

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

Meeting Date: 03/22/2016
Agenda Item: 3

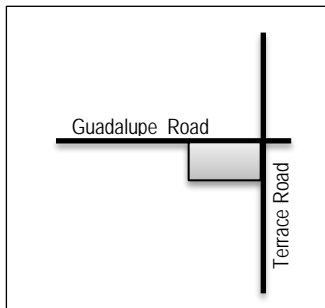
ACTION: Request for a Development Plan Review consisting of a new church building for **GETHSEMANE LUTHERAN CHURCH**, located at 1035 East Guadalupe Road. The applicant is Mark Phillips of CCBG Architects, Inc.

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

RECOMMENDATION: Staff – Approval, subject to conditions

BACKGROUND INFORMATION: **GETHSEMANE LUTHERAN CHURCH (PL160012)** consists of three separate parcels zoned agricultural and used for school and place of worship uses. Each parcel meets individual development standards for the existing buildings on site, but is developed as a unified site with shared parking, retention, landscape, amenities and utilities. The existing sanctuary is being expanded on the eastern lot adjacent to Terrace Road. The courtyard between the existing sanctuary and family life center is being remodeled, and the existing drive and parking area between the school buildings on the west end of the site, adjacent to commercial uses, is being remodeled as a shaded playground for the school. The request includes the following:

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



Property Owner	Troy Schmidt, Gethsemane Lutheran Church
Applicant	Mark Phillips of CCBG Architects, Inc.
Zoning Districts	AG, Agricultural east lot (church) / R/O, Residential Office west lots (school)
Gross / Net site area	2.88 acres east lot (church) / 1.78 acres west lots (school)
Building Areas:	16,008 s.f. new sanctuary on east lot (450-500 seats) 11,484 s.f. existing family life center on east lot
Total Building Area east lot	27,492 s.f. on east lot
Total Building Area west lot	15,039 s.f. existing school on west lots
Total Development Area	42,531 s.f.
Lot Coverage	23.3 % east lot (25% maximum allowed in AG) 28.9% & 37% on west lots (35% maximum allowed in R/O, lots were determined in compliance as one development site).
Building Height	28 ft (30' maximum allowed in AG, 35' allowed in R/O)
Building Setbacks	30' front (Terrace Rd east), 35' rear (west), 20' side (south), 25' street side (Guadalupe) on east lot (40' front, 35' rear, 20' side & 25' street side AG; variances were approved for the east lot with church establishing the existing setbacks) 15' front (Guadalupe Rd north), 10' rear (south), 10' side (east and west), 20' parking (standards meeting R/O setbacks for school site)
Landscape area	30% minimum required on west lots, none specified in AG district
Vehicle Parking	178 spaces + 17 overflow spaces (Site has variances from 285 to 179)
Bicycle Parking	28 spaces

ATTACHMENTS: Development Project File

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

Department Director: Dave Nakagawara, Community Development Director

Legal review by: N/A

Prepared by: Diana Kaminski, Senior Planner

COMMENTS:

This site is located on the south west corner of Guadalupe and Terrace roads. The site is comprised of three lots, the eastern lot is zoned AG Agricultural, a residential category, and contains the existing sanctuary, approximately 7,800 s.f. and an existing 11,484 s.f. family life center (social hall/gymnasium). The western lot is zoned R/O Residential Office, a commercial category with different development standards, and contains the existing 24,374 s.f. school facilities. The proposed project would remove a portion of the existing sanctuary, to build a new 16,008 s.f. sanctuary to seat 450-500 people. The three lots function as one for purposes of retention, access and circulation, refuse collection and parking. Variances were previously granted to reduce setbacks and to reduce parking (see History and Facts at the end of the report for details). The proposed development meets the development standards for the AG district, with the existing variances. However, the proposed height of the building exceeds the allowed 30' height limit.

This request includes the following:

1. Development Plan Review which includes: a 16,008 s.f. 30' tall sanctuary building, elevations, site plan and landscape plan.

The applicant is requesting the Development Review Commission take action on the item listed above.

PRELIMINARY SITE PLAN REVIEW

November 12, 2015 First site plan review included comments regarding required information on site plan, questions about dimensions, requirements for fire and refuses circulation on site, and questions about parking. There were no elevations or landscape plan with this initial submittal.

January 20, 2016 a formal application was made including required plans, the project was routed for site plan review on February 3, 2016. Comments included requirements for building height dimensions per code, request for details on playground area and refuse enclosure, recommendations for elevation modifications to provide more detail on the public street elevations facing Guadalupe and Terrace roads, which had less material and visual interest than the other elevations. The applicant resubmitted plans to meet deadline for the hearing process. The design of the building is an architectural assemblage of the old bell tower and former pitched roof sanctuary being kept, with newer contemporary elements driven by the functionality of a black box theater style sanctuary space, with high ceilings and no windows into the worship space. Windows and material changes were provided on the south and west elevations, not visible to the public streets. The cross on the north elevation was too close to the end of the building conflicting with a parapet false front. Staff recommended integrating architectural elements of the building.

Subsequent review of the submitted documents and research on the history of entitlements of the property led to additional questions about parking and building height. As a result, staff continued the case to allow further time to address these issues. The parking had been reduced by two prior variances from 285 to 179 to allow earlier expansions of the uses on site. The existing 7,000 s.f. sanctuary is being enlarged with an additional 9,000 more s.f. to accommodate 450-500 seats, with no additional parking. The building height exceeded the allowed 30' in the AG. Modifications were made to the elevations to meet the building height requirements and to add architectural detail to the two street elevations. The parking was broken out by interior space, and defined by time of day uses to demonstrate compliance with code requirements within the allowed variance. It was determined that as long as the peak demand for parking did not exceed the original 285 spaces, and the parking provided remained at 179 or more spaces, the site would function without additional parking required.

PUBLIC INPUT

- Neighborhood meeting was not required for this request
- To date, no comments have been received regarding this request.

DEVELOPMENT PLAN REVIEW

Site Plan

The proposed building expansion is on the east side of the site, facing the street front along Terrace Road. The building is oriented in an east/west axis, with primary entrance from an interior courtyard between the existing sanctuary and family life center. Additional entrances are provided from the east side parking area and a drop off lane is provided on the north side of the sanctuary. The existing setbacks were established by variance, and are being met. The site circulation remains largely the same, with shared refuse, retention and parking between the church and the school. Modifications to the west lot include improvements to the parking on the south side, relocation of playground equipment and the addition of shade canopies. The existing canopies were not permitted, and will be removed and replaced to meet building code requirements with this application.

Building Elevations

The building elevations are an assemblage of existing traditional architectural forms with a cupola bell tower and low pitched roof and parapet element and arched arcade in an interpretation of the Mission style and a newer contemporary flat roof with parapet, bricked gable end façade facing the east sanctuary end on Terrace Road, this form replicates the west side building entrance. The materials are predominantly beige and off-white painted stucco with score lines, brick red that ties into the existing family life center. Windows vary in size and shape and location creating an asymmetrical pattern of fenestration. Windows are placed based on interior function, primarily located on the south and west sides of the building, where ancillary rooms and uses occur. The sanctuary architectural requirements call for a dark volume supportive of lighting and audio-visual needs for service; similar to a black box theater, there are no windows in the main worship space. Ceiling heights are increased to create an interior volume that steps down to the support uses such as the nursery, meeting space choir room and restrooms around the outside of the building. The stepping down of massing provides variation in the roofline and brings the building down to a pedestrian scale.

Landscape Plan

The landscape plan is largely existing for this site, with mature vegetation. Missing trees along the southern landscape buffer are being replaced and modifications to the landscape are being done to accommodate site configuration changes. There is an overall decrease in landscape area and open space with the addition of the new building, but open space in the form of courtyards, patios, and play areas remain active open space areas. The plant palette includes Bottle Tree, Ghost Gum Eucalyptus, Fan Tex Ash, Purple Leaf Plum and Evergreen Elm to tie into the existing plants on site. The shrubs include Oleander and Ruellia, accents include Red Yucca and Muhlenbergia, Vines and ground covers include Creeping Fig, Natal Plum, Bush Morning Glory, Gold Lantana, Ruellia Katie and BermudaTurf.

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

1. *Placement, form, and articulation of buildings and structures provide variety in the streetscape;* The placement of the building was determined by the existing orientation of the sanctuary, in an expansion of this space, internally oriented to the west courtyard as the primary entrance, with parking available to the north and east of the new building. The new structure is structurally articulated in variation of masses and changes in rooflines and elevation recesses and projections, broken by windows and materials to provide variety facing both Guadalupe and Terrace roads.
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort;* The new sanctuary has a heavily landscaped southern side with existing and new trees, courtyard trees and a brick arcade shade the west elevation, windows on the north side are limited to ancillary spaces, providing a buffer to the primary sanctuary use inside; the building design and orientation accommodates energy conservation and human comfort.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings;* the materials include primarily stucco and brick, tying into the more traditional and contemporary elements existing on the site.

4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings; the building steps down to a pedestrian scale, and the landscape uses a combination of mature and new plants, including trees of smaller and taller scales, to provide screening as needed to the south side of the lot, and more open on the north and east sides facing the street.*
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 a brick arcade along the west side and portions of the east side. The windows are a variety of square, vertical slot and clerestory windows in contemporary placement that breaks up the massing. The north elevation of the sanctuary has portions of the stucco façade recessed areas that create shadows and add architectural interest, leading to the entry of the building.*
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 façades are a combination of planes, forms and materials that denote use through a chronology of architectural styles.*
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage; the existing site provides pedestrian access from public sidewalks and bike parking is available on the church/school campus.*
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses; the parking lot was modified with the addition to the sanctuary to provide more accessible parking, a drop off point for visitors, and sidewalks with shade leading to building entrances without conflict of vehicle traffic flow on site.*
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance; the location of parking is primarily visible from the street, the combined uses on site provide greater security through use on both weekdays and weekends, as well as evenings. The use of windows provides surveillance of the campus.*
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways; landscape is provided for shade, aesthetics and requirements of the code, integrating an existing palette with new plantings.*
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; not a part of this request.*
12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects; will meet the minimum code requirements and not be excessive or obtrusive to surrounding areas.*

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 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.

DEVELOPMENT PLAN REVIEW CONDITIONS OF APPROVAL:

General

1. Except as modified by conditions, development shall be in substantial conformance with the site plan and building elevations submitted on March 4, 2016 and landscape plan submitted on March 4, 2016. Minor modifications may be reviewed through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.
2. There shall be no further expansions or additions to Gethsemane Lutheran Church or School without further evaluation and provision for parking.

