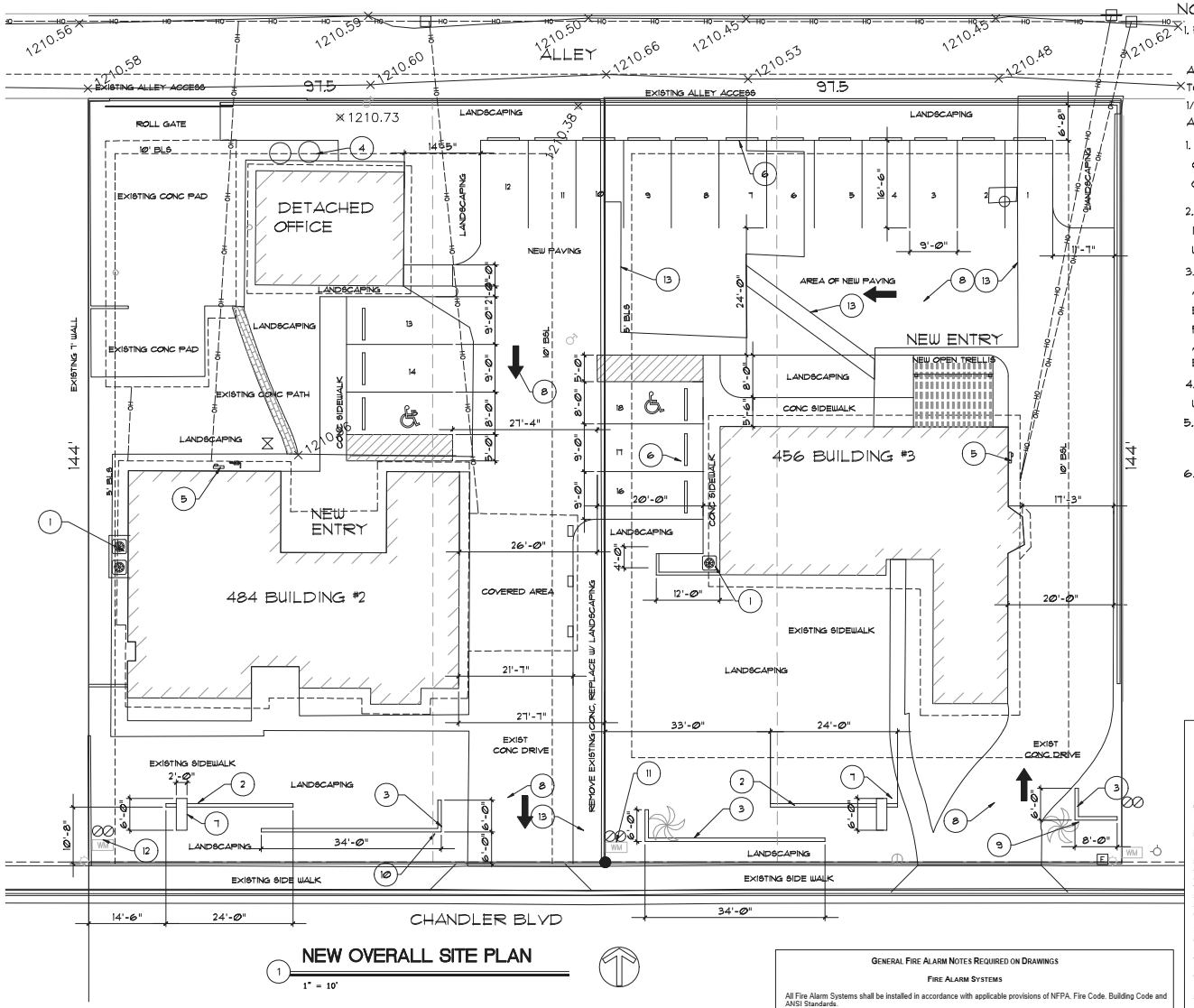

NEW OVERALL SITE PLAN

1" = 10'

KEYNOTES

1. NEW OUTSIDE COMPRESSOR LOCATIONS.
2. 3' HIGH MAS/STUCCO WALL
3. 2' HIGH MAS/STUCCO WALL
4. ROLLING TRASH CONTAINERS
5. NEW ELEC SERVICE
6. STANDARD 6' LONG CONC WHEEL STOPS.
7. MONUMENT SIGNAGE (UNDER SEPERATE PERMIT)
8. DIRECTION TRAFFIC ARROWS ON PAVEMENT
9. ENTRANCE ONLY SIGN ON WALL (SEPERATE PERMIT)
10. EXIT SIGN ON WALL (SEPERATE PERMIT)
11. 1" WATER METER
12. 3/4" WATER METER
13. EXISTING CONC TO BE REMOVED

