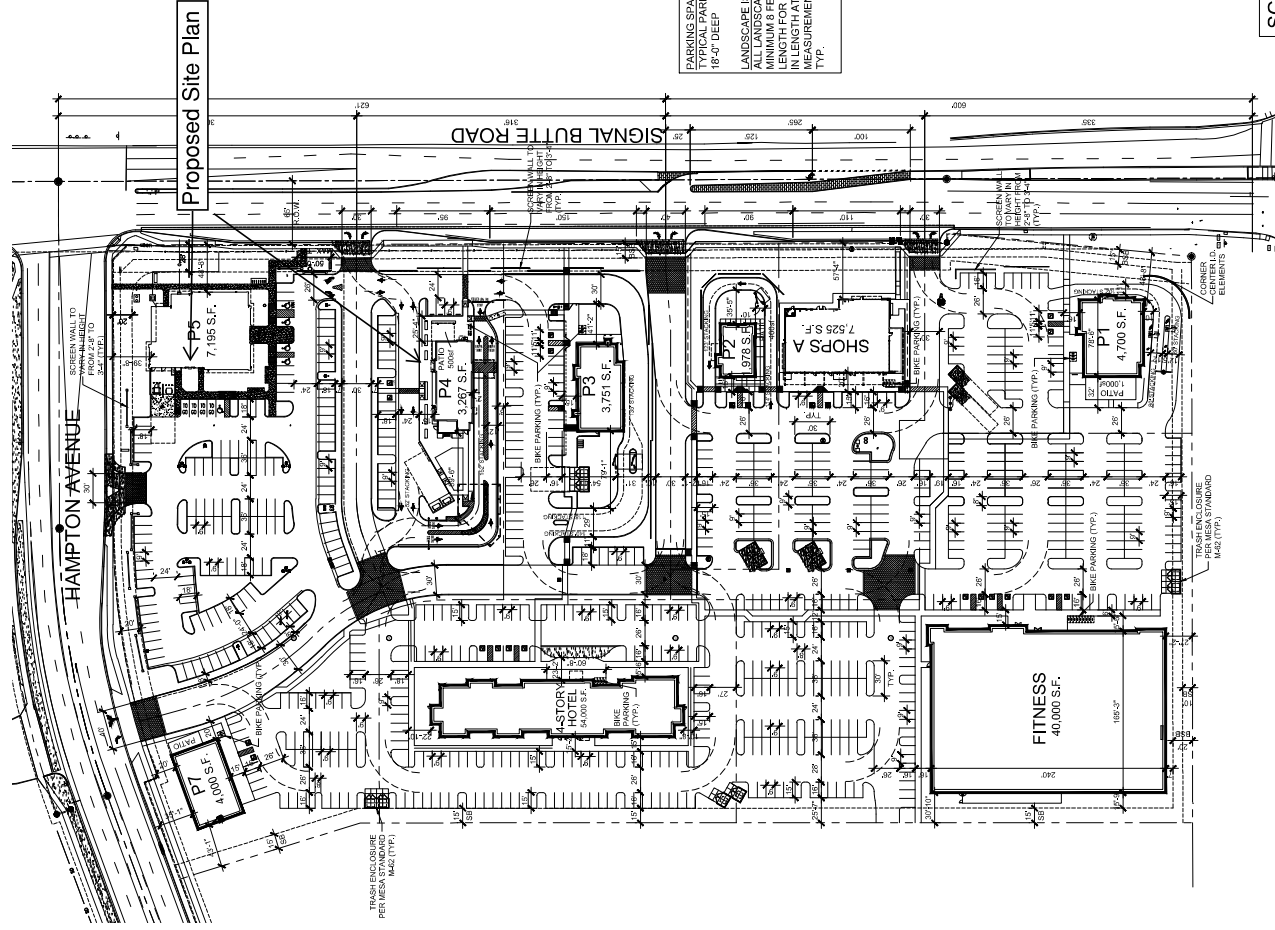




SCALE: 1" = 60'-0"
DATE: 07.05.2022

PROJECT TEAM

OWNER:
THOMPSON THRIFT
2088 EAST CAMEBACK ROAD, SUITE 210
MESA, ARIZONA 85205
CONTACT: LEO BETZ / ANDREW CALL
PH: (602) 333-8633

ARCHITECT:
PHOENIX DESIGN, LLC
1855 EAST FOUNTAIN STREET
MESA, ARIZONA 85205
CONTACT: MIKE HILLS
PH: (602) 762-7354

CIVIL ENGINEER:
BECK ENGINEERING, INC.
1100 EAST FOUNTAIN STREET, SUITE 114
PHOENIX, AZ 85016
CONTACT: JUSTIN EVINGER
PH: (602) 810-2975

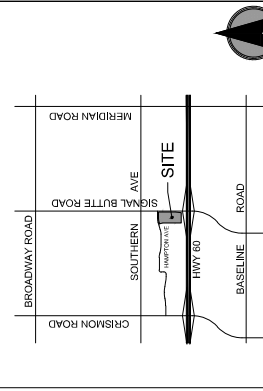
LANDSCAPE ARCHITECT:
COLLABORATIVE V DESIGN STUDIO, INC.
7116 EAST 1ST STREET, SUITE 103
PHOENIX, AZ 85051
CONTACT: JEFF WILLIAMS
PH: (480) 317-0500

SITE DATA

Existing Zoning:	LC
APN(S):	220-91-760, 220-91-763, 220-91-764, 220-91-760
Net Site Area:	653,128 S.F. (15.0 AC.)
Building Area:	124,366 S.F.
F.A.R.:	19.8%
Parking:	Spaces Required: 719 Spaces
Flowers (40,000 S.F. @ 1,100 S.F.):	400
Restaurant (7,195 S.F. @ 1,75 S.F.):	96
Restaurant w/ drive thru (13,696 S.F. @ 1,100 S.F.):	137
Patio/Outdoor Seating (1,900 S.F. @ 1,200 S.F.):	10
Retail (11,524 S.F. @ 1,375 S.F.):	31
HOTEL (122 Rooms @ 1 room):	122
Total Parking:	796
Total Parking Provided on Site:	719 Spaces
ADA Parking Required:	15 Spaces
ADA Spaces Provided:	27 Spaces
Bike Parking Required (110 Spaces & 120 Spaces):	70 Spaces
Bike Parking Provided:	72 Spaces
Building Height (Max):	60 feet
Open Space Required (129,052 S.F. / 1,000 X 5):	645 S.F.
Open Space Provided:	27,578 S.F.

MOUNTAIN VISTA
N.W.C OF SIGNAL BUTTE AND US 60
MESA, ARIZONA

VICINITY MAP



A100
PROPOSED
SITE PLAN
PHNX JOB # 20-187



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