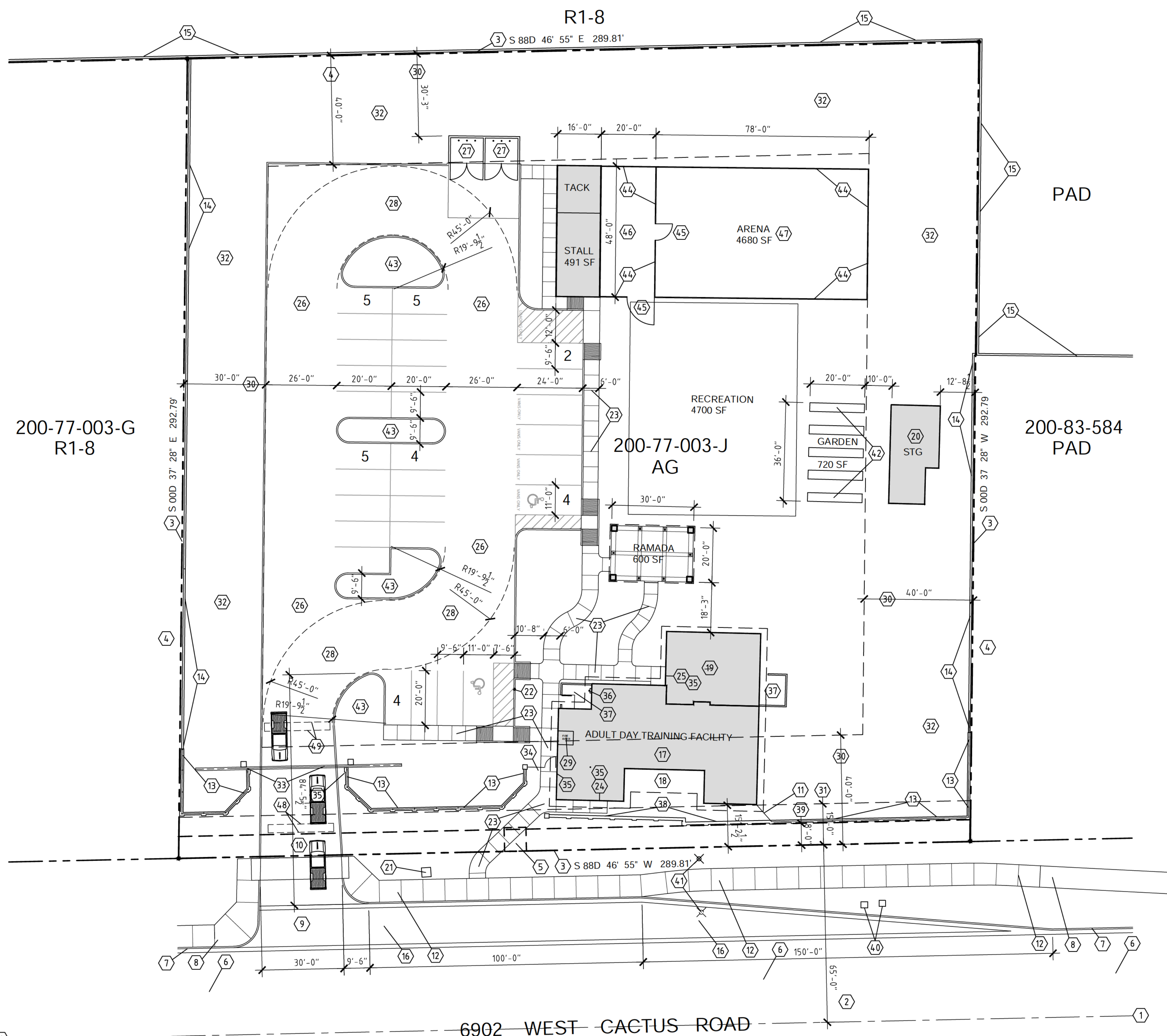


**Caring for Angels: CU23-11**

6902 W. Cactus Road





- KEYNOTES**
- CENTERLINE OF RIGHT OF WAY.
  - RIGHT OF WAY, EXISTING.
  - PROPERTY LINE.
  - BUILDING SETBACK LINE, CODE, AG SINGLE FAMILY RESIDENCE.
  - EASEMENT, ASSUMED POWER COMPANY.
  - ROADWAY IMPROVEMENT, EXISTING.
  - CONCRETE CURB AND GUTTER, EXISTING.
  - CONCRETE PUBLIC SIDEWALK, 8' WIDE, EXISTING.
  - CONCRETE DRIVEWAY, 30'-0", COP DETAIL PE-251-1.
  - ASPHALT CONCRETE DRIVE AND CIRCULATION.
  - IRON FENCE, 5', RELOCATED.
  - CONCRETE PUBLIC SIDEWALK, 8' WIDE.
  - MASONRY SCREEN WALL, 3' HIGH, WITH IRON FENCE TOP TO 6' HIGH.
  - MASONRY FENCE, 6' HIGH.
  - MASONRY FENCE, 6' HIGH, EXISTING.
  - RIGHT HAND TURN TAPER AND STACKING, PER CITY STANDARDS.
  - RESIDENCE, EXISTING.
  - COVERED ENTRY PORCH, EXISTING.
  - ADDITION, PROPOSED.
  - ACCESSORY BUILDING, EXISTING, USE FOR STORAGE.
  - ELECTRICAL TRANSFORMER, EXISTING.
  - ELECTRICAL POWER POLE WITH OVERHEAD DROP TO SERVICE, EXISTING. WILL PLACE POWER UNDERGROUND AND REMOVE POLE.
  - PEDESTRIAN ACCESS CONCRETE WALK SHALL ALL BE ACCESSIBLE ROUTE. GROSS SLOPE SHALL NOT EXCEED 2%. SLOPE IN PATH DIRECTION SHALL NOT EXCEED 1:20 UNLESS A RAMP IS PROVIDED.
  - PUBLIC ENTRANCE.
  - CLIENT ENTRANCE.
  - PAVED PARKING, DRIVES AND CONCRETE CURBS PER CITY STANDARDS. THIS IS A "FIRE LANE" AND IS 26 FEET FACE OF CURB TO FACE OF CURB. THIS LANE SHALL BE MARKED WITH PERMANENT "NO PARKING - FIRE LANE" SIGNS COMPLYING WITH D103.6. SIGNS SHALL HAVE A MINIMUM DIMENSION OF 12" WIDE X 18" HIGH AND HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND. SIGNS SHALL BE POSTED ON BOTH SIDES OF THE FIRE APPARATUS ROAD AS REQUIRED BY SECTION D103.6 OR D103.6.2.
