

A PRELIMINARY SITE PLAN
FOR
A NEW DEVELOPMENT
26026 S. ELLSWORTH RD. QUEEN CREEK, AZ 85142

BLDG. DATA

OWNER:	MATTHEW BROWN
BUILDING ADDRESS:	26026 SOUTH ELLSWORTH ROAD QUEEN CREEK, AZ, 85142
TELEPHONE:	(602) 677-4701
BUILDING CODES:	2018 I.B.C. 2018 I.E.C.C. 2018 I.R.C. 2018 I.F.G.C. 2018 I.M.C. 2017 N.E.C. 2018 U.P.C. 2018 I.F.C. 2018 I.P.C. 2010 ADAAG
OCCUPANCY GROUP:	B
CONST. TYPE:	V-B, A.F.E.S.
EXIST. JURISDICTION:	MARICOPA COUNTY
EXIST. ZONING:	RU-43
PROPOSED JURISDICTION:	QUEEN CREEK
PROPOSED ZONING:	C-1
PARCELS:	304-91-045J, 304-91-045K
USE:	MEDICAL OFFICE
NET SITE AREA:	304-91-045J: ----- 71,046 SQ. FT. (1.63ac.) 304-91-045K: --- 111,616 SQ. FT. (2.56ac.) TOTAL: 182,662 SQ. FT. (4.19ac.)
BUILDING AREAS:	BUILDING A: --- 7,661 SQ. FT. BUILDING B: --- 7,661 SQ. FT. BUILDING C: --- 7,661 SQ. FT. BUILDING D: --- 7,661 SQ. FT. TOTAL: 30,644 SQ. FT.
DEVELOPMENT STANDARDS:	MAX. LOT COVERAGE: 60% MAX. BLDG. HEIGHT: 30'-0" MIN. FRONT SETBACK: NONE (ELLSWORTH RD.) MIN. SIDE SETBACK: 30'-0" MIN. REAR SETBACK: 30'-0" (207TH PL.) MIN. LANDSCAPE % 15%
PARKING CALCULATIONS:	REQUIRED: C-2 - MEDICAL OFFICE: 1 PER 200 SF GFA - GENERAL OFFICE: 1 PER 350 SF GFA ±30,644 SF / 200 = 154 STALLS PROVIDED: 146 STALLS, 16 H/C STALLS NOTE: SCENARIO IF 60% IS MEDICAL OFFICE & 40% IS GENERAL OFFICE 30,644 X 60% = 18,386 SQ. FT. / 200 = 92 30,644 X 40% = 12,258 SQ. FT. / 350 = 35 127 STALLS REQUIRED

