

**CITY OF TEMPE  
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 05/27/2014  
Agenda Item: 3**

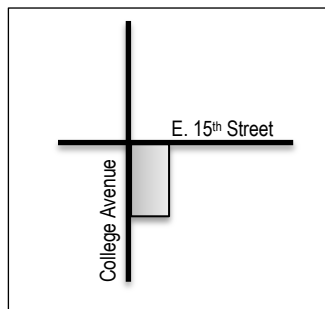
**ACTION:** Request for a Development Plan Review consisting of a new training room and administrative offices for CAMPUS CRUSADE FOR CHRIST, located at 205 E. 15<sup>th</sup> Street. The applicant is Robert Winton, Winton Architects.

**FISCAL IMPACT:** There is no fiscal impact on City funds.

**RECOMMENDATION:** Staff – Approval, subject to conditions

**BACKGROUND INFORMATION:** CAMPUS CRUSADE FOR CHRIST (PL140124) is removing an existing building that has served for office and meeting space to construct a new single story building with a basement for these uses. The request includes the following:

DPR140322 Development Plan Review including site plan, building elevations, and landscape plan



Property Owner	Campus Crusade for Christ
Applicant	Robert Winton, Winton Architects
Current Zoning District	R1-6 Single Family
Gross/Net site area	.94 acres
Total Building area	6,154 s.f. (2,780 sf house, 1,070 sf garage, 2,304 sf new office/meeting building)
Lot Coverage	21 % (45% maximum allowed)
Building Height	16 ft (30 ft maximum allowed)
Building Setbacks	20 ft front, 5 ft side, 10 ft street side, 15 ft rear
Landscape area	50%
Vehicle Parking	15 surface spaces 2 garage spaces (12 min. required, 15 surface max allowed)
Bicycle Parking	14 provided (9 required)

**ATTACHMENTS:** Development Project File

**STAFF CONTACT(S):** Diana Kaminski, Senior Planner (480) 858-2391

Department Director: Dave Nakagawara, Community Development Director  
 Legal review by: N/A  
 Prepared by: Diana Kaminski, Senior Planner

**COMMENTS:**

This site is located on the south east corner of 15<sup>th</sup> Street and College Avenue, north of a City of Tempe Water Utilities property and the Union Pacific Railroad line. The site includes a smaller parcel to the east that will require a lot tie for the completion of the proposed project. The property was built as a house with a workshop in the rear (south end) in the late 1950s and has been owned by Campus Crusade for Christ since 1971. The property is zoned R1-6 single-family residential zoning, which allows places of worship and residences serving the faith community. Campus Crusade for Christ uses the home to the north as a residence for members of their community, and no changes are proposed to the house. The garage will remain in use as a garage serving the house. The former workshop in the rear has been used as a gathering place for religious formation, social activities and outreach ministry however; the building was never designed for assembly use. Although both uses are allowed by the Zoning and Development Code, residential and assembly must comply with different building code requirements for accessibility, parking, exiting, lighting and landscaping. Therefore, this property is treated as a residence on the north half, and as a commercial property on the south half, requiring review by the Development Review Commission. The existing southern building will be removed and replaced with a new meeting/assembly and office space for religious formation and administration.

In 2012 the Development Review Commission approved a request for a project for a single-story 1,728 s.f. building with a 1,728 s.f. basement is 3,456 s.f. Development Plan Review entitlements require building permits within a year or the approval expires. The prior entitlement expired and the project was revised, removing the basement and creating a 2,304 s.f. building footprint single story building. This request includes a Development Plan Review for a new building, new parking with site lighting and landscaping on the southern portion of the property. The new building is designed to match the existing 2,780 s.f three-bedroom home and 1,070 s.f two-car garage, for a total building area of 6,154 s.f. The applicant is requesting the Development Review Commission take action on the Development Plan Review. For further processing, the applicant will need approval for a Lot Tie, to hold the two parcels into one.

**PUBLIC INPUT**

A neighborhood meeting is not required for this request. At the writing of this report, staff did not receive any public input about the proposed project.

**PROJECT ANALYSIS****DEVELOPMENT PLAN REVIEW****Site Plan**

The new building would be tucked back in the farthest south east corner of the lot, minimizing visibility from either street. The parking area is gated and landscaped along College Avenue. The property to the south is a vacant Tempe Water Utilities Department site, adjacent to the railroad tracks. New landscape is proposed along the south property line. A six foot landscape buffer is required along the east side, adjacent to the residential lot. The heavily landscaped front yard and yard wall will screen most of the narrow side of the building from the 15<sup>th</sup> Street view, except possibly the top portion of the 16' peak of the single story roof. The lower basement level opens into a small courtyard on the north elevation, facing the house.

**Building Elevations**

The new building is designed as a single-story structure to minimize visual impact to surrounding residents and to remain in keeping with the residential character of the property. To accommodate the need for meeting space, a basement level is being built below. The new building is designed to reflect the colors and materials of the existing residence on site. Brick veneer wainscot wraps the building on three sides, painted stucco system is the primary building material, trim is wood, all painted to match the existing building, roof is architectural shingles to match the residence on site.

**Landscape Plan**

The landscape includes existing flood irrigated mature landscape along 15<sup>th</sup> Street and within the back yard of the residence. New landscape is provided for the new building site, with Sissoo, Lantana and Hesperaloe along College Avenue, Mondel Pine, Red Bird of Paradise, Hesperaloe and Lantana along the south perimeter, and Texas Mountain Laurel and Yellow Dot along the east perimeter. There are two existing mature Pecan trees in the parking and building site area, the design keeps one of these trees for additional shade on the parking area and new building. The integration of existing and new landscape will improve the southern portion of the site. The new landscape will be on xeriscape irrigation, reducing water consumption for this portion of

the site, while retaining the mature irrigated landscape along the residential street front. The diverse plant palette blends with the existing neighborhood character.

