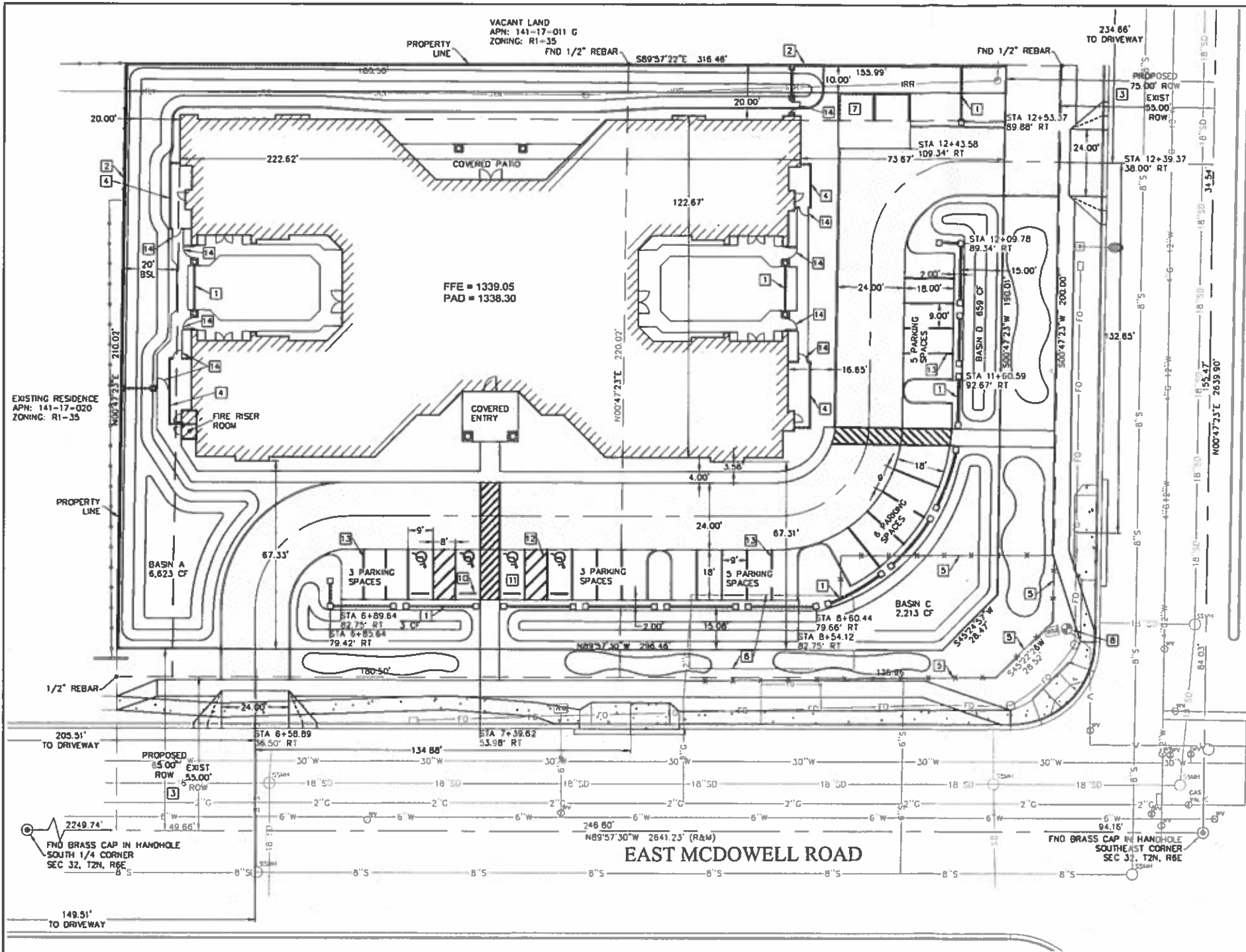




PROJECT INFORMATION

PROJECT DESCRIPTION - ADVANCED CARE ASSISTED LIVING FACILITY
EXISTING ZONING - O-S (OFFICE SPACE)
GENERAL PLAN DESIGNATION - LOW DENSITY RESIDENTIAL LDR O-1 (0-1 DU/AC.)
COUNCIL DISTRICT - DISTRICT 5

BUILDING SETBACKS

15' BSL ON N. VAL VISTA DRIVE WITH 75' ROW
15' BSL ON E. MCDOWELL ROAD WITH 65' ROW
18.5' BSL ON SIDE AND REAR YARDS

LAND AREA

GROSS = 73,804 SF (1.694 AC)
NET = 66,255 SF (1.521 AC)

