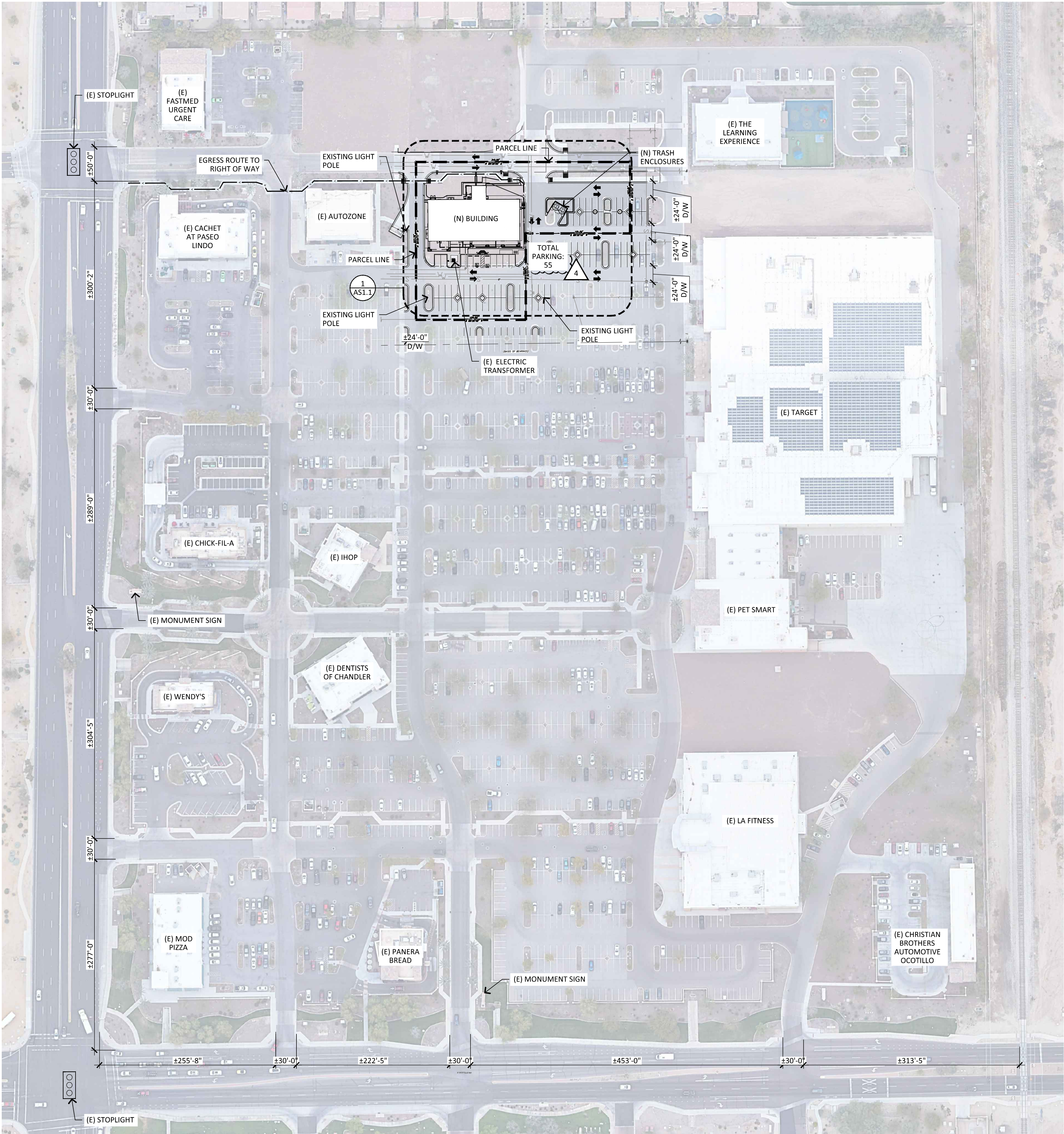




1

OVERALL SITE PLAN

SCALE: 1" = 80'-0"

NORTH

PROJECT DIRECTORY

OWNER
PASEO LINDO SHOPPING CENTER, LLC
1066 IRONSHOE CT
WALNUT, CA 91789
CONTACT: GEORGE YAO

ARCHITECT
ROBERT KUBICEK ARCHITECTS & ASSOCIATES
2233 E THOMAS RD
PHOENIX, AZ 85016
CONTACT: RANDY HAISLET
PHONE: (602) 955-3900
FAX: (602) 955-0496
E-MAIL: rhailet@rkaa.com

SITE INFORMATION

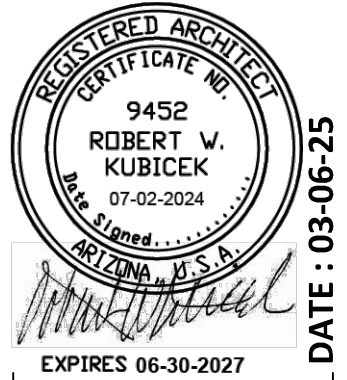
PROPOSED USE:	NEW COMMERCIAL BUILDING
LOCATION:	ARIZONA AVENUE AND OCOTILLO RD CHANDLER, AZ 85286
PARCEL NO.:	303-85-814
EXISTING ZONING:	PAD
PROPOSED USE:	MIXED USE COMMERCIAL
TOTAL LOT AREA:	51,941 S.F. (1.19 ACRES)
BUILDING AREA	9,806 S.F. 4
TOTAL BUILDING AREA:	9,806 S.F.
ALLOWABLE LOT COVERAGE:	80%
PROPOSED LOT COVERAGE:	9,806 S.F. / 51,941 S.F. = 18.8%
ALLOWABLE MAX. HEIGHT:	45'-0"
PROPOSED MAX. HEIGHT:	30'-0"
PARKING REQUIREMENT:	1 SPACE /200 S.F.
REQUIRED ADA PARKING:	9,806 S.F. / 200 S.F. = 49 SPACES
ADA PARKING PROVIDED:	2 SPACES

LEGEND

	DETAIL REFERENCE
	SHEET NUMBER
	TRAFFIC FLOW DIRECTION



RKAA
ARCHITECTS
2233 EAST THOMAS ROAD, PHOENIX, ARIZONA 85016
602-955-3900
RCAA.COM



DATE	OWNER CHANGES	CITY COMMENTS	ADDITIONS	SRP COMMENTS
08-22-24				
09-18-24				
10-31-24				
02-17-24				

OVERALL SITE PLAN

NOTICE OF ALTERNATE BILLING ON PAYMENT CYCLE:
THE CONTRACT MAY ALLOW THE OWNER TO REQUIRE
THE SUBMISSION OF BILLING ON ESTIMATES IN
BILLING CYCLES OTHER THAN THIRTY DAYS. THIS
CONTRACT MAY ALLOW OWNER TO MAKE PAYMENT
ON A 15 DAY CYCLE. THE BILLING CYCLE AFTER
CERTIFICATION AND APPROVAL OF BILLING AND
ESTIMATES. A WRITTEN DESCRIPTION OF EACH CYCLE
BILLING CYCLE APPLICABLE TO THE PROJECT IS
AVAILABLE FROM OWNER OR DESIGNATED AGENT.
NAME:
ADDRESS:
CONTACT: Name
PHONE:

NEW COMMERCIAL PAD
PAD 58 AT PASEO LINDO SHOPPING CENTER
NEC OF ARIZONA AVE AND OCOTILLO RD.
CHANDLER, AZ

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PERMISSION OF THE CORPORATION.

design by: RH
drawn by: RL
checked by: RH

AS1.0
project #: 23057