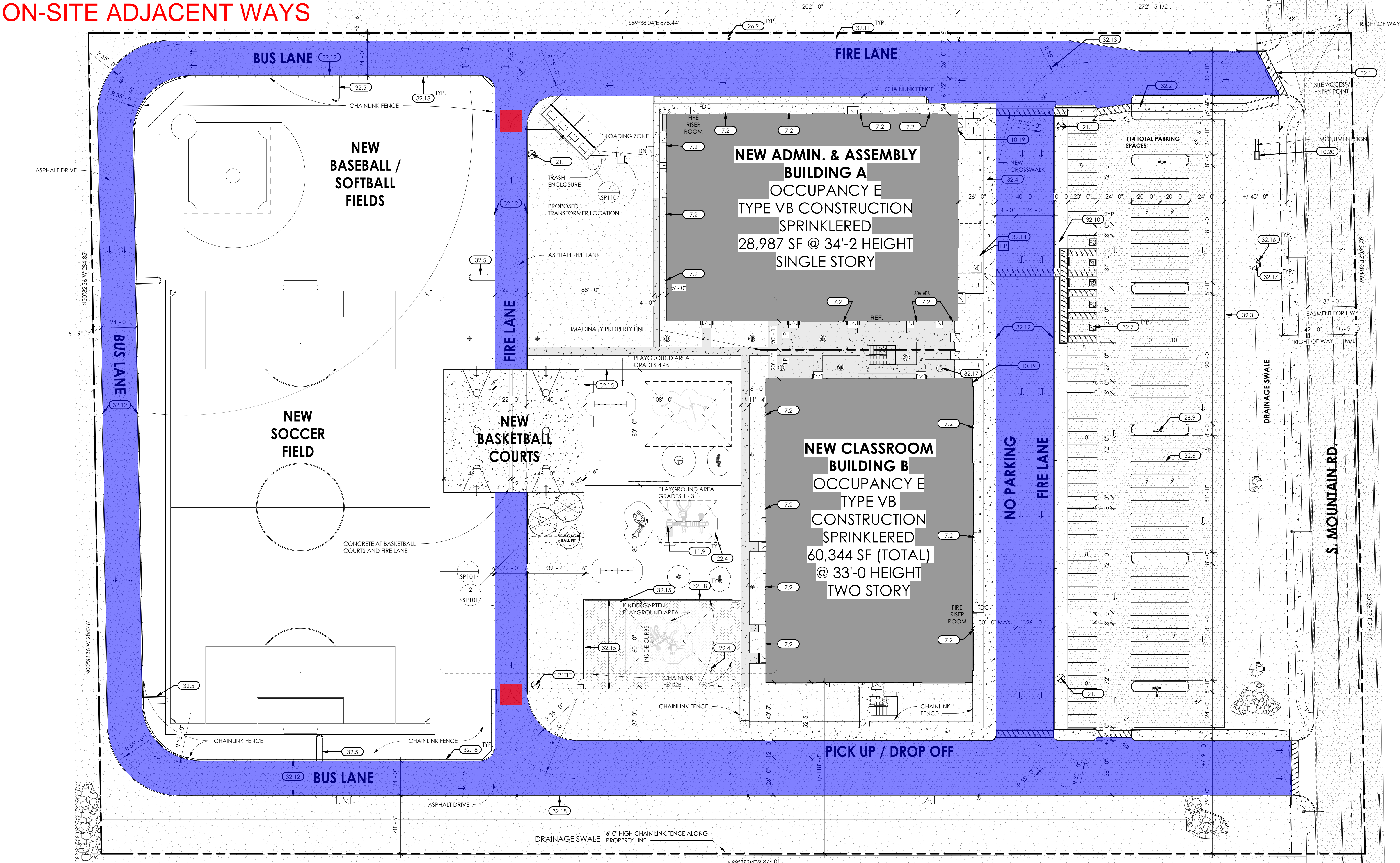


ON-SITE ADJACENT WAYS



OVERALL SITE PLAN



AERIAL VIEW MAP



VICINITY MAP

Legend			
Label	Quantity	Unit	
Fire Lane Asphalt Pavement	91,545.38	sf	
Fire Lane Double Gate Chain Link Fence	2	Count	

