

JOHN WAYNE PARKWAY DEVELOPMENT

SWC OF HONEYCUTT AVE AND JOHN WAYNE PKWY (SR 347)

MARICOPA, AZ 85139



RKAA
ARCHITECTS
2233 EAST THOMAS ROAD, PHOENIX, ARIZONA 85016
602-955-3900
RKA.com

PRELIMINARY

07-19-2023

COVER SHEET

NOTICE OF ALTERNATE BILLING OR PAYMENT CYCLE:
THIS CONTRACT MAY ALLOW THE OWNER TO REQUIRE THE SUBMISSION OF BILLING OR ESTIMATES IN BILLING CYCLES OTHER THAN THIRTY DAYS. THIS CONTRACT MAY REQUIRE THE OWNER TO MAKE PAYMENTS TO THE ARCHITECT IN 15 DAY BILLS. THE ARCHITECT'S CERTIFICATION AND APPROVAL OF BILLING AND ESTIMATES, A WRITTEN DESCRIPTION OF EACH CYCLE OF BILLING, AND A WRITTEN DESCRIPTION OF EACH CYCLE OF BILLING, ARE APPLICABLE TO THE PROJECT. IT IS THE RESPONSIBILITY OF THE OWNER TO OBTAIN THE NECESSARY BILLING CYCLE APPROVAL FROM THE ARCHITECT. ADDRESS: 2233 EAST THOMAS ROAD, PHOENIX, ARIZONA 85016
CONTACT: MICHAEL KOSLOW

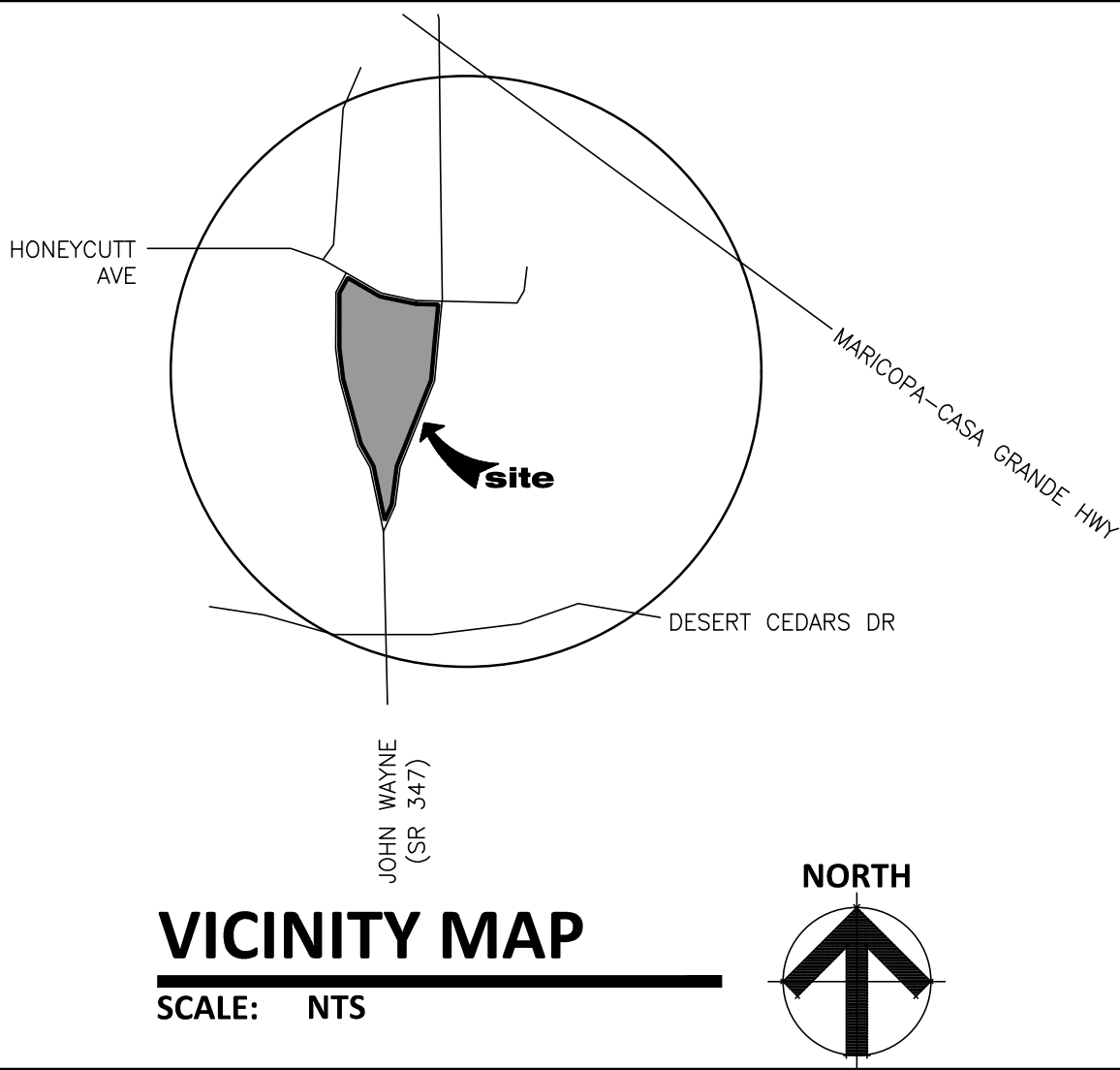
JOHN WAYNE PARKWAY DEVELOPMENT
DESERT CEDARS EQUITIES EAST, LLC
SWC OF HONEYCUTT AVE AND JOHN WAYNE PKWY (SR 347)
MARICOPA, ARIZONA 85139

