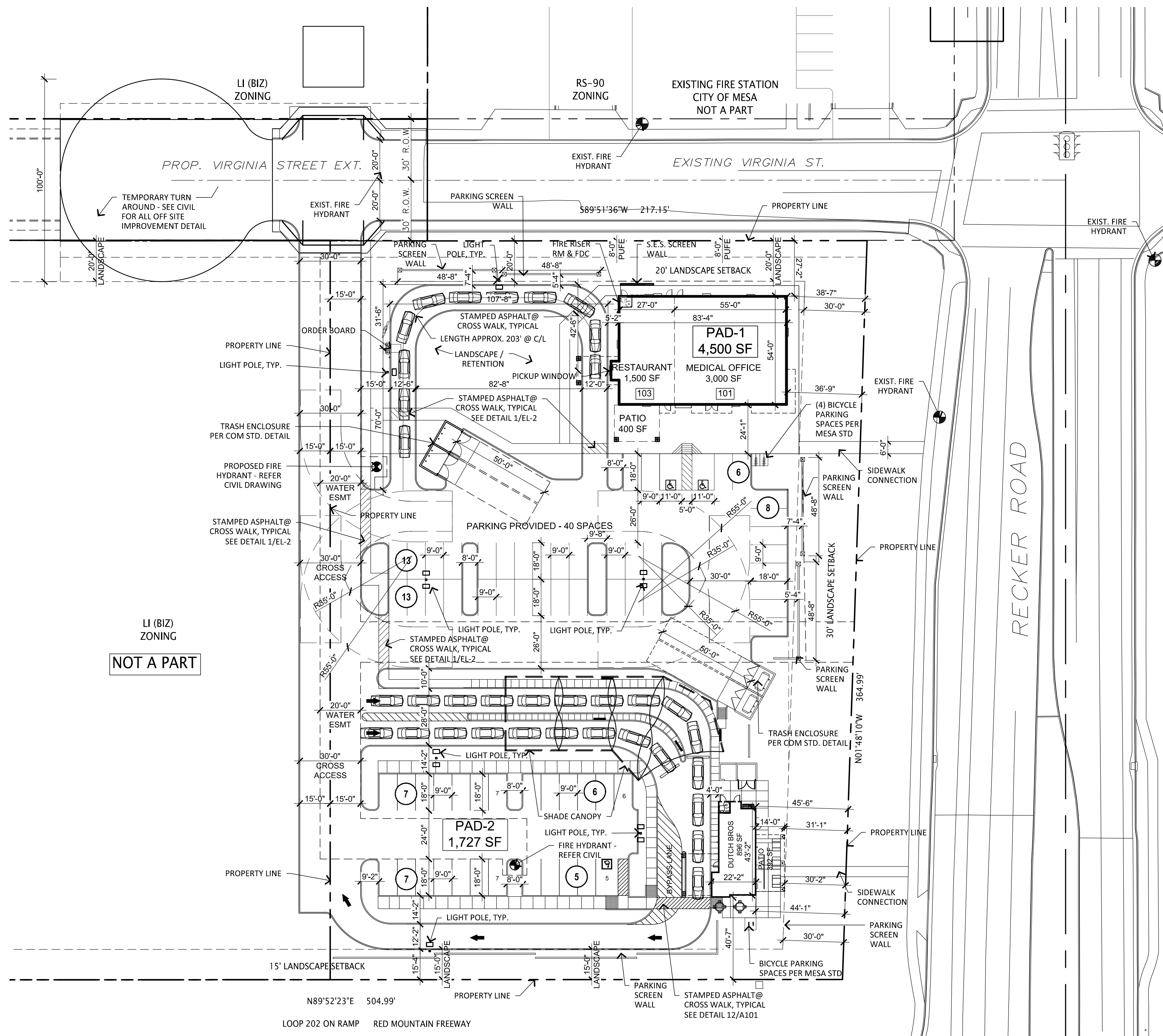
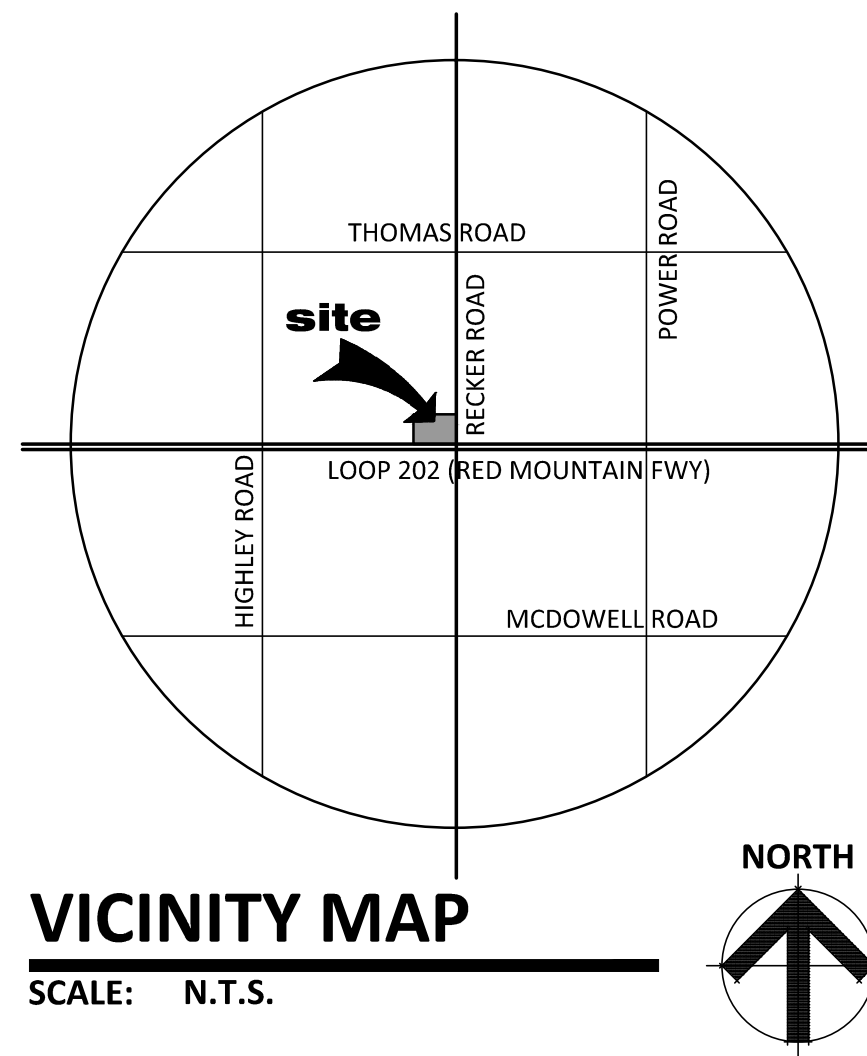
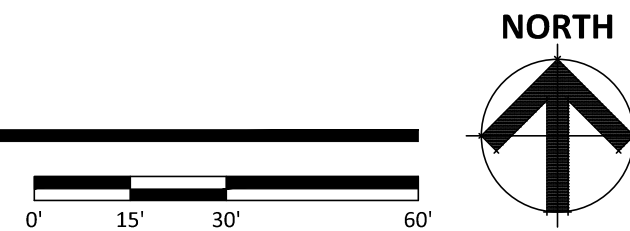