FIRE CODE CONSTRUCTION NOTES

- A. "COMPLY WITH ALL PROVISIONS AND REQUIREMENTS OF MESA BUILDING CODE (BC) CHAPTER 33 - SAFEGUARDS DURING CONSTRUCTION, MESA FIRE CODE (MFC) CHAPTER 33 - FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION, AND NFPA 241 FOR ITEMS NOT SPECIFICALLY ADDRESSED BY IFC CHAPTER 33."
- B. "FIRE APPARATUS ROADS ARE ESSENTIAL DURING CONSTRUCTION TO ALLOW EMERGENCY RESPONSE TO THE SITE FOR BOTH FIRE AND MEDICAL EMERGENCIES. ACCESS ROADS SHALL BE IN PLACE PRIOR TO THE START OF VERTICAL CONSTRUCTION. IT IS IMPORTANT TO DEVELOP ACCESS ROADS AT AN EARLY STAGE OF CONSTRUCTION TO ALLOW FOR FIRE DEPARTMENT ACCESS TO THE SITE IN THE CASE OF FIRE OR INJURY."
- C. "REQUIRED FIRE APPARATUS ACCESS ROAD DURING CONSTRUCTION OR DEMOLITION SHALL COMPLY WITH MESA FIRE AND MEDICAL DEPARTMENT STANDARD DETAIL FPD 3310.1. THE ACCESS ROAD SHALL BE A MINIMUM OF 20 FEET WIDE OF ALL WEATHER DRIVING SURFACE, GRADED TO DRAIN STANDING WATER AND ENGINEERED TO BEAR THE IMPOSED LOADS OF FIRE APPARATUS. (78,000 LBS / 24,000 LBS. FRONT AXLE, 54,000 LBS. REAR AXLE) WHEN ROADS ARE WET. THE ACCESS ROAD SHALL EXTEND TO WITHIN 200 FEET OF ANY COMBUSTIBLE MATERIALS AND/OR ANY LOCATION ON THE JOBSITE WHERE ANY PERSON(S) SHALL BE WORKING FOR A MINIMUM OF FOUR (4) CONTINUOUS HOURS IN A DAY. A CLEARLY VISIBLE SIGN MARKED 'FIRE DEPARTMENT ACCESS', IN RED LETTERS, SHALL BE PROVIDED AT THE ENTRY TO THE ACCESS ROAD. ALL OPEN TRENCHES SHALL HAVE STEEL PLATES CAPABLE OF MAINTAINING THE INTEGRITY OF THE ACCESS ROAD DESIGN WHEN THESE TRENCHES CROSS AN ACCESS ROAD. THESE ACCESS ROADS MAY BE TEMPORARY OR PERMANENT. THIS POLICY APPLIES ONLY DURING CONSTRUCTION AND/OR DEMOLITION. PERMANENT ACCESS PER THE IFC SHALL BE IN PLACE PRIOR TO ANY FINAL INSPECTION OR CERTIFICATE OF OCCUPANCY."
- D. "WATER SUPPLY FOR FIRE PROTECTION. AN APPROVED WATER SUPPLY FOR CONSTRUCTION SITE SHALL MEET THE REQUIREMENTS OF IFC APPENDIX CHAPTERS B AND C. THE MINIMUM FIRE FLOW REQUIREMENT WHEN A CONTRACTOR OR DEVELOPER BRINGS COMBUSTIBLE MATERIALS ON SITE IS 1,500 GPM AT 20 PSI. AT LEAST ONE FIRE HYDRANT SHALL BE WITHIN 500 FEET OF ANY COMBUSTIBLE MATERIAL AND CAPABLE OF DELIVERING THE MINIMUM FIRE FLOW REQUIREMENT. THIS HYDRANT OR HYDRANTS MAY BE EITHER TEMPORARY OR PERMANENT AS THE PROJECT SCHEDULE PERMITS. IN ADDITION, THERE ARE TIMES WHEN HYDRANTS AND VALVES MUST BE CLOSED TEMPORARILY FOR REPAIR WORK OR CONSTRUCTION OF THE WATER SYSTEM. THE DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE WATER SUPPLY IS ALWAYS AVAILABLE. WHEN THE WORK IS COMPLETE, DEVELOPER / CONTRACTOR SHALL MAKE SURE THAT THE FIRE HYDRANTS ARE ACTIVE, AND THE VALVES ARE OPEN."

