

PARKING
West Building:
Level 1: 41 Parking Stalls

East Building:
Level 1: 67 Parking Stalls
Level 2: 71 Parking Stalls
Level 3: 73 Parking Stalls
East Building Total: 211 Stalls

Retail Surface: 10 Parking Stalls

TOTAL 262 PARKING STALLS

GROUND FLOOR RETAIL
West Building: 4,614 SF
East Building: 2,870 SF
TOTAL: 7,484 SF

APARTMENTS
West Building
STUDIO (292 SF)
ONE BED (400 SF+)
TWO BED (695 SF)

LEVEL 2: 29 (8 STUDIO, 19 ONE BED, 2 TWO BED)
LEVEL 3: 32 (10 STUDIO, 20 ONE BED, 2 TWO BED)
LEVEL 4: 32 (10 STUDIO, 20 ONE BED, 2 TWO BED)
LEVEL 5: 32 (10 STUDIO, 20 ONE BED, 2 TWO BED)
LEVEL 6: 32 (10 STUDIO, 20 ONE BED, 2 TWO BED)
TOTAL: 157 UNITS (4 Type A units required)

East Building
STUDIO (292 SF)
IN-LINE STUDIO (510 SF)
ONE BED (400 SF+)
TWO BED (695 SF+)
THREE BED (893 SF)

LEVEL 2: 3 (1 ONE BED, 2 TWO BED)
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TOTAL: 266 UNITS (6 Type A units required)

BOTH BUILDINGS TOTAL UNITS = 423 UNITS (9 Type A units required)
(212 UNITS WITH BALCONIES REQUIRED)
CURRENT DESIGN SHOWS 103 BALCONIES
PARKING RATIO: 262 / 423 = 0.62

103 STUDIO (24.3%)
110 IN-LINE (26.0%)
176 ONE BED (41.6%)
29 TWO BED (6.8%)
5 THREE BED (1.2%)

FLOOR PLAN GENERAL NOTES

- ALL EXTERIOR DIMENSIONS ARE TO GRID, FACE OF CONCRETE SLAB, FACE OF STUD (U.N.O.).
- REFER TO ENLARGED UNIT PLAN SHEETS FOR DETAILED NOTES ON FINISHES AND EQUIPMENT.
- ALL GYP. BOARD WALLS AND CEILINGS ARE TO BE PAINTED U.N.O.
- ALL HOLLOW METAL DOORS FRAMES SHALL BE PAINTED.
- ALL DOOR OPENINGS ARE LOCATED WITH THE HINGE SIDE 4" OFF THE CORNER UNLESS NOTED OTHERWISE.
- ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD FRAMING U.N.O.
- ALL DIMENSIONS MARKED "CLEAR" ARE TO FACE OF FINISH.
- PROVIDE CONTROL JOINTS IN GYPSUM BOARD AT ALL RUNS OVER 30'-0".
- FIRE STOPPING MATERIALS FOR NON-FERROUS PIPE, CONDUIT AND OTHER SYNTHETIC MATERIALS SHALL BE COMPATIBLE WITH EACH OTHER.
- PENETRATION OF SMOKE BARRIERS AND PARTITIONS SHALL BE PROVIDED WITH AN APPROVED FIRE/SMOKE STOP SYSTEM OF A MINIMUM OF 1 HOUR FIRE RATED MATERIALS WHICH HAVE BEEN TESTED AND APPROVED BY THE AMERICAN SOCIETY OF TESTING MATERIALS (ASTM) E 814.
- CABINET WIDTH DIMENSIONS ARE FOR BID PURPOSES ONLY AND MUST BE FIELD VERIFIED.
- MAXIMUM HEIGHT OF OUTLETS ON KITCHEN COUNTERS TO BE 44" OTHER OUTLETS MUST BE A MINIMUM OF 15" OFF FLOOR TO A MAXIMUM OF 48" UNLESS LOCATED IN ADA ACCESSIBLE ROOMS.
- PROVIDE GRAB BAR BLOCKING AT ALL UNITS.
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- USE CEMENTITIOUS BACKER BOARD AT ALL TILE WALLS.
- PARKING GARAGE IS NOT HEATED, PROVIDE HEAT TRACE AND INSULATION AT ALL PIPES IN PARKING GARAGE.