BUILDING AREA

MAIN RESIDENCE = 19,649 SF
EXCLUDING PATIOS, SIDEWALKS, AND DRIVEWAYS
BUILDING COVERAGE = 29.6 %

PARKING

REQUIRED: 1 SPACE PER RESIDENT = 26 SPACES
PROVIDED: HANDICAPPED = 4
COMPACT = 22 SPACES
TOTAL PARKING = 26

CONSTRUCTION NOTES

1. CONSTRUCT 6' HIGH CMU SCREEN WALL/WROUGHT IRON FENCE WITH 6' COLUMNS A MINIMUM OF 2' CAP EVERY 50' PER DETAIL X SHEET C-X.
2. CONSTRUCT 8' HIGH CMU WALL PER COM STD DTL M-62.4.
3. DEDICATE ROW PER COM STD DTL M-19.1.
4. CONSTRUCT CMU SCREEN WALL PER COM STD DTL M-62.4 TO BE 12" HIGHER THAN AC UNITS PER ARCHITECTURAL PLAN.
5. REMOVE EXISTING FENCE.
6. REMOVE EXISTING HOUSE AND DEBRIS.
7. CONSTRUCT DOUBLE TRASH ENCLOSURE PER COM STD DTL M-62.1 THRU M-62.4.
8. EXISTING FIRE HYDRANT LOCATED AT THE NORTHWEST CORNER OF MCDOWELL AND VAL VISTA.
9. INSTALL GREASE INTERCEPTOR PER MAG STD DTL M-36.1.
10. INSTALL 6'X6'X6" PARKING BLOCK IN HANDICAPPED SPACES AS SHOWN.
11. PROVIDE 4 HANDICAP PARKING SPACES AND SIGNS PER COM STD DTL M-23.6.
12. PAINT HANDICAPPED PARKING SPACES WITH 4" WIDE YELLOW STRIPING.
13. PAINT PARKING SPACES WITH 4" WIDE WHITE PAINT STRIPING.
14. INSTALL WROUGHT IRON GATE WITH WOOD SLATS, HEIGHT TO MATCH THE ADJACENT WALL.

PLANNING & ZONING

CITY OF MESA
20 E. MAIN STREET - SITE 130
MESA, ARIZONA 85211
PHONE 480-644-5825
FAX 480-644-2757
CONTACT: KIM STEADMAN

ENGINEERING

CITY OF MESA
20 E. MAIN STREET - SITE 130
MESA, ARIZONA 85211
PHONE 480-644-2764
FAX 480-644-2757
CONTACT: BARRY DAVIS

BUILDING SAFETY

CITY OF MESA
20 E. MAIN STREET - SITE 130
MESA, ARIZONA 85211
PHONE 480-644-5179
FAX 480-644-2757
CONTACT: DAN MASTIN

ELECTRIC COMPANY

SALT RIVER PROJECT
7050 E. UNIVERSITY DRIVE
MESA, ARIZONA 85207
PHONE 602-236-6346
FAX 602-914-8752
CONTACT: JUDY CAMPBELL

FIRE SAFETY

CITY OF MESA
20 E. MAIN STREET - SITE 130
MESA, ARIZONA 85211
PHONE 480-644-5825
FAX 480-644-2757
CONTACT: KIM STEADMAN

HEALTH DEPARTMENT

MARICOPA COUNTY ENVIR. SVC'S
1001 N. CENTRAL AVE., STE 100
PHOENIX, ARIZONA 85004
PHONE 602-506-6986
FAX 602-506-6925
CONTACT: ROY WILLIS

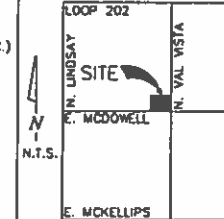
GAS COMPANY

CITY OF MESA
20 E. MAIN STREET - SITE 130
MESA, ARIZONA 85211
PHONE 480-644-5179
FAX 480-644-2757
CONTACT: DAN MASTIN

TELEPHONE COMPANY

QWEST
6350 S. MAPLE AVENUE, STE 125
TEMPE, ARIZONA 85283
PHONE 602-630-0495
FAX 480-831-4899
CONTACT: JEANIE CURRY

VICINITY MAP



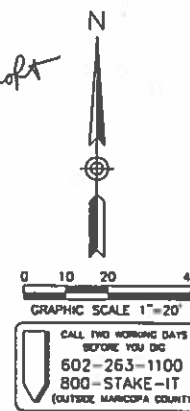
CIVIL ENGINEERING
PROFESSIONALS, PLLC
ROGER B. BEICHOPT, P.E.
3542 E. LINDA LANE, GILBERT, AZ 85234
ROGERBEICHOPT@YAHOO.COM
PHONE: 480-976-1959, CELL: 480-330-3213

