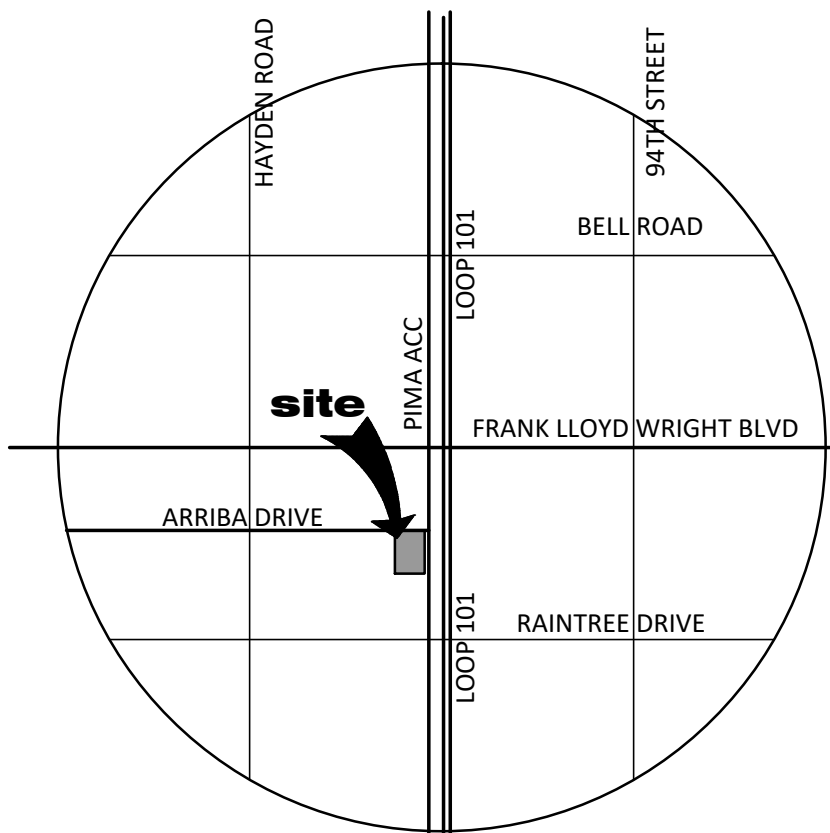
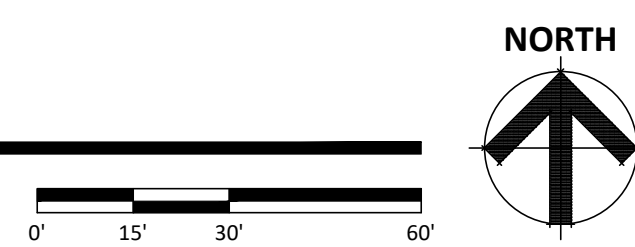


SITE PLAN
SCALE: 1" = 30'-0"



VICINITY MAP
SCALE: N.T.S.

KEY NOTES:

- EXISTING FIRE HYDRANT TO REMAIN.
- EXISTING LIGHT POLE TO REMAIN.- TYP.
- EXISTING ACCESS DRIVE TO REMAIN.
- EXISTING CURB TO REMOVE.
- NEW SIDEWALK.
- NEW SCREEN WALL - 3'-0" HIGH.
- NEW 20' WIDE LANDSCAPE BUFFER. SEE LANDSCAPE DRAWING.
- NEW HEDGE SCREEN AT LANDSCAPE AREA. SEE LANDSCAPE DRAWING.
- NEW ACCESS DRIVE WAY WITH ADA ACCESS PER DSPM SEC 5-3.205. DTL. # 2251-1.
- NEW RAMP. (1:12 SLOPE MAX.). TYP.
- NEW PEDESTRIAN CONNECTION.
- NEW FIRE HYDRANT.
- NEW TRASH ENCLOSURE PER COS # 2146-1.
- NEW DIRECTIONAL MARKING- TYP. FOR GUIDING CUSTOMERS.
- NEW LOT SEPARATION LINE.
- TURNING RADIUS 45' MIN. FOR REFUSE TRUCK.-TYP.
- BIKE SPACES PER COS DTL # 2285.
- NEW FDC CONNECTION.
- DRIVE THRU LANE AT PAD A - 273'-0" MIN.
- DRIVE THRU LANE AT PAD B - 144'-4" MIN.
- 8'-0" HIGH SCREEN WALL.
- EXISTING SIDEWALK.
- ELECTRICAL SERVICE PANEL LOCATION.

PROJECT DIRECTORY

ARCHITECT:
RKA ARCHITECTS, INC.
2233 EAST THOMAS ROAD
PHOENIX, ARIZONA 85016
CONTACT: NEIL FEASER
PHONE: (602) 955-3900
FAX: (602) 955-0496
E-MAIL: nfeaser@rkaa.com

SITE DATA

PARCEL NUMBER: 215-52-037E
EXISTING ZONING: C-3 (SCOTTSDALE)
SITE AREA: 1.5 ACRES (65,208 S.F.)

PROPOSED USE: RETAIL / RESTAURANTS

PAD-A

TOTAL BUILDING AREA: 758 S.F.
MAIN BUILDING: 58 S.F.
CANOPY: 236 S.F.
DRIVE THRU CANOPY #1: 236 S.F.
DRIVE THRU CANOPY #2: 236 S.F.
ENTRY PATIO: 160 S.F.
TOTAL: 1,448 S.F.

TOTAL PARKING REQUIRED: 07 SPACES
RESTAURANT: 1 PER 120 S.F.

TOTAL PARKING PROVIDED: 09 SPACES

ACCESSIBLE SPACES REQUIRED: 01 SPACE
ACCESSIBLE SPACES PROVIDED: 01 SPACE

BIKE PARKING SPACE REQUIRED: 02 SPACES (MIN.)
BIKE PARKING SPACE PROVIDED: 02 SPACES

F.A.R. (FLOOR AREA RATIO) ALLOWED: .8
SITE AREA OF PAD A: 37,684 S.F.
BUILDING AREA: 1448 S.F.
F.A.R PROVIDED: 1,448 / 37684 = .038

PAD-B

BUILDING AREA: 2,568 S.F.
PATIO AREA: 00 S.F.
TOTAL BUILDING AREA: 2,568 S.F.

TOTAL PARKING REQUIRED: 22 SPACES
RESTAURANT: 1 PER 120 S.F.
2568 /120
PATIO: 1 PER 350 - 1ST 350 S.F.
TOTAL PARKING REQUIRED: 22 SPACES

TOTAL PARKING PROVIDED: 20 SPACES. (SHARED PARKING AGREEMENT WITH RESTAURANT SALAD AND GO IS AVAILABLE).

ACCESSIBLE SPACES REQUIRED: 01 SPACES
ACCESSIBLE SPACES PROVIDED: 01 SPACES

BIKE PARKING REQUIRED: 02 SPACES (MIN.)
BIKE PARKING PROVIDED: 02 SPACES

F.A.R (FLOOR AREA RATIO) ALLOWED: .8
SITE AREA OF PAD B: 27,524 S.F.
BUILDING AREA INCLUDING CANOPY: 3,162 S.F.
F.A.R PROVIDED: 3,162 / 27,524 = .11



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.

PIMA FLR RETAIL

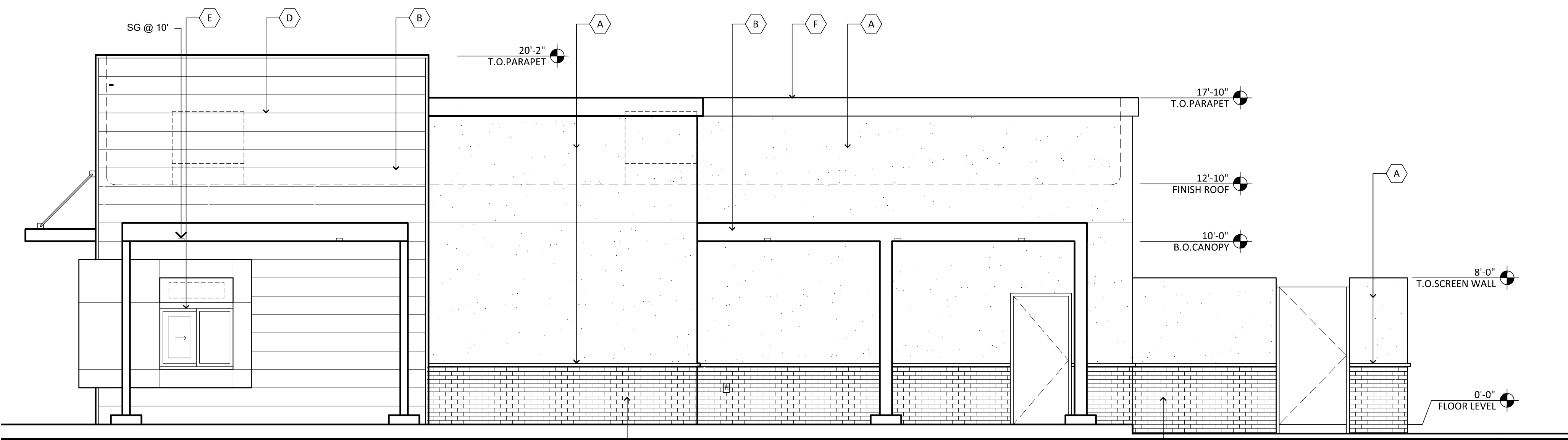
15236 N PIMA ROAD SCOTTSDALE AZ 85260
S OF SWC OF PIMA RD AND ARRIBA DRIVE
DATE: 01-12-2022 (PRELIMINARY)

