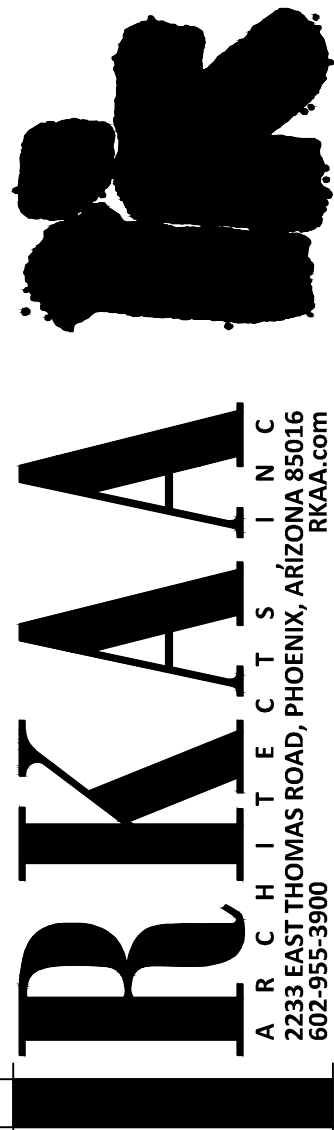


JOHN WAYNE PARKWAY DEVELOPMENT  
SWC OF HONEYCUTT AVE AND JOHN WAYNE PKWY (SR 347)  
MARICOPA, AZ 85139



CONCEPTUAL

08-31-2023

COVER SHEET

NOTICE OF ALTERNATE BILLING ON PAYMENT CYCLE:  
THE CONTRACT MAY ALLOW THE OWNER TO REQUIRE  
THE SUBMISSION OF BILLING ON ESTIMATES IN  
BILLING CYCLES OTHER THAN THIRTY DAYS. THIS  
CONTRACT MAY ALLOW THE OWNER TO MAKE PAYMENT  
ON ESTIMATES. A WRITTEN SCOPE OF WORK AND  
CERTIFICATION AND APPROVAL OF BILLING AND  
ESTIMATES, A WRITTEN SCOPE OF WORK AND  
BILLING CYCLE APPLICABLE TO THE PROJECT IS  
AVAILABLE FROM OWNER OR DESIGNATED AGENT.  
NAME: DESERT CEDARS EQUITIES EAST, LLC  
ADDRESS: 5346 E CALLE DEL NORTE  
ADDRESS: PHOENIX, ARIZONA  
CONTACT: MICHAEL KOSLOW

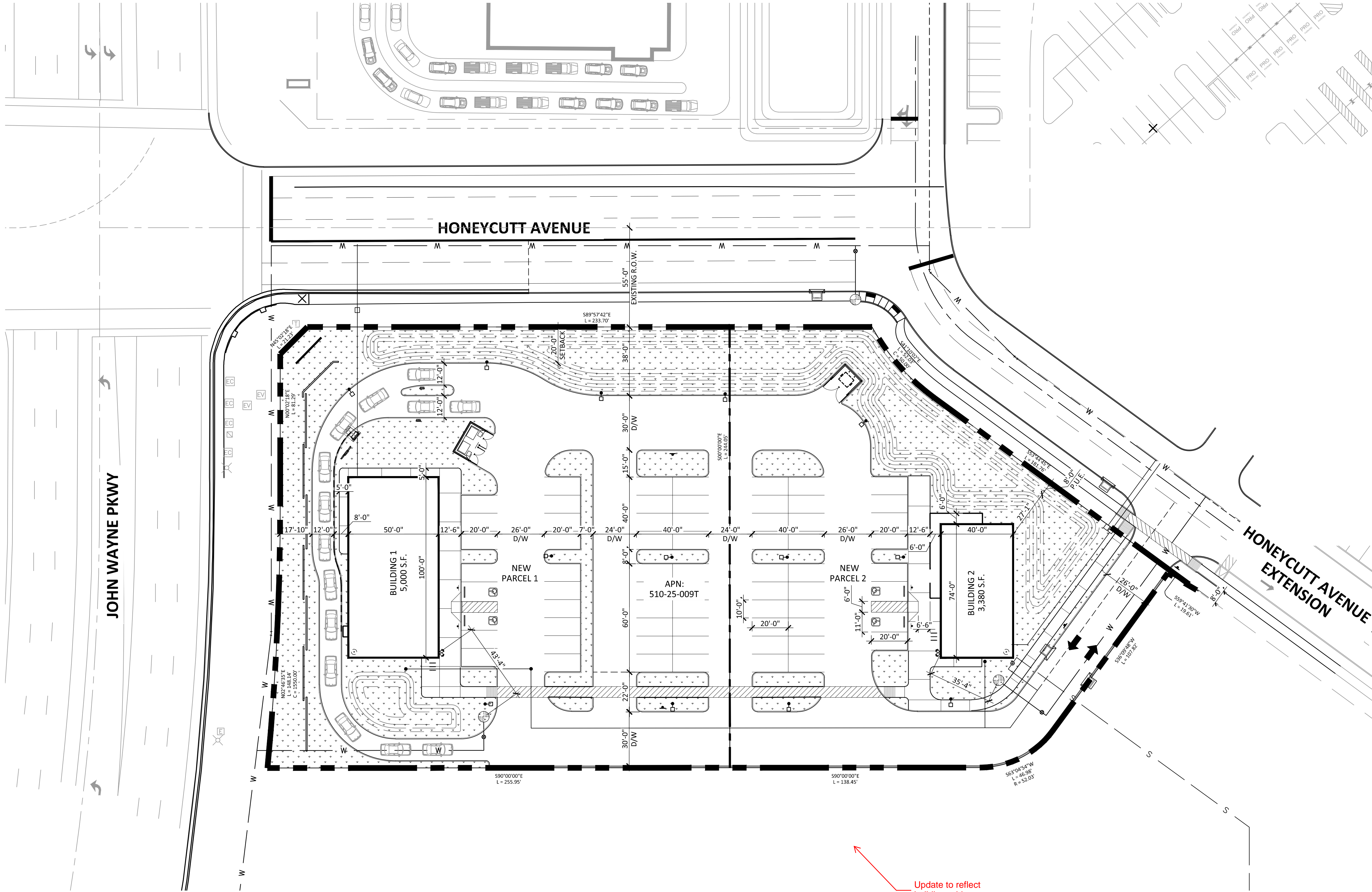
JWP EAST DEVELOPMENT  
DESERT CEDARS EQUITIES EAST, LLC  
SEC OF HONEYCUTT AVE AND JOHN WAYNE PKWY (SR347)  
MARICOPA, ARIZONA 85139

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WITHOUT WRITTEN PERMISSION OF THE  
FIRM OF RKAA ARCHITECTS, INC.

design by: RH  
drawn by: MM  
checked by:

T1.0  
project #: 23081

SITE INFORMATION	REGULATORY AGENCIES	SITE DATA	PROJECT DESCRIPTION	SHEET INDEX
<div><div>TOTAL LOT AREA:103,871 S.F. (2.38 ACRES)</div><div><div>NEW PARCEL 1:</div><div>BUILDING 1:60,973 S.F. 5,000 S.F. = 4 SPACES OPEN SPACE:34,863 S.F. LANDSCAPE REQUIREMENT:9,146 S.F. (15%) LANDSCAPE PROVIDED:21,110 S.F. (35%) PARKING REQUIREMENT:COMMERCIAL KITCHEN = 1 / 250 S.F. 1,000 S.F. / 250 S.F. = 4 SPACES RESTAURANT, FULL SERVICE = 1 / 100 S.F. 4,000 S.F. x 80% SEATING = 3,200 S.F. 3,200 S.F. / 100 S.F. = 32 SPACES</div></div><div><div>TOTAL REQUIRED SPACES:36 SPACES PARKING PROVIDED:38 SPACES EXCESS PARKING:2 SPACE</div></div><div><div>NEW PARCEL 2:</div><div>BUILDING 2:42,898 S.F. 3,380 S.F. OPEN SPACE:31,648 S.F. LANDSCAPE REQUIREMENT:6,435 S.F. (15%) LANDSCAPE PROVIDED:13,696 S.F. (32%) PARKING REQUIREMENT:COMMERCIAL KITCHEN = 1 / 250 S.F. 1,000 S.F. / 250 S.F. = 4 SPACES RESTAURANT, FULL SERVICE = 1 / 75 S.F. 1,960 S.F. x 80% SEATING = 1,568 S.F. 1,568 S.F. / 75 S.F. = 21 SPACES OUTDOOR SEATING = 1 / 400 S.F. 420 S.F. / 400 S.F. = 1 SPACE</div></div><div><div>TOTAL REQUIRED SPACES:26 SPACES PARKING PROVIDED:28 SPACES EXCESS PARKING:2 SPACES</div></div><div><div>TOTAL REQUIRED PARKING:62 SPACES TOTAL PARKING PROVIDED:66 SPACES EXCESS PARKING:4 SPACES PROPOSED BUILDING HEIGHT:30'-0" MAXIMUM PROPOSED IMPERVIOUS SURFACE:ASPHALT / CONCRETE</div></div></div>	<div><div>DEVELOPMENT SERVICES</div><div>39700 WEST CIVIC CENTER PLAZA MARICOPA, AZ 85138 PHONE: (520) 568 - 9098 CONTACT: RODOLFO LOPEZ, AICP, LEED AP</div><div><div>PLANNING AND ZONING</div><div>PHONE: (520) 316-6980 CONTACT: DEREK SCHEERER</div><div><div>ENGINEERING DEPARTMENT</div><div>PHONE: (520) 316-6833 CONTACT: EDUARDO RAUDALES</div><div><div>PUBLIC WORKS</div><div>39700 WEST CIVIC CENTER PLAZA MARICOPA, AZ 85138 PHONE: (520) 316-6942 CONTACT: KEITH BROWN</div><div><div>FIRE DEPARTMENT</div><div>20340 NORTH ESTRELLA PARKWAY MARICOPA, AZ 85139 PHONE: (520) 586-3333</div><div><div>CABLE COMPANY</div><div>CENTURYLINK PHONE: (877) 348-9007 ORBITEL COMMUNICATIONS PHONE: (520) 568-8890</div><div><div>GAS SERVICE</div><div>SOUTHWEST GAS PHONE: (800) 428-7324</div><div><div>ELECTRIC SERVICE</div><div>ELECTRIC DISTRICT #3 PHONE: (520) 424-9021</div><div><div>WASTE AND RECYCLING SERVICES</div><div>WASTE MANAGEMENT PHONE: (602) 268-2222</div><div><div>WASTE CONNECTIONS OF ARIZONA</div><div>PHONE: (480) 983-9101</div><div><div>MARICOPA WASTE AND RECYCLING CENTER</div><div>46250 W McDAVID RD MARICOPA, AZ 85139 PHONE: (520) 340-0372</div><div><div>WATER SERVICE</div><div>GLOBAL WATER PHONE: (480) 999-5247 CONTACT: JOANNE ELLSWORTH</div><div><div>HEALTH DEPARTMENT</div><div>PINAL COUNTY PUBLIC HEALTH DEPARTMENT 41680 W SMITH ENKE RD #110 MARICOPA, AZ 85138 PHONE: (866) 960-0633</div></div></div></div></div></div></div></div></div></div></div></div></div></div>	<div><div>PARCEL NUMBER/S</div><div>510-25-009T</div><div><div>EXISTING ZONING</div><div>GENERAL MIXED-USE (MU-G)</div><div><div>PROPOSED ZONING</div><div>GENERAL COMMERCIAL (GC) ZON23-05</div><div><div>JURISDICTION</div><div>CITY OF MARICOPA</div><div><div>LEGAL DESCRIPTION</div><div>A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 27, TOWNSHIP 4 SOUTH RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, AZ</div><div><div>BASIS OF BEARING</div><div>THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA BEARING N00°08'52"W. (ASSUMED BEARING)</div><div><div>DEVELOPMENT STANDARDS:</div><div>MAXIMUM BUILDING HEIGHT: 60'-0" FRONT SETBACK: 10'-0" SIDE SETBACK: 0'-0" STREET SIDE SETBACK: 10'-0" REAR SETBACK: 20'-0" LOT COVERAGE: N/A</div><div><div>RELATED DEVELOPMENT CASES:</div><div>REZONE MARICOPA STATION (ZON23-01) APPROVED BY COUNCIL 04-04-2023</div><div><div>TOTAL LOT AREA OF DISTURBANCE:</div><div>103,871 S.F. / 2.38 ACRES</div></div></div></div></div></div></div></div></div></div>	<div><div>OUR CLIENT MR. MICHAEL KOSLOW HAS PURCHASED A PARCEL AT THE SEC OF HONEYCUTT AVE. &amp; JOHN WAYNE PARKWAY. REFER TO THE ALTA SURVEY FOR THE PURCHASED LAND AREA AND EXISTING CONDITIONS. THE INTENT OF THIS VACANT LAND IS TO DEVELOP FUTURE PAD BUILDINGS. THE USE OF THOSE BUILDINGS, WE ASSUME, WILL BE FOR BUSINESS SERVICES AND LIGHT RETAIL SALES.</div><div><div>THE PROPOSED ON-SITE WATER RETENTION DESIGN IS SHOWN WITH ABOVE GROUND WATER RETENTION PONDS. THE ENTIRE SITE WILL BE LANDSCAPED AS PER THE LOCAL ZONING REQUIREMENTS. LOW WATER USAGE PLANTS WILL BE SELECTED.</div><div><div>THE ARCHITECTURAL STYLE WILL MATCH THE SURROUNDING AREA USING COMMON MATERIALS AND DESERT COLOR SCHEMES. AS THE OWNER AND DEVELOPER, WE WILL MAINTAIN A DESIGN CRITERIA FOR ALL FUTURE BUILDINGS IN CONJUNCTION WITH THE CITY'S REQUIREMENTS.</div></div></div></div>	<div><div>GENERAL</div><div>T1.0COVER SHEET</div><div><div>ARCHITECTURAL</div><div>SP1.1SITE DEVELOPMENT PLAN SP2.1SITE PLAN - ANNOTATIVE SP3.1FIRE ACCESS PLAN SP4.1SITE DETAILS SP4.2SITE DETAILS</div></div></div>
			<div>CURRENT ADOPTED CODES</div> <div><div>2018INTERNATIONAL BUILDING CODE 2018INTERNATIONAL RESIDENTIAL CODE 2018INTERNATIONAL MECHANICAL CODE 2017NATIONAL ELECTRICAL CODE 2018INTERNATIONAL PLUMBING CODE 2018INTERNATIONAL FUEL GAS CODE 2018INTERNATIONAL EXISTING BUILDING CODE 2018INTERNATIONAL ENERGY CONSERVATION CODE 2018INTERNATIONAL PROPERTY MAINTENANCE CODE 2018INTERNATIONAL FIRE CODE 2010ADA CODE 2017ICC A117.1</div></div>	<div>PROJECT DIRECTORY</div> <div><div>OWNER</div><div>DESERT CEDARS EQUITIES EAST, LLC 5346 EAST CALLE DEL NORTE PHOENIX, AZ 85018 CONTACT: MICHAEL KOSLOW EMAIL: karizona@cox.net</div><div><div>ARCHITECT</div><div>RKAA ARCHITECTS, INC 2233 EAST THOMAS ROAD PHOENIX, AZ 85016 CONTACT: RANDY HAISLET PHONE: (602) 955-3900 EMAIL: rhailet@rkaa.com</div><div><div>ELECTRICAL ENGINEER</div><div>KAECO 451 NORTH DEAN AVENUE CHANDLER, AZ 85226 CONTACT: KIMBERLY SCHROEDER PHONE: (623) 536-1993 EMAIL: kimberly.schroeder@kaekoinc.com</div><div><div>CIVIL ENGINEER</div><div>CVL CONSULTANTS MEADOWBROOK PLACE, 4550 N 12TH ST PHOENIX, AZ 85014 CONTACT: MATT OLSEN PHONE: (602) 805-7554 EMAIL: molsen@cvlci.com</div><div><div>LANDSCAPE ARCHITECT</div><div>CVL CONSULTANTS MEADOWBROOK PLACE, 4550 N 12TH ST PHOENIX, AZ 85014 CONTACT: MATT OLSEN PHONE: (602) 805-7554 EMAIL: molsen@cvlci.com</div></div></div></div></div></div>
		<div><div>VICINITY MAP</div><div></div></div>		



SITE DEVELOPMENT PLAN

SCALE: 1" = 30'-0"

Update to reflect building addresses.

