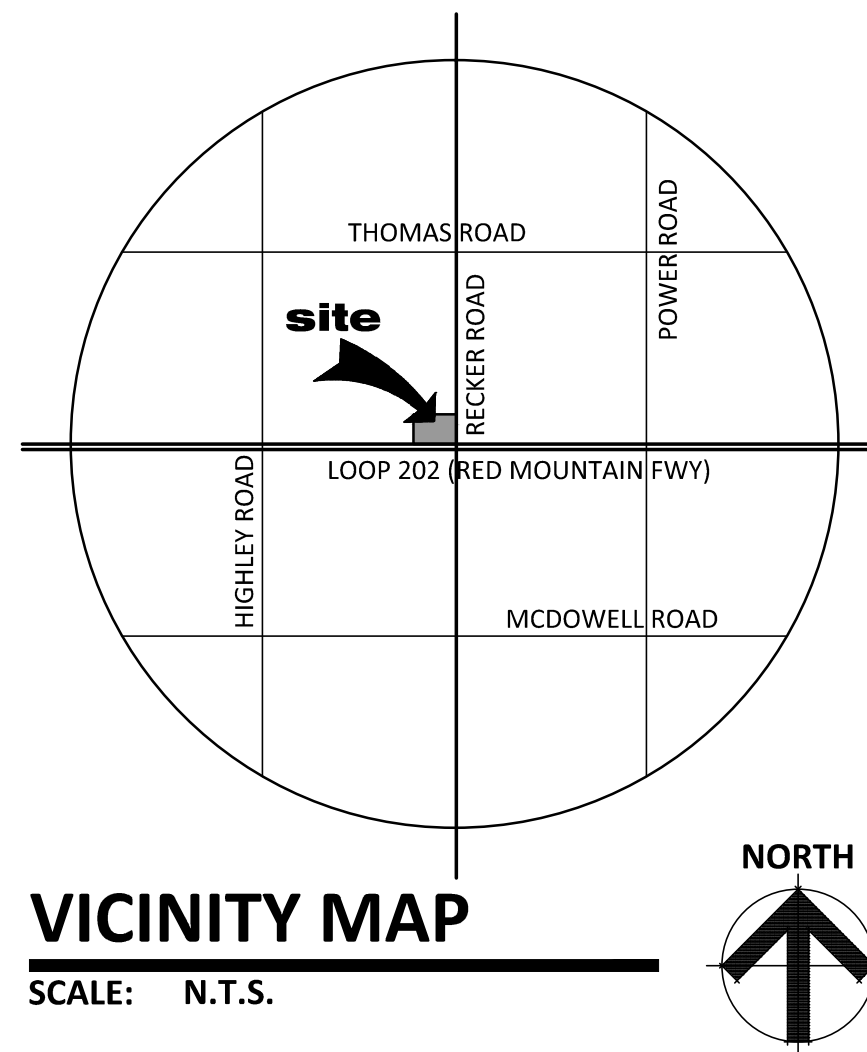
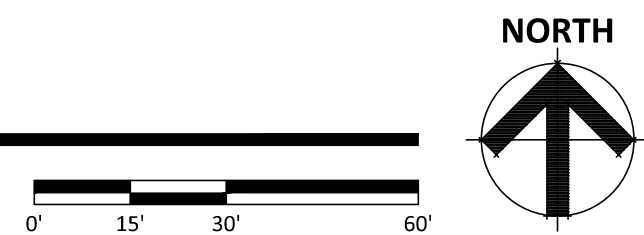


SITE PLAN

SCALE: 1" = 30'-0"



OVER ALL SITE DATA

PARCEL NUMBER: 141-41-002N  
EXISTING ZONING: MESA LI WITH BIZ  
TOTAL SITE AREA PER MCA: 24.87 ACRES (1,083,729 S.F.)

PROPOSED SITE DATA

PARCEL NUMBER: 141-41-002N (EAST PART)  
EXISTING ZONING: MESA LI WITH BIZ  
PROP. TOTAL GROSS SITE AREA: 2.51 ACRES (109,423 S.F.)  
PROP. TOTAL NET SITE AREA: 2.16 ACRES (94,466 S.F.)  
TOTAL PROPOSED BUILDING AREA: 6,617 S.F.  
PROPOSED BUILDING COVERAGE: 7.00 %

MAX. TOTAL LOT COVERAGE PER CODE: LI DIST. 90 %  
PROPOSED LOT COVERAGE: MZO TABLE 11-7-3 68.6%

TOTAL PARKING REQUIRED: 43 SPACES  
TOTAL PARKING PROVIDED: 64 SPACES  
MAX. PARKING PER CODE: 125% 53.75 SPACES

ACCESSIBLE SPACES REQUIRED: 03 SPACES  
ACCESSIBLE SPACES PROVIDED: 03 SPACES

BICYCLE SPACES REQUIRED: 06 SPACES  
BICYCLE SPACES PROVIDED: 06 SPACES

PAD 1 - 5947 E VIRGINIA ST.

