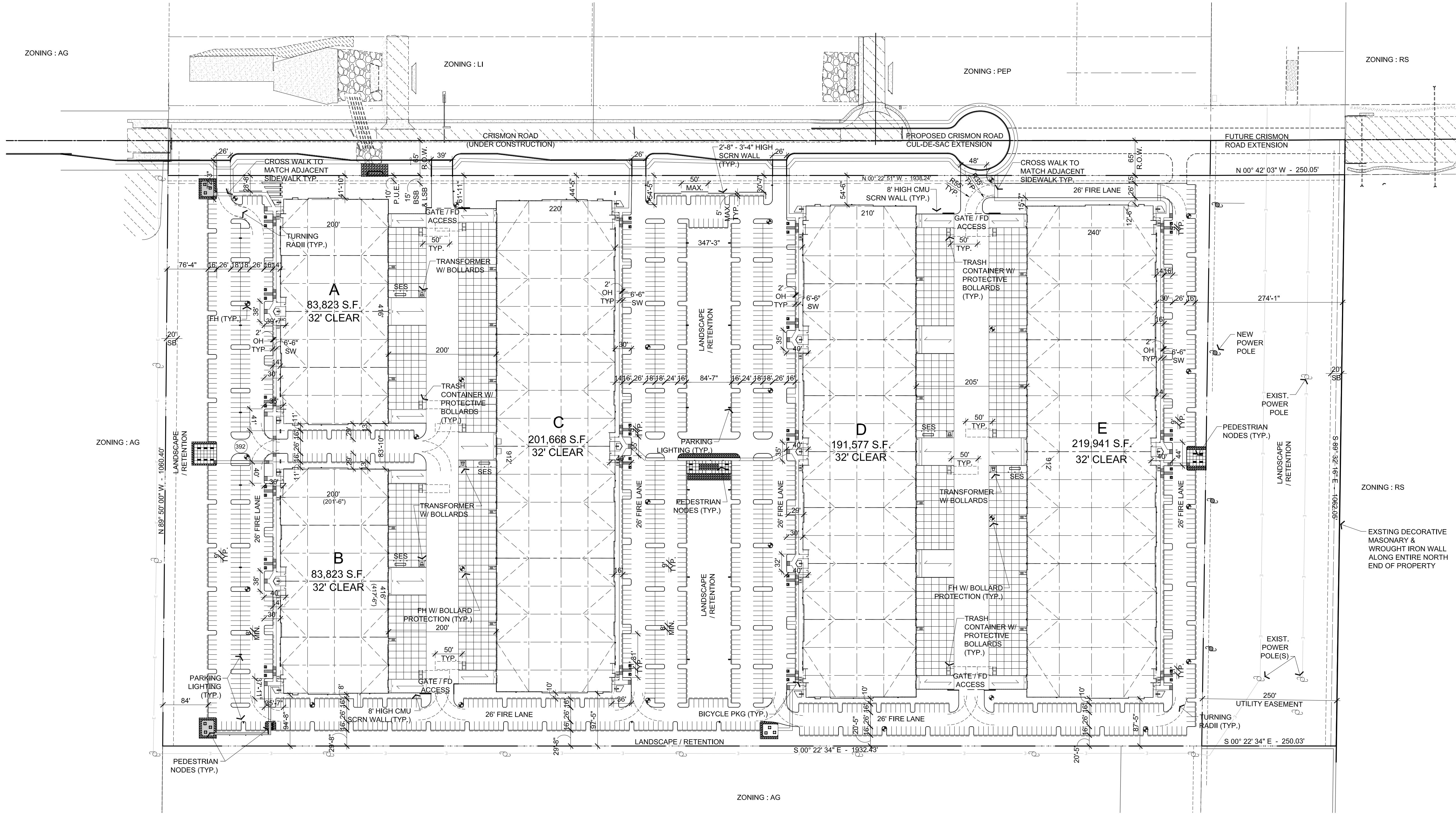




PROJECT DATA

Existing Zoning:	Elliot Road Technology Corridor (ERTC) - "OPTED IN"
APN(S)#:	304-01-006M
Gross Site Area:	2,459,662 S.F. (56.46 AC.)
Net Site Area:	2,317,435 S.F. (53.20 AC.)
Building Area:	780,832 S.F.
% Coverage :	33.7%
Landscape Area (N.I.C. SRP ESMT) :	375,440 S.F. / 2,052,103 S.F.
Proposed Height:	45 ft
Occupancy Types:	Group F - Factory Group B - Office (Non-Separate Use), Group S-1 - Storage
Construction Type:	V-B
Occupant Load:	
Building A:	83,823 s.f./300 = 280 occupants
Building B:	83,823 s.f./300 = 280 occupants