SHEET NOTES



Room Type Legend

- Amenities
- Building Core
- Parking
- Retail
- Support

1 OVERALL FLOOR PLAN - LEVEL 1
1/16" = 1'-0"

LEVEL 1 FLOOR
PLAN

DATE: 10/24/2023
PROJECT #: 22-010
DRAWN BY: Author
CHECKED BY: Checker

SCHEMATIC
DESIGN

A101

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(212 UNITS WITH BALCONIES REQUIRED)
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SHEET NOTES

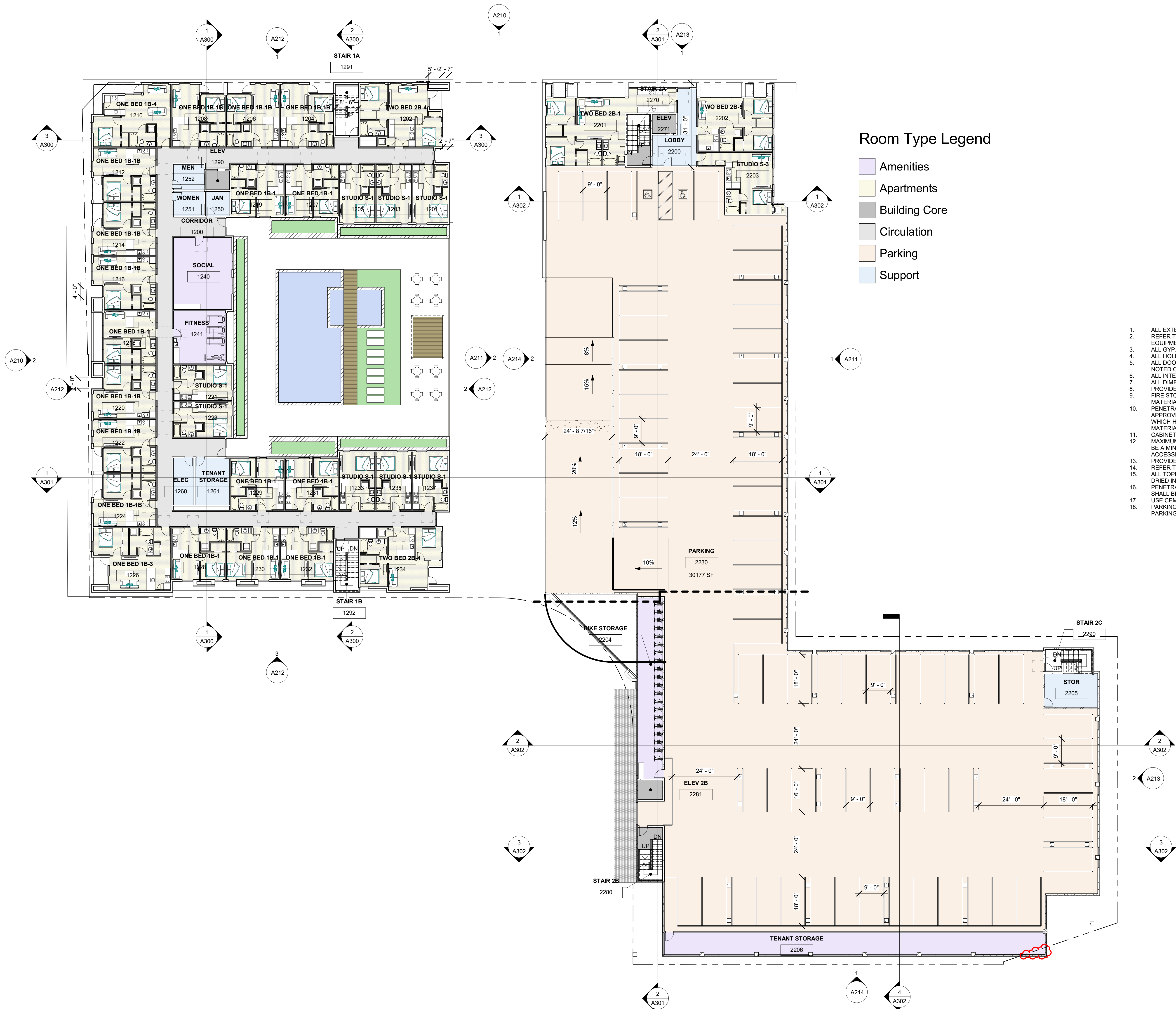
1 OVERALL FLOOR PLAN - LEVEL 2
1/16" = 1'-0"

