



# BUCKEYE INDUSTRIAL

3836 W. BUCKEYE ROAD  
PHOENIX, AZ



2039 E RICE DR., TEMPE  
AZ, 85283  
480-589-3793  
VINCE@DALKEDESIGNGROUP.COM

City of Phoenix Plan #: 2304300-LPRS Date: 12/20/24

City of Phoenix Plan #: 2304300-LPRS Date: 12/20/24

City of Phoenix Plan #: 2304300-LPRS Date: 12/20/24

### ARCHITECTURAL SYMBOLS

<b>DETAIL</b> (NUMBER FOR PLANS) (LETTER FOR ELEVATIONS/SECTIONS) DRAWING NUMBER	<b>WALL SECTION</b>
<b>NORTH ARROW</b>	<b>BUILDING SECTION</b>
<b>ELEVATION DATUM</b>	<b>ELEVATION VIEW</b>
<b>CEILING HEIGHT</b>	<b>FINISH DESIGNATION</b>
<b>WINDOW DESIGNATION</b>	<b>WINDOW DESIGNATION</b>
<b>SECTION/PLAN DESIGNATION</b>	<b>DOOR DESIGNATION</b>

### VICINITY MAP

N.T.S. NORTH

### GENERAL NOTES

- ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE BUILDING CODES AND LOCAL RESTRICTIONS. CONTRACTORS MUST COMPLY WITH CONTRACTOR REGISTRATION REQUIREMENTS OF ALL GOVERNING AUTHORITIES. THE GENERAL BUILDING PERMITS SHALL BE PAID FOR BY THE OWNER. ALL OTHER PERMITS SHALL BE SECURED AND PAID FOR BY THE SUBCONTRACTOR DIRECTLY RESPONSIBLE. ALL REQUIRED CITY, COUNTY AND/OR STATE LICENSES SHALL BE ACQUIRED AND PAID FOR BY THE INDIVIDUAL SUBCONTRACTOR.
  - APPROVED PLANS SHALL BE KEPT IN A PLAN BOX AND SHALL NOT BE USED BY WORKMEN. ALL CONSTRUCTION SETS SHALL REFLECT SAME INFORMATION. CONTRACTOR SHALL MAINTAIN ONE COMPLETE SET OF PLANS ON THE PREMISES IN GOOD CONDITION AT ALL TIMES. THIS SHALL INCLUDE ALL ADDENDA AND CHANGE ORDERS.
  - DISCREPANCIES BETWEEN PORTIONS OF THE CONTRACT DOCUMENTS, DRAWINGS AND SPECIFICATIONS ARE NOT INTENDED. THE CONTRACTOR IS TO CLARIFY ANY SUCH DISCREPANCIES WITH THE ARCHITECT AND/OR CONSULTANT PRIOR TO COMMENCING WORK.
  - STATED DIMENSIONS TAKE PRECEDENCE OVER GRAPHICS. DO NOT SCALE DRAWINGS TO DETERMINE LOCATIONS. THE NATIONAL SITE ADAPT CONSULTANT SHALL BE NOTIFIED OF ANY SUCH DISCREPANCIES PRIOR TO CONTINUING WITH WORK.
  - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES AND TO PROTECT THEM FROM DAMAGE. CONTRACTOR SHALL BEAR THE EXPENSE OF REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE EXECUTION OF THE WORK.
  - G.C. TO PROVIDE FIRE SPRINKLER SYSTEM WILL BE REQUIRED BY CITY OF PHOENIX BRET TARVER ORDINANCE. FIRE SPRINKLER CONTRACTOR IS TO SUBMIT COMPLETE SHOP DRAWINGS, LAYOUT AND RELATED DATA TO BUILDING DEPARTMENT AND FIRE MARSHAL FOR APPROVAL PRIOR TO INSTALLATION.
  - GENERAL CONTRACTOR TO REFER TO THESE DOCUMENTS AS WELL AS SPECIFICATIONS FOR IDENTIFICATION OF ALL OWNER SUPPLIED ITEMS. ALL ITEMS NOT MARKED AS 'OWNER SUPPLIED' ARE TO BE SUPPLIED BY GENERAL CONTRACTOR. UNLESS NOTED OTHERWISE, ALL ITEMS ARE TO BE INSTALLED BY GENERAL CONTRACTOR.
  - FOR CONSTRUCTION DETAILS NOT SHOWN, USE THE MANUFACTURER'S APPROVED SHOP DRAWINGS/DATA SHEETS IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
  - THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EQUIPMENT AND COORDINATE LOCATION OF FLOOR SINKS, FLOOR DRAINS, SLOPES/SLAB DEPRESSIONS AND RAISED CURBS, ELECTRICAL AND PLUMBING STUBOUTS, AND ALL OTHER WORK UNDER THIS SCOPE OF RESPONSIBILITY RELATED TO THIS EQUIPMENT.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE WHILE JOB IS IN PROGRESS AND UNTIL BUILDING IS OCCUPIED.
  - ALL DEBRIS SHALL BE REMOVED FROM PREMISES AND ALL AREAS SHALL BE LEFT IN A CLEAN (BROOM) CONDITION AT ALL TIMES.
  - CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE OCCUPANTS AND WORKERS AT ALL TIMES.
  - CONTRACTOR SHALL PROVIDE TEMPORARY WATER, POWER AND TOILET FACILITIES AS REQUIRED.
  - GENERAL CONTRACTOR IS RESPONSIBLE FOR RECEIVING, UNLOADING, UN-CRATING, INSTALLATION AND HOOKUP OF ALL EQUIPMENT AND OTHER OWNER FURNISHED ITEMS.
  - GENERAL CONTRACTOR IS REQUIRED TO LABEL ALL ELECTRICAL PANELS, PLUMBING VALVES, AND ROOF TOP EQUIPMENT. PLASTIC PHENOLIC ENGRAVED PLATE SCREWED ON.
  - IT IS THE INTENT OF THE ARCHITECT THAT THIS WORK BE IN CONFORMANCE WITH ALL REQUIREMENTS OF THE BUILDING AUTHORITIES HAVING JURISDICTION OVER THIS TYPE OF CONSTRUCTION AND OCCUPANCY.
  - CONTRACTOR SHALL SUPPLY, LOCATE AND BUILD INTO THE WORK ALL INSERTS, ANCHORS, ANGLES, PLATES, OPENINGS, SLEEVES, HANGERS, SLAB DEPRESSIONS AND PITCHES AS MAY BE REQUIRED TO ATTACH AND ACCOMMODATE OTHER WORK.
  - ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE WORK EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.
  - IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE TO INSURE THE SAFETY OF THE BUILDING AND ITS COMPONENT PARTS DURING ERECTION.
  - OWNER'S GENERAL CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF CONSTRUCTION AND SHALL REPORT ALL DISCREPANCIES TO ARCHITECT IMMEDIATELY.
- SPECIAL INSPECTIONS**  
THE FOLLOWING ITEMS WILL REQUIRE SPECIAL INSPECTION: (PER I.B.C. SECTION 106.1, 106.1.1, PG. 5. ALSO SEE STRUCTURAL PLANS FOR ANY ADDITIONAL STRUCTURAL INSPECTIONS):
- STRUCTURAL STEEL CONSTRUCTION (AISC 360)
  - CONCRETE CONSTRUCTION (TABLE 1705.3)
  - SOILS & ANCHORS PER GEOTECH REPORT RECOMMENDATIONS
- AUTOMATIC SPRINKLER SYSTEM:**  
THE GENERAL CONTRACTOR SHALL EMPLOY THE SERVICES OF A LICENSED FIRE SPRINKLER CONTRACTOR TO DESIGN AND INSTALL A FIRE SPRINKLER SYSTEM AND ALL REQUIRED DEVICES. SPRINKLER SYSTEM SHALL BE INSTALLED AS PER NFPA STANDARD 13. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBMITTALS, FEES AND ASSOCIATED PLANS RELATED TO THE FIRE SPRINKLER SYSTEM.
- FIRE ALARM**  
THE GENERAL CONTRACTOR SHALL EMPLOY THE SERVICES OF A LICENSED FIRE ALARM CONTRACTOR TO DESIGN AND INSTALL NEW SYSTEM WITH ALL REQUIRED DEVICES.
- SIGNAGE**  
SIGNAGE IS UNDER SEPARATE REVIEW AND PERMIT. SIGNAGE WILL BE PROVIDED BY OWNER.

