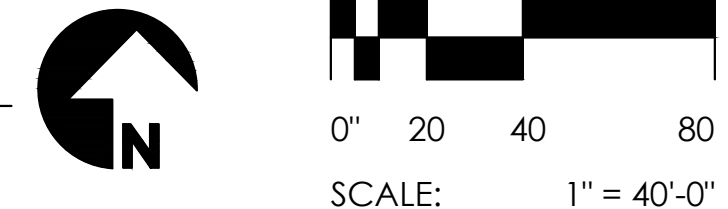
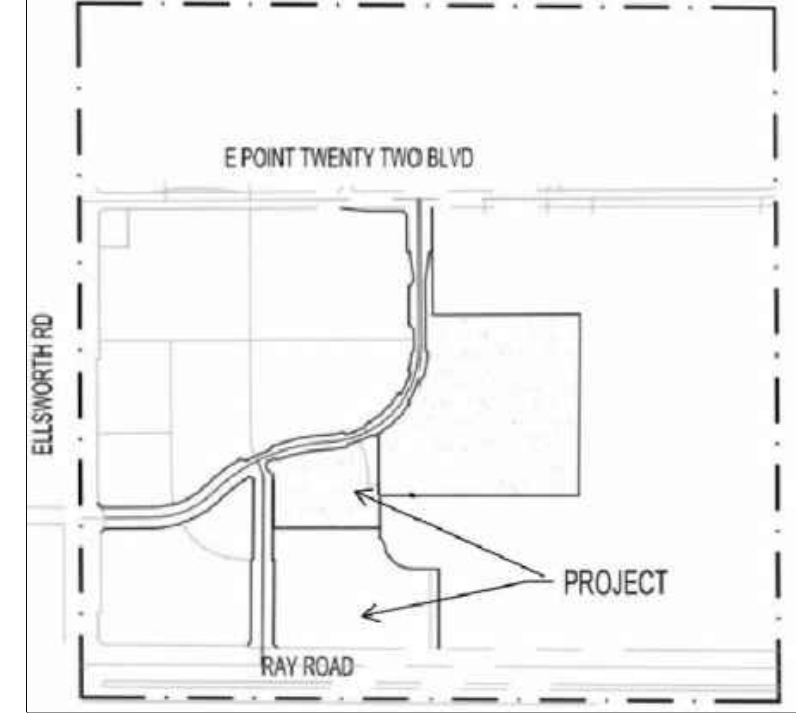


AREA CALCULATION SITE PLAN



VICINITY MAP



PROJECT DATA

PROJECT NAME & ADDRESS:
 EASTMARK 3.0
 5029 S. ELLSWORTH ROAD
 MESA, ARIZONA

PROJECT DESCRIPTION:
 FOR RENT APARTMENTS WITH A CLUBHOUSE INCLUDING: LEASING CENTER, COMMUNITY CENTER & EXERCISE FACILITY.
 APARTMENT TYPES INCLUDE:
 ONE BEDROOM, TWO BEDROOM AND THREE BEDROOM UNITS.
 CARRIAGE BUILDINGS WITH ONE BEDROOM UNITS ABOVE ATTACHED GARAGES AT 1ST FLOOR.
 AMENITIES INCLUDE:
 ENCLOSED GARAGES, POOL & SPA, COURTYARD AND POOLSIDE KITCHENBAR AT CABANA BUILDING AND PEDESTRIAN PATHWAYS AT COURTYARDS. SEE AMENITIES/SERVICES NOTES FOR DETAILED BREAKDOWN OF AMENITIES.

GENERAL BUILDING CODE ANALYSIS:
 PROPOSED USE: MULTI-FAMILY RESIDENTIAL
 OCCUPANCIES: R-2 @ RESIDENTIAL UNITS
 U @ GARAGES
 A-3 @ CLUBHOUSE (B @ MGR. OFFICE)
 B @ MAIL BUILDING
 B @ CABANA
 B @ RAMADA
 B @ CARPORTS
 CONSTRUCTION TYPE: VA W/ NFPA 13R @ RES. UNITS
 VB W/ NFPA 13 @ CLUBHOUSE
 VB @ MAILROOM
 VB @ CABANA
 IB @ CARPORTS

EFFECTIVE GOVERNING CODES:
 ADMIN. 2018 MESA BLDG SAFETY ADMINISTRATIVE CODE
 IBC 2018 INTERNATIONAL BUILDING CODE
 IRC 2018 INTERNATIONAL RESIDENTIAL CODE
 IFC 2018 INTERNATIONAL FIRE CODE
 IMC 2018 INTERNATIONAL MECHANICAL CODE
 IPC 2018 INTERNATIONAL PLUMBING CODE
 NEC 2017 NATIONAL ELECTRICAL CODE
 IFGC 2018 INTERNATIONAL FUEL GAS CODE
 IECC 2018 INTERNATIONAL ENERGY CONSERVATION CODE
 IBC 2018 INTERNATIONAL EXISTING BUILDING CODE
 ISFSC 2018 INTERNATIONAL SWIMMING POOL & SPA CODE
 ...AND CITY OF AMENDMENTS...
 ...MESA ZONING AND DEVELOPMENT CODE

GENERAL ZONING ANALYSIS:
 SITE PLANING:
 SITE AREA:
 GROSS: 509.12 AC (±397,267.00 SF)
 NET: 509.12 AC (±397,267.00 SF)
 TOTAL BUILDING FOOTPRINT AREA: 202.03 AC (±88,627.00 SF) (24%)
 FLOOR AREA RATIO: 0.22
 MAXIMUM BUILDING HEIGHT: 37'-2"

