

This architectural site plan illustrates the zoning and building footprint for the intersection of S 63RD ST and E BROADWAY RD. The plan shows the following key features and dimensions:

- Building Footprints:** The plan shows the footprint of the "EXISTING BUILDING OFFICE" and the proposed building footprint on S 63RD ST.
- Setbacks:**
 - 20'-0" COLLECTOR STREET BUILDING & LANDSCAPE SETBACK on S 63RD ST.
 - 15'-0" BLDG SETBACK on S 63RD ST.
 - 15'-0" BLDG SETBACK on E BROADWAY RD.
 - 15'-0" SIDE BUILDING & LANDSCAPE SETBACK on E BROADWAY RD.
- Dimensions:**
 - Block length: 215.57' N88°59'51"E
 - Block width: 77'-0" R.O.W.
 - Building widths: 49'-6", 55'-0", 18'-0", 47'-3", 13'-8", 24'-0", 18'-0" TYP., 9'-0", 17'-0", 8'-0", 18'-0" TYP., 5'-0", 36'-0", 33'-2", 17'-4", 10'-0", 9'-0", 5'-3", 5'-2", 6'-0", 14'-0", 11'-0", 10'-2", 5'-0", 99'-4", 55'-8", 195.57' N88°59'51"W.
 - Other dimensions: 40'-0" R.O.W., 8'-0" P.U.E., 10'-0", 11'-0", 14'-0", 15'-0", 17'-0", 18'-0", 19'-0", 20'-0", 24'-0", 25'-0", 26'-0", 27'-0", 28'-0", 29'-0", 30'-0", 33'-2", 36'-0", 40'-0", 47'-3", 50'-0", 55'-0", 55'-8", 55'-10", 55'-12", 55'-14", 55'-16", 55'-18", 55'-20", 55'-22", 55'-24", 55'-26", 55'-28", 55'-30", 55'-32", 55'-34", 55'-36", 55'-38", 55'-40", 55'-42", 55'-44", 55'-46", 55'-48", 55'-50", 55'-52", 55'-54", 55'-56", 55'-58", 55'-60", 55'-62", 55'-64", 55'-66", 55'-68", 55'-70", 55'-72", 55'-74", 55'-76", 55'-78", 55'-80", 55'-82", 55'-84", 55'-86", 55'-88", 55'-90", 55'-92", 55'-94", 55'-96", 55'-98", 55'-100", 55'-102", 55'-104", 55'-106", 55'-108", 55'-110", 55'-112", 55'-114", 55'-116", 55'-118", 55'-120", 55'-122", 55'-124", 55'-126", 55'-128", 55'-130", 55'-132", 55'-134", 55'-136", 55'-138", 55'-140", 55'-142", 55'-144", 55'-146", 55'-148", 55'-150", 55'-152", 55'-154", 55'-156", 55'-158", 55'-160", 55'-162", 55'-164", 55'-166", 55'-168", 55'-170", 55'-172", 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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

2039 E RICE DR., TEMPE
AZ, 85283
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VINCE@DALKEDESIGNGROUP.COM

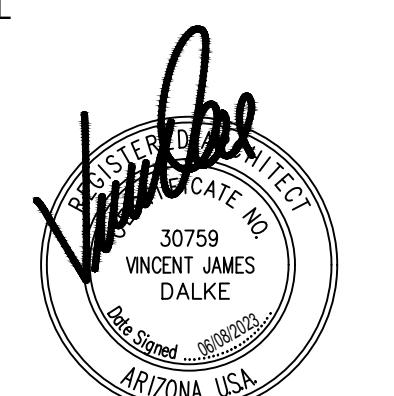


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PARCEL NUMBER: 141-57-019
 CURRENT ZONING: AG
 PROPOSED ZONING: OC
 NET SITE AREA: 1.03 ACRES (45,076 S.F.)
 GROSS SITE AREA: 1.64 ACRES (71,558 S.F.)
 BUILDING AREA: 5,214 S.F. TOTAL (GROSS)
 LOT COVERAGE: 11.8%
 F.A.R.: 0.12
 STORIES: ONE
 BUILDING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

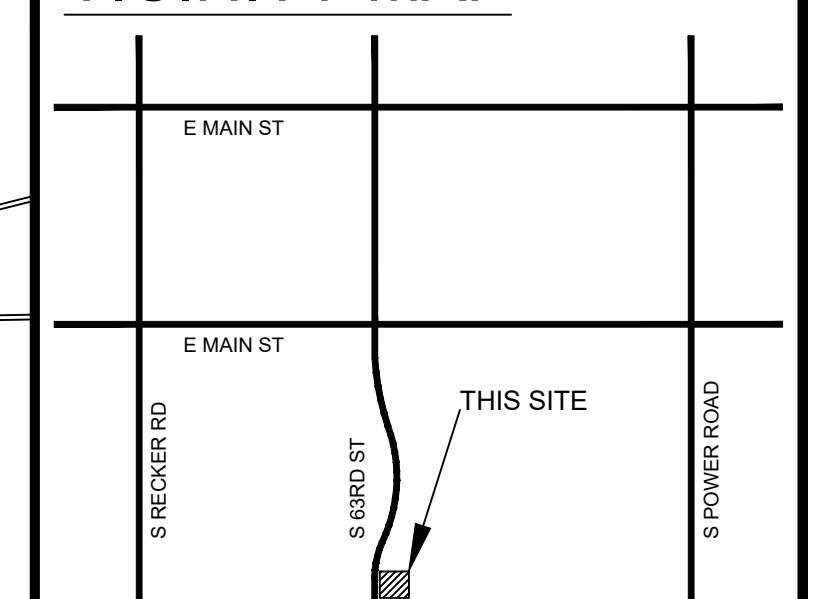
SITE PLAN KEYED NOTES:

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.



EXHIBITS 10/10/2005

VICINITY MAP

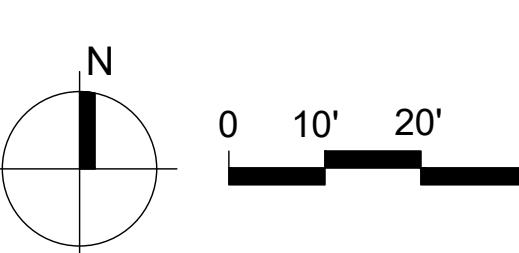


APPROVAL STAMP:

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

PRELIMINARY SITE PLAN

SCALE 1" = 20'-0"



A0.1

