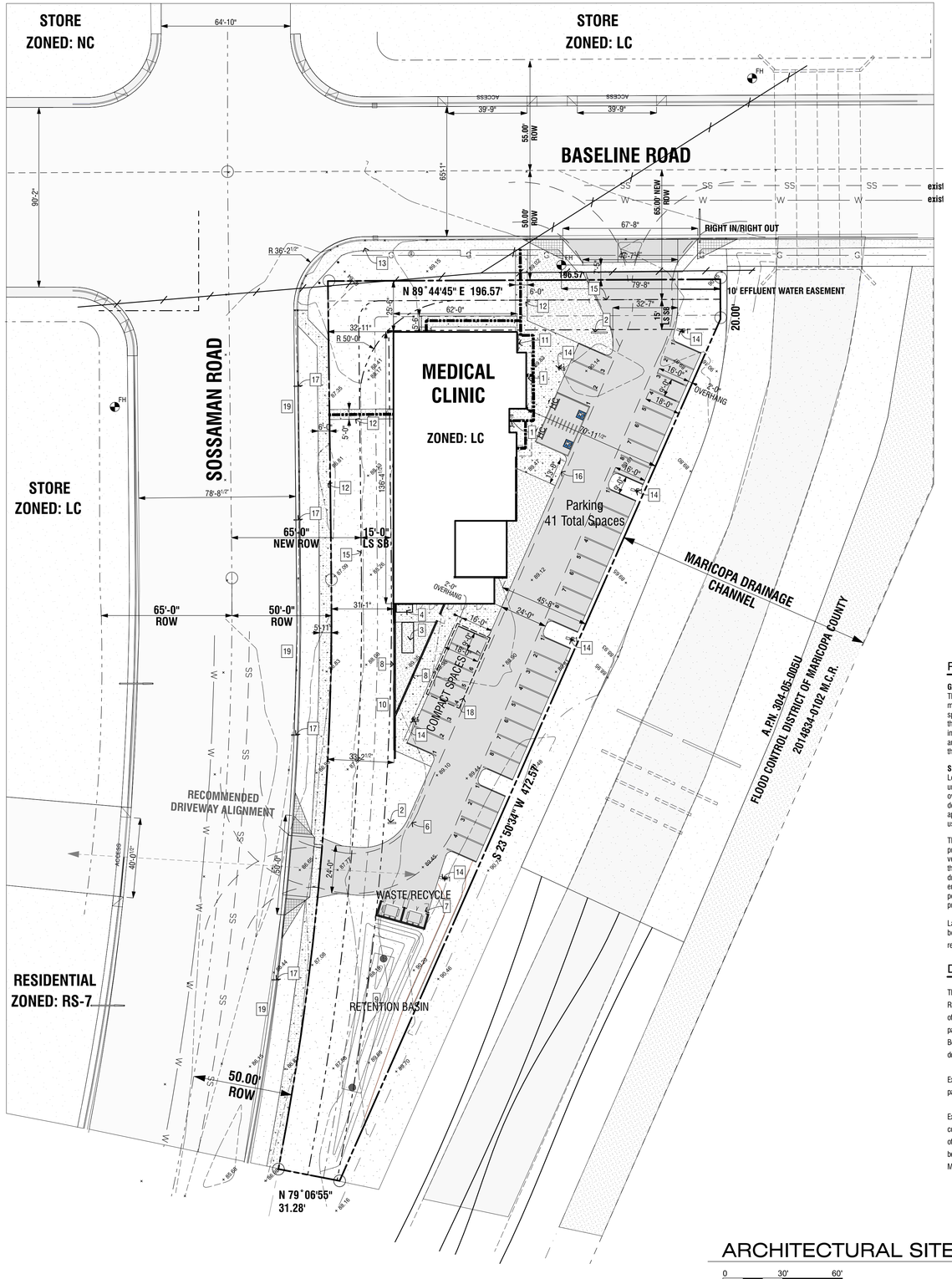


ARCHITECTURAL SITE PLAN

0 30' 60'

NORTH

CITY OF MESA FIRE CODES:

1. Required fire apparatus access road during construction or demolition. The access road shall be a minimum of 20 feet wide and shall be an all-weather driving surface, graded to drain standing water and engineered to bear the imposed loads of fire apparatus (74,000lbs/ 24,000lbs per axle)_ when roads are wet. For example, a minimum of six (6) inches of ABC compacted to 90% over an approved base would meet the requirement.

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 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 Mesa Fire ZCode shall be in place prior to any final inspection or certificate of occupancy. IFC Chapter 14.

2. 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 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 for ensuring that the water supply is available at all times. When the work is complete, developer/contractor shall make sure that the fire hydrants are active and the valves are open. IFC Chapter 14.

3. Compliance is required with all provisions and requirements of IBC Chapter 33, Safeguards During Construction, and; IFC Chapter 14 and NFPA 241, Fire Safety During Construction and Demolition.

See the following links for Mesa Fire Code amendments and Fire Department details:

2006 International Fire Code (as adopted)
https://www.mesaaz.go/home/showdocument?id=552

Fire Prevention Details
http://mesa.gove/residents/fire-medical/fire-prevention/fire-details

PROJECT NARRATIVE

General:
The proposed Kumar Medical Clinic and Ambulatory Surgery Center represents a much-needed use in the east Mesa area. This two-story building will bring specialized Cardio Vascular diagnosis and treatment to many of the residents in the adjacent 55 and older age restricted communities. It is currently planned to include a 5,500 sf Surgery Center with a state of the Art Hybrid Operating Room and 2,500 sf Clinic on the ground floor, with a second level mezzanine used for the storage of medical equipment. Total building area under roof is 12,000 sf.

Site Design:
Located at the SE corner of Baseline and Sossaman Road, the property is an unusual triangular shaped piece of property that appears to be a remnant site left over from the Maricopa Drainage Channel development and has never been developed. The North East/West, and South West corners of the intersection appear to have small commercial uses that are empty. We believe the medical use on this site can be a catalyst for revitalization of this area.

The sites relatively small size, 49,500 sf net, and its unusual shape are the primary drivers of the proposed buildings location and geometry. To allow safe vehicular access into the site we are proposing a new drive on Sossaman Rd. at the south end of the site aligning with the existing drive to the west, and a new driveway on Baseline Rd. positioned as far east as possible. The main building entry is located on the east side, directly off of the parking lot. The buildings positioning screens a parking lot of 40 spaces. Total required parking for this project is 1 space per 200 sf or 40 spaces. 40 spaces are provided.

Landscape will be designed to match the desert plant palette of the area and will be drought tolerant. Site lighting will be designed to be consistent with city requirements for light level.

DESCRIPTION

That portion of Lot 4, Section 5, Township 1 South, Range 7 East of the Lila and Salt River Base and Meridian, Maricopa County, Arizona, lying easterly of the easterly right of way line of Sossaman Road, as described in instrument recorded in docket 14205, page 1527, records of Maricopa County, Arizona and lying Westerly of the Westerly Boundary of the Maricopa Drainage Channel as described in instrument recorded in docket 15142, page 205, records of Maricopa County, Arizona;

Except all oil and gas rights as reserved in instrument recorded in book 304 of deeds, page 118, records of Maricopa County, Arizona;

Except all minerals, coal, carbons, hydrocarbons, oil, gas, chemical elements and compounds whether in solid, liquid, or gaseous form and all steam and other forms of thermal energy on, in, or under the above described land below a depth of 500 feet below the surface as reserved in instrument recorded in 2005-0273196, records of Maricopa County, Arizona.

CITY OF MESA GENERAL NOTES:

(REVISED 08-15-12)