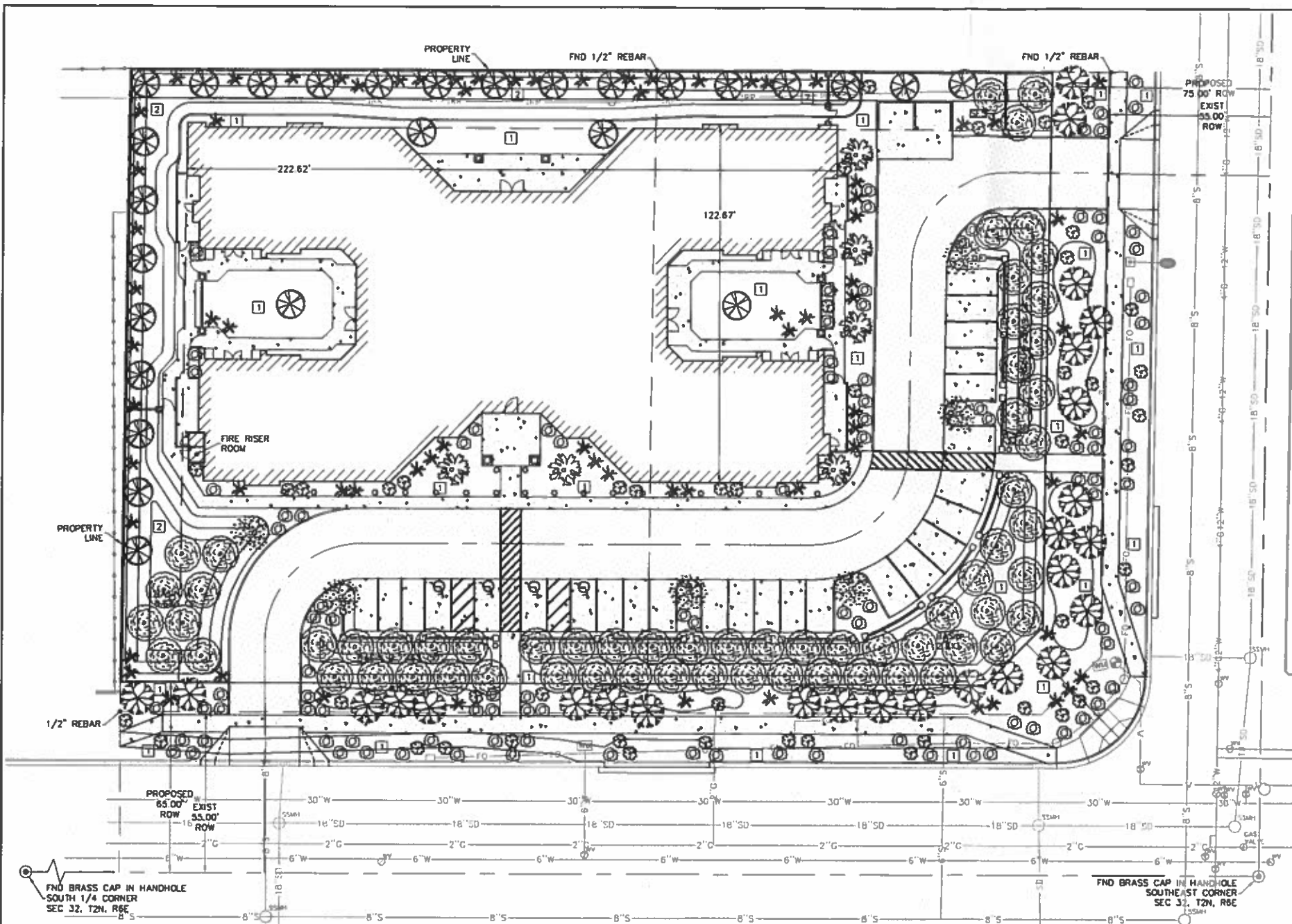
SAHMED & JENNIFER HASSAN
1710 E. MCCLELLAN
MESA, AZ 85205
PHONE: 480-234-0179
EMAIL: AHMEDHASSAN_190@HOTMAIL.COM

3558 E. MCDOWELL ROAD
MESA, AZ 85213
APN: 141-17-011 D & 010 B
DEED #: 100453918
SEC. 32, T2N, R6E

DRAW DATE: 7 JANUARY 2011
DATE:

PROJECT NAME: EMERALD GROVES WEST
SHEET DESCRIPTION: SITE PLAN
SHEET C8 OF 8





FND BRASS CAP IN HANDHOLE
SOUTH 1/4 CORNER
SEC 32, T2N, R6E

FND BRASS CAP IN HANDHOLE
SOUTHEAST CORNER
SEC 32, T2N, R6E

CONSTRUCTION NOTES

1. INSTALL 1" CRUSHED GRANITE 2" THICK.
2. GRASS.

LANDSCAPE NOTES

1. TREE HEIGHTS AND CALIPERS WILL COMPLY WITH "ARIZONA NURSARY SPECIFICATIONS" FOR THAT TYPE AND SIZE OF TREE. - 11-15-3(F)2
2. ALL LANDSCAPE MATERIAL INSTALLED SHALL BE MAINTAINED BY OWNER/ LESSEE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN. - 11-15-3(F)7(a)
3. ALL TREES AND SHRUBS LOCATED IN THE LINE OF SIGHT WILL BE MAINTAINED FOR A CLEAR AREA BETWEEN 3 FEET TO 7 FEET.
4. PROVIDE LANDSCAPE AREA EQUAL TO 33% OF ADJACENT EXTERIOR WALL FOR WALLS VISIBLE FROM PUBLIC PARKING OR RIGHT-OF-WAY WITH PUBLIC ENTRANCES.
5. PROVIDE LANDSCAPE AREA EQUAL TO 25% OF ADJACENT EXTERIOR WALL FOR WALLS VISIBLE FROM PUBLIC PARKING OR RIGHT-OF-WAY WITHOUT PUBLIC ENTRANCES.
6. PROVIDE LANDSCAPE AREA EQUAL TO 10% OF ADJACENT EXTERIOR WALL FOR WALLS NOT VISIBLE FROM PUBLIC PARKING OR RIGHT-OF-WAY WITH PUBLIC ENTRANCES.

