

MONTESSORI ACADEMY NEW BUILDING
 6050 N. INVERGORDON ROAD
 PARADISE VALLEY, ARIZONA



REVISIONS	DATE

LOT AREA

GROSS = 4.142 ACRES OR 180,427± SQ. FT.
 NET = 3.996 ACRES OR 174,048± SQ. FT.
 NET AREA IS THE AREA OF THE DESCRIBED
 PARCEL LESS ROADWAY EASEMENT

AUXILIARY BUILDING AREAS

EXISTING STORAGE.....604 S.F.
 NEW STORAGE ADDITION.....700 S.F.

TOTAL AUXILIARY BLDG.....1,304 S.F.
 LOT AREA.....174,048 S.F.

PROJECT DATA

PROJECT ADDRESS.....6050 N. INVERGORDON RD.
ZONING.....SUP-P
USE.....SCHOOL
TAX ASSESSOR'S NO..... 169-39-007
LEGAL DESCRIPTION.....(see LEGAL below)
NET AREA OF LOT.....174,048 S.F.
OWNER: Montessori Academy Inc.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 9;

THENCE NORTH 466.7 FEET ALONG THE EAST LINE OF SAID SECTION TO THE TRUE POINT OF BEGINNING;

THENCE WEST 933.4 FEET;

THENCE NORTH 193.3 FEET;

THENCE EAST 933.4 FEET;

THENCE SOUTH 193.3 FEET TO THE POINT OF BEGINNING.

SHEET INDEX

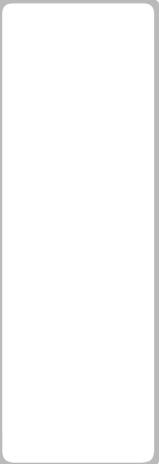
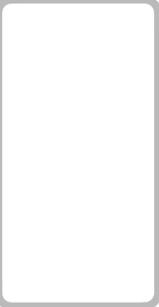
- C-S COVER SHEET (PART 1 & PART 2)
- S-P SITE PLAN
- GSN GENERAL STRUCTURAL NOTES
- A1 FLOOR PLAN NOTED
- A2 FLOOR PLAN DIMENSIONED
- A3 FOUNDATION & DEMOLITION PLAN
- A4 EXTERIOR ELEVATIONS
- A5 SECTION PLAN
- A6 ROOF FRAMING PLAN
- A7 ROOF PLAN
- E1 ELECTRICAL PLAN
- D1 DETAILS

BUILDING.....

ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES AND AMENDMENTS PER THEIR ADOPTING ORDINANCES.

- 2015 International Residential Code 2015 International Building Code
- 2015 International Mechanical Code 2015 International Plumbing Code
- 2015 International Fuel Gas Code 2015 International Fire Code
- 2015 Int'l Property Maintenance Code 2014 National Electric Code
- 2015 International Energy Conservation Code

