



2233 East Thomas Road  
Phoenix, AZ 85016  
Office: (602) 955-3900  
[rkaa.com](http://rkaa.com)

1151 Dove Street, Suite #175  
Newport Beach, CA 92660  
Office: (949) 954-8785

To: City of Scottsdale Planning Department  
Scottsdale, Arizona  
RE: Indian River Plaza Renovation – Staff Approval

**Project Narrative:**

Our client would like to remodel the existing center of Indian River Plaza at the SWC of Hayden and Thomas in Scottsdale. The remodel will include sitework, facade improvements, and the interior of the building.

The existing complex does not meet current zoning landscape requirements; thus, the owner will update landscaping.

The project will be focusing on the existing 99 Cent suite which has a total square footage of 29,154. The objective is to demise the existing 99 Cent into two – Suite 1 with 21,458 S.F. and Suite 2 with 7,696 S.F. The goal of the developer is to use Suite 1 for Aldi Grocery, and Suite 2 for retail use, while all the other tenants will remain.

We will be repainting the entire building, adding stone veneers, and modernizing parapets with new cornices to update the plaza aesthetic and match the current trend. We will retain what is still feasible and applicable for the new tenants, including the covered walkway and columns, and structural components of the building. For Suite 1, renovations include a new door opening, updated storefront in an existing opening, a new tower, and an additional exterior column. For Suite 2, renovations include a new door opening, updated storefront in an existing opening, and a new tower. Both suites and the rest of the building will be enhanced with new architectural features. These features include, but are not limited to, cornices, columns, and decorative stone.

Additionally, per city suggestion, we will be reducing an unused pedestrian walkway to 7'-0" in width and restriping it, in order to increase parking availability.

We look forward to working with the City of Scottsdale on this project.

Regards,

Ben Abercrombie

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**Award-Winning Commercial Architecture Firm**  
**Licensed in all 50 states & Saskatchewan, Canada**

**Principals:**  
Robert W. Kubicek, CEO, AIA  
Neil A. Feaser, President, AIA  
Kathleen D. Rieger, VP  
Randy E. Haislet, VP  
Tyler J. Carr, OFC, AIA  
Buddy Rodriguez, OFC

**28-SA-2025**  
**2/27/2025**



NOT A PART  
ZONING: R-5

NOT A PART  
ZONING: C-2

NOT A PART  
ZONING: C-3

### PROJECT DATA:

ADDRESS: 7919 E THOMAS RD #112, SCOTTSDALE, AZ 85251  
 PARCEL NUMBER: 131-24-0025  
 ZONING: C-2 (CENTRAL BUSINESS)  
 NET SITE AREA: 7.98 ACRE / 347,537 SF  
 PRIMARY USE: RETAIL  
 SECONDARY USES: SWIMMING POOL SALES, PERSONAL CARE SERVICE, RESTAURANT, PET CARE  
 TOTAL BUILDING AREA: 95,414 SF

### EXISTING PARKING DATA:

PREVIOUS TENANTS	PARKING REQUIRED = 120 SPACES
SUITE 1 - 99 CENT (RETAIL)	21,458 S.F. / 250 S.F. = 85 SPACES
SUITE 2 - 99 CENT (RETAIL)	7,696 S.F. / 250 S.F. = 31 SPACES
EXISTING TENANTS	PARKING REQUIRED = 327 SPACES
CVS DRUG STORE	15,256 S.F. / 250 S.F. = 61 SPACES
BEAR CLAW JEWELRY REPAIR	2,331 S.F. / 250 S.F. = 9 SPACES
SPICEGIRL REMODELING AND DESIGNS	1,834 S.F. / 300 S.F. = 6 SPACES
THE DODO BIRD	3,609 S.F. / 120 S.F. = 30 SPACES
GREENBELT BIKE TOURS	1,475 S.F. / 250 S.F. = 6 SPACES
LUGARI PET SALON	1,214 S.F. / 250 S.F. = 5 SPACES
CARTIER NAILS AND SPA	1,878 S.F. / 250 S.F. = 8 SPACES
R & R SPA	1,176 S.F. / 250 S.F. = 5 SPACES
BEAUTY VIKENS AZ	953 S.F. / 250 S.F. = 4 SPACES
R.T. O'SULLIVAN'S SPORTS GRILL	4,306 S.F. / 120 S.F. = 36 SPACES
AND PATIO	(1,984 S.F. - 500 S.F.) / 350 S.F. = 40 TOTAL SPACES
BATL AXE THROWING	7,912 S.F. / 150 S.F. = 53 SPACES
VACANT (B)	11,200 S.F. / 250 S.F. = 45 SPACES
ATHLETICO PHYSICAL THERAPY	2,540 S.F. / 250 S.F. = 10 SPACES
101 BARBERS SHOP	871 S.F. / 250 S.F. = 3 SPACES
DICKIE'S BARBECUE PIT	1,646 S.F. / 120 S.F. = 14 SPACES
LITTLE CAESAR'S PIZZA	1,396 S.F. / 120 S.F. = 12 SPACES
JERSEY MIKE'S SUBS	1,579 S.F. / 120 S.F. = 13 SPACES
COINS GOLD AND SILVER	2,045 S.F. / 250 S.F. = 8 SPACES
LESLIE'S POOL SUPPLIES PRO	2,515 S.F. / 250 S.F. = 10 SPACES

**SEPARATE EXISTING TENANTS WITH SHARED PARKING AGREEMENT:**

SONIC DRIVE IN AND PATIO	3,216 S.F. / 120 S.F. = 27 TOTAL SPACES
DUNKIN DONUTS	1,814 S.F. / 120 S.F. = 15 TOTAL SPACES
AND PATIO	(480 S.F. - 500 S.F.) / 350 S.F. = 15 TOTAL SPACES
UBREAKFIX PHONE AND COMPUTER REPAIR	1,077 S.F. / 250 S.F. = 4 SPACES

**TOTALS:**

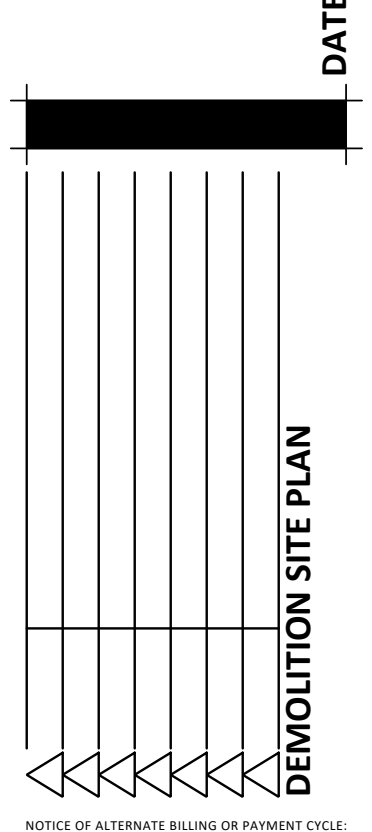
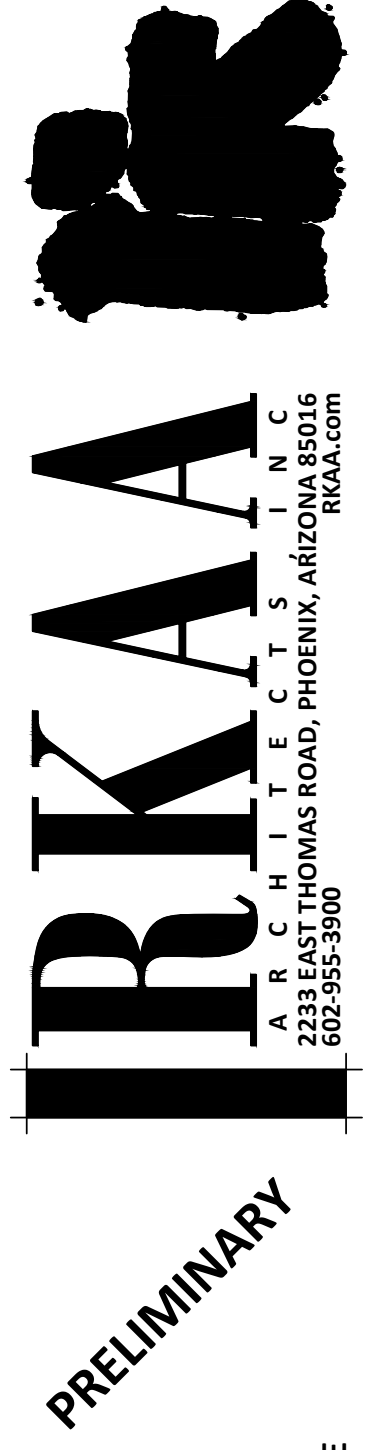
TOTAL SPACES REQUIRED:	493 SPACES
TOTAL EXISTING SPACES PROVIDED:	371 SPACES

### KEYNOTES

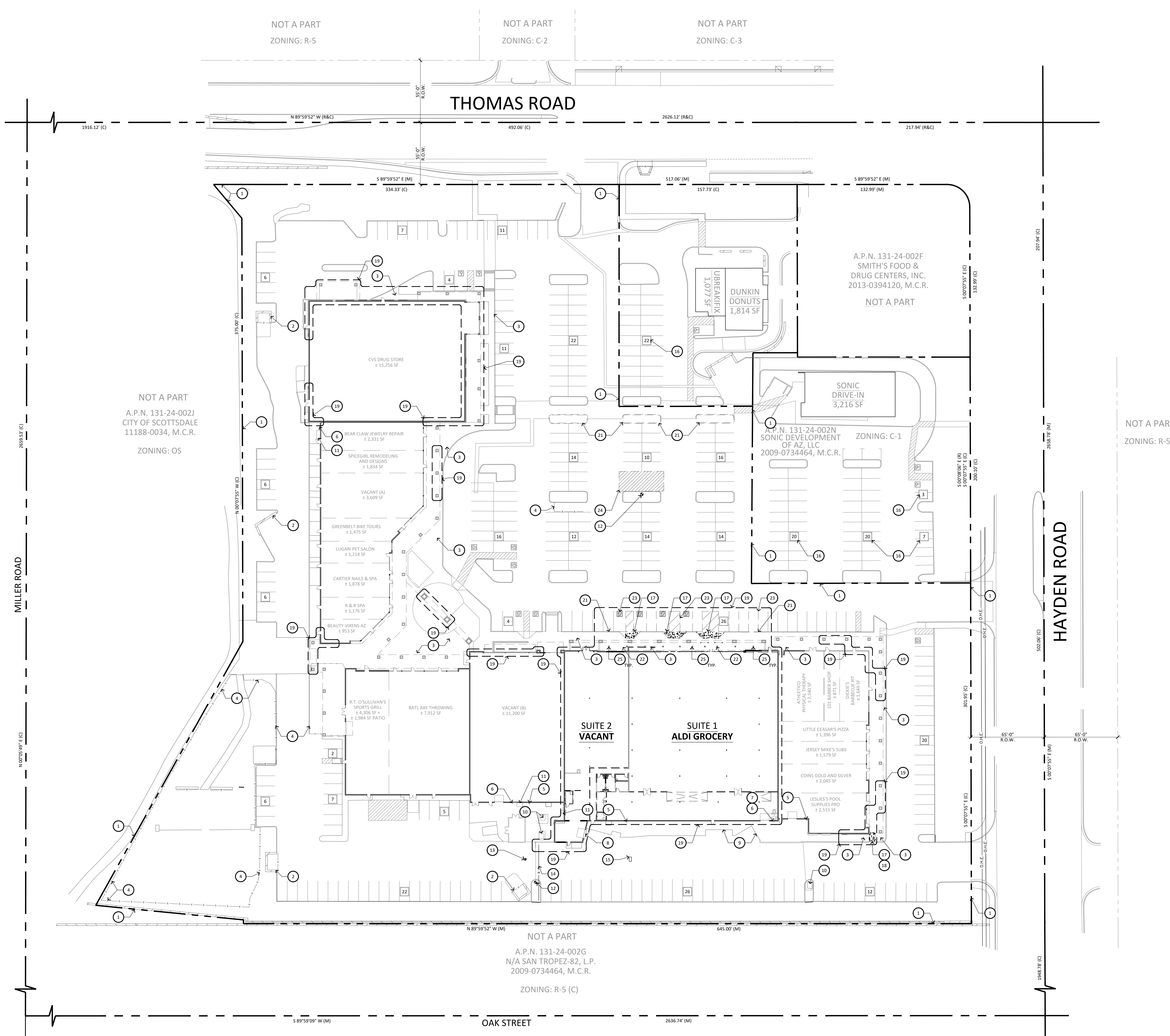
1. PARCEL LINE
2. EXISTING TRASH ENCLOSURE
3. EXISTING SIDEWALK AND CURB TO REMAIN
4. EXISTING FENCE TO REMAIN
5. EXISTING GAS METER TO REMAIN
6. EXISTING FIRE DEPARTMENT CONNECTION TO REMAIN
7. EXISTING FIRE RISER TO REMAIN
8. EXISTING LOADING DOCK TO REMAIN
9. EXISTING SICK LANDING TO REMAIN
10. EXISTING TRANSFORMER TO REMAIN
11. EXISTING SES TO REMAIN
12. EXISTING FIRE HYDRANT
13. EXISTING SEWER CLEANOUT
14. EXISTING "S" SOUTHWEST GAS LINE
15. EXISTING WATER METER
16. EXISTING PARKING UNDER SHARED PARKING AGREEMENT
17. HATCH INDICATES CONCRETE TO BE DEMOLISHED
18. ROOF DRAIN TO BE REROUTED BELOW SIDEWALK
19. DASHED LINE INDICATES SCOPE OF WORK
20. NOT USED
21. CURB TO BE DEMOLISHED
22. NOT USED
23. PARKING STRIPING TO BE REMOVED
24. FIRE HYDRANT STRIPING TO BE REMOVED
25. EXISTING EXTERIOR LIGHT TO BE REMOVED

