

**PROJECT DATA**

**PROJECT DESCRIPTION:** PINAL COUNTY ADMINISTRATIVE COMPLEX, INCLUDES NEW BUILDINGS AND ADDITIONS TO THE JP COURTS BUILDING

**ARCHITECT:** SWAN ARCHITECT, INC.  
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**PROJECT MANAGER:** ARCHIE GARREON - DIRECTOR  
FACILITIES MANAGEMENT DEPARTMENT  
TEL: 520-866-6416

**ADDRESS:** 19955 N. WILSON AVENUE  
MARICOPA, ARIZONA 85139

**PARCEL NO.:** 510180010

**NET SITE AREA:** 217,800 S.F.

**BUILDING COVERAGE:** 45,429 / 217,800 = 21%

**ZONING:** GR WITH MIXED USE HERITAGE OVERLAY

**BUILDING AREA:** NORTH BUILDING: 8,314 G.S.F.  
NORTH BUILDING CANOPIES: 1,280 G.S.F.  
SOUTH BUILDING: 24,046 G.S.F.  
SOUTH BUILDING CANOPIES: 3,154 G.S.F.  
TOTAL BUILDING: 7,068 G.S.F.

**MIN. BUILDING SETBACKS:** REQUIRED: 20' (MAX)  
PROVIDED: 73'-0" (EXISTING)  
FRONT (WEST SIDE): 20' (MAX)  
NORTH SIDE: 0'  
SOUTH SIDE: 0'  
REAR (EAST SIDE): 20'-0"

**MIN. LANDSCAPE SETBACKS:**

|                    |        |           |        |
|--------------------|--------|-----------|--------|
| FRONT (WEST SIDE): | 10'-0" | PROVIDED: | 11'-6" |
| NORTH SIDE:        | 0'     |           | 10'-0" |
| SOUTH SIDE:        | 0'     |           | 11'-6" |
| REAR (EAST SIDE):  | 20'-0" |           | 20'-0" |

**PARKING PROVIDED:**

|                          |       |
|--------------------------|-------|
| STANDARD SPACES          | 141   |
| ACCESSIBLE SPACES        | 9     |
| VAN ACCESSIBLE PARKING 2 |       |
| TOTAL SPACES             | 152 * |

**MINIMUM PLUMBING FIXTURES REQUIRED:**

|          | MEN (94) | WOMEN (94) | OTHER |
|----------|----------|------------|-------|
| WC'S     | 3        | 3          | -     |
| LAVS     | 2        | 2          | -     |
| EDF      | -        | -          | 1     |
| MOP SINK | -        | -          | 1     |

**PLUMBING FIXTURES PROVIDED:**

|          | MEN | WOMEN | OTHER |
|----------|-----|-------|-------|
| WC'S     | 4   | 4     | 1     |
| LAVS     | 3   | 3     | 1     |
| EDF      | -   | -     | 1     |
| MOP SINK | -   | -     | 1     |

NOTE:  
A JOINT AGREEMENT BETWEEN PINAL COUNTY AND THE CITY OF MARICOPA WILL BE PREPARED TO ALLOW SHARED PARKING BETWEEN THIS SITE AND THE SITE DIRECTLY ACROSS THE STREET.

**PARKING REQUIRED:**

NORTH BUILDING: 8,314 G.S.F. / 200 = 42 TOTAL SPACES  
SOUTH BUILDING: 31,112 G.S.F. / 200 = 156 TOTAL SPACES  
83 STANDARD SPACES / 4 ACCESSIBLE SPACES  
TOTAL SPACES REQUIRED: 198 STANDARD SPACES

**OCCUPANCY:** NORTH BUILDING  
**OCCUPANT LOAD:**

TOTAL OCCUPANTS = 188 PERSONS  
B = 6,117 S.F. / 150 = 40.78  
A-3 = LOBBY / WAITING = 1,295 S.F. / 15 = 31.6  
MULTI-PURPOSE = 479/15 = 31.6  
CONFERENCE = 180 / 15 = 12  
BREAKROOM = 247/15 = 16.4  
TOTAL A-3 OCCUPANTS: 146.3

