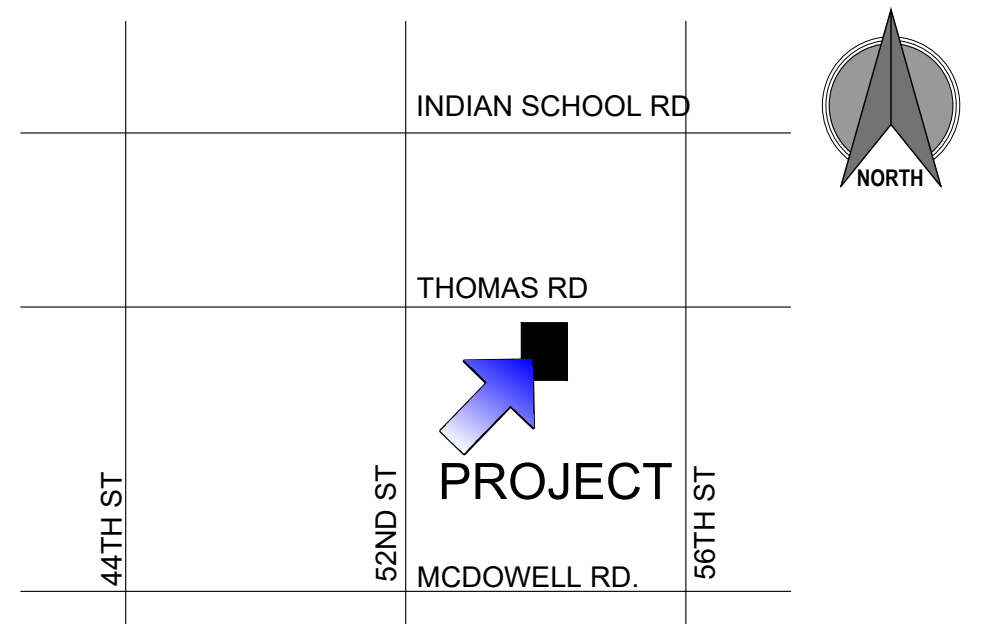


GENERAL NOTES

1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
2. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
3. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAYS ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
4. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33'x33' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
5. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES OF THE SITE.
6. OWNER'S OF PROPERTY ADJACENT TO PUBLIC RIGHT OF WAY WILL HAVE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHT OF WAY, IN ACCORDANCE WITH APPROVED PLANS.
7. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
8. ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
9. BARBED, RAZOR, OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.
10. ALL SIGNAGE REQUIRES SEPARATE REVIEWS, APPROVALS, AND PERMITS. NO SIGNS ARE APPROVED PER THIS PLAN.

VICINITY MAP

SCALE: NOT TO SCALE



THOMAS ROAD

PROJECT DESCRIPTION:

NEW GROUND UP DEVELOPMENT FOR CAR STORAGE / OWNERSHIP SUITES.

PROJECT TEAM:

OWNER:
GO INDUSTRIAL, LLC
 3200 EAST CAMELBACK ROAD, SUITE 298
 PHOENIX, AZ 85018
 CONTACT: PRESTON PRUETT
 PH: (480) 258.0414
 EMAIL: preston@go-industrial.com

ARCHITECT:
PHNX DESIGN, LLC
 1855 EAST SOUTHERN AVE, SUITE 204
 MESA, ARIZONA 85204
 CONTACT: MIKE HILLS
 PH: (602) 762.7354
 EMAIL: MIKEH@PHNX-DESIGN.COM

