

GENERAL NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO LOCAL, STATE AND FEDERAL CODES, STANDARDS AND REGULATIONS.
2. VERIFY DIMENSIONS, EXISTING CONDITIONS AND THE INFORMATION GIVEN PRIOR TO CONSTRUCTION OR FABRICATION. REPORT DISCREPANCIES TO THE ARCHITECT.
3. SPECIFICATIONS, DIMENSION AND NOTES SHALL HAVE PRECEDENCE OVER SCALE.
4. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES. WHERE NO DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT.
5. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONARY MEASURES TO PROTECT THE PUBLIC AND ADJACENT PRECINCTS FROM DAMAGE DURING CONSTRUCTION.
6. WHERE THERE MAY BE A CONFLICT IN THE SPECIFICATIONS AND/OR DRAWINGS, THEN THE MORE EXPENSIVE LABOR, MATERIALS AND EQUIPMENT SHALL BE ASSUMED TO BE REQUIRED AND SHALL BE PROVIDED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER.
7. WHEN WORK NOT SPECIFICALLY CALLED FOR IS REQUIRED TO COMPLETE THE PROJECT, IT SHALL BE PROVIDED BY THE CONTRACTOR WITH THE BEST MATERIALS AND WORKMANSHIP.
8. THE STARTING OF THE WORK BY A SUB-CONTRACTOR SHALL BE CONSIDERED EVIDENCE THAT HE HAS ACCEPTED CONDITIONS INVOLVED IN HIS WORK AND FINDS THEM SATISFACTORY.
9. EQUIPMENT, COMPONENTS, MATERIALS, ETC. SHALL BE INSTALLED PER THE MANUFACTURER'S PRINTED RECOMMENDATIONS.
10. THIS BUILDING IS TO BE CONSTRUCTED ACCORDING TO INDUSTRY STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
11. INSTALL GYPSUM BOARD PER THE GYPSUM CONSTRUCTION HANDBOOK AND MANUFACTURER'S RECOMMENDATIONS.
12. EXPOSED SURFACES NOT FACTORY PREFINISHED SHALL BE PAINTED. COLOR TO BE SELECTED BY OWNER.
13. IF OPTIONS ARE FOR THE CONTRACTOR'S CONVENIENCE: IF HE CHOOSES AN OPTION, CONTRACTOR SHALL PRESENT PRICE FOR NECESSARY CHANGES AND SHALL COORDINATE CONSTRUCTION DETAILS.
14. NOTIFY THE OWNER AND ARCHITECT OF THE WORK OF DEFECTIVE CONDITIONS DISCOVERED WHERE NEW WORK IS REQUIRED.
15. DEMOLISHED OR DISMANTLED SYSTEM ELEMENTS IF ENCOUNTERED IN CONFLICT WITH INTENDED FUNCTION DESIGN, NOTIFY ARCHITECT IMMEDIATELY.
16. IF EXISTING DISCONNECTED BUILDING CAP IS ENCOUNTERED AND GOING TO BE ABANDONED AS PER DESIGN, REMOVE AS PER CONSTRUCTION TECHNIQUES.
17. CERAMIC TILE AND MORTAR BED TO BE SELECTED BY THE OWNER, UNLESS OTHERWISE INDICATED.
18. TILE CONTRACTOR TO PROVIDE AND APPLY THE LATEST EDITION OF AMERICAN CERAMIC TILE HANDBOOK AND FOLLOW ANS1 TILE CODE DOCUMENTS.
19. CERAMIC TILE CONTRACTOR TO FOLLOW THE COUNCIL OF NORTH AMERICA HANDBOOK FOR CERAMIC TILE GLASS AND STONE TILE INSTALLATION.

