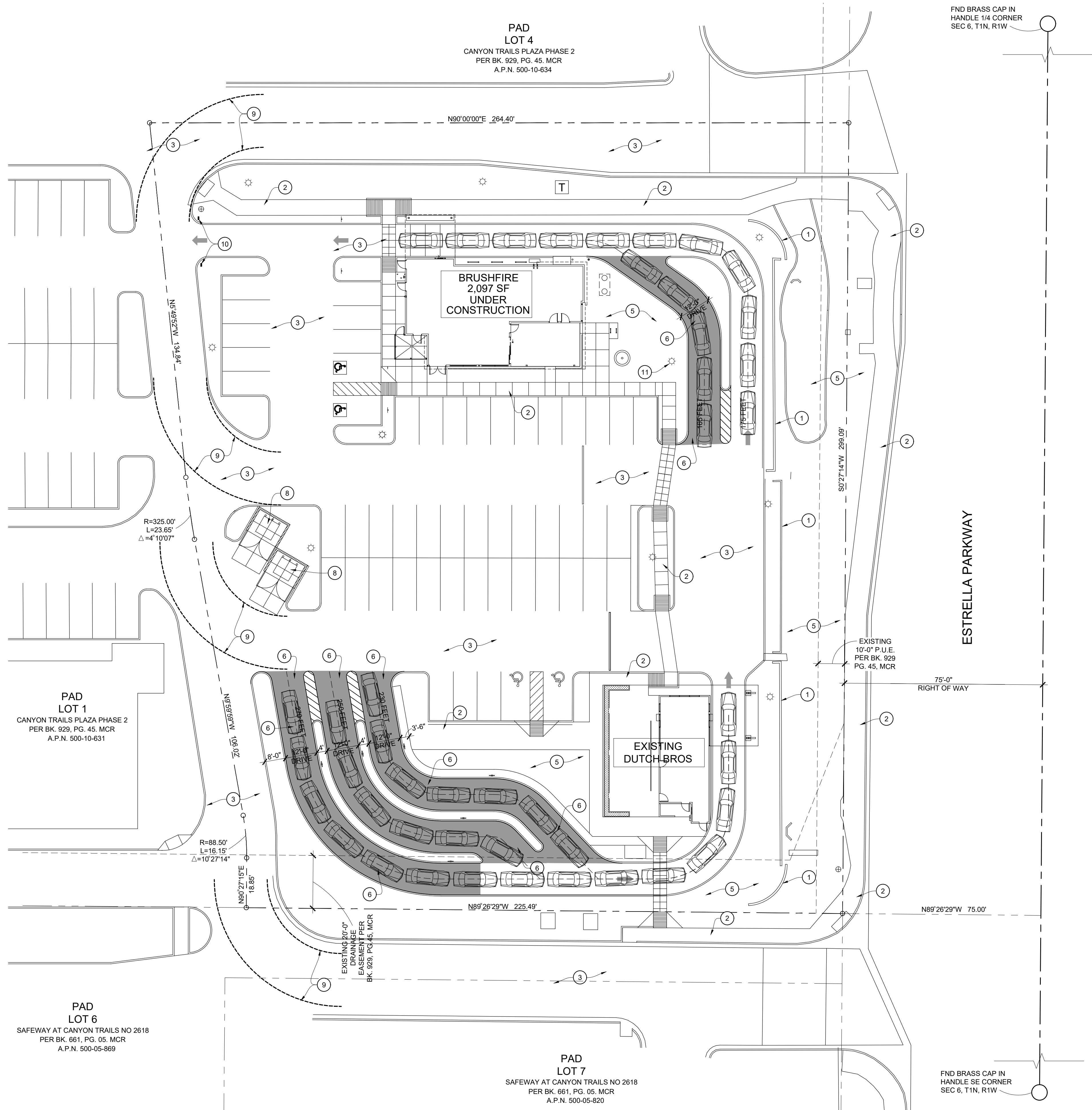




1 SITE PLAN

PROJECT TEAM

OWNER:
BAE ESTRELLA, L.L.C.

P.O. BOX 6177
PEORIA, AZ 85285
CONTACT: BILL CANTIERI
PHONE: 480-818-9736

DESIGN:
THREADED STUDIOS

4501 NORTH 22nd STREET, SUITE 220
CONTACT: JOHN MEISSNER

LANDSCAPE:
COLLABORATIVE V DESIGN STUDIO, INC.

