

# Project Information

Prepared by:  
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**PROJECT LOCATION:**  
 ST. MARY BASHA CATHOLIC SCHOOL: NEW MULTI-PURPOSE BUILDING  
 200 W. GALVESTON ST., CHANDLER, ARIZONA 85225  
 480-963-3207  
 APNS: 302-55-001V, 302-55-001J, 302-55-001H

**OWNERSHIP:**  
 ST. MARY ROMAN CATHOLIC PARISH  
 400 E. MONROE STREET, PHOENIX, ARIZONA 85004 (MAILING ADDRESS)  
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**PROJECT DESCRIPTION:** NEW ONE-STORY MULTI-PURPOSE BUILDING TO SERVE EXISTING CAMPUS STUDENTS. NEW BUILDING PROGRAM INCLUDES: GYMNASIUM, CLASSROOMS, MUSIC PLATFORM STAGE, STORAGE ROOMS, RESTROOMS, WARMING KITCHEN AND ENTRY LOBBY. SOME ADDITIONAL NEW PARKING WILL BE PROVIDED ALONG WITH A NEW FIRE LANE. ALL EXISTING FIRE LANES REMAIN. EXISTING DRIVEWAYS REMAIN, ONE NEW ENTRY / EXIT DRIVEWAY TO BE INSTALLED AT WEST SIDE OF PROPERTY. MINOR LANDSCAPE, SIDEWALK, AND RETENTION WORK TO BE DONE IN IMMEDIATE SURROUNDINGS OF NEW BUILDING AND NEW PARKING AREAS.

**Existing Zoning:** SF-8.5 - no Re-Zoning proposed  
**Building Height Proposed:** 1-Story, 30'-0" - 35'-0" max per Chandler Zoning Code (exact height of proposed building will be determined once designed).

**SF-8.5 Zoning:**  
 Building Setbacks: per Sec. 35-703 (2), Subdivision Single-Family District

Front - (south side): 25'-0"  
 Rear - (north side): 10'-0"  
 Side - (east side): 25'-0"  
 Side - (west side): 25'-0"

Total Site Areas (all parcels): 606,575 SQFT (± 13.93 Acres)

