

# CITY OF CHANDLER GENERAL SITE PLAN NOTES

- ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CLEANUP, MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN A PHASE.
- ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
- SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
- ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGN TO PREVENT RAYS FROM BEING DIRECTED OFF OF THE PROPERTY UPON WHICH THE LIGHTING IS LOCATED. THE FIRE DEPARTMENT DOUBLE CHECK ASSEMBLY SHALL BE PAINTED TO MATCH THE ADJACENT WALL COLOR.
- THERE SHALL BE NO OBSTRUCTION OF SITE SIGNAGE BY LANDSCAPE PLANT MATERIAL, AND THAT SUCH MUST BE RELOCATED/CORRECTED BEFORE THE FIELD INSPECTION WILL ACCEPT/PASS THE SIGN IN THE FIELD OR ISSUE A CERTIFICATE OF OCCUPANCY FOR A PROJECT.
- ALL TRANSFORMER BOXES, METER PANELS AND ELECTRIC EQUIPMENT, BACKFLOW DEVICES OR ANY OTHER UTILITY EQUIPMENT NOT ABLE TO BE OR REQUIRED TO BE SCREENED BY LANDSCAPING OR WALLS, SHALL BE PAINTED TO MATCH THE BUILDING COLOR.
- ALL WALLS OVER 7' IN HEIGHT, SITE LIGHTING, SIGNAGE, RAMADAS AND SHADE STRUCTURES REQUIRE SEPARATE SUBMITTAL AND PERMITS.

## SITE DATA

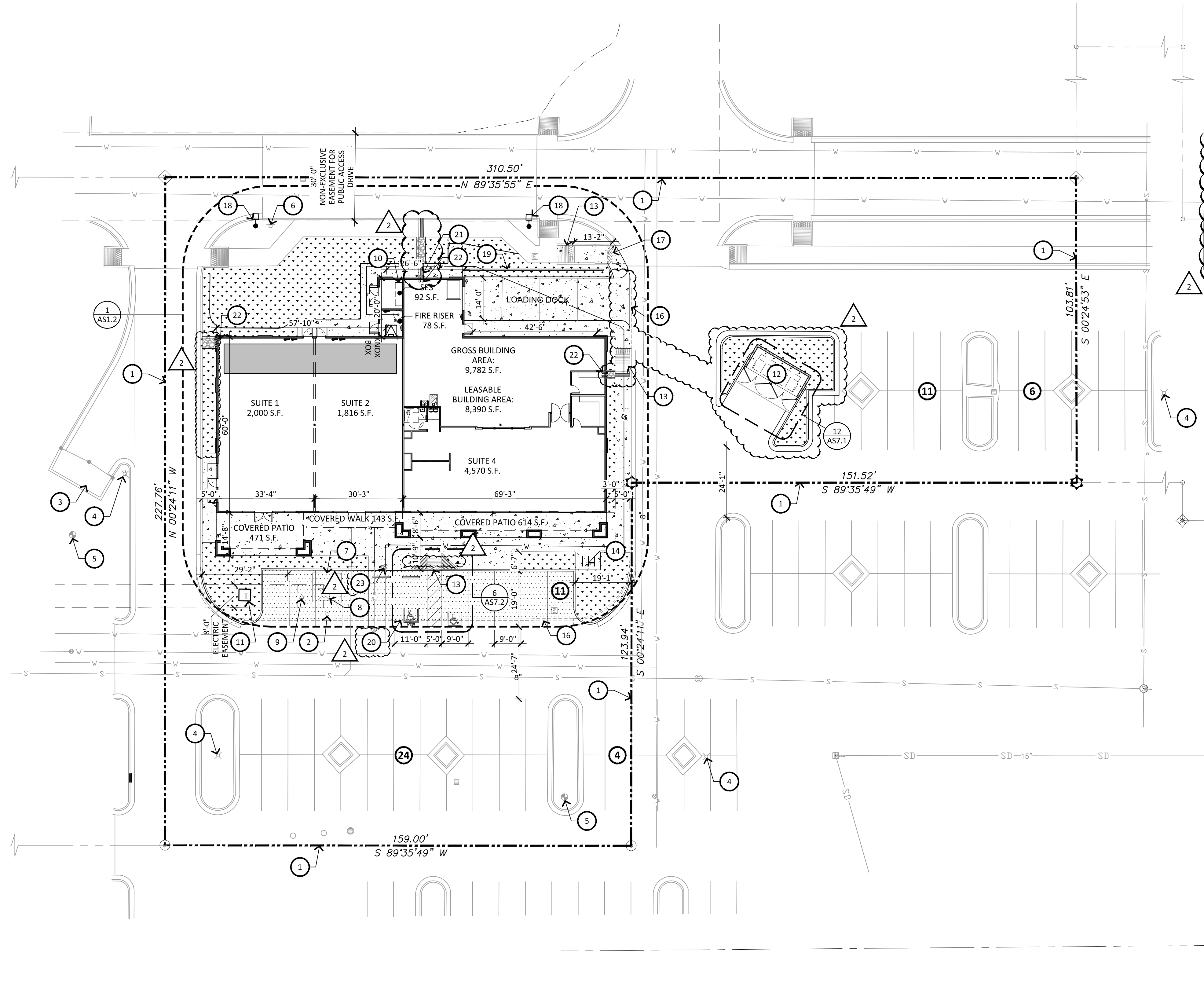
TOTAL SITE AREA	51,941 S.F. / 1.19 ACRES
TOTAL BUILDING AREA	9,782 S.F. (18% OF TOTAL SITE AREA)
TOTAL LANDSCAPE AREA	3,913 S.F. (8% OF TOTAL SITE AREA)
TOTAL PARKING SPACES REQUIRED	1 PER 200 S.F. = 9,782 S.F. / 200 S.F. = 49 SPACES
REGULAR PARKING SPACES PROVIDED	54 SPACES
HANDICAP SPACES PROVIDED	1 CAR / 1 VAN
TOTAL OF ALL PARKING SPACES PROVIDED	56 SPACES
ALLOWABLE BUILDING HEIGHT	45'-0"
PROPOSED BUILDING HEIGHT	27'-8"

