



# Board of Adjustment

## *Staff Report*

**CASE NUMBER:** BA14-041 (PLN2014-00286)  
**STAFF PLANNER:** Lesley Davis – Planner II  
**LOCATION/ADDRESS:** 3130 E Broadway Rd  
**COUNCIL DISTRICT:** Council District 2  
**OWNER:** Renaissance Village Realty, LLC  
**APPLICANT:** Ed Smith

**REQUEST:** Requesting: 1) a Special Use Permit to allow the expansion of a medical facility; and 2) a Substantial Conformance Improvement Permit to allow the redevelopment of the site, all in the RM-4 zoning district. (PLN2014-00286)

### **SUMMARY OF APPLICANT'S REQUEST**

This request for a SUP, will allow the expansion of a skilled nursing facility located in the RM-4 district, with an on-site patient rehabilitation center. The SCIP will allow for the reuse of an interior courtyard space to create this additional amenity to the site.

### **STAFF RECOMMENDATION**

Staff recommends approval of case BA14-041, *conditioned upon the following:*

1. *Compliance with the site plan and elevations submitted, except as modified by the conditions below.*
2. *Compliance with all requirements of Design Review Administrative Approval.*
3. *Compliance with all requirements of Development Services in the issuance of building permits.*

### **SITE CONTEXT**

**CASE SITE:** Existing skilled nursing facility – zoned RM-4  
**NORTH:** Existing mobile home subdivision – zoned RM-4  
**EAST:** Existing mobile home subdivision – zoned RM-4  
**SOUTH:** (across Broadway Road) Existing residential lot zoned RS-43 and vacant lot - zoned RS-9  
**WEST:** Existing multi-family development – zoned RM-4

### **STAFF SUMMARY AND ANALYSIS**

This site is an existing skilled nursing facility located in the RM-4 zoning district. The applicant is proposing an expansion of the existing facility to construct a rehabilitation center that will be utilized by the residents on site. This rehabilitation center would provide physical, occupation and speech therapy services. The proposed therapy space is 2500 square-feet and will be located within an existing courtyard area within the walls of the existing building, so it will not be visible to the public.

The constraints of the existing development include the existing buildings on the site as well as the existing parking, landscaping and fire lanes. This SCIP request would provide relief from: 1) setbacks along the east and west property lines; 2) deviations to the amount of plant material required within the setbacks along the north

and west property lines; and 3) a reduction in the number of parking islands required within the existing rows of parking. A summary of the applicant's proposal and staff recommendations for the site is provided in the tables below. Modifications to Code are in bold type.

Setback Standards	Current Code	Proposed	Recommendation
South (adjacent to Broadway Road)	20'	20'	As proposed – no deviation requested
West (adjacent to RM-4 multi-family development)	20'	20'	As proposed – no deviation requested
North (adjacent to RM-4 Mobile Home Subdivision)	20'	<b>12'</b>	As proposed
East (adjacent to RM-4 Mobile Home Subdivision)	20'	<b>15'</b>	As proposed

Landscape Standards	Current Code	Proposed	Recommendation
South (adjacent to Broadway Rd)	1 tree and 6 shrubs per 25 linear feet of street frontage	Upgrade landscape to comply with code	As proposed – no deviation requested
West (adjacent to RM-4 multi-family development)	3 non-deciduous trees and 20 shrubs per 100 linear feet of adjacent property line	<b>No change – leave as existing with mature solid oleander hedge</b>	As proposed
North (adjacent to RM-4 Mobile Home Subdivision)	3 non-deciduous trees and 20 shrubs per 100 linear feet of adjacent property line. <i>Shrubbery is not required where not visible from public parking and drive aisles</i>	<b>No change – leave as existing with mature solid oleander hedge</b>	As proposed
East (adjacent to RM-4 Mobile Home Subdivision)	3 non-deciduous trees and 20 shrubs per 100 linear feet of adjacent property line	Upgrade landscape to comply with code	As proposed – no deviation requested
<b>Parking:</b>	1 landscape island with 1 tree and 3 shrubs for every 8 parking spaces	<b>No change to existing</b>	As proposed

The proposed site will be in substantial conformance with current code. Physical improvements to the existing development constitute the greatest degree of compliance without full demolition of the existing site improvements and without creating new non-conforming conditions. Full compliance with all requirements would significantly limit the continued lawful, permitted use of this site.

#### FINDINGS

1. This request is for a SUP and a SCIP to accommodate the expansion of an existing single story skilled nursing facility in the RM-4 district. The applicant is proposing to construct a 2500 square-foot addition, which will house a rehabilitation center for existing residents. The expansion is proposed in an interior courtyard, so it will not have a visible impact from the exterior of the property.
2. The site is located about a quarter mile east of Lindsay Road on the north side of Broadway. There are two entrances from Broadway Road with parking provided along Broadway and along the east property

- line. There is one primary entrance to the building on the south side, which is defined by an existing porte cochere.
3. The existing development encroaches into the required side yard setbacks on the east and west property lines. Compliance with these setbacks would remove necessary parking spaces and a loading zone for the existing development. The deviation along the east property line is 5-feet, providing a 15' setback to the parking spaces. The deviation along the west property line is 8-feet, leaving a 12' setback. The impact of the larger reduction on the west is mitigated by the fact that it is adjacent to an entry drive for the development to the north.
  4. Landscaping on the perimeter of the site is existing and fully mature. The proposal does not include additional landscape materials along the north or west property lines. There is an existing mature Oleander hedge along the west, north and east property lines, which provides significant screening from adjacent developments. The applicant has only proposed to add landscape plant material along property lines that are visible from the public street or public parking and will provide the number of plant materials that is commensurate with current code requirements on those two sides. The area that is left blank, adjacent to the oleander hedges with just decomposed granite, along the north and west sides of the building, has been left as a fire-lane.
  5. Current code requires that there is one landscape island with 1 tree and 3 shrubs for every 8 parking spaces within the development. The applicant has proposed that they leave the existing parking in its current configuration with no additional landscape islands. The addition of the landscape islands would eliminate necessary parking spaces for the development.
  6. Full compliance with current Code development standards would require significant demolition of existing improvements.
  7. The proposed Special Use Permit is being requested to allow the expansion of the existing skilled nursing facility in the RM-4 zoning district.
  8. The proposed expansion to the skilled nursing facility is compatible with adjacent developments, as it is on the interior of the site, within a courtyard, and its purpose is to serve existing residents. Therefore, the proposed expansion will be compatible with, and not detrimental to, surrounding properties.

