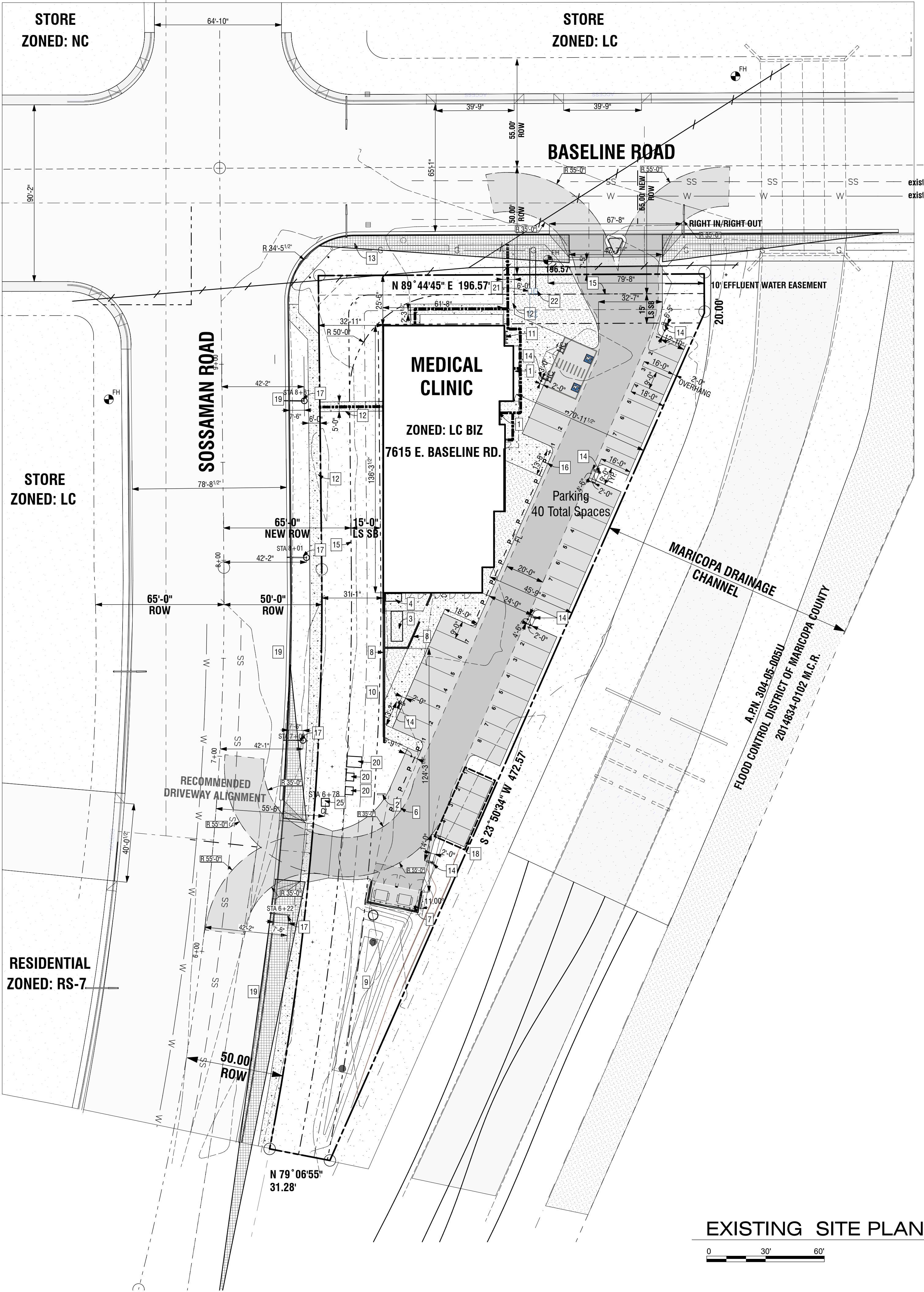


Orcutt|Winslow Project 2020_311 Evolution Healthcare Clinic ASC TI_100 Site Plans Sheet AS101 existing architectural site plan was plotted by Alex Buettner on Thursday, October 15, 2020 at 2:37 PM: file found at BIMcloud: OW BIMcloud/Health Care Studio/20_311 Evolution Healthcare ASC TI



CITY OF MESA FIRE CODES:

- 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.
- 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 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.
- 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.

CITY OF MESA GENERAL NOTES:

- (REVISED 08-15-12)
- 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.
 - 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.
 - Call 602-263-1100 or 811 for blue stake services.
 - Call Salt River power for pole bracing, electric service or construction scheduling at 602-236-8888.
 - 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).
 - 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 UTILITIES/facilities.
 - 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.
 - 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>.
 - Contractor to notify traffic operations at 480-644-3126 prior to sign removal and when ready to permanently relocate sign.
 - Contractor to obtain any permits required unless otherwise indicated, and coordinate all irrigation dry-ups, relocations, and removals by others.
 - Contractor shall pitohole 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.
 - 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.
 - 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.
 - The contractor shall coordinate work schedules to prevent any conflicting work conditions with the City of Mesa utility and transportation crews.
 - 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.
 - 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.
 - The job site shall be cleaned of any debris or spoil resulting from this project at the completion of construction.
 - 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).
 - Whenever 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.
 - 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.
 - 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.
 - 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.
 - 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.

