

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 03/03/2015
Agenda Item:**

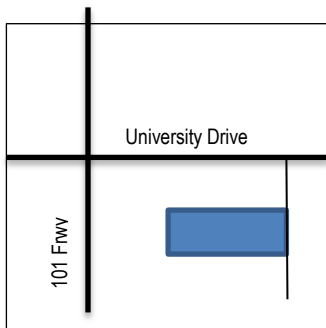
ACTION: Request for Development Plan Review of a new sanctuary and parish house for Iglesias De Dios Pentecostal Church located at 906 South George Drive. The applicant is Rene Rivera, 3R Construction Group.

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

RECOMMENDATION: Approval, subject to conditions

BACKGROUND INFORMATION: Iglesias De Dios Pentecostal (PL140037) is proposing to construct a new sanctuary building and a new parish house. The new buildings will replace existing facilities and constructed on vacant portions of the site. The existing structures will be maintained and converted to office or storage areas. This site is located south of University Drive, North of Apache Blvd and East of the 101 Frwy. This case was continued from the 02/24/2015 DRC Hearing. The request includes the following:

DPR14132 Development Plan Review including site plan, building elevations, and landscape plan



Property Owner	Iglesias De Dios Pentecostal
Applicant	Rene Ramirez
Current Zoning District	R1-6, Single Family Residential
Gross/Net site area –	1.34 acres (58,387 safe)
Total Building area –	4875, s.f. Sanctuary
	1936, s.f. Parish House
	<u>1850 s.f. Existing</u>
	10,481 s.f. total
Building./Lot Cover –	17.8 % (45 % maximum allowed)
Building Height –	27'-6" ft (30.0 ft maximum allowed)
Building Setbacks –	20.0 ft front-east (20 ft min. allowed),
	92 ft street side-north (10.0 ft min. allowed),
	ft rear west (15.0 ft min. allowed),
	5.0 ft side-south (5.0 ft min. allowed)
Vehicle Parking –	55 spaces, including two disabled accessible spaces
Bicycle Parking –	5 spaces (required)

ATTACHMENTS: Development Project File

STAFF CONTACT: Sherri Lesser, Senior Planner (480-350-8486)

Department Review: Ryan Levesque, Community Development Deputy Director -Planning
 Legal review by: N/A
 Prepared by: Sherri Lesser, Senior Planner
 Reviewed by: Larry Tom, Principal Planner

COMMENTS:

This site is located in a residential area located north of Apache Blvd, South of University Drive and East of the 101 at the southwest corner of George Street and Maryland Street. The existing church occupies the site and will be converted to office when the new sanctuary is built.

This request includes a major Development Plan Review for a new one story building that will house a Sanctuary and a Parish House. The new building, parish house and existing structures occupy 17.8 percent of the site with a future Fellowship Hall planned in a future phase. The applicant requests the Development Review Commission approve the design of the new Sanctuary and Parish House with associated site and landscape improvements.

PROJECT ANALYSIS

DEVELOPMENT PLAN REVIEW

Site Plan

The building inventory includes two existing buildings in line on the southern portion of the site. The proposed Sanctuary building is positioned to the west of the existing building with the parish house along the George Drive street front. The future fellowship hall is planned as the most western building on the site. The parking area is located on the north side of the building accessible from both street frontages. All the buildings will flow together with exterior courtyards with water fountain features, landscape, and seating

Building Elevations

The one-story building form is has a pitched shed roof form with intersecting arch elements at the main entrance. The materials and finishes of the proposed buildings are a combination of exposed concrete and stucco and intended to blend the existing buildings. The building walls of the existing building are is a stucco finish.

Landscape Plan

The current site is very sparse of landscape material. Enhancement of landscape elements on site, include the addition of a variety of 2' and 3' shrubs. No canopy trees are shown along the street frontage or in the parking areas. The final landscape plan to be reviewed in as part of the plan check. Show the required trees along the street frontages (in a quantity of 1 per 30 lineal feet) and trees in the parking lot landscape areas. As a supplement to buffering trees on the west and south property lines are enacted by conditions of approval.

Section 6-306 D Approval criteria for Development Plan Review

- 1. Placement, form, and articulation of buildings and structures provide variety in the streetscape;*
Placement of the Sanctuary is the focal point in the center of site, the proposed courtyards provides a buffer from the parking area and helps to define the spatial character of the courtyard.
- 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 entrances are protected by a continuous canopy along the north elevation. The canopy provides shade, inviting point of access and continues the exterior corridor concept found elsewhere on campus.
- 3. Materials are quality, providing detail appropriate with their location and function while complementing the surroundings;*
Materials are of a quality that is complementary with its surrounding and provides detail that is appropriate with nearby residential;
- 4. Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings;*
The building scale fits the site. Buildings, structures, and landscape elements are appropriately scaled in relation to the site and surrounding;
- 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 has been designed for visual prominence at the entrance. The elevation features a defined base the masonry and top created by the raised element with a sloped roof with clearstory windows. The simple building mass is well articulated and features a well-defined base and top. The vehicular as well as pedestrian experience in the public right of way adjacent to the site is enhanced by the building, site and landscape design.

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 exterior has varying offsets in the height of the parapets and the plane of the building façade to enhance the visual interest of the building. The combination of textures and materials to be used in earth tone colors is complementary to the surroundings with minor modifications. Building facades provide architectural detail and interest overall with visibility to adjacent streets including special treatment of windows, entries and walkways, with particular attention paid to proportionality, scale, materials and rhythm.
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage;* the building is situated on the site relatively close to the street front promoting easier access for pedestrians and parishioners that may utilize transit. The site plan design connects the building entrance to the street front on thereby supports the potential for transit patronage;
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation;* the building entrance is separated by a courtyard from the parking area this site configuration will help to minimize potential conflicts between pedestrians and vehicles while maneuvering on site. On site vehicular circulation is designed to minimize conflicts with pedestrian circulation between public sidewalk and entrance as well as the parking field and entrance;
9. *Plans appropriately integrate Crime Prevention through Environmental Design principles such as territoriality, natural Surveillance, access control, activity support, and maintenance;* the site design will allow unobstructed views of the parking area and street to provide greater opportunity for natural surveillance of site enhancing security.
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways;* Zoning and Development Code provisions for street frontage and parking areas are incorporated in landscape plan. The landscape plan is designed to provide the delineation and will be enhanced when the canopy trees in added in the required areas such as street front and landscape islands. The tree serves as a visual separation buffer; especially on the north and east sides of the lot.
11. *Signs have design, scale, proportion, location and color compatible with the design, colors, orientation and materials of the building or site on which they are located; and* as shown on the elevations the signs are in scale and compatible.
12. *Lighting will be compatible with the proposed building and adjoining building and uses, and will not create negative effects.* The new building will provide minimum illumination lighting levels per ZDC ordinance requirement. .Security lighting design, as supported by the constraints of the Zoning and Development Code Part 4 Chapter 8, will be made compatible with the proposed building and adjoining uses so it does not create a negative effect.

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.

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. Submit construction documents to the Development Services Building Safety Division for building permit by

February 24, 2015 or Development Plan Review will expire. Subsequently, an expiration of the building plan check period or issued building permit will result in expiration of the development plan review approval.

Site Plan

2. Replace any chain link used on plan with ornamental iron.
3. Construct the enclosure in accordance with standard detail DS-116 except use slump block concrete masonry units that match the buildings.
4. Locate a required, minimum 7'-0" wide Landscape Island at 15 parking space intervals. Consider locating adjacent to ADA spaces to service as one of the islands.
5. Show bike parking adjacent to the entrance to sanctuary, on a concrete pad and not in landscape areas or impeding pedestrian flow.
6. Finish utility equipment boxes for this development in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings. Do not paint over warning decals or other identifiers on utility boxes.
7. Place exterior, freestanding backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage).

Building Elevations

8. Existing building to be painted to match new color scheme of Sanctuary and Parish House
9. 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.
10. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.

Lighting

11. Provide exterior security illumination in accordance with ZDC Part 4 Chapter 8 for Sanctuary entrance and exterior corridor, any perimeter gates of courtyard or play yards to be illuminated by security lights that are continuous from dusk to dawn and is activated by sunlight-sensitive photo sensors. Provide a photometric plan of this site area to demonstrate compliance with the ordinance. Utilize house side shields to help eliminate light trespass into the residential areas west and south of the site.

Landscape

12. Provide landscape and irrigation plans for the site for the permit phase of construction document development. Drawings for restoration and augmentation of an existing landscape may be prepared by a landscape architect or an individual who can demonstrate a horticultural specialty.
13. Provide one thorn less canopy tree of 24" box installation size in each required landscape island. Provide five ground covers per each required landscape island.
14. Provide upright tree buffer of minimum 24" box installation size along the west property line. Space trees at approximately 25'-0" on center.
15. Supplement landscape plan with fourteen canopy trees of minimum 24" box installation size. Trees may be clustered along the length of the two street frontages.
16. Top dress planting areas with a decomposed granite application that matches the material already existing on site. Provide decomposed granite layer of 2" uniform thickness. Provide pre-emergence weed control application.

Do not underlay decomposed granite application with plastic. Do not introduce river run rock or cobbles to site unless each piece is secured minimum two-thirds into concrete bedding. The bedding is not required if the pieces are less than 2" or are greater than 12" in size.

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.

ZONING AND DEVELOPMENT CODE: Requirements of the Zoning and Development Code (ZDC) apply to any application. Become familiar with the ZDC to avoid unnecessary review time and reduce the potential for multiple plan check submittals. The ZDC may be accessed through www.tempe.gov/zoning or purchased at Development services.

STANDARD DETAILS:

- Tempe Standard "T" details may be accessed through www.tempe.gov/engineering.
- Tempe Standard "DS" details for refuse enclosures may be accessed through www.tempe.gov, to Departments, to Building Safety, to Applications and Forms, and the DS details are found under Civil Engineering.

