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(1.) WALK-UP SERVICE WINDOW/PATIO

ADA CAR PARKING STALL AND RAMP (18'X9')

TRASH ENCLOSURE 12'X 18' MINIMUM, WITH LOCKING GATES

NEW SITE LIGHT

DIRECTIONAL PAINT

INTERIOR SIDEWALK FOR RUNNERS TO TAKE CUSTOMER ORDERS.

TRASH LOADING ZONE, COORDINATE APPROACH AND ORIENTATION OF ENCLOSURE WITH SERVICE PROVIDER.

EXISTING 20' WATER & SEWER EASEMENT, BK 1374, PG 20

(13) EXISTING MASONRY WALL

BICYCLE - 3 PARKING SPACES

FIRE ACCESS LANE, MIN. 20' WIDE. PROVIDE MINIMUM TURNING RADIUS OF 35'/55'

PROPOSED SITE LIGHT PROPOSED SMALL SIGN PROPOSED DECORATIVE ASPHALT PAVEMENT

PROPOSED CONCRETE

PROPOSED LANDSCAPE WORK BY OTHERS UNDER SEPARATE PERMIT

3.66± AC

## SITE INFORMATION

ADDRESS: 2709 S. SIGNAL BUTTE ROAD, MESA, AZ

DUTCH BROS LOT AREA: 0.96± AC (41,808 SF)

PROPOSED BUILDING AREA: 871 SF BUILDING CONSTRUCTION TYPE: VB - FULLY SPRINKLERED B - RESTAURANT 9 TOTAL OCCUPANTS PROPOSED OCCUPANTS:

EXISTING/PROPOSED ZONING: LC - LIMITED COMMERCIAL

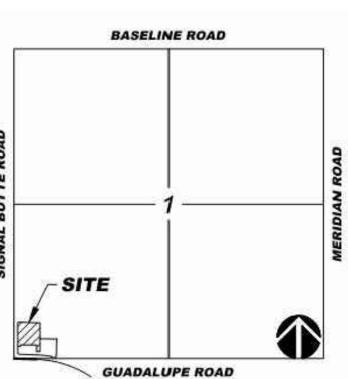
PROPOSED BUILDING HEIGHT: 24'-0"

1 SPACE PER 100 SF INDOOR AREA 865 SF/100 SF = 9 SPACES REQUIRED PROVIDED

ACCESSIBLE PER ADA

LANDSCAPE SUMMARY:
REQUIRED LANDSCAPE RATIO: 50% OF ALL OPEN SPACES SHOULD BE LANDSCAPED 41,808 SF 23,548 SF (DRIVEWAYS & PARKING) - 871 SF (BUILDING) 17,389 SF/2 = 8,695 SF

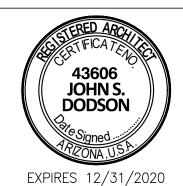
TOTAL LANDSCAPE PROVIDED: 9,143.08 SF



## **VICINITY MAP**

ARMET DAVIS NEWLOVE & ASSOCIATES, AIA ARCHITECTS

> 1330 OLYMPIC BLVD. SANTA MONICA, CALIFORNIA 90404 PH 310 452-5533 FAX 310 450-4742



NOTICE OF EXTENDED CERTIFICATION AND APPROVAL PERIOD PROVISION: THE CONSTRUCTION AGREEMENT ALLOWS THE OWNER TO CERTIFY AND APPROVE BILLINGS AND ESTIMATES FOR PROGRESS PAYMENTS WITHIN 30 DAYS AFTER THE BILLINGS AND ESTIMATES ARE RECEIVED FROM THE CONTRACTOR, FOR RELEASE OF RETENTION WITHIN <u>30</u> DAYS AFTER THE BILLINGS AND ESTIMATES ARE RECEIVED FROM THE CONTRACTOR AND FOR FINAL PAYMENT WITHIN 30 DAYS AFTER THE BILLINGS AND ESTIMATES ARE RECEIVED FROM THE

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GO.O OF THESE PLANS.

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Noffee Soffee

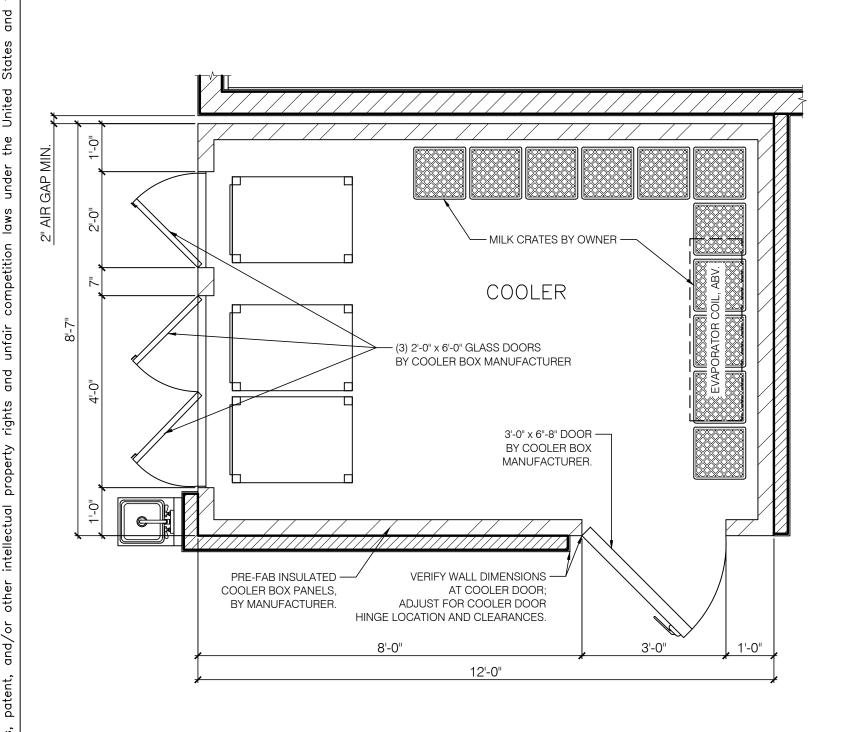
Project No Dutch Bros Coffe DB2040-A1 CUSTON DATE: 07/01/20

REV: DATE: DESCRIPTION:

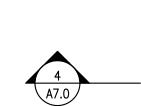
SITE PLAN

SHEET NAME:

SHEET NUMBER:

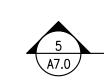


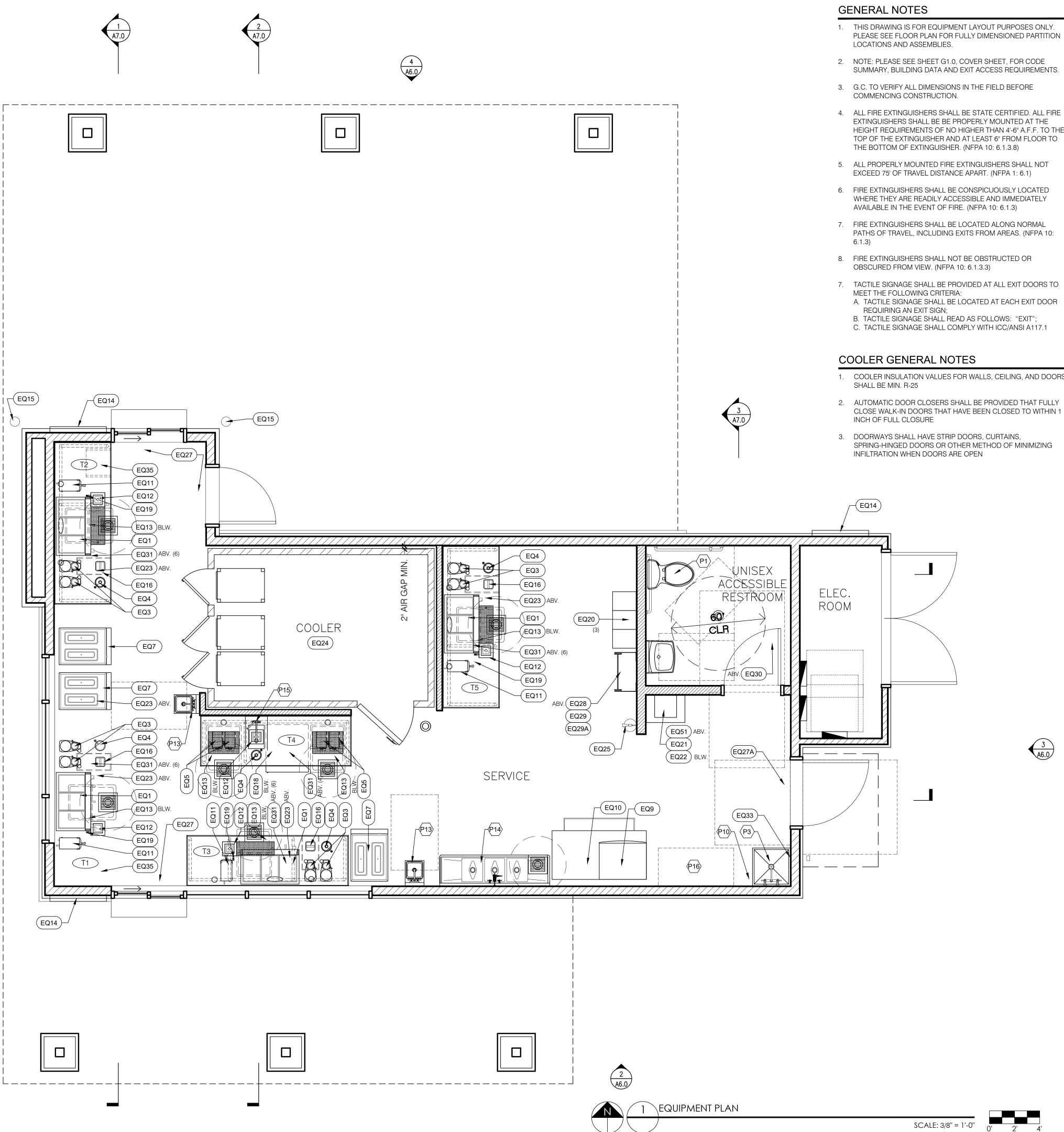
2 ENLARGED COOLER PLAN



SCALE: 1/2" = 1'-0"







- EXTINGUISHERS SHALL BE BE PROPERLY MOUNTED AT THE HEIGHT REQUIREMENTS OF NO HIGHER THAN 4'-6" A.F.F. TO THE TOP OF THE EXTINGUISHER AND AT LEAST 6" FROM FLOOR TO
- WHERE THEY ARE READILY ACCESSIBLE AND IMMEDIATELY
- A. TACTILE SIGNAGE SHALL BE LOCATED AT EACH EXIT DOOR
- 1. COOLER INSULATION VALUES FOR WALLS, CEILING, AND DOORS
- CLOSE WALK-IN DOORS THAT HAVE BEEN CLOSED TO WITHIN 1
- SPRING-HINGED DOORS OR OTHER METHOD OF MINIMIZING

OWNER TO CERTIFY AND APPROVE BILLINGS AND ESTIMATES FOR PROGRESS PAYMENTS WITHIN 30 DAYS AFTER THE BILLINGS AND ESTIMATES ARE RECEIVED FROM THE CONTRACTOR, FOR RELEASE OF RETENTION WITHIN <u>30</u> DAYS AFTER THE BILLINGS AND ESTIMATES ARE RECEIVED FROM THE CONTRACTOR AND FOR FINAL PAYMENT WITHIN <u>30</u> DAYS AFTER THE BILLINGS AND ESTIMATES ARE RECEIVED FROM THE NOTICE OF EXTENDED PAYMENT PROVISION:

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1330 OLYMPIC BLVD.

