



# Board of Adjustment

## *Staff Report*

**CASE NUMBER:** BA15-014 (PLN2014-00117)  
**STAFF PLANNER:** Kim Steadman, RA – Planner II  
**LOCATION/ADDRESS:** 1910 S. Gilbert Road  
**COUNCIL DISTRICT:** Council District 3  
**OWNER:** M. E. V. Properties LLC  
**APPLICANT:** Wood Patel – Brandy Marcus

**REQUEST:** *Requesting: 1) a Substantial Conformance Improvement Permit to allow the redevelopment of a commercial building; and 2) a Special Use Permit to allow reduced parking, both in the LC zoning district.*

### SUMMARY OF APPLICANT'S REQUEST

This request for a SCIP will allow the redevelopment of a restaurant site with a new 7,436 square-foot Emergency Medical use. The existing restaurant building is vacant and will be demolished. The SCIP will allow for the reuse of significant portions of the site improvements.

### STAFF RECOMMENDATION

Staff recommends approval of case BA15-014, *conditioned upon the following:*

- 1. Compliance with the site plan and elevations submitted, except as modified by the conditions below.*
- 2. Compliance with all landscape requirements of Chapter 33 including full counts of shrubs and trees.*
- 3. Compliance with all requirements of Design Review approval (DR15-018).*
- 4. Compliance with all requirements of Development Services in the issuance of building permits.*

### SITE CONTEXT

<b>CASE SITE:</b>	Existing restaurant (vacant)	– zoned LC
<b>NORTH:</b>	Existing multi-residential use	– zoned RM-2-PAD
<b>EAST:</b>	(Across Gilbert Rd.) Existing commercial center	– zoned LC
<b>SOUTH:</b>	Existing store within the commercial center	– zoned LC
<b>WEST:</b>	Existing inline stores within the commercial ctr.	– zoned LC

### STAFF SUMMARY AND ANALYSIS

This is a pad site within an existing commercial center. The applicant proposes replacing a vacant restaurant building with a 7,436 square-foot emergency medical building. The new site plan is slightly deficient in foundation base and street-side landscaping area. The constraints of the existing site have resulted in a request for a SCIP to provide relief from development standards. A summary of the applicant's proposal and staff recommendations for the site is provided in the table below. Modifications to Code are in bold type.

Standard	Current Code	Proposed	Recommendation
East Parking Setback (Gilbert Rd.)	15'	9'	Approval
North Parking Setback (from RM-2-PAD)	20'	11.95'	Approval
East Foundation Base (entry)	15'	Varies: 7', 10', 20'	Approval
North & South Foundation Base	10'	± 7.5'	Approval
West Foundation Base	10'	Varies: 7' & 9'	Approval
Required Parking	38 spaces	38 spaces*	Approval

**Setbacks:** building setbacks meet Code, but the SCIP will allow for drive aisle encroachments into perimeter landscape setbacks. The north setback is 8' short of the required 20' adjacent to a residential use. The east setback is 6' short of the required 15' adjacent to the street. The reduced setbacks (from the north and east property lines) are existing conditions. These modifications provide relief where necessary, in order to reuse the site.

**Foundation Base:** The main entry to the building is on the east. The required 15' Foundation Base (FB) along this side is reduced, generally to 11'. It drops to 7' at the entry, where the building projects 2'. Helping to balance these reductions is a landscaping area along the south portion of this elevation which expands out to 20'.

The north and south sides of the building have head-in parking, and have a FB dimension of 7.5 feet, down from the required 10'.

The south-side FB provides 9' rather than the required 10' except at the ambulance pop-out where it is reduced to 7'

**Parking:** Parking for medical uses is calculated at 1 space per 200 square feet of floor area. 38 spaces are required for this building and 38 are provided. \*The site plan had been deficient, requiring a Special Use Permit for reduced parking. The applicant has resolved this problem and is withdrawing the SUP request.

#### FINDINGS

1. This request will allow for the construction of a 7,436 square-foot emergency medical use within an existing commercial center in the LC zoning district.
2. The reductions to landscape setbacks are limited to two existing conditions along the north and east property lines.
3. The proposed Foundation Base areas approach compliance to the greatest degree practicable.
4. The proposed development will be in substantial conformance with current code.
5. Full compliance with current Code development standards would require significant demolition of existing improvements.
6. The proposed improvements will result in a development that is compatible with, and not detrimental to, adjacent properties or neighborhoods.

**ORDINANCE REQUIREMENTS:**

**Zoning Ordinance, Sec. 11-73-3 – Substantial Conformance Improvement Permits – Required Findings:**

A SCIP shall not be granted unless the Zoning Administrator, acting as a Hearing Officer, or Board of Adjustment shall find upon sufficient evidence that:

- A. The entire development site will be brought into substantial conformance. Substantial conformance shall mean physical improvements to the existing development site which constitute the greatest degree of compliance with this Ordinance that can be attained without causing or creating any of the following conditions:
  - 1. The demolition or reconstruction of existing buildings or other significant structures (except signs); or
  - 2. The cessation of the existing conforming use, or the preclusion of any other lawful, permitted use.
  - 3. The creation of new non-conforming conditions.
- B. The improvements authorized by the SCIP will result in a development that is compatible with, and not detrimental to, adjacent properties or neighborhoods.

5949 Sherry Lane, Suite 1570  
Dallas, TX 75225  
Phone: (214) 363-8400  
Fax: (214) 363-8409  
www.mayscompany.com



March 30, 2015

City of Mesa  
Planning Department  
55 N. Center Street  
Mesa, AZ 85201

RE: Proposed Arizona General Hospital ER  
Northwest corner of Gilbert & Baseline  
1910 S. Gilbert Rd.  
Mesa, AZ 85204

To whom it may concern.

Mays & Company Real Estate Development, on behalf of Arizona General Hospital ER (Adeptus Health is the parent company), is pleased to submit for your review and approval, this Permit Application for an Arizona General Hospital ER (AGH ER) facility proposed to be located at 1910 S. Gilbert Road in Mesa, Arizona.

Adeptus Health is the country's leading freestanding emergency room system; it is both the largest and the oldest. Adeptus Health has just celebrated its 10th year in business.

Arizona General Hospital ER is an out of station attestation. The facility is a provider based outpatient department of the hospital and offers a full range of emergency medical services with no extended stay. These services are provided on an "out-patient" basis only. Patients come to AGH ER by private transportation; meaning that very few patients are delivered to AGH ER in an ambulance. In the rare event that a patient cannot be treated at AGH ER or requires a higher level of care than AGH ER can provide (surgery, hospitalization, etc.), an ambulance may be called to safely transport the patient to a full service hospital. On those rare occasions, transport to a Hospital will be made by a private ambulance. AGH ER can dictate that the ambulance refrain from using sirens and lights until they depart the property and are traveling on city street in route to a Hospital.

The AGH ER Site is a 1.12 acre portion at the northwest corner of Gilbert & Baseline. The zoning for this site is LC – Limited Commercial, which allows this type medical use.

5949 Sherry Lane, Suite 1570  
Dallas, TX 75225  
Phone: (214) 363-8400  
Fax: (214) 363-8409  
[www.mayscompany.com](http://www.mayscompany.com)



The architectural style of the building is keeping with the style of the neighboring commercial buildings and includes earth tone colors, stucco, stone materials and clay tile canopies.

We think our proposed project is a good and beneficial use for the community and aesthetically fits in well with the surrounding developments and will be a great catalyst for the future development.

We appreciate your time in reviewing the accompanying Design Review & Board of Adjustment Application. If you have any questions or comments regarding this submittal, please contact us.

Thank you,

A handwritten signature in black ink that reads "Bill Arsenault". The signature is written in a cursive style.

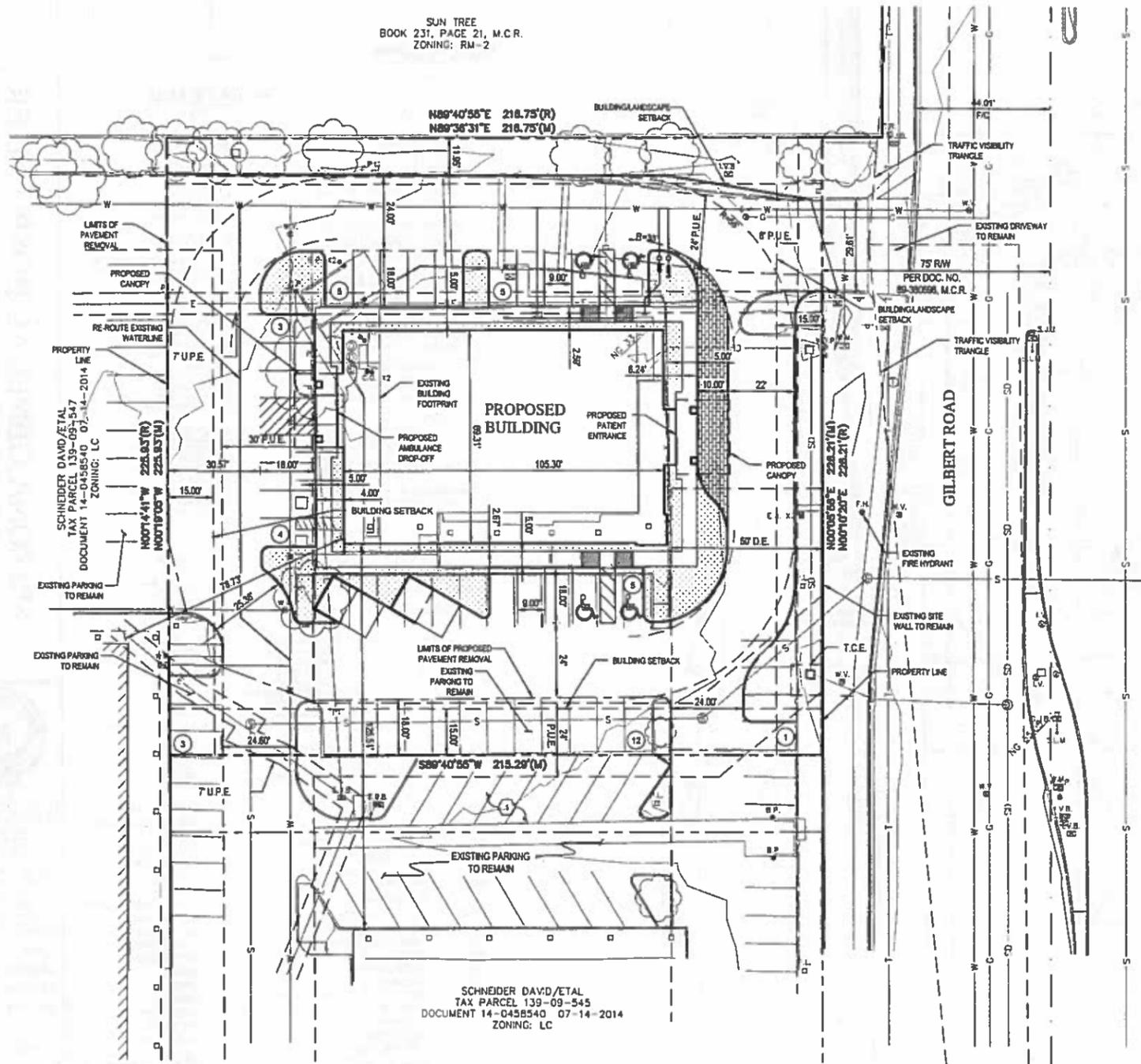
Bill Arsenault  
Director of Development  
Mays & Company  
[bill@mayscompany.com](mailto:bill@mayscompany.com)

