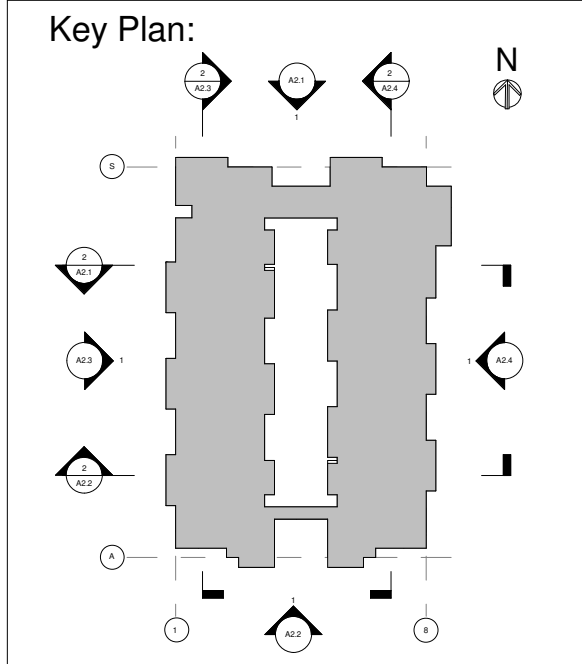


Zen City

29 West Main Street



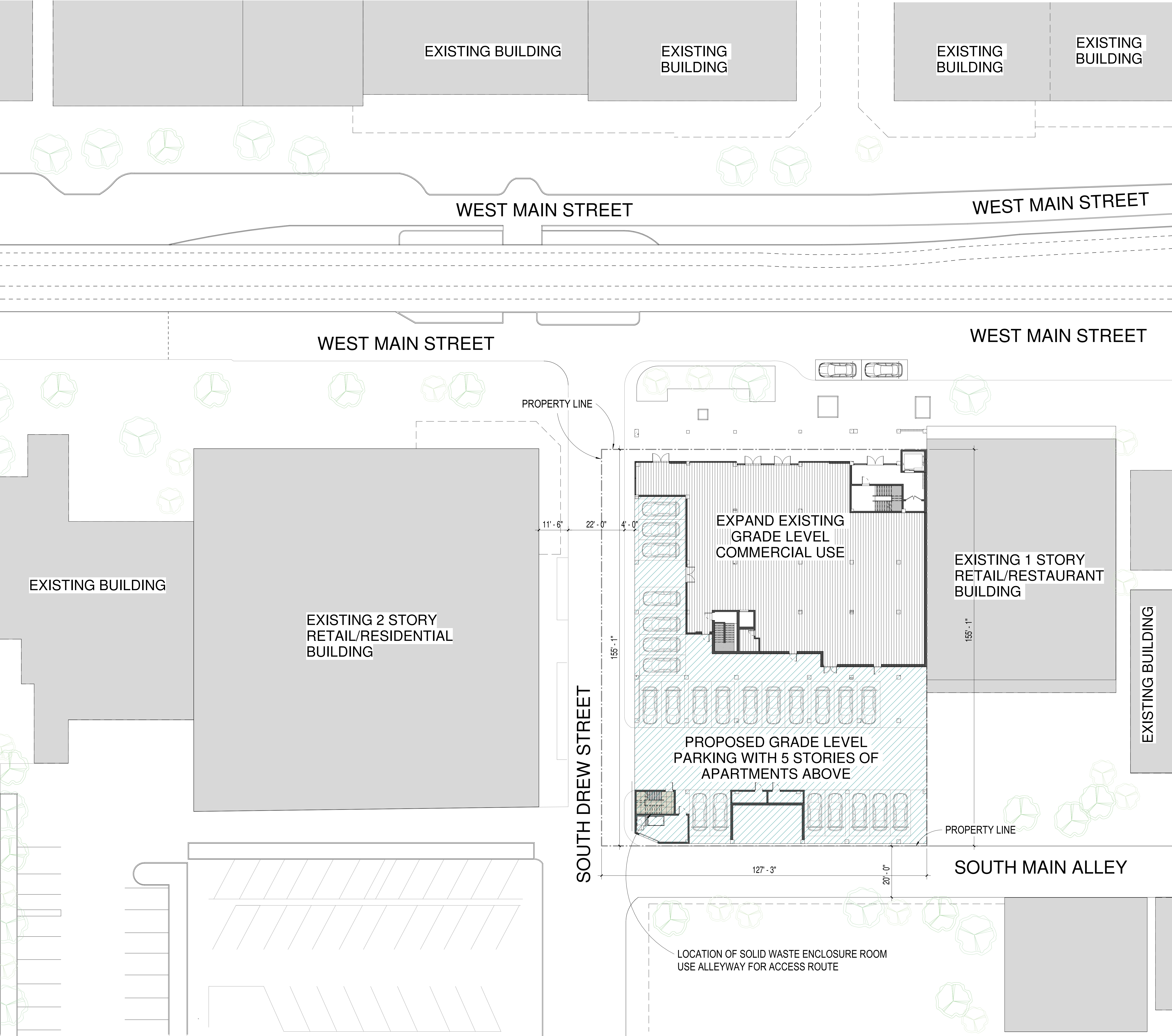
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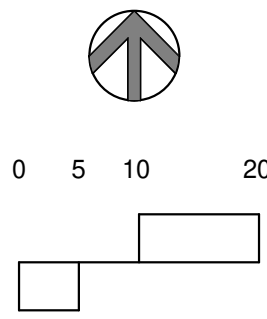
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Job #	Drawing #
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1 SITE PLAN
A1 1/16" = 1'-0"



architects
LOFT PLLC

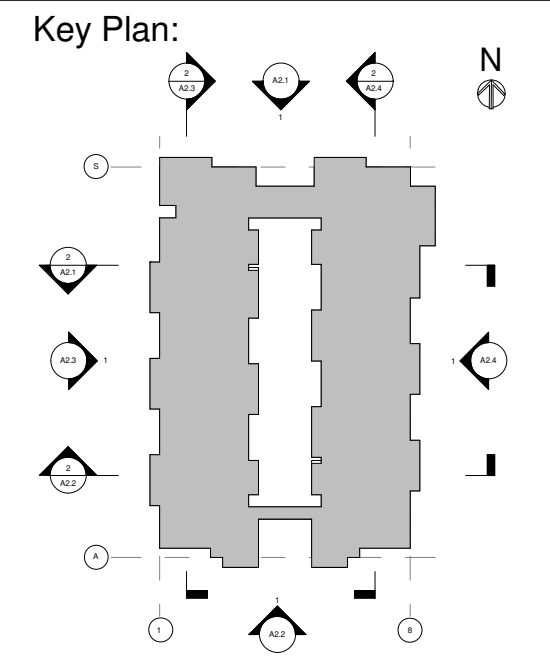
Paul Pellicani
AIA | NCARB | LEED AP
9375 E. Shea Blvd., Suite 100
Scottsdale, AZ 85260
Phone - (480) 410-4844
Email - paul@archloft.com
www.architectsloft.com

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29 WEST
Mixed-use Modular
Apartment Project

29 West Main Street
Mesa, Arizona 85210



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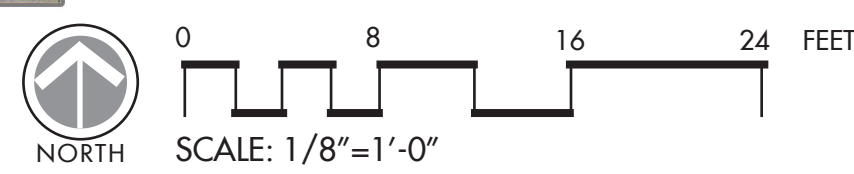
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SITE PLAN

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Job #	Drawing #
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PODIUM LANDSCAPE IMPROVEMENTS

- KEYNOTES
- 1 CIRCULAR STEEL/CONCRETE PLANTER WITH SPECIMEN TREE
 - 2 DECO BLOCK WALL
 - 3 DOG HEDGE STATUE
 - 4 GATHERING SPACE
 - 5 OUTDOOR KITCHEN AREA WITH BBQ & ACCENT LIGHTING
 - 6 MODULAR PLANTERS WITH LARGE PLANT SCREEN
 - 7 LARGE SEATING AREA AROUND FIRE PIT WITH VIEWS OF MAIN STREET
 - 8 SERPENTINE PAVER WALK
 - 9 PATIO
 - 10 CMU WALL ART

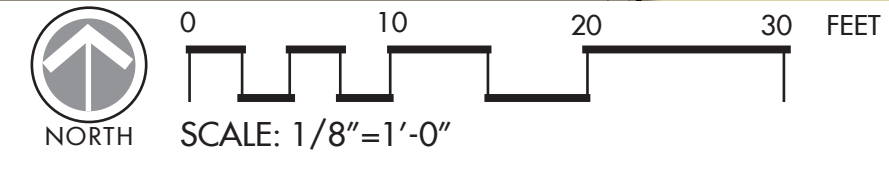


S DREW STREET

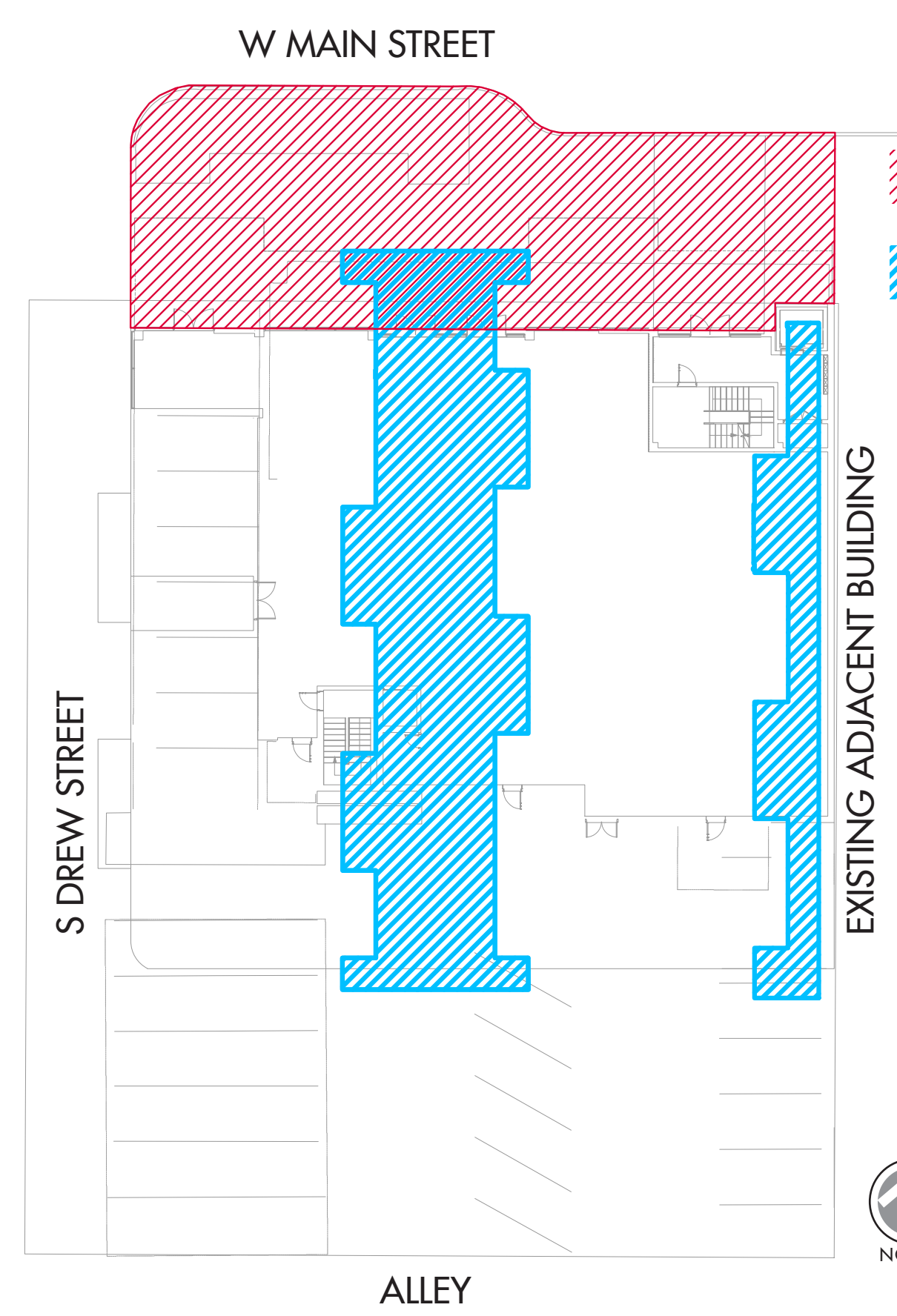


STREET LANDSCAPE IMPROVEMENTS

- KEYNOTES
- 1 PLANTER WITH NEW DATE PALMS
 - 2 DECORATIVE POTS WITH SMALL TREE SPECIES
 - 3 EXISTING TRANSFORMER
 - 4 EXISTING TRASH RECEPTACLE LOCATION
 - 5 TRASH RECEPTACLE (TO BE RELOCATED)
 - 6 EXISTING STREET LIGHT
 - 7 BIKE RACKS
 - 8 SCULPTURAL ART (POTENTIAL)
 - 9 FIXED CORNER BENCH
 - 10 3/8" EXPOSED AGGREGATE PAVING AT BUILDING ENTRY
 - 11 ACID FINISH SAWCUT JOINTS
 - 12 EXISTING PEDESTRIAN LIGHT POLE



KEY MAP



- STREET LANDSCAPE IMPROVEMENTS
 - PODIUM LANDSCAPE IMPROVEMENTS
- NOTE: LANDSCAPE IMPROVEMENTS LIMIT TO AREAS SHOWN.
NO IMPROVEMENTS IN ALLEY OR ALONG S DREW STREET.

architects
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Paul Pellicani
AIA | NCARB | LEED AP
9375 E. Shea Blvd., Suite 100
Scottsdale, AZ 85260
Phone - (480) 410-4844
Email - paul@archloft.com
www.architectsloft.com

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Jim Smith
1426 N. 2nd Street
Phoenix, AZ 85004
Phone - (602)351-7711
Email - Jims@collectivla.com

