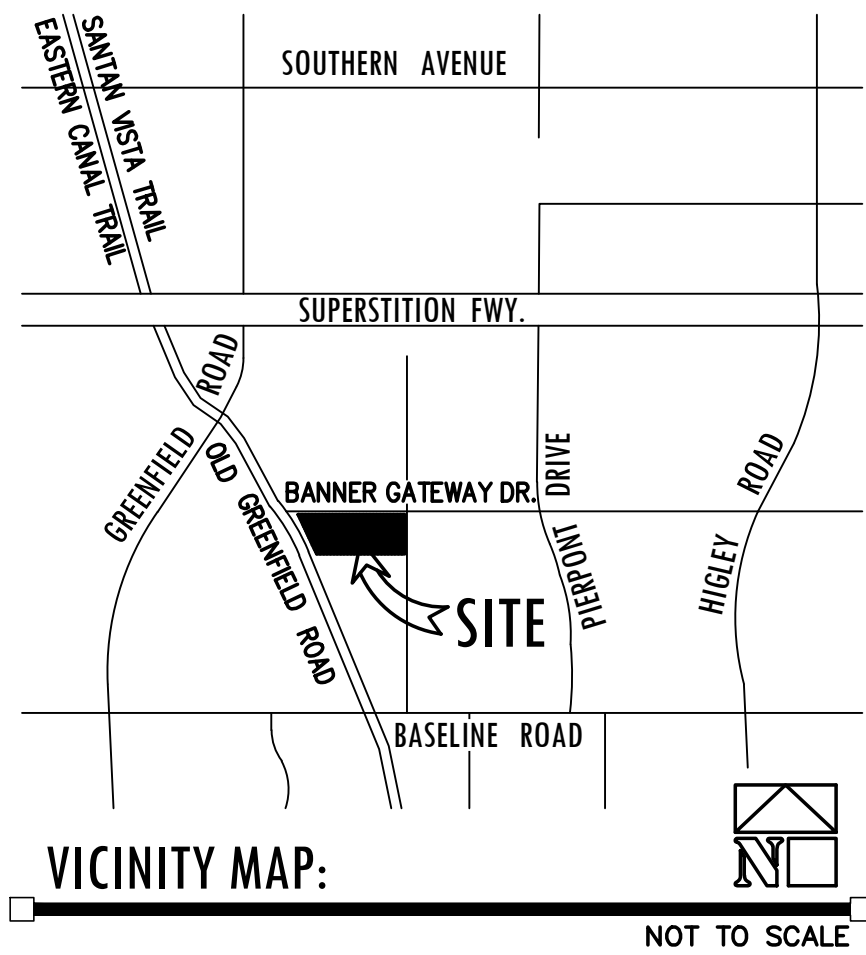


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LEGAL DESCRIPTION:

THAT PART OF THE NORTH 262 FEET OF THE SOUTH 1320.68 FEET OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING EAST OF THE EASTERN CANAL. APN 140-68-003P

GENERAL NOTES:

1. POOL AND EQUIPMENT SHALL BE SUBMITTED UNDER SEPARATE PERMIT.
2. SIGNAGE/MONUMENT SIGN SHALL BE SUBMITTED UNDER SEPARATE PERMIT.
3. SHOP DRAWINGS FOR FIRE SPRINKLER AND ALARM SYSTEMS SHALL BE A DEFERRED SUBMITTAL AND SHALL BE APPROVED PRIOR TO INSTALLATION.
4. THE FIRE LINE BACKFLOW PREVENTER VALVES SHALL BE ELECTRICALLY SUPERVISED BY A TAMPER SWITCH INSTALLED IN ACCORDANCE WITH NFPA 72 AND SEPARATELY ANNUNCIATED. IFC 903.4.1 EXC. 2.
5. EACH BUILDING MUST BE WITHIN 250 FEET OF A FIRE HYDRANT, REFER TO IFC APPENDIX B & CFOR FIRE FLOW REQUIREMENTS, NUMBER OF FIRE HYDRANTS AND SPACING REQUIREMENTS (BASED ON CONSTRUCTION TYPE AND SQUARE FOOTAGE).
6. PER CITY OF MESA ENGINEERING AND DESIGN STANDARDS CHAPTER 6 & 7
604.3 - ALL NEW ELECTRIC SERVICES AND SERVICE CHANGES, MODIFICATIONS OR UPGRADES MUST BE LOCATED UNDERGROUND.
705.6 ALL EXISTING OVERHEAD FACILITIES, TWELVE KILOVOLT (12KV) OR LESS WITHIN PUBLIC RIGHT-OF-WAY ADJACENT TO DEVELOPING PROPERTIES, SHALL BE RELOCATED UNDERGROUND. THIS REQUIREMENT SHALL APPLY TO ALL UTILITIES INCLUDING ELECTRIC DISTRIBUTION LINES, ELECTRIC SERVICE, TELEPHONE AND OTHER COMMUNICATION SYSTEMS SUCH AS CABLE TRANSMITTED TELEVISION, UNDERGROUND INSTALLATION SHALL COMPLY WITH ALL UTILITY COMPANY'S REQUIREMENTS.
7. TO ENSURE VISIBILITY TRIM AND MAINTAIN ALL TREES TO AT LEAST 8 FT. OVER THE SIDEWALKS AND 14 FT. OVER THE STREETS OR PUBLIC PLACES FRONTING OR BORDERING THE PROPERTY, PER CITY CODE 8.6.3(D).

