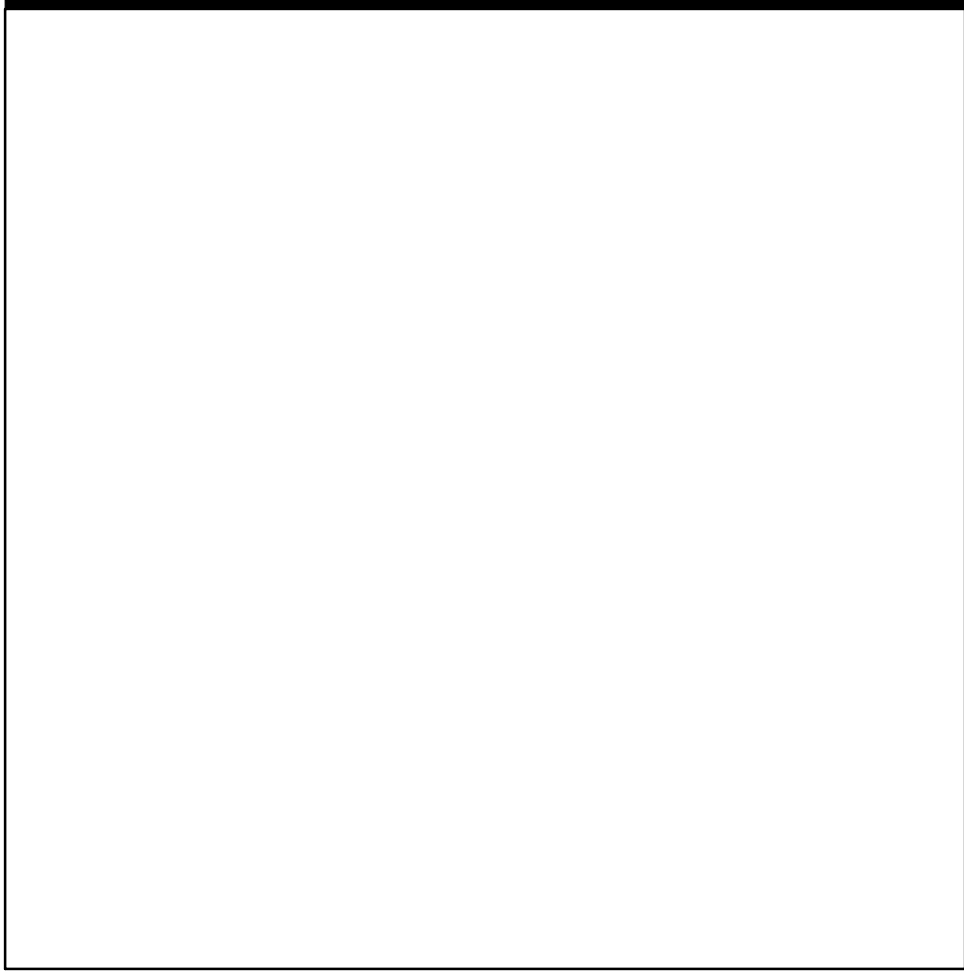




C.O.S. APPROVAL STAMPS



SITE PLAN



SITE DATA

PROJECT:	PINNACLE PEAK PET RESORT	
ADDRESS:	7474 EAST PINNACLE PEAK ROAD SCOTTSDALE, AZ 85255	
OWNER:	DOGGY STYLE RESORT & DAYCARE 15957 NORTH 81ST STREET, SUITE 101 SCOTTSDALE, AZ	
SCOPE:	A NEW COMMERCIAL BUILDING	
LEGAL DESCRIPTION:	SEE CIVIL	
ASSESSOR PARCEL NO.:	212-05-531	
CURRENT ZONING:	C-O ESL	
PROPOSED ZONING:	C-1 ESL	
GROSS SITE AREA:	+/- 62,668 S.F.	+/- 1.44 ACRES
NET SITE AREA:	+/- 41,378 S.F.	+/- 0.95 ACRES
ALLOWED FAR:	0.8 (33,102 S.F.)	
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:	B	
CONSTRUCTION TYPE:	V-B w/ A.F.E.S.	
BUILDING HEIGHT:	31'-6"	
ALLOWED HEIGHT:	36'-0" (PER C-1 ZONING)	

PARKING CALCULATIONS

BUILDING AREA CALCULATIONS			
OCCUPANCY	1ST FLOOR	2ND FLOOR	TOTALS
OFFICE	5,498 S.F.	3,502 S.F.	9,000 S.F.
KENNEL	- S.F.	- S.F.	- S.F.
TOTAL:			9,000 S.F.

