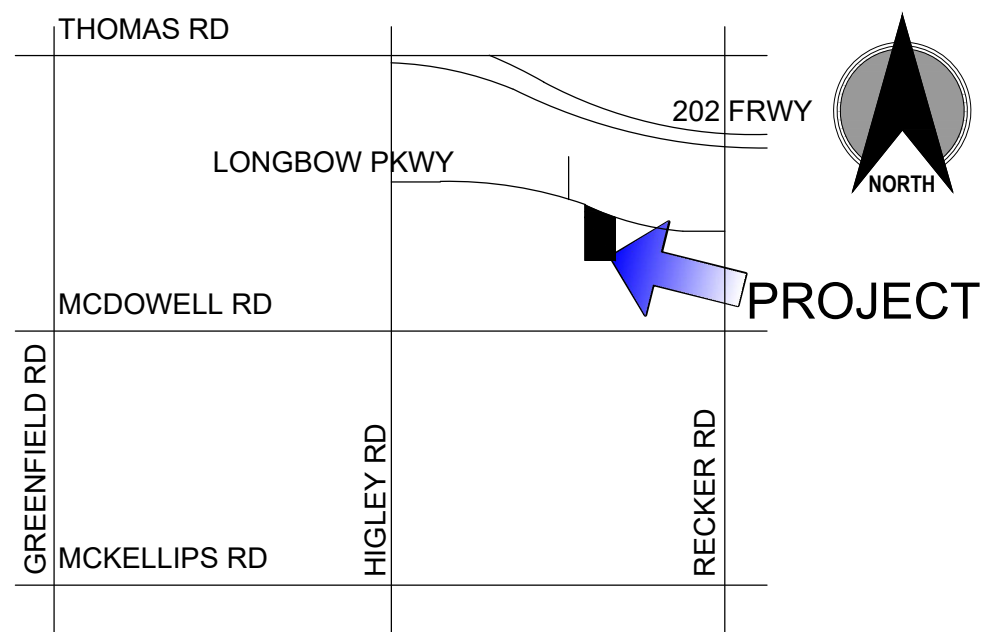


GENERAL NOTES

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. 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'.
3. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33'X33' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
4. 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.
5. 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.
6. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
7. 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.
8. BARBED, RAZOR, OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.
9. ALL SIGNAGE REQUIRES SEPARATE REVIEWS, APPROVALS, AND PERMITS. NO SIGNS ARE APPROVED PER THIS PLAN.