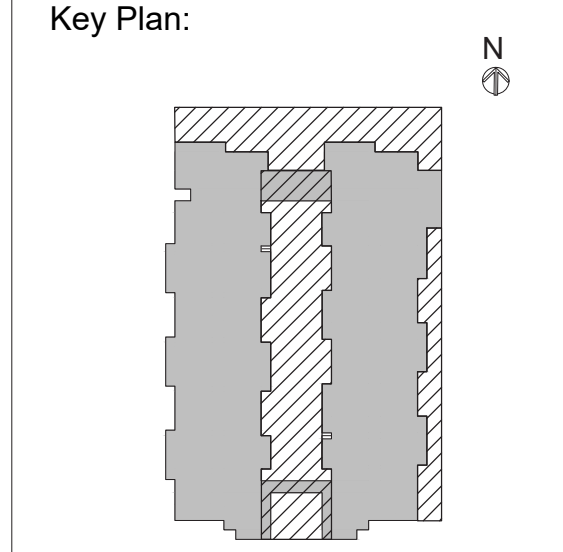
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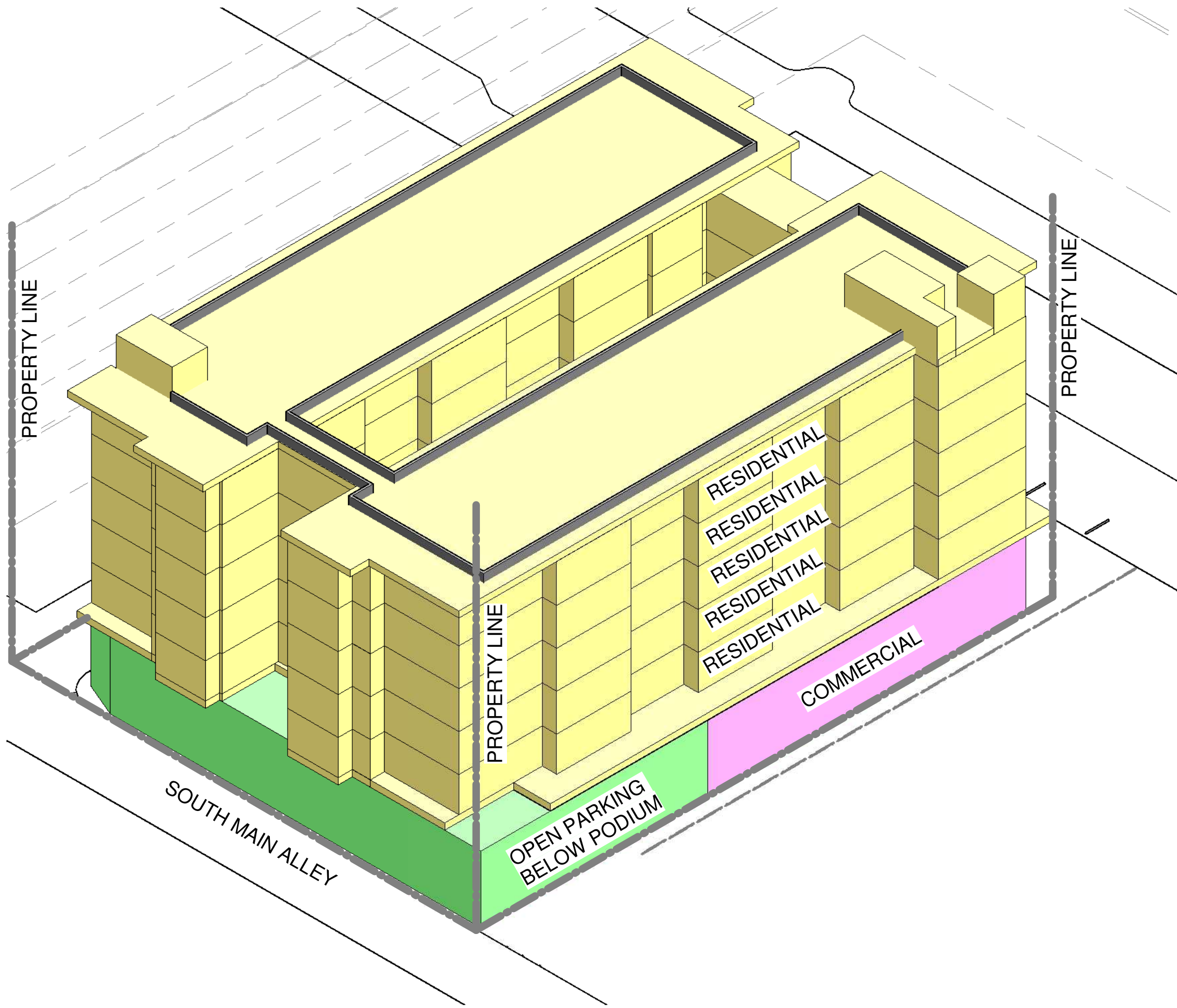
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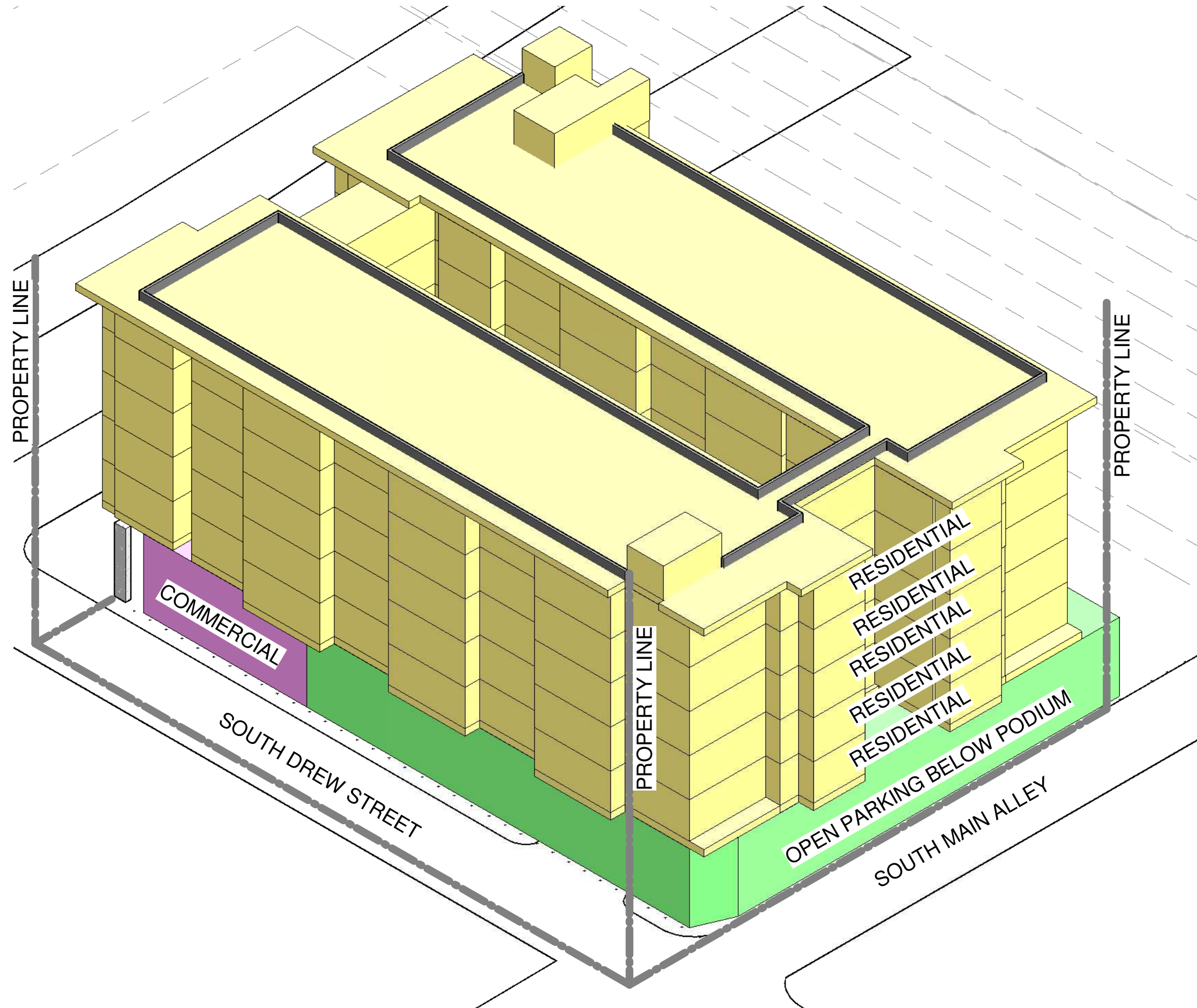
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Title:
Conceptual
Landscape Plan

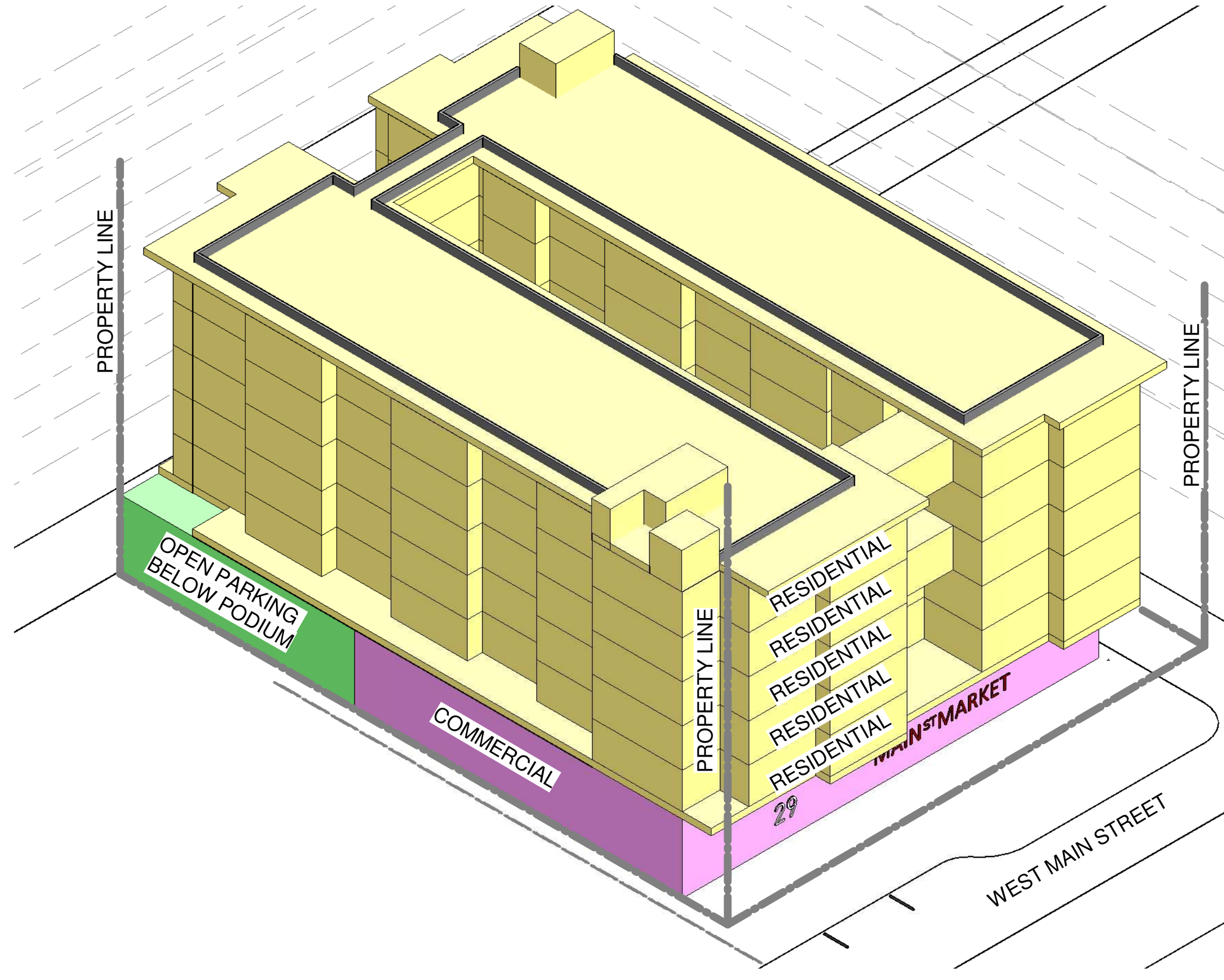
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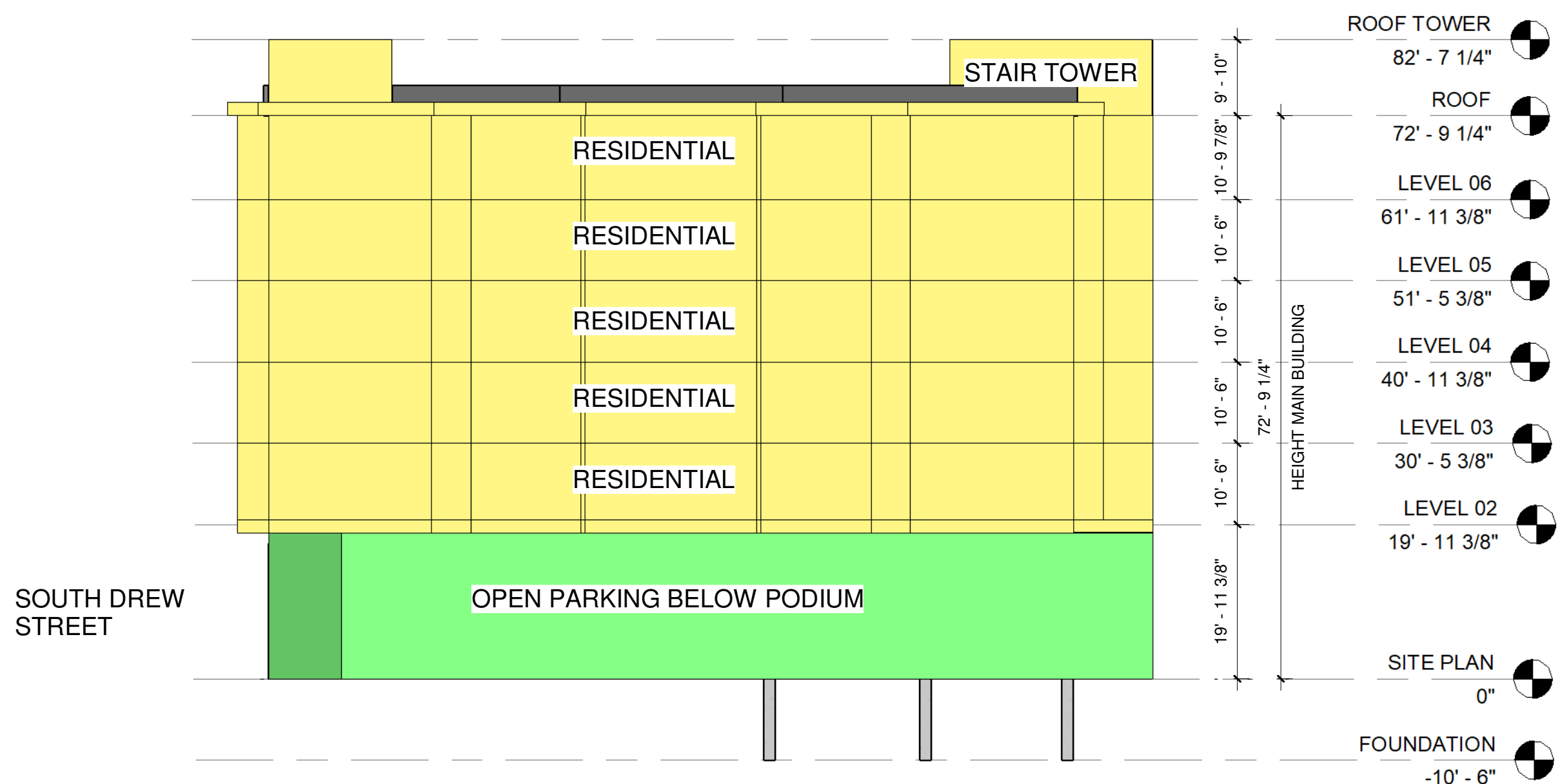
3 PROPOSED MASSING VIEW 1
A-1.1