## GENERAL NOTES

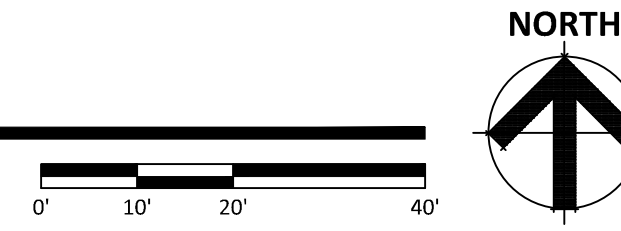
- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
- REFER TO ELECTRICAL SITE PLAN FOR ADDITIONAL INFORMATION.
- ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION CAUSED BY USES IN THE AREA OUTSIDE OF THE SITE.
- BUILDING AND SITE SIGNAGE ARE UNDER SEPARATE PERMIT.
- VERTICAL CONSTRUCTION SHALL NOT BEGIN UNTIL FIRE ACCESS ROADS AND HYDRANTS HAVE BEEN APPROVED BY CITY OF GLENDALE.
- ALL UTILITY LINES LESS THAN 69KV ON CONTIGUOUS TO THE SITE SHALL BE INSTALLED OR RELOCATED UNDER GROUND.
- ALL TRASH ENCLOSURES SHALL INCLUDE FULL OPAQUE GATES, FINISHED AND PAINTED TO MATCH THE ENCLOSURE. SCREENING GATES SHALL NOT OPEN INTO VEHICULAR DRIVE AISLES. TRASH ENCLOSURES ARE NOT REQUIRED IN INDUSTRIAL DISTRICTS IF LOCATED INSIDE AN ENCLOSED YARD WHICH IS SCREENED BY A PERIMETER WALL AT LEAST 6 FEET IN HEIGHT.
- ALL OUTDOOR STORAGE AREAS FOR STORAGE OF MATERIALS AND EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW BY A 6' MASONRY WALL. INDUSTRIAL STORAGE SCREEN WALLS SHALL BE FINISHED WHERE THEY ARE EXPOSED TO PUBLIC VIEW FROM STREETS OR ADJACENT NON-INDUSTRIAL USES.
- I.E.S. PANELS AND ANY OTHER ABOVE GROUND UTILITY CABINET SHALL BE FULLY SCREENED FROM VIEW FROM STREETS OR FROM AREAS ACCESSIBLE TO CUSTOMERS AND THE GENERAL PUBLIC. SCREENING MAY BE ACCOMPLISHED BY ANY ONE OF THE FOLLOWING METHODS.
  - FULLY RECESSING THE CABINET INTO THE BUILDING AND ENCLOSING IT BY SOLID DOOR OR DOORS SEPARATE FROM THE CABINET.
  - SCREENING WITH A DECORATIVE MASONRY WALL OF THE SAME HEIGHT AS THE PANEL. THE SCREEN WALL MAY BE L SHAPED, U SHAPED OR A STRAIGHT WALL PARALLEL TO THE CABINET, DEPENDING ON THE LOCATION OF THE CABINET.
  - AN ALTERNATIVE SCREENING METHOD APPROVED BY THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF ANY PERMITS.
- THE LOCATION OF ALL ELECTRICAL UTILITY EQUIPMENT SHALL BE IDENTIFIED ON THE CONSTRUCTION PLANS.
- ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY EITHER ONE OF THE FOLLOWING METHODS:
  - THE PARAPET WALL OF THE BUILDING SHALL EQUAL OR EXCEED THE HEIGHT OF THE MECHANICAL UNITS OR:
    - BY LOCATING THE MECHANICAL EQUIPMENT BEHIND THE ROOF PLANES IN THE CASE OF MANSARD, HIP OR OTHER THAN FLAT ROOF.
