

Staff Summary Report



Development Review Commission Date: 06/12/12

Agenda Item Number: 4

SUBJECT: Hold a public meeting for a Development Plan Review for CAMPUS CRUSADE FOR CHRIST, located at 205 E. 15th Street.

DOCUMENT NAME: DRCr_CampusCrusade_061212 PLANNED DEVELOPMENT (0406)

COMMENTS: Request for CAMPUS CRUSADE FOR CHRIST (PL110027) (Teresa Perrine, Campus Crusade for Christ, property owner; Robert Winton, Winton Architects, applicant) consisting of the removal of an existing accessory building and construction of a new one-story accessory building with basement totaling approximately 3,456 s.f., on 1.6 net acres), located at 205 E. 15th Street in the R1-6 District. The request includes the following:

DPR12070 – Development Plan Review including site plan, building elevations, and landscape plan.

PREPARED BY: Diana Kaminski, Senior Planner (480-858-2391)

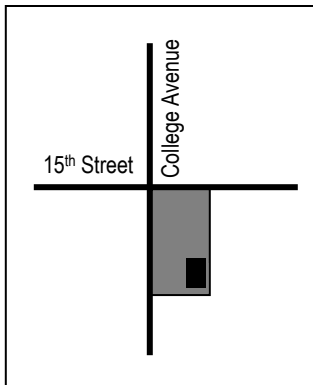
REVIEWED BY: Lisa Collins, Community Development Deputy Director (480-350-8989)

LEGAL REVIEW BY: N/A
DEPARTMENT REVIEW BY: N/A

FISCAL NOTE: There is no fiscal impact on City funds.

RECOMMENDATION: Staff – Approval, subject to conditions

ADDITIONAL INFO:



The property has an existing residence and garage that will remain, the existing building at the south of the property will be removed and replaced with the proposed new building.

Gross/Net site area	.685 acres
Total Building area	7,306 s.f. (including house and garage and basement)
	5,578 building area on site, excluding basement
Lot Coverage	18.9 % (45% maximum allowed)
Building Height	14 ft 3 in (30 ft maximum allowed)
Landscape Area	50.3%
Building Setbacks	20' front, 5' side (6' buffer required), 10' street side, 15' rear
Vehicle Parking	17 spaces (including garage)
Bicycle Parking	14 spaces for new community building

A neighborhood meeting was not required with this application.

PAGES:

1. List of Attachments
- 2-3. Comments
- 4-6. Reason for Approval / Conditions of Approval
7. History & Facts / Zoning & Development Code Reference

ATTACHMENTS:

1. Location Map
2. Aerial Photo
3. Letter of Explanation
4. Cover Sheet
5. Site plan
6. Floor plans
7. Building Sections and Elevations
8. Landscape Plan
9. Preliminary Grading & Drainage Plan
10. Details
11. Color Elevations
12. Materials
13. Shade Study

COMMENTS:

This site is located on the south east corner of 15th 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 or Subdivision Plat 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.

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 single-story 1,728 s.f. building with a 1,728 s.f. basement is 3,456 s.f. and 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 7,306 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 Subdivision Plat or Lot Tie, to combine the two parcels into one.

PUBLIC INPUT

A neighborhood meeting is not required for this request. To date, staff has received one inquiry about the proposed project from a resident.

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 heavily 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 15th 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 ground. 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 15th Street and within the back yard of the residence. New landscape is provided for the new building site, with Southern Live Oak, Lantana and Hesperaloe along College Avenue, Mondel Pine, Ermophila Bush and Red Bird of Paradise along the south perimeter, and Texas Mountain Laurel 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

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 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.

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. An amended Subdivision Plat is required for this development and shall be recorded prior to issuance of building permits.
2. The Subdivision Plat 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 June 19th, 2013. Failure to record the plat on or before June 19th, 2013, within one year of City Council approval, shall make the plat null and void.

DPR12070 CONDITIONS OF APPROVAL

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 line, extend concrete 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). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.
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.

14. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
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.

- 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 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 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. 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:** (residential portion is exempt, new building area is not exempt) 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. 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 to 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 Department (punch pad or similar) to gated area.
- **ENGINEERING:**
 - 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.
- **REFUSE:** Roll-out refuse and recycling containers indicated on site plan is exclusively for refuse.

- **DRIVEWAYS:**
 - Construct driveways in public right of way in conformance with Standard Detail T-320.
 - Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult "Corner Sight Distance" leaflet, available from Traffic Engineering if needed. Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.
- **PARKING SPACES:**
 - Verify conformance of accessible vehicle parking to the Americans with Disabilities Act of 1990 (42 U.S.C.A. §12101 ET SEQ.) and the Code of Federal Regulations Implementing the Act (28 C.F.R., Part 36, Appendix A, Sections 4.1 and 4.6). Refer to Standard Detail T-360 for parking layout and accessible parking signs.
 - 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 . 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:

March 29, 1945	University Park Addition Subdivision was approved by City Council.
September 23, 1959	Building Permits issued for workshop to be constructed in rear portion of lot.
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.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review

CAMPUS CRUSADE FOR CHRIST

PL110027



Location Map



CAMPUS CRUSADE FOR CHRIST (PL110027)

April 23, 2012

Diana Kaminski, Senior Planner
City of Tempe
Community Development Department
31 East 5th Street
Tempe, AZ 85281

**RE: Development Review Commission Submittal
Letter of Explanation**

Diana:

It is the intent of our client to demolish the existing Training Building and to construct a new one-story Training Building with a basement at the SEC of the site.

The other item they will not be doing is to do any work on the existing Three Bedroom Residence and the two car garage.

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

The new Training Building will match colors and some materials of the existing residence and will be consistent with the existing buildings for scale and finishes.

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.

PERMIT AND AS-BUILT INFORMATION
AS-BUILT INFORMATION IS REQUIRED FOR THE FOLLOWING: SEWER, WATER, PAVING, DRIVEWAY/ALLEY ENTRANCE, STREET LIGHTS, FLOODPLAIN, OTHER: _____
PERMITS REQUIRED FOR THE FOLLOWING: SEWER, WATER, PAVING, DRIVEWAY/ALLEY ENTRANCE, STREET LIGHTS, FLOODPLAIN, OTHER: _____
PROJECT # _____ DATE: _____
INSPECTOR: _____

APPROVAL FOR OFFSETS AND DRAINAGE ONLY
JOB NUMBER 11-038
DATE: _____
ENGINEER: _____

ESTIMATED QUANTITIES (RIGHT-OF-WAY ONLY)
ITEM QUANTITY UNIT
WATER SERVICES EA 1
WATER USE FEE EA 1
DRAINAGE OF ALLEY ENTRANCE EA 1
PAVING SY 5
SEWER SERVICES-TESTING-INSPECTION EA 1
4" DRILL/7/8P EA 1
NOTE: RETENTION IS EXISTING, NO NEW GRADING FOR RETENTION IS REQUIRED, AND ARE NOT TO BE USED FOR BIDDING PURPOSES.

