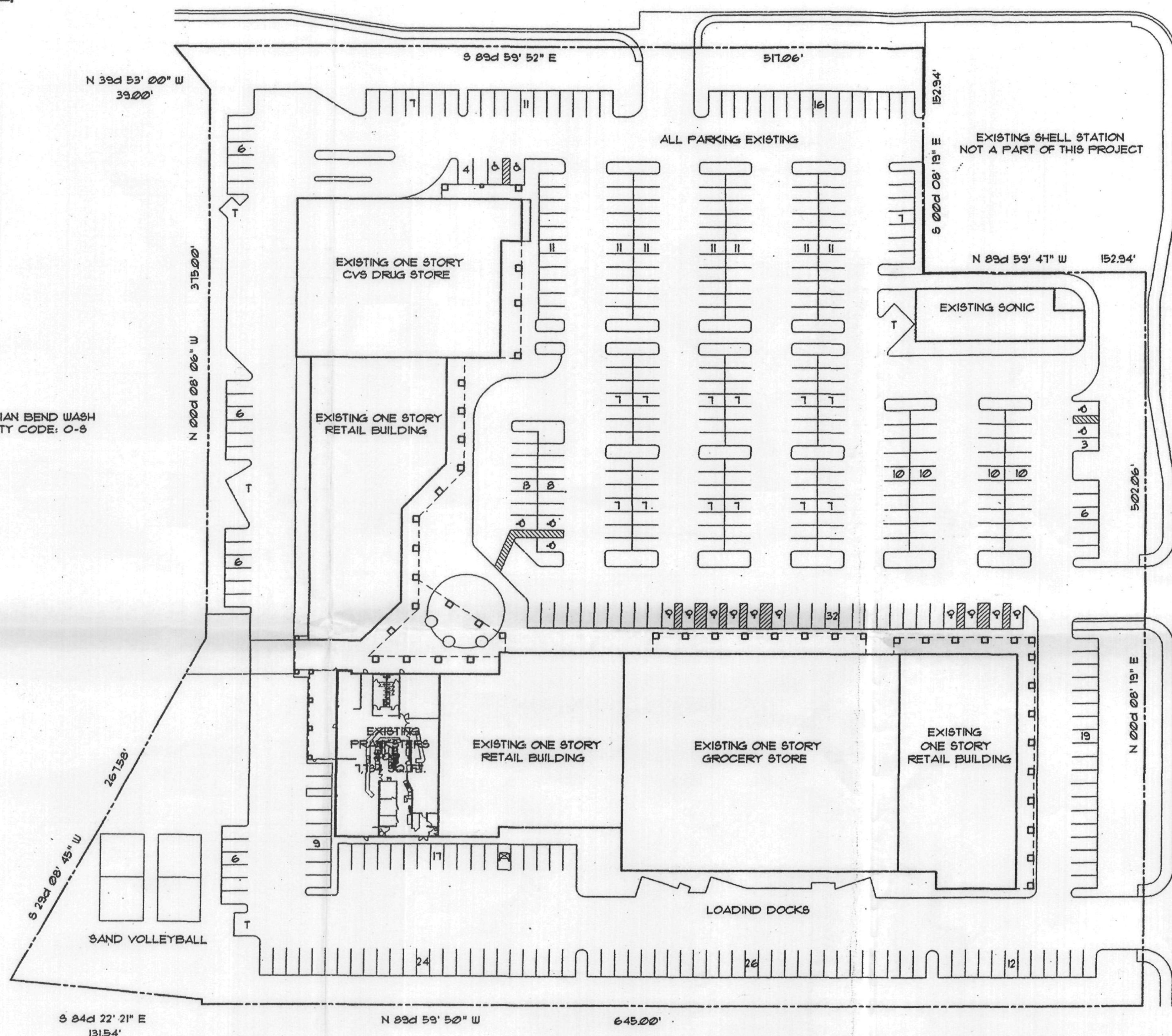


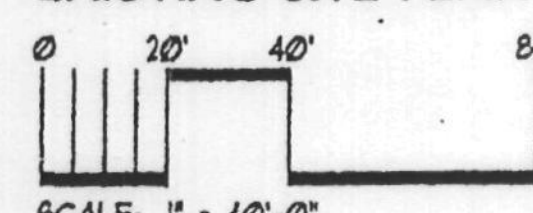
INDIAN BEND WASH
CITY CODE: 0-9



ZONED: R-5



PRANKSTERS TOO
EXISTING SITE PLAN



PROJECT DATA:

PROJECT: PRANKSTERS TOO PATIO REMODEL
ADDRESS: 7919 EAST THOMAS ROAD SUITE 101
SCOTTSDALE, ARIZONA
ZONED: C-1 NEIGHBORHOOD COMMERCIAL
APN: 131-24-022M
LOT AREA: 415,584 SQ. FT. 9.54 ACRES



11811 NORTH TATUM BLVD
SUITE 3057
PHOENIX, ARIZONA 85028
602-977-1118 977-1120 (fax)

PRANKSTERS TOO
7919 EAST THOMAS ROAD SUITE 101
SCOTTSDALE, ARIZONA 86261
OVERALL EXISTING SITE PLAN

© COPYRIGHT 2007

THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF WENGER & ASSOC., LLC. NO REPRODUCTION OR USE OF DESIGN CONCEPTS ARE ALLOWED WITHOUT THE WRITTEN PERMISSION OF WENGER & ASSOC., LLC. ANY VIOLATION OF THIS COPYRIGHT SHALL BE SUBJECT TO LEGAL ACTION.

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL GRADES, CONDITIONS AND DIMENSIONS BEFORE BEGINNING CONSTRUCTION. ALL DISCREPANCIES MUST BE REPORTED IN WRITING TO THE ARCHITECT FOR RESOLUTION PRIOR TO COMMENCEMENT OF WORK.

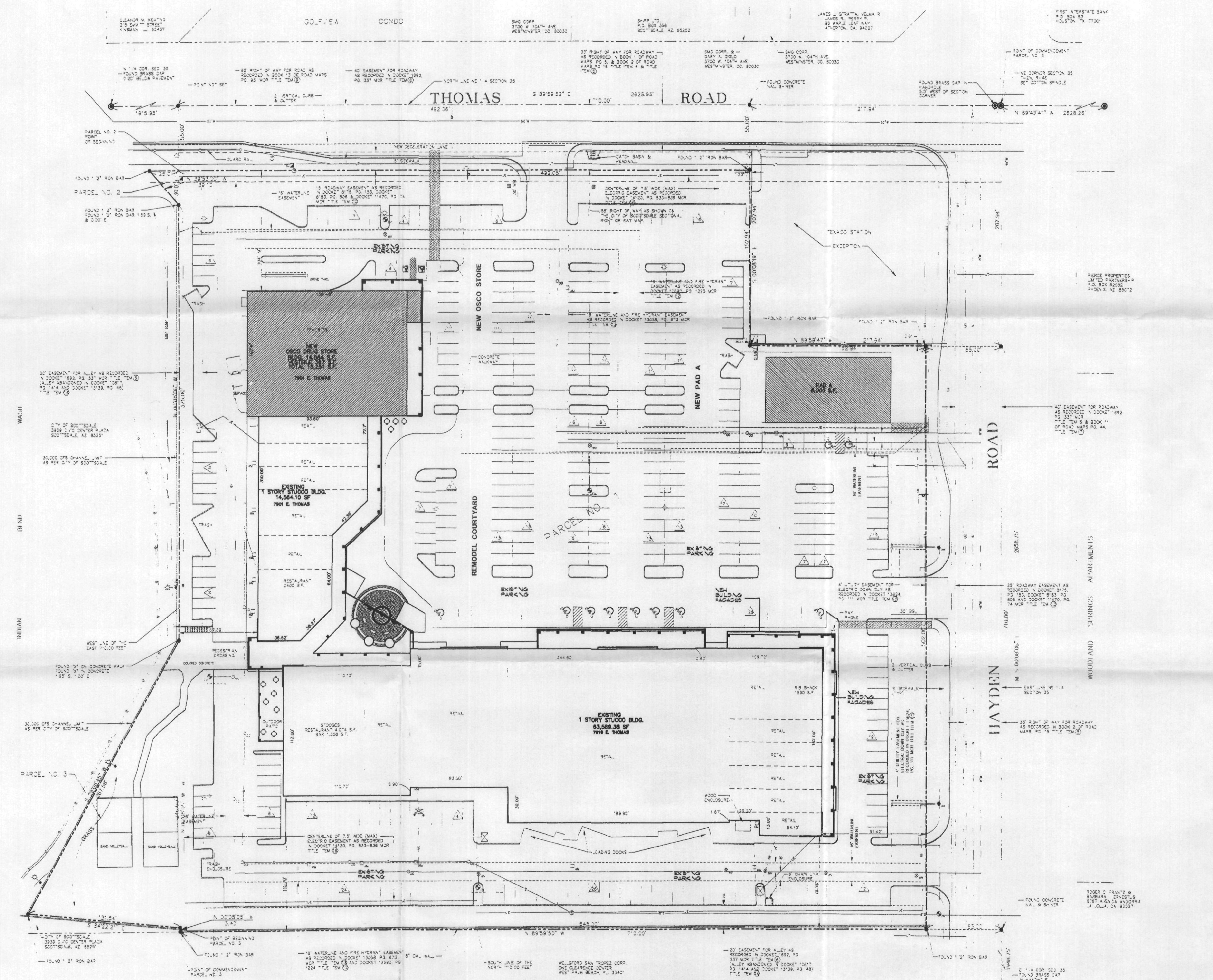
JOB NO: PRANKSTERS
DRAWN: TAL
CHECKED: TAL
DATE: 08.08.07
SCALE: AS NOTED
SHEET:

5-ZN-2008
03/13/2008

A1.0

1 OF 5 SHEETS

FILE NAME: PRANKSTERS.A10



INDIAN RIVER PLAZA

S.W. CORNER THOMAS ROAD & HAYDEN ROAD

PROJECT DATA

PROJECT: INDIAN RIVER PLAZA
 ADDRESS: 3330 W. HAYDEN AVE. PHOENIX, AZ 85018
 ZONING: C-2
 OWNER: ALMOND
 ARCHITECT: ADG
 BUILDING AREA:
 EXISTING NORTH BUILDING 4,864 SF
 EXISTING SOUTH BUILDING 8,188 SF
 NEW OSCO BUILDING 6,000 SF
 TOTAL 19,052 SF
 OPEN AREA REQUIRED (BASED ON C-2 ZONING):
 8% - 1,524 SF FOR EACH FLOOR OVER 2'-0" BUILDING HEIGHT
 2'-0" TO 2'-6" 12% 2,285 SF
 2'-6" TO 3'-0" 15% 2,857 SF
 3'-0" TO 3'-6" 18% 3,422 SF
 3'-6" TO 4'-0" 21% 3,987 SF
 TOTAL 14,075 SF OPEN SPACE
 OPEN SPACE PROVIDED: 14,075 SF
 LANDSCAPING REQUIRED: 14,075 SF
 8% OF PARKING AREA: 1,370 SF OF 17,000 SF
 8% X 10,000 SF PARKING AREA = 8,000 SF
 8% X 10,000 SF X 1.75 = 14,000 SF
 LANDSCAPING PROVIDED: 14,000 SF
 TOTAL: 14,000 SF PARKING LANDSCAPING

PARKING ANALYSIS

PARKING REQUIRED FOR PARKING MASTER PLAN STUDY DATED 07-08
 REVISION 1-00 BY JSC ENGINEERS

TABLE 1 - PAGE 1

AREA	AD. AREA	REQ. PARKING
NORTH BUILDING		
OSCO DELI STORE	4,864	280
RESTA.	2,64	160
RESTAURANT	2,400	140
SOUTH BUILDING		
STORIES	8,188	490
RESTAURANT	4,094	245
RETAIL	4,094	245
RESTAURANT	4,094	245
OUTDOOR PATIO	4,000	240
PAD		
RESTA.	3,000	180
RESTAURANT	3,000	180
TOTAL	19,052	1,165

TABLE 2 - PAGE 2 - SHARED PARKING ANALYSIS
 REVISION 1-00 BY JSC ENGINEERS

TABLE 4 - PAGE 4

SHARED PARKING	SPACES
SHARED PARKING	50
BIKE PARKING REDUCTION	-10
VEHICLE-BOOTH CREATION REDUCTION	-10
TOTAL REQUIRED SPACES	420

PARKING PROVIDED: 420 SEE MASTER PARKING PLAN



ALMOND
ADG
 ARCHITECTURAL DESIGN GROUP
 2211 E. HIGHLAND AVENUE
 SUITE 120
 PHOENIX, ARIZONA 85016
 PHONE 602-808-8885
 FAX 602-808-8886

ARCHITECTURE
 PLANNING
 INTERIORS

Case #4-DR-91 #4

5-ZN-2008
 03/13/2008