  - WASTE ENCLOSURE FOR PRIVATE WASTE REMOVAL.
  - FIRE ACCESS LOOP. SEE KEYNOTE 26 FOR FIRE LANE NOTES.
  - FIRE RISER ROOM, PER CITY STANDARDS, WITH KNOX BOX.
  - LANDSCAPE SETBACK FROM RESIDENTIAL PROPERTY 30' MINIMUM.
  - MINIMUM OF FIFTEEN FEET WIDE STREET FRONTAGE LANDSCAPED WITH 1 TREE AND 3 SHRUBS EVERY 25 FEET PER SECTION 21-818.A.28 OF PEORIA ZONING ORDINANCE.
  - MINIMUM OF 1 TREE AND 3 SHRUBS EVERY 500 SQUARE FEET OF PROVIDED ON-SITE LANDSCAPE AREA.
  - IRON GATES, ROLLING, WITH OPERATORS, 6' + HIGH. DURING BUSINESS HOURS THE GATES WILL BE OPERATED BY VEHICLE SENSORS FOR ACCESS AND EGRESS. AFTER HOURS THE GATES WILL BE OPERATED BY A KEYPAD AND/OR REMOTE KEY BY STAFF ONLY. FIRE ACCESS BY KNOX BOX.
  - IRON FENCE 6' HIGH AND GATE 3' WIDE, SELF CLOSING AND LATCHING.
  - KNOX BOX LOCATION.
  - ELECTRICAL SERVICE LOCATION.
  - UTILITY YARD WITH 6' HIGH SCREEN WALL.
  - MASONRY SCREEN WALL, 3' HIGH.
  - PUBLIC UTILITY EASEMENT, 8', SHALL BE RECORDED.
  - EXISTING CABLE AND TELEPHONE JUNCTION BOXES.
  - EXISTING STREET POLE LIGHT TO BE RELOCATED.
  - GARDEN WITH FIVE RAISED BEDS.
  - LANDSCAPE ISLAND.
  - STEEL PIPE RAIL FENCE, 4'-6" TALL, SEE SHEET 202.
  - STEEL PIPE RAIL GATE.
  - CIRCULATION AND LOADING AREA (INCLUDED IN THE ARENA AREA), THIS AREA IS OPEN AND NOT COVERED.
  - ARENA FOR EXERCISING ANIMALS, THIS AREA IS OPEN AND NOT COVERED.
  - ENTRY GATE ACCESS SENSOR LOOP.
  - ENTRY GATE EGRESS SENSOR LOOP.

