

Requesting Department:

Development Services



**TO: Planning and Zoning Commission**

**THRU: Brett Burningham, Development Services Director**

**FROM: Steven Ester, Planner I**

**RE: Discussion and Possible Approval of SITE PLAN P18-0204 EWING HARDSCAPE SUPPLY**, a request by Paul Sanchez (Bowman Consulting) for a Site Plan to allow the renovation of an existing 1,013 square foot building on-site repurposed as a hardscape materials sales facility on a 7.71 acre site located at the southeast corner of Crismon and Ocotillo roads.

**DATE: May 8, 2019**

#### STAFF RECOMMENDATION

Staff recommends approval of SITE PLAN P18-0204 EWING HARDSCAPE SUPPLY, subject to the Conditions of Approval outlined in this report.

#### PROPOSED MOTION

Move to recommend approval of SITE PLAN P18-0204 EWING HARDSCAPE SUPPLY, subject to the Conditions of Approval outlined in this report

#### RELEVANT COUNCIL GOAL



Secure Future

#### SUMMARY

This proposal consists of a request by Paul Sanchez (Bowman Consulting) for a Site Plan to allow the renovation of an existing 1,013 square foot building on-site repurposed as a hardscape materials sales facility on a 7.71 acre site located at the southeast corner of Crismon and Ocotillo roads.

#### HISTORY

June 4, 2003: Town Council approved the "Howe Industrial Park" PAD Rezone (RZ10-02) and Preliminary Plat (S09-02).

## DISCUSSION

This request is for site plan, building architecture, and landscaping approval for Ewing Hardscape Supply. Currently, there is an existing 1,013 square foot building on-site that will be renovated and repurposed as a hardscape materials sales facility. The sales office is located adjacent to Ocotillo Road, with the hardscape materials stored and sold near the rear of the site within a screened, outdoor area. The initial phase of development is proposed on 7.71 acres of the overall 10.49 acre parcel. As additional space is needed, the rear yard area of the site may be expanded as Phase II to allow for more storage.

Access is provided from a single entrance off Ocotillo Road. The driveway location and curb cuts were determined and installed by the Town with previous Ocotillo Road improvements.

<b>Project Information</b>	
Project Name	Ewing Hardscape Supply
Site Location	SEC Crismon & Ocotillo roads
Current Zoning	EMP-A/PAD (Light Industrial)
General Plan Designation	Industrial
Surrounding Zoning Designations:	
North	R1-7/PAD (Urban Development Type A District)
South	R1-43 (Rural Estate District)
East	EMP-A/PAD (Light Industrial) EMP-B (General Industrial)
West	EMP-A/PAD (Light Industrial)
Site Area	7.71 Acres
Parking Required	4
Parking Provided	4
Landscaping Required	10% (33,568 square feet)
Landscaping Provided	12.5% (42,000 square feet)
Building Square Footage	1,013
Building Height	13' (allowed 48')

## ANALYSIS

**General Plan Review:** The 2018 General Plan Land Use Designation for this project is Industrial. The proposed project is in compliance with the General Plan and fits the characteristics of the Industrial designation.

**Zoning Review:** The zoning designation of the property is EMP-A/PAD (Light Industrial). The applicant is proposing no change to the zoning, as outdoor sales operations are permitted with conditions in the EMP-A zoning district. The proposed project is in compliance with the Zoning Ordinance and meets all applicable conditions of Section 4.6.D.5.

**Engineering and Traffic Review:** The project has been reviewed by the Engineering and Traffic Divisions. The location of the site's access point was previously installed with Ocotillo Road improvements. All applicable standards of the Zoning Ordinance are met.

**Site Plan Review:** The site plan meets the Zoning Ordinance requirements for site planning and design. Adequate parking and access for vehicular ingress and egress are provided. The hardscape materials being sold are kept in a gated storage area near the rear of the site screened by an eight (8') tall screen wall around its perimeter. Notably, the site contains a functional weight scale on the east side of the building that will be recalibrated and used for future sales. All applicable standards of the Zoning Ordinance are met.

**Building Elevation Review:** The existing building on-site is vacant, but will be updated to incorporate new stone veneer around the building, metal roofing over the east bay window, and a small entry awning with wood columns and matching stone near the bases. Additionally, the existing structure will be repainted and reshingled with a new fascia board installed. Mechanical equipment currently located on top of the roof will be relocated to ground-level and screened behind a stucco CMU screen wall. Existing windows will be replaced. The proposed building elevations meet the Town Design Standards.

**Landscape / Wall Plan Review:** The overall landscaping and walls meet the Town's standards as set forth in the Zoning Ordinance. A total of 12.5% open space is provided, where Industrial developments are required to provide a minimum of 10% open space. The project features Red Push Pistache trees as a street tree theme and a multi-use trail ranging in width from five (5') to ten (10') feet along the site's Ocotillo Road frontage. As part of the conditions required for outdoor sales operations in the EMP-A zoning district, an eight (8') foot tall wall is provided around the perimeter of the hardscape materials storage area at the rear of the site for screening. The site wall features a split face CMU cap, fluted CMU banding, and smooth face CMU painted to complement the proposed building colors.

**PUBLIC COMMENTS**

Staff has received no public input on the project to date.

**CONDITIONS OF APPROVAL**

1. This project shall be developed in accordance with the plans attached to this case and all the provisions of the Zoning Ordinance applicable to this case.
2. Monument signage and building signage will be reviewed and approved under a separate permit.

3. Mechanical equipment, electrical meter and service components, and similar utility devices whether ground level, wall mounted, or roof mounted, shall be screened from view.
4. Stored items shall not project above the proposed eight (8') screen wall around the perimeter of the site.
5. A water and sewer report/statement shall be provided with final Construction Documents.

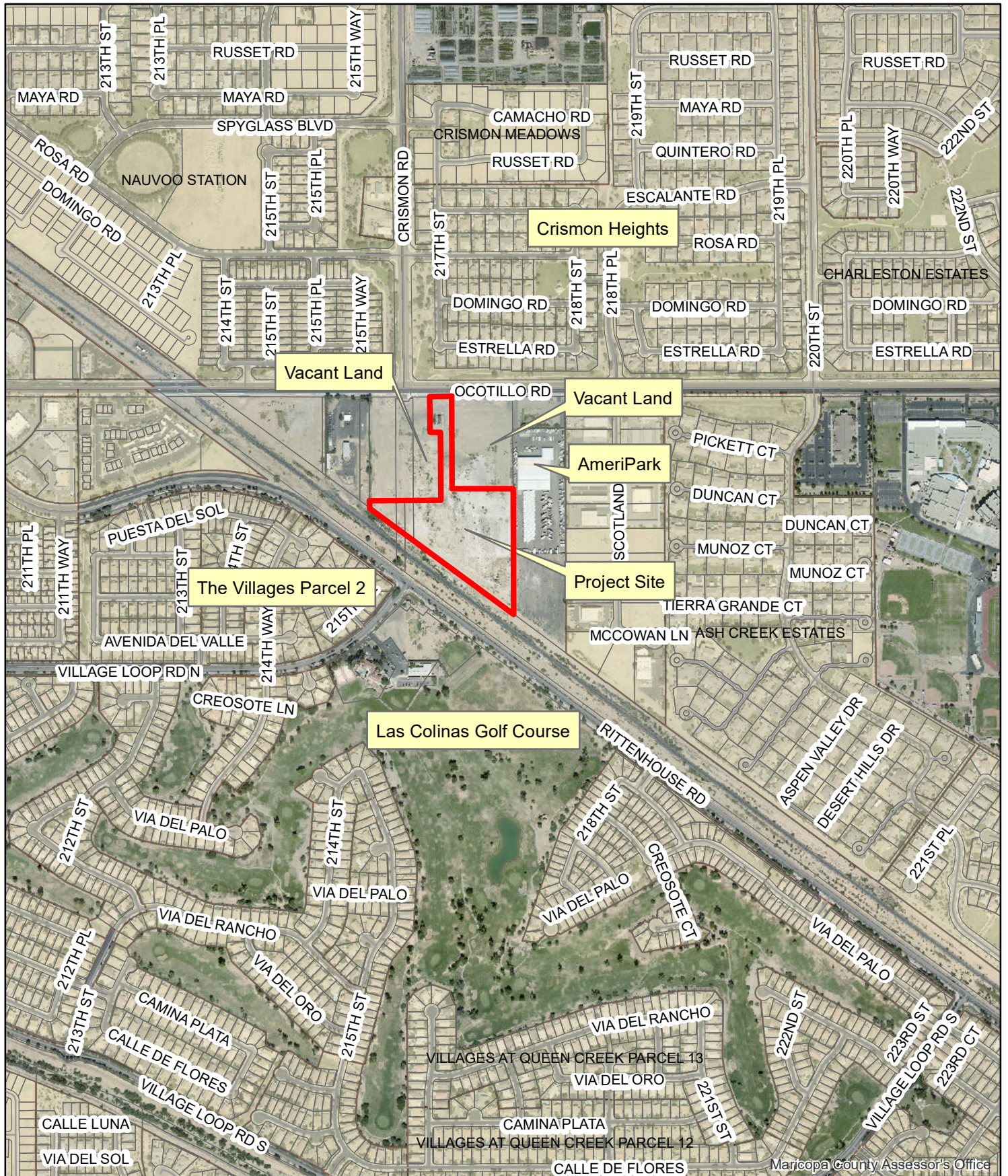
<b>ATTACHMENTS</b>
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1. Aerial Photo Exhibit
2. General Plan Exhibit
3. Zoning Map Exhibit
4. Site Plan
5. Landscape Plan
6. Building Elevations

# Project Name: Ewing Hardscape Supply Aerial Exhibit

Case Numbers: P18-0204

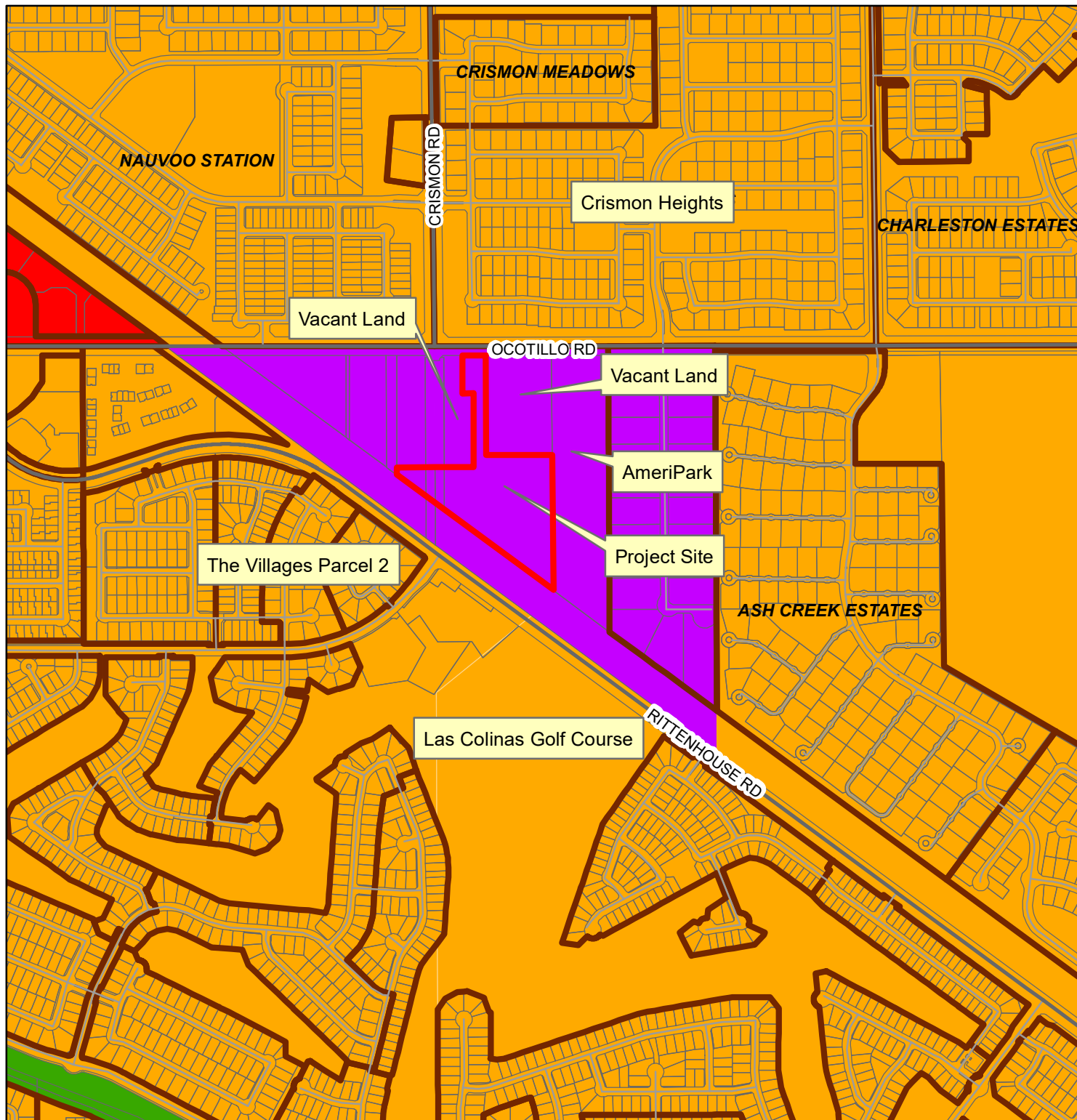
Hearing Date: May 8, 2019 (Planning Commission)



# Project Name: Ewing Hardscape Supply General Plan Exhibit

Case Numbers: P18-0204

Hearing Date: May 8, 2019 (Planning Commission)



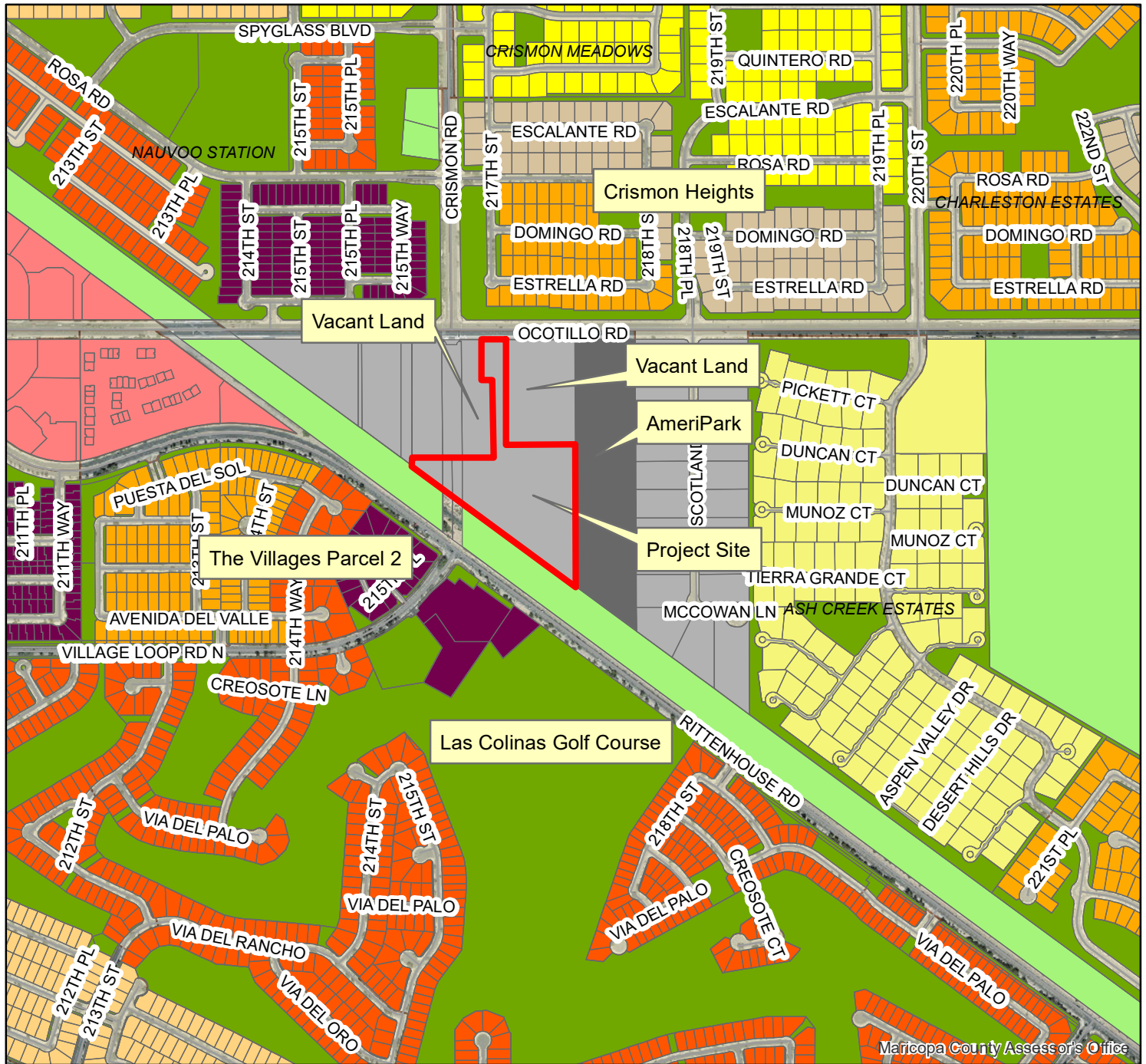
## General Plan Land Use

- |              |            |                    |                    |
|--------------|------------|--------------------|--------------------|
| Rural        | Commercial | Special District 1 | Special District 4 |
| Neighborhood | Industrial | Special District 2 |                    |
| Urban        | Open Space | Special District 3 |                    |

# Project Name: Ewing Hardscape Supply Zoning Map Exhibit

Case Numbers: P18-0204

Hearing Date: May 8, 2019 (Planning Commission)



## Zoning Districts

C-1 - Commercial	PQP - Public/Quasi-Public	R1-7 - Residential	R1-35 - Residential
C-2 - Commercial	RC - Recreation/Conservation	R1-8 - Residential	R1-43 - Residential
C-3 - Commercial	MDR - Residential	R1-9 - Residential	R1-54 - Residential
TC - Commercial	R1-4 - Residential	R1-12 - Residential	R1-190 - Residential
EMP A - Office/Industrial Park	R1-5 - Residential	R1-15 - Residential	PCD - Planned Community
EMP B - General Industrial	R1-6 - Residential	R1-18 - Residential	AT - Agritainment

**PROJECT DESCRIPTION**

CONSTRUCTION OF HARDSCAPE/LANDSCAPE IMPROVEMENTS TO 7.63 AC OF 10.49 AC SITE. EXISTING BUILDING ON SITE WILL RECEIVE MINOR IMPROVEMENTS TO INTERIOR AND EXTERIOR. CONSTRUCTION TO BEGIN IN SPRING OF 2019.

**PROJECT ADDRESS**

SE CORNER OF S. CRIMSON RD. & E. OCOTILLO RD.

**PROPERTY OWNER**

TWO BITS PROPERTIES  
44222 W. SEDONA  
MARIKOPIA, AZ  
EMAIL: CGNBO@GMAIL.COM  
PHONE: 719.588.0207  
CONTACT: CLINTON BETENBOUGH

**APPLICANT**

BOWMAN CONSULTING  
1295 W. WASHINGTON ST., SUITE 108  
TEMPE, AZ 85281  
EMAIL: PSANCHEZ@BOWMANCONSULTING.COM  
PHONE: 480.629.8830  
CONTACT: PAUL SANCHEZ

**PROPERTY TENANT**

EWING IRRIGATION & SUPPLY  
3441 E. HARBOUR DR.  
PHOENIX, AZ 85034  
CONTACT: DAVID SAWYERS  
EMAIL: dsawyers@ewinghardscape.com

**PARCEL NUMBERS**

304-64-863A  
304-64-861B  
304-65-019N  
304-65-019P

**ZONING**

EXISTING EMP A/PAD  
ADJACENT ZONING  
NORTH R1-7/PAD  
SOUTH R1-43  
EAST EMP A/PAD AND EMP-B  
WEST EMP A/PAD

**LAND USE**

GENERAL PLAN CLASSIFICATION EMPLOYMENT INDUSTRIAL  
EXISTING NO USE  
PROPOSED RETAIL SALES  
ADJACENT LAND USE  
NORTH LOW DENSITY RESIDENTIAL  
SOUTH LOW DENSITY RESIDENTIAL  
EAST INDUSTRIAL  
WEST INDUSTRIAL

**WATER & SEWER**

WATER AND SEWER ARE PROVIDED BY QUEEN CREEK.

**SITE AREA**

EXISTING  
304-64-863A 9.493 ACRES (413,518 S.F.)  
304-64-861B 0.301 ACRES (13,124 S.F.)  
304-65-019N 0.445 ACRES (19,394 S.F.)  
304-65-019P 0.250 ACRES (10,872 S.F.)

COMBINED/GROSS 10.489 ACRES (456,908 S.F.)  
NET 8.639 ACRES (376,471 S.F.)

**LOT COVERAGE**

ALLOWABLE (MAX.) 80%  
PROVIDED (1,013 / 456,908) 0.22%

**SETBACKS**

EMPA REQUIRED PROVIDED  
FRONT ----- ±123'  
SIDE 10' ±50'  
REAR 15' 865'

**REQUIRED PARKING**

STANDARD PARKING  
1 PER 375 S.F. OF GRA 4 P.S.  
ACCESSIBLE PARKING 1 P.S.  
LOADING 1 P.S.

**PROVIDED PARKING**

STANDARD PARKING SPACES 3 P.S.  
ACCESSIBLE PARKING 1 P.S.  
TOTAL PROVIDED 4 P.S.

**BUILDING AREA**

EXISTING BUILDING 1,013 S.F.

