

New RV Service Building

for

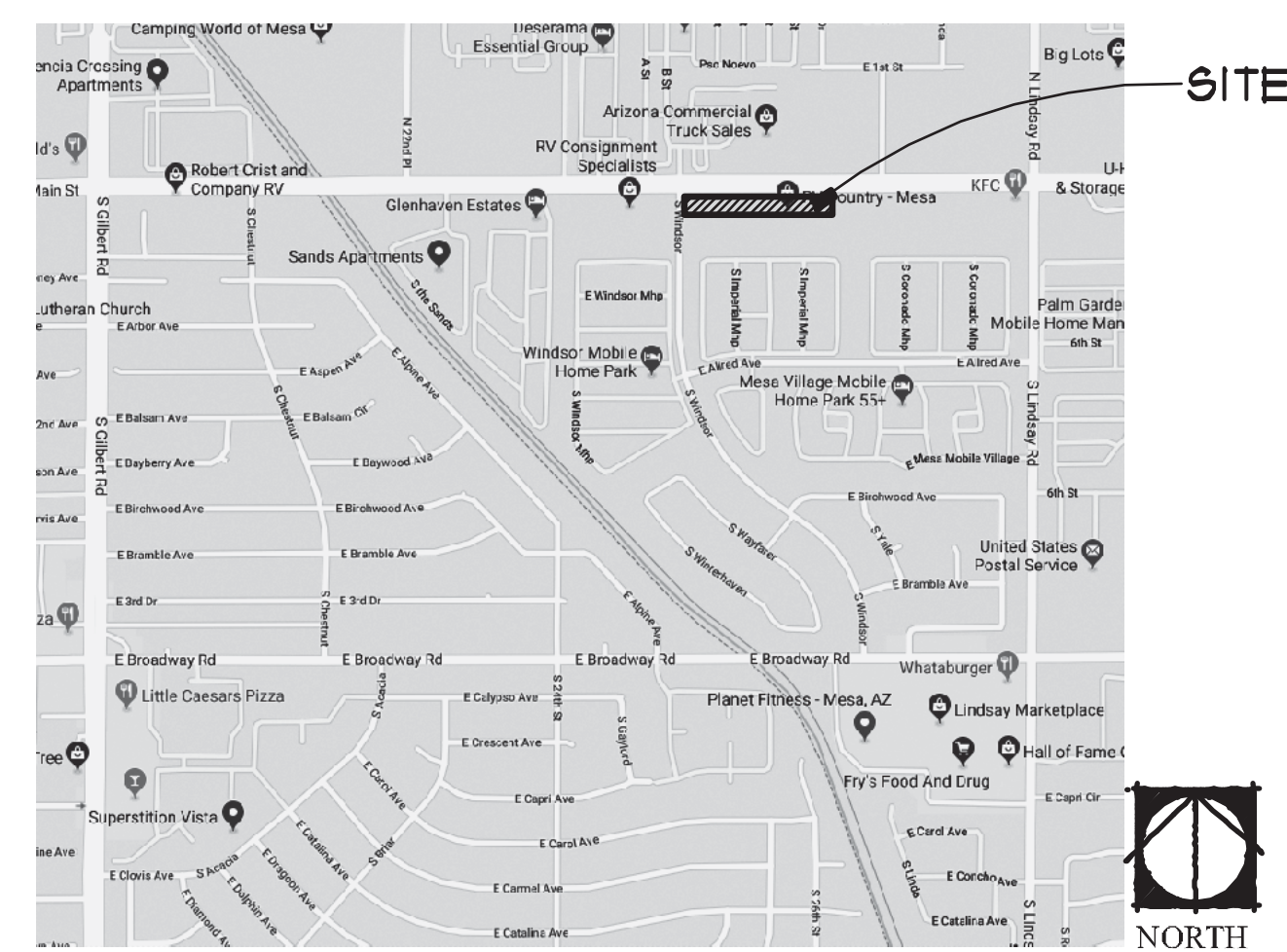
RV Service Center

2453 E. Main Street

Mesa, Arizona 85213

PRELIMINARY LANDSCAPE PLAN

Vicinity Map



Sheet Index

Sheet No.	Sheet Description
CVR	cover sheet
L-1	preliminary landscape plan

Project Information

ARCHITECT

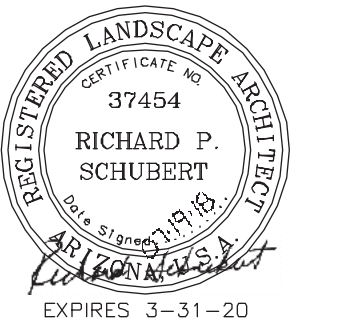
John Reddell Architects, Inc.
6615 N. Scottsdale Rd., #250A
Scottsdale, Arizona 85250

Contact: John Reddell
(480) 946-0242
(480) 946-0182 FAX

LANDSCAPE ARCHITECT

Wildwood Design Studio
15207 Staghorn Drive
Fountain Hills, Arizona 85268

Contact: Richard Schubert
(480) 816-5529
wildwooddesign@cox.net



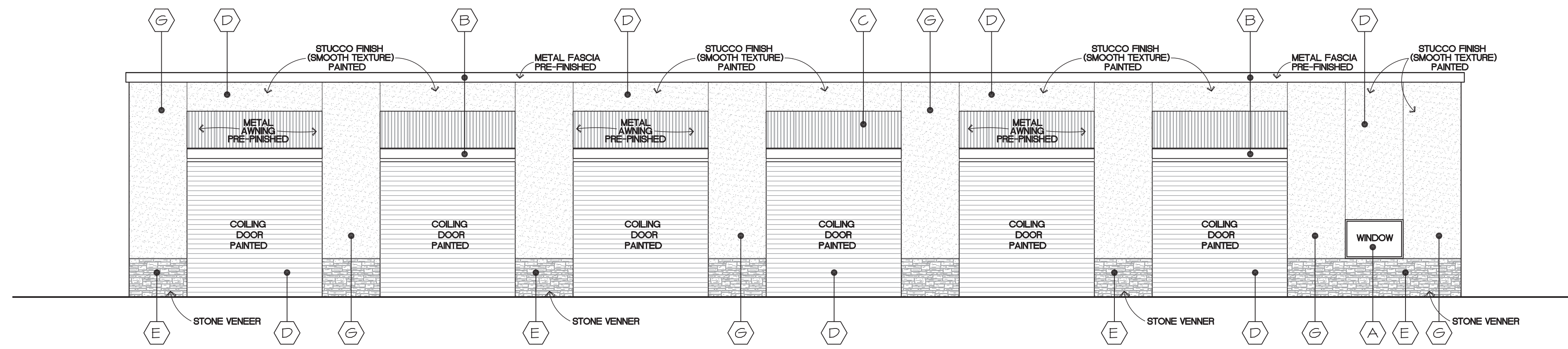
General Construction Notes:

- NOTES ARE TO BE USED FOR GENERAL REFERENCE IN CONJUNCTION WITH ALL WORK ELEMENTS SHOWN ON THE ENCLOSED PLANS.
- VERIFY CRITICAL DIMENSIONS, REFERENCE POINT LOCATIONS, AND CONSTRUCTION CONDITIONS PRIOR TO INITIATING WORK. NOTIFY OWNER'S REPRESENTATIVE SHOULD CONFLICTS ARISE.
- ANY SIDEWALK OR HARDSCAPE LAYOUT SHOWN ON THESE PLANS IS FOR REFERENCE ONLY. REFER TO CIVIL ENGINEERING FOR HORIZONTAL AND VERTICAL CONTROL, DETAILS AND METHODS OF CONSTRUCTION. WILDWOOD DESIGN ASSUMES NO RESPONSIBILITY FOR CONFLICTS, ENGINEERING OR INSTALLATION THAT IS BEYOND OUR CONTROL.
- WALLS AND SITE FEATURES SHOWN ON THESE PLANS ARE SCHEMATIC. FIELD VERIFY TO ACTUAL PROPERTY LINES, GRADING, UNDERGROUND CONFLICTS OR EXISTING CONDITIONS THAT MAY REQUIRE ADJUSTMENT OR INTERPRETATION TO PLAN AND DETAILS PROVIDED. WILDWOOD DESIGN ASSUMES NO RESPONSIBILITY FOR CONFLICTS THAT ARE NOT ADDRESSED IN ADVANCE OR BEYOND OUR CONTRACTUAL AGREEMENT FOR FIELD INSPECTION.
- REFER TO ENGINEERING PLANS FOR CONSTRUCTION AND GRADING CONSIDERATIONS OF THE SITE. CROSS REFERENCE WORK THAT MAY IMPACT IMPROVEMENTS SHOWN ON THESE DOCUMENTS.
- ALL CONSTRUCTION MUST CONFORM TO 1991 UNIFORM BUILDING CODE (UBC), COUNTY AND LOCAL STANDARDS.
- SIGHT VISIBILITY TRIANGLES SHOWN ON THESE PLANS (SVT) ARE FOR REFERENCE ONLY. REFER TO ENGINEERING AND RESPECTIVE CITY FOR SPECIFIC GUIDELINES.
- PROVIDE SOIL TEST OF JOB SITE PRIOR TO BEGINNING WORK TO ANALYZE COMPACTION POSSIBLE CONTAMINANTS, STABILITY OF SOILS AND COMPOSITION.
- CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS BEFORE CONSTRUCTION.
- CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE, AND/OR FEDERAL LAWS PERTAINING TO THE PROJECT'S WORK.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL CONSTRUCTION ELEMENTS WITH OTHER TRADES PRIOR TO INSTALLATION AND BECOME FAMILIAR WITH THE LOCATIONS OF UNDERGROUND SERVICES AND IMPROVEMENTS.
- THE CONTRACTOR SHALL EXAMINE THE SITE AND FULLY DETERMINE THE CONDITIONS UNDER THIS CONTRACT. NO ALLOWANCE WILL BE MADE FOR FAILURE OF BIDDERS TO ASCERTAIN ALL ASPECTS OF THE PROJECT.
- PRIOR TO DIGGING, EXCAVATION, OR UNDERGROUND WORK CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UTILITIES AND SUBSURFACE SYSTEMS. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR REPAIR AND EXPENSES INCURRED TO UTILITIES THAT BECOME DAMAGED AS A RESULT OF HIS WORK.
- CONTRACTOR SHALL INSPECT WITH OWNER'S REPRESENTATIVE ALL PAVEMENT, SIDEWALK AND CURB DEFECTS PRIOR TO BEGINNING WORK. ALL HARDSCAPE TO BE RE-INSPECTED DURING FINAL WALK THROUGH. ANY DAMAGED AREAS TO BE REPAIRED AT CONTRACTOR'S EXPENSE.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE QUANTITIES AND MATERIALS REQUIRED TO COMPLETE THE WORK IN ACCORDANCE WITH SYMBOLS SHOWN ON PLANS. QUANTITIES INDICATED ARE FOR REFERENCE ONLY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING GRADES AS ESTABLISHED BY THE PROJECT ENGINEER. RUNOFF AND DRAINAGE FLOWS SHALL NOT BE ALTERED OR IMPEDED.
- THE CONTRACTOR WILL FURNISH ALL LABOR, TOOLS, EQUIPMENT, MATERIALS, EMPLOYEE, AND SUBCONTRACTOR SUPERVISION FOR IT'S PORTION OF THE PROJECT TO IMPLEMENT PLANS AND SPECIFICATIONS.
- THE CONTRACTOR ASSUMES ALL RISKS IN THE PERFORMANCE OF THE WORK AND RESPONSIBILITY FOR LOSS AND EXPENSE RESULTING FROM ON-SITE INJURY.
- THE CONTRACTOR IS RESPONSIBLE FOR SUPERVISION, SAFETY, ADMINISTRATION SCHEDULING, COORDINATION AND MANAGEMENT OF SUBCONTRACTORS.
- THE CONTRACTOR SHALL PROTECT ALL PERSONS NEAR OR ON THE PREMISES FROM UNREASONABLE RISK OF INJURY. PROVIDE WARNING SIGNS, LIGHTS, BARRICADES, RAILINGS, FLAGMEN OR OTHER NECESSARY SAFEGUARD.
- WILDWOOD DESIGN SHALL NOT BE DEEMED SUPERVISION OR CONTROL OF CONSTRUCTION BY CONTRACTOR OR SUBCONTRACTORS.
- ALL CONTRACTS SHALL BE WRITTEN DIRECTLY BETWEEN CONTRACTOR AND OWNER'S REPRESENTATIVE. SPECIFIC TERMS OF WORK SHALL BE NEGOTIATED DIRECTLY BETWEEN PARTIES. WILDWOOD DESIGN SHALL NOT BE RESPONSIBLE FOR DISCREPANCIES IN CONTRACT, PAYMENT AMOUNTS, SCHEDULE OR QUALITY OF WORKMANSHIP.
- WILDWOOD DESIGN HAS NOT AGREED TO REVIEW SHOP DRAWINGS, PRODUCT DATA AND SAMPLES SUBMITTED BY THE CONTRACTOR FOR THE SOLE PURPOSE OF COMPLIANCE WITH THE DESIGN CONCEPT AND WITH INFORMATION GIVEN IN THE CONTRACT DOCUMENTS. WILDWOOD DESIGN SHALL BE ENTITLED TO ADDITIONAL COMPENSATION IF THE OWNER OR CONTRACTOR REQUESTS DESIGN MODIFICATIONS. WILDWOOD DESIGN ASSUMES NO LIABILITY FOR CHANGES THAT HAVE NOT BEEN REVIEWED AND AUTHORIZED IN WRITING.
- WHERE TWO OR MORE REQUIREMENTS CREATE OVERLAPPING CONDITIONS, CONFLICTING MINIMUMS OR LEVELS OF QUALITY, THE MORE STRINGENT REQUIREMENTS OR THE HIGHER QUALITY LEVEL IS INTENDED, AND WILL BE ENFORCED. CONFLICTING REQUIREMENTS SHALL BE REFERRED TO THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE WHOSE INTERPRETATION WILL BE FINAL.