PROJECT INFORMATION

OUR CLIENT MR. MICHAEL KOSLOW HAS PURCHASED A PARCEL AT THE SEC OF HONEYCUTT AVE. & JOHN WAYNE PARKWAY. REFER TO THE ALTA SURVEY FOR THE PURCHASED LAND AREA AND EXISTING CONDITIONS. THE INTENT OF THIS VACANT LAND IS TO DEVELOP FUTURE PAD BUILDINGS. THE USE OF THOSE BUILDINGS, WE ASSUME, WILL BE FOR BUSINESS SERVICES AND LIGHT RETAIL SALES.

THE PROPOSED ON-SITE WATER RETENTION DESIGN IS SHOWN WITH ABOVE GROUND WATER RETENTION PONDS. THE ENTIRE SITE WILL BE LANDSCAPED AS PER THE LOCAL ZONING REQUIREMENTS. LOW WATER USAGE PLANTS WILL BE SELECTED.

THE ARCHITECTURAL STYLE WILL MATCH THE SURROUNDING AREA USING COMMON MATERIALS AND DESERT COLOR SCHEMES. AS THE OWNER AND DEVELOPER, WE WILL MAINTAIN A DESIGN CRITERIA FOR ALL FUTURE BUILDINGS IN CONJUNCTION WITH THE CITY'S REQUIREMENTS.

SITE DATA

PARCEL NUMBER:	510-25-009T
JURISDICTION:	CITY OF MARICOPA
EXISTING ZONING:	GENERAL MIXED-USE (MU-G)
PROPOSED ZONING:	GENERAL COMMERCIAL (GC)
EXISTING LAND USE:	VACANT/UNDEVELOPED
PROPOSED FUTURE LAND USE:	EMPLOYMENT (E)
PROPOSED USE:	NEW COMMERCIAL DEVELOPMENT (RETAIL, BUSINESS)
LEGAL DESCRIPTION:	A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA BEARING N00°08'52"W. (ASSUMED BEARING)
BASIS OF BEARING:	THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA BEARING N00°08'52"W. (ASSUMED BEARING)

DEVELOPMENT STANDARDS:	
MAXIMUM BUILDING HEIGHT:	60'-0"
FRONT SETBACK:	10'-0"
SIDE SETBACK:	0'-0"
STREET SIDE SETBACK:	10'-0"
REAR SETBACK:	20'-0"
LOT COVERAGE:	N/A

RELATED DEVELOPMENT CASES:	REZONE MARICOPA STATION (ZON23-01) APPROVED BY COUNCIL 04-04-2023 ONGOING REZONE WITH A CASE NUMBER ZON23-05
----------------------------	---

TOTAL LOT AREA OF DISTURBANCE:	103,871 S.F. / 2.38 ACRES
*REFER TO PLAN FOR LOT DIMENSION	

TOTAL LOT AREA:	103,871 S.F. (2.38 ACRES)
-----------------	---------------------------

NEW PARCEL 1:	60,973 S.F.
BUILDING 1:	5,000 S.F.
OPEN SPACE:	34,863 S.F.
LANDSCAPE REQUIREMENT:	9,146 S.F. (15%)
LANDSCAPE PROVIDED:	21,110 S.F. (35%)
PARKING REQUIREMENT:	COMMERCIAL KITCHEN = 1 / 250 S.F. 1,000 S.F. / 250 S.F. = 4 SPACES RESTAURANT, FULL SERVICE = 1 / 100 S.F. 4,000 S.F. x 80% SEATING = 3,200 S.F. 3,200 S.F. / 100 S.F. = 32 SPACES

TOTAL REQUIRED SPACES:	36 SPACES
PARKING PROVIDED:	38 SPACES
EXCESS PARKING:	2 SPACE

NEW PARCEL 2:	42,898 S.F.
BUILDING 2:	3,380 S.F.
OPEN SPACE:	31,648 S.F.
LANDSCAPE REQUIREMENT:	6,435 S.F. (15%)
LANDSCAPE PROVIDED:	13,696 S.F. (32%)
PARKING REQUIREMENT:	COMMERCIAL KITCHEN = 1 / 250 S.F. 1,000 S.F. / 250 S.F. = 4 SPACES RESTAURANT, FULL SERVICE = 1 / 75 S.F. 1,960 S.F. x 80% SEATING = 1,568 S.F. 1,568 S.F. / 75 S.F. = 21 SPACES OUTDOOR SEATING = 1 / 400 S.F. 420 S.F. / 400 S.F. = 1 SPACE

TOTAL REQUIRED SPACES:	26 SPACES
PARKING PROVIDED:	28 SPACES
EXCESS PARKING:	2 SPACES

TOTAL REQUIRED PARKING:	62 SPACES
TOTAL PARKING PROVIDED:	66 SPACES
EXCESS PARKING:	4 SPACES
PROPOSED BUILDING HEIGHT:	30'-0" MAXIMUM
PROPOSED IMPERVIOUS SURFACE:	ASPHALT / CONCRETE

LEGEND

	PROJECT PROPERTY LINE
	NEW PROPOSED PARCEL LINE
	LANDSCAPE AREA, REFER TO LANDSCAPE DRAWINGS
	NUMBER OF PARKING



IRKAA  
ARCHITECTS  
2233 EAST THOMAS ROAD, PHOENIX, ARIZONA 85016  
602-955-3900

CONCEPTUAL

08-31-2023

SITE DEVELOPMENT PLAN

NOTICE OF ALTERNATE BILLING ON FUTURE CYCLE: THE COMMISSION OF BILLING ON ESTIMATES IN BILLING CYCLES OTHER THAN THIRTY DAYS. THIS CONTRACT MAY ALLOW OWNER TO MAKE PAYMENT WITHIN 15 DAYS OF THE DATE OF THE BILL. AT CERTIFICATION AND APPROVAL OF BILLING AND ESTIMATES, A WRITTEN ACKNOWLEDGMENT OF SUCH OTHER BILLING CYCLE APPLICABLE TO THE PROJECT IS AVAILABLE FROM OWNER OR DESIGNATED ASSISTANT. ADDRESS: 3345 E LAKE DEL MONTE ADDRESS: PHOENIX, ARIZONA CONTACT: MICHAEL KOSLOW

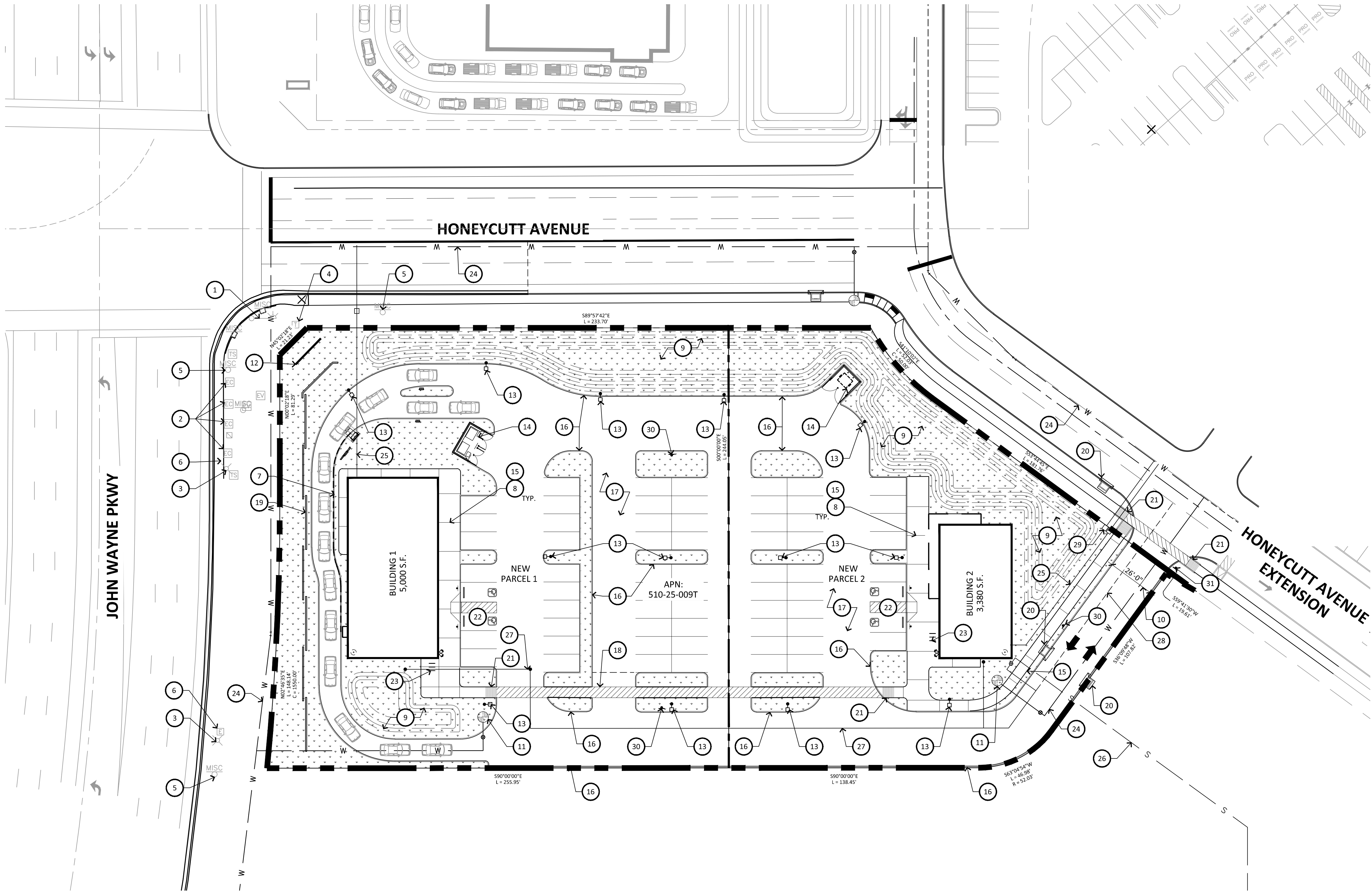
JWP EAST DEVELOPMENT  
DESERT CEDARS EQUITIES EAST, LLC  
SEC OF HONEYCUTT AVE AND JOHN WAYNE PKWY (SR347)  
MARICOPA, ARIZONA 85139

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design by: RH  
drawn by: MM  
checked by:

SP1.1  
project #: 23081





## CONCEPTUAL SITE PLAN

SCALE: 1" = 30'-0"

## LEGEND

- PROJECT PROPERTY LINE
- NEW PROPOSED PARCEL LINE
- LANDSCAPE AREA, REFER TO LANDSCAPE DRAWINGS
- NUMBER OF PARKING

## KEYNOTES

- EXISTING TRAFFIC LIGHT TO REMAIN
- EXISTING ELECTRICAL BOX TO REMAIN
- EXISTING OFF-SITE LIGHT POLE TO REMAIN
- EXISTING ELECTRICAL TRANSFORMER TO REMAIN
- EXISTING SIGNAGE
- EXISTING CONCRETE SIDEWALK
- NEW DASHED LINE INDICATES ±113 LINEAR FEET FROM ORDER POINT TO DRIVE THRU WINDOW
- NEW CONTROL JOINTS, RE: 4/SP4.2
- NEW RETENTION BASIN AREA, RE: CIVIL DRAWINGS
- NEW 30'-0" CURB CUT
- NEW ON-SITE FIRE HYDRANT
- NEW MONUMENT SIGN, SEPARATE PERMIT
- NEW ON-SITE POLE STREET LIGHT
- NEW TRASH ENCLOSURE, RE: 11/SP4.1
- NEW CONCRETE SIDEWALK
- NEW 6" CURB
- NEW ASPHALT PAVING
- NEW STRIPED CONCRETE CROSSWALK
- NEW 3'-0" HIGH x 30'-0" WIDE SCREENWALL, STAGGERED BY 24", RE: 20/SP4.2
- NEW CATCH BASIN
- NEW ACCESSIBLE RAMP, RE: 10/SP4.2
- NEW ADA PARKING, RE: 18/SP4.1
- NEW BICYCLE PARKING, RE: 3/SP4.2
- PROPOSED WATER LINE, RE: CIVIL DRAWINGS
- PROPOSED TEMPORARY PRIVATE SEWER FORCE MAIN, RE: CIVIL DRAWINGS
- PROPOSED SEWER SERVICE, RE: CIVIL DRAWINGS
- PROPOSED SEWER MAIN LINE, RE: CIVIL DRAWINGS
- PROPOSED LANDSCAPE WATER METER, RE: CIVIL DRAWINGS
- NEW "NO PARKING FIRE LANE" SIGN, RE: 8&13/SP4.1
- NEW STOP SIGN, RE: 8/SP4.1 & 7/SP4.2