### LEGEND:

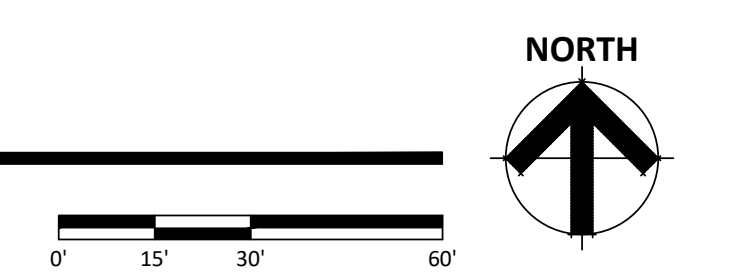
- EXISTING PARKING COUNT
- DEMOLISH HARDSCAPE



INDIAN RIVER PLAZA  
 131-24-0025  
 SCOTTSDALE, AZ 85251



**1 DEMOLITION SITE PLAN**  
 SCALE: 1" = 30'-0"



**PROJECT DATA:**

ADDRESS: 7919 E THOMAS RD #112, SCOTTSDALE, AZ 85251  
 PRIMARY USE: RETAIL  
 SECONDARY USES: SWIMMING POOL SALES, PERSONAL CARE SERVICE, RESTAURANT, PET CARE  
 CONSTRUCTION TYPE: TYPE III-B WITH FIRE SPRINKLER

**GENERAL NOTES:**

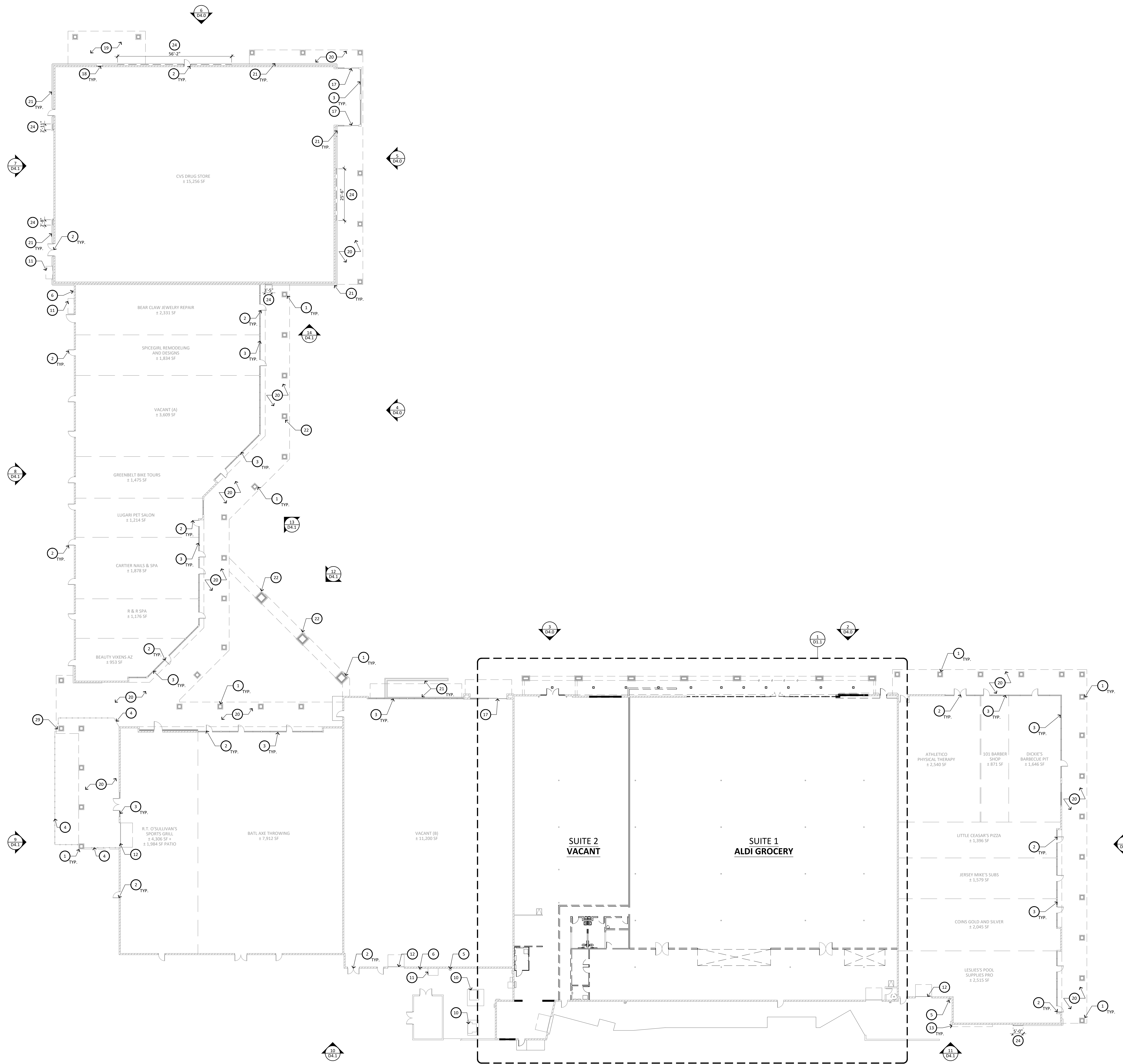
- A. ALL DIMENSIONS TO BE VERIFIED IN FIELD.
- B. DISCREPANCIES BETWEEN FIELD CONDITIONS AND CONSTRUCTION DOCUMENTS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.
- C. CONTRACTOR TO VERIFY COMPLETE SCOPE OF DEMOLITION WORK ON SITE PRIOR TO BIDDING. DEMOLITION PLAN IS AN ESTIMATE OF WORK.
- D. G.C. TO VERIFY THE CONDITION OF CONCRETE FLOOR AFTER DEMOLITION AND RELAY THAT INFORMATION, INCLUDING PHOTOGRAPHS TO THE PROJECT MANAGER.
- E. GENERAL CONTRACTOR TO VERIFY LOCATION AND COMPLIANCE OF EXISTING FIRE EXTINGUISHERS. 75 FOOT MAXIMUM TRAVEL DISTANCE BETWEEN ANY EXTINGUISHERS. REPLACE ALL EXISTING FIRE EXTINGUISHERS WITH NEW TYPE 2A-10BC.
- F. GENERAL CONTRACTOR TO REMOVE ALL FLOOR PENETRATIONS NOT IN USE (CONDUITS, ANCHOR BOLTS, PLUMBING LINES, ETC.). PATCH/REPAIR CONCRETE AS REQUIRED AND GRIND CONCRETE FLAT, SMOOTH AND PREPARE FLOOR FOR NEW FINISH OR REPLACE/REPAIR TILE AS NEEDED PER FLOOR FINISH PLANS IN ID DRAWINGS.
- H. GC SHALL COORDINATE WITH OWNERS REGARDING THE REMOVAL, STORAGE, DISPOSAL, RE-USE OF ALL EXISTING LIGHT FIXTURES AND/OR EQUIPMENT WHERE NOT EXPLICITLY NOTED.
- I. MAINTAIN INTEGRITY OF AND PROTECT ALL EXISTING INTERIOR AND EXTERIOR COLUMNS UNLESS OTHERWISE NOTED.
- J. MAINTAIN INTEGRITY OF ALL EXISTING FIRE RATED CONSTRUCTION AND REPAIR ANY DAMAGED DURING DEMOLITION WORK.
- K. PATCH AND REPAIR ANY REMAINING WALLS AS REQUIRED AND PREPARE FOR NEW FINISH.

**KEYNOTES:**

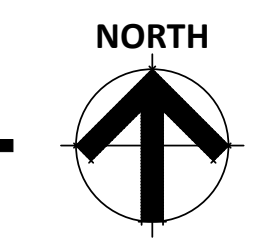
- 1. EXISTING MASONRY COLUMN TO BE REPAINTED
- 2. EXISTING EXTERIOR DOOR
- 3. EXISTING STOREFRONT TO REMAIN
- 4. EXISTING PATIO FENCE TO REMAIN
- 5. EXISTING GAS METER TO REMAIN
- 6. EXISTING FIRE DEPARTMENT CONNECTION TO REMAIN
- 7. EXISTING FIRE RISER TO REMAIN
- 8. EXISTING LOADING DOCK TO REMAIN
- 9. EXISTING DOCK LANDING TO REMAIN
- 10. EXISTING TRANSFORMER TO REMAIN
- 11. EXISTING SES TO REMAIN
- 12. EXISTING OVERHEAD DOOR TO REMAIN
- 13. EXISTING ELECTRICAL PANEL TO REMAIN
- 14. EXISTING STEEL COLUMN TO REMAIN
- 15. EXISTING WOOD COLUMN TO REMAIN
- 16. EXISTING ROOF HATCH TO REMAIN
- 17. EXISTING SLIDING DOOR
- 18. EXISTING DROP-OFF WINDOW
- 19. EXISTING COVERED DRIVE-THRU
- 20. EXISTING COVERED PATIO
- 21. EXISTING CONCRETE WALL BASE TO REMAIN
- 22. NOT USED
- 23. NOT USED
- 24. EXISTING STUCCO GRID VENEER TO BE REMOVED
- 25. NOT USED
- 26. NOT USED
- 27. NOT USED
- 28. NOT USED
- 29. EXISTING PATIO FENCE TO BE REMOVED

**LEGEND:**

- EXISTING CMU WALL TO REMAIN
- EXISTING STUD WALL TO REMAIN
- EXISTING CMU WALL TO BE DEMOLISHED
- EXISTING INTERIOR STUD WALL TO BE DEMOLISHED
- EXISTING EXTERIOR PARTIAL HEIGHT CMU WALL TO BE DEMOLISHED



