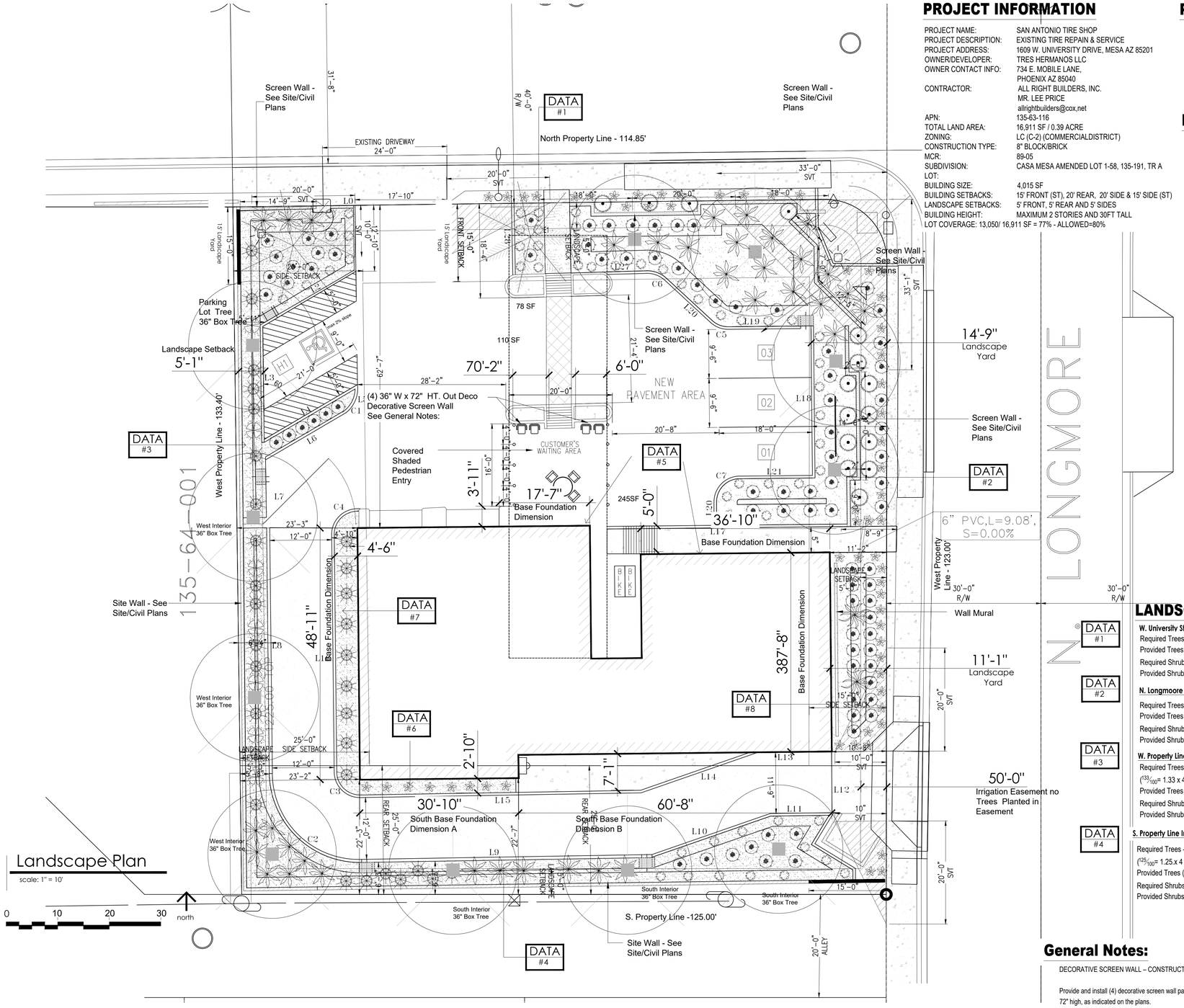

PROJECT INFORMATION

PROJECT NAME:	SAN ANTONIO TIRE SHOP
PROJECT DESCRIPTION:	EXISTING TIRE REPAIN & SERVICE
PROJECT ADDRESS:	1609 W. UNIVERSITY DRIVE, MESA AZ 85201
OWNER/DEVELOPER:	TRES HERMANOS LLC
OWNER CONTACT INFO:	734 E. MOBILE LANE, PHOENIX AZ 85040
CONTRACTOR:	ALL RIGHT BUILDERS, INC. MR. LEE PRICE allrightbuilders@cox.net
APN:	135-63-116
TOTAL LAND AREA:	16,911 SF / 0.39 ACRE
ZONING:	LC (C-2) (COMMERCIALDISTRICT)
CONSTRUCTION TYPE:	8" BLOCK/BRICK
MCR:	89-05
SUBDIVISION:	CASA MESA AMENDED LOT 1-58, 135-191, TR A
LOT:	
BUILDING SIZE:	4,015 SF
BUILDING SETBACKS:	15' FRONT (ST), 20' REAR, 20' SIDE & 15' SIDE (ST)
LANDSCAPE SETBACKS:	5' FRONT, 5' REAR AND 5' SIDES
BUILDING HEIGHT:	MAXIMUM 2 STORIES AND 30FT TALL
LOT COVERAGE:	13,050/ 16,911 SF = 77% - ALLOWED=80%

PARKING REQUIREMENTS

- PARKING REQUIREMENTS
- PER, CITY OF MESA
- 1.0 SPACE PER 375 SF
- 1 ADA PARKING PER 1-25 PARKING SPACES
- TOTAL REQUIRED: 11 PARKING SPACES INCLUDING 1 ADA SPACE
- TOTAL PROVIDED: 4 PARKING SPACES INCLUDING 1 ADA SPACE

LANDSCAPE REQUIREMENTS

PER, CITY OF MESA

LANDSCAPE PROVIDED - AREA = 3,456 SF OR 20.49%

Landscape Plan Notes:

The landscape plan provides more than 50% plant coverage as required(see table). All plant areas will be top-dressed with decomposed granite.

See Site/Civil Plans for Wall Locations & Details

LANDSCAPE LEGEND

Trees	Plant Name	Size	Qty	Mature Tree Canopy Size	Type of Plant Material	Credit in SF	Total Credit in SF
	Parkinsonia hybrid Desert Museum Palo Verde	36" Box -	11	25'	Shade Tree	50	550
	Phoenix canariensis Canary Island Palm	36" Box 25' HT	2		Non Deciduous Tree	200	200
Shrubs/Cactus Accents/ Groundcover	Plant Name	Size	Qty				
