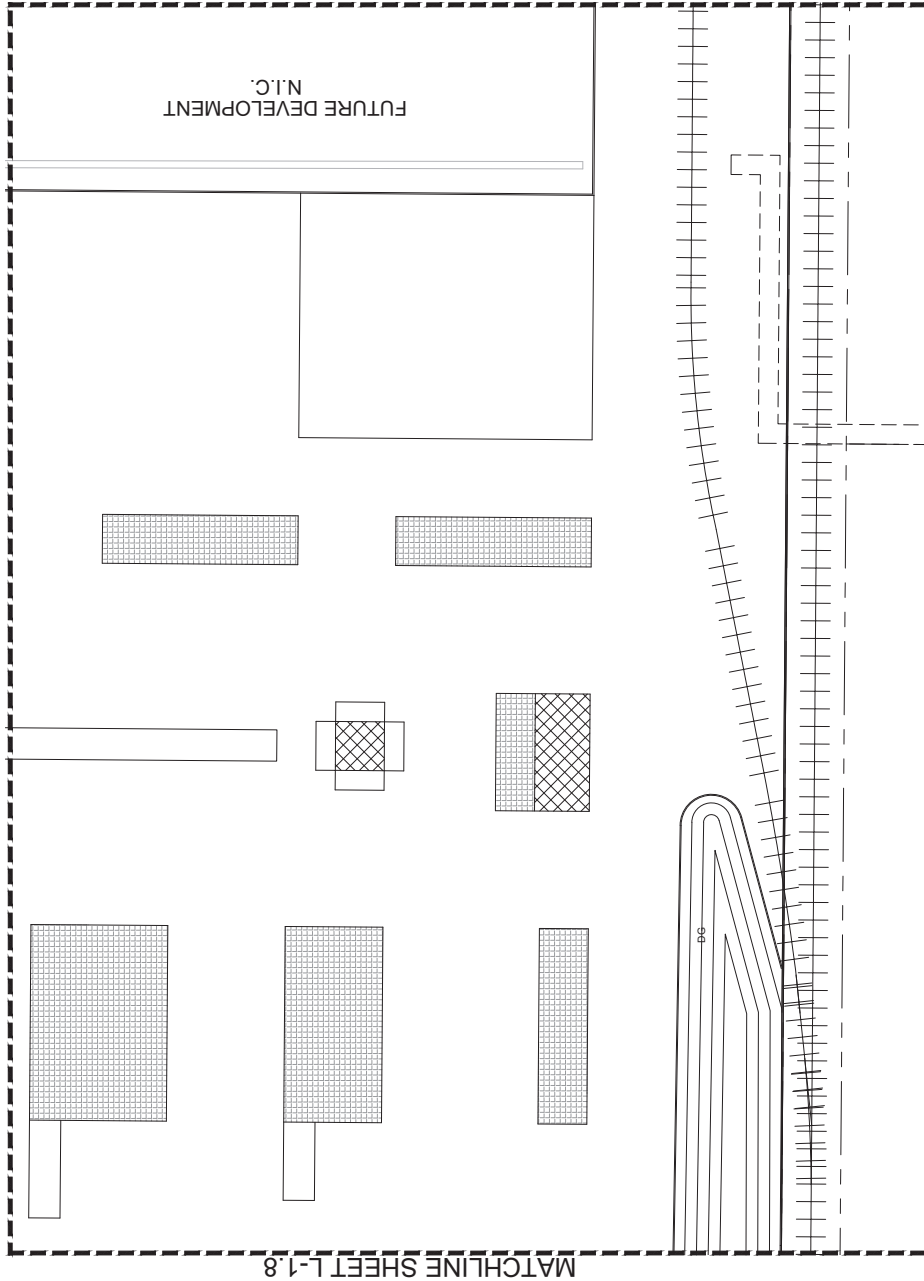
DESERT TRUSS WEST
10100 N. DYSART RD.
EL MIRAAGE, ARIZONA 85395

G.K. FLANAGAN
ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
PLANNING
4628 N. 44TH STREET PHOENIX, AZ 85018
602.912.0881
602.912.0882
602.912.0883
602.912.0884

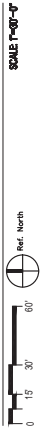


DATE: 03.03.2022
PROJECT: PLANTING PLAN
SHEET NO. L-1.6

MATCHLINE SHEET L-1.2

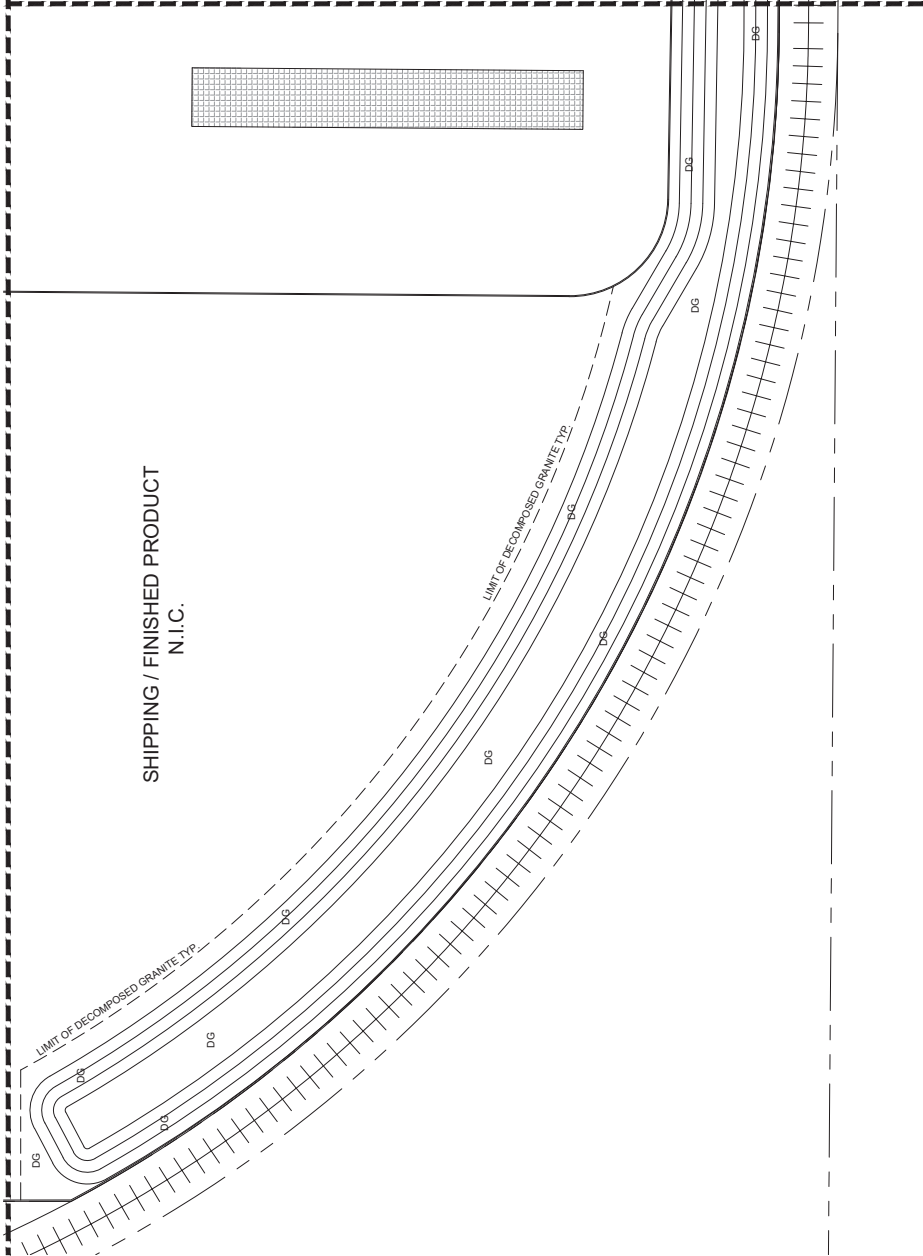


CONCEPTUAL PLANTING PLAN



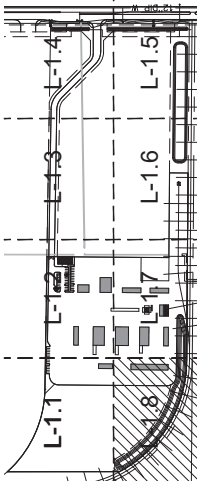
MATCHLINE SHEET L-1.1

SHIPPING / FINISHED PRODUCT
N.I.C.



MATCHLINE SHEET L-1.7

CONCEPTUAL PLANTING PLAN



PROPOSED PLANT PALETTE

TREES	SIZE/ COMMENTS/ QUANTITY
	CERCOBIA PRAECOX 'AZT' #5 HYBRID PALO BRE MATCHED / 10 QTY
	PROSOPIS SEEDLESS HYBRID 'AZT' 'AZT' HYBRID MESQUITE MATCHED / 19 QTY
	PROSOPIS 'COOPERI' COOPER HYBRID MESQUITE MATCHED / 42 QTY
	ACACIA ANEURA MULGA ACACIA MATCHED / 8 QTY
	ACACIA FARNESIANA SWEET ACACIA MATCHED / 10 QTY
SHRUBS	
	OLEA EUROPAEA 'LITTLE OLLIE' OLIVE 5 GAL. 95 QTY
	SHRUBS 'VISTA' COMPACT JOJOBA 5 GAL. 28 QTY
	BOUTELOUA GRACILIS BLONDE AMBITION GRAMA 5 GAL. 76 QTY
	RUPELIA PENINSULARIS PENINSULAR 5 GAL. 154 QTY
	SEMPERPARVULA FEATHERY CASSIA 5 GAL. 38 QTY
	LEUCOPHYLLUM LANGMANIAE RIO BRAVO SAGE 5 GAL. 50 QTY
	TECOMA STANS 'ESPERANZA' TECOMA 'GOLD STAR' 5 GAL. 16 QTY
GROUNDCOVERS	
	ERCAMERIA LARGIFOLIA AGUIRRE TURPENTINE BUSH 1 GAL. 125 QTY
	LANTANA 'NEW GOLD' TRAILING YELLOW LANTANA 1 GAL @ 3 O.C. 5 GAL. 28 QTY
	EREMOPHILA CARNOSA OUTBACK SUNRISE EMU 1 GAL @ 3 O.C. 5 GAL. 38 QTY
	EREMOPHILA CARNOSA WINTER BLAZE EMU 1 GAL @ 3 O.C. 5 GAL. 38 QTY
	MUHLBERGIA RIGIDA NASHVILLE GRASS 117 QTY
	INERT MATERIALS DECOMPOSED GRANITE 38" MINUS 2' DEPTH TYP.
	GOLD COLOR (AS SELECTED)

GENERAL NOTES

1. ALL PLANTINGS ARE TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AIA LANDSCAPE ARCHITECTS' SPECIFICATIONS, MIN. 2. APPLICATIONS, MIN. 3. APPLICATIONS, MIN. 4. APPLICATIONS, MIN. 5. APPLICATIONS, MIN. 6. APPLICATIONS, MIN. 7. APPLICATIONS, MIN. 8. APPLICATIONS, MIN. 9. APPLICATIONS, MIN. 10. APPLICATIONS, MIN. 11. APPLICATIONS, MIN. 12. APPLICATIONS, MIN. 13. APPLICATIONS, MIN. 14. APPLICATIONS, MIN. 15. APPLICATIONS, MIN. 16. APPLICATIONS, MIN.

Call at least two full working days before you begin excavation

ARIZONA 811

Arizona 811 Service Center
1-800-4-A-ARIZONA (427-2648)
Phoenix, AZ 85004



DESERT TRUSS WEST
10100 N. DYSART RD.
EL MIRAAGE, ARIZONA 85395

G.K. FLANAGAN
ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
PLANNING
4628 N. 44TH STREET PHOENIX, AZ 85018
602.912.8888
602.912.8888
602.912.8888



DATE: 08/08/2022
PROJECT: PLANTING PLAN
SHEET NO. L-1.8

DESERT TRUSS WEST TRUSS MANUFACTURING FACILITY

10100 N. DYSART ROAD, EL MIRAGE, AZ 85335

APN
509-18-974

SITE AREA
AREA = 41.18 ACRES 1,794,000 SQ. FT. GROSS

BUILDING AREAS
OFFICE AREA = 8,000 SQ. FT.
MANUFACTURING AREA = 425,000 SQ. FT.
MANAGER OFFICE = 425 SQ. FT.
ASSEMBLY/MANUFACTURING AREA (UNDER ROOF) = 52,780 SQ. FT. (PER LOT COVERAGE 97% ALLOWABLE)

TOTAL AREA = 71,880 SQ. FT. (PER LOT COVERAGE 97% ALLOWABLE)

PROJECT DESCRIPTION

COMMERCIAL DEVELOPMENT OF A TRUSS MANUFACTURING FACILITY, OFFICE AND MANAGER OFFICE, WITH 100,000 SQ. FT. OF MANUFACTURING SPACE AND 100,000 SQ. FT. OF MANUFACTURING SPACE.

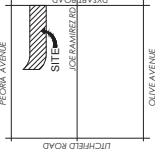
LEGAL DESCRIPTION

LOT 10, BK 14, PG 30, MCR APN - 509-18-974, ZONING - EI, RECORDS OF MARICOPA COUNTY, ARIZONA.