# ARIZONA GENERAL HOSPITAL ER

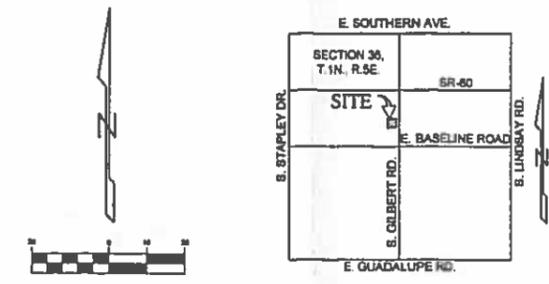
## SITE PLAN

LOCATED IN  
A PORTION OF THE SE QUARTER OF SECTION 36, T.1N., R.5E., OF THE G. & S.R.B.M.,  
MARICOPA COUNTY, MESA, ARIZONA

SUN TREE  
BOOK 231, PAGE 21, M.C.R.  
ZONING: RM-2



SCHNEIDER DAVD/ETAL  
TAX PARCEL 139-09-545  
DOCUMENT 14-0458540 07-14-2014  
ZONING: LC



### VICINITY MAP

### SITE DATA

PARCELS: APN 136-08-544  
PROJECT ADDRESS:  
1910 S. GILBERT ROAD  
MESA, AZ 85204  
EXISTING ZONING: LC (C-2)  
SITE AREA: 48,914± SQ. FT./1.12 AC.  
BUILDING AREA: 7,436 SQ. FT.  
PARKING REQUIRED: 1 PER 200 SQ. FT. = 38  
HANDICAP SPACES REQUIRED: 3  
HANDICAP SPACES PROVIDED: 4  
TOTAL PARKING PROVIDED: 38

### HORIZONTAL DATUM

THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON THE MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION (MCDOT) GEODETIC DENVERIZATION AND CADASTRAL SURVEY (KDCAS) WEBSITE WWW.MCDOT.MARICOPA.GOV, UNDER THE SURVEY INFORMATION LINK ON NOVEMBER 7, 2014.  
PROJECTION: CENTRAL ZONE, NAD 83, (EPOCH 2011)  
DATUM: GRS 80  
UNITS: INTERNATIONAL FEET  
GEOID MODEL: GEOID 2012A

CONTROL POINT: 02 (307)  
PD: 888.45  
LATITUDE: N33°23'18.8377"  
LONGITUDE: W111°47'42.7817"  
ELLIPSOID HEIGHT: 343.003 (METERS)  
DESCRIPTION: BRASS DISK IN CONCRETE  
MODIFIED TO GROUND AT N. 85481340, E. 730164249  
USING A SCALE FACTOR OF 1.000134581.

### LEGEND

EXISTING	DESCRIPTION	PROPOSED	
---	PROPERTY LINE	---	
○	SURVEY MARKER	○	
---	SIDEWALK	---	
---	CURB & GUTTER	---	
---	ROBSON CURB	---	
---	STORM DRAIN PIPE	---	
---	SANITARY SEWER	---	
---	WATER LINE	---	
---	GAS LINE	---	
---	ELECTRIC LINE	---	
---	TELCO LINE COMMUNICATION	---	
---	IRRIGATION LINE	---	
---	GRADE BREAK	---	
---	FLOW LINE	---	
---	LANDSCAPE AREAS	---	
---	DECORATIVE PAVEMENT	---	
C.O.M.	CITY OF MESA	C.T.R.	CABLE T.V RISER
R.W.	RIGHT-OF-WAY	C.J.B.	CABLE T.V JUNCTION BOX
P.O.E.	POWER DISTRIBUTION EASEMENT	SIGN	
C.O.	CURB OPENING	C.V.A.E.	CONTROLLED VEHICULAR ACCESS EASEMENT
E.C.	EDGE OF CONCRETE	U.P.E.	UNDERGROUND POWER EASEMENT
F/C	FACE OF CURB	P.U.E.	PUBLIC UTILITY EASEMENT
E.V.T.	ELECTRIC VAULT	D.E.	DRAINAGE EASEMENT
E.C.B.	ELECTRIC CABINET	T.B.	TOP OF BANK
I.V.	IRRIGATION VALVE	B.B.	BOTTOM OF BANK
I.V.B.	IRRIGATION VALVE BOX	T.C.	TOP OF CURB
W.V.	WATER VALVE	G.	GUTTER
W.M.	WATER METER	C.	CONCRETE
F.H.	FIRE HYDRANT	P.	PAVEMENT
W.B.P.	WATER BACKFLOW PREVENTOR	NG	NATURAL GROUND
M.H.	MANHOLE	G.M.	GAS METER
H.W.	HEADWALL	P.L.	PARKING LIGHT
C.B.	CATCH BASIN		
E.T.	ELECTRIC TRANSFORMER		
E.E.	ELECTRIC EASEMENT		
S.C.O.	SEWER CLEAN OUT		
Ⓢ	SEWER MANHOLE		
Ⓢ	STORM DRAIN MANHOLE		



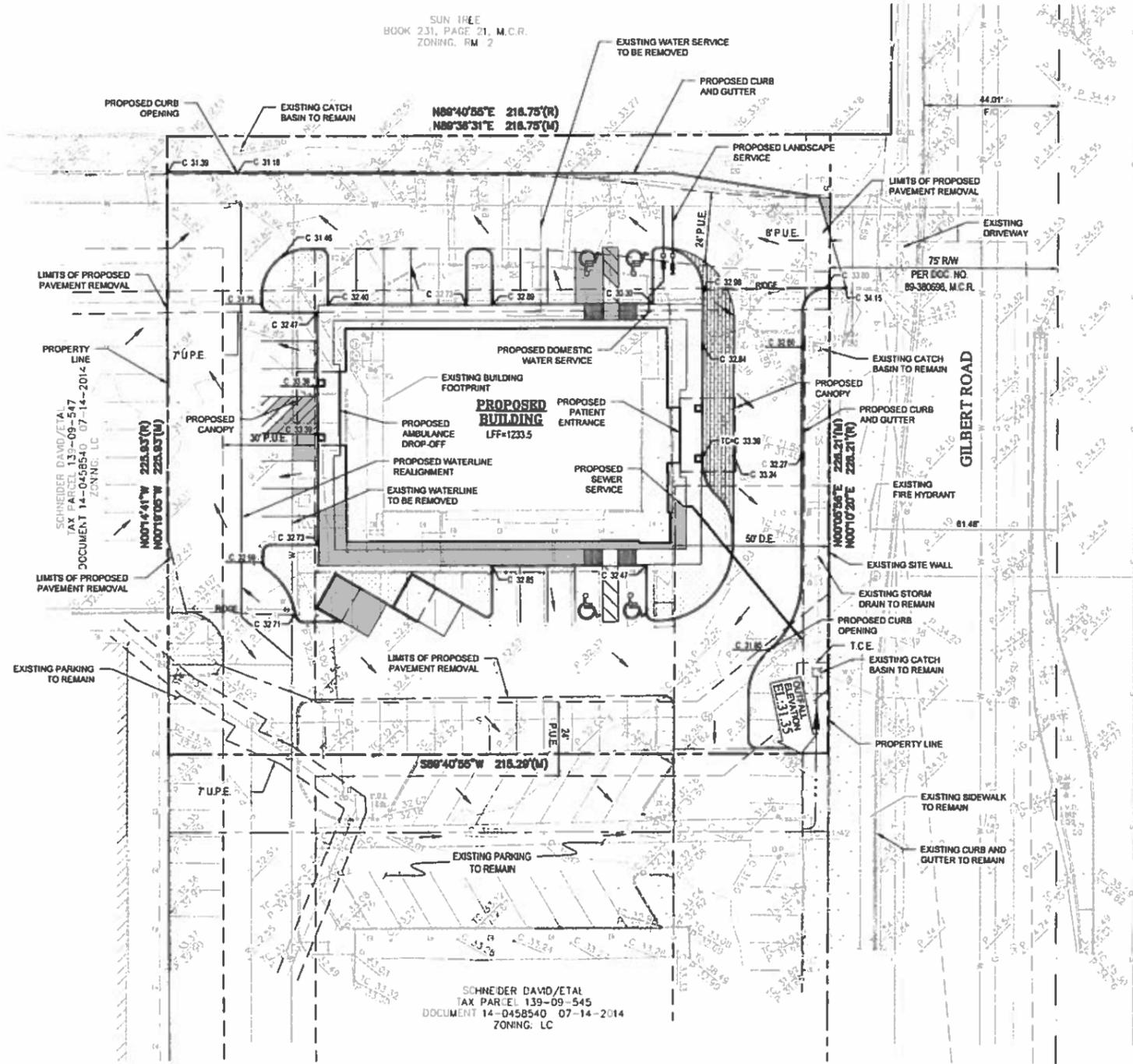
**ARIZONA GENERAL HOSPITAL ER**  
1910 S. GILBERT RD, MESA, AZ  
SITE PLAN



**WOOD/PATEL**  
CIVIL ENGINEERS  
HYDROLOGISTS  
LAND SURVEYORS  
CONSTRUCTION MANAGERS  
2081 W. Northern Ave.  
Phoenix, AZ 85021  
(602) 335-8500  
www.woodpatel.com  
PROJECT: MESA - ER/ER  
ENGINEER: D.J.M.  
DESIGNER: J.G.R.  
CAD TECHNICIAN: J.G.R.  
SCALE (HORIZ): 1"=20'  
SCALE (VERT): 1"=20'  
DATE: 4/29/15  
JOB NUMBER: 14527  
SHEET: 1 OF 1