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SP-1

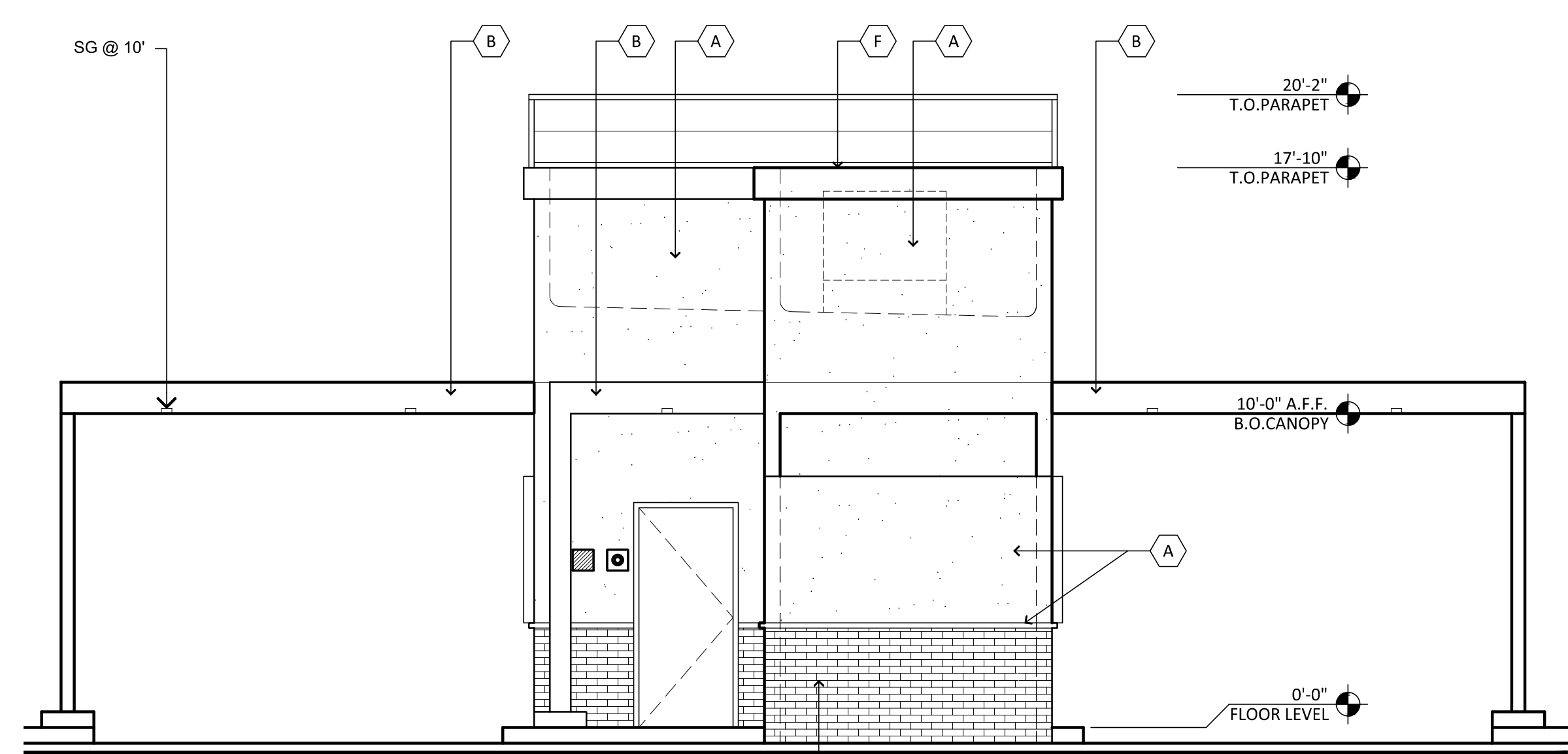
RKAA# 21181.00





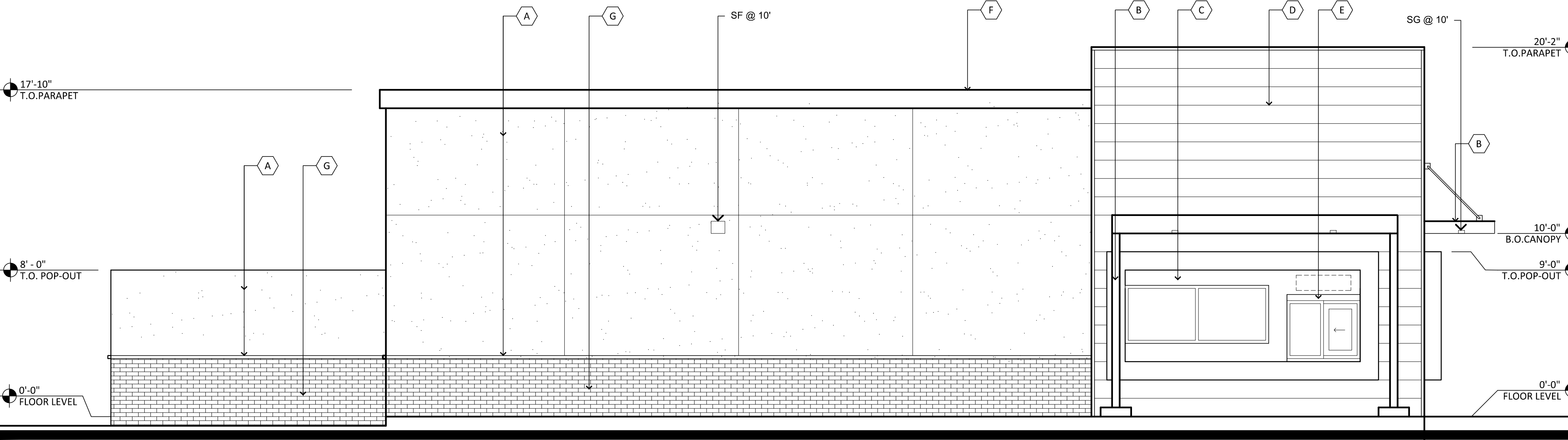
SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



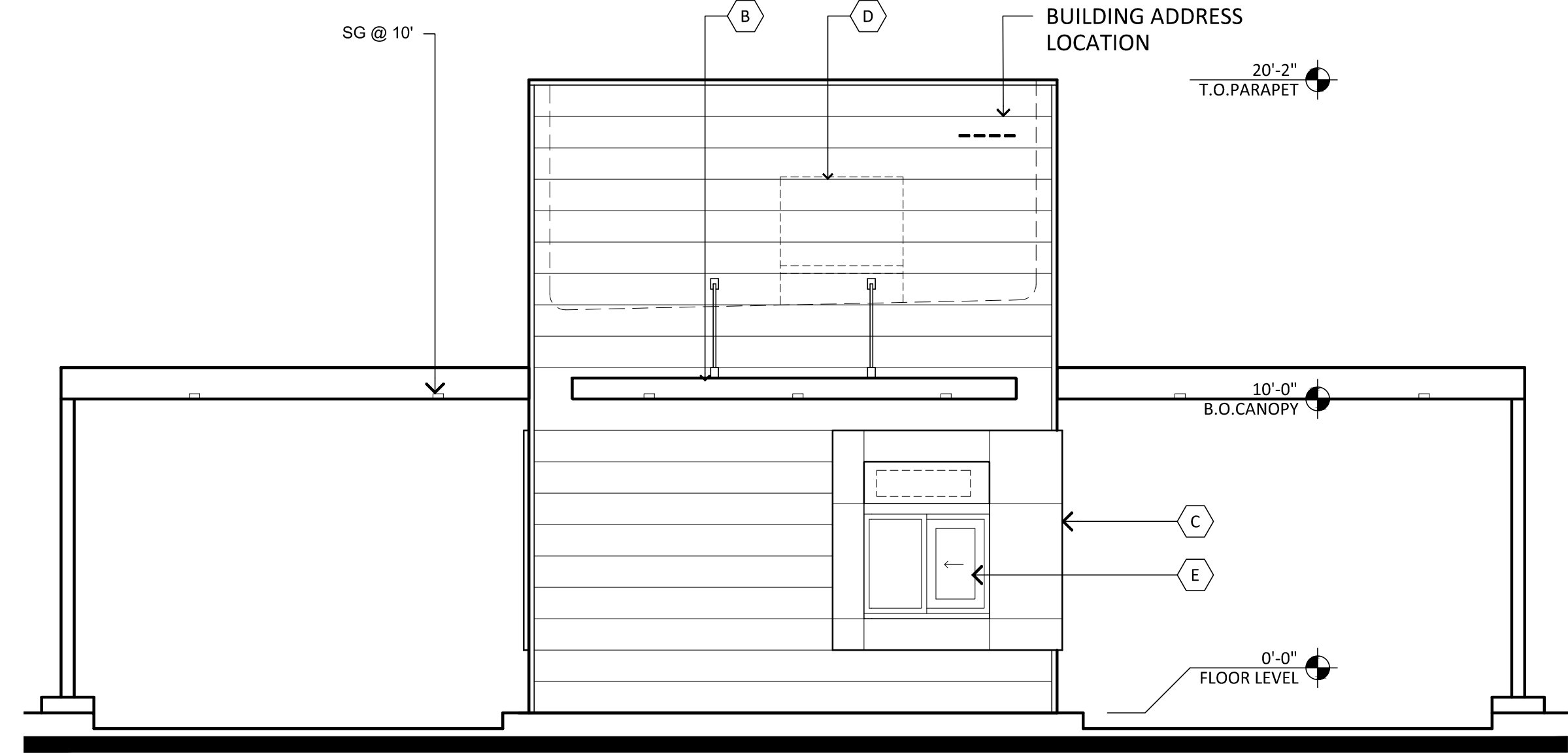
EAST ELEVATION

SCALE: 1/4" = 1'-0"



NORTH ELEVATION

SCALE: 1/4" = 1'-0"



WEST ELEVATION

SCALE: 1/4" = 1'-0"

MATERIALS AND COLORS

A STUCCO SYSTEM:
MFG: SHERWIN WILLIAMS
COLOR: NATURAL LINEN
SPEC: SW 9109 205-C1
FINISH: SMOOTH

D METAL PANEL:
MFG: MBCI
COLOR: SLATE GRAY
SPEC #: FW-120
SRI: 39
LRV: 18.75

G BRICK VENEER:
FINNISH: GRAIN
MFG: SUMMIT BRICK
COLOR: ANDIRON 853

B CANOPIES:
MFG: SHERWIN WILLIAMS
COLOR: WEB GRAY
SPEC: SW 7075 235-C6

E ALUMINUM STOREFRONT:
MFG: KAWNEER
FINISH: CLEAR ANODIZED

* SIGNAGE TO BE APPROVED UNDER SEPARATE PERMIT

C STUCCO SYSTEM:
MFG: SHERWIN WILLIAMS
COLOR: ELECTRIC LIME
SPEC #: SW 6921-146-C5
FINISH: SMOOTH

F PARAPET CORNICE:
MFG: SHERWIN WILLIAMS
COLOR: NATURAL LINEN
SPEC: SW 9109 205-C1



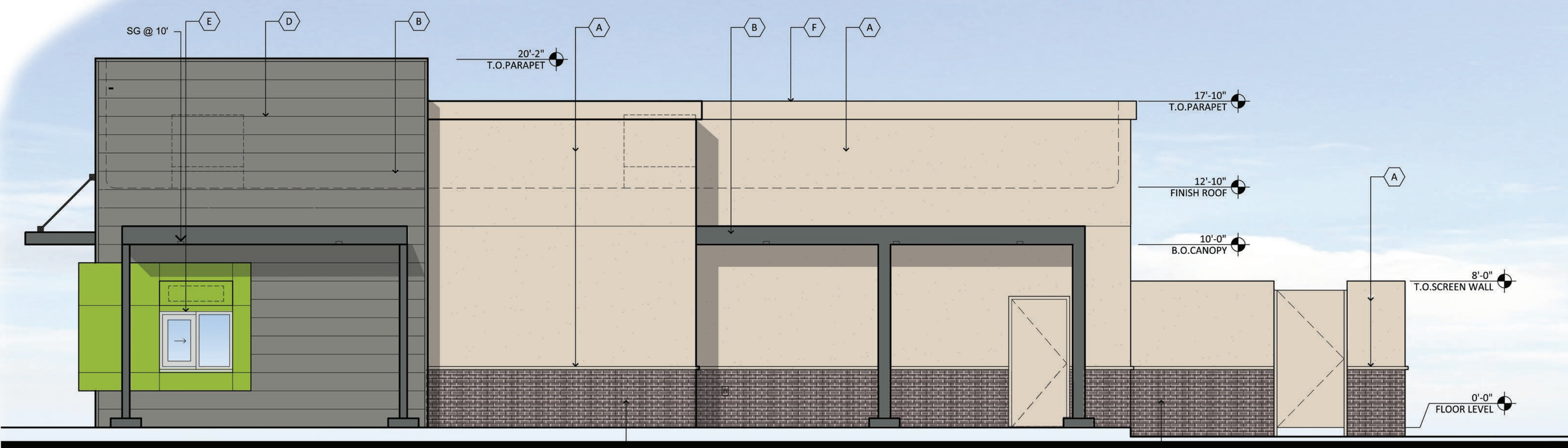
SALAD AND GO AT PIMA FLR RETAIL
15236 N PIMA ROAD, SCOTTSDALE, AZ 85260
S OF SWC OF F L WRIGHT BLVD AND PIMA RD
DATE: 12-29-2021 (PRELIMINARY)