NOTES

1. FIELD VERIFY ALL SITE DIMENSIONS AND LOCATIONS OF BUILDINGS.

GENERAL ADA ACCESS AND PARKING NOTES

ALL EXTERIOR DOORS MUST MEASURE AT LEAST 32" WIDE WHEN OPEN TO 90 DEGREES. THE THRESHOLD HEIGHT CAN BE NO HIGHER THAN 1/2" AND HARDWARE MUST BE PLACED AT NO HIGHER THAN 48" ABOVE THE FINISH FLOOR.

1. PARKING SPACE IDENTIFICATION SIGN WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH 703.7.2.1 MOUNTED 60 IN. MIN. ABOVE GROUND SURFACE MEASURED TO THE BOTTOM OF THE SIGN.
2. IF THE ACCESSIBLE ROUTE IS LOCATED IN FRONT THE PARKING SPACE, INSTALL WHEEL STOPS TO KEEP VEHICLES FROM REDUCING THE CLEAR WIDTH OF THE ACCESSIBLE ROUTE BELOW 36 INCHES.
3. TWO PARKING SPACES MAY SHARE AN ACCESS AISLE EXCEPT FOR ANGLED PARKING SPACES. ACCESS AISLE WIDTH IS AT LEAST 60" MUST BE AT THE SAME LEVEL AND THE SAME LENGTH AS THE ADJACENT PARKING SPACE IT SERVES. MAX SLOPE IN ALL DIRECTIONS IS 1:48 AND ACCESS AISLE MUST CONNECT THE TO AN ACCESSIBLE ROUTE TO THE BUILDING. RAMPS MUST NOT EXTEND INTO THE ACCESS AISLE.
4. PARKING SPACE SHALL BE 96" WIDE MIN. MARKED TO DEFINE THE WIDTH AND MAX SLOPE IN ALL DIRECTIONS IS 1:48
5. BOUNDARY OF THE ACCESS AISLE MUST BE CLEARLY MARKED SO AS TO DISCOURAGE PARKING IN IT./STATE AND LOCAL LAWS MAY ADDRESS THE MANNER THAT PARKING SPACES AND ACCESS AISLE ARE MARKED.
6. CURB CUT WITH 6" RISE TO TOP OF ENTRANCE PATIO SLAB W/ MAX. SLOPE OF 1:48.

TRANSPORTATION AND DEVELOPMENT DEPARTMENT
City of Chandler
REVIEWED FOR COMPLIANCE WITH BUILDING CODES
MAINTAIN ON JOB SITE
Review of plans and specifications shall not be construed as permit for or an approval of any violation of the provisions of the Building Inspection Division.
06/26/2020 04:56:54 PM
#[BLD20-0150]

02/11/2020 11:28:18 AM
#[BLD20-0150]

GENERAL FIRE ALARM NOTES REQUIRED ON DRAWINGS

FIRE ALARM SYSTEMS

All Fire Alarm Systems shall be installed in accordance with applicable provisions of NFPA, Fire Code, Building Code and ANSI Standards.

One set of approved drawings shall be maintained on-site and made available to City Inspectors on demand.

A City Inspector shall witness the final acceptance test of the alarm system. Call 480 782 3100 to schedule an appointment at least 72 hours in advance.

A contractor licensed to perform such work shall install fire protection systems by the State of Arizona, and who also is on the Chandler Fire Department Contractors List for such work.

Electrically operated water flow alarm devices attached to sprinkler systems to provide required supervision shall be interconnected to the fire alarm system in accordance with the appropriate NFPA standard.

Alarm system supervision of sprinkler system trouble and water flow indications in buildings more than one story high, shall be provided by the fire alarm system in accordance with NFPA 13.

The contractor shall provide the City Inspector two copies of a "Fire Alarm System Certification and Description" record, with Section 1 and Sections 3 through 9 fully filled out, prior to the start of the final acceptance test. One copy of the completed form will then be given to the contractor upon successful completion of the test.