IRKAA  
ARCHITECTS  
2233 EAST THOMAS ROAD, PHOENIX, ARIZONA 85016  
602-955-3900  
RCAA.COM

CONCEPTUAL

08-17-23

PRELIMINARY SITE PLAN

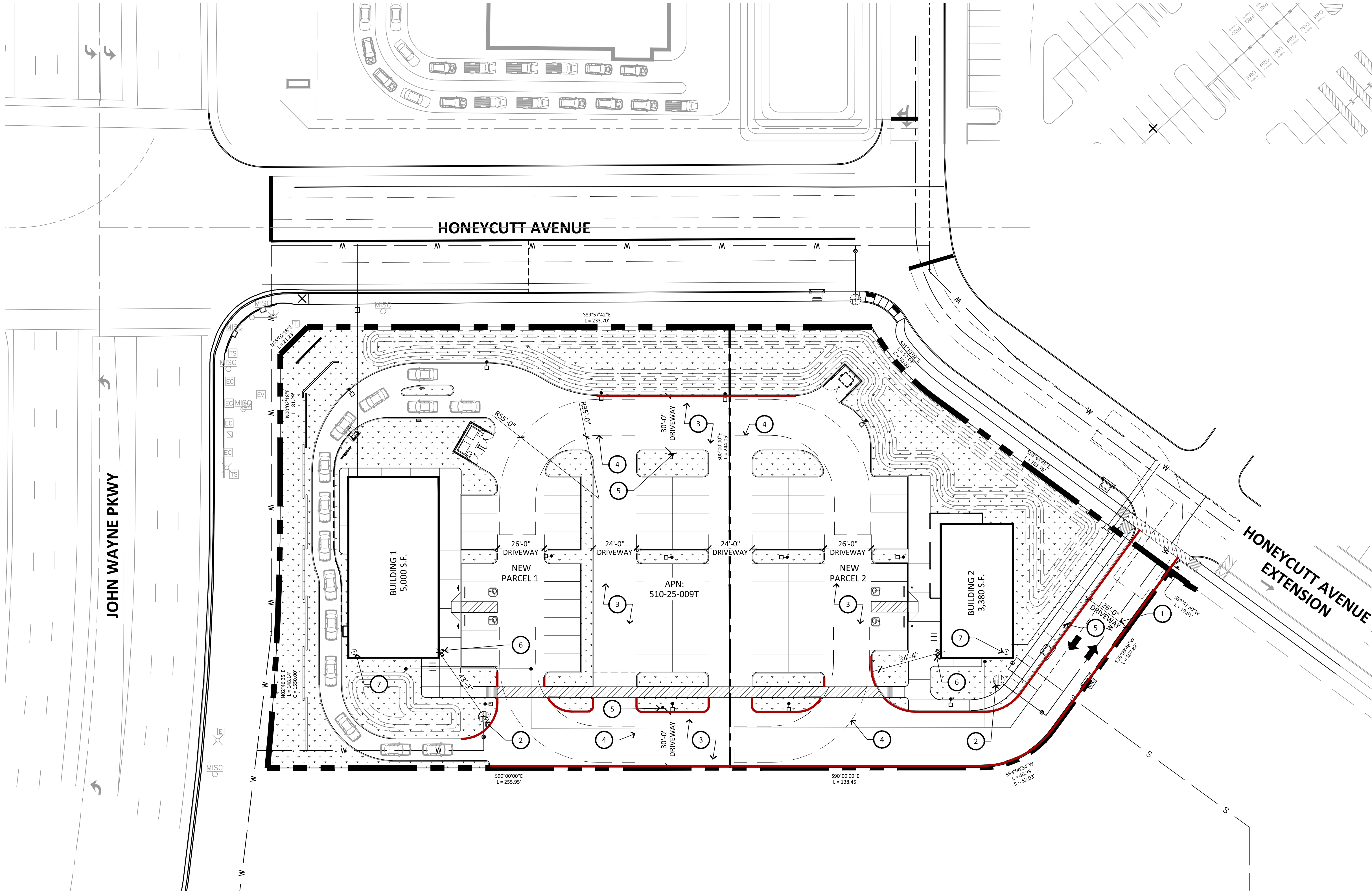
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ESTIMATES. A WRITTEN SCHEDULE OF SUCH OTHER  
BILLING CYCLE APPLICABLE TO THE PROJECT IS  
AVAILABLE FROM OWNER OR DESIGNATED AGENT.  
NAME: DEAN CEDARS EQUITIES EAST, LLC  
ADDRESS: 3345 E GALLE DEL NORTE  
ADDRESS: PHOENIX, ARIZONA  
CONTACT: MICHAEL KODOLIN

JWP EAST DEVELOPMENT  
DESERT CEDARS EQUITIES EAST, LLC  
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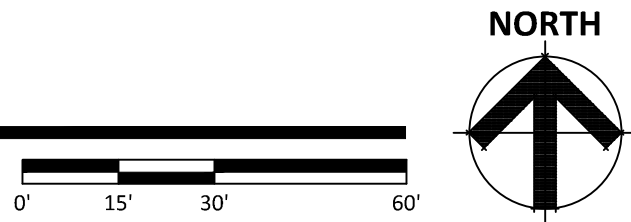
design by: RH  
drawn by: MM  
checked by:

SP2.1  
project #: 23081



CONCEPTUAL SITE PLAN

SCALE: 1" = 30'-0"



LEGEND

- PROJECT PROPERTY LINE
- NEW PROPOSED PROPERTY LINE
- NO PARKING - FIRE LANE LOCATION, REFER TO DETAIL 14/SP4.1

KEYNOTES

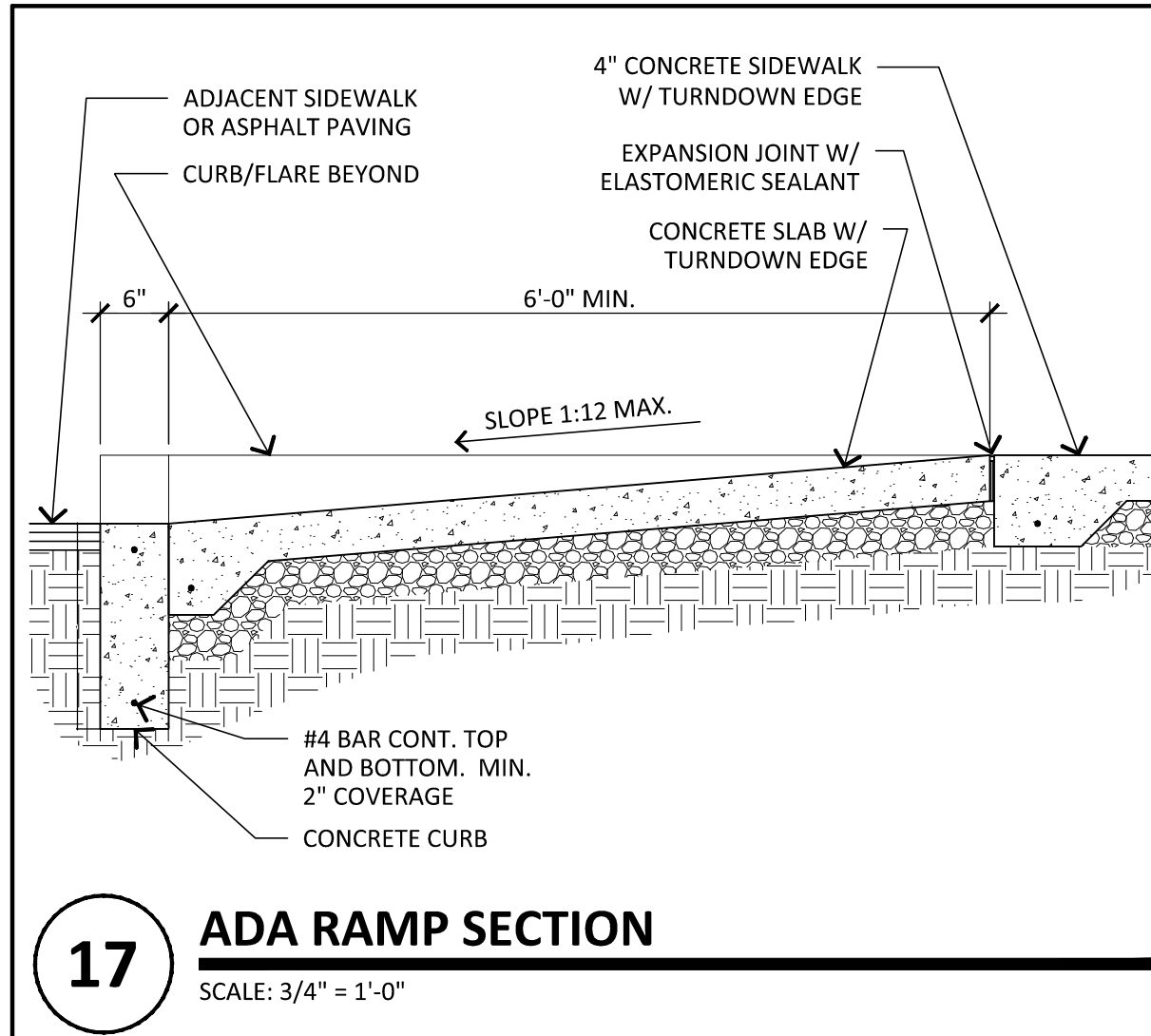
- NEW CURB CUT
- NEW ON-SITE FIRE HYDRANT
- NEW ASPHALT PAVING
- 35'-0" INSIDE, 55'-0" OUTSIDE FIRE TRUCK TURNING RADIUS
- NEW "NO PARKING FIRE LANE" SIGN, RE: 8813/SP4.1
- NEW FIRE DEPARTMENT CONNECTION
- NEW FIRE RISER

\*DURING CONSTRUCTION, ALL REQUIRED FIRE DEPARTMENT ACCESS ROADS SHALL BE INSTALLED TO AN EXTENT THAT WILL PROVIDE ALL-WEATHER PAVED ACCESS FOR EMERGENCY VEHICLES PRIOR TO COMBUSTIBLES BEING BROUGHT TO THE SITE OR COMBUSTIBLE CONSTRUCTION TAKING PLACE. THE FIRE CODE OFFICIAL SHALL DETERMINE THE ADEQUACY OF THE ACCESS ROADS DURING CONSTRUCTION. PRIOR TO FINAL APPROVAL FOR ANY DEVELOPMENT PROJECT, FIRE DEPARTMENT ACCESS ROADS SHALL BE COMPLETED WITH ALL MARKINGS, SIGNAGE AND STRIPING. (2018 IFC AS AMENDED)  
\*ALL BUILDINGS TO BE SPRINKLERED.