	Agave vilmoriniana Octopus Agave	5 gal.	21		Large Shrub	50	1,050
	Stenocereus thurberi Organ Pipe	3'-4'	7		Medium Shrub	25	175
	Agave parryi Parry's Agave	5 gal.	27		Small Shrub	10	270
	Hesperaloe parviflora Red Hesperaloe	5 gal.	31		Small Shrub	10	310
	Fouquieria splendens Ocotillo	5'- 6'	2		Columnar Evergreen	10	20
	Kroenleinia grusonii Golden Barrel Cactus	5 gal.	78		Small Accent	5	390
	Delosperma cooperi Ice Plant	1 gal.	59		Herbaceous perennial ground cover	5	295
	Tradescantia pallida Purple Heart	1 gal.	54		Perennial ground cover	5	270
Inerts	Description		Qty				
	Decomposed Granite Screened Desert Brown 3/4"		3,420 SF.				
	Rip Rap Per Civil		30 SF.				
				Mature Tree Canopy Size SF Total	225 SF 6.5% of the site landscape	Total Credit in SF	3,530

LANDSCAPE CALCULATIONS

W. University Street Landscape 114.85 LF

Required Trees 1 Tree Per 25 LF ($^{114.85}/_{25}$= 4.6) (2) 36" Box & (3) 24" Box Trees Required

Provided Trees (4) 36" Box= (8) 24" Box Trees

Required Shrubs 6 Shrubs Per 25LF ($^{114.85}/_{25}$ = 4.6 x 6 = 27.6) 28 Shrubs Required

Provided Shrubs (59) 5 gal

N. Longmoore Street Landscape 123.00 LF

Required Trees 1 Tree Per 25 LF ($^{123}/_{25}$= 4.9) (2) 36" Box & (3) 24" Box Trees Required

Provided Trees (2) 36" Box = (4) 24" Box Trees & (2) Ocotillo = (1) 24" Box Tree

Required Shrubs 6 Shrubs Per 25 LF ($^{123}/_{25}$ = 4.9 x 6 = 29.4) 30 Shrubs Required

Provided Shrubs (80) 5 gal

W. Property Line Interior Landscape 133.40 LF

Required Trees - Four (4) non-deciduous trees Per 100 LF

($^{133}/_{100}$= 1.33 x 4 = 5.32) (6) 24" Box Trees Required

Provided Trees (3) 36" Box Trees Provided = (6) 24" Box Trees

Required Shrubs- 20 Shrubs Per 100 LF ($^{133.4}/_{100}$ = 1.33 x 20= 26.68) 27 Shrubs Required

