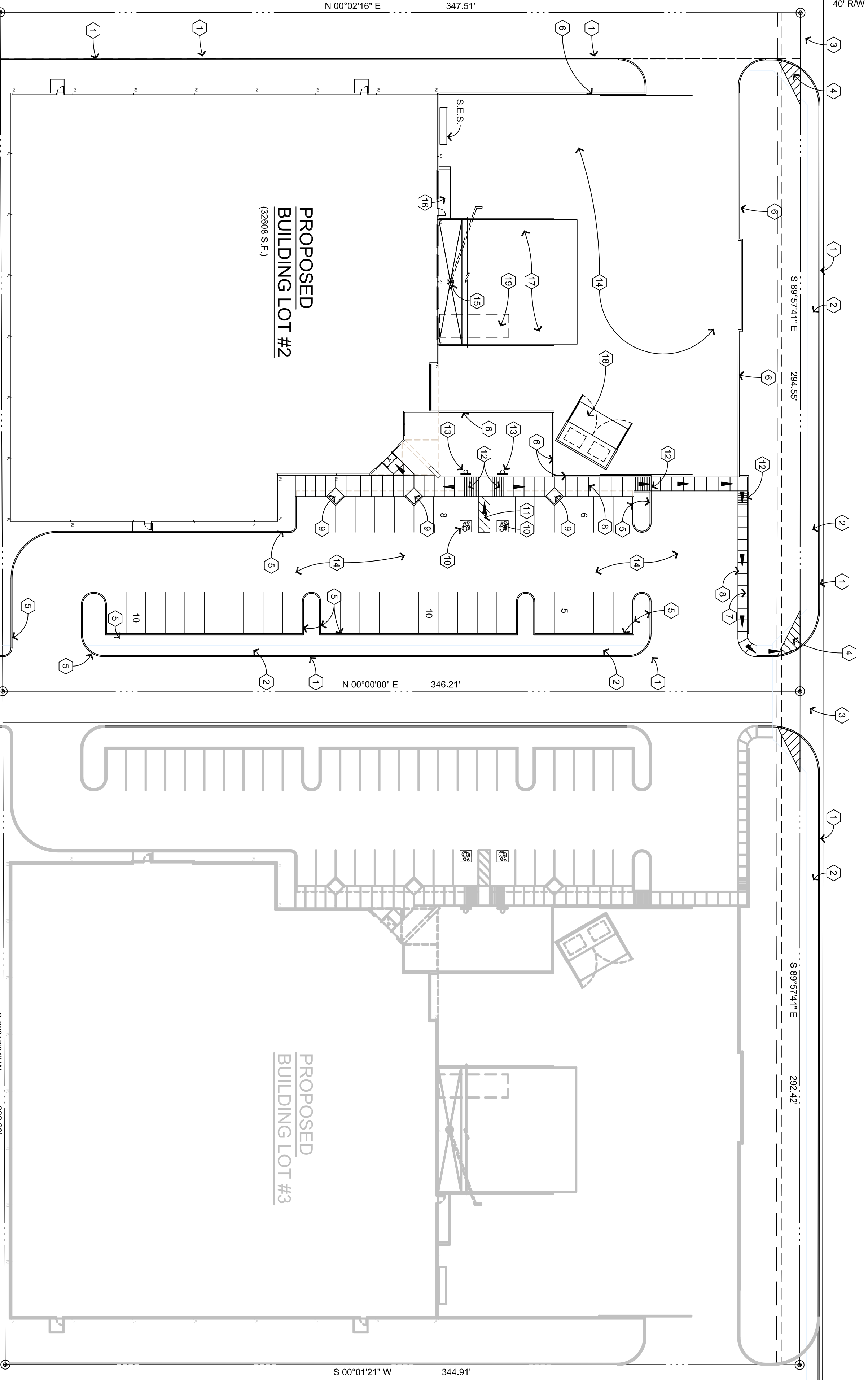


PAD-14 ZONING

GENERAL SITE NOTES

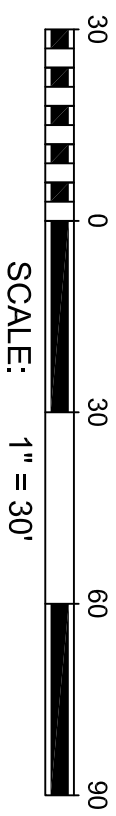
- Development and use of this site shall conform to all applicable codes and ordinances.
- Structures and landscaping within a fringe measured back 10' from the property line and 20' along the property line on each side of driveway entrances will be maintained at a maximum height of 3'-0".
- Owners of property adjacent to the public right of way will have the responsibility for maintaining all landscaping within the right of way in accordance with approved plans.
- All new or relocated utilities will be placed underground.
- Any on-site 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. All lighting shall be shielded to prevent light spillage and shall be at a level of noise, odor or vibration emitted by uses outside of site.
- All rooftop equipment and satellite dishes shall be screened to the height of the tallest equipment.
- Plans shall reflect all existing improvements at proposed site. Obstructions to proposed improvements in the right of way shall be removed or relocated in kind before beginning construction.
- All on-site water lines, including those required for the protection shall be private plumbing lines subject to the Phoenix Plumbing Code.
- All new sanitary sewer lines within the site shall be private plumbing lines subject to the Phoenix Plumbing Code or the Arizona Department of Environmental Quality (ADEQ) Aquifer Protection Program (APP) General Permit 4.01 in accordance with Arizona Administrative Code Title 18, Chapter 9, Section E301 (AAC R18-4-E301) whichever is applicable.
- After final approval the project will be inspected for zoning compliance during construction and prior to occupancy. The applicant is to notify PDD request a site inspection. Call 602-262-8981 and request a site inspection.