Building C:	201,668 s.f./300 = 673 occupants
Building D:	191,577 s.f./300 = 639 occupants
Building E:	219,941 s.f./300 = 734 occupants

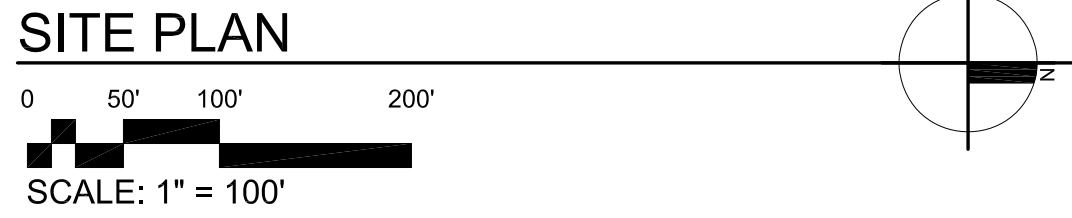
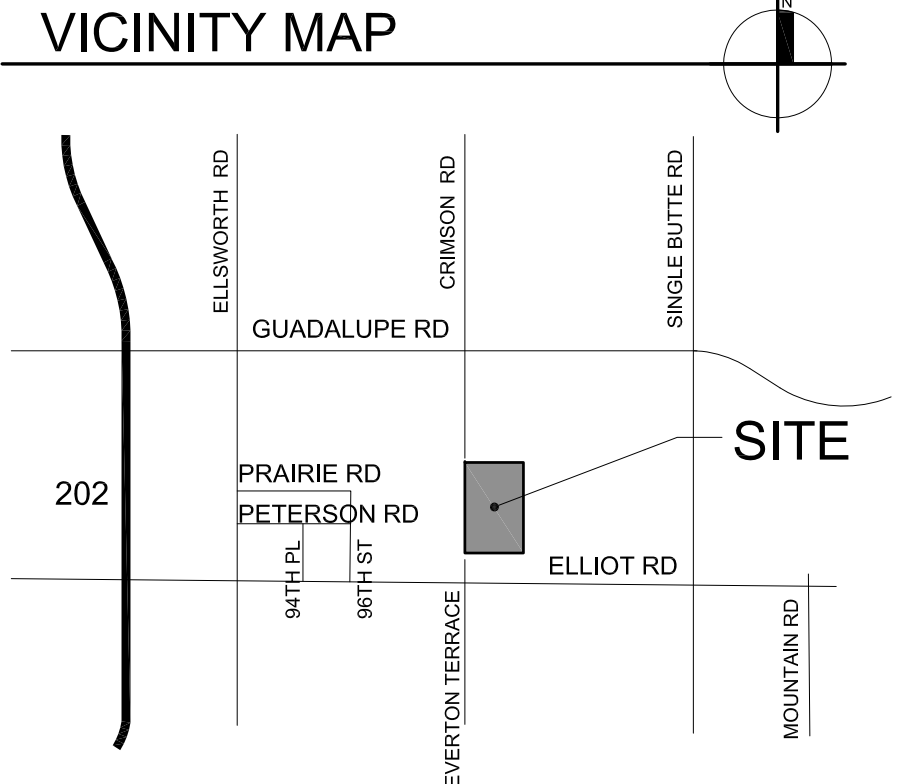
Parking Required:	
Office (780,832 S.F. X 25% / 375):	521 Spaces
Industrial (780,832 S.F. X 75% / 600):	976 Spaces
Total Parking Required:	1,497 Spaces
Total Parking Provided:	1,498 Spaces
ADA Parking Required:	25 Spaces
ADA Parking Provided:	38 Spaces
Bicycle Parking Required (1/10 spaces, 1/20 spaces):	100 Spaces
Bicycle Parking Provided:	108 Spaces