Provided Shrubs (27) 5 gal

S. Property Line Interior Landscape 125 LF

Required Trees - Four (4) non-deciduous trees Per 100 LF

($^{125}/_{100}$= 1.25.x 4 = 4.96 (5) 24" Box Trees Required

Provided Trees (3) 36" Box Trees Provided = (6) 24" Box Trees

Required Shrubs- 20 Shrub Per 100 LF ($^{125}/_{100}$ = 1.25 x 20 = 25) (25)Shrubs Required

Provided Shrubs (31) 5 gal

DATA #5

Foundation Base Landscape Area on the North Side of the Building Exterior Walls Visible From Public Parking or Right-of-Way with Public Entrances

54'-2" Base Foundation LF x 15' Minimum = 782.5*33% = 253.23 SF Required

0 SF Landscape Area Provided - 340 SF of Concrete Sidewalk Provided

Tree Requirements - minimum 1 tree per 50 linear feet

Provided (1) 36" BOX Tree Provided 30' from Building

Public Entrance has been shaded with a Canopy. A foundation base is not required along exterior walls at overhead doors.

DATA #6

Landscape Area on the West Side of the Building No Pubic Access - Not Visible From Public Parking or Right-of-Way without Public Entrances

91'-6" Base Foundation LF x 5' Minimum = 457.5*10% = 45.75 SF Required

89.93 SF Plant Area Provided. 243 SF of Concrete Sidewalk Provided

DATA #7

Foundation Base Landscape Area on the South Side of the Building - Not Visible From Public Parking or Right-of-Way without Public Entrances

48'-10" Base Foundation LF x 5' Minimum = 244.16*10% = 24.42 SF Required

215.68 SF Plant Area Provided.

DATA #8

Foundation Base Landscape Area on the East Side of the Building - Exterior Wall Visible From Public Parking or Right-of-Way without Public Entrances

38'-8" Base Foundation LF x 5' Minimum = 133.58*25% = 48.33 SF Required

502.27 SF Plant Area Provided.

Parking Lot Trees

(4) Total spaces provided (1 ADA Space) - No Parking Island

Parking Lot Trees Required Trees 1 shade tree and 6 shrubs shall be provided for every 8 parking spaces ($^{4}/_{8}$ = (0.5) (1) 24" Box Tree Required.

Provided Trees (1) 36" Box Tree = (2) 24" Box Tree

Required 6 shrubs shall be provided for every 8 parking spaces ($^{7}/_{8}$ = 0.875 x 6)

5.25 Shrubs Required. Provided Shrubs (6) 5 Gal

General Notes:

DECORATIVE SCREEN WALL – CONSTRUCTION NOTE

Provide and install (4) decorative screen wall panels, each measuring 36" wide x 72" high, as indicated on the plans.

Decorative screen panels shall be Outdeco Screen (or approved equal) and shall be surface-mounted to existing concrete. Panels shall be attached using manufacturer-recommended mounting brackets and corrosion-resistant mechanical anchors suitable for concrete installation. Anchors shall be sized and spaced per structural requirements and manufacturer guidelines to ensure stability and wind-load compliance.

Concrete surface shall be verified to be sound and capable of supporting the installation. Contractor shall field-verify dimensions and conditions prior to fabrication.

Contractor shall supply shop drawings for review and approval prior to fabrication. Shop drawings shall include panel layout, surface-mount attachment details, anchor specifications, base plate details (if applicable), and finish information.

Contact Arizona 811 at least two full working days before you begin excavation
Arizona811
Call 811 or visit Arizona811.com

Landscape Architect
Mac Design Studio
1525 South Higley Road Suite #104
Gilbert, Arizona 85296
Contact: Steven McLeod, Principal
steven@macdesignstudio.net
602.345.0525

REVIEW BY
PROJECT MANAGER:
DATE
DATE:

REGISTERED LANDSCAPE ARCHITECT 74312 BLAKE R. RHINEHART 01/05/2024 Date Signed (Revised) ARIZONA, U.S.A.
EXPIRES 09/30/27

NEW TENANT IMPROVEMENT PLAN
TRES HERMANOS LLC'S
"SAN ANTONIO TIRE SHOP"
1609 W. UNIVERSITY DRIVE, MESA, AZ

SECTION: 30
TWNSHP: 1N
RANGE: 2E

JOB NO.:
Landscape Plan
Zoning

SHEET 1 OF 1