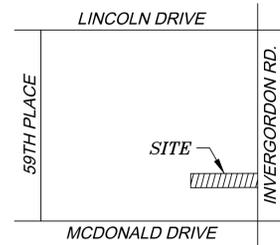
COVER SHEET



**MONTESSORI ACADEMY
 NEW BUILDING
 6050 N. INVERGORDON ROAD
 PARADISE VALLEY, ARIZONA**

DRAWN
CHECKED
DATE 4-14-18
SCALE

TITLE
C-S



VICINITY MAP
NOT TO SCALE

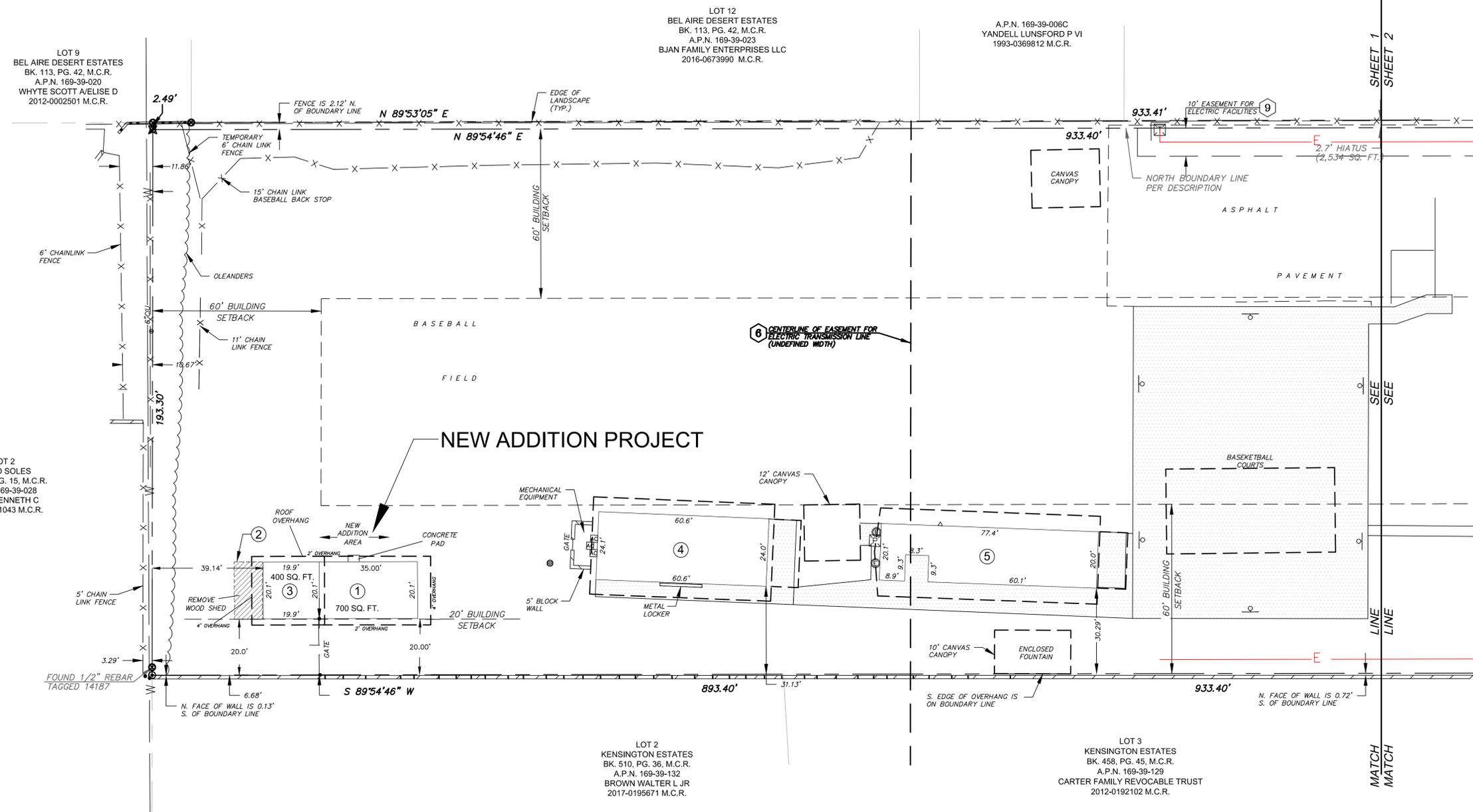
SITE PLAN

MONTESSORI ACADEMY NEW BUILDING 6050 N. INVERGORDON ROAD PARADISE VALLEY, ARIZONA

BUILDING TABLE			
BUILDING	TYPE	HEIGHT	SQ. FEET
2	REMOVE WOOD SHED	10'±	200
3	ONE STORY BLOCK	14'±	400
4	ONE STORY BLOCK	14'±	1,464
5	ONE STORY BLOCK	11'±	1,540
6	ONE STORY WOOD	13'±	1,260
7	WOOD SHED	9'±	160
8	WOOD SHED	8'±	128
9	ONE STORY BLOCK & WOOD	13'±	2,017
10	ONE STORY STUCCO	14'±	5,031
11	ONE STORY WOOD	10'±	662
12	ONE STORY STUCCO, STONE & WOOD	10'±	3,448
1	STORAGE ADDITION	10'±	500

