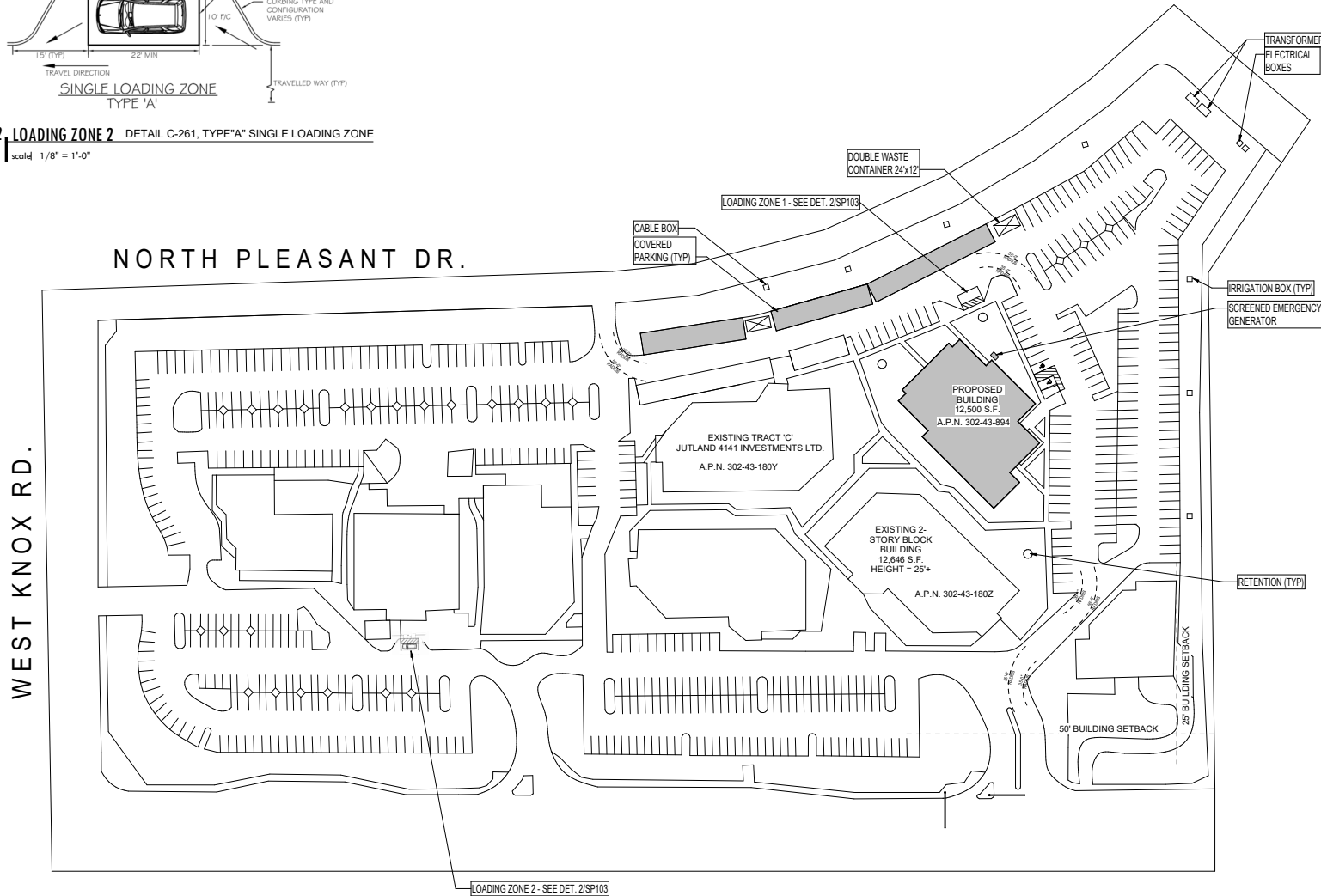


2. LOADING ZONE 2 DETAIL C-261, TYPE "A" SINGLE LOADING ZONE
scale: 1/8" = 1'-0"



1. SITE PLAN
scale: 1" = 50'-0"



PHOENICAN MEDICAL CENTER AT 1345

1345 N. AVA, SCOTSDALE, AZ 85064
CHANDLER, AZ 85024

Registration



Project No: 1345
Date: 07/15/2021
Drawn By: Jammon Studios
Reviewed By: JA

No. Revision Date

Sheet Title
**SITE PLAN, DROP OFF &
LOADING ZONES**

Sheet No.
SP103

STATEMENT OF INTENT

THE GROUND UP CONSTRUCTION OF A NEW 12,625 SF MEDICAL OFFICE BUILDING. SERVICES WILL INCLUDE 4 SURGICAL SUITES (3 OPERATING ROOMS AND 1 CATHETERIZATION LAB). THIS PROJECT WILL COMPLETE THE DEVELOPMENT OF THE GENERAL AREA BY BUILDING ON THE LAST OPEN PARCEL.

THE BUILDING WILL BE A TYPE IIB CONSTRUCTION (METAL FRAMED BUILDING WITH FASCIA BRICK VENEER &/OR MASONRY).

THE DESIGN AND ARCHITECTURAL INTEGRITY OF THE 2 STORY BUILDING (~24-27 FT IN HEIGHT, SINGLE STORY) REFERENCES THE WHITE MASONRY CONTEXT OF ITS SURROUNDINGS, ALL OF WHICH HAVE AT LEAST 2 LEVELS.

THE PATTERNED EXTRUSION OF A SINGLE MASONRY ELEMENT IS THE PRIMARY DESIGN ACCENT. THE EXTRUSION PATTERN CREATES BOTH A DESIGN RHYTHM AMONG ALL FACADES AND ALSO SERVES AS A HORIZONTAL BANDING ELEMENT TO CREATE SCALE AND CONTINUITY. EACH EXTRUSION WILL CAST A SMALL SHADOW, CREATING ADDITIONAL DEPTH AND TEXTURE ON EACH FACADE AT DIFFERENT TIMES OF THE DAY.

THE SHADING ELEMENTS AROUND THE WINDOWS ARE METAL/STEEL FRAMED CANOPY SYSTEMS THAT INCLUDE EITHER A PERFORATED METAL PANEL (OVER THE EASTERN/SOUTHERN FENESTRATION) OR AN ANGLE FIN ELEMENT (OVER THE SOUTHERN BUILDING ENTRANCE).

A NEW LANDSCAPE CONCEPT ACTIVATES THE MAIN (SOUTHERN) ENTRANCE OF THE BUILDING AND ALSO COMPLETES THE WALKWAY SPACE THE PROPOSED BUILDING'S NORTH.

PER THE PRETECHNICAL MEETING AND REVIEW, IN ORDER TO MEET THE LARGER SITE'S PARKING REQUIREMENT, THE OWNER WILL INCLUDE 2 ADDITIONAL DROP-OFF AREAS ON THE WESTERN AND NORTHWEST SITE AREAS. PER THE CITY OF CHANDLER'S STANDARD DETAIL C-261, THIS WILL BE A TYPE 'B' SINGLE ZONE.

CODES & ORDINANCES

2018 INTERNATIONAL BUILDING CODE W/ CHANDLER AMENDMENTS
2018 INTERNATIONAL PLUMBING CODE W/ CHANDLER AMENDMENTS
2018 INTERNATIONAL MECHANICAL CODE W/ CHANDLER AMENDMENTS
2018 INTERNATIONAL FIRE CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2018 INTERNATIONAL FUEL GAS CODE
2017 NATIONAL ELECTRICAL CODE
2009 ICC/ANSI A117.1 2010 ADA

CONSTRUCTION TYPE

TYPE IIB CONSTRUCTION

LIGHTING

NO NEW EXTERIOR SITE LIGHTING
EXTERIOR BUILDING LIGHTING WILL BE PART OF DESIGN REVIEW AND APPROVAL. PHOTOMETRIC DOCUMENTATION NOT REQUIRED AT THIS TIME

PROJECT TEAM

OWNER

PAR PAL FAMILY LP
5310 E CAMELBACK RD
PHOENIX, AZ 85018
BOBBY TULI
480.323.0244
BOBBY@PHOENICIANMEDICAL.COM

ARCHITECT

JAMMONSTUDIOS
7465 E OSBORN RD
SCOTTSDALE, AZ 85251
JONATHAN AMMON
602.689.8552
JAMMON@JAMMONSTUDIOS.COM

SITE DATA

TOTAL SITE AREA
TOTAL BUILDING AREA
TOTAL LANDSCAPE AREA
TOTAL PARKING SPACES REQUIRED
REGULAR PARKING SPACES PROVIDED
HANDICAP SPACES PROVIDED
TOTAL OF ALL PARKING SPACES PROVIDED
BUILDING HEIGHT
DROP OFF ZONES FOR
20% PARKING REDUCTION

16857 SF (0.39 AC)
12625 SF 17% OF TOTAL SITE AREA
84
78
2 (2 CARS / 0 VAN)
80
27'-0" (MAX) / (24'-0" PRIMARY)
2
1 ON EAST SIDE OF PROPOSED BLDG
1 ON NORTH SIDE OF LARGER DEV.
SEE SHEET SP103 DETAIL C-261

PROJECT DATA

PHOENICIAN MEDICAL AMBULATORY SURGICAL CENTER

PRETECH # PRE20-0086

PROJECT SCOPE INCLUDES:

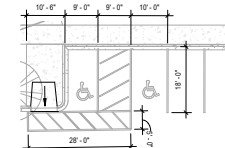
- GROUND UP 12,625 SF TYPE IIB BUILDING (2 STORY, 1 LEVEL)
- EXTERIOR LIGHTING ALONG SHADING STRUCTURE
- MODIFICATION OF 2 EXISTING SPACES TO 2 NEW ADA PARKING SPACES
- NO CHANGES TO
 - [E] NON-ADA PARKING SPACES AND DRIVE AISLES
 - [E] RETENTION BASINS
 - [E] SITE LIGHTING

1345 N ALMA SCHOOL ROAD
CHANDLER, AZ 85224

PARCEL: 302-43-894
SIT/R: 21 15 SE
ZONING: P-10
LOT AREA: 16,857 SF (0.39 AC)
OCCUPANCY: B - BUSINESS GROUP (MEDICAL)
FIRE SPRINKLER: YES
SETBACKS: NONE/W (0'-0")

PARKING CALCULATIONS
INCLUSION OF 2 PASSENGER LOADING ZONES ON THE WESTERN AND NORTHWESTERN AREA OF THE LARGER SITE DEVELOPMENT DECREASES THE PARKING REQUIREMENT FOR THE PROPOSED BUILDING SQUARE FOOTAGE TO MEET THE EXISTING NUMBER OF PARKING SPACES AVAILABLE. A 20% REDUCTION YIELDS AN AVAILABLE 14 SPACES. THIS ALLOWS THE ALTERATION OF 3 EXISTING PARKING SPACES TO BECOME 2 ADA SPACES

CONFIRMATION DATE: 11/12/2020 DAVID DE LA TORRE



3 ADA PARKING
scale: 1/16" = 1'-0"

LEGAL DESCRIPTION

PARCEL NO. 1:
A PORTION OF TRACT A, OF VILLAGES OF CHANDLER, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 254 OF MAPS, PAGE 16, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT A; THENCE NORTH ALONG THE WEST LINE OF SAID TRACT A, 364.08 FEET; THENCE EAST 223.58 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 45°00'00" EAST, 106.33 FEET; THENCE SOUTH 45°00'00" WEST, 170.67 FEET; THENCE NORTH 45°00'00" WEST, 76.36 FEET; THENCE NORTH 29°39'45" EAST, 113.32 FEET; THENCE NORTH 45°00'00" EAST, 113.32 FEET; THENCE NORTH 45°00'00" EAST, 61.38 FEET TO THE TRUE POINT OF BEGINNING TOGETHER WITH A PROPORTIONATE INTEREST IN AND TO THE COMMON AREAS, AS SET FORTH IN INSTRUMENTS RECORDED IN 91-148525, OF OFFICIAL RECORDS, AND IN 91-148525, OF OFFICIAL RECORDS, AND RE-RECORDED IN JUNE 28, 1993, OF OFFICIAL RECORDS, AND IN 93-0416102, OF OFFICIAL RECORDS.

PARCEL NO. 2:
NON-EXCLUSIVE EASEMENT FOR PARKING, INGRESS AND EGRESS AND PUBLIC UTILITY OVER A PORTION OF TRACT A, VILLAGES OF CHANDLER, ACCORDING TO BOOK 254 OF MAPS, PAGE 16, RECORDS OF MARICOPA COUNTY, ARIZONA, AS MORE PARTICULARLY SET FORTH IN DOCUMENT NO. 85-160382, OF OFFICIAL RECORDS, AND THEREAFTER AMENDED AND RESTATED IN DOCUMENT NO. 93-380272, OF OFFICIAL RECORDS, AND RE-RECORDED IN DOCUMENT NO. 91-317915, OF OFFICIAL RECORDS.