**EL-1
PAD A**

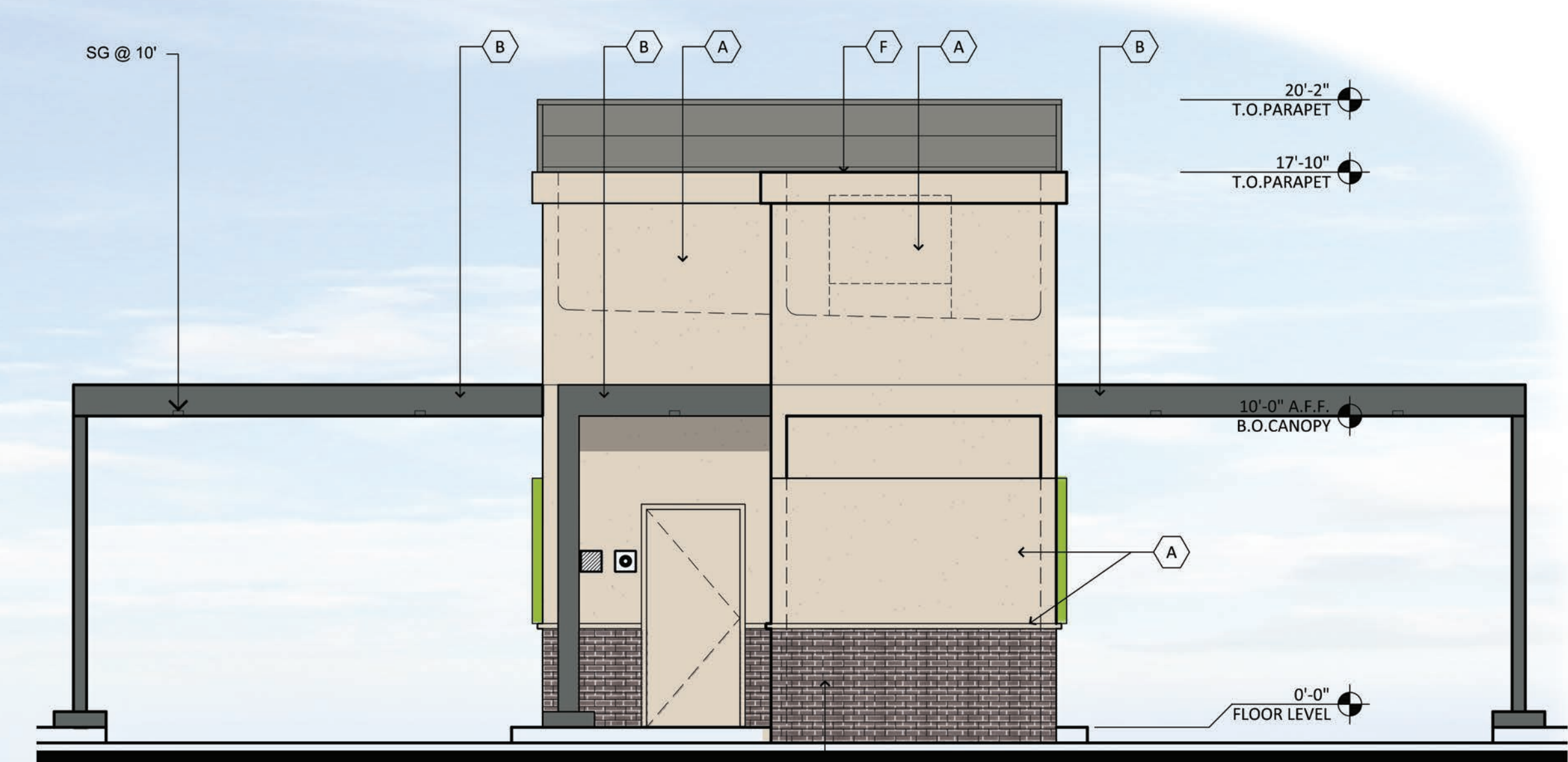
RKAA# 21183.00

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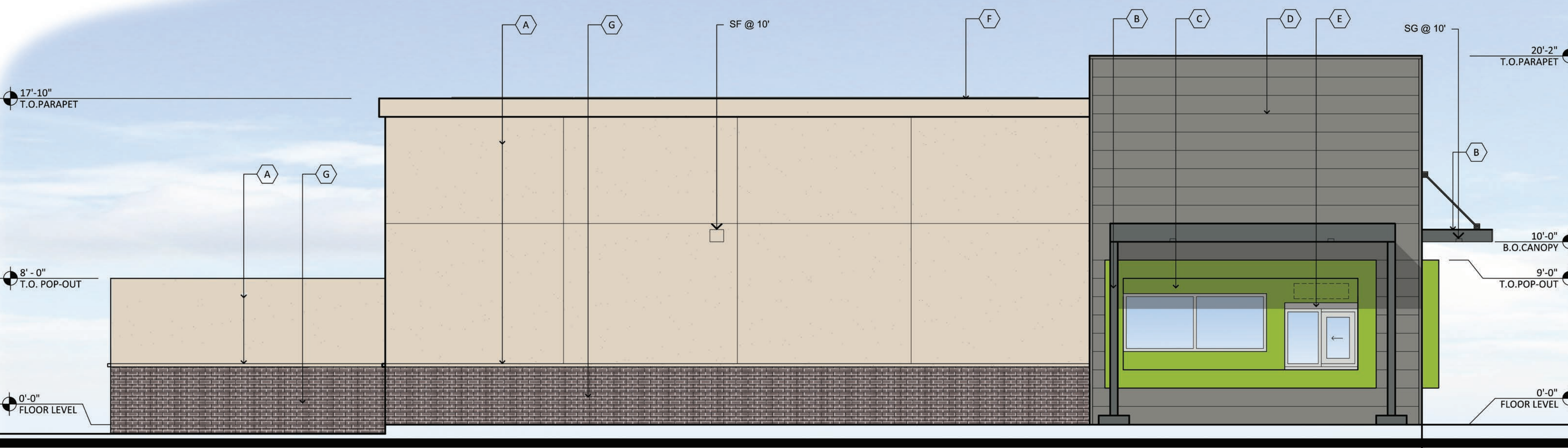
SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



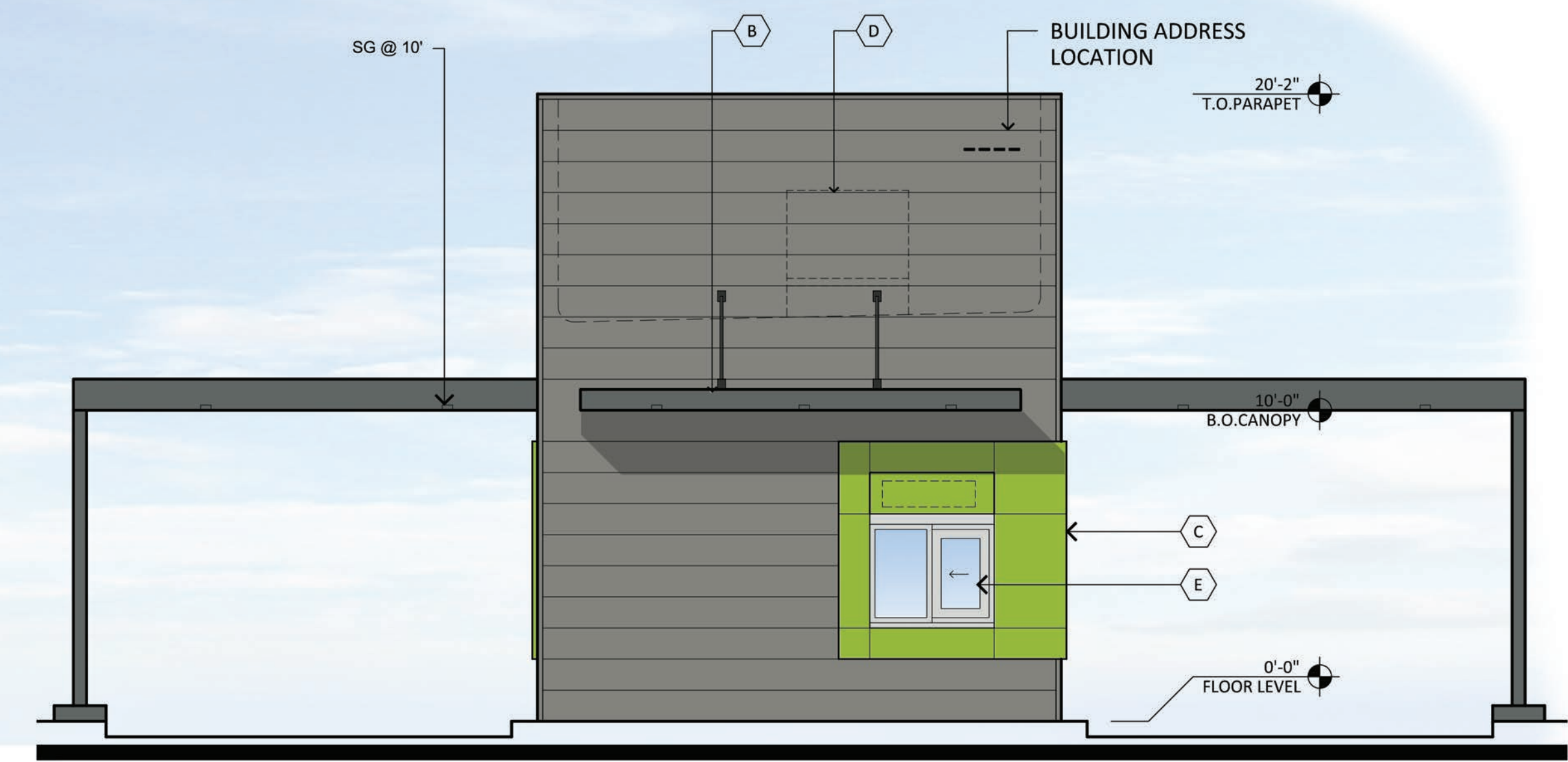
EAST ELEVATION

SCALE: 1/4" = 1'-0"



NORTH ELEVATION

SCALE: 1/4" = 1'-0"



WEST ELEVATION

SCALE: 1/4" = 1'-0"

MATERIALS AND COLORS

A STUCCO SYSTEM:
MFG: SHERWIN WILLIAMS
COLOR: NATURAL LINEN
SPEC: SW 9109 205-C1
FINISH: SMOOTH

D METAL PANEL:
MFG: MBCI
COLOR: SLATE GRAY
SPEC #: FW-120
SRI: 39
LRV: 18.75

G BRICK VENEER:
FINNISH: GRAIN
MFG: SUMMIT BRICK
COLOR: ANDIRON 853

B CANOPIES:
MFG: SHERWIN WILLIAMS
COLOR: WEB GRAY
SPEC: SW 7075 235-C6

E ALUMINUM STOREFRONT:
MFG: KAWNEER
FINISH: CLEAR ANODIZED

* SIGNAGE TO BE APPROVED UNDER SEPARATE PERMIT

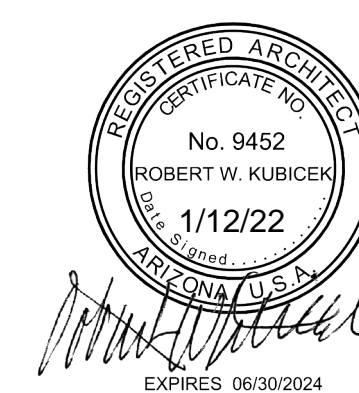
C STUCCO SYSTEM:
MFG: SHERWIN WILLIAMS
COLOR: ELECTRIC LIME
SPEC #: SW 6921-146-C5
FINISH: SMOOTH

F PARAPET CORNICE:
MFG: SHERWIN WILLIAMS
COLOR: NATURAL LINEN
SPEC: SW 9109 205-C1



SALAD AND GO AT PIMA FLR RETAIL

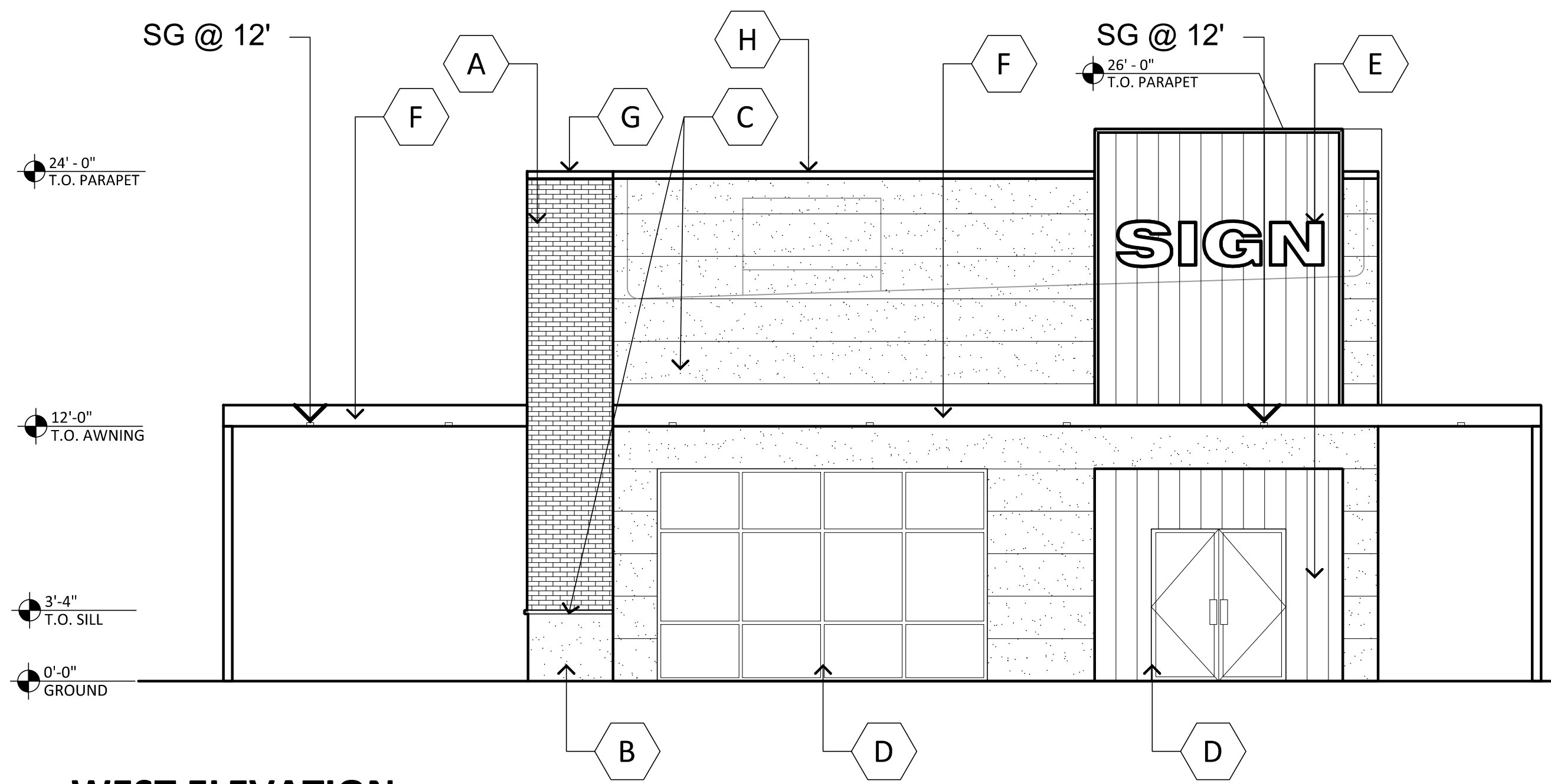
15236 N PIMA ROAD, SCOTTSDALE, AZ 85260
S OF SWC OF F L WRIGHT BLVD AND PIMA RD
DATE: 12-29-2021 (PRELIMINARY)