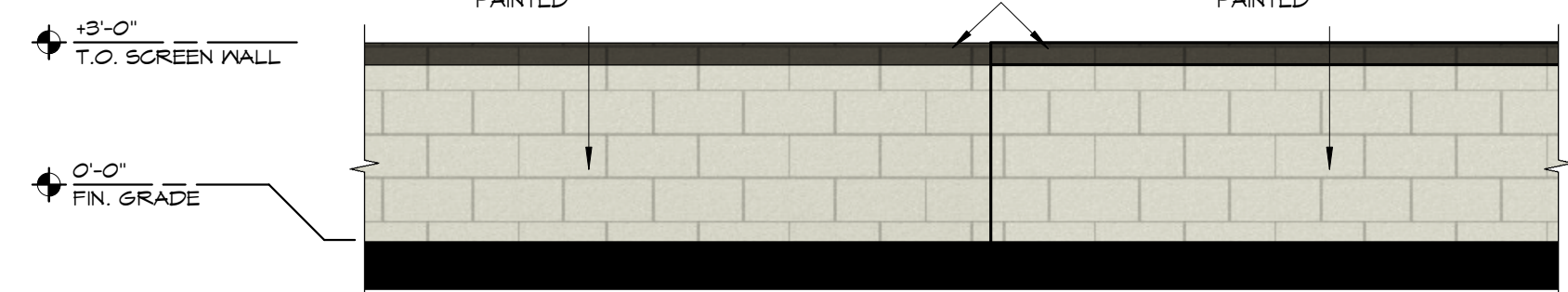


TYPICAL FLOOR PLAN

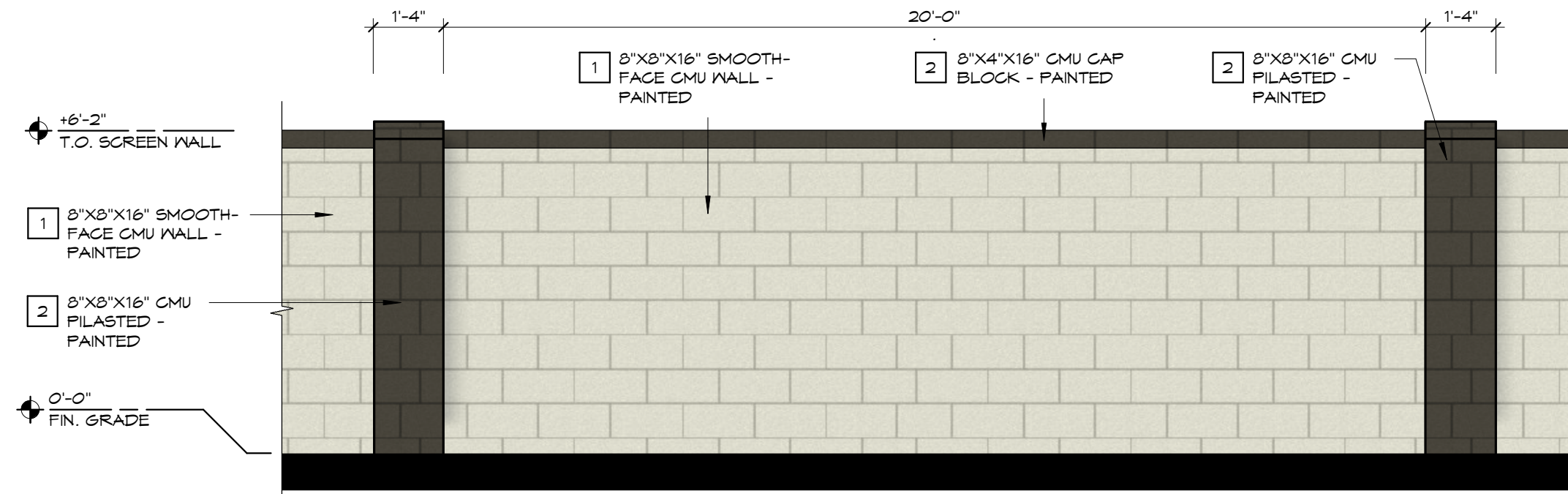
COLOR LEGEND

- 1 8"X8"X16" CMU - PAINTED:
MFG: SHERWIN WILLIAMS
COLOR: SK 1014 - EIDER WHITE
- 2 8"X8"X16" CMU - PAINTED:
CMU CAP/PILASTER
MFG: SHERWIN WILLIAMS
COLOR: SK 1020 - BLACK FOX

- 1 8"X8"X16" SMOOTH-FACE CMU WALL - PAINTED
- 2 8"X4"X16" CMU CAP BLOCK - PAINTED
- 1 8"X8"X16" SMOOTH-FACE CMU WALL - PAINTED



TYP. 3' SCREEN WALL ELEVATION

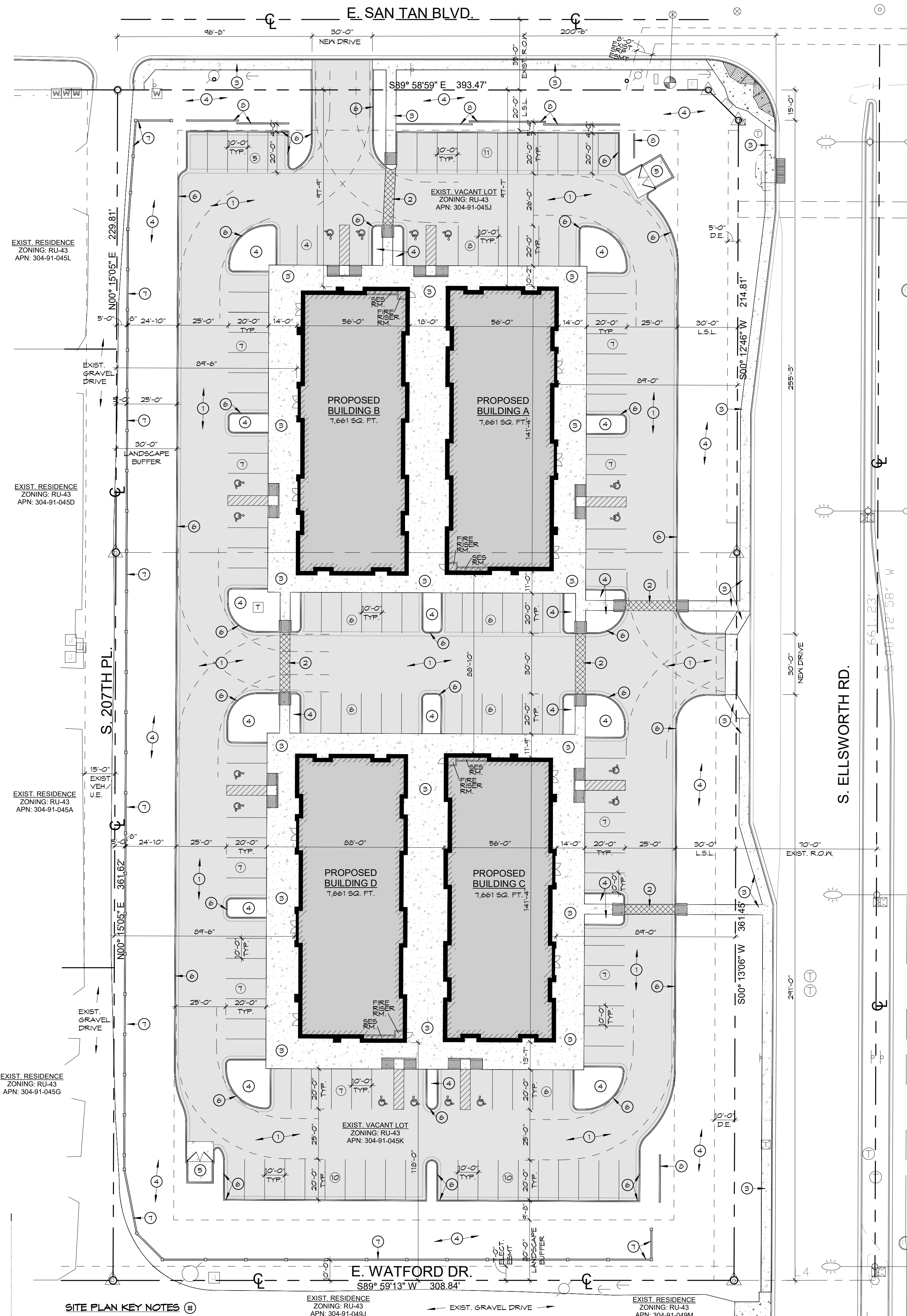
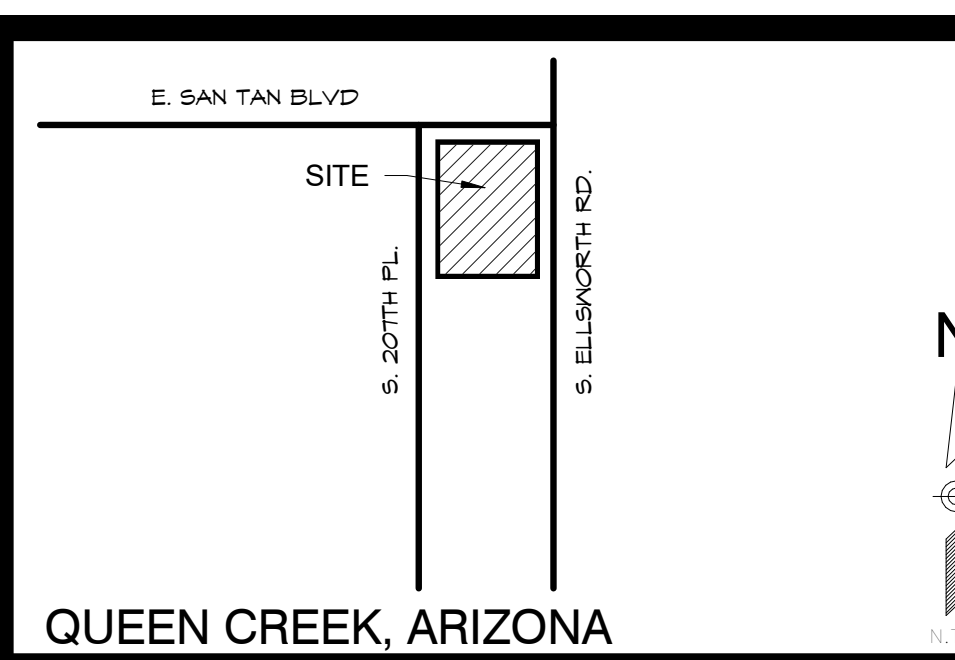