The contractor is to place a floor plan of the building inside the Fire Alarm Panel. The floor plan shall show the location of all devices and provide room numbers and/or description of room that is compatible with the Fire Alarm System notification (example: 1st floor smoke detector room 103 or break room).

*Zone Maps are to be placed in the Fire Alarm Panel.

The contractor shall place a key to the fire alarm panel in the Key Box.

All Fire Alarm Rooms shall be signed in accordance with Fire Department detail FD106.

CHANDLER FIRE DEPARTMENT

GENERAL NOTES TO THE CONTRACTOR

All buildings shall be provided with an approved automatic fire sprinkler system installed in accordance with Fire Code, NFPA 13, and City of Chandler Fire Code amendments.

Residential (multi-family) - all private shared domestic and residential fire line mains shall have a reduced pressure backflow installed per COC Detail C 315

Educational brochure for Residential Single Family homes. Any person, including but not limited to sub-dividers, developers, sellers and/or realtors, offering single family detached homes for sale within the City through the use of a model home sales office, shall provide to each prospective homebuyer an educational brochure or handout explaining misconceptions and facts concerning residential automatic sprinkler systems, and, further, shall cause to be provided, as an available purchase option, to the homebuyer, an approved residential automatic sprinkler system, to be installed in the home as the home is constructed, at a competitive cost, by an Arizona State licensee fire protection contractor. The City of Chandler Fire Department will have available acceptable brochures for use by such sellers. Such sellers shall, at the time a purchase and construction contract is executed, obtain signed documentation from any homebuyer who chooses to decline an optional automatic sprinkler system.

Fire protection systems shall be installed or modified by a contractor licensed to perform such work by the State of Arizona, and who also holds a current valid permit from the Chandler Fire Department to conduct such work within the City of Chandler.

Fire Department Connections (FDC's) for Fire Code, Building Code and NFPA 13 fire sprinkler systems shall be 2 and 1/2" female swivels with National Standard Threads. FDCs shall be located at the primary entrances to the site. Fire Hydrant and FDC shall be on the same side of the drive entrance to prevent access obstruction. FDC's for NFPA 13D and 13R sprinkler systems shall be single female swivels with 1 and 1/2" National Standard Threads.

All Fire Department Hose connections and Standpipe hose connections for Fire Department use shall be 2 and 1/2" National Standard Threads. **No hose shall be attached to the Fire Department Hose Stations.**

Automatic sprinkler systems shall be supervised by an approved central, proprietary or remote signal station service; or an audible signal shall sound at a constantly attended location when the number of sprinkler heads is 20 in all other occupancies

Fire Department vehicle access roadways shall be provided and maintained throughout construction. Temporary access roads shall be a minimum 20' clear width with 6" compacted AB or gravel. No trenching across Fire Access roads. Required water fire flow shall be provided and maintained throughout construction **Prior to any combustibles being brought on site, all hydrants shall be approved and functional.** Permanent fire vehicle access roadways shall be 20' clear width, all weather surface. **If hydrants are placed on access road width shall be 26' clear width, all weather surface.**

One set of stamped, approved drawings shall be maintained on-site and made available to City Inspectors on demand.

The contractor shall provide the City Inspector with copy of: the "Contractor's Material and Test Certificate For Aboveground Piping" in accordance with NFPA 13; and the "Contractors Material & Test Certificate for Underground Piping" in accordance with NFPA 24; and the "Certificate of Compliance" for fire alarm systems in accordance with NFPA 72, upon successful completion of the system test and prior to City acceptance of the system.

Tenant Improvement Projects

Any modifications to existing systems shall be submitted for plan review to the Transportation and Development Department. Plans shall be reviewed, approved, permit issued and on site prior to work beginning.

HEADS	SPRINKLER SYSTEM TEST REQUIRED
9 or <	A visual inspection only is required
10 - 19	50 psi above normal static pressure for 15 minutes
20 or >	50 psi above normal static pressure for 2 hours
All new systems	Per NFPA 13

Fire flow calculation area shall be in accordance with Appendix B of the Fire Code.

TENANT IMPROVEMENTS FOR REZAMP OFFICE #3

456 W CHANDLER BLVD
CHANDLER, AZ 85225

ARCHITECT: MICHAEL RUST (480) 219-0554

NEW OVERALL SITE PLAN

BUILDING SUBMITTAL
DATE: JANUARY 6TH 2020

CITY REVISIONS

A1

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