

BANYAN APACHE JUNCTION MULTI-FAMILY

APACHE JUNCTION, ARIZONA

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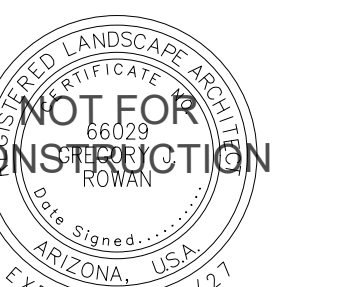
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DATE:

JUNE 11, 2026
PRELIMINARY
LANDSCAPE PKG
(revised)

SHEET TITLE:

COVER SHEET

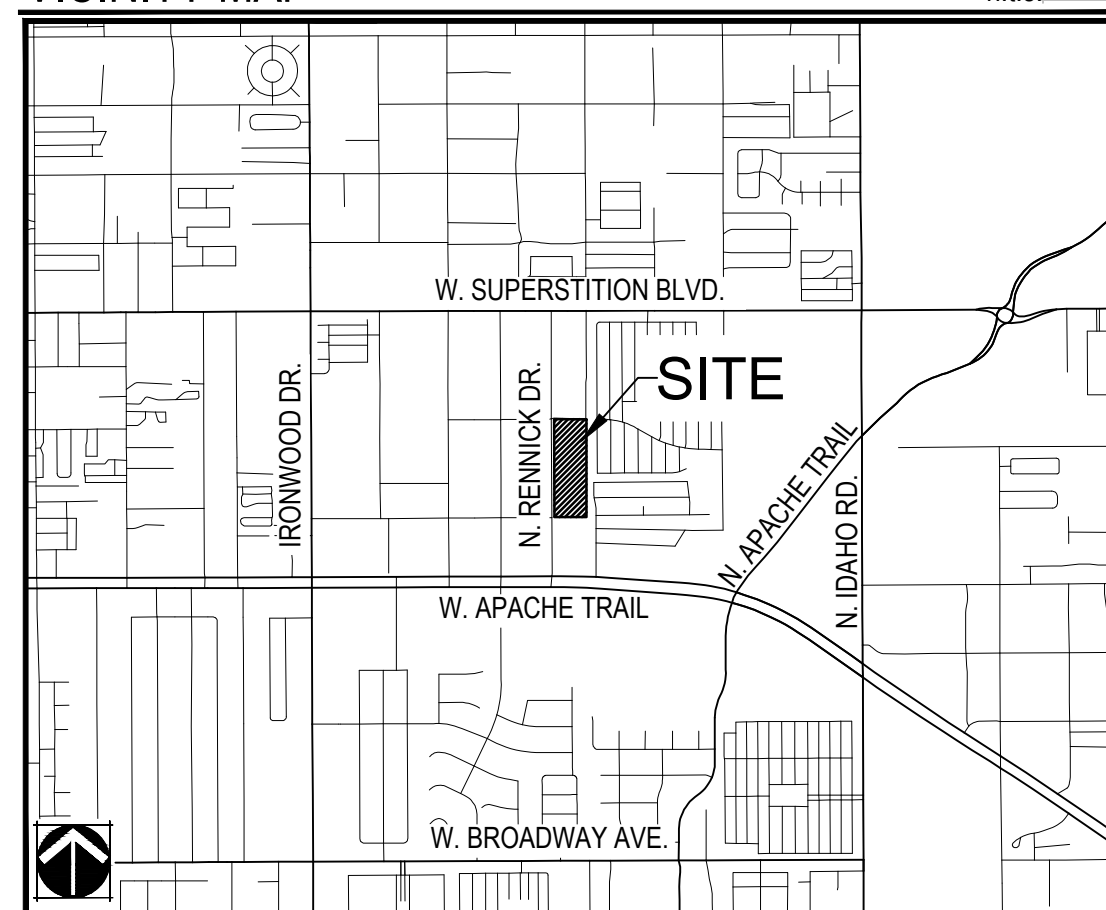
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PLP-00

LANDSCAPE GENERAL NOTES :

- CONTRACTOR TO OBTAIN PERMITS FROM LOCAL AGENCIES AND UTILITY COMPANIES HAVING JURISDICTION OVER THIS SITE.
- CONTRACTOR TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO ANY INSTALLATION.
- CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO INSTALL THE WORK INDICATED ON THE LANDSCAPE DOCUMENTS. HE SHALL BE RESPONSIBLE FOR CAREFUL SITE INSPECTION, DETAILED REVIEW OF THE PLANS, AND COORDINATION WITH OTHER CONTRACTORS ON-SITE PRIOR TO ANY INSTALLATION. ANY DISCREPANCIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
- PRIOR TO INITIATING THESE LANDSCAPE IMPROVEMENTS, THE LANDSCAPE CONTRACTOR MUST SCHEDULE A PRE- CONSTRUCTION MEETING ON-SITE WITH THE APPROVAL OF THE OWNER AND THE GENERAL CONTRACTOR. THE OWNER'S REPRESENTATIVE AND/OR THE PROJECT LANDSCAPE ARCHITECT MUST BE PRESENT. THE PURPOSE OF THIS MEETING IS TO RESOLVE ANY EXISTING SITE CONDITIONS THAT MAY BE IN CONFLICT WITH THESE LANDSCAPE CONSTRUCTION DOCUMENTS AND THEREFORE IMPACT THE INSTALLATION OF ANY OF THESE PROPOSED IMPROVEMENTS. THIS FIRST MEETING SHOULD BE SCHEDULED TO OCCUR AFTER THE COMPLETION OF ON-SITE AND OFF-SITE IMPROVEMENTS INCLUDING: ALL UNDERGROUND UTILITIES, MASS GRADING, AND STREET IMPROVEMENTS.
- DAMAGE TO EXISTING LANDSCAPING, UNDERGROUND UTILITIES, IRRIGATION LINES, ELECTRICAL LINES, ETC. SHALL BE REPAIRED AT CONTRACTORS EXPENSE.
- ANY DISCREPANCIES FOUND BETWEEN THE PLANS AND THE SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- ALL QUANTITIES PROVIDED ARE FOR BIDDING PURPOSES ONLY. LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISH GRADES IN LANDSCAPED AREAS. HE SHALL DETERMINE, WITH THE GENERAL CONTRACTOR, THE EXTENT OF ROUGH GRADING AND/OR FINE GRADING TO BE ESTABLISHED BY OTHERS.
- ALL GRADING AND DRAINAGE SHALL BE IN ACCORDANCE WITH THE PLANS PREPARED BY THE PROJECT CIVIL ENGINEER, OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING(S) IN ALL CONDITIONS. CONTRACTOR TO MEET ALL EXISTING GRADES AT PROJECT BOUNDARIES. ROUGH GRADE SHALL BE 3" BELOW THE TOP OF ADJACENT WALKS AND CURBS PRIOR TO RECEIVING DECOMPOSED GRANITE.
- ADJACENT UNDISTURBED AREAS DAMAGED OR DISTURBED TO BE RESTORED TO ITS ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL FINE GRADE ENTIRE LANDSCAPED AREA AS REQUIRED FOR INSTALLATION OF PLANTING. ALL GRADES SHALL BE NEAT, RAKED SMOOTH AND BE FREE OF DEBRIS PRIOR TO SUBSTANTIAL COMPLETION.
- PRIOR TO SPREADING MATERIAL GROUNDCOVERS, ADJUST AND COMPACT FINISH GRADES, APPLY WEED PRE-EMERGENT SURFLAN AS PER MANUFACTURER'S INSTRUCTIONS. THEN SPREAD DECOMPOSED GRANITE, RIVER RUN, OR MULCH AS INDICATED ON PLANS. DECOMPOSED GRANITE SHALL BE WATERED, THEN COMPACTED WITH A SOD ROLLER TO A MINIMUM DEPTH OF 2" AFTER COMPACTION. PROVIDE A SECOND APPLICATION OF THE PRE- EMERGENT SURFLAN AT THE END OF THE MAINTENANCE PERIOD
- ALL LANDSCAPED AREAS SHALL RECEIVE A 2" TOP DRESSING OF DECOMPOSED GRANITE AS SPECIFIED IN THE TOPDRESS SCHEDULE. PROVIDE SAMPLE OF SIZE AND COLOR FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO DELIVERY.
- STAKE LOCATIONS OF ALL TREES FOR APPROVAL PRIOR TO INSTALLATION OF ANY PLANT MATERIAL.
- ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED (WHEN IN-LEAF) AS IS TYPICAL FOR THE SPECIES. THEY SHALL HAVE HEALTHY, WELL DEVELOPED ROOT SYSTEMS (NOT POT BOUND), A NORMAL HABIT OF GROWTH CONSISTENT WITH INDUSTRY STANDARDS, AND FREE OF ANY BRUISES, CUTS, OR OTHER ABNORMALITIES. PLANT MATERIAL SHALL BE SIZED IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN, AND THE ARIZONA NURSERYMAN ASSOCIATION STANDARDS.
- ALL RIGHT-OF-WAY PLANT MATERIAL MUST BE IN COMPLIANCE WITH THE DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST.
- BACKFILL MIXTURES, EXCEPT AS NOTED, TO BE COMPRISED OF 75% NATIVE SOIL AND 25% DECOMPOSED GRANULAR BARK MULCH AND 2 LBS. DISPERSAL PER CUBIC YARD OF BACKFILL.
- ADD AGRI-FORM FERTILIZER TABLETS AT THE FOLLOWING RATES:
1 GALLON PLANT - 1 TABLET 15 GALLON PLANT - 4 TABLETS
5 GALLON PLANT - 2 TABLET BOXED TREE - 6 TABLETS (MIN.)
TABLETS TO BE PLACED NO DEEPER THAN 6" BELOW SOIL SURFACE.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON PLANTING PLAN. DO NOT SUBSTITUTE PLANTS BY TYPE OR QUANTITY WITHOUT WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY SELECTION OF PLANT MATERIAL THAT DOES NOT SATISFY THE INTENT OF THE LANDSCAPE DESIGN BASED ON SIZE, SHAPE, EVIDENCE OF STRESS OR IMPROPER CARE.
- PRIOR TO INITIATING THE 90-DAY MAINTENANCE PERIOD, COMPLETE ANY INITIAL PUNCH LIST ITEMS, THEN OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE OF SUBSTANTIAL COMPLETION. DETERMINE WITH OWNER'S REPRESENTATIVE THE START DATE FOR THE 90-DAY MAINTENANCE PERIOD. CONTRACTOR TO THEN MAINTAIN LANDSCAPE WHICH MAY INCLUDE WATERING, WEEDING, PRUNING, AND REPLACEMENT OF ANY MATERIAL THAT HAS DIED OR IS SHOWING EVIDENCE OF STRESS. SUBMIT WRITTEN REQUEST FOR FINAL PUNCH LIST ONE WEEK PRIOR TO END OF MAINTENANCE PERIOD.
- PROVIDE OWNER WITH A WRITTEN GUARANTEE OF ONE (1) YEAR FOR ALL TREES AND 90 DAYS FOR ALL PLANT MATERIAL DATED FROM START OF MAINTENANCE PERIOD AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH. PROVIDE OWNER WITH WRITTEN INSTRUCTIONS OUTLINING MAINTENANCE PROCEDURES TO BE ADOPTED IN ORDER TO PROTECT GUARANTEE. INCLUDE WATERING SCHEDULE AND FERTILIZER PROGRAM.
- INSTALL ALL SIDEWALKS PER A.D.A. REQUIREMENTS.
- FIELD VERIFY ALL UTILITIES BEFORE PLANTING TREES.
- A COUNTY DUST CONTROL PERMIT IS REQUIRED. THE CONTRACTOR SHALL RETAIN THIS PERMIT.
- ALL PLANT MATERIAL BETWEEN 3'-0" AND 10'-0" IN HEIGHT, WITHIN A SIGHT VISIBILITY TRIANGLE, SHALL NOT EXCEED 1'-0" IN ITS GREATEST CROSS-SECTIONAL DIMENSION PER CITY OF PHOENIX CODE, CHAPTER 31 - SECTION 13.
- THERE ARE NO OVERHEAD POWER LINES ON THIS PROJECT.
- A 3' CLEARANCE AROUND ALL EDGES OF ALL TRANSFORMER PADS AND A CLEAR OPERATIONAL AREA THAT EXTENDS 12 FEET IMMEDIATELY IN FRONT OF ALL TRANSFORMERS IS TO BE MAINTAINED. REFER TO THE UTILITY COMPANIES' DETAILS.
- A MINIMUM OF THREE FOOT (3') ACCESS TO AND CLEARANCE AROUND ALL FIRE HYDRANTS PER MAG STANDARD DETAIL 362 IS TO BE MAINTAINED. A 3' CLEARANCE FROM PLANT MATERIAL SHALL BE MAINTAINED FOR FDCs.

