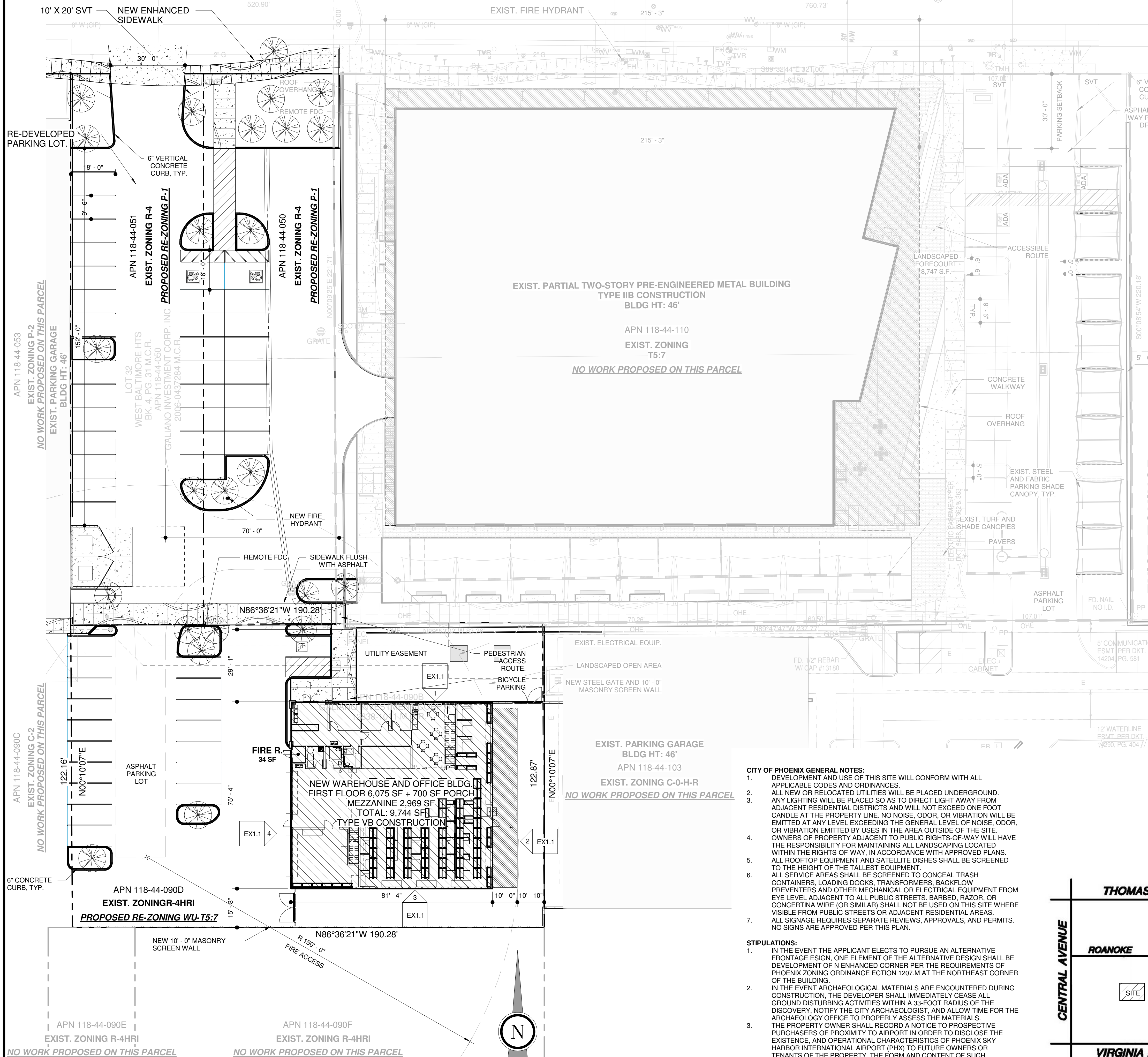


ROANOKE AVE.

ROANOKE AVENUE



PROJECT DESCRIPTION:

NEW 5,625 SF. STORAGE WAREHOUSE WITH OFFICES. THIS BUILDING IS AN ACCESSORY USE TO THE HEALTH AND WELLNESS FACILITY. PARKING IMPROVEMENT TO EXIST. PARKING LOTS ON PARCELS APN 118-44-051, AND APN 118-44-050
 EXISTING MAIN BUILDING: CONFERENCE AND FITNESS CENTER ALONG WITH A RECRUITMENT AND HUMAN RESOURCES DEPARTMENT THAT COMPLEMENTS THEIR EXISTING CAMPUS AT THEIR CORPORATE HEADQUARTERS IN CENTRAL PHOENIX, AZ.