SITE PLAN REVIEW: Verify all comments by the Public Works Department, Development Services Department, and Fire Department given on the Preliminary Site Plan Review dated 02/06/14. Direct questions related to specific comments to the appropriate department, and coordinate any necessary modifications with all concerned parties prior to application for building permit.

BUILDING:

- Measure height of building from top of curb on George Drive along front of property in center of frontage.
- Screen mechanical equipment on four sides.

SECURITY REQUIREMENTS:

- Design building entrances to maximize visual surveillance of vicinity. Limit height of nearby walls and shrubs. Design corners to discourage opportunity for ambush. Provide distance of at least 21'-0" between a pedestrian path of travel and any hidden area to allow for increased reaction time and safety.
- Follow design guidelines listed under ZDC Appendix A. In particular, reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to pedestrian environments and places of concealment.
- Public Restroom Lights: Provide 50% night lights and activate lights by automatic sensors, key or remote control.

ENGINEERING:

- Underground utility extensions. Verify location of easements. Verify no conflict between easements and site layout.
- Verify five year on-site storm water retention. Provide drainage clearance for Engineering Division review.

FIRE:

- Clearly define fire lane. Ensure that there is at least a 20'-0" horizontal width, and a 14'-0" vertical clearance from the fire lane surface to the underside of tree canopies or any other overhead projection. Refer to ZDC Sec. 4-502 (G). Final site layout of fire lane is subject to approval of the Fire Department.
- Place fire department connection on main response side of building near entrance.
- Locate fire hydrants on site in accordance with International Fire Code 2006 Sec. 508.

DISABLED ACCESSIBILITY: Provide minimum 3'-0" wide disabled accessible pathway throughout site and between site and public right of way, including at walkway locations adjacent to heads of parking spaces that are designed for vehicle overhangs.

PARKING:

- Refer to Standard Detail T-360 for disabled parking layout and accessible parking signs.
- Refer to ZDC Sec. 4-606 for standard parking area dimensions and required parking ratios.

- 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:

- Follow requirements of ZDC Part 4 Chapter 8.
- Provide a site photometric plan for the site area described in the LIGHTING condition. Follow the guidelines listed under ZDC Appendix E "Photometric Plan."
- Avoid conflicts with lights and landscape in order to maintain illumination levels for exterior lighting.

SIGNS:

- Obtain sign permit for modifications to any identification signs. Follow requirements of ZDC Part 4 Chapter 9.
- Directional signs may not require a sign permit, depending on size. Directional signs are subject to review by planning staff during plan check process.

HISTORY & FACTS:

None pertinent to this case

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review



DEVELOPMENT PROJECT FILE

for

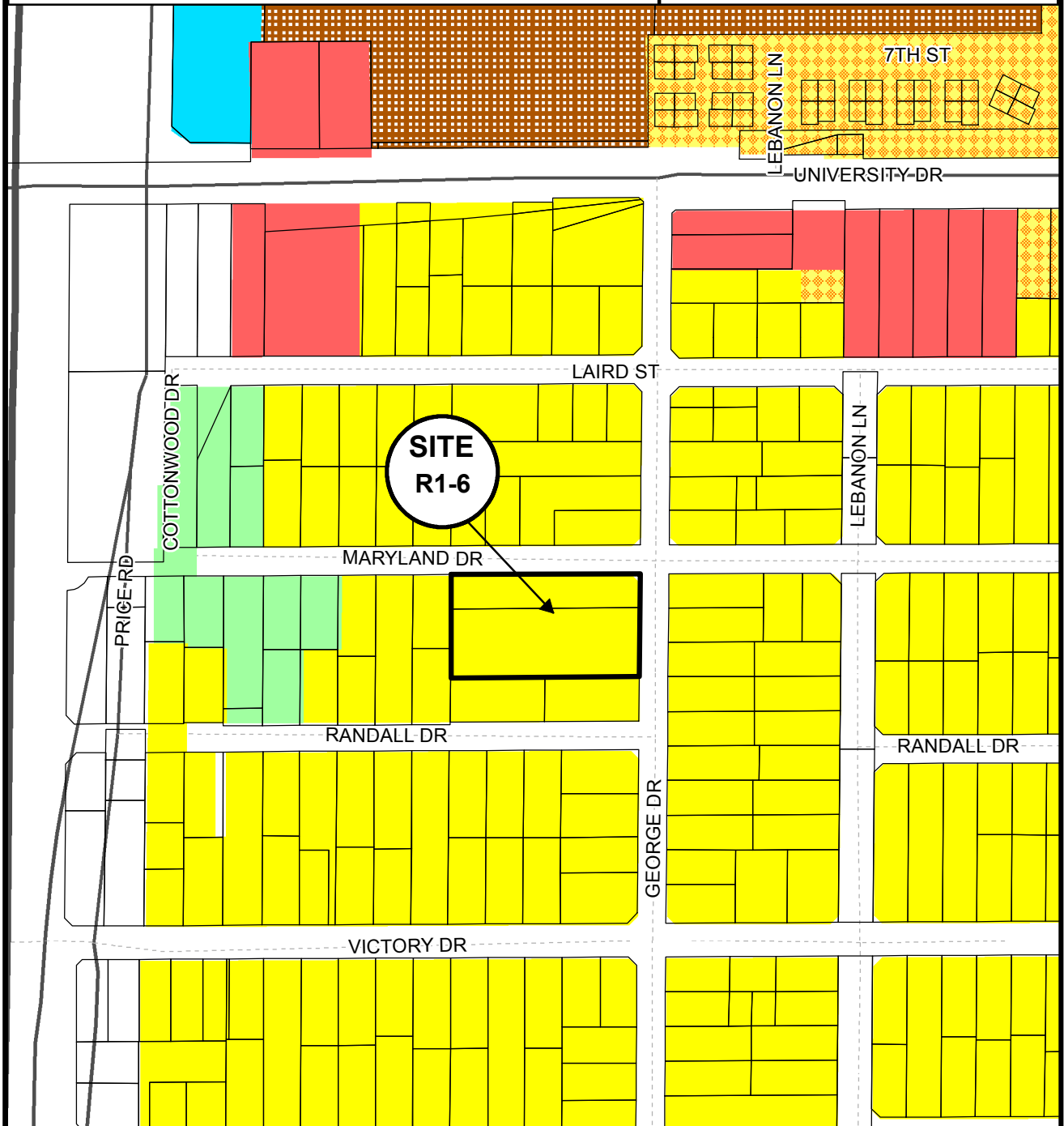
Iglesias De Dios Pentecostal
(PL140037)

ATTACHMENTS:

1. Location Map
2. Aerial
3. Letter of Explanation
4. Site and Landscape Plan- Sanctuary
5. Floor Plan- Sanctuary
6. Building Elevations-Sanctuary
7. Building Elevations- Parish House
8. Floor Plans- Parish House
9. Photo of Existing Site
- 10-14. Color Renderings
15. Material List

IGLESIA DE DIOS PENTECOSTAL

PL140037



Location Map

IGLESIA DE DIOS PENTECOSTAL

PL140037



Aerial Map

Over the years the population in the area has increased considerably.

The actual building does not have the adequate space, nor infrastructure to cover the current needs of the growing membership in the organization. Furthermore, we have the need to organize different activities for the spiritual formation of the membership which includes religious studies, sports and community services to continue helping the community needs and social problems of the area.

The design of the new buildings in the project are marked on the site plan for your review. This was planned based on the actual needs of the congregation as well as the near future needs of the church. Moreover, taking into consideration the urban context of the area and architectural design that will create harmony for the surroundings. This will include designing lines, colors, materials, and elements that will intergrade to the actual area context that mark the time and space in the site proposed for the project.

The goal of this project is to respect the current environments of the area by improving and enriching the surrounding with this new project. It is also intended to use Avant-grade constructive elements as well as implement new efficient systems for the conservation of energy and water in this area.

GENERAL PLAN NOTES

- Development and use of this site will conform with all applicable codes and ordinances.
- This project is located in the City of Tempe water service area and has been designated as having an assured water supply.
- All new or relocated utilities will be placed underground.
- All signage requires separate approvals and permits.
- Use traffic engineer "Corner Sight Distance at intersections" Memo.
- Any lighting will be placed so as to direct light away from the adjacent residential districts and will not exceed one foot candle at the property line. No Noise, odor or vibration will be emitted so that it exceeds the general level of noise, odor or vibration emitted by uses outside of the site. Use lights with house side shields & 0.0 foot candles at adjacent property.
- Owners of property adjacent to public right-of-way will have the responsibility for maintaining all landscaping within the right-of-way in accordance with approved plans.
- After final approval, the project will be inspected for zoning compliance during the construction and prior to occupancy. The applicant is to notify DSD prior to occupancy to arrange for inspections.
- All rooftop equipment and satellite dishes shall be screened to the height of the tallest equipment.
- All service areas shall be screened to conceal trash containers, loading docks, transformers, backflow preventers, and other mechanical or electrical equipment from eye level adjacent to all public streets.
- Barbed, razor, or concertina wire (or similar) shall not be used on this site where visible from public streets or adjacent residential areas.

GROUND COVERS AND SHRUBS (MAX 2'-0" @ MATURITY)				3' @ MATURITY PLANT LIST			
SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME
		PENSTEMON PARRYI	PENSTEMON			HESPERALOE PARVIFLORA	RED YUCCA
		RUELLIA PENINSULARIS	DESERT RUELLIA			AGAVE PARRYI	PARRYS AGAVE
		ACACIA REDOLENS	DESERT CARPET			LEUCOPHYLLUM FRUT.	TEXAS SAGE
		VERBENA GOODINGII	GOODING VERBENA			SALVIA COCCINEA	CHERRY RED SAGE
		AMBROSIA DELTOIDEA	TRIANGLE BURSAGE			CALLIANDRA ERIOPHYLLA	PINK FAIRY DUSTER
		LANTANA MONTEVIDENSIS	LANTANA			ENCELIA FARINOSA	BRITTLEBUSH

ENGINEERING NOTES

- Consider payment of Fee to COT in lieu of utility underground to neighbors property. Contract COT engineering Design Section to initiate payment deferral.
- Provide 100 year storm water retention on separate civil plans - consider expansive shallow basin with no drywell.
- Provide lot tie combination thru Maricopa County Recorder's Office.

