

CITY OF CHANDLER GENERAL SITE PLAN NOTES

1. ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CLEANUP, MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN A PHASE.
2. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
3. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
4. ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGN TO PREVENT RAYS FROM BEING DIRECTED OFF OF THE PROPERTY UPON WHICH THE LIGHTING IS LOCATED.
5. THE FIRE DEPARTMENT DOUBLE CHECK ASSEMBLY SHALL BE PAINTED TO MATCH THE ADJACENT WALL COLOR.
6. THERE SHALL BE NO OBSTRUCTION OF SITE SIGNAGE BY LANDSCAPE PLANT MATERIAL, AND THAT SUCH MUST BE RELOCATED/CORRECTED BEFORE THE FIELD INSPECTION WILL ACCEPT/PASS THE SIGN IN THE FIELD OR ISSUE A CERTIFICATE OF OCCUPANCY FOR A PROJECT.
7. ALL TRANSFORMER BOXES, METER PANELS AND ELECTRIC EQUIPMENT, BACKFLOW DEVICES OR ANY OTHER UTILITY EQUIPMENT NOT ABLE TO BE OR REQUIRED TO BE SCREENED BY LANDSCAPING OR WALLS, SHALL BE PAINTED TO MATCH THE BUILDING COLOR.
8. ALL WALLS OVER 7' IN HEIGHT, SITE LIGHTING, SIGNAGE, RAMADAS AND SHADE STRUCTURES REQUIRE SEPARATE SUBMITTAL AND PERMITS.

SITE DATA

TOTAL SITE AREA	51,941 S.F. / 1.19 ACRES
TOTAL BUILDING AREA	9,806 S.F. (18% OF TOTAL SITE AREA)
AREA OF WORK	(SUITE 101 AND 102) 3,815 S.F.
TOTAL LANDSCAPE AREA	3,913 S.F. (8% OF TOTAL SITE AREA)
TOTAL OF ALL PARKING SPACES PROVIDED	55 SPACES
ALLOWABLE BUILDING HEIGHT	45'-0"
EXISTING BUILDING HEIGHT	27'-8"

