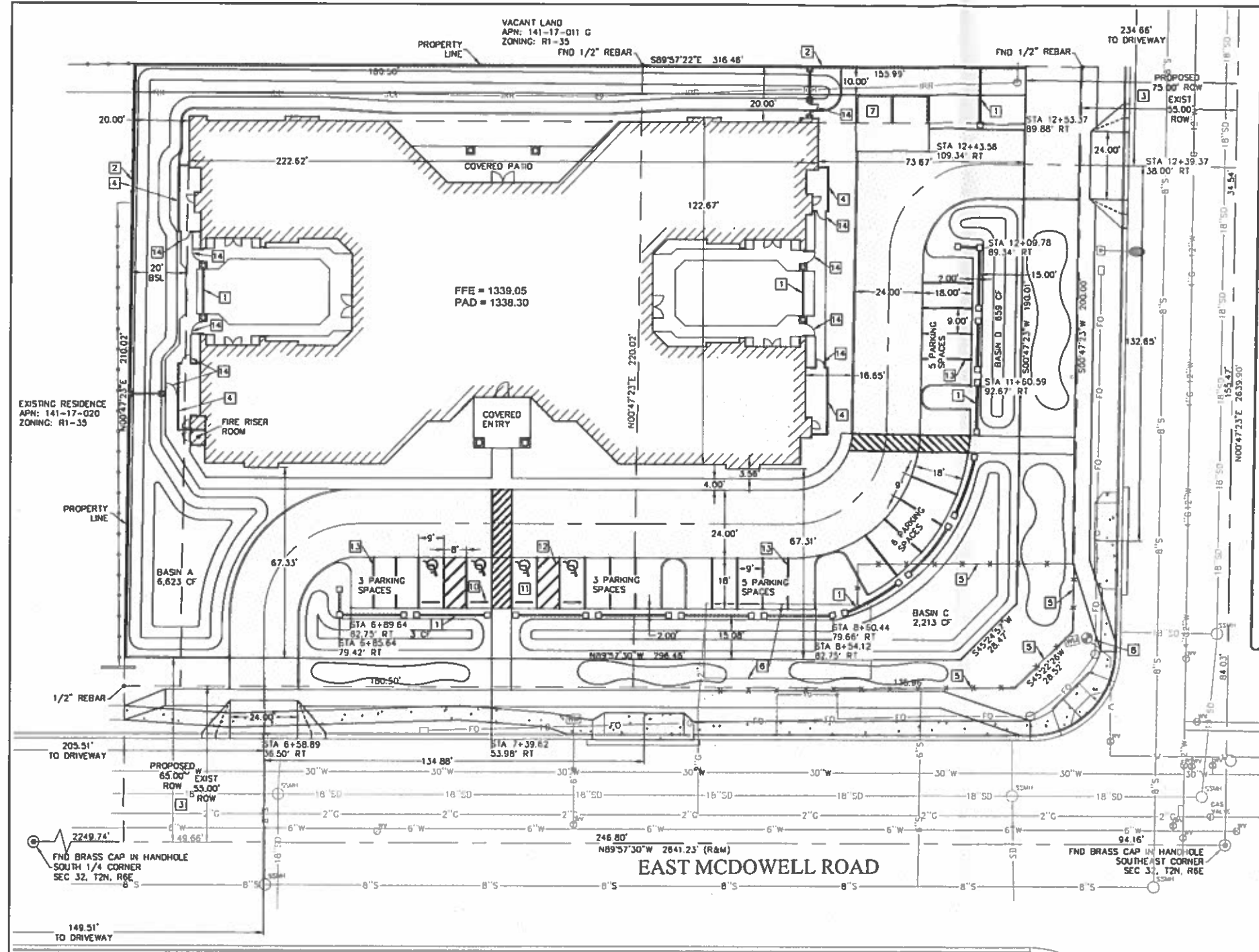




PROJECT INFORMATION
PROJECT DESCRIPTION- ADVANCED CARE ASSISTED LIVING FACILITY
EXISTING ZONING- O-5 (OFFICE SPACE)
GENERAL PLAN DESIGNATION- LOW DENSITY RESIDENTIAL LDR O-1 (0-1 DU/AC.)
COUNCIL DISTRICT- DISTRICT 5

BUILDING SETBACKS
15' BSL ON N. VAL VISTA DRIVE WITH 75' ROW
15' BSL ON E. MCDOWELL ROAD WITH 85' ROW
18.5' BSL ON SIDE AND REAR YARDS

LAND AREA
GROSS = 73,604 SF (1.694 AC)
NET = 66,255 SF (1.521 AC)

BUILDING AREA
MAIN RESIDENCE = 19,849 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' GAP 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 - STE 130
MESA, ARIZONA 85211
PHONE 480-644-5825
FAX 480-644-2757
CONTACT: KIM STEADMAN

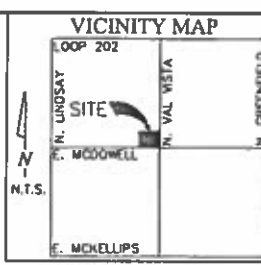
ENGINEERING
CITY OF MESA
20 E. MAIN STREET - STE 130
MESA, ARIZONA 85211
PHONE 480-644-2764
FAX 480-644-2757
CONTACT: BARRY DAVIS

BUILDING SAFETY
CITY OF MESA
20 E. MAIN STREET - STE 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 - STE 130
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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 602-505-6986
FAX 602-506-6925
CONTACT: ROY WILLIS



CIVIL ENGINEERING PROFESSIONALS, P.L.C.
ROGER B. BEECROFT, P.E.
3110 E. MCCLLELLAN
MESA, AZ 85205
PHONE 480-234-0129
EMAIL: AHEMEDHASSAN_1906@HOTMAIL.COM

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

PROJECT LOCATION:
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

DATES:

PROJECT NAME:
EMERALD GROVES WEST

SHEET DESCRIPTION:
SITE PLAN

SHEET
CB OF 8