BUILDING PROJECT DATA:

BUILDING ANALYSIS:

Sanctuary Building Sq.Ft:	4,675.00 s.f.
Existing Building Sq.Ft:	3,850.00 s.f.
Pastoral House Sq.Ft:	3,272.00 s.f.
Pastoral House Sq.Ft:	
Garage:	500.00 s.f.
Living 1st. Floor Sq.Ft:	1,436.00 s.f.
Living 2nd. Floor Sq.Ft:	1,336.00 s.f.
	3,272.00 s.f.
Balcony Sq.Ft:	
	128.00 s.f.
Allowable Area & Height:	
Occupancy:	A-3
Construction Type:	V A
Exiting:	Required: 2/ Provided: 2
Fire Sprinklers:	Yes.
Emergency Lighting:	Yes.

BUILDING CODE REFERENCE:

Building Codes: 2009 IBC with amendments
 2009 IBC with amendments
 2009 IRC with amendments
 2009 IPC with amendments
 2008 NEC with amendments
 2009 IECC with amendments
 2009 IFC with amendments
 2003 ICC / ANSI
 2002 NFPA 13

CITY OF TEMPE-PUBLIC WORKS REFERENCES.

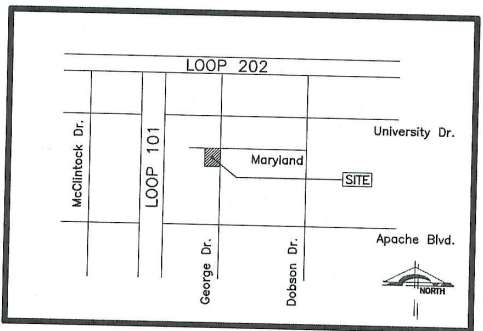
Civil Engineering & Right of way, refer to Engineering design criteria.
 Standard details refer to standard details.
 Mag standards refer to Mag uniform Standard specifications & Uniform Standard Details for Public Works Construction.

KEY NOTES

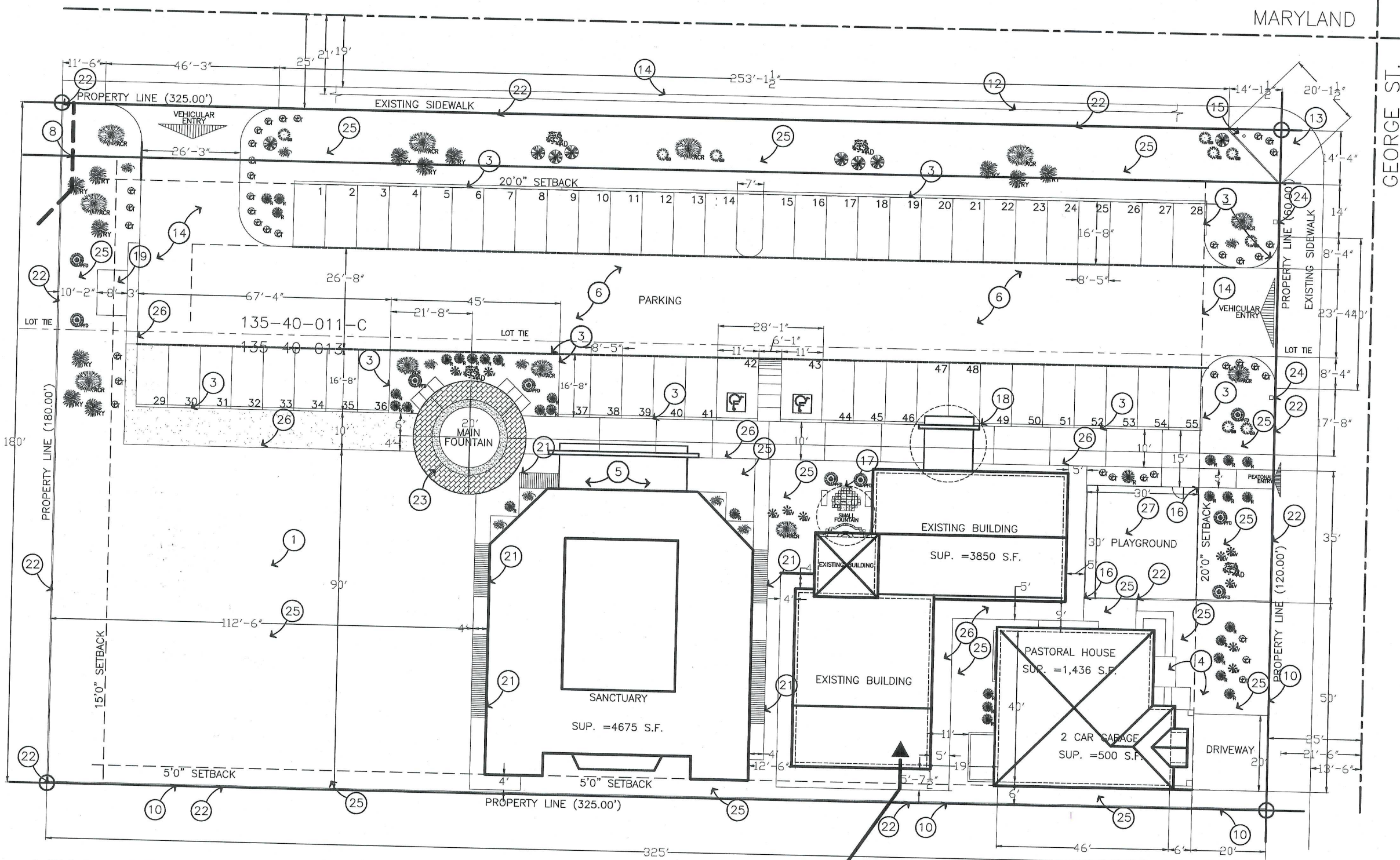
- Future development.
- New 8" CMU block wall at +6'-0" height a.f.f.
- New 6" vertical curbing
- See architectural pastoral house floorplan
- See architectural sanctuary floorplan
- New asphalt pavement installed over ABC material.
- New light pole fixture
- Underground utility - see "Engineering General Notes"
- Provide decomposed granite cover to earth at portion of site to be developed in future.
- Remove Existing 6'-0" high chain link fence
- Provide concrete paving 1st 20' from property line
- Public water main - Do not disturb.
- 15'x15' easement dedicated triangle to public R.O.W.
- Construct concrete driveway per COT detail T320, transition to curb.
- Existing Fire Hydrant - To be relocated according to indications from fire department.
- Chain link fence 6' tall.
- Proposed new Fountain (See detail in SP3)
- Proposed new canopy (See detail in SP3)
- Trash dumpster (SINGLE) (See detail in SP2 DS-116)
- Concrete slab
- ADA RAMP
- Block wall (See detail in SP2)
- Pavers
- Gate operator
- Landscape rock 3/4" SCR. -Desert Gold.
- Interior sidewalk.
- Rubber mulch.
- Aquatic water pump.

FIRE PLAN NOTES

- Official painted curbs and approved signs or other approved notices as required by the fire code official shall be provided and maintained for fire apparatus access roads to identify such roads or prohibit the obstruction thereof.
- Fire lane markings shall be in accordance with 2006 IFC section 503.3. Signs or notices shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.
- Fire Department Connection (FDC) for a building to be located per City of Tempe Fire Code Section 508.4.4.8
- Fire flow shall meet the requirement of the 2006 IFC section 508. Contractor shall obtain a City of Tempe Water Department for test from 4" port dated within 180 days to confirm that the public water main can supply minimum fire flow.
- Provide Hydraulic calculation report to verify the private fire service main will provide the minimum required flow as determined by IFC section 508.2
- Indicate Fire Lane (20' width, with 25' inside and 45' outside turns) on site.
- Locate Fire Dept. Connection on main entry side of Building for Fire Sprinklers.



VICINITY MAP



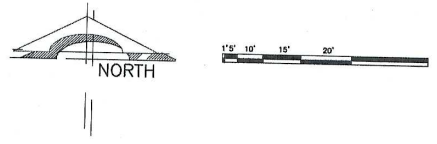
LEGAL DESCRIPTION

PARCEL 1
 The south 60 feet of the North 85 feet of the Southeast quarter of Lot 1, Section 19, Township 1 North Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona EXCEPT the West 325 feet thereof and EXCEPT the East 25 feet thereof and EXCEPT all minerals, carbons, hydrocarbons, oil, gas, chemical elements and compounds, wether in liquid or gaseous form, and all steam and other form of thermal energy on, in or under the above described land, as reserved in Deed recorded in instrument No. 88-027984 and amended in Instrument No. 89-063125.

PARCEL 2
 The South 120 feet of the North 205 feet of the southeast quarter of Lot 1, Section 19, Township 1 North Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. Except the West 325 feet thereof and EXCEPT all minerals, carbons, hydrocarbons, oil, gas, chemical elements and compounds, wether in liquid or gaseous form, and all steam and other form of thermal energy on, in or under the above described land, as reserved in Deed recorded in instrument No. 88-027984 and amended in Instrument No. 89-063125.

NOTE:
 The existing building will be converted to office space and storage, after the new Sanctuary building is completed.

