

December 21, 2023

Town of Paradise Valley
Attn: George Burton, Senior Planner
6401 E Lincoln Drive
Paradise Valley, AZ 85253

**RE: Phoenix Country Day School - 3901 East Stanford Drive (170-09-001B)
Request for Intermediate SUP Amendment to allow the development of a new
Performance Arts Center (PAC) – 3rd SUBMITTAL**

BACKGROUND

Phoenix Country Day School (PCDS) was founded in 1961, on its current property at the southwest corner of 40th St. and Stanford Drive (Property). PCDS was founded with the vision of bringing an East-coast traditional education model to Paradise Valley. Subsequently incorporated into the Town, the first Special Use Permit (SUP) was issued in 1972. Over the years, the Town has granted several amendments to the SUP, as the school has upgraded its facilities and evolved into a distinct model of educational excellence, reflecting the unique culture of the region. Its graduates have advanced to the best universities and become leading citizens who make a positive difference in our nation and all over the world. Recently, an amendment to the SUP (SUP-13-10) included the addition of a new remodeled aquatic center. Most recently, the SUP was further amended to construct a new gymnasium (SUP-14-1). This amendment is being requested to allow an expansion of the existing performance arts center by adding a new building to complement the growing arts community and enhanced educational program opportunities offered on campus.

PURPOSE

The purpose of this application is to amend the existing Special Use Permit for PCDS to allow for aesthetic improvements and the addition of 26,604 square foot Performing Arts Center building, (Ground Floor: 18,233 s.f. + Balcony and Mezzanine Floor: 5,683 s.f. + Area Under Canopy, Drip Edge: 2,688 s.f. = 26,604 s.f.), that will leave a first impression more in keeping with the quality image of PCDS. The current music classroom and respective building does not meet the needs of the expanding performing arts curricula and student programs. The existing lot coverage is 13.6% and floor area ratio of 16.0%. With the addition of the new Performing Arts Center the lot coverage will increase to 14.8% and floor area ratio will increase to 17.8%.

This application proposes a state-of-the-art contemporary Performing Arts Center aligned with the academic and aesthetic values of PCDS as a campus. The current 290 person capacity of the existing theater building is insufficient considering the size of the student body and families attending student performances. The student body will not be expanding – it is currently capped at 760. When Phoenix Country Day School wants to gather all their students, they utilize the church located across the street on the north side of Stanford as there is nowhere on the campus that has room for their entire student population for a performing arts or student body assembly. For this reason, Phoenix Country Day School is proposing a new 600 seat performing arts center that will replace the existing 290 seat Dorrance Auditorium for the purpose of student performances and campus assemblies. The addition of this new building will promote on-campus unity and inclusion.

Many of the current student performances are presented in the church located across the street at Stanford because of limited seating in the Dorrance Auditorium. There is no way the current auditorium can accommodate all of the students at one time. PCDS wants to provide an on-campus facility that will provide ample seating and stage equipment for student shows. PCDS desires a place to gather, to present a more welcoming environment to visitors, as well as ample seating and theater technologies to create the best performance experience for students both performing and in the audience.

The building is designed as an aesthetic asset to the Stanford Drive entrance of the campus, blending seamlessly with the Camelback Mountain View's to the east of the school. We are happy to make this request to complete what will be the most education-enhancing capital improvements to PCDS thus far.

Included in this holistic educational vision is the development of skills in students knowing themselves and empathizing with the experiences of others. The school implements empathy and well-rounded academic experience through a deep dedication to music and theater arts involvement for the students. Theater courses and experiences offer students the opportunity to examine and explore the complexities of human emotion, both from their own vantage points and through the embodiment of others.

This coursework and exploration of the Arts are currently strained by the limited space and facilities currently on campus. Approving this amendment to the SUP will provide modern facilities for extracurricular arts, arts in the school curriculum, and performances given by student groups.

Phoenix Country Day School has prepared this SUP amendment application to request the manifestation of a new Performing Arts Center. A campus Master Plan and schematic design were developed to show how the proposed project can meet the needs and aspirations of the school as well as their future artists and entertainers.

LOCATION: STANFORD DRIVE

Positioned equally convenient to all north-side parking, the new Performing Arts Center is ready to be a shared resource that encourages interaction among students, faculty, and families visiting the campus. This new building will be discreetly nestled between existing classroom buildings abutting Stanford Drive just east of the existing parking lots. The building will be depressed into the ground so the highest portion of the building will be a maximum of 35 feet measured from the Lowest Adjoining Finished Grade (LAFG) +0'-0" (1263.00') and lowest natural grade (LNG) -0'-6" (1262.50').

The existing grade slopes down from the Church on the north side of Stanford so this new building will not appear out of place and can be screened with landscaping and trees. The location on Stanford Drive increases efficiency for circulation of the campus, preventing visitors from needing to drive through the campus when attending student performances. This also allows visitors to access the Performing Arts Center without traveling through any residential neighborhoods in the Town.

REQUEST

This request constitutes an Intermediate Amendment and is in full compliance with criteria outlined in Section 1102.7.C of the Town's Zoning Ordinance (Ordinance).

1. It does not change or add any uses. PCDS uses the building in the proposed location as a current music classroom.

The new building will not be used for any purpose that is not currently permitted. It is simply an update and expansion to accommodate sufficient audience space and music classrooms to meet the capacity needs and provide better technology and equipment for PCDS' current music/theater education program.

2. The 60-month increased in floor area calculations has been updated to reflect and has taken into account the information from the March 2023 Managerial SUP. With the new PAC, the total additional square footage increased in past 60 months is 27,008 S.F. which is a 11.4% increase in floor area and is below the 40% threshold.
3. The request does not have any material effect on the adjoining property owners that is visible, audible or otherwise perceptible from adjacent properties that cannot be sufficiently mitigated.

The addition of this new building has been carefully designed to preserve and/or enhance the view of the school campus from street view. The size, height and design will be in keeping with the rest of the campus, but the base of the building sits below the street level, reducing the overall visibility and height of the structure. Additionally, no portion of this building is adjacent to residential land uses so there will be no negative visual or audible impacts from residential near the school.

Uses Proposed on the Property. As shown on the Site Plan (Exhibit A) and floor plan (Exhibit B), the Dorrance auditorium will still be used for performance rehearsals and theater classes. However, the proposed PAC building will be an entirely new building strictly used for student performances. The existing Dorrance auditorium is 7,507 square feet, which is insufficient for the existing educational programs. The student body is not and will not increase from the current enrollment of 760, but there is no performing arts space on campus that can host the students in totality. The proposed building will have 18,233 square feet of ground floor with 5,683 square feet of balcony and mezzanine which will add the much-needed audience space, a greatly improved visitor reception area and increased backstage and performance space for staff to oversee students.

Attending Audiences. While the music and performing arts programs at PCDS have expanded, the student population will not be increased as a result of this amendment. The new performing arts center will replace the existing 290 audience seats with 600 audience seats for actual performance viewings. Attending populations are staff, students and friends and family of students only. The new PAC will not host performances outside of PCDS programs. These are the main events scheduled for use in the PAC. **PCDS will not schedule any concurring events involving athletics, pool, Dorrance Auditorium, etc.**

- Back to School Parent night / September / 530 pm - 730 pm
- Upper School Fall Play / Late Oct or Early Nov / 2 nights, Fri & Sat / 7 pm - 9 pm
- Music Concerts / Mid Nov / 2-3 nights, middle of the week / 7 pm - 9 pm
- Middle School Play / Usually early Dec / 1 Friday evening / 7 pm - 9 pm
- Middle School concerts / Mid Dec / 1 evening midweek / 7 pm -9 pm
- Upper School Musical / March / 2 nights (Fri, Sat 7 pm -9 pm) Sun matinee, 2 pm -5 pm.
- Maverick Series Speaker event / February / 700 pm - 900 pm
- Middle School Musical / Early April / 1 Friday night / 7 - 9
- Music Concerts / Mid April / 3 nights / 7-9
- Arts Walk and One-Acts plays / Mid May / 5-9pm

Height. The building will be one-story with a balcony and mezzanine totaling 34 feet 6 inches, which is less than the existing campus gyms and adjacent Camelback Church building. With a portion of the building sunk below grade, the new Performing Arts Center building will be depressed into the ground, so the highest portion of the building will be a maximum of 34 feet 6 inches measured from the Lowest Adjoining Finished Grade (LAFG) +0'-0" (1263.00') and lowest natural grade (LNG) -0'-6" (1262.50').

With a portion of the facility sunk below grade, the new Performing Arts Center will be constructed at a lower height than the two existing PCDS Alumni Gymnasium has a height of 38 feet 6 inches, and Najafi Gymnasium that has a height of 38 feet. The facility is carefully located to not be situated adjacent to any Paradise Valley residential homeowners. The closest Paradise Valley neighbor is the 35-foot-high church to the North. By doing this the building only encroaches into the Open Space Criteria 9.1% from the West and 9.7% for the East.

Setbacks. The proposed PAC building will be setback 40 feet from Stanford Drive. This is in compliance with the setback distance recommended by the SUP Guidelines (40 feet for streets, 60 feet for residentially zoned property). There are no residential homes adjacent to the proposed site.

Landscaping. The new building will also be an opportunity to improve the landscaping in this area. Existing landscaping surrounding the existing building within the footprint of the proposed building will obviously need to be removed. New landscaping will be installed around the proposed building as shown on a landscaping plan and to be submitted with the official submittal. No outdoor gatherings will be held in this area.

Materials. The building materials, paint colors and textures are being chosen to match and complement the existing adjacent structures, blend the structure into its surroundings, match the look and feel of the overall campus, and complement the overlooking Camelback Mountain Views. This will help create the most aesthetically pleasing and harmonious design possible.

Lighting. A complete lighting plan will be submitted as a part of the official submittal. That plan will include pathway and security lighting as needed to make the surrounding area safe for staff, student and visitor circulation as well as to deter crime. Lighting will be in keeping with existing lighting on the campus.

Traffic, Parking and Circulation. Because there are no additional students or staff proposed as a part of this request, the proposed building will be built in an existing parking lot of 49 spaces whose spaces will be relocated into a new parking section in the same main lot. This new section will be 56 parking spaces, adding 7 new spots to the main lot. The only effect of this change will be that fewer people will need to be on the west side of the campus that abuts residential uses and zoning, which will be beneficial to those neighbors. Furthermore, the performances will occur after school hours so there will be no negative impact on parking. In fact, there will be plenty of parking for all student performances. There will be no outdoor gathering areas with the use of this building other than people waiting, entering, or leaving the building during events. No outdoor areas to be used for outdoor events.

- Monday through Friday, excluding holidays and school breaks in Fall, Spring and Summer.
- Mon - Thurs: gates open 0730 am, school starts 0750 am with dismissal at 300 pm.
- Fridays: gates open 0730 am, school starts 0750 am with dismissal at 200 pm.

Parking. The existing parking areas have a total of 453 parking spaces. As mentioned, the student population is not growing; however, an additional parking area is being constructed on the north side of the maintenance building along 37th Place. The total parking spaces provided with this new parking area with parking stall which match the existing 9-foot and 6-inch wide by 18-foot deep stall, will be a total of 456 parking spaces.

The number of parked vehicles were counted every 30 minutes for 48 hours on the 29th and 30th of August this year. The maximum parking was 315 vehicles at 8:30 AM on Tuesday and 313 vehicles at 3:00 PM on Wednesday. This included about a dozen vehicles related to building renovation. The parking counts occurred with Middle School flag football and volleyball tryouts, Upper School swim meet and volleyball competitions, and a Back-to-School Night for Parents.

The maximum parked vehicles after 3:30 PM was 249. The Performing Arts Center will only be used for performances after school hours so in essence the new PAC building will share parking with the school. The school will use the parking during the daytime hours and the proposed PAC will use parking lots during after school hours so they will never interfere with one another. As

mentioned previously, the PAC will not be used by the general public. The latest hour of any event at the PAC will only last until 9:00 PM.

The Paradise Valley parking guidelines for school places of assembly is one parking space for every three seats; meaning 200 parking spaces. So, the 456 parking spaces will accommodate full attendance at the Performing Arts Center, plus sports events, plus a back-to-school parents night.

Signage. Any and all signage associated with the new Performing Arts Center will complement and mimic the existing signage on campus.

EMPHASIZING INTELLECTUAL ENGAGEMENT, INDEPENDENCE, COLLABORATION, CREATIVITY, AND INTEGRITY

The new 600-seat performance hall will be a state-of-the-art and unique architectural expression for the Town's one and only private educational facility. This new performance center – acting as the new cultural heart of the campus – will be a sensitive expression of our desert locale and will find inspiration in the movement of the sun and the sporadic rain patterns. While facilities alone do not drive a mission, good design can equip and support the goals of expanding educational programs and emphasizing creativity across the campus. Integrating technical acoustics throughout the main house will provide the ability for the space to be tuned for both intimate and grand student only performances. The state-of-the-art theater, stage, fly tower, rigging system, lighting, and audiovisual systems will provide a distinguished space for PCDS that will not only support outstanding and more complex performances but will offer additional opportunities for students to learn production and stagecraft. Allowing the addition of this new space will enhance the school's ability to provide the highest level of performing arts/theater education to its student body.

PROMOTING AND SUPPORTING THE GROWTH OF PERFORMING ARTS PROGRAMS

Built in 1984, the current music building (Building L) houses the Lower School music program and the Middle and Upper Schools strings, band, and choir programs. Over the years, these programs have grown – not in size but in capabilities; however, the performance space has remained the same. The PCDS programs have outgrown Dorrance Auditorium and now require a more contemporary, well-outfitted space to enhance music education at PCDS further. The proposed Performing Arts Center provides ample space for collaboration, independent and small group practice, and connection between the music and performing arts programs. The proposed location of the new performing arts center will be a newly built cornerstone of the streetscape view of the campus.

SITE DEVELOPMENT PHASING

If approved, the new PAC building would be constructed in one phase with a target opening to coincide with the opening of the 2025 school year.

COMPATIBILITY WITH ADJOINING PROPERTIES

The proposed PAC building is designed with compatibility to adjacent properties and the

surrounding area in mind. The overall low-scale, residential nature of PCDS is respected by following an architectural design inspired by the views of Camelback Mountain overlooking the building. Additionally, the architectural style of the new Performance Arts Center is designed to be cohesive with the nature, materials and colors of the rest of the campus. The slope on the proposed Performing Arts Center mimics the slope on the existing Welcome Center with “fins” added to the exterior that are representative of the existing walls that can be seen throughout the campus. The external design of the building imitates the undulation of Camelback Mountain in the distance and is to be interpreted as a modernization of Camelback Mountain. The design incorporated techniques and design choices designed to make the structure entirely compatible with adjoining properties such as the visually interesting façade, mature and strategically located landscaping, orientation, and circulation.

The architecture is of a quality that will negate any massing concerns and enhance the streetscape in the surrounding area. Everything from materials, lighting and signage to height, configuration, and design have been considered to ensure that the proposed building will be a benefit to the campus, neighborhood, and Town.

ENVIRONMENTAL IMPACTS

The proposed improvements will have no environmental impacts on the surrounding area. All applicable Town, County, State, and Federal requirements will be adhered to during construction of the project.

COMPLIANCE WITH TOWN ORDINANCE

The proposed improvements are in conformance with all of the Town’s standards and guidelines. This Amendment to the Special Use Permit, if granted, will conform to the criteria of the Ordinance.

- a) The school and campus are authorized in the Town’s general plan.
- b) The project will not adversely affect adjacent properties or persons.
- c) The amendment will conform to the requirements of the existing use permit.
- d) The amendment will have no impact on traffic, parking or circulation.
- e) The improvements will not increase emissions of odor, dust, gas, noise, vibration, smoke, heat, pollutants or glare beyond the boundaries of the property.
- f) The improvements will be low in scale, appropriate to the use and compatible with the existing campus.

OWNERSHIP MAINTENANCE, AND MANAGEMENT OF COMMON FACILITIES AND OPEN SPACE

The entire Property and all buildings are owned and maintained by PCDS including open space, sports fields, parking areas, and landscaped areas.

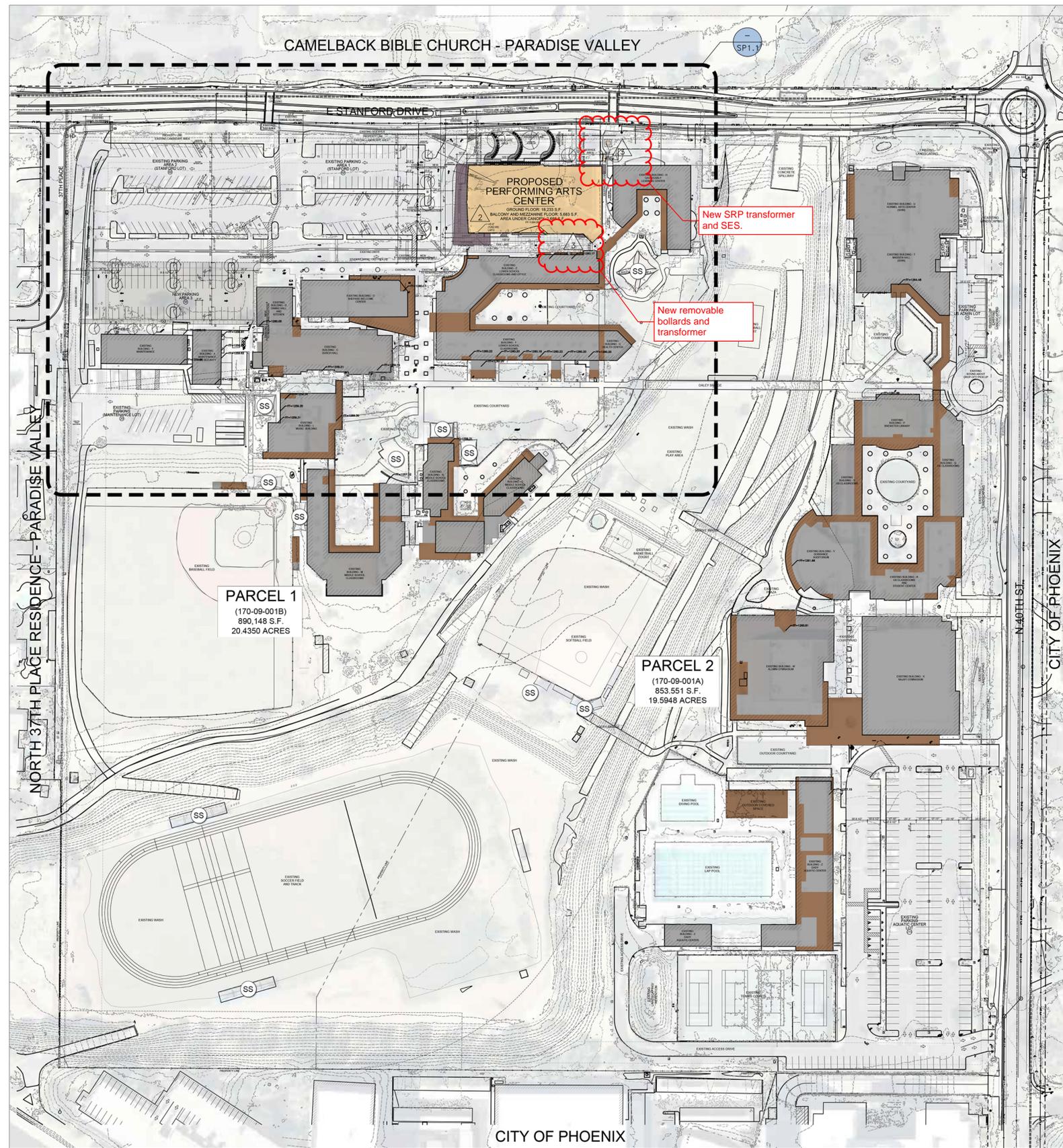
CONCLUSION

This SUP amendment application package reflects architectural efforts that incorporate the PCDS essential and long-time Philosophy and Mission. The proposed Performing Arts Center looks to emphasize intellectual engagement, independence, collaboration, creativity, and integrity. Phoenix Country Day School is on the perimeter of the Town, a buffer between the large commercial structures in the City of Phoenix, and the surrounding residences, most of which were constructed after the school. Ever since incorporation by the Town, PCDS has been a positive member of the Paradise Valley community, and a good steward of the environment. All previous amendments have involved a large financial commitment by the PCDS parents to improve the campus and, therefore, the values of surrounding properties. The current proposed amendment will do the same as well.

Sincerely,

A handwritten signature in black ink, consisting of a large, stylized 'J' followed by a horizontal line that tapers to the right.

Jordan R. Rose



CAMELBACK BIBLE CHURCH - PARADISE VALLEY

PARCEL 1
(170-09-001B)
890,148 S.F.
20.4350 ACRES

PARCEL 2
(170-09-001A)
853,551 S.F.
19.5948 ACRES

CITY OF PHOENIX

OVERALL ARCHITECTURAL PLAN LEGEND

- EXISTING GROSS BUILDING AREA
 - EXISTING COVERED EXTERIOR AREA
 - NEW GROSS BUILDING AREA
 - NEW COVERED EXTERIOR AREA
- SS THIS SYMBOL INDICATES AN APPROVED SHADE COVER NOT TO EXCEED 20'-0" HIGH. COLORS: SAND, OXIDE RED SIMILAR TO BUILDING TRIM. NO NEW SHADE STRUCTURES IN THIS PERMIT.

OVERALL ARCHITECTURAL SITE PLAN

SCALE: 1"=80'-0"



PROJECT INFORMATION

CLIENT NAME: PHOENIX COUNTRY DAY SCHOOL
 ADDRESS: 3901 EAST STANFORD DRIVE, PARADISE VALLEY, AZ 85253
 DESIGN PROFESSIONAL: ADM GROUP, INC., 2100 WEST 15TH STREET, TEMPE, ARIZONA 85281
 CONTACT: JASON OLIVE, (602)339-8386, jolive@admgrouppc.com
 PROJECT ADDRESS: 3901 EAST STANFORD DRIVE, PARADISE VALLEY, AZ 85253
 PROPERTY DESCRIPTION: THE NORTHEAST ONE QUARTER OF THE SOUTHEAST ONE QUARTER OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MEDIAN, MARICOPA COUNTY, AS REFERENCED IN BOOK 336 OF MAPS, PAGE 1, MARICOPA COUNTY RECORDERS
 PARCEL 1 (170-09-001B): 890,148 S.F. (20.4350 ACRES)
 PARCEL 2 (170-09-001A): 853,551 S.F. (19.5948 ACRES)
 GROSS ACRES: 890,148 S.F. (20.4350 ACRES)
 NET ACRES: 730,961 S.F. (16.7805 ACRES)
 PARCEL 2 (170-09-00A): 853,551 S.F. (19.5948 ACRES)
 GROSS ACRES: 853,551 S.F. (19.5948 ACRES)
 NET ACRES: 745,962 S.F. (17.1249 ACRES)
 PROPOSED ZONING: SUP
 EXISTING ZONING: SUP
 COUNTY RECORDERS: MAXIMUM HEIGHT PER SUP: +39'-0"

EXISTING BUILDINGS:

WEST SIDE OF WASH (PARCEL 1):						
BUILDING DESIGNATION:	BUILDING NAME/INTENDED USE:	CURRENT APPROVED AREA (S.F.)	CURRENT APPROVED BUILDING HEIGHT:	MEASURED GROSS BUILDING AREA (S.F.)	MEASURED COVERED EXTERIOR AREA (S.F.)	TOTAL LOT COVERAGE (S.F.)
A	MAINTENANCE, HR. SECURITY, DINING HALL AND KITCHEN	3,000	15'-0" TO PARAPET	3,040	0	3,040
B	BURCH HALL (WITH ADDITION)	8,524	23'-0" TO RIDGE	2,772	0	2,772
C	SHEPARD WELCOME CENTER	2,137	23'-0" TO RIDGE	11,383	720	12,103
D	LOWER SCHOOL CLASSROOMS AND OFFICE	10,100	13'-0" TO RIDGE	9,212	555	9,767
E	HEALTH CENTER	2,000	14'-0" TO RIDGE	4,187	417	4,604
F	GAVIN EARLY LEARNING CENTER	9,000	15'-0" TO RIDGE	9,212	3,609	12,821
G	MUSIC BUILDING	5,500	28'-0"	1,148	823	1,971
H	MIDDLE SCHOOL CLASSROOMS	11,800	15'-0" TO RIDGE	7,380	2,488	9,868
I	MIDDLE SCHOOL CLASSROOMS	7,420	N/A	6,518	2,054	8,572
J	MIDDLE SCHOOL CLASSROOMS	3,280	VARIES 11'-0" - 24'-0"	3,277	1,547	4,824
K	MAINTENANCE	5,040	VARIES 11'-0" - 24'-0"	7,375	3,038	10,413
Y	MAINTENANCE	5,040	VARIES 11'-0" - 24'-0"	5,075	0	5,075
SUB-TOTAL:				97,801	89,712	103,815

EASE SIDE OF WASH (PARCEL 2):

BUILDING DESIGNATION:	BUILDING NAME/INTENDED USE:	CURRENT APPROVED AREA (S.F.)	CURRENT APPROVED BUILDING HEIGHT:	MEASURED GROSS BUILDING AREA (S.F.)	MEASURED COVERED EXTERIOR AREA (S.F.)	TOTAL LOT COVERAGE (S.F.)
P	BREWSTER LIBRARY	5,700	VARIES TO 25'-0" TO RIDGE	6,835	3,065	9,900
Q	UPPER SCHOOL CLASSROOMS	4,300	17'-8" TO RIDGE	2,980	969	3,949
R	UPPER SCHOOL CLASSROOMS/STUDENT CTR.	9,900	VARIES TO 22'-0" TO RIDGE	9,486	3,832	13,318
S	UPPER SCHOOL CLASSROOMS	3,000	17'-0" TO RIDGE	3,000	986	3,986
T	MADDEN HALL (SHIN)	9,500	VARIES 16'-0" - 20'-0"	9,508	1,887	11,395
U	HORNELL ARTS CENTER (SHIN)	13,000	VARIES 16'-0" - 18'-0"	13,281	973	14,254
V	HORRANCE AUDITORIUM	7,600	27'-0"	7,503	1,643	9,146
W	ALUMNI GYMNASIUM	16,482	VARIES TO 38'-6" TO PARAPET	16,363	5,342	21,705
X	NAJAFI GYMNASIUM	26,599	38'-0" MAXIMUM	20,779	5,342	26,599
Z	DADY AQUATIC CENTER	17,343	VARIES TO 18'-0" MAXIMUM	9,006	6,337	17,343
-	GUARDHOUSE	50	10'-0"	56	0	56
-	DUGOUTS	864	-	199	710	909
SUB-TOTAL:				114,388	98,996	132,560

TOTAL: 189,078 / 203,624 / 69,355 / 257,296 / 262,979

PROPOSED NEW BUILDING:

