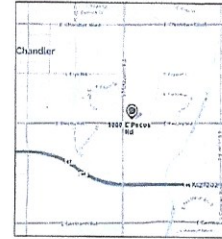


VICINITY:



SHEET INDEX:

- 1. A1 COVER SHEET, CODE ANALYSIS, SITE MAP, GENERAL NOTES
- 2. A1 DEMO FLOOR PLAN AND PROPOSED FLOOR PLAN
- 3. A3 FINISHING ELEVATIONS
- 4. A4 PROPOSED CONCEPTUAL INTERIOR LAYOUT

SCOPE:

THIS APPLICATION IS FOR A USE PERMIT AND ADDITION OF AN EXTERIOR DOG PLAY YARD LOCATED AT THE BACK OF THE EXISTING BUILDING. WORK INCLUDES THE REMOVAL OF 6 PARKING SPACES AND REGRADING, & RELOCATION OF THE EXISTING TRASH ENCLOSURE. CONSTRUCT AN APPROXIMATE 60' X 20'-33" (VARIES) EIGHT (8) FOOT HIGH MASONRY WALL TO MATCH EXISTING BUILDING FINISHERY WITH CONCRETE ROLLER. PLAY YARDS WILL INCLUDE THREE (3) FABRIC CANOPY SHADE SAILS INSTALLED AT 10'-11" ABOVE GRADE ON SUPPORT POSTS TO BE USED DURING THE HOT SUMMER MONTHS. YARDS TO HAVE NET DESIGN ARTIFICIAL TURF OVER THE EXISTING CONCRETE/ASPHALT. THE SITE WALL WILL HAVE EVERY SECOND BLOCK ROTATED AT GRADE LEVEL ALONG THE NORTH AND EAST WALLS TO ALLOW FOR NATURAL DRAINAGE. MINOR SITE WORK WILL BE INCLUDED IN THIS APPLICATION. NO MODIFICATIONS TO THE EXISTING LANDSCAPING IS PROPOSED.

CODE DATA:

- 2015 INTERNATIONAL BUILDING CODE
- 2015 INTERNATIONAL FIRE CODE
- 2015 INTERNATIONAL MECHANICAL CODE
- 2014 NATIONAL ELECTRIC CODE
- 2015 INTERNATIONAL ENERGY CODE
- 2015 INTERNATIONAL PLUMBING CODE
- REGIONS WITH DISABILITIES ACT A.R.S. 41-1491.07
- CHANDLER AMENDMENTS

PROJECT DATA:

PARCEL NUMBER: 353-02-445  
 SUBDIVISION: PECOS AND MCDONNELL CENTER  
 LEGAL DESCRIPTION: LOT 8, PECOS AND MCDONNELL RETAIL CENTER, ACCORDING TO BOOK 5296 OF MAPS, PAGE 53 AND AFFIDAVIT OF CORRECTION RECORDED IN DOCUMENT NO 2002-0857203, RECORDS OF MARICOPA COUNTY, ARIZONA.  
 ZONING: PAD  
 PROJECT ADDRESS: 1080 EAST PECOS ROAD #15-18 CHANDLER, ARIZONA 85225  
 PROPERTY OWNER: SCHNEIDER LIVING TRUST/FWEL ERNST TRUST 1919 SOUTH GILBERT ROAD SUITE 2 MCSA, APULONA 85225  
 PROJECT OWNER: HAPPY PETS PALACE & PLAYGROUND 1918 EAST MCKELLIPS ROAD MCSA, ARIZONA 85233  
 CONTRACTOR: STERLING CM 9624 NORTH MONTEREY DRIVE SUITE N FOUNTAIN HILLS, ARIZONA 85268 602-284-3120  
 USE: DOG DAYCARE, TRAINING AND BOARDING  
 LOT SIZE: MAIN PARCEL = 359,081 SF OR 8.26 ACRES  
 1000 MCDONNELLS = 33,922 SF OR 1.23 ACRES  
 1010 GAS STATION = 23,212 SF OR 1.23 ACRES  
 1010 MCDONNELLS = 460,378 SF OR 10.60 ACRES  
 LOT COVERAGE: 87,815 SF / 46,716 SF = 18.6% (EXISTING)  
 BUILDING AREA: BLDG 1020 = 15,700 SF  
 BLDG 1030 = 54,023 SF  
 BLDG 1050 = 11,140 SF  
 BLDG 1090 = 4,853 SF  
 BLDG 1010 = 1,100 SF  
 TOTAL = 87,815 SF  
 AREA OF WORK: DOG RUN = 1,860 SF  
 OCCUPANCY: B (BUSINESS)  
 PARKING: PER PDOPD-0242 ZONING EACH 433 SPACES PER 1,000 SF OF BLDG CODE AMENDMENT OF 4 SPACES PER 1,000 SF FOR COVERED OVER 10 ACRES  
 REQUIRED = 351 SPACES MAX USING 4/1000  
 PROVIDED = 433 SPACES USING 4.03/1000  
 REMOVED = 5 SPACES  
 TOTAL = 427 SPACES

