CITY OF SURPRISE
Planning and Zoning Commission Agenda
16000 N. Civic Center Plaza
Surprise, AZ 85374

Tuesday, January 18, 2011 @ 6:00 PM

Back Print

CALL TO ORDER.

A. Roll Call

B. Pledge of Allegiance

C. Current Events and Reports – Pursuant to A.R.S. §38-431.02(k) the chief administrator, presiding officer or a member of a public body may present a brief summary of current events without listing in the agenda the specific matters to be summarized, provided that 1) The summary is listed on the agenda; and 2) The public body does not propose, discuss, deliberate or take legal action at that meeting on any matter in the summary unless the specific matter is properly noticed for legal action.

D. Staff Reports

Planning and Zoning Commission Agenda:

CALL TO THE PUBLIC:

INSTRUCTIONS: In order to address the Board\Commission, you will need to fill out a Call to the Public Form available at the front counter, and then turn it in to the Secretary before the meeting begins.

Note: A.R.S. 38-431.01(H) - During this time members of the public may address the Board\Commission on any item not on the agenda. At the conclusion of the open call, the Board\Commission may respond to criticism, may ask staff to review the matter or may ask that the matter be put on a future agenda. No discussion or action shall take place on any item raised.

E. Approval of items on the Consent Agenda – all items with an asterisk (*) are considered to be routine matters and will be enacted by one motion and one roll call vote to the Board\Commission. There will be no separate discussion on these items unless a board member or commissioner requests, in which event the item will be removed from the consent agenda and considered in its normal sequence on the agenda.

CONSENT AGENDA:

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

ITEM #	DISTRICT #	ITEM DESCRIPTION	STAFF RECOMMENDATION/ PRESENTED BY

#1	District 5	**Consideration and action on Case FS10-162, a site plan for Surprise Medical Plaza at the City.**	Approve Adam Copeland, Community & Economic Development
#2	District 3	**Consideration and action on Case FS10-225, a site plan amendment for Paradise Education Center.**	Approve Hobart Wingard, Community & Economic Development
#3	District 6	**Consideration and action on Case FS10-236, a site plan amendment for Shepherd of the Valley Church.**	Approve Hobart Wingard, Community & Economic Development

REGULAR AGENDA ITEM - PUBLIC HEARING:

ITEM #	DISTRICT #	ITEM DESCRIPTION	STAFF RECOMMENDATION/ PRESENTED BY
#4	District 1	**Consideration and action on LPD09-335, Streetscape Design Guidelines for the City of Surprise.**	Approve Vamshee Kovuru, Community & Economic Development

OTHER BUSINESS:

ADJOURNMENT:

SHERRY ANN AGUILAR, CITY CLERK, CMC

POSTED: Jan. 12, 2011 at 5:45 p.m.

SPECIAL NOTE: PERSONS WITH SPECIAL ACCESSIBILITY NEEDS, INCLUDING LARGE PRINT MATERIALS OR INTERPRETER, SHOULD CONTACT THE CITY CLERK'S OFFICE @ 623.222.1200 OR TTY 623.222.1002, BY NO LATER THAN 24 HOURS IN ADVANCE OF THE REGULAR SCHEDULED MEETING TIME.

CITY OF SURPRISE
Boards and Commissions

January 18, 2011 @ 6:00:00 PM

Back Print

Board Meeting Date:	January 18, 2011	Contact Person:	Adam Copeland, Community & Economic Development
Submitting Department:	CD Boards and Commissions	District:	5
Staff Recommendations:	Approve		

Consent	Regular x	Public Hearing	Report/Discussion

Agenda Wording:

Consideration and action on Case FS10-162, a site plan for Surprise Medical Plaza at the City.

Motion:

I move to approve FS10-162, a site plan for Surprise Medical Plaza at the City and to adopt staffs findings and conditions a through d.

Background:

The applicant is requesting a site plan approval for a two-story, 35,000-square-foot medical office building. The project will be completed in one phase. The two-story structure will include approximately 15,000 square feet of usable space on each level, which can be broken up into different sizes to accommodate various tenants.

Financial Impact Statement:

ATTACHMENTS:

Click to download

- STAFF REPORT
- VICINITY MAP
- Landscape Plan
- Elevations N-W
- Elevations SE
- SITE PLAN
- ELEVATIONS COLOR
- FS10-162

External Attachment Links:

Meeting Requirements:

Powerpoint	x	Video		White Board		Other	x

Presentation Speaker Names (spelling and titles for TV captions):

Adam Copeland, Planner, Community and Economic Development

SURPRISE
ARIZONA

COMMUNITY AND ECONOMIC DEVELOPMENT

Date: January 18, 2011

To: Planning and Zoning Commission

From: Jeffrey J. Mihelich, Community and Economic Development Director
Adam Copeland, Planner
623.222.3137, adam.copeland@surpriseaz.gov

Re: FS10-162, Surprise Medical Plaza at the City

Application Summary

The applicant is requesting a site plan approval for a two-story, 35,000-square-foot medical office building. Bundled with the site plan is an amended final plat, which is required in order to identify all easements, right-of-way, and newly created lots.

Location

The project is located approximately 350 feet west of Litchfield Road on the south side of Statler Boulevard within the Surprise Center Planned Area Development.

History

- The Surprise Center Planned Area Development was approved by the Mayor and City Council on January 11, 2000.

Project Summary

The project will be completed in one phase. The two-story structure will include approximately 15,000-square-feet of usable space on each level that can be broken up into different sizes to accommodate various tenant sizes.

Staff Review

Medical uses are allowed by right in the approved Surprise Center Planned Area Development. Uses that are permitted by right require a site plan approval prior to issuance of any building or civil permit. In addition, a final plat is necessary in order to identify all easements, right-of-way, and newly created lots.

The first tenant to occupy a portion of the space will be the Banner Urgent Care, which is temporarily located south of the project along Greenway Road.

Infrastructure

Currently the north half of Statler Boulevard is completed and 140th Avenue does not exist. Street improvements will be completed along Statler Boulevard and 140th Avenue in order to accommodate the added traffic generated from the project. The median along Statler Boulevard will be completed when the development to the north moves forward. The second half of 140th Avenue will be completed when development to the west moves forward.

Architecture

The medical building will be highly visible from all sides. Each side of the building includes varied rooflines, articulation in the façade, varied materials, and a Mediterranean style theme. Additionally, the building design is consistent with structures that exist in the Surprise Center development.

Landscaping

Low-water vegetation will be placed throughout the site. Landscaping along the street is designed in combination with hardscape details to establish a more urban character.

Lighting

All pole mounted lighting consists of powder coated transit decorative fixtures, which currently exist within the Civic Center Complex.

Access

Primary access to the site will be from Statler Boulevard to the north and 140th Avenue to the west.

Department Review:

All departments involved in the subject review are recommending the project for approval subject to all conditions.

Staff Findings:

1. Staff finds that the proposed site plan complies with the Surprise Municipal Code.

2. Staff finds that the proposed site plan complies with the Surprise Center Planned Area Development.

3. Staff finds that the subject project complies with the General Plan.

Recommendation:

Staff recommends approval of the project, subject to the following conditions:

a) The Site Plan prepared by Beck Consulting Engineers, dated July 8, 2010, will be revised and submitted for administrative review and approval to include the following modifications:
    1. The median/striping will be shown as it would be in the ultimate condition or how it will be constructed with this project.
    2. Street improvements for 140th Ave will extend to south property line of lot one.
    3. Provide all proposed right-of-ways and easements with dimension.
    4. There will be no light poles in conflict with the pedestrian walkway.
    5. The sidewalk width will be a minimum of 7 feet in areas where parking is adjacent to a sidewalk.
    6. A third fire hydrant will be added in accordance with the current adopted fire codes.

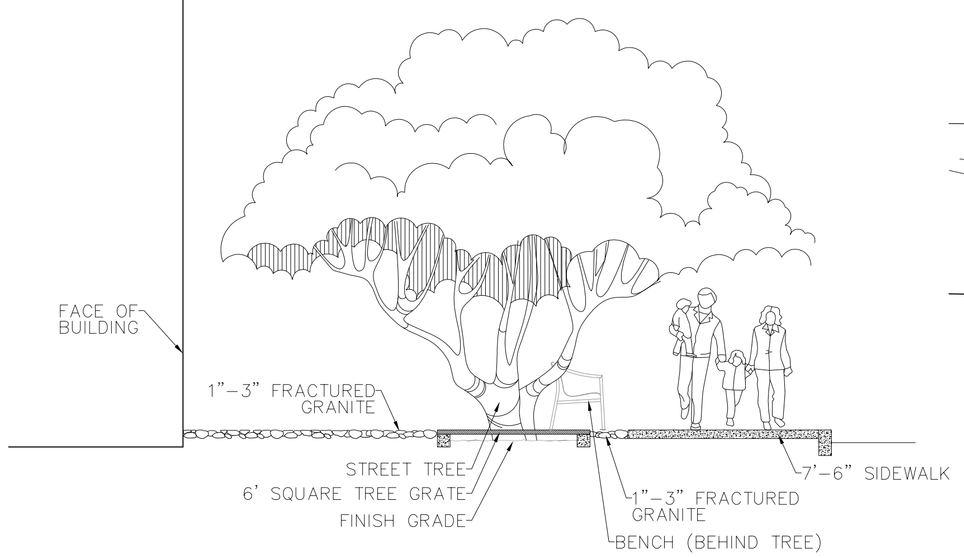
b) The landscape plan prepared by Matthew Budge Associates Architects, Inc. dated July 08, 2010 will be revised and submitted to the city for administrative review and approval to include the following modifications:
    1. Landscaping will be included between the sidewalk and curb along the northern side of the property within the city right-of-way. Said landscaping will comply with the Engineering Development Standards.
    2. The sidewalk and landscaping will extend to the south property line of lot one, and continue the theme established on the proposed landscape plan.

c) All comments, per letter dated December 1, 2010 on file with Transportation-Engineering division of Public Works, will be addressed and civil documents approved by city staff prior to issuance of civil construction permits.

d) Within 60 days of occupancy by Banner Health and/or its affiliate in the Surprise Medical Office with an Urgent Care Center, the temporary facility located at the northwest corner of Greenway Road and Civic Center Drive will be removed from the site. Removal of the temporary facility will comply with all applicable city, county, state and federal regulations.

Attached: Vicinity map, site plan, elevations, landscape plan, and exhibits.

Paradise Ln
Tierra Buena Ln
SITE
140th Lane Alignment
Litchfield Rd
Tierra Buena Ln
Tierra Buena Ln
Surprise Center Pkwy
Litchfield Rd
Greenway Rd
Greenway Rd
Greenway Rd
Caribbean Ln



SECTION A–A

SCALE: NTS

CITY OF SUPRISE CALCULATIONS:

TREE SIZE RATIO:

TREE SIZE	QUANTITY PROVIDED	TOTAL PERCENTAGE
48" BOX	17 QTY	25%
36" BOX	27 QTY	39%
24" BOX	25 QTY	36%
TOTAL	69 QTY	100%

LOW WATER USE PLANT CALCULATION (ADWR)

QUANTITY REQUIRED	PERCENTAGE
1,927 QTY	90%
QUANTITY PROVIDED	PERCENTAGE
2,138 QTY	99%
TOTAL PLANTS PROVIDED	PERCENTAGE
2,142 QTY	100%

LANDSCAPE AREA COVERAGE:

NET SITE AREA (NO PHASING)
130,595 S.F.

L/S AREA REQUIRED	PERCENTAGE
13,059 S.F.	10%
L/S AREA PROVIDED	PERCENTAGE
39,178 S.F.	30%

SETBACKS=	0
SITE COVERAGE=	70%
LANDSCAPE COVERAGE=	30%

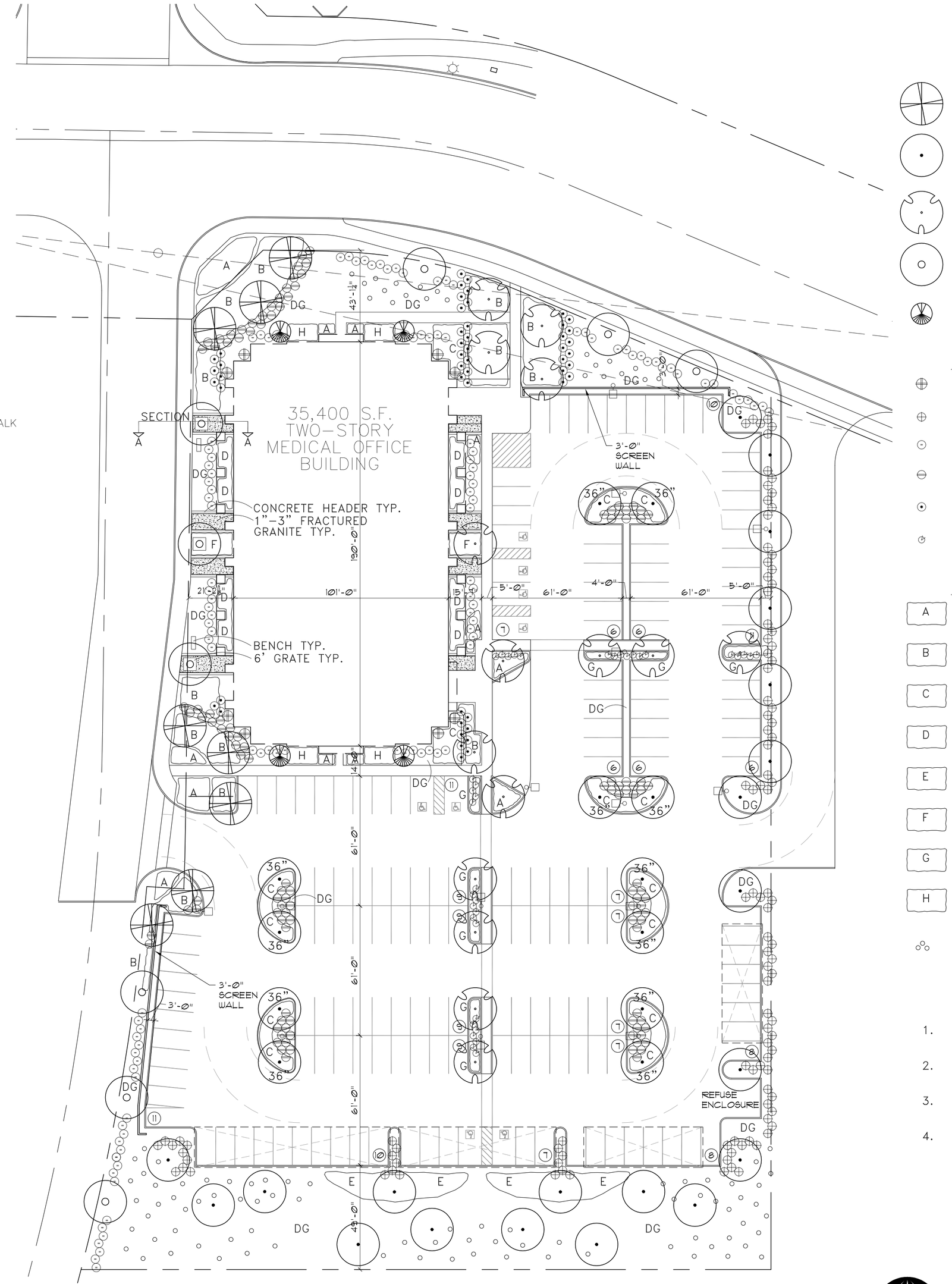
PARKING CALCULATIONS:

NET SITE AREA (NO PHASING)
130,595 S.F.