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REV.	△
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CAMELBACK BUILDERS

SITE PLAN PART 1 & PART 2
APN: 169-39-007

NEW BUILDING PROJECT
6050 N. INVERGORDON ROAD
PARADISE VALLEY, ARIZONA

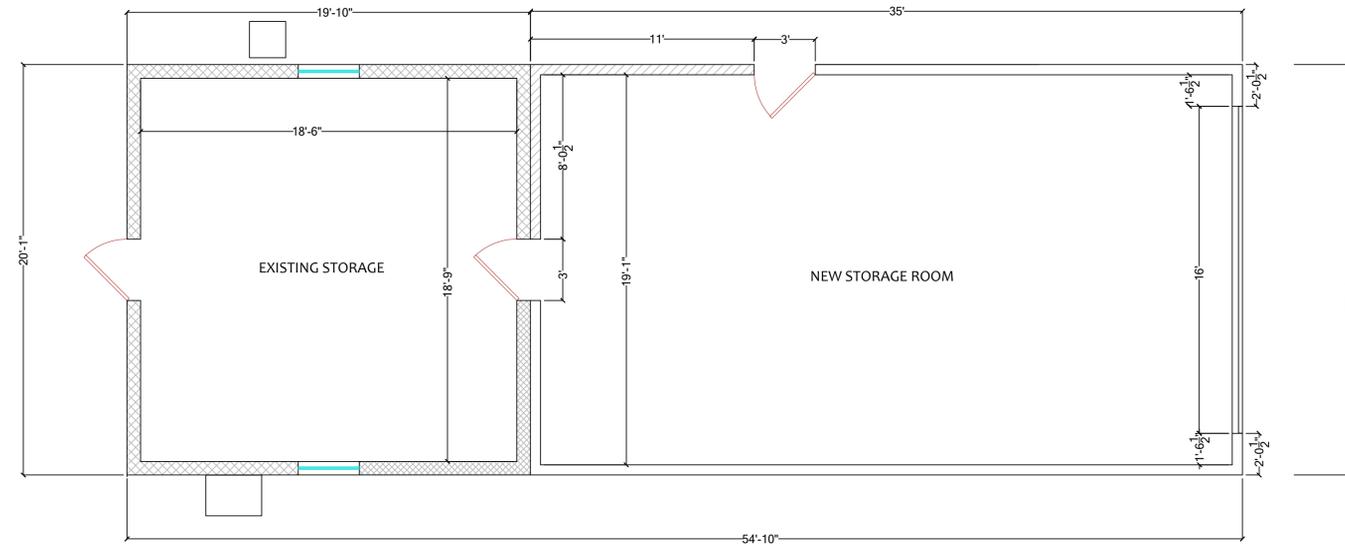
SITE
1 of 2



CRANE CONCEPTS

PROJECT DESIGN
Scottsdale, Arizona
480-295-1000

REVISIONS	DATE



FLOOR PLAN - DIMENSIONED

WALL LEGEND	
	EXISTING WALL TO REMAIN
	FILL IN BLOCK WALL
	FILL IN 2 X 4 WALL SECTION
	EXISTING 8" BLOCK WALL TO REMAIN
	REMOVE BLOCK WALL SECTION
	REMOVE FRAME WALL SECTION
	NEW 2X FRAMED WALLS

FLOOR PLAN - DIMENSIONED

1/4" = 1' -0"

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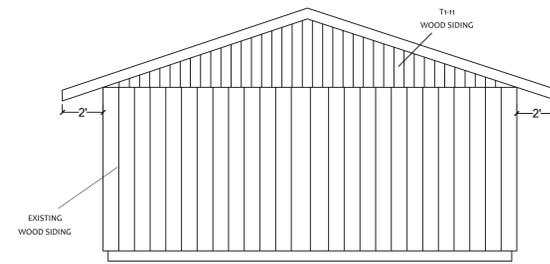
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A-2



