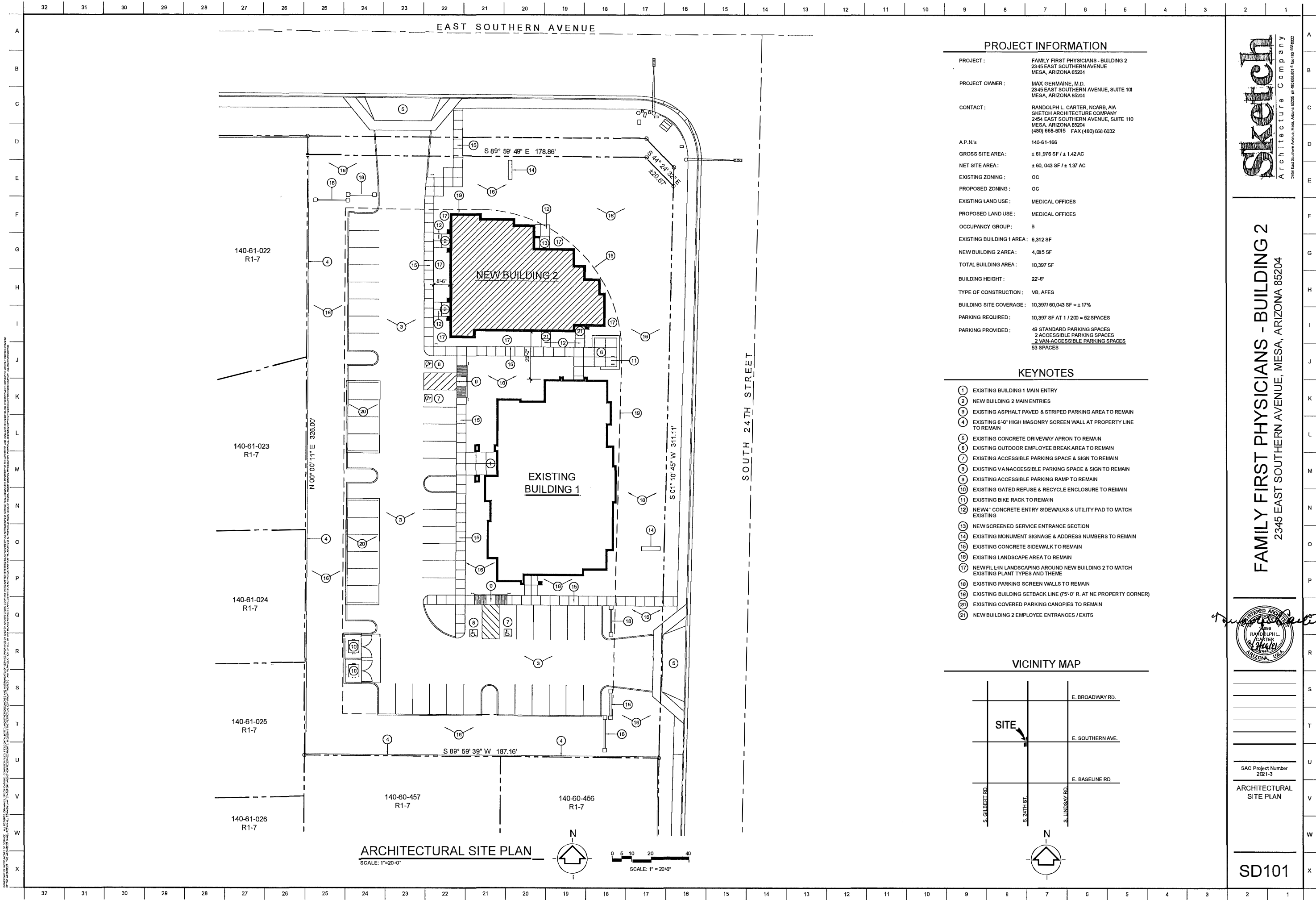
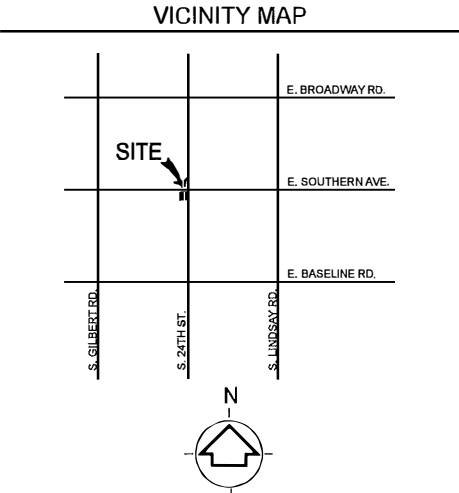