Building Codes:
2018 International Building Code (IBC)
2018 International Existing Building Code (IEBC)
2018 International Residential Code (IRC)
2018 International Energy Conservation Code (IECC)
2018 International Fire Code (IFC)
2018 International Fuel Gas Code (IFGC)
2018 International Mechanical Code (IMC)
2018 International Plumbing Code (IPC)
2018 International Swimming Pool and Spa Code (ISPSA)
2017 National Electrical Code (NEC)

PROJECT TEAM

Developer / Owner Eisenberg Company 2710 E. Camelback Rd, Ste 210 Phoenix, Arizona 85016 Contact: Jason Eisenberg Ph: (602) 468-6100 jason@eisenbergcompany.com	Architect Butler Design Group 5017 E. Washington St. Ste 107 Phoenix, Arizona 85034 Contact: Glenn Hurd Ph: (602) 957-1800 ghurd@butlerdesigngroup.com
Civil Engineer Hunter Engineering 10450 N. 74th Street, Ste 200 Scottsdale, Arizona 85258 Contact: Jeff Hunter Ph: (480) 991-3985 jhunter@hunterengineeringpc.com	Landscape Architect Laskin & Associates, Inc 67 E. Weldon Avenue, Ste 230 Phoenix, Arizona 85012 Contact: Hardy Laskin Ph: (602) 840-7771 hardy@laskindesign.com