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design by: **RH**
drawn by: **MM**
checked by: **RH**

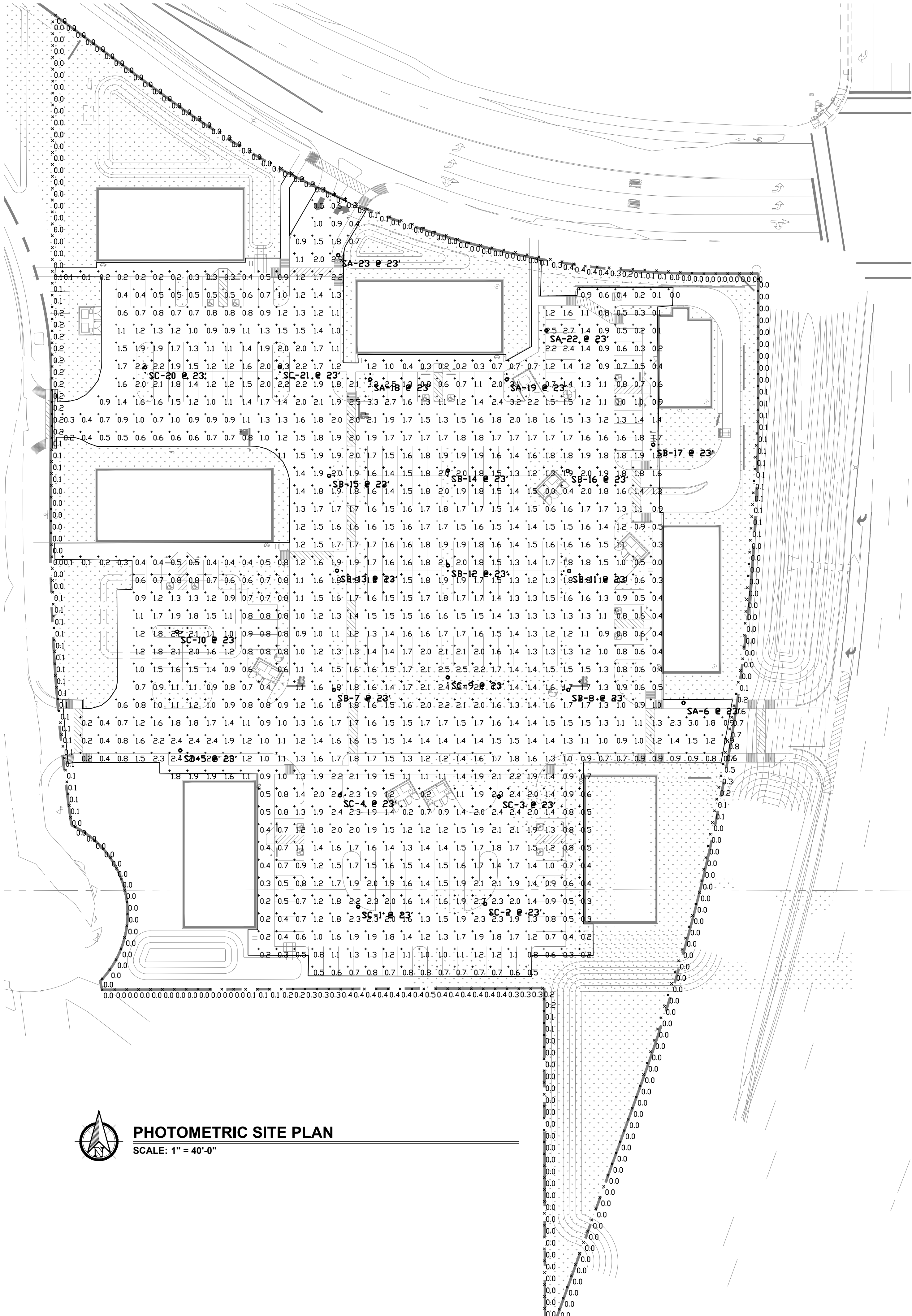
T1.0
project #: 23008

SITE INFORMATION		SITE DATA		PROJECT DESCRIPTION	SHEET INDEX
<div>TOTAL LOT AREA: 266,807 S.F. / 6.13 ACRES</div> <div>NEW PARCEL 1:<div>BUILDING ADDRESS: 18980 N JOHN WAYNE PKWY</div><div>NEW BUILDING 1 AREA: 5,000 S.F.</div><div>OPEN SPACE: 16,615 S.F.</div><div>LANDSCAPE REQUIREMENT: 6,629 S.F. (15%)</div><div>LANDSCAPE PROVIDED: 31,162 S.F. (59%)</div><div>PARKING REQUIREMENT: COMMERCIAL KITCHEN = 1 / 250 S.F.<div>1,000 S.F. / 250 S.F. = 4 SPACES</div>RESTAURANTS, FULL SERVICE = 1 / 100 S.F. OF CUSTOMER SEATING<div>2,000 S.F. x 70% SEATING = 1,400 S.F. / 100 S.F. = 14 SPACES</div>GENERAL MARKET = 1 / 300 S.F.<div>2,000 S.F. / 300 S.F. = 7 SPACES</div>TOTAL REQUIRED SPACES = 25 SPACES</div><div>PARKING PROVIDED: 26 SPACES</div><div>EXCESS PARKING: 1 SPACE</div></div> <div>NEW PARCEL 2:<div>BUILDING ADDRESS: 18970 N JOHN WAYNE PKWY</div><div>NEW BUILDING 2 AREA: 5,000 S.F.</div><div>OPEN SPACE: 16,817 S.F.</div><div>LANDSCAPE REQUIREMENT: 4,549 S.F. (15%)</div><div>LANDSCAPE PROVIDED: 8,510 S.F. (28%)</div><div>PARKING REQUIREMENT: COMMERCIAL KITCHEN = 1 / 250 S.F.<div>1,500 S.F. / 250 S.F. = 6 SPACES</div>RESTAURANT, FULL SERVICE = 1 / 100 S.F. OF CUSTOMER SEATING<div>3,500 S.F. x 70% SEATING = 2,450 S.F. / 100 S.F. = 25 SPACES</div>TOTAL REQUIRED SPACES = 26 SPACES</div><div>PARKING PROVIDED: 28 SPACES</div><div>EXCESS PARKING: 2 SPACES</div></div> <div>NEW PARCEL 3:<div>BUILDING ADDRESS: 18960 N JOHN WAYNE PKWY</div><div>NEW BUILDING 3 AREA: 2,400 S.F.</div><div>OPEN SPACE: 14,876 S.F.</div><div>LANDSCAPE REQUIREMENT: 3,739 S.F. (15%)</div><div>LANDSCAPE PROVIDED: 7,312 S.F. (29%)</div><div>PARKING REQUIREMENT: COMMERCIAL KITCHEN = 1 / 250 S.F.<div>1,000 S.F. / 250 S.F. = 4 SPACES</div>RESTAURANT, FULL SERVICE = 1 / 100 S.F. OF CUSTOMER SEATING<div>1,400 S.F. x 70% SEATING = 980 S.F. / 100 S.F. = 10 SPACES</div>TOTAL REQUIRED SPACES = 14 SPACES</div><div>PARKING PROVIDED: 14 SPACES</div><div>EXCESS PARKING: 0 SPACE</div></div> <div>NEW PARCEL 4:<div>BUILDING ADDRESS: 18910 N JOHN WAYNE PKWY</div><div>NEW BUILDING AREA: 4,000 S.F.