**Proposed Building Area:**  
 New Multi-purpose Building: ± 21,300 SF (gross floor area only)

**Parking Calculations Required:**

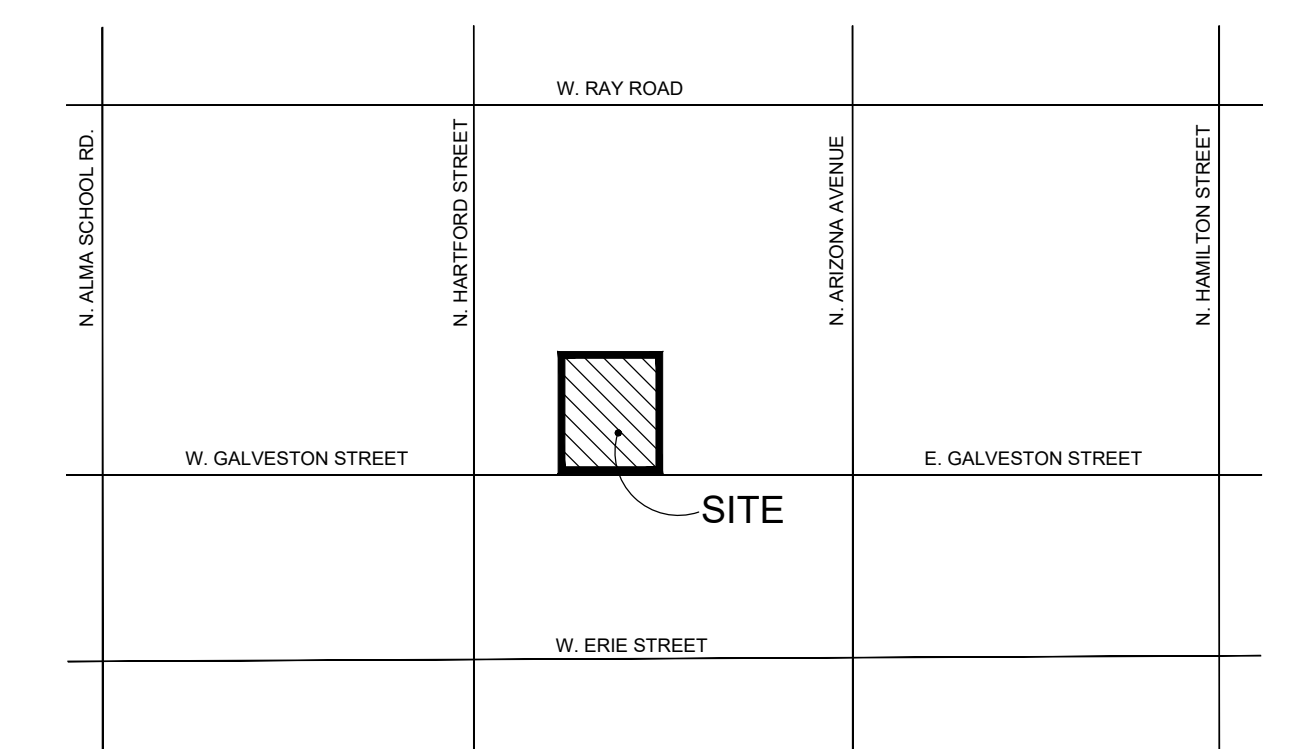
Existing Church:	1 space / 4 seats required 900 seats / 4 = 225 parking spaces required
Existing Classrooms: elementary/junior high:	23 classrooms 1 space / classroom required 23 parking spaces required
Existing School Offices:	800 sf 1 space / 200 sf of required 800 sf / 200 sf = 4 parking spaces required
Existing Church Admin:	6,000 sf 1 space / 200 sf of required 6,000 sf / 200 sf = 30 parking spaces required
Existing SvDP:	1,500 sf 1 space / 200 sf of required 1,500 sf / 200 sf = 7.5 parking spaces required
New 1-story Building: elementary/junior high:	4 classrooms (new) 1 space / classroom required 4 parking spaces required
New Gymnasium:	7,423 sf (new) 1 space / 200 sf of required 7,423 sf / 200 sf = 37 parking spaces required

Total Parking Required: 330 total parking spaces required

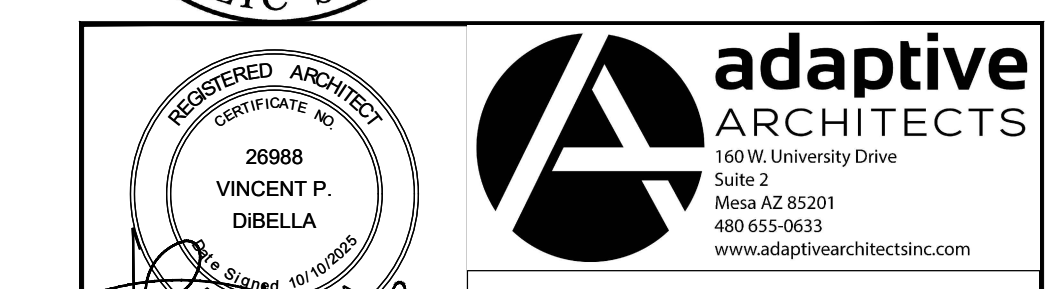
**Parking Provided:**  
 Existing Parking: 275 existing parking spaces provided  
 New Parking Added: 30 parking spaces provided

**Total Parking Provided: 305 total parking spaces provided**

**Parking Statement Analysis**  
 A. Main Church functions occur on weekends or evenings not during school hours. Church utilizes the existing school parking lot and non-simultaneous with school.  
 B. Main school functions occur during the week from 8:00am to 3:00pm Monday through Friday. After school activities in the new Gymnasium will occur after school hours. Gymnasium use during school is for school functions and does not add to the parking demand.  
 C. Worst case parking scenario is either total school occupancy with Gymnasium which is 106 spaces or church functions which is 225 spaces. Total on-site parking provided is 305 spaces which satisfies worst case parking demand.



