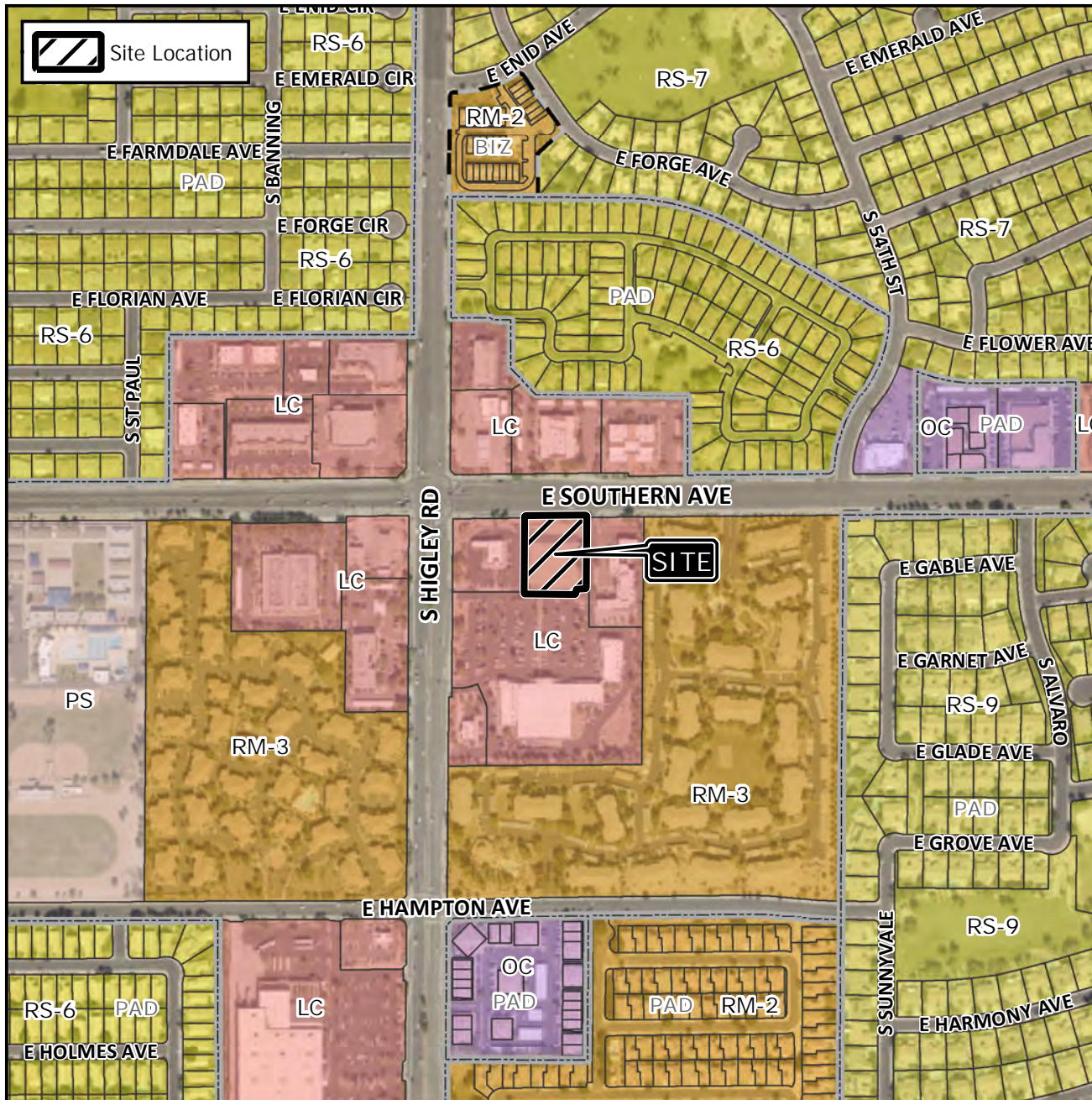


Design Review Vicinity Map: DRB20-00096

Case Details



Case:

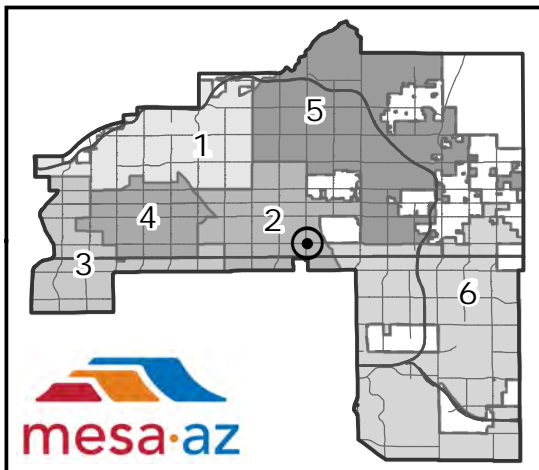
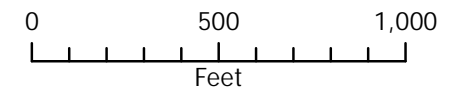
DRB20-00096

Site / Address:

District 2. Within the 5200 block of E Southern Avenue (south Side).

