

LEGAL DESCRIPTION

LOT(S) 46, 47, 48, 49, OF POMEROY ESTATES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 173 OF MAPS, PAGE 43 AND CERTIFICATE OF CORRECTION RECORDED MAY 30, 1975 IN DOCKET 11181, PAGE 168.

PROJECT DATA

APN:	141-65-082, -083, -084 & -085
ADDRESS:	6543 E. McKELLIPS MESA, AZ 85034
ZONING:	NC (NEIGHBORHOOD COMMERCIAL)
PROPOSED USE:	MEDICAL / DENTAL / OFFICE
OCCUPANCY:	OFFICE (B)
CONSTRUCTION TYPE:	V-B, AFES (per NFPA 13)
SITE AREA:	GROSS: 105,260 S.F. (2.416 Acres) NET: 71,040 S.F. (1.631 Acres)
BUILDING AREA:	GROSS: 14,331 S.F. NET: 12,834 S.F.
LOT COVERAGE:	12,834 S.F. / 71,040 S.F. = 18%
PARKING REQUIRED:	12,834 S.F. / 200 S.F. = 64 Spaces
PARKING PROVIDED:	64 Total
ACCESSIBLE PKG. REQ'D:	2 Spaces
ACCESSIBLE PKG. PROV'D:	2 Spaces (included in total parking count)
COVERED PARKING:	12 Spaces (included in total parking count)
BICYCLE PARKING:	6.4 Spaces Required; 8 Spaces Provided
APPLICANT:	SEAN LAKE or VALERIE CLAUSSEN 1744 S. VAL VISTA DRIVE, SUITE 217 MESA, AZ 85209 480.461.4670 sean.lake@pewandlake.com valerie.claussen @pewandlake.com

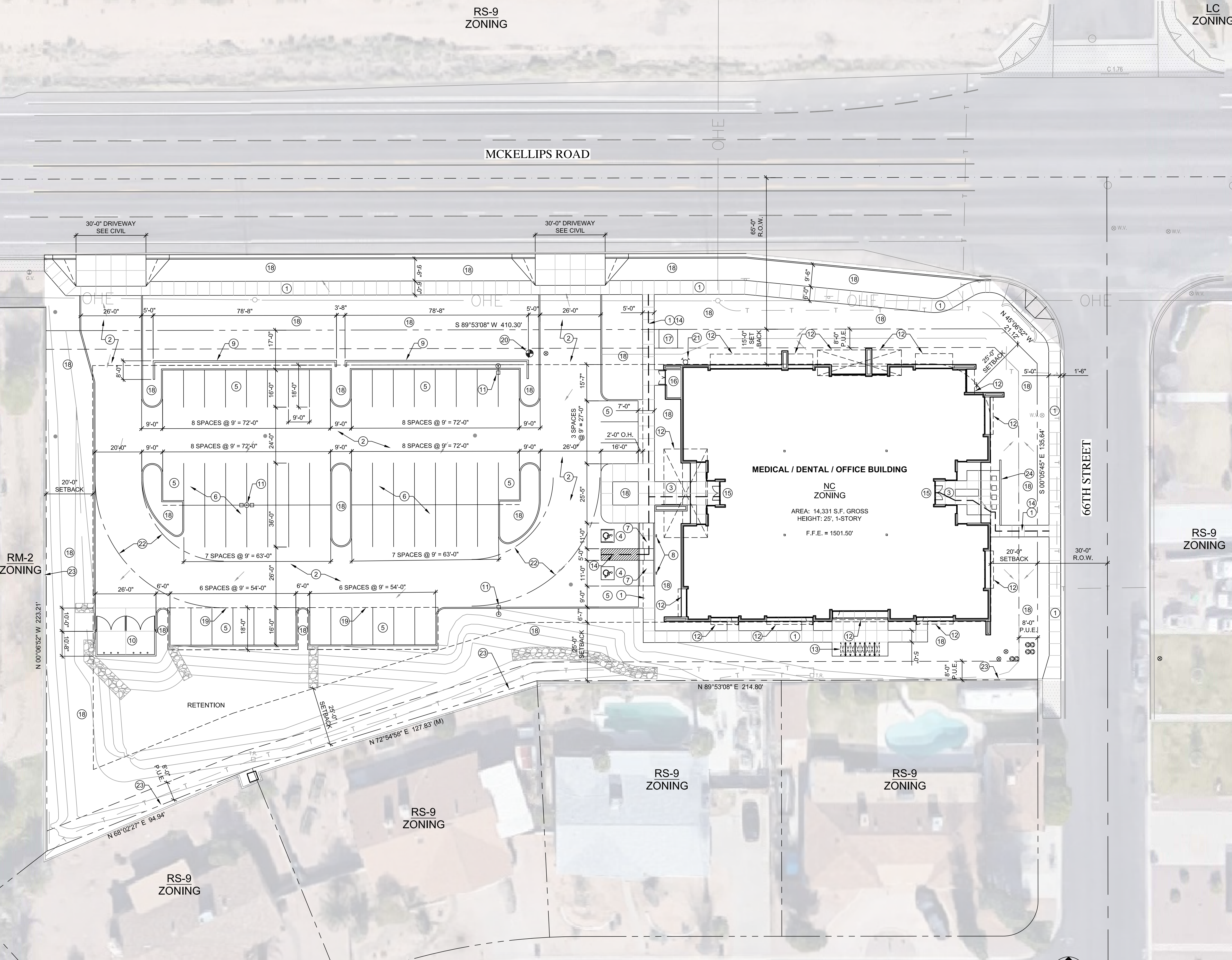
BUILDING AREA DEFINITIONS:  
GROSS AREA = OUTSIDE FACE OF WALL / BUILDING DRIP LINE  
NET AREA = INSIDE FACE OF WALL / INSIDE FACE OF GLASS