Section 6-306 D Approval criteria for Development Plan Review (in *italics*)

1. *Placement, form, and articulation of buildings and structures provide variety in the streetscape*; the front house is set back similarly to other houses in the area, the new building in the back is set back from College, as an accessory building, providing depth and variation depending on the street being viewed.
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort*; the building is oriented with landscape to maximize shade on the building and the parking lot.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings*; the materials are compatible to existing materials on site and within the neighborhood.
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings*; the design uses a basement rather than a second story, to maintain the single story character of the lot. The size of the building is smaller than other homes in the neighborhood, taking less building footprint than allowed by zoning.
5. *Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level*; the building is small in scale, has a wainscot, windows and wood trim in character with the existing house.
6. *Building facades provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions*; the building is tucked back on the lot to minimize visual impact to the street, surrounded by landscape, it will soon blend into the existing environment. The materials match the existing structures on site, to create a unified aesthetic.
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage*; seventeen parking spaces (including two in the garage) and fourteen bike spaces are being provided to accommodate meetings on site.
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses*; on-site parking is gated and separated from pedestrian walkways.
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance*; lighting, landscaping and design meet requirements for safety.
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways*; the landscape provides shade, color and variety along College Avenue, a visual buffer to the south and east, and preserves mature landscape on the site. The parking area and building are heavily shaded.
11. *Lighting will be compatible with the proposed building and adjoining buildings and uses, and does not create negative effects*. The design remains residential in character, lighting is required at the drive gate and door to the meeting house, but will be designed to minimize light trespass off-site to the east.

## **Conclusion**

Based on the information provided and the above analysis, staff recommends approval of the requested Development Plan Review. This request meets the required criteria and will conform to the conditions.

## **REASONS FOR APPROVAL:**

1. The project meets the General Plan Projected Land Use and Projected Residential Density for this site.
2. The project will meet the development standards required under the Zoning and Development Code.
3. The proposed project meets the approval criteria for a Development Plan Review.

## **CONDITIONS OF APPROVAL:**

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. THE DECISION-MAKING BODY MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

### **General**

1. A Lot Tie is required for this development and shall be recorded prior to issuance of building permits.
2. The Lot Tie shall be put into proper engineered format with appropriate signature blanks and recorded with the Maricopa County Recorder's Office through the City of Tempe's Community Development Department on or before May 27<sup>th</sup> 2015.

### **Site Plan**

3. Screen all mechanical equipment either on-roof or in yard with walls at least the height of the equipment being enclosed. Verify height of equipment and mounting base to ensure that wall height is adequate to fully screen the equipment. Locate electrical service entrance sections inside the service yard.
4. Provide gates of steel vertical picket, steel mesh, steel panel or similar construction. Where a gate has a screen function and is completely opaque, provide vision portals for visual surveillance. Provide gates of height that match that of the adjacent enclosure walls. Review gate hardware with Building Safety and Fire staff and design gate to resolve lock and emergency ingress/egress features that may be required.
5. Provide upgraded paving at driveway consisting of unit paving. Extend this paving in the driveway from the right-of-way line to 20'-0" on site and from curb to curb at the drive edges. From sidewalk to right-of-way, extend paving to match sidewalk.
6. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings.
7. If using new irrigation system, place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage).
8. Preserve identified existing mature Pecan Tree in place as indicated on plans.
9. Parking gate must remain open during hours when meetings are being held.
10. Residence and existing garage are to remain as built and are not a part of this request.
11. The existing residence is an ancillary use to the Place of Worship, and therefore cannot be rented separately from the other use. Each building must comply with applicable building codes specific to designated occupancy.

### **Floor Plans**

12. Exit Security: Provide visual surveillance by means of fire-rated glazing assemblies from stairs into adjacent circulation spaces.

## **Building Elevations**

13. The materials and colors are approved as presented:  
Roof – Architectural asphalt shingles O.C. Oakridge Driftwood, to match existing building  
Main building – EIFS with painted stucco Sherwin Williams SW2805  
Renwick (beige) Wainscot – Brick veneer to match existing residence  
Windows, Doors & Wrought Iron Fence – Painted Sherwin Williams SW2837 Aurora Brown  
Trim and Eaves – Painted Sherwin Williams SW6126 Navajo White  
Windows – Fixed insulated glass in aluminum frame

Provide main colors and materials with a light reflectance value of 75 percent or less. Specific colors and materials exhibited on the materials sample board are approved by planning staff. Additions or modifications may be submitted for review during building plan check process.

15. Conceal roof drainage system within the interior of the building.
16. Incorporate lighting, address signs, and incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations. Exposed conduit, piping, or related materials is not permitted.
17. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.
18. Upper/lower divided glazing panels in exterior windows at grade level, where lower glass panes are part of a divided pane glass curtain-wall system, shall be permitted only if laminated glazing at these locations is provided.

## **Lighting**

19. This project shall follow requirements of ZDC Part 4, Chapter 8, Lighting, unless otherwise conditioned.
20. Illuminate building entrances from dusk to dawn to assist with visual surveillance at these locations.

## **Landscape**

21. The plant palette is approved as proposed and specified on the landscape plan. Any additions or modifications may be submitted for review during building plan check process.
22. Irrigation notes:
  - a. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½” feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½”. Provide details of water distribution system.
  - b. Locate valve controller in a vandal resistant housing or within the secured area of the yard.
  - c. Hardwire power source to controller (a receptacle connection is not allowed).
  - d. Repair existing irrigation system on site or in the adjacent public right of ways where damaged by work of this project.  
Provide temporary irrigation to existing landscape on site or in these frontages for period of time that irrigation system is out of repair. Design irrigation so that existing plants on site or in frontages is irrigated as part of the reconfigured system at the conclusion of this construction.
23. Include requirement to de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.

24. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.
25. Trees shall be planted a minimum of 12'-0" from any existing or proposed public water or sewer lines located on-site. Trees near the main water or sewer lines located within the right of way shall be planted at least 20'-0" away. Final approval subject to determination by the Public Works, Water Utilities Division.
26. The tree planting separation requirements may be reduced from the waterline upon the installation of a linear root barrier, a minimum of 6'-0" parallel from the waterline, or around the tree. The root barrier shall be a continuous material, a minimum of 0.08" thick, installed 0'-2" above finish grade to a depth of 8'-0" below grade. Final approval subject to determination by the Public Works, Water Utilities Division.