Request:

Requesting the review of a medical office building



narrative

Apple Valley Dental & Braces

Project overview:

This application is made for approval for the site plan and layout for a new site and building development for Apple Valley Dental & Braces. This will bring their services, that includes general dentistry, orthodontics, and oral surgery to the whole community of Mesa.

Visit: <http://www.applesmiles.com/> Apple Valley Dental & Braces will be a new business and community member in the City of Mesa and is excited to be expanding into the City.

- Name:** Apple Valley Dental & Braces - Lot 2 of the Sprouts Center
- Location:** 5215 E. Southern Avenue, Mesa, AZ (E of S.E.C. of Higley Rd and Southern Ave.)
- APN #** 141-53-884
- Zoning:** LC – no change to zoning
- Building Setbacks:** Existing to remain – this project will be a 'PAD' development within the existing developed Sprouts Center and will be built within the 'PAD' limits.
- Landscape Setbacks:** Existing to remain – the perimeter/frontage landscaping and pedestrian paths, hardscape and connections were installed with the initial development and we'll be limited to new landscaping internally as required, which will be match the existing palette.
- Parking:** Required: 47 spaces ($9,490 / 200 = 47.4$)
Provided: 47 spaces (including (2) ADA, (4) covered spaces and (4) bike spaces)
- Lot Size:** +/-42,930 S.F. net (+/-0.985 acres net)
- Lot Coverage:** 22.3% - OK
- Amended Plat?** No, existing Lot 2 of the Sprouts Center
- Proposed Building(s)** Single building +/-9,490 S.F. to provide dental services to the community.
- Drive Access** No new drives, site access and circulation is connected to and/or will complete the planned internal centers circulation.
- Proposed uses** Dental office to provide dental and orthodontic services.
- Site Development** This project will complete the 'PAD' areas onsite for the new parking, drives and circulation as shown.
- Offsite Improvements** None proposed/known. The project will connect to existing stubs/infrastructure for water, sewer, fire line and electrical.
- R.O.W. Dedications/Half Street Improvements** None, all improvements are existing to remain.
- Phased development?** No.

narrative

Alternative Compliance written request – MZO Section 11(7)(3)(B)(6)a. and 6(b)iv,

ALTERNATIVE COMPLIANCE PER SECTION 7. B. (6) iv:

i.v. The proposed alternative is aesthetically more complementary to the site, better fits into the context of the area, improves the overall architectural appeal of the area and/or meets or exceeds the design objectives as described within the City's General Plan.

- This development is the final infill lot within the existing Sprouts shopping center and is utilizing like materials, colors, canopies, parapet caps and articulated building columns. The predominant features are the CMU base wainscot, full height storefront windows, metal canopies and tie rods and articulation. Per MZO 11-6-3(B)(5) no more than fifty percent of the total facade may be covered with (1) single material. The facade facing the public street has 62%(61.7%) of the STO material which is within the existing centers Architectural style/rhythm and does not lessen or detract from the intent of the section.

Company overview,

Apple Valley Dental & Braces has been successfully delivering dental services throughout Washington State since 2003. We now have 9 clinics serving Washington that work hard to provide the best quality services, in beautiful and fun state of the art facilities, at affordable prices. Our multi-discipline approach is to help families make the most of their time and money allocated for dental services by providing multiple disciplines under one roof. Our facilities are specifically designed to help ease the tension that's related to going to the dentist. Our clinics take on a life of their own to help make children and families feel comfortable in one of our jungle, underwater, or dinosaur themed environments.

Some of the fun and inviting themeing elements are;

- Silhouette Murals of an underwater scene on the exterior walls of the clinics
- Animal characters on our building exteriors that are amazing and larger than life, ranging from octopuses crawling over the roof top to Walruses lounging on our awnings.
- Other exterior design elements have included large pirate ships or animals driving lifesize jeeps.

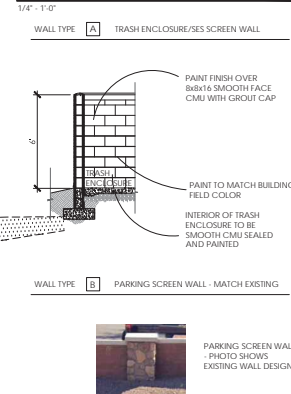
We're excited to bring Apple Valley Dental & Braces to the community of Mesa.

Respectfully submitted by:



Steven Nevala, Principal **FINN architects, llc**

SITE SCREEN WALL | WALL SCHEDULE



SITE SCREEN WALL NOTES

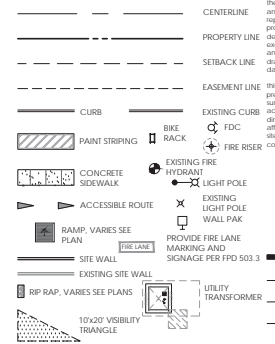
CONTRACTOR TO COORDINATE STEPPED FOOTINGS WITH CIVIL AND STRUCTURAL DRAWINGS. PROVIDE STEPS AT 2'-8" DECORATIVE PERS.
 PROVIDE WEEPS, OPENINGS IN WALLS AS REQUIRED. SEE CIVIL DRAWINGS.
 ALL CELLS BELOW GRADE TO BE GROUTED SOLID.
 SEE PLANS, CIVIL AND STRUCTURAL FOR STEPS, FOOTINGS, ETC.

OVERALL CENTER PARKING RECONCILIATION

USE	S.F.	RATIO	REQUIRED
APPLE VALLEY	9,490 S.F.	1/200	47
URGENT CARE	3,528 S.F.	1/200	18
CAR WASH	10,387 S.F.	1/375	28
REST/D THRU	2,109 S.F.	1/100	21
SPOUNTS	30,033 S.F.	1/375	80
RETAIL SHOPS(3)	23,812 S.F.	1/375	64
TOTAL REQUIRED:			258
TOTAL PROVIDED:			345

REFERENCE ALSO CCR'S SHARED ACCESS/PARKING UNDER SEPARATE COVER WITH THIS APPLICATION

LEGEND



PROJECT DATA

SCOPE: NEW DENTAL OFFICE BUILDING
 ADDRESS: 52715 E. SOUTHERN AVENUE, MESA, AZ
 APN: 141-53-884
 SITE AREA: +/- 42,930 S.F. (+/- 0.985 AC.)
 ZONING: LC
 LOT COVERAGE: 22.1%
 LANDSCAPE COVERAGE: 46. +/- 4,000 S.F.
 BUILDING AREA: +/- 9,490 S.F.
 BUILDING FOOTPRINT: +/- 9,490 S.F.
 STORES: (1) STORY
 CONSTRUCTION TYPE: V-8 w/ A.F.E.S.
 OCCUPANCY TYPE: B (MEDICAL OFFICE)
 ALLOWABLE AREA: UNLIMITED, 60' YARDS
 CLEAR HEIGHT: 12'-0"
 BUILDING HEIGHT: 18'-0" / 25'-0" AT TOWER
 PARAPET SCREENING: 50' (PARAPET WALLS)

BUILDING AREA

AREA	GROUND FLOOR	2ND FLOOR
DENTAL OFFICE	9,490 S.F.	N/A
TOTAL:	9,490	N/A

PARKING DATA

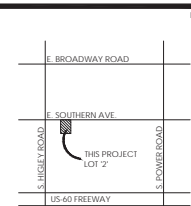
USE	S.F.	RATIO	REQUIRED
DENTAL OFFICE	9,490 S.F.	1/200	47
TOTAL REQUIRED:			47
TOTAL PROVIDED:			47

**SPOUNTS CENTER SHARED PARKING OF (2) SPACES (2 ACCESSIBLE/46 STANDARD) (4 BIKE RACKS)

AERIAL KEY PLAN

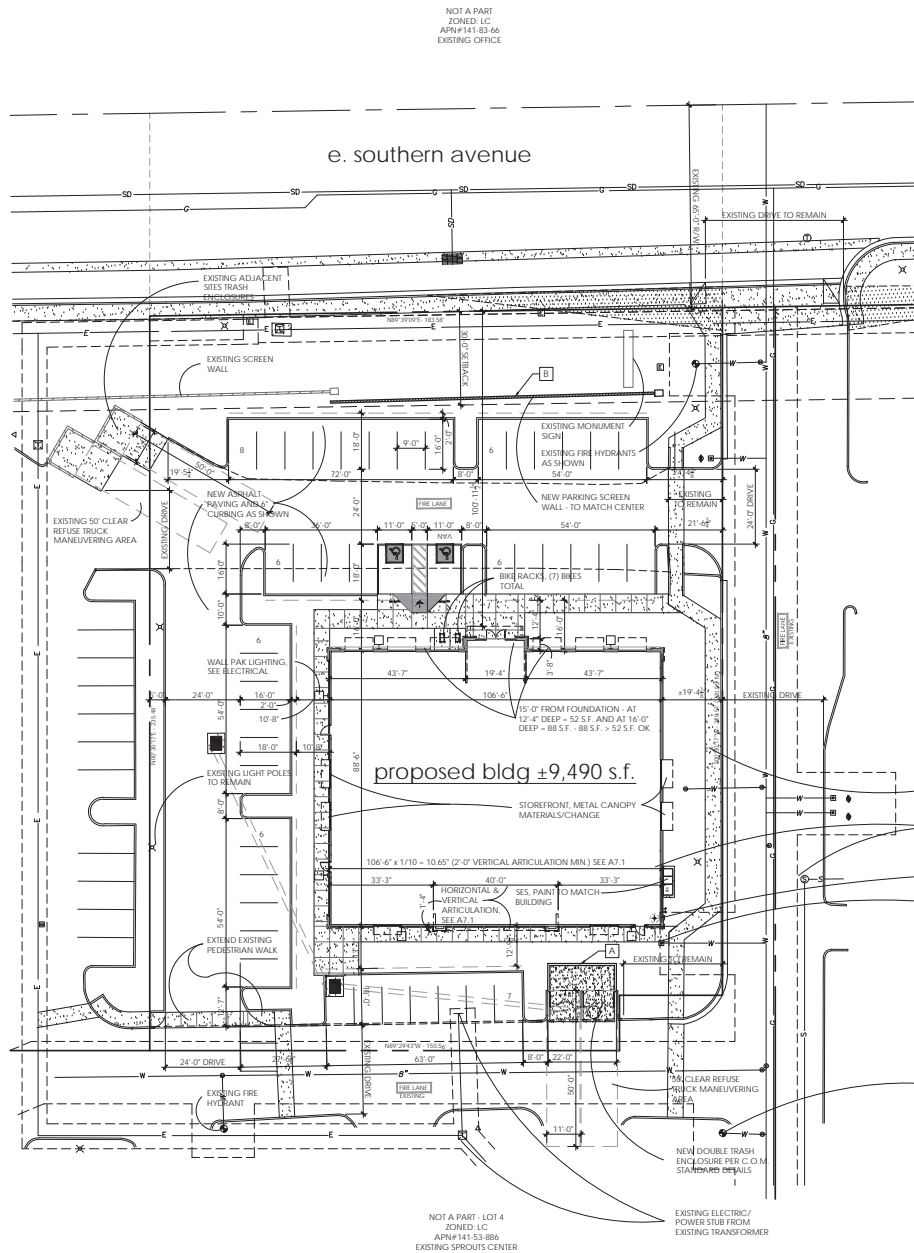


VICINITY MAP



site plan

scale: 1"=20'-0"



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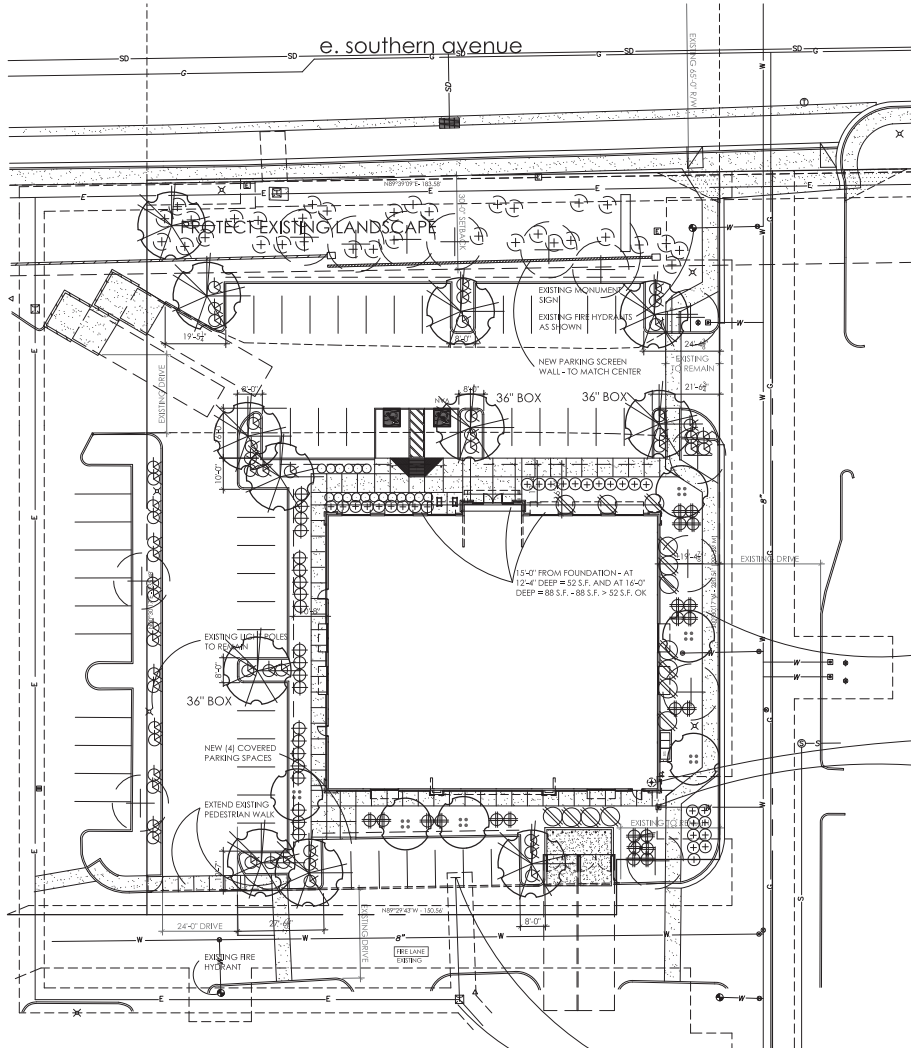
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august 27, 2019
 city pre-application
 february 06, 2020
 schematic design
 february 11, 2020
 site (d/b) application
 march 09, 2020
 site (d/b) revisions
 march 23, 2020
 p2 site residential
 march 23, 2020
 d/b resubmittal