1. All work and materials shall conform to current UNIFORM STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS construction as published by the Maricopa association of governments and as amended by the City of Mesa. All work and materials not in conformance with these amended specifications and details are subject to removal and replacement at the contractor's expense.
2. The information shown on drawings concerning the type and location of existing underground utilities is approximate and has not been independently verified by the engineer or the engineer's agent. The contractor shall determine the exact location of all existing utilities before commencing work, and agrees to be fully responsible for any and all damages which may occur by the contractor's failure to exactly locate and preserve any and all underground and overhead utilities.
   A. Call 602-263-1100 or 811 for blue stake services.
   B. Call Salt River power for pole bracing, electric service or construction scheduling at 602-236-8888.
   C. Call City Of Mesa electrical for pole bracing, electrical service or construction scheduling at 480-644-2251 within City of Mesa electrical service territory (downtown Mesa).
   D. When excavating in or adjacent to a city park OR AQUATIC FACILITY the contractor shall contact AQUATICS AND parks maintenance at 480-644-3097 to request assistance in locating underground UTILITYfacilities.
   E. When excavating in or adjacent to landscaping within the right-of-way, the contractor shall contact transportation field operations at 480-644-3038 to request assistance in locating underground irrigation Facilities.
3. The City of Mesa has adopted the City of Phoenix 2007 traffic barricade manual. Copies are available at 1101 East Jefferson Street, Phoenix, Arizona. Telephone 602-262-6235 or http://phoenix.gov/streets/traffic/index.html. City of Mesa has issued a supplement to the Phoenix traffic barricade manual. Copies are available at development services, 55 N. Center St., Mesa, Arizona. Telephone 480-644-2160 or both manuals are available online at: http://www.mesaaz.gov/transportation/barricades.aspx.
4. Contractor to notify traffic operations at 480-644-3126 prior to sign removal and when ready to permanently relocate sign.
5. Contractor to obtain any permits required unless otherwise indicated, and coordinate all irrigation dry-ups, relocations, and removals by others.
6. Contractor shall pothole existing utilities ahead of construction to allow for any necessary adjustments in grade line and to verify pipe materials for ordering the appropriate transition and tie-in fittings that may be required.
7. The contractor is responsible to remove all abandoned utilities that interfere with proposed improvements. The City of Mesa utilities department locating section will assist the contractor as needed, in determining if the utility (gas, water, and wastewater only) is abandoned by calling 480-644-4500.
8. Prior to start of construction on private property (easements), the contractor shall give the owner sufficient time (minimum 48 hours) to remove any items in conflict with construction. The contractor shall arrange to remove and replace all other conflicts as required.
9. The contractor shall coordinate work schedules to prevent any conflicting work conditions with the City of Mesa utility and transportation crews.
10. The contractor is advised that a dust control permit and a dust control plan may be required by the Maricopa County Air Quality Department. It shall be the contractor's responsibility to obtain this permit, if necessary, and comply with its requirements. Prior to construction, the contractor shall provide a copy of the dust control permit and dust control plan to the city for review.
11. Inspections shall be provided by the City of Mesa. The contractor shall notify the city inspection department at least 48 hours in advance of any construction.
12. The job site shall be cleaned of any debris or spoil resulting from this project at the completion of construction.
13. All equipment and materials not shown or specified on the plans or specifications, but required to complete this project, shall be supplied by the contractor as part of this contract work (no additional cost to the city).
14. Wherever pavement replacement per Mesa std detail m-19.4 or MAG STD Detail 200 is referred to within these plans, backfilling shall be per the City of Mesa street trench backfilling and pavement replacement policy statement, revised September 29, 1999.
15. For purposes of pavement per MAG STD detail 200 or mesa std detail m-19.4, intersections are defined by the curb returns in all directions.
16. Any survey markers disturbed or damaged by the contractor shall be replaced in kind by a registered land surveyor at no additional cost to the city.
17. All existing pavement markings, signs, and signal equipment that are not part of this project but need to be removed, replaced, relocated, or repaired because of contractor's work will be done at the contractor's expense.
18. The contractor is advised that damage to any public services or systems as a result of this project shall be repaired by the contractor and inspected by the city inspector. Depending on damages, all repairs shall be done within 24 hours. The contractor is advised that any costs related TO REPAIR or replacement of damaged public services or systems as a result of contractor's negligence shall be borne by the contractor.

PROJECT INFORMATION:

Site Address: 7615 E. Baseline Road, Mesa, AZ 85209
Existing Use: Vacant Lot
Proposed Use: Medical Clinic/ Ambulatory Surgery Center

Zoning
Existing Zoning: Limited Commercial (LC)
Proposed Zoning: Limited Commercial (LC)
Gross Site Acreage: 1.136 Acres - 49,500 sf
Net Site Acreage: 0.9178 Acres- 39,982 sf

Parking
Existing Parking: N/A
Proposed Parking: 1 space - 200 square feet

(building sf) / (200 sf)
(7,910 sf) / (200 sf)=39.55 spaces

Parking Required- 40 parking spaces
Parking Provided- 39 spaces with 2 ADA spaces - 40 total parking spaces
- 8 spaces are to be compact parking spaces

Bicycle Parking: 4 spaces provided

Proposed Building
Program: Medical Clinic/ Ambulatory Surgery Center
Occupancy: B
Construction Type: II-B
Square Footage: 7,910 sf
Building Height: 32' -10 3/4" to top of parapet
Average Building Height: 28'-3 1/2"

SITE PLAN GENERAL NOTES:

A. Contractor shall remove all existing vegetation, site improvements, etc. whether or not specifically indicated on the drawings to facilitate the completion of all required new work. Contractor shall visit the site and verify all quantities and items that are required to be removed prior to submittal of his proposal.

