

PROJECT DIRECTORY

ARCHITECT:
 RKA 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

OVER ALL SITE DATA

PARCEL NUMBER:	131-09-002N
EXISTING ZONING:	C-3
TOTAL SITE AREA:	2.559 ACRES (111,454 S.F.)
PROPOSED SITE AREA: LOT 1 & 2:	1.397 ACRES (60,870 S.F.)
PROPOSED USE:	RETAIL / RESTAURANTS
CONSTRUCTION TYPE:	V-B
MAX. ALLOWABLE F.A.R.:	0.80
MAX. BUILDING HEIGHT:	36'-0"

LOT 1 SITE DATA

SITE AREA:	0.736 ACRES (32,076 S.F.)
PROPOSED USE:	RETAIL / RESTAURANTS
CONSTRUCTION TYPE:	V-B
BUILDING AREA:	
PAD A: RESTAURANT WITH DRIVE THRU:	2,400 S.F.
PAD A: PATIO SEATING:	350 S.F.
TOTAL AREA:	2,750 S.F.
PROPOSED F.A.R.:	0.085
PROPOSED BUILDING HEIGHT:	19'-4"

PARKING REQUIRED:	
PAD-A: RESTAURANT: 1 PER 120 S.F. - 2400/120:	20 SPACES
PAD-A: OUTDOOR PATIO - (350 S.F.-350 / 350):	00 SPACES
TOTAL PARKING REQUIRED:	20 SPACES
PARKING PROVIDED:	28 SPACES
ACCESSIBLE SPACES REQUIRED:	02 SPACES
ACCESSIBLE SPACES PROVIDED:	02 SPACES
BICYCLE SPACES REQUIRED: 10% - MIN. 2:	03 SPACES
BICYCLE SPACES PROVIDED:	04 SPACES

LOT 2 SITE DATA

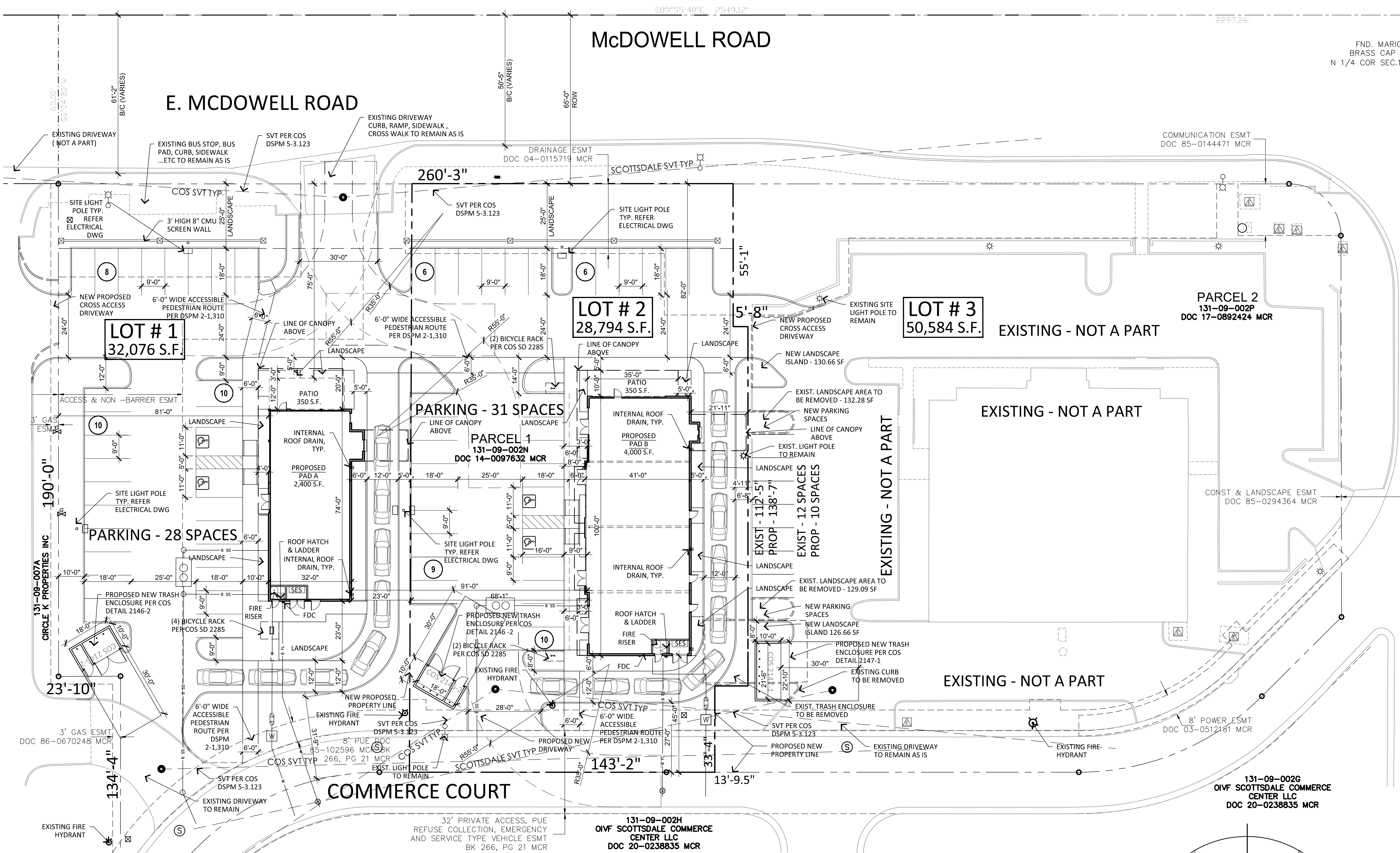
SITE AREA:	0.661 ACRES (28,794 S.F.)
PROPOSED USE:	RETAIL / RESTAURANTS
CONSTRUCTION TYPE:	V-B
BUILDING AREA:	
PAD B: RESTAURANT WITH DRIVE THRU:	2,400 S.F.
PAD B: PATIO SEATING:	350 S.F.
PAD B: RETAIL:	1,600 S.F.
TOTAL AREA:	4,350 S.F.
PROPOSED F.A.R.:	0.15
PROPOSED BUILDING HEIGHT:	26'-0"