Site Plan

3. Provide service yard and mechanical yard walls that are at least 8'-0" tall as measured from adjacent grade and are at least the height of the equipment being enclosed, whichever is greater. Verify height of equipment and mounting base to ensure that wall height is adequate to fully screen the equipment.
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. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that complements the coloring of the buildings.
6. 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.

Floor Plans

7. Public Restroom Security:
 - a. Lights in restrooms:
 - 1) Provide 50% night lights
 - 2) Activate by automatic sensors, key or remote control mechanism
 - b. Single user restroom door hardware:
 - 3) Provide a key bypass on the exterior side

Building Elevations

8. The materials and colors are approved as presented March 4, 2016:
 - Roof – flat with parapet
 - Primary Building – Stucco corduroy finish painted Dunn Edwards DE6171 Sand Dollar (tan)
 - Secondary Building – Stucco sand finish painted Dunn Edwards DEW397 Angel Feather (beige)
 - Tertiary Building – Exposed CMU 4" x 8" x 16" Highland Founders Block Superlite product or equivalent
 - Aluminum Storefront Windows with Blue Tinted Glazing
 - Cross, Gates and metal accents – painted steel Silver 1c530-1201 Ominithane
 - Metal Canopy – painted steel Dunn Edwards DET 430 Mesa Red (rust/brick red)
 - Wood doors – Red Oak RA-17533 Algoma Hardwoods
 - 3" coping on all parapets
 - Provide primary building colors and materials with a light reflectance value of 75 percent or less. Additions or modifications may be submitted for review during building plan check process.
9. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
10. Conceal roof drainage system within the interior of the building.

11. 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.
12. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.
13. 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

14. Illuminate building entrances and underside of open stair landings from dusk to dawn to assist with visual surveillance at these locations.

Landscape

15. 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.
16. Arterial street trees shall be a minimum of 36" box specimens and a minimum of 1 ½" caliper trunk.
17. Irrigation notes:
 - a. Provide dedicated landscape water meter.
 - b. 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.
 - c. Locate valve controller in a vandal resistant housing.
 - d. Hardwire power source to controller (a receptacle connection is not allowed).
 - e. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
 - f. 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 are irrigated as part of the reconfigured system at the conclusion of this construction.
18. 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.
19. 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.
20. Trees shall be planted a minimum of 20'-0" from any existing or proposed public water or sewer lines. 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.

Addressing

21. Provide address sign(s) on the building elevation facing the street to which the property is identified.
 - a. Conform to the following for building address signs:
 - 1) Provide street number only, not the street name
 - 2) Compose of 12" high, individual mount, metal reverse pan channel characters.
 - 3) Self-illuminated or dedicated light source.
 - 4) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
 - 5) Do not affix number or letter to elevation that might be mistaken for the address.

- b. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.

CODE/ORDINANCE REQUIREMENTS:

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

- Development plan approval shall be void if the development is not commenced or if an application for a building permit has not been submitted, whichever is applicable, within twelve (12) months after the approval is granted or within the time stipulated by the decision-making body. The period of approval is extended upon the time review limitations set forth for building permit applications, pursuant to Tempe Building Safety Administrative Code, Section 8-104.15. An expiration of the building permit application will result in expiration of the development plan.
- Specific requirements of the **Zoning and Development Code (ZDC)** are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through www.tempe.gov/zoning 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: <http://www.tempe.gov/city-hall/public-works/engineering/standards-details> or purchase book from the Public Works Engineering Division.
 - Access to refuse enclosure details DS116 and DS118 and all other Development Services forms at this link: <http://www.tempe.gov/city-hall/community-development/building-safety/applications-forms>. The enclosure details are under Civil Engineering & Right of Way.
- **BASIS OF BUILDING HEIGHT:** Measure height of buildings from top of curb at a point adjacent to the center of the front property line.
- **WATER CONSERVATION:** Under an agreement between the City of Tempe and the State of Arizona, Water Conservation Reports are required for landscape and domestic water use for the non-residential components of this project. Have the landscape architect and mechanical engineer prepare reports and submit them with the construction drawings during the building plan check process. Report example is contained in Office Procedure Directive # 59. Refer to this link: www.tempe.gov/modules/showdocument.aspx?documentid=5327. 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.
- **POLICE DEPARTMENT 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 ambush.
 - 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 controlled access areas including pool, clubhouse or other gated common areas.
- Provide a security vision panel at service and exit doors (except to rarely accessed equipment rooms) with a 3" wide high strength plastic or laminated glass window, located between 43" and 66" from the bottom edge of the door.
- TRAFFIC ENGINEERING:
 - Construct driveways in public right of way in conformance with Standard Detail T-320. Alternatively, the installation of driveways with return type curbs as indicated, similar to Standard Detail T-319, requires permission of Public Works, Traffic Engineering.
 - 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 Intersection Sight Distance memo, available from Traffic Engineering if needed www.tempe.gov/index.aspx?page=801 . 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.
- FIRE:
 - Clearly define the fire lanes. 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 overhead structures. Layout and details of fire lanes are subject to Fire Department approval.
- CIVIL ENGINEERING:
 - Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
 - Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
 - Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
 - 100 year onsite retention required for this property, coordinate design with requirements of the Engineering Department.
- SOLID WASTE SERVICES:
 - Enclosure indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with standard detail DS-116.
 - Contact Public Works Sanitation Division to verify that vehicle maneuvering and access to the enclosure is adequate. Refuse staging, collection and circulation must be on site; no backing onto or off of streets, alleys or paths of circulation.
 - Develop strategy for recycling collection and pick-up from site with Sanitation. Coordinate storage area for recycling containers with overall site and landscape layout.
 - Gates for refuse enclosure(s) are not required, unless visible from the street. If gates are provided, the property manager must arrange for gates to be open from 6:00am to 4:30pm on collection days.
- PARKING SPACES:
 - Verify conformance of accessible vehicle parking to the Americans with Disabilities Act and the Code of Federal Regulations Implementing the Act. Refer to Building Safety ADA Accessible Parking Spaces Marking/Signage on Private Development details.
 - At parking areas, provide demarcated accessible aisle for disabled parking.
 - Distribute bike parking areas nearest to main entrance(s). Provide parking loop/rack per standard detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.

- LIGHTING:
 - Design site security light in accordance with requirements of ZDC Part 4 Chapter 8 (Lighting) and ZDC Appendix E (Photometric Plan).
 - Indicate the location of all exterior light fixtures on the site, landscape and photometric plans. Avoid conflicts between lights and trees or other site features in order to maintain illumination levels for exterior lighting.
- LANDSCAPE:
 - All requisite landscape islands are required to have shade trees, if this cannot be met within the design layout, utilize a shade study to determine compliance with option 2 of the zoning code for shade over parking and paved areas of the site.
 - 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 plan review process is required for signs in accordance with requirements of ZDC Part 4 Chapter 9 (Signs). Refer to www.tempe.gov/signs.

HISTORY & FACTS:

March 9, 1972	City Council approved the Bradley Manor subdivision including Tract E, the church property and Tract D the school property.
May 19, 1976	Design Review Board approved the building and landscape plans for Gethsemane Lutheran Church in the AG Agricultural Zoning District.
March 4, 1981	Design Review Board approved building elevations, site and landscape plans for Gethsemane Lutheran School in the R/O Residential Office District.
April 21, 1992	Hearing Officer approved a variance by Gethsemane Lutheran Church to increase the maximum allowable height for three parking pole lights from 12’ to 20’.
August 19, 1992	Hearing Officer approved a variance request by Gethsemane Lutheran School to increase the maximum allowable building height from 15’ to 19’ in the R/O Residential Office zoning district to allow conversion of an atrium to a recreational/educational building.
August 5, 1992	Design Review Board continued a request for the design of a recreation/education building for Gethsemane Lutheran School
August 19, 1992	Design Review Board continued the request for the design of the recreation/education building.
September 16, 1992	Design Review Board approved the request for the site plan and elevations for the recreation/educational building.
April 7, 1993	Design Review Board approved the request for a bell tower for Gethsemane Lutheran Church.
August 25, 1999	Board of Adjustment approved the following variances for Gethsemane Lutheran Church: <ul style="list-style-type: none"> • Variance to reduce the required landscape width adjacent to Guadalupe Road from 35’ to 25’ (street side yard) to accommodate parking encroachment. • Variance to reduce the required landscape width adjacent to Terrace Road (front yard)

from 40' to 30' to accommodate parking encroachment.

- Variance to delete the required wall between the church and the adjacent school (R/O zoning requirement adjacent to AG zoning).
- Variance to reduce the number of required on-site parking spaces from 191 to 124 spaces to allow the church expansion (additional parking to be provided on adjacent school site to the west due to difference in hours of operation).

These variances subsequently expired based on the conditions of approval.

June 5, 2001

Hearing Officer approved the request for variances:

- Variance to reduce the required landscape width adjacent to Guadalupe Road from 35' to 25' (street side yard) to accommodate parking encroachment.
- Variance to reduce the required landscape width adjacent to Terrace Road (front yard) from 40' to 30' to accommodate parking encroachment.
- Variance to delete the required wall between the church and the adjacent school (R/O zoning requirement adjacent to AG zoning).
- Variance to reduce the number of required on-site parking spaces from 200 to 134 spaces to allow the church expansion (additional parking to be provided on adjacent school site to the west due to difference in hours of operation).

April 3, 2002

Development Review Commission approved a request for a new 11,484 s.f. Family Life Center built where existing parking is located.

April 5, 2005

Hearing Officer approved a variance to reduce the required number of parking spaces for Gethsemane Lutheran School from 85 to 45 parking spaces.

May 11, 2005

Community Development Staff approved a request for new steel picket security gates and fencing with minor landscape modifications.