SITE PLAN

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 1,500 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

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

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)

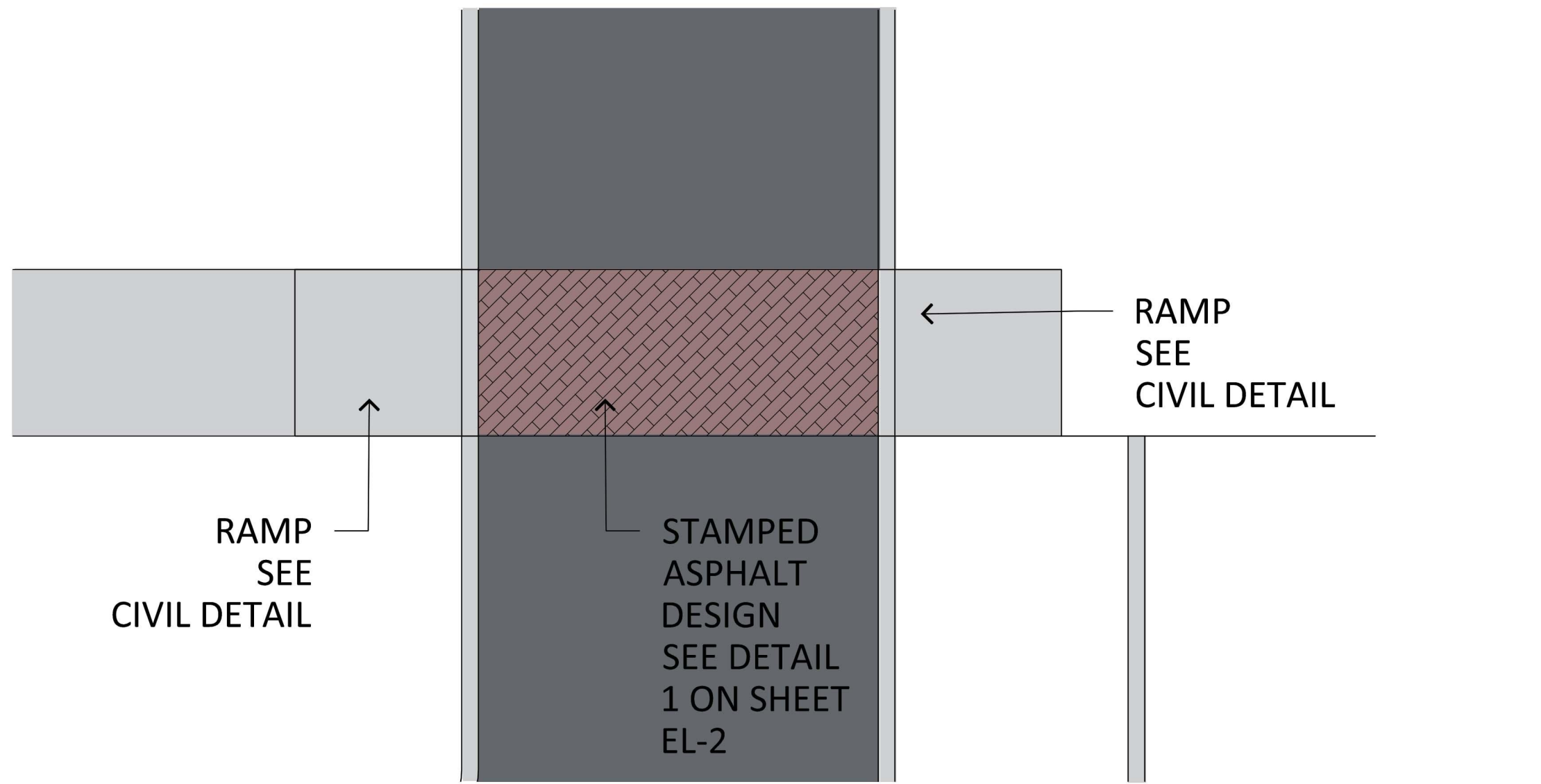


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SP-1A

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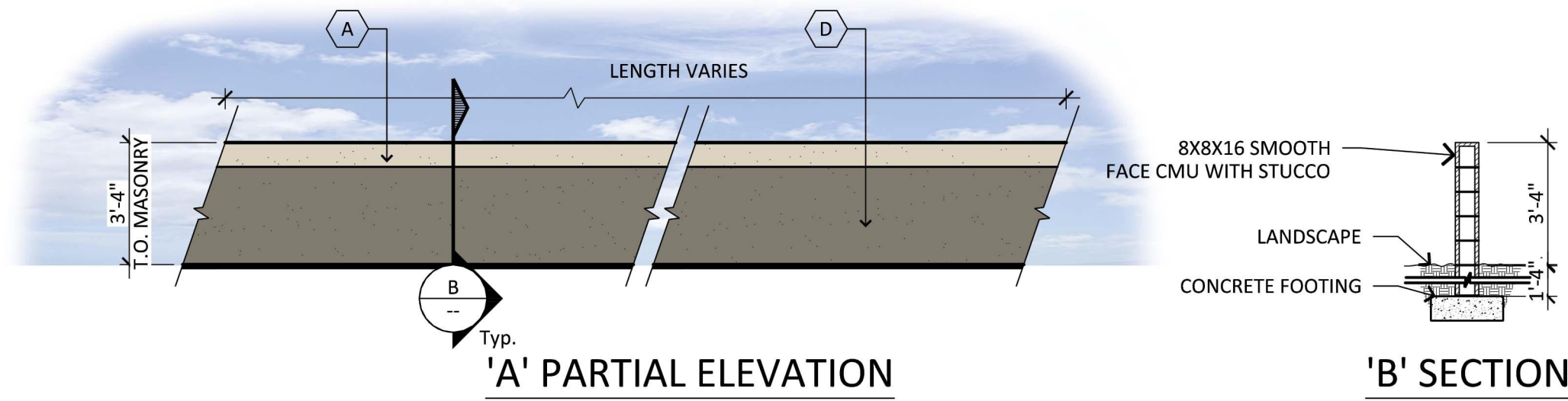
DETAIL 1-STAMPED ASPHALT DESIGN