DRAWN:	RPS
CHECKED:	RPS
DATE:	07-19-18
REVISION:	
REVISION DATE:	
JOB NUMBER:	1818
SHEET:	CVR

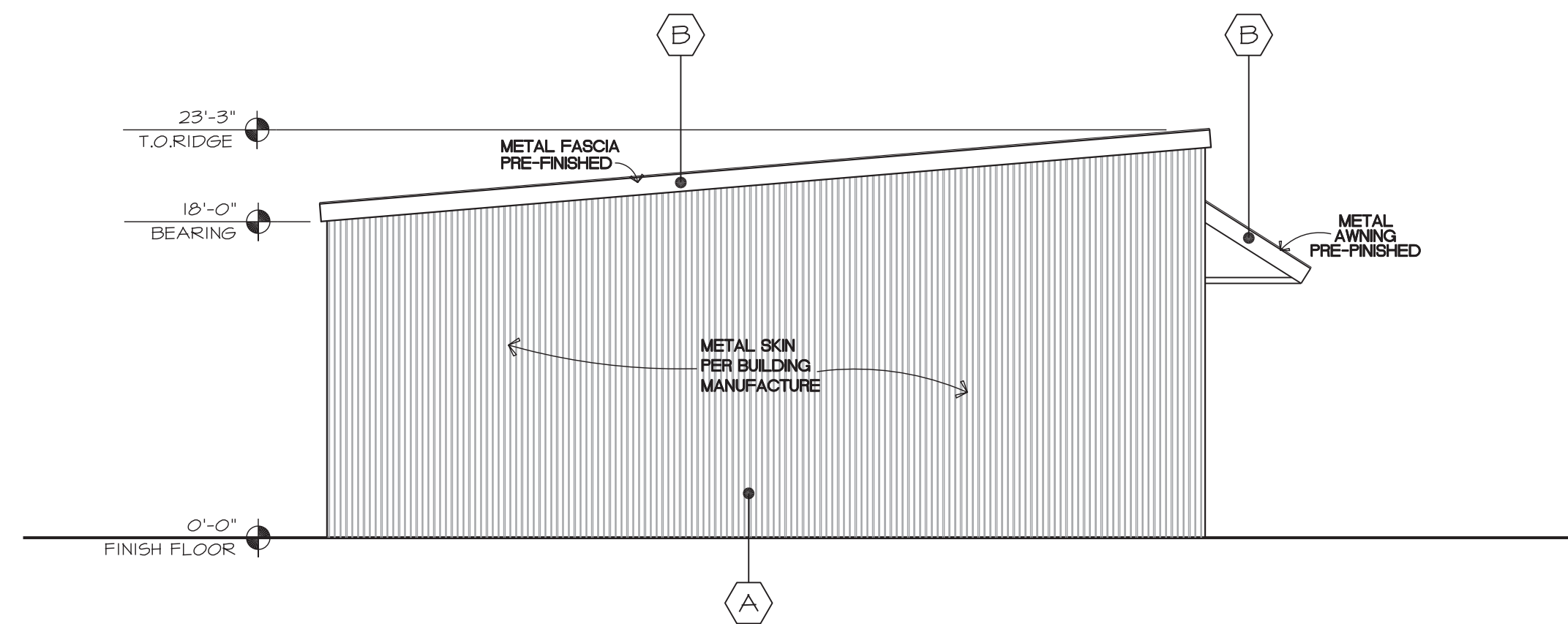
SHEET 1 OF 2



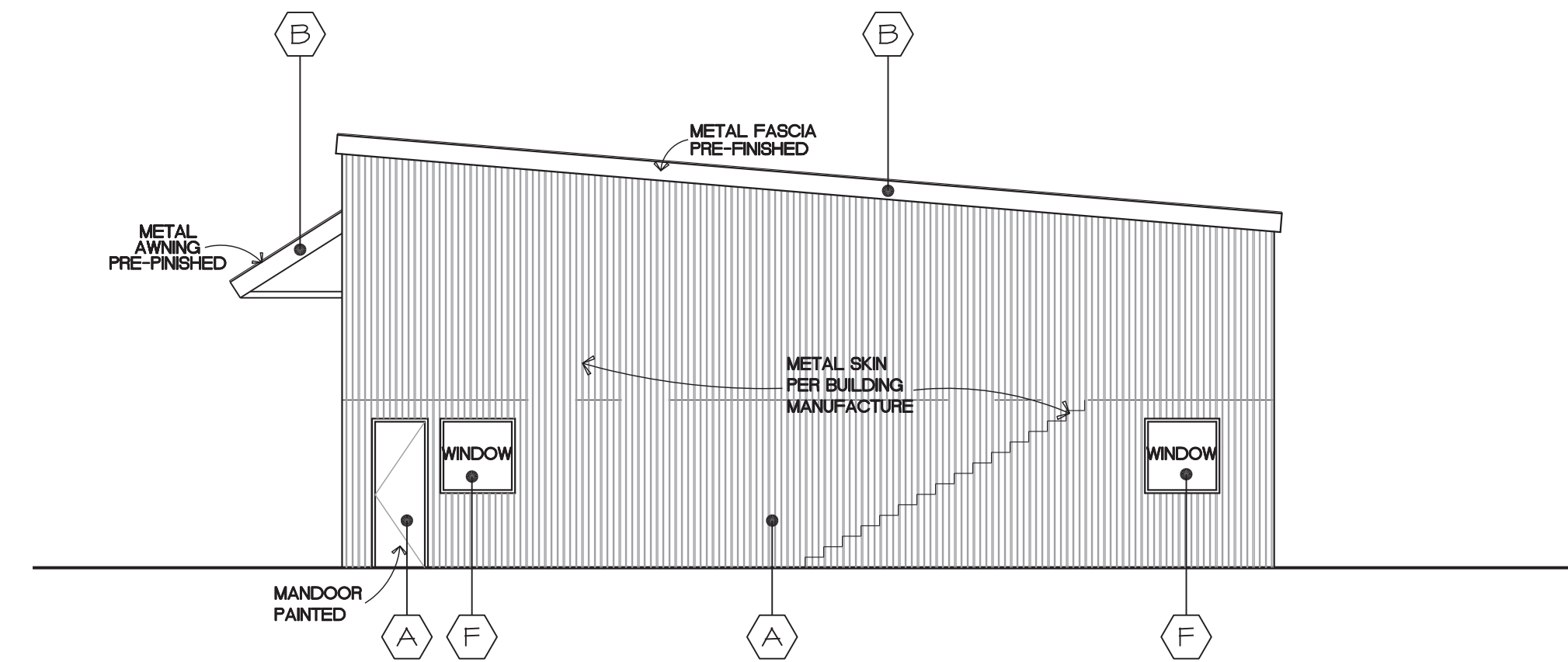


NORTH ELEVATION

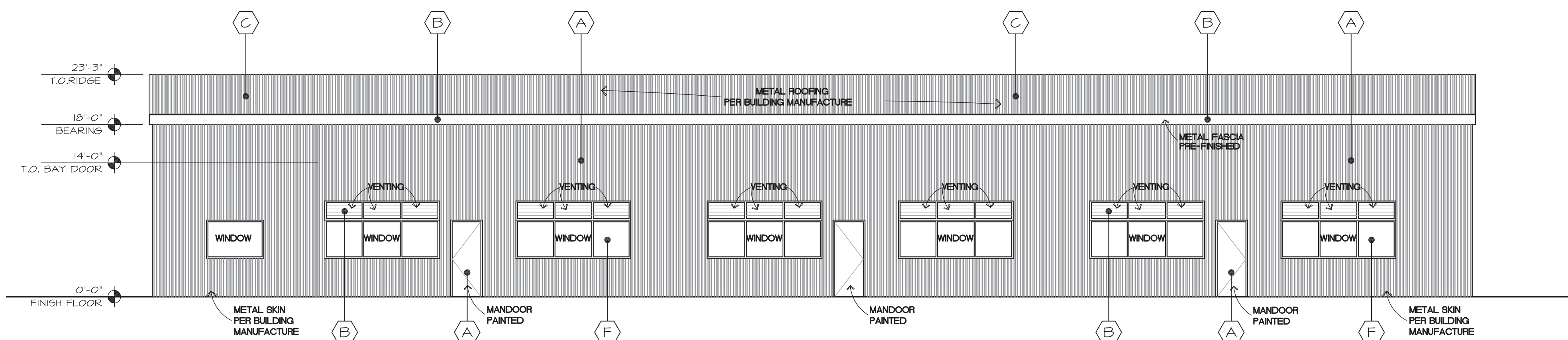
COLOR / MATERIAL SCHEDULE		
BUILDING:		
BUILDING METAL SIDING KYNAR 500 Color:	ATAS PRE-FINISHED RAWHIDE - 15	(A)
BUILDING METAL FASCIA: KYNAR 500 Color:	ATAS PRE-FINISHED CHOCOLATE BROWN - 04	(B)
BUILDING ROOF: KYNAR 500 Color:	ATAS PRE-FINISHED RAWHIDE - 15	(C)
BUILDING STUCCO / COILING DOORS: Stucco SMOOTH FINISH Color:	Painted DUNN EDWARDS DE 6131 - TAN PLAN	(D)
STONE VENEER	CORONADO CORONADO STRIP STONE CARMEL MOUNTAIN	(E)
ALL STOREFRONT DOORS AND WINDOWS SHALL BE DARK BRONZE ANODIZED ALUMINUM FRAME W/ DARK BRONZE TINTED GLASS.		(F)
BUILDING STUCCO: Stucco SMOOTH FINISH Color:	Painted DUNN EDWARDS DE 6134 - SUMMERVILLE BROWN	(G)



EAST ELEVATION



WEST ELEVATION



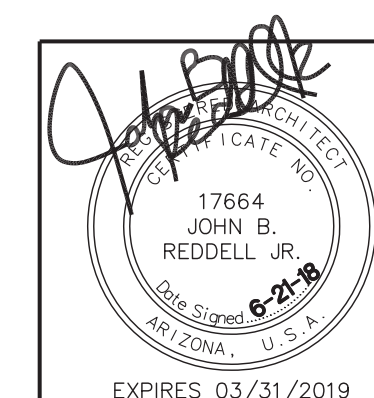
SOUTH ELEVATION

ELEVATIONS

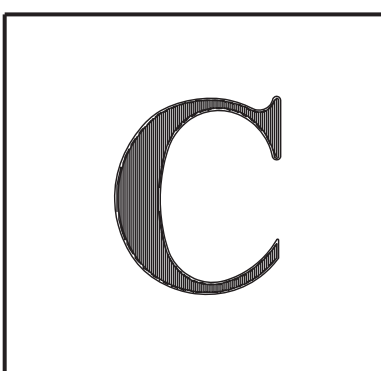


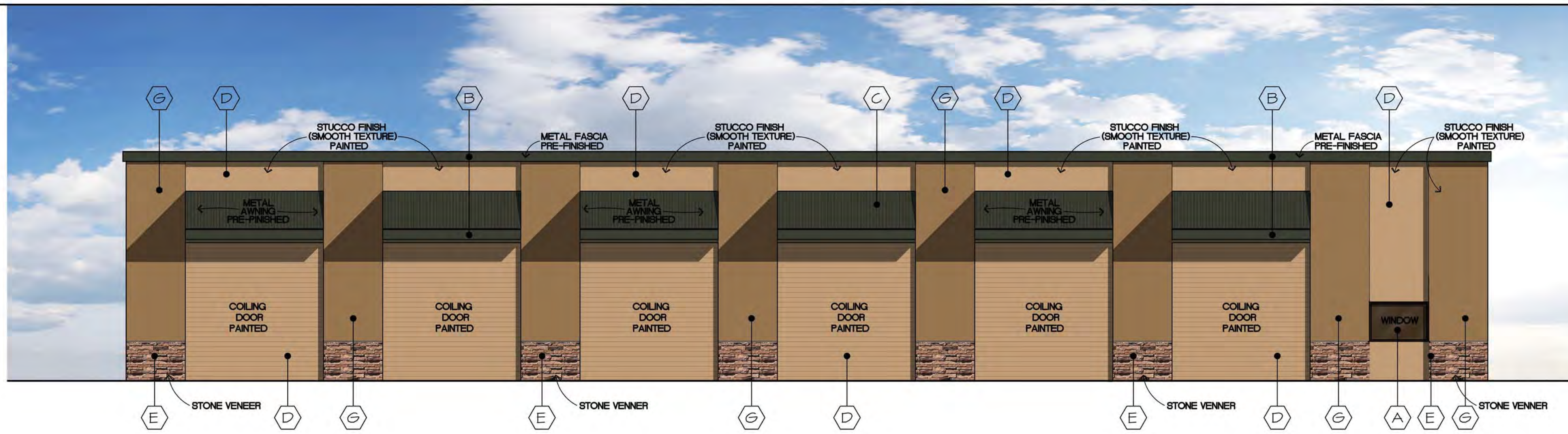
New RV Service Building
for
RV Service Center
2453 E. Main Street
Gilbert, AZ