- All service areas shall be screened to conceal trash containers, loading docks, transformers, backflow preventors and other mechanical or electrical equipment from eye level adjacent to all public streets.
- All signage requires separate approvals and permits.
- Explosive or hazardous processes (if applicable): Certification shall be provided by the Phoenix Fire Department Prevention Bureau that all manufacturing, storage and waste processes on the site shall meet safety and environmental standards as administered by the Bureau.
- The developer shall update all existing off-street improvements (sidewalks, curb ramps and driveways) to current ADA guidelines.
- Replace all existing broken or out-of-grade curb and sidewalk on and in the ROW adjacent to the site. If new or existing concrete is damaged during construction process, it must also be replaced prior to final approval of the site.
- This project is located in the City of Phoenix, Water Services Area and has been designated as having an assumed water supply.
- Landscaping shall be maintained by a permanent and automatic irrigation system to minimize maintenance and water consumption.
- All existing broken, or out of grade curb and sidewalk on the project site will need to be replaced, as well as any new curb or sidewalk damaged during construction.
- Update all existing off-site street improvements (sidewalks, curb ramps and driveways) to current ADA guidelines.
- Consent to the reproduction of this site plan for the purpose of future amendments provided that if modifications are made, the architect that makes such changes assumes full responsibility and liability for the plan.

Signature of Copyright Owner \_\_\_\_\_ Date \_\_\_\_\_  
 ROBERT B. WINTON  
 Print Name of Copyright Owner

