



kaiserworks

THOMAS 3

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118-21-072

118-21-069

118-21-067B

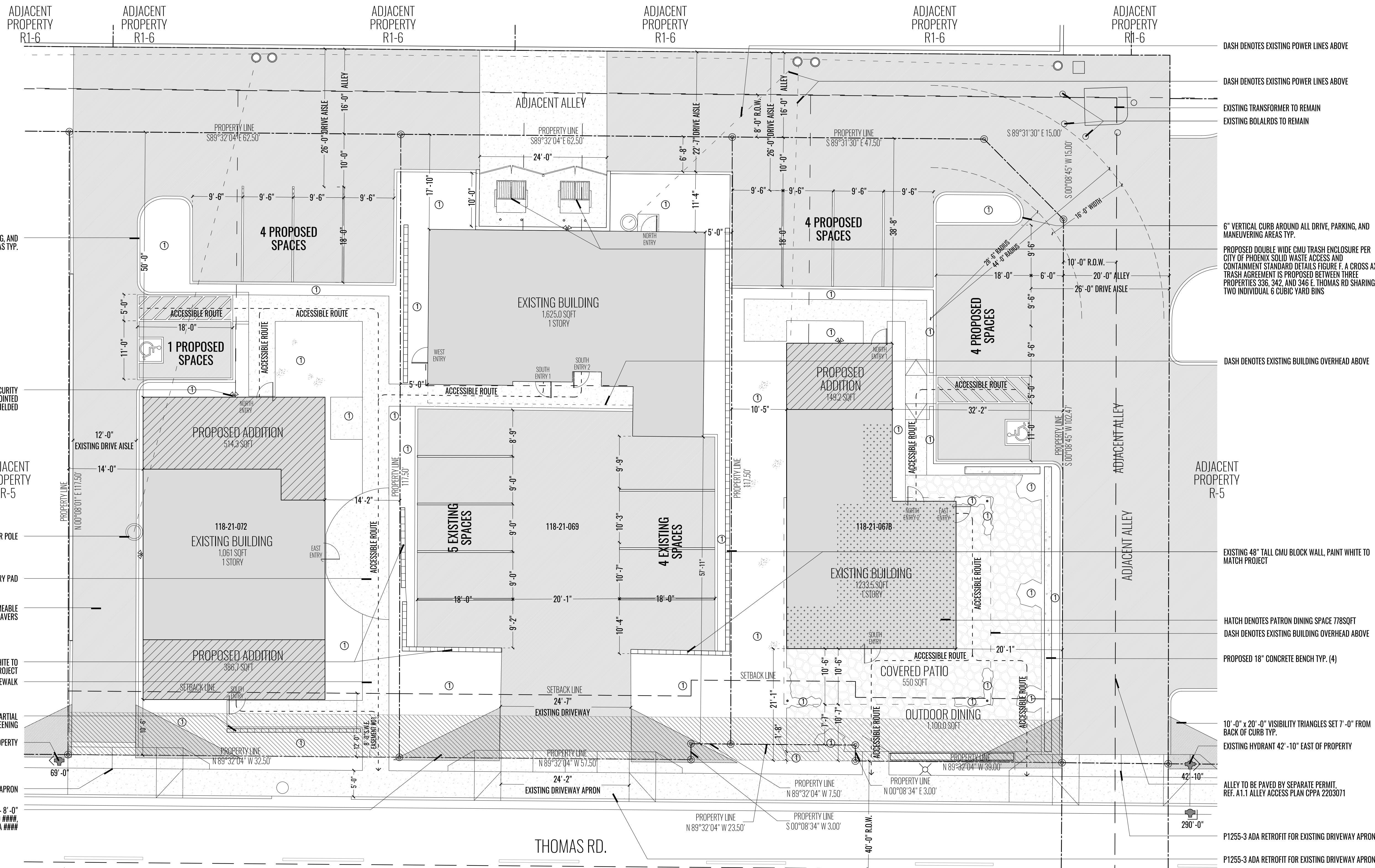
336 E. THOMAS RD

342 E. THOMAS RD

346 E. THOMAS RD

PHOENIX, AZ 85012

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GENERAL NOTES

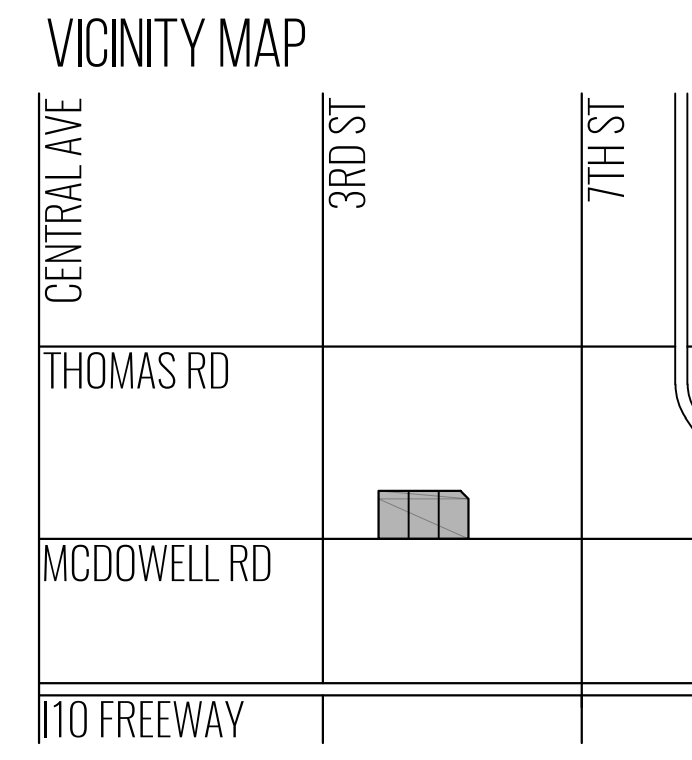
ALLEY WILL NOT BE USED FOR FIRE DEPARTMENT EMERGENCY ACCESS

EMERGENCY ACCESS PERMIT SHALL BE REQUIRED AND SHALL BE A SEPARATE SUBMITTAL F&T

PERMIT IS REQUIRED FOR MODIFICATION TO THE EXISTING FIRE SPRINKLER SYSTEM IN EACH BUILDING. SHALL BE SEPARATE SUBMITTAL

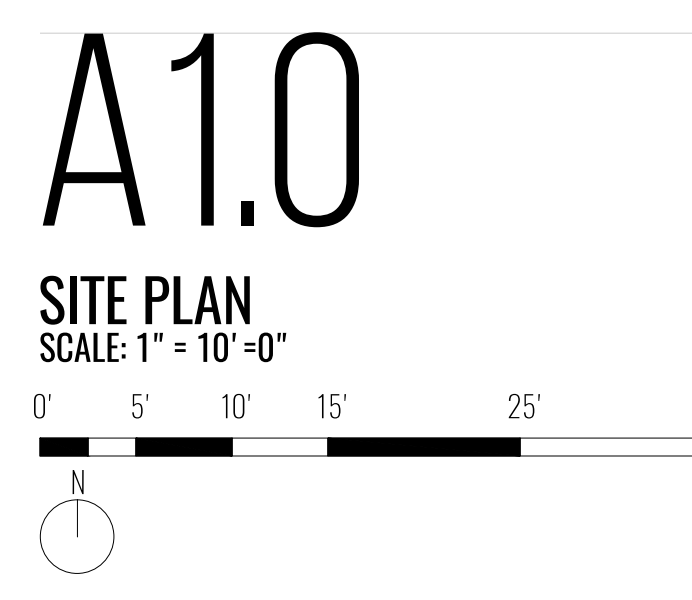
ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST FLOOR ARE WITHIN 200'-0" OF THOMAS ROAD. NO ON SITE ACCESS NEEDED OR FIRE APPARATUS ROUTE

FIRE HYDRANTS:
 69'-0" TO WEST OF 336 E. THOMAS
 42'-10" TO EAST OF 346 E. THOMAS
 290'-0" TO SOUTHEAST OF 346 E. THOMAS



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- SITE PLAN KEY**
- SECURITY LIGHTING
 - PROPERTY CORNER MARKER
 - FIRE HYDRANT
 - STREETLIGHT
 - EXISTING POWER POLES
 - WATER METER
 - PROPOSED BACK FLOW PREVENTERS
 - PROPOSED BIKE RACKS
 - LANDSCAPE AREAS. REF LANDSCAPE SHEETS BY SEPARATE SUBMITTAL
 - EXISTING ASPHALT PARKING LOT. TOP SURFACE REPAVING AS NEEDED. REF. SEPARATE CIVIL SUBMITTAL
 - EXISTING BUILDING
 - PROPOSED ADDITION
 - PROPOSED CONCRETE SIDEWALKS, SALT AND PEPPER FINISH
 - HATCH DENOTES EASEMENTS
 - TRAVERTINE FLAGSTONE TILE, SLIP RESISTANT
 - HATCH DENOTES PATRON DINING SPACE 778SQFT