PARKING REQUIRED:	
PAD-B: RESTAURANT: 1 PER 120 S.F. - 2400/120:	20 SPACES
PAD-B: OUTDOOR PATIO - (350 S.F.-350 / 350):	00 SPACES
PAD-B: RETAIL: 1 PER 250 S.F. - 1600 / 250:	07 SPACES
TOTAL PARKING REQUIRED:	27 SPACES
PARKING PROVIDED:	31 SPACES
ACCESSIBLE SPACES REQUIRED:	02 SPACES
ACCESSIBLE SPACES PROVIDED:	02 SPACES
BICYCLE SPACES REQUIRED: 10% - MIN. 2:	03 SPACES
BICYCLE SPACES PROVIDED:	04 SPACES

LOT 3 (EXIST.) SITE DATA - 39-DR-2002

SITE AREA:	1.16 ACRES (50,584 S.F.)
PER APPROVED SITE PLAN 39-DR-2002. DT: 12-11-02:	
BUILDING AREA:	
1ST FLOOR:	9,000 S.F.
2ND FLOOR:	8,740 S.F.
TOTAL AREA:	17,740 S.F.
PROPOSED F.A.R.:	0.177
PROPOSED BUILDING HEIGHT:	32'-8"

PARKING REQUIRED: PER APPROVED 39-DR-2002:	43 SPACES
PARKING PROVIDED: PER APPROVED 39-DR-2002:	45 SPACES
PARKING ADJUSTED AND DEDUCTED:	-02 SPACES
NEW PROPOSED PARKING:	43 SPACES
ACCESSIBLE SPACES REQUIRED:	02 SPACES
ACCESSIBLE SPACES PROVIDED:	02 SPACES
BICYCLE SPACES REQUIRED: 10% - MIN. 2:	05 SPACES
BICYCLE SPACES PROVIDED:	06 SPACES



OPEN SPACE DATA - LOT 1
 (PLEASE REFER TO ATTACHED OPEN SPACE PLAN)

TOTAL OPEN SPACES REQUIRED	4,148 S.F.
TOTAL OPEN SPACES PROVIDED	7,873 S.F.
FRONT OPEN SPACES REQUIRED	2,074 S.F.
FRONT OPEN SPACES PROVIDED	3,885 S.F.
PARKING LANDSCAPE REQUIRED	1,134 S.F.
PARKING LANDSCAPE PROVIDED	1,999 S.F.

