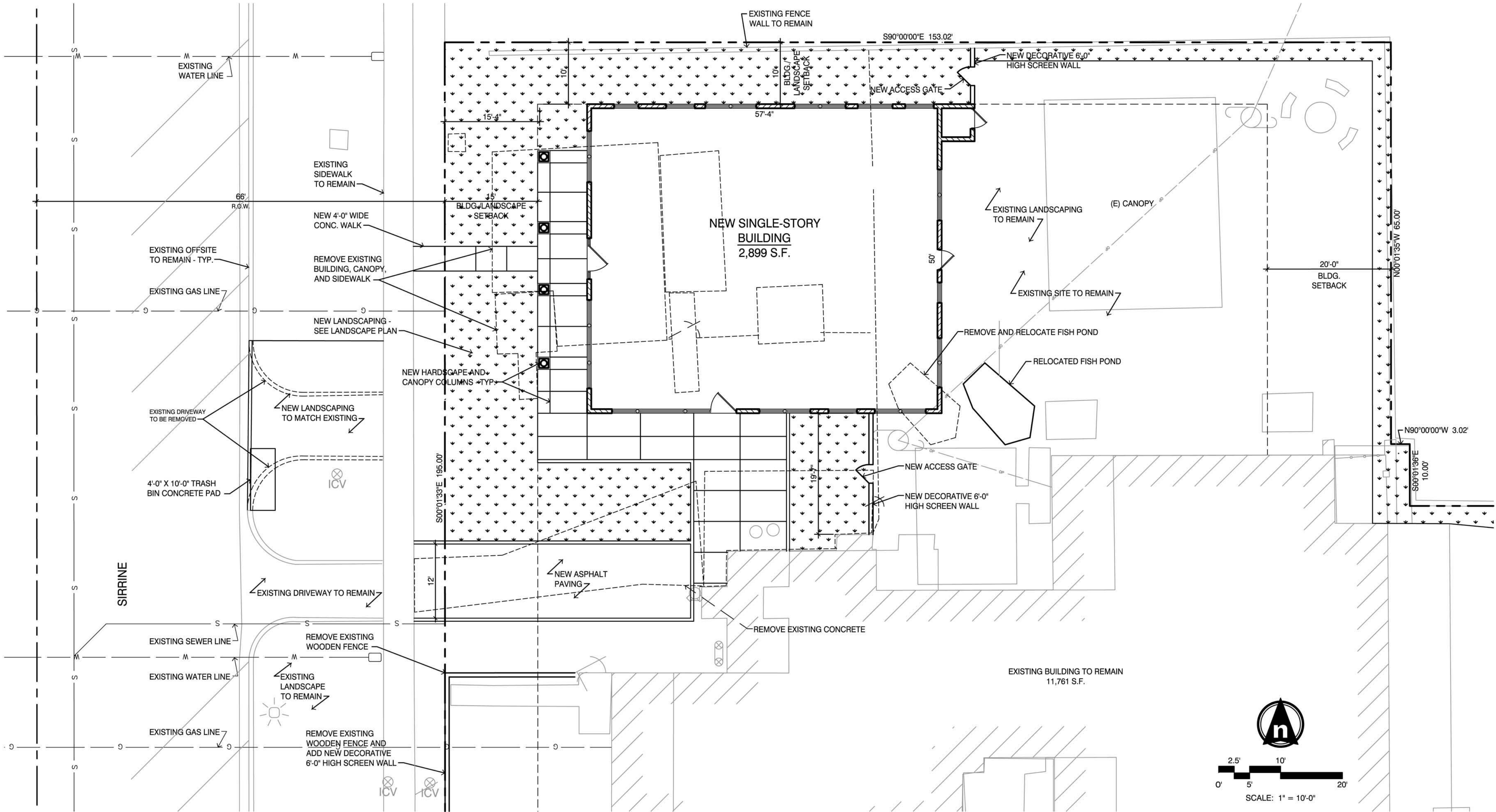