NOTE: Site Area Data to be verified by Civil Engineer

EASTMARK DEVELOPMENT:
 DEVELOPMENT UNIT PLANS 314 : DEVELOPMENT UNIT PLAN
 LAND USE GROUP (LUG) - URBAN CORE

RESIDENTIAL BUILDING UNIT MIX:

UNIT TYPE	LIVABLE SQ. FT.	GROSS SQ. FT.	BEDS	BATHS
TYPE S1	647	647	1	1
TYPE A1	815	885	1	1
TYPE A2	630	689	1	1
TYPE B1	1133	1234	2	2
TYPE B2	1130	1223	2	2

* LIVABLE SQ. FOOTAGE IS CALCULATED FROM CENTERLINE OF UNIT SEPARATION WALL, TO INSIDE FACE OF EXTERIOR WALLS

PROJECT UNIT MIX:
 1 BEDROOM / 1 BATH: 96 D.U. (48%)
 2 BEDROOM / 2 BATH: 106 D.U. (52%)
 TOTAL: 202 D.U. (100%)
202 UNITS / 9.12 ACRES = 22.14 UNITS PER ACRE

PARKING STANDARDS:
 PARKING STALL: 9'-0" x 18'-0" (W/ 2" OVERHANG)
 COMPACT PARKING STALL: 8'-6" x 18'-0"
 PARKING AISLE (FIRELANE PER MESA FIRE): 26'-0"

REQUIRED PARKING:
 1 BEDROOM: (96) x 1.5 = 144 P.S.
 2 BEDROOM: (106) x 2.0 = 212 P.S.
 GUEST: (202) x 0.1 = 20 P.S.
 TOTAL: 377 P.S.
 (ACCESSIBLE: 377 x 2% = 08 P.S.)

PROVIDED PARKING:
 PARKING SPACES: 140 P.S.
 ACCESSIBLE PARKING SPACES: 06 P.S.
 GARAGE ACCESSIBLE PARKING: 01 P.S.
 COVERED ACCESSIBLE PARKING: 02 P.S.
 OFF SITE PARKING: 06 P.S.
 TOTAL: 386 P.S.

PARKING RATIO PROVIDED:
386 PARKING / 202 UNITS = 1.91 PARKING / UNIT

REQUIRED BICYCLE PARKING:
 1 BEDROOM / 1 BATH: (96 x 0.5) = 48
 2 BEDROOM / 2 BATH: (106 x 0.5) = 53
 GUEST: (202 x 0.2) = 41
 TOTAL: 142 P.S.

PROVIDED BICYCLE PARKING:
 TOTAL: 90 P.S.

LEGEND

- 42" A.F.G. HIGH MASONRY SCREEN WALL.
- 5'-0" WIDE MIN. ACCESS - ROUTE
- COVERED PARKING
- 6'-0" A.F.G. HIGH MASONRY SCREEN WALL.

EASTMARK3.0 - AMENITIES PROVIDED:

- POOL
- SPA
- BBQ
- CORNHOLE
- TOT LOT
- RAMADA

GENERAL NOTES

- a. "Comply with all provisions and requirements of Mesa Building Code (MBC) Chapter 33 - Safeguards During Construction, Mesa Fire Code (MFC) Chapter 33 - Fire Safety During Construction and Demolition, and NFPA 241 for items not specifically addressed by MFC Chapter 33." "Fire apparatus access roads are essential during construction to allow emergency response to the site for both fire and medical emergencies. Access roads shall be in place prior to the start of vertical construction. It is important to develop access roads at an early stage of construction to allow for fire department access to the site in the case of fire or injury."
- b. "Required fire apparatus access road during construction or demolition shall comply with Mesa Fire and Medical Department standard detail FD 3310.1. The access road shall be a minimum of 20 feet wide of oil-weather driving surface, graded to drain standing water and engineered to bear the imposed loads of fire apparatus (78,000 lbs. / 24,000 lbs. front axle, 54,000 lbs. rear axle) when roads are wet." "The access road shall be extended to within 200 feet of any combustible materials and/or any location on the jobsite where any person(s) shall be working for a minimum of four (4) continuous hour in any day. A clearly visible sign marked "Fire Department Access"; in red letters, shall be provided at the entry to the access road." "All open trenches shall have steel plates capable of maintaining the integrity of the access road design when these trenches cross an access road. These access roads may be temporary or permanent. This policy applies only during construction and/or demolition. Permanent access per the Mesa Fire Code shall be in place prior to any final inspection or certificate of occupancy."
- c. Water supply for fire protection. An approved water supply for construction site shall meet the requirements of Appendix Chapters B and C. The minimum fire flow requirement when contractor or developer brings combustible materials on site is 1,500 gpm at 25 psi. At least one fire hydrant shall be within 500 feet of any combustible material and capable of delivering the minimum fire flow requirement. This hydrant or hydrants may be either temporary or permanent as the project schedule permits.

In addition, there are times when hydrants and valves must be closed temporarily for repair work or construction of the water system. The developer/contractor is responsible for ensuring that the water supply is available. When the work is complete, developer/contractor shall make sure that the fire hydrants are active and the valves are open.