- SITE PLAN NOTES**
1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES
 2. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND
 3. STRUCTURES AND LANDSCAPE WITHIN A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAYS ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 5'
 4. 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
 5. OWNERS OF THE 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
 7. ALL SERVICE AREA SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCS, TRANSFORMERS, BACK FLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS
 8. ALL SIGNAGE REQUIRES SEPARATE APPROVALS AND PERMITS

336 PROJECT INFORMATION

PROJECT SCOPE: ADDITION AND REMODEL TO THE EXISTING HOUSE, NEW LANDSCAPING

CONSTRUCTION TYPE: VB

OCCUPANCY TYPE - PER IBC CH3: B

FIRE SPRINKLERS: REQUIRED, DEFERRED

FIRE ALARM: REQUIRED, DEFERRED

EMERGENCY ACCESS: EMERGENCY ACCESS PERMIT SHALL BE REQUIRED. CONTRACTOR TO SUBMIT BY SEPARATE SUBMITTAL FOR F.D. SITE ACCESS. SUBMIT TO OWNER AND ARCHITECT FOR REVIEW PRIOR TO SUBMITTAL

SITE ACREAGE: GROSS 10,479.4 SQFT OR 0.2405 ACRES, NET 7,343.4 SQFT OR 0.1685 ACRES

EXISTING BUILDING: 1,061 SQFT, PROPOSED ADDITION 901.0 SQFT

PROPOSED GROSS BUILDING AREA: 1,962 SQFT

PROPOSED LOT COVERAGE: 1,962 SQFT / 7,343.4 SQFT = 26.7%

PER IBC TABLE 504.3 ALLOWABLE AREA FOR B, TYPE VB S1 36,000 SQFT, ALLOWABLE HEIGHT FOR B, TYPE VB S1 3 STORY, 60'-0" PROPOSED HEIGHT

342 PROJECT INFORMATION

PROJECT SCOPE: EXISTING BUILDING TO REMAIN, PAINT AND REPAIR AS NEEDED. PROPOSED SCOPE OF WORK INCLUDES DOUBLE TRASH ENCLOSURE W/ CROSS AXIS AGREEMENT, NEW LANDSCAPING

CONSTRUCTION TYPE: VB

OCCUPANCY TYPE - PER IBC CH3: M

FIRE SPRINKLERS: NOT REQUIRED (NO CHANGE)

FIRE ALARM: NOT REQUIRED (NO CHANGE)

EMERGENCY ACCESS: EMERGENCY ACCESS PERMIT SHALL BE REQUIRED. CONTRACTOR TO SUBMIT BY SEPARATE SUBMITTAL FOR F.D. SITE ACCESS. SUBMIT TO OWNER AND ARCHITECT FOR REVIEW PRIOR TO SUBMITTAL

SITE ACREAGE: GROSS 10,467.4 SQFT OR 0.2402 ACRES, NET 7,320.2 SQFT OR 0.1680 ACRES

EXISTING BUILDING: 1,625 SQFT

PROPOSED LOT COVERAGE: 1,625 SQFT / 7,320.2 SQFT = 22.2%

PER IBC TABLE 504.3 ALLOWABLE AREA FOR A-2, TYPE VB S1 24,000 SQFT, ALLOWABLE HEIGHT FOR A-2, TYPE VB S1 2 STORY, 60'-0" PROPOSED HEIGHT

346 PROJECT INFORMATION

PROJECT SCOPE: REUSE PROJECT CONVERTING THE EXISTING HOUSE INTO A NEW MORNING RESTAURANT. THE SCOPE OF WORK INCLUDES AN APPROXIMATELY 300 SQFT ADDITION ON THE NORTH END WITH A SHADE SCRIM AND PATIO TOWARDS THE SOUTH EAST.

