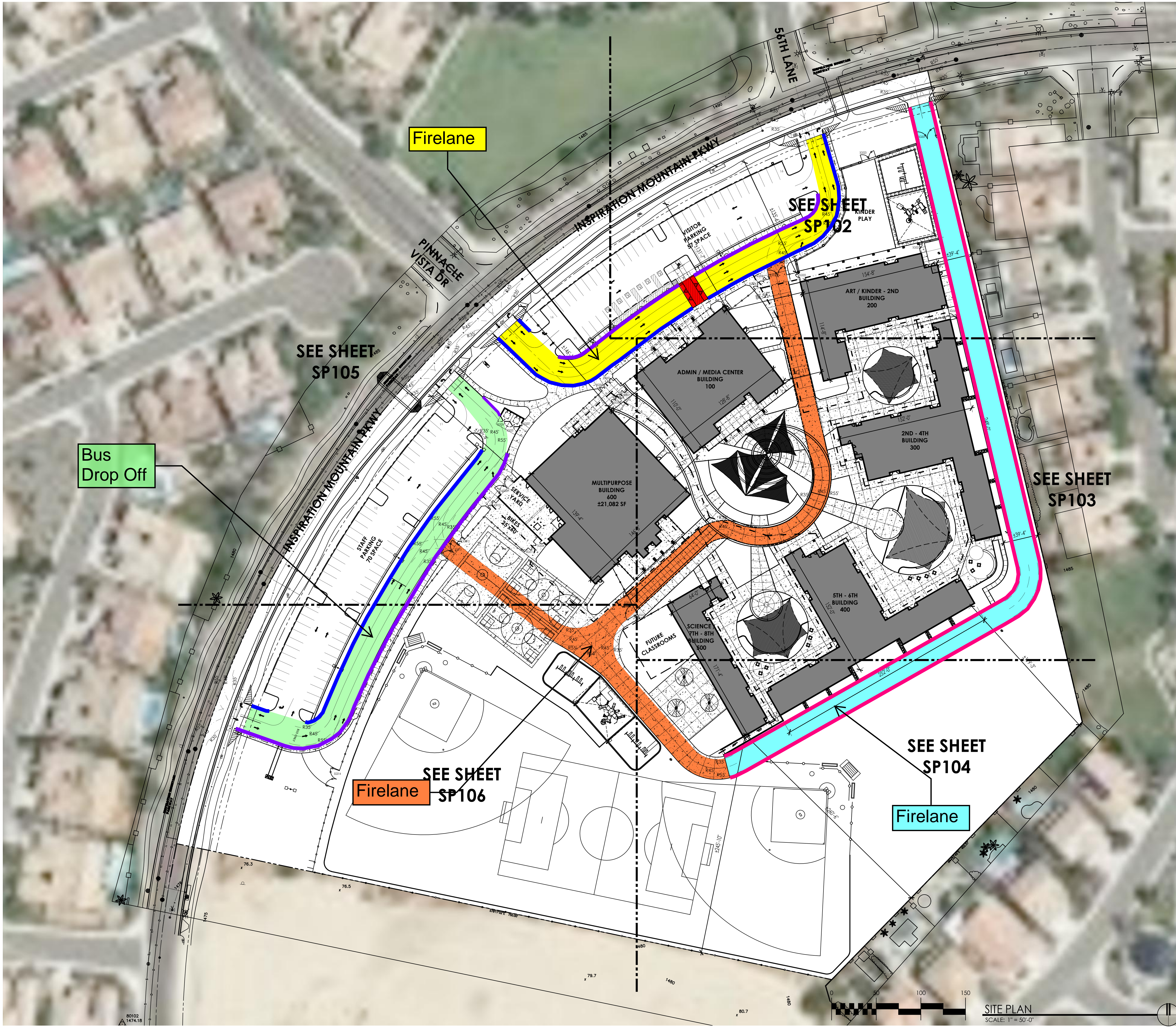


PATH: I:\2020\2097 D:\USD Ben #420\00 REV\102 CAD\04 SHEETS\SP101 SITE PLAN.dwg LAST SAVED BY: BENT DATE: 5/12/21



## GENERAL NOTES

- USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE BUILDING CODES.
- ALL ON-SITE ACCESSIBLE SIDEWALKS SHALL BE A MINIMUM OF 3 FEET 0 INCHES WIDE AND HAVE A MAXIMUM SLOPE OF 1:20 (5%) WITH THE MAXIMUM CROSS SLOPE OF 1:50 (2%). ALL CURBS MUST PROVIDE ACCESSIBLE RAMPS PURSUANT TO THE AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS.
- ALL BUILDINGS SHALL BE SPRINKLED, ALARMED AND MONITORED.
- ALL BUILDINGS SHALL HAVE RISER ROOMS WITH EXTERIOR DOOR ACCESS.
- CONTRACTOR TO VERIFY ALL SITE CONDITIONS AND DIMENSIONS PRIOR TO BEGINNING THIS CONSTRUCTION. NOTIFY ARCHITECT AND OWNER OF ANY AND ALL DISCREPANCIES.
- CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- COORDINATE ALL LIGHT POLE LOCATIONS WITH ELECTRICAL AND ARCHITECTURAL DRAWINGS.
- ALL WORK PERFORMED IN THE PUBLIC RIGHT-OF-WAY REQUIRES A SEPARATE PERMIT. SEE CIVIL DRAWINGS.

## PROJECT INFORMATION

APPLICANT: DEER VALLEY UNIFIED SCHOOL DISTRICT #97  
20402 N 15TH AVE  
PHOENIX, AZ 85027

APPLICANT CONTACT:  
CHRIS LARSON  
DIRECTOR OF SCHOOL SERVICES  
VALLEY SCHOOLS  
928.713.4315

ARCHITECT CONTACT:  
BRENT HEATON  
PROJECT MANAGER  
480.991.0800  
BRENT@SPSPUSARCHITECTS.COM

SITE LOCATION: STATE PLAT NO. 50 STETSON HILLS 2  
PHOENIX, AZ 85083

APN #: 201-38-004A  
ZONING: R1-6  
PROPOSED USE: SCHOOL

CONSTRUCTION TYPE: II-B, SPRINKLERED

