

IRRIGATION:
ALL PLANTS & TREES TO BE ON A TIMER & DRIP IRRIGATION.

BACKFLOW: RPZ 1" COPPERPOC
ELECTRONIC 6 STATION CONTROLLER
POLY LINE 3/4 DRIP
PROVIDE ASSE 1060 ENCLOSURE PER 608.141

NOTES:

1. ALL REQUIRED PLANT MATERIALS SHALL BE INSTALLED IN A HOLE HAVING A MINIMUM DIMENSION THAT IS TWICE THE DIAMETER & 6" DEEPER THAN THE DIMENSION OF THE ROOT BALL OF THE PLANT TO BE INSTALLED. ALL BACKFILL SHALL CONSIST OF A COMBINATION OF TOPSOIL AS AMENDED FOR THE SPECIFIC SOIL CONDITIONS, WHICH HAVE BEEN IDENTIFIED ON THE SITE BY THE LANDSCAPE ARCHITECT OR DESIGNER.

2. ALL LANDSCAPE AREAS SHALL BE COVERED WITH SCREENED & WASHED 2" MINUS LANDSCAPE ROCK, OR A COMBINATION OF, & PLANT MATERIALS.

3. SEE CIVIL FOR DRAINAGE SWALE & RIP-RAP LOCATIONS.

4. SEE CIVIL FOR NEW CONTOUR LINES.

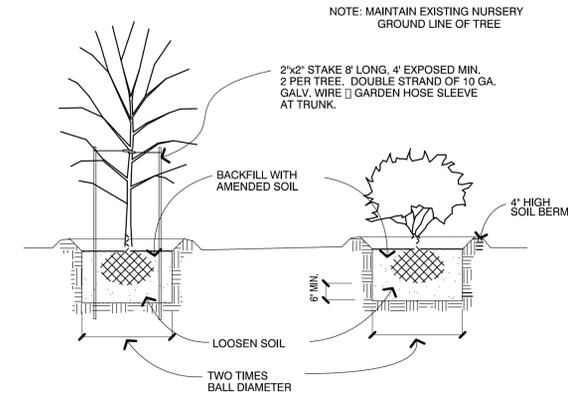
SYMBOL	TREES	SIZE	QTY.
	EXISTING TREE TO REMAIN	N/A	19
	NEW TREE	15 GAL	17
SHRUBS			
	NEW GROUND COVER	1 GAL	106
	NEW SHRUB	5 GAL	32
			155 NEW
			174 TOTAL

NOTES:

1. CONTRACTOR TO VERIFY EXISTING VEGETATION SPECIES ON & ADJACENT TO THE SITE. CONTRACTOR SHALL PROVIDE AN INVENTORY OF ALL SPECIES TO ARCHITECT.

2. NEW TREES, SHRUBS & GROUND COVER TO BE OF SIMILAR SPECIES FEATURED ON THE INVENTORY.

3. ARCHITECT TO DETERMINE QUANTITIES & LOCATIONS OF EACH SPECIES TO BE INSTALLED FOLLOWING THE PRESENTATION OF THE INVENTORY.



