

CITY OF MESA
LANDSCAPE NOTES

1. ALL LANDSCAPE AREAS TO RECEIVE 2" LAYER DECOMPOSED GRANITE
2. ALL LANDSCAPE AREA TO BE WATERED BY UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.
3. THE HEIGHTS AND CALIPERS SHALL COMPLY WITH 'ARIZONIA NURSERY ASSOCIATION SPECIFICATIONS' FOR THAT SIZE AND TYPE OF TREE.
4. REQUIRED TREES SHALL BE PROVIDED IN EQUAL NUMBERS OF 15 GALLON SIZE AND 24" BOX SIZE OR LARGER.
5. REQUIRED SHRUBS SHALL HAVE A MATURE GROWTH HEIGHT OF 18" AT LEAST 50% OF REQUIRE SHRUBS SHALL BE 5 GALLON SIZE.
6. PLANT MATERIAL SHALL BE CALCULATED BASED ON A LINEAR MODULE OF 25 FEET. TREES AND SHRUBS MAY BE CLUSTERED.

ARTERIAL STREET:
(2) TREES AND (6) SHRUBS PER 25' OF STREET FRONTAGE

MAJOR, MIDSECTION COLLECTOR STREET:
(2) TREES AND (6) SHRUBS PER 25' OF STREET FRONTAGE

COLLECTOR/INDUSTRIAL/COMMERICAL STREET:
(1) TREES AND (4) SHRUBS PER 25' OF STREET FRONTAGE

PUBLIC OR PRIVATE LOCAL STREET:
(1) TREES AND (4) SHRUBS PER 25' OF STREET FRONTAGE

7. PLANT MATERIAL SIZES REQUIRED:
TREES: (TOTAL REQUIRED TREES):
25% SHALL BE 36" BOX OR LARGER
50% SHALL BE 24" BOX OR LARGER
NO TREES LESS THAN 15 GALLON

SHRUBS: (TOTAL REQUIRED SHRUBS):
50% SHALL BE 5 GALLON OR LARGER.
NO SHRUBS LESS THAN 1 GALLON

8. 1 TREES AND 3 SHRUBS FOR EVERY 15' PARKING ISLAND
PARKING SHALL BE INSTALLED @ EACH END OF ROW OF STALLS AND IN BETWEEN FOR MAXIMUM OF EIGHT CONTIGUOUS PARKING SPACES
9. FOUNDATION LANDSCAPING: LANDSCAPING TO A MINIMUM HEIGHT OF 18" IS REQUIRED IMMEDIATELY ADJACENT TO, OR PROVIDED IN PLANTER AREAS ADJACENT TO BUILDING, WHICH HAVE FRONTAGE ON A PUBLIC STREET. PLANTING AREAS MUST BE A MIN. OF 5' WIDE AND A MIN. OF 50% PLANT COVERAGE.

10. THE BACKFLOW PREVENTION ASSEMBLY SHALL BE TESTED AND APPROVED BY A CERTIFIED TECHNICIAN DESIGNATED IN THE CURRENT CITY OF MESA LIST THE APPROVED INSPECTORS PRIOR TO THE REQUEST FOR FINAL INSPECTION".

11. THE REQUIRED BACKFLOW PREVENTION ASSEMBLY SHALL BE MANUFACTURER AND MODEL NUMBER DESIGNATED IN THE CURRENT CITY OF MESA LIST OF APPROVED BACKFLOW PREVENTION ASSEMBLIES".

12. ALL WORK WILL BE DONE UNDER SEPARATE PERMIT FOR SIGNS".

13. ALL LANDSCAPING INSTALLED WITH THIS PROJECT TO BE MAINTAINED BY OWNERS ASSOC. OR OWNERS ASSOCIATION OF COMMERCIAL SUBDIVISION OR MANAGEMENT COMPANY IF COMMERCIAL RENTALS

14. THAT ALL TREES AND SHRUBS LOCATED IN LINE-OF-SIGHT WILL BE MAINTAINED TO A CLEAR AREA BETWEEN OF 3' TO 7'

15. RIP-RAP MUST BE ON NATURAL MATERIALS MATCHING D.G COLORS CONCRETE OR GUNITE MUST BE COLORED TO MATCH D.G. COLOR

16. TREES SHALL BE PLANTED @ LEAST 20' AWAY FROM ANY STREET LIGHT POLE OR LOCATION. SHRUBS SHALL BE PLANTED @ LEAST 7' FEET AWAY FROM ANY STREET LIGHT POLE OR LCC.