7116 E. 1ST AVE., SUITE 103
SCOTTSDALE, AZ 85251
CONTACT: AARON HILLMAN
PHONE: 480.347.0590

KEYNOTES:

- EXISTING SCREEN WALL TO REMAIN.
- EXISTING PEDESTRIAN SIDEWALK TO REMAIN.
- EXISTING ASPHALT DRIVE TO REMAIN.
- EXISTING PARKING STALLS TO REMAIN.
- EXISTING LANDSCAPE AREA TO REMAIN.
- SHADED AREA INDICATED PROPOSED ASPHALT ENTRY DRIVE.
- NEW LANDSCAPE AREA, REFER TO LANDSCAPE DRAWINGS.
- EXISTING REFUSE ENCLOSURE TO REMAIN.
- DASHED LINE INDICATES FIRE TRUCK TURNING RADIUS. (MIN. 29 FOOT INSIDE AND 48 FOOT OUTSIDE)
- EXISTING EXIT ONLY SIGN, TO REMAIN.
- EXISTING LIGHT POLE FIXTURE TO BE RELOCATED.

EXISTING SITE DATA:

EXISTING BRUSH FIRE PROPOSED BUILDING AND SITE

ZONING:	PAD	
PARCEL:	35,175 S.F. (.81 ACRES)	
BUILDING AREA:	2,835 S.F.	
F.A.R.:	.08%	
CONSTRUCTION TYPE:	V-B WITH FIRE SPRINKLER SYSTEM	
OCCUPANCY GROUP:	A-2	
<u>PARKING REQUIREMENTS</u>		
SERVICE AREA	1,482 S.F.	
REQUIRED PARKING	(1 SPACE / 150 S.F.)	= 10 SPACES
INDOOR DINING	492 S.F.	
REQUIRED PARKING	(1 SPACE / 50 S.F.)	= 10 SPACES
PATIO AREA	428 S.F.	
PARKING REQUIRED:	(1 SPACE / 150 S.F.)	= 3 SPACES

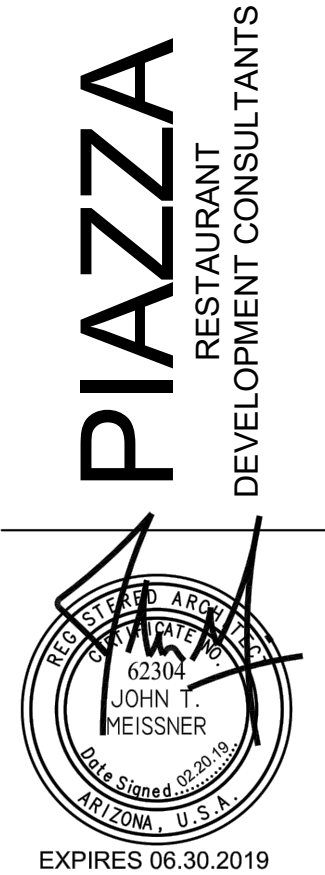
EXISTING DUTCH BROS BUILDING AND SITE:

PARCEL	37,902 S.F. (.87 ACRES)	
BUILDING AREA:	1,690 S.F.	
F.A.R.:	.04%	
CONSTRUCTION TYPE:	V-B	
OCCUPANCY GROUP:	A-2	
<u>PARKING REQUIREMENTS</u>		
SERVICE AREA	845 S.F.	
REQUIRED PARKING	(1 SPACE / 150 S.F.)	= 6 SPACES
INDOOR DINING	0 S.F.	
REQUIRED PARKING	(1 SPACE / 50 S.F.)	= 0 SPACES
PATIO AREA:	845 S.F.	
PARKING REQUIRED:	(1 SPACE / 150 S.F.)	= 6 SPACE

TOTAL REQUIRED PARKING:	35 SPACES
TOTAL PROVIDED PARKING:	52 SPACES INCLUDES 4 ADA SPACES

LEGAL DESCRIPTION

LOT 3, CANYON TRAILS PLAZA PHASE 2, ACCORDING TO BOOK 929 OF MAPS, PAGE 45, RECORDS OF MARICOPA COUNTY, ARIZONA.



BRUSHFIRE TACOS Y TAPAS
590 NORTH ESTRELLA PARKWAY
GOODYEAR, ARIZONA 85338

PROPOSED SITE PLAN

A1.0

DATE	REVISION
1	
2	
3	
4	
5	
6	