



PROJECT NARRATIVE

July 22, 2024

This pre application submittal is for a new commercial development located at the intersection of El Mirage and Olive Avenue in El Mirage, Arizona.

The proposed development will be for a manufacturing company, Castle Steel Inc. to design and building a manufacturing structural steel plant. The development will consist of one main single story office building that is approximately +/-3,200 sq. ft. The entire fenced in yard area will be decomposed granite with a site of approximately 2.76 Acres in size. The fenced in yard area will have a canopy structure to shade the equipment and employee work areas. The project is planned on a single phase of construction.

Hours of operation:

Open Monday thru Friday, with occasional Saturdays as required to meet production demands.

Provided parking:

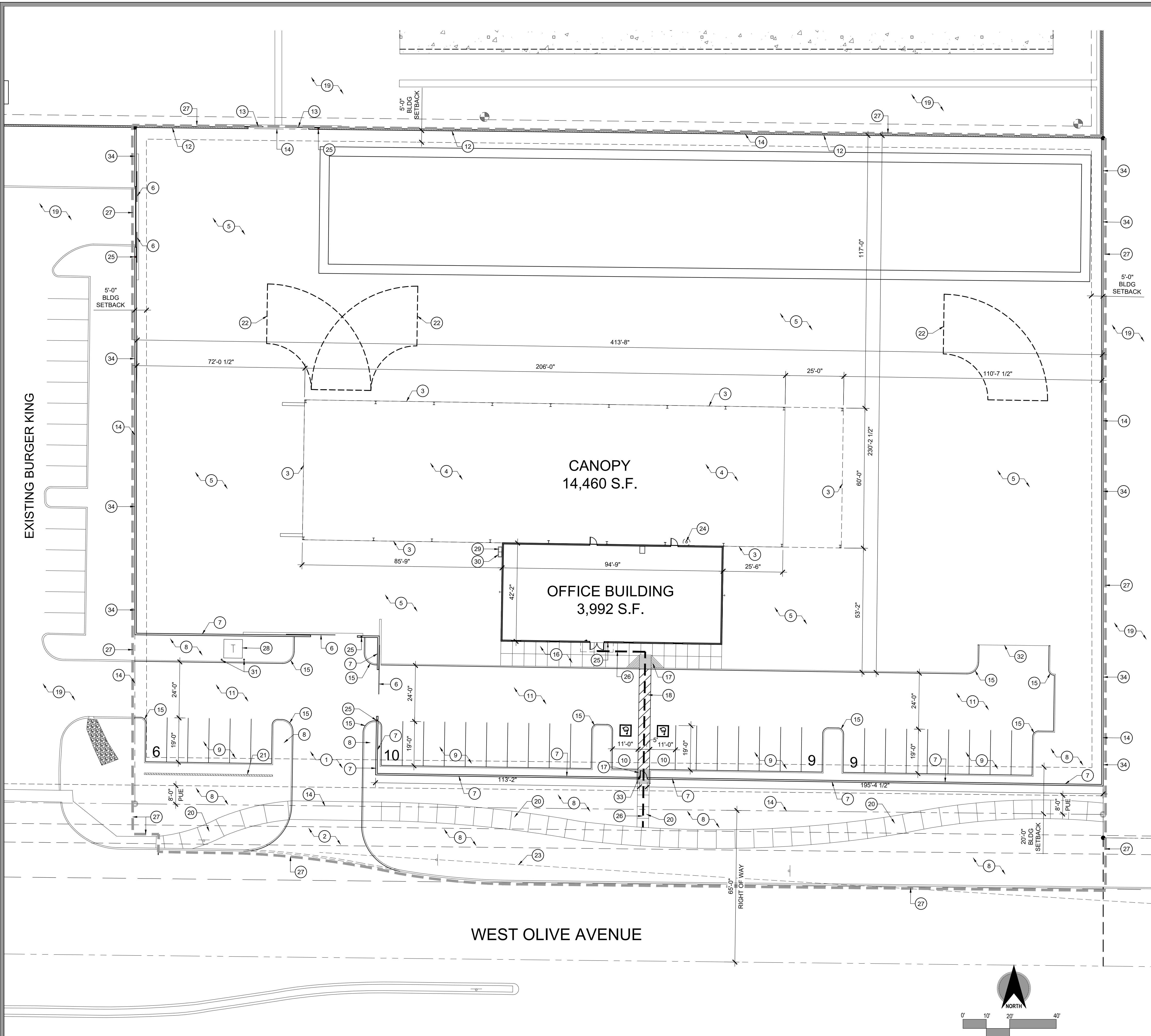
34 spaces for manufacturing personnel and customers, including 2 accessible parking spaces.



If you have any questions or need additional information, please do not hesitate to contact me at 602.762.7354 or via e-mail: mikeh@phnx-design.com

Thank you,
Mike Hills
Managing member

PHNX DESIGN, llc
1855 East Southern Ave, Suite 204
Mesa, Arizona 85204



PROJECT TEAM

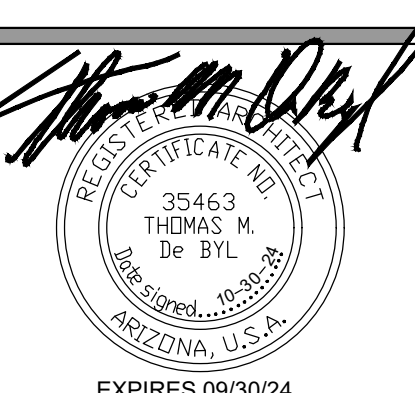
OWNER:
CASTLE STEEL INC:
 3828 N. 35TH AVE
 PHOENIX, AZ 85017
 CONTACT: MICHAEL J. FOLEY
 PH: (602) 243-2766

ARCHITECT:
PHNX DESIGN LLC.
 1855 E. SOUTHERN AVE., SUITE 204
 MESA, AZ 85204
 CONTACT: MIKE HILLS
 PH: (602) 762.7354
 EMAIL: mikeh@phnx-design.com

SITE DATA

APN:	501-45-923
EXISTING ZONING:	CP
EXISTING USE:	VACANT
PROPOSED USE:	COMMERCIAL
NET SITE AREA:	120,358 S.F. (2.76 AC)
BUILDING AREA:	3,992 S.F.
CANOPY:	14,460 S.F.
TOTAL AREA:	18,452 S.F.
CONSTRUCTION TYPE:	V-B
LOT COVERAGE:	18,452 / 120,358 X 100 = 15.33%
TOTAL PARKING REQUIRED:	
BUILDING: (1 SPACE PER 350 S.F.)	12 SPACES
CANOPY: (1 SPACE PER 1000 S.F.)	15 SPACES
	27 SPACES
TOTAL PARKING PROVIDED:	34 SPACES
ADA PARKING REQUIRED:	2 SPACES
ADA PARKING PROVIDED:	2 SPACES

