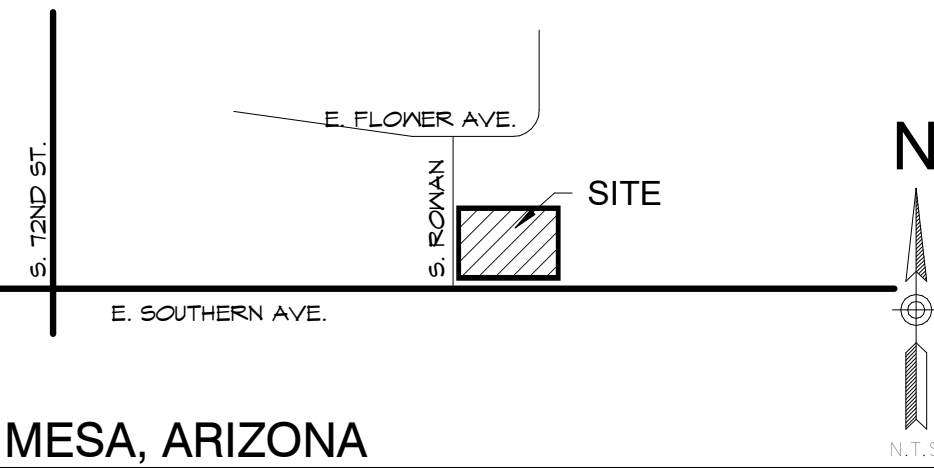


A NEW DEVELOPMENT
FOR
THE LOFTS A VINEYARD COMMUNITY
1133 S. ROWEN MESA, AZ 85209

BLDG. DATA

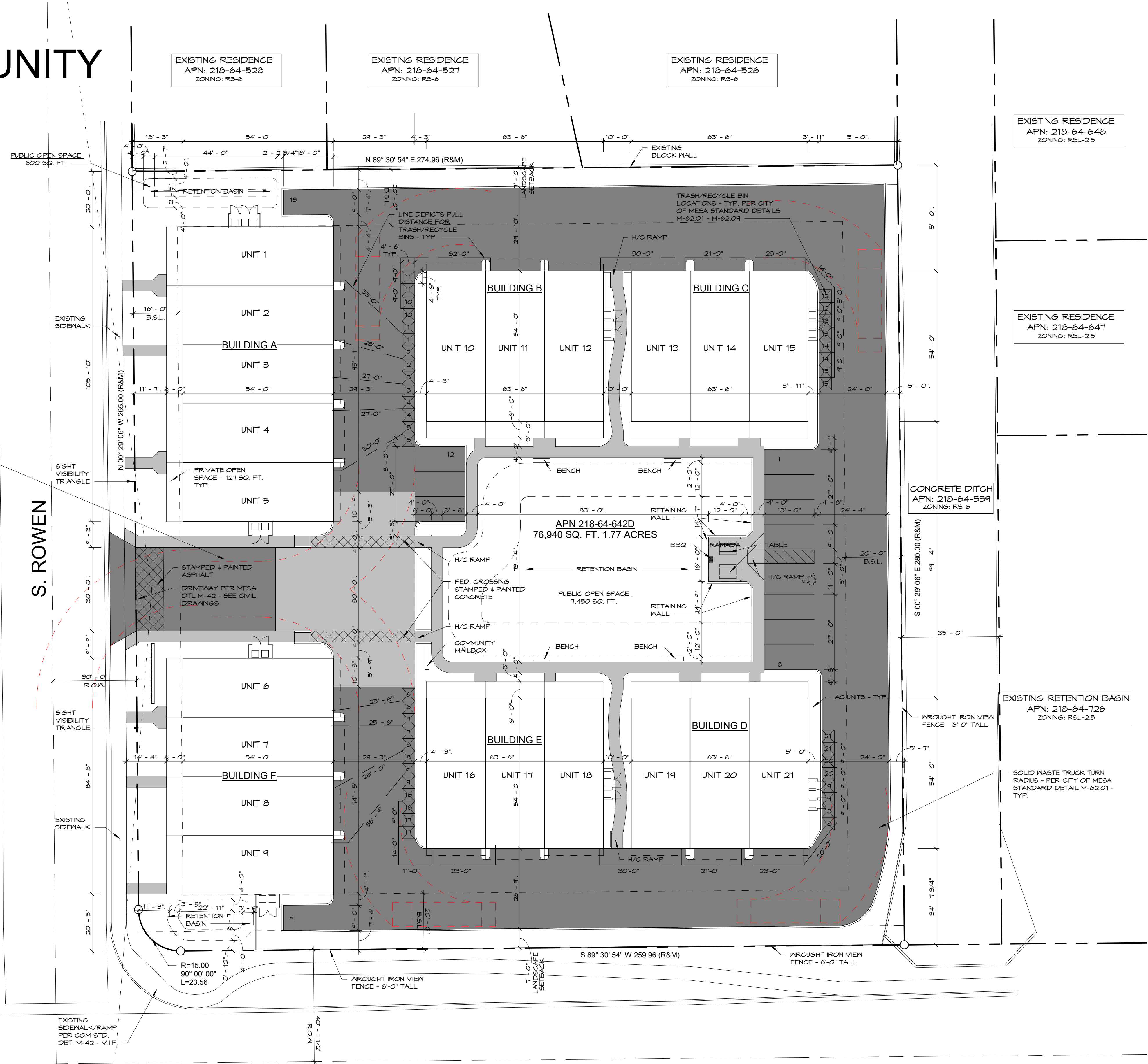
OWNER:	HIATT GROUP	
BUILDING ADDRESS:	1133 S. ROWEN MESA, AZ 85209	
TELEPHONE:	480 622 5800	
BUILDING CODES:	2018 I.B.C. 2018 I.E.C.C. 2018 I.R.C. 2018 I.F.G.C. 2018 I.M.C. 2017 N.E.C. 2018 U.P.C. 2018 I.F.C. 2018 I.P.C. 2010 ADAAG	
OCCUPANCY:	R-3	
CONST. TYPE:	V-B	
EXIST. ZONING:	LC	
PROPOSED ZONING:	RM-2 w/ PAD	
PARCEL:	218-64-642D	
USE:	RESIDENTIAL	
GROSS SITE AREA:	97,624 SQ. FT.	
NET SITE AREA:	76,940 SQ. FT. = 1.77 ACRES	
DENSITY:	21 UNITS/1.77 ACRES = 11.86 UNITS/ACRE	
BUILDING AREA:	BUILDING 'A': 11,275 SQ. FT. BUILDING 'B': 6,820 SQ. FT. BUILDING 'C': 6,820 SQ. FT. BUILDING 'D': 6,820 SQ. FT. BUILDING 'E': 6,820 SQ. FT. BUILDING 'F': 9,050 SQ. FT. TOTAL: 47,605 SQ. FT.	
OPEN SPACE:	PUBLIC OPEN SPACE = 8,050 SQ. FT./ 21 UNITS = 383 SQ. FT./UNIT PRIVATE OPEN SPACE = 127 SQ. FT./UNIT	
INDIVIDUAL UNIT:	FIRST FLOOR - 622 SQ. FT. SECOND FLOOR - 1,110 SQ. FT. TOTAL - 1,732 SQ. FT. GARAGE - 517 SQ. FT. YARD - 127 SQ. FT.	
PARKING REQUIRED:	PER TABLE 11-32-3.A 2.1 SPACES PER DWELLING UNIT 2.1 SPACES X 21 UNITS = 44.1 STALLS	
PARKING PROVIDED:	(2 SPACES X 21 UNITS) + 13 PUBLIC STALLS = 55 STALLS 55/21 = 2.62 PARKING SPACES/UNIT	