</div><div>OPEN SPACE: 16,735 S.F.</div><div>LANDSCAPE REQUIREMENT: 4,174 S.F. (15%)</div><div>LANDSCAPE PROVIDED: 6,710 S.F. (24%)</div><div>PARKING REQUIREMENT: COMMERCIAL KITCHEN = 1 / 250 S.F.<div>1,000 S.F. / 250 S.F. = 4 SPACES</div>RESTAURANT, FULL SERVICE = 1 / 100 S.F. OF CUSTOMER SEATING<div>3,000 S.F. x 70% SEATING = 2,100 S.F. / 100 S.F. = 21 SPACES</div>TOTAL REQUIRED SPACES = 25 SPACES</div><div>PARKING PROVIDED: 25 SPACES</div><div>EXCESS PARKING: 0 SPACE</div></div> <div>NEW PARCEL 5:<div>BUILDING ADDRESS: 18860 N JOHN WAYNE PKWY</div><div>NEW BUILDING AREA: 5,000 S.F.</div><div>OPEN SPACE: 17,385 S.F.</div><div>LANDSCAPE REQUIREMENT: 6,605 S.F. (15%)</div><div>LANDSCAPE PROVIDED: 21,651 S.F. (49%)</div><div>PARKING REQUIREMENT: GENERAL MARKET = 1 / 300 S.F.<div>2,500 S.F. / 300 S.F. = 8 SPACES</div>MEDICAL AND DENTAL = 1 / 200 S.F.<div>2,500 S.F. / 200 S.F. = 13 SPACES</div>TOTAL REQUIRED SPACES = 21 SPACES</div><div>PARKING PROVIDED: 22 SPACES</div><div>EXCESS PARKING: 1 SPACES</div></div> <div>NEW PARCEL 6:<div>BUILDING ADDRESS: 18850 N JOHN WAYNE PKWY</div><div>NEW BUILDING AREA: 5,000 S.F.</div><div>OPEN SPACE: 17,981 S.F.</div><div>LANDSCAPE REQUIREMENT: 5,678 S.F. (15%)</div><div>LANDSCAPE PROVIDED: 14,871 S.F. (38%)</div><div>PARKING REQUIREMENT: MEDICAL AND DENTAL = 1 / 200 S.F.<div>2,500 S.F. / 200 S.F. = 13 SPACES</div>RETAIL - GENERAL, SMALL SCALE = 1 / 300 S.F.<div>2,500 S.F. / 300 S.F. = 8 SPACES</div>TOTAL REQUIRED SPACES = 21 SPACES</div><div>PARKING PROVIDED: 22 SPACES</div><div>EXCESS PARKING: 1 SPACE</div></div>		<div>NEW PARCEL 7:<div>BUILDING ADDRESS: 18930 N JOHN WAYNE PKWY</div><div>NEW BUILDING AREA: 6,000 S.F.</div><div>OPEN SPACE: 28,247 S.F.</div><div>LANDSCAPE REQUIREMENT: 7,359 S.F. (15%)</div><div>LANDSCAPE PROVIDED: 14,817 S.F. (30%)</div><div>PARKING REQUIREMENT: MEDICAL AND DENTAL = 1 / 200 S.F.<div>3,000 S.F. / 200 S.F. = 15 SPACES</div>RETAIL - GENERAL, SMALL SCALE = 1 / 300 S.F.