- KEYNOTES:**
- ASPHALT ACCESS ROAD.
 - ENTRY DRIVE.
 - DASHED LINE TO INDICATE PROPOSED CANOPY SHADE STRUCTURE ABOVE.
 - CONCRETE PAD FOR EQUIPMENT PLACED UNDER SHADE CANOPY, REFER TO STRUCTURAL DRAWINGS.
 - DECOMPOSED GRANITE.
 - ROLLING GATE, REFER TO DETAIL 8/A101.
 - 6'-0" HIGH CMU WALL, REFER TO DETAIL 11/A101.
 - LANDSCAPE AREA, REFER TO DETAIL 9/A101.
 - 9'-0" WIDE x 19'-0" DEEP HEAD IN PARKING, TYP. STRIPED WITH 4" WIDE PAINTED LINES.
 - ACCESSIBLE PARKING SPACE, REFER TO DETAIL 1/A101.
 - ASPHALT DRIVE, REFER TO DETAIL 10/A101.
 - EXISTING MASONRY SCREEN WALL TO REMAIN.
 - EXISTING GATE TO REMAIN.
 - PROPERTY LINE.
 - 6" CONCRETE CURB.
 - CONCRETE HARDSCAPE AREA, REFER TO 4/A101.
 - CONCRETE ACCESSIBLE RAMP, REFER TO 5 AND 12/A101.
 - PAINTED STRIPED CROSSWALK, REFER TO 6/A101.
 - ADJACENT PARCEL EXISTING TO REMAIN.
 - PEDESTRIAN SIDEWALK, REFER TO CIVIL DRAWINGS.
 - 3'-0" HIGH CMU SCREEN WALL, REFER TO 7/A101.
 - DASHED LINE INDICATES FIRE TRUCK TURNING RADIUS.
 - DASHED LINE INDICATES SIGHT DISTANCE REQUIREMENTS.
 - FIRE RISER LOCATION, REFER TO FLOOR PLAN A200A.
 - KNOX BOX LOCATION.
 - DASHED LINE INDICATES ADA ACCESSIBLE PATH.
 - DASHED LINE INDICATES LIMIT OF CONSTRUCTION.
 - ELECTRICAL TRANSFORMER. GENERAL CONTRACTOR TO VERIFY FINAL LOCATION AS REQUIRED BY THE POWER COMPANY, REFER TO ELECTRICAL DRAWINGS.
 - ELECTRICAL SERVICE ENTRANCE STATION, REFER TO FLOOR PLAN AND ELECTRICAL DRAWINGS.
 - 4" CONCRETE PAD AT SES.
 - PIPE BOLLARD, REFER TO DETAIL 13/A102.
 - TURNDOWN AT ASPHALT DRIVE.
 - EXTERIOR DOOR, REFER TO DOOR SCHEDULE A500.
 - 6'-0" HIGH CHAIN LINK FENCE.



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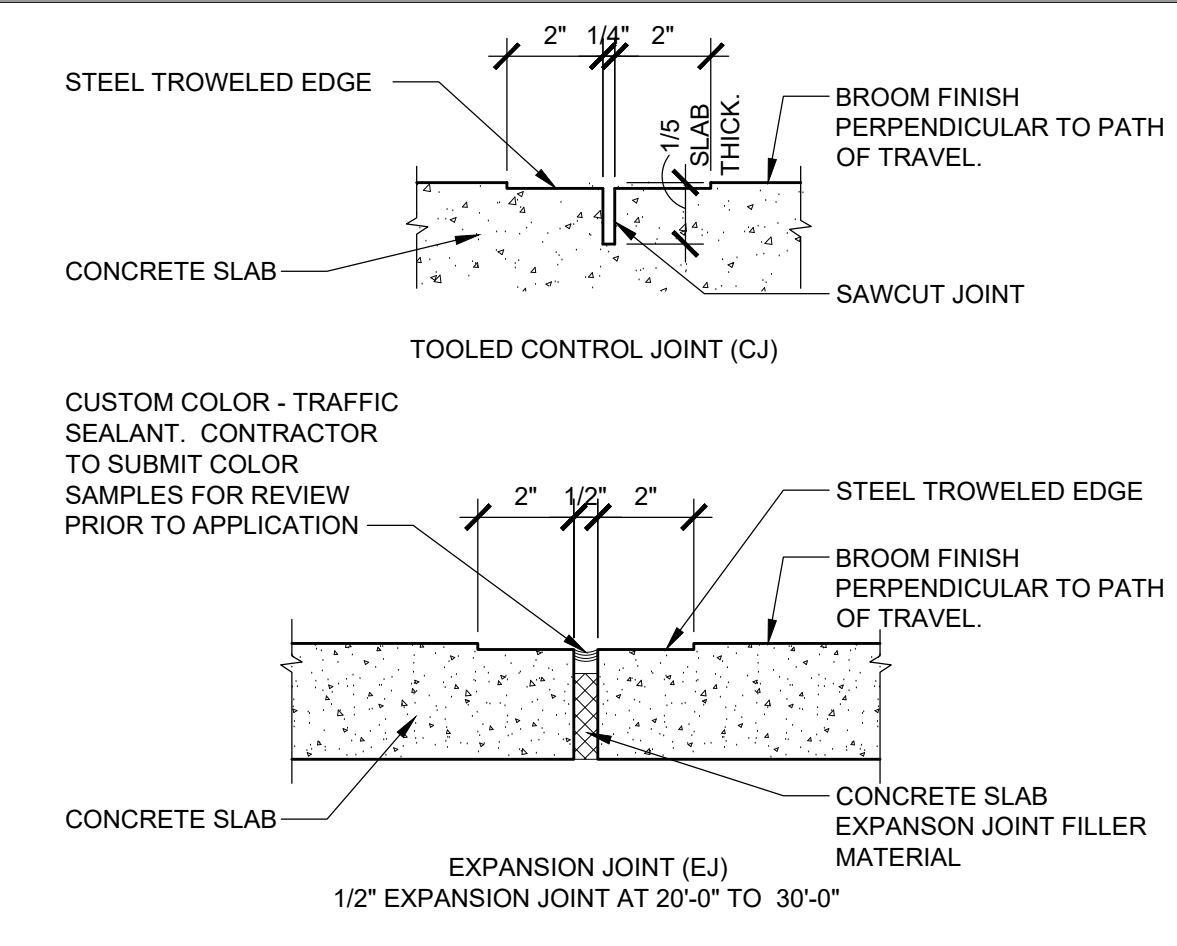
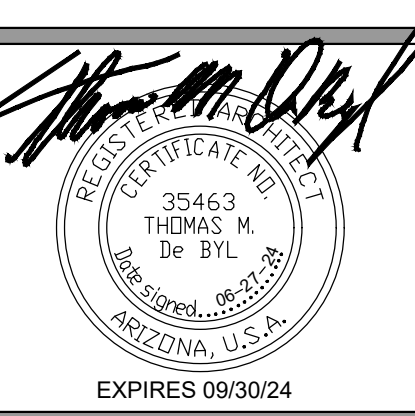
CASTLE STEEL
 NORTH EL MIRAGE ROAD AND WEST OLIVE AVENUE
 EL MIRAGE, ARIZONA 85335