**CONSTRUCTION TYPE:**

VB

**ALLOWABLE BUILDING AREA:** 36,000 PER TABLE 506.2

**ALLOWABLE BUILDING HEIGHT:** 60 FEET

**ALLOWABLE STORIES:** 3

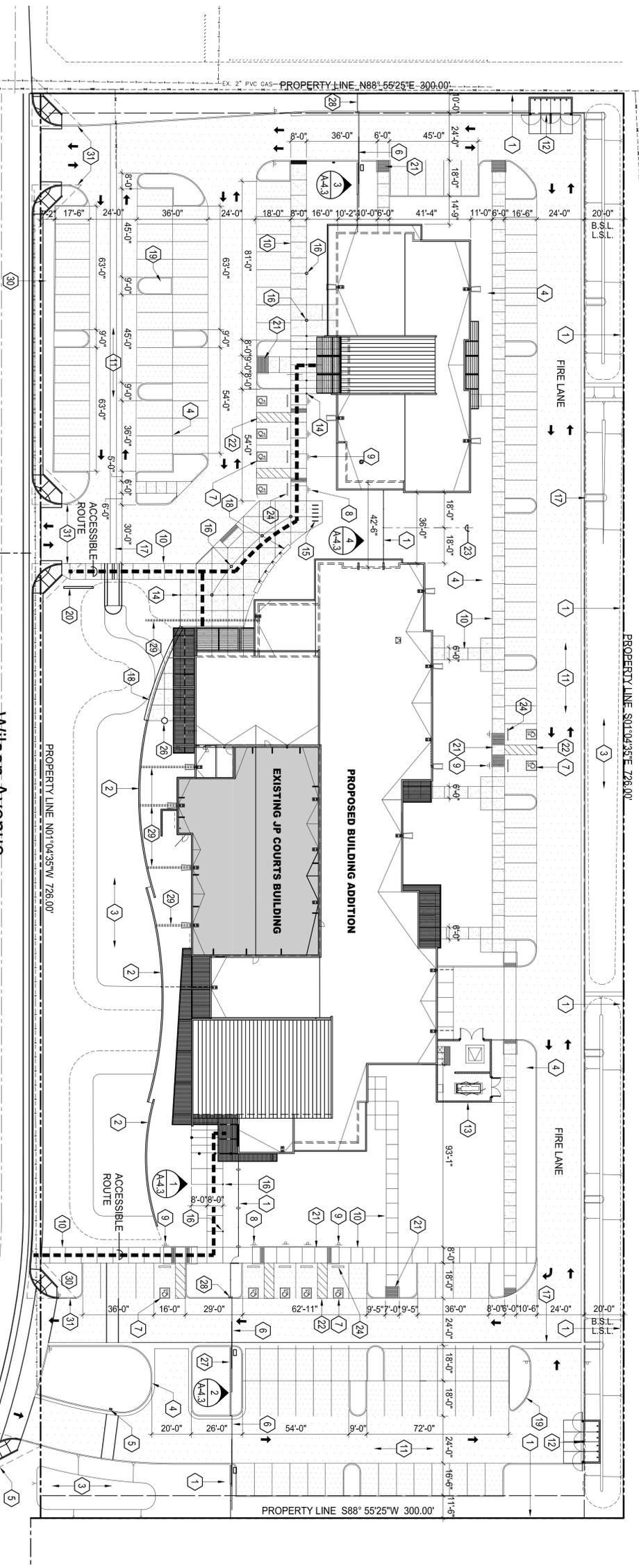
**SPECIFIC DESCRIPTIVE NOTES**

- PROVIDE 6'-0" HIGH FENCE WITH NO-CLIMB STEEL MESH AND STEEL POSTS WITH SEALED RUST FINISH. REFER TO DETAILS FOR ADDITIONAL INFORMATION.
- PROVIDE CAST-IN-PLACE CONCRETE RETAINING WALL WITH LIGHT SANDBLASTED FINISH. WALL SHALL BE 2'-0" ABOVE HIGH SIDE OF FINISH GRADE.
- RETENTION AREA. REFER TO CIVIL DRAWINGS.
- PROVIDE LIGHT POLER/FITURE. REFER TO ELECTRICAL DRAWINGS.
- PROVIDE GATE OPERATOR.
- PROVIDE ELECTRIC ROLLING GATE.
- PROVIDE INTERNATIONAL ACCESSIBILITY SYMBOL. TYPICAL.
- PROVIDE ACCESSIBLE VAN SIGN COMPLIING WITH ADA GUIDELINES.
- PROVIDE ACCESSIBLE VEHICLE SIGN COMPLIING WITH ADA GUIDELINES. TYPICAL.
- PROVIDE 3000 PSI CONCRETE SIDEWALK OVER COMPACTED AGRREGATE BASE COURSE.
- PROVIDE ASPHALTIC CONCRETE PAVEMENT.
- PROVIDE TRASH ENCLOSURE.
- PROVIDE MECHANICAL/ELECTRICAL YARD ENCLOSURE.
- PROVIDE 6" DIAMETER x 4'-0" HIGH (ABOVE GRADE) STEEL PIPE BOLLARD WITH WELDED STEEL CAP. TYPICAL.
- PROVIDE BIKE RACK.
- PROVIDE 12'-0" HIGH ACCENT LIGHT STOCK/POLE.
- PROVIDE CONCRETE DRAINAGE CHANNEL. REFER TO CIVIL DRAWINGS.
