

PRICE MANOR II - CENTER STREET

project consultants

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site data

GROSS AREA:6.67 AC. (290,638 S.F.)

PROPOSED LOTS:41
EXISTING ZONING:RS-9 PAD
PROPOSED ZONING:RSL-4.5 WITH PAD OVERLAY

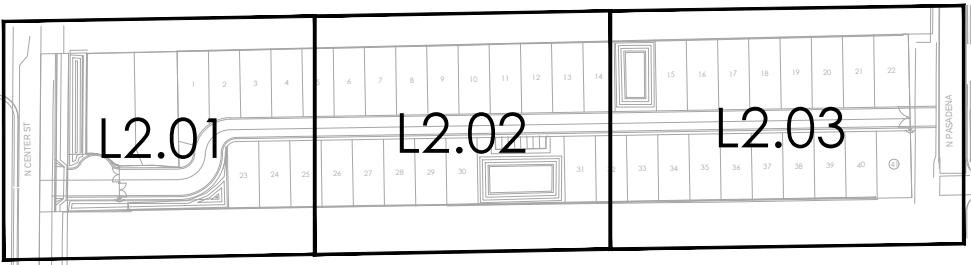
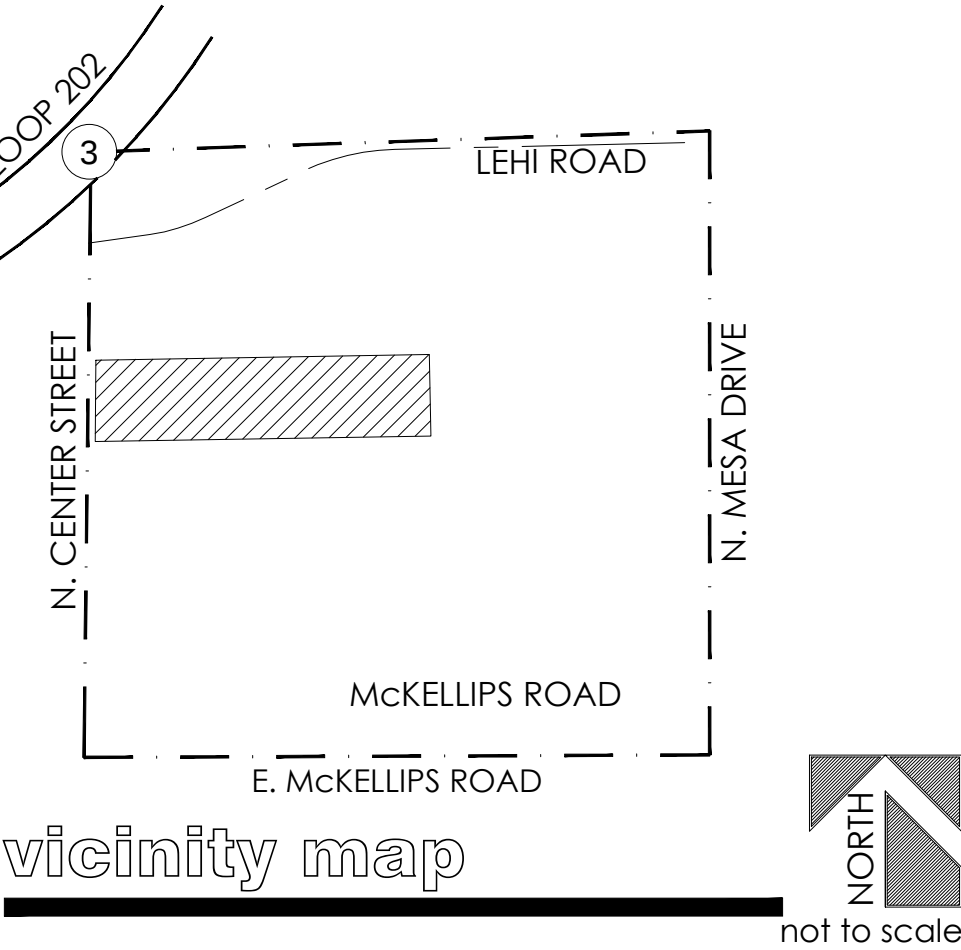
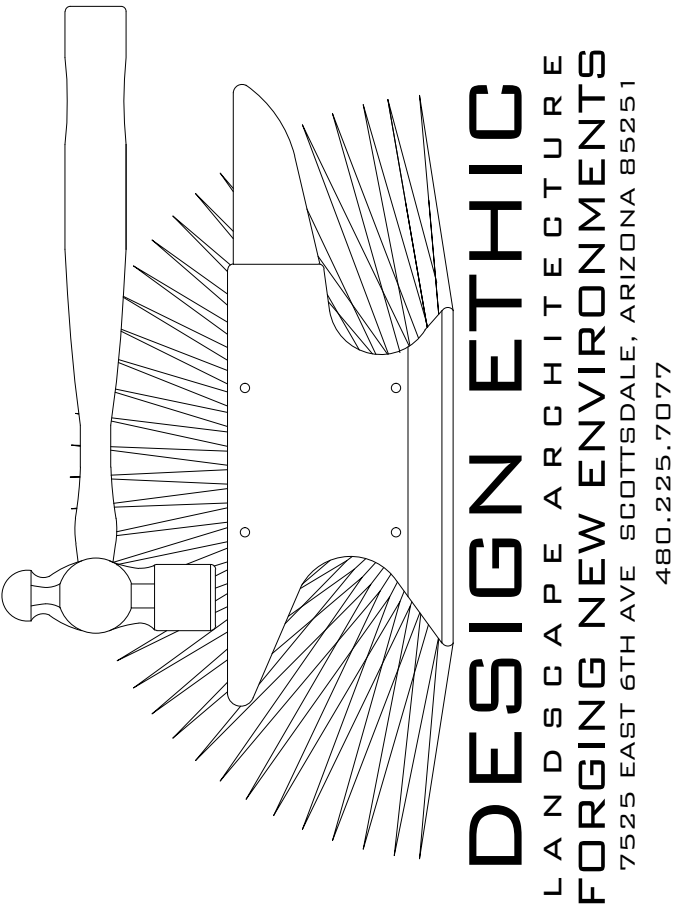
LANDSCAPE AREA PROVIDED:32,368 S.F.

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L5.01 - L5.02	AMENITY PLAN & DETAILS

city of mesa notes

- ALL LANDSCAPING WITHIN THE RIGHT-OF-WAY IS IN CONFORMANCE WITH THE LOW WATER USE PLANT LIST PROVIDED BY THE ARIZONA DEPT. OF WATER RESOURCES.
- ALL LANDSCAPING INSTALLED WITH THIS PROJECT SHALL BE MAINTAINED BY OWNER/OR LESSEE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.
- TREE HEIGHTS & CALIPERS WILL COMPLY WITH "ARIZONA NURSERY ASSOCIATION SPECIFICATIONS" FOR THAT TYPE & SIZE OF TREE.
- ALL TREES AND SHRUBS LOCATED IN THE LINE-OF-SIGHT WILL BE MAINTAINED FOR A CLEAR AREA BETWEEN 3' TO 7'.
- ALL BACKFLOW PREVENTERS 2" OR LARGER SHALL BE SCREENED WITH LANDSCAPE MATERIAL LOCATED WITHIN A 6' RADIUS OF THE BACKFLOW PREVENTER. ALL BACKFLOW PREVENTERS LESS THAN 2" SHALL BE PLACED IN A WIRE MESH BASKET AND PAINTED GREEN.



key map



PRICE MANOR II
2245 NORTH CENTER STREET
MESA, ARIZONA 85201

COVER SHEET & NOTES

PROJECT:

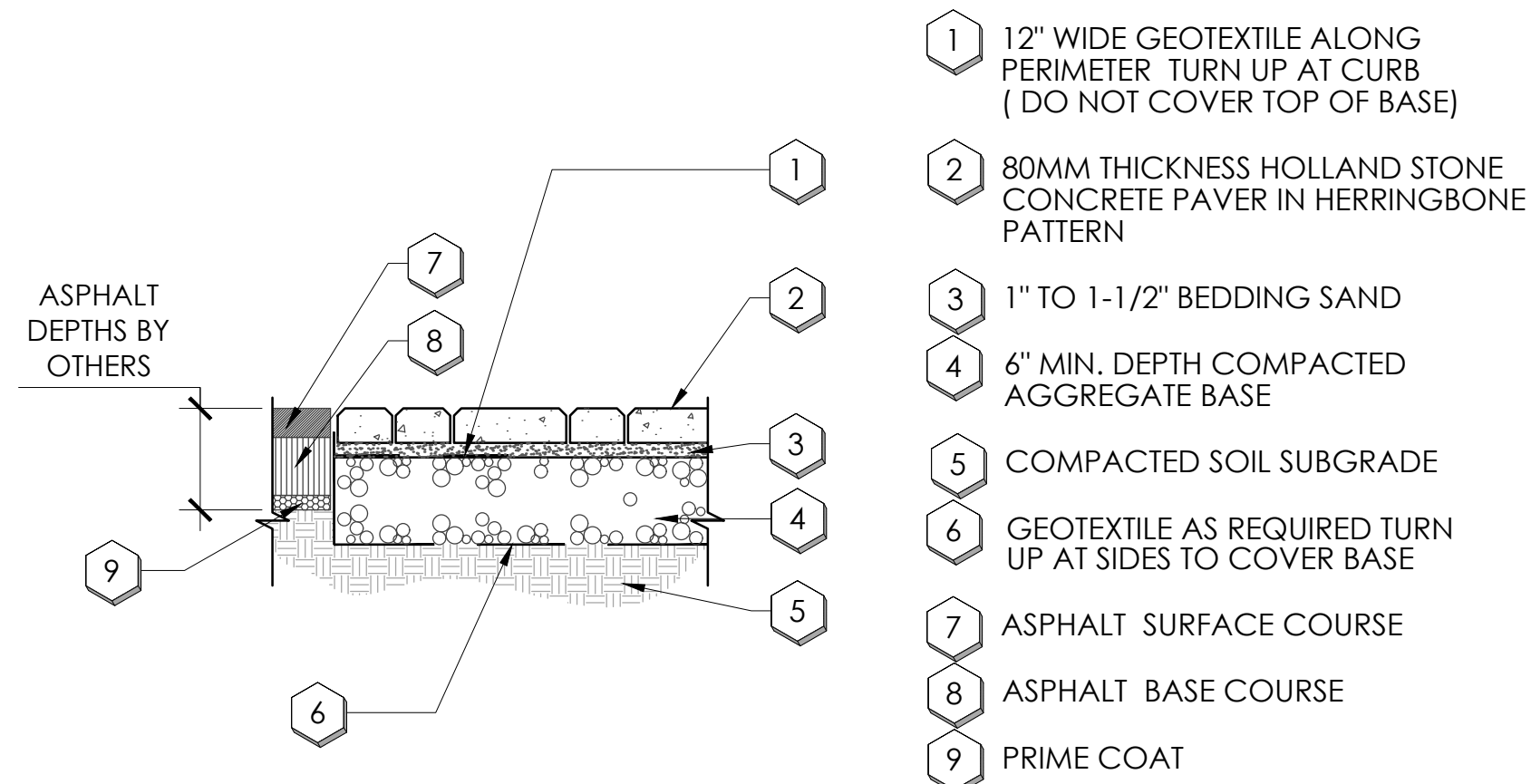
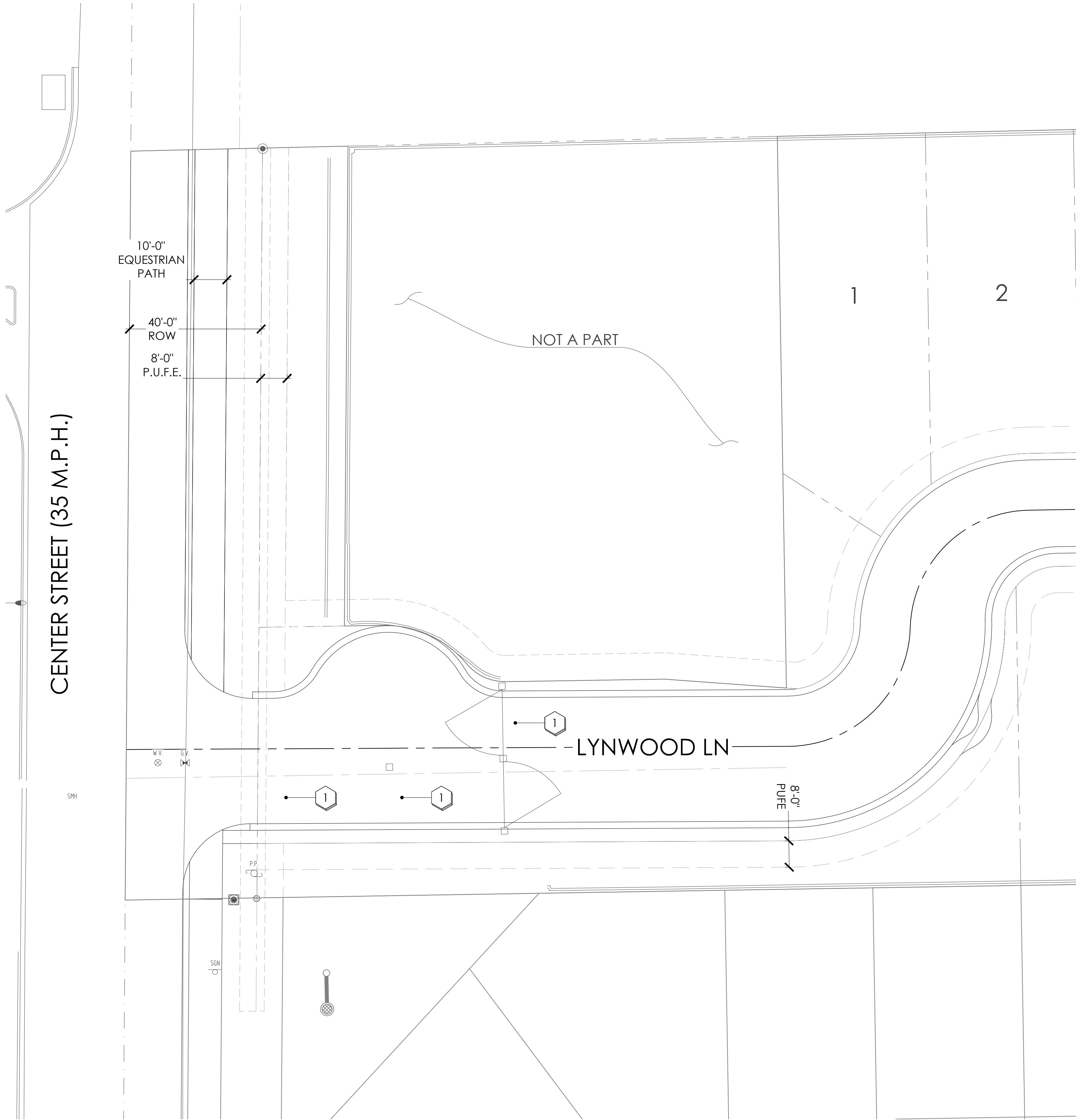
JOB NO: 25-025
DATE:
DRAWN BY: B. PAUL
SUBMITTED: 06.16.2025
REVISED:

SHEET TITLE:

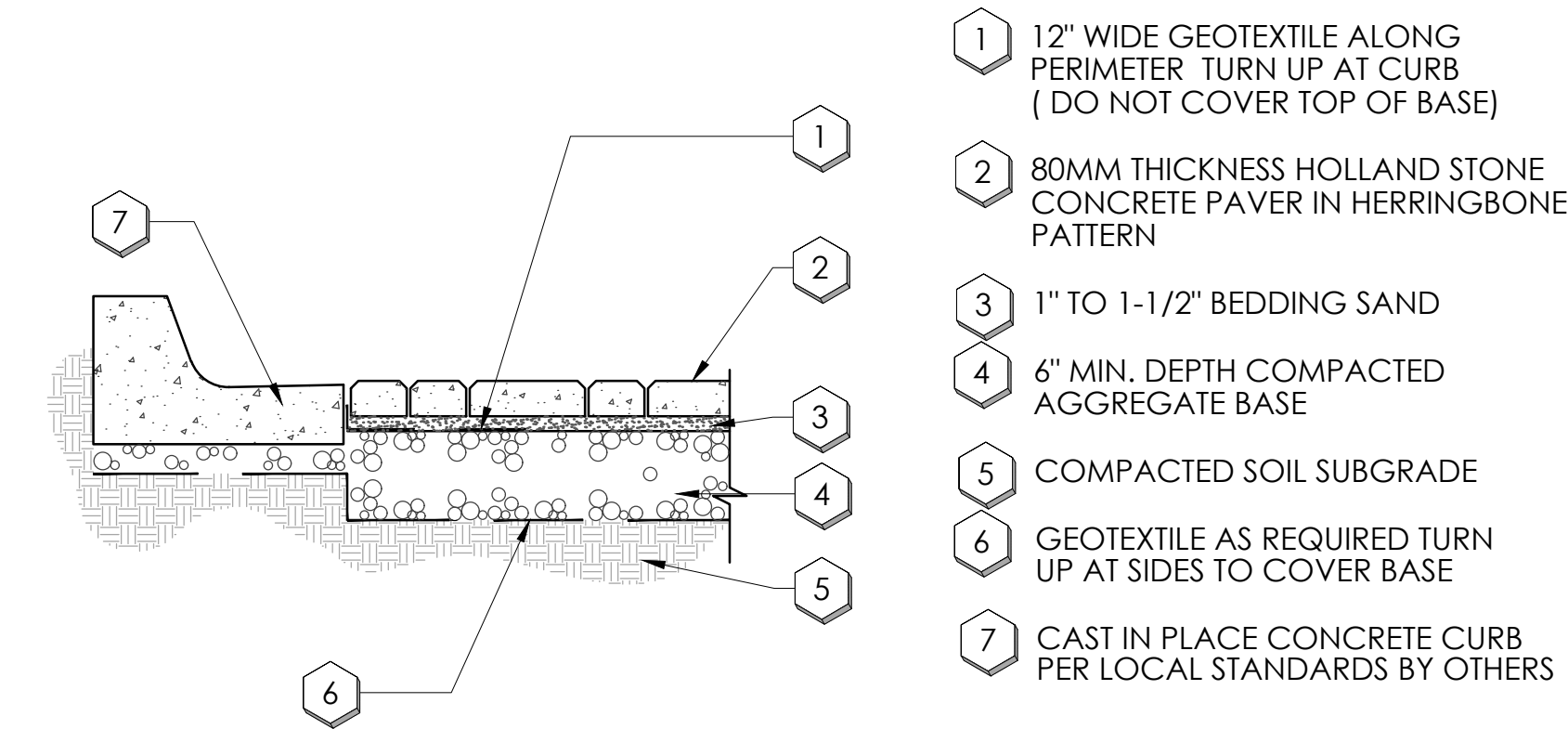
SHEET

L0.01

1 of 11



A CONCRETE PAVER ADJACENT TO ASPHALT
CONTRACTOR TO SUBMIT PAVER SAMPLES TO OWNERS REP FOR APPROVAL PRIOR TO INSTALLATION
SCALE: 1" = 1'-0"



B CONCRETE PAVER ADJACENT TO CONCRETE CURB
CONTRACTOR TO SUBMIT PAVER SAMPLES TO OWNERS REP FOR APPROVAL PRIOR TO INSTALLATION
SCALE: 1" = 1'-0"

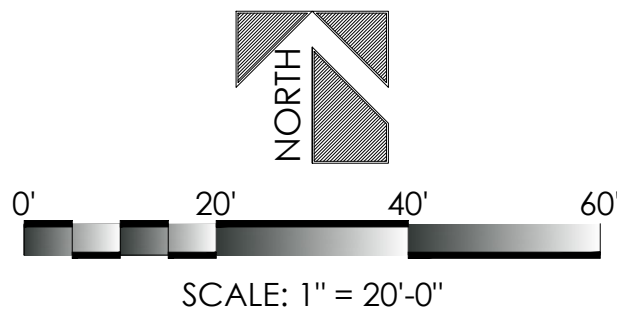
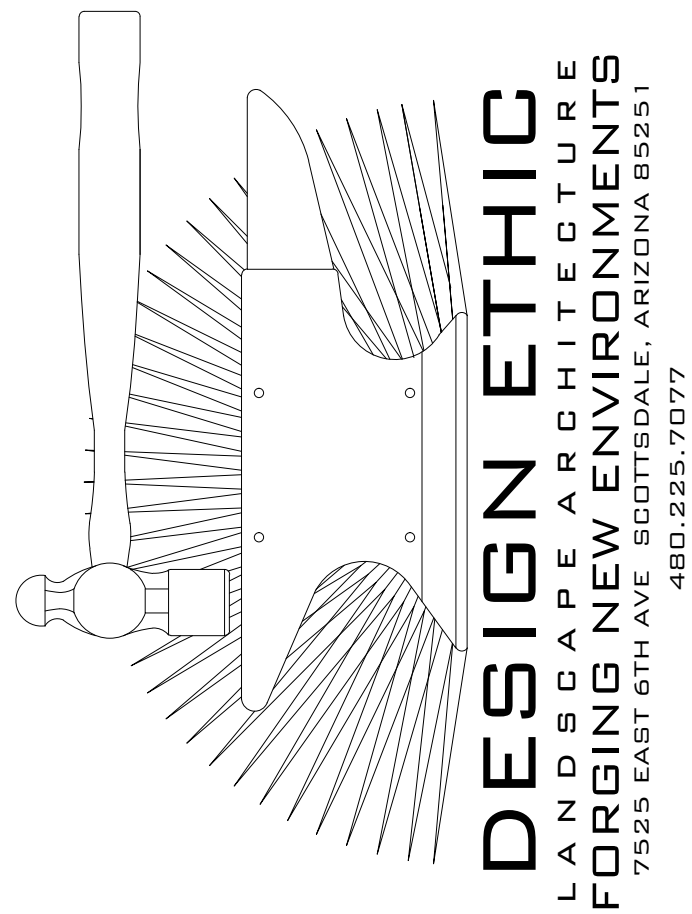


RIO BLEND

hardscape keynotes

- 1** BELGARD HOLLANDSTONE PAVERS (TYP.)
RIO BLEND
SEE DETAILS 'A' & 'B' ON THIS SHEET.
QTY: 1,704 S.F.