WEST SIDE OF WASH (PARCEL 1):						
BUILDING DESIGNATION:	BUILDING NAME/INTENDED USE:	CURRENT APPROVED AREA (S.F.)	CURRENT APPROVED BUILDING HEIGHT:	MEASURED GROSS BUILDING AREA (S.F.)	MEASURED COVERED EXTERIOR AREA (S.F.)	TOTAL LOT COVERAGE (S.F.)
-	PROPOSED PERFORMING ARTS CENTER	20,921	35'-0" MAXIMUM	20,921	2,688	23,609
SUB-TOTAL:				20,921	2,688	23,609

GRAND TOTAL: 189,078 / 203,624 / 69,355 / 257,296 / 262,979

EXISTING FLOOR AREA RATIO AND LOT COVERAGE RATIO:

LOT COVERAGE:	236,375 S.F.
SITE AREA (NET):	1,476,923 S.F.
SITE AREA (GROSS):	1,743,699 S.F.
FLOOR AREA RATIO:	(236,375 S.F. / SITE AREA NET S.F. = 1.476,923 S.F. = 1600)
LOT COVERAGE RATIO:	(236,375 S.F. / SITE AREA NET S.F. = 1.476,923 S.F. = 1600)

60 MONTH INCREASED FLOOR AREA:

- 175,854 S.F. (OCTOBER 2003 - MARCH 2004, BUILDINGS G, F, H AND M.)
- 176,990 S.F. (JULY - SEPTEMBER 2007, BUILDING K REBUILD.)
- 209,374 S.F. (OCTOBER - NOVEMBER 2013, REMOVED BUILDING K, * CORRECTION ON ALL BUILDING SQUARE FOOTAGES.
- 235,973 S.F. (FEBRUARY - JUNE 2014, REMOVE BUILDING X AND ADD BUILDING Z GYMNASIUM EXPANSION.)
- 236,375 S.F. (MARCH 2023, BUILDING C BURCH HALL, REMOVED COVERED CANOPY AND ADDED ADDITION.)
- 262,979 S.F. (MAY 2024 - APRIL 2025, REMOVE LOT #3 ALONG STANFORD DRIVE, ADD PERFORMING ARTS BUILDING AND NEW PARKING AREA.)
- 60 MONTH INCREASE AT 40% (11.4% USE 2018 NUMBERS FOR EXISTING BUILDINGS), (27,006 S.F. / 236,375 S.F. = 11.43%)

PROPOSED PERFORMING ARTS BUILDING CHANGES TO BUILDING AREA, LOT COVERAGE RATIO AND FLOOR AREA RATIO: (INTERMEDIATE AMENDMENT)

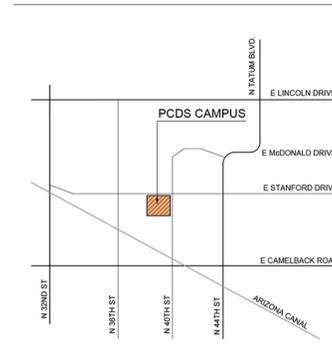
PROPOSED PERFORMING ARTS CENTER S.F.:	20,921 S.F.
GROUND FLOOR:	18,233 S.F.
BALCONY AND MEZZANINE FLOOR:	5,683 S.F.
AREA UNDER CANOPY:	2,688 S.F.
TOTAL PROPOSED (TOTAL FLOOR AREA):	18,233 + 2,688 + 5,683 = 26,604 S.F.
TOTAL PROPOSED (TOTAL LOT COVERAGE/ DRIPLINE):	18,233 + 2,688 = 20,921 S.F.
NEW LOT COVERAGE:	236,375 S.F. + 20,921 S.F. = 257,296 S.F.
SITE AREA (NET):	1,476,923 S.F.
SITE AREA (GROSS):	1,743,699 S.F.
% CHANGE IN LOT COVERAGE:	(20,921 S.F. / 1,476,923 S.F. = 1.42%)
NEW FLOOR AREA RATIO:	(26,604 S.F. / SITE AREA NET S.F. = 1,476,923 S.F. = 18.03%)
NEW LOT COVERAGE RATIO:	(257,296 S.F. / SITE AREA NET S.F. = 1,476,923 S.F. = 17.42%)

PCDS PARKING SUMMARY

PARKING LOT:	EXISTING	PROPOSED	EXISTING ACCESSIBLE	PROPOSED ACCESSIBLE
STANFORD PARKING LOT	80	80	3	3
LEFT (AREA 1)	66	62	2	2
CENTER (AREA 2)	49	-	0	-
PRE K (AREA 3) (TO BE REMOVED FOR PAC)	-	56	-	0
NEW PARKING AREA 3:	-	-	-	-
UPPER SCHOOL ADMINISTRATION LOT:	14	14	2	2
AQUATIC CENTER LOT:	215	215	8	8
MAINTENANCE LOT:	29	29	0	0
TOTAL PCDS PARKING SPACES:	453	456	15	15
CAMELBACK BIBLE AVAILABLE SHARED PARKING - WEEKDAY AND SATURDAY	307	307	2	2
CAMELBACK BIBLE AVAILABLE SHARED PARKING - SUNDAY	79	79	2	2
TOTAL PARKING SPACES AVAILABLE - WEEKDAY AND SATURDAY:	760	763	17	17
TOTAL PARKING SPACES AVAILABLE - SUNDAY:	632	635	17	17

* SEE PARKING STUDY DOCUMENT FOR ADDITIONAL INFORMATION.

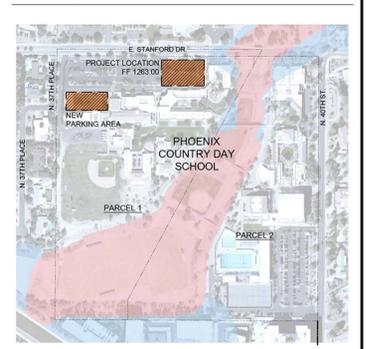
VICINITY MAP



AERIAL MAP



FLOOD PLAIN MAP



architecture - design - management - adm



PHOENIX COUNTRY DAY SCHOOL PERFORMING ARTS CENTER
 3901 EAST STANFORD DRIVE
 PHOENIX, ARIZONA 85253

Project Number	7189-100
Date	03-25-2024
Drawn By	SSW
Checked By	SSW, JO, JEW

OVERALL ARCHITECTURAL SITE PLAN
 SP1.0

AERIAL MAP

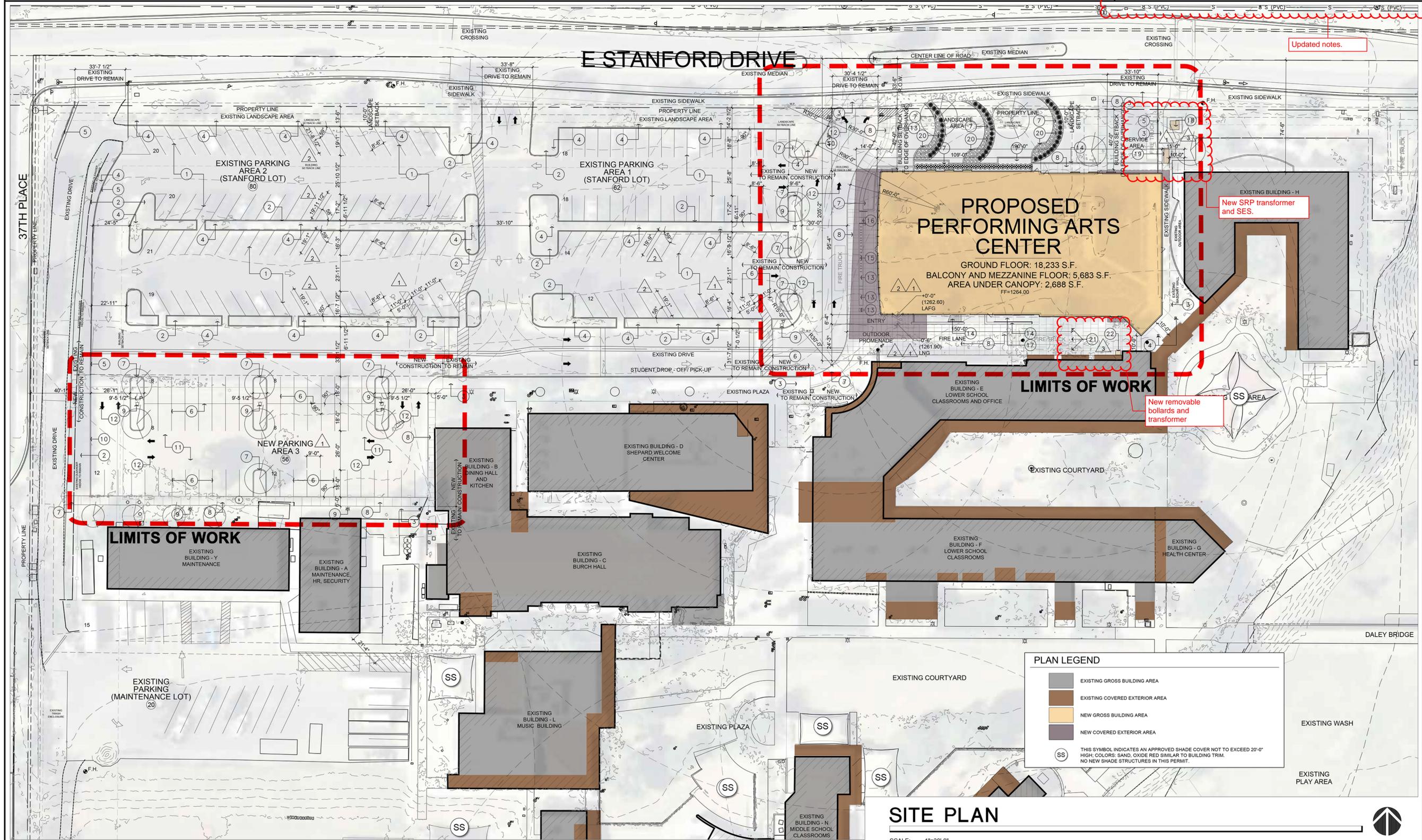


KEY NOTES:

1. EXISTING PARKING STRIPING
2. EXISTING LANDSCAPE PLANTERS
3. EXISTING SIDEWALK
4. EXISTING LIGHT POLES
5. EXISTING CONCRETE CURB
6. PARKING STRIPING AND ACCESSIBLE MARKINGS
7. LANDSCAPE PLANTERS
8. SIDEWALK
9. LIGHT POLES (TO MATCH EXISTING)
10. CONCRETE CURB
11. ASPHALT
12. PAINTED DIRECTIONAL MARKINGS
13. INTEGRAL COLORED CONCRETE BENCH
14. INTEGRAL COLORED CONCRETE WALL
15. STEEL SOLAR FIN SYSTEM
16. CONCRETE STAIRS
17. CONCRETE RAMP
18. NEW SRP TRANSFORMER
19. SES (STANDARD ELECTRICAL SYSTEM)
20. CURVED ACCENT WALLS - SEE SHEET PL.1.1 - STREET FRONTAGE ELEVATION 'A' FOR HEIGHTS, COLOR, MATERIAL, AND TEXTURE.
21. REMOVABLE STEEL BOLLARDS
22. NEW TRANSFORMER

Updated notes.

E STANFORD DRIVE



architecture - design - management - adm



PHOENIX COUNTRY DAY SCHOOL
 PERFORMING ARTS CENTER
 3901 EAST STANFORD DRIVE
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Revisions	Date
1. SUP CITY COMMENTS	11-20-2023
2. SUP CITY COMMENTS	12-26-2023
3. SUP CITY COMMENTS	3-25-2024

Project Number	7188-100
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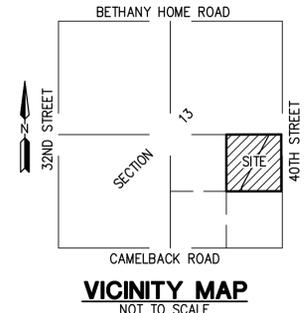
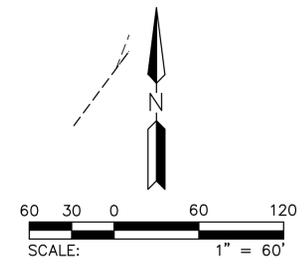
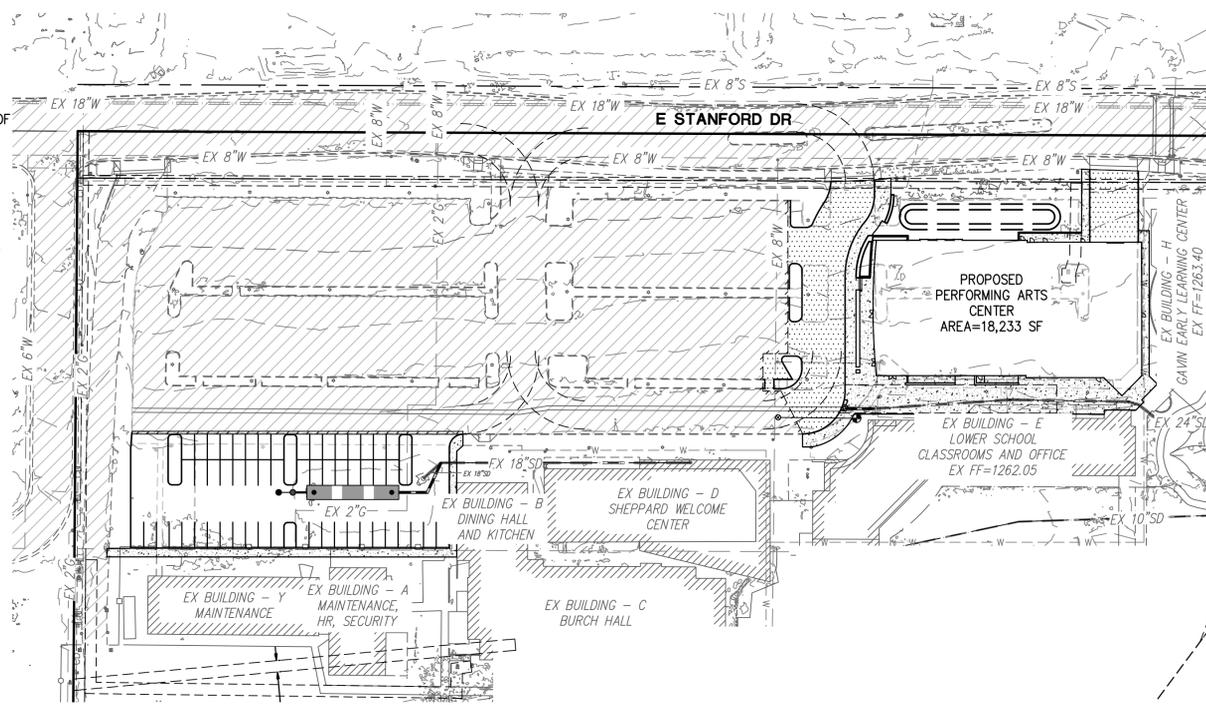
ENLARGED ARCHITECTURAL SITE PLAN
SP1.1

GENERAL GRADING & DRAINAGE NOTES

- 1. PRIOR TO THE FIRST INSPECTION OF STRUCTURES WITHIN 3 FEET OF A SETBACK LINE, THE PROPERTY PINS SHALL BE PLACED BY A REGISTERED CIVIL ENGINEER OR LAND SURVEYOR OF THE STATE OF ARIZONA, AND THE PROPERTY LINE(S) IDENTIFIED.
2. WHERE EXCAVATION IS TO OCCUR THE TOP 4" OF EXCAVATED NATIVE SOIL SHALL REMAIN ON THE SITE AND SHALL BE REUSED IN A MANNER THAT TAKES ADVANTAGE OF THE NATURAL SOIL SEED BANK IT CONTAINS.
3. ALL WORK REQUIRED TO COMPLETE THE CONSTRUCTION COVERED BY THIS PLAN SHALL BE IN ACCORDANCE WITH THE MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) STANDARD SPECIFICATIONS AND DETAILS AND CURRENT SUPPLEMENTS THEREOF PER THE LOCAL MUNICIPALITY UNLESS SPECIFIED OTHERWISE IN THESE PLANS OR ELSEWHERE IN THE CONTRACT DOCUMENTS.
4. THE CONTRACTOR IS TO COMPLY WITH ALL LOCAL STATE, AND FEDERAL LAWS AND REGULATIONS APPLICABLE TO THE CONSTRUCTION COVERED BY THIS PLAN.
5. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ALL PERMITS REQUIRED TO COMPLETE ALL WORK COVERED BY THIS PLAN.
6. ALL EXTERIOR SITE LIGHTING SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS FOR TYPE, LOCATION, HEIGHT, WATTAGE, AND LUMEN BASED UPON THE FIXTURES INSTALLED PURSUANT TO SECTION 1023 OF THE TOWN OF PARADISE VALLEY ZONING ORDINANCE FOR NON-HILLSIDE PROPERTIES, SECTION 2208 OF THE TOWN OF PARADISE VALLEY ZONING ORDINANCE FOR HILLSIDE PROPERTIES, OR AS SPECIFIED IN THE SPECIAL USE PERMIT FOR SPECIAL USE PERMIT PROPERTIES.
7. A DUST CONTROL PLAN AND PERMIT MEETING THE REQUIREMENTS OF RULE 310 OF THE MARICOPA COUNTY AIR POLLUTION CONTROL REGULATIONS, AS AMENDED, IS REQUIRED.
8. A SEPARATE RIGHT-OF-WAY PERMIT IS NECESSARY FOR ANY OFF-SITE CONSTRUCTION.
9. AN APPROVED GRADING AND DRAINAGE PLAN SHALL BE ON THE JOB SITE AT ALL TIMES. DEVIATIONS FROM THE PLAN MUST BE PRECEDED BY AN APPROVED PLAN REVISION.
10. EAVE PROJECTIONS INTO REQUIRED SETBACKS ARE LIMITED TO A MAXIMUM OF 24" PURSUANT TO SECTION 1008 OF THE TOWN OF PARADISE VALLEY ZONING ORDINANCES.
11. ALL STRUCTURES AND LANDSCAPING WITHIN THE SIGHT VISIBILITY TRIANGLE SHALL HAVE A 2 FOOT MAXIMUM HEIGHT.
12. ALL NEW AND EXISTING ELECTRICAL SERVICE LINES SHALL BE BURIED PER THE TOWN OF PARADISE VALLEY REQUIREMENTS.
13. IT SHALL BE THE RESPONSIBILITY OF THE PERMITTEE TO ARRANGE FOR THE RELOCATION AND RELOCATION COSTS OF ALL UTILITIES, AND TO SUBMIT A UTILITY RELOCATION SCHEDULE PRIOR TO THE ISSUANCE OF AN ENGINEERING CONSTRUCTION PERMIT.
14. EXISTING AND/OR NEW UTILITY CABINETS AND PEDESTALS SHALL BE LOCATED A MINIMUM OF 4' BEHIND ULTIMATE BACK OF CURB LOCATION.
15. POOL, SPA, BARBECUE AND ANY PROPOSED STRUCTURES OVER 8" ABOVE GRADE REQUIRE SEPARATE PERMIT APPLICATIONS.
16. POOLS SHALL BE CONSTRUCTED BY SEPARATE PERMIT AND SECURED FROM UNWANTED ACCESS PER TOWN CODE, ARTICLE 5-2.
17. ALL FILL MATERIAL UNDER SLABS AND WALKS SHALL BE COMPACTED TO NOT LESS THAN 95%.
18. SETBACK CERTIFICATION IS REQUIRED AND SHALL BE PROVIDED TO TOWN INSPECTOR PRIOR TO STEM WALL INSPECTION.
19. FOR BUILDING PADS THAT HAVE 1' OR MORE OF FILL MATERIAL, SOILS COMPACTION TEST RESULTS ARE REQUIRED AND SHALL BE PROVIDED TO TOWN INSPECTOR PRIOR TO PRE-SLAB INSPECTION.
20. FINISHED FLOOR ELEVATION CERTIFICATION IS REQUIRED AND SHALL BE PROVIDED TO TOWN INSPECTOR PRIOR TO STRAP AND SHEAR INSPECTION.
21. MAILBOXES SHALL COMPLY WITH THE TOWN OF PARADISE VALLEY STANDARDS FOR MAILBOXES IN THE RIGHT-OF-WAY FOR HEIGHT, WIDTH AND BREAK AWAY FEATURES.
22. ALL PATIOS, WALKS, AND DRIVES TO SLOPE AWAY FROM BUILDING AND GARAGES AT A MINIMUM SLOPE OF 1/4" PER FOOT UNLESS SPECIFIED OTHERWISE.
23. TRENCH BEDDING AND SHADING SHALL BE FREE OF ROCKS AND DEBRIS.
24. THE TOWN ONLY APPROVES THE SCOPE OF WORK AND NOT THE ENGINEERING DESIGN. ANY CONSTRUCTION QUANTITIES SHOWN ARE NOT VERIFIED BY THE TOWN.
25. THE APPROVAL OF THE PLANS IS VALID FOR 180 DAYS. IF A PERMIT FOR CONSTRUCTION HAS NOT BEEN ISSUED WITHIN 180 DAYS, THE PERMIT MUST BE RENEWED.
26. A TOWN INSPECTOR WILL INSPECT ALL WORK WITHIN THE TOWN'S RIGHTS-OF-WAY. NOTIFY TOWN INSPECTION SERVICES TO SCHEDULE A PRECONSTRUCTION MEETING PRIOR TO STARTING CONSTRUCTION.
27. WHENEVER EXCAVATION IS NECESSARY, CALL ARIZONA811 BY DIALING 811 OR 602-263-1100, TWO (2) WORKING DAYS BEFORE EXCAVATION BEGINS.
28. EXCAVATIONS SHALL COMPLY WITH REQUIREMENTS OF OSHA EXCAVATION STANDARDS (29 CFR, PART 1926, SUBPART P). UNDER NO CIRCUMSTANCES WILL THE CONTRACTORS BE ALLOWED TO WORK IN A TRENCH LOCATED WITHIN THE TOWN'S RIGHT-OF-WAY WITHOUT PROPER SHORING OR EXCAVATION METHODS.
29. PERMIT HOLDER SHALL POST A 6 SQUARE FOOT (2'X3') IDENTIFICATION SIGN, MADE OF DURABLE MATERIAL, IN THE FRONT YARD OF SUBJECT PROPERTY AND NOT IN THE TOWN'S RIGHT-OF-WAY. THE SIGN MAY NOT EXCEED A MAXIMUM OF 6 FEET IN HEIGHT FROM GRADE TO TOP OF THE SIGN. THE SIGN MUST INCLUDE THE PERMITTEE OR COMPANY NAME, PHONE NUMBER, TYPE OF WORK, ADDRESS OF PROJECT AND TOWN CONTACT NUMBER, 480-348-3556.
30. WHEN DEEMED NECESSARY, A 6-FOOT-HIGH CHAIN LINK FENCE MUST BE INSTALLED AROUND THE CONSTRUCTION AREA TO PREVENT ANY POTENTIAL SAFETY HAZARD FOR THE PUBLIC. THE FENCE SHALL BE SETBACK AT LEAST 10 FEET FROM ALL RIGHTS-OF-WAY AND HAVE A 50-FOOT STREET CORNER SITE TRIANGLE WHERE APPLICABLE.
31. CLEAR ACCESS FOR NEIGHBORING PROPERTIES AND EMERGENCY VEHICLES MUST BE MAINTAINED AT ALL TIMES. CONSTRUCTION RELATED VEHICLES MUST BE LEGALLY PARKED ONLY ON ONE SIDE OF THE STREET OR JOB SITE PROPERTY.
32. ALL CONSTRUCTION DEBRIS AND EQUIPMENT MUST BE CONTAINED ON SITE AT ALL TIMES. CONTRACTOR AND PROPERTY OWNER MUST MAINTAIN THE JOB SITE FREE OF LITTER AND UNSIGHTLY MATERIALS AT ALL TIMES. CONSTRUCTION MATERIALS ARE PROHIBITED IN THE TOWN'S RIGHT-OF-WAY.
33. CONSTRUCTION ACTIVITIES ARE PERMITTED BETWEEN THE HOURS OF 7 AM AND 5 PM MONDAY THROUGH FRIDAY. CONSTRUCTION ACTIVITIES MAY START ONE (1) HOUR EARLIER DURING THE SUMMER (MAY 1ST THROUGH SEPTEMBER 30TH).
34. THE USE AND OPERATION OF FUEL-FIRED GENERATORS IS PROHIBITED UNLESS DUE TO A HARDSHIP. TOWN APPROVAL SHALL BE REQUIRED.
35. THE CONTRACTOR AND PROPERTY OWNER SHALL BE LIABLE FOR ANY DAMAGE DONE TO ANY PUBLIC PROPERTY AS A RESULT OF ANY CONSTRUCTION OR CONSTRUCTION RELATED ACTIVITIES. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL AFFECTED RIGHTS-OF-WAY ARE CLEANED AND/OR REPAIRED TO THEIR ORIGINAL CONDITION AND UNTIL ANY AND ALL DAMAGES TO AFFECTED PROPERTIES ARE RESTORED TO ORIGINAL CONDITION.
36. A KEYED SWITCH SHALL BE REQUIRED ON ALL NEW AND EXISTING ELECTRIC ENTRY GATES. THE KEYED SWITCH SHALL BE INSTALLED IN A LOCATION THAT IS READILY VISIBLE AND ACCESSIBLE. KNOX BOX ORDER FORMS ARE AVAILABLE AT THE TOWN'S BUILDING SAFETY DEPARTMENT.
37. PROPERTY OWNER, BUILDER, OR GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR CONTROLLING DUST FROM THE SITE AT ALL TIMES. ALL MEANS NECESSARY SHALL BE USED BY THE BUILDER OR GENERAL CONTRACTOR TO CONTROL THE EXISTENCE OF DUST CAUSED BY ANY EARTHWORK, SPRAY APPLICATION OF MATERIALS, OR OTHER DUST-CAUSING PRACTICES REQUIRED BY THE CONSTRUCTION PROCESS.
38. APPROVAL OF THESE PLANS ARE FOR PERMIT PURPOSES ONLY AND SHALL NOT PREVENT THE TOWN FROM REQUIRING CORRECTION OF ERRORS IN THE PLANS WHERE SUCH ERRORS ARE SUBSEQUENTLY FOUND TO BE IN VIOLATION OF ANY LAW, ORDINANCE, HEALTH, SAFETY, OR OTHER DESIGN ISSUES.
39. ALL DRAINAGE PROTECTIVE DEVICES SUCH AS SWALES, INTERCEPTION DITCHES, PIPES PROTECTIVE BERMS, CONCRETE CHANNELS OR OTHER MEASURES DESIGNED TO PROTECT PROPOSED AND EXISTING IMPROVEMENTS FROM RUNOFF OR DAMAGE FROM STORM WATER, MUST BE CONSTRUCTED PRIOR TO THE CONSTRUCTION OF ANY IMPROVEMENTS.

