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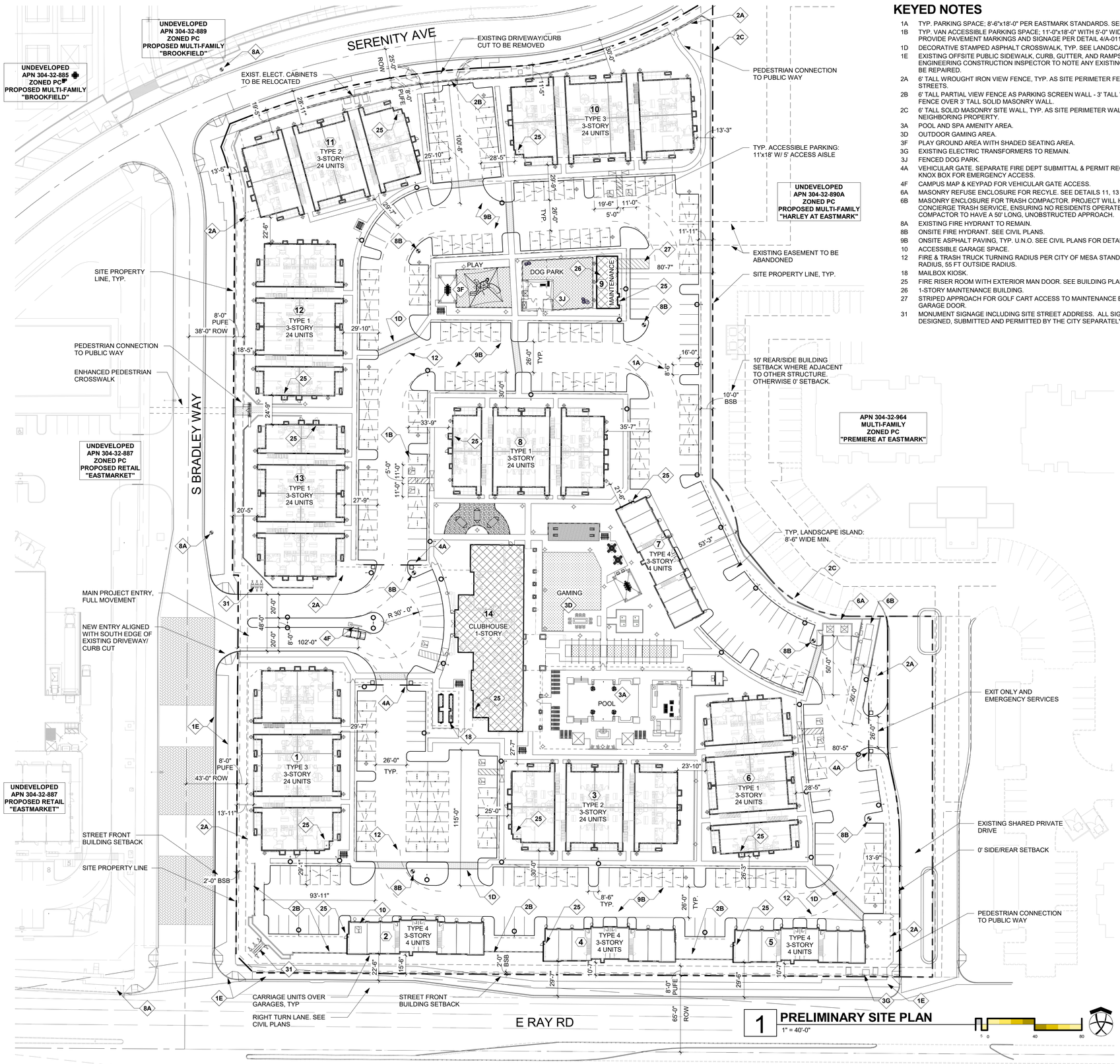

1 **PRELIMINARY SITE PLAN**
1" = 40'-0"