**BENCHMARK**

NORTHWEST CORNER OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 7 EAST THE INTERSECTION OF CRIMSON ROAD & OCOTILLO ROAD. ELEVATION = 1418.25 (DATUM-NAVD 88)

**CONSTRUCTION TYPE**

EXISTING BUILDING 11-B

**BUILDING HEIGHT**

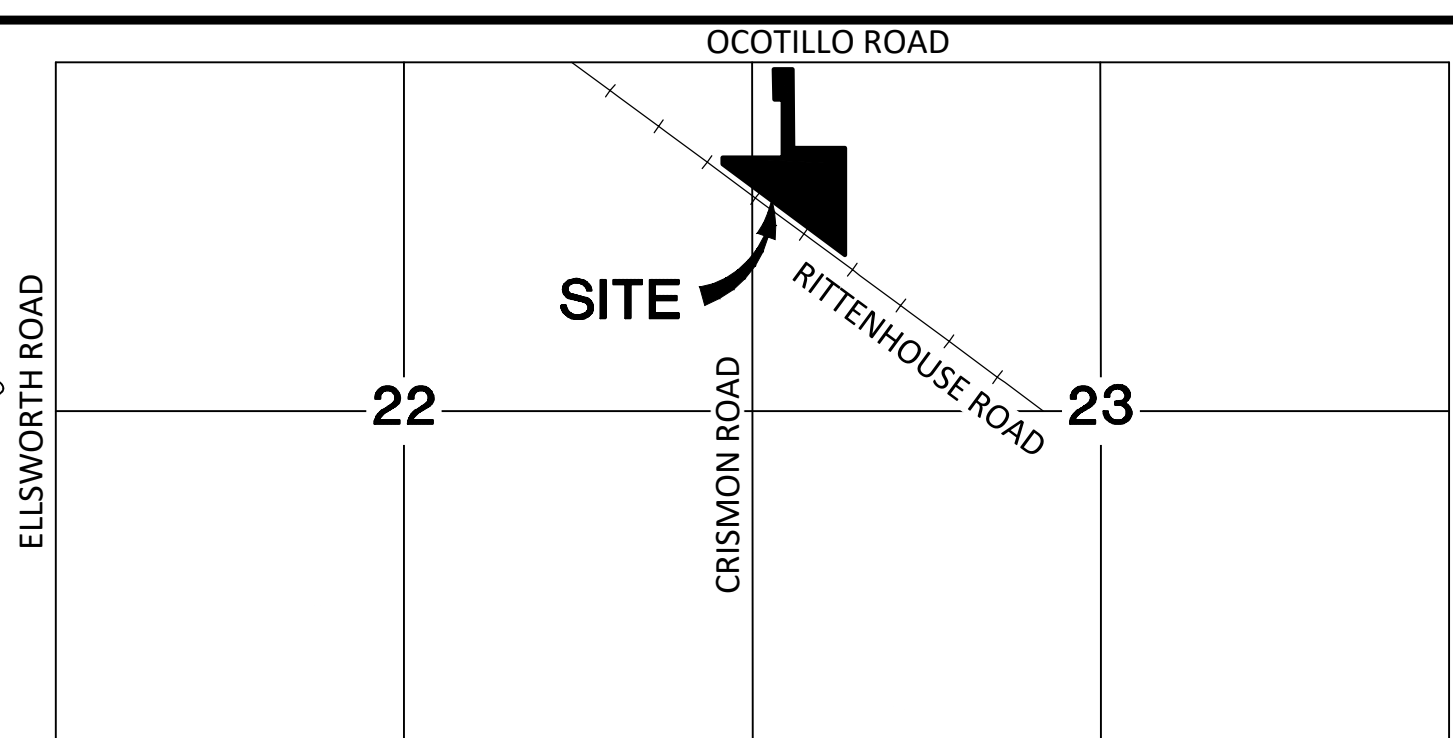
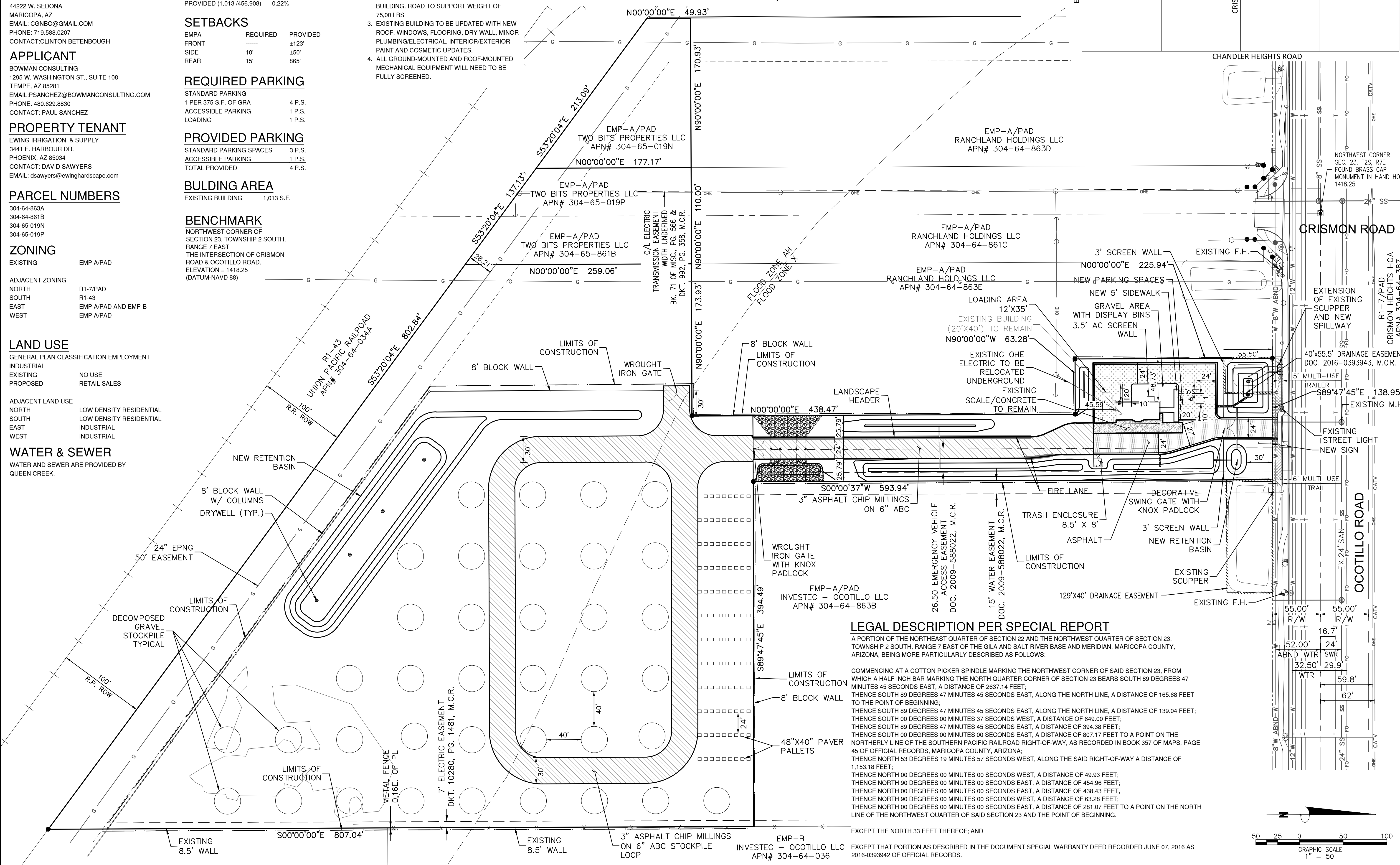
ALLOWABLE 48'  
EXISTING 12'

**NOTE**

- 1. MANUAL OPENING GATES SHALL BE EQUIPPED WITH KNOX PADLOCKS
- 2. FIRE ACCESS IS PROVIDED AROUND THE BUILDING. ROAD TO SUPPORT WEIGHT OF 75,000 LBS
- 3. EXISTING BUILDING TO BE UPDATED WITH NEW ROOF, WINDOWS, FLOORING, DRY WALL, MINOR PLUMBING/ELECTRICAL, INTERIOR/EXTERIOR PAINT AND COSMETIC UPDATES.
- 4. ALL GROUND-MOUNTED AND ROOF-MOUNTED MECHANICAL EQUIPMENT WILL NEED TO BE FULLY SCREENED.

# EWING HARDSCAPE SUPPLY SITE PLAN

## SOUTH EAST CORNER OF OCOTILLO ROAD AND CRIMSON ROAD QUEEN CREEK, ARIZONA



**LEGAL DESCRIPTION PER SPECIAL REPORT**  
A PORTION OF THE NORTHEAST QUARTER OF SECTION 22 AND THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
  
COMMENCING AT A COTTON PICKER SPINDLE MARKING THE NORTHWEST CORNER OF SAID SECTION 23, FROM WHICH A HALF INCH BAR MARKING THE NORTH QUARTER CORNER OF SECTION 23 BEARS SOUTH 89 DEGREES 47 MINUTES 45 SECONDS EAST, A DISTANCE OF 2837.14 FEET;  
THENCE SOUTH 89 DEGREES 47 MINUTES 45 SECONDS EAST, ALONG THE NORTH LINE, A DISTANCE OF 165.68 FEET TO THE POINT OF BEGINNING;  
THENCE SOUTH 89 DEGREES 47 MINUTES 45 SECONDS EAST, ALONG THE NORTH LINE, A DISTANCE OF 139.04 FEET;  
THENCE SOUTH 00 DEGREES 00 MINUTES 37 SECONDS WEST, A DISTANCE OF 649.00 FEET;  
THENCE SOUTH 89 DEGREES 47 MINUTES 45 SECONDS EAST, A DISTANCE OF 394.38 FEET;  
THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 807.17 FEET TO A POINT ON THE NORTHERLY LINE OF THE SOUTHERN PACIFIC RAILROAD RIGHT-OF-WAY, AS RECORDED IN BOOK 357 OF MAPS, PAGE 45 OF OFFICIAL RECORDS, MARICOPA COUNTY, ARIZONA;  
THENCE NORTH 53 DEGREES 19 MINUTES 57 SECONDS WEST, ALONG THE SAID RIGHT-OF-WAY A DISTANCE OF 1,153.18 FEET;  
THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 49.93 FEET;  
THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 454.96 FEET;  
THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 438.43 FEET;  
THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 63.28 FEET;  
THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 281.07 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 23 AND THE POINT OF BEGINNING.  
  
EXCEPT THE NORTH 33 FEET THEREOF; AND  
  
EXCEPT THAT PORTION AS DESCRIBED IN THE DOCUMENT SPECIAL WARRANTY DEED RECORDED JUNE 07, 2016 AS 2016-0393942 OF OFFICIAL RECORDS.

**Bowman CONSULTING**  
Bowman Consulting Group, Ltd.  
1295 W. Washington, Suite 108  
Tempe, Arizona 85281  
Phone: (480) 629-8830  
www.bowmanconsulting.com  
Bowman Consulting Group, Ltd.

**SITE PLAN**  
EWING HARDSCAPE SUPPLY  
SEC OF S. CRIMSON ROAD AND OCOTILLO ROAD  
QUEEN CREEK, ARIZONA  
MARIKOPIA COUNTY

PROJECT NUMBER  
50957  
PAUL A. SANCHEZ  
Professional Engineer  
Arizona State Board of Engineers and Architects  
Expires 6/30/2018

PLAN STATUS

DATE	DESCRIPTION	
4/19/19	3RD SUBMITTAL	
3/19/19	2ND SUBMITTAL	
	DATE DESCRIPTION	
MR DESIGN	MR DRAW	PS CHKD
SCALE	H:	V:
JOB No.	050533	
DATE	9/25/18	

**SP01**  
SHEET 1 OF 1

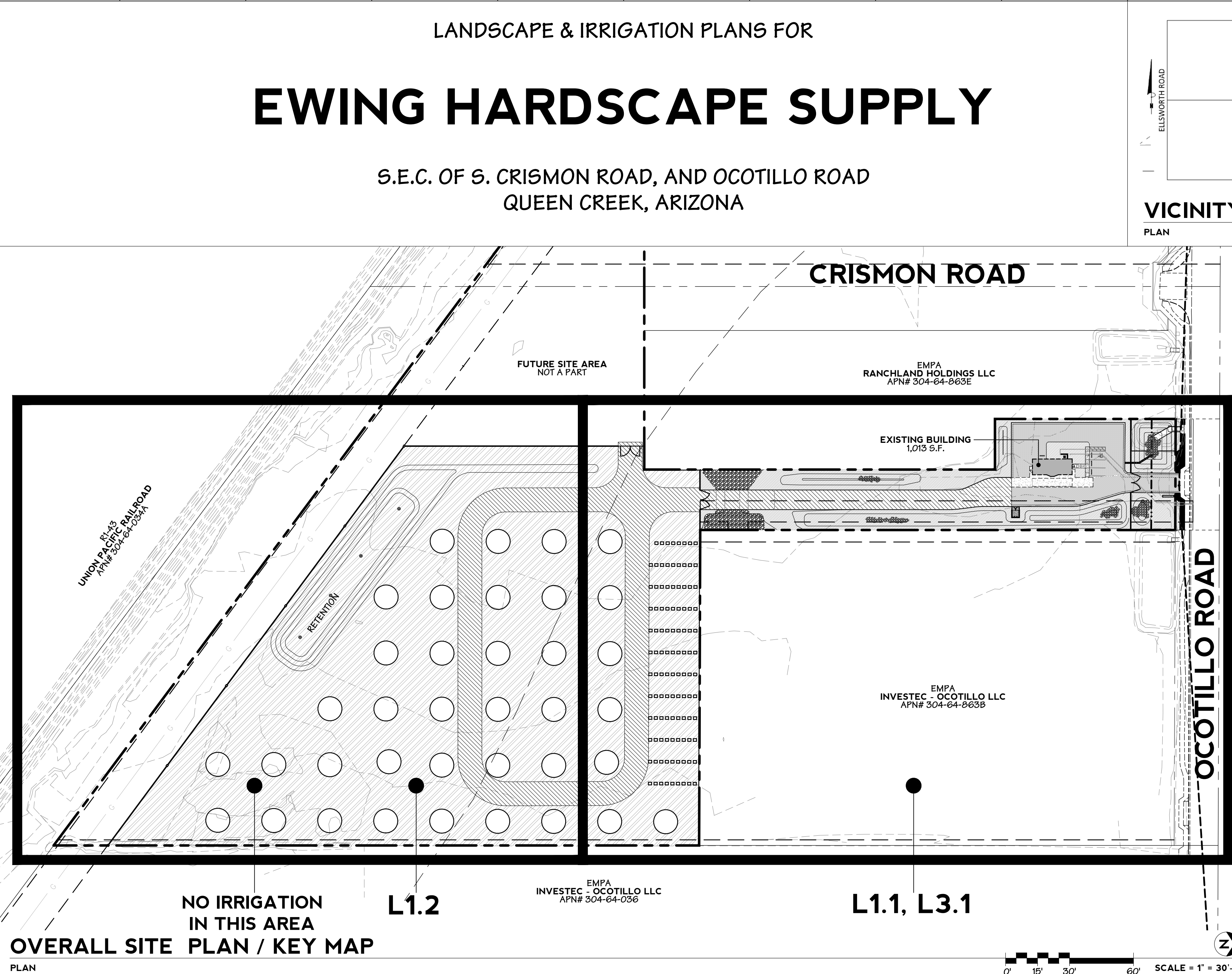


# GENERAL CONST. NOTES

- THE DRAWINGS, SPECIFICATIONS, AND ADDENDA DESCRIBING WORK FOR LANDSCAPE, HARDSCAPE, AND IRRIGATION PORTIONS OF THE PROJECT SHALL BE REFERRED TO AS THE LANDSCAPE ARCHITECTURAL & IRRIGATION CONSTRUCTION DOCUMENTS.
- COMPLIANCES:
  - PROVIDE WORK PER LANDSCAPE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH APPLICABLE LOCAL STANDARDS, SPECIFICATIONS, AND DETAILS OTHERWISE NOT A PART OF THESE LANDSCAPE AND IRRIGATION CONSTRUCTION DOCUMENTS. BE FAMILIAR WITH THESE STANDARDS, SPECIFICATIONS AND DETAILS PRIOR TO BIDDING WORK COVERED BY THESE PLANS AND SPECIFICATIONS.
  - CONFORM TO APPLICABLE CODES AND ORDINANCES OF GOVERNING AUTHORITIES HAVING JURISDICTION (FEDERAL, STATE, LOCAL AND HEALTH DEPARTMENTS).
- CONTRACTOR RESPONSIBILITIES:
  - INSPECT AND BECOME FAMILIAR WITH EXISTING CONDITIONS THAT COULD AFFECT INSTALLATION PRIOR TO SUBMITTING A BID.
  - CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, COORDINATION, AND SEQUENCING OF WORK.
  - REVIEW PROJECT AND CONSTRUCTION SEQUENCE MILESTONE DATES WITH OWNER'S REPRESENTATIVE PRIOR TO STARTING WORK.
  - SCHEDULE A PRE-CONSTRUCTION CONFERENCE WITH THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCING WORK.
  - OBTAIN PERMITS AND COMPLY WITH REQUIREMENTS TO COMPLETE THE WORK.
  - THE CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO EXISTING WALKS, WALLS, DRIVES, CURBS, UTILITIES, AND OTHER IMPROVEMENTS.
  - PROTECT (IN PLACE) EXISTING TREES & PLANT MATERIALS DESIGNATED TO REMAIN. SURROUND WITH PROTECTIVE FENCING BEFORE EARTH MOVING EQUIPMENT IS MOVED ONTO SITE AND BEFORE SALVAGE CLEARING AND GRUBBING TAKES PLACE. REPLACE IN KIND PLANT MATERIAL DAMAGED OR DESTROYED DURING CONSTRUCTION AT NO EXPENSE TO OWNER.
  - COORDINATE WORK WITH OTHER TRADES ON SITE AS NECESSARY TO ENSURE ORDERLY AND EFFICIENT COMPLETION OF WORK.
  - BE RESPONSIBLE TO HAULING AND LEGALLY DISPOSING OF MATERIALS DESIGNATED TO BE REMOVED.
  - PROVIDE OWNER WITH WARRANTY INFORMATION, OPERATIONS AND MAINTENANCE INSTRUCTION MANUALS, AND PRODUCT INFORMATION FOR EQUIPMENT OR MACHINERY INSTALLED ON SITE, WITHIN TWO WEEKS AFTER SUBSTANTIAL COMPLETION.
- QUESTIONS, DISCREPANCIES, MODIFICATIONS:
  - IF QUESTIONS REGARDING LANDSCAPE CONSTRUCTION DOCUMENTS, CONTACT THE LANDSCAPE ARCHITECT & OWNER'S REPRESENTATIVE FOR CLARIFICATION BEFORE PROCEEDING FURTHER WITH WORK.
  - REPORT DISCREPANCIES BETWEEN PLANS AND SITE CONDITIONS IMMEDIATELY IN WRITING TO LANDSCAPE ARCHITECT & OWNER'S REPRESENTATIVE.
  - DO NOT MAKE DESIGN MODIFICATIONS WITHOUT WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT & OWNER'S REPRESENTATIVE.
- LOCATE UNDERGROUND UTILITIES PRIOR TO STARTING CONSTRUCTION. PROTECT FROM DAMAGE DURING CONSTRUCTION. CALL BLUE STAKE (811) PRIOR TO EXCAVATION. EXISTING UNDERGROUND SERVICES SHALL NOT BE DISTURBED OR REMOVED UNLESS SPECIFICALLY NOTED OTHERWISE ON DRAWINGS OR WITHOUT WRITTEN APPROVAL OF OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO UTILITIES AND/OR FACILITIES CAUSED DURING CONSTRUCTION OPERATIONS, WITH NO ADDITIONAL COST TO THE OWNER.
- LAYOUT INFORMATION IS APPROXIMATE AND MUST BE VERIFIED WITH OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT IN FIELD. PRESENT CONFLICTS OR ADJUSTMENTS GRAPHICALLY TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK.
- QUANTITIES AND SITE CONDITIONS SHOWN ON PLANS ARE FOR INFORMATIONAL PURPOSES ONLY. VERIFY ACTUAL QUANTITIES AND SITE CONDITIONS PRIOR TO BIDDING WORK.
- ROUGH AND FINE GRADING TO ESTABLISH UNIFORM SMOOTH GRADE IS INCLUDED WITHIN THIS PROJECT.
- PROVIDE GENERAL SITE GRADING TO WITHIN ±.10 FOOT OF PROPOSED GRADING. LANDSCAPE AREAS SHALL NOT EXCEED 4% MAXIMUM SLOPE AND TURF AREAS SHALL NOT EXCEED 5% MAXIMUM SLOPE. VERIFY AND ACCEPT ROUGH GRADES PRIOR TO STARTING LANDSCAPE AND IRRIGATION WORK. PROTECT DRAINAGE FLOWS AND MAINTAIN THROUGHOUT LANDSCAPE AND IRRIGATION CONSTRUCTION.
- WORK AND MATERIALS AS PART OF THIS PROJECT SHALL BE OF A GRADE & QUALITY CONSISTENT WITH THE INTENDED USE AS APPROVED BY OWNER'S REPRESENTATIVE. WORK & MATERIALS NOT IN CONFORMANCE WITH LANDSCAPE CONSTRUCTION DOCUMENTS, OR THEIR INTENDED USE, ARE SUBJECT TO REMOVAL AND REPLACEMENT AT CONTRACTOR'S EXPENSE.
- PROVIDE EQUIPMENT & MATERIALS NOT SPECIFICALLY IDENTIFIED BUT REQUIRED FOR A COMPLETE & FUNCTIONING INSTALLATION AS PART OF WORK WITHOUT ADDITIONAL COST TO THE OWNER.
- KEEP SITE CLEAN AT ALL TIMES. PROVIDE TRASH BINS. AT COMPLETION OF CONSTRUCTION, PROJECT SHALL BE CLEAN OF DEBRIS OR SPOIL RESULTING FROM CONSTRUCTION. TURN OVER SITE TO OWNER IN BROOM OR RAKED CLEAN CONDITION.

# GENERAL LANDSCAPE NOTES

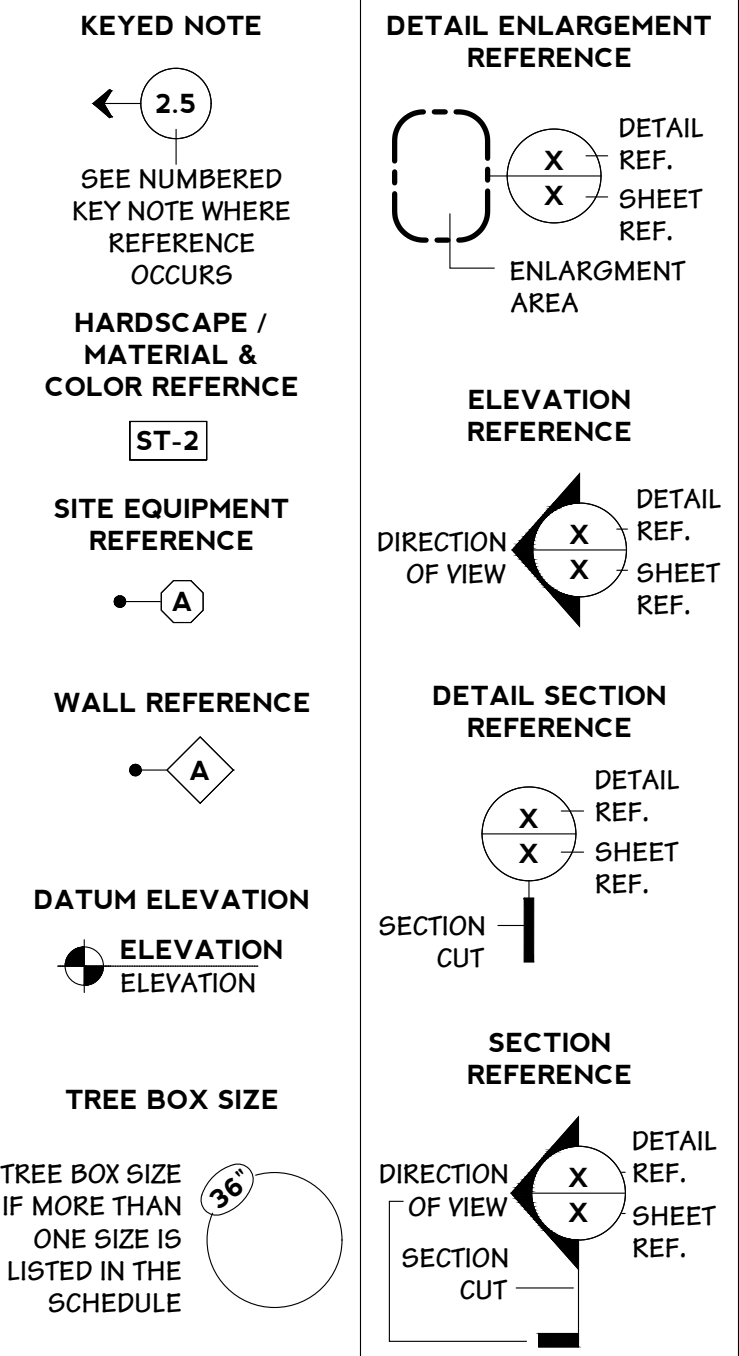
- LANDSCAPE CONTRACTOR SHALL NOT VARY FROM PLAN WITHOUT PRIOR LANDSCAPE ARCHITECT, OWNER'S REPRESENTATIVE AND TOWN APPROVAL.
- THE LANDSCAPE ARCHITECT & OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIALS DEEMED UNACCEPTABLE (SEE SPECS)
- THE LANDSCAPE ARCHITECT & OWNER'S REPRESENTATIVE IS TO APPROVE ANY AND ALL SUBSTITUTIONS.
- LANDSCAPE CONTRACTOR SHALL PERFORM THE FOLLOWING:
  - VISIT THE SITE AND VERIFY EXISTING CONDITIONS.
  - VERIFY UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
  - NOTIFY LANDSCAPE ARCHITECT OF DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS.
  - BE RESPONSIBLE FOR DAMAGE TO EXISTING WORK AND UTILITIES (CALL BLUE STAKE - 811).
- ALL PLANTS SHALL BE QUALITY MATERIAL HAVING A GROWTH HABIT WHICH IS NORMAL FOR THE SPECIES AND SHALL BE SOUND, VIGOROUS, HEALTHY, AND FREE FROM INSECTS AND INJURY.
- CONTRACTOR SHALL COORDINATE ALL LANDSCAPE WORK WITH OTHER CONTRACTORS
- MAINTAIN ALL LANDSCAPING WHILE UNDER CONSTRUCTION INCLUDING, WATERING, TRIMMING, WEEDING AND BED CULTIVATION.
- CONTRACTOR SHALL DETERMINE ALL LANDSCAPE AND IRRIGATION BID QUANTITIES SHOWN ON THE PLANS. QUANTITIES LISTED IN SCHEDULES ARE FOR A COMPARISON COUNT ONLY.
- PLANT MATERIAL TO BE GUARANTEED AFTER FINAL ACCEPTANCE AS FOLLOWS: TREES - ONE YEAR; SHRUBS AND GROUNDCOVER - 90 DAYS. CONTRACTOR SHALL PROVIDE ANY AND ALL GUARANTEES REQUIRED BY THE OWNER'S REPRESENTATIVE AND THE TOWN OF QUEEN CREEK.
- DOUBLE STAKE ALL 15 GALLON TREES. DOUBLE STAKE 24" BOX TREES AND LARGER AS REQUIRED. SEE LANDSCAPE DETAILS, SHEET LDI FOR ALL PLANTING AND STAKING DETAILS.
- ALL AREAS TO RECEIVE DECOMPOSED GRANITE, AND RIP RAP SHALL BE SPRAYED A MINIMUM OF TWO TIMES, 15 TO 20 DAYS BETWEEN EACH APPLICATION WITH WEED KILLER "ROUND UP OR EQUAL" PRIOR TO GRANITE INSTALLATION. TWO APPLICATIONS OF PRE-EMERGENT HERBICIDE "SURFLAN OR EQUAL" SHALL BE MADE PER MANUFACTURER'S RECOMMENDATIONS. ONE PRIOR AND ONE AFTER GRANITE/ROCK PLACEMENT.
- PLACE GRANITE/CRUSHED ROCK A MIN. 2" DEPTH IN ALL BEDS EXTENDING UNDER TREES, SHRUBS, & GROUNDCOVER.
- FINISH GRADE OF PLANTING BEDS, TURF, AND GRANITE/CRUSHED ROCK AREAS TO BE 1/8" BELOW ADJACENT PAVING, UNLESS OTHERWISE NOTED ON DRAWINGS. PROVIDE SOIL LEVEL 2" BELOW CURBS OR SIDEWALKS FOR AREAS RECEIVING GRANITE/CRUSHED ROCK.
- GRADING INCLUDES ALL EXCAVATION, HANDLING, IMPORT, SETTLEMENT, & DISPOSAL NECESSARY TO MEET PLAN FINISH GRADE.
- ALL EARTHWORK IS TO INCLUDE GRADING WHICH PROVIDES POSITIVE DRAINAGE OF WATER AWAY FROM ALL STRUCTURES, WALLS AND WALKS. SEE LANDSCAPE DETAILS SHEET LDI.
- A PLANTING MIX OF 1/3 MULCH, 2/3 NATIVE SOIL MIXED THOROUGHLY IS TO BE USED AS PLANT BACKFILL.
- PROVIDE AGRIFORM TABLETS AS FOLLOWS: SIX 3/8" BOX, FOUR 2/4" BOX, THREE 1/8" GAL, TWO 1/2 GAL, ONE 1 GAL. SEE SHEET LDI FOR ALL PLANTING SPECIFICATIONS & DETAILS.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR "TOP SOIL" FILL MATERIAL FOR ALL RAISED PLANTERS.
- WATER TEST ALL TREE PLANTING HOLES PRIOR TO PLANTING. IF TREE HOLE DOES NOT DRAIN WITHIN 24 HOURS, DO NOT PLANT. USE HARD PAN DRAIN (SEE TREE TREE & SHRUB PLANTING DETAIL ON SHEET LDI). HOLE DRAINAGE SHALL BE APPROVED BY OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT. CONTRACTOR SHALL NOTIFY OWNERS REPRESENTATIVE & LANDSCAPE ARCHITECT BY EMAIL (WITH DAY AND TIME) A MIN. OF 2 DAYS IN ADVANCE OF PLANTING HOLE WATER TEST. THIS PROCEDURE SHALL BE FOLLOWED EACH TIME WATER TEST OCCURS.
- ALL LANDSCAPE IN FRONT OF EACH WALL OR BUILDING WILL BE INSTALLED AFTER THE COMPLETION OF EACH WALL TYPE OR BUILDING STRUCTURE.
- DECOMPOSED GRANITE SHALL MEET THE FOLLOWING: NATIVE, LOCAL DESERT STONE FREE OF LOAM, SAND, CLAY AND OTHER FOREIGN SUBSTANCES. SIZE RANGE, AND COLOR SHALL BE AS INDICATED WITH NO MORE THAN 30% MEASURING BELOW 1/8". GRANITE SHALL BE FREE OF ORGANIC MATTER AND OTHER DEBRIS, COLOR AS INDICATED.
- TREES MUST BE PLACED A MINIMUM OF 5' FROM SIDEWALKS, PUBLIC ACCESS WAYS OR REAR OF FIRE HYDRANTS. SHRUBS MUST BE, AT MATURITY, 7' FROM THE REAR OF A FIRE HYDRANT.
- TREES PLACED WITHIN 7' OF A SIDEWALK, WALL OR ANY OTHER CONCRETE STRUCTURE SHALL HAVE A ROOT BARRIER INSTALLED ADJACENT TO THE STRUCTURE. CONTRACTOR SHALL SUBMIT CUT SHEETS OF ROOT BARRIER TO OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT FOR APPROVAL.