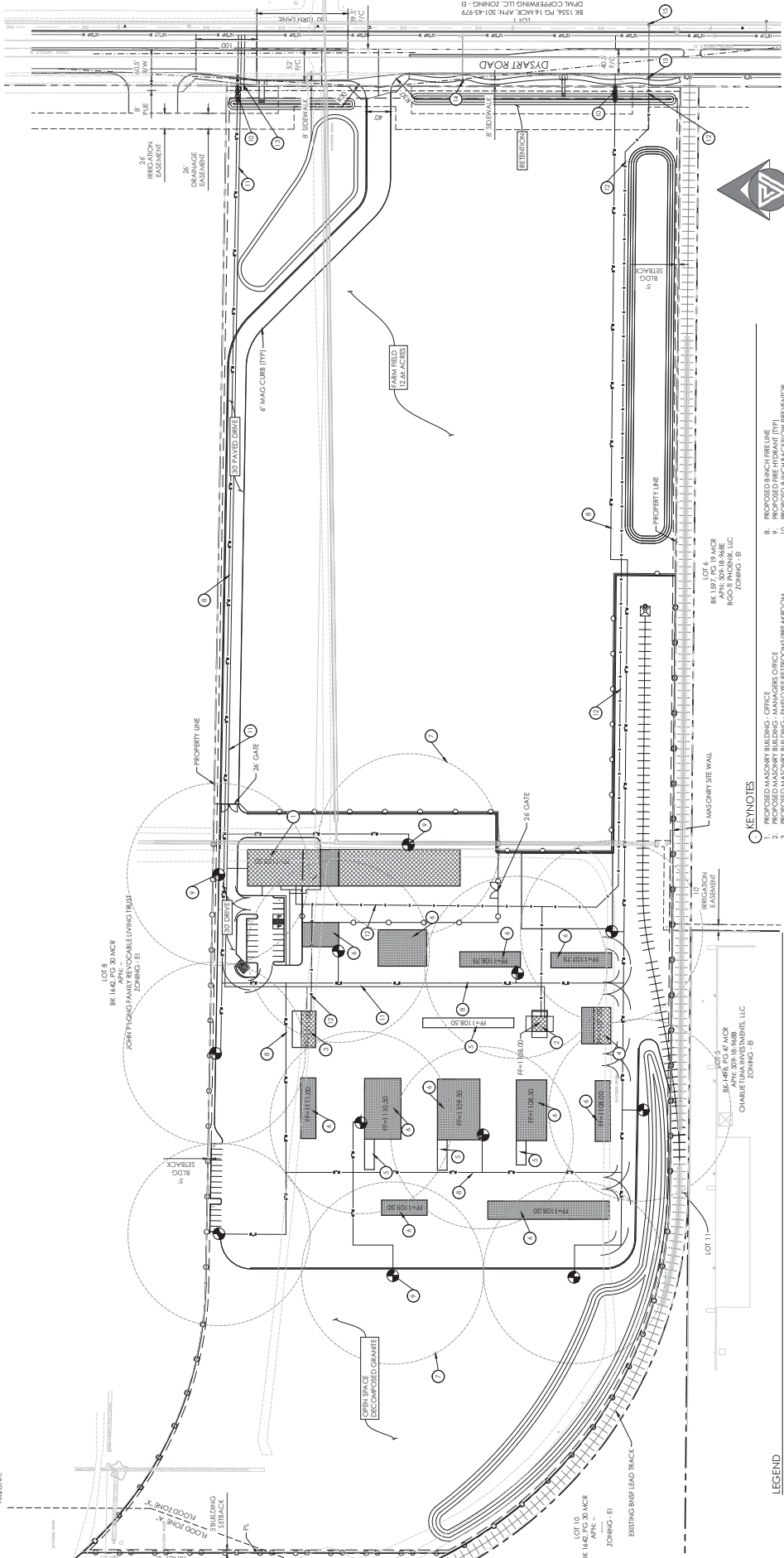
OWNER:
JOHN COOKS
CARA HOLDINGS, INC.
10100 N. DYSART ROAD
EL MIRAGE, AZ 85335
(602) 203-1134
JOHN@CARAHOLDINGS.COM

CIVIL ENGINEER
PETER VERICKY
8502 E. VIA DE VERDUGA, SUITE 101
SCOTTSDALE, AZ 85268
PH: (480) 935-1440
PETER@VESPRO.NET

VESPRO
8502 E. VIA DE VERDUGA, SUITE 101
SCOTTSDALE, AZ 85268
PH: (480) 935-1440 FX: (480) 935-1439
WWW.VESPRO.NET



SEC. 27, T-3-N, R-1-W
VICINITY MAP
N



KEYNOTES

1. PROPOSED MASONRY BUILDING - OFFICE
2. PROPOSED MASONRY BUILDING - WAREHOUSE
3. PROPOSED MASONRY BUILDING - WAREHOUSE
4. PROPOSED MASONRY BUILDING - WAREHOUSE
5. PROPOSED MASONRY BUILDING - WAREHOUSE
6. PROPOSED MASONRY BUILDING - WAREHOUSE
7. PROPOSED MASONRY BUILDING - WAREHOUSE
8. PROPOSED MASONRY BUILDING - OFFICE
9. PROPOSED MASONRY BUILDING - WAREHOUSE
10. PROPOSED MASONRY BUILDING - WAREHOUSE
11. PROPOSED MASONRY BUILDING - WAREHOUSE
12. PROPOSED MASONRY BUILDING - WAREHOUSE
13. PROPOSED MASONRY BUILDING - WAREHOUSE
14. PROPOSED MASONRY BUILDING - WAREHOUSE
15. PROPOSED MASONRY BUILDING - WAREHOUSE

- LEGEND
- SUBJECT PROPERTY LINE
 - MONUMENT LINE
 - RIGHT-OF-WAY
 - EASEMENT
 - PROPOSED SEWER
 - HYDRANT
 - BACKFLOW PREVENTION DEVICE
 - WATER METER

NORTH

SCALE: 1" = 80'

0 40' 80' 160' 240'

PLAN
1 of 1
PWS
602-563-1100
1-800-STAKE-IT
WWW.VESPRO.NET

DESERT TRUSS WEST
LOT 7 OF REPLAT OF CENTERPOINT LOGISTICS, EL MIRAGE
PRELIMINARY WATER & SEWER PLAN

PROJECT NO. 21027
DRAWING DATE: 7/18/22
DRAWN BY: MC
CHECKED BY: PV
DESIGNED BY: WLS
DRAWING SCALE: 1/8" = 1'-0"
DRAWING TITLE: 21027, PRELIM W&S

PRELIMINARY
W&S

DESERT TRUSS WEST

PHOTOMETRIC LIGHTING PLAN

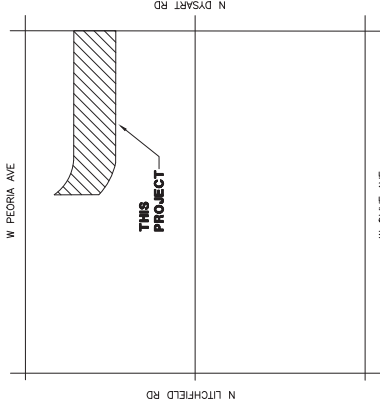
W PEORIA AVE & N DYSART RD

EL MIRAGE, AZ

- LEGEND**
- GLEON 74FT LED 25FT
canada file 'GLEON-SA1D-730-U-14T.ies'
18 lum(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 67
mounting height= 25 ft, number luminaires= 13
kw all locations= 0.9
- GLEON 67W LED 15 25FT
canada file 'GLEON-SA1D-730-U-14T.ies'
18 lum(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 67
mounting height= 25 ft, number luminaires= 9
kw all locations= 0.6
- GLEON 67W LED 15 25FT
canada file 'GLEON-SA1D-730-U-5WQ.ies'
6 lum(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 67
mounting height= 25 ft, number luminaires= 4
number locations= 0.3, number luminaires= 4
- GAW 34W WALL MOUNT 14FT 11.5FT
canada file 'GAW-SA1A-730-U-14T.ies'
18 lum(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 34
mounting height= 11.5 ft, number luminaires= 89
number locations= 89, number luminaires= 89
kw all locations= 3.0
- GAW 34W WALL 15FT 14FT
canada file 'GAW-SA1A-730-U-14T.ies'
18 lum(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 34
mounting height= 15 ft, number luminaires= 7
number locations= 0.2, number luminaires= 7
- GAW WALL 14FT 34W 13.5FT
canada file 'GAW-SA1A-730-U-14T.ies'
6 lum(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 34
mounting height= 13.5 ft, number luminaires= 7
number locations= 0.2, number luminaires= 7
kw all locations= 0.2
- CNC CANOPY LED E02 52W
canada file 'CNC-SA1A-E1-50.ies'
42 lum(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 52
mounting height= 10 ft, number luminaires= 308
number locations= 308, number luminaires= 308
kw all locations= 16.0

CALCULATIONS

ENTRY & PARKING		BOUNDARY LINE	
HORIZONTAL FOOTCANDLES		HORIZONTAL FOOTCANDLES	
Average	0.7	Average	0.1
Minimum	0.2	Minimum	0.0
Maximum	0.2	Maximum	0.0
Avg-Min	3.73	Avg-Min	N/A
Max-Min	0.51	Max-Min	N/A
Coef Var	0.51	Coef Var	2.48
UniGrad	4.24		
OUTDOOR AREA		CANOPY	
HORIZONTAL FOOTCANDLES		HORIZONTAL FOOTCANDLES	
Average	1.2	Average	26.0
Minimum	0.2	Minimum	8.0
Maximum	0.2	Maximum	8.0
Avg-Min	5.79	Avg-Min	3.25
Max-Min	2.03	Max-Min	1.54
Coef Var	0.79	Coef Var	0.25
UniGrad	9.55		



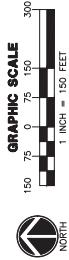
W OLIVE AVE
VICINITY MAP
N.T.S.

ELECTRICAL ENGINEER

WRIGHT ENGINEERING CORPORATION
1000 W. PEORIA AVE
CHANDLER, AZ 85225
PHONE: (480) 947-5225
FAX: (480) 947-5807
EMAIL: JBU@WRIGHTENGINEERING.COM

SHEET INDEX

SHEET PH1
PHOTOMETRIC COVER SHEET
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SHEET PH9
PHOTOMETRIC CUT SHEETS & DETAILS



WRIGHT
ENGINEERING CORPORATION
ELECTRICAL ENGINEERING AND DESIGN
1000 W. PEORIA AVE
CHANDLER, AZ 85225
PHONE: (480) 947-5225 • FAX: (480) 947-5807

PHOTOMETRIC CALCULATION SHEET - FOR INFORMATION ONLY -
PROJECT: DESERT TRUSS WEST
W PEORIA AVE & N DYSART RD
PHOTOMETRIC LIGHTING PLAN
WRIGHT ENG.
PROJECT NO: 22074

DESIGN BY: SPH
PH1

LEGEND

GLEON 14FT 67W LED 25FT
candelo file GLEON-SA1D-730-U-T4FT.ies
16 lamp(s) per luminaire
Light Loss Factor = 0.900, watts per luminaire = 67
mounting height= 25 ft
number locations= 13
number luminaires= 13
kw all locations= 0.9

GLEON 14FT 67W LED 25FT
candelo file GLEON-SA1D-730-U-T4FT.ies
16 lamp(s) per luminaire
Light Loss Factor = 0.900, watts per luminaire = 67
mounting height= 25 ft
number locations= 13
number luminaires= 13
kw all locations= 0.9

GLEON 67W LED T5 28FT
candelo file GLEON-SA1D-730-U-SWQ.ies
16 lamp(s) per luminaire
Light Loss Factor = 0.900, watts per luminaire = 67
mounting height= 25 ft
number locations= 4
number luminaires= 4
kw all locations= 0.3

GLEON 67W LED T5 28FT
candelo file GLEON-SA1D-730-U-SWQ.ies
16 lamp(s) per luminaire
Light Loss Factor = 0.900, watts per luminaire = 67
mounting height= 25 ft
number locations= 4
number luminaires= 4
kw all locations= 0.3

GLEON 67W LED T5 28FT
candelo file GLEON-SA1D-730-U-SWQ.ies
16 lamp(s) per luminaire
Light Loss Factor = 0.900, watts per luminaire = 67
mounting height= 25 ft
number locations= 4
number luminaires= 4
kw all locations= 0.3

GLEON 67W LED T5 28FT
candelo file GLEON-SA1D-730-U-SWQ.ies
16 lamp(s) per luminaire
Light Loss Factor = 0.900, watts per luminaire = 67
mounting height= 25 ft
number locations= 4
number luminaires= 4
kw all locations= 0.3

GLEON 67W LED T5 28FT
candelo file GLEON-SA1D-730-U-SWQ.ies
16 lamp(s) per luminaire
Light Loss Factor = 0.900, watts per luminaire = 67
mounting height= 25 ft
number locations= 4
number luminaires= 4
kw all locations= 0.3

GLEON 67W LED T5 28FT
candelo file GLEON-SA1D-730-U-SWQ.ies
16 lamp(s) per luminaire
Light Loss Factor = 0.900, watts per luminaire = 67
mounting height= 25 ft
number locations= 4
number luminaires= 4
kw all locations= 0.3

GLEON 67W LED T5 28FT
candelo file GLEON-SA1D-730-U-SWQ.ies
16 lamp(s) per luminaire
Light Loss Factor = 0.900, watts per luminaire = 67
mounting height= 25 ft
number locations= 4
number luminaires= 4
kw all locations= 0.3

GLEON 67W LED T5 28FT
candelo file GLEON-SA1D-730-U-SWQ.ies
16 lamp(s) per luminaire
Light Loss Factor = 0.900, watts per luminaire = 67
mounting height= 25 ft
number locations= 4
number luminaires= 4
kw all locations= 0.3

GLEON 67W LED T5 28FT
candelo file GLEON-SA1D-730-U-SWQ.ies
16 lamp(s) per luminaire
Light Loss Factor = 0.900, watts per luminaire = 67
mounting height= 25 ft
number locations= 4
number luminaires= 4
kw all locations= 0.3

GLEON 67W LED T5 28FT
candelo file GLEON-SA1D-730-U-SWQ.ies
16 lamp(s) per luminaire
Light Loss Factor = 0.900, watts per luminaire = 67
mounting height= 25 ft
number locations= 4
number luminaires= 4
kw all locations= 0.3

GLEON 67W LED T5 28FT
candelo file GLEON-SA1D-730-U-SWQ.ies
16 lamp(s) per luminaire
Light Loss Factor = 0.900, watts per luminaire = 67
mounting height= 25 ft
number locations= 4
number luminaires= 4
kw all locations= 0.3

GLEON 67W LED T5 28FT
candelo file GLEON-SA1D-730-U-SWQ.ies
16 lamp(s) per luminaire
Light Loss Factor = 0.900, watts per luminaire = 67
mounting height= 25 ft
number locations= 4
number luminaires= 4
kw all locations= 0.3