SITE AREA: ± 14.13 AC (615,665 SF)

### PROJECT DESCRIPTION

NEW K-8 ELEMENTARY SCHOOL CAMPUS ON EXISTING ROUGH GRADED SITE, TO CONSIST OF (6) ONE-STORY BUILDINGS, PLAY COURTS, PLAY FIELDS, PARKING AND OTHER SUPPORT FACILITIES.

BUILDING AREA:	FOOTPRINT	AWNING/OVERHANG
BUILDING 100	12,937 SF	3,548 SF
BUILDING 200	11,408 SF	3,411 SF
BUILDING 300	14,369 SF	5,227 SF
BUILDING 400	14,895 SF	4,417 SF
BUILDING 500	6,422 SF	1,634 SF
BUILDING 600	19,133 SF	1,870 SF
TOTAL	79,164 SF	20,107 SF

TOTAL UNDER ROOF: 99,271 SF

BUILDING HEIGHT: 1-STORY, 34'-0" ACTUAL MAX.

### PARKING REQUIREMENTS:

STAFF: 27 PARKING SPACES REQUIRED  
80 EMPLOYEES, 1 SPACE / 3 EMPLOYEES

ASSEMBLY: 97 PARKING SPACES REQUIRED  
1 SPACE / 60 SF PUBLIC AREA  
(6816 SF / 60 = 114 SPACES)

TOTAL REQUIRED: 141 SPACES  
TOTAL PROVIDED: 127 SPACES  
AS A PUBLIC SCHOOL, THIS PROJECT IS EXEMPT FROM (ZONING) PARKING REQUIREMENT.

ACCESSIBLE PARKING:  
PER ADA STANDARDS, TABLE 208.2  
5 SPACES REQUIRED WHEN 101 TO 150  
PARKING SPACE ARE PROVIDED

## Adjacent Ways

- 2" DG on 7"abc firelane
- 3" on 7" bus lane paving
- 3"on 7" firelane
- 6" curb/gutter
- 6" curb/gutter
- 6" vert curb
- 6.5" conc pavingat firelane
- conc speed table
- ribbon curb

THIS DRAWING IS AN INSTRUMENT OF SERVICE & IS THE PROPERTY OF SPS+ARCHITECTS LLP & MAY NOT BE REPRODUCED OR REPRODUCTIONS HEREOF USED WITHOUT WRITTEN PERMISSION.

REVISIONS		
REV#	DATE	DESCRIPTION

REVIEWED BY: MAD  
DRAWN BY: BAH



ORIGINAL ISSUE  
DATE: 05.12.2021

JOB No: 2097

SHEET:

**SP101**  
SEQUENCE #: