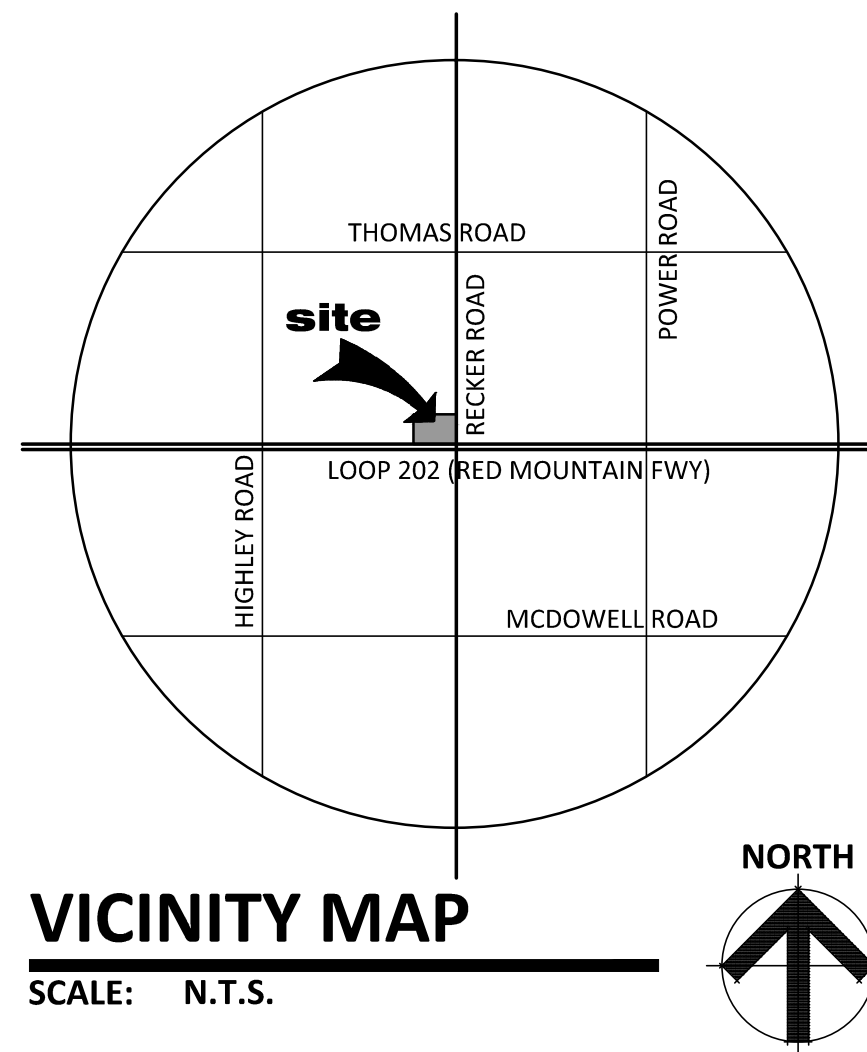
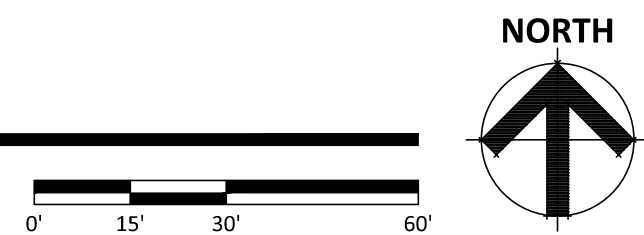


SITE PLAN

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

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)