EL-1
PAD A

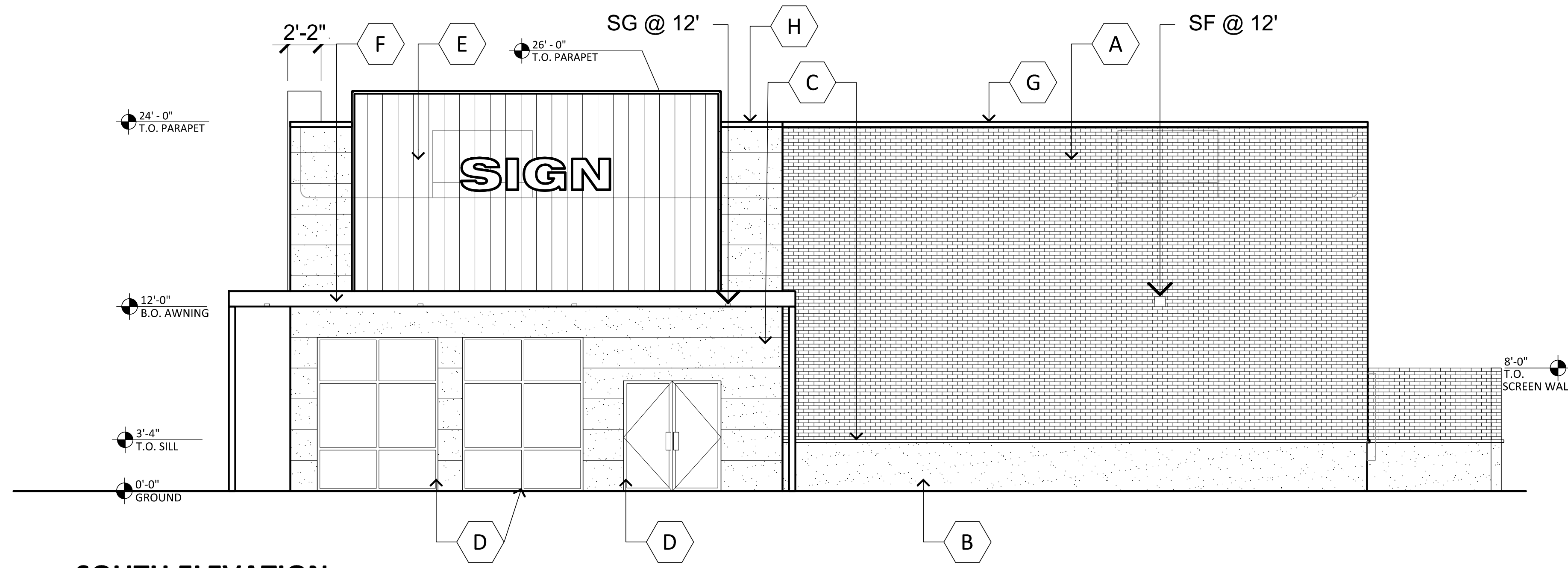
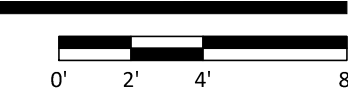
RKAA# 21183.00

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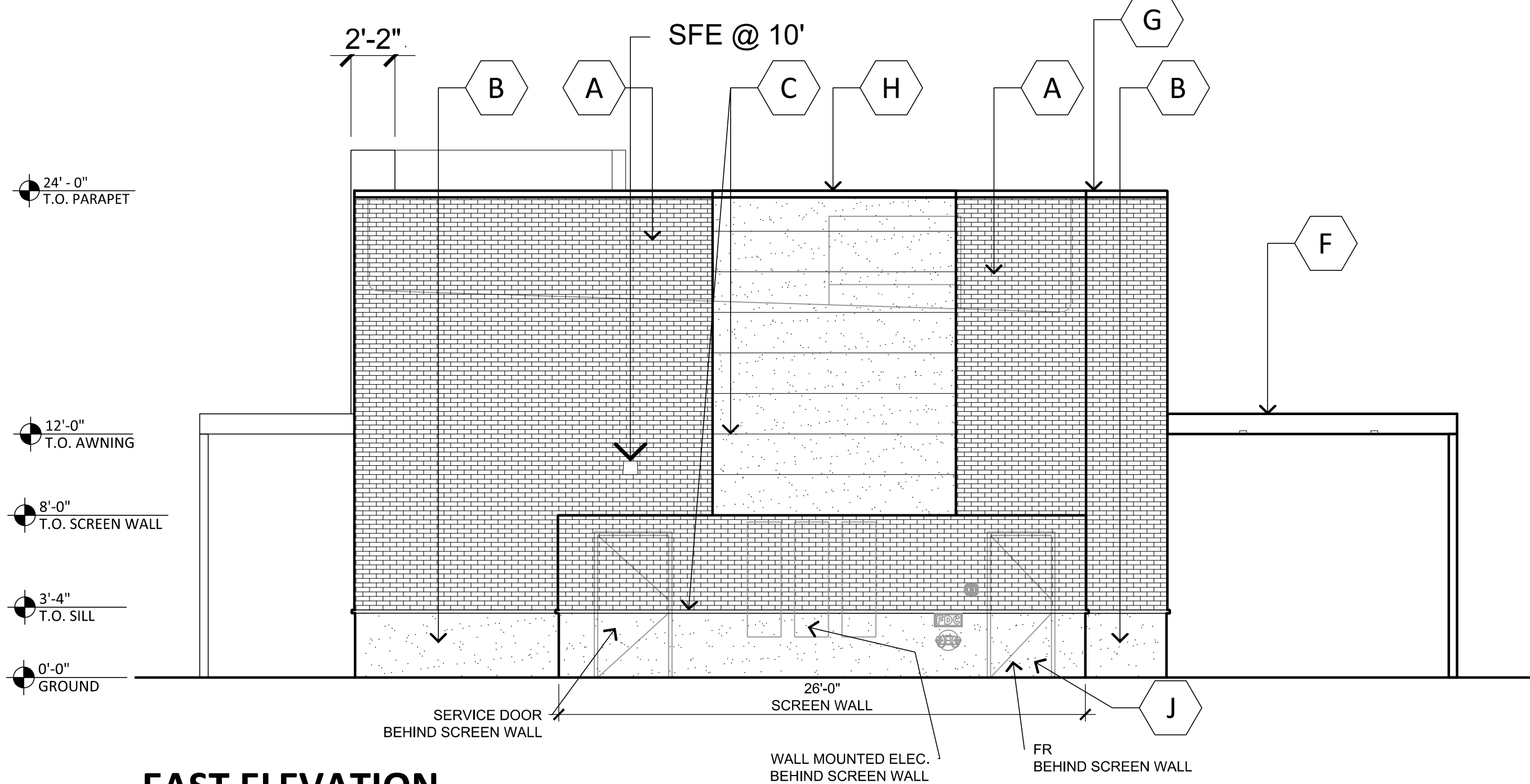
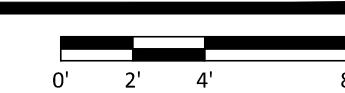
WEST ELEVATION

SCALE: 3/16" = 1'-0"



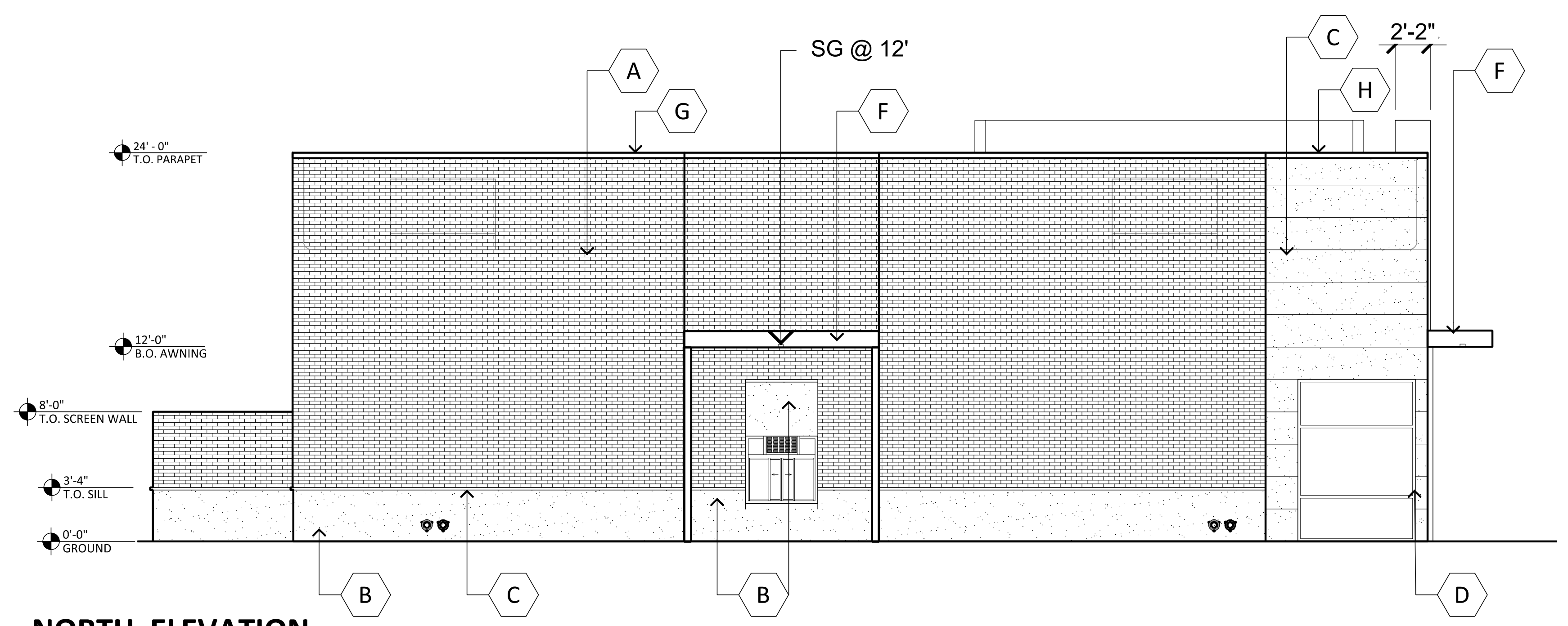
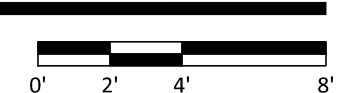
SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



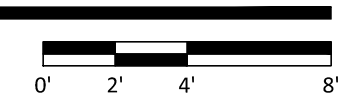
EAST ELEVATION

SCALE: 3/16" = 1'-0"



NORTH ELEVATION

SCALE: 3/16" = 1'-0"



MATERIAL AND COLORS

- | | | |
|--|--|---|
| <p>A BRICK VENEER:
FINISH: GRAIN
MFG: SUMMIT BRICK
COLOR: ANDIRON 853</p> <p>B PAINTED STUCCO:
FINISH: SMOOTH
MFG: SHERWIN WILLIAMS
COLOR: COPPER POT SW7709
LRV: 20</p> <p>C PAINTED STUCCO:
FINISH: SMOOTH
MFG: SHERWIN WILLIAMS
COLOR: NATURAL LINEN SW9109
LRV: 66</p> <p>D MULLIONS
MFG: KAWNEER
COLOR: CLEAR #14</p> | <p>E METAL PANELS:
SPEC: DSW 120
MFG: ATAS
COLOR: MATTE BLACK
SRI: 2</p> <p>F PAINTED METAL CANOPY:
MFG: SHERWIN WILLIAMS
COLOR: ANTLER VELVET SW9111
LRV: 43</p> <p>G PAINTED METAL CAP FLASHING:
MFG: SHERWIN WILLIAMS
COLOR: IRON ORE SW7069
LRV: 6</p> <p>H PAINTED METAL CAP FLASHING
MFG: SHERWIN WILLIAMS
COLOR: NATURAL LINEN SW9109
LRV: 66</p> | <p>J PAINTED HOLLOW METAL DOORS:
MFG: SHERWIN WILLIAMS
COLOR: IRON ORE SW7069
LRV: 6</p> |
|--|--|---|

PIMA FLR RETAIL
15236 N PIMA ROAD SCOTTSDALE AZ 85260
S OF SWC OF PIMA RD AND ARRIBA DRIVE
DATE: 12-27-2021 (PRELIMINARY)