NO	DATE	DESCRIPTION
	08/24/2021	P&Z SUBMISSION 3
EASTMARK 3.0 MESA, AZ		

ARCHITECT LLC
 345 N. BEVERLY MESA, AZ 85201
 TEL: (602) 750-0445 WWW.ARCHITECTUREDB.COM

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CITY PROJECT NUMBER:	
DRAWING TITLE: Architectural_Area Calculation	
PROJECT NO:	DRAWING NUMBER: A1.3



PROJECT NAME & ADDRESS:
EASTMARK 3.0
5029 S. ELLSWORTH ROAD
MESA, ARIZONA

PROJECT DESCRIPTION:
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A-3 @ CLUBHOUSE (B @ MGR. OFFICE)
B @ MAIL BUILDING
B @ CABANA
B @ RAMADA
B @ CARPORTS
CONSTRUCTION TYPE: VA W/ NFPA 13R @ RES. UNITS
VB W/ NFPA 13 @ CLUBHOUSE
VB @ MAILROOM
VB @ CABANA
IB @ CARPORTS

EFFECTIVE GOVERNING CODES:
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IBC 2018 INTERNATIONAL BUILDING CODE
IRC 2018 INTERNATIONAL RESIDENTIAL CODE
IFC 2018 INTERNATIONAL FIRE CODE
IMC 2018 INTERNATIONAL MECHANICAL CODE
IPC 2018 INTERNATIONAL PLUMBING CODE
NEC 2017 NATIONAL ELECTRICAL CODE
IFGC 2018 INTERNATIONAL FUEL GAS CODE
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IEBC 2018 INTERNATIONAL EXISTING BUILDING CODE
ISFSC 2018 INTERNATIONAL SWIMMING POOL & SPA CODE
AND CITY OF AMENDMENTS...
-MESA ZONING AND DEVELOPMENT CODE

GENERAL ZONING ANALYSIS:
SITE JOINING:
SITE AREA:
GROSS.....509.12 AC (±397,267.00 SF)
NET.....509.12 AC (±397,267.00 SF)
TOTAL BUILDING FOOTPRINT AREA.....202.03 AC (±88,627.00 SF) (24%)
FLOOR AREA RATIO.....0.22
MAXIMUM BUILDING HEIGHT.....37'-2"

NOTE: Site Area Data to be verified by Civil Engineer
EASTMARK DEVELOPMENT:
DEVELOPMENT UNIT PLANS 314 : DEVELOPMENT UNIT PLAN
LAND USE GROUP (LUG) - URBAN CORE

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UNIT TYPE	LIVABLE SQ. FT.	GROSS SQ. FT.	BEDS	BATHS
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2 BEDROOM / 2 BATH.....106 D.U. (52%)
TOTAL.....202 D.U. (100%)
202 UNITS / 9.12 ACRES = 22.14 UNITS PER ACRE

PARKING STANDARDS:
PARKING STALL.....9'-0" x 18'-0"
(W/ 2" OVERHANG)
COMPACT PARKING STALL.....8'-6" x 18'-0"
PARKING AISLE (FIRELANE PER MESA FIRE).....26'-0"

REQUIRED PARKING:
1 BEDROOM.....(96) x 1.5 = 144 P.S.
2 BEDROOM.....(106) x 2.0 = 212 P.S.
GUESTS.....(202) x 0.1 = 20 P.S.
TOTAL.....376 P.S.
(ACCESSIBLE: 377 x 2% = 08 P.S.)

PROVIDED PARKING:
PARKING SPACES.....140 P.S.
ACCESSIBLE PARKING SPACES.....06 P.S.
GARAGES.....17 P.S.
GARAGE ACCESSIBLE PARKING.....01 P.S.
COVERED PARKING PER DWELLING.....214 P.S.
COVERED ACCESSIBLE PARKING.....02 P.S.
OFF SITE PARKING.....06 P.S.
TOTAL.....366 P.S.

PARKING RATIO PROVIDED:
386 PARKING / 202 UNITS = 1.91 PARKING / UNIT

REQUIRED BICYCLE PARKING:
1 BEDROOM / 1 BATH.....(96 x 0.5) = 48
2 BEDROOM / 2 BATH.....(106 x 0.5) = 53
GUESTS.....(202 x 0.2) = 41
TOTAL.....142 P.S.

PROVIDED BICYCLE PARKING:
TOTAL.....90 P.S.

GENERAL NOTES

a. "Comply with all provisions and requirements of Mesa Building Code (MBC) Chapter 33 - Safeguards During Construction, Mesa Fire Code (MFC) Chapter 33 - Fire Safety During Construction and Demolition, and NFPA 241 for items not specifically addressed by MFC Chapter 33."
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The access road shall extend to within 200 feet of any combustible materials and/or any location on the jobsite where any person(s) shall be working for a minimum of four (4) continuous hours in any day. A clearly visible sign marked "Fire Department Access", in red letters, shall be provided at the entry to the access road.
All open trenches shall have steel plates capable of maintaining the integrity of the access road design when these trenches cross an access road.
These access roads may be temporary or permanent. This policy applies only during construction and/or demolition. Permanent access per the MFC shall be in place prior to any final inspection or certificate of occupancy."

b. "Water supply for fire protection. An approved water supply for construction site shall meet the requirements of MFC, Appendix Chapters B and C. The minimum fire flow requirement when contractor or developer brings combustible materials on site is 1,500 gpm at 20 psi. At least one fire hydrant shall be within 500 feet of any combustible material and capable of delivering the minimum fire flow requirement. This hydrant or hydrants may be either temporary or permanent as the project schedule permits.
In addition, there are times when hydrants and valves must be closed temporarily for repair work or construction of the water system. The developer/contractor is responsible for ensuring that the water supply is always available. When the work is complete, developer/contractor shall make sure that the fire hydrants are active, and the valves are open."

c. "Water supply for fire protection. An approved water supply for construction site shall meet the requirements of Appendix Chapters B and C. The minimum fire flow requirement when contractor or developer brings combustible materials on site is 1,500 gpm at 25 psi. At least one fire hydrant shall be within 500 feet of any combustible material and capable of delivering the minimum fire flow requirement. This hydrant or hydrants may be either temporary or permanent as the project schedule permits.
In addition, there are times when hydrants and valves must be closed temporarily for repair work or construction of the water system. The developer/contractor is responsible for ensuring that the water supply is available. When the work is complete, developer/contractor shall make sure that the fire hydrants are active and the valves are open."



