

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

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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

A1.1

Project: 22095

SHEET KEYNOTES

- EXISTING MONUMENT SIGN
- EXISTING UTILITY JUNCTION BOX
- EXISTING CONCRETE HEADWALL TO REMAIN
- EXISTING CONCRETE APRON TO REMAIN
- EXISTING PARKING TO REMAIN, TYP.
- EXISTING INTERIOR DRIVE TO REMAIN, TYP.
- REFUSE ENCLOSURE PER CITY STANDARDS - SEE SITE DETAILS
- ASPHALT OVER ABC - SEE CIVIL DRAWINGS AND GEO TECHNICAL REPORT
- BIKE RACK - SEE SITE DETAILS
- 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
- EXISTING RETENTION BASIN, TYP.
- EXISTING SIDEWALK TO REMAIN

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: 30'-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

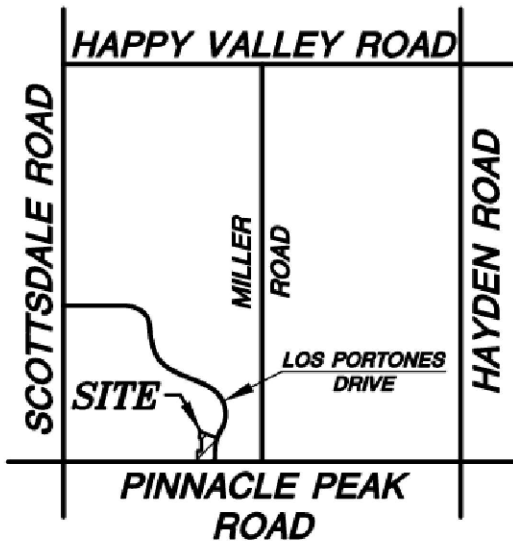
PARKING PROVIDED		
TOTAL REGULAR SPACES		28
TOTAL ACCESSIBLE SPACES		2
TOTAL SPACES ON SITE		30

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

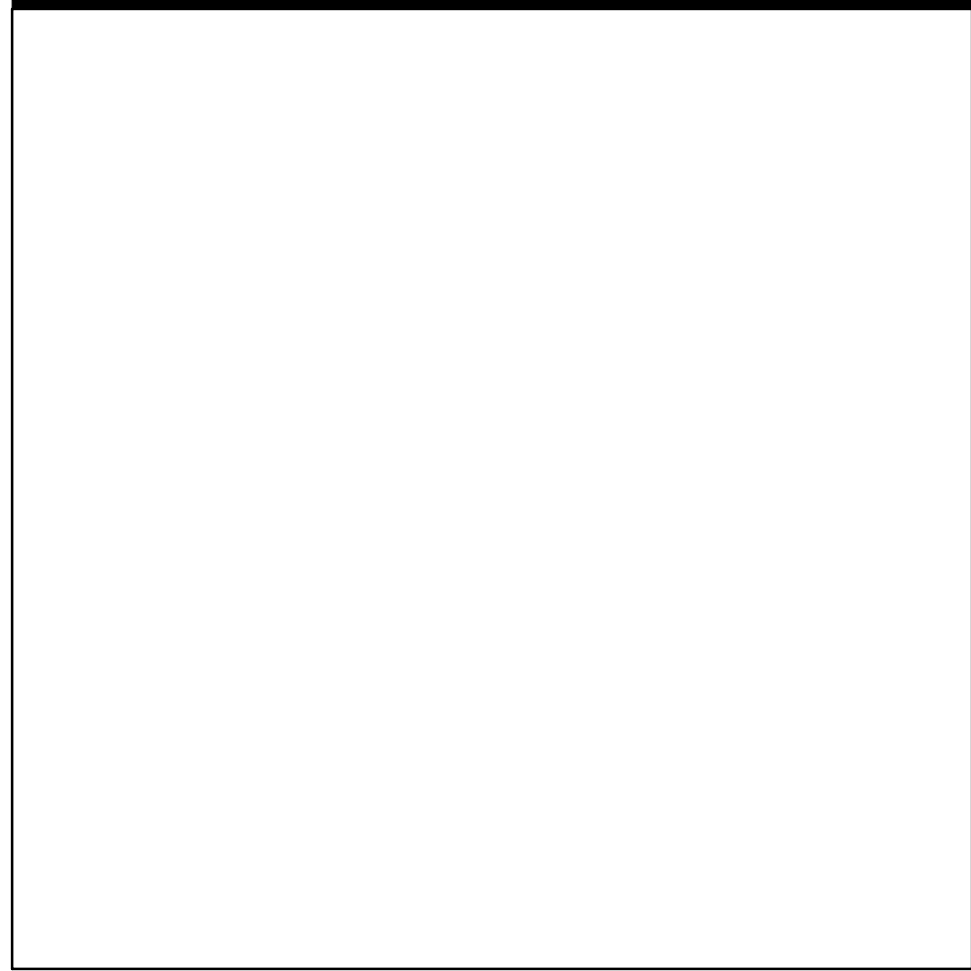
LEGEND

- PROPERTY LINE
- EASEMENT / SETBACK LINE
- CAR OVERHANG, MEASURED FROM FACE OF CURB AS DIMENSIONED ON SITE PLAN
- 6" CURB
- SITE WALL
- 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

VICINITY MAP



C.O.S. APPROVAL STAMPS



SITE PLAN