**Vicinity Map**  
 SCALE: NTS

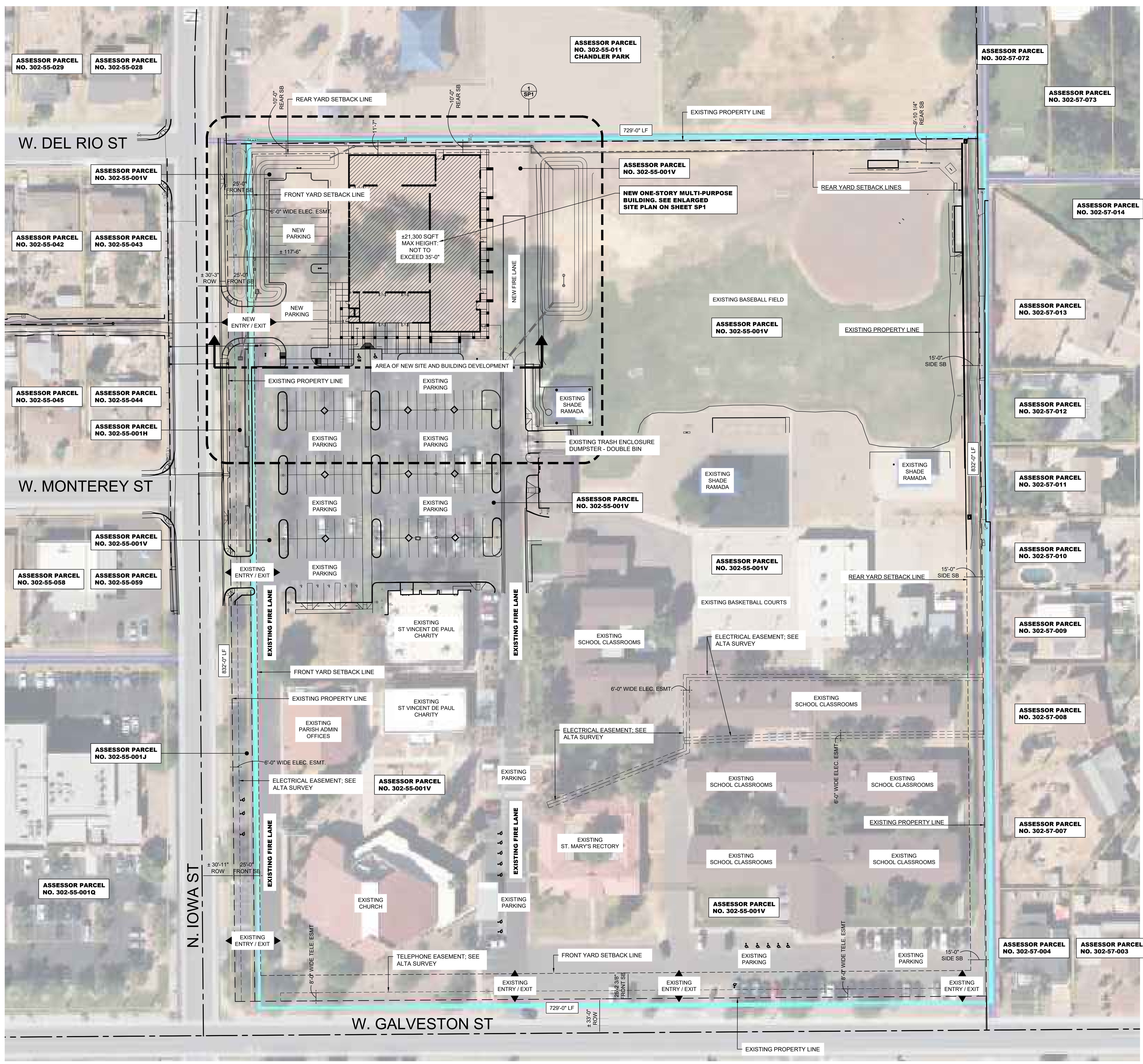


Phase: **USE PERMIT**  
 EXPIRES 5-31-2026

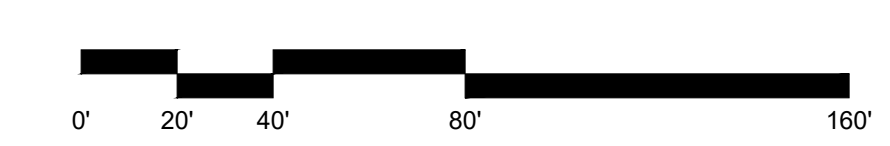
**ST. MARY BASHA CATHOLIC SCHOOL**  
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 CHANDLER, AZ 85225