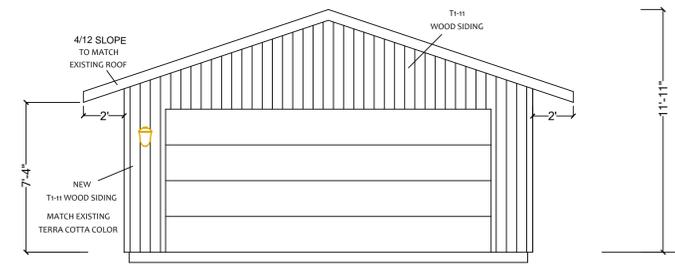
CRANE CONCEPTS

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Scottsdale, Arizona
480-295-1000

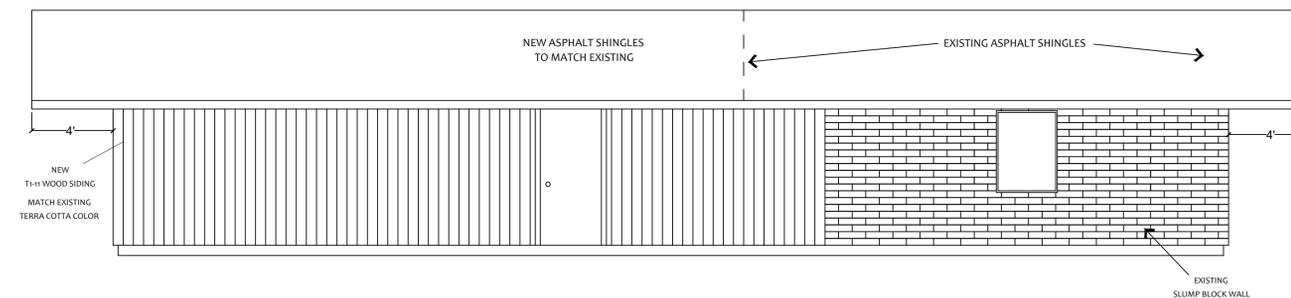
REVISIONS	DATE



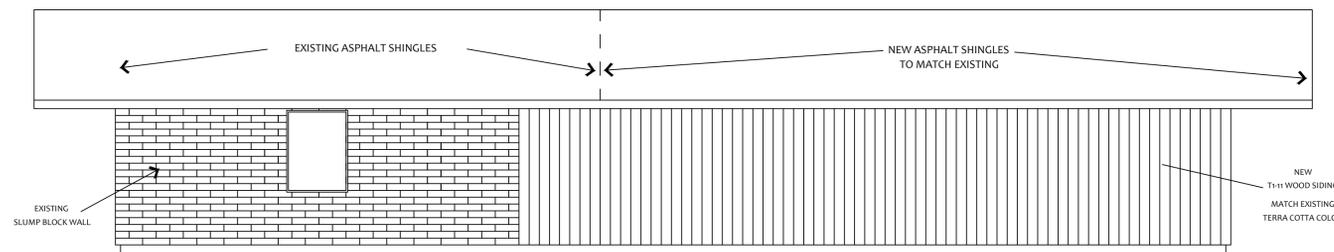
REAR ELEVATION



FRONT ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

ELEVATION PLAN

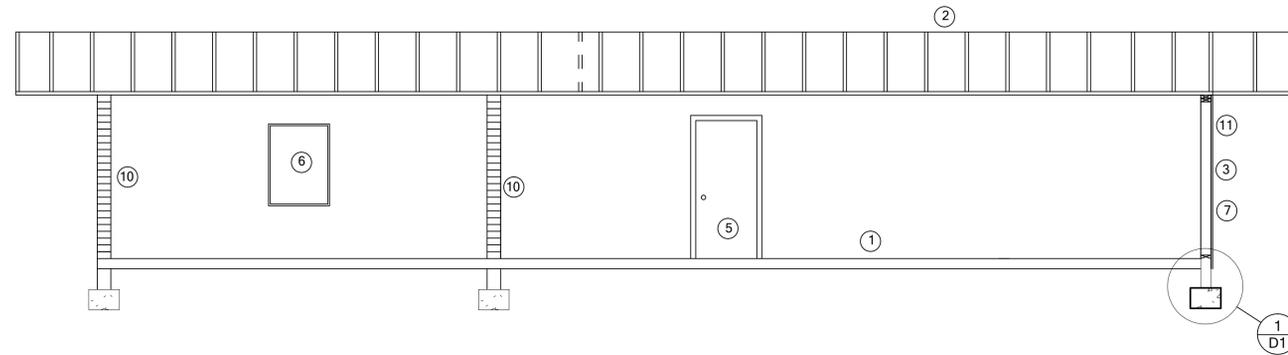
1/4" = 1' -0"