17. 10% OF TOTAL TREES IN PARKING SHALL BE 36" BOX OR LARGER.

site data

SCOPE: ANDY'S FROZEN CUSTARD
DRIVE-THRU RESTAURANT
ADDRESS: 1353 E. MCKELLIPS ROAD
MESA, AZ 85203
USE: RESTAURANT
ZONING: NEIGHBORHOOD COMMERCIAL
APN: 136-32-253
S/T/R: 12 1N 5E
CONSTR. TYPE V-B, SPRINKLERED
OCCUPANCY: (F) FACTORY

PROJECT DESCRIPTION:

THE PROPOSED PROJECT IS A NEW RESTAURANT SERVING ONLY FROZEN CUSTARD DESSERTS, DRINKS AND FLOATS. THE STAND-ALONE BUILDING IS AN APPROXIMATELY 1,500 S.F ANDY'S FROZEN CUSTARD DRIVE-THRU RESTAURANT WITH A COVERED WALK UP ORDER AREA AND DRIVE-THRU.

BUILDING AREA: 1,500 S.F
BUILDING AREA: 1,500 S.F
OUTDOOR DINING AREA: 560 S.F
TOTAL S.F. 2,060 S.F

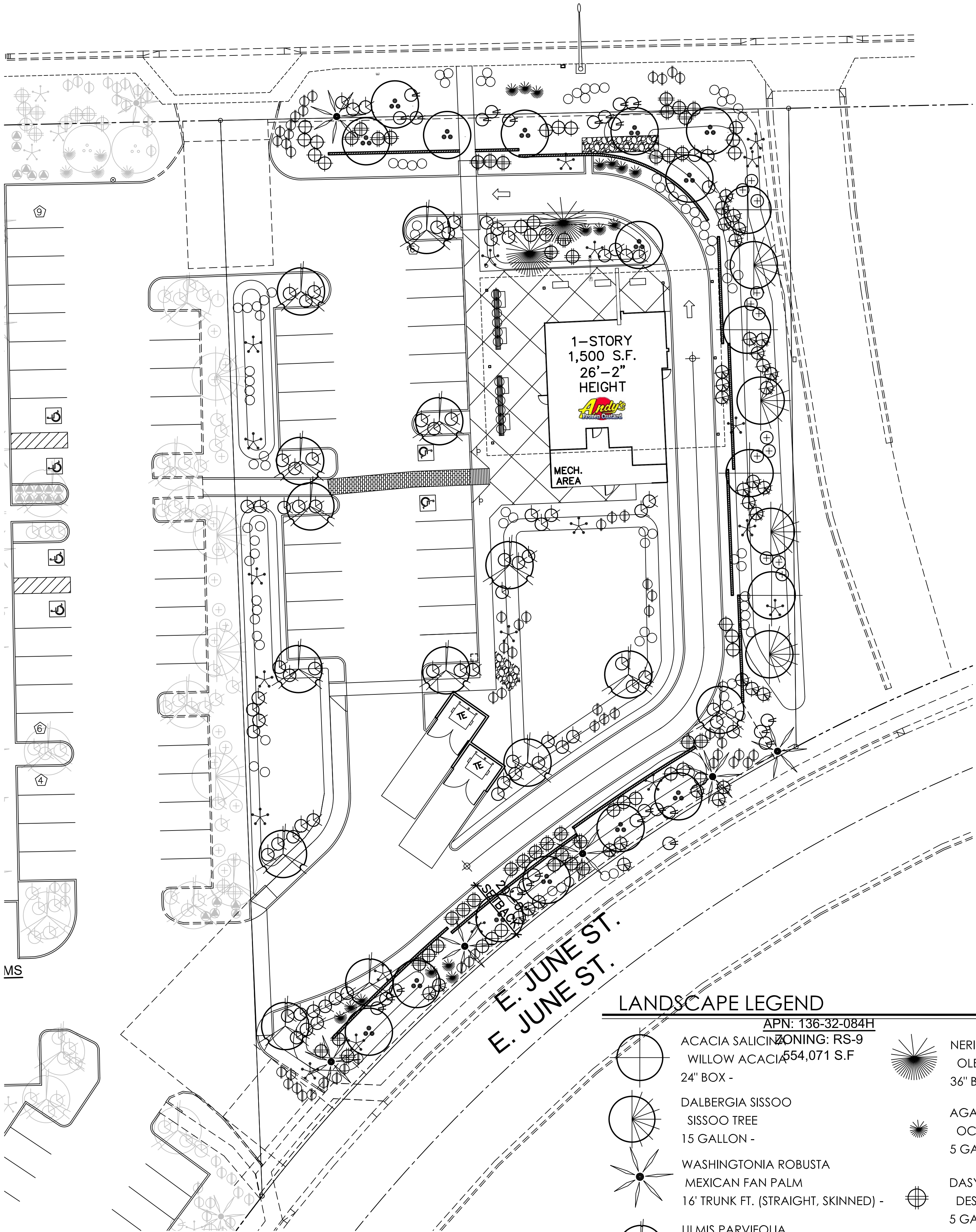
SITE AREA:
SITE AREA (PARCEL) 37,286 S.F. (.85 AC)

