GRANDE Vita

a BioCity Enterprise

A Khangura Development

LIST OF CONSULTANTS

ARCHITECTURAL

Kevin B Howard Architects, Inc.
8339 N Oracle Rd — Office: (520) 322-6800
Oro Valley, Az 85704 — Fax: (520) 322-6812

Robinette Architects, Inc.
1670 East River Road, Suite 112 — Office: (520) 323-3979
Tucson, Arizona 85718 — Fax: (520) 888-5518

CIVIL ENGINEERING

Coronado Engineering & Development Inc.
4007 E. Paradise Falls Dr. Suite 125 — Office: (520) 622-6041
Tucson, Arizona, 85712 — Fax: (520) 722-5394

PLANNING

The Planning Center
1270 E. Broadway Rd. Suite 203 — Office: (480) 750-7300
Tempe, AZ 85282 — Fax: (520) 622-1950

INTERIORS

Lori Carroll & Associates, LLC.
2496 East River Road, Suite 100 — Office: (520) 886-3443
Tucson, Arizona 85718 — Fax: (520) 886-1768

PARKING ENGINEERING

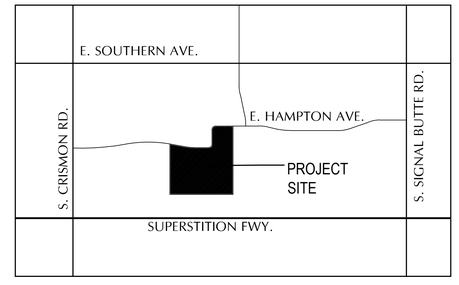
Southwest Traffic Engineering, LLC
3838 N. Central Ave., STE 1810 — Office: (602)266-7983
Phoenix, AZ 85012

10243 E. Hampton Ave., Mesa, AZ

LOTS 2 & 3 OF THE PROPERTY DESCRIBED IN BOOK 967 PG 14, MARICOPA COUNTY, ARIZONA

A PORTION OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 7 EAST, GILA AND SALT RIVER BASE AND MERIDIAN

SHEET INDEX



LOCATION MAP

SCALE: N.T.S.

REGISTERED ARCHITECT 26556 KEVIN B. HOWARD ARIZONA U.S.A.
EXP 09/30/2019

Kevin B Howard ARCHITECTS Incorporated AIA
8339 N Oracle Rd Suite 110
Tucson Arizona 85704
Phone 520.322.6800
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www.kbharchitect.com

GRANDE Vita a BioCity Enterprise A Khangura Development
10243 E. Hampton Ave, Mesa, Arizona, 85209

DEVELOPMENT SUBMITTAL

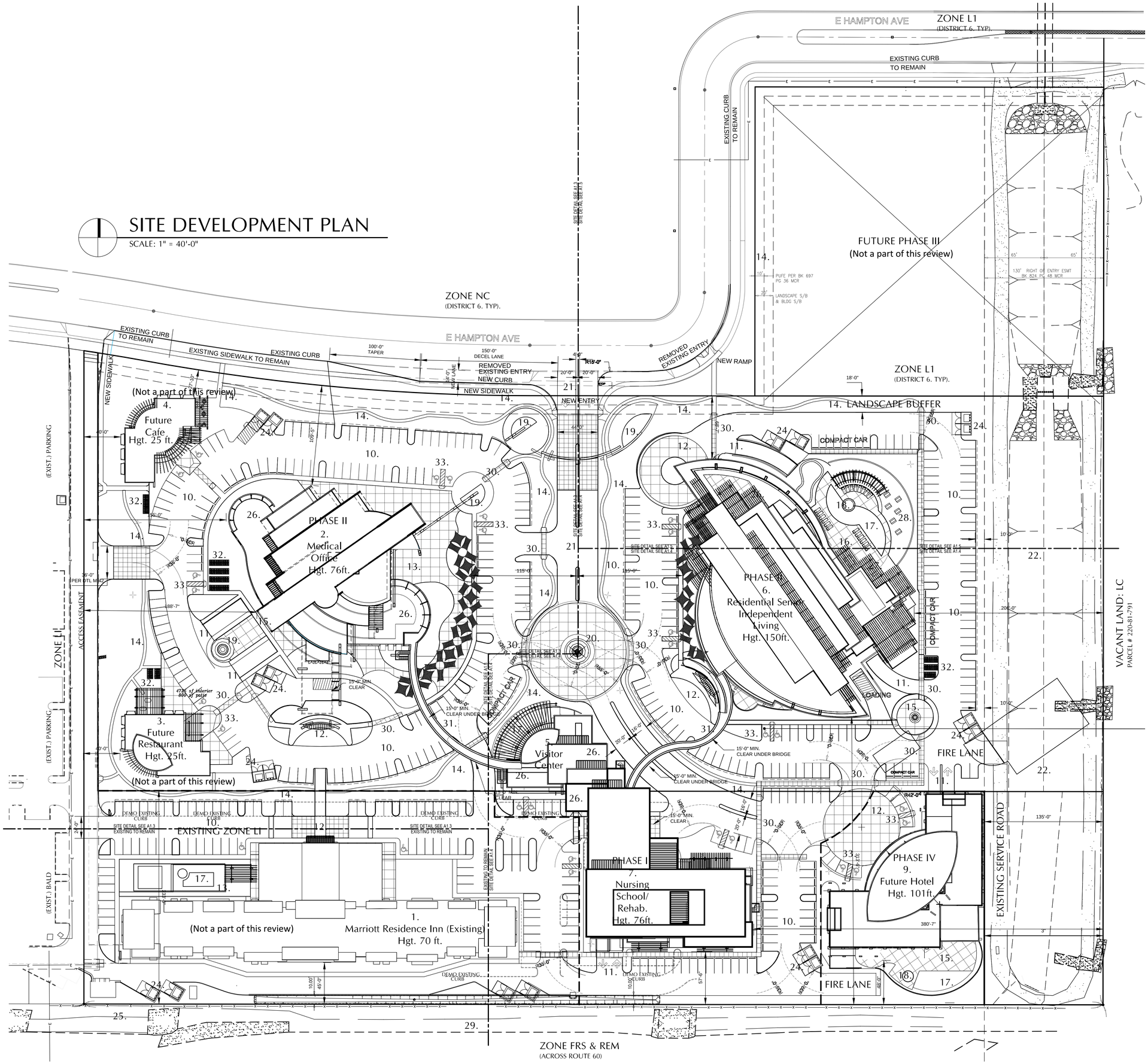
Job: 2017-12
Date: 11.01.2018
REVISIONS:

Drawn By:
J. E. Brown
H.S. Walker
Checked By:
J. E. Brown

G1.0

SITE DEVELOPMENT PLAN

SCALE: 1" = 40'-0"



Site Data

10243 E. Hampton AVE, Mesa, Az

(Existing to Phase VI):