PARCEL NO. 3:
A LICENSE FOR PARKING AS SET FORTH IN THAT AGREEMENT RECORDED IN DOCUMENT NO. 92-236084, OF OFFICIAL RECORDS, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 4:
THAT PART OF TRACT A, VILLAGES OF CHANDLER, ACCORDING TO BOOK 254 OF MAPS, PAGE 16, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT 'A'; THENCE NORTH ALONG THE WEST LINE OF SAID TRACT 'A', 187.36 FEET; THENCE EAST 230.98 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 45°00'00" EAST, 170.67 FEET; THENCE SOUTH 45°00'00" WEST, 113.87 FEET; THENCE WEST 71.83 FEET; THENCE NORTH 45°00'00" WEST, 55.54 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 5:
AN UNDIVIDED 14.5% INTEREST IN THE COMMON AREAS OF TRACT 'A', VILLAGES OF CHANDLER, ACCORDING TO BOOK 254 OF MAPS, PAGE 16, AS DESCRIBED IN DEED RECORDED IN DOCUMENT NO. 93-0313535, RECORDED MAY 20, 1993, MARICOPA COUNTY RECORDS.

NOTES

- ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CLEANUP, MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN A PHASE.
- ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
- SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
- ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF OF THE PROPERTY UPON WHICH THE LIGHTING IS LOCATED.
- THE FIRE DEPARTMENT DOUBLE CHECK ASSEMBLY SHALL BE PAINTED TO MATCH THE ADJACENT WALL COLOR.
- SIGNS REQUIRE SEPARATE PERMIT.
- THERE SHALL BE NO OBSTRUCTION OF SITE SIGNAGE BY LANDSCAPE PLANT MATERIAL, AND THAT SUCH MUST BE RELOCATED/CORRECTED BEFORE THE FIELD INSPECTION WILL ACCEPT/PASS THE SIGN IN THE FIELD OR ISSUE A CERTIFICATE OF OCCUPANCY FOR A PROJECT.
- ALL TRANSFORMER BOSES, METER PANELS AND ELECTRIC EQUIPMENT, BACKLOR DEVICES OR ANY OTHER UTILITY EQUIPMENT NOT ABLE TO BE OR REQUIRED TO BE SCREENED BY LANDSCAPING OR WALLS, SHALL BE PAINTED TO MATCH THE BUILDING COLOR.
- ALL WALLS OVER 7' IN HEIGHT, SITE LIGHTING SIGNAGE, RAMADAS AND SHADE STRUCTURES REQUIRE SEPARATE SUBMITAL AND PERMITS

APPROVALS

PHOENICIAN MEDICAL CENTER AT 1345
1345 N ALMA SCHOOL RD
CHANDLER, AZ 85224

Registration



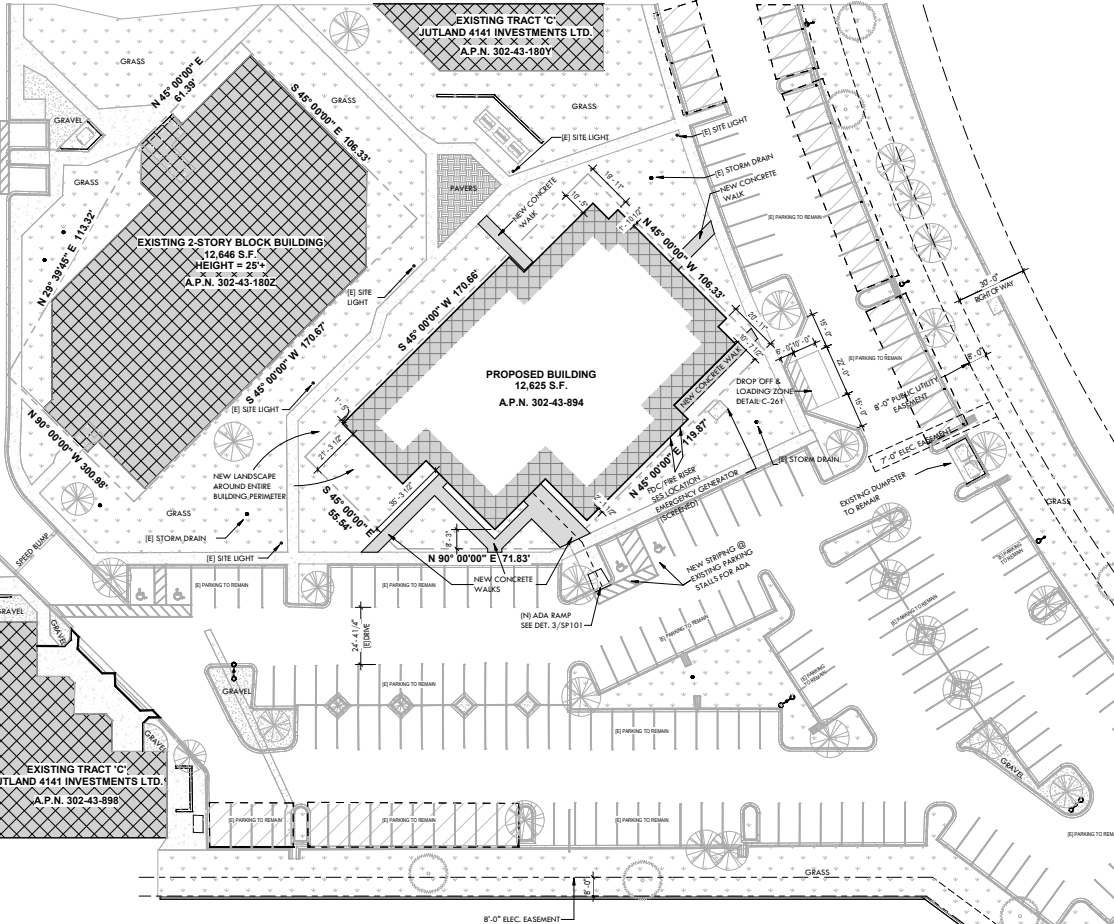
Project No: 1345
Date: 07/15/2021
Drawn By: JammorStudio
Reviewed By: JA

No: Revision Date

Sheet Title
SITE PLAN

Sheet No:

SP101

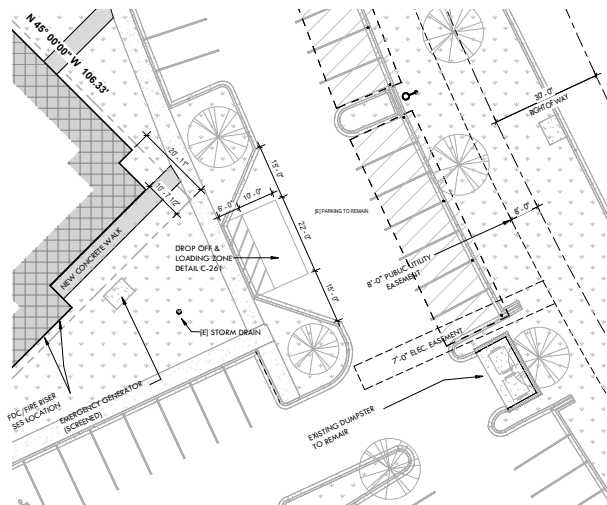


1 Site
scale: 1" = 25'-0"



ORDINANCE 1994 FROM ZONING APPROVAL CASE Z86-100
THE FOURTH PREVIOUSLY PLANNED OFFICE BUILDING, WHICH HAS NOT BEEN CONSTRUCTED AS OF THIS DATE, SHALL NOT BE CONSTRUCTED UNTIL A PRELIMINARY DEVELOPMENT PLAN IS SUBMITTED TO AND APPROVED BY THE CITY OF CHANDLER. THE PRELIMINARY DEVELOPMENT PLAN SHALL BE ACCOMPANIED BY A DEFINITIVE PARKING STUDY WHICH CLEARLY DEMONSTRATES THAT AVAILABLE PARKING AND/OR ADDITIONAL PROPOSED PARKING WILL MEET THE NEEDS OF THE OFFICE BUILDING WITHOUT TAKING UP SPACES NEEDED BY THE RESTAURANTS DURING THE LUNCHEON HOURS.

CALL TWO WORKING DAYS
BEFORE YOU
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)
BLUE STAKE CENTER



1 DROP OFF & LOADING ZONE LOWER SITE
scale 1/16" = 1'-0"



2 DROP OFF & LOADING ZONE UPPER SITE
scale 1/16" = 1'-0"

PHOENICIAN MEDICAL CENTER AT 1345

1345 N AVA BOULEVARD
CHANDLER, AZ 85224

Registration:



Project No: 1345
Date: 07/15/2021
Drawn By: Jammon Studios
Reviewed By: JA

No. Revision Date

Sheet Title:
ENLARGED PLAN

Sheet No:
SP102

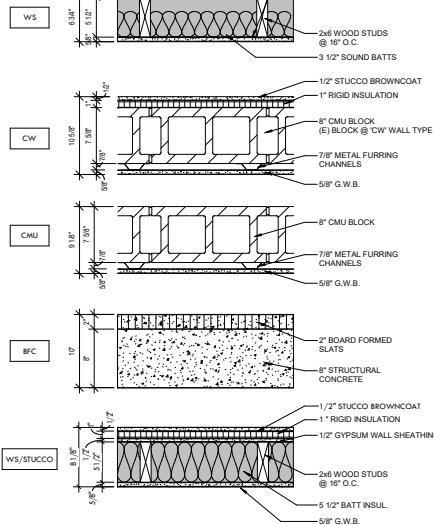
1345 ALMA S
1345 N. ALMA SCHOOL RD.

Registration:

Project No:	1345	
Date:	04/20/2021	
Drawn By:	Jammon Studios	
Reviewed By:	JA	
No:	Revision	Date

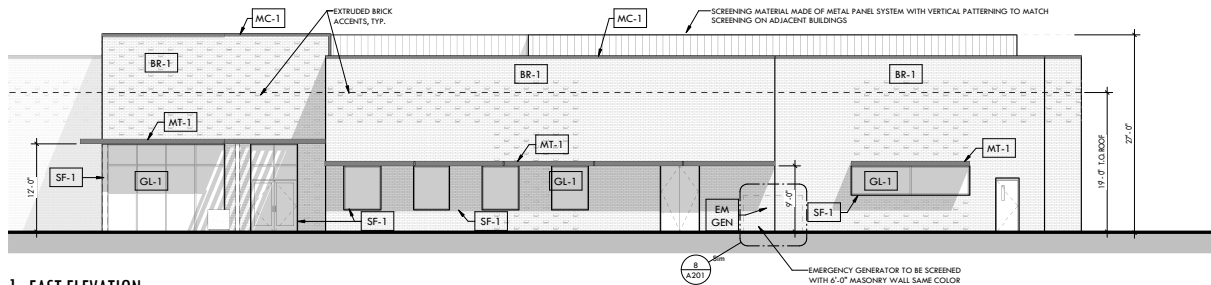
Sheet Title:
FLOOR PLAN

Sheet No: **A121**

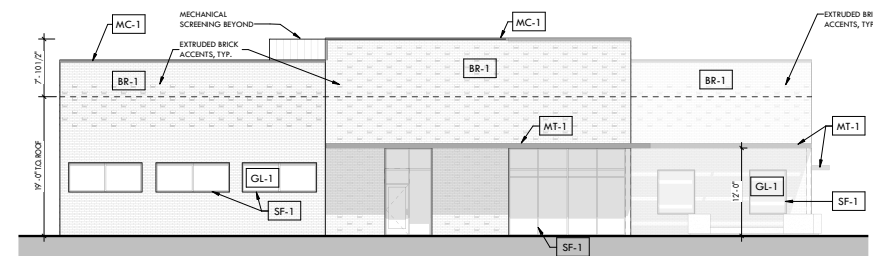


scale| 1/8" = 1'-0"