PARKING CALCULATION

PARKING SPACES REQUIRED:
1/300 (RETAIL/MTD. RESTAURANT): 5 SPACES REQ'D
1/50 (OUTDOOR DINING): 16 SPACES REQ'D
TOTAL SPACES REQ'D: 21 SPACES

PARKING SPACES PROVIDED: 27 INCL. 2 H/C

BUILDING AREA: 1,500 S.F
BUILDING HEIGHT: 22'-6"
MECHANICAL SCREENING: ROOF PARAPET



LANDSCAPE LEGEND

APN: 136-32-084H
ZONING: RS-9
554,071 S.F

- ACACIA SALICINA
WILLOW ACACIA
24" BOX -
DALBERGIA SISSOO
SISSOO TREE
15 GALLON -
WASHINGTONIA ROBUSTA
MEXICAN FAN PALM
16' TRUNK FT. (STRAIGHT, SKINNED) -
ULMIS PARVIFOLIA
EVERGREEN ELM
24" BOX -
DALBERGIA SISSOO
SISSOO TREE
36" BOX -

- NERIUM OLEANDER
OLEANDER TREE
36" BOX -
AGAVE VILIMORIANA
OCTOPUS AGAVE
5 GALLON -
DASYLIRION WHEELERII
DESERT SPOON
5 GALLON -
NERIUM OLEANDER 'PETITE PINK'
PETITE OLEANDER
5 GALLON -
LEUCOPHYLLUM FRUTESCENS
'GREEN CLOUD'
5 GALLON -

- CALLIANDRA ERIOPHYLLA
BAJA FAIRY
5 GALLON -
RUELLIA BRITONIANA
RUELLIA
5 GALLON -
CAESALPINIA MEXICANA
MEXICAN BIRD OF PARADISE
5 GALLON -
HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON -
CONVOLVULUS CNEORUM
BUSH MORNING GLORY
1 GALLON -

- RUELLIA BRITONIANA 'KATIE'
TRAILING RUELLIA
1 GALLON -
1/2" MINUS MADISON GOLD
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

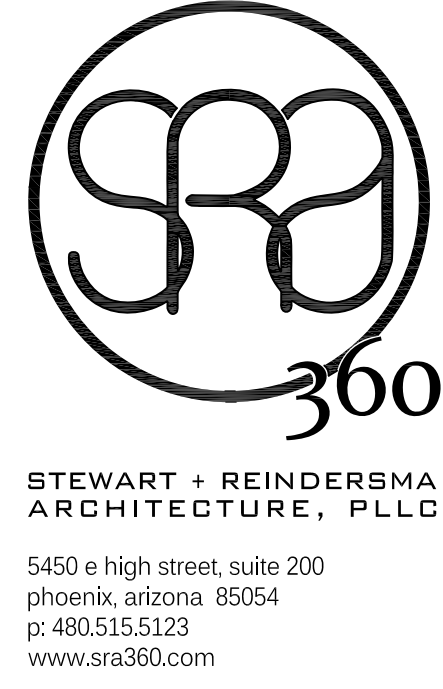
a Landscape plan



1" = 20'-0"

0' 20' 40' 80'

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