

TYPE OF CONSTRUCTION - TYPE V8

TYPE OF OCCUPANCY - ASSISTED LIVING (R-2)

BUILDING AREA

1st FLOOR LIVABLE = 21,074.93 G.S.F.

1st FLOOR BUILDING CANOPY = 370.34 G.S.F.

2nd FLOOR LIVABLE = 1,755.38 G.S.F.

2nd FLOOR BUILDING CANOPY = 291.51 G.S.F.

TOTAL BUILDING AREA = 23,492.16 G.S.F.

BUILDING HEIGHT

28'-0" A.F.F. TO TALLEST POINT

LOT SIZE

= 53,247 S.F.

PARKING REQUIREMENTS per Mesa Zoning Ordinance Table 11-32.3.A

1.0 space for each Room plus 2 additional spaces for development with congregated dining and not distinguishable separate dwelling unit

REQUIRED SPACES

39 ROOMS @ 1+2 SPACE = 41 SPACES

41 SPACES REQUIRED

19 SPACES PROVIDED

ACCESSIBLE PARKING SPACES REQUIRED

1 SPACES

ACCESSIBLE PARKING SPACES PROVIDED

1 SPACES

BICYCLE SPACES

1 Bicycle @ 10 Vehicles

19 VEHICLES PROVIDED

2 SPACES REQUIRED

4 SPACES PROVIDED

20

PROJECT INFORMATION

N.T.S.

PROJECT LOCATION:

NEW ASSISTED LIVING FACILITY

160 N POWER RD.

MESA, ARIZONA. 85205

ADDRESS:

160 N POWER RD. MESA, ARIZONA. 85205

PROJECT NARRATIVE:

THIS PROJECT IS THE CONSTRUCTION OF A NEW TWO STORY ASSISTED LIVING FACILITY

ZONING:

OC

ASSESSOR PARCEL #.:

141-58-189A

UTILITIES:

WATER - CITY OF MESA

SEWER - CITY OF MESA

ELECTRIC - SRP

GAS - SOUTHWEST GAS

HEALTH DEPARTMENT:

MARICOPA COUNTY HEALTH DEPARTMENT PHOENIX, AZ. (602) 506-6616

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SITE PROJECT DATA

N.T.S.

1

PROPERTY LINE

2

EXISTING CONCRETE SIDEWALK

3

EXISTING 6" VERTICAL CONCRETE CURB (TYP.)

4

PROVIDE NEW ASPHALT PAVING PARKING AREA

5

PROVIDE NEW TRASH DUMPSTER WITH ENCLOSURE GATE - TO MEET SEC. M62.01 - M62.09

6

PROVIDE NEW LANDSCAPE AREA - SEE LANDSCAPING PLANS

7

14' HIGH NEW LED SITE LIGHTING - MUST MEET DARK SKY REQUIREMENT

8

PROVIDE BASIN AREA - SEE CIVIL

9

NEW 4" CONCRETE SIDEWALK

10

NEW ADA PARKING SPACES

11

SETBACK LINE

12

NEW ADA RAMP

13

PROVIDE NEW SITE ACCESS PER CITY OF MESA STANDARDS DTL. M-42

14

ACCESS 20'x10' VIEW TRIANGLES

15

NEW ELECTRICAL TRANSFORMER OVER CONCRETE PAD

16

4" WIDE PAINTED PARKING STRIPE

17

EXISTING CONCRETE ROLLED CURB

18

NEW 6" CONCRETE CURB

19

PROVIDE CONCRETE SIDEWALK ALL ALONG OF THIS PROPERTY IN COMPLIANCE WITH M&G STANDARD DETAIL AND CITY OF MESA REQUIREMNTS

20

EXISTING FIRE HYDRANT LOCATION

21

NEW BIKE PARKING - MEETS MESA REQUIREMENTS

22

EXISTING POWER POLE - TO BE RELOCATED

23

ADA ACCESSIBLE ROUTE < <

24

SOLID WASTE ACCESS PER SEC M62.01 - AND 50'-0" BACK-UP CLEARANCE

25

BUS STOP PAD PER DTL. M-45.02.1

26

SVT PER MESA ENG. DESIGN STANDARDS FIG 2.3 CASE B1 AT 50MPH

17

SITE PLAN KEYNOTES

N.T.S.

NOTE: ALL RAMPS MUST MEET ADA ACCESSIBILITY GUIDELINES (ADAAG) STANDARDS. ACCESSIBLE ROUTE SLOPE NOT TO EXCEED 1:20 WITH A CROSS SLOPE NOT TO EXCEED 1:50 (ADAAG 4.3.7). TRUNCATED DOMES, AS DETECTABLE WARNINGS ARE REQUIRED ON ALL ON-SITE RAMPS PER ADAAG SECTION 4.7.7. TRUNCATED DOMES, AS DETECTABLE WARNINGS ARE ALSO REQUIRED ON ALL ON-SITE WALKS THAT CROSS OR ADJOIN A VEHICULAR WAY PER ADAAG SECTION 4.2.5.

4

SITE VIEW

N.T.S.

3

VICINITY MAP

N.T.S.

2

SITE PROJECT DATA

N.T.S.

1

CITY USE

N.T.S.

1

DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.

2. THIS PROJECT IS LOCATED IN THE CITY OF MESA WATER SERVICES AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.

3. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.

4. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ANY RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED SO THAT IT EXCEEDS THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES OUTSIDE OF THE SITE.

5. OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN THE RIGHTS-OF-WAY IN ACCORDANCE WITH APPROVED PLANS.

6. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.

7. ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.

8. BARBED, RAZOR, OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.

9. ALL SIGNAGE REQUIRES SEPARATE APPROVAL AND PERMITS.

10. LANDSCAPING SHALL BE MAINTAINED BY A PERMANENT AUTOMATIC IRRIGATION SYSTEM TO MINIMIZE MAINTENANCE AND WATER CONSUMPTION

11. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAYS ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'

12. ALL ON-SITE ACCESSIBLE SIDEWALKS SHALL BE A MINIMUM OF 3 FEET 0 INCHES WIDE AND HAVE A MAXIMUM SLOPE OF 1:20 WITH THE MAXIMUM CROSS SLOPE OF 1:50. ALL CURBS MUST PROVIDE ACCESSIBLE RAMPS PURSUANT TO THE AMERICAN WITH DISABILITIES ACT (ADA) STANDARDS.

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DESIGN: RDO

DRAWN: JO

CHECK: JDO

revisions:

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Arc

one

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NEW

ASSISTED LIVING FACILITY

160 N. POWER RD.

MESA, ARIZONA

Parcel # 141-58-189A

design: RDO

drawn: JO

check: JDO

revisions:

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