### CODE SUMMARY

**PLAN REVIEW JURISDICTION:**  
CITY OF PHOENIX, ARIZONA  
PLANNING AND DEVELOPMENT  
200 WEST WASHINGTON ST  
PHOENIX, ARIZONA 85003  
PHONE: (602) 262-7811

**ADOPTED CODES:**  
2018 INTERNATIONAL BUILDING CODE  
2018 INTERNATIONAL ENERGY CONSERVATION CODE  
2018 INTERNATIONAL FIRE CODE  
2018 INTERNATIONAL MECHANICAL CODE  
2018 INTERNATIONAL PLUMBING CODE  
2018 INTERNATIONAL FUEL GAS CODE  
2017 NATIONAL ELECTRICAL CODE  
CITY OF TEMPE AMENDMENTS  
2009 ICC A117.1 ACCESSIBLE & USABLE BUILDING & FACILITIES

OCCUPANCY GROUP: B/F-1/S-1  
CONSTRUCTION TYPE: III B WITH ESFR

ALLOWABLE AREA: PER IBC 507.4, ALLOWABLE AREA IS UNLIMITED AND THUS BLDG IS COMPLIANT

**AREA / OCCUPANCY SUMMARY (FOR INFORMATION ONLY-FINAL LOADS TO OCCUR DURING TENANT IMPROVEMENTS):**  
1ST FLOOR AREA: 87,180 S.F. / 500 = 175 PERSONS  
TOTAL OCCUPIED SQ. FOOTAGE = 87,180 S.F.

TOTAL OCCUPANCY = 175 PERSONS

**EXITING AT WAREHOUSE:**  
EXITS REQUIRED: 2  
EXITS PROVIDED: 11

EGRESS WIDTH ANALYSIS,  
(PER I.B.C. TABLE 1005.1):  
0.15 INCHES PER PERSON  
175 PERSONS X 0.15 = 26.25" OF WIDTH REQ'D.  
TOTAL WIDTH PROVIDED = 352" OVER 11 OPENINGS

**EXIT ILLUMINATION:**  
VISIBLE EMERGENCY EXIT SIGNAGE AND EGRESS PATH ILLUMINATION SHALL BE PROVIDED AS SHOWN ON ELECTRICAL DRAWINGS.

**SITE PARKING:**  
ALL PARKING AND SITE LANDSCAPE / HARDSCAPING IS NEW, AND IS TO BE PROVIDED BY THE GENERAL CONTRACTOR. SEE ARCHITECTURAL SITE PLAN, SHT. A0.1, FOR CALCULATIONS AND NOTES.

**DEFERRED SUBMITTALS**  
PLANS AND SPECIFICATIONS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE PLANNING & DEVELOPMENT DEPARTMENT AFTER BEING REVIEWED FOR CONFORMANCE WITH THE BUILDING OR STRUCTURE DESIGN BY THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE AND SHALL HAVE PDD APPROVAL PRIOR TO ERECTION, CONSTRUCTION OR INSTALLATION IN THE FIELD. THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE SHALL PROVIDE A NOTATION ON ALL DEFERRED DOCUMENTS THAT ACKNOWLEDGES REVIEW OF SUCH DOCUMENTS. A SEPARATE PERMIT FOR THE INSTALLATION OF A DEFERRED ITEM SHALL NOT BE REQUIRED UNLESS SPECIFIED IN THIS CODE. IN ALL CASES, DEFERRED SUBMITTAL DOCUMENTS SHALL BEAR A STAMP OR NOTE FROM THE ENGINEER AND ARCHITECT OF RECORD INDICATING THAT THEY HAVE REVIEWED THE DOCUMENTS FOR GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING PRIOR TO SUBMITTING THEM TO THE BUILDING INSPECTOR OR THE PLAN REVIEWER.

DEFERRED SUBMITTALS:  
• FIRE SPRINKLERS (ESFR SYSTEM)  
• FIRE ALARM

### PROJECT DESCRIPTION

CONSTRUCTION OF A SINGLE TILT CONCRETE SLAB BUILDING TO SERVE MAXIMUM OF TWO TENANTS. SITE WORK (UNDER SEPARATE SUBMITTAL) TO INCLUDE DRIVEWAYS, CURBS, PAVING, AND LANDSCAPING.