L/S AREA REQUIRED	PERCENTAGE
13,059 S.F.	10%
L/S AREA PROVIDED	PERCENTAGE
39,178 S.F.	30%

	REQUIRED 35,400/400=89	PROVIDED
STANDARD	85	142
STANDARD ACCESSIBLE	4	6
STANDARD COVERED	0	27
ACCESSIBLE COVERED	0	2
TOTAL:	89	177

SETBACKS=	0
SITE COVERAGE=	70%
LANDSCAPE COVERAGE=	30%



CONCEPTUAL PLANTING PLAN

SCALE: 1" = 30'–0"

NORTH

PROPOSED PLANT PALETTE

TREES

	NATIVE MESQUITE	48" BOX/ LOW BREAKER, 8 QTY
	PALOVERDE SPECIES	24"/36"BOX (SEE PLAN)/ LOW BREAKER 24" BOX 21 QTY 36" BOX 12 QTY
	EVERGREEN ELM	36" BOX/ STANDARD, 15 QTY
	SOUTHERN LIVE OAK	48" BOX/ LOW BREAKER, 9 QTY
	FICUS 'NITIDA' UPRIGHT	24" BOX/ STANDARD, 4 QTY

SHRUBS

	TECOMA STANS	15 GAL, 8 QTY
	RUELLIA BRITTONIANA/ SAGE SPECIES	5 GAL, 105 QTY
	PETITE SALMON DWARF OLEANDER	5 GAL, 118 QTY
	BAJA RUELLIA	5 GAL, 117 QTY
	SAGE SPECIES	5 GAL, 50 QTY
	COMPACT MYRTLE	5 GAL, 36 QTY

GROUNDCOVERS

A	TRAILING YELLOW LANTANA	1 GAL @ 3' O.C. 166 QTY
B	TRAILING ROSEMARY	1 GAL @ 3' O.C. 536 QTY
C	GREEN CARPET NATAL PLUM	5 GAL @ 2.5' O.C. 406 QTY
D	VINCA MAJOR/ STAR JASMINE	1 GAL @ 3' O.C. 91 QTY
E	DESERT CARPET TRAILING ACACIA	1 GAL @ 4' O.C. 101 QTY
F	HALL'S HONEYSUCKLE	1 GAL @ 3' O.C. 43 QTY
G	DAMIANITA	1 GAL @ 2.5' O.C. 71 QTY
H	RUELLIA KATIE	1 GAL @ 2' O.C. 127 QTY
	TURPENTINE BUSH	1 GAL, 98 QTY

GENERAL NOTES

1. ALL DECOMPOSED GRANITE TO BE 'EXPRESS GOLD' 3/8" MINUS 2" THICK TYP. ALL PLANTING AREAS
2. ALL HEADER BANDS TO BE C.I.P. CONCRETE 12"W/ 8"THICK TYP. WITH LIGHT BROOM FINISH RUNNING WITH LENGTH
3. ALL FRACTURED GRANITE TO BE 1"–3" COLOR AS SELECTED BY LANDSCAPE ARCHITECT AVERAGE 4" THICK/DEPTH TYP.
4. 6' BENCHES TYP. AS SELECTED BY LANDSCAPE ARCHITECT

MBA

Surprise Medical Plaza at the City

Surprise, Arizona

REGISTERED LANDSCAPE ARCHITECT CERTIFICATE NO. 36660 GREGORY K. FLANAGAN Date Signed ARIZONA U.S.A.

EXPIRES 12/31/2011

Matthew Budge Associates Architects, Inc.
10105 East Via Linda, Suite 103
Scottsdale, Arizona 85258
Phone: (480) 874-2800 Fax: (480) 874-2844

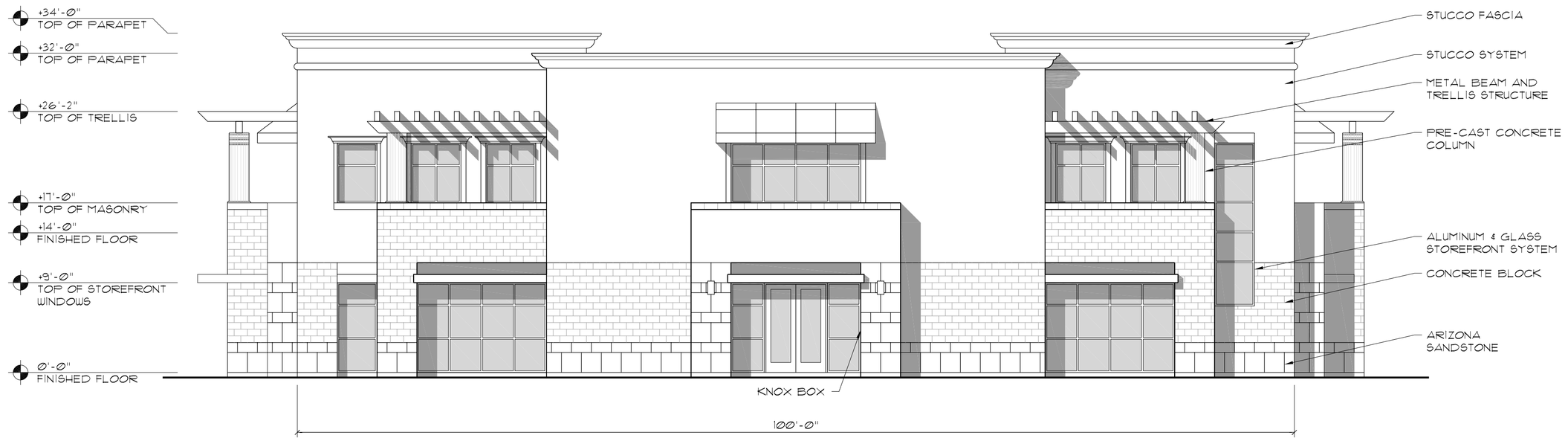
Revisions:

Date: 04-08-10
Scale: AS NOTED
Drawn by: GKF
Approved: GKF
Job number: 583
Contents: CONCEPT PLANTING

Sheet Number:

L–1

DATE



NORTH ELEVATION C

WEST ELEVATION D

NOTICE OF EXTENDED PAYMENT PROVISION

THIS CONTRACT ALLOWS THE OWNER TO MAKE PAYMENT WITHIN 21 DAYS AFTER CERTIFICATION AND APPROVAL OF BILLINGS AND ESTIMATES.

MBA

Surprise Medical Plaza at the City
Statler Blvd. West of Litchfield Road
Surprise, Arizona

REGISTERED ARCHITECT MATTHEW W. BUDGE 24638 ARIZONA U.S.A. EXPIRES 03-31-2011

Matthew Budge Associates
Architects, Inc.
10105 East Via Linda. Suite 103
Scottsdale, Arizona 85258
Phone: (480) 874-2800 Fax: (480) 874-2844

Revisions:

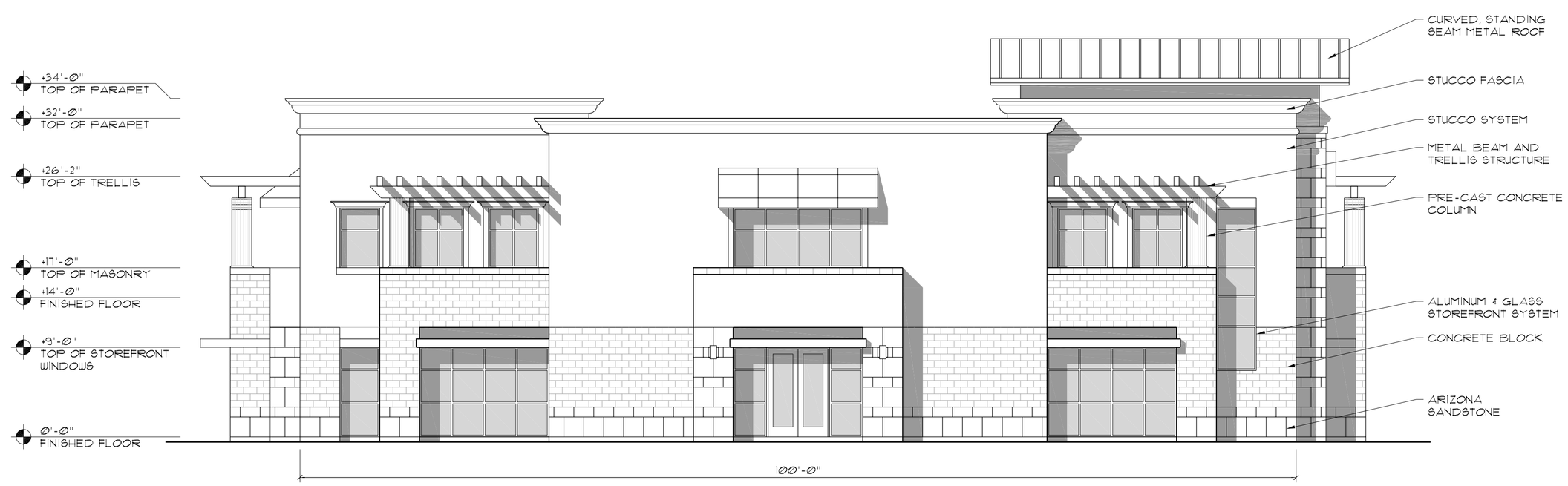
Date: 05-01-10
Scale: 1/8" = 1'-0"
Drawn by: J.D.
Approved: M.W.B.
Job number: 583
Contents: EXTERIOR ELEVATIONS

Sheet Number:

A-6

MBA ARCHITECTS

EAST ELEVATION A



SOUTH ELEVATION B

NOTICE OF EXTENDED PAYMENT PROVISION

THIS CONTRACT ALLOWS THE OWNER TO MAKE PAYMENT WITHIN 21 DAYS AFTER CERTIFICATION AND APPROVAL OF BILLINGS AND ESTIMATES.

MBA

Surprise Medical Plaza at the City
Statler Blvd. West of Litchfield Road
Surprise, Arizona

REGISTERED ARCHITECT 24638 MATTHEW W. BUDGE Date Signed 3-31-11 ARIZONA U.S.A.
EXPIRES 03-31-2011

Matthew Budge Associates Architects, Inc.
10105 East Via Linda, Suite 103
Scottsdale, Arizona 85258
Phone: (480) 874-2800 Fax: (480) 874-2844

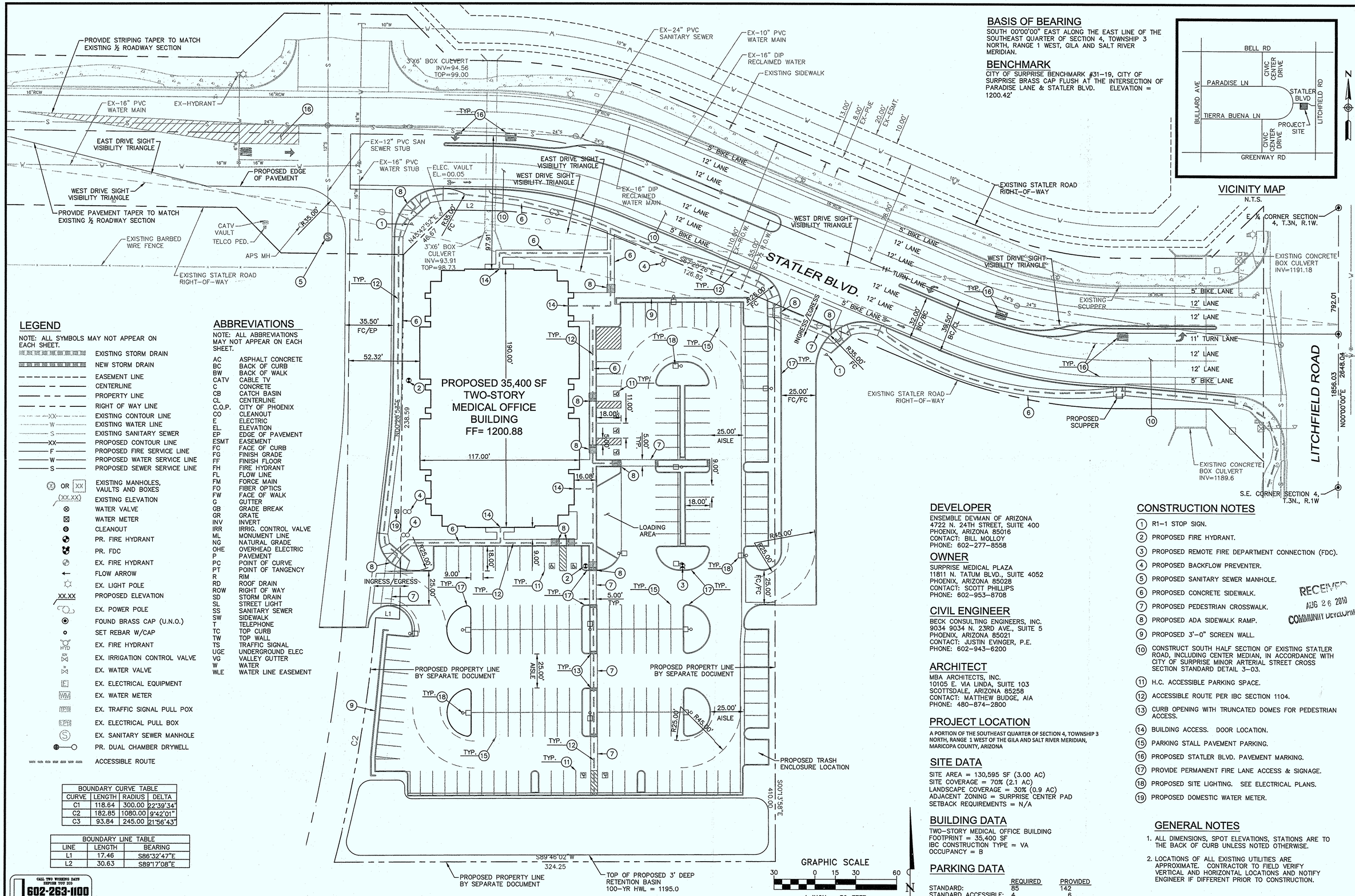
Revisions:

Date: 05-01-10
Scale: 1/8" = 1'-0"
Drawn by: J.D.
Approved: M.W.B.
Job number: 583
Contents: EXTERIOR ELEVATIONS

Sheet Number:

A-5

MBA ARCHITECTS



BASIS OF BEARING

SOUTH 00°00'00" EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 1 WEST, GILA AND SALT RIVER MERIDIAN.

BENCHMARK

CITY OF SURPRISE BENCHMARK #31-19, CITY OF SURPRISE BRASS CAP FLUSH AT THE INTERSECTION OF PARADISE LANE & STATLER BLVD. ELEVATION = 1200.42'

VICINITY MAP

N.T.S.

LEGEND

NOTE: ALL SYMBOLS MAY NOT APPEAR ON EACH SHEET.

- EXISTING STORM DRAIN
- NEW STORM DRAIN
- EASEMENT LINE
- CENTERLINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- XX EXISTING CONTOUR LINE
- W EXISTING WATER LINE
- S EXISTING SANITARY SEWER
- XX PROPOSED CONTOUR LINE
- F PROPOSED FIRE SERVICE LINE
- W PROPOSED WATER SERVICE LINE
- S PROPOSED SEWER SERVICE LINE
- Ⓢ OR XX EXISTING MANHOLES, VAULTS AND BOXES
- (XX.XX) EXISTING ELEVATION
- WATER VALVE
- WATER METER
- CLEANOUT
- PR. FIRE HYDRANT
- PR. FDC
- EX. FIRE HYDRANT
- FLOW ARROW
- EX. LIGHT POLE
- XX.XX PROPOSED ELEVATION
- EX. POWER POLE
- FOUND BRASS CAP (U.N.O.)
- SET REBAR W/CAP
- HYD EX. FIRE HYDRANT
- EX. IRRIGATION CONTROL VALVE
- EX. WATER VALVE
- EX. ELECTRICAL EQUIPMENT
- WM EX. WATER METER
- TSPB EX. TRAFFIC SIGNAL PULL POX
- EPB EX. ELECTRICAL PULL BOX
- Ⓢ EX. SANITARY SEWER MANHOLE
- PR. DUAL CHAMBER DRYWELL
- ACCESSIBLE ROUTE

ABBREVIATIONS

NOTE: ALL ABBREVIATIONS MAY NOT APPEAR ON EACH SHEET.