SANTA MONICA, CALIFORNIA 90404

PH 310 452-5533 FAX 310 450-4742

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EXPIRES 12/31/2020

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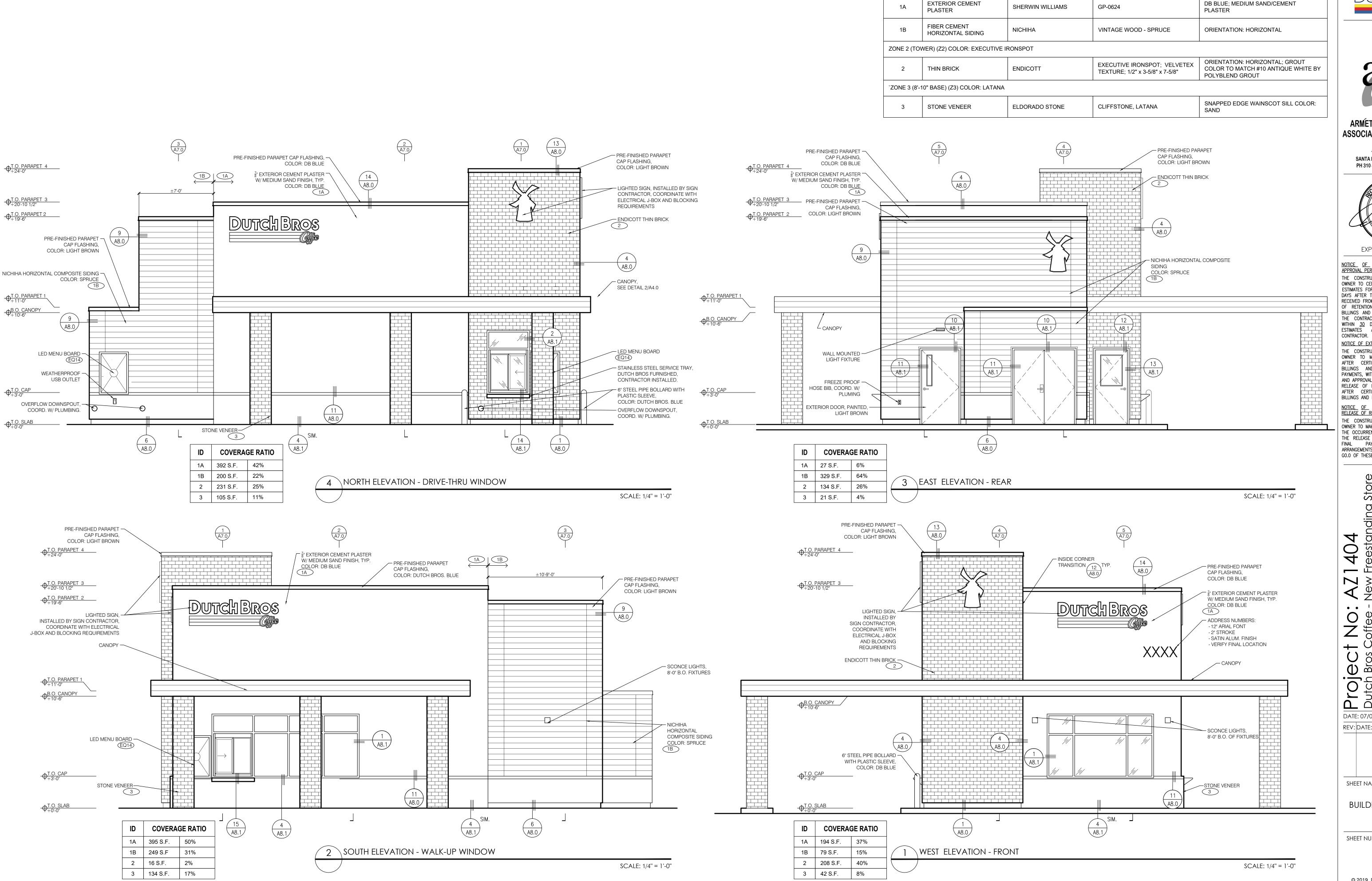
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DATE: 07/01/20 REV: DATE: DESCRIPTION:

EQUIPMENT PLAN/ ENLARGED PLANS

SHEET NUMBER:

SHEET NAME:



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**EXTERIOR FINISH SCHEDULE** 