John Reddell Architects, Inc.
Architecture Interiors Land Planning
6615 N. Scottsdale Road, Scottsdale, Arizona 85250
Office: (480) 946-0242 Fax: (480) 946-0182 Email: john@reddellarchitects.com



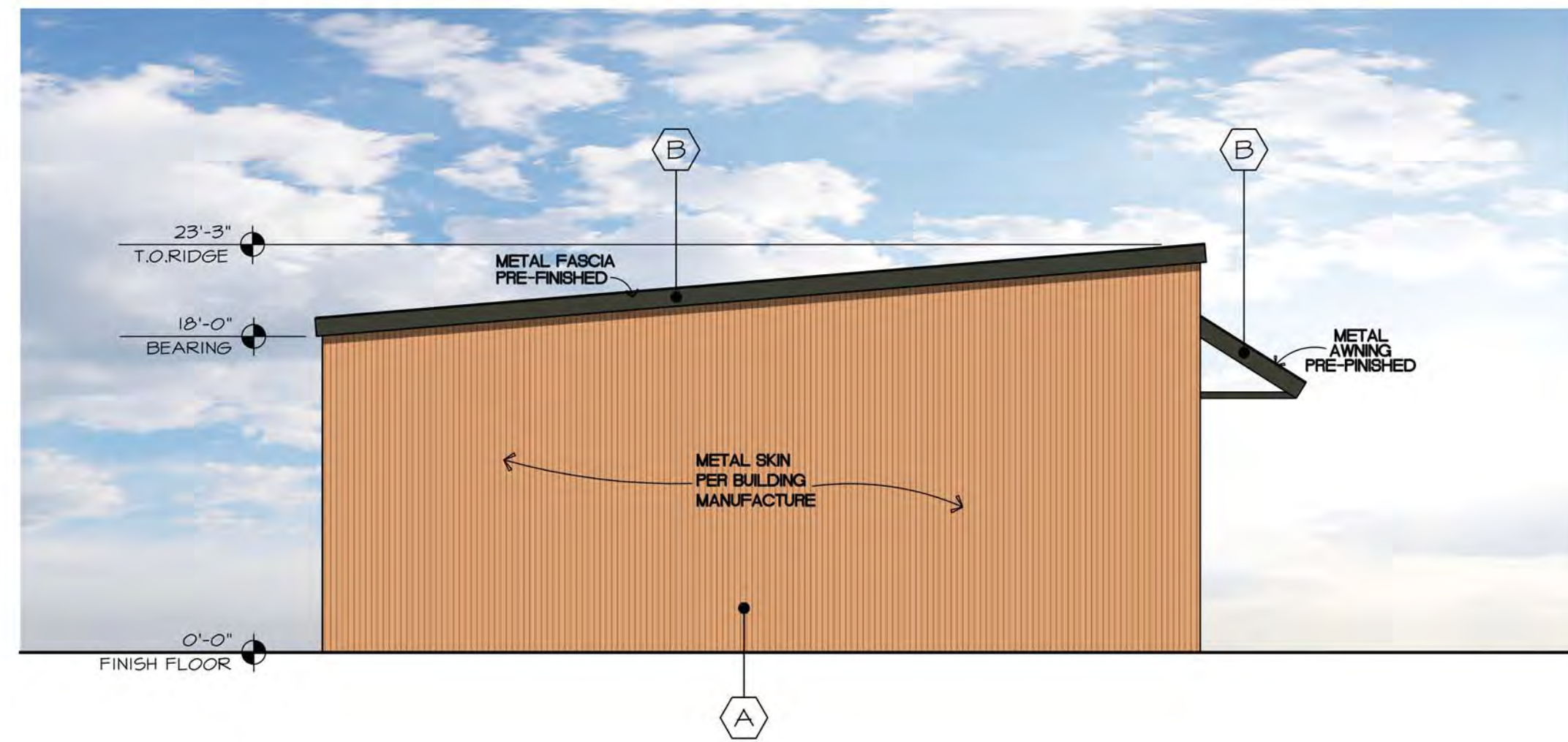
Date:	_____
Revisions:	_____



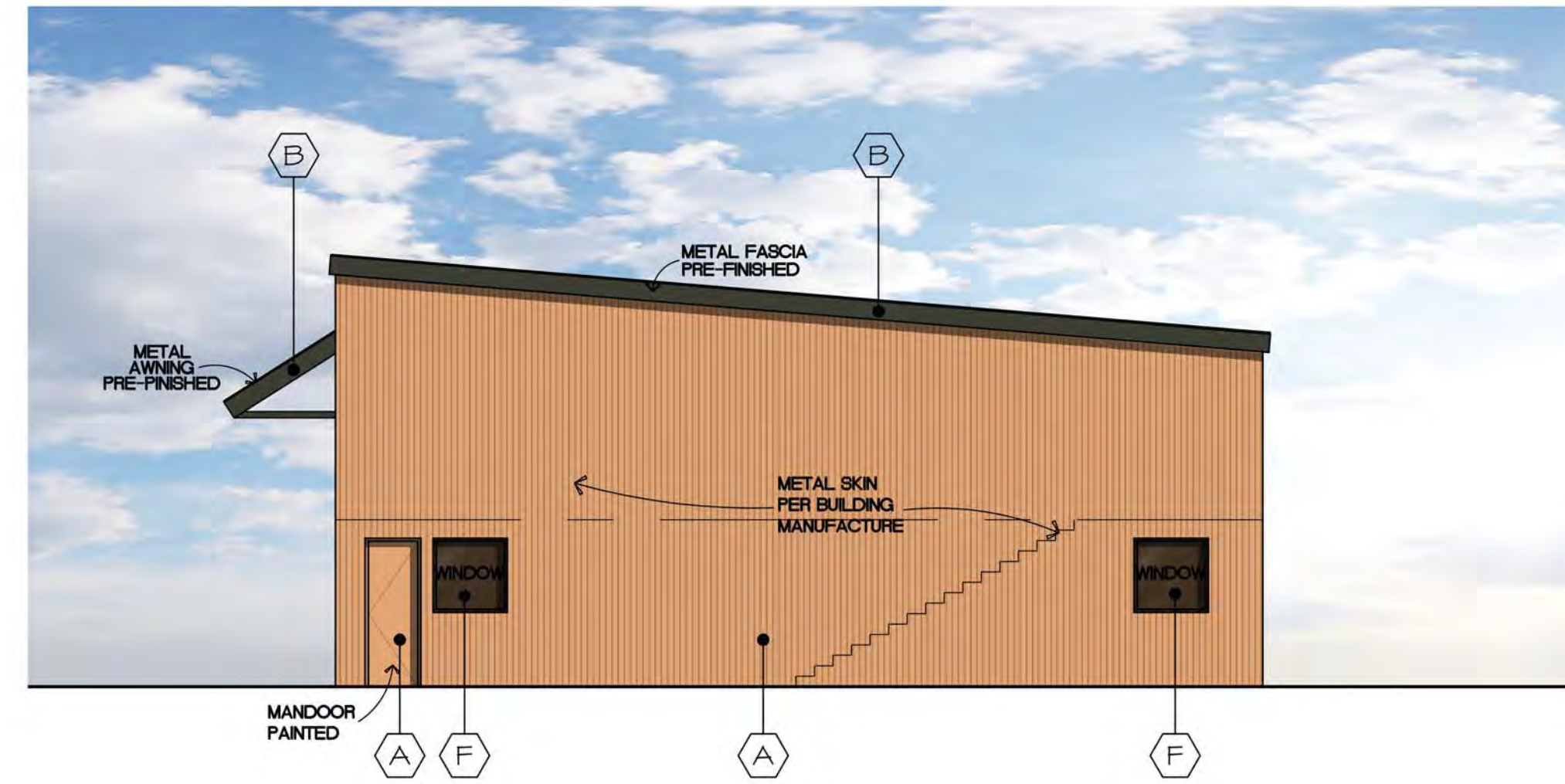


NORTH ELEVATION

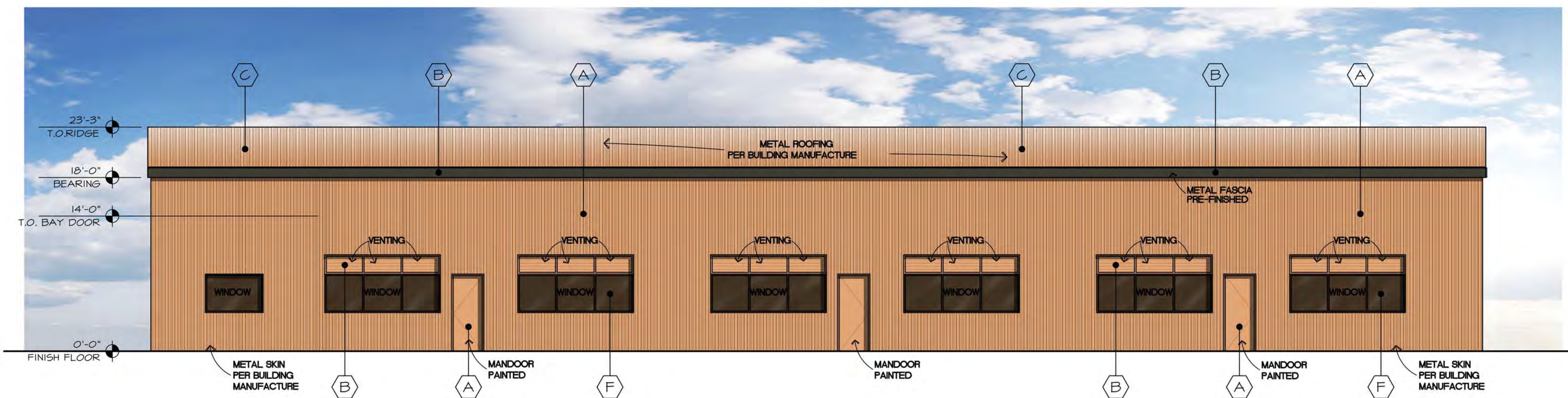
COLOR / MATERIAL SCHEDULE		
BUILDING:		
BUILDING METAL SIDING KYNAR 500 Color:	ATAS PRE-FINISHED RAWHIDE - 15	(A)
BUILDING METAL FASCIA: KYNAR 500 Color:	ATAS PRE-FINISHED CHOCOLATE BROWN - 04	(B)
BUILDING ROOF: KYNAR 500 Color:	ATAS PRE-FINISHED RAWHIDE - 15	(C)
BUILDING STUCCO / COILING DOORS: Stucco SMOOTH FINISH Color:	Painted DUNN EDWARDS DE 6151 - TAN PLAN	(D)
STONE VENEER	CORONADO CORONADO STRIP STONE CARMEL MOUNTAIN	(E)
