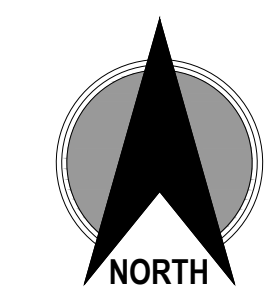


**PARKING SPACE DIMENSIONS:**  
TYPICAL PARKING SPACE IS 9'-0" WIDE X 18'-0" DEEP

**LANDSCAPE ISLAND DIMENSIONS:**  
ALL LANDSCAPE ISLANDS ARE A MINIMUM 8 FEET WIDE AND 15 FEET IN LENGTH FOR SINGLE-ROW AND 30 FEET IN LENGTH AT DOUBLE-ROW, TYP. ALL MEASUREMENTS ARE TO FACE OF CURB, TYP.



**SCALE: 1" = 60'-0"**  
**DATE: 05.10.2021**

**PROJECT TEAM**

**OWNER:**  
THOMPSON THRIFT  
2398 EAST CAMELBACK ROAD, SUITE 210  
MESA, ARIZONA 85016  
CONTACT: ANDREW CALL  
PH: (602) 313.8633

**ARCHITECT:**  
PHOENIX DESIGN, LLC  
1855 EAST FOUNTAIN STREET  
MESA, ARIZONA 85206  
CONTACT: MIKE HILLS  
PH: (602) 762.7354

**CIVIL ENGINEER:**  
BECK ENGINEERING, INC.  
2942 NORTH 24TH STREET, SUITE 114  
PHOENIX, AZ 850196  
CONTACT: JUSTIN EVINGER  
PH: (602) 810.2975

**LANDSCAPE ARCHITECT:**  
COLLABORATIVE V DESIGN STUDIO, INC.  
7116 EAST 1ST STREET, SUITE 103  
PHOENIX, AZ 85251  
CONTACT: AARON HILLMAN  
PH: (480) 347.0590

**SITE DATA**

Existing Zoning: LC  
APN(S)#: 220-81-780, 220-81-783, 220-81-784, 220-81-790  
Net Site Area: 653,128 S.F. (15.0 AC.)  
Building Area: 129,052 S.F.  
F.A.R. : 19.8%

Parking:	Spaces Required	Spaces Proposed
Fitness (40,000 S.F. @ 1:100 S.F.):	400	(1:200 S.F.) 200
Restaurant (7,240 S.F. @ 1:75 S.F.):	97	97
Restaurant w/ drive-thru (14,852 S.F. @ 1:100 S.F.):	149	149
Patios/Outdoor Seating (2,872 S.F. @ 1:200 S.F.):	15	15
Retail (12,960 S.F. @ 1:375 S.F.):	35	35
HOTEL (122 Rooms @ 1:room):	122	122
<b>Total Parking:</b>	<b>818</b>	<b>618</b>

Total Parking Provided on Site: 706 Spaces

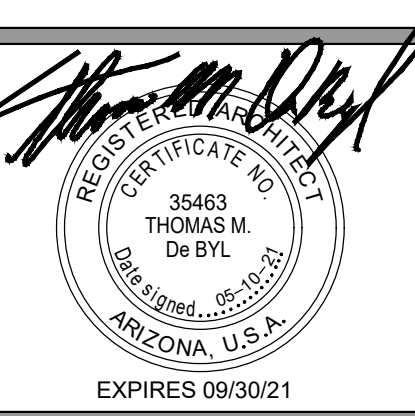
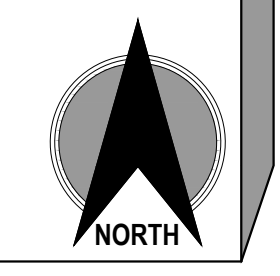
ADA Parking Required:	15 Spaces
ADA Parking Provided:	25 Spaces
Bike Parking Required (1/10 Spaces & 1/20 Spaces):	70 Spaces
Bike Parking Provided:	72 Spaces
Building Height (Max):	60 feet
Open Space Required (129,052 S.F. / 1,000 X 5):	645 S.F.
Open Space Provided:	27,578 S.F.

Setbacks:	Required	Provided
Signal Butte Road:	30 feet	30 feet
Hampton Avenue:	15 feet	15 feet
South:	20 feet	20 feet
West:	65 feet	65 feet

NOTE: ALL PEDESTRIAN CROSSINGS TO BE INTEGRAL COLOR CONCRETE OR SOME OTHER MATERIAL TO DIFFERENTIATE THEM FROM THE DRIVE AISLES

**VICINITY MAP**

NOT TO SCALE



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

DATE	REVISION
1	
2	
3	

PROPOSED SITE PLAN

**A100**

PHNX JOB #: 20-187