PROJECT DATA

PROJECT OVERVIEW
 BUILDING: 5-STORY MIXED-USE IN MESA, AZ.
PROJECT ADDRESS:
 2130-44 MAIN ST - MESA ARIZONA 85201
 LOT : 17,18,62,63,73,72

OWNER:
 JORGE OROZCO
 1017 VILLAGE DR OCEANSIDE, CA 92057

ZONING DISTRICT:
 RM4 - LOT 73,63
 GC - LOT 18,17,72,62

BUILDING AREA:

GROUND FLOOR:
 M OCCUPANCY - 6286 SF
 S-2 OCCUPANCY - 13889 SF
 ELEVATOR - 111 SF
 STAIR - 286 SF

SECOND FLOOR:
 S-2 OCCUPANCY - 20115 SF
 ELEVATOR - 111 SF
 STAIR - 286 SF

THIRD FLOOR:
 R-2 OCCUPANCY - 8964 SF
 ELEVATOR - 111 SF
 STAIR - 286 SF

FOURTH FLOOR:
 R-2 OCCUPANCY - 8964 SF
 ELEVATOR - 111 SF
 STAIR - 286 SF

FIFTH FLOOR:
 R-2 OCCUPANCY - 6307 SF
 ELEVATOR - 111 SF
 STAIR - 286 SF

BALCONY
 - 1470 SF

BALCONY AMENITIES
 - 1030 SF

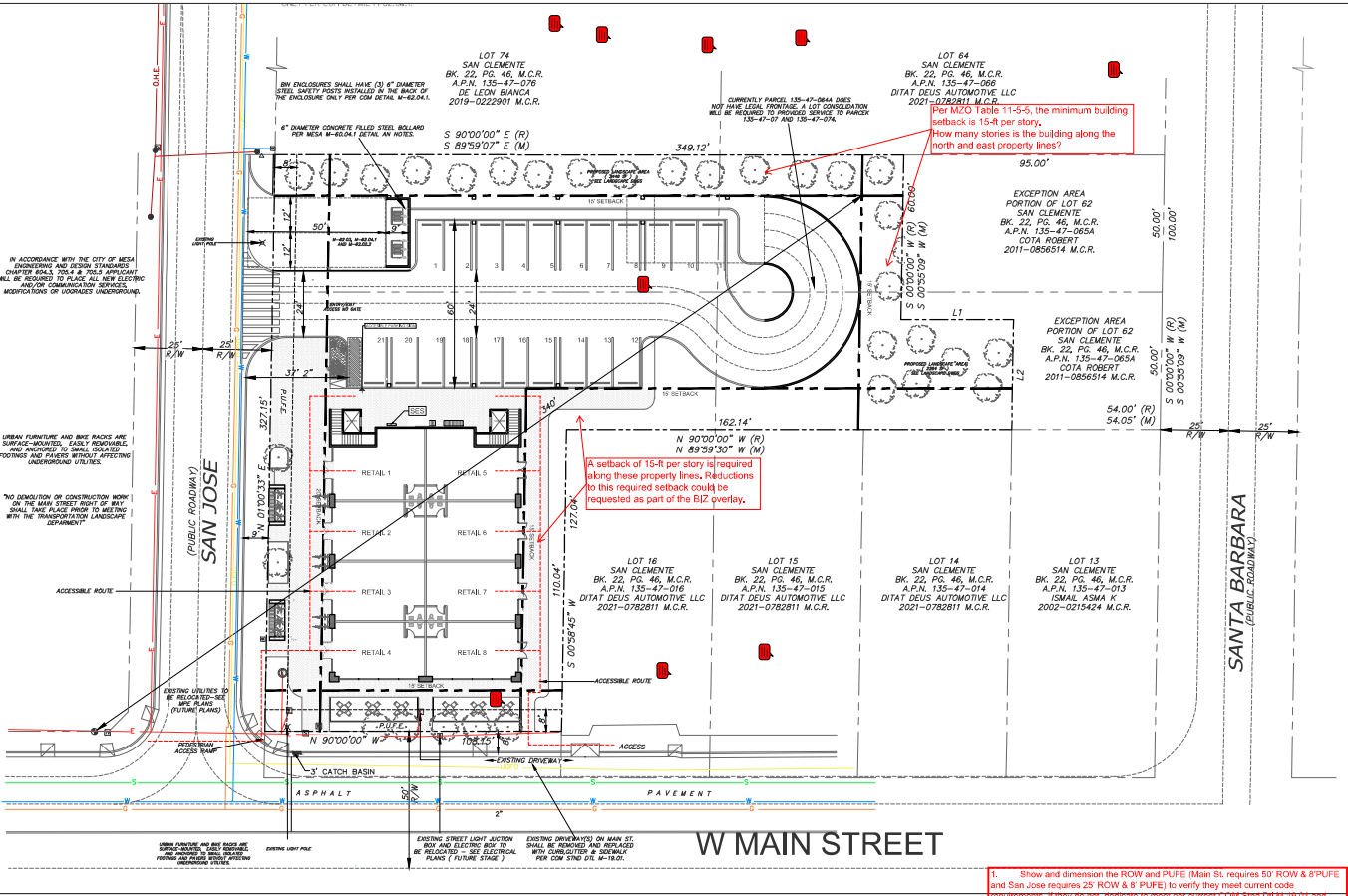
AMENITIES
 - 3094 SF

TOTAL BUILDING AREA: 73,571 SF
LOT COVERAGE: 20,569 SF / 36,459 SF = 57% (MAX. 80% ALLOWED)

BUILDING HEIGHT:
 ALLOWED : 30'
 PROPOSED : 55'
 STORIES : 5

OUTDOOR LIVING AREA:

REQUIRED : 150 SF / UNIT (150X21 = 3150 SF)
PROVIDED : 251 SF / UNIT (5275 / 21)



SITE PLAN

| APARTMENT UNIT | APARTMENT UNIT | APARTMENT UNIT | APARTMENT UNIT |
|----------------|----------------|----------------|----------------|
| APARTMENT UNIT | APARTMENT UNIT | APARTMENT UNIT | APARTMENT UNIT |