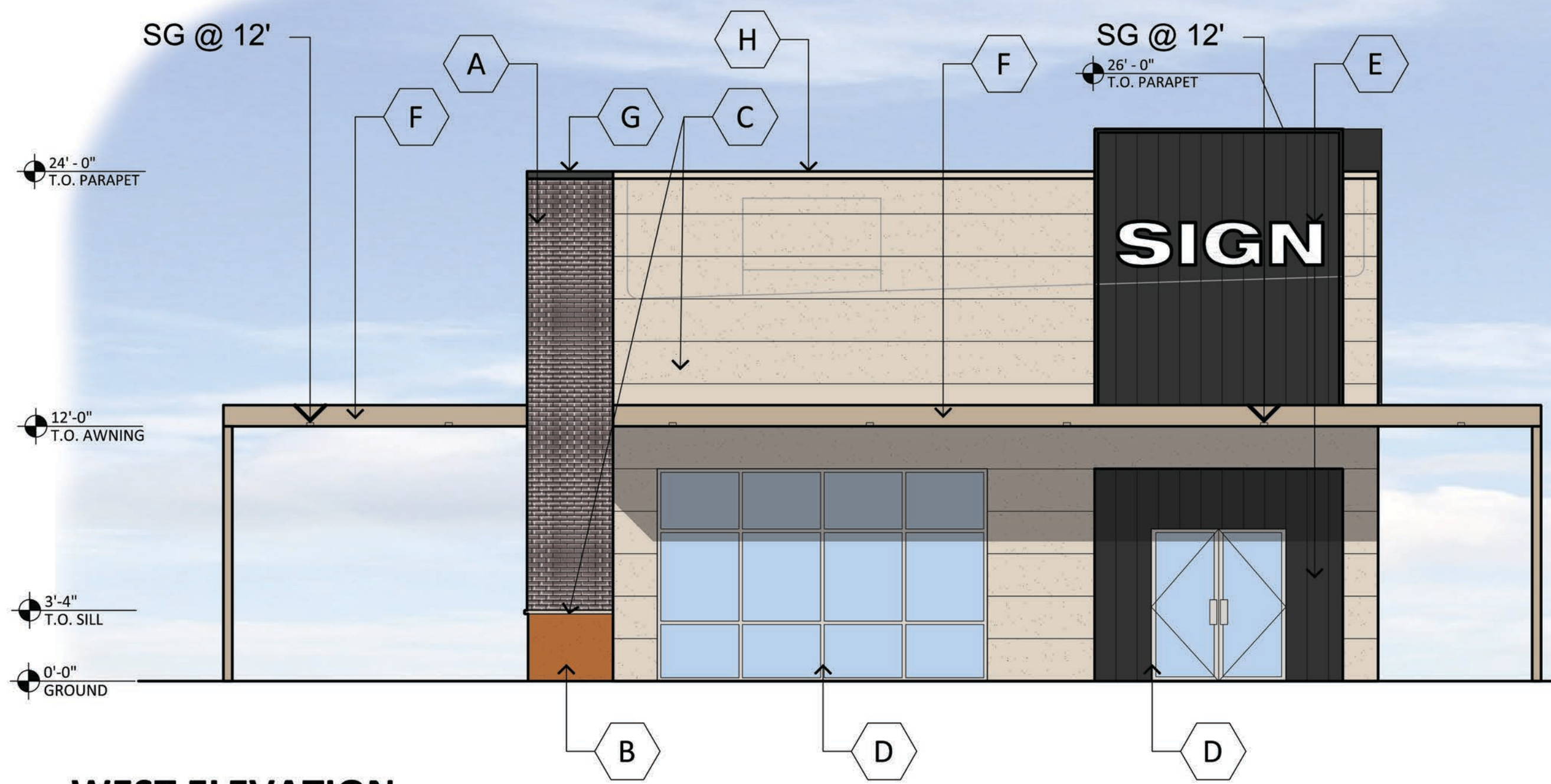


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EL-1
PAD B

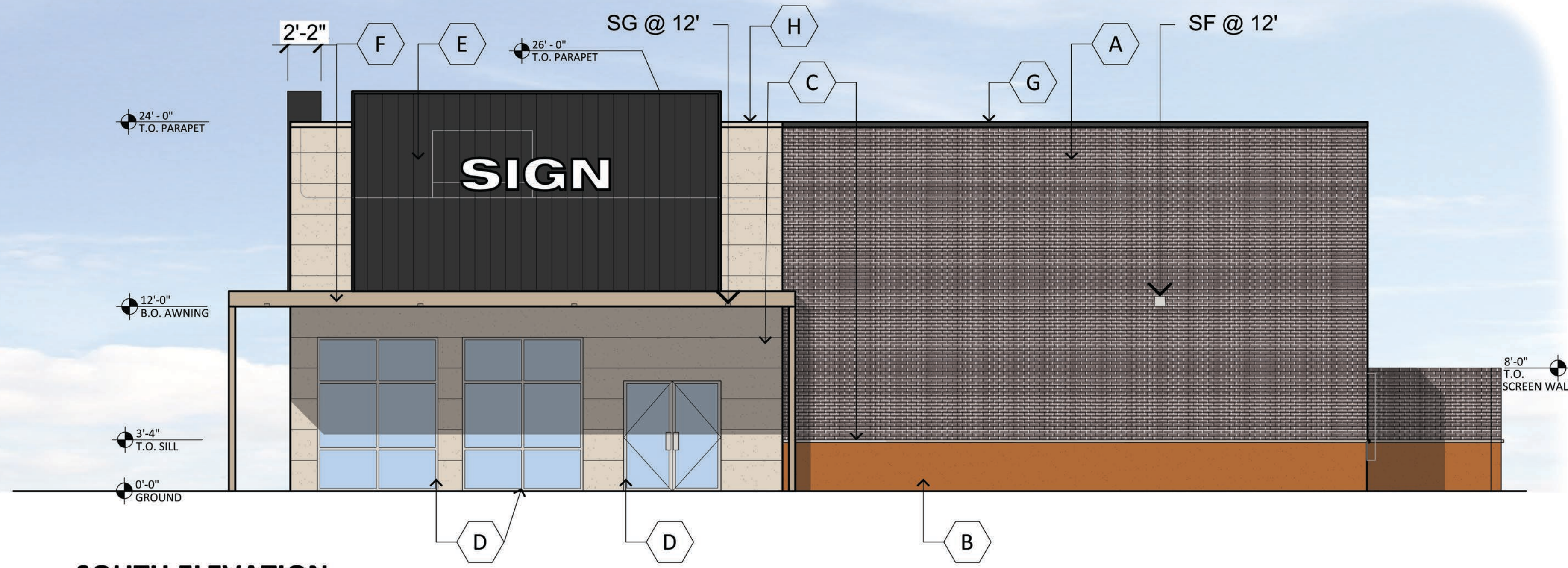
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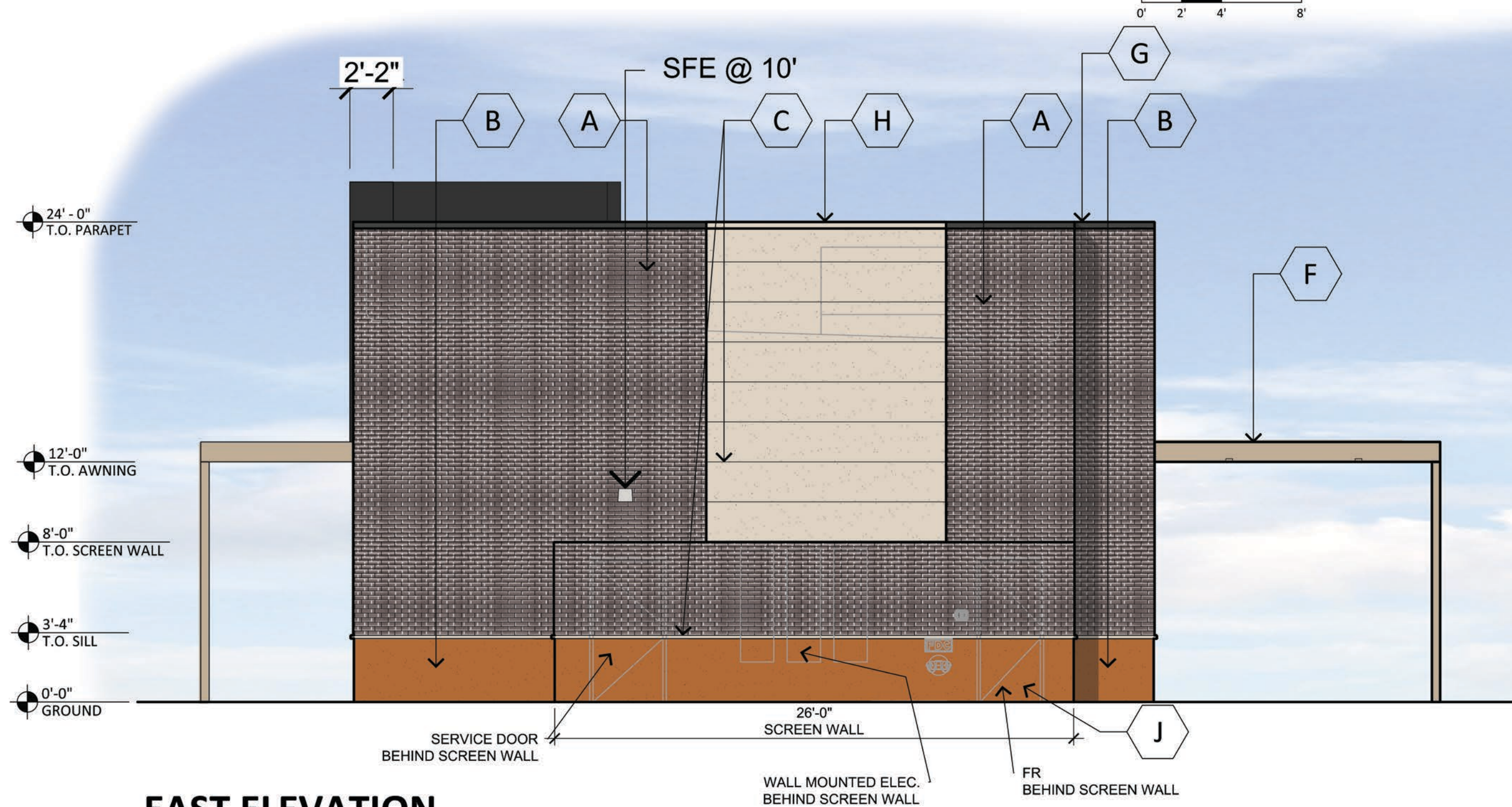
WEST ELEVATION

SCALE: 3/16" = 1'-0"



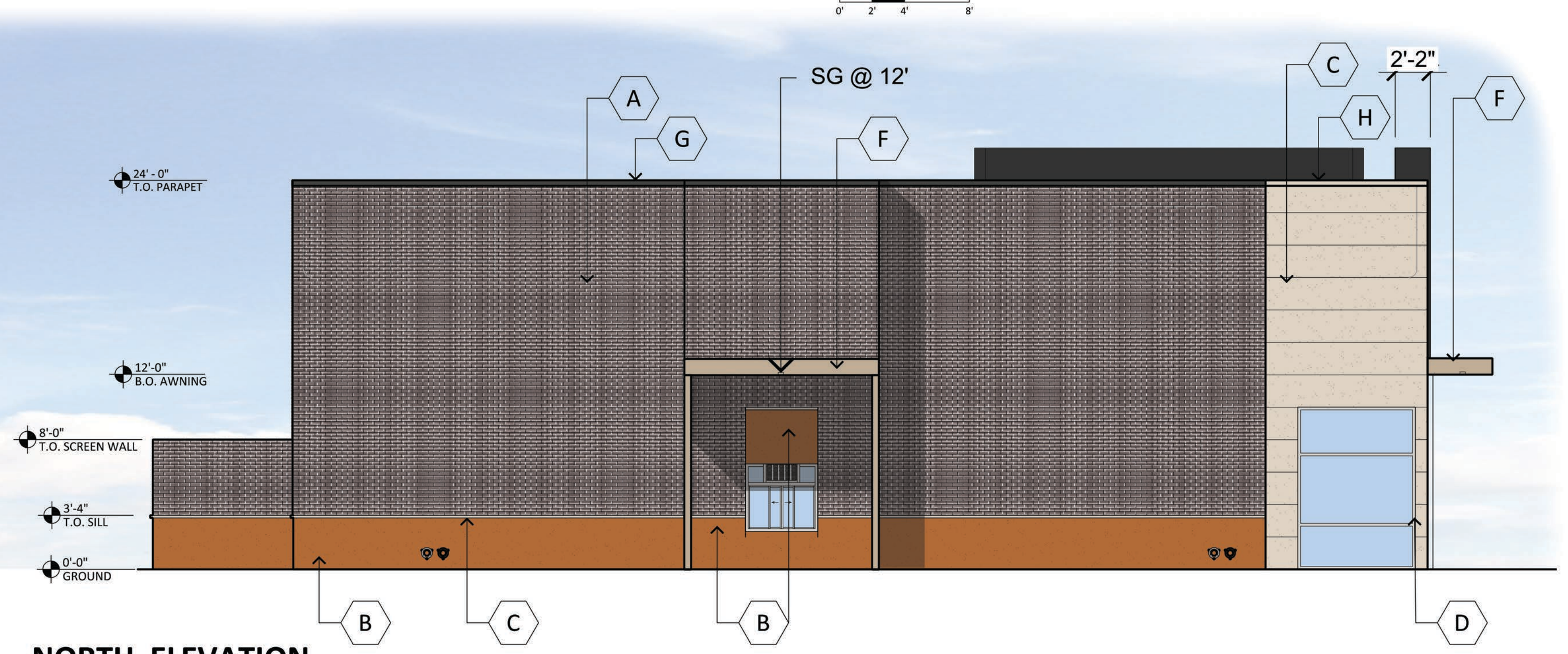
SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



EAST ELEVATION

SCALE: 3/16" = 1'-0"



NORTH ELEVATION

SCALE: 3/16" = 1'-0"