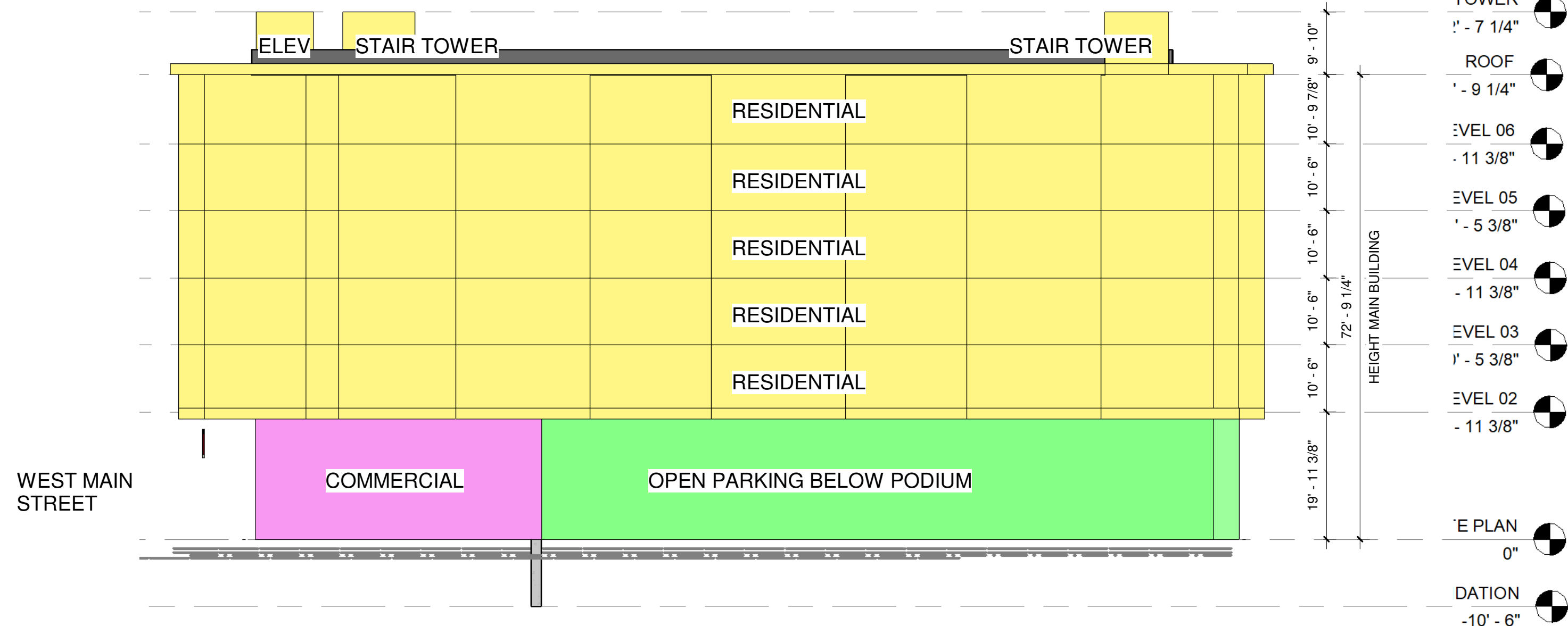
4 PROPOSED MASSING VIEW 2
A-1.1



5 PROPOSED MASSING VIEW 3
A-1.1



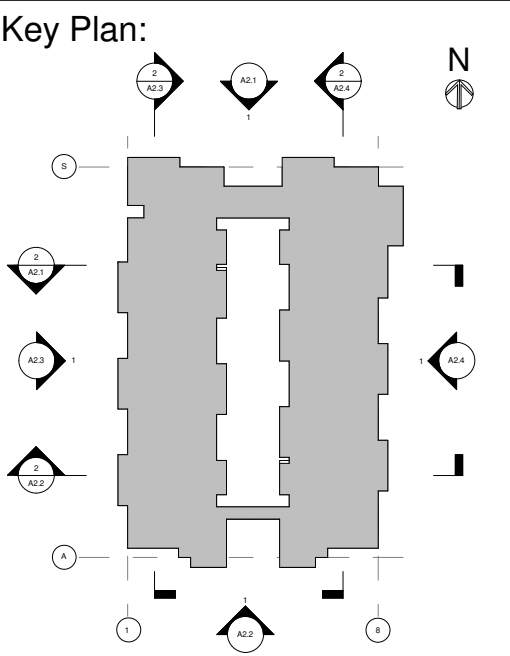
1 PROPOSED BUILDING SECTION 1
A-1.1



2 PROPOSED BUILDING SECTION 2
A-1.1

CONSTRUCTION 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 all-weather driving surface, graded to drain standing water and engineered to bear the imposed loads of fire apparatus (75,000 lbs. / 24,000 lbs. front axle, 54,000 lbs. rear axle) when roads are wet.
- 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."
- c. "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."



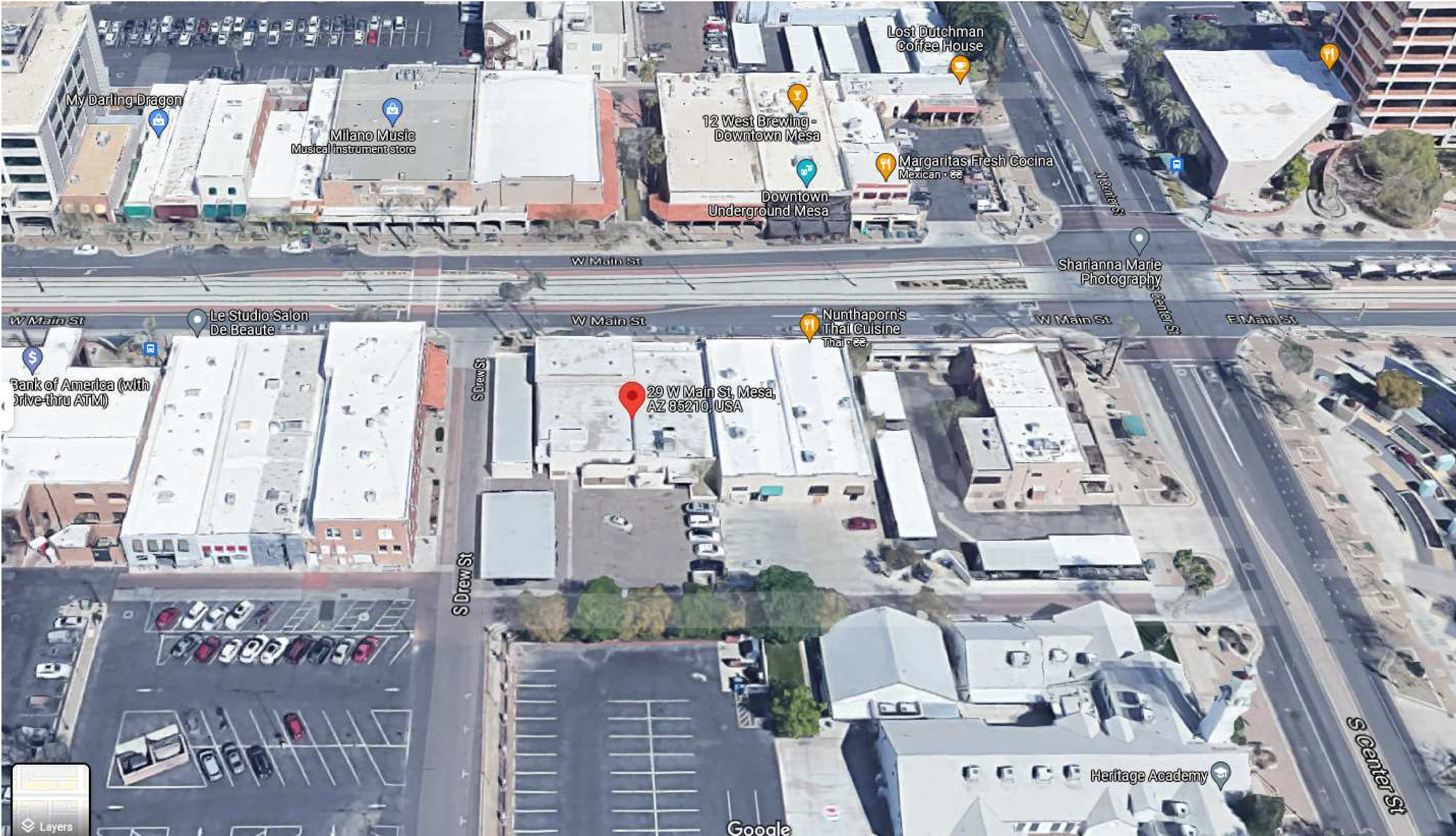
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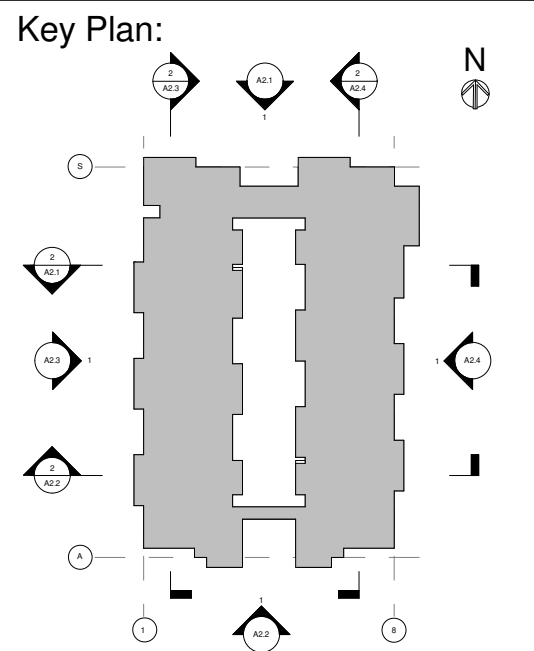
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MASSING DIAGRAM

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Job #	Drawing #
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**29 WEST
Mixed-use Modular
Apartment Project**

