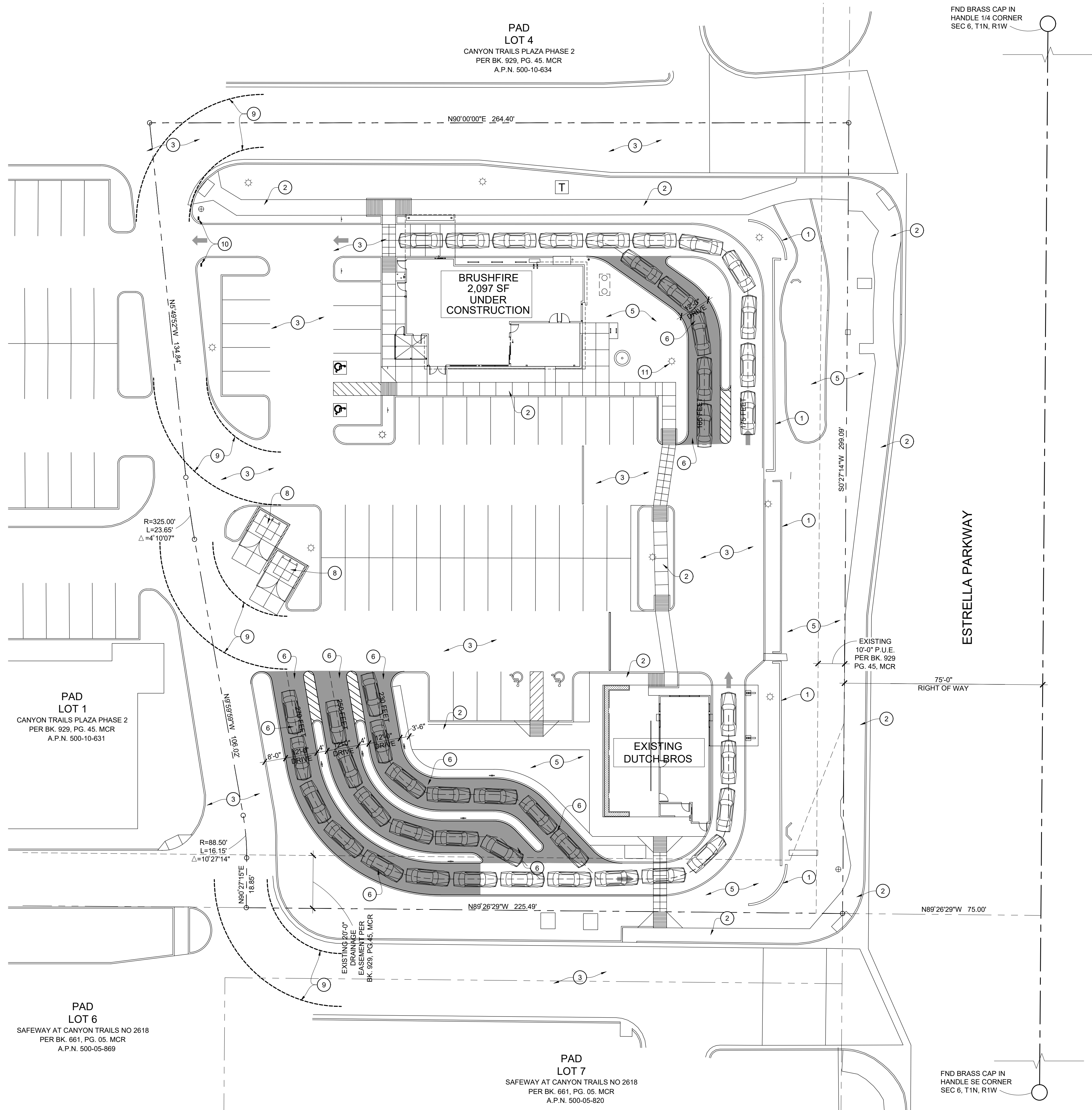




1 SITE PLAN

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:

1. EXISTING SCREEN WALL TO REMAIN.
2. EXISTING PEDESTRIAN SIDEWALK TO REMAIN.
3. EXISTING ASPHALT DRIVE TO REMAIN.
4. EXISTING PARKING STALLS TO REMAIN.
5. EXISTING LANDSCAPE AREA TO REMAIN.
6. SHADED AREA INDICATED PROPOSED ASPHALT ENTRY DRIVE.
7. NEW LANDSCAPE AREA, REFER TO LANDSCAPE DRAWINGS.
8. EXISTING REFUSE ENCLOSURE TO REMAIN.
9. DASHED LINE INDICATES FIRE TRUCK TURNING RADIUS, (MIN. 29 FOOT INSIDE AND 48 FOOT OUTSIDE)
10. EXISTING EXIT ONLY SIGN, TO REMAIN.
11. 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

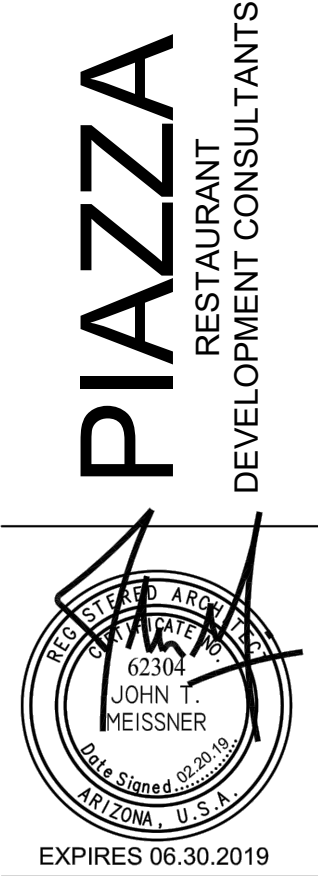
EXISTING DUTCH BROS BUILDING AND SITE:

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	