

PROJECT TEAM:

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 MESA, ARIZONA 85204
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SITE DATA

APN:	304-15-924
EXISTING ZONING:	PAD
EXISTING USE:	VACANT
PROPOSED USE:	RETAIL
SITE AREA:	38,365 S.F. (0.88 AC)
BUILDING AREA:	7,800 S.F.
CONSTRUCTION TYPE:	V-B
LOT DENSITY:	7,800 / 38,365 X 100 = 20.4%
BUILDING HEIGHT:	22'-0"
REQUIRED PARKING:	
RESTAURANT (8,511 S.F./100)	86 SPACES
PATIOS (2,400 S.F. /200)	12 SPACES
RETAIL (8,258 S.F. /375)	23 SPACES
SERVICE STATION (5,220 S.F. /375)	14 SPACES
TOTAL PARKING REQUIRED:	135 SPACES
TOTAL PARKING PROVIDED:	163 SPACES
ADA PARKING REQUIRED:	6 SPACES
ADA PARKING PROVIDED:	10 SPACES
BIKE PARKING REQD (1/10 SPACES)	16 SPACES
BIKE PARKING PROVD	16 SPACES
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:

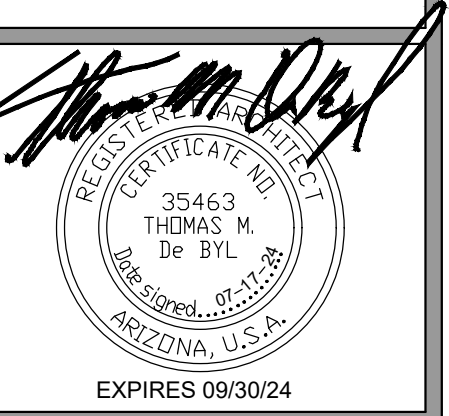
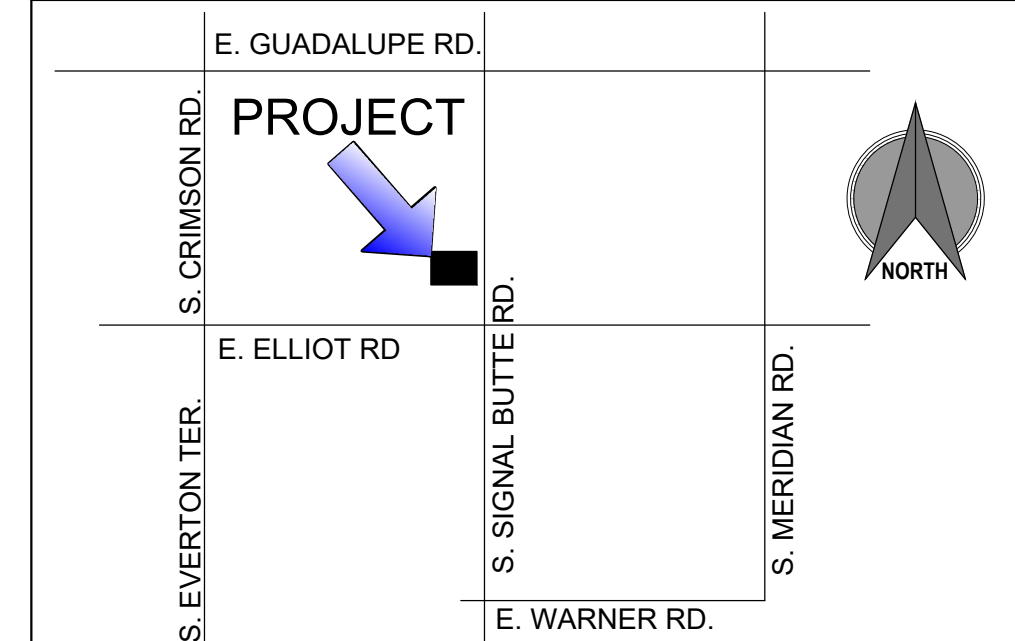
- SHADED AREA INDICATES IMPROVEMENTS BY OTHERS.
- PROPOSED ASPHALT DRIVE THRU LANE.
- PROPOSED LANDSCAPE AREA, REFER TO LANDSCAPE DRAWINGS.
- PROPOSED 4" WIDE PARKING STRIPING.
- PROPOSED TRANSFORMER LOCATION.
- DASHED LINE INDICATES LIMIT OF CONSTRUCTION
- PROPOSED CONCRETE HARDSCAPE AREA, REFER TO DETAIL 7/A101.
- DASHED LINE INDICATES ACCESSIBLE PATH TO BUILDING
- PROPOSED SES LOCATION.
- BIKE RACK.
- CONCRETE ACCESSIBLE CURB RAMP.
- PROPOSED TRASH ENCLOSURE LOCATION, REFER TO COM STANDARD DETAILS AND SPECIFICATIONS M-62.01 NOTE #8, M-62.02.1, M-62.02.2 NOTE #6, M-62.03, M62.04.1 AND M-62.04.2 NOTE #7.
- MENU DISPLAY BOARDS.
- PROPOSED 6" CONCRETE CURB.
- PROPOSED CONCRETE SIDEWALK.
- ACCESSIBLE PARKING SPACE.
- DIRECTIONAL ARROW.
- DASHED LINE INDICATES LOCATION OF CANOPY AND AWNING ABOVE.
- PROPERTY LINE.
- EXISTING FIRE HYDRANT LOCATION.
- PROPOSED FIRE RISER ROOM LOCATION.
- EXISTING SITE LIGHT TO REMAIN.
- REPLACE EXISTING EXTRUDED CURB WITH NEW 6" CONCRETE CURB AS REQUIRED.
- LOCATION OF MULTI TENANT MAIL BOX.
- SVT LOCATION PER COM ENGINEERING DESIGN STANDARDS SECTIONS 211 AND 1105 - FIGURE 2.3
- PROPOSED 35'/55' FIRE TRUCK TURNING RADIUS.
- SCREEN WALLS INSTALLED BY OTHERS.
- PROPOSED 6" BOLLARD LOCATION.
- PROPOSED CONCRETE CROSSROAD TO MATCH SHOPPING CENTER DESIGN.
- EXISTING CONCRETE CROSSROAD.

APROVED ZONING PLAN

ZON22-00184

VICINITY MAP

SCALE: NOT TO SCALE



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RETAIL AT SIGNAL BUTTE
 NWC OF ELLIOT AND SIGNAL BUTTE
 MESA, ARIZONA

DATE	REVISION
1	
2	
3	
4	
5	

PROPOSED
 SITE PLAN

A100

PHNX DESIGN #: 24-486