**1 DEMOLITION FLOOR PLAN**  
 SCALE: 1/16" = 1'-0"



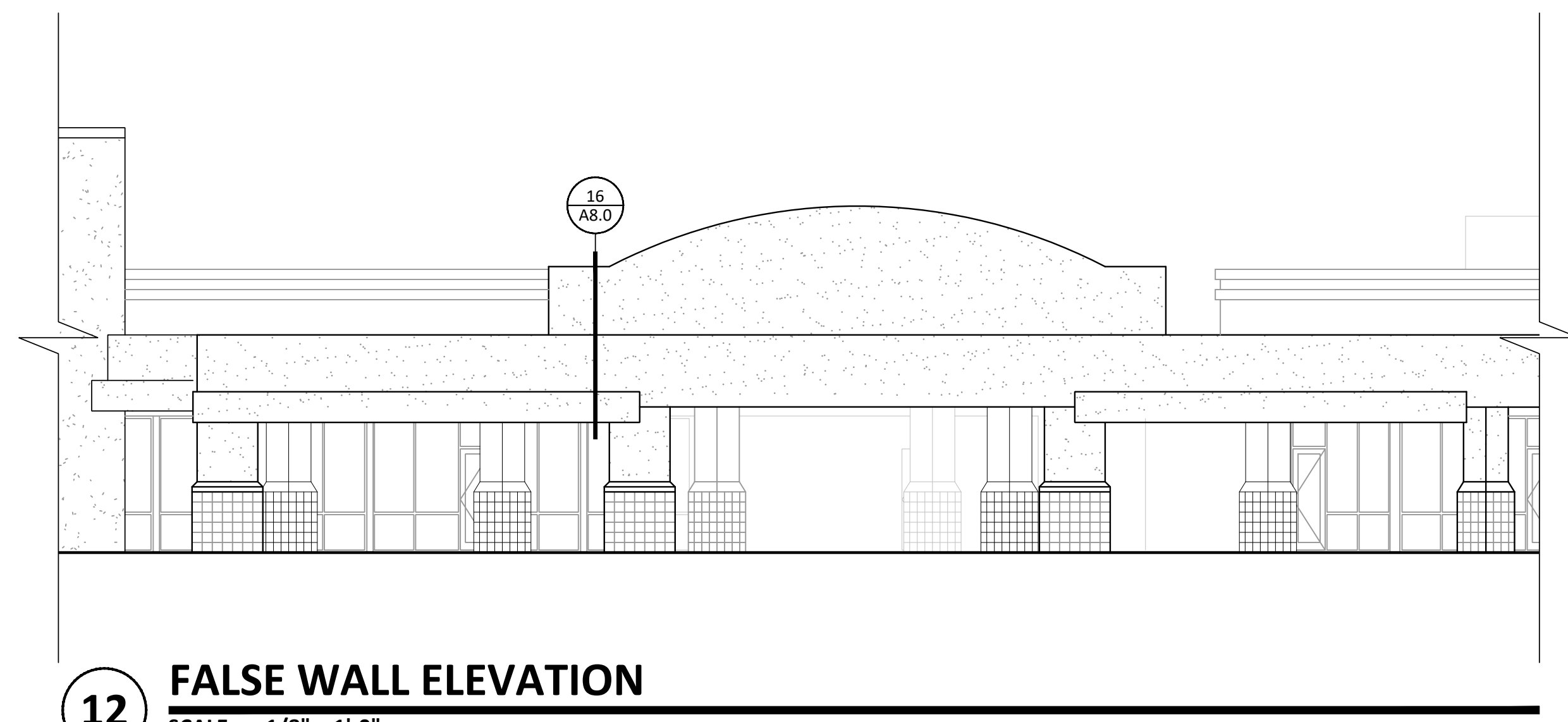
**BRKAA**  
 ARCHITECTS  
 1000 N. CENTRAL AVENUE, SUITE 1000  
 DENVER, COLORADO 80202  
 TEL: 303.733.8888  
 WWW.BRKAA.COM  
**PRELIMINARY**  
 DATE: \_\_\_\_\_  
 DEMOLITION FLOOR PLAN

**INDIAN RIVER PLAZA**  
 7919 E THOMAS RD  
 SCOTTSDALE, AZ 85251

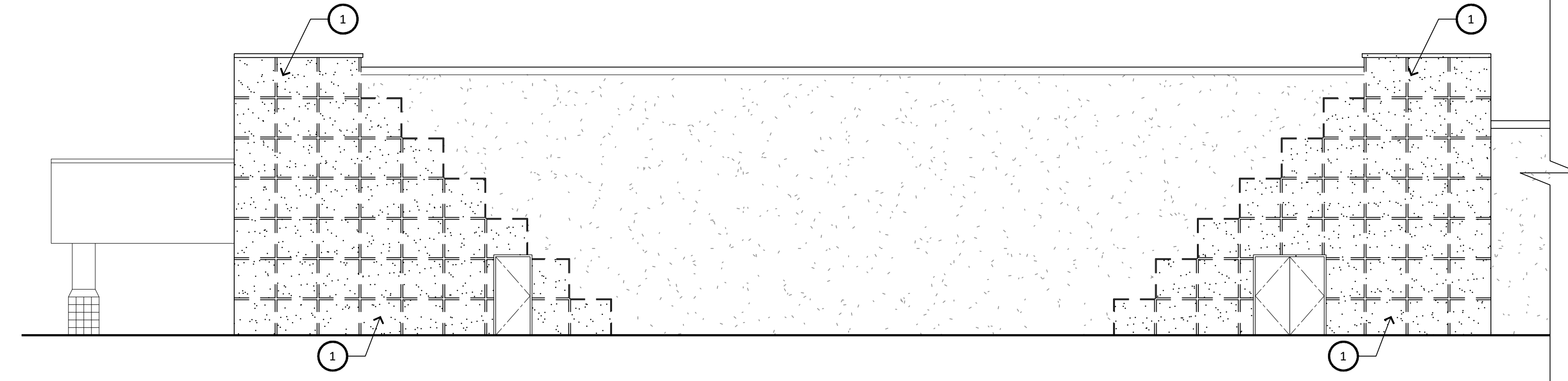
design by: RH  
 drawn by: BA  
 checked by: RH  
**D1.0**  
 project #: 24221.00



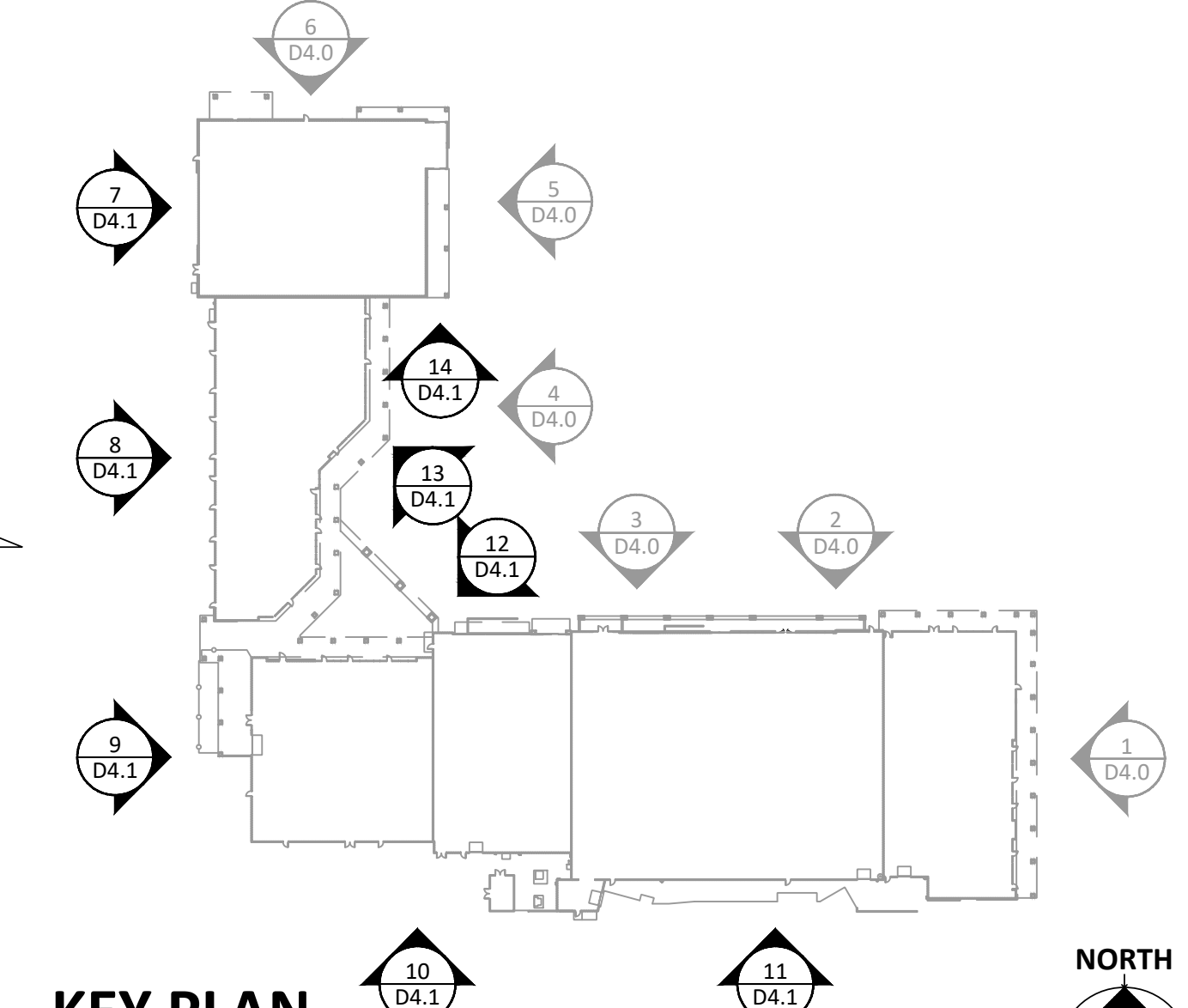




**12 FALSE WALL ELEVATION**  
SCALE: 1/8" = 1'-0"



**7 NORTH BUILDING - PARTIAL WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**KEY PLAN**  
SCALE: N.T.S.

**IRKAA**  
ARCHITECTS  
A R C H I T E C T S  
P L L C  
1000 S. ALABAMA  
SUITE 200  
MOBILE, ALABAMA 36688-3300  
TEL: 251-938-9300  
WWW.IRKAACOM

**PRELIMINARY**

NO.	REVISION	DATE
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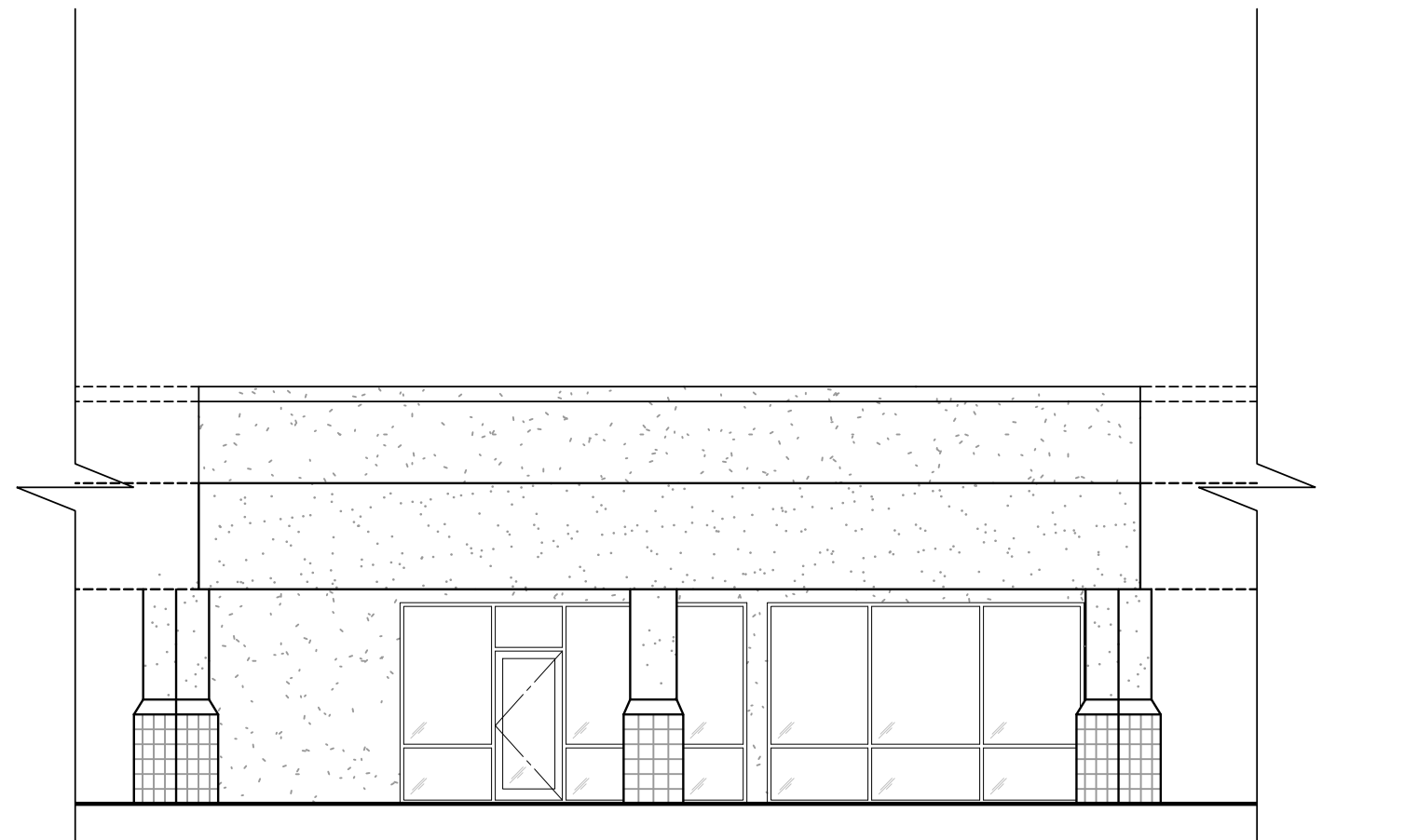
**GENERAL NOTES**