**Signage**

27. Signage is not a part of this request.

## CODE/ORDINANCE REQUIREMENTS:

THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCES THAT PLANNING STAFF OBSERVES ARE PERTINENT TO THIS CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT AND ARE NOT AN EXHAUSTIVE LIST.

- Development plan approval shall be void if the development is not commenced or if an application for a building permit has not been submitted, whichever is applicable, within twelve (12) months after the approval is granted or within the time stipulated by the decision-making body. The period of approval is extended upon the time review limitations set forth for building permit applications, pursuant to Tempe Building Safety Administrative Code, Section 8-104.15. An expiration of the building permit application will result in expiration of the development plan.
- Specific requirements of the **Zoning and Development Code (ZDC)** are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through [www.tempe.gov/zoning](http://www.tempe.gov/zoning) or purchase from Community Development.
- **SITE PLAN REVIEW:** Verify all comments by the Public Works Department, Community Development Department, and Fire Department given on the Preliminary Site Plan Review. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Division will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.
- **STANDARD DETAILS:**
  - Access to Tempe Supplement to the M.A.G. Uniform Standard Details and Specifications for Public Works Construction, at this link: [www.tempe.gov/index.aspx?page=2147](http://www.tempe.gov/index.aspx?page=2147) or purchase book from the Public Works Engineering Division.
  - Access to refuse enclosure details and all other Building Safety forms at this link: [www.tempe.gov/index.aspx?page=1033](http://www.tempe.gov/index.aspx?page=1033). The enclosure details are under Civil Engineering & Right of Way.
- **BASIS OF BUILDING HEIGHT:** Measure height of buildings from top of curb at a point adjacent to the center of the front property line.
- **WATER CONSERVATION:** Under an agreement between the City of Tempe and the State of Arizona, Water Conservation Reports are required for landscape and domestic water use for the non-residential components of this project. Have the landscape architect and mechanical engineer prepare reports and submit them with the construction drawings during the building plan check process. Report example is contained in Office Procedure Directive # 59. Refer to this link: [www.tempe.gov/modules/showdocument.aspx?documentid=5327](http://www.tempe.gov/modules/showdocument.aspx?documentid=5327). Contact Public Works Department, Water Conservation Division with questions regarding the purpose or content of the water conservation reports.
- **HISTORIC PRESERVATION:** State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Contact the Historic Preservation Officer with general questions. Where a discovery is made, contact the Arizona State Historical Museum for removal and repatriation of the items.
- **SECURITY REQUIREMENTS :**
  - Design building entrance(s) to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage opportunity for ambush opportunity. Maintain distances of 20'-0" or greater between a pedestrian path of travel and any hidden area to allow for increased reaction time and safety.
  - Follow the design guidelines listed under appendix A of the Zoning and Development Code. In particular, reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment.
  - Provide method of override access for Police and Fire Department (punch pad or similar) to gated area.

- Provide a security vision panel at service and exit doors (except to rarely accessed equipment rooms) with a 3" wide high strength plastic or laminated glass window, located between 43" and 66" from the bottom edge of the door.
- **ENGINEERING:**
  - Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
  - Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
  - Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
  - 100 year onsite retention required for this property, coordinate design with requirements of the Engineering Department.
- **PARKING SPACES:**
  - Verify conformance of accessible vehicle parking to the Americans with Disabilities Act and the Code of Federal Regulations Implementing the Act. Refer to Building Safety ADA Accessible Parking Spaces Marking/Signage on Private Development details.
  - At parking areas, provide demarcated accessible aisle for disabled parking.
  - Distribute bike parking areas nearest to main entrance(s). Provide parking loop/rack per standard detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.
- **LIGHTING:**
  - Design site security light in accordance with requirements of ZDC Part 4 Chapter 8 (Lighting) and ZDC Appendix E (Photometric Plan).
  - Indicate the location of all exterior light fixtures on the site, landscape and photometric plans. Avoid conflicts between lights and trees or other site features in order to maintain illumination levels for exterior lighting.
- **LANDSCAPE:**
  - Prepare an existing plant inventory for the site and adjacent street frontages. The inventory may be prepared by the Landscape Architect or a plant salvage specialist. Note original locations and species of native and "protected" trees and other plants on site. Move, preserve in place, or demolish native or "protected" trees and plants per State of Arizona Agricultural Department standards. File Notice of Intent to Clear Land with the Agricultural Department. Notice of Intent to Clear Land form is available at [www.azda.gov/ESD/nativeplants.htm](http://www.azda.gov/ESD/nativeplants.htm) . Follow the link to "applications to move a native plant" to "notice of intent to clear land".
- **SIGNS:** Separate Development Plan Review process is required for signs in accordance with requirements of ZDC Part 4 Chapter 9 (Signs). Obtain sign permit for identification signs. Directional signs (if proposed) may not require a sign permit, depending on size. Directional signs are subject to review by planning staff during plan check process.

**HISTORY & FACTS:**

1951	Aerial photography indicates this lot is vacant, with residential developments to the north and west of the site.
December 10, 1959	Building Permit issued for workshop at south end of lot.
1969	Aerial photography indicates the residence to the north end of the site and the existing building to the south end of the site are developed.
July 1, 1971	Campus Crusade for Christ acquired the property.