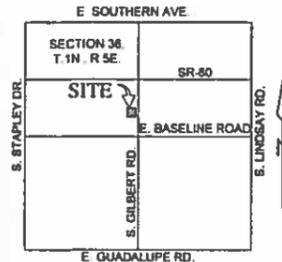
**ARIZONA GENERAL HOSPITAL ER**  
**PRELIMINARY GRADING AND DRAINAGE/UTILITY PLAN**  
 LOCATED IN  
 A PORTION OF THE SE QUARTER OF SECTION 36, T.1N., R.5E., OF THE  
 G. & S.R.B.M., MARICOPA COUNTY, MESA, ARIZONA



SUN TREE  
 BOOK 231, PAGE 21, M.C.R.  
 ZONING, RM 2

SCHEIDER DAVID/ETAL  
 TAX PARCEL 139-09-547  
 DOCUMENT 14-0458540 07-14-2014  
 ZONING, LC

SCHEIDER DAVID/ETAL  
 TAX PARCEL 139-09-545  
 DOCUMENT 14-0458540 07-14-2014  
 ZONING, LC



**SITE DATA**

PARCELS APN 139-09-644  
 PROJECT ADDRESS  
 1910 S GILBERT ROAD  
 MESA, AZ 85204  
 EXISTING ZONING: LC (C-2)  
 SITE AREA: 48,814 SQ. FT. (1.12 AC)  
 BUILDING AREA: 7,436 SQ. FT.  
 PARKING REQUIRED: 1 PER 200 SQ. FT. ± 38  
 HANDICAP SPACES REQUIRED: 3  
 HANDICAP SPACES PROVIDED: 4  
 TOTAL PARKING PROVIDED: 37

**VERTICAL DATUM**

THE VERTICAL DATUM FOR THIS SURVEY IS BASED ON BRASS TAG IN CONCRETE LOCATED ON TOP OF CURB AT THE NORTHEAST CORNER OF GILBERT ROAD AND BASELINE ROAD HAVING AN ELEVATION OF 1234.20, CITY OF MESA NAVD 88 DATUM

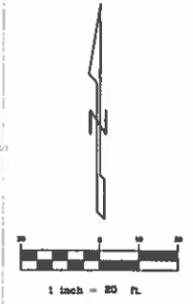
**HORIZONTAL DATUM**

THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON THE MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION (MCDOT) GEODETIC DENSIFICATION AND CADASTRAL SURVEY (GDACS) WEBSITE WWW.MCDOT.AZ.GOV UNDER THE SURVEY INFORMATION LINK ON NOVEMBER 7, 2014

PROJECTION: CENTRAL ZONE, NAD 83, (EPOCH 2011)  
 DATUM: GRS-80  
 UNITS: INTERNATIONAL FEET  
 GEOD MODEL: GEOID 2012A

CONTROL POINT: OZ (507)  
 PD: 888143  
 LATITUDE: 33°27'21.8377"  
 LONGITUDE: 111°47'47.82781"  
 ELLIPSOID HEIGHT: 343.083 (METERS)  
 DESCRIPTION: BRASS DISK IN CONCRETE

MODIFIED TO GROUND AT N 888451 349, E: 730164 249  
 USING A SCALE FACTOR OF 1.00152491



**VICINITY MAP**

**DEVELOPER**

MAYS & COMPANY  
 5949 SHERRY LANE  
 #1570  
 DALLAS, TX 75225  
 PH: (972) 967-7181  
 FAX: (214) 343-9409  
 CONTACT: BILL ARSENAULT

**ENGINEER**

WOOD, PATEL & ASSOCIATES, INC  
 4121 COMMERCE STREET  
 SUITE ONE  
 DALLAS, TEXAS 75226  
 PH: (214) 824-7040  
 FX: (214) 887-8866  
 CONTACT: CHUCK BENNETT

**ARCHITECT**

FERNANDO ANDRADE  
 4121 COMMERCE STREET  
 SUITE ONE  
 DALLAS, TEXAS 75226  
 PH: (214) 824-7040  
 FX: (214) 887-8866  
 CONTACT: CHUCK BENNETT

**OWNER**

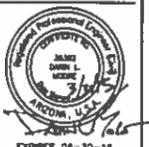
ADEPTUS HEALTH PHOENIX HOLDINGS, LLC  
 2941 SOUTH LAKE VISTA SUITE 200  
 LEWISVILLE, TEXAS 75067  
 PH: (972) 899-8888  
 CONTACT: MIKE COREY

**LEGEND**

EXISTING	DESCRIPTION	PROPOSED	
---	PROPERTY LINE	---	
○	SURVEY MARKER	○	
---	SIDEWALK	---	
---	CURB & GUTTER	---	
---	REBORN CURB	---	
---	STORM DRAIN PIPE	---	
---	SANITARY SEWER	---	
---	WATER LINE	---	
---	GAS LINE	---	
---	ELECTRIC LINE	---	
---	TELCO LINE COMMUNICATION	---	
---	IRRIGATION LINE	---	
---	GRADE BREAK	---	
---	FLOW ARROW	---	
---	LANDSCAPE AREAS	---	
---	DECORATIVE PAVEMENT	---	
COM	CITY OF MESA	C.T.R	CABLE TV RISER
RW	RIGHT-OF-WAY	C.J.B	CABLE TV JUNCTION BOX
P.D.E	POWER DISTRIBUTION EASEMENT	○	SIGN
C.O	CURB OPENING	C.V.A.E	CONTROLLED VEHICULAR ACCESS EASEMENT
E.C	EDGE OF CONCRETE	U.P.E.	UNDERGROUND POWER EASEMENT
F.C	FACE OF CURB	P.U.E	PUBLIC UTILITY EASEMENT
E.V.T	ELECTRIC VAULT	D.E	DRAINAGE EASEMENT
E.C.B	ELECTRIC CABINET	T.B	TOP OF BANK
I.V	IRRIGATION VALVE	B.B	BOTTOM OF BANK
I.V.B	IRRIGATION VALVE BOX	T.C	TOP OF CURB
W.V	WATER VALVE	G	GUTTER
W.M	WATER METER	C	CONCRETE
F.H	FIRE HYDRANT	P	PAVEMENT
W.B.P	WATER BACKFLOW PREVENTOR	N.G	NATURAL GROUND
M.H	MANHOLE	G.M	GAS METER
H.W	HEADWALL	P.L	PARKING LIGHT
C.B	CATCH BASIN		
E.T	ELECTRIC TRANSFORMER		
E.E	ELECTRIC EASEMENT		
S.C.O	SEWER CLEAN OUT		
Ⓢ	SEWER MANHOLE		
Ⓣ	STORM DRAIN MANHOLE		



**ARIZONA GENERAL HOSPITAL ER**  
 1910 S. GILBERT RD, MESA, AZ  
 PRELIMINARY GRADING AND DRAINAGE/UTILITY PLAN



**WOOD/PATEL**  
 CIVIL ENGINEERS  
 HYDROLOGISTS  
 LAND SURVEYORS  
 CONSTRUCTION MANAGERS  
 2061 W. Northern Ave.  
 Phoenix, AZ 85021  
 (602) 335-8500  
 www.woodpatel.com

**ENGINEER** DLM  
**DESIGNER** JGH  
**CAD TECHNICIAN** JGH  
**SCALE (HORIZ)** 1"=20'  
**SCALE (VERT)** 1"=20'  
**DATE** 3/27/16  
**JOB NUMBER** 144277