SITE PLAN KEYNOTES

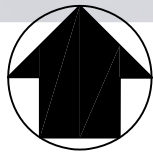
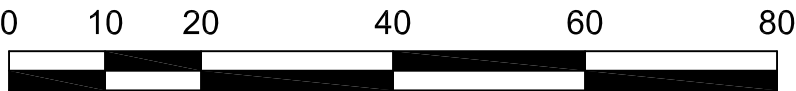
1. NEW CONCRETE SIDEWALK - WIDTH PER PLAN
2. NEW ASPHALT PAVEMENT - SEE CIVIL DRAWINGS
3. NEW CONCRETE ENTRY PAVEMENT - SEE CIVIL DRAWINGS
4. ACCESSIBLE PARKING SPACE (11'-0" WIDE x 16'-0" DEEP W/ 2'-0" OVERHANG, TWO SPACES SHARE 5' WIDE AISLE)
5. STANDARD PARKING SPACE (9'-0" WIDE x 16'-0" DEEP W/ 2'-0" OVERHANG)
6. STANDARD PARKING SPACE (9'-0" WIDE x 18'-0" DEEP)
7. ACCESSIBLE RAMP - SEE CIVIL DRAWINGS
8. ACCESSIBLE PARKING SPACE SIGNAGE
9. 3' HIGH, 8"x8"x16" SPLIT FACE CMU PARKING SCREEN WALL, PAINTED TO MATCH BUILDING COLOR P3 - SEE ELEVATION 5 / A-201
10. DOUBLE BIN REFUSE ENCLOSURE ON CONCRETE PAD WITH BOLLARDS PER CITY OF MESA STANDARD DETAILS PAINTED TO MATCH BUILDING COLOR P3 - SEE ELEVATION 6 / A-201
11. NEW LIGHT POLE & BASE - SEE ELECTRICAL DRAWINGS
12. PAINTED STEEL CHANNEL ACCENT BROW ABOVE - SEE ELEVATIONS
13. BICYCLE PARKING SPACE, 2' x 6' CLEAR SPACE, 2 SPACES SHARE ONE U-SHAPED RACK
14. ACCESSIBLE ROUTE TO ACCESSIBLE PARKING SPACES AND THE PUBLIC WAY
15. PRIMARY BUILDING ENTRY
16. SES - SEE ELECTRICAL DRAWINGS
17. TRANSFORMER - SEE ELECTRICAL DRAWINGS
18. LANDSCAPE AREA - SEE LANDSCAPE DRAWINGS
19. FUTURE PARKING CANOPY
20. NEW FIRE HYDRANT - SEE CIVIL DRAWINGS
21. NEW F.D.C. - SEE CIVIL DRAWINGS
22. FIRE TRUCK TURNING RADII - 35' INSIDE & 55' OUTSIDE RADII
23. EXISTING 6' HIGH PROPERTY LINE WALL
24. NEW 5' HIGH SCREEN WALL, STUCCO ON CMU

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS THE PROPERTY OF BALMER ARCHITECTURAL GROUP INC. THIS DRAWING MAY NOT BE REPRODUCED NOR REPRODUCTION HEREOF USED, WITHOUT THEIR WRITTEN PERMISSION. © 2017 BALMER ARCHITECTURAL GROUP, INC. 2435 E. CAMELBACK RD., SUITE 775 PHOENIX, ARIZONA 85016 PH: 602-954-8718 FAX: 602-488-9680 E-MAIL: ADMIN@BAG-INC.COM

REGISTERED ARCHITECT  
11903  
WESLEY ROBERT  
BALMER  
ARIZONA, U.S.A.  
Exp. 3/31/20



SITE PLAN  
SCALE: 1" = 20'-0"



SSB - MESA MEDICAL  
MESA, AZ  
SITE PLAN

A-101  
37010  
03OCT17