ESTIMATED QUANTITIES
ITEM QUANTITY UNIT
WATER SERVICES EA 1
WATER USE FEE EA 1
6" DRILL/7/8P EA 1
REFUSE ENCLOSURE EA 1

SHEET INDEX
COVER SHEET
DRAINAGE PLAN 1
UTILITY PLAN 3

BENCHMARK
MONUMENT AT THE INTERSECTION OF COLLEGE AVENUE AND 15TH
BRIDGE DRAINAGE MONUMENT AT THE INTERSECTION OF COLLEGE AVENUE AND 15TH
ELEVATION=164.68 (CITY OF TEMPE DATUM)

SITE TBM
BRASS CAP FLUSH AT THE INTERSECTION OF COLLEGE AVENUE AND 15TH
ELEVATION=163.00 (CITY OF TEMPE DATUM)

ENGINEER'S NOTES:
1. THESE PLANS ARE SUBJECT TO THE INTERPRETATION OF INTENT BY THE ENGINEER, ANYONE WHO TAKES IT UPON THEMSELVES THE INTERPRETATION OF THE DRAWINGS OR MAKE REVISIONS TO THE SAME WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER.
2. THE ESTIMATED QUANTITIES SHOWN ARE FOR INFORMATION PURPOSES ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE QUANTITIES AND ACCURACY OF A DETAILED ESTIMATE BASED ON THESE PLANS.
3. ALL EXISTING UTILITIES SHOWN ON THESE PLANS ARE BASED ON THE MOST RECENT RECORD DRAWINGS ON FILE AT THE CITY OF TEMPE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
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CITY OF TEMPE - SEWER AND WATER PLAN NOTES
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CITY OF TEMPE - ON-SITE DRAINAGE PLAN NOTES
1. A PUBLIC WORKS PERMIT ISSUED BY THE ENGINEERING DIVISION SHALL BE REQUIRED FOR THE ON-SITE DRAINAGE OF THE PROJECT.
2. PRIOR TO ACCEPTANCE THE OWNER/DEVELOPER SHALL FURNISH THE FOLLOWING:
a. A LETTER FROM THE CITY ENGINEER APPROVING THE PROPOSED ON-SITE DRAINAGE PLAN.
b. A LETTER FROM THE CITY ENGINEER APPROVING THE PROPOSED ON-SITE DRAINAGE PLAN.
c. A LETTER FROM THE CITY ENGINEER APPROVING THE PROPOSED ON-SITE DRAINAGE PLAN.
3. THIS IS TO CERTIFY THAT AN ACTUAL FIELD SURVEY WAS MADE UNDER MY SUPERVISION OF THE SUBJECT SITE AND THAT FINISH FLOOR AND RETENTION ELEVATIONS ARE THE TRUE "AS-BUILT" CONDITIONS, AND THEY MEET OR EXCEED THE ORIGINAL REQUIREMENTS AS SHOWN ON THIS APPROVED PLAN.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
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CITY OF TEMPE - PAVING PLAN NOTES
1. NO PAVING CONSTRUCTION SHALL BE STARTED UNTIL ALL UNDERGROUND UTILITIES WITHIN THE ROADWAY PRIOR ARE COMPLETED.
2. THE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER, INCLUDING THE DESIGN, CONSTRUCTION, INSPECTION, MONITORING AND MAINTENANCE OF THE SYSTEM. A DEED RESTRICTION DESCRIBING THE SYSTEM SHALL BE FILED WITH THE MARICOPA COUNTY RECORDER TO BE A PART OF THE PUBLIC RECORD. THE DEED RESTRICTION CANNOT BE REMOVED OR ABANDONED WITHOUT THE WRITTEN APPROVAL OF THE CITY OF TEMPE.
3. GUTTERS WILL BE WATER TESTED IN THE PRESENCE OF THE CITY ENGINEER OR HIS AUTHORIZED REPRESENTATIVE TO INSURE PROPER DRAINAGE PRIOR TO FINAL APPROVAL BY THE ENGINEERING DIVISION.
4. EXISTING CURBS, GUTTERS, TERMINATION AND OVERLAP, IF NECESSARY, MAY BE DETERMINED IN THE FIELD BY THE ENGINEER.
5. UNDERGROUND STREET LIGHT AND TRAFFIC SIGNAL CABLES SHALL BE INSTALLED AS PART OF THE OFFSITE IMPROVEMENTS. NEW FOUNDATIONS FOR TRAFFIC SIGNAL POLES SHALL BE POURED FAR ENOUGH IN ADVANCE TO ALLOW SUFFICIENT TIME FOR CONCRETE CURING AND FOR SCHEDULING THE RELOCATION OF THE EXISTING TRAFFIC SIGNALS.

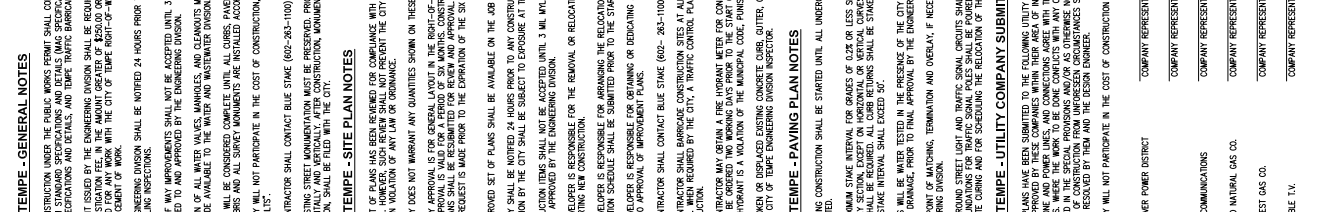
CITY OF TEMPE - UTILITY COMPANY SUBMITTALS
1. THESE PLANS HAVE BEEN PREPARED BY THE ENGINEER AND THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THESE PLANS. THE ENGINEER IS NOT RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THESE PLANS. THE ENGINEER IS NOT RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THESE PLANS.
2. THE CITY WILL NOT PARTICIPATE IN THE COST OF CONSTRUCTION OR UTILITY RELOCATION.
SALT RIVER POWER DISTRICT
COMPANY REPRESENTATIVE CONTACTED: _____ DATE: _____
SUNRIWA
COMPANY REPRESENTATIVE CONTACTED: _____ DATE: _____
QUEST COMMUNICATIONS
COMPANY REPRESENTATIVE CONTACTED: _____ DATE: _____
E PASO NATURAL GAS CO.
COMPANY REPRESENTATIVE CONTACTED: _____ DATE: _____
SOUTHWEST GAS CO.
COMPANY REPRESENTATIVE CONTACTED: _____ DATE: _____
COK CABLE TV.
COMPANY REPRESENTATIVE CONTACTED: _____ DATE: _____

CITY OF TEMPE - GENERAL NOTES
1. ALL CONSTRUCTION UNDER THE PUBLIC WORKS PERMIT SHALL CONFORM TO THE MARICOPA ASSOCIATION OF GOVERNMENTS UNIFORM STANDARD SPECIFICATIONS AND DETAILS, AND TEMPORARY TRAFFIC BARRICADE MANUAL.
2. A PERMIT ISSUED BY THE ENGINEERING DIVISION SHALL BE REQUIRED FOR ALL WORK IN THE CITY OF TEMPE. THE PERMIT FEE IS \$200.00. THE PERMIT FEE IS \$200.00. THE PERMIT FEE IS \$200.00.
3. THE ENGINEERING DIVISION SHALL BE NOTIFIED 24 HOURS PRIOR TO STARTING THE DIFFERENT PHASES OF CONSTRUCTION FOR SCHEDULING PURPOSES.
4. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 30 DAYS FROM THE DATE OF PERMIT ISSUANCE. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 30 DAYS FROM THE DATE OF PERMIT ISSUANCE.
5. LOCATION OF ALL WATER MAINS, MANHOLES, AND CLEANOUTS MUST BE REFERENCED AT ALL TIMES DURING CONSTRUCTION AND MADE AVAILABLE TO THE WATER AND WASTEWATER DIVISION.
6. NO WORK SHALL BE CONSIDERED COMPLETE UNTIL ALL CURBS, SIDEWALKS, AND DRIVEWAYS HAVE BEEN SWEPT CLEAN OF ALL DIRT AND DEBRIS AND ALL SURFING MATERIALS ARE REMOVED FROM THE JOB SITE.
7. "AS-BUILT" DRAWINGS SHALL BE SUBMITTED TO THE CITY ENGINEER WITHIN 30 DAYS OF COMPLETION OF CONSTRUCTION.
8. THE CONTRACTOR SHALL CONTACT BLUE STAKE (602-263-1100) 48 HOURS PRIOR TO CONSTRUCTION.
9. ALL EXISTING STREET DIMENSIONS SHALL BE PRESERVED PRIOR TO CONSTRUCTION. DIMENSIONS WILL BE REFERENCED TO ELEVATION SHALL BE FILED WITH THE CITY.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.