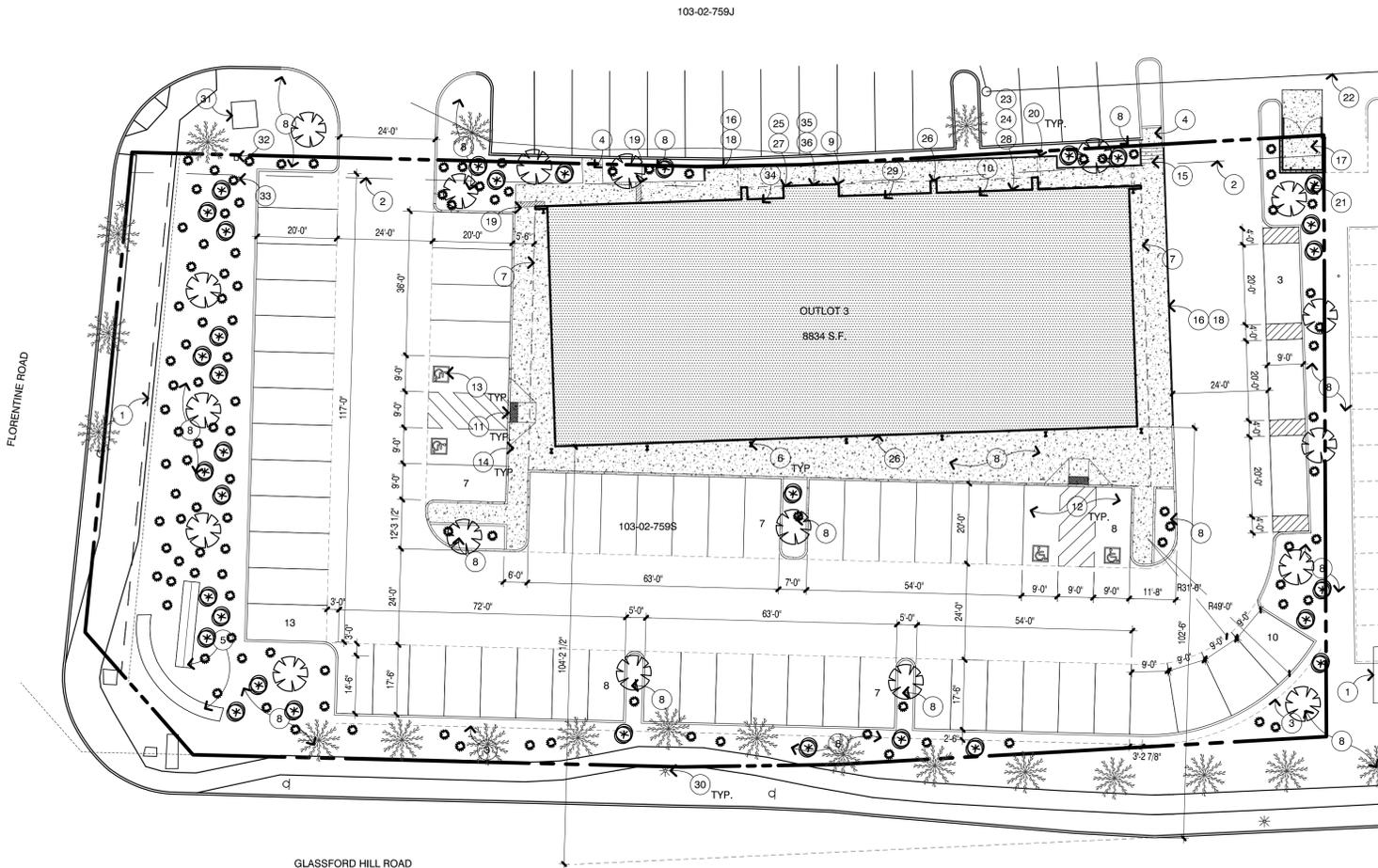
NOTE: MAINTAIN EXISTING NURSERY GROUND LINE OF TREE

IRRIGATION NOTES

LANDSCAPE LEGEND

TYP. PLANTING DETAIL TREES & SHRUBS

NOT TO SCALE



- 1 10'-0" PUBLIC UTILITY EASEMENT
- 2 5'-0" REAR PROPERTY SETBACK
- 3 2'-6" PARKING OVERHANG
- 4 CONCRETE SIDEWALK, TYPICAL
- 5 EXISTING MONUMENT SIGNAGE TO REMAIN - VERIFY EXTENT OF SIGNAGE EASEMENT
- 6 PRE-ENGINEERED STEEL BUILDING COLUMN - VERIFY SIZING WITH PRE-ENGINEERED BUILDING CONSTRUCTION DOCUMENTS
- 7 ROOF OVERHANG ABOVE - SEE SHEET A5.1
- 8 LANDSCAPE AREA, WITH LANDSCAPE ROCK COVER - SEE SHEET L1.1
- 9 RECESS MOUNTED KNOX BOX - SEE SHEET A6.1
- 10 MAILBOX - N.I.C. - VERIFY SIZE & LOCATION WITH ARCHITECT
- 11 A.D.A. ACCESSIBLE CURB RAMP - SEE DETAIL 5/A1.2
- 12 A.D.A. ACCESSIBLE HANDICAPPED PARKING SPACE
- 13 A.D.A. ACCESSIBLE PARKING SYMBOL - SEE DETAIL 9/A1.2
- 14 A.D.A. ACCESSIBLE PARKING SIGN - SEE DETAIL 10/A1.2
- 15 SITE STAIRS - SEE DETAIL 11/A1.2
- 16 SITE SAFETY RAIL - SEE DETAIL 12/A1.2
- 17 DUMPSTER ENCLOSURE - SEE DETAIL 15/A1.2
- 18 MASONRY RETAINING WALL - WHERE OCCURS - SEE CIVIL & STRUCTURAL
- 19 CONCRETE SIDEWALK SCUPPER - COORDINATE LOCATION WITH DOWNSPOUTS - SEE CIVIL
- 20 8" STORM DRAIN PIPE CONNECTED TO DOWNSPOUT. PLUMB DRAIN PIPE OUT FACE ON NEW MASONRY WALL - SEE CIVIL
- 21 INSTALL WATER SERVICE RPZ - SEE CIVIL
- 22 EXISTING SEWER MAIN - SEE CIVIL
- 23 INSTALL SEWER BACKWATER VALVE - SEE CIVIL
- 24 INSTALL 2-WAY SEWER CLEANOUT - SEE CIVIL
- 25 4" FIRE SPRINKLER STUB-OUT - SEE PLUMBING
- 26 HOSE BIB - SEE PLUMBING
- 27 WATER STUB-OUT - SEE PLUMBING
- 28 SEWER STUB-OUT - SEE PLUMBING
- 29 GAS STUB-OUT - SEE PLUMBING
- 30 EXISTING POLE MOUNTED STREET LIGHTING TO REMAIN, TYPICAL
- 31 EXISTING PAD MOUNTED TRANSFORMER - SEE ELECTRICAL
- 32 EXISTING TELEPHONE RISER - SEE ELECTRICAL
- 33 EXISTING CABLE RISER - SEE ELECTRICAL
- 34 ELECTRICAL SES - SEE ELECTRICAL
- 35 TELEPHONE STUB-OUT - SEE ELECTRICAL
- 36 CABLE STUB-OUT - SEE ELECTRICAL

KEYNOTES

1. SEE CIVIL FOR NEW CONTOUR LINES.
2. SEE ELECTRICAL FOR POLE MOUNTED SITE LIGHTING DETAILS.
3. SEE SHEET T1.1 FOR ITEMIZED PARKING LOAD CALCULATIONS.
47 SPACES REQUIRED.
63 SPACES PROVIDED.
- AGREEMENT FOR SHARED PARKING PLAN AVAILABLE SHOULD FUTURE TENANT IMPROVEMENTS REQUIRE ADDITIONAL PARKING SPACES.
4. LANDSCAPE LOAD CALCULATIONS:
TOTAL PARKING & DRIVEWAYS = 21,885 SF
LANDSCAPE AREA REQUIRED = 2,189 SF
LANDSCAPE AREA PROVIDED = 8,714 SF

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PROJECT NO.	DATE	MARK	DATE	DESCRIPTION
13054	12/26/2013			

SITE & LANDSCAPE PLAN

A1.1