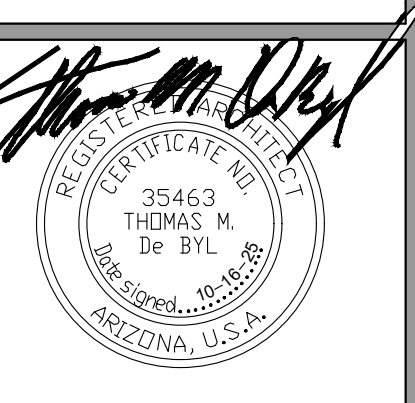
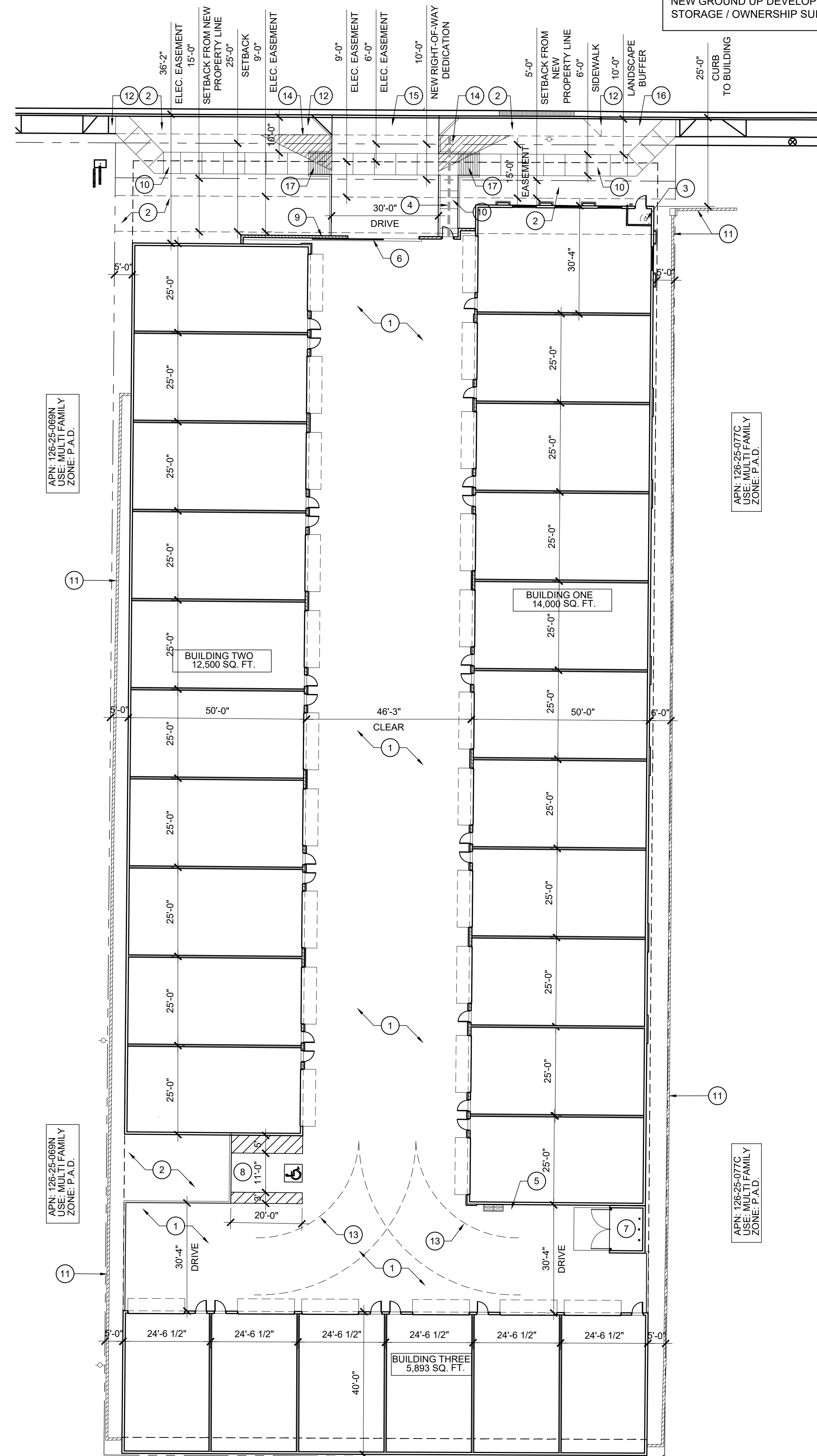
LANDSCAPE ARCHITECT:
HILLMAN WORKSHOP
 2901 E. HIGHLAND AVE.
 PHOENIX, ARIZONA 85016
 CONTACT: AARON HILLMAN
 PH: (480) 686-2001