29 West Main Street
Mesa, Arizona 85210



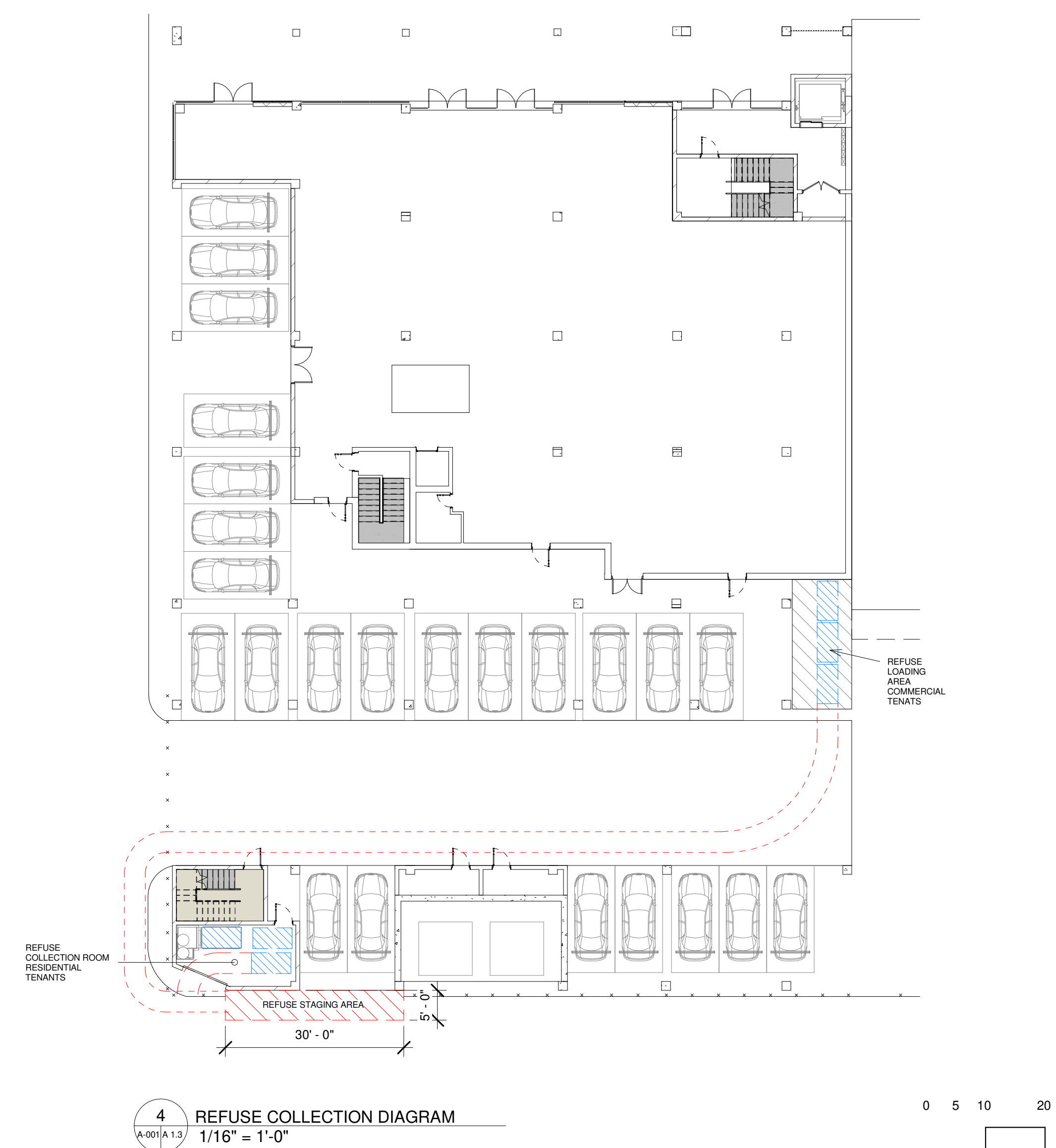
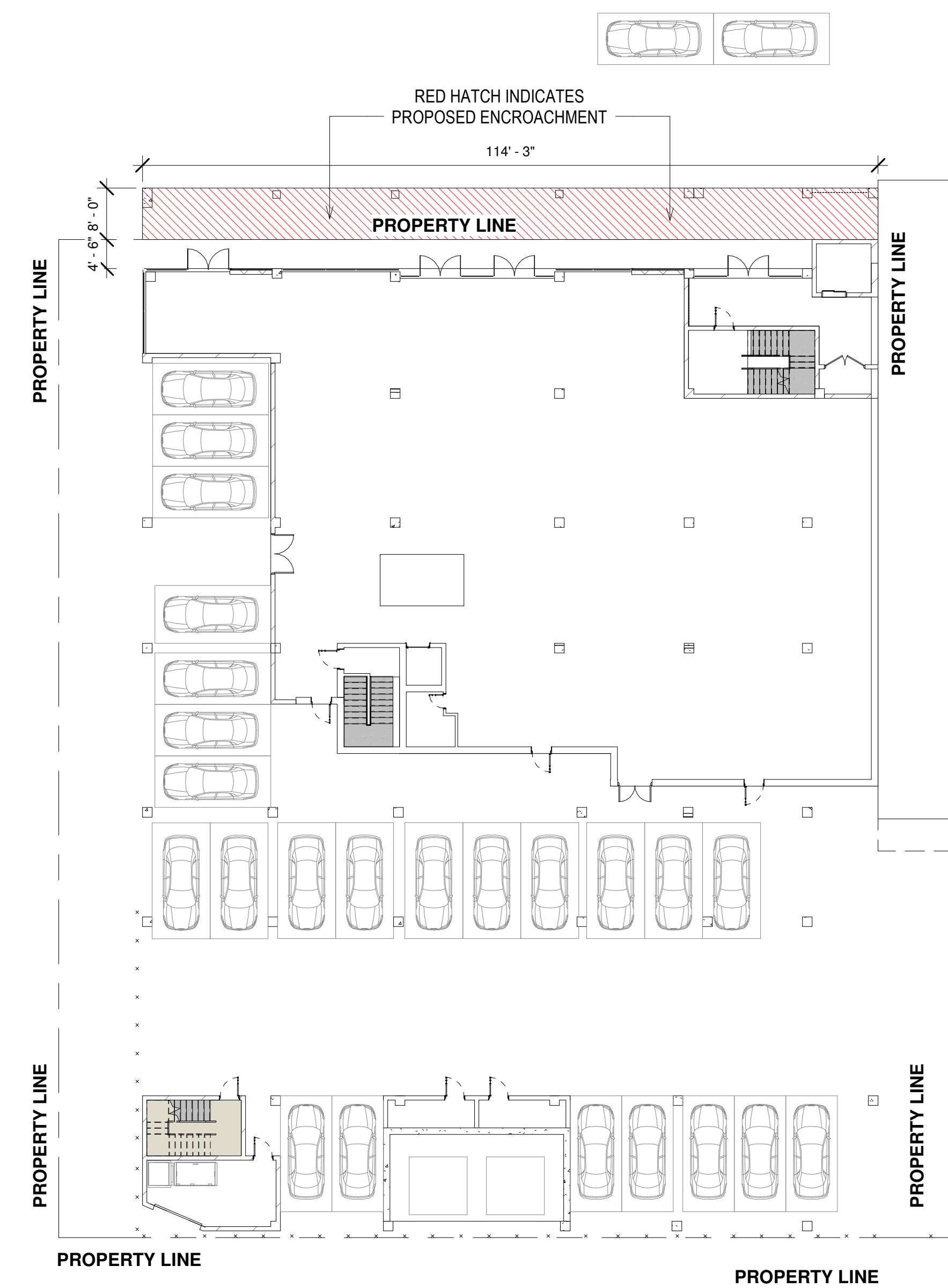
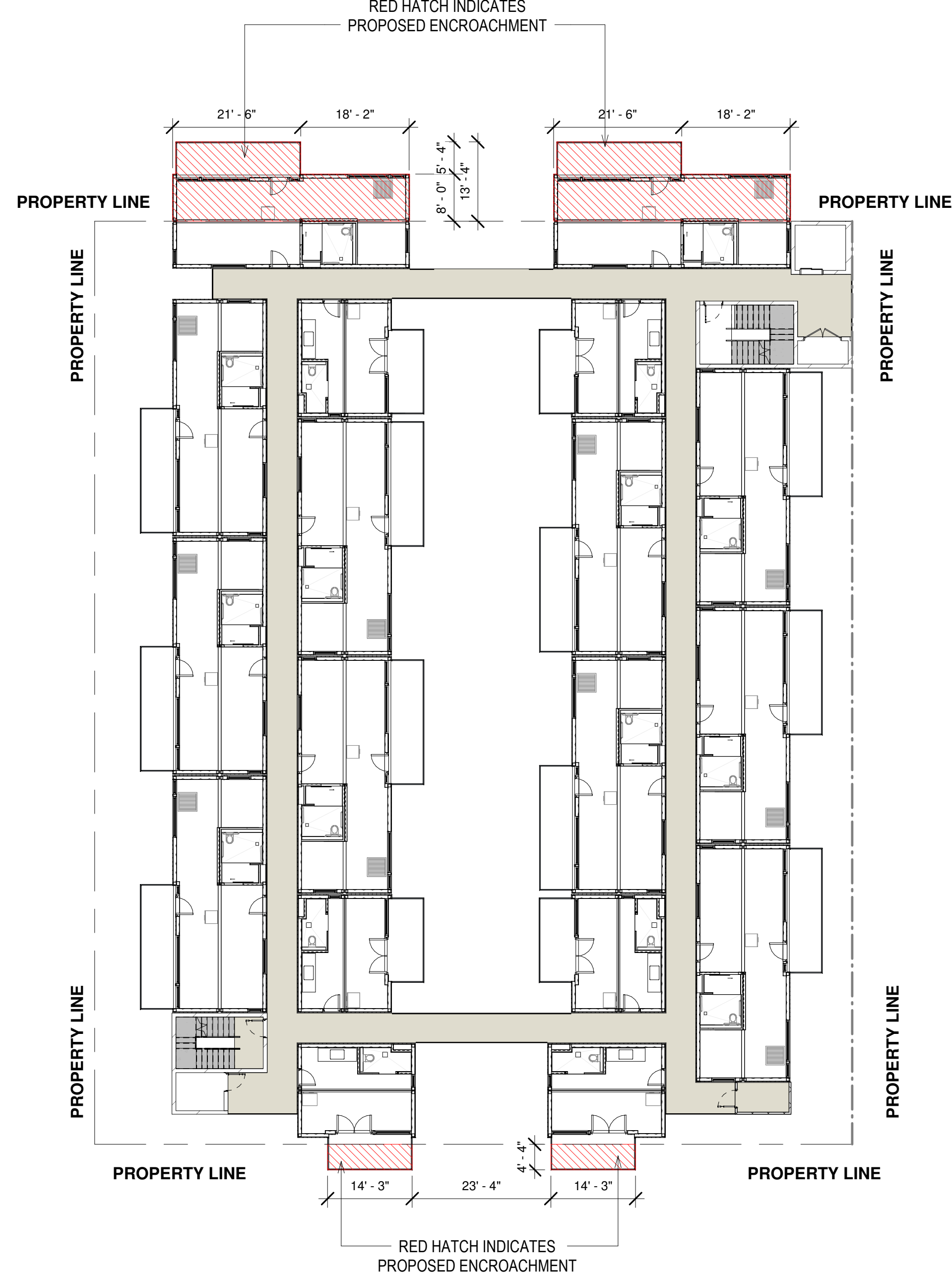
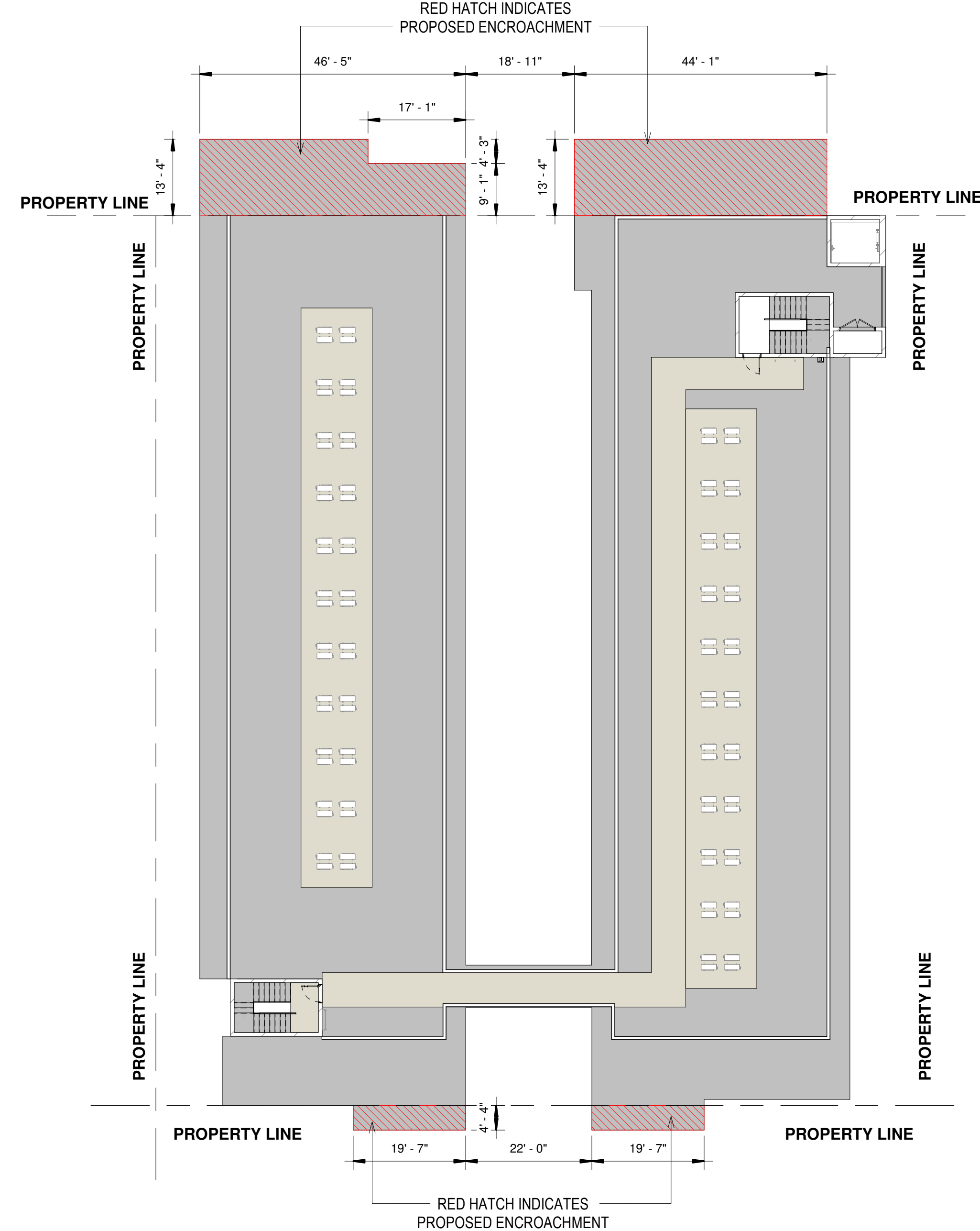
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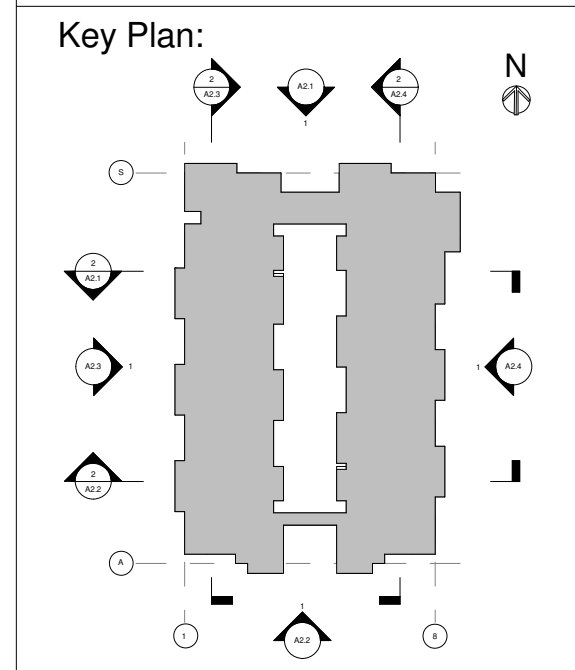
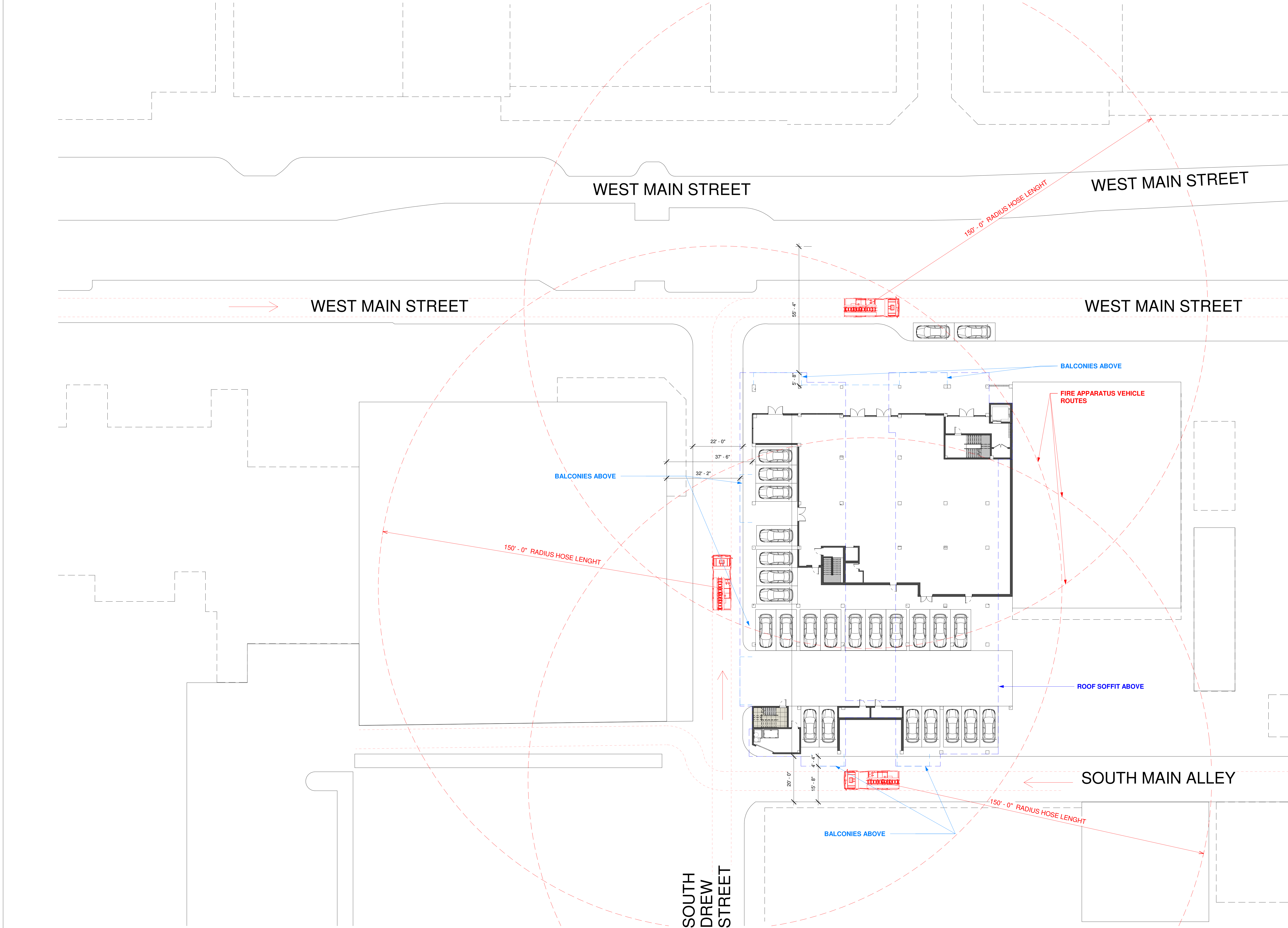
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Title:
AERIAL PHOTOS

