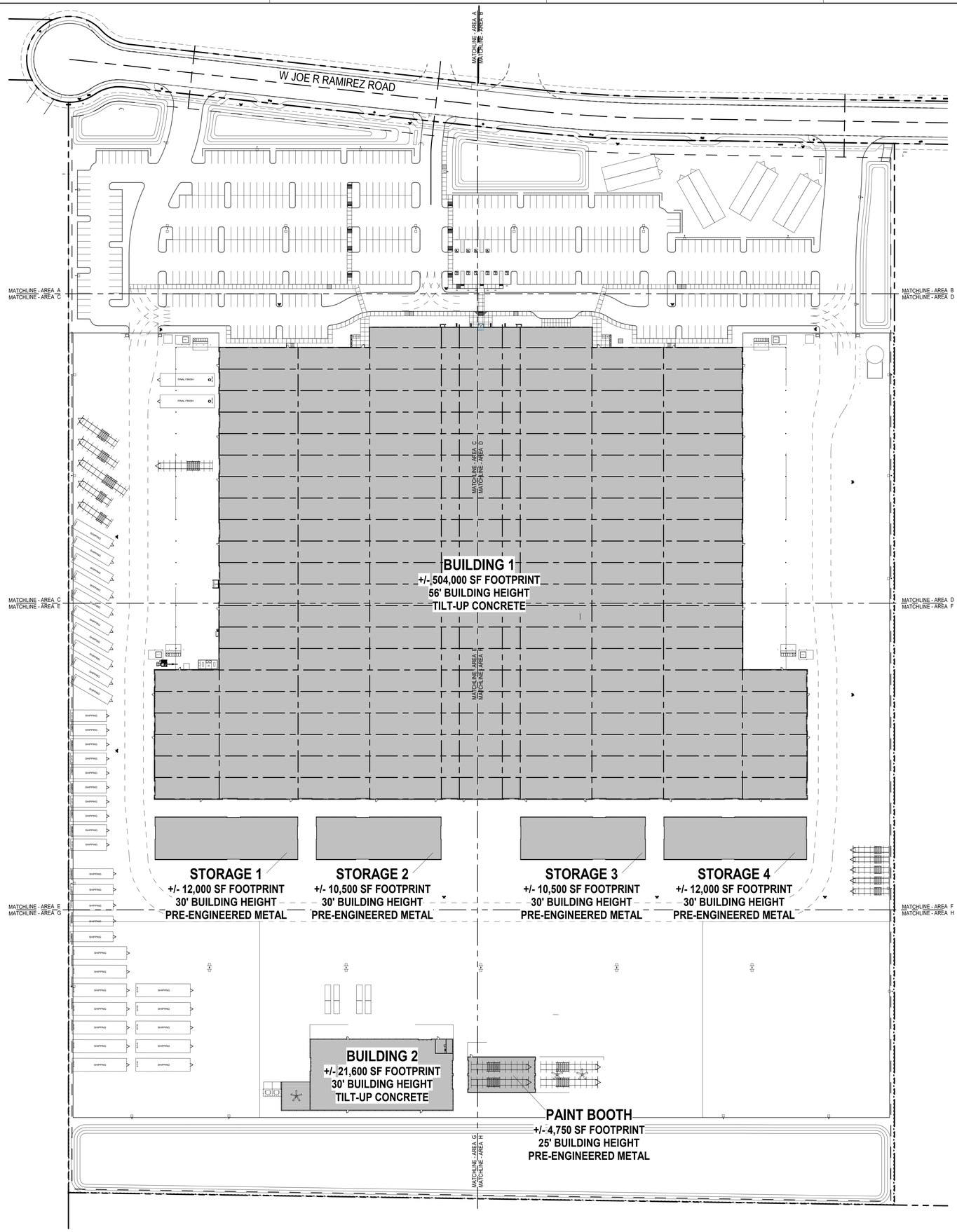
PLEASE REFER TO ENLARGED SITE PLAN SHEETS AS1.1A - AS1.1H FOR ADJACENT PARCEL APN, ZONING, EASEMENTS, SETBACKS, PARKING LOT DIMENSIONS, VISIBILITY TRIANGLES, AISLE WIDTHS AND ALL CODE RELATED CALLOUTS AND DETAILING.



