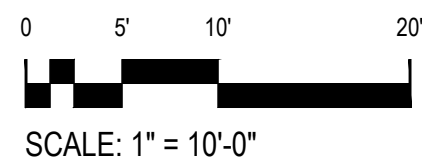
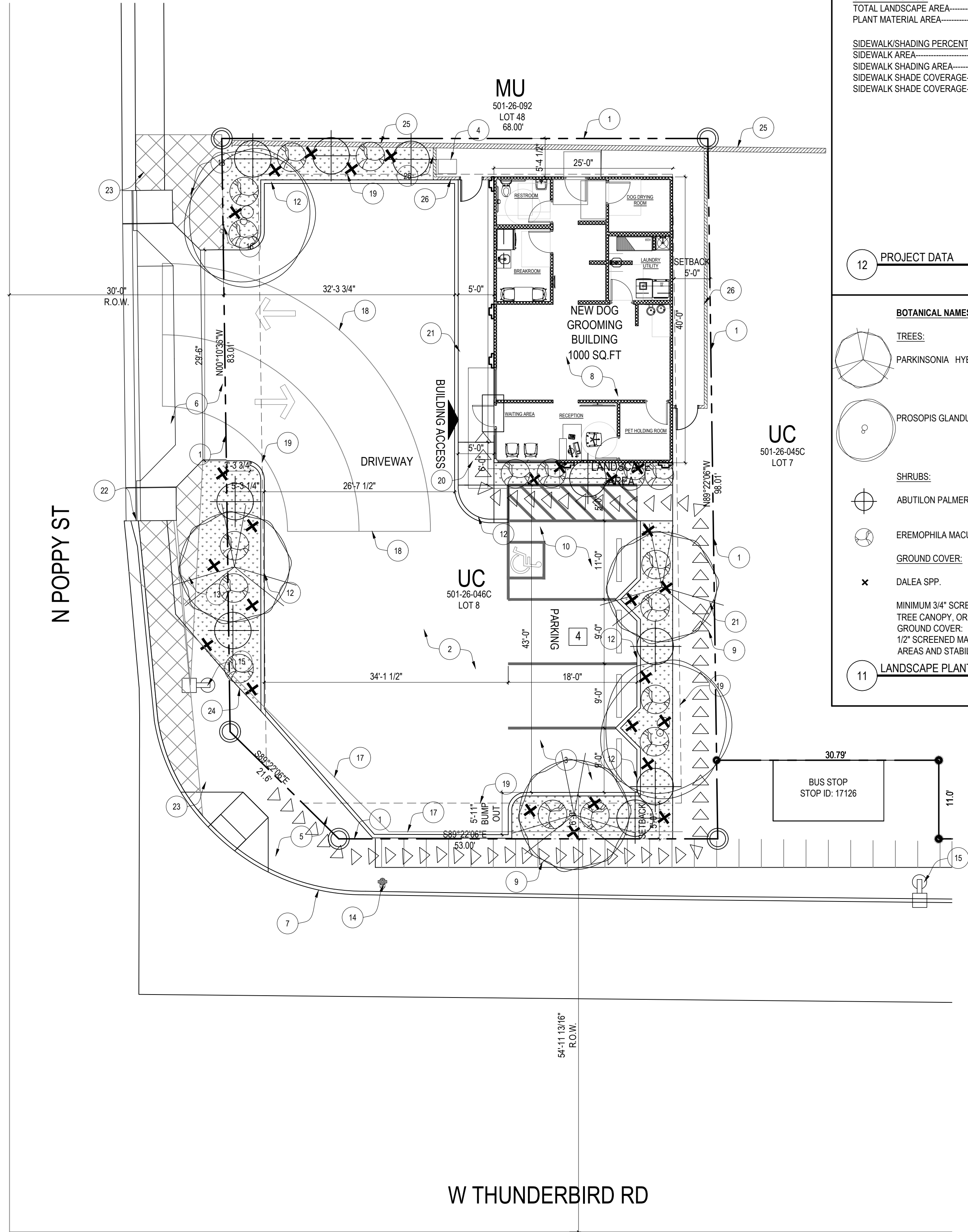


