



PROJECT
PHASE II
ADDRESS
6053 EAST REMBRANDT AVENUE
MESA, ARIZONA
DEVELOPER
LGE CORPORATION
SCOPE
SPECIAL USE PERMIT
FOR A CLINIC AND OUT PATIENT
SURGERY CENTER

ZONING
FEP W/ PAD (EXISTING)

SITE AREA
159,619 SF (±3.66 AC)

BUILDING AREA
45,691 SF

BUILDING HEIGHT
23'-4" - BLDG. 1
24'-4" - BLDG. 2

LOT COVERAGE
28.6%

LANDSCAPE AREA
21% (43,246 / 159,619)

FOUNDATION % • BLDG 2
45% (128' / 282') EAST SIDE

OCCUPANCY
B / S-1

CONSTRUCTION TYPE
V B W / A.F.E.S.

PARCEL 2				
AREA CALC	OFFICE	STOR.	SOFFIT	TOTALS
BLDG 1	21,120 SF.	-	-	21,120 SF.
BLDG 2	23,911 SF.	-	-	23,911 SF.
TOTAL:	45,031 SF.	-	-	45,031 SF.

PARKING CALCULATIONS:

BUILDING 1:
All medical (Existing and proposed)
Required parking
21,720 / 200 : 108

BUILDING 2:
Medical: 3500 / 200 = 18 parking spaces
Office/ Warehouse: 20,471 / 500: 41 spaces

Total parking required: 167 spaces
Total provided: 183 spaces including
accessible

ARIZONA PAIN RELIEF
CLINIC AND OUT PATIENT SURGERY CENTER
6859 East Rambrant Ave
Mesa, AZ 85212

CLIENT CONTACT

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PROJECT PHASE
Site Plan

PROJECT TEAM
Marwan Tamimi

DRAWN BY
mt

SHEET CONTENTS
Architectural Site Plan

SHEET NO.

AS-101

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