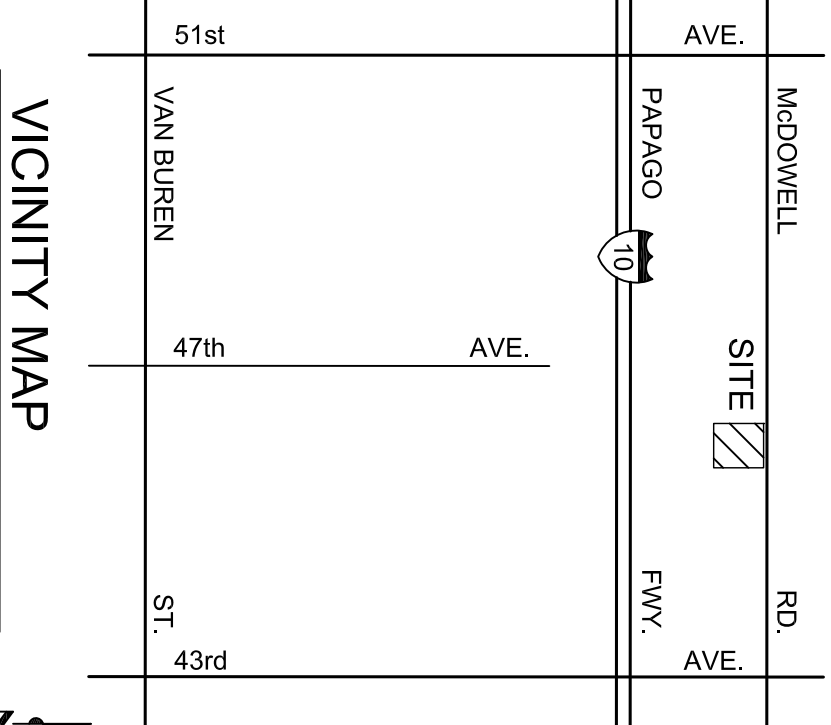
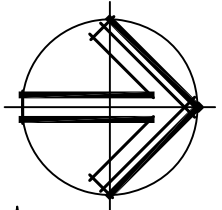


SITE PLAN

SCALE: 1" = 30'-0"  
 INDICATES ACCESSIBLE ROUTE FROM STREET TO BUILDING



- PROJECT DATA-LOT 2**
- ADDRESS: \_\_\_\_\_
- ZONING: CP/GCP
- SITE AREA: Gross= 113,989 SF (2.62 Acres)  
 Net= 102,298 SF (2.35 Acres)
- APN: 103-34-029
- BUILDING AREA: Shell Only 29,054 SF
- LOT COVERAGE: 29,054/102,208= 28.4%
- CONSTRUCTION TYPE: VB, AFES (NFPA13) (Per ST)
- ALLOWABLE AREA: 36,000SF-29,054
- PARKING REQUIRED: 30,240/1,000= 31 Spaces
- PARKING PROVIDED: 30 Spaces
- ACCESSIBLE SPACES REQUIRED: 2 Spaces
- ACCESSIBLE SPACES PROVIDED: 2 Spaces
- LANDSCAPE REQUIRED: 39 x 450 x 5%=478 SF
- LANDSCAPE PROVIDED: 1,972 SF
- OFF STREET LOADING SPACES REQUIRED: 1 Space
- OFF STREET LOADING SPACES PROVIDED: 4- 10' x 30' Spaces
- OWNER: Chamberlain Development  
 1050 W. Washington Street  
 Tempe, AZ 85281
- LEGAL DESCRIPTION: \_\_\_\_\_



SITE PLAN KEYNOTES LOT 2

- Existing concrete vertical curb and gutter
- Existing concrete sidewalk
- Existing concrete curb cut
- 10' x 20' sight vision triangles
- 6" concrete curb per detail drawings
- 8'-0" high, 8" omu screen wall
- 3'-0", 8" high omu wall
- 4" concrete sidewalk with score joints at 5'-0" oc maximum
- 5' x 5' diagonal landscape planter
- Accessible symbol painted on pavement per detail, Sheet SP-2
- 4" wide yellow painted diagonal striping at 24" oc and at perimeter
- Ramp up maximum 1:12 slope
- Accessible signage per detail, Sheet SP-2
- Asphalt pavement per call and plumbing drawings
- Sump pit and pump per call and plumbing drawings
- 6" concrete apron (3500 psi) by 5'-0" wide flush with finish floor and paving grades
- Concrete hucwell per structural and call drawings
- Double trash enclosure per detail, Sheet SP-2
- 10' x 30' loading space



winton architects, inc.  
 1110 E. Missouri Ave., Suite 800, Phoenix, Arizona 85014  
 (602) 230-9778 FAX (602) 265-9739



NEW SPEC. OFFICE / WAREHOUSE BUILDING for LOT 2  
**McDOWELL TWO**  
 PHOENIX, ARIZONA  
 SUN STATE BUILDERS

job no. 19183  
 drawn GLOA  
 approved RBW  
 date 1/15/2020  
 revisions

**SP-1**