

PROJECT CODE DATA

PROJECT: CAVCO WEST
ADDRESS: S/W CORNER OF JOE R RAMIREZ RD. AND DYSART RD. EL MIRAGE, AZ 85338
APN: 509-18-970B
GOVERNING MUNICIPALITY: CITY OF EL MIRAGE
APPLICABLE CODES: 2012 INTERNATIONAL BUILDING CODES, 2012 INTERNATIONAL MECHANICAL CODE, 2012 INTERNATIONAL PLUMBING CODE, 2011 NATIONAL ELECTRICAL CODE, 2012 INTERNATIONAL FIRE CODE, 2012 INTERNATIONAL ENERGY CONSERVATION CODE, 2010 ADA GUIDELINES
PROJECT DESCRIPTION: GROUND UP BUILDING FOR CAVCO WEST MANUFACTURING, WAREHOUSE AND OFFICE. CONCRETE TILT CONSTRUCTION WITH HYBRID ROOF, WORK PLATFORMS AND BRIDGE CRANES. SITE PARKING AND TRUCK MANEUVERING WITH SURFACE RETENTION.

OCCUPANCY(IES):
B OFFICE 25,000 SF±
S-1 WAREHOUSE 480,661 SF±
F-1 MANUFACTURING

OCCUPANCY SEPARATION WALLS: ARE NOT REQUIRED AT THIS TIME.

CONSTRUCTION TYPE(S): V-B TYPE, UNLIMITED BUILDING PER 507

TYPES OF CONSTRUCTION
FIRE RESISTIVE REQUIREMENTS: PER IBC TABLE 601

BUILDING ELEMENT	REQUIRED RATING
STRUCTURAL FRAME	0
BEARING WALLS	0
EXTERIOR INTERIOR	0
NON-BEARING WALLS - EXTERIOR	0
FLOOR CONSTRUCTION	0
ROOF CONSTRUCTION	0

FIRE PROTECTION SYSTEM: FIRE SPRINKLER TYPE PER IBC CHAPTER 9 AND NFPA 13

EXIT ACCESS TRAVEL DISTANCE: 400 LF PER 2018 IBC 1017.2.2.

CURRENT ZONING: EI

BUILDING AREA:
B OFFICE 25,000 SF±
S-1 WAREHOUSE 480,661 SF±
F-1 MANUFACTURING
CANOPIES TOTAL: 505,661 SF±, 54,366 SF±

TOTAL FOOTPRINT: 560,027 SF
SITE AREA: GROSS SITE = 1,765,645 SF (40.53 ACRES), NET SITE = 1,729,918 SF (39.71 ACRES)

LOT COVERAGE: 32%

LOCATION ON PROPERTY: NORTH = 182'-1"±, SOUTH = 274'-10"±, EAST = 355'-6"±, WEST = 221'-7"±

PARKING CALCULATIONS: PER CITY OF EL MIRAGE ZONING CODE
PARKING CALCULATIONS BASED ON GROSS FLOOR AREA

USE	S.F.	FACTOR	SPACES REQ'D
B	25,000 SF	((25,000x0.9)/1,000)x3	68
S-1	480,661 SF	1 SP/ 450	1,068
F-1			
TOTAL SPACES REQUIRED			1,136

RECOMMEND PARKING FOR MANUFACTURING

USE	S.F.	FACTOR	SPACES REQ'D
S-1	480,661 SF	1 SP/ 1.5 EMPLOYEES	267
F-1		400 EMPLOYEES *	
* 400 EMPLOYEES FUTURE, CURRENTLY 300 EMPLOYEES.			

TOTAL NUMBER OF SPACES	REQ'D	PROV
STANDARD PARKING SPACES:	327	449
ACCESSIBLE PARKING REQUIRED:	8	9
TOTAL SPACES PROVIDED		458

