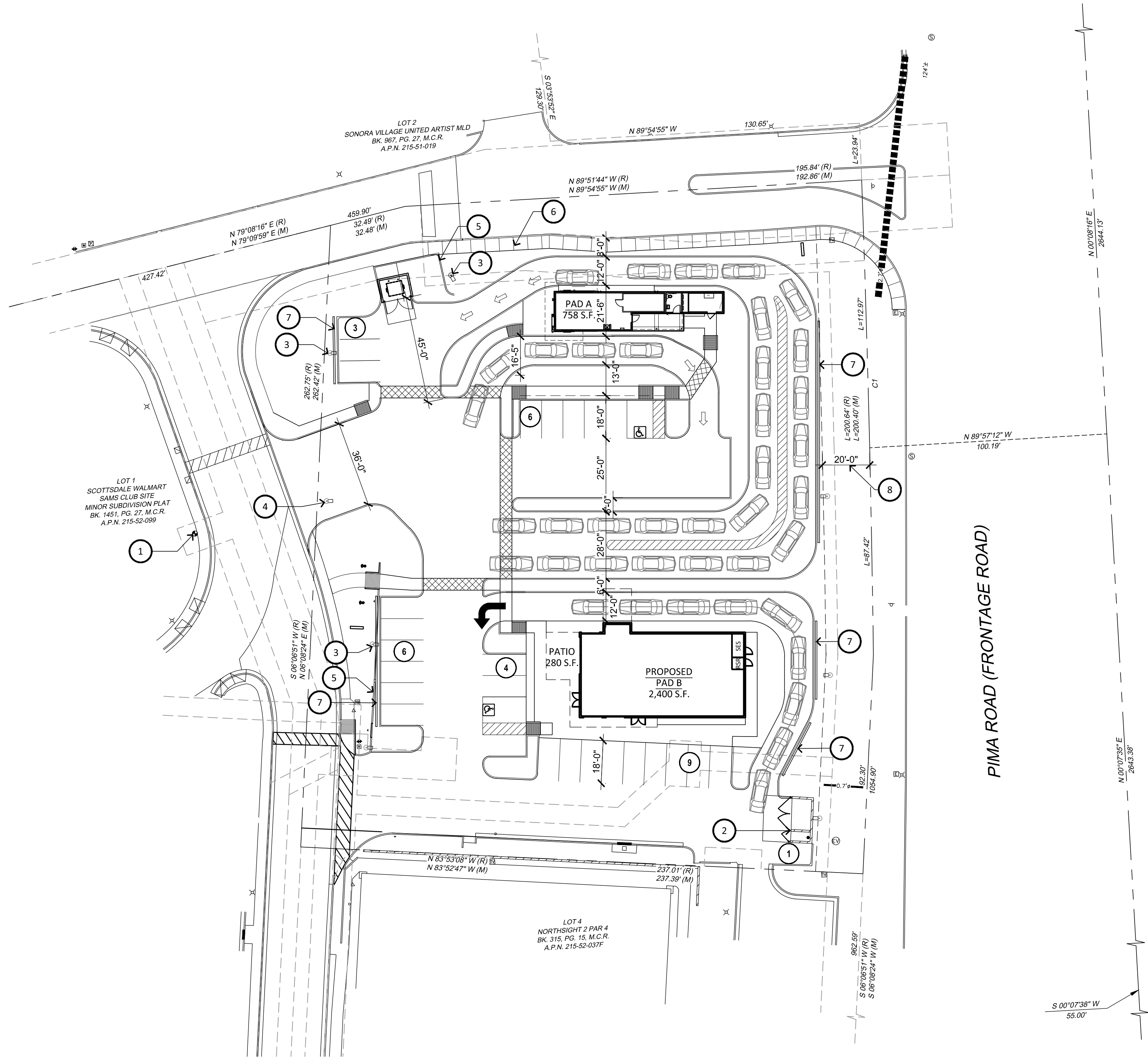




SITE PLAN

SCALE: 1" = 30'-0"

KEY NOTES:

- 1. EXISTING FIRE HYDRANT TO REMAIN.
- 2. EXISTING TRASH ENCLOSURE TO REMAIN.
- 3. EXISTING LIGHT POLE TO REMAIN.
- 4. EXISTING LIGHT POLE TO REMAIN.
- 5. EXISTING CURB TO REMOVE.
- 6. NEW SIDEWALK.
- 7. NEW SCREEN WALL.
- 8. NEW 20' LANDSCAPE BUFFER.

PROJECT DIRECTORY

ARCHITECT:
RKAA ARCHITECTS, INC.
2233 EAST THOMAS ROAD
PHOENIX, ARIZONA 85016
CONTACT: NEIL FEASER
PHONE: (602) 955-3900
FAX: (602) 955-0496
E-MAIL: nfeaser@rkaa.com

SITE DATA

PARCEL NUMBER: 215-52-037E
EXISTING ZONING: C-3 (SCOTTSDALE)
SITE AREA: 1.5 ACRES (65,563 S.F.)