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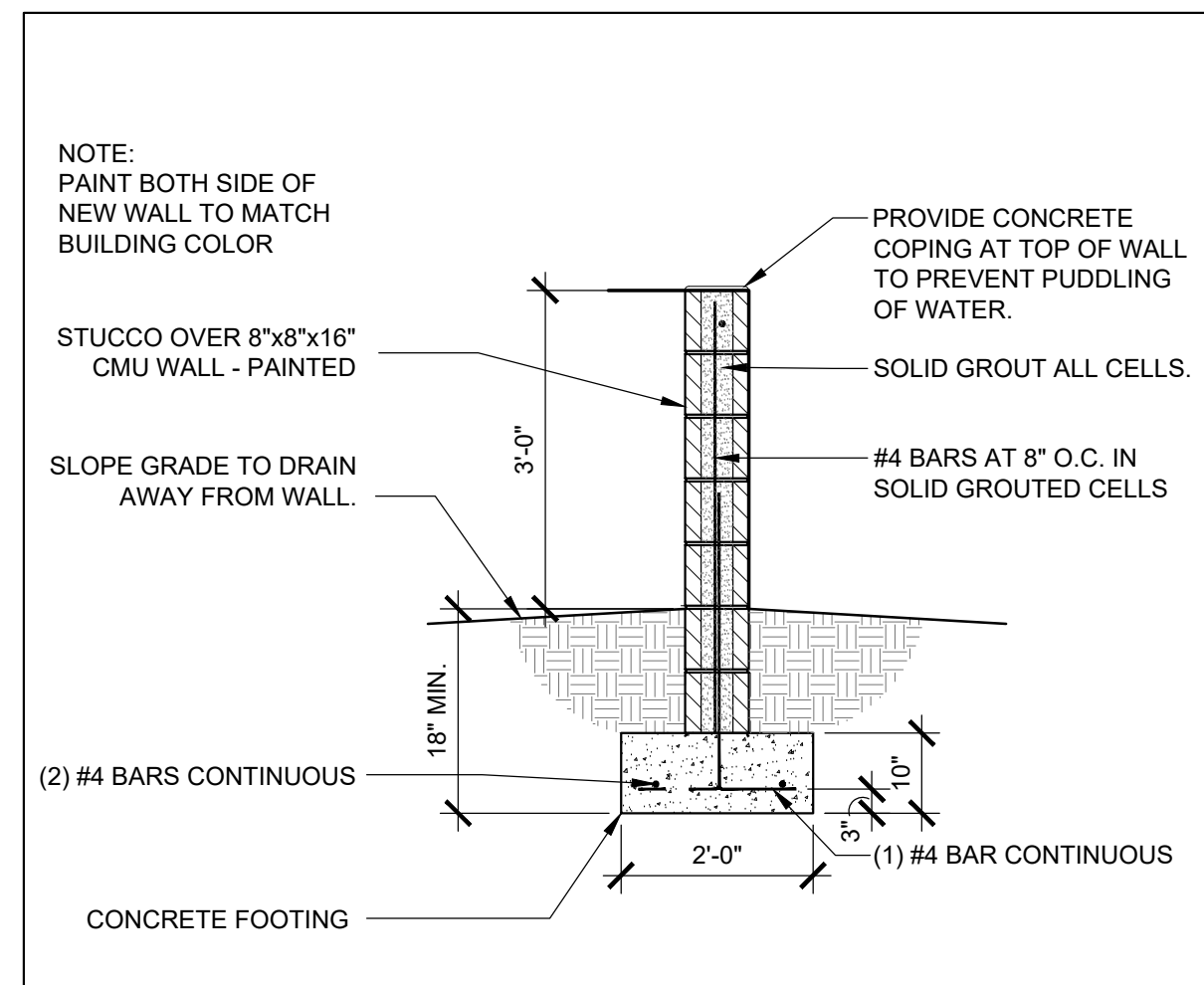
SITE PLAN