KEYNOTES

- 8' HIGH MASONRY WALL.
- CONCRETE TILT PANEL BUILDING.
- PAVEMENT PER CIVIL DWGS.
- PRELIMINARY LOCATIONS OF TRASH 40 YARD DUMPSTERS BY OWNER
- 8' HIGH CHAIN LINK FENCE.
- PRELIMINARY LANDSCAPE AREAS
- PRELIMINARY SES ROOM, FIRE RISER ROOM AND ROOF ACCESS
- SEPTIC FIELDS, COVER WITH DG.
- PRELIMINARY FIRE HYDRANT LOCATIONS
- PRELIMINARY LED LIGHT POLES.
- DELIVERY CANOPY
- PARKING SCREEN WALL, 3-4" AFF
- EXISTING DRYWELL TO REMAIN
- EXISTING DRYWELL TO BE REMOVED
- EXISTING HEADWALL TO BE REMOVED/UNDERGROUND
- STORMWATER PIPING TO BE MODIFIED, SEE CIVIL
- EXISTING HEADWALL TO REMAIN
- NEW ACCESSIBLE SIDEWALK
- CATCH BASIN, SEE CIVIL
- RIP-RAP, SEE CIVIL
- NEW DRYWELL, SEE CIVIL
- 6" PIPE BOLLARD
- EXISTING IRRIGATION TO BE REALIGNED, SEE CIVIL
- UNDERGROUND STORMWATER PIPING, SEE CIVIL
- PROPOSED MONUMENT SIGN-SEPARATE PERMIT
- MOTORIZED SLIDING GATE WITH FIRE DEPARTMENT ACCESS PER CITY OF EL MIRAGE STANDARDS
- NEW DRIVEWAY
- RETAINING SITE WALL, SEE CIVIL
- PROPOSED REMOTE FIRE DEPARTMENT CONNECTION
- CONCRETE PAD
- PROPOSED TRANSFORMER LOCATION
- CONCRETE PAVING
- EMERGENCY FIRE DEPARTMENT ACCESS GATE
- EXISTING CHAINLINK FENCE

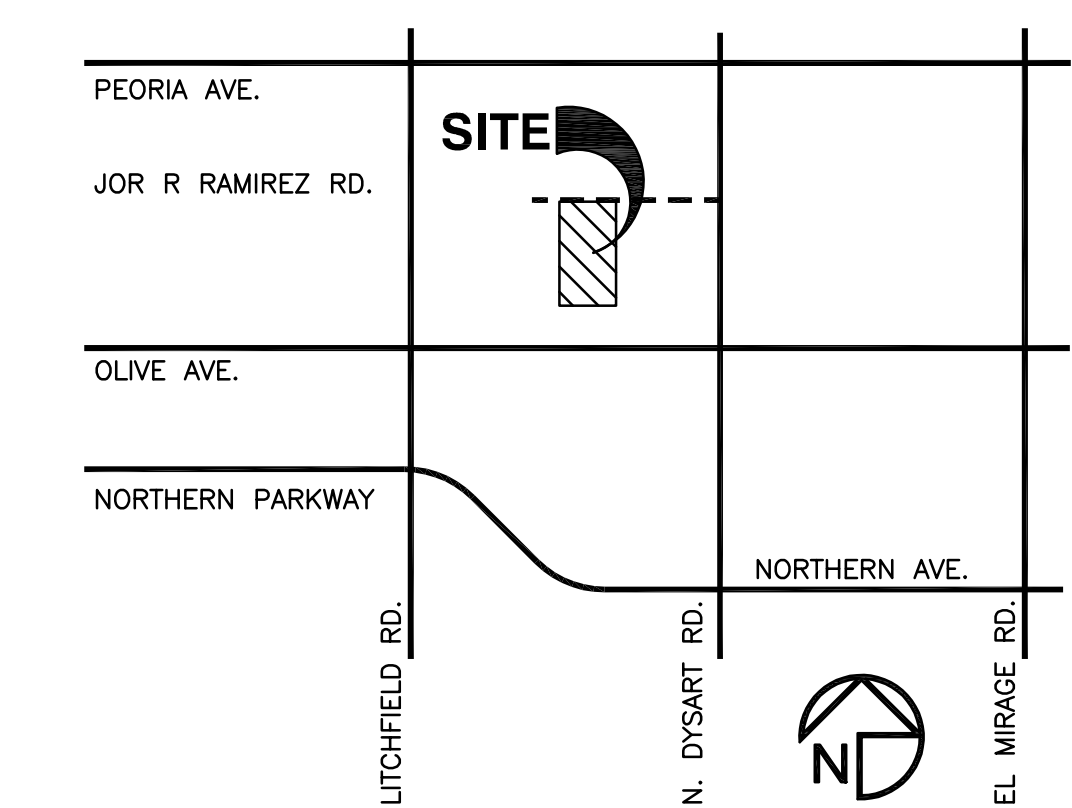
PROJECT TEAM

OWNER: CAVCO WEST, 1366 S. LITCHFIELD ROAD, BLDG 6, GOODYEAR, AZ 85338, PHONE: 623882-2803, FAX: SCOTT@CAVCO.COM, CONTACT: SCOTT CHAMBERS