**MODEL** 

REMARKS

**MANUFACTURER** 

**ID TAG** 

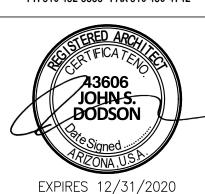
**MATERIAL** 

ZONE 1 (BODY) COLOR: DB BLUE OR SIDING



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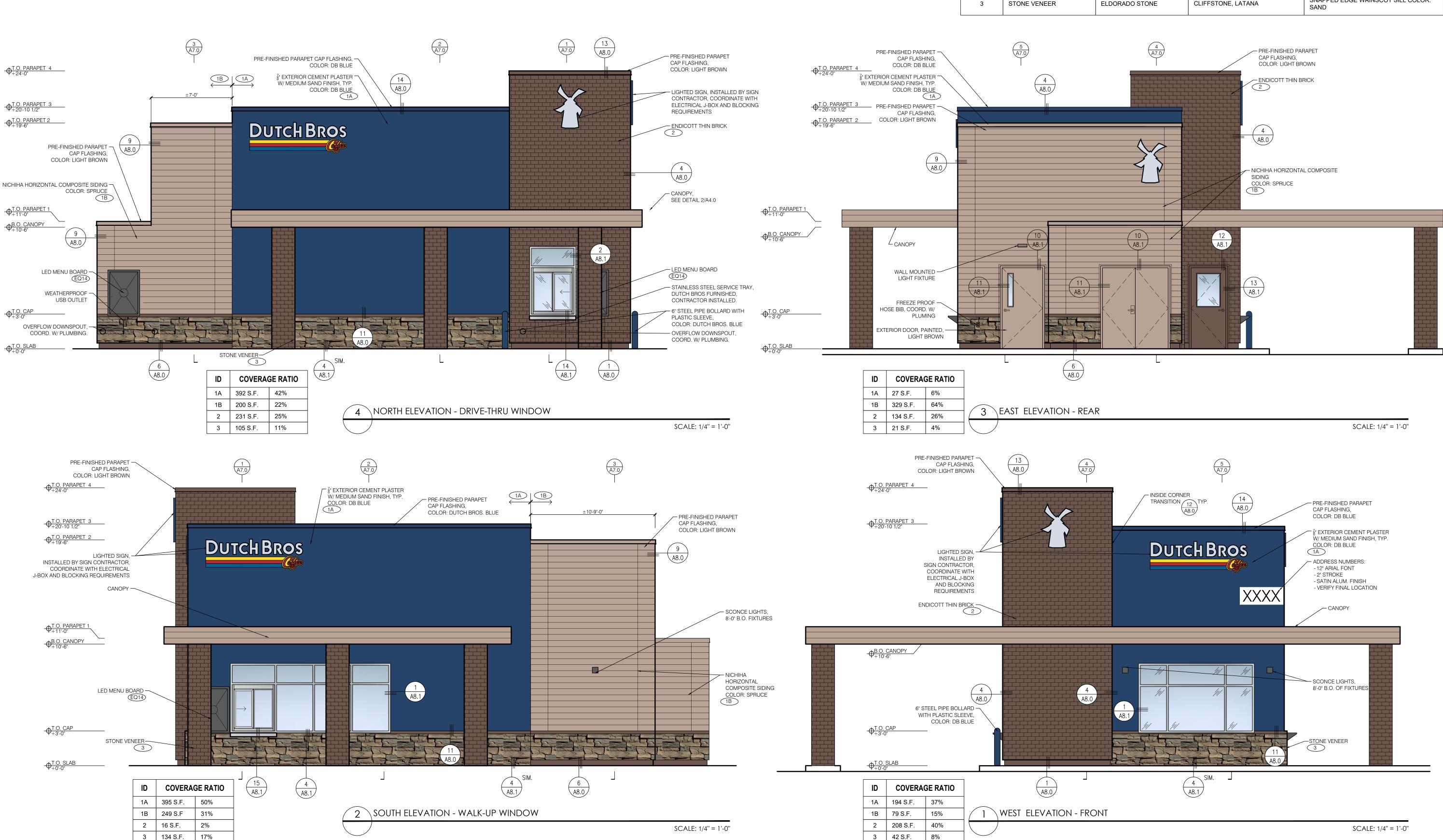
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**BUILDING ELEVATIONS** 

SHEET NUMBER:



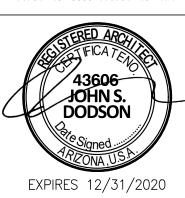
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ject No: AZ1404

h Bros Coffee - New Freestanding Store
10-A1 CUSTOM
SOUTH SIGNAL BUTTE RD

Project N

Bros Coff

Dutch Bros Coff

DB2040-A1 CUSTO

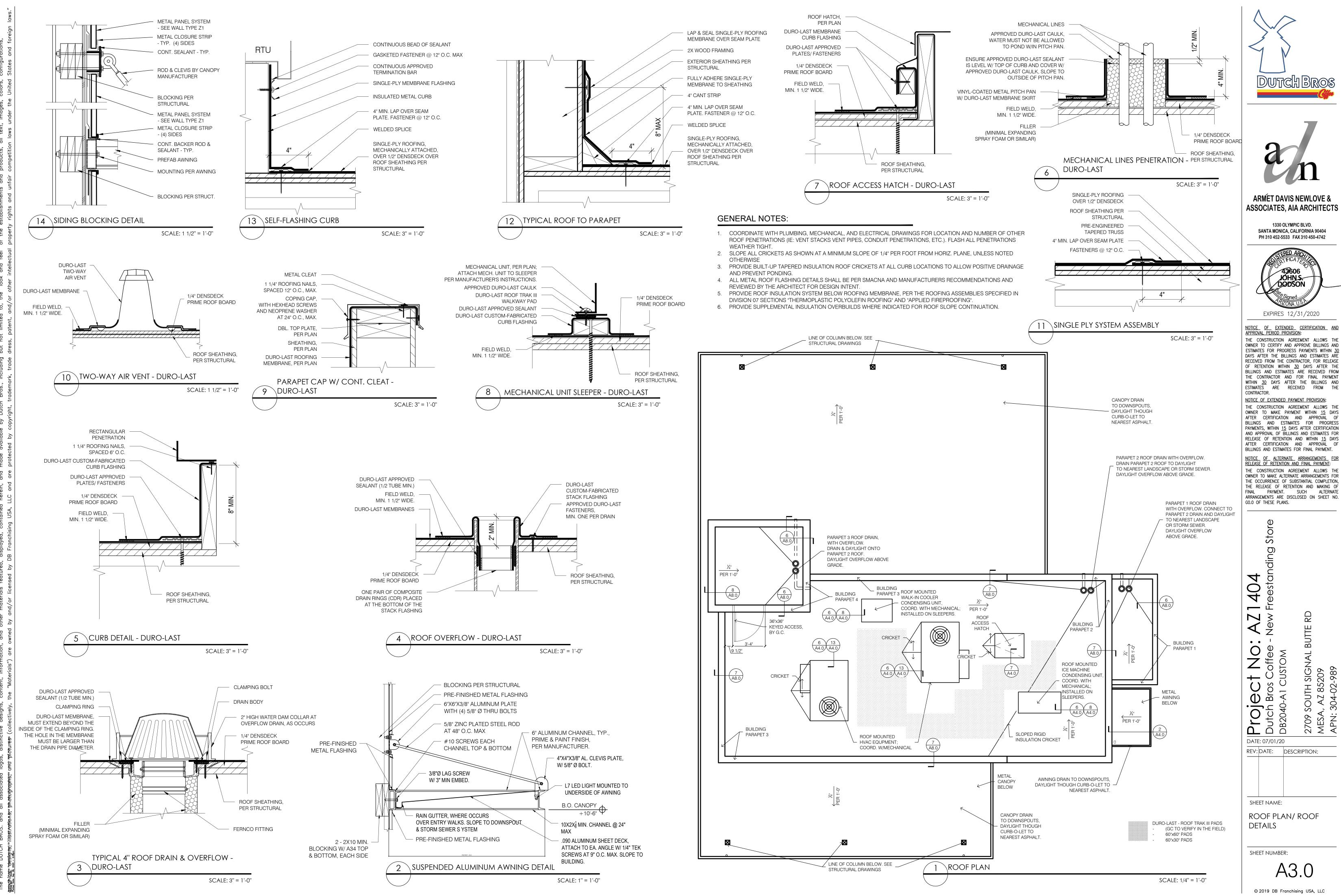
S709 SOUTH SIGNA

MESA, AZ 85209

SHEET NAME:
BUILDING ELEVATIONS

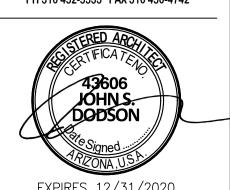
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ARMET DAVIS NEWLOVE &



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