**PROJECT TEAM**

**OWNER:**  
PHX BUCKEYE PARTNERS LLC  
5112 N. 40TH STREET, SUITE 105  
PHOENIX, AZ 85018  
JEFF DALTON  
(602) 810-4295

**STRUCTURAL ENGINEER:**  
BDS STRUCTURAL  
2117 S. 48TH STREET SUITE 103  
TEMPE, AZ 85282  
CHRIS SOSNOWSKI, P.E., S.E.  
PHONE: (480) 894-0399  
E: CHRIS@BDSSTRUCTURAL.COM

**ARCHITECT:**  
DALKE DESIGN GROUP  
2039 E. RICE DRIVE  
TEMPE, AZ 85283  
CONTACT: VINCE DALKE  
(480) 589-3793  
VINCE@DALKEDESIGNGROUP.COM

**ELECTRICAL ENGINEER:**  
HAWKINS DESIGN GROUP, INC.  
1140 WEST HARWELL RD.  
GILBERT, AZ 85233  
CONTACT: CURT DUROCHER  
PH: (480) 813-9000  
E: CURT@HAWKINSDBG.COM

**MECHANICAL / PLUMBING ENGINEER:**  
MECHANICAL DESIGN'S, INC.  
7227 N. 16TH ST, STE 200  
PHOENIX, AZ 85020  
PH: (602) 773-5850  
CONTACT: MATT MOERTL  
E: MMOERTL@MECHANICALDESIGN.COM

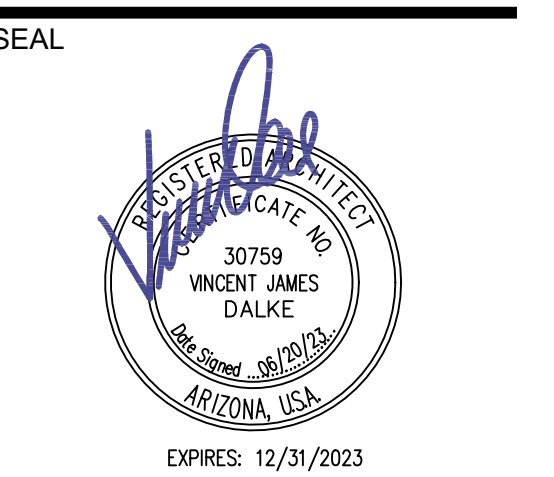
**LANDSCAPE ARCHITECT:**  
TJ McQUEEN & ASSOCIATES, INC.  
8433 E. CHOLLA STREET, STE. 101  
SCOTTSDALE, AZ 85260  
(602)265-0320  
CONTACT: TIM McQUEEN  
E: TIMMCQUEEN@TJMLA.NET

### SHEET INDEX

SHT.	REV	SHEET TITLE:
CS		COVER SHEET
CS.1		EGRESS PLAN AND IECC REPORT
C3.01		UTILITY LINE COVER
C3.02		UTILITY LINE PLAN
A0.1		OVER ALL SITE PLAN
A0.2		ENLARGED SITE PLAN
A0.3		SITE DETAILS
A0.4		SITE DETAILS
A0.5		DOCK DETAILS
A1.1		FLOOR PLAN
A1.2		ENLARGED PLANS
A1.3		ROOF PLAN
A2.1		ELEVATIONS
A2.2		ELEVATIONS
A3.1		OVERALL BUILDING SECTIONS
A4.1		WALL SECTIONS
A4.2		WALL SECTIONS
A5.1		DOOR SCHEDULE
A5.2		WINDOW SCHEDULE
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A6.2		BUILDING DETAILS
S1.1		GENERAL STRUCTURAL NOTES
S2.1		TYPICAL DETAILS
S1.3		TYPICAL DETAILS
S1.4		SCHEDULES
S2.2		FOUNDATION PLAN-AREA A
S2.3		FOUNDATION PLAN-AREA B
S2.4		FOUNDATION PLAN-AREA C
S3.1		FOUNDATION PLAN-AREA D
S3.2		ROOF FRAMING PLAN-AREA A
S3.3		ROOF FRAMING PLAN-AREA B
S3.4		ROOF FRAMING PLAN-AREA C
S3.5		ROOF FRAMING PLAN-AREA D
S4.1		CANOPY FRAMING PLANS
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S5.2		ROOF FRAMING DETAILS
S6.1		BUILDING PANEL ELEVATIONS 1-20
S6.2		BUILDING PANEL ELEVATIONS 21-55
S6.3		BUILDING PANEL ELEVATIONS 56-79
S7.1		TILT PANEL DETAILS
P1.1		PLUMBING FLOOR PLAN
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E0.0		ELECTRICAL SYMBOLS AND SPECS
E0.1		ELECTRICAL NOTES, LIGHTING DETAILS, AND SCHEDULES
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E2.0		ELECTRICAL ONE-LINE DIAGRAM
E3.0		ELECTRICAL PANEL SCHEDULES
ES1.1		ELECTRICAL SITE POWER PLAN
ES2.0		ELECTRICAL SITE PHOTOMETRIC - PRE-CURFEW
ES2.1		ELECTRICAL SITE PHOTOMETRIC - POST-CURFEW
ES3.0		LIGHT FIXTURE SPECIFICATION SHEETS
ES3.1		LIGHT FIXTURE SPECIFICATION SHEETS