apple valley dental & braces
 5215 east southern avenue
 mesa, arizona





NOT A PART - LOT 1
ZONED: LC
APN# 141-53-883
EXISTING MEDICAL

NOT A PART - LOT 3
ZONED: LC
APN# 141-53-885
EXISTING CARWASH

NOT A PART - LOT 4
ZONED: LC
APN# 141-53-886
EXISTING SPROUTS CENTER

landscape plan
scale: 1"=20'-0"

EXISTING ELECTRIC/
POWER STUB FROM
EXISTING TRANSFORMER

LANDSCAPE LEGEND

- JULINUS PARVIFOLIA
CHINESE ELM
10-24" BOX, 3-36" BOX
- EXISTING TREE / SHRUB
PROTECT FROM
CONSTRUCTION
- CAESALPINIA CACALACO 'SMOOTHIE'
DESERT BIRD TREE
36" BOX (9)
- MUHLENBERGIA 'REGAL MIST'
REGAL MIST DEER GRASS
5 GALLON (29)
- CAESALPINIA MEXICANA
MEXICAN BIRD OF PARADISE
5 GALLON
- TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON
- HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON
- DASYLIRION WHEELERII
DESERT SPOON
5 GALLON
- RUELLIA PENINSULARIS
BAJA RUELLIA
5 GALLON
- LANTANA MONTEVIDENSIS
'GOLD MOUND'
1 GALLON
- MATCH ADJACENT EXISTING
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

LANDSCAPE DATA

- WEST PROPERTY LINE
(235 FT)
- EAST PROPERTY LINE
(221 FT)
- SOUTHERN AVE FRONTAGE
(164 FT)
- SOUTH PROPERTY LINE
(151 FT)
- PARKING STALLS
(45)
- FOUNDATION BASE
(400 FT)

REQUIRED / PROVIDED

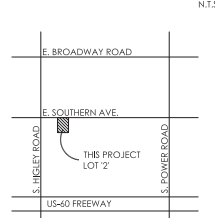
- N/A INTERNAL PROPERTY LINE IN AN
EXISTING DEVELOPMENT.
- N/A INTERNAL PROPERTY LINE IN AN
EXISTING DEVELOPMENT.
- REQUIRED TREES: (7)
(25% 36" BOX, 50% 24" BOX, 25% 15 GALLON)
- PROVIDED TREES:
(6-EXIST: 36" BOX EQUIV., 1 NEW 24" BOX)
- REQUIRED SHRUBS: (42)
- PROVIDED SHRUBS: (42 EXISTING)
- N/A INTERNAL PROPERTY LINE IN AN
EXISTING DEVELOPMENT.
- REQUIRED TREES (11)
(10% 36" BOX, 90% 24" BOX)
- PROVIDED TREES:
36" BOX, 8-24" BOX
- REQUIRED SHRUBS: (33)
- PROVIDED SHRUBS: (33)
- REQUIRED TREES (8)
(10% 36" BOX, 90% 24" BOX)
- PROVIDED TREES:
6-36" BOX, 2- EXISTING
- REQUIRED SHRUBS: (48)
- PROVIDED SHRUBS: (71)

The architectural design, construction and data presented herein represents an estimation of work provided in connection with the design. It is not intended to be a contract. No warranty is made by the architect. No liability shall be assumed by the architect for any damage or loss resulting from the use or misuse of these drawings. The architect shall not be responsible for the design and construction of any structure shown hereon which is not specifically shown hereon.