CONSTRUCTION TYPE: VB

OCCUPANCY TYPE - PER IBC CH3: A-2

FIRE SPRINKLERS: REQUIRED, DEFERRED

FIRE ALARM: REQUIRED, DEFERRED

EMERGENCY ACCESS: EMERGENCY ACCESS PERMIT SHALL BE REQUIRED. CONTRACTOR TO SUBMIT BY SEPARATE SUBMITTAL FOR F.D. SITE ACCESS. SUBMIT TO OWNER AND ARCHITECT FOR REVIEW PRIOR TO SUBMITTAL

SITE ACREAGE: GROSS 12,141.7 SQFT OR 0.2787 ACRES, NET 7,159.0 SQFT OR 0.1643 ACRES

EXISTING BUILDING: 1,233.5 SQFT

PROPOSED BUILDING SQUARE FOOTAGE: 1,481.6 SQFT, PROPOSED ADDITION 149.2 SQFT, PROPOSED SHADE CANOPY 551.5 SQFT

PROPOSED GROSS BUILDING AREA: 2,182.3 SQFT

PROPOSED LOT COVERAGE: 2,182.3 SQFT / 7,159.0 SQFT = 30.4%

PER IBC TABLE 504.3 ALLOWABLE AREA FOR M, TYPE VB S1 36,000 SQFT, ALLOWABLE HEIGHT FOR M, TYPE VB S1 2 STORY, 60'-0" PROPOSED HEIGHT

PARKING CALCULATIONS

336 REQUIRED PARKING: 1,962 SQFT / 300 SQFT (TABLE 1307.1) 6.54 = 7 SPACES

336 PROVIDED PARKING: TYPICAL SPACES PROVIDED 4, ACCESSIBLE SPACES PROVIDED 1, TOTAL PROVIDED 5 SPACES

CROSS AXIS PARKING AGREEMENT PROPOSED FOR REMAINING 2 SPACES WITH 342 E. THOMAS RD.

342 REQUIRED PARKING: 1,625 SQFT / 100 SQFT (TABLE 1307.1) 5.42 = 6 SPACES

342 PROVIDED PARKING: TYPICAL SPACES PROVIDED 9 EXISTING, ACCESSIBLE SPACES PROVIDED 0 EXISTING, TOTAL PROVIDED 9 EXISTING

346 REQUIRED PARKING: 778 SQFT / 100 SQFT (TABLE 1307.1) 7.78 = 8 SPACES

346 PROVIDED PARKING: TYPICAL SPACES PROVIDED 7, ACCESSIBLE SPACES PROVIDED 1, TOTAL PROVIDED 8 SPACES

SOLID WASTE: A CROSS AXIS TRASH AGREEMENT IS PROPOSED BETWEEN ALL THREE PROPERTIES 336, 342, AND 346 E. THOMAS RD SHARING TWO INDIVIDUAL 6 CUBIC YARD BINS LOCATED IN AN ENCLOSURE ON 342 E. THOMAS RD

ZONING HISTORY

EXISTING ZONING: R-5

PROPOSED ZONING: WU CODE

ZONING ADJUSTMENTS NEEDED AS FOLLOWS:

1. VARIANCE TO ALLOW MANEUVERING IN THE ALLEY
2. 1306.5, TABLE 1306.1 USE PERMIT TO ALLOW OUTDOOR DINING AS AN ACCESSORY USE
3. 1306.5, TABLE 1306.1 USE PERMIT TO OUTDOOR ALCOHOLIC BEVERAGE CONSUMPTION AS AN ACCESSORY USE

336 LEGAL DESCRIPTION: LOT 8 AND THE WEST HALF OF LOT 6, BLOCK 2, MAYFAIR, ACCORDING TO BOOK 19 OF MAPS, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA, EXCEPT THE WEST 12.50 FEET OF LOT 8.

342 LEGAL DESCRIPTION: THE WEST 31.50 FEET OF LOT 4, BLOCK 2, AND THE EAST 26.00 FEET OF LOT 6, BLOCK 2, MAYFAIR, ACCORDING TO BOOK 19 OF MAPS, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA, EXCEPT THAT PORTION, IF ANY, LYING WITHIN THE EAST 12.50 FEET OF LOT 4 AND THE WEST HALF OF LOT 6.

346 LEGAL DESCRIPTION: LOT 2 AND THE EAST 12.50 FEET OF LOT 4, BLOCK 2, MAYFAIR, ACCORDING TO BOOK 19 OF MAPS, PAGE 50 OF MAPS, RECORDS OF MARICOPA COUNTY, ARIZONA, EXCEPT THAT PORTION OF SAID LOT 2 CONVEYED TO THE CITY OF PHOENIX BY DEED RECORDED IN DOCKET 15158, PAGE 1119.

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PRELIMINARY
 PENDING
 CITY REVIEW