TYP. 6' PERIMETER WALL ELEVATION

SCOPE OF WORK

A NEW DEVELOPMENT TO INCLUDE FOUR TOTAL BUILDINGS FOR MEDICAL OFFICE USE FOR A TOTAL OF 32,104 SQ. FT. THE SITE WORK CONSISTS OF NEW DRIVEWAYS, NEW ASPHALT PAVING/PARKING, NEW TRASH ENCLOSURES, CONCRETE CURBS AND SIDEWALKS, AND LANDSCAPE AREAS.

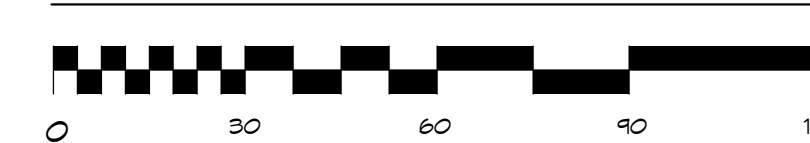
VICINITY MAP



SITE PLAN KEY NOTES

- 1 ASPHALT DRIVEWAY & PARKING
- 2 CONC. PAVERS/WALKWAY
- 3 CONCRETE SIDEWALK
- 4 LANDSCAPE/RETENTION AREA
- 5 DUMPSTER ENCLOSURE PER TOWN STANDARDS
- 6 CONC. CURBS & GUTTER
- 7 6'-0" HIGH CMU PERIMETER WALL - PAINTED
- 8 3'-0" HIGH CMU SCREEN WALL - PAINTED

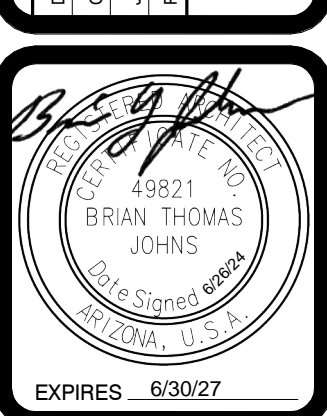
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REVISION	DATE	DESCRIPTION



PRELIMINARY SITE PLAN
SHEET
A-1
OF