- A. ALL DIMENSIONS TO BE VERIFIED IN FIELD.
- B. DISCREPANCIES BETWEEN FIELD CONDITIONS AND CONSTRUCTION DOCUMENTS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.
- C. CONTRACTOR TO VERIFY COMPLETE SCOPE OF DEMOLITION WORK ON SITE PRIOR TO BIDDING. DEMOLITION PLAN IS AN ESTIMATE OF WORK.
- D. G.C. TO VERIFY THE CONDITION OF CONCRETE FLOOR AFTER DEMOLITION AND RELAY THAT INFORMATION, INCLUDING PHOTOGRAPHS TO THE PROJECT MANAGER.
- E. GENERAL CONTRACTOR TO VERIFY LOCATION AND COMPLIANCE OF EXISTING FIRE EXTINGUISHERS. 75 FOOT MAXIMUM TRAVEL DISTANCE BETWEEN ANY EXTINGUISHERS. REPLACE ALL EXISTING FIRE EXTINGUISHERS WITH NEW TYPE 2A-10BC.
- F. GENERAL CONTRACTOR TO REMOVE ALL TRASH AND DEBRIS FROM EXTERIOR OF BUILDING.
- G. GENERAL CONTRACTOR TO REMOVE ALL FLOOR PENETRATIONS NOT IN USE (CONDUITS, ANCHOR BOLTS, PLUMBING LINES, ETC.), PATCH, REPAIR CONCRETE AS REQUIRED AND GRIND CONCRETE FLAT, SMOOTH AND PREPARE FLOOR FOR NEW FINISH OR REPLACE/REPAIR TILE AS NEEDED PER FLOOR FINISH PLANS IN ID DRAWINGS.
- H. GC SHALL COORDINATE WITH OWNER REGARDING THE REMOVAL, STORAGE, DISPOSAL, RE-USE OF ALL EXISTING LIGHT FIXTURES AND/OR EQUIPMENT WHERE NOT EXPLICITLY NOTED.
- I. MAINTAIN INTEGRITY OF AND PROTECT ALL EXISTING INTERIOR AND EXTERIOR COLUMNS UNLESS OTHERWISE NOTED.
- J. MAINTAIN INTEGRITY OF ALL EXISTING FIRE RATED CONSTRUCTION AND REPAIR ANY DAMAGED DURING DEMOLITION WORK.
- K. PATCH AND REPAIR ANY REMAINING WALLS AS REQUIRED AND PREPARE FOR NEW FINISH.

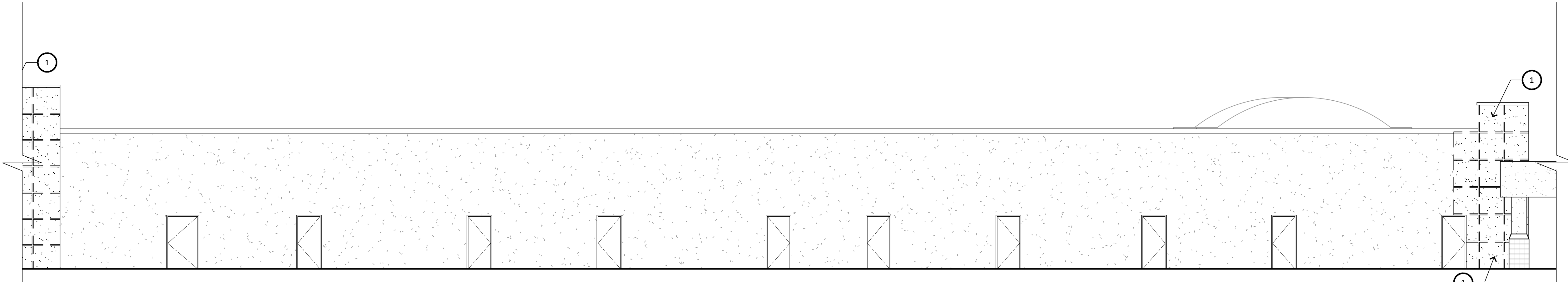
**KEYNOTES**

- 1. EXISTING STUCCO GRID VENEER TO BE INFILLED
- 2. EXISTING CONCRETE WALL BASE TO BE REMOVED
- 3. EXISTING STOREFRONT TO BE REMOVED
- 4. EXISTING EXTERIOR DOOR TO BE REMOVED OR REPLACED
- 5. NOT USED
- 6. EXISTING MASONRY TO BE REMOVED
- 7. EXISTING PARTIAL HEIGHT MASONRY TO BE REMOVED

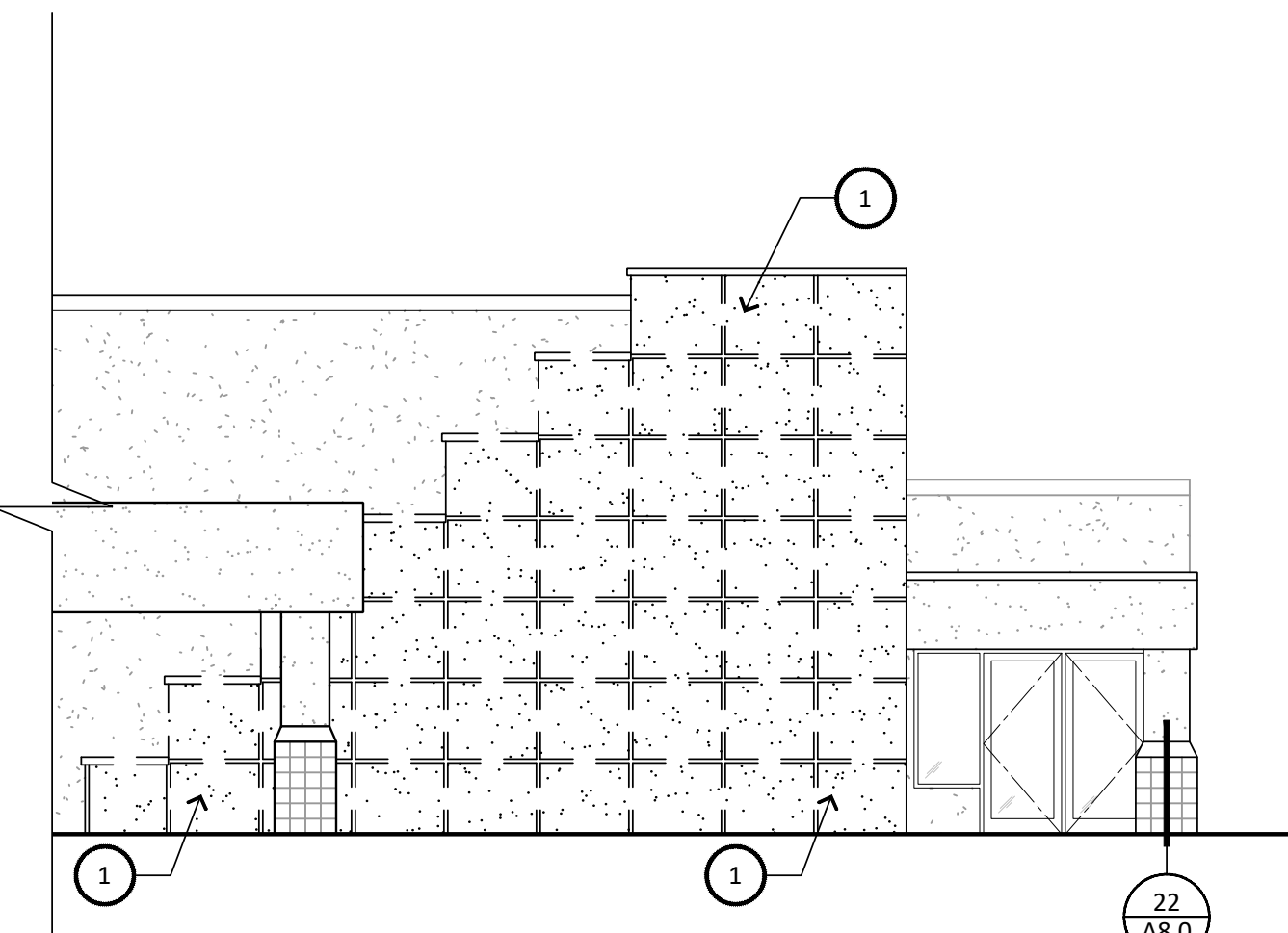
NOTES: ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE LATEST EDITIONS OF THE INTERNATIONAL CONCRETE CODE (ACI 308) AND THE LATEST EDITIONS OF THE INTERNATIONAL FIRE CODE (IFC). ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODE (IMC) AND THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING AND HEATING CODE (IPHC). ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SCHEDULING CODE (ISC) AND THE LATEST EDITIONS OF THE INTERNATIONAL SAFETY CODE (ISC).



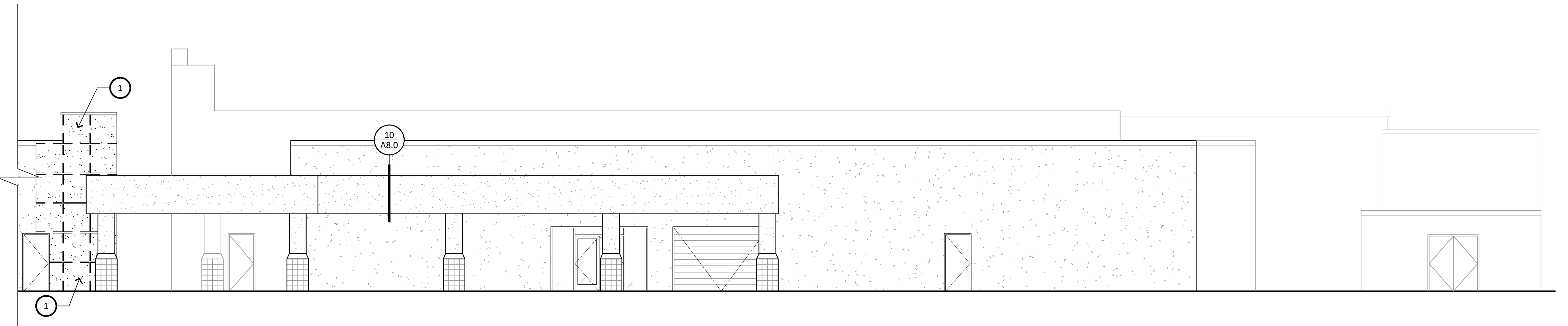
**13 NORTH BUILDING - PARTIAL ELEVATION**  
SCALE: 1/8" = 1'-0"



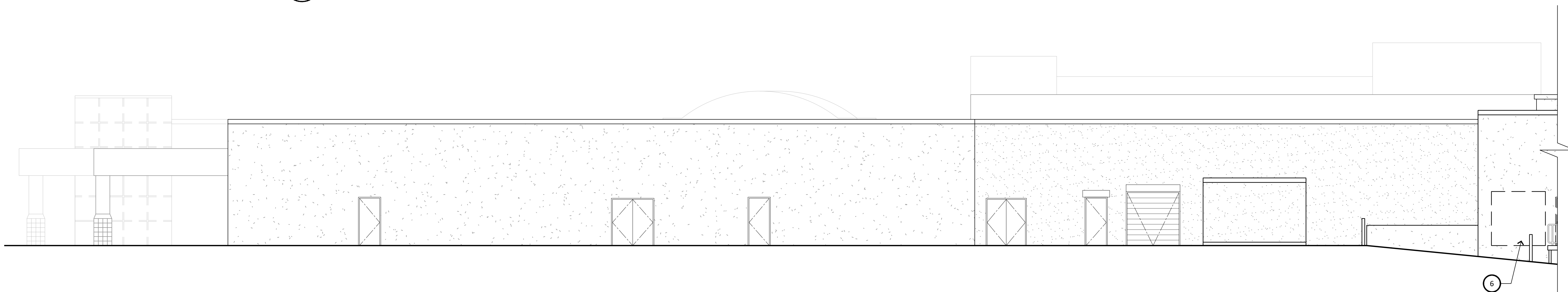
**8 NORTH BUILDING - PARTIAL WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