**SHEET**  
 1 OF 1



**CITY OF MESA GENERAL NOTES**

- ALL WORK AND MATERIALS SHALL CONFORM TO CURRENT UNIFORM STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION AS PUBLISHED BY THE MARICOPA ASSOCIATION OF GOVERNMENTS AND AS AMENDED BY THE CITY OF MESA. ALL WORK AND MATERIALS NOT IN CONFORMANCE WITH THESE AMENDED SPECIFICATIONS AND DETAILS ARE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
- THE INFORMATION SHOWN ON DRAWINGS CONCERNING THE TYPE AND LOCATION OF EXISTING UNDERGROUND UTILITIES IS APPROXIMATE AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY THE ENGINEER OR THE ENGINEER'S AGENT. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND AND OVERHEAD UTILITIES.
  - CALL 602-263-1100 OR 811 FOR BLUE STAKE SERVICES.
  - CALL SALT RIVER POWER FOR POLE BRACING, ELECTRIC SERVICE OR CONSTRUCTION SCHEDULING AT 602-236-8888.
  - CALL CITY OF MESA ELECTRICAL FOR POLE BRACING, ELECTRICAL SERVICE OR CONSTRUCTION SCHEDULING AT 480-644-2251 WITHIN CITY OF MESA ELECTRICAL SERVICE TERRITORY (DOWNTOWN MESA).
  - WHEN EXCAVATING IN OR ADJACENT TO A CITY PARK OR AQUATIC FACILITY THE CONTRACTOR SHALL CONTACT AQUATICS AND PARKS MAINTENANCE AT 480-644-3097 TO REQUEST ASSISTANCE IN LOCATING UNDERGROUND UTILITY FACILITIES.
  - WHEN EXCAVATING IN OR ADJACENT TO LANDSCAPING WITHIN THE RIGHT-OF-WAY, THE CONTRACTOR SHALL CONTACT TRANSPORTATION FIELD OPERATIONS AT 480-644-3038 TO REQUEST ASSISTANCE IN LOCATING UNDERGROUND IRRIGATION FACILITIES.
- THE CITY OF MESA HAS ADOPTED THE CITY OF PHOENIX 2007 TRAFFIC BARRICADE MANUAL. COPIES ARE AVAILABLE AT 1101 EAST JEFFERSON STREET, PHOENIX, ARIZONA. TELEPHONE 602-262-6235 OR [HTTP://PHOENIX.GOV/STREETS/TRAFFICSCHEDULE.HTML](http://phoenix.gov/streets/trafficschedule.html). CITY OF MESA HAS ISSUED A SUPPLEMENT TO THE PHOENIX TRAFFIC BARRICADE MANUAL. COPIES ARE AVAILABLE AT DEVELOPMENT SERVICES, 55 N. CENTER ST., MESA, ARIZONA. TELEPHONE 480-644-2160 OR BOTH MANUALS ARE AVAILABLE ONLINE AT: [HTTP://WWW.MESA.AZ.GOV/TRANSPORTATION/BARRICADES.ASPX](http://www.mesaaz.gov/transportation/barricades.aspx).
- CONTRACTOR TO NOTIFY TRAFFIC OPERATIONS AT 480-644-3126 PRIOR TO SIGN REMOVAL AND WHEN READY TO PERMANENTLY RELOCATE SIGN.
- CONTRACTOR TO OBTAIN ANY PERMITS REQUIRED UNLESS OTHERWISE INDICATED, AND COORDINATE ALL IRRIGATION DRY-UPS, RELOCATIONS, AND REMOVALS BY OTHERS.
- CONTRACTOR SHALL POTHOLE EXISTING UTILITIES AHEAD OF CONSTRUCTION TO ALLOW FOR ANY NECESSARY ADJUSTMENTS IN GRADE LINE AND TO VERIFY PIPE MATERIALS FOR ORDERING THE APPROPRIATE TRANSITION AND TIE-IN FITTINGS THAT MAY BE REQUIRED.
- THE CONTRACTOR IS RESPONSIBLE TO REMOVE ALL ABANDONED UTILITIES THAT INTERFERE WITH PROPOSED IMPROVEMENTS. THE CITY OF MESA UTILITIES DEPARTMENT LOCATING SECTION WILL ASSIST THE CONTRACTOR AS NEEDED, IN DETERMINING IF THE UTILITY (GAS, WATER, AND WASTEWATER ONLY) IS ABANDONED BY CALLING 480-644-4500.
- PRIOR TO START OF CONSTRUCTION ON PRIVATE PROPERTY (EASEMENTS), THE CONTRACTOR SHALL GIVE THE OWNER SUFFICIENT TIME (MINIMUM 48 HOURS) TO REMOVE ANY ITEMS IN CONFLICT WITH CONSTRUCTION. THE CONTRACTOR SHALL ARRANGE TO REMOVE AND REPLACE ALL OTHER CONFLICTS AS REQUIRED.
- THE CONTRACTOR SHALL COORDINATE WORK SCHEDULES TO PREVENT ANY CONFLICTING WORK CONDITIONS WITH THE CITY OF MESA UTILITY AND TRANSPORTATION CREWS.
- THE CONTRACTOR IS ADVISED THAT A DUST CONTROL PERMIT AND A DUST CONTROL PLAN MAY BE REQUIRED BY THE MARICOPA COUNTY AIR QUALITY DEPARTMENT. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THIS PERMIT, IF NECESSARY, AND COMPLY WITH ITS REQUIREMENTS. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE A COPY OF THE DUST CONTROL PERMIT AND DUST CONTROL PLAN TO THE CITY FOR REVIEW.
- INSPECTIONS SHALL BE PROVIDED BY THE CITY OF MESA. THE CONTRACTOR SHALL NOTIFY THE CITY INSPECTION DEPARTMENT AT LEAST 48 HOURS IN ADVANCE OF ANY CONSTRUCTION.
- THE JOB SITE SHALL BE CLEANED OF ANY DEBRIS OR SPOIL RESULTING FROM THIS PROJECT AT THE COMPLETION OF CONSTRUCTION.
- ALL EQUIPMENT AND MATERIALS NOT SHOWN OR SPECIFIED ON THE PLANS OR SPECIFICATIONS, BUT REQUIRED TO COMPLETE THIS PROJECT, SHALL BE SUPPLIED BY THE CONTRACTOR AS PART OF THIS CONTRACT WORK (NO ADDITIONAL COST TO THE CITY).
- WHEREVER PAVEMENT REPLACEMENT PER MESA STD DETAIL M-19.4 OR MAG STD DETAIL 200 IS REFERRED TO WITHIN THESE PLANS, BACKFILLING SHALL BE PER THE CITY OF MESA STREET TRENCH BACKFILLING AND PAVEMENT REPLACEMENT POLICY STATEMENT, REVISED SEPTEMBER 29, 1999.
- FOR PURPOSES OF PAVEMENT PER MAG STD DETAIL 200 OR MESA STD DETAIL M-19.4, INTERSECTIONS ARE DEFINED BY THE CURB RETURNS IN ALL DIRECTIONS.
- ANY SURVEY MARKERS DISTURBED OR DAMAGED BY THE CONTRACTOR SHALL BE REPLACED IN KIND BY A REGISTERED LAND SURVEYOR AT NO ADDITIONAL COST TO THE CITY.
- ALL EXISTING PAVEMENT MARKINGS, SIGNS, AND SIGNAL EQUIPMENT THAT ARE NOT PART OF THIS PROJECT BUT NEED TO BE REMOVED, REPLACED, RELOCATED, OR REPAIRED BECAUSE OF CONTRACTOR'S WORK WILL BE DONE AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR IS ADVISED THAT DAMAGE TO ANY PUBLIC SERVICES OR SYSTEMS AS A RESULT OF THIS PROJECT SHALL BE REPAIRED BY THE CONTRACTOR AND INSPECTED BY THE CITY INSPECTOR. DEPENDING ON DAMAGES, ALL REPAIRS SHALL BE DONE WITHIN 24 HOURS. THE CONTRACTOR IS ADVISED THAT ANY COSTS RELATED TO REPAIR OR REPLACEMENT OF DAMAGED PUBLIC SERVICES OR SYSTEMS AS A RESULT OF CONTRACTOR'S NEGLIGENCE SHALL BE BORNE BY THE CONTRACTOR.

