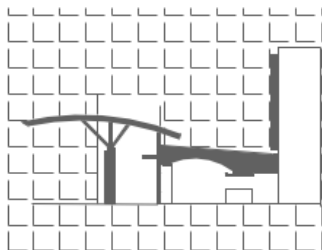
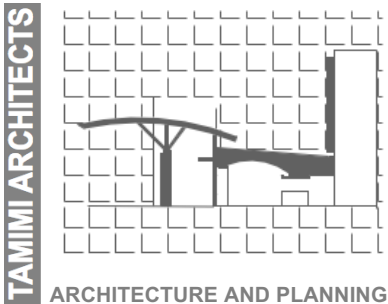


# MEDICAL OFFICE AND MIXED-USE BUILDING IN MESA

6465 E. Southern Ave. Mesa, AZ 85206



**TAMIMI ARCHITECTS**



Date: 07.10.2020

Project Name: Mixed use (Medical and Retail) building on Southern Ave.

Project Address: 6465 E. Southern Ave. Mesa, AZ 85206

This site is used now as restaurant with an existing building as shown on the attached survey. Most of the existing restaurant will be demolished, parking, landscape, retention areas will remain as is.

The proposed project is a single-story building on one side and two stories on the north east corner of the proposed building, with an area of 12,000 sq.ft. and a mezzanine floor of 1,586 sq.ft.

The use will be a clinic on the east side and two suites for retail or other use allowed in the LC zoning on the west side of the building. The proposed clinic is for dermatologist with exam rooms, waiting room, and support functions. The upper floor is used as offices.

The site is located within the Mixed Use Activity District character area designation of the General Plan, the proposed project is consistent with the General Plan land use designation.

The parking, retention and landscape exist to remain, no changes proposed, the east and west side landscape remains with no changes. parking spaces shown as existing are to remain.

Building entrances are connected to public sidewalks as shown on the site plan, entrances to suites are covered with metal canopies. An entrance is located on the north west corner of the building. other entrances are facing south where the main driveway to the site and most of the parking are located, this provides a convenient access to the building mainly to the clinic.

As discussed with the Civil engineer at the pre application submittal, the site has the required storm water retention and bleed-off in accordance with City requirement.

Design approach:

The proposed design carefully addresses the development standard required by city of Mesa development standards for the LC MZO.

Our proposed design creates a project that enhances the area with more up to dated design concept.

Allowing flexibility in selecting and using appropriate building form and building materials to enhance our building design, utilizing the variety of walls plane, variety in height, facade design that incorporated architectural details to produce an attractive building with unique features that

reflects the use of the building, the corner represent a lantern of hope to patients visiting the clinic.

The design style is more contemporary design; some of the elements such as parapet trim or building base will not work with the proposed design style.

Building location:

The building is located at the same location of the existing restaurant. This allows us to utilize existing utilities and also maintain existing parking where possible and eliminate the need for major grading of the site.

Landscape:

Landscape is existing to remain. We might need to add few trees in the parking island and on Southern avenue, refer to the landscape plan for details.

A screen wall will be added on Southern Ave. to screen the parking spaces facing that street.

We are keeping most of the site features and parking space, mainly on the west side of the site.

Civil plans:

As discussed with the Civil engineer at the pre application submittal, the site has the required storm water retention and bleed-off in accordance with City requirement.

Per my discussion with the civil plan reviewer, and based on the fact that we are not making changes to the existing parking and how the site is drained, we do not need to submit grading and drainage plan.

Parking:

We removed 22 parking spaces to allow for the new building and also reduce provided parking spaces. We have two options for parking calculation based on the expected use of the building, please refer to the site plan for more details.

Please refer to the site plan for more details on the building design, site plan, parking and proposed building height.

Please call me if you have any question,

Sincerely,

Marwan Tamimi,

aia, ach, ncarb, lee dap.

Tamimi Architects

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