**PROJECT INTENT**  
 PROVIDE SITE DEVELOPMENT OF AN EXISTING SITE. DEVELOPMENT SHALL PROVIDE SERVICES FOR ADULT DAY TRAINING.  
 END

**SITE DATA**  
 BUILDING CODES WITH CITY OF PEORIA AMENDMENTS  
 2018 INTERNATIONAL BUILDING CODE WITH AMENDMENTS  
 2018 INTERNATIONAL PLUMBING CODE WITH AMENDMENTS  
 2018 INTERNATIONAL MECHANICAL CODE WITH AMENDMENTS  
 2018 INTERNATIONAL ENERGY CONSERVATION CODE WITH AMENDMENTS  
 2018 INTERNATIONAL FIRE CODE WITH AMENDMENTS  
 2017 NATIONAL ELECTRIC CODE/2012 NFPA 99  
 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

**OWNER**----- CARING FOR ANGELS LLC  
 SANDRA ESCARCEGA  
 8238 W CACTUS ROAD STE 100  
 PEORIA, AZ 85381

**ADDRESS**----- 6902 W CACTUS ROAD  
 PEORIA, ARIZONA 85381  
 200-77-003-J

**APN**----- SOUTH 305 FEET OF THE EAST 290 FEET OF THE SW 1/4 OF THE SW 1/4 EXCLUDING THE SOUTH 33 FEET RD AND EXCLUDING THE NORTH 32 FEET OF THE SOUTH 65 FEET OF THE SOUTH 358 FEET OF 290 F OF THE SW 1/4 OF SECTION 13 T3N R1E P1/4 2018-0186725

