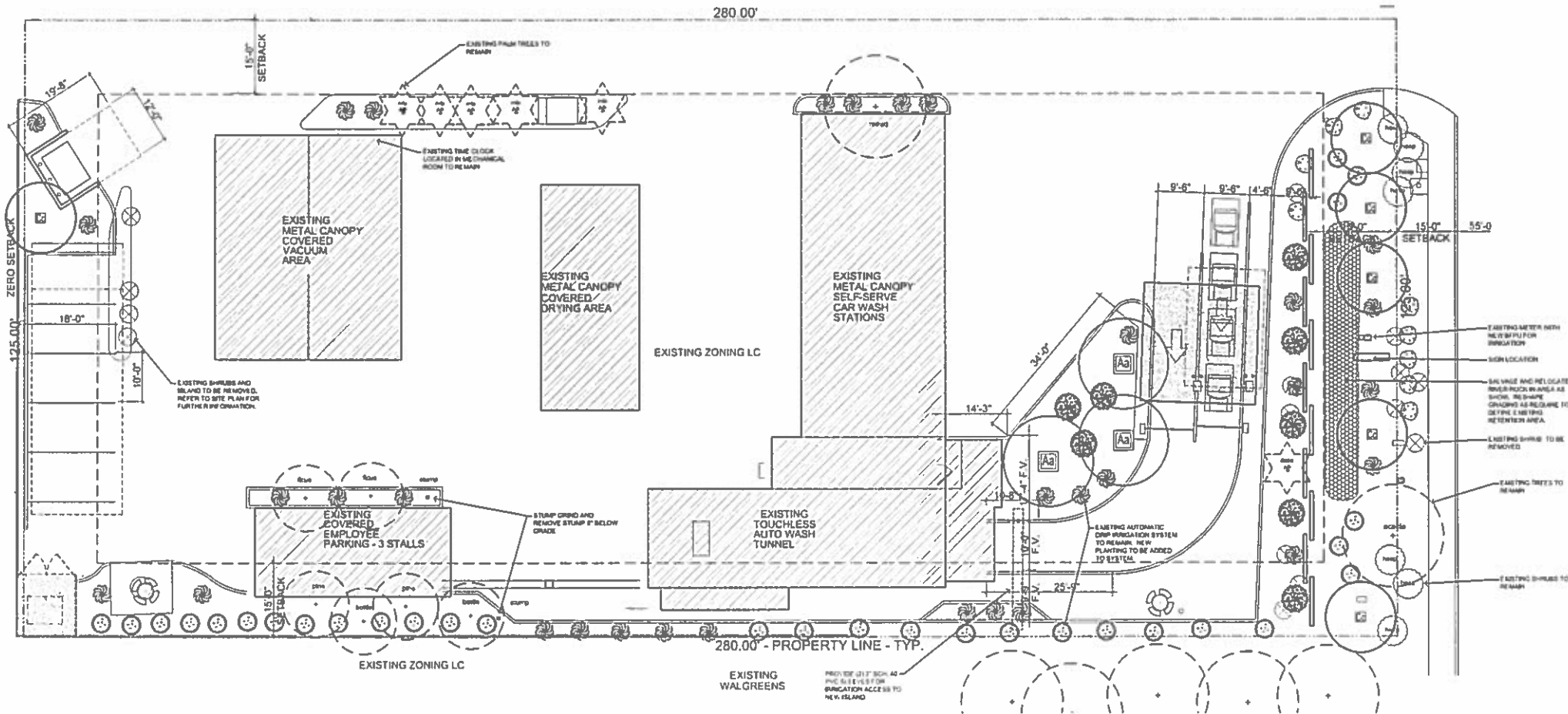




LANDSCAPE REQUIREMENTS:

AT MAJOR COLLECTOR / COMMERCIAL
EAST GUADALUPE RD. = 110 LF
PROVIDE: 1 TREE AND 6 SHRUBS PER 25'

TOTAL REQUIRED: 5 TREES (-1 EXISTING) = 4 TREES
TOTAL PROVIDED: = 5 TREES

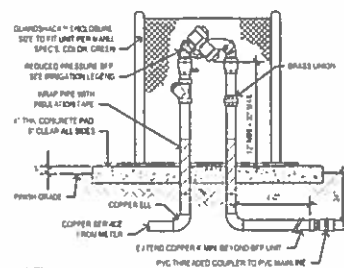
TOTAL REQUIRED: 30 SHRUBS (-7 EXISTING) = 23 SHRUBS
TOTAL PROVIDED: = 27 TREES

SITE DATA:

SITE AREA: 35,000 SQFT
10% LANDSCAPE AREA REQUIRED = 3,500 SQFT
LANDSCAPE AREA PROVIDED = 6,465 SQFT

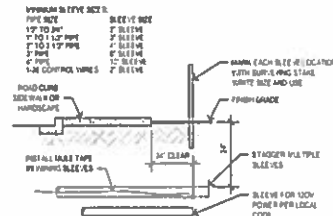
LANDSCAPE LEGEND

SYM	BOTANICAL / COMMON NAME	SIZE	QTY.
TREES			
1	Canavalia crotolaria 'Sensational'	24" BOX (By M. Bama)	8
2	Acacia drepanolobium	24" BOX (By M. Bama)	3
3	Acacia drepanolobium	24" BOX (By M. Bama)	3
SHRUBS / GROUNDCOVER			
4	Bougainvillea spectabilis	24" BOX (By M. Bama)	8
5	Portulaca oleraceae	24" BOX (By M. Bama)	32
6	Larrea tridentata	24" BOX (By M. Bama)	8
7	Portulaca oleraceae	24" BOX (By M. Bama)	32



NOTE:
1. BACKFLOW PREVENTER SHALL BE INSTALLED BY A QUALIFIED PLUMBER PER LOCAL CODE.
2. USE LEAD-FREE SOLDER TO SWEAT COPPER.
3. IF P-UNIT MUST BE CERTIFIED BY LOCAL AGENCY FOR PPM, BACKFLOW.
4. ALL COPPER SHALL BE TYPE 'M' COPPER.

[A] backflow preventer
scale: 1/8"=1'-0"



NOTE:
1. SLEEVE ALL WATER AND WASTE SEPARATELY. ONE PIPE PER SLEEVE. SLEEVES SHALL BE 2" MIN. PIPE SIZE. A MINIMUM 2" @ 30" MIN. PVC.
2. SLEEVES SHALL BE 1/2" MIN. DIA. AND 1/2" MIN. WALL THICKNESS. TAPES SHALL BE 1/2" MIN. DIA. AND 1/2" MIN. WALL THICKNESS.
3. SLEEVES SHALL EXTEND A MINIMUM OF 3" PAST EDGE OF CURB OR HARDSCAPE. STAKE LOCATIONS AND COORDINATES ON AS-BUILT PLANS.
4. INSTALL 1/4" ADDITIONAL SLEEVE AT JUNCTION CROSSINGS FOR FUTURE USE.

[B] sleeve detail
scale: 1/8"=1'-0"

Metropolitan
GREEN
LLC
1118 W. GUADALUPE ROAD
MESA, ARIZONA 85210

LANDSCAPE / IRRIGATION PLAN
HANDY INC. CARWASH
1118 W. GUADALUPE ROAD
MESA, ARIZONA 85210

date: 11.07.16
drawn: ZK
checked:
project number:



sheet:

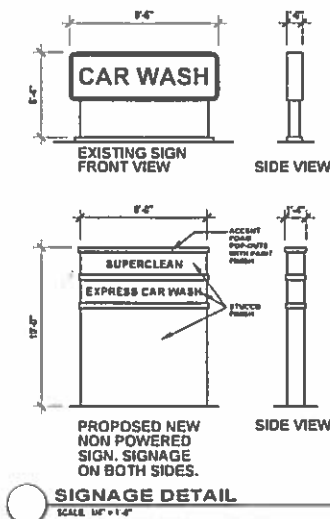
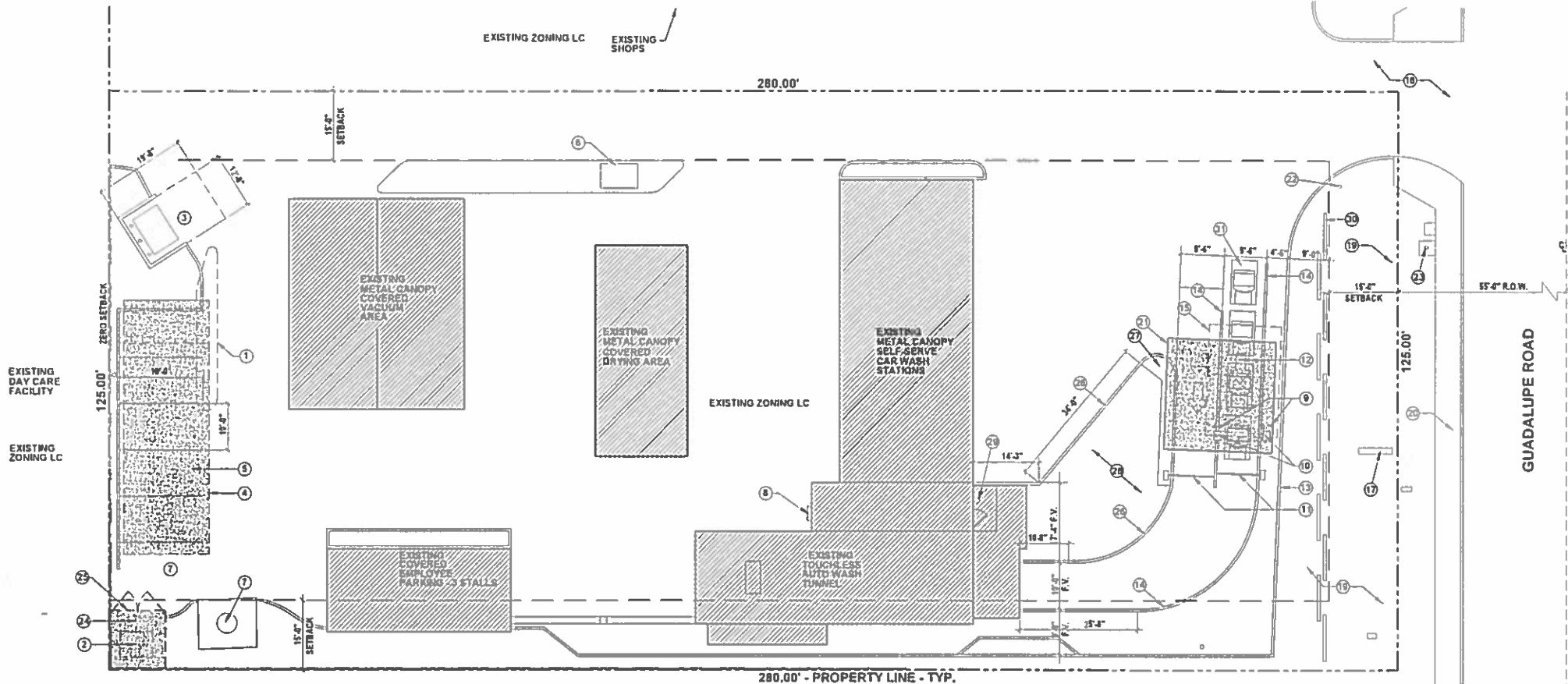
L.1



LANDSCAPE / IRRIGATION PLAN

SCALE: 1"=10'-0"





EXISTING ZONING LC

KEYNOTES:

- EXISTING ISLAND TO BE REMOVED.
- EXISTING DUMPSTER CONTAINER TO BE REMOVED AND RELOCATED. REFER TO KEYNOTE #3.
- NEW PROPOSED LOCATION OF A SINGLE DUMPSTER ENCLOSURE. INSTALL PER CITY OF MESA DETAIL NO. M-42.92.1
- NEW FABRIC CANOPY WITH LIGHTING BELOW. CONFIGURATION & COLOR PER DRB APPROVAL.
- NEW SELF SERVICE OVERHEAD VACUUM STATIONS.
- EXISTING ELECTRICAL TRANSFORMER ON EXISTING ISLAND. BOTH TO REMAIN AS IS.
- EXISTING EMPLOYEE LUNCH TABLE.
- EXISTING ELECTRICAL PANELS.
- EXISTING METAL DOLLARDS.
- NEW FREESTANDING PAY STATIONS.
- NEW SWING ARM GATE(S).
- NEW PAINTED DIRECTIONAL ARROWS.
- EXISTING CONCRETE CURBS.
- NEW DIRECTIONAL PAINT STRIPING.
- EXISTING CANOPY TO BE REMOVED.
- NOT USED.
- EXISTING MONUMENT 2 FACED ELECTRICAL SIGN SIGN TO BE REMOVED AND REPLACED WITH NEW MON POWERED STANDARD SIGN. THE NEW SIGN SHALL MEET APPLICABLE CITY OF MESA SIGNAGE STANDARDS.