## GENERAL IRRIGATION NOTES

- CONTRACTOR SHALL NOT VARY SUBSTANTIALLY FROM PLAN WITHOUT PRIOR ENGINEER OR LANDSCAPE ARCHITECT APPROVAL. THE CONTRACTOR SHALL MAKE NECESSARY IN FIELD ADJUSTMENTS TO AVOID OBSTRUCTIONS OR COMPENSATE FOR DIFFERENCES BETWEEN THE SITE AND PLAN. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR REVISION OF MAJOR DEPARTURES FROM THE PLAN WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE.
- LANDSCAPE CONTRACTOR SHALL PERFORM THE FOLLOWING:
  - VISIT SITE AND VERIFY EXISTING GRADES, CONSTRUCTION AND CONDITIONS. VERIFY UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND MAKE ANY NOTIFICATIONS REQUIRED.
  - NOTIFY L.A. OF DISCREPANCIES BETWEEN PLAN AND FIELD.
  - RESTORE CONTRACTOR DAMAGED EXISTING WORK TO THE SATISFACTION OF THE ENGINEER OR L.A. WITHOUT COST TO THE OWNER.
  - SATISFY HIMSELF THAT THE PLAN CAN BE CONSTRUCTED, FUNCTIONAL AND COMPLETE.
  - CONTRACTOR SHALL DETERMINE HIS OWN BIDDING QUANTITIES. ALL QUANTITIES SHOWN IN THESE PLANS ARE TO GIVE THE CONTRACTOR A COMPARISON COUNT ONLY.
- ALL MATERIALS AND WORKMANSHIP SHALL BE TRUE TO TYPE, FORM, FINISH AND OF THE HIGHEST STANDARDS OF THE TRADE. DAMAGED OR INFERIOR MATERIALS SHALL BE REMOVED FROM THE SITE WITHOUT DELAY, AND WITH NO ADDITIONAL COST TO THE OWNER.
- THE IRRIGATION CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER CONTRACTORS.
- ALL LANDSCAPING SHALL BE ADEQUATELY WATERED WHILE UNDER CONSTRUCTION.
- INSTALL ALL EQUIPMENT AS PER MANUFACTURER'S SPECIFICATIONS.
- ALL EQUIPMENT SHALL BE MAINTAINED WHILE UNDER CONSTRUCTION. MAINTENANCE INCLUDES: WATER SCHEDULING, REPLACEMENT OF DEFECTIVE OR DAMAGED EQUIPMENT, ADJUSTMENT AND READJUSTMENT OF IRRIGATION TURF HEADS AND OTHER EQUIPMENT.
- CONTRACTOR SHALL INSURE THE FOLLOWING:
  - TWO 2" CLASS 200 SLEEVES OR LARGER ARE PLACED UNDER WALKS, DRIVES, ETC. WHERE AND AS NEEDED. OFFSET SLEEVES TO AVOID OBSTRUCTIONS & ALLOW REPLACEMENT OF PIPE. THE CONTRACTOR SHALL NOT SLEEVE GASKET FIT PIPE WITHOUT PRIOR APPROVAL. EXTEND PAST OBSTRUCTION 12" MIN.
  - PIPES AND VALVES ARE TO BE PLACED WITHIN PLANTING BEDS & PROJECT LIMITS, THESE PLANS ARE SCHEMATIC. CONTRACTOR SHALL SIZE PIPE, PLAN SIZES ARE MINIMUMS.
  - 100% COVERAGE OF IRRIGATION SYSTEM TO ALL PLANTS REGARDLESS OF SIZE OR TYPE (60% DIAMETER MIN. OR CLOSER SPACING FOR TURF SPRINKLER HEADS).
  - IRRIGATION CONTRACTOR SHALL CONFIRM ALL NON-IRRIGATED AREAS PRIOR TO SUBMITTING A BID.
- SLEEVES SHALL BE AS NOTED ON PLANS & SCHEDULES.
- ALL MAINLINES AND IRRIGATION EQUIPMENT SHALL BE PLACED IN THE LANDSCAPE AREAS, OUTSIDE OF COUNTY RIGHTS-OF-WAY (RW) AND PUBLIC UTILITY EASEMENTS (PUE).
- CONTROLLER WIRE THAT ARE DIRECT BURIAL SHALL BE NO.14 OR LARGER, BUNDLED AND TIED OR WRAPPED EVERY TWELVE (12) FEET. DURING INSTALLATION, WIRES SHALL HAVE A 24" LOOP TIED AT ALL DIRECTION CHANGES GREATER THAN 30 DEGREES AND SHALL BE UNTIED PRIOR TO TRENCH FILL IN.
- FLUSH CAPS SHALL BE PLACED IN A VALVE BOX AT THE END OF ALL LATERALS. SEE IRRIGATION DETAILS ON SHEET LDI.
- ALL VALVES, PRESSURE REGULATORS AND OTHER DEVICES SHALL BE PLACED IN AN APPROPRIATELY SIZED BOX WITH A MINIMUM OF TWO (2") INCHES OF PEA GRAVEL.
- PRIOR TO OWNERS APPROVAL, THE FOLLOWING SHALL BE PERFORMED:
  - ALL IRRIGATION SPRINKLER HEADS TO BE FLUSHED OF DEBRIS AND FLOW CONTROLS ADJUSTED TO ACHIEVE 100% COVERAGE FOR TURF AREAS. CONTRACTOR SHALL ENSURE NO OVERSPRAY ON STREETS, CURBS, WALKS, AND STRUCTURES.
  - ALL IRRIGATION HEADS TO BE ADJUSTED TO PROPER HEIGHTS DEMONSTRATED ON THE IRRIGATION DETAILS, SHEET LDI.

## SYMBOLS



## TOWN APPROVAL

TOWN TRAFFIC ENGINEER	DATE
TOWN ENGINEER	DATE
TOWN PLANNING ADMINISTRATOR	DATE

## PROJECT TEAM

**PROPERTY OWNER**  
 TWO BITS PROPERTIES  
 44222 W. SEDONA  
 MARICOPA, AZ  
 P: (719) 588.0207  
 CONTACT: CLINTON BETENBOUGH

**PROPERTY TENANT**  
 EWING IRRIGATION & SUPPLY  
 3441 E. HARBOUR DR.  
 PHOENIX, AZ 85034  
 CONTACT: DAVID SAWYERS  
 EMAIL: DSAWYERS@EWINGHARDSCAPE.COM

**CIVIL ENGINEER**  
 BOWMAN CONSULTING  
 1295 N. WASHINGTON STREET, SUITE 108  
 TEMPE, AZ 85281  
 PH: (480) 629.8830  
 CONTACT: PAUL SANCHEZ

**LANDSCAPE ARCHITECT**  
 THOMAS + CROWLEY, LLC  
 126 E. CONSTITUTION COURT  
 GILBERT, AZ 85296  
 P: (480) 878.4708  
 CONTACT: CRAIG CROWLEY, RLA  
 EMAIL: CRAIG@THOMAS-CROWLEY.COM

## SITE DATA

ZONING: EMP A/PAD

NET SITE AREA: 456,908 S.F. (10.489 AC)

DEVELOPED NET SITE AREA: 335,680 S.F. (7.706 AC)

ON SITE LANDSCAPE AREA: 33,949 S.F. (10%)

OFF SITE LANDSCAPE AREA: 1,154 S.F.

TOTAL LANDSCAPE AREA: 35,103 S.F.

EXISTING BUILDING AREA: 1,013 S.F.

TREES REQUIRED: 27  
 TREES PROVIDED: 28

SHRUBS REQUIRED: 250  
 SHRUBS PROVIDED: 275

## LANDSCAPE CALC'S

OCOTILLO ROAD  
 1 TREE, 6 SHRUBS PER 30 L.F.  
 REQUIRED: (139 L.F. / 30)(1)(6) = 5 TREES, 30 SHRUBS

PROVIDED: 5 TREES, 30 SHRUBS

OVERALL LANDSCAPE AREA  
 1 TREE & 10 SHRUBS PER 1,500 S.F. OF LANDSCAPE AREA  
 REQUIRED: (33,949 S.F. / 1,500)(1)(10) = 23 TREES, 230 SHRUBS

PROVIDED: 28 TREES, 275 SHRUBS

LANDSCAPE COVERAGE REQUIRED = 33,568 S.F. (10%)  
 LANDSCAPE COVERAGE PROVIDED = 42,000 S.F. (12.5%)

## SHEET INDEX

#	SHEET	NAME
1	L0.1	COVER SHEET
2	L1.1	LANDSCAPE PLAN
3	L1.2	LANDSCAPE PLAN
4	L1.3	LANDSCAPE DETAILS
5	L2.1	DETAILS
6	L3.1	IRRIGATION PLAN
7	L3.2	IRRIGATION DETAILS
8	L4.1	LANDSCAPE & IRRIGATION SPECIFICATIONS



THOMAS + CROWLEY

LANDSCAPE ARCHITECTURE  
 + PLANNING  
 + SITE DESIGN  
 + CONSTRUCTION  
 MANAGEMENT

1150 N. COUNTRY CLUB DRIVE  
 SUITE 11  
 MESA, AZ 85201  
 PH: 480-878-4708

WWW.THOMAS-CROWLEY.COM

T+C P-NO. 21876



EXPIRES 12/31/19

LANDSCAPE & IRRIGATION PLANS FOR  
**EWING HARDSCAPE SUPPLY**  
 S.E.C. OF S. CRISMON ROAD, AND OCOTILLO ROAD  
 QUEEN CREEK, ARIZONA

**DISCLAIMER**  
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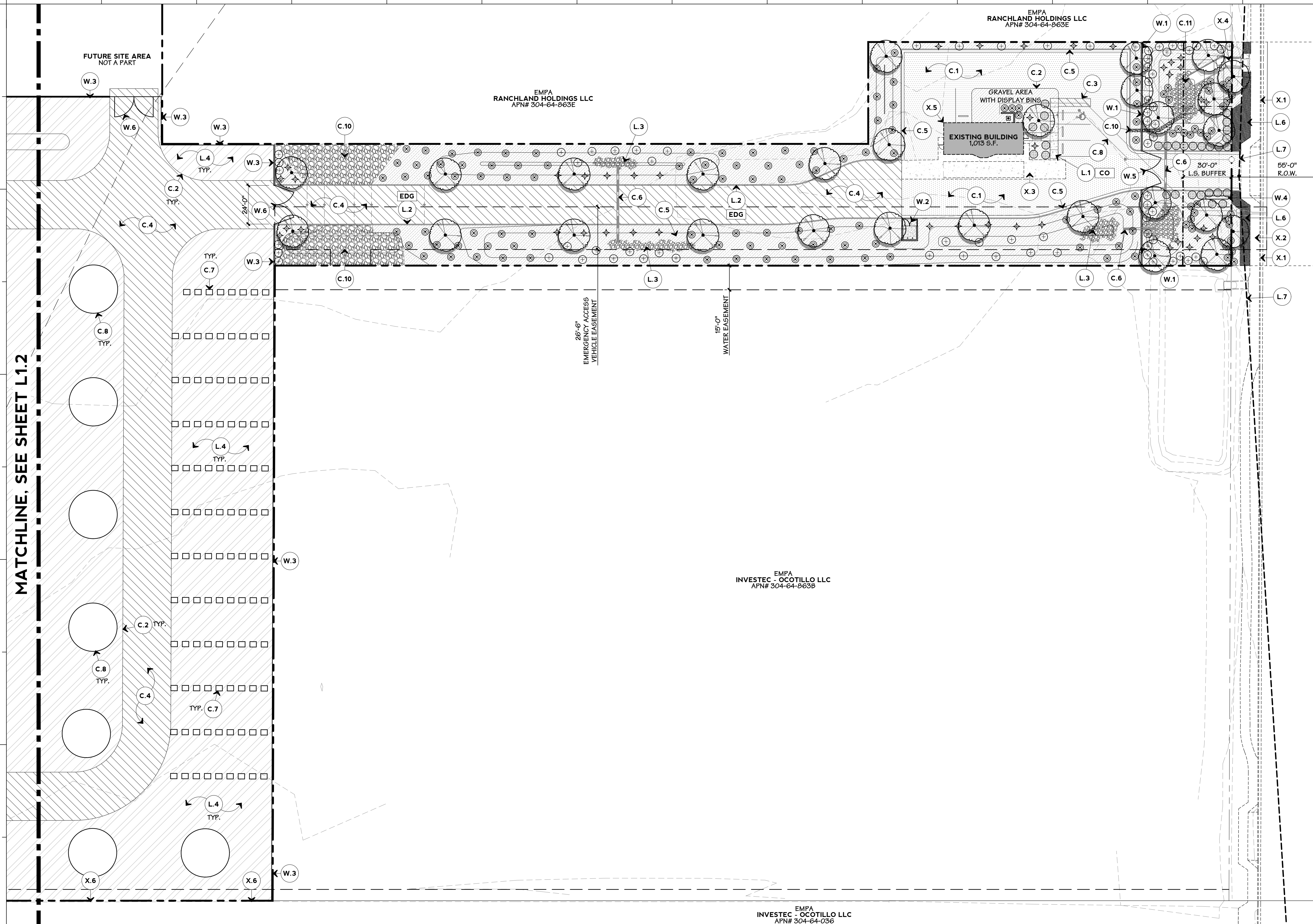
STAKE IT CALL TWO WORKING DAYS BEFORE YOU DIG

ARIZONA BLUE STAKE 602-263-1100  
 1-800-STAKE IT OUTSIDE MARICOPA COUNTY

ISSUE/REVISION DATE  
 PERMIT SUBMITTAL 10.1.2019  
 CITY COMMENTS 1.31.2019  
 2ND CITY COMMENTS 4.19.2019

## COVER SHEET

SHEET # SHEET REFERENCE



### LANDSCAPE LEGEND & SCHEDULE

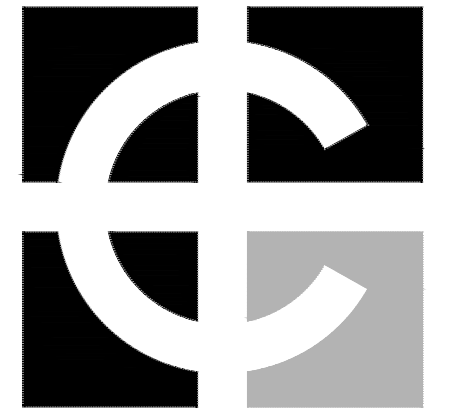
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
(Tree symbol)	<i>PISTACIA X 'RED PUSH'</i>	RED PUSH PISTACHE	24" BOX	28
<b>SHRUBS</b>				
(Shrub symbol)	<i>LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO'</i>	GREEN CLOUD SAGE	5 GAL.	72
(Shrub symbol)	<i>EROMOPHILA MACULATA 'VALENTINE'</i>	VALENTINE BUSH	5 GAL.	132
(Shrub symbol)	<i>HESPERALOE FUNIFERA</i>	GIANT HESPERALOE	5 GAL.	42
<b>GROUND COVER</b>				
(Ground cover symbol)	<i>LANTANA X 'NEW GOLD'</i>	YELLOW LANTANA	1 GAL.	29
<b>TOP DRESSING</b>				
(Dressing symbol)	DECOMPOSED GRANITE	SIZE: 1/2" MINUS COLOR: APACHE BROWN 2" DEEP MINIMUM SEE DETAIL 6/L1.3	30,108 S.F.	
(Dressing symbol)	STABILIZED D.G.	SIZE: 1/4" MINUS COLOR: DESERT GOLD 4" DEEP MINIMUM OVER 4" ABC, WITH SOIL SHIELD LS MADE BY SOIL-LOC (480) 948-8114 SEE DETAIL 6/L1.3	732 S.F.	
(Dressing symbol)	LOOSE ANGULAR RIP RAP	SIZE: 3" - 6" ANGULAR COLOR: DESERT GOLD SEE DETAIL 5/L1.3	1,019 S.F.	
(Dressing symbol)	CIVIL ANGULAR RIP RAP	SIZE: PER CIVIL COLOR: DESERT GOLD	3,247 S.F.	
(Dressing symbol)	DUST CONTROL	PER TOWN OF QUEEN CREEK STANDARDS	209,696 S.F.	

### HARDSCAPE SCHEDULE

KEY	SYMBOL	MATERIAL	QTY
(CO)	CONCRETE SIDEWALK	269 S.F. WITH MEDIUM BROOM FINISH COLOR: REGULAR GRAY JOINTS PER PLAN CONSTRUCT PER MAG STANDARD DETAIL 2/30	
(EDG)	LANDSCAPE EDGING	± 781 L.F. 6" x 6" COLOR: REGULAR GRAY SEE DETAIL 7/L2.2	

### SITE DATA

ZONING:	EMP A/PAD
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DEVELOPED NET SITE AREA:	335,680 S.F. (7.706 AC)
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TREES PROVIDED:	28
SHRUBS REQUIRED:	250
SHRUBS PROVIDED:	275



THOMAS + CROWLEY  
LANDSCAPE ARCHITECTURE + PLANNING  
+ SITE DESIGN  
+ CONSTRUCTION MANAGEMENT  
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T-C P-NO. 21876



LANDSCAPE & IRRIGATION PLANS FOR  
**EWING HARDSCAPE SUPPLY**  
S.E.C. OF S. CRISMON ROAD, AND OCOTILLO ROAD  
QUEEN CREEK, ARIZONA

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OUTSIDE MARICOPA COUNTY

ISSUE/REVISION DATE  
PERMIT SUBMITTAL 10.12.2018  
CITY COMMENTS 1.31.2019  
2ND CITY COMMENTS 4.19.2019

### LANDSCAPE PLAN

SHEET # SHEET REFERENCE  
2 OF 8 **L1.1**

### LEGEND

(Dashed line)	PROPERTY LINE
(Dotted line)	EASEMENT LINE
(Solid line)	CENTER LINE
(Dashed line with '84')	EXISTING CONTOUR LINE
(Solid line with '84')	PROPOSED CONTOUR LINE
(Thick dashed line)	MATCHLINE

- ### GEN. SHEET NOTES
- LOCATE PLANTINGS IN SOLID MASSES AS SHOWN, AWAY FROM CURBS & WALKS A MIN. OF 36". PLANTINGS IN SMALL SPACES SHALL BE CENTERED IN PLANTING AREA. TREES SHALL BE PLACED A MIN. OF 7' FROM ALL WALLS.
  - CONTRACTOR SHALL ENSURE THAT CONCRETE HEADER HAS LONG & CONTINUOUS CURBS AS SHOWN ON PLANS. TERMINATION POINTS SHALL BE PERPENDICULAR TO SIDEWALK EDGE.
  - MAINTAIN UNIFORM GRANITE EDGE ALONG ALL WALLS, WALKS & CURBS. DECOMPOSED GRANITE AND TURF SHALL BE 1 1/2" MIN. - 2" MAX. BELOW TOP EDGE OF SIDEWALK / CURB, SEE LANDSCAPE DETAILS ON SHEET L1.3
  - SEE GRADING PLANS BY CIVIL ENGINEER FOR ALL GRADING CONSIDERATIONS, & RETAINING WALL HEIGHTS.
  - REFER COVER SHEET, SHEET LO.1 FOR ALL GENERAL LANDSCAPE, IRRIGATION, CONSTRUCTION & HARDSCAPE NOTES.

