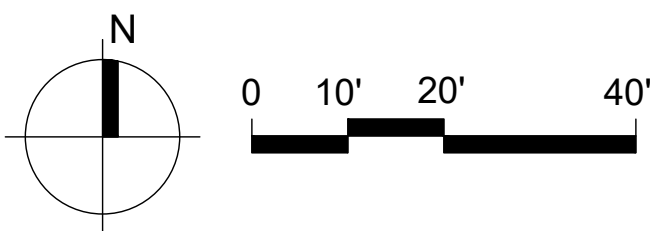
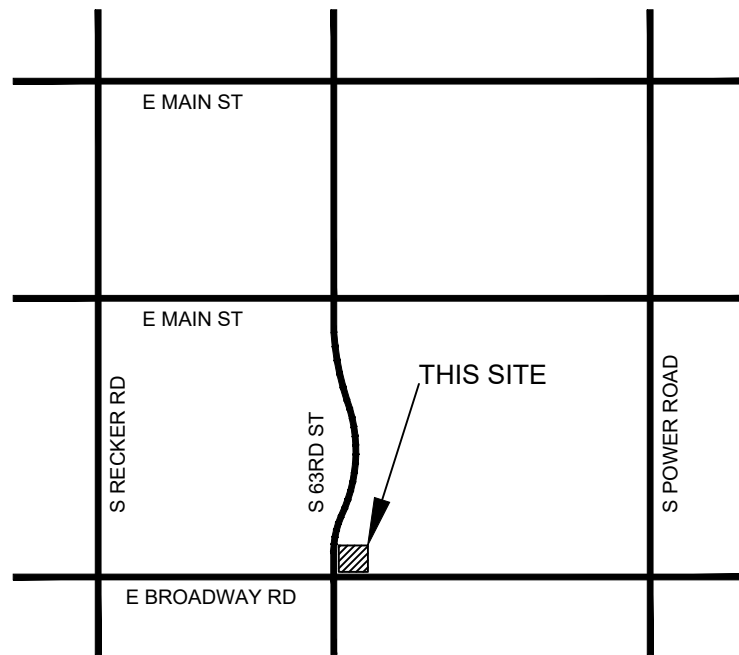


PRELIMINARY SITE PLAN

SCALE: 1" = 20'-0"



VICINITY MAP



APPROVAL STAMP:

SHEET TITLE	
PRELIMINARY SITE PLAN	
ISSUE DATE	6/8/2023
DRAWN	DMP
CHECKED BY	VJD
PROJECT NUMBER	
DRAWING NO.	

A0.1

REV

PROJECT INFORMATION

PROJECT NAME: 63RD ST & BROADWAY
PROJECT ADDRESS: 363 S 63RD STREET
MESA, AZ
PROPERTY OWNER: PAIN RELEASE, LLC
4222 McCLELLAN CIR, UNIT 14
MESA, AZ 85202
DEVELOPER: CYPRESS WEST PARTNERS
30021 TOMAS ROAD, SUITE 130
RANCH SANTA MARGARITA, CA 92688
949-629-3799 x 114
JANZOLONE@CYPRESSWESTPARTNERS.COM
ARCHITECT: DALKE DESIGN GROUP, LLC
2039 E. RICE DRIVE
TEMPE, AZ 85283
480-589-3793
VINCE@DALKEDESIGNGROUP.COM

PROJECT DATA

PARCEL NUMBER: 141-57-019
CURRENT ZONING: AG
PROPOSED ZONING: OC
NET SITE AREA: 1.03 ACRES (45,076 S.F.)
GROSS SITE AREA: 1.64 ACRES (71,558 S.F.)
BUILDING AREA: 5,214 S.F. TOTAL (GROSS)
LOT COVERAGE: 11.8%
F.A.R.: 0.12
STORIES: ONE
BUILDING HEIGHT: +/- 22'-0"
OCCUPANCY: B
CONSTRUCTION TYPE: TBD
REQUIRED PARKING:
USE: MEDICAL OFFICE
AREA: 5,214 S.F.
RATIO: 1/200
SPACES: 26 SP.
TOTAL REQUIRED: 26 SP.
PROVIDED PARKING:
TOTAL REGULAR SPACES: 51 SPACES
TOTAL ACCESSIBLE SPACES: 3 SPACES
TOTAL PROVIDED: 54 SPACES
PARKING RATIO: 10.36 CARS/1000 S.F.
BIKE PARKING:
1 SPACE/10 PARKING SPACES
6 PROVIDED
SEE SHEET LA.01 FOR LANDSCAPE REQUIREMENTS