**ORDINANCE REQUIREMENTS:**

**Zoning Ordinance, Sec. 11-73-3 – Substantial Conformance Improvement Permits – Required Findings:**

A SCIP shall not be granted unless the Zoning Administrator, acting as a Hearing Officer, or Board of Adjustment shall find upon sufficient evidence that:

- A. The entire development site will be brought into substantial conformance. Substantial conformance shall mean physical improvements to the existing development site which constitute the greatest degree of compliance with this Ordinance that can be attained without causing or creating any of the following conditions:
  1. The demolition or reconstruction of existing buildings or other significant structures (except signs); or
  2. The cessation of the existing conforming use, or the preclusion of any other lawful, permitted use.

3. The creation of new non-conforming conditions.
- B. The improvements authorized by the SCIP will result in a development that is compatible with, and not detrimental to, adjacent properties or neighborhoods.

**Zoning Ordinance, Sec 11-1-6 – Definition of Terms:**

**Nursing and Convalescent Homes:** Establishment that provide 24-hour medical, convalescent or chronic care to individuals who, by reason of advanced age, chronic illness or infirmity, are unable to care for themselves, and is licensed as a skilled nursing facility by the State of Arizona, including but not limited to, rest homes and convalescent hospitals, but not Residential Care, Hospitals, or Clinics.

**Zoning Ordinance, Table 11-5-2- Uses Subject to Special Use Permit:**

- (A) Uses Permitted Subject to Approval of a Special Use Permit in all Multiple Residence Districts, in accordance with the Administration and Procedures Chapter of this Ordinance:

<b>Table 11-5-2: Residential Districts</b>				
<i>Proposed Use</i>	<i>RS</i>	<i>RSL</i>	<i>RM</i>	<i>Additional Use Regulations</i>
<u>Clinics</u>	--	--	SUP (2,9,13,14)	<u>Section 11-31-15, Hospitals and Clinics</u>
<u>Hospitals</u>	--	--	SUP (2,9,13,14)	
<u>Nursing and Convalescent Homes</u>	--	--	SUP(9, 13, 14)	
<u>Parks and Recreation Facilities, Public</u>	P	P	P(9)	
<u>Places of Worship</u>	P (13)	P (13)	P(9, 13)	<u>Section 11-31-22, Places of Worship</u>
<u>Athletic Facilities When Accessory to a Church</u>	SUP (13)	--	SUP(9, 13)	
<u>Day Care When Accessory to a Church</u>	SUP (13)	--	SUP(9)	
<u>Schools</u>	P(13, 14)	--	P(9, 13, 14)	<u>Section 11-31-24, Schools</u>
<u>Social Services Facility</u>	--	--	CUP (9)	<u>Section 11-31-26, Social Service Facilities</u>



May 30, 2014

City of Mesa

RE: Substantial Conformance Improvement Permit (SCIP) Narrative  
Justification and Compatibility Statement  
Therapy Room Construction Project  
Project # BLD2014-02380  
Symphony of Mesa  
3130 E. Broadway Rd.  
Mesa, AZ 85260

Please consider the following narrative for the project listed above as outlined in the Justification & Compatibility Statement Instructions.

**Brief Background –**

Symphony of Mesa is a Skilled Nursing Facility located at 3130 E. Broadway Rd, Mesa. The scope of the construction project is to improve the level of service to the patients by providing more adequate space to receive Physical, Occupational and Speech Therapy Services. The current space is too small to meet the full needs of the patients. The new proposed 2500 sf therapy space will be constructed in the interior courtyard of the property with no impact on elevations from Broadway Rd. The enhanced space will provide better exterior views to the courtyard, due to improved structure and landscaping designs.

Item A – The reconstruction of the existing space is not practical under Department of Health Rules and would severely impact the patient space as a normal course of business. The new construction will dramatically improve rather than detract from the daily operations.

Item B – As part of the construction project, we will improve the planter strip between the parking space and Broadway Rd, with improved foliage and rocking. Due to the restrictions of Salt River Project (SRP) resulting from a Utility Easement for High Voltage Power Lines running above the planter space, the design of the landscaping will take into consideration the SRP guidelines provided to the Architect by SRP. All other space will remain the same around the perimeter of the building to accommodate adequate Fire Access.

Item C – No other changes will be made to the property in order to assure adequate parking, fire department and emergency vehicle access, and convenience to the patients and their visiting family members. Parking Lot modifications are the only areas that would not be compliant with current design provisions, but modifications to the existing parking lot would be impractical.

**Conclusion-**

We believe the modifications to the Broadway Rd side of the building would enhance the appearance to the property and parking area since the actual project would not be visible from the street.