NOTES:  
NOTE 2 - THE PROPOSED DRIVEWAY SHALL BE PER MAG OR CITY DETAILS. A STOP SIGN IS RECOMMENDED AT THE DRIVEWAY.  
NOTE 3 - THE NON-ADA PARKING SPACES SHALL BE A MINIMUM OF 9'X18' PER CITY DETAIL EM-157.  
NOTE 4 - THE TRASH ENCLOSURE SHALL BE PER CITY DETAIL EM-113.

ADA ROUTE



SITE PLAN



PROJECT DATA

| BOTANICAL NAMES                                                                                                                                                                                                                                                                                                              | COMMON NAMES           | SIZES            | QUANTITY |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|------------------|----------|
| <b>TREES:</b>                                                                                                                                                                                                                                                                                                                |                        |                  |          |
| PARKINSONIA HYBRID                                                                                                                                                                                                                                                                                                           | HYBRID PALO VERDE      | 25" BOX / 15 GAL | 3        |
| PROSOPIS GLANDULOSA                                                                                                                                                                                                                                                                                                          | HONEY MESQUITE         | 30" BOX / 15 GAL | 2        |
| <b>SHRUBS:</b>                                                                                                                                                                                                                                                                                                               |                        |                  |          |
| ABUTILON PALMERI                                                                                                                                                                                                                                                                                                             | PALMER'S INDIAN MALLOW | 5 GAL            | 9        |
| EREMOPHILA MACULATA                                                                                                                                                                                                                                                                                                          | VALENTINE EMU BUSH     | 5 GAL            | 17       |
| <b>GROUND COVER:</b>                                                                                                                                                                                                                                                                                                         |                        |                  |          |
| DALEA SPP.                                                                                                                                                                                                                                                                                                                   | PRAIRIE CLOVER         | 1 GAL            | 26       |
| MINIMUM 3/4" SCREENED DECOMPOSED GRANITE AROUND THE MATURE FORM OF A SPECIMEN PLANT. TREE CANOPY, OR GROUP OF PLANTS, SHALL NOT EXCEED SEVEN FEET IN ANY DIRECTION. GROUND COVER: 1/2" SCREENED MADISON GOLD DECOMPOSED GRANITE - 2" THICK LAYER ON ALL LANDSCAPE AREAS AND STABILIZED ON ALL SLOPES GREATER THAN 5:1 GRADE. |                        |                  |          |

LANDSCAPE PLANTING LEGEND

TYPE OF CONSTRUCTION:  
BUILDING SPRINKLER SYSTEM:  
TYPE OF OCCUPANCY:  
ZONING:  
BUILDING AREA  
BUILDING SQUARE FOOTAGE =  
LOT SIZE (AREA)  
PROPOSED BUILDING HEIGHT:  
LAND USE:  
EXISTING  
PROPOSED  
PARKING REQUIREMENTS PER MZO  
REQUIRED PARKING SPACES  
EL MIRAGE PARKING CALCULATION  
SITE PARKING CALCULATION  
TOTAL OF REQUIRED PARKING SPACES  
TOTAL OF PARKING SPACES PROVIDED  
ACCESSIBLE PARKING SPACES REQUIRED  
ACCESSIBLE PARKING SPACES PROVIDED

TYPE V-B  
NO  
B  
UC  
1,000 S.F.  
6,559 SF  
20'-0" = 1 STORY  
VACANT LAND  
URBAN CORRIDOR  
(COMMERCIAL LOT)  
1/300  
1,000 SF / 300 = 3.33  
4 SPACES  
4 SPACES  
1 SPACES  
1 SPACES