Net: = ±15.27 Acres

Gross = ±17.1 Acres

Zoning - City of Mesa

Existing Zoning - LI BIZ

Proposed REZONING: LC-CUP-PAD & SUP

East of Site	= LC
North	= NC / L1
West	= L1
South	= RS & RM
District 6	

Zone LC uses allowed:

1. Hotel	Permitted
2. Medical Office	Permitted
3. Restaurant	Permitted
4. Cafe	Permitted
5. Visitor Ctrl.	Permitted
6. Senior Living	CUP & SUP REQUIRED
7.Nursing School	Permitted
8.Future Hotel	Permitted
9. Medical Office #2	Permitted
10. Parking Facilities	SUP FOR REDUCTION

Zone LC

Minimum Lot Area	= 1.0 Acres
Minimum Lot Width	= 100'
Minimum Lot Depth	= 100'
Max Height	= PER PAD

Minimum Setbacks:

Front & and Street Facing Side = 20'-0"

Interior Side and Rear: = Per PAD 45'-0"
(Adjacent to Non-residential)

Keynotes

PHASE I **EXISTING**

1. *Marriott Residence Inn* 4 Story/ 116,120 SQFT
-Conference Center

PHASE II

2. Medical Office 5 Story / 75,514 SQFT
-Medical Offices
-Whole Care Center
-Public Health Education
-Nutrition Center
-Fitness Center
-Outpatient Surgery Center
-Urgent Care

~~3. *Future Restaurant* 1 Story / 5,000 SQFT~~ (Not a part of this review)

~~4. *Future Cafe* 1 Story / 4,600 SQFT~~ (Not a part of this review)

5. Visitor Center
-Sales office
-Activity Center
-Business Center

6. *Residential Senior Independent Living*
12 Story/ 277,200 SQFT
(168 units)
-Luxury Condos
-Fitness Center
-Theater
-Restaurant / Food Court
-Professional Center
-Concierge Services
-Pet Boarding/Hotel

7. *Nursing School/Rehab* 5 Story / 84,000 SQFT

PHASE III (not part of this review)

~~8. *Medical Offices* 2 Story / 28,000 SQFT~~

PHASE IV

9. *Future Hotel* 7 Story / 117,150 SQFT

10. Parking (TYPICAL STALL SIZE 9'X18' UNO)
11. Underground Parking Access Ramp
12. Shuttle Stop
13. Plaza W/ Decorative Pavers (Material Per DRB)
14. Pedestrian Walking Path (4' WIDE Min.)
15. Breakout Space
16. Park
17. Swimming Pool
18. Spa
19. Water Feature
20. Sculpture Monument
21. Entry Avenue
22. Dry Wash (EXISTING)
23. Emergency Vehicles (PER FPD 503.2.4)
24. Solid Waste Containers (PER DTL M-62.02.1, 8 cubic yard Waste & Recycle EA. LOC.,10 total)
25. Perimeter Fence (SEE LANDSCAPE PLANS)
26. Roof Garden
27. Sports Courts
28. Dog Park
29. Drainage R.O.W. (SEE ENGINEERING PLANS)
30. Pedestrian Cross Walk
5' Min. Wide (Decorative Pavers Material Per DRB)
31. Connections Bridges (MIN 15' CLEARANCE BELOW)
32. Bike Racks (PER COM CODE 11-32-8)
33. HC Parking Per ADA 2010 Standards (208.2)

Special Note:

1. Street Light Photo-Metrics on Hampton to be provided at Construction Plan Submittal per Transportation Review

2. Increase weekly waste pickup service as project reaches maximum density. Minimum weekly pick up twice per week if food waste is placed in containers.

3. All required testing and engineering to be provided at time of Construction Plan Submittal for existing water pressure.

REGISTERED ARCHITECT
CERTIFICATE NO.
26556
KEVIN B.
HOWARD
Date Signed
ARIZONA, U.S.A.
EXP 09/30/2019

Kevin B Howard ARCHITECTS Incorporated AIA

8339 N Oracle Rd Suite 110
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10243 E. Hampton Ave, Mesa, Arizona, 85209

Site Development Plan

Job: 2017-12

Date: 11.01.2018

REVISIONS:

Drawn By:
J. E. Brown
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Checked By:
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A1.0

Mesa Gateway - A BioCity Development

Applicable Codes

City of Mesa Zoning Ordinance - Title 11 of the Mesa City Code including updates through July, 2018
2006 International Building Code (IBC 2006) w/ City of Mesa Amendments
2006 International Fire Code (IFC 2006)
2006 International Plumbing Code (IPC 2006) w/ City of Mesa Amendments
2005 National Electric Code (NEC 2005) w/ City of Mesa Amendments
2006 International Mechanical Code (IMC 2006) w/ City of Mesa Amendments
2009 International Energy Conservation Code (IECC 2009) w/ City of Mesa Amendments
ADA 2003 ICC A117.1 / 2010 ADAAG

Phase II

Building 2 - MEDICAL OFFICE BUILDING

GSF	75,089
NSF**	55,619 approx.
STORIES	5
HEIGHT	75'
SPRINKLER REQ	NO IBC 903
SPRINKLERED	YES

Allowable Construction Types: IA, IB, IIA, IIB, IIIA, IIIB (Based on height and area with applied increases) IBC Table 503

Primary Occupancy Group B, Business Group: Outpatient Clinic, Outpatient Surgery, Non Primary or Secondary Education Occupancies, Data Processing, Laboratories - Testing and Research, Professional Services including Physicians, Training and Skill Development. IBC 304.1

Secondary Occupancy Group A-2: Assembly use for food or drink consumption. IBC 303.1

1004.8 Outdoor Areas: Yards, patios, courts and similar out-door areas accessible to and usable by the building occupants shall be provided with means of egress as required by this chapter. The occupant load of such outdoor areas shall be assigned by the building official in accordance with the anticipated use. Where outdoor areas are to be used by persons in addition to the occupants of the building, and the path of egress travel from the outdoor areas passes through the building, means of egress requirements for the building shall be based on the sum of the occupant loads of the building plus the outdoor areas.