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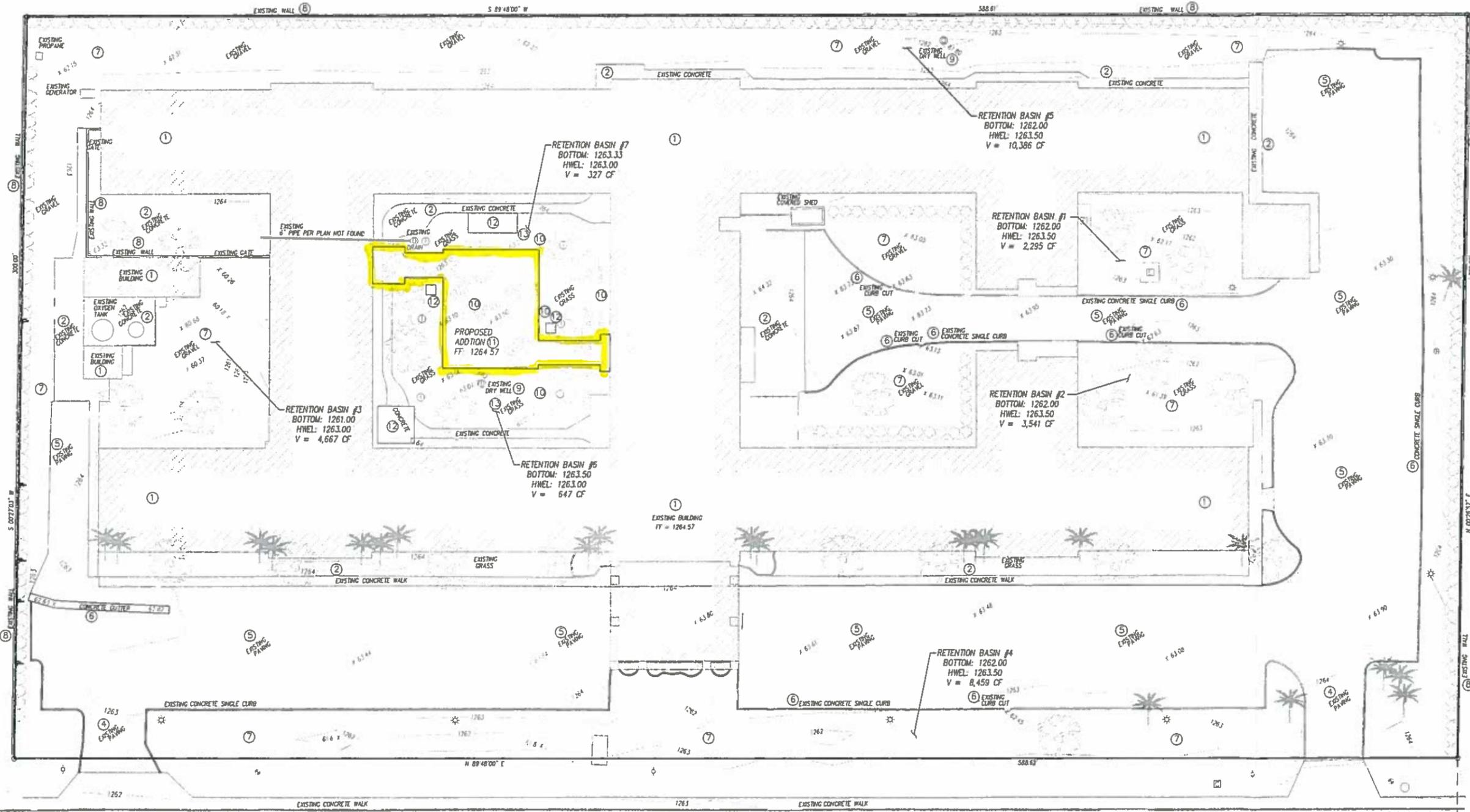
3130 E. Broadway Rd. Mesa, AZ 85204

480-924-7777

[www.SymphonyofMesa.com](http://www.SymphonyofMesa.com)

# GRADING & DRAINAGE

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASELINE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



Scale in feet  
0 20 30 40  
SCALE: 1" = 20'

### LABELS

- |  |   |
|--|---|
| ① EXISTING BUILDING - TO REMAIN        | ⑧ EXISTING SCREEN WALL - TO REMAIN          |
| ② EXISTING CONCRETE - TO REMAIN        | ⑨ EXISTING DRYWELL - TO REMAIN              |
| ③ EXISTING SCREEN WALL - TO REMAIN     | ⑩ EXISTING CONCRETE - TO BE REMOVED         |
| ④ EXISTING DRIVEWAY - TO REMAIN        | ⑪ PROPOSED BUILDING - PER BUILDING PLAN SET |
| ⑤ EXISTING PAVEMENT - TO REMAIN        | ⑫ PROPOSED CONCRETE - PER BUILDING PLAN SET |
| ⑥ EXISTING CURB - TO REMAIN            | ⑬ PROPOSED RETENTION BASIN                  |
| ⑦ EXISTING RETENTION BASIN - TO REMAIN |   |

### LEGEND

- |                              |                        |                                 |
|------------------------------|------------------------|---------------------------------|
| ○ FOUND REBAR                | ○ POWER POLE           | XB4.2 SPOT ELEVATION (ADD 1200) |
| ⊙ FOUND BRASS CAP            | ⊙ LIGHT                |                                 |
| MCR MARICOPA COUNTY RECORDER | ⊙ TRANSFORMER          |                                 |
| ⊙ HYDRANT                    | ⊙ CABLE TV BOX         |                                 |
|                              | ⊙ POST INDICATOR VALVE |                                 |
|                              | ⊙ DRAIN OR DRYWELL     |                                 |
|                              | — FENCE                |                                 |
|                              |                        | ⊙ PALM                          |
|                              |                        | ⊙ OLEANDER                      |
|                              |                        | ⊙ TREE                          |

