

PROJECT DIRECTORY

ARCHITECT:
RKA ARCHITECTS, INC.
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SITE DATA

PARCEL NUMBER: 217-33-034G, 034F, 034M & 034K
EXISTING ZONING: C-0 AND R1-18
PROPOSED ZONING: C1 (PAD A & B), SR (PAD C) AND R-18
PROPOSED SITE AREA: 3.8077 ACRES (165,864.90 S.F.)
MAX. BUILDING HEIGHT: 24'-0" MAX.
C-1 ZONING: 18'-0" MAX.
SR ZONING: 24'-0" MAX.
PROPOSED BUILDING HEIGHT: 18'-0" MAX.
C-1 ZONING: 24'-0" MAX.
SR ZONING: 18'-0" MAX.

PROPOSED USE: RETAIL / MED. OFFICE / OFFICE

BUILDING AREA:
PAD A: RETAIL / OFFICE/MEDICAL 3,000 S.F.
PAD B: RETAIL / OFFICE/MEDICAL 5,100 S.F.
PAD C: MEDICAL OFFICE 7,203 S.F.

TOTAL BUILDING AREA: 15,303 S.F.

PARKING REQUIRED:
PAD A: RETAIL-OFFICE / 250 S.F. 12 SPACES
PAD B: RETAIL-OFFICE / 250 S.F. 21 SPACES
PAD C: MEDICAL OFFICE / 250 S.F. 29 SPACES

PARKING PROVIDED:
PAD A: RETAIL-OFFICE 15 SPACES
PAD B: RETAIL-OFFICE 22 SPACES
PAD C: MEDICAL OFFICE / 250 S.F. 50 SPACES

TOTAL PARKING REQUIRED: 62 SPACES
COVERED PARKING PROVIDED: 26 SPACES
TOTAL PARKING PROVIDED: 87 SPACES

ACCESSIBLE PARKING REQUIRED: 4% 04 SPACES
ACCESSIBLE PARKING PROVIDED: 05 SPACES

BICYCLE SPACES REQUIRED: 07 SPACES
BICYCLE SPACES PROVIDED: 07 SPACES

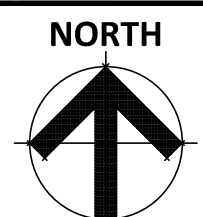
PROPOSED LOT -A AREA: 2.5469 ACRES (110,953.31 S.F.)
PROPOSED LOT 1 AREA: 0.6795 ACRES (29,599.48 S.F.)
PROPOSED LOT 2 AREA: 0.5811 ACRES (25,312.58 S.F.)

F.A.R. PROVIDE: PARCEL A (ZONING-C1) 0.138



VICINITY MAP

SCALE: N.T.S.



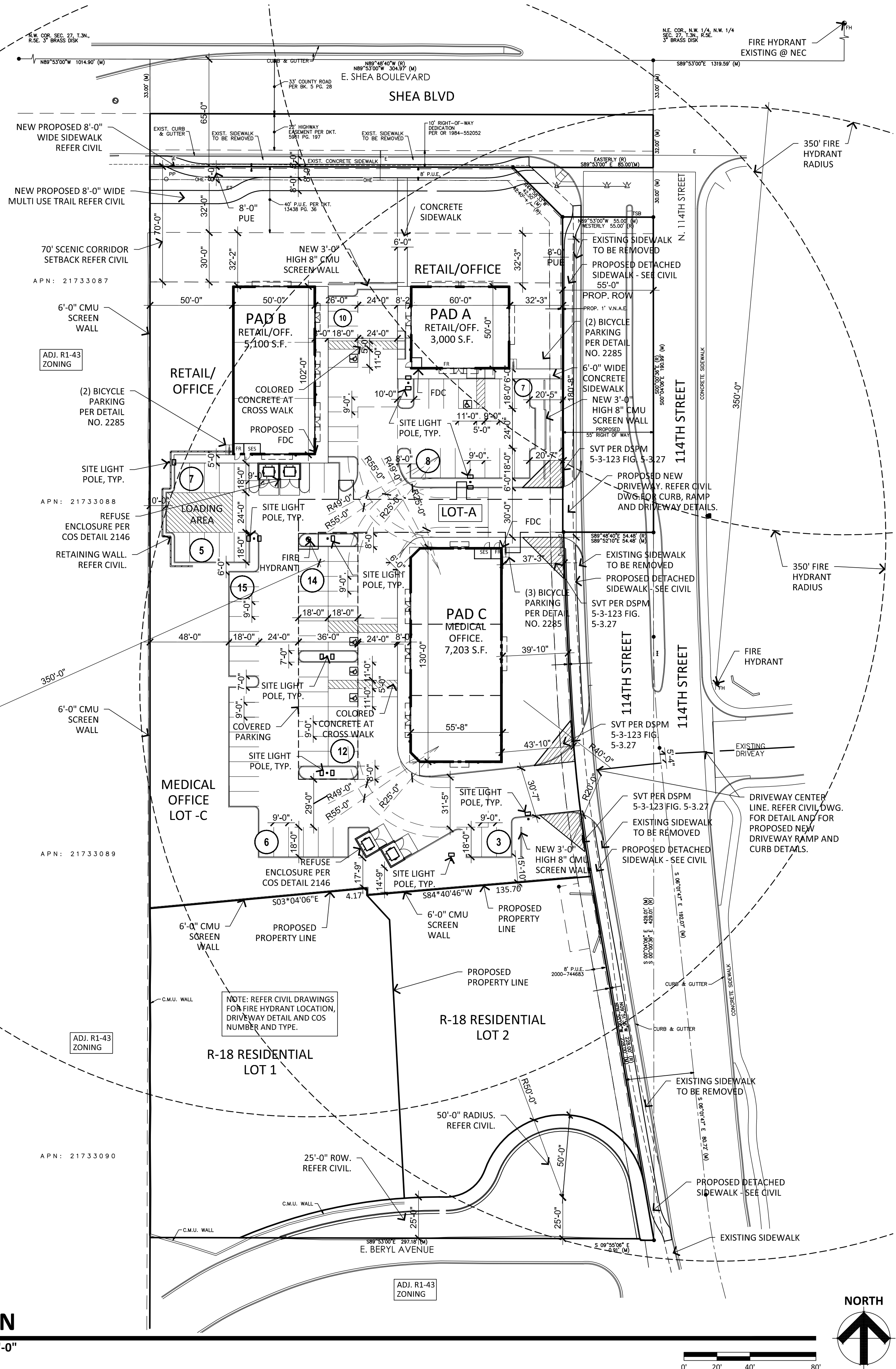
SP-1

RKAA# 20047.50



SITE PLAN

SCALE: 1" = 40'-0"



114TH AND SHEA RETAIL

SWC OF 114TH STREET AND SHEA BLVD

SCOTTSDALE ARIZONA 85259

DATE: 06-14-2021 (PRELIMINARY)

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.