# PROJECT DATA

**GENERAL**

| | |
|---|---|
| ZONING DISTRICT | C-2 / PD (GENERAL COMMERCIAL) |
| JURISDICTION | CITY OF LAKE HAVASU |
| OCCUPANCY CLASSIFICATION | R-2 (APARTMENT DWELLING UNITS) |
| TYPE OF CONSTRUCTION | TYPE V (A) |
| FIRE SUPPRESSION SYSTEM | FULLY AUTOMATIC SPRINKLER SYSTEM |
| FIRE ALARM | YES |
| SMOKE CONTROL | YES |
| SMOKE CONTROL | YES |

**DIMENSIONAL STANDARDS** *(LAKE HAVASU, AZ CODE OF ORDINANCES, ARTICLE IV, 14.04.01)*

**LOT STANDARDS** *(TABLE 4.01-3)*

| | | | |
|---|---|---|---|
| MIN. LOT AREA (2,000 SF MIN.) | 100% | 4.53 ACRES | 197,326.8 SF |
| MIN. LOT WIDTH | | | N/A |
| MIN. LOT DEPTH | | | N/A |
| MAX. LOT COVERAGE | | | N/A |

**BUILDING FRONTAGES AND SETBACKS** *(TABLE 4.01-3)*

| | | |
|---|---|---|
| MIN. FRONT YARD (FT) | | N/A |
| MIN. SIDE YARD (FT) | | N/A |
| MIN. REAR YARD (FT) | | N/A |
| MAX. BUILDING HEIGHT (FT) | 25' - 0" (MAX.) | 28' - 0" |