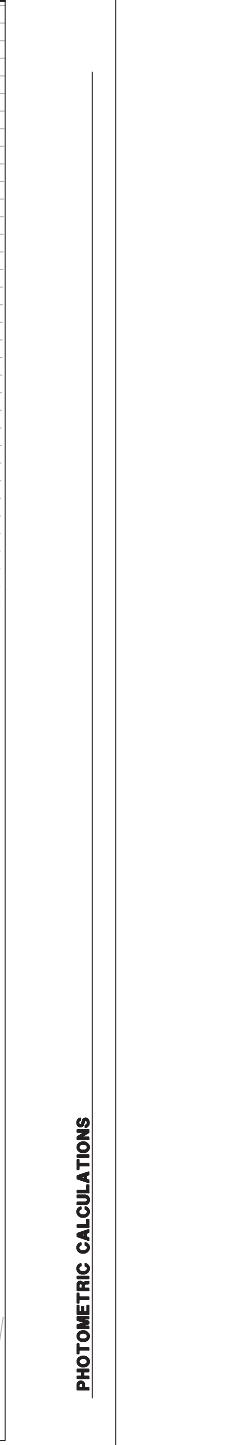
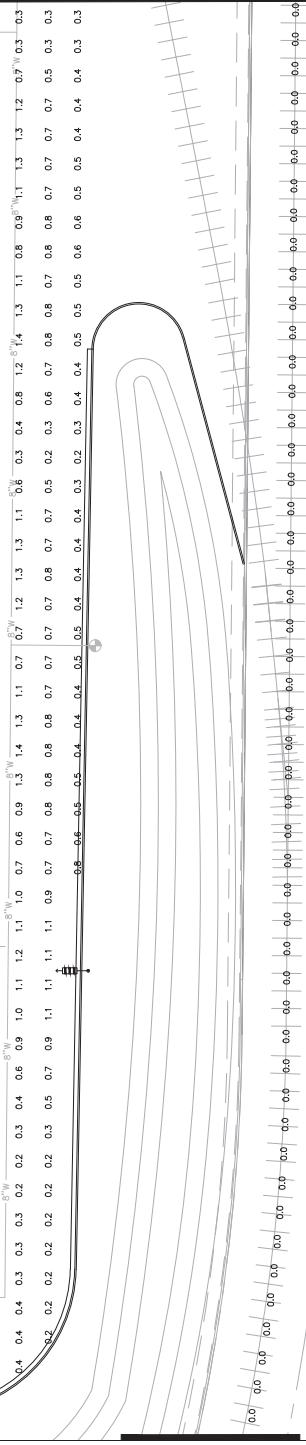
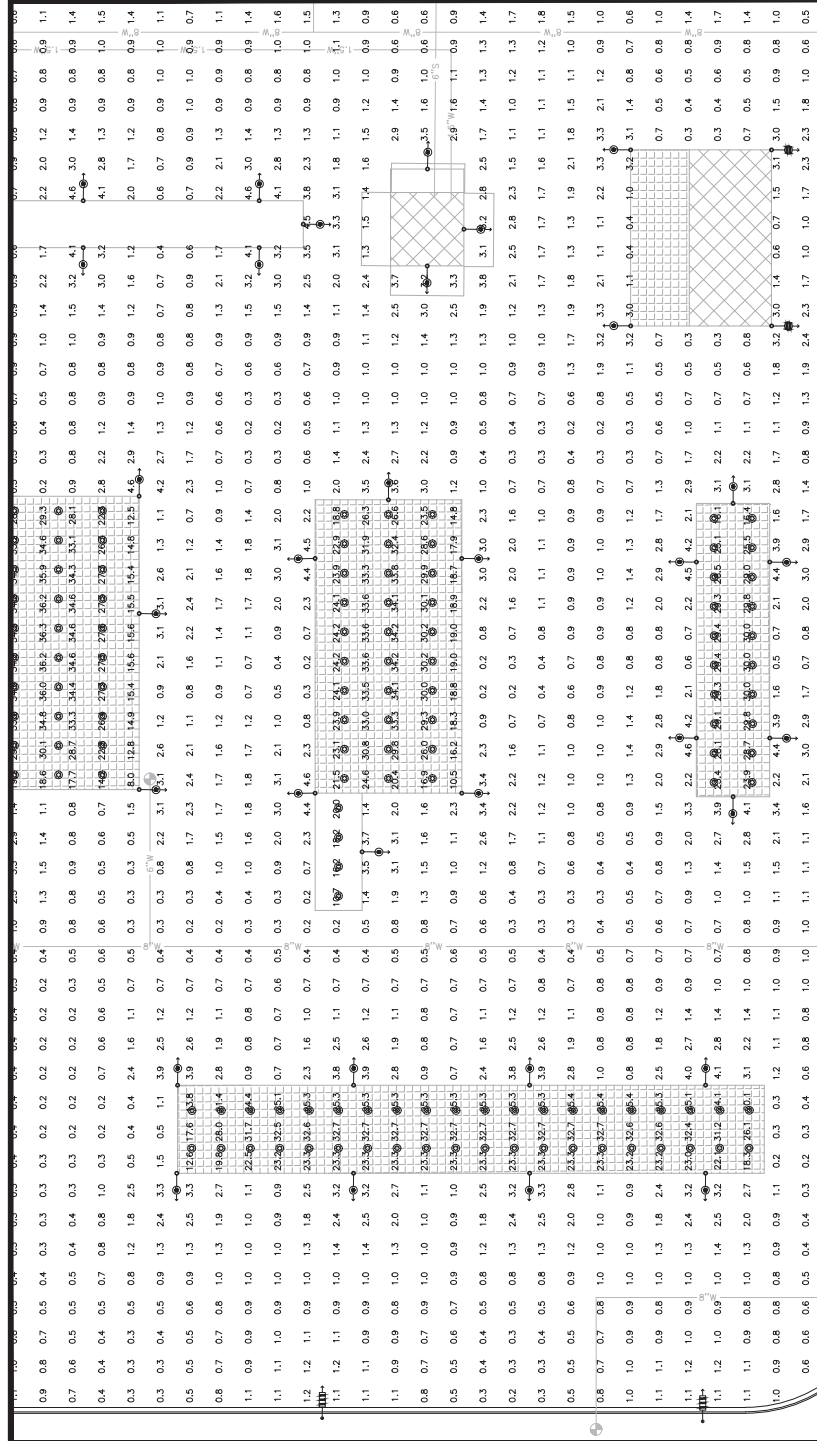
GLEON 67W LED T5 28FT
candelo file GLEON-SA1D-730-U-SWQ.ies
16 lamp(s) per luminaire
Light Loss Factor = 0.900, watts per luminaire = 67
mounting height= 25 ft
number locations= 4
number luminaires= 4
kw all locations= 0.3

GLEON 67W LED T5 28FT
candelo file GLEON-SA1D-730-U-SWQ.ies
16 lamp(s) per luminaire
Light Loss Factor = 0.900, watts per luminaire = 67
mounting height= 25 ft
number locations= 4
number luminaires= 4
kw all locations= 0.3

GLEON 67W LED T5 28FT
candelo file GLEON-SA1D-730-U-SWQ.ies
16 lamp(s) per luminaire
Light Loss Factor = 0.900, watts per luminaire = 67
mounting height= 25 ft
number locations= 4
number luminaires= 4
kw all locations= 0.3

GLEON 67W LED T5 28FT
candelo file GLEON-SA1D-730-U-SWQ.ies
16 lamp(s) per luminaire
Light Loss Factor = 0.900, watts per luminaire = 67
mounting height= 25 ft
number locations= 4
number luminaires= 4
kw all locations= 0.3

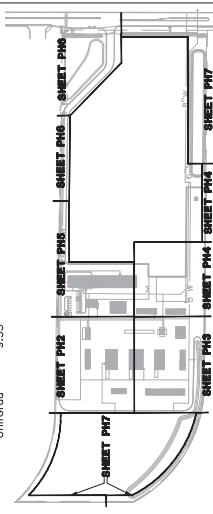
MATCH LINE A
SEE SHEET PH2



SEE SHEET PH7

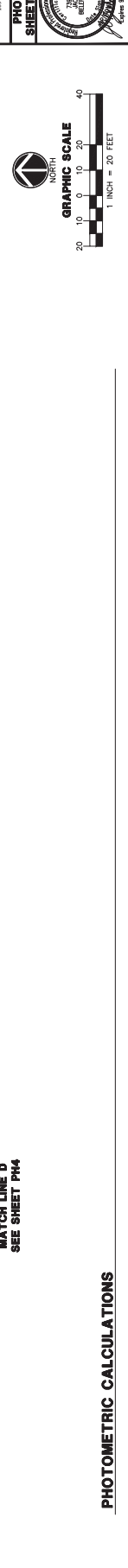
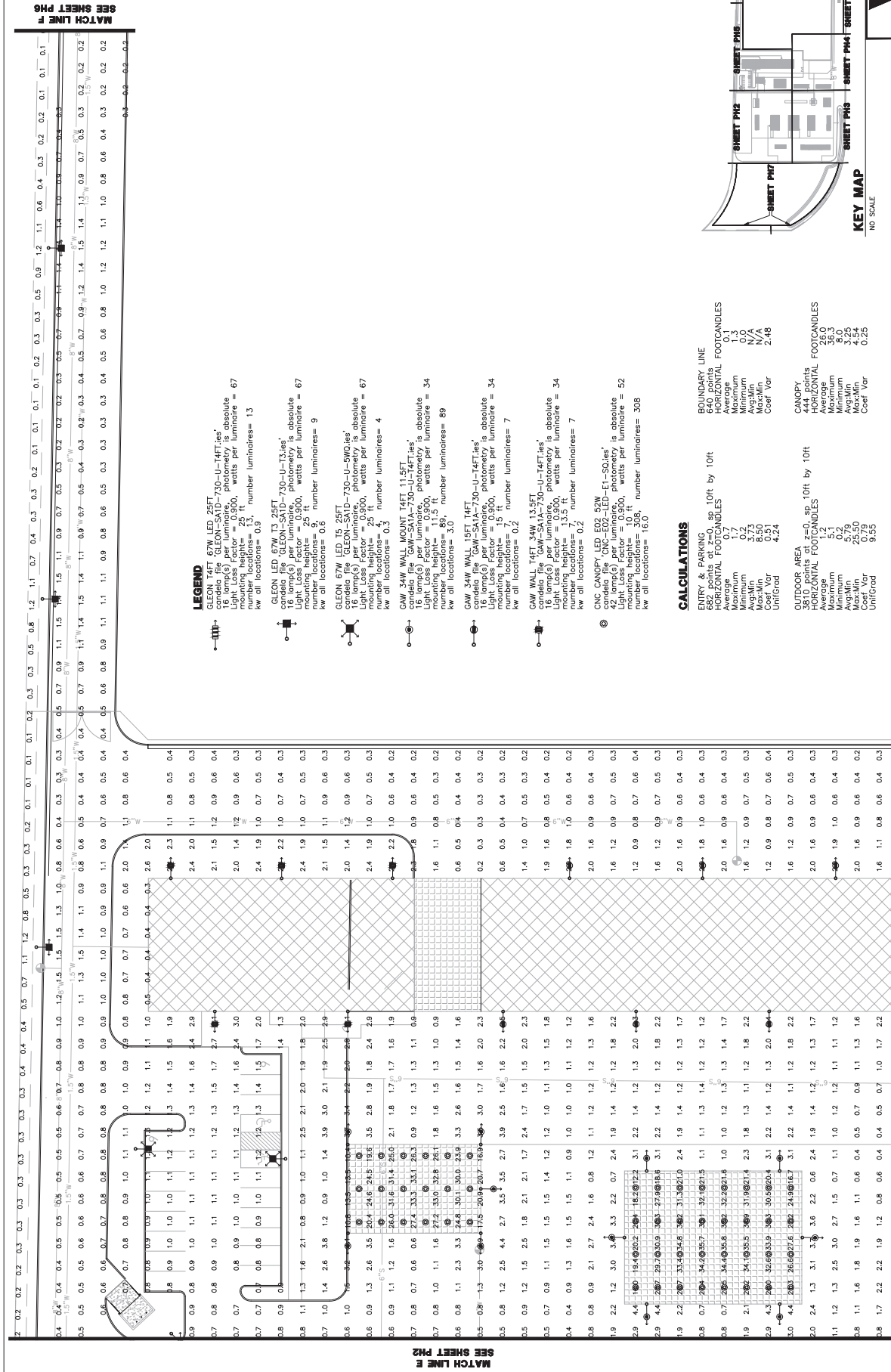
PHOTOMETRIC CALCULATIONS

KEY MAP
NO SCALE



WRIGHT
LIGHTING CONSULTANTS
100 EAST 10TH AVENUE, SUITE 100
DENVER, CO 80202
TEL: 303.733.1111
WWW.WRIGHTLIGHTING.COM

PHOTOMETRIC CALCULATION SHEET
FOR INFORMATION ONLY.
PROJECT: TRUSS WEST
FROM: 11.15.18
PHOTOMETRIC LIGHTING PLAN
WRIGHT ENG.
PROJECT NO: 22874
DESIGN BY: SPH
PH3



LEGEND

GLEON 14FT 67W LED 25FT
candelo file GLEON-SA1D-730-U-T4FT.ies
Light Loss Factor = 0.900, photometry is absolute
mounting height= 25 ft, watts per luminaire = 67
number locations= 13, number luminaires= 13
kw all locations= 0.9

GLEON 67W T3 25FT
candelo file GLEON-SA1D-730-U-T3.ies
Light Loss Factor = 0.900, photometry is absolute
mounting height= 25 ft, watts per luminaire = 67
number locations= 9, number luminaires= 9
kw all locations= 0.6

GLEON 67W LED T5 26FT
candelo file GLEON-SA1D-730-U-SWQ.ies
Light Loss Factor = 0.900, photometry is absolute
mounting height= 25 ft, watts per luminaire = 67
number locations= 4, number luminaires= 4
kw all locations= 0.3

GAW 34W WALL MOUNT T4FT 11.5FT
candelo file GAW-SA1A-730-U-T4FT.ies
Light Loss Factor = 0.900, photometry is absolute
mounting height= 11.5 ft, watts per luminaire = 34
number locations= 89, number luminaires= 89
kw all locations= 3.0

GAW 34W WALL 15FT 14FT
candelo file GAW-SA1A-730-U-T4FT.ies
Light Loss Factor = 0.900, photometry is absolute
mounting height= 15 ft, watts per luminaire = 34
number locations= 7, number luminaires= 7
kw all locations= 0.2

GAW WALL T4FT 34W 13.5FT
candelo file GAW-SA1A-730-U-T4FT.ies
Light Loss Factor = 0.900, photometry is absolute
mounting height= 13.5 ft, watts per luminaire = 34
number locations= 7, number luminaires= 7
kw all locations= 0.2

CNC CANOPY LED E02 52W
candelo file E02-52-11-SQ.ies
Light Loss Factor = 0.900, photometry is absolute
mounting height= 11 ft, watts per luminaire = 52
number locations= 308, number luminaires= 308
kw all locations= 16.0

CALCULATIONS

ENTRY & PARKING
682 points at z=0, sp 10ft by 10ft

HORIZONTAL FOOTCANDLES
Average
Minimum
Maximum
Wsp
Wsp Min
Wsp Max
Coef Var
Uniform

OUTDOOR AREA
3810 points at z=0, sp 10ft by 10ft

HORIZONTAL FOOTCANDLES
Average
Minimum
Maximum
Wsp
Wsp Min
Wsp Max
Coef Var
Uniform

BOUNDARY LINE
640 points
HORIZONTAL FOOTCANDLES
Average
Minimum
Maximum
Wsp
Wsp Min
Wsp Max
Coef Var

CANOPY
444 points
HORIZONTAL FOOTCANDLES
Average
Minimum
Maximum
Wsp
Wsp Min
Wsp Max
Coef Var

KEY MAP

NO SCALE



PHOTOMETRIC CALCULATIONS

SEE SHEET PH6
MATCH LINE G

SEE SHEET PH6
MATCH LINE F

SEE SHEET PH6
MATCH LINE G

SEE SHEET PH7
MATCH LINE H

WRIGHT
LIGHTING CONSULTANTS
ELECTRICAL ENGINEERING AND DESIGN
100 EAST 10TH AVENUE, SUITE 200
DENVER, COLORADO 80202
PHONE: 303.733.4444 FAX: 303.733.4444

PHOTOMETRIC CALCULATION SHEET. FOR INFORMATION ONLY.