<div>3,000 S.F. / 300 S.F. = 10 SPACES</div>TOTAL REQUIRED SPACES = 25 SPACES</div><div>PARKING PROVIDED: 27 SPACES</div><div>EXCESS PARKING: 2 SPACES</div></div> <div>TOTAL REQUIRED PARKING: 157 SPACES</div> <div>PARKING PROVIDED: 164 SPACES</div> <div>EXCESS PARKING: 7 SPACES</div> <div>BUILDING COVERAGE: 32,400 SQ. FT. / 262,154 SQ. FT. = 12%</div> <div>PROPOSED BUILDING HEIGHT: 30'-0" MAXIMUM</div> <div>PROPOSED IMPERVIOUS SURFACE: ASPHALT/CONCRETE</div>			
REGULATORY AGENCIES		CURRENT ADOPTED CODES		<div>OUR CLIENT MR. MICHAEL KOSLOW HAS PURCHASED PARCEL 1 AND PARCEL 2 AT THE SWC 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 SHOP AND PAD BUILDINGS. THE USE OF THOSE BUILDINGS WE ASSUME WILL BE FOR BUSINESS SERVICES, LIGHT RETAIL, AND RESTAURANTS. THE ISLAND PARCEL APN # 510-29-0460 (PARCEL 7) IS CURRENTLY OWNED BY THE CITY AND WE WOULD LIKE TO PURCHASE SAID PROPERTY AND INCORPORATE INTO OUR OVERALL DEVELOPMENT AS PARCEL 7. PARCEL APN 510-29-001B WHICH IS A PART OF MARICOPA ROAD AND HONEYCUTT AVE RIGHT-OF-WAY WILL ALSO BE PURCHASED BY OUR CLIENT TO BE A PART OF THE PROJECT.</div> <div>DESERT CEDARS EQUITIES EAST, LLC WOULD LIKE TO PHASE THE PROJECT INTO TWO PHASES. REFER TO SHEET SP1.1 FOR THE PHASING PLAN.</div> <div>PHASE 1, REFER TO SHEET SP1.1 (PHASING PLAN), WILL INCLUDE 3 NEW CURB CUTS FOR ACCESS INTO THE PROPERTY - ALONG JOHN WAYNE PARKWAY, HONEYCUTT AVE, AND MARICOPA ROAD WHICH WILL BE PAVED WITH CURB, GUTTER, DRAINAGE, AND SIDEWALK CONNECTIONS; BUILDINGS 2, 3, AND 4; ITS GRADING AND DRAINAGE WITH THE RETENTION AREAS ALONG JOHN WAYNE PARKWAY (SR 347); AND A PARTIAL GRADING AND DRAINAGE WITHOUT PROVIDING ASPHALTS FOR PHASE 2. THE NORTHERN CURB CUT WILL BE FROM WEST HONEYCUTT AVE., THIS WILL ONLY BE A RIGHT IN AND A RIGHT OUT, WHICH WILL BE A PRIVATE ROAD THAT RUNS SOUTH INTO THE DEVELOPMENT AND THEN WEST TO NORTH MARICOPA RD. WE ARE PROPOSING A NEW CURB CUT ALONG SR 347 (JOHN WAYNE PARKWAY), THIS SOUTHERN ENTRY POINT WILL BE A RIGHT IN AND RIGHT-OUT ACCESS ONLY. THIS ALSO ALLOWS VEHICLES TRAVELING SOUTH BOUND TO ACCESS THE PARCEL 3 AT THE CORNER. ALSO INCLUDED ON THIS PHASE IS THE ALIGNMENT ON THE INTERSECTION OF NORTH MARICOPA RD AND WEST HONEY CUTT.