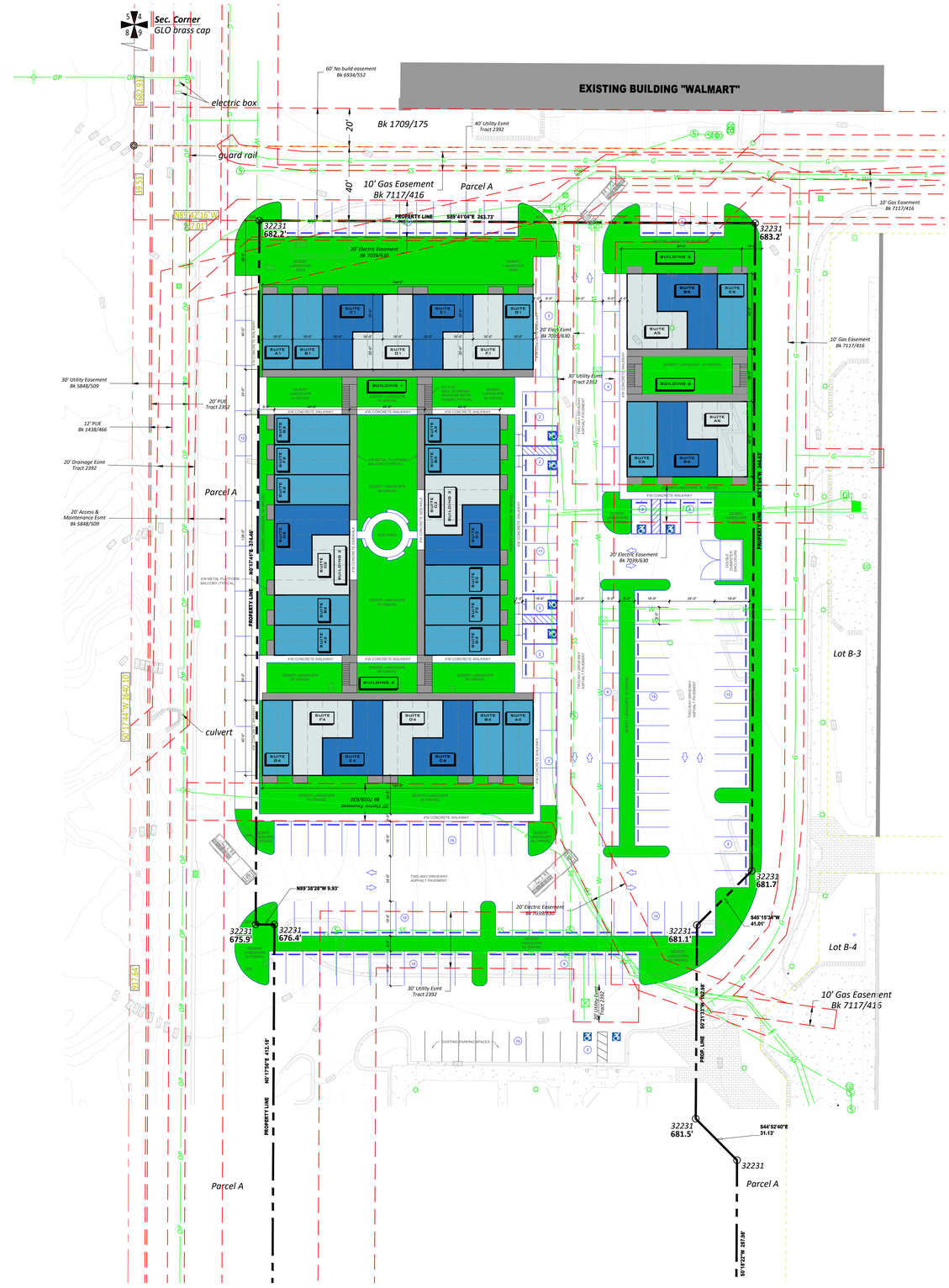
**BUILDING AREA**

| | | |
|---|---|---|
| **BUILDING 1** | **(144'-0"L x 40'-0"W ) x 3** | **17,280 SF** |
| **GROUND FLOOR** | **144'-0"L x 40'-0"W** | **5,760 SF** |
| 1 BEDROOM UNITS | 40'-0"L x 16'-0"W | 3 @ 640 SF = 1,920 SF |
| 2 BEDROOM UNITS | IRREGULAR | 4 @ 960 SF = 3,840 SF |
| **SECOND FLOOR** | **144'-0"L x 40'-0"W** | **5,760 SF** |
| 1 BEDROOM UNITS | 40'-0"L x 16'-0"W | 3 @ 640 SF = 1,920 SF |
| 2 BEDROOM UNITS | IRREGULAR | 4 @ 960 SF = 3,840 SF |
| **THIRD FLOOR** | **144'-0"L x 40'-0"W** | **5,760 SF** |
| 1 BEDROOM UNITS | 40'-0"L x 16'-0"W | 3 @ 640 SF = 1,920 SF |
| 2 BEDROOM UNITS | IRREGULAR | 4 @ 960 SF = 3,840 SF |
| **BUILDING 2** | **(128'-0"L x 40'-0"W ) x 3** | **15,360 SF** |
| **GROUND FLOOR** | **128'-0"L x 40'-0"W** | **5,120 SF** |
| 1 BEDROOM UNITS | 40'-0"L x 16'-0"W | 5 @ 640 SF = 3,200 SF |
| 2 BEDROOM UNITS | IRREGULAR | 2 @ 960 SF = 1,920 SF |
| **SECOND FLOOR** | **128'-0"L x 40'-0"W** | **5,120 SF** |
| 1 BEDROOM UNITS | 40'-0"L x 16'-0"W | 5 @ 640 SF = 3,200 SF |
| 2 BEDROOM UNITS | IRREGULAR | 2 @ 960 SF = 1,920 SF |
| **THIRD FLOOR** | **128'-0"L x 40'-0"W** | **5,120 SF** |
| 1 BEDROOM UNITS | 40'-0"L x 16'-0"W | 5 @ 640 SF = 3,200 SF |
| 2 BEDROOM UNITS | IRREGULAR | 2 @ 960 SF = 1,920 SF |
| **BUILDING 3** | **(128'-0"L x 40'-0"W ) x 3** | **15,360 SF** |
| **GROUND FLOOR** | **128'-0"L x 40'-0"W** | **5,120 SF** |
| 1 BEDROOM UNITS | 40'-0"L x 16'-0"W | 5 @ 640 SF = 3,200 SF |
| 2 BEDROOM UNITS | IRREGULAR | 2 @ 960 SF = 1,920 SF |
| **SECOND FLOOR** | **128'-0"L x 40'-0"W** | **5,120 SF** |
| 1 BEDROOM UNITS | 40'-0"L x 16'-0"W | 5 @ 640 SF = 3,200 SF |
| 2 BEDROOM UNITS | IRREGULAR | 2 @ 960 SF = 1,920 SF |
| **THIRD FLOOR** | **128'-0"L x 40'-0"W** | **5,120 SF** |
| 1 BEDROOM UNITS | 40'-0"L x 16'-0"W | 5 @ 640 SF = 3,200 SF |
| 2 BEDROOM UNITS | IRREGULAR | 2 @ 960 SF = 1,920 SF |
| **BUILDING 4** | **(144'-0"L x 40'-0"W ) x 3** | **17,280 SF** |
| **GROUND FLOOR** | **144'-0"L x 40'-0"W** | **5,760 SF** |
| 1 BEDROOM UNITS | 40'-0"L x 16'-0"W | 3 @ 640 SF = 1,920 SF |
| 2 BEDROOM UNITS | IRREGULAR | 4 @ 960 SF = 3,840 SF |
| **SECOND FLOOR** | **144'-0"L x 40'-0"W** | **5,760 SF** |
| 1 BEDROOM UNITS | 40'-0"L x 16'-0"W | 3 @ 640 SF = 1,920 SF |
| 2 BEDROOM UNITS | IRREGULAR | 4 @ 960 SF = 3,840 SF |
| **THIRD FLOOR** | **144'-0"L x 40'-0"W** | **5,760 SF** |
| 1 BEDROOM UNITS | 40'-0"L x 16'-0"W | 3 @ 640 SF = 1,920 SF |
| 2 BEDROOM UNITS | IRREGULAR | 4 @ 960 SF = 3,840 SF |
| **BUILDING 5** | **(64'-0"L x 40'-0"W ) x 3** | **7,680 SF** |
| **GROUND FLOOR** | **64'-0"L x 40'-0"W** | **2,560 SF** |
| 1 BEDROOM UNITS | 40'-0"L x 16'-0"W | 1 @ 640 SF = 640 SF |
| 2 BEDROOM UNITS | IRREGULAR | 2 @ 960 SF = 1,920 SF |
| **SECOND FLOOR** | **64'-0"L x 40'-0"W** | **2,560 SF** |
| 1 BEDROOM UNITS | 40'-0"L x 16'-0"W | 1 @ 640 SF = 640 SF |
| 2 BEDROOM UNITS | IRREGULAR | 2 @ 960 SF = 1,920 SF |
| **THIRD FLOOR** | **64'-0"L x 40'-0"W** | **2,560 SF** |
| 1 BEDROOM UNITS | 40'-0"L x 16'-0"W | 1 @ 640 SF = 640 SF |
| 2 BEDROOM UNITS | IRREGULAR | 2 @ 960 SF = 1,920 SF |
| **BUILDING 6** | **(64'-0"L x 40'-0"W ) x 3** | **7,680 SF** |
| **GROUND FLOOR** | **64'-0"L x 40'-0"W** | **2,560 SF** |
| 1 BEDROOM UNITS | 40'-0"L x 16'-0"W | 1 @ 640 SF = 640 SF |
| 2 BEDROOM UNITS | IRREGULAR | 2 @ 960 SF = 1,920 SF |
| **SECOND FLOOR** | **64'-0"L x 40'-0"W** | **2,560 SF** |
| 1 BEDROOM UNITS | 40'-0"L x 16'-0"W | 1 @ 640 SF = 640 SF |
| 2 BEDROOM UNITS | IRREGULAR | 2 @ 960 SF = 1,920 SF |
| **THIRD FLOOR** | **64'-0"L x 40'-0"W** | **2,560 SF** |
| 1 BEDROOM UNITS | 40'-0"L x 16'-0"W | 1 @ 640 SF = 640 SF |
| 2 BEDROOM UNITS | IRREGULAR | 2 @ 960 SF = 1,920 SF |
| **TOTAL BUILDING AREA** | **(BUILDINGS 1,2,3,4,5,6)** | **80,640 SF** |