**CITY OF MESA GENERAL LANDSCAPE NOTES**

- LANDSCAPE CONTRACTOR SHALL CONFIRM LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION AND SHALL BE RESPONSIBLE FOR THE FOLLOWING:
  - DAMAGES TO SUCH UTILITIES CAUSED AS A RESULT OF THE CONTRACTOR'S ACTIVITIES.
  - DAMAGES TO EXISTING WALKS, WALLS, DRIVES, CURBS, ETC.
  - INSPECTING THE SITE IN ORDER TO BE FULLY AWARE OF EXISTING CONDITIONS PRIOR TO SUBMITTING A BID.
- INSTALLATION OF ALL LANDSCAPE AND IRRIGATION MATERIALS SHALL COMPLY WITH SECTIONS 424, 425, 757, AND 795 OF THE MAG STANDARD SPECIFICATIONS AS AMENDED BY THE CITY OF MESA IN THE CURRENT EDITION OF THE MESA ENGINEERING PROCEDURES MANUAL, LANDSCAPE & IRRIGATION STANDARDS.
- CONTRACTOR SHALL REPAIR ANY DAMAGE MADE TO THE EXISTING SPRINKLER SYSTEM TO THE SATISFACTION OF THE CITY AT NO ADDITIONAL COST TO THE CITY.
- LANDSCAPE REMOVAL IS A NON-PAY ITEM UNLESS OTHERWISE NOTED.
- ALL EXISTING VEGETATION, WEEDS, DEBRIS, ETC. SHALL BE REMOVED FROM PROJECT AREA AND DISPOSED OF PROPERLY OFF THE SITE AT THE CONTRACTOR'S EXPENSE (SCARIFY EXISTING SUBGRADE, MINIMUM SIX (6) INCHES DEPTH).
- DAMAGE TO TURF SHALL BE REPAIRED BY CONTRACTOR, I.E., RUTS FILLED WITH CLEAN SOIL, COMPACTED TO MATCH SURROUNDING GRADES, EXCESS SOIL, ROCK, ETC. SHALL BE REMOVED TO LEAVE THE SITE CLEAN.
- ALL PLANT MATERIAL, OTHER THAN TREES, SHALL CONFORM TO GRADING, TYPE, ETC. AS SET FORTH IN THE AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN. ALL TREES SHALL CONFORM TO THE CURRENT ARIZONA NURSERY ASSOCIATION TREE SPECIFICATIONS AND MAG SPEC 795.7. SHOULD ANY CONFLICTS IN THE SPECIFICATIONS OCCUR, THE ARIZONA NURSERY ASSOCIATION'S SPECIFICATIONS SHALL PREVAIL.
- CITY RESERVES THE RIGHT TO INSPECT SHRUBS AND CONTAINERED TREES FOR CONDITION OF ROOT BALLS. FOR ANY SUCH INSPECTIONS WHICH MAY DESTROY ROOTBALL, CONTRACTOR SHALL SUPPLY ADDITIONAL PLANT AT NO COST TO CITY.
- PLANT PITS SHALL BE INSPECTED BY CITY PRIOR TO PLANTING BY THE CONTRACTOR BY REQUESTING AN INSPECTION 48 HOURS IN ADVANCE.
- ROUGH AND FINE GRADING TO ESTABLISH UNIFORM SMOOTH GRADE IS INCLUDED IN THIS PROJECT.
- SOIL TEST FOR FERTILITY AND ADDITIVE RECOMMENDATIONS (FOR TURF AND ORNAMENTALS) SHALL BE COMPLETED BY CONTRACTOR TO DETERMINE IF ADDITIVES ARE REQUIRED. CONTRACTOR SHALL PROVIDE COPY OF SOIL TEST RESULTS FOR REVIEW AND APPROVAL TO ENGINEERING INSPECTOR AT LEAST SEVEN (7) DAYS PRIOR TO ANTICIPATED PLANTING. AFTER APPROVAL BY THE CITY, THE CONTRACTOR SHALL PROVIDE AND INCORPORATE ANY ADDITIVES REQUIRED PRIOR TO OR AT TIME OF PLANTING.
- PLANT PIT SOIL MIXTURE SHALL CONSIST OF FOUR AND ONE-HALF PARTS NATURAL FERTILE, FRIABLE SOIL AND ONE PART HUMUS BY VOLUME, THOROUGHLY MIXED PRIOR TO BACKFILLING IN PITS. BACKFILLING SHALL BE IN 6" LIFTS WITH EACH LIFT WATER SETTLED WITHOUT PUDDLING.
- CONTRACTOR SHALL STAKE TREE AND SHRUB LOCATIONS FOR 5-GALLON PLANTS AND LARGER. STAKES SHALL BE MARKED WITH PLANT NAME OR PLANT LEGEND ITEM NUMBER FROM PLANS.
- ALL EXISTING (GAS, ELECTRIC, WATER, ETC.) COVERS AND BOXES SHALL REMAIN UNCOVERED. CONTRACTOR TO ADJUST TO FINAL GRADE AS NECESSARY. NPI UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL INSTALL WATER METER PROVIDED BY THE CITY OF MESA. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS INCLUDING ALL APPURTENANCES AND LABOR NECESSARY TO INSTALL THE COMPLETE AUTOMATIC SPRINKLER SYSTEM FROM THE METER (WATER USAGE CHARGES SHALL BE PAID BY CONTRACTOR UNTIL PROJECT FINAL ACCEPTANCE BY CITY OF MESA). CONTRACTOR SHALL ORDER METER FROM DEVELOPMENT SERVICES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING THE UNDERGROUND SPRINKLER SYSTEMS IN ADVANCE OF CONSTRUCTION. THE SPRINKLER SYSTEM LOCATIONS NOTED ON PLANS ARE FOR REFERENCE ONLY.
- CONTRACTOR TO VERIFY DEPTH OF ALL INLET STRUCTURES AND SPRINKLER SYSTEMS PRIOR TO TRENCHING FOR LOW-FLOW CHANNEL.
- CONTRACTOR TO PROVIDE PUMPING WITHIN FIVE (5) DAYS AFTER THE NOTICE TO PROCEED IS GIVEN AS REQUIRED TO DRY THE AREA SUFFICIENTLY TO BEGIN CONSTRUCTION.
- CONTRACTOR SHALL ARRANGE FOR SPRINKLER SYSTEM SHUTDOWN DURING CONSTRUCTION BY CONTACTING THE ENGINEERING INSPECTOR.
- NO ROCKS LARGER THAN 1" IN DIAMETER SHALL BE ALLOWED IN THE TOP SIX (6) INCHES OF TOPSOIL WHERE TURF ESTABLISHMENT IS SPECIFIED. ROCK REMOVAL AS NECESSARY IS INCLUDED IN THIS PROJECT (NPI).
- WHERE CALICHE IS ENCOUNTERED IN PLANT PITS, DEPTH AND WIDTH OF PIT SHALL BE INCREASED BY ONE-THIRD (1/3) OVER SPECIFICATION, AND A LIQUID PENETRATOR, "AL-KALICHE" OR EQUAL, SHALL BE INCORPORATED FOR EACH PIT PER MANUFACTURER'S RECOMMENDATIONS.
- PROJECT RECORD DRAWINGS FOR IRRIGATION SYSTEM:
  - MAINTAIN ON SITE AND SEPARATE FROM DOCUMENTS USED FOR CONSTRUCTION, ONE COMPLETE SET OF CONTRACT DOCUMENTS AS PROJECT RECORD DOCUMENTS. KEEP DOCUMENTS CURRENT. DO NOT PERMANENTLY COVER WORK UNTIL AS-BUILT INFORMATION IS RECORDED.
  - RECORD PIPE AND WIRING NETWORK ALTERATIONS. RECORD WORK WHICH IS INSTALLED DIFFERENTLY THAN SHOWN ON THE CONSTRUCTION DRAWINGS. RECORD ACCURATE REFERENCE DIMENSIONS, MEASURED FROM AT LEAST TWO PERMANENT REFERENCE POINTS, OF EACH IRRIGATION SYSTEM VALVE, EACH BACKFLOW PREVENTION DEVICE, EACH CONTROLLER OR CONTROLLER UNIT. EACH SLEEVE END, EACH STUB-OUT FOR FUTURE PIPE OR WIRING CONNECTIONS, AND OTHER IRRIGATION COMPONENTS ENCLOSED WITHIN A VALVE BOX.

**CITY OF MESA GENERAL LANDSCAPE NOTES (CONT.)**

- FOR PARKS AND RETENTION BASINS, CONTRACTOR SHALL INSTALL DECOMPOSED GRANITE TO A ROLLED DEPTH OF TWO (2) INCHES. DECOMPOSED GRANITE SHALL BE 1/2" MINUS WITH THE COLOR AS SPECIFIED ON THE PLANS. PRE-EMERGENT HERBICIDE SHALL BE APPLIED BEFORE AND AFTER PLACEMENT OF DECOMPOSED GRANITE PER THE MANUFACTURER'S RECOMMENDATIONS. PRE-EMERGENT HERBICIDE SHALL BE SURFLAN, DACTHAL, OR APPROVED EQUAL. NOT MORE THAN 8% OF DECOMPOSED GRANITE SHALL PASS THROUGH A #200 MESH SCREEN, 15% THROUGH A #40 MESH SCREEN, 98% THROUGH A #4 MESH SCREEN, AND 100% SHALL PASS THROUGH A 1/2" MESH SCREEN. SAMPLE TO BE PROVIDED FOR CITY REVIEW AND APPROVAL.
- FOR STREET LANDSCAPE PROJECTS, CONTRACTOR SHALL INSTALL DECOMPOSED GRANITE AS FOLLOWS:
  - DECOMPOSED GRANITE GROUND COVER SHALL BE 1/2" SIZE SCREENED AND WASHED.
  - PLACE AND ROLL TO TWO (2) INCH TOTAL DEPTH OVER 85% COMPACTED SUBGRADE.
  - PRE-EMERGENT HERBICIDE SURFLAN, DACTHAL, OR APPROVED EQUAL SHALL BE APPLIED BEFORE AND AFTER GRANITE PLACEMENT.
  - DECOMPOSED GRANITE SAMPLE SHALL BE PROVIDED IN A RIGID PLASTIC CONTAINER FOR CITY REVIEW AND APPROVAL.
- RESTORE ALL EXISTING LANDSCAPE IRRIGATION SYSTEMS, COMPONENTS AND LANDSCAPE AREAS IMPACTED BY ANY WORK UNDER THIS CONTRACT. RESTORE ALL EXISTING IRRIGATION AND LANDSCAPE IN ACCORDANCE WITH THE LANDSCAPE RESTORATION NOTES INDICATED WITHIN THESE DOCUMENTS. AT A MINIMUM, ALL RESTORATION SHALL BE IN ACCORDANCE WITH M.A.G. SPECIFICATION 107.9 - PROTECTION AND RESTORATION OF PROPERTY AND LANDSCAPE. ALL RESTORATION WORK SHALL BE COMPLETED TO THE SATISFACTION OF THE CITY OF MESA ENGINEER.
- ALL RESTORATION WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE DETAILS PROVIDED.
- REFER TO LANDSCAPE PLANTING SHEETS AND ENGINEERING DRAWINGS FOR ADDITIONAL RESTORATION NOTES AND REQUIRED COORDINATION.