PROJECT INFORMATION	
PROJECT:	FAMILY FIRST PHYSICIANS - BUILDING 2 2345 EAST SOUTHERN AVENUE MESA, ARIZONA 85204
PROJECT OWNER:	MAX GERMAINE, M.D. 2345 EAST SOUTHERN AVENUE, SUITE 101 MESA, ARIZONA 85204
CONTACT:	RANDOLPH L. CARTER, NCARB, AIA SKETCH ARCHITECTURE COMPANY 2454 EAST SOUTHERN AVENUE, SUITE 110 MESA, ARIZONA 85204 (480) 668-8015 FAX (480) 668-8032
A.P.N.'s	140-61-166
GROSS SITE AREA:	± 61,976 SF / ± 1.42 AC
NET SITE AREA:	± 60,043 SF / ± 1.37 AC
EXISTING ZONING:	OC
PROPOSED ZONING:	OC
EXISTING LAND USE:	MEDICAL OFFICES
PROPOSED LAND USE:	MEDICAL OFFICES
OCCUPANCY GROUP:	B
EXISTING BUILDING 1 AREA:	6,312 SF
NEW BUILDING 2 AREA:	4,065 SF
TOTAL BUILDING AREA:	10,397 SF
BUILDING HEIGHT:	22'-6"
TYPE OF CONSTRUCTION:	VB, AFES
BUILDING SITE COVERAGE:	10,397 / 60,043 SF = ± 17%
PARKING REQUIRED:	10,397 SF AT 1 / 200 = 52 SPACES
PARKING PROVIDED:	49 STANDARD PARKING SPACES 2 ACCESSIBLE PARKING SPACES 2 VAN-ACCESSIBLE PARKING SPACES 53 SPACES

- KEYNOTES
- 1 EXISTING BUILDING 1 MAIN ENTRY
 - 2 NEW BUILDING 2 MAIN ENTRIES
 - 3 EXISTING ASPHALT PAVED & STRIPED PARKING AREA TO REMAIN
 - 4 EXISTING 6'-0" HIGH MASONRY SCREEN WALL AT PROPERTY LINE TO REMAIN
 - 5 EXISTING CONCRETE DRIVEWAY APRON TO REMAIN
 - 6 EXISTING OUTDOOR EMPLOYEE BREAK AREA TO REMAIN
 - 7 EXISTING ACCESSIBLE PARKING SPACE & SIGN TO REMAIN
 - 8 EXISTING VAN-ACCESSIBLE PARKING SPACE & SIGN TO REMAIN
 - 9 EXISTING ACCESSIBLE PARKING RAMP TO REMAIN
 - 10 EXISTING GATED REFUSE & RECYCLE ENCLOSURE TO REMAIN
 - 11 EXISTING BIKE RACK TO REMAIN
 - 12 NEW 4" CONCRETE ENTRY SIDEWALKS & UTILITY PAD TO MATCH EXISTING
 - 13 NEW SCREENED SERVICE ENTRANCE SECTION
 - 14 EXISTING MONUMENT SIGNAGE & ADDRESS NUMBERS TO REMAIN
 - 15 EXISTING CONCRETE SIDEWALK TO REMAIN
 - 16 EXISTING LANDSCAPE AREA TO REMAIN
 - 17 NEW FIL LIN LANDSCAPING AROUND NEW BUILDING 2 TO MATCH EXISTING PLANT TYPES AND THEME
 - 18 EXISTING PARKING SCREEN WALLS TO REMAIN
 - 19 EXISTING BUILDING SETBACK LINE (75'-0" R. AT NE PROPERTY CORNER)
 - 20 EXISTING COVERED PARKING CANOPIES TO REMAIN
 - 21 NEW BUILDING 2 EMPLOYEE ENTRANCES / EXITS



Sketch
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FAMILY FIRST PHYSICIANS - BUILDING 2
2345 EAST SOUTHERN AVENUE, MESA, ARIZONA 85204



SAC Project Number
2021-3
ARCHITECTURAL
SITE PLAN

SD101