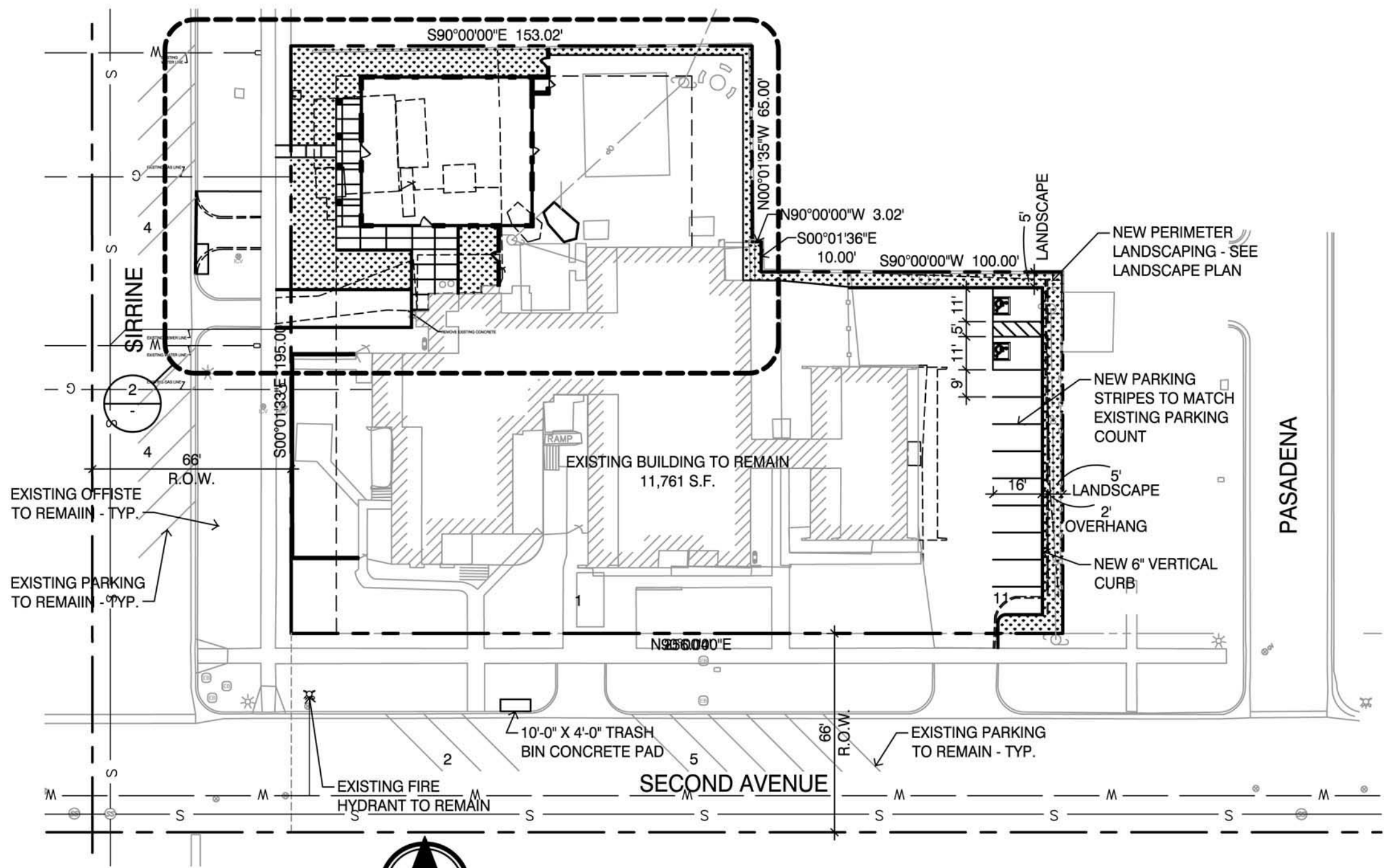