NEW INDUSTRIAL BUILDING FOR HARRISON PROPERTIES AT:  
**3836 W. BUCKEYE ROAD**  
PHOENIX AZ 85018

NUMBER	REVISION	DATE
1	CITY REVISIONS	9/6/2023



SHEET TITLE  
COVER SHEET

ISSUE DATE 6/20/2023

DRAWN

CHECKED BY

PROJECT NUMBER

DRAWING NO.

# CS

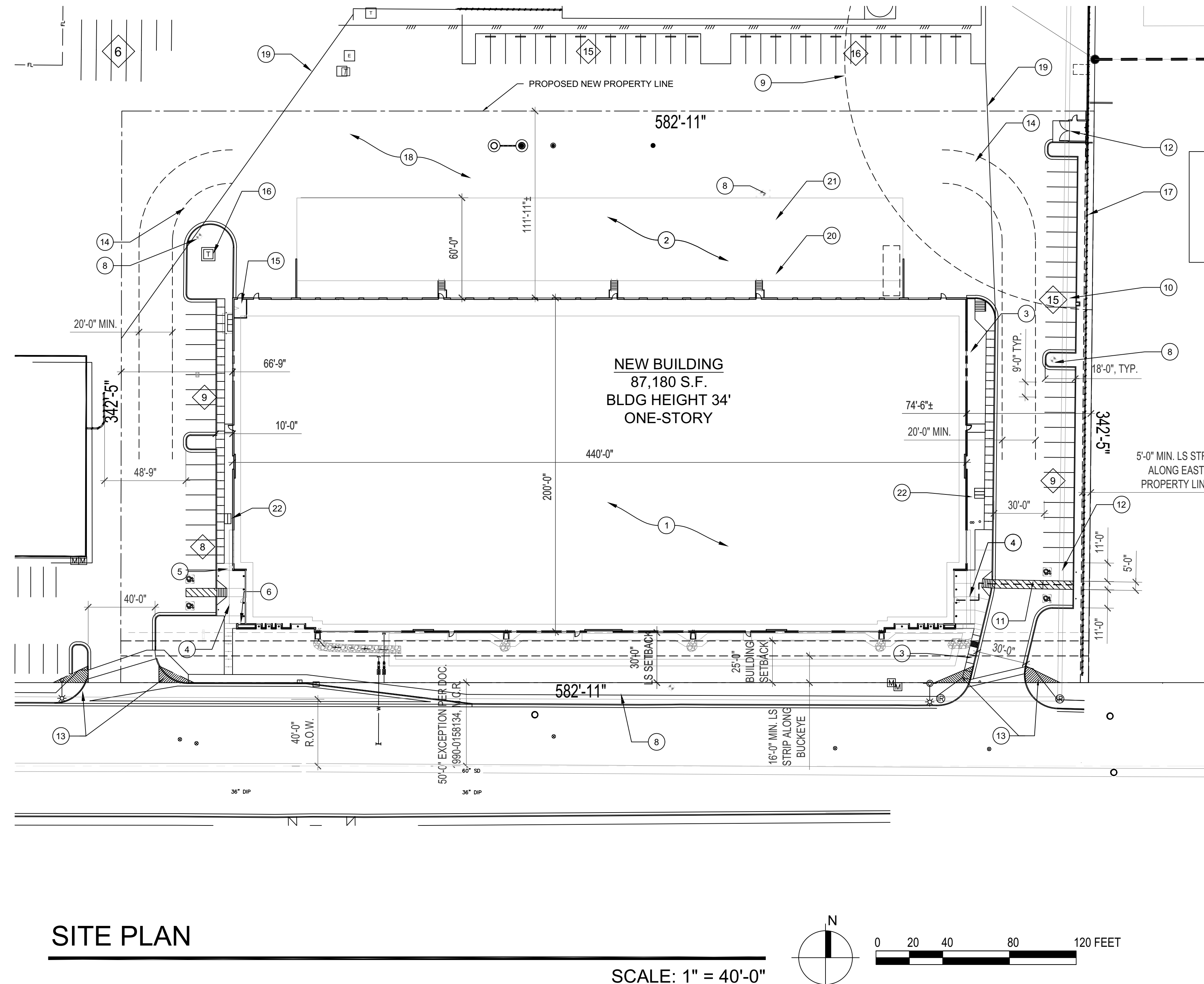
REV



**GENERAL SITE PLAN NOTES:**

- A. "DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES."
- B. "THIS PROJECT IS LOCATED IN THE CITY OF PHOENIX WATER SERVICES AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY."
- C. "ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND."
- D. "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'."
- E. "STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33' X 33' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'."
- F. "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 IN THE AREA OUTSIDE OF THE SITE."
- G. "OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS."
- H. "ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT."
- I. "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."
- J. "BARBED, RAZOR, OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS."
- K. ALL SIGNAGE REQUIRES SEPARATE REVIEWS, APPROVALS, AND PERMITS. NO SIGNS ARE APPROVED PER THIS PLAN."
- L. PLEASE CONSIDER PLACING THE FOLLOWING NOTE (SIGNED AND DATED) ON THE SITE PLAN TO AUTHORIZE MINOR AMENDMENT TO THE PLAN IN THE FUTURE:
- M. I CONSENT TO THE REPRODUCTION OF THIS SITE PLAN PROVIDED THAT IF MODIFICATIONS ARE MADE, THE PROFESSIONALS WHO MAKE SUCH CHANGES ASSUME FULL RESPONSIBILITY AND LIABILITY FOR THE MODIFIED PORTIONS OF THE PLAN.

*Vince Dalke* 3/29/2023  
 SIGNATURE OF COPYRIGHT OWNER DATE  
 VINCE DALKE 3/29/2023  
 PRINTED NAME OF COPYRIGHT OWNER DATE



**SITE PLAN KEY NOTES**

- 1. NEW SPEC INDUSTRIAL BUILDING.
- 2. NEW CONCRETE TRUCK DOCK.
- 3. NEW SIDEWALK PROVIDING ACCESS TO PUBLIC R.O.W.
- 4. LINE OF CANOPY ABOVE.
- 5. FDC LOCATION.
- 6. KNOX BOX LOCATION.
- 7. EXISTING FIRE HYDRANT.
- 8. NEW FIRE HYDRANT.
- 9. NO EXTERIOR STORAGE WITHIN 150' OF EAST PROPERTY LINE.
- 10. SYMBOL DENOTES NUMBER OF PARKING SPACES (NEW OR EXISTING).
- 11. PAINTED WALK-WAY PROVIDING ADA ACCESS TO THE BUILDING. WIDTH AND MARKING TO MEET CITY OF PHOENIX REQUIREMENTS.
- 12. TWO ADA PARKING STALLS TO MEET CITY OF PHOENIX REQUIREMENTS FOR SIZE, MARKINGS, SIGNAGE.
- 13. 10'X20' SIGHT VISIBILITY TRIANGLE. NO ELEMENTS TALLER THAN 3' WITHIN THIS AREA.
- 14. FIRE DEPARTMENT ACCESS TURNING RADII (MIN. 35' INSIDE AND 55' OUTSIDE) TYPICAL.
- 15. FIRE SPRINKLER RISER AND ROOF ACCESS POINT.
- 16. PROPOSED TRANSFORMER LOCATION.
- 17. 6" MASONRY SITE WALL.

**GENERAL NOTES**

- 18. CONCRETE PAVING - SEE CIVIL FOR MORE DETAILS.
- 19. LIMITS OF CONCRETE PAVING.
- 20. 10'X30' LOADING AREA, TYP.
- 21. TRUCK AREA DOES NOT INCLUDE A WALL.
- 22. BICYCLE PARKING, TYP.

