

GrandeVita

a BioCity Enterprise

RENDERED LANDSCAPE PLAN

Sheet L1.1

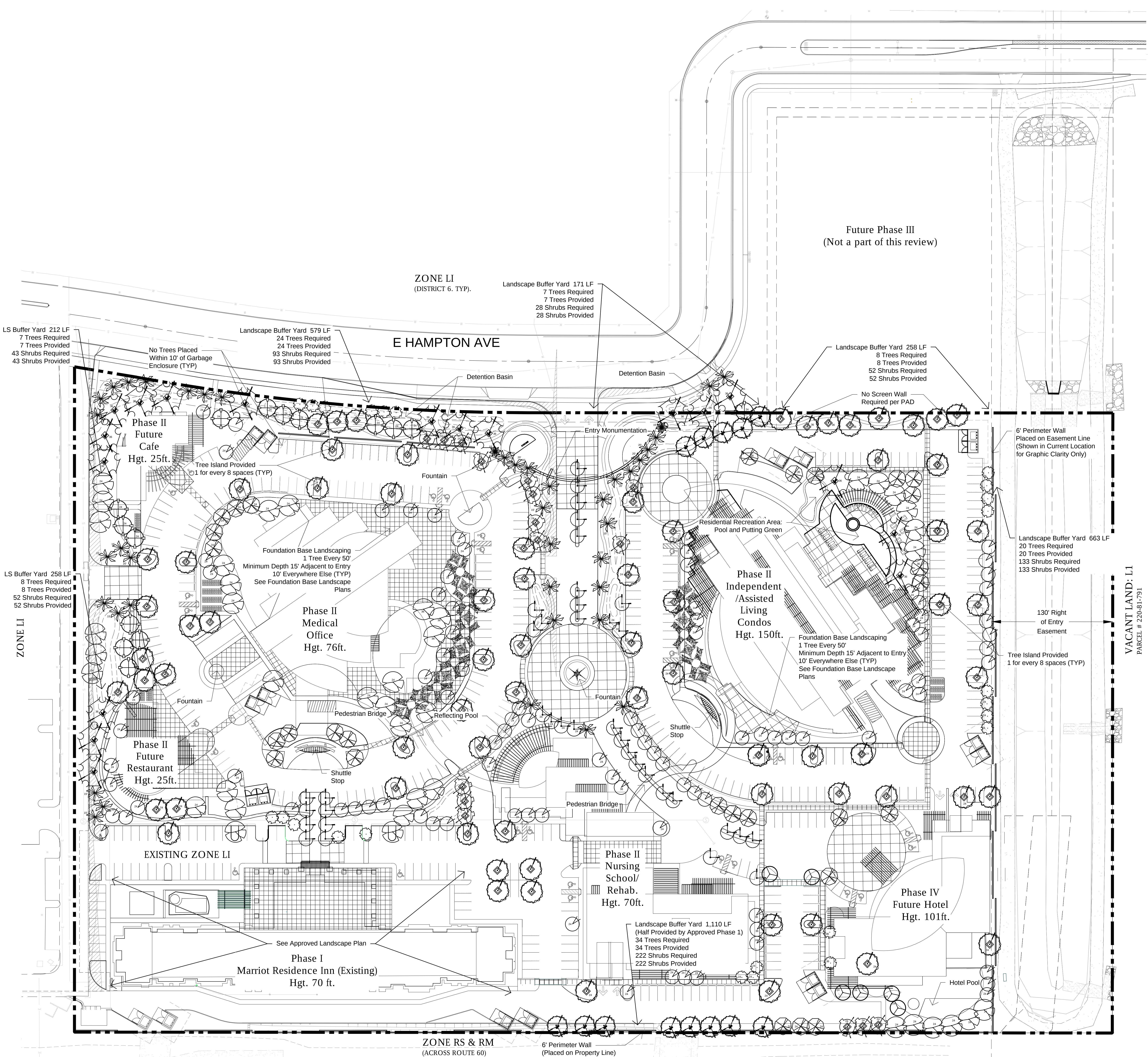


PLANT LEGEND		
TREES		
	Acacia willardiana	Palo Blanco
	Bauhinia lunarioides	Anacacho Orchid
	Brahea armata	Mexican Blue Palm
	Caesalpinia cacalaco	Cascalote
	Cercidium praecox	Palo Brea
	Cercidium thornless hybrid 'azt'	Azt Thornless Palo Verde
	Chamaerops humilis	Mediterranean Fan Palm
	Chilopsis linearis	Desert Willow
	Dalbergia sissoo	Indian Rosewood
	Pistacia chinensis	Chinese Pistache
	Prosopis glandulosa	Thornless Honey Mesquite
	Prosopis seedless hybrid 'azt'	Azt Seedless Hybrid Mesquite
	Sophora secundifolia	Texas Mountain Laurel
	Ulmus parvifolia	Arizona Elm
ACCENTS		
	Agave Americana	Century Plant
	Agave desmetiana	Smooth Agave
	Agave weberi	Weber's Agave
	Bulbine frutescens 'tiny tangerine'	Dwarf Orange Bulbine
	Dasylirion wheeleri	Desert Spoon
	Hesperaloe funifera	Giant Hesperaloe
	Hesperaloe parviflora 'brake lights'	Brake Lights Red Yucca
	Hesperaloe parviflora	Red Yucca
	Muhlenbergia capilaris 'regal mist'	Regal Mist Pink Muhly
	Muhlenbergia rigida 'nashville'	Purple Muhly
	Muhlenbergia rigens	Deer Grass
	Nassella tenuissima	Mexican Feather Grass
	Nolina microcarpa	Bear Grass
	Pedilanthus macrocarpus 'chilly willy'	Chilly Willy Lady Slipper
	Yucca rupicola	Twisted Leaf Yucca
SHRUBS		
	Caesalpinia pulcherrima	Red Bird of Paradise
	Dodonea viscosa 'purpurea'	Purple Hop Bush
	Eremophila maculata 'valentine'	Valentine Bush
	Gossypium harknessii	San Marcos Hibiscus
	Justicia spicigera	Mexican Honeysuckle
	Leucophyllum langmaniae	Lynns Legacy Texas Sage
	Phlomis frutescens	Jerusalem Sage
	Reuellia brittoniana	Mexican Petunia
	Salvia clevelandii	Cleveland Sage
	Salvia greggii	Autumn Sage
	Simmondsia chinensis	Jojoba
	Tecoma stans x 'sparky'	Sparky Trumpet Flower
GROUNDCOVER		
	Calylophus berlandieri 'tucson sun'	Tucson Sun Sundrops
	Dyssodia pentachaeta	Golden Dyssodia
	Lantana x 'new gold'	Yellow Lantana
	Lantana montevidensis	Trailing Purple Lantana
	Myoporum parvifolium	Trailing Myoporum
	Setcreasea pallida 'purpurea'	Purple Heart
	Tetraneuris acaulis	Angelita Daisy
	Verbena rigida	Sandpaper Verbena