TABLE OF IBC GENERAL CODE REQUIREMENTS

SPACE	OCCUPANCY GROUP IBC CHAPTER 3	CONSTRUCTION TYPE IBC CHAPTER 6	AREA: ALLOWABLE AREA PER STORY IN SF (At) IBC TABLE 503	BUILDING FRONTAGE RATIO (F/P) IBC 506.2	FRONTAGE DISTANCE (20 MIN 30 MAX) (W) IBC 506.2.1	INCREASE FACTOR DUE TO FRONTAGE (Lf) IBC 506.2	INCREASE FACTOR DUE TO FIRE SPRINKLER (Ls) IBC 506.3	TOTAL ALLOWABLE AREA PER STORY IN SF (As) IBC 506.1	ACTUAL AREA IN SF	HEIGHT: BASE ALLOWABLE HEIGHT IN STORIES FROM GRADE IBC TABLE 503	TOTAL ALLOWABLE STORIES DUE TO FIRE SPRINKLER INCREASE IBC 504.2	BASE ALLOWABLE HEIGHT IN FEET FROM GRADE IBC TABLE 503	TOTAL ALLOWABLE HEIGHT IN FEET DUE TO SPRINKLER INCREASE IBC 504.2	ACTUAL HIGHT IN STORIES / FEET FROM GRADE	EGRESS: OCCUPANT LOAD FACTOR IBC TABLE 1004.1.1	NUMBER OF OCCUPANTS
1st Floor	B	II-B	23,000	1	30	0.75	2	86,250	25,171	5	6	55	75		See Calc	352
2nd Floor	A-2*	II-B	9,500	1	30	0.75	2	35,625	17,200	2	3	55	75		See Calc	295
3rd Floor	B	II-B	23,000	1	30	0.75	2	86,250	15,525	5	6	55	75		See Calc	115
4th Floor	B	II-B	23,000	1	30	0.75	2	86,250	12,618	5	6	55	75		See Calc	93
5th Floor	B	II-B	23,000	1	30	0.75	2	86,250	5,000	5	6	55	75		See Calc	37
BUILDING TOTAL		II-B							**75,514**					**5 / 75'**		**892**

*A-2 IS the Most Restrictive Occupancy Group making up more than 10% of the 2nd Floor. 2nd floor is primarily B Occupancy Group. See egress calculations for breakdown of occupancy type / floor area.

FIRE RESISTANT RATING PER BUILDING TYPE IBC 601

ELEMENT	IA	IB	IIA	**IIB**	IIIA	IIIB
Struct. Frame	3	2	1	**0**	1	0
Bearing Wall Ext.	3	2	1	**0**	2	2
Bearing Wall Int.	3	2	1	**0**	1	0
Non Bearing Exterior	DETERMINED BY SEPARATION DISTANCE IBC 602					
Non Bearing Interior	0	0	0	**0**	0	0
Floor Construction	2	2	1	**0**	1	0
Roof Construction	1.5	1	1	**0**	1	0

OCCUPANCY FOR EGRESS CALCULATIONS

IBC Table 1004.1.1

Floor	Function	Approx. SF**	Area / Occupant	# of Occupants
1	Dining	1700	15 net	113
	Vocational Learning	4000	50 net	80
	Exercise Area	3300	50 gross	66
	Outpatient Treatment	4500	100 gross	45
	Pharmacy	800	200 gross	4
	Business	4345	100 gross	43
	TOTAL	**18645**		**352**
2	Dining	3000	15 net	200
	Commercial Kitchen	500	200 gross	3
	Business	9240	100 gross	92
	TOTAL	**12740**		**295**
3	Business	11500	100 gross	115
4	Business	9346	100 gross	93
5	Business	3703	100 gross	37
	TOTAL **	**55934**		**892**

** Grossing factor of 1.35 applied to entire building prior to area calcs.

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Phase II Cont.

Building 3 - Restaurant
Building 4 - Café

GSF	4,800
NSF**	4,363 approx.
STORIES	1
HEIGHT	25'
SPRINKLER REQ	NO IBC 903
SPRINKLERED	YES

Allowable Construction Types: ALL (TYPE VB would require applied increases) IBC Table 503

Primary Occupancy Group A-2: Assembly use for food or drink consumption. IBC 303.1

TABLE OF IBC GENERAL CODE REQUIREMENTS

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1st Floor	A-2*	II-B	9,500	1	30	0.75	2	35,625	5,000	2	3	55	75	**25' / 1**	See Calc	228
BUILDING TOTAL		II-B							**5,000**							**228**

FIRE RESISTANT RATING PER BUILDING TYPE IBC 601

ELEMENT	IA	IB	IIA	**IIB**	IIIA	IIIB
Struct. Frame	3	2	1	**0**	1	0
Bearing Wall Ext.	3	2	1	**0**	2	2
Bearing Wall Int.	3	2	1	**0**	1	0
Non Bearing Exterior	DETERMINED BY SEPARATION DISTANCE IBC 602					
Non Bearing Interior	0	0	0	**0**	0	0
Floor Construction	2	2	1	**0**	1	0
Roof Construction	1.5	1	1	**0**	1	0

OCCUPANCY FOR EGRESS CALCULATIONS

IBC Table 1004.1.1

Floor	Function	Approx. SF**	Area / Occupant	# of Occupants
1	Dining	3300	15 net	220
	Commercial Kitchen	1500	200 gross	8
	TOTAL **	**4800**		**228**

** Grossing factor of 1.1 applied to entire building prior to area calcs.

1004.8 Outdoor Areas: Yards, patios, courts and similar out-door areas accessible to and usable by the building occupants shall be provided with means of egress as required by this chapter. The occupant load of such outdoor areas shall be assigned by the building official in accordance with the anticipated use. Where outdoor areas are to be used by persons in addition to the occupants of the building, and the path of egress travel from the outdoor areas passes through the building, means of egress requirements for the building shall be based on the sum of the occupant loads of the building plus the outdoor areas.

(Not a part of this review)

Mesa Gateway - A BioCity Development

Building 6 - Residential Senior Independent Living

GSF	277,200
NSF**	256,000 approx.
STORIES	12
HEIGHT	148'
SPRINKLER REQ	YES IBC 903
SPRINKLERED	YES

Primary Occupancy Group: Group I-1.
This occupancy shall include buildings, structures or parts thereof housing more than 10 persons, on a 24-hour basis, who because of age, mental disability or other reasons, live in a residential environment that provides personal care and/or supervisory care services. The occupants are capable of responding to an emergency situation without physical assistance from staff. This group shall include, but not be limited to, the following: Residential board and care facilities, Assisted living centers...Group homes...Congregate care facilities...Convalescent facilities IBC 308.2

Allowable Construction Types: IA, IB, IIA, IIB for first floor. IA for I-1 Occupancy floors above. IBC Table 503
1004.8 Outdoor Areas: Yards, patios, courts and similar out-door areas accessible to and usable by the building occupants shall be provided with means of egress as required by this chapter. The occupant load of such outdoor areas shall be assigned by the building official in accordance with the anticipated use. Where outdoor areas are to be used by persons in addition to the occupants of the building, and the path of egress travel from the outdoor areas passes through the building, means of egress requirements for the building shall be based on the sum of the occupant loads of the building plus the outdoor areas.

