

INDUSTRIAL PARK

project consultants

owner:

CAVAN COMMERCIAL
6032 NORTH SCOTTSDALE ROAD, #200
SCOTTSDALE, ARIZONA 85254
CONTACT: AGNES FICKERA
PHONE: 602.390.4560
EMAIL: agnes@cavancommercial.com

architecture:

PINNACLE DESIGN, INC
1048 NORTH 44th STREET, #200
PHOENIX, AZ 85008
PROJECT CONTACT: MADDIE CULVER
PHONE: 602.952.8585
EMAIL: pdi-az.com

civil engineer:

KBELL ENGINEERING
1355 NORTH 86th PLACE
MESA, ARIZONA 85207
CONTACT: KELLY BELL
PHONE: 602.980.8246
EMAIL: kbell@kbelleng.com

landscape architecture:

DESIGN ETHIC, LLC
7525 EAST 6th AVENUE
SCOTTSDALE, ARIZONA 85251
PROJECT CONTACT: BRANDON PAUL
PHONE: 480.225.7077
EMAIL: bpaul@designethic.net

site data

EXISTING ZONING:	GI
PROPOSED USE:	LIGHT INDUSTRIAL / WAREHOUSE/ OFFICE
NET AREA:	+2.00 AC (+87,121 SF)
GROSS AREA:	+2.25 AC (+97,828 SF)
LOT COVERAGE:	+78% (+67,906 SF)
LANDSCAPE AREA:	+78% (+67,906 SF)
PROPOSED BUILDING:	28,009 SF
PARKING REQUIRED:	OFFICE SF +2,000 SF @ 1/ 375 WAREHOUSE SF: +21,800SF @ 1/ 900 29.55 (30 SPACES)
PARKING PROVIDED:	30 SPACES

sheet index

SHEET	TITLE
L0.01	COVER SHEET & NOTES
L2.01	OVERALL PLANTING PLAN
L2.02	PLANTING PLAN

city of mesa notes

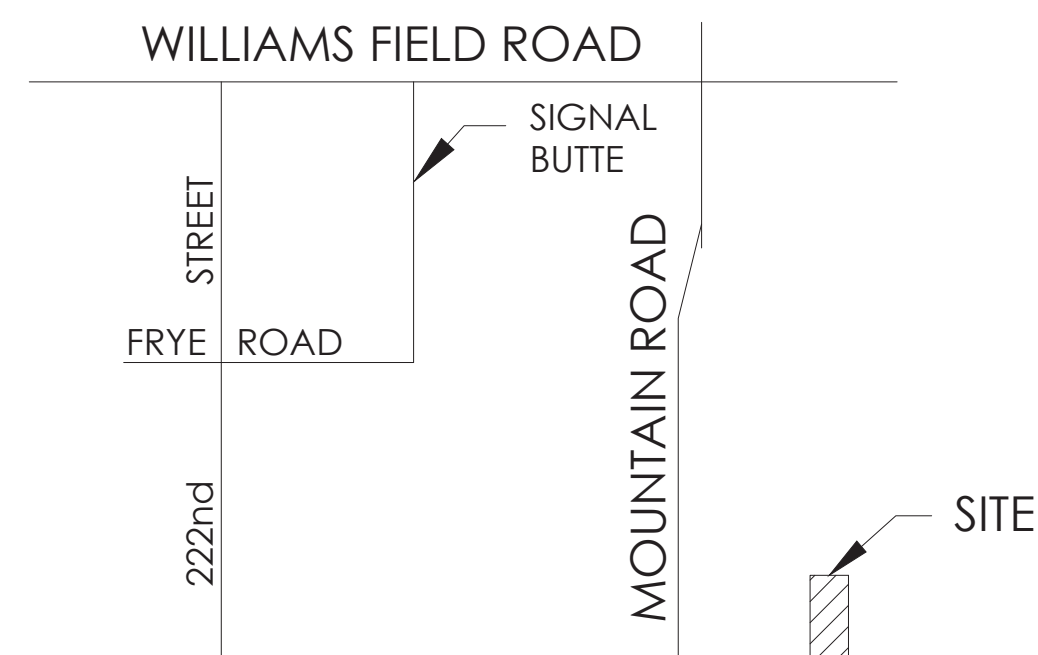
ALL LANDSCAPING WITHIN THE RIGHT-OF-WAY IS IN CONFORMANCE WITH THE LOW WATER USE PLANT LIST PROVIDED BY THE ARIZONA DEPT. OF WATER RESOURCES.