- April 2, 2009 Community Development Department Zoning Administrator rendered an opinion on whether two separate uses, both allowed per the Zoning and Development Code may coexist on the same R1-6 zoned lot. 'Per Uniform Building Code a Place of Worship is a non-residential use requiring ADA standards for accessible design, commercial occupancy standards and compliance with commercial Zoning and Development Code standards for building design, landscape, lighting and parking. A "dwelling" is a "non" commercial use with residential occupancy standards; not required to provide ADA accessibility or required to comply with the ZDC commercial standards. An R1-6 Residential lot may accommodate a Place of Worship with all applicable commercial standards and a single family residence with all applicable residential standards. The Zoning and Development Code has a provision to allow a "parish house" ancillary to a Place of Worship. A parish house is "church related use" which typically allows members of the clergy or caretakers to reside on the property. The residence, if used as a "parish house", would be ancillary to the remainder of the campus. The house may not be rented separately from the church use.'
- June 6, 2011 Community Development Planning Division staff approved a request to remodel the existing home, add a garage, convert an existing garage to office space and upgrade an existing accessory building. After further discussions with Planning and Building Safety staff regarding commercial requirements for the property, the owners decided to remove the existing workshop, built in 1959, and replace it with a building that meets current building codes.
- June 12, 2012 Development Review Commission approved a Development Plan Review for a new one-story accessory building with basement totaling approximately 3,456 square feet on 1.6 net acres, including site plan, landscape plan and building elevations. The project was not constructed and the approval expired.

**ZONING AND DEVELOPMENT CODE REFERENCE:**

Section 6-306, Development Plan Review

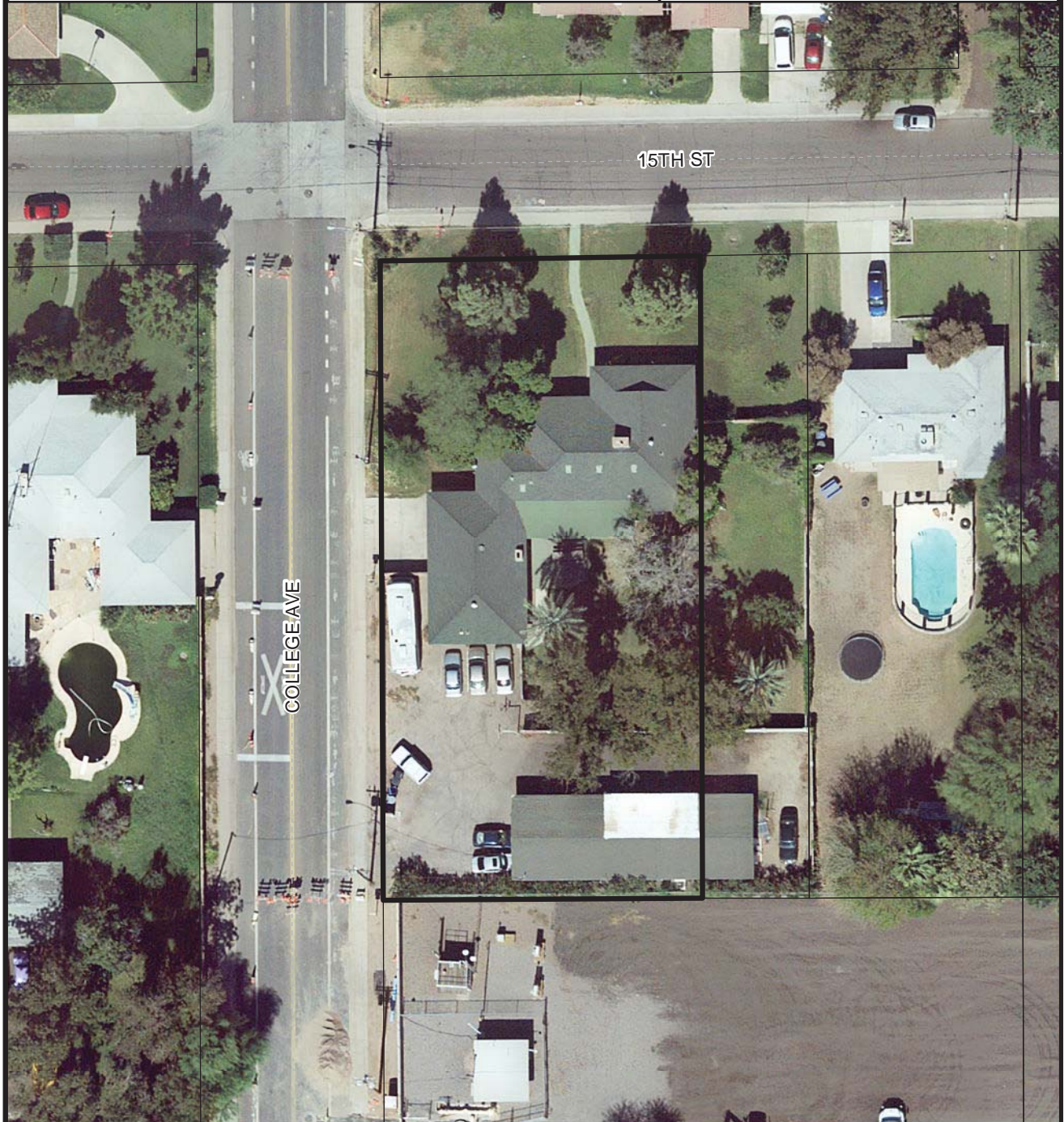


**DEVELOPMENT PROJECT FILE**  
for  
**CAMPUS CRUSADE FOR CHRIST**

**ATTACHMENTS:**

1. Location Map
2. Aerial
3. Letter of Explanation
4. Site Plan
5. Landscape Plan
6. Elevation
7. Color Elevations
8. Floor Plan
9. Materials



**CAMPUS CRUSADE FOR CHRIST****PL140124****Aerial Map**

LETTER OF INTENT

The intent of the submittal is to reduce the scope of what was previously approved.

The previous project had a basement and exterior courtyard at the basement level. The building footprint was smaller.

This new proposed building for a new training room and administrative offices is a single story with an exterior design pretty much similar to the previously approved building. It will match the colors and materials of the existing residence on site. Nothing else on the site changes from previously approved site plan.

Basically, everything south of the South end of the existing garage will be redeveloped and will meet ordinances and the building codes.

New landscaping will be done in the redeveloped areas per Landscape Plan and will also be consistent with the rest of the site.

All of the existing screen walls in this area will be rebuilt to accommodate the new development and a new gate provided to secure the back area of the site.

We believe the proposed building and work involved will provide a great improvement to this site. It will be compatible with the rest of the site and the neighborhood.