NOTE: PAVERS TO BE OUTSIDE RIGHT-OF-WAY



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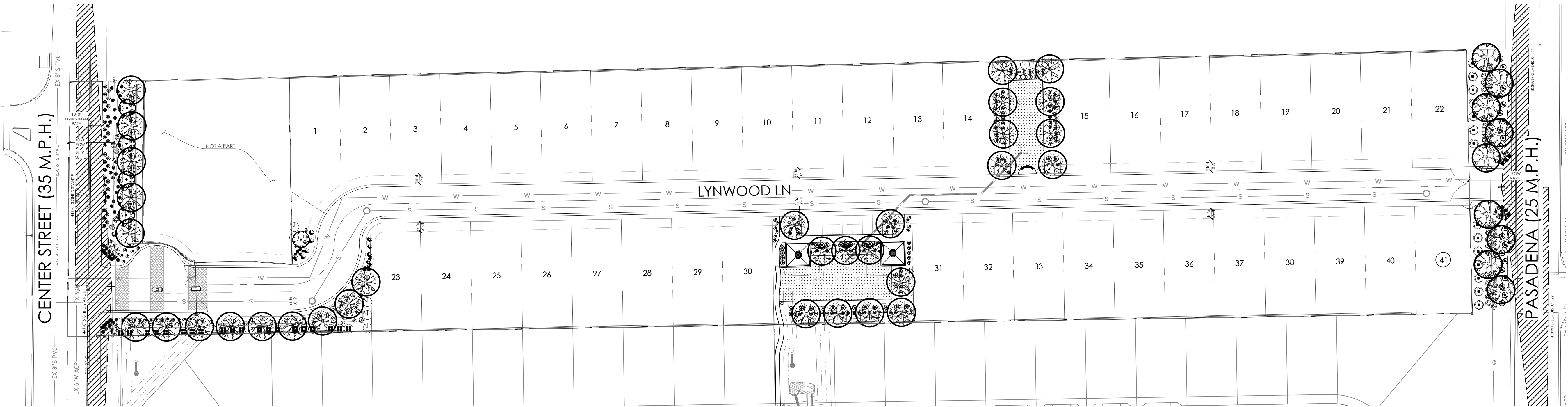
ENTRY HARDSCAPE PLAN

PROJECT:

SHEET TITLE:

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DRAWN BY: B. PAUL
SUBMITTED: 06.16.2025
REVISED:

SHEET
L1.01



city of mesa landscape data

ZONING: R1-9 PAD
NET SITE AREA: 6.67 AC (290,638 S.F.)

TOTAL R.O.W.: 9566 S.F.
TOTAL FRONTAGE: 383 L.F.
TOTAL ON-SITE LANDSCAPE: 26,496 S.F.
PERCENTAGE OF LANDSCAPE: 9.11 %

OVERALL:
TREES PROVIDED FOR ENTIRE SITE: 49 TREES
36" BOX TREES REQUIRED: 13 TREES
(25% OF TREES REQUIRED FOR ENTIRE SITE)
36" BOX TREES PROVIDED: 13 TREES

STREET FRONTAGE - 520 LINEAR FEET:
TREES REQUIRED: 16
(1 PER 25' OF STREET FRONTAGE - 383 / 25 = 16)
TREES PROVIDED: 21
24" BOX TREES REQUIRED: 12
(50% OF TREES REQUIRED)
24" BOX TREES PROVIDED: 17
36" BOX TREES REQUIRED: 4
(25% OF TREES REQUIRED)
36" BOX TREES PROVIDED: 4

SHRUBS REQUIRED: 96
(6 PER 25' OF STREET FRONTAGE)
SHRUBS PROVIDED: 159

city of mesa vegetation credit table

	CREDIT (S.F.)	QTY ON PLAN	TOTAL CREDIT (S.F.)
EVERGREEN TREE: (MIN. 25'-0" TALL AT MATURITY)	100	40	4,000
SHADE TREE: (MIN. 25'-0" TALL AT MATURITY)	50	9	450
LARGE SHRUB: (MIN. 8'-0" TALL AT MATURITY)	50	82	4,100
MEDIUM SHRUB: (4'-0" - 8'-0" TALL AT MATURITY)	25	146	3,650
SMALL SHRUB: (UNDER 4'-0" TALL AT MATURITY)	10	177	1,770
EVERGREEN GROUNDCOVER:	25	92	2,300
TOTAL VEGETATION CREDIT (S.F.)			16,270
TOTAL OPEN SPACE (S.F.)			26,399
VEGETATION COVERAGE (%)			61.6%

plant legend

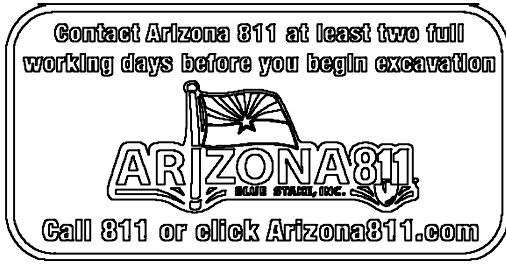
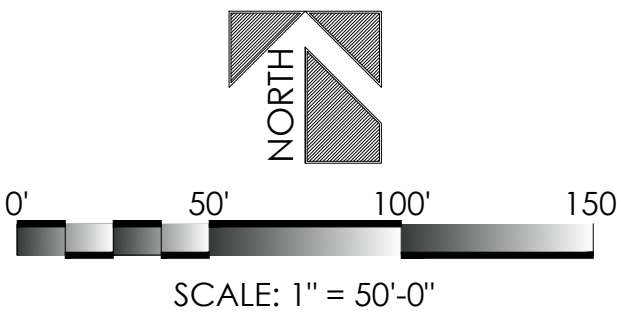
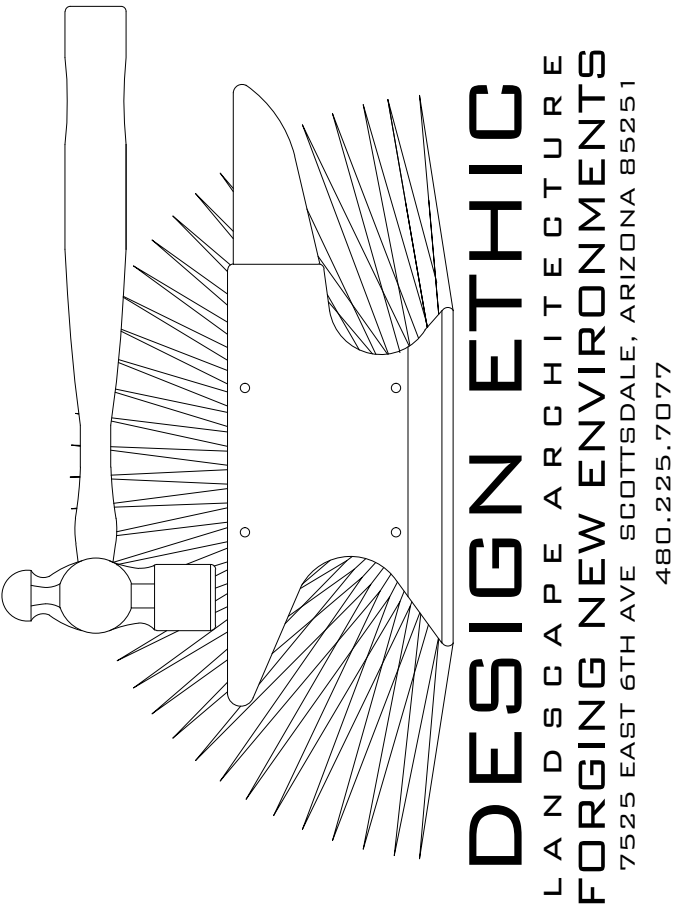
	botanical name common name	emitters	size	qty	comments	mature tree canopy
evergreen trees						
	ACACIA ANEURA MULGA	(5 @ 1.0 GPH)	24" BOX 36" BOX	6 2	6.0H., 2.0W., .75 CAL. 7.0H., 4.0W., 1.5 CAL. STAKE IN PLACE	8 TREES - 15' MATURE WIDTH 177 S.F. CANOPY 1,414 S.F. COVERAGE
	TIPUANA TIPU TIPU TREE	(6 @ 2.0 GPH)	24" BOX 36" BOX	25 7	7.0H., 3.0W., 1.0 CAL. 9.0H., 5.0W., 1.75 CAL. STAKE IN PLACE	32 TREES - 25' MATURE WIDTH 491 S.F. CANOPY 15,708 S.F. COVERAGE
shade trees						
	PROSOPIS CHILENSIS 'THORNLESS' THORNLESS CHILEAN MESQUITE	(5 @ 1.0 GPH)	24" BOX 36" BOX	5 4	5.0H., 6.0W., 1.25 CAL. 8.0H., 7.0W., 1.75 CAL. STAKE IN PLACE	9 TREES - 25' MATURE WIDTH 491 S.F. CANOPY 4,418 S.F. COVERAGE TOTAL CANOPY COVERAGE 20,126 S.F. 7.41% OF SITE
large shrubs						
	HESPERALOE FUNIFERA GIANT HESPERALOE	(1 @ 1.0 GPH)	5 GAL.	20		
	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' GREEN CLOUD SAGE	(1 @ 1.0 GPH)	5 GAL.	14		
	TECOMA ALATA ORANGE JUBILEE	(1 @ 1.0 GPH)	5 GAL.	20		
	TECOMA STANS 'GOLD STAR' 'GOLD STAR' 'YELLOW BELLS'	(1 @ 1.0 GPH)	5 GAL.	28		
medium shrubs						
	BOUGAINVILLEA 'LA JOLLA' LA JOLLA BOUGAINVILLEA	(1 @ 1.0 GPH)	5 GAL.	12		
	DASYLIRION WHEELERI DESERT SPOON	(1 @ 1.0 GPH)	5 GAL.	26		
	HESPERALOE PARVIFLORA 'YELLOW' YELLOW YUCCA	(1 @ 1.0 GPH)	5 GAL.	15		
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY' 'LYNN'S LEGACY' LEUCOPHYLLUM	(1 @ 1.0 GPH)	5 GAL.	54		
	RUELLIA PENINSULARIS BAJA RUELLIA	(1 @ 1.0 GPH)	5 GAL.	10		
	MUHLENBERGIA LINDHEIMERI AUTUMN GLOW	(1 @ 1.0 GPH)	5 GAL.	24		
	MUHLENBERGIA RIGENS DEER GRASS	(1 @ 1.0 GPH)	5 GAL.	5		

	botanical name common name	emitters	size	qty	comments
small shrubs					
	ASCLEPIAS SUBULATA DESERT MILKWEED	(1 @ 1.0 GPH)	5 GAL.	19	
	EREMOPHILA GLABRA SP. CARNOSA 'WINTER BLAZE' WINTER BLAZE EREMOPHILA	(1 @ 1.0 GPH)	5 GAL.	10	
	HESPERALOE PARVIFLORA RED YUCCA	(1 @ 1.0 GPH)	5 GAL.	12	
	MUHLENBERGIA CAPILLARIS 'PINK MUHLY' REGAL MIST	(1 @ 1.0 GPH)	5 GAL.	31	
	RUELLIA BRITTONIANA MEXICAN PETUNIA	(1 @ 1.0 GPH)	5 GAL.	70	
	YUCCA RUPICOLA TWISTED LEAF YUCCA	(1 @ 1.0 GPH)	5 GAL.	21	
	YUCCA PALLIDA PALE LEAF YUCCA	(1 @ 1.0 GPH)	5 GAL.	14	
evergreen groundcovers					
	EREMOPHILA GLABRA 'MINGENEW GOLD' OUTBACK SUNRISE EMU	(1 @ 1.0 GPH)	5 GAL.	20	
	LANTANA 'DALLAS RED' RED LANTANA	(1 @ 1.0 GPH)	1 GAL.	14	
	LANTANA 'NEW GOLD' NEW GOLD LANTANA	(1 @ 1.0 GPH)	1 GAL.	31	
	SPHAGNETICOLA TRILOBATA YELLOW DOT	(1 @ 1.0 GPH)	1 GAL.	27	
inerts					
	DECOMPOSED GRANITE ROCK PROS - CARMEL		3/4" SCRND	26,399 S.F.	2" MINIMUM DEPTH IN ALL PLANTERS
	LIVE TURF MIDIRON SOD - HYBRID BERMUDA.			6,042 S.F.	
	CONCRETE HEADER EXTRUDED CONCRETE		4" x 6"	398 L.F.	

s.v.t. calculations

NORTH CENTER STREET
DESIGN SPEED: 40 MPH
THROUGH ROAD CROSS SECTION: 2 L.U.
REQUIRED SIGHT DISTANCE: 441'-0"

NORTH PASADENA
DESIGN SPEED: 30 MPH
THROUGH ROAD CROSS SECTION: 2 L.U.
REQUIRED SIGHT DISTANCE: 331'-0"



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OVERALL PLANTING PLAN

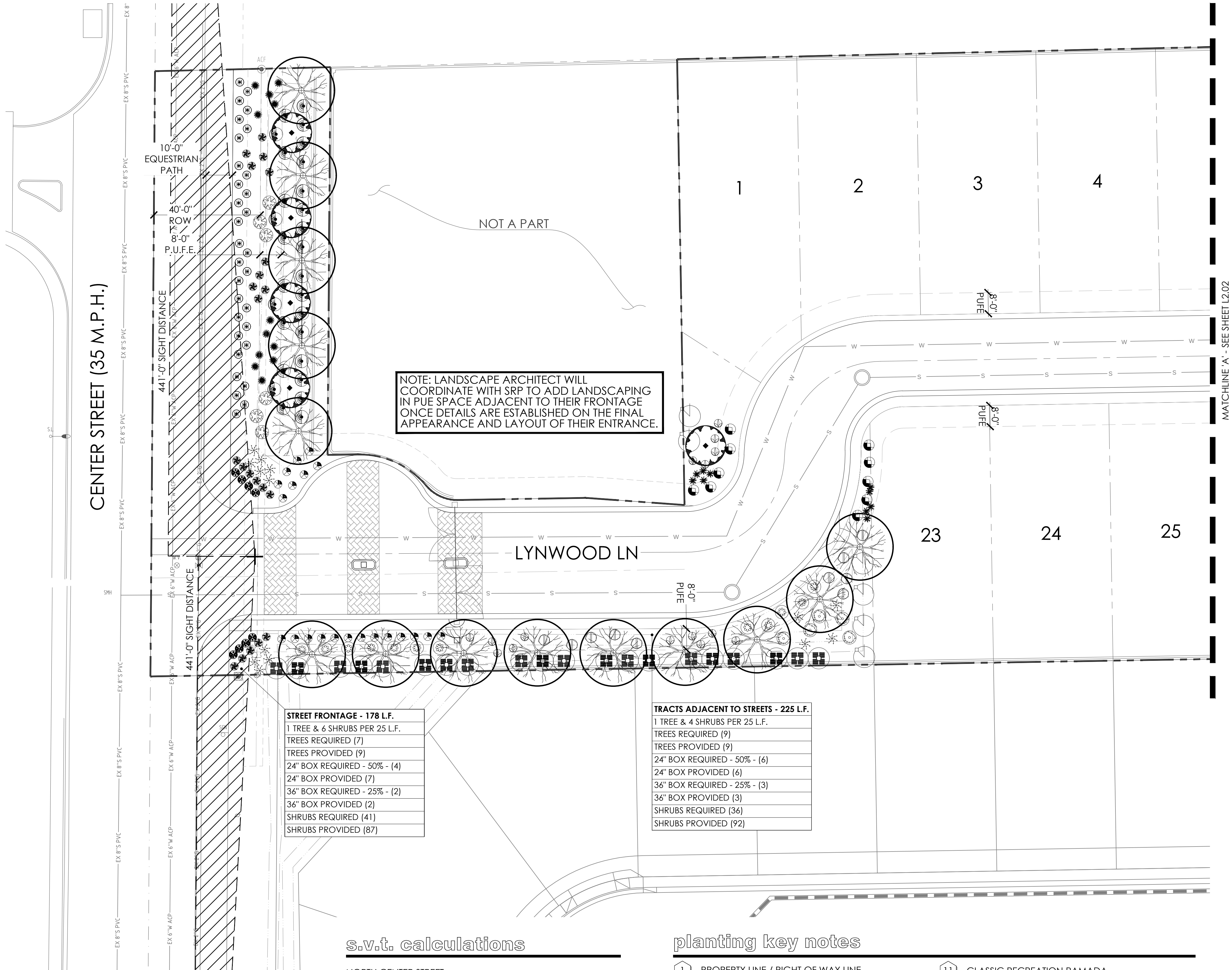
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REVISED:

SHEET

L2.00



STREET FRONTAGE - 178 L.F.	
1 TREE & 6 SHRUBS PER 25 L.F.	
TREES REQUIRED (7)	
TREES PROVIDED (9)	
24" BOX REQUIRED - 50% - (4)	
24" BOX PROVIDED (7)	
36" BOX REQUIRED - 25% - (2)	
36" BOX PROVIDED (2)	
SHRUBS REQUIRED (41)	
SHRUBS PROVIDED (87)	