- ### KEYED NOTES (X)
- X.X EXISTING
- X.1 EXISTING CURB, DO NOT DISTURB
  - X.2 EXISTING SIDEWALK, DO NOT DISTURB
  - X.3 EXISTING CONCRETE, DO NOT DISTURB
  - X.4 EXISTING SCUPPER, DO NOT DISTURB
  - X.5 EXISTING BUILDING, DO NOT DISTURB
  - X.6 EXISTING 8.5' WALL, DO NOT DISTURB

- ### C.X CIVIL
- C.1 ASPHALT, SEE CIVIL ENG. PLANS
  - C.2 ASPHALT EDGE
  - C.3 PARKING LOT STRIPING, SEE CIVIL ENG. PLANS
  - C.4 3" ASPHALT MILLINGS, SEE CIVIL ENG. PLANS
  - C.5 CURB & GUTTER, SEE CIVIL ENG. PLANS
  - C.6 STORM DRAIN PIPE, SEE CIVIL ENG. PLANS
  - C.7 48" x 40" PAVER PALETTES, SEE CIVIL ENG. PLANS
  - C.8 DECOMPOSED GRANITE STOCKPILE SEE CIVIL ENG. PLANS
  - C.9 UTILITY LINE, SEE CIVIL ENG. PLANS
  - C.10 RIP RAP, SEE CIVIL ENG. PLANS
  - C.11 DRYWELL, SEE CIVIL ENG. PLANS

- ### W.X WALLS
- W.1 3'-0" TALL SCREEN WALL, SEE DETAIL 1/L2.1
  - W.2 6'-0" TALL TRASH ENCLOSURE WALL & GATE, SEE DETAIL 2/L2.1
  - W.3 8'-0" TALL SITE WALL & COLUMN, SEE DETAIL 3/L2.1
  - W.4 ENTRY SIGN, SEE DETAIL SEE DETAIL 5/L2.1
  - W.5 3'-0" TALL DECORATIVE SWING GATE SEE DETAIL 6/L2.1
  - W.6 8'-0" TALL DECORATIVE SWING GATE SEE DETAIL 7/L2.1

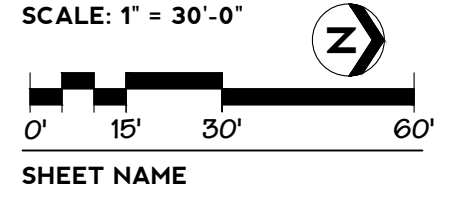
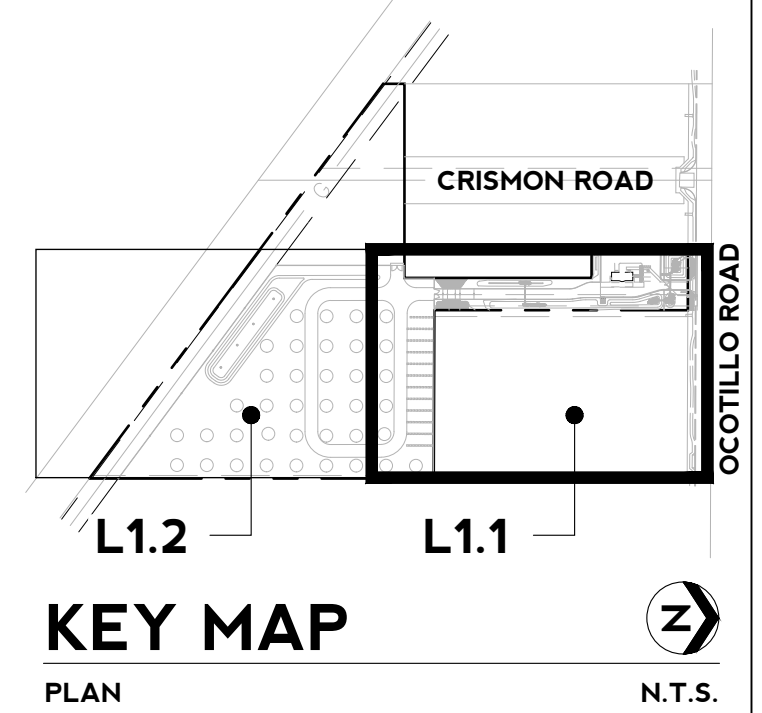
- ### L.X LANDSCAPE / HARDSCAPE
- L.1 NEW CONCRETE SIDEWALK, SEE HARDSCAPE SCHEDULE FOR MORE INFO
  - L.2 NEW LANDSCAPE EDGING SEE HARDSCAPE SCHEDULE FOR MORE INFO
  - L.3 NEW LOOSE RIP RAP, SEE LANDSCAPE SCHEDULE FOR MORE INFO
  - L.4 DUST CONTROL PER TOWN OF QUEEN CREEK STANDARDS, SEE LANDSCAPE SCHEDULE FOR QUANTITY.
  - L.6 5'-10" STABILIZED MULTI USE TRAIL SEE DETAIL 8/L1.3, SEE ALSO LANDSCAPE SCHEDULE FOR QUANTITY
  - L.7 SIGHT VISIBILITY LINE PER TOQC STANDARD DETAIL NO. R125

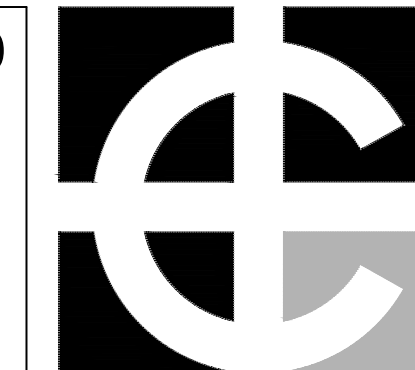
### LANDSCAPE CALC'S

OCOTILLO ROAD  
1 TREE, 6 SHRUBS PER 30 L.F.  
REQUIRED: (139 L.F. / 30)(1)(6) = 5 TREES, 30 SHRUBS  
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OVERALL LANDSCAPE AREA  
1 TREE & 10 SHRUBS PER 1,500 S.F. OF LANDSCAPE AREA  
REQUIRED: (33,949 S.F. / 1,500)(1)(10) = 23 TREES, 230 SHRUBS  
PROVIDED: 28 TREES, 275 SHRUBS

LANDSCAPE COVERAGE REQUIRED = 33,568 S.F. (10%)  
LANDSCAPE COVERAGE PROVIDED = 42,000 S.F. (12.5%)





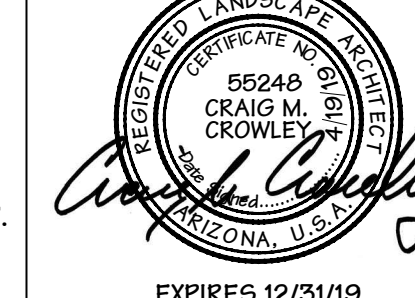
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T-C P-NO.  
21876

SEAL



PROJECT

LANDSCAPE & IRRIGATION PLANS FOR  
**EWING HARDSCAPE SUPPLY**  
S.E.C. OF S. CRISMON ROAD, AND OCOTILLO ROAD  
QUEEN CREEK, ARIZONA

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ISSUE/REVISION DATE

PERMIT SUBMITTAL 10.1.2019

CITY COMMENTS 1.31.2019

2ND CITY COMMENTS 4.19.2019

SCALE: 1" = 30'-0"

SHEET NAME

LANDSCAPE PLAN

SHEET # SHEET REFERENCE

3 OF 8 **L1.2**

### LANDSCAPE LEGEND & SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
TREES	<i>PISTACIA X 'RED PUSH'</i>	RED PUSH PISTACHE	24" BOX	28

NOTE:  
1. STAKING SHALL BE DONE AS NECESSARY TO ESTABLISH TREE. SEE DETAIL 2/L1.3  
2. ALL TREES SHALL BE UPRIGHT AND HAVE GOOD FORM AND STRUCTURE. CONTRACTOR SHALL USE TREE STRUCTURE DIAGRAMS (SEE DETAIL 1/L1.3) FOR INSTRUCTIONS FOR SELECTION OF TREES

SHRUBS	SIZE	QTY
① <i>LEUCOPHYLLUM LANGMANIAE</i> 'RIO BRAVO'	5 GAL.	72
② <i>EROMOPHILA MACULATA</i> 'VALENTINE'	5 GAL.	132
③ <i>HESPERALOE FUNIFERA</i>	5 GAL.	42

GROUND COVER	SIZE	QTY
④ <i>LANTANA X 'NEW GOLD'</i>	1 GAL.	29

TOP DRESSING	QTY
⑤ DECOMPOSED GRANITE SIZE: 1/2" MINUS COLOR: APACHE BROWN 2" DEEP MINIMUM SEE DETAIL 6/L1.3	30,108 S.F.
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### HARDSCAPE SCHEDULE

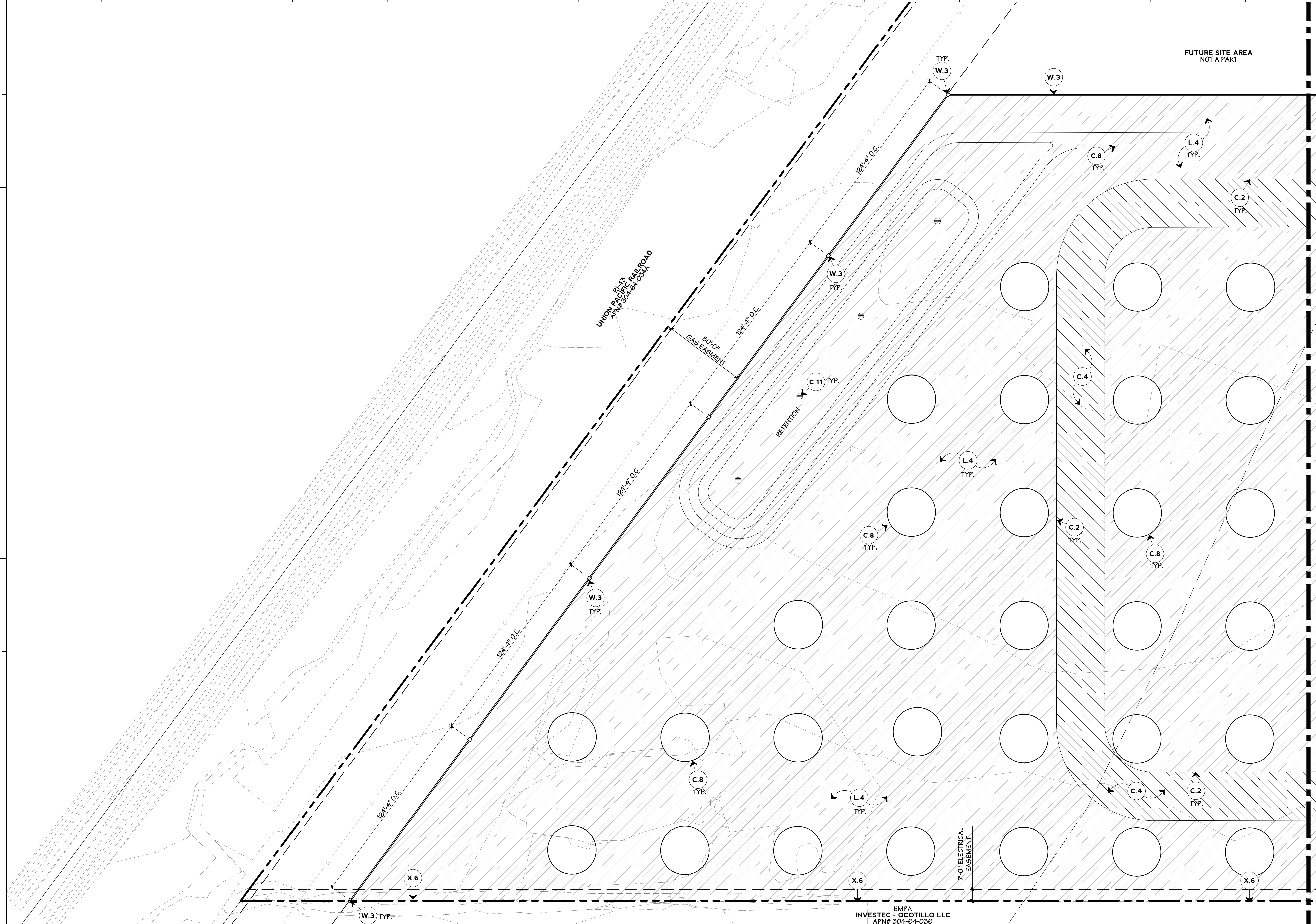
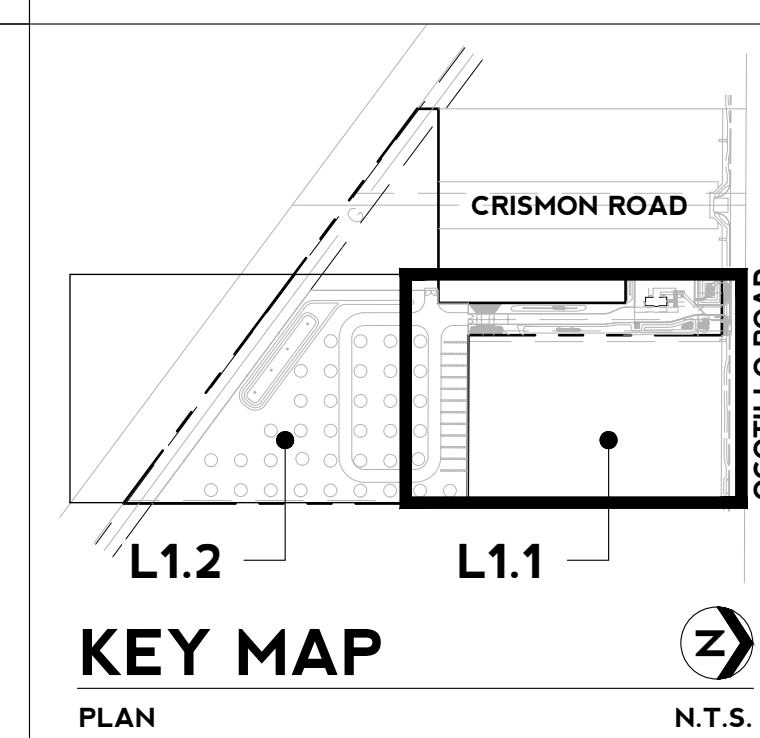
KEY	SYMBOL	MATERIAL	QTY
CO		CONCRETE SIDEWALK WITH MEDIUM BROOM FINISH COLOR: REGULAR GRAY JOINTS PER PLAN CONSTRUCT PER MAG STANDARD DETAIL 230	269 S.F.
EDG		LANDSCAPE EDGING 6" x 6" COLOR: REGULAR GRAY SEE DETAIL 7/L2.2	± 781 L.F.

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### LEGEND

	PROPERTY LINE
	EASEMENT LINE
	CENTER LINE
	EXISTING CONTOUR LINE
	PROPOSED CONTOUR LINE
	MATCHLINE

### GEN. SHEET NOTES

- LOCATE PLANTINGS IN SOLID MASSES AS SHOWN, AWAY FROM CURBS & WALKS A MIN. OF 36". PLANTINGS IN SMALL SPACES SHALL BE CENTERED IN PLANTING AREA. TREES SHALL BE PLACED A MIN. OF 7' FROM ALL WALLS.
- CONTRACTOR SHALL ENSURE THAT CONCRETE HEADER HAS LONG & CONTINUOUS CURBS AS SHOWN ON PLANS. TERMINATION POINTS SHALL BE PERPENDICULAR TO SIDEWALK EDGE.
- MAINTAIN UNIFORM GRANITE EDGE ALONG ALL WALLS, WALKS & CURBS. DECOMPOSED GRANITE AND TURF SHALL BE 1 1/2" MIN. - 2" MAX. BELOW TOP EDGE OF SIDEWALK / CURB. SEE LANDSCAPE DETAILS ON SHEET L1.3
- SEE GRADING PLANS BY CIVIL ENGINEER FOR ALL GRADING CONSIDERATIONS, & RETAINING WALL HEIGHTS.
- REFER COVER SHEET, SHEET LO.1 FOR ALL GENERAL LANDSCAPE, IRRIGATION, CONSTRUCTION & HARDSCAPE NOTES.

### KEYED NOTES

X.X EXISTING
X.1 EXISTING CURB, DO NOT DISTURB
X.2 EXISTING SIDEWALK, DO NOT DISTURB
X.3 EXISTING CONCRETE, DO NOT DISTURB
X.4 EXISTING SCUPPER, DO NOT DISTURB
X.5 EXISTING BUILDING, DO NOT DISTURB
X.6 EXISTING 8.5' WALL, DO NOT DISTURB

### C.X CIVIL

C.1 ASPHALT, SEE CIVIL ENG. PLANS
C.2 ASPHALT EDGE
C.3 PARKING LOT STRIPING, SEE CIVIL ENG. PLANS
C.4 3" ASPHALT MILLINGS, SEE CIVIL ENG. PLANS
C.5 CURB & GUTTER, SEE CIVIL ENG. PLANS
C.6 STORM DRAIN PIPE, SEE CIVIL ENG. PLANS
C.7 48" x 40" PAVER PALETTES, SEE CIVIL ENG. PLANS
C.8 DECOMPOSED GRANITE STOCKPILE SEE CIVIL ENG. PLANS
C.9 UTILITY LINE, SEE CIVIL ENG. PLANS
C.10 RIP RAP, SEE CIVIL ENG. PLANS
C.11 DRYWELL, SEE CIVIL ENG. PLANS

### W.X WALLS

W.1 3'-0" TALL SCREEN WALL, SEE DETAIL 1/L2.1
W.2 6'-0" TALL TRASH ENCLOSURE WALL & GATE, SEE DETAIL 2/L2.1
W.3 8'-0" TALL SITE WALL & COLUMN, SEE DETAIL 3/L2.1
W.4 ENTRY SIGN, SEE DETAIL SEE DETAIL 5/L2.1
W.5 3'-0" TALL DECORATIVE SWING GATE SEE DETAIL 6/L2.1
W.6 8'-0" TALL DECORATIVE SWING GATE SEE DETAIL 7/L2.1

### L.X LANDSCAPE / HARDSCAPE

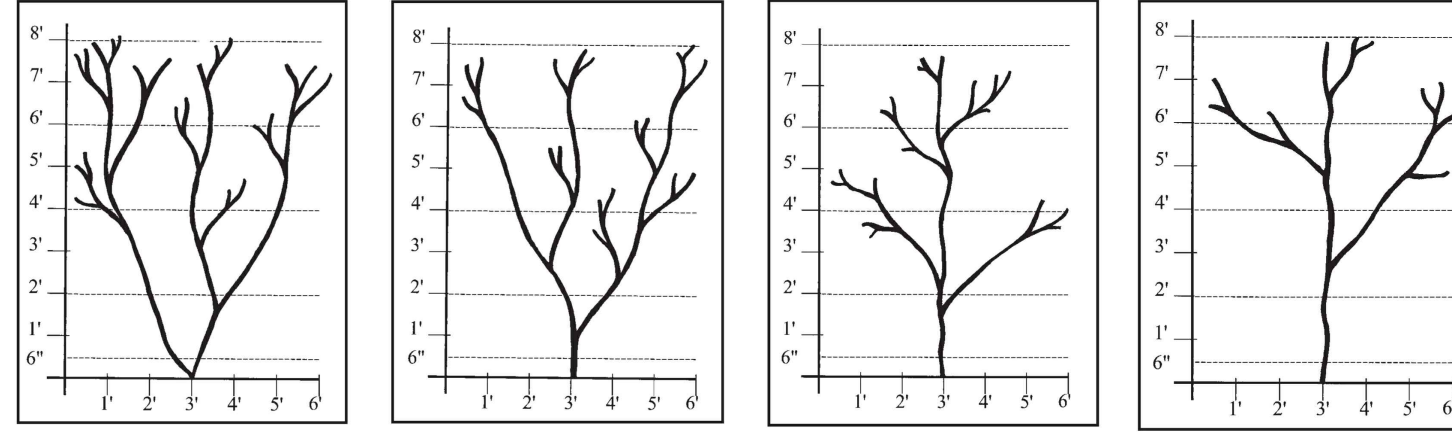
L.1 NEW CONCRETE SIDEWALK, SEE HARDSCAPE SCHEDULE FOR MORE INFO
L.2 NEW LANDSCAPE EDGING SEE HARDSCAPE SCHEDULE FOR MORE INFO
L.3 NEW LOOSE RIP RAP, SEE LANDSCAPE SCHEDULE FOR MORE INFO
L.4 DUST CONTROL PER TOWN OF QUEEN CREEK STANDARDS, SEE LANDSCAPE SCHEDULE FOR QUANTITY.
L.6 5'-10" STABILIZED MULTI USE TRAIL SEE DETAIL 8/L1.3, SEE ALSO LANDSCAPE SCHEDULE FOR QUANTITY
L.7 SIGHT VISIBILITY LINE PER TOQC STANDARD DETAIL NO. R125

EMPA INVESTEC - OCOTILLO LLC  
APN# 304-64-036

MATCHLINE, SEE SHEET L1.1

**GENERAL NOTES:**

- TREES SHALL BE SELECTED ACCORDING TO THESE DIAGRAMS.
- TREES SPECIFIED WILL BE SUBJECT TO INSPECTION BY OWNERS REPRESENTATIVE AND THE LANDSCAPE ARCHITECT PER THE DIAGRAMS BELOW.
- AT THE OWNERS REPRESENTATIVE'S DISCRETION THE LANDSCAPE ARCHITECT SHALL ACCOMPANY CONTRACTOR IN THE SELECTION OF TREES



**MULTI TRUNK**  
TREES HAVING TWO OR MORE STEMS ORIGINATING FROM THE GROUND, OR NO MORE THAN 6" ABOVE THE GROUND

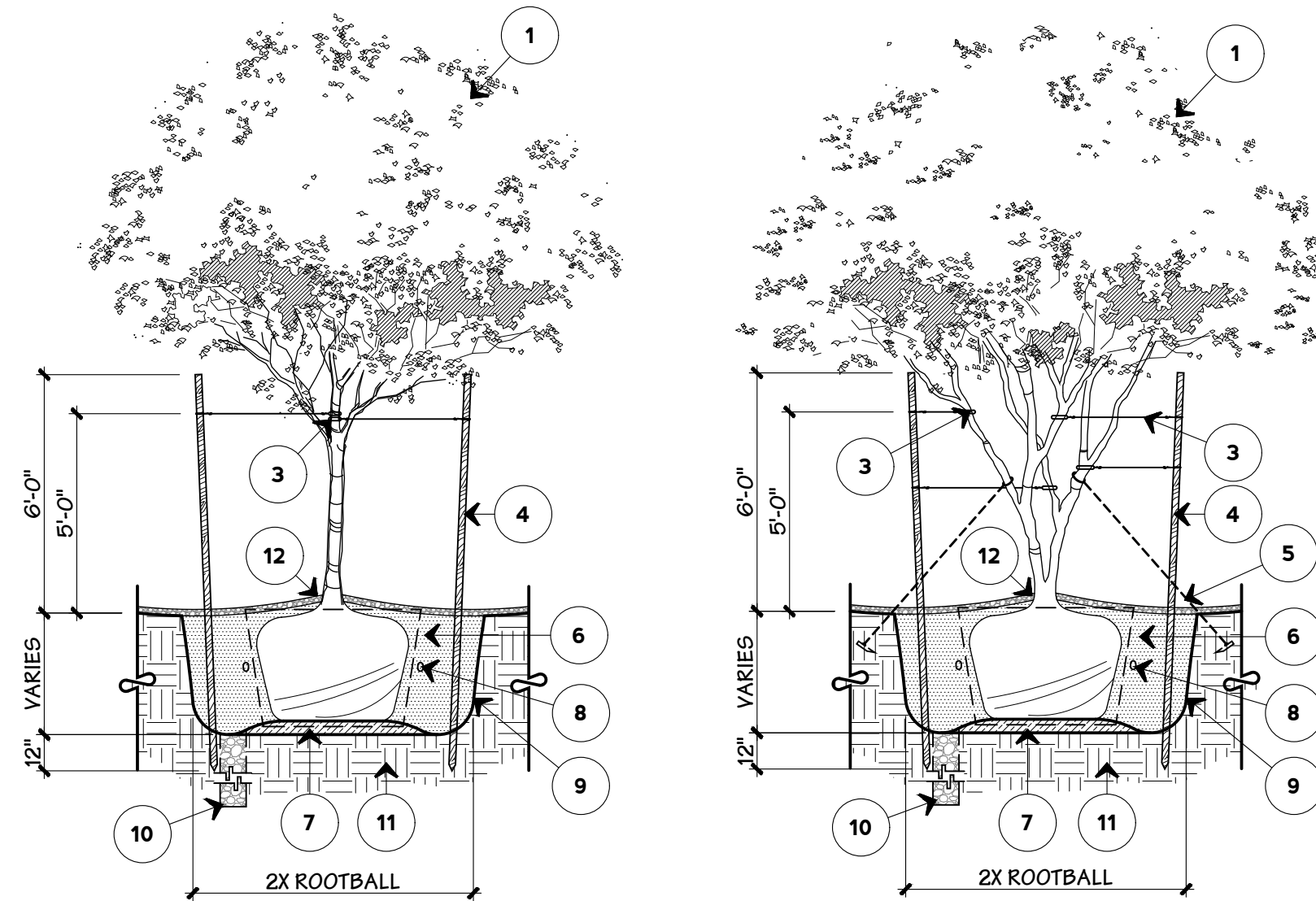
**LOW BREAKING TRUNK**  
FIRST BRANCH ORIGINATING BETWEEN 6" TO 18"

**LOW BRANCH SINGLE TRUNK**  
CENTRAL LEADER W/ BRANCH ORIGINATING BETWEEN 1'-2" ABOVE GROUND

**SINGLE TRUNK**  
STRONG CENTRAL LEADER W/ FIRST BRANCH ORIGINATING AT LEAST 2' ABOVE GROUND

**1 TREE STRUCTURE DIAGRAMS**

SCALE: N.T.S.