Sincerely,

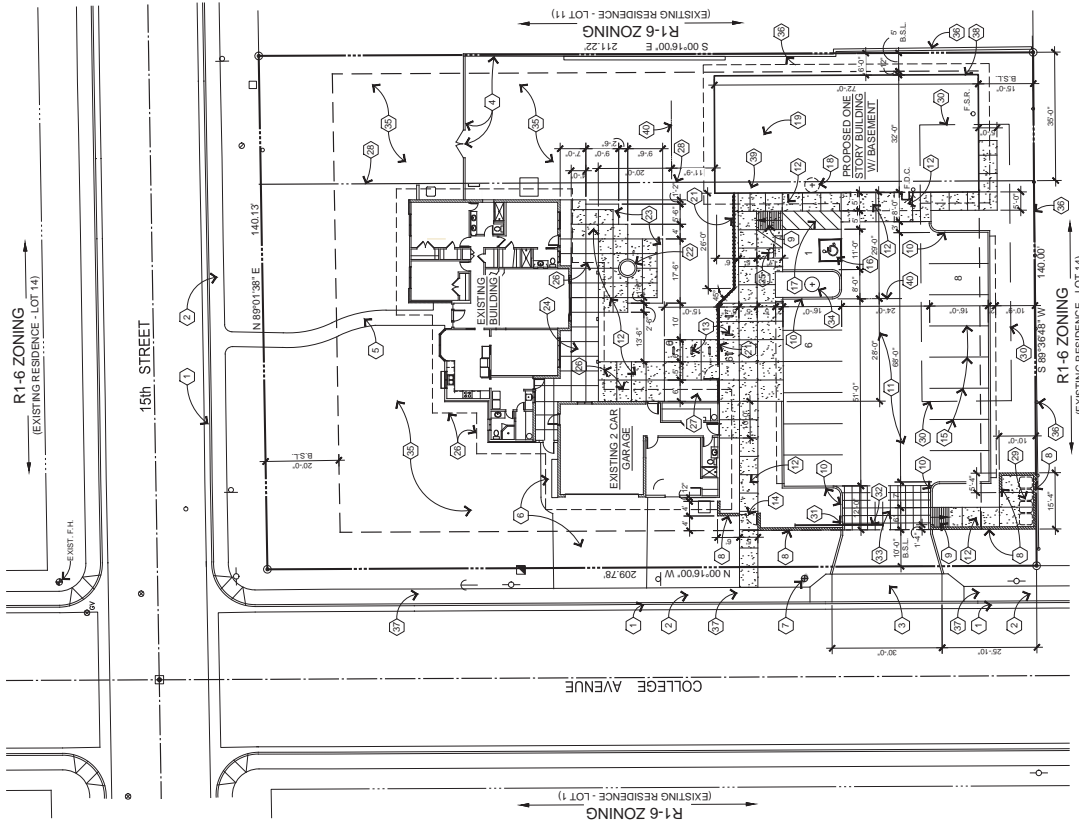


Robert B. Winton

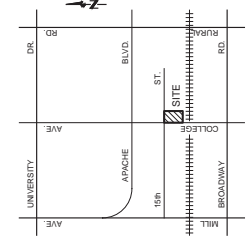
WINTON ARCHITECTS, INC.

**SITE PLAN REMARKS**

1. Existing 4" concrete sidewalk.
2. Existing concrete sidewalk.
3. New concrete drive per City of Tempe Standards.
4. Existing 6" base and 3" top to remain.
5. Existing concrete sidewalk to remain.
6. Existing concrete drive and sidewalk to remain.
7. New fire hydrant per Civil drawings.
8. New 6" High 8" Frost Guard CMU per detail, Sheet SP-2.
9. Ramp asphaltum 1:12. Provide scored ramp.
10. 6" concrete cutting per Civil drawings.
11. Asphalt paving per Civil drawings.
12. New 4" concrete sidewalk. Maximum score joints to 5'-0" o.c.
13. Block and concrete pad per detail, Sheet SP-2. (8" space in each direction).
14. 4" wide yellow painted diagonal striping at 24" o.c. and 12" in pavement.
15. 4" wide white painted parking striping.
16. Accessible symbol painted on the pavement per Detail, Sheet SP-2.
17. 4" wide yellow painted diagonal striping at 24" o.c. and 12" in pavement.
18. Remove existing pocket hole.
19. Not used.
20. Not used.
21. 6" high wrought iron fencing. See Elevation, Sheet SP-2.
22. 5" diameter concrete fire pit detail, Sheet SP-2.
23. CMU concrete bench per detail, Sheet SP-2.
24. Existing concrete sidewalk to remain.
25. Accessible signage per detail, Sheet SP-2.
26. Line of existing roof overhang.
27. Landscape planter.
28. Existing property line to be combined as one lot.
29. Train contractors by Owner.
30. Existing building footprint. Demo building.
31. 1'-6" wide set cutting for gate.
32. 24" x 6" x 6" sliding wrought iron gate. Provide lock and F.D. Knox Box.
33. Colored concrete with score joints at 3'-0" o.c., each way.
34. Provide 1/2" high curb. Place back at lower level for vertical position access.
35. Existing board regarding to remain as is.
36. Existing fencing to remain.
37. Sidewalk to replace any broken curb, gate or sidewalk openings at the walls is 15%.
38. Provide One hour F.R. wall. Minimum area of protected openings at the walls is 15%.
39. Not used.
40. Imaginary property line for Civil purposes.
41. Not used.



**SITE PLAN**  
SCALE: 1/16" = 1'-0"



**VICINITY MAP**  
SCALE: N.T.S.

**PROJECT DATA**

**ADDRESS:** 206 E. 15th Street  
**ZONING:** R1-6 (No Overlay)  
**PARCEL SIZE:** 26,400 S.F. (1.6 Acres) Net  
**BUILDING AREAS:** Existing 2-Car Garage = 1,070 S.F.  
 Proposed 3-Story Training Building = 2,334 S.F.  
 Total = 3,404 S.F.