SITE DATA

APN:	126-25-069Q
EXISTING ZONING:	P.A.D. 15 Z-169-73
EXISTING USE:	VACANT
PROPOSED USE:	COMMERCIAL
NET SITE AREA:	57,864 S.F. (1.33 AC)
BUILDING 1:	14,000 S.F.
BUILDING 2:	12,500 S.F.
BUILDING 3:	6,200 S.F.
TOTAL AREA:	32,700 S.F.
CONSTRUCTION TYPE:	V-B
LOT COVERAGE:	32,700 / 57,864 X 100 = 56.51%
BUILDING HEIGHT:	30 FT
REQUIRED PARKING:	1 SPACE PER 35 UNITS
TOTAL PARKING PROVIDED:	1 SPACE PER UNIT = 26 SPACES
ADA PARKING REQUIRED:	1
ADA PARKING PROVIDED:	1
REFERENCE CODES:	
2018	INTERNATIONAL BUILDING CODE
2018	INTERNATIONAL MECHANICAL CODE
2018	INTERNATIONAL PLUMBING CODE
2018	INTERNATIONAL ENERGY CONSERVATION CODE
2018	INTERNATIONAL FIRE CODE
2017	NATIONAL ELECTRIC CODE
	AMERICANS WITH DISABILITY ACT ACCESSIBILITY GUIDELINES

KEYNOTES:

1. PROPOSED ASPHALT DRIVE AREA.
2. PROPOSED LANDSCAPE AREA.
3. FIRE RISER LOCATION.
4. DASHED LINE INDICATES ACCESSIBLE PATH TO BUILDING.
5. PROPOSED SERVICE ENTRANCE SECTION (SES) THAT IS PAINTED TO MATCH ADJACENT WALL SURFACE.
6. AUTOMATIC SLIDING GATE. ACCESS AS APPROVED BY CITY OF PHOENIX FIRE DEPARTMENT.
7. PROPOSED TRASH ENCLOSURE LOCATION, MATERIAL AND FINISH TO MATCH BUILDING DESIGN. DIMENSIONS MUST MATCH CITY OF PHOENIX STANDARD DETAILS.
8. PROPOSED ACCESSIBLE PARKING SPACE.
9. PROPOSED BUILDING CMU WALL.
10. PROPOSED SIDEWALK LOCATED FOR PEDESTRIAN ACCESS TO PUBLIC WAY.
11. EXISTING MASONRY WALL TO REMAIN A IS.
12. EXISTING SIDEWALK TO REMAIN.
13. DASHED LINE INDICATES 16' WIDE TURNING RADIUS WITH A 44' OUTSIDE RADIUS AND 28'-6" INSIDE TURNING RADIUS.
14. 10'x20' VISIBILITY TRIANGLE. NOTHING CONSTRUCTED OVER 3' HIGH, INCLUDING FENCES, WALLS, SIGNS, AND SHRUBS.
15. PROPOSED LOCATION OF NEW ENTRY.
16. DEMO EXISTING ENTRY AND REPLACE WITH NEW CURB AND SIDEWALK TO MATCH EXISTING.
17. ACCESSIBLE RAMP



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ARCADIA MOTOR CLUB
 5301 EAST THOMAS ROAD
 PHOENIX, ARIZONA 85018

DATE	REVISION
1	
2	
3	
4	
5	

PROPOSED SITE PLAN

A100

PHNX DESIGN #: 24-520