CONTACT INFORMATION:

OWNER: OXFORD LIFE INSURANCE
 COMPANY: PHILIP A. CARHUFF, AIA
 CONTACT: JESSICA N. LOPEZ CARHUFF + CUEVA ARCHITECTS, LLC
 2727 N. CENTRAL AVE.
 PHOENIX, AZ 85004
 602-263-6502
 ARCHITECT: PHILIP A. CARHUFF, AIA
 CARHUFF + CUEVA ARCHITECTS, LLC
 3149 E. PRINCE RD. #151
 TUCSON, AZ 85716
 520-577-4560

SITE DATA:

DEVELOPMENT NAME: U-HAUL INTERNATIONAL MIDTOWN CONFERENCE AND FITNESS CENTER
 BUILDING TYPE: MAIN BUILDING IIB: MIXED USE A3, B, ACCESSORY USE BUILDING-VB (SPRINKLERED), S1
 SITE ADDRESS: 45 E ROANOKE RD.
 ZONING MAP: G8
 EXISTING ZONING: WU T5.7 MT, AND R-4
 PROPOSED RE-ZONING: PARCELS APN 118-44-050 AND APN 118-44-051 FROM R-4 TO P-1. PARCEL APN 118-44-090D FROM 4HRI TO WU-T5.7

LEGAL PROPERTY DESCRIPTION:

MAIN HEALTH AND WELLNESS BUILDING
 PARCEL NO. 11 (118-44-044 AND 118-44-045)
 LOT 29, OF WEST BALTIMORE HEIGHTS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 4 OF MAPS, PAGE 31.
 PARCEL NO. 3: (118-44-046)
 THE EAST 60.5 FEET OF LOT 30, WEST BALTIMORE HEIGHTS, ACCORDING TO BOOK 4 OF MAPS, PAGE 31, RECORDS OF MARICOPA COUNTY, ARIZONA
 PARCEL NO. 12: (118-44-047, 118-44-048 AND 118-44-049)
 LOT 31 AND THE WEST 46.5 FEET OF LOT 30, OF WEST BALTIMORE HEIGHTS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 4 OF MAPS, PAGE 31
 ACCESSORY MAINTENANCE BUILDING
 A PARCEL OF LAND SITUATE IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 32 FROM WHICH THE CENTER OF SECTION BEARS AS THE BASIS OF BEARINGS SOUTH 00°10'07" WEST, A DISTANCE OF 2638.37 FEET; THENCE SOUTH 00°10'07" WEST, ALONG THE NORTH-SOUTH MID-SECTION LINE, A DISTANCE OF 765.30 FEET; THENCE SOUTH 89°49'09" EAST, A DISTANCE OF 489.72 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°49'09" EAST, A DISTANCE OF 190.28 FEET; THENCE SOUTH 00°10'07" WEST, A DISTANCE OF 122.87 FEET; THENCE NORTH 89°36'21" WEST, A DISTANCE OF 190.28 FEET; THENCE NORTH 00°10'07" EAST, A DISTANCE OF 122.16 FEET TO THE POINT OF BEGINNING.

LOT AREA

APN 118-44-110 GROSS: 70,910 (1.63 ACRES) + HALF STREET ROW 6,000 SF (14 ACRES) = 1.77 NET: 70,910 S.F. (1.63 ACRES)
 APN 118-44-090D = 23,346 S.F. .536 ACRES

GROSS FLOOR AREA:

MAIN HEALTH AND WELLNESS BUILDING: 59,349, ACCESSORY MAINTENANCE BUILDING: 10,101
 NUMBER OF FLOORS:
 MAIN HEALTH AND WELLNESS BUILDING: 2, ACCESSORY MAINTENANCE BUILDING: 2
 MAXIMUM HEIGHT:
 MAIN HEALTH AND WELLNESS BUILDING: ACTUAL 46'-0", (MAX ALLOWED 100')
 ACCESSORY MAINTENANCE BUILDING: 32'-0"
 NUMBER UNITS: 1

OPEN AREA CALCULATION:

MAIN HEALTH AND WELLNESS BUILDING
 REQUIRED: 70,910 S.F. (GROSS LOT SIZE) x 5% OPEN SPACE = 3,545 S.F.
 PROVIDED: 23,319 S.F. INCLUDING (12,148 S.F. OF BUILDING O.H. AND PERMANENT SHADE STRUCTURES).
 ACCESSORY MAINTENANCE BUILDING
 REQUIRED: 23,346 S.F. (GROSS LOT SIZE) x 5% OPEN SPACE = 1,167 S.F.
 PROVIDED: 2,286 S.F. + 700 S.F. PORCH = 2,986 S.F.
 TOTAL COMBINED PROVIDED: 26,605 S.F.