**LOT COVERAGE:** 61.5402, 40% = 20.39%  
**GENERAL PLAN 2000 REQUIREMENTS:** Proposed Land Use: Residential  
 Existing Building: Cultural Resource Area  
**EXISTING USES:** Residential  
**OCCUPANCY USE:** AS-3, Mixed-Use (Approved) B-3

**ALLOWABLE BUILDING AREA:** AS - 6,000 S.F. (Basic) + 1,800 S.F. (From corner setbacks, from street separation with adjacent lot)  
**HEIGHT OF BUILDING:** 14-27' Single Story  
**CONSTRUCTION:** IBA, IBAES, NFPA 13  
**SEWER:** 1, D.U. 3 Bedroom

**PARKING REQUIRED:** Existing 3 BR (Minimum) (Admin) = 2 Spaces  
 Existing 2 BR (Minimum) (Admin) = 4 Spaces  
 New 3 BR (Training) = 12 Spaces  
 Total = 18 Spaces

**PARKING PROVIDED:** 17 Spaces (See 8 W Pln)  
**BIKE/PEDALING PROVIDED:** 14 Spaces  
**OCCUPANT LOAD:** Administration: 750/100 = 8  
 Assembly: 950/20 = 48  
 Support: 100/20 = 5  
 TOTAL: 128

**LEGAL DESCRIPTION:** University Park Addition to the City of Tempe, Recorded April 6, 1945, 11.14 Acres in the South 100' of Section 10, T22N, R11E, M1E, Arizona 85014  
**OWNER:** Campus Crusade for Christ  
 206 E. 15th Street  
 Tempe, AZ 85281

**SCOPE OF WORK:** It is the intent of our Client not to do any work on the existing 3 Bedroom Residence and the 2 existing 2 Bedroom Residence. The new 3-story building will be located on the South end of the garage to the South property lines where the Scope of Work would be shown. When that area, we would be demolishing the existing Training Building and provide a new 3-story Training Building. The new building will include new parking, landscape and applicable improvements within the South portion of the Site.

**LANDSCAPE % COMPLETE:** 0.03%



**Winton architects, inc.**  
 1110 E. Missouri Ave., Suite 800, Phoenix, Arizona 85014  
 (602) 230-9778  
 (602) 265-9739



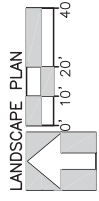
**NEW TRAINING ROOM / ADMINISTRATION OFFICES**  
**CAMPUS CRUSADE for CHRIST**  
 205 E. 15th ST. TEMPE, ARIZONA  
**LOGOS BUILDERS**

job no. 11129  
 drawn MGO  
 approved RBV  
 date 04/22/14  
 revisions

**SP-1**

# LANDSCAPE LEGEND

- PINUS ELDIRICA
- MONDEL PINE
- 24" BOX
- DALBERGIA SISSO
- SISSO TREE
- 24" BOX
- EXISTING PLANT MATERIAL TO BE PROTECTED ON SITE
- SOPHORA SECUNDFLORA
- TEXAS MOUNTAIN LAUREL
- 24" BOX
- CAESALPINIA PULCHERRIMA
- RED BIRD OF PARADISE
- 5 GALLON
- HESPERALOE PARVIFLORA
- RED YUCCA
- 5 GALLON
- ROSEMARINUS PROSTRATA
- DWARF ROSEMARY
- 5 GALLON
- LANTANA MONTEVDENSIS
- TRAILING PURPLE LANTANA
- 5 GALLON
- SOPHORA SECUNDFLORA
- TEXAS MOUNTAIN LAUREL
- 15 GALLON
- WEDELIA TRILOBATA
- YELLOW DOT WEDELIA
- 1 GALLON
- MATCH EXISTING ON SITE
- DECOMPOSED GRANITE
- 27" DEPTH IN ALL LANDSCAPE AREAS



## LANDSCAPE NOTES

THE ENTIRE SITE WILL BE MAINTAINED IN ACCORDANCE WITH TEMPE STANDARDS.

ALL PARKING LOT FINGERS WILL RECEIVE (1) 15 GALLON TREE AND (9) 5 GALLON SHRUBS PER SINGLE ROW OF PARKING.

ALL PLANT MATERIAL WITHIN THE CITY OF TEMPE SIGHT DISTANCE TRIANGLES ARE TO BE SELECTED FROM THE TEMPE APPROVED SIGHT DISTANCE TRIANGLE LIST.