ALL STOREFRONT DOORS AND WINDOWS SHALL BE DARK BRONZE ANODIZED ALUMINUM FRAME W/ DARK BRONZE TINTED GLASS.		(F)
BUILDING STUCCO: Stucco SMOOTH FINISH Color:	Painted DUNN EDWARDS DE 6154 - SUMMERVILLE BROWN	(G)



EAST ELEVATION

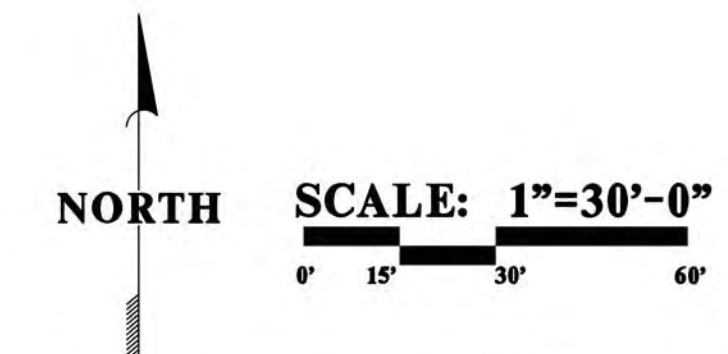


WEST ELEVATION



SOUTH ELEVATION

ELEVATIONS

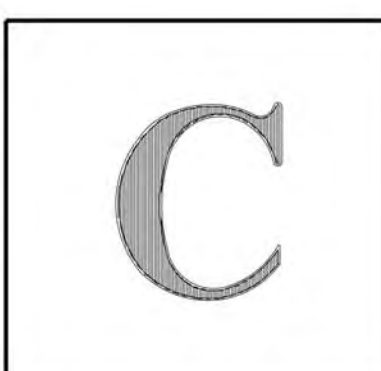


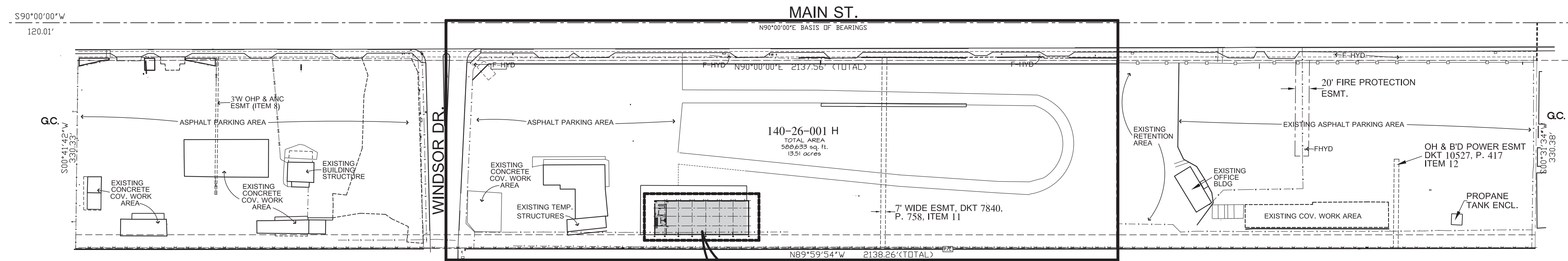
New RV Service Building
for
RV Service Center
2453 E. Main Street
Gilbert, AZ

John Reddell Architects, Inc.
Architecture Interiors Land Planning
6615 N. Scottsdale Road, Scottsdale, Arizona 85250
Office: (480) 946-0242 Fax: (480) 946-0182 Email: john@reddellarchitects.com



Date:	_____
Revisions:	_____



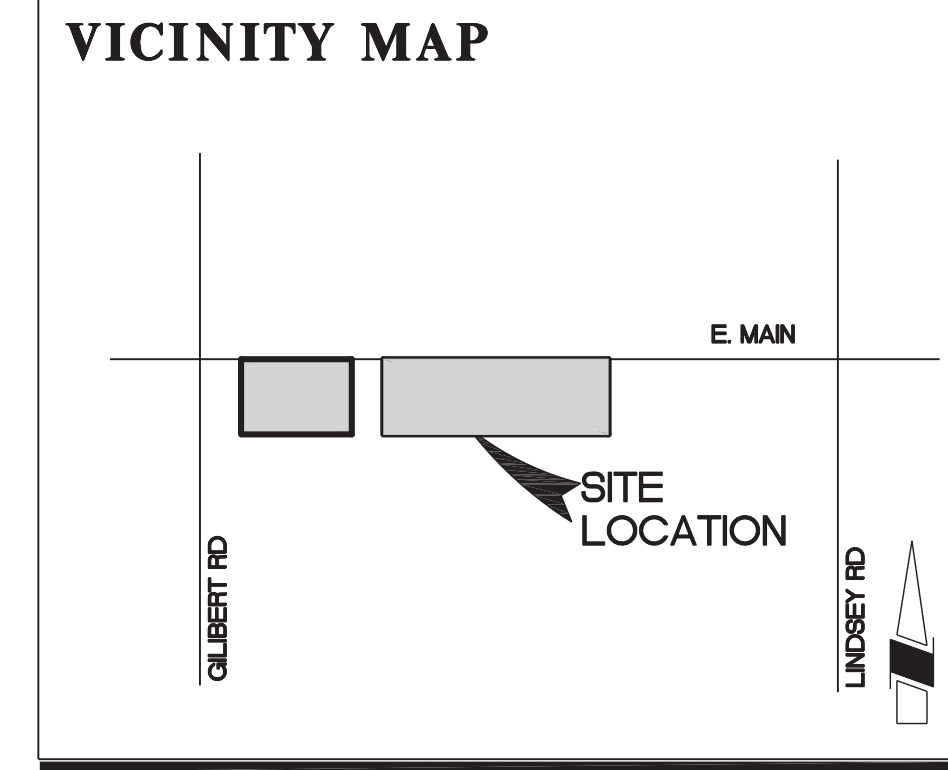


OVERALL SITE PLAN

N.T.S.