SYMBOLS - SITE PLAN:

- PROPERTY LINE
- NO. OF PARKING SPACES
- NO. OF PARKING SPACES
- ACCESSIBLE PARKING OR ANSI TYPE 'A' DWELLING UNIT
- EXISTING FIRE HYDRANT

KEYNOTES

1. 9'x18' STANDARD TYPICAL PARKING SPACE PER DETAIL 1/A1.20.
2. 11'x18' ACCESSIBLE TYPICAL PARKING SPACE, PER DETAIL 5/A1.20.
3. ACCESSIBLE DRIVEWAY CROSSING MARKING.
4. ACCESSIBLE CURB RAMP, PER DETAIL 3/A1.20.
5. INDICATES LOCATION OF CARPORT PARKING STRUCTURE, PER DETAIL 6/A1.20.
6. TRASH COMPACTOR ENCLOSURE SURROUNDED BY 8' HIGH CMU WALL, PER DETAIL 10/A1.20.
7. SINGLE RECYCLE ENCLOSURE SURROUNDED BY 6' HIGH CMU WALL, PER DETAIL 10/A1.20.
8. PEDESTRIAN ENTRY GATE, PER DET. 26/A1.21.
9. PEDESTRIAN ENTRY POOL GATE, PER DET. 24/A1.20.
10. TUBE STEEL VIEW FENCE, PER DETAIL 22/A1.21.
11. CMU PARKING SCREEN WALL, PER DET. 17/A1.21.
12. CMU PERIMETER WALL, PER DETAIL 23/A1.21.
13. 4' MINIMUM SIDEWALK ON SITE, TYPICAL.
14. MONUMENT SIGN PER LANDSCAPE DETAIL, SEE SHEET L1.00.
15. BICYCLE PARKING, PER DETAIL 27/A1.21.
16. UNDERGROUND IRRIGATION PIPE, PER CIVIL.
17. FIRE TRUCK TURNING RADIUS.
18. AMENITY AREA REFER TO LANDSCAPE SHEET L1.00.

DEVELOPMENT DATA:

PROJECT DESCRIPTION:

TWO/THREE STORY WOOD FRAME STUCCO AND STONE INDEPENDENT/ASSISTED LIVING AND MEMORY CARE, SENIOR LIVING CENTER, THERE WILL BE 121 UNITS. PARKING PROVIDED WITH ELEVATOR AND STAIR ACCESS

AREA: GROSS: 4.8661 AC./211,967 S.F.
NET: 4.1096 AC./179,015 S.F.

ZONING: APN 140-68-003P
CURRENT: AG PROPOSED: RM-4

COVERAGE: PROVIDED: 57,919 ÷ 179,015 = 32.35%

OPEN SPACE: PROVIDED: 73,829 ÷ 179,015 = 41.24 %

COMMON OPEN SPACE PER UNIT (S.F.):
REQUIRED PROVIDED
IND./ASSIST.LIVING 91 x 150 = 13,650 11,620
MEMORY CARE 30 x 150 = 4,500 2,659

PRIVATE OPEN SPACE PER UNIT (S.F.) - M.C. NOT INCLUDED:
REQUIRED PROVIDED
STUDIO/1 BED. 79 BD.x 60 = 4,740 2,592
2 BED. 12 BD.x100 = 1,200 600