PRELIMINARY GRADING & DRAINAGE PLAN PHOENIX COUNTRY DAY SCHOOL PARADISE VALLEY, ARIZONA

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



ENGINEER

HILGARTWILSON 2141 E. HIGHLAND AVENUE, SUITE 250 PHOENIX, ARIZONA 85016 PHONE: (602) 490-0535 FAX: (602) 368-2436 CONTACT: ZACH HILGART, PE EMAIL: ZHILGART@HILGARTWILSON.COM

ARCHITECT

ADM GROUP 2100 W 15TH STREET TEMPE ARIZONA 85281 CONTACT: BEN BARCON PHONE: (602) 339-8386

BASIS OF BEARING

BASIS OF BEARING IS S00°15'38"W ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BETWEEN THE MONUMENTS AS SHOWN HEREON.

OWNER

PHOENIX COUNTRY DAY SCHOOL 3901 E STANFORD DR PARADISE VALLEY, ARIZONA 85253

SITE PLAN

APN: 170-09-001B EXISTING ZONING: SUP NET AREA: 108,010 SF GROSS AREA: 108,010 SF DISTURBED AREA:

REV.:

HILGARTWILSON HAS JOINED COLLIER'S ENGINEERING & DESIGN 2141 E. HIGHLAND AVE., STE. 250 | P. 602.490.0535 / F. 602.368.2436 PHOENIX, AZ 85016 www.hilgartwilson.com



PHOENIX COUNTRY DAY SCHOOL 3901 E STANFORD DRIVE PARADISE VALLEY, ARIZONA PRELIMINARY GRADING & DRAINAGE PLAN

HILGARTWILSON PROJ. NO.: 16148 DATE: NOV 2023 SCALE: 1" = 20' DRAWN: HW DESIGNED: HW APPROVED: ZH

DWG. NO. PG01 SHT. 1 OF 2

FLOOD ZONE DESIGNATION

THE FOLLOWING FLOOD PLAIN DESIGNATION AND ASSOCIATED COMMENTS ARE COPIED DIRECTLY FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) WEBSITE. HILGARTWILSON, LLC AND THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR MAKE NO STATEMENT AS TO THE ACCURACY OR COMPLETENESS OF THE FOLLOWING FLOOD ZONE DESIGNATION STATEMENT.

A PORTION OF THE SUBJECT PROPERTY LIES WITHIN SHADED ZONE "X" WITH A DEFINITION OF: 0.2-PERCENT-ANNUAL-CHANCE FLOODPLAIN, AREAS OF 1-PERCENT-ANNUAL-CHANCE (BASE FLOOD) SHEET FLOW FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT, AREAS OF BASE FLOOD STREAM FLOODING WITH A CONTRIBUTING DRAINAGE AREA OF LESS THAN 1 SQUARE MILE, OR AREAS PROTECTED FROM THE BASE FLOOD BY LEVEES. NO BFES OR DEPTHS ARE SHOWN IN THIS ZONE, AND INSURANCE PURCHASE IS NOT REQUIRED. DESIGNATION DETERMINED BY FEMA FLOOD ZONE MAP 04013C1765L, PANEL NUMBER 1765 OF 4425, EFFECTIVE DATE OCTOBER 16, 2013.

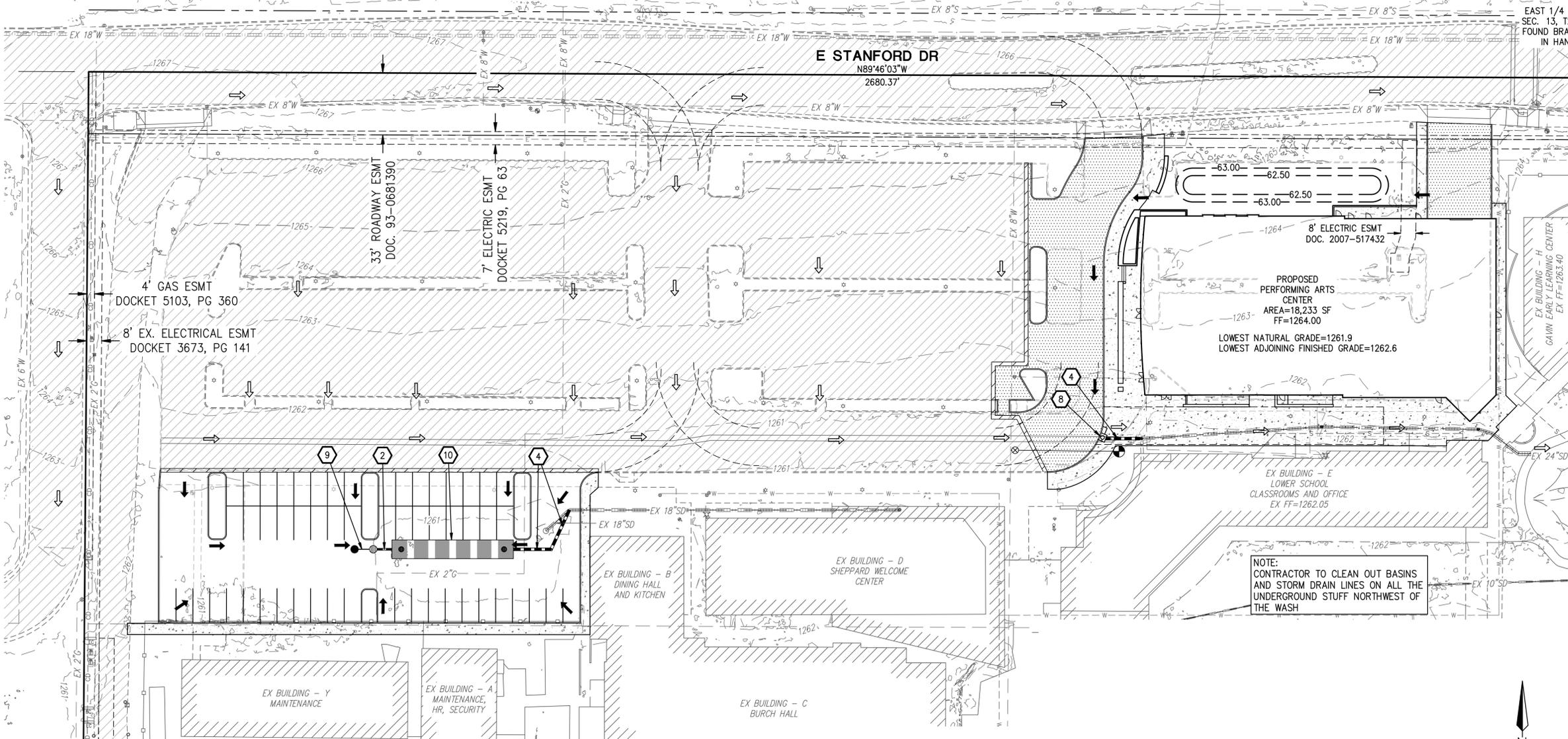
A PORTION OF THE SUBJECT PROPERTY LIES WITHIN ZONE "AE" WITH A DEFINITION OF: 1-PERCENT-ANNUAL-CHANCE FLOODPLAINS THAT ARE DETERMINED FOR THE FIS BY DETAILED METHODS OF ANALYSIS. IN MOST INSTANCES, BFES DERIVED FROM THE DETAILED HYDRAULIC ANALYSES ARE SHOWN AT SELECTED INTERVALS IN THIS ZONE. MANDATORY FLOOD INSURANCE PURCHASE REQUIREMENTS APPLY. AE ZONES ARE AREAS OF INUNDATION BY THE 1-PERCENT-ANNUAL-CHANCE FLOOD, INCLUDING AREAS WITH THE 2-PERCENT WAVE RUNUP, ELEVATION LESS THAN 3.0 FEET ABOVE THE GROUND, AND AREAS WITH WAVE HEIGHTS LESS THAN 3.0 FEET. THESE AREAS ARE SUBDIVIDED INTO ELEVATION ZONES WITH BFES ASSIGNED. THE AE ZONE WILL GENERALLY EXTEND INLAND TO THE LIMIT OF THE 1-PERCENT-ANNUAL-CHANCE STILLWATER FLOOD LEVEL (SWEL). DESIGNATION DETERMINED BY FEMA FLOOD ZONE MAP 04013C1765L, PANEL NUMBER 1765 OF 4425, EFFECTIVE DATE OCTOBER 16, 2013.



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CENTER OF SEC. 13, T2N, R3E FOUND TOWN OF PARADISE VALLEY BRASS CAP IN HAND HOLE DOWN 0.5'

N PALO CRISTI RD



EAST 1/4 CORNER SEC. 13, T2N, R3E FOUND BRASS CAP IN HAND HOLE

E STANFORD DR
N89°46'03"W
2680.37'

N 40TH ST

4' GAS ESMT
DOCKET 5103, PG 360

8' EX. ELECTRICAL ESMT
DOCKET 3673, PG 141

33' ROADWAY ESMT
DOC. 93-0681390

7' ELECTRIC ESMT
DOCKET 5219, PG 63

8' ELECTRIC ESMT
DOC. 2007-517432

PROPOSED PERFORMING ARTS CENTER
AREA=18,233 SF
FF=1264.00
LOWEST NATURAL GRADE=1261.9
LOWEST ADJOINING FINISHED GRADE=1262.6

EX BUILDING - E
LOWER SCHOOL CLASSROOMS AND OFFICE
EX FF=1262.05

EX BUILDING - B
DINING HALL AND KITCHEN

EX BUILDING - D
SHEPPARD WELCOME CENTER

EX BUILDING - Y
MAINTENANCE

EX BUILDING - A
MAINTENANCE, HR, SECURITY

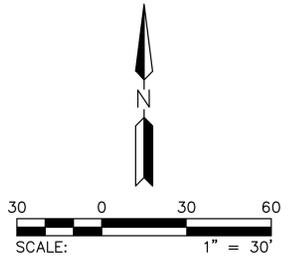
EX BUILDING - C
BURCH HALL

NOTE:
CONTRACTOR TO CLEAN OUT BASINS AND STORM DRAIN LINES ON ALL THE UNDERGROUND STUFF NORTHWEST OF THE WASH

LEGEND

- | | | | |
|----------|------------------------------|---|--------------------------------|
| □ | FOUND BRASS CAP IN HAND HOLE | — | EX. WROUGHT IRON FENCE |
| ⊙ | FOUND BRASS CAP FLUSH | — | EX. ELECTRIC METER |
| — | BOUNDARY LINE | — | EX. ELECTRIC JUNCTION BOX |
| - - - | EASEMENT LINE | — | EX. ELECTRIC TRANSFORMER |
| — | CENTER LINE | — | EX. ELECTRIC PULL BOX |
| - - - | RIGHT OF WAY LINE | — | EX. BOLLARD LIGHT |
| TC= | TOP OF CURB | — | EX. LIGHT POLE |
| C= | CONCRETE | — | EX. AIR CONDITIONER UNIT |
| P= | PAVEMENT | — | EX. FLAG POLE |
| G= | GUTTER | — | EX. TELEPHONE PEDESTAL |
| GR= | GRATE | — | EX. IRRIGATION CONTROL VALVE |
| FF= | FINISHED FLOOR | — | EX. FIRE DEPARTMENT CONNECTION |
| FG= | FINISHED GRADE | — | EX. FIRE HYDRANT |
| PUE | PUBLIC UTILITY EASEMENT | — | EX. WATER VALVE |
| CL | CENTERLINE | — | EX. GAS VALVE |
| R/W | RIGHT OF WAY | — | EX. SANITARY SEWER MANHOLE |
| — (1000) | CONTOUR (EX.) | — | EX. SEWER CLEAN OUT |
| — 1000 | CONTOUR (PROPOSED) | — | PROPOSED FLOW ARROW |

- STORMDRAIN CONSTRUCTION NOTES**
- 2 INSTALL 12" HDPE STORM DRAIN PIPE PER MAG SPEC. 738, BACKFILL AND COMPACTION PER MAG SPEC 601. MINIMUM COVER PER MANUFACTURER'S RECOMMENDATION. INSTALL WATER TIGHT JOINTS AND STRUCTURE CONNECTIONS PER MAG SPEC. 738.4.
 - 4 INSTALL 18" HDPE STORM DRAIN PIPE PER MAG SPEC. 738, BACKFILL AND COMPACTION PER MAG SPEC 601. MINIMUM COVER PER MANUFACTURER'S RECOMMENDATION. INSTALL WATER TIGHT JOINTS AND STRUCTURE CONNECTIONS PER MAG SPEC. 738.4.
 - 8 CONSTRUCT CATCH BASIN PER MAG STD DTL 542-2, TYPE "M-1", WING LENGTH AS SHOWN ON PLANS. INSTALL MARKER, TYPE "A" PER C.O.S. STD DTL 5-01, 5-02A & 5-02B.
 - 9 INSTALL MAXWELL PLUS DRYWELL.
 - 10 INSTALL 120" UNDERGROUND RETENTION TANK.



REV:

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3901 E STANFORD DRIVE
PARADISE VALLEY, ARIZONA

PRELIMINARY GRADING & DRAINAGE PLAN

HILGARTWILSON

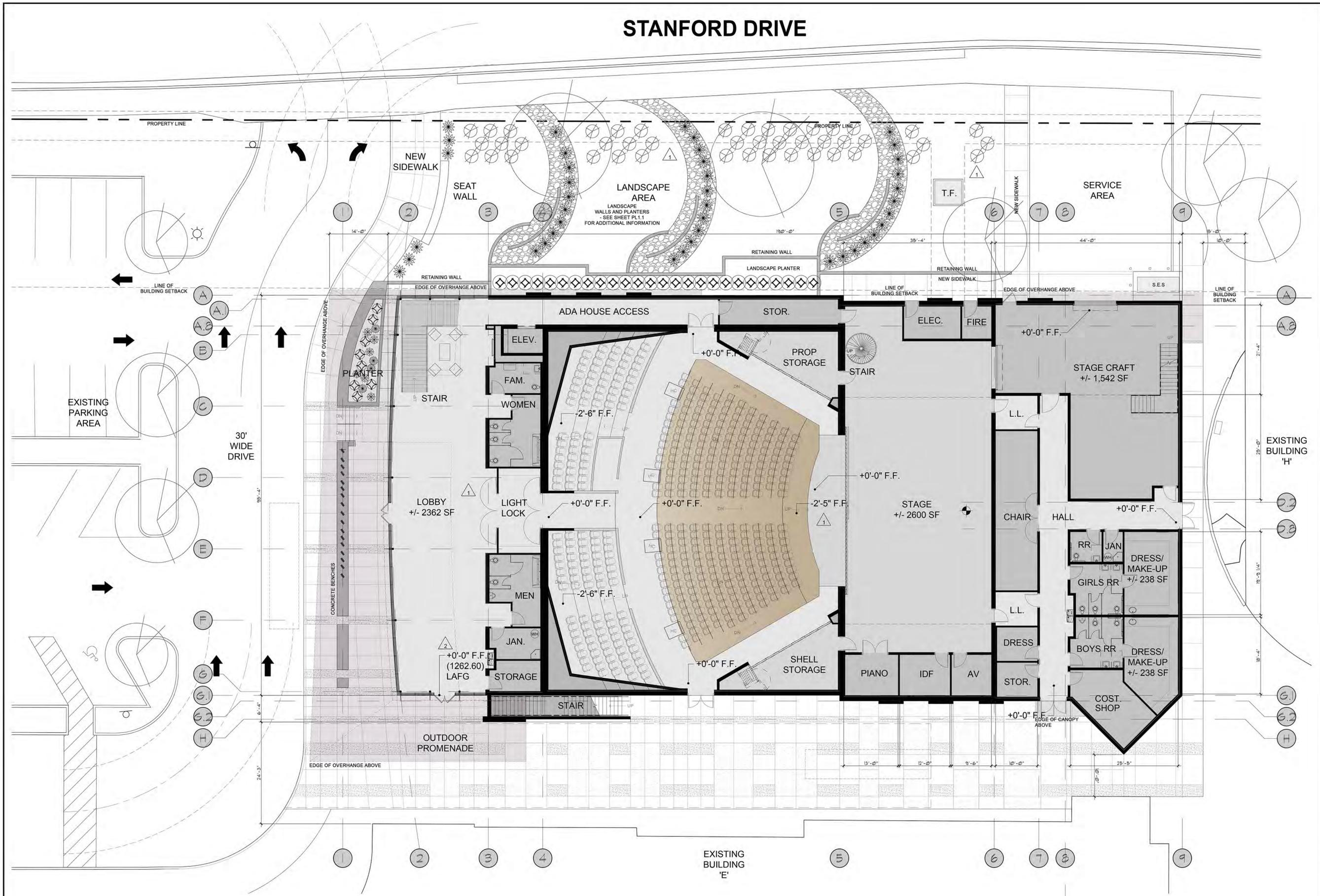
PROJ NO.: 1648
DATE: NOV 2023
SCALE: 1" = 20'
DRAWN: HW
DESIGNED: HW
APPROVED: ZH

DWG. NO.
PG02

SHT. 2 OF 2



STANFORD DRIVE



GROUND LEVEL FLOOR PLAN

SCALE: 1"=10'-0"

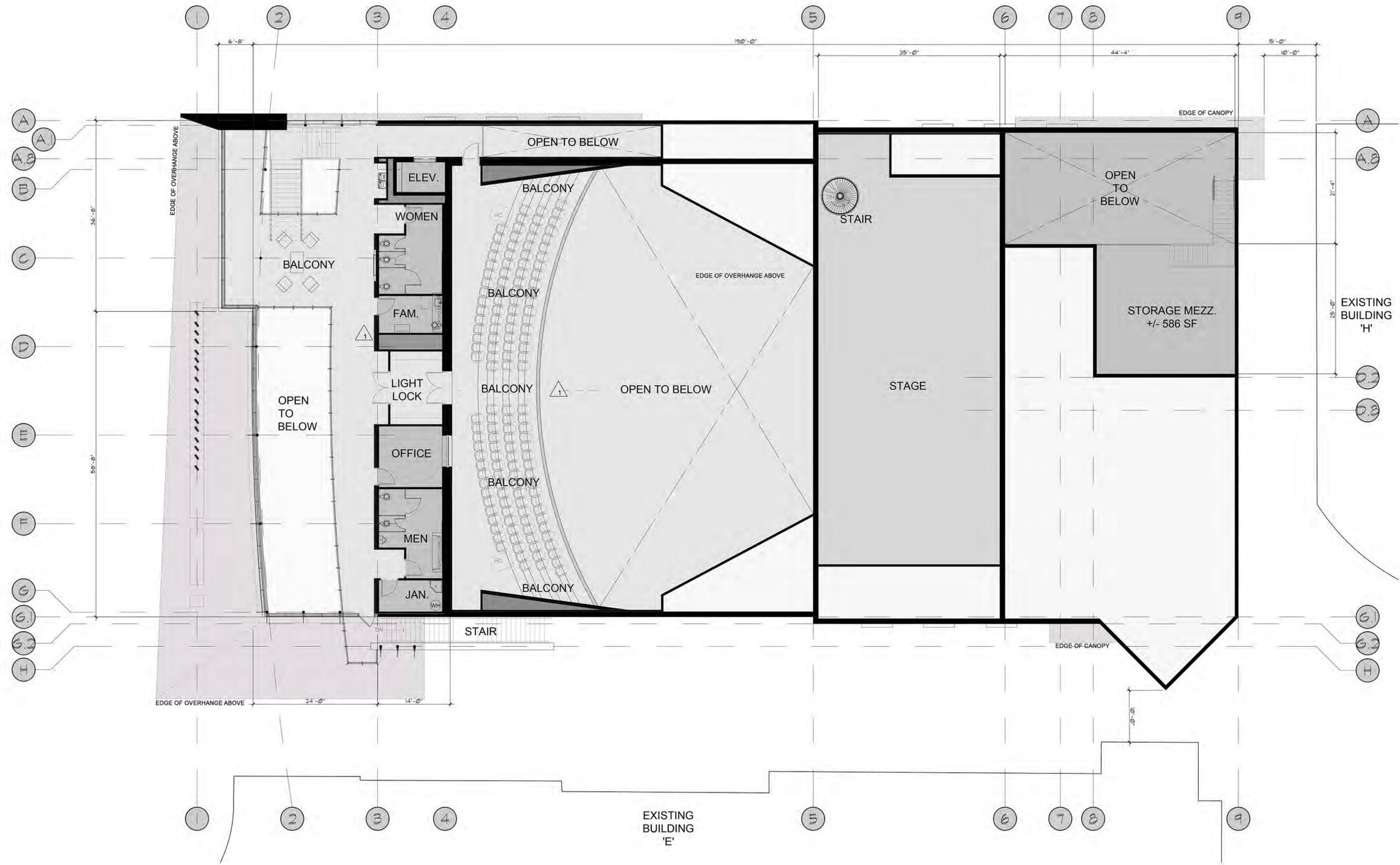
(+/- 18,233 S.F.)



Revisions	Date
1 SUP CITY COMMENTS	11-20-2023
2 SUP CITY COMMENTS	12-26-2023
3 2ND SUP CITY COMMENTS	12-26-2023

Project Number	7188-100
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Drawn By	SSW
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BALCONY LEVEL FLOOR PLAN

SCALE: 1"=10'-0"

(+/- 5,683 S.F.)



PHOENIX COUNTRY DAY SCHOOL
PERFORMING ARTS CENTER

3901 EAST STANFORD DRIVE
PHOENIX, ARIZONA 85253

Revisions	Date
1	SUP CITY COMMENTS 11-20-2023

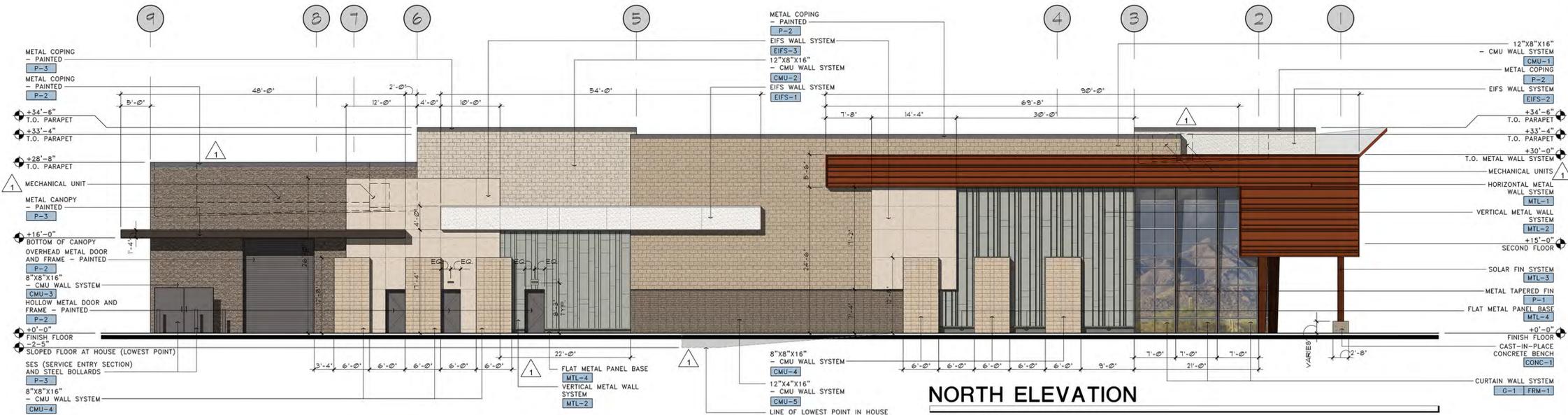
Project Number	7186-100
Date	11-20-2023
Drawn By	SSW
Checked By	SSW, JO, JEW

BALCONY LEVEL FLOOR PLAN
A4.1



WEST ELEVATION

SCALE: 1"=10'-0"



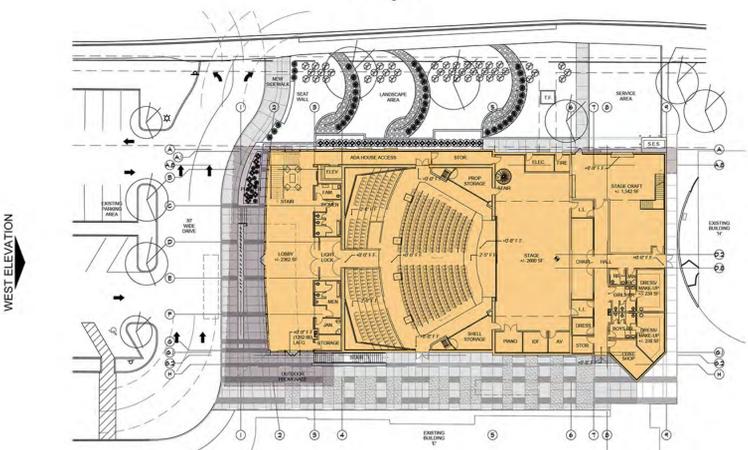
NORTH ELEVATION

SCALE: 1"=10'-0"



NORTHWEST - PERSPECTIVE RENDERING

SCALE: N.T.S.



KEY PLAN

SCALE:

MATERIALS LEGEND:

CMU:	CMU-1	INTEGRAL COLORED CMU STYLE: GROUND FACE MASONRY UNIT TYPE: TRENDSONE COLOR: BONE GROUP 2 - MEDIUM WEIGHT
	CMU-2	INTEGRAL COLORED CMU STYLE: GROUND FACE MASONRY UNIT TYPE: TRENDSONE COLOR: SOUTHWEST GOLD GROUP 3 - NORMAL WEIGHT
	CMU-3	INTEGRAL COLORED CMU STYLE: TEXTURED MASONRY UNIT TYPE: MEGASTONE COLOR: MOJAVE BROWN GROUP 1 - MEDIUM WEIGHT
	CMU-4	INTEGRAL COLORED CMU STYLE: TEXTURED MASONRY UNIT TYPE: TRENDSONE COLOR: BERKELEY GROUP 1 - MEDIUM WEIGHT
	CMU-5	INTEGRAL COLORED CMU STYLE: GROUND FACE MASONRY UNIT TYPE: TRENDSONE COLOR: BLACK MOUNTAIN GROUP 1 - MEDIUM WEIGHT
EIFS:	EIFS-1	EIFS (EXTERIOR INSULATED FINISH SYSTEM) INTEGRAL COLOR COLOR: 101 SUPER WHITE TEXTURE: SANDBLAST (FINE FINISH)
	EIFS-2	EIFS (EXTERIOR INSULATED FINISH SYSTEM) INTEGRAL COLOR COLOR: 523 GRAY MIST TEXTURE: SANDBLAST (LIGHT FINISH)
	EIFS-3	EIFS (EXTERIOR INSULATED FINISH SYSTEM) INTEGRAL COLOR TEXTURE: MOJAVE (MEDIUM TEXTURE) COLOR: 449 BUCKSKIN
METAL PANEL:	MTL-1	HORIZONTAL METAL PANEL SYSTEM PATTERN: HORIZONTAL STANDING SEAM COLOR: COPPER METALLIC (NATURAL FINISH) SIZE: 4"X8", 8"X8", 12"X8", 16"X8" (OFFSET ALIGNMENT)
	MTL-2	VERTICAL METAL PANEL SYSTEM PATTERN: VERTICAL STANDING SEAM COLOR: TITANIUM NUMBER: 35 SIZE: 4"X8", 8"X8", 12"X8", 16"X8" (OFFSET ALIGNMENT)
	MTL-3	METAL PANEL PATTERN: FLAT PANEL COLOR: COPPER METALLIC (NATURAL FINISH) SIZE: VARIES - SEE APPLICATION
	MTL-4	METAL PANEL PATTERN: FLAT PANEL COLOR: TITANIUM NUMBER: 35 SIZE: VARIES - SEE APPLICATION
CONCRETE:	CONC-1	INTEGRAL COLORED CONCRETE COLOR: ADOBE NUMBER: 61078 MFG.: DAVIS COLOR
	CONC-2	INTEGRAL COLORED CONCRETE COLOR: TERRA COTTA NUMBER: 10134 MFG.: DAVIS COLOR
PAINT:	P-1	PAINT COLOR COLOR: SPANISH PEANUT NUMBER: DE5180 MFG.: DUNN EDWARDS PAINTS
	P-2	PAINT COLOR COLOR: LOOKING GLASS NUMBER: DE3376 MFG.: DUNN EDWARDS PAINTS
	P-3	PAINT COLOR COLOR: CHARCOAL SMUDGE NUMBER: DE6370 MFG.: DUNN EDWARDS PAINTS
GLASS:	G-1	GLASS COLOR LOW-E INSULATED GLAZING COLOR: SOLARCOOL (2) GRAY GLASS MFG.: VITRO GLASS NUMBER: 70 HIGHLY REFLECTIVE
	G-2	GLASS COLOR LOW-E INSULATED GLAZING COLOR: GRAYLITE GRAY GLASS MFG.: VITRO GLASS NUMBER: 70 REFLECTIVE
	G-3	GLASS COLOR TEMPERED GLAZING COLOR: OPTIGRAY GRAY GLASS MFG.: VITRO GLASS NUMBER: 60 STANDARD
WINDOW FRAME:	FRM-1	CURTAIN WALL FRAME COLOR: CLEAR ANODIZED ALUMINUM MFG.: ARCADIA NUMBER: AC-2

architecture - design - management - adm



PHOENIX COUNTRY DAY SCHOOL PERFORMING ARTS CENTER
3901 EAST STANFORD DRIVE
PHOENIX, ARIZONA 85263

Date	11-20-2023
Revisions	1 SUP CITY COMMENTS 11-20-2023 2 SUP CITY COMMENTS 12-26-2023

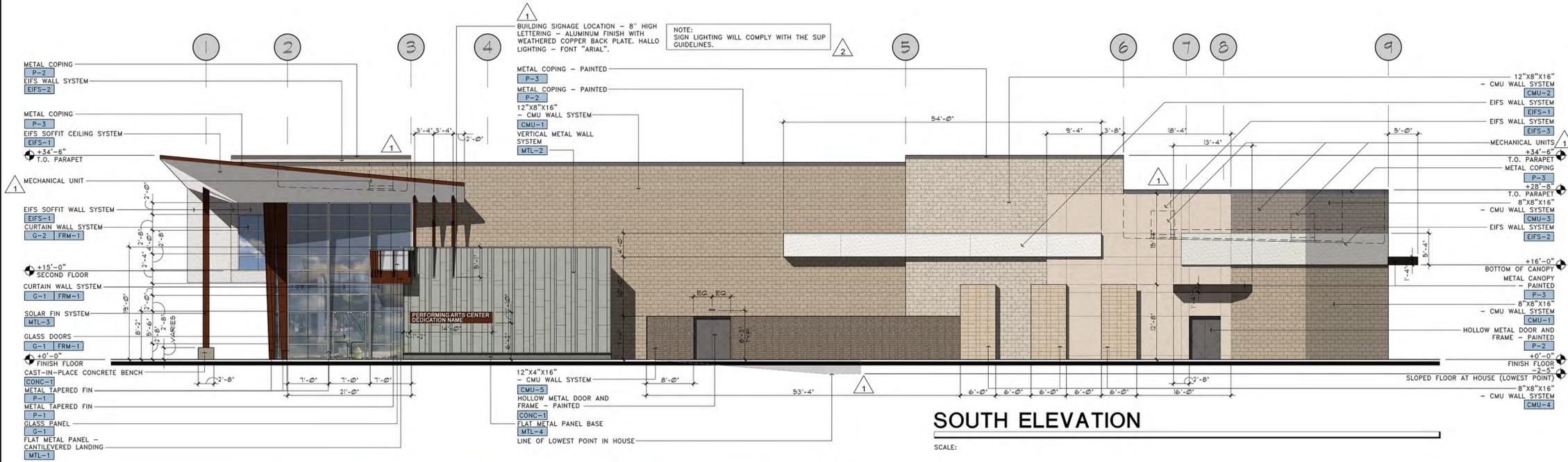
Project Number	7185-100
Date	12-26-2023
Drawn By	SSW
Checked By	SSW, JO, JEW

BUILDING ELEVATIONS
A6.0



EAST ELEVATION

SCALE:



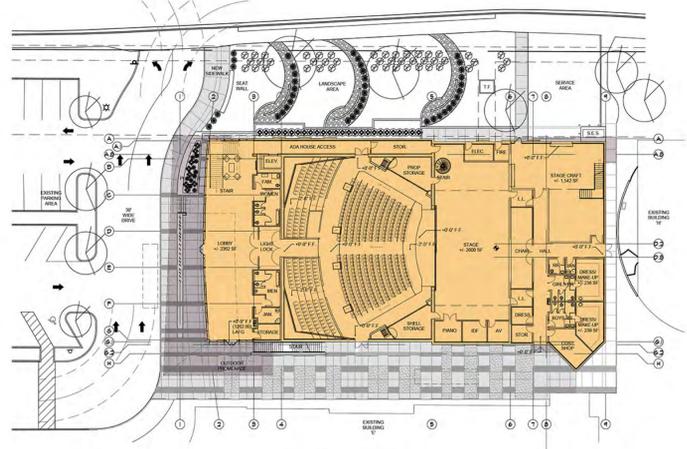
SOUTH ELEVATION

SCALE:



NORTHWEST - CAMPUS PERSPECTIVE RENDERING

SCALE: N.T.S.



KEY PLAN

SCALE:

MATERIALS LEGEND:

CMU:	CMU-1	INTEGRAL COLORED CMU STYLE: GROUND FACE MASONRY UNIT TYPE: TRENSTONE COLOR: BONE GROUP 2 - MEDIUM WEIGHT
	CMU-2	INTEGRAL COLORED CMU STYLE: GROUND FACE MASONRY UNIT TYPE: TRENSTONE COLOR: SOUTHWEST GOLD GROUP 3 - NORMAL WEIGHT
	CMU-3	INTEGRAL COLORED CMU STYLE: TEXTURED MASONRY UNIT TYPE: MEGASTONE COLOR: MOJAVE BROWN GROUP 1 - MEDIUM WEIGHT
	CMU-4	INTEGRAL COLORED CMU STYLE: TEXTURED MASONRY UNIT TYPE: TRENSTONE COLOR: BERKELEY GROUP 1 - MEDIUM WEIGHT
	CMU-5	INTEGRAL COLORED CMU STYLE: GROUND FACE MASONRY UNIT TYPE: TRENSTONE COLOR: BLACK MOUNTAIN GROUP 1 - MEDIUM WEIGHT
EIFS:	EIFS-1	EIFS (EXTERIOR INSULATED FINISH SYSTEM) INTEGRAL COLOR COLOR: 101 SUPER WHITE TEXTURE: SANDBLAST (FINE FINISH)
	EIFS-2	EIFS (EXTERIOR INSULATED FINISH SYSTEM) INTEGRAL COLOR COLOR: 523 GRAY MIST TEXTURE: SANDBLAST (LIGHT FINISH)
	EIFS-3	EIFS (EXTERIOR INSULATED FINISH SYSTEM) INTEGRAL COLOR TEXTURE: MOJAVE (MEDIUM TEXTURE) COLOR: 449 BUCKSKIN
METAL PANEL:	MTL-1	HORIZONTAL METAL PANEL SYSTEM PATTERN: HORIZONTAL STANDING SEAM COLOR: COPPER METALLIC (NATURAL FINISH) SIZE: 4"X8", 8"X8", 12"X8", 16"X8" (OFFSET ALIGNMENT)
	MTL-2	VERTICAL METAL PANEL SYSTEM PATTERN: VERTICAL STANDING SEAM COLOR: TITANIUM NUMBER: 35 SIZE: 4"X8", 8"X8", 12"X8", 16"X8" (OFFSET ALIGNMENT)
	MTL-3	METAL PANEL PATTERN: FLAT PANEL COLOR: COPPER METALLIC (NATURAL FINISH) SIZE: VARIES - SEE APPLICATION
	MTL-4	METAL PANEL PATTERN: FLAT PANEL COLOR: TITANIUM NUMBER: 35 SIZE: VARIES - SEE APPLICATION
CONCRETE:	CONC-1	INTEGRAL COLORED CONCRETE COLOR: ADORÉ NUMBER: 61078 MFG.: DAVIS COLOR
	CONC-2	INTEGRAL COLORED CONCRETE COLOR: TERRA COTTA NUMBER: 10134 MFG.: DAVIS COLOR
PAINT:	P-1	PAINT COLOR COLOR: SPANISH PEANUT NUMBER: DE3180 MFG.: DUNN EDWARDS PAINTS
	P-2	PAINT COLOR COLOR: LOOKING GLASS NUMBER: DE3376 MFG.: DUNN EDWARDS PAINTS
	P-3	PAINT COLOR COLOR: CHARCOAL SMUDGE NUMBER: DE6370 MFG.: DUNN EDWARDS PAINTS
GLASS:	G-1	GLASS COLOR LOW-E INSULATED GLAZING COLOR: SOLARCOOL (2) GRAY GLASS MFG.: VITRO GLASS NUMBER: 70 HIGHLY REFLECTIVE
	G-2	GLASS COLOR LOW-E INSULATED GLAZING COLOR: GRAYLITE GRAY GLASS MFG.: VITRO GLASS NUMBER: 70 REFLECTIVE
	G-3	GLASS COLOR TEMPERED GLAZING COLOR: OPTIGRAY GRAY GLASS MFG.: VITRO GLASS NUMBER: 60 STANDARD
WINDOW FRAME:	FRM-1	CURTAIN WALL FRAME COLOR: CLEAR ANODIZED ALUMINUM MFG.: ARCADIA NUMBER: AC-2

architecture - design - management - adm

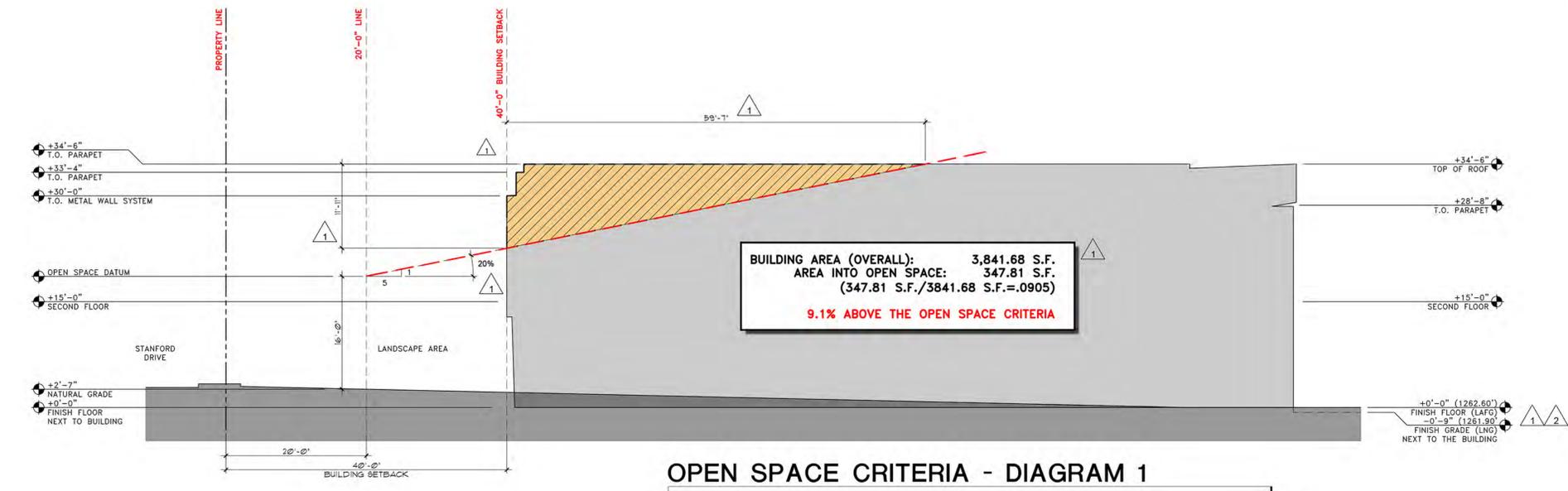


PHOENIX COUNTRY DAY SCHOOL PERFORMING ARTS CENTER
3901 EAST STANFORD DRIVE
PHOENIX, ARIZONA 85253

Date	11-20-2023
Revisions	1 SUP CITY COMMENTS 11-20-2023 2 SUP CITY COMMENTS 12-26-2023

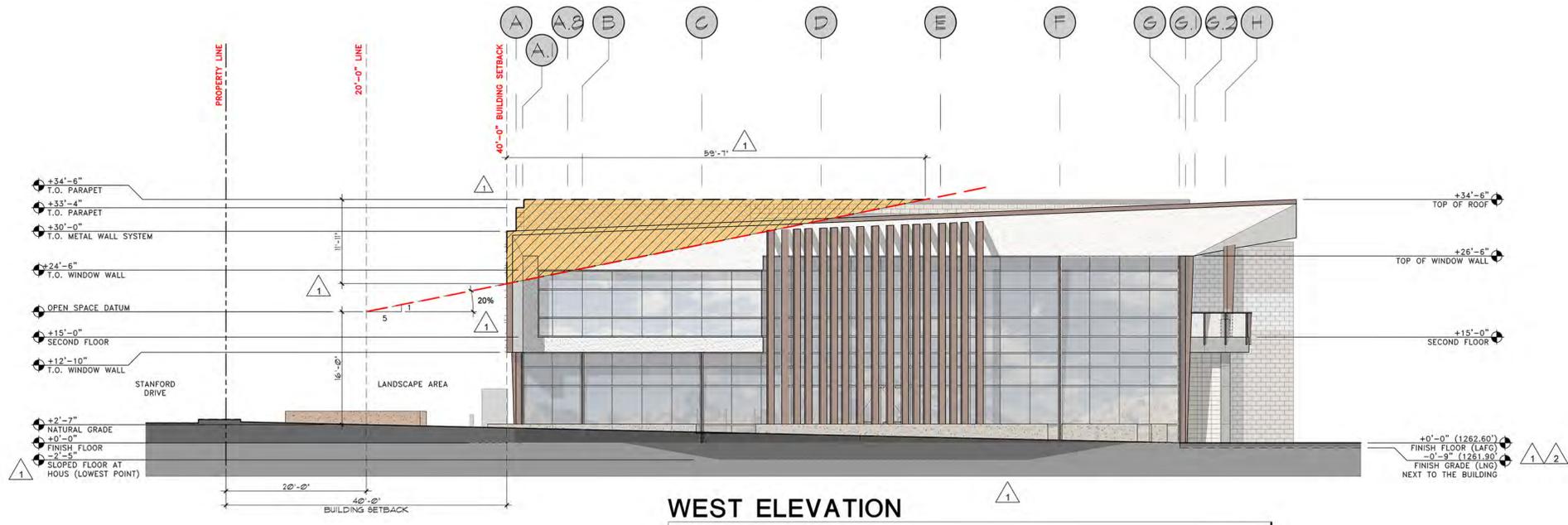
Project Number	7185-100
Date	12-26-2023
Drawn By	SSW
Checked By	SSW, JO, JEW

BUILDING ELEVATIONS
A6.1



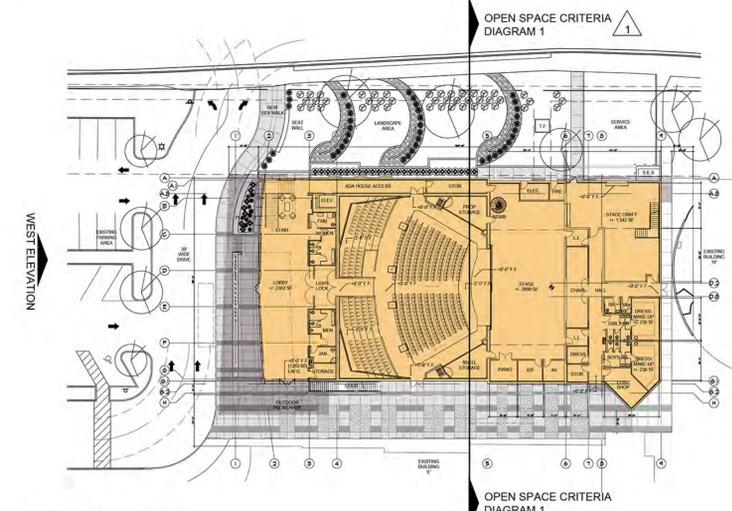
OPEN SPACE CRITERIA - DIAGRAM 1

SCALE:



WEST ELEVATION

SCALE:



KEY PLAN

SCALE:



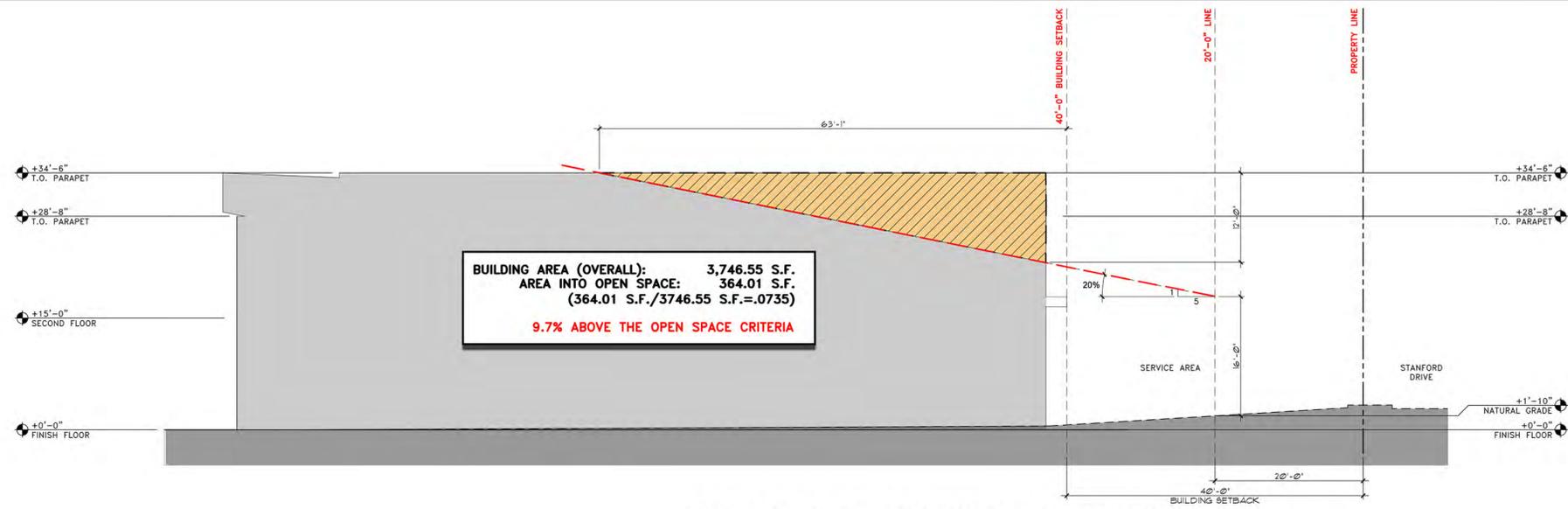
PHOENIX COUNTRY DAY SCHOOL
PERFORMING ARTS CENTER

3901 EAST STANFORD DRIVE
PHOENIX, ARIZONA 85263

Revisions	Date
1 SUP CITY COMMENTS	11-20-2023
2 SUP CITY COMMENTS	12-26-2023

Project Number	7189-100
Date	12-26-2023
Drawn By	SSW
Checked By	SSW, JO, JEW

OPEN SPACE CRITERIA
DIAGRAMS
A6.2



BUILDING AREA (OVERALL): 3,746.55 S.F.
AREA INTO OPEN SPACE: 364.01 S.F.
(364.01 S.F./3746.55 S.F.=.0735)
9.7% ABOVE THE OPEN SPACE CRITERIA

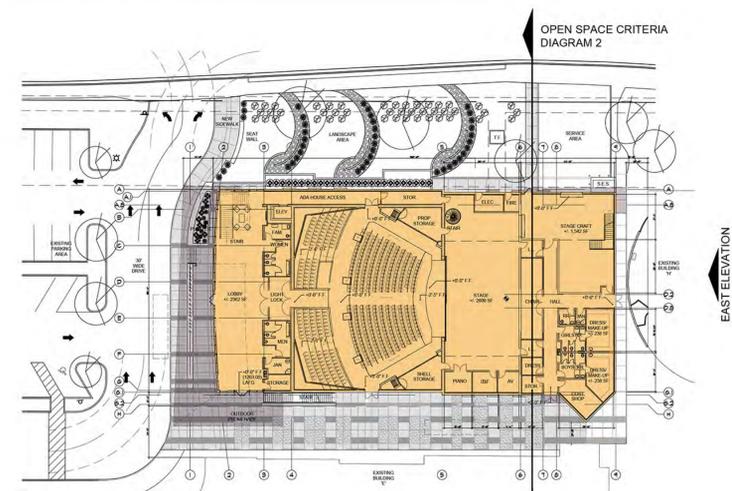
OPEN SPACE CRITERIA - DIAGRAM 2

SCALE:



EAST ELEVATION

SCALE:



KEY PLAN

SCALE:



**PHOENIX COUNTRY DAY SCHOOL
 PERFORMING ARTS CENTER**
 3901 EAST STANFORD DRIVE
 PHOENIX, ARIZONA 85263

Revisions	Date
1 SUP CITY COMMENTS	11-20-2023

Project Number	7188-100
Date	11-20-2023
Drawn By	SSW
Checked By	SSW, JO, JEW

OPEN SPACE CRITERIA DIAGRAMS
A6.3



**STANFORD DRIVE LOOKING EAST
EXISTING CONDITIONS**

SCALE: N.T.S.



**EXHIBIT 1 - PROPOSED PERFORMING ARTS CENTER
PERSPECTIVE PHOTO MATCH LOOKING EAST**

SCALE: N.T.S.



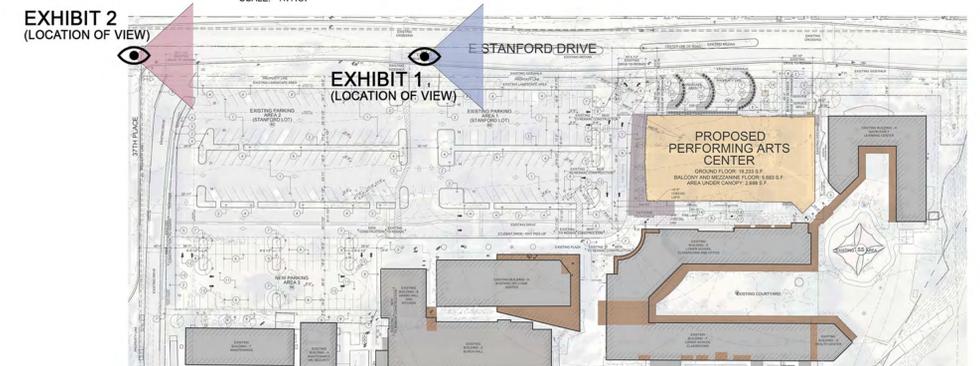
**STANFORD DRIVE LOOKING EAST
EXISTING CONDITIONS**

SCALE: N.T.S.



**EXHIBIT 2 - PROPOSED PERFORMING ARTS CENTER
PERSPECTIVE PHOTO MATCH LOOKING EAST**

SCALE: N.T.S.



KEY PLAN

SCALE: N.T.S.



Revisions	Date
1 SUP CITY COMMENTS	11-20-2023

Project Number	7185-100
Date	11-20-2023
Drawn By	SSW
Checked By	SSW, JO, JEW



**STANFORD DRIVE LOOKING EAST
EXISTING CONDITIONS**

SCALE: N.T.S.



**EXHIBIT 3 - PROPOSED PERFORMING ARTS CENTER
PERSPECTIVE PHOTO MATCH LOOKING EAST**

SCALE: N.T.S.



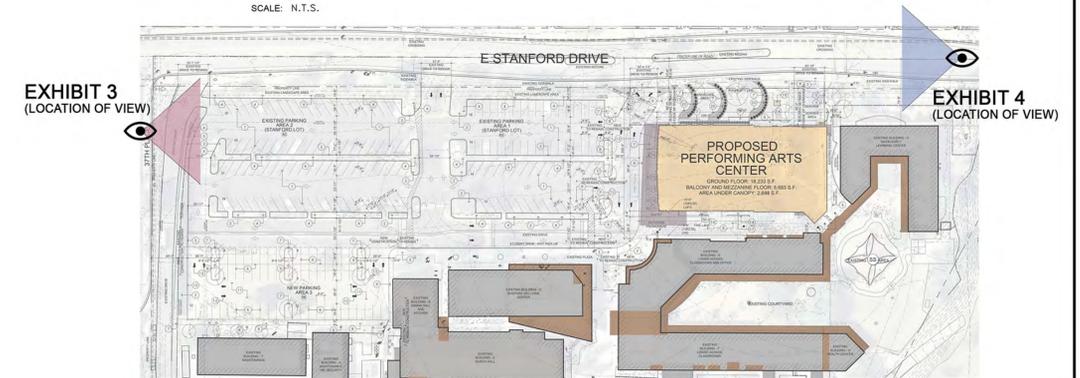
**STANFORD DRIVE LOOKING WEST
EXISTING CONDITIONS**

SCALE: N.T.S.



**EXHIBIT 4 - PROPOSED PERFORMING ARTS CENTER
PERSPECTIVE PHOTO MATCH LOOKING WEST**

SCALE: N.T.S.



KEY PLAN

SCALE: N.T.S.