MATERIAL AND COLORS

- | | | |
|--|--|---|
| <p>A BRICK VENEER:
FINISH: GRAIN
MFG: SUMMIT BRICK
COLOR: ANDIRON 853</p> <p>B PAINTED STUCCO:
FINISH: SMOOTH
MFG: SHERWIN WILLIAMS
COLOR: COPPER POT SW7709
LRV: 20</p> <p>C PAINTED STUCCO:
FINISH: SMOOTH
MFG: SHERWIN WILLIAMS
COLOR: NATURAL LINEN SW9109
LRV: 66</p> <p>D MULLIONS
MFG: KAWNEER
COLOR: CLEAR #14</p> | <p>E METAL PANELS:
SPEC: DSW 120
MFG: ATAS
COLOR: MATTE BLACK
SRI: 2</p> <p>F PAINTED METAL CANOPY:
MFG: SHERWIN WILLIAMS
COLOR: ANTLER VELVET SW9111
LRV: 43</p> <p>G PAINTED METAL CAP FLASHING:
MFG: SHERWIN WILLIAMS
COLOR: IRON ORE SW7069
LRV: 6</p> <p>H PAINTED METAL CAP FLASHING
MFG: SHERWIN WILLIAMS
COLOR: NATURAL LINEN SW9109
LRV: 66</p> | <p>J PAINTED HOLLOW METAL DOORS:
MFG: SHERWIN WILLIAMS
COLOR: IRON ORE SW7069
LRV: 6</p> |
|--|--|---|

PIMA FLR RETAIL
15236 N PIMA ROAD SCOTTSDALE AZ 85260
S OF SWC OF PIMA RD AND ARRIBA DRIVE
DATE: 12-27-2021 (PRELIMINARY)

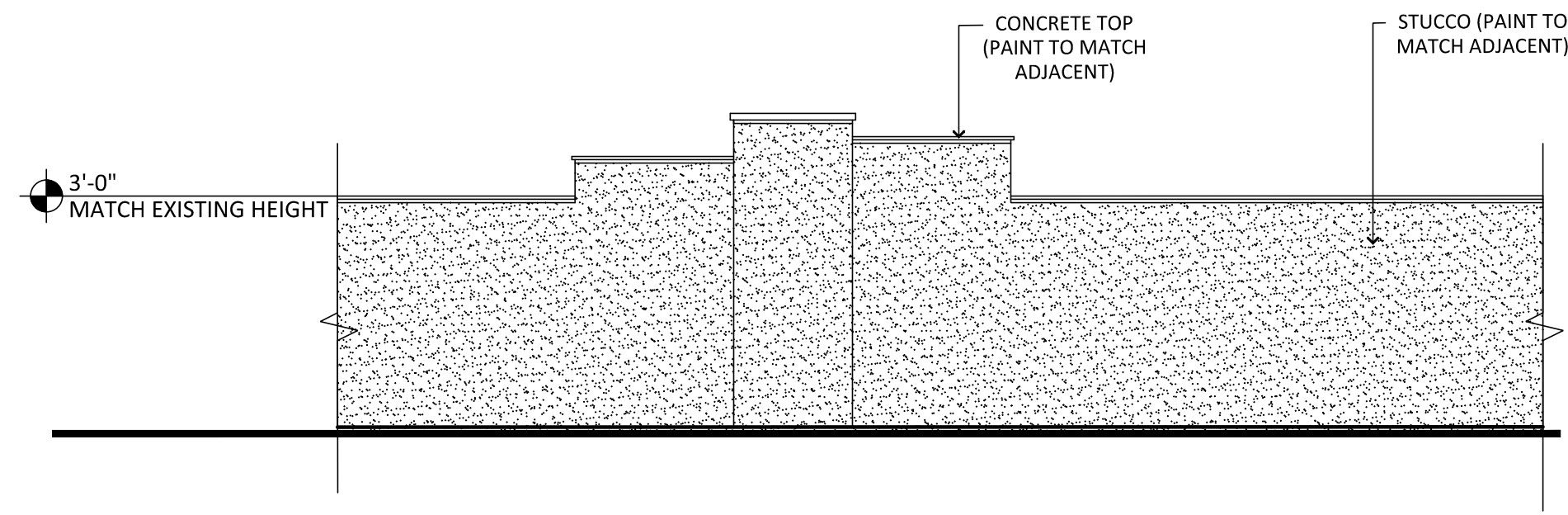


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EL-1
PAD B

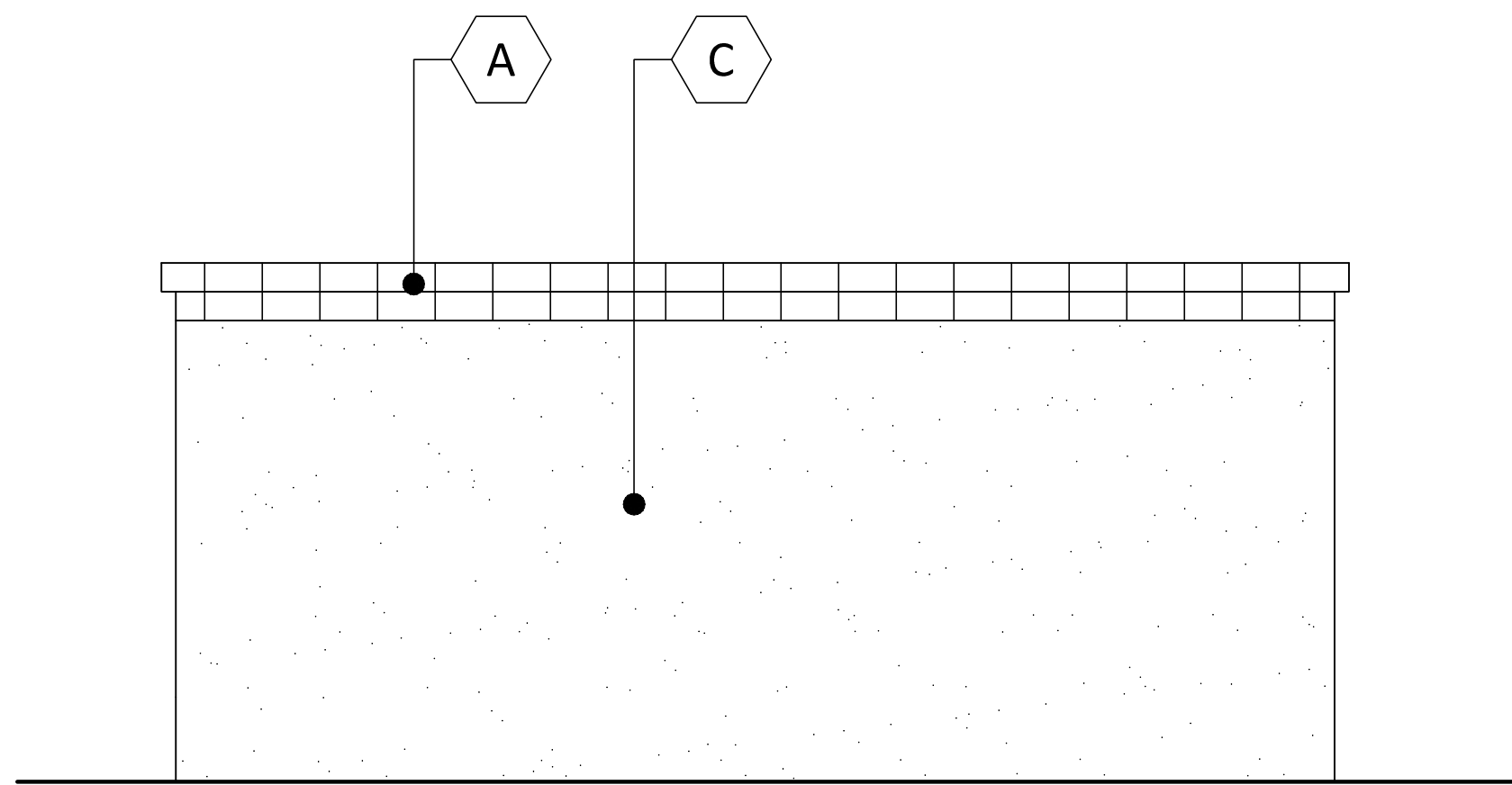
RKAA# 21181.00





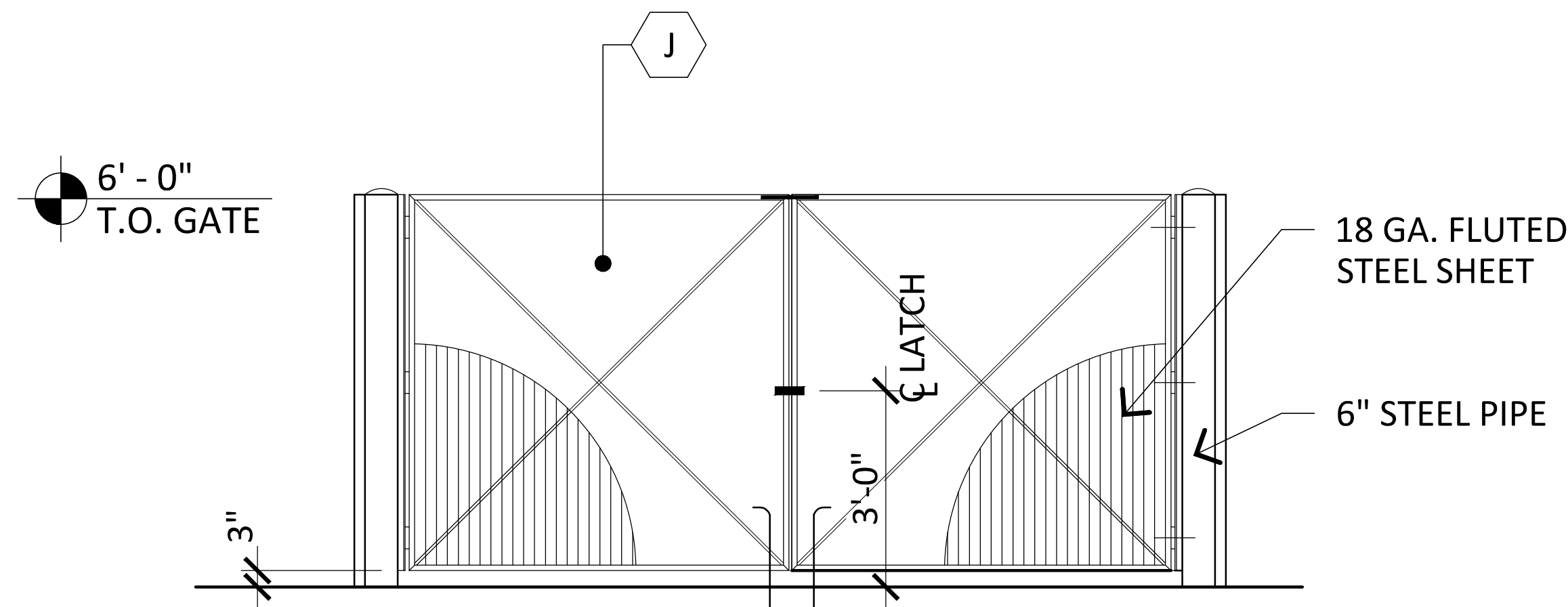
3' SCREEN WALL ELEVATION

SCALE: 1/2"=1'-0"



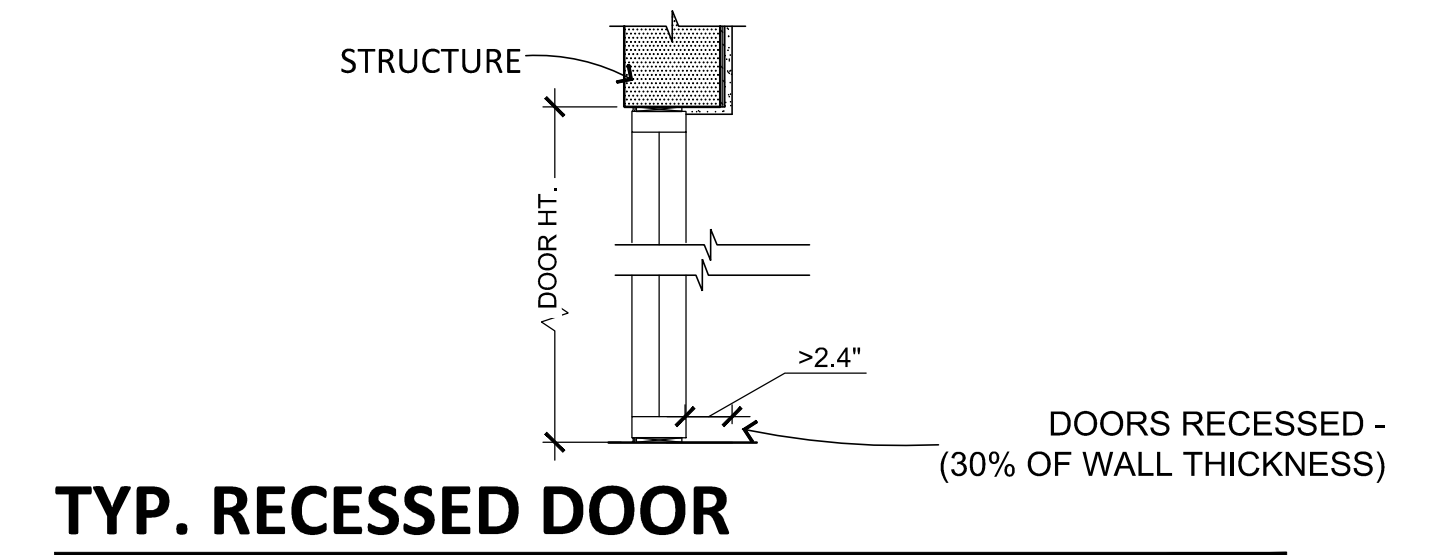
TRASH ENCLOSURE

SCALE: 1/2"=1'-0"