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1st Floor	A-2*	II-B	9,500	1	30	0.75	2	35,625	31,500	2	3	55	75		See Calc	911
2nd Floor	I-1	I-A	UL					UL	24,700						See Calc	266
3rd Floor	I-1	I-A	UL					UL	24,600						See Calc	115
4th Floor	I-1	I-A	UL					UL	24,600						See Calc	115
5th Floor	I-1	I-A	UL					UL	24,600						See Calc	115
6th Floor	I-1	I-A	UL					UL	24,600						See Calc	115
7th Floor	I-1	I-A	UL					UL	24,600						See Calc	115
8th Floor	I-1	I-A	UL					UL	24,600						See Calc	115
9th Floor	I-1	I-A	UL					UL	24,600						See Calc	115
10th Floor	I-1	I-A	UL					UL	21,400						See Calc	103
11th Floor	I-1	I-A	UL					UL	17,200						See Calc	83
12th Floor	I-1	I-A	UL					UL	10,200						See Calc	45
BUILDING TOTAL									**277,200**					**12 /148'**		**2,212**

*A-2 IS the Most Restrictive Occupancy Group making up more than 10% of the 2nd Floor. 2nd floor is primarily B Occupancy Group. See egress calculations for breakdown of occupancy type / floor area.

** Grossing factor of 1.1 applied to building prior to area calculations.

FIRE RESISTANT RATING PER BUILDING TYPE IBC 601

ELEMENT	IA	IB	IIA	**IIB**	IIIA	IIIB
Struct. Frame	**3**	2	1	**0**	1	0
Bearing Wall Ext.	**3**	2	1	**0**	2	2
Bearing Wall Int.	**3**	2	1	**0**	1	0
Non Bearing Exterior	DETERMINED BY SEPARATION DISTANCE IBC 602					
Non Bearing Interior	**0**	0	0	**0**	0	0
Floor Construction	**2**	2	1	**0**	1	0
Roof Construction	**1.5**	1	1	**0**	1	0

OCCUPANCY FOR EGRESS CALCULATIONS

IBC Table 1004.1.1

Floor	Function	Approx. SF**	Area / Occupant	# of Occupants
1	Dining	7400	15 net	493
	Commercial Kitchen	2000	200 gross	10
	Mercantile	4500	30 gross	150
	Business	8500	100 net	85
	Exercise	2500	50 gross	50
	Theater	1300 Fixed	Seats	32
	Gaming	1000	11 gross	91
	1st FLOOR TOTAL	27200		911
2	Chapel	750	7 net	107
	Business	2000	100 net	20
	Café Dining	700	15 net	47
	Café Kitchen	150	200 gross	1
	Residential	18200	200 gross	91
	2nd FLOOR TOTAL	21800		266
3	Residential	23000	200 gross	115
	3rd FLOOR TOTAL			115
4	Residential	23000	200 gross	115
	4th FLOOR TOTAL			115
5	Residential	23000	200 gross	115
	5th FLOOR TOTAL			115
6	Residential	23000	200 gross	115
	6th FLOOR TOTAL			115
7	Residential	23000	200 gross	115
	7th FLOOR TOTAL			115
8	Residential	23000	200 gross	115
	8th FLOOR TOTAL			115
9	Residential	23000	200 gross	115
	9th FLOOR TOTAL			115
10	Residential	20500	200 gross	103
	10th FLOOR TOTAL			103
11	Residential	16500	200 gross	83
	11th FLOOR TOTAL			83
12	Residential	9000	200 gross	45
	12th FLOOR TOTAL			45
	TOTAL **	**256000**		**2212**

Mesa Gateway - A BioCity Development

Building 7 Skilled Nursing and Rehab Facility

GSF	65,800
NSF**	49,800 approx.
STORIES	5
HEIGHT	76'
SPRINKLER REQ	YES IBC 903
SPRINKLERED	YES

Allowable Construction Types: IA, IB, IIA, IIB, IIIA, IIIB Allowable for 1st and 4th floor. IA or IB allowable for 2nd and 3rd floor with I-2 occupancy.

Primary Occupancy Group I-2: Institutional Group I-2 occupancy shall include buildings and structures used for medical care on a 24-hour basis for more than five persons who are incapable of self-preservation. This group shall include, but not be limited to, the following: Nursing Homes, Skilled Nursing Facilities, Hospitals, Metal Hospitals IBC 308.3

Secondary Occupancy Group B, Business Group: Outpatient Clinic, Outpatient Surgery, Non Primary or Secondary Education Occupancies, Data Processing, Laboratories - Testing and Research, Professional Services including Physicians, Training and Skill Development. IBC 304.1

TABLE OF IBC GENERAL CODE REQUIREMENTS

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1st Floor	B	II-B	#####	1	30	0.75	2	86,250	12,370	5	6	55	75		See Calc	118
2nd Floor	B	II-B	#####	1	30	0.75	2	86,250	7,630	5	6	55	75		See Calc	60
BUILDING TOTAL		II-B							**20,000**					**2 / 32'**		**178**

*A-2 IS the Most Restrictive Occupancy Group making up more than 10% of the 2nd Floor. 2nd floor is primarily B Occupancy Group. See egress calculations for breakdown of occupancy type / floor area.

FIRE RESISTANT RATING PER BUILDING TYPE IBC 601

ELEMENT	IA	IB	IIA	**IIB**	IIIA	IIIB
Struct. Frame	3	**2**	1	**0**	1	0
Bearing Wall Ext.	3	**2**	1	**0**	2	2
Bearing Wall Int.	3	**2**	1	**0**	1	0
Non Bearing Exterior	DETERMINED BY SEPARATION DISTANCE IBC 602					
Non Bearing Interior	0	**0**	0	**0**	0	0
Floor Construction	2	**2**	1	**0**	1	0
Roof Construction	1.5	**1**	1	**0**	1	0

OCCUPANCY FOR EGRESS CALCULATIONS

IBC Table 1004.1.1

Floor	Function	Approx. SF**	Area / Occupant	# of Occupants
1	Outpatient Treatment	5800	100 gross	58
	Business	6000	100 gross	60
	TOTAL	**11800**		**118**
2	Business	6000	100 gross	60
	TOTAL	**17800**		**60**

** Grossing factor of 1.35 applied to entire building prior to area calcs.

(FUTURE PHASE III
(Not a part of this review)

Grande Vita - A BioCity Development

Building 9 - HOTEL

GSF	117,180
NSF**	96,920 approx.
STORIES	7
HEIGHT	95'
SPRINKLER REQ	YES IBC 903
SPRINKLERED	YES

Allowable Construction Types: IA or IB above 5th floor. All types allowable below. Limiting factor is allowable stories above grade level for residential occupancy group. Lower floors can be other constrcution types if appropriate fire barrier is in place between construction types. IBC Table 503

Primary Occupancy Group R-1, Residential occupancies containing sleeping units where the occupants are primarily transient in nature, including: Boarding houses, Hotels and Motels IBC 310.1

Secondary Occupancy Group A-2: Assembly use for food or drink consumption. IBC 303.1

Secondary Occupancy Group B: Includes the use of a building or structure or portion thereof for office, professional or service type transactions. IBC 304.1