PROPOSED USE: RETAIL / RESTAURANTS

PAD-A

TOTAL BUILDING AREA: 758 S.F.

TOTAL PARKING REQUIRED:
RESTAURANT: 1 PER 120 S.F. 07 SPACES

TOTAL PARKING PROVIDED: 09 SPACES

ACCESSIBLE SPACES REQUIRED: 01 SPACES
ACCESSIBLE SPACES PROVIDED: 01 SPACES

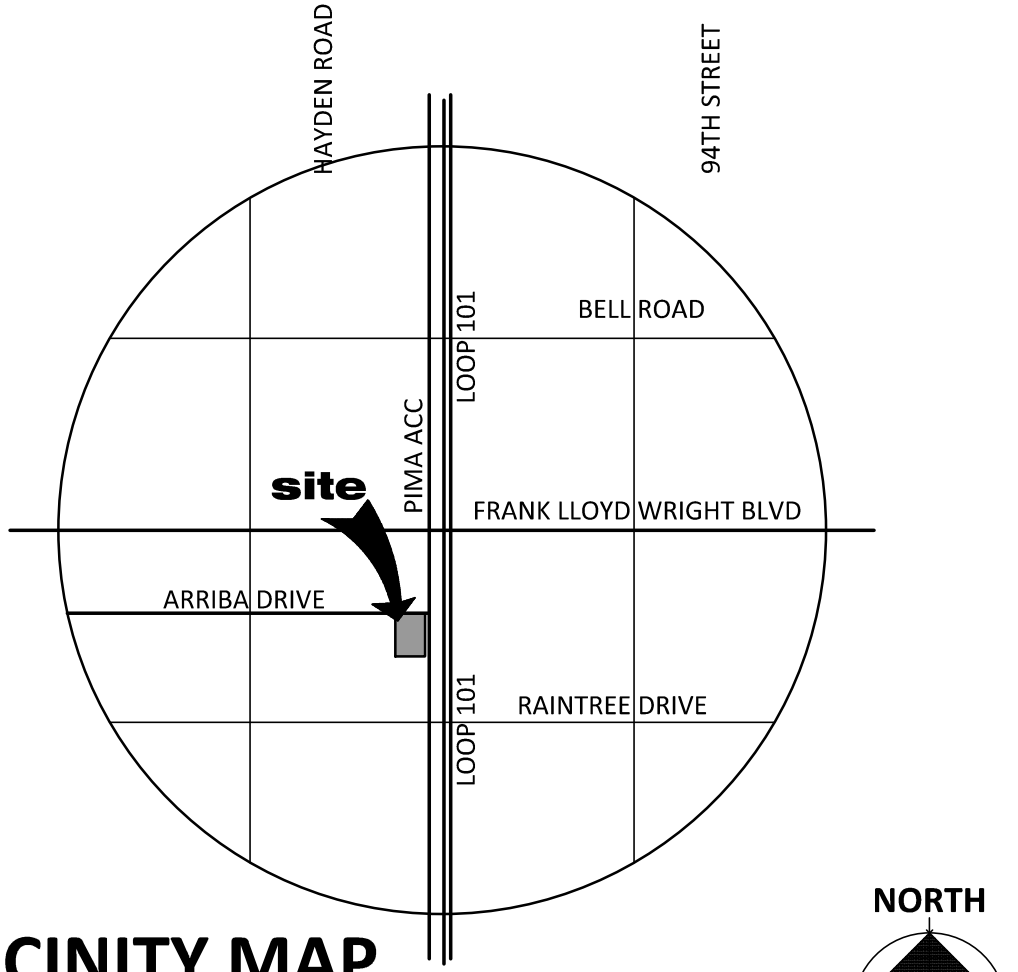
PAD-B

BUILDING AREA: 2,400 S.F.
PATIO AREA: 280 S.F.
TOTAL BUILDING AREA: 2,680 S.F.

TOTAL PARKING REQUIRED:
RESTAURANT: 1 PER 120 S.F. 20 SPACES
PATIO: 1 PER 350 - 1ST 350 S.F. 00 SPACES
TOTAL PARKING REQUIRED: 20 SPACES

TOTAL PARKING PROVIDED: 20 SPACES

ACCESSIBLE SPACES REQUIRED: 01 SPACES
ACCESSIBLE SPACES PROVIDED: 01 SPACES



VICINITY MAP

SCALE: N.T.S.

THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE AID OF A SURVEY. ALL PROPERTY BOUNDARIES ARE ROUGH APPROXIMATIONS. THIS DRAWING IS TO BE USED FOR CONCEPTUAL PURPOSES ONLY AND IT IS NOT TO BE THE BASIS FOR ANY LEGALLY BINDING DOCUMENTATION.

PIMA FLR RETAIL
15236 N PIMA ROAD SCOTTSDALE AZ 85260
S OF SWC OF PIMA RD AND ARRIBA DRIVE
DATE: 07-23-2021 (PRELIMINARY)

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SP-1

RKAA# 21181.00