PROJECT: ESSEX TRUSS WEST
FROM: 11.15.18
PHOTOMETRIC LIGHTING PLAN
WRIGHT ENG.
PROJECT NO: 22874

DESIGN BY: SPH PH6

Product	Category	Type	Color
McGraw-Edison	Category	Type	Color
GLEON Galleon	Category	Type	Color



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- Mounting Details [page 3](#)
- Product Specifications [page 4](#)
- Energy and Performance Data [page 4](#)
- Control Options [page 5](#)

Quick Facts

- Lower packages range from 4,200 - 80,000
- Efficient up to 156 lumens per watt
- Compliant with all applicable local, state and federal energy and other domestic preference requirements

Dimensional Details

Height (in)	Width (in)	Mounting Arm (in)	Overall Height (in)
14	14	14	28
14	14	14	28
14	14	14	28



1A POLE-MOUNTED AREA LIGHT

Product	Category	Type	Color
Streetworks	Category	Type	Color
GAW Galleon Wall	Category	Type	Color



Product Features

- Choice of 11 different high-efficiency patented ACQULED
- Optical Distributions [page 2](#)
- Energy and Performance Data [page 4](#)
- Control Options [page 5](#)

Product Certifications

- UL Listed
- ETL Listed
- CE Marked
- RoHS Compliant
- Energy Star Qualified

Connected Systems

- Wireless
- Bluetooth
- 4G LTE
- 5G

Dimensional Details

Height (in)	Width (in)	Mounting Arm (in)	Overall Height (in)
14	14	14	28
14	14	14	28
14	14	14	28



WALL-MOUNTED AREA LIGHT

Product	Category	Type	Color
McGraw-Edison	Category	Type	Color
GLEON Galleon	Category	Type	Color



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14	14	14	28
14	14	14	28



1A POLE-MOUNTED AREA LIGHT

Product	Category	Type	Color
Streetworks	Category	Type	Color
GAW Galleon Wall	Category	Type	Color



Product Features

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- Optical Distributions [page 2](#)
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- UL Listed
- ETL Listed
- CE Marked
- RoHS Compliant
- Energy Star Qualified

Connected Systems

- Wireless
- Bluetooth
- 4G LTE
- 5G

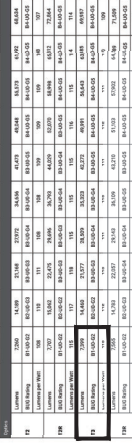
Dimensional Details

Height (in)	Width (in)	Mounting Arm (in)	Overall Height (in)
14	14	14	28
14	14	14	28
14	14	14	28



WALL-MOUNTED AREA LIGHT

Product	Category	Type	Color
McGraw-Edison	Category	Type	Color
GLEON Galleon	Category	Type	Color



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Dimensional Details

Height (in)	Width (in)	Mounting Arm (in)	Overall Height (in)
14	14	14	28
14	14	14	28
14	14	14	28



1A POLE-MOUNTED AREA LIGHT

Product	Category	Type	Color
Streetworks	Category	Type	Color
GAW Galleon Wall	Category	Type	Color



Product Features

- Choice of 11 different high-efficiency patented ACQULED
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Product Certifications

- UL Listed
- ETL Listed
- CE Marked
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Connected Systems

- Wireless
- Bluetooth
- 4G LTE
- 5G

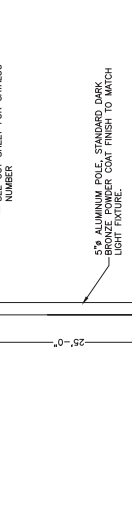
Dimensional Details

Height (in)	Width (in)	Mounting Arm (in)	Overall Height (in)
14	14	14	28
14	14	14	28
14	14	14	28



WALL-MOUNTED AREA LIGHT

Product	Category	Type	Color
McGraw-Edison	Category	Type	Color
GLEON Galleon	Category	Type	Color



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- Lower packages range from 4,200 - 80,000
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Dimensional Details

Height (in)	Width (in)	Mounting Arm (in)	Overall Height (in)
14	14	14	28
14	14	14	28
14	14	14	28



1A POLE-MOUNTED AREA LIGHT

Product	Category	Type	Color
Streetworks	Category	Type	Color
GAW Galleon Wall	Category	Type	Color



Product Features

- Choice of 11 different high-efficiency patented ACQULED
- Optical Distributions [page 2](#)
- Energy and Performance Data [page 4](#)
- Control Options [page 5](#)

Product Certifications

- UL Listed
- ETL Listed
- CE Marked
- RoHS Compliant
- Energy Star Qualified

Connected Systems

- Wireless
- Bluetooth
- 4G LTE
- 5G

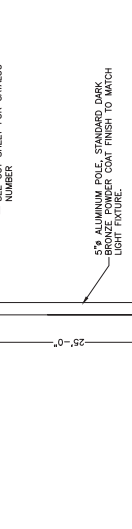
Dimensional Details

Height (in)	Width (in)	Mounting Arm (in)	Overall Height (in)
14	14	14	28
14	14	14	28
14	14	14	28



WALL-MOUNTED AREA LIGHT

Product	Category	Type	Color
McGraw-Edison	Category	Type	Color
GLEON Galleon	Category	Type	Color



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- Mounting Details [page 3](#)
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Quick Facts

- Lower packages range from 4,200 - 80,000
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Dimensional Details

Height (in)	Width (in)	Mounting Arm (in)	Overall Height (in)
14	14	14	28
14	14	14	28
14	14	14	28



1A POLE-MOUNTED AREA LIGHT

Product	Category	Type	Color
Streetworks	Category	Type	Color
GAW Galleon Wall	Category	Type	Color



Product Features

- Choice of 11 different high-efficiency patented ACQULED
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- CE Marked
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Connected Systems

- Wireless
- Bluetooth
- 4G LTE
- 5G

Dimensional Details

Height (in)	Width (in)	Mounting Arm (in)	Overall Height (in)
14	14	14	28
14	14	14	28
14	14	14	28



WALL-MOUNTED AREA LIGHT



DESERT TRUSS WEST
10100 N. DYSART RD.
EL MIRAGE, ARIZONA 85395

G.K. FLANAGAN
ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
PLANNING
4828 N. 44th STREET PHOENIX, AZ 85018
602.912.8888
602.912.8889
602.912.8890

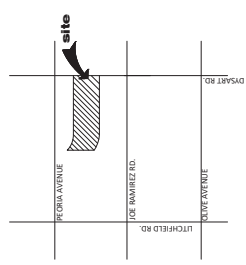


DATE:	04/08/2022
PROJECT:	EL MIRAGE LANDSCAPE ARCHITECT
SHEET NO.	L-1.0

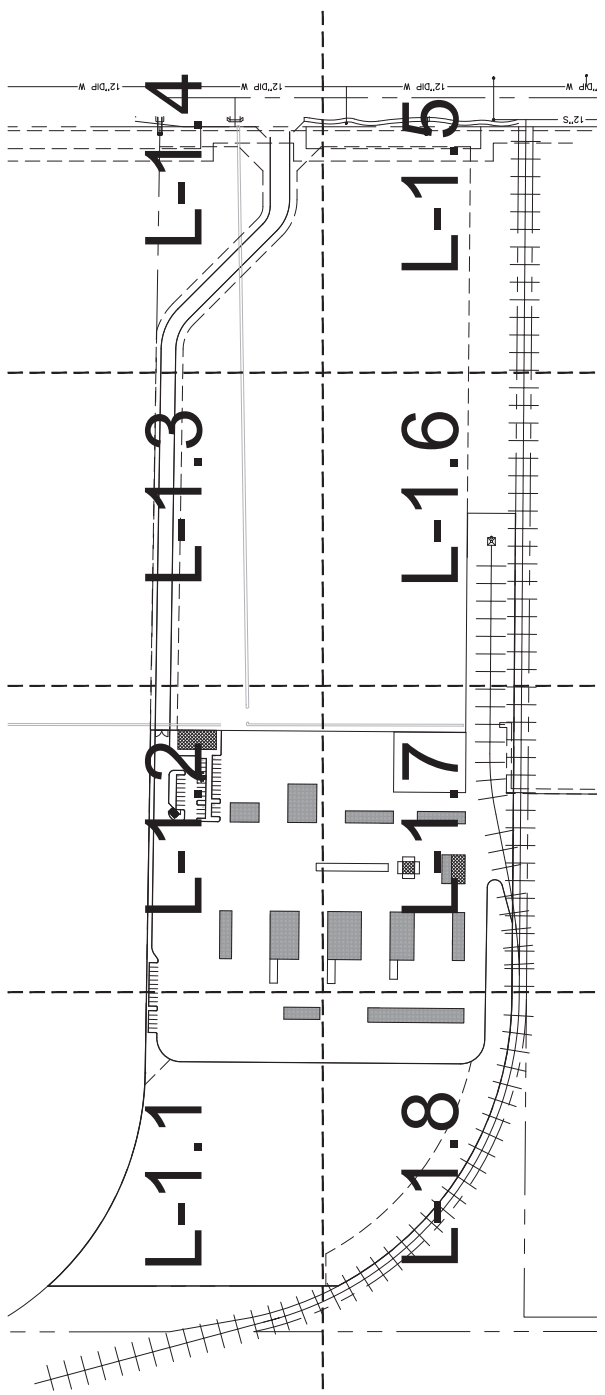
LANDSCAPE SHEET INDEX
LANDSCAPE COVER
L-1.1 PLANTING PLAN
L-1.2 PLANTING PLAN
L-1.3 PLANTING PLAN
L-1.4 PLANTING PLAN
L-1.5 PLANTING PLAN
L-1.6 PLANTING PLAN
L-1.7 PLANTING PLAN
L-1.8 PLANTING PLAN

Call at least two full working days
before construction begins
ARIZONA 811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-11 (785-5348)
In Maricopa County: (602) 283-1100

APN = 509-18-968D
ZONING = PAD / L-LIGHT MANUFACTURING
GROSS AREA SITE = 1.754020 SQ FT (41.185 ACRES)



VICINITY MAP
SCALE: N.T.S.



LANDSCAPE COVER - SHEET INDEX
NOT TO SCALE

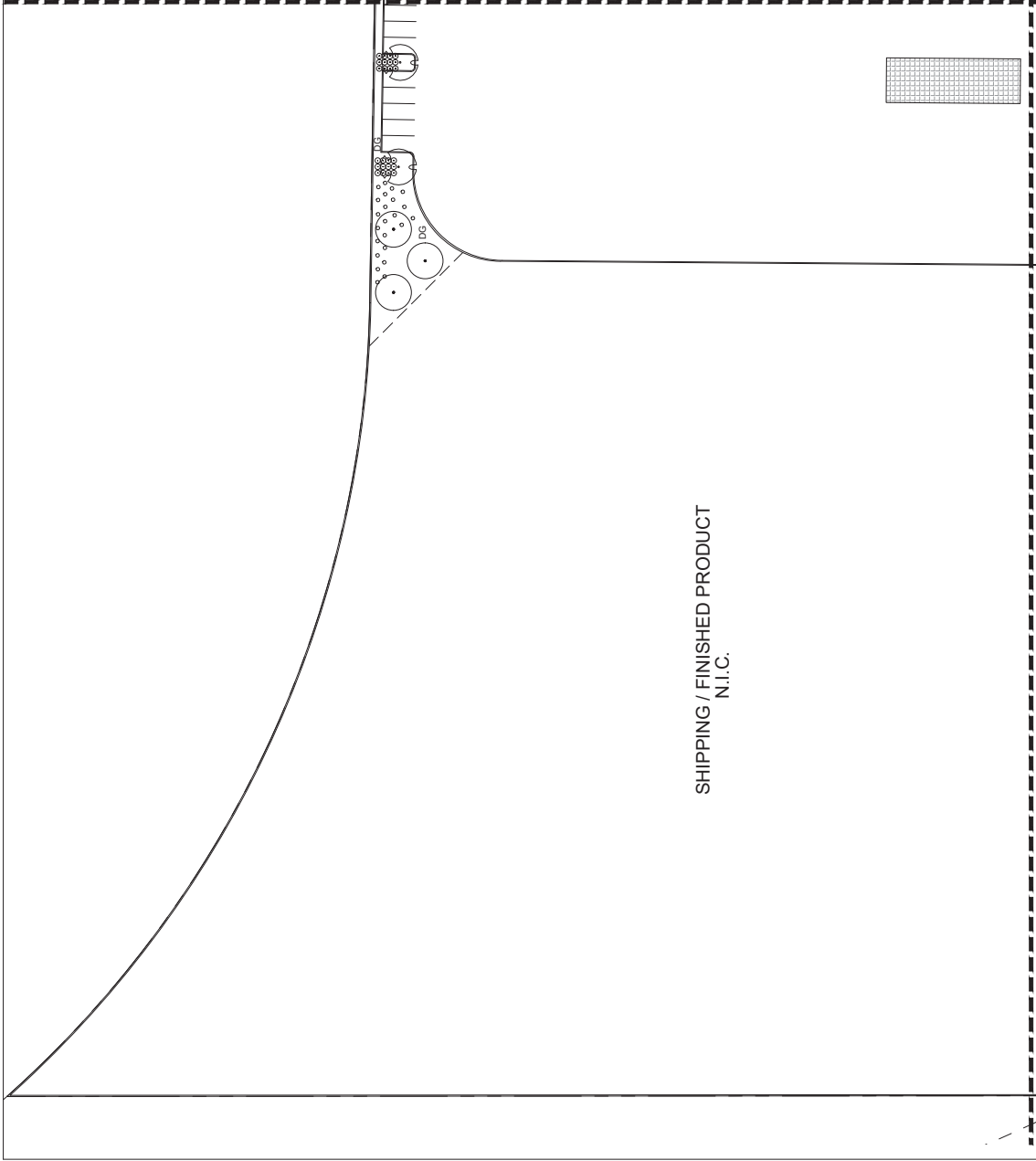


GENERAL NOTES

- ALL PLANTING AREAS TO HAVE TOP DRESSING OF DECOMPOSED GRANITE, SIZE & COLOR AS SPECIFIED, 2" DEPTH TYP.
- VERIFY ALL CONDITIONS IN FIELD PRIOR TO BIDDING/INSTALLATION. DISCREPANCIES SHALL BE BROUGHT TO THE LANDSCAPE ARCHITECT'S ATTENTION IMMEDIATELY.
- NO PLANT SUBSTITUTION ALLOWED UNLESS APPROVED BY US ARCHITECT.
- US ARCHITECT TO APPROVE ALL TREES PRIOR TO DELIVERY TO SITE.
- LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE RESERVE THE RIGHT TO REFUSE ANY PLANT HEREIN DEEMS UNACCEPTABLE FOR DRAWINGS AND THE SITE. THEY SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK.
- LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE TO TAKE PRECAUTIONS TO PROTECT ANY EXISTING IMPROVEMENTS.
- PLANT LIST QTY'S PROVIDED FOR CONTRACTOR'S CONVENIENCE ONLY. PLANTS TAKE PRECEDENCE.
- FINISHED GRADE BELOW ALL PLANTERS SHALL BE 1" BELOW ADJACENT HEADER PAVING, CURBING, ETC.
- ALL UNDERGROUND CONDUITS/PIPES/UTILITIES ARE TO BE LOCATED PRIOR TO DIGGING. CONTRACTOR RESPONSIBLE FOR ALL REQUIRED SLEEVING WHETHER IT IS SHOWN ON THE PLANS OR NOT.
- ADJUST NEW LANDSCAPE TO ACCOMMODATE EXISTING LANDSCAPE TO REMAIN.
- LANDSCAPE CONTRACTOR RESPONSIBLE TO MAINTAIN EXISTING PLANT MATERIAL IN GOOD, HEALTHY CONDITION DURING CONSTRUCTION. ANY EXISTING PLANT MATERIAL NOT SHOWN TO REMAIN IS TO BE REMOVED BY CONTRACTOR.
- EL MIRAGE GENERAL LANDSCAPE NOTE
ALL PLANTS NOT BEING USED FOR THIS PROJECT SHALL BE LANDSCAPED FOR DUST AND WEED GROUND COVERING.