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
- FIRE HYDRANT. SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
- LIGHT POLE/ FIXTURES.
- FIRE DEPARTMENT CONNECTION
- PAINTED CURB

PROJECT INFORMATION:

Site Address: 7615 E. Baseline Road, Mesa, AZ 85209
Current Use: Medical Clinic
Proposed Use: Ambulatory Surgery Center TI

Zoning
Zoning: Limited Commercial Bonus Intensity Zone (LC BIZ)
See adopted Ordinance No. 5444 which references the approved Zoning Case ZON 18-00061
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)
(11,181 sf) / (200 sf) =56 spaces

See adopted Ordinance No. 5444 which references the approved Zoning Case ZON 18-00061. This case shows zoning has been changed to LC BIZ stating parking is now required to be 40 spaces with B occupancy located on 1st floor and S-1 occupancy located on 2nd floor.

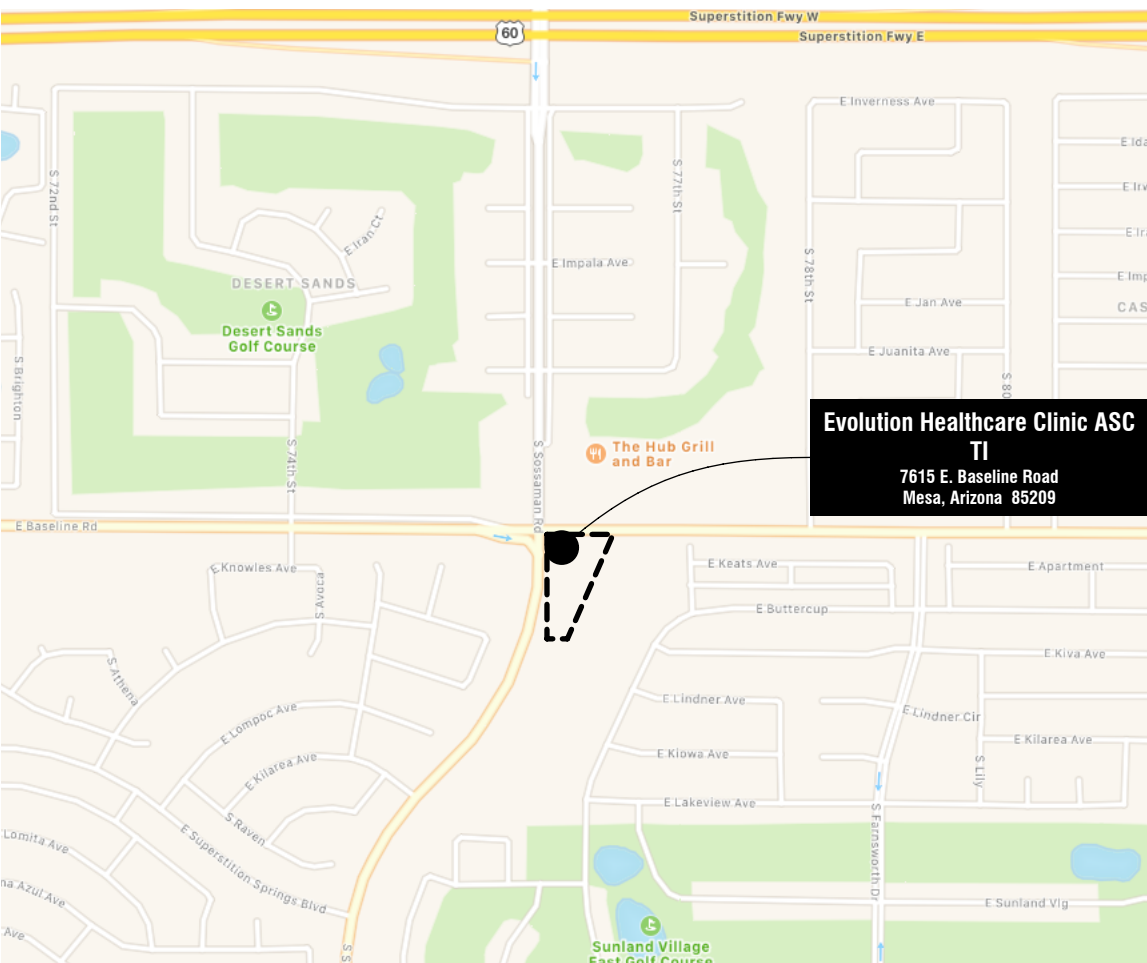
Parking Required- 40 parking spaces
Parking Provided- 38 spaces with 2 ADA spaces - 40 total parking spaces

Bicycle Parking: 4 spaces provided

Proposed Building
Program: Medical Clinic(Existing)/ Ambulatory Surgery Center(Proposed)
Occupancy: B
Construction Type: V-B
Square Footage: 11,181 sf
Building Height: 33' - 3/4" to top of parapet
Average Building Height: 28-3 1/2'

EXISTING SITE PLAN KEYNOTES:

- Building entrance
- NOT USED
- Future Generator
- SES
- SVT-site visibility triangles, 10' x 20' with extension to street curb
- Fire Lane Access
- Solid waste container
- CMU screen wall
- Retention area
- Landscape berm
- Bike parking- 4 spaces, see detail 6C/ AS103
- New concrete sidewalk
- Existing concrete sidewalk
- New light pole-16 feet high
- Right of way improvement
- Patient drop off area
- Street light
- Covered parking of 4 spaces.
- 8' bike lane
- Utility transformer
- Water meter
- Irrigation meter
- Rolled curb
- NOT USED
- Lighting control/ distribution cabinet
- Transformer and street light meter



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Evolution Healthcare
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PROJECT NO. 2020_311
DATE OF ISSUE 10.15.2020

REVISION NO. DATE
Issue/Date Issue/Date

PROJECT TEAM DRAWN BY
Healthcare AB

PROJECT PHASE
Construction Documents

SHEET CONTENTS
existing architectural site plan

SHEET NO.

AS101