2 ENLARGED SITE PLAN

SCALE: 1" = 10'-0"

140003-SITE



1 OVERALL SITE PLAN

SCALE: 1" = 40'-0"

140003-SITE

PROJECT TEAM

OWNER/DEVELOPER

THE RIVER SOURCE
108 E. 2ND AVE.
MESA, AZ 85210
PHONE: 480.206.3999
E-MAIL: pwestbrooks@cox.net
CONTACT: PHILLIP WESTBROOKS

ARCHITECT

THE PIXOLUX LABORATORY, LLC
3317 E. BELL RD.
SUITE 101-444
PHOENIX, AZ 85032
PHONE: 602.820.4421
E-MAIL: bowks@thepixoluxlab.com
CONTACT: MARK A. BOWKER

PROJECT DATA

CASE NO.:	PS14-027 (PLN2014-00205)
ADDRESS:	108 E. 2ND AVENUE MESA, ARIZONA 85210
EXISTING USE:	SOCIAL SERVICES FACILITY
EXISTING ZONING:	DR-2
PROPOSED ZONING:	DB-1
NET SITE AREA:	42,231 S.F. (0.97 AC.)
% COVERAGE:	28.6%
BUILDINGS	
EXISTING BUILDING (NOT A PART)	9,180 S.F.
NEW BUILDING ADDITION	2,899 S.F.
TOTAL:	12,079 S.F.
PARKING	
EXISTING BUILDING (4,882 S.F. @ 1/400):	12 SPACES
EXISTING BUILDING (15 BEDROOMS @ 1/BEDROOM):	15 SPACES
NEW BUILDING ADDITION (1,323 S.F. @ 1/400):	4 SPACES
NEW BUILDING ADDITION (6 BEDROOMS @ 1/BEDROOM):	6 SPACES
TOTAL REQUIRED:	37 SPACES
PROVIDED (EXISTING):	27 SPACES
ACCESSIBLE REQUIRED:	2 SPACES
ACCESSIBLE PROVIDED:	2 SPACES
LANDSCAPING	
THIS PROJECT IS AN ADDITION TO AN EXISTING SITE OF BUILDINGS AND THE EXISTING LANDSCAPING WILL REMAIN. THE RIGHT-OF-WAY LANDSCAPING IS EXISTING AND WILL REMAIN. NEW LANDSCAPING HAS BEEN ADDED TO COMPLIMENT THE EXISTING CONDITIONS. SEE LANDSCAPE PLAN.	

BUILDING DATA

OCCUPANCY TYPE	R-4 PER SECTION 308.2 (MORE THAN 16 PERSONS)
CONSTRUCTION TYPE	V-B FULLY SPRINKLERED
AREA SEPARATION	NONE REQUIRED PER SECTION 508.3.2 (FULLY SPRINKLERED OCCUPANCY TYPE R-4)
ALLOWABLE AREA (SECTION 506.2)	
$A_n = 7,000 \text{ s.f. (BASIC)} + [7,000 \text{ s.f.} \times 3] \text{ (AFES)} = 28,000 \text{ s.f.}$	

LEGAL DESCRIPTION

PARCEL CONSISTS OF THE FOLLOWING:

LOT 13 AND THE SOUTH 15 FEET OF LOT 12, L. B. JOHNSON SUBDIVISION, ORCHARD PLACE, ACCORDING TO BOOK 9 OF MAPS, PAGE 7, RECORDS OF MARICOPA COUNTY, ARIZONA. (A PLAT OF MESA RECORDED IN BOOK 23 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA, PURPORTS TO SHOW SAID PROPERTY AS LOT 13 AND THE SOUTH 15 FEET OF LOT 12, TRACT "A", BLOCK 16, MESA;