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#	Revisions	Date



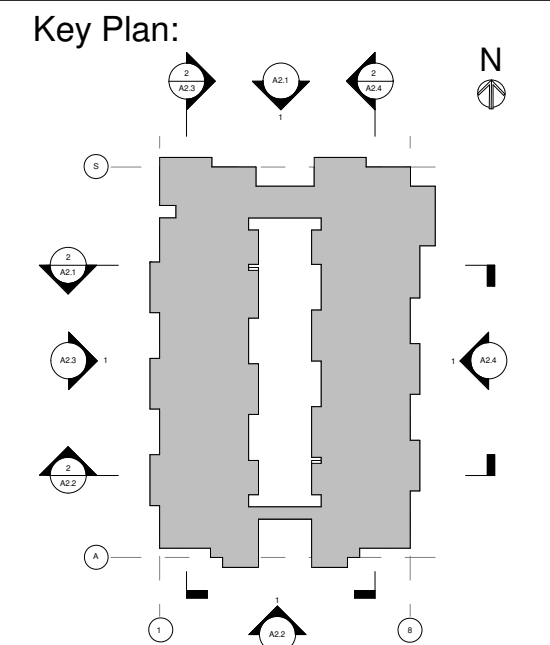
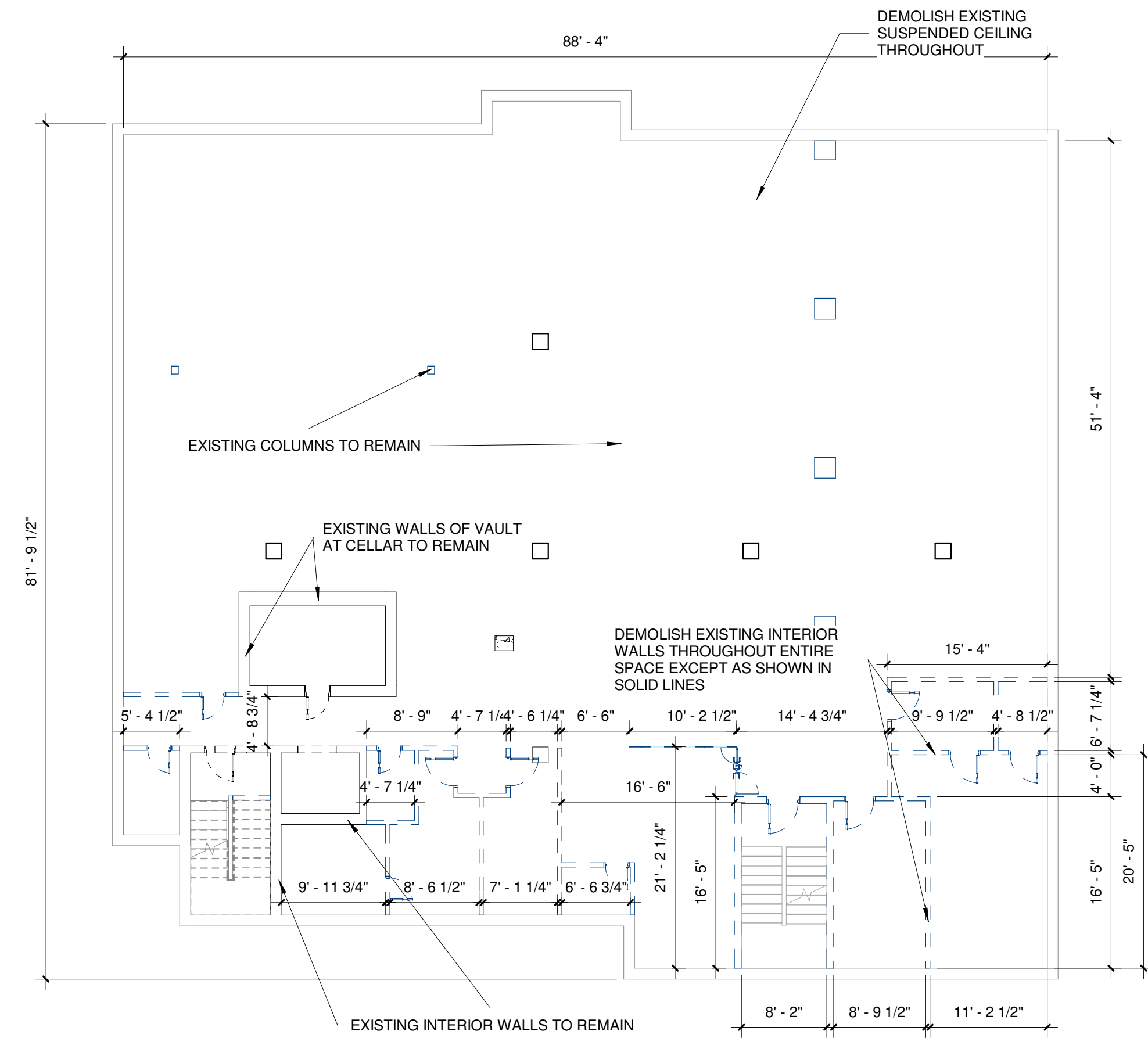
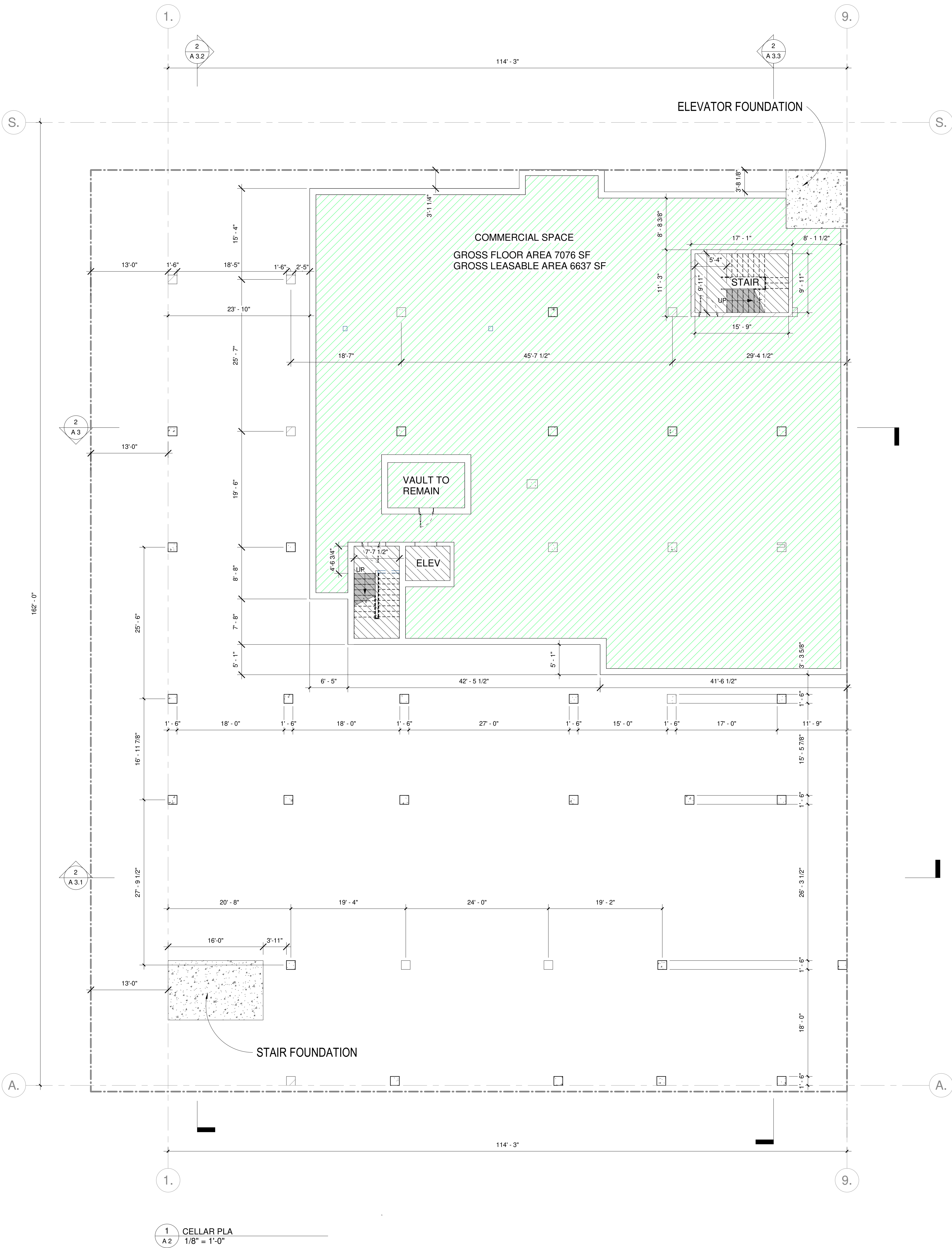
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Title:
**FIRE APPARATUS
ACCESS DIAGRAM**

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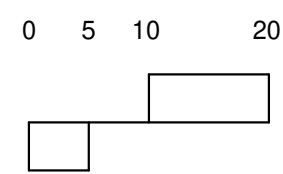
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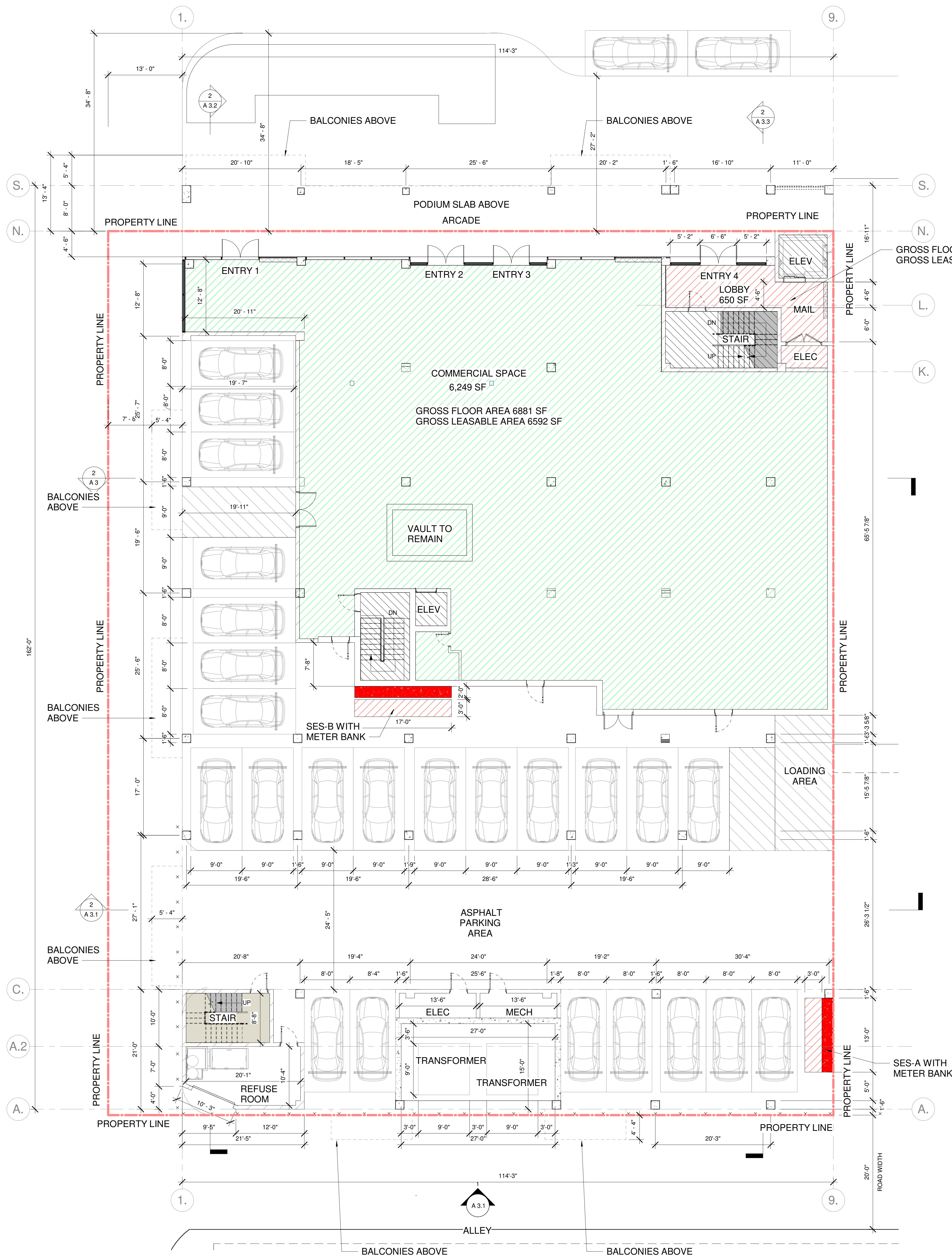
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Title:
CELLAR PLAN