PROJECT TREES

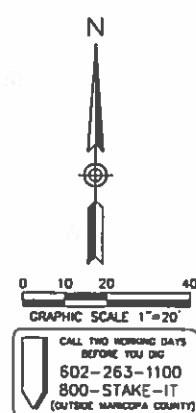
- CHINESE ELM TREE-- ULMUS PARVIFLOA TOTAL = 42
- ARIZONA ASH TREE-- TOTAL = 7
- TIPU TREE-- TIPUANA TIPU TOTAL = 6
- SISSO TREE-- TOTAL = 27
- CITRUS TREE-- CITRUS TOTAL = 64

TREE NAME	LOCATION	FRONTAGE (FT)	FORMULA	NO. REQUIRED	NO. ACTUAL	36" BOX	24" BOX
CHINESE ELM	VAL VISTA FRONTAGE	204	2 TREES/25 FT	17	11	4	7
	MCDOWELL FRONTAGE	311	2 TREES/25 FT	25	15	5	10
ARIZONA ASH	PARKING LOT				7	3	4
TIPU	FRONT AND SIDE LAWNS				6	2	4
SISSO	WEST SIDE PROPERTY LINE	210	1 TREES/20 FT	11	11		11
	NORTH SIDE PROPERTY LINE	317	1 TREES/20 FT	16	16		16
CITRUS	EAST RETENTION BASINS				14	4	10
	SOUTH RETENTION BASIN				50	15	35
TOTAL TREES				XX	147	38	109

PROJECT SHRUBS

- SPECIES #1. TRAILING LANTANA--LANTANA MONTEVIDENSIS
- SPECIES #2. MEDITERRANEAN SAGE--SALVIA AETHIOPIS LAMIACEAE
- SPECIES #3. RED BIRD OF PARADISE - MEXICAN BIRD OF PARADISE

LOCATION	FRONTAGE (FT)	FORMULA	NO. REQUIRED	ACTUAL			SIZE	
VAL VISTA FRONTAGE	204	6 SHRUBS/25 FT	48	SPECIES #1	SPECIES #2	SPECIES #3	5 GAL	1 GAL
MCDOWELL FRONTAGE	311	6 SHRUBS/25 FT	75	28	13	8	49	19
WEST SIDE PROPERTY LINE	210	6 SHRUBS/25 FT	51	46	20	9	75	20
NORTH SIDE PROPERTY LINE	317	6 SHRUBS/25 FT	77	1	3	13	17	4
ALL OTHER LOCATIONS	NA	NA	NA	0	3	23	26	6
TOTAL SHRUBS				252	111	49	76	238



CIVIL ENGINEERING
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PHONE: 480.926.1939, CELL: 480.313.3113

3558 E. MCDOWELL ROAD
NESA, AZ 85213
APN: 141-17-011 D & 018 B
DEED #: 100433918
SEC. 32, T2N, R6E

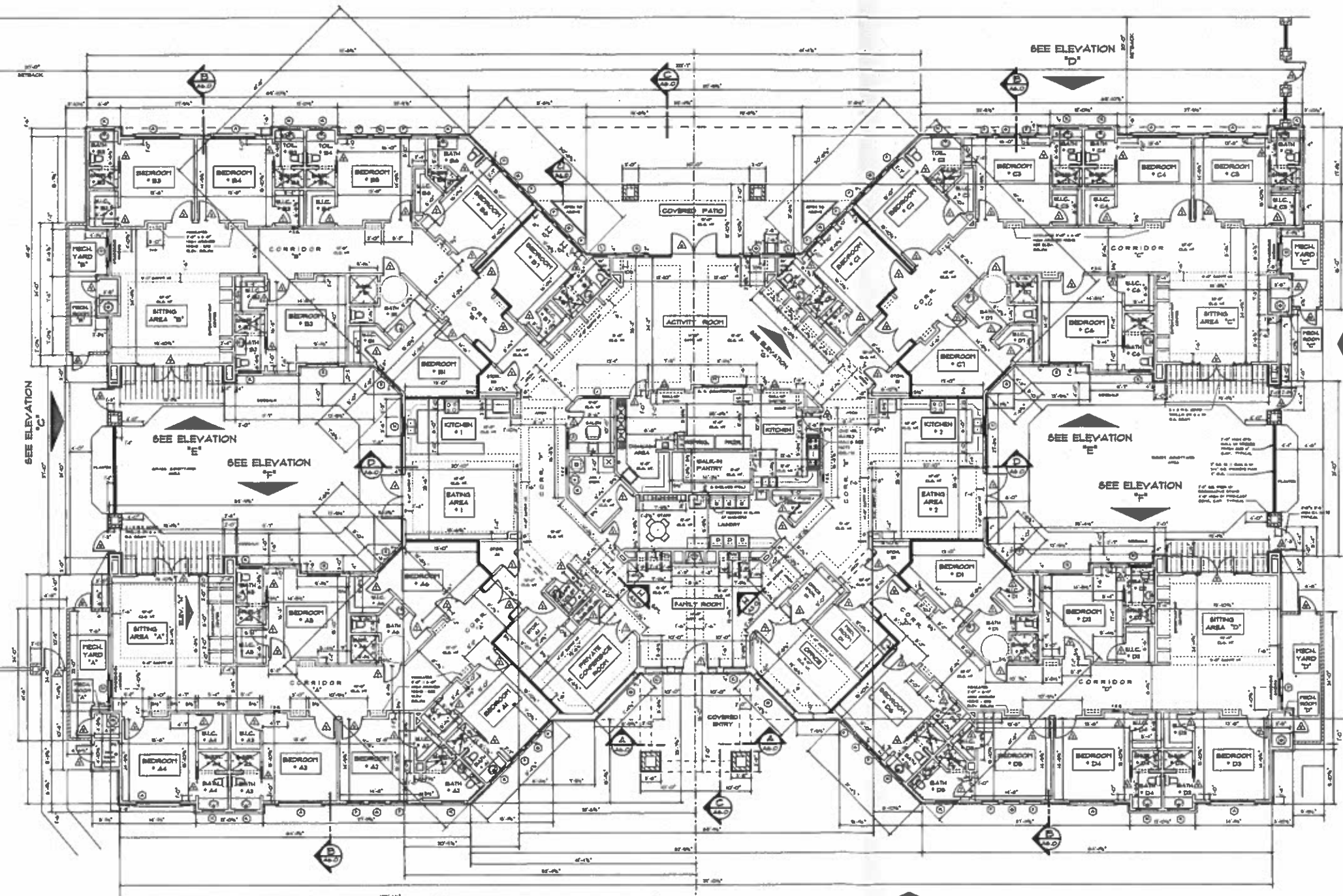
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DRAW DATE: 7 JANUARY 2011