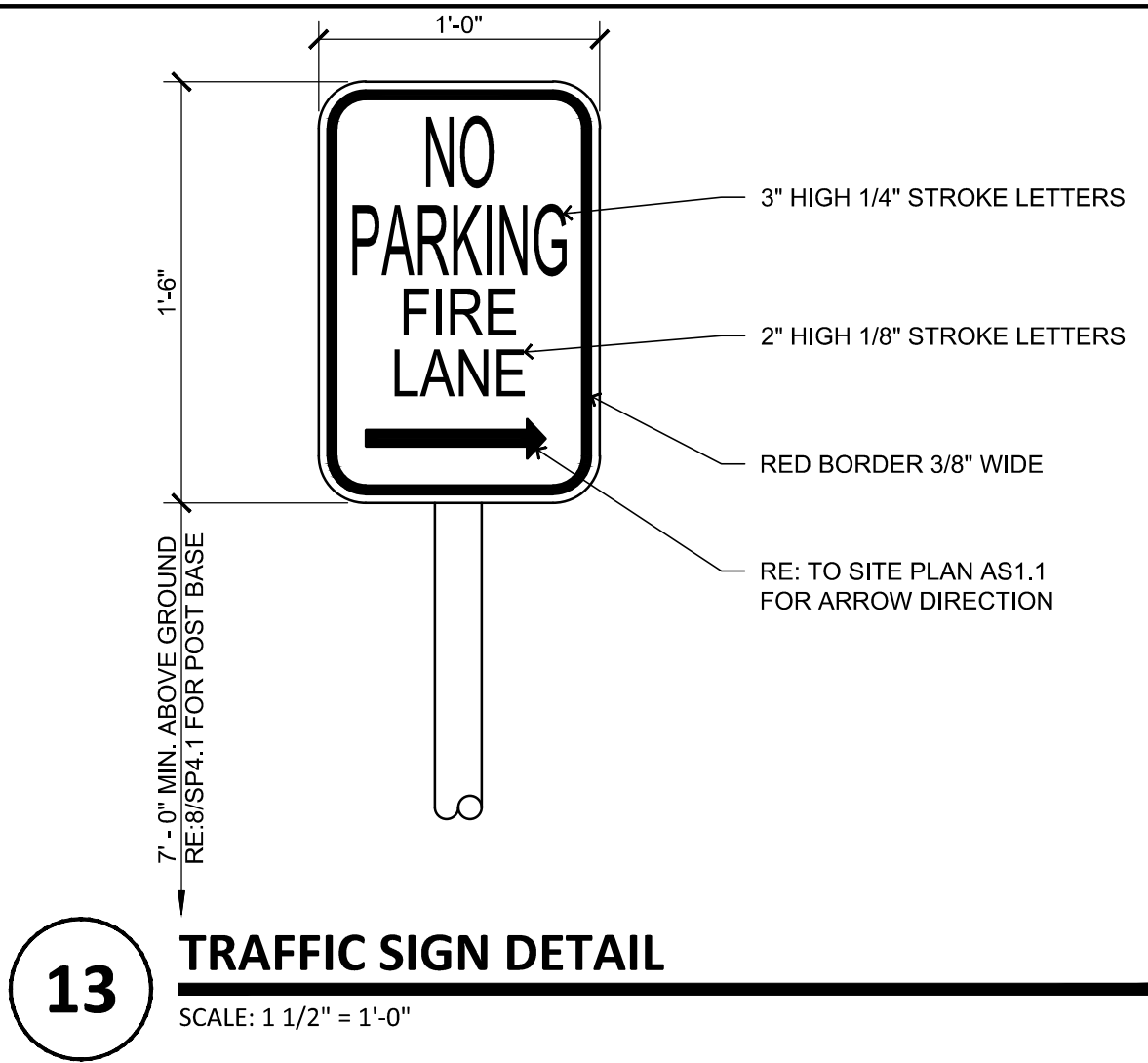
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CYCLES OF 15, 30, 45, 60, 90, 120, 150, 180, 210, 240, 270, 300, 330, 360, 390, 420, 450, 480, 510, 540, 570, 600, 630, 660, 690, 720, 750, 780, 810, 840, 870, 900, 930, 960, 990, 1020, 1050, 1080, 1110, 1140, 1170, 1200, 1230, 1260, 1290, 1320, 1350, 1380, 1410, 1440, 1470, 1500, 1530, 1560, 1590, 1620, 1650, 1680, 1710, 1740, 1770, 1800, 1830, 1860, 1890, 1920, 1950, 1980, 2010, 2040, 2070, 2100, 2130, 2160, 2190, 2220, 2250, 2280, 2310, 2340, 2370, 2400, 2430, 2460, 2490, 2520, 2550, 2580, 2610, 2640, 2670, 2700, 2730, 2760, 2790, 2820, 2850, 2880, 2910, 2940, 2970, 3000, 3030, 3060, 3090, 3120, 3150, 3180, 3210, 3240, 3270, 3300, 3330, 3360, 3390, 3420, 3450, 3480, 3510, 3540, 3570, 3600, 3630, 3660, 3690, 3720, 3750, 3780, 3810, 3840, 3870, 3900, 3930, 3960, 3990, 4020, 4050, 4080, 4110, 4140, 4170, 4200, 4230, 4260, 4290, 4320, 4350, 4380, 4410, 4440, 4470, 4500, 4530, 4560, 4590, 4620, 4650, 4680, 4710, 4740, 4770, 4800, 4830, 4860, 4890, 4920, 4950, 4980, 5010, 5040, 5070, 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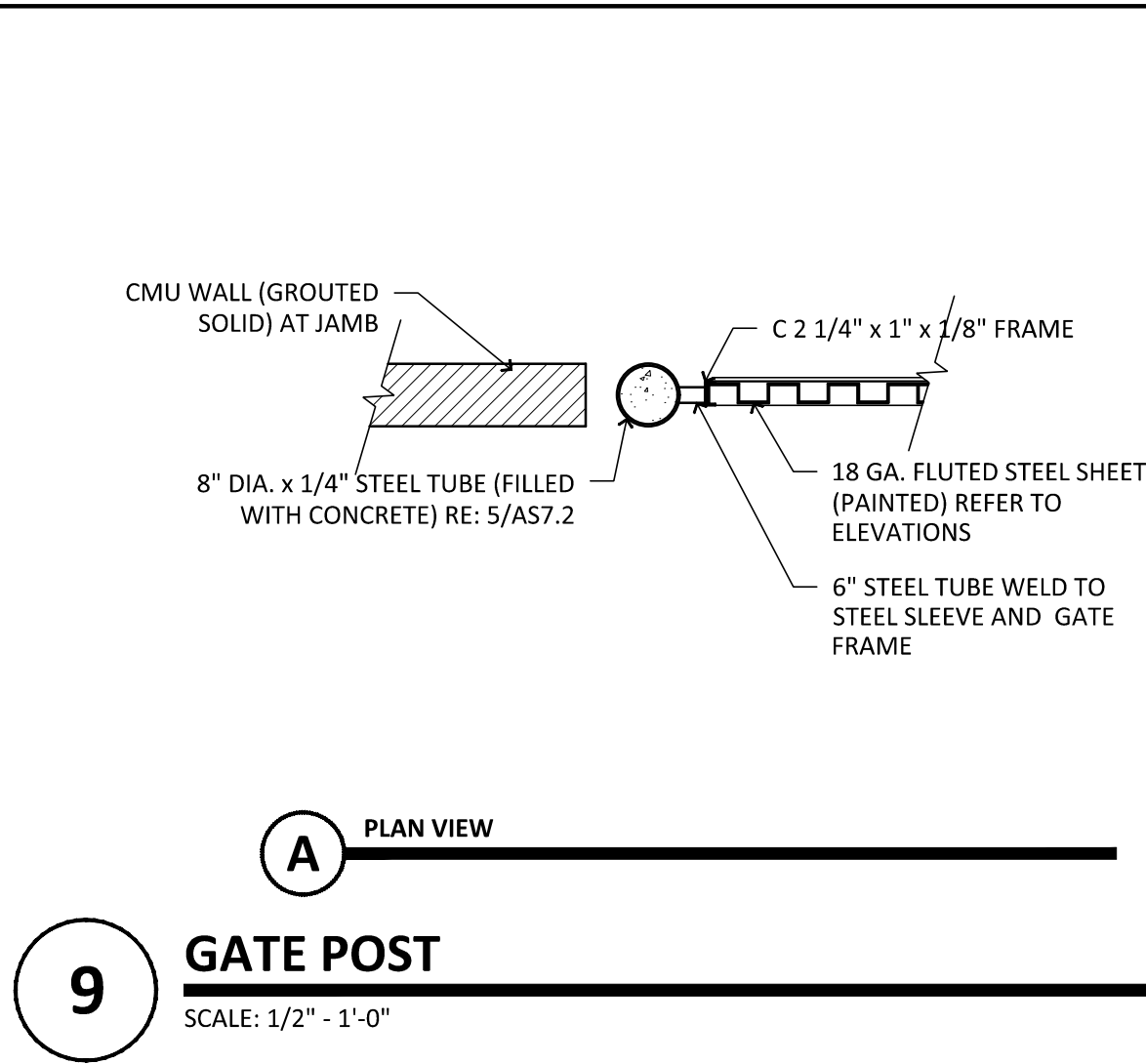




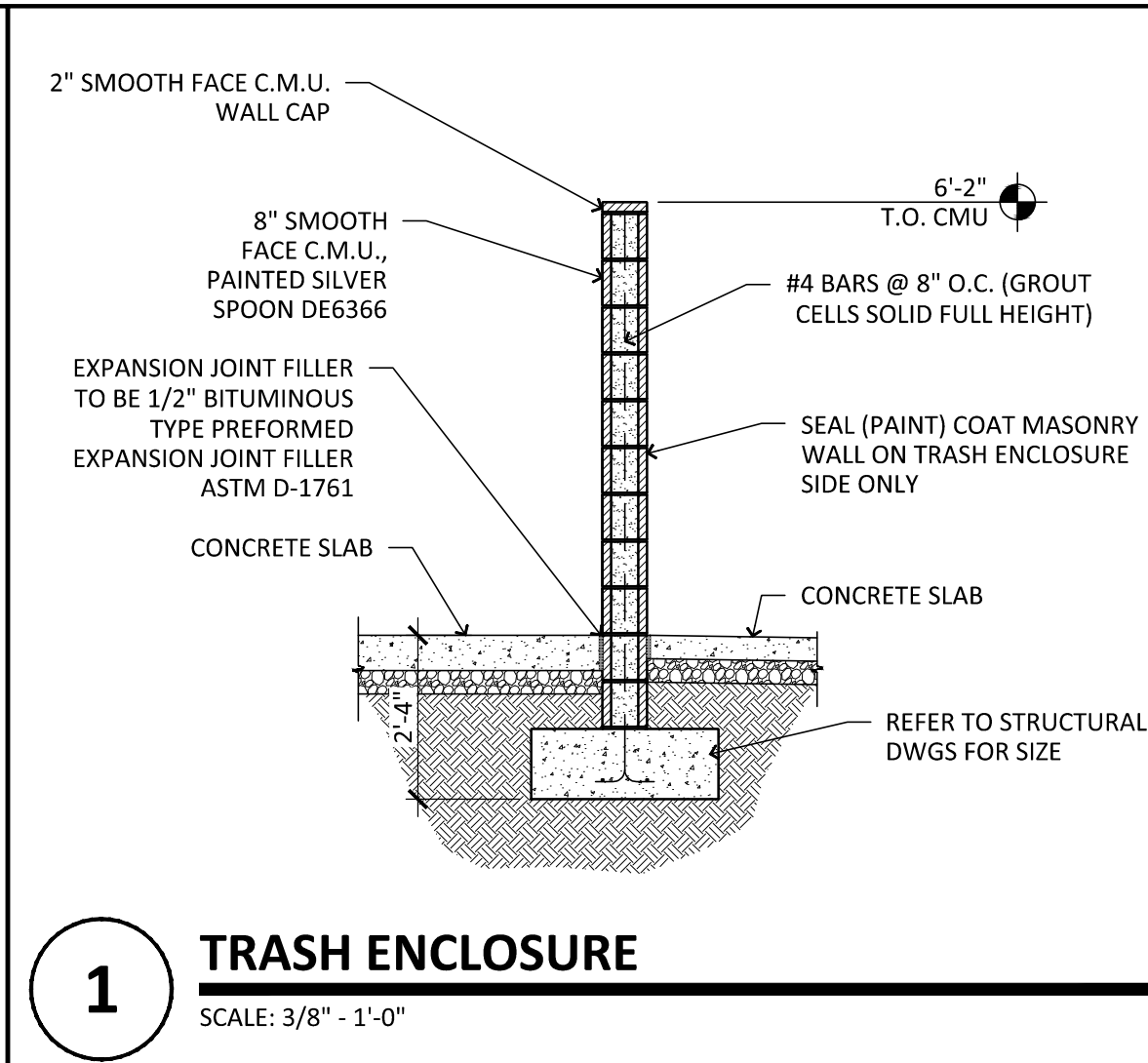
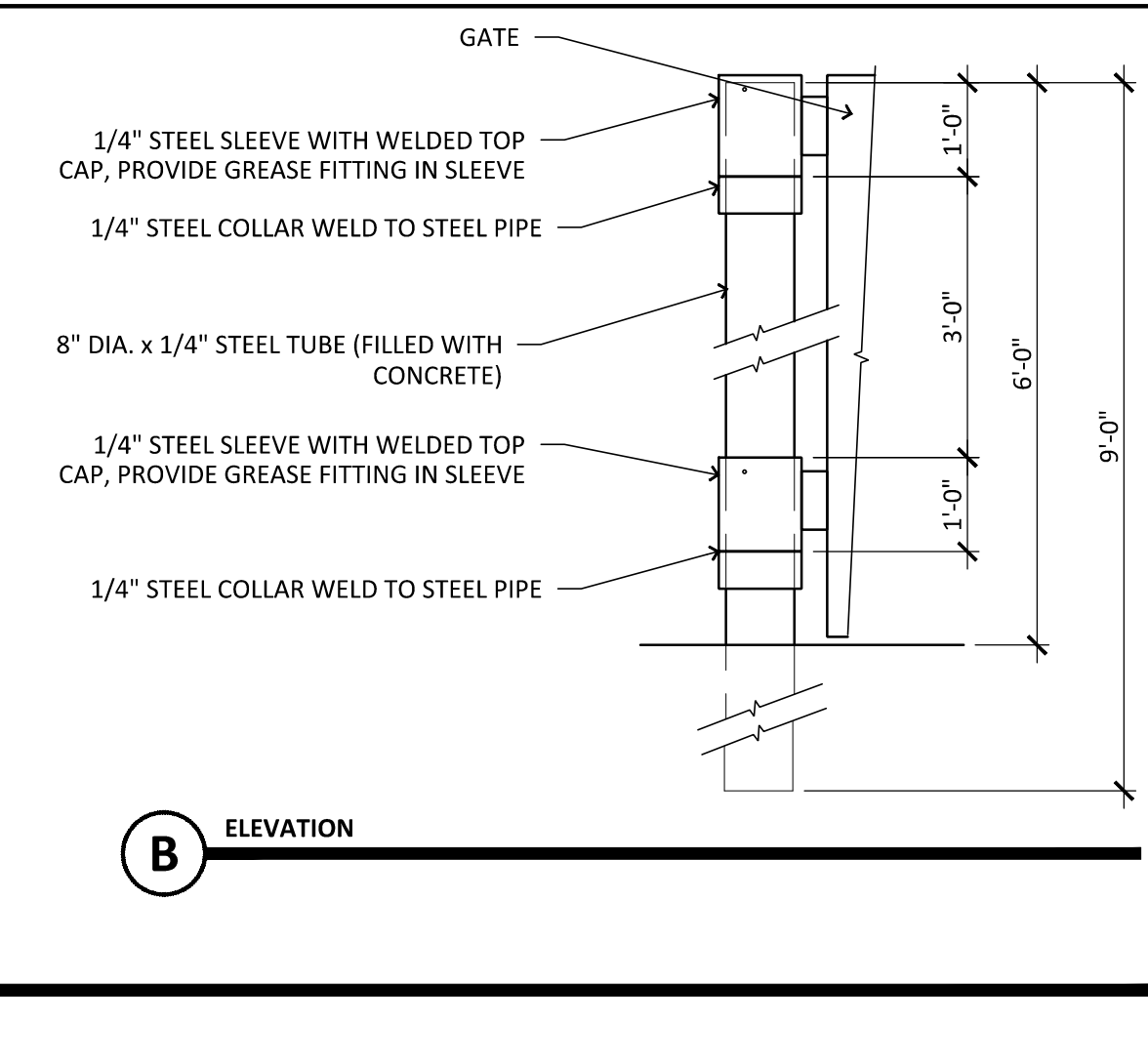
**17 ADA RAMP SECTION**  
SCALE: 3/4" = 1'-0"