CITY OF TEMPE - SITE PLAN NOTES
1. THIS SET OF PLANS HAS BEEN REVIEWED FOR COMPLIANCE WITH CITY REQUIREMENTS PRIOR TO ISSUANCE OF CONSTRUCTION PERMIT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2. THE CITY DOES NOT WARRANT ANY QUANTITIES SHOWN ON THESE PLANS.
3. THE CITY ENGINEER IS NOT RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THESE PLANS. THE CITY ENGINEER IS NOT RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THESE PLANS.
4. THIS PERMIT IS VALID FOR A PERIOD OF SIX MONTHS. CONSTRUCTION PERMITS SHALL BE OBTAINED DURING THIS PERIOD OR THIS PERMIT WILL BE FORFEITED. A FURTHER EXTENSION MAY BE GRANTED UPON REQUEST.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
6. AN APPROVED SET OF PLANS SHALL BE AVAILABLE ON THE JOB SITE AT ALL TIMES.
7. THE CITY SHALL BE NOTIFIED 24 HOURS PRIOR TO ANY CONSTRUCTION WORK COMMENCED WITHOUT INSPECTION BY THE CITY ENGINEER.
8. THE DEVELOPER IS RESPONSIBLE FOR ARRANGING THE RELOCATION AND ASSOCIATED COSTS OF ALL UTILITIES, A UTILITY RELATION SCHEDULE SHALL BE SUBMITTED PRIOR TO THE START OF NEW CONSTRUCTION.
9. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING OR REDUCING ALL REQUIRED RIGHT-OF-WAY AND EASEMENTS TO THE CITY PRIOR TO APPROVAL OF IMPROVEMENTS.
10. THE CONTRACTOR SHALL CONTACT BLUE STAKE (602-263-1100) 48 HOURS PRIOR TO CONSTRUCTION.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
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13. ALL OPEN OR EXPOSED EXISTING CONCRETE CURBS, GUTTERS, OR SIDEWALKS SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE CITY ENGINEERING DIVISION INSPECTOR.

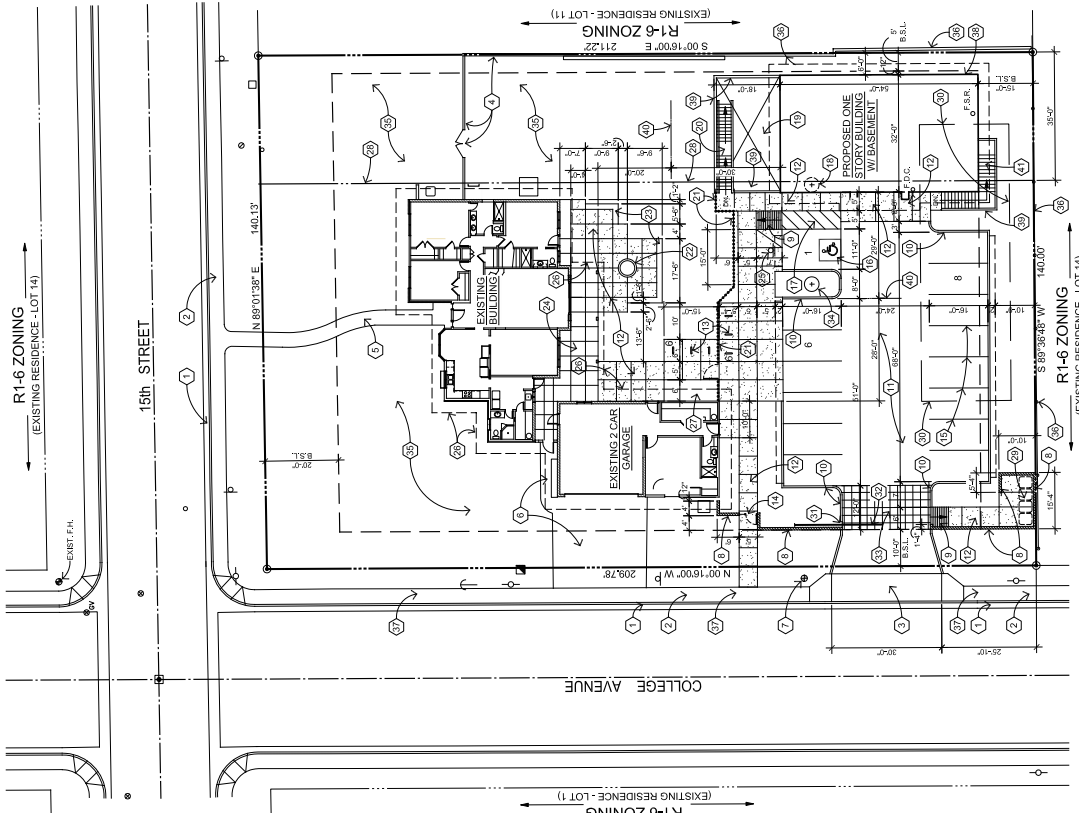
OWNER
CAPRUS CRUSADERS FOR CHRIST, INC.
205 E. 15TH ST.
PHOENIX, AZ 85282
ARCHITECT
CIVIL ENGINEER
ATIN CLAYTON GAMER, P.E., LIC.
2054 E. MONROE ST., SUITE 200
PHOENIX, AZ 85282
PHONE: 480-292-2673
CELL: 480-292-9786
WWW.GAMERGROUP.COM

REVISION
DATE
DATE

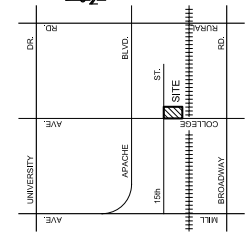


SITE PLAN KEYNOTES

- 1 Existing 4" concrete cut curb.
- 2 Existing concrete sidewalk.
- 3 New concrete drive per City of Tempe's Standards.
- 4 Existing 6" fence and gates to remain.
- 5 Existing concrete sidewalk to remain.
- 6 Existing concrete drive and sidewalk to remain.
- 7 New 6" High, 8" Anchored CMU per detail, Sheet SP-2.
- 8 Ramp to maximum 5:12. Provide corner ramp.
- 9 Asphalt paving per Call drawings.
- 10 6" concrete curbing per Call drawings.
- 11 New 4" concrete sidewalk. Maximum slope shall be 5:07 %.
- 12 Blue notes and concrete seal per detail, Sheet SP-2.
- 13 6" spacer in steel post/iron.
- 14 4" wide yellow-painted diagonal striping at 24" o.c. and 4' per bay.
- 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 4' per bay.
- 18 Remove existing porous tree.
- 19 Open courtyard below per floor plans.
- 20 Steel shafts per detail.
- 21 6" high wrought iron fencing. See Elevation, Sheet SP-2.
- 22 5" diameter concrete ties as per detail, Sheet SP-2.
- 23 CMU/concrete blocks per detail, Sheet SP-2.
- 24 Existing concrete sidewalk/covered path.
- 25 Accessible signage per detail, Sheet SP-2.
- 26 Use of existing roof overhangs.
- 27 Landscape planter.
- 28 Existing property line to be corded wall as one lot.
- 29 Train containers by Owner.
- 30 Existing building footprint. Demo building.
- 31 1'-4" wide slab on curbing for gate.
- 32 2'-0" x 6'-0" sliding wrought-iron gate. Provide lock and F.D. knee flow.
- 33 Colored concrete with loose joints at 3'-0" o.c., each way.
- 34 Existing ramp with 1:12 slope. Place back at lower level for vertical transportation access.
- 35 Existing 6" steel girders to remain walk.
- 36 Existing landing to remain.
- 37 3" x 6" x 8" concrete to replace any broken curb, gutter or sidewalk.
- 38 Provide One hour F.R. wall. Maximum area of protected openings in this wall is 15%.
- 39 15% x 488 S.T. x 7' S.T.
- 40 3'-4" high, wrought-iron fence.
- 41 Imaginary property line for Code purposes.
- 42 Paired 4" blue concrete stairs and landing.