**A SINGLE TRUNK TREE**      **B MULTI TRUNK TREE**

**2 TREE PLANTING DETAILS**

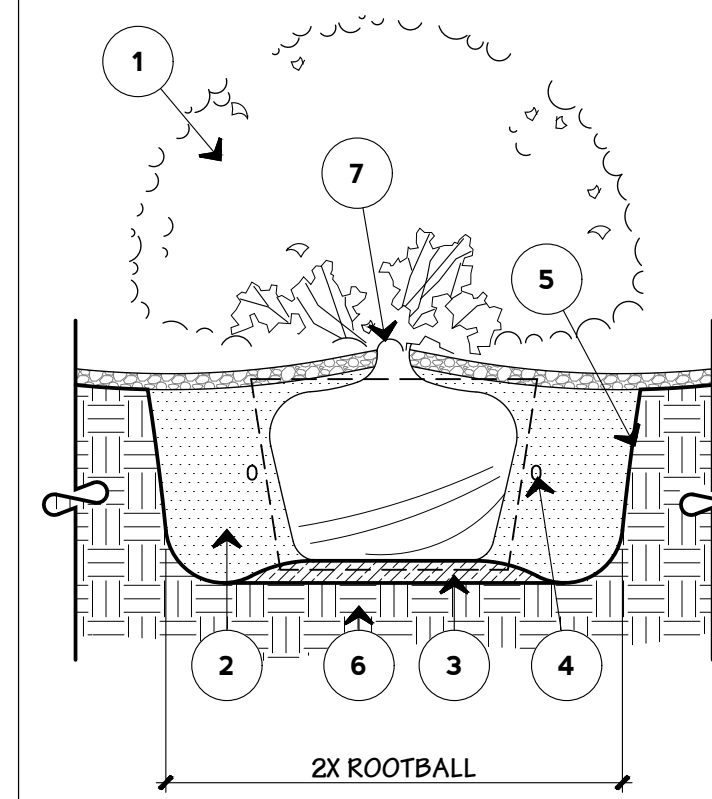
**KEYED NOTES:**

- TREE, SEE LANDSCAPE SCHEDULE
- NOT USED
- 3/4" ARBOR TAPE - GREEN INSTALL PER MANUFACTURER RECOMMENDATIONS.
- (2) MIN. 3" DIA. x 10' LODGEWOOD STAKES, FREE OF KNOTS & CRACKS, DRIVEN INTO SUBGRADE VERTICAL.
- DUCKBILL STAKES, FOR LARGE SALVAGED MULTI TRUNK TREES ONLY, SEE LANDSCAPE SCHEDULE
- BACKFILL W/ SPECIFIED SOIL MIX PER SPECS. WATER & TAMP TO REMOVE AIR POCKETS
- AMENDED SOIL, BELOW ROOTBALL PER SPECIFICATIONS.
- FERTILIZER PER SPECS.
- SCARIFY SIDES OF PLANTING HOLE TO PREVENT GLAZING
- 8" WIDE x 5' DEEP AUGER DUG WELL W/ 1-2" DIA. CRUSHED ROCK FOR DRAINAGE WHEN HARDPAN CONDITIONS EXIST
- NATIVE SUBGRADE SOIL
- TOP OF ROOTBALL TO BE 1"-2" ABOVE BOTTOM OF PLANT WELL

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

**KEYED NOTES:**

- TREE TRUNK
- PLANT ROOTBALL
- 3/4" ARBOR TAPE - GREEN INSTALL PER MANUFACTURER RECOMMENDATIONS
- (2-3) MIN. 3" DIA. x 10' LODGEWOOD STAKES, FREE OF KNOTS & CRACKS, DRIVEN INTO SUBGRADE VERTICAL

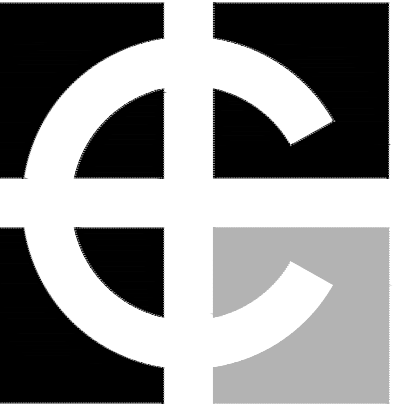


**4 SHRUB & G.C. PLANTING DTL**

**KEYED NOTES:**

- SHRUB OR GROUND COVER, SEE LANDSCAPE SCH.
- BACKFILL W/ SPECIFIED SOIL MIX PER SPECS. WATER & TAMP TO REMOVE AIR POCKETS
- AMENDED SOIL, BELOW ROOTBALL 1/3 SOIL, 1/3 SAND, 1/3 MULCH PER SPECS.
- FERTILIZER TABLETS PER SPECS.
- SCARIFY SIDES OF PLANTING HOLE TO PREVENT GLAZING
- NATIVE SUBGRADE SOIL
- TOP OF ROOTBALL TO BE 1"-2" ABOVE BOTTOM OF PLANT WELL

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



LANDSCAPE ARCHITECTURE + PLANNING + SITE DESIGN + CONSTRUCTION MANAGEMENT

1150 N. COUNTRY CLUB DRIVE SUITE 11 MESA, AZ 85201  
PH: 480-878-4708

WWW.THOMAS-CROWLEY.COM

T-C P-NO.

21876

SEAL



PROJECT

LANDSCAPE & IRRIGATION PLANS FOR  
**EWING HARDSCAPE SUPPLY**  
S.E.C. OF S. CRISMON ROAD, AND OCOTILLO ROAD  
QUEEN CREEK, ARIZONA

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ISSUE/REVISION **A** DATE  
PERMIT SUBMITTAL 10.1.2019  
CITY COMMENTS 1.31.2019  
2ND CITY COMMENTS 4.19.2019

SCALE

AS NOTED

SHEET NAME

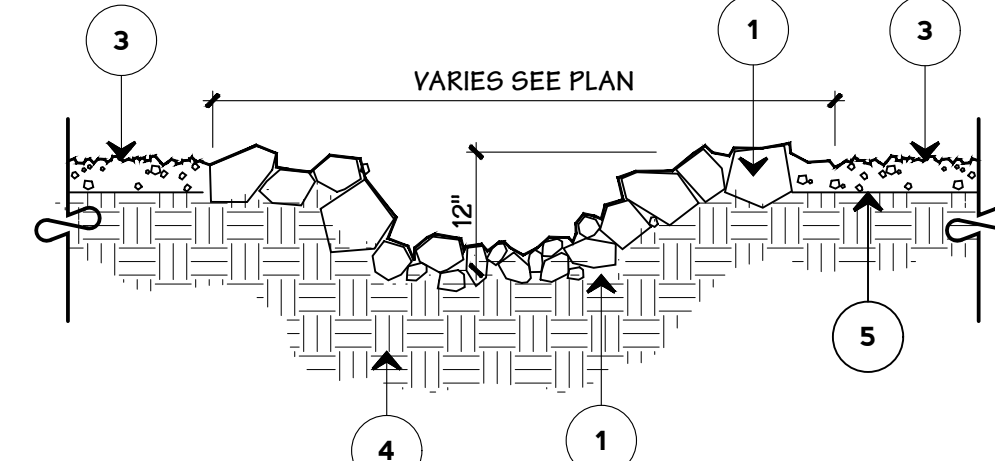
**LANDSCAPE DETAILS**

SHEET # SHEET REFERENCE

4 OF 8 **L1.3**

**GENERAL NOTES:**

- APPROVED COMMUNITY DETAIL SHALL SUPERSEDE THIS DETAIL
- A PRE-EMERGENT SHALL BE APPLIED TO FINISH GRADE BEFORE INSTALLATION OF RIP RAP
- 2ND APPLICATION OF PREEMERGENT SHALL BE APPLIED AFTER INSTALLATION OF RIP RAP
- RIVER ROCK SWALE SHALL UNULATE 6"-12" SEE LANDSCAPING PLAN
- RIVER ROCK SWALE SHALL BE MADE TO APPEAR NATURAL AND BLEND IN WITH SURROUNDING LANDSCAPE.



**5 SWALE DETAIL (ANGULAR RIP RAP)**

SCALE: 1" = 1'-0"

**KEYED NOTES:**

- RIP RAP, SEE LANDSCAPE SCHEDULE ON SHEET L1.1
- RIP RAP SET 1/2 INTO GRADE
- TOP DRESSING, SEE LANDSCAPE PLAN FOR TYPE
- COMPACTED SUBGRADE / NATIVE SOIL BELOW RIVER ROCK
- FINISH GRADE, APPROVED BY OWNERS REPRESENTATIVE

**6 DECOMPOSED GRANITE**

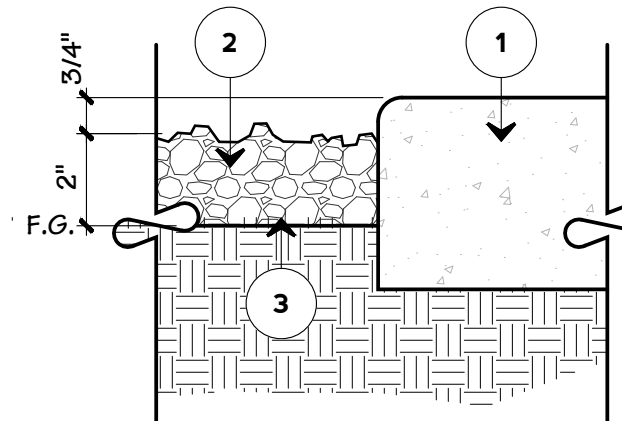
SCALE: 3" = 1'-0"

**KEYED NOTES:**

- ADJACENT HARDSCAPE AS OCCURS
- DECOMPOSED GRANITE, SEE LANDSCAPE SCH.
- FINISH SOIL

**GENERAL NOTES:**

- A PRE-EMERGENT (OF SUFLAN -OR EQUAL) SHALL BE APPLIED TO FINISH GRADE BEFORE INSTALLATION OF DECOMPOSED GRANITE
- 2ND APPLICATION OF PRE-EMERGENT SHALL BE APPLIED AFTER INSTALLATION OF DECOMPOSED GRANITE
- GRANITE SHALL BE RAKED SMOOTH AND UNIFORM

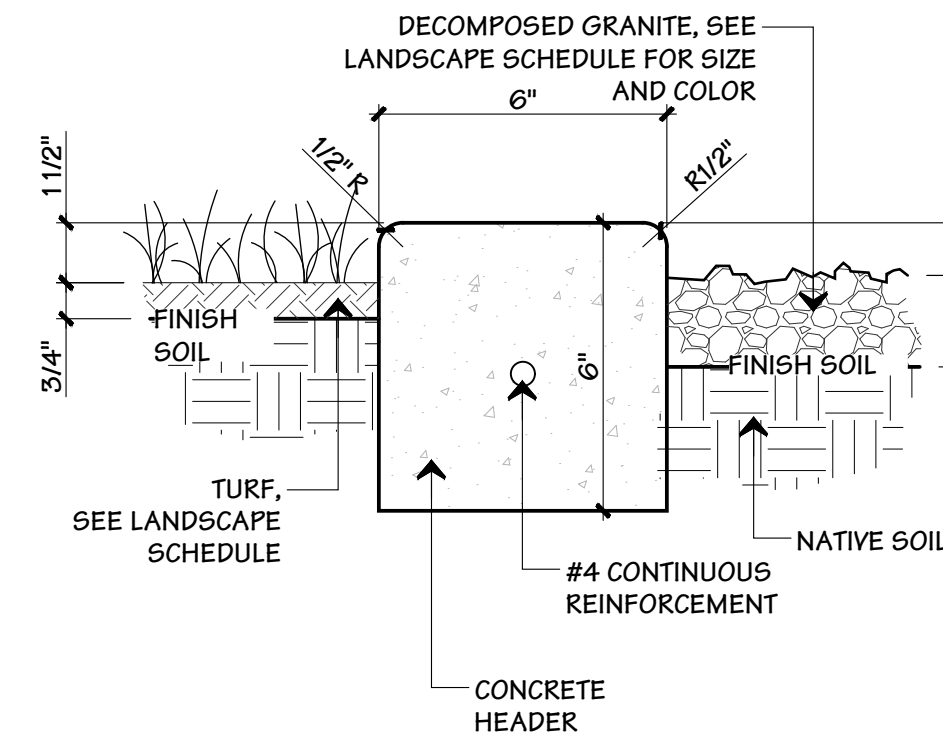


**7 CONCRETE HEADER**

SCALE: 3" = 1'-0"

**NOTES:**

- LANDSCAPE ARCHITECT TO APPROVE FORM WORK PRIOR TO PLACING CONCRETE
- HEADER SHOULD BE FLUSH WITH ADJOINING WALK OR CURB.
- CONCRETE TO BE CLASS 'A' (3000 PSI)
- EXPANSION JOINTS AT 20' O.C.
- STRAIGHT SECTION TO BE FORMED WITH MIN. OF 2X6 LUMBER OR EXCESS CONCRETE SHALL BE CLEANED UP AND REMOVED FROM SITE BY CURB CONTRACTOR.
- FORM STAKING SHALL NOT ALLOW DEFORMATION OR LEAKING - ALL SPILL SHALL BE CLEANED UP AND REMOVED FROM SITE BY CURB CONTRACTOR.
- GRADING AT CURB SHALL BE BY CURB CONTRACTOR.

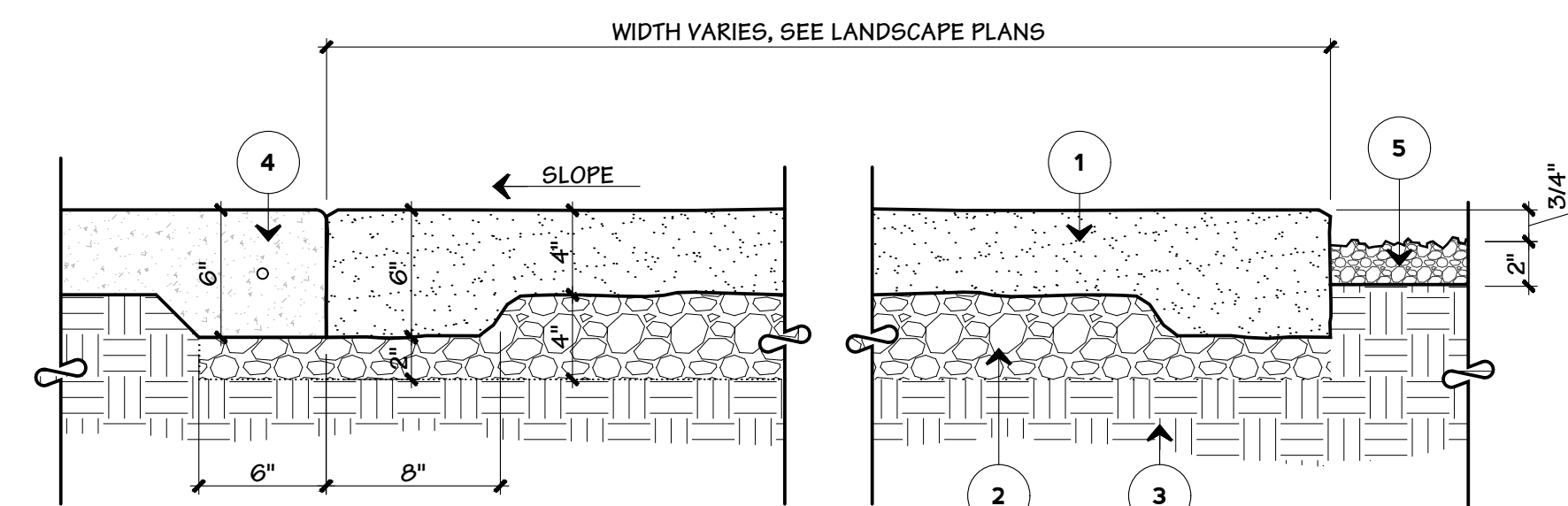


**NOT USED**

**NOT USED**

**NOTES:**

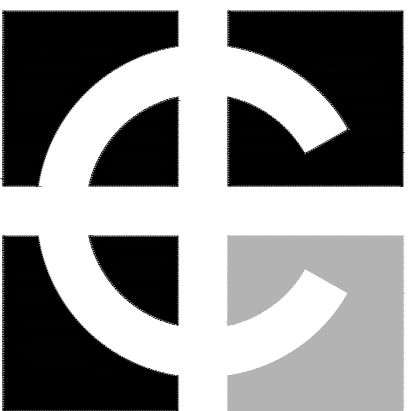
- CONTRACTOR SHALL DEFINE ALL AREAS TO RECEIVE STABILIZED GRANITE PRIOR TO INSTALLATION.
- SUBGRADE SHALL BE EXCAVATED TO LINES AND GRADES REQUIRED FOR POSITIVE DRAINAGE.
- CHEMICAL HERBICIDES SHALL BE APPLIED TO ALL AREAS THAT RECEIVE STABILIZED MATERIAL
- MATERIAL SHALL BE 1/4" MINUS BLENDED WITH SOIL SHIELD L5 AT THE RATE THE MANUFACTURER RECOMMENDS FOR VEHICULAR DRIVES.
- SPREAD AND APPLY STABILIZED GRANITE WITH SOIL SHIELD L5 IN LIGHT LIFTS COMPACTING EACH LIFT TO ACHIEVE A FULLY COMPACTED DEPTH AND DETAILED
- ROLL AND COMPACT WITH 3 TON HEAVY ROLLER TO ACHIEVE UNIFORM SURFACE. TAMP IN AREAS WHERE ROLLER DOES NOT REACH. DRY BEFORE USING.
- CONTRACTOR SHALL WARRANTY AREAS FREE FROM DEFECT OR REOSION FOR ONE YEAR. ALL AREAS SHOWING SIGNS OF EROSION SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.



**8 STABILIZED MULTI USE TRAIL**

SECTION

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



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+ SITE DESIGN  
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+ MANAGEMENT

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EXPIRES 12/31/19

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ISSUE/REVISION DATE

PERMIT SUBMITTAL	10.1.2019
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2ND CITY COMMENTS	4.19.2019