LEVEL 2 FLOOR
PLAN

DATE: 10/12/2023
PROJECT #: 22-010
DRAWN BY: Author
CHECKED BY: Checker

SCHEMATIC
DESIGN

A102



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SHEET NOTES

1 OVERALL FLOOR PLAN - LEVEL 3
1/16" = 1'-0"

LEVEL 3 FLOOR
PLAN

DATE: 10/12/2023

PROJECT #: 22-010

DRAWN BY: Author

CHECKED BY: Checker

SCHEMATIC
DESIGN

A103

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SHEET NOTES

PROJECT
The Edge on Main
Mixed-Use

311 West Main Street
Mesa, AZ 85210

CLIENT
OZ Development

1810 West 700 North, Suite 100
London, UT 84042

DATE

DESIGN

ARCHITECT

ENGINEER

MECHANICAL

ELECTRICAL

PLUMBING

PAINTING

LANDSCAPE

INTERIOR

EXTERIOR

FINISHES

DETAILS

SECTION

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- PENETRATIONS OF FIRE-RESISTIVE WALLS, FLOOR-CEILING AND ROOF-CEILING ASSEMBLIES SHALL BE PROTECTED AS REQUIRED BY IBC SEC. 713.3 & 713.4.
- USE CEMENTITIOUS BACKER BOARD AT ALL TILE WALLS.
- PARKING GARAGE IS NOT HEATED, PROVIDE HEAT TRACE AND INSULATION AT ALL PIPES IN PARKING GARAGE.

SHEET NOTES



1 OVERALL FLOOR PLAN - LEVEL 6
1/16" = 1'-0"

LEVEL 6 FLOOR PLAN

DATE: 10/12/2023
PROJECT #: 22-010
DRAWN BY: Author
CHECKED BY: Checker

SCHEMATIC
DESIGN

A106

PARKING
West Building:
Level 1: 41 Parking Stalls

East Building:
Level 1: 67 Parking Stalls
Level 2: 71 Parking Stalls
Level 3: 73 Parking Stalls
East Building Total: 211 Stalls

Retail Surface: 10 Parking Stalls

TOTAL 262 PARKING STALLS

GROUND FLOOR RETAIL
West Building: 4,614 SF
East Building: 2,870 SF
TOTAL: 7,484 SF

APARTMENTS
STUDIO (292 SF)
ONE BED (400 SF+)
TWO BED (695 SF)

LEVEL 2: 29 (8 STUDIO, 19 ONE BED, 2 TWO BED)
LEVEL 3: 32 (10 STUDIO, 20 ONE BED, 2 TWO BED)
LEVEL 4: 32 (10 STUDIO, 20 ONE BED, 2 TWO BED)
LEVEL 5: 32 (10 STUDIO, 20 ONE BED, 2 TWO BED)
LEVEL 6: 32 (10 STUDIO, 20 ONE BED, 2 TWO BED)
TOTAL: 157 UNITS (4 Type A units required)

East Building
STUDIO (292 SF)
IN-LINE STUDIO (510 SF)
ONE BED (400 SF+)
TWO BED (695 SF+)
THREE BED (893 SF)