KEYED NOTES

1A TYP. PARKING SPACE; 8'-6"x18'-0" PER EASTMARK STANDARDS. SEE DET. 10/A-011
1B TYP. VAN ACCESSIBLE PARKING SPACE; 11'-0"x18'-0" WITH 5'-0" WIDE ACCESS AISLE. PROVIDE PAVEMENT MARKINGS AND SIGNAGE PER DETAIL 4/A-011.
1D DECORATIVE STAMPED ASPHALT CROSSWALK, TYP. SEE LANDSCAPE PLANS.
1E EXISTING OFFSITE PUBLIC SIDEWALK, CURB, GUTTER, AND RAMPS TO REMAIN. CITY ENGINEERING CONSTRUCTION INSPECTOR TO NOTE ANY EXISTING DAMAGE THAT MUST BE REPAIRED.
2A 6' TALL WROUGHT IRON VIEW FENCE, TYP. AS SITE PERIMETER FENCING ALONG STREETS.
2B 6' TALL PARTIAL VIEW FENCE AS PARKING SCREEN WALL - 3' TALL WROUGHT IRON VIEW FENCE OVER 3' TALL SOLID MASONRY WALL.
2C 6' TALL SOLID MASONRY SITE WALL, TYP. AS SITE PERIMETER WALL ADJACENT TO NEIGHBORING PROPERTY.
3A POOL AND SPA AMENITY AREA.
3D OUTDOOR GAMING AREA.
3F PLAY GROUND AREA WITH SHADED SEATING AREA.
3G EXISTING ELECTRIC TRANSFORMERS TO REMAIN.
3J FENCED DOG PARK.
4A VEHICULAR GATE. SEPARATE FIRE DEPT SUBMITTAL & PERMIT REQUIRED. PROVIDE KNOX BOX FOR EMERGENCY ACCESS.
4F CAMPUS MAP & KEYPAD FOR VEHICULAR GATE ACCESS.
6A MASONRY REFUSE ENCLOSURE FOR RECYLE. SEE DETAILS 11, 13 & 16/A-011
6B MASONRY ENCLOSURE FOR TRASH COMPACTOR. PROJECT WILL HAVE PERMANENT CONCIERGE TRASH SERVICE, ENSURING NO RESIDENTS OPERATE COMPACTOR. COMPACTOR TO HAVE A 50' LONG, UNOBSTRUCTED APPROACH.
8A EXISTING FIRE HYDRANT TO REMAIN.
8B ONSITE FIRE HYDRANT. SEE CIVIL PLANS.
9B ONSITE ASPHALT PAVING, TYP. U.N.O. SEE CIVIL PLANS FOR DETAIL.
10 ACCESSIBLE GARAGE SPACE.
12 FIRE & TRASH TRUCK TURNING RADIUS PER CITY OF MESA STANDARDS: 35 FT INSIDE RADIUS, 55 FT OUTSIDE RADIUS.
18 MAILBOX KIOSK.
25 FIRE RISER ROOM WITH EXTERIOR MAN DOOR. SEE BUILDING PLANS.
26 1-STORY MAINTENANCE BUILDING.
27 STRIPED APPROACH FOR GOLF CART ACCESS TO MAINTENANCE BUILDING OVERHEAD GARAGE DOOR.
31 MONUMENT SIGNAGE INCLUDING SITE STREET ADDRESS. ALL SIGNAGE SHALL BE DESIGNED, SUBMITTED AND PERMITTED BY THE CITY SEPARATELY.

PROJECT DATA

SITE INFORMATION:

PROJECT: LIV EASTMARK
5111 S. BRADLEY WAY
MESA, AZ 85212

PROJECT OWNER / DEVELOPER: LIV COMMUNITIES
8950 S 52ND STREET, SUITE 115
TEMPE, AZ 85284
CONTACT: DON HOEKSTRA
DHOEKSTRA@LIVCOMMUNITES.COM
616-862-9992

PROJECT ARCHITECT: triARC ARCHITECTURE & DESIGN
1934 E. CAMELBACK RD. SUITE 200
PHOENIX, AZ 85016
CONTACT: JON HANNA
JON@TRIARCDESIGN.COM
602-229-1100

PROJECT NARRATIVE: NEW FOR RENT MULTIFAMILY PROJECT, 3-STORY APARTMENT BUILDINGS AND 1-STORY CLUBHOUSE. FEATURED AMENITIES INCLUDE CLUBHOUSE, FITNESS CENTER, POOL, GAMING AREAS, DOG PARK