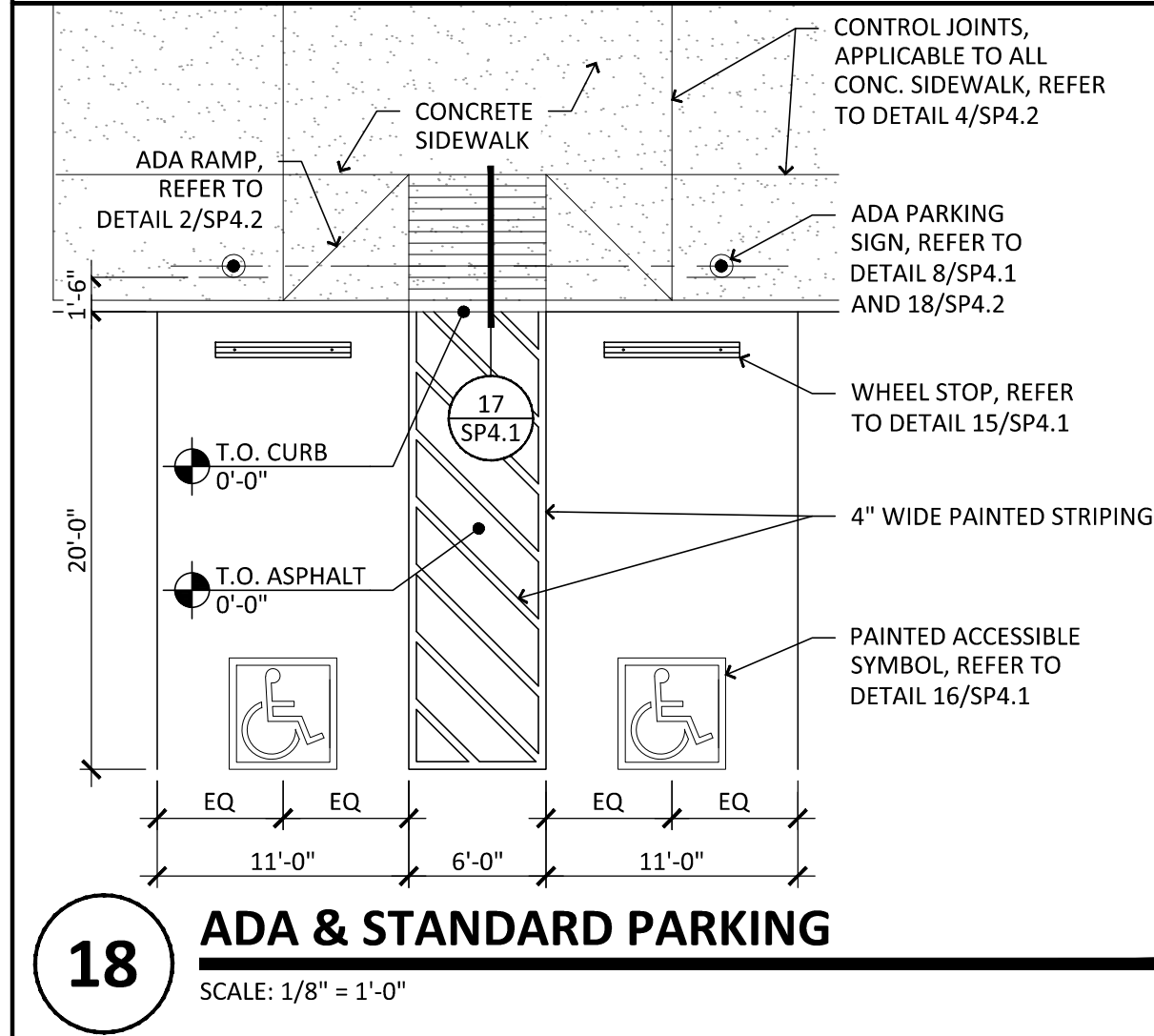
**13 TRAFFIC SIGN DETAIL**  
SCALE: 1 1/2" = 1'-0"



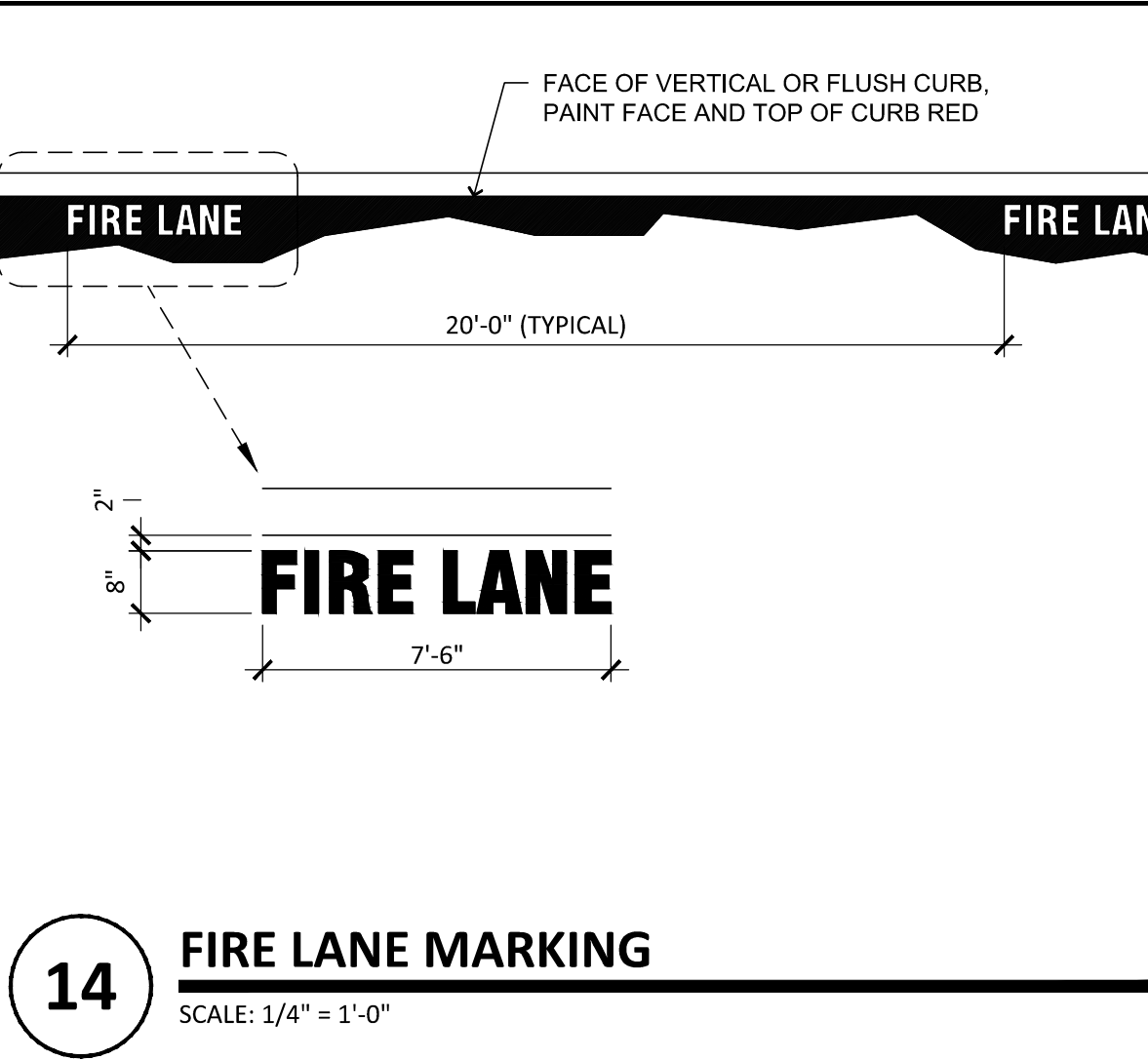
**9 GATE POST**  
SCALE: 1/2" - 1'-0"



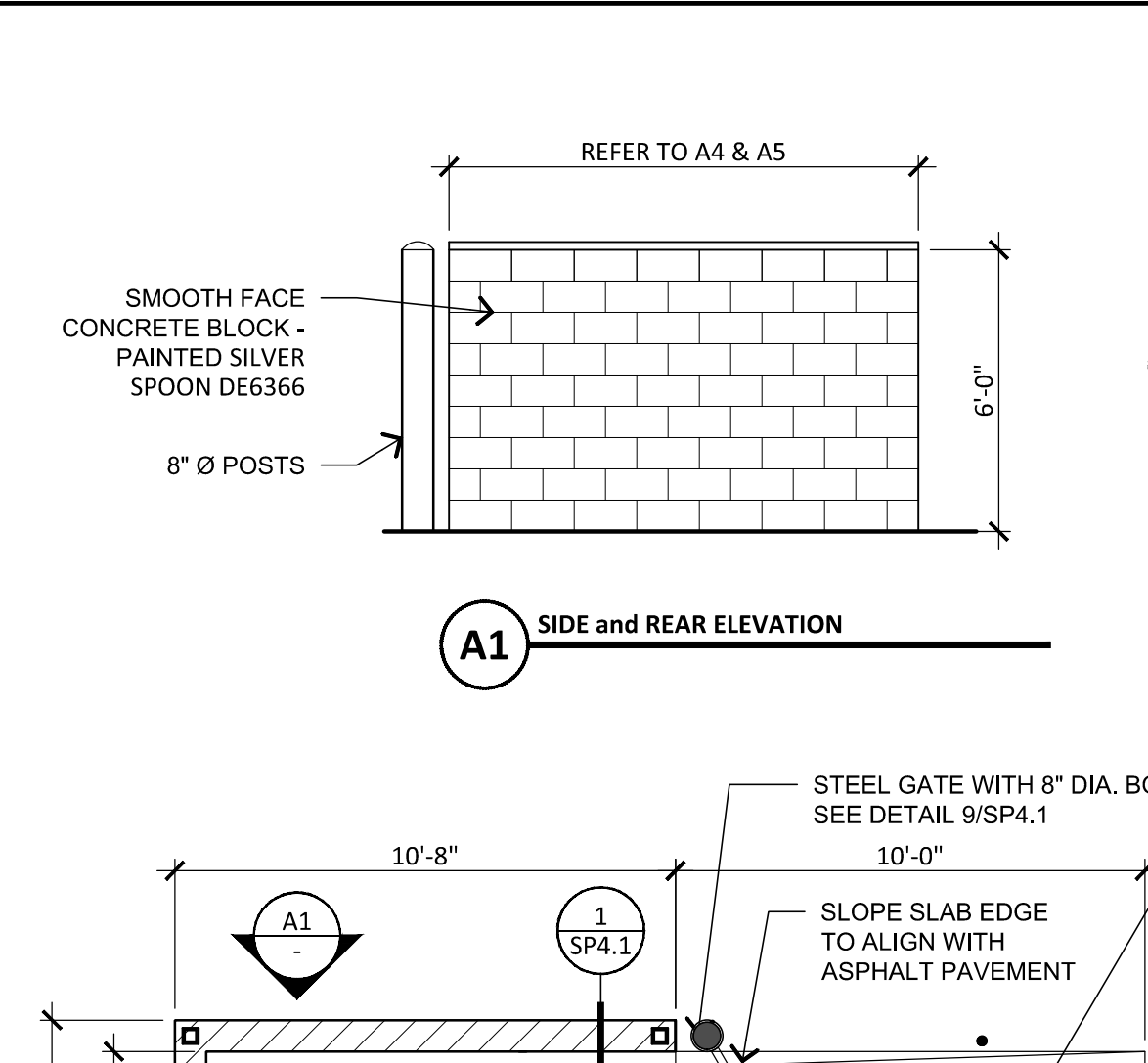
**1 TRASH ENCLOSURE**  
SCALE: 3/8" - 1'-0"



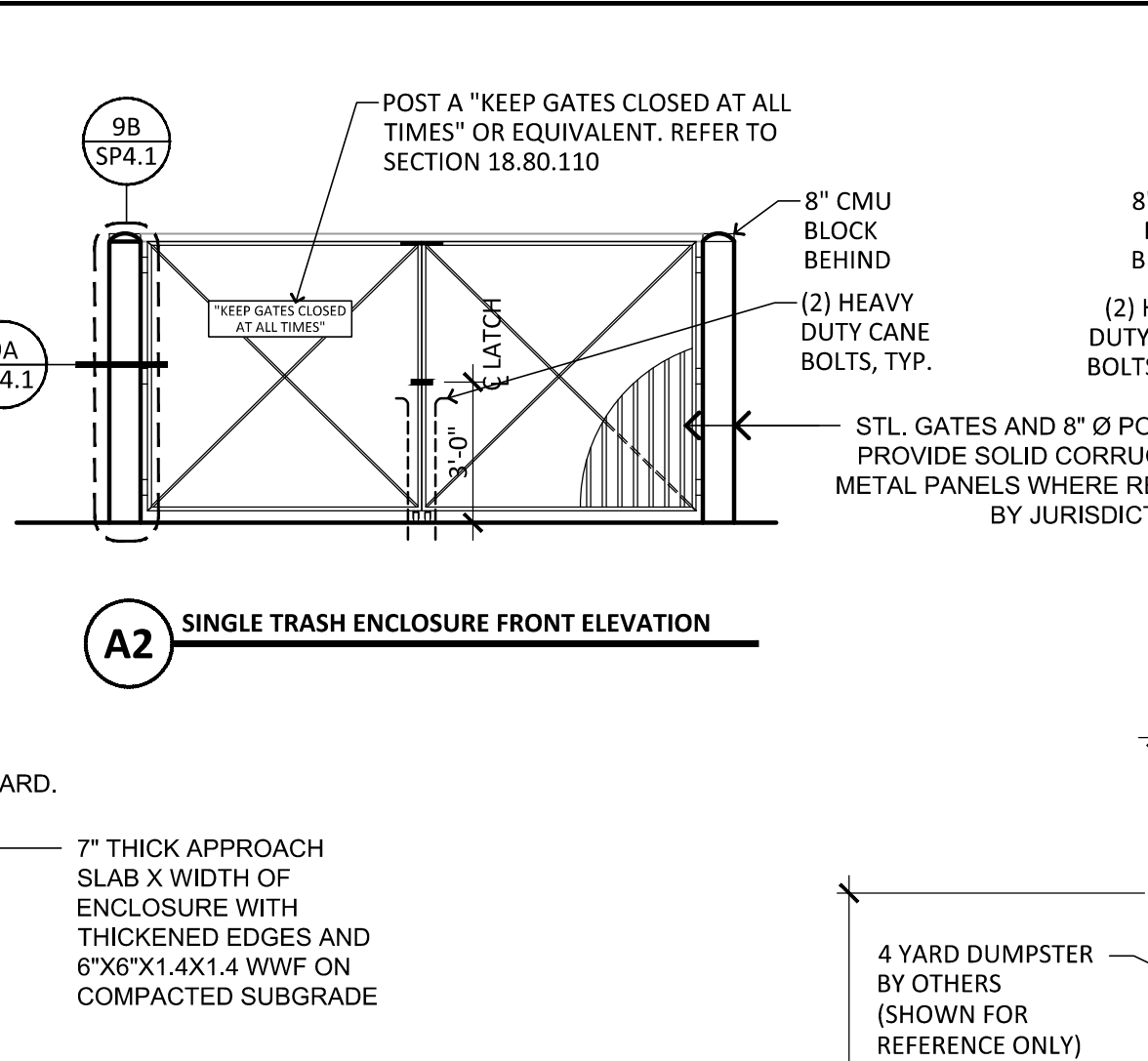
**18 ADA & STANDARD PARKING**  
SCALE: 1/8" = 1'-0"