ARCHITECTURAL SITE PLAN



SIGNATURE OF COPYRIGHT OWNER _____ DATE _____

PRINTED NAME OF COPYRIGHT OWNER _____

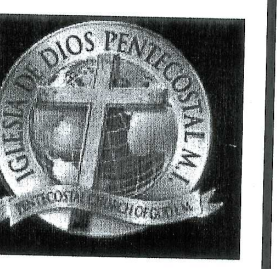
PROJECT DATA	
PROJECT OWNER:	IGLESIA DE DIOS PENTECOSTAL
OWNER ADDRESS:	906 S. GEORGE DR., TEMPE, AZ.
PROJECT ARCHITECT:	3R CONSTRUCTION GROUP, LLC.
PROJECT DEVELOPER:	TO BE BID
PROJECT NAME:	SITEPLAN REVIEW FOR: IGLESIA DE DIOS PENTECOSTAL
PROJECT ADDRESS:	906 S. GEORGE DR. TEMPE, AZ.
APN	135-40-013
CURRENT ZONING	R1-6
SITE DATA	
GROSS SITE AREA	58,500 S.F. (1.34 ACRE)
NET SITE AREA	58,387.5 S.F. (1.34 ACRE)
LAND USE	LOT 1= 39,000 S.F. LOT 4=
	LOT 2= 19,500 S.F. LOT 5=
BUILDING AREA	CURRENT PROPOSED
	RELIGIOUS WORSHIP RELIGIOUS WORSHIP
SETBACKS	EXIST. BLDG SUP. = 3,850 S.F.
	SANCTUARY SUP. = 4,675 S.F.
	PASTORAL HOUSE SUP. = 1,936.00 S.F.
	TOTAL SUP. = 10,461.00 S.F.
BLDG HEIGHT	REQUIRED PROPOSED
	45' 17.88'
SETBACKS	30'-0" 27'-6" For highest building.
	FRONT SIDES REAR STREETSIDE
PARKING ANALYSIS	
CHURCH	1/100 = 4675/100 = 46.75
OFFICE	1/300 = 3850/300 = 12.83

CITY STAMP APPROVAL

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SITE PLAN
IGLESIA DE DIOS PENTECOSTAL
 906 S. GEORGE DR.,
 TEMPE, ARIZONA.



DESIGNED BY: ARCHITECT RENE RIVERA
 DATE: FEBRUARY 2014.

PROJECT NUMBER
 115

REVISIONS

	1114

SHEET NUMBER

SP1

SITE PLAN

PLOT DATE
 02-04-2014

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SANCTUARY BUILDING
 IGLESIA DE DIOS PENTECOSTAL
 906 S. GEORGE DR,
 TEMPE, ARIZONA.



DESIGNED BY: ARCHITECT RENE RIVERA
 DATE: FEBRUARY 2014.

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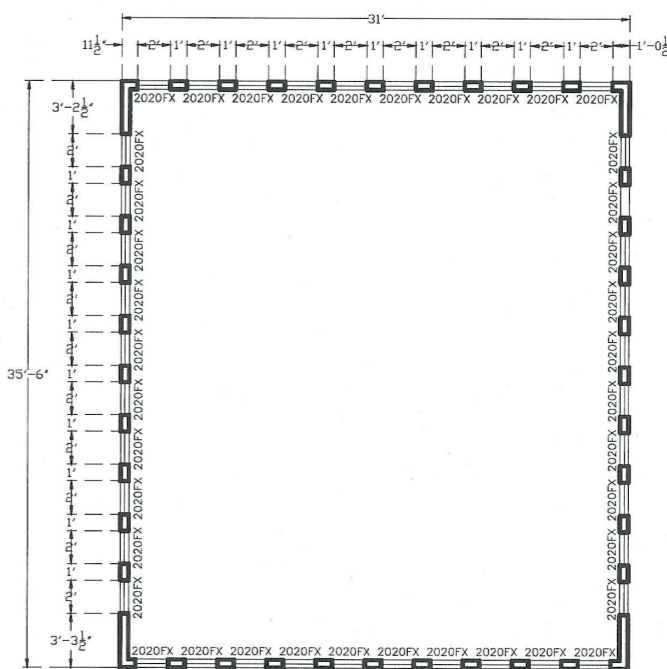
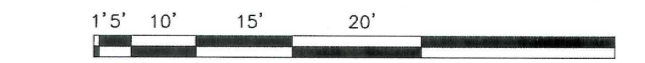
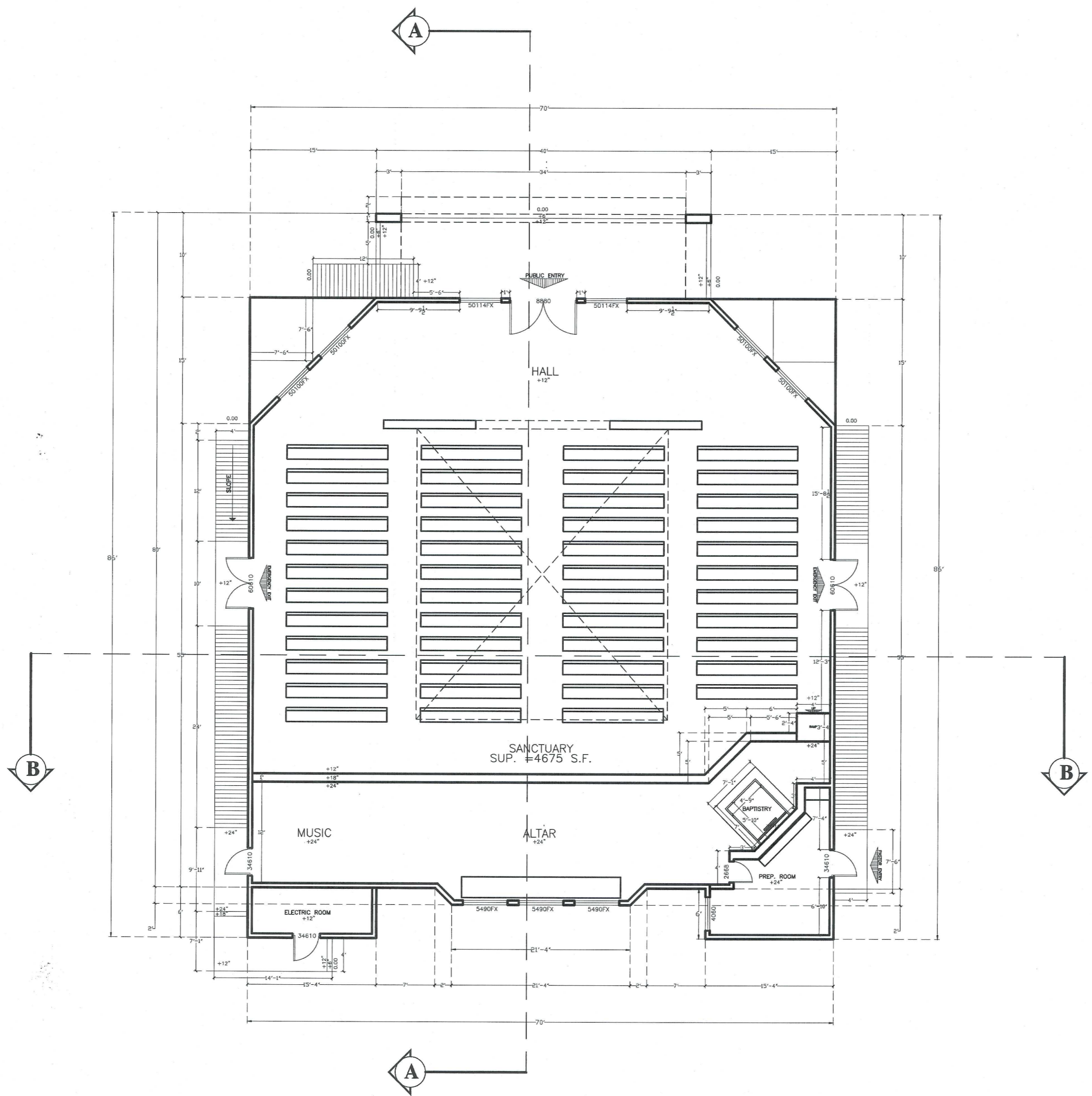
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1114

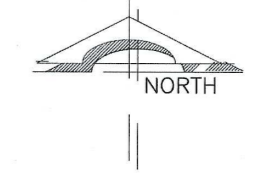
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1A1
 SANCTUARY FLOORPLAN

