

PROJECT DIRECTORY

OWNER & DEVELOPER:

PACIFIC MEDICAL BUILDINGS (PMB)

3394 CARMEL MOUNTAIN ROAD, SUITE 200

SAN DIEGO, CA 92121

JACOB J DINNEN

JDINNEN@PMBLLC.COM

858.888.0943

CIVIL ENGINEER:

DIBBLE ENGINEERING

1626 NORTH LITCHFIELD ROAD, SUITE 150

GOODYEAR, AZ 85395

JEFF MCBRIDE

JEFF.MCBRIDE@DIBBLECORP.COM

602.663.8520

PROJECT ARCHITECT:

DEVENNEY GROUP LTD., ARCHITECTS

6900 EAST CAMELBACK ROAD, SUITE 500

SCOTTSDALE, AZ 85251

PATRICK FATE

PFATE@DEVENNEYGROUP.COM

602.376.8996

LANDSCAPE ARCHITECT:

NORRIS DESIGN

901 E MADISON ST

PHOENIX, AZ 85034

GREG ROWAN

GROWAN@NORRIS-DESIGN.COM

484.883.1747

SITE PLAN LEGEND

PROPERTY LINE

FIRE HYDRANT

FIRE LANE

HARDSCAPE

LANDSCAPE

SINGLE VERTICAL CURB

PROJECT SITE INFORMATION	
PALM VALLEY PAVILIONS MCR: 482-47 PARCEL # 500-03-446E	
PMB GOODYEAR II MOB 1478 N LITCHFIELD RD, GOODYEAR, AZ 85395	
ZONED PAD/ C-2 GENERAL COMMERCIAL LOCATED WITHIN LIGHTING ZONE 2	
LOCATED IN QUARTER SECTION: TOWNSHIP 1 NORTH, RANGE 1 WEST, IN THE NORTHWEST QUADRANT OF SECTION 3 (NW ¼ SEC 3, T1N, R1W)	
PROPOSED BUILDING SIZE	46,300SF
PROPOSED BUILDING HEIGHT	35' HIGH
PROPOSED OCCUPANCY	INSTITUTIONAL I-1
REQUIRED PARKING:	
1ST FLOOR 22,300SF @ 1/150 SQFT	149 STALLS
2ND FLOOR 24,000SF @ 1/400 SQFT	60 STALLS
TOTAL REQUIRED PARKING (THIS PROJECT)	209 STALLS
TOTAL PROVIDED PARKING (THIS PROJECT)	209 STALLS
EXISTING LOT PARKING	508 STALLS
ADJUSTED PROPERTY LINE	+64 STALLS
NEW ADJUSTED TOTAL	-97 STALLS
	475 STALLS
STALLS REMOVED	-84 STALLS
STALLS ADDED	+55 STALLS
TOTAL FINAL LOT PARKING	446 STALLS
BICYCLE PARKING PROVIDED	6 BICYCLE STALLS

SITE PLAN GENERAL NOTES

1. ALL OPEN CURBING ALONG THE FIRE LANE IS TO BE MARKED WITH RED PAINTED CURBING WITH WHITE LETTERING STATING "NO PARKING FIRE LANE".

2. NO SPEED BUMPS OR OTHER OBSTRUCTIONS TO BE LOCATED IN THE DESIGNATED FIRE DEPARTMENT ACCESS ROADWAY.

3. AN ERRC SYSTEM MAY BE REQUIRED FOR THE BUILDING AND THAT ON-SITE, CERTIFIED TESTING IS REQUIRED WHEN CONSTRUCTION IS COMPLETED BEFORE FINAL APPROVAL FOR A CERTIFICATE OF OCCUPANCY CAN BE PROVIDED. SEPARATE SUBMITTALS AND PERMITTING IS REQUIRED FOR AN ERRC SYSTEM.

