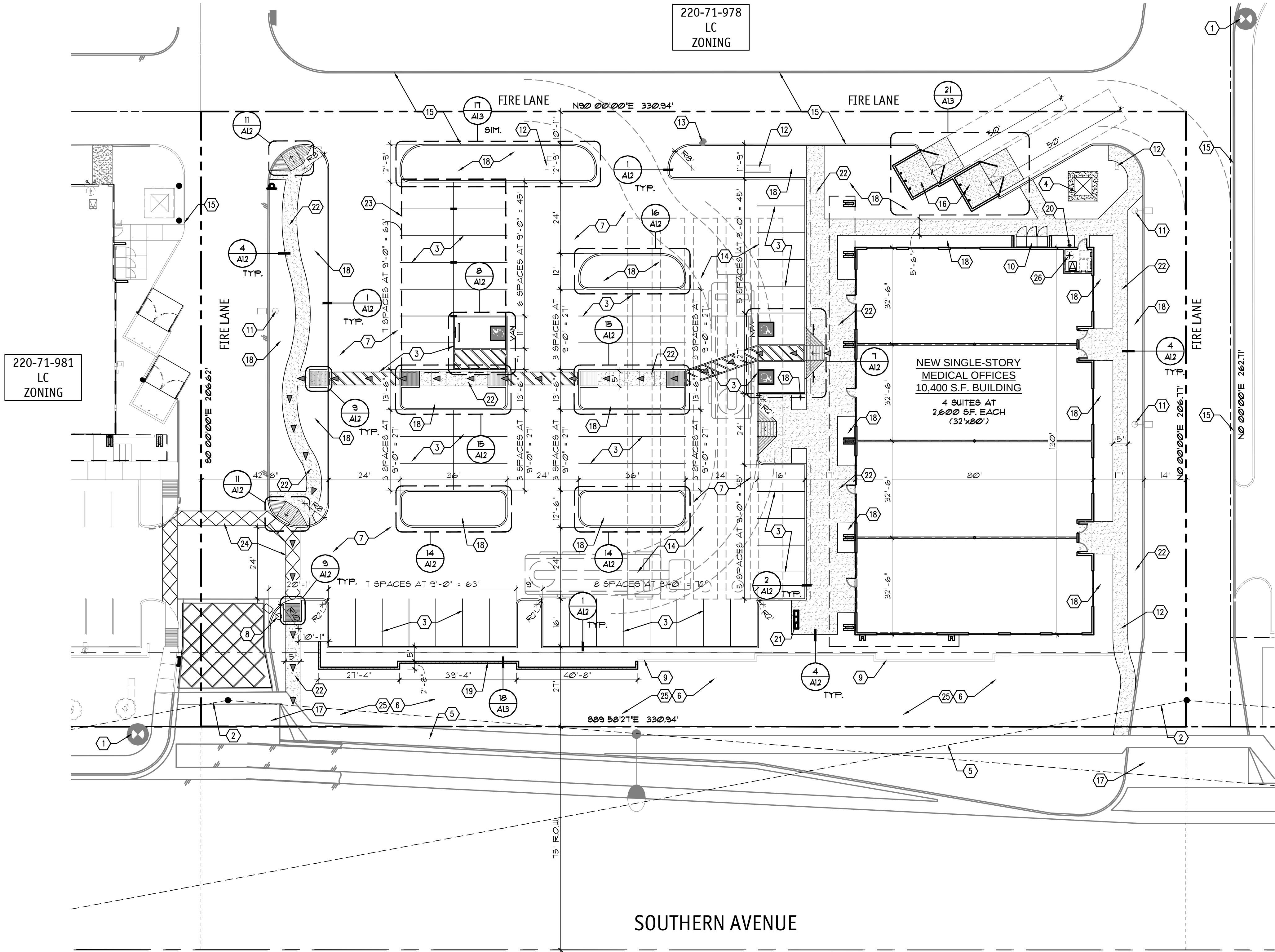




220-71-981
LC
ZONING

220-71-978
LC
ZONING

220-71-916F
LC
ZONING

NEW SINGLE-STORY
MEDICAL OFFICES
10,400 S.F. BUILDING
4 SUITES AT
2,600 S.F. EACH
(32'x80')