PROJECT DATA

OWNER:  
NEW DOG GROOMING BUILDING  
12030 W THUNDERBIRD RD  
EL MIRAGE, ARIZONA 85335  
PROJECT LOCATION:  
12030 W THUNDERBIRD RD  
EL MIRAGE, ARIZONA 85335  
UTILITIES:  
WATER: CITY OF EL MIRAGE  
ELECTRIC: A.P.S.  
GAS: SOUTHWEST GAS  
SEWER: CITY OF EL MIRAGE, AZ.  
OCCUPANCY TYPE:  
B  
CONSTRUCTION TYPE:  
V-B  
FIRE RESPONSE:  
SPRINKLERS - NO  
FIRE ALARM - NO  
SMOKE DETECTOR - YES  
CARBON MONOXIDE - YES  
ASSESSORS PARCEL NUMBER:  
501-26-046C  
ZONING:  
UC - URBAN CORRIDOR  
MCR  
028-43  
PUC:  
0021  
SUBDIVISION NAME:  
EL MIRAGE  
LOT:  
8  
SECTION TOWNSHIP RANGE:  
12 3N 1W  
PROPERTY USE:  
DOG GROOMING

PROJECT DATA

- PROPERTY LINE
- NEW CONCRETE DRIVEWAY - AS PER MAG OR CITY DETAILS
- NEW NON-ADA PARKING SPACES - IS 9'X18' AS PER CITY DETAIL EM-157
- NEW MUNICIPAL WHEELED CARTS - 96-GALLON
- EXISTING ASPHALT PAVING
- ACCESS DRIVEWAY
- EXISTING 6" CITY CURB
- NEW 1,000 SQ. FT. BUILDING
- ADA PATH
- ADA PARKING SPACE
- NEW 6" MAG TYPE CURBING (3'-0" FROM PROPERTY LINE)
- SIGHT VISION TRIANGLE
- EXISTING FIRE HYDRANT - TO REMAIN
- EXISTING LIGHT POLE - TO REMAIN
- NEW STOP SIGN RECOMMENDED AT THE DRIVEWAY - AS PER CITY COMMENTS
- NEW PEDESTRIAN ACCESS EASEMENT DEDICATED TO THE CITY
- FIRE TURNING RADIUS
- SETBACK LINE
- NEW ADA RAMP
- NEW CONCRETE SIDEWALK
- EXISTING ROLLED CURB TO BE REPLACED WITH VERTICAL CURB
- EXISTING SIDEWALK TO BE MODIFIED FROM 4'-0" TO 5'-0" WIDE
- A CHAMFER AS PER CITY DETAIL EM-161 IS PROVIDED AT THE N/E CORNER OF THE THUNDERBIRD/POPPY INTERSECTION
- EXISTING RESIDENTIAL CMU WALL
- NEW 8"X8"X16" CMU 4'-0" HIGH SCREEN WALL - PAINTED TO MATCH BUILDING