July 26, 2005

Community Development Staff approved a request for a landscape modification for a memorial garden at Gethsemane Lutheran Church.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review



DEVELOPMENT PROJECT FILE
for
GETHSEMANE LUTHERAN CHURCH

ATTACHMENTS:

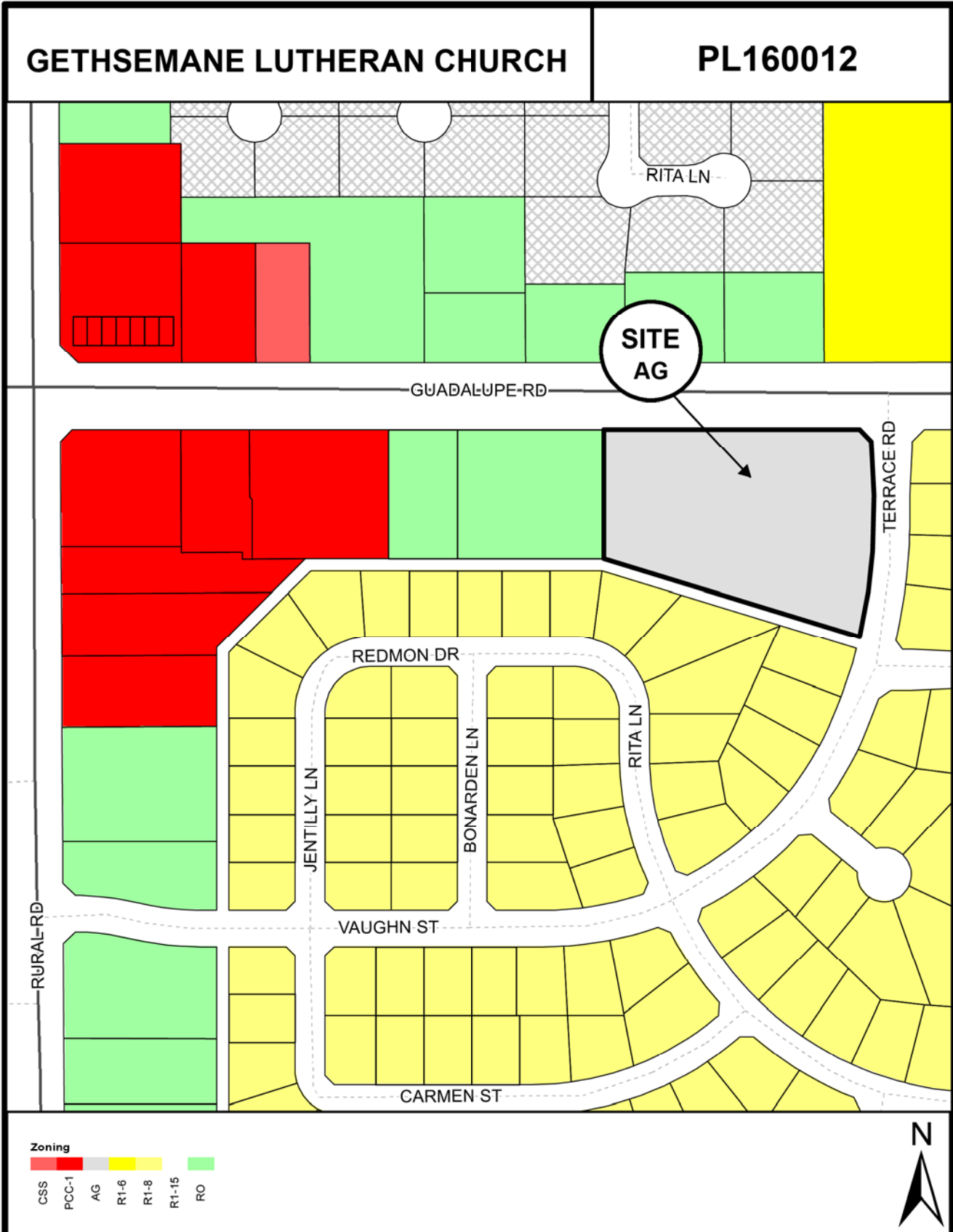
1. Location Map
2. Aerial
- 3-4. Letter of Explanation
5. Site Plan
6. Floor Plan of new Sanctuary
- 7-8. Blackline Building Elevations
- 9-10. Color Elevations
11. Building Sections
12. Landscape Plan
- 13-22. Context Photos of site
23. Materials (actual board to be provided at hearing)

GETHSEMANE LUTHERAN CHURCH

PL160012



Aerial Map



Location Map

March 2016

City of Tempe, Planning Division
31 E. 5th Street
Garden Level East
Tempe, AZ 85281

Re: Gethsemane Lutheran Church
DPR Letter of Explanation

To Whom It May Concern,

Gethsemane Lutheran Church has been serving its neighbors in the Tempe community for well over 40 years, most of that time through a sanctuary building that is now 40 years old and insufficient to meet their growing needs. The current scope of work they are undertaking is to demolish most of the existing sanctuary building, except for the sanctuary itself, and to build a new, larger, modern sanctuary and supporting facilities revolving around the old sanctuary now functioning as the new central lobby space. This has proved to be the most efficient use of the campus, minimizes to the greatest extent possible demolition, while preserving a sacred space for the church and community that maintains a similar variety of scale at the streetscape.

The old sanctuary building form has a slope roof surrounded by the new construction which is low slope roof and parapet, a formal desire of the church to both contrast the original sanctuary form and to move in a more contemporary formal direction to reflect the changing personality of the congregation. The material palette of earth toned stuccos, brick like CMU, painted steel and clear anodized aluminum storefront at the windows is high quality and relates to and engages the existing Family Life Center while also signifying the continuing progression forward of the church. The massing of the building is varied with material/color reinforcement.

The new sanctuary will seat between 450 – 500 and thus will be a larger, taller volume to provide the appropriate scale and proportion and to lift the spirits of those worshipping. This volume is surrounded on three sides by functions with lower roof and parapet heights and is articulated to provide an appropriate and enhanced scale better suited to the pedestrian circulating on and near the campus.

A reconfigured central courtyard will provide trees and landscaping, places to sit and reflect, a new prayer garden and an arcade linking the two buildings in a U shape, enclosing the space on three sides and providing additional shade and cover to mitigate heat gain and maximize the comfort of those using the space. This space will be bounded on the north side by a site fence and entry gate which provides a secure entry to this portion of the campus.

Security for the site is maintained and further enhanced through clear visibility into and around the new building, glazed openings where appropriate, well lighted parking areas and paths to entry points, and low maintenance landscaping and building/site features.

Access to the site is maintained for both the pedestrian and vehicle via existing entry points and is kept simple for both, minimizing overlap where possible. An added drive lane and drop off will further reduce the amount of pedestrian traffic through the parking lot.

Landscaping and lighting are both designed to integrate with the existing campus, to help delineate between parking, drive lanes, pedestrian paths, entry points. They are compatible and consistent with both the new and existing buildings.

If you have any further questions, feel free to contact me at 602.258.2211 x229 or mphillips@ccbg-arch.com.

Sincerely,

A handwritten signature in black ink, appearing to be 'M. Phillips', with a stylized flourish at the end.

Mark Phillips
CCBG Architects

PROJECT DATA

PROJECT CONTACTS: OWNER: GETHSEMANE LUTHERAN CHURCH
1035 E. Guadalupe Rd.
Tempe, AZ 85283

ARCHITECTS: COOR ARCHITECTS
102 E. Buchanan St.
Phoenix, AZ 85004
602.256.2211
CONTACT: Paul Ladmanak

PROJECT ADDRESS: 1035 E. Guadalupe Rd.
Tempe, AZ 85283

PROJECT DESCRIPTION: THE PROJECT CONSISTS OF RENOVATION OF AND ADDITION TO THE EXISTING SANCTUARY BUILDING, INCLUDING A NEW SANCTUARY, KITCHEN, MUSIC AND MEETING ROOMS. THE SITE WILL BE RECONFIGURED TO ADD A DROP OFF & FIRE LANE ON THE NORTH SIDE OF THE BUILDING. PARKING SPACES WILL BE ADDED TO THE NORTH AND SOUTH AS WELL AS TO THE WEST ON THE ADJACENT SCHOOL PARCELS. THE THREE EXISTING PARCELS WILL BE PLATTED INTO SINGLE NEW PARCEL.

GOVERNANCE: ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING ACCORD TO THE EXISTING SANCTUARY BUILDING.

BUILDING CODES: CODES AND AMENDMENTS PER THEIR ADOPTING ORDINANCES.
2012 Tempe Building Safety Administrative Code
2012 International Energy Conservation Code (IECC)
2012 International Residential Code (IRC)
2012 International Existing Building Code (IEBC)
2012 International Building Code (IBC)
2012 International Mechanical Code (IMC)
2011 National Electrical Code (NEC)
2012 International Plumbing Code (IPC)
2012 International Fire Code (IFC)
Current Zoning Ordinance

ZONING & APN: 301-48-358 (CHURCH & FAMILY LIFE CENTER), ZONED AG
301.48.358A (SCHOOL EAST), ZONED R10
301.48.358B (SCHOOL WEST), ZONED R10

SITE AREA/COVERAGE: 301-48-358 - 125,280 SF, 2.88 ACRES

EXISTING BUILDING: 11,484 SF
NEW BUILDING: 16,208 SF
TOTAL: 27,692 SF

SITE COVERAGE - 25% ALLOWED: 27,692/125,280 = 21.9% O.K.
301-48-358A - 52,630 SF, 1.21 ACRES
EXISTING SCHOOL EAST (BLDG 1): 1,756 SF
EXISTING SCHOOL EAST (BLDG 2): 3,008 SF
TOTAL: 4,764 SF

SITE COVERAGE - 35% ALLOWED: ACTUAL: 8,846/25,000 = 35.38%
301-48-358B - 24,663 SF, 0.57 ACRES
EXISTING SCHOOL WEST (BLDG 3): 1,193 SF
TOTAL: 4,193 SF

SITE COVERAGE - 35% ALLOWED: ACTUAL: 6,193/24,663 = 25.1%
MAX PER ORDINANCE FOR AG: 30'-0"
F.F. ELEVATION 1092.21' + 27'-0" = 1119.8'
I.D.C. @ MIDPOINT OF TERRACE: -0.99.97'
TOTAL: 36.91' < 30' O.K.

BELL TOWER HEIGHT: MAXIMUM ALLOWABLE: 30'-0" O.K.
ACTUAL: 30'-0" O.K.