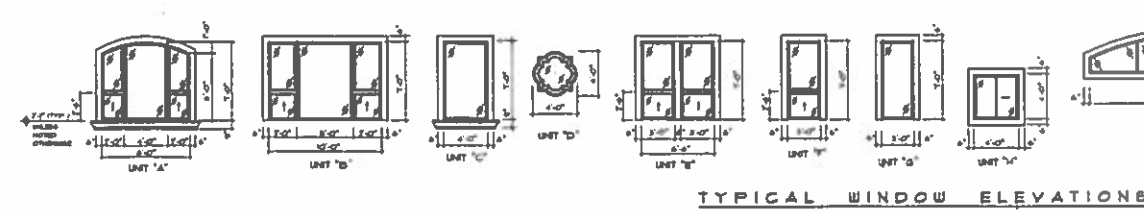
EMERALD GROVES WEST
LANDSCAPE PLAN

SHEET
C4 OF 8

01/07/11
SBM DESIGN PARTNERS, LLC

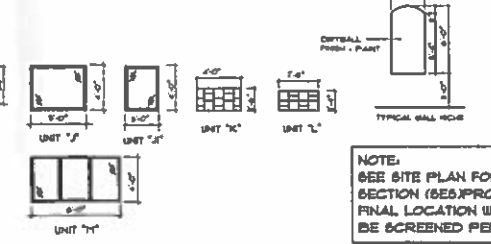


FLOOR PLAN
1/8" = 1'-0"



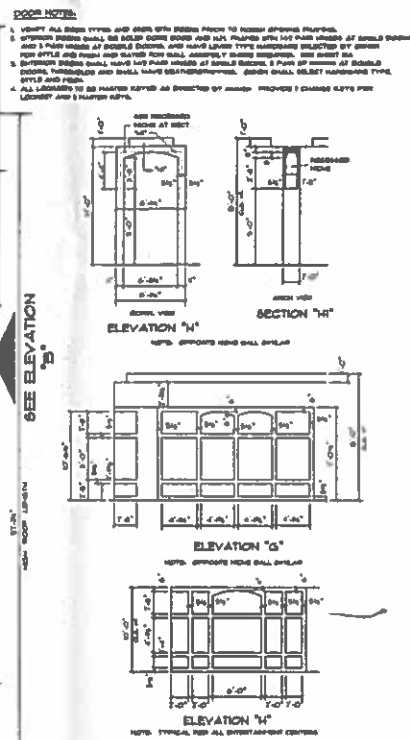
TYPICAL WINDOW ELEVATIONS

SEE ELEVATION
"A"



NOTE:
SEE SITE PLAN FOR ELECTRICAL SERVICE ENTRANCE
SECTION (SEE) PROPOSED LOCATION. COORDINATE
FINAL LOCATION WITH POWER COMPANY. SEE SHALL
BE SCREENED PER DETAIL D/A2.0.