LEGEND

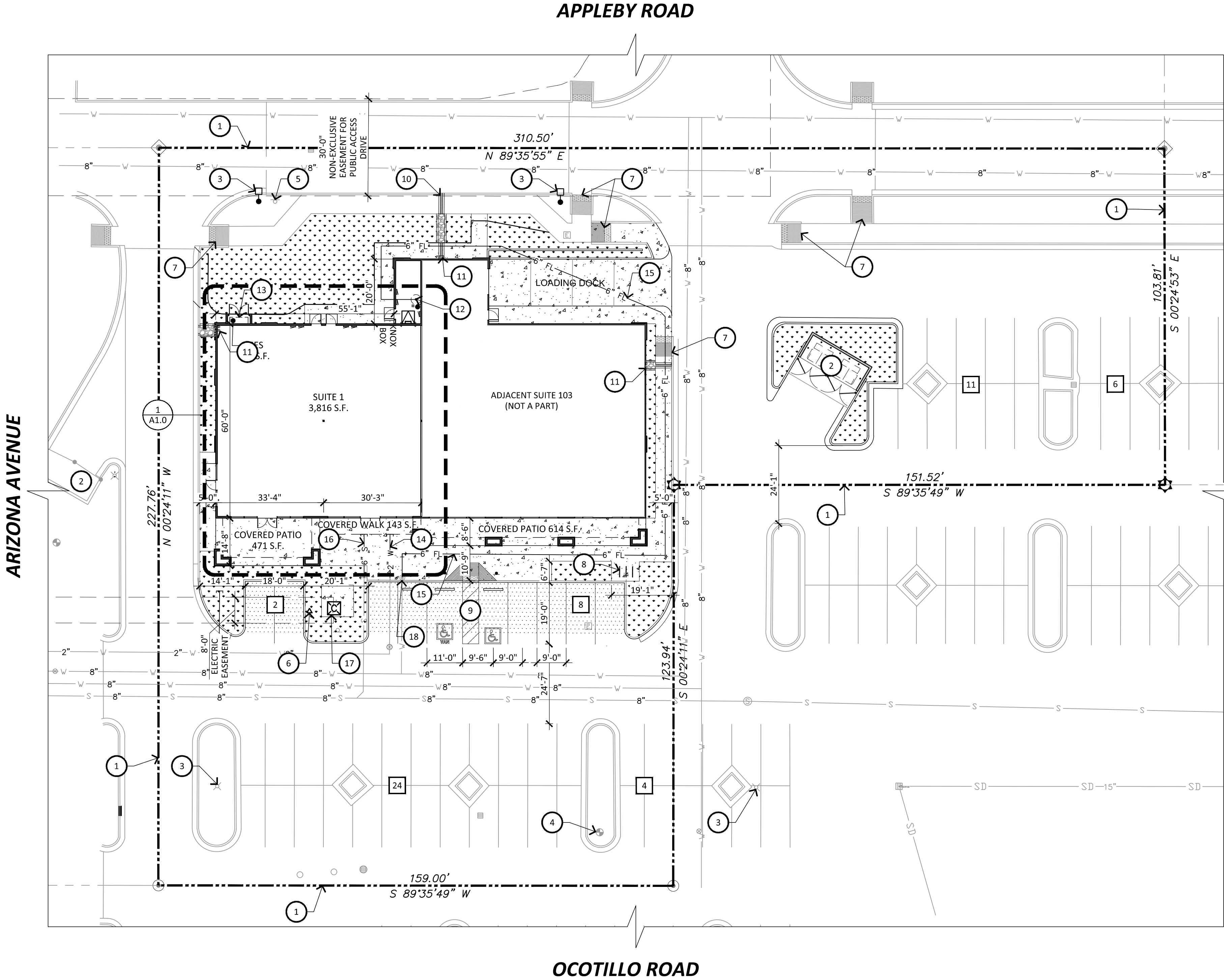
	EXISTING LANDSCAPE TO REMAIN
	EXISTING CONCRETE TO REMAIN

GENERAL NOTES

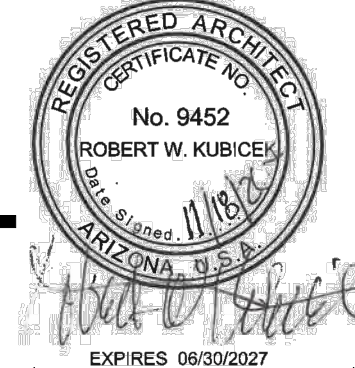
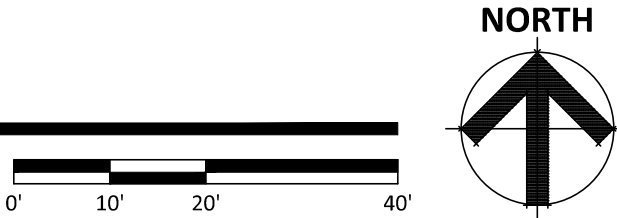
- A. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
- B. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE.
- C. BUILDING AND SITE SIGNAGE ARE UNDER SEPARATE PERMIT.
- D. ALL UTILITY LINES LESS THAN 69KV ON CONTIGUOUS TO THE SITE SHALL BE INSTALLED OR RELOCATED UNDER GROUND
- E. ALL OUTDOOR STORAGE AREAS FOR STORAGE OF MATERIALS AND EQUIPMENT SHALL BE FULL SCREENED FROM VIEW BY A 6' MASONRY WALL. INDUSTRIAL STORAGE SCREEN WALLS SHALL BE FINISHED WHERE THEY ARE EXPOSED TO PUBLIC VIEW FROM STREETS OR ADJACENT NON-INDUSTRIAL USES.
- F. THE LOCATION OF ALL ELECTRICAL UTILITY EQUIPMENT SHALL BE IDENTIFIED ON THE CONSTRUCTION PLANS.
- G. PNEUMATIC TUBES, WEATHER METAL OR PLASTIC, SHALL BE EITHER ENCLOSED IN PLASTERS, COLUMNS OR OTHER ARCHITECTURAL FEATURES OF THE CANOPY OR BUILDING OR ROUTED UNDER GROUND
- H. COMMERCIAL BUILDING DOWNSPOUTS SHALL BE INTERNALIZED. INDUSTRIAL BUILDING MAY USE EXPOSED DOWNSPOUTS IF ARTICULATED WITH THE ARCHITECTURE OF THE BUILDING AND BUILT WITH A DURABLE MATERIAL SUCH AS STEEL.
- I. COMMERCIAL DEVELOPMENT VEHICULAR ACCESS POINTS AND PEDESTRIAN ACCESS WAYS SHALL INCLUDE SPECIAL PAVING TREATMENT SUCH AS INTEGRAL COLORED STAMPED CONCRETE, BOAMANITE, OR SIMILAR ALTERNATIVE. LOCATION AND MATERIAL SHALL BE REVIEWED AND APPROVED BY THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- J. EXISTING ON-SITE PLANT MATERIAL DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH COMPARABLE SPECIES AND SIZE.
- K. WATER SUPPLY SHALL COMPLY AS PER IFC 2018 WITH LOCAL AMENDMENTS AND NFPA 13 2016 (INCLUDES WATER FLOW TEST AND DURATION)
- L. ALL ON-SITE WATER LINES, INCLUDING THOSE REQUIRED FOR FIRE PROTECTION SHALL BE PRIVATE WATER LINES SUBJECT TO THE PLUMBING CODE.
- M. UNKNOWN OCCUPANCIES SHALL COMPLY AS PER IFC 2018 WITH LOCAL AMENDMENTS SEC 903.2.13
- N. ALL NEW SANITARY SEWER LINES WITHIN THE SITE SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE PLUMBING CODE.
- O. FIRE DEPARTMENT KNOX BOX SHALL BE PROVIDED ON THE EXTERIOR WALL ADJACENT TO BUILDING ENTRANCE. COORDINATE WITH FIRE MARSHALL.
- P. ALL EXTERIOR DOORS ARE MINIMUM 32" WIDE AND 6'6" TALL.