PROPOSED PLANT PALETTE

TREES	SIZE / COMMENTS / QUANTITY
CERIDUUM PRAECOX 'AZT #6'	3/8" BOX / LOW BREAKING / MATCHED / 13 QTY
HYBRID PALO BREA	24" BOX / LOW BREAKING / MATCHED / 19 QTY
PROSPERIS SEEDLESS HYBRID 'AZT'	24" BOX / LOW BREAKING / MATCHED / 19 QTY
'AZT' HYBRID MESQUITE	24" BOX / LOW BREAKING / MATCHED / 42 QTY
PROSPERIS 'COOPER'	24" BOX / LOW BREAKING / MATCHED / 8 QTY
COOPER HYBRID MESQUITE	24" BOX / LOW BREAKING / MATCHED / 10 QTY
ACACIA ANEURA	5 GAL / 95 QTY
MULGA ACACIA	5 GAL / 26 QTY
ACACIA FARNESIANA	5 GAL / 76 QTY
SWEET ACACIA	5 GAL / 154 QTY
SHRUBS	5 GAL / 36 QTY
OLEA EUROPAEA 'LITTLE OLIVE'	5 GAL / 50 QTY
DWARF OLIVE	5 GAL / 16 QTY
SIMMONDSIA CHINENSIS 'VISTA'	1 GAL / 125 QTY
COMPACT JOJOBA	1 GAL @ 3' O.C., 221 QTY
BOUTELOUA GRACILIS	1 GAL @ 3' O.C., 385 QTY
BLONDE AMBITION GRAMA	1 GAL @ 3' O.C., 1 GAL
RUELLIA	1 GAL @ 3' O.C., 1 GAL
BAJA RUELLIA	1 GAL @ 3' O.C., 220 QTY
SENNA ARTEMISIOIDES	1 GAL @ 3' O.C., 117 QTY
FEATHERY CASSIA	3/8" MINUS 2" DEPTH TYP.
LEUCOPHYLLUM LANGMANIAE	
RIO BRAVO SAGE	
TECOMA STANS 'ESPANOLANZA'	
TECOMA GOLD STAR	
GROUNDCOVERS	
ERIOCARPA LARGIFOLIA 'AGUIRRE'	
ERIOCARPA LARGIFOLIA 'LANTANA'	
ERIOCARPA LARGIFOLIA 'LANTANA'	
EREMOPHILA GLABRA	
OUTBACK SUNRISE EMU	
EREMOPHILA CARNOSA	
WINTER BLAZE EMU	
MULGA	
NASHVILLE GRASS	
INERT MATERIALS	
DECOMPOSED GRANITE	
GOLD COLOR (AS SELECTED)	



SHIPPING / FINISHED PRODUCT
N.I.C.

MATCHLINE SHEET L-1.8

CONCEPTUAL PLANTING PLAN

SCALE 1"=30'-0"



PROPOSED PLANT PALETTE

TREES	SIZE/ COMMENTS/ QUANTITY
	CERIDUUM PRAECOXY 'AZT' #5 HYBRID PALO BRE MATCHED / 10 QTY
	24" BOX / LOW BREAKING / MATCHED / 19 QTY
	24" BOX / LOW BREAKING / MATCHED / 42 QTY
	24" BOX / LOW BREAKING / MATCHED / 8 QTY
	24" BOX / LOW BREAKING / MATCHED / 10 QTY
	5 GAL. 95 QTY
	5 GAL. 28 QTY
	5 GAL. 76 QTY
	5 GAL. 154 QTY
	5 GAL. 38 QTY
	5 GAL. 50 QTY
	5 GAL. 16 QTY
	1 GAL. 125 QTY
	1 GAL @ 2 O.C., 1 GAL @ 3 O.C., 1 GAL @ 5 O.C., 385 QTY
	1 GAL @ 3 O.C., 220 QTY
	1 GAL @ 2 O.C., 117 QTY
	INERT MATERIALS DECOMPOSED GRANITE 38" MINUS 2" DEPTH TYP.

GENERAL NOTES

1. ALL PLANTING AREAS TO HAVE TOP DRESSING OF DECOMPOSED GRANITE, SIZE & COLOR AS SPECIFIED, 2" DEPTH TYP.
2. ALL PLANTING AREAS TO HAVE TOP DRESSING OF DECOMPOSED GRANITE, SIZE & COLOR AS SPECIFIED, 2" DEPTH TYP.
3. ALL PLANTING AREAS TO HAVE TOP DRESSING OF DECOMPOSED GRANITE, SIZE & COLOR AS SPECIFIED, 2" DEPTH TYP.
4. ALL PLANTING AREAS TO HAVE TOP DRESSING OF DECOMPOSED GRANITE, SIZE & COLOR AS SPECIFIED, 2" DEPTH TYP.
5. LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE RESERVE THE RIGHT TO REFUSE ANY PLANT HE/SHE DEEMS UNACCEPTABLE.
6. FOR CLARIFICATION OF DISCREPANCIES BETWEEN THE DRAWINGS AND THE SPECIFICATIONS, THE DRAWINGS SHALL PREVAIL.
7. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO TAKE PRECAUTIONS TO PROTECT ANY EXISTING IMPROVEMENTS.
8. FINISHED GRADE SHALL BE 1" BELOW ADJACENT PLANTS TAKE PRECEDENCE.
9. FINISHED GRADE BELOW ALL PLANTERS SHALL BE 1" BELOW ADJACENT PLANTS TAKE PRECEDENCE.
10. GROUND COVER AND/OR DG SHALL EXTEND UNDER SHRUBS UNLESS NOTED.
11. ALL EARTHWORK IS TO BE DONE SO THAT ALL WATER DRAINS AWAY FROM ALL PLANTING AREAS.
12. ALL UNDERGROUND CONDUITS/UTILITIES ARE TO BE LOCATED PRIOR TO DIGGING.
13. CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED SLEEVING WHETHER IT BE FOR EXISTING OR NEW UTILITIES.
14. CONTRACTOR IS RESPONSIBLE TO ACCOMMODATE EXISTING LANDSCAPE TO REMAIN.
15. LANDSCAPE CONTRACTOR RESPONSIBLE TO MAINTAIN EXISTING PLANT MATERIAL TO REMAIN IN GOOD, HEALTHY CONDITION DURING CONSTRUCTION.
16. ANY EXISTING PLANT MATERIAL NOT SHOWN TO BE REMOVED BY CONTRACTOR.

Call at least two full working days before you begin excavation

ARIZONA 811
Arizona 811 Service Center

Dist: 611-1 or 1-800-STREET (782-5468)
In Maricopa County: (602) 265-1100



DESERT TRUSS WEST

10100 N. DYSART RD.
EL MIRAGE, ARIZONA 85395

G.K. FLANAGAN ASSOCIATES, INC

LANDSCAPE ARCHITECTURE PLANNING

4628 N. 44TH STREET PHOENIX, AZ 85018

602.912.8888
602.912.8888
602.912.8888



DATE: 08.08.2022

PROJECT: PLANTING PLAN

SHEET NO. L-1.1

PROPOSED PLANT PALETTE

TREES	SIZE/ COMMENTS/ QUANTITY
	CERCIDIMUM PRAECOX 'AZT #5' HYBRID PALO BREVE MATCHED/ 10 QTY
	24" BOX / LOW BREAKING / MATCHED/ 19 QTY
	24" BOX / LOW BREAKING / MATCHED/ 42 QTY
	24" BOX / LOW BREAKING / MATCHED/ 8 QTY
	24" BOX / LOW BREAKING / MATCHED/ 10 QTY

	OLEA EUROPAEA 'LITTLE OLIE'
	OWARI OLIVE
	SHIMMERING VISTA*
	COMPACT JOJOBA
	BOUTELOUA GRACILIS
	BLONDE AMBITION GRAMA
	RUELLIA PENINSULARIS
	SENNA ARTEMISIDES
	FEATHERY CASSIA
	LEUCOPHYLLUM LANGMANIAE
	RIO BRAVO SAGE
	TECOMA STANS 'ESPERANZA'
	TECOMA 'GOLD STAR'
	GROUNDCOVERS
	ERCAMERIA LARGIFOLIA AGUIRRE
	TURPENTINE BUSH
	LANTANA 'NEW GOLD'
	FLORALING 'YELLOW LANTANA'
	EREMOPHILA 'SUNRISE EMU'
	OUTBACK 'SUNRISE EMU'
	EREMOPHILA CARNOSA
	WINTER BLAZE EMU
	MUHLBERGIA RIGIDA
	NASHVILLE GRASS
	INERT MATERIALS
	DECOMPOSED GRANITE
	38" MANUS
	2" DEPTH TYP.

GENERAL NOTES

- ALL PLANTING AREAS TO HAVE TOP DRESSING OF DECOMPOSED GRANITE, SIZE & COLOR AS SPECIFIED, 2" DEPTH TYP.
- APPLIED OVER PRE-EMERGENT PER MFG. SPECS. 2 APPLICATIONS, MIN.
- ALL PLANTING AREAS TO BE MAINTAINED FOR 1 YEAR AFTER INSTALLATION. DISCREPANCIES SHALL BE BROUGHT TO THE LANDSCAPE ARCHITECT'S ATTENTION IN WRITING.
- NO PLANT SUBSTITUTION ALLOWED UNLESS APPROVED BY L.S. ARCHITECT.
- US PLANTING MATERIALS TO BE USED UNLESS OTHERWISE SPECIFIED.
- LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE RESERVE THE RIGHT TO REFUSE ANY PLANT HE/SHE DEEMS UNACCEPTABLE.
- FOR CLARIFICATION OF DISCREPANCIES BETWEEN THE DRAWINGS AND THE SPECIFICATIONS, THE DRAWINGS SHALL TAKE PRECEDENCE.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO TAKE PRECAUTIONS TO PROTECT ANY EXISTING IMPROVEMENTS.
- FINAL LANDSCAPE PLANS SHALL BE FOR CONTRACTOR'S CONVENIENCE ONLY. PLANS TAKE PRECEDENCE.
- FINISHED GRADE BELOW ALL PLANTERS SHALL BE 1" BELOW ADJACENT HEADER, PAVING, CURBING, ETC.
- GROUND COVER AND/OR DG SHALL EXTEND UNDER SHRUBS UNLESS NOTED.
- ALL EARTHWORK IS TO BE DONE SO THAT ALL WATER DRAINS AWAY FROM ALL UNDERGROUND CONDUITS/UTILITIES ARE TO BE LOCATED PRIOR TO DIGGING.
- CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED SLEEVING WHETHER IT EXISTING OR NEW.
- CONTRACTOR IS RESPONSIBLE TO ACCOMMODATE EXISTING LANDSCAPE TO REMAIN.
- ADJUST NEW LANDSCAPE TO ACCOMMODATE EXISTING LANDSCAPE.
- LANDSCAPE CONTRACTOR RESPONSIBLE TO MAINTAIN EXISTING PLANT MATERIAL TO REMAIN IN GOOD, HEALTHY CONDITION DURING CONSTRUCTION.
- ANY EXISTING PLANT MATERIAL NOT SHOWN IS TO BE REMOVED BY CONTRACTOR.

CONCEPTUAL PLANTING PLAN



MATCHLINE SHEET L-1.7

FUTURE DEVELOPMENT
N.I.C.

MATCHLINE SHEET L-1.3

L-1.2

DATE: 03.03.2022
PROJECT: PLANTING PLAN
DRAWN BY: [Signature]
CHECKED BY: [Signature]



G.K. FLANAGAN
ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
PLANNING
4628 N. 44TH STREET PHOENIX, AZ 85018
602.912.0883
602.912.0883
602.912.0883

DESERT TRUSS WEST
10100 N. DYSART RD.
EL MIRAAGE, ARIZONA 85395



PROPOSED PLANT PALETTE

TREES	SIZE/ COMMENTS/ QUANTITY
	CERCIDUM PRAECOX 'AZT #5' HYBRID PALO BRECA 24" BOX / LOW BREAKING / MATCHED / 10 QTY
	PROSORIS SEEDLESS HYBRID 'AZT' 'AZT' HYBRID MESQUITE 24" BOX / LOW BREAKING / MATCHED / 10 QTY
	PROSORIS 'COOPERI' COOPERI HYBRID MESQUITE 24" BOX / LOW BREAKING / MATCHED / 42 QTY
	ACACIA ANEURA MULGA ACACIA 24" BOX / LOW BREAKING / MATCHED / 8 QTY
	ACACIA FARNESIANA SWEET ACACIA 24" BOX / LOW BREAKING / MATCHED / 10 QTY

SHRUBS	SIZE/ COMMENTS/ QUANTITY
	OLEA EUROPAEA 'LITTLE OLLIE' OLIVE 5 GAL. 95 QTY
	OWARI OLIVE COMPACT JOJOBA 5 GAL. 28 QTY
	BOUTELOUA GRACILIS BLONDE AMBITION GRAMA 5 GAL. 76 QTY
	RUELLIA PENINSULARIS SANTA ANITA 5 GAL. 154 QTY
	SENA ARTEMISIDES FEATHERY CASSIA 5 GAL. 38 QTY
	LEUCOPHYLLUM LANGMANIAE RIO BRAVO SAGE 5 GAL. 50 QTY
	TECOMA STANS 'ESPERANZA' TECOMA 'GOLD STAR' 5 GAL. 16 QTY
GROUNDCOVERS	SIZE/ COMMENTS/ QUANTITY
	ERICAMERIA LARGIFOLIA 'AGUIRRE' TURPENTINE BUSH 1 GAL. 125 QTY
	LANTANA 'NEW GOLD' FLORING YELLOW LANTANA 1 GAL @ 2 O.C. 1 GAL @ 3 O.C. 385 QTY
	EREMOPHILA CARNOSA OUTBACK SUNRISE EMU 1 GAL @ 3 O.C. 220 QTY
	MUHLBERGIA RIGIDA WINTER BLAZE EMU 1 GAL @ 2 O.C. 117 QTY
INERT MATERIALS	SIZE/ COMMENTS/ QUANTITY
	DECOMPOSED GRANITE 3/8" MINUS 2" DEPTH TYP.
	GOLD COLOR (AS SELECTED)

GENERAL NOTES

- ALL PLANTING AREAS TO HAVE TOP DRESSING OF DECOMPOSED GRANITE. SIZE & COLOR AS SPECIFIED. 2" DEPTH TYP.
- APPLIED OVER PRE-EMERGENT PER MFG. SPECS. 2 APPLICATIONS, MIN. TO PREVENT WEEDS FROM ESTABLISHING. CONTRACTOR TO MAINTAIN DISCREPANCIES SHALL BE BROUGHT TO THE LANDSCAPE ARCHITECT'S ATTENTION IN WRITING.
- NO PLANT SUBSTITUTION ALLOWED UNLESS APPROVED BY L.S. ARCHITECT. CONTRACTOR TO PROVIDE TREE SPECIES DELIVERY SITE.
- LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE RESERVE THE RIGHT TO REFUSE ANY PLANT HE/SHE DEEMS UNACCEPTABLE.
- FOR CLARIFICATION OF DISCREPANCIES BETWEEN THE DRAWINGS AND THE SPECIFICATIONS, THE CONTRACTOR SHALL CONSULT WITH THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO TAKE PRECAUTIONS TO PROTECT ANY EXISTING IMPROVEMENTS.
- FINAL LAYOUT SHALL BE SIGNED AND SEALED BY THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK.
- FINISHED GRADE BELOW ALL PLANTERS SHALL BE 1" BELOW ADJACENT HEADER, PAVING, CURBING, ETC.
- GROUND COVER AND/OR DG SHALL EXTEND UNDER SHRUBS UNLESS NOTED.
- ALL EARTHWORK IS TO BE DONE SO THAT ALL WATER DRAINS AWAY FROM ALL UNDERGROUND CONDUITS/UTILITIES ARE TO BE LOCATED PRIOR TO DIGGING.
- CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED SLEEVING WHETHER IT BE FOR EXISTING OR NEW UTILITIES.
- CONTRACTOR SHALL BE RESPONSIBLE TO ACCOMMODATE EXISTING LANDSCAPE TO REMAIN. ADJUST NEW LANDSCAPE TO ACCOMMODATE EXISTING LANDSCAPE.
- LANDSCAPE CONTRACTOR RESPONSIBLE TO MAINTAIN EXISTING PLANT MATERIAL TO REMAIN IN GOOD, HEALTHY CONDITION DURING CONSTRUCTION.
- ANY EXISTING PLANT MATERIAL NOT SHOWN TO BE REMOVED BY CONSTRUCTION.