SCALE

AS NOTED

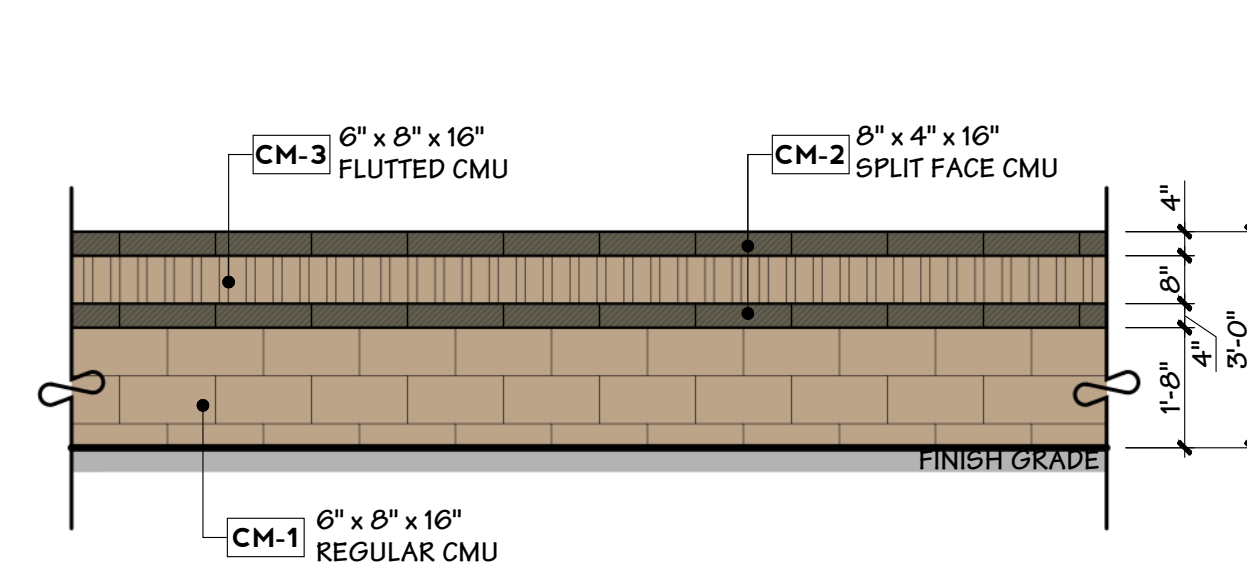
SHEET NAME

DETAILS

SHEET # SHEET REFERENCE

5 OF 8

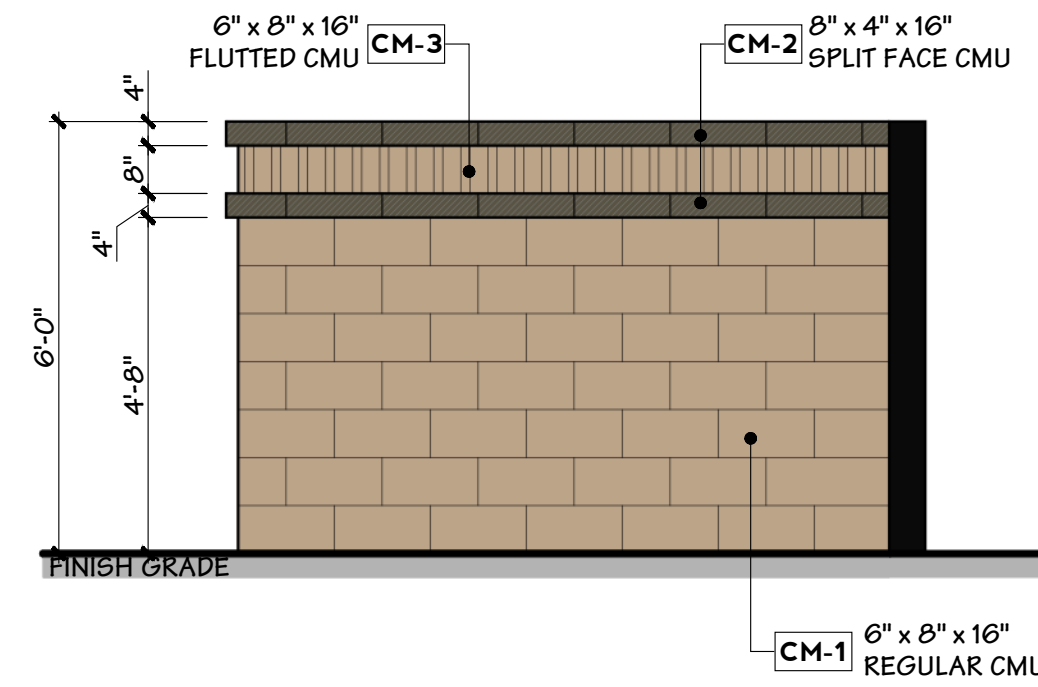
L2.1



1 3'-0" TALL SCREEN WALL

ELEVATION

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

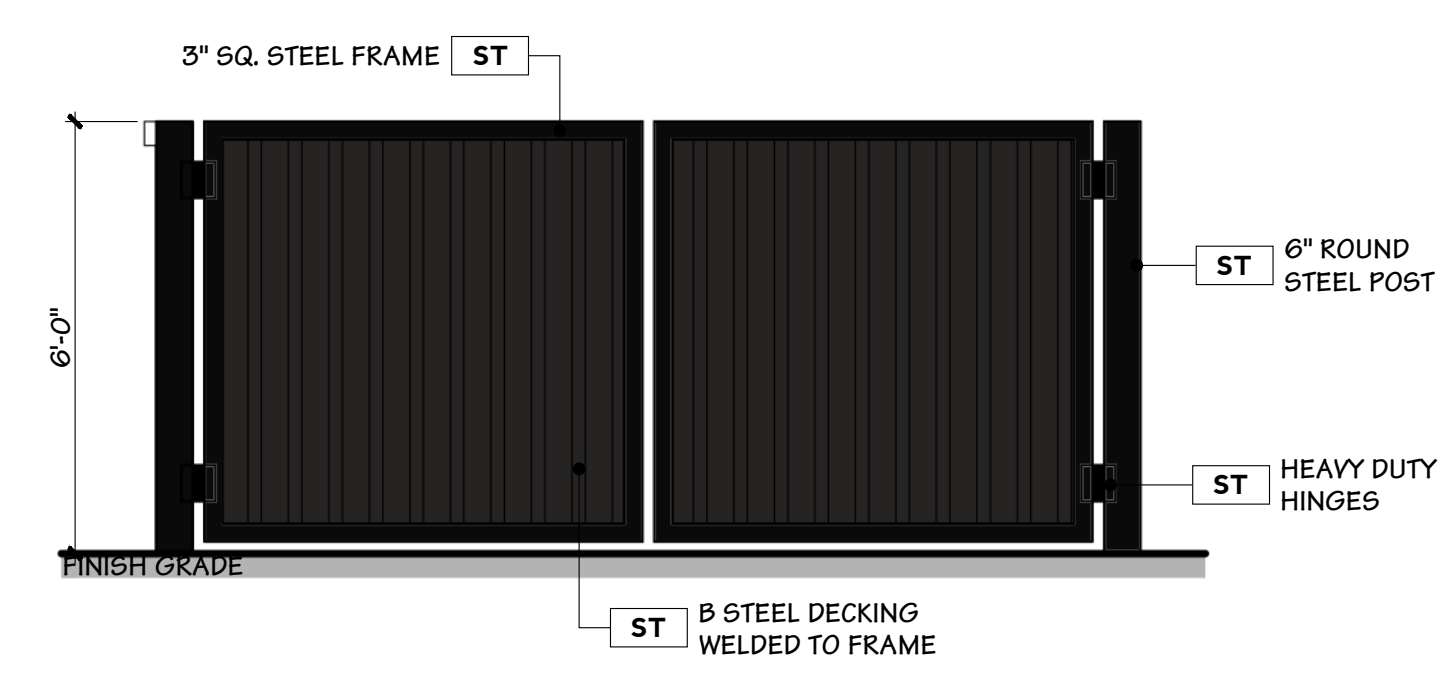


A 6'-0" TALL WALL

2 6'-0" TALL TRASH ENCLOSURE WALL & GATE

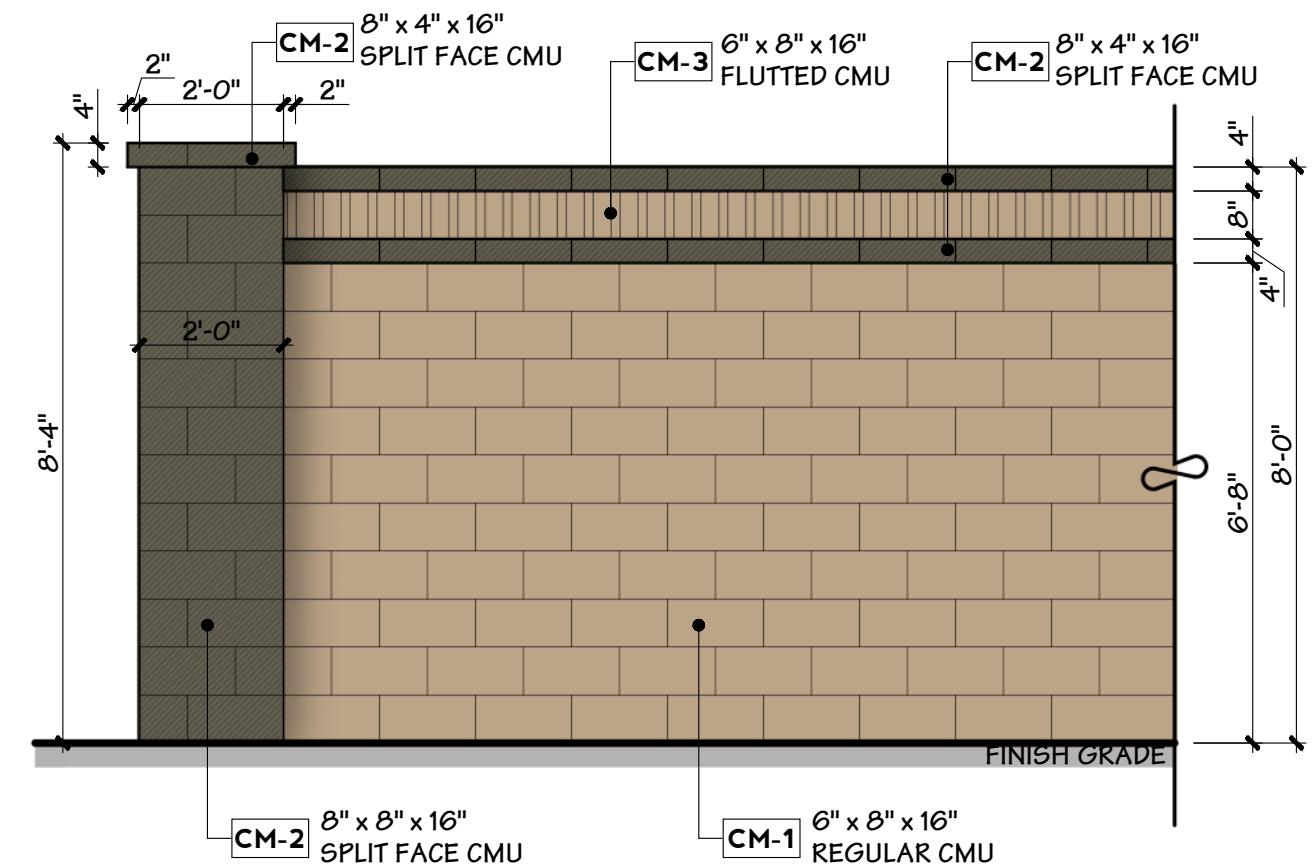
ELEVATION

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



B GATE

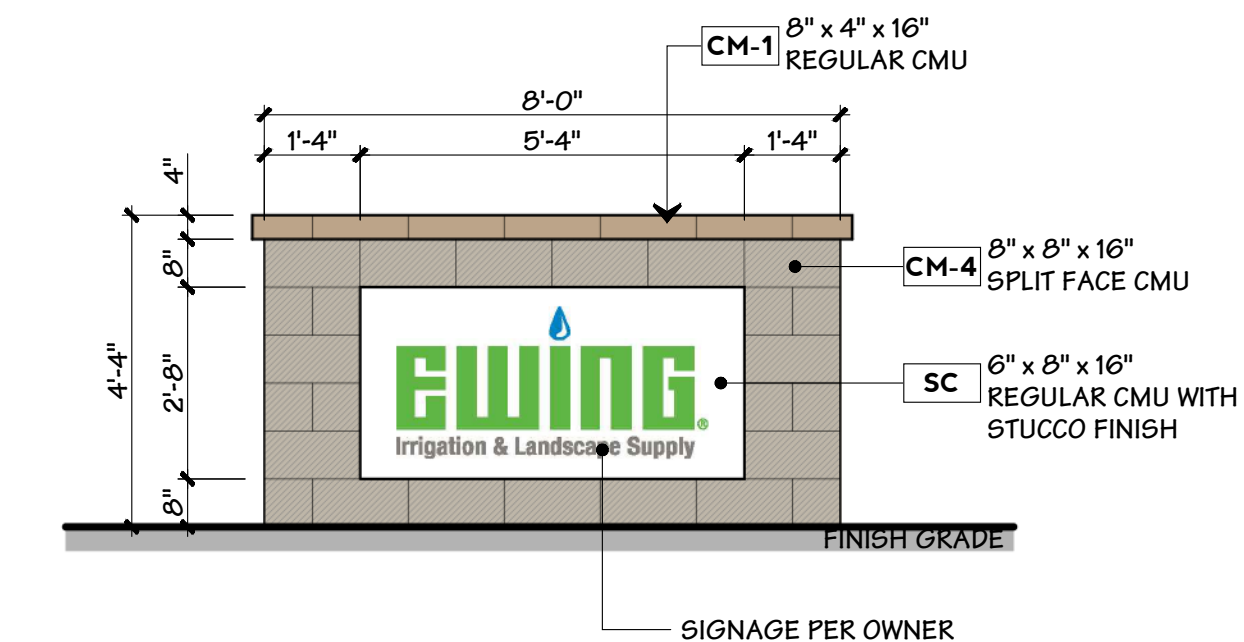
NOT USED



3 8'-0" TALL WALL AND COLUMN

ELEVATION

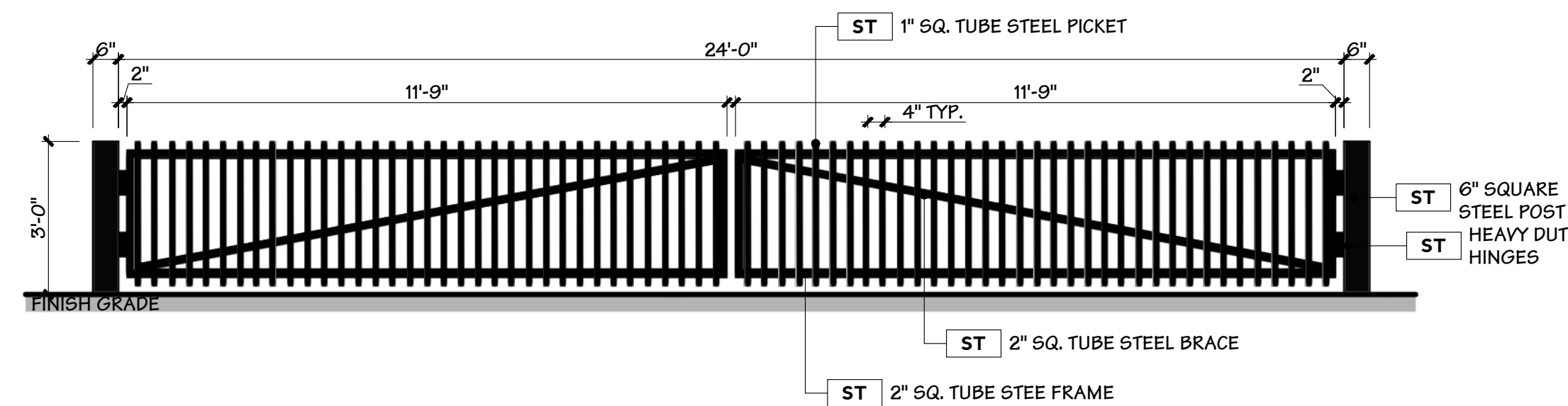
SCALE: 3/8" = 1'-0"



5 ENTRY SIGN

ELEVATION

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

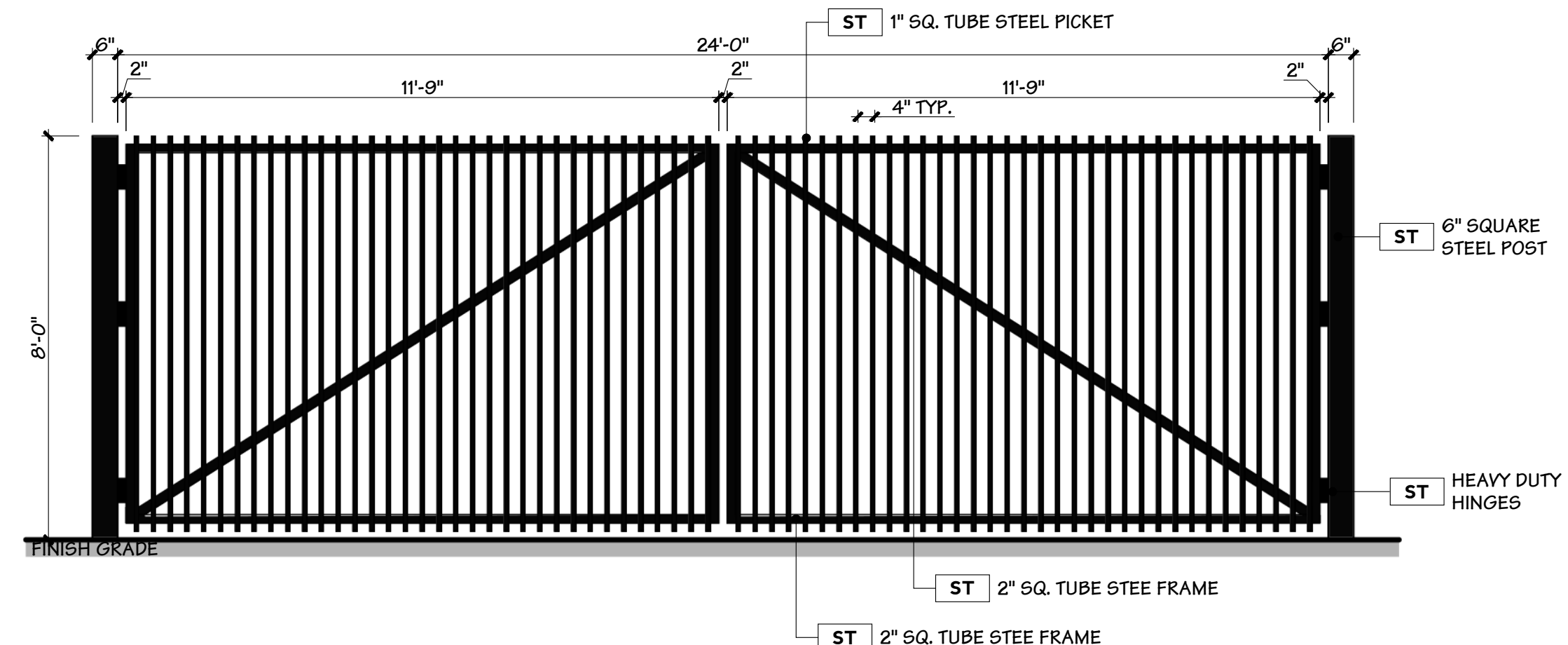


6 3'-0" TALL DECORATIVE SWING GATE

ELEVATION

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

NOT USED



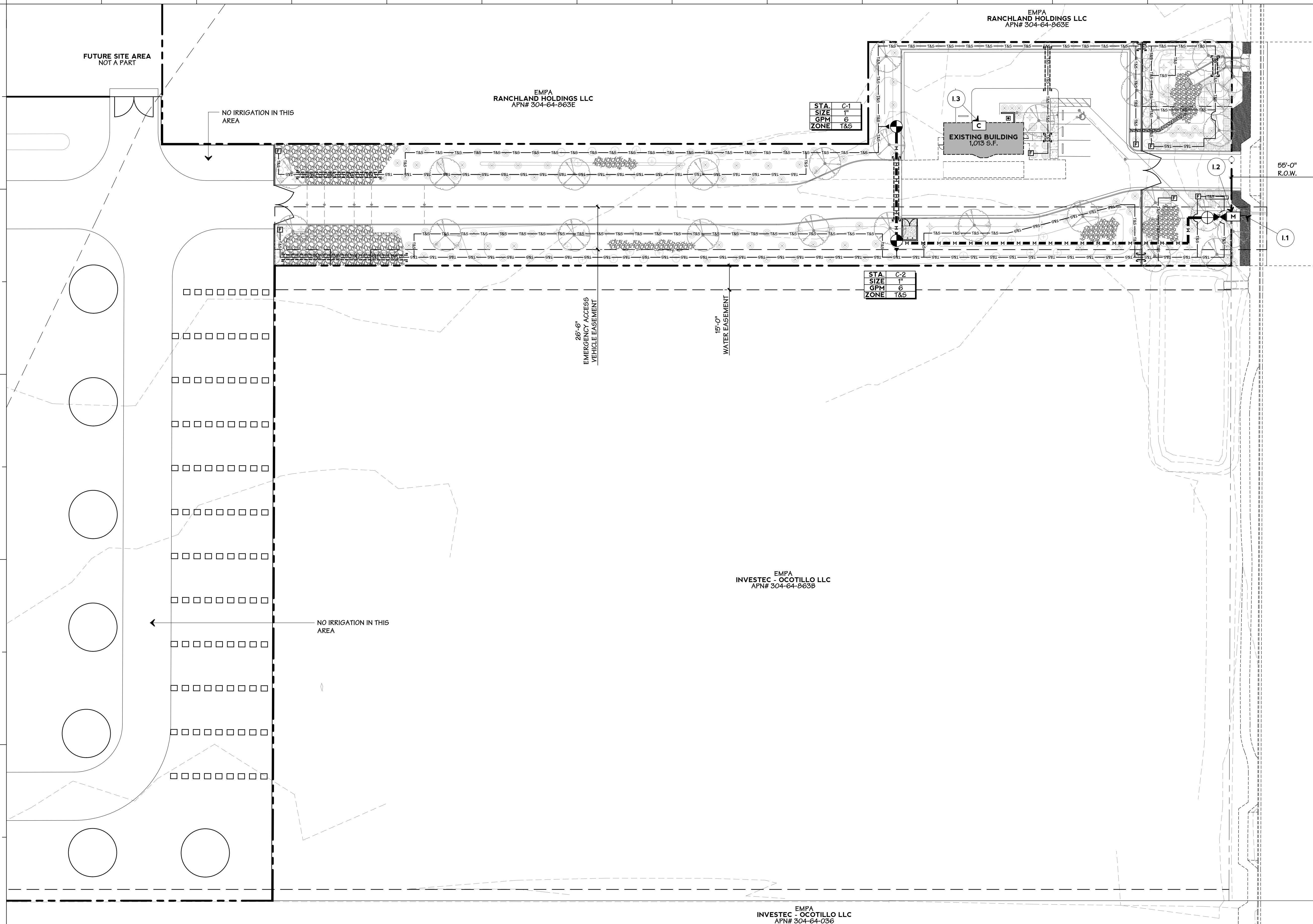
7 8'-0" TALL DECORATIVE SWING GATE

ELEVATION

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

### COLOR & MATERIAL SCHEDULE

KEY	MATERIAL
CM-1	REGULAR CMU COLOR: INTEGRAL COLOR HARVEST BROWN MANU: SUPERLITE BLOCK
CM-2	SPLIT FACE CMU COLOR: STAIN TO MATCH COCOA BROWN MANU: SUPERLITE BLOCK
CM-3	FLUTED CMU BLOCK COLOR: STAIN TO MATCH HARVEST BROWN MANU: SUPERLITE BLOCK
CM-4	SPLIT FACE CMU COLOR: STAIN TO MATCH BONE MANU: SUPERLITE BLOCK
ST	STEEL COLOR: BLACK
BB	BUNKER BLOCK - PAINTED COLOR: SW 7037 - BALANCED BEIGE MANU: SHERWIN WILLIAMS
SC	STUCCO FINISH - PAINTED COLOR: WHITE



### IRRIGATION LEGEND & SCHEDULE

SYMBOL	DESCRIPTION MANUFACTURER / MODEL	SIZE
M	WATER METER SEE CIVIL PLANS	3/4"
X	RPBP FECO 825 YA, SEE DETAIL 1/L3.2 - PROVIDE GUARD SHACK ENCLOSURE SEE DETAIL 2/L3.2	3/4"
⊕	ISOLATION VALVE NIBCO BALL VALVE, 4770 SEE DETAIL 3/L3.2	1"
C	CONTROLLER HUNTER - I-CORE - IC600PL SEE DETAIL 10/L3.2	6 STATIONS
<b>PIPE</b>		
---	SLEEVE SCH. 40 PVC	SEE SLEEVE SCHEDULE THIS PAGE
---	MAINLINE SCH 40 PVC SOLVENT WELD	1-1/4"
---	DRIP LINE TREES & SHRUBS CLASS 200 PVC	SEE PLAN 3/4" MIN.
---	NOT SHOWN	1/4" MICRO TUBING

NOTE:  
 1. ALL PVC PIPE SHALL BE CRESLINE (O.E.)  
 2. POLY DRIP TUBING SHALL BE AG PRODUCTS (O.E.)  
 3. SEE DETAIL 4/L3.2 FOR ALL PIPE DEPTHS

DRIP IRRIGATION		
⊕	DRIP VALVE HUNTER: PGV-101G - WITH REGULATOR, BALL VALVE AND FILTER (SEE BELOW) - SEE DETAIL 6/L3.2	SEE PLAN
⊕	BALL VALVE SPEARS (O.E.)	MATCH VALVE
⊕	PRESSURE REGULATOR SENNINGER (O.E.) - 30 PSI	1" x 3/4"
⊕	FILTER AG PRODUCTS (O.E.) - 150 MESH PLASTIC Y FILTER	3/4"
⊕	FLUSH VALVE 3/4" BALL VALVE WITH TWIST OFF CAP IN 6" ROUND VALVE BOX SEE DETAIL 9/L3.2	SEE PLAN
---	NOT SHOWN	EMITTERS RAIN BIRD; XERI BUG

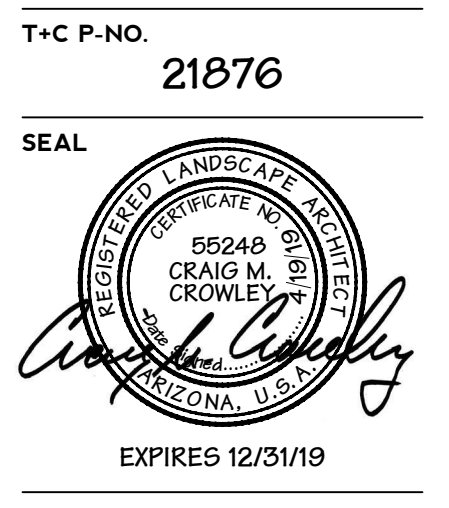
VALVE REFERENCE		
STA. A-1	CONTROLLER STATION	TYPICAL ZONE CALLOUTS
SIZE 1"	VALVE SIZE	TREES
GPM 15	GPM	SHRUBS
ZONE SHRUBS	ZONE	T&S = TREES & SHRUBS

SLEEVE SIZE SCH.	
SIZE (PIPE)	SLEEVE SIZE
1"	3"
1 1/4"	3"
1 1/2"	4"
2"	4"
2 1/2"	6"
3"	6"
4"	8"
6"	8"

- ALL SLEEVES SHALL BE SCHEDULE 40 PVC
- SLEEVE SIZE IS FOR SINGLE PIPE RUNS. PIPE SIZE SHALL ALWAYS BE TWICE THE DIAMETER OF THE LINE SIZE(S) RUNNING THROUGH IT.
- SLEEVE ALL WIRE SEPARATELY FROM WATER LINES, UNDER PAVING.
- ALL SOLVENT WELD MAINLINE FITTINGS SHALL BE SCHEDULE 80
- SEE DETAIL 5/L3.2 FOR MORE INFO



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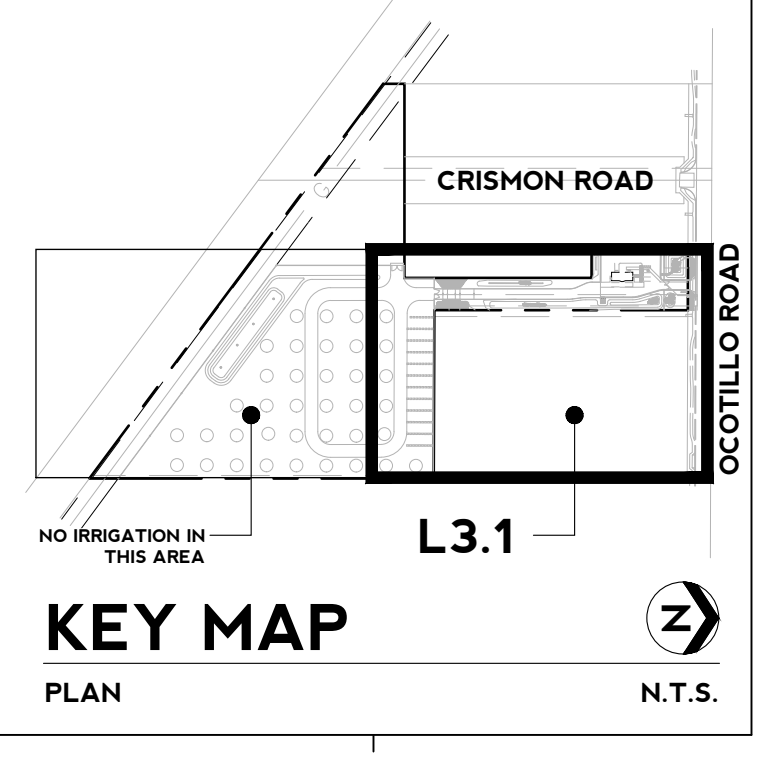
PROJECT  
 LANDSCAPE & IRRIGATION PLANS FOR  
**EWING HARDSCAPE SUPPLY**  
 S.E.C. OF S. CRISMON ROAD, AND OCOTILLO ROAD  
 QUEEN CREEK, ARIZONA

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ISSUE/REVISION	DATE
PERMIT SUBMITTAL	10.1.2019
CITY COMMENTS	1.31.2019
2ND CITY COMMENTS	4.19.2019

SCALE: 1" = 30'-0"  
 SHEET NAME

LANDSCAPE PLAN  
 SHEET # 6 OF 8  
 SHEET REFERENCE L3.1



LEGEND	
---	PROPERTY LINE
---	EASEMENT LINE
---	CENTER LINE
---	EXISTING CONTOUR LINE
---	PROPOSED CONTOUR LINE
---	MATCHLINE

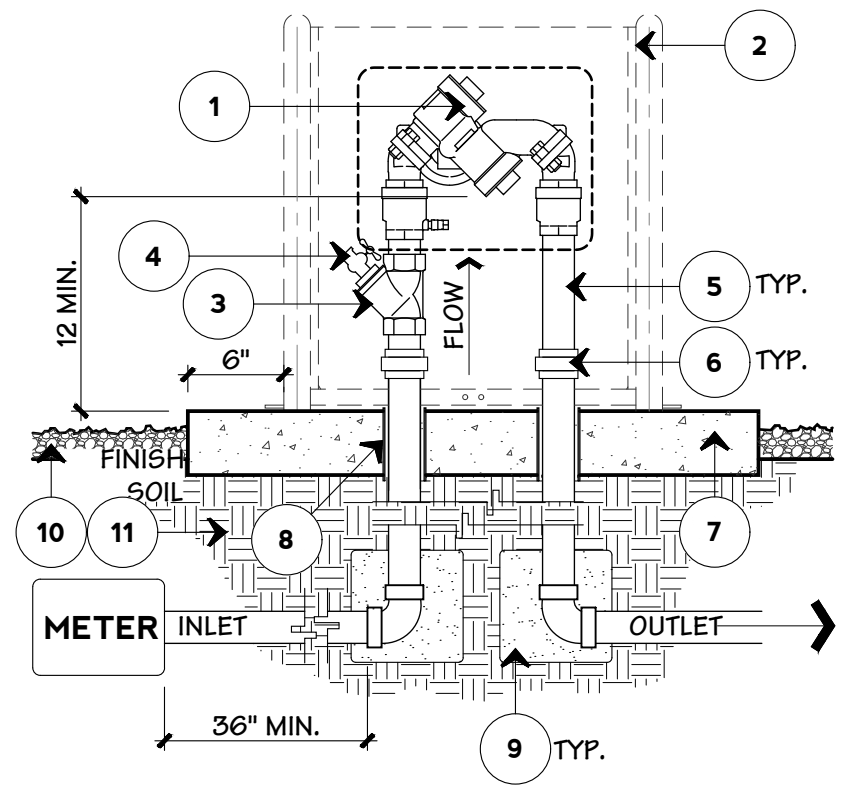
KEYED NOTES	
I.X	IRRIGATION
I.1	NEW 3/4" SERVICE LINE & METER, SEE CIVIL ENG. PLANS
I.2	3/4" RPBP, SEE IRRIGATION SCHEDULE
I.3	CONTROLLER, WALL MOUNT, IN LOCKED BOX COORDINATE WITH OWNER ON EXACT PLACEMENT, SEE ELECTRICAL PLANS FOR POWER. COORDINATE WITH GENERAL CONTRACTOR.