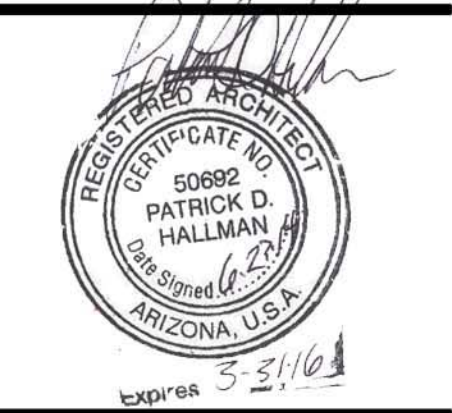
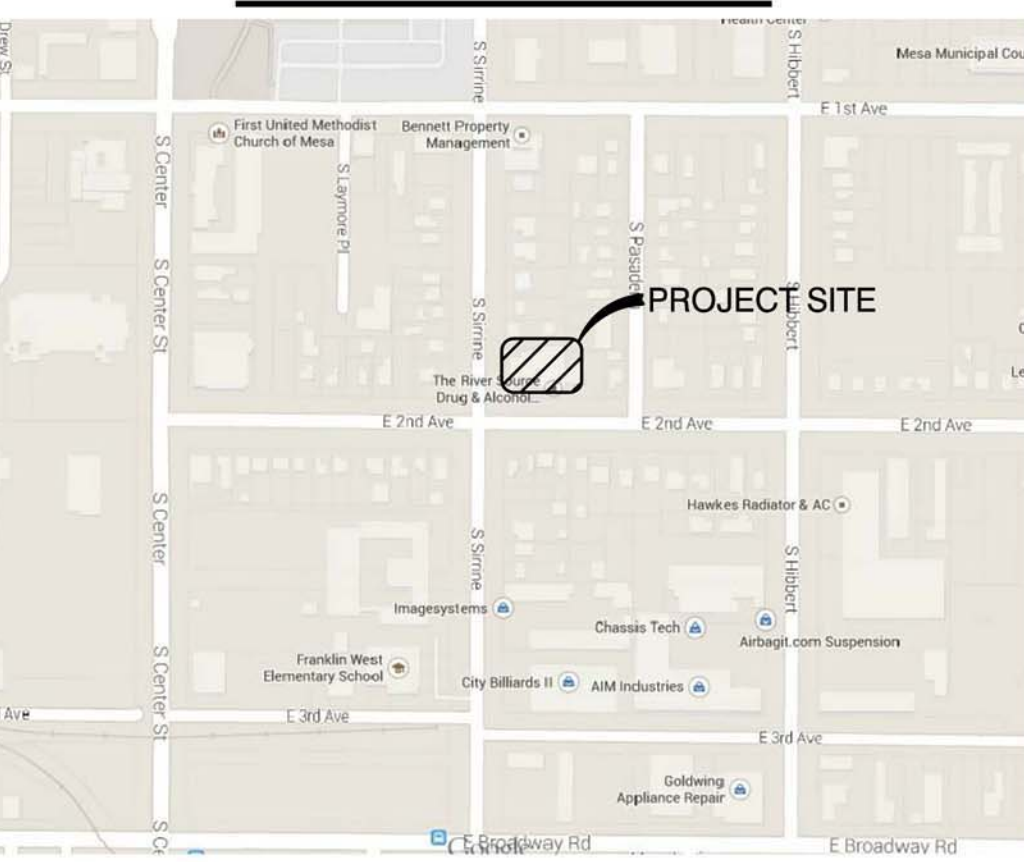
ALSO INCLUDING LOT 22, L. B. JOHNSON SUBDIVISION, ORCHARD PLACE, ACCORDING TO BOOK 9 OF MAPS, PAGE 7, RECORDS OF MARICOPA COUNTY, ARIZONA. (A PLAT OF MESA RECORDED IN BOOK 23 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA, PURPORTS TO SHOW SAID PROPERTY AS LOT 22, TRACT "A", BLOCK 16, MESA;

ALSO INCLUDING LOT 23, L. B. JOHNSON SUBDIVISION, ORCHARD PLACE, ACCORDING TO BOOK 9 OF MAPS, PAGE 7, RECORDS OF MARICOPA COUNTY, ARIZONA. (A PLAT OF MESA RECORDED IN BOOK 23 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA, PURPORTS TO SHOW SAID PROPERTY AS LOT 23, TRACT "A", BLOCK 16, MESA;

ALSO INCLUDING LOTS 24, 25 AND 26, L. B. JOHNSON SUBDIVISION, ORCHARD PLACE, ACCORDING TO BOOK 9 OF MAPS, PAGE 7, RECORDS OF MARICOPA COUNTY, ARIZONA. (A PLAT OF MESA RECORDED IN BOOK 23 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA, PURPORTS TO SHOW SAID PROPERTY AS LOTS 24, 25 AND 26, TRACT "A", BLOCK 16, MESA.

CONTAINING 0.9695 ACRES [42,231 SQUARE FEET] MORE OR LESS.

VICINITY MAP



OWNERSHIP OF INSTRUMENTS OF SERVICE
All reports, plans, specifications, computer files, field data, notes, and other documents and instruments prepared by the design professional as instruments of service, shall remain the property of the design professional. The design professional shall retain all common law, statutory, and other reserved rights, including the copyright therein.

The River Source

The River Source
(Additional New Building)
108 East 2nd Avenue
Mesa, Arizona 85210

Revisions:	No.	Description	Date

Title: SITE PLAN

Date: 12.11.14

Project No.: 140003

Drawn By: PL

Checked By: PL

Submittal:

- ☐ Design Development
- ☐ Construction Documents
- ☐ Bid Package

Sheet Number:

SP1.1