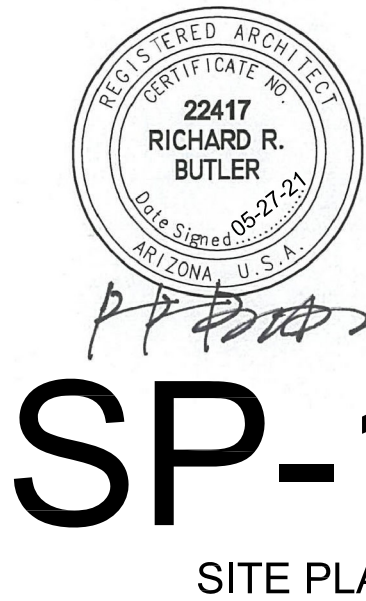
VICINITY MAP



MESA FIRE CODE NOTES

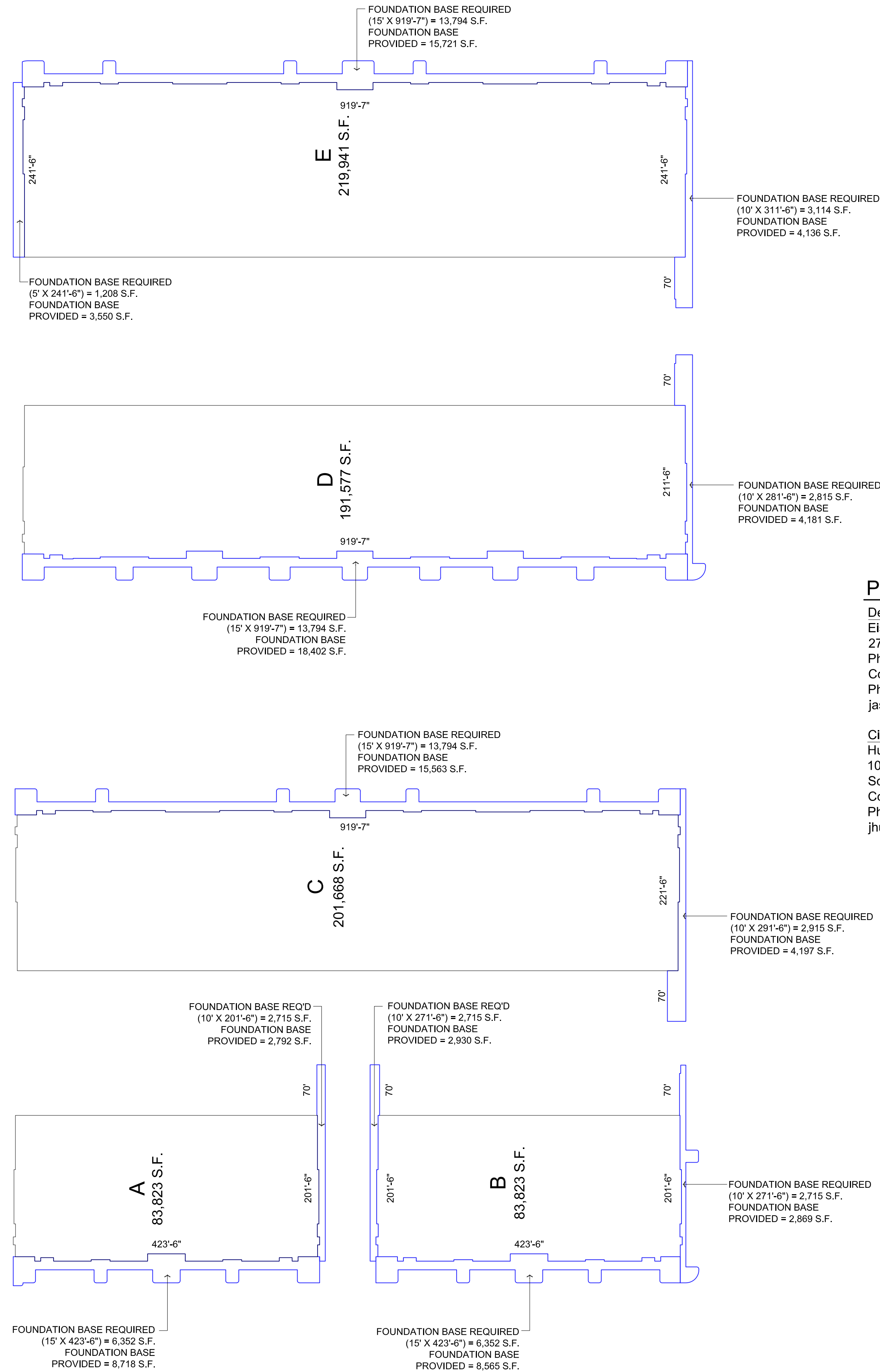
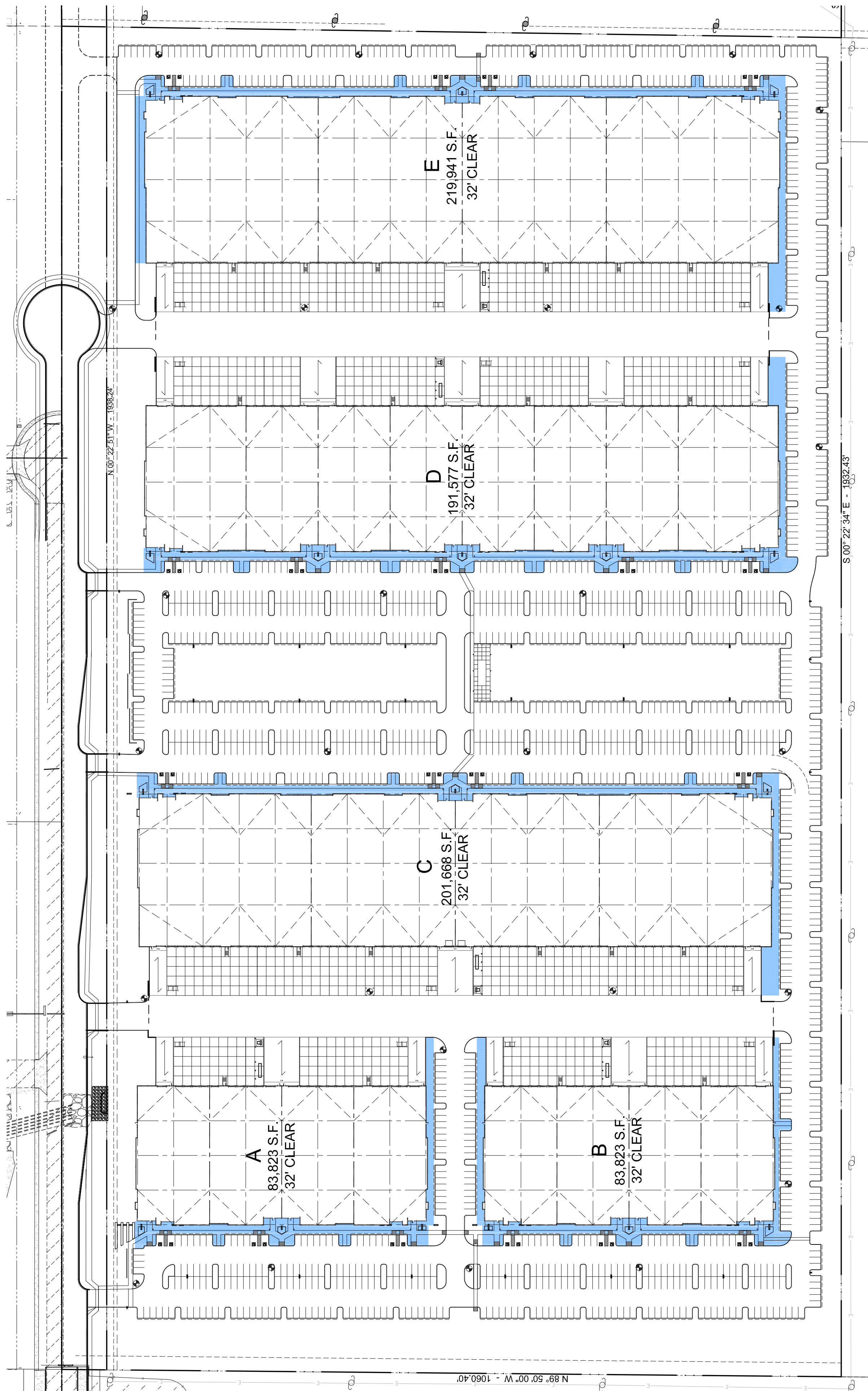
- PER MESA AMENDED FIRE CODE SECTION 510.1 NEW BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS WITHIN THE BUILDING. BUILDINGS OR STRUCTURES MORE THAN 3 STORIES ABOVE GROUND LEVEL OR BUILDINGS OR STRUCTURES TOTALING 45,000 SQUARE FEET (13 716 M2) OR MORE ON ANY SINGLE FLOOR
- FIRE SPRINKLERS SYSTEM WILL BE REQUIRED IN BUILDINGS AND STRUCTURES PER MESA FIRE CODE 903.2. UNLESS EXEMPTED BY THE 6 LISTED EXEMPTIONS OF 903.2.1.
- MESA AMENDED FIRE CODE SECTION 903.3.3.1.1.3.2 BUILDINGS WITH ROOF STRUCTURE OVER 20 FEET. THE MINIMUM DESIGN REQUIREMENTS FOR BUILDINGS WITH THE ROOF STRUCTURE OVER 20 FEET ABOVE THE FINISHED FLOOR SHALL BE FOR RACK STORAGE OF GROUP IV COMMODITIES AS DEFINED IN CHAPTER 32 AND SECTION 903.3.1.1. AND, PER MESA AMENDED FIRE CODE SECTION 903.3.7.1. THE SIZE OF THE FIRE DEPARTMENT CONNECTION AND PIPING IS DEPENDENT ON THE AUTOMATIC SPRINKLER DESIGN FLOW. THE MAXIMUM DESIGN FLOW FOR A 2-1/2 INCH SIAMMSE CONNECTION IS 500 GPM. FOR DESIGN FLOWS GREATER THAN 500 GPM INSTALL A SINGLE 2-1/2 INCH SIAMMSE CONNECTION AND 5-INCH STORZ CONNECTION.