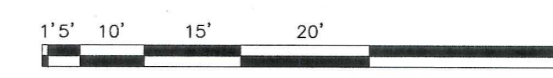
PLOT DATE
 02-07-2014

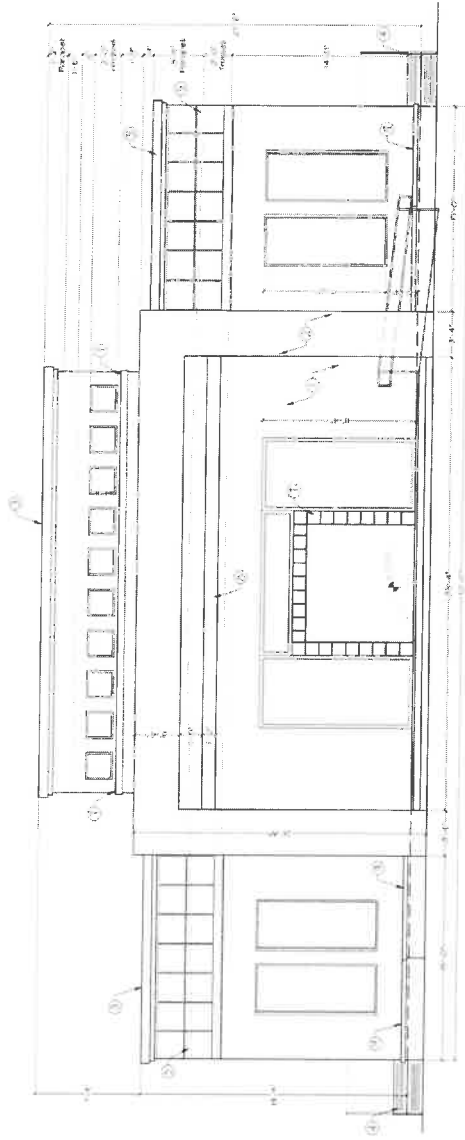


SANCTUARY FLOORPLAN

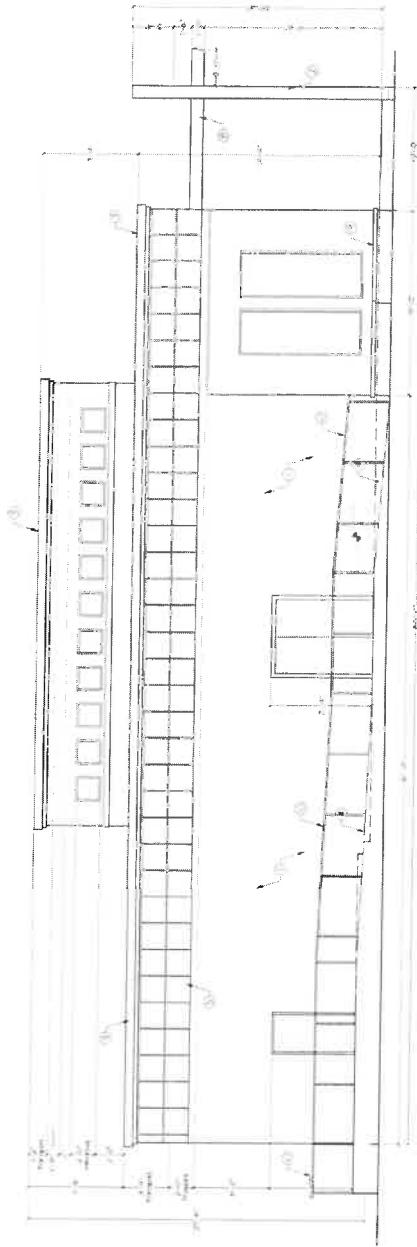


SCALE: 1/8"=1'

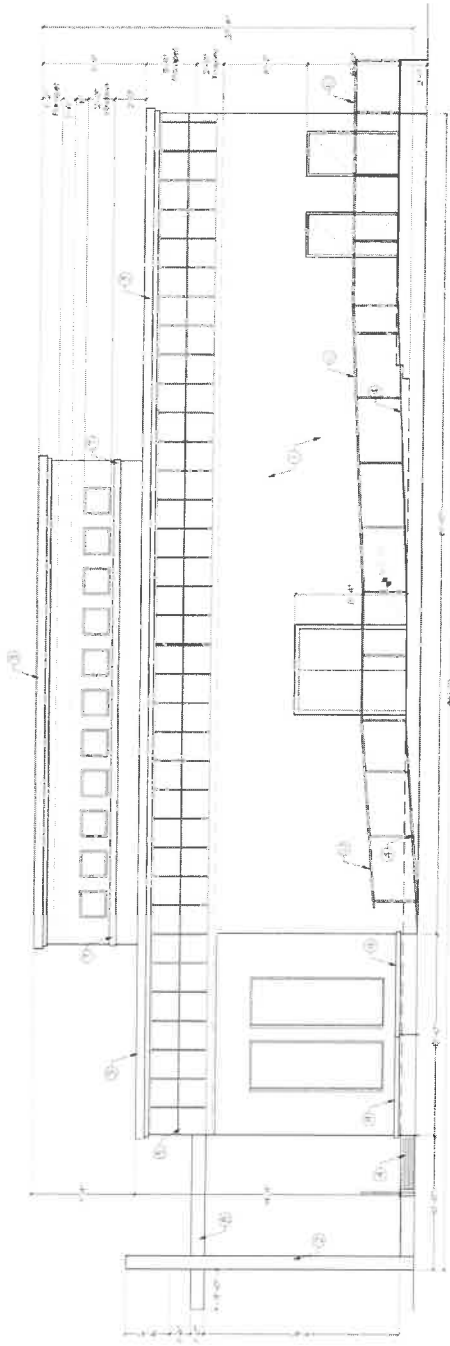




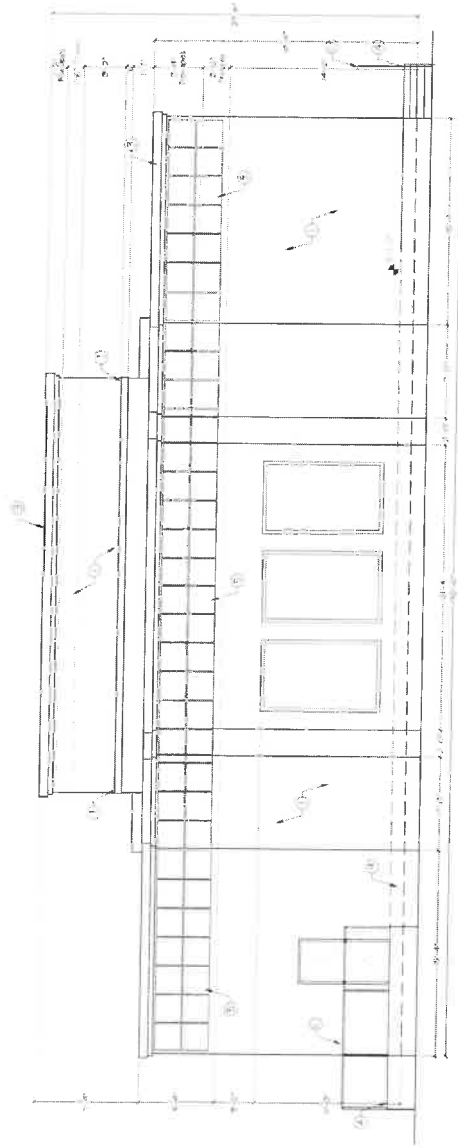
FRONT ELEVATION (NORTH)
1/8" = 1'-0"



SIDE ELEVATION (EAST)



SIDE ELEVATION (WEST)
1/4" = 1'-0"



REAR ELEVATION SOUTH
1/4" = 1'-0"









TOP OF RIDGE ± 28'-10 1/2"

2 LVL. INTERIOR CEILING ± 20'-0"

LVL 2 FLOOR ± 11'-0"

INTERIOR CEILING ± 9'-0"

TOP OF GARAGE DOOR ± 7'-0"

FINISH FLOOR ± 0'-0"

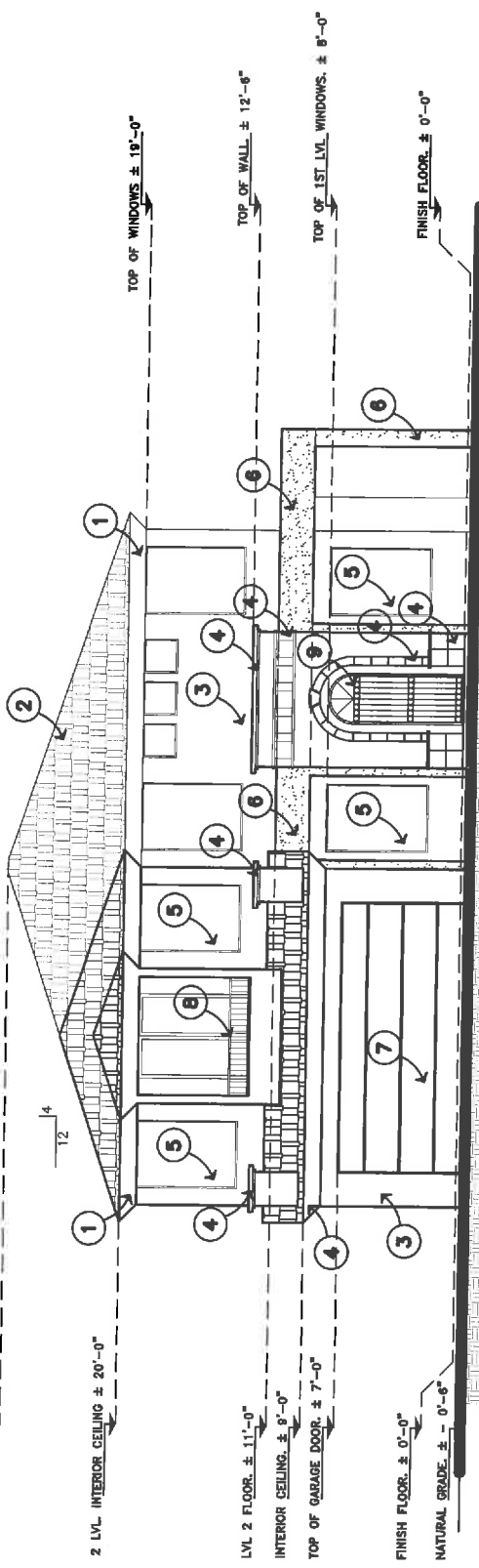
NATURAL GRADE ± 0'-6"

TOP OF WINDOWS ± 19'-0"

