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Autodesk Docs://4512 El Mirage Industrial Projects/4512_Central_360.rvt

PROJECT NARRATIVE

THIS PROJECT CONSISTS OF A TILT-UP CONCRETE WAREHOUSE BUILDING WITH OFFICES, LOADING DOCKS AND STORAGE YARD. THIS PROPERTY IS CURRENTLY A VACANT, UNOCCUPIED LOT

CITY OF EL MIRAGE SITE PLAN NOTES

ANY CHANGE OF USE OR OCCUPANCY OF ANY BUILDING OR BUILDINGS, INCLUDING ADDITIONS THERETO REQUIRING MORE PARKING, SHALL NOT BE PERMITTED UNTIL SUCH ADDITIONAL PARKING SPACES AS REQUIRED BY THIS CHAPTER ARE FURNISHED.

PROJECT TEAM

OWNER:
IDM COMPANIES
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LANDSCAPE ARCHITECT:
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CONTACT: TIM MCQUEEN
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SHEET KEYED NOTES

- N101 PEDESTRIAN ACCESSIBLE ADA RAMP, RAMPS TO HAVE A MAXIMUM SLOPE 1:20 (8.33%) WITH MAXIMUM CROSS SLOPE OF 2%
N102 8FT WIDE CONCRETE WALKWAY (TYP)
N104 VEHICLE ACCESS PAVED SURFACE AND PARKING ARE TO BE ASPHALT, U.N.O. TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS (75,000 POUNDS)
N105 6" VERTICAL CONCRETE CURBING, TYPICAL PAVED SURFACE BORDER
N106 8FT TALL CMU SITE WALL ALONG PROPERTY LINE
N107 SUMP PUMP TO BE PROVIDED AT LOADING DOCKS, TYP, SEE CIVIL AND PLUMBING FOR ADDITIONAL INFORMATION
N108 FDC & FIRE RISER
N110 EXISTING FIRE HYDRANT
N111 OVERHEAD DOORS AT LOADING DOCK (TYP)
N112 12FT X 45FT LOADING BERTH, TYP U.N.O.
N113 (1) 12FT X 70FT LOADING BERTH
N114 EXISTING SITE WALL TO REMAIN
N115 PARKING BLOCKS TO BE INSTALLED AT PARKING SPACES
N116 8FT WIDE DETACHED SIDEWALK
N118 RECESSED LOADING DOCK
N119 REFUSE ENCLOSURES WITH GATES
N121 3FT TALL CMU SITE WALL
N122 SURFACE LOADING SPACE, TYP
N123 WALKWAY AT FINISH FLOOR HEIGHT
N124 LANDSCAPED AREA, SEE LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION
N125 CRUSHED ROCK IN THIS AREA

PROJECT DATA

BUILDING AND SITE BASICS:

- PROJECT ADDRESS: 9105 N EL MIRAGE RD
EL MIRAGE, AZ 85335
- JURISDICTION: EL MIRAGE
- ASSESSORS PARCEL #: 501-45-997
- LOT AREA: 410,226 S.F., 9.42 ACRES
- PROPOSED BUILDING HEIGHT: 50' MAX
- PROPOSED BUILDING AREA: 105,016 S.F.
- SITE INFORMATION:**
- ZONING: CP (COMMERCE PARK)
- OVERLAY DISTRICT: ARS 28-8481 MILITARY LAND USE COMPATIBILITY, MILITARY AIRPORT TERRITORY VICINITY
- LOT COVERAGE ALLOWED: 90%
- SETBACKS: FRONT 20'
SIDE 10'
INTERIOR SIDE 5' (OR 0' IF BLDG IS FIRE RESISTANT PER IBC & IFC)
REAR 5' (OR 0' IF BLDG IS FIRE RESISTANT PER IBC & IFC)
- MAX HEIGHT: 66'
- FLOODPLAIN: X
- EXISTING LAND USE: VACANT
- BUILDING CODE INFORMATION:**
- BUILDING OCCUPANCY(S): B (BUSINESS)
S-2 (NON-COMBUSTIBLE STORAGE)
- STORIES: 1

- PARKING REQUIREMENTS:**
DISTRIBUTION WAREHOUSE/YARD:
• 1 SPACE PER 2,000 SF OF WAREHOUSE AND 5,000 SF OF YARD
RELATED AREA + 1 SPACE PER 350 SF OF OFFICE AREA