GENERAL NOTES:

1. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OR OWNER, IN WRITING, AT OR BEFORE THE TIME OF SUBMITTING HIS PROPOSAL, OF ANY DISCREPANCIES BETWEEN THE CONTRACT DOCUMENTS AND THE EXISTING CONDITIONS AT THE SITE, AND HE SHALL MAKE HIS PROPOSAL CONFORM TO THE INTENT OF THE CONTRACT DOCUMENTS, WITHOUT ADDITIONAL COST TO THE OWNER.
2. CONTRACTOR AND/OR SUBCONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS AND DRAWINGS. ALL CONDITIONS AT THE SITE WITHIN THE CONTRACT DOCUMENTS BEFORE BEGINNING CONSTRUCTION. ALL DIMENSIONS SHALL BE FIELD VERIFIED.
3. IF THE CONTRACTOR AND/OR SUBCONTRACTOR OBSERVES ANY ERROR, DISCREPANCY OR OMISSION IN THE CONTRACT DOCUMENTS AND PROCEEDS WITH WORK AFFECTED BY SUCH ERROR, DISCREPANCY OR OMISSION WITHOUT RECEIVING SUCH CLARIFICATION FROM THE ARCHITECT OR OWNER, HE DOES SO AT HIS OWN RISK.
4. DRAWINGS ASSUME THE EXISTING BUILDING (WHERE APPLICABLE) TO BE IN COMPLIANCE WITH CODE REQUIREMENTS (UNLESS OTHERWISE NOTED). ANY VIOLATIONS OF CODES DISCOVERED DURING THE COURSE OF CONSTRUCTION IN THE EXISTING BUILDING WILL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
5. DO NOT SCALE DRAWINGS. USE DIMENSIONS NOTED ON PLANS. CONTRACTOR SHALL NOTIFY ARCHITECT IF ANY DIMENSIONAL DISCREPANCIES. CONTRACTOR SHALL VERIFY WITH ARCHITECT ANY REQUIRED DIMENSIONS NOT NOTED ON THE PLAN.
6. NOTES AND DETAILS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR AND EXISTING WORK ON THIS PROJECT.



SITE PLAN  
 1" = 50'-0"

ARCHITECT
PROJECT
USE PERMIT FOR <b>HAPPY PETS PALACE</b> 1080 EAST PECOS ROAD SUITE 15-18 CHANDLER, ARIZONA 85225
CONTRACTOR
Sterling CM, LLC 9624 N MONTEREY DRIVE SUITE N FOUNTAIN HILLS, AZ 85268 602-284-3126 STEVE MEANS steve@sterling-cm.net RDC 301073
Rev. Date: Desc:
▲ ▲ ▲
USE PERMIT
A1