

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

NTS

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

19 SITE PROJECT DATA

NTS

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

NTS

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

NTS

3 VICINITY MAP

NTS

2 SITE PROJECT DATA

NTS

1 CITY USE

NTS

1 design: RDO

2 drawn: JO

3 check: JDO

revisions:

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61973

JOSHUA D. DEHLER

08/20/18

ARIZONA U.S.A.

EXPIRES 12/31/19

date: 06/20/18

SHEET

PSP100

of

PROJECT: A0350617

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