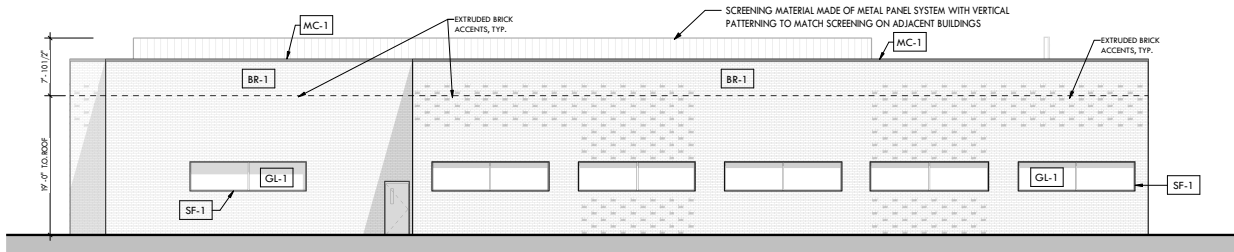




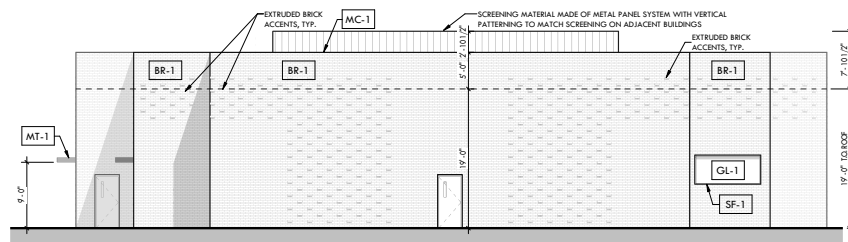
1 EAST ELEVATION
scale 1/8" = 1'-0"



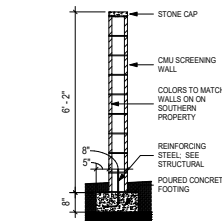
2 SOUTH ELEVATION
scale 1/8" = 1'-0"



3 WEST ELEVATION
scale 1/8" = 1'-0"

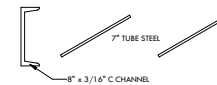


4 NORTH ELEVATION
scale 1/8" = 1'-0"



8 SCREEN WALL SECTION
scale 1/2" = 1'-0"

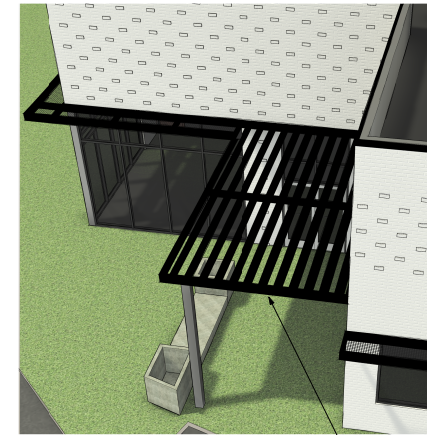
top	description
GL-1	Insulated gray tempered glazing
MC-1	metal coping, black
BR-1	thin brick, white
SF-1	aluminum storefront framing
MT-1	steel eyebrow, painted black



7 SUNSHADE SECTION, TYP.
scale 1 1/2" = 1'-0"

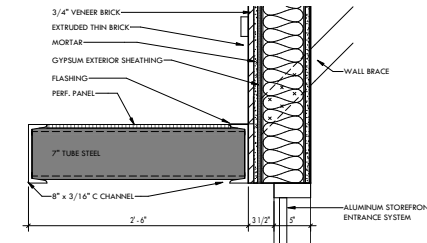
ELEVATION NOTES

- ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREEN BY PARAPET WALLS EQUAL OR GREATER THAN THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT
- SOLID MASONRY WALLS AND GATES EQUAL TO OR GREATER THAN THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT
- ANY ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING. ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOF DRAINAGE OR BE ARCHITECTURALLY INTEGRATED INTO THE BUILDING DESIGN. ARCHITECTURALLY INTEGRATED ROOF DRAINAGE SHALL REQUIRE ADDITIONAL ARTICULATION BEYOND PAINT ACCENTS. SECTION 35-1902 (8)(E)(15), ZONING CODE
- SCREENING SHALL BE ARCHITECTURALLY INTEGRATED FOR THE SERVICE ENTRANCE SECTION (SES) AND ALL UTILITIES. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY A CONCRETE OR MASONRY WALL WITH SOLID GATES, EQUAL TO OR GREATER IN HEIGHT THAN THE MECHANICAL EQUIPMENT. SECTION 35-1902 (8)(E)(13), ZONING CODE
- SIGNS REQUIRE A SEPARATE SUBMITAL AND PERMIT

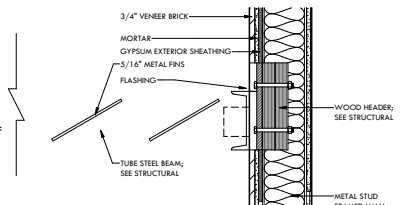


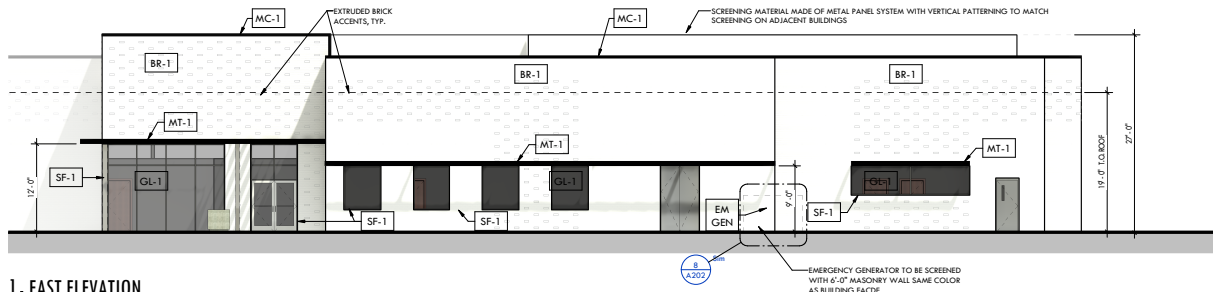
6 Exterior Eyebrow Awning
scale

COVERED CANOPY WITH LONGITUDINAL SCREENING FOR SOUTHERN EXPOSURE

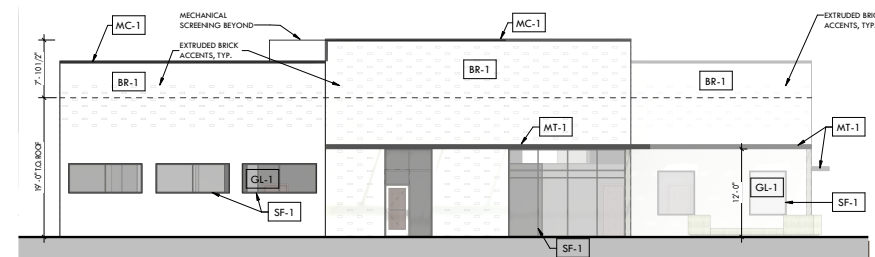


5 EYEBROW SECTION, TYP.
scale 1 1/2" = 1'-0"

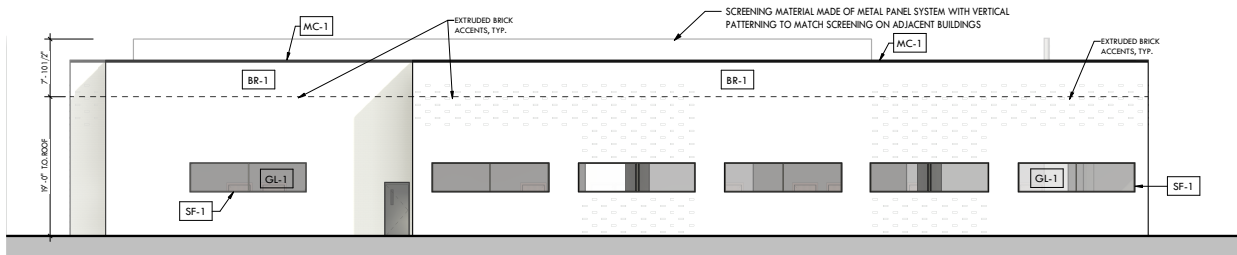




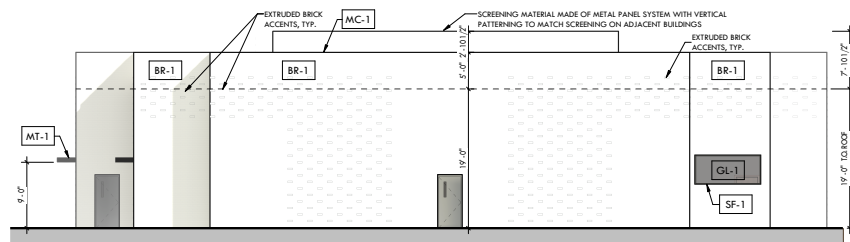
1 EAST ELEVATION
scale 1/8" = 1'-0"



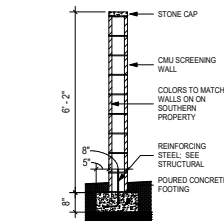
2 SOUTH ELEVATION
scale 1/8" = 1'-0"



3 WEST ELEVATION
scale 1/8" = 1'-0"

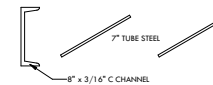


4 NORTH ELEVATION
scale 1/8" = 1'-0"



8 SCREEN WALL SECTION
scale 1/2" = 1'-0"

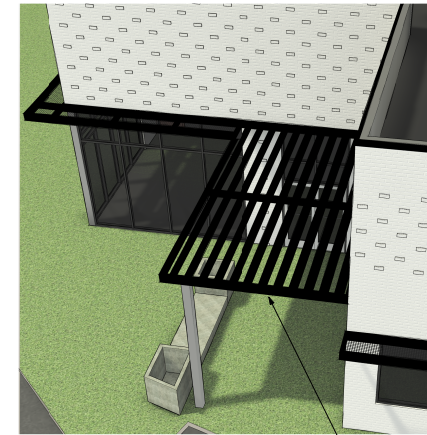
top	description
GL-1	Insulated gray tempered glazing
MC-1	metal coping, black
BR-1	thin brick, white
SF-1	aluminum storefront framing
MT-1	steel eyebrow, painted black



7 SUNSHADE SECTION, TYP.
scale 1 1/2" = 1'-0"

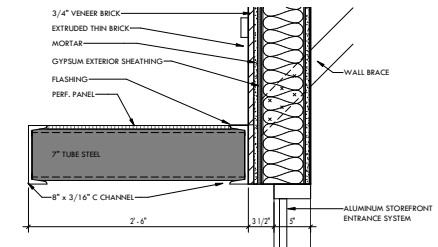
ELEVATION NOTES

- ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREEN BY PARAPET WALLS EQUAL OR GREATER THAN THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT
- SOLID MASONRY WALLS AND GATES EQUAL TO OR GREATER THAN THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT
- ANY ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING. ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOF DRAINAGE OR BE ARCHITECTURALLY INTEGRATED INTO THE BUILDING DESIGN. ARCHITECTURALLY INTEGRATED ROOF DRAINAGE SHALL REQUIRE ADDITIONAL ARTICULATION BEYOND PAINT ACCENTS. SECTION 35-1902 (8)(E)(15), ZONING CODE
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- SIGNS REQUIRE A SEPARATE SUBMITAL AND PERMIT