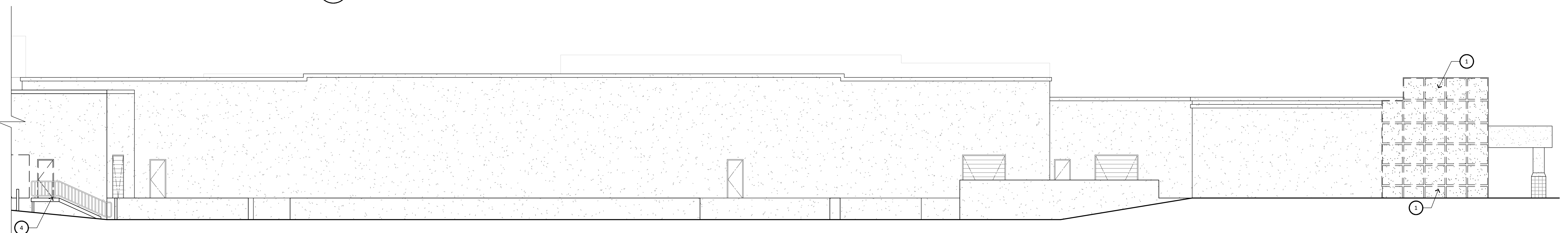
**14 NORTH BUILDING - PARTIAL SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**9 SOUTH BUILDING - WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**10 SOUTH BUILDING - PARTIAL SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**11 SOUTH BUILDING - PARTIAL SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"

**INDIAN RIVER PLAZA**  
1000 S. ALABAMA  
SCOTTSDALE, AZ 85251

design by: RH  
drawn by: BA  
checked by: RH

**D4.1**  
project #: 24221.00

**PROJECT DATA:**

ADDRESS: 7919 E THOMAS RD #112, SCOTTSDALE, AZ 85251  
 PARCEL NUMBER: 131-24-0025  
 ZONING: C-2 (CENTRAL BUSINESS)  
 NET SITE AREA: 7.98 ACRE / 347,537 SF  
 PLAN CHARACTER / STREETScape TYPE: SUBURBAN  
 PRIMARY USE: RETAIL  
 SECONDARY USES: SWIMMING POOL SALES, PERSONAL CARE SERVICE, RESTAURANT, PET CARE  
 PROPOSED BUILDING HEIGHT: 29'-6" (MAX 36'-6" ALLOWED)  
 GROSS FLOOR AREA: 95,157 SF  
 OVERALL FLOOR AREA RATIO: 0.25 (0.80 FAR ALLOWED)  
 TOTAL SITE OPEN SPACE: (NET SITE AREA \* 0.10)  
 TOTAL FRONTAGE OPEN SPACE: (OPEN AREA REQUIREMENT \* 0.5) = 29,541 SF  
 TOTAL FRONTAGE OPEN SPACE: 29,798 SF  
 CONSTRUCTION TYPE: TYPE III-B WITH FIRE SPRINKLER

**PROJECT NARRATIVE:**

OUR CLIENT WOULD LIKE TO REMODEL THE EXISTING CENTER OF INDIAN RIVER PLAZA AT THE SWC OF HAYDEN AND THOMAS IN SCOTTSDALE. THE REMODEL WILL INCLUDE SITEWORK, FACADE IMPROVEMENTS, AND THE INTERIOR OF THE BUILDING.  
 THE EXISTING COMPLEX DOES NOT MEET CURRENT ZONING/LANDSCAPE REQUIREMENTS; THUS, THE OWNER WILL UPDATE LANDSCAPING.  
 THE PROJECT WILL BE FOCUSING ON THE EXISTING 99 CENT SUITE WHICH HAS A TOTAL SQUARE FOOTAGE OF 28,154. THE OBJECTIVE IS TO DENISE THE EXISTING 99 CENT INTO TWO: SUITE 1 WITH 21,548 S.F. AND SUITE 2 FOR RETAIL USE, WHILE ALL THE OTHER TENANTS WILL REMAIN.  
 WE WILL BE REPAINTING THE ENTIRE BUILDING, ADDING STONE VENEERS, AND MODERNIZING PARAPETS WITH NEW CORNICES TO UPDATE THE PLAZA AESTHETIC AND MATCH THE CURRENT TREND. WE WILL RETAIN WHAT IS STILL FEASIBLE AND APPLICABLE FOR THE NEW TENANTS, INCLUDING THE COVERED WALKWAY AND COLUMNS, AND STRUCTURAL COMPONENTS OF THE BUILDING. FOR SUITE 1, RENOVATIONS INCLUDE A NEW DOOR OPENING, UPDATED STOREFRONT IN AN EXISTING OPENING, A NEW TOWER, AND AN ADDITIONAL EXTERIOR COLUMN. FOR SUITE 2, RENOVATIONS INCLUDE A NEW DOOR OPENING, UPDATED STOREFRONT IN AN EXISTING OPENING, AND A NEW TOWER. BOTH SUITES AND THE REST OF THE BUILDING WILL BE ENHANCED WITH NEW ARCHITECTURAL FEATURES. THESE FEATURES INCLUDE, BUT ARE NOT LIMITED TO, CORNICES, COLUMNS, AND DECORATIVE STONE. ADDITIONALLY, PER CITY SUGGESTION, WE WILL BE REDUCING AN UNUSED PEDESTRIAN WALKWAY TO 7'-0" IN WIDTH AND RESTRIPTING IT, IN ORDER TO INCREASE PARKING AVAILABILITY.

**PARKING DATA:**

NEW TENANTS	PARKING REQUIRED = 103 SPACES
SUITE 1 (GROCERY)	21,458 S.F. / 300 S.F. = 72 SPACES
SUITE 2 (RETAIL)	7,696 S.F. / 250 S.F. = 31 SPACES
<b>EXISTING TENANTS</b>	<b>PARKING REQUIRED = 327 SPACES</b>
CVS DRUG STORE	15,256 S.F. / 250 S.F. = 61 SPACES
BEAR CLAW JEWELRY REPAIR	2,331 S.F. / 250 S.F. = 9 SPACES
SPEICGIRL REMODELING AND DESIGNS	1,834 S.F. / 300 S.F. = 6 SPACES
THE DODO BIRD	3,609 S.F. / 120 S.F. = 30 SPACES
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LUGARI PET SALON	1,214 S.F. / 250 S.F. = 5 SPACES
CARTIER NAILS AND SPA	1,878 S.F. / 250 S.F. = 8 SPACES
R & R SPA	1,176 S.F. / 250 S.F. = 5 SPACES
BEAUTY VIXENS AZ	953 S.F. / 250 S.F. = 4 SPACES
R.T. O'SULLIVAN'S SPORTS GRILL AND PATIO	4,300 S.F. / 120 S.F. = 36 SPACES
BATH AXE THROWING	1,984 S.F. / 500 S.F. / 350 S.F. = 40 TOTAL SPACES
VACANT (B)	7,912 S.F. / 150 S.F. = 53 SPACES
VACANT (A)	11,200 S.F. / 250 S.F. = 45 SPACES
ATHLETIC PHYSICAL THERAPY	2,540 S.F. / 250 S.F. = 10 SPACES
101 BARBERS SHOP	871 S.F. / 200 S.F. = 4 SPACES
DIKIE'S BARBECUE PIT	1,646 S.F. / 120 S.F. = 14 SPACES
LITTLE CAESAR'S PIZZA	1,396 S.F. / 120 S.F. = 12 SPACES
JERSEY MIKE'S SUBS	1,579 S.F. / 120 S.F. = 13 SPACES
COINS GOLD AND SILVER	2,045 S.F. / 250 S.F. = 8 SPACES
LESLIE'S POOL SUPPLIES PRO	2,515 S.F. / 250 S.F. = 10 SPACES
<b>SEPARATE EXISTING TENANTS WITH SHARED PARKING AGREEMENT:</b>	
SONIC DRIVE IN	3,216 S.F. / 120 S.F. = 27 TOTAL SPACES
AND PATIO	(488 S.F. - 500 S.F.) / 350 S.F. = 14 TOTAL SPACES
DUNKIN DONUTS	1,814 S.F. / 120 S.F. = 15 TOTAL SPACES
AND PATIO	(480 S.F. - 500 S.F.) / 350 S.F. = 15 TOTAL SPACES
UBREKIFIX PHONE AND COMPUTER REPAIR	1,077 S.F. / 250 S.F. = 4 SPACES
<b>TOTALS:</b>	
<b>TOTAL SPACES REQUIRED:</b>	<b>476 SPACES</b>
<b>TOTAL SPACES PROVIDED:</b>	<b>400 SPACES</b>