ZONING: EXISTING: PC (ZONING CASE Z08-56)
EASTMARK COMMUNITY PLAN, DU 3/4 NORTH
PROPOSED LUG: GU (GENERAL URBAN)

APN: 304-32-891A

SITE AREA: 8.55 AC NET (372,430 SF)
10.42 AC GROSS (454,054 SF)

DENSITY: ALLOWED: 50 DU/AC GROSS (LUG GENERAL URBAN)
PROPOSED: 24.33 DU/AC (208 UNITS / 8.55 NET AC)

BUILDING COVERAGE: ALLOWED: 50% MAX
28% PROPOSED: (104,093 SF/372,430 SF NET SITE)

BUILDING HEIGHT: ALLOWED: 1 TO 7 STORIES, 95' MAX (GENERAL URBAN)
PROPOSED: 3 STORIES, 42'

BUILDING INFORMATION:

BUILDING HEIGHT:
ALLOWED: 7 STORIES
PROVIDED: 3 STORIES (42'-0")

OCCUPANCY: R-2 FOR APARTMENTS,
B FOR CLUBHOUSE

CONSTRUCTION TYPE: TYPE V-A, WOOD FRAME
TYPE V-B, WOOD FRAME

FIRE SPRINKLERS: APARTMENTS: NFPA 13R
CLUBHOUSE & MAINT: NFPA 13

BUILDING MIX & FOOTPRINT:

(4) BUILDING 1 x 8,413 SF FOOTPRINT =	33,652 SF
(2) BUILDING 2 x 9,187 SF FOOTPRINT =	18,374 SF
(2) BUILDING 3 x 10,060 SF FOOTPRINT =	30,180 SF
(4) BUILDING 4 x 2,902 SF FOOTPRINT =	11,608 SF
(1) CLUBHOUSE x 9,367 SF FOOTPRINT =	9,367 SF
(1) MAINT BLDG x 792 SF FOOTPRINT =	792 SF
TOTAL BUILDING FOOTPRINT =	103,973 SF

DWELLING UNIT MIX:

STUDIO =	12 (6%)
1 BEDROOM =	104 (50%)
2 BEDROOM =	80 (38%)
3 BEDROOM =	12 (6%)
TOTAL UNITS =	208

PRIVATE OPEN SPACE REQUIRED:

UNIT S1 (STUDIO) =	REQUIRED: 60 SF EA. X	12 UNITS =	720 SF
UNIT A1 (1 BED) =	REQUIRED: 60 SF EA. X	96 UNITS =	5,760 SF
UNIT L1 (1 BED) =	REQUIRED: 60 SF EA. X	8 UNITS =	480 SF
UNIT B1 (2 BED) =	REQUIRED: 100 SF EA. X	48 UNITS =	4,800 SF
UNIT B2 (2 BED) =	REQUIRED: 100 SF EA. X	12 UNITS =	1,200 SF
UNIT B3 (2 BED) =	REQUIRED: 100 SF EA. X	12 UNITS =	1,200 SF
UNIT L2 (2 BED) =	REQUIRED: 100 SF EA. X	8 UNITS =	800 SF
UNIT C1 (3 BED) =	REQUIRED: 120 SF EA. X	12 UNITS =	1440 SF
		TOTAL =	16,400 SF

AVG = 16,400 SF / 208 UNITS = 79 SF/UNIT

PRIVATE OPEN SPACE PROVIDED:

UNIT S1 (STUDIO) GROUND FLOOR PROVIDED:	89 SF X	4 UNITS =	356 SF
UNIT S1 (STUDIO) UPPER FLOORS PROVIDED:	78 SF X	8 UNITS =	590 SF
UNIT A1 (1 BED) GROUND FLOOR PROVIDED:	140 SF X	32 UNITS =	4,480 SF
UNIT A1 (1 BED) UPPER FLOORS PROVIDED:	116 SF X	64 UNITS =	7,424 SF
UNIT L1 (1 BED) UPPER FLOORS PROVIDED:	77 SF X	8 UNITS =	616 SF
UNIT B1 (2 BED) GROUND FLOOR PROVIDED:	116 SF X	16 UNITS =	1,856 SF
UNIT B1 (2 BED) UPPER FLOORS PROVIDED:	102 SF X	32 UNITS =	3,264 SF
UNIT B2 (2 BED) GROUND FLOOR PROVIDED:	145 SF X	4 UNITS =	580 SF
UNIT B2 (2 BED) UPPER FLOORS PROVIDED:	137 SF X	8 UNITS =	1,096 SF
UNIT B3 (2 BED) GROUND FLOOR PROVIDED:	192 SF X	4 UNITS =	768 SF
UNIT B3 (2 BED) UPPER FLOORS PROVIDED:	167 SF X	8 UNITS =	1,336 SF
UNIT L2 (2 BED) UPPER FLOORS PROVIDED:	296 SF X	8 UNITS =	2,368 SF
UNIT C1 (3 BED) GROUND FLOORS PROVIDED:	177 SF X	4 UNITS =	708 SF
UNIT C1 (3 BED) UPPER FLOORS PROVIDED:	161 SF X	8 UNITS =	1,288 SF
		GRAND TOTAL	= 26,730 SF

AVG = 26,730 SF / 208 UNITS = 128 SF/UNIT

COMMON OPEN SPACE:
REQUIRED: MIN. 175 SF x 208 UNITS = 36,400 SF TOTAL
PROVIDED: AVG.184 SF PER UNIT = 37,500 SF TOTAL

VEHICLE PARKING REQUIRED: (PER CP SECT. 14)

STUDIO:	12 UNITS x 1.0 PS =	12 SPACES
1 BEDROOM:	104 UNITS x 1.5 PS =	156 SPACES
2 BEDROOM:	80 UNITS x 2.0 PS =	160 SPACES
3 BEDROOM	12 UNITS x 2.0 PS =	24 SPACES
GUEST: 208 UNITS X 0.1 PS =		21 SPACES
TOTAL REQUIRED =		373 SPACES (1.80 PS/UNIT)
ACCESSIBLE: 2% OF TOTAL =		8 SPACES (INCLUDED IN TOTAL)

PARKING PROVIDED:

SURFACE OPEN =	342 SPACES
GARAGE =	32 SPACES
TOTAL =	374 SPACES (1.80 PS/UNIT)

(8 ACCESSIBLE PROVIDED, INCLUDED IN TOTAL ABOVE)

ELECTRICAL VEHICLE (EV) CHARGING PROVIDED:

LEVEL 2 CAPABLE GARAGE SPACES	16
CONDUIT FOR FUTURE LEVEL 2 CHARGING STATIONS	30
TOTAL:	46

BICYCLE PARKING REQUIRED:

STUDIO:	12 UNITS x .5 PS =	4 SPACES
1 BEDROOM:	104 UNITS x .5 PS =	52 SPACES
2 BEDROOM:	80 UNITS x .5 PS =	36 SPACES
3 BEDROOM:	12 UNITS x .75 PS =	9 SPACES
GUEST:	208 UNITS x .2 PS =	42 SPACES
TOTAL REQUIRED =		143 SPACES

BICYCLE PARKING PROVIDED:
42 OUTDOOR BICYCLE PARKING SPACES
100+ INDOOR BICYCLE PARKING VIA BALCONY STORAGE CLOSETS & PRIVATE GARAGES

BUILDING SETBACKS: PER LUG "GENERAL URBAN"	REQUIRED	PROVIDED
STREET FRONTAGE	2'-0"	10'-10"
SIDE / REAR *	0' / 10'-0"	11'-3"

* SIDE/REAR SETBACK IS EITHER 0' OR AT A NEIGHBORING ADJACENT BUILDING, THEN 10' AGGREGATE

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NOT FOR CONSTRUCTION

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5111 S BRADLEY WAY
MESA, AZ 85212

REV	DATE	DESCRIPTION

PROJECT NUMBER
25-058

ISSUE DATE
2/19/2026

SHEET TITLE
PRELIMINARY SITE PLAN

SHEET NUMBER
A-010