SITE PLAN KEYED NOTES:

1. FUTURE COVERED PARKING
2. KNOX BOX LOCATION
3. PRIMARY ENTRANCE WITH EXPOSED AGGREGATE CONCRETE PLAZA WITH ADDITIONAL SCORE MARKS TO MEET THE REQUIREMENTS OF MZO 11-33-5.
4. BIKE PARKING (6 SPACES TOTAL)
5. ACCESS SIDEWALK, MIN. 6" ABOVE PAVEMENT, BETWEEN BUILDING PHASES.
6. STAMPED ASPHALT, MIN. 3" ABOVE VEHICLE LANE, AT WALKWAY PER MESA ZONING ORDINANCE (MZO).
7. NEW CROSS ACCESS DRIVE TO EXISTING BUILDING.
8. EXISTING SIDEWALK
9. EXISTING FIRE HYDRANT
10. DOUBLE REFUSE ENCLOSURE PER CITY OF MESA STANDARD DETAILS M-62.01 THRU M-62.04.2. SEE DETAILS SHEET A0.2.
11. 15'-0" WIDE FOUNDATION BASE AT PUBLIC ENTRANCE SIDE OF BUILDING TO MEET REQUIREMENTS OF MZO11-33-5.
12. EXISTING DRIVEWAY.
13. FDC
14. SIDEWALK TO EXISTING PUBLIC R.O.W.
15. FIRE TRUCK HAMMERHEAD TURN-AROUND, MIN. TURNING RADIUS OF 35' AND OUTSIDE TURNING RADIUS OF 55'.
16. SES LOCATION.
17. NEW SIDEWALK.
18. CANOPY ABOVE, TYP.
19. SITE VISIBILITY TRAFFIC TRIANGLE PER FIG. 2.3 OF AASHTO GREENBOOK.
20. LIGHT FIXTURES MOUNTED ON UNDERSIDE OF FUTURE COVERED PARKING.
21. EXISTING PARKING LIGHT ON 25' MAX. HEIGHT POLE.
22. CMU SITE SCREEN WALL, TOTAL LENGTH=36'8" (60% OF 61'-4" REQUIRED SCREEN LENGTH). REMAINDER OF SCREENED LENGTH (24.5' TO BE OF DENSE LANDSCAPING). SEE SHEET A0.2 FOR ELEVATIONS OF SCREEN WALL.
23. CMU SITE SCREEN WALL. SEE SHEET A0.2 FOR ELEVATIONS OF SCREEN WALL.
24. EXTEND EXISTING ADA STRIPING TO PROVIDE ACCESS BETWEEN EXISTING BUILDING AND NEW BUILDING.
25. TYPICAL LANDSCAPE ISLAND TO MEET C.O.M. STANDARDS - SEE LANDSCAPE.
26. 50' CLEARANCE AREA FOR TRASH ENCLOSURE TO ALLOW OPERATOR MANEUVERING. OVERHEAD OBSTRUCTIONS MUST BE A MIN. OF 25' (INCLUDING TREES).
27. SEE CIVIL SHEET FOR MODIFICATIONS TO CORNER ELEMENTS TO MEET CURRENT CODE REQUIREMENTS.
28. 10'-WIDE FOUNDATION BASE ZONE FOR NON-PUBLIC SIDE OF BUILDING.
29. PARKING LIGHT ON 25' MAX. HEIGHT POLE.
30. THIS ZONE TO BE FILLED WITH DENSE LANDSCAPING MEETING MZO REQUIREMENTS TO SCREEN PARKING AND DRIVE AISLE.



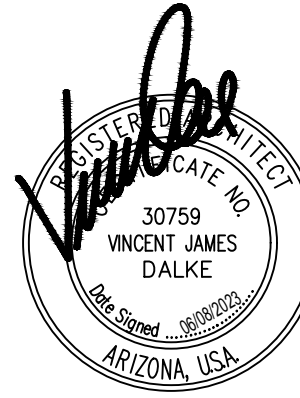
2039 E RICE DR., TEMPE
AZ, 85283
480-589-3793
VINCE@DALKEDESIGNGROUP.COM

BAYWOOD MEDICAL
COLLABORATIVE II at

363 S 63RD ST
MESA, AZ 85206

NUMBER	REVISION	DATE
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SEAL



EXPIRES: 12/31/2023