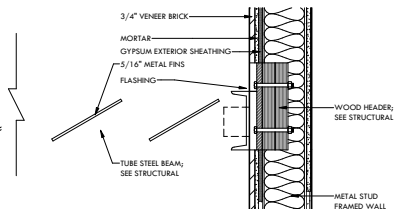


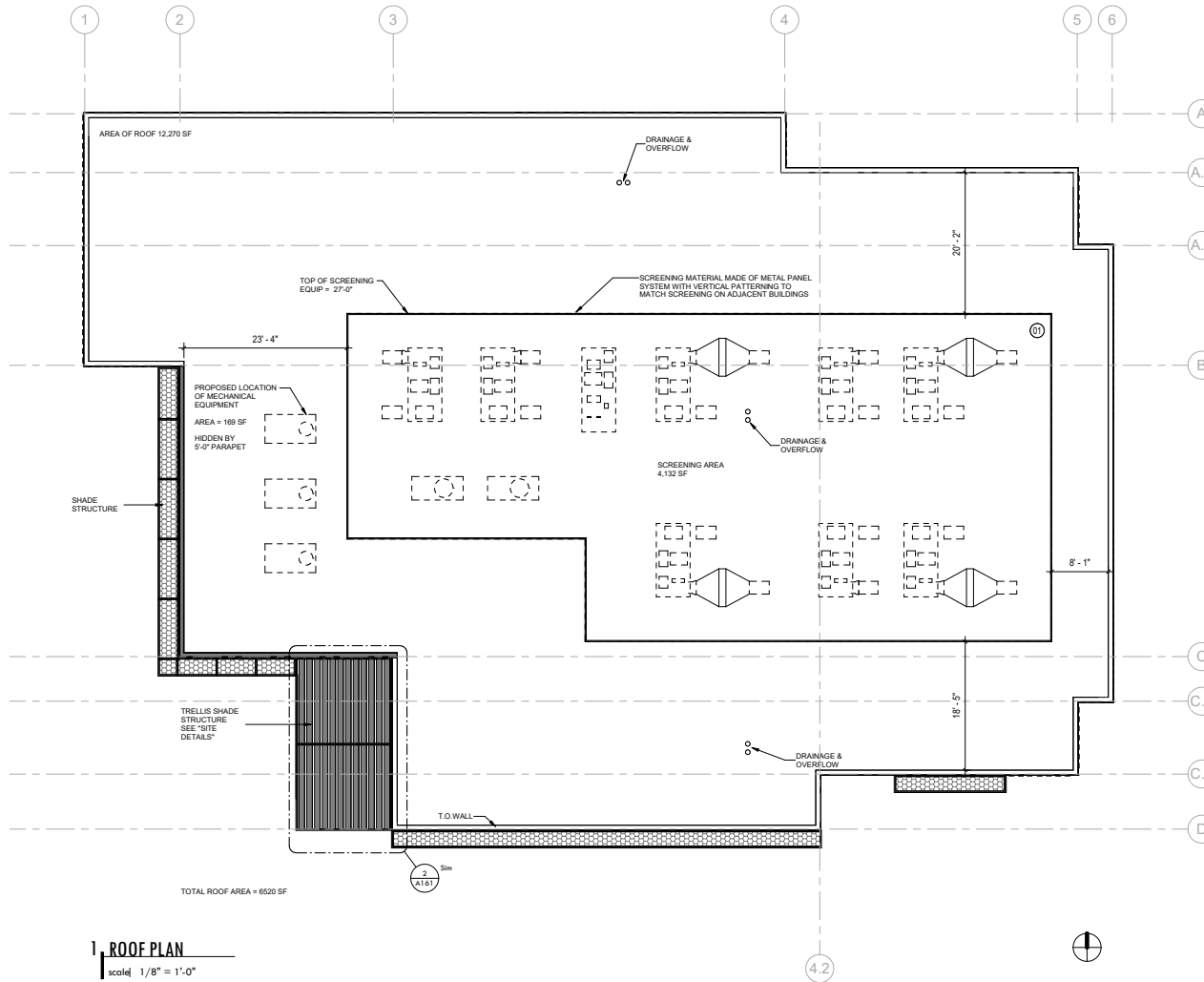
6 Exterior Eyebrow Awning
scale

COVERED CANOPY WITH LONGITUDINAL SCREENING FOR SOUTHERN EXPOSURE



5 EYEBROW SECTION, TYP.
scale 1 1/2" = 1'-0"



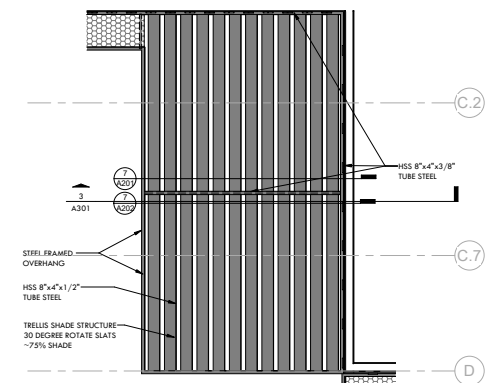


ROOF PLAN NOTES

1. REFER TO G001 FOR GENERAL PROJECT INFORMATION, NOTES, SYMBOLS, AND CODE AND LIFE SAFETY INFORMATION.
2. DO NOT SCALE DRAWINGS. DIMENSIONS SHALL GOVERN.
3. ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO ANY FABRICATION.
4. ALL PRODUCTS LISTED BY ICC/HER NUMBERS SHALL BE INSTALLED PER THE REPORT AND MANUFACTURER'S WRITTEN INSTRUCTIONS. PRODUCT SUBSTITUTIONS FOR PRODUCTS LISTED SHALL ALSO HAVE AN ICC APPROVED EVALUATION REPORT.
5. REFER TO ELEVATIONS FOR MATERIAL COLORS AND FINISHES.
6. INSTALL FLASHING AT ROOF AND WALL INTERSECTIONS, WHEREVER THERE IS A CHANGE OF ROOF SLOPE OR DIRECTION AND AROUND ROOF OPENINGS. FLASHING SHALL BE INSTALLED TO DIVERT WATER AWAY FROM WHERE THE EAVE OF A SLOPED ROOF INTERSECTS A VERTICAL SIDEWALL. METAL FLASHING SHALL BE CORROSION RESISTANT WITH A THICKNESS OF NOT LESS THAN 0.019 INCH (NO. 26 GALVANIZED SHEET)(903.2.1)

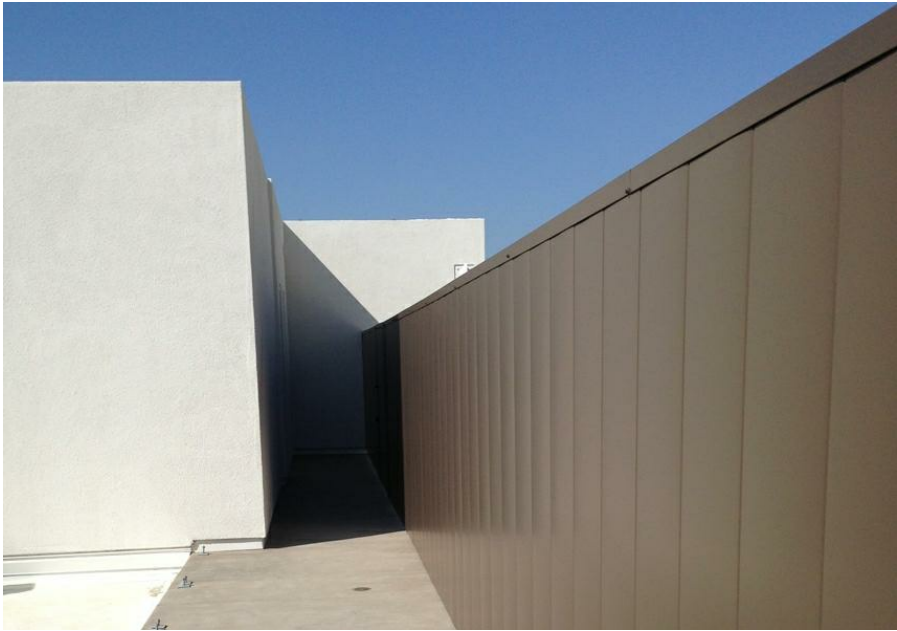
KEYNOTE LEGEND, ROOF PLAN

- | | |
|----|--|
| 01 | PACKAGED ROOF MOUNTED HEAT PUMP UNIT, REFER TO MECHANICAL DRAWINGS |
|----|--|



2. ENTRANCE TRELLIS

scale 1/4" = 1'-0"



METAL PANEL SYSTEM WITH VERTICAL PATTERNING



THE COLOR OF THE SCREENING WILL BE THE SAME WHITE AS THE WALL MATERIALS

Registration



Project No: 1345
Date: 06/03/21
Drawn By: JammonStudios
Reviewed By: JammonStudios

No.	Revision	Date
-----	----------	------

1345 ALMA SCHOOL PARKING STUDY DATA							
Medical Office (MO) / General Office (GO)	Weekday			Weekend			
	12AM-7AM	7AM-6PM	6PM-12AM	12AM-7AM	7AM-6PM	6PM-12AM	
	5%	100%	5%	0%	60%	10%	
	28.0	559.0	28.0	0	336.0	56.0	
Restaurant	12AM-7AM	7AM-6PM	6PM-12AM	12AM-7AM	7AM-6PM	6PM-12AM	
	50%	70%	100%	45%	70%	100%	
	114.0	159.0	227.0	102.0	159.0	227.0	
SUM	142	718.0	255	102	495	283	

Medical and Restaurant	Parking Calculation			Kitchen Parking	Med Parking	Parking Total
	Kitchen	Dining	Dining Parking			
	Total SF	35%	65%	50	200	150
1381 N Alma School (Restaurant)	4300	1505	2795	55.9	7.5	63.4
1381 N Alma School (Medical)	4300			0.0	0.0	28.7
1371 N Alma School (Restaurant)	9115	3190.25	5924.75	118.5	16.0	134.4
Total Restaurant / Medical Parking for 1381/1371				174.4	23.5	226.5

General Office (GO) / Medical Office (MO)	Gen Office			Med Office	SF/Parking (GO)	SF/Parking (MO)	Parking Total
	Gen Office	Med Office	Med Office				
	50%	50%	100%	250	150		
1361 N Alma School	6290		6290		42		41.9
1331 N Alma School	5200	5200			20.8		20.8
1343 N Alma School	22085		22085		147		147.2
1347 N Alma School	22085		22085		147		147.2
1351 N Alma School	22085	11042.5	11042.5		44.17	74	117.8
1345 N Alma School (Proposed)	12625		12625		84		84.2
TOTAL General / Medical Office Parking							559.2
PARKING SPACES REQUIRED INCLUDING 1345 W ALMA SCHOOL							785.7

% Reduction	Parking	Decrease	Parking Required
Existing Parking North	227		
Existing Parking South	559		
Parking Reduction Percentage per Email (Loading Zones)	20%	786	157
			629

Existing parking spaces onsite	657
Required parking after 20% reduction re: Loading Zone	629
Delta (spaces available)	28

Surgical Center Business Information	Procedure %	Type	Patient / Driver	Typ Procedure Duration
	80%	Pain Management	Ride to stay	0-45 mins
		injections		
		Steroid Inj		
		Epidural		
	20%	Other	Drop Off	1-2 hrs
		Cardiology		
		Podiatry		
		Ortho		

Jonathan Ammon

From: Benjamin Cereceres <Benjamin.Cereceres@chandleraz.gov>
Sent: Friday, July 23, 2021 4:58 PM
To: Jonathan Ammon
Cc: Lauren Schumann
Subject: RE: BEN - USE THIS 1345 N Alma School Traffic Study and Site Calcs, 2021-07-22

Good afternoon Jonathan:

I reviewed the updated parking study provided on Thursday July 22, 2021. Staff would be able to support the parking study and the proposed location of the loading areas with one on the north west side of the property remaining at its previously provided location and the southern loading space being provided on the south east elevation of the site. You would not need to provide any additional parking spaces per the parking study provided since there will be a surplus of 28 parking spaces.

Per our conversation on Thursday July 22, 2021, the property located at 1371 N Alma School Road was previously and will be a restaurant, therefore the parking demand and parking resolution would not fall on that business owner/developer. Also under Zoning case Z86-100 Chandler Square/Coldwell Banker there is a condition of approval #4 that a parking study be provided when your clients site comes in for a Preliminary Development Plan (PDP):

3. This action does not constitute Site Development Plan approval by the Zoning Administrator.

4. The fourth previously planned office building, which has not been constructed as of this date, shall not be constructed until a Preliminary Development Plan is submitted to and approved by the City of Chandler. The Preliminary Development Plan shall be accompanied by a definitive parking study which clearly demonstrates that available parking and/or additional proposed parking will meet the needs of the office building without taking up spaces needed by the restaurants during the luncheon hours.

5. Compliance with the Site Development Standards of the Chandler

The case will be going to the following hearing dates:
Planning & Zoning Commission: September 1, 2021
City Council: September 23, 2021

Please update the sight postings on site to reflect these updated dates.

Please provide updated exhibits to show the new loading locations along with a closer detail of the loading spaces.
Please provide the updated exhibits by August 6, 2021 so that I may have your project ready to go. Feel free to reach out should you have any questions.

