

PROJECT DIRECTORY

ARCHITECT:  
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2233 EAST THOMAS ROAD  
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SITE DATA

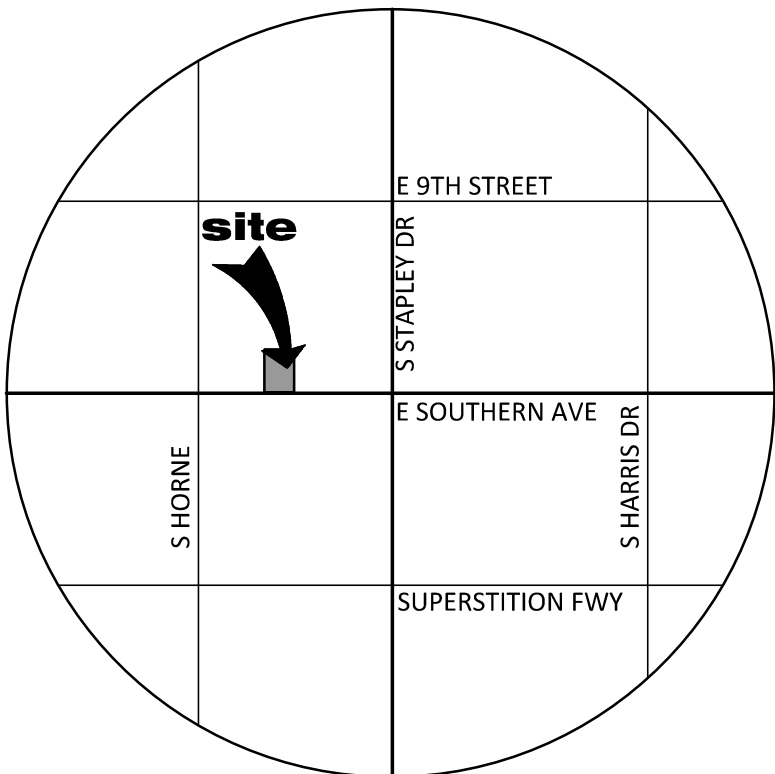
|                                 |                           |
|---------------------------------|---------------------------|
| PARCEL NUMBER:                  | 139-15-138                |
| EXISTING ZONING:                | LC                        |
| SITE AREA:                      | 36,055 S.F. (0.827 ACRES) |
| PROPOSED USE:                   | RESTAURANT                |
| BUILDING ADDITIONAL SPACE AREA: | 857 S.F.                  |
| BUILDING AREA:                  | 2,962 S.F.                |
| BUILDING PATIO AREA:            | 508 S.F.                  |
| TOTAL BUILDING AREA:            | 4,370 S.F.                |
| SITE COVERAGE:                  | 12.2 %                    |
| DRIVE THRU QUEUE LENGTHS:       | ±146' / ±126'             |
| TOTAL DRIVE THRU QUEUE LENGTH:  | 246'                      |

|                         |           |
|-------------------------|-----------|
| TOTAL PARKING REQUIRED: |           |
| INDOOR (1/100):         | 38 SPACES |
| OUTDOOR (1/200):        | 3 SPACES  |
| TOTAL:                  | 41 SPACES |

|                         |           |
|-------------------------|-----------|
| TOTAL PARKING PROVIDED: | 25 SPACES |
|-------------------------|-----------|

