

Civil Engineer:
JMA Engineering Corporation
531 East Bethany Home Road
Phoenix, AZ 85012 (602) 248-0286

Landscape Architect:
The Campbell Collaborative
111 East Dunlap Avenue, Suite 1-278
Phoenix, AZ 85020 (602) 266-1644

PROJECT DATA

OWNER CONTACT: The Hampton Group
8432 East Shea Blvd, Suite 100
Scottsdale, Arizona 85260
480.348.0300

ARCHITECT CONTACT: Athena Studio, LLC
444 West Camelback Rd, Suite 303
Phoenix, Arizona 85013
602.247.5000

PROJECT STATEMENT:

The development is intended as an environment for a senior independent and assisted living community. It is composed solely of rental dwellings and associated common spaces. The outdoor open space is divided into landscaped court yards and recreational facilities for the enjoyment of the residents.

PARCEL: A.P.N. 219-19-0075

LEGAL DESCRIPTION: See A.L.T.A. Survey

LOT AREA: 14.3 Acres Net
15.9 Acres Gross

ZONING: Existing: Limited Commercial (LC) and Planned Employment Park (PEP)
Proposed: Limited Commercial (LC) with Council Use Permit (CUP)

DWELLING MIX:

Independent Living:	Studio:	12
124 Total	One Bedroom:	88
	Two Bedroom:	24
Assisted Living:	Studio:	14
60 Total	One Bedroom:	42
	Two Bedroom:	4
Memory Care:	Single Standard:	14
32 Total	Single Large:	12
	Double Alcove:	6

PROJECT SQUARE FOOTAGE: (Floor Area per IBC Section 502)

Independent Living Main Building:	127,830 SF Total
First Floor:	36,220 SF
Second Floor:	29,820 SF
Third Floor:	32,160 SF
Fourth Floor:	29,630 SF
Independent East Residential Wing:	43,520 SF Total
First Floor:	10,880 SF
Second Floor:	10,880 SF
Third Floor:	10,880 SF
Fourth Floor:	10,880 SF
Assisted/Memory Care Main Building:	43,470 SF Total
First Floor:	34,080 SF
Second Floor:	9,390 SF
Assisted Living Residential Wing:	46,560 SF Total
First Floor:	23,280 SF
Second Floor:	23,280 SF

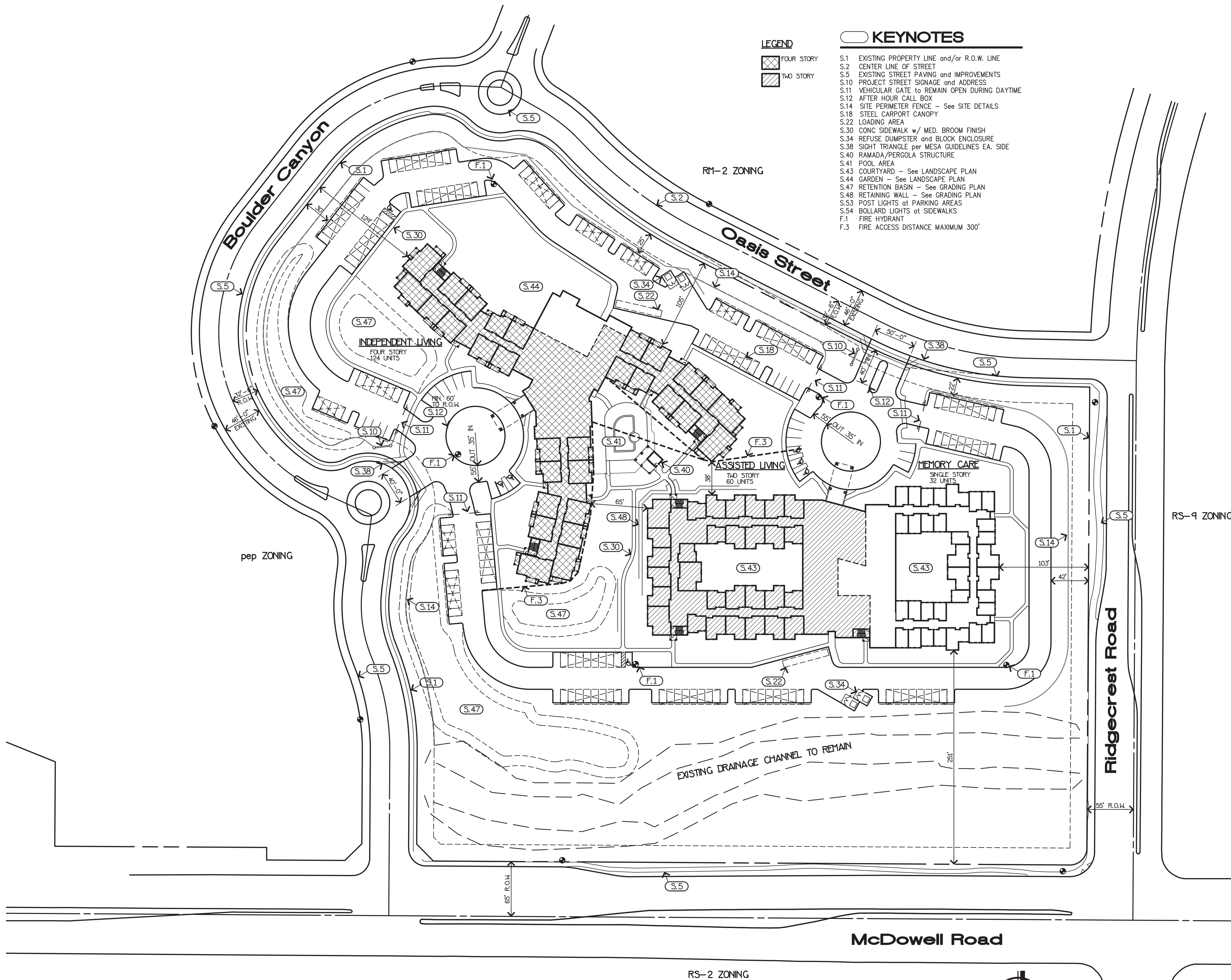
OCCUPANCY: Independent Living: R-2
Assisted Living: I-1
Memory Care: I-1