CALL TWO WORKING DAYS BEFORE YOU DIG  
CALL FOR THE BLUESTARS  
263-1100  
BLUE STAR CENTER  
CALL COLLECT

PARCEL A.P.N. 140-27-003H

**GRADING & DRAINAGE PLAN**  
PLAN SHEET FOR  
INPATIENT THERAPY ADDITION  
A PORTION OF SE 1/4, SEC 2, T1N, R6E  
3130 EAST BROADWAY ROAD - MESA, ARIZONA

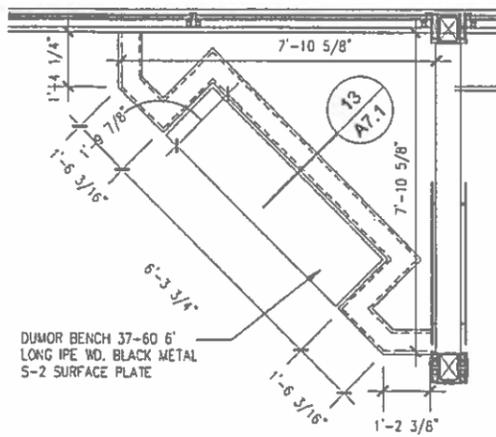
DATE: 4/22/14  
DESIGNER: CIVIL ENGINEER  
PROJECT MANAGER: CLINT SCHERER (807) 225-4920

**S S E**  
CIVIL - STRUCTURAL  
RESIDENTIAL - COMMERCIAL  
1826 NORTH WINCHESTER DRIVE  
FOUNTAIN HILLS, ARIZONA 85268

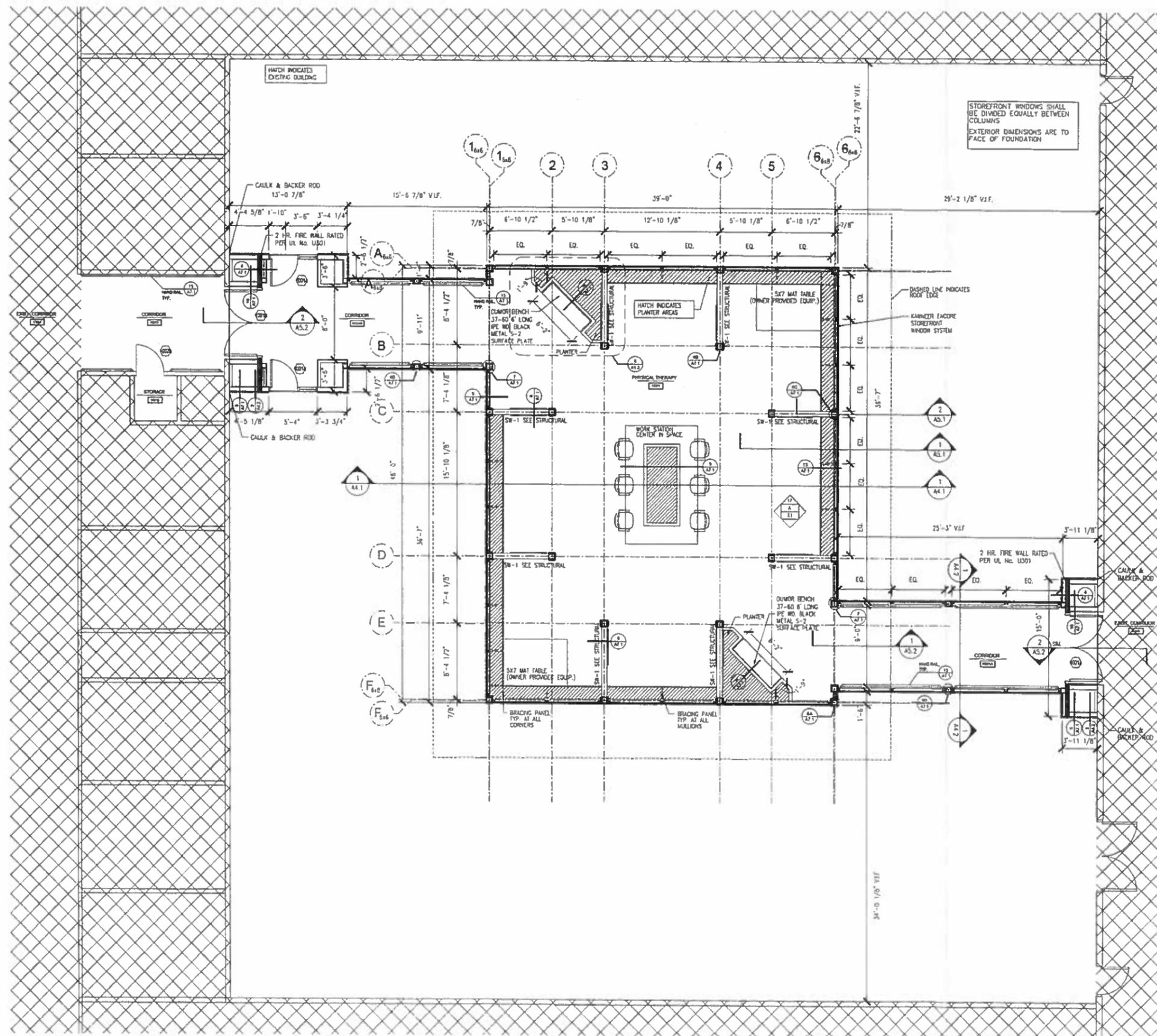
SCALE: 1" = 20'  
PROJECT No: SSE-293-2014  
SHEET: C2

PLAN CHK #





**2 CORNER PLANTER DETAIL**  
SCALE: 1/2" = 1'-0"



**1 PROPOSED PLAN**  
SCALE: 1/4" = 1'-0"

**MICHAEL RAYMOND CONSTRUCTION**  
**DAVID SCHONING DESIGN LLC**  
 300 CARDINAL DRIVE, SUITE 100  
 ST. CHARLES, IL 60174  
 Phone: 630-689-0133  
 Fax: 630-689-0110  
 DAVID@MICHAELRAYMONDLINE.COM

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ISSUED	DATE
FOR APPROVAL	
FOR PERMIT	4/21/14
FOR BID	
FOR CONST.	