TABLE OF IBC GENERAL CODE REQUIREMENTS

SPACE	OCCUPANCY GROUP IBC CHAPTER 3	CONSTRUCTION TYPE IBC CHAPTER 6	AREA: ALLOWABLE AREA PER STORY IN SF (At) IBC TABLE 503	BUILDING FRONTAGE RATIO (F/P) IBC 506.2	FRONTAGE DISTANCE (20 MIN 30 MAX) (W) IBC 506.2.1	INCREASE FACTOR DUE TO FRONTAGE (Lf) IBC 506.2	INCREASE FACTOR DUE TO FIRE SPRINKLER (Ls) IBC 506.3	TOTAL ALLOWABLE AREA PER STORY IN SF (As) IBC 506.1	ACTUAL AREA IN SF	HEIGHT: BASE ALLOWABLE HEIGHT IN STORIES FROM GRADE IBC TABLE 503	TOTAL ALLOWABLE STORIES DUE TO FIRE SPRINKLER INCREASE IBC 504.2	BASE ALLOWABLE HEIGHT IN FEET FROM GRADE IBC TABLE 503	TOTAL ALLOWABLE HEIGHT IN FEET DUE TO SPRINKLER INCREASE IBC 504.2	ACTUAL HIGHT IN STORIES / FEET FROM GRADE	EGRESS: OCCUPANT LOAD FACTOR IBC TABLE 1004.1.1	NUMBER OF OCCUPANTS
1st Floor	S	II-B	23,000	1	30	0.75	2	86,250	12,022	4	5	55	75		See Calc	203
1st Floor	A-2*	II-B	9,500	1	30	0.75	2	35,625	5,000	2	3	55	75		See Calc	414
2nd Floor	R-1	I-B	UL	1	30	0.75	2	UL	17,052	11	NA[1]	160	NA[1]		See Calc	70
3rd Floor	R-1	I-B	UL	1	30	0.75	2	UL	17,052	11	NA[1]	160	NA[1]		See Calc	70
4th Floor	R-1	I-B	UL	1	30	0.75	2	UL	17,052	11	NA[1]	160	NA[1]		See Calc	70
5th Floor	R-1	I-B	UL	1	30	0.75	2	UL	16,334	11	NA[1]	160	NA[1]		See Calc	70
6th Floor	R-1	I-B	UL	1	30	0.75	2	UL	16,334	11	NA[1]	160	NA[1]		See Calc	70
7th Floor	R-1	I-B	UL	1	30	0.75	2	UL	16,334	11	NA[1]	160	NA[1]		See Calc	70
BUILDING TOTAL									**117,180**					**7 / 95'**		**1,036**

* A-2 IS the Most Restrictive Occupancy Group making up more than 10% of the 2nd Floor. 1st floor is primarily B Occupancy Group. See egress calculations for breakdown of occupancy type / floor area.

[1] Per IBC 504.2 For TYPE R OCCUPANCIES No height increase allowed to be applied above 60' or 4 stories.

FIRE RESISTANT RATING PER BUILDING TYPE IBC 601

ELEMENT	IA	IB	IIA	**IIB**	IIIA	IIIB
Struct. Frame	3	**2**	1	**0**	1	0
Bearing Wall Ext.	3	**2**	1	**0**	2	2
Bearing Wall Int.	3	**2**	1	**0**	1	0
Non Bearing Exterior	DETERMINED BY SEPARATION DISTANCE IBC 602					
Non Bearing Interior	0	**0**	0	**0**	0	0
Floor Construction	2	**2**	1	**0**	1	0
Roof Construction	1.5	**1**	1	**0**	1	0

OCCUPANCY FOR EGRESS CALCULATIONS

IBC Table 1004.1.1

Floor	Function	Approx. SF**	Area / Occupant	# of Occupants
1	Lobby Bar and Dining	3000	15 net	200
	Commercial Kitchen	500	200 gross	3
	Exercise Area	1200	50 gross	24
	Business	3000	100 net	30
	Open Conference	5400	15 net	360
	TOTAL	**13100**		**617**
2	Residential	13970	200 gross	70
3	Residential	13970	200 gross	70
4	Residential	13970	200 gross	70
5	Residential	13970	200 gross	70
6	Residential	13970	200 gross	70
7	Residential	13970	200 gross	70
	TOTAL **	**94920**		**1036**

Phase V

Building 8 - MEDICAL OFFICE BUILDING

GSF	75,089
NSF**	55,619 approx.
STORIES	5
HEIGHT	75'
SPRINKLER REQ	NO IBC 903
SPRINKLERED	YES

Allowable Construction Types: IA, IB, IIA, IIB, IIIA, IIIB (Based on height and area with applied increases) IBC Table 503

Primary Occupancy Group B, Business Group: Outpatient Clinic, Outpatient Surgery, Non Primary or Secondary Education Occupancies, Data Processing, Laboratories - Testing and Research, Professional Services including Physicians, Training and Skill Development. IBC 304.1

Secondary Occupancy Group A-2: Assembly use for food or drink consumption. IBC 303.1

1004.8 Outdoor Areas: Yards, patios, courts and similar out-door areas accessible to and usable by the building occupants shall be provided with means of egress as required by this chapter. The occupant load of such outdoor areas shall be assigned by the building official in accordance with the anticipated use. Where outdoor areas are to be used by persons in addition to the occupants of the building, and the path of egress travel from the outdoor areas passes through the building, means of egress requirements for the building shall be based on the sum of the occupant loads of the building plus the outdoor areas.

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Roof Construction	1.5	**1**	1	**0**	1	0

OCCUPANCY FOR EGRESS CALCULATIONS

IBC Table 1004.1.1

Floor	Function	Approx. SF**	Area / Occupant	# of Occupants
1	Business	2500	100 gross	25
	Display / Lobby	2500	15 net	167
	Café	1000	15 net	67
	Café Kitchen	300	200 gross	2
	Daycare	1500	35 net	43
	Activity Center	1000	15 net	67
	Outpatient Care	7000	100 gross	32
	Pharmacy	1500	200 gross	8
	Admissions	1500	15 net	100
	1st FLOOR TOTAL	18800		509
2	Chapel	2000	7 net	286
	Transitional Care	7500	240 gross	31
	Business	9000	100 gross	90
	2nd FLOOR TOTAL	18500		407
3	Transitional Care	16000	240 gross	67
	3rd FLOOR TOTAL			67
4	Vocational Training	16000	240 gross	67
	4th FLOOR TOTAL			67
5	Vocational Training	10000	240 gross	42
	5th FLOOR TOTAL			42
	TOTAL **	**79300**		**1091**

** Grossing factor of 1.35 applied to entire building prior to area calcs.

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REGISTERED ARCHITECT 26556 KEVIN B. HOWARD ARIZONA U.S.A.
EXP 09/30/2019

GRANDE Vita a BioCity Enterprise — A Khangura Development
10243 E. Hampton Ave, Mesa, Arizona, 85209