TRACTS ADJACENT TO STREETS - 225 L.F.	
1 TREE & 4 SHRUBS PER 25 L.F.	
TREES REQUIRED (9)	
TREES PROVIDED (9)	
24" BOX REQUIRED - 50% - (6)	
24" BOX PROVIDED (6)	
36" BOX REQUIRED - 25% - (3)	
36" BOX PROVIDED (3)	
SHRUBS REQUIRED (36)	
SHRUBS PROVIDED (92)	

s.v.t. calculations

NORTH CENTER STREET	
DESIGN SPEED:	40 MPH
THROUGH ROAD CROSS SECTION:	2 L.U.
REQUIRED SIGHT DISTANCE:	441'-0"
NORTH PASADENA	
DESIGN SPEED:	30 MPH
THROUGH ROAD CROSS SECTION:	2 L.U.
REQUIRED SIGHT DISTANCE:	331'-0"

planting key notes

- 1

PROPERTY LINE / RIGHT OF WAY LINE
- 2

DECOMPOSED GRANITE IN ALL PLANTING AREAS
- 3

SIGHT VISIBILITY TRIANGLE, MAXIMUM MATURE PLANT MATERIAL HEIGHT IN THE SIGHT VISIBILITY TRIANGLES IS 24 INCHES
- 4

4'-0" SIDEWALK. SEE CIVIL ENG. PLANS.
- 5

10'-0" EQUESTRIAN PATH. SEE CIVIL ENG. PLANS.
- 6

CURB. SEE CIVIL ENG. PLANS.
- 7

EXISTING DRAINAGE CHANNEL.
- 8

STORMWATER RETENTION. SEE CIVIL ENG. PLANS.
- 9

EXISTING 6'-0" CMU WALL TO REMAIN.
- 10

LIVE TURF MIDIRON SOD - HYBRID BERMUDA.
- 11

CLASSIC RECREATION RAMADA
SEE SHEET L5.02 - DETAIL 'A'
- 12

CONCRETE PAVERS
SEE SHEET L1.01 - DETAILS 'A' & 'B'
- 13

MAIN ENTRY GATES AND PILASTERS
SEE SHEET L4.02 - DETAIL 'A'
- 14

CRASH GATES AND PILASTERS
SEE SHEET L4.02 - DETAIL 'B'
- 15

WROUGHT IRON FENCE
SEE SHEET L4.03 - DETAIL 'E'
- 16

CMU SEAT WALL
SEE SHEET L5.02 - DETAIL 'F'
- 17

4" CONCRETE HEADER
- 18

OVER HEAD ELECTRIC LINE (O.H.E.)
- NOTE: NOT ALL KEYNOTES USED ON THIS SHEET.

plant legend

- botanical name

common name
- evergreen trees

ACACIA ANEURA
MULGA

TIPUANA TIPU
TIPU TREE
- shade trees

PROSOPIS CHILENSIS
'THORNLESS'
THORNLESS CHILEAN MESQUITE

large shrubs

- HESPERALOE FUNIFERA
GIANT HESPERALOE

LEUCOPHYLLUM FRUTESCENS
'GREEN CLOUD'
GREEN CLOUD SAGE

TECOMA ALATA
ORANGE JUBILEE

TECOMA STANS 'GOLD STAR'
'GOLD STAR' YELLOW BELLS

medium shrubs

- BOUGAINVILLEA 'LA JOLLA'
LA JOLLA BOUGAINVILLEA

DASYLIRION WHEELERI
DESERT SPOON

HESPERALOE PARVIFLORA
'YELLOW'
YELLOW YUCCA

LEUCOPHYLLUM LANGMANIAE
'LYNN'S LEGACY'
'LYNN'S LEGACY' LEUCOPHYLLUM

RUELLIA PENINSULARIS
BAJA RUELLIA

MUHLENBERGIA LINDHEIMERI
AUTUMN GLOW

MUHLENBERGIA RIGENS
DEER GRASS

small shrubs

- ASCLEPIAS SUBULATA
DESERT MILKWEED

EREMOPHILA GLABRA SP.
CARNOSA 'WINTER BLAZE'
WINTER BLAZE EREMOPHILA

HESPERALOE PARVIFLORA
RED YUCCA

MUHLENBERGIA CAPILLARIS
'PINK MUHLI'
REGAL MIST

RUELLIA BRITTONIANA
MEXICAN PETUNIA

YUCCA RUPICOLA
TWISTED LEAF YUCCA

YUCCA PALLIDA
PALE LEAF YUCCA

evergreen groundcovers

- EREMOPHILA GLABRA
'MINGENOW GOLD'
OUTBACK SUNRISE EMO

LANTANA 'DALLAS RED'
RED LANTANA

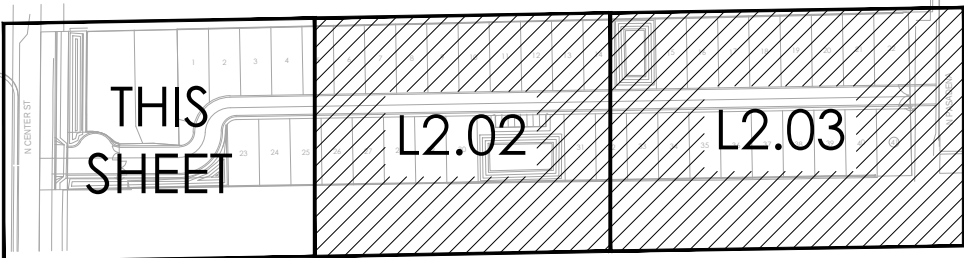
LANTANA 'NEW GOLD'
NEW GOLD LANTANA

SPHAGNETICOLA TRILOBATA
YELLOW DOT

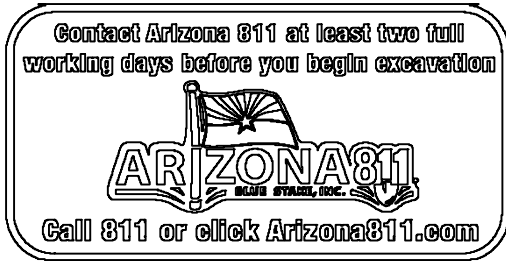
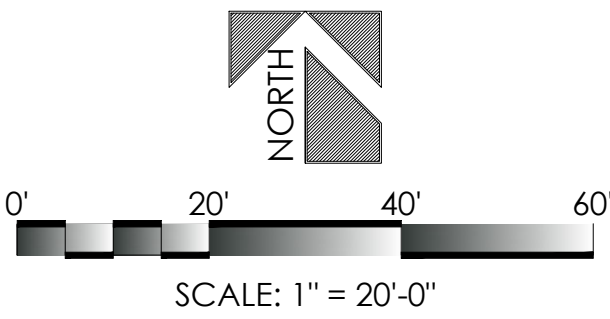
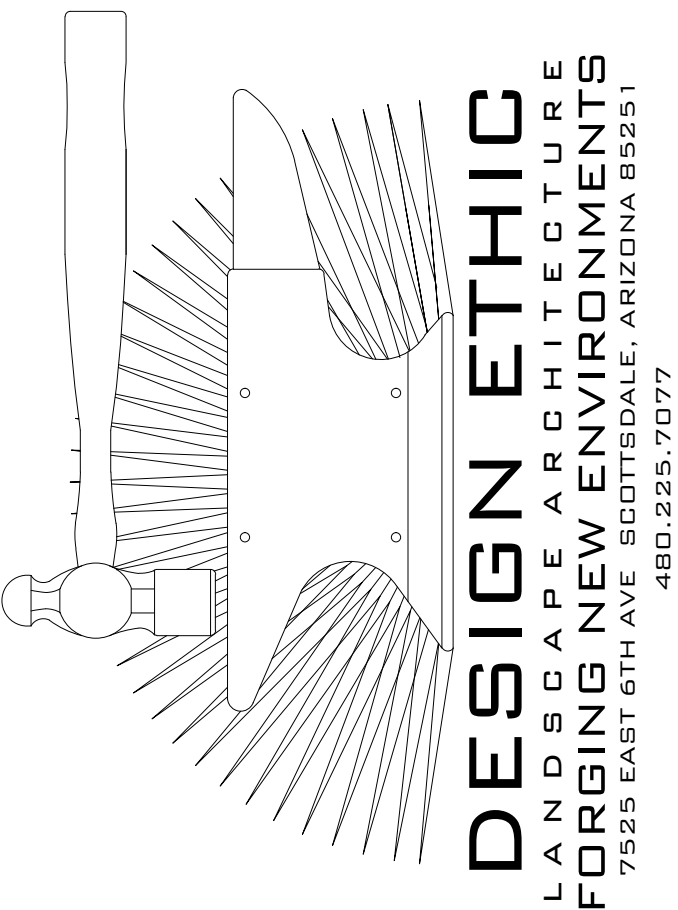
inerts

- 2

DECOMPOSED GRANITE
ROCK PROS - CARMEL
- LIVE TURF
MIDIRON SOD - HYBRID BERMUDA.
- CONCRETE HEADER
EXTRUDED CONCRETE



key map



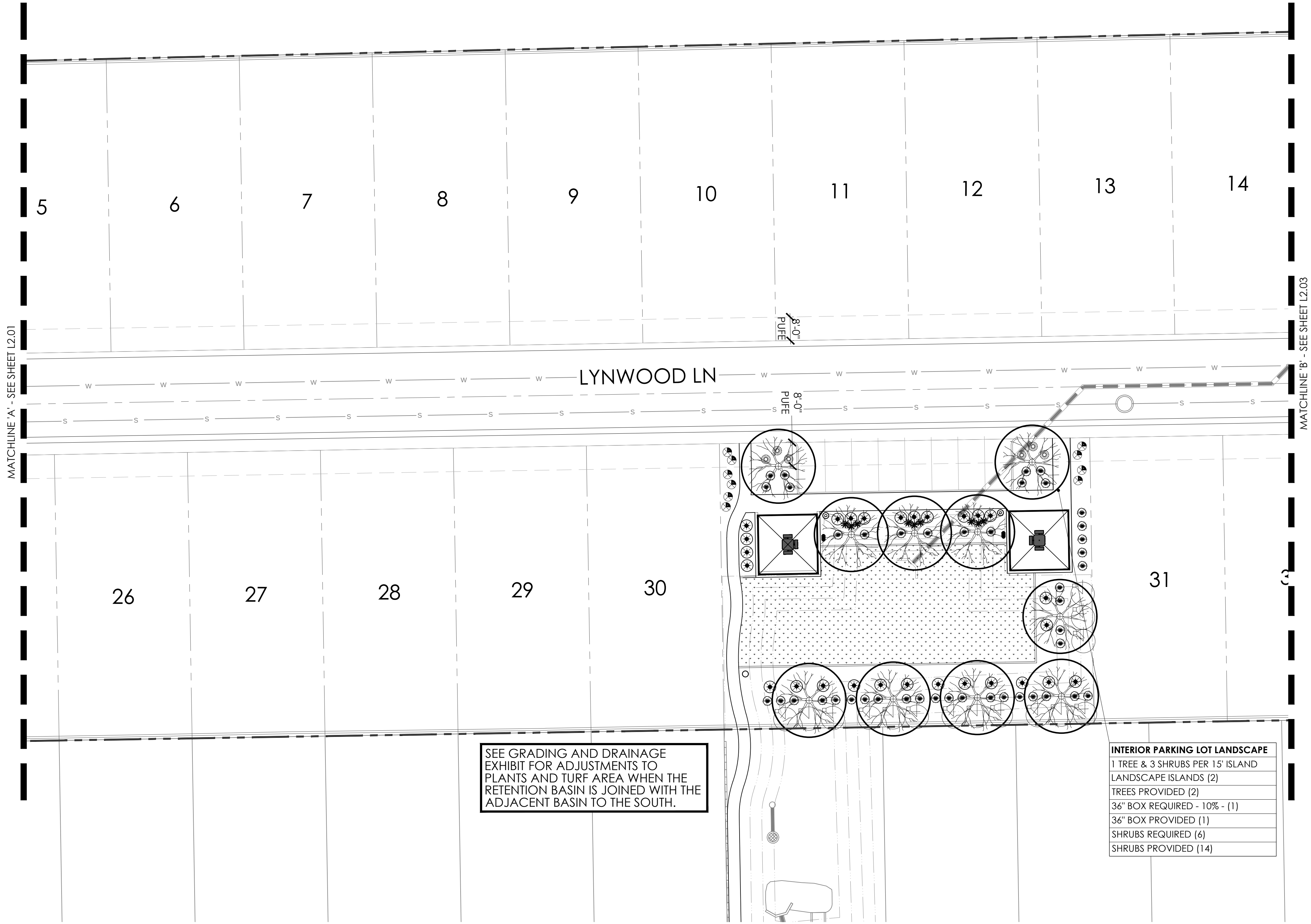
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PLANTING PLAN

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SHEET

L2.01

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MATCHLINE 'A' - SEE SHEET L2.01

MATCHLINE 'B' - SEE SHEET L2.03

SEE GRADING AND DRAINAGE EXHIBIT FOR ADJUSTMENTS TO PLANTS AND TURF AREA WHEN THE RETENTION BASIN IS JOINED WITH THE ADJACENT BASIN TO THE SOUTH.

INTERIOR PARKING LOT LANDSCAPE	
1 TREE & 3 SHRUBS PER 15' ISLAND	
LANDSCAPE ISLANDS (2)	
TREES PROVIDED (2)	
36" BOX REQUIRED - 10% - (1)	
36" BOX PROVIDED (1)	
SHRUBS REQUIRED (6)	
SHRUBS PROVIDED (14)	

planting key notes

- 1

PROPERTY LINE / RIGHT OF WAY LINE
- 2

DECOMPOSED GRANITE IN ALL PLANTING AREAS
- 3

SIGHT VISIBILITY TRIANGLE, MAXIMUM MATURE PLANT MATERIAL HEIGHT IN THE SIGHT VISIBILITY TRIANGLES IS 24 INCHES
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4'-0" SIDEWALK. SEE CIVIL ENG. PLANS.
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10'-0" EQUESTRIAN PATH. SEE CIVIL ENG. PLANS.
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CURB. SEE CIVIL ENG. PLANS.
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EXISTING DRAINAGE CHANNEL.
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SEE SHEET L5.02 - DETAIL 'A'
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CONCRETE PAVERS
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MAIN ENTRY GATES AND PILASTERS
SEE SHEET L4.02 - DETAIL 'A'
- 14

CRASH GATES AND PILASTERS
SEE SHEET L4.02 - DETAIL 'B'
- 15

WROUGHT IRON FENCE
SEE SHEET L4.03 - DETAIL 'E'
- 16

CMU SEAT WALL
SEE SHEET L5.02 - DETAIL 'F'
- 17

4" CONCRETE HEADER
- 18

OVER HEAD ELECTRIC LINE (O.H.E.)
- NOTE: NOT ALL KEYNOTES USED ON THIS SHEET.

plant legend

botanical name	common name
evergreen trees	

- ACACIA ANEURA
MULGA
- TIPUANA TIPU
TIPU TREE

shade trees

- PROSOPIS CHILENSIS
'THORNLESS'
THORNLESS CHILEAN MESQUITE

large shrubs

- HESPERALOE FUNIFERA
GIANT HESPERALOE
- LEUCOPHYLLUM FRUTESCENS
'GREEN CLOUD'
GREEN CLOUD SAGE
- TECOMA ALATA
ORANGE JUBILEE
- TECOMA STANS 'GOLD STAR'
'GOLD STAR' YELLOW BELLS

medium shrubs

- BOUGAINVILLEA 'LA JOLLA'
LA JOLLA BOUGAINVILLEA
- DASYLIIRION WHEELERI
DESERT SPOON
- HESPERALOE PARVIFLORA
'YELLOW'
YELLOW YUCCA
- LEUCOPHYLLUM LANGMANIAE
'LYNN'S LEGACY'
'LYNN'S LEGACY' LEUCOPHYLLUM
- RUELLIA PENINSULARIS
BAJA RUELLIA
- MUHLENBERGIA LINDHEIMERI
AUTUMN GLOW
- MUHLENBERGIA RIGENS
DEER GRASS

small shrubs

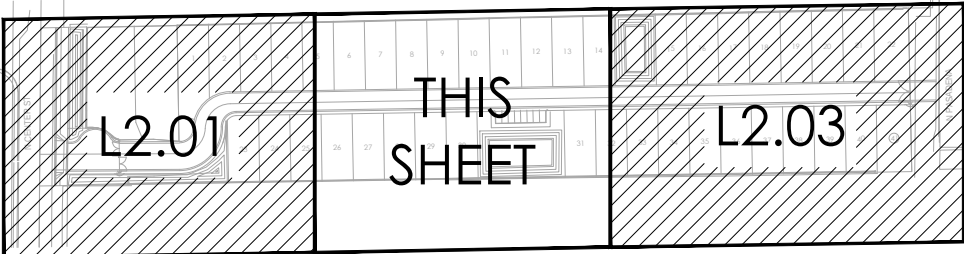
- ASCLEPIAS SUBULATA
DESERT MILKWEED
- EREMOPHILA GLABRA SP.
CARNOSA 'WINTER BLAZE'
WINTER BLAZE EREMOPHILA
- HESPERALOE PARVIFLORA
RED YUCCA
- MUHLENBERGIA CAPILLARIS
'PINK MUHLY'
REGAL MIST
- RUELLIA BRITTONIANA
MEXICAN PETUNIA
- YUCCA RUPICOLA
TWISTED LEAF YUCCA
- YUCCA PALLIDA
PALE LEAF YUCCA

evergreen groundcovers

- EREMOPHILA GLABRA
'MINGENEW GOLD'
OUTBACK SUNRISE ÉMU
- LANTANA 'DALLAS RED'
RED LANTANA
- LANTANA 'NEW GOLD'
NEW GOLD LANTANA
- SPHAGNETICOLA TRILOBATA
YELLOW DOT

inerts

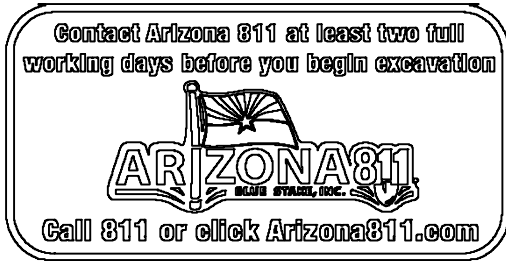
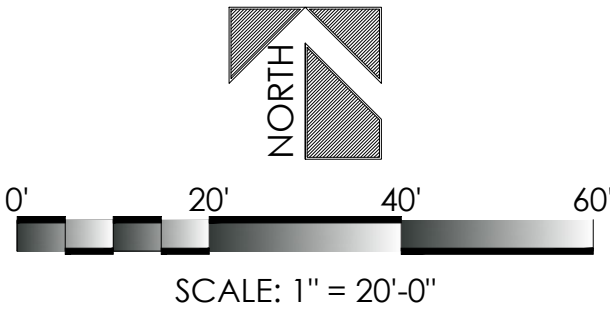
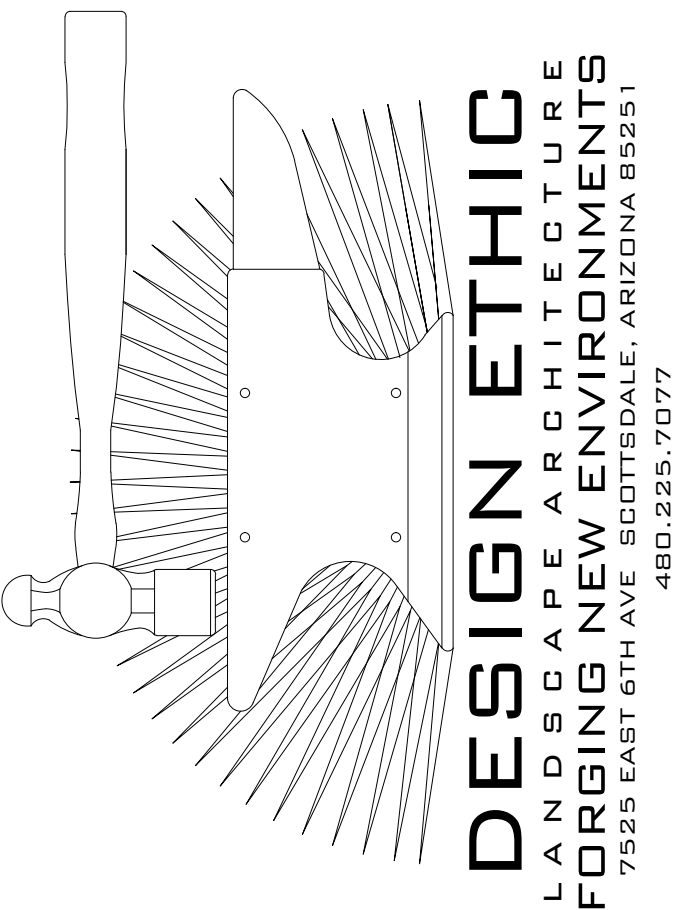
- 2 DECOMPOSED GRANITE
ROCK PROS - CARMEL
- LIVE TURF
MIDIRON SOD - HYBRID BERMUDA.
- CONCRETE HEADER
EXTRUDED CONCRETE



key map



not to scale



PRICE MANOR II
2245 NORTH CENTER STREET
MESA, ARIZONA 85201

PLANTING PLAN

PROJECT:

SHEET TITLE:

JOB NO: 25-025
DATE:
DRAWN BY: B. PAUL
SUBMITTED: 06.16.2025
REVISED:

SHEET
L2.02
5 of 11

MATCHLINE 'B' - SEE SHEET L2.02



STREET FRONTAGE - 205 L.F.	
1 TREE & 6 SHRUBS PER 25 L.F.	
TREES REQUIRED (9)	
TREES PROVIDED (9)	
24" BOX REQUIRED - 50% - (6)	
24" BOX PROVIDED (6)	
36" BOX REQUIRED - 25% - (3)	
36" BOX PROVIDED (3)	
SHRUBS REQUIRED (54)	
SHRUBS PROVIDED (72)	

s.v.t. calculations

NORTH CENTER STREET	
DESIGN SPEED:	40 MPH
THROUGH ROAD CROSS SECTION:	2 L.U.
REQUIRED SIGHT DISTANCE:	441'-0"
NORTH PASADENA	
DESIGN SPEED:	30 MPH
THROUGH ROAD CROSS SECTION:	2 L.U.
REQUIRED SIGHT DISTANCE:	331'-0"

planting key notes

- | | | | |
|----|--|----|--|
| 1 | PROPERTY LINE / RIGHT OF WAY LINE | 11 | CLASSIC RECREATION RAMADA
SEE SHEET L5.02 - DETAIL 'A' |
| 2 | DECOMPOSED GRANITE IN ALL PLANTING AREAS | 12 | CONCRETE PAVERS
SEE SHEET L1.01 - DETAILS 'A' & 'B' |
| 3 | SIGHT VISIBILITY TRIANGLE, MAXIMUM MATURE
PLANT MATERIAL HEIGHT IN THE SIGHT VISIBILITY
TRIANGLES IS 24 INCHES | 13 | MAIN ENTRY GATES AND PILASTERS
SEE SHEET L4.02 - DETAIL 'A' |
| 4 | 4'-0" SIDEWALK. SEE CIVIL ENG. PLANS. | 14 | CRASH GATES AND PILASTERS
SEE SHEET L4.02 - DETAIL 'B' |
| 5 | 10'-0" EQUESTRIAN PATH. SEE CIVIL ENG. PLANS. | 15 | WROUGHT IRON FENCE
SEE SHEET L4.03 - DETAIL 'E' |
| 6 | CURB. SEE CIVIL ENG. PLANS. | 16 | CMU SEAT WALL
SEE SHEET L5.02 - DETAIL 'F' |
| 7 | EXISTING DRAINAGE CHANNEL. | 17 | 4" CONCRETE HEADER |
| 8 | STORMWATER RETENTION. SEE CIVIL ENG. PLANS. | 18 | OVER HEAD ELECTRIC LINE (O.H.E.) |
| 9 | EXISTING 6'-0" CMU WALL TO REMAIN. | | |
| 10 | LIVE TURF MIDIRON SOD - HYBRID BERMUDA. | | NOTE: NOT ALL KEYNOTES USED ON THIS SHEET. |

plant legend

botanical name	common name
evergreen trees	

- | | |
|--|---------------------------|
| | ACACIA ANEURA
MULGA |
| | TIPUANA TIPU
TIPU TREE |

shade trees

- | | |
|--|---|
| | PROSOPIS CHILENSIS
'THORNLESS'
THORNLESS CHILEAN MESQUITE |
|--|---|

large shrubs

- | | |
|--|--|
| | HESPERALOE FUNIFERA
GIANT HESPERALOE |
| | LEUCOPHYLLUM FRUTESCENS
'GREEN CLOUD'
GREEN CLOUD SAGE |
| | TECOMA ALATA
ORANGE JUBILEE |
| | TECOMA STANS 'GOLD STAR'
'GOLD STAR' YELLOW BELLS |

medium shrubs

- | | |
|--|--|
| | BOUGAINVILLEA 'LA JOLLA'
LA JOLLA BOUGAINVILLEA |
| | DASYLIRION WHEELERI
DESERT SPOON |
| | HESPERALOE PARVIFLORA
'YELLOW'
YELLOW YUCCA |
| | LEUCOPHYLLUM LANGMANIAE
'LYNN'S LEGACY'
'LYNN'S LEGACY' LEUCOPHYLLUM |
| | RUELLIA PENINSULARIS
BAJA RUELLIA |
| | MUHLENBERGIA LINDHEIMERI
AUTUMN GLOW |
| | MUHLENBERGIA RIGENS
DEER GRASS |

small shrubs

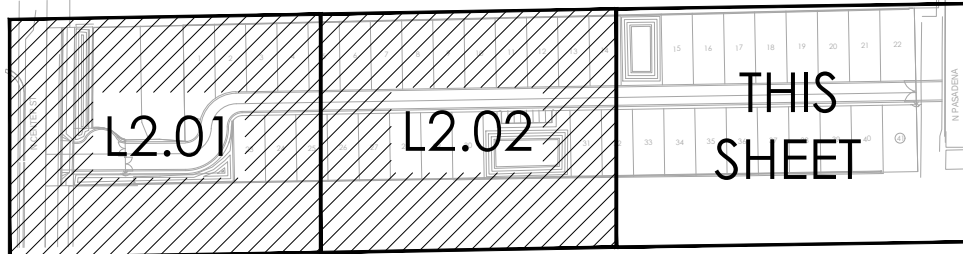
- | | |
|--|--|
| | ASCLEPIAS SUBULATA
DESERT MILKWEED |
| | EREMOPHILA GLABRA SP.
CARNOSA 'WINTER BLAZE'
WINTER BLAZE EREMOPHILA |
| | HESPERALOE PARVIFLORA
RED YUCCA |
| | MUHLENBERGIA CAPILLARIS
'PINK MUHLY'
REGAL MIST |
| | RUELLIA BRITTONIANA
MEXICAN PETUNIA |
| | YUCCA RUPICOLA
TWISTED LEAF YUCCA |
| | YUCCA PALLIDA
PALE LEAF YUCCA |

evergreen groundcovers

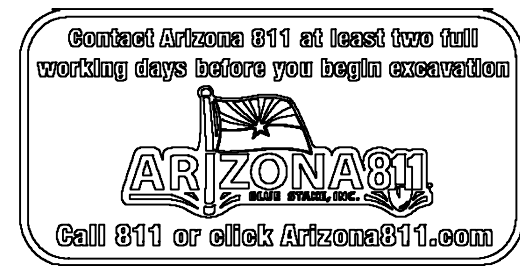
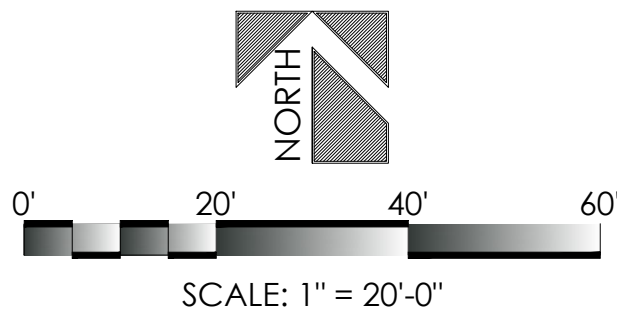
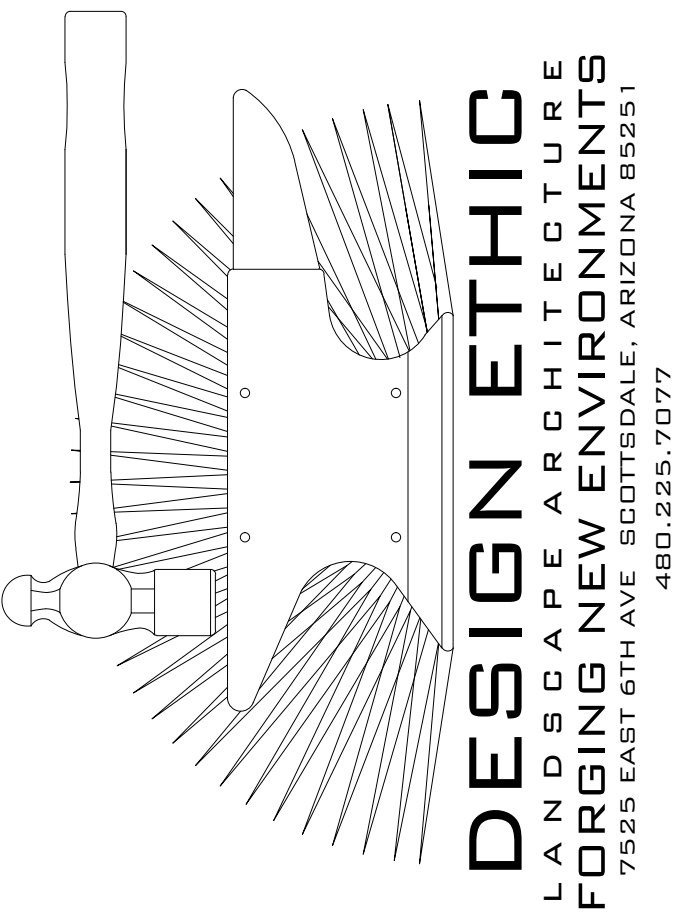
- | | |
|--|---|
| | EREMOPHILA GLABRA
'MINGENEW GOLD'
OUTBACK SUNRISE EMO |
| | LANTANA 'DALLAS RED'
RED LANTANA |
| | LANTANA 'NEW GOLD'
NEW GOLD LANTANA |
| | SPHAGNETICOLA TRILOBATA
YELLOW DOT |

inerts

- | | |
|--|--|
| | DECOMPOSED GRANITE
ROCK PROS - CARMEL |
| | LIVE TURF
MIDIRON SOD - HYBRID BERMUDA. |
| | CONCRETE HEADER
EXTRUDED CONCRETE |



key map



PRICE MANOR II
2245 NORTH CENTER STREET
MESA, ARIZONA 85201

PLANTING PLAN

PROJECT:

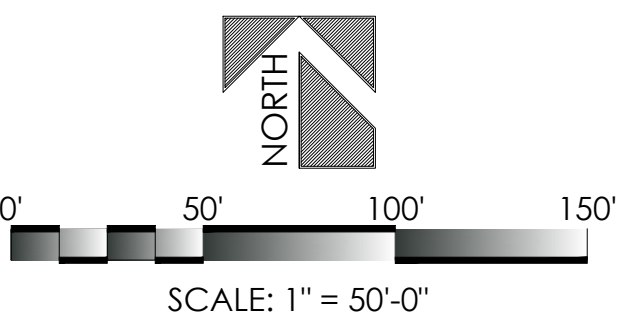
SHEET TITLE:

JOB NO:	25-025
DATE:	
DRAWN BY:	B. PAUL
SUBMITTED:	06.16.2025
REVISED:	

SHEET

L2.03

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PRICE MANOR II
2245 NORTH CENTER STREET
MESA, ARIZONA 85201

WALL PLAN

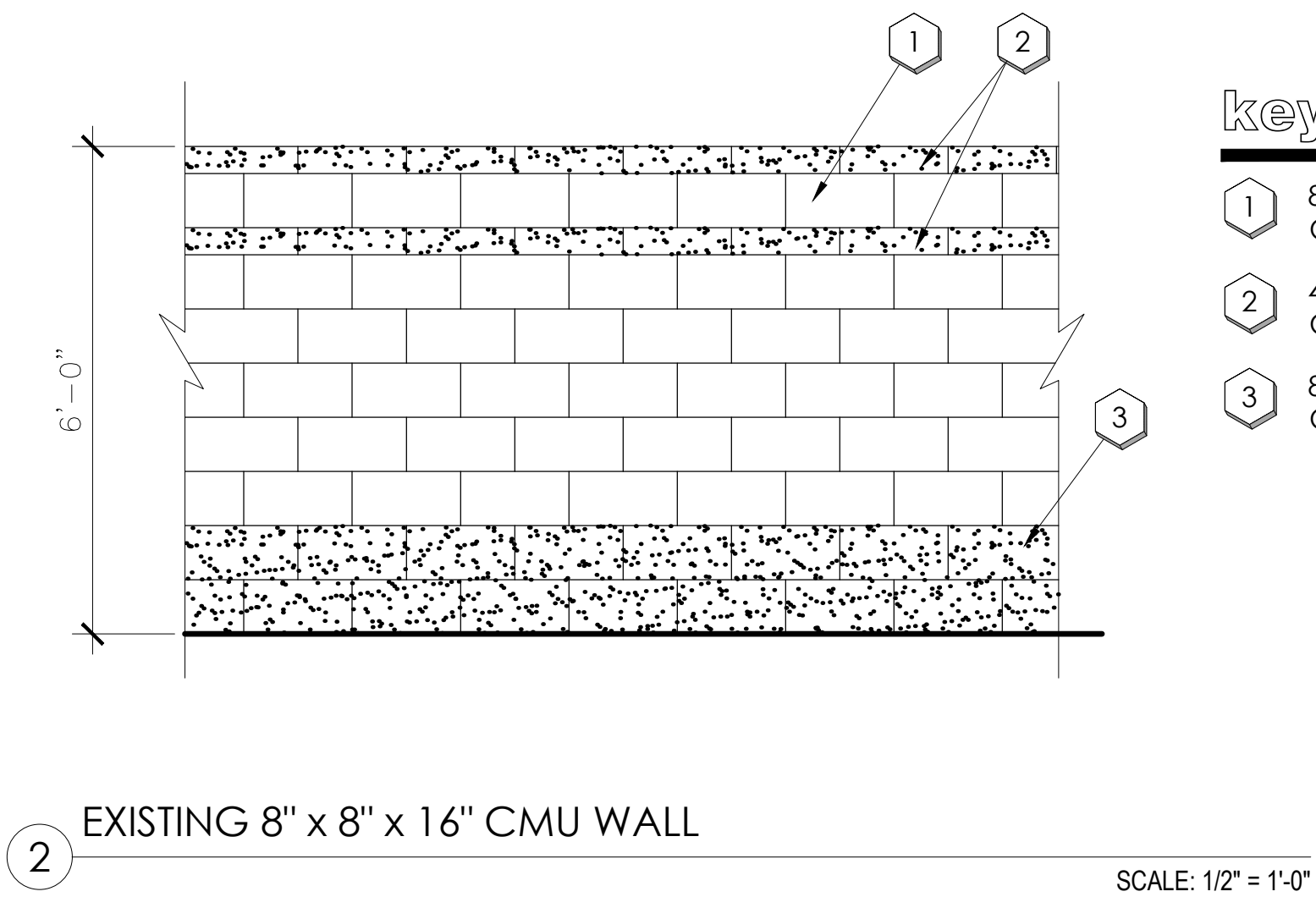
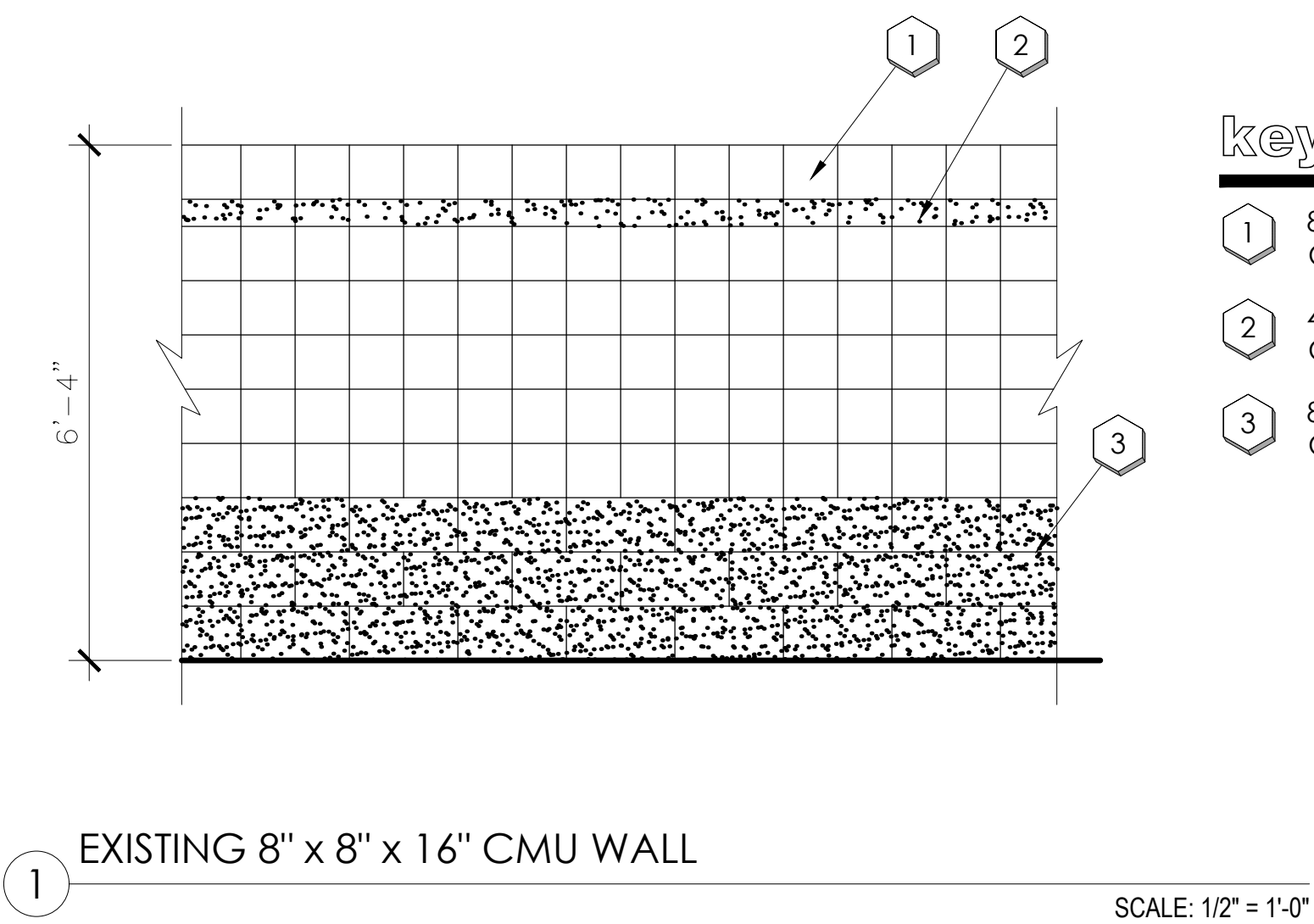
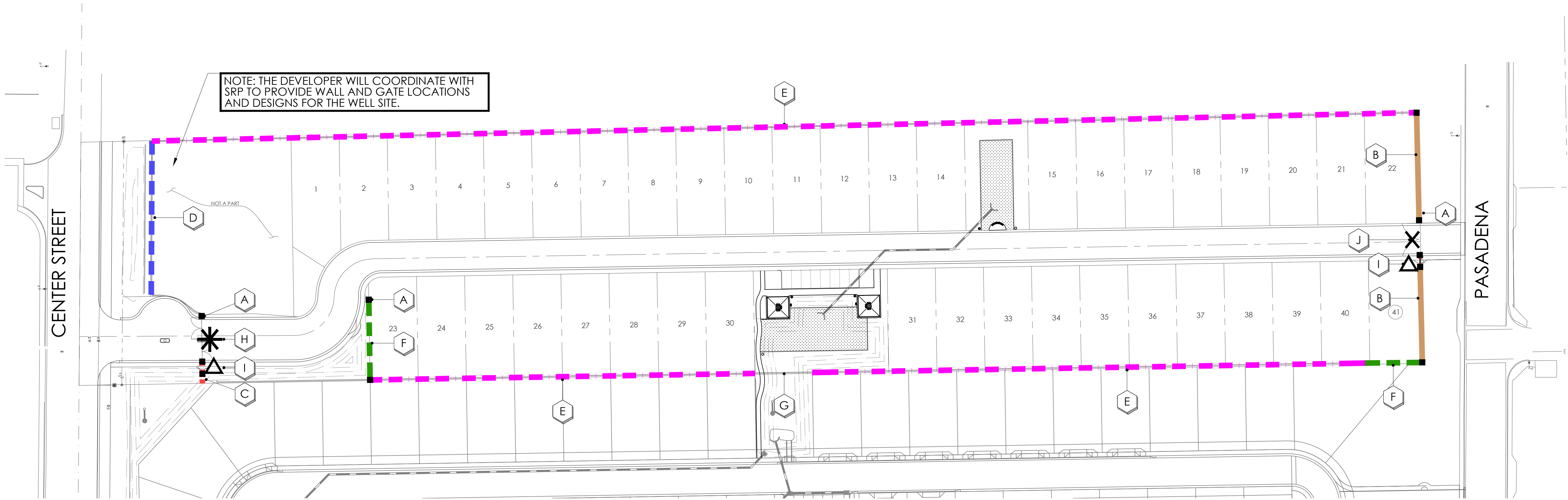
PROJECT:

JOB NO: 25-025
DATE:
DRAWN BY: B. PAUL
SUBMITTED: 06.16.2025
REVISED:

SHEET TITLE:

SHEET
L4.01

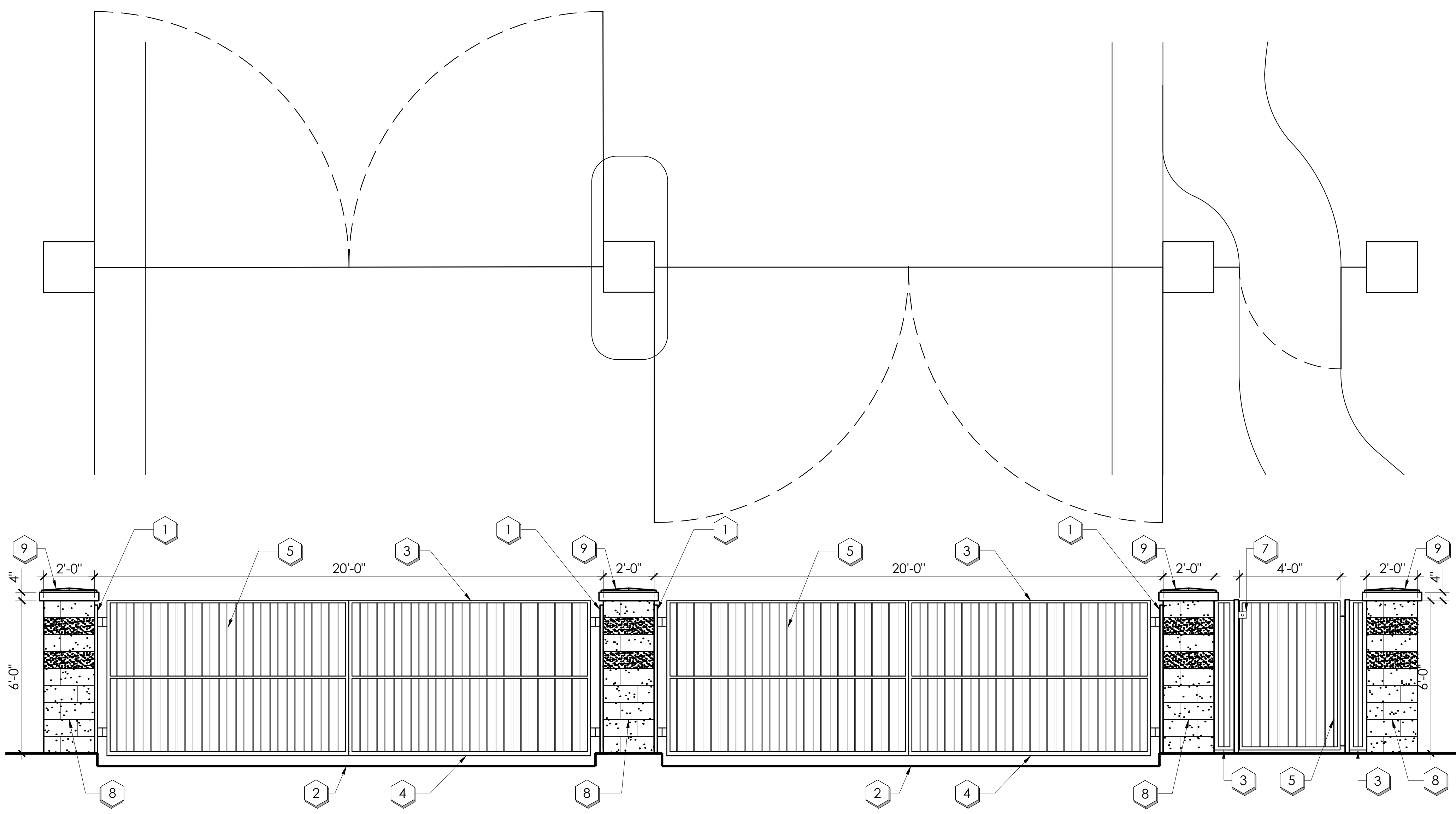
7 of 11



wall key notes

- A** 2' x 2' CMU BLOCK COLUMN.
SEE SHEET L4.02 - DETAIL 'A'
11 TOTAL
- B** 6' HIGH PERIMETER THEME WALL.
SEE SHEET L4.03 - DETAIL 'C'
264 L.F.
- C** 6' HIGH WROUGHT IRON FENCE
SEE SHEET L4.03 - DETAIL 'E'
14 L.F.
- D** EXISTING 6' HIGH THEME WALL TO REMAIN.
SEE THIS SHEET - DETAIL 1
FIELD VERIFY L.F.
- E** EXISTING 6' HIGH CMU WALL TO REMAIN.
SEE THIS SHEET - DETAIL 2
FIELD VERIFY L.F.
- F** SITE WALL 6' HIGH CMU 8" x 8" x 16"
SEE SHEET L4.03 - DETAIL 'F'
53 L.F.
- G** EXISTING WALL TO BE REMOVED BETWEEN
OPEN SPACE AMENITIES AND FUTURE/ PROPOSED
RETENTION BASINS WILL BE COORDINATED.
- H** PROPOSED MAIN ENTRY GATE LOCATION.
SEE SHEET L4.02 - DETAIL 'A'
CIVIL TO COORDINATE MEDIUM
FOR GATE PILASTER
- I** PROPOSED PEDESTRIAN ENTRANCE.
SEE SHEET L4.02 - DETAIL 'A'
- J** CRASH GATE CHARACTER. PERMIT BY OTHERS.
SHEET L4.02 SEE DETAIL 'B'

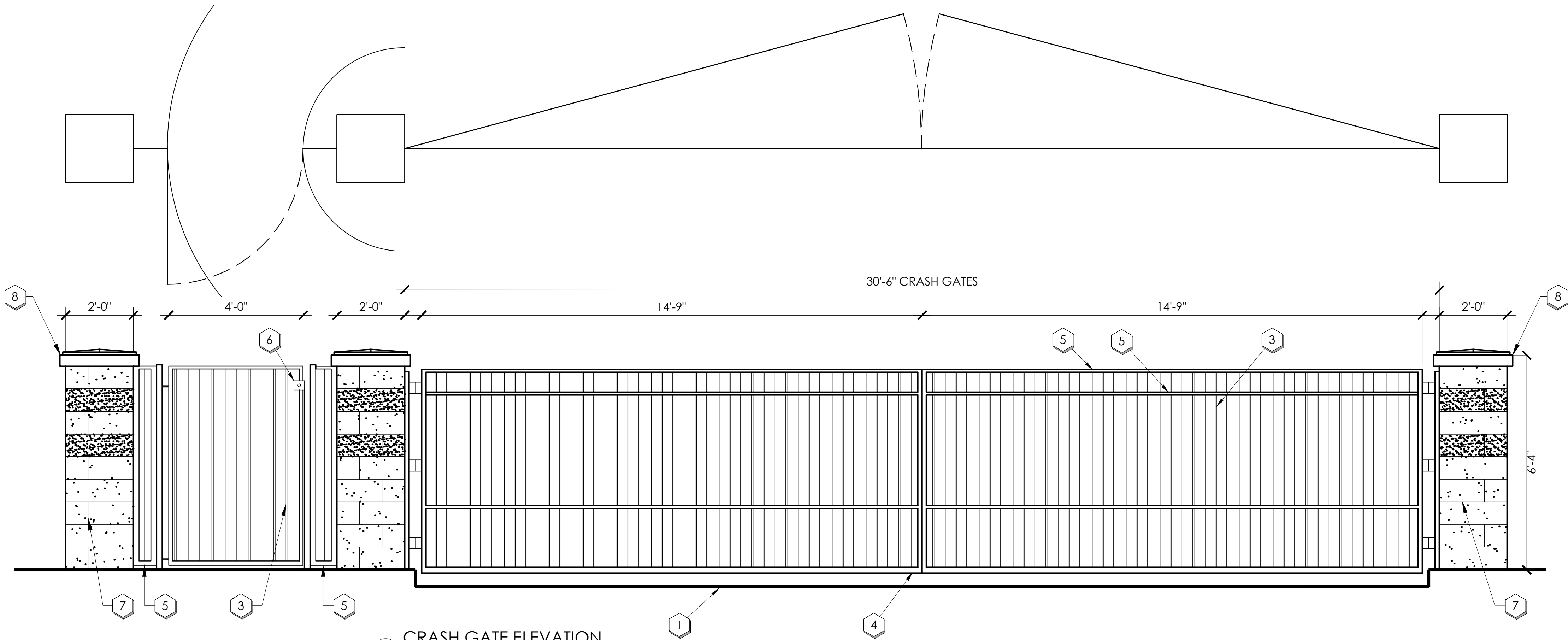
NOTE:
ALL WALLS NOT SHOWN ON THE PLAN
WILL BE STANDARD 6'-0" HIGH 4" x 8" x 16"
DOOLEY BLOCK WALLS WITH 'H' PILASTERS.



A MAIN ENTRY / EXIT GATE ELEVATION

NOTE: THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO THE BEGINNING OF CONSTRUCTION.

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



B CRASH GATE ELEVATION

NOTE: THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO THE BEGINNING OF CONSTRUCTION.

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

key notes

- 1 2" x 2" STEEL POSTS 14 GUAGE W/ CAST IRON FLAT CAP. SPACING 96" OR AS PER PLAN
- 2 FINISH GRADE
- 3 1" x 1" SQ. TUBULAR STEEL RAIL
- 4 2" x 2" SQ. TUBULAR STEEL RAIL
- 5 3/4" x 3/4" SQ. TUBULAR STEEL PICKETS AT 3-3/4" O.C. MAXIMUM SPACING
- 6 SPRING LOADED HINGES (TYP.)
- 7 SELF LOCKING LATCH
- 8 8" x 8" x 16", 2' x 2" SPLIT SCORED CMU BLOCK PILASTER SEE SHEET L4.03 - DETAIL 'D'
- 9 PREFABRICATED CONCRETE CAP. MATCH ESTABLISHED COMMUNITY THEME WALL TYPE.

key notes

- 1 FINISH GRADE
- 2 COMPACTED SUBGRADE
- 3 3/4" x 3/4" SQ. TUBULAR STEEL PICKETS AT 3-3/4" O.C. MAXIMUM SPACING
- 4 2" x 2" SQ. TUBULAR STEEL RAIL
- 5 1" x 1" SQ. TUBULAR STEEL RAIL
- 6 SELF LOCKING LATCH
- 7 8" x 8" x 16", 2' x 2" SPLIT SCORED CMU BLOCK PILASTER SEE SHEET L4.03 - DETAIL 'D'
- 8 PREFABRICATED CONCRETE CAP. MATCH ESTABLISHED COMMUNITY THEME WALL TYPE



PRICE MANOR II
2245 NORTH CENTER STREET
MESA, ARIZONA 85201

WALL DETAILS

PROJECT:

SHEET TITLE:

JOB NO: 25-025
DATE:
DRAWN BY: B. PAUL
SUBMITTED: 06.16.2025
REVISED:

SHEET
L4.02

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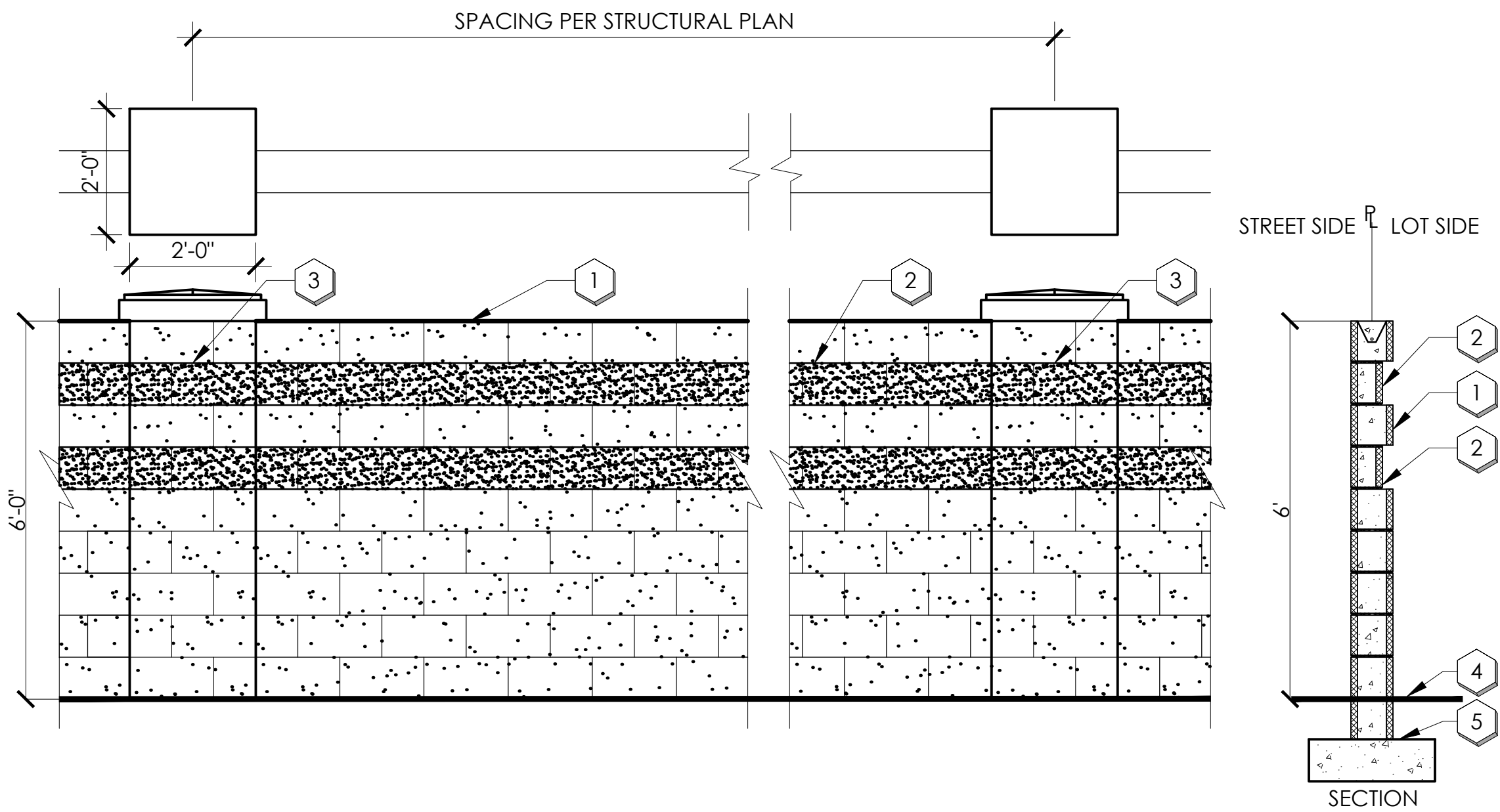
PRICE MANOR II
2245 NORTH CENTER STREET
MESA, ARIZONA 85201

WALL DETAILS

PROJECT:

SHEET TITLE:

JOB NO: 25-025
DATE:
DRAWN BY: B. PAUL
SUBMITTED: 06.16.2025
REVISED:

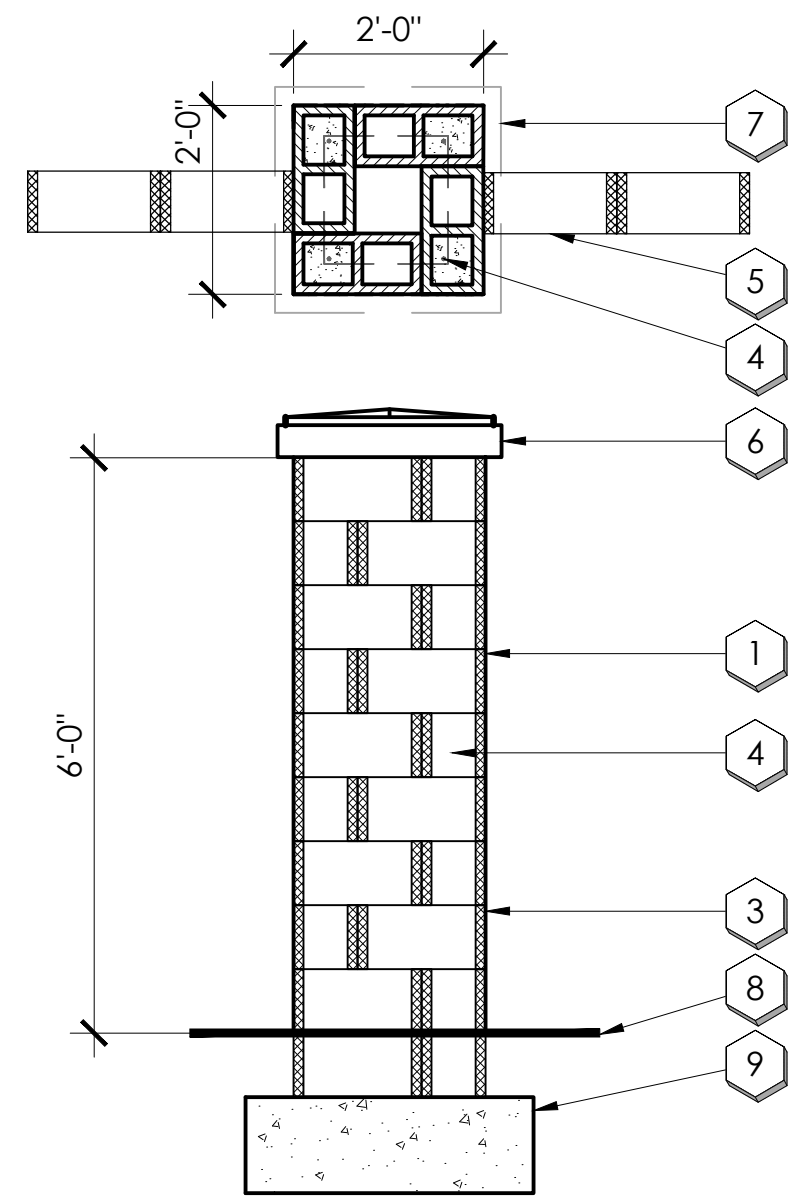


STREET SIDE LOT SIDE

SECTION

key notes

- 1 8" x 8" x 16" CMU BLOCK WALL
COLOR: STANDARD GRAY
- 2 6" x 8" x 16" SPLITFACE CMU BLOCK WALL
COLOR: STANDARD GRAY.
- 3 8" x 8" x 16" STACKED CMU COLUMN.
COLOR: STANDARD GRAY
- 4 FINISH GRADE
- 5 FINAL FOOTING TO BE DESIGNED
BY STRUCTURAL ENGINEER