EMITTER SCHEDULE			
CANOPY	PLANT SIZE	GPH	EMITTERS
2'-0"	1 GAL. / CACTI	1	(1) XBT-10-6 - 1
2'-0"	5 GAL. / CACTI	1	(1) XBT-10-6 - 1
4'-0"	15 GAL.	6	(1) XBT-20-6 - 3
6'-0" - 8'-0"	24" BOX	6	(1) XBT-20-6 - 3
8'-0" - 10'-0"	36" BOX	6	(1) XBT-20-6 - 6
10'-0" - 12'-0"	48" BOX	12	(1) XBT-20-6 - 6

- PROVIDE THE NUMBER OF EMITTERS SHOWN IN BRACKETS
- (1) XBT-10-6 CAN SERVE UP TO 6 SHRUBS/GROUNDCOVER OR CACTI. CONTRACTOR SHALL RUN EMITTER LINES FROM ALL SIX PORTS AS SHOWN ON THE "SHRUB EMITTER SPACING DIAGRAM DETAIL" ON SHEET L3.2. EMITTER LINES NOT USED SHALL BE PLUGGED AT THE FINISH SURFACE FOR FUTURE WATER NEEDS. SEE ABOVE SCHEDULE FOR OUTLETS OPEN PER SHRUB SIZE.
- (1) XBT-20-6 SERVES 1 TREE OR LARGE SHRUB 15 GALLON SIZE OR LARGER. CONTRACTOR SHALL RUN EMITTER LINES FROM ALL SIX PORTS TO LOCATIONS SHOWN ON THE "TREE EMITTER SPACING DIAGRAM DETAIL" ON SHEET L3.2. EMITTER LINES NOT USED SHALL BE PLUGGED AT THE FINISH SURFACE FOR FUTURE WATER NEEDS. SEE ABOVE SCHEDULE FOR OUTLETS OPEN PER SIZE TREE.

PIPE SIZE SCHEDULE	
SIZE (PIPE)	GPM
1/2"	0 - 5
3/4"	6 - 10
1"	11 - 15
1 1/4"	16 - 20
1 1/2"	21 - 30
2"	31 - 50
2 1/2"	51 - 70
3"	71 - 100

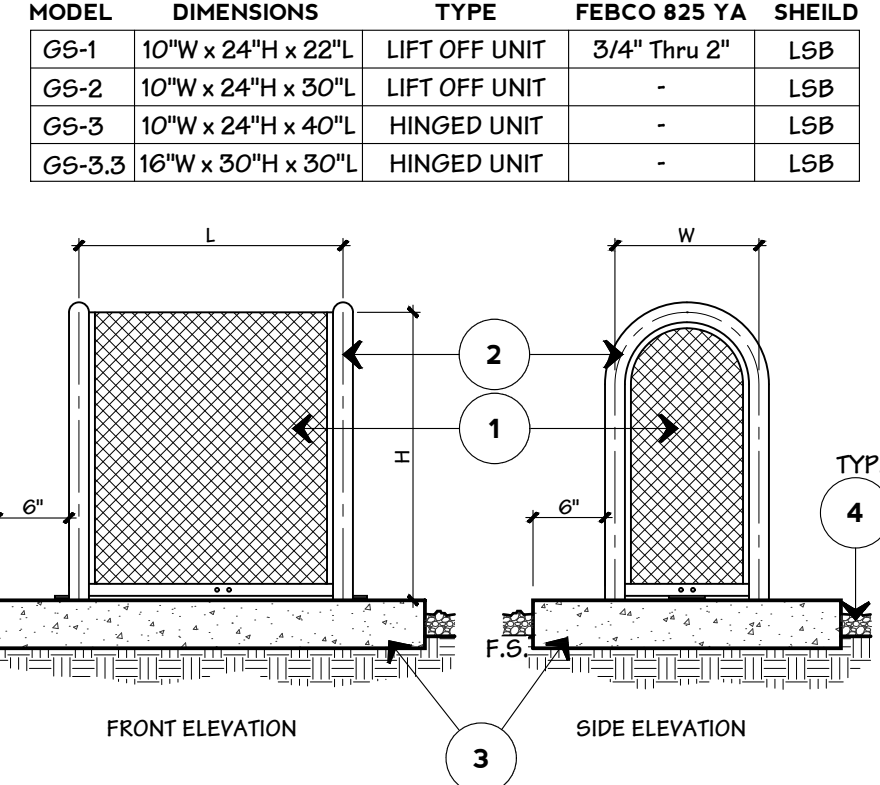
NOT USED



- KEYED NOTES:**
- REDUCED PRESSURE BACKFLOW PREVENTER (FERCO - 829YA) WITH BALL VALVES. (IN DASHED AREA)
  - GUARDSHACK ENCLOSURE G5-1, SEE GUARDSHACK DETAIL
  - 1/2" STRAINER (30 MESH)
  - NIBCO HOSE BIB
  - TYPE L COPPER PIPE
  - COPPER UNION
  - 4" CLASS B CONCRETE PAD W/ 95% COMPACTED SUBGRADE
  - PVC SLEEVES THROUGH SLAB AROUND PIPES, TYP
  - THRUST BLOCKS, SEE M.A.G. STD. DETAIL 350 FOR SIZING INFO
  - DECOMPOSED GRANITE, SEE LANDSCAPE PLANS.
  - NATIVE SOIL

**1 BACKFLOW PREVENTER**

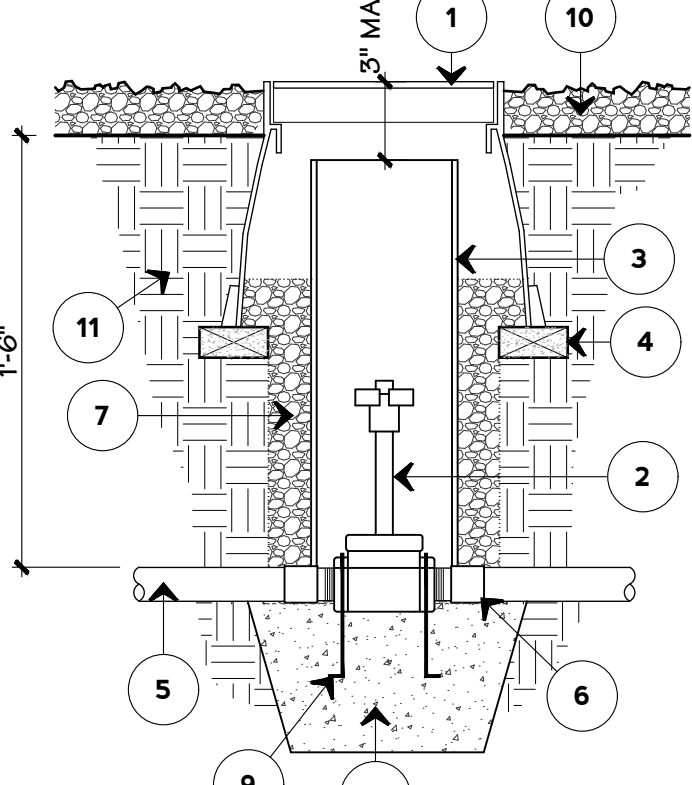
SCALE 1" = 1'-0"



MODEL	INSIDE DIMENSIONS	TYPE	FEBCO 825 YA	LOCK SHIELD
G5-1	10"W x 24"H x 22"L	LIFT OFF UNIT	3/4" Thru 2"	L5B
G5-2	10"W x 24"H x 30"L	LIFT OFF UNIT	-	L5B
G5-3	10"W x 24"H x 40"L	HINGED UNIT	-	L5B
G5-3.3	16"W x 30"H x 30"L	HINGED UNIT	-	L5B

**2 GUARDSHACK ENCLOSURE**

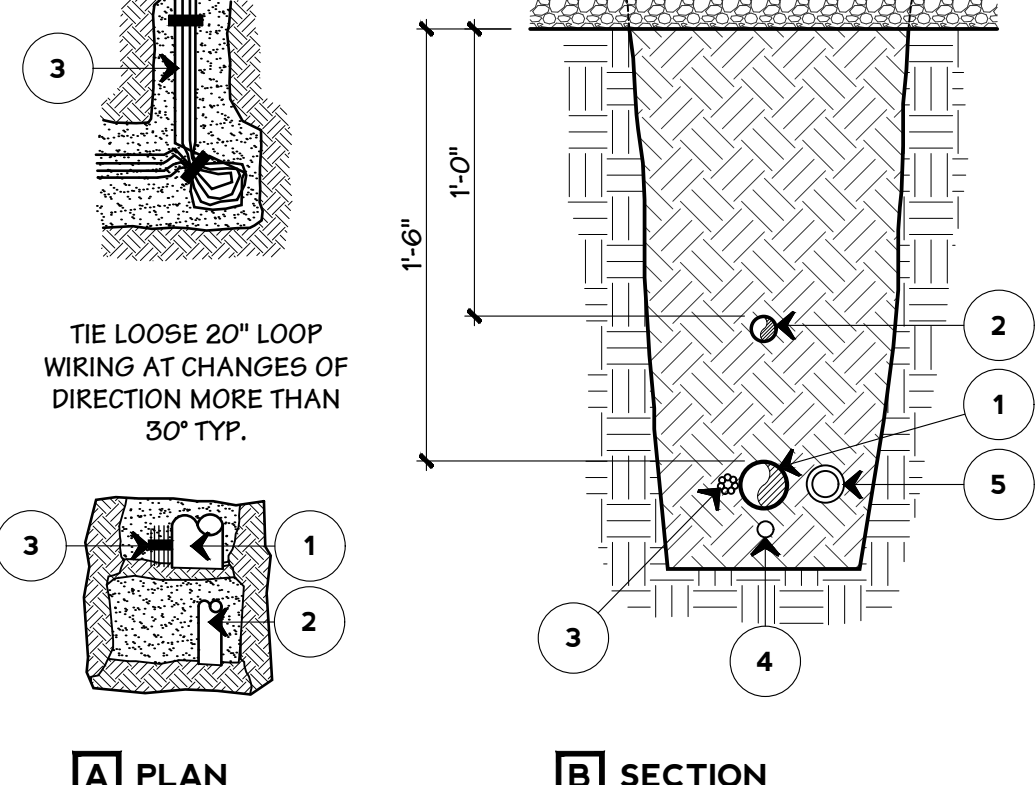
SCALE 3/4" = 1'-0"



- KEYED NOTES:**
- 1/2" NO. 13 DIAMOND PATTERN STEEL MESH
  - 1 1/4" STEEL PIPE TYP.
  - 4" THICK CLASS B CONCRETE PAD 0/ 95% COMPACTED SUBGRADE
  - DECOMPOSED GRANITE
- GENERAL NOTES:**
- SEE TABLE ABOVE FOR ENCLOSURE SIZE.
  - INSTALL PER MANUFACTURER'S RECOMMENDATIONS
  - G5- POWDER COATED STEEL GUARDSHACK
  - G55- STAINLESS STEEL COATED GUARDSHACK W/ SAND BLASTED SATIN FINISH.

**3 ISOLATION VALVE**

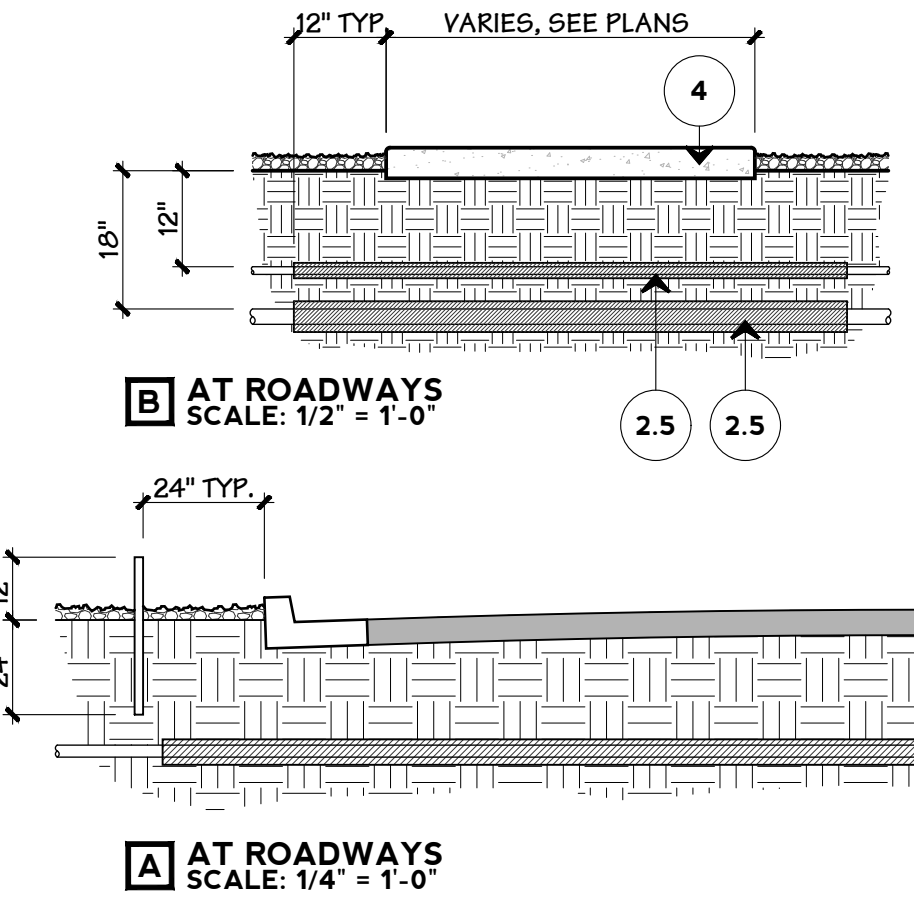
SCALE: 1 1/2" = 1'-0"



- KEYED NOTES:**
- PVC MAINLINE
  - PVC OR POLY LATERAL
  - CONTRLLER WIRE, BUNDLE & TAPE TO PIPE EVERY 10'
  - 120V, IF REQUIRED
  - COMMUNICATION WIRE IN SLEEVE
- GENERAL NOTES:**
- WIRE SHALL BE INSTALLED PER LOCAL CODE.
  - POLY PIPE WHEN USED SHALL BE SNAKED IN TRENCHES.
  - WHEN ROCKY SOILS ARE ENCOUNTERED, CONTRACTOR SHALL REMOVE ALL ROCK OR DEBRIS GREATER THAN 2" DIA. FROM TRENCHES.
  - PROVIDE 3" MIN OF CLEAN SOIL BEDDING ABOVE AND BELOW ALL PIPE.

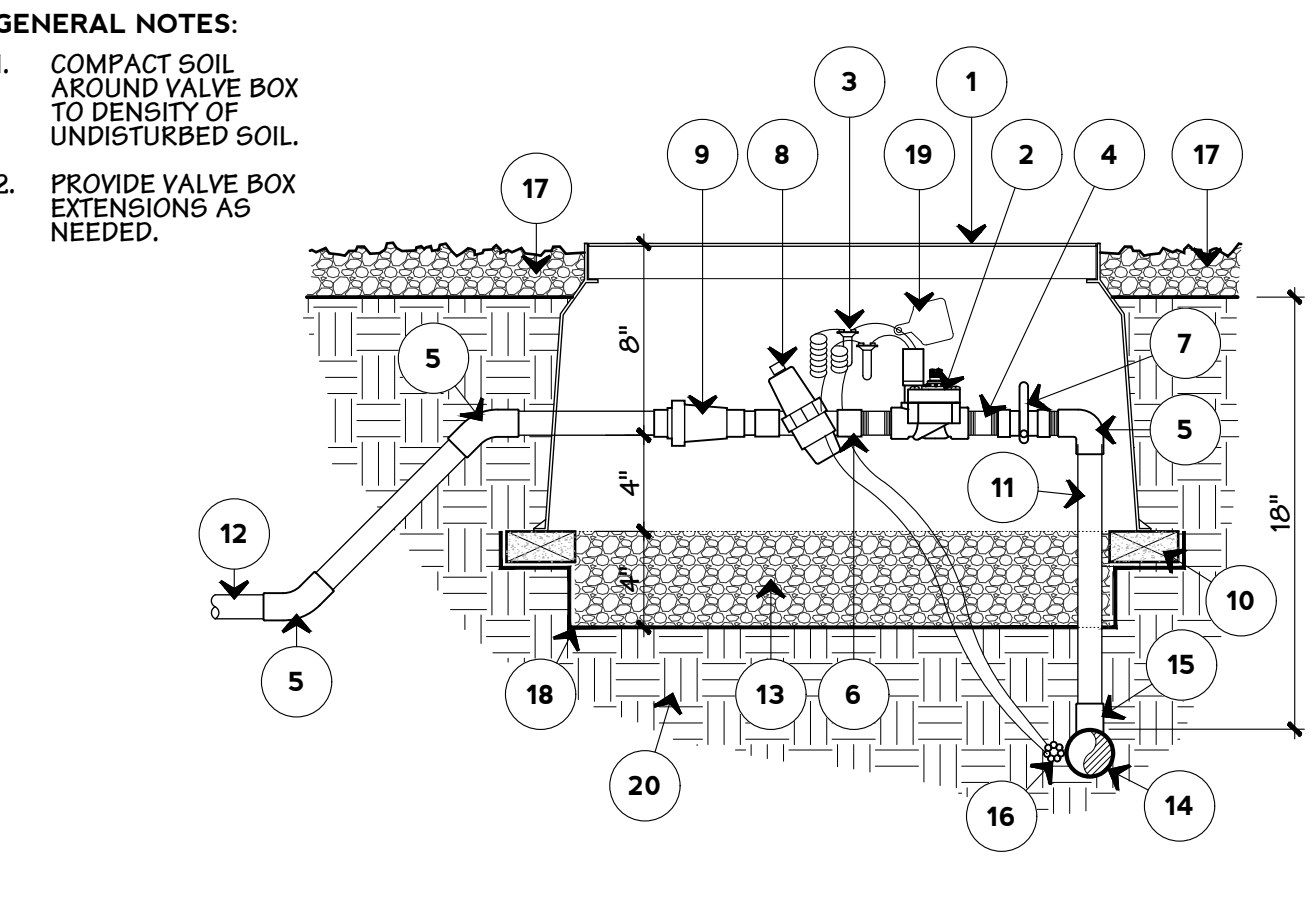
**4 TRENCH DETAIL**

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



**5 SLEEVING DETAILS**

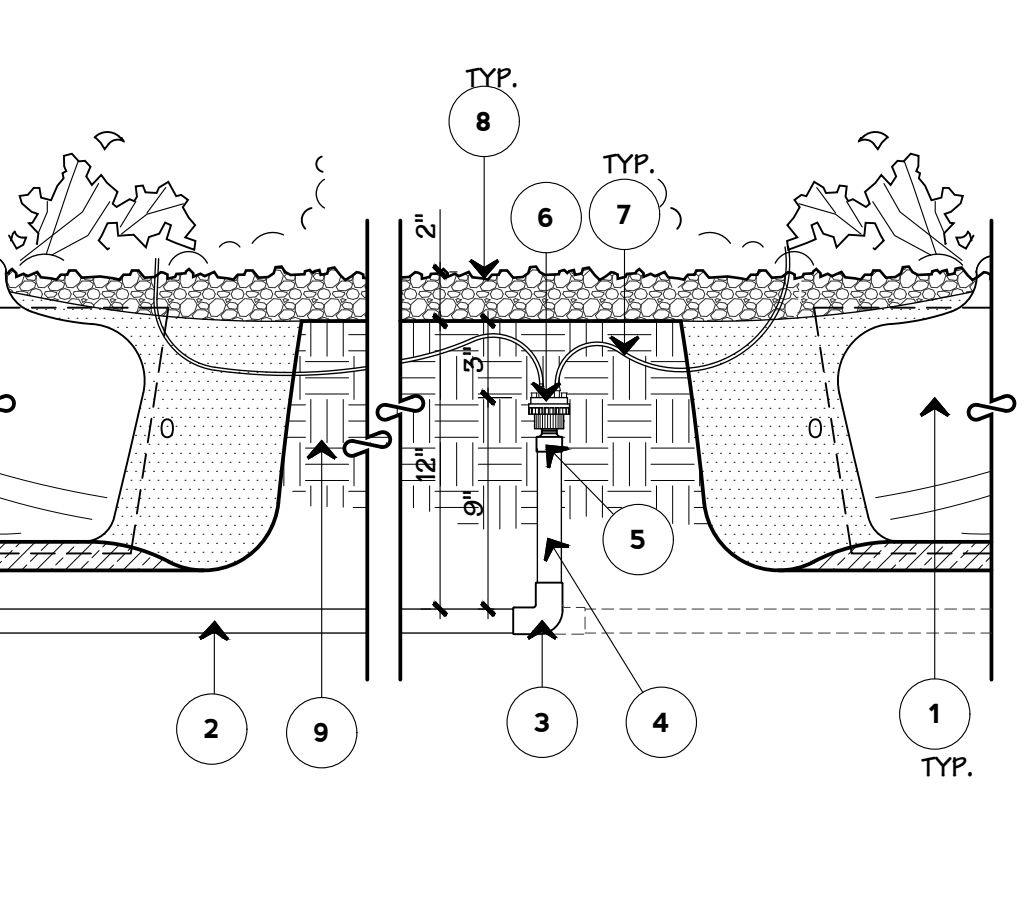
- KEYED NOTES:**
- MAINLINE SLEEVE, SEE SLEEVE SCHEDULE AND IRRIGATION PLAN FOR SIZE.
  - LATERAL SLEEVE, SEE SLEEVE SCHEDULE AND IRRIGATION PLAN FOR SIZE
  - ROAD, SEE IRRIGATION PLANS
  - ROAD CURB, SEE IRRIGATION PLANS
- GENERAL NOTES:**
- SEE SLEEVE SCHEDULE ON IRRIGATION PLAN FOR SIZE OF SLEEVES.
  - 2" WIRE SLEEVES SHALL BE PROVIDED NEXT TO PIPE SLEEVES WHEN OCCURS.
  - COORDINATE SLEEVES INSTALLED BY UNDERGROUND UTILITY CONTRACTOR UNLESS OTHERWISE NOTED.
  - TAPE ENDS OF SLEEVES CLOSED PRIOR TO PLACEMENT.