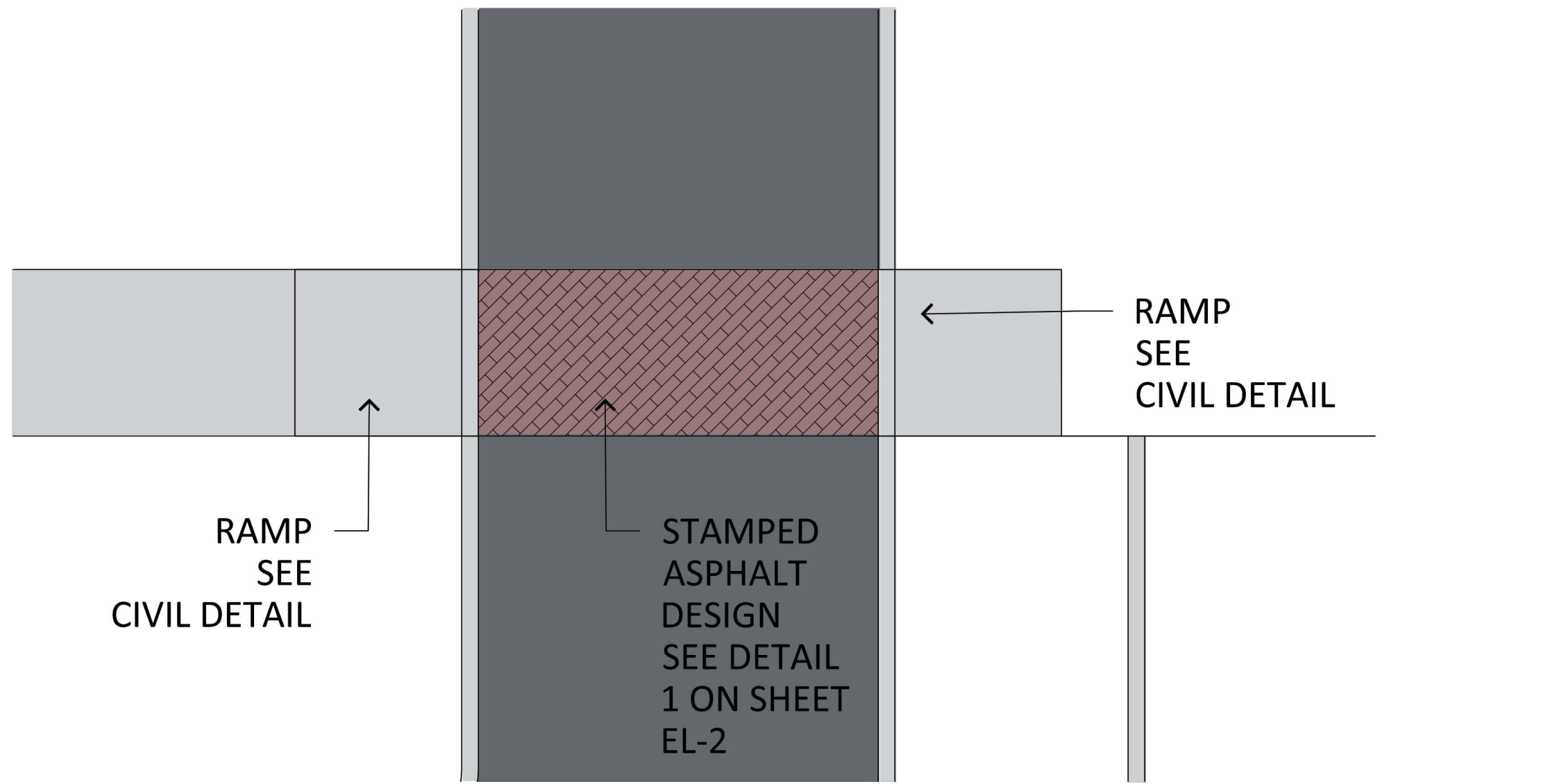
© 2022 RKAA ARCHITECTS, INC. ALL RIGHTS RESERVED. THIS DRAWING IS AN INSTRUMENT OF SERVICE. IT IS THE PROPERTY OF RKAA ARCHITECTS, INC. AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN PERMISSION OF THE ARCHITECT.