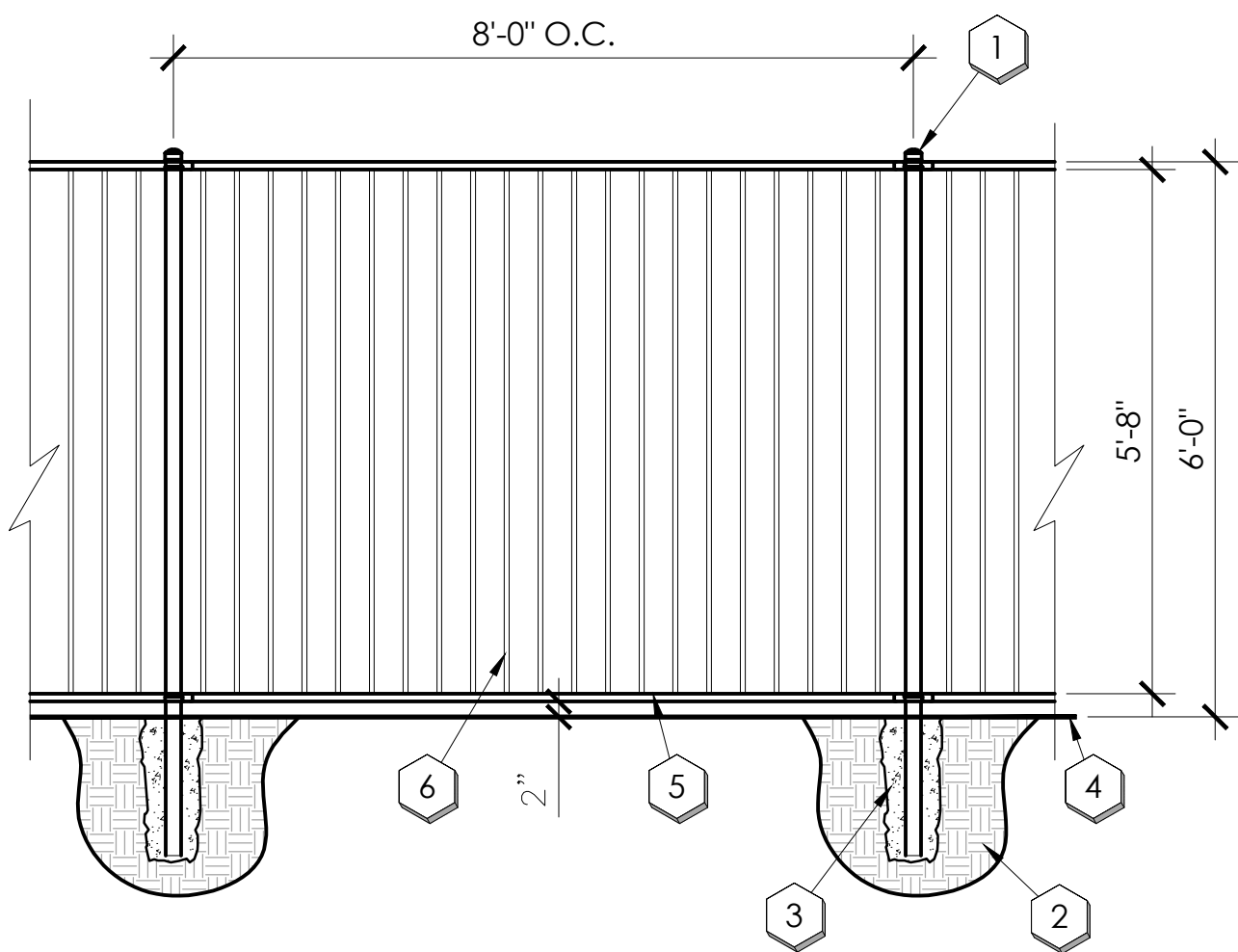
key notes

- 1 8" x 8" x 16" SPLIT SCORED CMU BLOCK
- 2 CMU BLOCK. GROUT SOLID ALL CELLS
WITH REBAR AND CELLS BELOW GRADE
- 3 HORIZONTAL JOINT REINFORCING AT 16" O.C.
- 4 #5 VERT. REBAR AT EACH CORNER CELL
(GROUT CELL SOLID)
- 5 CMU WALL. SEE THIS SHEET, DETAIL 'C'
- 6 MESA PRECAST PIER CAP JPYC-28 OR
APPROVED EQUAL. MUST MATCH EXISTING
PIER CAPS WITHIN THE COMMUNITY
- 7 OUTLINE OF CONC. CAP ABOVE.
- 8 FINISH GRADE
- 9 FINAL FOOTING TO BE DESIGNED
BY STRUCTURAL ENGINEER

8" x 8" x 16" WALL PILASTER

NOTE: THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO THE BEGINNING OF CONSTRUCTION.

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

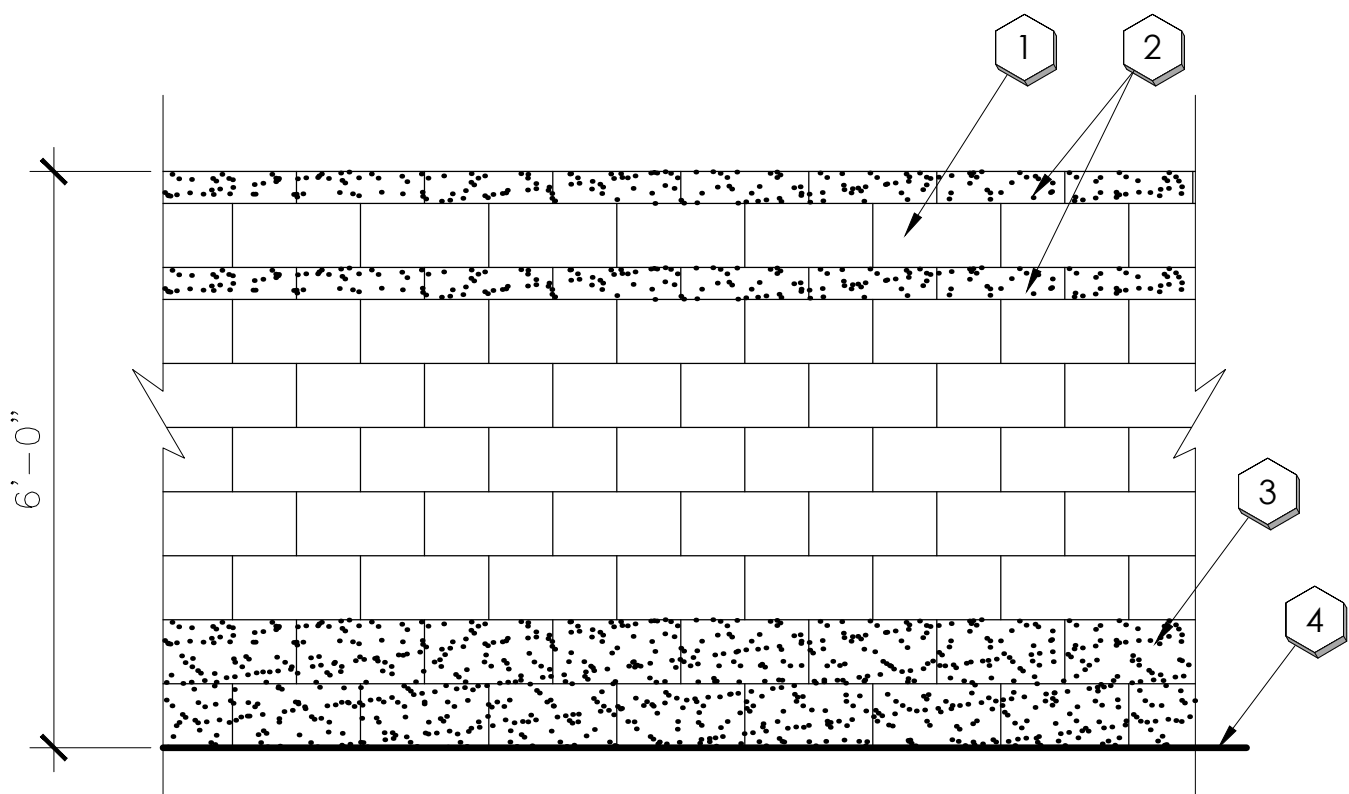


key notes

- 1 2" x 2" STEEL POSTS 14 GAUGE W/ CAST IRON
FLAT CAP. SPACING 96" OR AS PER PLAN
- 2 COMPACTED SUBGRADE
- 3 CONCRETE FOOTING 8" DIA. MIN. 18" DEPTH
- 4 FINISH GRADE
- 5 1" x 1" SQ. TUBULAR STEEL RAIL
- 6 3/4" x 3/4" SQ. TUBULAR STEEL PICKETS AT
3-3/4" O.C. MAXIMUM SPACING

NOTES:

- ALL METAL TO BE DEGREASED, PHOSPHATIZED
WITH RUST RETARDANT UNDERCOAT AND DIP
COATED WITH TWO COATS OF INDUSTRIAL
GRADE FLAT BLACK ENAMEL.
- CONTRACTOR TO PROVIDE SHOP DRAWINGS
OF WROUGHT IRON FENCE, AND FOOTINGS TO
OWNER FOR APPROVAL.



key notes

- 1 8" x 8" x 16" CMU WALL
COLOR: STANDARD GRAY
- 2 4" x 8" x 16" CMU WALL
COLOR: MEDIUM GRAY.
- 3 8" x 8" x 16" CMU WALL
COLOR: MEDIUM GRAY.
- 4 FINISH GRADE

8" x 8" x 16" CMU WALL

NOTE: THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO THE BEGINNING OF CONSTRUCTION.

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

6' THEME CMU WALL

NOTE: THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO THE BEGINNING OF CONSTRUCTION. STRUCTURAL DETAILS PROVIDED BY OTHERS UNDER SEPARATE PERMIT.

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

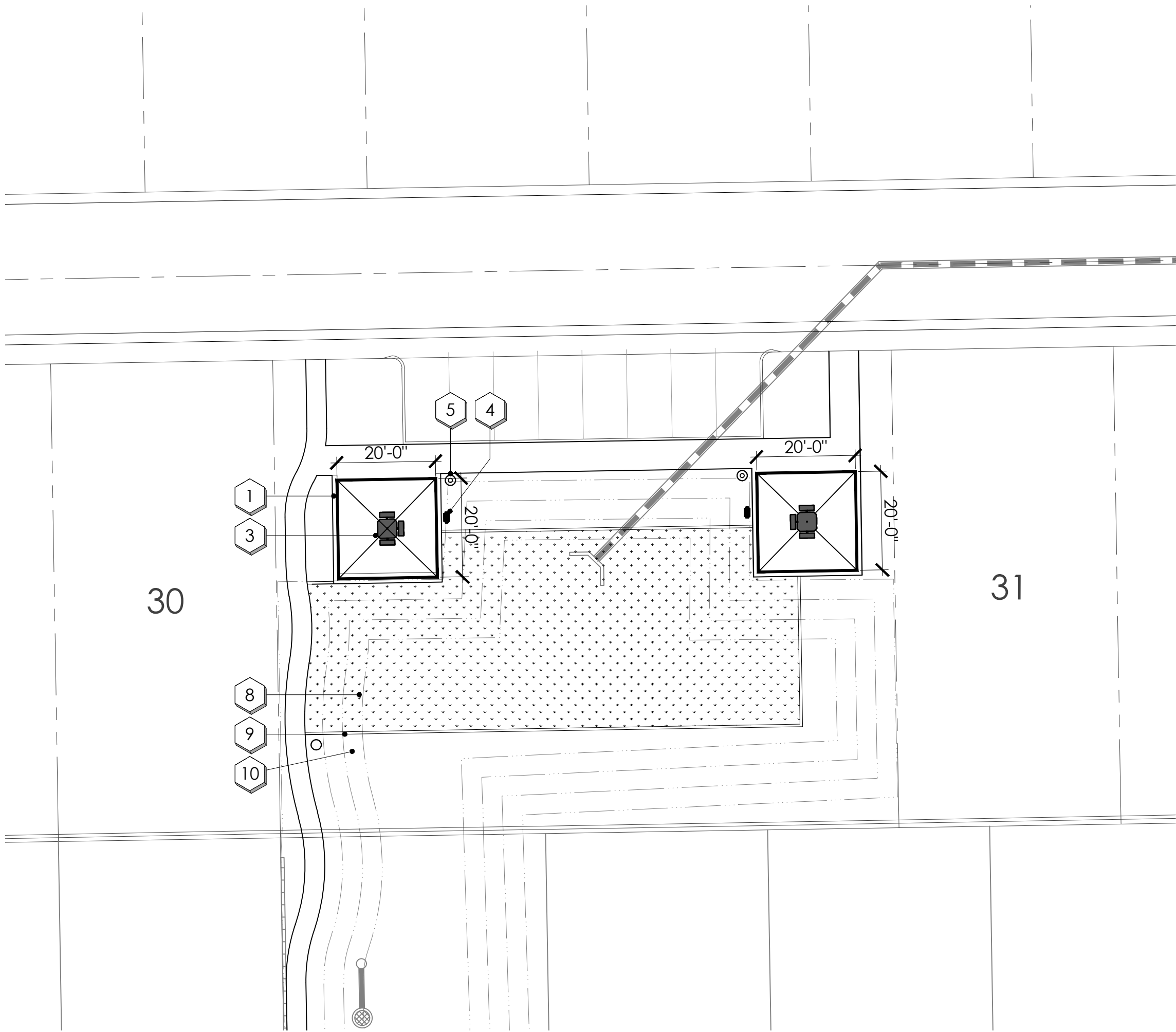


exhibit a - central amenity areas

SCALE: 1" = 20'-0"

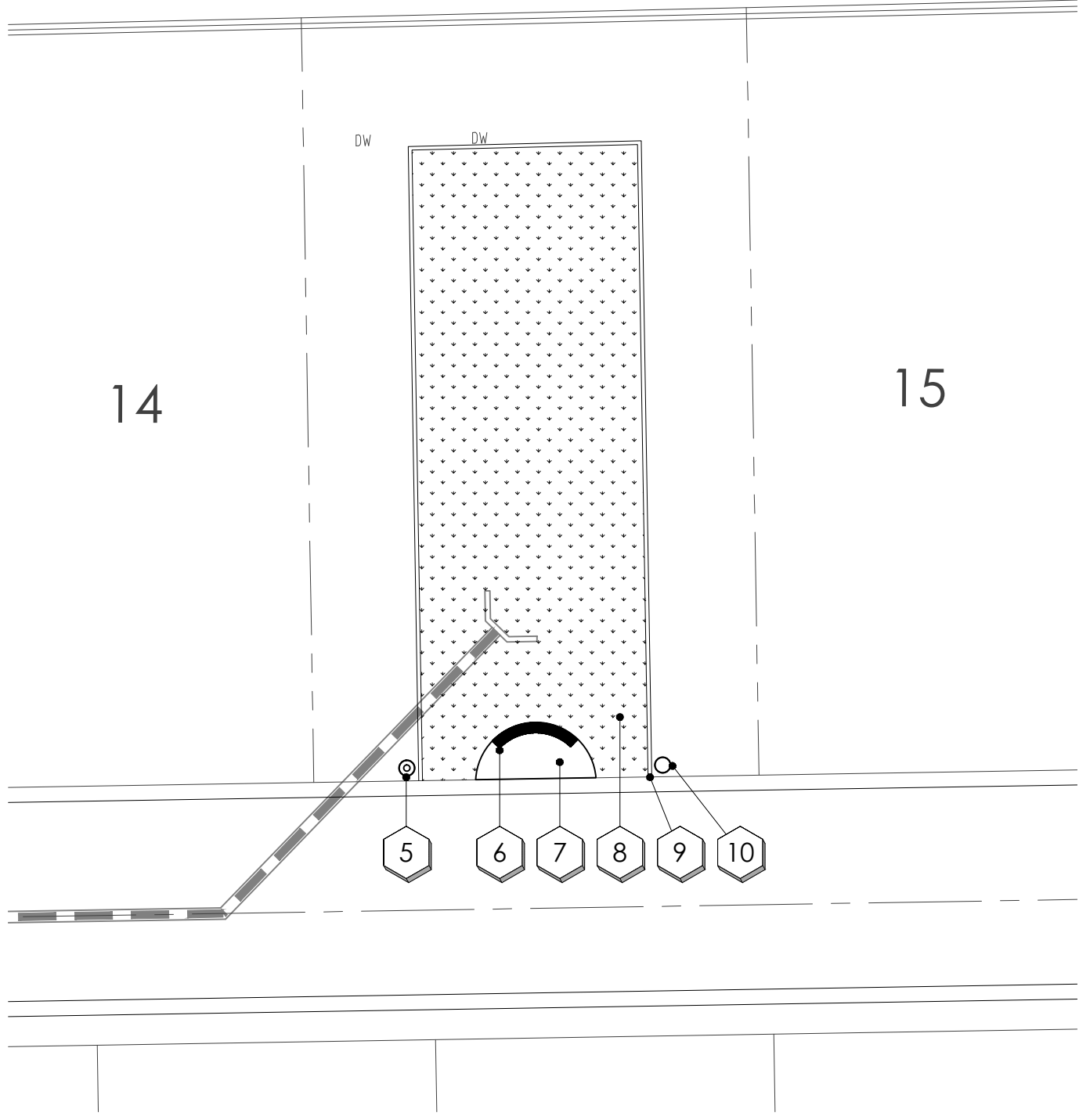
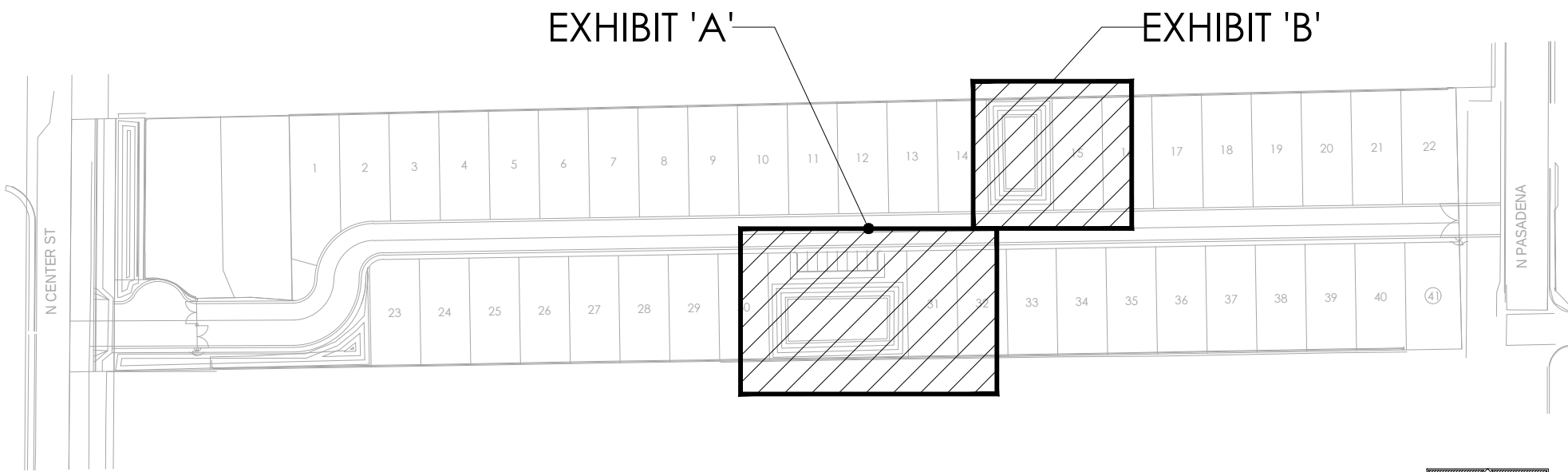