LOCATION OF
NEW RV SERVICE
BUILDING

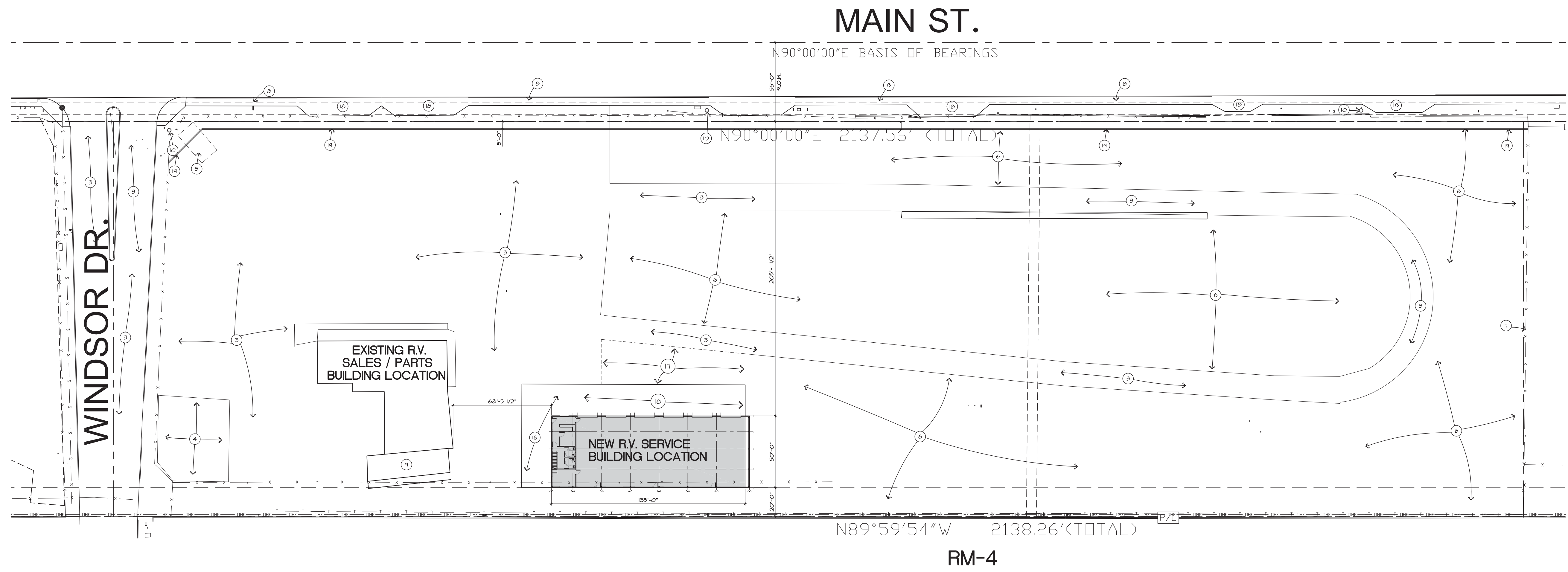
LOCATION OF
PAUL EVERTS
RV SITE



- SITE NOTES:**
- EXISTING MODULAR STRUCTURE TO REMAIN - DO NOT DISTURB
 - EXISTING CANOPY STRUCTURE TO REMAIN - DO NOT DISTURB
 - EXISTING ASPHALTIC PAVEMENT TO REMAIN - DO NOT DISTURB
 - EXISTING COVERED CONCRETE PAVEMENT WORK AREA TO REMAIN - DO NOT DISTURB
 - EXISTING VEHICLE DISPLAY RACK TO REMAIN - DO NOT DISTURB
 - EXISTING GRAVEL LANDSCAPE AREA TO REMAIN
 - EXISTING FENCE TO REMAIN
 - EXISTING CONCRETE WALKWAY TO REMAIN - DO NOT DISTURB
 - EXISTING TEMP STRUCTURE TO REMAIN - DO NOT DISTURB
 - EXISTING FIRE HYDRANT LOCATION TO REMAIN - DO NOT DISTURB
 - EXISTING CONCRETE CURB TO REMAIN - DO NOT DISTURB
 - PROPERTY LINE
 - EXISTING WATER METER LOCATION TO REMAIN - DO NOT DISTURB
 - EXISTING LANDSCAPE AREA
 - EXISTING TEMPORARY STRUCTURE TO REMAIN - DO NOT DISTURB
 - REMOVE PORTION OF EXISTING D.G. LANDSCAPE - REPLACE WITH CONCRETE PAVEMENT
 - REMOVE PORTION OF EXISTING D.G. LANDSCAPE - REPLACE WITH ASPHALT PAVEMENT
 - EXISTING GATED ENTRY DRIVEWAY TO REMAIN - DO NOT DISTURB
 - NEW RR. SITE FENCE

PROJECT DATA:

ADDRESS:	2453 E. Main Street Gilbert, AZ.
OWNER / APPLICANT:	
ARCHITECT/REPRESENTATIVE:	JOHN REDDELL ARCHITECTS 6615 N. Scottsdale Road SCOTTSDALE, AZ 85250 480 446-0242 (OFFICE) 480 446-0182 (FAX)
PORTION OF PARCEL:	140-26-001 H
ZONING ORDINANCE:	CITY OF MESA
ZONING:	GC
CONSTRUCTION TYPE:	V-N
SITE AREA:	270,899 S.F. (6.22 AC)
EXISTING BUILDING:	4970 S.F.
NEW BUILDING USE:	RV SERVICE CENTER
SERVICE BAYS:	6,038 S.F.
OFFICE / RECEPTION / R.R.	863 S.F.
STORAGE (MEZZANINE)	810 S.F.
TOTAL:	7,711 S.F.
BUILDING HEIGHT:	.04%
PARKING:	24'-0"
PARKING PROVIDED:	EXISTING

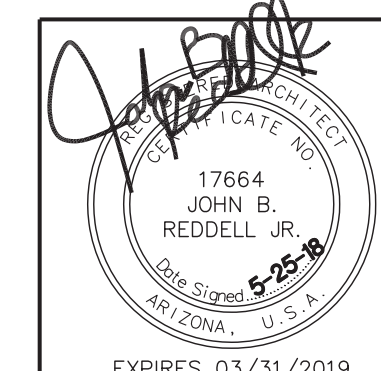


ENLARGED SITE PLAN

SCALE: 1"=30'-0"

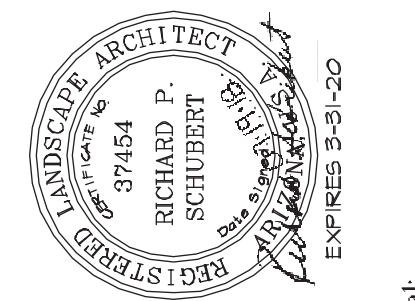
New RV Service Building
for
RV Service Center
2453 E. Main Street
Gilbert, AZ

John Reddell Architects, Inc.
Architecture Interiors Land Planning
6615 N. Scottsdale Road, Scottsdale, Arizona 85250
Office: (480) 946-0242 Fax: (480) 946-0182 Email: john@reddellarchitects.com



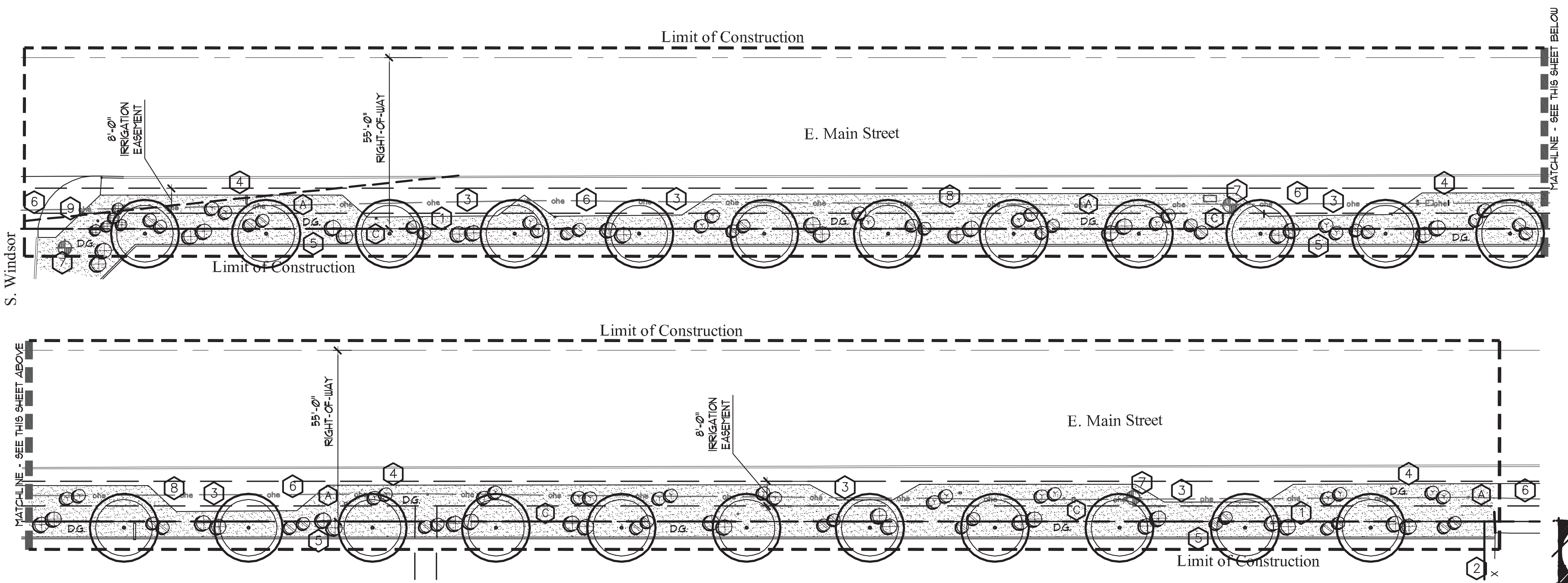
Date: _____
Revisions: _____



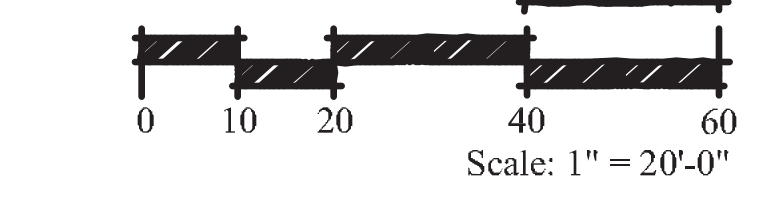


Wildwood Design Studio
Landscape Architects
15207 Staghorn Drive
Fountain Hills, AZ 85268
Phone (480) 816-5529
Fax (480) 837-5104
E-Mail: wildwooddesign@cox.net