| APARTMENT UNIT | APARTMENT UNIT | APARTMENT UNIT | APARTMENT UNIT |
| APARTMENT UNIT | APARTMENT UNIT | APARTMENT UNIT | APARTMENT UNIT |

| PARKING GARAGE | STAIRS / ELEVATOR | PARKING GARAGE | RETAIL 1 | RETAIL 2 | RETAIL 3 | RETAIL 4 |
|----------------|-------------------|----------------|----------|----------|----------|----------|
| PARKING GARAGE | | | | | | |

REQUIRED VEHICULAR PARKING
 RETAIL SPACE : 6288 SF : 1 SPACE PER 375 SQUARE FEET (6286 SF / 375 = 16.76 SPACES)

ACCESSIBLE SPACES : 1 EACH 25 SPACES

PARKING SPACES PROVIDED:
 COVERED PARKING : 20 SPACES
 COVERED ACCESSIBLE PARKING : 1 SPACE

MULTIPLE RESIDENCE APARTMENTS :
 10 - 25 TOTAL UNITS : 1.3 SPACES PER UNIT (21 X 1.3 = 27.3 SPACES)

ACCESSIBLE SPACES : 1 EACH 25 SPACES

PARKING SPACES PROVIDED:
 COVERED PARKING : 28 SPACES
 COVERED ACCESSIBLE PARKING : 2 SPACES

TOTAL PARKING SPACES PROVIDED:
 COVERED PARKING : 48 SPACES
 COVERED ACCESSIBLE SPACES : 3 SPACES

TOTAL SPACES PROVIDED 51 SPACES

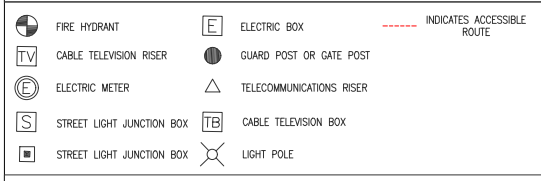
A. A. COMPLY WITH ALL PROVISIONS AND REQUIREMENTS OF MESA BUILDING CODE (MBC) CHAPTER 33 - SAFEGUARDS DURING CONSTRUCTION, MESA FIRE CODE (MFC) CHAPTER 33 - FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION, AND NPSA 241 FOR ITEMS NOT SPECIFICALLY ADDRESSED BY MFC CHAPTER 33.