August 21, 2019
schematic design
August 27, 2019
city pre-application



VICINITY MAP



T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
10450 N. 74th Street, Suite 120
Scottsdale, Arizona 85258
P: (480) 265-4300
EMAIL: timmcqueen@jmla.net



apple valley dental & braces
5215 east southern avenue
mesa, arizona



Artistic depiction only. Colors and materials represented may vary from actual samples. Not to be referred to as a construction document.

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- august 27, 2019 city pre-application
- february 06, 2020 schematic design
- february 11, 2020 site ldr application
- march 09, 2020 site ldr revisions
- march 23, 2020 pz site submittal

03-19-20



apple valley dental & braces

5215 east southern avenue
mesa, arizona

• PPS19-00667 | 201903-00102

rendering view A



FINN architects, llc

1810 west loemann drive, queen creek, arizona 85142

finnarchitects.com
(480) 206-8229



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- february 11, 2020 site ltr application
- march 09, 2020 site ltr revisions
- march 23, 2020 pz site resubmittal

03-19-20



apple valley dental & braces

5215 east southern avenue

mesa, arizona

• PPS19-00667 | ZONING-00102

rendering view B



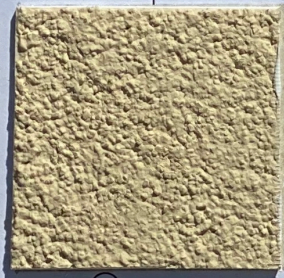
FINN architects, llc

1810 west loemann drive, queen creek, arizona 85142

finnarchitects.com
(480) 206-8229



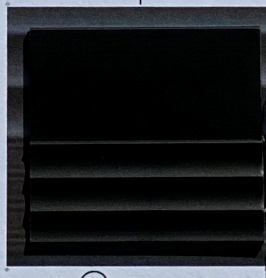
COLOR ① CLASSIC CREAM
T/M - STO FINE SAND FINISH



COLOR ② BAMBOO T/M -
STO FINE SAND FINISH



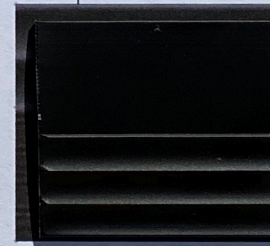
COLOR ③ CUSTOM CASH T/M
- STO FINE SAND FINISH



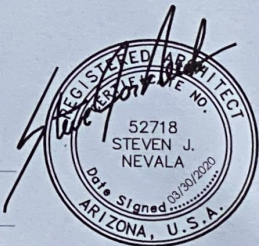
COLOR ④ METAL PAINT - KYNAR
500 (O.E.) STEEL PAINT, COLOR
DARK BRONZE - MATTE FINISH



COLOR ⑤ PAINT TO MATCH
MUTUAL MATERIALS - BRICK -
'INCA-MISSION'



ALUMINUM STOREFRONT - DARK
BRONZE ANODIZED | GLAZING - 1"
CLEAR INSULATED IECC
COMPLIANT GLAZING



n.t.s.

CB-1.1

february 30, 2020
colorboard
finnarchitects.com

PDR-2019-00115

apple valley dental & braces

5215 east southern avenue,
mesa, arizona

FINN architects, llc

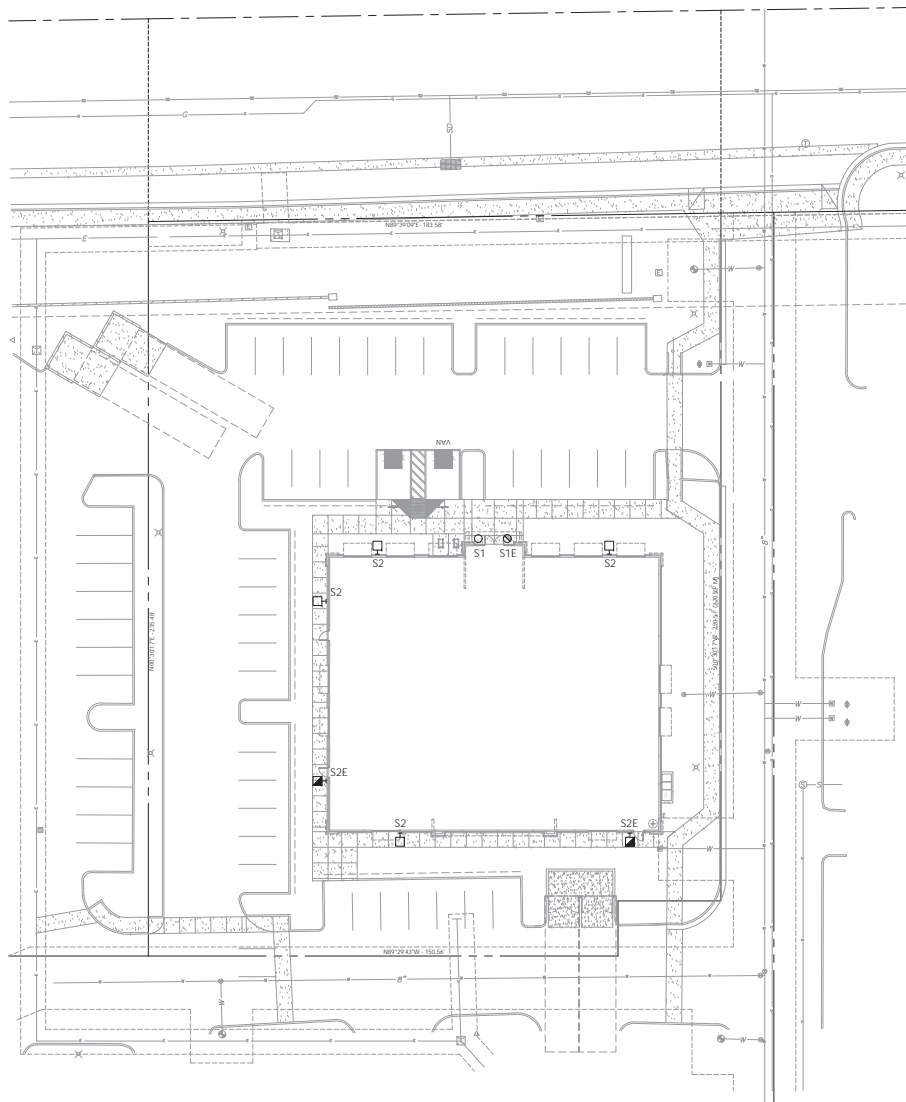
1810 west loemann drive, queen creek, arizona 85142

(480-206-8229)

LIGHT FIXTURE SCHEDULE					
TAG	VOLTS	MANUFACTURER	PART #	LAMPING CCT/WATTS	DESCRIPTION/NOTES
ST	120VOLT	EATON LIGHTING	HC6100010--HM612840-61MDC	10W LED 4000K/10W (1000 LUM)	6" DOWNLIGHT WITH 0-10V 1% DIMMING DRIVER. VERIFY ALL OPTIONS.
ST1E	120VOLT	EATON LIGHTING	HC6100010EM14-HM612840-61MDC	10W LED 4000K/10W (1000 LUM)	6" DOWNLIGHT WITH 0-10V 1% DIMMING DRIVER & 90-MINUTE EMERGENCY BATTERY BACK-UP. VERIFY ALL OPTIONS.
S2	120VOLT	EATON MCGRAW EDSON	GWC-AF-01-LED-E1-SL4-B2	59W LED 4000K/59W (6179 LUM)	WALL MOUNTED LED FIXTURE WITH 0-10V 1% DIMMING DRIVER. VERIFY ALL OPTIONS. MOUNT @ 16'-0" AFF.
S2E	120VOLT	EATON MCGRAW EDSON	GWC-AF-01-LED-E1-SL4-B2-BBB	59W LED 4000K/59W (6179 LUM)	WALL MOUNT LED FIXT. W/ 0-10V 1% DIM. DRVR & 90-MINUTE EMERGENCY BATTERY BACK-UP. VERIFY ALL OPTIONS. MOUNT @ 16'-0" AFF.

SCHEDULE NOTES:

- ALL EMERGENCY FIXTURES SHALL PROVIDE MINIMUM OF 90-MINUTE BATTERY BACK-UP. IF THE GENERAL LIGHTING IN THE AREA IS HD, ALL FIXTURES IN THE AREA SHALL HAVE A MINIMUM OF A 10-MINUTE TIME DELAY.
- ELECTRICAL CONTRACTOR SHALL PROVIDE A BASE BID OFF THIS LIGHT FIXTURE SCHEDULE. ALTERNATES MAY BE SUBMITTED AFTER AWARD OF CONTRACT, PROVIDED THEY ARE SUBMITTED WITH WRITTEN OWNER APPROVAL AND ITEMIZED DEDUCT FROM THE BASE BID. ANY RE-DESIGN REQUIRED BY AN ALTERNATE PACKAGE SHALL BE BILLED TO THE ELECTRICAL CONTRACTOR.
- MODULAR WIRING IS ACCEPTABLE.



electrical site lighting plan
Scale: 1"=20'-0"

WELCH & SANDSON CONSULTING, LLC
ELECTRICAL CONSULTING ENGINEERS
PROJECT CONTACT: GABRIEL
WSD PROJECT# 19-0244

4864 E. BASELINE ROAD, SUITE #103
MESA, AZ 85206
PHONE: 480.641.6383
www.welch-sandson.com

apple valley dental & braces

5215 east southern avenue
mesa, arizona

PROJECT NUMBER: 19-0244-0010



august 27, 2019
city pre-application
february 06, 2020
schematic design
february 11, 2020
site dbt application
march 09, 2020
site dbt revisions
march 23, 2020
p1 site resubmittal