REVISIONS	DATE
1	
2	
3	



**PROJECT: INPATIENT THERAPY ADDITION**  
**3130 E BROADWAY**  
**MESA, AZ**  
 CLIENT: Renaissance West, LLC  
 3130 E. Broadway  
 Mesa, Arizona 85204

JOB NO. 13-020  
 DATE 01/15/14  
 FILE  
 PLOT SCALE  
 OWNER APPROVAL

Signature \_\_\_\_\_  
 Date \_\_\_\_\_

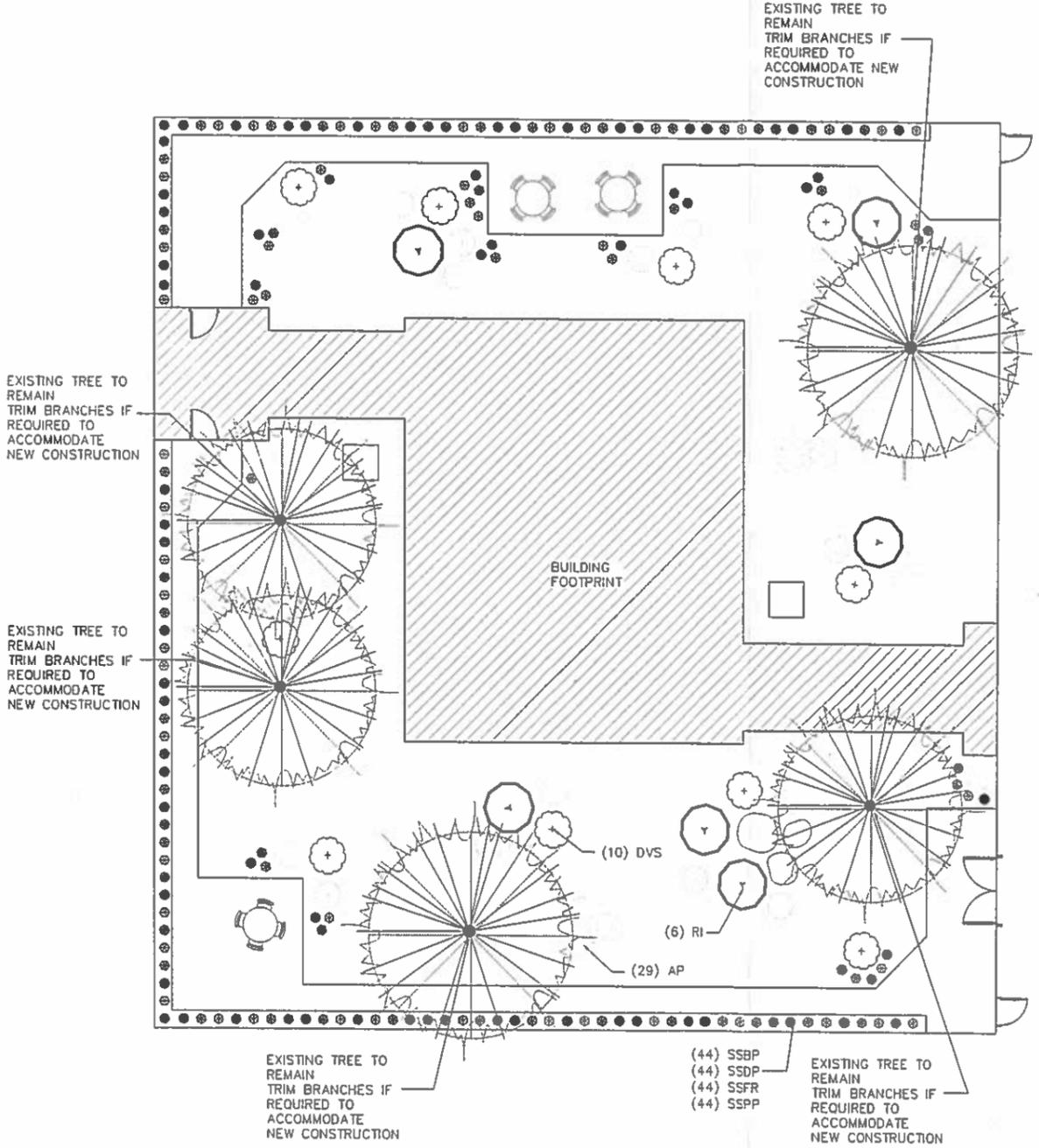
SHEET TITLE  
**OVERALL 1ST FLOOR PLAN**

SHEET NUMBER  
**A1.2**

PLANT LIST - SYMPHONY OF MESA- COURTYARD									
	CODE	BOTANICAL NAME	COMMON NAME	QUANTITY	CALIPER	HEIGHT	SPREAD	ROOT	REMARKS
PERENNIALS	SGBP	SALVIA GREGGII "BIG PINK"	AUTUMN SAGE - BIG PINK	44	-	12"	12"	2'-0" ON CENTER	
	SGDP	SALVIA GREGGII "DESERT PASTEL"	AUTUMN SAGE - DESERT PASTEL	44	-	12"	12"	2'-0" ON CENTER	
	SGFR	SALVIA GREGGII "FURMAN'S RED"	AUTUMN SAGE - FURMAN'S RED	44	-	12"	12"	2'-0" ON CENTER	
	SGPP	SALVIA GREGGII "PURPLE PASTEL"	AUTUMN SAGE - PURPLE PASTEL			12"	12"	2'-0" ON CENTER	
SHRUBS	AP	ABUTILON PALMERI	SUPERSTITION MALLOW	29	-	48"	36"	3'-0" ON CENTER	
	DVS	DALEA VERSICOLOR V. SESSILIS	WEeping DALEA	10	-	36"	48"	4'-0" ON CENTER	
	RI	RAPHIOLEPIS INDICA	INDIAN HAWTHORN	6	-	60"	72"	6'-0" ON CENTER	