A100

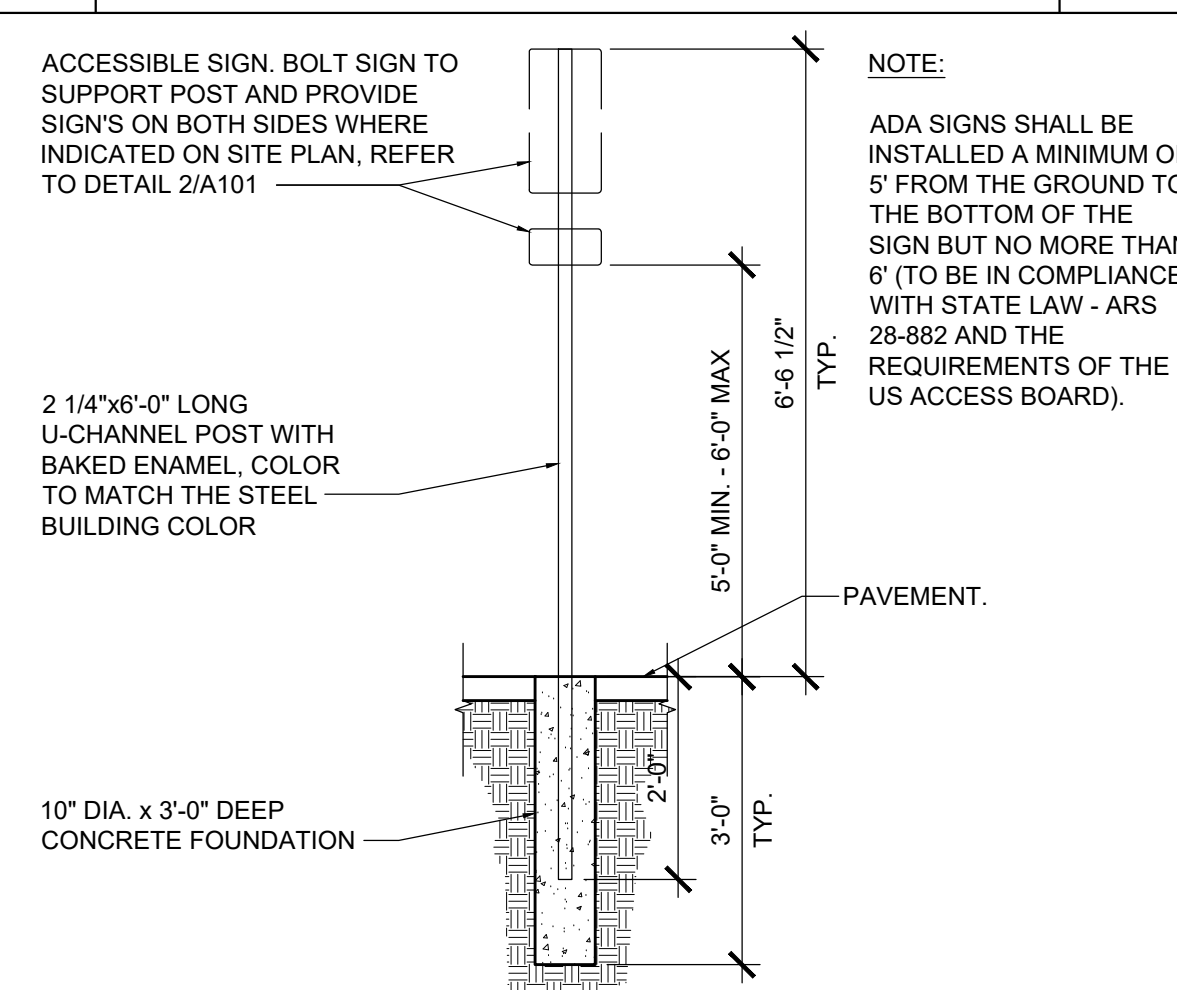
PHNX DESIGN #: 24-498



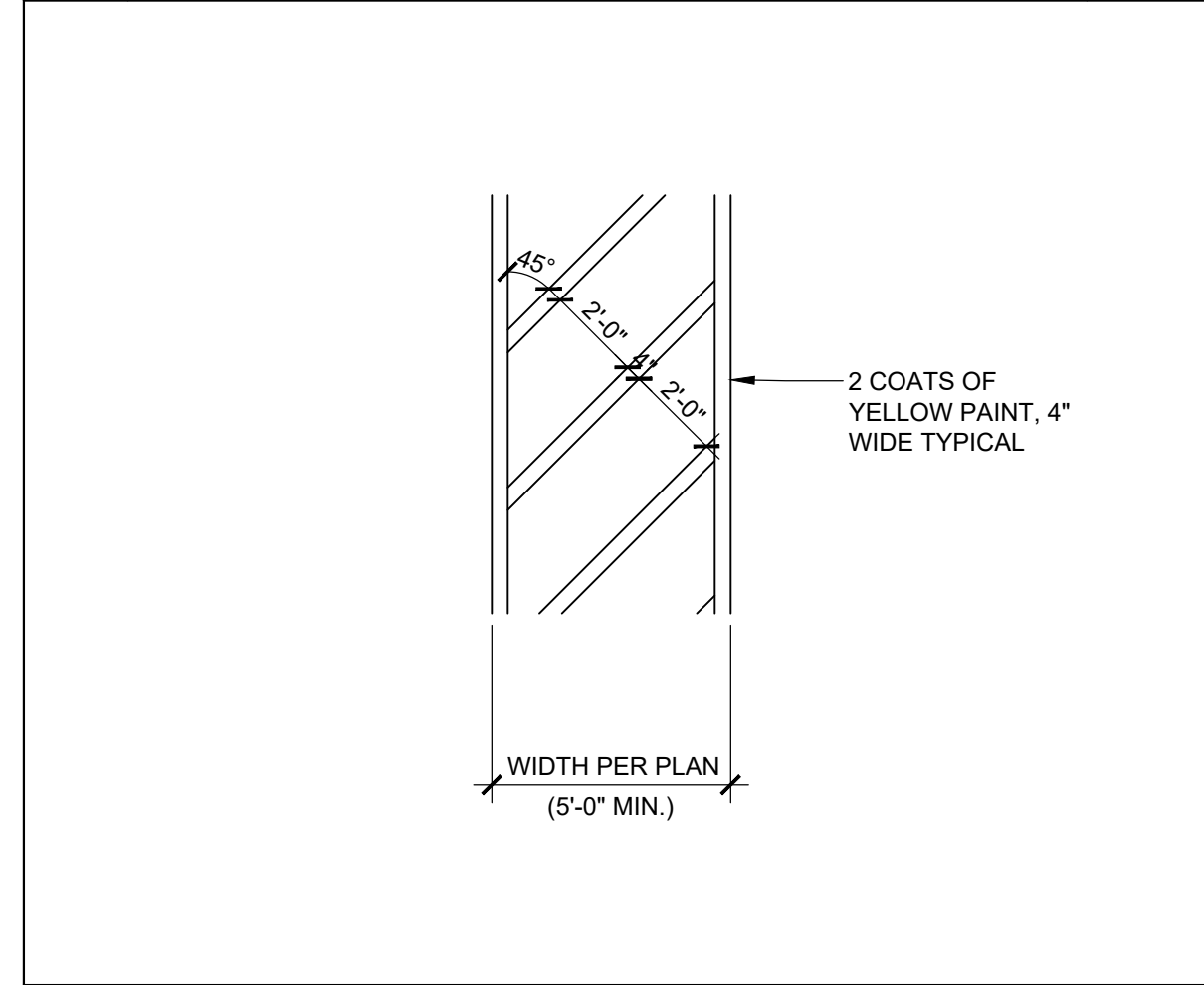
4 CONCRETE JOINTS SCALE: 3" = 1'-0"



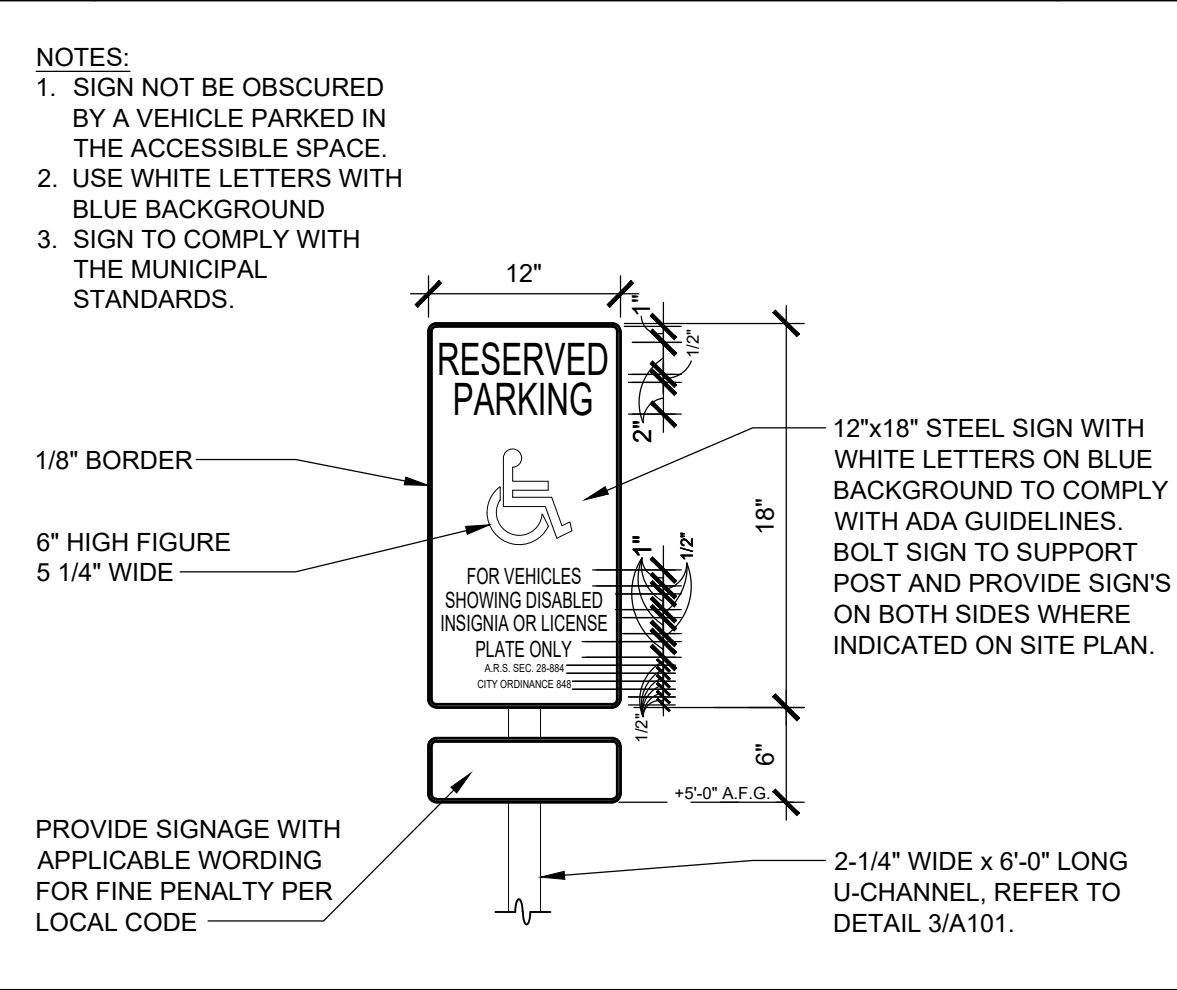
7 TYPICAL SCREEN WALL SECTION SCALE: 1/2" = 1'-0"