REQUIRED PARKING CALCULATIONS			
OCCUPANCY	S.F.	FACTOR	TOTAL
OFFICE	9,000 S.F.	1/300	30
KENNEL	- S.F.	-	-
TOTAL:			30

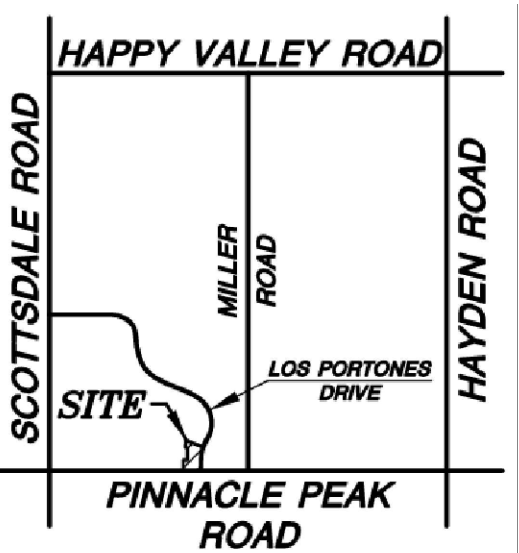
PARKING PROVIDED		
TOTAL REGULAR SPACES		28
TOTAL ACCESSIBLE SPACES		2
TOTAL SPACES ON SITE		30

BICYCLE PARKING CALCULATIONS		
RATIO	REQUIRED	PROVIDED
1/25 PARKING SPACES	2	2

LEGEND

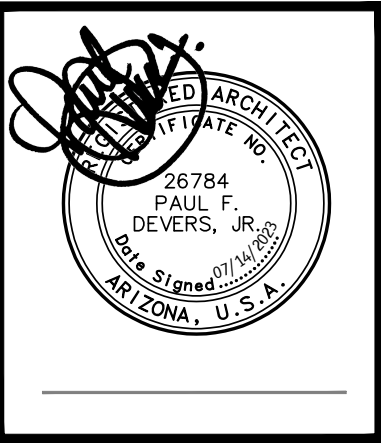
- PROPERTY LINE
- EASEMENT / SETBACK LINE
- CAR OVERHANG, MEASURED FROM FACE OF CURB AS DIMENSIONED ON SITE PLAN
- ===== 6" CURB
- ===== SITE WALL
- [Pattern] SALT FINISH CONCRETE SIDEWALK
- [Pattern] PAINT STRIPING ON PAVEMENT
- [Symbol] NEW FIRE HYDRANT
- [Symbol] EXISTING FIRE HYDRANT
- [Symbol] FIRE DEPARTMENT CONNECTION
- [Symbol] ACCESSIBLE ROUT / PATH OF TRAVEL
- [Symbol] FIRE RISER
- [Symbol] SITE WALL, SEE SHEET A1.5 FOR SITE WALL SCHEDULE

VICINITY MAP



730 N. 52nd St. Ste. 203
Phoenix, Arizona 85008
P 602.393.5060

CawleyArchitects.com



PINNACLE
PEAK PET
RESORT

7474 EAST
PINNACLE PEAK
ROAD
SCOTTSDALE
ARIZONA
85255

DATE

RE-ZONING SUBMITTAL
2/21/2023

2nd RE-ZONING
SUBMITTAL 7/14/2023

DRAWN BY: CF

OWNERSHIP OF DOCUMENTS:
This drawing, including the architectural concept, design, and data, is an instrument of service and shall remain the property of Cawley Architects Inc. This drawing is for use at the location described herein and shall not be used in other locations. Any other use or release of these drawings may result in civil damages.

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.

SITE PLAN

Project: 22095
CP1.1