**GENERAL LANDSCAPE NOTES**

- THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLAN AS CLOSELY AS POSSIBLE. ANY DISCREPANCY IN THE PLAN VS. THE FIELD CONDITIONS SHALL BE REPORTED TO THE CITY REPRESENTATIVE IMMEDIATELY.
- LOCATION OF ALL ELEMENTS ON THIS PLAN SHALL BE APPROVED BY THE PROJECT REPRESENTATIVE, PRIOR TO INSTALLATION.
- MAINTENANCE: ALL LANDSCAPING AND IRRIGATION SYSTEMS SHALL BE MAINTAINED TO ACHIEVE PERMANENT, SAFE, AND SUCCESSFUL LANDSCAPING.
- ALL DISTURBED, GRUBBED, GRADED OR BLADED AREAS NOT OTHERWISE IMPROVED SHALL BE LANDSCAPED, RESEED, OR TREATED WITH AN INORGANIC OR ORGANIC GROUND COVER.
- THE SCHEDULE FOR PLANTING OF TREES AND SHRUBS SHALL BE AT THE DISCRETION OF THE CONTRACTOR. PLANTING DURING EXTREMELY COLD, HOT, OR WINDY PERIODS SHALL BE PERFORMED AT THE CONTRACTOR'S RISK. PLANTS WHICH ARE DAMAGED OR DIE PRIOR TO FINAL ACCEPTANCE AS A RESULT OF EXTREME WEATHER CONDITIONS SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- PLANT SIZE, LOCATION AND SPACING:
  - TREES AND SHRUBS ARE TO BE LOCATED SO THAT, AT MATURITY, THEY DO NOT INTERFERE WITH EXISTING ONSITE OR OFFSITE UTILITY SERVICE LINES OR UTILITY EASEMENTS OR WITH SOLAR ACCESS TO AN ADJACENT PROPERTY.
  - ALL SHRUBS AND GROUND COVERS TO BE A MINIMUM OF 2' FROM BACK OF CURB OR BACK OF SIDEWALK.
- PLANT PLACEMENT TO BE FIELD ADJUSTED AS NEEDED TO AVOID PROPOSED UTILITIES, EXISTING PRESERVED VEGETATION, AND OTHER FIELD CONDITIONS. CONTACT THE PROJECT REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS.
- ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE REVEGETATED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE PROJECT REPRESENTATIVE PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.
- THE CONTRACTOR SHALL WARRANTY THE PLANT MATERIAL, IRRIGATION SYSTEM AND WORKMANSHIP FOR A MINIMUM PERIOD OF ONE YEAR.
- IN THE EVENT OF ANY DISPUTE BETWEEN THESE PLANS AND THE STANDARD SPECIFICATION, THE STANDARD SPECIFICATION SHALL PREVAIL.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. IT IS THE OWNER'S RESPONSIBILITY TO KEEP THE SIGHT VISIBILITY TRIANGLES (SVT), AND THE PEDESTRIAN ACCESS AREA (MUST PROVIDE A WINDOW OF VISIBILITY FROM 30' TO 72" ABOVE GRADE).
- FINAL PLANT LOCATIONS MUST BE IN COMPLIANCE WITH ALL UTILITY SETBACK REQUIREMENTS.
- ALL EXISTING LANDSCAPE TO REMAIN UNLESS OTHERWISE NOTED AND/OR APPROVED BY LANDSCAPE ARCHITECT.

**PLANT SCHEDULE**

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE BRANCHING	CALIPER HT & W	QTY
<b>TREES</b>				
	Parkinsonia x 'Desert Museum' Hybrid Palo Verde	36" BOX MULTI	2.5" CALIPER 12' HT & 7' W	6
<b>SHRUBS</b>				
	Leucophyllum langmaniae Rio Bravo	5 GAL		35
	Ruellia peninsularis Baja Ruellia	5 GAL		33
<b>ACCENTS</b>				
	Alois x 'Blue Elf' Blue Elf Aloe	5 GAL		42
	Hesperaloe parviflora 'Perla' Crimson Yucca	5 GAL		37
<b>GROUND COVERS</b>				
	Lantana x 'New Gold' New Gold Lantana	5 GAL		85
<b>GRASSES</b>				
	Muhlenbergia rigens Deer Grass	5 GAL		66
<b>VINES</b>				
	Vigna caraccalla Snail Vine	5 GAL		32
<b>TOPDRESS</b>				
	1/2" Screened Decomposed Granite Manufactured by Granite Express. Color: Express Gold. Phone: 480.354.6809		2" Depth Min Located in all Landscape Areas	

**VICINITY MAP**



**SHEET INDEX**

SHEET #	DESCRIPTION	ISSUED FOR: PRELIMINARY LANDSCAPE
LA-100	LANDSCAPE COVER	X
LA-101	LANDSCAPE PLAN	X
LA-201	LANDSCAPE DETAILS	X
LA-301	IRRIGATION PLAN	
LA-401	IRRIGATION DETAILS	

**NORRIS DESIGN**  
Planning - Landscape Architecture  
4425 North 17th St. Phoenix, AZ 85018  
Phone: 480.951.1114 F: 303.892.1188

**WOOD/PATEL**  
DESIGN INC. 1341 N. MOUNTAIN VIEW  
PHOENIX, AZ 85016  
PHONE: 602.954.8888

**gsi andrade**  
4121 COMMERCE ST. SUITE ONE  
DALLAS, TEXAS 75226  
7.214.884.7047 7.214.881.2669

**MAYS & COMPANY**  
REAL ESTATE DEVELOPMENT  
3949 SHEPHERD LANE, SUITE 1570  
DALLAS, TEXAS 75225  
(214) 363-8400 (214) 363-8439

**ARIZONA GENERAL HOSPITAL**

**ARIZONA GENERAL HOSPITAL ER**  
S. Gilbert Rd. and E. Baseline Rd.  
Mesa, Arizona

Owner:



Issue Date

PRELIMINARY  
LANDSCAPE  
MARCH 13, 2015

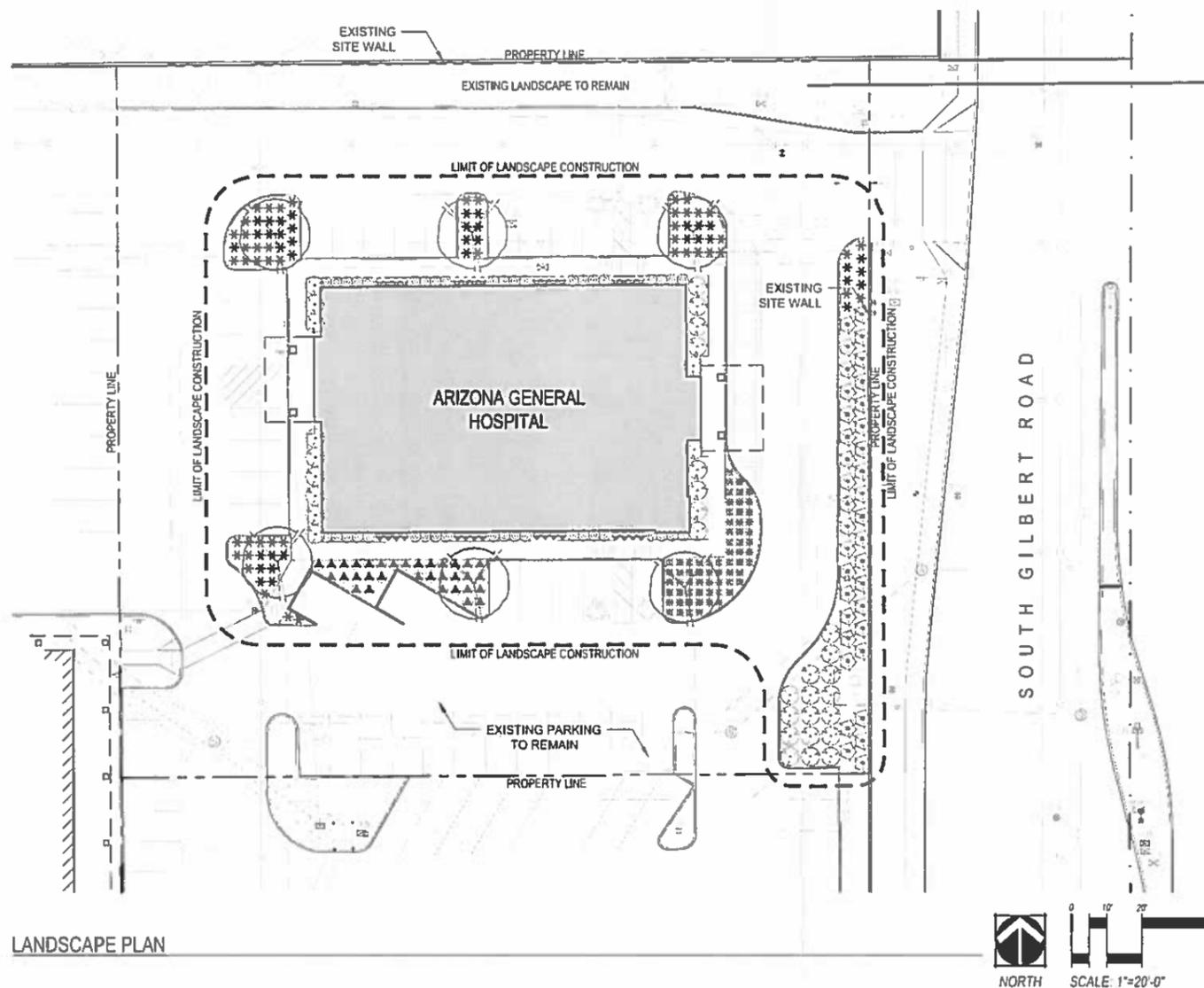
Revision Date

Sheet Title  
**LANDSCAPE  
COVER**

Sheet Number  
**LA-100**



DRAWN BY: KGP  
 FILENAME: P:\P\First Choice ER\AGHER\Mesa-Gilbert\Baseline\Drawings\AZGHER-GILBERT\_LA\_101.dwg Plotlet: Mar 30, 2015



LANDSCAPE PLAN

PLANT SCHEDULE

SYM.	BOTANICAL NAME COMMON NAME	SIZE BRANCHING	CALIPER HT & W	QTY
<b>TREES</b>				
	Parkinsonia x 'Desert Museum' Hybrid Palo Verde	36" BOX MULTI	2.5" CALIPER 12' HT & 7' W	6
<b>SHRUBS</b>				
	Leucophyllum langmaniae Rio Bravo	5 GAL		35
	Ruellia peninsularis Baja Ruella	5 GAL		33
<b>ACCENTS</b>				
	Aloe x 'Blue Elf' Blue Elf Aloe	5 GAL		42
	Hesperaloe parviflora 'Perpetua' Crimson Yucca	5 GAL		37
<b>GROUNDCOVERS</b>				
	Lantana x 'New Gold' New Gold Lantana	5 GAL		85
<b>GRASSES</b>				
	Muhlenbergia rigens Deer Grass	5 GAL		66
<b>VINES</b>				
	Vigna caraccalla Snail Vine	5 GAL		32
<b>TOPDRESS</b>				
	1/2" Screened Decomposed Granite Manufactured by Granite Express. Color: Express Gold. Phone: 480.354.6809		2" Depth Min. Located in all Landscape Areas	