MATCHLINE SHEET L-1.4

FARM / FIELD
FUTURE DEVELOPMENT
N.I.C.

MATCHLINE SHEET L-1.6

CONCEPTUAL PLANTING PLAN



SCALE 1"=30'-0"

Call at least two full working days before you begin excavation

ARIZONA 811
Arizona 811 Service Center
1-800-STAY-ON (782-6468)
In Maricopa County: (602) 263-1100



DESERT TRUSS WEST
10100 N. DYSART RD.
EL MIRAGE, ARIZONA 85395

G.K. FLANAGAN
ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
PLANNING
4628 N. 44TH STREET PHOENIX, AZ 85018
602.912.8888
602.912.8888
602.912.8888



DATE: 08.08.2022
PROJECT: PLANTING PLAN
SHEET NO. L-1.3



DESERT TRUSS WEST
10100 N. DYSART RD.
EL MIRAAGE, ARIZONA 85395

G.K. FLANAGAN
ASSOCIATES, INC
LANDSCAPE ARCHITECTURE
PLANNING
4628 N. 44TH STREET PHOENIX, AZ 85018
602.912.8888
602.912.8883
602.912.8884
602.912.8885

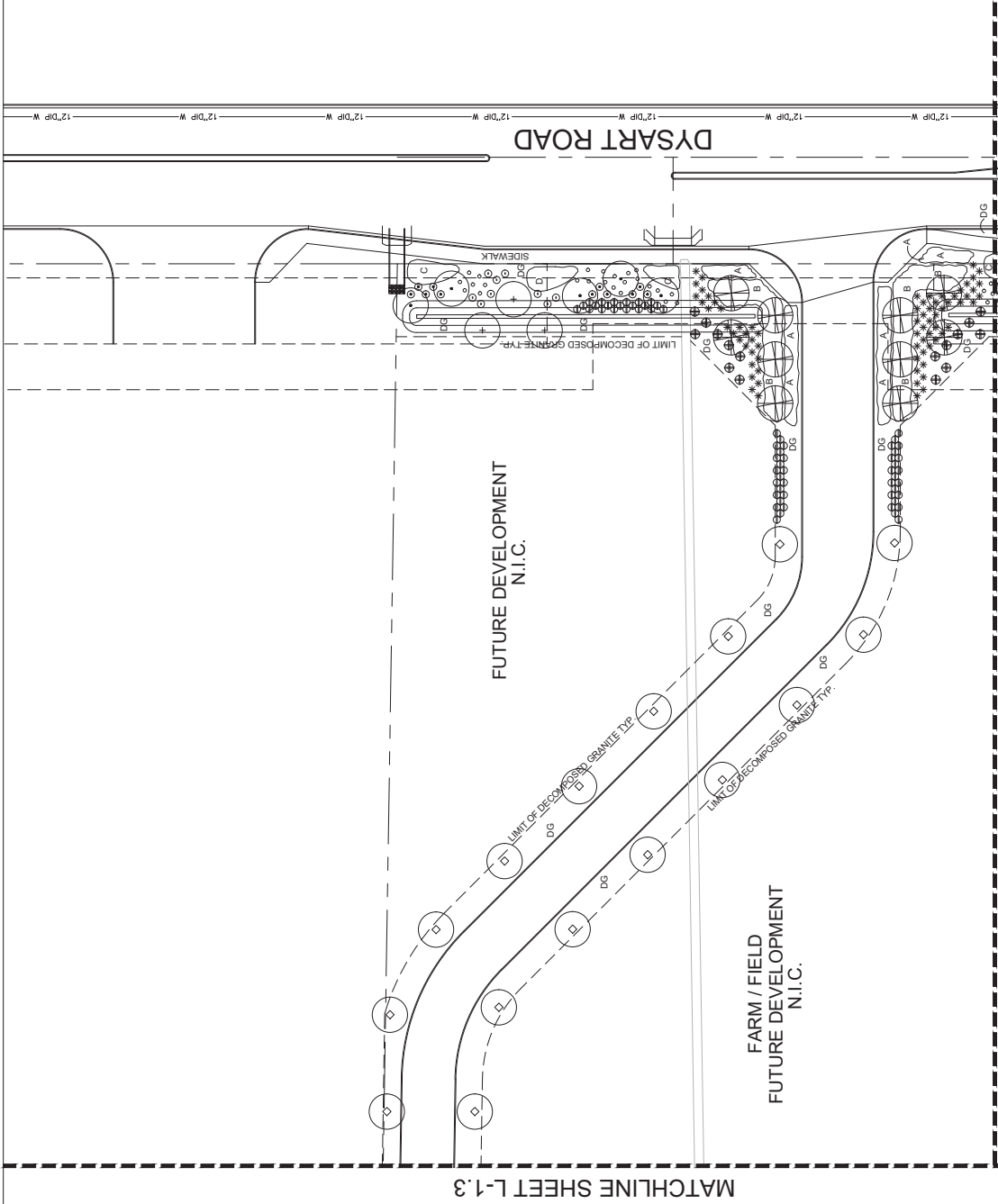


PROJECT:
DATE: 04.08.2022
CONTRACT: PLANTING PLAN
SHEET NO. L-1.4

PROPOSED PLANT PALETTE

TREES	SIZE/COMMENTS/ QUANTITY
	CERCIDILUM PRAECOX 'AZT #5' HYBRID PALO BREVE MATCHED / 10 QTY
	PROSORIS SEEDLESS HYBRID 'AZT' 'AZT' HYBRID MESQUITE MATCHED / 19 QTY
	PROSORIS 'COOPERI' COOPERI HYBRID MESQUITE MATCHED / 42 QTY
	ACACIA ANEURA MULGA ACACIA MATCHED / 8 QTY
	ACACIA FARNESIANA SWEET ACACIA MATCHED / 10 QTY
SHRUBS	
	OLEA EUROPAEA 'LITTLE OLLIE' DWARF OLIVE 5 GAL. 95 QTY
	SMITHSONIA 'VISTA' COMPACT JOJOBA 5 GAL. 28 QTY
	BOUTELOUA GRACILIS BLONDE AMBITION GRAMA 5 GAL. 76 QTY
	RUPELIA PENINSULARIS SANTA MONICA 5 GAL. 154 QTY
	SEMPERPARVULA FEATHERY CASSIA 5 GAL. 38 QTY
	LEUCOPHYLLUM LANGMANIAE RIO BRAVO SAGE 5 GAL. 50 QTY
	TECOMA STANS 'ESPERANZA' TECOMA 'GOLD STAR' 5 GAL. 16 QTY
GROUNDCOVERS	
	ERCAMERIA LARGIFOLIA AGUIRRE TURPENTINE BUSH 1 GAL. 125 QTY
	LANTANA 'NEW GOLD' TRAILING YELLOW LANTANA 1 GAL @ 2 O.C., 1 GAL @ 3 O.C., 385 QTY
	EREMOPHILA 'SUNRISE EMU' OUTBACK SUNRISE EMU 1 GAL @ 2 O.C., 220 QTY
	EREMOPHILA 'CARNOSA' WINTER BLAZE EMU 1 GAL @ 2 O.C., 117 QTY
	MUHLBERGIA RIGIDA NASHVILLE GRASS 1 GAL @ 2 O.C., 117 QTY
	INERT MATERIALS DECOMPOSED GRANITE 38" MINUS 2" DEPTH TYP.
	DG GOLD COLOR (AS SELECTED)

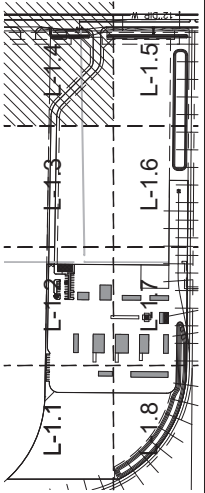
- GENERAL NOTES**
- ALL PLANTING AREAS TO HAVE TOP DRESSING OF DECOMPOSED GRANITE, SIZE & COLOR AS SPECIFIED, 2" DEPTH TYP.
 - APPLIED OVER PREEMERGENT PER MFG. SPECS. 2 APPLICATIONS, MIN. 14 DAYS APART. ALL PLANTING AREAS TO BE COVERED WITH DECOMPOSED GRANITE TO PREVENT EROSION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE LANDSCAPE ARCHITECTS ATTENTION IN WRITING.
 - NO PLANT SUBSTITUTION ALLOWED UNLESS APPROVED BY L.S. ARCHITECT.
 - PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LANDSCAPE ARCHITECTS SPECIFICATIONS.
 - LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE RESERVE THE RIGHT TO REFUSE ANY PLANT HE/SHE DEEMS UNACCEPTABLE.
 - FOR CLARIFICATION OF DISCREPANCIES BETWEEN THE DRAWINGS AND SPECIFICATIONS, THE DRAWINGS SHALL PREVAIL. THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK.
 - LANDSCAPE CONTRACTOR IS RESPONSIBLE TO TAKE PRECAUTIONS TO PROTECT ANY EXISTING IMPROVEMENTS.
 - ALL UTILITIES SHOWN ON THE SITE SHALL BE DEEPENED FOR CONTRACTOR'S CONVENIENCE ONLY. PLANS TAKE PRECEDENCE.
 - FINISHED GRADE BELOW ALL PLANTERS SHALL BE 1" BELOW ADJACENT HEADER, PAVING, CURBING, ETC.
 - GROUND COVER AND/OR DG SHALL EXTEND UNDER SHRUBS UNLESS NOTED.
 - ALL EARTHWORK IS TO BE DONE SO THAT ALL WATER DRAINS AWAY FROM THE PLANTING AREAS.
 - ALL UNDERGROUND CONDUITS/UTILITIES ARE TO BE LOCATED PRIOR TO DIGGING.
 - CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED SLEEVING WHETHER IT BE FOR EXISTING OR NEW UTILITIES.
 - ADJUST NEW LANDSCAPE TO ACCOMMODATE EXISTING LANDSCAPE TO REMAIN.
 - LANDSCAPE CONTRACTOR RESPONSIBLE TO MAINTAIN EXISTING PLANT MATERIAL TO REMAIN IN GOOD, HEALTHY CONDITION DURING CONSTRUCTION.
 - ANY EXISTING PLANT MATERIAL NOT SHOWN TO REMAIN IS TO BE REMOVED BY CONTRACTOR.



MATCHLINE SHEET L-1.5

CONCEPTUAL PLANTING PLAN

SCALE 1"=30'-0"



Call at least two full working days before you begin excavation

ARIZONA 811

Arizona Blue Stakes Inc. (762-5048)

Dial 811 or 1-800-STAKE-11

In Maricopa County, (602) 263-1100

PROPOSED PLANT PALETTE

TREES	SIZE/ COMMENTS/ QUANTITY
	CERCIDUM PRAECOX 'AZT' #5 HYBRID PALO BRE MATCHED/ 10 QTY
	PROSOPIS SEEDLESS HYBRID 'AZT' 'AZT' HYBRID MESQUITE MATCHED/ 19 QTY
	PROSOPIS 'COOPERI' COOPERI HYBRID MESQUITE MATCHED/ 42 QTY
	ACACIA ANEURA MULGA ACACIA MATCHED/ 8 QTY
	ACACIA FARNESIANA SWEET ACACIA MATCHED/ 10 QTY

SHRUBS	SIZE/ COMMENTS/ QUANTITY
	OLEA EUROPAEA 'LITTLE OLLIE' DWARF OLIVE 5 GAL. 95 QTY
	SMITHSTONIA VIRIDIS 'VISTA' COMPACT JOJOBA 5 GAL. 26 QTY
	BOUTELOUA GRACILIS BLONDE AMBITION GRAMA 5 GAL. 76 QTY
	RUPELLIA PENINSULARIS PENINSULAR GRAMA 5 GAL. 154 QTY
	SEMA ARTEMISIDES FEATHERY CASSIA 5 GAL. 36 QTY
	LEUCOPHYLLUM LANGMANIAE RIO BRAVO SAGE 5 GAL. 50 QTY
	TECOMA STANS 'ESPERANZA' TECOMA 'GOLD STAR' 5 GAL. 16 QTY

GROUNDCOVERS	SIZE/ COMMENTS/ QUANTITY
	ERICACERIA LARGIFOLIA 'AGUIRRE' TURPENTINE BUSH 1 GAL. 125 QTY
	LANTANA 'NEW GOLD' LANTANA YELLOW LANTANA 1 GAL. @ 2 O.C. 1 GAL. @ 3 O.C. 385 QTY
	EREMOPHILA OUTBACK SUNRISE EMU 1 GAL. @ 3 O.C. 220 QTY
	EREMOPHILA CARNOSA WINTER BLAZE EMU 1 GAL. @ 2 O.C. 117 QTY
	MUHLBERGIA RIGIDA NASHVILLE GRASS 117 QTY
	INERT MATERIALS DECOMPOSED GRANITE 38" MINUS 2" DEPTH TYP.
	DG GOLD COLOR (AS SELECTED)