OCCUPANCY: NEW SANCTUARY BUILDING: A-3
FAMILY LIFE CENTER: A-2, I/B-S-1
SCHOOL EAST: I-1
SCHOOL WEST: I-1

CONSTRUCTION TYPE: NEW SANCTUARY BUILDING: I-8
FAMILY LIFE CENTER: I-4/FES
SCHOOL EAST: I-4
SCHOOL WEST: I-4/AFES

SPRINKLER SYSTEM: NEW SANCTUARY BUILDING: FULLY SPRINKLERED
EXISTING FAMILY LIFE CENTER: FULLY SPRINKLERED
EXISTING SCHOOL EAST: NOT SPRINKLERED
EXISTING SCHOOL WEST: FULLY SPRINKLERED

BUILDING AREA: NEW SANCTUARY: 16,208 SF
FAMILY LIFE CENTER: 11,484 SF
SCHOOL EAST: 8,846 SF
SCHOOL WEST: 6,193 SF

SETBACKS: APPROVED VARIANCES BA019125
a. VARIANCE TO REDUCE THE REQUIRED LANDSCAPE WIDTH ADJACENT TO GUADALUPE ROAD FROM 35' TO 25' (STREET SIDE YARD) TO ACCOMMODATE PARKING ENCROACHMENT.
b. VARIANCE TO REDUCE THE REQUIRED LANDSCAPE WIDTH ADJACENT TO TERRACE ROAD (FRONT YARD) FROM 45' TO 30' TO ACCOMMODATE PARKING ENCROACHMENT.
c. VARIANCE TO DELETE THE REQUIRED WALL BETWEEN THE CHURCH AND THE ADJACENT GETHSEMANE LUTHERAN SCHOOL (A & B ZONING).
d. VARIANCE TO REDUCE THE REQUIRED ON-SITE PARKING FROM 200 SPACES TO 134 SPACES.

301-48-358 GUADALUPE STREET: 20'-0" SETBACK
TERRACE ROAD: 30'-0" SETBACK
REAR YARD: 30'-0" SETBACK
SIDE YARD: 20'-0" SETBACK

301-48-358 A & B FRONT: 10'-0" SETBACK
FRONT PARKING: 20'-0" SETBACK
SIDE: 10'-0" SETBACK
REAR: 10'-0" SETBACK

PARKING: NEW SANCTUARY BUILDING: 6,004 SF
SANCTUARY: 619 SF
SYNERGY & NURSING: 470 SF
MEETING: 527 SF
NURSERY: 800 SF
KITCHEN: 661 SF
VEST. & SACRISTY: 387 SF
RESTROOMS: 778 SF
STORAGE ROOMS: 923 SF
MAINT. & ELECTRICAL: 350 SF
LOBBY & CORRIDORS: 3,984 SF

BICYCLE PARKING: @ 1/1,200: 10,068 SF
CHURCH EAST & WEST SCHOOL: @ 1/1,200: 15,038 SF
TOTAL: 25 SPACES REQ'D
26 REQ'D - 27 PROVIDED O.K.

FAMILY LIFE CENTER: OYANABURM: 4,813 SF
SUBTOTAL: 49 SPACES REQ'D
OFFICES & CLASS RMS: @ 1/100: 6,800 SF
SUBTOTAL: 23 SPACES REQ'D
TOTAL: 72 SPACES REQ'D

SCHOOL EAST (BLDG 1 & 2): OFFICE @ CLASS RMS: @ 1/100: 8,848 SF
TOTAL: 30 SPACES REQ'D

SCHOOL WEST (BLDG 3): CLASSROOMS: @ 1/100: 6,193 SF
TOTAL: 21 SPACES REQ'D

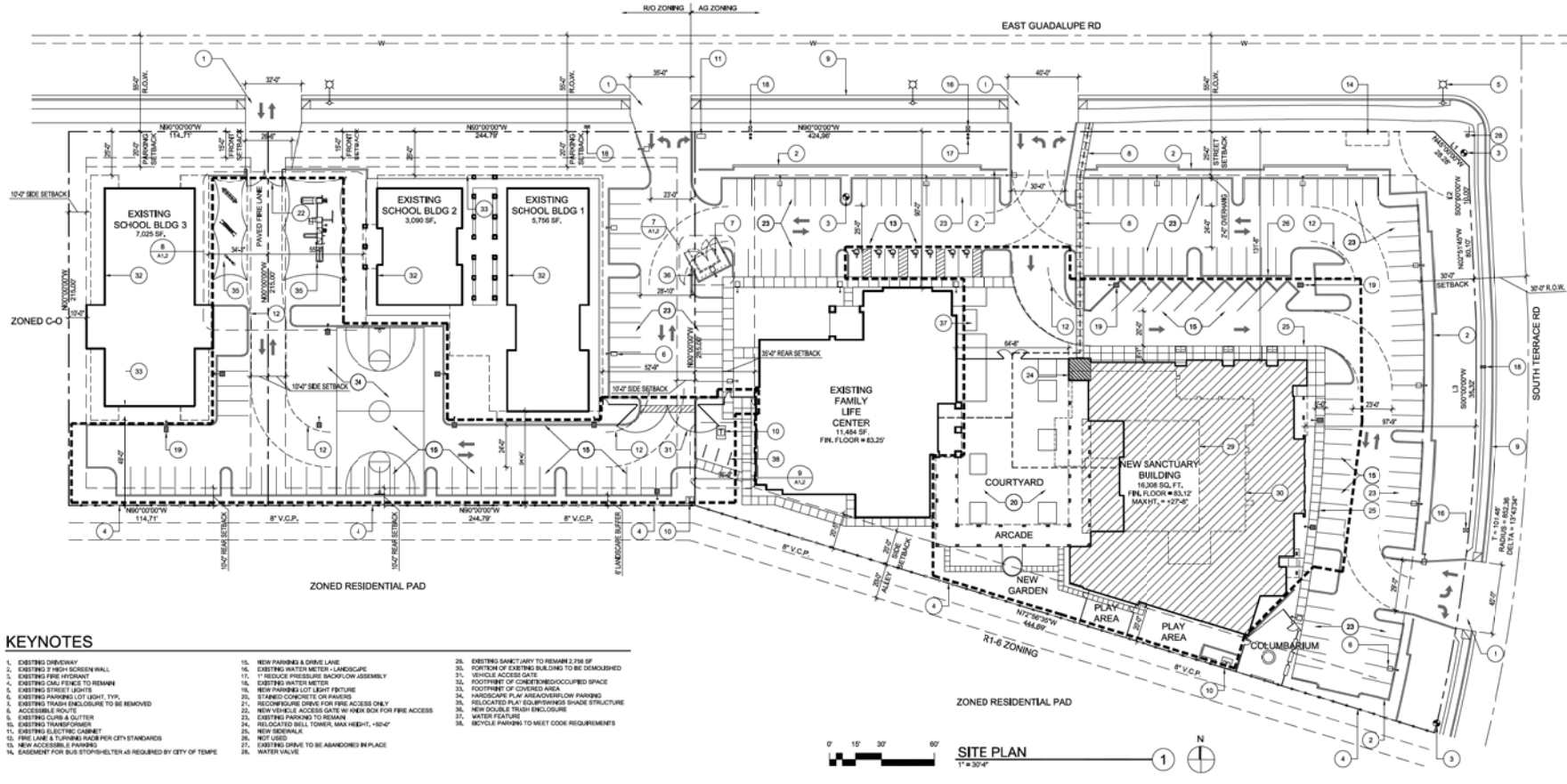
SANCTUARY BUILDING & FAMILY LIFE CENTER CLASSROOMS ARE NON-CONCURRENT USES WITH THE REMAINDER OF THE BUILDING SPACES.
* THE SCHOOL SPACE IS NOT LEASED TO OR USED BY OTHER GROUPS DURING SERVICE TIMES.
SANCTUARY/OFFICE & CLASS RMS: 100 + 23 = 123
REMAINDER: 49 + 30 + 21 = 100
123 MAX REQ'D - 176 PROVIDED O.K.
* (TOTAL PROVIDED DOES NOT INCLUDE OVERFLOW PARKING OF AN ADDITIONAL 17 SPACES)

VICINITY MAP



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KEYNOTES

- EXISTING DRIVEWAY
- EXISTING 7' HIGH SCREEN WALL
- EXISTING FIRE HYDRANT
- EXISTING CURB FENCE TO REMAIN
- EXISTING STREET LIGHTS
- EXISTING PARKING LOT LIGHT TYP.
- EXISTING TRASH ENCLOSURE TO BE REMOVED
- ACCESSIBLE ROUTE
- EXISTING TRANSFORMER
- EXISTING ELECTRICAL CABINET
- FIRE LANE & TURNING RADIUS PER CITY STANDARDS
- NEW ACCESSIBLE PARKING
- EASEMENT FOR BUS STOP/SHELTER AS REQUIRED BY CITY OF TEMPE
- NEW PARKING & DRIVE LANE
- EXISTING WATER MAIN
- REDUCE PRESSURE MAIN/LOW ASSEMBLY
- EXISTING WATER METER
- NEW PARKING LOT LIGHT FIXTURE
- STAINED CONCRETE OR PAVER
- RECONSTRUCT DRIVE FOR FIRE ACCESS ONLY
- NEW VEHICLE ACCESS GATE W/ INDEX BOX FOR FIRE ACCESS
- EXISTING PARKING TO REMAIN
- RELOCATE BELL TOWER, MAX HEIGHT, -16'-0"
- NEW SIDEWALK
- RELOCATE BELL TOWER, MAX HEIGHT, -16'-0"
- EXISTING DRIVE TO BE ABANDONED IN PLACE
- WATER VALVE
- EXISTING SANCTUARY TO REMAIN 2,756 SF
- PORTION OF EXISTING BUILDING TO BE DEMOLISHED
- VEHICLE ACCESS GATE
- FOOTPRINT OF CONCRETE/OCCUPIED SPACE
- FOOTPRINT OF COVERED AREA
- RELOCATE TRASH ENCLOSURE ON PARKING
- RELOCATED PLAY EQUIPMENTS SHADE STRUCTURE
- NEW DOUBLE TRASH ENCLOSURE
- WATER FEATURE
- BICYCLE PARKING TO MEET CODE REQUIREMENTS