**OVERALL SITE PLAN**

Project Number: <b>2411</b>	Revision Date:	Sheet Number: <b>SPO</b>
Date: <b>10/10/2025</b>		

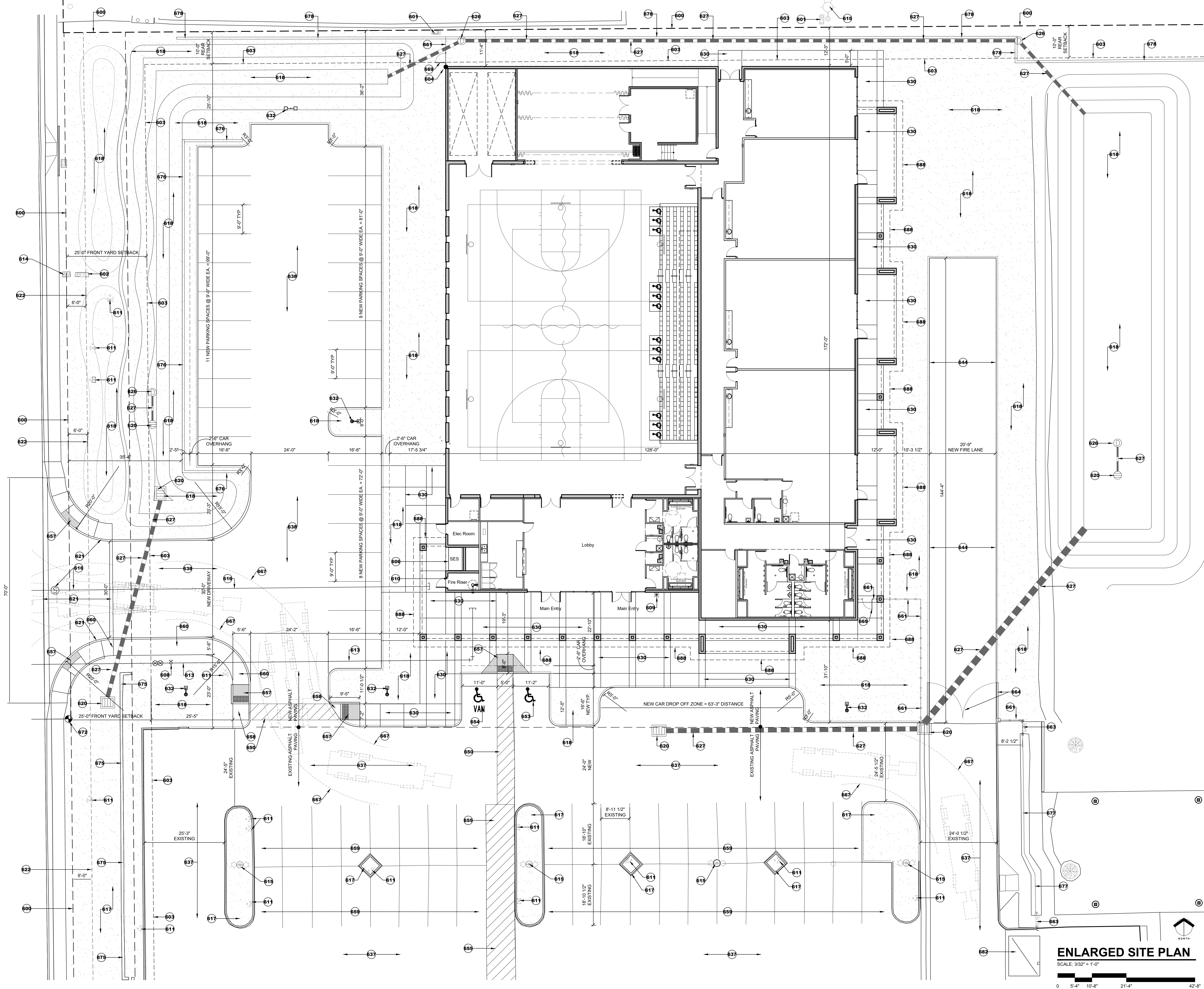


**OVERALL SITE PLAN**  
 SCALE: 1" = 40'-0"

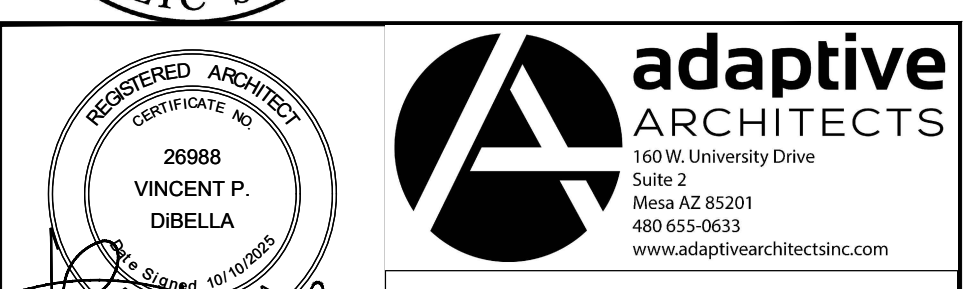


NOTE: NO CHANGES ARE REQUIRED TO THE EXISTING TRASH COLLECTIONS

NOTE: SEE ALTA SURVEY FOR MORE INFORMATION



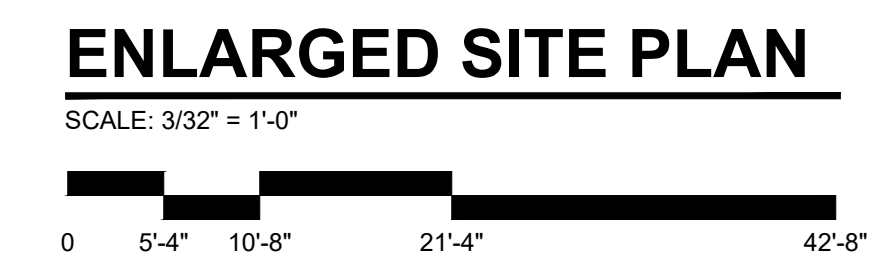
- SITE PLAN KEYNOTES** (SOME KEYNOTES MAY NOT APPLY)
- 600 PROPERTY LINE, SEE CIVIL DRAWINGS
  - 601 EXISTING ELECTRIC JUNCTION BOX, SEE ALTA SURVEY
  - 602 EXISTING BACKFLOW PREVENTOR, SEE ALTA SURVEY
  - 603 BUILDING SETBACK LINE
  - 604 SITE / BUILDING LAYOUT POINT
  - 605 EXISTING ELECTRICAL TRANSFORMER LOCATION, SEE ELECTRICAL DRAWINGS
  - 606 NEW ELECTRICAL SERVICE ENTRANCE SECTION (SES) SEE ELECTRICAL DRAWINGS
  - 607 EXISTING FIRE HYDRANT
  - 608 NEW REMOTE FIRE DEPARTMENT CONNECTION (FDC) LOCATION, SEE CIVIL AND FIRE PROTECTION DRAWINGS
  - 609 NEW FIRE DEPARTMENT KNOX BOX LOCATION PER CITY OF CHANDLER REQUIREMENTS
  - 610 NEW FIRE RISER LOCATION, SEE CIVIL AND FIRE PROTECTION DRAWINGS
  - 611 EXISTING IRRIGATION VALVE, SEE ALTA SURVEY-LANDSCAPE DWGS
  - 612 DOMESTIC WATER METER LOCATION PER CIVIL, SEE CIVIL DRAWINGS
  - 613 DOMESTIC WATER SERVICE CONNECTION LOCATION, SEE CIVIL AND PLUMBING DRAWINGS
  - 614 IRRIGATION WATER METER BOX LOCATION PER ALTA SURVEY
  - 615 EXISTING SITE LIGHT POLE