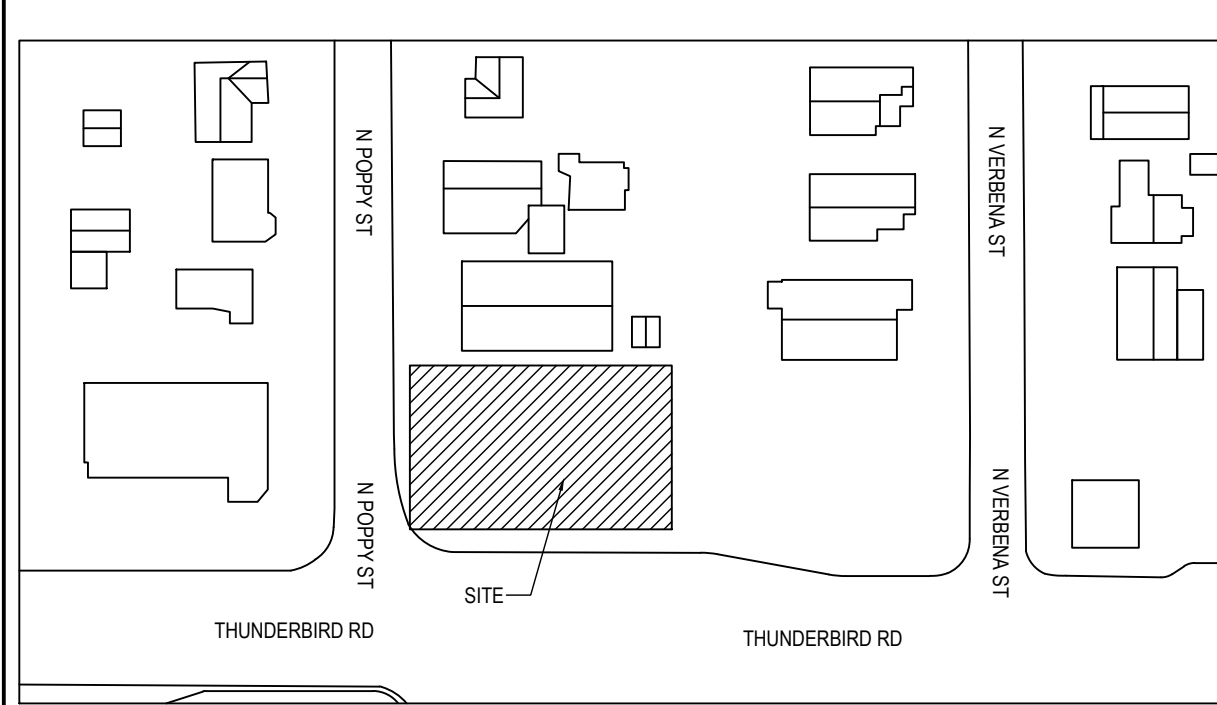
SITE PLAN KEYNOTES

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:  
LOT 8, TRACT B, EL MIRAGE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA  
COUNTY, ARIZONA IN BOOK 28 OF MAPS, PAGE 43:  
EXCEPT THE EAST 12 FEET, AND  
EXCEPTING THEREFROM ALL PORTIONS LYING WITHIN SAID LOT 8, BY FINAL ORDER OF CONDEMNATION, CASE NO.  
CV2015-004031 RECORDED IN INSTRUMENT NO. 2016-570926, RECORDS OF MARICOPA COUNTY, ARIZONA.

LEGAL DESCRIPTION OF LAND

PROJECT CODES:  
2018 International Building Code  
2018 International Residential Code  
2018 International Fire Code  
2017 National Electric Code  
2018 International Mechanical Code  
2018 International Plumbing Code  
2018 International Fuel Gas Code  
2018 International Energy Conservation Code  
2018 International Existing Building Code  
2010 ADA Guidelines for Accessible Design

BUILDING CODES



VICINITY MAP:

- IRRIGATION PLAN IS DIAGRAMMATIC. FINAL LOCATION OF PIPING WILL BE DETERMINED AT TIME OF INSTALLATION. MAINLINE AND LATERALS SHALL BE PLACED AT SAME TRENCH WHEN POSSIBLE. EQUIPMENT SHOWN IN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS.
- INSTALL ALL EQUIPMENT AS SHOWN IN DETAILS. ALL EQUIPMENT REQUIRED BUT NOT SPECIFIED ON THE DRAWINGS SHALL BE PROVIDED BY THE IRRIGATION CONTRACTOR.
- ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.
- IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER WORKMANSHIP DURING INSTALLATION.
- BACKFLOW PROTECTION UNIT(S) SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES.
- ALL MAINLINE PIPING SHALL HAVE A MINIMUM OF 18" COVER (24" UNDER ROADS AND STREETS, AND 24" IF RUBBER RING SEALED PIPE). ALL LATERAL PIPING SHALL BE TRENCHED A MINIMUM OF 12" DEEP. ALL CONTROL WIRE GOING UNDER DRIVEWAYS AND STREETS SHALL BE SLEEVED IN A PVC PIPE. LATERAL PIPING GOING UNDER DRIVEWAYS AND STREETS SHALL BE SCHEDULE 40 PVC.
- ALL VALVE CONTROL WIRE SHALL BE INSTALLED IN SAME TRENCH WITH MAINLINE WHEREVER POSSIBLE AND SHALL BE SOLID COPPER AWG # 14, TYPE UF, DIRECT BURIAL WIRE. USING SNAPTITE OR SCOTCH-LOCK WIRE CONNECTORS.
- ALL TRENCH BACKFILL SOIL SHALL BE CLEAN, FREE OF ROCKS, TRASH, GLASS, SOLVENT AND CEMENT CONTAINERS AND RAGS. CONTRACTOR SHALL COMPACT ALL TRENCHES TO A DENSITY EQUAL TO THE UNDISTURBED SOIL AND SHALL BE RESPONSIBLE FOR BRINGING ANY SETTLED TRENCHES BACK TO FINISH GRADE.
- CONTRACTOR SHALL FLUSH ALL PIPE LINES PRIOR TO INSTALLING SPRINKLER HEADS.
- CONTRACTOR SHALL INSTALL VALVE BOXES AT GRADE OVER ALL ELECTRIC VALVES AND INSTALL ANTI-DRAIN VALVES AS NECESSARY TO PREVENT LOW HEAD DRAINAGE EROSION OR DAMAGE.
- CONTRACTOR SHALL ADJUST ALL SPRINKLERS AND VALVES FOR PROPER OPERATION AND COVERAGE. SPRINKLERS ALONG STREET CURBING AND DRIVEWAYS SHALL BE BACK 4 TO 6 INCHES. ALL SPRINKLERS SHALL BE ADJUSTED SO THAT NO WATER IS THROWN ONTO STRUCTURES OR NATURAL FACED MASONRY WALLS. NO OVERTHROW IS PERMITTED ON HARDCAPE.
- 120 VOLT POWER FOR CONTROLLER(S) IS TO BE PROVIDED BY OTHERS ON A SEPARATE CIRCUIT BREAKER. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING CONNECTIONS TO CONTROLLER. CONTROLLER FINAL LOCATION SHALL BE DETERMINED BY OWNER'S AUTHORIZED REPRESENTATIVE.
- ARC ONE ASSOCIATES LLC, SHALL NOT BE RESPONSIBLE FOR IMPROPER OPERATION OF SYSTEM DUE TO CONTRACTOR NOT FOLLOWING PLAN PIPE SIZING OR INADEQUATE STATIC PRESSURE OR INFIELD DESIGN CHANGES WITHOUT APPROVAL.
- ARC ONE ASSOCIATE LLC IS NOT RESPONSIBLE FOR ERROR IN INSTALLATION IF THEY HAVE NOT BEEN RETAINED FOR INSTALLATION OBSERVATION.
- LANDSCAPE CONTRACTOR SHALL REFER TO SPECIFICATIONS FOR DETAILS, STANDARDS OF MATERIAL AND WORKMANSHIP.

LANDSCAPE NOTES

FOR CITY USE ONLY

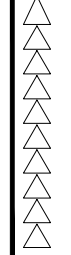
Arc  
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ASSOCIATES

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info@arconeassociates.com

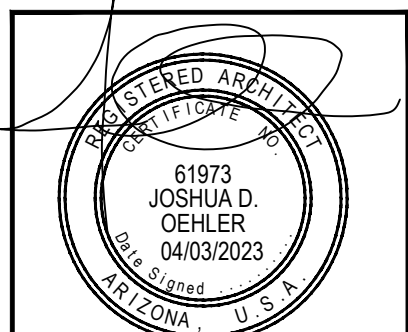
NEW  
DOG GROOMING  
12030 W. THUNDERBIRD RD.  
EL MIRAGE, ARIZONA  
Parcel # 501-26-046C

design: RDO  
drawn: JO  
check: JDO

revisions:



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EXPIRES 06/30/25  
date: 02/12/2025

SHEET

SP100

of  
PROJECT: A0030125