EXISTING WALGREENS

- EXISTING MAIN ENTRANCE.
- EXISTING LANDSCAPE TO REMAIN AS IS. ADDITIONAL NEW LANDSCAPE MATERIAL TO BE ADDED PER CITY OF MESA STANDARDS AND REQUIREMENTS.
- EXISTING CURB AND SIDEWALK.
- NEW & ENLARGED FABRIC CANOPY OVER NEW AUTO WASH STAGING AREA. CONFIGURATION & COLOR PER DRB APPROVAL.
- EXISTING LIGHT POLE.
- EXISTING STREET LIGHT POLE.
- NEW VACUUM CANISTER TO BE LOCATED INSIDE EXISTING ENCLOSURE.
- NEW FABRIC CANOPY OVER EXISTING MASONRY ENCLOSURE FOR PROTECTION OF VACUUM SYSTEM. EXISTING CLOSURE GATES TO REMAIN. CONFIGURATION & COLOR PER DRB APPROVAL.
- RAISED CONCRETE CURB / ISLAND. REFER TO LANDSCAPE PLAN FOR ADDITIONAL INFORMATION.
- 3'-0" WIDE CONCRETE PATHWAY.
- NEW LANDSCAPING - REFER TO LANDSCAPE PLAN.
- 4'-0" WIDE CONCRETE PAD OUTSIDE OF EXISTING SERVICE DOOR.
- 3'-4" HIGH 8" X 8" X 16" BLUMP BLOCK SCREEN WALL - STAGGERED AS SHOWN. TOTAL LENGTH 96'-0".
- REQUIRED 4 VEHICLE / CUEING BACKUP INDICATED / ILLUSTRATED.

PROPOSED SITE PLAN

SCALE 1/8" = 1'-0"

KEY

- PROPOSED PERMANENT CANOPY

SITE DATA

OWNER: HANDY INC.
1273 NORTH BEDFORD AVE.
CHANDLER, ARIZONA 85225

PROJECT ADDRESS: 1110 WEST GUADALUPE ROAD
MESA, ARIZONA 85210

PROJECT DESCRIPTION: EXISTING SELF SERVICE FACILITY TO RECEIVE REFURBISHED UPGRADES WHICH INCLUDE A NEW SELF SERVICE VACUUM STATION WITH AN OVERHEAD FABRIC CANOPY. INSTALL NEW CONTROLLED SELF SERVICE PAY STATIONS WITH PAINTED DIRECTIONAL LANES AND ARM GATES UNDER A NEW FABRIC CANOPY. THE EXISTING 3 FACED POWERED MONUMENT BUSINESS SIGNAGE LOCATED ALONG GUADALUPE ROAD WILL BE REPLACED WITH AN OWNER PROVIDED 2 SIDED / FACED NON POWERED MONUMENT SIGN OF SIMILAR SIZE AT THE SAME LOCATION.

PARCEL INFORMATION: APN 302 - 07 - 015
MERT PARK ONE - PHASE 2 LOT 9

GROSS SITE ACREAGE: 25,000 S.F.

NET ACREAGE: 27,308 S.F. (EXISTING)

EXISTING ZONING: LC - LIMITED COMMERCIAL

EXISTING USE: SELF-SERVICE CAR WASH FACILITY

EXISTING PARKING: 3 EMPLOYEE PARKING STALLS



VICINITY MAP - MESA, AZ.

SCALE: N.T.S.

Arc Capital Architectural Solutions
John Dominguez Licensed Arizona Architect
602-616-8766
arccapital@gmail.com

PROPOSED SITE PLAN
HANDY INC.
1110 WEST GUADALUPE ROAD
MESA, ARIZONA 85210

date: 11.7.16
drawn:
checked:
project #:



sheet:
S-1