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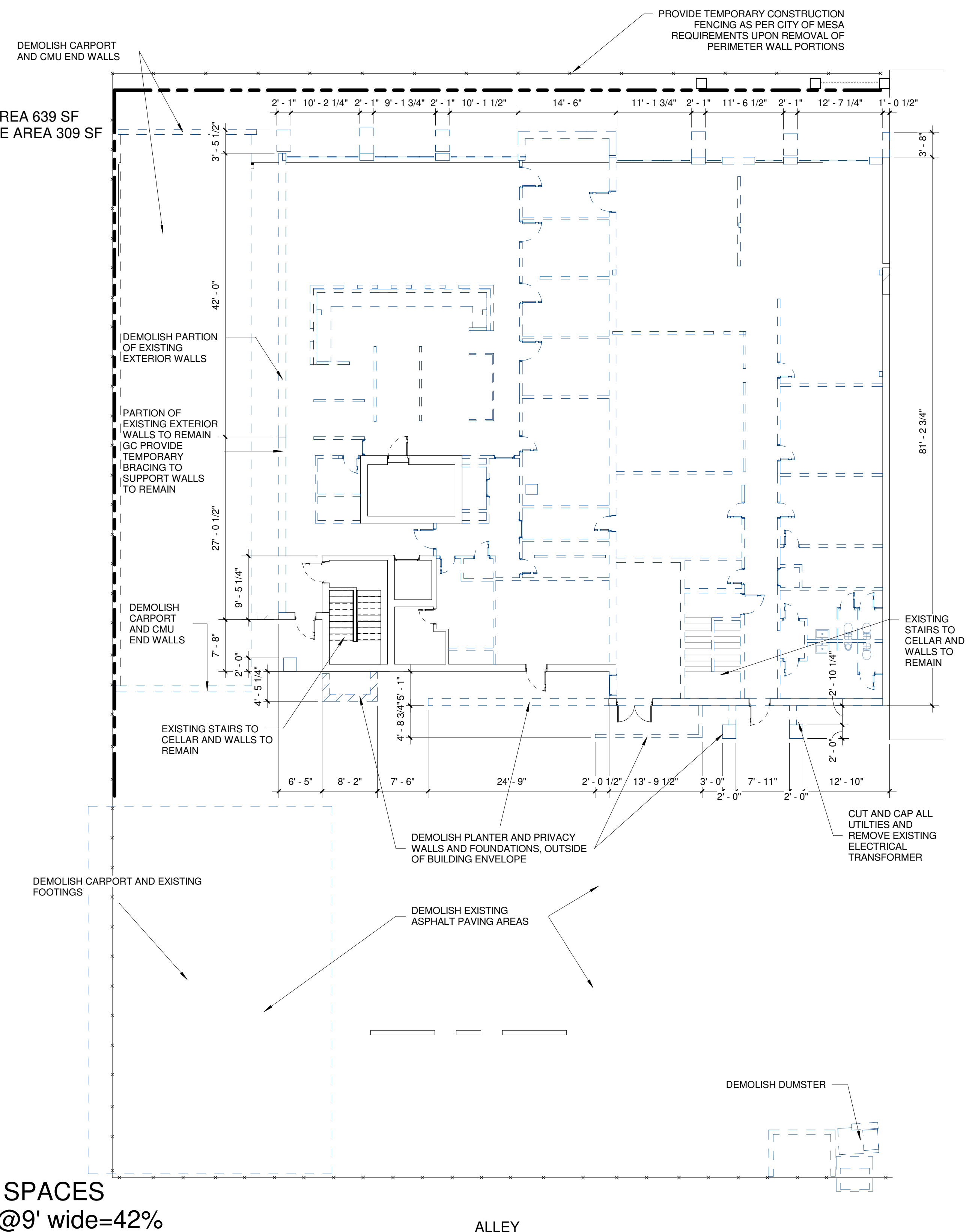




GROSS FLOOR AREA 639 SF
GROSS LEASABLE AREA 309 SF

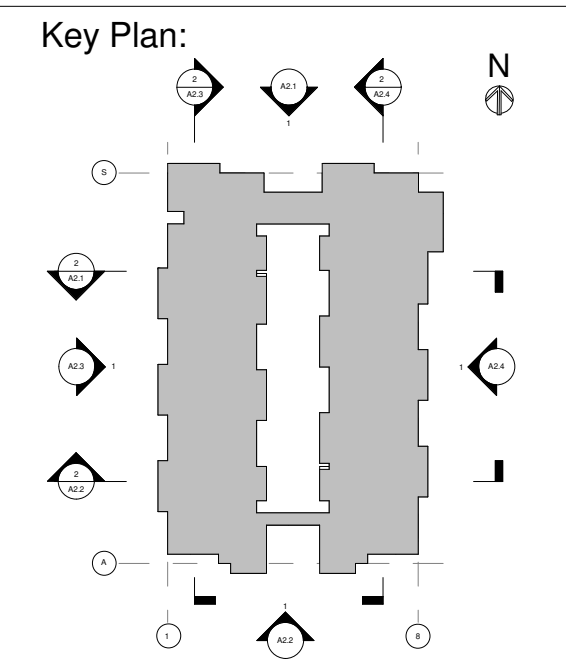
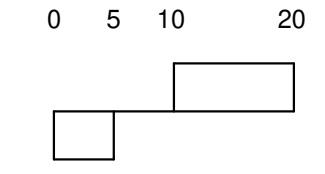
24 SPACES
10@9' wide=42%
14@8'wide=58%
INCL.(1) VAN
ACCESSIBLE

2 SPACES ON WEST MAIN STREET
TOTAL SPACES = 26



2 DEMO PLAN AT GROUND FLOOR
A.001(A.2.1) 3/32" = 1'-0"

1 GROUND FLOOR
A.2.1 1/8" = 1'-0"



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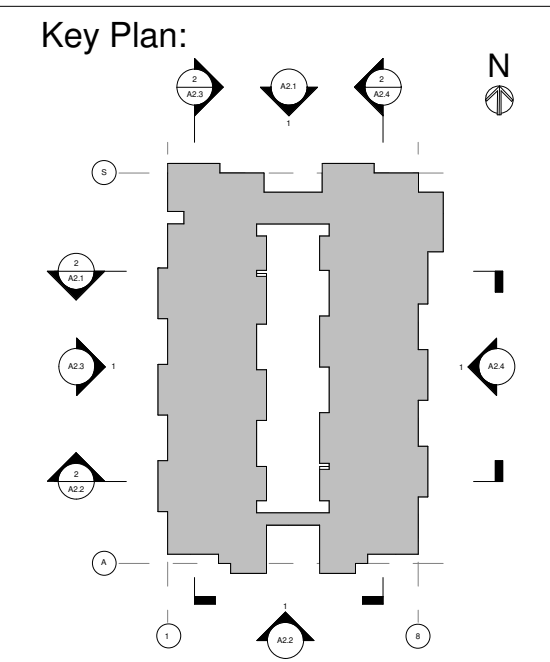
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GROUND FLOOR

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18 units per level
12 @ 640sf = 66%
6 @ 320sf = 34%
90 units Total
Corridor = 2576.5SF

1 LEVEL 2
A 2.2 1/8" = 1'-0"



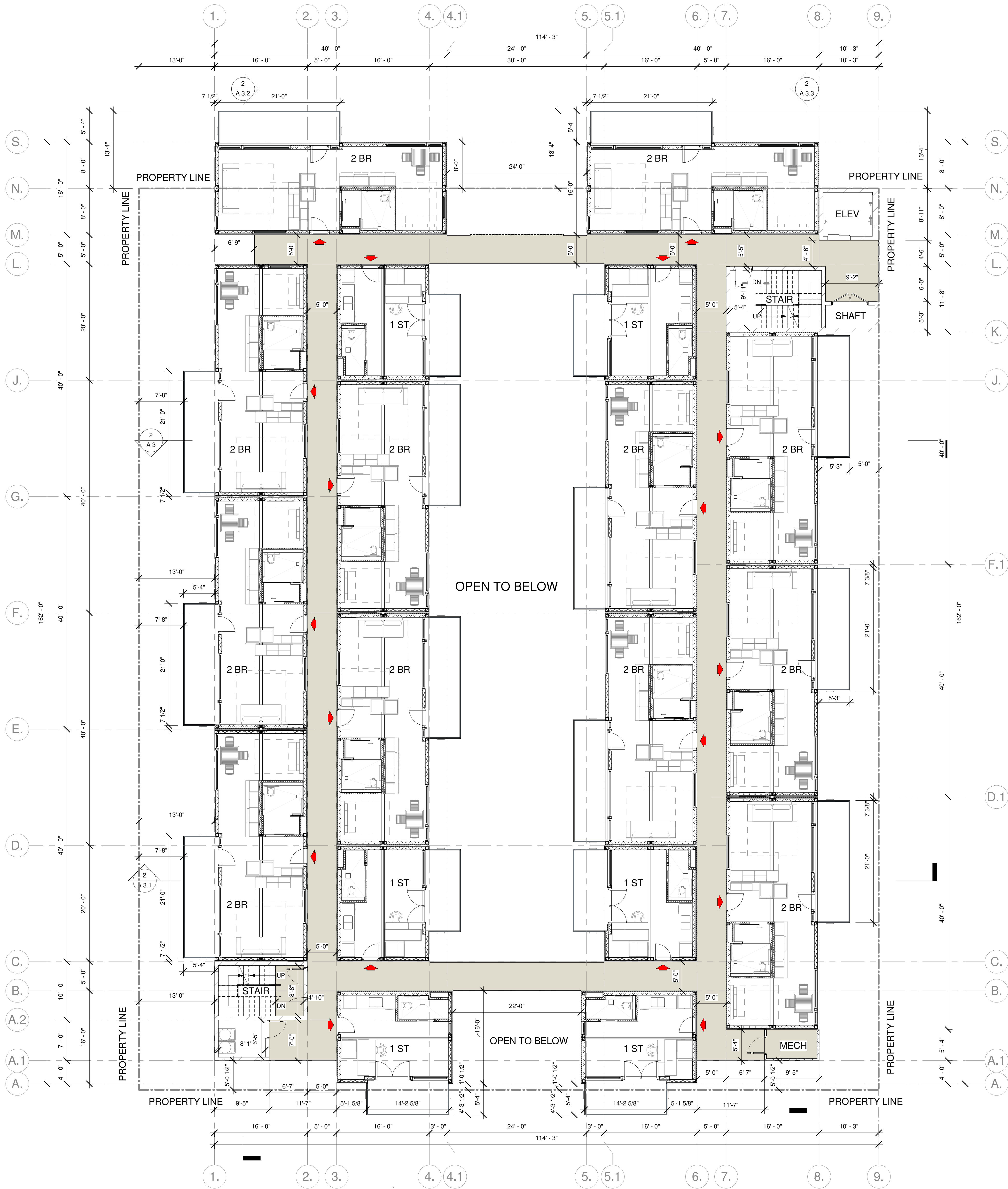
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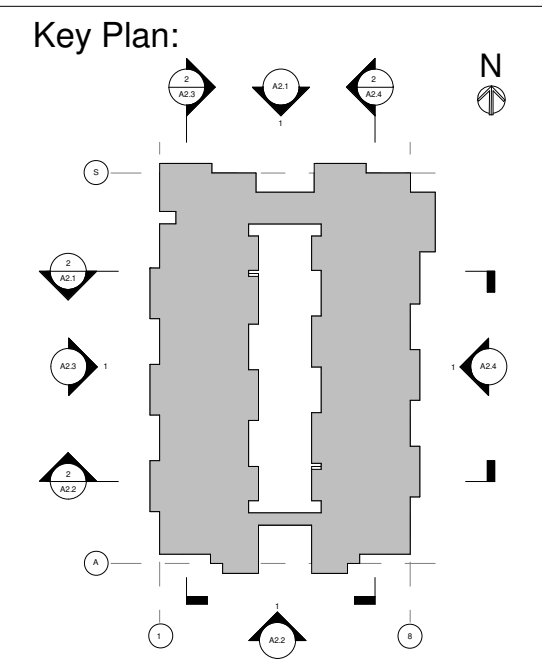
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Title:
**LEVEL 2 FLOOR
PLAN**

Scale 1/8" = 1'-0"
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1 LEVEL 3RD, 5TH
A 2.3 1/8" = 1'-0"



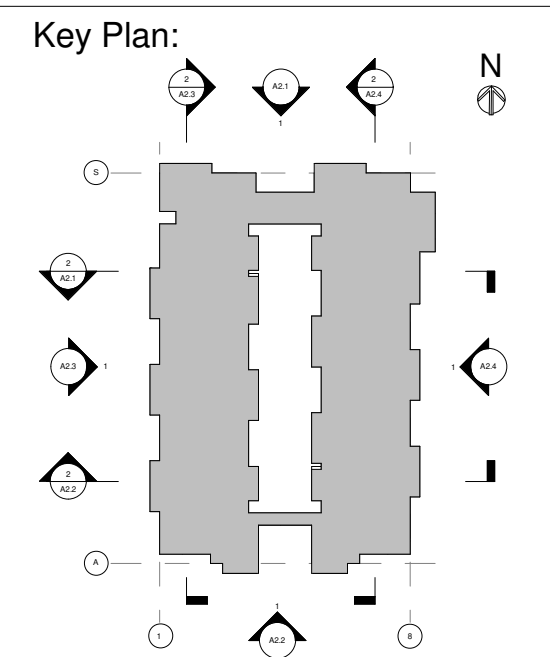
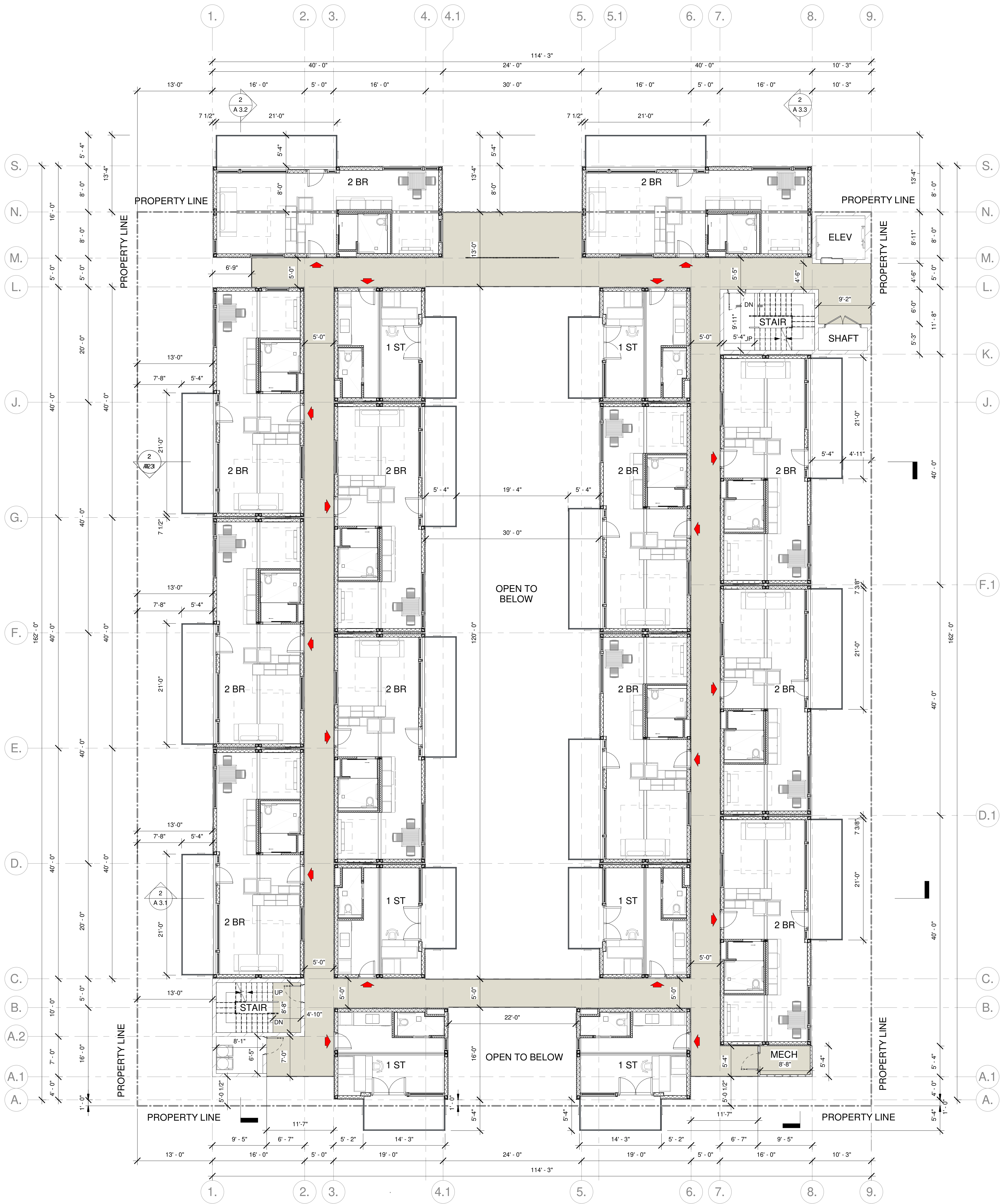
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Title:
LEVEL 3, 5 FLOOR
PLAN

