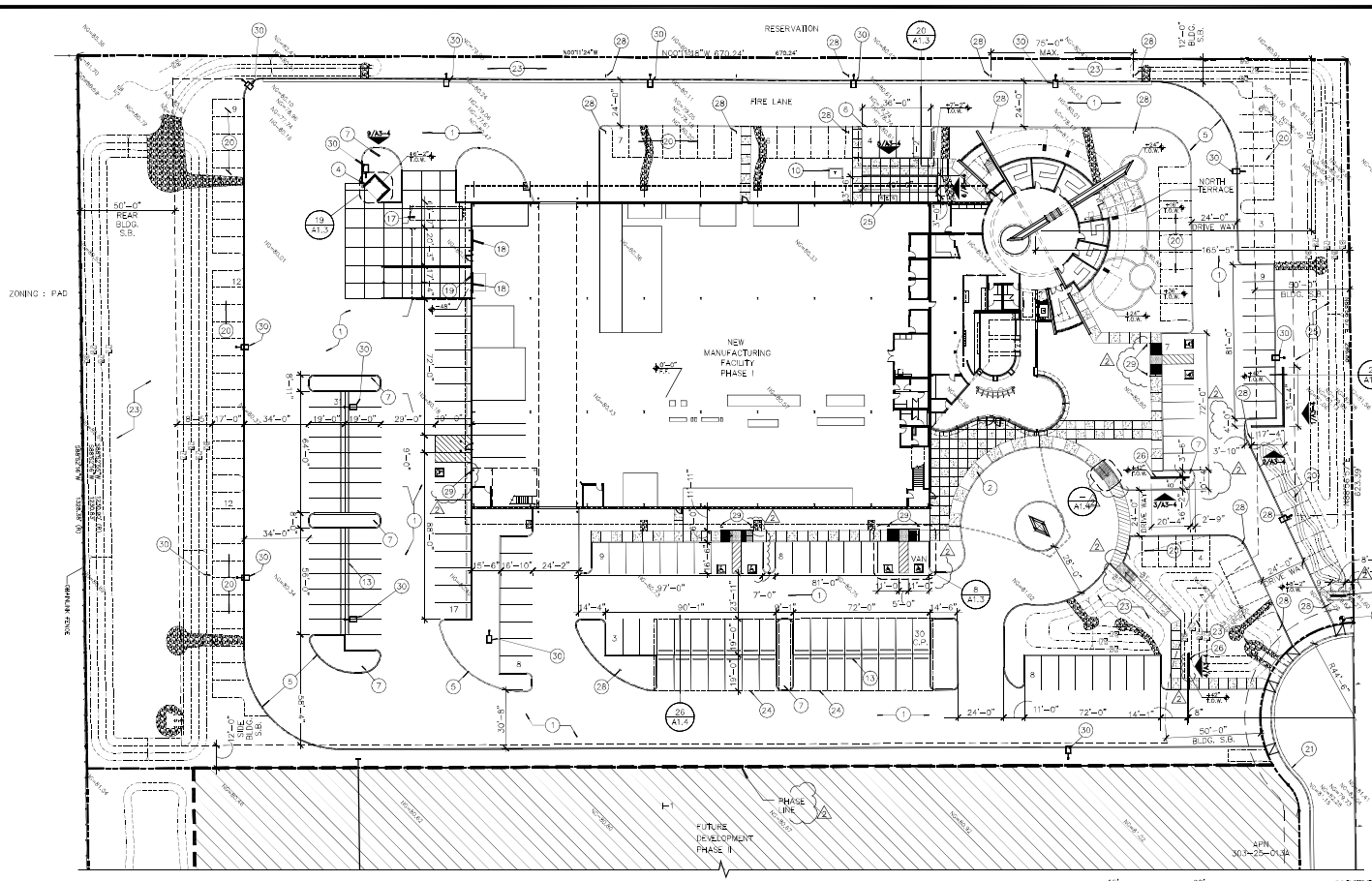


SITE AND PROJECT DATA:

SITE INFORMATION
PROJECT NAME: KOVACH INC., CONSTRUCTION DIVISION
PROJECT ADDRESS: SWC OF ARMSTRONG PLACE, PROPOSED CUL-DE-SAC.
ASSESSORS PARCEL NUMBER: 303-25-011

APPLICABLE CODES :
Codes Used for this Project:
1994 UBC Administrative Code; 2000 IBC; 2000 IMC; 2000 IFC; 2000 IF Gas C;
1999 NEC; Arizonans With Disabilities Act
1997 Uniform Fire Code; 2000 Uniform Fire Code Standards
2002 National Fire Prevention Association, Chapters 13 & 72

BUILDING USE: NEW MANFACTURING FACILITY
Building Height: Top of Parapet 44'-0 "Top of Wall 48"-0"
Overall Net Site Area Lot 1 and Lot 2 = 784,884 SF. (18.01) Acres
Net Site Area, Lot 1 = 539,363 SF. (12.38) Acres
Net Site Area, Lot 2 = 245,512 SF. (5.63) Acres
Net Site Area For Proposed Project Within Lot 1 = 247,357 sf. (5.67) Acres
Building Footprint Area Of Proposed Project = 49,429 SF.
Provided Lot Coverage: 19.98 %
Allowed Lot Coverage For I-1 Zoning: 85 % Max.