B. Slope all grades and pavement away from building(s) to provide positive drainage, unless noted otherwise.

C. Finish grade at sidewalks, buildings, etc., as required to provide smooth transition to grade.

D. Angles indicated are 45 degrees unless noted otherwise.

E. Construction debris shall be removed from the site on a continuing basis for the duration of construction.

F. Concrete walks shall have expansion joints at a maximum spacing of 20 feet OC and control joints at 5 feet OC, unless otherwise noted.

G. Perform all clearing, grubbing and earthwork in accordance with the Geotechnical report, unless more restrictive requirements exist.

H. Should slopes of greater than 1:20 (5%) occur at pavement locations, notify architect immediately.

I. All proposed imported fill material shall be tested by a qualified testing agency to verity that it meets all specification requirements, prior to placing on site.

J. Dimensions are to outside face of stem walls/foundations unless noted otherwise.

K. All areas disturbed by construction, staging, etc. shall be restored to their original condition by the General Contractor. General Contractor is responsible for documenting original condition.

L. All sidewalks at building entryways shall be "keyed" into building slab to prevent differential movement.

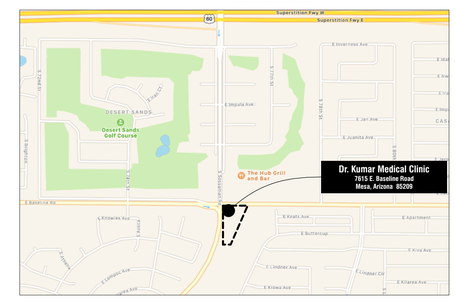
M. Contractor to coordinate trash enclosure unique gate code of 2688 or #2688 with a remote a remote that must be functional to open all gates from either side entry. The is to be coordinated with City of Mesa-Solid Waste Dept.

SITE PLAN KEYNOTES:

1. Building entrance
2. Building Monument Signage (NIC)
3. Generator, see electrical
4. SES, see electrical
5. SVT-site visibility triangles, 10' x 20' with extension to street curb
6. Emergency vehicle access
7. Solid waste container, Ref: M-62.02.1, see site plan general note M
8. CMU screen wall
9. Retention area, see civil
10. Landscape berm
11. Bike parking- 4 spaces
12. New concrete sidewalk
13. Existing concrete sidewalk
14. New light pole-16 feet high, see electrical
15. Right of way improvement
16. Patient drop off area
17. Street light, see electrical
18. Proposed covered parking
19. 6' bike lane

SITE PLAN LEGEND

- BROOM FINISH CONCRETE
- STABILIZED DECOMPOSED GRANITE
- ASPHALT CONCRETE PAVING
- ACCESSIBLE ROUTE TO PUBLIC SIDEWALK
- PROPERTY LINE
- PROPERTY EASEMENT
- LANDSCAPE SETBACK
- OVERHEAD POWER LINES
- FH — FIRE HYDRANT. SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
- PAINTED DIRECTIONAL ARROW ON PAVING.
- LIGHT POLE / FIXTURES.



VICINITY MAP

NOT TO SCALE

NORTH

orcutt | winslow
2929 n central ave
eleventh floor
phoenix az 85012
mail@owp.com

602.257.1764 t
602.257.9029 f

www.owp.com

REGISTERED ARCHITECT
15251
WILLIAM W. SHEELY
Date Signed 03/06/18
ARIZONA, U.S.A.
expires 06/30/2019

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PROJECT NO.	DATE OF ISSUE
2017_198-01	03.06.2018
REVISION NO.	DATE

PROJECT TEAM	DRAWN BY
Healthcare	AB

PROJECT PHASE
Planning and Zoning-Site Plan Review

SHEET CONTENTS
P&Z-site plan

SHEET NO.
A2

Orcutt |Winslow Project 2017_198-01 Dr. Kumar Medical Clinic, Conceptual Design Sheet A2 P&Z-site plan was plotted by Alex Buettner on Tuesday, March 6, 2018 at 5:11 PM; file found at BIM Server: HC Bimserver - BIM Server 21\Health Care Studio/17_198-01_Dr. Kumar MOB