A NEW SANCTUARY BUILDING FOR
GETHSEMANE LUTHERAN CHURCH
1035 E. GUADALUPE RD.
TEMPE, AZ 85283

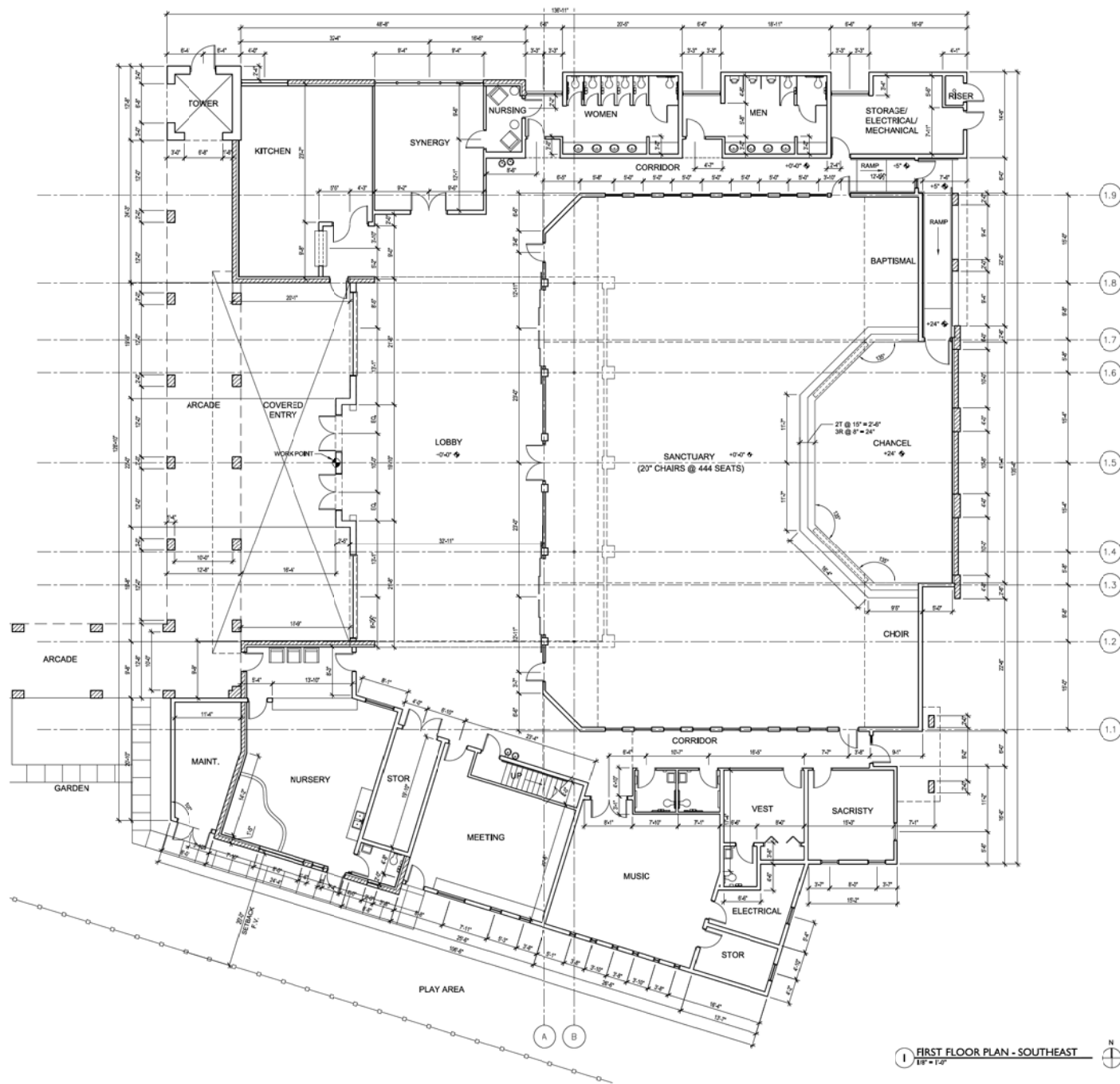
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DATE REV FOR

10/23/18

Drawn: RL
Checked: P.J.L.
Job Number: 1426
Drawing: SITE PLAN
Sheet: A1.1

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1 FIRST FLOOR PLAN - SOUTHEAST
1/8" = 1'-0"

A NEW SANCTUARY BUILDING FOR
GETHSEMANE LUTHERAN CHURCH

100 E. GUADALUPE RD.
TEMPE, AZ 85283

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Drawn	
Checked	
P.J.L.	
Job Number	1426
Drawing	FLOOR PLAN

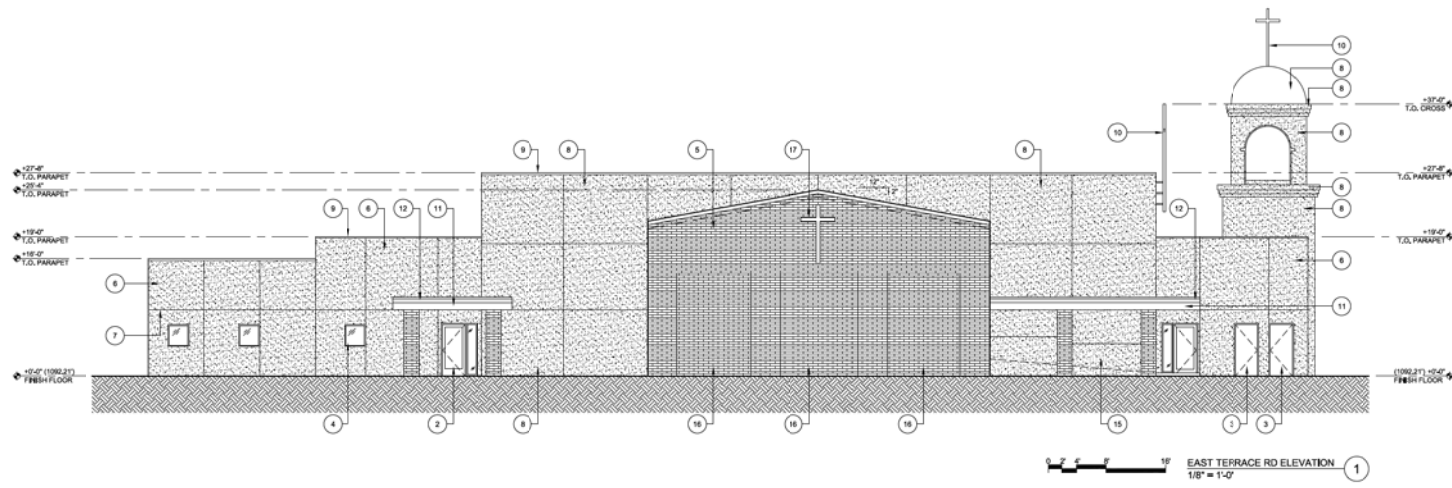
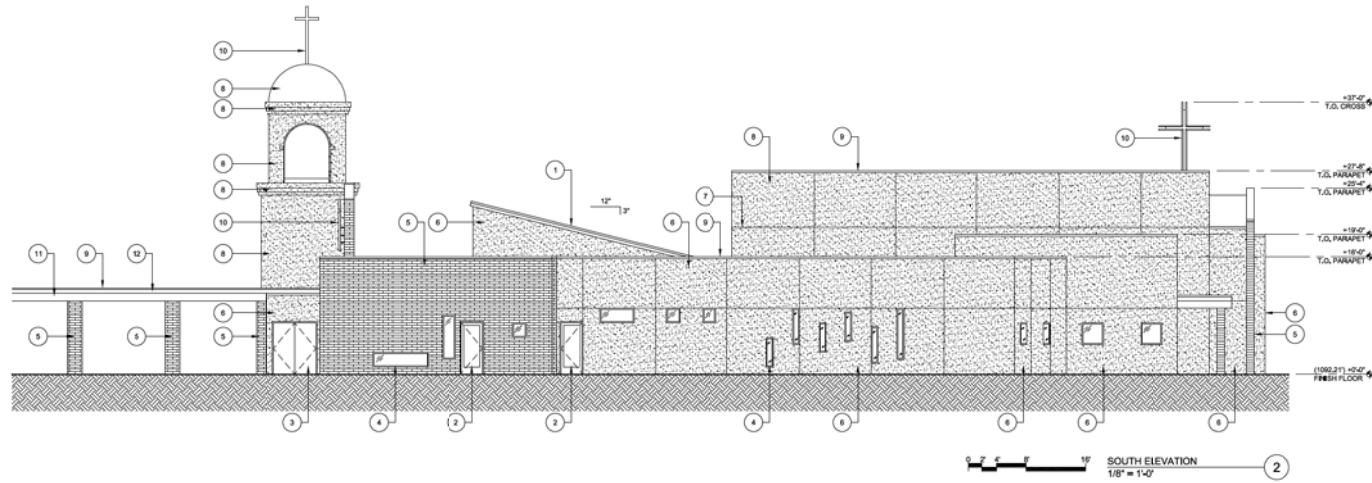
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KEYNOTES

1. EXISTING ROOF STRUCTURE TO REMAIN
2. ALUMINUM STOREFRONT DOOR
3. FRM DOOR TYP.
4. ALUMINUM STOREFRONT TYP. (WITH ALUMINUM FRAME, CLEAR ANOBOZ)
5. EXPOSED CMU 8x16'S (PREPARED FOUNDERS BLOCK) SUPRULITE CO.
6. STUCCO - CONCRETE FINISH (DE 6111 SAND DOLLAR) DUNN EDWARDS CO.
7. STUCCO - SAND FINISH OVER 3/4" ANKEL
8. STUCCO - SAND FINISH OVER 3/4" ANKEL
9. FEATHER DUNN EDWARDS CO.
10. PAINTED STEEL (DE 1055-1533-1201) CARPENTERS TRIM CO.
11. PAINTED METAL (DE 6171 SAND DOLLAR) DUNN EDWARDS CO.
12. PAINTED METAL (DE 6171 SAND DOLLAR) DUNN EDWARDS CO.
13. WOODEN DOOR - RED OAK (RW-17533) ALGOMA HARDWOOD
14. BLUE TRIMED GLASS
15. PAINTED STUCCO - CONCRETE FINISH (DE 6111 SAND DOLLAR) DUNN EDWARDS CO.
16. BRICK TO BE RECESSED BY 4". EXPOSED CMU 8x16'S (PREPARED FOUNDERS BLOCK) SUPRULITE CO.
17. CROSS ACCENT