Thanks,
Ben
Benjamin Cereceres

PARKING COUNT (EXISTING)
TYPICAL: 641
ADA ACCESSIBLE: 16
TOTAL: 657

1381 N ALMA SCHOOL
8,600 SF
50% RESTAURANT
50% MEDICAL

1371 N ALMA SCHOOL
9,115 SF
100% RESTAURANT

1361 N ALMA SCHOOL
6,290 SF
100% MEDICAL OFFICE

1351 N ALMA SCHOOL
LEVEL 1 OFFICE 10,600 SF
"HALLWAY 1,248 SF
"BATHROOM 288 SF
LEVEL 2 OFFICE 11,437 SF
"HALLWAY 1,284 SF
"BATHROOM 288 SF

1347 N ALMA SCHOOL
LEVEL 1 OFFICE 10,600 SF
"HALLWAY 1,248 SF
"BATHROOM 288 SF
LEVEL 2 OFFICE 11,437 SF
"HALLWAY 1,284 SF
"BATHROOM 288 SF

1343 N ALMA SCHOOL
LEVEL 1 OFFICE 10,600 SF
"HALLWAY 1,248 SF
"BATHROOM 288 SF
LEVEL 2 OFFICE 11,437 SF
"HALLWAY 1,284 SF
"BATHROOM 288 SF

1345 N ALMA SCHOOL (PROPOSED)
LEVEL 1 OFFICE 12,625 SF

1331 N ALMA SCHOOL
LEVEL 1 BANK 5,200 SF
"HALLWAY 533 SF
"BATHROOM 288 SF



FUTURE LOADING ZONE FOR 10% DECREASE IN PARKING REQUIREMENT FROM THE NORTHERN AREA OF THE SITE

FUTURE LOADING ZONE FOR 10% DECREASE IN PARKING REQUIREMENT FROM THE SOUTHERN AREA OF THE SITE

1. PARKING STUDY, 1345 N ALMA SCHOOL
1" = 60'-0"

1345 PARKING STUDY FOR SURGICAL CENTER EXPANSION

1345 N Alma School Rd., Chandler, AZ

JAMMON STUDIOS
770 E Main Street, Suite 104, Chandler, AZ 85225
JAMMON STUDIOS
(480) 858-8888
jammonstudios.com

Project No:	1345	
Date:	2021-08-06	
Drawn By:	JammonStudios	
Reviewed By:	JA	
No.	Revision	Date

Sheet Title
Parking Study

Sheet No.
PP102



1. 3D View 1
scale



2. 3D View 2
scale



3. 3D View 3
scale



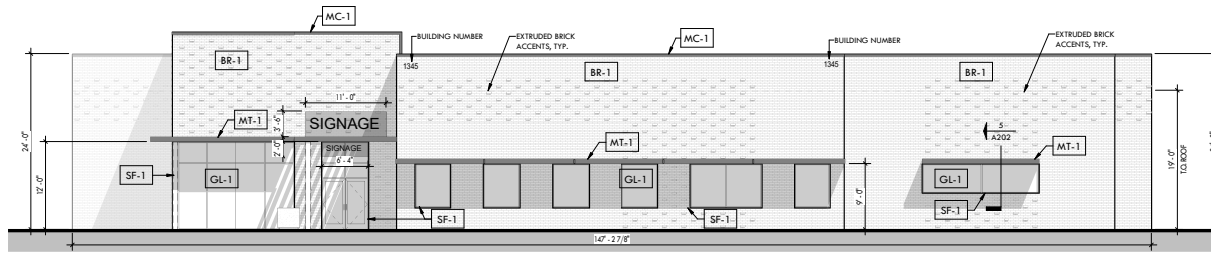
4. 3D View 4
scale



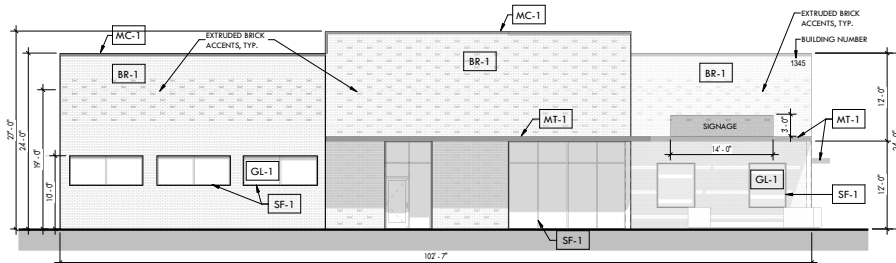
5. 3D View 5
scale



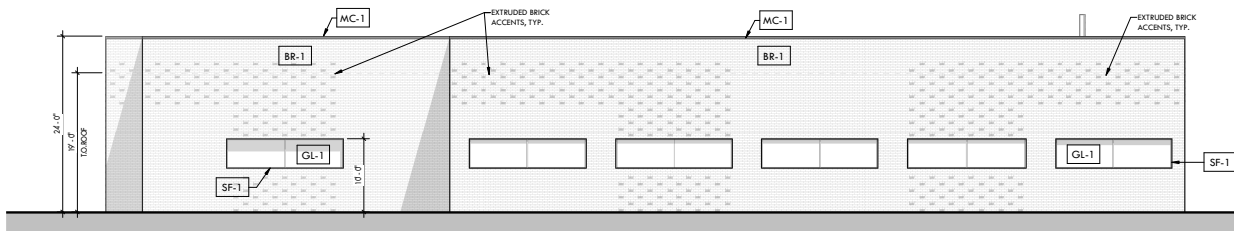
GLASS LOW-E
GL-1 ARCADIA



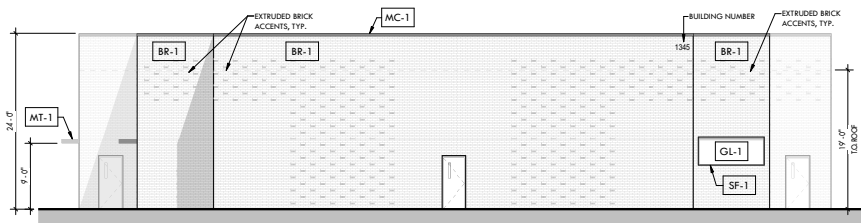
1 EAST ELEVATION
scale 1/8" = 1'-0"



2 SOUTH ELEVATION
scale 1/8" = 1'-0"



3 WEST ELEVATION
scale 1/8" = 1'-0"



4 NORTH ELEVATION
scale 1/8" = 1'-0"

exterior finish schedule	
tag	description
GL-1	insulated gray tempered glazing
MC-1	metal coping, black
BR-1	thin brick, white
SF-1	aluminum storefront framing
MT-1	steel eyebrow, painted black

SIGNAGE EAST ELEVATION	
FRONTAGE DIMENSION	147'
ALLOWABLE AREA (SF)	147/2 = 73.5 SF
PROPOSED AREA (SF)	38.5 SF ABOVE CANOPY
DIMENSIONS	3'-6" X 11'-0"
PROPOSED AREA (SF)	12.5 SF BELOW CANOPY
DIMENSIONS	2'-0" X 6'-4"

SIGNAGE SOUTH ELEVATION	
FRONTAGE DIMENSION	102.5'
ALLOWABLE AREA (SF)	102.5/2 = 51.25 SF
PROPOSED AREA (SF)	51 SF
DIMENSIONS	3'-6" X 14'-0"

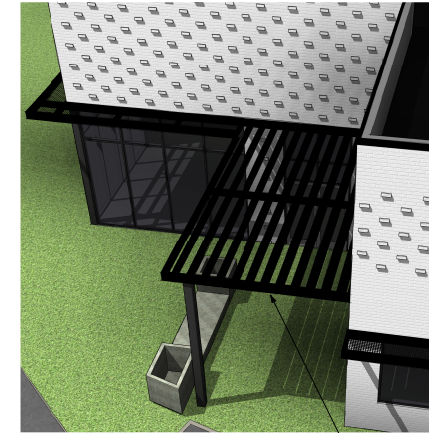
SIGNAGE GUIDELINES ARE TAKEN FROM CHAPTER 39 FROM THE CITY OF CHANDLER SIGN CODE
39-7 REQUIREMENTS AND PROCEDURES
39-6.5 PCD PLANNED COMMERCIAL OFFICE DISTRICTS
39-6.7 C-2 COMMUNITY COMMERCIAL DISTRICT

7 SUNSHADE SECTION, TYP.
scale 1 1/2" = 1'-0"



ELEVATION NOTES

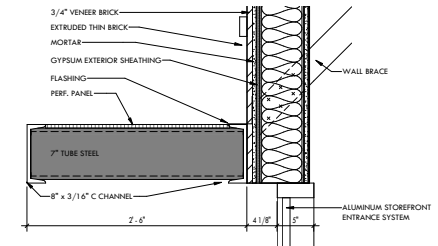
- ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREEN BY PARAPET WALLS EQUAL OR GREATER THAN THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT
- SOLID MASONRY WALLS AND GATES EQUAL TO OR GREATER THAN THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT
- ANY ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING. ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOF DRAININGS OR BE ARCHITECTURALLY INTEGRATED INTO THE BUILDING DESIGN. ARCHITECTURALLY INTEGRATED ROOF DRAININGS SHALL REQUIRE ADDITIONAL ARTICULATION BEYOND PAINT ACCENTS. SECTION 35-1902 (B)(1)(5), ZONING CODE
- SCREENING SHALL BE ARCHITECTURALLY INTEGRATED FOR THE SERVICE ENTRANCE SECTION (SES) AND ALL UTILITIES. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY A CONCRETE OR MASONRY WALL WITH SOLID GATES, EQUAL TO OR GREATER IN HEIGHT THAN THE MECHANICAL EQUIPMENT. SECTION 35-1902 (B)(1)(3), ZONING CODE
- SIGNS REQUIRE A SEPARATE SUBMITAL AND PERMIT



6 Exterior Eyebrow Awning

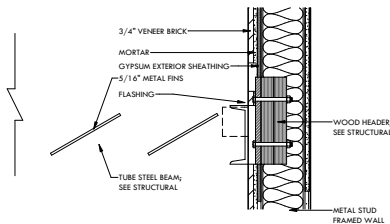
scale

COVERED CANOPY WITH LONGITUDINAL SCREENING FOR SOUTHERN EXPOSURE



5 EYEBROW SECTION, TYP.

scale 1 1/2" = 1'-0"



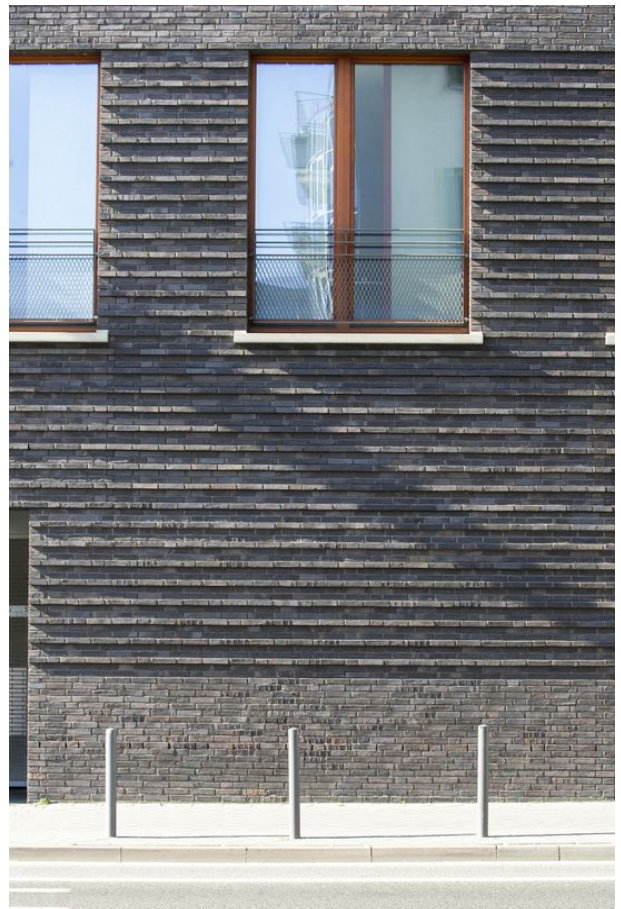
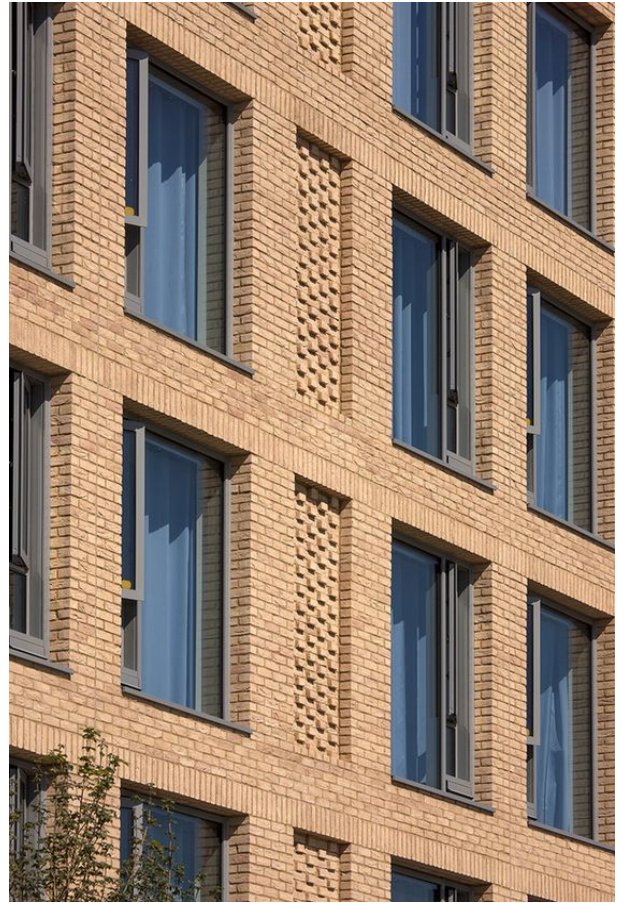
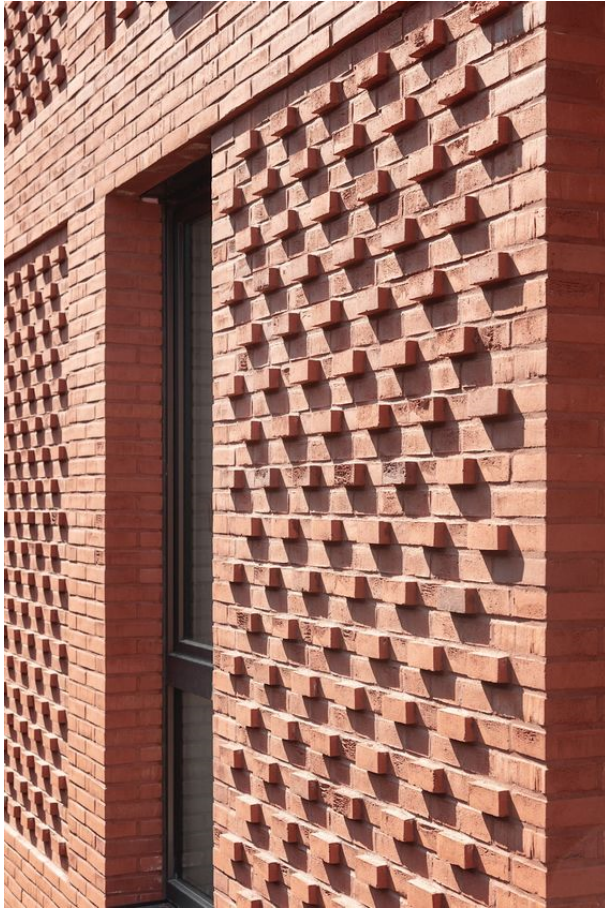
PRECEDENT STUDIES
EXTRUDED BRICK PATTERNING