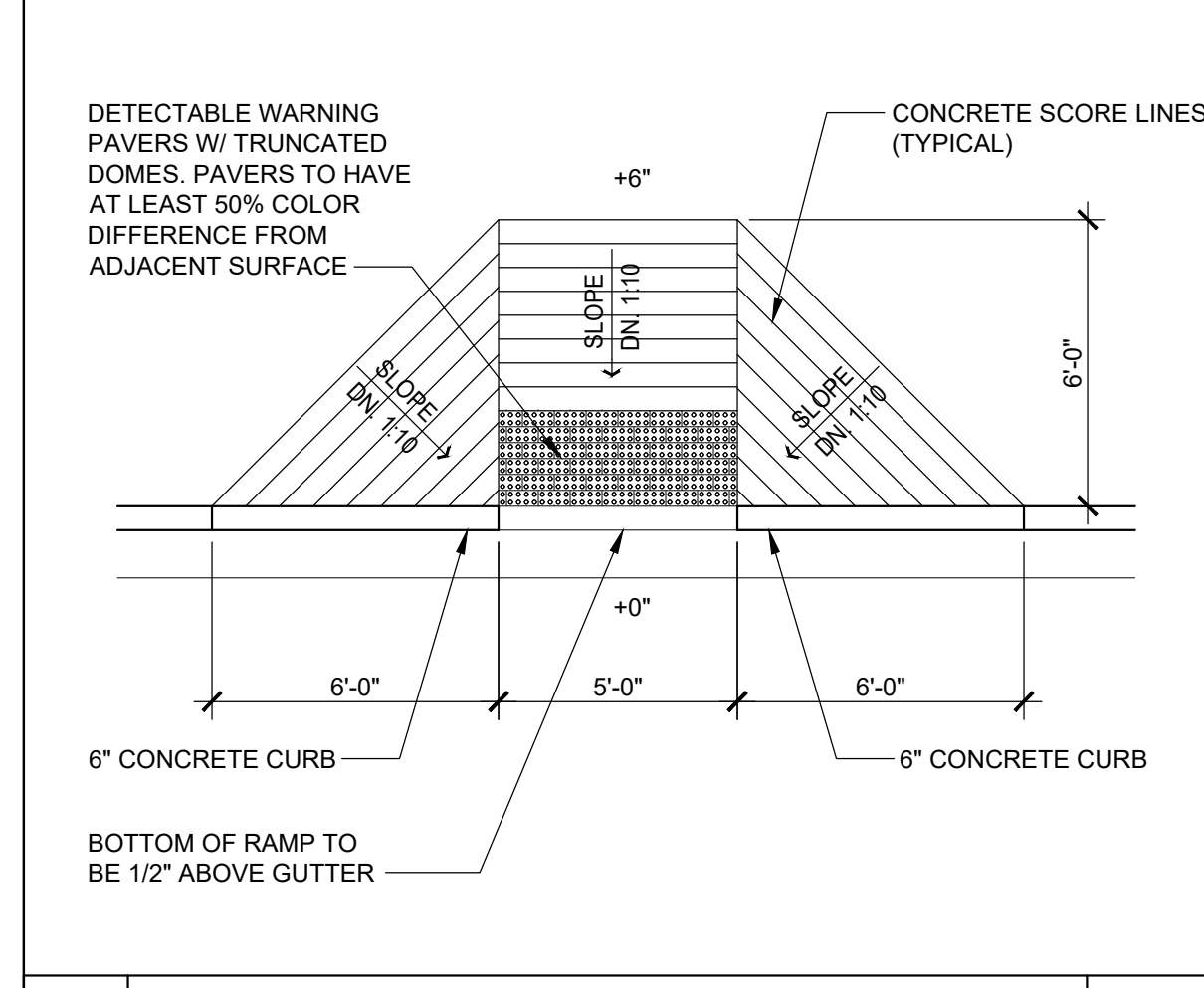
3 SIGN POLE SCALE: 1/2" = 1'-0"



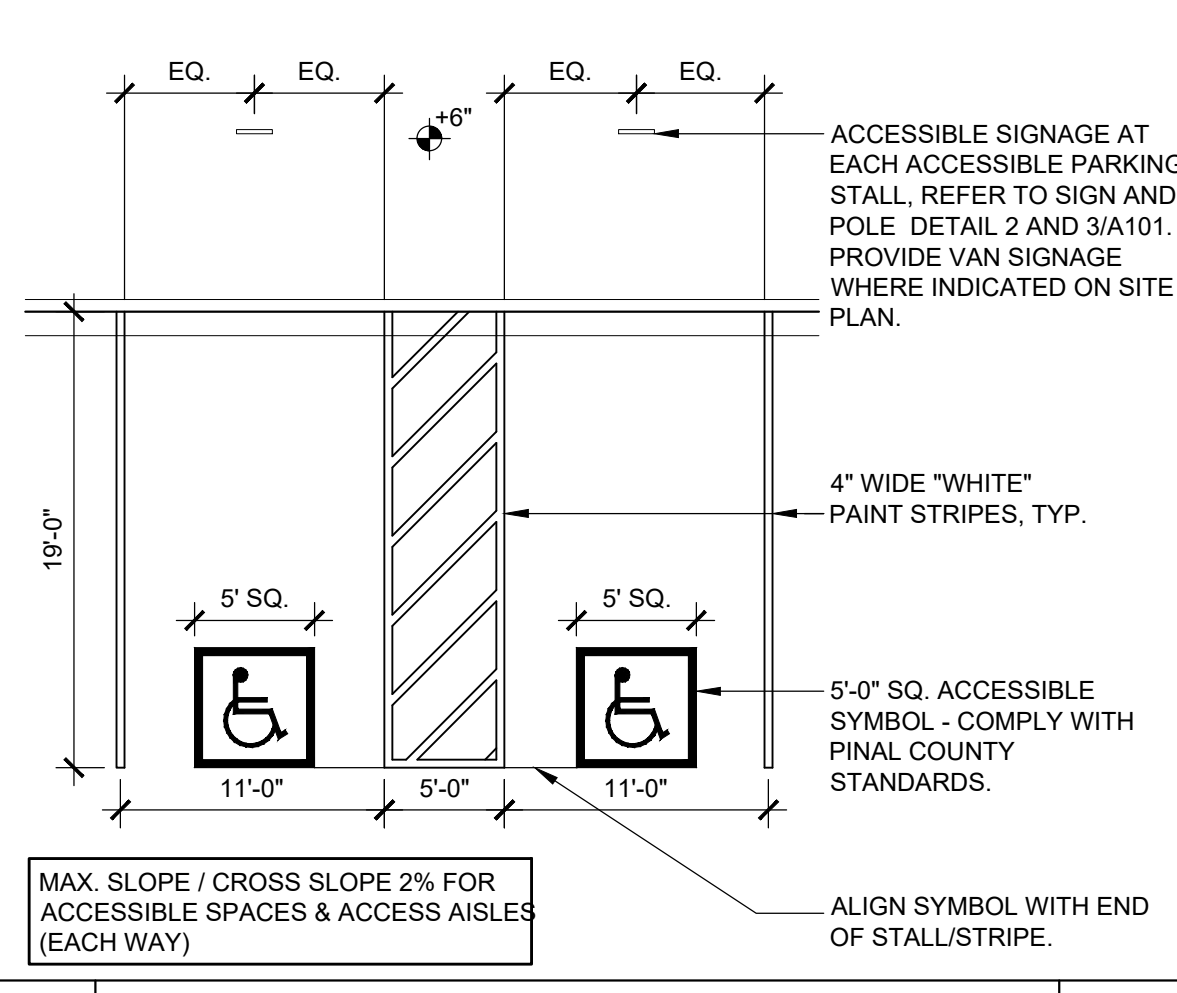
6 DETAIL FOR ADA PARKING AND CROSS WALK SCALE: 1/4" = 1'-0"