PROPOSED FAR:

MAIN HEALTH AND WELLNESS BUILDING
 53,487 / 70,910 (1.63 ACRES); 75% PROPOSED
 ACCESSORY MAINTENANCE BUILDING
 9,744 / 23,312: 42% PROPOSED

LOT COVERAGE CALCULATION:

MAIN HEALTH AND WELLNESS BUILDING
 31,170 (BLDG. FOOTPRINT) + 6,746 (O.H. CANOPY) + 6,500 (SHADE STRUCTURE) + 2,360 SF (PARKING SHADE STRUCTURE) / 70,910 = 66%, 80% MAX ALLOWED
 ACCESSORY MAINTENANCE BUILDING
 FIRST FLOOR 6,075 SF + 700 SF PORCH / 23,312 SF = 29%

FRONTAGE CALCULATION:

215.25 / 300 = 72% (70% REQUIRED)
 PROPERTY FRONTAGE LENGTH: 300'
 BUILDING LENGTH ON FRONTAGE: 215.25'

PARKING CALCULATION:

MAIN HEALTH AND WELLNESS BUILDING
 CONFERENCE CENTER 1/100: 7,746 SF / 100 = 78
 FITNESS CENTER 1/150: 44,331 SF / 150 = 296
 OFFICE CENTER 1/300: 7,317 SF / 300 = 25
 LOADING PARKING (10'X30') 1 REQUIRED
 ACCESSORY MAINTENANCE BUILDING
 INDUSTRIAL PLANTS, WAREHOUSE AND STORAGE BUILDING 1:1.5 =
 18 WORKERS / 1.5 = 12
 PARKING SPACES PROVIDED ON SITE: 19 INCLUDING (1) ACCESSIBLE. PLUS SHARED U-HAUL CAMPUS PARKING
 TOTAL REQUIRED: 426
SHARED PARKING CALCULATION:
 TOTAL OFFICE CAMPUS AREA: 409,406 SF OF OFFICE SPACE
 TOTAL PARKING REQUIRED 409,406 / 300 = 1,364 SPACES REQUIRED
 TOTAL CAMPUS PARKING SPACES AVAILABLE: 1,747
 TOTAL PARKING SPACES REQUIRED INCLUDING PROPOSED PROJECT: 1,364 + 426 = 1,790
 (REDUCTION PER TOD-1 OVERLAY) = 1,747 + 49 = 1,796
 TOTAL PARKING SPACES AVAILABLE: 1,747 + 49 = 1,796
BICYCLE PARKING CALCULATION:
 MAIN HEALTH AND WELLNESS BUILDING
 125 PARKING SPACES REQUIRED
 399 / 25 = 16 REQUIRED, 18 PARKING SPACES PROVIDED
 ACCESSORY MAINTENANCE BUILDING
 125 PARKING SPACES REQUIRED
 1025 / 1 REQUIRED, 2 PARKING SPACES PROVIDED

FRONTAGE TYPE: FORECOURT WITH MODIFICATION TO BE LESS THAN 20FT DEEP AS PER 1305.B.1.C

PROJECT #:

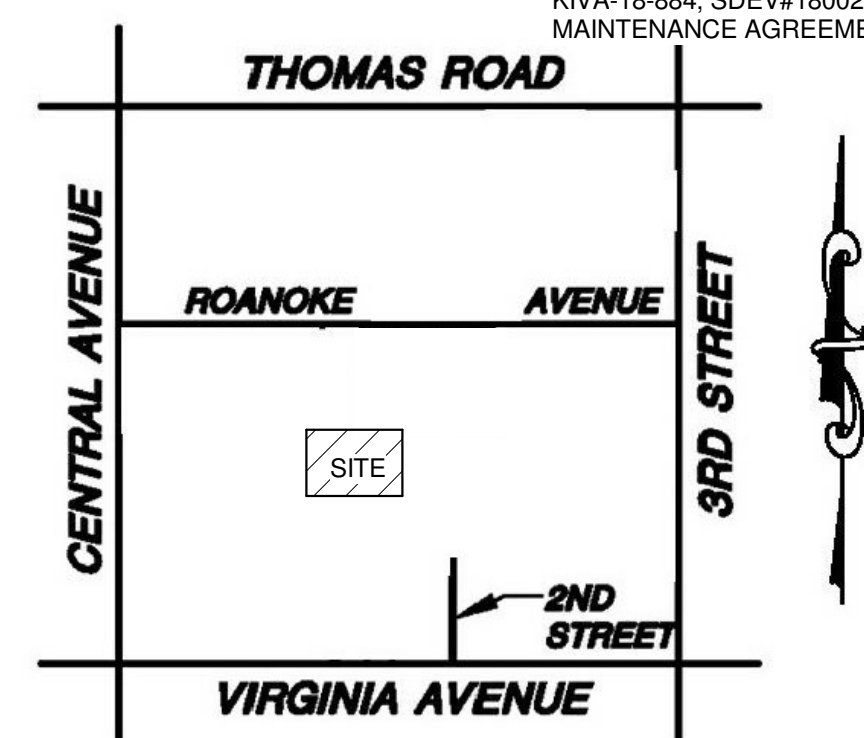
ACCESSORY MAINTENANCE BUILDING
 PRE-APPLICATION: #21-136, FACT # 2108479
 MAIN BUILDING:
 KIVA-18-884, SDEV#1800202, SCMJ 2010730, Q.S. 14-28, PAPP#1901191, REZONING CASE NUMBER-Z-30-18-4
 MAINTENANCE AGREEMENT: MH-19025

