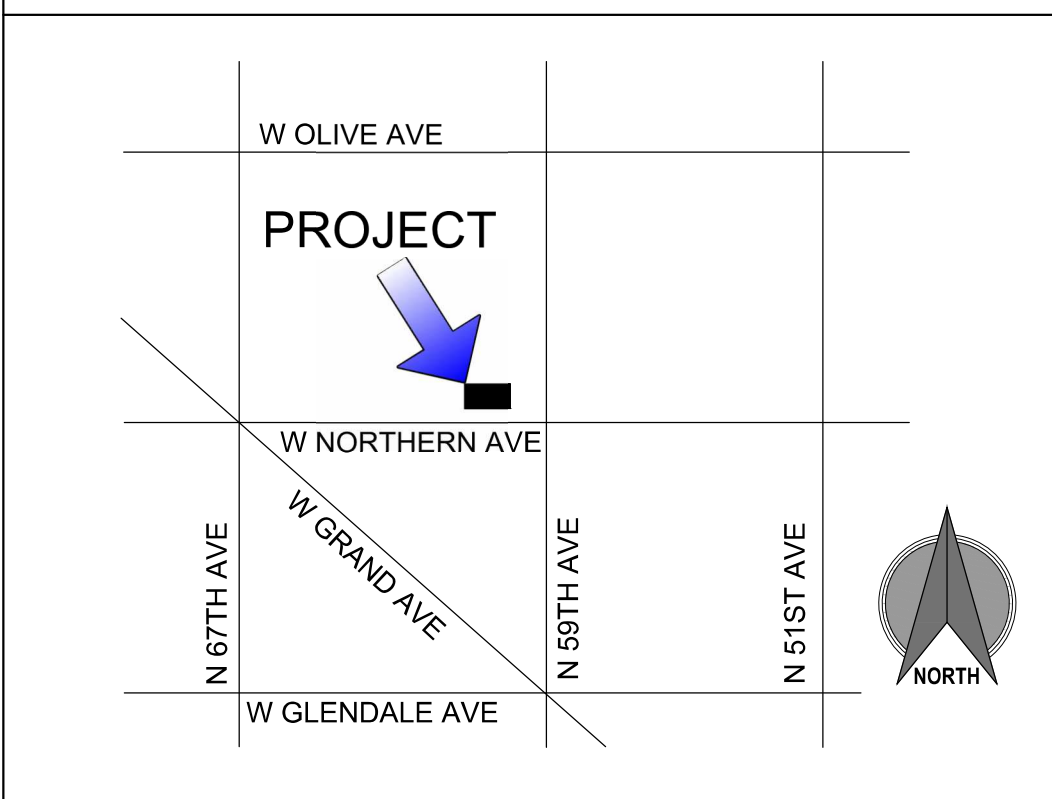


GENERAL NOTES

- ALL UTILITY LINES LESS THAN 69 KV ON OR CONTIGUOUS TO THE SITE SHALL BE INSTALLED OR RELOCATED UNDERGROUND.
- ALL TRASH ENCLOSURES SHALL INCLUDE FULLY OPAQUE SCREENING GATES, FINISHED AND PAINTED TO MATCH THE ENCLOSURE. SCREENING GATES SHALL NOT OPEN INTO VEHICULAR DRIVE AISLES. TRASH ENCLOSURES ARE NOT REQUIRED IN INDUSTRIAL DISTRICTS IF LOCATED INSIDE AN ENCLOSED YARD WHICH IS SCREENED BY A PERIMETER WALL AT LEAST 6 FEET IN HEIGHT.
- ALL OUTDOOR STORAGE AREAS FOR STORAGE OF MATERIALS AND EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW BY A 6' SOLID MASONRY WALL. INDUSTRIAL STORAGE SCREEN WALLS SHALL BE FINISHED WHERE THEY ARE EXPOSED TO PUBLIC VIEW FROM STREETS OR ADJACENT NON-INDUSTRIAL USES.
- S.E.S. PANELS AND ANY OTHER ABOVE GROUND UTILITY CABINET SHALL BE FULLY SCREENED FROM VIEW FROM STREETS OR FROM AREAS ACCESSIBLE TO CUSTOMERS AND THE GENERAL PUBLIC. SCREENING MAY BE ACCOMPLISHED BY ANY ONE OF THE FOLLOWING METHODS:
 - FULLY RECESSING THE CABINET INTO THE BUILDING AND ENCLOSED IT BY A SOLID DOOR OR DOORS SEPARATE FROM THE CABINET.
 - SCREENING WITH A DECORATIVE MASONRY WALL OF THE SAME HEIGHT AS THE PANEL. THE SCREEN WALL MAY BE L-SHAPED, U-SHAPED OR A STRAIGHT WALL PARALLEL TO THE CABINET, DEPENDING ON THE LOCATION OF THE CABINET.
 - AN ALTERNATIVE SCREENING METHOD APPROVED BY THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF ANY PERMITS.
- THE LOCATION OF ALL ELECTRICAL UTILITY EQUIPMENT SHALL BE IDENTIFIED ON THE CONSTRUCTION PLANS.
- ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY EITHER ONE OF THE FOLLOWING METHODS:
 - THE PARAPET WALL OF THE BUILDING SHALL EQUAL OR EXCEED THE HEIGHT OF THE MECHANICAL UNITS, OR
 - BY LOCATING THE MECHANICAL EQUIPMENT BEHIND THE ROOF PLANES IN THE CASE OF MANSARD, HIP OR OTHER THAN FLAT ROOF.
- ROOF MOUNTED MECHANICAL EQUIPMENT ENCLOSURES OR EQUIPMENT SCREEN WALLS SHALL PROJECT ABOVE THE ROOF PARAPET, TO THE EXTENT PERMITTED BY LAW. SATELLITE DISHES SHALL BE FULLY SCREENED BY A PARAPET WALL.
- GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW (FROM STREETS OR SURROUNDING COMMERCIAL USES) BY A COMBINATION OF DECORATIVE WALLS AND AN EVERGREEN VEGETATIVE HEDGE EQUAL TO OR EXCEEDING THE HEIGHT OF THE EQUIPMENT. PNEUMATIC TUBES, WHETHER METAL OR PLASTIC, SHALL BE EITHER:
 - ENCLOSED IN PILASTERS, COLUMNS OR OTHER ARCHITECTURAL FEATURES OF THE CANOPY OR BUILDING, OR;
 - ROUTED UNDERGROUND.
- ALL BACKFLOW PREVENTION DEVICES 2" OR LARGER SHALL BE SCREENED WITH LANDSCAPE LOCATED WITHIN A 6' RADIUS OF THE DEVICE. ALL BACKFLOW PREVENTERS LESS THAN 2" SHALL BE PLACED IN A WIRE CAGE PAINTED TAN DESERT LANDSCAPE. GREEN IN TURF AREAS.
- ALL FREESTANDING LIGHT POLES SHALL:
 - BE LOCATED WITHIN LANDSCAPED AREAS OR PLANTER ISLANDS.
 - HAVE CONCRETE BASES PAINTED TO MATCH THE PRIMARY BUILDING COLOR OR FINISHED TO MATCH PARKING SCREEN WALLS. CONCRETE BASES FOR LIGHT POLES SHALL NOT EXCEED A HEIGHT OF 30" FROM ADJACENT GRADE. BE LOCATED TO AVOID CONFLICT WITH TREES.
- LANDSCAPED AREAS ADJACENT TO PUBLIC RIGHT-OF-WAY SHALL BE MOUNDED AND NATURALLY CONTOURED. NO MORE THAN 50% OF THE REQUIRED (RIGHT-OF-WAY AND LANDSCAPING TRACTS) LANDSCAPING FRONTING ADJACENT STREETS MAY BE USED FOR RETENTION. RETENTION AREA SIDE SLOPES SHALL BE VARIED, AND NO SLOPE SHALL EXCEED A 4:1 MAXIMUM.
- COMMERCIAL BUILDING DOWNSPOUTS SHALL BE INTERNALIZED.
- COMMERCIAL DEVELOPMENT VEHICULAR ACCESS POINTS AND PEDESTRIAN ACCESS WAYS SHALL INCLUDE SPECIAL PAVING TREATMENT SUCH AS INTEGRAL COLORED STAMPED CONCRETE, BOAMANITE, OR SIMILAR ALTERNATIVE. LOCATION AND MATERIAL SHALL BE REVIEWED AND APPROVED BY THE PLANNING DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- CUSTOMER, EMPLOYEE AND VISITOR PARKING SHALL BE SCREENED FROM STREET VIEW BY LOW MASONRY WALLS. THE PARKING SCREEN WALLS SHALL BE FINISHED ON BOTH SIDES USING THE SAME MATERIALS AND COLORS, AND A DESIGN TO COMPLEMENT THAT OF THE MAIN BUILDING.
- ALL EXTERIOR METAL SHALL BE FINISHED OR PAINTED TO MATCH THE APPROVED PROJECT COLORS.
- EXISTING ON-SITE PLANT MATERIAL DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH COMPARABLE SPECIES AND SIZE.