NO	DATE	DESCRIPTION
	08/24/2021	P&Z SUBMISSION 3

EASTMARK 3.0
MESA, AZ

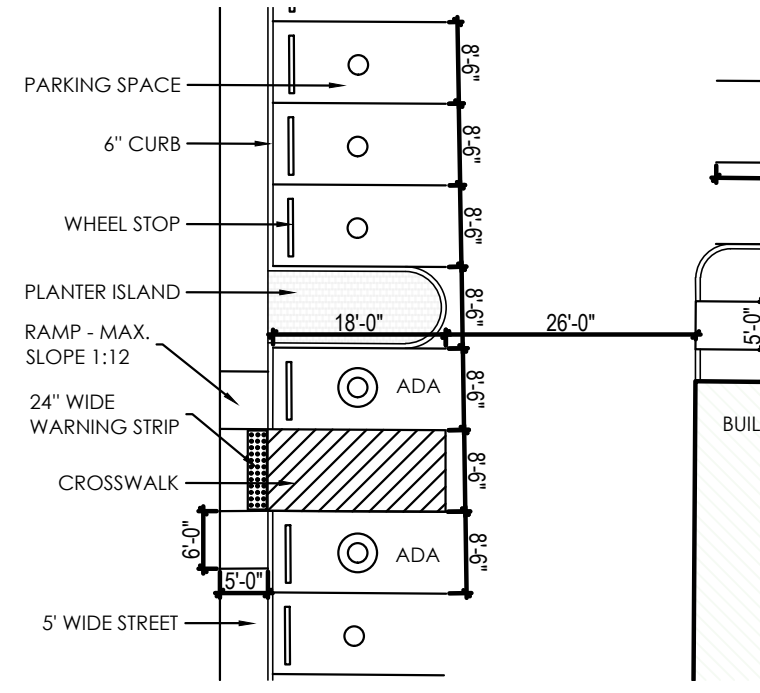
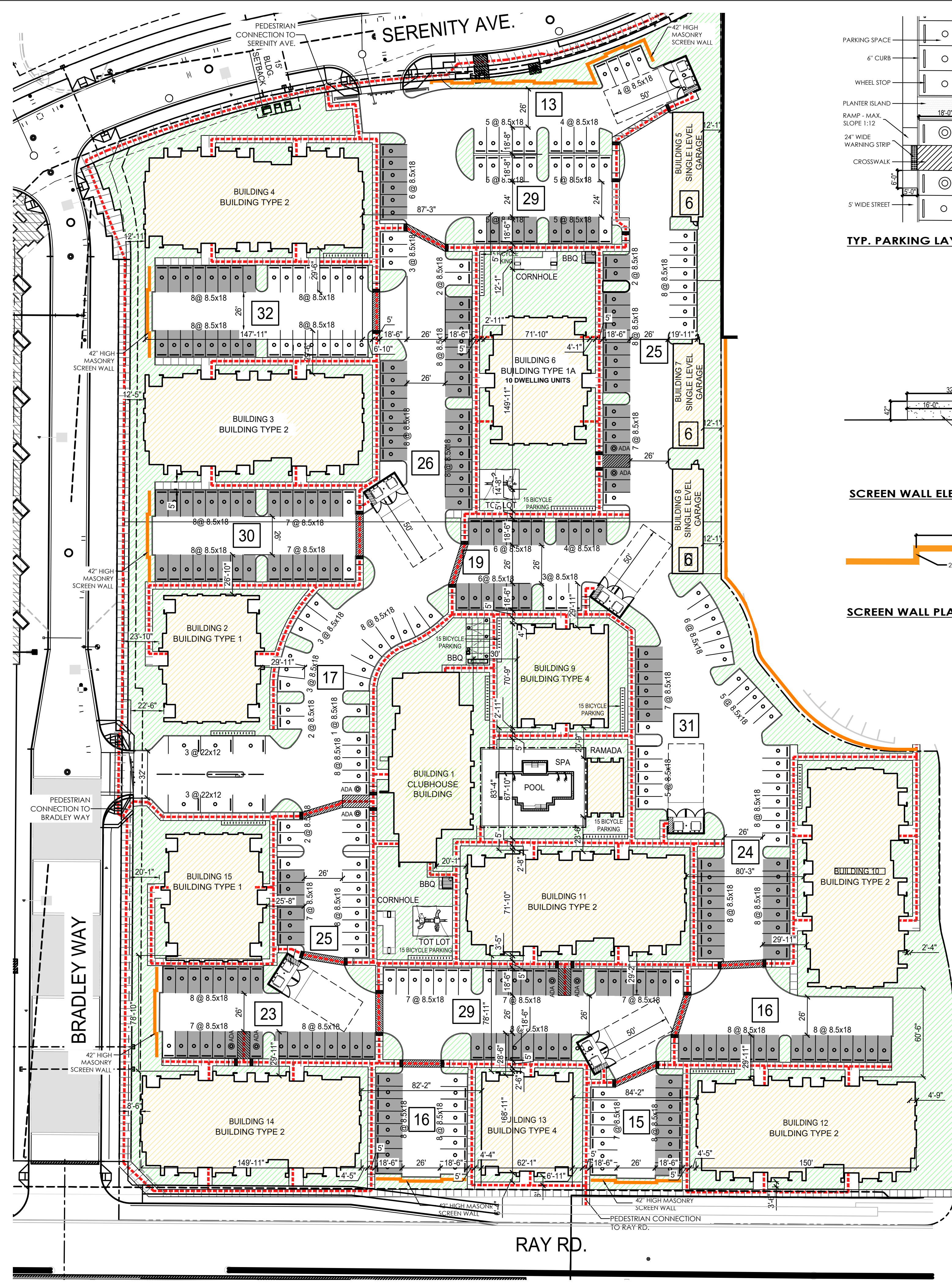
ARCHITECT LLC
345 N. BEVERLY MESA, AZ 85201
TEL: (602) 750-0445 WWW.ARCHITECTDB.COM