exhibit b - central amenity areas

SCALE: 1" = 20'-0"

amenities key notes

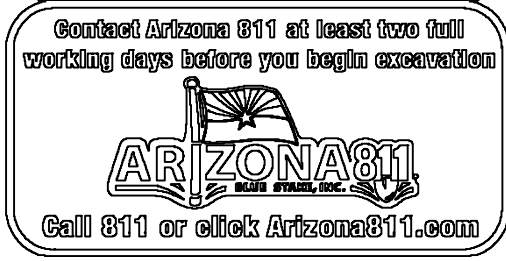
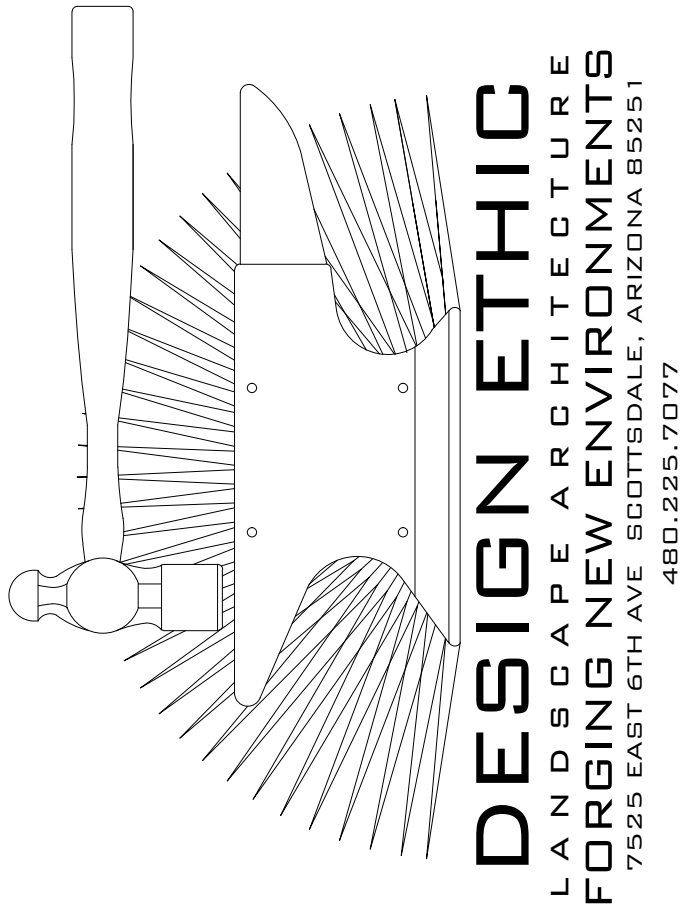
- 1 20' x 20' CLASSIC RECREATION ORLANDO RAMADA
SEE SHEET L5.01 - DETAIL 'A'
- 2 WABASH 6' IN-GROUND BENCH
SEE SHEET L5.02 - DETAIL 'B'
- 3 WABASH ADA ACCESSIBLE PICNIC TABLE
SEE SHEET L5.02 - DETAIL 'C'
- 4 KAY PARK PEDESTAL GRILL
SEE SHEET L5.02 - DETAIL 'D'
- 5 TRASH RECEPTACLE
SEE SHEET L5.02 - DETAIL 'E'
- 6 CMU SEAT WALL
SEE SHEET L5.02 - DETAIL 'F'
- 7 POURED-IN-PLACE CONCRETE
- 8 MIDIRON SOD TURF AREA
- 9 4" x 6" CONCRETE HEADER
- 10 DOG WASTE DEPOT "DOG WASTE STATION"
SEE SHEET L5.02 - DETAIL 'I'



key map



not to scale



PRICE MANOR II
2245 NORTH CENTER STREET
MESA, ARIZONA 85201

AMENITY PLAN

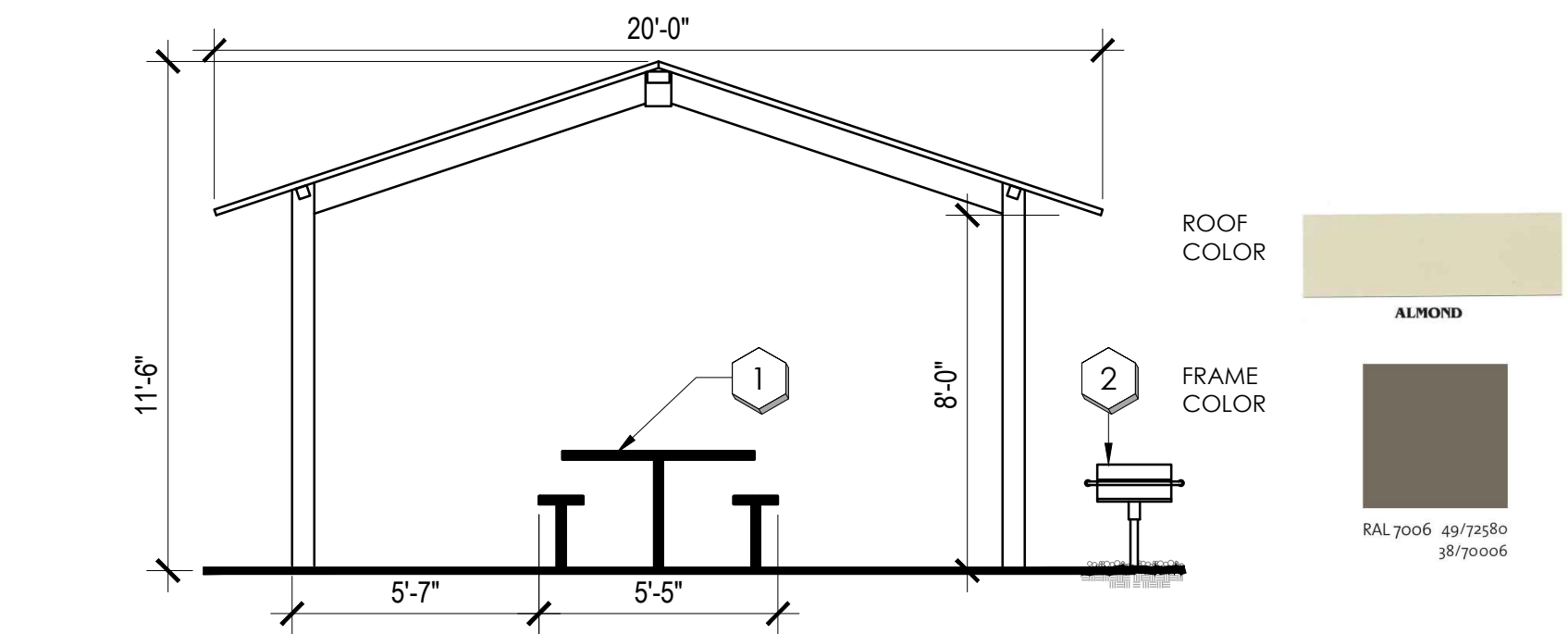
PROJECT:

SHEET TITLE:

JOB NO: 25-025
DATE:
DRAWN BY: B. PAUL
SUBMITTED: 06.16.2025
REVISED:

SHEET
L5.01

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- key notes

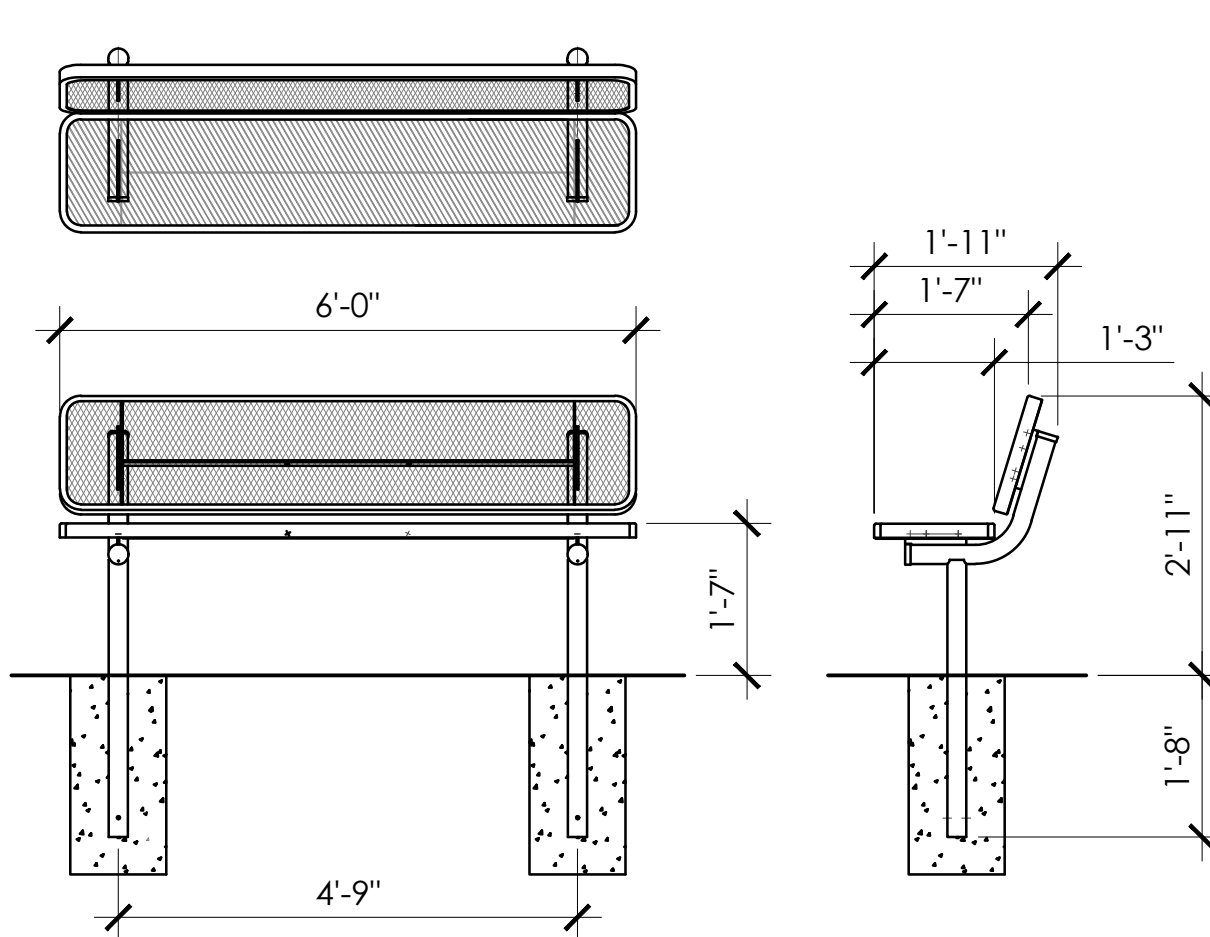
 - 1 PICNIC TABLE - SEE SHEET L5.02 DETAIL 'A'
 - 2 KAY PARK BBQ - SEE DETAIL 'E' THIS SHEET
- NOTES:

 - 1. PREFABRICATED CLASSIC RECREATION (CRS), INC 16' x 16' ORLANDO MODEL. "ALMOND" ROOF, McELROY METAL.
 - 2. "BEIGE GREY" FRAME, RAL COLOR 7006 - 49/ 72580 38/70006.
 - 3. CONTRACTOR TO FOLLOW MANUFACTURER'S SPECS FOR INSTALLATION.

A PREFABRICATED CRS, INC. RAMADA: 20' x 20' ORLANDO MODEL

NOTE: RAMADAS REQUIRE A SEPARATE PERMIT. INSTALL PER MANUFACTURER'S INSTRUCTIONS THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL AMENITIES TO BE INSTALLED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO THE BEGINNING OF CONSTRUCTION.

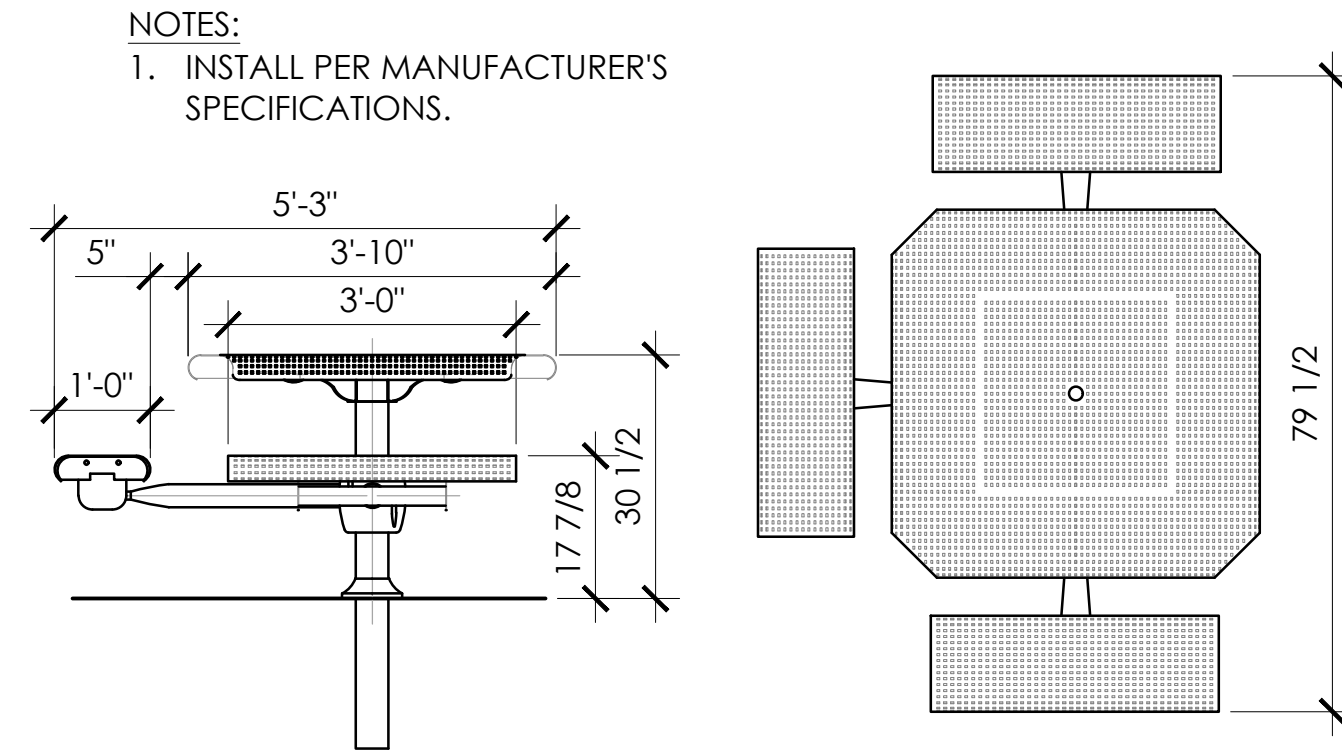
SCALE: 1/4" = 1'-0"



