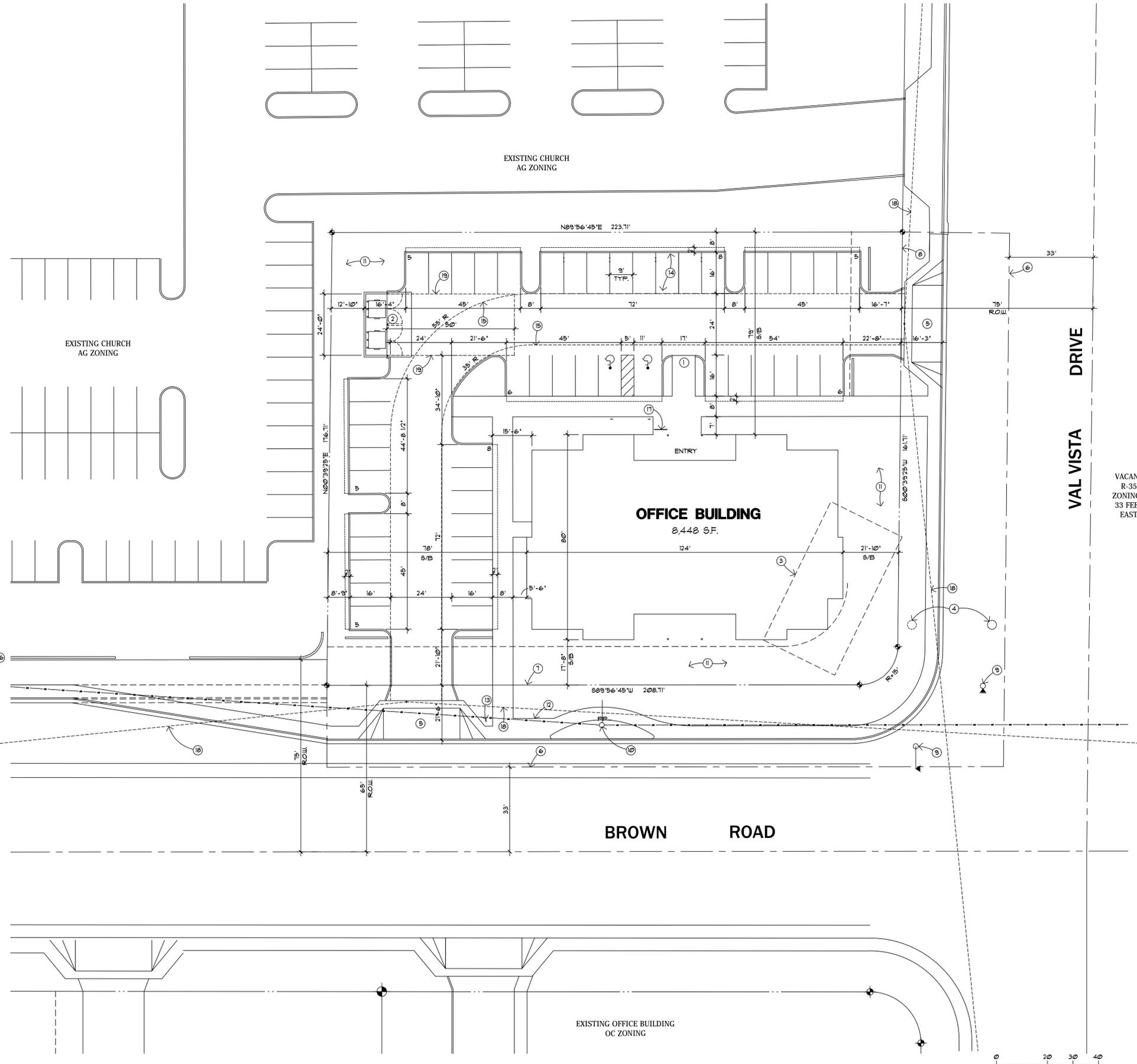


The contents of this drawing are the property of HITCHENS ASSOCIATES ARCHITECTS. No alteration or reproduction shall be made without written authorization from HITCHENS ASSOCIATES ARCHITECTS. The Contractor shall check and verify all dimensions and report any discrepancies to the Architect prior to construction. Do not scale this drawing. This drawing shall not be used for construction unless properly sealed and signed by the Architect.