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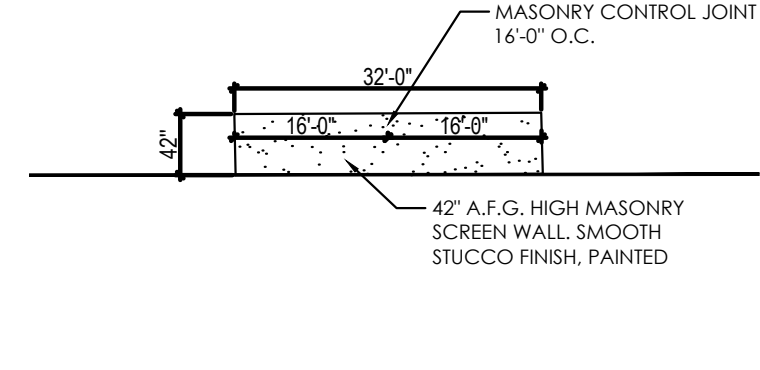
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ARJ STAMP

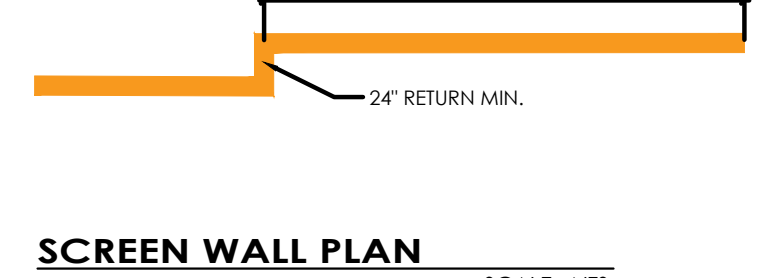
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DRAWING TITLE: Architectural Site Plan
PROJECT NO.:
DRAWING NUMBER: **A1.1**



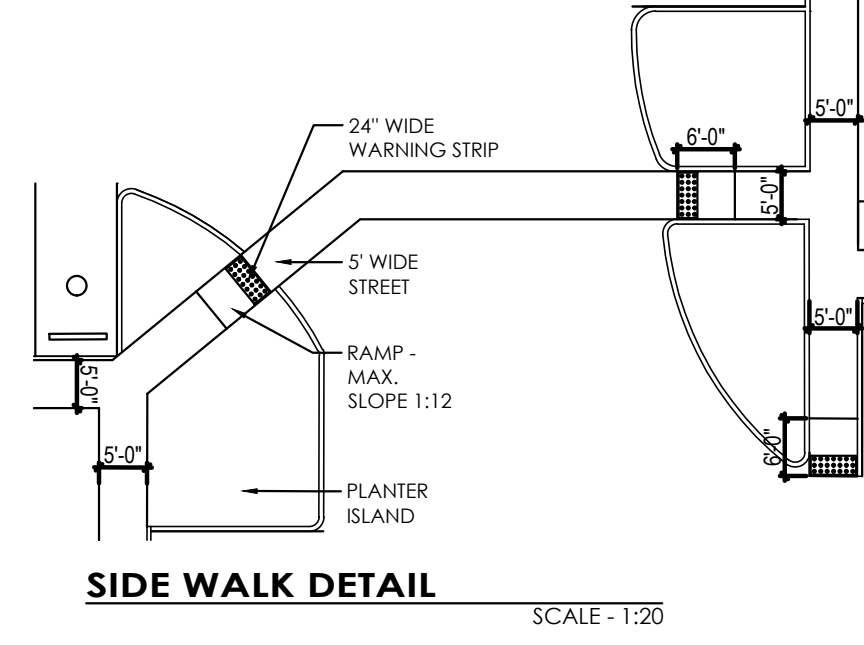
TYP. PARKING LAYOUT DETAIL
SCALE - 1/20



SCREEN WALL ELEVATION
SCALE - NTS



SCREEN WALL PLAN
SCALE - NTS



SIDE WALK DETAIL
SCALE - 1/20

LEGEND

- 42" A.F.G. HIGH MASONRY SCREEN WALL.
- 5'-0" WIDE MIN. ACCESS - ROUTE
- COVERED PARKING
- 6'-0" A.F.G. HIGH MASONRY SCREEN WALL.