  - 616 SEWER SERVICE CONNECTION LOCATION, SEE CIVIL AND PLUMBING DRAWINGS
  - 617 EXISTING LANDSCAPE AND/OR RETENTION AREA, SEE CIVIL AND LANDSCAPE DRAWINGS
  - 618 NEW LANDSCAPE AND/OR RETENTION AREA, SEE LANDSCAPE DRAWINGS AND CIVIL DRAWINGS
  - 619 EXISTING DRIVEWAY ENTRY / EXIT AND CURB-CUT
  - 620 NEW CATCH BASIN PER CIVIL, SEE CIVIL DRAWINGS
  - 621 NEW DRIVEWAY ENTRY / EXIT AND CURB-CUT
  - 622 EXISTING 6'-0" WIDE ELECTRICAL EASEMENT, SEE ALTA SURVEY
  - 623 EXISTING 4'-0" WIDE TELEPHONE EASEMENT, SEE ALTA SURVEY
  - 624 EXISTING 6'-0" WIDTH ALLEY, SEE ALTA SURVEY
  - 625 NEW STORM DRAIN PER CIVIL, SEE CIVIL DRAWINGS
  - 626 NEW UNDER-GROUND STORM PIPE SYSTEM, SEE CIVIL DRAWINGS
  - 627 EXISTING CONCRETE WALKWAY / SIDEWALK
  - 628 1/2" EXPANSION JOINT (E.J.), SCORE JOINTS OTHERWISE, SEE DETAIL 4-
  - 629 NEW 4" THICK CONCRETE SLAB / WALKWAY, BROOM FINISH, SCORE AS SHOWN
  - 630 NEW SITE LIGHT POLE, SEE ELECT. DRAWINGS
  - 631 EXISTING ASPHALT PAVEMENT
  - 632 NEW ASPHALT PAVEMENT, SEE CIVIL DRAWINGS
  - 633 NEW FIRE LANE AND PAINTED C.I.P. CONCRETE CURB, PER CITY OF CHANDLER DETAILS
  - 634 NEW 5'-0" ADA CROSS AISLE
  - 635 EXISTING FIRE LANE
  - 636 NEW ADA STANDARD ACCESSIBLE PARKING SPACE
  - 637 NEW ADA VAN ACCESSIBLE PARKING SPACE
  - 638 EXISTING ADA ACCESSIBLE CROSSWALK
  - 639 NEW ADA ACCESSIBLE RAMP, WITH ADA ACCESSIBILITY SIGN AND POLE