Notes:

- Palm trees may be substituted for 20% of the total required trees along streets and driveways
- Shrubs: Required shrubs shall have a minimum mature growth height of 18 inches. At least 50% of required shrubs shall be a minimum of 5 gallon in size upon installation, but in no case shall any shrub be less than one (1) gallon size.
- Trees: A minimum of 25% of the total required trees shall be 36" or larger box trees. A minimum of 50% of the total required trees shall be 24" box trees. No Trees shall be smaller than 15-gallon size.

Required Tree Size	Substitute Palm Tree Heights (in feet)
15 Gallon	15'
24-inch box	20'
36-inch box	25'



- PLANT LEGEND**
- TREES**
- Acacia willardiana
 - Bauhinia lunarioides
 - Brahea armata
 - Caesalpinia cacalaco
 - Cercidium praecox
 - Cercidium thornless hybrid 'azt'
 - Chamaerops humilis
 - Chilopsis linearis
 - Dalbergia sissoo
 - Pistacia chinensis
 - Prosopis glandulosa
 - Prosopis seedless hybrid 'azt'
 - Sophora secundifolia
 - Ulmus parvifolia
- Tree Size - 36" Box
- Tree Size - 24" Box
- Tree Size - 15 Gallon
- Palm Size - 20" Height
- Palm Size - 15" Height
- If No Size or Ht. Indicated
- Size of 15 Gallons, Height of 15'
- ACCENTS**
- Agave Americana
 - Agave desmettiana
 - Agave weberii
 - Bulbine frutescens 'tiny tangerine'
 - Dasyliiron wheeleri
 - Hesperaloe funifera
 - Hesperaloe parviflora 'brake lights'
 - Hesperaloe parviflora
 - Muhlenbergia capilaris 'regal mist'
 - Muhlenbergia rigida 'nashville'
 - Muhlenbergia rigens
 - Nassella tenuissima
 - Nolina microcarpa
 - Pedilanthus macrocarpus 'chilly willy'
 - Yucca rupicola
- SHRUBS**
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 - Dodonea viscosa 'purpurea'
 - Eremophila maculata 'valentine'
 - Gossypium harknessii
 - Justicia spicigera
 - Leucophyllum langmaniae
 - Phlomis frutescens
 - Reuellia brittoniana
 - Salvia clevelandii
 - Salvia greggii
 - Simmondsia chinensis
 - Tecoma stans x 'sparky'
- GROUND COVER**
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 - Dyssodia pentachaeta
 - Lantana x 'new gold'
 - Lantana montevidensis
 - Myoporum parvifolium
 - Setcreasea pallida 'purpurea'
 - Tetrandeurea acaulis
 - Verbena rigida
- Palo Blanco
- Anacacho Orchid
- Mexican Blue Palm
- Cascalote
- Palo Brea
- Azt Thornless Palo Verde
- Mediterranean Fan Palm
- Desert Willow
- Indian Rosewood
- Chinese Pistache
- Thornless Honey Mesquite
- Azt Seedless Hybrid Mesquite
- Texas Mountain Laurel
- Arizona Elm
- Century Plant
- Smooth Agave
- Weber's Agave
- Dwarf Orange Bulbine
- Desert Spoon
- Giant Hesperaloe
- Brake Lights Red Yucca
- Red Yucca
- Regal Mist Pink Muhly
- Purple Muhly
- Deer Grass
- Mexican Feather Grass
- Bear Grass
- Chilly Willy Lady Slipper
- Twisted Leaf Yucca
- Red Bird of Paradise
- Purple Hop Bush
- Valentine Bush
- San Marcos Hibiscus
- Mexican Honeysuckle
- Lynns Legacy Texas Sage
- Jerusalem Sage
- Mexican Petunia
- Cleveland Sage
- Autumn Sage
- Jojoba
- Sparky Trumpet Flower
- Tucson Sun Sundrops
- Golden Dyssodia
- Yellow Lantana
- Trailing Purple Lantana
- Trailing Myoporum
- Purple Heart
- Angelita Daisy
- Sandpaper Verbena

THE PLANNING CENTER
A DIVISION OF THE GROUP, INC.
5202 N. 10TH AVE., SUITE 100
PHOENIX, AZ 85018
602.998.1100
www.thepanningcenter.com

PROJECT: KBH-01
DATE: 10/31/18
DRAWN BY: CJL-FW
CHECKED BY: FW

CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT (OUTSIDE MARICOPA COUNTY)