4. AN AUTOMATIC SPRINKLER SYSTEM TO BE INSTALLED THROUGHOUT THE BUILDING.

5. KNOX BOX TO BE INSTALLED AT FRONT ENTRANCE AND FIRE SPRINKLER RISER ROOM. ADDITIONAL KNOX BOX TO BE INSTALLED ON DOORS TO ROOF ACCESS, ELECTRICAL ROOMS, AND HAZARDOUS AREAS. NOTED ON SITE PLAN WITH "KB"

6. FIRE HYDRANTS REQUIRE A 7' CLEARANCE FROM LANDSCAPE MATERIALS THAT EXCEED 6" IN HEIGHT WHEN MATURE.

7. CONTACT ARIZONA 811 FOR BLUE STAKE PRIOR TO ANY EXCAVATION OR DIGGING.

8. IMPROVEMENTS MADE WITHIN A CITY RIGHT-OF-WAY, TRACT, OR EASEMENT THAT WILL BE MAINTAINED IN THE FUTURE BY THE CITY OF GOODYEAR SHALL BE CLEARLY IDENTIFIED ON THE APPROVED PLANS AND ARE SUBJECT TO THE FOLLOWING REQUIREMENTS. IMPROVEMENTS MAY INCLUDE BUT ARE NOT LIMITED TO STREET SURFACES, CURB, GUTTER, SIDEWALKS, RAMPS, DRIVEWAYS, TURN BAYS, BUS BAYS, STREET LIGHTING, SIGNAGE, AND STRIPING. LANDSCAPE RESPONSIBILITIES ARE IDENTIFIED UNDER SEPARATE NOTE:

A. THE DEVELOPER SHALL MAINTAIN AND WARRANTY ALL IMPROVEMENTS FOR A PERIOD OF TWO YEARS BEGINNING IMMEDIATELY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR THE PROJECT.

B. DURING THE MAINTENANCE AND WARRANTY PERIOD, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION OF ALL IMPROVEMENTS. ANY DAMAGED IMPROVEMENTS SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPER'S EXPENSE.

C. MAINTENANCE SHALL INCLUDE BUT IS NOT LIMITED TO STREET SWEEPING, APPLICATION OF SEALANT IN ALL PAVEMENT CRACKS AND JOINTS, AND APPLICATION OF SEALANT OVER ALL ASPHALT PAVEMENTS.

D. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD, ALL IMPROVEMENTS SHALL BE UNDAMAGED AND SHALL MEET CITY STANDARDS.

E. IF ALL IMPROVEMENTS ARE NOT ACCEPTABLE AT THE END OF THE TWO-YEAR PERIOD, THE MAINTENANCE AND WARRANTY PERIOD SHALL CONTINUE UNTIL THE IMPROVEMENTS MEET CITY APPROVAL.

9. LANDSCAPED AREAS THAT WILL BE MAINTAINED IN THE FUTURE BY THE CITY OF GOODYEAR SHALL BE CLEARLY IDENTIFIED ON THE APPROVED PLANS AND ARE SUBJECT TO THE FOLLOWING REQUIREMENTS. THESE AREAS MAY INCLUDE RETENTION BASINS, PARKS, RIGHTS-OF-WAY, AND STREET CENTER MEDIAN LANDSCAPING:

A. THE DEVELOPER SHALL MAINTAIN AND WARRANTY ALL LANDSCAPE IMPROVEMENTS, INCLUDING PLANTED AREAS AND IRRIGATION SYSTEMS, FOR A PERIOD OF TWO YEARS BEGINNING IMMEDIATELY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR THE PROJECT.

B. DURING THE MAINTENANCE AND WARRANTY PERIOD, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION TO ALL AREAS. ANY DAMAGED PLANTING AND/OR IRRIGATION SYSTEMS SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPER'S EXPENSE.

C. MAINTENANCE SHALL INCLUDE CONTINUOUS OPERATIONS OF WATERING, WEEDING, REMOVAL OF DEAD PLANT MATERIAL, MOWING, ROLLING, FERTILIZING, SPRAYING, INSECT AND PEST CONTROL, RE-SEEDING, REPLACEMENT, AND ALL OTHER MEASURES NECESSARY TO ENSURE NORMAL HEALTHY GROWTH.