OPEN AREA = 89,400 SF (22.5%)
BUILDING AREA = 80,712 SF (20.3%)
ASPHALT AND CONCRETE AREA = 227,155 SF (57.2%)

CITY MESA TRASH ENCLOSURE CALCULATION:
216 UNITS * 0.5 CU YD / WK = 108 CU YARDS REQUIRED
TOTAL DUMPSTERS PROVIDED = 10
RECYCLE BINS NOT CONSIDERED IN ABOVE DATA
10 DUMPSTERS AT TWICE WEEKLY PICK UPS
TOTAL DUMPSTERS PROVIDED = 10
RECYCLE BINS NOT CONSIDERED IN ABOVE DATA

PEDESTRIAN CONNECTIVITY SHALL BE PROVIDED AT SITES PUBLIC WAY TO ADJOINING SITES, CONSISTENT WITH THE INTENT OF DU 3/4 DUP.

solid waste calculations:
total waste containers on site.....15
capacity of each container.....6 cu. yard
total capacity of refuse.....90 cu. yards
required capacity per unit.....0.5 cu. yards per resident / week
total required capacity: (216 units * 0.5 cu. yd) = 108 cu. yd.
service to be provided twice weekly, or as needed

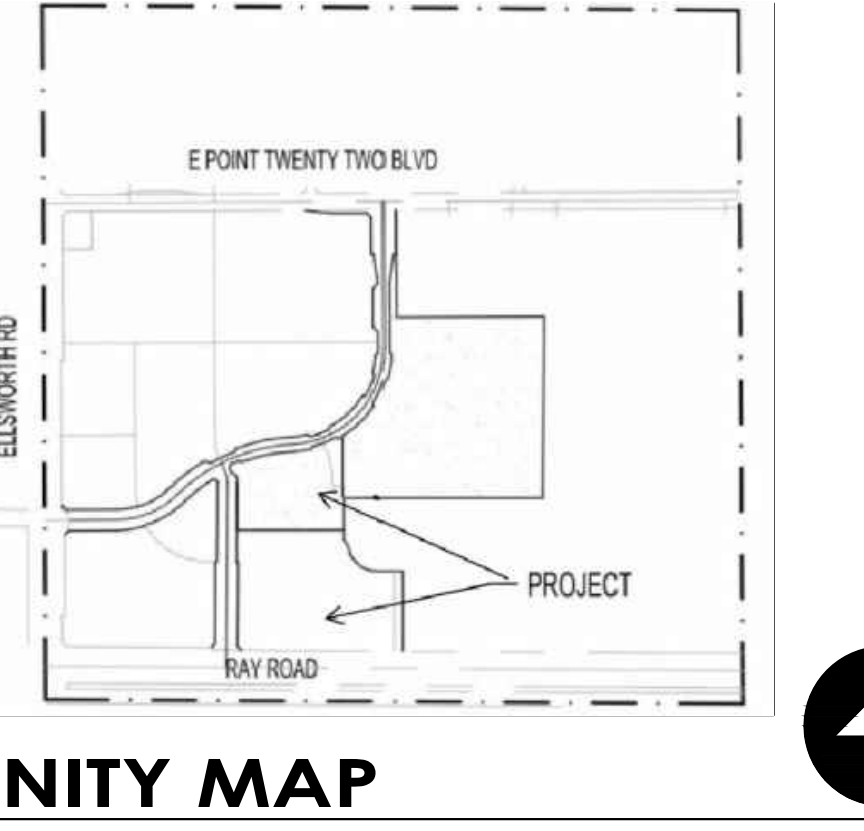
CONSTRUCTION NOTES:
Place the following code required construction, alteration, and demolition notes on the construction documents:
"Comply with all provisions and requirements of Mesa Building Code (MBC) Chapter 33 - Safeguards During Construction, Mesa Fire Code (MFC) Chapter 33 - Fire Safety During Construction and Demolition, and NFPA 241 for items not specifically addressed by MFC Chapter 33."
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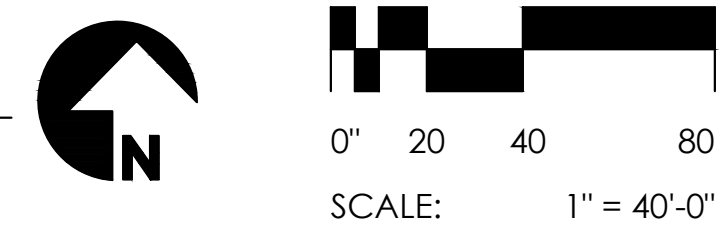
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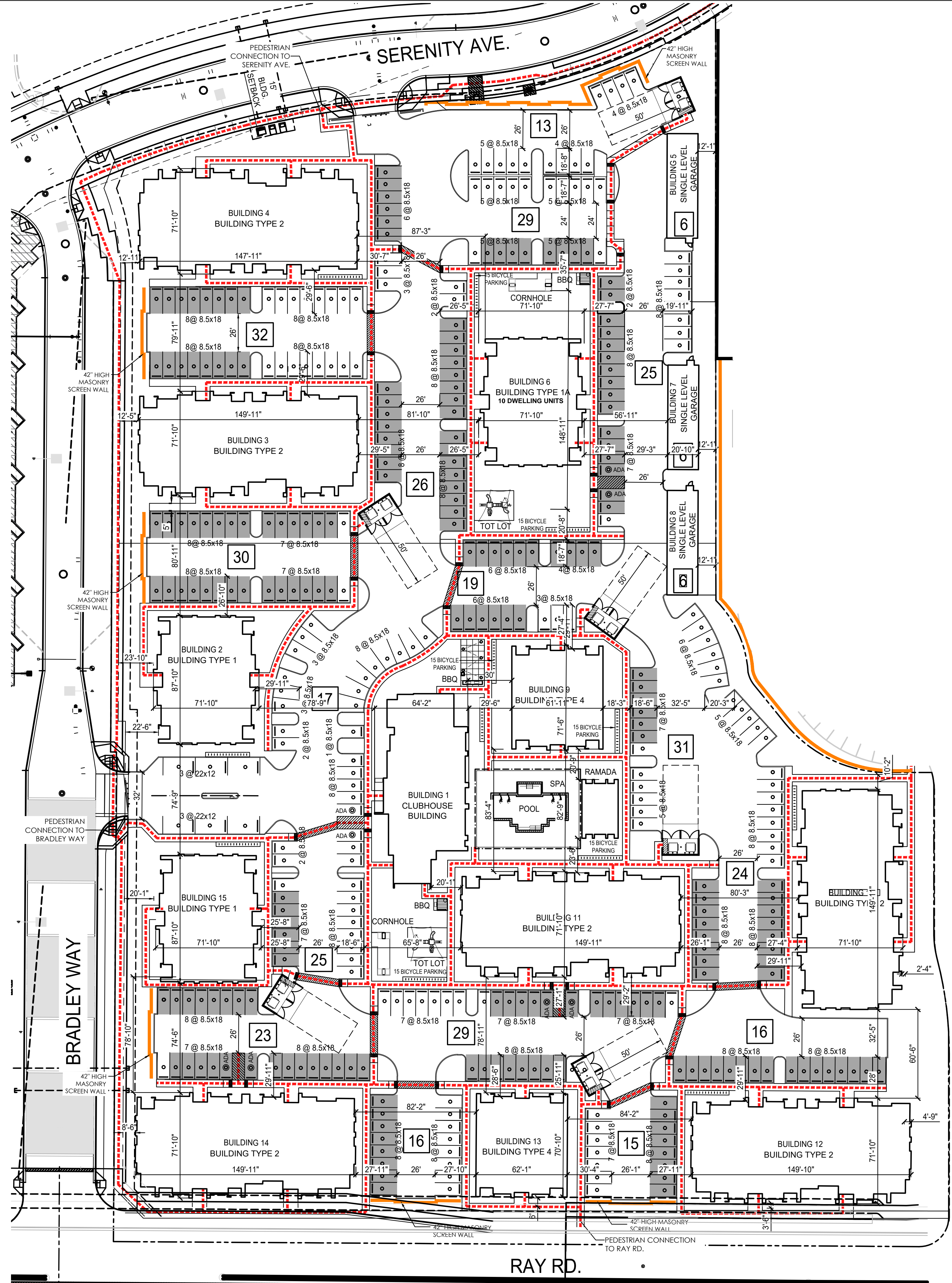