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 NURSEY ASSOCIATION SPECIFICATIONS" FOR THAT TYPE & SIZE OF TREE.

PLANT MATERIAL WITHIN THE SIGHT DISTANCE TRIANGLE SHALL NOT EXCEED 30-INCHES IN HEIGHT AT FULL MATURITY. TREES PLANTED WITHIN THE SIGHT DISTANCE TRIANGLE SHALL BE 24-INCH TO 42-INCH BOX SPECIMENS WITH NO BRANCHES LOWER THAN 8-FEET ABOVE THE SIDEWALK ELEVATION, AND 14-FEET OVER VEHICULAR TRAFFIC WAYS.

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.



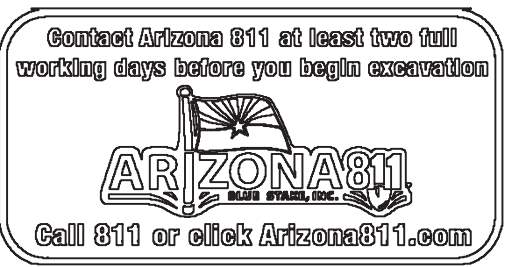
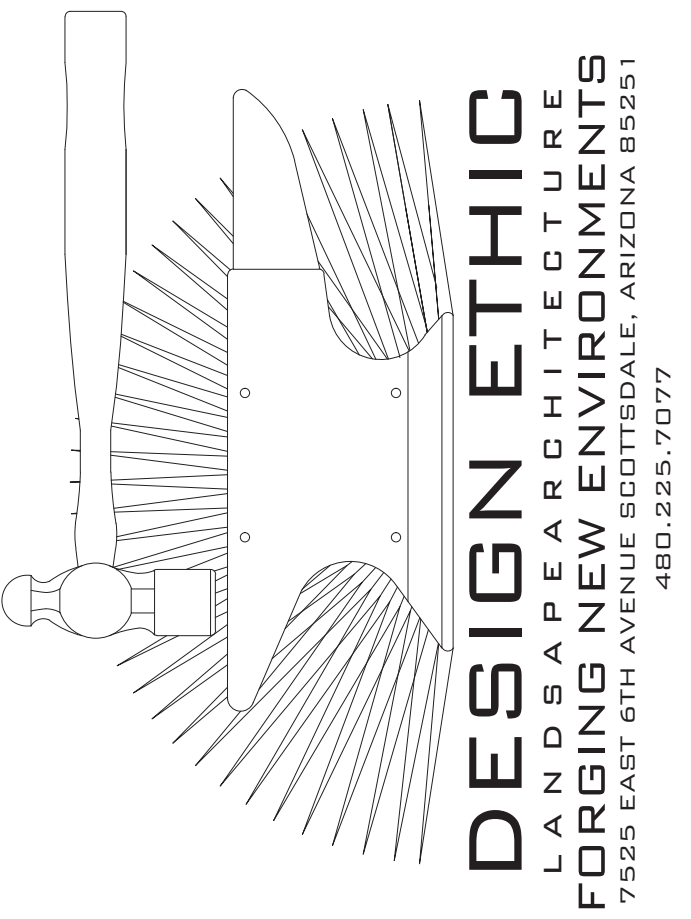
vicinity map