JAMMON STUDIOS



PRECEDENT STUDIES
RECESSED BRICK PATTERNING

JAMMON STUDIOS



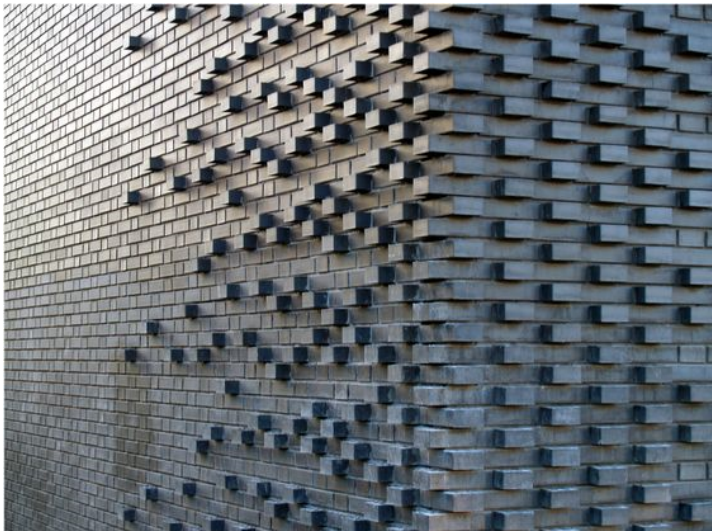
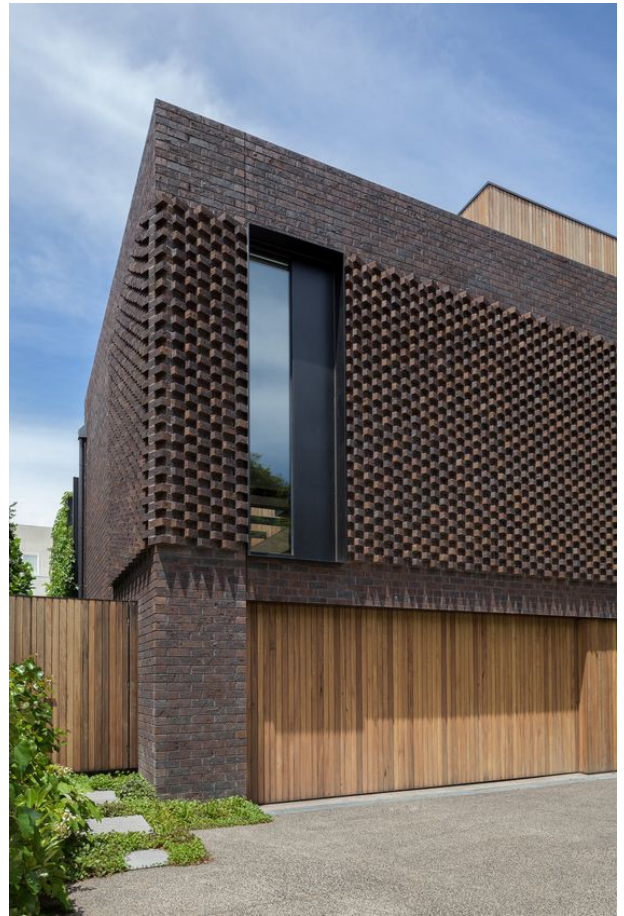
PRECEDENT STUDIES
RECESSED BRICK PATTERNING

JAMMON STUDIOS



PRECEDENT STUDIES
DYNAMIC BRICK PATTERNING

JAMMON STUDIOS



PHOENICIAN MEDICAL CENTER

project consultants

landscape architecture

DESIGN ETHIC, LLC
7525 EAST 6TH AVENUE
SCOTTSDALE, ARIZONA 85251
PROJECT CONTACT: BRANDON PAUL
PHONE: 480.225.7077
EMAIL: btpaul@designethic.com

architecture

JAMMON STUDIOS
7445 EAST OSBORN ROAD
SCOTTSDALE, AZ 85251
PROJECT CONTACT: JONATHAN AMMON
PHONE: 602.689.9552
EMAIL: jammon@jammonstudios.com

sheet index

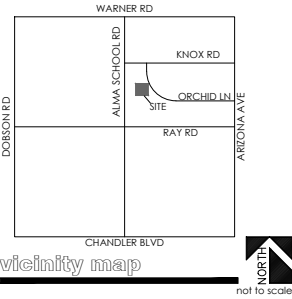
SHEET	TITLE
L01	COVER SHEET & NOTES
L02	PLANTING PLAN

I HEREBY CERTIFY THAT NO TREE OR BOULDER IS DESIGNED CLOSER THAN SIX (6) FEET TO THE FACE OF THE PUBLIC STREET CURB.



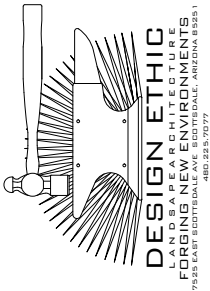
12.22.2020

REGISTERED LANDSCAPE ARCHITECTDATE



city of chandler notes

1. ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CLEANUP, MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN A PHASE.
2. NO OBSTRUCTIONS TO VIEW SHALL BE ERECTED, CONSTRUCTED OR PARKED WITHIN THE SIGHT VISIBILITY AREA. ALL TREES WITHIN THE LINE OF SIGHT WILL MAINTAIN A CANOPY HEIGHT ABOVE 6' CURB ELEVATION. ALL SHRUBS IN THIS AREA MAY NOT REACH A MATURE HEIGHT OVER 24".
3. ALL PLANT MATERIALS ARE GUARANTEED FOR A MINIMUM PERIOD OF SIXTY (60) DAYS FROM THE DATE OF FINAL APPROVAL BY THE CITY. ANY PLANT MATERIALS, WHICH ARE NOT APPROVED BY THE CITY PRIOR TO OCTOBER 1 OF THE CALENDAR YEAR IN WHICH THEY ARE INSTALLED, SHALL BE FURTHER GUARANTEED UNTIL MAY 20 OF THE FOLLOWING CALENDAR YEAR.
4. TREES, SHRUBS, VINES, GROUND COVER AND TURF THAT HAVE TO BE REPLACED UNDER TERMS OF THE GUARANTEE, SHALL BE GUARANTEED FOR AN ADDITIONAL 60 DAYS FROM THE DATE OF REPLACEMENT.
5. ALL PLANT MATERIALS MUST BE MAINTAINED IN HEALTH AND VIGOR AND BE ALLOWED TO ATTAIN NATURAL SIZE AND SHAPE IN ACCORDANCE WITH THE ORIGINALLY APPROVED LANDSCAPE PLAN. SEE SECTION 1902 (6)(H).
6. PARKING LOT TREES MUST HAVE A MINIMUM CLEAR CANOPY DISTANCE OF 5' . SEE SECTION 1903(6)(C)(4).
7. ALL LANDSCAPE AREAS SHALL BE GRADED SO THAT FINISHED GRADE SURFACES OF ALL NONLIVING MATERIALS (I.E. DECOMPOSED GRANITE, CRUSHED ROCK, MULCH, ETC.) ARE ONE AND ONE HALF (1 1/2) INCHES BELOW CONCRETE OR OTHER PAVED SURFACES. SEE SECTION 1903(6)(J)(1), ZONING CODE.
8. TREES MUST BE PLACED A MINIMUM OF 5' FROM SIDEWALKS, PUBLIC ACCESS-WAYS. SHRUBS MUST BE, AT MATURITY, 3' FROM ALL SIDES OF A FIRE HYDRANT, P.V., OR F.D.C. SEE SECTION 1903(6)(J)(1), ZONING CODE.
9. ALL LANDSCAPING SHALL BE MAINTAINED BY THE LANDOWNER OR THE LESSOR IN COMPLIANCE WITH THE ZONING CODE. SEE SECTION 1903(6)(H), ZONING CODE.
10. THERE SHALL BE NO OBSTRUCTION OF SITE SIGNAGE BY LANDSCAPE PLANT MATERIAL, AND THAT SUCH MUST BE RELOCATED AND/OR CORRECTED BEFORE THE FIELD INSPECTION WILL ACCEPT/PASS THE SIGN IN THE FIELD OR ISSUE A CERTIFICATE OF OCCUPANCY FOR A PROJECT.
11. ALL TRANSFORMER BOXES, METER PANELS AND ELECTRIC EQUIPMENT, BACKFLOW DEVICES OR ANY OTHER UTILITY EQUIPMENT NOT ABLE OR REQUIRED TO BE SCREENED BY LANDSCAPING OR WALLS, SHALL BE PAINTED TO MATCH THE BUILDING COLOR.
12. ALL WALLS OVER 7' IN HEIGHT, SITE LIGHTING, SIGNAGE, RAMADAS AND SHADE STRUCTURES REQUIRE SEPARATE SUBMITTAL AND PERMITS.



PHOENICIAN MEDICAL CENTER
CHANDLER, ARIZONA

COVER SHEET & NOTES

PROJECT:

JOB NO: 20-109

DATE:

DRAWN BY: B. PAUL

SUBMITTED: 08.06.2021

REVISED:

SHEET

L.01 of L.02



existing landscape & irrigation notes

1. SITE VERIFY ALL EXISTING CONDITIONS PRIOR TO BIDDING. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE LANDSCAPE ARCHITECT'S ATTENTION WITHIN 24 HOURS OF THE OBSERVATION. CONTRACTOR TO INSPECT EXISTING IRRIGATION SYSTEM AND VERIFY THAT THE SYSTEM IS WORKING PROPERLY.
2. ALL PLANT MATERIAL DESIGNATED AS 'EXISTING TO REMAIN' SHALL BE PROTECTED DURING ALL PHASES OF CONSTRUCTION. ANY TREE(S) THAT DIE DUE TO: LACK OF WATER, LACK OF MAINTENANCE OR CARE, NEGLIGENCE OR VANDALISM SHALL BE REPLACED BY A SIMILAR SPECIES OF TREE. (MINIMUM 48" BOX) AT NO ADDITIONAL COST TO OWNER. PALMS THAT DIE SHALL BE REPLACED WITH LIKE TYPE, HEIGHT AND SIZE. ALL SHRUBS AND GROUNDCOVER SHALL BE REPLACED WITH 5 GALLON PLANTS.
3. LANDSCAPE AREAS DISTURBED BY NEW CONSTRUCTION SHALL BE REPAIRED WITH SOD IN TURF AREAS AND NEW DECOMPOSED GRANITE MATCHING EXISTING. BLEND ALL DISTURBED AREAS WITH UNDISTURBED SO THERE IS A SMOOTH TRANSITION BETWEEN ALL EDGES. REPLACE ALL DISTURBED, BROKEN OR DAMAGED HEADERS WITH MATCHING TYPE.
4. ALL EXISTING PLANT MATERIAL AND ADJACENT PLANT MATERIAL SHALL HAVE UN-INTERRUPTED WATERING DURING ALL PHASES OF CONSTRUCTION. THIS SHALL INCLUDE BUT NOT BE LIMITED TO: HAND WATERING, TEMPORARY ABOVE GROUND IRRIGATION, EXISTING SYSTEM, ETC. THE EXISTING IRRIGATION SYSTEM SHALL BE PROTECTED, MAINTAINED AND REPAIRED DURING ALL PHASES OF CONSTRUCTION. ALL EQUIPMENT SUCH AS MAINLINE, WIRES, LATERAL HEADS AND ETC. SHALL BE REPAIRED AND REPLACED TO MAINTAIN CONTINUOUS WATER.
5. PROVIDE NEW SCHEDULE 40 SLEEVES AT ALL NEW DRIVES. (SEE SLEEVE SCHEDULE FOR SIZE.) ANY EXISTING IRRIGATION SYSTEM IS TO BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION AND GUARANTEE 100% COVERAGE.
6. EXISTING TREES TO REMAIN SHALL BE SELECTIVELY PRUNED PER LANDSCAPE ARCHITECT INSTRUCTIONS.
7. ALL EXISTING SHRUBS WITHIN THE SIGHT DISTANCE LINES AND SIGHT VISIBILITY TRIANGLES SHALL BE SELECTIVELY PRUNED SO THAT THEY DO NOT EXCEED A MAXIMUM HEIGHT OF 30 INCHES.
8. ALL EXISTING TREES SHALL BE TRIMMED TO MAINTAIN A CLEAR A MINIMUM CANOPY HEIGHT OF 7 FEET.