CONSTRUCTION TYPE: V-A with NFPA 13 Sprinkler System

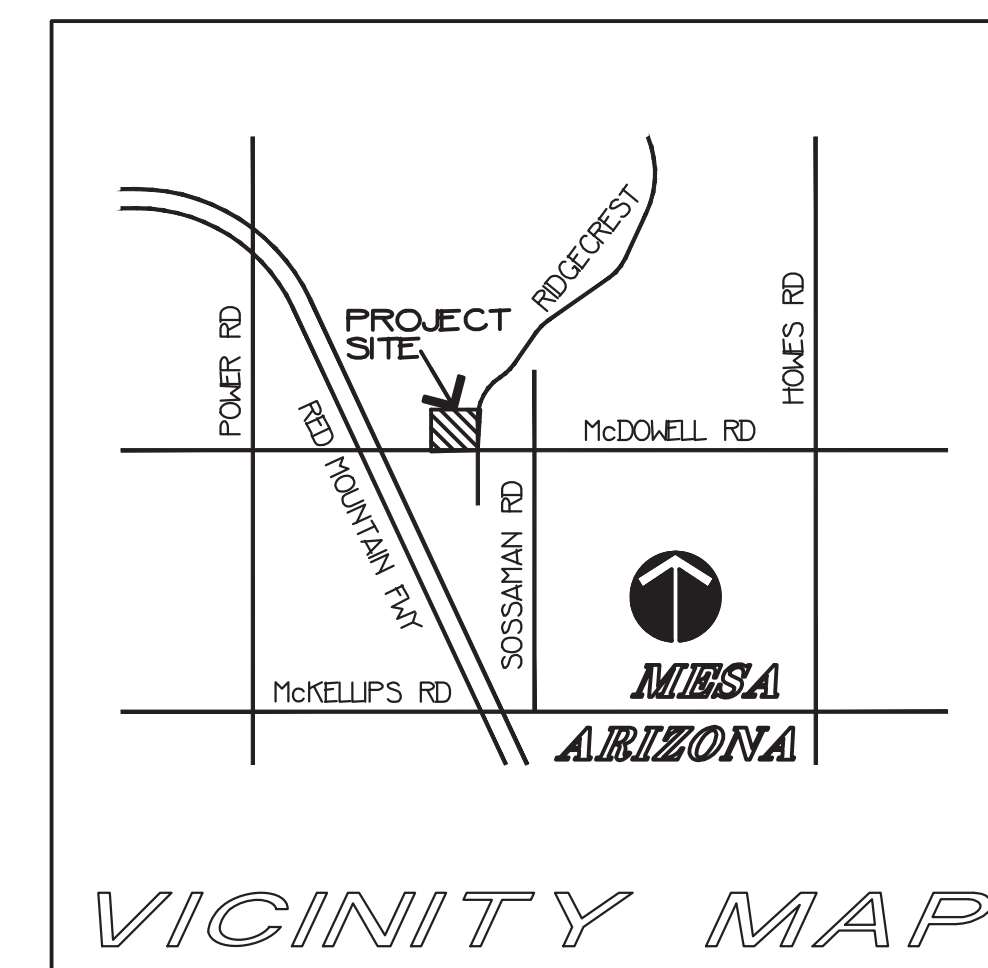
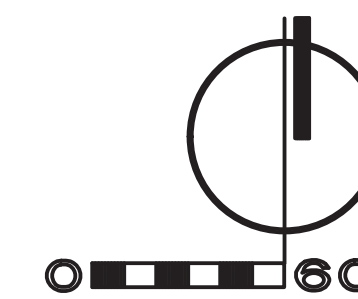
BUILDING HEIGHT: Independent Living: Four Stories and 55' Max.
Assisted Living: Two Stories and 35' Max.
Memory Care: Single Story and 25' Max.

PARKING: Independent Living: 124 x 1.0 = 124
Assisted Living: 60 x 0.5 = 30
Memory Care: 32 x 0.5 = 16

Required Total: 220 Provided: 220
Required Accessible: 7 Provided: 7

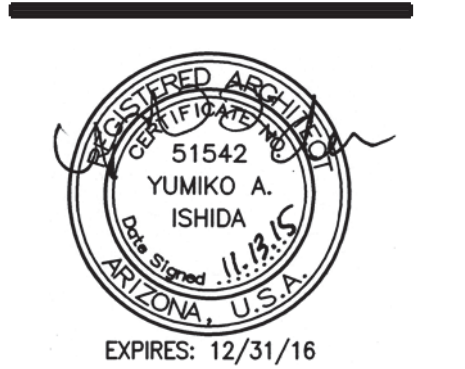


PRELIMINARY SITE PLAN
SCALE: 1"=60'



Revisions:

ATHENA NUMBER
1518.1
DRAWN BY
MR
REVIEWED BY
YI
START DATE
MAY 21, 2015
DATE PLOTTED
11/13/15
CADD FILE NAME
1518.1-STP



SITE PLAN