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



VICINITY MAP
SCALE: N.T.S.

PROJECT DATA

ADDRESS: 205 E. 15th Street
ZONING: R1-6 (No Overlay)
PARCEL SIZE: 24,483 S.F. (1.6 Acres) Net
BUILDING AREAS:
 Existing Building = 1,789 S.F.
 Existing 2-Car Garage = 1,078 S.F.
 Existing 2-Car Garage = 1,728 S.F.
 Existing 2-Car Garage = 1,728 S.F.
 Basement = 1,728 S.F.
Total = 7,283 S.F.

LOT COVERAGE: 5.7829/47 = 16.3%

GENERAL NOTES:
 Proposed Land Use: Residential
 Projected Residential Density: Cultural Resource Area
EXISTING USES: Residential
EXISTING LEGES: R1- Single Family Residence
 R1-6 - Mixed Use/Urban-Designated

ALLOWABLE BLDG. USES: R1-6 Single Story

HEIGHT OF BLDG. RESTRICTION: 43'-0.00 S.F. Block, max. 1 story and 5' min. for Basement
ADDITIONAL: Front yard setbacks, there are no rear yard setbacks.

CONSTRUCTION: 1-D.U. 3 Bedroom

PARKING REQUIREMENT: 2 Spaces
 3 Spaces
 5 Spaces
 1st Floor (Thinking Classroom) = 1728/200 = 8.64
 2nd Floor = 1728/200 = 8.64
Total = 17.28 Spaces

PARKING PROVISIONS: 17 Spaces (see Site Plan)

BACKGROUND: 14 Spaces
 Amphitheater = 1728/100 = 16 (1 with ramp)
 Training Rooms = 1110/50 = 22
 Support = 1020/50 = 20

LEGAL DESCRIPTION: University Park Addition to the City of Tempe, Recorded April 6, 1985, Block 10 of Block, Page 27, Block 9, Lot 12 and the West 35' of Lot 13, 205 E. 15th Street

OWNER: Christian Outreach, Inc.
 205 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 car garage to the South portion of the site. From the South portion of the site, we would be demolishing the existing Training Building and provide a same story Training Building with a basement. We would be providing new parking, landscape and applicable improvements within the South portion of the site.

LANDSCAPE % ON SITE: 50.3%



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



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 04/23/12
 revisions

SP-1



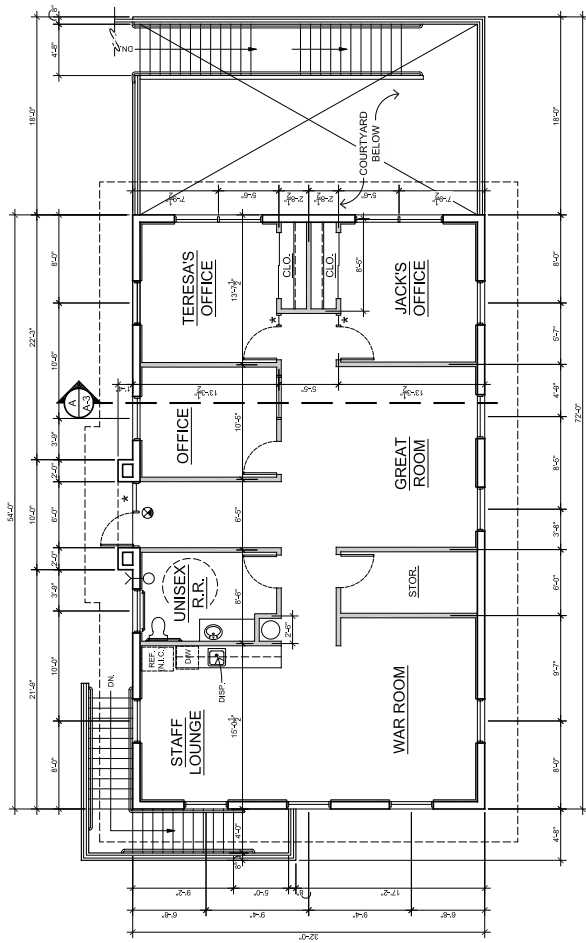
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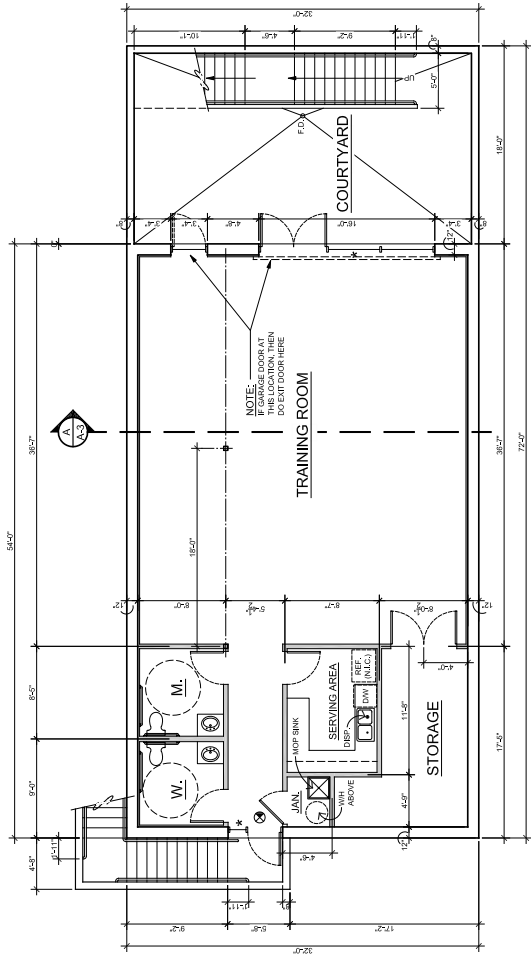
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 approved RBW
 date 04/23/12
 revisions