Revisions	Date
△ SUP CITY COMMENTS	11-20-2023

Project Number	7185-100
Date	11-20-2023
Drawn By	SSW
Checked By	SSW, JO, JEW

CONCRETE MASONRY UNIT:



CMU-1
 INTEGRAL COLORED CMU
 • STYLE: GROUND FACE MASONRY UNIT
 • TYPE: TRENSTONE
 • COLOR: BONE
 • GROUP 2 – MEDIUM WEIGHT



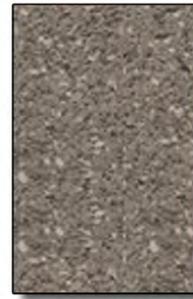
CMU-2
 INTEGRAL COLORED CMU
 • STYLE: GROUND FACE MASONRY UNIT
 • TYPE: TRENSTONE
 • COLOR: SOUTHWEST GOLD
 • GROUP 3 – NORMAL WEIGHT



CMU-3
 INTEGRAL COLORED CMU
 • STYLE: TEXTURED MASONRY UNIT
 • TYPE: MESASTONE
 • COLOR: MOJAVE BROWN
 • GROUP 1 – MEDIUM WEIGHT



CMU-4
 INTEGRAL COLORED CMU
 • STYLE: TEXTURED MASONRY UNIT
 • TYPE: TRENSTONE
 • COLOR: BERKELEY
 • GROUP 1 – MEDIUM WEIGHT



CMU-5
 INTEGRAL COLORED CMU
 • STYLE: GROUND FACE MASONRY UNIT
 • TYPE: TRENSTONE
 • COLOR: BLACK MOUNTAIN
 • GROUP 1 – MEDIUM WEIGHT

EXTERIOR INSULATED FINISH SYSTEM:



EIFS-1
 EIFS (EXTERIOR INSULATED FINISH SYSTEM)
 INTEGRAL COLOR
 • COLOR: 101 SUPER WHITE
 • TEXTURE: SANDBLAST (FINE FINISH)

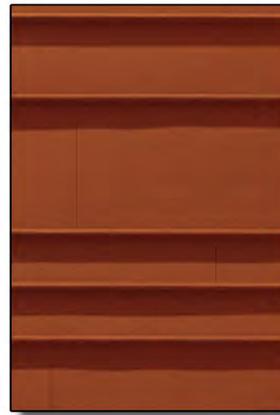


EIFS-2
 EIFS (EXTERIOR INSULATED FINISH SYSTEM)
 INTEGRAL COLOR
 • COLOR: 523 GRAY MIST
 • TEXTURE: SANDPEBBLE (LIGHT FINISH)

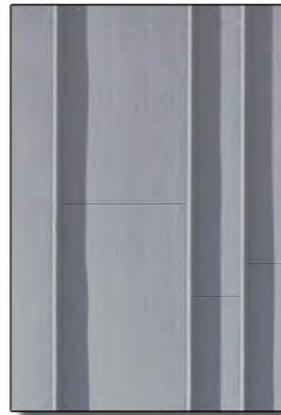


EIFS-3
 EIFS (EXTERIOR INSULATED FINISH SYSTEM)
 INTEGRAL COLOR
 • TEXTURE: MOJAVE (MEDIUM TEXTURE)
 • COLOR: 449 BUCKSKIN

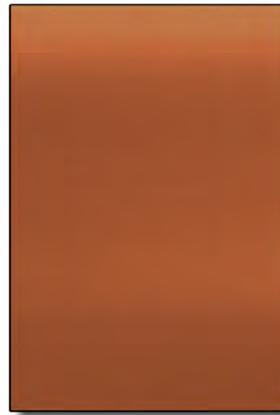
METAL PANEL WALL SYSTEM:



MTL-1
 HORIZONTAL METAL PANEL SYSTEM
 • PATTERN: HORIZONTAL STANDING SEAM
 • COLOR: COPPER METALLIC (NATURAL FINISH)
 • SIZE: 4"x8', 8"x8', 12"x8', 16"x8' (OFFSET ALIGNMENT)



MTL-2
 VERTICAL METAL PANEL SYSTEM
 • PATTERN: VERTICAL STANDING SEAM
 • COLOR: TITANIUM
 • NUMBER: 35
 • SIZE: 4"x8', 8"x8', 12"x8', 16"x8' (OFFSET ALIGNMENT)



MTL-3
 METAL PANEL
 • PATTERN: FLAT PANEL
 • COLOR: COPPER METALLIC (NATURAL FINISH)
 • SIZE: VARIES – SEE APPLICATION



MTL-4
 METAL PANEL
 • PATTERN: FLAT PANELCOLOR:
 • COLOR: TITANIUM
 • NUMBER: 35
 • SIZE: VARIES – SEE APPLICATION

INTEGRAL CONCRETE COLORS:



CONC-1
 INTEGRAL COLORED CONCRETE
 • COLOR: ADOBE
 • NUMBER: 61078
 • MFG.: DAVIS COLOR



CONC-2
 INTEGRAL COLORED CONCRETE
 • COLOR: TERRA COTTA
 • NUMBER: 10134
 • MFG.: DAVIS COLOR

PAINT COLORS:



P-1
 PAINT COLOR
 • COLOR: SPANISH PEANUT
 • NUMBER: DE5180
 • MFG.: DUNN EDWARDS PAINTS



P-2
 PAINT COLOR
 • COLOR: LOOKING GLASS
 • NUMBER: DE6376
 • MFG.: DUNN EDWARDS PAINTS



P-3
 PAINT COLOR
 • COLOR: CHARCOAL SMUDGE
 • NUMBER: DE6370
 • MFG.: DUNN EDWARDS PAINTS

WINDOW FRAME COLOR:

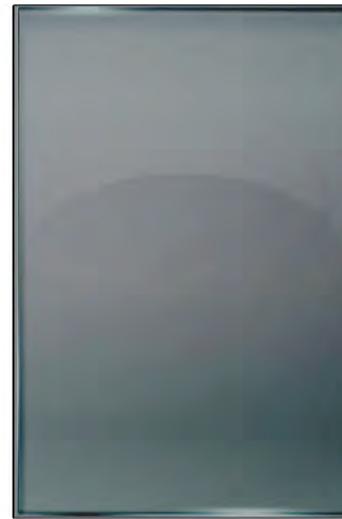


FRM-1
 CURTAIN WALL FRAME
 • COLOR: CLEAR ANODIZED ALUMINUM
 • MFG.: ARCADIA
 • NUMBER: AC-2

GLASS COLORS:



G-1
 GLASS COLOR
 • LOW-E INSULATED GLAZING
 • COLOR: SOLARCOOL (2) GRAY GLASS
 • MFG.: VITRO GLASS
 • NUMBER: 70
 • HIGHLY REFLECTIVE



G-2
 GLASS COLOR
 • LOW-E INSULATED GLAZING
 • COLOR: GRAYLITE GRAY GLASS
 • MFG.: VITRO GLASS
 • NUMBER: 70
 • REFLECTIVE



G-3
 GLASS COLOR
 • TEMPERED GLAZING
 • COLOR: OPTIGRAY GRAY GLASS
 • MFG.: VITRO GLASS
 • NUMBER: 60
 • STANDARD



WDGE2 LED Architectural Wall Sconce Visual Comfort Optic

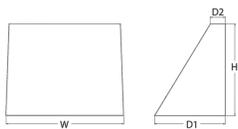


Catalog Number	W1/W1E
Notes	
Type	

Use the Tab key or mouse over the page to see all interactive elements.

Specifications

Depth (D1): 7"
Depth (D2): 1.5"
Height: 9"
Width: 11.5"
Weight: 13.5 lbs (without options)



Introduction
 The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean, rectangular design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embodied with LightID AIR wireless controls, the WDGE family provides additional energy savings and code compliance.
 WDGE2 delivers up to 6,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

WDGE LED Family Overview

Luminaire	Optic	Standard IES, P.C.	Light (lm), 20°C	Sensor	Approximate Lumens (3000K, 80CRI)							
					P0	P1	P2	P3	P4	P5	P6	
WDGE1 LED	Visual Comfort	4W	18W	Standalone / n/light	750	1,200	2,000	—	—	—	—	—
WDGE2 LED	Visual Comfort	10W	18W	Standalone / n/light	—	1,200	2,000	3,000	4,500	6,000	—	—
WDGE3 LED	Precision Reflective	10W	18W	Standalone / n/light	700	1,200	2,000	3,200	4,200	—	—	—
WDGE3 LED	Precision Reflective	15W	18W	Standalone / n/light	—	7,500	8,500	10,000	12,000	—	—	—
WDGE4 LED	Precision Reflective			Standalone / n/light	—	12,000	16,000	18,000	20,000	22,000	25,000	—

Ordering Information

EXAMPLE: WDGE2 LED P3 40K 80CRI VF MVOLT SRM DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting	Shipping	
WDGE2 LED	P1*	27K	2700K	80CRI	80CRI	VF	MVOLT	Shipped included
	P2*	30K	3000K	90CRI	90CRI	SRM	SRM	Shipped separately
	P3*	35K	3500K			SRM	SRM	Shipped separately
	P4*	40K	4000K			SRM	SRM	Shipped separately
	P5*	50K	5000K			SRM	SRM	Shipped separately

Options	Finish
EWB Emergency battery backup, Certified in CA Title 20 MAERS (4W, 10°C min)	DBRZ Dark bronze
EWWH Emergency battery backup, Certified in CA Title 20 MAERS (10W, 15°C min)	DBL Black
EDWC Emergency battery backup, Certified in CA Title 20 MAERS (10W, 20°C min)	DNAO Natural aluminum
PE Photocell, button type	DWHD White
D5 Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)	ESSD Sandstone
DMS 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)	DBRZD Textured dark bronze
BCE Bottom conduit entry for back box (P8WB), Total of 4 entry points.	DBLKD Textured black
BAA Buy American/ Act Compliant	DNAW Textured natural aluminum
	DNAWD Textured white
	DSSTD Textured sandstone

LITHONIA LIGHTING COMMERCIAL OUTDOOR One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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CONCOURSE LED Specifications



Control Number: AREA-CON-2-L-08_18_2022

Project Name: S1

Catalog Number:

Type:

The **CONCOURSE LED** series features the most advanced LED system available today. The Concourse is a IES All cutoff luminaire, to restrict light trespass, glare and light pollution for neighborhood-friendly outdoor lighting.

The one enclosure size Concourse LED series is offered in five distribution patterns, including a special forward throw 'Tall optic' for auto dealerships front row lighting. The optic system allows for the use of fewer fixtures and poles with wider spacing providing substantial equipment, installation and energy cost savings.

The housing features a smoothly contoured dome top and three decorative circular reveals to accent the shape. Computerized precision machinery and quality materials ensure manufacturing to the highest industry standards.

The **CONCOURSE LED** is an excellent choice for auto dealerships, shopping centers, parking lots and general area lighting. The Concourse LED is available from 36 watts thru 209 watts and is offered in 3000K, 4000K or 5000K as a standard to provide excellent efficiency, lumen maintenance and color.

Ordering Information

MODEL	OPTICS	LEDS	CURRENT	KELVIN	VOLTAGE	MOUNTING	FINISH	OPTIONS	OPTIONS
CON-2-L	T1 Type 1	32LC	3 350mA	3K 3000K	UNV 120-277V	BOA6 Arm Mount 6"	BZ Bronze	PCR-120	DIM 0-10v Dimming Driver
	T2 Type 2	48LC	5 530mA	4K 4000K	8 347V	BOA10 Arm Mount 10"	BK Black	PCR-208	
	T3 Type 3	64LC	7 700mA	5K 5000K	5 480V	SM Spigot Mount 10" O.D.	SBK Smooth Black	PCR-240	
	T4 Type 4	96LC				SM Spigot Mount 10" O.D.	WH White	PCR-277	WVC Visonaire Wireless Controls Consult Factory
	T4A Type 4 Automotive					WM Wall Mount Cast Wall Plate (EAWP) to be ordered separately	SWH Smooth White	PCR-347	WVC Visonaire Wireless Controls Consult Factory
	T5 Type 5					GP Graphite w/working cap. Requires Dimming Driver	PER 3/8" x 7/8" Photo Mounting Cap. Requires Dimming Driver	PCR-480	WVC Visonaire Wireless Controls Consult Factory
	T5W Type 5 Wide					GY Grey	WSC-8 Motion Sensor 8" Mounting Height	ROT-R Rotated Optics Right Side	
						SL Silver Metallic	WSC-20 Motion Sensor 20" Mounting Height	ROT-L Rotated Optics Left Side	
						CC Custom Color	WSC-40 Motion Sensor 40" Mounting Height	CLS Cutoff Louver Shield	

VISIONAIRE LIGHTING 320 VL-PA-ING-001-F37

REV. 0

CRCA822-03



SPECIFICATIONS

Description	The Blade BLD combines a sleek, patent pending design shaped with high performance, full cut off optics to achieve unobtrusive illumination of a space or path of egress. When mounted over a doorway or mullion, the fixture is perceived as an element of the building structure and, additionally, provides water protection in the form of a drip cap over the entranceway. Multiple lengths are available to match a given door opening and our quick-mount system facilitates installation and maintenance.
Housing	Marine grade heat treated extruded aluminum. Chemically primed and finished with robotically applied polyester powder coat.
Wall Mount	Marine grade heat treated extruded aluminum. Chemically primed and finished with robotically applied polyester powder coat. Designed to provide quick mounting to housing and secured with (2) captive stainless steel TORX® head screws.
Lens Frame	Marine grade heat treated extruded aluminum. Secured to fixture (4) captive stainless steel TORX® head screws.
Lens	Extruded UV stabilized polycarbonate with integral prisms. Maximum wall thickness 0.160". Secured to housing with die cast aluminum clamps and stainless steel TORX® head screws.
End Plate	Die-cast marine grade aluminum. Chemically primed and finished with robotically applied polyester powder coat.
Drivers	Dimming to 1%, 10% or Programmable Lumen Output driver options. Non-Dimming Driver is also available.
LED	Samsung LM561B+ series @ 2700K, 3000K, 3500K, 4000K, or 5000K and 82 CRI wired in parallel-series. L70 projected life of over 130,000 hours at 50°C.
Gaskets	Closed cell self-adhesive neoprene to provide watertight seal between fixture and mounting surface.
UL Listing	U.L., C.U.L. Wet Location Listing standard.
Buy American Act	Luminaire LED, LLC products are assembled in the USA. Our products meet the Buy American(n) government procurement requirements under FAR, DFARS, and DOT regulations. Please refer to www.acuitybrands.com/buy-american for additional information.
Warranty	Lifetime warranty. Luminaire LED incorporated will repair or replace any fixture damaged due to vandalism for the lifetime of the installation. 10-year warranty on LED boards against operational defects. Tested in accordance with LM-80. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed.
Note	Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. The product images shown are for illustration purposes only and may not be an exact representation of the product. Specifications subject to change without notice.

DIMENSIONAL DATA

	A	B	C
BLD12	20.0"	5.6"	2.4"
BLD24	30.8"	5.6"	2.4"
BLD36	41.6"	5.6"	2.4"
BLD48	52.4"	5.6"	2.4"
BLD72	74.0"	5.6"	2.4"

Luminaire LED One Lithonia Way, Conyers GA 30012 | 1.800.705.SERV (7378) | www.luminaireled.net
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LUMINAIRE-LED-BLADE-BLD-LED Rev. 11/14/22 Page 1 of 5

BLADE BLD

Vandal Resistant

BLD LED

ORDERING INFORMATION

Example: BLD 48IN MIN1 35W 27K 120 CLP WHIT

Series*	Size (Nominal)**	Drivers*	Dual Drivers	Wattage (Nominal)	Lumens (For PRD Only)
BLD Mullion Mountable Vandal Resistant Full Cut-off Path of Egress Luminaire	12N**	MIN1 Dimming to 1%	2DR**	5W 20W 35W	200LM - 6300LM - Lumens available in 100LM increments
	24N**	MIN10 Dimming to 10%		10W 30W	Lumens required if PRD shield chosen
	36N**	NODIM Non-Dimming Driver		15W 35W	
	48N**	PRD Driver Programmed to Specific Lumen Output Consult Factory			
	72N				

Opt*	Wattage*	Lens*	Finish*
27K 2700K	120 120 watt	DP Diffused Polycarbonate	BLK Black
30K 3000K	277 277 watt		WHI White
35K 3500K	MVOLT 120-277 Volt		BRZ Bronze
40K 4000K	347**10 347 Watt		GRY Gray
50K 5000K			SLV Silver
			CST Custom Color, Consult Factory

OPTIONS

Emergency**	Self-healing, self-contained, 90 minute emergency battery pack, 0°C (32°F) to 55°C (131°F), 1000 lumens	Remote mounted micro inverter that will operate a 25W maximum load for 90 min. 0°C (32°F) to 45°C (113°F)
EMBS10	Self-healing, self-contained, 90 minute emergency battery pack, 0°C (32°F) to 55°C (131°F), 1000 lumens	EMBS20R** Remote mounted micro inverter that will operate a maximum 125W load for 90 min. 20°C (68°F) to 50°C (122°F)
EMBS10ST	Self-healing, self-contained, 90 minute emergency battery pack, 0°C (32°F) to 55°C (131°F), Meets CA Title 20 Standards, 1000 lumens	EMBS12SR** Remote inverter that will operate a maximum 125W load for 90 min. 20°C (68°F) to 50°C (122°F)
EMBS10T20	Self-healing, self-contained, 90 minute emergency battery pack, 0°C (32°F) to 55°C (131°F), Meets CA Title 20 Standards, 1000 lumens	EMBS20R** Remote inverter that will operate a 250W maximum load for 90 min. 20°C (68°F) to 50°C (122°F)
EMBS10ST	Self-healing, self-contained, 90 minute emergency battery pack, 0°C (32°F) to 55°C (131°F), Meets CA Title 20 Standards, 1000 lumens	
EMBSA**	Two drivers and two emergency battery packs self-contained within fixture for independent light engine operation. Each battery pack will operate each light engine for a minimum of 90 minutes	

Knockout	Fitting	PhotoCell	Sensors	Hardware
K02	Optional mouse hole in both end caps for accessing 1/2"	GLR** Fuse and Fuse Holder	PC** Photobiologic Switch	PR** Passive Infrared Occupancy Sensor/Daylight Harvesting Photocell. Maximum coverage 10' radius from 0' height. PSES** (1) (2) (3) (4) (5) (6) (7) (8) (9) (10) (11) (12) (13) (14) (15) (16) (17) (18) (19) (20) (21) (22) (23) (24) (25) (26) (27) (28) (29) (30) (31) (32) (33) (34) (35) (36) (37) (38) (39) (40) (41) (42) (43) (44) (45) (46) (47) (48) (49) (50) (51) (52) (53) (54) (55) (56) (57) (58) (59) (60) (61) (62) (63) (64) (65) (66) (67) (68) (69) (70) (71) (72) (73) (74) (75) (76) (77) (78) (79) (80) (81) (82) (83) (84) (85) (86) (87) (88) (89) (90) (91) (92) (93) (94) (95) (96) (97) (98) (99) (100)

Luminaire LED One Lithonia Way, Conyers GA 30012 | 1.800.705.SERV (7378) | www.luminaireled.net
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LUMINAIRE-LED-BLADE-BLD-LED Rev. 11/14/22 Page 2 of 5

Symbol	Label	QTY	Manufacturer	Catalog	Description	Lamp	Number Lamps	Lamp Output	LLF	Input Power	Mounting Height
□	EX	24	ESTIMATE FOR EXISTING	KVR1 100S SR5FL	AREA LIGHT, ARCHITECTURAL ROUND VERTICAL ROADWAY FIXTURE(SIZE 1) WITH AERIS SR5FL OPTICS. (FLAT LENS)	ONE 100-WATT CLEAR ED17 HIGH PRESSURE SODIUM	1	9000	0.72	120	8.5'
□	S1	6	VISIONAIRE	CON-2-L-T5WR-32LC-7-27K-UNV-SM-BZ / RSS 4" OD X 6" W/ 2-3/8" OD X 4" TALL TENON TOP & 2.5" CONCRETE BASE	ROUND ARCHITECTURAL POST TOP LUMINAIRE WITH TYPE 5 WIDE ROUND OPTIC MOUNTED AT 8'-6" AFG	2700K LED	1	8950	0.86	73.4	8.5'
□	W1	9	LITHONIA	WDGE2-LED-P1SW-27K-80CRI-VF-MVOLT-SRM-PIR-DDBXD	WDGE2 LED WITH P1SW - PERFORMANCE PACKAGE, 2700K, 80CRI, VISUAL COMFORT FORWARD OPTIC	2700K LED	1	1190	0.91	9.9	9'
□	W1E	6	LITHONIA	WDGE2-LED-P1SW-27K-80CRI-VF-MVOLT-SRM-PIR-DDBXD	WDGE2 LED WITH P1SW - PERFORMANCE PACKAGE, 2700K, 80CRI, VISUAL COMFORT FORWARD OPTIC	2700K LED	1	1190	0.91	9.9	9'
—	W2E	5	LUMINAIRE LED	LUMINAIRE BLD 72 PRD 200LM 27K MVOLT DP FINISH H	6' LONG MULLION MOUNTED FULL CUT OFF DIRECT LED LINEAR WITH CUSTOM PROGRAMMED DRIVE CURRENT FOR 200 LUMENS PER FOOT	2700K LED	1	1200	0.91	29.4	9'

GENERAL NOTES

- PRIOR TO ROUGH-IN AND FINAL CONNECTION, VERIFY ELECTRICAL CHARACTERISTICS AND EXACT LOCATION OF EQUIPMENT.
- COORDINATE THE SCHEDULE OF CONSTRUCTION WITH THE OWNER AND OTHER TRADES (PRIOR TO STARTING ANY WORK).
- GROUT AND SEAL ALL CONDUIT PENETRATIONS OF WALLS AND FLOOR SLABS TO PRESERVE FIRE RATING AND WATERTIGHT INTEGRITY.
- DRAWINGS SHOW EXISTING CONDITIONS OF THE SITE. AN ATTEMPT HAS BEEN MADE TO SHOW EXISTING BUILDINGS, DETAILS, ETC., BUT ACCURACY CANNOT BE GUARANTEED. VERIFY EXACT LOCATIONS OF ALL CIRCUITS, CONDUIT, PIPING, EQUIPMENT, ETC. VERIFY ALL BUILDING DETAILS.
- THE OWNER WILL OCCUPY THE EXISTING SITE DURING THE LIFE OF THIS CONTRACT AND ALL WORK SHALL BE SCHEDULED AT SUCH TIME AND IN SUCH A MANNER TO MINIMIZE INTERFERENCE AND INCONVENIENCE TO THE OWNER. THE ELECTRICAL CONTRACTOR MUST OBTAIN THE APPROVAL OF THE CONSTRUCTION MANAGER OR OWNER BEFORE STARTING ANY WORK WITHIN THE EXISTING BUILDING.

DRAWING IS PROVIDED FOR CITY PRE-APPLICATION AND SHOWS PROPOSED SITE LIGHTING AND PHOTOMETRICS. THIS DRAWING IS NOT TO BE USED FOR PRICING OR CONSTRUCTION AND DOES NOT INCLUDE DETAILS ON CIRCUITING, CONTROLS, OR FINAL FIXTURE SPECIFICATIONS.

ABBREVIATIONS

- DS DISTRIBUTION SECTION
 EF EXHAUST FAN
 EMT ELECTRICAL METALLIC TUBING
 G/GND COPPER GROUNDING/BONDING CONDUCTOR
 GF/GFP GROUND FAULT PROTECTED GF/GFCI
 GF/GFCI GROUND FAULT CIRCUIT INTERRUPTER
 IG ISOLATED GROUND CONDUIT/RECEPTACLE
 LC LIGHTING CONTACTOR
 LKH LOCK ON DEVICE FOR CIRCUIT BREAKER
 LOTQ LOCK OUT TAG OUT DEVICE FOR CIRCUIT BRE
 MCC MOTOR CONTROL CENTER
 MS METER SECTION
 N NEUTRAL CONDUCTOR
 NF NON-FUSED
 NIC NOT IN CONTRACT
 NL NIGHT LIGHT
 PNL PANEL
 PVC RIGID PVC CONDUIT, SCHEDULE 40 UNO
 PS PULL SECTION
 RMC RIGID METAL CONDUIT
 SES SERVICE ENTRANCE SWITCHBOARD
 SF SUPPLY FAN
 ST SHUNT TRIP
 SWBD SWITCHBOARD
 TC TIME CLOCK
 UNO UNLESS NOTED OTHERWISE
 VFD VARIABLE FREQUENCY DRIVE
 WP WEATHERPROOF
 XFM TRANSFORMER

architecture. design. management. adm dno.16
 2100 WEST 15TH STREET | TEMPE, AZ 85281 | 1-480-285-3800

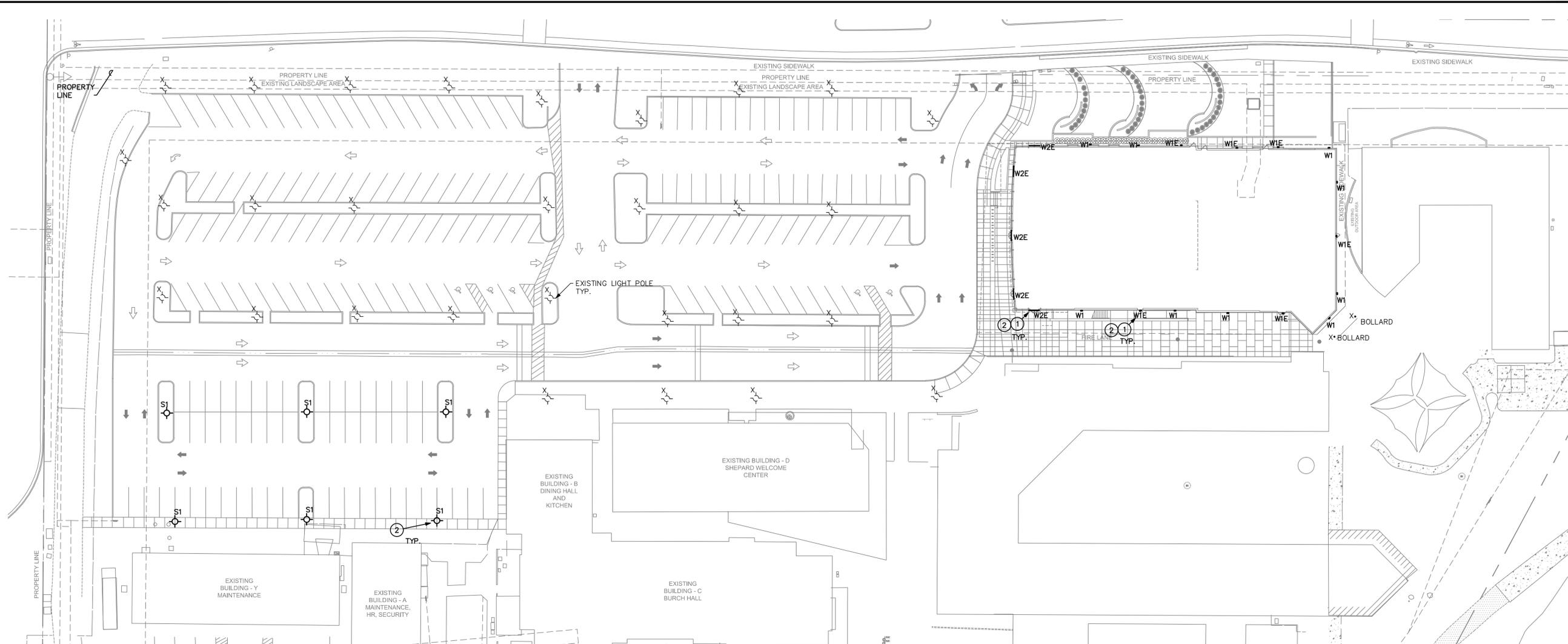


PHOENIX COUNTRY DAY SCHOOL PERFORMING ARTS CENTER
 3901 EAST STANFORD DRIVE PHOENIX, ARIZONA 85253

Date	Revisions
11-20-2023	SUP CITY COMMENTS

Project Number	Date	Drawn By	Checked By
7189-100	09-18-2023	LHA	NAS

ELECTRICAL SYMBOLS, NOTES & CUTSHEETS
 E O O



ELECTRICAL SITE PLAN- NEW

SCALE: 1"=30' 0"

KEYED NOTES

- PER PV ORDINANCE, BUILDING WALLPACK AND MULLION MOUNT FIXTURES SHALL BE SHIELDED OR HOODED WITH AN OPAQUE COVER SO THAT IT IS NOT VISIBLE FROM OFF THE PROPERTY AND SHALL NOT BE HIGHER THAN TWENTY (20) FEET ABOVE NATURAL OR EXCAVATED GRADE, WHICHEVER IS LOWER. EACH SECURITY/SAFETY LUMINAIRE SHALL NOT EXCEED 1200 LUMENS. FIXTURES SHALL BE CONTROLLED BY AN INTEGRATED MOTION SENSOR AND BUILDING TIME CLOCK.
- REFER TO SHEET E1.2 FOR LIGHTING FIXTURE SCHEDULE AND MOUNTING HEIGHT.

DEMOLITION NOTES

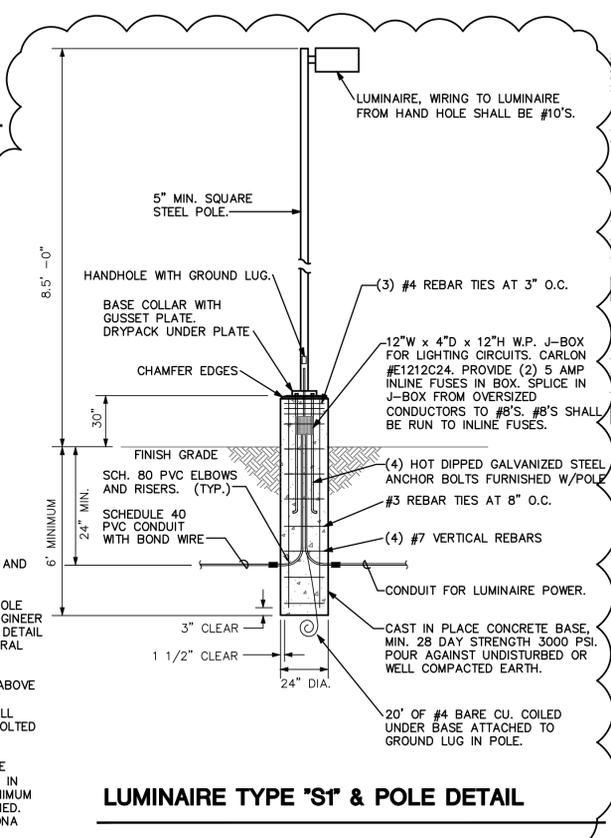
- ANY ELECTRICAL DEVICE OR EQUIPMENT NOT NOTED TO BE REMOVED OR RELOCATED SHALL REMAIN UNCHANGED. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT THE ARCHITECT/ENGINEER REGARDING ANY ITEM IN QUESTION.
- WHERE ITEMS ARE NOTED TO BE REMOVED, ELECTRICAL CONTRACTOR SHALL:
 - REMOVE INDICATED ITEM.
 - REMOVE ANY ASSOCIATED CONDUIT AND WIRING WHERE SURFACE MOUNTED OR ABOVE AN ACCESSIBLE CEILING.
 - PULL OUT ASSOCIATED WIRING, CUT OFF, CAP, and ABANDON CONDUIT WHERE CONCEALED IN WALLS OR PARTITIONS WHICH ARE REMAINING.
 - RETURN ALL REMOVED EQUIPMENT TO OWNER OR DISPOSE OF AS DIRECTED BY OWNER.
- WHERE ELECTRICAL CONTRACTOR REMOVES AN ITEM AND CIRCUITING TO OTHER ITEMS WILL BE INTERRUPTED, ELECTRICAL CONTRACTOR SHALL PROVIDE NEW CONDUIT, WIRE, BOXES, ETC. AS REQUIRED AND RECONNECT REMAINING ITEMS SO THEY WILL NOT BE INTERRUPTED.
- WHERE AN ITEM IS SHOWN TO BE RELOCATED, ELECTRICAL CONTRACTOR SHALL EXTEND WIRING AND CONDUIT TO THE APPROPRIATE NEW LOCATION AND PROVIDE ALL NECESSARY CONDUIT, WIRE, BOXES, ETC. AS REQUIRED. RECONNECT TO EXISTING CIRCUIT OR RECIRCUIT AS SHOWN. IF DEVICE IS NOT SALVAGEABLE, ELECTRICAL CONTRACTOR SHALL PROVIDE A NEW DEVICE.
- THE FOLLOWING DEMOLITION SYMBOLS MAY BE USED AS WELL AS KEYED NOTES:
 - "R" = NEW LOCATION OF RELOCATED ITEM.
 - "X" = EXISTING ITEM TO REMAIN.
 - "XR" = EXISTING ITEM TO BE REMOVED.
 - "XRP" = EXISTING ITEM TO BE REPLACED WITH NEW IN SAME LOCATION AS SHOWN. EXTEND EXISTING CIRCUIT TO MATCH EXISTING U.N.O.
 - "XRR" = RELOCATE EXISTING ITEM TO NEW LOCATION AS SHOWN. EXTEND EXISTING CIRCUIT TO MATCH EXISTING U.N.O.

SHEET NOTES

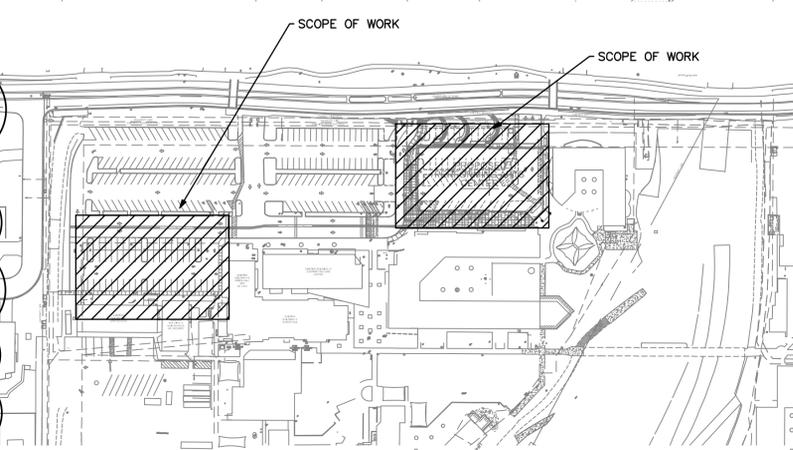
- FIXTURE TAG WITH 'E' DENOTES TO EMERGENCY FIXTURE.
- EXISTING BUILDING AND EXISTING PARKING LOT LIGHTING OPERATION IS DUSK TO DAWN.
- NEW BUILDING AND NEW PARKING LOT LIGHTING OPERATION IS DUSK TO DAWN

DETAIL NOTES:

- POLE BASE DETAIL AND POLE ELEVATION SHOW INTENT AND MINIMUM CONSTRUCTION SIZES. MANUFACTURER SHALL PROVIDE EXACT REQUIREMENTS FOR CONSTRUCTION/INSTALLATION. PROVIDE AS REQUIRED. POLE BASE DETAIL SHALL BE SUBMITTED FOR REVIEW TO ENGINEER PRIOR TO ANY BASE FABRICATION AND INSTALLATION. DETAIL SHALL BE SEALED BY A REGISTERED ARIZONA STRUCTURAL ENGINEER.
- ALL SPLICES SHALL BE WATER PROOF IF LOCATED 1ft ABOVE GRADE OR LOWER. CONNECTORS SHALL BE EQUAL TO RAYCHEM BOLTED "GELCAP" SERIES OF CONNECTORS. ALL SPLICES 1 FOOT ABOVE GRADE OR HIGHER SHALL BE BOLTED OR COMPRESSION TYPE AND TAPED.
- CONTRACTOR SHALL PROVIDE IN SUBMITTALS POLE BASE DETAILS SHOWING EXACT PLACEMENT/SIZES OF REBAR IN POLE BASE USING THE J-BOXES NOTED ON DETAIL. MINIMUM SIZES OF BASE AND REBAR SHOWN SHALL BE MAINTAINED. DETAILS SHALL BE STAMPED AND SEALED BY AN ARIZONA REGISTERED STRUCTURAL ENGINEER.



LUMINAIRE TYPE "S1" & POLE DETAIL



OVERALL SITE PLAN

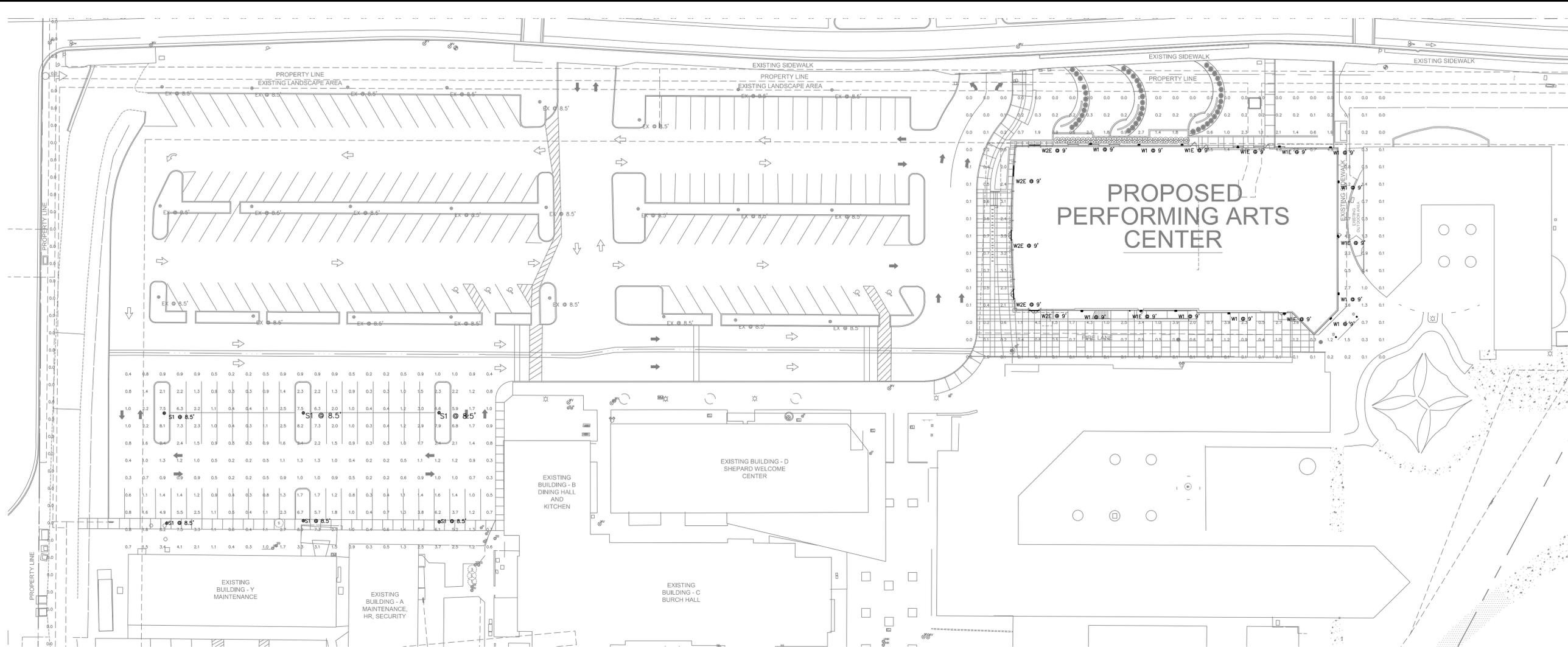
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Revisions	Date
1	SUP CITY COMMENTS 11-20-2023

Project Number	7189-100
Date	09-18-2023
Drawn By	LHA
Checked By	NAS

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ELECTRICAL SITE PLAN- PHOTOMETRY

SCALE: 1"=30' 0"



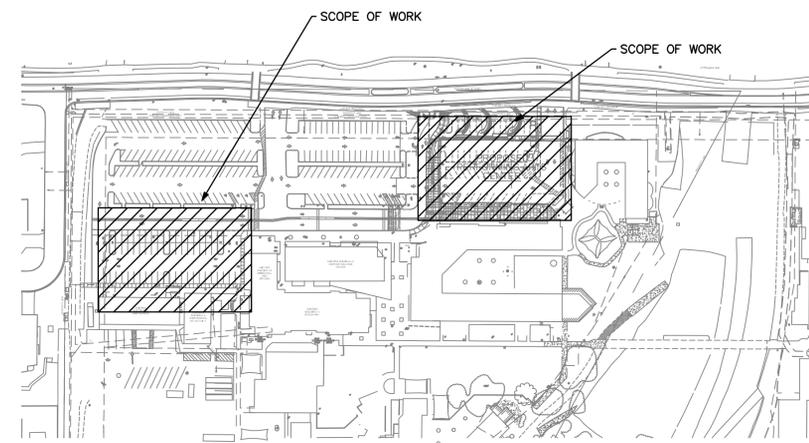
Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
NEW PARKING	+	1.7 fc	8.9 fc	0.2 fc	44.5:1	8.5:1
NORTH PL	×	0.0 fc	0.0 fc	0.0 fc	N/A	N/A
WEST PL	×	0.0 fc	0.0 fc	0.0 fc	N/A	N/A
BLDG SITE FC	+	0.8 fc	6.9 fc	0.0 fc	N/A	N/A

MOVED LIGHTING SCHEDULE TO SHEET E0.0

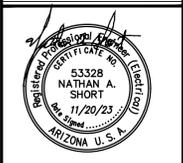
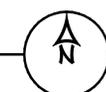
PHOTOMETRY NOTES

1. EXTERIOR LUMINAIRES SHALL NOT PROVIDE LIGHT IN EXCESS OF 0.75 FOOT CANDLES OR EQUIVALENT LUX OF PROJECTED BRIGHTNESS MEASURED AT THE NEAREST PROPERTY LINE PER CITY OF PARADISE VALLEY ORDINANCE.
2. EACH LIGHTING OR ILLUMINATING DEVICE SHALL BE SET BACK FROM THE NEAREST PROPERTY LINE A MINIMUM OF TEN (10) FEET OR A DISTANCE EQUAL TO OR GREATER THAN THE HEIGHT OF THE DEVICE ABOVE NATURAL OR EXCAVATED GRADE, WHICHEVER IS GREATER PER CITY PARADISE VALLEY ORDINANCE.



OVERALL SITE PLAN

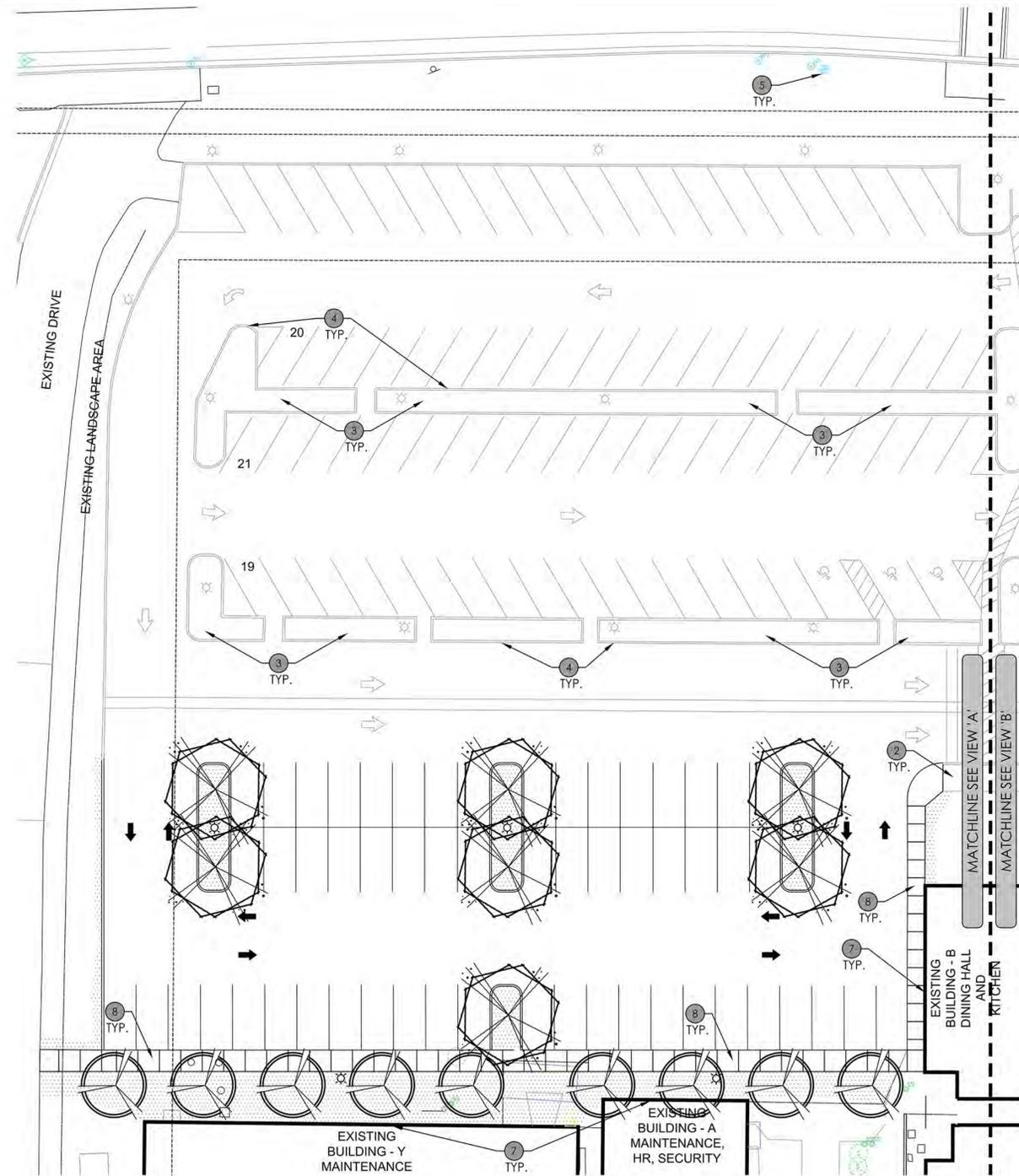
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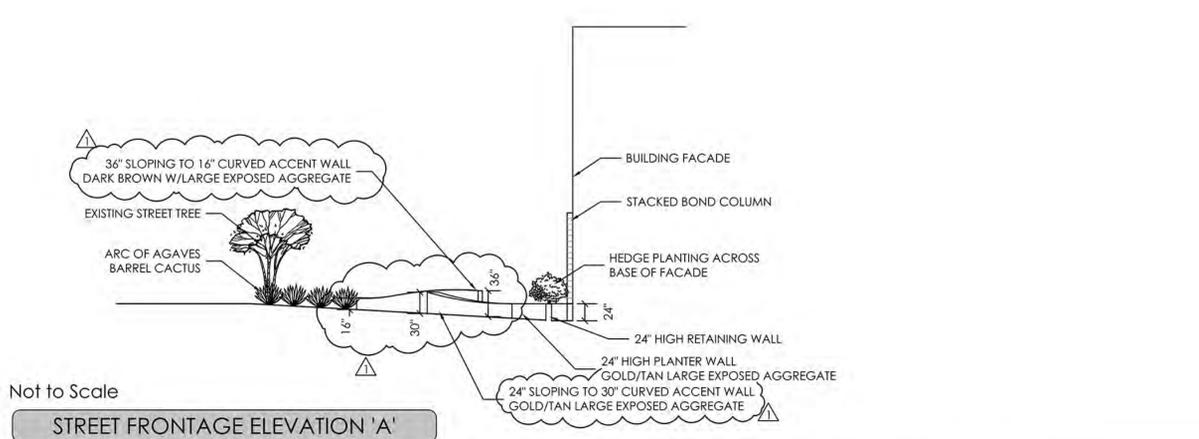
Revisions	Date
1	SUP CITY COMMENTS 11-20-2023

Project Number	7189-100
Date	09-18-2023
Drawn By	LHA
Checked By	NAS

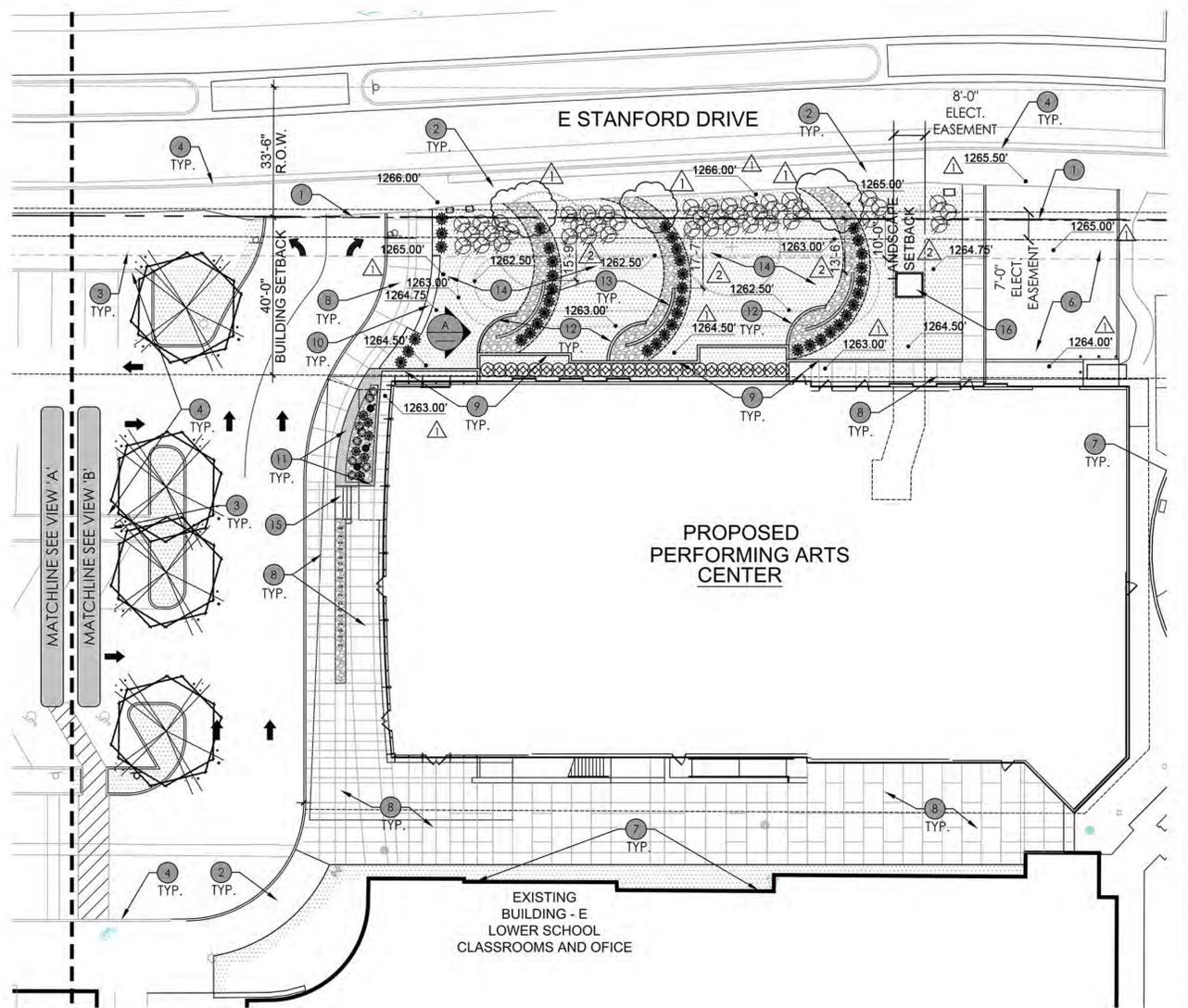
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LANDSCAPE PLAN VIEW 'A'



STREET FRONTAGE ELEVATION 'A'



LANDSCAPE PLAN VIEW 'B'

LANDSCAPE KEYNOTES

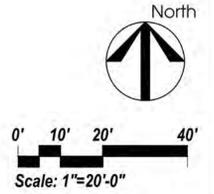
- 1 RIGHT OF WAY LINE
- 2 EXISTING SIDEWALK TO REMAIN
- 3 EXISTING PARKING LOT LANDSCAPING TO REMAIN, PROTECT IN PLACE
- 4 EXISTING CONCRETE CURB TO REMAIN, PROTECT IN PLACE
- 5 FIRE HYDRANT, MAINTAIN 3' CLEAR ON ALL SIDES
- 6 EXISTING MAINTENANCE DRIVE TO REMAIN
- 7 EDGE OF EXISTING BUILDING
- 8 NEW CONCRETE PAVEMENT, SEE ARCHITECTURAL PLANS
- 9 24" HIGH LARGE EXPOSED AGGREGATE RETAINING WALL COLOR GOLD/TAN
- 10 18" HIGH SEAT WALL, SEE ARCHITECTURAL PLANS
- 11 18" HIGH RAISED PLANTER WALL, SEE ARCHITECTURAL PLANS
- 12 LARGE EXPOSED AGGREGATE CURVED ACCENT WALL COLOR GOLD/TAN, SLOPING FROM 24" HIGH TO 30" HIGH
- 13 LARGE EXPOSED AGGREGATE CURVED ACCENT WALL COLOR RUST/BROWN, SLOPING FROM 36" HIGH TO 16" HIGH
- 14 EXISTING SLOPE, SEE CIVIL PLANS
- 15 CONCRETE STAIRS, SEE ARCHITECTURAL PLANS
- 16 ELECTRICAL TRANSFORMER, SEE SITE ELECTRICAL PLANS

NOTE:
NO LANDSCAPE LIGHTING WITH THESE IMPROVEMENTS.

PRELIMINARY PLANT LEGEND

SYMBOL	COMMON NAME BOTANICAL NAME	SIZE	QTY	REMARKS
TREES				
(Symbol)	Existing Mesquite Tree to Remain		3	Protect in Place
(Symbol)	Thornless Hybrid Mesquite <i>Prosopis x 'Phoenix'</i>	24" Box	11	Single Trunk / Matching Specimen
(Symbol)	Palo Blanco <i>Acacia willardiana</i>	24" Box	9	Matching Specimen
SHRUBS / ACCENTS				
(Symbol)	Mexican Fence Post Cactus <i>Lophocereus marginatus</i>	5 Gal.	3	
(Symbol)	Golden Barrel Cactus <i>Echinocactus grusonii</i>	5 Gal.	6	
(Symbol)	Cow's Horn Agave <i>Agave bovicornuta</i>	5 Gal.	41	
(Symbol)	Red & Yellow Torch Cactus <i>Echinopsis huascha var. grandiflora</i>	5 Gal.	8	
(Symbol)	Compact Heavenly Bamboo <i>Nandina domestica 'compacta'</i>	5 Gal.	26	
GROUND COVER				
(Symbol)	Prostrate Myoporum <i>Myoporum parvifolium 'Prostratum'</i>	1 Gal.	43	
INERT GROUND COVER				
(Symbol)	1" Screened Decorative Stone Color: Table Mesa Brown Min. 3" Depth from a Single Source		1,200 Sq. Ft.	
(Symbol)	1/2" Screened Decorative Stone Color: Madson Gold to Match Existing Min. 2" Depth from a Single Source		11,575 Sq. Ft.	