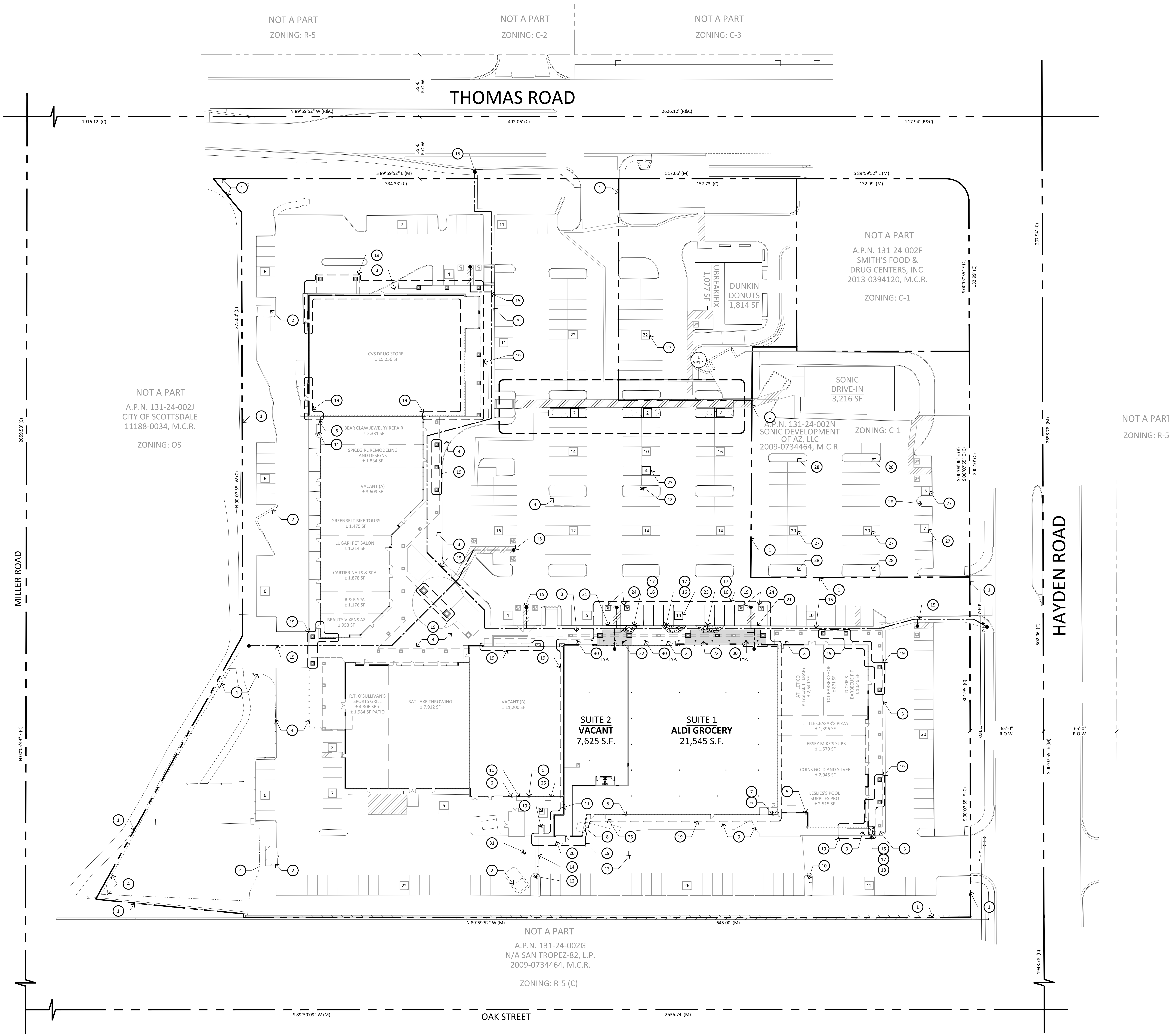
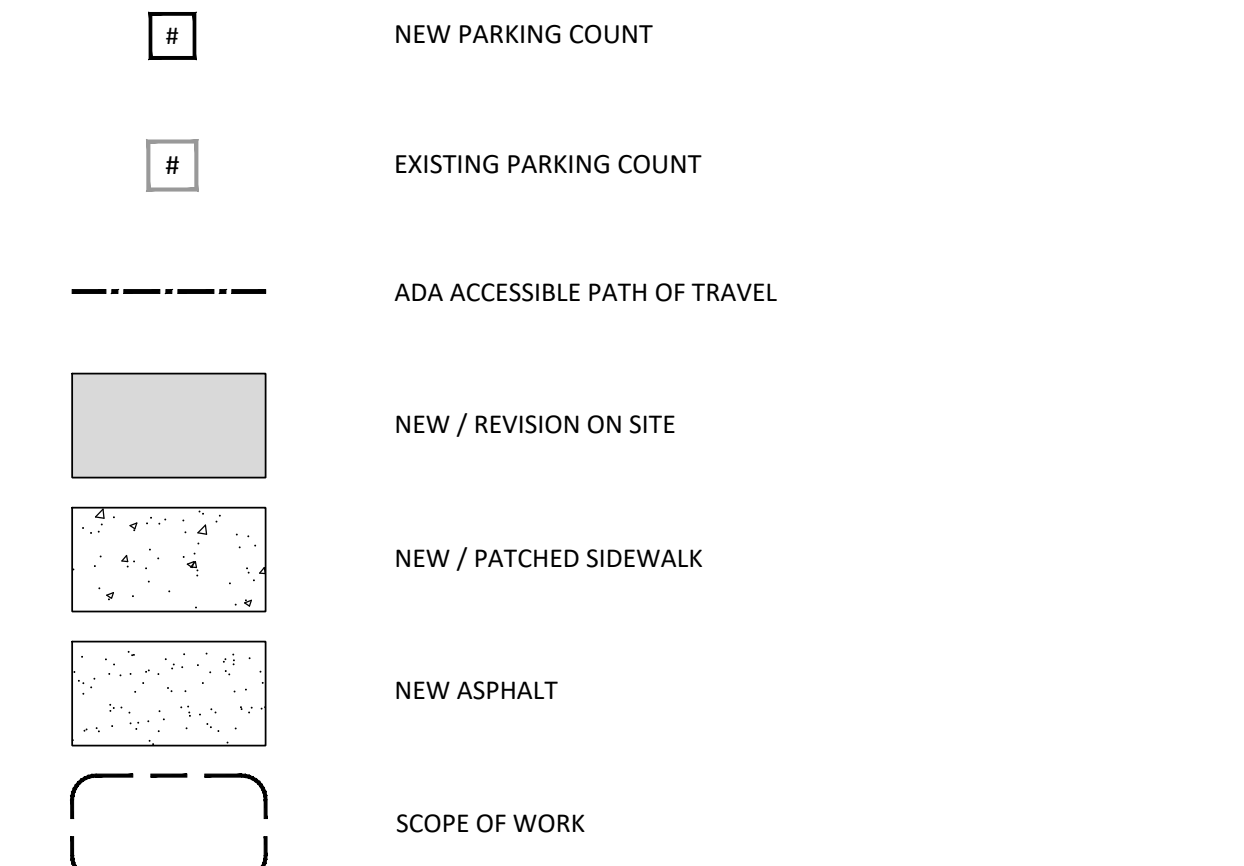
**KEYNOTES**

1. PARCEL LINE
2. EXISTING TRASH ENCLOSURE
3. EXISTING SIDEWALK AND CURB TO REMAIN
4. EXISTING FENCE TO REMAIN
5. EXISTING GAS METER TO REMAIN
6. EXISTING FIRE DEPARTMENT CONNECTION TO REMAIN
7. EXISTING FIRE RISER TO REMAIN
8. EXISTING LOADING DOCK TO REMAIN
9. EXISTING DOCK LANDING TO REMAIN
10. EXISTING TRANSFORMER TO REMAIN
11. EXISTING SES TO REMAIN
12. EXISTING FIRE HYDRANT
13. EXISTING WATER METER
14. EXISTING "S" SOUTHWEST GAS LINE
15. ADA ACCESSIBLE PATH OF TRAVEL - G.C. TO VERIFY PATH MEETS ACCESSIBILITY STANDARDS
16. HATCH INDICATES NEW CURB TO MATCH EXISTING
17. HATCH INDICATES NEW SIDEWALK INFILL TO MATCH EXISTING
18. ROOF DRAIN TO BE REROUTED BELOW SIDEWALK
19. DASHED LINE INDICATES SCOPE OF WORK
20. NEW DOCK LANDING
21. NEW ZERO CURB RAMP
22. NEW COVERED PATIO AND ENTRY TOWER RE. 2,3/4/4.0
23. NEW 9'-0"x18'-0" PARKING
24. NEW ADA PARKING
25. NEW SES CABINET
26. NOT USED
27. EXISTING PARKING UNDER SHARED PARKING AGREEMENT - TO BE RESTRIPTED
28. LANDSCAPING TO BE UPDATED OUTSIDE PARCEL
29. NEW STRIPED PEDESTRIAN WALKWAY
30. NEW EXTERIOR 6" RECESSED CAN LIGHT ABOVE
31. EXISTING SEWER CLEANOUT

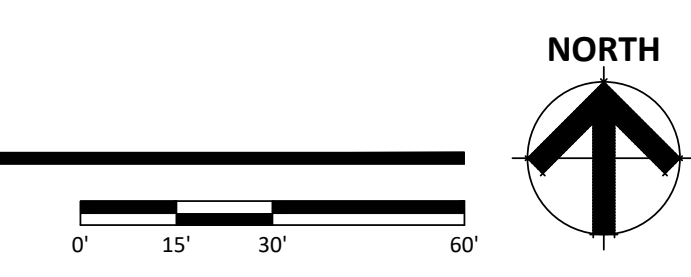
**GENERAL NOTES**

- A. PARKING TO BE RESTRIPTED AS NEEDED, G.C. TO VERIFY.
- B. ALL BUILDINGS WILL BE REPAINTED TO NEW COLOR SCHEME. RE: A4.0, A4.1
- C. PER CITY OF SCOTTSDALE ZONING ORDINANCE, OPEN SPACE IS MEANINGFUL OUTDOOR SPACE FOR PASSIVE OR ACTIVE USE. IT INCLUDES, BUT IS NOT LIMITED TO, SETTINGS FOR DEVELOPMENT, RECREATION AREAS, LANDSCAPING, HARDSCAPE, WATER FEATURES, SEATING AREAS, PLAZAS, GAZEBOS, SIDEWALKS AND TRAILS. OPEN SPACE DOES NOT INCLUDE PARKING AREAS OR PARKING LOT LANDSCAPING.
- D. PER CITY OF SCOTTSDALE ZONING ORDINANCE, FRONTAGE OPEN SPACE IS THE MEANINGFUL OPEN SPACE BETWEEN THE STREET LINE AND A BUILDING. FRONTAGE OPEN SPACE MAY EXTEND BETWEEN STRUCTURES OR BETWEEN A STRUCTURE AND A SIDE PROPERTY LINE TO A DEPTH OF NOT MORE THAN ONE-HALF (1/2) THE WIDTH OF THE OPENING.
- E. EXISTING OPEN SPACE AND FRONTAGE OPEN SPACE WILL REMAIN UNCHANGED.
- F. ALL LANDSCAPING IN PARCEL WILL BE UPDATED TO MEET CITY OF SCOTTSDALE STANDARDS.

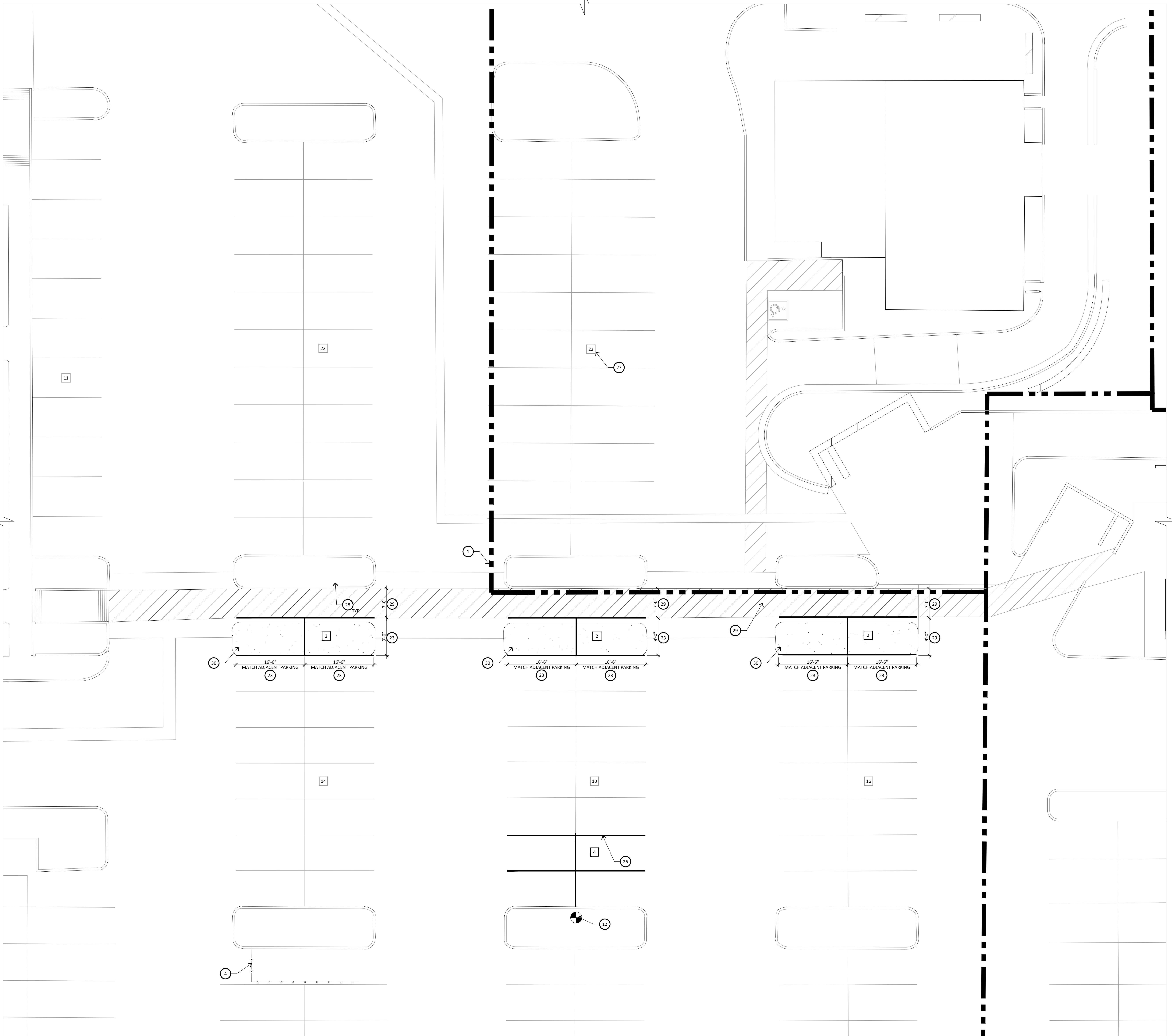
**LEGEND:**



**1 SITE PLAN**  
 SCALE: 1" = 30'-0"



**IRKAA**  
 PRELIMINARY  
 DATE  
 SITE PLAN  
 INDIAN RIVER PLAZA  
 SCOTTSDALE, AZ 85251  
 design by: RH  
 drawn by: BA  
 checked by: RH  
**SP1.0**  
 project #: 24221.00  
 28-SA-2025  
 2/27/2025



**1 ENLARGED SITE PLAN**  
SCALE: 1/8" = 1'-0"

**PROJECT DATA:**

ADDRESS:	7919 E THOMAS RD #112, SCOTTSDALE, AZ 85251
PARCEL NUMBER:	131-24-025
ZONING:	C-2 (CENTRAL BUSINESS)
NET SITE AREA:	7.98 ACRE / 347,537 SF
PLAN CHARACTER / STREETScape TYPE:	SUBURBAN
PRIMARY USE:	RETAIL
SECONDARY USE:	SWIMMING POOL SALES, PERSONAL CARE SERVICE, RESTAURANT, PET CARE
PROPOSED BUILDING HEIGHT:	29'-6" (MAX 36'-6" ALLOWED)
GROSS FLOOR AREA:	55,157 SF
OVERALL FLOOR AREA RATIO:	0.25 (0.80 FAR ALLOWED)
OPEN SPACE REQUIREMENT:	(NET SITE AREA * 0.10) + (0.004 * BUILDING HEIGHT - 12) * NET SITE AREA = 59,081 SF
FRONTAGE OPEN SPACE REQUIREMENT:	(OPEN AREA REQUIREMENT * 0.5) = 29,541 SF
TOTAL SITE OPEN SPACE:	79,622 SF
TOTAL FRONTAGE OPEN SPACE:	29,798 SF
CONSTRUCTION TYPE:	TYPE III-B WITH FIRE SPRINKLER

**PROJECT NARRATIVE:**

OUR CLIENT WOULD LIKE TO REMODEL THE EXISTING CENTER OF INDIAN RIVER PLAZA AT THE SWC OF HAYDEN AND THOMAS IN SCOTTSDALE. THE REMODEL WILL INCLUDE SITEWORK, FACADE IMPROVEMENTS, AND THE INTERIOR OF THE BUILDING.

