

# PROJECT NARRATIVE

THE BALANCE OF THE SITE WILL CONFORM TO ALL APPLICABLE CODES AND REGULATIONS. THE BALANCE OF THE SITE WILL BE ACCOMPANIED BY A PERCENTAGE PLANNING AND VEHICLE UNDERGROUND PARKING SYSTEM.

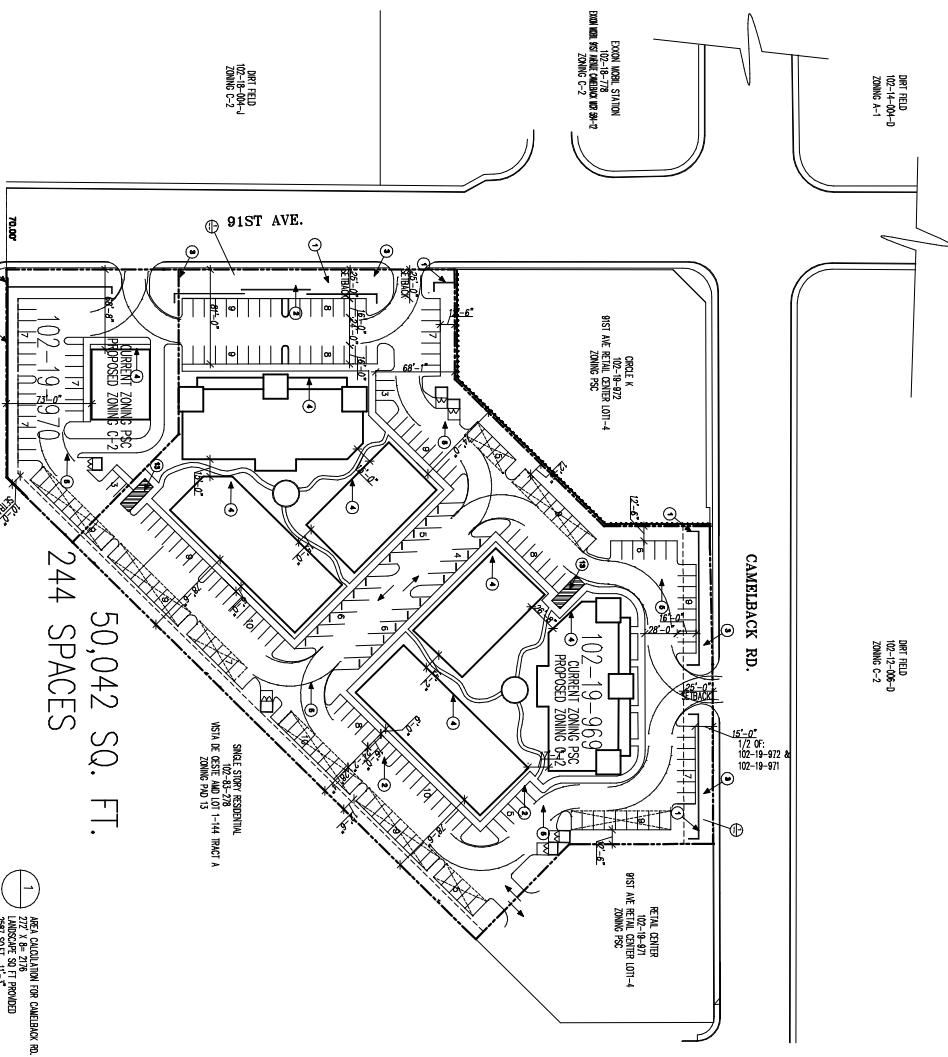
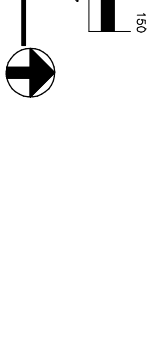
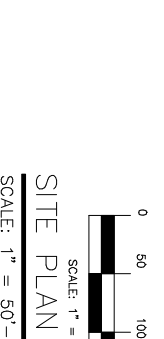
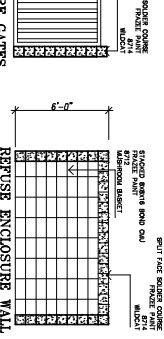
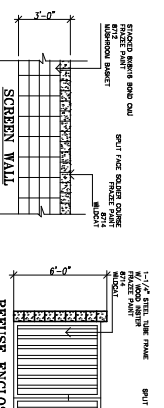
## NOTES:

1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES AND REGULATIONS.
2. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
3. ALL EXISTING UTILITIES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 5'.
4. EXISTING UTILITIES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 5'.
5. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
6. ALL EXISTING UTILITIES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 5'.
7. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
8. ALL EXISTING UTILITIES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 5'.
9. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
10. ALL EXISTING UTILITIES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 5'.
11. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
12. ALL EXISTING UTILITIES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 5'.
13. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.

I CONSENT TO THE REPRODUCTION OF THIS SITE PLAN FOR THE PURPOSE OF THE PROJECT DESCRIBED HEREIN. THE ARCHITECTS WHO MADE SUCH CHANGES ASSUME FULL RESPONSIBILITY AND LIABILITY FOR THE PLAN.

PAUL MASSE  
PRINTED NAME OF COPYRIGHT OWNER

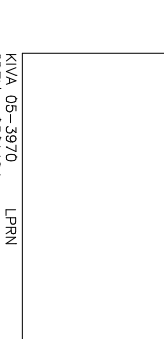
DATE \_\_\_\_\_



SITE PLAN  
SCALE: 1" = 50'-0"

SITE PLAN  
SCALE: 1" = 50'-0"

SITE PLAN  
SCALE: 1" = 50'-0"



NEIGHBORHOOD MAP FOR 81st AVE  
SCALE: 1" = 50'-0"

## PROJECT DATA

<b>ARCHITECTS:</b>	PHM LTD. 3000 N. CENTRAL RD. PHOENIX, ARIZONA 85028 (602) 788-7813 FAX (602) 788-7813 TEL
<b>OWNER:</b>	SUN FARM LUMBER PERMITS 2120 S. SMITH ST. SUITE 1 (480) 504-8056 PHONE (480)504-7070 FAX
<b>CONTACT:</b>	TOM HARDY
<b>LOCATION:</b>	8125 W. CAMELBACK RD. 91st AVE. & BRUSHY CREEK RD.
<b>PARCELS:</b>	102-19-0670 102-19-0670 102-19-0670
<b>CURRENT ZONING:</b>	PG PG PG
<b>PROPOSED ZONING:</b>	C-2 C-2 C-2
<b>NET AREA:</b>	257,895.00 SQ. FT. 5.46 ACRES NET
<b>PLANNED USE:</b>	OFFICE / RETAIL
<b>OCCUPANT TYPE:</b>	B TYPE V - B SPRINKLED
<b>CONSTRUCTION TYPE:</b>	TYPE V - B SPRINKLED
<b>TYPE AREA:</b>	212,242 SQ. FT. = 4.87 ACRES
<b>LOT COVERAGES:</b>	74.2%
<b>TOTAL BUILDINGS:</b>	7
<b>BUILDING FOOTPRINT:</b>	50,042 SQ. FT. (APPROXIMATELY)
<b>BUILDING HEIGHT:</b>	1 STORY
<b>PARKING CALCULATIONS:</b>	TOTAL BUILDINGS 50,042 SQ. FT. (APPROXIMATELY) 55 SPACES PER 1,000 SQ. FT. X 5.5 = 1,122.1 SPACES TOTAL SPACES REQUIRED 177 SPACES TOTAL SPACES PROVIDED 248 SPACES EXCESS SPACES PROVIDED 71 SPACES TOTAL TRUCK LANDING ZONES 248 SPACES TOTAL SPACES PROVIDED 248 SPACES
<b>KEYNOTES:</b>	1. 4'-0" PARKING SCREEN WALL 2. 6' CURB HEIGHT 3. LANDSCAPE TREES 4. LANDSCAPE TREES 5. FIRE TRUCK ROUTES

AS-1

PHM Ltd.  
designers & architects

9025 W. CAMELBACK RD.  
PHOENIX, ARIZONA

14847 N. 29th Place, Phoenix, Arizona 85032 (602) 788-7813



DATE	
REVISIONS	