VICINITY MAP

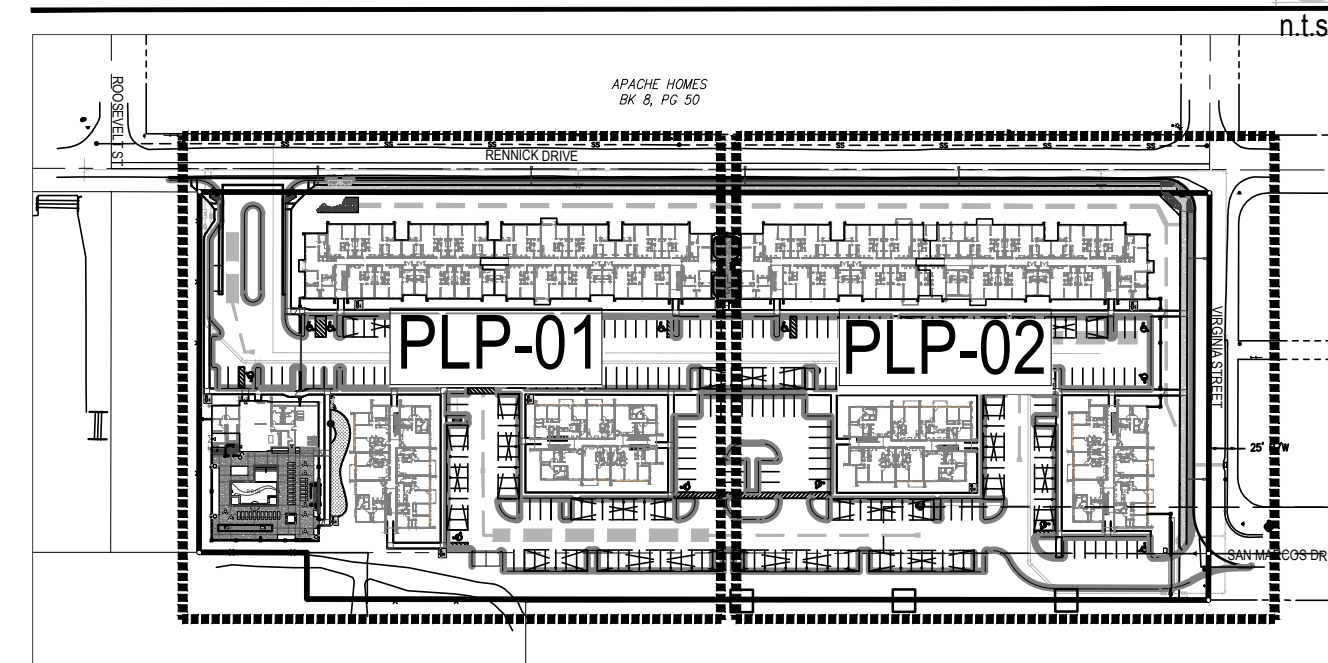


ALL LANDSCAPE AREAS AND MATERIALS, INCLUDING THOSE LOCATED IN PUBLIC RIGHTS-OF-WAY, SHALL BE MAINTAINED IN A HEALTHY, NEAT, CLEAN, AND WEED-FREE CONDITION. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 STANDARD PRACTICES FOR PRUNING, SUPPORT SYSTEMS, AND SAFETY SHALL BE USED FOR MAINTENANCE CRITERIA. THIS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

APACHE JUNCTION LANDSCAPE NOTES :

- INSTALLATION AND SURETY. REQUIRED LANDSCAPING SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION, AS APPLICABLE. A SITE INSPECTION MUST BE CONDUCTED BY THE PLANNING DIVISION TO VERIFY PROPER INSTALLATION. IT IS THE OWNER'S (OR OWNER'S REPRESENTATIVE'S) RESPONSIBILITY TO ARRANGE AN INSPECTION APPOINTMENT WITH THE PLANNING DIVISION. A SURETY BOND, CASH DEPOSIT OR ASSURED LETTER OF CREDIT IN AN AMOUNT TO GUARANTEE THE INSTALLATION OF THE LANDSCAPING WITHIN 6 MONTHS FROM THE DATE OF ISSUANCE OF THE CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION MAY BE PERMITTED BY THE DEVELOPMENT SERVICES DIRECTOR OR DESIGNEE IN LIEU OF IMMEDIATE INSTALLATION OF PLANT MATERIALS. THE ALLOWABLE INSTALLATION PERIOD WILL NOT BE EXTENDED MORE THAN 6 MONTHS FROM THE DATE OF THE CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION.
- LANDSCAPE MAINTENANCE. ALL LANDSCAPING SHALL BE REASONABLY MAINTAINED AND ANY DEAD PLANT MATERIAL SHALL BE IMMEDIATELY REPLACED BY THE PROPERTY OWNER. MAINTENANCE SHALL INCLUDE BUT NOT BE LIMITED TO REMOVAL OF DEBRIS, PRUNING, TRIMMING, WATERING OR OTHER REQUIREMENTS TO CREATE AN ATTRACTIVE APPEARANCE FOR THE DEVELOPMENT. MAINTENANCE MUST ENSURE THAT PEDESTRIAN AND VEHICULAR TRAFFIC WILL NOT BE OBSTRUCTED BY ANY OF THE VEGETATION.
- OVERHEAD WIRES. UNDERGROUNDING OF OVERHEAD WIRES AND EQUIPMENT SHALL BE REQUIRED IN ACCORDANCE WITH VOL. II, § 1-8-6(N).
- PLANTERS, PLANTING POTS AND RAISED PLANTERS. LANDSCAPE PLANTERS, PLANTING POTS AND/OR RAISED PLANTERS SHALL BE REQUIRED BETWEEN THE BUILDING AND THE ROAD RIGHT-OF-WAY(S), ALONG WALKWAYS, AND WITHIN PARKING AREAS, AS APPROVED BY THE ZONING ADMINISTRATOR. THE LANDSCAPE PLANTERS, AND/OR FLOWER BOXES SHALL BE APPROPRIATELY SIZED AND ACCOMMODATE A MINIMUM OF TWO 5 GALLON SHRUBS PER 20 FEET OF PROPERTY FRONTAGE.
- GROUNDCOVER. THE STREET FRONTAGE PLANTING STRIP SHALL INCLUDE VEGETATIVE GROUND COVER (1-GALLON MIN) AND BE COVERED WITH INORGANIC MULCH SUCH AS CRUSHED DECORATIVE ROCK, RIVER RUN AND/OR BOULDERS. AN IMPERVIOUS WEED BARRIER OR PRE-EMERGENT CHEMICAL TREATMENT SHALL BE APPLIED TO THE BARE GROUND PRIOR TO THE PLACEMENT OF INORGANIC GROUND COVER MATERIALS.
- PLANTING STRIP. REQUIRED TREES AND SHRUBS SHALL BE PLANTED WITHIN A 10 FOOT WIDE PLANTING STRIP ADJACENT TO AND PARALLEL WITH THE STREET RIGHT-OF-WAY. NO TREES OR SHRUBS SHALL BE PLANTED WITHIN THE PUBLIC ROAD RIGHT-OF-WAY WITHOUT APPROVAL FROM THE PUBLIC WORKS DEPARTMENT.
- RETENTION BASIN LANDSCAPING. RETENTION BASINS SHALL BE LANDSCAPED IN ACCORDANCE WITH EXCEPTED ENGINEERING STANDARDS TO MANAGE EROSION.
- IRRIGATION. ALL LANDSCAPING SHALL BE SERVICED WITH A PERMANENT UNDERGROUND AUTOMATED IRRIGATION SYSTEM DESIGNED IN COMPLIANCE WITH THE "MINIMUM STANDARDS FOR LANDSCAPE IRRIGATION" BY THE ARIZONA CHAPTER, AMERICAN SOCIETY OF IRRIGATION CONSULTANTS, WHICH IS ON FILE WITH THE DIRECTOR OR DESIGNEE.
- CURBING. IN ORDER TO CONTROL STORM WATER FLOWS AND MINIMIZE DAMAGE TO PLANTINGS BY VEHICULAR TRAFFIC, ALL LANDSCAPED AREAS ADJACENT TO VEHICULAR PARKING AND ACCESS AREAS SHALL BE PROTECTED BY 6 INCH VERTICAL CONCRETE CURBING, ANCHORED WHEEL STOP, DECORATIVE BOLLARDS OR OTHER ALTERNATIVE APPROVED BY THE DIRECTOR OR DESIGNEE.
- DESERT PLANTS. ALL TREES AND PLANT MATERIAL SHALL CONFORM TO THE CURRENT RECOMMENDED LOW WATER USING PLANT LIST OF THE ARIZONA DEPARTMENT OF WATER RESOURCES PHOENIX ACTIVE MANAGEMENT AREA. FURTHERMORE, LANDSCAPE PLANS SHALL COMPLY WITH VOL. II, § 1-8-13 OF THIS CHAPTER. LIMITED TURF AREAS MAY BE ALLOWED FOR ACCENT AREAS SUBJECT TO APPROVAL OF THE DIRECTOR OR DESIGNEE.
- INTERSECTION VISIBILITY TRIANGLE. PLANT MATERIAL INSTALLED WITHIN THE SITE TRIANGLE AT ROADWAY INTERSECTIONS SHALL NOT EXCEED 3 FEET IN HEIGHT AT MATURITY.
- LANDSCAPING IN UTILITY EASEMENTS. LANDSCAPING PLANTED IN UTILITY EASEMENTS SHALL COMPLY WITH THE REQUIREMENTS ESTABLISHED BY UTILITY COMPANY POLICY.
- IN NO CASE SHALL NEW UTILITY SERVICE EXTENSIONS FROM EXISTING SERVICE/TRANSMISSION LINES TO A PROPOSED SUBDIVISION OR NONRESIDENTIAL DEVELOPMENT OR REDEVELOPMENT BE EXEMPTED FROM THE UNDERGROUNDING REQUIREMENT. (PER ORD. 1402, PASSED 5-6-2014; ORD. 1545, PASSED 4-2-2024)