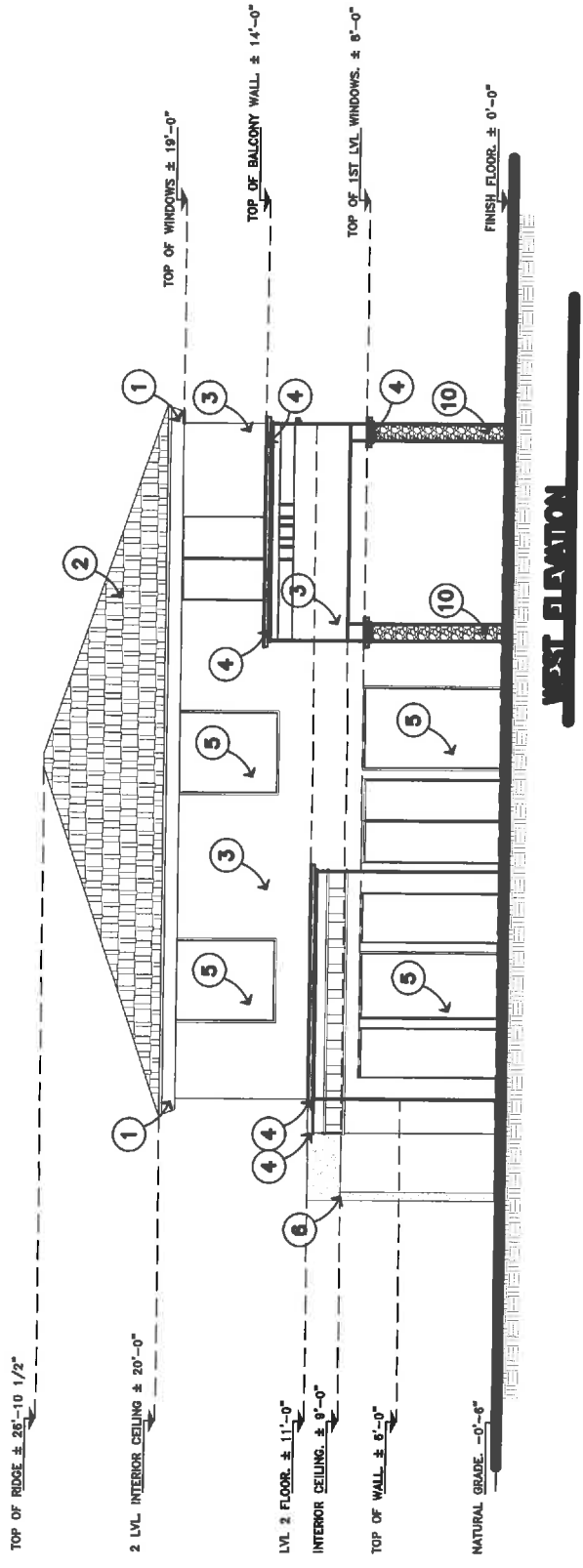
TOP OF WALL ± 12'-6"

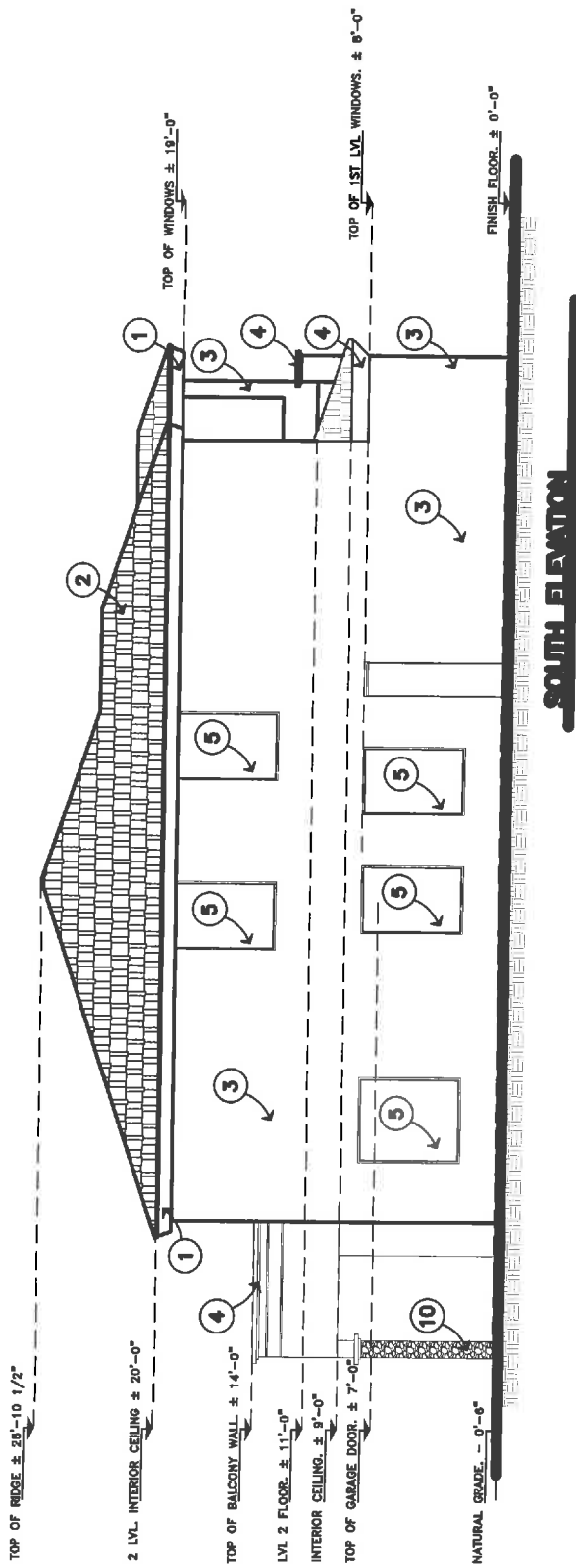
TOP OF 1ST LVL. WINDOWS ± 8'-0"

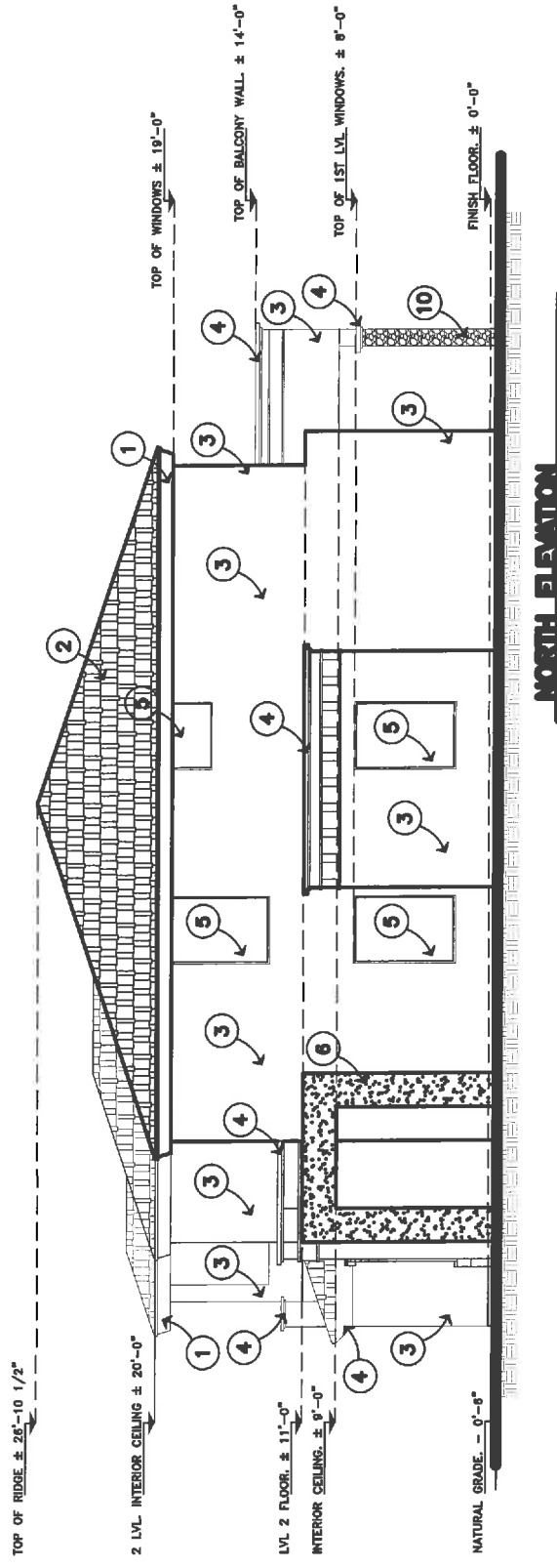
FINISH FLOOR ± 0'-0"



EAST ELEVATION







NORTH ELEVATION

TOP OF RIDGE ± 28'-10 1/2"

2 LVL. INTERIOR CEILING ± 20'-0"

LVL 2 FLOOR. ± 11'-0"

INTERIOR CEILING. ± 9'-0"

NATURAL GRADE. - 0'-6"

TOP OF WINDOWS ± 19'-0"

TOP OF BALCONY WALL. ± 14'-0"

TOP OF 1ST LVL. WINDOWS. ± 9'-0"