#	REVISIONS/SUBMITTALS	DATE
1	COMMENTS	8.16.18
2	COMMENTS	9.13.18
3	COMMENTS	9.27.18
4	REMOVE, MED. OFFICE	10.30.18

GRANDE Vita
a BILLY ENTERPRISE

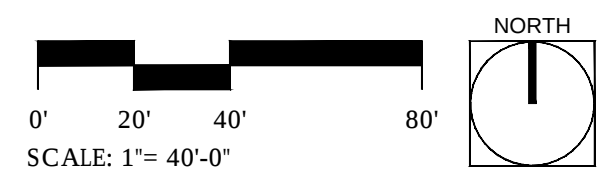
10243 E Hampton Ave, Mesa Arizona 85209

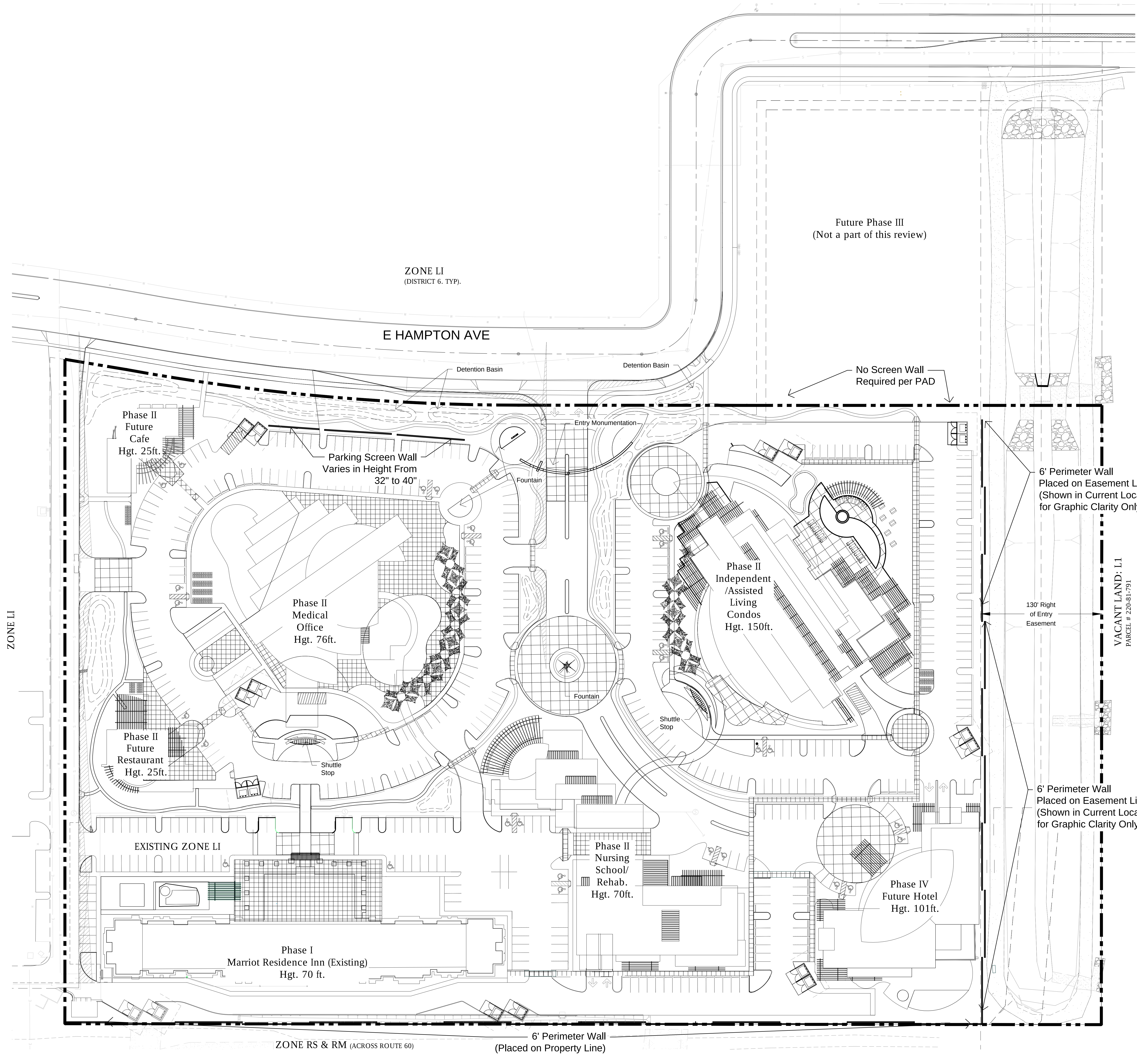
Landscape Plan

CASE NO:
ZON18-00592

REFERENCE:
PRS18-00460

L1.1
1 OF 3





ZONE LI

ZONE LI
(DISTRICT 6, TYP).

E HAMPTON AVE

Future Phase III
(Not a part of this review)

Phase II
Future
Cafe
Hgt. 25ft.

Parking Screen Wall
Varies in Height From
32" to 40"

Phase II
Medical
Office
Hgt. 76ft.

Phase II
Future
Restaurant
Hgt. 25ft.

EXISTING ZONE LI

Phase I
Marriot Residence Inn (Existing)
Hgt. 70 ft.

Phase II
Nursing
School/
Rehab.
Hgt. 70ft.

Phase II
Independent
/Assisted
Living
Condos
Hgt. 150ft.

Phase IV
Future Hotel
Hgt. 101ft.