LEVEL 2: 3 (1 ONE BED, 2 TWO BED)
LEVEL 3: 3 (1 ONE BED, 2 TWO BED)
LEVEL 4: 48 (7 STUDIO, 22 IN-LINE, 15 ONE BED, 3 TWO BED, 1 THREE BED)
LEVEL 5: 53 (12 STUDIO, 22 IN-LINE, 15 ONE BED, 3 TWO BED, 1 THREE BED)
LEVEL 6: 53 (12 STUDIO, 22 IN-LINE, 15 ONE BED, 3 TWO BED, 1 THREE BED)
LEVEL 7: 53 (12 STUDIO, 22 IN-LINE, 15 ONE BED, 3 TWO BED, 1 THREE BED)
LEVEL 8: 53 (12 STUDIO, 22 IN-LINE, 15 ONE BED, 3 TWO BED, 1 THREE BED)
TOTAL: 266 UNITS (6 Type A units required)

BOTH BUILDINGS TOTAL UNITS = 423 UNITS (9 Type A units required)
(212 UNITS WITH BALCONIES REQUIRED)
CURRENT DESIGN SHOWS 103 BALCONIES
PARKING RATIO: 262 / 423 = 0.62

103 STUDIO (24.3%)
110 IN-LINE (26.0%)
176 ONE BED (41.6%)
29 TWO BED (6.8%)
5 THREE BED (1.2%)

FLOOR PLAN GENERAL NOTES

- ALL EXTERIOR DIMENSIONS ARE TO GRID, FACE OF CONCRETE SLAB, FACE OF STUD (U.N.O.).
- REFER TO ENLARGED UNIT PLAN SHEETS FOR DETAILED NOTES ON FINISHES AND EQUIPMENT.
- ALL GYP. BOARD WALLS AND CEILINGS ARE TO BE PAINTED U.N.O.
- ALL HOLLOW METAL DOORS FRAMES SHALL BE PAINTED.
- ALL DOOR OPENINGS ARE LOCATED WITH THE HINGE SIDE 4" OFF THE CORNER UNLESS NOTED OTHERWISE.
- ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD FRAMING U.N.O.
- ALL DIMENSIONS MARKED "CLEAR" ARE TO FACE OF FINISH.
- PROVIDE CONTROL JOINTS IN GYPSUM BOARD AT ALL RUNS OVER 30'-0".
- FIRE STOPPING MATERIALS FOR NON-FERROUS PIPE, CONDUIT AND OTHER SYNTHETIC MATERIALS SHALL BE COMPATIBLE WITH EACH OTHER.
- PENETRATION OF SMOKE BARRIERS AND PARTITIONS SHALL BE PROVIDED WITH AN APPROVED FIRE/SMOKE STOP SYSTEM OF A MINIMUM OF 1 HOUR FIRE RATED MATERIALS WHICH HAVE BEEN TESTED AND APPROVED BY THE AMERICAN SOCIETY OF TESTING MATERIALS (ASTM) E 814.
- CABINET WIDTH DIMENSIONS ARE FOR BID PURPOSES ONLY AND MUST BE FIELD VERIFIED.
- MAXIMUM HEIGHT OF OUTLETS ON KITCHEN COUNTERS TO BE 44" OTHER OUTLETS MUST BE A MINIMUM OF 15" OFF FLOOR TO A MAXIMUM OF 48" UNLESS LOCATED IN ADA ACCESSIBLE ROOMS.
- PROVIDE GRAB BAR BLOCKING AT ALL UNITS.
- REFER TO ENLARGED UNIT PLANS FOR DIMENSIONS AND ADDITIONAL DETAILS.
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SHEET NOTES



1 OVERALL FLOOR PLAN - LEVEL 7
1/16" = 1'-0"

PROJECT
The Edge on Main
Mixed-Use

311 West Main Street
Mesa, AZ 85210

CLIENT
OZ Development

1810 West 700 North, Suite 100
London, UT 84042

LEVEL 7 FLOOR
PLAN

DATE: 10/12/2023

PROJECT #: 22-010

DRAWN BY: Author

CHECKED BY: Checker

SCHEMATIC
DESIGN

A107

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Mixed-Use

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Mesa, AZ 85210

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LEVEL 8 FLOOR
PLAN

DATE: 10/12/2023

PROJECT #: 22-010

DRAWN BY: Author

CHECKED BY: Checker

SCHEMATIC
DESIGN

A108