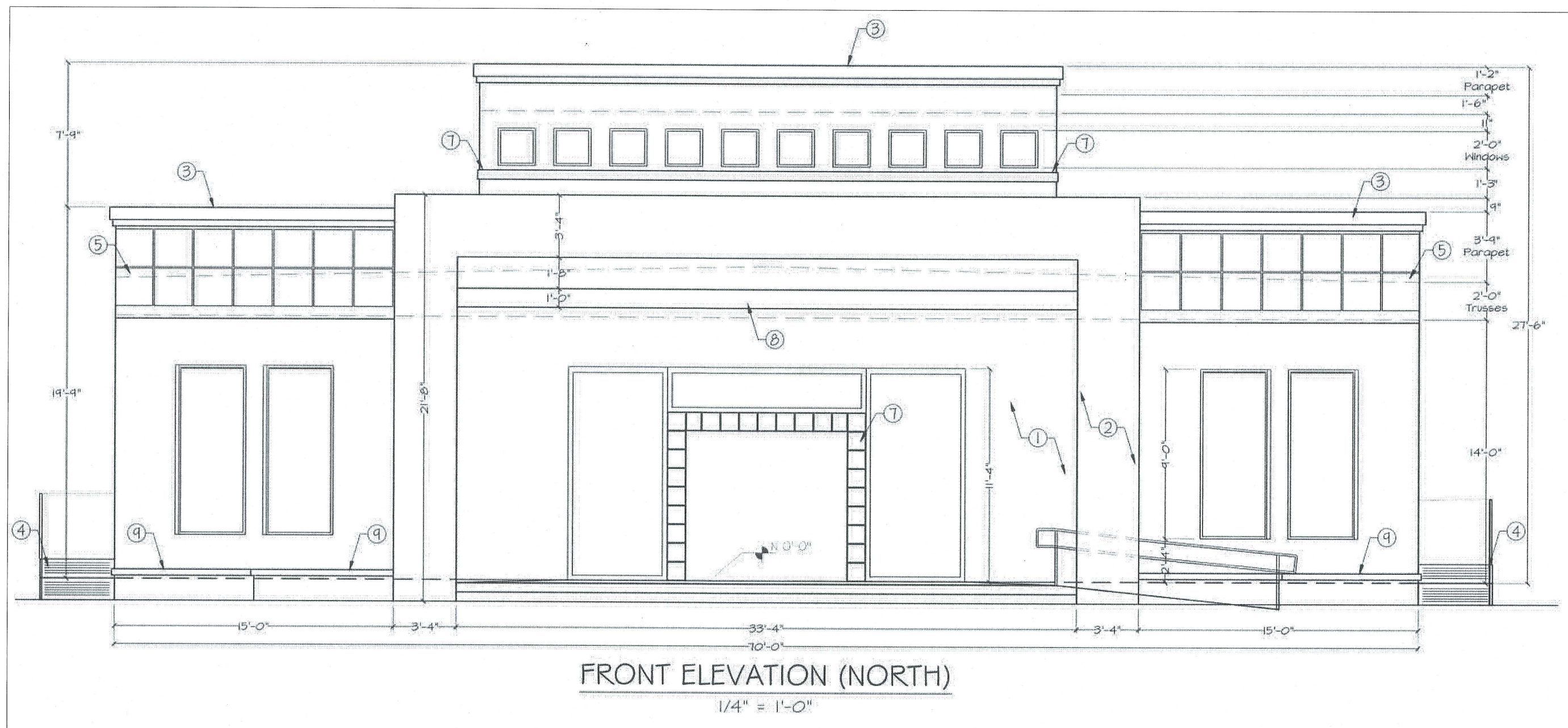
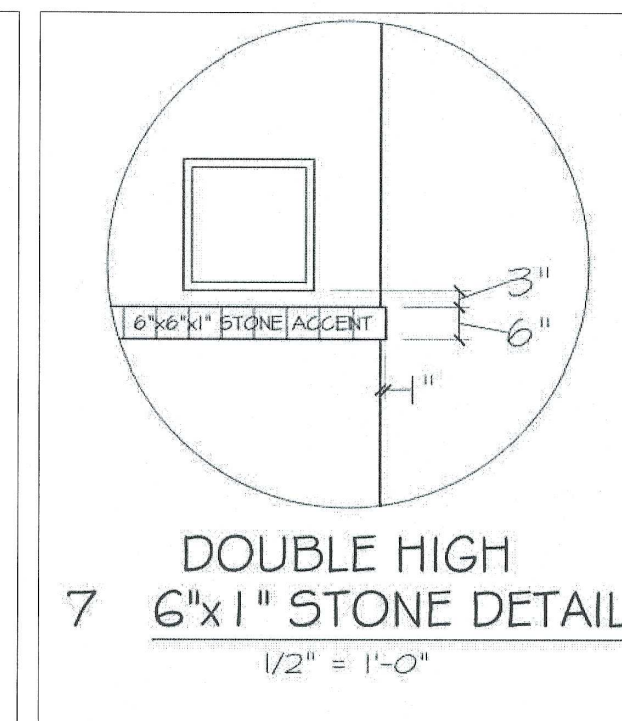
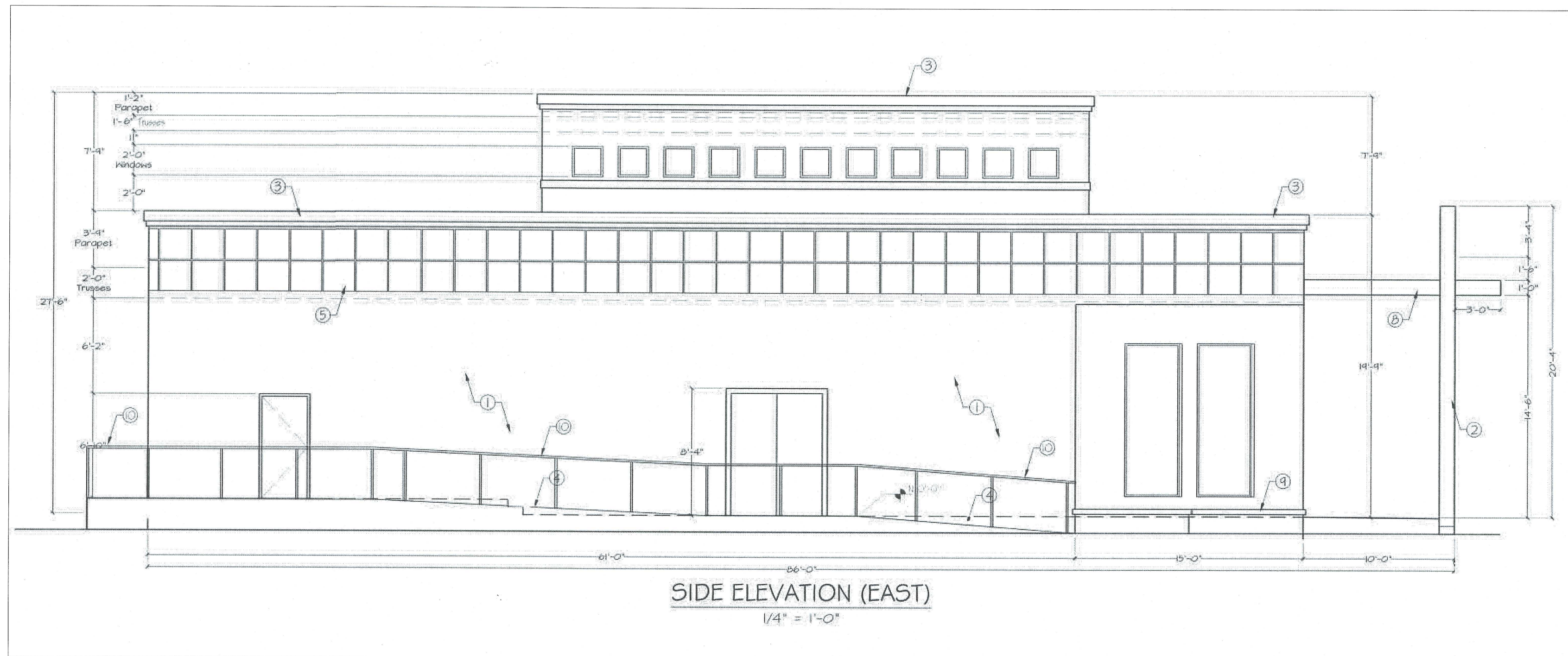
FINISH FLOOR. ± 0'-0"











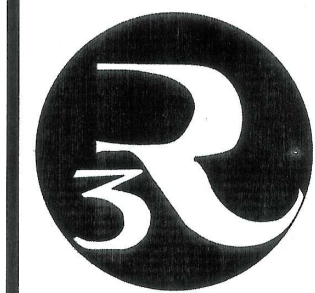
KEYNOTES:
1.- STUCCO SYSTEM, SEE NOTES.
2.- EXPOSED CONCRETE
3.- CANTERA
4.- ADA RAMP
5.- 20"X20" TRAVERTINE ACCENT
6.- TRAVERTINE ACCENT
7.- 6"X6" TRAVERTINE ACCENT, SEE DETAIL.
8.- METALLIC FRAME, COVERED IN ALUM. COMPOSITE
9.- PLANTERS
10.- METALLIC HANDRAIL

SANCTUARY ELEVATIONS

SCALE: 1/4"=1'

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3R CONSTRUCTION GROUP, LLC.
ROC # 287484-D

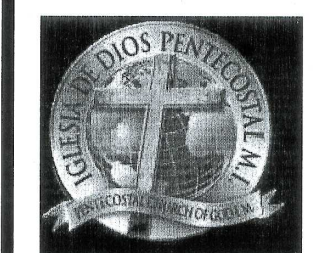
1570 S. SABINO CT.
GILBERT, AZ 85296

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3RCONSTRUCTIONLLC1570@GMAIL.COM
HTTP://WWW.3RCONSTRUCTIONGROUPLLC.COM

SANCTUARY BUILDING
IGLESIA DE DIOS PENTECOSTAL

906 S. GEORGE DR.,
TEMPE, ARIZONA.



DESIGNED BY: ARCHITECT RENE RIVERA
DATE: FEBRUARY 2014.