  - 640 NEW ADA ACCESSIBLE RAMP AND CURB, SEE DETAIL XXX
  - 641 NEW ADA ACCESSIBLE CONCRETE LANDING
  - 642 EXISTING STANDARD PARKING SPACES REMAIN
  - 643 NEW CONCRETE SIDEWALK ACCESS CONNECTION
  - 644 NEW WROUGHT-IRON FENCING, DESIGN TO BE DETERMINED
  - 645 EXISTING MAN GATES
  - 646 EXISTING GATE REMAINS
  - 647 NEW WROUGHT-IRON FIRE ACCESS VEHICULAR GATES, DESIGN TO BE DETERMINED
  - 648 EXISTING RETAINING WALL
  - 649 NEW FIRE TURNING RADIUS, PER CITY OF CHANDLER DETAILS
  - 650 EXISTING UTILITY / TELEPHONE VAULT, PER ALTA SURVEY
  - 651 NEW WROUGHT IRON MAN GATES, DESIGN TO BE DETERMINED
  - 652 10' X 20' VISIBILITY TRIANGLE, SEE LANDSCAPE DRAWINGS
  - 653 NEW FIRE HYDRANT, SEE CIVIL DRAWINGS
  - 654 EXISTING LOW CMU SCREEN WALL APPROX. 4'-0" HIGH F.V.
  - 655 NEW LOW PARKING SCREEN WALL APPROX. 4'-0" HIGH F.V., DESIGN, HEIGHT, AND MATERIALS TO MATCH EXISTING
  - 656 EXISTING FENCING SCREEN TO REMAIN
  - 657 NEW 6'-0" HIGH MASONRY SCREEN WALL
  - 658 EXISTING TRASH ENCLOSURE, NOT-A-PART
  - 659 LINE OF ROOF OVERHANG ABOVE
  - 660 ROOF DRAIN DISCHARGE AND SPLASH BLOCK, SEE LANDSCAPE DWGS
  - 661 BUILDING SIGNAGE LOCATION, EXTERIOR ELEVATIONS J-
  - 662 GROUND MOUNTED A/C CONDENSING UNIT, MECHANICAL & ELECTRICAL DWGS.



USE PERMIT  
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**ENLARGED SITE PLAN**

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**ENLARGED SITE PLAN**  
 SCALE: 3/32" = 1'-0"