CITY OF PHOENIX GENERAL NOTES:

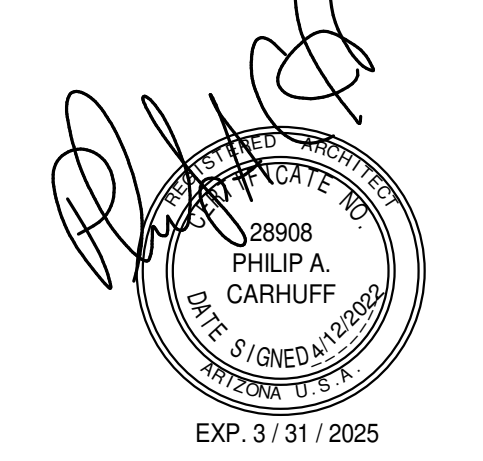
- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. 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.
- 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.
- ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
- 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. BARBED, RAZOR, OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.
- ALL SIGNAGE REQUIRES SEPARATE REVIEWS, APPROVALS, AND PERMITS. NO SIGNS ARE APPROVED PER THIS PLAN.

STIPULATIONS:

- IN THE EVENT THE APPLICANT ELECTS TO PURSUE AN ALTERNATIVE FRONTAGE DESIGN, ONE ELEMENT OF THE ALTERNATIVE DESIGN SHALL BE DEVELOPMENT OF AN ENHANCED CORNER PER THE REQUIREMENTS OF PHOENIX ZONING ORDINANCE SECTION 1207.M AT THE NORTHEAST CORNER OF THE BUILDING.
- IN THE EVENT ARCHAEOLOGICAL MATERIALS ARE ENCOUNTERED DURING CONSTRUCTION, THE DEVELOPER SHALL IMMEDIATELY CEASE ALL GROUND DISTURBING ACTIVITIES WITHIN A 33-FOOT RADIUS OF THE DISCOVERY, NOTIFY THE CITY ARCHAEOLOGIST, AND ALLOW TIME FOR THE ARCHAEOLOGY OFFICE TO PROPERLY ASSESS THE MATERIALS.
- THE PROPERTY OWNER SHALL RECORD A NOTICE TO PROSPECTIVE PURCHASERS OF PROXIMITY TO AIRPORT IN ORDER TO DISCLOSE THE EXISTENCE, AND OPERATIONAL CHARACTERISTICS OF PHOENIX SKY HARBOR INTERNATIONAL AIRPORT (PHX) TO FUTURE OWNERS OR TENANTS OF THE PROPERTY. THE FORM AND CONTENT OF SUCH DOCUMENTS SHALL BE ACCORDING TO THE TEMPLATE AND INSTRUCTIONS PROVIDED WHICH HAVE BEEN VIEWED AND APPROVED BY THE CITY ATTORNEY.



2 VICINITY MAP
SP1.0 N.T.S.



carhuff+cueva architects, llc

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 tucson, arizona 85716
 phone 520.577.4560
 www.cca-az.com

EXTERIOR CAMPUS IMPROVEMENTS AT THE U-HAUL CORPORATE CAMPUS

U-HAUL INTERNATIONAL
 2727 N. CENTRAL AVE.
 PHOENIX, AZ 85004
 CONSTRUCTION DOCUMENTS

PROJECT NO.	P22-46
DATE	MARCH 30, 2022
SCALE	As indicated
DRAWN BY	PD
DRAWING TITLE	SITE PLAN
DRAWING NUMBER	SP1.0

1 SITE PLAN
SP1.0 1" = 20'-0"