A-1



1st FLOOR - FLOOR PLAN
 SCALE: 3/16" = 1'-0"
 * INDICATES TEMPERED GLASS



BASEMENT FLOOR PLAN
 SCALE: 3/16" = 1'-0"
 * INDICATES TEMPERED GLASS

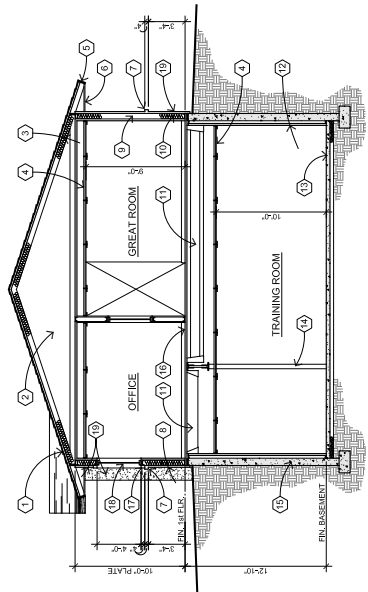


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LOGOS BUILDERS
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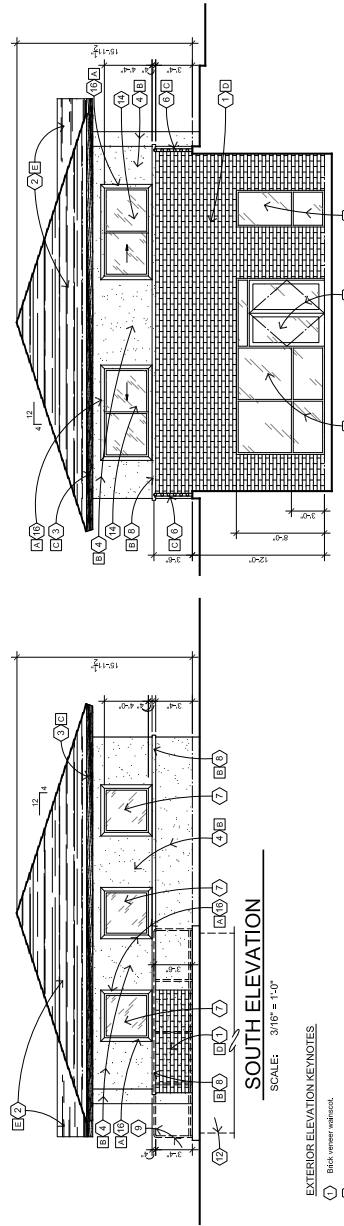
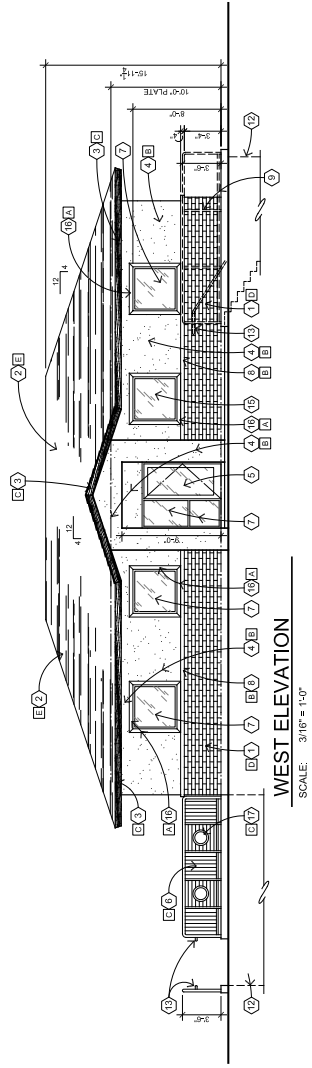
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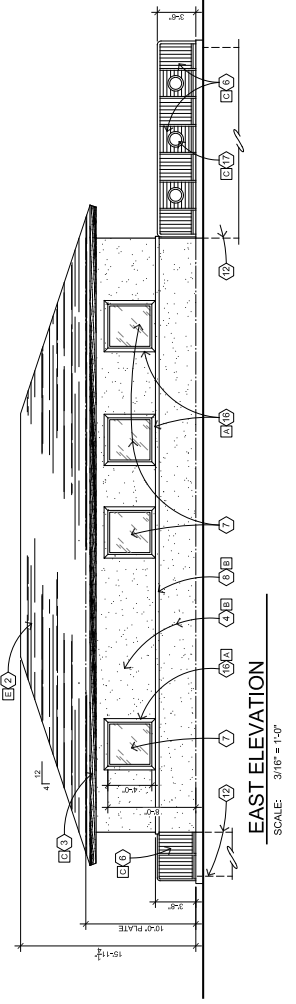
A CROSS SECTION
 SCALE: 3/16" = 1'-0"

CROSS SECTION KEYNOTES

- 1 Architectural asphalt angles to match existing residence.
- 2 Finish wood trusses per Structural drawings.
- 3 Batt insulation (R-20) secured snug to roof deck.
- 4 Acoustical ceiling tile in T-bar suspension system.
- 5 2 x 10 wood studs, painted or stained to match existing residence.
- 6 2x8 exterior stywall front.
- 7 4" high by 2" deep EPS pop out band.
- 8 Brick veneer masonry to match existing residence.
- 9 2x8 stywall on 6" metal studs.
- 10 Batt insulation (R-19).
- 11 Second floor framing per Structural drawings.
- 12 4" concrete slab over 4" slab.
- 13 Steel column beyond per Structural drawings.
- 14 1.5" rigid foam deck.
- 15 1 x 4 wood trim.
- 16 Finished interior glass in aluminum frame.
- 17 EPS on rigid insulation.



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



EXTERIOR ELEVATION KEYNOTES

- 1 Brick veneer masonry.
- 2 Architectural asphalt, architectural style to match existing building.
- 3 Wood finish, stain grade or painted.
- 4 EPS on rigid insulation.
- 5 Head door per Door Schedule.
- 6 Wrought iron landing, 1/2" min. height.
- 7 Fixed insulate glazing in aluminum frame.
- 8 4" High by 2" deep EPS pop out band.
- 9 Wrought iron landing not shown for clarity.
- 10 Recessed reveal to emulate the window pattern per details.
- 11 Fixed insulate glazing in aluminum frame.
- 12 Line of wall at courtyard or stairs.
- 13 1/2" diameter steel pipe hand-capping.
- 14 Insulated aluminum glass slider.
- 15 Single pane insulate glass to match regular insulated glass.
- 16 4" wood trim.
- 17 1/2" diameter steel plate.

EXTERIOR PAINT COLORS/FINISHES

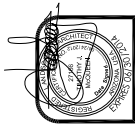
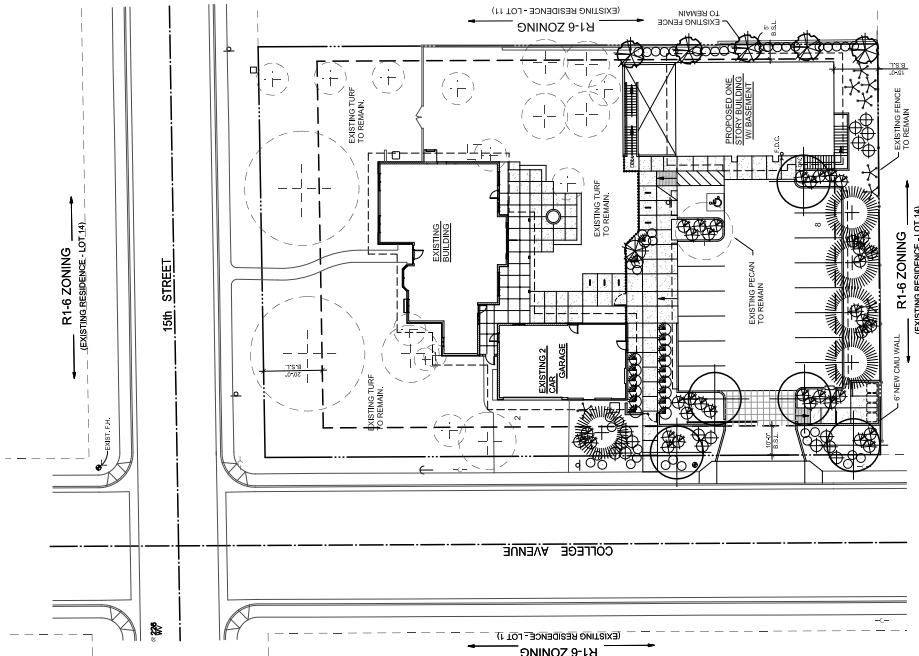
- A Paint by Sherwin Williams
- B SW6526, Navy White Paint at Cevas and Shin
- C SW2805, Bermuda Ridge at anco
- D SW2837, Aztec Brown at Cevas, Williams and wrought iron landing
- E Brick veneer to match existing residence
- F O.C. Oaktone Dillwood wood-ash acrylic.