VICINITY MAP

SCALE: NOT TO SCALE



PROJECT DESCRIPTION:

DEVELOPMENT OF A NEW DUTCH BROS AND SLIDERS BUILDING WITH EXTERIOR PATIO AND FULL SITE DEVELOPMENT.

PROJECT TEAM:

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LANDSCAPE:
HILLMAN WORKSHOP
 2901 E. HIGHLAND AVE.
 PHOENIX, AZ 85016
 CONTACT: AARON HILLMAN
 PH: (480) 686.2001

SITE DATA

APN: 143-16-003D
 NET SITE AREA: 60,547 S.F. (1.39 AC)
 ZONING: C-2

LOT 1
 HATCHED AREA REVIEWED AS SEPARATE APPLICATION DR25-03.

LOT 2
 NET SITE AREA: 29,024 S.F. (0.67 AC)
 NET SITE LANDSCAPE AREA: 6,434 S.F. (22.2%)
 BUILDING AREA: 800 S.F.
 PATIO AREA: 700 S.F.
 TOTAL AREA: 1,500 S.F.
 CONSTRUCTION TYPE: V-B SPRINKLERED
 LOT COVERAGE: 1,500 / 29,024 X 100 = 5.35%

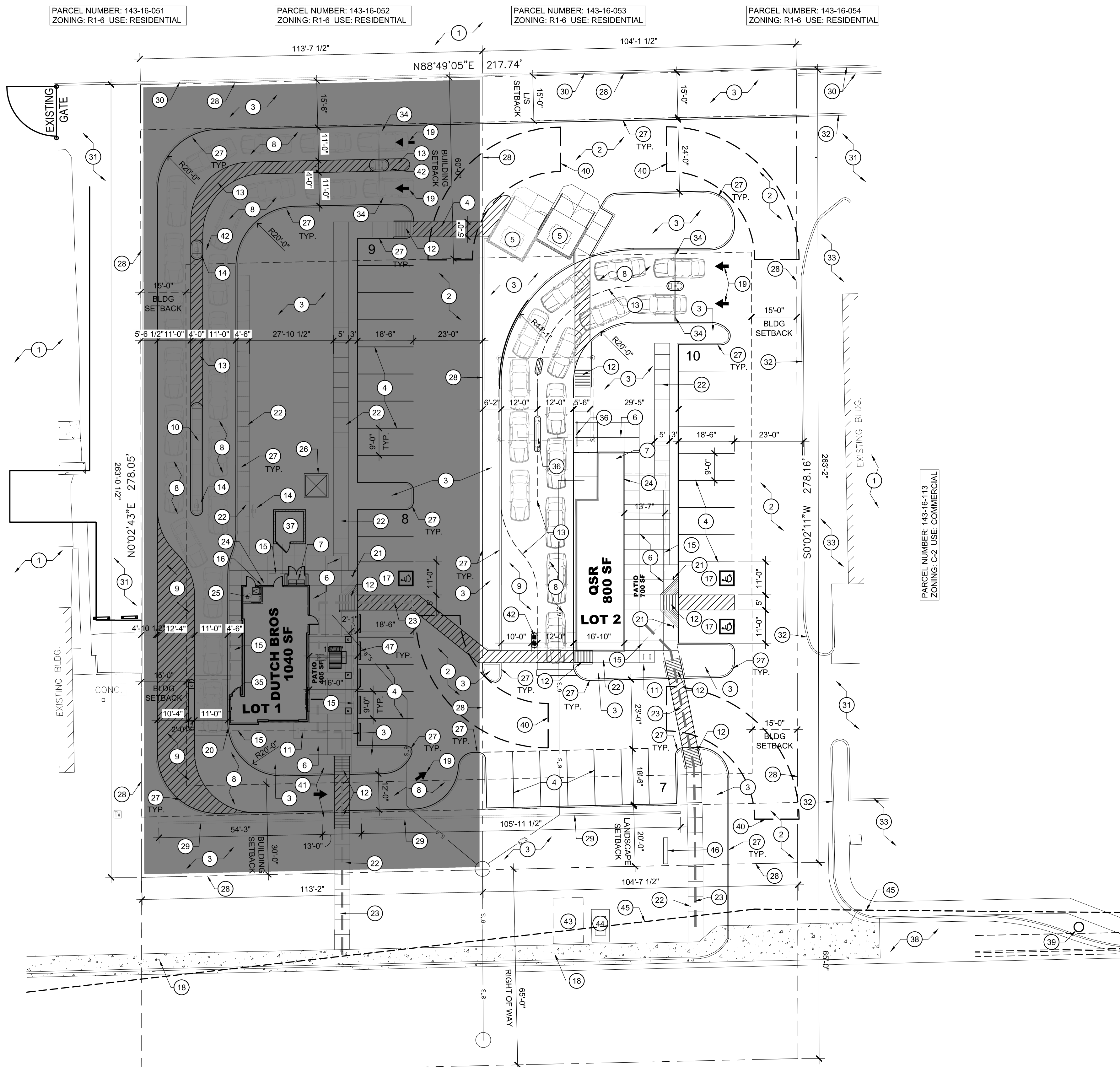
REQUIRED PARKING:
 SERVING AREAS: (1/75) 11 SPACES
 PATIO (1/400) 2 SPACES
 TOTAL 13 SPACES

TOTAL PARKING PROVIDED: 17 SPACES (2 ADA)

NOTE:
 CROSS ACCESS AGREEMENT AND SHARED TRASH IN PERPETUITY.

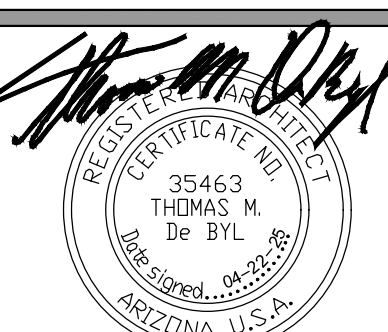
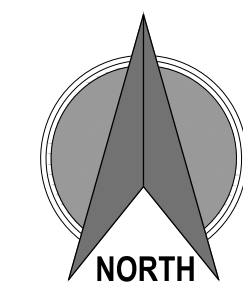
KEYNOTES:

- ADJACENT PROPERTY IS EXISTING AND WILL REMAIN AS IS.
- PROPOSED ASPHALT DRIVE AREA REFER TO CIVIL DRAWINGS.
- PROPOSED LANDSCAPE AREA, REFER TO LANDSCAPE DRAWINGS.
- 4" WIDE YELLOW PAINT STRIPING, REFER TO DETAIL 20/A101.
- REFUSE ENCLOSURE, SIZE TO MATCH CITY OF GLENDALE STANDARD DETAIL G-934, REFER TO DETAIL 14/A101.
- CONCRETE HARDSCAPE AREA.
- ELECTRICAL SERVICE ENTRANCE SECTION (SES) LOCATION.
- ASPHALT DRIVE THRU LANE, REFER TO CIVIL DRAWINGS.
- BYPASS LANE, YELLOW 4" WIDE PAINT STRIPING, REFER TO DETAIL 20/A101.
- RAISED SIDEWALK FOR STAFF TO TAKE ORDERS ONLY, REFER TO DETAIL 16/A101.
- BIKE RACK, REFER TO DETAIL 4/A101.
- CONCRETE ACCESSIBLE CURB RAMP, REFER TO DETAIL 5 & 6/A101.
- YELLOW 4" WIDE PAINT STRIPING IN DRIVE-THRU LANES, REFER TO DETAIL 20/A101.
- MENU DISPLAY BOARDS (NO ORDER SPEAKER AT THESE LOCATIONS), REFER TO ELECTRICAL DRAWINGS, REFER TO DETAIL 11/A104 FOR MENU BOARD DESIGN AND STRUCTURAL CALCULATIONS ATTACHED.
- DASHED LINE INDICATES BUILDING CANOPY, TO BE SPRINKLERED.
- KNOCK BOX LOCATION.
- ACCESSIBLE PARKING SPACES, REFER TO DETAIL 1/A101.
- EXISTING SIDEWALK TO REMAIN, TYP.
- YELLOW PAINTED DIRECTIONAL ARROWS, TYPICAL, REFER TO DETAIL 17/A101.
- 12'-0" WIDE BY 20'-0" LONG CONCRETE PAD CENTERED AT DRIVE-THROUGH WINDOW REFER TO DETAIL 8/A101.
- NEW ADA PARKING SIGN
- 4" THICK CONCRETE ACCESS SIDEWALK, REFER TO CONCRETE JOINT DETAILS 7/A101.
- DASHED LINE DENOTES ACCESSIBLE ROUTE FROM SIDEWALK.
- FIRE RISER ROOM LOCATION.
- ELECTRICAL TRANSFORMER, PAINT TO MATCH ADJACENT BUILDING.
- PROPOSED 6" CONCRETE CURB, TYP.
- PROPERTY LINE, REFER TO CIVIL DRAWINGS.
- 4'-0" HIGH C.M.U. SCREEN WALL AS INDICATED, REFER TO DETAIL 18/A101.
- EXISTING 5'-4" CMU WALL TO REMAIN.
- EXISTING ASPHALT DRIVE AREA TO REMAIN.
- EXISTING CONCRETE CURB TO REMAIN.
- EXISTING LANDSCAPE AREA TO REMAIN.
- PROPOSED HEIGHT RESTRICTION BAR LOCATION.
- PIPE BOLLARD, REFER TO DETAIL 18/A101.
- MENU BOARDS WITH SPEAKER.
- MILK CRATE ENCLOSURE, REFER TO DETAIL 1/A102
- DECEL LANE, REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
- POWER POLE LOCATION.
- DASHED LINE INDICATES COLLECTION ROUTE, MIN. 16'-0" WIDE WITH A 44' OUTSIDE RADIUS AND 28'-6" INSIDE RADIUS.
- 30" x 30" YIELD SIGN LOCATION.
- SLOPED CURB, TYP., REFER TO DETAIL 18/A101.
- WATER METER LOCATION, REFER TO CIVIL DRAWINGS.
- WATER VAULT LOCATION, REFER TO CIVIL DRAWINGS.
- SIGHT VISIBILITY TRIANGLE PER DETAIL G-448.
- PROPOSED MONUMENT SIGN.
- PARKING STOPS.



W. NORTHERN AVENUE

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DUTCHBROS
 6010 W NORTHERN AVE
 GLENDALE, AZ.

DATE	REVISION
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2	
3	
4	
5	

PROPOSED SITE PLAN

A100

PHNX DESIGN #: 24-490