New RV Service Building for
RV Service Center
2453 E. Main Street
Mesa, AZ. 85213



Granite Note:
INSTALL A 2" LAYER OF DECOMPOSED GRANITE CONTINUOUS IN ALL PLANTERS UNDER ALL TREES AND SHRUBS. BEFORE PLACING GRANITE, COMPACT SUB-GRADE TO 85% AND APPLY A PRE-EMERGENT HERBICIDE TO SOIL. AFTER PLACING GRANITE, RAKE SMOOTH, UET TO ENTIRE DEPTH, ALLOW TO DRY, THEN LIGHTLY SCARIFY SURFACE WITH A LEAF RAKE. APPLY A SECONDARY APPLICATION OF PRE-EMERGENT HERBICIDE TO TOP OF GRANITE. KEEP TOP OF GRANITE 1" BELOW ADJACENT WALKS AND CURBS. DO NOT ALLOW GRANITE TO TOUCH THE TRUNK OF ANY PLANT. APPLY AFTER INSTALLATION OF PLANT MATERIAL.



Plant Legend

Sym.	Botanical Name	Common Name	*Qty.	Size	Remarks (ANA Minimum Std.'s)
Trees					
	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	23	24" BOX	TALL UPRIGHT, WELL DEVELOPED BRANCHING STRUCTURE (6'-0" TALL, 3'-0" WIDE, 10" MIN. CALIPER)
Shrubs					
	CAESALPINA PULCHERRIMA	BIRD OF PARADISE	42	5 GAL.	SPACE 6' O.C., 5' FROM HARDSCAPE
	NERIUM OLEANDER 'FETITE PINK'	FETITE PINK DWARF OLEANDER	38	5 GAL.	RANDOM SPACE IN CLUSTERS AS SHOWN
Ground Covers					
	HESPERALOE PARVIFLORA	RED YUCCA	36	5 GAL.	FULL AND BUSHY
	LANTANA SP. NEW GOLD	NEW GOLD LANTANA	5	1 GAL.	SPACE AS SHOWN

*PLANT QUANTITIES ARE FOR REFERENCE ONLY, EXACT QUANTITIES ARE TO BE VERIFIED BY THE CONTRACTOR (TOTAL QTY. IS FOR BOTH SHEETS COMBINED)
*NOTE: ALL TREES LOCATED IN PARKING ISLANDS SHALL HAVE A MINIMUM CANOPY CLEARANCE OF 1'-0".

Landscape Notes:

- LANDSCAPE AREAS ARE DEFINED AS ALL NON-PAVED AREAS DISTURBED BY CONSTRUCTION. SLIGHT VARIATIONS MAY EXIST BETWEEN ON-SITE CONDITIONS AND DRAWINGS. CONTRACTOR SHALL ADJUST PLANTING LAYOUT AS REQUIRED TO MAINTAIN PLANT QUANTITIES AND DESIGN INTENT.
- THE OWNER'S REPRESENTATIVE IS TO APPROVE ANY AND ALL SUBSTITUTIONS.
- LOCATE PLANTS AWAY FROM OBSTACLES SUCH AS FIRE HYDRANTS, TRANSFORMERS, AND LIGHT FIXTURES.
- ALL PLANT MATERIAL SHALL MEET INDUSTRY STANDARDS. THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIALS DEEMED UNACCEPTABLE.
- STAKE ALL NURSERY GROWN BOX TREES OUTSIDE ROOTBALL, SEE TREE STAKING DETAIL. TREES SHALL BE A MINIMUM OF 2' FROM CURB OR SIDEWALK, SHRUBS SHALL BE 18" OR MORE AWAY FROM CURBS OR SIDEWALKS. REFER TO PLANS AND MAINTAIN SHRUB MASSING AS SHOWN AWAY FROM HARDSCAPE.
- PLANT LOCATIONS SHALL BE FLAGGED OR STAKED FOR REVIEW PRIOR TO STARTING IRRIGATION OR PLANTING EXCAVATION. MINOR RELOCATION'S SHALL BE MADE AT THIS TIME TO AVOID UNSUITABLE CONDITIONS, AT NO ADDITIONAL COST.
- MULCH TOPDRESSING SHALL EXTEND UNDER SHRUBS AND RAKED UNIFORMLY ALONG CURBS, SIDEWALKS AND WALLS.
- LANDSCAPE CONTRACTOR TO CONTACT OWNER'S REPRESENTATIVE BEFORE EACH APPLICATION OF PRE-EMERGENT FOR VERIFICATION. COORDINATE NECESSARY EXCAVATION WITH OWNER'S REPRESENTATIVE.
- GRADE NOTED ON LANDSCAPE PLAN TO BE FIELD VERIFIED/APPROVED BY LANDSCAPE ARCHITECT AND MODIFIED AS NECESSARY PRIOR TO ANY CONSTRUCTION.
- REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT SHOWN ON DRAWINGS.
- REFER TO GENERAL CONSTRUCTION NOTES (THIS SHEET) FOR ADDITIONAL CONSIDERATIONS THAT RELATE TO SCOPE OF WORK WITHIN THIS SECTION.

NOTE:
TREE HEIGHTS AND CALIPERS WILL COMPLY WITH 'ARIZONA NURSERY ASSOCIATION SPECIFICATIONS' FOR THAT TYPE AND SIZE OF TREE.
ALL LANDSCAPE MATERIAL INSTALL SHALL BE MAINTAINED BY OWNER/ LESSEE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.
ALL TREES AND SHRUBS LOCATED IN THE LINE OF SIGHT WILL BE MAINTAINED FOR A CLEAR AREA BETWEEN 3' TO 7'.
FINISH GRADE OF LANDSCAPE AREAS (TOP OF TURF OR D.G.) MUST BE GRADED TO 1/2" BELOW CONCRETE OR OTHER PAVED SURFACE.
TREES MUST BE PLACED A MINIMUM OF 5' FROM SIDEWALKS, PUBLIC ACCESSWAYS. SHRUBS MUST BE, AT MATURITY, 3' FROM ALL SIDES OF A FIRE HYDRANT.
THERE SHALL BE NO OBSTRUCTION OF SITE SIGNAGE BY LANDSCAPE PLANT MATERIAL, AND THAT SUCH MUST BE RELOCATED/CORRECTED BEFORE THE FIELD INSPECTION WILL ACCEPT/PASS THE SIGN IN THE FIELD OR ISSUE A CERTIFICATE OF OCCUPANCY FOR A PROJECT.
SEE CIVIL PLAN FOR ALL EXISTING AND PROPOSED UTILITY LOCATIONS. FIELD VERIFY EXACT LOCATIONS TO AVOID ANY CONFLICTS DURING CONSTRUCTION.
FIELD VERIFY EXISTING CONDITIONS AND CONTACT OWNER'S REP. PRIOR TO COMMENCING WORK TO RESOLVE ANY POTENTIAL CONFLICTS.
CONTRACTOR IS RESPONSIBLE TO REPAIR AND REPLACE ANY EXISTING LANDSCAPE MATERIAL LOCATED OUTSIDE THE LIMIT OF CONSTRUCTION DAMAGED OR DESTROYED DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.

Bulk Material Legend

Sym.	Material	Common Name	Qty.	Size	Remarks
	DECOMPOSED GRANITE	DATE CREEK GOLD	±14,000 SF.	3/4" SCRIND, 2" DEEP LAYER	AVAILABLE THROUGH GRANITE EXPRESS (480) 384-6809. PROVIDE SAMPLE FOR FINAL APPROVAL.