KEY MAP:



LANDSCAPE LEGEND:

PLANT SCHEDULE		
SYMBOL	BOTANICAL / COMMON NAME	QTY
TREES		
	ACACIA ANEURA 36" BOX, 2" CAL MIN MULGA	41
	CAESALPINIA MEXICANA 24" BOX, 1" CAL MIN MEXICAN BIRD OF PARADISE	57
	CHILOPSIS LINEARIS 36" BOX, 2" CAL MIN DESERT WILLOW	20
	PARKINSONIA X 'DESERT MUSEUM' 24" BOX HIGH BREAK MULTI 1.75" CAL DESERT MUSEUM PALO VERDE	35
	PISTACIA X 'RED PUSH' 24" BOX, 1.75" CAL MIN RED PUSH PISTACHE	4
	PROSOPIS X 'PHOENIX' TM 24" BOX MULTI, 1.5" CAL MIN HYBRID MESQUITE	65
	QUERCUS VIRGINIANA 'MILLENIUM' 24" BOX, 1.75" CAL MIN SOUTHERN LIVE OAK	46
PALM TREES		
	WASHINGTONIA FILIFERA 18 TRUNK FEET, MATCHING SKINNED CALIFORNIA FAN PALM	4

NOTE: ALL PLANT MATERIAL TO MEET MIN. ANA STANDARDS.

LANDSCAPE DATA:

STREET FRONTAGE CALCS:
VIRGINIA ST = 348 LF, ROD TREES@ 30' O.C. = 13, PROVIDED = 14
RENNICK DR = 816 LF, ROD TREES@ 30' O.C. = 27, PROVIDED = 27
REQD OPEN SPACE LS CALCS = 1 TREE & 5 SHRUBS PER 1K S.F.
OPEN SPACE LIVE COVERAGE MIN. REQD = 50%, PROVIDED = 59%

AREAS:

- TOTAL TURF AREA: 1,111 S.F. (0.25 AC)
- TOTAL LANDSCAPE AREA: 93,460 S.F. (w/ turf) (2.14 AC)
- POOL AMENITY SPACE AREA: 7,283 S.F. (includes pool)
- PLAYGROUND AMENITY SPACE: 1,408 S.F.

SITE PLAN DATA:

PROPOSED USE: MF
APN: 101-13-108D
GROSS AREA: 7.3 AC
NET AREA: 6.69 AC
ARCH: 84,633 SF BLDG S.F. (w/ 146 UNITS)
DENSITY: 22.0 DU/AC
LOT COVERAGE: 72,025 SF ARCH (25%)

LANDSCAPE AREA: ~ 93,460 SF 32%
PAVEMENT AREA: ~ 121,323 SF 41%
ARCH FOOTPRINT AREA: ~ 72,025 SF 25%
USABLE OPEN SPACE ~ 16,090 SF 35%
PARKING PROVIDED: 290 SPACES (2.0 SP/DU)
(278 OPEN SPACES & 12 ADA COMPLIANT SPACES)
(146 COVERED SPOTS)

BIKE PARKING REQUIRED: 22 (32 PROVIDED)

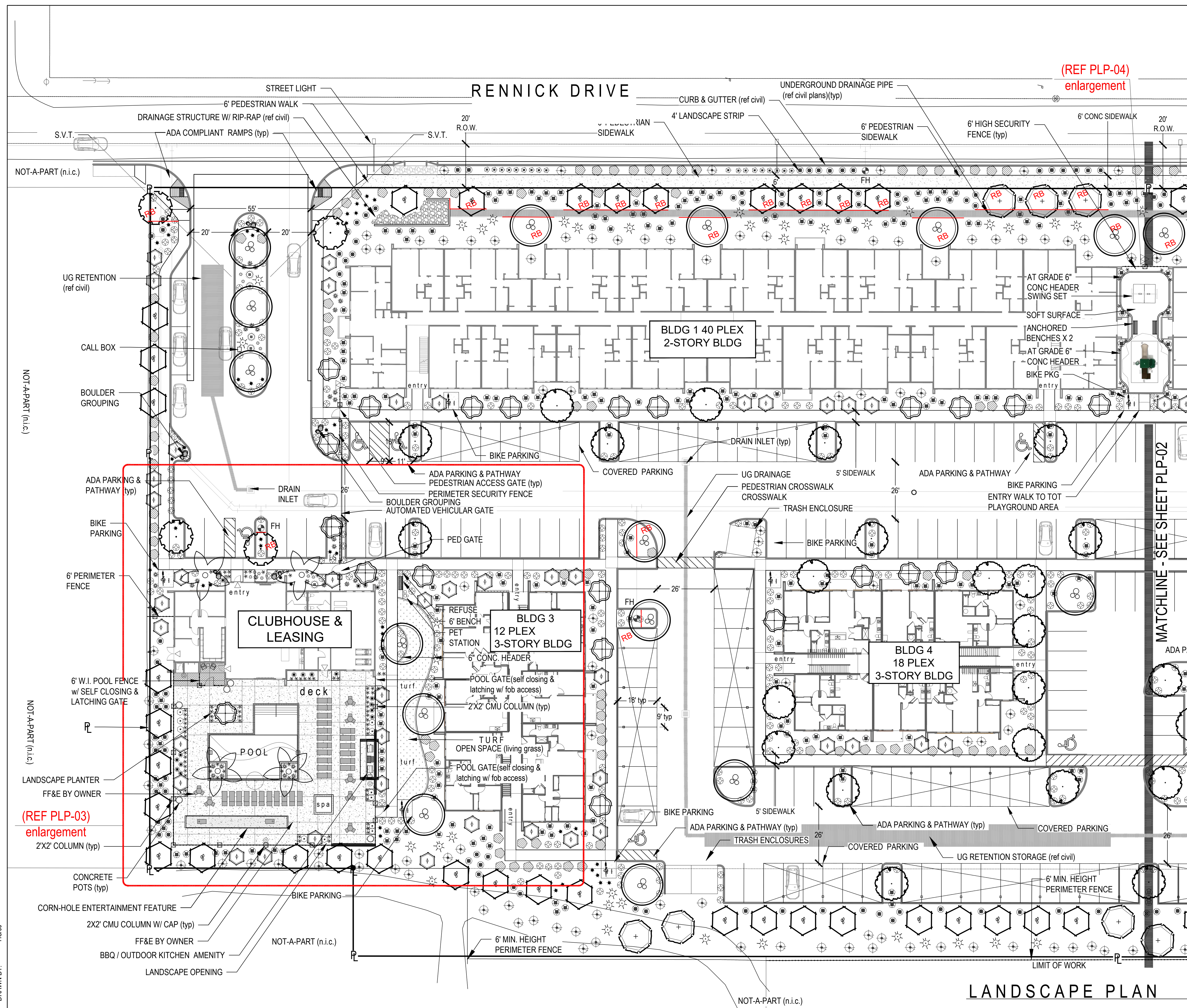
SHEET INDEX:

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PLP-04	PG 5 OF 6	PRELIM PLAYGROUND ENLARGEMENT
PLP-05	PG 6 OF 6	PRELIMINARY ELEVATIONS



DATE:
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 (revised)