SITE HATCH LEGEND

GRASS AREA	FIRE LANE
CONCRETE PAVING	DECOMPOSED GRANITE
ASPHALT PAVING	STABILIZED DECOMPOSED GRANITE
RIP RAP	

KEY NOTES

- 7.2 DOWNSPOUT AT ROOF DRAIN TO CONNECT TO UNDERGROUND PIPING
- 10.19 BUILDING ADDRESS SIGNAGE - ARABIC NUMERALS OF 18" HEIGHT WITH A MINIMUM 3" STROKE WIDTH - COLOR TO BE OF A CONTRASTING COLOR TO THAT OF THE WALL IT IS MOUNTED TO - REFER TO EXTERIOR ELEVATIONS FOR LOCATION
- 10.20 MONUMENT SIGN
- 11.9 PLAYGROUND EQUIPMENT THROUGH OWNER VENDOR, CONTRACTOR TO COORDINATE
- 21.1 NEW FIRE HYDRANT - REFER TO CIVIL
- 22.4 OUTDOOR BLEVEL DRINKING FOUNTAIN
- 26.9 NEW LIGHT POLES AND BASES - REFER TO ELECTRICAL AND STRUCTURAL DRAWINGS FOR DETAILS
- 32.1 ADA COMPLIANT CROSSWALK
- 32.2 ADA COMPLIANT CURB RAMP
- 32.3 CONCRETE CURB, REFER TO CIVIL PLANS
- 32.4 CONCRETE SIDEWALK WITH FINISH, REFER TO CIVIL PLANS FOR DETAILS
- 32.5 CONCRETE SPLASHPAD, REFER TO CIVIL PLANS
- 32.6 PARKING STALL STRIPING PER CITY OF MESA REQUIREMENTS (INCLUDING ALL DIRECTIONAL ARROWS AND CROSSWALKS)
- 32.7 HANDICAP PARKING STALL, STALL PAINTING AND SIGNAGE PER CITY OF MESA
- 32.10 HANDICAP PARKING SIGN PER CITY OF MESA
- 32.11 FIRE LANE SIGN PER CITY OF MESA
- 32.12 FIRE LANE CURB PAINTING, STENCILING AND SIGNAGE AS REQUIRED BY CITY OF MESA FIRE DEPARTMENT. PAINT CURB RED TO INDICATE FIRE LANE AND LABEL "FIRE LANE NO PARKING" IN WHITE BLOCK LETTERS 3" IN HEIGHT WITH 3/8" STROKE ON TOP OF THE SURFACE OF CURB. WHERE THERE ARE NO CURBS, A 9" BAND OF RED PAINT SHALL BE PLACED AT THE EDGE OF THE DRIVING SURFACE. THE WHITE LETTERING SHALL BE PLACED ON THE RED BAND AS STATED ABOVE
- 32.13 MAINTAIN TURNING RADIUS FOR EMERGENCY VEHICLES WITH WB-50 WHEEL BASE
- 32.14 30FT FLAG POLE
- 32.15 6" MOW CURB
- 32.16 CONCRETE DRAINAGE HEADWALL
- 32.17 RIPRAP
- 32.18 CHAINLINK FENCING @ 6FT, INTERIOR FENCING FOR KINDERGARTEN PLAYGROUND AT 4FT.

SITE DATA

GENERAL:		CITY OF MESA ZONING CODE
REFERENCE:		RU-43 (VERIFY USE IS ALLOWED IN ZONE)
ZONING:		OR IF VARIANCE IS REQUIRED)
USE:		SCHOOL
APN NUMBER:		304-34-059, 304-34-060
PARCEL AREA:		
GROSS:		304-34-059: 239,921 S.F. (5.51 ACRES)
		304-34-060: 240,015 S.F. (5.51 ACRES)
		TOTAL: 479,940 S.F.
LOT COVERAGE (ZONING EXEMPT)		
		CLASSROOM BLDG. 30,172 S.F.
		ADMIN/ASSEMBLY BLDG. 28,987 S.F.
		ENTRY CANOPY 1,249 S.F.
TOTAL :		60,408 S.F.
LOT COVERAGE - BLDG = 12%		
BUILDING HEIGHT / NUMBER OF STORIES (ZONING EXEMPT):		
BUILDING A - ADMIN/ASSEMBLY BLDG: 34' - 2" (1-STORY)		
BUILDING B - CLASSROOM BLDG 33' - 0" (2-STORY)		
BUILDING AREA (ZONING EXEMPT)		
BUILDING A		
ADMIN/ASSEMBLY BLDG:		28,987 S.F.
BUILDING B		
CLASSROOM BLDG:		30,172 S.F.
FIRST FLOOR		30,172 S.F.
SECOND FLOOR		30,172 S.F.
TOTAL		60,344 S.F.
TOTAL OF BLDGS		89,331 S.F.
AREA UNDER ENTRY CANOPY:		1,249 S.F.
TOTAL		= 90,580 S.F.
SFD - BOMA GROSS SF:		= 90,028 S.F.