</div> <div>THE PHASE 2, REFER TO SHEET SP1.1 (PHASING PLAN), OF THE PROJECT WILL BE DEVELOPED AFTER PHASE 1. THIS PHASE WILL INCLUDE BUILDINGS 1, 5, 6, 7, AND THEIR RESPECTIVE PARKING AND PAVING. THERE WILL ALSO BE AN OFFSITE IMPROVEMENT ON THIS PHASE WHICH INCLUDES THE DECELERATION AND ACCELERATION LANES ALONG JOHN WAYNE PARKWAY (SR 347).</div> <div>THE PROPOSED ON-SITE WATER RETENTION DESIGN IS SHOWN WITH ABOVE GROUND DETENTION PONDS. THE ENTIRE SITE WILL BE LANDSCAPED AS PER THE LOCAL ZONING REQUIREMENTS. LOW WATER USAGE PLANTS WILL BE SELECTED. IT IS ALSO OUR INTENT THAT WE INCORPORATE PLANTS SUCH AS SMALL SHRUBS AND GRASS PLANTS IN THE EXISTING DRAINAGE EASEMENT ALONG JOHN WAYNE PARKWAY (SR 347).</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>DEVELOPMENT SERVICES<div>39700 WEST CIVIC CENTER PLAZA</div><div>MARICOPA, AZ 85138</div><div>PHONE: (520) 568 - 9098</div><div>CONTACT: RODOLFO LOPEZ, AICP, LEED AP</div></div> <div>PLANNING AND ZONING<div>PHONE: (520) 316-6980</div><div>CONTACT: DEREK SCHEERER</div></div> <div>ENGINEERING DEPARTMENT<div>PHONE: (520) 316-6833</div><div>CONTACT: EDUARDO RAUDALES</div></div> <div>PUBLIC WORKS<div>39700 WEST CIVIC CENTER PLAZA</div><div>MARICOPA, AZ 85138</div><div>PHONE: (520) 316-6942</div><div>CONTACT: KEITH BROWN</div></div> <div>FIRE DEPARTMENT<div>20340 NORTH ESTRELLA PARKWAY</div><div>MARICOPA, AZ 85139</div><div>PHONE: (520) 586-3333</div></div> <div>CABLE COMPANY<div>CENTURYLINK</div><div>PHONE: (877) 348-9007</div><div>ORBTEL COMMUNICATIONS</div><div>PHONE: (520) 568-8890</div></div> <div>GAS SERVICE<div>SOUTHWEST GAS</div><div>PHONE: (800) 428-7324</div></div> <div>ELECTRIC SERVICE<div>ELECTRIC DISTRICT #3</div><div>PHONE: (520) 424-9021</div></div> <div>WASTE AND RECYCLING SERVICES<div>WASTE MANAGEMENT</div><div>PHONE: (602) 268-2222</div></div> <div>WASTE CONNECTIONS OF ARIZONA<div>PHONE: (480) 983-9101</div></div>		<div>MARICOPA WASTE AND RECYCLING CENTER<div>46250 W McDAVID RD</div><div>MARICOPA, AZ 85139</div><div>PHONE: (520) 340-0372</div></div> <div>WATER SERVICE<div>GLOBAL WATER</div><div>PHONE: (480) 999-5247</div><div>CONTACT: JOANNE