

MEDICAL OFFICE BUILDING IN MESA

143 SOUTH 63RD STREET
MESA, AZ 85206



Healthcare
Architecture | Planning



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Date: 12.16.2019

RE: LMAD Medical Office Building

PROJECT NARRATIVE

SCSA Healthcare architecture and planning on behalf of the property owner is proposing a Development Plan for site layout and building architecture on a medical development located at the 143 S. 63rd street, in Meas. The subject parcel is approximately 4.34 acres.

The subject parcel is zoned LC, this zoning allows medical use. The proposed use of this development is in line with the surrounding development that is mainly medical.

The site has two access street, 63 and 64 streets, access is provided by driveways located to ease access to the site on both streets.

The proposed building is single story on one section and two stories on the north section of the building, with a total area of 45,800 sq.ft.

Site Design:

Many design options were researched, the ideal site design is presented in the attached document.

The proposed location of the building is centered at the available land to provide parking on both the east and the west side, this location provided access from both 63rd and 64th street. The building is articulated to provide the required setback on both streets, with required landscape setback.

Parking is located on all sides of the building for easy access, as shown on the site plan. Few out door open areas provided to allow for an outdoor space for waiting or just to spent few minutes outside the building off stage of a busy day.

Required landscape setback is free from parking or building, Screen walls are located in a way and pattern to screen the parking spaces from public streets.

The site has access points from both streets.

Building Design:

The buildings architectural design is of a contemporary design with mixed modern features and classical, CMU walls that reflects on the surrounding design styles. We introduced colors that will provide a more up-to-date look with the use of traditional architectural features. We think the buildings will enhance the area.

Building architecture promotes consistent architectural character and detail on all sides of the structure. Incorporating such techniques as pop-outs or pilasters or recessed features or other vertical relief elements minimizes flat walls on buildings. Roofline varies in height, form, and materials. Parapet rooflines varies by stepping up and down. Covered canopies are provided at entries.

All mechanical equipment and appurtenances will be screened from view in their entirety as an integral part of the building by a screen wall; the height will be equal to, or higher than, the highest point on the mechanical equipment

Landscape Theme:

The selection of landscape materials prescribed for trees, shrubs, groundcovers and accents are selected from the Arizona Department of Water Resources low water use plant list for the Phoenix Active Management Area (Phoenix AMA). Although the primary frontage is oriented to So. 63rd St., this property also has frontage to the east along So. 64th St. These streetscapes incorporate a combination of deciduous and non-deciduous trees that help define the property and provide shade for pedestrians. There is no turf that will reduce the total water demand. Shrubs and groundcovers are selected for color, character, texture, their ease of maintenance, reduced frost impacts, and long survivability. In preparing the planting plan for this medical office project, the landscape design uses the following design features to complement the project's architecture:

- Create an attractive low water landscape that presents a lush and distinctive landscape, enhancing the perimeter streetscape, and embracing the building's architectural features.
- Allow for the spacing and concentration of required quantities to create view corridors into the Property. Where public viewing needs to be screened, concentrate a mix of deciduous and non-deciduous trees and shrub massing.
- Plant material selected for color, texture, scale, and seasonal flowering placed in a thematic pattern can reinforce the landscape theme throughout the project.

Landscape Area: The defined landscaped areas include: street frontages, perimeter landscape setbacks, parking lot landscaping, retention basins, foundation planting areas, and all other areas of the Property not containing buildings, structures, or pavement.

Landscape Design: The size and quantities of plant material shall conform to the landscape standards in Chapter 33 of the Mesa Zoning Ordinance. Site visibility shall be in accordance with the standards established by Chapter 30-14 of the Mesa Zoning Ordinance.

Project Phasing: The project will be built in two phases as shown on the floor plan, phase one will include all site work and the single-story portion and the main entrance lobby, the two-story portion will be built on phase II. The pad will be prepared and ready for construction.

Signage:

The project includes two freestanding monument sign per street frontage; each sign is 10 feet high with three tenant panels in accordance with sign code. The signs are architecturally designed to match the development.

Thank you very much for reviewing this case.

Regards,
Marwan Tamimi
Project architect



PROJECT LOCATION