PARKING ANALYSIS:
USE: Manufacturing Area=Ratio 1: 500 sf. required: =78 spaces
USE: Office Area=Ratio: 1: 200 sf. required: =139 spaces
Total Required: =217 spaces
Provided on site: =136 + 81 Future pkg. spaces
Total Provided: =217 spaces Provided, Including 7 Universal Accessible Pkg. Spaces.

BUILDING INFORMATION

Occupancy Group: F-2 Manufacturing:	39,030 sf.
B-Office:	27,783 sf.
Total Area:	66,813 sf.

Construction Type: II-B, Three-Story
Automatic Fire Sprinkler System: YES
Exterior Bearing Walls Rating: NONE Required
Exterior Non-Bearing Wall Rating: NONE Required
Occupancy Separations: NON Required [Section 302.3.2.]

BUILDING AREA CALCULATIONS

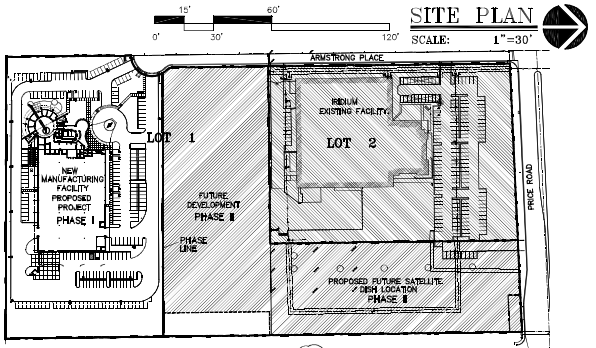
OCCUPANCY GROUPS : F-2 & B-Office :		F-2/B 302.3.2; NON-SEPARATED USES
BASIC ALLOWABLE AREA	At =	23,000 sf.
FRONTAGE INCREASE FACTOR	If =	.75 % per floor = 17,412 sf.
SPRINKLER INCREASE FACTOR	Is =	200 % (Multistory) per floor = 46,000 sf.
TOTAL ALLOWABLE AREA PER FLOOR		(Allowable square feet per floor = 86,250 sf.
TOTAL ALLOWABLE AREA:	(Aa	86,250 sf. per floor x 3=story building total = 258,750 sf.
ACTUAL AREA FOR THIS BUILDING:		Total square footage for this building = 66,813 sf.

OCCUPANCY LOAD CALCULATIONS

USE :	Manufacturing	Office	Office Exit	Exit width required/provided
AREA :	39,030 sf.	27,783 sf.		
LOAD FACTOR :	200 sf = 1person	100 sf = 1person		
OCCUPANTS:	195 Occupants	227 Occupants		
EXITS REQUIRED:	1st. @(2) Two	2nd. @ 88 Occupants	3 rd. @(2)	88 inches / provided 109 inches
EXITS PROVIDED:	1st. @(8) eight	2nd. @ 88 Occupants	2 nd. @(2)	88 inches / provided 109 inches
EXIT W/STAIRS	(2) Exit stairs	1st. @104 Occupants	1st. @(2) (4)	88 inches / provided 192 inches
EXIT W/DOORS:	256 inches			
AREA OF REFUGE	(OPTIONAL)			

PLUMBING FIXTURE REQUIREMENTS:

USE :	Manufacturing :195 Occupants	Office Area: 277 Occupants
AREA :	AREA :39,030 sf.	AREA :27,783
W/C REQUIRED : (M/F)	1=100 Male [2] / 1=100 Female [2]	1=50 Male [6] w/c 1=50 Female [6] w/c
W/C REQUIRED : (M/F)	Male [2] w/c[1] urinal / Female [2] w/c	Male [6] w/c[1] urinal / Female [6] w/c
URINALS REQUIRED:	0	0
URINALS REQUIRED:	Male [1]	Male [1]
LAVATORIES REQUIRED	1=100 Male [2] / 1=100 Female [2]	1=50 Male [4] /1=50 Female [4] Lavs
LAVATORIES REQUIRED	Male [2] provided / Female [2]	Male [5] /Female [5] Lavs
SHOWERS (AD Req.)	Male [1] Female [1] -[ADA REQ]	[2] Future showers [ADA Req.]
DRINKING FOUNTAINS:	1=400 required/provided [1] d/f	1=100 [3] required/provided [3] d/f
SERVICE SINK: S/S	1required/provided [1] S/S	1required/provided [1] S/S