ELLSWORTH</div></div> <div>HEALTH DEPARTMENT<div>PINAL COUNTY PUBLIC HEALTH DEPARTMENT</div><div>41680 W SMITH ENKE RD #110</div><div>MARICOPA, AZ 85138</div><div>PHONE: (866) 960-0633</div></div> <div>2018 INTERNATIONAL BUILDING CODE</div> <div>2018 INTERNATIONAL RESIDENTIAL CODE</div> <div>2018 INTERNATIONAL MECHANICAL CODE</div> <div>2017 NATIONAL ELECTRICAL CODE</div> <div>2018 INTERNATIONAL PLUMBING CODE</div> <div>2018 INTERNATIONAL FUEL GAS CODE</div> <div>2018 INTERNATIONAL EXISTING BUILDING CODE</div> <div>2018 INTERNATIONAL ENERGY CONSERVATION CODE</div> <div>2018 INTERNATIONAL PROPERTY MAINTENANCE CODE</div> <div>2018 INTERNATIONAL FIRE CODE</div> <div>2010 ADA CODE</div> <div>2017 ICC A117.1</div>			
				<div>PROJECT DIRECTORY</div> <div>OWNER<div>DESERT CEDARS EQUITIES EAST, LLC</div><div>5346 EAST CALLE DEL NORTE</div><div>PHOENIX, AZ 85018</div><div>CONTACT: MICHAEL KOSLOW</div><div>EMAIL: karizona@cox.net</div></div> <div>ARCHITECT<div>RKAA ARCHITECTS, INC</div><div>2233 EAST THOMAS ROAD</div><div>PHOENIX, AZ 85016</div><div>CONTACT: RANDY HAISLET</div><div>PHONE: (602) 955-3900</div><div>EMAIL: rhailet@rkaa.com</div></div> <div>ELECTRICAL ENGINEER<div>KAEKO</div><div>451 NORTH DEAN AVENUE</div><div>CHANDLER, AZ 85226</div><div>CONTACT: KIMBERLY SCHROEDER</div><div>PHONE: (623) 536-1993</div><div>EMAIL: kimberly.schroeder@kaekoinc.com</div></div> <div>CIVIL ENGINEER<div>CVL CONSULTANTS</div><div>MEADOWBROOK PLACE, 4550 N 12TH ST</div><div>PHOENIX, AZ 85014</div><div>CONTACT: MATT OLSEN</div><div>PHONE: (602) 805-7554</div><div>EMAIL: molsen@cvtci.com</div></div> <div>LANDSCAPE ARCHITECT<div>CVL CONSULTANTS</div><div>MEADOWBROOK PLACE, 4550 N 12TH ST</div><div>PHOENIX, AZ 85014</div><div>CONTACT: MATT OLSEN</div><div>PHONE: (602) 805-7554</div><div>EMAIL: molsen@cvtci.com</div></div>	
				<div><div><div><div><div><div>HONEYCUTT AVE</div><div>MARICOPA-CASA GRANDE HWY</div><div>DESERT CEDARS DR</div><div>JOHN WAYNE (SR 347)</div></div><div><div><div><div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><di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VICINITY MAP
SCALE: NTS