Detention Basin

Detention Basin

Entry Monumentation

Fountain

Fountain

Shuttle Stop

Shuttle Stop

6' Perimeter Wall
Placed on Easement Line
(Shown in Current Location
for Graphic Clarity Only)

130' Right
of Entry
Easement

VACANT LAND: L1
PARCEL # 220-81-791

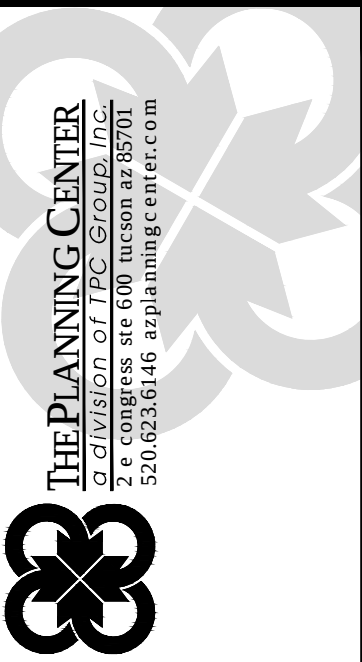
6' Perimeter Wall
Placed on Easement Line
(Shown in Current Location
for Graphic Clarity Only)

6' Perimeter Wall
(Placed on Property Line)

ZONE RS & RM (ACROSS ROUTE 60)

LEGEND

Screen Wall or Perimeter Wall: Height Varies, See Plan.



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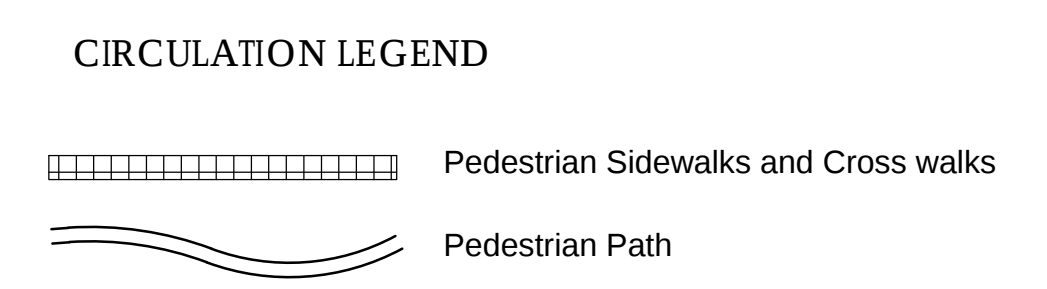
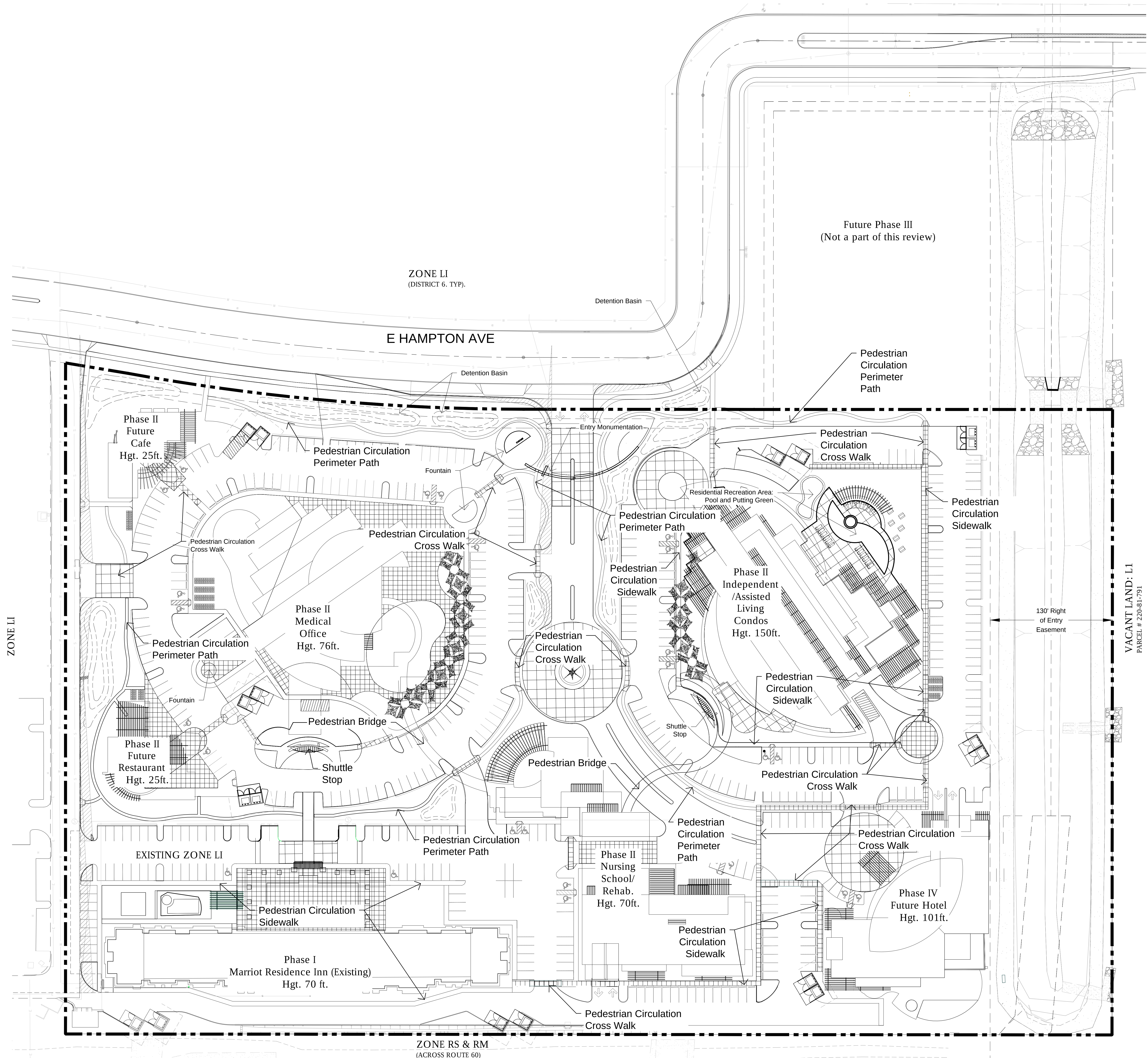