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A NEW SANCTUARY BUILDING FOR
GETHSEMANE LUTHERAN CHURCH

1009 E. GUADALUPE RD.
TEMPE, AZ 85283

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	DEV. PLAN REVIEW

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Drawing	ELEVATIONS

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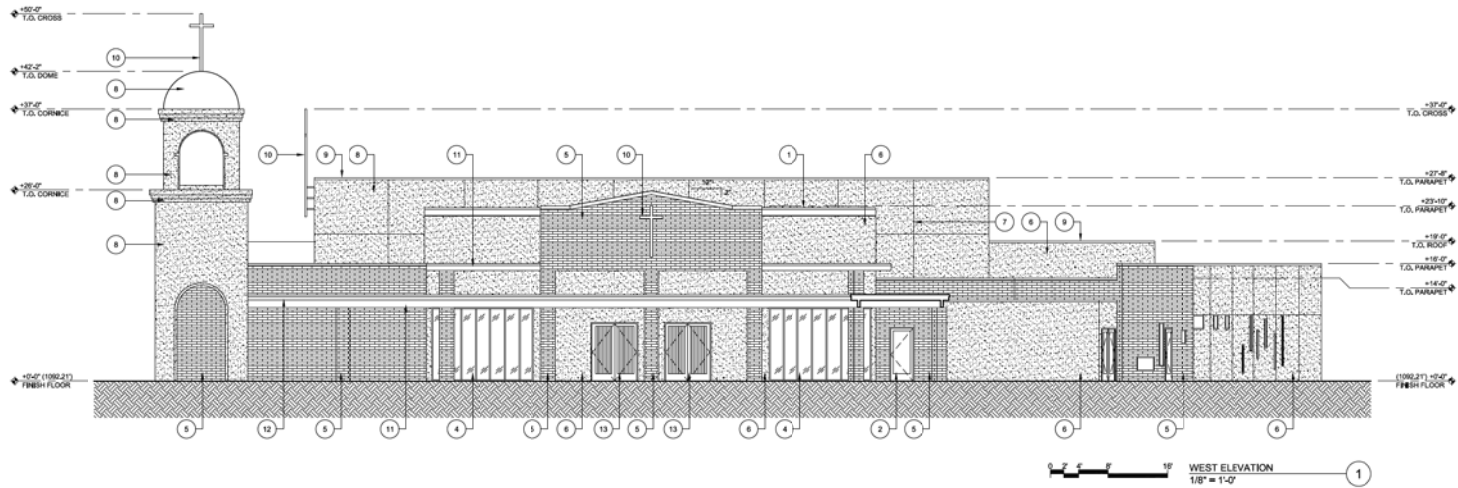
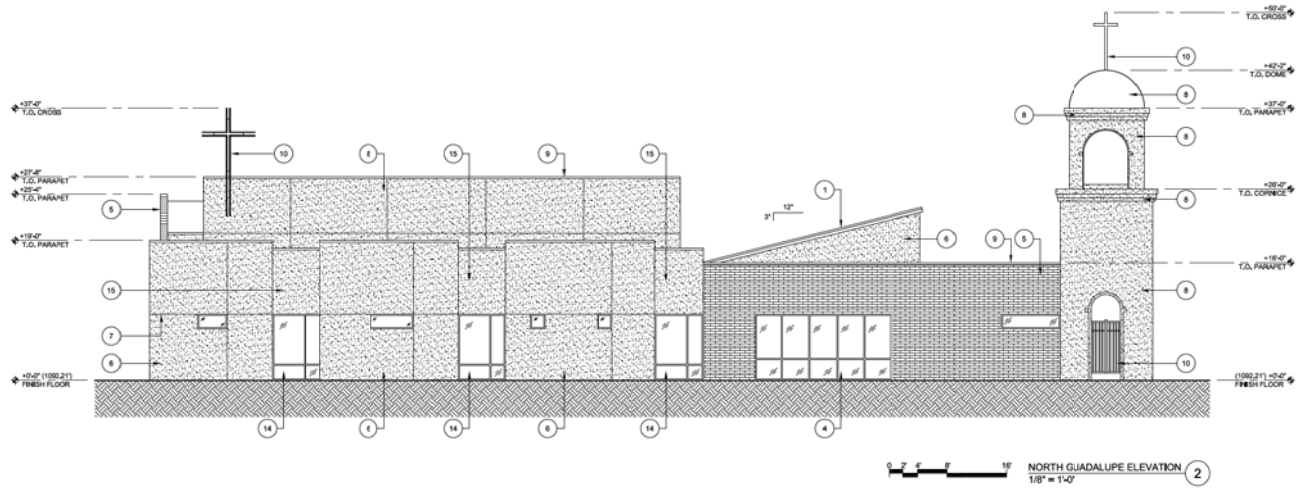
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KEYNOTES

1. EXISTING ROOF STRUCTURE TO REMAIN
2. ALUMINUM STOREFRONT DOOR
3. FM DOOR TYPE
4. ALUMINUM STOREFRONT TYPE (WITH ALUMINUM FRAME, CLEAR ANOBERZ)
5. EXPOSED CMU 8x16x16 PREPARED FOUNDERS BLOCK; SUPPLIERS CO.
6. STUCCO - CONDUROY FINISH (DE #11) SAND DOLLAR; DUNN EDWARDS CO.
7. STUCCO - SAND FINISH OVER 3/4 ANKEL
8. STUCCO - SAND FINISH OVER 3/4 ANKEL
9. FEATHER DUNN EDWARDS CO.
10. PAINTED STEEL (DE #105-105) CAMPHANE THERM CO.
11. PAINTED METAL (DE #11 SAND DOLLAR) DUNN EDWARDS CO.
12. PAINTED METAL (DE #11 SAND DOLLAR) DUNN EDWARDS CO.
13. WOODEN DOOR - RED OAK (RW-1753) ALGOMA HARDWOOD
14. BLUE TINTED GLASS
15. PAINTED STUCCO - CONDUROY FINISH (DEY #3) MESA RED; DUNN EDWARDS CO.
16. BRICK TO BE REDESIGNED BY 4" EXPOSED CMU 8x8x16 PREPARED FOUNDERS BLOCK; SUPPLIERS CO.
17. CROSS ACCENT

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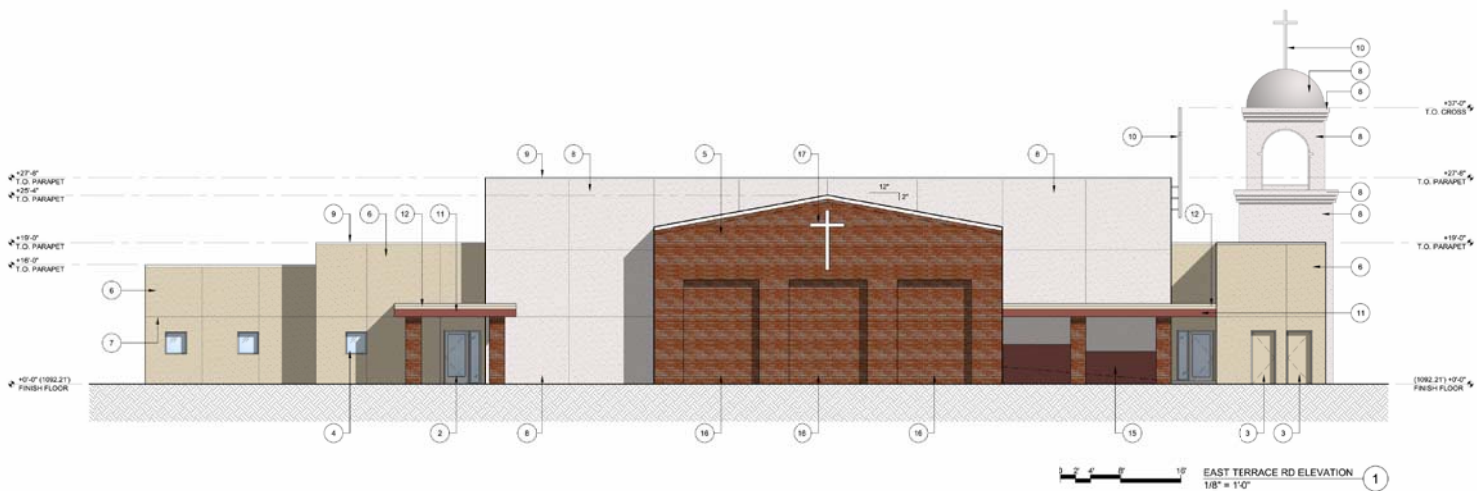
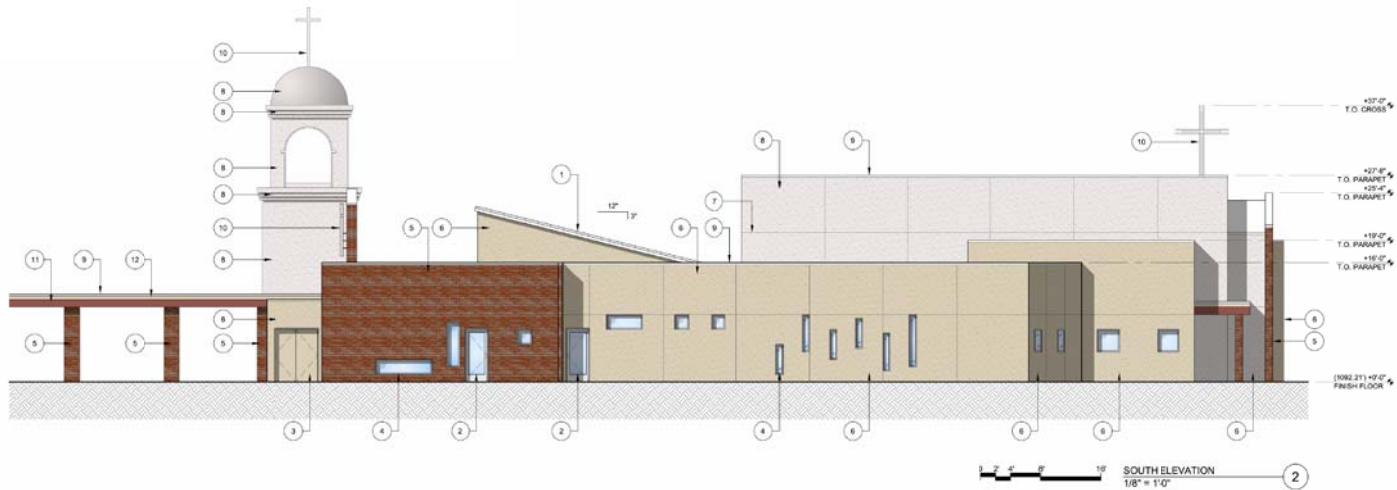
A NEW SANCTUARY BUILDING FOR
GETHSEMANE LUTHERAN CHURCH
1009 E. GUADALUPE RD.
TEMPE, AZ 85283