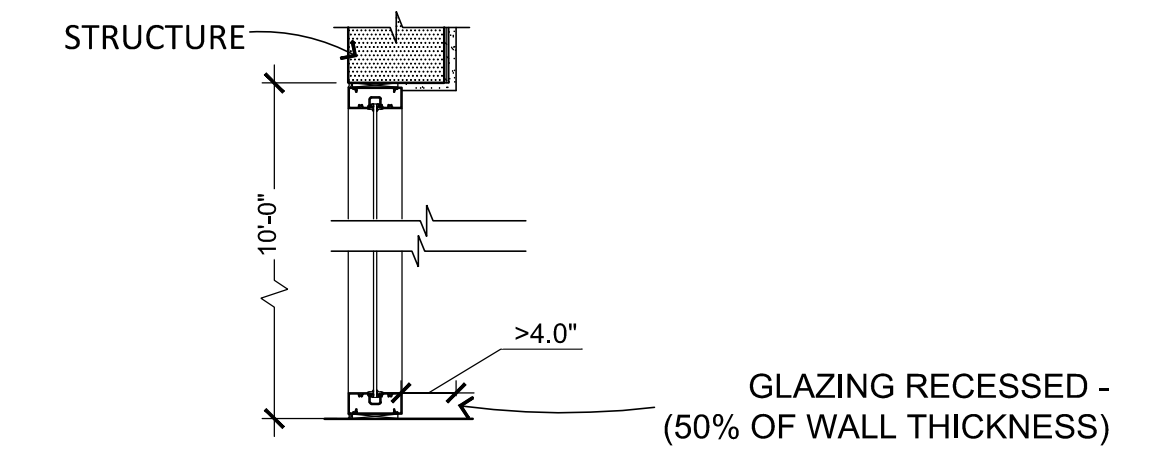
MATERIAL AND COLORS

- | | | |
|--|--|---|
| <p>A BRICK VENEER:
FINISH: GRAIN
MFG: SUMMIT BRICK
COLOR: ANDIRON 853</p> <p>B PAINTED STUCCO:
FINISH: SMOOTH
MFG: SHERWIN WILLIAMS
COLOR: COPPER POT SW7709
LRV: 20</p> <p>C PAINTED STUCCO:
FINISH: SMOOTH
MFG: SHERWIN WILLIAMS
COLOR: NATURAL LINEN SW9109
LRV: 66</p> <p>D MULLIONS
MFG: KAWNEER
COLOR: CLEAR #14</p> | <p>E METAL PANELS:
SPEC: DSW 120
MFG: ATAS
COLOR: MATTE BLACK
SRI: 2</p> <p>F PAINTED METAL CANOPY:
MFG: SHERWIN WILLIAMS
COLOR: ANTLER VELVET SW9111
LRV: 43</p> <p>G PAINTED METAL CAP FLASHING:
MFG: SHERWIN WILLIAMS
COLOR: IRON ORE SW7069
LRV: 6</p> <p>H PAINTED METAL CAP FLASHING
MFG: SHERWIN WILLIAMS
COLOR: NATURAL LINEN SW9109
LRV: 66</p> | <p>J PAINTED HOLLOW METAL DOORS:
MFG: SHERWIN WILLIAMS
COLOR: IRON ORE SW7069
LRV: 6</p> |
|--|--|---|



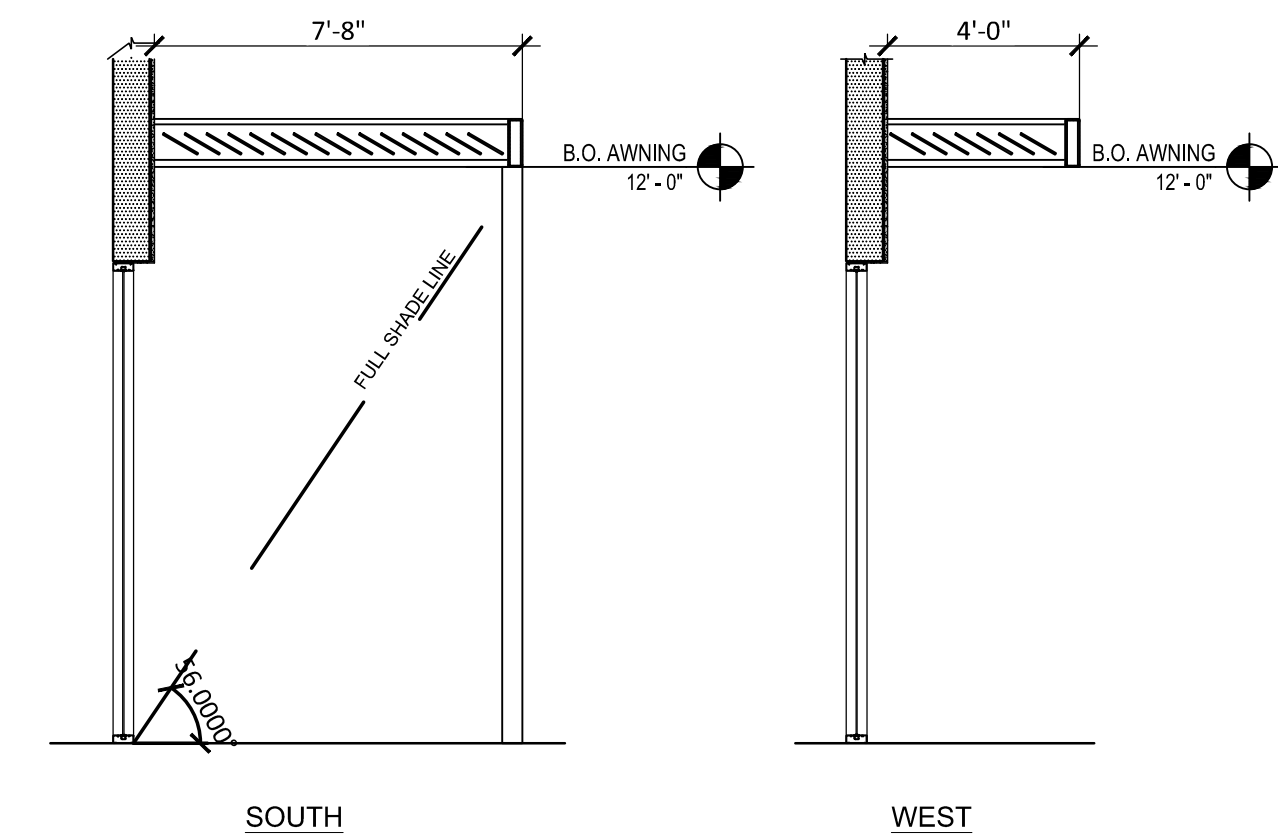
TYP. RECESSED DOOR

SCALE: 3/4"=1'-0"



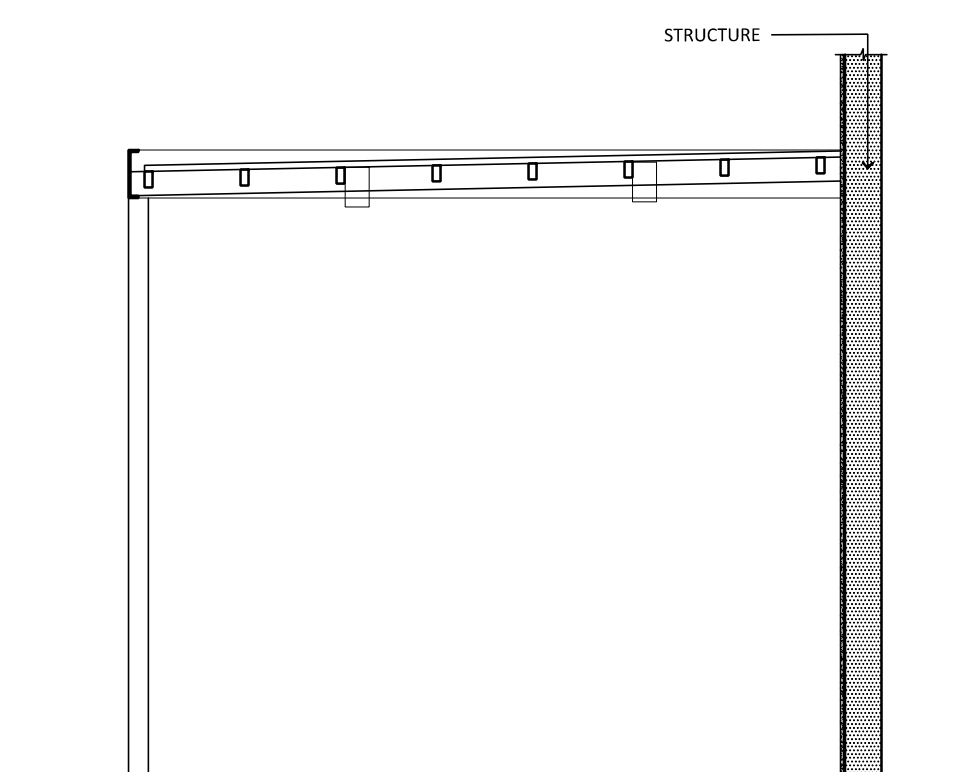
TYP. RECESSED GLAZING

SCALE: 3/4"=1'-0"



TYP. AWNING DETAILS

SCALE: 1/4"=1'-0"



TYP. DRIVE THRU CANOPY DETAILS

SCALE: 1/4"=1'-0"

PIMA FLR RETAIL
15236 N PIMA ROAD SCOTTSDALE AZ 85260
S OF SWC OF PIMA RD AND ARRIBA DRIVE
DATE: 12-27-2021 (PRELIMINARY)

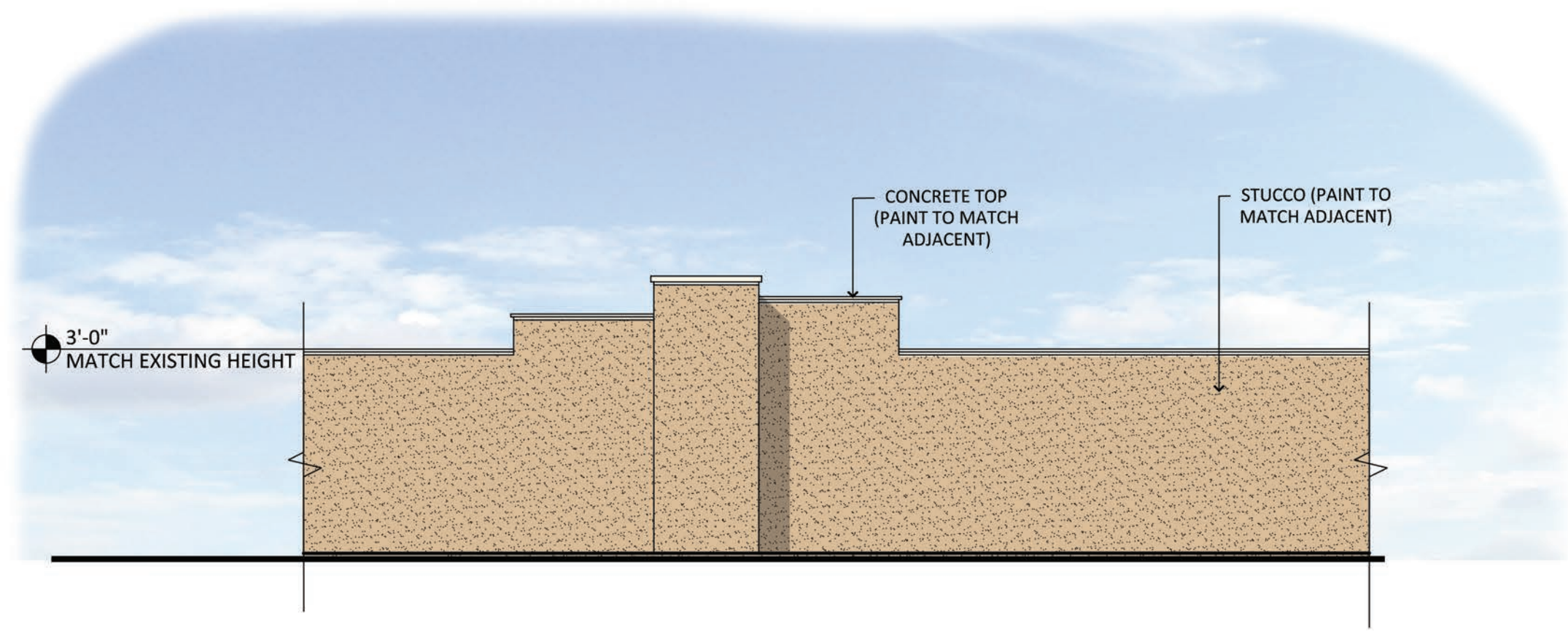


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SD-1
SITE DETAILS

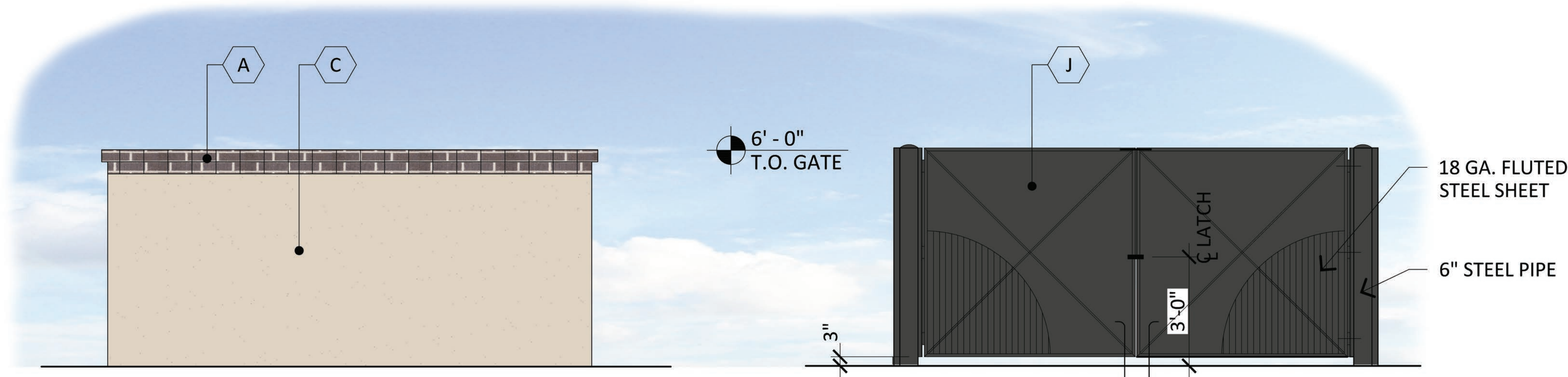
RKAA# 21181.00





3' SCREEN WALL ELEVATION

SCALE: 1/2"=1'-0"