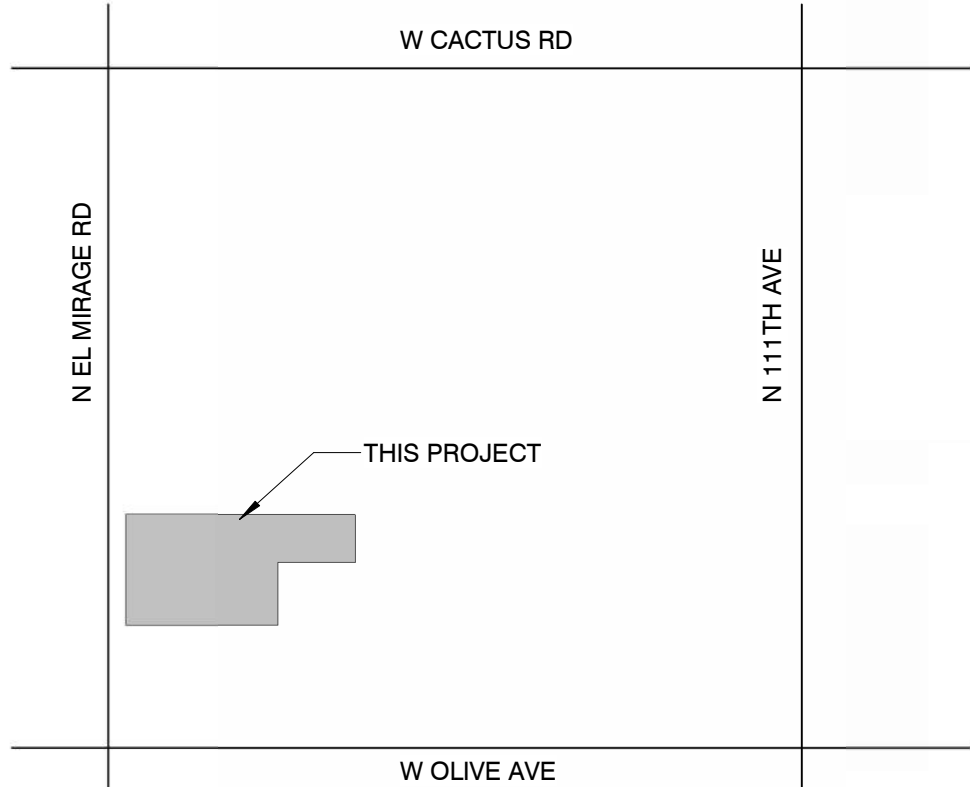
5,000 (OFFICE AREA)/350 = 15 PARKING SPACES
138,935 (YARD AREA)/5,000 = 28 PARKING SPACES
100,760 (WAREHOUSE)/2,000 = 51 PARKING SPACES
TOTAL PARKING SPACES REQUIRED = 94

ADA PARKING REQUIRED (76-100 TOTAL SPACES) = 4 SPACES

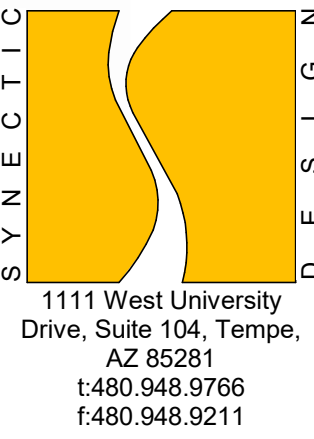
LANDSCAPE REQUIREMENTS:

- A MINIMUM OF 10% OF THE PARKING LOT AREA SHALL BE LANDSCAPED, EXCLUSIVE OF FRONT YARD OR PERIMETER LANDSCAPING AND STREET TREES. THE LANDSCAPING SHALL CONSIST OF PARKING ISLANDS LOCATED WITHIN THE PARKING LOT AREA.
- A MINIMUM OF ONE TREE SHALL BE PROVIDED FOR EVERY FIVE PARKING SPACES, EXCLUSIVE OF PERIMETER LANDSCAPING AND STREET TREES.
- PARKING ISLANDS OR LANDSCAPED AREAS SHALL BE INSTALLED AT LEAST EVERY TEN CONSECUTIVE PARKING SPACES. THE ISLANDS SHALL BE A MINIMUM OF TEN FEET WIDE AND CONTAIN A MINIMUM OF 180 SQUARE FEET IN AREA.