SOUTHERN AVENUE

C.O.M. APPROVAL STAMPS

SHEET KEYNOTES

- 1 EXISTING FIRE HYDRANT, TYP.
- 2 SITE VISIBILITY TRIANGLES (S.V.T.), TYP.
- 3 PROVIDE PAINTED PARKING STRIPING, ADA SIGNAGE, AND WALKWAY STRIPING PER CITY STANDARDS
- 4 TRANSFORMER ON CONCRETE PAD WITH CLEAR SPACE PER UTILITY COMPANY
- 5 EXISTING SIDEWALK TO REMAIN
- 6 EXISTING LANDSCAPE TO REMAIN
- 7 ASPHALT PAVEMENT, TYP. - SEE CIVIL DRAWINGS
- 8 RELOCATED STREET LIGHT POLE - SEE ELECTRICAL DRAWINGS
- 9 EXISTING PARKING SCREEN WALL
- 10 SERVICE ENTRANCE SECTION (S.E.S.) - SEE ELECTRICAL DRAWINGS
- 11 EXISTING LIGHT POLE TO REMAIN - PROTECT DURING DEMOLITION AND CONSTRUCTION PHASES
- 12 EXISTING UTILITY JUNCTION BOX
- 13 EXISTING CATCH BASIN/GRATE, TO REMAIN
- 14 EXISTING UNDER GROUND STORM WATER RETENTION PIPES, TYP. - SEE CIVIL DRAWINGS
- 15 EXISTING FIRE LANE WITH RED PAINTED CURB AND WHITE LETTERING
- 16 REFUSE ENCLOSURE FOR SOLID WASTE AND RECYCLING BINS - PER CITY STANDARDS
- 17 EXISTING DRIVEWAY TO REMAIN
- 18 LANDSCAPING TYP. - SEE LANDSCAPE DRAWINGS
- 19 3'-4" HIGH CMU PARKING SCREEN WALL, TYP. - SEE SITE DETAILS
- 20 FIRE DEPARTMENT CONNECTION (F.D.C.) - SEE PLUMBING DRAWINGS
- 21 BIKE RACK - SEE SITE DETAILS
- 22 SALT FINISH CONCRETE SIDEWALK, TYP.
- 23 COVERED PARKING (UNDER SEPARATE PERMIT), - SEE SITE DETAILS
- 24 COLORED AND TEXTURED CONCRETE PAVING, TYP.
- 25 EXISTING RETENTION
- 26 FIRE RISER - SEE CIVIL AND PLUMBING DRAWINGS

SITE DATA

PROJECT:	COMMERCIAL CENTER	
ADDRESS:	10032 EAST SOUTHERN AVENUE MESA, AZ ZIP CROWN BUILDERS 14020 N. NORTHSIGHT BLVD. SCOTTSDALE, AZ 85260	
OWNER:	A NEW COMMERCIAL BUILDING	
SCOPE:	SEE CIVIL	
LEGAL DESCRIPTION:	220-71-982	
ASSESSOR PARCEL NO.:	LC	
ZONING:		
SITE AREA:	+/- 68,404 S.F.	+/- 1.57 ACRES
BUILDING AREA:	10,400 S.F. GROSS	
STORIES:	SINGLE STORY	
LOT COVERAGE:	15.2 %	
LANDSCAPE AREA:	15,763 S.F.	
LANDSCAPE COVERAGE:	23 %	
OCCUPANCY:	B	
CONSTRUCTION TYPE:	V-B w/ A.F.E.S.	
ALLOWABLE AREA:	36,000 S.F. (SINGLE STORY)	
SLOPE DEPTH:	1/4" PER 1'-0" MIN.	
SCREENING HEIGHT:	50" MAX.	
BUILDING HEIGHT:	20'-8"	