not to scale

city of mesa landscape data

ZONING:	GI
NET SITE AREA:	+2.00 AC (+87,121 S.F.)
TOTAL R.O.W.:	3,272 S.F.
TOTAL FRONTAGE:	134 L.F.
TOTAL ON-SITE LANDSCAPE:	14,425 S.F.
PERCENTAGE OF LANDSCAPE:	16.6%
OVERALL:	
TREES PROVIDED FOR ENTIRE SITE:	35 TREES
36" BOX TREES REQUIRED:	8 TREES
(25% OF TREES REQUIRED FOR ENTIRE SITE)	
36" BOX TREES PROVIDED:	8 TREES
STREET FRONTAGE - 134 LINEAR FEET:	
TREES REQUIRED:	6
(1 PER 25' OF STREET FRONTAGE - 134 / 25 = 6)	
TREES PROVIDED:	6
24" BOX TREES REQUIRED:	3
(50% OF TREES REQUIRED)	
24" BOX TREES PROVIDED:	4
36" BOX TREES REQUIRED:	2
(25% OF TREES REQUIRED)	
36" BOX TREES PROVIDED:	2
SHRUBS REQUIRED:	36
(6 PER 25' OF STREET FRONTAGE)	
SHRUBS PROVIDED:	42



INDUSTRIAL PARK
PECOS ROAD & MOUNTAIN ROAD
MESA, ARIZONA 85212

COVER SHEET & NOTES

PROJECT:

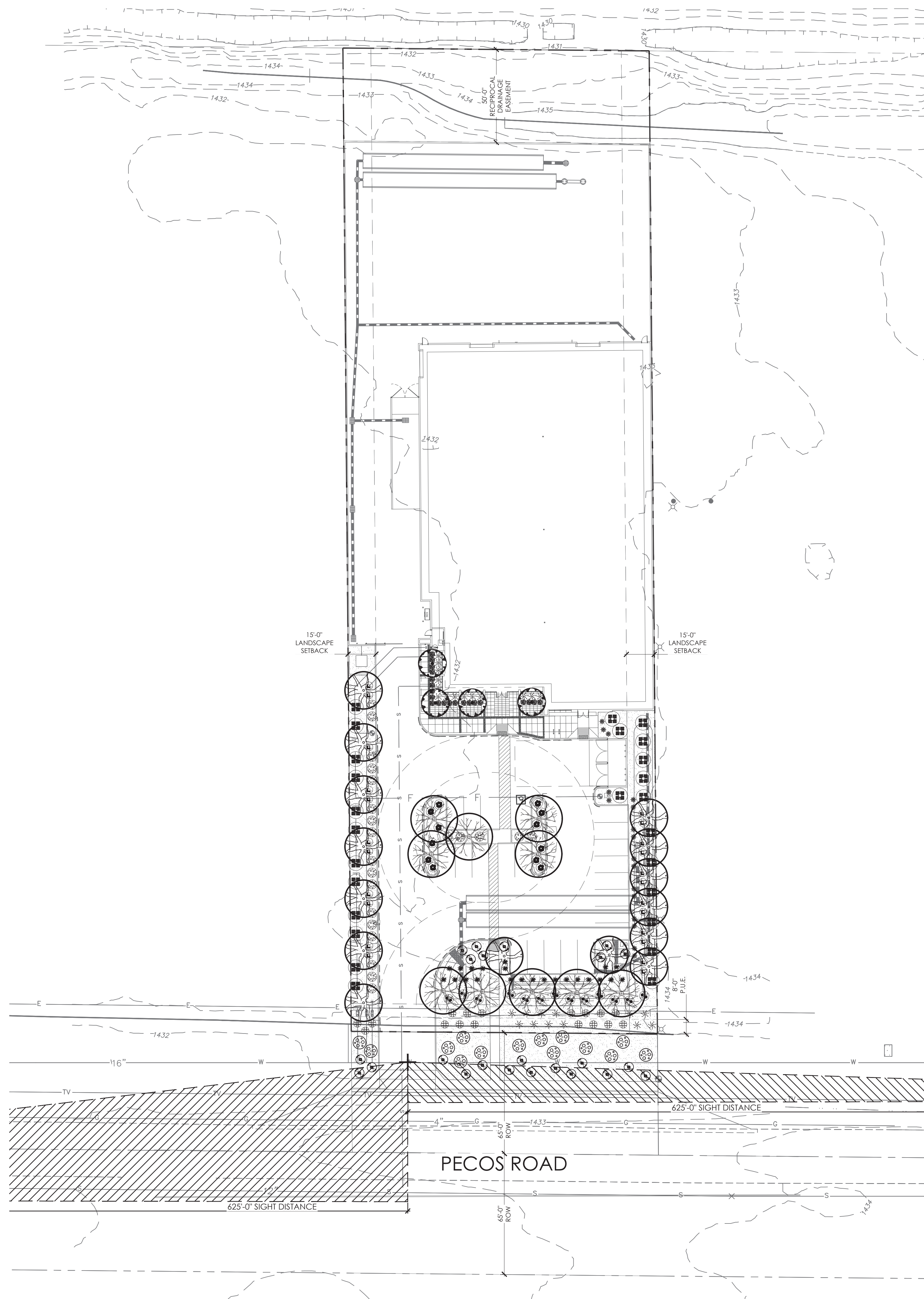
SHEET TITLE:

JOB NO: 23-047
DATE: -
DRAWN BY: B. PAUL
SUBMITTED: 03.01.2024
REVISED:

SHEET

L0.01

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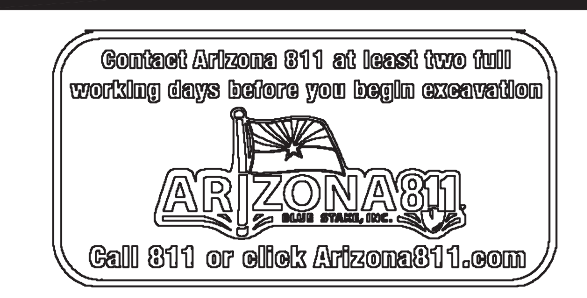
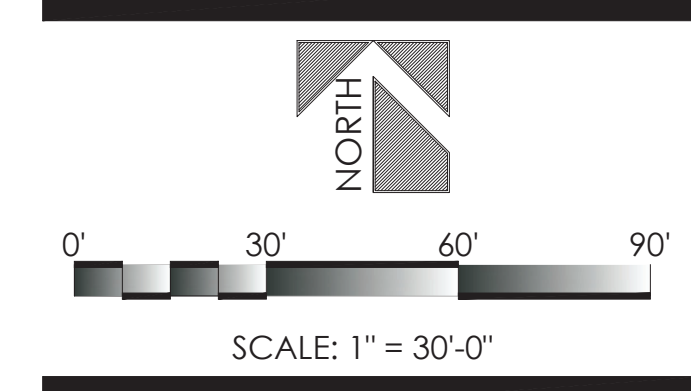
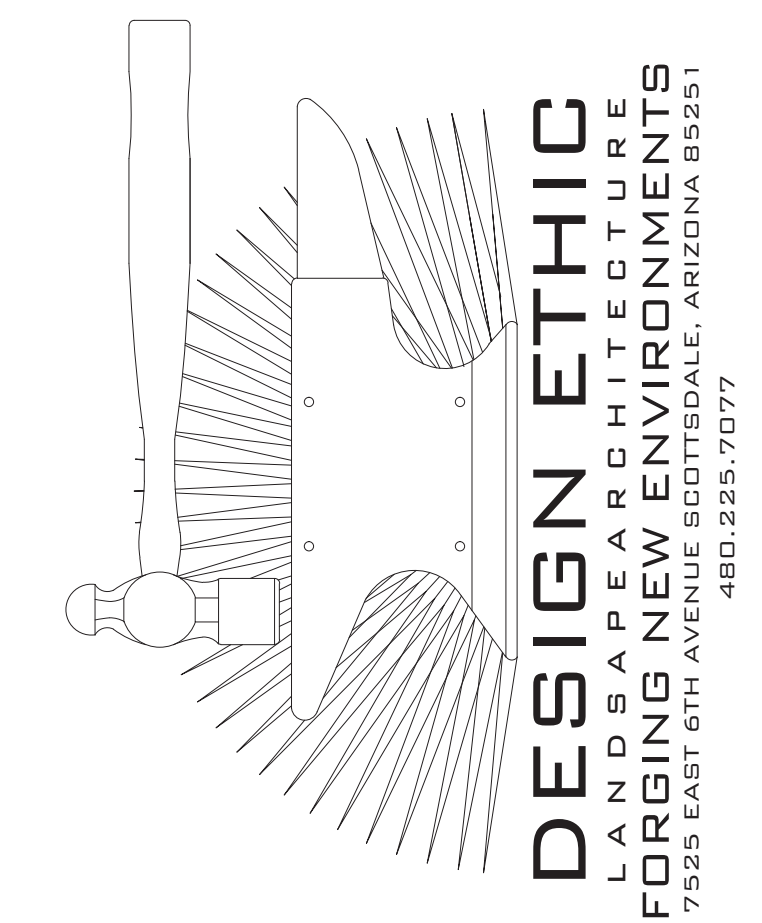