**6 ELECTRIC REMOTE VALVE (TREES & SHRUBS DRIP)**

- KEYED NOTES:**
- JUMBO VALVE BOX WITH BOLT LOCKING COVER
  - ELECTRIC REMOTE VALVE, SEE IRRIGATION SCHEDULE
  - SNAP LOCK WATERPROOF WIRE CONNECTORS
  - SCH. 80 THREADED NIPPLES
  - SCH. 80 ELL, 45° OR 90°
  - SCH. 80 MT X FS ADAPTER
  - SCH. 80 PVC BALL VALVE
  - "Y" FILTER
  - PRESSURE REGULATOR
  - BRICK (1 OF 4)
  - PVC RISER, MATCH VALVE SIZE
  - LATERAL PIPE, SEE IRRIGATION SCH.
  - 5/8" PEA GRAVEL, 6" DEEP MIN.
  - MAINLINE, SEE IRRIGATION PLAN
  - SCH. 80 PVC TEE
  - CONTROLLER WIRE
  - 2" D.G., SEE LANDSCAPE PLAN
  - FILTER FABRIC
  - CHRISTY ID TAG WITH VALVE STATION NUMBER
  - NATIVE SOIL

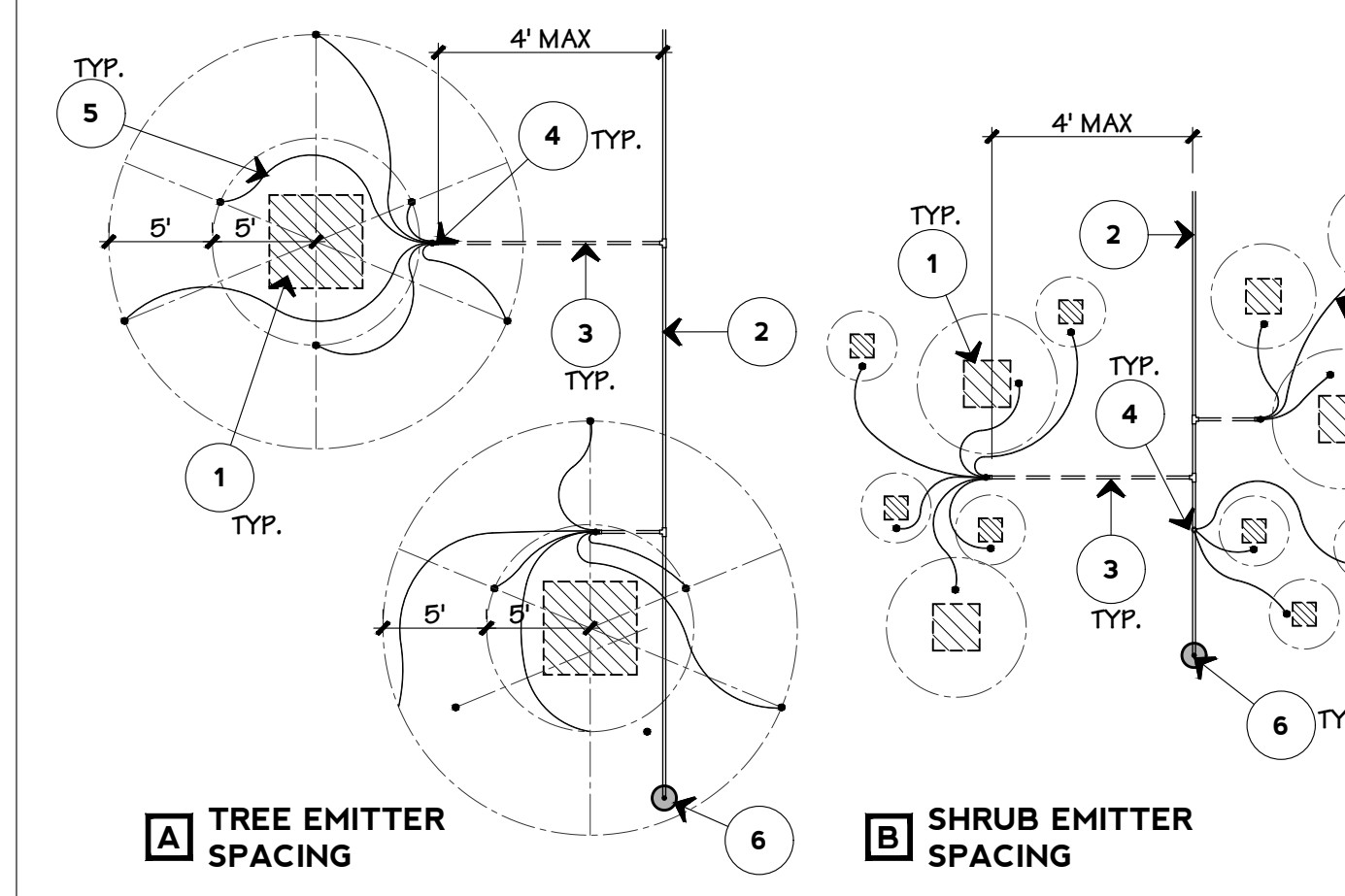
SCALE: 1 1/2" = 1'-0"



**7 EMITTER DETAIL**

- KEYED NOTES:**
- ROOT BALL, TREE OR SHRUB
  - 3/4" PVC LATERAL, SEE IRRIG. PLANS
  - SCH. 40 TEE OR ELL 5x5
  - 1/2" PVC RISER
  - 1/2" FS x 1/2" MT ADAPTER
  - MULTI PORT EMITTERS, SEE EMITTER SCH. FOR TYPE & OUTLETS OPEN
  - 1/4" DISTRIBUTION TUBING CUT OFF 3" ABOVE SOIL AND NOT GREATER THAN 1" ABOVE DECOMPOSED GRANITE
  - DECOMPOSED GRANITE
  - NATIVE SOIL
- GENERAL NOTES:**
- 1/4" DISTRIBUTION TUBING SHALL EXTEND TO SURFACE AT EMISSION POINT ONLY. 8" MAX LENGTH
  - SPACE EMITTERS PER EMITTER SPACING DETAIL ON THIS SHEET

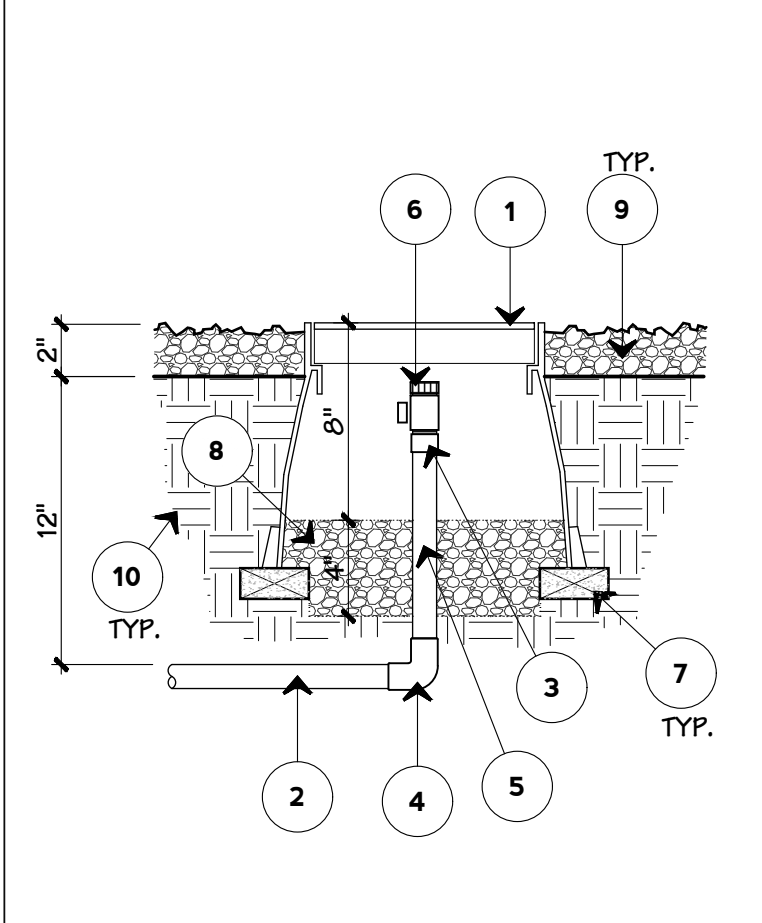
SCALE: 1 1/2" = 1'-0"



**8 EMITTER SPACING DETAIL**

- KEYED NOTES:**
- ROOT BALL, TREE OR SHRUB
  - 3/4" PVC LATERAL, SEE IRRIG. PLANS
  - 3/4" PVC LATERAL PIPE EXTENSION NOT SHOWN ON PLANS, 4" MAX LENGTH
  - SEE EMITTER DETAIL, THIS SHEET
  - 1/4" DISTRIBUTION TUBING 8" MAX LENGTH
  - FLUSH VALVE IN 6" ROUND VALVE BOX, SEE DETAIL, THIS SHEET
- GENERAL NOTES:**
- 1/4" DISTRIBUTION TUBING SHALL EXTEND TO SURFACE AT EMISSION POINT ONLY. 8" MAX LENGTH
  - LOCATE MULTI PORT EMITTERS AS SHOWN AND AT CENTER OR CLOSEST POINT TO GET EQUAL DISTANCE OF 1/4" DISTRIBUTION TUBING TO SHRUBS AND TREES.
  - INSTALL ALL DISTRIBUTION TUBING ON ALL PORTS OF MULTI PORT EMITTER. (1) MULTI PORT EMITTER CAN SERVE 6 SHRUBS AND 1 TREE. DISTRIBUTION TUBING NOT USED SHALL BE CAPED ABOVE FINISH GRADE FOR FUTURE WATER USE.
  - EMISSION POINT MUST BE VISIBLE AND NO GREATER THAN 1" ABOVE DECOMPOSED GRANITE

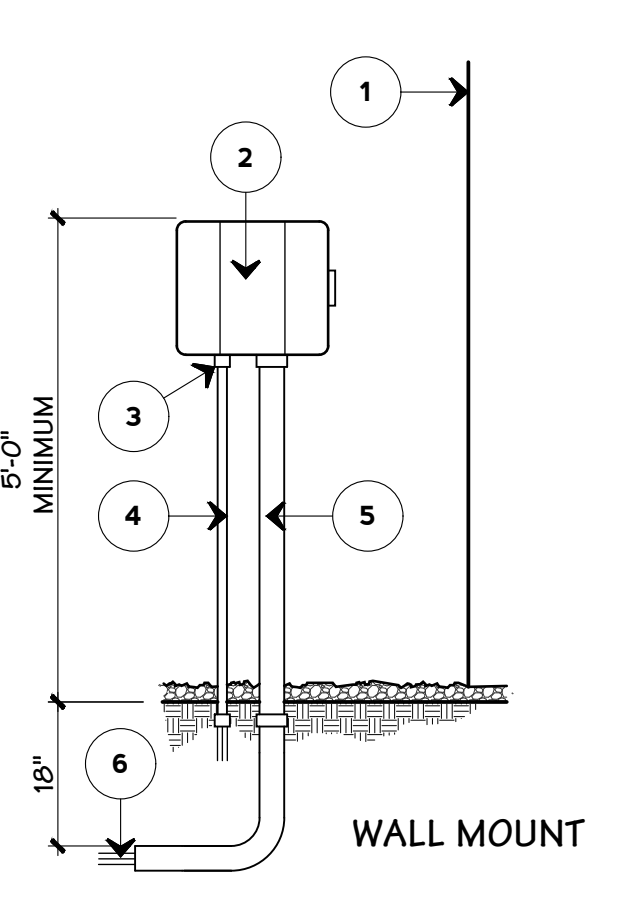
SCALE: 1/4" = 1'-0"



**9 FLUSH VALVE DETAIL**

- KEYED NOTES:**
- CARSON 10" ROUND VALVE BOX
  - 3/4" PVC PIPE LATERAL, SEE IRRIGATION SCHEDULE
  - 3/4" FS x MT ADAPTER
  - 90° SCH 40 ELL
  - 3/4" PVC RISER, LENGTH AS REQUIRED
  - 3/4" BALL FLUSH VALVE, WITH TWIST OFF CAP
  - (2) BRICK PAVERS
  - 5/8" PEA GRAVEL
  - D.G., SEE LANDSCAPE SCH.
  - NATIVE SOIL

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



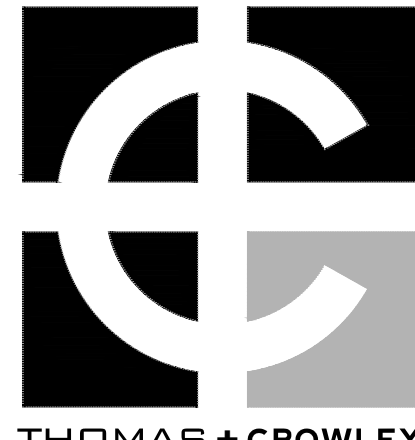
**10 CONTROLLER DETAIL**

- KEYED NOTES:**
- WALL, SEE PLANS
  - CONTROLLER, SEE IRRIGATION SCH. FOR TYPE
  - 120 VOLT POWER AND 5/8" GROUND BY G.C.
  - CONDUIT, PAINT TO MATCH WALL
  - SCH. 40 PIPE CONDUIT W/ SWEEP ELLS PER CODE, PAINT TO MATCH WALL
  - UF DIRECT BURIAL WIRES- TO VALVES (IN LANDSCAPE)
- GENERAL NOTES:**
- WIRE SHALL BE INSTALLED PER LOCAL CODE. SEE CONTROLLER FOR MOUNTING INSTRUCTIONS.
  - ALL WIRE SHALL BE LOCATED IN CONDUIT PER LOCAL CODE AS NOTED ON ELECTRICAL PLANS.

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

NOT USED

NOT USED

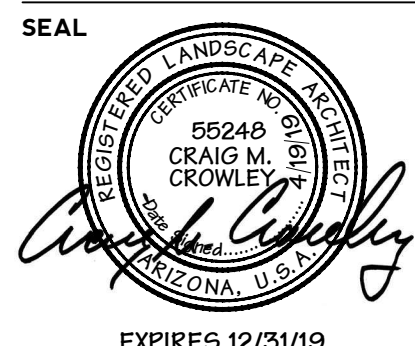


THOMAS + CROWLEY

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1150 N. COUNTRY CLUB DRIVE  
SUITE 11  
MESA, AZ 85201  
PH: 480-878-4708  
WWW.THOMAS-CROWLEY.COM

T-C P-NO. 21876



EXPIRES 12/31/19

LANDSCAPE & IRRIGATION PLANS FOR  
**EWING HARDSCAPE SUPPLY**  
S.E.C. OF S. CRISMON ROAD, AND OCOTILLO ROAD  
QUEEN CREEK, ARIZONA

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ARIZONA BLUE STAKE 602-263-1100 1-800-STAKE IT  
OUTSIDE MARICOPA COUNTY

ISSUE/REVISION DATE  
PERMIT SUBMITTAL 10.1.2019  
CITY COMMENTS 1.31.2019  
2ND CITY COMMENTS 4.19.2019

SCALE AS NOTED  
SHEET NAME

IRRIGATION DETAILS

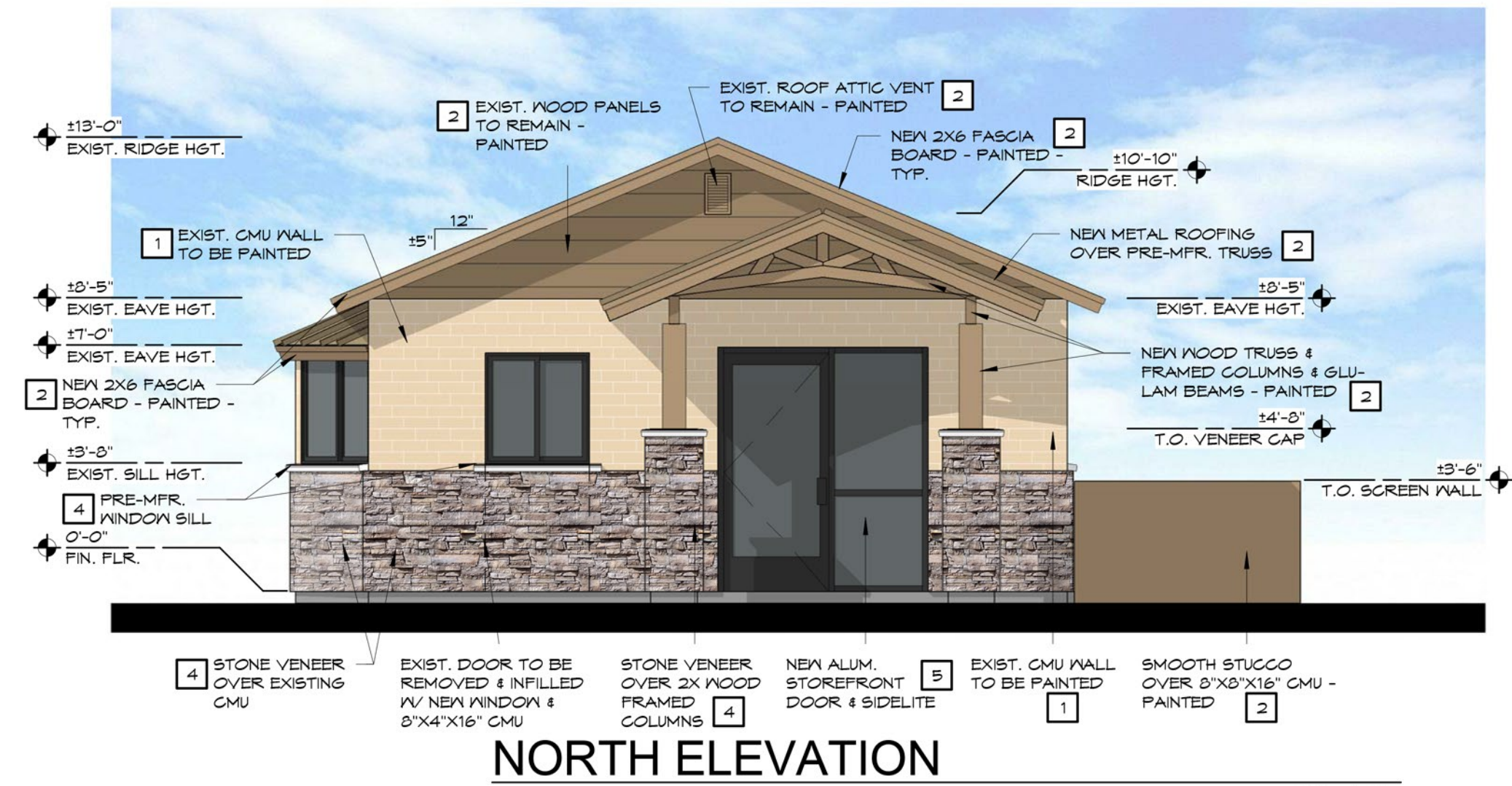
SHEET # SHEET REFERENCE







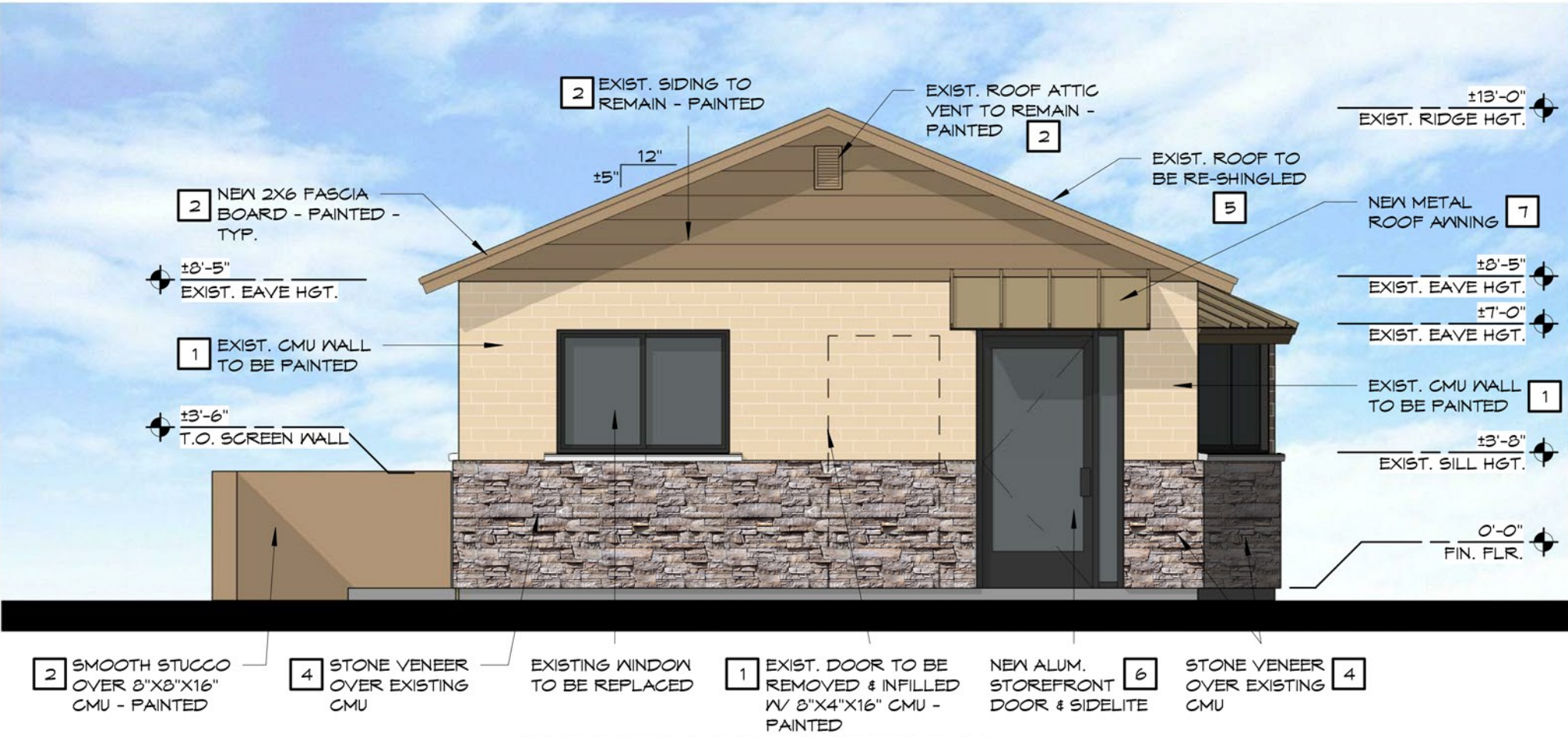
NE VIEW



NORTH ELEVATION



EAST ELEVATION



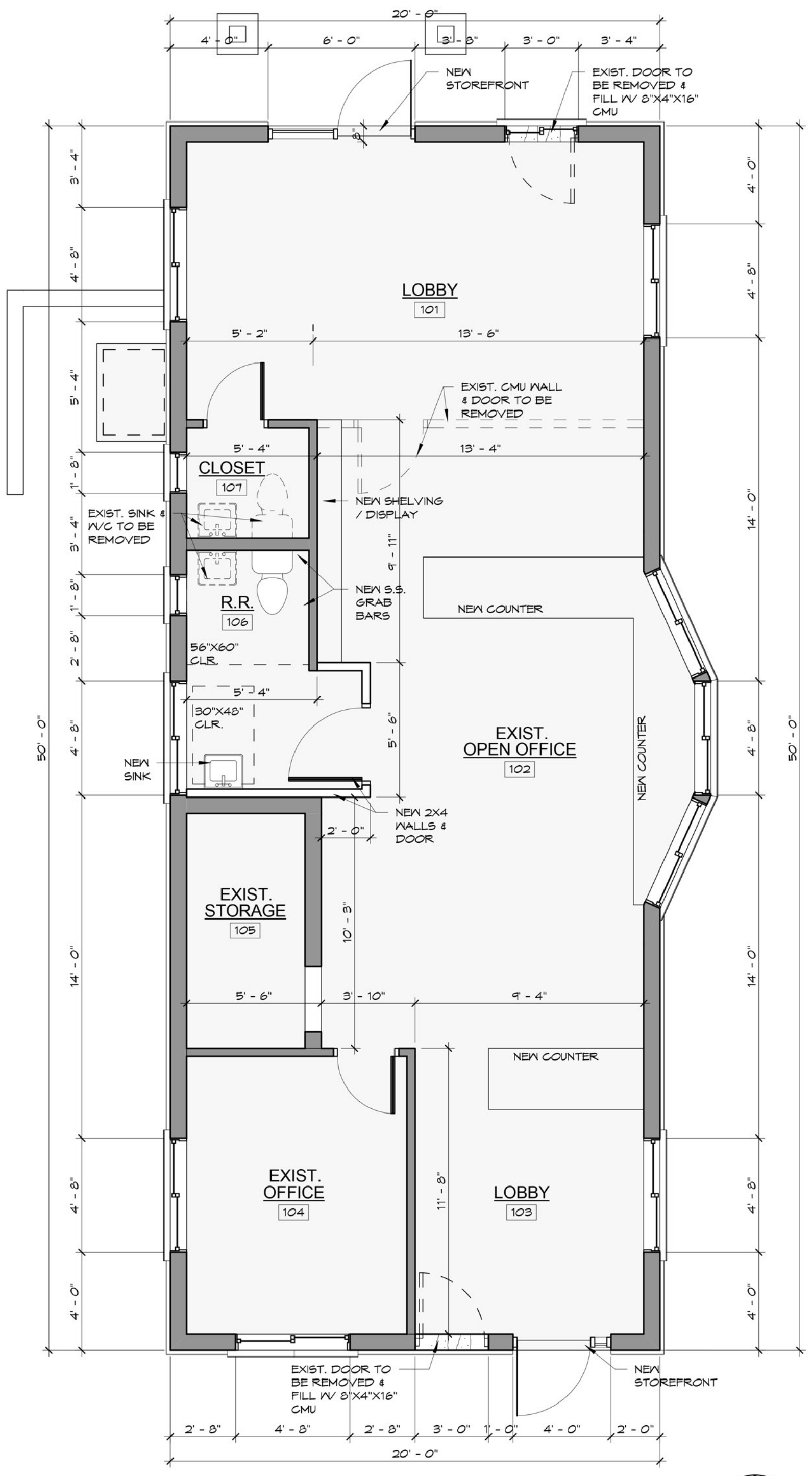
SOUTH ELEVATION



WEST ELEVATION

COLOR LEGEND

- 1 CMU WALLS - MAIN BODY:  
MFGR: SHERWIN WILLIAMS  
COLOR: SW 6107 "NOMADIC DESERT"
- 2 EXISTING WOOD PANELS /  
FASCIA / TRIM:  
MFGR: SHERWIN WILLIAMS  
COLOR: SW 6102 "FORTABELLO"
- 3 NOT USED
- 4 STONE VENEER:  
MFGR: CORONADO STONE PRODUCTS  
LEDGESTONE SERIES: CORONADO  
HONEY LEDGE  
COLOR: GREY QUARTZITE
- 5 ASPHALT SHINGLE ROOF:  
MFGR: TAMKO BUILDING PRODUCTS  
STYLE: HERITAGE PREMIUM  
COLOR: WEATHERED WOOD
- 6 ALUMINUM STOREFRONT  
MFGR: KAWNEER  
PRODUCT: ALUMINUM STOREFRONT  
W/ GLAZING  
COLOR: DARK BRONZE NO. 40
- 7 METAL ROOF PANELS:  
MFGR: MCGI  
SERIES: SIGNATURE 300  
COLOR: BROWNSTONE



REMODEL FLOOR PLAN

NOTE:  
ALL DOORS AND WINDOWS  
ARE EXISTING TO REMAIN  
UNLESS NOTED OTHERWISE

A REMODEL FOR  
**EWING HARDSCAPE SUPPLY**  
 SEC OF S. CRISMON RD & OCOTILLO RD., QUEEN CREEK, AZ

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