AC	ASPHALT CONCRETE
BC	BACK OF CURB
BW	BACK OF WALK
CATV	CABLE TV
C	CONCRETE
CB	CATCH BASIN
CL	CENTERLINE
C.O.P.	CITY OF PHOENIX
CO	CLEANOUT
E	ELECTRIC
EL.	ELEVATION
EP	EDGE OF PAVEMENT
ESMT	EASEMENT
FC	FACE OF CURB
FG	FINISH GRADE
FF	FINISH FLOOR
FH	FIRE HYDRANT
FL	FLOW LINE
FM	FORCE MAIN
FO	FIBER OPTICS
FW	FACE OF WALK
G	GUTTER
GB	GRADE BREAK
GR	GRATE
INV	INVERT
IRR	IRRIG. CONTROL VALVE
ML	MONUMENT LINE
NG	NATURAL GRADE
OHE	OVERHEAD ELECTRIC
P	PAVEMENT
PC	POINT OF CURVE
PT	POINT OF TANGENCY
R	RIM
RD	ROOF DRAIN
ROW	RIGHT OF WAY
SD	STORM DRAIN
SL	STREET LIGHT
SS	SANITARY SEWER
SW	SIDEWALK
T	TELEPHONE
TC	TOP CURB
TW	TOP WALL
TS	TRAFFIC SIGNAL
UGE	UNDERGROUND ELEC
VG	VALLEY GUTTER
W	WATER
WLE	WATER LINE EASEMENT

BOUNDARY CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	118.64	300.00	22°39'34"
C2	182.85	1080.00	9°42'01"
C3	93.84	245.00	21°56'43"

BOUNDARY LINE TABLE		
LINE	LENGTH	BEARING
L1	17.46	S86°32'47"E
L2	30.63	S89°17'08"E

CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

DEVELOPER

ENSEMBLE DEVMAN OF ARIZONA
4722 N. 24TH STREET, SUITE 400
PHOENIX, ARIZONA 85016
CONTACT: BILL MOLLOY
PHONE: 602-277-8558

OWNER

SURPRISE MEDICAL PLAZA
11811 N. TATUM BLVD., SUITE 4052
PHOENIX, ARIZONA 85028
CONTACT: SCOTT PHILLIPS
PHONE: 602-953-8708

CIVIL ENGINEER

BECK CONSULTING ENGINEERS, INC.
9034 9034 N. 23RD AVE., SUITE 5
PHOENIX, ARIZONA 85021
CONTACT: JUSTIN EVINGER, P.E.
PHONE: 602-943-6200

ARCHITECT

MBA ARCHITECTS, INC.
10105 E. VIA LINDA, SUITE 103
SCOTTSDALE, ARIZONA 85258
CONTACT: MATTHEW BUDGE, AIA
PHONE: 480-874-2800

PROJECT LOCATION

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

SITE DATA

SITE AREA = 130,595 SF (3.00 AC)
SITE COVERAGE = 70% (2.1 AC)
LANDSCAPE COVERAGE = 30% (0.9 AC)
ADJACENT ZONING = SURPRISE CENTER PAD
SETBACK REQUIREMENTS = N/A

BUILDING DATA

TWO-STORY MEDICAL OFFICE BUILDING
FOOTPRINT = 35,400 SF
IBC CONSTRUCTION TYPE = VA
OCCUPANCY = B

PARKING DATA

	REQUIRED	PROVIDED
STANDARD:	85	142
STANDARD ACCESSIBLE:	4	6
STANDARD COVERED:	0	27
ACCESSIBLE COVERED:	0	2
TOTAL:	89	177

CONSTRUCTION NOTES

1. R1-1 STOP SIGN.
2. PROPOSED FIRE HYDRANT.
3. PROPOSED REMOTE FIRE DEPARTMENT CONNECTION (FDC).
4. PROPOSED BACKFLOW PREVENTER.
5. PROPOSED SANITARY SEWER MANHOLE.
6. PROPOSED CONCRETE SIDEWALK.
7. PROPOSED PEDESTRIAN CROSSWALK.
8. PROPOSED ADA SIDEWALK RAMP.
9. PROPOSED 3'-0" SCREEN WALL.
10. CONSTRUCT SOUTH HALF SECTION OF EXISTING STATLER ROAD, INCLUDING CENTER MEDIAN, IN ACCORDANCE WITH CITY OF SURPRISE MINOR ARTERIAL STREET CROSS SECTION STANDARD DETAIL 3-03.
11. H.C. ACCESSIBLE PARKING SPACE.
12. ACCESSIBLE ROUTE PER IBC SECTION 1104.
13. CURB OPENING WITH TRUNCATED DOMES FOR PEDESTRIAN ACCESS.
14. BUILDING ACCESS. DOOR LOCATION.
15. PARKING STALL PAVEMENT PARKING.
16. PROPOSED STATLER BLVD. PAVEMENT MARKING.
17. PROVIDE PERMANENT FIRE LANE ACCESS & SIGNAGE.
18. PROPOSED SITE LIGHTING. SEE ELECTRICAL PLANS.
19. PROPOSED DOMESTIC WATER METER.

RECEIVED
AUG 26 2019
COMMUNITY DEVELOPMENT

GENERAL NOTES

1. ALL DIMENSIONS, SPOT ELEVATIONS, STATIONS ARE TO THE BACK OF CURB UNLESS NOTED OTHERWISE.
2. LOCATIONS OF ALL EXISTING UTILITIES ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY VERTICAL AND HORIZONTAL LOCATIONS AND NOTIFY ENGINEER IF DIFFERENT PRIOR TO CONSTRUCTION.

PRELIMINARY - NOT FOR CONSTRUCTION

beck
9034 N. 23RD AVENUE
SUITE #5
PHOENIX, AZ 85021
(602) 943-6200
consulting engineers FAX: (602) 943-6201

SCALE (H):
SCALE (V):
DESIGNED BY: CR
DRAWN BY: DD
CHECKED BY: JE
DATE: 06-25-10

PRELIMINARY SITE PLAN

SURPRISE MEDICAL PLAZA AT THE CITY

STATLER ROAD WEST OF LITCHFIELD ROAD
SURPRISE, ARIZONA

NO.	DATE	DESCRIPTION

Registered Professional Engineer (Civil)
CERTIFICATE NO.
47704
JUSTIN R. EVINGER
Date Signed 07/09/10
ARIZONA, USA
Expires 03/31/2011

PROJECT NO.
777004

C1 OF 1

EAST ELEVATION (A)

SOUTH ELEVATION (B)

NOTICE OF EXTENDED PAYMENT PROVISION

THIS CONTRACT ALLOWS THE OWNER TO MAKE PAYMENT WITHIN 21 DAYS AFTER CERTIFICATION AND APPROVAL OF BILLINGS AND ESTIMATES.

MBA

Surprise Medical Plaza at the City
Statler Blvd. West of Litchfield Road
Surprise, Arizona

Matthew Budge Associates
Architects, Inc.
10105 East Via Linda, Suite 103
Scottsdale, Arizona 85258
Phone: (480) 874-2800 Fax: (480) 874-2844

Revisions:

Date: 05-01-10
Scale: 1/8" = 1'-0"
Drawn by: J.D.
Approved: M.W.B.
Job number: 583
Contents: EXTERIOR ELEVATIONS

Sheet Number:

A-5

MBA ARCHITECTS

SURPRISE
ARIZONA

Finance Department

Memorandum

To: Adam Copeland, Planner II

From: Scott McCarty, Chief Financial Officer

Date: September 13, 2010

Re: FS10-162 Surprise Medical at the City
Economic Impact Analysis

An economic impact analysis has been conducted utilizing data provided by the applicant. The data provided assumes construction of a medical office located at the southwest corner of Statler Boulevard and Litchfield Road. The completed facility will be approximately 35,000 square feet.

Based on the construction and operating cost information, the net financial impact to the city of Surprise is positive. Revenues in all funds are estimated to be greater than expenditures by approximately $336,400 over the first five years, an average of approximately $67,300 annually.

SM: ld

CITY OF SURPRISE
Boards and Commissions

January 18, 2011 @ 6:00:00 PM

Back Print

Board Meeting Date:	January 18, 2011	Contact Person:	Hobart Wingard, Community & Economic Development
Submitting Department:	CD Boards and Commissions	District:	3
Staff Recommendations:	Approve		

Consent	Regular x	Public Hearing	Report/Discussion

Agenda Wording:

Consideration and action on Case FS10-225, a site plan amendment for Paradise Education Center.

Motion:

I move to approve FS10-225, a site plan amendment for Paradise Education Center and to adopt staffs findings and conditions a and b.

Background:

The project will provide an additional seven (7) classrooms and two (2) restrooms to the existing school campus.

Financial Impact Statement:

All activity related to ongoing development in the City of Surprise has an economic and fiscal impact on the City and the region.

ATTACHMENTS:

Click to download

- Staff Report
- Site Plan
- Elevations

External Attachment Links:

Meeting Requirements:

Powerpoint	x	Video		White Board		Other	x

Presentation Speaker Names (spelling and titles for TV captions):

Hobart Wingard, Planner, Community and Economic Development

SURPRISE
ARIZONA

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

Date: January 18, 2011

To: Planning and Zoning Commission

From: Jeffrey J. Mihelich, Community and Economic Development Director
Hobart Wingard, Planner
623.222.3156, hobart.wingard@surpriseaz.gov

Re: FS10-225, Paradise Education Center

Application Summary

The Paradise Education Center is requesting to add an additional structure to their educational campus.

Location

The existing school campus is located on the southwest corner of Reems Road and Paradise Lane.

History

- On June 20, 1984, the subject property was annexed into the City of Surprise.
- On July 28, 1994, the Mountain Vista Ranch Planned Area Development was approved by the Mayor and City Council.
- On June 25, 1998, a conditional use permit for the Paradise Education Center Educational Campus was approved by the Mayor and City Council.

Project Summary

The proposed project will expand the existing educational facility with a 6,690-square-foot elementary building. The structure will contain seven (7) classrooms and two (2) restrooms. An additional 1,431-square-foot covered patio will surround the structure.

The existing 368 parking spaces provided can easily accommodate the increased student population. The proposed addition will raise the number of classrooms to 63 throughout the campus. The current Surprise Municipal code requires a minimum of two (2) spaces per classroom resulting in a minimum vehicle space requirement of 126 at this location.

The architecture of the additional classroom is consistent with the existing Paradise Education Center campus. Building materials and colors have been chosen to blend in

seamlessly to the other buildings located at this facility. A covered patio area is architecturally appropriate and is of great use to the students and faculty as they traverse the campus.

Additional amenities to the south include a baseball field, basketball court, and associated walks and fencing.

Department Review

All departments involved in the subject review are recommending the project for approval subject to all conditions.

Staff Findings

1. Staff finds that the proposed site plan amendment complies with the Mountain Vista Ranch Planned Area Development.

2. Staff finds that the proposed site plan amendment complies with the Surprise Municipal Code.

3. Staff finds that the subject project complies with the General Plan.

Recommendation

Staff recommends approval of the project, subject to the following conditions:

a. The SLID legal exhibit prepared by Hubbard Engineering, dated October 20, 2010, will be revised and submitted for administrative review and approval to include the following modifications:
    1. The boundary shall extend to the center line of Paradise Lane and Mountain Vista Blvd to cover the street lights.
    2. Provide the signed petition.
    3. The above two items will be approved prior to issuance of civil construction permits.
    4. Refer to the SLID application packet for subsequent steps and other requirements prior to obtaining Council approval.
b. All comments, per letter dated December 15, 2010 on file with the Engineering Division of Public Works, will be addressed and civil documents approved by city staff prior to issuance of civil construction permits.

Attached

Vicinity map, site plan, and elevations.

SYMBOLS KEY

Symbol	Notes
NORTH ARROW	
BUILDING SECTION	SECTION NUMBER (A); SHEET NUMBER (A331)
WALL SECTION	SECTION NUMBER (16); SHEET NUMBER (A404)
INTERIOR ELEVATIONS AND MILLWORK ELEVATIONS	ROOM NAME; ROOM NUMBER (A123); INDICATES SURFACE TO BE ELEVATED. SEE A500 SERIES SHEETS
DETAIL SYMBOLS	DETAIL NUMBER (6); SHEET NUMBER (A110)
DOOR NUMBERS	A124A
WINDOW SYMBOLS	A
NOTE BUBBLE	34
REVISIONS	1
WALL TYPE SYMBOL	WALL TYPE (A1 1A / A1)
MATCH LINE	MATCH LINE
PROPERTY LINE	
ELEVATION POINT	98'-0" T.O.W.
MARKERBOARDS	MARKER BOARD (MB-8) SEE SCHEDULE FOR SIZE
TACKBOARDS	TACK BOARD (TB-4) SEE SCHEDULE FOR SIZE
LCD PROJECTOR - N.I.C.	
FIRE EXTINGUISHER AND CABINET	SEE A601 FOR TYPE (FE-2)
HOSE BIBB/WALL HYDRANT	HB, WH

CERTIFICATION:
WE CERTIFY THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION, AND BELIEF THAT THE DESIGN OF THIS PROJECT COMPLIES WITH THE APPLICABLE PROVISIONS OF SECTIONS 34-401 TO 34-441 INCLUSIVELY OF THE STATUTES OF THE STATE OF ARIZONA.

TOILET FIXTURE COUNT

TOILET FIXTURE COUNT
2006 INTERNATIONAL BUILDING CODE, TABLE 2902.1 (E)

FIXTURE	FEMALE	MALE	
1500 STUDENTS AND STAFF SERVED (750 FEMALES, 750 MALES)			
WATER CLOSETS	1 PER 50	1 PER 50	
LAVATORIES	1 PER 50	1 PER 50	
DRINKING FOUNTAINS	1 PER 100	1 PER 100	
			1
750 FEMALES SERVED			
	ACTUAL**	REQUIRED	FEMALES SERVED
WATER CLOSETS	33	15	750
LAVATORIES	19	15	750
750 MALES SERVED			
	ACTUAL**	REQUIRED	MALES SERVED
WATER CLOSETS	16	15	750
LAVATORIES	18	15	750
URINALS	16	*	750
1500 STUDENTS AND STAFF SERVED			
	ACTUAL	REQUIRED	PERSONS SERVED
DRINKING FOUNTAINS	15	15	4300

* URINALS MAY BE SUBSTITUTED FOR UP TO 2/3 OF REQUIRED W/C. (IPC SECTION 419.2)
* * ACTUAL PLUMBING FIXTURE COUNT INCLUDES ALL BUILDINGS WITHIN 500 FEET.
(IBC SECTION 2902.4.1)

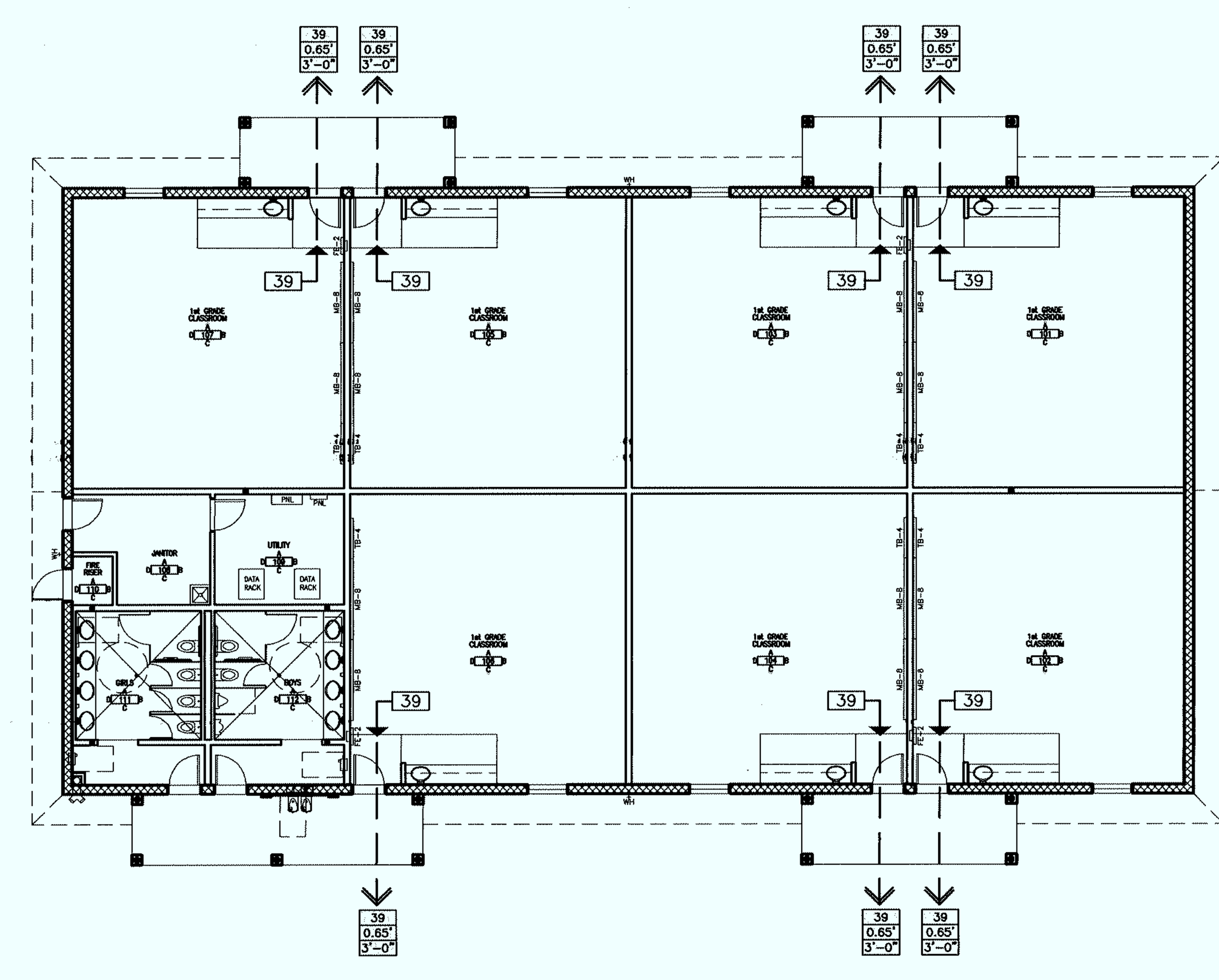
EXITING LEGEND

- 100 — NUMBER OF OCCUPANTS; 1.66' — REQUIRED EXIT WIDTH; 3'-0" — EXIT WIDTH PROVIDED
- 100 = NUMBER OF OCCUPANTS
- (P) = PANIC HARDWARE LOCATIONS
- = 1 HOUR FIRE SEPARATION WALL
- = DIRECTION OF TRAVEL
- = CHANGE IN OCCUPANT LOAD
- = SIGN
- = SMOKE ENCLOSURE

GENERAL NOTES

A. ALL PARTITION WALLS BETWEEN CLASSROOMS SHALL EXTEND TO BOTTOM OF ROOF DECK.

B. ALL PARTITION WALLS AROUND TOILETS SHALL EXTEND TO THE BOTTOM OF ROOF DECK AND SHALL HAVE SOUND BATTS FULL HEIGHT.



EXITING PLAN

PROJECT DIRECTORY

PROJECT SITE:	PARADISE EDUCATION CENTER K-8 SCHOOL 15533 W. PARADISE LN. SURPRISE, ARIZONA 85374
PROJECT OWNER:	PARADISE MANAGEMENT INC. 15533 W. PARADISE LN. SURPRISE, ARIZONA 85374
CIVIL ENGINEER:	HUBBARD ENGINEERING 1840 S. STAPLEY, STE. 137 MESA, ARIZONA 85203 PHONE: (480) 892-3313 FAX: (480) 892-7051
STRUCTURAL ENGINEER:	PARAGON STRUCTURAL DESIGN, INC. 101 NORTH FIRST AVENUE, SUITE 2600 PHOENIX, ARIZONA 85004 PHONE: (602) 258-0011 FAX: (602) 258-0033
MECHANICAL ENGINEER:	KRAEMER CONSULTING ENGINEERS, PLLC 2050 W. WHISPERING WIND DR., SUITE 158 PHOENIX, ARIZONA 85085-2864 PHONE: (602) 285-1669 FAX: (602) 285-9450
ELECTRICAL ENGINEER:	KRAEMER CONSULTING ENGINEERS, PLLC 2050 W. WHISPERING WIND DR., SUITE 158 PHOENIX, ARIZONA 85085-2864 PHONE: (602) 285-1669 FAX: (602) 285-9450
LANDSCAPE ARCHITECT:	G.K. FLANAGAN ASSOCIATES 4626 N. 44th ST. PHOENIX, ARIZONA 85018 PHONE: (602) 912-9691 FAX: (602) 912-9693

SHEET INDEX

ARCHITECTURAL DRAWINGS
A001 COVER SHEET
A002 BUILDING INFO, CODE DATA, EXITING PLAN

A101 DEMOLITION SITE PLAN
A102 SITE PLAN
A103 SITE DETAILS

CIVIL DRAWINGS
C001 CIVIL ENGINEERING COVER SHEET
C101 GENERAL NOTES AND CONSTRUCTION QUANTITIES
C201 CIVIL ENGINEERING DETAILS
C301 GRADING AND PAVING PLAN
C401 UTILITY PLAN
C701 CIVIL IMPROVEMENT PLANS - SWPPP COVER SHEET
C702 CIVIL IMPROVEMENT PLANS - CITY OF SURPRISE SWPPP NOTES
C703 CIVIL IMPROVEMENT PLANS - SWPPP

LANDSCAPE DRAWINGS
L101 PLANTING PLAN
L102 IRRIGATION PLAN
L103 PLANTING AND IRRIGATION DETAILS

ARCHITECTURAL DRAWINGS CONT.
A201 FLOOR PLAN
A202 REFLECTED CEILING PLAN
A203 ROOF PLAN

A301 EXTERIOR ELEVATIONS
A302 BUILDING SECTIONS

A401 WALL SECTIONS AND DETAILS

A601 TYPICAL MOUNTING HEIGHTS, RESTROOM PLANS AND BUILDING DETAILS

A801 ROOM FINISH AND DOOR SCHEDULES

STRUCTURAL DRAWINGS
S001 GENERAL STRUCTURAL NOTES
S002 GENERAL STRUCTURAL NOTES CONTINUED
S003 SCHEDULES
S004 TYPICAL DETAILS
S005 TYPICAL DETAILS

S201 FOUNDATION PLAN
S203 ROOF FRAMING PLAN

S401 FOUNDATION DETAILS
S501 ROOF FRAMING DETAILS

MECHANICAL DRAWINGS
M001 MECHANICAL SYMBOLS LEGEND
M002 MECHANICAL SCHEDULES

M201 MECHANICAL FLOOR PLAN
M202 MECHANICAL ROOF PLAN

M301 MECHANICAL DETAILS

PLUMBING DRAWINGS
P001 PLUMBING SPECIFICATIONS AND CALCS

P201 PLUMBING FLOOR PLAN

P301 PLUMBING DIAGRAMS AND DETAILS

ELECTRICAL DRAWINGS
E001 ELECTRICAL SYMBOLS LEGEND

E101 ELECTRICAL SITE PLAN - DEMO
E102 ELECTRICAL SITE PLAN - NEW

E201 ELECTRICAL LIGHTING PLAN

E301 ELECTRICAL POWER PLAN

E401 ELECTRICAL ROOF PLAN

E501 ONE-LINE DIAGRAM AND PANEL SCHEDULES

E601 FIXTURE SCHEDULE AND LIGHTING COMPLIANCE

2006 IECC ENVELOPE COMPLIANCE CERTIFICATE

☐ 7. Cargo doors and loading dock doors are weather sealed.
☐ 8. Recessed lighting fixtures are: (i) Type IC rated and sealed or gasketed; or (ii) installed inside an appropriate air-tight assembly with a 0.5 inch clearance from combustible materials and with 3 inches clearance from insulation material.

Note: Vapor retarder not required in this location.

Section 4: Compliance Statement

Compliance Statement: The proposed envelope design represented in this document is consistent with the building plans, specifications and other calculations submitted with this permit application. The proposed envelope system has been designed to meet the 2006 IECC requirements in COM*check* Version 3.4.1 and to comply with the mandatory requirements in the Requirements Checklist.

LYLE R. CUNNINGHAM, ARCHITECT — [signature] — 10-4-10
Name - Title — Signature — Date

COM*check* Software Version 3.4.1
Envelope Compliance Certificate

2006 IECC
Report Date: 10/04/10
Data filename: G:\1017\1017Data\1017-ComCheck.cck

Section 1: Project Information
Project Title: Classroom Addition Paradise Education Center K-8

Construction Site:	Owner/Agent:	Designer/Contractor:
15533 W. Paradise Lane Surprise, AZ 85374	Paradise Education Center K-8 15533 W. Paradise Lane Surprise, AZ 85374	Lyle Cunningham HDA Architects, LLC 459 N. Gilbert Rd. Gilbert, AZ 85234 lylec@hd-architects.com

Section 2: General Information

Building Location (for weather data):	Surprise, Arizona
Climate Zone:	2b
Heating Degree Days (base 65 degrees F):	1447
Cooling Degree Days (base 50 degrees F):	7713
Project Type:	New Construction
Vertical Glazing / Wall Area Pct.:	0%

Activity Type(s)	Floor Area
School/University	7206

Section 3: Requirements Checklist
Envelope PASSES: Design 5% better than code.

Climate-Specific Requirements:

Component Name/Description	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor
Roof 1: Attic Roof with Wood Joists	7755	31.0	30.0	0.016	0.034
Exterior Wall 1: Other, HC 1.0	64090	---	---	0.045	0.089
Window 1: Metal Frame:Double Pane with Low-E, Clear, SHGC 0.34, PF 0.51	112	---	---	0.350	0.750
Door 1: Insulated Metal, Swinging	180	---	---	0.700	0.700
Floor 1: Slab-On-Grade:Unheated	343	---	---	---	---

(a) Budget U-factors are used for software baseline calculations ONLY, and are not code requirements.

Air Leakage, Component Certification, and Vapor Retarder Requirements:
☐ 1. All joints and penetrations are caulked, gasketed or covered with a moisture vapor-permeable wrapping material installed in accordance with the manufacturer's installation instructions.
☐ 2. Windows, doors, and skylights certified as meeting leakage requirements.
☐ 3. Component R-values & U-factors labeled as certified.
☐ 4. Insulation installed according to manufacturer's instructions, in substantial contact with the surface being insulated, and in a manner that achieves the rated R-value without compressing the insulation.
☐ 5. No roof insulation is installed on a suspended ceiling with removable ceiling panels.
☐ 6. Stair, elevator shaft vents, and other outdoor air intake and exhaust openings in the building envelope are equipped with motorized dampers.

BUILDING CODE ANALYSIS

ALL WORK SHALL COMPLY WITH THE FOLLOWING ADOPTED CODES AND ORDINANCES, AS AMENDED:

BUILDING:	2006 INTERNATIONAL BUILDING CODE (IBC)
MECHANICAL:	2006 INTERNATIONAL MECHANICAL CODE (IMC)
PLUMBING:	2006 INTERNATIONAL PLUMBING CODE (IPC)
FIRE:	2006 INTERNATIONAL FIRE CODE (IFC)
ELECTRICAL:	2006 INTERNATIONAL ELECTRICAL CODE (IEC) 2005 NATIONAL ELECTRICAL CODE (NEC)
ENERGY:	2006 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
LOCAL CODE AMENDMENTS:	ORDINANCE NO. 07-08
ACCESSIBILITY:	I.C.C./A.N.S.I. A117.1-2003 & A.D.A.A.G. W/ 1996 AMENDMENTS.

2006 INTERNATIONAL BUILDING CODE

INFORMATION PRESENTED IS FOR NEW CLASSROOM BUILDING. BUILDING WILL BE EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13 AND A FIRE ALARM SYSTEM PER NFPA 72, 90A & 110.

HEIGHT: 17'-7" (ONE STORY)

OCCUPANCY (SECTION 303): EDUCATIONAL GROUP E

CONSTRUCTION TYPE (TABLE 601): VB

BASIC ALLOWABLE AREA & HEIGHT (TABLE 503):
EDUCATIONAL GROUP E 9,500 SF / 1 STORY

AREA MODIFICATIONS

NOT REQUIRED.

EXTERIOR WALLS (TABLE 602):
>10 FEET LESS THAN OR EQUAL TO 30 FEET NON-RATED
NON-BEARING WALLS: NON-RATED
ROOF/CEILING: NON-RATED
OPENINGS IN EXTERIOR WALLS (TABLE 704.8.i):
NOT PERMITTED LESS THAN 5 FEET
NO AREA LIMIT

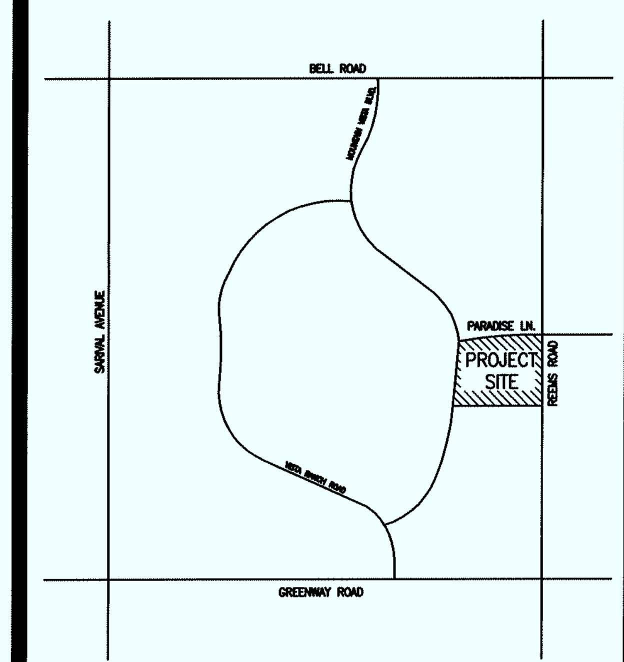
ACTUAL BUILDING AREA (GROUP E):
BUILDING = 6,690 SF
COVERED (PORCHES & OVERHANGS) = 1,431 SF
TOTAL = 8,121 SF

OCCUPANCY SEPARATION: NOT APPLICABLE.

EXIT DISTANCE FROM ANY LOCATION (TABLE 1016.1):
BUILDINGS EQUIPPED W/ A.F.S.S. GROUP E = 250 FEET

MAXIMUM ACTUAL EXIT DISTANCE: 40 FEET

DRAFT STOPS (SECTION 717.3.2.1):
NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM



VICINITY MAP

CLASSROOM ADDITIONS TO
PARADISE EDUCATION CENTER K-8
15533 W. PARADISE LN.
SURPRISE, AZ. 85374

REGISTERED ARCHITECT, CERTIFICATE NO. 25625, PETER J. BARKER, Date Signed 10-15-10, ARIZONA, U.S.A. Expires 03/31/11

Job No.	1017
Drawn	AJD
Checked	PEBA
Date	10-15-10
Revised	

PERMIT SET

HDA ARCHITECTS, LLC.
459 N. Gilbert Road, Suite C-200, GILBERT, AZ 85234
TEL: (480) 539 8800 FAX: (480) 539 8608

BUILDING CODE AND INDEX SHEET

HDA ARCHITECTS, LLC.

Sheet No. A002

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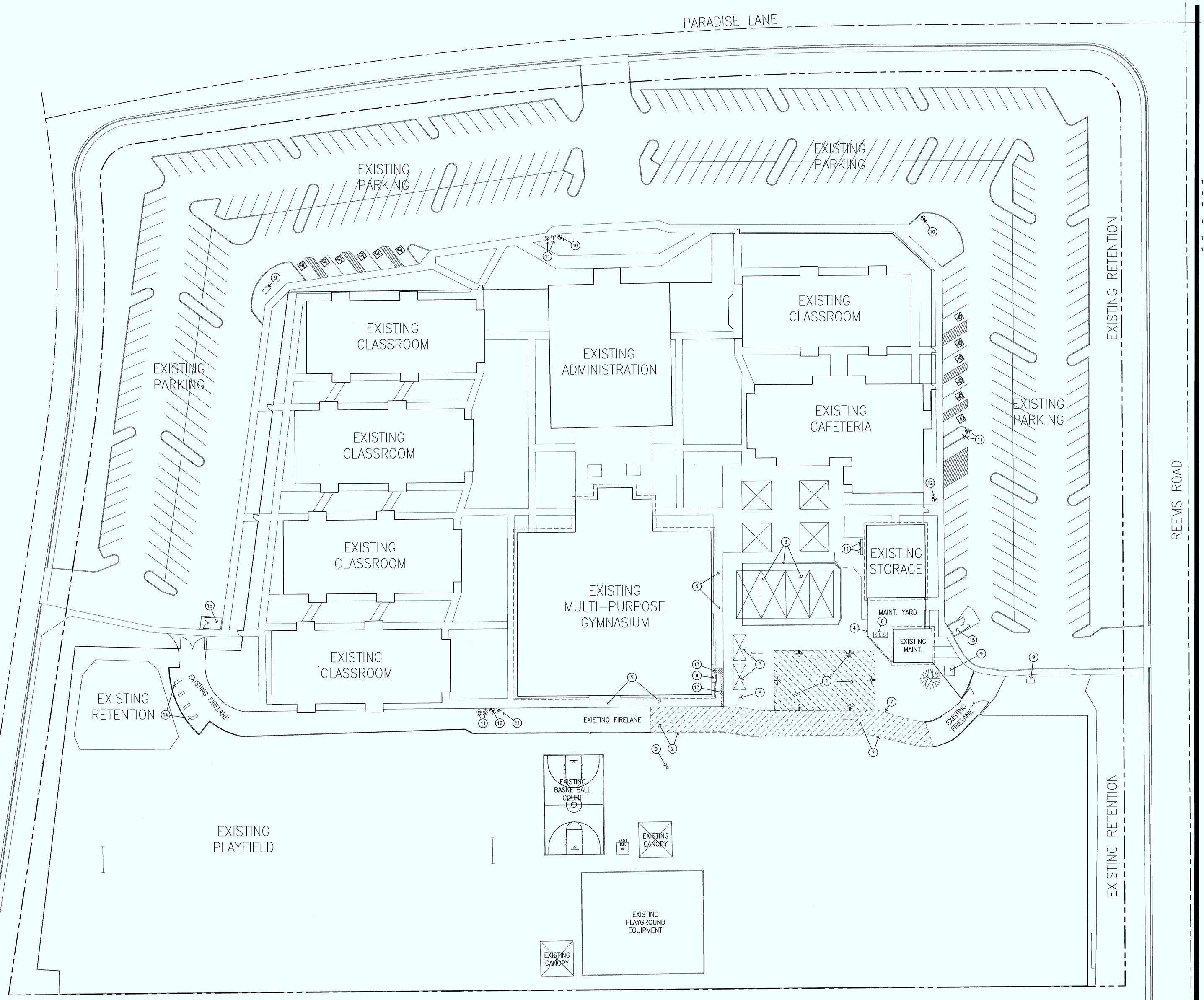

1 PARADISE EDUCATION CENTER ADDITION-
DEMOLITION SITE PLAN

SCALE: 1" = 30'-0"

NOTES

1. REMOVE EXISTING CONCRETE BASKETBALL COURT SLAB, BACKBOARD POSTS AND FOOTINGS.
2. REMOVE PORTION OF EXISTING ASPHALT FIRELANE AND CONCRETE CURB.
3. REMOVE EXISTING SHADE CANOPY AND FOOTINGS. GC TO RELOCATE PER OWNERS DIRECTION. FOUNDATION DESIGN BY CANOPY INSTALLER.
4. EXISTING CMU WALL TO REMAIN.
5. EXISTING CONCRETE SIDEWALK TO REMAIN.
6. EXISTING SHADE CANOPIES AND CONCRETE CURB TO REMAIN.
7. REMOVE AND RELOCATE EXISTING HOSE BIBB CONNECTED TO EXISTING IRRIGATION SYSTEM. EXTEND TO EDGE OF NEW FIRELANE. SEE SHEET A102.
8. EXISTING TELEPHONE PEDESTAL TO BE REMOVED AND RELOCATED. SEE ELECTRICAL.
9. EXISTING ELECTRICAL EQUIPMENT TO REMAIN. SEE ELECTRICAL.
10. EXISTING FIRE HYDRANT TO REMAIN.
11. EXISTING F.D.C. TO REMAIN.
12. EXISTING FIRE HYDRANT TO BE REMOVED AND RELOCATED. SEE CIVIL DRAWINGS AND SHEET A102.
13. SAWCUT AND REMOVE PORTION OF EXISTING SIDEWALK FOR INSTALLATION OF NEW UTILITIES. FIELD VERIFY.
14. EXISTING BICYCLE RACKS TO REMAIN.
15. EXISTING TRASH ENCLOSURE TO REMAIN.

CLASSROOM ADDITIONS TO PARADISE EDUCATION CENTER K-8

15533 W. PARADISE LN.
SURPRISE, AZ. 85374

REGISTERED ARCHITECT
SCOTT CAVE, INC.
25625
PETER J. BARKER
Scottsdale
ARIZONA, U.S.A.

Expires 03/31/11

Job No.	1017
Drawn	AJD
Checked	PEBA
Date	10-15-10
Revised	

PERMIT SET

HDA ARCHITECTS, LLC.
459 N. Gilbert Road, Suite C-200, GILBERT, AZ 85234
TEL: (480) 539 8800 FAX: (480) 539 8608

DEMOLITION SITE PLAN

HDA ARCHITECTS, LLC.

Sheet No.
A101

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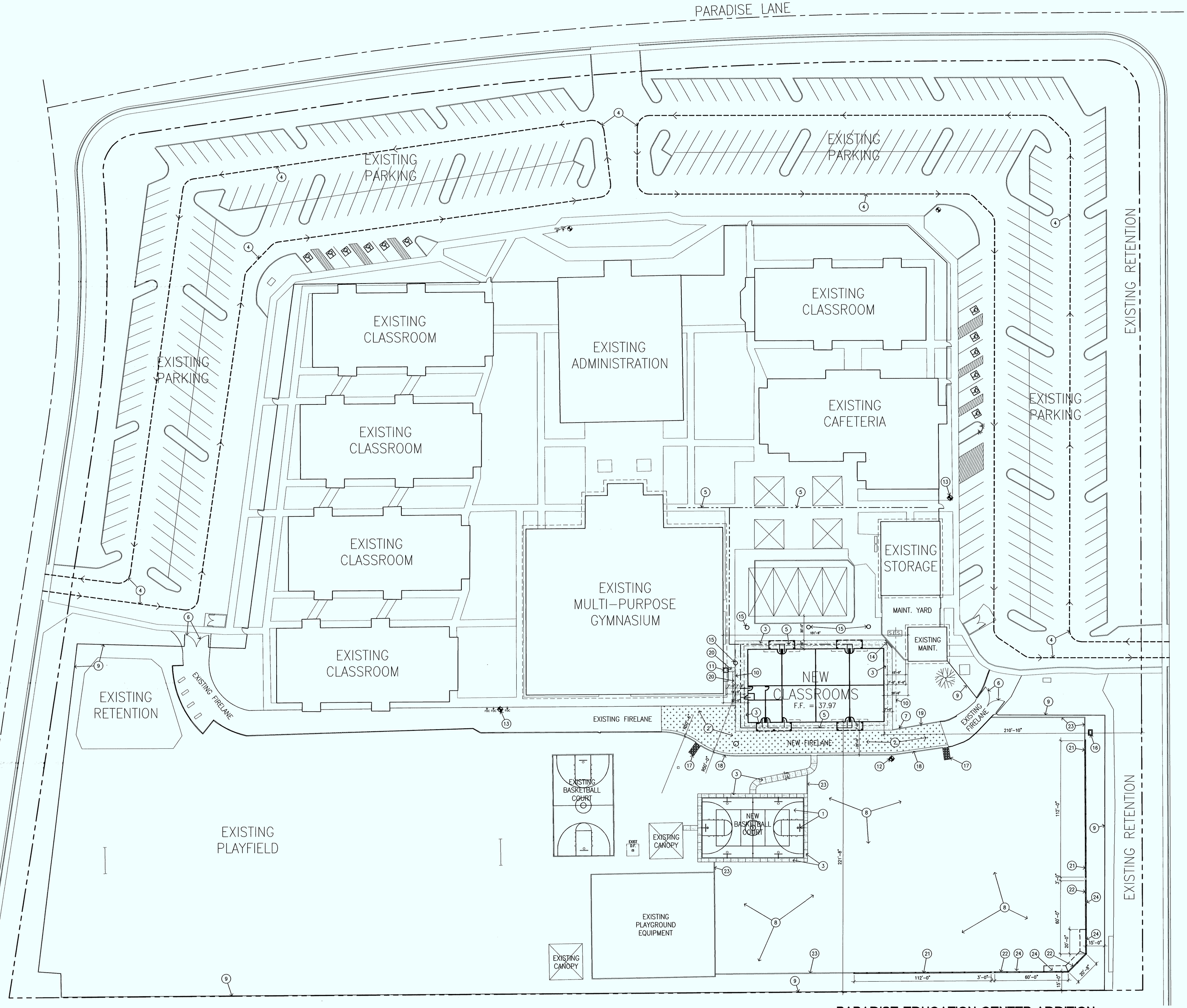

NOTES

1. NEW CONCRETE BASKETBALL COURT SLAB, BACKBOARD POSTS AND FOOTINGS. SEE DETAIL 33/A103.
2. NEW 20'-0"W ASPHALT PAVING FIRELANE. SEE CIVIL.
3. NEW 4" CONCRETE SIDEWALK. SEE CIVIL AND DETAILS 1, 2 AND 3/A103.
4. EXISTING STUDENT DROP-OFF/PICK-UP CIRCULATION PATTERN. NO INCREASE IN VEHICLE TRIPS DUE TO NO INCREASE IN STUDENT POPULATION.
5. NEW A.D.A. ACCESSIBLE ROUTE CONNECTED TO EXISTING ACCESSIBLE ROUTE.
6. EXISTING GATES WITH EXISTING FIRE DEPARTMENT KNOX BOX.
7. RELOCATED HOSE BIBB CONNECTED TO EXISTING IRRIGATION SYSTEM. SEE LANDSCAPE.
8. NEW SOD PLAYFIELD AND IRRIGATION. SEE LANDSCAPE.
9. EXISTING FENCE TO REMAIN.
10. IMAGINARY PROPERTY LINE.
11. NEW ELECTRICAL EQUIPMENT ON NEW CONCRETE HOUSEKEEPING PAD. SEE ELECTRICAL.
12. NEW FIRE HYDRANT. SEE CIVIL.
13. RELOCATED FIRE HYDRANT. SEE CIVIL.
14. SIDEWALK SCUPPER. SEE CIVIL.
15. NEW AREA DRAIN. SEE CIVIL.
16. NEW CATCH BASIN. SEE CIVIL.
17. NEW RIP-RAP PAD. SEE CIVIL.
18. NEW VERTICAL CONCRETE CURB AND GUTTER. SEE CIVIL AND DETAIL 9/A103.
19. NEW CONCRETE CURB. SEE CIVIL AND 8/A103.
20. INFILL CONCRETE SIDEWALK AS REQUIRED. MATCH EXISTING. G.C. TO VERIFY.
21. NEW 11 GA. MIN., VINYL COATED 6'-0"H CHAINLINK FENCE W/CONCRETE MOW CURB. SEE 13/A103.
22. NEW 11 GA. MIN., VINYL COATED 12'-0"H CHAINLINK BACKSTOP W/CONCRETE MOW CURB. SEE 15/A103.
23. CONCRETE MOWSTRIP. SEE LANDSCAPE.
24. 6"W WEEP HOLES FOR DRAINAGE IN CONCRETE MOWSTRIP.

PARKING CALCULATIONS

SPACES REQUIRED = 126 (2 PER CLASSROOM)
SPACES PROVIDED = 368 (EXISTING)

ACCESSIBLE SPACES REQUIRED = 8 PER 301-400 TOTAL
ACCESSIBLE SPACES PROVIDED = 12 (EXISTING)

NO NEW PARKING REQUIRED

GENERAL NOTES

A. ACCESS ROADS WILL BE DESIGNED AND MAINTAINED BY CONTRACTOR/BUILDER.

B. ACCESS SURFACE WILL BE A.B.C. COMPACTED TO SUPPORT 75,000 lbs.

1 PARADISE EDUCATION CENTER ADDITION-
SITE PLAN

SCALE: 1" = 30'-0"

CLASSROOM ADDITIONS TO PARADISE EDUCATION CENTER K-8

15538 W. PARADISE LN.
SURPRISE, AZ. 85374

REGISTERED ARCHITECT
CERTIFICATE NO.
25625
PETER J. BARKER
Date Signed 10/14/11
ARIZONA, U.S.A.
Expires 03/31/11

Job No.	1017
Drawn	AJD
Checked	PEBA
Date	10-15-10
Revised	

PERMIT SET

HDA ARCHITECTS, LLC.
459 N. Gilbert Road, Suite C-200, GILBERT, AZ 85234
TEL: (480) 539 8800 FAX: (480) 539 8608

SITE PLAN

HDA ARCHITECTS, LLC.

Sheet No.
A102

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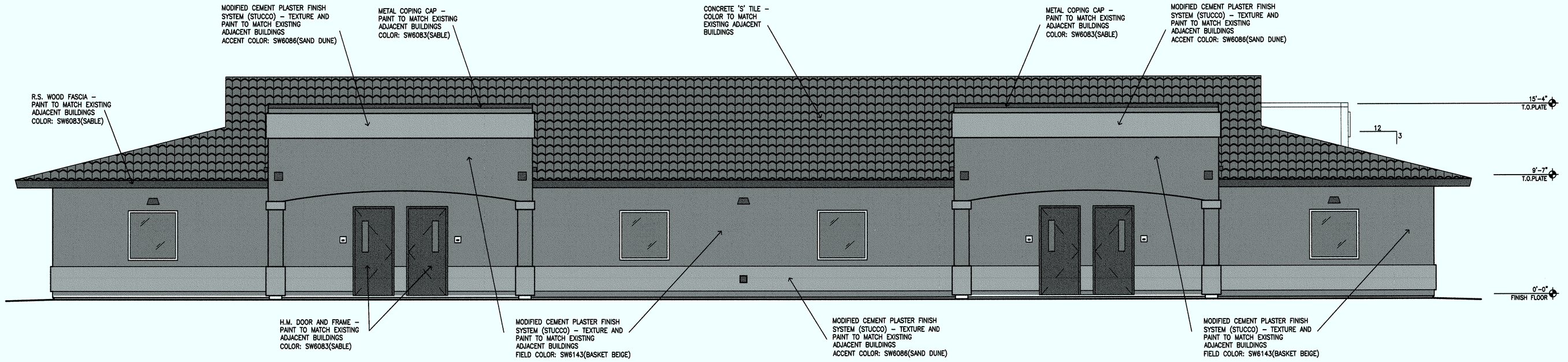
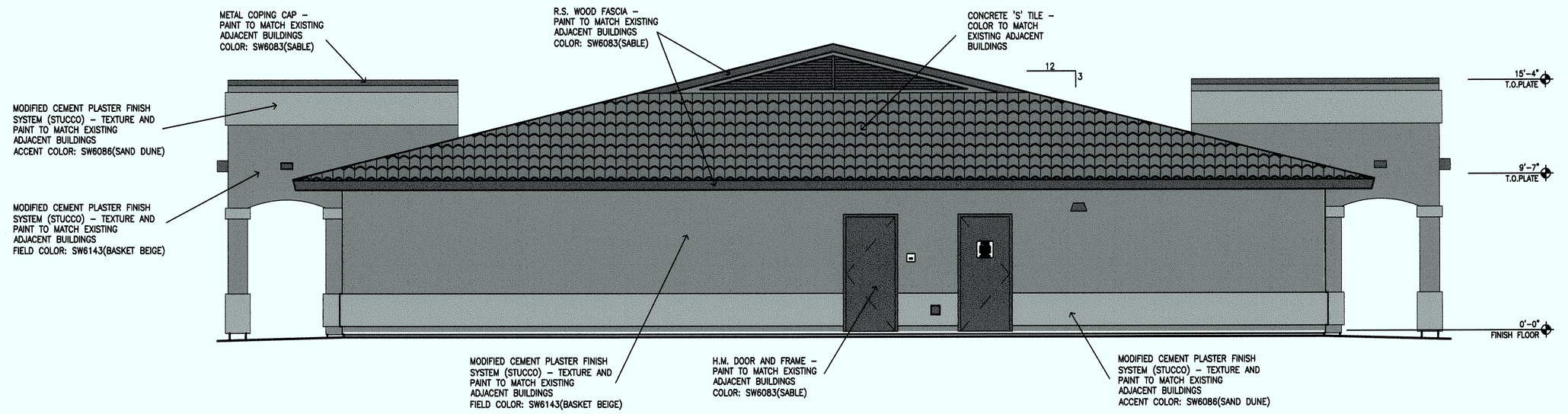


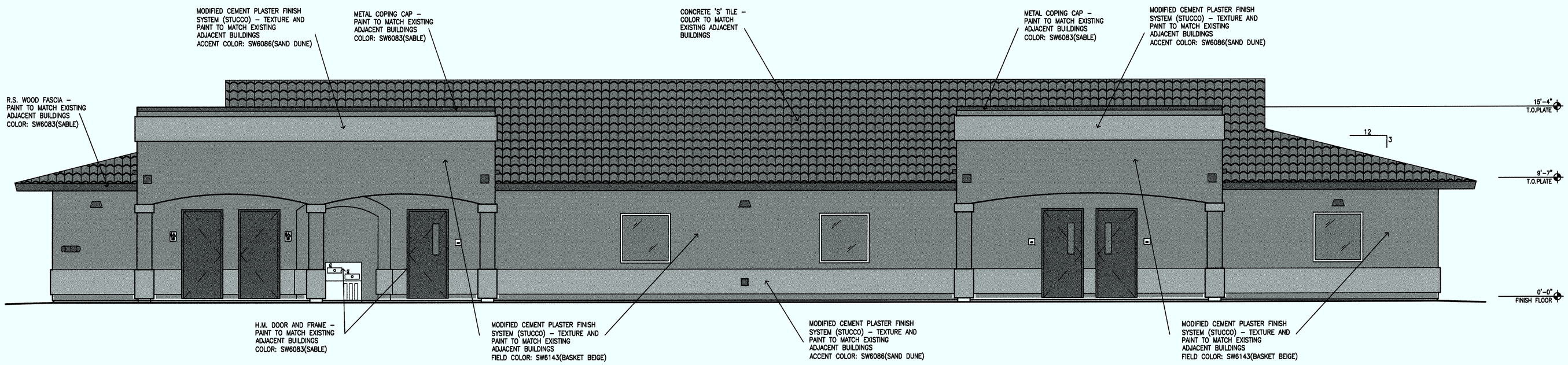
1 NORTH ELEVATION

SCALE: 1/4" = 1'-0"



2 WEST ELEVATION (EAST ELEVATION SIM. W/O DOORS)

SCALE: 1/4" = 1'-0"



4 SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

CLASSROOM ADDITIONS TO
PARADISE EDUCATION CENTER K-8
16533 W. PARADISE LN.
SURPRISE, AZ. 85374

REGISTERED ARCHITECT
CERTIFICATE NO.
25625
PETER JO. BARNER
ARIZONA, U.S.A.
Expires 03/31/11

Job No.	1017
Drawn	AJD
Checked	PEBA
Date	10-15-10
Revised	

PERMIT SET

HDA ARCHITECTS, LLC.
459 N. Gilbert Road, Suite C-200, GILBERT, AZ 85234
TEL: (480) 539 8800 FAX: (480) 539 8608

COLORED EXTERIOR ELEVATIONS

HDA ARCHITECTS, LLC.

Sheet No.
A1

Plot Date: 10-22-10 10:45am Drawing scale: 1:48
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Last Saved: 10-22-10 10:43am

CITY OF SURPRISE
Boards and Commissions

January 18, 2011 @ 6:00:00 PM

Back Print

Board Meeting Date:	January 18, 2011	Contact Person:	Hobart Wingard, Community & Economic Development
Submitting Department:	CD Boards and Commissions	District:	6
Staff Recommendations:	Approve		

Consent	Regular	x	Public Hearing		Report/Discussion

Agenda Wording:

Consideration and action on Case FS10-236, a site plan amendment for Shepherd of the Valley Church.