PARKING (ZONING EXEMPT)	
PARKING STALLS PROVIDED:	
109 PARKING STALLS + 5 HANDICAPPED (2 OF THESE ARE VAN ACCESSIBLE) = 114 STALLS	

ADDITIONAL PARKING FOR VISITORS AND EVENTS CAN BE UTILIZED AS PART OF THE VEHICLE QUEUING LOOP.

PROJECT NARRATIVE:
PROPOSED NEW ELEMENTARY SCHOOL CAMPUS FOR THE QUEEN CREEK UNIFIED SCHOOL DISTRICT. THIS CAMPUS WILL ACCOMMODATE 1,300 STUDENTS IN GRADES K - 6, AND APPROXIMATELY 70 STAFF WITHIN TWO BUILDINGS TOTALING 89,331 SQUARE FEET. BUILDING 'A' WILL BE THE ADMINISTRATION BUILDING OF APPROXIMATELY 28,987 SQUARE FEET AND CONTAIN THE CAMPUS ADMINISTRATION OFFICES, MEDIA CENTER, GYMNASIUM, SERVING KITCHEN, MUSIC AND BAND CLASSROOMS, STORAGE, UTILITY AND TOILET ROOMS. BUILDING 'A' WILL BE A SINGLE STORY STRUCTURE OF TYPE VB CONSTRUCTION AND FULLY SPRINKLERED. BUILDING 'B' WILL CONTAIN CLASSROOMS TOTALING 60,344 SF AND INCLUDE STAFF WORKROOMS, UTILITY AND TOILET FACILITIES FOR GRADES K - 6. THIS BUILDING WILL BE A 2-STORY STRUCTURE OF TYPE VB CONSTRUCTION AND FULLY SPRINKLERED. THE SITE WILL BE DEVELOPED TO PROVIDE NEW PARKING FOR STAFF AND VISITORS, STUDENT PARENT AND BUS DROP OFF AREAS. ON-SITE VEHICLE QUEUING, PLAYGROUND SPACES, BASKETBALL COURTS, SOCCER AND SOFTBALL/BASEBALL FIELDS, NEW UNDERGROUND UTILITIES FOR DOMESTIC WATER, SEWER, FIRE LINE AND ELECTRICAL SERVICE WILL BE PROVIDED.

PER STATE OF ARIZONA LAW, HOUSE BILL 2099 WHICH AMENDED SECTION 15-189.01 ARIZONA REVISE STATUTES: PUBLIC AND CHARTER SCHOOLS ARE:

- NOT SUBJECT TO FORMAL SITE PLAN APPROVAL BUT SUBJECT TO REVIEW BY FIRE.
- NOT SUBJECT TO AVIATION AND ARCHAEOLOGY.
- NOT SUBJECT TO ZONING ORDINANCE STANDARDS, INCLUDING BUT NOT LIMITED TO: SETBACKS, LOT COVERAGE, HEIGHT, PARKING, DESIGN REVIEW AND INVENTORY, SALVAGE AND LANDSCAPE STANDARDS.
- NOT SUBJECT TO THE CITY'S GRADING AND DRAINAGE (G&D) STANDARDS.
- NOT SUBJECT TO THE CITY'S STORM WATER MANAGEMENT PLANS (SWMP) STANDARDS.
- NOT SUBJECT TO CROSS ACCESS AGREEMENTS.
- NOT SUBJECT TO CSIT PERMITS.
- NOT REQUIRED TO PAY IMPACT FEES.