MET202
Elliot Road & Crimson Alignment
Mesa, Arizona



Butler Design Group, Inc
architects & planners

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21000-ST14



PROJECT TEAM

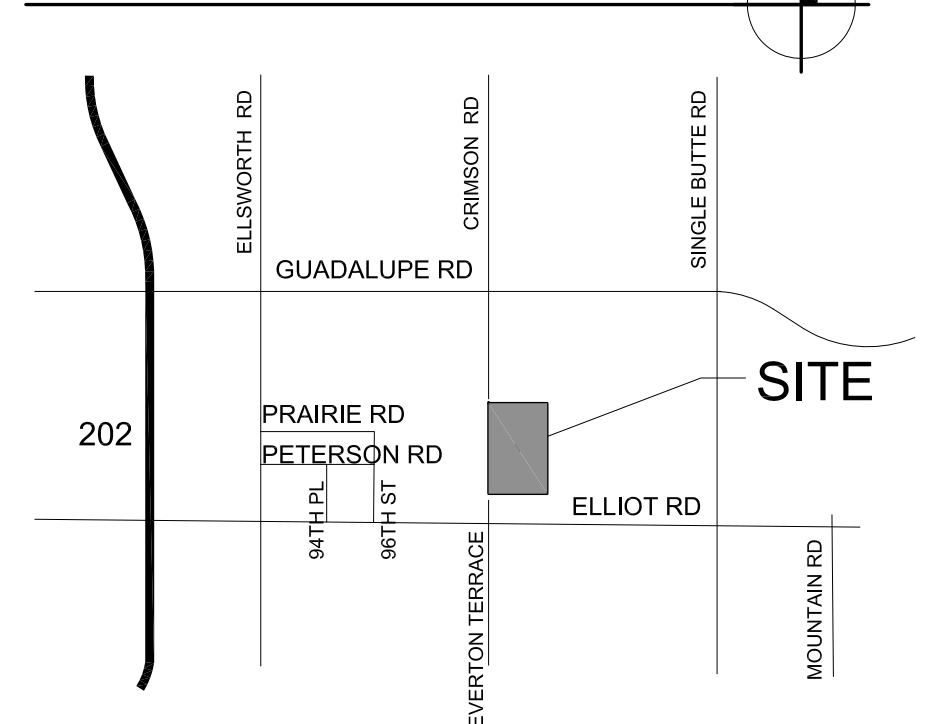
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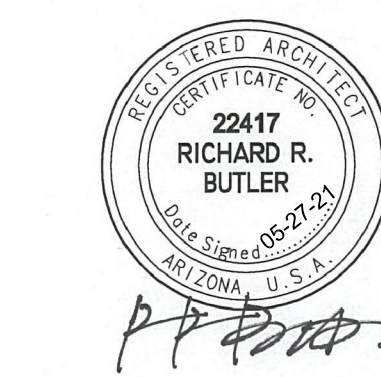
VICINITY MAP



Eisenberg Company
 Full service commercial real estate

MET202

Elliot Road & Crimson Alignment
 Mesa, Arizona



EX-1
 EXHIBIT



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 architects & planners

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