THE EXISTING COMPLEX DOES NOT MEET CURRENT ZONING LANDSCAPE REQUIREMENTS; THUS, THE OWNER WILL UPDATE LANDSCAPING.

THE PROJECT WILL BE FOCUSING ON THE EXISTING 99 CENT SUITE WHICH HAS A TOTAL SQUARE FOOTAGE OF 29,154. THE OBJECTIVE IS TO DEMISE THE EXISTING 99 CENT INTO TWO - SUITE 1 WITH 21,458 S.F. AND SUITE 2 WITH 7,696 S.F. THE GOAL OF THE DEVELOPER IS TO USE SUITE 1 FOR ALDI GROCERY, AND SUITE 2 FOR RETAIL USE, WHILE ALL THE OTHER TENANTS WILL REMAIN.

WE WILL BE REPAINTING THE ENTIRE BUILDING, ADDING STONE VENEERS, AND MODERNIZING PARAPETS WITH NEW CORNICES TO UPDATE THE PLAZA AESTHETIC AND MATCH THE CURRENT TREND. WE WILL RETAIN WHAT IS FEASIBLE AND APPLICABLE FOR THE NEW TENANTS, INCLUDING THE COVERED WALKWAY AND COLUMNS, AND STRUCTURAL COMPONENTS OF THE BUILDING. FOR SUITE 1, RENOVATIONS INCLUDE A NEW DOOR OPENING, UPDATED STOREFRONT IN AN EXISTING OPENING, A NEW TOWER, AND AN ADDITIONAL EXTERIOR COLUMN. FOR SUITE 2, RENOVATIONS INCLUDE A NEW DOOR OPENING, UPDATED STOREFRONT IN AN EXISTING OPENING, AND A NEW TOWER. BOTH SUITES AND THE REST OF THE BUILDING WILL BE ENHANCED WITH NEW ARCHITECTURAL FEATURES. THESE FEATURES INCLUDE, BUT ARE NOT LIMITED TO, CORNICES, COLUMNS, AND DECORATIVE STONE. ADDITIONALLY, PER CITY SUGGESTION, WE WILL BE REDUCING AN UNUSED PEDESTRIAN WALKWAY TO 7'-0" IN WIDTH AND RESTRIPTING IT, IN ORDER TO INCREASE PARKING AVAILABILITY.

**PARKING DATA:**

NEW TENANTS	PARKING REQUIRED = 103 SPACES
SUITE 1 (GROCERY)	21,458 S.F. / 300 S.F. = 72 SPACES
SUITE 2 (RETAIL)	7,696 S.F. / 250 S.F. = 31 SPACES
EXISTING TENANTS	PARKING REQUIRED = 327 SPACES
CVS DRUG STORE	15,256 S.F. / 250 S.F. = 61 SPACES
BEAR CLAW JEWELRY REPAIR	2,331 S.F. / 250 S.F. = 9 SPACES
THE ODDO BIRD	3,605 S.F. / 120 S.F. = 30 SPACES
GREENBELT BIKE TOURS	1,475 S.F. / 250 S.F. = 6 SPACES
LUGANI PET SALON	1,214 S.F. / 250 S.F. = 5 SPACES
CARTER NAIL AND SPA	1,878 S.F. / 250 S.F. = 8 SPACES
R. & R. SPA	1,176 S.F. / 250 S.F. = 5 SPACES
BEAUTY VIKENS AZ	953 S.F. / 250 S.F. = 4 SPACES
R. O'SULLIVAN'S SPORTS GRILL AND PATIO	4,306 S.F. / 120 S.F. = 36 SPACES
BATL AXE THROWING	11,200 S.F. / 250 S.F. = 45 SPACES
VACANT (B)	7,912 S.F. / 150 S.F. = 53 SPACES
ATHLETIC PHYSICAL THERAPY	2,540 S.F. / 250 S.F. = 10 SPACES
101 BARBER SHOP	871 S.F. / 250 S.F. = 3 SPACES
DICKIE'S BARBECUE PIT	1,646 S.F. / 120 S.F. = 14 SPACES
LITTLE CAESAR'S PIZZA	1,396 S.F. / 120 S.F. = 12 SPACES
HERSEY'S M&M'S SUBS	1,579 S.F. / 120 S.F. = 13 SPACES
COINS GOLD AND SILVER	2,045 S.F. / 250 S.F. = 8 SPACES
LESLIE'S POOL SUPPLIES PRO	2,515 S.F. / 250 S.F. = 10 SPACES

**SEPARATE EXISTING TENANTS WITH SHARED PARKING AGREEMENT:**

SONIC DRIVE IN AND PATIO: 3,216 S.F. / 120 S.F. = 27 TOTAL SPACES  
 DUNKIN' DONUTS AND PATIO: 1,814 S.F. / 120 S.F. = 15 TOTAL SPACES  
 URBANFIX PHONE AND COMPUTER REPAIR: 1,077 S.F. / 250 S.F. = 4 SPACES

**TOTALS:**  
 TOTAL SPACES REQUIRED: 476 SPACES  
 TOTAL SPACES PROVIDED: 400 SPACES

**KEYNOTES**

1. PARCEL LINE
2. EXISTING TRASH ENCLOSURE
3. EXISTING SIDEWALK AND CURB TO REMAIN
4. EXISTING FENCE TO REMAIN
5. EXISTING GAS METER TO REMAIN
6. EXISTING FIRE DEPARTMENT CONNECTION TO REMAIN
7. EXISTING FIRE RISER TO REMAIN
8. EXISTING LOADING DOOR TO REMAIN
9. EXISTING DOCK LANDING TO REMAIN
10. EXISTING TRANSFORMER TO REMAIN
11. EXISTING SES TO REMAIN
12. EXISTING FIRE HYDRANT
13. NOT USED
14. NOT USED
15. ADA ACCESSIBLE PATH OF TRAVEL - G.C. TO VERIFY PATH MEETS ACCESSIBILITY STANDARDS
16. HATCH INDICATES NEW CURB TO MATCH EXISTING
17. HATCH INDICATES NEW SIDEWALK INFILL TO MATCH EXISTING
18. ROOF DRAIN TO BE REROUTED BELOW SIDEWALK
19. DASHED LINE INDICATES SCOPE OF WORK
20. NEW DOCK LANDING
21. NEW ZERO CURB RAMP
22. NEW COVERED PATIO AND ENTRY TOWER RE. 2,3/A4.0
23. NEW 5'-0" WIDE OF PARKING
24. NEW ADA PARKING
25. NEW SES CABINET
26. NEW PARKING - FIRE MARSHAL TO CONFIRM
27. EXISTING PARKING UNDER SHARED PARKING AGREEMENT - TO BE RESTRIPTED
28. LANDSCAPING TO BE UPDATED OUTSIDE PARCEL
29. NEW STRIPED PEDESTRIAN WALKWAY
30. NEW ASPHALT BACKFILL

**GENERAL NOTES**

- A. PARKING TO BE RESTRIPTED AS NEEDED, G.C. TO VERIFY.
- B. ALL BUILDINGS WILL BE REPAINTED TO NEW COLOR SCHEME. RE: A4.0, A4.1
- C. PER CITY OF SCOTTSDALE ZONING ORDINANCE, OPEN SPACE IS MEANINGFUL OUTDOOR SPACE FOR PASSIVE OR ACTIVE USE. IT INCLUDES, BUT IS NOT LIMITED TO, SETTINGS FOR DEVELOPMENT, RECREATION AREAS, LANDSCAPING, HARDSCAPE, WATER FEATURES, SEATING AREAS, PLAZAS, GAZEBOS, SIDEWALKS AND TRAILS. OPEN SPACE DOES NOT INCLUDE PARKING AREAS OR PARKING LOT LANDSCAPING.
- D. PER CITY OF SCOTTSDALE ZONING ORDINANCE, FRONTAGE OPEN SPACE IS THE MEANINGFUL OPEN SPACE BETWEEN THE STREET LINE AND A BUILDING. FRONTAGE OPEN SPACE MAY EXTEND BETWEEN STRUCTURES OR BETWEEN A STRUCTURE AND A SIDE PROPERTY LINE TO A DEPTH OF NOT MORE THAN ONE-HALF (1/2) THE WIDTH OF THE OPENING.
- E. EXISTING OPEN SPACE AND FRONTAGE OPEN SPACE WILL REMAIN UNCHANGED.
- F. ALL LANDSCAPING IN PARCEL WILL BE UPDATED TO MEET CITY OF SCOTTSDALE STANDARDS.

**LEGEND:**

- NEW PARKING COUNT
- EXISTING PARKING COUNT
- ADA ACCESSIBLE PATH OF TRAVEL
- NEW / REVISION ON SITE
- NEW / PATCHED SIDEWALK
- NEW ASPHALT
- SCOPE OF WORK

**INDIAN RIVER PLAZA**  
 7919 E THOMAS RD  
 SCOTTSDALE, AZ 85251

design by: RH  
 drawn by: BA  
 checked by: RH

**SP1.1**  
 project #: 24221.00

CASE #:  
 CDS PLAN CHECK #:  
 NATIVE PLANT #:

**BRKAA**  
 ARCHITECTS  
 1000 N. CENTRAL EXPRESSWAY, SUITE 100  
 SCOTTSDALE, AZ 85251  
 TEL: 480.995.5500  
 WWW.BRKAA.COM

PRELIMINARY  
 DATE

ENLARGED SITE PLAN

NORTH

0 10 20 30 40 50 60

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28-SA-2025  
 2/27/2025

**PROJECT DATA:**

ADDRESS: 7919 E THOMAS RD #112, SCOTTSDALE, AZ 85251  
 PRIMARY USE: RETAIL  
 SECONDARY USES: SWIMMING POOL SALES, PERSONAL CARE SERVICE, RESTAURANT, PET CARE  
 CONSTRUCTION TYPE: TYPE III-B WITH FIRE SPRINKLER

**GENERAL NOTES**

A. ALL BUILDINGS WILL BE REPAINTED TO NEW COLOR SCHEME. RE: A4.0, A4.1

**KEYNOTES**

1. EXISTING MASONRY COLUMN TO BE REPAINTED
2. EXISTING EXTERIOR DOOR
3. EXISTING STOREFRONT TO REMAIN
4. EXISTING PATIO FENCE TO REMAIN
5. EXISTING GAS METER TO REMAIN
6. EXISTING FIRE DEPARTMENT CONNECTION TO REMAIN
7. EXISTING FIRE RISER TO REMAIN
8. EXISTING LOADING DOCK TO REMAIN
9. EXISTING DOCK LANDING TO REMAIN
10. EXISTING TRANSFORMER TO REMAIN
11. EXISTING SES TO REMAIN
12. EXISTING OVERHEAD DOOR TO REMAIN
13. EXISTING STEEL COLUMN TO REMAIN
14. EXISTING ELECTRICAL PANEL TO REMAIN
15. EXISTING WOOD COLUMN TO REMAIN
16. EXISTING ROOF HATCH TO REMAIN
17. EXISTING SLIDING DOOR
18. EXISTING DROP-OFF WINDOW
19. EXISTING COVERED DRIVE-THRU
20. EXISTING COVERED PATIO
21. NOT USED
22. NEW STONE-WRAPPED COLUMN RE: C/A4.0 SIM
23. NEW STONE COLUMN RE: C/A4.0
24. NEW STONE VENEER
25. NEW DOOR OPENING
26. NEW DOCK LANDING
27. NEW CANOPY ABOVE
28. NEW STOREFRONT
29. EXISTING RESTROOMS MODIFIED TO COMPLY WITH ADA
30. NEW EXTERIOR DOOR
31. NEW OVERHEAD DOOR
32. NEW SES CABINET