**NORRIS DESIGN**  
 Planning • Landscape Architecture  
 4130 North 12th St. Mesa, AZ 85205  
 Suite 204 P: 602.254.9800  
 Phoenix, AZ 85014 F: 602.962.1188

**WOOD/PATEL**  
 ARCHITECTS & INTERIORS  
 PROJECT: MESA - TUCSON  
 1001 W. McDowell Ave. Suite 100  
 Phoenix, AZ 85004  
 (602) 552-8000

**gsr andrade**  
 REAL ESTATE DEVELOPMENT  
 4121 COMMERCE ST. SUITE ONE  
 DALLAS, TEXAS 75226  
 1214 LBJ FWD 1214 887 5798

**MAYS & COMPANY**  
 REAL ESTATE DEVELOPMENT  
 2849 DERRICK LANE SUITE 1570  
 DALLAS, TEXAS 75225  
 (214) 363-8400 • (214) 363-8400

**ARIZONA GENERAL HOSPITAL**

**ARIZONA GENERAL HOSPITAL ER**  
 S. Gilbert Rd. and E. Baseline Rd.  
 Mesa, Arizona

Owner:



Issue Date

PRELIMINARY  
 LANDSCAPE  
 MARCH 13, 2015

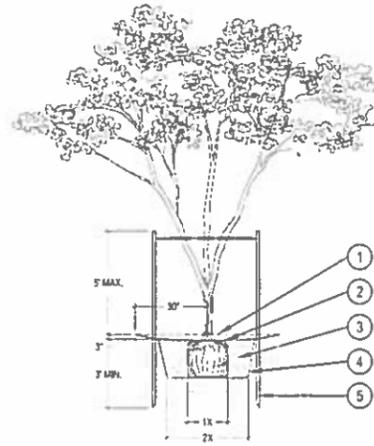
Revision Date

Sheet Title  
**LANDSCAPE PLAN**

Sheet Number  
**LA-101**

02 OF 03

**811**  
 CALL TWO WORKING DAYS BEFORE YOU DIG  
 1-800-STAKE-IT  
 ARIZONA BLUE STAKE



- 1 FINISHED GRADE
- 2 3' DEEP TREE WELL, BLEND TO FINISH GRADE.
- 3 BACKFILL WITH NATIVE SOIL. WATER SETTLE. HOLE SIZE: 2X WIDTH OF ROOTBALL. LOOSEN SOIL 3X WIDTH OF ROOTBALL.
- 4 SIDES OF PLANT PIT SHALL BE SCARIFIED AND SLOPING.
- 5 2" DIA PRESSURE TREATED 8'-0" LODGEPOLE PINE TREE STAKES. SEE NOTE 2.

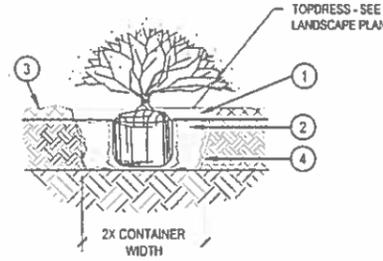
- NOTES:
- 1 SET TOP OF ROOTBALL 4" BELOW TOP OF TREE WELL. ORGANIC MULCH AS REQUIRED.
  - 2 DRIVE TREE STAKES 3' MIN. INTO GROUND TO FIRM BEARING. TAKE CARE NOT TO DAMAGE ROOTBALL. SAW STAKES ABOVE TIE TO PREVENT ABRASION TO OTHER BRANCHES. SEE MULTI-TRUNK TREE STAKING DETAIL.
  - 3 INSTALL BERM ON DOWNSIDE OF SLOPES FOR TREES ON GRADE OF 5:1 OR GREATER.

### 1 MULTI-TRUNK TREE PLANTING

SCALE: 3/16" = 1'-0"

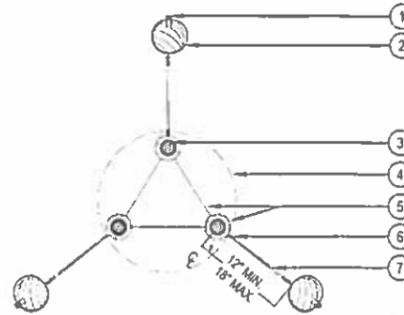
- 1 3" DEEP WELL. BLEND TO FINISHED GRADE
- 2 BACKFILL WITH NATIVE SOIL. HOLE SIZE: 2X WIDTH OF ROOTBALL. LOOSEN SOIL 3X WIDTH OF ROOTBALL. WATER SETTLE
- 3 FINISH GRADE (TOP OF MULCH)
- 4 SIDES OF PLANT PIT SHALL BE SCARIFIED AND SLOPING

- NOTES:
1. BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED
  2. CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER
  3. DIG PLANT PIT TWICE AS WIDE AND HIGH AS THE CONTAINER
  4. PRUNE ALL DEAD OR DAMAGED WOOD PRIOR TO PLANTING



### 4 SHRUB PLANTING

SCALE: NTS



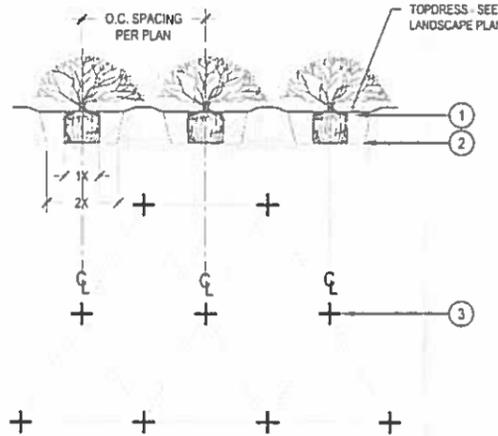
- 1 BEND TWISTED WIRES DOWN AND STAPLE TO STAKE
- 2 PRESSURE TREATED 2" DIA. 8'-0" LODGEPOLE PINE
- 3 TREE STEM
- 4 ROOT BALL
- 5 TWO STRAND 12 GA. GALV. WIRE IN 3/4" DIA. VINYL TWO-PLY FABRIC-BEARING HOSE 6"-8" DIA. KEEP ROUND TO ENSURE ALLOWANCE FOR NATURAL SWAY DO NOT CONSTRICT TRUNK
- 6 TWIST WIRE MIN. 4 TIMES AT ALL LOCATIONS SHOWN
- 7 ONE CONTINUOUS PIECE #12 GALVANIZED ANNEALED NEW STEEL WIRE EACH SIDE

### 2 MULTI-TRUNK TREE STAKING

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

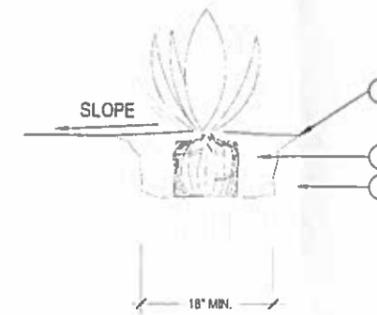
- 1 BACKFILL WITH NATIVE SOIL. HOLE SIZE: 2X WIDTH OF ROOTBALL. LOOSEN SOIL 3X WIDTH OF ROOTBALL. WATER SETTLE
- 2 SIDES OF PLANT PIT SHALL BE SCARIFIED AND SLOPING
- 3 CENTER OF PLANT PLANT SPACING AS SPECIFIED ON DRAWINGS. SEE PLANT SCHEDULE.

- NOTES:
1. BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED
  2. CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER
  3. PRUNE ALL DEAD OR DAMAGED WOOD PRIOR TO PLANTING



### 5 GROUND COVER PLANTING

SCALE: NTS



- 1 FINISH GRADE
- 2 BACKFILL NATIVE SOIL. THOROUGHLY INCORPORATE 25LBS. OF SOIL SULFUR INTO BACKFILL. WATER SETTLE AND TAMP BACKFILL BELOW ROOT SYSTEM.
- 3 UNDISTURBED SUBGRADE

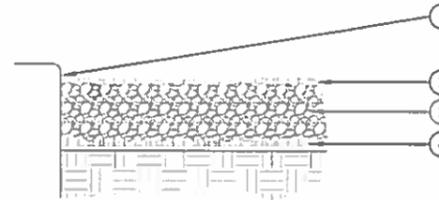
- NOTES:
- 1 DO NOT CREATE BASIN AT BASE OF ACCENT. SLOPE BACKFILL AWAY FROM PLANT.
  - 2 USE DRY SITE SOIL ONLY IN PIT - NO MULCH

### 3 ACCENT CACTI PLANTING

SCALE: NTS

- 1 MIN. 1" REVEAL ON ALL PAVED SURFACES - GRADE FOR MATERIAL DEPTH AND REVEAL
- 2 FINAL APPLICATION OF PRE-EMERGENT HERBICIDE. DECOMPOSED GRANITE / DECORATIVE ROCK PER PLANTING LEGEND
- 3 APPLY PRE-EMERGENT HERBICIDE TO SUBGRADE