- CONTRACTOR TO VERIFY ALL PLANT QUANTITIES SHOWN ON PLANT MATERIAL LIST AND LANDSCAPE PLANTING SYMBOLS AND REPORT ANY DISCREPANCIES TO ARCHITECT OR GENERAL CONTRACTOR.
- ALL PLANTINGS SHALL COMPLY WITH STANDARDS AS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK -Z80.1 ANSI (LATEST VERSION). ARCHITECT RESERVES THE RIGHT TO INSPECT AND POTENTIALLY REJECT ANY PLANTS THAT ARE INFERIOR, COMPROMISED, UNEXPOSED, DISEASED, IMPROPERLY TRANSPORTED, INCORRECTLY INSTALLED, OR DAMAGED.
- BEFORE PLANTING, ALL EXTERIOR UNPAVED AREAS SHALL BE COVERED WITH A WEED BARRIER. SLITS SHALL BE CUT IN THE WEED BARRIER TO ACCOMMODATE PLANTING. SLITS SHALL ACCOMMODATE MATURE WIDTH OF PLANTS. ALL EXTERIOR UNPAVED AREAS SHALL RECEIVE A 2" DEEP LAYER AROUND THE PLANTS OVER THE WEED BARRIER OF HIGH QUALITY RIVER ROCKS IN ASSORTED COLORS.
- SHRUB PLANTING: ALL SHRUBS TO BE PLANTED IN GROUPINGS AS INDICATED ON THE LANDSCAPE PLAN. INSTALL WITH THE PLANTING OF SHRUBS A 50/50 MIX OF PLANT STARTER WITH TOPSOIL. INSTALL TOPSOIL INTO ALL PLANT BEDS AS NEEDED TO ACHIEVE PROPER GRADE AND DISPLACE UNDESIRABLE SOIL. (SEE PLANTING DETAIL). REMOVE ALL EXCESSIVE GRAVEL, CLAY, AND STONES FROM PLANT BEDS PRIOR TO PLANTING. WHEN HOLES ARE 2/3 FULL, SHRUBS SHALL BE WATERED THOROUGHLY, AND WATER LEFT TO SOAK IN BEFORE PROCEEDING. PROVIDE SLOW-RELEASE FERTILIZER PACKETS AT THE RATE OF 1 PER 24" HEIGHT/DIAMETER OF SHRUB AT PLANTING.
- PERENNIAL PLANTING: ALL PERENNIALS SHALL BE PLANTED AS INDICATED ON THE LANDSCAPE PLAN.
- WARRANTY AND REPLACEMENTS: ALL PLANTINGS ARE TO BE WATERED THOROUGHLY AT THE TIME OF PLANTING, THROUGH CONSTRUCTION, AND UPON COMPLETION OF PROJECT AS REQUIRED. SHRUBS SHALL BE GUARANTEED (100% REPLACEMENT) FOR A MINIMUM OF ONE (1) YEAR FROM THE DATE OF PROJECT COMPLETION. PERENNIALS, CACTI, AND SUCCULENTS SHALL BE GUARANTEED FOR A MINIMUM OF ONE (1) GROWING SEASON. PERENNIALS PLANTED AFTER SEPTEMBER 15TH SHALL BE GUARANTEED THROUGH MAY 31ST OF THE FOLLOWING YEAR. ONLY ONE REPLACEMENT PER PLANT WILL BE REQUIRED DURING THE WARRANTY PERIOD, EXCEPT FOR LOSSES OR REPLACEMENTS DUE TO FAILURE TO COMPLY WITH SPECIFIED REQUIREMENTS. WATERING AND GENERAL ONGOING MAINTENANCE INSTRUCTIONS ARE TO BE SUPPLIED BY THE LANDSCAPE CONTRACTOR TO THE OWNER UPON COMPLETION OF THE PROJECT.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE WATERING AND MAINTENANCE OF ALL LANDSCAPE AREAS FOR A PERIOD OF 45 DAYS AFTER THE SUBSTANTIAL COMPLETION OF THE LANDSCAPE INSTALLATION. THIS SHALL INCLUDE ALL SHRUBS, PERENNIALS, CACTI, AND SUCCULENTS. WORK ALSO INCLUDES WEEDING, EDGING, MULCHING (ONLY IF REQUIRED), FERTILIZING, TRIMMING, PRUNING, AND DEADHEADING.
- PROJECT COMPLETION: LANDSCAPE CONTRACTOR IS RESPONSIBLE TO CONDUCT A FINAL REVIEW OF THE PROJECT, UPON COMPLETION, WITH THE ARCHITECT, CLIENT, OR OWNER/CLIENT REPRESENTATIVE, AND THE GENERAL CONTRACTOR TO ANSWER QUESTIONS, PROVIDE WRITTEN CARE INSTRUCTIONS FOR NEW PLANTINGS, AND ENSURE THAT ALL SPECIFICATIONS HAVE BEEN MET.



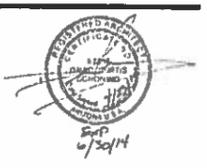
**EXTERIOR COURTYARD LANDSCAPE PLAN**  
SCALE: 1/8" = 1'-0"

MICHAEL RAYMOND CONSTRUCTION  
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300 CARDINAL DRIVE, SUITE 100  
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FOR APPROVAL	
FOR PERMIT	4/23/14
FOR BID	
FOR CONST.	