VICINITY MAP



- FIRE NOTES:**
PER CITY OF MESA
- COMPLIANCE IS REQUIRED WITH ALL PROVISION AND REQUIREMENTS OF IBC CHAPTER 33, SAFEGUARDS DURING CONSTRUCTION, AND; IFC CHAPTER 33 AND NFPA 241, FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION.
 - THERE SHALL BE A 20 FEET WIDE FIRE APPARATUS ACCESS ROAD DURING CONSTRUCTION OR DEMOLITION. THIS ROAD SHALL BE AN ALL-WEATHER DRIVING SURFACE, GRADED TO DRAIN STANDING WATER AND ENGINEERED TO BEAR THE IMPOSED LOADS OF FIRE APPARATUS (14,000 LBS/24,000 LBS PER AXLE) WHEN ROADS ARE WET. THE ACCESS ROAD SHALL BE EXTENDED TO WITHIN 100' OF TEMPORARY OR PERMANENT FIRE DEPARTMENT CONNECTIONS. 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. PERMANENT ACCESS PER THE MESA FIRE CODE SHALL BE IN PLACE PRIOR TO ANY FINAL INSPECTION OF CERTIFICATE OF OCCUPANCY.
 - 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. THERE ARE TIMES WHEN HYDRANTS AND VALVES MUST BE CLOSED TEMPORARILY FOR REPAIR WORK OR CONSTRUCTION. THE DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE WATER SUPPLY IS ALWAYS AVAILABLE WHEN THE WORK IS COMPLETE. THE DEVELOPER/CONTRACTOR SHALL MAKE SURE THAT THE FIRE HYDRANTS ARE ACTIVE, AND THE VALVES ARE OPEN.

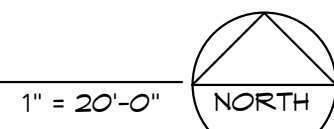
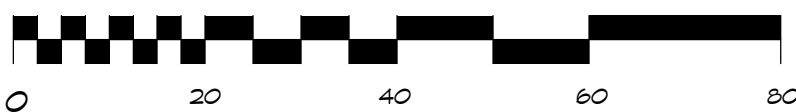
NOTE:
PROVIDE 'NO PARKING' SIGNS PER CITY OF MESA STANDARDS ON BOTH SIDES OF STREETS LESS THAN 25'-0" WIDE AND ONE SIDE OF STREETS LESS THAN 34'-0" WIDE.



E. SOUTHERN AVE.

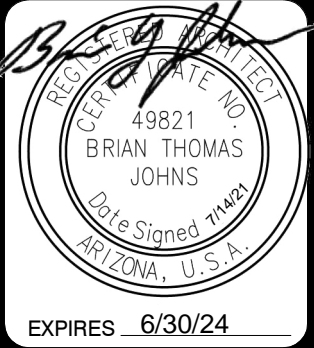
EXISTING APARTMENT COMPLEX
APN: 218-56-565K
ZONING: RM-4

SITE PLAN



associatedarchitects, INC.
architecture · construction management · planning
p. 480.964.8451
www.associated-architects.com
1356 East McKellips Road, Suite 101 · Mesa · Arizona · 85203

REVISION	DATE	DESCRIPTION
DRAWN BY: JY		
CHECKED BY: BT		
DATE: 7/14/21		
PRINTED: 7/14/21		



SHEET

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OF