- PROVIDE CAST-IN-PLACE CONCRETE BENCH.
- PROVIDE LANDSCAPE ISLAND.
- PROVIDE MONUMENT SIGN.
- PROVIDE ACCESSIBLE CURB/SIDEWALK RAMP COMPLIING WITH ADA GUIDELINES. REFER TO CIVIL DRAWINGS.
- PROVIDED PAINTED HASH LINES COMPLIING WITH ADA GUIDELINES.
- IMAGINARY PROPERTY LINE BETWEEN NEW BUILDINGS.
- PROVIDE PRECAST CONCRETE WHEEL STOP.
- PROVIDE LOCKABLE SWINGING GATE.
- REINSTATE SALVAGED FLAG POLE.
- PROVIDE 8" CMU FENCE WALL. REFER TO DETAILS FOR ADDITIONAL INFORMATION.
- PROVIDE 8" x 2'-0" CMU FENCE WALL. REFER TO DETAILS FOR ADDITIONAL INFORMATION.
- ROUTE DRAIN LEADER BELOW GRADE TO RETENTION BASIN. REFER TO CIVIL DRAWINGS.
- PROVIDE 3'-0" HIGH LANDSCAPE SCREEN OF PARKING SPACES. REFER TO CIVIL DRAWINGS.
- NO FENCE, WALLS, SHRUBBERY, SIGN, OR OTHER OBSTRUCTION BETWEEN A HEIGHT OF 2 FEET AND 7 FEET SHALL OCCUR IN THE VISIBILITY TRIANGLE.



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architectural  
planning  
historic preservation



**ARCHITECTURAL SITE PLAN**

SCALE: 1/320

sheet: A-1

project: PINAL COUNTY ADMINISTRATIVE COMPLEX  
IN THE CITY OF MARICOPA  
19955 N. WILSON AVENUE  
MARICOPA, ARIZONA 85239

drawing: ARCHITECTURAL SITE PLAN

date: Sep. 1, 2019  
drawn: J.A.S.  
checked: J.A.S.  
rev:

project number(s):