Motion:

I move to approve FS10-236, a site plan amendment for Shepherd of the Valley Church and to adopt staffs findings.

Background:

The project will provide a multi-purpose room, offices, storage, and additional patio area.

Financial Impact Statement:

All activity related to ongoing development in the City of Surprise has an economic and fiscal impact on the City and the region.

ATTACHMENTS:

Click to download

- Staff Report
- Site Plan 1
- Site Plan 2
- Landscape Plan
- Elevations

External Attachment Links:

Meeting Requirements:

Powerpoint	x	Video		White Board		Other	x

Presentation Speaker Names (spelling and titles for TV captions):

Hobart Wingard, Planner, Community and Economic Development

SURPRISE
ARIZONA

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

Date: January 18, 2011

To: Planning and Zoning Commission

From: Jeffrey J. Mihelich, Community and Economic Development Director
Hobart Wingard, Planner
623.222.3156, hobart.wingard@surpriseaz.gov

Re: FS10-236, Shepherd of the Valley Church

Application Summary

The Shepherd of the Valley Church is requesting to add an addition to their worship facility.

Location

The existing worship facility is located near the northeast corner of Bell and Bullard Roads.

History

- On June 12, 1980, the subject property was annexed into the City of Surprise.
- On April 20, 1999, a site plan for Shepherd of the Valley Church was approved by the Planning and Zoning Commission.

Project Summary

The proposed project will expand the worship facility by 2,742-square-feet. The expansion will contain a 1,424-square-foot multi-purpose room, a 213-square-foot storage area, two (2) 160-square-foot offices, and a 785-square-foot narthex. The addition will open into a 2,528-square-foot courtyard.

100 existing parking spaces will easily accommodate the proposed expansion. A matrix of the parking requirements are as follows:

Space	Parking Ratio	Required Spaces
Congregation Area	1 for every 4 seats	63
Multi-purpose Room	1 for every 300 square feet	5
Offices	1 for every 250 square feet	2
Classrooms	2 per classroom	4
Required Spaces		74
Provided Spaces		100

The architecture of the expansion is consistent with the existing Shepherd of the Valley worship facility. Building materials and colors have been chosen to blend in seamlessly to the existing structure. The design of the courtyard area encompasses built-in seating and utilizes low water plant material and will be of great use to the congregation for fellowship activities.

Additional amenities to the south include a baseball field, basketball court, and associated walks and fencing.

Department Review

All departments involved in the subject review are recommending the project for approval.

Staff Findings

1. Staff finds that the proposed site plan amendment complies with the Surprise Municipal Code.

2. Staff finds that the subject project complies with the General Plan.

Recommendation

Staff recommends approval of the project.

Attached

Vicinity map, site plan, and elevations.

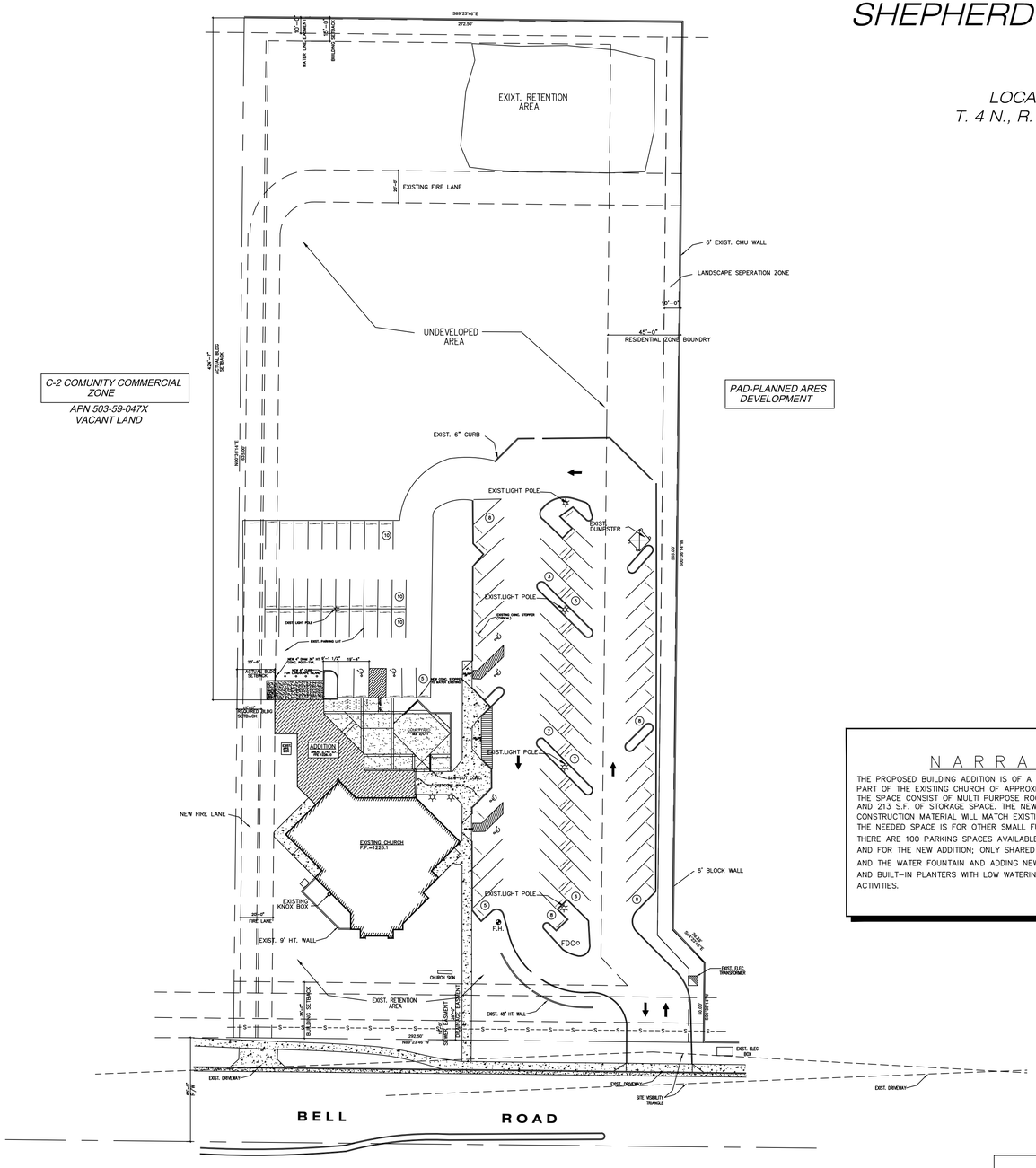
SHEPHERD OF THE VALLEY LUTHERAN CHURCH

PARCEL NO. 503-59-047R
14650 W. BELL ROAD, SURPRISE
LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 33,
T. 4 N., R. 1 W. OF THE G. & S.R.B. & M., MARICOPA COUNTY, ARIZONA

GOLF COURSE
APN 503-59-047T

C-2 COMUNITY COMMERCIAL ZONE
APN 503-59-047X
VACANT LAND

PAD-PLANNED ARES DEVELOPMENT



SITE DATA

LEGAL DESCRIPTION ~ DEED 01-0293375

THAT PORTION OF TRACT C, OF SUN VILLAGE RESORT, ACCORDING TO THE PLAT PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY ARIZONA RECORDED IN BOOK 299 OF MAPS, PAGE 33,

OWNER INFORMATION

SHEPHERD OF THE VALLEY EVANGELICAL LUTHERAN CHURCH, INC.
PROPERTY ADDRESS: 14650 W. BELL ROAD
SURPRISE, AZ 85374

- ZONING ---------- SURPRISE C-2
- PARCEL # ---------- 503-59-047R
- CONSTRUCTION TYPE---------- V-1 HR (8"CMU AND WOOD FRAME FULLY SPRINKLED BUILDING)
- OCCUPANCY ---------- A 2.1 CHURCH + SUPPORT AREA CLASS ROOMS WILL NOT BE USED MORE THAN 12 HRS/WEEK OR MORE THAN 4 HRS/DAY
- BUILDING EQUIPPED WITH FIRE ALARM ---------- YES
- BUILDING EQUIPPED WITH SPRINKLERS ---------- YES
- WATER SURFACE ELEVATION FOR 100 YEAR EVENT----------1,224'

BUILDING HEIGHT:

- MAXIMUM ALLOWABLE BUILDING HIGH ---------- 35'
- EXISTING ACTUAL BUILDING HIGH ---------- 31-11" (ONE STORY)
- NEW ACTUAL BUILDING HIGH ---------- 16'-0 3/4" (ONE STORY)

PARKING REQUIREMENTS:

* PARKING SPACES REQUIRED:

EXISTING CALCULATED BUILDING PARKING REQUIRED SPACES (6 HC PARKING SPACES)
ADDITION PARKING REQUIRED SPACES
TOTAL PARKING REQUIRED PARKING SPACES
TOTAL PARKING PROVIDED PARKING SPACES

NOTE:

BULK OF PARKING IS ACCOUNTED FOR THE EXISTING CHURCH. MULTI PURPOSE RM, OFFICES AND STORAGE SPACE ARE STRICLY FOR SHARED USAGE.

BUILDING CALCULATIONS:

EXISTING GROSS BUILDING AREA ---------- 6,040 S.F. (4.0 ACRES)
EXISTING REMAINING PATIO AREA ---------- 428 S.F.

NEW ADDITION:
MULTI PURPOSE ROOM ---------- 1424 S.F.
OFFICES ---------- 320 S.F.
STORAGE ---------- 213 S.F.
NARTHEX ---------- 785 S.F.
TOTAL GROSS ADDITION ---------- 2742 S.F.

EXISTING AND NEW UNDER ROOF ---------- 9,210 S.F.

SITE CALCULATIONS:

TOTAL SITE AREA ---------- 174,237 S.F. (4.0 ACRES)
FLOOR AREA RATIO ---------- 174,237/9,220 = 18.89 %

EXIST CALCULATIONS:

EXISTING ASSEMBLY ---------- 2,788 S.F.
EXISTING NARTHEX ---------- 612 S.F.
NEW ASSEMBLY ---------- 1,424 S.F.
NEW NARTHEX ---------- 785 S.F.
TOTAL ASSEMBLY & NARTHEX ---------- 5,609 S.F.

OCCUPANCY CALCULATION:

OCCUPANT LOAD---------- 5,609/7 =801 (IBC-SECTION 1104.1.2)

EXITING CALCULATION:

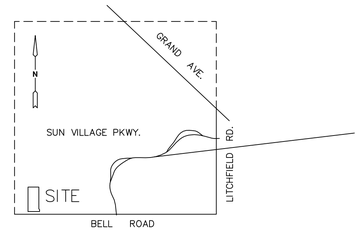
EXIT WIDTH REQUIRED---------- 160 (801X.2) (IBC-SECTION 1018)
FRONT EXIT PROVIDED---------- 432 S.F. (6 - EXITS)
SIDE EXIT PROVIDED---------- 49 S.F. (2 - EXITS)
TOTAL EXIT PROVIDED---------- 481 S.F. (8)

NARRATIVE

THE PROPOSED BUILDING ADDITION IS OF A TOTAL AREA OF 2,742 S.F. TO BE ATTACHED TO THE NORTH PART OF THE EXISTING CHURCH OF APPROXIMATLY 6,000 S.F.
THE SPACE CONSIST OF MULTI PURPOSE ROOM OF 1,424 S.F. AND 320 S.F. OF TWO SMALL OFFICES AND 213 S.F. OF STORAGE SPACE. THE NEW ADDITION ENCOMPASSES THE REAR COVERED PATIO OF 785 S.F. CONSTRUCTION MATERIAL WILL MATCH EXISTING OF 8" CMU WALLS AND WOOD STUDS AND WOOD TRUSS ROOF. THE NEEDED SPACE IS FOR OTHER SMALL FUNCTIONS WHERE THE ENTIRE CHURCH SPACE IS NOT NEEDED.
THERE ARE 100 PARKING SPACES AVAILABLE WHERE 6 ARE FOR HANDICAP. BULK OF PARKING IS FOR THE CHURCH AND FOR THE NEW ADDITION; ONLY SHARED PARKING SPACES. WE ARE REMOVING THE EXISTING COURTYARD AND THE WATER FOUNTAIN AND ADDING NEW 2,528 S.F. OF OUTDOOR COURTYARD WITH STONE BENCH SEATING AND BUILT-IN PLANTERS WITH LOW WATERING PLANTS. THE PURPOSE: IS TO BE ABLE TO HAVE SOME OUTDOOR ACTIVITIES.

BUILDING CODE DESIGN DATA:

2006 INTERNATIONAL BUILDING CODE
2006 INTERNATIONAL MECHANICAL CODE
2006 INTERNATIONAL FUEL GAS CODE
2006 INTERNATIONAL ENERGY CONSERVATION CODE
ORDINANCE # 07-08 (LOCAL CODE AMENDMENT)
2006 INTERNATIONAL FIRE CODE
2006 INTERNATIONAL PLUMBING CODE
2006 INTERNATIONAL ELECTRICAL CODE
2005 NATIONAL ELECTRICAL CODE



VICINITY MAP
SECTION 33, T4N, R1W
(NOT TO SCALE)

1 AS-1 **SITE PLAN**
SCALE: 1"=40'-O"

0 40' 80'
SCALE: 1" = 40'

NORTH

REGISTERED ARCHITECT
STATE OF ARIZONA
SAM ZEKI RAHEL
No. 26933
EXPIRES 3-31-11
PREPARED UNDER THE DIRECT SUPERVISION OF SAM RAHEL ARIZONA REGISTRATION NO. 26933
I HEREBY CERTIFY THAT THESE PLANS ARE PREPARED IN CONFORMANCE WITH THE CURRENT CITY OF SURPRISE ADOPTED CODES AND ORDINANCES

constutant:
SUSTAINABILITY ENGINEERING GROUP
SEG
28028 N 110TH PLACE, SCOTTSDALE, ARIZONA 85262

owner:
SHEPHERD OF THE VALLEY
14650 W. BELL RD.
SURPRISE, AZ

This drawing is an instrument of service and is the property of Sustainability Engineering Group and shall remain the property thereof. The use of this drawing shall be restricted to the original site for which it is prepared and publication thereof is

