

1 OVERALL SITE PLAN
SCALE: 1" = 80'-0"

PROJECT DIRECTORY

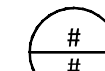

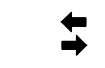
OWNER
PASEO LINDO SHOPPING CENTER, LLC
1066 IRONSHOE CT
WALNUT, CA 91789
CONTACT: GEORGE YAO

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

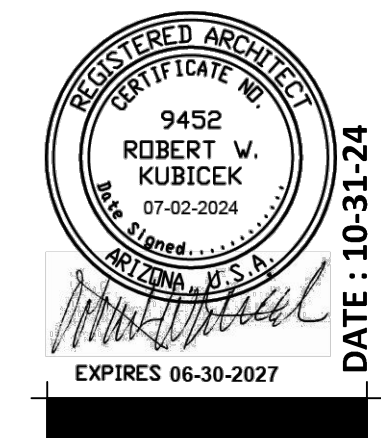
PROPOSED USE:	NEW COMMERCIAL BUILDING
LOCATION:	ARIZONA AVENUE AND OCOTILLO RD CHANDLER, AZ 85286
PARCEL NO.:	303-85-814
EXISTING ZONING:	PAD
PROPOSED USE:	MIXED USE COMMERCIAL
TOTAL LOT AREA:	51,941 S.F. (1.19 ACRES)
BUILDING AREA:	TOTAL BUILDING AREA: 9,782 S.F.
ALLOWABLE LOT COVERAGE:	80%
PROPOSED LOT COVERAGE:	9,782 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:	9,782 S.F. / 200 S.F. = 49 SPACES
ADA PARKING PROVIDED:	2 SPACES

LEGEND

-  — DETAIL REFERENCE
-  — SHEET NUMBER
-  — TRAFFIC FLOW DIRECTION



RKAA
ARCHITECTS & ASSOCIATES
2233 EAST THOMAS ROAD, PHOENIX, ARIZONA 85016
602-955-3900



DATE	DESCRIPTION
08-22-24	OWNER CHANGES
09-18-24	CITY COMMENTS
10-31-24	ADDITIONS

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

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

CONSTRUCTION SET_11-12-24

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

AS1.0
project #: 23057