2 ACCESSIBLE SIGN SCALE: 1" = 1'-0"



5 ACCESSIBLE RAMP SCALE: 1/4" = 1'-0"



1 ACCESSIBLE PARKING STALL SCALE: 1/8" = 1'-0"

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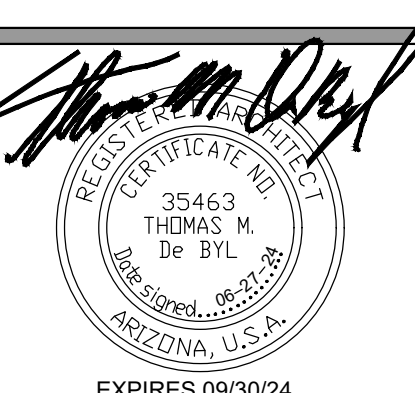
CASTLE STEEL
 NORTH ELL MIRAGE ROAD AND WEST OLIVE AVENUE
 EL MIRAGE, ARIZONA

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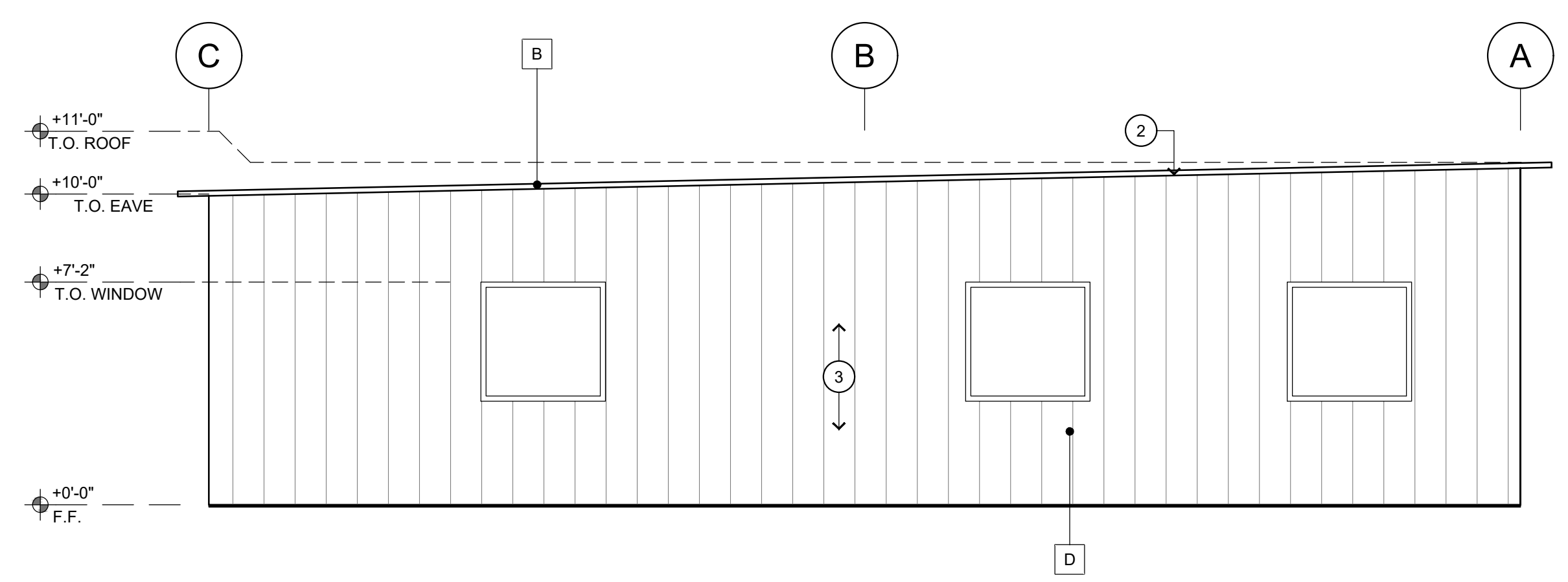
SITE DETAILS

A101

PHNX DESIGN #: 24-498

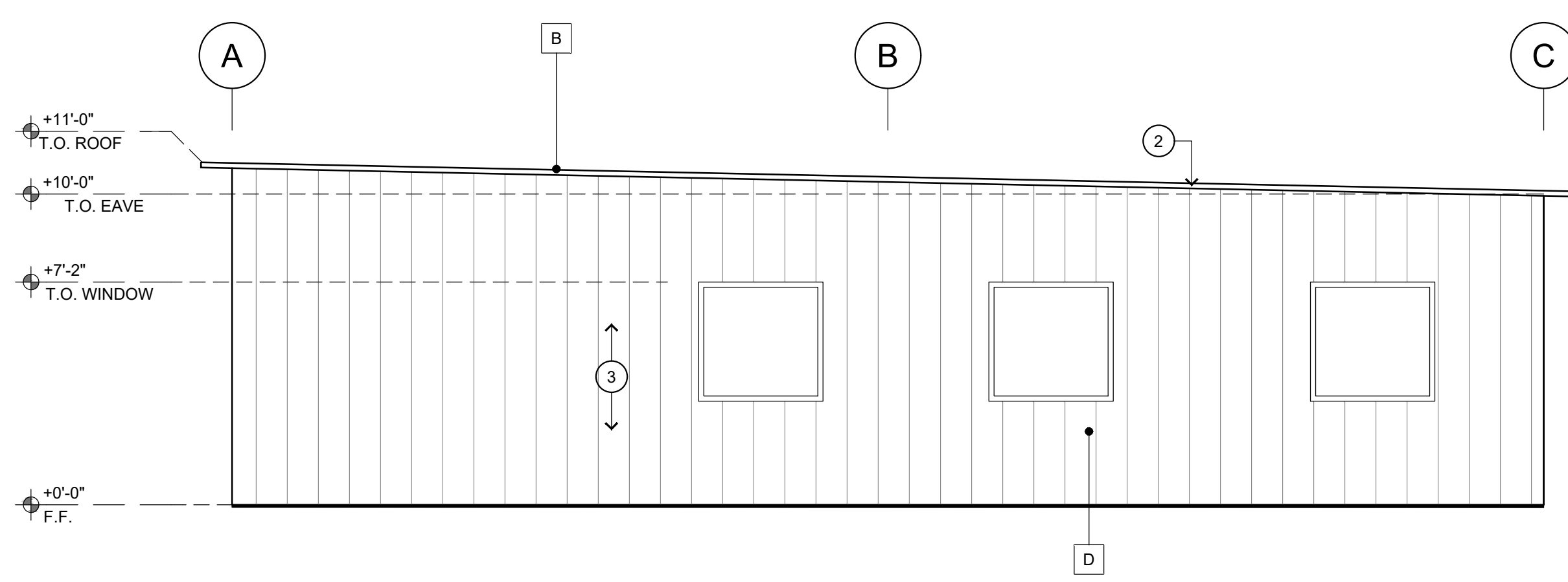


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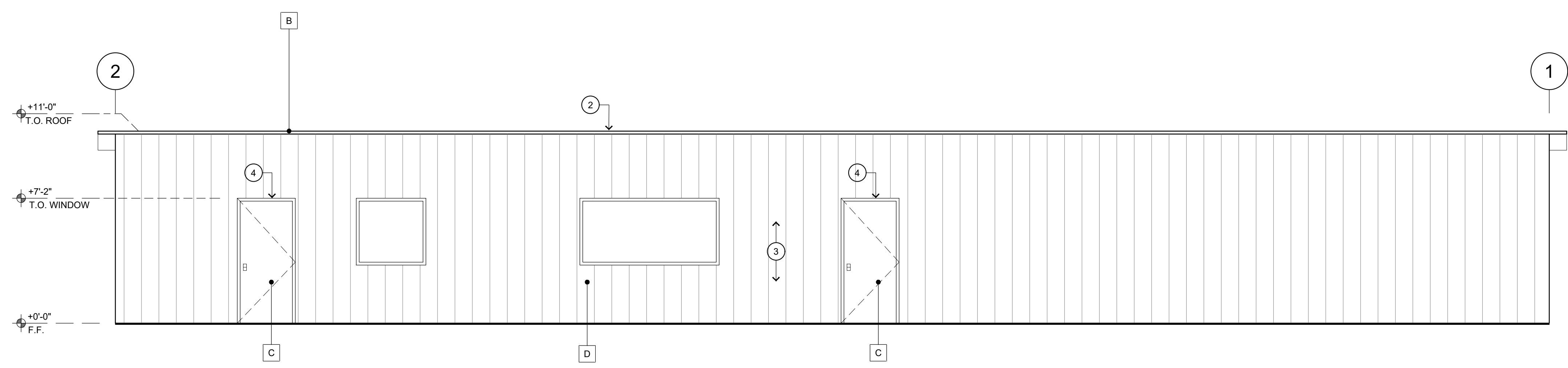
3 SIDE BUILDING ELEVATION