**ZONING**----- AG GENERAL AGRICULTURAL  
 ADULT DAY TRAINING  
 CONDITIONAL USE

SITE AREA-GROSS	103,772.25 SF	2.38 AC
SITE AREA-NET	84,922.25 SF	1.95 AC
BUILDING AREA	EXISTING	
OFFICE / MEETING BUILDING	2,448.07 SF	
COVERED PORCH	176.00 SF	
COVERED PATIO	34.305 SF	
ACCESSORY BUILDING	585.50 SF	
REMODEL AREA	PROPOSED	
BUILDING (REMODEL)	2,448.07 SF	
BUILDING (ADDITION)	905.17 SF	
COVERED PATIO (REMOVED)	34.305 SF	
STALLS FOR ANIMALS	491.00 SF	
TACK ROOM	277.00 SF	
RAMADA	600.00 SF	
BUILDING AREA - COMPLETED		
OFFICE / MEETING BUILDING	3,353.05 SF	
COVERED PORCH	176.00 SF	
ACCESSORY BUILDING	585.50 SF	
TACK / STALLS FOR ANIMALS	768.00 SF	
RAMADA	600.00 SF	
TOTAL LOT COVERAGE	5,482.55 SF	6.45% + 10%
BUILDING AREA - ALLOWABLE		
OCCUPANCY GROUP B V-B	9,000SF-ALLOWED PER FLOOR	
FIRST FLOOR	3,353.05 SF = 9,000 SF	COMPLETED
BUILDING OCCUPANCY LOAD	COMPLETED	
BUSINESS AREA		
ENTRANCES	319.47 SF	
OFFICE	211.63 SF	
PASSAGE	258.85 SF	
STORAGE	42.86 SF	
LAUNDRY	14.00 SF	
REST ROOMS	260.67 SF	
TOTAL	1,272.68 SF	8.48 OCCUPANTS
CRAFTS ROOM	183.51 SF	3.67 OCCUPANTS
KITCHEN	123.38 SF	0.62 OCCUPANTS
DINING / ACTIVITY ROOM	488.80 SF	32.59 OCCUPANTS
SENSORY ROOM	198.21 SF	3.96 OCCUPANTS
MEDIA / LIBRARY ROOM	154.24 SF	3.08 OCCUPANTS
EXERCISE ROOM	366.08 SF	7.32 OCCUPANTS
COMPUTER ROOM	169.13 SF	3.38 OCCUPANTS
MISC WALL AREA	397.02 SF	
TOTAL OCCUPANTS		63.10 OCCUPANTS
PLUMBING CALCULATION		
BUSINESS OCCUPANCY		
OCCUPANCY LOAD MALE	32	
WATER CLOSETS 1/25	1.28	
LAVATORIES 1/40	0.80	
OCCUPANCY LOAD FEMALE	32	
WATER CLOSETS 1/25	1.28	
LAVATORIES 1/40	0.80	
RESTROOM FACILITIES REQUIRED FOR MALES	PROVIDED	
WATER CLOSETS	1.28	2
LAVATORIES	0.80	2
SHOWER	1.00	1
RESTROOM FACILITIES REQUIRED FOR FEMALES		
WATER CLOSETS	1.28	2
LAVATORIES	0.80	2
SHOWER	1.00	1
SERVICE SINK	1	1
DRINKING FOUNTAIN-1/500	1	1 HI 1 LOW ADA
OCCUPANCY GROUP EXISTING	R3	
OCCUPANCY GROUP PROPOS	B / E ADULT DAY TRAINING	
TYPE OF CONSTRUCTION	V-B	
FIRE PROTECTION	AFES	
BUILDING HEIGHTS		
OFFICE / MEETING BUILDING	13'-0"	
ACCESSORY BUILDING	11'-9"	
TACK / STALLS FOR ANIMALS	13'-1"	
RAMADA	11'-9"	
STORES	ONE	
PARKING PROVIDED		
STANDARD PARKING	26	
TRANSPORT VAN PARKING	3	
VAN ACCESSIBLE PARKING	2	
TOTAL PARKING PROVIDED	29	
PARKING REQUIRED		
PUBLIC, SOCIAL, AND CULTURAL SERVICES	1/200 SF	
3,353.05 SF / 200 = 16.77 = 17		
OUTDOOR AMUSEMENT AND RECREATIONS	1/1000 SF	
ARENA ANIMAL AREA	5,475.00 SF	
RAMADA AREA	600.00 SF	
GARDEN AREA	720.00 SF	
RECREATION AREA	4,700.00 SF	
TOTAL OUTDOOR	11,495.00 SF	
11,495.00 SF / 1000 = 11.50 = 12		
TOTAL PARKING REQUIRED	29	

**(A) SITE PLAN**  
 1" = 20'-0"

200-77-003-G R1-8  
 200-77-003-J AG  
 200-83-584 PAD

6902 WEST CACTUS ROAD

R1-12 RM-1

1" = 20'-0"

**REVISIONS**

RELEASE DATE	02-26-2024
PROJECT ARCHITECT	JMD
DRAFTSPERSON	JMD
CHECKER	JMD
CONSULTANT	JMD

**PROJECT - COMMERCIAL - CUP AND SITE REVIEW**  
 CARING FOR ANGELS  
 6902 WEST CACTUS ROAD  
 PEORIA, ARIZONA

**CONTRACT NO.**  
 202301

**SHEET NO.**  
 201

OF 7 SHEETS

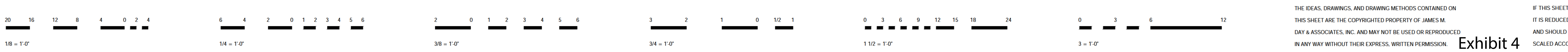
202301 CARING FOR ANGELS  
 02-02-2024 CURRENT DATE

EMAIL: JDAY@JMD-ARCHITECTURE  
 PHONE: 602.799.8688  
 8194 WEST DEER VALLEY ROAD  
 SUITE 106-321  
 PEORIA, AZ 85382

**architecture**  
 james m day & associates, ltd.

CU23-11 / SP23-39

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