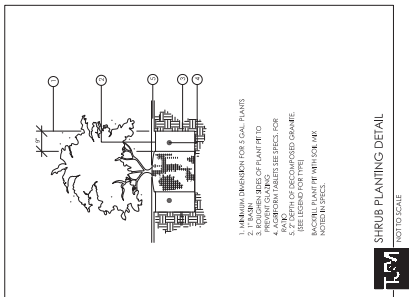
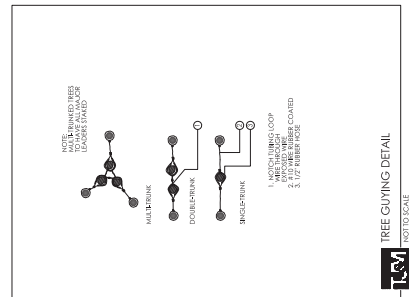
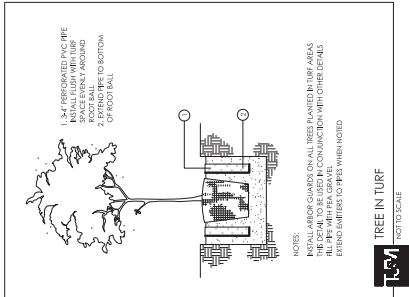
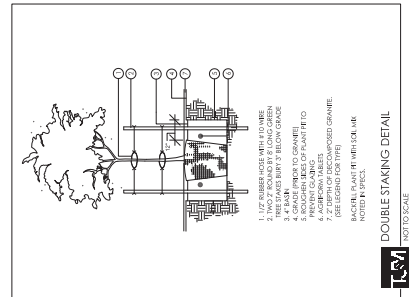
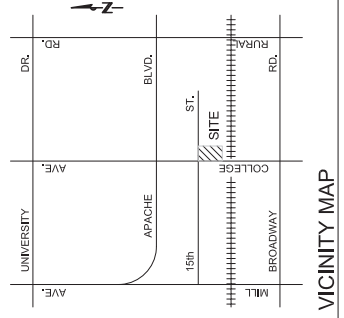
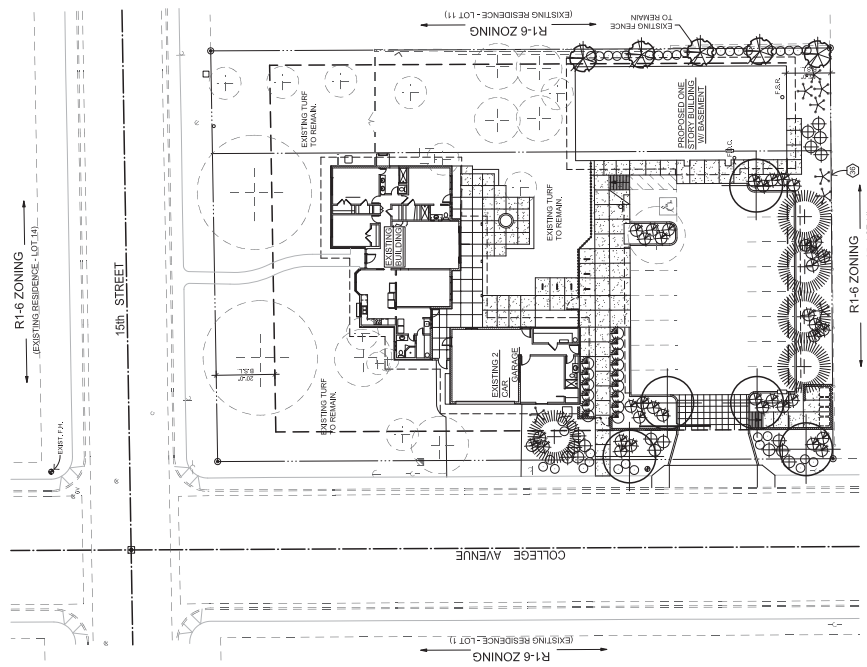
ALL LANDSCAPE AREAS WILL BE TOP-DRESSED WITH A 2" DEPTH OF DECOMPOSED GRANITE.

NO RIVER ROCK PERMITTED UNLESS 2/3 OF EACH STONE IS EMBEDDED IN CONCRETE

TREES WILL BE PLACED AS TO NOT INTERFERE WITH PARKING LOT LIGHTS.

NO OLEANDER HEDGES WILL BE USED IN PARKING LOT AREAS.

**T.J. McQUEEN & ASSOCIATES, INC.**  
 LANDSCAPE ARCHITECTURE  
 STATE OF ARIZONA  
 LICENSE NO. 111129  
 8433 Emerald Hills, Suite 401  
 Scottsdale, Arizona 85250  
 P. (602) 265-9778 F. (602) 265-9739  
 E-MAIL: tj@tjma.com





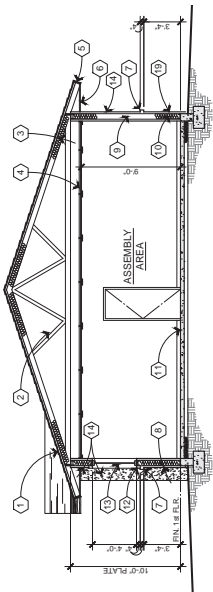
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 1110 E. Missouri Ave., Suite 800, Phoenix, Arizona 85014  
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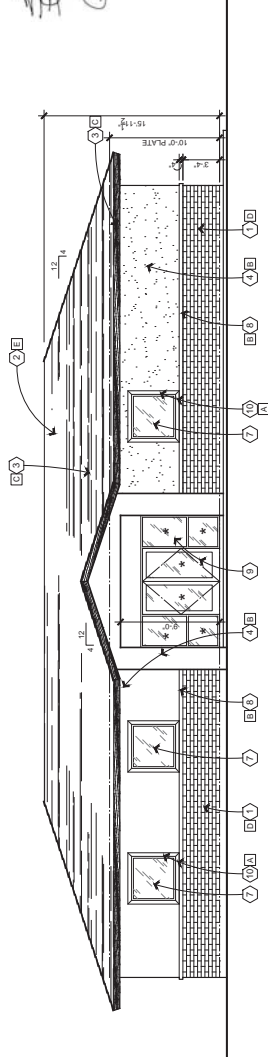
A-3



**A CROSS SECTION**  
 SCALE: 3/16" = 1'-0"

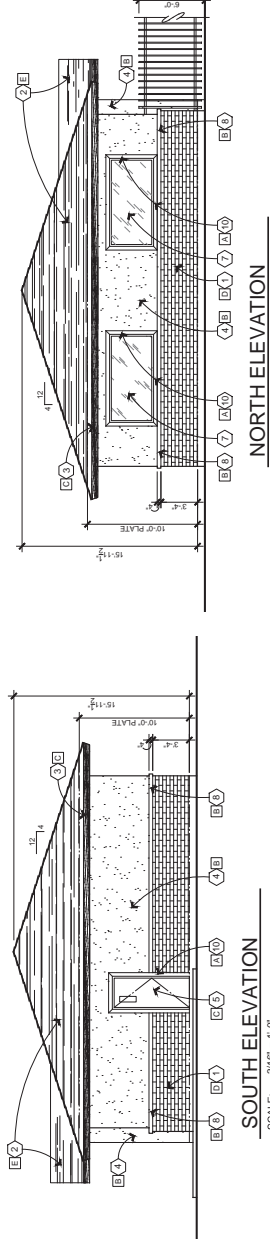
**CROSS SECTION KEYNOTES**

- 1 Architectural heights to match existing residence.
- 2 Perish wood trusses per Structural drawings.
- 3 Batt insulation (R-30) installed snug to roof deck.
- 4 Acoustical ceiling tile in T-Bar suspension system.
- 5 2 x 10 wood joists, painted or stained to match existing residence.
- 6 5/8" exterior drywall soffit.
- 7 4" High by 2" deep EIFS pop out band.
- 8 Brick veneer attached to match existing residence. Where shown on exterior elevations.
- 9 5/8" x 10" steel on 6" metal studs.
- 10 Batt insulation (R-19).
- 11 4" concrete slab over 4" abc.
- 12 1.4 wood trim.
- 13 Fixed insulating glass in aluminum frames.
- 14 EIFS on high insulation.