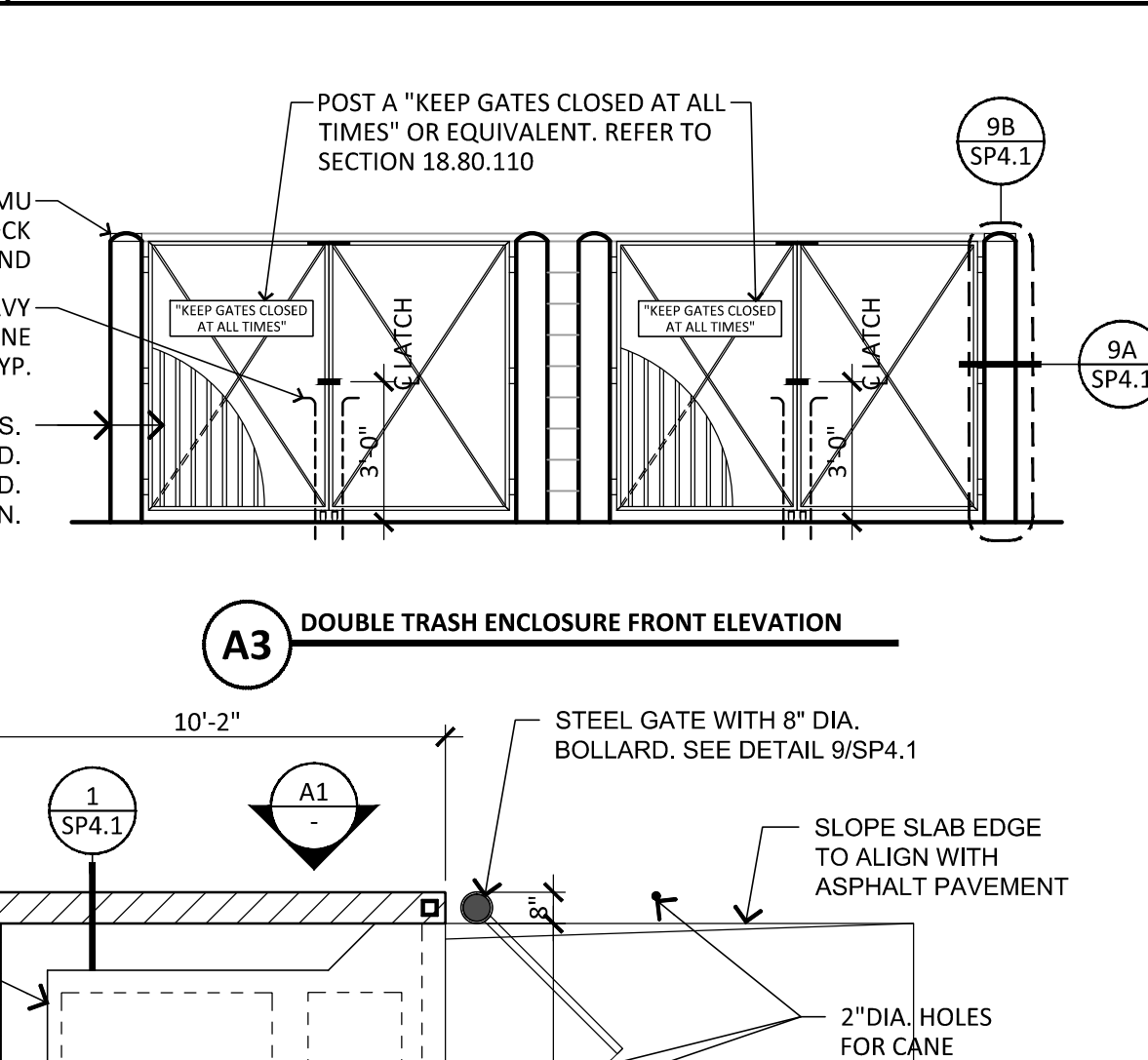
**14 FIRE LANE MARKING**  
SCALE: 1/4" = 1'-0"