BUILDING AREA: 3,000 S.F.  
MEDICAL OFFICE 1,500 S.F.  
RESTAURANT 400 S.F.  
PATIO 400 S.F.  
TOTAL AREA: 4,900 S.F.  
PROPOSED MAX. BUILDING HEIGHT: 25'-4"  
PARKING REQUIRED:  
MEDICAL OFFICE: 1 PER 200 15 SPACES  
RESTAURANT: 1 PER 100 15 SPACES  
PATIO - 1 PER 200 02 SPACES  
TOTAL PARKING REQUIRED: 32 SPACES  
MAX. PARKING PER CODE: 125% 40 SPACES  
TOTAL PARKING PROVIDED: 40 SPACES

ACCESSIBLE SPACES REQUIRED: 02 SPACES  
ACCESSIBLE SPACES PROVIDED: 02 SPACES

BICYCLE SPACES REQUIRED: 04 SPACES  
BICYCLE SPACES PROVIDED: 04 SPACES

PAD 2 - 5951 E VIRGINIA ST.

BUILDING AREA: 896 S.F.  
PATIO AREA 392 S.F.  
AWNING & OVERHANG: 439 S.F.  
TOTAL AREA: 1,717 S.F.  
PROPOSED MAX. BUILDING HEIGHT: 25'-0"  
PARKING REQUIRED:  
PAD 1A: 1 PER 100 09 SPACES  
PAD 1A: PATIO - 1 PER 200 02 SPACES  
TOTAL PARKING REQUIRED: 11 SPACES  
MAX. PARKING PER CODE: 125% 14 SPACES  
TOTAL PARKING PROVIDED: 24 SPACES

ACCESSIBLE SPACES REQUIRED: 01 SPACES  
ACCESSIBLE SPACES PROVIDED: 01 SPACES

BICYCLE SPACES REQUIRED: 02 SPACES  
BICYCLE SPACES PROVIDED: 02 SPACES

THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE AID OF A SURVEY. ALL PROPERTY BOUNDARIES ARE ROUGH APPROXIMATIONS. THIS DRAWING IS TO BE USED FOR CONCEPTUAL PURPOSES ONLY AND IT IS NOT TO BE THE BASIS FOR ANY LEGALLY BINDING DOCUMENTATION.

RECKER & 202 RETAIL  
NWC OF RECKER ROAD AND LOOP 202  
3358 N RECKER ROAD MESA AZ 85215  
DATE: 10-20-2022 (PRELIMINARY)



© 2022 RKAA ARCHITECTS, INC. ALL RIGHTS RESERVED. THIS DRAWING IS AN INSTRUMENT OF SERVICE. IT IS THE PROPERTY OF RKAA ARCHITECTS, INC. AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN PERMISSION OF THE ARCHITECT.

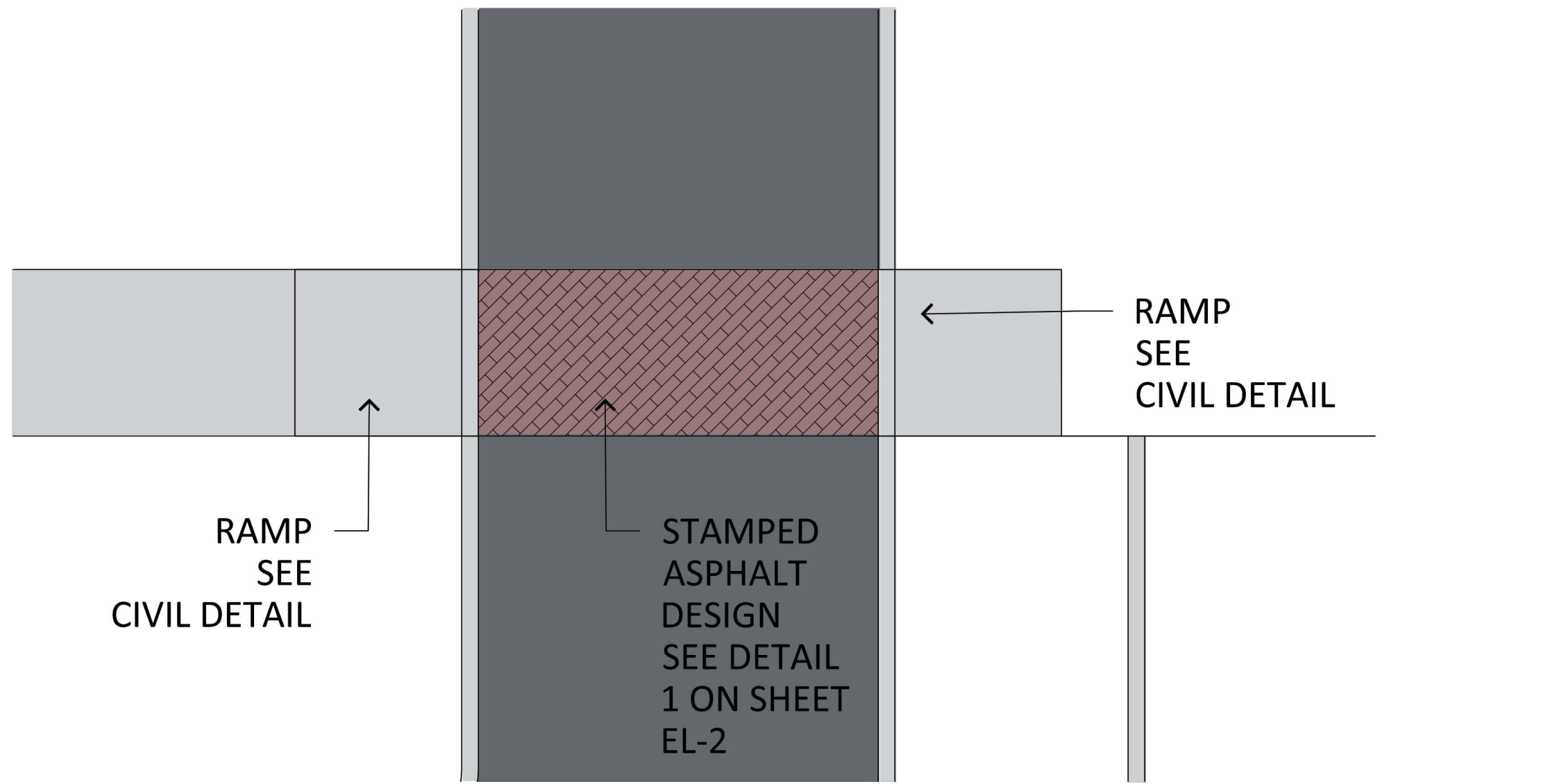
SP-1A

RKAA# 21065.00



CASE # PRS21-00670  
CASE # ZON22-00546  
CASE # DRB22-00547





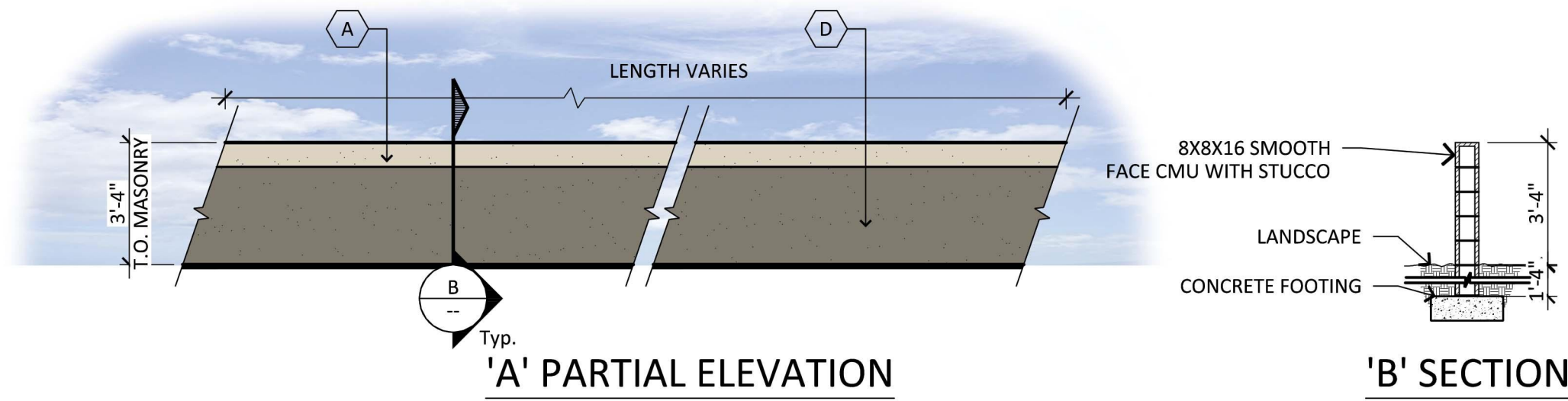
DETAIL 1-STAMPED ASPHALT DESIGN

SCALE: 1/4"=1'-0"



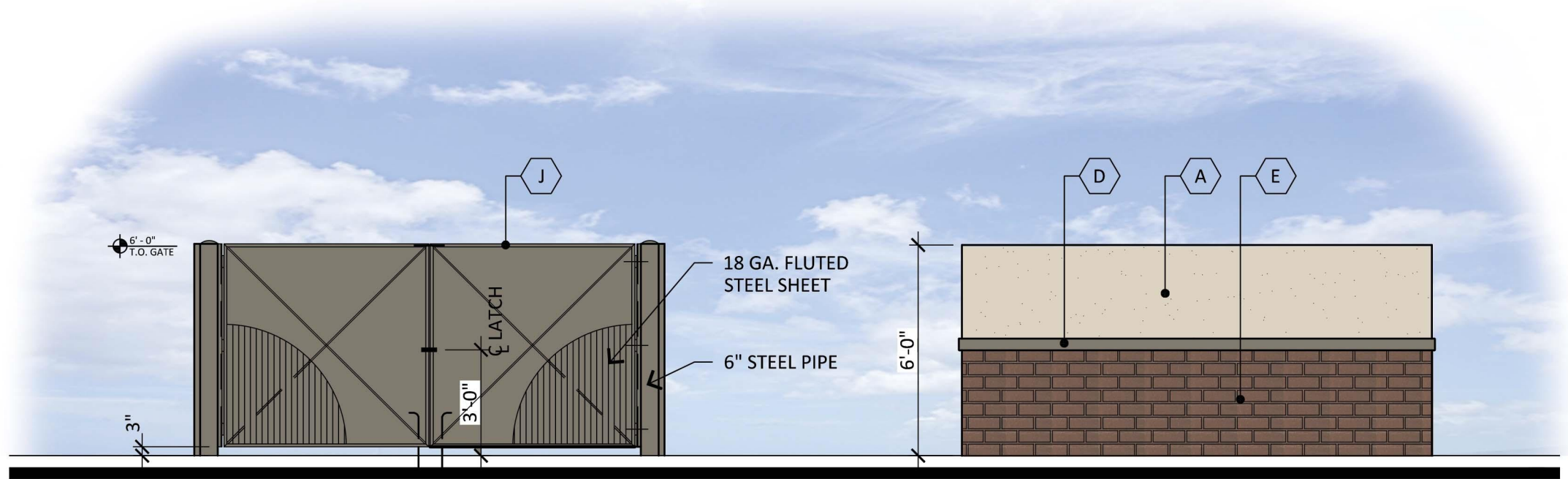
DETAIL 1-STAMPED ASPHALT DESIGN IMAGE

SCALE: 1/4"=1'-0"



SCREEN WALL TYPE

SCALE: 1/4"=1'-0"



TRASH ENCLOSURE

SCALE: 1/4"=1'-0"

## MATERIAL AND COLORS

<b>A</b> STUCCO - PAINT COLOR TO MATCH: FINISH: FINE SAND MFG: SHERWIN WILLIAMS COLOR: NATURAL TAN SPEC #: SW 7567	<b>F</b> THIN BRICK VENEER: FINISH: GRAIN MFG: SUMMIT BRICK COLOR: THISTLEDOWN
<b>B</b> STOREFRONT MULLION: MFG: KAWNEER COLOR: CLEAR ANODIZED	<b>G</b> METAL PARAPET CAP: MFG: MBCI COLOR: MIDNIGHT BRONZE
<b>C</b> TILE: MFG: DALTILE COLOR: CALCATTA ARIES SPEC: PANORAMIC PORCELAIN SURFACES	<b>H</b> METAL CANOPY & AWNINGS: MFG: MBCI COLOR: COLONIAL RED
<b>D</b> STUCCO - PAINT COLOR TO MATCH: FINISH: FINE SAND MFG: SHERWIN WILLIAMS COLOR: ANONYMOUS SPEC #: SW 7046	<b>J</b> PAINTED HOLLOW METAL DOORS: MFG: SHERWIN WILLIAMS COLOR: ANONYMOUS SPEC #: SW 746
<b>E</b> THIN BRICK VENEER: FINISH: GRAIN MFG: SUMMIT BRICK COLOR: ESPRESSO	

## RECKER & 202 RETAIL

NWC OF RECKER ROAD AND LOOP 202  
3358 N RECKER ROAD MESA AZ 85215  
DATE: 10-20-2022 (PRELIMINARY)



© 2022 RKAA  
ARCHITECTS, INC. ALL  
RIGHTS RESERVED.  
THIS DRAWING IS AN  
INSTRUMENT OF  
SERVICE. IT IS THE  
PROPERTY OF RKAA  
ARCHITECTS, INC. AND  
MAY NOT BE  
DUPLICATED, USED OR  
DISCLOSED WITHOUT  
WRITTEN PERMISSION  
OF THE ARCHITECT.

