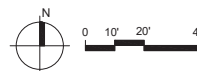


**FINAL SITE PLAN**

SCALE: 1" = 20'-0"



**VICINITY MAP**



**APPROVAL STAMP:**

**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  
 949-628-3799 x 114  
 JANZOLONE@CYPRESSWESTPARTNERS.COM  
 ARCHITECT: DALKE DESIGN GROUP, LLC  
 20309 E. RICE DRIVE  
 TEMPE, AZ 85283  
 480-589-3793  
 VINCE@DALKEDESIGNGROUP.COM

**PROJECT DATA**

PARCEL NUMBER: 141-157-019  
 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: TBD

USE:	OFFICE	AREA:	5,214 S.F.	RATIO:	1/375	SPACES:	14 SP.
TOTAL REQUIRED:							
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
SEE SHEET LA.01 FOR LANDSCAPE REQUIREMENTS							6 PROVIDED

**SITE PLAN KEYED NOTES:**

- FUTURE COVERED PARKING
- WONK BOX LOCATION
- PRIMARY ENTRANCE WITH EXPOSED AGGREGATE CONCRETE PLAZA WITH ADDITIONAL SCORE MARKS TO MEET THE REQUIREMENTS OF MZO 11-33-5.
- BIKE PARKING (# SPACES TOTAL)
- ACCESS SIDEWALK, MIN. 6" ABOVE PAVEMENT, BETWEEN BUILDING PHASES.
- STAMPED ASPHALT, MIN. 2" ABOVE VEHICLE LANE, AT WALKWAY PER MESA ZONING ORDINANCE (MZO).
- NEW CROSS ACCESS DRIVE TO EXISTING BUILDING.
- EXISTING SIDEWALK
- EXISTING FIRE HYDRANT
- DOUBLE REFUSE ENCLOSURE PER CITY OF MESA STANDARD DETAILS M-02 01 THRU M-02 04.2. SEE DETAILS SHEET A0.2.
- 10'-0" WIDE FOUNDATION BASE AT PUBLIC ENTRANCE SIDE OF BUILDING TO MEET REQUIREMENTS OF MZO11-33-5.
- EXISTING DRIVEWAY.
- FDC
- SIDEWALK TO EXISTING PUBLIC R.O.W.
- FIRE TRUCK HAMMERHEAD TURN-AROUND, MIN. TURNING RADIUS OF 35' AND OUTSIDE TURNING RADIUS OF 55'.
- SEE LOCATION
- NEW SIDEWALK
- CANOPY ABOVE, TYP.
- SITE VISIBILITY TRAFFIC TRIANGLE PER FIG. 2.3 OF AASHTO GREENBOOK.
- LIGHT FIXTURES MOUNTED ON UNDERSIDE OF FUTURE COVERED PARKING.
- EXISTING PARKING LIGHT ON 25' MAX. HEIGHT POLE
- CMU SITE SCREEN WALL, TOTAL LENGTH=369' (80% 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.
- CMU SITE SCREEN WALL. SEE SHEET A0.2 FOR ELEVATIONS OF SCREEN WALL.
- EXTEND EXISTING ADA STRIPING TO PROVIDE ACCESS BETWEEN EXISTING BUILDING AND NEW BUILDING.
- TYPICAL LANDSCAPE ISLAND TO MEET C.O.M. STANDARDS - SEE LANDSCAPE.
- 50' CLEARANCE AREA FOR TRASH ENCLOSURE TO ALLOW OPERATOR MANEUVERING. OVERHEAD OBSTRUCTIONS MUST BE A MIN. OF 25' (INCLUDING TREES).
- SEE CIVIL SHEET FOR MODIFICATIONS TO CORNER ELEMENTS TO MEET CURRENT CODE REQUIREMENTS.
- 10'-WIDE FOUNDATION BASE ZONE FOR NON-PUBLIC SIDE OF BUILDING.
- PARKING LIGHT ON 25' MAX. HEIGHT POLE.
- THIS ZONE TO BE FILLED WITH DENSE LANDSCAPING MEETING MZO REQUIREMENTS TO SCREEN PARKING AND DRIVE AISLE.

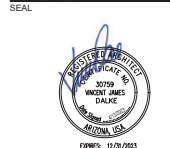


2039 E RICE DR., TEMPE  
 AZ, 85283  
 480-589-3793  
 VINCE@DALKEDESIGNGROUP.COM



**BAYWOOD MEDICAL COLLABORATIVE II at**  
 363 S 63RD ST  
 MESA, AZ 85206

NUMBER	REVISION	DATE



SHEET TITLE  
 FINAL SITE PLAN  
 ISSUE DATE 5/9/2023  
 DRAWN DMP  
 CHECKED BY VJD  
 PROJECT NUMBER  
 DRAWING NO.

**A0.1**  
 REV