ARCHITECT: DEUTSCH ASSOCIATES, 4600 E. INDIAN SCHOOL RD., PHOENIX, AZ 85018, PHONE: 602-840-2929, FAX: DEUTSCH@2929.COM, CONTACT: DUSTIN CHISUM

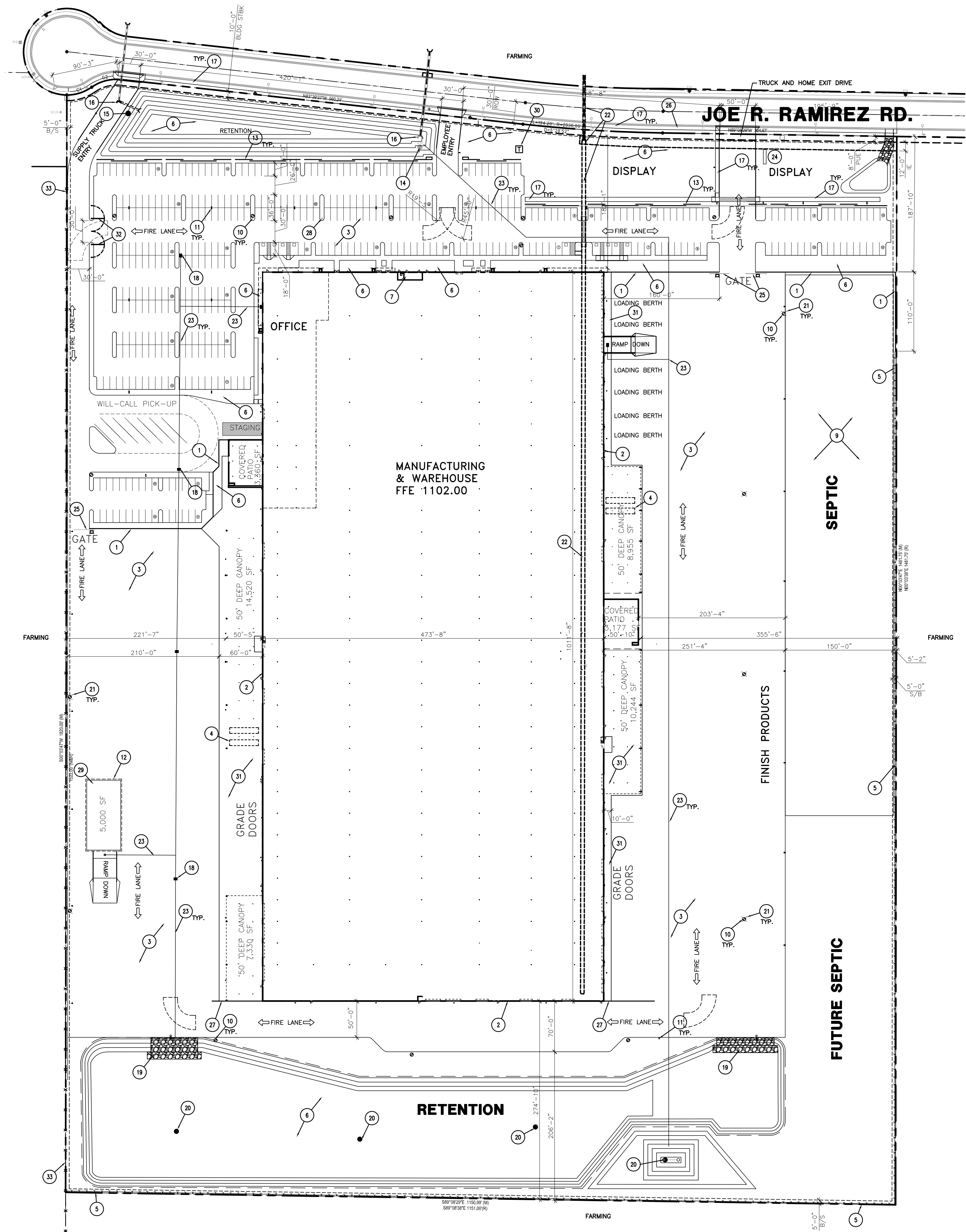
CIVIL ENGINEER: WOOD-PATEL, 2051 W. NORTHERN AVE, STE 100, PHOENIX, AZ 85021, PHONE: 602-335-8500, FAX: DCRONIN@WOODPATEL.COM, CONTACT: DAN CRONIN

VICINITY MAP



CITY TRACKING NUMBERS

PZ19-11-23



1 OVERALL SITE PLAN
SCALE 0 80 160 240 320 1" = 80'-0"
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