SHEET TITLE:
 LANDSCAPE
 PLAN - SOUTH



LANDSCAPE LEGEND:	
SYMBOL	BOTANICAL / COMMON NAME
TREES	
	ACACIA ANEURA 36" BOX, 2" CAL MIN MULGA
	CAESALPINIA MEXICANA 24" BOX, 1" CAL MIN MEXICAN BIRD OF PARADISE
	CHILOPSIS LINEARIS 36" BOX, 2" CAL MIN DESERT WILLOW
	PARKINSONIA X 'DESERT MUSEUM' 24" BOX HIGH BREAK MULTI 1.75" CAL DESERT MUSEUM PALO VERDE
	PISTACIA X 'RED PUSH' 24" BOX, 1.75" CAL MIN RED PUSH PISTACHE
	PROSOPIS X 'PHOENIX' TM 36" BOX MULTI, 2 CAL MIN HYBRID MESQUITE
	QUERCUS VIRGINIANA 'MILLENNIUM' 24" BOX, 1.75" CAL MIN SOUTHERN LIVE OAK
PALM TREES	
	WASHINGTONIA FILIFERA 18 TRUNK FEET, MATCHING SKINNED CALIFORNIA FAN PALM
SHRUBS	
	BOUGAINVILLEA X 'LA JOLLA' LA JOLLA BOUGAINVILLEA
	ECHINOCACTUS GRISONII GOLDEN BARREL CACTUS
	EREMOPHILA HYGROPHANA 'BLUE BELLS' BLUE BELLS EMU BUSH
	EREMOPHILA MACULATA 'VALENTINE' VALENTINE BUSH
	EUPHORBIA LOMELII LADY'S SLIPPER
	JUSTICIA SPICIGERA MEXICAN HONEYSUCKLE
	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' RIO BRAVO LANGMANIA'S SAGE
	ROSMARINUS OFFICINALIS 'REPENS' CREEPING ROSEMARY
	RUPELLIA BRITTONIANA MEXICAN PETUNIA
	RUPELLIA PENINSULARIS DESERT RUELLIA
	TECOMA X 'ORANGE JUBILEE' ORANGE JUBILEE YELLOW BELLS
CACTUS	
	OPUNTIA SANTA-RITA SANTA RITA PRICKLYPEAR
GROUNDCOVER	
	EREMOPHILA GLABRA 'MINGENEV GOLD' OUTBACK SUNRISE EMU
	LANTANA MONTEVIDENSIS TRAILING LANTANA
SUCCULENTS	
	AGAVE GEMINIFLORA TWIN FLOWERED AGAVE
	AGAVE VICTORIAE-REGINAE QUEEN VICTORIA AGAVE
	ALOE X 'BLUE ELF' BLUE ELF ALOE
	HESPERALOE FUNIFERA GIANT HESPERALOE
	HESPERALOE PARVIFLORA 'PERPA' TM BRAKELIGHTS RED YUCCA
	YUCCA PALLIDA PALE LEAF YUCCA
	YUCCA RUPICOLA YUCCA RUPICOLA
	YUCCA X TWISTED LEAF YUCCA
	CYNODON DACTYLON 'MIDIRON' MIDIRON BERMUDAGRASS
TOPDRESS & INERT MATERIAL	
	DECOMPOSED GRANITE - 2" MIN. DEPTH SIZE: 3/4" SCREENED COLOR: T.B.D.
	BOULDERS - SURFACE SELECT SIZE: 3X3', 2X2' 50/50 MIX (SAME VENDOR AS DECOMPOSED GRANITE)
	RIP-RAP / FRACTURED GRANITE - 3" MIN. DEPTH SIZE: 3" - 6" SCREENED COLOR: TO MATCH D.G. RB INDICATES ROOT BARRIER (AT ANY TREE TRUNK WITH 6" OF U.G. UTILITY)
SCALE	
	0 10 20 40 SCALE 1" = 20'

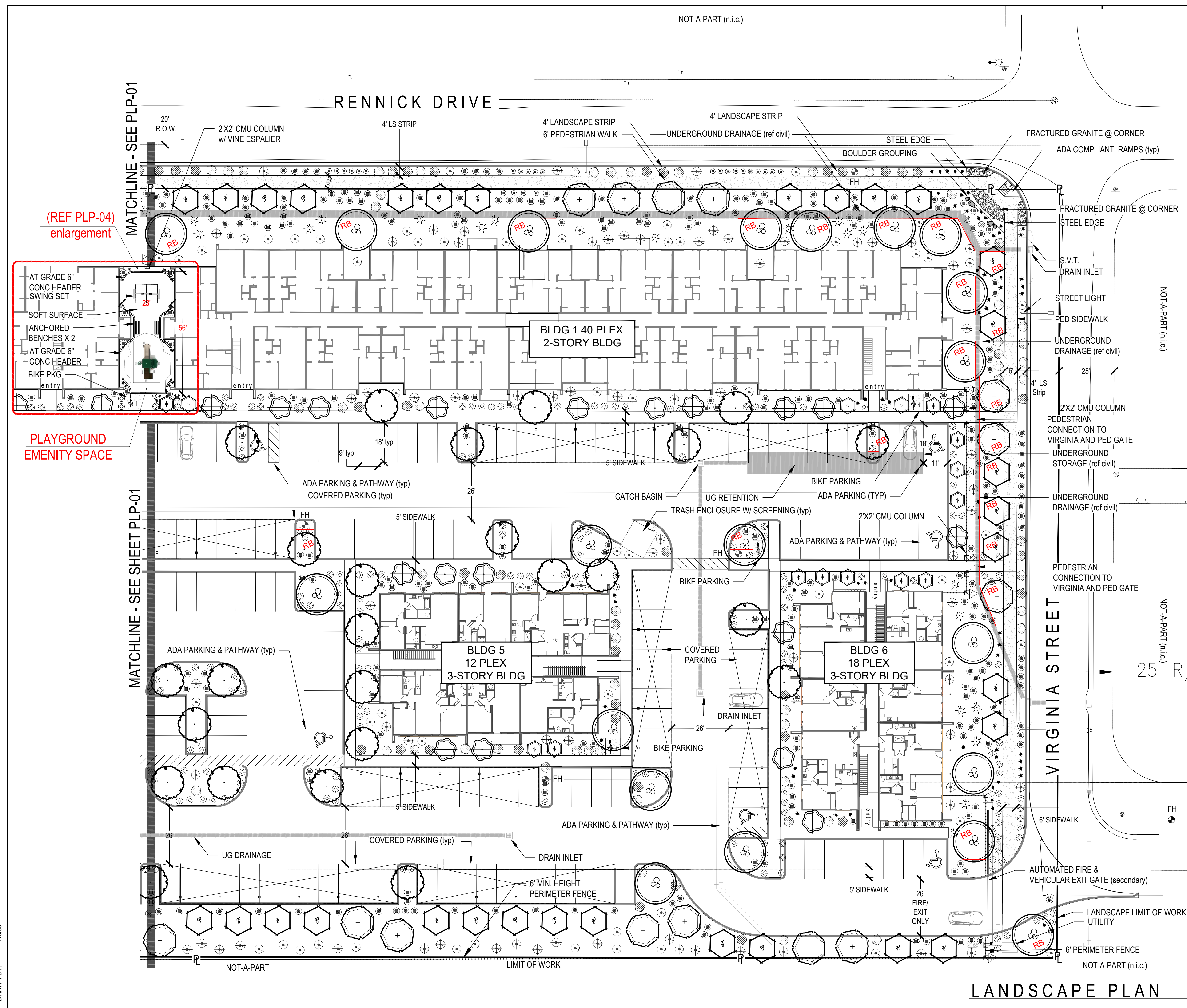
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LANDSCAPE PLAN

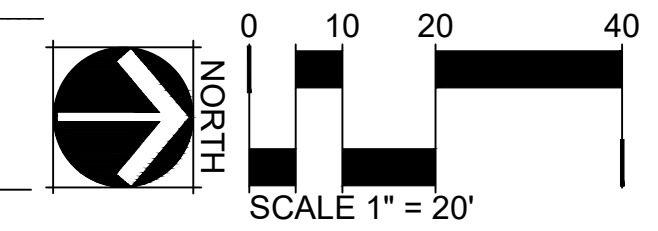


DATE:
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 LANDSCAPE PKG
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SHEET TITLE:
 LANDSCAPE
 PLAN - NORTH



LANDSCAPE LEGEND:	
SYMBOL	BOTANICAL / COMMON NAME
TREES	
	ACACIA ANEURA 36" BOX, 2" CAL MIN MULGA
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	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' RIO BRAVO LANGMAN'S SAGE
	ROSMARINUS OFFICINALIS 'REPENS' CREEPING ROSEMARY
	RUELLIA BRITTONIANA MEXICAN PETUNIA
	RUELLIA PENINSULARIS DESERT RUELLIA
	TECOMA X 'ORANGE JUBILEE' ORANGE JUBILEE YELLOW BELLS
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	OPUNTIA SANTA-RITA SANTA RITA PRICKLYPEAR
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	HESPERALOE PARVIFLORA 'PERPA' TM BRAKELIGHTS RED YUCCA
	YUCCA PALLIDA PALE LEAF YUCCA
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LANDSCAPE PLAN