VICINITY MAP

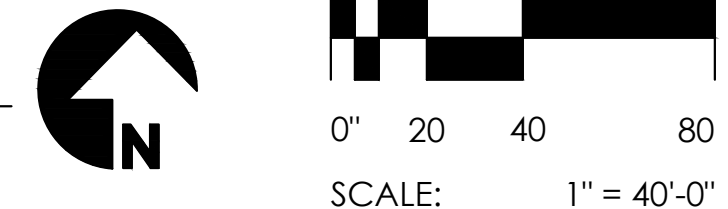
ARCHITECTURAL SITE PLAN



SCALE: 1" = 40'-0"



ARCHITECTURAL DIM. CONTROL SITE PLAN

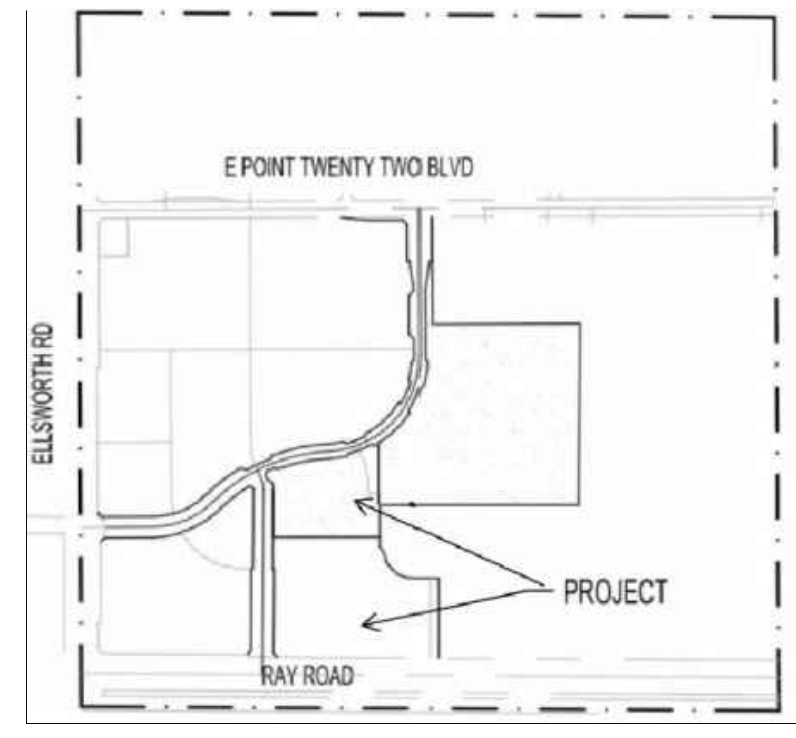


LEGEND

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- 5'-0" WIDE MIN. ACCESS - ROUTE
- COVERED PARKING
- 6'-0" A.F.G. HIGH MASONRY SCREENING WALL B

EASTMARK 3.0 - AMENITIES

- PROVIDED:**
- POOL
 - SPA
 - BBQ
 - CORNHOLE
 - TOT LOT
 - RAMADA



VICINITY MAP

PROJECT DATA

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 TOTAL BUILDING FOOTPRINT AREA: 102,03 AC (±388,627.00 SF) (24%)
 FLOOR AREA RATIO: 0.22
 MAXIMUM BUILDING HEIGHT: 37'-2"

