

PROJECT TEAM:

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 SUITE 10
 PEORIA, AZ 85381
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ARCHITECT:
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 2942 EAST FOUNTAIN STREET
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PROJECT DESCRIPTION:

DEVELOPMENT OF A NEW DUTCH BROS BUILDING, PATIO AND SITE REDEVELOPMENT.

SITE DATA

APN:	200-49-585C
EXISTING ZONING:	C-2
NET SITE AREA:	34,649 S.F. (.80 AC)
BUILDING AREA:	900 S.F.
PATIO AREA:	800 S.F.
TOTAL AREA:	1,420 S.F.
CONSTRUCTION TYPE:	V-B
LOT COVERAGE:	1,420 / 34,649 X 100 = 4.10%
REQUIRED PARKING:	
BUILDING (1/50)	18 SPACES
PATIO (1/50)	16 SPACES
TOTAL	34 SPACES
TOTAL PARKING PROVIDED:	32 SPACES

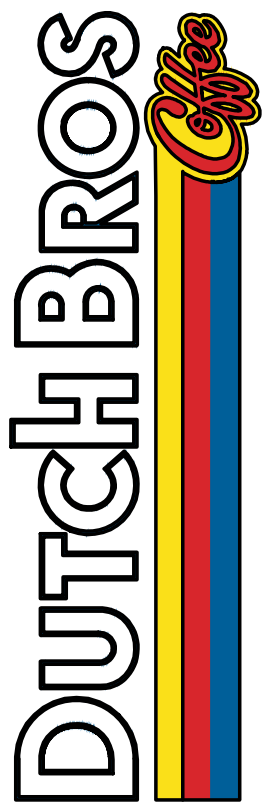
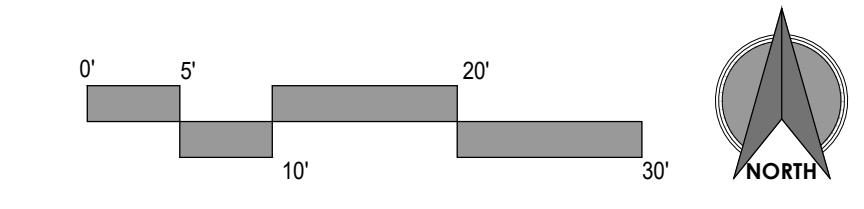
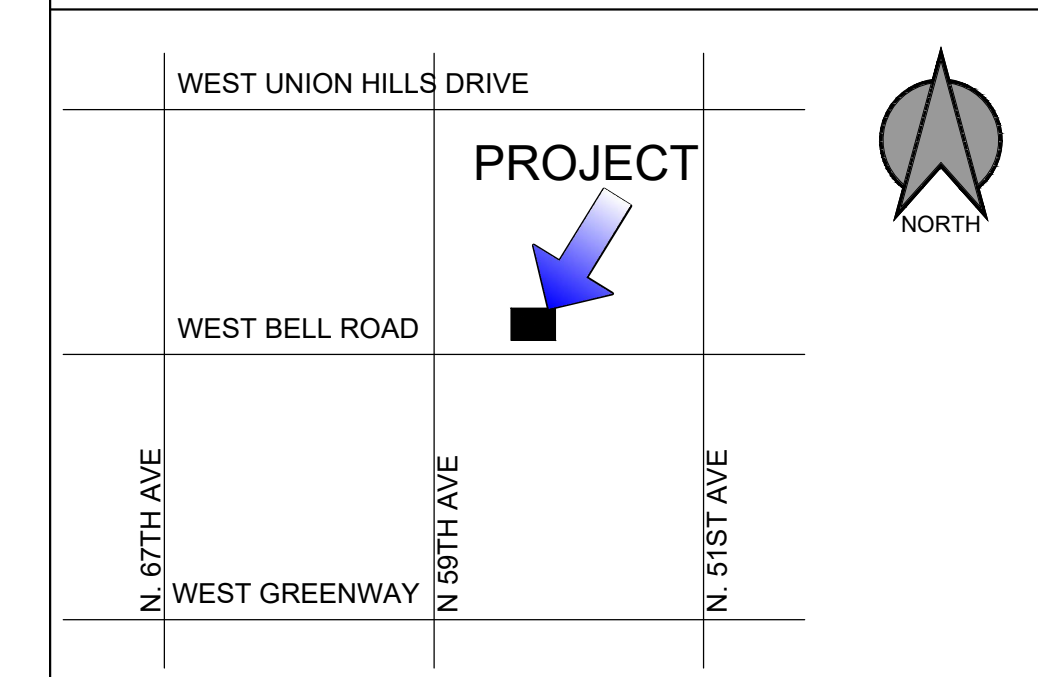
REFERENCE CODES:

- 2018 INTERNATIONAL BUILDING CODE
- 2018 INTERNATIONAL MECHANICAL CODE
- 2018 INTERNATIONAL PLUMBING CODE
- 2018 INTERNATIONAL ENERGY CODE
- 2018 INTERNATIONAL FIRE CODE
- 2017 NATIONAL ELECTRIC CODE
- AMERICANS WITH DISABILITY ACT ACCESSIBILITY GUIDELINES

KEYNOTES:

1. ADJACENT PROPERTY IS EXISTING AND WILL REMAIN AS IS.
2. PROPOSED ASPHALT DRIVE AREA.
3. PROPOSED LANDSCAPE AREA.
4. PROPOSED 4" WIDE PARKING STRIPING.
5. PROPOSED REFUSE ENCLOSURE. SIZE TO MATCH CITY OF GLENDALE STANDARD DETAIL.
6. PROPOSED CONCRETE HARDSCAPE AREA.
7. EXISTING 3'-4" HIGH SCREEN WALL TO REMAIN.
8. PROPOSED SES LOCATION.
9. PROPOSED ASPHALT DRIVE THRU LANE.
10. BYPASS LANE.
11. PROPOSED RAISED SIDEWALK FOR STAFF TO TAKE ORDERS ONLY.
12. BIKE RACK.
13. CONCRETE ACCESSIBLE CURB RAMP.
14. DRIVE THRU DIRECTION SIGN.
15. MENU DISPLAY BOARDS (NO ORDER SPEAKER AT THESE LOCATIONS)

LOCATION MAP



DUTCH BROS COFFEE
 59th AVE AND BELL ROAD
 GLENDALE, ARIZONA

DATE	REVISION
1	
2	
3	

PROPOSED SITE PLAN

A100

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