Scale 1/8" = 1'-0"
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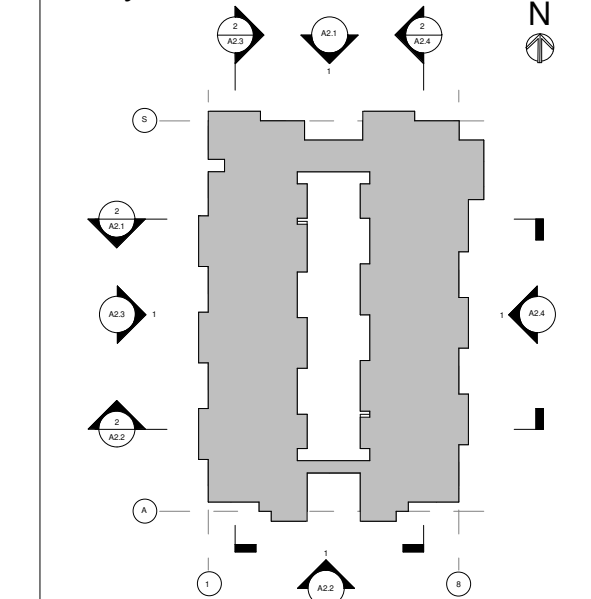
Title:
LEVEL 4, 6 FLOOR
PLAN

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29 WEST
Mixed-use Modular
Apartment Project

29 West Main Street
Mesa, Arizona 85210

Key Plan:



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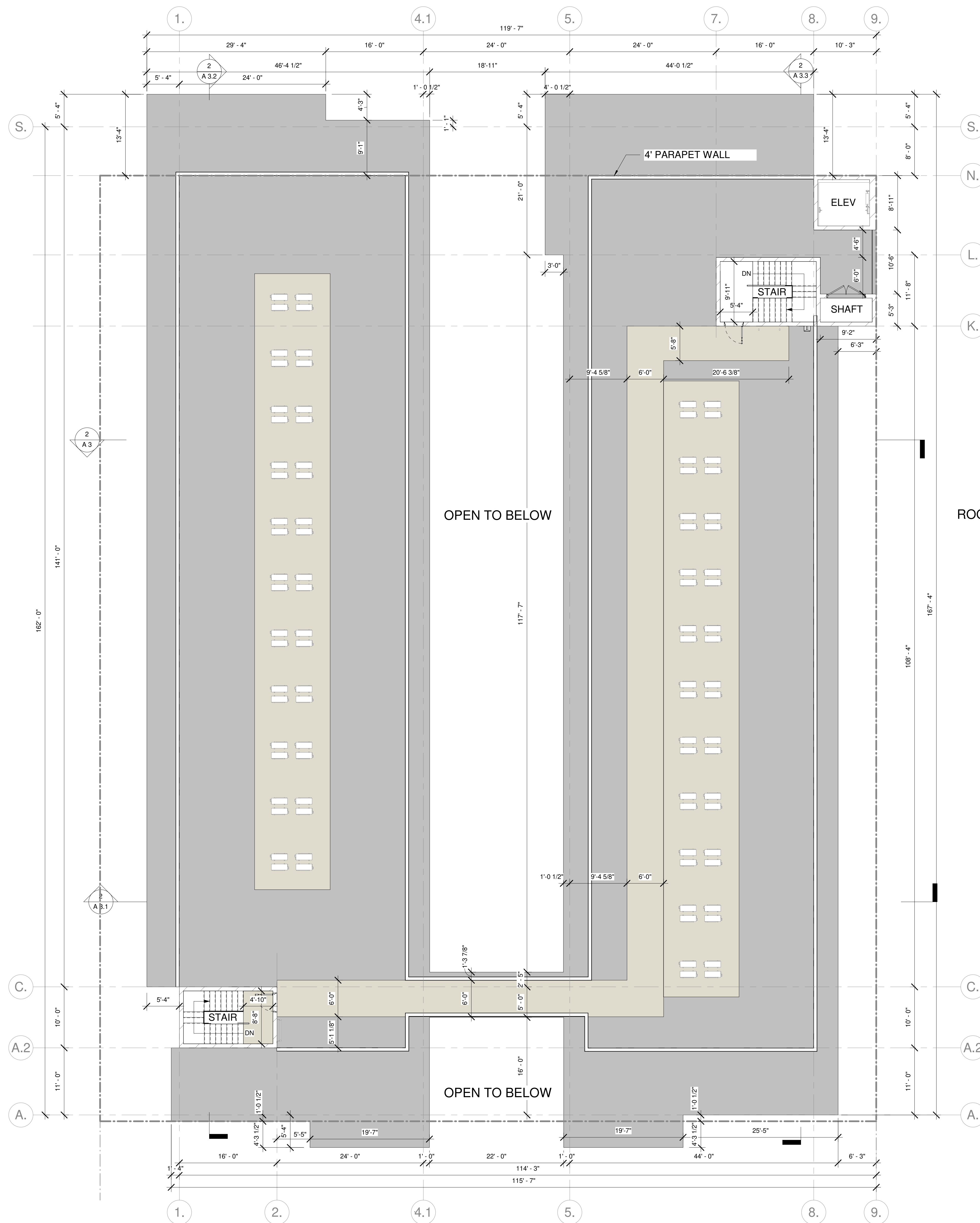
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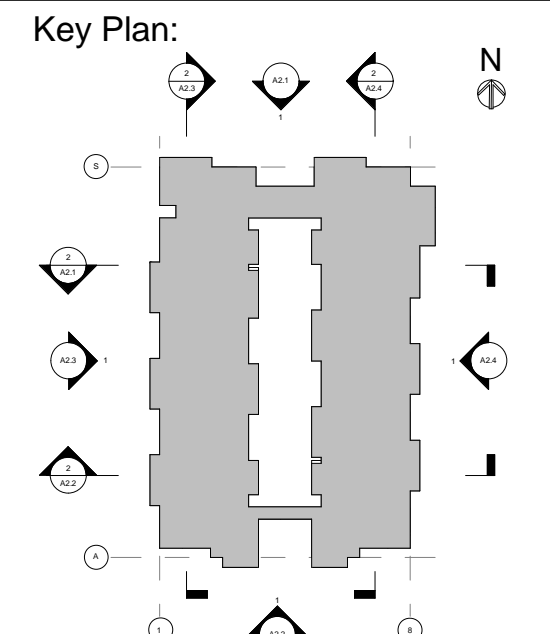
Covipright Paul Pellicani, R.A.

Title:
ROOF PLAN

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1 ROOF PLAN
A 2.5 1/8" = 1'-0"



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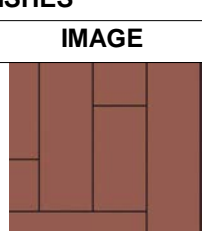
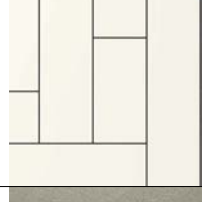


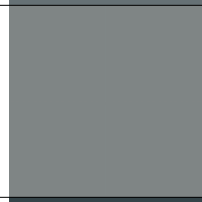
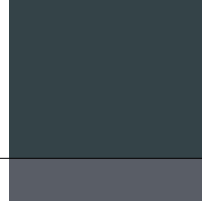


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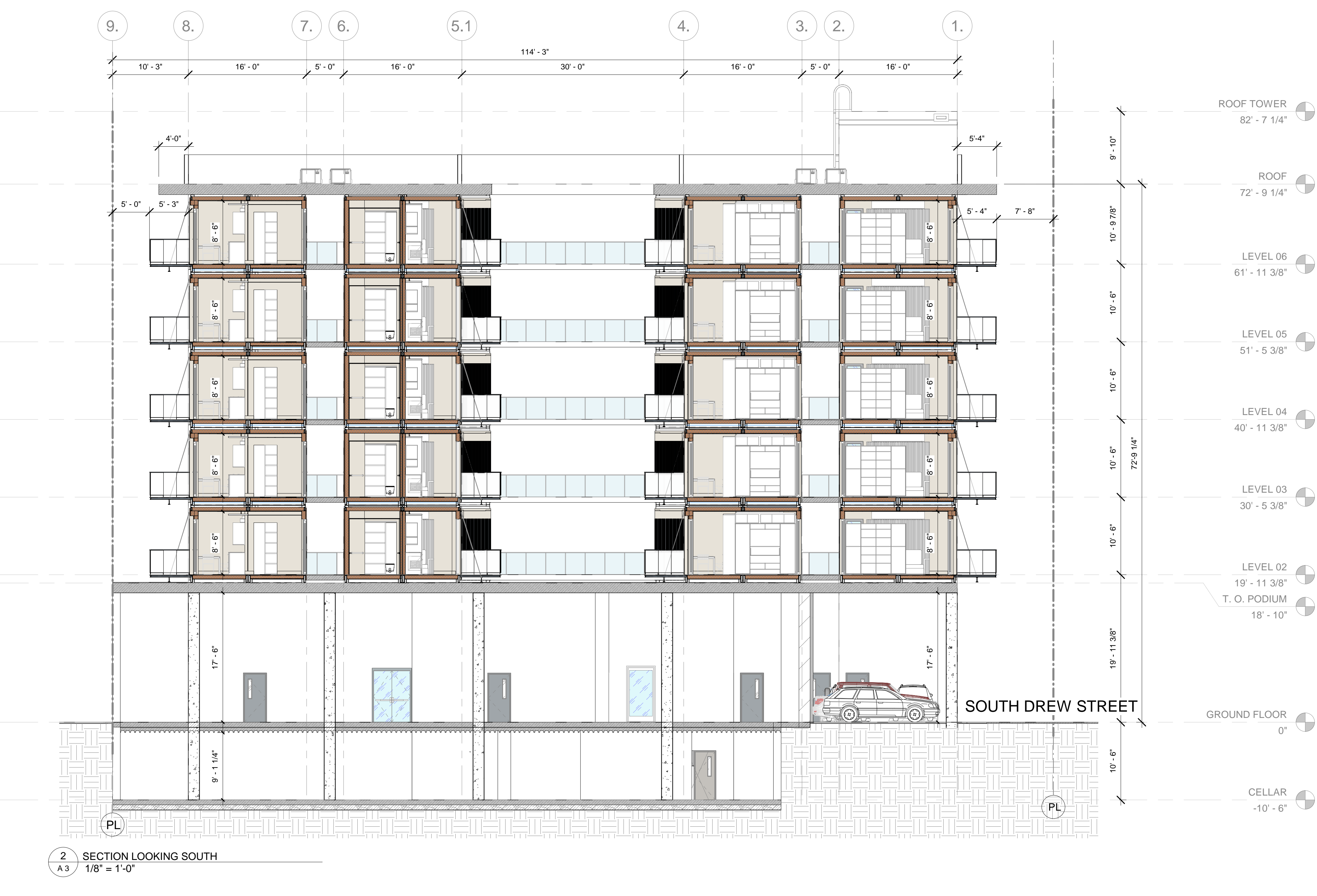
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Title:
**NORTH ELEVATION
& BUILDING
SECTION LOOKING
SOUTH**