**WEST ELEVATION**  
 SCALE: 3/16" = 1'-0"

\* INDICATES TEMPERED GLASS



**SOUTH ELEVATION**  
 SCALE: 3/16" = 1'-0"

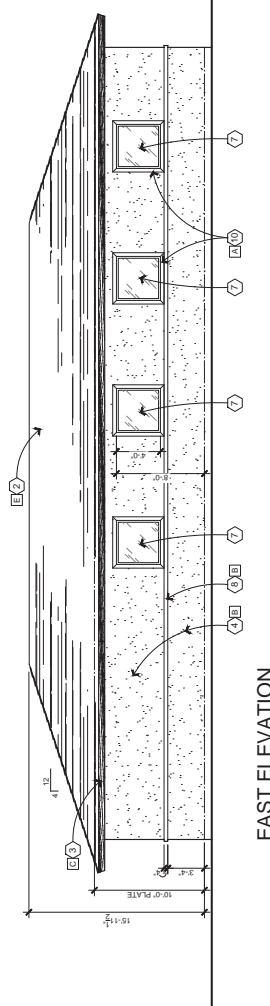
**NORTH ELEVATION**  
 SCALE: 3/16" = 1'-0"

**EXTERIOR ELEVATION KEYNOTES**

- 1 Brick veneer w/aircoat.
- 2 Angled angles, architectural style to match existing building.
- 3 Wood fascia, stain grade or painted.
- 4 EIFS on high insulation.
- 5 Metal doors per Door Schedule.
- 6 6" high weight bearing per SP-1.
- 7 Fixed insulating glass in aluminum frames.
- 8 4" High by 2" deep EIFS pop out band.
- 9 Fixed insulating stormfront glass in aluminum frames.
- 10 4" wood trim.

**EXTERIOR PAINT COLORS/FINISHES**  
 (Paint by Sherwin Williams)

- A SW6126 Navajo White Pearl at Eaves and trim
- B SW2005 Retreat Ridge at stucco
- C SW2837 Aurora Brown at Doors, Windows and wrought iron fencing
- D Brick veneer to match existing residence
- E O.C. Caliente Dulledwood sepiat shingle. Architectural tile to match existing



**EAST ELEVATION**  
 SCALE: 3/16" = 1'-0"





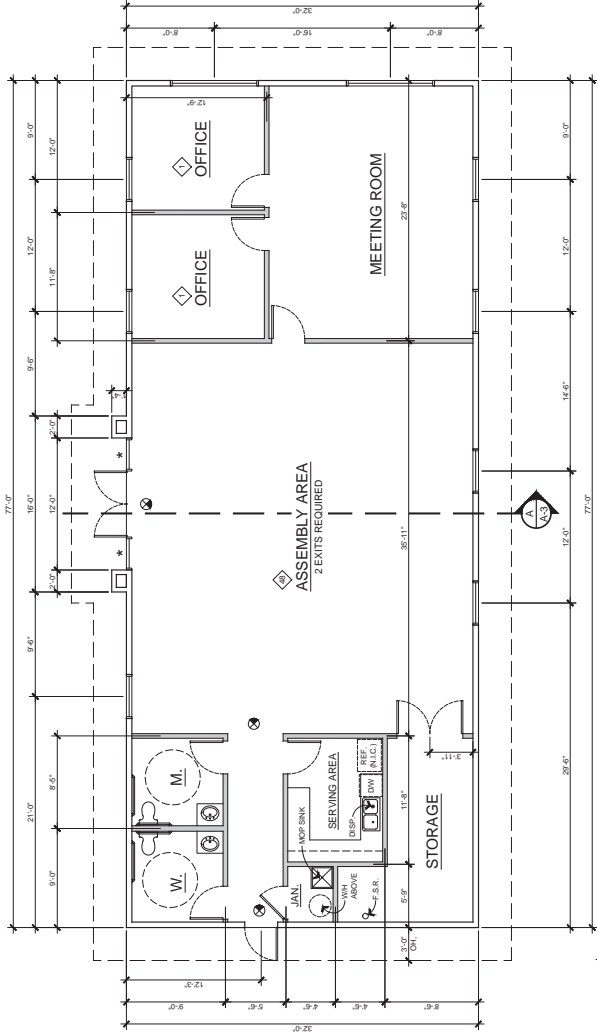
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**FLOOR PLAN**  
 SCALE: 3/16" = 1'-0" 2,464 SQ. FT.  
 \* INDICATES TEMPERED GLASS  
 ◇ INDICATES OCCUPANT LOAD FOR EACH ROOM

CAMPUS CRUSADE

205 E. 15<sup>th</sup> STREET

FL 110027

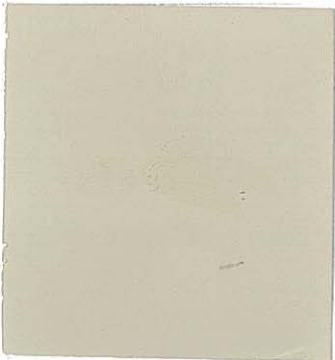
MATERIAL BOARD

A



SW 6126  
NAVAJO WHITE

B



SW 2805  
RENWICK BEIGE

C



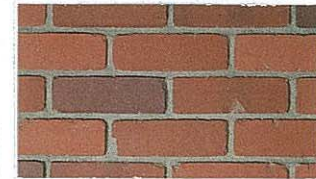
SW 2837  
AURORA BROWN

E



O.G. DAKRIDGE  
DRIFTWOOD ASPHALT  
SHINGLE

D



BRICK TO MATCH  
EXISTING RESIDENCE

NOTES 1. PAINT BY SHERWIN WILLIAMS

2. SHINGLES TO MATCH EXISTING RESIDENCE