LANDSCAPE NOTES

- THE ENTIRE SITE WILL BE MAINTAINED IN ACCORDANCE WITH TEMPE STANDARDS.
- ALL PARKING LOT FINGERS WILL RECEIVE (1) 15 GALLON TREE AND (5) 5 GALLON SHRUBS PER SINGLE ROW OF PARKING.
- ALL PLANT MATERIAL WITHIN THE CITY OF TEMPE SIGHT DISTANCE TRIANGLES ARE 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.

LANDSCAPE LEGEND

	PINUS ELIABICA MONDEL PINE 24" BOX
	DALBERGIA SISO SISO 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
	HEPERALOE PARVIFLORA RED TUCCA 5 GALLON
	ROSEMARINUS PROSTRATA DWARF ROSEMARY 5 GALLON
	LANTANA MONTEVIDENSIS TRAILING PURPLE LANTANA 5 GALLON
	SOPHORA SECUNDFLORA TEXAS MOUNTAIN LAUREL 15 GALLON
	WEDDIA TRILOBATA YELLOW DOT WEDELIA 1 GALLON
	MATCH EXISTING ON SITE DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS



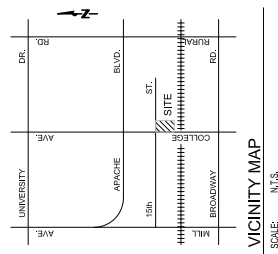
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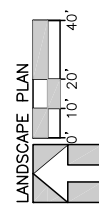
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date	04/23/12
revisions	

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of TWO



VICINITY MAP
SCALE: N.T.S.



LANDSCAPE PLAN
SCALE: 1" = 40'

T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
8433 Greenway Ave., Suite 200
Scottsdale, AZ 85260
PH: (602) 265-0320 FX: (602) 266-6619
EMAIL: TJMCMCQUEEN@TJMLA.NET

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GRADING AND DRAINAGE PLAN

A PORTION OF LOTS 11 & 12, BLOCK 9, UNIVERSITY PARK ADDITION,
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 1 NORTH,
 RANGE 4 EAST OF THE GILA & SALT RIVER BASE & MERIDIAN,
 MARICOPA COUNTY, UNINCORPORATED
 205 E. 15TH STREET, TEMPE, AZ 85281

CONSTRUCTION NOTES:

- INSTALL 2" AC OVER 6" ABC.
- INSTALL 6" EXTRUDED CURB PER DETAIL THIS SHEET.
- INSTALL 6" VERTICAL CURB & GUTTER PER MAG STD DTL 220 TYPE A.
- INSTALL 2" VALLEY GUTTER PER MAG STD DTL 240.
- INSTALL MASONRY WALL PER LANDSCAPE ARCHITECT'S PLANS.
- REMOVE EXISTING WALL.
- REMOVE EXISTING PAVEMENT.
- INSTALL SIDEWALK PER ARCHITECT'S PLANS.
- INSTALL SCOURPER PER MAG STD DTL 203.
- INSTALL DRIVEWAY PER C.O.T. DTL T-320. REMOVE & REPLACE EXISTING CONCRETE CURB, SIDEWALK & DRIVEWAY PER MAG STD DTL 220 TYPE A, 230, & 240.
- INSTALL 2" CURB OPENING PER DETAIL THIS SHEET.
- INSTALL 160 LF OF 8" EQUALIZATION PIPE.
- INSTALL 12" NYOPLAST BUMBLER DRAIN BASIN.
- REMOVE EXISTING BUILDING.

RETENTION CALCULATIONS

RETENTION REQUIRED = $28470 \text{ SF} \cdot (2.27/712) \cdot 0.80$
 = 3242 CF

BASIN 1
 AVERAGE AREA=4826 SF
 VOLUME=4826 SF * 0.4' = 1950 C.F.

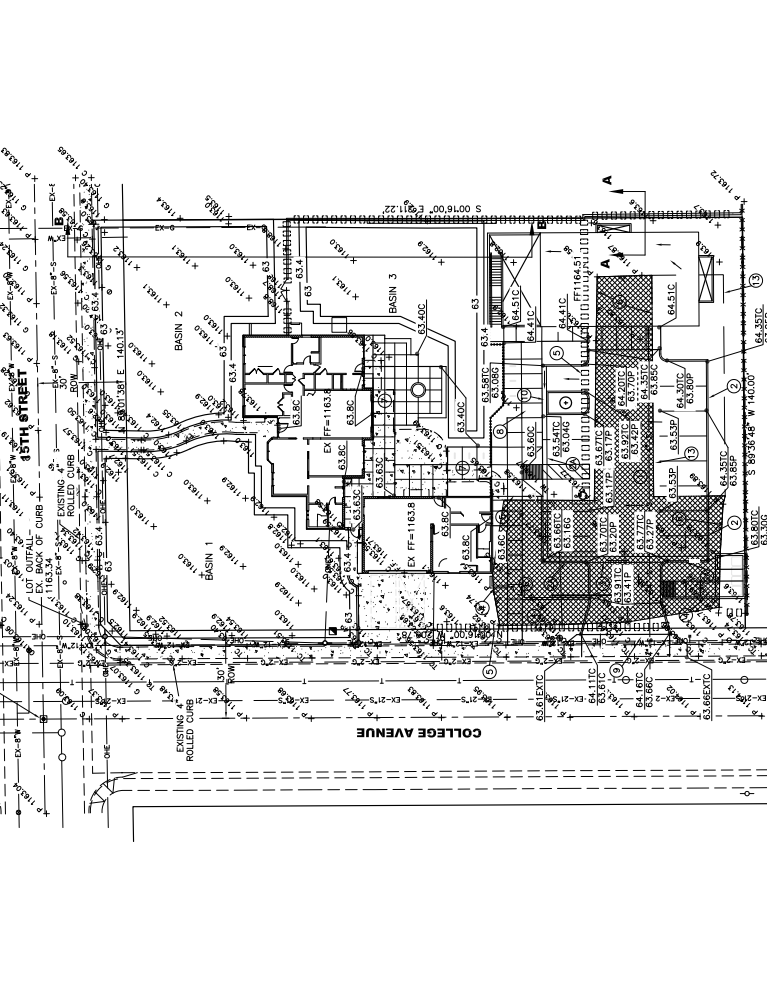
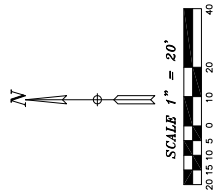
BASIN 2
 AVERAGE AREA=3550 SF
 DEPTH=0.4'
 VOLUME=3550 SF * 0.4' = 1420 C.F.

BASIN 3
 AVERAGE AREA=2409 SF
 DEPTH=0.4'
 VOLUME=2409 SF * 0.4' = 964 C.F.

RETENTION SUMMARY
 VOLUME PROVIDED = 4334 CF > 3242 CF = 1092 CF VOLUME REQUIRED*
 *ALL RETENTION IS EXISTING, NO NEW GRADING FOR RETENTION IS REQUIRED.