project:
SHEPHERD OF THE VALLEY
14650 W. BELL RD. SURPRISE, AZ
BUILDING EXPANSION

DRAWN	----
DESIGNED	SR
CHECKED	SR
PROJ. MGR.	SR

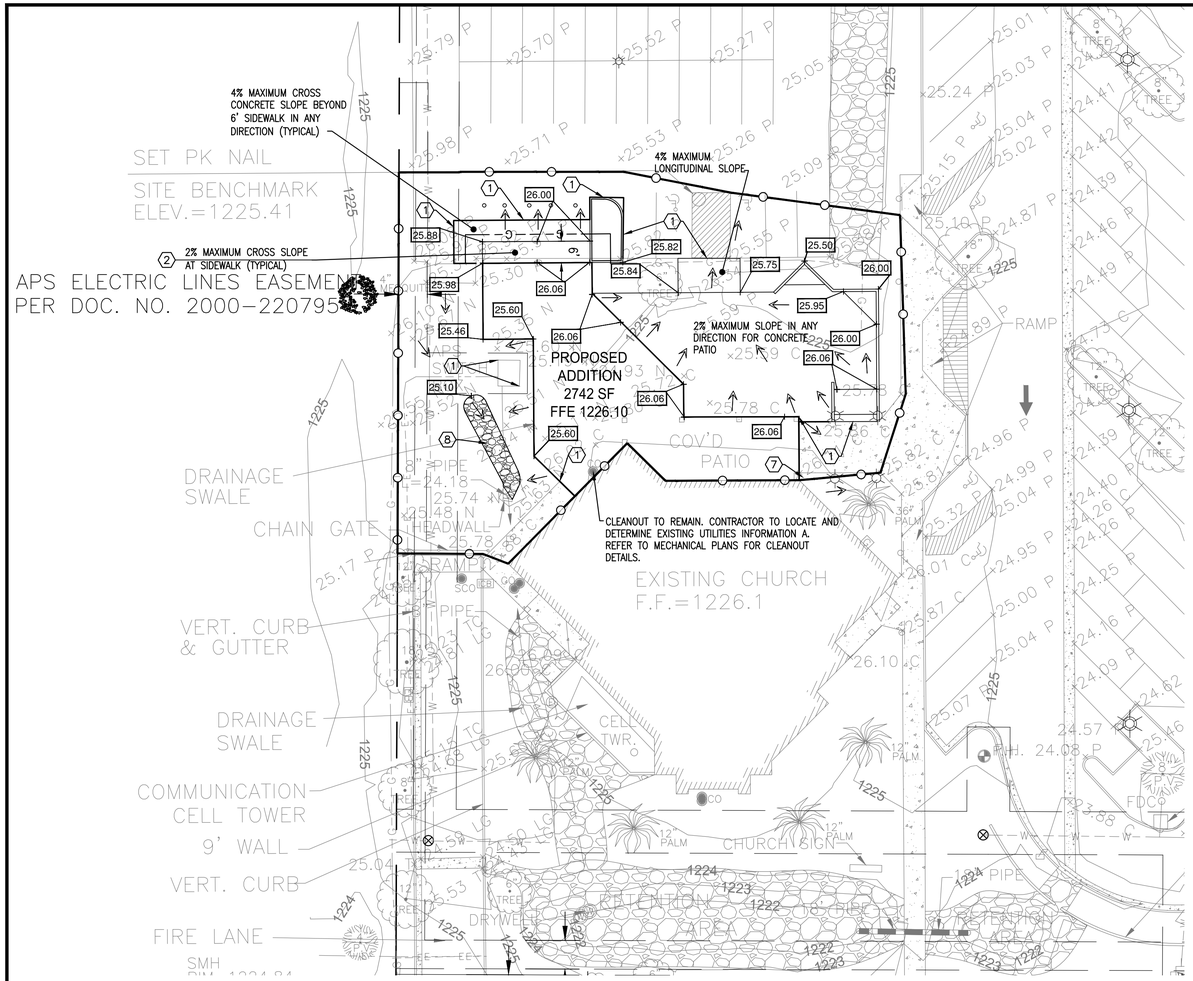
date: 11/01/1
issued for:
PERMIT REVIEW

revision no.:	date:
1	
2	
3	
4	

job no.: 0000

sheet title:
ARCHITECTURAL SITE PLAN

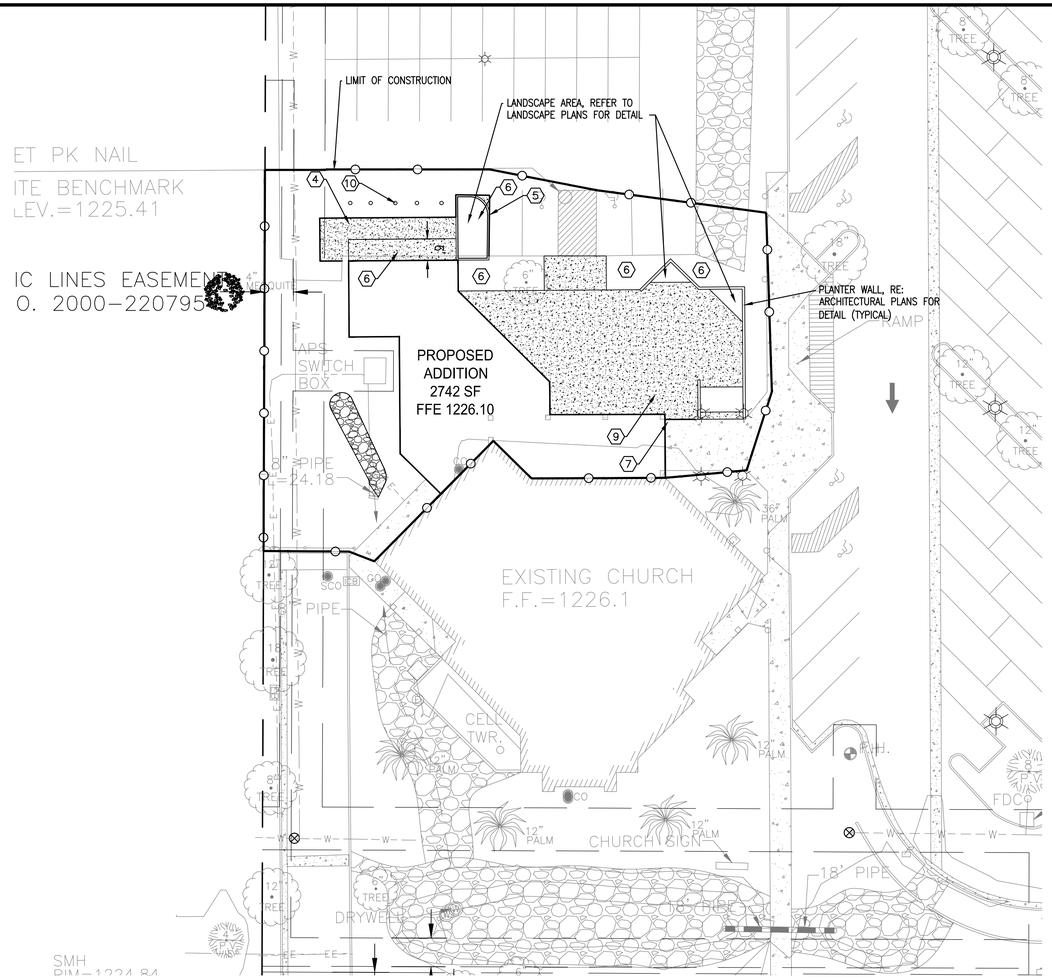
sheet no.:
AS-1



GRADING PLAN
SCALE 1"=20'

LEGEND

- CRUSHED STONE, MATCH EXISTING
- CONCRETE SECTION
- DRAINAGE FLOW ARROW



PAVING PLAN
SCALE 1"=20'

CONSTRUCTION NOTES

1. MATCH EXISTING GRADE
2. 2% MAXIMUM CROSS SLOPE AT SIDEWALK AND ACCESSIBLE PARKING STALLS
3. CONSTRUCT CONCRETE SIDEWALK PER MAG 230, 6' WIDE
4. INSTALL 6" THICK CLASS A CONCRETE SECTION
5. INSTALL 6" VERTICAL CURB PER MAG STD DETAIL 222 – TYPE B
6. INSTALL DECOMPOSED GRANITE. REFER TO LANDSCAPE PLANS FOR D.G. SPECIFICATIONS.
7. CONCRETE SPLASH BLOCK, REFER TO ARCHITECTURAL PLAN FOR DETAIL AND EXACT LOCATION
8. FURNISH AND INSTALL RIP RAP
9. FURNISH AND INSTALL CONCRETE PAD, REFER TO ARCHITECTURE FOR DETAIL
10. FURNISH AND INSTALL 4" DIAMETER CONCRETE GUARD POST, 36" HEIGHT; REFER TO ARCHITECTURAL PLANS FOR LOCATION AND DETAIL

ENGINEERS SITE PLAN NOTES

1. ALL SIGNING AND STRIPING WILL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND LOCAL CODES.
2. CONTRACTOR SHALL REFER TO ARCH. PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, AND EXACT UTILITY ENTRANCE LOCATIONS.
3. DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. LINES DEPICTING CURB AND GUTTER ON THE PLANS INDICATE THE FLOWLINE OF THE CURB AND THE LIP OF THE PAN. IF PERTINENT DIMENSIONS ARE NOT SHOWN, CONTACT THE ENGINEER FOR EXACT DIMENSIONS.
4. THE CONTRACTOR SHALL REFER TO THE GRADING PLAN FOR CURB TYPES AND FLOW LINE ELEVATIONS.
5. ALL HANDICAP SPACES SHALL BE PAINTED AND SIGNED IN ACCORDANCE WITH CURRENT ADA REQUIREMENTS.
6. ADA NOTES:

   THE FOLLOWING CRITERIA SHALL APPLY TO ALL CONSTRUCTION WITHIN THE LIMITS OF THIS PROJECT.

   A. THE MAXIMUM CROSS SLOPE OF ANY SIDEWALK OR PEDESTRIAN ACCESS ROUTE SHALL BE 2.0%. THE SLOPE SHALL BE MEASURED PERPENDICULAR TO THE DIRECTION OF TRAVEL.

   B. SIDEWALKS AND PEDESTRIAN ACCESS ROUTES SHALL HAVE A MAXIMUM GRADE OF 4.9 PERCENT MEASURED IN THE DIRECTION OF TRAVEL. SIDEWALKS OR PEDESTRIAN ACCESS ROUTES WHICH ARE DESIGNATED AS RAMPS MAY HAVE A MAXIMUM SLOPE OF 8.0 PERCENT FOR A MAXIMUM RISE OF 30 INCHES. A 5–FOOT BY 5–FOOT PAD (2.0 PERCENT MAXIMUM SLOPE IN ANY DIRECTION) SHALL BE CONSTRUCTED AT THE BOTTOM AND TOP OF ANY RAMP.

   C. ALL HANDICAP RAMPS SHALL HAVE A MAXIMUM SLOPE OF 8.0 PERCENT MEASURED IN THE DIRECTION OF TRAVEL. FLARED SIDES SHALL NOT BE CONSIDERED ACCESSIBLE AND ARE NOT TO BE INCLUDED IN THE DIRECTION OF TRAVEL. A 5–FOOT BY 5–FOOT AREA (2 PERCENT MAXIMUM SLOPE IN ANY DIRECTION) SHALL BE PROVIDED AT THE BOTTOM AND TOP OF ALL HANDICAP RAMPS. THE TRAVEL PORTION OF ALL RAMPS SHALL HAVE COLORED RAMPS.

   D. THE GRADE IN A HANDICAP PARKING SPACE SHALL NOT EXCEED 2.0 PERCENT IN ANY DIRECTION. ALL HANDICAP PARKING SPACES SHALL HAVE AN ACCESSIBLE ROUTE TO THE BUILDING ENTRY AS SHOWN ON THE DRAWINGS. THE ACCESSIBLE ROUTE SHALL NOT EXCEED 2 PERCENT IN THE DIRECTION OF TRAVEL OR THE CROSS SLOPE.

ENGINEERS GRADING PLAN NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING HIS OWN ESTIMATE OF EARTHWORK QUANTITIES.
2. CONTOURS AND SPOT ELEVATIONS SHOWN ARE FOR FINISHED PAVING, SIDEWALK, SLAB, OR GROUND. ADJUSTMENT TO SUBGRADE IS THE CONTRACTOR'S RESPONSIBILITY.
3. SPOT ELEVATIONS SHALL TAKE PRECEDENCE OVER CONTOURS AND SLOPES SHOWN. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF SPOT ELEVATIONS WHICH DO NOT APPEAR TO BE CONSISTENT WITH THE CONTOURS AND SLOPES. SPOT ELEVATIONS AND SPECIFIC PROFILE DESIGN SHALL BE USED FOR SETTING ELEVATIONS OF CURB AND GUTTER AND UTILITIES.
4. SPOT ELEVATIONS REPRESENT FLOWLINE OR TOP OF ASPHALT / CONCRETE UNLESS OTHERWISE NOTED.
5. ALL DISTURBED AREAS THAT ARE UNSURFACED OR ARE NOT DESIGNATED AS LANDSCAPE AREAS ARE TO BE STABILIZED UNTIL A DUST CONTROLLED SITUATION IS OBTAINED.
6. LIME TREATED, SUBGRADE MATERIAL SHOULD MEET ARIZONA HIGHWAY DEPARTMENT SPECIFICATIONS. A SPECIFIC MIX DESIGN SHOULD BE PERFORMED.
7. ALL UTILITIES (MANHOLES, VALVE COVERS, CLEANOUTS, VAULTS, BOXES, ETC.) SHALL BE ADJUSTED TO FINAL GRADE PRIOR TO THE FINAL LIFT OF ASPHALT.
8. ALL EARTH MOVING AND PLACEMENT OPERATIONS SHALL BE IN CONFORMANCE WITH THE RECOMMENDATIONS IDENTIFIED IN THE SOILS REPORT. THE CONTRACTOR SHALL HAVE A SIGNED AND SEALED COPY OF THE SOILS REPORT ON THE SITE AT ALL TIMES.
9. SUBGRADE WITHIN ASPHALT PARKING AREAS SHALL BE CONSTRUCTED TO WITHIN 0.10 FEET OF THE DESIGN GRADE. HOWEVER, ON THE FINISHED ASPHALT SURFACE, THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL PAVEMENT AREAS AND ALONG ALL CURBS. ALL CURBS SHALL BE BUILT IN ACCORDANCE TO THE PLAN. CURBS OR PAVEMENT AREAS WHICH DO NOT PROVIDE PROPER DRAINAGE MUST BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
10. WHERE NEW CURB AND GUTTER ARE BEING CONSTRUCTED ADJACENT TO EXISTING ASPHALT, THE FOLLOWING SHALL APPLY: PRIOR TO PLACEMENT OF ANY CONCRETE THE CONTRACTOR SHALL HAVE A LICENSED SURVEYOR VERIFY GRADE AND CROSS SLOPE OF THE CURB AND GUTTER FORMS. THE CONTRACTOR SHALL SUBMIT THE SLOPES AND GRADES TO THE ENGINEER FOR APPROVAL PRIOR TO PLACEMENT OF CONCRETE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY SECTION WHICH DOES NOT CONFORM TO THE DESIGN OR TYPICAL CROSS SECTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CURB AND GUTTER POURS WITHOUT APPROVAL OF THE ENGINEER.
11. CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AT ALL TIMES TO ENSURE NO STANDING WATER.
12. REFER TO C.00 FOR BASIS OF BEARINGS, NOTES AND BENCHMARK

263-1100
1-800-STAKE-IT
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE. FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

SEAL

ALI SAMIH FAKIH
Registered Professional Engineer
ARIZONA
11-01-10

EXPIRES 12-31-12

PREPARED UNDER THE DIRECT SUPERVISION OF THE REGISTERED ARIZONA ARCHITECT/ENGINEER NOTED HEREON. THE SEAL AND SIGNATURE OF SUSTAINABILITY ENGINEERING GROUP, LLC

CIVIL ENGINEER:
SUSTAINABILITY ENGINEERING GROUP
SEG
2802B N 110TH PLACE, SCOTTSDALE, ARIZONA 85262
AZSEG.COM TEL. 480.516.5514 FAX 480.259.3534

OWNER:
THE SHEPHERD OF THE VALLEY LUTHERAN CHURCH

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PROJECT
THE SHEPHERD OF THE VALLEY ADDITION

LOCATION
14650 W. BELL ROAD, SURPRISE LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 33, T. 4 N., R. 1 W. OF THE G. & S.R.B. & M., MARICOPA COUNTY, ARIZONA

DRAWN	MAZ
DESIGNED	MAZ
CHECKED	FAKIH
PROJ. MGR.	FAKIH

DATE: 11/01/2010

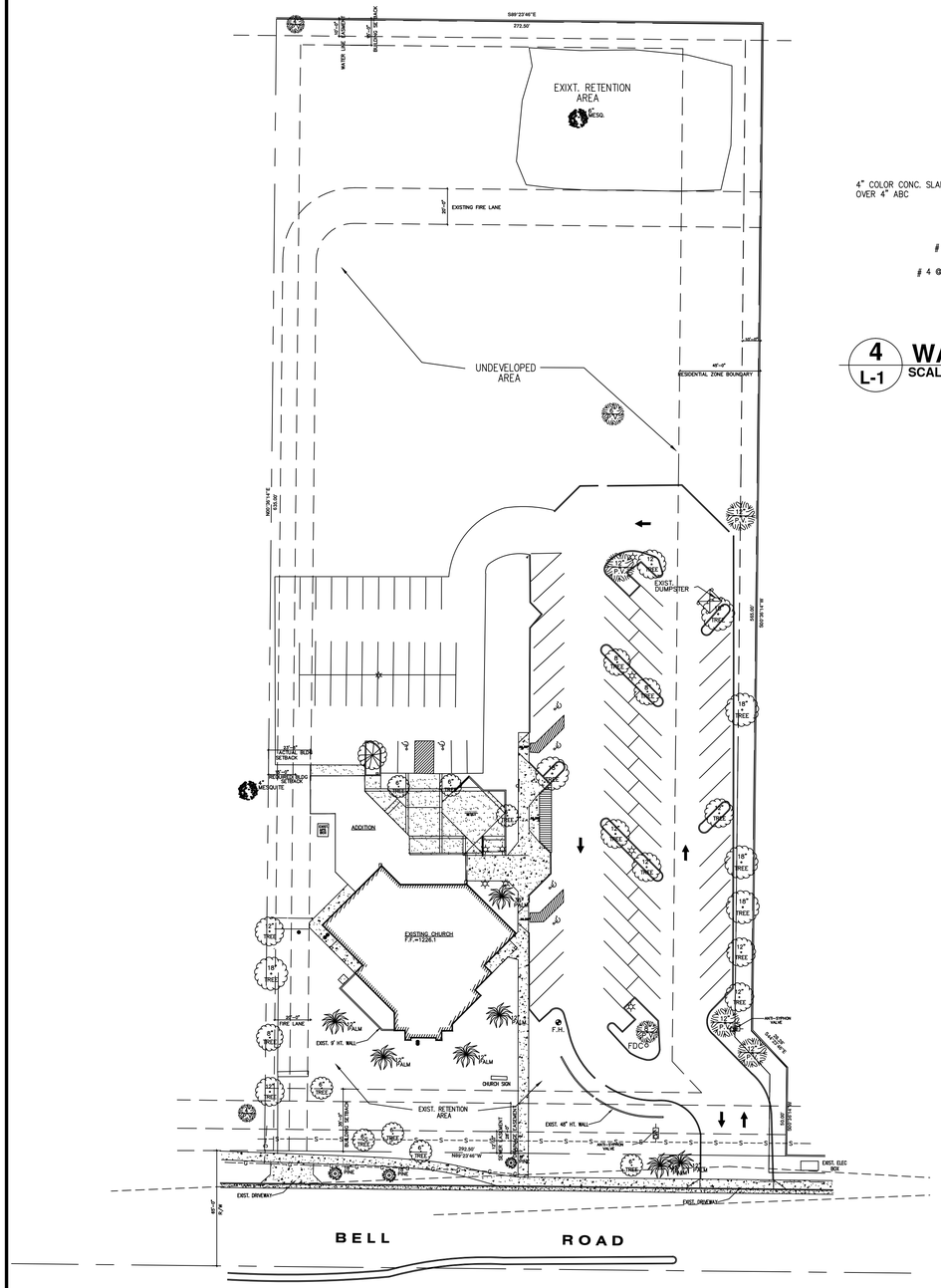
ISSUED FOR:
CIVIL CONSTRUCTION DOCUMENTS

REVISION NO.:	DATE:
1	
2	
3	
4	

JOB NO.: A10020

SHEET TITLE:
GRADING AND PAVING PLAN

SHEET NO.:
C3.10

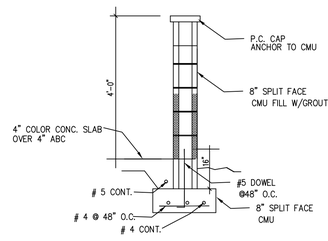


1 L-1 LANDSCAPE PLAN
SCALE: 1"=40'-O"

0 40' 80'

SCALE: 1" = 40'

AREAS CALCULATION	
TOTAL SITE AREA	174,237 S.F.
TOTAL LANDSCAPE AEA	14,713 S.F.
PARKING LOT AREA	20,830 S.F.
PARKING LOT LANDSCAPE PROVIDED	2,058 S.F. (9%) REQUIRED--5%
TOTAL HARDSCAPE AREA	5,943 S.F.