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- KEYNOTES**
1. EXISTING ROOF STRUCTURE TO REMAIN
 2. ALUMINUM EXPANDED FRONT DOOR
 3. HM DOOR TYP.
 4. ALUMINUM STOREFRONT TYP. (WITH ALUMINUM FRAME, CLEAR ANODOZED)
 5. EXPOSED CMU WITH 8" BRANDED FOUNDERS BLOCKS SUPERLITE CO.
 6. STUCCO - CONDUROY FINISH (DE 6171) SAND DOLLAR DUNN EDWARDS CO.
 7. CONTROL JOINT
 8. STUCCO - SAND FINISH (DEW 387) ANGEL FEATHERS DUNN EDWARDS CO.
 9. 2" CORNING TYP. ALL PARAPETS
 10. PAINTED STEEL (SILVER 1-1580-1261) OAKMANTHATN THEMIC CO.
 11. PAINTED METAL (DE 6171 SAND DOLLAR) DUNN EDWARDS CO.
 12. PAINTED METAL (DE 6171 SAND DOLLAR) DUNN EDWARDS CO.
 13. WOODEN DOOR - RED OAK (BA-17533) ALGOMA HARDWOODS
 14. BLUE TINTED GLASS
 15. PAINTED STUCCO - CONDUROY FINISH (DE 430 MEDIA RED) DUNN EDWARDS CO.
 16. BRICK TO BE RECEIVED BY 4" EXPOSED CMU WITH 8" BRANDED FOUNDERS BLOCKS SUPERLITE CO.
 17. CROSS ACCENT

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A NEW SANCTUARY BUILDING FOR
GETHESEMANE LUTHERAN CHURCH
 1035 E. GUADALUPE RD.
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Job Number	1426
Drawing	ELEVATIONS

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KEYNOTES

1. EXISTING ROOF STRUCTURE TO REMAIN
2. ALUMINUM EXPANDED FRONT DOOR
3. HM DOOR TYP.
4. ALUMINUM STOREFRONT TYP. (WITH ALUMINUM FRAME, CLEAR ANODOZED)
5. EXPOSED CMU WITH BRUSHED BRICK AND FOUNDERS BLOCKS SUPERLITE CO.
6. STUCCO - CONDUROY FINISH (SEE 6171 SAND DOLLAR DUNN EDWARDS CO.
7. CONTROL JOINT
8. STUCCO - SAND FINISH (SEE 307 ANGEL FEATHERS DUNN EDWARDS CO.)
9. 2" CORNING TYP. ALL PARAPETS
10. PAINTED STEEL (SILVER 1-1589-281) ORNITHANE THEMIS CO.
11. PAINTED METAL (SEE 6171 SAND DOLLAR) DUNN EDWARDS CO.
12. PAINTED METAL (SEE 6171 SAND DOLLAR) DUNN EDWARDS CO.
13. WOODEN DOOR - RED OAK (EA-1753) ALGOMA HARDWOODS
14. BLUE TINTED GLASS
15. PAINTED STUCCO - CONDUROY FINISH (EXT 430 MESA RED) DUNN EDWARDS CO.
16. BRICK TO BE RECEIVED BY 4" EXPOSED CMU (SEE 6171 SAND DOLLAR) FOUNDERS BLOCKS SUPERLITE CO.
17. CROSS ACCENT



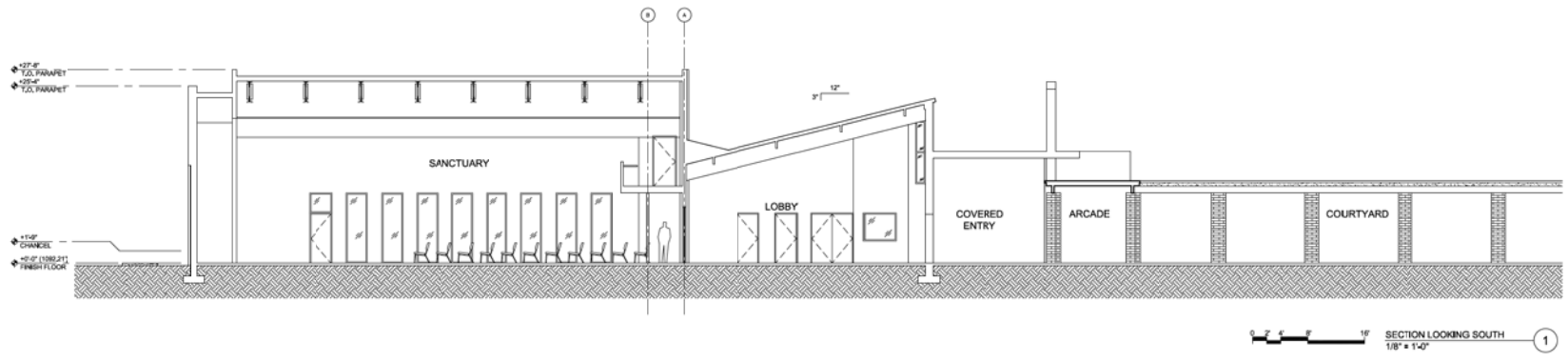
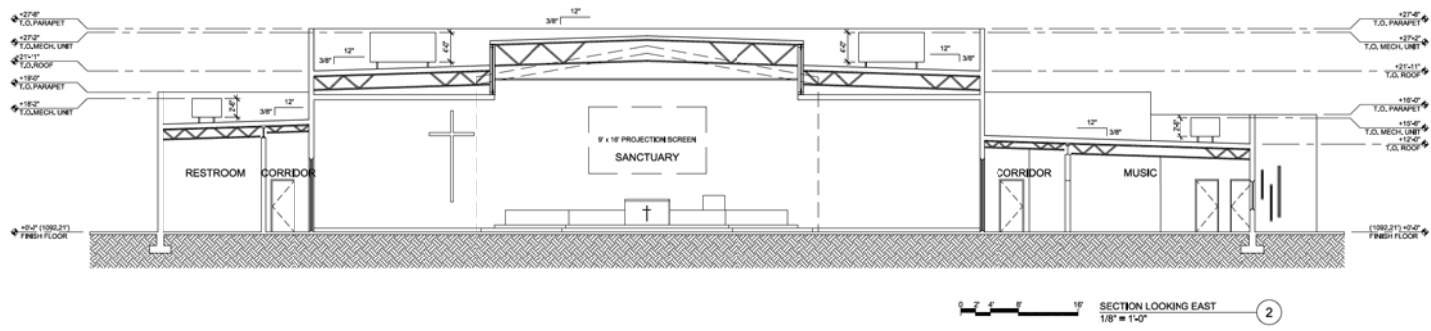
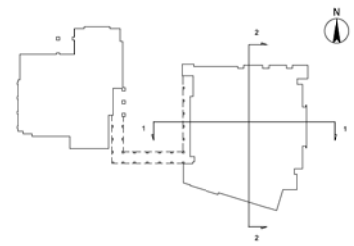
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A NEW SANCTUARY BUILDING FOR
GETHSEMANE LUTHERAN CHURCH

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Job Number	1426
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EXHIBIT 12 - LANDSCAPE PLAN FOR GETHSEMANE LUTHERAN CHURCH, 1043 N. 44TH STREET, TEMPE, AZ 85281. THIS EXHIBIT IS A PRELIMINARY CONCEPTUAL DESIGN AND IS SUBJECT TO CHANGE WITH FINAL CONSTRUCTION DOCUMENTS.

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
(+)	EXISTING TREE	VARIES	EXISTING
(○)	BRACHYCHITON POPULNEUS	BOTTLE TREE	1.5" CAL.
(○)	EUCALYPTUS PARLANA	GO-OST GUM	24" BOX
(○)	FRAXINUS VELUTINA 'RIO GRANDE'	FAN TEX ASH	24" BOX
(○)	PRUNUS CERASIFERA	PURPLE LEAF PLUM	24" BOX
(○)	ULMUS PARVIFOLIA	EVERGREEN ELM	24" BOX
SHRUBS			
(⊕)	NERIUM OLEANDER	PETITE PINK OLEANDER	5 GAL.
(⊕)	RUPELLIA BRITTONIANA	BRITISH RUPELLIA	5 GAL.
ACCENTS/ VINES			
(□)	FICUS PUMILA	CREEPING FIG	5 GAL.
(○)	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL.
(⊕)	MUHLENBERGIA CAPILLARIS	REGAL MIST	5 GAL.
GROUNDCOVER			
(○)	CHRISMA GRANDIFLORA 'BOXWOOD BEAUTY'	BOXWOOD BEAUTY NATAL PLUM	1 GAL.
(○)	CONVOLVULUS CNEORUM	BUSH MORNING GLORY	1 GAL.
(○)	LANTANA CAMERA	NEW GOLD LANTANA	1 GAL.
(○)	RUPELLIA BRITTONIANA 'KATIE'	KATIE RUPELLIA	1 GAL.
(□)	TURF	SOD- COMMON BERMLUDA	
INERT GROUNDCOVER			
(2)	DECOMPOSED GRANITE	MATCH EXISTING	
(2)	CONCRETE HEADER	PLAIN CONCRETE	

PRELIMINARY LANDSCAPE NOTES

PLANTING

THE SITE WILL BE LANDSCAPED IN ACCORDANCE WITH THE CITY OF TEMPE STANDARDS. ALL TREES AND SHRUBS ARE TO BE STAKED AND PLANTED IN ACCORDANCE WITH THE ARIZONA NURSERY ASSOCIATION PUBLISHED STANDARDS. SIZES OF TREES AND SHRUBS WILL CORRESPOND WITH REQUIREMENTS SET BY THE CITY OF TEMPE. ALL PLANTING AREAS WILL RECEIVE A 2" DEPTH OF DECOMPOSED GRANITE AND SHALL BE TREATED WITH PRE-EMERGENT HERBICIDE.

IRRIGATION

THE IRRIGATION SYSTEM WILL CONSIST OF DRIP EMITTERS AND PRESSURE REGULATORS CONNECTED TO AUTOMATIC VALVES AND WILL BE TIED INTO AUTOMATIC CONTROLLERS AS REQUIRED. THE IRRIGATION SYSTEM SHALL PROVIDE 100% COVERAGE.