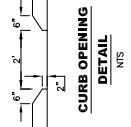
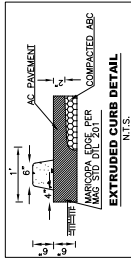
SITE PLAN NOTES:

- THE SET OF PLANS BEEN PROVIDED FOR COMPLIANCE WITH CITY REQUIREMENTS. PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS, HOWEVER, SUCH REVIEW SHALL NOT PREVENT THE CITY FROM REQUIRING CORRECTION OF ERRORS IN PLANS FOUND TO BE IN VIOLATION OF ANY LAW OR ORDINANCE.
- THEY CITY DOES NOT WARRANT ANY QUANTITIES SHOWN ON THESE PLANS.
- THE CITY APPROVAL IS FOR ON-SITE GRADING, DRAINAGE, PLAN CHECK IS VALID FOR 180 DAYS FROM THE DATE OF PLAN CHECK EXPIRATION DATE. PERMITS EXPIRE ONE YEAR AFTER THE DATE OF PLAN CHECK EXPIRATION DATE. PERMITS PAYMENT OF APPROPRIATE FEES FOR SUBSEQUENT PERIODS OF SIX MONTHS EACH.
- AN APPROVED SET OF PLANS SHALL BE AVAILABLE ON THE JOB SITE AT ALL TIMES.
- CALL THE ENGINEERING INSPECTOR REQUEST LINE AT (480)350-8475 AT LEAST ONE HOUR PRIOR TO CONSTRUCTION WORK COMMENCED WITHOUT INSPECTION BY THE CITY. CONSTRUCTION WORK CONCEALED WITHOUT THE CONTRACTOR'S EXPENSE. SHALL BE SUBJECT TO EXPOSURE AT THE CONTRACTOR'S EXPENSE.
- THE HOMEOWNERS SHALL CONTACT BLUE STAKE (883-1100) 48 HOURS PRIOR TO CONSTRUCTION.
- ALL BROKEN OR DISPLACED EXISTING CONCRETE CURB, GUTTER, OR SIDEWALK SHALL BE REPLACED AS DIRECTED BY THE CITY OF TEMPE ENGINEERING DIVISION INSPECTOR.



- ### LEGEND
- SWICUT AND REMOVE PAVEMENT
 - EXISTING WOOD OR CHAIN LINK FENCE
 - EXISTING MASONRY WALL
 - WATER SERVICE
 - OVERHEAD ELECTRIC
 - PAVEMENT
 - S/W
 - EXISTING
 - EX
 - TC
 - TOP OF CURB
 - FF
 - FINISH FLOOR
 - C
 - CONCRETE
 - EXISTING GAS
 - EX-G
 - TRW
 - TOP OF RETAINING WALL
 - OR
 - GRADE

LOT COVERAGE
 LOT COVERAGE = 17869 S.F./28470 S.F. = 61%



GamerGroup
 ENGINEERING
 205 E. 15TH STREET
 TEMPE, AZ 85281
 PHONE: 480-350-8475
 FAX: 480-350-8476
 EMAIL: GINGER@GAMERGROUP.COM

JOB NUMBER 11-038
 DRAWING GD11038
 DATE 03-12-12
 SHEET 2 OF 3

OWNER-SIGNATURE: _____ DATE: _____
 PRINT NAME: _____
APPROVAL FOR DRAINAGE ONLY
 CITY ENGINEER: _____ DATE: _____

I HEREBY ACKNOWLEDGE THIS GRADING & DRAINAGE DESIGN AND AGREE TO CONTACT THE CITY ENGINEERING INSPECTOR AT (480)350-8475 PRIOR TO CONSTRUCTION WORK COMMENCED WITHOUT INSPECTION BY THE CITY. CHANGES TO OR DEVIATIONS FROM THIS PLAN REQUIRE CITY APPROVAL.

205 E. 15TH STREET
 TEMPE, AZ 85281
 PHONE: 480-350-8475
 FAX: 480-350-8476
 EMAIL: GINGER@GAMERGROUP.COM



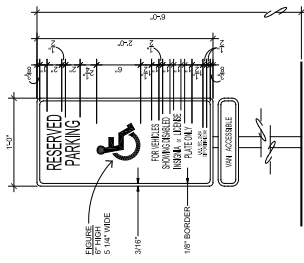
Winton architects, inc.
1110 E. Missouri Ave., Suite 800, Phoenix, Arizona 85014
(602) 230-9778
(602) 230-9778



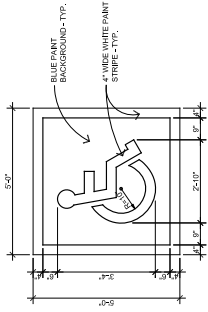
NEW TRAINING ROOM / ADMINISTRATION OFFICES
205 E. 15th ST. TEMPE, ARIZONA
LOGOS BUILDERS

job no. 11129
drawn MICO
approved RBW
date 04/23/12
revisions

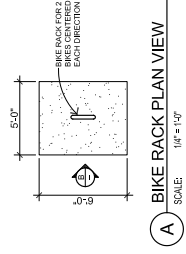
SP-2



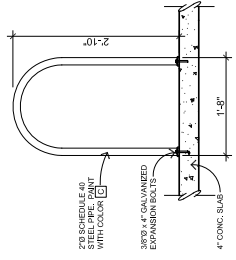
E ACCESSIBILITY SIGN
SCALE: 1 1/2" = 1'-0"



D SYMBOL OF ACCESSIBILITY
SCALE: 10" = 1'-0"

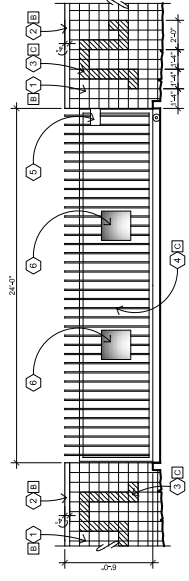


A BIKE RACK PLAN VIEW
SCALE: 1/8" = 1'-0"



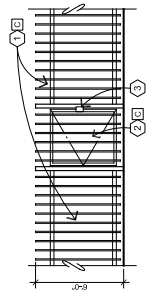
B BIKE RACK ELEVATION
SCALE: 1" = 1'-0"

- ENTRY GATE & HIGH CURB WALL KEYNOTES**
- 1 center corner CHU.
 - 2 4" wide CHU w/ lip block.
 - 3 4" wide center corner CHU w/ lip block at back of wall.
 - 4 Wrought iron plate per Steel GFA-4 keynotes.
 - 5 Fire Department knee box and lock.
 - 6 1/4" square reflective masthead on plate metal.
- NOTE:** 1 indicates paint colors per supplier dimensions.

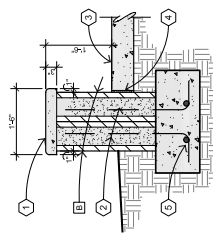


F ELEVATION @ NEW W.I. GATE
SCALE: 1/8" = 1'-0"

- WROUGHT IRON GATE / FENCING KEYNOTES**
- 1 Wrought iron fencing.
 - 2 Wrought iron safety gate.
 - 3 Lock.
- NOTE:** 1 indicates paint colors per supplier dimensions.

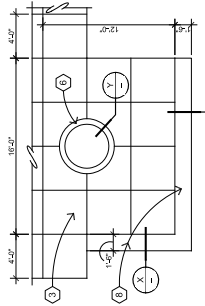


G WROUGHT IRON GATE/FENCING
SCALE: 1/8" = 1'-0"

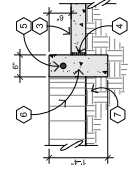


X BENCH SECTION
SCALE: 3/8" = 1'-0"

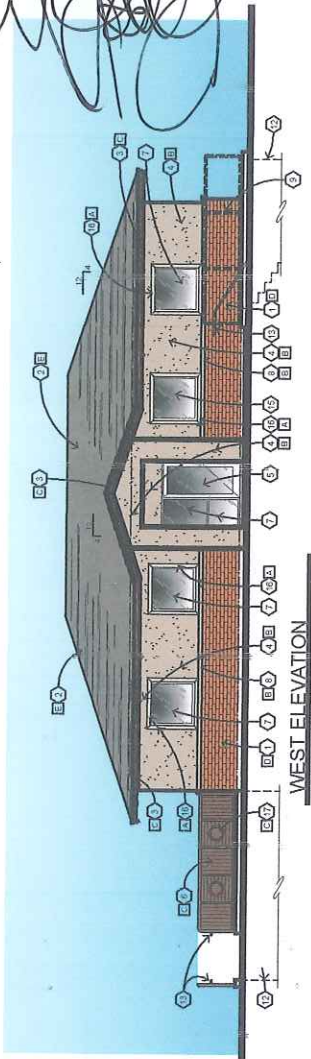
- FIRE PIT / BENCH KEYNOTES**
- 1 3" concrete cap.
 - 2 2" center corner CHU rows for Bench Slats.
 - 3 4" concrete slab on Steel GFA-1.
 - 4 7/8" separation material.
 - 5 Refer to Structural drawings.
 - 6 Cast-in-place concrete Fire Pit wall.
 - 7 Compacted fill.