10243 E Hampton Ave, Mesa Arizona 85209

Wall Plan

CASE NO:
ZON18-00592
REFERENCE:
PRS18-00460

L1.2
2 OF 3



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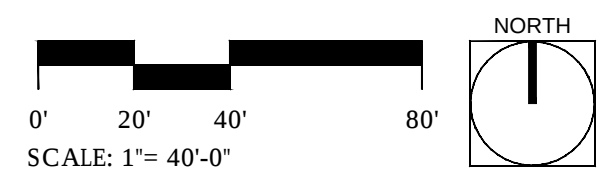


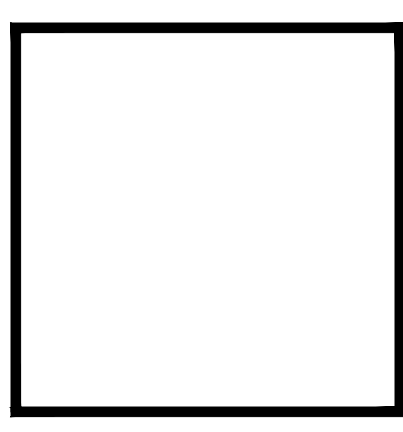
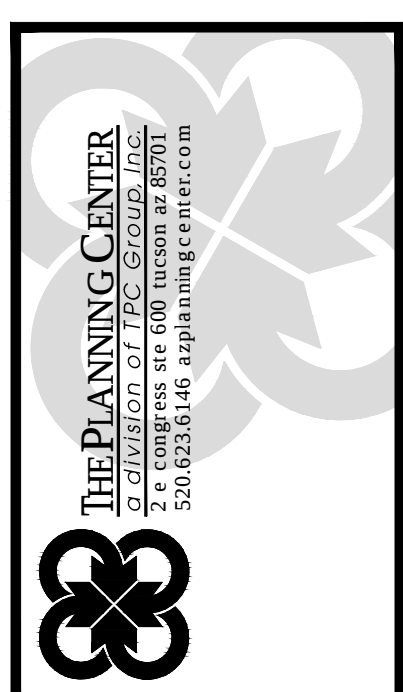
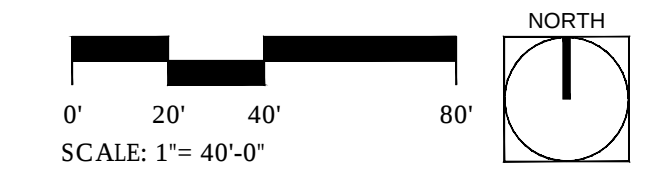
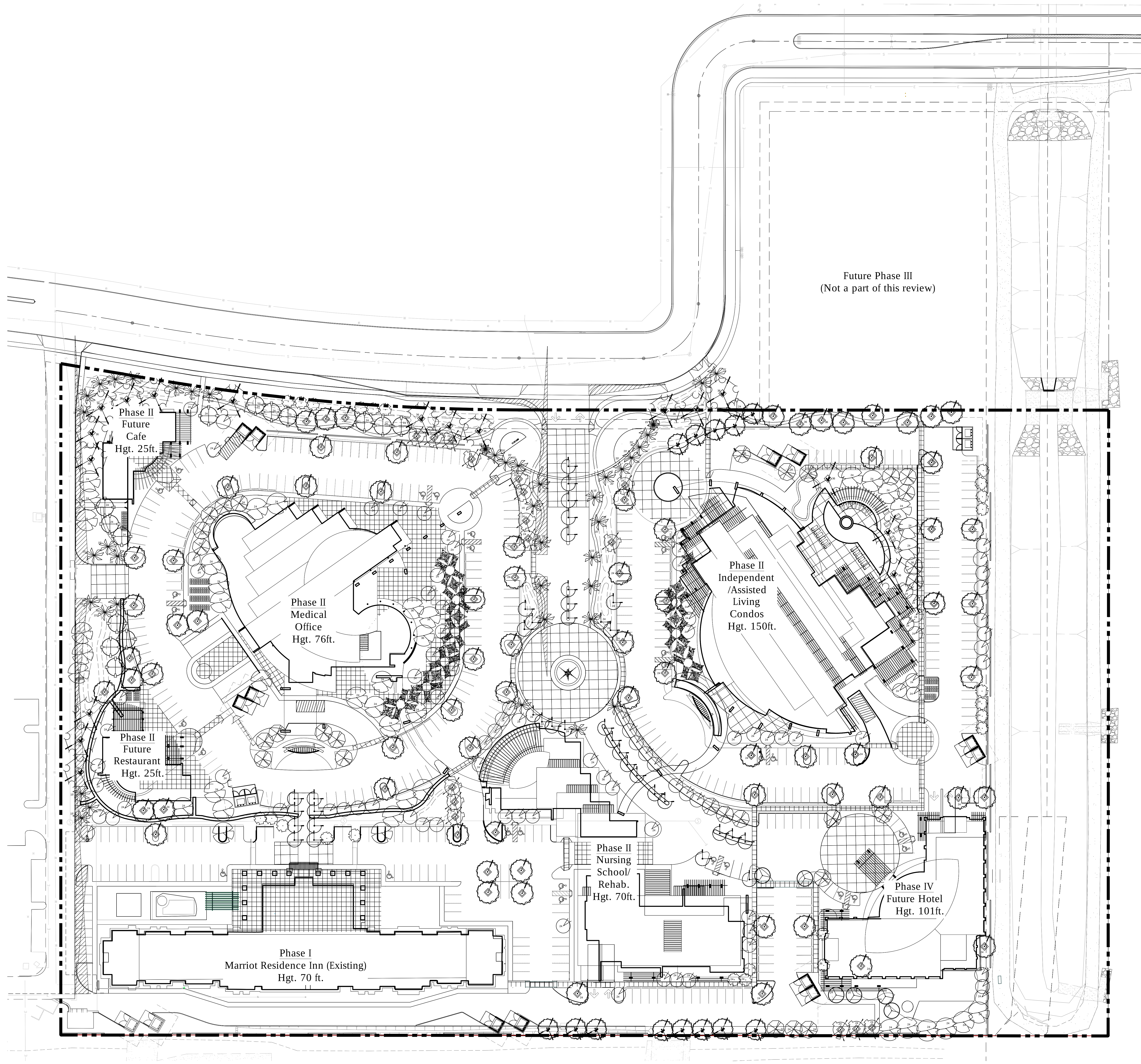
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Circulation Plan