PARKING CALCULATIONS

BUILDING AREA CALCULATIONS			
OCCUPANCY	1ST FLOOR		TOTALS
MED. OFFICE	10,400		10,400
TOTAL:			10,400

REQUIRED PARKING CALCULATIONS			
OCCUPANCY	S.F.	FACTOR	TOTAL
MED. OFFICE	10,400	1/200	52
TOTAL:			52

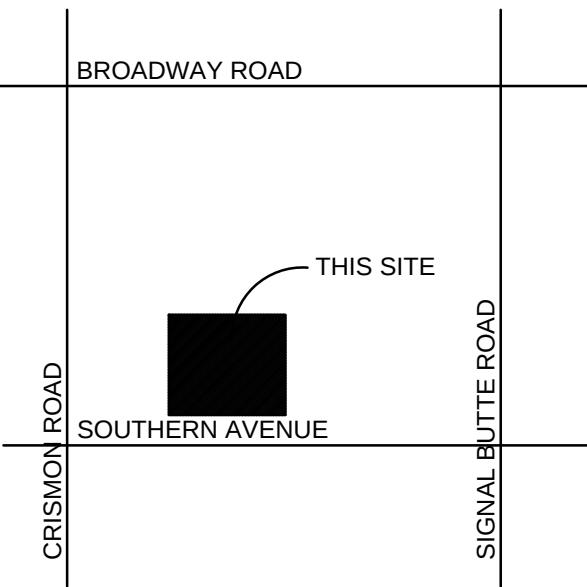
PARKING PROVIDED		
TOTAL REGULAR SPACES		55
TOTAL ACCESSIBLE SPACES (1 COVERED)		3
TOTAL COVERED SPACES		12
TOTAL SPACES ON SITE		58
		5.58 / 1,000 S.F.

BICYCLE PARKING CALCULATIONS			
RATIO	REQUIRED	PROVIDED	
1/20 SPACES (4 MIN.)	4	4	

LEGEND

- PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- CAR OVERHANG, MEASURED FROM FACE OF CURB AS DIMENSIONED ON SITE PLAN
- EXISTING CURB
- 6" CURB
- SITE WALL
- SALT FINISH CONCRETE SIDEWALK
- PAINT STRIPING ON PAVEMENT
- NEW FIRE HYDRANT
- EXISTING FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- ACCESSIBLE ROUT / PATH OF TRAVEL
- FIRE RISER

VICINITY MAP N.T.S.

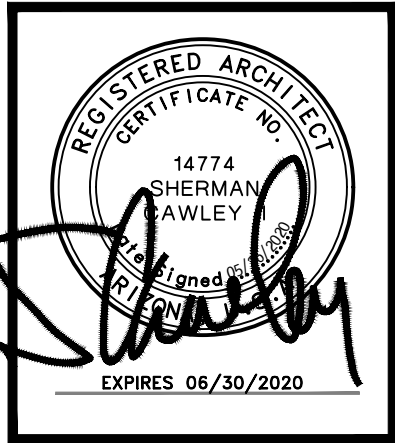


SITE PLAN



730 N. 52nd St. Ste. 203
Phoenix, Arizona 85008
P 602.393.5060

CawleyArchitects.com



COMMERCIAL CENTER

10032 EAST
SOUTHERN AVE
MESA ARIZONA

DATE
PRELIMINARY SITE PLAN
1/24/2020
P & Z SUBMITTAL
4/2/2020
DRB SUBMITTAL
5/4/2020
P & Z 2nd SUBMITTAL
5/11/2020
P & Z 3rd SUBMITTAL
5/26/2020

NOTICE OF ALTERNATE BILLING CYCLE:
The contract allows the owner to require submission of billings or estimates in billing cycles other than thirty days. A written description of such other billing cycle applicable to this project is available from the owner or the owner's designated agent (see owner's telephone number and address on cover sheet) and the owner or its designated agent shall provide this written description upon request.
The architectural design and data presented in these documents is an instrument of service provided by Cawley Architects.
All discrepancies found in these documents, or conflicts between these documents and actual field conditions shall be reported to Cawley Architects for resolution prior to commencement of the work.
Discrepancies between bid amounts and these documents shall be reported to the General Contractor prior to commencement of work.

Project: 19160

A1.1