Building Code Review

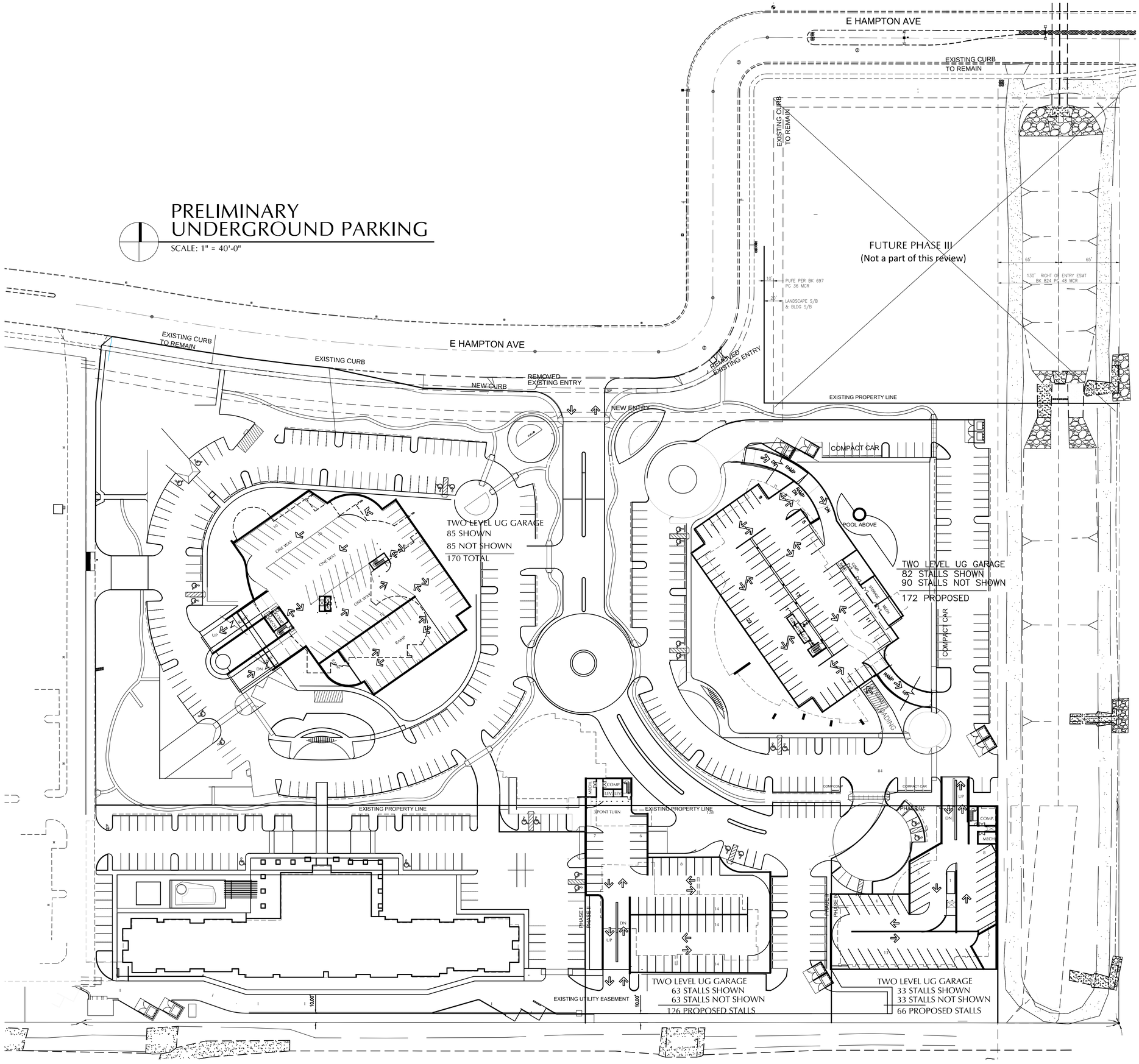
Job: 2017-12
Date: 11.01.2018
REVISIONS:

Drawn By:
J. E. Brown
H.S. Walker
Checked By:
J. E. Brown

A1.1

PRELIMINARY
UNDERGROUND PARKING

SCALE: 1" = 40'-0"



Building	Land Use	Total Size	Parking Ratio	Minimum Parking Spaces	Reduced Parking Spaces (15%)
1. Marriott Residence Inn	Hotels	127 rooms	1 space/room	127	108
2. Medical Office Building	Medical Offices	64,114 sq. ft.	1 space/200sf	321	272
	Medical Clinic	8,000 sq. ft.	1 space/200sf	40	34
	Fitness (Gym)	3,400 sq. ft.	1 space/100sf	34	29
3. Restaurant	Resturant	4,725 sq. ft. indoor 800 sq. ft. outdoor	1 space/75sf indoor + 1 space/200sf outdoor	67	57
4. Café	Café	4,275 sq. ft indoor 400 sq. ft. outdoor	1 space/75sf indoor + 1 space/200sf outdoor	59	50
5. Visitor Center	Guest Services	8,000 sq. ft.	1 space/375sf	21	18
6. Assisted Living	Assisted Living	168 rooms	1.2 space/room	202	171
7. Nursing School/Rehab	Nursing School	10,000 sq. ft.	1 space/200sf	50	43
	~~Rehab Center~~	~~16,000 sq. ft.~~	~~1 space/100sf~~	~~165~~	~~140~~
~~8. Medical Office Building~~	~~Medical Offices~~	~~20,000 sq. ft.~~	~~1 space/200sf~~	~~100~~	~~85~~
9. Future Hotel	Hotels	120 rooms	1 space/room	120	102
			~~Total~~	~~1,386~~	~~1,110 *~~
			updated Total 10-30-2018	1,206	1,025

* SEE Special Use Permit for additional time of use and demand reductions

440 SURFACE PARKING
534 UG PARKING
974 PARKING PROPOSED

1055 REQUESTED (SEE SUP REPORT)
-85 REMOVAL OF MO #2
970 REQUESTED updated Total 10-30-2018

See Parking report	Total:	970
	Surface Parking shown:	522
	Underground (covered) parking :	448
ADA required parking	20 plus 1 for each 100 over 1000	30
ADA required Van Spaces	1 out 6 ADA Req spaces must be Vans	5
Bicycle storage on site	50 spaces + 1/20 PS after frist 500	74

1 updated 10-30-2018

REGISTERED ARCHITECT
CERTIFICATE NO.
26556
KEVIN B. HOWARD
ARIZONA U.S.A.
EXP 09/30/2019

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GRANDEVita
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A Khangura Development
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PRELIMINARY
UNDERGROUND
PARKING

Job: 2017-12
Date: 11.01.2018
REVISIONS:

Drawn By:
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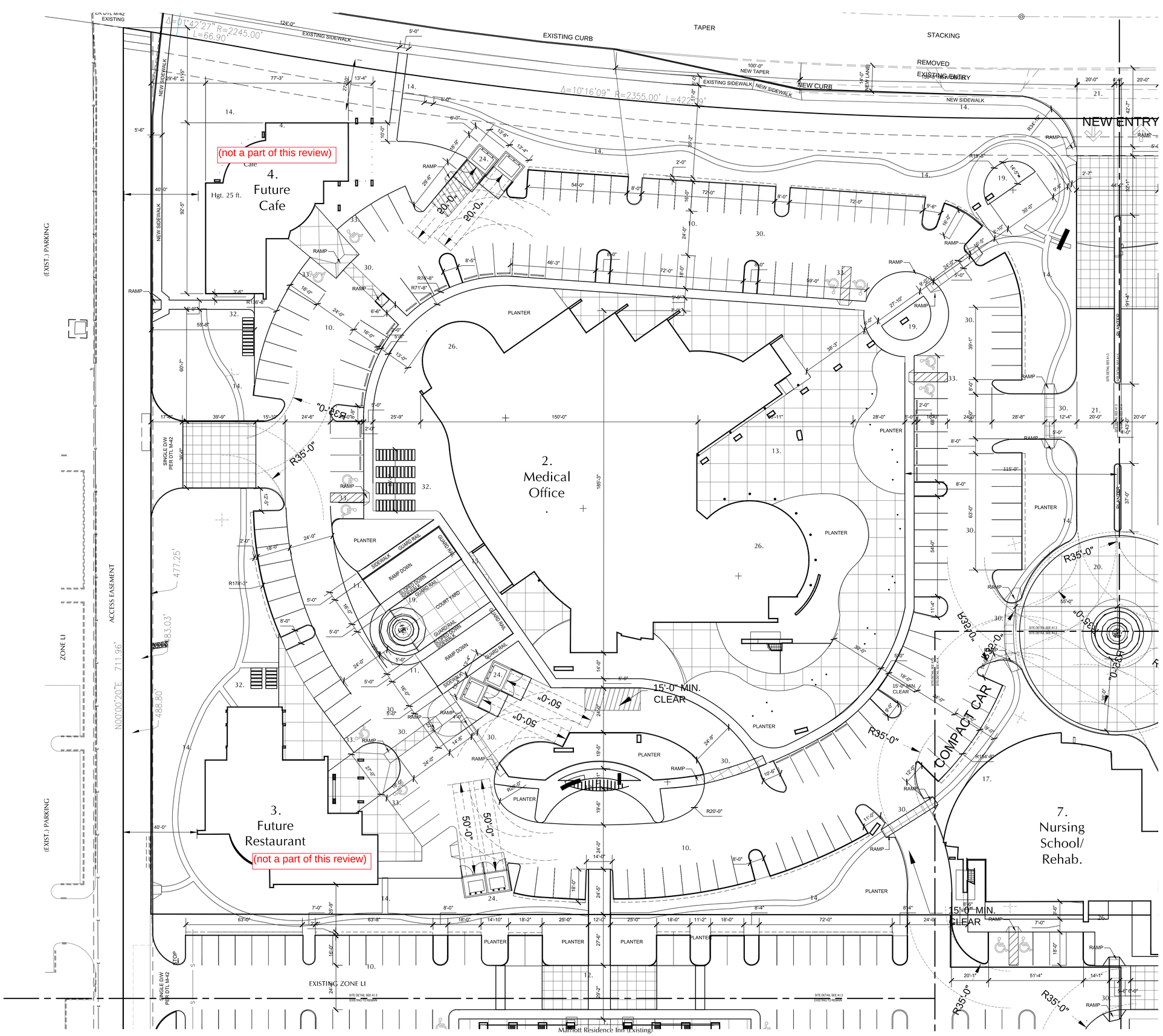
A1.2



SITE PLAN DETAIL

SCALE: 1" = 20'-0"

Keynotes

PHASE I **EXISTING**

1. *Marriott Residence Inn* — 4 Story/ 116,120 SQFT
   -Conference Center

PHASE II

2. Medical Office — 5 Story / 75,514 SQFT
   -Medical Offices
   -Whole Care Center
   -Public Health Education
   -Nutrition Center
   -Fitness Center
   -Outpatient Surgery Center
   -Urgent Care
3. *Future Restaurant* — 1 Story / 5,000 SQFT
4. *Future Cafe* — 1 Story / 4,600 SQFT
5. Visitor Center
   -Sales office
   -Activity Center
   -Business Center
6. *Residential Senior Independent Living* — 12 Story/ 277,200 SQFT (168 units)
   -Luxury Condos
   -Fitness Center
   -Theater
   -Restaurant / Food Court
   -Professional Center
   -Concierge Services
   -Pet Boarding/Hotel
7. *Nursing School/Rehab* — 5 Story / 84,000 SQFT

PHASE III (not part of this review)

~~8. *Medical Offices* — 2 Story / 20,000 SQFT~~

PHASE IV

9. *Future Hotel* — 7 Story / 117,150 SQFT

10. Parking (TYPICAL STALL SIZE 9'X18' UNO)
11. Underground Parking Access Ramp
12. Shuttle Stop
13. Plaza W/ Decorative Pavers (Material Per DRB)
14. Pedestrian Walking Path (4' WIDE Min.)
15. Breakout Space
16. Park
17. Swimming Pool
18. Spa
19. Water Feature
20. Sculpture Monument
21. Entry Avenue
22. Dry Wash (EXISTING)
23. Emergency Vehicles (PER FPD 503.2.4)
24. Solid Waste Containers (PER DTL M-62.02.1, 8 cubic yard Waste & Recycle EA. LOC.,10 total)
25. Perimeter Fence (SEE LANDSCAPE PLANS)
26. Roof Garden
27. Sports Courts
28. Dog Park
29. Drainage R.O.W. (SEE ENGINEERING PLANS)
30. Pedestrian Cross Walk 5' Min. Wide (Decorative Pavers Material Per DRB)
31. Connections Bridges (MIN 15' CLEARANCE BELOW)
32. Bike Racks (PER COM CODE 11-32-8)
33. HC Parking Per ADA 2010 Standards (208.2)

Special Note:

1. Street Light Photo-Metrics on Hampton to be provided at Construction Plan Submittal per Transportation Review
2. Increase weekly waste pickup service as project reaches maximum density. Minimum weekly pick up twice per week if food waste is placed in containers.
3. All required testing and engineering to be provided at time of Construction Plan Submittal for existing water pressure.