RESIDENTIAL BUILDING UNIT MIX:

UNIT TYPE	LIVABLE SQ. FT.	GROSS SQ. FT.	BEDS	BATHS
TYPE S1	647	647	1	1
TYPE A1	815	885	1	1
TYPE A2	630	689	1	1
TYPE B1	1133	1204	2	2
TYPE B2	1130	1223	2	2

* LIVABLE SQ. FOOTAGE IS CALCULATED FROM CENTERLINE OF UNIT SEPARATION WALL, TO INSIDE FACE OF EXTERIOR WALLS

PROJECT UNIT MIX:

1 BEDROOM / 1 BATH	96 D.U. (48%)
2 BEDROOM / 2 BATH	106 D.U. (52%)
TOTAL:	202 D.U. (100%)

202 UNITS / 9.12 ACRES = 22.14 UNITS PER ACRE

PARKING / 9.12 ACRES:

PARKING STALL	9'-0" x 18'-0" (W/ 2' OVERHANG)
COMPACT PARKING STALL	6'-6" x 18'-0"
PARKING AISLE (FIRELANE PER MESA FIRE)	24'-0"

REQUIRED PARKING:

1 BEDROOM	(96 x 1.5) = 144 P.S.
2 BEDROOM	(106 x 2.0) = 212 P.S.
GUEST	(202 x 0.1) = 21 P.S.
TOTAL:	377 P.S.
(ACCESSIBLE: 377 X 2%)	(8 P.S.)

PROVIDED PARKING:

PARKING SPACES	140 P.S.
ACCESSIBLE PARKING SPACES	04 P.S.
GARAGE	17 P.S.
GARAGE ACCESSIBLE PARKING	01 P.S.
COVERED PARKING PER DWELLING	214 P.S.
COVERED ACCESSIBLE PARKING	02 P.S.
OFF SITE PARKING	06 P.S.
TOTAL:	384 P.S.

PARKING RATIO PROVIDED:
386 PARKING / 202 UNITS = 1.91 PARKING / UNIT

REQUIRED BICYCLE PARKING:

1 BEDROOM / 1 BATH	(96 x 0.5) = 48
2 BEDROOM / 2 BATH	(106 x 0.5) = 53
GUEST	(202 x 0.2) = 41
TOTAL:	142 P.S.

PROVIDED BICYCLE PARKING:
 TOTAL: 90 P.S.

GENERAL NOTES

a. "Comply with all provisions and requirements of Mesa Building Code (MBC) Chapter 33 - Safeguards During Construction, Mesa Fire Code (MFC) Chapter 33 - Fire Safety During Construction and Demolition, and NFPA 241 for items not specifically addressed by MFC Chapter 33."
 "Fire apparatus access roads are essential during construction to allow emergency response to the site for both fire and medical emergencies. Access roads shall be in place prior to the start of vertical construction. It is important to develop access roads at an early stage of construction to allow for fire department access to the site in the case of fire or injury."

b. "Required fire apparatus access road during construction or demolition shall comply with Mesa Fire and Medical Department standard detail FPD 3310.1. The access road shall be a minimum of 20 feet wide of oil-weather driving surface, graded to drain standing water and engineered to bear the imposed loads of fire apparatus (78,000 lbs. / 24,000 lbs. front axle, 54,000 lbs. rear axle) when roads are wet."
 "The access road shall be extended to within 200 feet of any combustible materials and/or any location on the jobsite where any person(s) shall be working for a minimum of four (4) continuous hour in any day. A clearly visible sign marked "Fire Department Access", in red letters, shall be provided at the entry to the access road."
 "All open trenches shall have steel plates capable of maintaining the integrity of the access road design when these trenches cross an access road. These access roads may be temporary or permanent. This policy applies only during construction and/or demolition. Permanent access per the Mesa Fire Code shall be in place prior to any final inspection or certificate of occupancy."

c. Water supply for fire protection. An approved water supply for construction site shall meet the requirements of Appendix Chapters B and C. The minimum fire flow requirement when contractor or developer brings combustible materials on site is 1,500 gpm at 25 psi. At least one fire hydrant shall be within 500 feet of any combustible material and capable of delivering the minimum fire flow requirement. This hydrant or hydrants may be either temporary or permanent as the project schedule permits.

In addition, there are times when hydrants and valves must be closed temporarily for repair work or construction of the water system. The developer/contractor is responsible for ensuring that the water supply is available. When the work is complete, developer/contractor shall make sure that the fire hydrants are active and the valves are open.



08/24/2021 P&Z SUBMISSION 3		
NO	DATE	DESCRIPTION
		EASTMARK 3.0 MESA, AZ
ARCHISTRUCT LLC 345 N. BEVERLY MESA, AZ 85201 TEL: (602) 750-0445 WWW.ARCHISTRUCTDB.COM		
<small>THE OWNER, ARCHITECT, AND ENGINEER EXPRESSLY DISCLAIM ANY RESPONSIBILITY ARISING FROM ANY UNAUTHORIZED USE OF THESE PLANS, DRAWINGS, AND NOTES. ANY AUTHORIZATION MUST BE IN WRITING.</small> <small>THIS DRAWING COPY MAY HAVE BEEN REPRODUCED AT A SIZE DIFFERENT THAN ORIGINALLY DRAWN. THE OWNER, ARCHITECT, AND ENGINEER ASSUME NO RESPONSIBILITY FOR THE USE OF INCORRECT SCALE.</small>		
ARJ STAMP		
CITY PROJECT NUMBER:		
DRAWING TITLE: Architectural Dim. Control Site Plan		
PROJECT NO.:	DRAWING NUMBER: A1.2	