plant legend

	botanical name common name	emitters	size	qty	comments
evergreen trees					
	ACACIA ANEURA MULGA	(5 @ 1.0 GPH)	24" BOX 36" BOX	1 3	6.0H., 2.0W., .75 CAL. 7.0H., 4.0W., 1.5 CAL. STAKE IN PLACE
	PISTACIA X. RED PUSH RED PUSH PISTACHE	(6 @ 2.0 GPH)	24" BOX 36" BOX	14 1	7.0H., 2.5W., 1.0 CAL. 9.0H., 4.0W., 1.75 CAL. STAKE IN PLACE
	TIPUANA TIPU TIPU TREE	(6 @ 2.0 GPH)	24" BOX 36" BOX	6 4	7.0H., 3.0W., 1.0 CAL. 9.0H., 5.0W., 1.75 CAL. STAKE IN PLACE
large shrubs					
	TECOMA ALATA ORANGE JUBILEE	(1 @ 1.0 GPH)	5 GAL.	26	PLANT AT 8' O.C.
medium shrubs					
	Ms. ALICE BOUGAINVILLEA WHITE BOUGAINVILLEA	(1 @ 1.0 GPH)	5 GAL.	13	PLANT AT 5' O.C.
	HESPERALOE FUNIFERA GIANT HESPERALOE	(1 @ 1.0 GPH)	5 GAL.	27	PLANT AT 4' O.C.
	LEUCOPHYLLUM LANGMANIAE RIO BRAVO TEXAS RANGER	(1 @ 1.0 GPH)	5 GAL.	12	PLANT AT 8' O.C.
	SENNA OLIGOPHYLLA OUTBACK CASSIA	(1 @ 1.0 GPH)	5 GAL.	17	PLANT AT 4' O.C.
small shrubs					
	ASCLEPIAS SUBULATA DESERT MILKWEED	(1 @ 1.0 GPH)	5 GAL.	23	PLANT AT 3' O.C.
	EREMOPHILA HYGROPHANA 'BLUE BELLS' EMU	(1 @ 1.0 GPH)	5 GAL.	23	PLANT AT 4' O.C.
	HESPERALOE PARVIFLORA 'DESERT FLAMENCO' DESERT FLAMENCO RED YUCCA	(1 @ 1.0 GPH)	5 GAL.	17	PLANT AT 3' O.C.
	PORTULACARIA AFRA ELEPHANT'S FOOT	(1 @ 1.0 GPH)	5 GAL.	21	PLANT AT 3' O.C.
evergreen groundcovers					
	ACACIA REDOLENS DESERT CARPET	(1 @ 1.0 GPH)	1 GAL.	14	PLANT AT 7' O.C.
	EREMOPHILA GLABRA 'MINGENEW GOLD' OUTBACK SUNRISE EMU	(1 @ 1.0 GPH)	5 GAL.	23	PLANT AT 3' O.C.
inerts					
	1/2" SCREENED DECOMPOSED GRANITE EXPRESS BROWN		3/4" SCRND	14,425 S.F.	2' MINIMUM DEPTH IN ALL PLANTERS