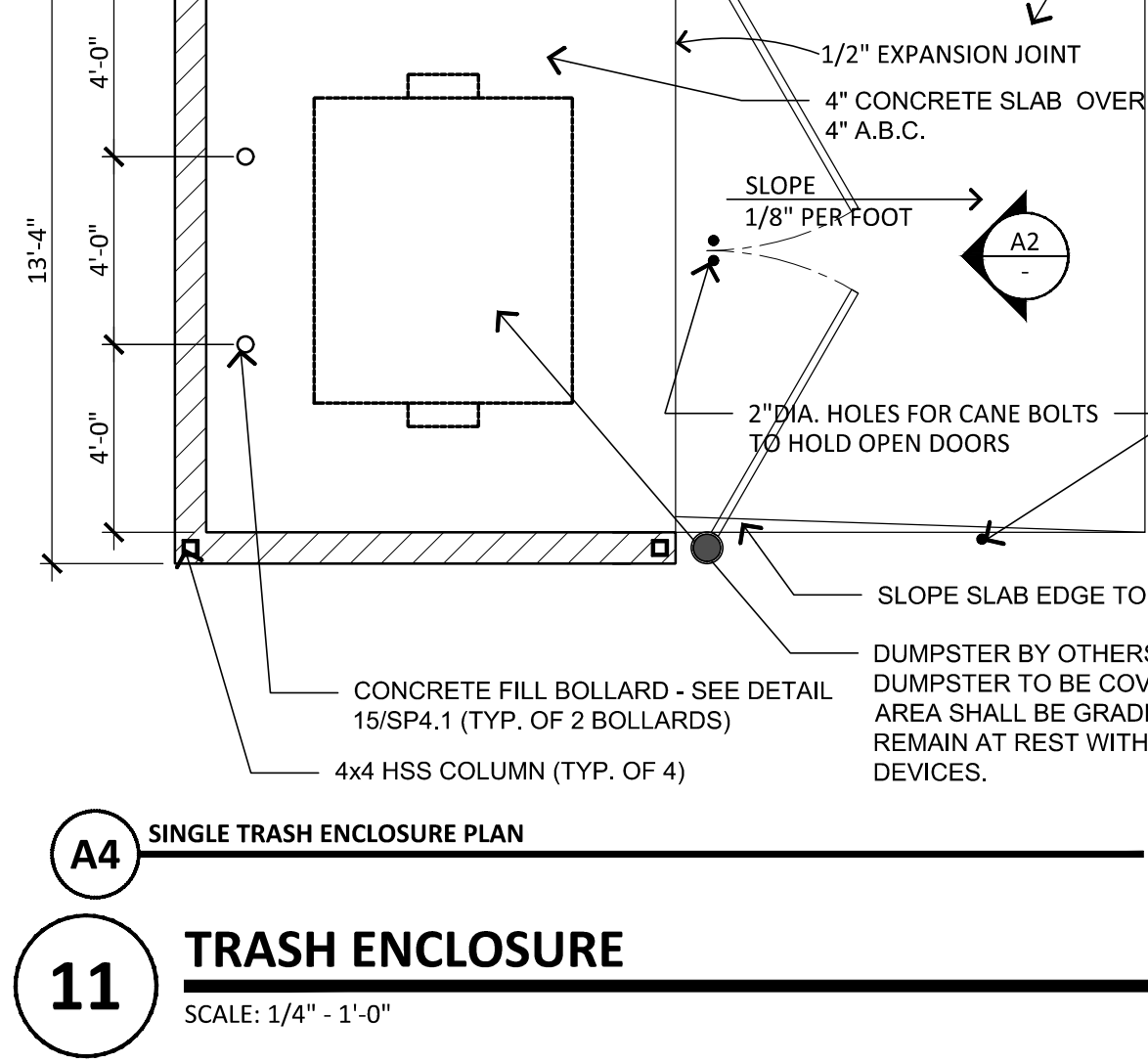
**A1**



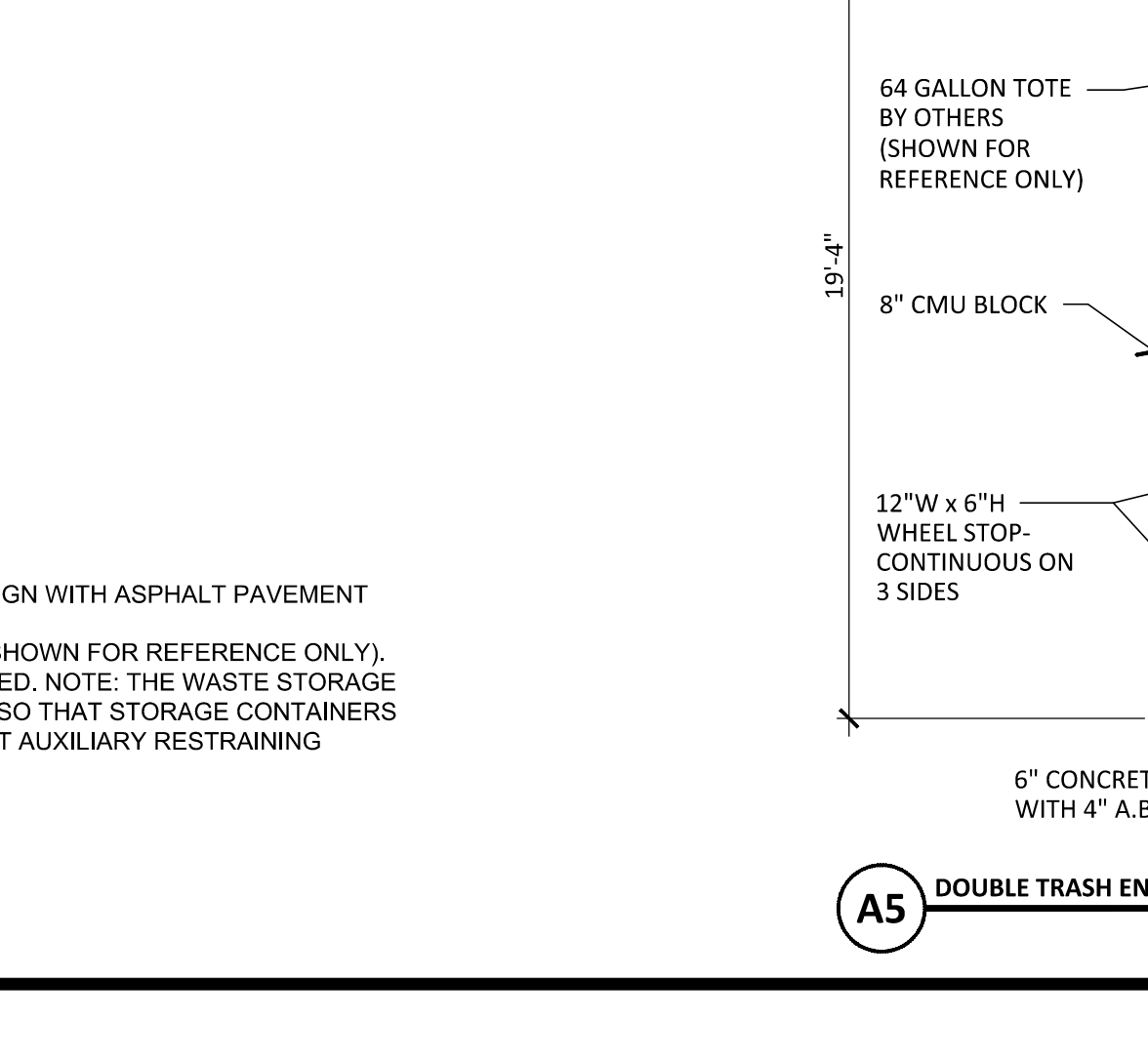
**A2**



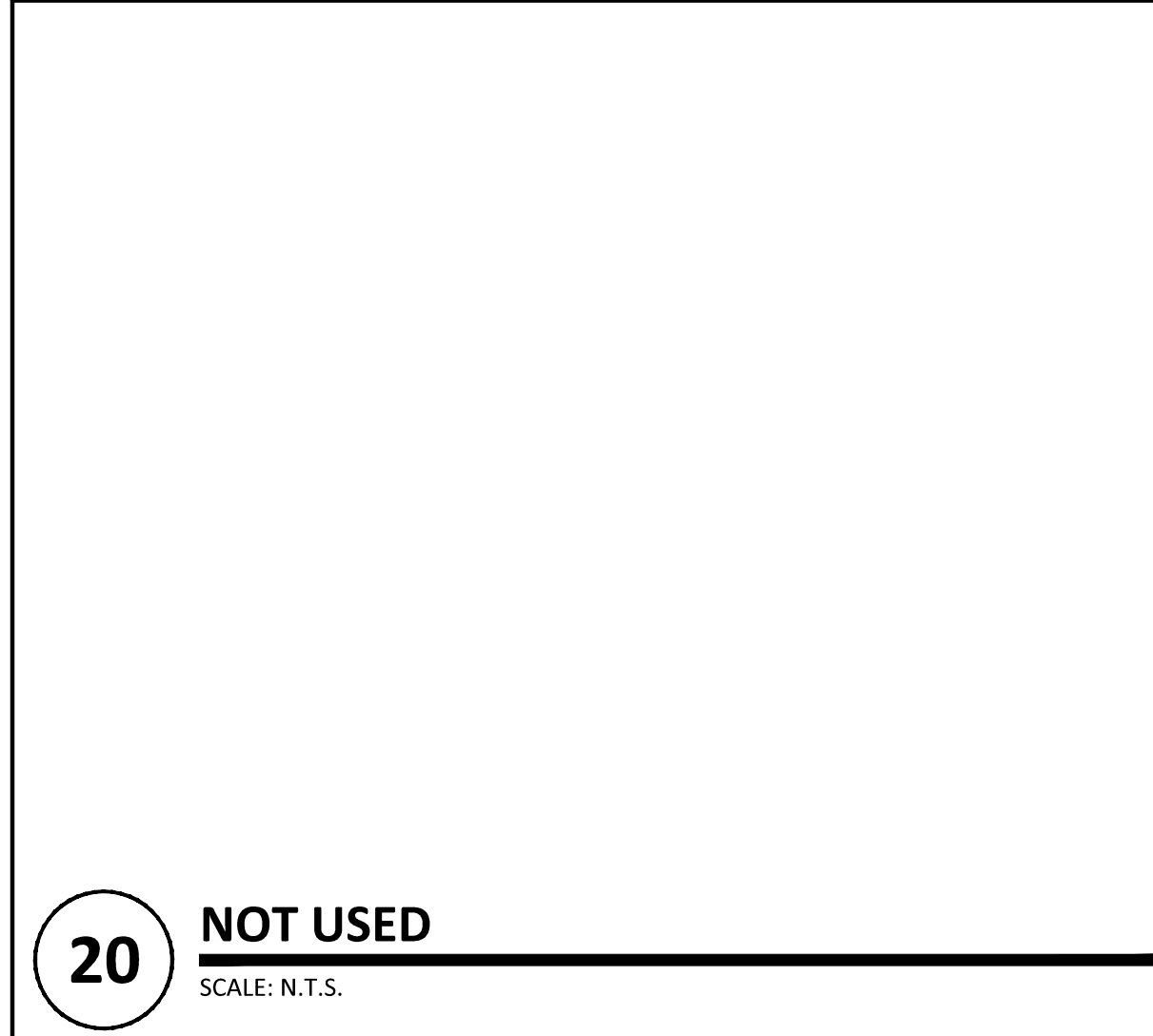
**A3**



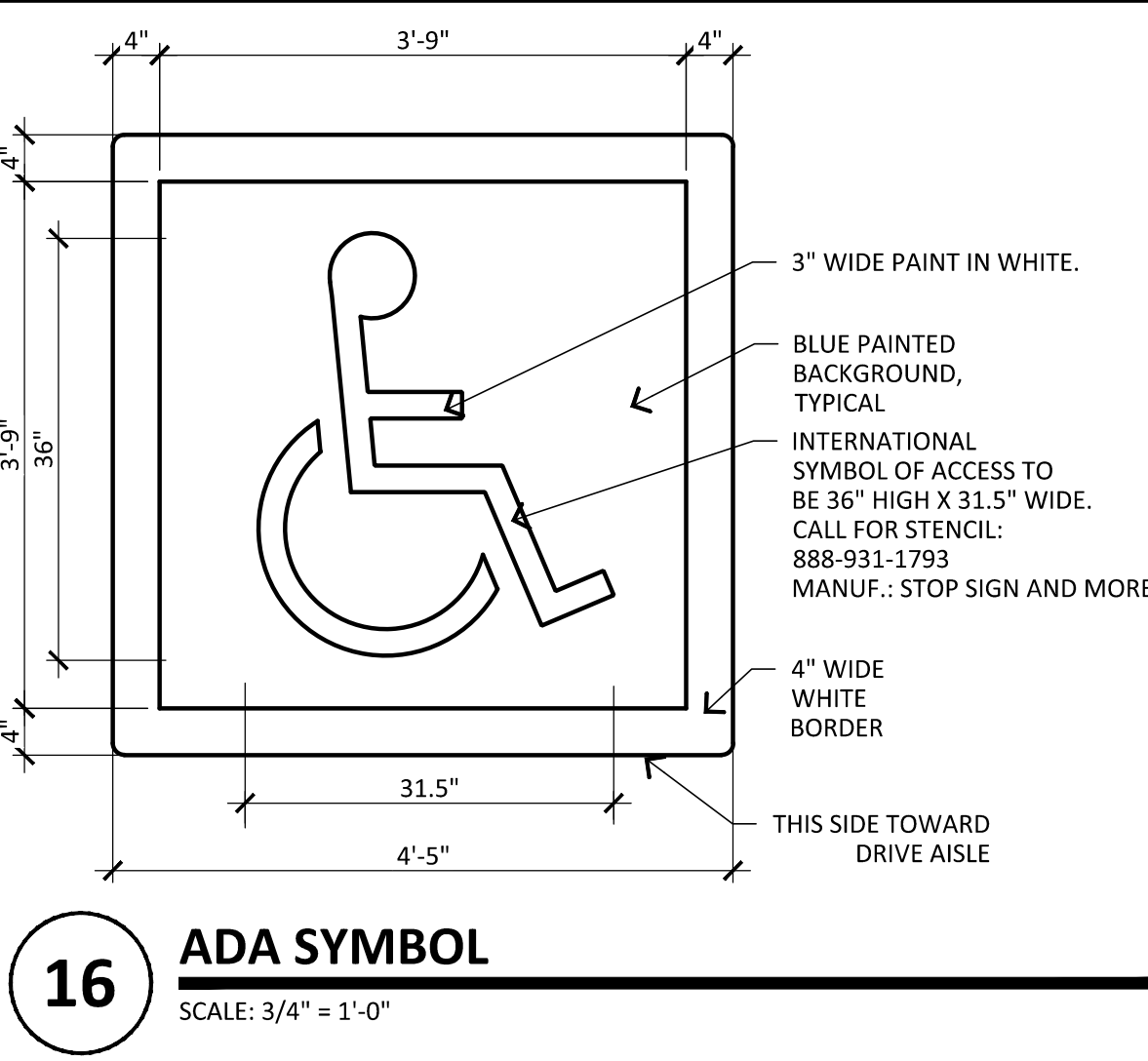
**A4**



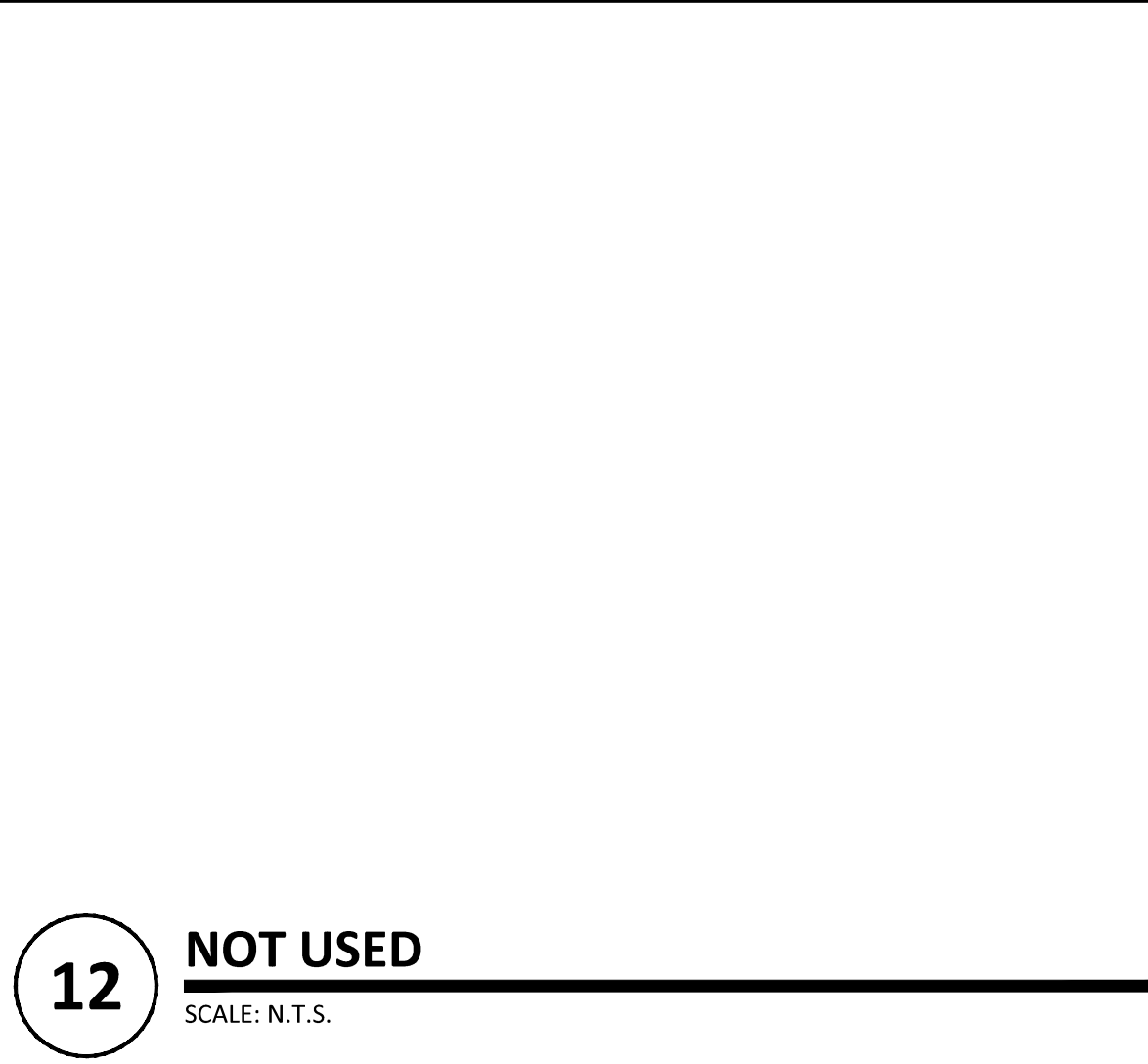
**A5**



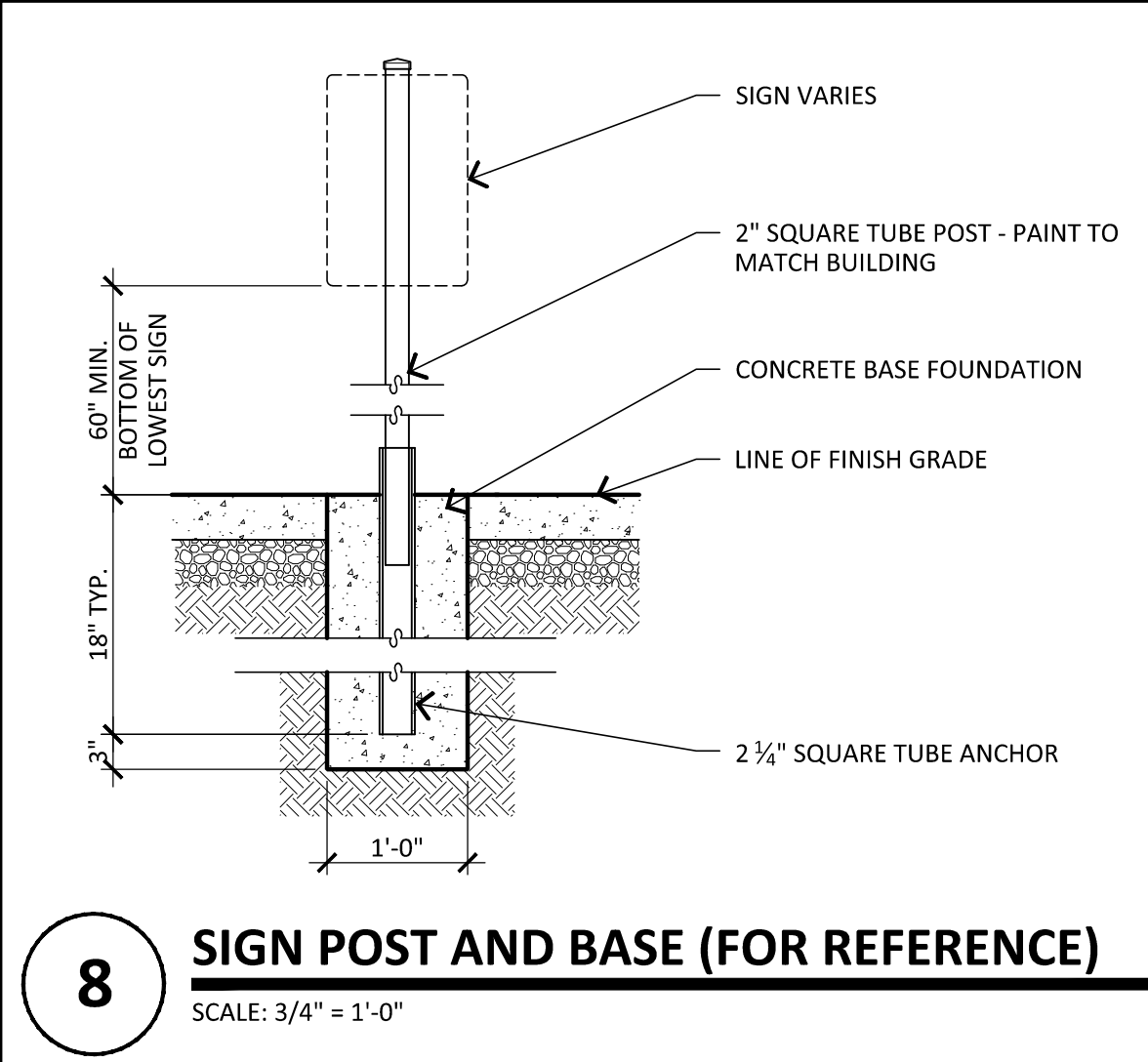
**20 NOT USED**  
SCALE: N.T.S.