THE SITE WILL HAVE PHASED DEVELOPMENT. ALL DEVELOPMENT PHASES SHALL MEET THIS PLAN AND INSTALL THE SAME DECORATIVE FIXTURE STANDARDS.

Luminaire Locations					
		Location			
No.	Label	X	Y	MH	Orientation
6	SA	4379.30	7631.07	23'	180.00
23	SA	4150.43	7928.73	23'	270.00
10	SC	4042.05	7675.28	23'	270.00
21	SC	4107.53	7849.95	23'	0.00
20	SC	4016.94	7849.63	23'	0.00
4	SC	4151.55	7565.19	23'	270.00
3	SC	4251.49	7564.40	23'	90.00
17	SB	4362.52	7801.17	23'	270.00
13	SB	4149.62	7716.34	23'	270.00
11	SB	4298.66	7716.16	23'	90.00
15	SB	4144.30	7780.19	23'	270.00
16	SB	4297.85	7783.45	23'	90.00
8	SB	4298.13	7636.18	23'	90.00
7	SB	4147.58	7636.14	23'	270.00
12	SB	4220.65	7716.30	23'	0.00
14	SB	4220.57	7780.13	23'	0.00
5	SD	4040.60	7591.78	23'	0.00
18	SA	4168.45	7848.65	23'	180.00
19	SA	4260.25	7848.65	23'	180.00
22	SA	4283.44	7877.98	23'	90.00
1	SC	4160.30	7493.83	23'	180.00
2	SC	4245.74	7495.70	23'	180.00
9	SC	4220.55	7640.93	23'	0.00

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking	+	1.3 fc	3.3 fc	0.0 fc	N/A	N/A
Property Line	X	0.1 fc	0.8 fc	0.0 fc	N/A	N/A

PHOTOMETRIC SITE PLAN
SCALE: 1" = 40'-0"



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

PRELIMINARY

04-25-2023

PHOTOMETRIC SITE PLAN

NOTICE OF ALTERNATE BILLING OR PAYMENT CYCLE:
THIS CONTRACT MAY ALLOW THE OWNER TO REQUIRE
THE SUBMISSION OF BILLING OR ESTIMATES IN
BILLING CYCLES OTHER THAN THIRTY DAYS. THIS
CONTRACT MAY ALLOW THE OWNER TO MAKE PAYMENT
ESTIMATES IN FULL. THE PROJECT AT THE TIME OF
CERTIFICATION AND APPROVAL OF BILLING AND
ESTIMATES, A WRITTEN DESCRIPTION OF EACH OTHER
BILLING CYCLE APPLICABLE TO THE PROJECT IS
AVAILABLE FROM OWNER OR DESIGNATED AGENT.

NAME:
ADDRESS:
CONTACT NAME:
PHONE:

JOHN WAYNE PARKWAY DEVELOPMENT
DESERT CEDARS EQUITIES EAST, LLC
SWC OF HONEYCUTT AVE AND JOHN WAYNE PKWY (SR 347)
MARIKOPA, ARIZONA 85139

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drawn by: MM
checked by: -

PH-1
project #: 23008

AKRIBIS

TECHNICAL • PLUMBING • ELECTRICAL

ENGINEERING, L.L.C.

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VA110

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