  - ROOF MOUNTED MECHANICAL EQUIPMENT ENCLOSURES OR EQUIPMENT SCREEN WALLS SHALL NOTE PROJECT ABOVE THE ROOF PARAPET. TO THE EXTENT PERMITTED BY LAW, SATELLITE DISHES SHALL BE FULLY SCREENED BY THE PARAPET WALL.
- PNEUMATIC TUBES, WEATHER METAL OR PLASTIC, SHALL BE EITHER ENCLOSED IN PILASTERS, COLUMNS OR OTHER ARCHITECTURAL FEATURES OF THE CANOPY OR BUILDING OR ROUTED UNDER GROUND.
- ALL BACKFLOW PREVENTION DEVICES 2" OR LARGER SHALL BE SCREENED WITH LANDSCAPE LOCATED WITHIN 6' RADIUS OF THE DEVICE. ALL BACKFLOW PREVENTERS LESS THAN 2" SHALL BE PLACED ON A WIRE CAGE PAINTED TO MATCH PRIMARY BUILDING COLOR. LANDSCAPED AREAS ADJACENT OF PUBLIC RIGHT-OF-WAY SHALL BE MOUNTED AND NATURALLY CONTOURED. NO MORE THAN 50% OF THE REQUIRED (RIGHT-OF-WAY AND LANDSCAPING TRACTS) LANDSCAPING FRONTING ADJACENT STREETS MAY BE USED FOR RETENTION. RETENTION AREA SIDE SLOPES SHALL BE VARIED, AND NO SLOPE SHALL EXCEED A 4:1 MAXIMUM.
- COMMERCIAL BUILDING DOWNSPOUTS SHALL BE INTERNALIZED. INDUSTRIAL BUILDING MAY USE EXPOSED DOWNSPOUTS IF ARTICULATED WITH THE ARCHITECTURE OF THE BUILDING AND BUILT WITH A DURABLE MATERIAL SUCH AS STEEL.
- COMMERCIAL DEVELOPMENT VEHICULAR ACCESS POINTS AND PEDESTRIAN ACCESS WAYS SHALL INCLUDE SPECIAL PAVING TREATMENT SUCH AS INTEGRAL COLORED STAMPED CONCRETE, BOAMANITE, OR SIMILAR ALTERNATIVE. LOCATION AND MATERIAL SHALL BE REVIEWED AND APPROVED BY THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- EXISTING ON-SITE PLANT MATERIAL DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH COMPARABLE SPECIES AND SIZE.
- WATER SUPPLY SHALL COMPLY AS PER IFC 2018 WITH LOCAL AMENDMENTS AND NFPA 13 2016 (INCLUDES WATER FLOW TEST AND DURATION)
- ALL ON-SITE WATER LINES, INCLUDING THOSE REQUIRED FOR FIRE PROTECTION SHALL BE PRIVATE WATER LINES SUBJECT TO THE PLUMBING CODE.
- UNKNOWN OCCUPANCIES SHALL COMPLY AS PER IFC 2018 WITH LOCAL AMENDMENTS SEC 903.2.13
- ALL NEW SANITARY SEWER LINES WITHIN THE SITE SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE PLUMBING CODE.
- FIRE DEPARTMENT KNOX BOX SHALL BE PROVIDED ON THE EXTERIOR WALL ADJACENT TO BUILDING ENTRANCE. COORDINATE WITH FIRE MARSHAL.