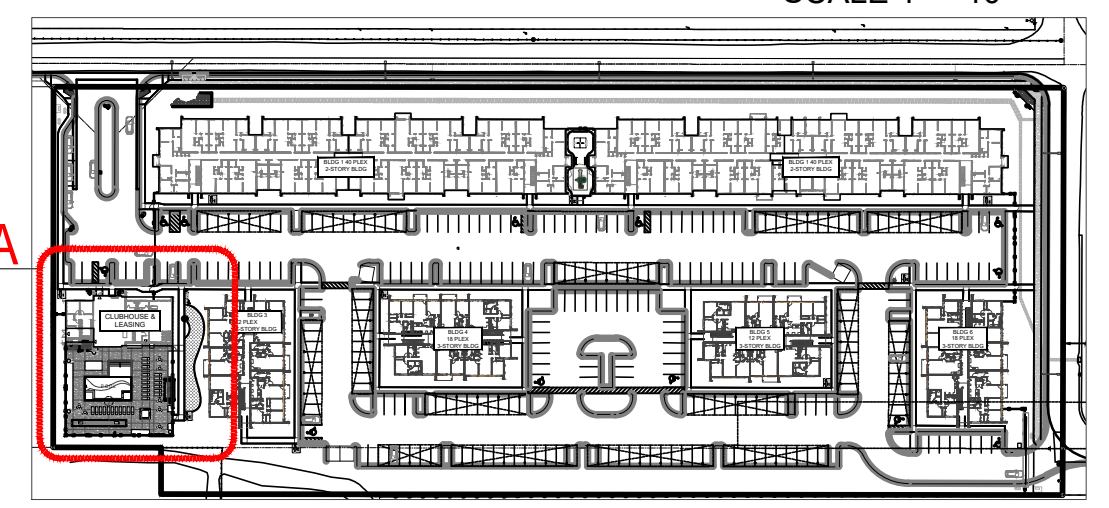
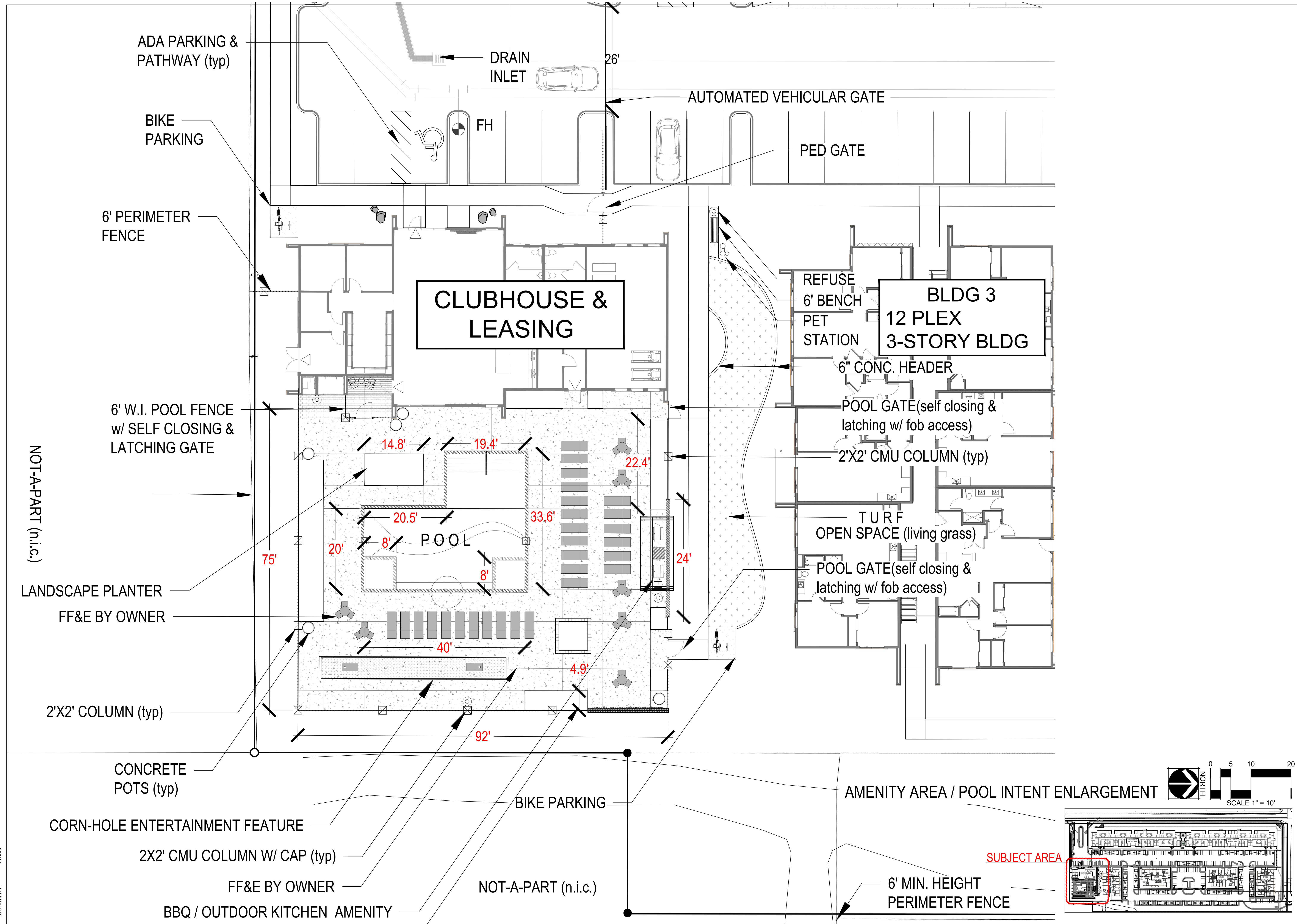
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DATE:

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SHEET TITLE:
 AMENITY / POOL
 INTENT EXHIBIT



CHECKED BY: GR
 DRAWN BY: HSJJ

NOT-A-PART (n.i.c.)

ADA PARKING & PATHWAY (typ)

BIKE PARKING

6' PERIMETER FENCE

6' W.I. POOL FENCE w/ SELF CLOSING & LATCHING GATE

LANDSCAPE PLANTER
 FF&E BY OWNER

2'X2' COLUMN (typ)

CONCRETE POTS (typ)

CORN-HOLE ENTERTAINMENT FEATURE

2X2' CMU COLUMN W/ CAP (typ)

FF&E BY OWNER

BBQ / OUTDOOR KITCHEN AMENITY

DRAIN INLET

FH

AUTOMATED VEHICULAR GATE

PED GATE

CLUBHOUSE & LEASING

REFUSE 6' BENCH
 PET STATION

BLDG 3
 12 PLEX
 3-STORY BLDG

6" CONC. HEADER

POOL GATE (self closing & latching w/ fob access)

2'X2' CMU COLUMN (typ)

TURF
 OPEN SPACE (living grass)

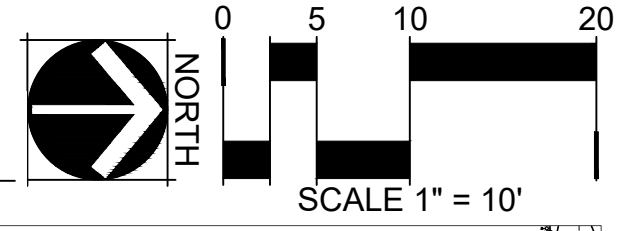
POOL GATE (self closing & latching w/ fob access)

BIKE PARKING

AMENITY AREA / POOL INTENT ENLARGEMENT

SUBJECT AREA

6' MIN. HEIGHT PERIMETER FENCE

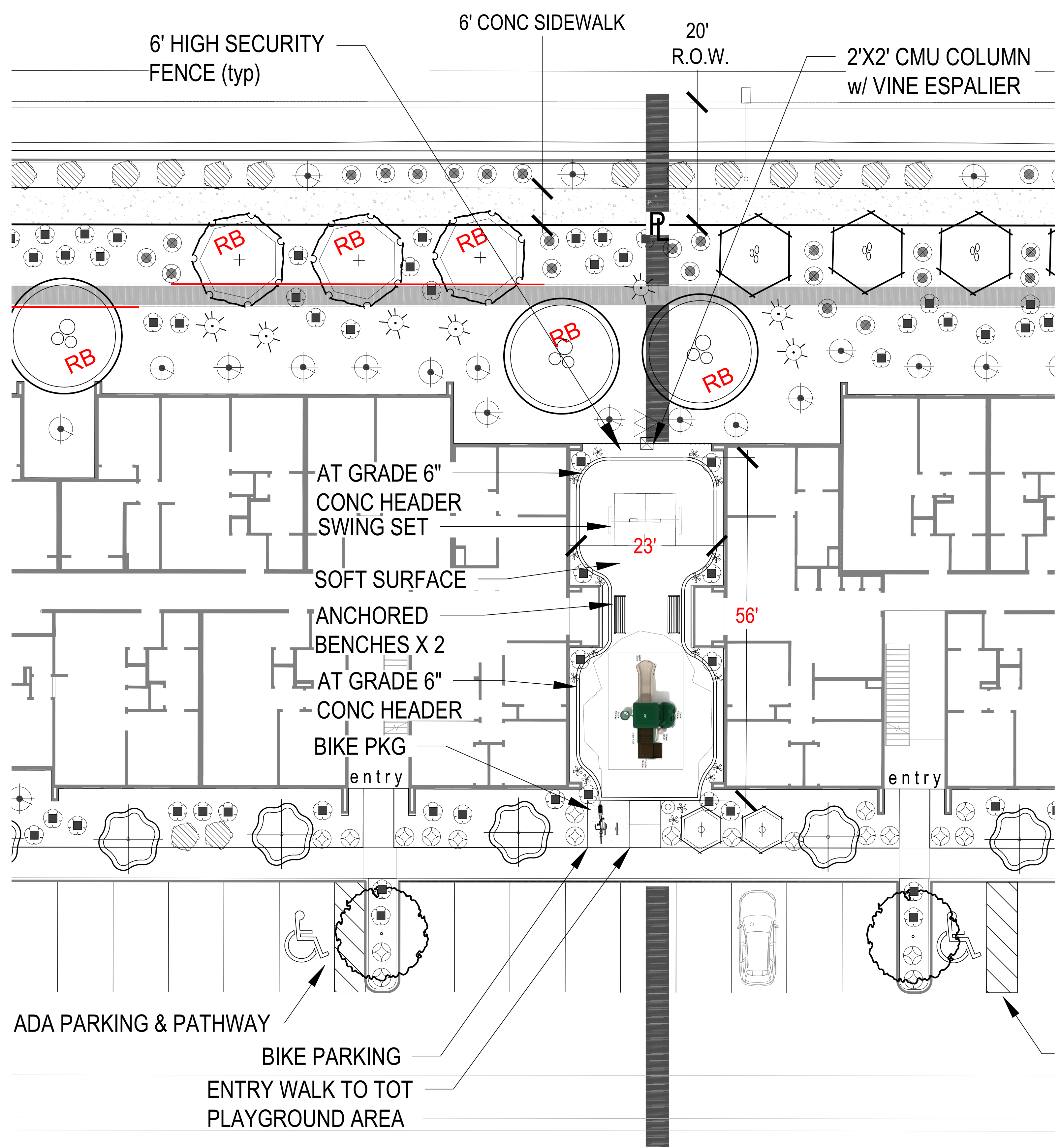




DATE:

JUNE 11, 2026
 PRELIMINARY
 LANDSCAPE PKG
 (revised)

SHEET TITLE:
 PLAYGROUND
 AMENITY EXHIBIT



Product Specifications

- Model number:** PKP001N
- Age Range:** 2-12 years
- Safety Zone:** 25' 6" x 19' 6"
- Child Capacity:** 12-14
- Fall Height:** 36"
- Post Diameter:** 3.5-inch
- Product Type:** Quick Ship