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



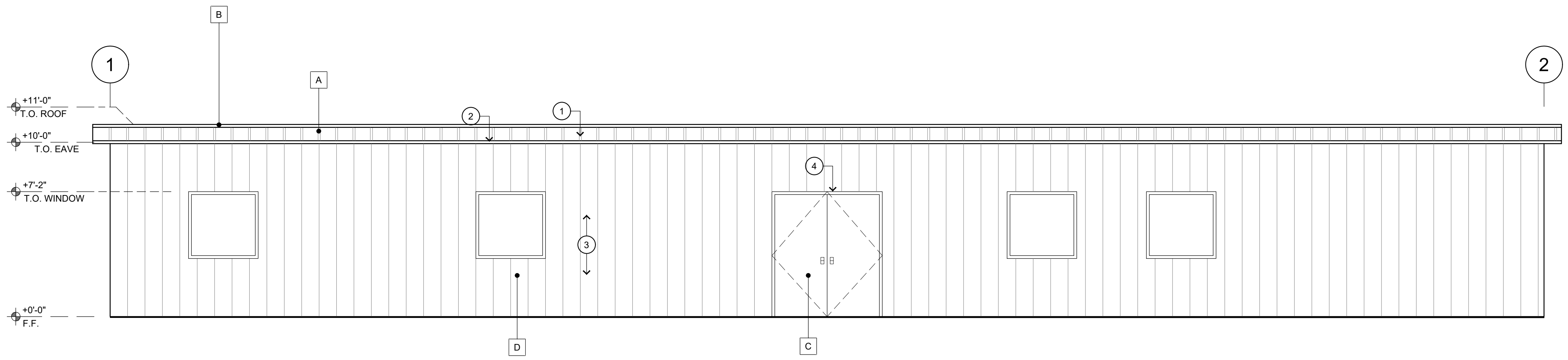
4 SIDE BUILDING ELEVATION

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



2 REAR BUILDING ELEVATION

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



1 FRONT BUILDING ELEVATION

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

GENERAL NOTES:

1. GENERAL CONTRACTOR TO PROVIDE ADDRESS NUMBERS, COORDINATE SIZE, LOCATION AND BLOCKING REQUIRED BY LOCAL MUNICIPALITY.
2. ALL ROOF TOP MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET, CORNICE, WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
3. EXTERIOR SIGNS TO BE SUBMITTED UNDER SEPARATE REVIEW AND PERMIT.

KEYNOTES:

1. EXTERIOR PANEL ROOF SYSTEM, REFER TO SECTION, EXTERIOR BUILDING ELEVATIONS, AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
2. METAL FLASHING.
3. EXTERIOR PANEL WALL PANEL SYSTEM, REFER SECTION, EXTERIOR BUILDING ELEVATIONS, AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
4. METAL DOOR, REFER TO SHEET A500.

FINISH KEYNOTES:

- A: STANDING SEAM ROOF SYSTEM, REFER TO STRUCTURAL DRAWINGS.
COLOR: SELECTED BY OWNER
- B: METAL FLASHING AS REQUIRED BY STANDING SEAM ROOF SYSTEM MANUFACTURER. COLOR SELECTED BY OWNER.
- C: HOLLOW METAL DOOR, REFER TO SHEET A500
COLOR: SELECTED BY OWNER
- D: STANDING SEAM WALL SYSTEM, REFER TO STRUCTURAL DRAWINGS.
COLOR: SELECTED BY OWNER

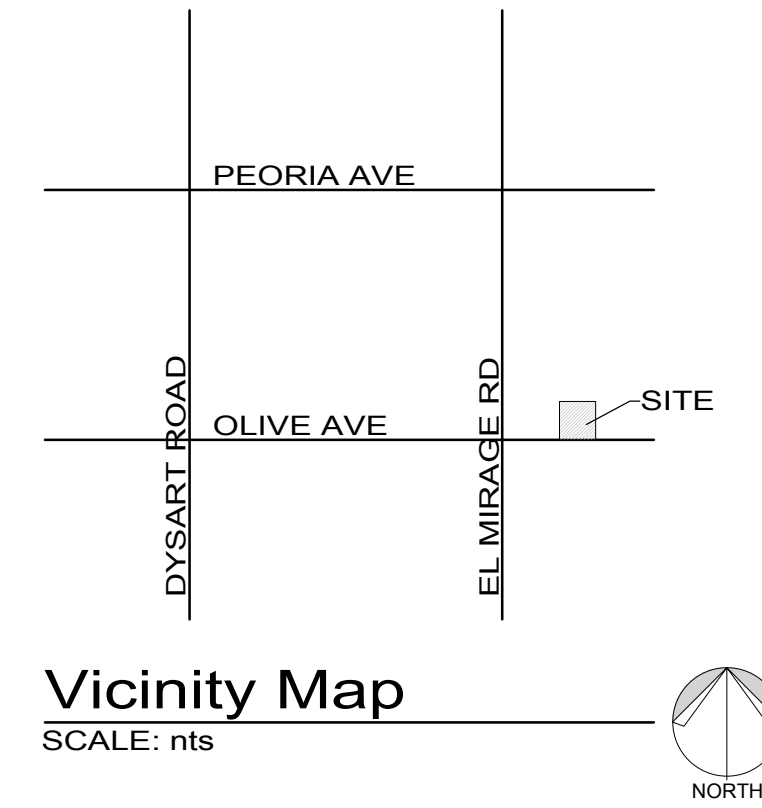
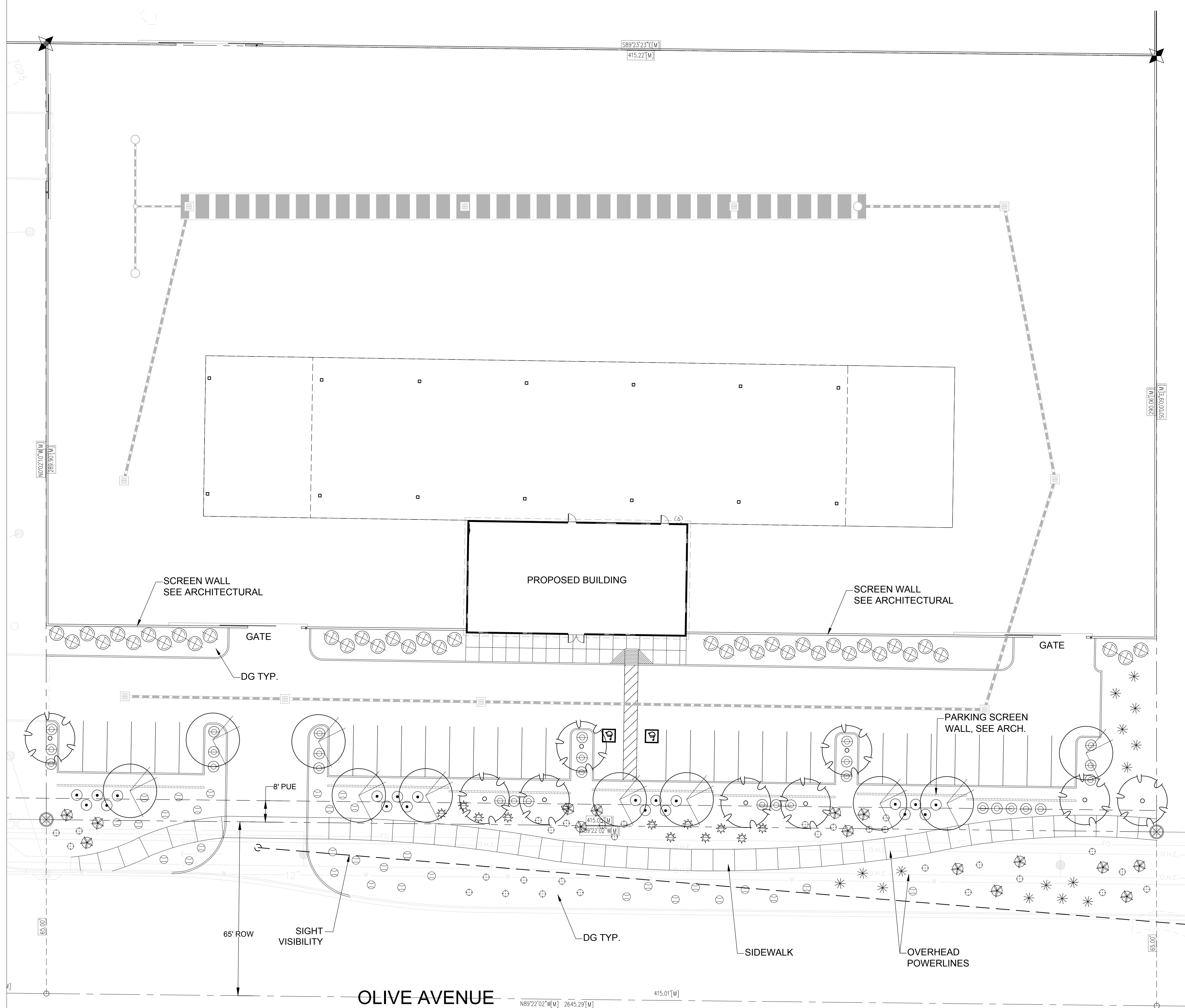
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 NORTH ELL MIRAGE ROAD AND WEST OLIVE AVENUE
 EL MIRAGE, ARIZONA