planting key notes

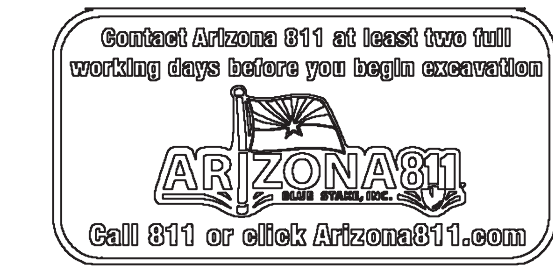
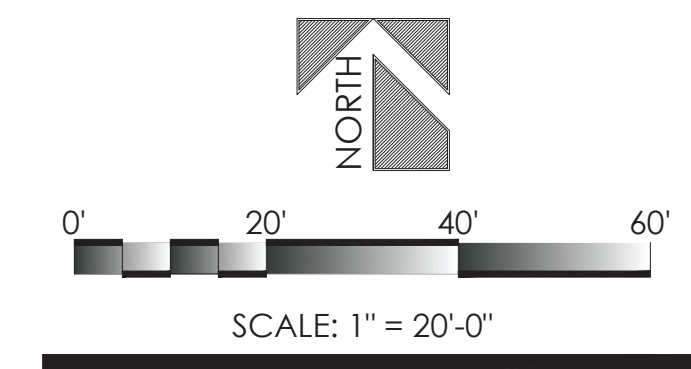
- 1 PROPERTY LINE / RIGHT OF WAY LINE
- 2 DECOMPOSED GRANITE IN ALL PLANTING AREAS.
- 3 SIGHT VISIBILITY TRIANGLE. MAXIMUM MATURE PLANT MATERIAL HEIGHT IN THE SIGHT VISIBILITY TRIANGLES IS 24 INCHES.
- 4 ACCESSIBLE RAMP. SEE CIVIL ENG. PLANS.
- 5 SIDEWALK. SEE CIVIL ENG. PLANS.
- 6 FIRE HYDRANT - 3'-0" CLEAR OF ALL PLANT MATERIAL.
- 7 SITE LIGHTING. SEE ARCH. PLANS.
- 8 3' HIGH PARKING SCREEN WALL. SEE ARCH. PLANS.
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- 16 8' HIGH CMU WALL. SEE ARCH. PLANS.
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- 18 PROPOSED TRANSFORMER LOCATION. MAINTAIN 3' ACCESS & CLEARANCE AROUND ALL EDGES. ALLOW FOR 12' CLEAR OPERATIONAL AREA IMMEDIATELY IN FRONT OF TRANSFORMER.



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PECOS ROAD & MOUNTAIN ROAD
MESA, ARIZONA 85212
OVERALL PLANTING PLAN

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SHEET
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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	29	2,900
SHADE TREE: (MIN. 25'-0" TALL AT MATURITY)	50	--	--
ORNAMENTAL TREE:	25	--	--
LARGE SHRUB: (MIN. 8'-0" TALL AT MATURITY)	50	26	1,300
MEDIUM SHRUB: (4'-0" - 8'-0" TALL AT MATURITY)	25	69	1,725
SMALL SHRUB: (UNDER 4'-0" TALL AT MATURITY)	10	84	840
EVERGREEN GROUNDCOVER:	25	37	925
TOTAL VEGETATION CREDIT (S.F.)			7,690
TOTAL OPEN SPACE (S.F.)			14,425
VEGETATION COVERAGE (%)			53.31%

visibility triangle info

SITE VISIBILITY TRIANGLES ARE BASED ON CITY OF MESA PUBLIC STREET ACCESS GUIDELINES DATED FEB. 15, 2005.

