

ARCHITECTURAL SITE PLAN

PROJECT DIRECTORY

PROJECT OWNER:
LMAD DEVELOPMENT

ARCHITECT:
TAMIMI ARCHITECTS
MARWAN TAMIMI
602-380-3026

SITE INFORMATION

PARCEL NUMBER: 141-57-017C
LOT AREA: 191,375 SQ.FT. (4.393 ACRES)
ZONING: LC

PROPOSED BUILDING HEIGHT:
ALLOWED: 35/2
PHASE I: SINGLE STORY 22 FEET
PHASE II: TWO STORIES 30 FEET

SET BACK:
STREET SIDE: 20 FEET
SIDE: 15 FEET SINGLE STORY, 30 FEET TWO STORIES

LANDSCAPE SET BACK:
STREET: 20 FEET
SIDE: 15 FEET ON THE NORTH / 15 FEET ON THE SOUTH SIDE

OFF STREET PARKING CALCULATIONS:
REQUIRED PARKING: 1/200 SQ.FT. FOR MEDICAL USE
REQUIRED FOR PHASE I: 18,645/200 = 93 SPACES
REQUIRED PARKING FOR PHASE II: 26,955/200 = 135 SPACES
TOTAL REQUIRED PHASE I AND PHASE II: 228 SPACES
TOTAL PROVIDED PHASE I AND PHASE II: 228 SPACES
ACCESSIBLE PARKING PROVIDED: 11 SPACES

COVERED PARKING SPACE:
REQUIRED: MINIMUM 10 SAPCE. 1 COVERED SPACE PER OFFICE
OR SUITE PLUS 1
PROVIDED: 18 SPACES

BUILDING INFORMATION

BUILDING AREA PHASE I: 18,645 SQ.FT.
BUILDING AREA PHASE II: 26,955 SQ.FT.
TOTAL AREA: 45,600 SQ.FT.
BUILDING HEIGHT: SINGLE STORY, 22 FEET TO THE TOP
OF PARAPET
TWO STORIES: 30 FEET, 35 FEET AT LOBBY DESIGN
FEATURE WALL AND 34 FEET AT SCREEN WALLS

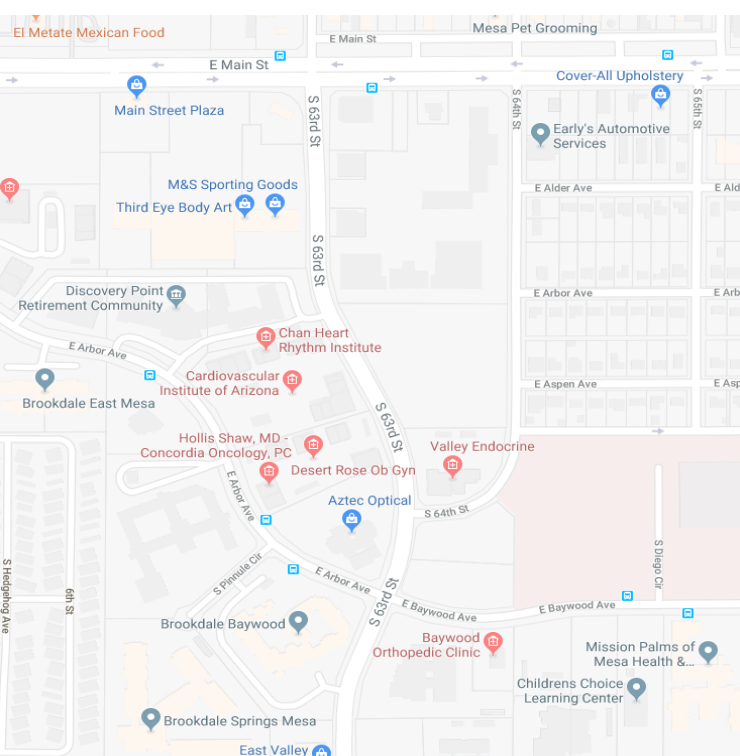
BUILDING CODES

2018 International Building Code (IBC)
2018 International Energy Conservation Code (IECC)
2018 International Fire Code (IFC)
2018 International Fuel Gas Code (IFGC)
2018 International Mechanical Code (IMC)
2018 International Plumbing Code (IPC)
2017 National Electrical Code (NEC)

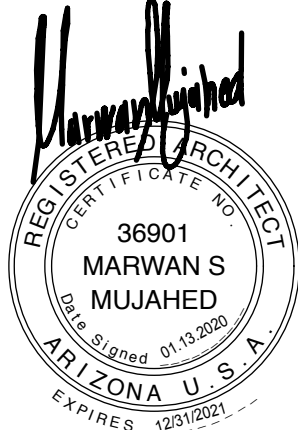
LOCATION MAP



VICINITY MAP



Healthcare
Architecture | Planning



MEDICAL OOFFICE BUILDING

143 SOUTH 63 STREET
Mesa, AZ 85206

CLIENT CONTACT
LMAD DEVELOPMENT
2140 S DUPONT HWY
CADEN, DE 19934

© 2018 this (hard copy or electronic) drawing is an instrument of service and the property of the design team and shall remain their property. The design professional shall not be responsible for any alterations, modifications or additions made to this drawing by any party other than the design professional. Use of this drawing shall be limited to the original site for which it was prepared and publication thereof is expressly limited to such use, re-use or reproduction. Unless otherwise agreed in writing, design professional reserves all copyright or other proprietary interest in this drawing, and it may not be re-used for any other purpose without the design professional's written consent. Publication by any method in whole or part is prohibited without the written permission of the design professional. Any information obtained or conclusions derived from this drawing shall be at the user's sole risk.

PROJECT NUMBER:
SCSA 2018-003

DATE OF ISSUE:
01.13.2020

REVISION NO. DATE

PROJECT PHASE:
Site Plan

PROJECT TEAM:
Marwan Tamimi

DRAWN BY:
MT

SHEET CONTENTS:
Site Plan

SHEET NO.

AS-100