OVERALL SITE PLAN

SCALE: 1" = 60'-0"

0 30 60 120

SCALE: 1" = 60'

PROJECT INFORMATION

PROJECT NAME:	CAVCO MANUFACTURING FACILITY
PROJECT ADDRESS:	13201 W. JOE R. RAMIREZ ROAD, EL MIRAGE, AZ 85335
OWNER:	CAVCO INDUSTRIES, INC. 2611 E COMSTOCK AVENUE NAMPA, ID 83687 PHONE: 208-340-0827 CONTACT: JEFF CHRISMAN EMAIL: JEFF.CHRISMAN@CAVCO.COM
ARCHITECT:	DLR GROUP 6225 N 24TH STREET, SUITE 250 PHOENIX, AZ 85016 PHONE: 480-206-7727 CONTACT: TIM THIELKE EMAIL: TTHIELKE@DLRGROUP.COM
ASSESSOR'S PARCEL NUMBER:	509-18-970B
EXISTING ZONING:	PAD00-08-01 WITH FEDERAL LUKE AFB APZ II
PROPOSED ZONING:	PAD00-08-01 WITH FEDERAL LUKE AFB APZ II
PROPOSED USE:	MOBILE HOME MANUFACTURING
PROPOSED OCCUPANCY TYPE:	FACTORY INDUSTRIAL MODERATE-HAZARD F-1
ALLOWED BUILDING HEIGHT:	66'
PROPOSED BUILDING HEIGHT:	HIGH PARAPET HEIGHT: 56' RIDGE HEIGHT: 50'
STORIES:	1-STORY (2-STORY OFFICE AREA - SEE SITE PLAN)
CONSTRUCTION TYPE:	II-B
MINIMUM LOT AREA:	2,000 SF
MINIMUM LOT WIDTH:	50'
MAXIMUM LOT COVERAGE:	90%

BUILDING/LANDSCAPE SETBACKS.:		
	FRONT:	20' MIN
	SIDE:	10' MIN
	INTERIOR SIDE (PAD ZONING):	5' MIN
	REAR:	5' MIN

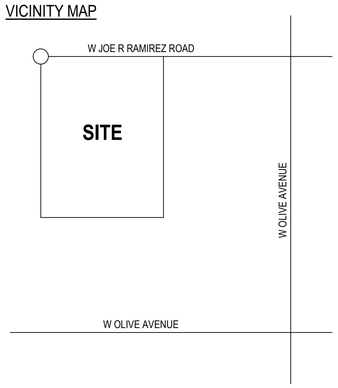
GROSS SITE AREA:	± 1,765,688 S.F. (± 40.53 ACRES)
NET SITE AREA:	± 1,729,983 S.F. (± 39.71 ACRES)
PROPOSED BUILDING AREA:	± 504,000 S.F. (GROSS)
LOT COVERAGE:	± 29.13% (50% MAXIMUM ALLOWED) (504,000 SF / 1,729,983 SF = .2913)
PARKING LOT AREA:	±294,809 S.F.
PARKING LOT LANDSCAPE REQ.:	10% (±29,481 S.F.)
PARKING LOT LANDSCAPE PROV.:	40.9% (±120,547 S.F. / 294,809 S.F. = .4089)

PARKING REQUIRED:			
HEAVY MANUFACTURING:	± 458,000 SF @ 1 SPACE/1,000 G.S.F.	=	458 SPACES
OFFICE AREA:	± 46,000 SF @ 1 SPACE/350 G.S.F.	=	131.4 SPACES
TOTAL PARKING REQUIRED:			590 SPACES*

*A PARKING WAIVER PURSUANT TO SECTION 154.097(G)(5) HAS BEEN REQUESTED

TOTAL PARKING PROVIDED:	465 SPACES
ADA PARKING REQUIRED (401-500 SPACES):	10 SPACES
ADA PARKING PROVIDED:	10 SPACES
BICYCLE PARKING PROVIDED:	16 SPACES

VICINITY MAP



DLRGROUP

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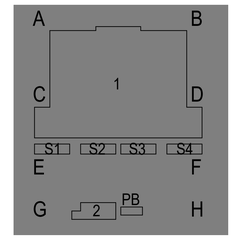
CAVCO MANUFACTURING FACILITY

WILLMENG CONSTRUCTION

13201 W JOE R RAMIREZ RD
EL MIRAGE, AZ 85335

SITE PLAN APPLICATION
8.11.2025
REVISIONS

KEY PLAN



30-25172-00

OVERALL SITE PLAN

AS1.1

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