Scale	As indicated
Drawn by	
Checked by	
App. #	
Job #	Drawing #
-	A 3

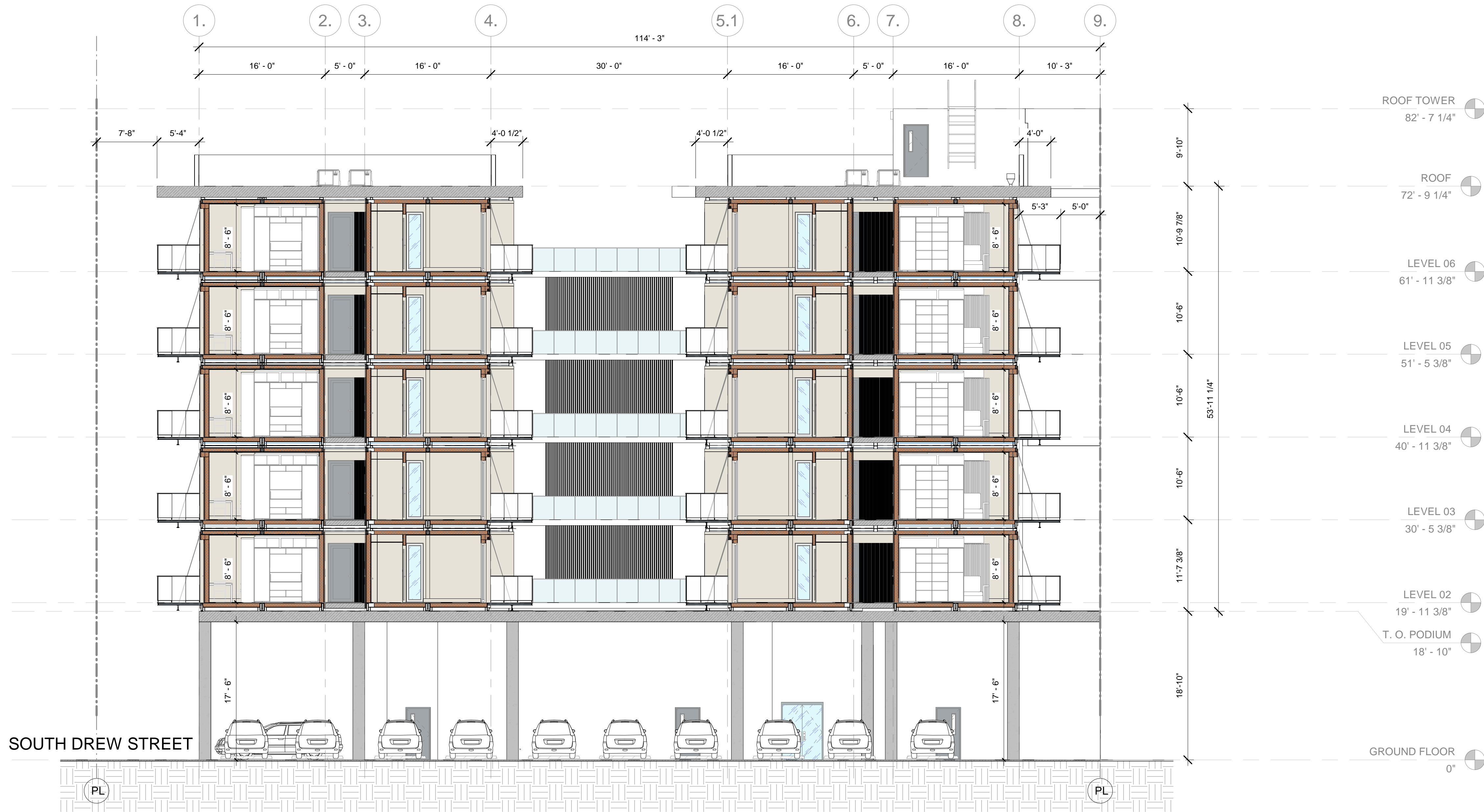


BOM EXTERIOR FINISHES				
MARK	MATERIAL	TYPE	IMAGE	COLOR
SP-1	PRIMARY SIDING	EQUITONE		NATURA N331
SP-2	FIBER CEMENT SIDING	EQUITONE		NATURA N164
SP-3	FIBER CEMENT SIDING	EQUITONE		LUNARA LA60
D-1	DECK, SOFFIT & BRISE SOLEIL	ECOWOOD		GRAPHITE GREY 3477
P-1	STEEL PAIN	SHERWIN-WILLIAMS		RAL 7031
P-2	EXTERIOR WINDOWS	SHERWIN-WILLIAMS		RAL 7037
P-3	EXTERIOR DOORS	SHERWIN-WILLIAMS		RAL 7024
P-4	ACCENT PANEL	SHERWIN-WILLIAMS		RAL 7015



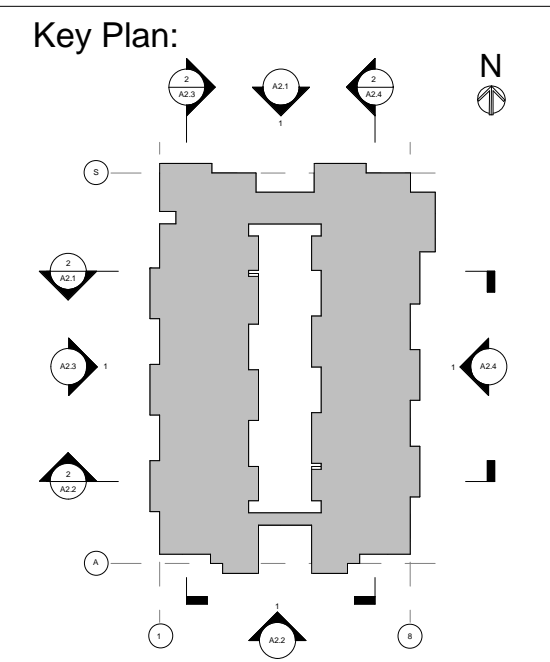


1 SOUTH ELEVATION
A 3.1 1/8" = 1'-0"



2 SECTION LOOKING NORTH
A 3.1 1/8" = 1'-0"

BOM EXTERIOR FINISHES				
MARK	MATERIAL	TYPE	IMAGE	COLOR
SP-1	PRIMARY SIDING	EQUITONE		NATURA N331
SP-2	FIBER CEMENT SIDING	EQUITONE		NATURA N164
SP-3	FIBER CEMENT SIDING	EQUITONE		LUNARA LA60
D-1	DECK, SOFFIT & BRISE SOLEIL	ECOWOOD		GRAPHITE GREY 3477
P-1	STEEL PAINT	SHERWIN-WILLIAMS		RAL 7031
P-2	EXTERIOR WINDOWS	SHERWIN-WILLIAMS		RAL 7037
P-3	EXTERIOR DOORS	SHERWIN-WILLIAMS		RAL 7024
P-4	ACCENT PANEL	SHERWIN-WILLIAMS		RAL 7015



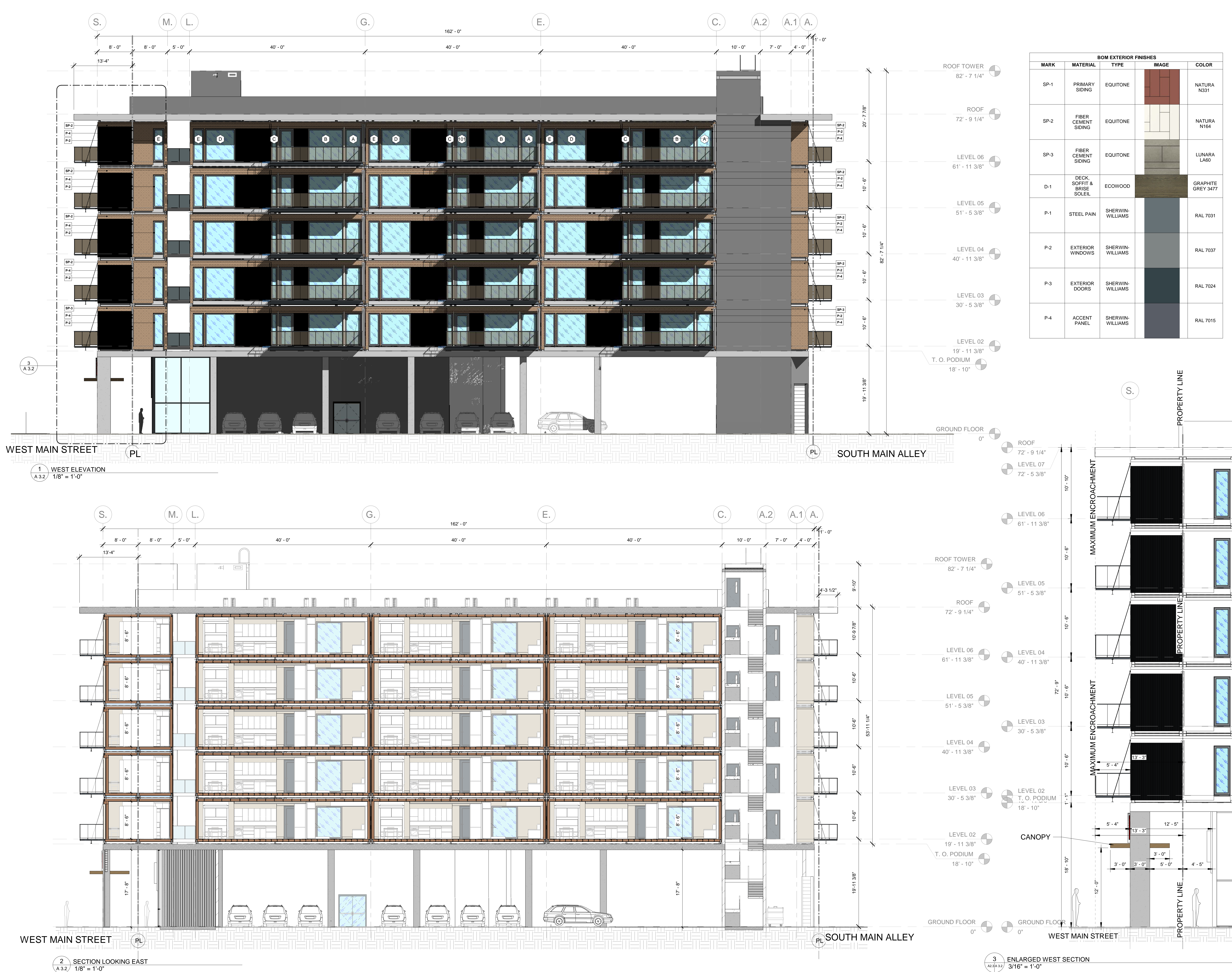
10		
9		
8		
7		
6		
5		
4		
3		
2		
1	Zoning Set	03/08/22
#	Revisions	Date

Seal:

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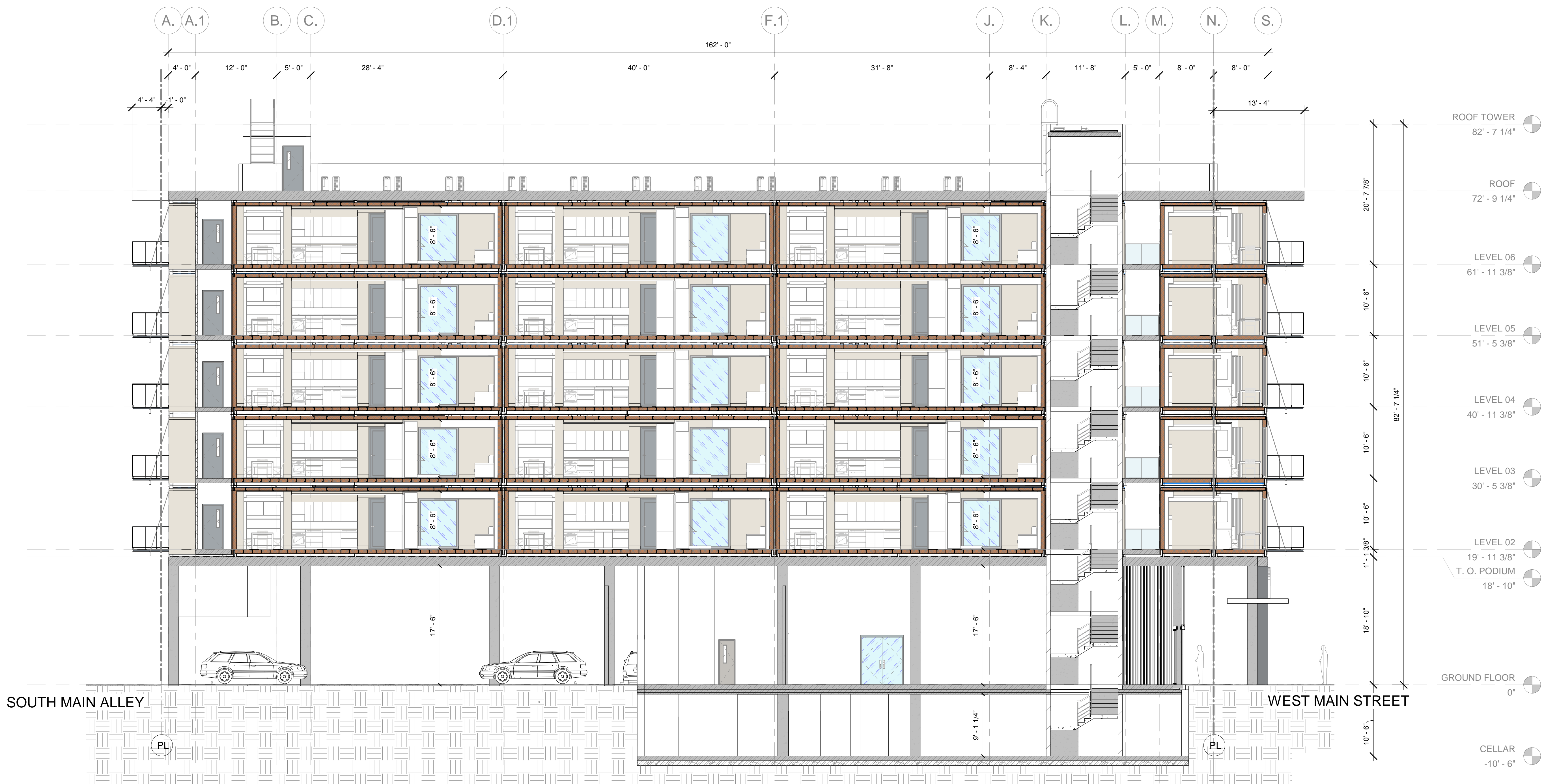
Title:
**SOUTH ELEVATION
& BUILDING
SECTION LOOKING
NORTH**

Scale	As indicated
Drawn by	
Checked by	
App. #	
Job #	Drawing #
-	A 3.1



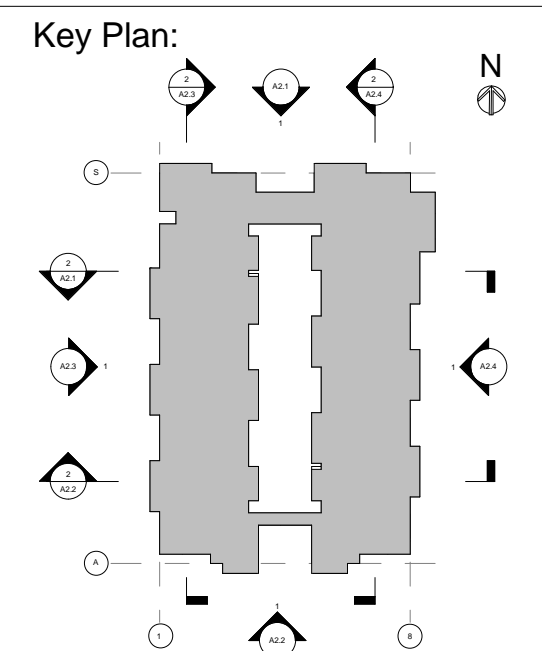


1 EAST ELEVATION
A.3.3 1/8" = 1'-0"



2 SECTION LOOKING WEST
A.3.3 1/8" = 1'-0"

BOM EXTERIOR FINISHES				
MARK	MATERIAL	TYPE	IMAGE	COLOR
SP-1	PRIMARY SIDING	EQUITONE		NATURA N331
SP-2	FIBER CEMENT SIDING	EQUITONE		NATURA N164
SP-3	FIBER CEMENT SIDING	EQUITONE		LUNARA LA60
D-1	DECK, SOFFIT & BRISE SOLEIL	ECOWOOD		GRAPHITE GREY 3477
P-1	STEEL PAINT	SHERWIN-WILLIAMS		RAL 7031
P-2	EXTERIOR WINDOWS	SHERWIN-WILLIAMS		RAL 7037
P-3	EXTERIOR DOORS	SHERWIN-WILLIAMS		RAL 7024
P-4	ACCENT PANEL	SHERWIN-WILLIAMS		RAL 7015



10		
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3		
2		
1	Zoning Set	03/08/22
#	Revisions	Date

Seal:

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Title:
**WEST ELEVATION &
BUILDING SECTION
LOOKING EAST**

Scale: As indicated
Drawn by:
Checked by:
App. #:
Job #:
Drawing #:
A 3.3