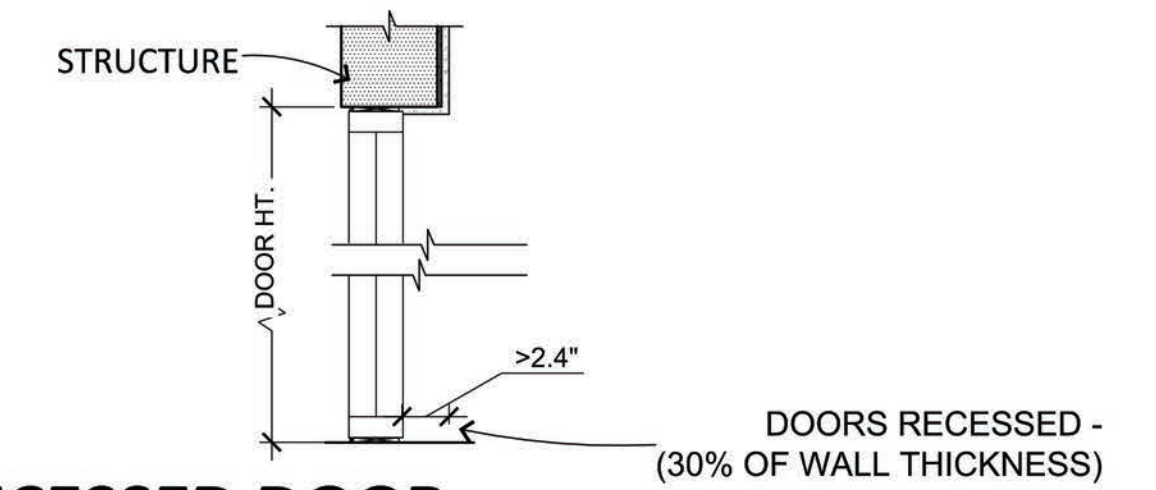


TRASH ENCLOSURE

SCALE: 1/2"=1'-0"

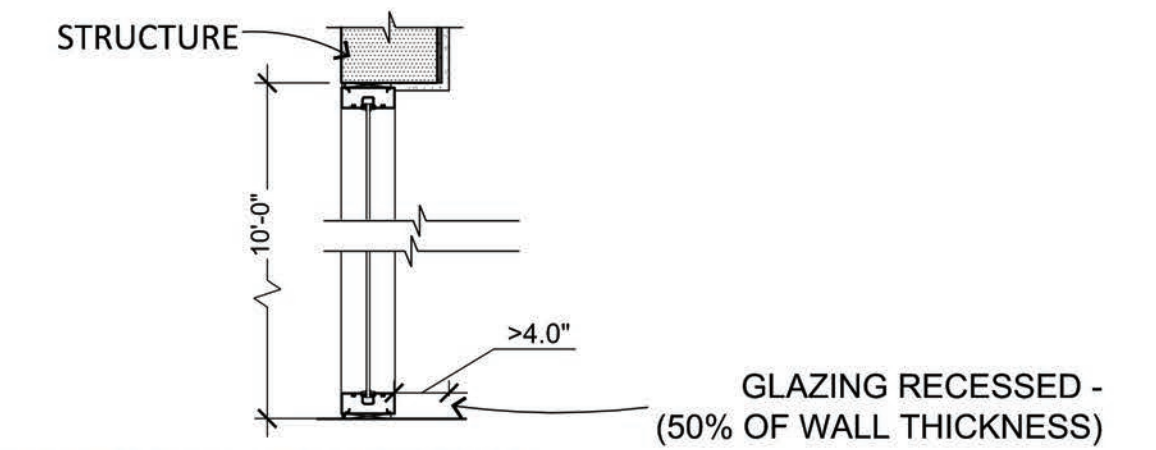
MATERIAL AND COLORS

- | | | |
|--|--|---|
| <p>A BRICK VENEER:
FINISH: GRAIN
MFG: SUMMIT BRICK
COLOR: ANDIRON 853</p> <p>B PAINTED STUCCO:
FINISH: SMOOTH
MFG: SHERWIN WILLIAMS
COLOR: COPPER POT SW7709
LRV: 20</p> <p>C PAINTED STUCCO:
FINISH: SMOOTH
MFG: SHERWIN WILLIAMS
COLOR: NATURAL LINEN SW9109
LRV: 66</p> <p>D MULLIONS
MFG: KAWNEER
COLOR: CLEAR #14</p> | <p>E METAL PANELS:
SPEC: DSW 120
MFG: ATAS
COLOR: MATTE BLACK
SRI: 2</p> <p>F PAINTED METAL CANOPY:
MFG: SHERWIN WILLIAMS
COLOR: ANTLER VELVET SW9111
LRV: 43</p> <p>G PAINTED METAL CAP FLASHING:
MFG: SHERWIN WILLIAMS
COLOR: IRON ORE SW7069
LRV: 6</p> <p>H PAINTED METAL CAP FLASHING
MFG: SHERWIN WILLIAMS
COLOR: NATURAL LINEN SW9109
LRV: 66</p> | <p>J PAINTED HOLLOW METAL DOORS:
MFG: SHERWIN WILLIAMS
COLOR: IRON ORE SW7069
LRV: 6</p> |
|--|--|---|



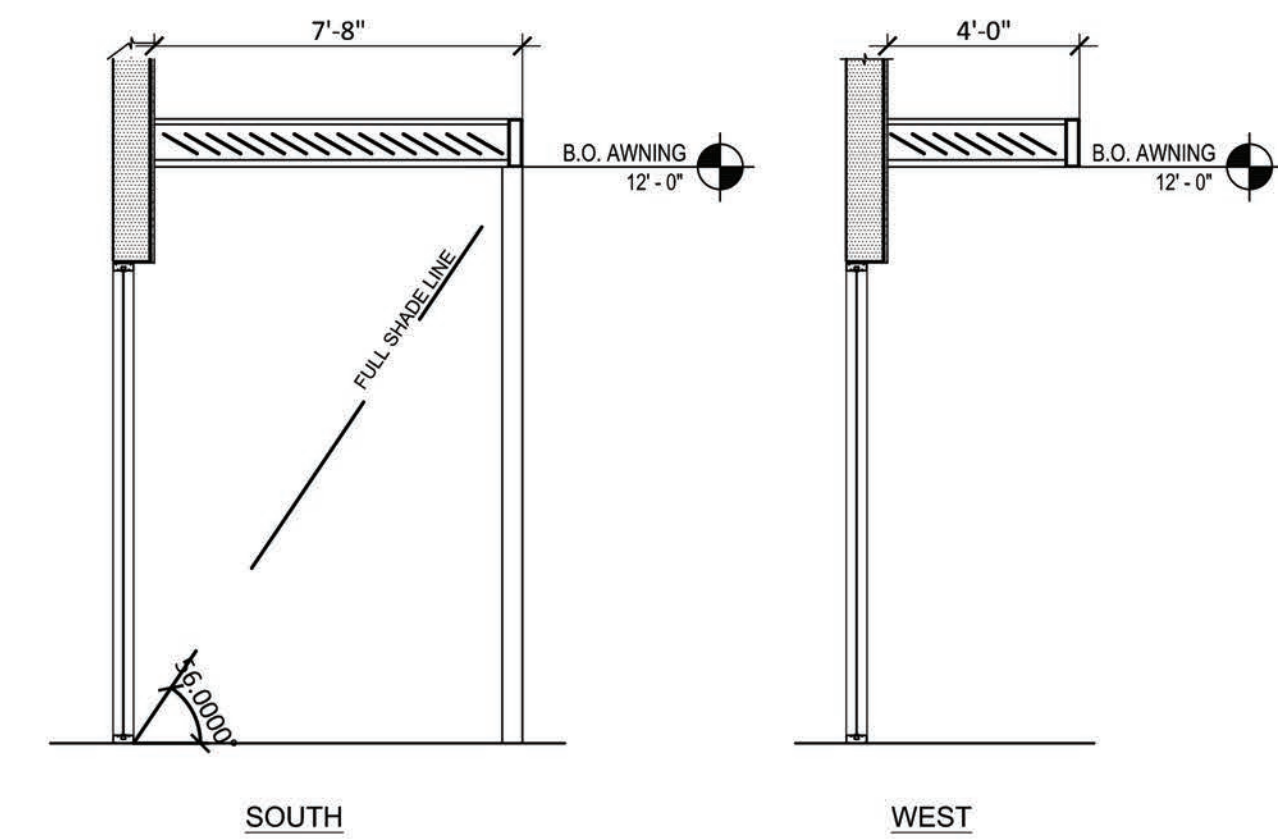
TYP. RECESSED DOOR

SCALE: 3/4"=1'-0"



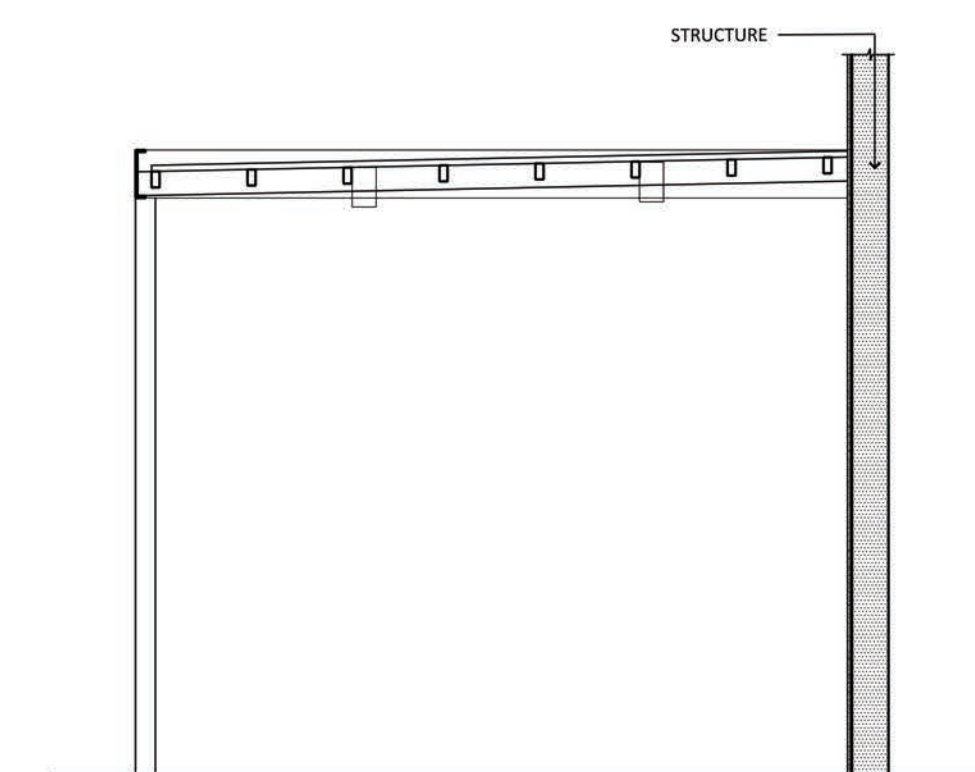
TYP. RECESSED GLAZING

SCALE: 3/4"=1'-0"



TYP. AWNING DETAILS

SCALE: 1/4"=1'-0"



TYP. DRIVE THRU CANOPY DETAILS

SCALE: 1/4"=1'-0"

PIMA FLR RETAIL
15236 N PIMA ROAD SCOTTSDALE AZ 85260
S OF SWC OF PIMA RD AND ARRIBA DRIVE
DATE: 12-27-2021 (PRELIMINARY)



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SD-1
SITE DETAILS

RKAA# 21181.00