planting key notes

1. LIMITS OF LANDSCAPE IMPROVEMENT
2. DECOMPOSED GRANITE IN ALL PLANTING AREAS
3. NEW TURF AREA (TYPICAL).
4. CONCRETE HEADER. SEE SHEET L, DETAIL.
5. NEW SIDEWALK
6. EXISTING SITE LIGHTING. SEE ARCH. PLANS.
7. EXISTING SIDEWALK
8. EMERGENCY GENERATOR. SEE ARCHITECT'S SITE PLAN.

existing plant legend

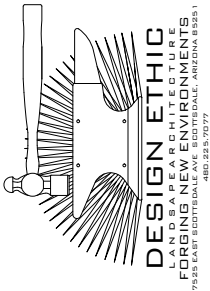
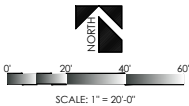
botanical name	common name	size	qty	comments
existing trees				
BRACHYCHITON POPULNEUS	BOTTLE TREE	VARIES	3	REMAIN IN PLACE
OLEA EUROPAEA	SWAN HILL OLIVE	VARIES	1	REMAIN IN PLACE
ULMUS PARVIFOLIA	EVERGREEN ELM	VARIES	1	REMAIN IN PLACE
shrubs - remain in place				
NERIUM OLEANDER	PETITE PINK OLEANDER	VARIES	18	REMAIN IN PLACE

plant legend

botanical name	common name	emitters	size	qty	comments
trees					
OLEA EUROPAEA	SWAN HILL OLIVE	(5 @ 1.0 GPH)	24" BOX	1	H. W., CAL. STAKE IN PLACE
PISTACIA X, RED PUSH	RED PUSH PISTACHE	(5 @ 1.0 GPH)	24" BOX	9	H. W., CAL. STAKE IN PLACE
ULMUS PARVIFOLIA	EVERGREEN ELM	(5 @ 1.0 GPH)	24" BOX	9	H. W., CAL. STAKE IN PLACE
shrubs					
LEUCOPHYLLUM ZYGOPHYLLUM	CIMARRON SAGE	(1 @ 1.0 GPH)	5 GAL.	40	
NERIUM OLEANDER	PETITE PINK OLEANDER	(1 @ 1.0 GPH)	5 GAL.	15	
RUSSELLIA Equisetiformis	CORAL FOUNTAIN	(1 @ 1.0 GPH)	5 GAL.	62	
accents					
AGAVE AMERICANA	CENTURY PLANT	(1 @ 1.0 GPH)	5 GAL.	5	
ALOE BARBADENSIS	ALOE VERA	(1 @ 1.0 GPH)	5 GAL.	6	
HESPERALOE FUNIFERA	GIANT HESPERALOE	(1 @ 1.0 GPH)	5 GAL.	35	
PEDILANTHUS MACROCARPUS	SUPPER PLANT	(1 @ 1.0 GPH)	5 GAL.	34	
groundcover					
EREMOPHILA GLABRA	'MIGNON GOLD'	(1 @ 1.0 GPH)	5 GAL.	39	
OUTBACK SUNRISE	EMU	(1 @ 1.0 GPH)	5 GAL.	21	
SETCREASEA PALLIDA	PURPLE HEART PLANT	(1 @ 1.0 GPH)	5 GAL.	35	
LANTANA MONTEVIDENSIS	PURPLE LANTANA	(1 @ 1.0 GPH)	5 GAL.	35	
TURF - BERMUDA HYBRID				3,868 SF	
inerts					
3/4" MINUS DECOMPOSED GRANITE	TABLE MESA BROWN	3/4" MINUS	7,291 S.F.	2" MINIMUM IN ALL PLANTERS	
CONCRETE HEADER	EXTRUDED CONCRETE	4" X 6"	386 L.F.		

general landscape notes

1. CONTRACTOR TO VERIFY ALL QUANTITIES.
2. CONTRACTOR TO PROVIDE DECOMPOSED GRANITE SAMPLES TO LANDSCAPE ARCHITECT FOR APPROVAL.
3. MAINTAIN 3' TO 5' TREE AND SHRUB CLEARANCE FROM WALLS.
4. MAINTAIN 1' TO 2' TREE AND SHRUB CLEARANCE FROM SIDEWALKS.
5. TREES ADJACENT TO PEDESTRIAN WALKWAYS SHOULD HAVE A MINIMUM CANOPY CLEARANCE OF 6'-8".
6. ALL MATURE TREES AND PALM CANOPIES MUST BE A MINIMUM OF 5' FROM ANY BUILDING WALLS OR BUILDING WINDOWS.



PHOENICIAN MEDICAL CENTER
CHANDLER, ARIZONA

PLANTING PLAN

PROJECT:

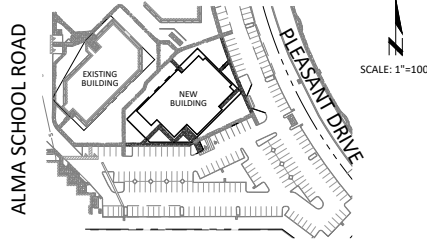
JOB NO: 20-109
DATE:
DRAWN BY: B. PAUL
SUBMITTED: 08.06.2021
REVISED:

SHEET

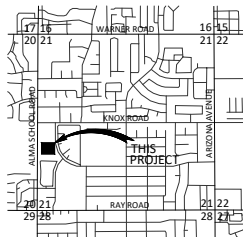
L.02 of L.02

PRELIMINARY IMPROVEMENT PLAN for
PHOENICIAN MEDICAL OFFICE - VILLAGES OF CHANDLER

1345 NORTH ALMA SCHOOL ROAD CHANDLER, ARIZONA
A PORTION SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE
GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



PROJECT OVERVIEW



IN THE NW 1/4 OF THE SW 1/4 OF SECTION 21,
T. 1 S., R. 5 E., G. 85 R.M.,
CITY OF CHANDLER, MARICOPA COUNTY, ARIZONA

LOCATION MAP

PROJECT INFORMATION

PROJECT DESCRIPTION:
THE PROJECT CONSISTS OF THE CONSTRUCTION OF A NEW MULTI-STORY OFFICE BUILDING WITH ALL REQUIRED GRADING & DRAINAGE, UTILITY AND PAVING IMPROVEMENTS.

ADDRESS:
1345 NORTH ALMA SCHOOL ROAD
CHANDLER, ARIZONA 85224

APN: 302-43-894

ZONING: PAD

SITE AREA: 16,857 SF (0.39 AC)

SURVEY NOTES

1. THE SURVEY FOR THIS PROJECT WAS PERFORMED BY:
SUPERIOR SURVEYING SERVICES, INC.
2122 WEST LONE CACTUS DRIVE, SUITE 11
PHOENIX, ARIZONA 85027
PH: 623-869-0223
CONTACT: DAVID S. KLEIN, R.L.S.
2. THE BASIS OF BEARINGS FOR THIS PROJECT IS THE MONUMENT LINE OF ALMA SCHOOL ROAD, ALSO BEING THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 21, USING A BEARING OF NORTH 0°00'00" WEST PER "VILLAGES OF CHANDLER" IN BOOK 254 OF MAPS, PAGE 16, RECORDS OF MARICOPA COUNTY, ARIZONA.
3. THE BASIS OF ELEVATION FOR THIS PROJECT IS THE CITY OF CHANDLER BENCHMARK 24 BEING A CITY OF CHANDLER BRASS CAP FLUSH AT THE INTERSECTION OF KNOX ROAD AND PLEASANT DRIVE, HAVING AN ELEVATION OF 1205.86' NAVD83.

BENCHMARK

THE BENCHMARK USED FOR THIS PLAN IS THE CITY OF CHANDLER BENCHMARK 24 BEING A CITY OF CHANDLER BRASS CAP FLUSH AT THE INTERSECTION OF KNOX ROAD AND PLEASANT DRIVE, HAVING AN ELEVATION OF 1205.86' NAVD83.

LEGAL DESCRIPTION

PARCEL NO. 1:
A PORTION OF TRACT A, OF VILLAGES OF CHANDLER, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 254 OF MAPS, PAGE 16, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT A;
THENCE NORTH ALONG THE WEST LINE OF SAID TRACT A, 364.08 FEET;
THENCE EAST 223.58 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 45°00'00" EAST, 106.33 FEET;
THENCE SOUTH 45°00'00" WEST, 170.67 FEET;
THENCE NORTH 45°00'00" WEST, 76.36 FEET;
THENCE NORTH 29°39'45" EAST, 113.32 FEET;
THENCE NORTH 45°00'00" EAST, 113.32 FEET;
THENCE NORTH 45°00'00" EAST, 61.38 FEET TO THE TRUE POINT OF BEGINNING.
TOGETHER WITH A PROPORTIONATE INTEREST IN AND TO THE COMMON AREAS, AS SET FORTH IN INSTRUMENTS RECORDED IN 93-148525, OF OFFICIAL RECORDS, AND IN 91-148526, OF OFFICIAL RECORDS, AND RE-RECORDED IN JUNE 28, 1993, OF OFFICIAL RECORDS, AND IN 93-0416102, OF OFFICIAL RECORDS.

PARCEL NO. 2:
NON-EXCLUSIVE EASEMENT FOR PARKING, INGRESS AND EGRESS AND PUBLIC UTILITY OVER A PORTION OF TRACT A, VILLAGES OF CHANDLER, ACCORDING TO BOOK 254 OF MAPS, PAGE 16, RECORDS OF MARICOPA COUNTY, ARIZONA, AS MORE PARTICULARLY SET FORTH IN DOCUMENT NO. 85-160382, OF OFFICIAL RECORDS, AND THEREAFTER AMENDED AND RE-ESTATED IN DOCUMENT NO. 90-380272, OF OFFICIAL RECORDS, AND RE-RECORDED IN DOCUMENT NO. 91-317919, OF OFFICIAL RECORDS.

PARCEL NO. 3:
A LICENSE FOR PARKING AS SET FORTH IN THAT AGREEMENT RECORDED IN DOCUMENT NO. 92-236084, OF OFFICIAL RECORDS, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 4:
THAT PART OF TRACT A, VILLAGES OF CHANDLER, ACCORDING TO BOOK 254 OF MAPS, PAGE 16, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT A;
THENCE NORTH ALONG THE WEST LINE OF SAID TRACT A, 187.36 FEET;
THENCE EAST 250.98 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 45°00'00" EAST, 170.67 FEET;
THENCE SOUTH 45°00'00" EAST, 106.33 FEET;
THENCE SOUTH 45°00'00" WEST, 119.87 FEET;
THENCE WEST 71.83 FEET;
THENCE NORTH 45°00'00" WEST, 55.54 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 5:
AN UNDIVIDED 14.5% INTEREST IN THE COMMON AREAS OF TRACT A, VILLAGES OF CHANDLER, ACCORDING TO BOOK 254 OF MAPS, PAGE 16, AS DESCRIBED IN DEED RECORDED IN DOCUMENT NO. 93525560M RECORDS OF MARICOPA COUNTY, ARIZONA.
EXCEPT AND SUBJECT TO PARKING RIGHT AND RESTRICTIVE COVENANT AS CONTAINED IN INSTRUMENT NO. 93-0313535, RECORDED MAY 20, 1993, MARICOPA COUNTY RECORDS.

PROJECT RETENTION

RETENTION VOLUME (PER GRADING, DRAINAGE, WATER, & SEWER PLAN BY EVANS, KUHN & ASSOCIATES, INC. DATED 10-25-1986, ASBUILT 03-10-1987:
VOLUME (CF) = C x P (IN) / 22) x AREA (SF)
P = 3.0 INCHES (100-YR/6-HR RAINFALL)
C = 0.80 (COMMERCIAL DEVELOPED SITE)
A = 649,044 SF (ENTIRE CENTER)
REQUIRED VOLUME 100-YR, 6-HR:
V = 0.80 x (3.0/12) x 649,044 = 129,810 CF

PROVIDED:
TOTAL PROVIDED VOLUME = 674 CF VIA 65 LF OF STORMTECH MC-3500 STORM WATER CHAMBERS.