**PARKING AND LOADING** *(LAKE HAVASU, AZ CODE OF ORDINANCES, ARTICLE IV, 14.04.02)*

**MINIMUM REQUIRED OFF-STREET PARKING** *(TABLE 4.02-1)*

| | | |
|---|---|---|
| DWELLING MULTI-FAMILY | | |
| STANDARD PARKING SPACES | | |
| 1 BEDROOM UNITS | 54 UNITS @ 1.5 | 81 SPACES (STANDARD) |
| 2 BEDROOM UNITS | 48 UNITS @ 2 | 96 SPACES (STANDARD) |
| 1 SPACE / 5 UNITS VISITOR | 102 UNITS / 5 | 21 SPACES (STANDARD) |
| TOTAL REQUIRED SPACES | 102 UNITS | 198 SPACES (STANDARD) |
| TOTAL PROVIDED SPACES | 102 UNITS | 158 SPACES (STANDARD) |
| TOTAL EXISTING SPACES | N/A | 10 SPACES (STANDARD) |
| ACCESSIBLE PARKING SPACES | | 1 SPACE PER 25 STANDARD STALLS |
| TOTAL REQUIRED SPACES | 198 / 25 | 8 SPACES (ACCESSIBLE) |
| TOTAL PROVIDED SPACES | | 6 SPACES (ACCESSIBLE) |
| TOTAL EXISTING SPACES | | 2 SPACES (ACCESSIBLE) |
| **TOTAL PARKING SPACES REQUIRED** | | **206 SPACES** |
| **TOTAL PARKING SPACES PROVIDED** | | **176 SPACES** |




**SITE PLAN**
SCALE 1/16"=1'-0"

COME TOGETHER A Better Way to Live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ARCH LOGO

COMPANY NAME:
COMPANY ADDRESS:
COMPANY PHONE #:
COMPANY URL:

SEAL

COME TOGETHER
3-STORY APARTMENT BUILDINGS
5XXX US-95 N.. LAKE HAVASU CITY, AZ86404


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REVISION

SHEET TITTLE
SITE PLAN

DATE 07/31/25

SHEET TITTLE
A1.0