SP-1A

RKAA# 21065.00



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



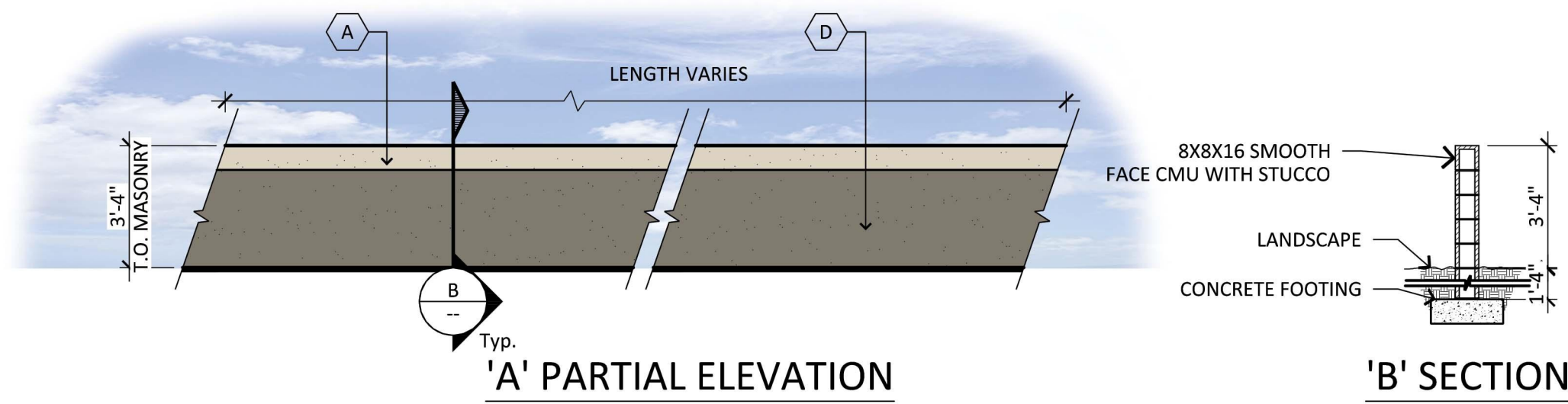
DETAIL 1-STAMPED ASPHALT DESIGN

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



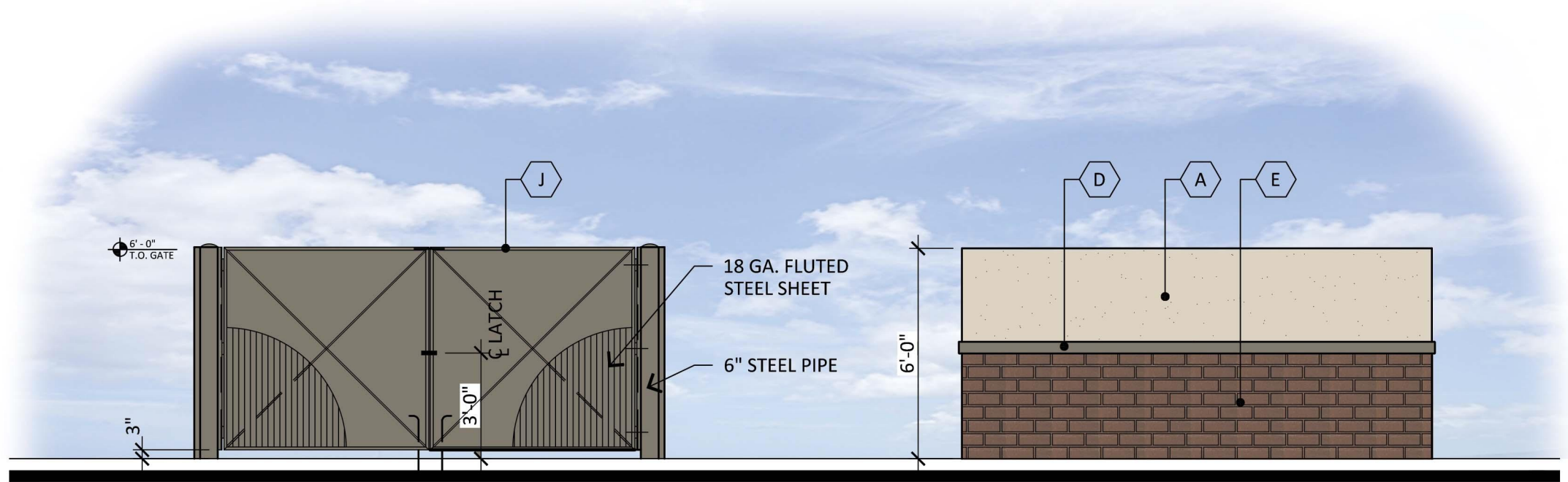
DETAIL 1-STAMPED ASPHALT DESIGN IMAGE

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



SCREEN WALL TYPE

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



TRASH ENCLOSURE

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

MATERIAL AND COLORS

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



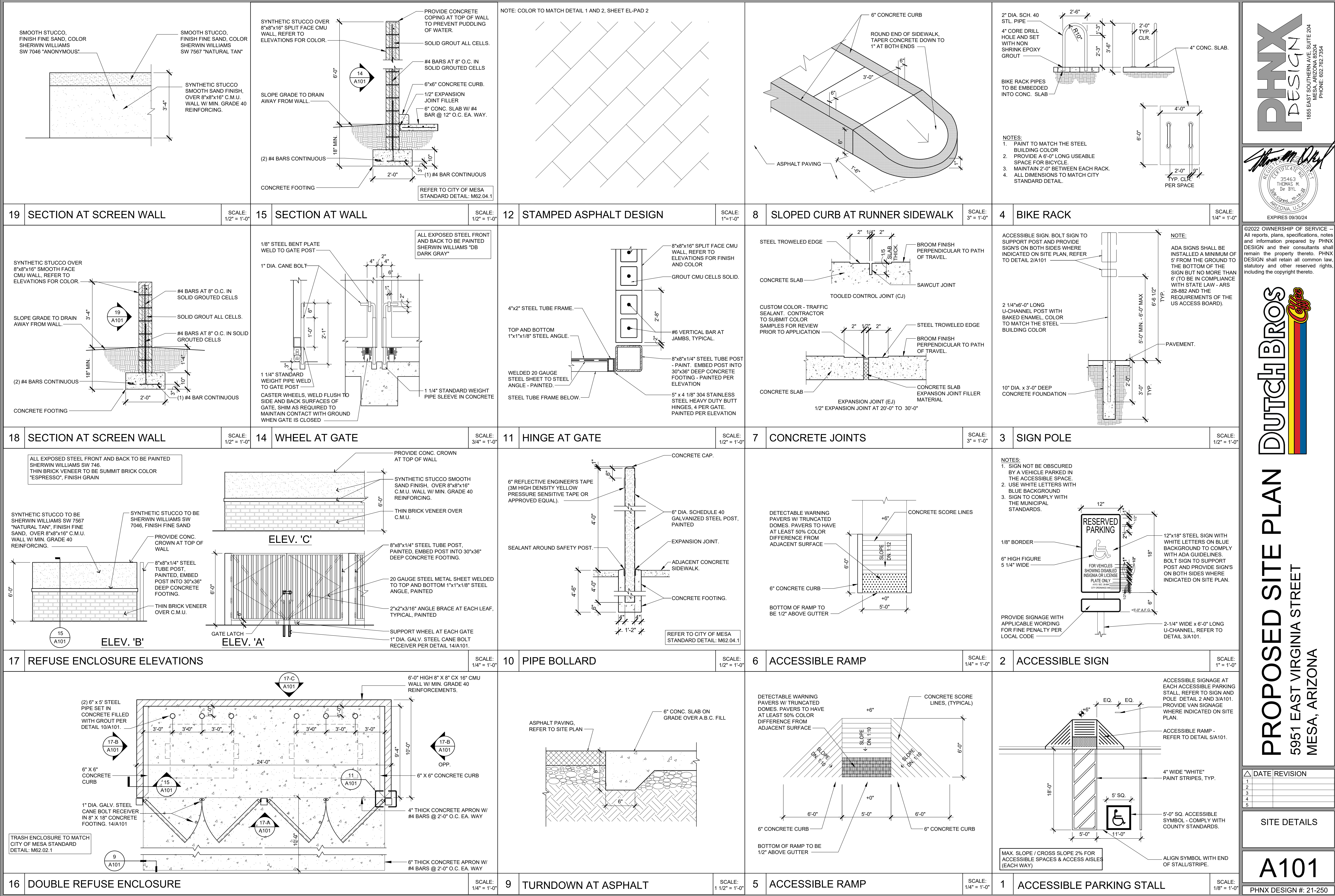
© 2022 RKAA
ARCHITECTS, INC. ALL
RIGHTS RESERVED.
THIS DRAWING IS AN
INSTRUMENT OF
SERVICE. IT IS THE
PROPERTY OF RKAA
ARCHITECTS, INC. AND
MAY NOT BE
DUPLICATED, USED OR
DISCLOSED WITHOUT
WRITTEN PERMISSION
OF THE ARCHITECT.

EL-2
SITE DETAILS

RKAA# 21065.00



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



PHNX DESIGN

1855 EAST SOUTHERN AVE. SUITE 204
MESA, ARIZONA 85204
PHONE: 602.762.7354

THOMAS H. DEBYL
REGISTERED PROFESSIONAL ENGINEER
No. 35463
State of ARIZONA, U.S.A.
EXPIRES 09/30/24

©2022 OWNERSHIP OF SERVICE - All reports, plans, specifications, notes and information prepared by PHNX DESIGN and their consultants shall remain the property thereto. PHNX DESIGN shall retain all common law, statutory and other reserved rights, including the copyright thereto.

DUTCH BROS Coffee

PROPOSED SITE PLAN

5951 EAST VIRGINIA STREET
MESA, ARIZONA

DATE REVISION

1	
2	
3	
4	
5	

SITE DETAILS

A101

PHNX DESIGN #: 21-250