PROJECT NUMBER
115

REVISIONS

1114

SHEET NUMBER

1A2

SANCTUARY
ELEVATIONS

PLOT DATE

02-17-2014

01

08

03

02

04

04

03

04

03

TOP OF RIDGE ± 26'-10 1/2"

2 LVL. INTERIOR CEILING ± 20'-0"

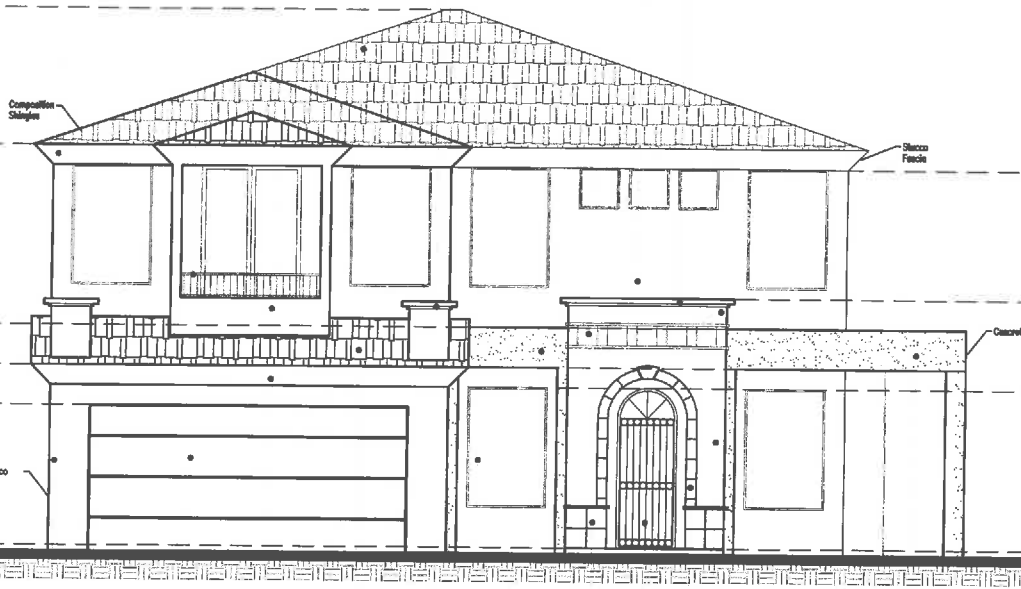
LVL 2 FLOOR. ± 11'-0"

INTERIOR CEILING. ± 9'-0"

TOP OF GARAGE DOOR. ± 7'-0"

FINISH FLOOR. ± 0'-0"

NATURAL GRADE. ± - 0'-6"



03

07

01

02

05

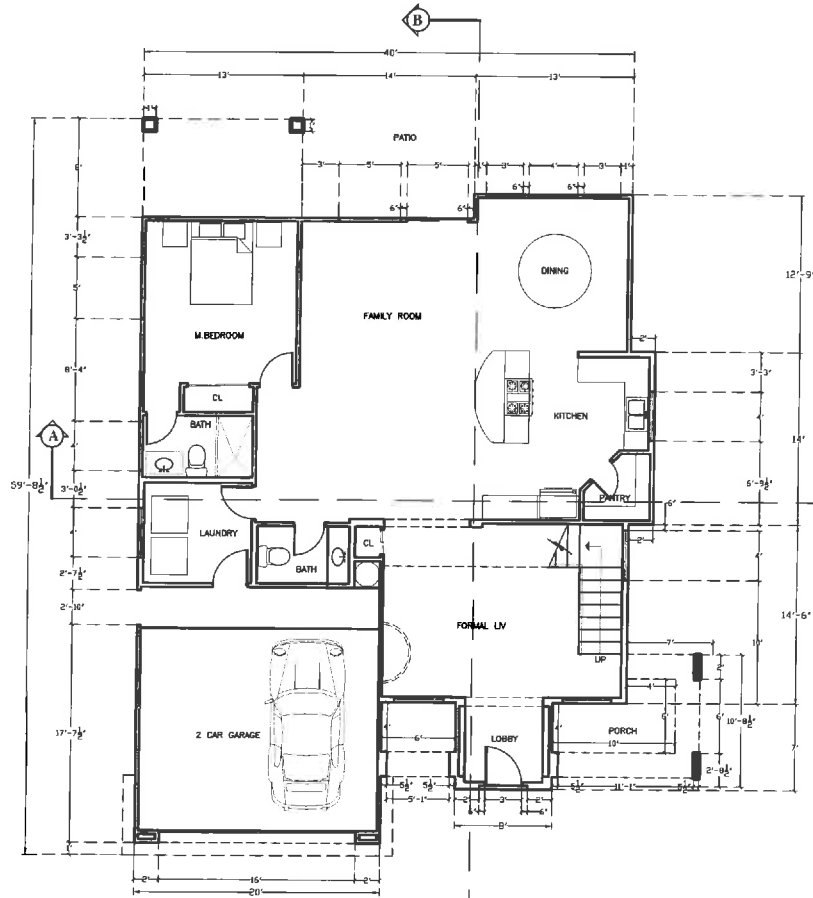
06

04

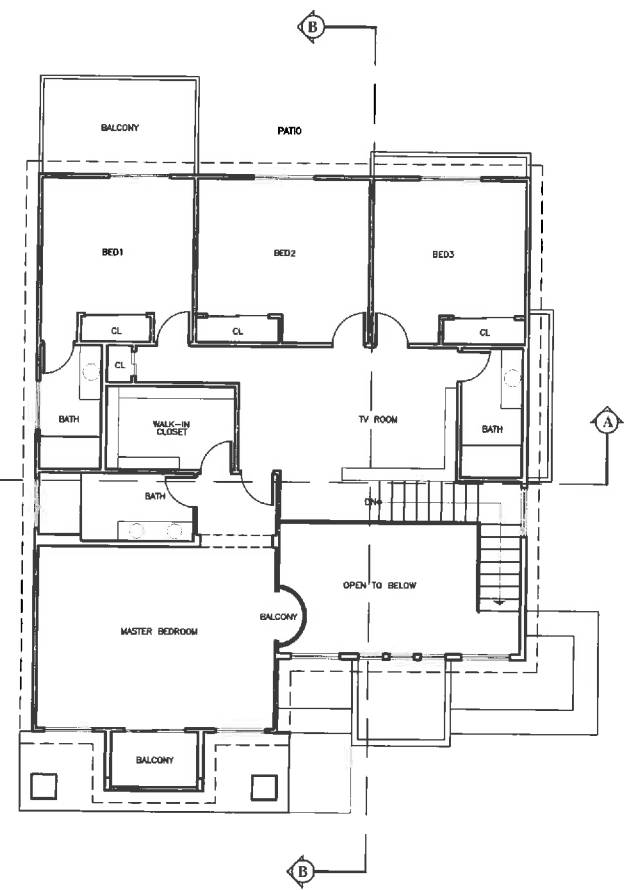
09

04

03



FLOOR PLAN LEVEL ONE



FLOOR PLAN LEVEL TWO

PASTORAL HOUSE
FLOORPLANS



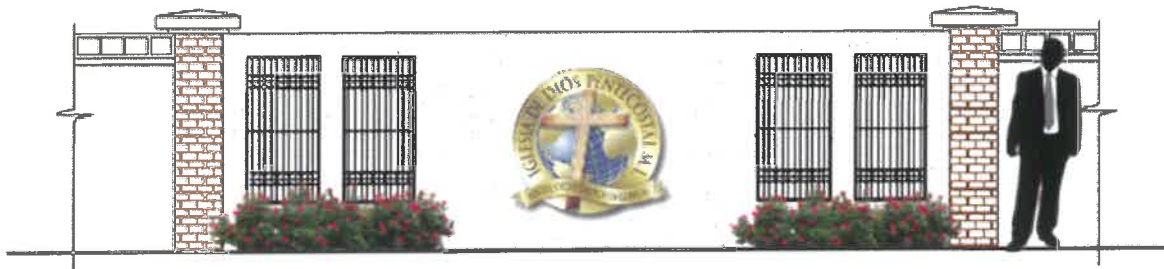
EXISTING SITE CONDITION



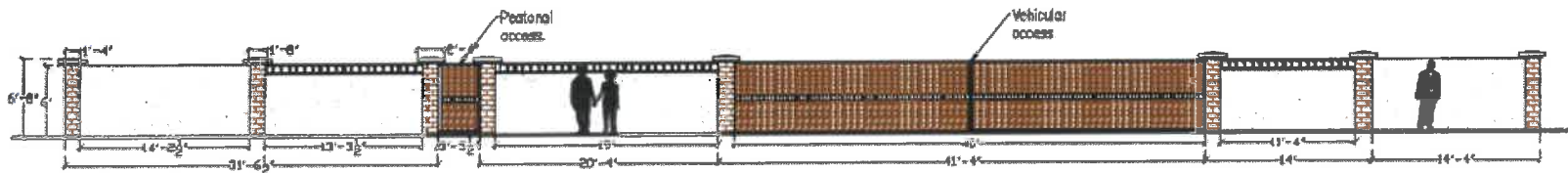
SANCTUARY



PASTORAL HOUSE AND PLAYGROUND



NORTH-EAST ELEVATION DETAIL
N.T.S.



EAST ELEVATION
N.T.S.

EXTERIOR ELEVATION



WALL ENTRANCE DESIGN



NORTH AND SOUTH VIEWS



SMALL FOUNTAIN

FINISHED MATERIALS INDEX

SANCTUARY

01 EXPOSED CONCRETE 02 METALLIC FRAME, COVERED IN ALUMINUM COMPOSITE 03 WINDOW
04 CANTERA (PINON DORADO) 05 20X20 TRAVERTINE, ANTIQUE PATTERN VOLCANO STANDARD,
BRUSHED, CHISELED AND PARTIALLY FILLED.
06 SYNTHETIC STUCCO AND FREESTYLE FINISH. COTTON FLUFF COLOR.
07 WINDOW 08 TRAVERTINE FLOOR 09 PAVERS 10 CANTERA

PASTORAL HOUSE

01 STUCCO SYSTEM FASCIA 02 CONCRETE ROOF TILE 03 STUCCO SYSTEM
04 CANTERA MOULDING 05 WINDOW 06 EXPOSED CONCRETE 07 GARAGE DOOR
08 METALLIC HANDRAIL 09 METALLIC ENTRY DOOR 10 STONE VENEER