SITE PLAN
SCALE: 1"=30'

OVERALL SITE PLAN
SCALE: 1"=150'

KEYNOTES

1. ASPHALTIC DRIVE.
2. INTEGRAL COLOR CONCRETE SIDEWALK.
3. LIGHT POLE.
4. REFUSE ENCLOSURE PER CITY OF CHANDLER PER STANDARDS, SEE DETAIL 19/A1.3. SPLIT FACE CMU, MATCH COLOR TO TILT PANEL.
5. 45' OUTER / 25' INNER TURNING RADIUS FOR EMERGENCY AND SERVICE VEHICLES.
6. CARPORT – SINGLE. SEE DET. 20/A1.3.
7. CONCRETE CURB / LANDSCAPE PLANTER.
8. STREET LIGHT POLE PER C.O.C. DETAIL.
9. TRUCK TURNING RADIUS.
10. TRANSFORMER. MATCH COLOR TO TILT PANEL.
11. DOMESTIC WATER METER.
12. LANDSCAPE AREA.
13. CONCRETE WHEEL STOP. SEE DETAIL 16/A1.3.
14. FIRE DEPARTMENT CONNECTION.
15. NEW FIRE HYDRANT.
16. NOT USED.
17. SCRAP METAL CONTAINER N.I.C.
18. O.H. DOOR AT GRADE.
19. DOCK HIGH LOADING BAY WITH DOCK LEVELER.
20. FUTURE PARKING.
21. TURNDOWN AT SIDE WALK. SEE DETAIL 4/A1.4.
22. NEW CUL-DE-SAC.
23. RETENTION AREA.
24. CARPORT – DOUBLE. SEE DET. 26/A1.4.
25. S.E.S. MATCH COLOR TO TILT PANEL.
26. 10" STAINLESS STEEL LETTERING ADDRESS IDENTIFICATION PER C.O.C. FIRE DEPARTMENT DETAIL # 151.
27. MONUMENT SIGN – UNDER SEPARATE PERMIT. SEE DETAIL 4/A1.4.
28. FIRE LANE SIGNAGE PER CITY OF CHANDLER STANDARD DETAIL. SEE DETAILS 23 & 25/A1.4.
29. HANDICAP PARKING SIGN. SEE DETAILS 7 & 14/A1.3.
30. LIGHT POLE FIXTURE, REFER TO ELECT. DWGS.

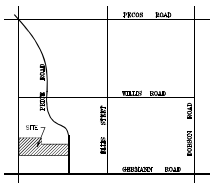
LEGEND

- SITE LIGHT POLE.
- SITE WALL LIGHTING.
- TREE UP-LIGHT.
- BUILDING UP-LIGHT.
- LIGHT BOLLARD.
- OFFSITE STREET LIGHT.
- WALL MOUNTED LIGHT FIXTURE.
- B.R. BIKE RACK
- TINTED SALT FINISH CONCRETE SIDEWALK. TINT MANUFACTURER: DAVIS COLOR : YOSEMITE BROWN
- STANDARD CONCRETE SLAB

GENERAL NOTE

1. ALL KEYNOTES NOT APPLICABLE TO ALL SHEETS.
2. REFER TO CITY ENGINEER APPROVED PLAN FOR SIZE, LOCATION AND DETAILS OF REFUSE ENCLOSURE(S).
3. ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CLEANUP, MUST COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR BUILDING WITHIN A PHASE.
4. SIGNS REQUIRE SEPARATE PERMIT.
5. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
6. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
7. ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF THE PROPERTY UPON WHICH THE LIGHTING IS LOCATED.

VICINITY MAP



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EXPIRES 12/31/04

KOVACH INC.
CONSTRUCTION DIVISION
SWC OF ARMSTRONG PL. PROPOSED CUL-DE-SAC
3105 WEST ARMSTRONG PLACE
CHANDLER, ARIZONA 85248

PROJECT NUMBER: 02122
SHEET SCALE: N/A
DWG #: 02122-A0-0
DRAWN/CHECKED: SDJ / JSW
DATE: 11-4-03
REVISIONS:
1 CITY / OWNER COMMENTS 04.01.04
2 CITY COMMENTS 06.30.04

SHEET TITLE: SITE PLAN

SHEET NUMBER: A1.1

PROJECT #: CM03-00088

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