REVISIONS	DATE
△ Permt. Comments	6/3/14



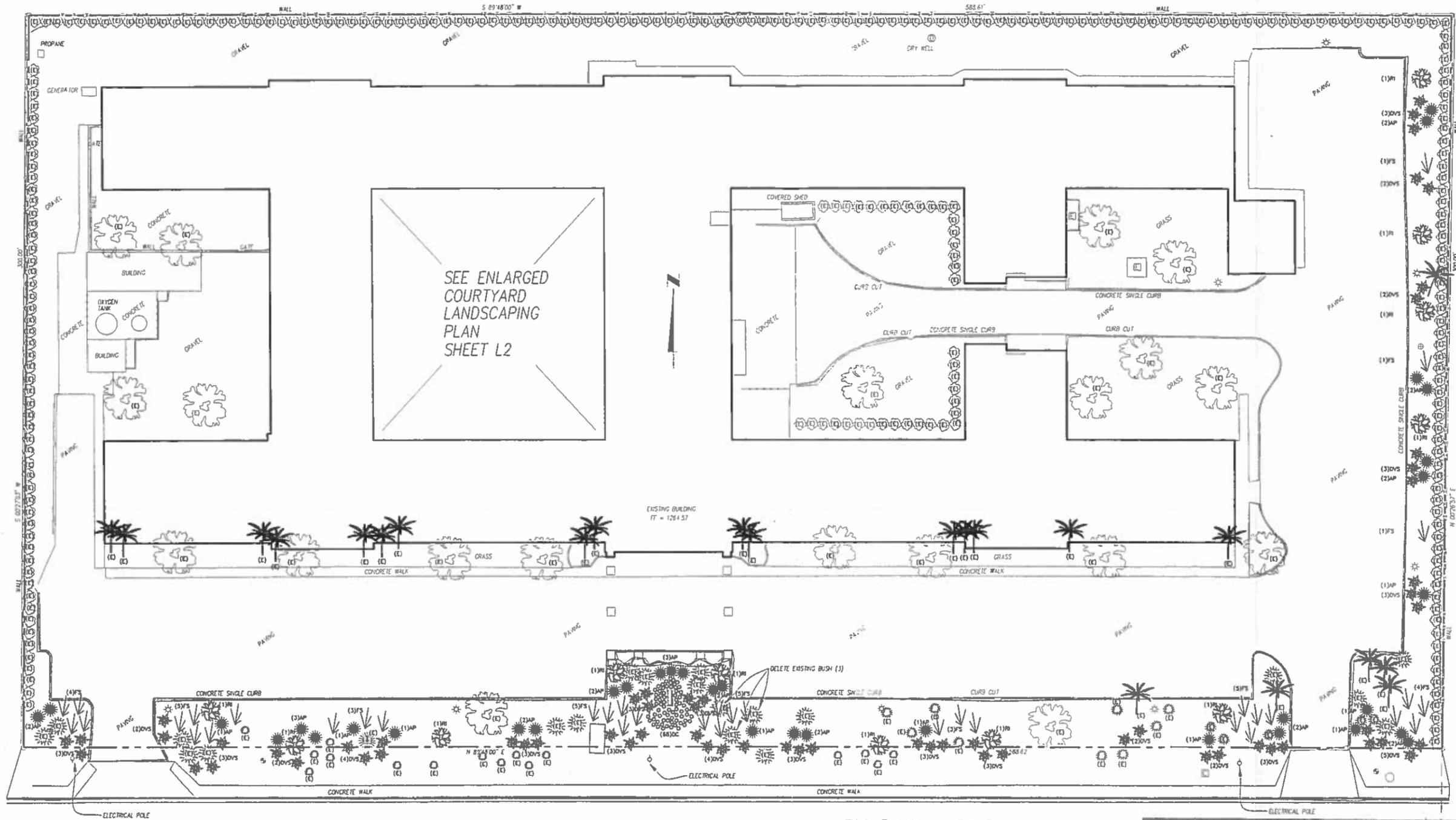
PROJECT: INPATIENT THERAPY ADDITION  
3130 E BROADWAY  
MESA, AZ  
CLIENT: Renaissance West, LLC  
3130 E. Broadway  
Mesa, Arizona 85204

JOB NO. 13-020  
DATE 01/15/14  
FILE  
PLOT SCALE

OWNER APPROVAL  
Signature \_\_\_\_\_  
Date \_\_\_\_\_

SHEET TITLE  
COURTYARD  
LANDSCAPE PLAN

SHEET NUMBER  
L2



PLANT LIST - SYMPHONY OF MESA - BROADWAY ROAD PLANTINGS								
	CODE	BOTANICAL NAME	COMMON NAME	QUANTITY	CALIPER	HEIGHT	SPREAD	REMARKS
PERENNIALS	DC	DELOSPERMA COOPERI	PURPLE TRAILING ICE PLANT	68	-	1 GAL	2'-0"	ON CENTER MIN.
SHRUBS	AP	ABUTILON PALMERI	SUPERSTITION MALLOW	28	-	5 GAL	3'-0"	ON CENTER MIN.
	DVS	DALEA VERSICOLOR V. SESSILIS	WEeping DALEA	51	-	5 GAL	4'-0"	ON CENTER MIN.
	RI	RAPIHOLEPIS INDICA	INDIAN HAWTHORN	8	-	5 GAL	6'-0"	ON CENTER MIN.
	FS	FOUQUIERIA SPLENDENS	OCTILLO	34	-	72"	5'-0"	ON CENTER MIN.
PLANT LIST - SYMPHONY OF MESA - EAST PROPERTY LINE PLANTINGS								
	CODE	BOTANICAL NAME	COMMON NAME	QUANTITY	CALIPER	HEIGHT	SPREAD	REMARKS
PERENNIALS	DC	DELOSPERMA COOPERI	PURPLE TRAILING ICE PLANT	68	-	1 GAL	2'-0"	ON CENTER MIN.
SHRUBS	AP	ABUTILON PALMERI	SUPERSTITION MALLOW	7	-	5 GAL	3'-0"	ON CENTER MIN.
	DVS	DALEA VERSICOLOR V. SESSILIS	WEeping DALEA	13	-	5 GAL	4'-0"	ON CENTER MIN.
	RI	RAPIHOLEPIS INDICA	INDIAN HAWTHORN	3	-	5 GAL	6'-0"	ON CENTER MIN.
	FS	FOUQUIERIA SPLENDENS	OCTILLO	3	-	72"	5'-0"	ON CENTER MIN.