**PROJECT NARRATIVE**

THE ATTACHED PROJECT IS A FOR A NEW 87,180 SF. 32' CLEAR, SPEC INDUSTRIAL BUILDING. THE SITE IS A A-1 ZONED INDUSTRIAL SITE THAT HAS BEEN A NUMBER OF USES PRIOR, BUT CURRENTLY IS A WRECKING STORAGE YARD. THE SITE WILL BE A NEW 4.37 (APPROXIMATELY) PLATTED LOT CREATED FOR THIS PROJECT. SITE ACCESS IS PROVIDED VIA A DRIVE ACCESS POINT, BOTH IN THE CURRENT LOCATIONS, WITH BOTH WIDENED. TRUCK TRAFFIC WILL USE THE SHARED CENTER DRIVE THAT SERVES THIS BUILDING AS WELL AS THE REMAINDER OF THE SITE TO THE NORTH. PARKING FOR THE OVERALL DEVELOPMENT IS SHARED WITH AN OVERALL CROSS PARKING AGREEMENT. ALL OF THE OVERHEAD DOORS ARE LOCATED ON THE NORTH SIDE OF THE BUILDING PROVIDING SCREENING AS WELL AS GREAT SUN PROTECTION. THE BUILDING IS ENVISIONED AS A SINGLE TENANT OR TWO TENANTS WITH ENTRY ELEMENTS AT BOTH THE EAST AND WEST SIDES OF THE BUILDING. EACH ENTRY FEATURES DEEP ENTRY CANOPY ZONES FOR SHADE AND TO IDENTIFY THE ENTRY NODES. PARKING IS DIRECTLY ADJACENT TO THESE THE ENTRY AREAS WITH ACCESSIBLE ACCESS TO THE STREET FROM EACH SIDE OF THE BUILDING. THE BUILDING DESIGN FEATURES TILT CONCRETE CONSTRUCTION WITH A CONTEMPORARY THEME.

**APPROVAL**

ZONING CASE Z-158-80  
 ZONING CASE Z-18-87-7  
 KIVA # 22-3104  
 SDEV: 2200425  
 PAPP: 2302877  
 Q.S.: 09-20

**PROJECT INFORMATION**

PROJECT ADDRESS: 3836 W. BUCKEYE ROAD  
 PHOENIX, AZ. 85018  
 ARCHITECT: DALKE DESIGN GROUP, LLC  
 2039 E. RICE DRIVE  
 TEMPE, AZ 85283  
 480-589-3793  
 VINCE@DALKEDESIGNGROUP.COM

**PROJECT DATA**

PARCEL NUMBERS: 106-24-003J, 106-24-003P, 106-24-003D, 106-24-003K  
 CURRENT ZONING: A-1 (LIGHT INDUSTRIAL)  
 SCOPE OF WORK/SITE AREA: 4.37 ACRES (190,662 S.F.)  
 BUILDING AREA: 87,180 S.F.  
 LOT COVERAGE (AFFECTED SITE AREA): 45.7%  
 BUILDING STORIES: ALLOWED = 3  
 PROVIDED = 1 < 3 = COMPLIES  
 BUILDING HEIGHT: ALLOWED = 75'  
 PROVIDED = 45' < 75' = COMPLIES  
 OCCUPANCY: BIS-1F-1  
 CONSTRUCTION TYPE: TYPE III-B (WITH ESFR)  
 ALLOWABLE AREA: PER IBC 507.4, ALLOWABLE AREA IS UNLIMITED AND THIS BLDG IS COMPLIANT

PARKING CALCS:

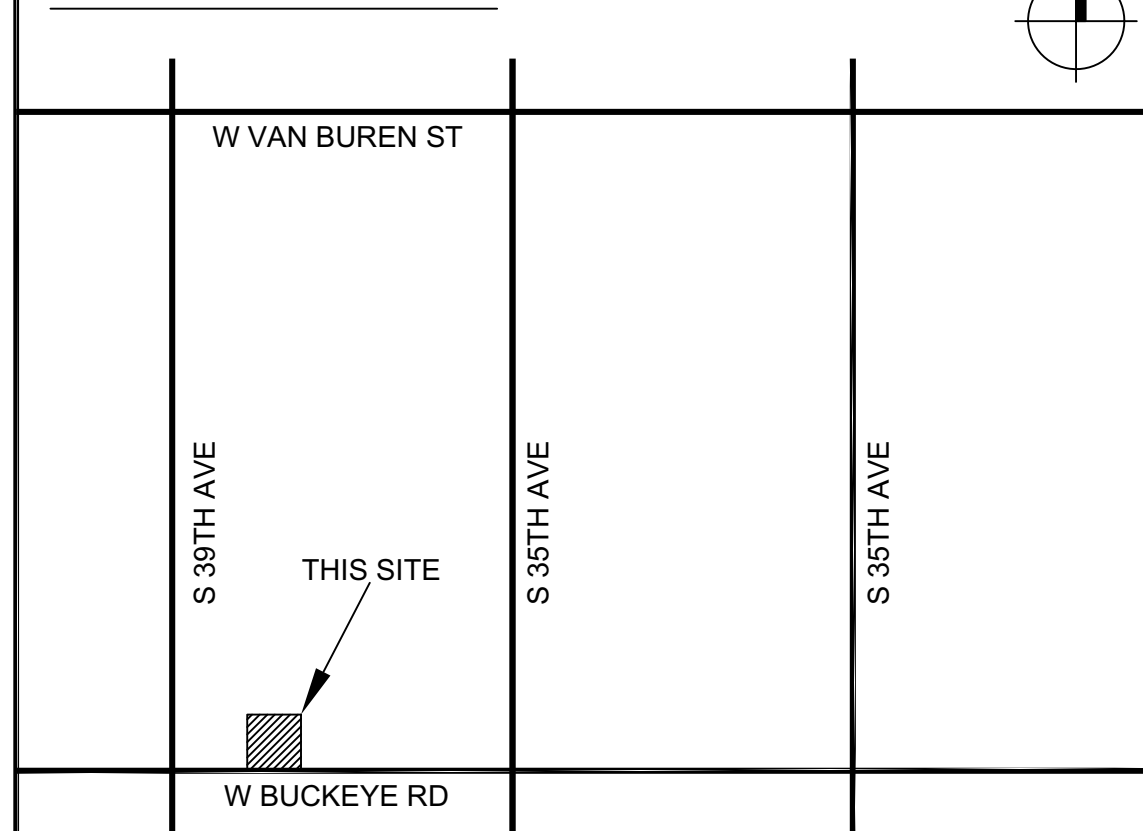
TENANT	BUILDING #	AREA	# EMPL
IGL LOGISTICS, INC	A NORTH	75K S.F.	5
GLADIATOR WORLDWIDE LOGISTICS	A SOUTH	75K S.F.	2
HSM LOGISTICS	B NORTH	45K S.F.	15
IGL LOGISTICS, INC	B SOUTH	39K S.F.	3
RJ RUSSO	C	22,750 S.F.	8
RJ RUSSO	D	24,500 S.F.	8
ARAMARK UNIFORM	E	22,750 S.F.	15
ARAMARK UNIFORM	F	24,500 S.F.	15
LA SONORENSE	G EAST	12K S.F.	12
SPORTPET DESIGNS, INC	G CENTER	12K S.F.	2
PARTY PROFESSIONALS INC	G WEST	15K S.F.	5
TOTAL EXISTING		364,500 S.F.	88

REQUIRED PARKING USE	RATIO (PER SECTION 702)	REQ. SPACES
EXISTING	88 X 1.5 =	132
NEW SHELL BLDG	87,180 / 1000 =	88
TOTAL REQ.		220
TOTAL PROVIDED		293
REGULAR SPACES		8
ADA SPACES (4 AS PART OF NEW PROJECT)		8
TOTAL		301

BICYCLE PARKING: 10 SPACES PROVIDED

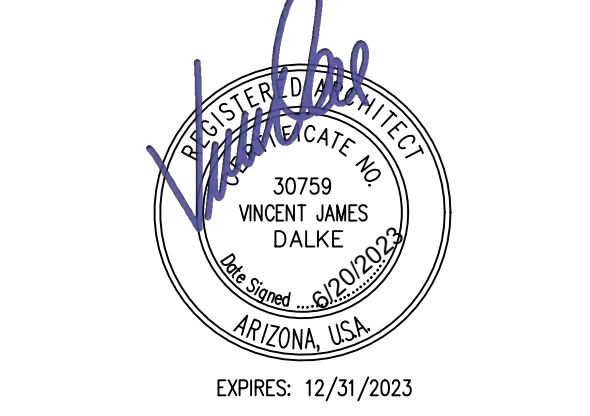
**VICINITY MAP**



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NUMBER	REVISION	DATE
1	CITY REVISIONS	9/6/2023



SHEET TITLE  
 SITE PLAN  
 ISSUE DATE: 6/20/2023  
 DRAWN: DMP  
 CHECKED BY: VJD  
 PROJECT NUMBER: -  
 DRAWING NO.

**A0.2**