

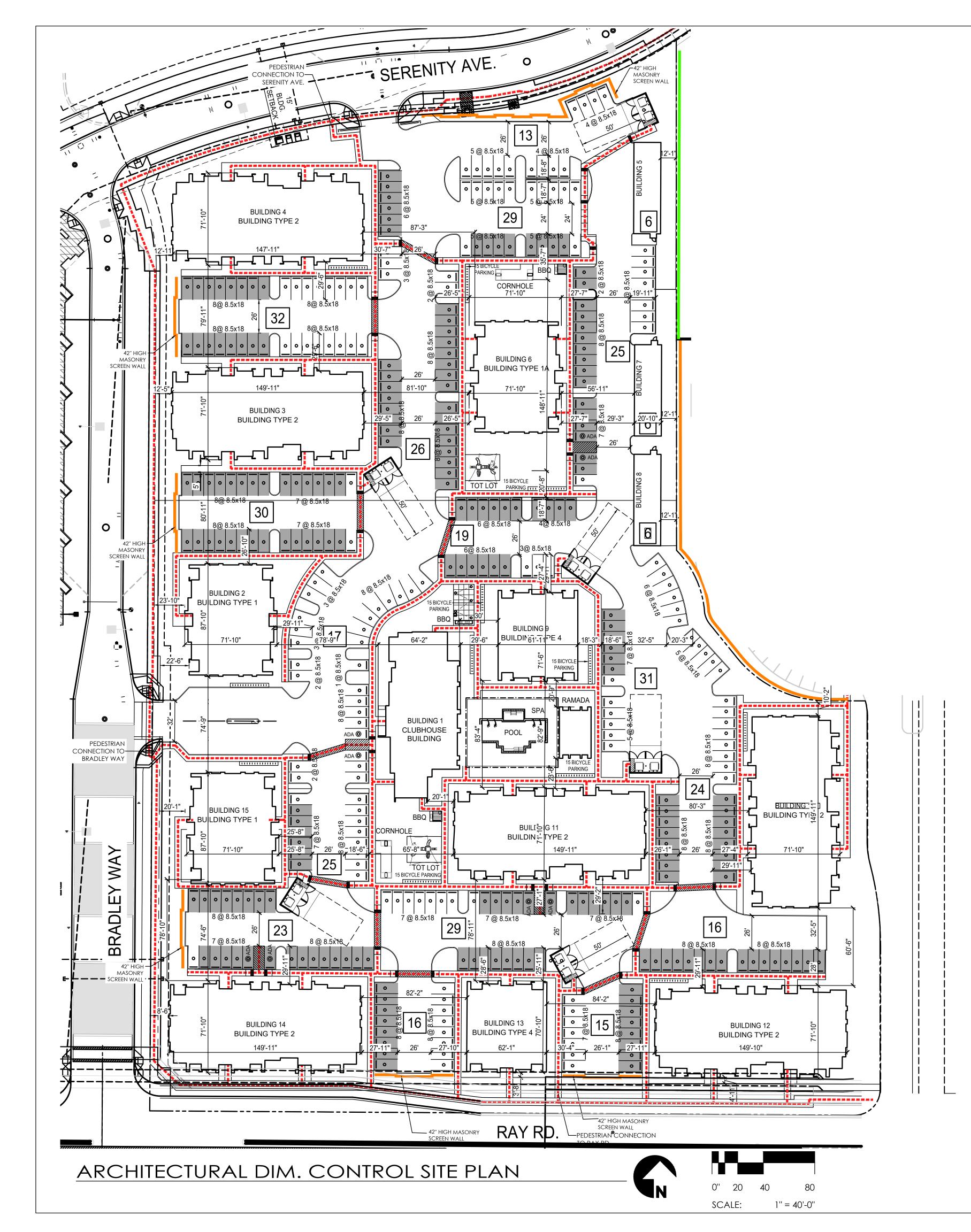
VICINITY MAP

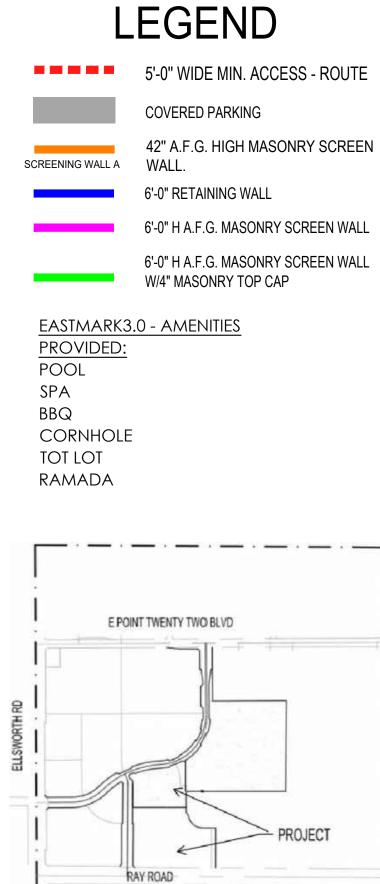
PROJECT

SCALE - 1:20

20 SCALE: 1'' = 40'-0''

PROJECT NAME & ADDRESS:         THE PREMIER AT EASTMARK 2.0         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         KITCHEN/BAR AT CABANA BUILDING AND PEDESTRIAN PATHWAYS AT         COURTYARDS. SEE AMENITIES/SERVICES NOTES FOR DETAILED         BREAKDOWN OF AMENITIES. <b>GENERAL BUILDING CODE ANALYSIS:</b> PROPOSED USE:         MULTI-FAMILY RESIDENTIAL         OCCUPANCIES:         MULTI-FAMILY RESIDENTIAL         OCCUPANCIES:         B @ CABANA         B @ CARPORTS         CONSTRUCTION TYPE:         VA W/ NFPA 13 @ CLUBHOUSE         VB @ MAILROOM         VB @ CABANA         B @ CARPORTS         EFFECTIVE GOVERNING CODES:	ROUTE 2
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 IEBC 2018 INTERNATIONAL EXISTING BUILDING CODE ISPSC 2018 INTERNATIONAL EXISTING BUILDING CODE ISPSC 2018 INTERNATIONAL SWIMMING POOL & SPA CODE AND CITY OF AMENDMENTS -MESA ZONING AND DEVELOPMENT CODE <u>GENERAL ZONING ANALYSIS:</u> <u>SITE ZONING:</u> <u>SITE AREA:</u> GROSS	
MAXIMUM BUILDING HEIGHT	SANDSTROM SANDSTROM SANDSTROM SOMARY SANDSTROM SOMARY SANDSTROM SOMARY SANDSTROM SOMARY SANDSTROM SOMARY SANDSTROM S
PROJECT UNIT MIX:         1 BEDROOM / 1 BATH	09/20/2021     CITY SITE PLAN REVIEW       NO     DATE     DESCRIPTION       THE PREMIERE AT EASTMARK 3.0 MESA, AZ
REQUIRED PARKING:         1 BEDROOM	ARCHISTRUCT LLC 345 N. BEVERLY MESA, AZ 85201 TEL: (602) 750-0445 WWW.ARCHISTRUCTDB.COM 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. 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.
<ul> <li>PROVIDED BICYCLE PARKING: TOTAL: 90 P.S.</li> <li><u>GENERAL NOTES</u></li> <li>"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."</li> <li>"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 (78,000 lbs. / 24,000 lbs. front axle, 54,000 lbs. rear axle) when roads are wet.</li> </ul>	AHJ STAMP
<ul> <li>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.</li> <li>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 tmeporary 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."</li> <li>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</li> </ul>	CITY PROJECT NUMBER: DRAWING TITLE: Architectural Site Plan
hydrant shall be within 500 feet of any combustible material and capable of delivering the minum fire flow requirement. This hydrant or hydrants may be either temporary or permanent as the project schedule permits. In additiion, 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.	PROJECT NO: DRAWING NUMBER:

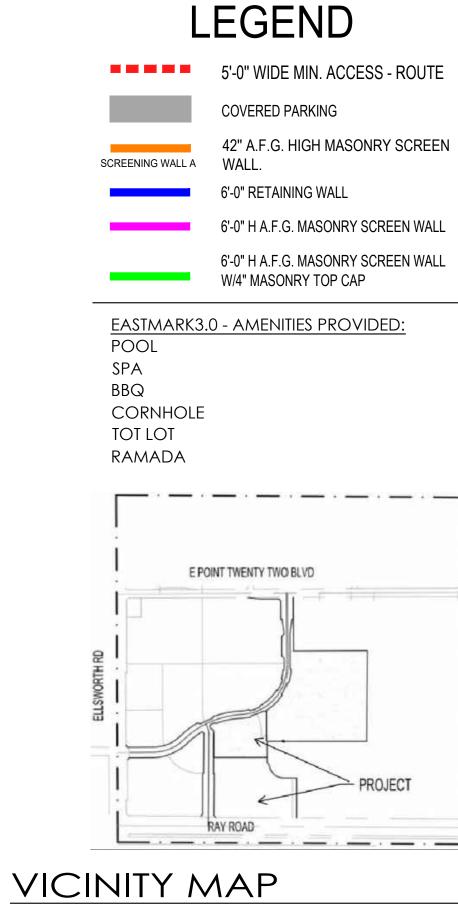




## VICINITY MAP

PROJECT DATA	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.		R	
	SITE ZONING:           SITE AREA:           GROSS			GSTERED ARCHITE
	NOTE: Site Area Data to be verified by Civil Engineer EASTMARK DEVELOPMENT: DEVELOPMENT UNIT PLANS 3/4 : DEVELOPMENT UNIT PLAN LAND USE GROUP (LUG) UC - URBAN CORE RESIDENTIAL BUILDING UNIT MIX: UNIT TYPE LIVABLE* GROSS BEDS BATHS SQ. FT. SQ. FT. 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			BRIAN BURTON SANDSTROM MO9/09/2021
	UNIT SEPARATION WALL, TO INSIDE FACE OF EXTERIOR WALLS PROJECT UNIT MIX:			
	1 BEDROOM / 1 BATH	NO	DATE	CITY SITE PLAN REVIEW DESCRIPTION IIERE AT EASTMARK 3.0 MESA, AZ
	REQUIRED PARKING:1 BEDROOM	THE OWI ARISING F THIS [	345 N. BEVER 2) 750-0445 WW NER, ARCHITECT, ANI ROM ANY UNAUTHOR AUTH DRAWING COPY MAY IGINALLY DRAWN. TH	RCHISTRUCT LLC RLY MESA, AZ 85201 /W.ARCHISTRUCTDB.COM D ENGINEER EXPRESSLY DISCLAIM ANY RESPONSIBILITY RIZED USE OF THESE PLANS, DRAWINGS, AND NOTES. ANY HORIZATION MUST BE IN WRITING. HAVE BEEN REPRODUCED AT A SIZE DIFFERENT THAN E OWNER, ARCHITECT, AND ENGINEER ASSUME NO ITY FOR THE USE OF INCORRECT SCALE.
	REQUIRED BICYCLE PARKING:         1 BEDROOM / 1 BATH			
	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."	AHJ STAN	P	
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 (78,000 lbs. / 24,000 lbs. front axle, 54,000 lbs. rear axle) when roads are wet.			
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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 minum fire flow requirement. This hydrant or hydrants may be either temporary or permanent as the project schedule permits.	DRAWING		itectural Dim. Control Site Plan
_	In additiion, 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.	PROJECT	NO:	DRAWING NUMBER:





5029 S. ELLSV MESA, ARIZO PROJECT	descript					
CENTER, CO APARTMENT	MMUNITY CEN TYPES INCLUD	TH A CLUBHOUS ITER & EXERCISE IE: ROOM AND THF	FACILITY.			
CARRIAGE B	UILDINGS WITH T 1ST FLOOR.	room and thi H one bedroo				
ENCLOSED C KITCHEN/BAI COURTYARD BREAKDOWN	GARAGES, POO R AT CABANA DS. SEE AMENIT N OF AMENITIE		PEDESTRIAN P OTES FOR DETA	ATHWAYS AT		
PROPOSED L	JSE:	<u>CODE AN</u> 	MILY RESIDEN SIDENTIAL UNI			
			LUBHOUSE (B @ L BUILDING ANA	MGR. OFFIC	CE)	
CONSTRUCT	ION TYPE:		IFPA 13R @ RES FPA 13 @ CLUI AILROOM ABANA			
EFFECTIVE G ADMIN. 2018			ISTRATIVE COI	DE		
IBC         2018           IRC         2018           IFC         2018           IMC         2018           IPC         2018           IPC         2017           IFGC         2018           IECC         2018	INTERNATIO INTERNATIO INTERNATIO INTERNATIO NATIONAL E INTERNATIO	NAL BUILDING ( NAL RESIDENTIA NAL FIRE CODE NAL MECHANIC NAL PLUMBING (LECTRICAL CO NAL FUEL GAS ( NAL ENERGY C)	L CODE CAL CODE CODE DE CODE	١		
IEBC 2018 ISPSC 2018	INTERNATION CODE AND CITY	NAL EXISTING B NAL SWIMMING OF AMENDMEN	S POOL & SPA			
<u>GENERAL</u> SITE ZONING	ZONING	NG AND DEVEL ANALYSIS:	LOF MENT CO	JL		
SITE AREA: GROSS NET TOTAL BUILDIN FLOOR AREA R MAXIMUM BUI	G FOOTPRINT	±0 T AREA ±0 0.	)9.12 AC (±39 )2.03 AC (±88 22	7,267.00 SF)	24%)	
NOTE: Site Are EASTMARK D DEVELOPMENT		<u>NT:</u> 3/4 : DEVELOP	MENT UNIT PL	AN		
LAND USE GRO RESIDENTIAL UNIT TYPE	<u>BUILDING U</u> LIVABLE*	<u>NIT MIX:</u> GROSS	BEDS	BATHS		
TYPE S1 TYPE A1	SQ. FT. 647	SQ. FT. 647	1	1		
TYPE A2 TYPE B1	630 1133	689	1 2 2	1 2 2		
* LIVABLE SQ. UNIT SEPARATI	footage is	CALCULATED	FROM CENTE	RLINE OF		
PROJECT UN 1 BEDROOM / 2 BEDROOM / TOTAL: 208 UNITS / 09 PARKING STAL PARKING STAL	1 BATH 2 BATH 9.12 ACRES	= 22.80 UNITS		<u>6 D.U. (51 %)</u> D.U.(100%)		)
1 BEDROOM / 2 BEDROOM / TOTAL: 208 UNITS / 09	1 BATH 2 BATH 7.12 ACRES ANDARDS: L RKING STALL. E (FIRELANE P ARKING:	= 22.80 UNITS ER MESA FIRE).		<u>5 D.U. (51%)</u> D.U.(100%) 9'-0" x 18'-0" OVERHANG) 8'-6" x 18'-0" 	TE	
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