**BROADWAY ROAD FRONTAGE NOTES & CALCULATIONS:**

ADDITIONAL LANDSCAPING AS REQUIRED BY MESA PLANNING DEPARTMENT TO OBTAIN A "SUBSTANTIAL CONFORMANCE IMPROVEMENT PERMIT"

STREET TYPE - COLLECTOR

MIN REQUIRED PLANTS - 1 TREE & 6 SHRUBS PER 25 LINEAR FEET OF STREET FRONTAGE  
 588.62' OF FRONTAGE ROUNDED UP TO 600' = 24 TREES & 144 SHRUBS REQUIRED  
 7 TREES ARE EXISTING ALONG THE STREET FRONTAGE TO REMAIN  
 17 ADDITIONAL TREES SHALL BE PROVIDED MINIMUM  
 60 SHRUBS ARE EXISTING ALONG THE STREET FRONTAGE TO REMAIN  
 84 ADDITIONAL SHRUBS SHALL BE PROVIDED MINIMUM

POWER LINES SPAN THE ENTIRE LENGTH OF THE BROADWAY STREET FRONTAGE  
 LOWEST POWER LINE IS APPROX. 15' ABOVE GRADE

ARIZONA 'SALT RIVER PROJECT POWER' (SRP) INDICATES THAT THERE SHALL BE NO TREES PLANTED WITHIN 25' OF A POWER LINE

PER THE LIST OF ACCEPTABLE SUBSTITUTES FOR TREES IN THE MESA ZONING ORDINANCE TREES WERE SUBSTITUTED WITH OCTILLOS AT THE RATIO OF 2 OCTILLOS PER REQUIRED TREE DUE TO THE CONFLICT WITH THE LOW POWER LINES.

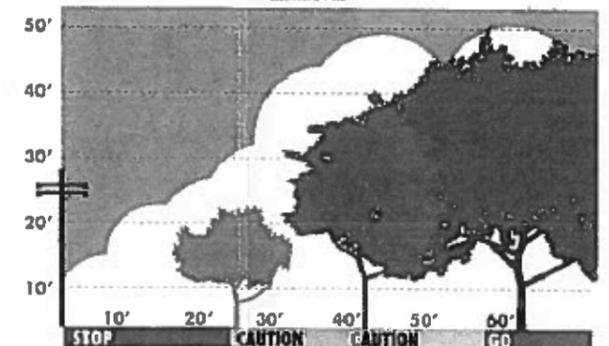
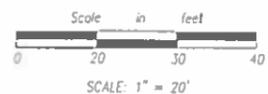
17 ADDITIONAL TREES ARE REQUIRED THEREFORE 34 ADDITIONAL OCTILLOS SHALL BE PROVIDED

EXISTING DECOMPOSITE GRANITE GROUND COVER TO REMAIN AT ALL PLANTING AREAS  
 EXISTING IRRIGATION SYSTEM TO REMAIN

PLANT MATERIAL SHALL BE KEPT IN A NATURAL STATE WITH MINIMAL PRUNING

**BROADWAY ROAD**

- DC DELOSPERMA COOPERI
- ☀ AP ABUTILON PALMERI
- ☀ DVS DALEA VERSICOLOR V. SESSILIS
- ☀ RI RAPIHOLEPIS INDICA
- ☀ FS FOUQUIERIA SPLENDENS
- (E) EXISTING LANDSCAPING



**SALT RIVER PROJECT POWER (SRP)  
 TREE PLANTING REGULATIONS ADJACENT TO POWER LINES**

**MICHAEL RAYMOND  
 CONSTRUCTION**  
**DAVID SCHONING  
 DESIGN LLC**  
 300 CARDINAL DRIVE, SUITE 100  
 ST. CHARLES, IL 60174  
 Phone: 630-659-0133  
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ISSUED	DATE
FOR APPROVAL	
FOR PERMIT	4/23/14
FOR BID	
FOR CONST.	

REVISIONS	DATE
▲ Permit Comments	6/3/14



PROJECT: **INPATIENT THERAPY ADDITION**  
**3130 E BROADWAY**  
**MESA, AZ**  
 CLIENT: Renaissance West, LLC  
 3130 E. Broadway  
 Mesa, Arizona 85204

JOB NO. 13-020  
 DATE 01/15/14  
 FILE  
 PLOT SCALE  
 OWNER APPROVAL

Signature \_\_\_\_\_  
 Date \_\_\_\_\_

SHEET TITLE  
**OVERALL  
 LANDSCAPE PLAN**

SHEET NUMBER  
**L1**





**BROADWAY ROAD - LOOKING EAST #1**



**BROADWAY ROAD - ENTRY #2**



BROADWAY ROAD - LOOKING EAST #2



**BROADWAY ROAD - ENTRY #1**