OPEN SPACE DATA - LOT 2
 (PLEASE REFER TO ATTACHED OPEN SPACE PLAN)

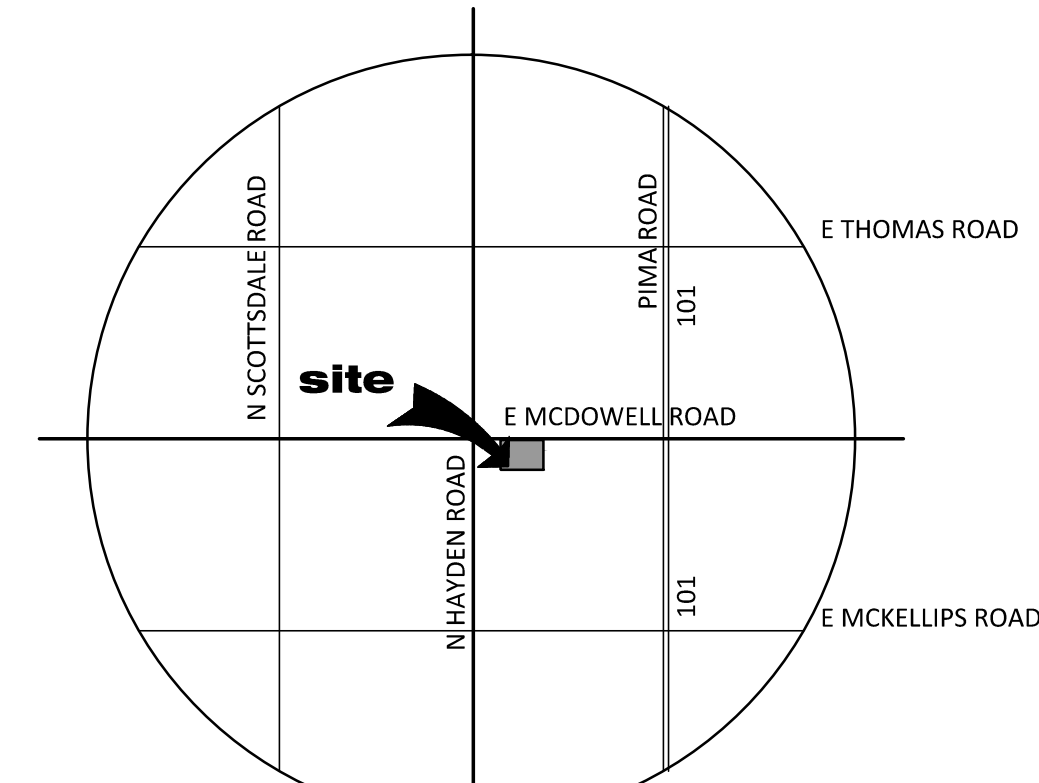
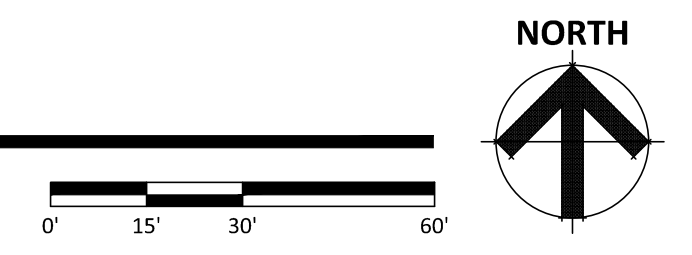
TOTAL OPEN SPACES REQUIRED	4,491 S.F.
TOTAL OPEN SPACES PROVIDED	5,884 S.F.
FRONT OPEN SPACES REQUIRED	2,245 S.F.
FRONT OPEN SPACES PROVIDED	3,289 S.F.
PARKING LANDSCAPE REQUIRED	1,255 S.F.
PARKING LANDSCAPE PROVIDED	1,532 S.F.

OPEN SPACE DATA - LOT 3
 (PLEASE REFER TO ATTACHED OPEN SPACE PLAN)

TOTAL OPEN SPACES REQUIRED	9,266 S.F.
TOTAL OPEN SPACES PROVIDED	11,024 S.F.
FRONT OPEN SPACES REQUIRED	4,633 S.F.
FRONT OPEN SPACES PROVIDED	8,028 S.F.
PARKING LANDSCAPE REQUIRED	1,741 S.F.
PARKING LANDSCAPE PROVIDED	3,668 S.F.

SITE PLAN

SCALE: 1" = 30'-0"



VICINITY MAP

SCALE: N.T.S.

MCDOWELL - HAYDEN RETAIL

8101 E MCDOWELL ROAD SCOTTSDALE AZ 85257
 E OF SEC OF MCDOWELL RD AND HAYDEN RD
 DATE: 10-18-2021 (PRELIMINARY)

32-DR-2021
STIPULATION SET
RETAIN FOR RECORDS
APPROVED
 1/6/2022
 DATE APPROVED BY



© 2017 RKA ARCHITECTS, INC. ALL RIGHTS RESERVED. THIS DRAWING IS AN INSTRUMENT OF SERVICE. IT IS THE PROPERTY OF RKA ARCHITECTS, INC. AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN PERMISSION OF THE ARCHITECT.

SP-1

RKAA# 18107.00

LOT SPLIT APPLICATION # 7576-21 **32-DR-2021**



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.