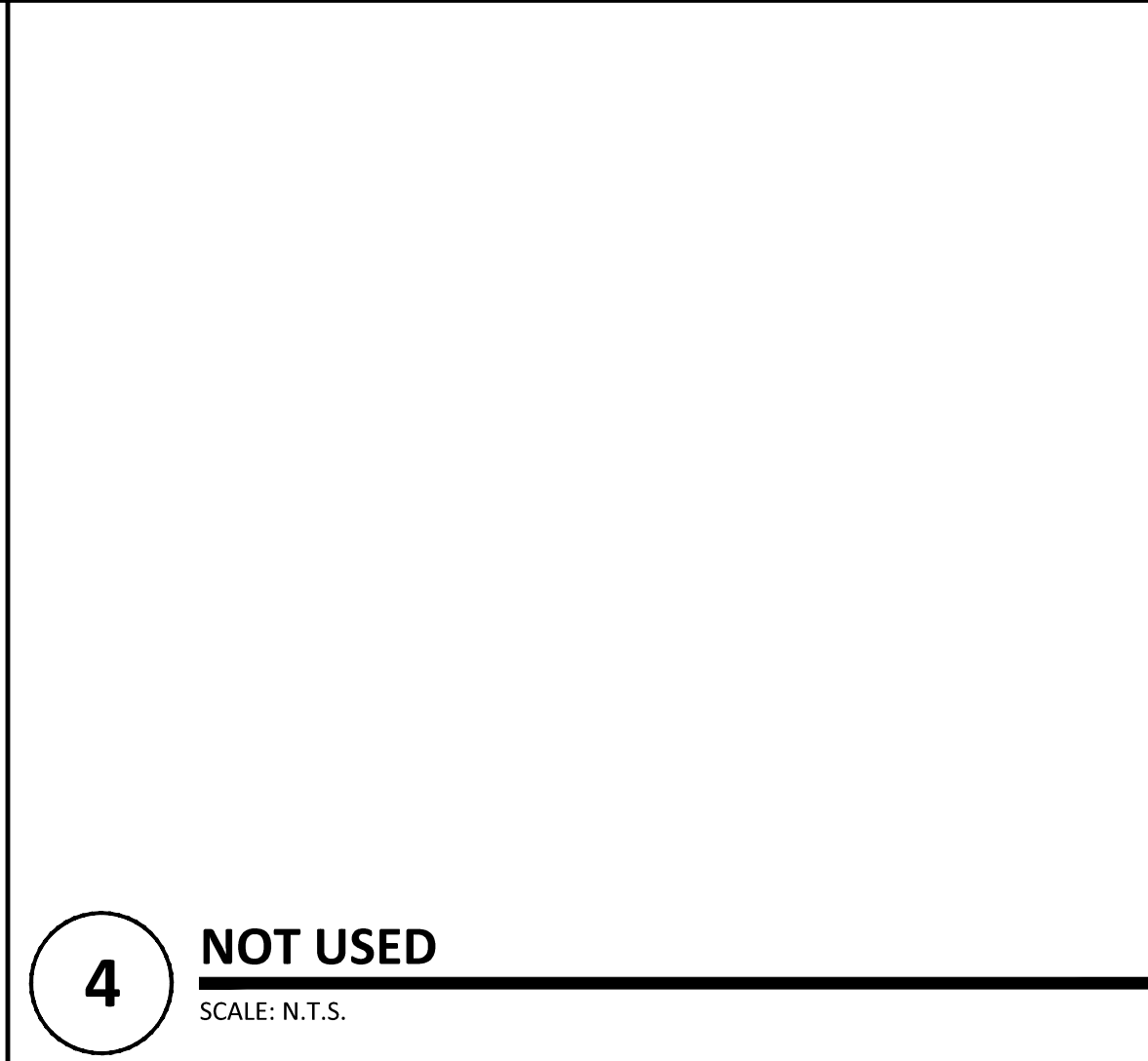
**16 ADA SYMBOL**  
SCALE: 3/4" = 1'-0"



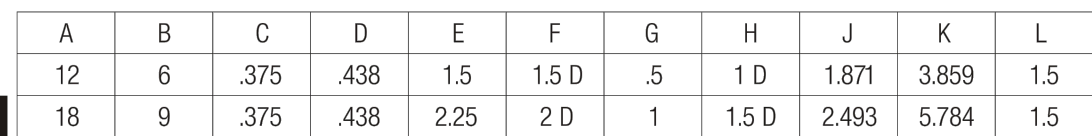
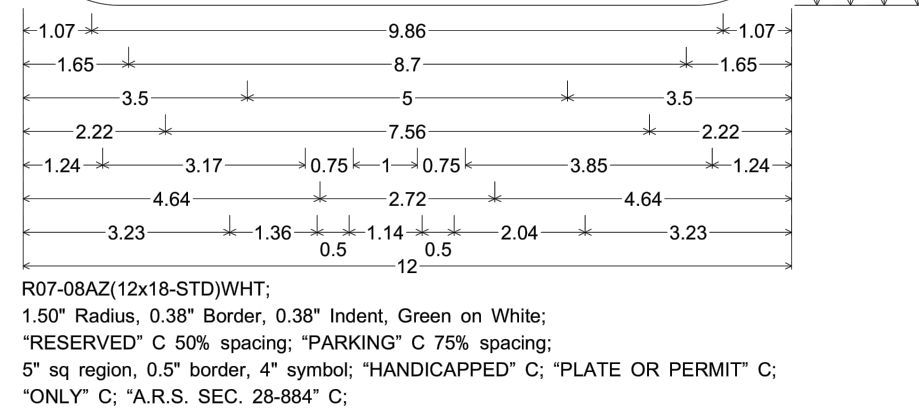
**12 NOT USED**  
SCALE: N.T.S.



**8 SIGN POST AND BASE (FOR REFERENCE)**  
SCALE: 3/4" = 1'-0"



**4 NOT USED**  
SCALE: N.T.S.



COLORS: LEGEND — GREEN (RETROREFLECTIVE) OR BLACK  
BACKGROUND — WHITE (RETROREFLECTIVE)

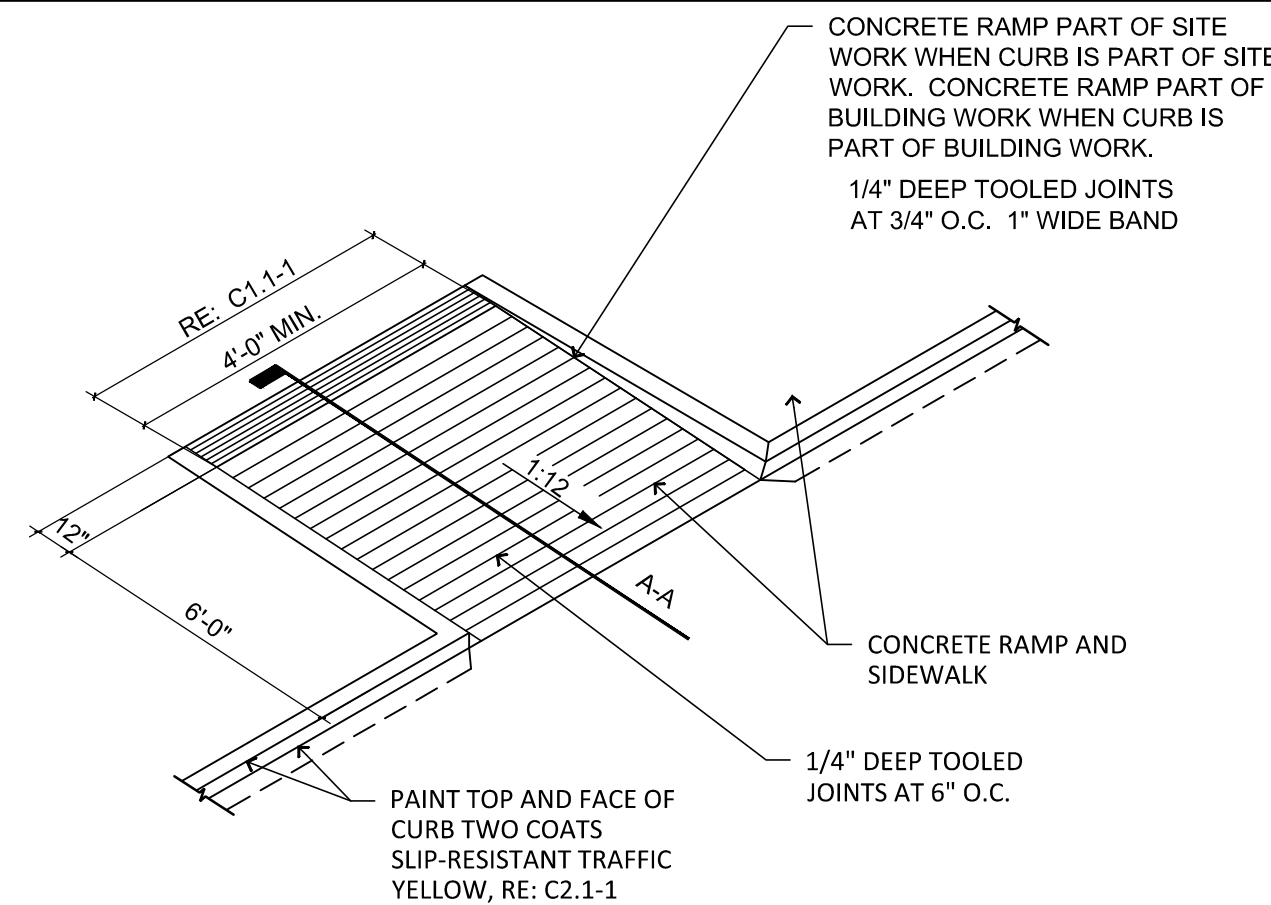
1. THE SIGN SHALL HAVE MIN. DIMENSIONS OF 32"x18", A THICKNESS OF 0.08", AND BE CONSTRUCTED FROM VIP DIAMOND SHEETING.
2. THE SIGN FACE SHALL HAVE A WHITE REFLECTIVE BACKGROUND WITH BLUE LEGEND. SEE THE CITY APPROVED MATERIALS LIST FOR SPECIFIC MATERIAL REQUIREMENTS.
3. FOR ACCESSIBLE PARKING SPACES, THE SIGN SHALL BE IDENTIFIED BY A CITY APPROVED POST OR WALL LOCATION. THESE SIGNS SHALL NOT BE OBTSCURED FROM VIEW.
4. THE BOTTOM OF THE SIGN SHALL BE LOCATED NOT LESS THAN 3' NOR MORE THAN 6' ABOVE THE GRADE (PARKING LOT SURFACE) AND SHALL BE VISIBLY DIRECTLY IN FRONT OF THE PARKING SPACE.
5. AVAILABLE PARKING SPACES SHALL BE DESIGNATED AS RESERVED FOR PHYSICALLY DISABLED BY A SIGN SHOWING THE INTERNATIONAL WHEELCHAIR SYMBOL.
6. VAN ACCESSIBLE PARKING SIGN (WHERE APPLIES), ANCHOR AS SIGN ABOVE

SCALE: NTS

SCALE: N.T.S.

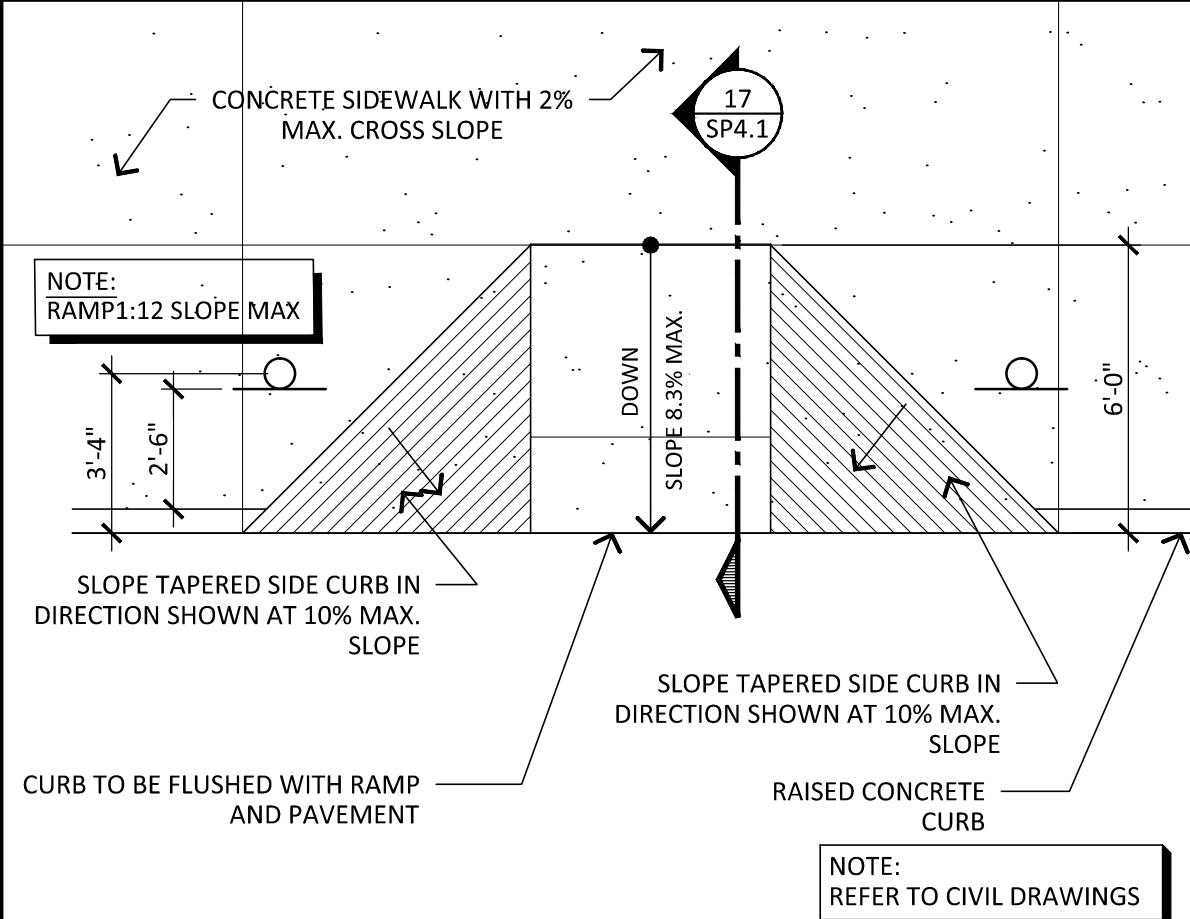
SCALE: N.T.S.

SCALE: N.T.S.



SCALE: 3/8" = 1'-0"

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



**08-31-2023**

## SITE DETAILS

OFFICE OF ALTERNATE BILLING OR PAYMENT CYCLE:  
THIS CONTRACT MAY ALLOW THE OWNER TO REQUIRE  
THE SUBMISSION OF BILLINGS OR ESTIMATES IN  
BILLING CYCLES OTHER THAN THIRTY DAYS. THIS  
CONTRACT MAY ALLOW OWNER TO MAKE PAYMENT  
ON SOME ALTERNATIVE SCHEDULE AFTER  
VERIFICATION AND APPROVAL OF BILLING AND  
ESTIMATES. A WRITTEN DESCRIPTION OF SUCH OTHER  
BILLING CYCLE APPLICABLE TO THE PROJECT IS  
AVAILABLE FROM OWNER OR DESIGNATED AGENT.  
NAME: DESERT CEDARS EQUITIES EAST, LLC  
ADDRESS: 5346 E CALLE DEL NORTE  
ADDRESS: PHOENIX, AZ 85018  
CONTACT: MICHAEL KOSLOW

**JWP EAST DEVELOPMENT**  
DESERT CEDARS EQUITIES EAST, LLC  
15050 OF HONEYCUTT AVE AND JOHN WAYNE PKWY (SR347)  
MARICOPA, ARIZONA 85139

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 WITHOUT WRITTEN PERMISSION OF THE  
 CORPORATION.

Design by: RH  
Drawn by: MM  
Checked by:

**SP4.2**  
Project #: 23081



**20** **SCREEN WALL**  
SCALE: 3/4" = 1'-0"



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



SCALE: N.T.S.



SCALE: 1" = 1'-0"

SCALE: N.T.S.

SCALE: 1" = 1'-0"