ADA Accessibility

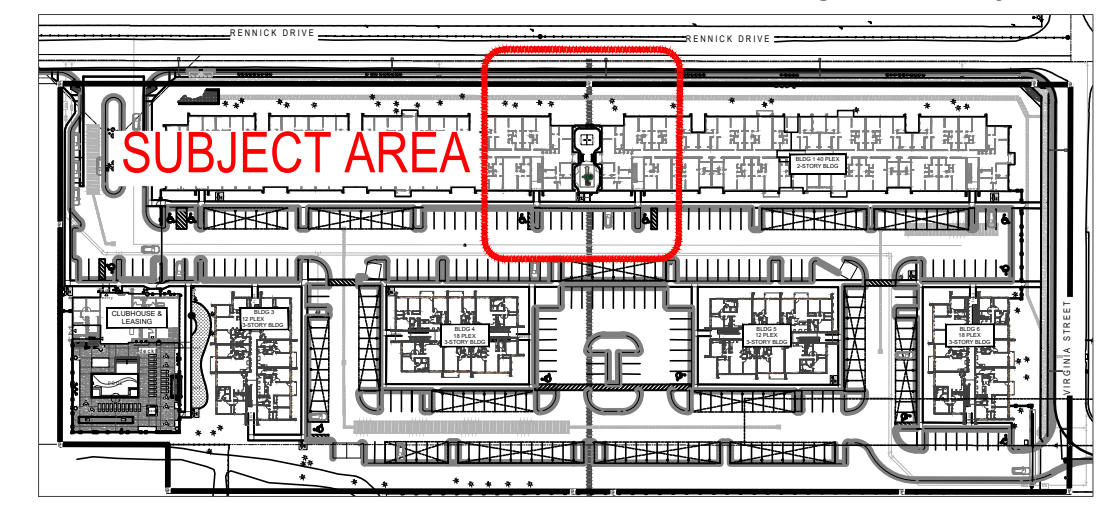
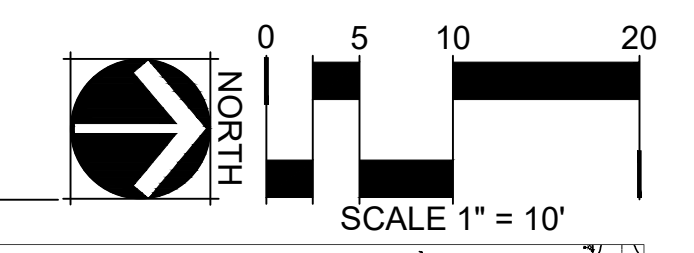
- Elevated:** 3 components
- Ground Level:** 1 component

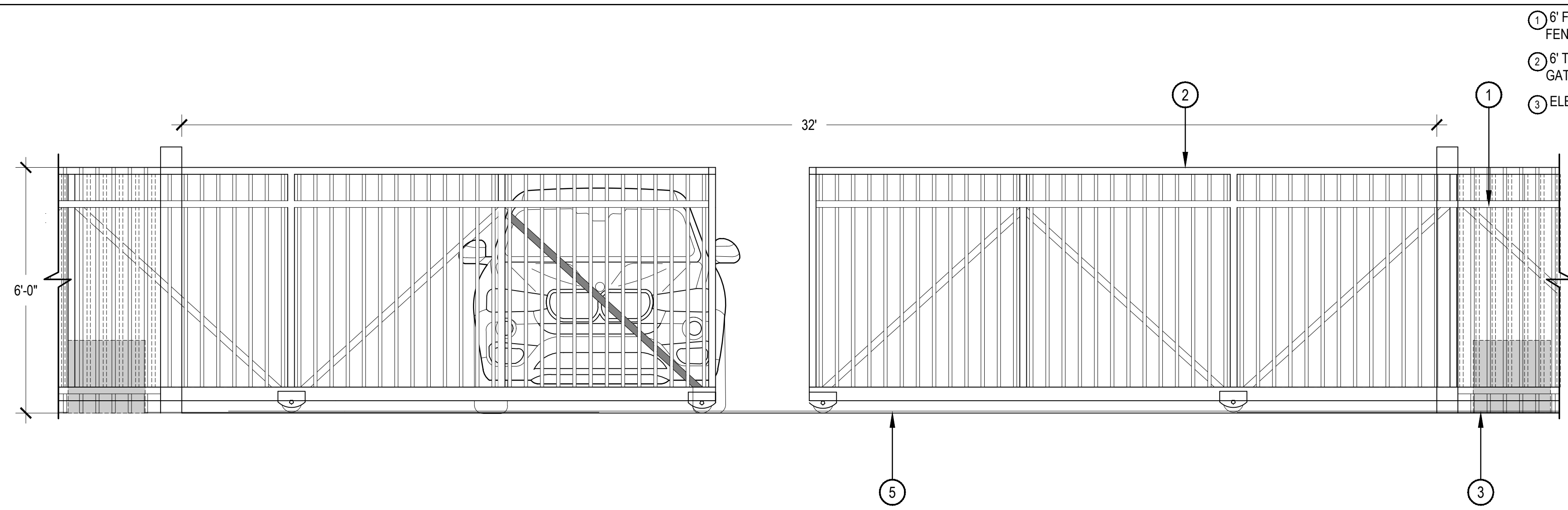
ADA COMPLIANT
 Product Options

Select your color: Neutral

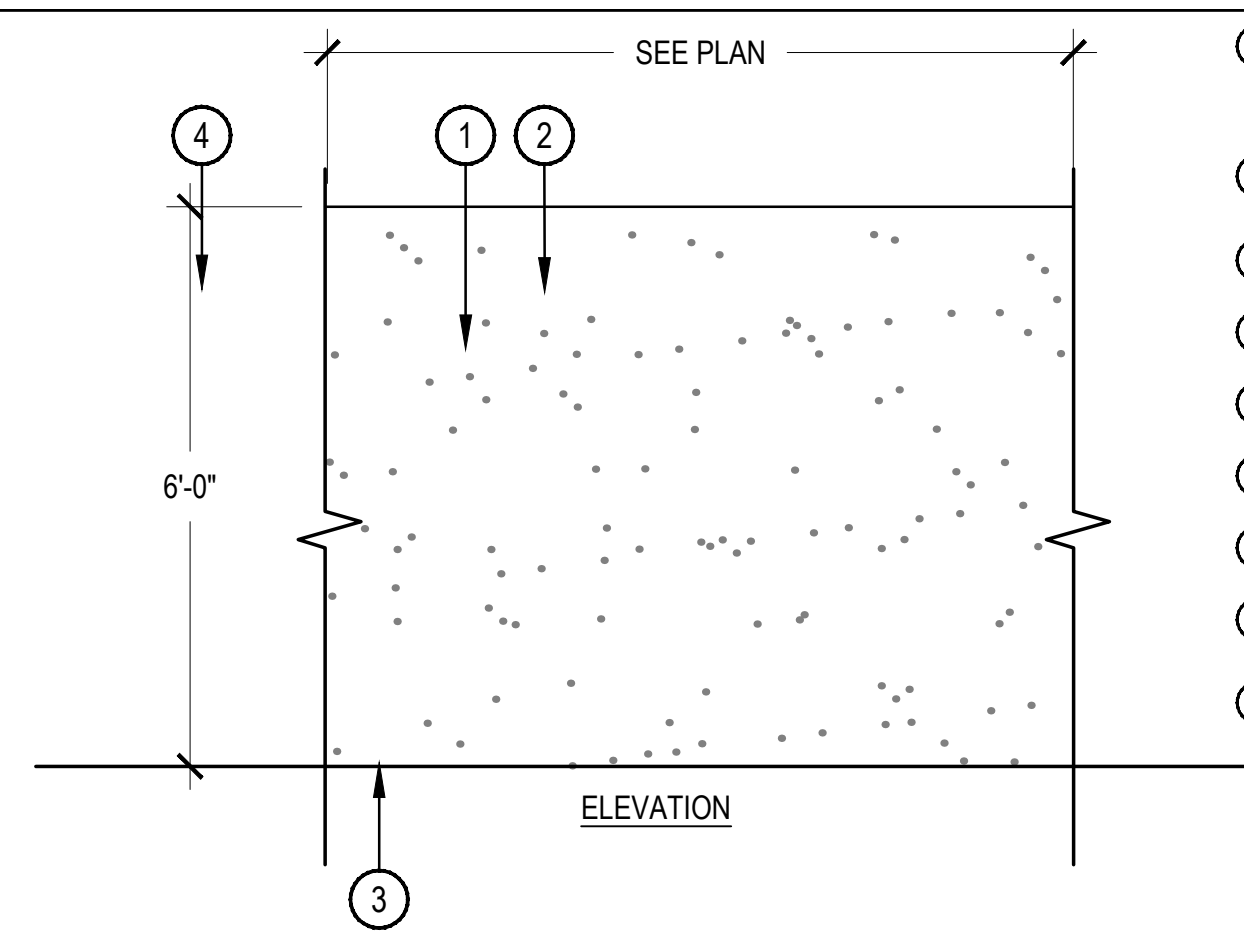


PLAYGROUND AMENITY ENLARGEMENT





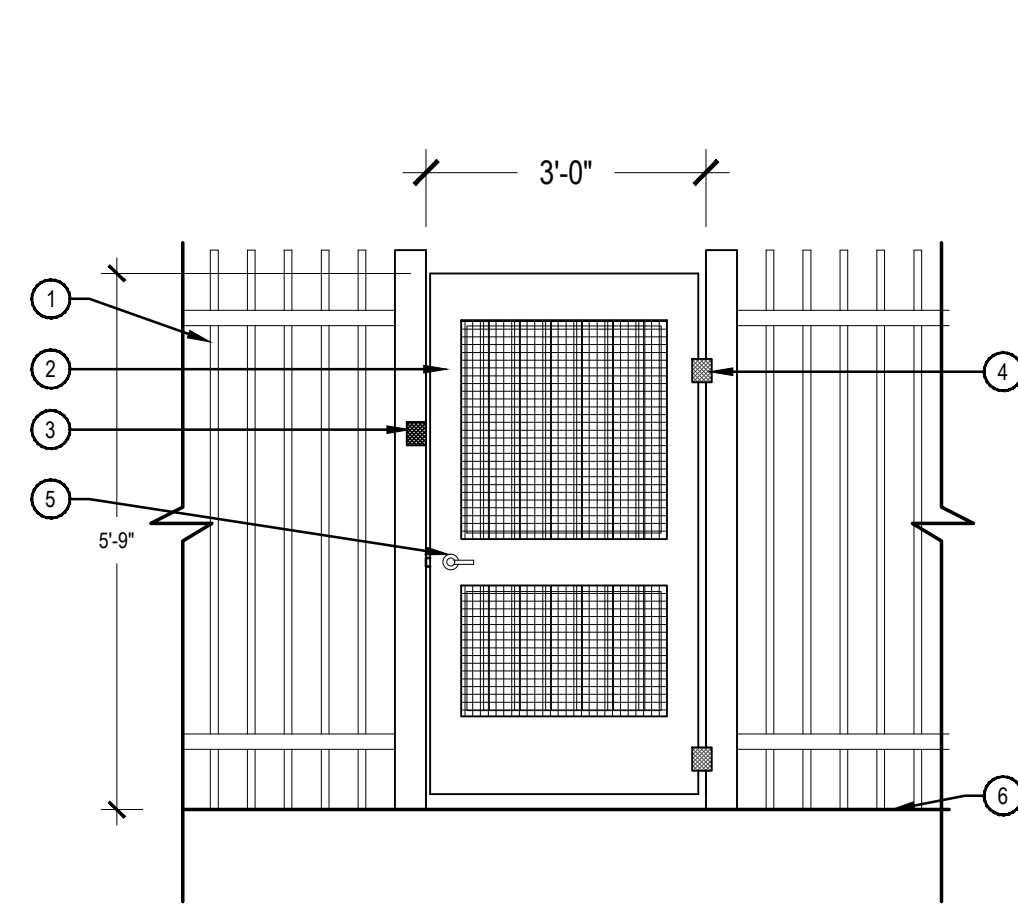
1 SLIDING VEHICULAR GATE AT SOUTH ENTRANCE
SCALE: 1/2" = 1'-0"