CASE NO:
ZON18-00592
REFERENCE:
PRS18-00460

L1.3
3 OF 3





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CHECKED BY: FW

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MARICOPA COUNTY)

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3	COMMENTS	9.27.18
4	REMOVE_MED_OFFICE	10.30.18

10243 E Hampton Ave, Mesa Arizona 85209

Foundation Plan
Overall

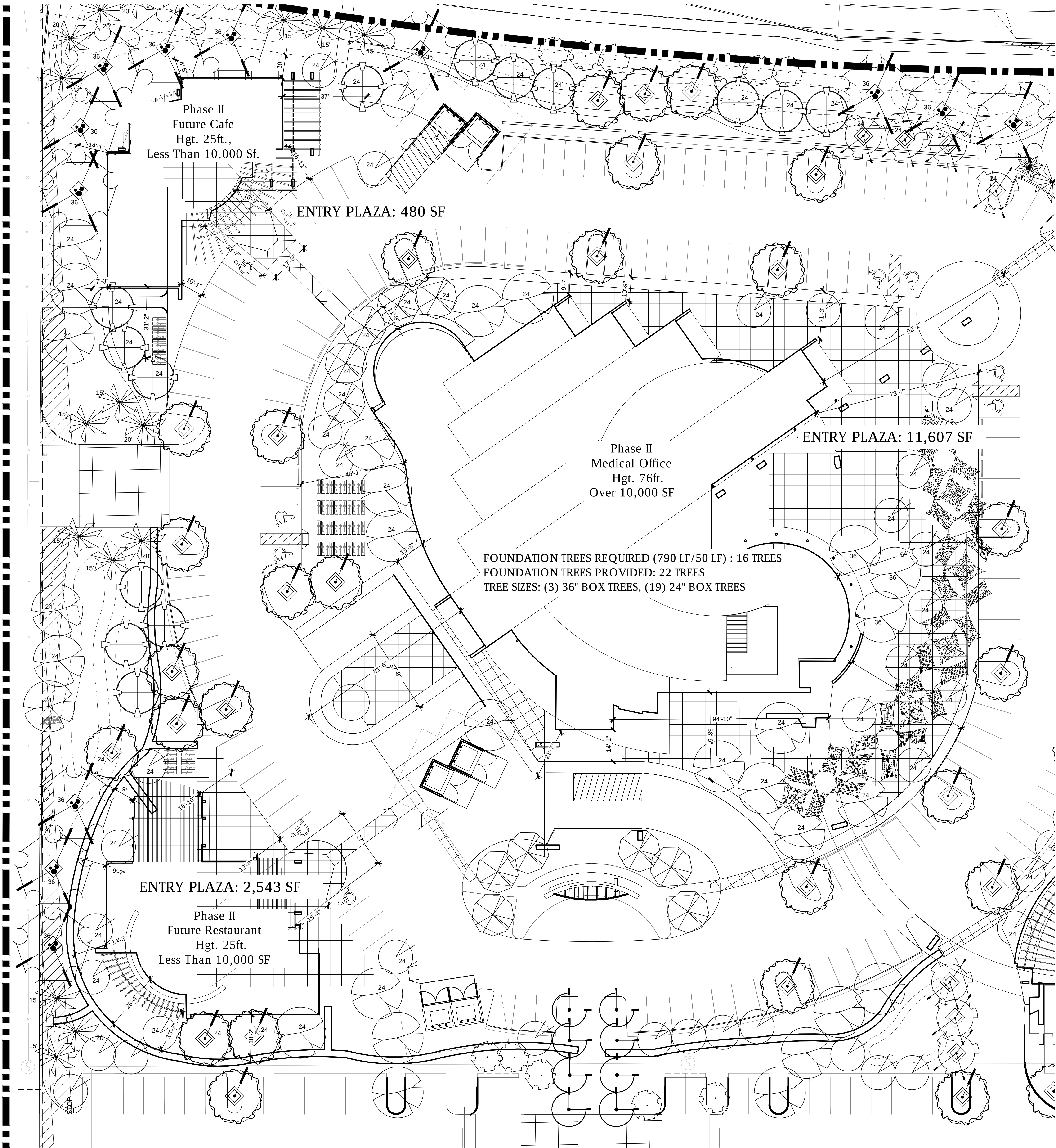
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LF1.1
1 OF 5

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FOUNDATION TREES REQUIRED (320 LF/50 LF) : 7 TREES
FOUNDATION TREES PROVIDED: 11 TREES
TREE SIZES: (5) 36" BOX TREES, (6) 24" BOX TREES

FOUNDATION TREES REQUIRED (370 LF/50 LF) : 8 TREES
FOUNDATION TREES PROVIDED: 10 TREES
TREE SIZES: (3) 36" BOX TREES, (7) 24" BOX TREES



MEDICAL OFFICE BUILDING - FOUNDATION BASE

NOTE: ALL DIMENSIONS ARE TO THE BUILDING WALLS/FOUNDATION FOR THE 1ST FLOOR. THE BUILDING CONTAINS OVERHANGS AND ROOF LINES ON UPPER FLOORS THAT EXTEND OUT BEYOND THE WALLS/FOUNDATION OF THE 1ST FLOOR.