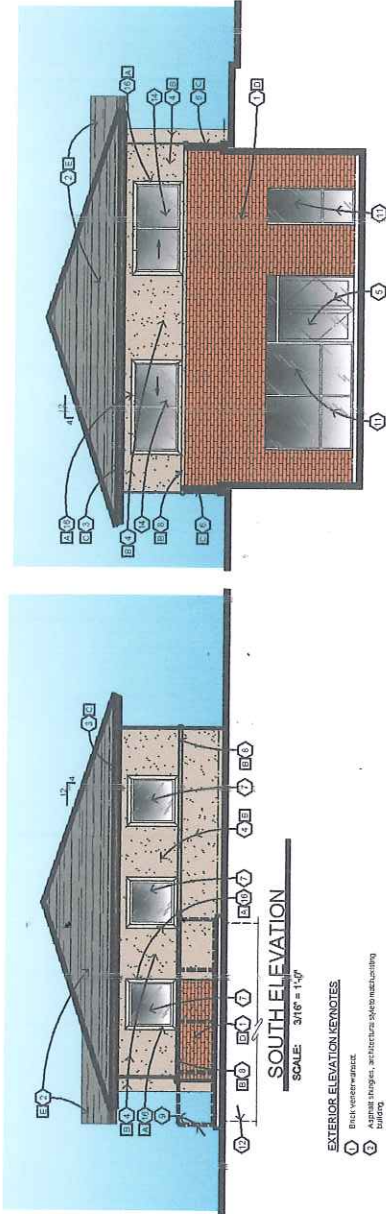
SECTION @ FIRE PIT
SCALE: 3/16" = 1'-0"



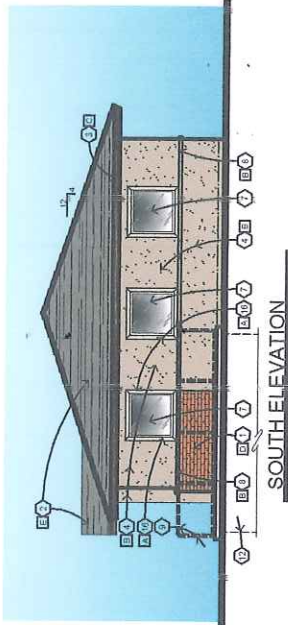
Y SECTION @ FIRE PIT
SCALE: 3/8" = 1'-0"



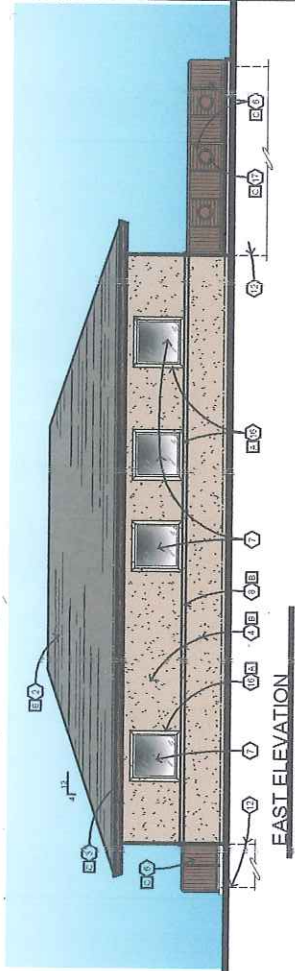
WEST ELEVATION
 SCALE: 3/16" = 1'-0"



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



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



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

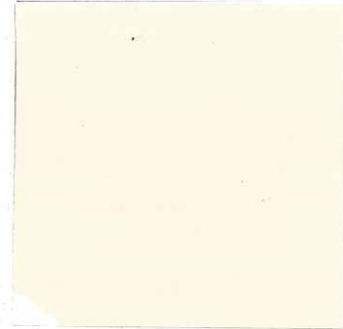
- EXTERIOR ELEVATION KEYNOTES**
- 1 Brick veneer/substrate.
 - 2 Apply shingles, architecture (shingles) building.
 - 3 Wood fascia, stucco grade expanded.
 - 4 EPS insulation.
 - 5 Metal cover per door schedule.
 - 6 Wrought iron fencing, 3'-6" tall, height.
 - 7 Precast concrete glass in aluminum frame.
 - 8 4" high by 2" deep EPS foam insulation.
 - 9 Wrought iron fencing, not shown in detail.
 - 10 Recessed panel to envelope for window submittal.
 - 11 Precast concrete stucco glass in aluminum frame.
 - 12 Line of wall at courtyard or stairs.
 - 13 1/2" x 1/2" metal steel pipe handrail.
 - 14 Heavy duty aluminum glass slider.
 - 15 Single pane aluminum glass in aluminum frame.
 - 16 4" wood trim.
 - 17 1-1/2" diameter steel pipe.

- EXTERIOR PAINT COLORS/FINISHES**
 (Paints by Sherwin Williams)
- A Sherwin Williams White Paint at 60% sheen and 10%.
 - B Sherwin Williams Benjamin Moore at 60% sheen and 10%.
 - C Sherwin Williams Benjamin Moore at 60% sheen and 10%.
 - D Sherwin Williams Benjamin Moore at 60% sheen and 10%.
 - E Sherwin Williams Benjamin Moore at 60% sheen and 10%.

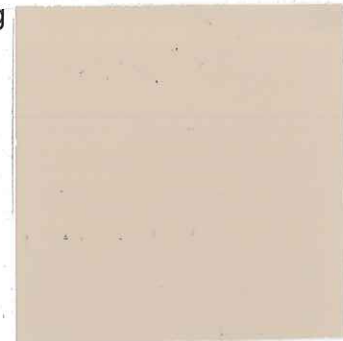
EXTERIOR PAINT COLORS/FINISHES

(Paint by Sherwin Williams)

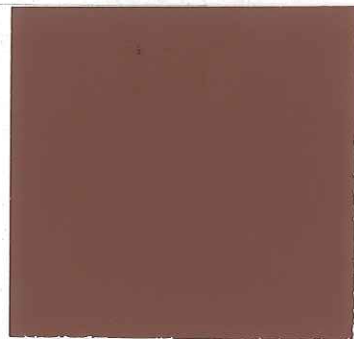
A SW6126, Navajo White Paint at Eaves and trim



B SW2805, Renwick Beige at stucco and wrought iron fencing



C SW2837, Aurora Brown at Doors, Windows



D Brick veneer to match existing residence



E O.C. Oakridge Driftwood asphalt shingle, Architectural tile to match existing



April 23, 2012

Diana Kaminski, Senior Planner
City of Tempe
Community Development Department
31 East 5th Street
Tempe, AZ 85281

**RE: Development Review Commission Submittal
Letter of Explanation**

Diana:

It is the intent of our client to demolish the existing Training Building and to construct a new one-story Training Building with a basement at the SEC of the site.

The other item they will not be doing is to do any work on the existing Three Bedroom Residence and the two car garage.

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

The new Training Building will match colors and some materials of the existing residence and will be consistent with the existing buildings for scale and finishes.

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.