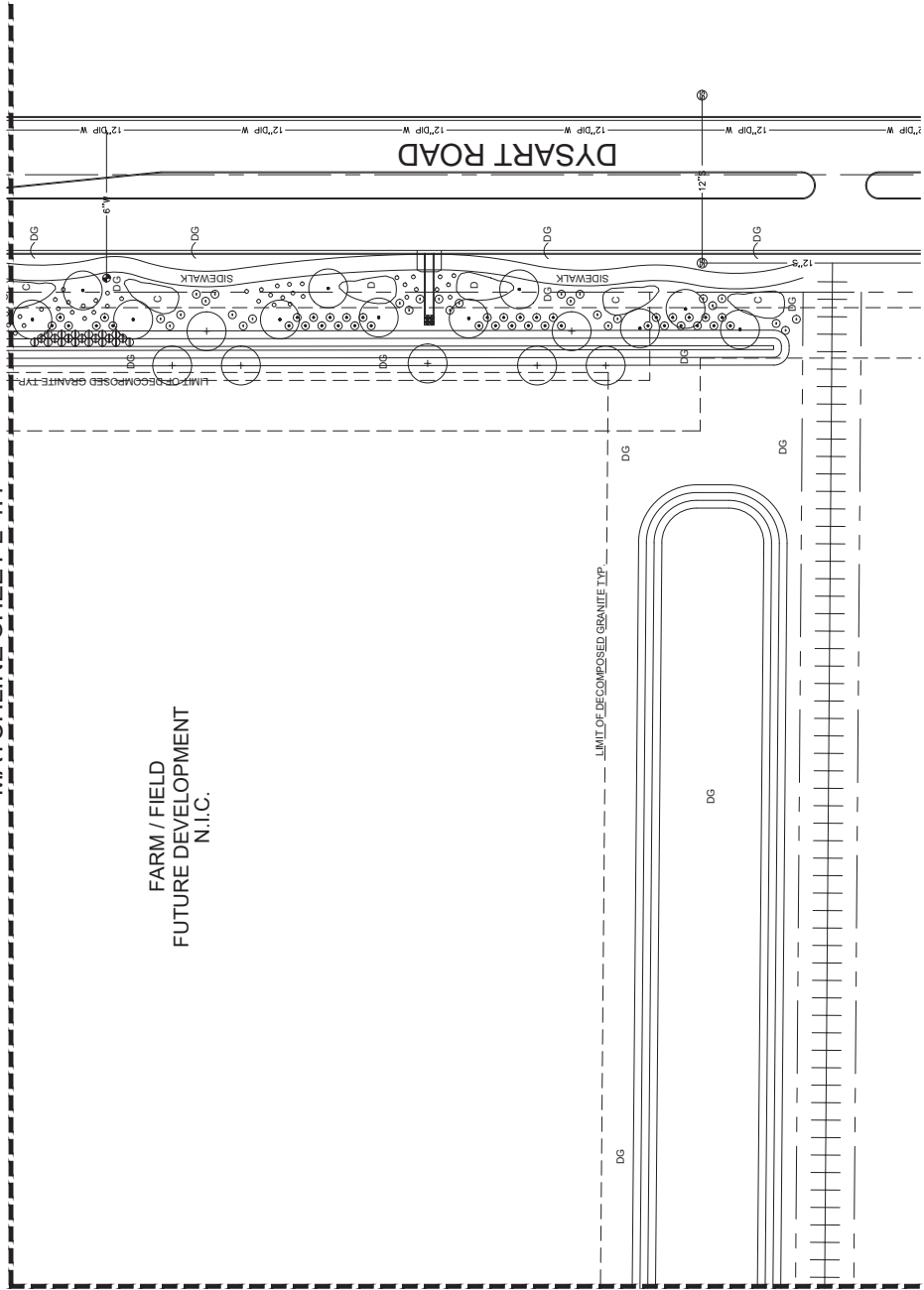
GENERAL NOTES

1. ALL PLANTING AREAS TO HAVE TOP DRESSING OF DECOMPOSED GRANITE. SIZE & COLOR AS SPECIFIED. 2" DEPTH TYP.
2. APPLIED OVER PRE-EMERGENT PER MFG. SPECS. 2 APPLICATIONS, MIN.
3. ALL PLANTING AREAS TO BE PROTECTED BY A 12" HIGH CURB OR ELEVATION DISCREPANCIES SHALL BE BROUGHT TO THE LANDSCAPE ARCHITECTS ATTENTION IN WRITING.
4. NO PLANT SUBSTITUTION ALLOWED UNLESS APPROVED BY THE ARCHITECT.
5. LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE RESERVE THE RIGHT TO REFUSE ANY PLANT HE/SHE DEEMS UNACCEPTABLE.
6. FOR CLARIFICATION OF DISCREPANCIES BETWEEN THE DRAWINGS AND THE SPECIFICATIONS, THE DRAWINGS SHALL TAKE PRECEDENCE.
7. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO TAKE PRECAUTIONS TO PROTECT ANY EXISTING IMPROVEMENTS.
8. PLANS TAKE PRECEDENCE OVER SPECIFICATIONS.
9. FINISHED GRADE BELOW ALL PLANTERS SHALL BE 1" BELOW ADJACENT HEADER, PAVING, CURBING, ETC.
10. GROUND COVER AND/OR DG SHALL EXTEND UNDER SHRUBS UNLESS NOTED.
11. ALL EARTHWORK IS TO BE DONE SO THAT ALL WATER DRAINS AWAY FROM THE PLANTING AREA.
12. ALL UNDERGROUND CONDUITS/UTILITIES ARE TO BE LOCATED PRIOR TO DIGGING.
13. CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED SLEEVING WHETHER IT BE FOR EXISTING OR NEW UTILITIES.
14. CONTRACTOR IS RESPONSIBLE TO ADJUST NEW LANDSCAPE TO ACCOMMODATE EXISTING LANDSCAPE TO REMAIN.
15. LANDSCAPE CONTRACTOR RESPONSIBLE TO MAINTAIN EXISTING PLANT MATERIAL TO REMAIN IN GOOD, HEALTHY CONDITION DURING CONSTRUCTION.
16. ANY EXISTING PLANT MATERIAL NOT SHOWN TO REMAIN IS TO BE REMOVED BY CONTRACTOR.

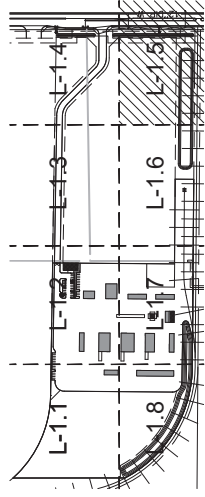
MATCHLINE SHEET L-1.4

FARM / FIELD
FUTURE DEVELOPMENT
N.I.C.

MATCHLINE SHEET L-1.6



CONCEPTUAL PLANTING PLAN



Call at least two full working days before you begin excavation

ARIZONA 811

Arizona One-Stop Service Center

1-800-4-A-ROOT (4676)

Phoenix, AZ 85004

L-1.5



G.K. FLANAGAN
ASSOCIATES, INC
LANDSCAPE ARCHITECTURE
PLANNING
4628 N. 44TH STREET PHOENIX, AZ 85018
602.912.0888
602.912.0888
602.912.0888

DESERT TRUSS WEST
10100 N. DYSART RD.
EL MIRAAGE, ARIZONA 85395



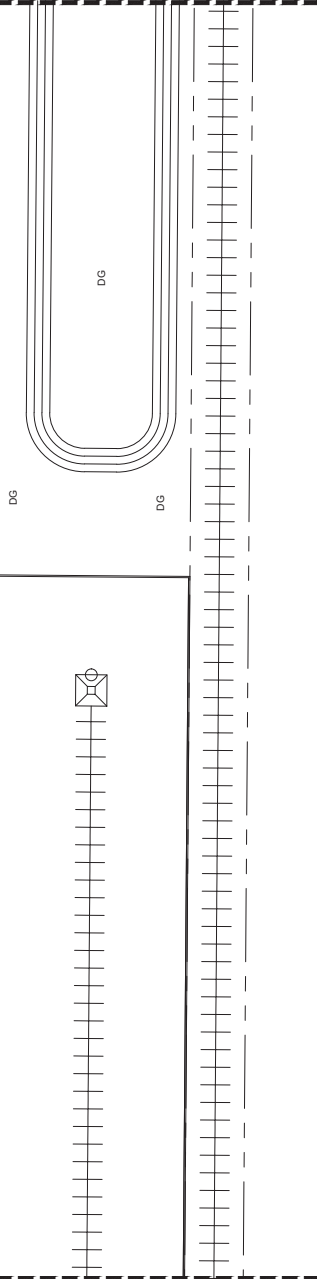
MATCHLINE SHEET L-1.3

FARM / FIELD
FUTURE DEVELOPMENT
N.I.C.

MATCHLINE SHEET L-1.7

MATCHLINE SHEET L-1.5

LIMIT OF DECOMPOSED GRANITE TYP.



CONCEPTUAL PLANTING PLAN



SCALE 1"=30'-0"

PROPOSED PLANT PALETTE

TREES	SIZE/COMMENTS/ QUANTITY
	CERCIDIMUM PRAECOX 'AZT' #5 HYBRID PALO BREVE MATCHED / 10 QTY
	PROSORPIS SEEDLESS HYBRID 'AZT' 'AZT' HYBRID MESQUITE MATCHED / 10 QTY
	PROSORPIS 'COOPERI' COOPER HYBRID MESQUITE MATCHED / 42 QTY
	ACACIA ANEURA MULGA ACACIA MATCHED / 8 QTY
	ACACIA FARNESIANA SWEET ACACIA MATCHED / 10 QTY
SHRUBS	
	OLEA EUROPAEA 'LITTLE OLLIE' OLIVE 5 GAL. 95 QTY
	OWARY OLIVE 5 GAL. 28 QTY
	SMIMOSYRIS CHIRIOSIS 'VISTA' COMPACT JOJOBA 5 GAL. 76 QTY
	BOUTELOUA GRACILIS BLONDE AMBITION GRAMA 5 GAL. 154 QTY
	RUCELIA PENINSULARIS PENINSULAR 5 GAL. 36 QTY
	SENNA ARTERISODES FEATHERY CASSIA 5 GAL. 50 QTY
	LEUCOPHYLLUM LANGMANIAE RIO BRAVO SAGE 5 GAL. 16 QTY
	TECOMA STANS 'ESPERANZA' TECOMA 'GOLD STAR' 1 GAL. 125 QTY
GROUNDCOVERS	
	ERICACERIA LARGIFOLIA 'AGUIRRE' TURPENTINE BUSH 1 GAL @ 2 O.C., 1 GAL @ 3 O.C., 385 QTY
	LANTANA NEW GOLD FLORINDO YELLOW LANTANA 1 GAL @ 2 O.C., 1 GAL @ 3 O.C., 385 QTY
	EREMOPHILA 'SUNRISE EMU' OUTBACK SUNRISE EMU 1 GAL @ 2 O.C., 1 GAL @ 3 O.C., 220 QTY
	EREMOPHILA CARNOSA WINTER BLAZE EMU 1 GAL @ 2 O.C., 117 QTY
	MUHLBERGIA RIGIDA NASHVILLE GRASS 38" MINUS 2" DEPTH TYP.
	INERT MATERIALS DECOMPOSED GRANITE DG

GENERAL NOTES

- ALL PLANTING AREAS TO HAVE TOP DRESSING OF DECOMPOSED GRANITE. SIZE & COLOR AS SPECIFIED. 2" DEPTH TYP.
- APPLIED OVER PRE-EMERGENT PERM'G. SPECS. 2 APPLICATIONS. MIN. 14 DAYS BEFORE PLANTING. ALL PLANTING AREAS TO BE MAINTAINED. DISCREPANCIES SHALL BE BROUGHT TO THE LANDSCAPE ARCHITECTS ATTENTION IN WRITING.
- NO PLANT SUBSTITUTION ALLOWED UNLESS APPROVED BY US ARCHITECT.
- US ARCHITECTS TO PROVIDE TREE SPECIES, TREE SIZE, DELIVERY SIZE, PLANTING DATE, PLANTING METHOD, PLANTING LOCATION, PLANTING DIRECTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK.
- FOR CLARIFICATION OF DISCREPANCIES BETWEEN THE DRAWINGS TO PROTECT ANY EXISTING IMPROVEMENTS.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO TAKE PRECAUTIONS TO PROTECT ANY EXISTING IMPROVEMENTS.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR CONTRACTOR'S CONVENIENCE ONLY. PLANS TAKE PRECEDENCE.
- FINISHED GRADE BELOW ALL PLANTERS SHALL BE 1" BELOW ADJACENT HEADER, PAVING, CURBING, ETC.
- GROUND COVER AND/OR DG SHALL EXTEND UNDER SHRUBS UNLESS NOTED.
- ALL EARTHWORK IS TO BE DONE SO THAT ALL WATER DRAINS AWAY FROM ALL UNDERGROUND CONDUITS/UTILITIES ARE TO BE LOCATED PRIOR TO DIGGING.
- CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED SLEEVING WHETHER IT EXISTING OR NEW.
- CONTRACTOR IS RESPONSIBLE TO ACCOMMODATE EXISTING LANDSCAPE TO REMAIN. ADJUST NEW LANDSCAPE TO ACCOMMODATE EXISTING PLANT.
- LANDSCAPE CONTRACTOR RESPONSIBLE TO MAINTAIN EXISTING PLANT MATERIAL TO REMAIN IN GOOD, HEALTHY CONDITION DURING CONSTRUCTION. ANY EXISTING PLANT MATERIAL NOT SHOWN TO REMAIN IS TO BE REMOVED BY CONTRACTOR.

Call at least two full working days
before you begin excavation

ARIZONA 811
Arizona One-Stop Service Center
1-800-4-A-ROOT (46762648)
In Maricopa County: (602) 263-1100



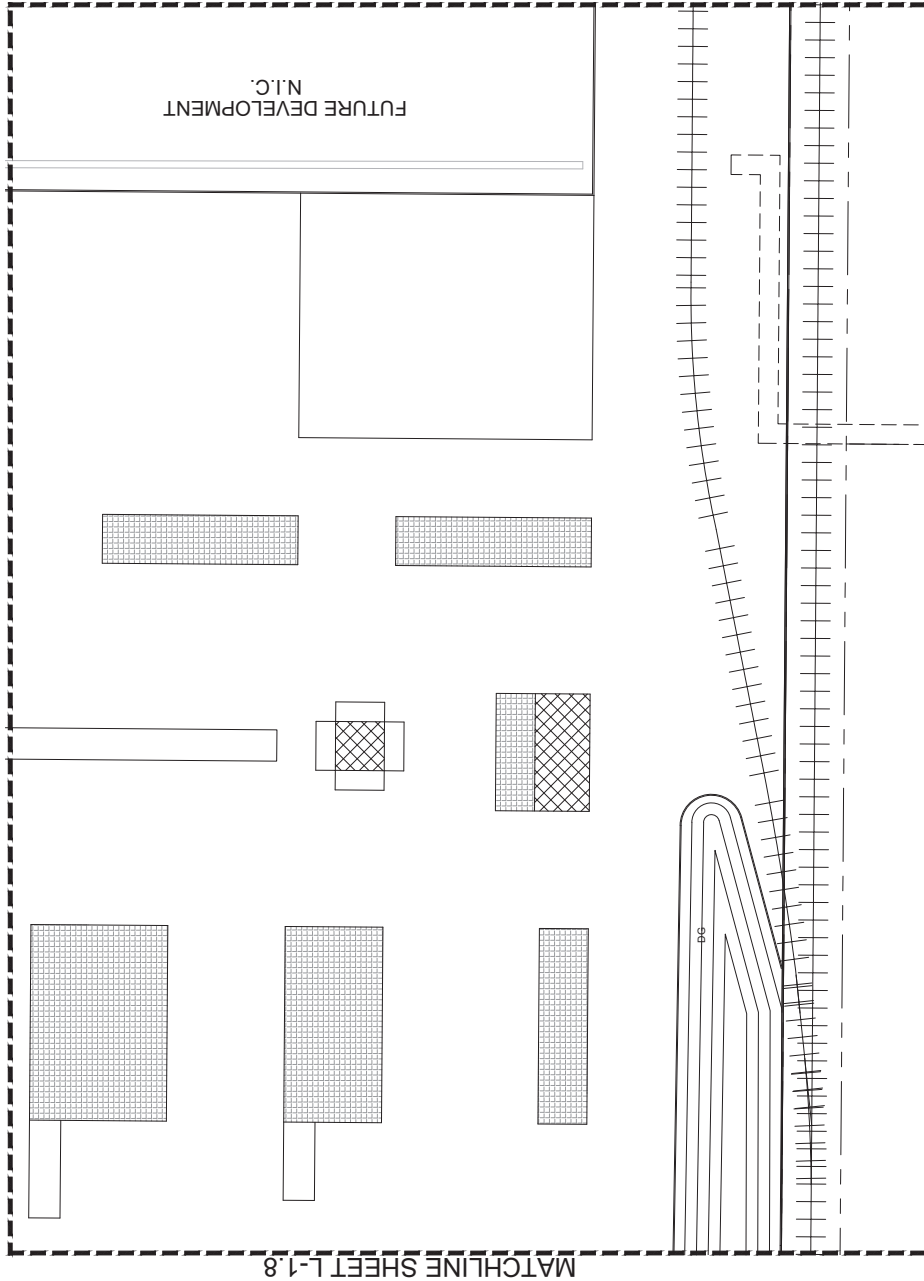
DESERT TRUSS WEST
10100 N. DYSART RD.
EL MIRAAGE, ARIZONA 85395

G.K. FLANAGAN
ASSOCIATES, INC
LANDSCAPE ARCHITECTURE
PLANNING
4628 N. 44TH STREET PHOENIX, AZ 85018
602.912.0881
602.912.0883
602.912.0885
602.912.0887



