

ALMA SCHOOL RD.

LANDSCAPE PLAN

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.

VISIBILITY TRIANGLE INFO:

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

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

ADDITIONAL NOTES:

THIS LANDSCAPE IS TO BE MAINTAINED ON A WEEKLY BASIS USING A NATURAL MAINTENANCE PROGRAM AND SHALL BE MAINTAINED IN ACCORDANCE WITH THE BEST MANAGEMENT PRACTICE OF THE LANDSCAPE INDUSTRY.

ALL TREES AND SHRUBS LOCATED IN THE LIGN OF SIGHT WILL BE MAINTAINED FOR A CLEAR AREA BETWEEN 3' TO 7'. THE LIGN OF SITE IS OUT OF THE SCOPE OF WORK ON THIS PROJECT.

ALL LANDSCAPE AREAS WILL BE MAINTAINED BY THIS OWNER OR LESSEE IN ACCORDANCE WITH THESE APPROVED PLANS

REQUIRED LANDSCAPE AREAS SHALL BE FREE FROM ENCROACHMENT BY ANY USE, STRUCTURE, VEHICLE OR FEATURE NOT PART OF THE LANDSCAPE DESIGN.

PROPOSED UPGRADES FOR S.C.I.P.

1. ADDITION TO MATCH EXISTING BUILDING COLOR AND NOT EXTEND INTO REAR OR SIDE YARD REQUIREMENTS.
2. ADD ADA ACCESSIBLE PARKIGN SPACE WITH 5' WIDE STRIPED AREA AND 11" WIDE x 18" SPACE AND PAINTED SYMBOL - PER STD. MESA DETAIL
3. 5'-0" H. MOUNTED SIGN FOR ADA VAN SPACE PER MESA STDS.
4. LEVEL AREA IN FRONT OF NEW DOOR FLUSH WITH INTERIOR AND 1/2" MAX. HEIGHT DOOR THRESHOLD. 2% MAXIMUM CROSS-SLOPE AT EXTERIOR OF DOOR.
5. LANDSCAPE TO BE ADDED AT AVAILABLE AREAS AROUND EXISTING BUILDING AND PARKING AREAS

LANDSCAPE LEGEND

- PISTACIA X 'RED-PUSH'
RED PUSH PISTACHE
36" BOX
- TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON
- EREMOPHILA MACULATA
VALENTINE EMU BUSH
5 GALLON
- HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON
- LANTANA MONTEVIDENSIS
'GOLD MOUND'
1 GALLON
- 1/2" SCREENED ROCK PROS MAHOGANY
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

PROJECT INFORMATION

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| LOCATION | NEAR THE SOUTHEAST CORNER OF ALMA SCHOOL RD AND UNIVERSITY DR, MESA, ARIZONA |
| PROJECT DESCRIPTION | BUSINESS CHANGE OF USE. 336 S.F. ADDITION TO ONE-STORY BUILDING UNDER EXISTING ROOF OVERHANG WITH SEPARATE EXTERIOR DOOR; SITE UPGRADES AS REQUIRED FOR SUBSTANTIAL CONFORMANCE PERMIT |
| APN | 135-54-013D |
| LEGAL DESCRIPTION | BLK 1 W 150F OF N2 EX W 7F TH/OF P/D 8518/218 & EX COM NW COR SEC 21 TH S 403.59F TH E 40.00F TO POB TH N 88D 08M E 15.56F TH N 26.62F TH N 12D 24M E 49.28F TH S 88D 08M W 26.59F TH S 74.39F TO POB P/F 05-0702565 |
| ZONING | OC (POSSIBLE RE-ZONE TO 'LC' IN NEAR FUTURE) |
| OCCUPANCY | B. WITH LESS THAN 1500 S.F. PERSONAL SERVICES |
| SETBACKS | FRONT: 15' SIDE AT COMMERCIAL ZONE: 15' EXISTING BUILDING SITS WITHIN SETBACKS. NO NEW ENCROACHMENTS PROPOSED |
| CONSTRUCTION TYPE: | TYPE 5-B / NON SPRINKLERED |
| BLDG AREA | 2200 S.F. + 336 S.F. ADDITION TOTAL = 2,436 S.F. |
| HEIGHT | 14'-0" EXISTING (NO CHANGE) ALLOWABLE HEIGHT PER IBC 2018 IBC TABLE 504.3 IS 40'-0". HOWEVER, IT IS LIMITED BY 'OC' ZONING TO 30' HIGH MAX. |
| LOT COVERAGE | 25% INCLUDING ADDITION 80% MAX PER OC ZONING |