**LEGEND:**

- EXISTING CMU WALL
- EXISTING STUD WALL
- NEW CMU WALL
- NEW WOOD STUD WALL

**IRKAA**  
 ARCHITECTS  
 PRELIMINARY  
 DATE

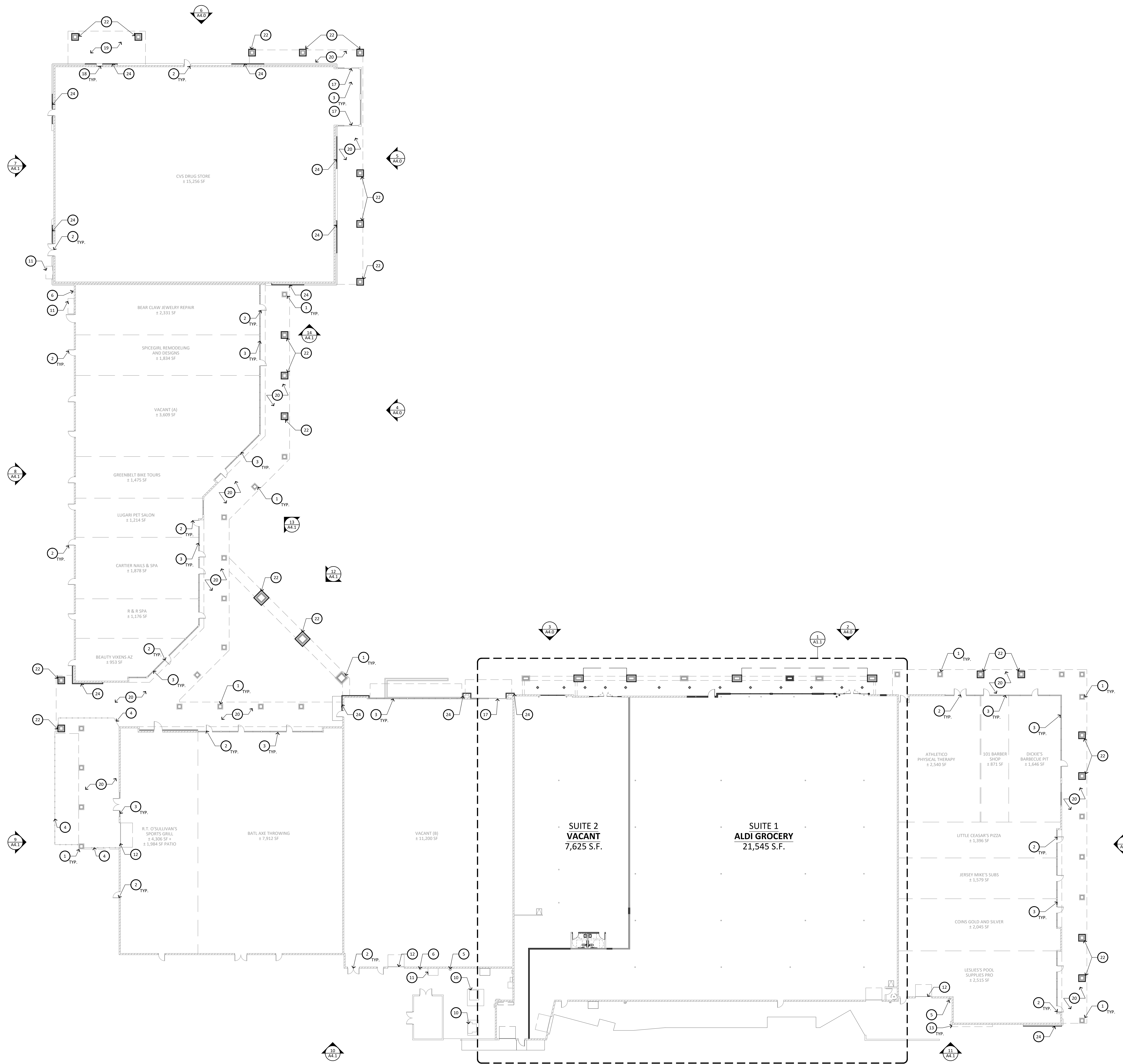
FLOOR PLAN

NOTES: ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE LOCAL ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.

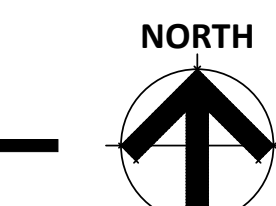
**INDIAN RIVER PLAZA**  
 7919 E THOMAS RD  
 SCOTTSDALE, AZ 85251

design by: RH  
 drawn by: BA  
 checked by: RH

**A1.0**  
 project #: 24221.00



**1 FLOOR PLAN**  
 SCALE: 1/16" = 1'-0"



**PROJECT DATA:**

ADDRESS: 7919 E THOMAS RD #112, SCOTTSDALE, AZ 85251  
 PRIMARY USE: RETAIL  
 SECONDARY USES: SWIMMING POOL SALES, PERSONAL CARE SERVICE, RESTAURANT, PET CARE  
 CONSTRUCTION TYPE: TYPE III-B WITH FIRE SPRINKLER

**GENERAL NOTES**

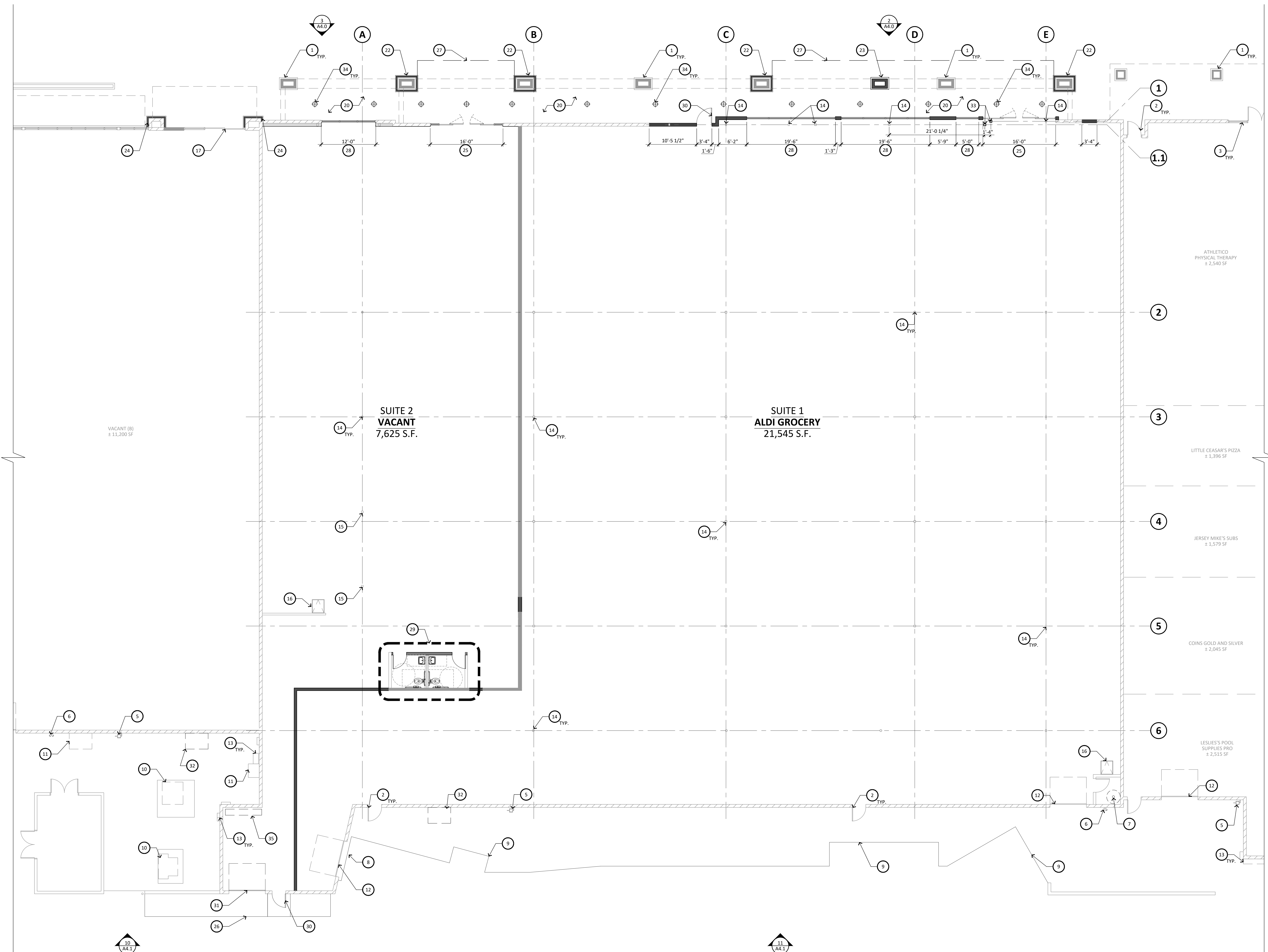
A. ALL BUILDINGS WILL BE REPAINTED TO NEW COLOR SCHEME. RE: A4.0, A4.1

**KEYNOTES**

1. EXISTING MASONRY COLUMN TO BE REPAINTED
2. EXISTING EXTERIOR DOOR
3. EXISTING STOREFRONT TO REMAIN
4. NOT USED
5. EXISTING GAS METER TO REMAIN
6. EXISTING FIRE DEPARTMENT CONNECTION TO REMAIN
7. EXISTING FIRE RISER TO REMAIN
8. EXISTING FIRE DEPARTMENT CONNECTION TO REMAIN
9. EXISTING DOCK LANDING TO REMAIN
10. EXISTING TRANSFORMER TO REMAIN
11. EXISTING SES TO REMAIN
12. EXISTING OVERHEAD DOOR TO REMAIN
13. EXISTING ELECTRICAL PANEL TO REMAIN
14. EXISTING STEEL COLUMN TO REMAIN, G.L.C. TO CONFIRM LOCATION AND INTEGRITY.
15. EXISTING WOOD COLUMN TO REMAIN
16. EXISTING ROOF HATCH TO REMAIN
17. EXISTING SLIDING DOOR
18. NOT USED
19. NOT USED
20. EXISTING COVERED PATIO
21. NOT USED
22. NEW STONE-WRAPPED COLUMN RE: C/A4.0 SIM
23. NEW STONE COLUMN RE: C/A4.0
24. NOT USED
25. NEW DOOR OPENING
26. NEW DOCK LANDING
27. NEW CANOPY ABOVE
28. NEW STOREFRONT
29. EXISTING RESTROOMS MODIFIED TO COMPLY WITH ADA
30. NEW EXTERIOR DOOR
31. NEW OVERHEAD DOOR
32. NEW SES CABINET
33. NEW STEEL COLUMN
34. NEW 6" RECESSED CAN LIGHT ABOVE
35. LOCATION OF NEW ELECTRICAL EQUIPMENT

**LEGEND:**

- EXISTING CMU WALL
- EXISTING STUD WALL
- NEW CMU WALL
- NEW WOOD STUD WALL



**1 ENLARGED FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"

**IRKAA**  
 ARCHITECTS  
 1000 N. CENTRAL EXPRESSWAY, SUITE 100  
 SCOTTSDALE, AZ 85251  
 TEL: 480.344.4444  
 WWW.IRKAARCHITECTS.COM

PRELIMINARY  
 DATE: \_\_\_\_\_  
 ENLARGED FLOOR PLAN

**INDIAN RIVER PLAZA**  
 7919 E THOMAS RD  
 SCOTTSDALE, AZ 85251