4 L-1 WALL SECTION
SCALE: 1/2"=1'-O"

SITE INFORMATION

LEGAL DESCRIPTION ~ DEED 01-0293375

THAT PORTION OF TRACT C, OF SUN VILLAGE RESORT, ACCORDING TO THE PLAT PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY ARIZONA RECORDED IN BOOK 299 OF MAPS, PAGE 33,

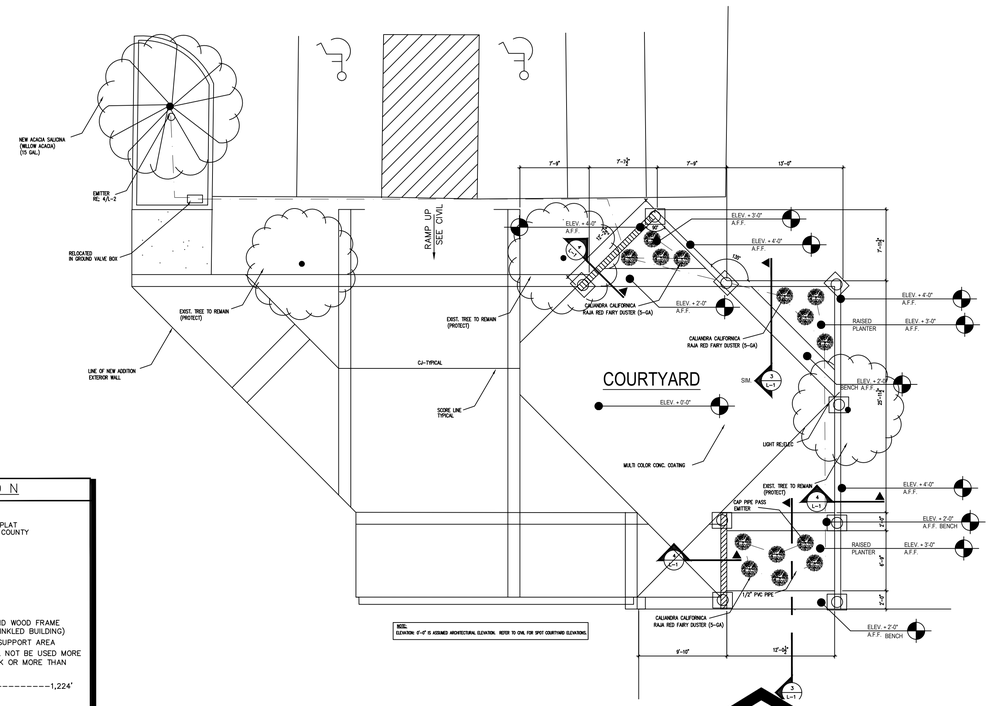
OWNER INFORMATION

SHEPHERD OF THE VALLEY EVANGELICAL LUTHERAN CHURCH, INC.
PROPERTY ADDRESS: 14650 W. BELL ROAD
SURPRISE, AZ 85374

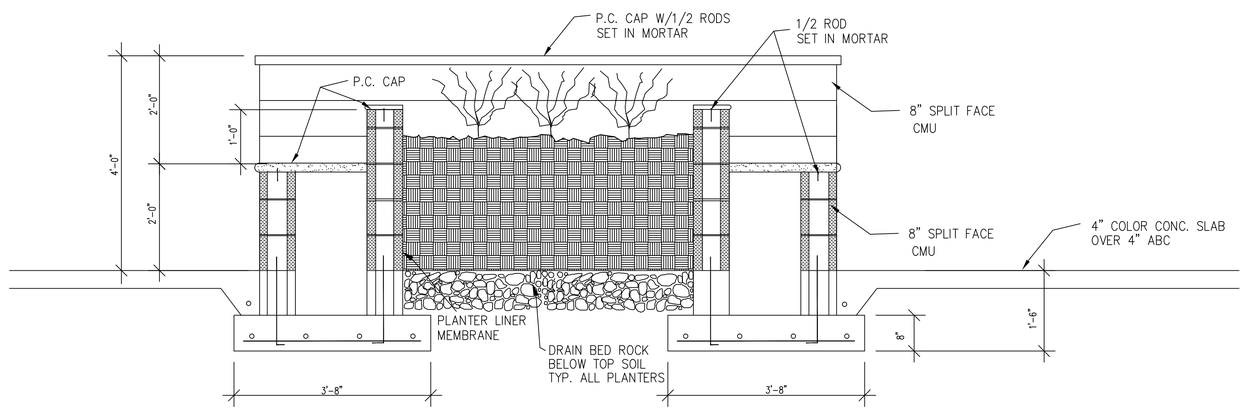
- ZONING ---------- SURPRISE C-2
- PARCEL # ---------- 503-59-047R
- CONSTRUCTION TYPE---------- V-1 HR (8"CMU AND WOOD FRAME FULLY SPRINKLED BUILDING)
- OCCUPANCY ---------- A 2.1 CHURCH + SUPPORT AREA CLASS ROOMS WILL NOT BE USED MORE THAN 12 HRS/WEEK OR MORE THAN 4 HRS/DAY
- WATER SURFACE ELEVATION FOR 100 YEAR EVENT----------1,224'

SITE CALCULATIONS:

TOTAL SITE AREA ---------- 174,237 S.F. (4.0 ACRES)



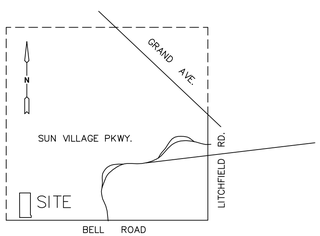
2 L-1 ENLARGED COURTYARD
SCALE: 1/8"=1'-O"



3 L-1 PLANTER/BENCH SECTION
SCALE: 3/4"=1'-O"

LANDSCAPE LEGEND				
SYMBOL	NAME	BOTANICAL NAME	SIZE	QUANTITY
	NEW ACACIA SALICINA	(WILLOW ACACIA)	(15 GAL.)	(ONE)
	CALENDAR CALIFORNICA	RAJA RED FAIRY DUSTER	(5-GA)	(14)

NOTE: ALL REMAINING TREES AND LANDSCAPE MATERIAL TO REMAIN. PROTECT DURING CONSTRUCTION.



VICINITY MAP
SECTION 33, T4N, R1W
(NOT TO SCALE)

REGISTERED LANDSCAPE ARCHITECT 26933 SALLY ZEKI RAMEL ARIZONA U.S.A.
EXPIRES 3-31-11
PREPARED UNDER THE DIRECT SUPERVISION OF THE SEAL REGISTERED LANDSCAPE ARCHITECT IN THE STATE OF ARIZONA REGISTRATION NO. 26933
It is a violation of law for any person, unless they are acting under the direction of a licensed professional engineer, architect, landscape architect or land surveyor, to alter any item on this plan in any way.

consultant:
SEG SUSTAINABILITY ENGINEERING GROUP
28028 N 110TH PLACE, SCOTTSDALE, ARIZONA 85262

owner:
SHEPHERD OF THE VALLEY
14650 W. BELL RD.
SURPRISE, AZ

The drawings are instruments of service of the engineer. All ideas, designs, arrangements and plans indicated or represented by this, are and shall remain the property of the engineer and shall not be used in whole or part for any other project without the written authorization of the engineer. Visual contact with these plans shall constitute prima facie evidence of the acceptance of these restrictions. Any unauthorized use, reuse or modification without written permission of the engineer will be at the user's sole risk and without liability to the engineer. Submission or distribution of these plans to meet official regulatory requirements or for other purposes in connection with the publication of the engineer is not to be construed as publication in derogation of the engineer's reserved rights.

project:
SHEPHERD OF THE VALLEY
14650 W. BELL RD. SURPRISE, AZ
BUILDING EXPANSION

DRAWN	----
DESIGNED	SR
CHECKED	SR
PROJ. MGR.	SR

date: 11/01/1

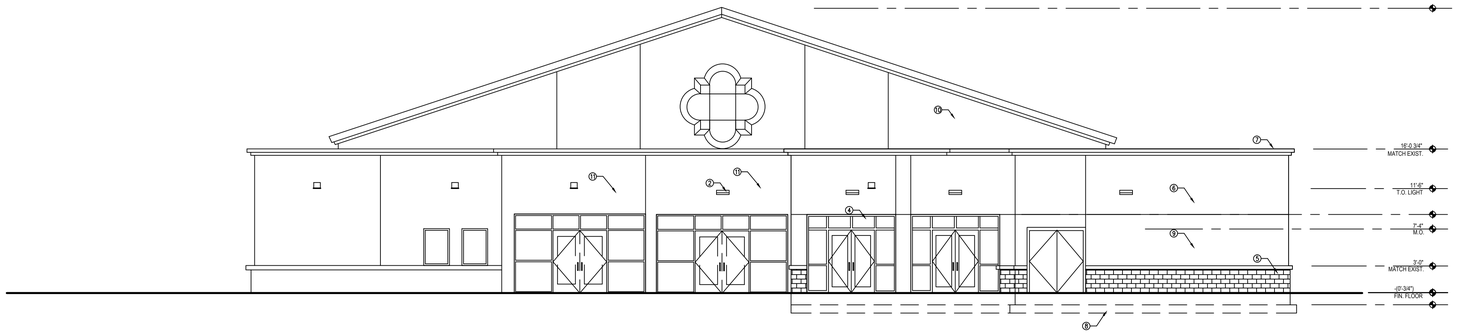
issued for:
PERMIT REVIEW

revision no.:	date:
1	
2	
3	
4	

job no.: 0000

sheet title:
LANDSCAPE DRAWING

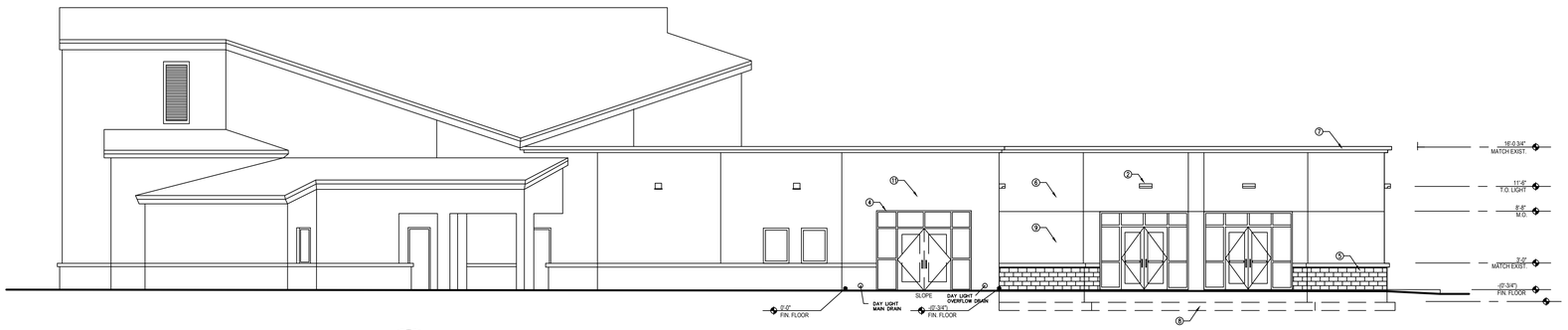
sheet no.:
L-1



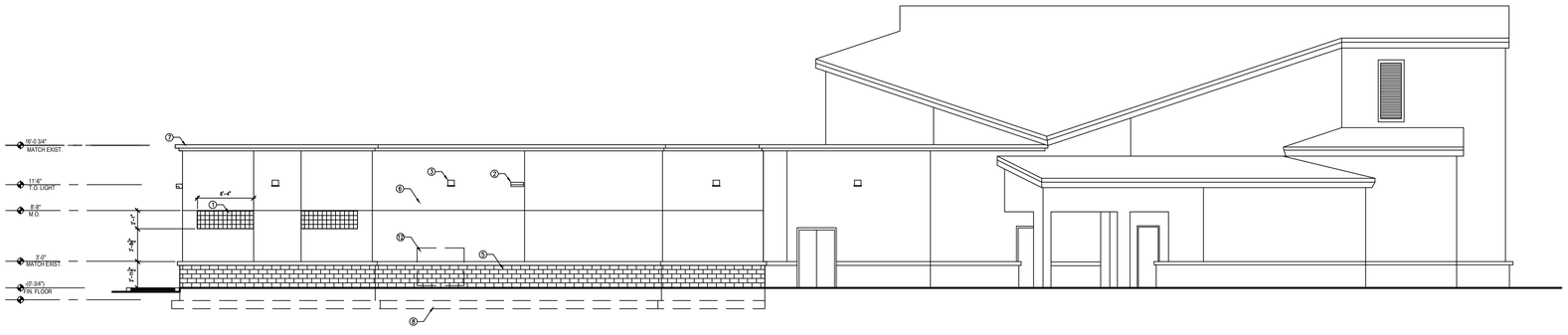
1 SOUTH ELEVATION
A-5
SCALE: 1/8"=1'-0"

KEY NOTES

1. 6"x6" GLASS BLOCK. RE; SHEET A-7
2. EXTERIOR LIGHT-WALL MOUNTED (RE: ELECTRICAL DWG)
3. ROOF SCUPPER
4. ALUM. STORE FRONT DOOR
5. 3'-0" HT. WAINSCOT MATCH EXISTING
6. STUCCO COLOR TYPE 'A'
7. EIFS TO MATCH EXISTING
8. NEW CONC. FOUNDATION (RE; STRUCTURE; DWG)
9. STUCCO OVER 8" CMU WALL SYSTEM
10. EXISTING CHURCH BUILDING (NO WORK TO BE DONE)
11. EXISTING ENTRY PORCH (PROVIDE NEW ENCLOSURE)
12. EXISTING APS ELECTRICAL BOX TO REMAIN ALLOW REQUIRED DISTANCE AND PROTECT.



2 EAST ELEVATION
A-5
SCALE: 1/8"=1'-0"



3 WEST ELEVATION
A-5
SCALE: 1/8"=1'-0"

REGISTERED ARCHITECT
SAMUEL ZEKI RAMEL
26933
ARIZONA
Date Signed 5-31-11
EXPIRES 3-31-11
PREPARED UNDER THE DIRECT SUPERVISION OF THE PERSON WHOSE ARIZONA REGISTRATION NO. 26933 IS AFFIXED HEREON. PAGES OR SHEETS COVERED BY THIS SEAL: ALL SHEETS

consutant:
SUSTAINABILITY ENGINEERING GROUP
SEG
28028 N 110TH PLACE, SCOTTSDALE, ARIZONA 85262

owner:
SHEPHERD OF THE VALLEY
14650 W. BELL RD.
SURPRISE, AZ

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project:
SHEPHERD OF THE VALLEY
14650 W. BELL RD. SURPRISE, AZ
BUILDING EXPANSION

DRAWN	----
DESIGNED	SR
CHECKED	SR
PROJ. MGR.	SR

date: 11/01/1

issued for:
PERMIT REVIEW

revision no.:	date:
1	
2	
3	
4	

job no.: 0000

sheet title:
EXTERIOR ELEVATIONS

sheet no.:
A-5