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-GARAGE A, B AND C-
ELEVATIONS

A300

PHNX DESIGN #: 24-498



hillman workshop
 landscape architecture
 2901 e. highland ave
 phoenix, az 85016
 480-686-2001

PROFESSIONAL LANDSCAPE ARCHITECT
 LICENSE NO. 48944
 AARON J. HILLMAN
 07.29.24
 ARIZONA, U.S.A.
 EXPIRES 09/30/25

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	COMMENTS
TREES					
	Caesalpinia cocalaco	Cascalote	15 Gal 3/4" Cal (5' x 3')	9	Multi-Trunk Dense Canopy
	Ulmus Parvifolia	Evergreen Elm	24" Box 1" Cal (10' x 4')	10	Std Trunk Dense Canopy
Required trees over 15 Gal- 50% Provided trees over 15 Gal- 54%					
ACCENTS & VINES					
	Bouteloua 'Blonde Ambition'	'Blonde Ambition' Grass	5-Gal	15	As Per Plan
	Dasyliion Wheeleri	Desert Spoon	5-Gal	15	As Per Plan
	Hesperaloe parviflora 'Perpa'	Brakelights Red Yucca	5-Gal	11	As Per Plan
SHRUBS					
	Dodonaea viscosa	Hopseed Bush	5-Gal	39	As Per Plan
	Leucophyllum langmaniae 'Lynns Legacy'	'Lynns Legacy' Sage	5-Gal	29	As Per Plan
	Ruellia peninsularis	Baja Ruellia	5-Gal	20	As Per Plan
GROUND COVERS					
	Aloe 'Blue Elf'	'Blue Elf' Aloe	1-Gal	30	As Per Plan
	Eremophila 'Outback Sunrise'	'Outback Sunrise' Emu	1-Gal	31	As Per Plan
MISCELLANEOUS					
	Decomposed Granite - (Size: 1/2" Screened - Color: Mahogany Brown) 2" depth in all planting areas (typ)				
LANDSCAPE CALCULATION					
STREET FRONTAGE LENGTH:			384'		
TREE REQUIRED:			384/30= 13 TREES		
TREES PROVIDED:			13 TREES (54% 24" BOX)		

- NOTE:**
- MAINTENANCE FOR ALL LANDSCAPING AND IRRIGATION SHOWN ON THE PLANS WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
 - DECOMPOSED GRANITE (DG) SHALL BE PLACED WITHIN THE RIGHT OF WAY IN ADDITION TO ON-SITE
 - TREES SHALL NOT BE PLACED WITHIN 5 FEET OF ANY CITY CURB OR SIDEWALK OR WITHIN 6 FEET OF ANY PUBLIC UTILITY

Planting Plan
 SCALE: 1"=20'-0"

Castle Steel
 NEC El Mirage Road and West Olive Avenue, El Mirage, Arizona

DATE: 07.29.24

Planting Plan

L1.0

1 of 1

RECORDING REQUESTED BY:

Security Title Agency, Inc

WHEN RECORDED MAIL TO:

Bode Holdings LLC, an Arizona limited liability company
3828 N 35th Ave
Phoenix, AZ 85017

ST68240213-3-2-1--
crocfers

Escrow No.: ST68240213SZ

APN: 501-45-923

Space above this line for Recorder's Use

SPECIAL WARRANTY DEED

For the consideration of Ten and No/100 Dollars (\$10.00), and other valuable consideration,

Wyoming Property Co. LLC, a Delaware limited liability company

does hereby convey to

Bode Holdings LLC, an Arizona limited liability company

the following real property situated in County of Maricopa, State of Arizona:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: Current taxes and other assessments, reservation in patents and all easements, right of way, covenants, conditions and restrictions as may appear of record.

And the Grantor hereby binds itself and its successors to warrant and defend the title, against all acts of the Grantor herein, and no other, subject to the matters set forth.

SPECIAL WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: July 15, 2024

Wyoming Property Co. LLC, a Delaware limited liability company

BY: Wyoming Management Co. LLC, a Delaware limited liability company.

ITS: MANAGER

BY: *Ryan McDermott*

Ryan McDermott

ITS: Manager

STATE OF Arizona

COUNTY OF maricopa

On the 15 day of July, 2024, before me, a Notary Public in and for said State, personally appeared Ryan McDermott the Manager of Wyoming Management Co. LLC, a Delaware limited liability company, as Manager of Wyoming Property Co. LLC, a Delaware limited liability company, who executed the within instrument on behalf of the Limited Liability Company therein named, and acknowledged to me that such Limited Liability Company executed the within instrument pursuant to its Articles of Organization and its operating agreement.

Witness my hand and seal

Brandi Berg

Notary Public



My Commission Expires: 4/30/2028

(SEAL)

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 501-45-923
For Tax Map ID(s): Mb 98746

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:

Lot 2 of Northeast Corner of Olive Avenue and El Mirage Road, according to Book 987 of Maps, Page 46, records of Maricopa County, Arizona.