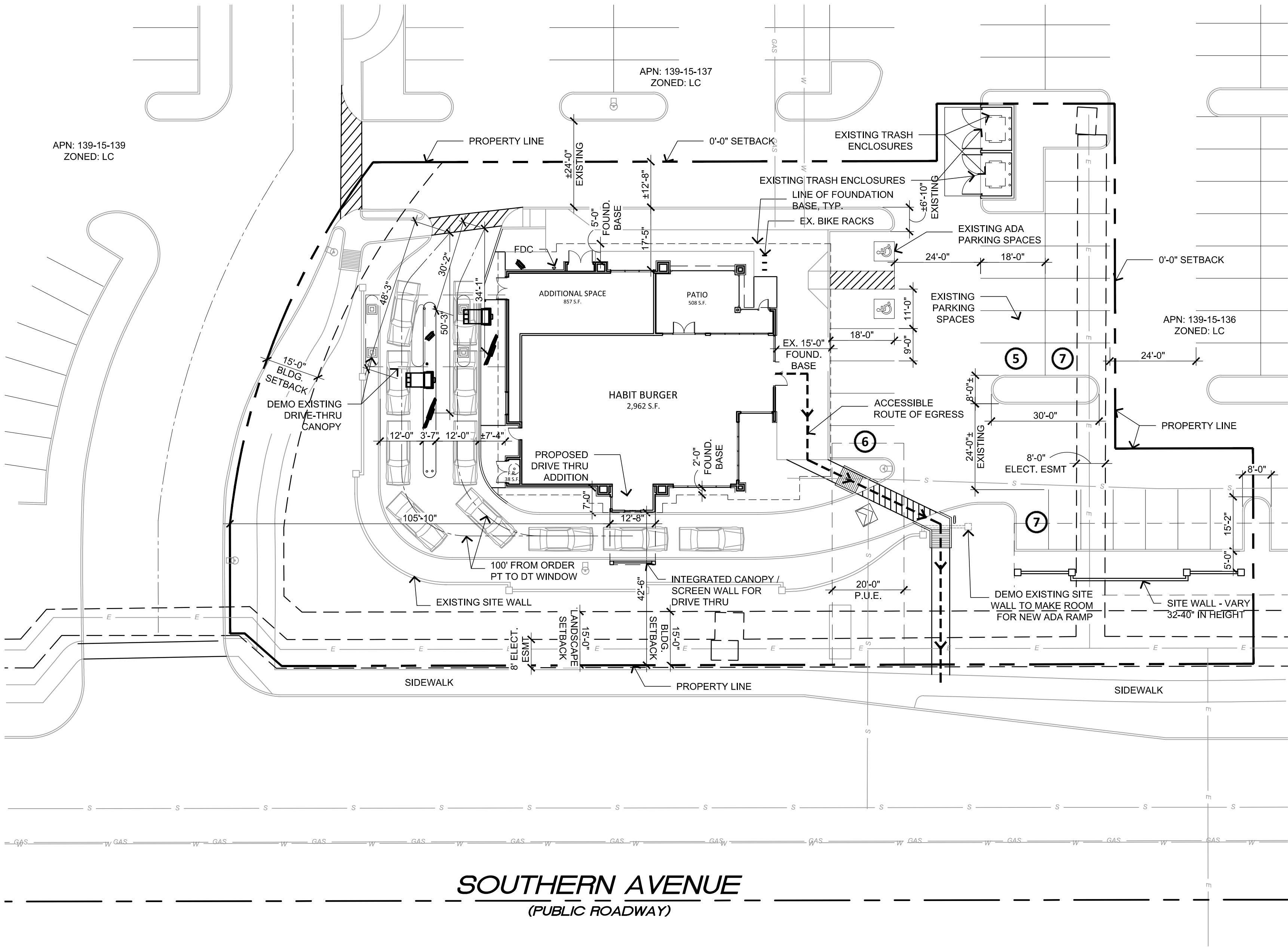
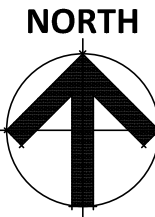
|                             |           |
|-----------------------------|-----------|
| ACCESSIBLE SPACES REQUIRED: | 02 SPACES |
| ACCESSIBLE SPACES PROVIDED: | 02 SPACES |

|                                                   |          |
|---------------------------------------------------|----------|
| BICYCLE PARKING REQUIRED (1/10 VEHICULAR SPACES): | 5 SPACES |
| BICYCLE PARKING PROVIDED:                         | 6 SPACES |



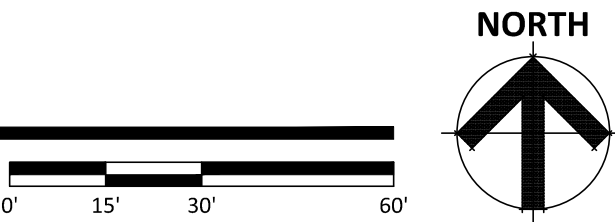
VICINITY MAP

SCALE: N.T.S.



SITE PLAN

SCALE: 1" = 20'-0"



MESA RANCH PLAZA  
NWC OF E SOUTHERN AVE AND STAPLEY DR  
1054 E SOUTHERN AVE MESA, ARIZONA 85204  
DATE: 05-05-2022 (PRELIMINARY)

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SP-1

RKA A# 22077.00



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