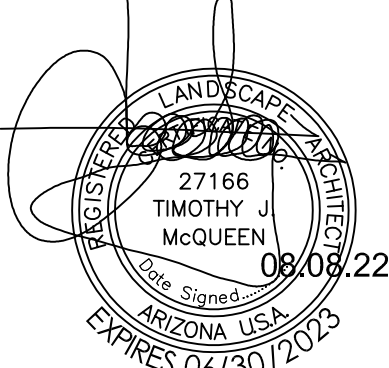
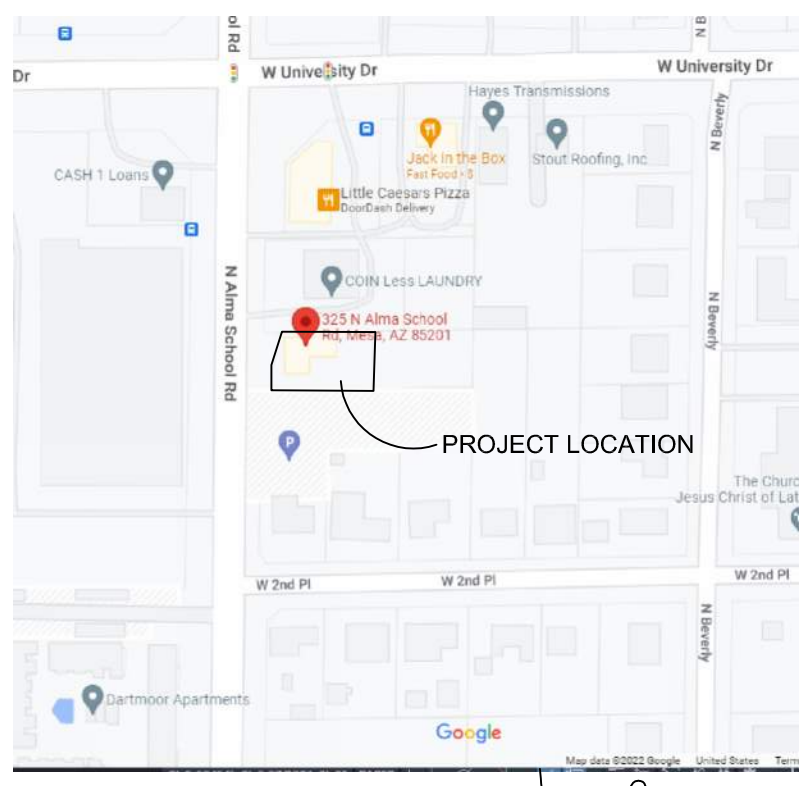
SHEET INDEX

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PROJECT TEAM

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|---------------------|--|
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| ARCHITECT | JASON DOTY, AIA SCOTTSDALE ARCHITECTURE PHONE: 602-717-8602 EMAIL: scottsdalearch@gmail.com |
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VICINITY MAP



T.J. McQUEEN & ASSOCIATES, INC.

LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING

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CHANGE OF USE AND ADDITION FOR
3M3 CREATIONS

325 N. ALMA SCHOOL ROAD
MESA, ARIZONA 85201

REVISIONS:

DATE: 5/22/2022
SCIP EXHIBIT

PROJECT # 22-13B

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SHEET:

La.01
SITE PLAN