"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 (76,000 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."

FLOOR DIAGRAM OF MIXED-USE BUILDING



LEGEND

- FIRE HYDRANT
- CABLE TELEVISION RISER
- ELECTRIC METER
- STREET LIGHT JUNCTION BOX
- STREET LIGHT JUNCTION BOX
- ELECTRIC BOX
- GUARD POST OR GATE POST
- TELECOMMUNICATIONS RISER
- CABLE TELEVISION BOX
- LIGHT POLE
- INDICATES ACCESSIBLE ROUTE

PARKING ANALYSIS

CONSTRUCTION NOTES

VECINITY MAP

1. Show and dimension the ROW and PUFs (Main St. requires 50' ROW & 3' PUF) and San Jose requires 25' ROW & 3' PUF) to verify they meet current code requirements. If they do not, indicate them per current code. Show the location and EDSM 106. Existing and proposed rights-of-way and easements SHALL BE CLEARLY SHOWN, identified and dimensioned. All public facilities, including the sidewalk, driveways, and occupation lines, shall reside within the public domain - this may require additional dedication.
2. Per current COM Engineering & Design Standards Sec. 207.5, The Engineer will be required to investigate, evaluate, determine, structural capacity, and stability. If after the Engineer's investigation, the City determines the existing pavement section is below current standards, the Engineer will call out a lawsuit at the
11. PUFs and PUFs shall be free of all obstructions and shall at all times be accessible to City service equipment. No buildings, sport courts, swimming pools, fences, shade structures nor permanent structures of any kind shall be constructed upon, over or under any public right-of-way. In addition, projects shall consider the continuity of utilities to utility easements of its placement with buildings shall be sufficient from the back of the property line such that buildings, building foundations or building shall not be undermined or disturbed by a water or sewer main located in subsequent years. No landscaping shall be placed within an easement that will render the easement unusable by equipment. The City of Mesa has the right to cause any construction to be removed without notice to the property owner and all related costs shall be the property owner's.
12. The existing landscape and irrigation in the ROW is owned and maintained by the City. Landscape irrigation and irrigation system must be maintained and kept in place until the developer installs new landscape material and irrigation system. When the project is complete the City of Mesa will no longer maintain the irrigation and landscape adjacent to the project property. Each coverable, improvement (landscaping, trees and Sipping Plans, Streetlight Plans, etc. must have the following boxed red stamp on demolition or construction work on the Main Street right of way shall take place in a meeting with the Transportation Landscape Department. Special attention must be paid to the existing irrigation, electrical and lighting plans on Main Street. The applicant will be responsible to assign the landscape within the ROW as part of their development requirements. They will also be responsible to assign the irrigation landscape assets that must remain within the ROW & PUFs within the ROW & PUFs.



PROJECT:
 5-STORY MIXED-USE DEVELOPMENT.
 MESA CITY, ARIZONA
 2130-44 MAIN ST, 85201
 2130-44 MAIN ST - MESA ARIZONA 85201
 LOT : 17,18,62,63,73,72

FOR REVIEW ONLY NOT FOR CONSTRUCTION

MAJESTO INVESTMENTS INC
 3300 QUAIL HILL PARKWAY
 14030 WILLOW, CA 92603
 Contact: 951-950-0000/majestoinvestments.com
 (P) 951-951-1122 or (P) 951-953-8418

PROJECT NO. 2501

ISSUED FOR: XXXXXXXXXXXX

ISSUED DATE: XXXXXXXXXXXX

REVISION ISSUE DATE



SHEET TITLE:
 PROJECT DATA
 SITE PLAN

SHEET NO. A0.0