SEE LANDSCAPE PLAN FOR TREE/PLANTING PLAN INFORMATION.



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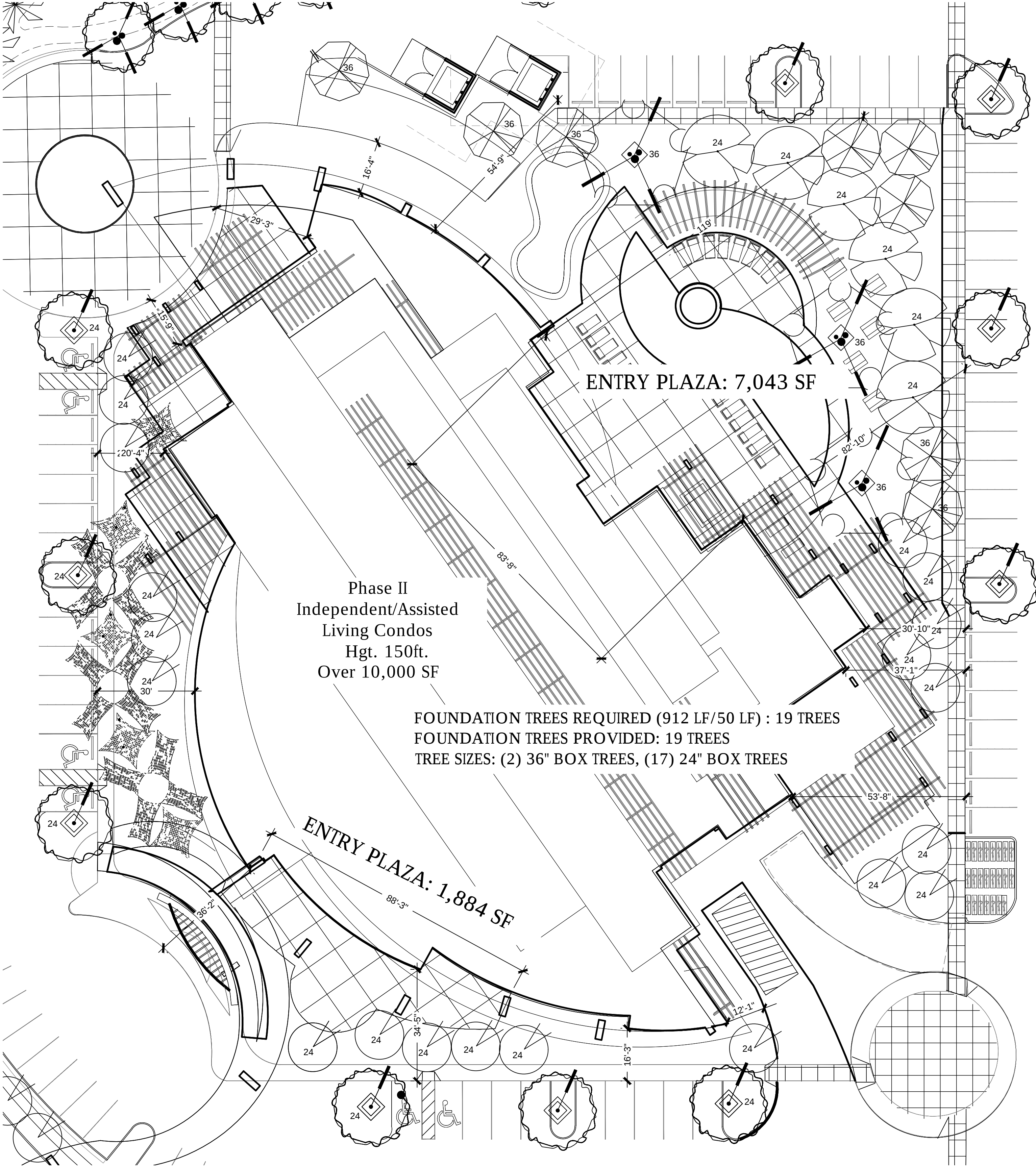
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(OUTSIDE MARICOPA COUNTY)

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3	COMMENTS	9.27.18

10243 E Hampton Ave, Mesa Arizona 85209

Foundation Plan
Medical Office

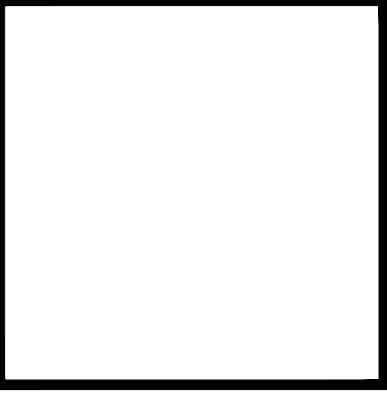
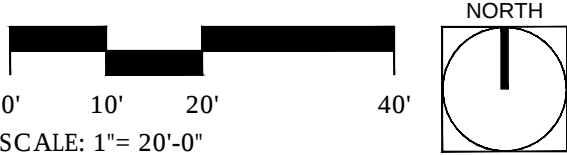
CASE NO:
ZON18-00592
REFERENCE:
PRS18-00460
LF1.2
2 OF 5



INDEPENDENT/ASSISTED LIVING CONDOS - FOUNDATION BASE

NOTE: ALL DIMENSIONS ARE TO THE BUILDING WALLS/FOUNDATION FOR THE 1ST FLOOR. THE BUILDING CONTAINS OVERHANGS AND ROOF LINES ON UPPER FLOORS THAT EXTEND OUT BEYOND THE WALLS/FOUNDATION OF THE 1ST FLOOR.