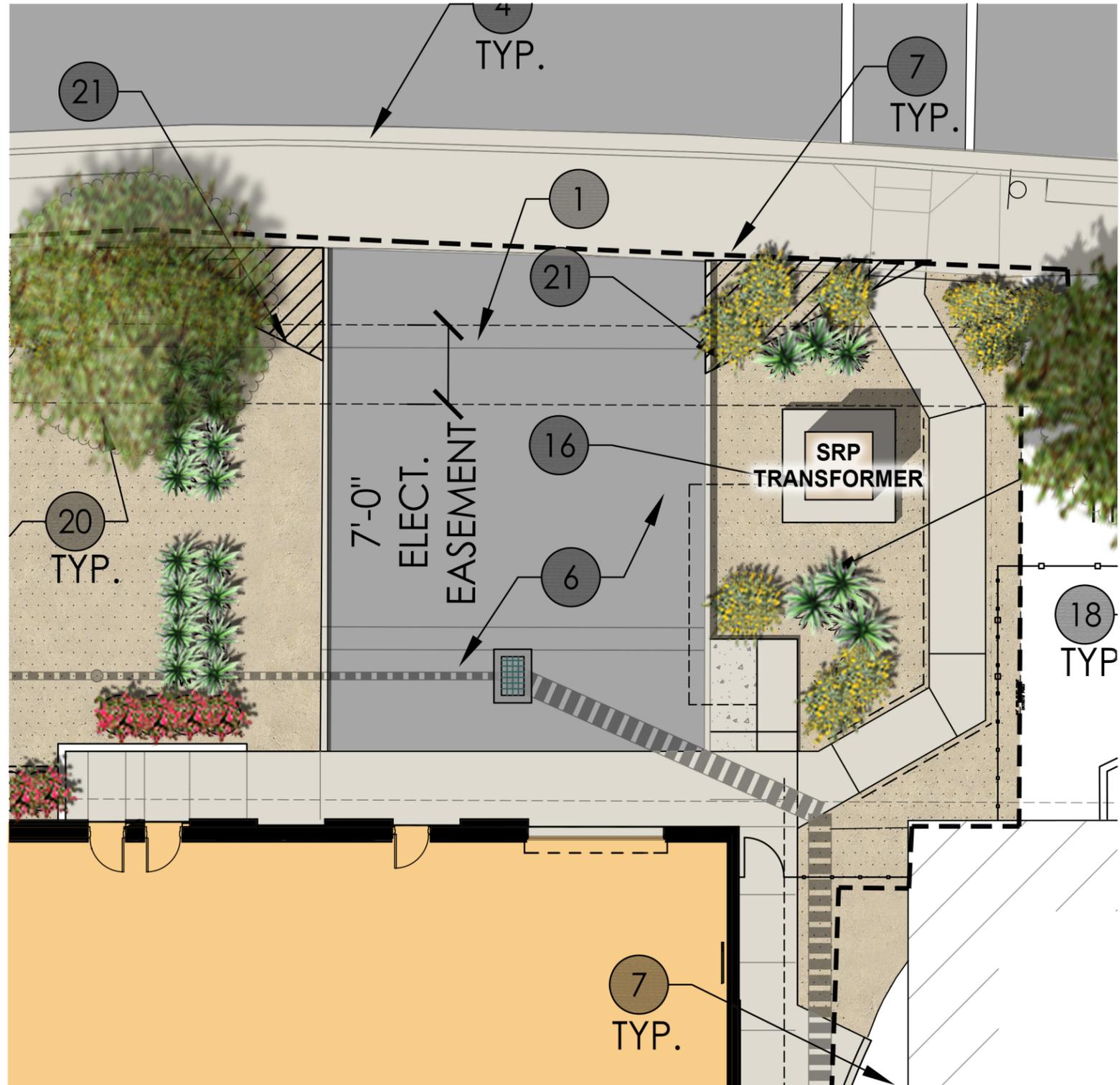
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Revisions	Date
1	11-20-2023
2	12-26-2023

Project Number 7188-100	Date 09-18-2023	Drawn By D. Rosenberg	Checked By D. Rosenberg
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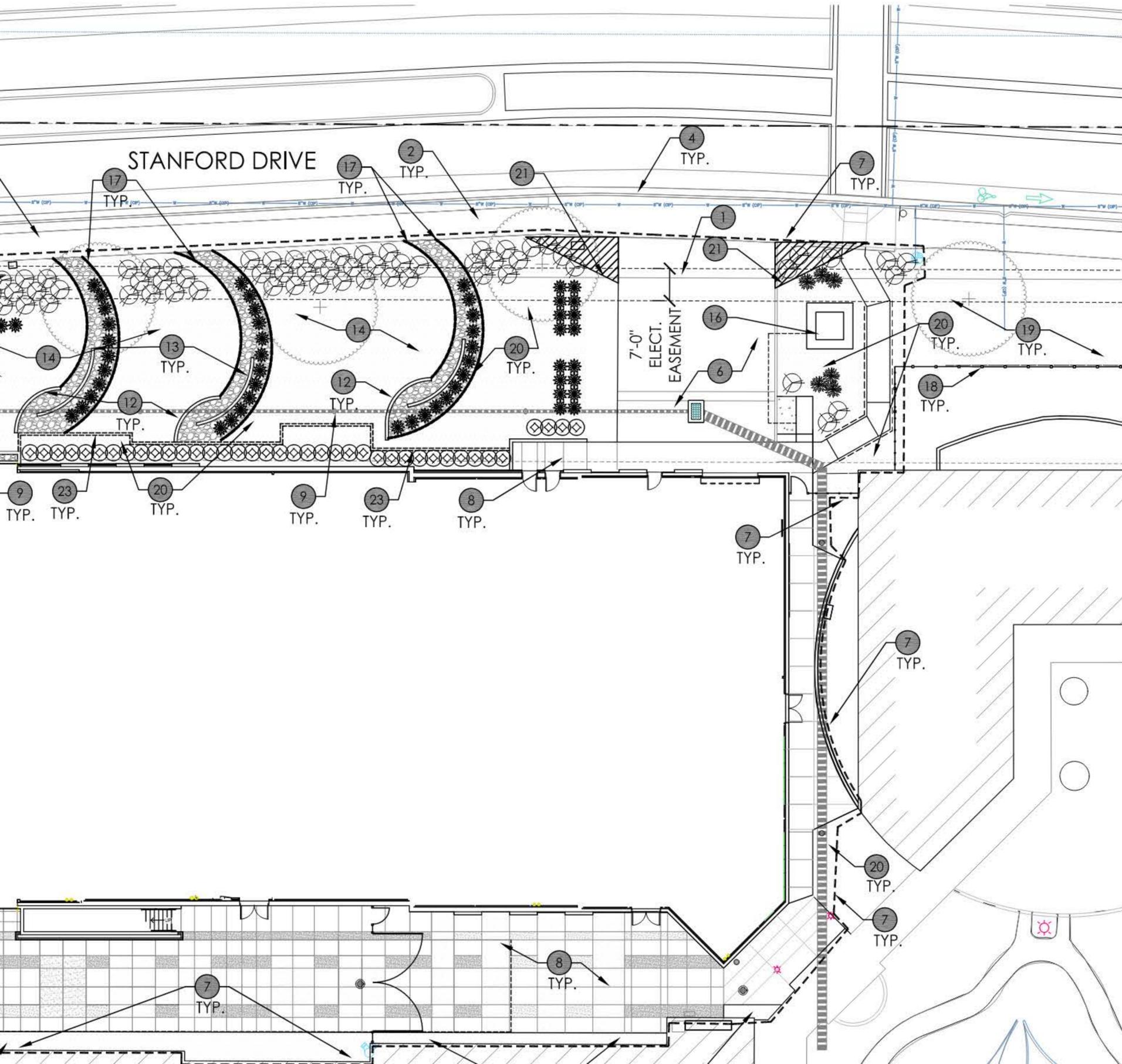
PROPOSED LANDSCAPE PLANTING

SRP TRANSFORMER SITE PLAN EXHIBIT 

PHOENIX COUNTRY DAY SCHOOL - PERFORMING ARTS CENTER

3801 EAST STANFORD DRIVE, PARADISE VALLEY, ARIZONA 85253
 JOB NUMBER: 7189-100
 February 19, 2024





PLANT LEGEND

SYMBOL	COMMON NAME BOTANICAL NAME	SIZE	QTY	REMARKS
TREES				
⊕	Existing Mesquite Tree to Remain Protect in Place		3	
⊗	Thornless Cascalote <i>Caesalpinia cacalaco</i> 'Smoothie'	24" Box	4	Single Trunk / Matching Specimen
SHRUBS / ACCENTS				
●	Mexican Fence Post Cactus <i>Lophocereus marginatus</i>	5 Gal.	3	
⊗	Golden Barrel Cactus <i>Echinocactus grusonii</i>	5 Gal.	6	
⊗	Cow's Horn Agave <i>Agave bovicornuta</i>	5 Gal.	57	
⊗	Pink & Yellow Torch Cactus <i>Echinopsis huascha</i> var. <i>grandiflora</i>	5 Gal.	8 (4 of Ea.)	
⊗	Compact Heavenly Bamboo <i>Nandina domestica</i> 'compactus'	5 Gal.	42	
⊗	Giant Hesperaloe <i>Hesperaloe funifera</i>	5 Gal.	6	
GROUNDCOVER				
⊗	Prostrate Myoporum <i>Myoporum parvifolium</i> 'Prostratum'	1 Gal.	61	
INERT GROUNDCOVER				
⊗	1" Screened Decorative Stone Color: Table Mesa Brown Min. 3" Depth from a Single Source		1,350 Sq. Ft.	
□	1/2" Screened Decorative Stone Color: Madison Gold to Match Existing Min. 2" Depth from a Single Source		8,415 Sq. Ft.	

LANDSCAPE KEYNOTES

- ① RIGHT OF WAY LINE
- ② EXISTING SIDEWALK TO REMAIN
- ③ EXISTING PARKING LOT LANDSCAPING TO REMAIN, PROTECT IN PLACE
- ④ EXISTING CONCRETE CURB TO REMAIN, PROTECT IN PLACE
- ⑤ FIRE HYDRANT, MAINTAIN 3' CLEAR ON ALL SIDES
- ⑥ EXISTING MAINTENANCE DRIVE TO REMAIN

PRELIMINARY UTILITY PLAN

PHOENIX COUNTRY DAY SCHOOL

PARADISE VALLEY, ARIZONA

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

ENGINEER
 HILGARTWILSON
 2141 E. HIGHLAND AVENUE, SUITE 250
 PHOENIX, ARIZONA 85016
 PHONE: (602) 490-0535
 FAX: (602) 368-2436
 CONTACT: ZACH HILGART, PE
 EMAIL: ZHILGART@HILGARTWILSON.COM

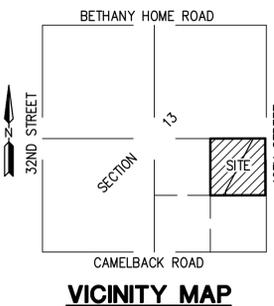
ARCHITECT
 ADM GROUP
 2100 W 15TH STREET
 TEMPE ARIZONA 85281
 CONTACT: BEN BARCON
 PHONE: (602) 339-8386

OWNER
 PHOENIX COUNTRY DAY SCHOOL
 3901 E STANFORD DR
 PARADISE VALLEY, ARIZONA 85253

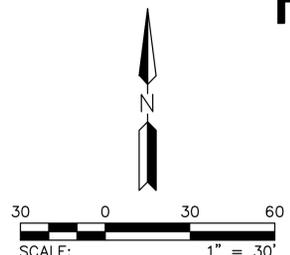
SITE PLAN
 APN: 170-09-001B
 EXISTING ZONING: SUP
 NET AREA: 108,010 SF
 GROSS AREA: 108,010 SF
 DISTURBED AREA:

BASIS OF BEARING

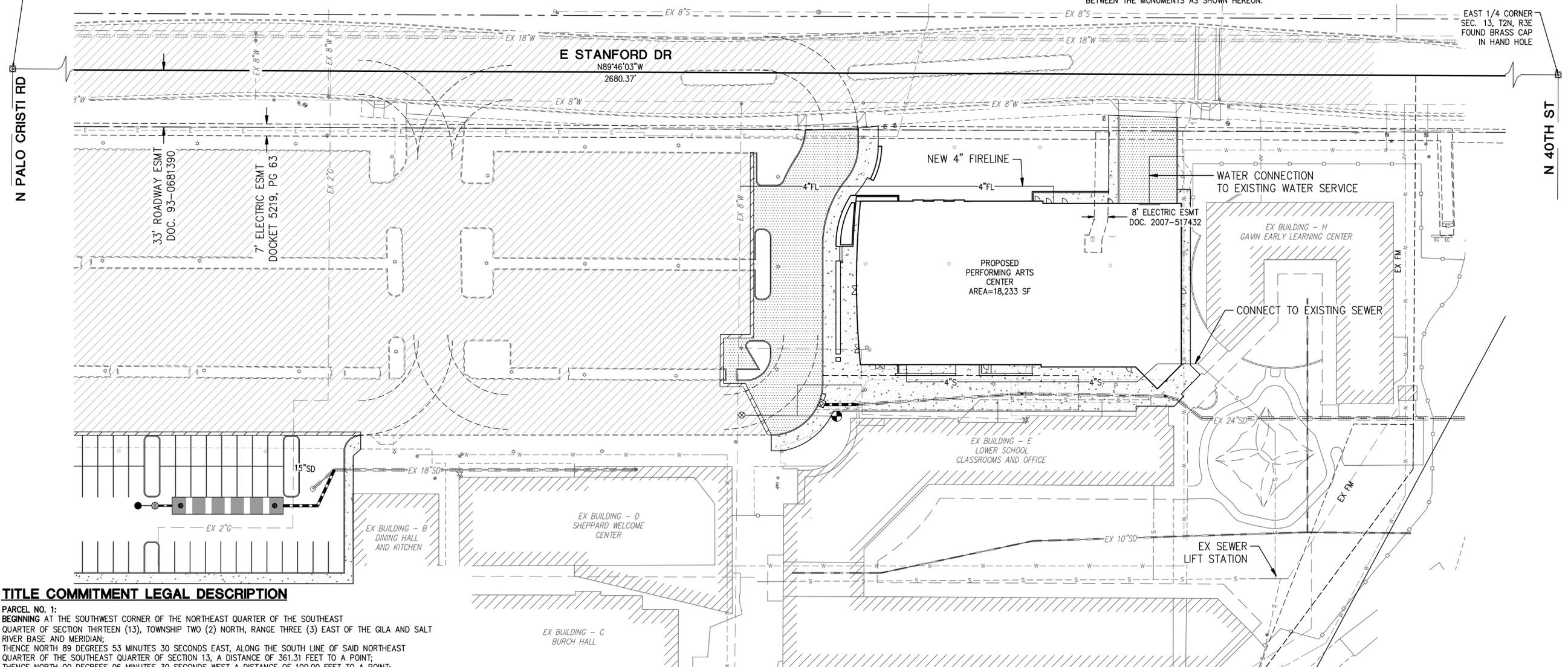
BASIS OF BEARING IS S00°15'38"W ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BETWEEN THE MONUMENTS AS SHOWN HEREON.



VICINITY MAP
NOT TO SCALE



CENTER OF SEC. 13, T2N, R3E FOUND TOWN OF PARADISE VALLEY BRASS CAP IN HAND HOLE DOWN 0.5'



TITLE COMMITMENT LEGAL DESCRIPTION

PARCEL NO. 1:
 BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION THIRTEEN (13), TOWNSHIP TWO (2) NORTH, RANGE THREE (3) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN;
 THENCE NORTH 89 DEGREES 53 MINUTES 30 SECONDS EAST, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, A DISTANCE OF 361.31 FEET TO A POINT;
 THENCE NORTH 00 DEGREES 06 MINUTES 30 SECONDS WEST A DISTANCE OF 100.00 FEET TO A POINT;
 THENCE NORTH 27 DEGREES 53 MINUTES 59 SECONDS EAST A DISTANCE OF 1404.16 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, FROM WHICH POINT THE EAST QUARTER CORNER OF SAID SECTION 13 BEARS NORTH 89 DEGREES 47 MINUTES 40 SECONDS EAST A DISTANCE OF 322.00 FEET;
 THENCE SOUTH 89 DEGREES 47 MINUTES 40 SECONDS WEST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, A DISTANCE OF 1018.18 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13;
 THENCE SOUTH ALONG THE WEST LINE OF THE SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, A DISTANCE OF 1337.99 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2:
 A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION THIRTEEN (13), TOWNSHIP TWO (2) NORTH, RANGE THREE (3) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 13;
 THENCE SOUTH 00 DEGREES 10 MINUTES 31 SECONDS EAST (ASSUMED BEARING) ALONG THE EASTERLY LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 13, A DISTANCE OF 1340.30 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 13;
 THENCE SOUTH 89 DEGREES 53 MINUTES 30 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 13, A DISTANCE OF 982.97 FEET; TO THE SOUTHEAST CORNER OF PREMISES CONVEYED TO PHOENIX COUNTRY DAY SCHOOL BY DEED RECORDED IN DOCKET 3540, PAGE 18;
 THENCE NORTH 00 DEGREES 06 MINUTES 30 SECONDS WEST ALONG THE SOUTHEASTERLY LINE OF SAID PHOENIX COUNTRY DAY SCHOOL PREMISES A DISTANCE OF 100 FEET TO AN ANGLE POINT;
 THENCE NORTH 27 DEGREES 53 MINUTES 59 SECONDS EAST, CONTINUING ALONG THE SAID SOUTHEASTERLY LINE, A DISTANCE OF 1404.16 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 13, TO THE NORTHEAST CORNER OF SAID PHOENIX COUNTRY DAY SCHOOL PREMISES;
 THENCE NORTH 89 DEGREES 47 MINUTES 40 SECONDS EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, A DISTANCE OF 322.00 FEET TO THE POINT OF BEGINNING, EXCEPT THE EAST 40 FEET THEREOF.

FLOOD ZONE DESIGNATION

THE FOLLOWING FLOOD PLAIN DESIGNATION AND ASSOCIATED COMMENTS ARE COPIED DIRECTLY FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) WEBSITE. HILGARTWILSON, LLC AND THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR MAKE NO STATEMENT AS TO THE ACCURACY OR COMPLETENESS OF THE FOLLOWING FLOOD ZONE DESIGNATION STATEMENT.

A PORTION OF THE SUBJECT PROPERTY LIES WITHIN SHADED ZONE "X" WITH A DEFINITION OF: 0.2-PERCENT-ANNUAL-CHANCE FLOODPLAIN, AREAS OF 1-PERCENT-ANNUAL-CHANCE (BASE FLOOD) SHEET FLOW FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT, AREAS OF BASE FLOOD STREAM FLOODING WITH A CONTRIBUTING DRAINAGE AREA OF LESS THAN 1 SQUARE MILE, OR AREAS PROTECTED FROM THE BASE FLOOD BY LEVEES. NO BFES OR DEPTHS ARE SHOWN IN THIS ZONE, AND INSURANCE PURCHASE IS NOT REQUIRED. DESIGNATION DETERMINED BY FEMA FLOOD ZONE MAP 04013C1765L, PANEL NUMBER 1765 OF 4425, EFFECTIVE DATE OCTOBER 16, 2013.

A PORTION OF THE SUBJECT PROPERTY LIES WITHIN ZONE "AE" WITH A DEFINITION OF: 1-PERCENT-ANNUAL-CHANCE FLOODPLAINS THAT ARE DETERMINED FOR THE FIS BY DETAILED METHODS OF ANALYSIS. IN MOST INSTANCES, BFES DERIVED FROM THE DETAILED HYDRAULIC ANALYSES ARE SHOWN AT SELECTED INTERVALS IN THIS ZONE. MANDATORY FLOOD INSURANCE PURCHASE REQUIREMENTS APPLY. AE ZONES ARE AREAS OF INUNDATION BY THE 1-PERCENT-ANNUAL-CHANCE FLOOD, INCLUDING AREAS WITH THE 2-PERCENT WAVE RUNUP, ELEVATION LESS THAN 3.0 FEET ABOVE THE GROUND, AND AREAS WITH WAVE HEIGHTS LESS THAN 3.0 FEET. THESE AREAS ARE SUBDIVIDED INTO ELEVATION ZONES WITH BFES ASSIGNED. THE AE ZONE WILL GENERALLY EXTEND INLAND TO THE LIMIT OF THE 1-PERCENT-ANNUAL-CHANCE STILLWATER FLOOD LEVEL (SWEL). DESIGNATION DETERMINED BY FEMA FLOOD ZONE MAP 04013C1765L, PANEL NUMBER 1765 OF 4425, EFFECTIVE DATE OCTOBER 16, 2013.

LEGEND

- ⊠ FOUND BRASS CAP IN HAND HOLE
- ⊙ FOUND BRASS CAP FLUSH
- BOUNDARY LINE
- - - EASEMENT LINE
- CENTER LINE
- - - RIGHT OF WAY LINE
- TC= TOP OF CURB
- C= CONCRETE
- P= PAVEMENT
- G= GUTTER
- GR= GRATE
- FF= FINISHED FLOOR
- FG= FINISHED GRADE
- PUE PUBLIC UTILITY EASEMENT
- CL CENTERLINE
- R/W RIGHT OF WAY
- (1000)— CONTOUR (EX.)
- 1000— CONTOUR (PROPOSED)
- ⊠ EX. WROUGHT IRON FENCE
- ⊠ EX. ELECTRIC METER
- ⊠ EX. ELECTRIC JUNCTION BOX
- ⊠ EX. ELECTRIC TRANSFORMER
- ⊠ EX. ELECTRIC PULL BOX
- ⊠ EX. BOLLARD LIGHT
- ⊠ EX. LIGHT POLE
- ⊠ EX. AIR CONDITIONER UNIT
- ⊠ EX. FLAG POLE
- ⊠ EX. TELEPHONE PEDESTAL
- ⊠ EX. IRRIGATION CONTROL VALVE
- ⊠ EX. FIRE DEPARTMENT CONNECTION
- ⊠ EX. FIRE HYDRANT
- ⊠ EX. WATER VALVE
- ⊠ EX. GAS VALVE
- ⊠ EX. SANITARY SEWER MANHOLE
- ⊠ EX. SEWER CLEAN OUT
- ➔ PROPOSED FLOW ARROW



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REV.:

HILGARTWILSON
 HAS JOINED COLLIER'S ENGINEERING & DESIGN
 2141 E. HIGHLAND AVE., STE. 250
 PHOENIX, AZ 85016
 www.hilgartwilson.com



PHOENIX COUNTRY DAY SCHOOL
 3901 E STANFORD DRIVE
 PARADISE VALLEY, ARIZONA
PRELIMINARY UTILITY PLAN

HILGARTWILSON
 PROJ NO.: 1648
 DATE: SEP 2023
 SCALE: 1" = 20'
 DRAWN: HW
 DESIGNED: HW
 APPROVED: ZH

DWG. NO.
PU01
 SHT. 2 OF

ALTA/NSPS LAND TITLE SURVEY

OF

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

TITLE REFERENCE

THIS SURVEY IS BASED UPON THE SPECIAL REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY REPORT NO. NCS-1183318-PHX1, SEARCH MADE JUNE 22, 2023.

HILGARTWILSON, LLC HAS RELIED SOLELY UPON THE INFORMATION CONTAINED WITHIN THE SPECIAL REPORT AND SCHEDULE B DOCUMENTS PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY AS LISTED HEREON. HILGARTWILSON, LLC AND PHIL REIMER (RLS) MAKE NO STATEMENT AS TO THE ACCURACY OR COMPLETENESS OF THE SUBJECT REPORT.

TITLE COMMITMENT LEGAL DESCRIPTION

PARCEL NO. 1:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION THIRTEEN (13), TOWNSHIP TWO (2) NORTH, RANGE THREE (3) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN;
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EXCEPT THE EAST 40 FEET THEREOF.