DATE: 03.03.2022
PROJECT: PLANTING PLAN
SHEET NO. L-1.6

MATCHLINE SHEET L-1.2



MATCHLINE SHEET L-1.6

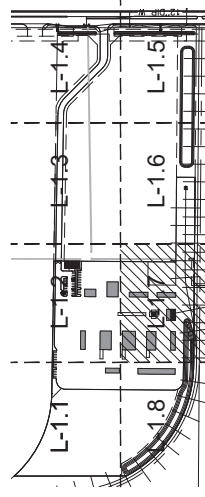
PROPOSED PLANT PALETTE

TREES	SIZE/COMMENTS/QUANTITY
	CERCIUM PRAECOX 'AZT #5' HYBRID PALO BREO 38" BOX / LOW BREAKING / MATCHED / 10 QTY
	PROSOPIS SEEDLESS HYBRID 'AZT' 'AZT' HYBRID MESQUITE 24" BOX / LOW BREAKING / MATCHED / 19 QTY
	PROSOPIS 'COOPERT' COOPERT HYBRID MESQUITE 24" BOX / LOW BREAKING / MATCHED / 42 QTY
	ACACIA ANEURA MILGAACACIA 24" BOX / LOW BREAKING / MATCHED / 8 QTY
	ACACIA FARNESIANA 'SWEET ACACIA' 24" BOX / LOW BREAKING / MATCHED / 10 QTY
SHRUBS	
	OLEA EUROPAEA 'LITTLE OLIE' 5 GAL. 95 QTY
	DWARF OLIVE 'SUNSHINE VISTA' 5 GAL. 26 QTY
	SHRUBBING 'SUNSHINE VISTA' COMPACT 'JODORA' 5 GAL. 76 QTY
	BOUTELOUA GRACILIS BLONDE AMBITION GRAMA 5 GAL. 154 QTY
	RUPELLIA PENINSULARIS 5 GAL. 36 QTY
	SENNA 'ARTESUNDES' FEATHERY CASSIA 5 GAL. 50 QTY
	LEUCOPHYLLUM LANGMANIAE RIO BRAVO SAGE 5 GAL. 16 QTY
	TECOMA STANS 'ESPERANZA' 'TECOMA GOLD STAR' 5 GAL. 16 QTY
GROUNDCOVERS	
	ERICAMERIA LARICIFOLIA 'AGUIRRE' TURPENTINE BUSH 1 GAL. 125 QTY
	LANTANA 'NEW GOLD' TRAILING YELLOW LANTANA 1 GAL. @ 3 O.C., 220 QTY
	EREMOPHILA 'SUNRISE EMU' OUTBACK SUNRISE EMU 1 GAL. @ 3 O.C., 382 QTY
	EREMOPHILA CARNOSA WINTER BLAZE EMU 1 GAL. @ 3 O.C., 220 QTY
	MUHLBERGIA RIGIDA NASHVILLE GRASS 1 GAL. @ 3 O.C., 117 QTY
INERT MATERIALS	
	DECOMPOSED GRANITE 38" MINUS 2' DEPTH TYP.
	GOLD COLOR (AS SELECTED)

GENERAL NOTES

- ALL PLANTING AREAS TO HAVE 1" OF DRESSING OF DECOMPOSED GRANITE. SIZE & COLOR AS SPECIFIED. 2' DEPTH TYP.
- APPLIED OVER PRE-EMERGENT PER MFG. SPECS. 2 APPLICATIONS, MIN. TO BE APPLIED TO ALL PLANTING AREAS. DISCREPANCIES SHALL BE BROUGHT TO THE LANDSCAPE ARCHITECT'S ATTENTION IN WRITING.
- NO PLANT SUBSTITUTION ALLOWED UNLESS APPROVED BY THE ARCHITECT.
- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LANDSCAPE ARCHITECT'S SPECIFICATIONS.
- LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE RESERVE THE RIGHT TO REFUSE ANY PLANT HESHE DEEMS UNACCEPTABLE.
- FOR CLARIFICATION OF DISCREPANCIES BETWEEN THE DRAWINGS AND THE SPECIFICATIONS, THE DRAWINGS SHALL TAKE PRECEDENCE OVER THE SPECIFICATIONS. THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO TAKE PRECAUTIONS TO PROTECT ANY EXISTING IMPROVEMENTS.
- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LANDSCAPE ARCHITECT'S SPECIFICATIONS.
- FINISHED GRADE BELOW ALL PLANTERS SHALL BE 1" BELOW ADJACENT HEADER, PAVING, CURBING, ETC.
- GROUND COVER AND/OR DG SHALL EXTEND UNDER SHRUBS UNLESS NOTED.
- ALL EARTHWORK IS TO BE DONE SO THAT ALL WATER DRAINS AWAY FROM ALL PLANTING AREAS.
- ALL UNDERGROUND CONDUITS/PIPES/UTILITIES ARE TO BE LOCATED PRIOR TO DIGGING.
- CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED SLEEVING WHETHER IT BE FOR EXISTING OR NEW UTILITIES.
- CONTRACTOR IS RESPONSIBLE TO ACCOMMODATE EXISTING LANDSCAPE TO REMAIN. ADJUST NEW LANDSCAPE TO ACCOMMODATE EXISTING PLANT.
- LANDSCAPE CONTRACTOR RESPONSIBLE TO MAINTAIN EXISTING PLANT MATERIAL TO REMAIN IN GOOD, HEALTHY CONDITION DURING CONSTRUCTION.
- ANY EXISTING PLANT MATERIAL NOT SHOWN TO REMAIN IS TO BE REMOVED BY CONTRACTOR.

CONCEPTUAL PLANTING PLAN



Call at least two full working days before you begin excavation.

ARIZONA 811
Arizona Blue Stakes®
Dial 811 or 1-800-STAKE-IT (782-5348)
in Maricopa County, (602) 263-1100



DESERT TRUSS WEST
10100 N. DYSAART RD.
EL MIRAGE, ARIZONA 85335

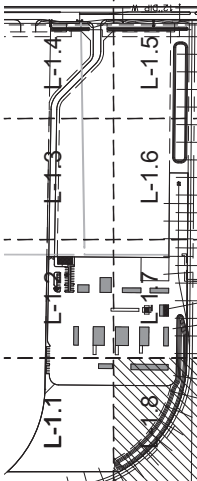
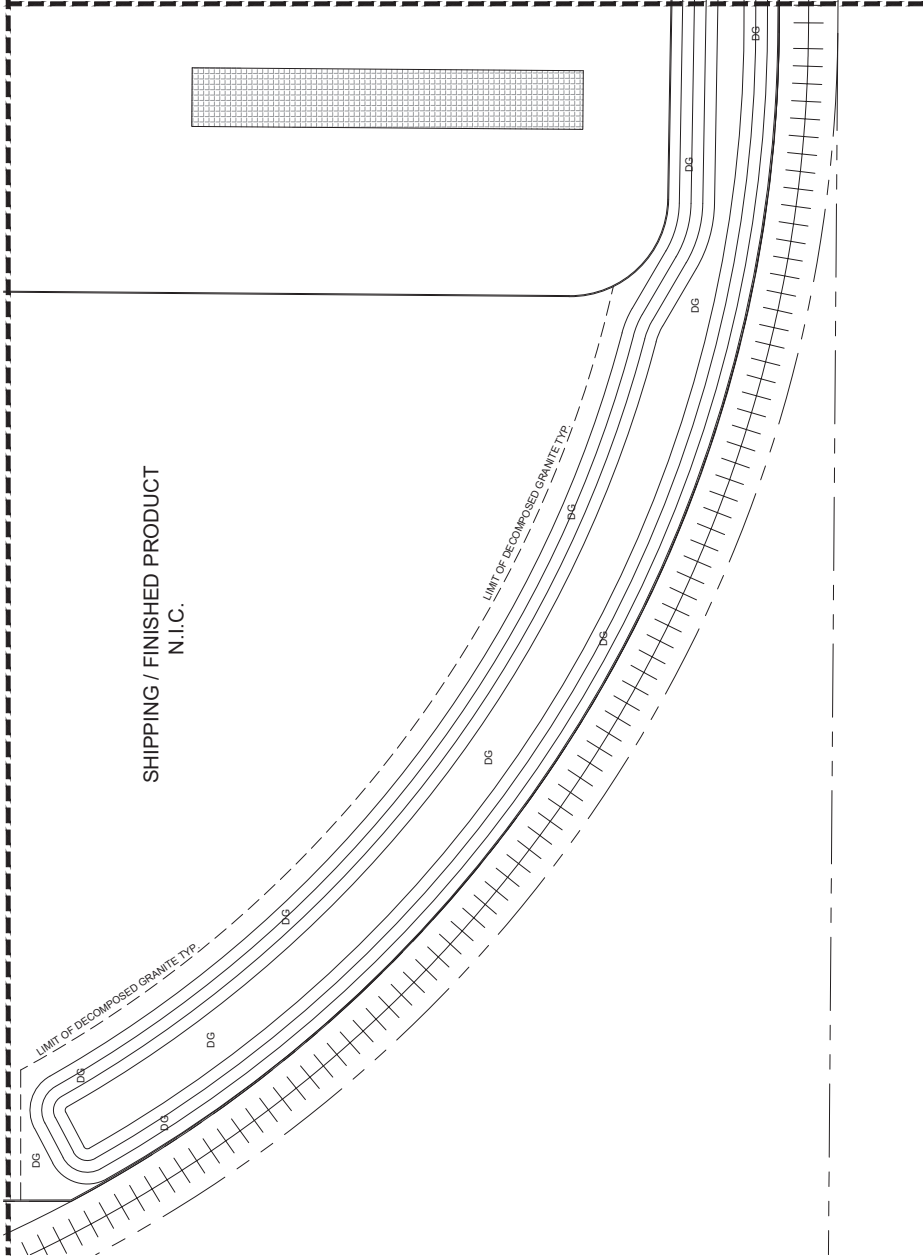
G.K. FLANAGAN
ASSOCIATES, INC
LANDSCAPE ARCHITECTURE
PLANNING
4828 N. 44th STREET PHOENIX, AZ 85018
602 . 912 . 8881
602 . 912 . 8888
FAX



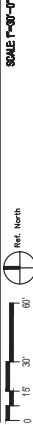
DATE: 03.08.2022
PROJECT: PLANTING PLAN
SHEET NO. L-1.7

MATCHLINE SHEET L-1.1

SHIPPING / FINISHED PRODUCT
N.I.C.



CONCEPTUAL PLANTING PLAN



PROPOSED PLANT PALETTE

TREES	SIZE/ COMMENTS/ QUANTITY
	CERCIDIA PRAECOX 'AZT' #5' HYBRID PALO BREVE MATCHED / 10 QTY
	PROSOPIS SEEDLESS HYBRID 'AZT' 'AZT' HYBRID MESQUITE MATCHED / 19 QTY
	PROSOPIS 'COOPERI' COOPER HYBRID MESQUITE MATCHED / 42 QTY
	ACACIA ANEURA MULGA ACACIA MATCHED / 8 QTY
	ACACIA FARNESIANA SWEET ACACIA MATCHED / 10 QTY
SHRUBS	
	OLEA EUROPAEA 'LITTLE OLLIE' OLIVE 5 GAL. 95 QTY
	OWARI OLIVE 5 GAL. 28 QTY
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	BOUTELOUA GRACILIS BLONDE AMBITION GRAMA 5 GAL. 154 QTY
	RUELLIA PENINSULARIS PENINSULAR 5 GAL. 38 QTY
	SENNA ARTERISODES FEATHERY CASSIA 5 GAL. 50 QTY
	LEUCOPHYLLUM LANGMANIAE RIO BRAVO SAGE 5 GAL. 16 QTY
	TECOMA STANS 'ESPERANZA' TECOMA 'GOLD STAR' 1 GAL. 125 QTY
GROUNDCOVERS	
	ERCAMERIA LARGIFOLIA AGUIRRE' TURPENTINE BUSH 1 GAL @ 3 O.C., 1 GAL @ 3 O.C., 385 QTY
	LANTANA 'NEW GOLD' TRAILING YELLOW LANTANA 1 GAL @ 3 O.C., 385 QTY
	EREMOPHILA CARNOSA OUTBACK SUNRISE EMU 1 GAL @ 3 O.C., 220 QTY
	ERMOPHILA CARNOSA WINTER BLAZE EMU 1 GAL @ 3 O.C., 117 QTY
	MUHLBERGIA RIGIDA NASHVILLE GRASS 38" MINUS 2' DEPTH TYP.
	INERT MATERIALS DECOMPOSED GRANITE GOLD COLOR (AS SELECTED)

GENERAL NOTES

- ALL PLANTING AREAS TO HAVE TOP DRESSING OF DECOMPOSED GRANITE. SIZE & COLOR AS SPECIFIED. 2" DEPTH TYP.
- APPLIED OVER PRE-EMERGENT PER MFG. SPECS. 2 APPLICATIONS, MIN.
- ALL PLANTING AREAS TO BE MAINTAINED FOR THE LIFE OF THE PROJECT. DISCREPANCIES SHALL BE BROUGHT TO THE LANDSCAPE ARCHITECT'S ATTENTION IN WRITING.
- NO PLANT SUBSTITUTION ALLOWED UNLESS APPROVED BY L.S. ARCHITECT.
- ALL PLANTING AREAS TO BE MAINTAINED FOR THE LIFE OF THE PROJECT. LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE RESERVE THE RIGHT TO REFUSE ANY PLANT HE/SHE DEEMS UNACCEPTABLE.
- FOR CLARIFICATION OF DISCREPANCIES BETWEEN THE DRAWINGS AND THE SPECIFICATIONS, THE DRAWINGS SHALL PREVAIL.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO TAKE PRECAUTIONS TO PROTECT ANY EXISTING IMPROVEMENTS.
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ARIZONA 811

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In Maricopa County, (602) 263-1100



DESERT TRUSS WEST

10100 N. DYSART RD.
EL MIRAGE, ARIZONA 85395

G.K. FLANAGAN ASSOCIATES, INC

LANDSCAPE ARCHITECTURE PLANNING

4828 N. 44TH STREET PHOENIX, AZ 85018
602.912.8888
602.912.8888
602.912.8888



L-1.8

DATE: 08.08.2022
CONTRACT: PLANTING PLAN
SHEET NO.