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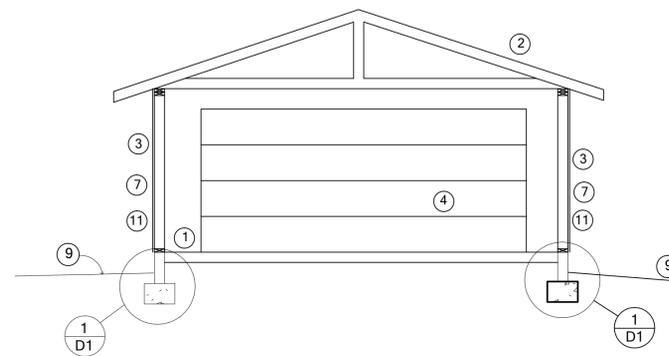
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CHECKED
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TITLE
A-4

REVISIONS	DATE



BUILDING SECTION - A



BUILDING SECTION - B

- | | |
|---|--|
| ① | 4" CONCRETE SLAB OVER MIN. 4" A.B.C. FILL. |
| ② | PRE-FAB WOOD TRUSSES AT 24" O.C. (CITY APPROVED) - SEE TRUSS SCHEDULE. |
| ③ | NEW 2 X 6 EXTERIOR WALL |
| ④ | GARAGE DOOR |
| ⑤ | ENTRY DOOR |
| ⑥ | WINDOW |
| ⑦ | STUCCO COATING |
| ⑧ | EXISTING 2 X 4 WALL TO REMAIN |
| ⑨ | FINISH GRADE. |
| ⑩ | EXISTING SLUMP BLOCK WALL TO REMAIN |
| ⑪ | NEW T1-11 WOOD SIDING |

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SECTION PLAN

1/4" = 1' -0"

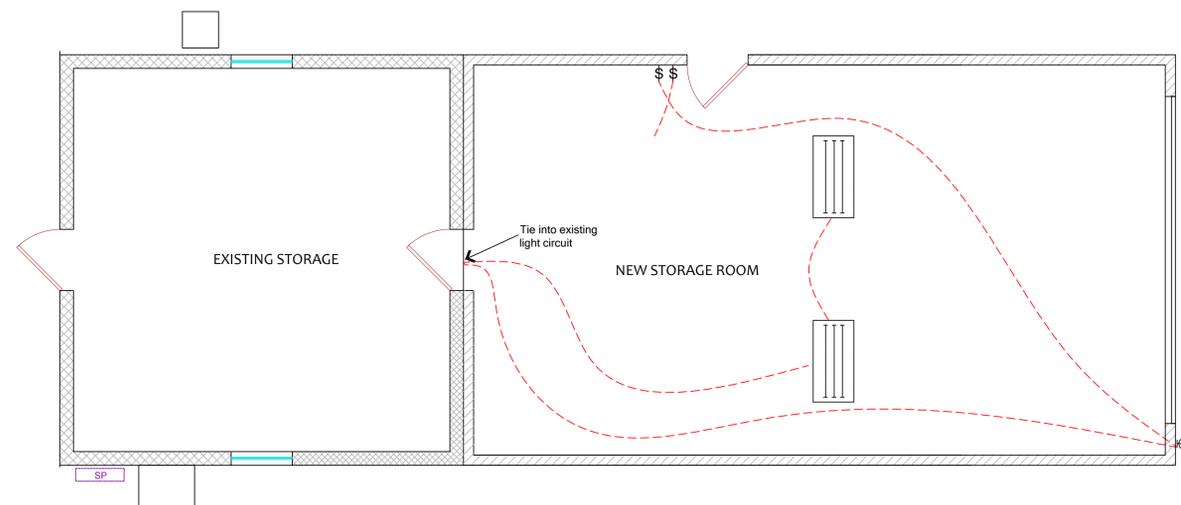
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A-5