DENSITY: REQUIRED: 30 DU/AC
PROPOSED: 121 ÷ 4.1096 = 29.44 DU/AC

BUILDING SETBACKS:

FRONTAGE ST.FACING INTERIOR REAR
O.GREENFIELD BANNER G.DR. SOUTH EAST
REQUIRED: 25' MIN. 45' 45' 15'
PROVIDED: 138' 20' 67' 63'

BUILDING DATA:

CONSTRUCTION TYPE: V-A
AREA: 129,411 S.F.
HEIGHT: REQUIRED: 40' MAX.
PROVIDED: 40'/3 STORY
OCCUPANCY: R-2, I-1, I-2, A-3 & B
BUILDING DESIGN: SEPARATED
FIRE SPRINKLERS: NFPA 13

BUILDING AREAS:

	AREA S.F. / FLOOR			TOTAL
	1ST	2ND	3RD	
EAST WING - M.C.	24,614			24,614
EAST WING - A.L.		24,293		24,293
WEST WING - A.L./I.L.	18,689	18,631	18,632	55,952
COMMONS	13,704	8,794	198	22,696
EXTERIOR COVERED	1,087	769		1,856
TOTAL	58,094	52,487	18,830	129,411

UNIT MIX

WEST WING - ASSISTED LIVING/INDEPENDENT LIVING

1st & 2nd FLR. ASSISTED LIV. / 3rd FLR. INDEPENDENT LIV.						
AREA	QTY. UNITS / FLOOR			QTY	TOTAL	AREA S.F.
S.F.	1ST	2ND	3RD	UNITS		
IL-A2	983	2	2	6	5,898	
IL-A3	857	2	2	6	5,142	
IL-A4	653	11	11	33	21,549	
IL-B1	1,142	3	3	9	10,278	
IL-B2	1,149	1	1	3	3,447	
TOTAL	19	19	19	57	46,314	

EAST WING - ASSISTED LIVING / MEMORY CARE

1st FLR. MEMORY CARE / 2nd FLR. ASSISTED LIVING						
AREA	QTY. UNITS / FLOOR			QTY	TOTAL	AREA S.F.
S.F.	1ST	2ND	3RD	UNITS		
AL-S	443	20		20	8,860	
AL-A1	795	8		8	6,360	
AL-A1m	795	6		6	4,770	
TOTAL A.L.		34		34	19,990	
MC-S	412	14		14	5,768	
MC-Sm	420	4		4	1,680	
MC-A1	639	4		4	2,556	
MC-A1m	650	8		8	5,200	
TOTAL M.C.	30			30	15,204	

INDEPENDENT LIVING UNITS 19
ASSISTED LIVING UNITS 72
MEMORY CARE UNITS 30

GRAND TOTAL 121 81,508

PARKING:

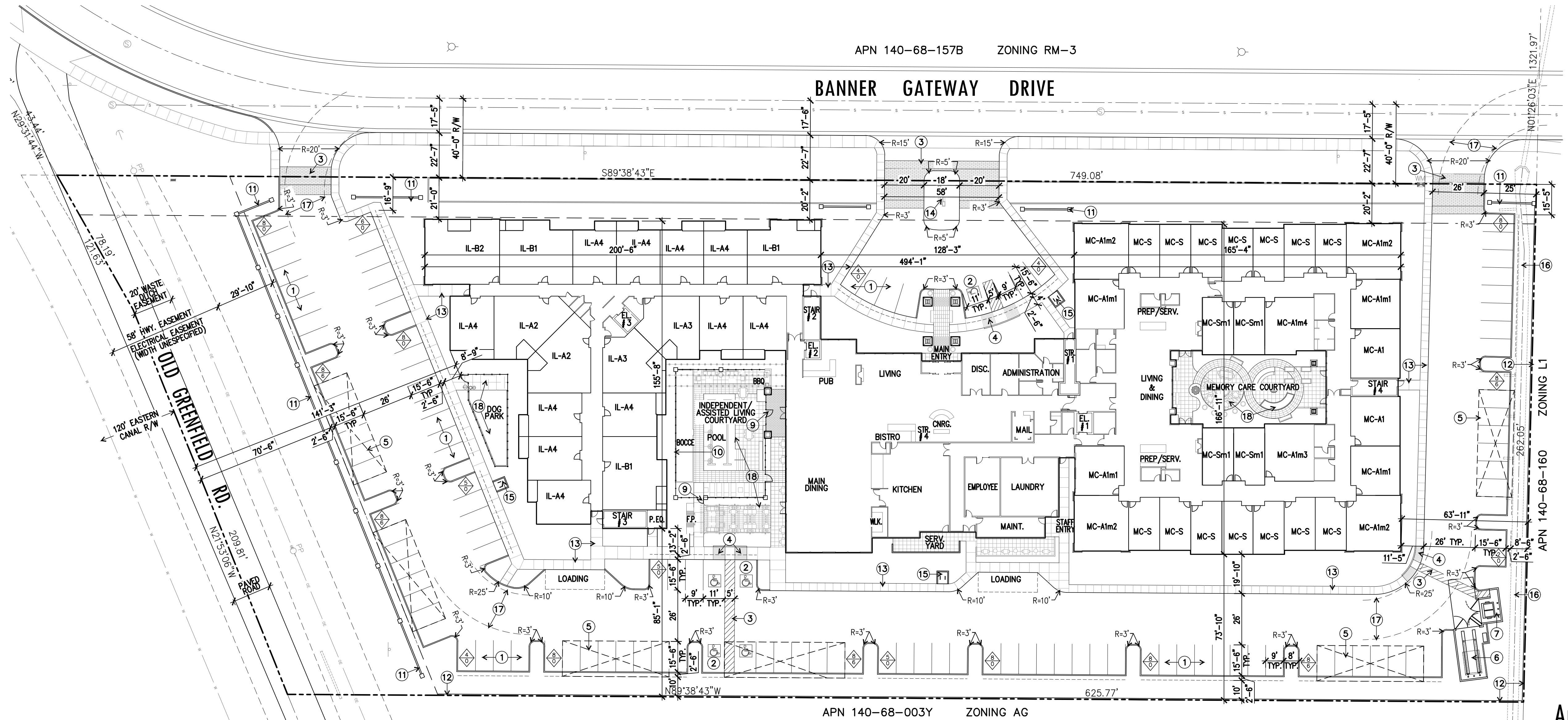
REQUIRED (P.S.):
INDEPENDENT LIVING: 2 PER UNIT (2x19)= 38
ASSISTED LIVING: 1 PER UNIT+2 (1x72)= 74
MEMORY CARE: 1 PER UNIT (1x30)= 30
TOTAL REQUIRED 142

PROVIDED (P.S.):
OPEN 87
CARPORT 36
OPEN (LOADING) 2
TOTAL PROVIDED 125

ACCESSIBLE (P.S.) REQUIRED PER IBC TABLE 1106.1: 5
ACCESSIBLE PROVIDED (P.S.) OPEN 4
CARPORT 1
TOTAL ACCESSIBLE PROVIDED 5

BICYCLE PARKING:

REQUIRED: 1 PER 10 VEHICLE (125÷10) = 13 P.S.
PROVIDED: 14 P.S.



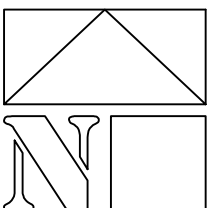
APN 140-68-157B ZONING RM-3

BANNER GATEWAY DRIVE

APN 140-68-003Y ZONING AG

SITE PLAN - PRELIMINARY PLAT

0' 15' 30' 60'
SCALE: 1" = 30'-0"

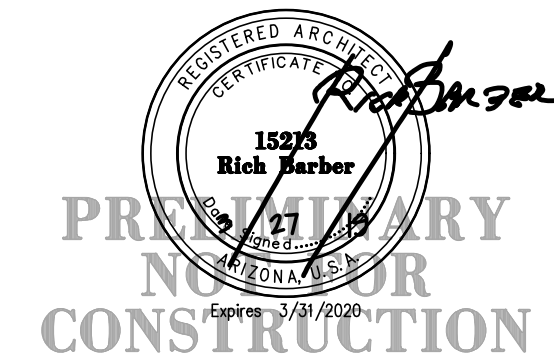


INSPIRA GATEWAY SENIOR HOUSING

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MESA, ARIZONA 85206

Office of Rich Barber
Architecture, LLC
ORB

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TEL 480.361.9281
FAX
CONTACT: DAN ERLANDSON

REVISIONS

DESIGN REVIEW

DATE: MARCH 27, 2019 ORB # 18-228

A1.10

SITE PLAN
PRELIMINARY
PLAT

Approved by Planning &
Zoning Board
May 8, 2019