B WABASH SIGNATURE SERIES 6' PLAYER BENCHES - SG403D

NOTE: UNIT WILL BE IN-GROUND MOUNTED PER MANUFACTURERS' RECOMMENDATIONS

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

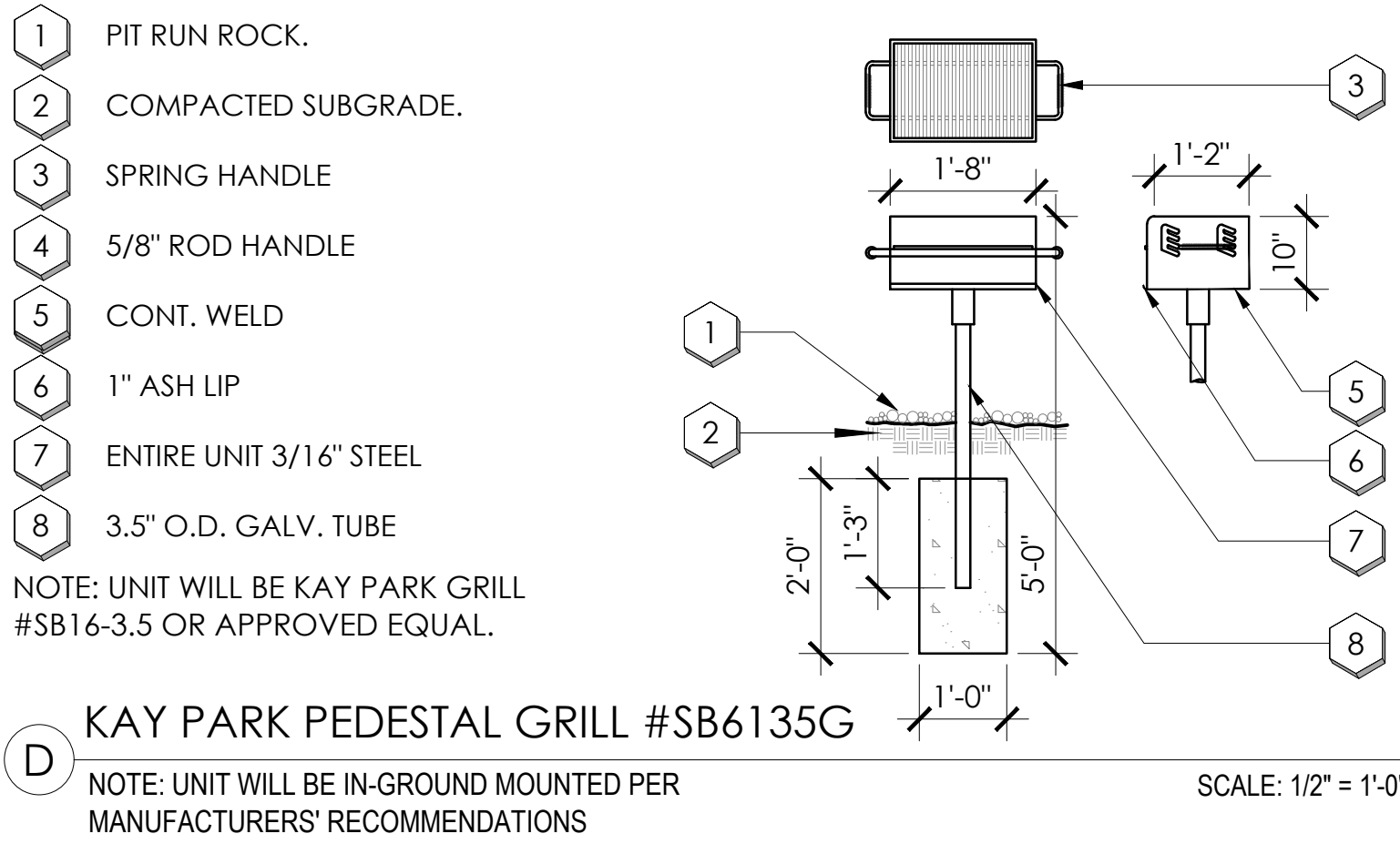


C WABASH PORTAGE COLLECTION 46 ACCESSIBLE ADA #PODP611

NOTE: UNIT WILL BE IN-GROUND MOUNTED PER MANUFACTURERS' RECOMMENDATIONS

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

key notes

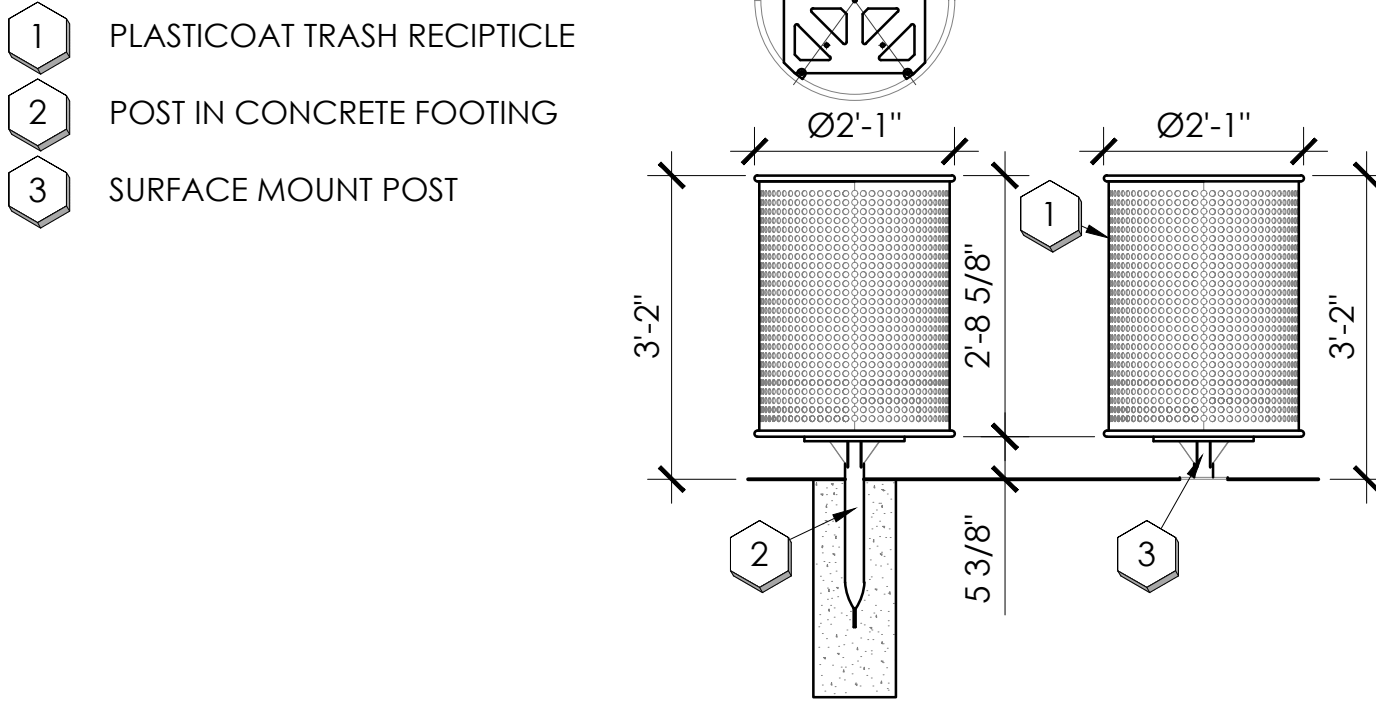


D KAY PARK PEDESTAL GRILL #SB6135G

NOTE: UNIT WILL BE IN-GROUND MOUNTED PER MANUFACTURERS' RECOMMENDATIONS

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

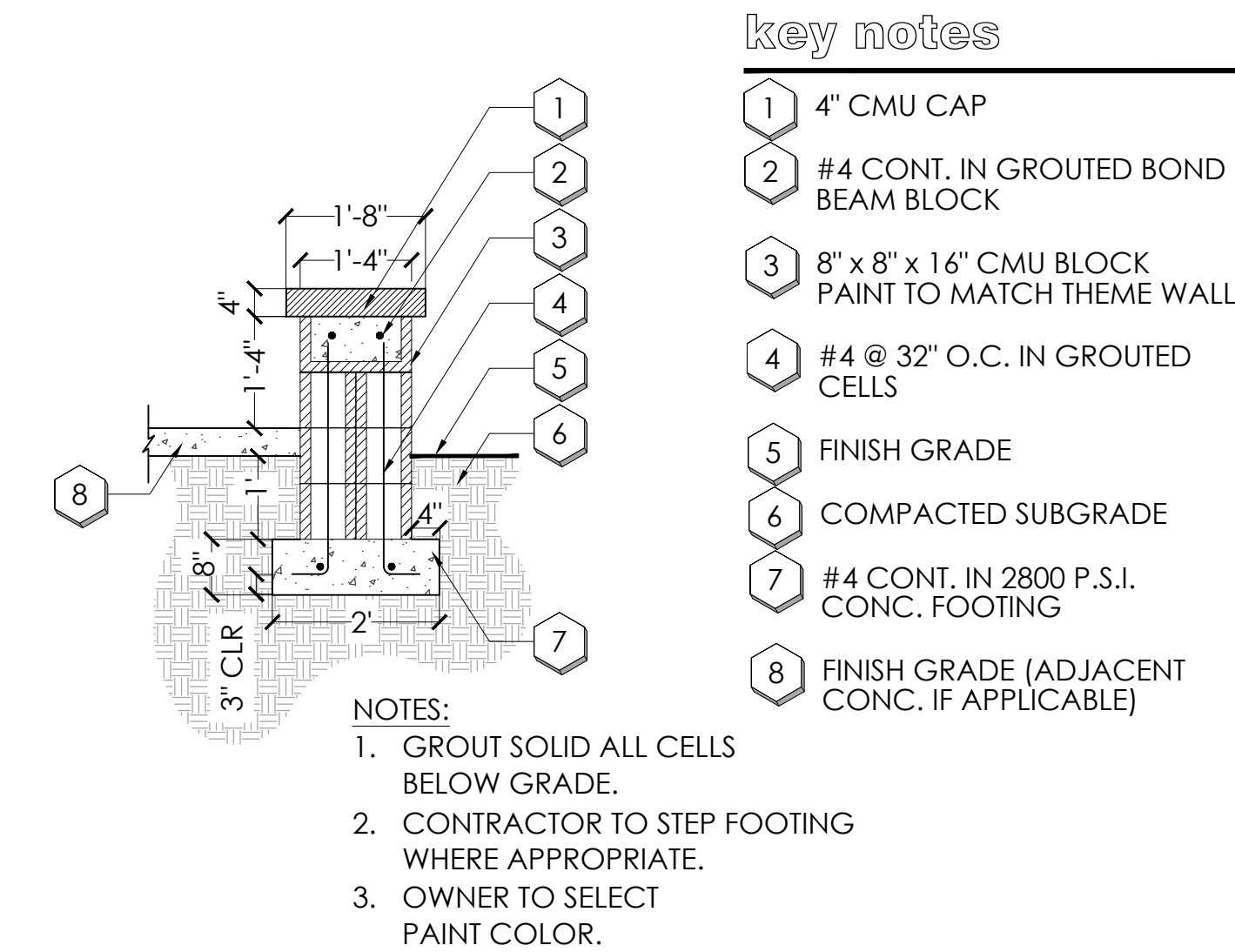
key notes



E LR300 TRASH RECEPTICLE

NOTE: UNIT WILL BE IN-GROUND MOUNTED PER MANUFACTURERS' RECOMMENDATIONS

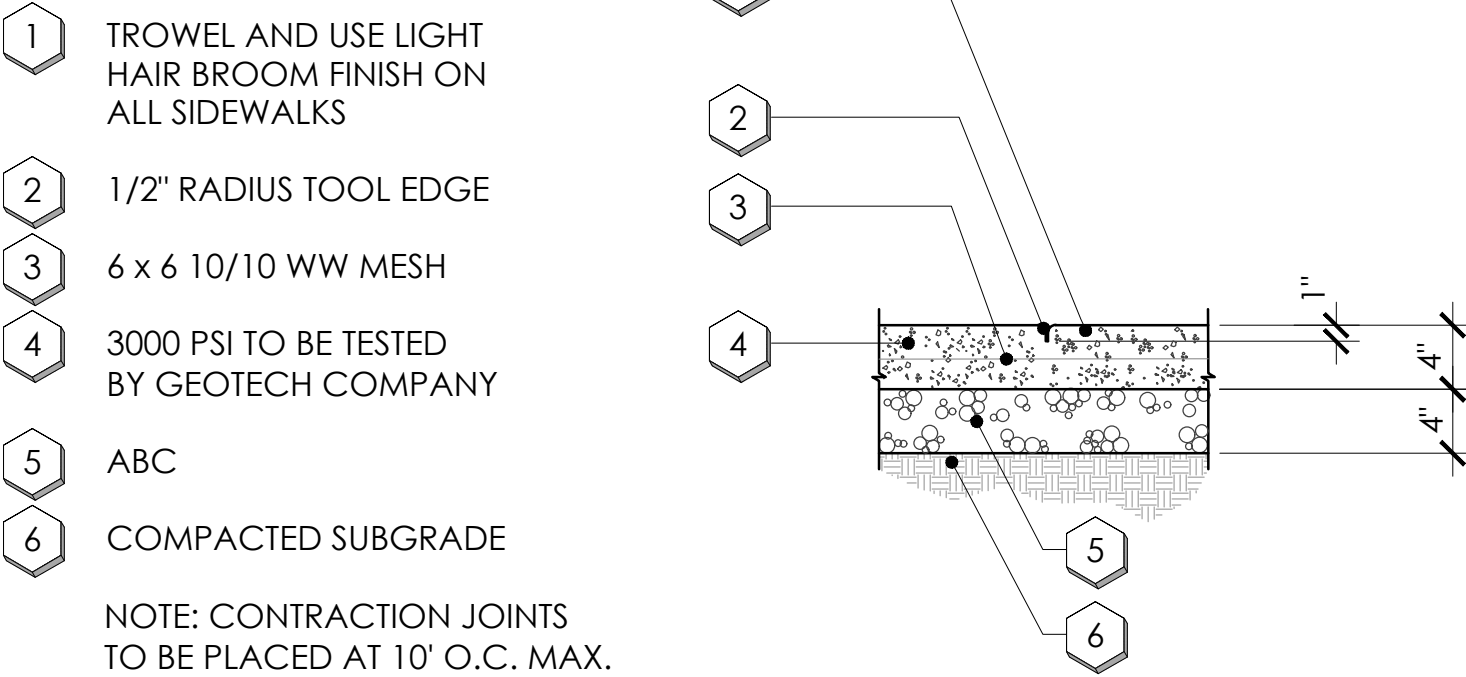
SCALE: 1/2" = 1'-0"



F CMU SEATWALL

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

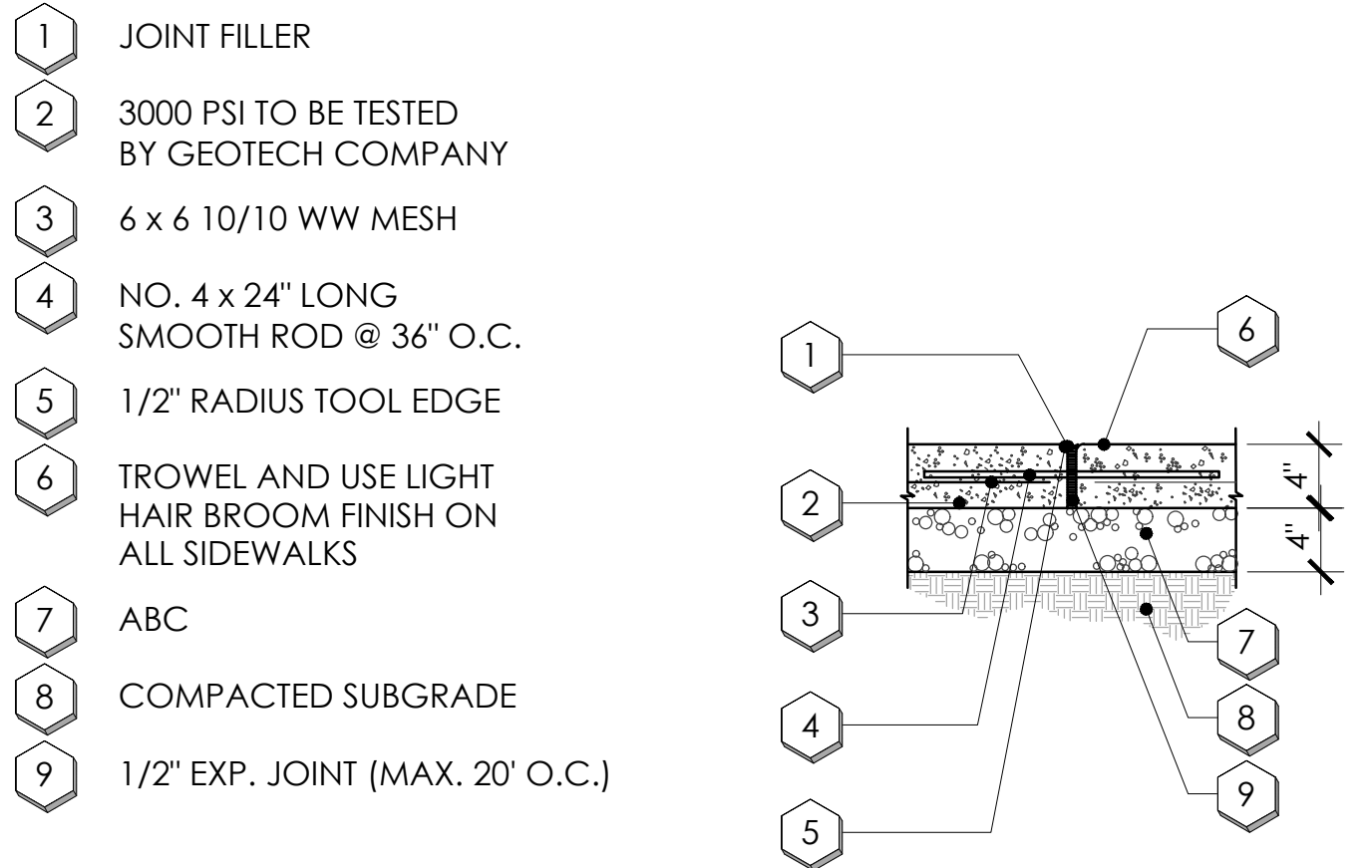
key notes



G CONTROL JOINT

SCALE: 1" = 1'-0"

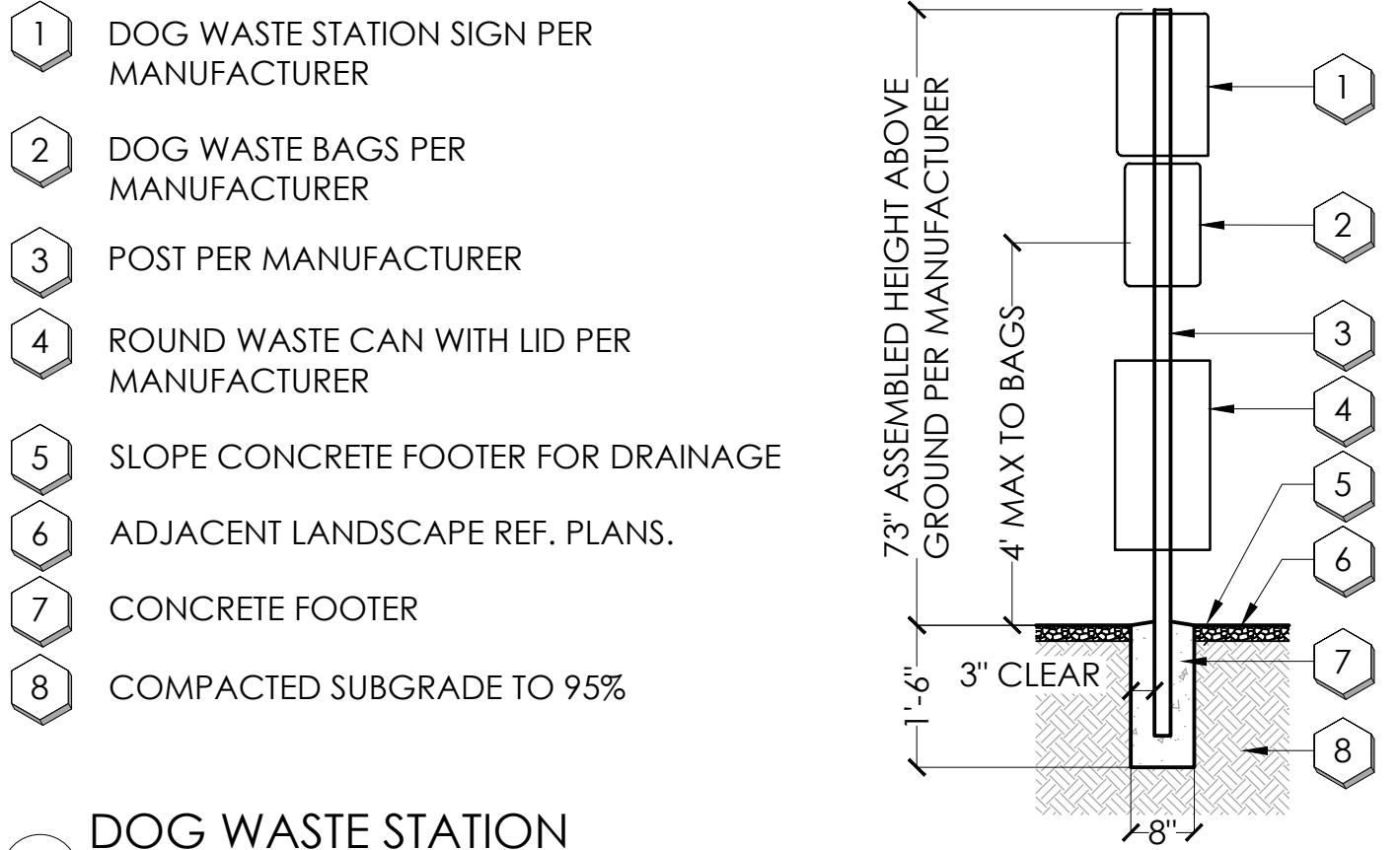
key notes



H EXPANSION JOINT

SCALE: 1" = 1'-0"

key notes



I DOG WASTE STATION

NOTE: DOG WASTE STATION WITH ROLL BAG SYSTEM - DEPOT-006-B ORDER THROUGH DOG WASTE DEPOT WWW.DOGWASTEDEPOT.COM (800) 678-1612

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



PROJECT:

SHEET TITLE:

JOB NO: 25-025
DATE:
DRAWN BY: B. PAUL
SUBMITTED: 06.16.2025
REVISED:

The site plan illustrates the layout of the Price Manor development. It features two main residential areas, 'PRICE MANOR I' and 'PRICE MANOR II', separated by a central green space. 'PRICE MANOR I' is located in the lower right, while 'PRICE MANOR II' is in the upper right. A road, 'SALADO ST', runs along the bottom edge. The central green space contains a creek, a large rectangular area with a grid pattern, and several circular tree symbols. The plan also shows various other landscape elements, including smaller rectangular areas, a hexagonal patterned area, and a series of small rectangular structures along the bottom edge. A scale bar and north arrow are located in the bottom right corner.

PRICE MANOR II

PRICE MANOR I

SALADO ST

SCALE: 1" = 20'-0"



2245 NORTH CENTER STREET
MESA, ARIZONA 85201

JOB NO: 25-025
SUBMITTED: 06.16.25