DOOR SCHEDULE					
NO.	SIZE	TYPE	GLASS	FINISH	REMARKS
1	3'-0" x 7'-0"	SW	GL	SW	DOOR TO BEDROOM FROM HALL
2	3'-0" x 7'-0"	SW	GL	SW	DOOR TO BATH FROM HALL
3	3'-0" x 7'-0"	SW	GL	SW	DOOR TO KITCHEN FROM HALL
4	3'-0" x 7'-0"	SW	GL	SW	DOOR TO LIVING FROM HALL
5	3'-0" x 7'-0"	SW	GL	SW	DOOR TO BEDROOM FROM HALL
6	3'-0" x 7'-0"	SW	GL	SW	DOOR TO BATH FROM HALL
7	3'-0" x 7'-0"	SW	GL	SW	DOOR TO KITCHEN FROM HALL
8	3'-0" x 7'-0"	SW	GL	SW	DOOR TO LIVING FROM HALL
9	3'-0" x 7'-0"	SW	GL	SW	DOOR TO BEDROOM FROM HALL
10	3'-0" x 7'-0"	SW	GL	SW	DOOR TO BATH FROM HALL
11	3'-0" x 7'-0"	SW	GL	SW	DOOR TO KITCHEN FROM HALL
12	3'-0" x 7'-0"	SW	GL	SW	DOOR TO LIVING FROM HALL
13	3'-0" x 7'-0"	SW	GL	SW	DOOR TO BEDROOM FROM HALL
14	3'-0" x 7'-0"	SW	GL	SW	DOOR TO BATH FROM HALL
15	3'-0" x 7'-0"	SW	GL	SW	DOOR TO KITCHEN FROM HALL
16	3'-0" x 7'-0"	SW	GL	SW	DOOR TO LIVING FROM HALL
17	3'-0" x 7'-0"	SW	GL	SW	DOOR TO BEDROOM FROM HALL
18	3'-0" x 7'-0"	SW	GL	SW	DOOR TO BATH FROM HALL
19	3'-0" x 7'-0"	SW	GL	SW	DOOR TO KITCHEN FROM HALL
20	3'-0" x 7'-0"	SW	GL	SW	DOOR TO LIVING FROM HALL



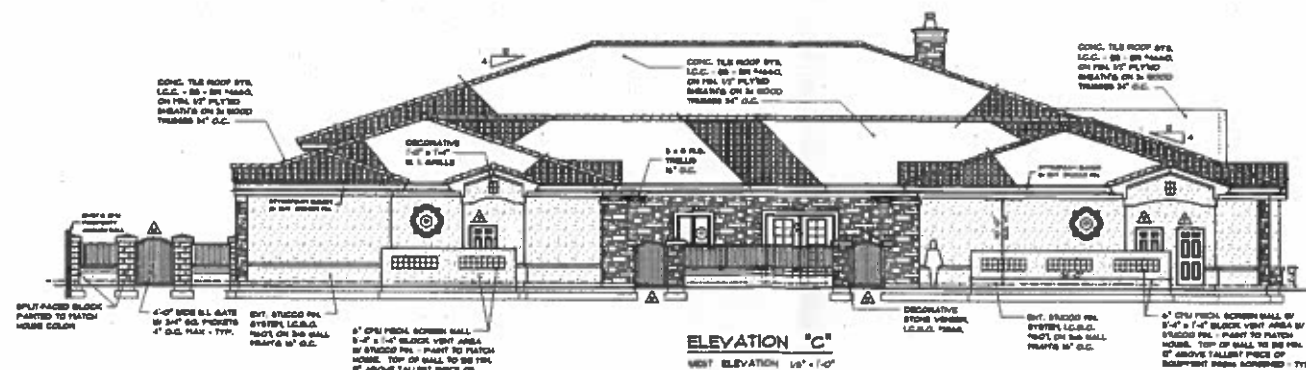
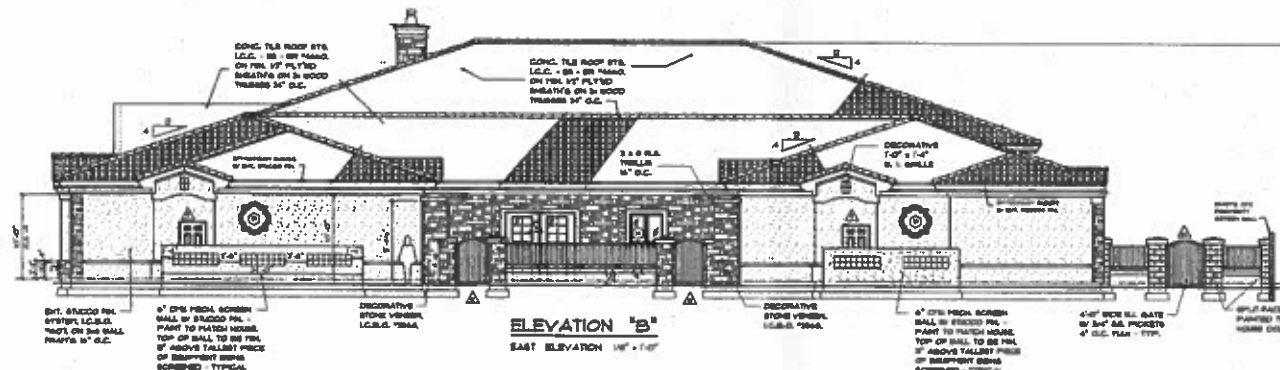
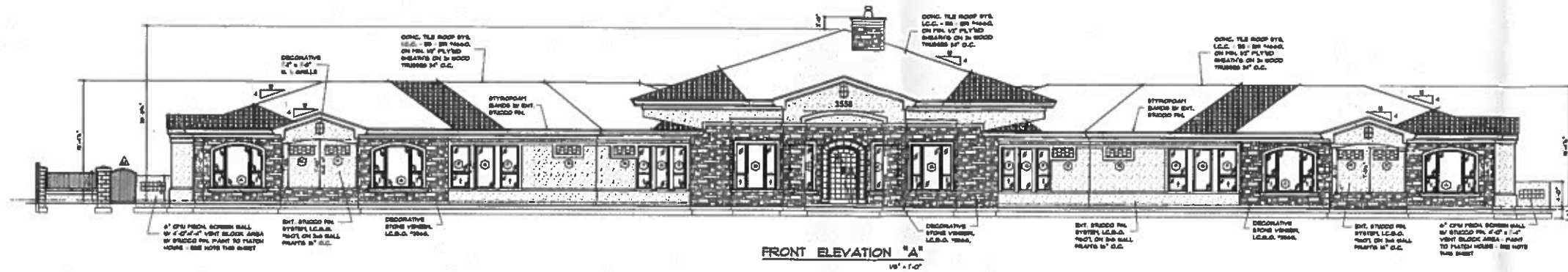
ROOM FINISH SCHEDULE					
ROOM	FLOOR	WALL	CEILING	DOOR	REMARKS
FAMILY	1	2	3	4	1. CARPET TO BE SELECTED BY OWNER
KITCHEN	1	2	3	4	1. TILE TO BE SELECTED BY OWNER
BEDROOM	1	2	3	4	1. CARPET TO BE SELECTED BY OWNER
BATH	1	2	3	4	1. TILE TO BE SELECTED BY OWNER
LIVING	1	2	3	4	1. CARPET TO BE SELECTED BY OWNER
HALL	1	2	3	4	1. CARPET TO BE SELECTED BY OWNER
CL. 1	1	2	3	4	1. CARPET TO BE SELECTED BY OWNER
CL. 2	1	2	3	4	1. CARPET TO BE SELECTED BY OWNER
CL. 3	1	2	3	4	1. CARPET TO BE SELECTED BY OWNER
CL. 4	1	2	3	4	1. CARPET TO BE SELECTED BY OWNER
CL. 5	1	2	3	4	1. CARPET TO BE SELECTED BY OWNER
CL. 6	1	2	3	4	1. CARPET TO BE SELECTED BY OWNER
CL. 7	1	2	3	4	1. CARPET TO BE SELECTED BY OWNER
CL. 8	1	2	3	4	1. CARPET TO BE SELECTED BY OWNER
CL. 9	1	2	3	4	1. CARPET TO BE SELECTED BY OWNER
CL. 10	1	2	3	4	1. CARPET TO BE SELECTED BY OWNER
CL. 11	1	2	3	4	1. CARPET TO BE SELECTED BY OWNER
CL. 12	1	2	3	4	1. CARPET TO BE SELECTED BY OWNER
CL. 13	1	2	3	4	1. CARPET TO BE SELECTED BY OWNER
CL. 14	1	2	3	4	1. CARPET TO BE SELECTED BY OWNER
CL. 15	1	2	3	4	1. CARPET TO BE SELECTED BY OWNER
CL. 16	1	2	3	4	1. CARPET TO BE SELECTED BY OWNER
CL. 17	1	2	3	4	1. CARPET TO BE SELECTED BY OWNER
CL. 18	1	2	3	4	1. CARPET TO BE SELECTED BY OWNER
CL. 19	1	2	3	4	1. CARPET TO BE SELECTED BY OWNER
CL. 20	1	2	3	4	1. CARPET TO BE SELECTED BY OWNER

SHEET DATA		REVISIONS	
Scale:	AS NOTED	Scale:	AS NOTED
Date:		Date:	
Drawn By:	GBH	Drawn By:	GBH
Checked By:	MMH	Checked By:	MMH

EMERALD GROVES WEST
3555 E. MCCOWELL ROAD
MESA, ARIZONA

SBM Design Partners, LLC
3804 E. JABALA AVE
MESA, AZ 85206
"Designing for Your Future"
480-926-1500
Fax: 480-926-3242

SBM DESIGN PARTNERS, LLC
3804 E. JABALA AVE
MESA, AZ 85206
480-926-1500
Fax: 480-926-3242
SHEET NUMBER
A3.0



MATERIAL & COLOR SCHEDULE
FOR
EMERALD GROVE MEMORY CARE
3556 EAST MCCOWELL ROAD
MESA, ARIZONA

EXTERIOR WALLS & PAINT FINISH:
"SOUTHERN COUNTRY" EXT. INS. PINK STYREL L.C.B. #601
PAINT FINISH - "TRAZER"
STUCCO AND SCREEN WALLS - "TRAVATAN" #23
TRST - "SPANISH BROWN" #22

PIERS / WALL ACCENTS:
DECORATIVE STONE BY "STONE PRODUCTS CORP" L.C.B. #3668.
COLOR - "CHARDONNAY SOUTHERN LEOSTONE" (CSV-328-1)

DRIVEWAY:
ASPHALT PAVEMENT

CLAY ROOF TILES:
EAGLE ROOFING PRODUCTS
CAPSTRAND LINE HIGH BARREL
CLAY TILE L.C.C. - 18 - BR #4460.
"SANTA PAULA" COLOR

SHEET	DATA	REVISIONS
Scale:	AS NOTED	Δ
Date:		Δ
Drawn By:	ash	Δ
Checked By:	gsm	Δ

EMERALD GROVES WEST

3556 E. MCCOWELL ROAD
MESA, ARIZONA

SBM Design Partners, LLC

3504 E. Isabella Ave
Mesa, AZ 85206

"Designing for Your Future"

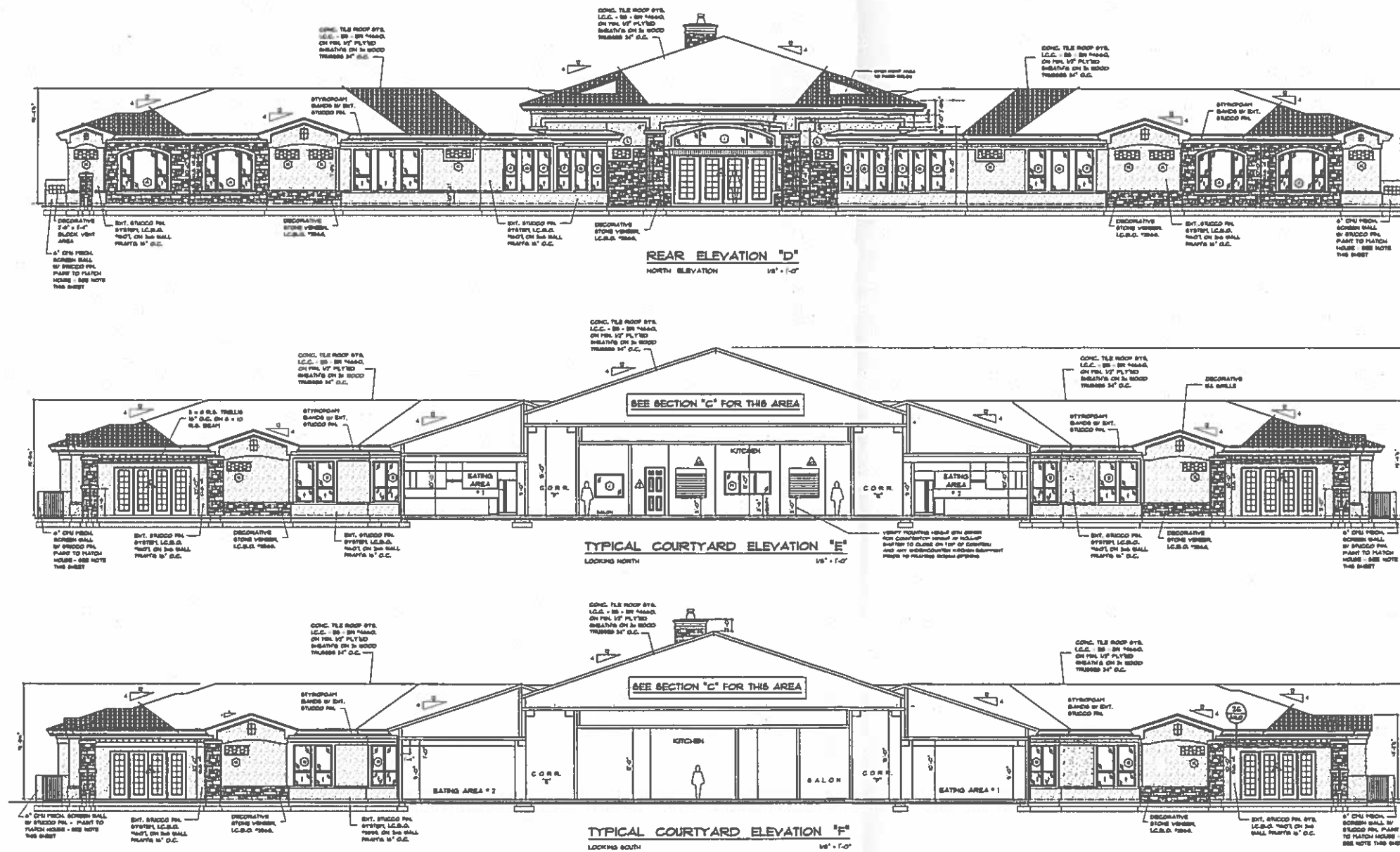
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480-556-7500



SHEET NUMBER

A4.0



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Date:	2
Drawn By: SBM	3
Checked By: SBM	4

EMERALD GROVES WEST
3956 E. McDOWELL ROAD
MESA, ARIZONA

SBM Design Partners, LLC
1001 E. Jambula Ave
Mesa, AZ 85205
"Designing For Your Future"
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SHEET NUMBER
A5.0