FLOOD ZONE DESIGNATION

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SCHEDULE "B" - EXCEPTIONS

1. THE PROPERTY WAS EXEMPT FROM PROPERTY TAXES FOR THE YEAR 2022.
2. TAXES FOR THE FULL YEAR OF 2023. (THE FIRST HALF IS DUE OCTOBER 1, 2023 AND IS DELINQUENT NOVEMBER 1, 2023. THE SECOND HALF IS DUE MARCH 1, 2024 AND IS DELINQUENT MAY 1, 2024.)
3. A PLAT RECORDED IN BOOK 5, PAGE 22 OF ROAD MAPS, PURPORTING TO SHOW A COUNTY ROADWAY. (AFFECTS ALL PARCELS) (SHOWN)
4. AN EASEMENT FOR TELEPHONE AND TELEGRAPH AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 49 OF MISCELLANEOUS, PAGE 507. (AFFECTS ALL PARCELS) (NOT SHOWN - AFFECTS -BLANKET EASEMENT NOTED ALONG ROADS AND STREETS)
5. AN EASEMENT FOR TRANSMISSION LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS DOCKET 3673, PAGE 141. (AFFECTS PARCEL NO. 1) (SHOWN)
6. AN EASEMENT FOR TRANSMISSION LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS DOCKET 3722, PAGE 493. (AFFECTS PARCEL NO. 1) (SHOWN)
7. A MORTGAGE TO SECURE AN ORIGINAL PRINCIPAL INDEBTEDNESS OF \$150,000.00, AND ANY OTHER AMOUNTS OR OBLIGATIONS SECURED THEREBY, RECORDED JULY 14, 1961 AS DOCKET 3772, PAGE 188. DATED: JUNE 27, 1961; MORTGAGOR: PHOENIX COUNTRY DAY SCHOOL, AN ARIZONA CORPORATION MORTGAGEE: THE GUARANTY BANK (AFFECTS PARCEL NO. 1) (AFFECTS - NOT SHOWN - NOTHING PLOTTABLE)
8. A MORTGAGE TO SECURE AN ORIGINAL PRINCIPAL INDEBTEDNESS OF \$300,000.00, AND ANY OTHER AMOUNTS OR OBLIGATIONS SECURED THEREBY, RECORDED JUNE 12, 1964 AS DOCKET 5088, PAGE 574. DATED: JUNE 02, 1964; MORTGAGOR: PHOENIX COUNTRY DAY SCHOOL; MORTGAGEE: THE GUARANTY BANK THEREAFTER, EXTENSION OF REALTY MORTGAGE RECORDED AUGUST 08, 1966 IN DOCKET 6166, PAGE 371. (AFFECTS PARCEL NO. 1) (AFFECTS - NOT SHOWN - NOTHING PLOTTABLE)
9. AN EASEMENT FOR GAS MAIN LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS DOCKET 5103, PAGE 360. (AFFECTS PARCEL NO. 1) (SHOWN)
10. AN EASEMENT FOR UNDERGROUND ELECTRICAL CONDUIT AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS DOCKET 5219, PAGE 63. (AFFECTS PARCEL NO. 1) (SHOWN)
11. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT AND AGREEMENT FOR FLOOD CONTROL PURPOSES" RECORDED JUNE 30, 1988 AS 88-319481 OF OFFICIAL RECORDS AND RE-RECORDED AS 91-461653 OF OFFICIAL RECORDS. (AFFECTS ALL PARCELS) (SHOWN)
12. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "TEMPORARY CONSTRUCTION EASEMENT AND AGREEMENT" RECORDED SEPTEMBER 14, 1990 AS 90-415430 OF OFFICIAL RECORDS. (AFFECTS ALL PARCELS) (SHOWN)
13. AN EASEMENT FOR UNDERGROUND POWER AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 91-023832 OF OFFICIAL RECORDS. (AFFECTS ALL PARCELS) (SHOWN)
14. AN EASEMENT FOR UNDERGROUND POWER AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 93-614961 OF OFFICIAL RECORDS. (AFFECTS ALL PARCELS) (SHOWN)
15. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "SPECIAL USE PERMIT" RECORDED OCTOBER 05, 1993 AS 93-681390 OF OFFICIAL RECORDS, AND THEREAFTER AMENDMENTS RECORDED AS 94-408193 OF OFFICIAL RECORDS, AS 94-408435 OF OFFICIAL RECORDS, AS 96-818465 OF OFFICIAL RECORDS, AS 2005-424978 OF OFFICIAL RECORDS AND AS 2014-424987 OF OFFICIAL RECORDS. (AFFECTS ALL PARCELS) (SHOWN)

SCHEDULE "B" - EXCEPTIONS

16. ALL MATTERS DISCLOSED ON MAP RECORDED AS BOOK 377 OF MAPS, PAGE 1. (AFFECTS ALL PARCELS) (AFFECTS - NOT SHOWN - NOTHING PLOTTABLE)
17. ALL MATTERS AS SET FORTH IN RESOLUTION NUMBER 917, RECORDED OCTOBER 31, 1997 AS 97-767781 OF OFFICIAL RECORDS. (AFFECTS ALL PARCELS) (AFFECTS - NOT SHOWN - NOTHING PLOTTABLE)
18. ALL MATTERS AS SET FORTH IN RESOLUTION NUMBER 932, RECORDED MARCH 19, 1998 AS 98-213661 OF OFFICIAL RECORDS. (AFFECTS ALL PARCELS) (AFFECTS - NOT SHOWN - NOTHING PLOTTABLE)
19. ALL MATTERS AS SET FORTH IN NON-FIRE SERVICE ACKNOWLEDGEMENT, RECORDED JULY 18, 2001 AS 2001-643924 OF OFFICIAL RECORDS. (AFFECTS ALL PARCELS) (AFFECTS - NOT SHOWN - NOTHING PLOTTABLE)
20. AN EASEMENT FOR POWER DISTRIBUTION AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 2002-1425103 OF OFFICIAL RECORDS. (AFFECTS PARCEL NO. 2) (SHOWN)
21. AN EASEMENT FOR POWER DISTRIBUTION AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 2006-162613 OF OFFICIAL RECORDS AND RE-RECORDED AS 2006-192588 OF OFFICIAL RECORDS. (AFFECTS PARCEL NO. 1) (SHOWN)
22. AN EASEMENT FOR POWER DISTRIBUTION AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 2007-517432 OF OFFICIAL RECORDS. (SHOWN - APPARENT SCRIBER ERROR - ADJUSTED TO EXISTING EQUIPMENT PAD)
23. ALL MATTERS AS SET FORTH IN WAIVER OF RIGHTS AND REMEDIES, RECORDED NOVEMBER 25, 2013 AS 2013-1013063 OF OFFICIAL RECORDS. (AFFECTS ALL PARCELS) (AFFECTS - NOT SHOWN - NOTHING PLOTTABLE)
24. AN EASEMENT FOR NATURAL GAS PIPELINE OR PIPELINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 2014-199752 OF OFFICIAL RECORDS. (AFFECTS ALL PARCELS) (AFFECTS - NOT SHOWN - BASED ON AS BUILT LOCATION)
25. ALL MATTERS AS SET FORTH IN WAIVER OF RIGHTS AND REMEDIES, RECORDED JUNE 27, 2014 AS 2014-425213 OF OFFICIAL RECORDS. (AFFECTS ALL PARCELS) (AFFECTS - NOT SHOWN - NOTHING PLOTTABLE)
26. AN EASEMENT FOR POWER DISTRIBUTION AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 2014-430846 OF OFFICIAL RECORDS. (AFFECTS PARCEL NO. 2) (SHOWN)
27. ALL MATTERS AS SET FORTH IN WAIVER OF RIGHTS AND REMEDIES UNDER A.R.S. § 12-1134, RECORDED JUNE 06, 2017 AS 2017-0411866 OF OFFICIAL RECORDS. (AFFECTS ALL PARCELS) (AFFECTS - NOT SHOWN - NOTHING PLOTTABLE)
28. AN EASEMENT FOR POWER DISTRIBUTION AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 2017-0634893 OF OFFICIAL RECORDS. (AFFECTS PARCEL NO. 1) (SHOWN)
29. WE FIND NO OUTSTANDING VOLUNTARY LIENS OF RECORD AFFECTING SUBJECT PROPERTY. AN INQUIRY SHOULD BE MADE CONCERNING THE EXISTENCE OF ANY UNRECORDED LIEN OR OTHER INDEBTEDNESS WHICH COULD GIVE RISE TO ANY SECURITY INTEREST IN THE SUBJECT PROPERTY. (AFFECTS PARCEL NO. 2)
30. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

REFERENCE DOCUMENTS

1. FINAL PLAT AS RECORDED IN BOOK 104, PAGE 42, MCR
2. RECORD OF SURVEY AS RECORDED IN BOOK 336, PAGE 42, MCR
3. AMENDED MASTER PLAN AS RECORDED IN BOOK 377, PAGE 1, MCR
4. BOUNDARY SURVEY AS RECORDED IN BOOK 680, PAGE 41, MCR
5. RECORD OF SURVEY AS RECORDED IN BOOK 708, PAGE 10, MCR
6. RECORD OF SURVEY AS RECORDED IN BOOK 1569, PAGE 19, MCR

CLIENT

ADM GROUP
2100 W 15TH STREET
TEMPE ARIZONA 85281
CONTACT: BEN BARCON

OWNER

PHOENIX COUNTRY DAY SCHOOL
3901 E STANFORD DR
PARADISE VALLEY
ARIZONA 85253

BASIS OF BEARING

BASIS OF BEARING IS S00°15'38"W ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BETWEEN THE MONUMENTS AS SHOWN HEREON.

NOTES

1. AREA IS 1,743,699 SQ. FT. OR 40.0298 ACRES MORE OR LESS.
2. THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES OBSERVED AT THE SITE. THE SURVEYOR MAKES NO GUARANTEE THAT ALL OF THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION PROVIDED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED UNDERGROUND UTILITIES.
3. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF SURVEY AND ALL PARTIES LISTED IN THE SURVEYOR'S CERTIFICATION. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS WITHOUT WRITTEN PERMISSION OF THE SURVEYOR.
4. THIS SURVEY IS VALID ONLY WHEN BEARING SEAL AND SIGNATURE OF SURVEYOR.
5. THIS SURVEY IS BASED ON FIELD WORK LAST PERFORMED BY HILGARTWILSON, LLC IN JULY, 2023. SITE CONDITIONS THAT MAY HAVE CHANGED SUBSEQUENT TO FIELD WORK WILL NOT BE REFLECTED HEREON.
6. THE INTENT OF THIS SURVEY IS NOT TO CREATE AN ILLEGAL LAND SPLIT PER THE APPLICABLE ARIZONA LAW AND/OR STATUTES.
7. THE POTENTIAL BUYER(S) OF THIS SITE IS HEREBY ADVISED THAT THIS SITE MAY BE SUBJECT TO ARIZONA PLATTING LAWS PRIOR TO THE DEVELOPMENT OF THIS SITE.
8. SITE ADDRESS IS 3901 E STANFORD DR, PARADISE VALLEY, AZ. 85253. (TABLE A, ITEM #2)
9. THE SUBJECT SITE HAS 172 REGULAR PARKING SPACES, 5 DISABLED PARKING SPACES, 17 BUS / LARGE VEHICLE PARKING SPACES, TOTALING 194 PARKING SPACES. (PARCEL 1) 206 REGULAR PARKING SPACES, 8 DISABLED PARKING SPACES, TOTALING 214 PARKING SPACES. (PARCEL 2) (TABLE A, ITEM #9)
10. THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. (TABLE A, ITEM #16)
11. NO PLOTTABLE OFFSITE (I.E., APPURTENANT) EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR. (TABLE A, ITEM #18)

SURVEYOR'S CERTIFICATION:

TO:

1. PHOENIX COUNTRY DAY SCHOOL, AN ARIZONA CORPORATION
2. FIRST AMERICAN TITLE INSURANCE COMPANY

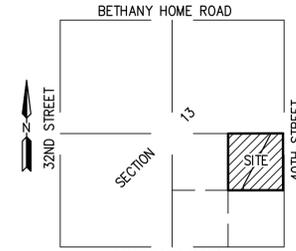
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 9, 13, 16 AND 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED IN JULY, 2023.

PHIL REIMER
RLS 48078
HILGARTWILSON, LLC
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, ARIZONA 85016
P: 602.490.0535
preimer@hilgartwilson.com



NOTE:

A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OR FINDINGS THAT ARE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.



VICINITY MAP
NOT TO SCALE

SURVEYOR

HILGARTWILSON, LLC
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, ARIZONA 85016
PHONE: (602) 490-0535
CONTACT: PHIL REIMER, RLS

REV.:

HILGARTWILSON
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PHOENIX, AZ 85016
www.hilgartwilson.com

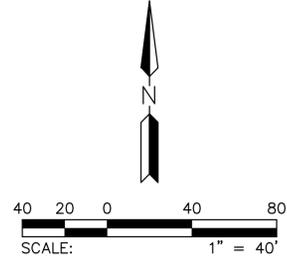
PHOENIX COUNTRY DAY SCHOOL
3901 E STANFORD DRIVE
PARADISE VALLEY ARIZONA

HILGARTWILSON
PROJ NO.: 1648
DATE: JUL 2023
SCALE: NONE
DRAWN: JHVD
DESIGNED: HW
APPROVED: PR

DWG. NO.
SV-1

SHT. 1 OF 6

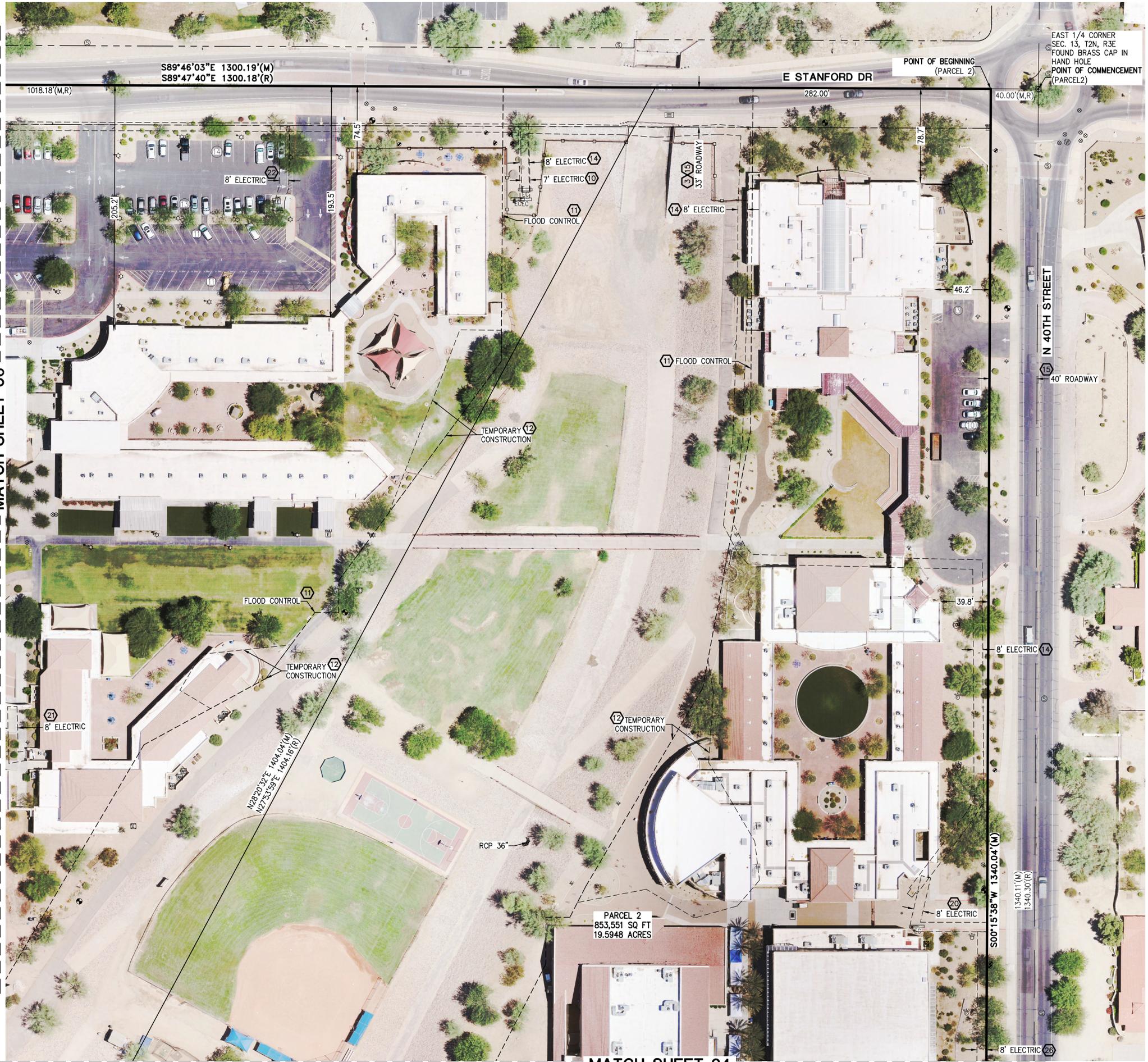
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LEGEND

- FOUND MONUMENT AS NOTED
- ⊙ FOUND BRASS CAP IN HAND HOLE
- FOUND BRASS CAP FLUSH
- SET 1/2" REBAR W/ CAP, RLS 48078 OR AS NOTED
- ⊕ UTILITY POLE
- ⊕ GUY ANCHOR
- ⊕ ELECTRIC METER
- ⊕ ELECTRIC VAULT
- ⊕ ELECTRIC TRANSFORMER
- ⊕ ELECTRIC PULL BOX
- ⊕ ELECTRIC PANEL
- ⊕ ELECTRIC CABINET
- ⊕ ELECTRIC PEDESTAL
- ⊕ BOLLARD LIGHT
- ⊕ LIGHT POLE
- ⊕ VAULT (UNKNOWN)
- ⊕ BOLLARD
- ⊕ AIR CONDITIONER UNIT
- ⊕ FLAG POLE
- ⊕ TELEPHONE PEDESTAL
- ⊕ TELEPHONE PULL BOX
- ⊕ TELEPHONE CABINET
- ⊕ CABLE TV PULL BOX
- ⊕ CABLE TV PEDESTAL
- ⊕ GRATE
- ⊕ GRATE
- ⊕ STORM DRAIN MANHOLE
- ⊕ IRRIGATION CONTROL VALVE
- ⊕ FIRE DEPARTMENT CONNECTION
- ⊕ FIRE HYDRANT
- ⊕ WATER VALVE
- ⊕ WATER MANHOLE
- ⊕ WATER METER
- ⊕ WATER BACK FLOW PREVENTER
- ⊕ WELL
- ⊕ WATER VAULT
- ⊕ GAS VALVE
- ⊕ GAS METER
- ⊕ SANITARY SEWER MANHOLE
- ⊕ SEWER CLEAN OUT
- ⊕ SANITARY SEWER STUB OUT
- BOUNDARY LINE
- - - EASEMENT LINE
- - - SECTION LINE
- - - CENTER LINE
- - - RIGHT OF WAY LINE
- - - PARCEL LINE
- - - CHAIN LINK FENCE
- - - WROUGHT IRON FENCE
- - - BLOCK WALL
- APN ASSESSOR PARCEL NUMBER
- CMP CORRUGATED METAL PIPE
- CPP CORRUGATED PLASTIC PIPE
- (M) MEASURED
- MCR MARICOPA COUNTY RECORDS
- OHW OVERHEAD WIRE
- (R) RECORD
- RCP REINFORCED CONCRETE PIPE
- RLS REGISTERED LAND SURVEYOR
- R/W RIGHT-OF-WAY

MATCH SHEET 06



MATCH SHEET 04

REV: _____

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PHOENIX COUNTRY DAY SCHOOL
3901 E STANFORD DRIVE
PARADISE VALLEY ARIZONA

ALTA/NSPS LAND TITLE SURVEY

HILGARTWILSON	PROJ NO.: 1648	DATE: JUL 2023	SCALE: AS SHOWN
			DRAWN: JHVD
			DESIGNED: HW
			APPROVED: PR

DWG. NO.
SV-3

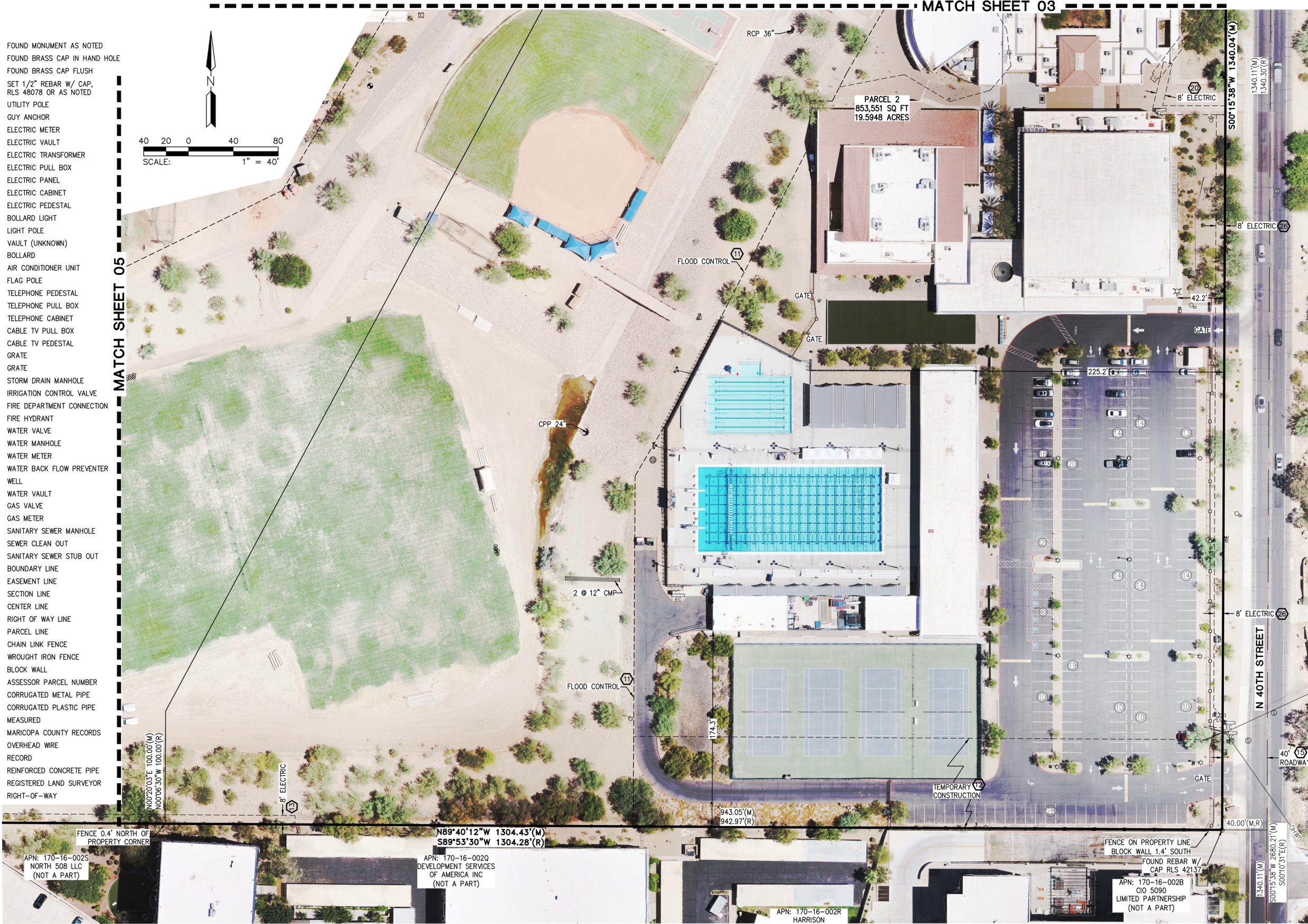
SHT. 3 OF 6

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- ⊕ RECORD
- ⊕ REINFORCED CONCRETE PIPE
- ⊕ REGISTERED LAND SURVEYOR
- ⊕ RIGHT-OF-WAY



MATCH SHEET 05



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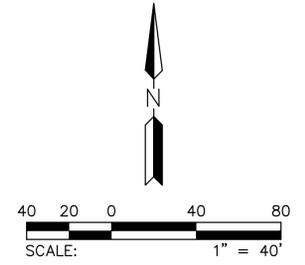
ALTA/NSPS LAND TITLE SURVEY

HILGARTWILSON	PROJ NO.: 1648
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	APPROVED: PR

DWG. NO.
SV-4

SHT. 4 OF 6

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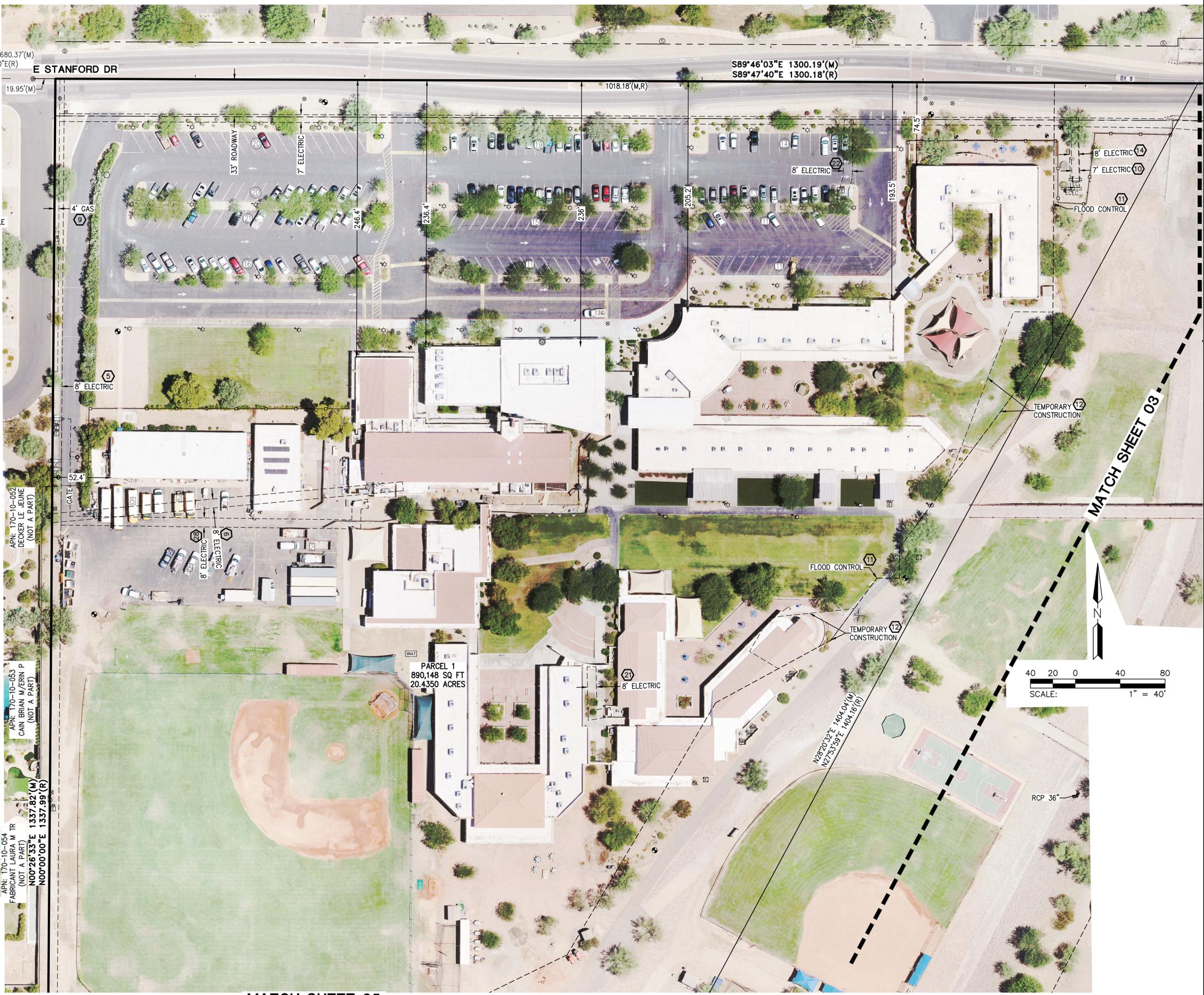
PHOENIX COUNTRY DAY SCHOOL
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HILGARTWILSON	PROJ NO.: 1648
	DATE: JUL 2023
	SCALE: AS SHOWN
	DRAWN: JHVD
	DESIGNED: HW
	APPROVED: PR
	DWG. NO. SV-5
	SHT. 5 OF 6

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 - ⊙ RLS REGISTERED LAND SURVEYOR
 - ⊙ R/W RIGHT-OF-WAY



S89°46'03"E 2680.37'(M)
N89°47'40"E(R)

S89°46'03"E 1300.19'(M)
S89°47'40"E 1300.18'(R)

19.95'(M)

1018.18'(M,R)

4' GAS

8' ELECTRIC

52.4'

APN: 170-10-052
DECKER LE JELINE
(NOT A PART)

APN: 170-10-053
CAIN BRIAN M/ERIN P
(NOT A PART)

N00°26'33"E 1337.82'(M)
N00°00'00"E 1337.99'(R)

APN: 170-10-054
FABRICANT LAURA M TR
(NOT A PART)

PARCEL 1
890,148 SQ FT
20.4350 ACRES

FLOOD CONTROL

TEMPORARY CONSTRUCTION

N28°20'33"E 1404.04'(M)
N27°23'59"E 1404.16'(R)

8' ELECTRIC

7' ELECTRIC

TEMPORARY CONSTRUCTION

MATCH SHEET 03

SCALE: 1" = 40'

RCP 36"

MATCH SHEET 05

REV:

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SV-6

SHT. 6 OF 6