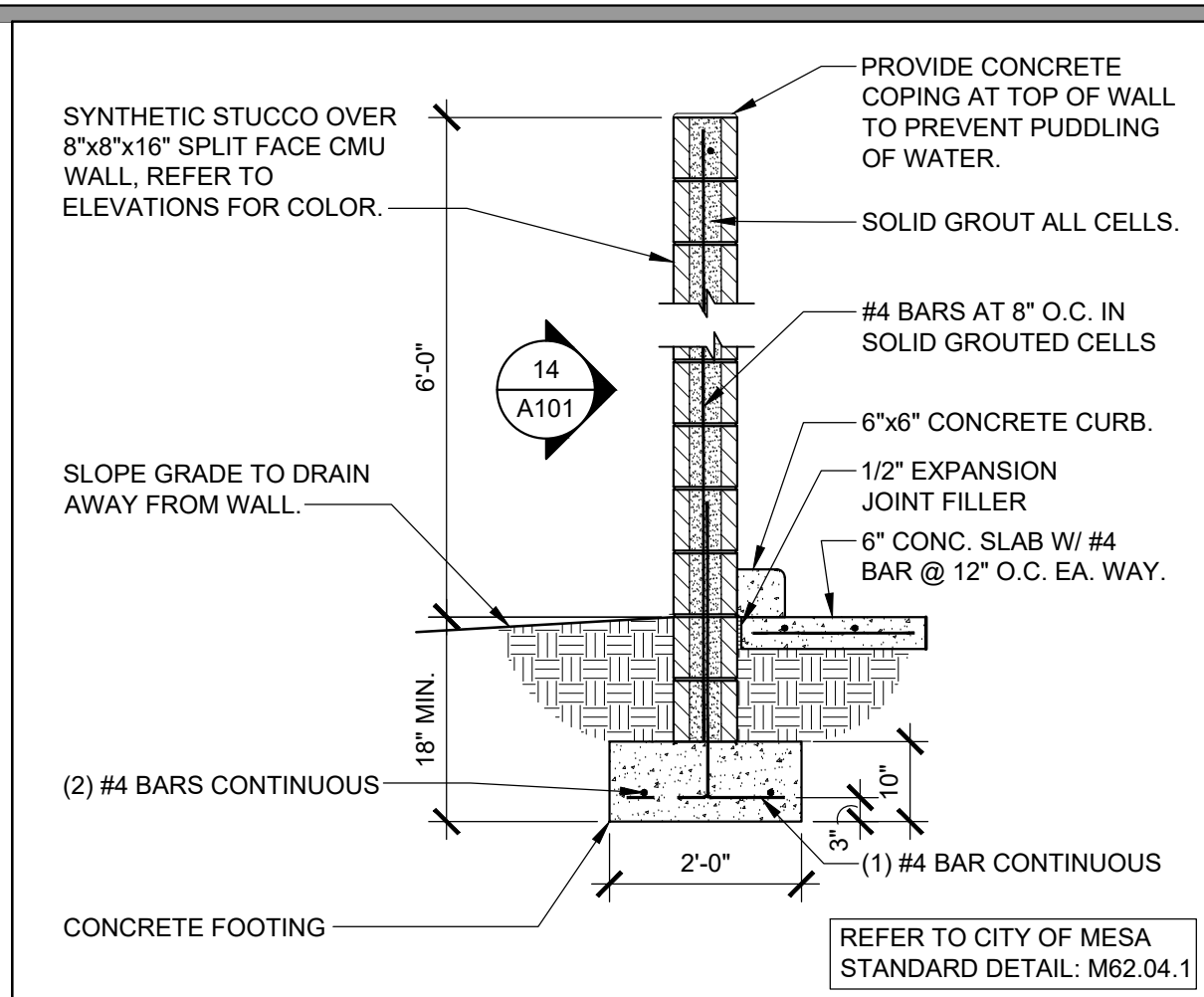
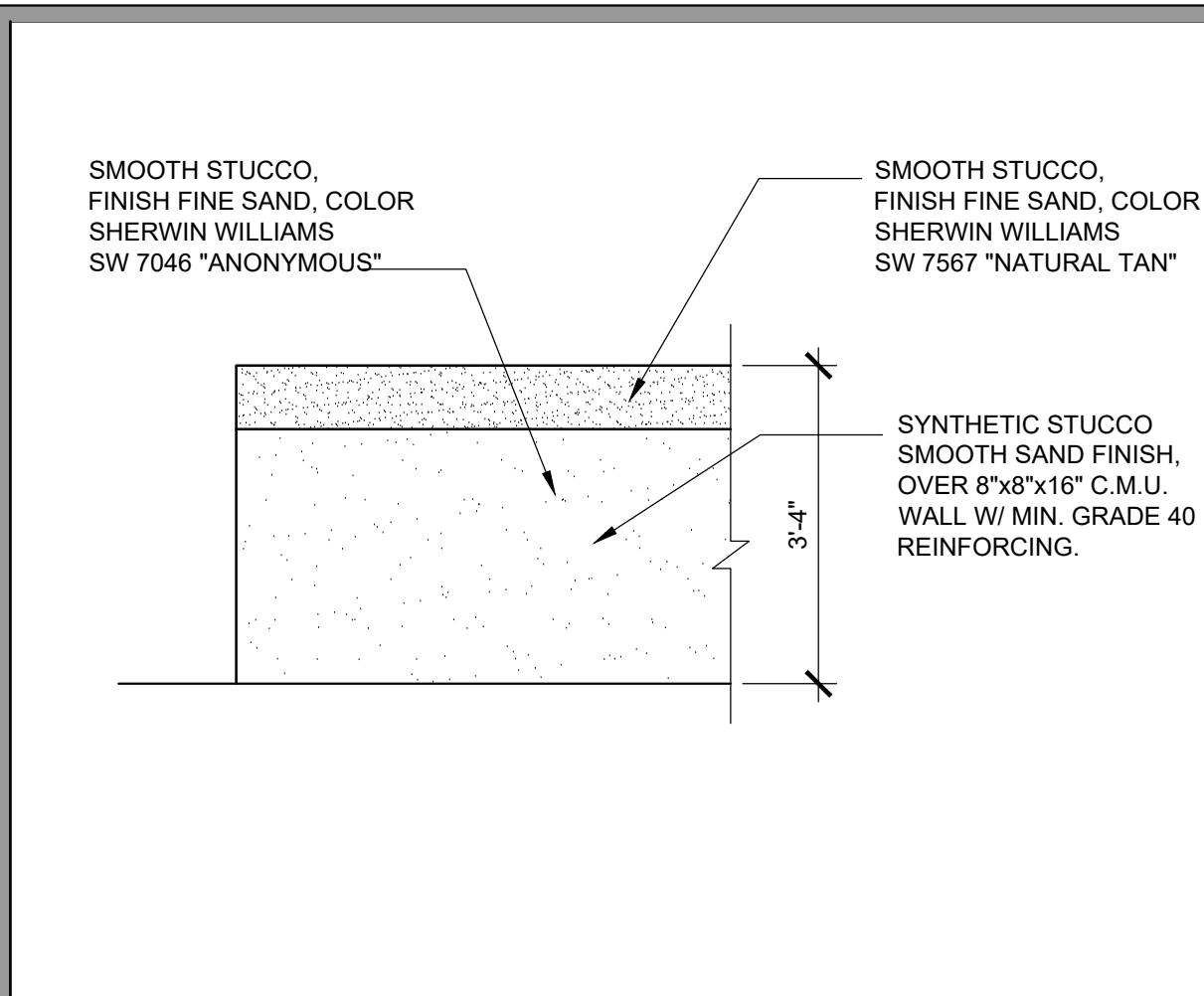
EL-2  
SITE DETAILS

RKAA# 21065.00

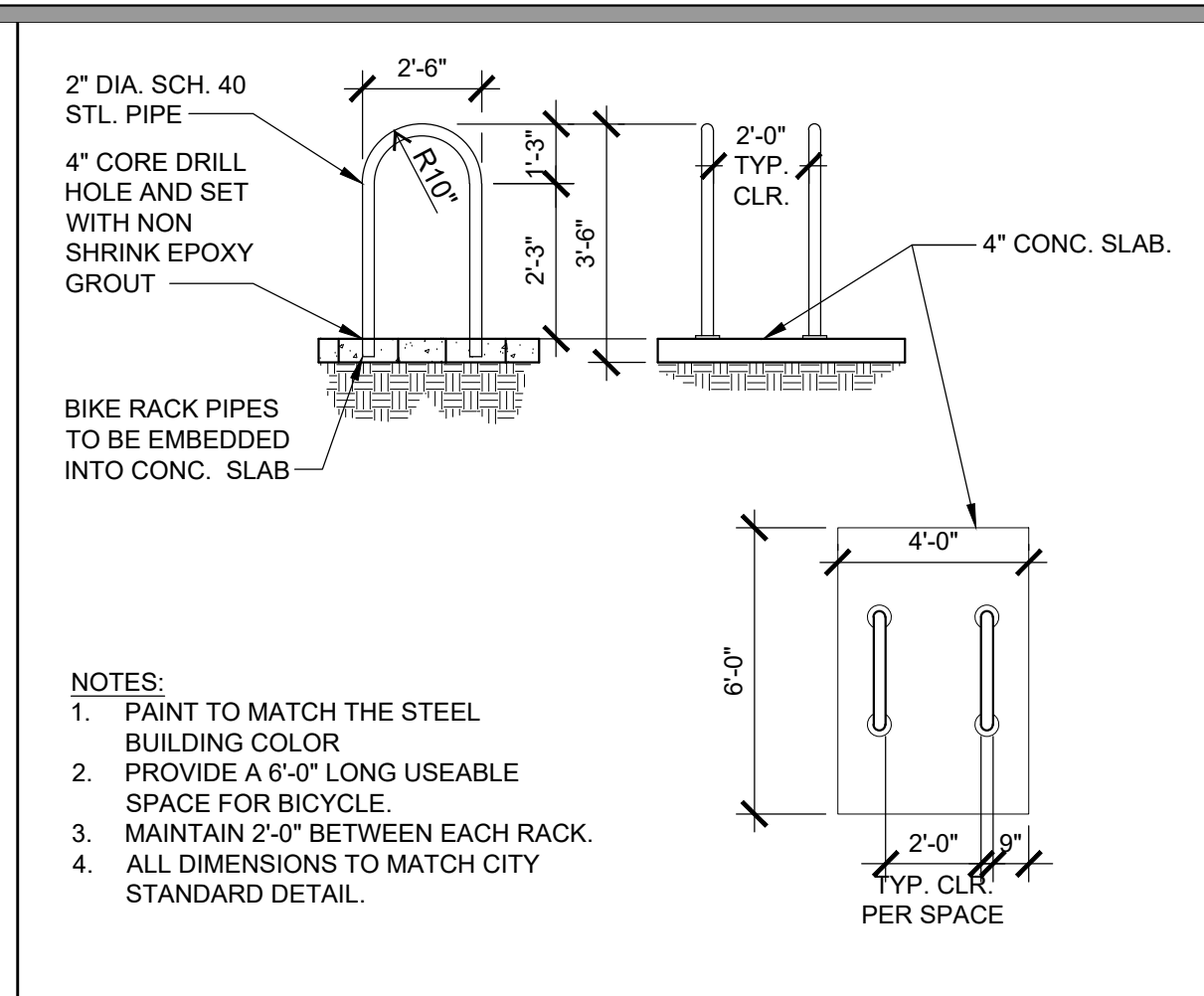
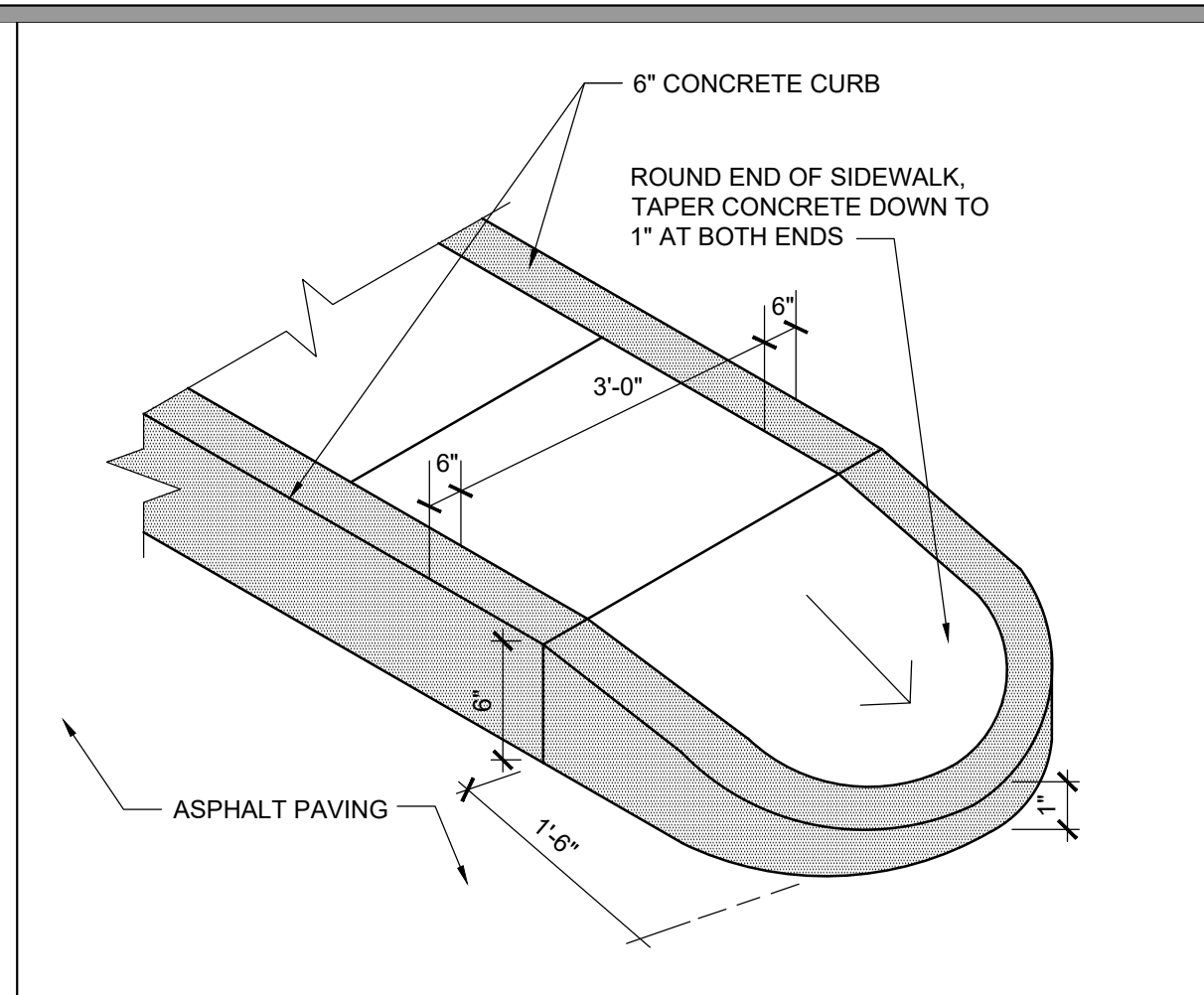
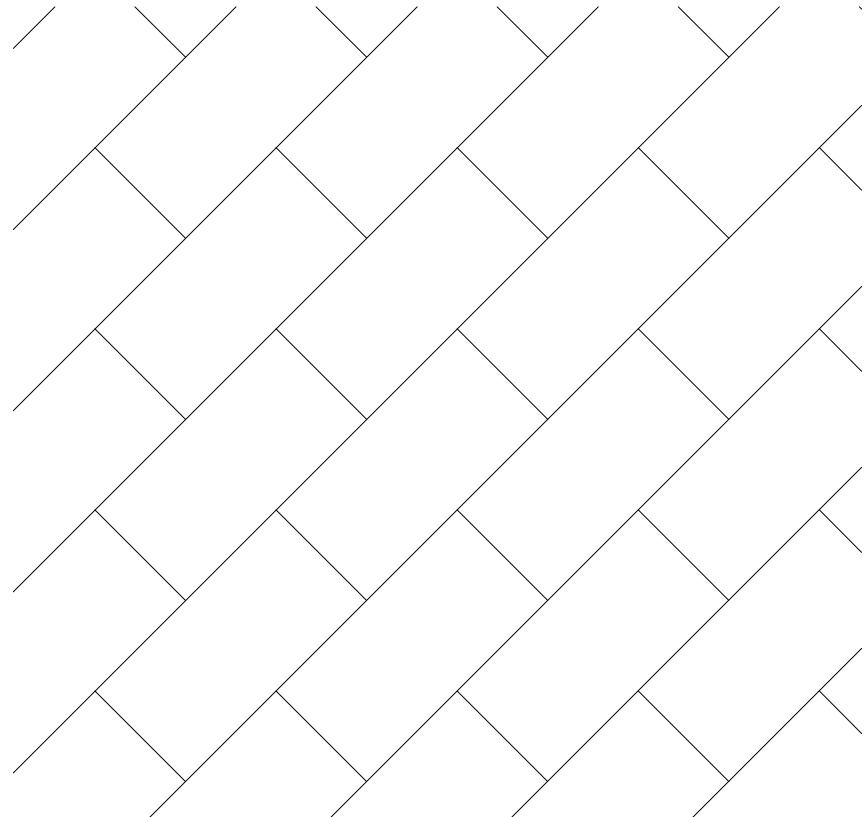


CASE # PRS21-00670  
CASE # ZON22-00546  
CASE # DRB22-00547





NOTE: COLOR TO MATCH DETAIL 1 AND 2, SHEET EL-PAD 2



**DMX**  
DESIGN

1855 EAST SOUTHERN AVE. SUITE 204  
MESA, ARIZONA 85204  
PHONE: 802.762.7354

*Thomas M. Day*

REGISTERED CERTIFICATE OF DESIGN  
35463  
THOMAS M.  
De BYL  
Date signed 10/10/08