CRANE CONCEPTS

PROJECT DESIGN
Scottsdale, Arizona
480-295-1000

REVISIONS	DATE



ELECTRICAL SYMBOLS	
\$	SWITCH
3	3-WAY SWITCH
4	4-WAY SWITCH
Ⓛ	DUPLEX OUTLET (TAMPER RESISTANCE)
FO	FLOOR OUTLET
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
WP	WATERPROOF
	FLUORESCENT TUBE FIXTURE
ES	ELECTRICAL SERVICE METER PANEL
SP	SUB PANEL
	JUNCTION BOX

ARC FAULT CIRCUIT INTERRUPTER

Two or more 20 amp small appliance circuits shall be provided to serve the kitchen, breakfast room, and dining room. Such circuits shall have no other outlets (NEC Article 210-52).

At least one 20-amp branch circuit shall be installed to serve the laundry room and this circuit shall have no other outlets (IRC E3703.2, E3901.3).

Outlet boxes in the garage side of the wall between the dwelling and the garage and in the garage ceiling shall be metal or other materials listed for the use intended (IRC R302.4.2).

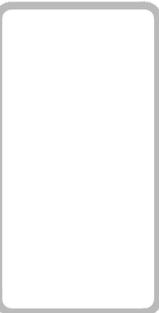
All branch circuits that supply 120-volt, single-phase, 15- and 20-ampere outlets installed in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways and similar rooms or areas shall be protected by a combination type arc-fault circuit interrupter installed to provide protection of the branch circuit.

Grounding conductor shall be a minimum of 20 feet of #4 bare copper wire embedded in the concrete footing (Ufer).

A minimum of one #4 copper wire connecting the building's metal water and gas piping system to the service equipment enclosure grounding buss for 200 or less SES.

ELECTRICAL PLAN

1/4" = 1' -0"



CRANE CONCEPTS DESIGN
Innovative Building Designs
480-295-1000

RESIDENTIAL REMODEL
10040 E. HAPPY VALLEY RD. 2059
SCOTTSDALE, ARIZONA

DRAWN
CHECKED
DATE 4-8-17
SCALE

TITLE
E-1


Montessori Academy


6050 N Invergordon Rd.
Paradise Valley, AZ 85253
Phone: 480-945-1121
Fax: 480-874-2928
Montessoriacademyaz.org

March 22, 2018

Re: Montessori Academy Shipping Pods/Storage

Although we are disappointed in not being able to keep our storage pods, we do respect your decision to have them removed. We absolutely need the storage capacity that the pods provide and appreciate being given some time to come up with a plan.

Being a non-profit charter school, we are on a very strict budget, which adds to the challenge of building permanent storage onsite. We have rallied some of our parents in the construction industry and have submitted a preliminary site plan. Following the commissioner's suggestions, we plan on adding to the existing structure, following the existing setbacks. We will also bring the existing additional attached storage up to code, if needed. Our parent contractor has procured a draftsman to complete the plans, for us as close to cost as possible. In the meantime, he is also procuring the materials and manpower to complete the project.

We are in regular school session until the end of May and begin Summer Camp one week later. The storage pods would be emptied the end of May and typically filled with our traditional classroom furniture for the summer and then the transition happen again the last week in July for an August start of school. Depending on the timeline having the project approved, materials and manpower available, and the funding, we have no problem fencing off a portion of our property to start construction before the end of the school year. If we could have the storage built by the "transition" of items in the storage pods, the traditional classroom furniture could go right into the new storage, the pods would be empty, they would be sold and removed by June. That is plan A, the most desirable.

Plan B would be on an extended timeline, but within 12 months, dependent on funds and supplies.

We would be happy to provide any additional information as requested.

Respectfully,

Julianne Lewis Newman
Executive Director/Principal



Montessori Academy, Inc.
is
a 501(c)3 non-profit
organization