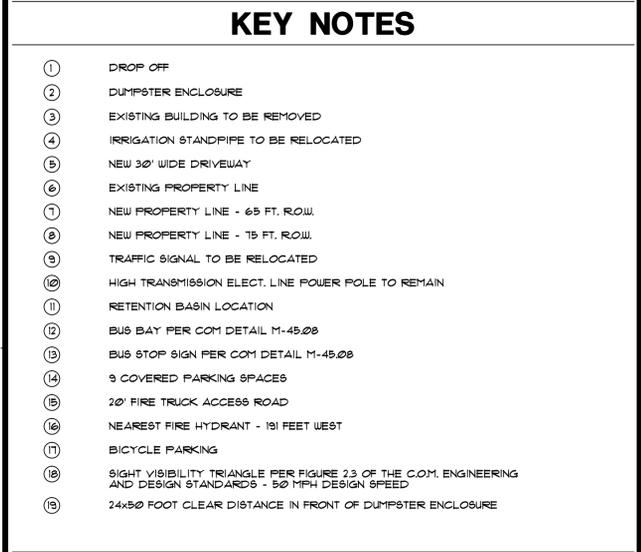


**SITE PLAN**

PROJECT DATA	
PROJECT ADDRESS:	3544 E. BROWN ROAD MESA, ARIZONA
OWNER:	MAKANA LP 4301 E. MCKELLIPS ROAD MESA, ARIZONA 85215
DESIGNER:	GREG HITCHENS HITCHENS ASSOCIATES ARCHITECTS 3126 N. LOS ALAMOS MESA, ARIZONA 85213 (602) 615-0204 PHONE (480) 248-1685 FAX
SITE AREA:	GROSS 53,399 SQ. FT. 1226 ACRES NET 39,480 SQ. FT. 0.906 ACRES
ZONING:	AG CURRENT OC PROPOSED
BUILDING HEIGHT:	15' CURRENT 29'-6" PROPOSED
BUILDING AREA:	8,884 SF
SETBACKS:	11'-8" FRONT 21'-10" STREET SIDE 19' REAR 18'-0" INTERIOR SIDE
PARKING REQUIRED:	8,448/200(MEDICAL)* 43 SPACES
PARKING PROVIDED:	REGULAR PARKING: 46 SPACES ACCESSIBLE PARKING: 2 SPACES TOTAL PROVIDED: 48 SPACES
BIKE PARKING PROVIDED:	1 SPACE PER 10 VEHICLE SPACES 5 SPACES
PARCEL NUMBERS:	141-13-006B, 141-13-006G
PROJECT DESCRIPTION:	NEW MEDICAL OFFICE BUILDING AND SITE IMPROVEMENTS

VACANT  
R-35  
ZONING -  
33 FEET  
EAST

KEY NOTES	
①	DROP OFF
②	DUMPSTER ENCLOSURE
③	EXISTING BUILDING TO BE REMOVED
④	IRRIGATION STANDPIPE TO BE RELOCATED
⑤	NEW 30' WIDE DRIVEWAY
⑥	EXISTING PROPERTY LINE
⑦	NEW PROPERTY LINE - 65 FT. ROW
⑧	NEW PROPERTY LINE - 75 FT. ROW
⑨	TRAFFIC SIGNAL TO BE RELOCATED
⑩	HIGH TRANSMISSION ELECT. LINE POWER POLE TO REMAIN
⑪	RETENTION BASIN LOCATION
⑫	BUS BAY PER COM DETAIL M-45-08
⑬	BUS STOP SIGN PER COM DETAIL M-45-08
⑭	9 COVERED PARKING SPACES
⑮	20' FIRE TRUCK ACCESS ROAD
⑯	NEAREST FIRE HYDRANT - 191 FEET WEST
⑰	BICYCLE PARKING
⑱	SIGHT VISIBILITY TRIANGLE PER FIGURE 23 OF THE COM. ENGINEERING AND DESIGN STANDARDS - 50 MPH DESIGN SPEED
⑲	24x30 FOOT CLEAR DISTANCE IN FRONT OF DUMPSTER ENCLOSURE



**VICINITY MAP**

PROJECT NO:	22005
DRAWN BY:	GLH
DATE:	6-15-20

**HITCHENS ASSOCIATES ARCHITECTS**  
 3126 N LOS ALAMOS  
 MESA, ARIZONA 85213  
 TELEPHONE: 602.615.0204



REVISIONS	
△	7-13-20 City Revisions
△	7-29-20 City Revisions
△	8-12-20 City Revisions

**NEW OFFICE BUILDING**  
 3544 E. BROWN ROAD  
 Mesa, Arizona

**SITE PLAN**  
**A0.0**