

#### SHEET KEYNOTES

- (1) EXISTING MONUMENT SIGN
- 2 EXISTING UTILITY JUNCTION BOX
- (3) EXISTING CONCRETE HEADWALL TO REMAIN
- (4) EXISTING CONCRETE APRON TO REMAIN
- (5) EXISTING PARKING TO REMAIN, TYP.
- (6) EXISTING INTERIOR DRIVE TO REMAIN, TYP.
- 7 REFUSE ENCLOSURE PER CITY STANDARDS SEE SITE DETAILS
- 8 ASPHALT OVER ABC SEE CIVIL DRAWINGS AND GEO TECHNICAL REPORT
- 9 BIKE RACK SEE SITE DETAILS
- (10) LANDSCAPING, TYP. SEE LANDSCAPE DRAWINGS
- PROVIDE PAINTED PARKING STRIPING, ADA SIGNAGE, AND WALKWAY STRIPING PER CITY STANDARDS
- EXISTING LIGHT POLE TO REMAIN PROTECT DURING DEMOLITION AND CONSTRUCTION PHASES
- EXISTING DRIVEWAY TO REMAIN SEE CIVIL DRAWINGS
- EXISTING TRANSFORMER TO REMAIN SEE CIVIL AND ELECTRICAL DRAWINGS
- EXISTING LANDSCAPE TO REMAIN SEE LANDSCAPE DRAWINGS
- (16) EXISTING RETENTION BASIN, TYP.
- (17) EXISTING SIDEWALK TO REMAIN

#### SITE DATA

PROJECT:

ADDRESS:

PINNACLE PEAK PET RESORT 7474 EAST PINNACLE PEAK ROAD SCOTTSDALE, AZ 85255

CAWLEY

ARCHITECTS

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CawleyArchitects.com

DEVERS, JR

PINNACLE

PEAK PET

RESORT

7474 EAST

ROAD

85255

DATE

2/21/2023

2nd RE-ZONING

RE-ZONING SUBMITTAL

SUBMITTAL 7/14/2023

ARIZONA

PINNACLE PEAK

SCOTTSDALE

30

P 602.393.5060

DOGGY STYLE RESORT & DAYCARE OWNER: 15957 NORTH 81ST STREET, SUITE 101 SCOTTSDALE, AZ SCOPE:

A NEW COMMERCIAL BUILDING SEE CIVIL LEGAL DESCRIPTION: ASSESSOR PARCEL NO.: 212-05-531

**CURRENT ZONING:** C-O ESL PROPOSED ZONING: C-1 ESL +/- 62,668 S.F. +/- 1.44 ACRES GROSS SITE AREA: +/- 41,378 S.F. +/- 0.95 ACRES NET SITE AREA: 0.8 (33,102 S.F.) ALLOWED FAR: PROPOSED FAR: .22

BUILDING AREA: 9,000 S.F. GROSS STORIES: TWO STORY LOT COVERAGE: 14.4%

LANDSCAPE AREA: 4,101 S.F. LANDSCAPE COVERAGE: 10% OCCUPANCY: CONSTRUCTION TYPE: V-B w/ A.F.E.S.

BUILDING HEIGHT:

36'-0" (PER C-1 ZONING) ALLOWED HEIGHT:

## PARKING CALCULATIONS

TOTAL ACCESSIBLE SPACES TOTAL SPACES ON SITE

	BUILDING AREA CALCULATIONS			
	OCCUPANCY	1ST FLOOR	2ND FLOOR	TOTALS
	OFFICE	5,498 S.F.	3,502 S.F.	9,000 S.
	KENNEL	- S.F.	- S.F.	- S.F.
	TOTAL:			9,000 S.
	REQUIRED PARKING CALCULATIONS			
	OCCUPANCY	S.F.	FACTOR	TOTAL
	OFFICE	9,000 S.F.	1/300	30
	KENNEL	- S.F.	-	-
	TOTAL:			30
	PARKING PROVIDED			
TOTAL REGULAR SPACES				28

BICYCLE PARKING CALCULATIONS

RATIO REQUIRED PROVIDED 1/25 PARKING SPACES

### **LEGEND**

**————** PROPERTY LINE ---- EASEMENT / SETBACK LINE CAR OVERHANG, MEASURED FROM FACE

OF CURB AS DIMENSIONED ON SITE PLAN 6" CURB SITE WALL

SALT FINISH CONCRETE SIDEWALK

PAINT STRIPING ON PAVEMENT NEW FIRE HYDRANT

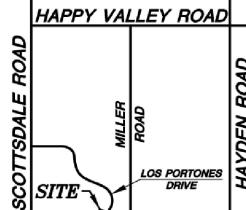
EXISTING FIRE HYDRANT FIRE DEPARTMENT CONNECTION

ACCESSIBLE ROUT / PATH OF TRAVEL FIRE RISER

SITE WALL, SEE SHEET A1.5 FOR SITE WALL SCHEDULE

# C.O.S. APPROVAL STAMPS

## VICINITY MAP



PINNACLE PEAK ROAD

DISCREPANCIES AND CONFLICTS: All discrepancies found in these documents or conflicts between these documents and field conditions shall be reported to Cawley Architects Inc. for resolution before the

commencement of the work.

civil damages.

DRAWN BY: CF

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SITE PLAN