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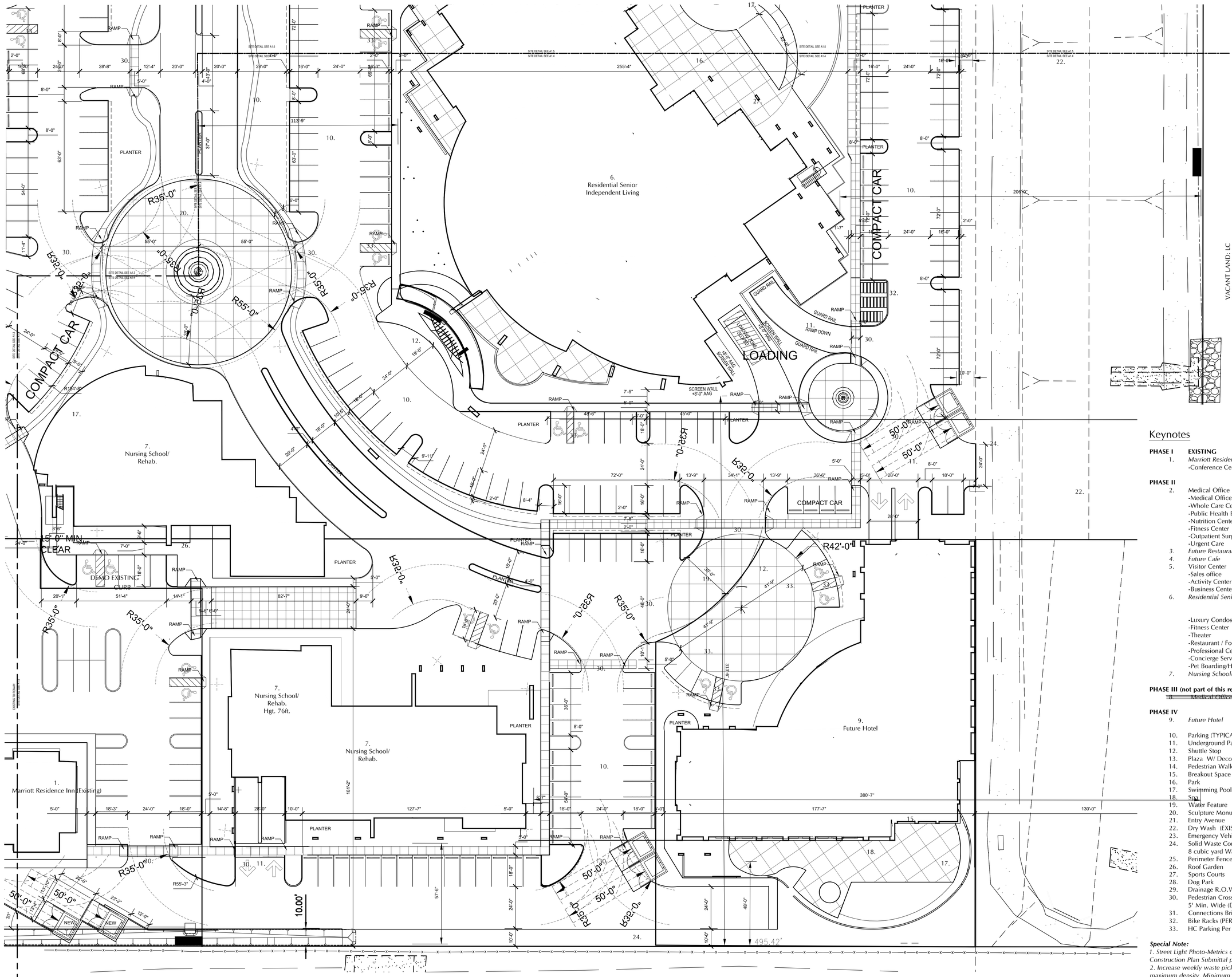
A1.3



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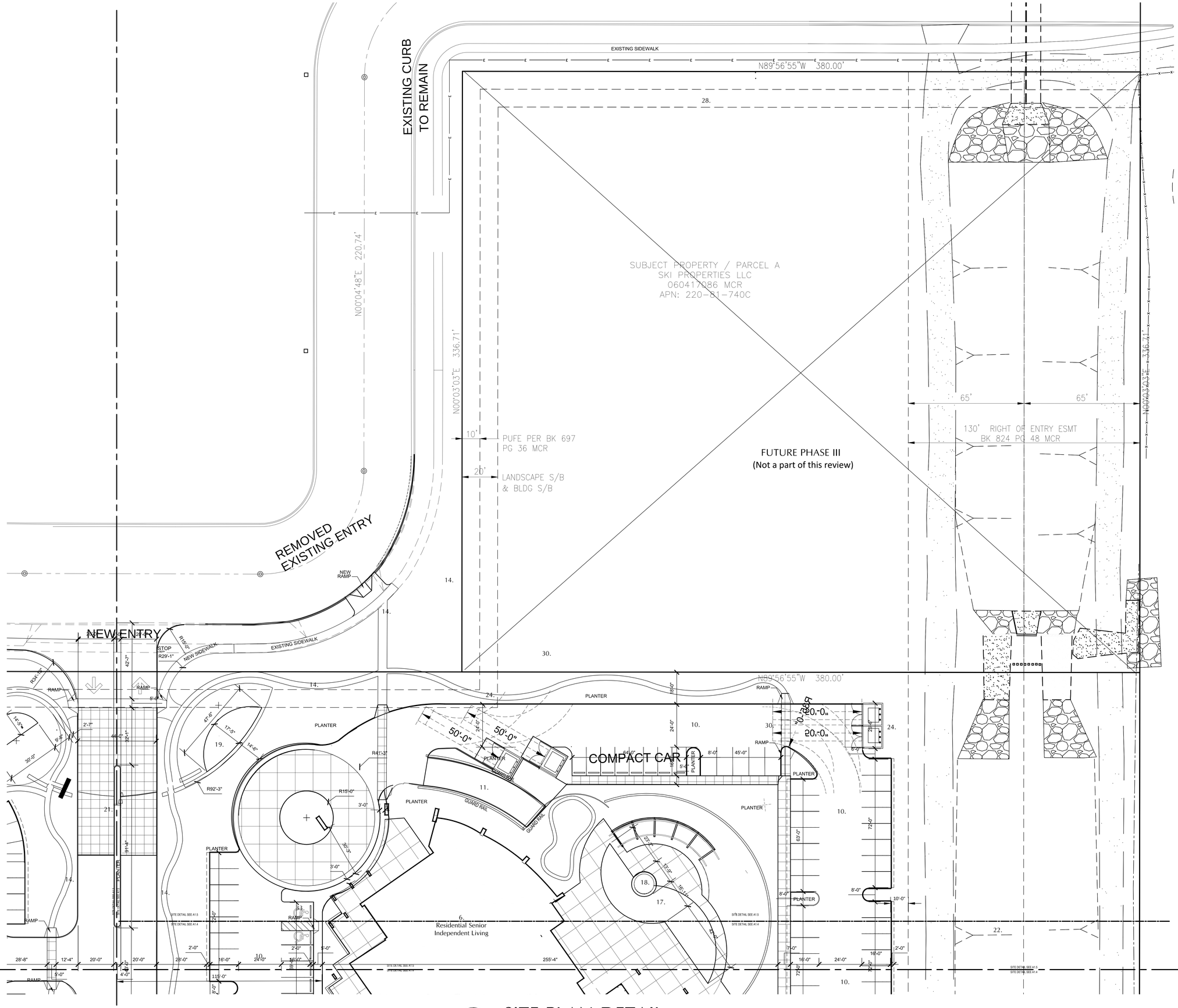

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