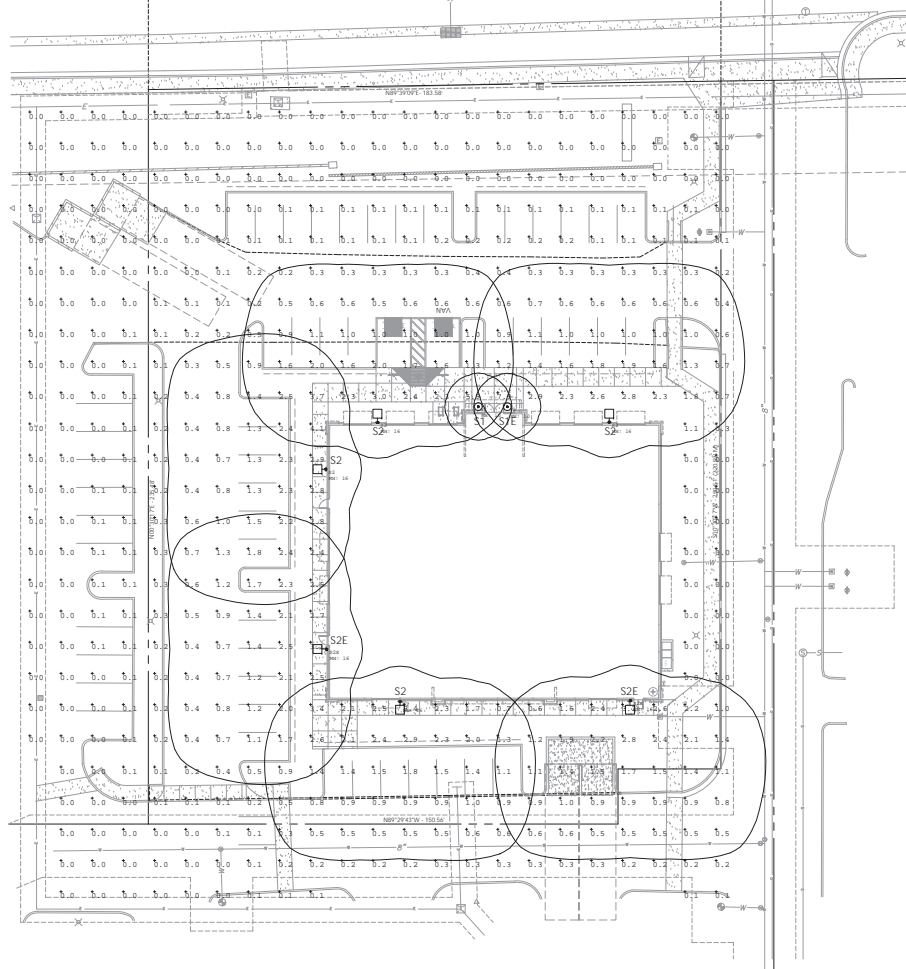
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Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Illuminance	Fc	0.62	7.9	0.0	N.A.	N.A.

Luminaire Schedule							
Label	Arrangement	LLF	Description	Lum. Watts	[MANUFAC]		
S1	SINGLE	0.900	HC610D010-HM612840-61WDC	10	EATON LIGHTING - HALO		
S1E	SINGLE	0.900	HC610D010-HM612840-61WDC	10	EATON LIGHTING - HALO		
S2	SINGLE	0.900	GWC-AF-01-LED-E1-SL4 DP	59	EATON - MCGRAW-EDISON (FORMER COOPER LIGHTING)		
S2E	SINGLE	0.900	GWC-AF-01-LED-E1-SL4 DP BBB	59	EATON - MCGRAW-EDISON (FORMER COOPER LIGHTING)		



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- february 06, 2020 schematic design
- february 11, 2020 site | dtb application
- march 09, 2020 site | dtb revisions
- march 23, 2020 p1 site resubmittal



apple valley dental & braces

5215 east southern avenue
mesa, arizona

PREVIOUS / CONTINUE

electrical site photometrics plan
scale: 1"=20'-0"

WELCH SANDON CONSULTING, LLC
ELECTRICAL CONSULTING ENGINEERS
PROJECT CONTACT: GABRIEL
WSD PROJECT# 19-0244

4864 E. BASELINE ROAD, SUITE #103
MESA, AZ 85206
PHONE: 480.641.8383
www.welch-sandon.com

FINN architects, llc
finnarchitects.com
1810 west loemann drive, queen creek, arizona 85142 (480.206.8229)