TYPE OF SPACE	# OF SPACES
ADA Space	4
Surface Spaces - Employee	69
Surface Spaces - Non-Employee	24
TOTAL	97



VICINITY MAP



El Mirage Industrial

9105 N EL MIRAGE RD
EL MIRAGE, AZ



REVISIONS

Phase: SITE

Drawn By: ANS

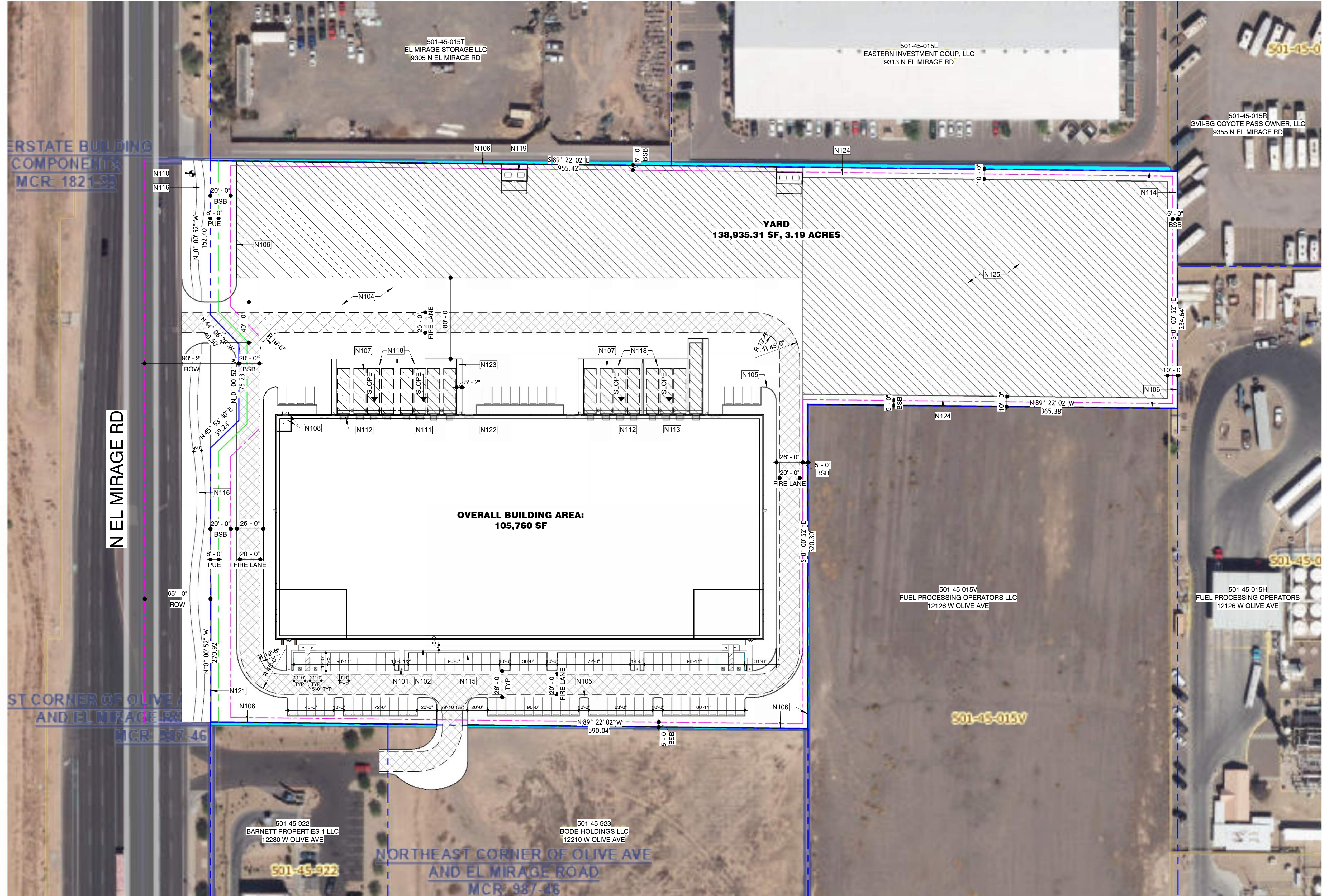
Reviewed By: LDB

SDI Project No: 4512

Date: 06/26/2026

Sheet:

A1.1
SITE PLAN



1 Site Plan
1" = 50'-0"

