

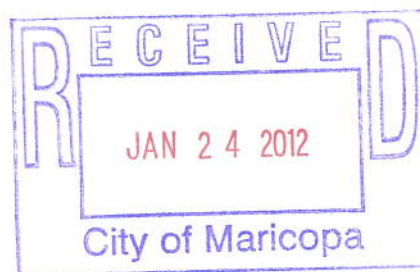


**Associated Architects Inc.**

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**NEW OFFICE BUILDING/  
PROPOSED MASTER PLAN  
for  
MARICOPA COMMUNITY CHURCH  
44977 HATHAWAY AVENUE  
MARICOPA, ARIZONA  
85239**

**PROJECT #1021**



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**Project Narrative:**

This project consists of the removal of the Existing Mobile Office Building and replacing it with a new, permanent Office Building. The new building will complement the existing church facility and surrounding community, including the Heritage District Guidelines set forth by the City of Maricopa. This project will also be submitted in two separate phases, refer to the Phasing Narrative on page 5.

**Traffic Impact Statement:**

The existing, mobile, office building is proposed to be removed and replaced with a new, permanent, office building. The Occupancy Load does not change or increase due to this new construction, therefore there is no impact to the existing traffic accessing the existing site or the existing streets.

**Phasing Narrative:**

The project is proposed to be phase into two distinct phases. Phase one will consist of the removal of the existing mobile building, provide a new, unpaved parking layout in the existing parking lot, on-site grading and drainage, connections to existing utilities, and construction of a new 1,225 s.f. office building with drought tolerant landscaping surrounding the immediate building (refer attached drawings).

Phase two will consist of a new Worship Center, a new paved parking area for the entire facility, connections and improvements to existing utilities (as required), drought tolerant landscaping throughout the remaining portion of the site not included with Phase One, off-site street improvements, off-site and on-site grading and drainage.

**Site Data Table:**

Parcel Number:	510-19-004U
Zoning Designation:	GR
Setbacks (FSR):	40-20-40
GFA:	1,225 s.f. (New Office) 2,614 s.f. (Existing Church Building) <u>5,359 s.f. (Proposed Worship Center)</u> 9,198 s.f. Total
Actual Building Height:	20'-0" - Existing Church 18'-7" - New Office Building 30'-0" - Allowable
Parking Required/Provided:	61 Stalls/67 Standard + 10 HC = 71 Stalls
Total Land Area:	74,905 s.f. = 1.7195 acres (gross) 65,724 s.f. = 1.5089 acres (net)
Impervious Surface Existing:	1,450 s.f.
Impervious Surface Proposed:	3,309 s.f (including buildings)
Use:	B - Office Building
Accessory Building S.F. Calculations:	17,919 s.f. (side/rear yard setbacks)
Parking per City of Maricopa Parking Ordinance	
Church (1/8 seats or pews):	266 seats/8 = 34
Office/Worship Center (1/300 s.f.):	<u>7,973/300 = 27</u>
Total:	61 stalls



"From Vision to Reality."

Maricopa Community Church  
Maricopa, Arizona



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# Maricopa Community Church

Maricopa, Arizona



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