

## PROJECT DATA

## **ZONING TABLE**

**EXISTING ZONING** RS-9 & OC PROPOSED ZONING RM-2-PAD NET SITE AREA 327,544 SF TOTAL BUILDING GROSS FLOOR AREA 184,558 SF

MINIMUM LOT AREA 7200 SF REQUIRED PROPOSED MINIMUM LOT WIDTH REQUIRED (MULTIPLE-FAMILY RESIDENTIAL) MINIMUM LOT DEPTH REQUIRED (MULTIPLE-FAMILY RESIDENTIAL) PROPOSED 5731

PROVIDED 21.25(170 UNITS/8 ACRES)

MINIMUM LOT AREA PER DWELLING UNIT REQUIRED

MAXIMUM HEIGHT 301 MAX REQUIRED PROVIDED 441 MAX

FRONT YARD SETBACK (ST. FACING) REQUIRED 20' MIN (4-LANE ARTERIAL) PROVIDED 79'-1"

INTERIOR SIDE AND REAR YARD SETBACK N/A (NO INTERIOR LOTS CREATED) (3 OR MORE UNITS ON LOT)

MINIMUM OPEN SPACE (SF/UNIT)

MINIMUM SEPERATION BETWEEN N/A (ONE BUILDING ON LOT) BUILDINGS ON SAME LOT

MAXIMUM BUILDING COVERAGE REQUIRED 45% PROVIDED 28.30% (% OF LOT)

REQUIRED 78768 SF (LANDSCAPE AREA) PROVIDED

34000 SF TOTAL (200 SF X 170 UNITS)

200 SPACES [1.2/AL UNIT + (1/MC+2)]

ADA PARKING SPACES REQUIRED 5 SPACES (2 VAN ACCESSIBLE) PROVIDED 10 SPACES (2 VAN ACCESSIBLE)

REQUIRED

BYCYBLE PARKING SPACES REQUIRED 19 (1 SPACE/10 VEHICLE SPACES) PROVIDED

TRASH/RECYCLE ENCLOSURES REQUIRED 1 TRASH/3 RECYCLE PROVIDED 1 TRASH/3 RECYCLE

## **UNIT COUNT**

PARKING SPACES

	ASSISTED LIVING UNITS			MEMORY CARE	
	TOWN CENTER	AL WING WEST	AL WING EAST	IVIEIVIORY CARE	
LEVEL 1	-	27	25	28	
LEVEL 2	7	28	27	-	TOTAL
LEVEL 3	-	28	-	-	
	7	83	52	28	170



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CONSULTANTS

## **MESA SENIOR** LIVING

E BROWN RD & N

POWER RD MESA, AZ

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the State of Minnesota

REGISTRATION NO. DATE

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ISSUE RECORD ISSUE # DATE DESCRIPTION

ARCHITECTURAL SITE PLAN