PER CHANDLER SQUARE PLANS, THE ENTIRE DEVELOPMENT IS BROKEN INTO A NORTH SITE AND SOUTH SITE. THIS PROJECT FALLS WITHIN THE SOUTH SITE. REQUIRED VOLUME FOR THE SOUTH SITE IS 53,373 (ESTIMATED AT 61% OF THE TOTAL).

PROVIDED - SOUTH SITE:
SOUTH SITE TOTAL PROVIDED VOLUME = 56,290 CF VIA ABOVE GROUND RETENTION BASINS INTERCONNECTED BY STORM DRAIN AND ENGINEERED TO DISCHARGE VIA EXISTING DRYWELLS.
NO PERMANENT BASINS EXISTING WITHIN THE PROPERTY AREA. SMALL NUISANCE BASINS ARE EQUALIZED VIA EXISTING DRAIN BASINS AND STORM DRAIN INFRASTRUCTURE TO REMAIN IN THE PROPOSED CONDITION. TOTAL EXCESS RETENTION VOLUME TO REMAIN AT 2,917 CF IN THE DEVELOPED CONDITION.

DRAINAGE STATEMENT

-SITE IS IN A SPECIAL FLOOD HAZARD AREA - NO
-OFFSITE FLOWS AFFECT THIS SITE - NO
-RETENTION PROVIDED IS 100-YR, 6-HR AND PROVIDED BY EXISTING CHANDLER SQUARE DEVELOPMENT.
-EXTREME STORM OUTFALLS THE SITE AT THE SOUTHEAST CORNER OF THE PROJECT IN PLEASANT DRIVE AT THE ELEVATION OF 1205.10.

FLOODPLAIN INFORMATION

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NUMBER 04013C7380M, DATED NOVEMBER 4, 2015 THE PARCEL IS LOCATED IN THE ZONE X (SHADED) AREA, WHICH IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

LEGEND

---	EXISTING RIGHT-OF-WAY	⊗	NEW SEWER CLEANOUT
---	PROJECT/NEW PROPERTY LINE	W	NEW WATER METER
---	EXISTING PROPERTY LINE	BF	NEW BACKFLOW PREVENTER
---	ROADWAY CENTERLINE	○	SURVEY MONUMENT AS NOTED
---	FLOW-LINE	WSP	SPOT ELEV. (EXIST. GRADE)
---	EXISTING EASEMENT	R	SPOT ELEV. (NEW GRADE)
---	NEW EASEMENT	P	RADIUS
---	EXISTING CONTOUR	C	PAVEMENT (ASPHALT)
---	NEW CONTOUR	C	CONCRETE
---	EXISTING CONCRETE	TC	GUTTER
---	EXISTING WALL	TP	TOP OF CURB
---	NEW CONCRETE	FG	FINISHED GRADE
---	NEW CURB	TF	TOP OF FOOTING
---	EXISTING CURB	TW	TOP OF WALL
---	EXISTING PAINT STRIPE	LP	LOW POINT
---	EXISTING STORM DRAIN PIPE	HP	HIGH POINT
---	EXISTING UNDERGROUND ELECTRIC	GB	GRADE BREAK
---	EXISTING SEWER LINE	FF	FINISHED FLOOR ELEVATION
---	EXISTING WATER LINE	FGH	FINISH GRADE HIGH
---	NEW STORM DRAIN PIPE	FGL	FINISH GRADE LOW
---	NEW SEWER LINE	PUE	PUBLIC UTILITY EASEMENT
---	NEW WATER LINE	ME	MATCH EXISTING
---	NEW FIRE SERVICE	R	RIM
---	EXISTING SEWER CLEANOUT	I	INVERT
---	EXISTING WATER VALVE	L	LENGTH
---	EXISTING FIRE HYDRANT	S	SLOPE
---	EXISTING AIR RELEASE VALVE		
---	EXISTING DRYWELL		
---	EXISTING TRANSFORMER		
---	EXISTING SIGN		
---	EXISTING SITE LIGHT		
---	EXISTING STREET LIGHT		
---	EXISTING ELECTRICAL EQUIPMENT		
---	EXISTING MAIL BOX		

OWNER/DEVELOPER

PAR PAL FAMILY LP
5310 EAST CAMELBACK ROAD
PHOENIX, ARIZONA 85018
PH: 602-323-0244
ATTN: BOBBY TULI

CIVIL ENGINEER

CYPRESS CIVIL DEVELOPMENT
4450 NORTH 12TH STREET, #228
PHOENIX, ARIZONA 85014
PH: 623-282-2498
ATTN: JEFF HUNT, PE

ARCHITECT

JAMMON STUDIOS, LLC
6738 EAST OSBORN ROAD, SUITE 3
SCOTTSDALE, ARIZONA 85251
PH: 602-689-9552
ATTN: JONATHAN AMMON

UTILITIES

WATER: CITY OF CHANDLER
SEWER: CITY OF CHANDLER
ELECTRIC: SALT RIVER PROJECT
GAS: SOUTHWEST GAS
TELEPHONE: CENTURYLINK
CABLE: COX COMMUNICATIONS

SHEET INDEX

1. COVER SHEET
2. GRADING AND DRAINAGE PLAN
3. ONSITE UTILITY PLAN



4450 North 12th Street
Suite 228
Phoenix, Arizona 85014
P: 623.282.2498
E: jhunt@cypresscivil.com

PRELIMINARY IMPROVEMENT PLAN for PHOENICIAN
MEDICAL OFFICE - VILLAGES OF CHANDLER
1345 NORTH ALMA SCHOOL ROAD CHANDLER, ARIZONA



DRAWN: PT
DESIGNED: JH
CHECKED: JH
DATE: 08-05-2021
JOB NO: 20-139
SHEET NUMBER



1345 ALMA SCHOOL PARKING STUDY DATA							
Medical Office (MO) / General Office (GO)	Weekday			Weekend			
	12AM-7AM	7AM-6PM	6PM-12AM	12AM-7AM	7AM-6PM	6PM-12AM	
	5%	100%	5%	0%	60%	10%	
	28.0	559.0	28.0	0	336.0	56.0	
Restaurant							
	50%	70%	100%	45%	70%	100%	
	114.0	159.0	227.0	102.0	159.0	227.0	
SUM	142	718.0	255	102	495	283	

Medical and Restaurant	Parking Calculation			Kitchen Parking	Med Parking	Parking Total
	Kitchen	Dining	Dining Parking			
	Total SF	35%	65%	50	200	150
1381 N Alma School (Restaurant)	4300	1505	2795	55.9	7.5	63.4
1381 N Alma School (Medical)	4300			0.0	0.0	28.7
1371 N Alma School (Restaurant)	9115	3190.25	5924.75	118.5	16.0	134.4
Total Restaurant / Medical Parking for 1381/1371				174.4	23.5	226.5

General Office (GO) / Medical Office (MO)				SF/Parking (GO)	SF/Parking (MO)	Parking Total
	Gen Office	Med Office	Med Office			
	50%	50%	100%	250	150	
1361 N Alma School	6290		6290	42	42	41.9
1331 N Alma School	5200	5200		20.8		20.8
1343 N Alma School	22085		22085	147	147	147.2
1347 N Alma School	22085		22085	147	147	147.2
1351 N Alma School	22085	11042.5	11042.5	44.17	74	117.8
1345 N Alma School (Proposed)	12625		12625	84	84	84.2
TOTAL General / Medical Office Parking						559.2
PARKING SPACES REQUIRED INCLUDING 1345 W ALMA SCHOOL						785.7

% Reduction	Parking	Decrease	Parking Required
Existing Parking North	227		
Existing Parking South	559		
Parking Reduction Percentage per Email (Loading Zones)	20%	786	157
			629

Existing parking spaces onsite	657
Required parking after 20% reduction re: Loading Zone	629
Delta (spaces available)	28

Surgical Center Business Information	Procedure %	Type	Patient / Driver	Typ Procedure Duration
	80%	Pain Management	Ride to stay	0-45 mins
		injections		
		Steroid Inj		
		Epidural		
	20%	Other	Drop Off	1-2 hrs
		Cardiology		
		Podiatry		
		Ortho		

Jonathan Ammon

From: Benjamin Cereceres <Benjamin.Cereceres@chandleraz.gov>
Sent: Friday, July 23, 2021 4:58 PM
To: Jonathan Ammon
Cc: Lauren Schumann
Subject: RE: BEN - USE THIS 1345 N Alma School Traffic Study and Site Calcs, 2021-07-22

Good afternoon Jonathan:

I reviewed the updated parking study provided on Thursday July 22, 2021. Staff would be able to support the parking study and the proposed location of the loading areas with one on the north west side of the property remaining at its previously provided location and the southern loading space being provided on the south east elevation of the site. You would not need to provide any additional parking spaces per the parking study provided since there will be a surplus of 28 parking spaces.

Per our conversation on Thursday July 22, 2021, the property located at 1371 N Alma School Road was previously and will be a restaurant, therefore the parking demand and parking resolution would not fall on that business owner/developer. Also under Zoning case Z86-100 Chandler Square/Coldwell Banker there is a condition of approval #4 that a parking study be provided when your clients site comes in for a Preliminary Development Plan (PDP):

3. This action does not constitute Site Development Plan approval by the Zoning Administrator.

4. The fourth previously planned office building, which has not been constructed as of this date, shall not be constructed until a Preliminary Development Plan is submitted to and approved by the City of Chandler. The Preliminary Development Plan shall be accompanied by a definitive parking study which clearly demonstrates that available parking and/or additional proposed parking will meet the needs of the office building without taking up spaces needed by the restaurants during the luncheon hours.

5. Compliance with the Site Development Standards of the Chandler

The case will be going to the following hearing dates:
Planning & Zoning Commission: September 1, 2021
City Council: September 23, 2021

Please update the sight postings on site to reflect these updated dates.

Please provide updated exhibits to show the new loading locations along with a closer detail of the loading spaces.
Please provide the updated exhibits by August 6, 2021 so that I may have your project ready to go. Feel free to reach out should you have any questions.

Thanks,
Ben
Benjamin Cereceres

PARKING COUNT (EXISTING)
TYPICAL: 641
ADA ACCESSIBLE: 16
TOTAL: 657

1381 N ALMA SCHOOL
8,600 SF
50% RESTAURANT
50% MEDICAL

1371 N ALMA SCHOOL
9,115 SF
100% RESTAURANT

1361 N ALMA SCHOOL
8,290 SF
100% MEDICAL OFFICE

1351 N ALMA SCHOOL
LEVEL 1 OFFICE 10,600 SF
"HALLWAY 1,248 SF
"BATHROOM 288 SF
LEVEL 2 OFFICE 11,437 SF
"HALLWAY 1,284 SF
"BATHROOM 288 SF

1347 N ALMA SCHOOL
LEVEL 1 OFFICE 10,600 SF
"HALLWAY 1,248 SF
"BATHROOM 288 SF
LEVEL 2 OFFICE 11,437 SF
"HALLWAY 1,284 SF
"BATHROOM 288 SF

1343 N ALMA SCHOOL
LEVEL 1 OFFICE 10,600 SF
"HALLWAY 1,248 SF
"BATHROOM 288 SF
LEVEL 2 OFFICE 11,437 SF
"HALLWAY 1,284 SF
"BATHROOM 288 SF

1345 N ALMA SCHOOL (PROPOSED)
LEVEL 1 OFFICE 12,625 SF

1331 N ALMA SCHOOL
LEVEL 1 BANK 5,200 SF
"HALLWAY 533 SF
"BATHROOM 288 SF



FUTURE LOADING ZONE FOR 10% DECREASE IN PARKING REQUIREMENT FROM THE NORTHERN AREA OF THE SITE

FUTURE LOADING ZONE FOR 10% DECREASE IN PARKING REQUIREMENT FROM THE SOUTHERN AREA OF THE SITE

1. PARKING STUDY, 1345 N ALMA SCHOOL
1" = 60'-0"

1345 PARKING STUDY FOR SURGICAL CENTER EXPANSION

1345 N Alma School Rd., Chandler, AZ

JAMMON STUDIOS
770 E Main Street, Suite 104, Chandler, AZ 85225
JAMMON STUDIOS
(480) 858-8888
www.jammonstudios.com

Project No:	1345	
Date:	2021-08-06	
Drawn By:	JammonStudio	
Reviewed By:	JA	
No.	Revision	Date

Sheet Title:
Parking Study

Sheet No.:
PP102