## KEYNOTES #

- PARCEL LINE
- EXISTING NO PARKING SIGN TO BE REMOVED
- EXISTING TRASH ENCLOSURE TO REMAIN
- EXISTING LIGHT POLE TO REMAIN
- EXISTING FIRE HYDRANT TO REMAIN
- EXISTING NO PARKING SIGN TO REMAIN
- EXISTING CONCRETE SURFACE TO BE REMOVED
- EXISTING ELECTRICAL CABINET TO BE RELOCATED
- EXISTING TELECOMMUNICATIONS RISER TO BE RELOCATED
- NEW S.E.S. - RE: ELECTRICAL
- NEW TRANSFORMER, G.C. TO CONFIRM WITH UTILITY PROVIDER LOCATION IS ACCEPTABLE - RE: ELECTRICAL
- NEW DOUBLE TRASH ENCLOSURE PER COD STC DTL C-113 - RE: 4 & 12/AS7.1
- NEW RAMP, TO COMPLY WITH ADA REGULATIONS.
- NEW BIKE RACK, RE: 7/AS7.1
- NOT USED
- DASHED LINE INDICATES EXISTING CONCRETE CURB TO BE REMOVED
- LANDING TO BE REMOVED AND RELOCATED 13'-2" TO THE LEFT. SEE DIMENSIONS ON THIS SHEET
- NEW DECO "MAIN ST" LIGHT POLE FIXTURE
- NEW 3'-0" HIGH MASONRY SCREENING WALL W/ PAINTED STUCCO FINISH. RE: 5/A4.0
- NEW ADA PARKING W/ ADA SIGNAGE. RE: 10/AS7.1 & 9/AS7.2
- NEW TRENCH DRAIN GRATING COVER
- NEW ROOF DRAIN, RE: 7/AS7.2 & 8/AS7.2
- G.C. TO VERIFY EXISTING PIV TO REMAIN



**1 ENLARGED SITE PLAN**  
SCALE: 1" = 20'-0"



**ARKA**  
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DATE: 10-31-24  
EXPIRES: 06-30-2027

REVISIONS:  
08-22-24 OWNER CHANGES  
09-18-24 CITY COMMENTS  
10-31-24 ADDITIONS

**NEW COMMERCIAL PAD**  
PAD 58 AT PASEO LINDO SHOPPING CENTER  
NEC OF ARIZONA AVE AND OCCOTILLO RD.  
CHANDLER, AZ

**CONSTRUCTION SET\_11-12-24**

design by: RH  
drawn by: RL  
checked by: RH

**AS1.1**  
project #: 23057

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