D. WHEN THE TURF HAS ESTABLISHED SUFFICIENT ROOT STRUCTURE AND HAS OBTAINED AN APPROXIMATE HEIGHT OF 3 INCHES, MOWING SHALL BEGIN IMMEDIATELY TO ACHIEVE A TURF HEIGHT OF 2 INCHES; THE TURF SHALL BE MOWED THEREAFTER TO SAFELY MAINTAIN THE 2-INCH HEIGHT.

E. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD, ALL TURF AREAS SHALL BE LIVE, HEALTHY, UNDAMAGED, AND FREE OF INFESTATIONS. ALL AREAS SHALL BE COMPLETELY VOID OF BARREN SPOTS LARGER THAN 3 INCHES BY 3 INCHES.

F. IF ALL PLANTINGS ARE NOT ACCEPTABLE AT THE END OF THE TWO-YEAR PERIOD, THE MAINTENANCE AND WARRANTY PERIOD SHALL CONTINUE UNTIL THE LANDSCAPING MEETS CITY APPROVAL.

DOUBLE REFUSE ENCLOSURE

1/8" = 1'-0"

25'-0" CLEAR APPROACH

12'-0"

9'-4"

1'-0"

12' X 21.5' X 6" THICK CONCRETE APPROACH SLAB WITH THICKENED EDGES, CLASS "B" CONC.

21'-6" CLEAR

1/2" EXPANSION JOINT

BOLLARDS

METAL GATES

SITE CONTEXT PLAN

1" = 300'-0"

NORTH LITCHFIELD ROAD

WEST MCDOWELL ROAD

FIRST BANK

CAVE RIO

URGENT CARE

CHILDS

RAUL & THERESA'S

RED LION

TARGET

MICHAEL'S

MIXED RETAIL

PROPOSED BUILDING

ABRAZO WEST CAMPUS HOSPITAL

SOUTH MOB

PALM VALLEY PAVILIONS

1 SITE PLAN - OVERALL

1" = 50'-0"

Devenney GROUP

Devenney Group Ltd., Architects

6900 East Camelback Road
Suite 500
Scottsdale, AZ 85251

T: 602.943.8950

www.devenneygroup.com

Consultant:

CERTIFIED ARCHITECT
44528
DUDLEY C. CAMPBELL
D. Campbell

IF THESE PLANS DO NOT BEAR THE SEAL OF A REGISTRANT, THEY ARE TO BE CONSIDERED "PRELIMINARY" AND ARE NOT TO BE USED FOR CONSTRUCTION OR RECORDING. THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION AS AN "ARCHITECTURAL WORK" UNDER SEC. 102 OF THE COPYRIGHT ACT, 17 U.S.C. AS AMENDED DECEMBER 1990 AND KNOWN AS ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990. THE PROTECTION INCLUDES BUT IS NOT LIMITED TO THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS OF THE DESIGN. UNDER SUCH PROTECTION, UNAUTHORIZED USE OF THESE PLANS CAN LEGALLY RESULT IN THE CESSATION OF CONSTRUCTION OR BUILDINGS BEING SEIZED AND/OR MONETARY COMPENSATION TO DEVENNEY GROUP LTD.

ABRAZO LITCHFIELD MEDICAL BUILDING

PACIFIC MEDICAL BUILDINGS

1375 N LITCHFIELD RD,
GOODYEAR AZ 85395

AUTHORITY HAVING JURISDICTION:
CITY OF GOODYEAR

AUTHORITY HAVING JURISDICTION'S PROJECT NO:
REFER TO CITY PERMIT

FACILITY NUMBER:

AGENCY APPROVALS:
AGENCY

REVISIONS

REV #	DESCRIPTION	DATE
A	1ST SITE PLAN COMMENTS	2023/04/21

DATE: 2023-02-24

SCALE: As indicated

DRAWN: AA

REVIEWED: LD

JOB NUMBER: 10707

SITE PLAN

D201

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