- NOTE:
- 1 APPLY PRE-EMERGENT HERBICIDE PER LABEL DIRECTIONS AND RATE



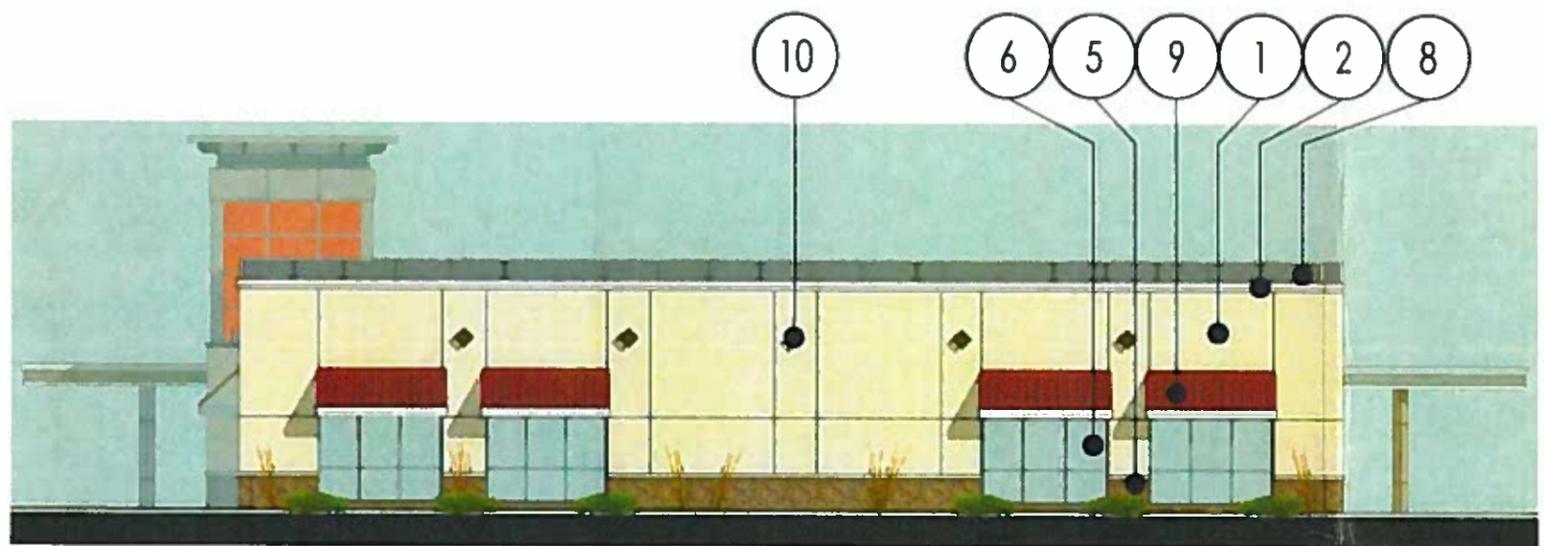
### 6 INERT GROUND COVER

SCALE: NTS

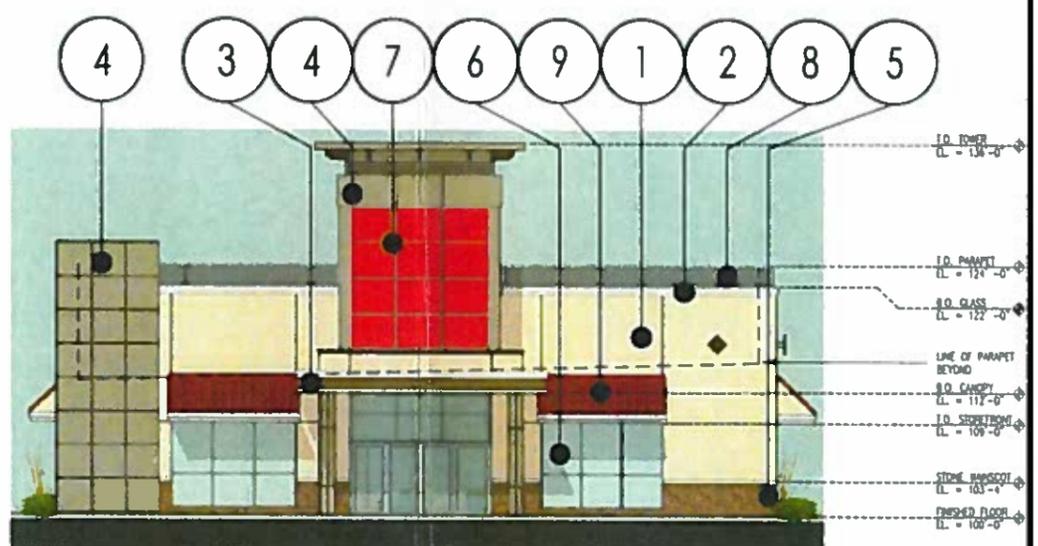
1	CEMENTITIOUS STUCCO FIELD COLOR TO MATCH SW6126 NAVAJO WHITE	6	STOREFRONT GLAZING WITH CLEAR ANODIZED FRAME SOLARBAN 70 XL
2	CEMENTITIOUS STUCCO ACCENT COLOR TO MATCH SW 7012 CREAMY	7	CURTAINWALL GLAZING WITH LAMINATED GLASS SOLARBAN 70XL WITH SEDONA SUNSET LAMINATE COLOR
3	CEMENTITIOUS STUCCO ACCENT COLOR TO MATCH SW 7040 SMOKEHOUSE	8	STOREFRONT GLAZING WITH SPANDREL GLASS WARM GREY
4	ALUMINUM COMPOSITE PANEL HARVEST GOLD	9	SPANISH TILE ROOF
5	STONE VENEER WAINSCOT TO MATCH ELDORADO STONE - EUROPEAN LEDGE IRON MILL	10	BRONZE ANODIZED WALL SCENCE



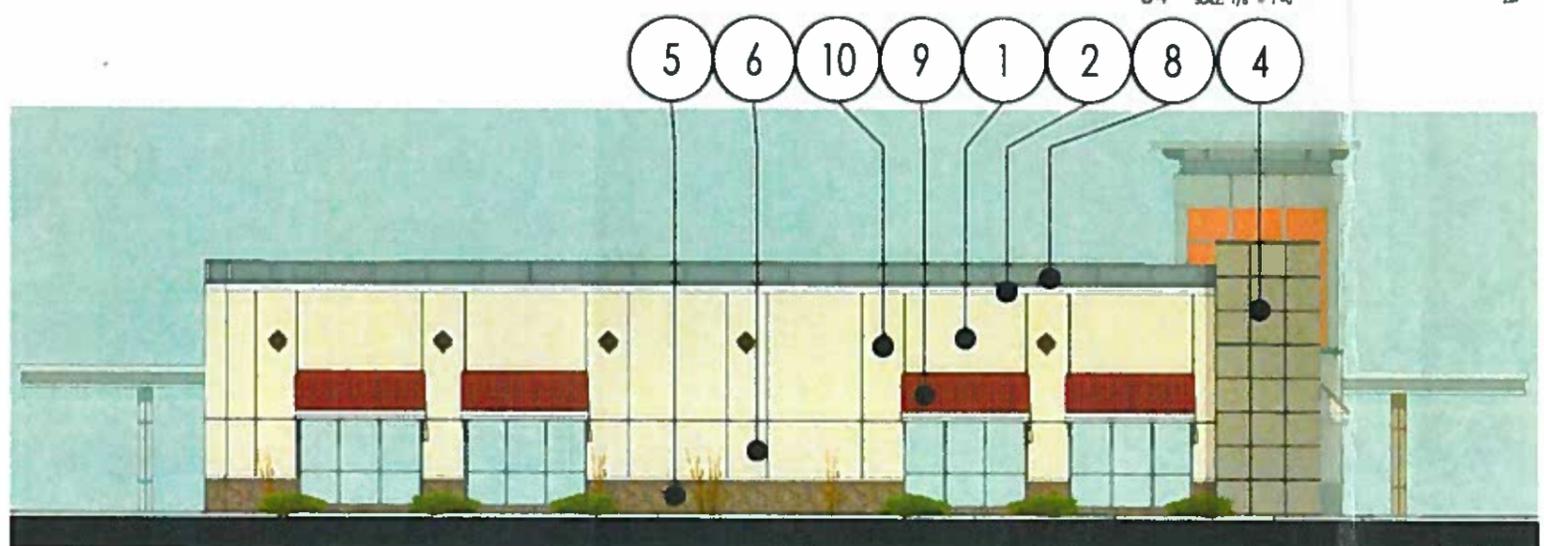
EXP. 3-31-16



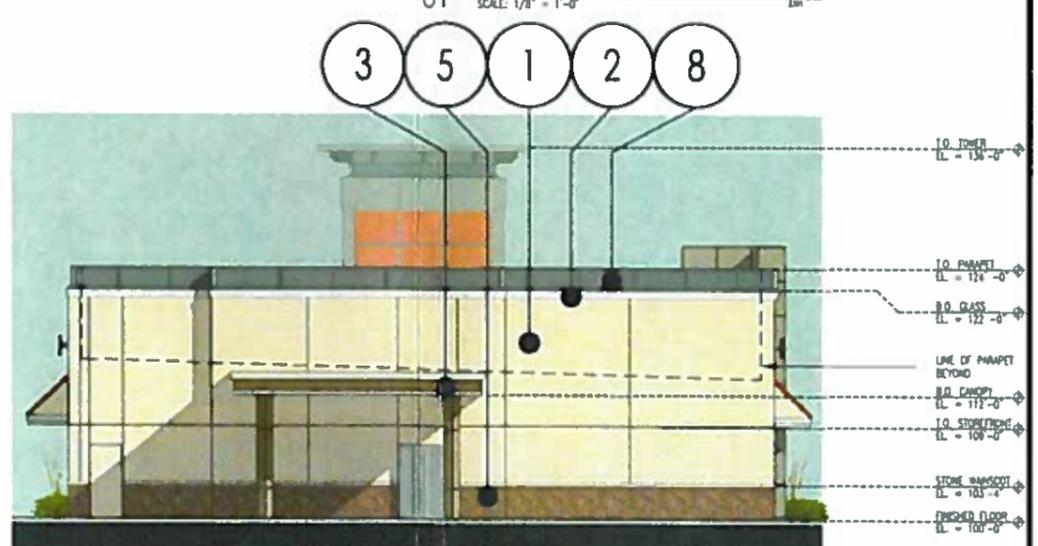
04 Side Elevation  
SCALE: 1/8" = 1'-0"



01 Front Elevation  
SCALE: 1/8" = 1'-0"



03 Side Elevation  
SCALE: 1/8" = 1'-0"



02 Rear Elevation  
SCALE: 1/8" = 1'-0"