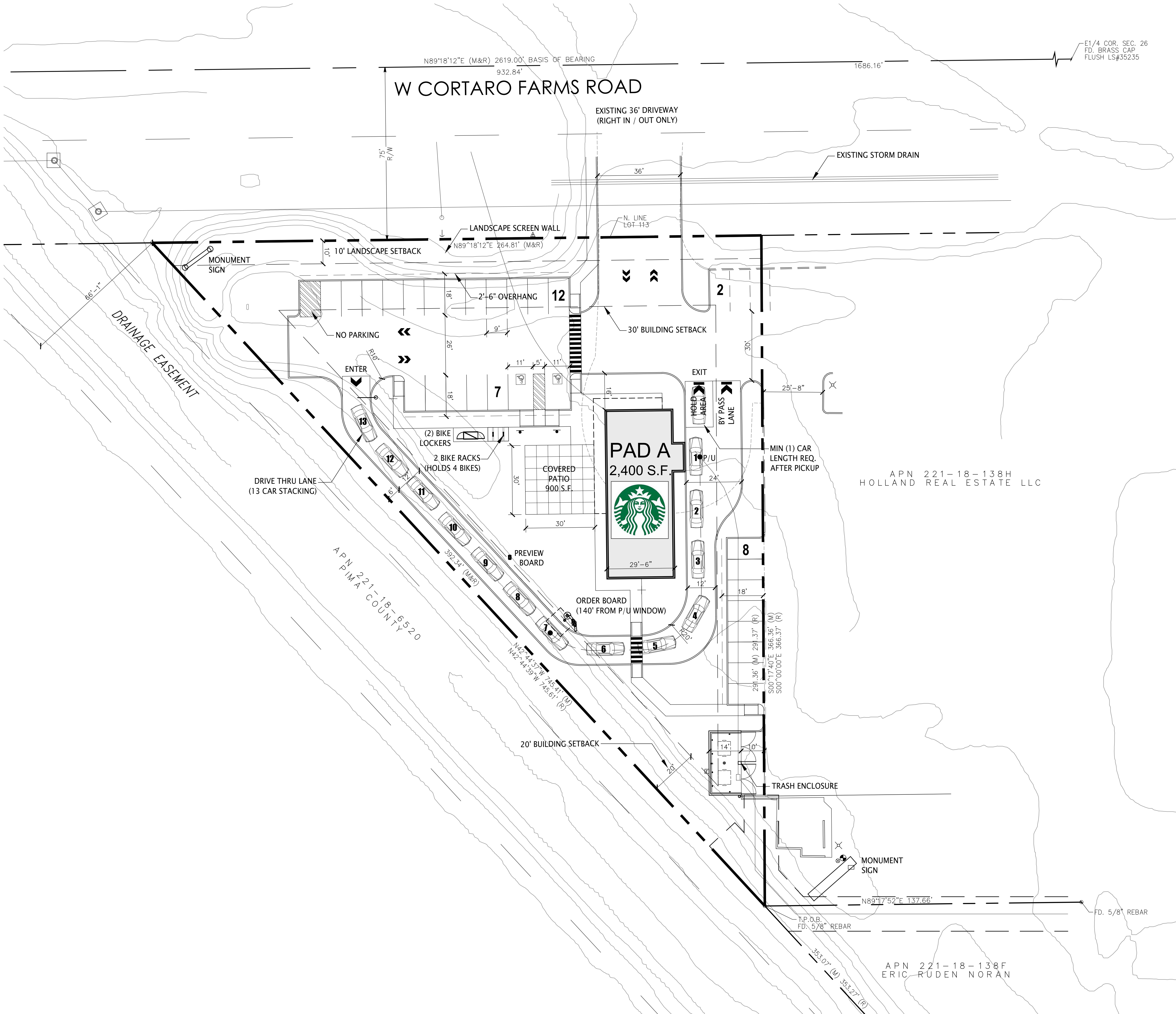




project directory

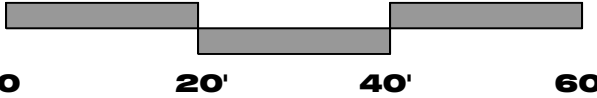
ARCHITECT:
KERPAN ARCHITECTS, LLC
4777 S. FULTON RANCH BLVD. UNIT 2134
CHANDLER, ARIZONA 85248
CONTACT: KEVIN D. KERPAN
PHONE: (602) 329-0192
E-MAIL: kevin@kerpanarchitects.com

site data

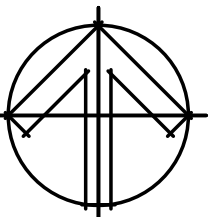
EXISTING ZONING:	VC (VILLAGE COMMERCIAL MARANA, AZ)
APN:	221-18-138J
NET SITE AREA:	0.89 ACRES (38,578 S.F.)
PROPOSED USE:	RESTAURANT WITH DRIVE THRU
BUILDING AREA: PAD A:	2,400 S.F.
TOTAL BUILDING AREA:	2,400 S.F.
SITE COVERAGE:	6.2%
TOTAL PARKING REQUIRED:	29 SPACES
RESTAURANT (2,400 S.F.): 1,000 S.F. (PUBLIC SERVING AREA) @ 1/50 = 20 SPACES OUTDOOR PATIO (900 S.F.): 900 S.F. (GROSS FLOOR AREA) @ 1/100 = 9 SPACES	
TOTAL PARKING PROVIDED:	29 SPACES (12.0/1000)
ACCESSIBLE SPACES REQUIRED:	2 SPACES
ACCESSIBLE SPACES PROVIDED:	2 SPACES
BICYCLE PARKING REQUIRED:	2 SPACES
BICYCLE PARKING PROVIDED:	4 SPACES

preliminary site plan

scale: 1" = 20'-0"



north



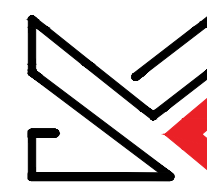
NEW COMMERCIAL DEVELOPMENT
PAD A - NEW RESTAURANT BUILDING
5659 W. CORTARO FARMS ROAD
TUCSON, ARIZONA 85742

Job No. 19022
Date 05/24/2021

Sheet No.

SP-1

4777 S. FULTON RANCH BLVD
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