SEE LANDSCAPE PLAN FOR TREE/PLANTING PLAN INFORMATION.



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DRAWN BY: FW/CJL
CHECKED BY: FW

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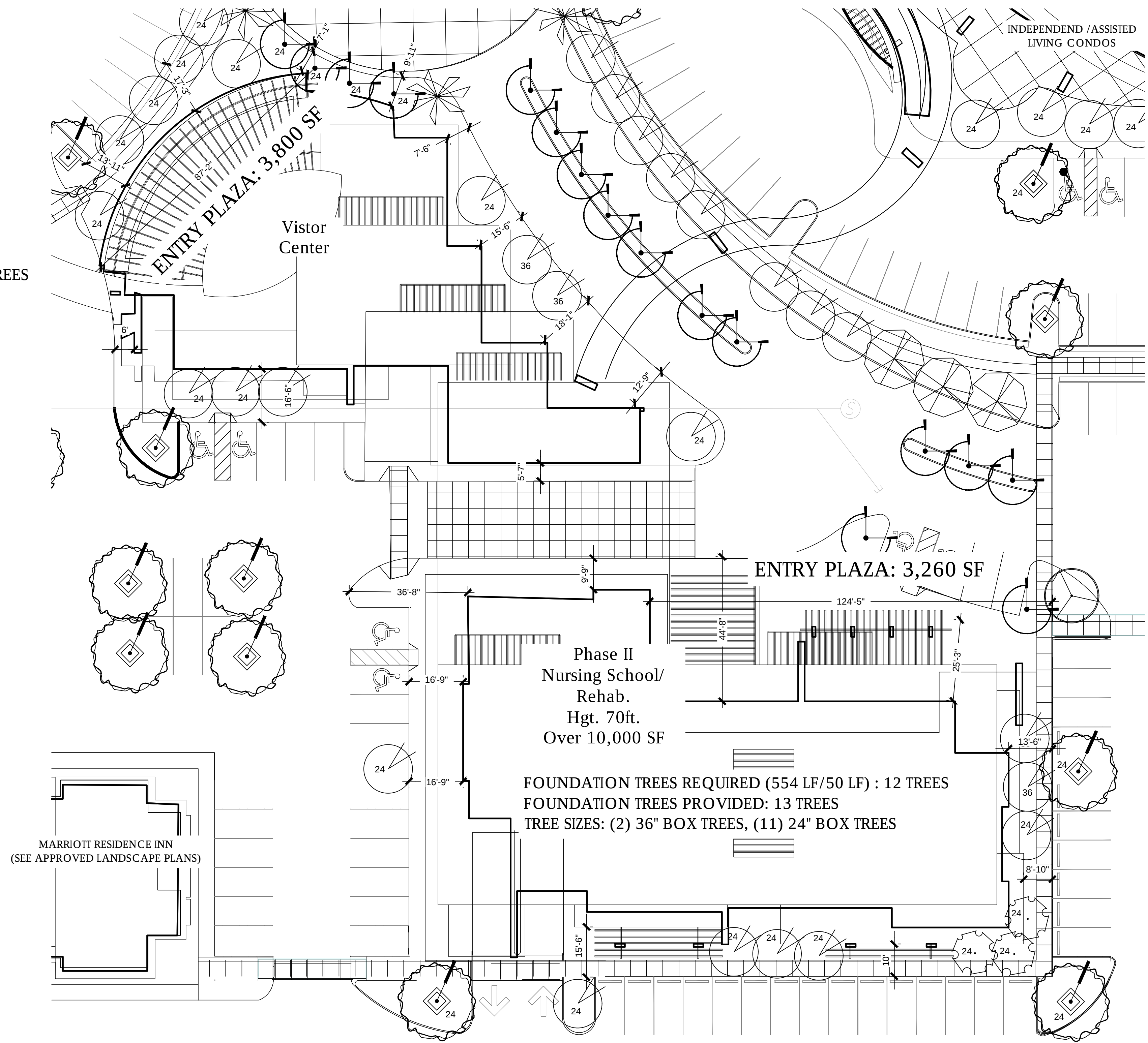
Foundation Plan
Condos

CASE NO:
ZON18-00592

REFERENCE:
PRS18-00460

LF1.3
3 OF 5

FOUNDATION TREES REQUIRED (525 LF/50 LF) : 11 TREES
FOUNDATION TREES PROVIDED: 17 TREES
TREE SIZES: (2) 36" BOX TREES, (15) 24" BOX TREES



FOUNDATION TREES REQUIRED (554 LF/50 LF) : 12 TREES
FOUNDATIONS TREES PROVIDED: 13 TREES
TREE SIZES: (2) 36" BOX TREES, (11) 24" BOX TREES

VISITOR CENTER & NURSING SCHOOL/REHAB. - FOUNDATION BASE

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SEE LANDSCAPE PLAN FOR TREE/PLANTING PLAN INFORMATION.

#	REVISIONS/SUBMITTALS	DATE
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2	COMMENTS	9.13.18
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[illegible]

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