2 CMU INTERIOR PERIMETER WALL
SCALE: 1/2" = 1'-0"

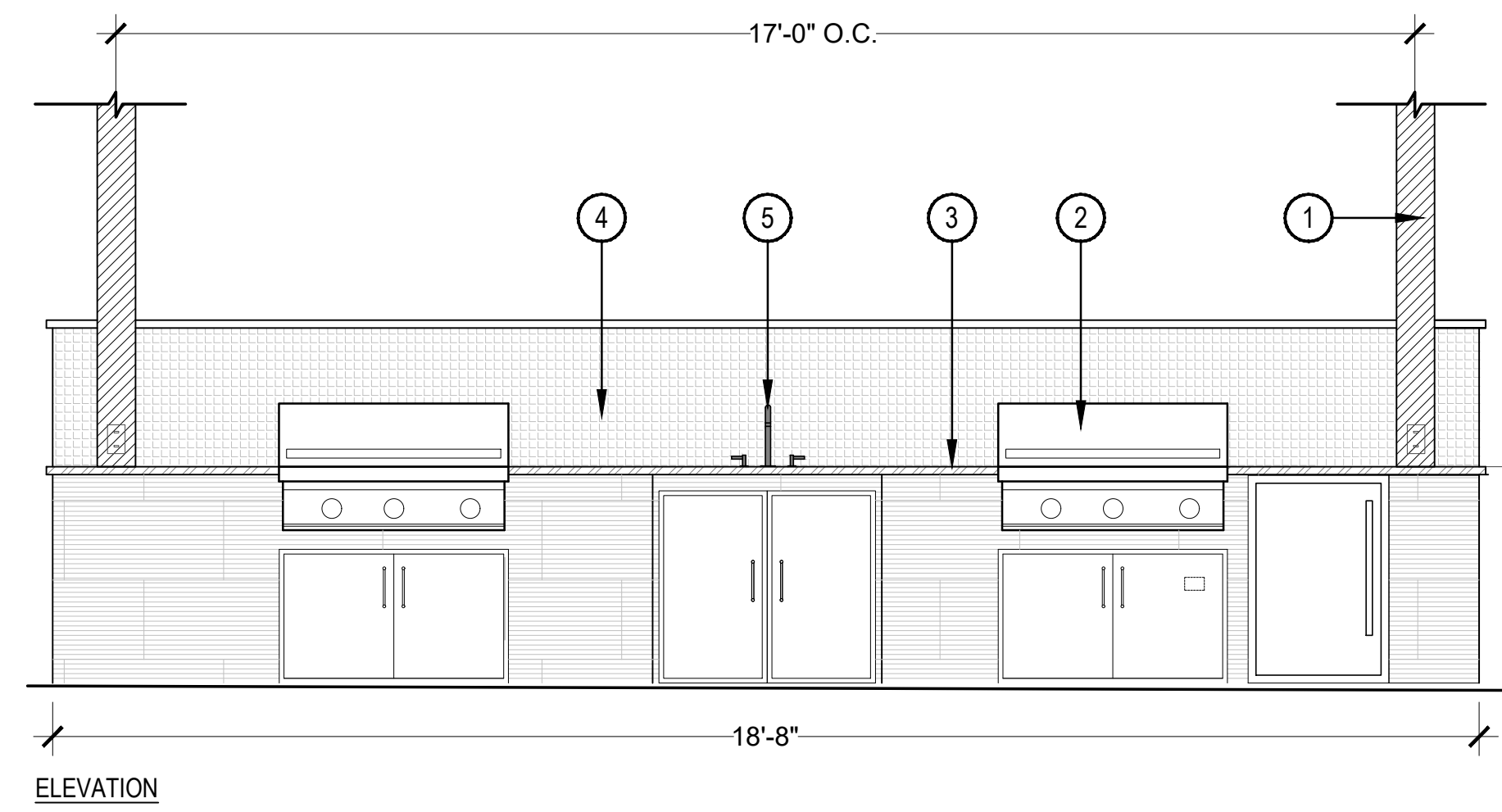
- 1 WALL BODY, 8"x8"x16" CMU BLOCK - STUCCO FINISH PAINTED TO MATCH ARCHITECTURE (COLOR TBD)
- 2 WALLCAP, 8"x4"x16" CMU BLOCK. SEE MATERIAL SCHEDULE
- 3 FINISH GRADE
- 4 POOL FENCE, SEE DETAIL 2/LA-203
- 5 GROUT SOLID
- 6 REBAR - PER STRUCTURAL
- 7 TOPDRESS - SEE LANDSCAPE PLANS
- 8 REINFORCED CONCRETE FOOTING
- 9 COMPACTED SUBGRADE TO 95% STANDARD PROCTOR DENSITY

NOTES:
 1. ALL REINFORCEMENT AND CONNECTIONS TO BE APPROVED BY STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
 2. WATERPROOF ALL MASONRY SURFACES BELOW GRADE.
 3. ANY CMU BLOCK NOT EXPOSED, OR BELOW GRADE MAY BE A NON-DECORATIVE UNIT



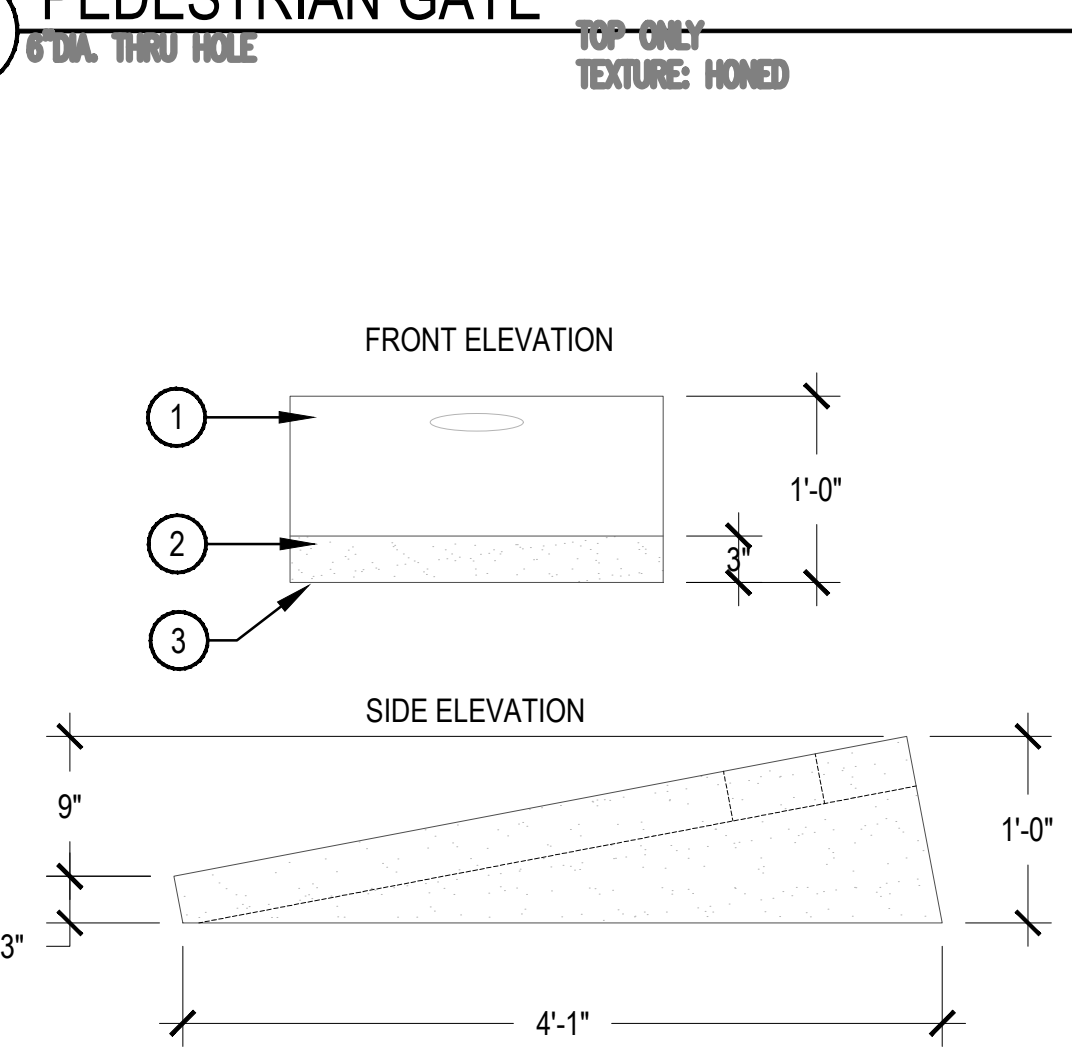
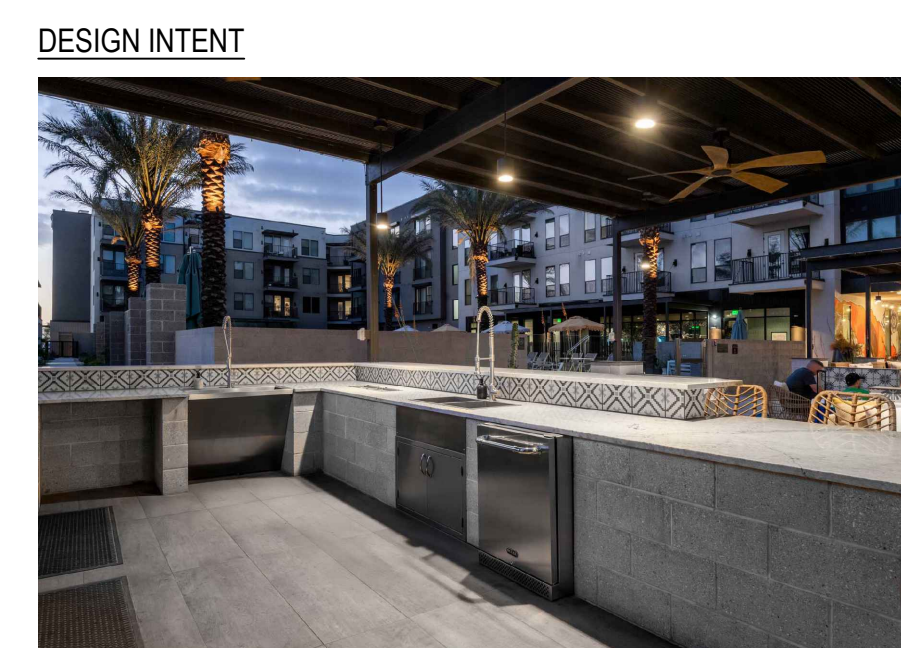
3 PEDESTRIAN GATE
SCALE: 1/2" = 1'-0"