SITE GENERAL NOTES

- ALL ON-SITE ACCESSIBLE SIDEWALKS SHALL BE A MINIMUM OF 3'-0" 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.
- CONTRACTOR TO VERIFY ALL SITE CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT AND OWNER OF ANY AND ALL DISCREPANCIES.
- CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
- ANY WORK PERFORMED IN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE A SEPARATE PERMIT.
- CONTRACTOR SHALL COORDINATE THE REMOVAL, ABANDONMENT, AND/OR RELOCATION OF EXISTING UTILITIES ABOVE OR BELOW GRADE WITH RESPECTIVE UTILITY COMPANIES.
- REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
- CONTRACTOR TO REPLACE ANY DAMAGED CURBS, UTILITIES, SIDEWALKS, IRRIGATION COMPONENTS, ETC. DUE TO CONSTRUCTION ACTIVITIES. PROVIDE PROTECTION AS REQUIRED TO AVERT DAMAGE.
- NOTES APPLY TO ENTIRE PROJECT AREA & SCOPE. COMPLY WITH PLANS, SPECIFICATION & NOTES, WHICH EVER IS MORE RESTRICTIVE. COMPLY WITH GOVERNING AGENCIES APPLICABLE CODES & ORDINANCES.
- CONTRACTOR TO REVIEW THE CONTRACT DOCUMENTS FOR CONTRACTIBILITY. DRAWINGS ARE DIAGRAMMATIC IN NATURE & SUBJECT TO ADJUSTMENTS TO AVOID CONFLICTS. ALTERNATE CONSTRUCTION METHODS & CONFIGURATION MAYBE MADE WHERE NECESSARY WITH THE ARCHITECT'S PERMISSION. COST FOR SUCH CONTRACTIBILITY REVISION SHALL BE PART OF THE ORIGINAL SCOPE OF WORK. NO ADDITIONAL COMPENSATION IS ALLOWED.
- DETAILS ARE TYPICAL OR SIMILAR THROUGHOUT THE PROJECT. SUBJECT TO MODIFICATIONS FOR SPECIFIC CONDITIONS.
- THE PROJECT SCOPE INCLUDES ALL WORK REQUIRED TO PROVIDE FINISHED, FULLY FUNCTIONAL CODE COMPLIANT CONSTRUCTION. CONTRACTOR TO INCLUDE WORK ASSOCIATED WITH UNSEEN EXISTING CONDITIONS THAT ARE TYPICAL TO REMODELING IN SIMILAR EXISTING CONSTRUCTION AREA.
- COORDINATE ALL LIGHT POLE LOCATIONS WITH ELECTRICAL AND ARCHITECTURAL DRAWINGS. COORDINATE STREET LIGHT PLANS WITH CIVIL PLANS.
- ALL MECHANICAL AND ELECTRICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.
- TEMPORARY PEDESTRIAN PROTECTION SHALL BE PROVIDED WHERE REQUIRED BY STUDENT / EMPLOYEE TRAFFIC.
- ALL SIGNAGE TO BE PROCESSED AS A SEPARATE PERMIT.
- IT IS THE CONTRACTORS RESPONSIBILITY TO VISIT THE SITE TO DETERMINE FULL EXTENT OF WORK REQUIRED. NO ADDITIONAL COMPENSATION WILL BE PERMITTED FOR FAILURE TO FULLY ASCERTAIN ALL ASPECTS OF DEMOLITION WORK REQUIRED FOR NEW CONSTRUCTION.
- THE OWNER MAY UTILIZE OTHER SEPARATE CONTRACTORS (I.E. COMPUTER, TELEPHONE, ETC.) DURING THE COURSE OF CONSTRUCTION. THE CONTRACTOR, AS A COURTESY TO THE OWNER, IS TO COMMUNICATE AND COORDINATE WORK SCHEDULES WITH THE OWNER'S SEPARATE CONTRACTORS TO INSURE NON-CONFLICTING.

SITE LEGEND

PROPERTY LINE	CHAINLINK FENCING
RIGHT-OF-WAY LINE	
SETBACK LINE	
EASEMENT LINE	
ACCESSIBLE ROUTE	
LIGHT POLE	FLAG POLE
FIRE HYDRANT	
FIRE DEPARTMENT CONNECTION (BUILDING MOUNTED)	
FIRE DEPARTMENT CONNECTION (FREE-STANDING)	
KNOX BOX (SURFACE-MOUNTED)	
KNOX BOX (RECESSED)	

QUEEN CREEK ELEMENTARY
QUEEN CREEK UNIFIED SCHOOL DISTRICT # 10
5626 S. MOUNTAIN ROAD
MESA, ARIZONA 85212
OVERALL SITE PLAN

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

REVISIONS		
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DRAWN BY: Author



100% CD SET
DATE: 01-16-24

JOB No: K2300001
SHEET:

SP100

SFB PROJECT #70295000-9999-019N