VICINITY MAP

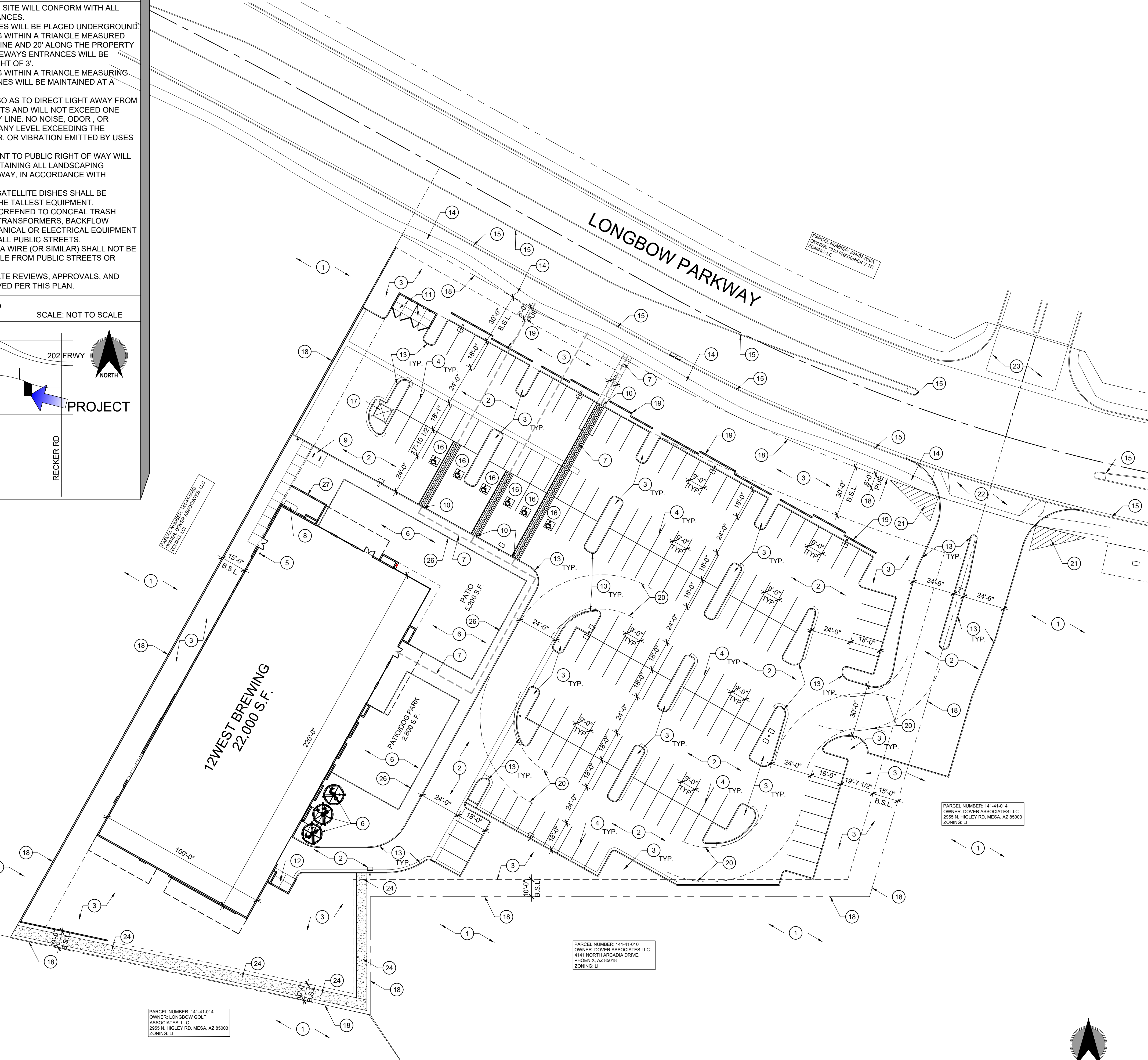
SCALE: NOT TO SCALE



PROJECT



PROJECT

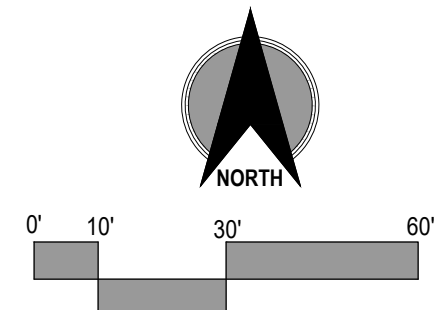


PARCEL NUMBER: 141-41-014
OWNER: LONGBOW GOLF ASSOCIATES, LLC
4141 NORTH ARCADIA DRIVE, PHOENIX, AZ 85018
ZONING: LI

PARCEL NUMBER: 141-41-010
OWNER: DOVER ASSOCIATES LLC
4141 NORTH ARCADIA DRIVE, PHOENIX, AZ 85018
ZONING: LI

PARCEL NUMBER: 304-37-008A
OWNER: DHO FREDERICK T.Y.R.
ZONING: LC

PARCEL NUMBER: 141-41-014
OWNER: DOVER ASSOCIATES LLC
2305 N. HIGLEY RD, MESA, AZ 85203
ZONING: LI



SCALE: 1" = 30'-0"

PROJECT TEAM:

OWNER: 12WEST BREWING COMPANY

12 WEST MAIN STREET
MAIN, AZ 85201
CONTACT: BRYAN MCCORMICK
PH: (602) 339.5014
EMAIL: BRYAN@12WESTBREWING.COM

CIVIL: STOCKER CONSULT.

1049 N. OMAHA CIRCLE
MESA, AZ 85205
CONTACT: GARY STOCKER
PH: (602) 469.4238

ARCHITECT: PHNX DESIGN, LLC

1855 EAST SOUTHERN AVE., SUITE 204
MESA, ARIZONA 85205
CONTACT: MIKE HILLS
PH: (602) 762.7354
EMAIL: MIKEH@PHNX-DESIGN.COM

LANDSCAPE: COLLABORATIVE V

7116 EAST 1ST AVE., SUITE 103
SCOTTSDALE, AZ 85251
CONTACT: AARON HILLMAN
PH: (480) 347.0590

PROJECT DESCRIPTION:

DEVELOPMENT OF A NEW 12WEST BREWING COMPANIES WAREHOUSE INCLUDING FULL KITCHEN, TAP ROOM, OUTDOOR PATIO AND FULL SITE DEVELOPMENT.

SITE DATA

APN: 141-41-008A
EXISTING ZONING: LI
EXISTING USE: VACANT
PROPOSED USE: WAREHOUSE

NET SITE AREA: 143,748 S.F. (3.3 ACRES)
GROSS SITE AREA:

CONSTRUCTION TYPE: 5-B (FULLY SPRINKLERED)
LOT COVERAGE: 22,000 / 143,748 x 100 = 15.3%

OCCUPANCY: WAREHOUSE

FIRST FLOOR:
WAREHOUSE: 19,200 SF.
RESTAURANT: 2,800 SF.

MEZZANINE:
WAREHOUSE: 7,625 SF.
RESTAURANT: 1,650 SF.

TOTAL: 31,275 SF.

OUTDOOR PATIO: 9,830 SF.

REQUIRED PARKING:
WAREHOUSE: 26,825 / 900 = 30 SPACES
(1 SPACE PER 900 SF)

RESTAURANT: 4,450 / 75 = 59 SPACES
(1 SPACE PER 75 SF)

OUTDOOR PATIO: 9,830 / 150 = 66 SPACES
(1 SPACE PER 150 SF)

TOTAL PARKING REQUIRED: 155 SPACES

PARKING PROVIDED: 155 SPACES (5.0 / 1,000)

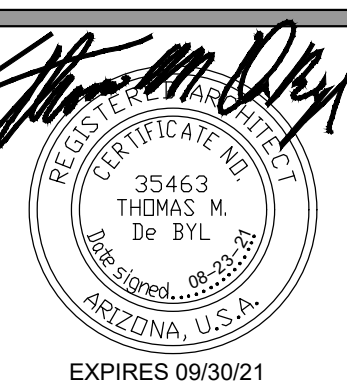
ADA PARKING REQUIRED: 151 TO 200 = 6 SPACES
ADA PARKING PROVIDED: 6 SPACES

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:

1. ADJACENT VACANT PROPERTY TO REMAIN AS IS.
2. PROPOSED ASPHALT DRIVE AREA.
3. PROPOSED LANDSCAPE AREA.
4. PROPOSED 4" WIDE PARKING STRIPING.
5. FIRE RISER LOCATION.
6. PROPOSED CONCRETE HARDSCAPE AREA, REFER TO ENLARGED LANDSCAPE PLAN FOR ADDITIONAL INFORMATION.
7. DASHED LINE INDICATES ACCESSIBLE PATH TO BUILDING.
8. PROPOSED SES LOCATION.
9. BIKE RACK, REFER TO DETAIL 4/A101.
10. PATIO CONCRETE TO BE FLUSH WITH ASPHALT.
11. PROPOSED TRASH ENCLOSURE LOCATION, REFER TO DETAIL 9/A101.
12. ENCLOSED AREA FOR OUTDOOR STORAGE, FULLY SCREENED FROM PUBLIC VIEW, REFER TO ENLARGED PLAN 15/A101
13. PROPOSED 6" CONCRETE CURB.
14. EXISTING SIDEWALK TO REMAIN, TYP.
15. EXISTING CONCRETE CURB TO REMAIN, TYP.
16. ACCESSIBLE PARKING SPACES, REFER TO DETAIL 1/A101.
17. PROPOSED ELECTRICAL TRANSFORMER LOCATION.
18. PROPERTY LINE
19. PROPOSED 3'-4" HIGH SCREEN WALL, DESIGN AND MATERIAL TO MATCH LONGBOW STANDARD DESIGN, REFER TO SECTION 1/A105.
20. DASHED LINE INDICATES OF FIRE TRUCK TURNING RADIUS (20' WIDE WITH MINIMUM TURNING RADII OF 35'/55').
21. HATCHED AREA INDICATES SIGHT VISIBILITY TRIANGLE.
22. PROPOSED DRIVE TO MATCH EXISTING ACROSS THE STREET, REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
23. EXISTING DRIVE TO REMAIN.
24. PROPOSED MULTI USE TRAIL, COMPACTED DG TO MATCH EXISTING.
25. (3) OUTDOOR SILO TANKS (12'-0" DIA. x 27'-2" HIGH) - PAINTED TO MATCH WEATHERED ZINC SRI-39, REFER TO ELEVATIONS AND 3/A102
26. 48" TALL WELDED WIRE MESH FENCE LINE, REFER TO LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.
27. 6'-0" MASONRY SCREEN WALL TO SCREEN THE ELECTRICAL SERVICE ENTRANCE SECTION AND GREASE INTERCEPTOR. REFER TO 17/A102.

PHNX
DESIGN
1855 EAST SOUTHERN AVE., SUITE 204
MESA, ARIZONA 85204
PHONE: 602.762.7354



©2021 OWNERSHIP OF SERVICE - All reports, plans, specifications, notes and information prepared by PHNX DESIGN and their consultants shall remain the property thereto. PHNX DESIGN shall retain all common law, statutory and other reserved rights, including the copyright thereto.

FIRST FLOOR:
WAREHOUSE: 19,200 SF
DINING: 2,800 SF
PATIO: 8,000 SF

MEZZANINE:
WAREHOUSE: 7,625 SF
DINING: 1,650 SF
PATIO: 1,830 SF

12 WEST BREWING COMPANY

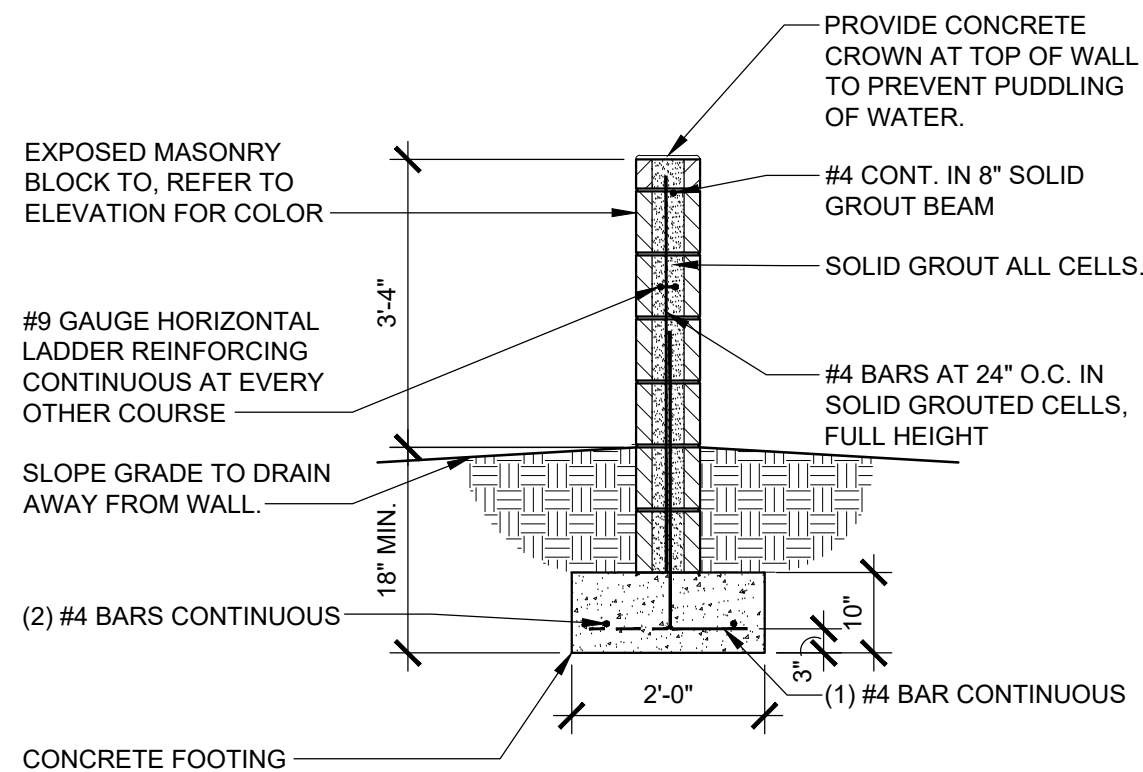
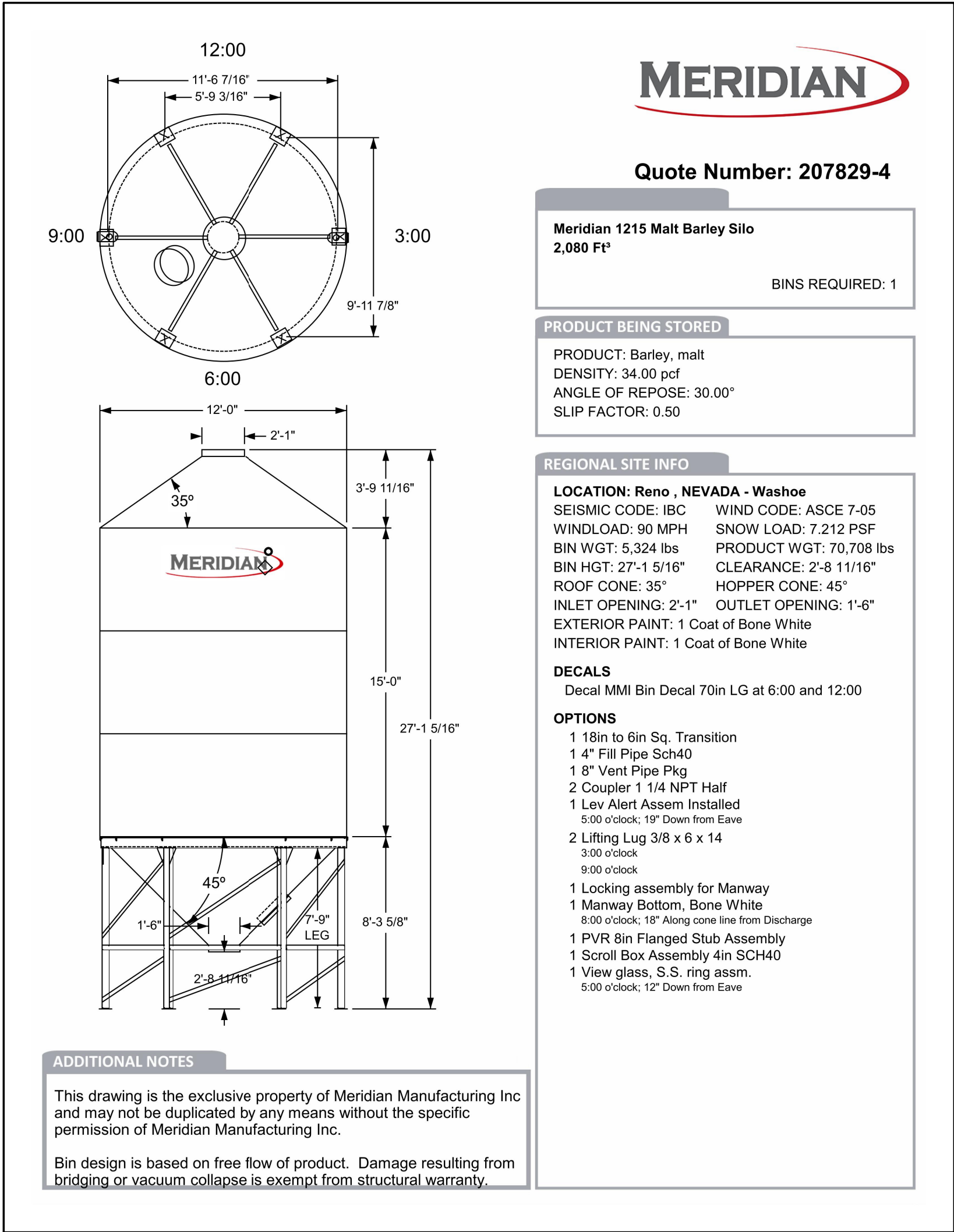
LONG BOW DEVELOPMENT
RECKER ROAD AND LONGBOW PARKWAY
MESA, ARIZONA 85215