- 1 METAL PERIMETER FENCE
- 2 SELF-CLOSING, SELF-LATCHING PEDESTRIAN GATE
- 3 CODE COMPLIANT, ELECTRONIC KEY-FOB READER BY OWNER. COORDINATE WITH ELEC FOR POWER SUPPLY
- 4 2 STANDARD SELF CLOSING GATE HINGES
- 5 BRUSHED ALUMINUM HANDLE, PUSH BAR ON INTERIOR SIDE OF GATE
- 6 FINISH GRADE



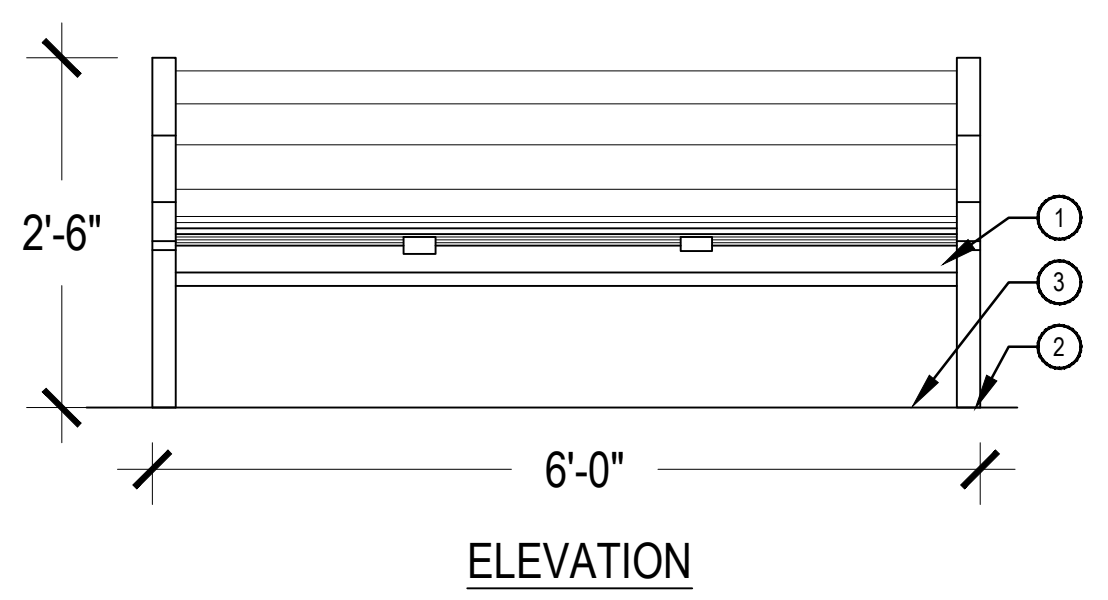
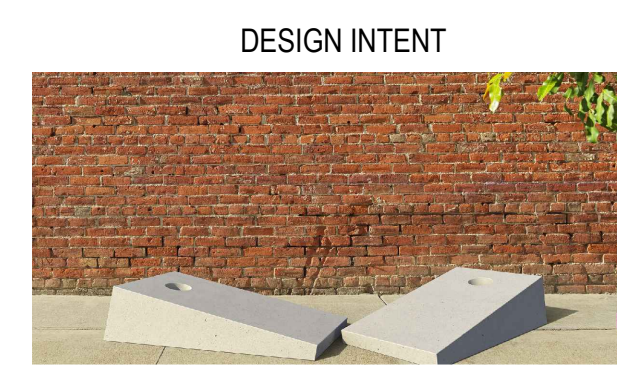
4 OUTDOOR KITCHEN
SCALE: 1/2" = 1'-0"

- 1 SHADE STRUCTURE
- 2 BUILT-IN GRILL
- 3 STONE COUNTERTOP
- 4 TILE BACKSPLASH
- 5 SINK



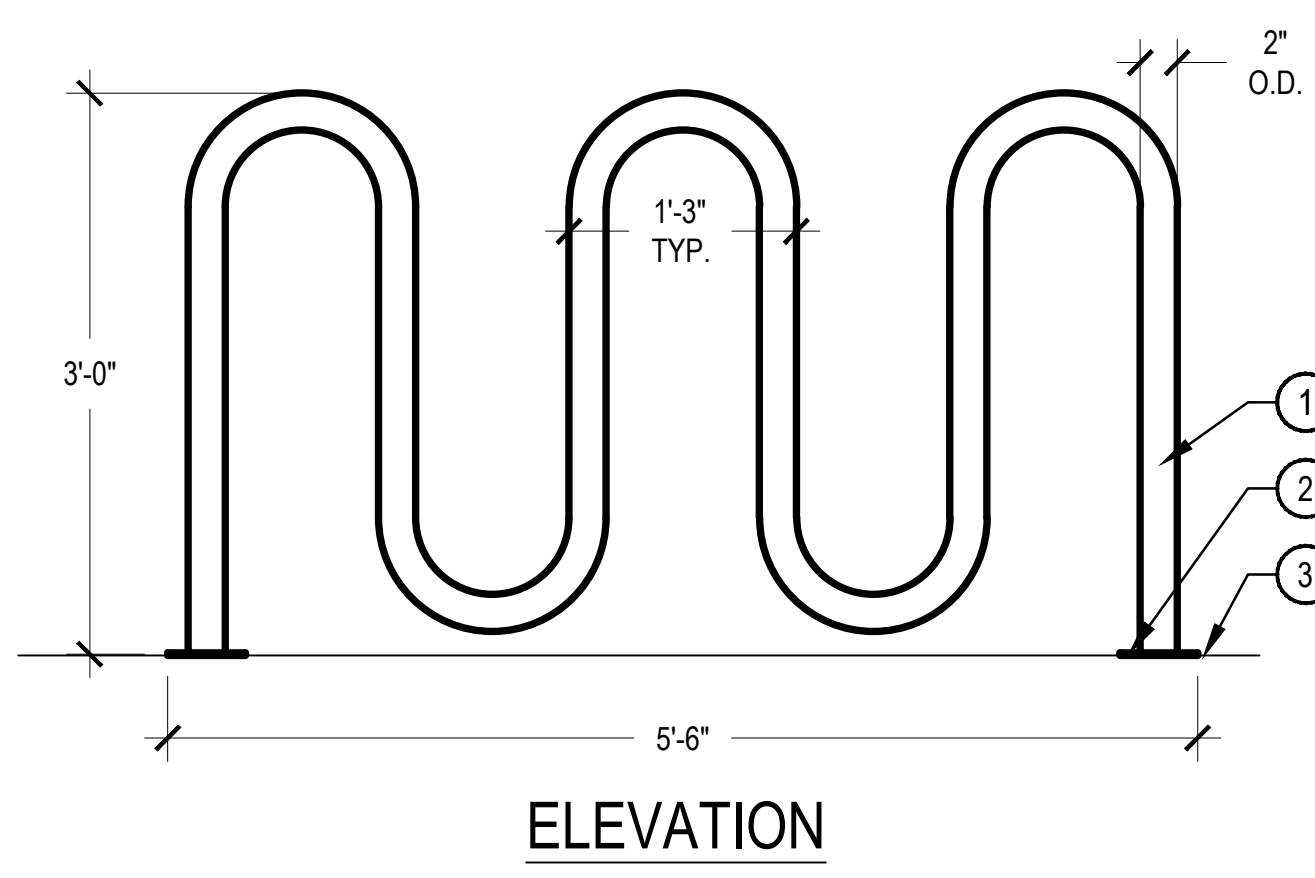
5 BAG TOSS GAME
SCALE: 1" = 1'-0"

- 1 CAST CONCRETE BAG TOSS BOARD
- 2 HONED FINISH WITH TEXTURED SIDES
- 3 SURFACE MOUNT



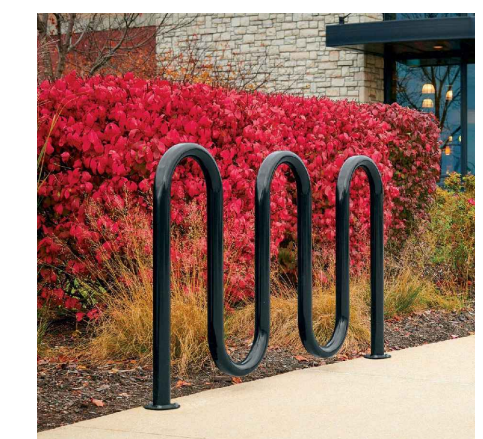
6 6' BENCH
SCALE: 3/4" = 1'-0"

- 1 6' PLASTIC-WOOD BENCH WITH CAST ALUMINUM FRAME
- 2 SURFACE MOUNT
- 3 CONCRETE



7 STREETSIDE 5-LOOP BIKERACK
SCALE: 1" = 1'-0"

- 1 STREETSIDE 5-LOOP BIKE RACK WITH 7-BIKE CAPACITY; POWDER COATED FINISH (COLOR TBD)
- 2 SURFACE MOUNT
- 3 FINISH GRADE



DESIGN INTENT



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SHEET TITLE:
 ELEVATIONS