PECOS ROAD
STREET SPEED: 45 MPH
STREET CROSS SECTION 4LU
FIGURE 2.3 (50 MPH DESIGN SPEED) SD = 625'

planting key notes

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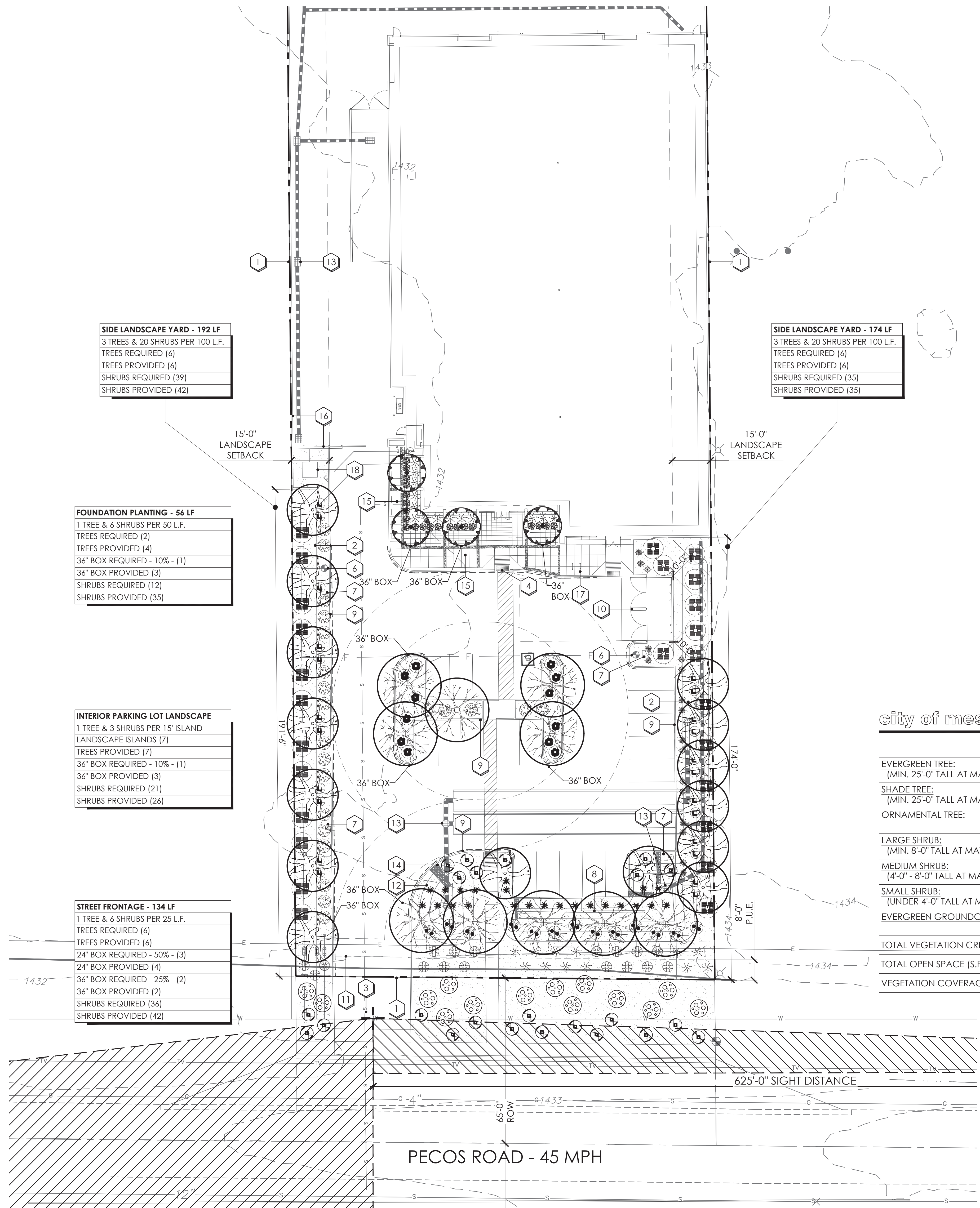
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