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



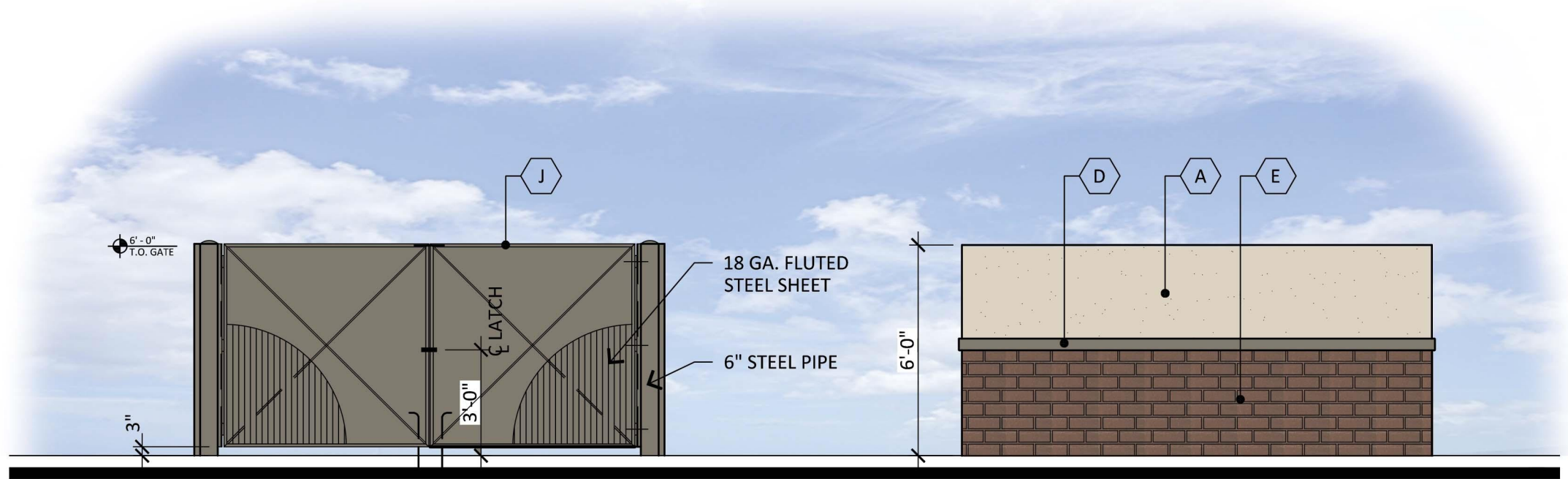
DETAIL 1-STAMPED ASPHALT DESIGN IMAGE

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



SCREEN WALL TYPE

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



TRASH ENCLOSURE

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

MATERIAL AND COLORS

A STUCCO - PAINT COLOR TO MATCH:
FINISH: FINE SAND
MFG: SHERWIN WILLIAMS
COLOR: NATURAL TAN
SPEC #: SW 7567

B STOREFRONT MULLION:
MFG: KAWNEER
COLOR: CLEAR ANODIZED

C TILE:
MFG: DALTILE
COLOR: CALCATTA ARIES
SPEC: PANORAMIC PORCELAIN SURFACES

D STUCCO - PAINT COLOR TO MATCH:
FINISH: FINE SAND
MFG: SHERWIN WILLIAMS
COLOR: ANONYMOUS
SPEC #: SW 7046

E THIN BRICK VENEER:
FINISH: GRAIN
MFG: SUMMIT BRICK
COLOR: ESPRESSO

F THIN BRICK VENEER:
FINISH: GRAIN
MFG: SUMMIT BRICK
COLOR: THISTLEDOWN

G METAL PARAPET CAP:
MFG: MBCI
COLOR: MIDNIGHT BRONZE

H METAL CANOPY & AWNINGS:
MFG: MBCI
COLOR: COLONIAL RED

J PAINTED HOLLOW METAL DOORS:
MFG: SHERWIN WILLIAMS
COLOR: ANONYMOUS
SPEC #: SW 746

RECKER & 202 RETAIL

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



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EL-2
SITE DETAILS

RKAA# 21065.00



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