DATE	REVISION
1	
2	
3	
4	
5	

PROPOSED
SITE PLAN

A100

PHNX DESIGN #: 21-206

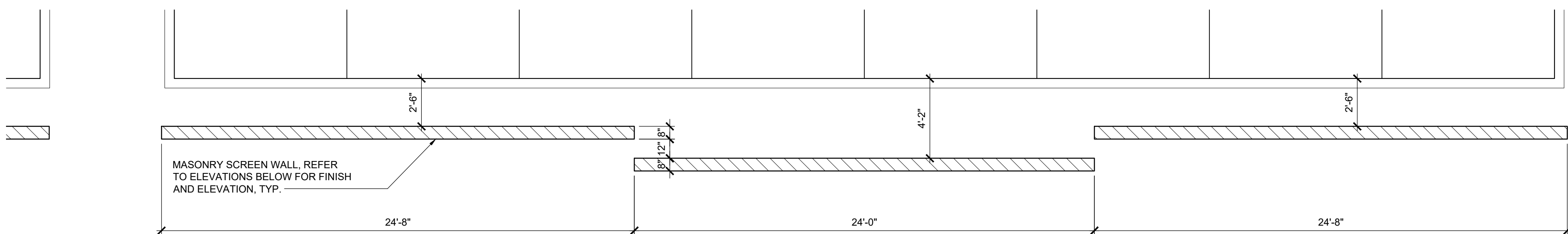


3 PROPOSED SILO'S

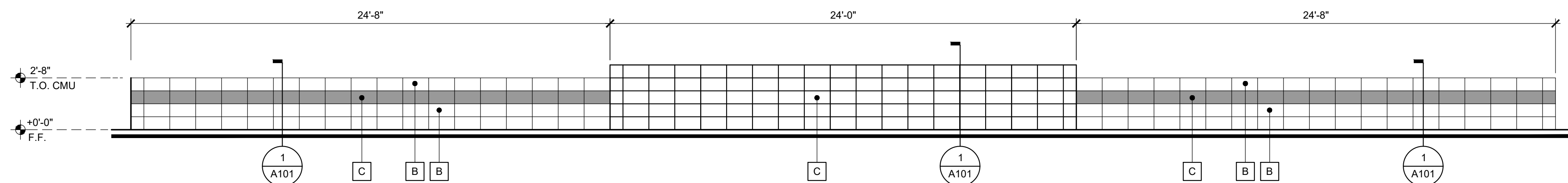
SCALE:
N.T.S.

2 SECTION AT SCREEN WALL

SCALE:
1/2" = 1'-0"



PLAN VIEW



ELEVATION

FINISH KEYNOTES:

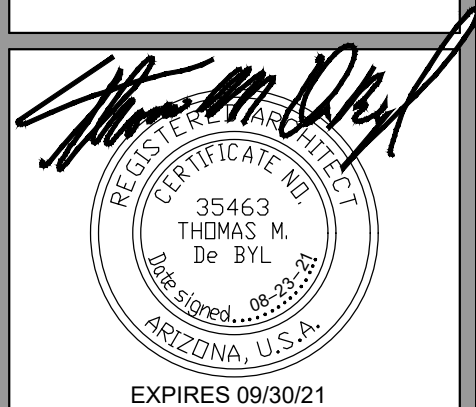
- B. CMU: MESASTONE -OLD CASTLE SUPERLITE -ECHELON -TRENWYTH
WALL PATTERN: STACK BOND 8" X 16"
COLOR: RUTHERFORD GREY
- C. CMU: MESASTONE - TRENWYTH INDUSTRIES, INC.
WALL PATTERN: STACK BOND 8" X 16"
COLOR: OPAL

1 PARKING LOT SCREEN WALL

SCALE: 1/4" = 1'-0"

PHNX
DESIGN

1855 EAST SOUTHERN AVE. SUITE 204
MESA, ARIZONA 85204
PHONE: 602.782.7354



©2021 OWNERSHIP OF SERVICE -
All reports, plans, specifications, notes
and information prepared by PHNX
DESIGN and their consultants shall
remain the property thereto. PHNX
DESIGN shall retain all common law,
statutory and other reserved rights,
including the copyright thereto.

12 WEST BREWING COMPANY

LONG BOW DEVELOPMENT
RECKER ROAD AND LONGBOW PARKWAY
MESA, ARIZONA 85215

DATE	REVISION
1	
2	
3	
4	
5	

PARKING LOT
SCREEN WALL

A102

PHNX DESIGN #: 21-206