Key Notes:

- | | | | |
|--|---------------------------------|--|---|
| | 55'-0" RIGHT-OF-WAY | | EXISTING OVERHEAD ELECTRICAL |
| | PROPERTY LINE | | EXISTING FIRE HYDRANT |
| | EXISTING ENTRY DRIVE (TYP.) | | EXISTING IRRIGATION EASEMENT |
| | EXISTING HARDSCAPE (SIDEWALK) | | SIGHT VISIBILITY LINE PER CITY OF MESA PUBLIC STREET ACCESS GUIDELINE |
| | PROPOSED 6' HIGH CMU BLOCK WALL | | |

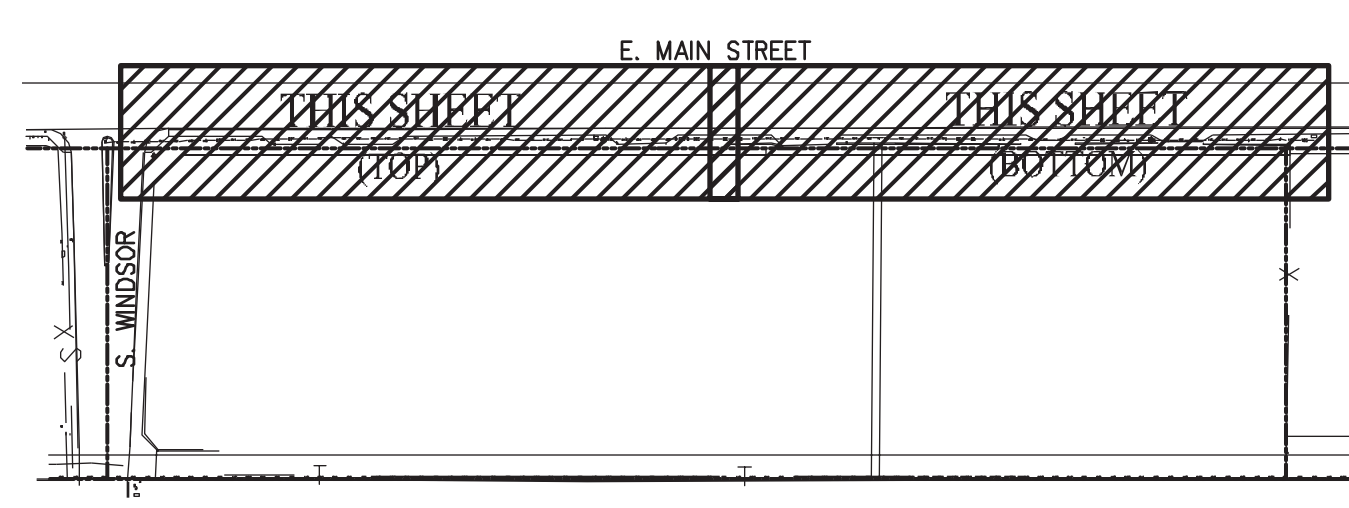
General Key Notes:

- | | | | |
|--|---|--|---|
| | CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING GRANITE TOP DRESSING WITHIN THE LIMIT OF CONSTRUCTION NOT SHOWN ON THE PROJECT PLANS. PREPARE ALL LANDSCAPE AREAS WITHIN THE LIMIT OF CONSTRUCTION FOR NEW GRANITE TOP DRESSING. | | PROVIDE 2" LAYER OF DECOMPOSED GRANITE IN ALL PLANTER AREAS UNLESS OTHERWISE NOTED. |
|--|---|--|---|

Maintenance and Guarantee

- LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE FOUR (4) DAYS PRIOR TO COMPLETING IMPROVEMENTS IN ACCORDANCE WITH PLANS AND SPECIFICATIONS TO REQUEST AN INSPECTION FOR SUBSTANTIAL COMPLETION. LANDSCAPE ARCHITECT SHALL PREPARE PUNCHLIST OF ALL WORK REQUIRING CORRECTION. MAINTENANCE PERIOD TO BEGIN WHEN ALL PUNCHLIST ITEMS ARE CORRECTED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING LANDSCAPE AREA FOR 30 CALENDAR DAYS OR AS SPECIFIED BY CONTRACT. MAINTENANCE INCLUDES MOWING (WEEKLY), ADJUSTING WATER SCHEDULES, WEEDING, REMOVING DEBRIS FROM LANDSCAPE, RAKING, SPRAYING, FERTILIZING, TRIMMING, EDGING OR OTHER OPERATIONS ESSENTIAL FOR CARE, UPKEEP AND PROJECT APPEARANCE. CONTRACTOR SHALL SAND "INFILL", ROLL AND WATER SETTLE ALL LOW SPOTS AS REQUIRED TO ACHIEVE UNIFORM GRADE WITHIN TURF AREAS.
- CONTRACTOR SHALL NOTIFY ARCHITECT A MINIMUM OF ONE (1) WEEK PRIOR TO MAINTENANCE PERIOD END TO RESOLVE ANY OUTSTANDING ISSUES. A FINAL INSPECTION SHALL OCCUR TO REVIEW THE PROJECT AND ISSUE A FINAL ACCEPTANCE. (PROVIDE 3 DAYS NOTICE).
- PLANTS NOT IN HEALTHY CONDITION THROUGHOUT THE WARRANTY PERIOD SHALL BE REMOVED AND REPLACED AT NO COST TO THE OWNER. NEW PLANT MATERIAL SHALL RECEIVE THE SAME WARRANTY.
- PROVIDE ONE (1) YEAR WRITTEN GUARANTEE TO WARRANTY IRRIGATION SYSTEM AND ALL TREES FROM ACCEPTANCE DATE.
- AS BUILT DRAWINGS SHALL ALSO BE PREPARED BY CONTRACTOR FOR ACTUAL IRRIGATION LAYOUT AND SUBMITTED TO OWNER AT FINAL WALK-THROUGH. ALSO INCLUDED IS A LAMINATED CONTROLLER SCHEDULE MOUNTED INSIDE THE BOX WITH A COPY MAILED TO THE OWNER.

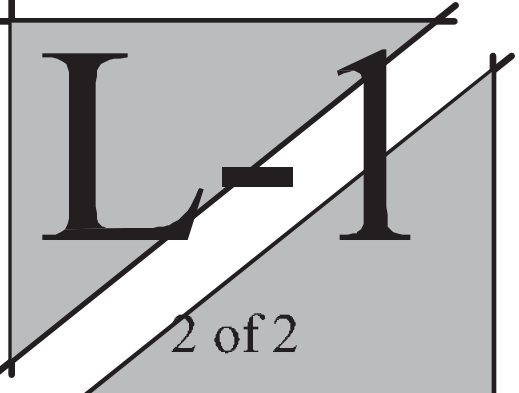
Key Map



preliminary landscape plan

These drawings are the property of the architect and may not be reproduced or used for any purpose without the Architect's written consent. As instruments of service, these documents are not final and ready for use, and therefore not valid, unless they are sealed, signed and dated.

PROJECT NUMBER: 1818
DATE: 07-19-18
REVISIONS:
REVISIONS:



MATERIAL / COLOR SCHEDULE

New RV Service Building 2453 E. Main Street Mesa, Arizona

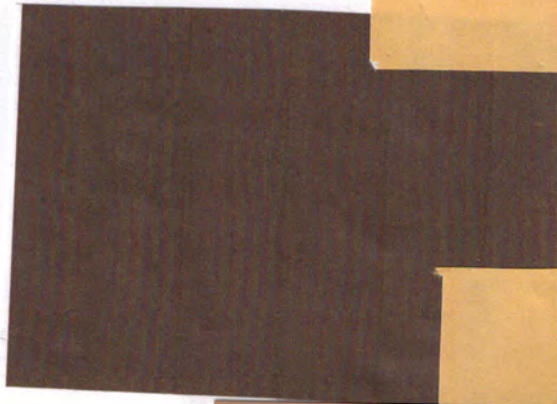
Building Metal Siding A:

ATAS KYNAR 500
PREFINISHED
COLOR: RAWHIDE - 15



Building Metal Fascia B:

ATAS KYNAR 500
PREFINISHED
COLOR: CHOCOLATE BROWN -04



Building Metal Roof C:

ATAS KYNAR 500
PREFINISHED
COLOR: RAWHIDE- 15



Building Stucco & Coiling Doors D:


Painted
DUNN EDWARDS - DE 6137
COLOR - TAN PLAN



Stone Veneer E:

CORONADO
CORONADO STRIP STONE
CARMEL MOUNTAIN



 **CORONADO** STONE PRODUCTS
CORONADO STRIP STONE
CARMEL MOUNTAIN

ALL STOREFRONT DOORS AND WINDOWS SHALL BE DARK BRONZE - ANODIZED ALUMINUM FRAME W/ DARK BRONZE TINTED GLASS.

NARRATIVE

Paul Everts RV
2501 E. Main Street

(APN # 140-26-001H)

Paul Everts RV is an existing business located at the address noted above selling and servicing RV units from the small trailers to large diesel push vehicles. They are requesting to construct a metal frame building along the back portion of the lot to the eastside of the current sales / retail building. The current servicing of the units is being conducted under shade structures that have been in place for years with no enclosed space provided. The building would consist of (6) service bays with the west bay of the building to be service counter, waiting, restrooms and employee lunch room with the upper level being utilized for parts storage. This allows them to conduct their work within a building structure that can be evaporatively cooled during the summer time and generally provide a much better working environment. Building would be a metal frame construction with architectural metal skin walls, the structure would have a shed type roof (max. ht. 25') sloping to the south with door openings on the north and south. The building will be constructed where some of the existing service is being conducted and those shade structures would be removed for the construction of the new service facility.