KEYNOTES #

1. PARCEL LINE
2. EXISTING TRASH ENCLOSURE TO REMAIN
3. EXISTING LIGHT POLE TO REMAIN
4. EXISTING FIRE HYDRANT TO REMAIN
5. EXISTING NO PARKING SIGN TO REMAIN
6. EXISTING TELECOMMUNICATIONS RISER TO REMAIN
7. EXISTING RAMP TO REMAIN
8. EXISTING BIKE RACK TO REMAIN
9. EXISTING ADA PARKING TO REMAIN
10. EXISTING TRENCH DRAIN GRATING COVER TO REMAIN
11. EXISTING ROOF DRAIN TO REMAIN
12. EXISTING FIRE RISER ROOM WITH ROOFTOP LADDER
13. EXISTING S.E.S. WITH METAL DOOR AND PANIC HARDWARE, CEILING AND WALLS ARE A MINIMUM OF 1 HOUR FIRE RATED, NO GLASS, ROLL UP DOORS OR WINDOWS ALLOWED TO REMAIN
14. EXISTING 2" DOMESTIC WATER SERVICE PIPE TO REMAIN, RE: PLUMBING DRAWINGS
15. EXISTING 6" FIRE LINE WATER PIPE TO REMAIN
16. EXISTING 6" PVC SEWER PIPE TO REMAIN, RE: PLUMBING DRAWINGS
17. EXISTING TRANSFORMER TO REMAIN
18. EXISTING PIV TO REMAIN



1 ENLARGED SITE PLAN (FOR REFERENCE)
SCALE: 1" = 20'-0"



DATE	CITY COMMENTS	OWNER COMMENTS	OWNER COMMENTS
07/20/26			
07/23/26			
08/20/26			

NOTICE OF ALTERNATE BILLING OR PAYMENT CYCLE: THIS CONTRACT MAY ALLOW THE OWNER TO REQUIRE THE SUBMISSION OF BILLING OR ESTIMATES IN BILLING CYCLES OTHER THAN THIRTY DAYS. THIS CONTRACT MAY ALLOW OWNER TO MAKE PAYMENT ON A MONTHLY BASIS. ALL BILLING MUST BE CERTIFICATION AND APPROVAL OF BILLING AND STRAIGHT. A WRITTEN DISCRIPTION OF EACH BILLING CYCLE APPLICABLE TO THE PROJECT IS AVAILABLE FROM OWNER OR DESIGNATED AGENT.

NAME: _____
ADDRESS: _____
CONTACT: Name: _____
PHONE: _____

MATTRESS SHOP

PAD 5B - SUITE 1 AT PASEO LINDO SHOPPING CENTER
NEC OF ARIZONA AVE AND OCOTILLO RD.
CHANDLER, AZ