GRADING

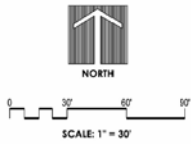
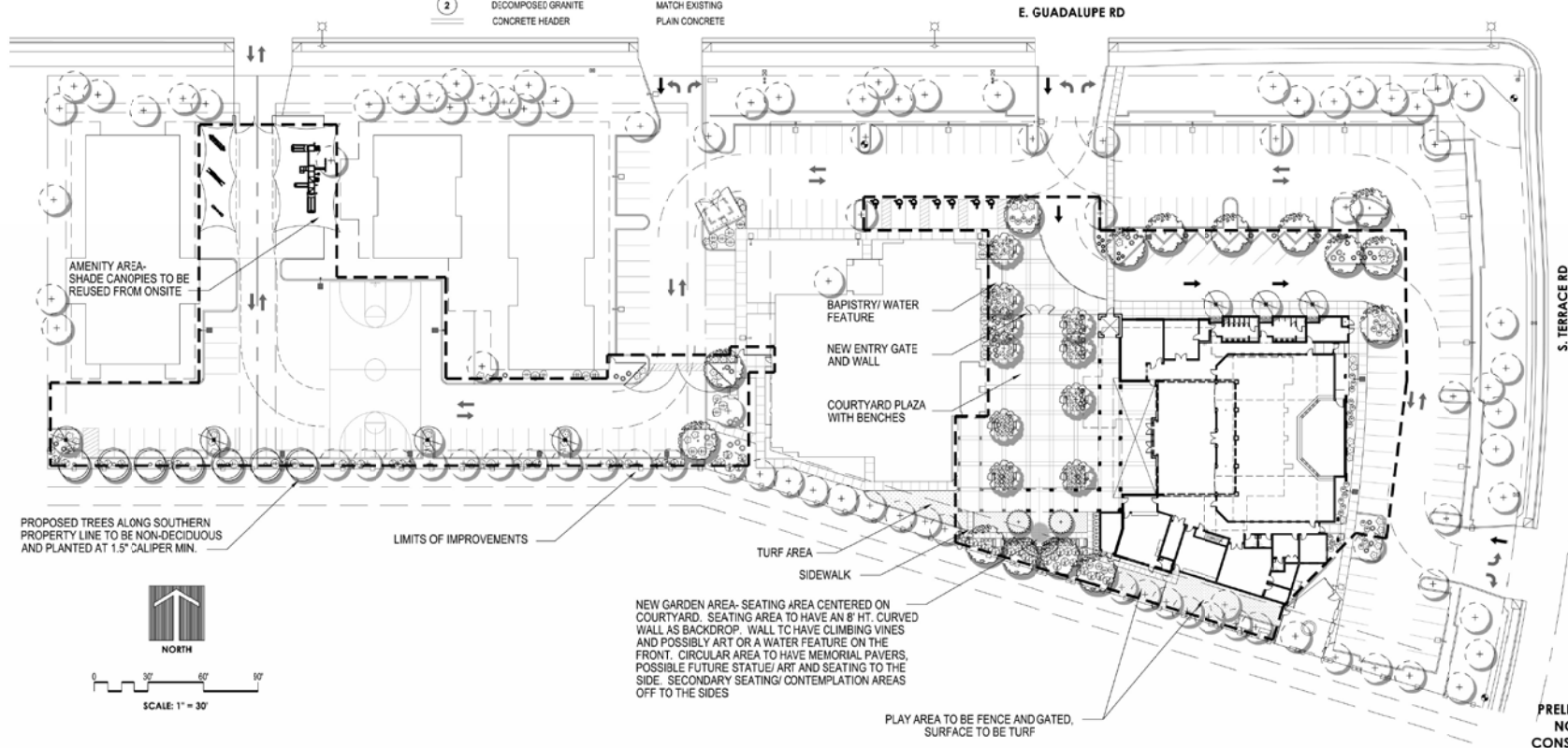
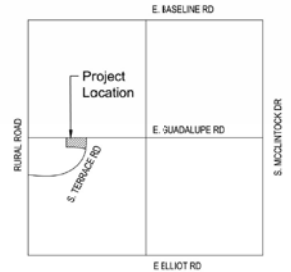
ALL EARTHWORK WILL BE DONE SO THAT ALL MOISTURE DRAINS OFF AND AWAY FROM SIDEWALKS AND STRUCTURES. THE MAJORITY OF ONSITE DRAINAGE WILL DRAIN INTO THE RETENTION BASINS OR UNDERGROUND STORAGE TANKS LOCATED ON SITE.

PROJECT CONSULTANTS

DISCIPLINE	CONTACT INFORMATION
ARCHITECT:	COBG ARCHITECTS, INC. 102 E BUCHANAN STREET PHOENIX, AZ 85004 (602) 952-2211 CONTACT: MARK PHILLIPS mphilips@cobg-arch.com
LANDSCAPE ARCHITECT:	PINNACLE DESIGN, INC. 1043 NORTH 44TH STREET, STE. 200 PHOENIX, AZ 85008 CONTACT: ED LORDEEN PHONE: 602.952.8585 edlorde@pda-az.com

PINNACLE DESIGN, INC

1043 N. 44th Street
Suite 200 • Phoenix, AZ 85008
602-952-2211 • Fax: 602-952-8666



PRELIMINARY PLAN
GETHEMANE LUTHERAN CHURCH
 THIS EXHIBIT IS CONCEPTUAL AND IS SUBJECT TO CHANGE WITH FINAL CONSTRUCTION DOCUMENTS

Drawn By: EL/DO
 Job No: 15031
 Date: 12.2.15
 City/Comments: 2.8.16

PRELIMINARY - NOT FOR CONSTRUCTION
PL-1 of 1

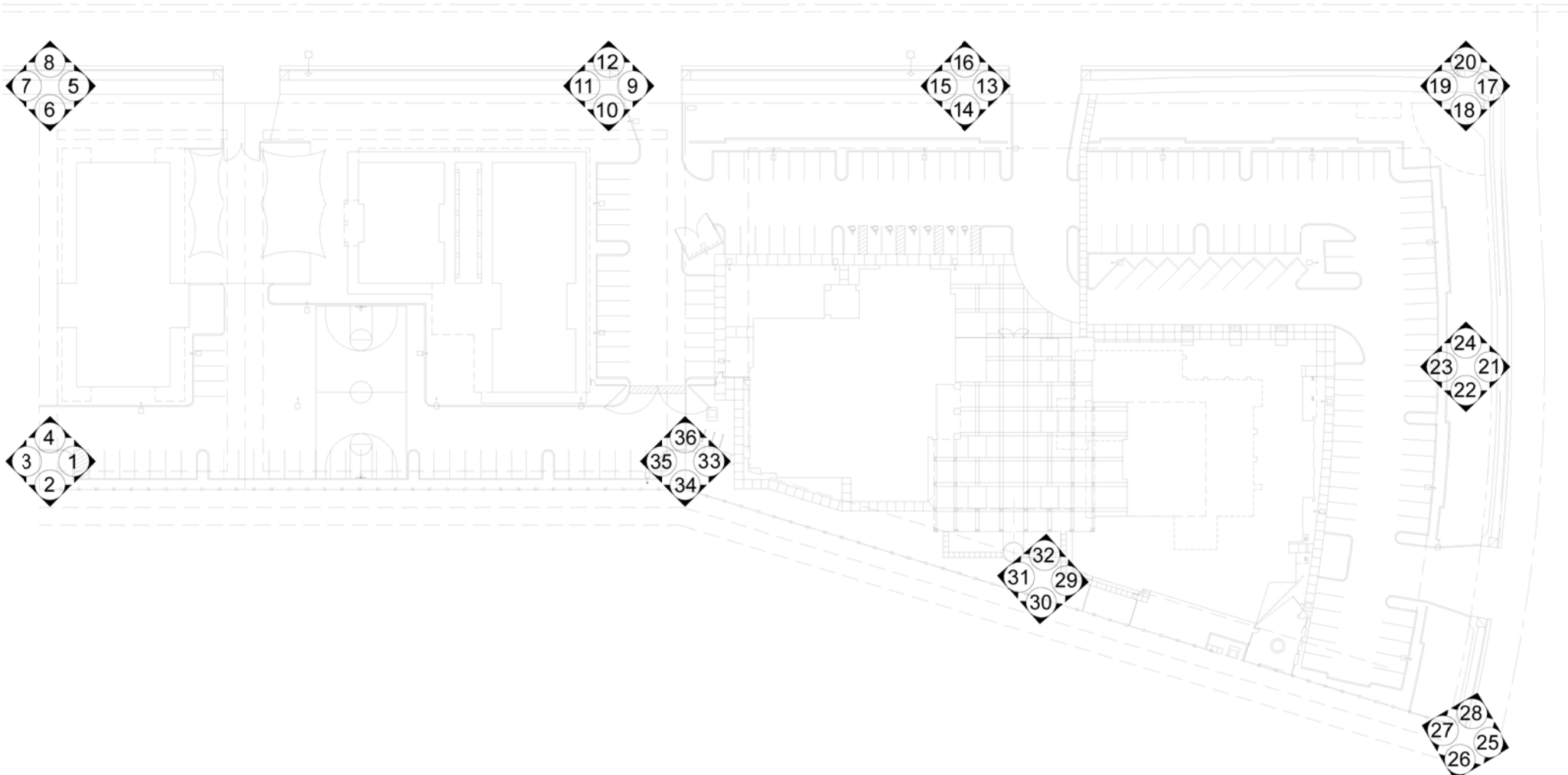
CONTEXT PHOTOS KEY PLAN

N.T.S.

3.3.16

GETHSEMANE LUTHERAN CHURCH

CCBG ARCHITECTS





1 EAST



2 SOUTH



3 WEST



4 NORTH



5 EAST



6 SOUTH



7 WEST



8 NORTH



9 EAST



10 SOUTH



11 WEST



12 NORTH



13 EAST



14 SOUTH



15 WEST



16 NORTH



17 EAST



18 SOUTH



19 WEST



20 NORTH



21 EAST



22 SOUTH



23 WEST



24 NORTH



25 EAST



26 SOUTH



27 WEST



28 NORTH



29 EAST



30 SOUTH



31 WEST



32 NORTH



33 EAST



34 SOUTH



35 WEST



36 NORTH



Color Palette
 Gethsemane Lutheran Church
 January 2016

- | | |
|---|--|
| 1. CMU - 4"x8"x16"
Superlite (Highland Finish) | 6. Paint - Dunn Edwards
DEW 397 Angel Feather |
| 2. Window Frames
Aluminum, Clear Anodized | 7. Steel Cross
-1c 530-1201 Ominithane |
| 3. Glass - Clear | 8. Stucco - Corduroy Finish
(Sand Dollar color) |
| 4. Paint - Dunn Edwards
DET 430 Mesa Red | 9. Stucco - Sand Finish
(Angel Feather color) |
| 5. Paint - Dunn Edwards
DE 6171 Sand Dollar | 10. Wood - Red Oak |