

**CITY OF TEMPE  
DEVELOPMENT REVIEW COMMISSION**

Meeting Date: 09/13/2016  
Agenda Item: 3

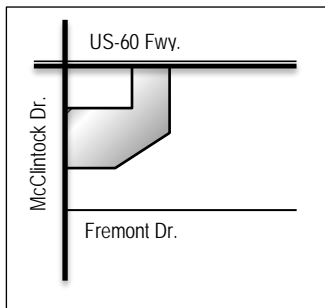
**ACTION:** Request for a Development Plan Review for an approximate 19,000 square-foot building addition for FIRST BAPTIST CHURCH WORSHIP SPACE, located at 4525 South McClintock Drive. The applicant is DFDG.

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

**RECOMMENDATION:** Approve, subject to conditions

**BACKGROUND INFORMATION:** FIRST BAPTIST CHURCH WORSHIP SPACE (PL160155) is an approximate 19,000 square-foot building addition on the west end of the existing First Baptist Church of Tempe. The existing worship space would be demolished and replaced with the proposed addition. The request includes the following:

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



Existing Property Owner	First Baptist Church – Tempe
Applicant	Darrin Orndorff, DFDG
Zoning District	R1-6 (Single-Family Residential)
Site Area	5.2 acres
Total Building Area	84,891 s.f.
Lot Coverage	30.8% (45% maximum allowed)
Building Height	30' (proposed addition) to 38'-6.5" (existing) (30' max allowed in R1-6, 40' max allowed by previous variance, now expired)
Building Setbacks	33'-1" front (west), 5'-11" south side, 66'-11" north side, 6'-3" rear (east) (20', 5', 5', 15' allowed)
Landscape area	20% (no minimum required)
Vehicle Parking	382 spaces total (incl. 200 on-site and 182 on adjacent office site) (332 min. required)
Bicycle Parking	33 spaces (30 min. required)

**ATTACHMENTS:** Development Project File

**STAFF CONTACT(S):** Karen Stovall, Senior Planner (480) 350-8432

Department Director: Jeff Tamulevich, Interim Community Development Director

Legal review by: N/A

Prepared by: Karen Stovall, Senior Planner

Reviewed by: Suparna Dasgupta, Principal Planner

## COMMENTS:

This site is located south and east of the southeast corner of the US-60 Freeway and McClintock Drive, surrounding the corner office development, and is within the R1-6 zoning district. The original church building was constructed in 1973, and the church has done several building remodels and expansions.

The applicant is requesting approval of a Development Plan Review for site plan, building elevations, and landscape plan for a new 18,834 square-foot addition onto the existing church to replace the existing worship space. The site plan also identifies a new 216 square-foot shed addition on the east side of the building that was administratively approved in July 2016.

On August 16, 2016, the Hearing Officer denied a variance to increase the maximum building height from 30 feet to 40 feet to construct the proposed worship center. The applicant has modified the building elevations to account for the maximum 30-foot height limitation.

## PRELIMINARY SITE PLAN REVIEW

- April 13, 2016: Preliminary Site Plan Review was completed. Primary comments made by staff was the need for a building height variance due to expiration of previous variance and to fully dimension the building elevations.
- May 4, 2016: Formal application was submitted. Comments made by staff include: verify existing available parking on site and on adjacent office site; provide shade trees along McClintock Drive; confirm that heights noted on elevations are measured from grade, not finished floor; provide additional details on cross structure; fully dimension building elevations; and provide material samples of all all proposed materials.
- July 18, 2016: Second submittal was made that addressed staff comments.

## PUBLIC INPUT

A neighborhood meeting was not required for this Development Plan Review request.

On July 5, 2016, the applicant held a neighborhood meeting for a Variance request to increase the maximum building height from 30' to 40'. In addition to the applicant's team, three individuals were in attendance. Individuals asked questions pertaining to: height of the proposed cross, building finishes, projected development timelines; hearing process; and landscaping along McClintock and at the rear of the site. Concerns were voiced that the existing gymnasium blocked sunset views and that the design of the existing building was unappealing. No concerns were expressed regarding the current proposal.

As of the completion of this report, staff has not received any public input.

## PROJECT ANALYSIS

### CHARACTER AREA PLAN

This site is in within the Kiwanis / The Lakes Character Area 7. The plan encourages enhanced arterial streetscape appearance by incorporating design into streetscapes that is unique to the character area as well as buffers for pedestrians from street traffic. Environmental Principles encourage retaining and enhancing the area's tree canopy and ensuring commercial parking lots retain required trees that mature and provide shade. Including the conditions recommended by staff, the proposed development will comply with many of these Character Area principles through the following design elements:

- *Enhanced arterial streetscape appearance;* Keeps the appearance of lush vegetation along McClintock Drive while reducing (but not eliminating) the amount of turf between the sidewalk and building.
- *Respect importance of native Sonoran landscape and shade;* Provides more than adequate on-site landscape areas *that will enhance the project's tree canopy to provide shade.* Expands the use of native landscape species to use less water.
- *Develop bikeability and walkability;* The plan includes a dedicated pedestrian path from McClintock Drive to the building entrance.
- *Ensure commercial parking lots retain required trees that mature and provide shade;* a condition is included that will

require the replacement of all dead/missing landscaping on the site, as required by previous approvals.

## DEVELOPMENT PLAN REVIEW

### Site Plan

The site is approximately 5.2 acres in size and contains an existing 75,146 square-foot, two story building. The proposal includes the demolition of the existing 11,930 square-foot worship space and the construction of a 18,834 square-foot new worship space. The existing driveway and parking lot will be maintained. Along with the building addition, the church proposes a new 60-foot two-inch high cross structure adjacent to McClintock Drive. The ZDC permits crosses to be no taller than twice the height of the tallest building on the site, which with this request, would be no taller than 80 feet.

### Building Elevations

The building addition incorporates volumes with varying heights and pitched metal roofs. The primary entrance on the north elevation will reach a peak of 30 feet from grade, and the remaining rooflines will peak at heights between 25 feet and 30 feet. Building materials include smooth finish Exterior Insulation and Finish System (EIFS), 8" x 48" and 12" x 24" tiled accent walls, clear glass, and natural metals. The existing building materials are painted stucco and split face block. While the proposed materials are not identical, they will compliment the existing structure.

### Landscape Plan

The landscaping west of the proposed building addition will be modified to eliminate the majority of existing turf to be replaced with low-water use ground cover plants, bushes, and shade trees. Evergreen Elms will be added to the street frontage on the south side of the driveway to match the trees existing to the north. A small area of turf will be added adjacent to the building. A small area of the landscaping north of the driveway will be modified to mimic the linear design created on the south side of the driveway using fractured granite and Mexican Feather Grass. A condition has been included to require that all missing landscaping on the remainder of the site be replaced per the previously approved Development Plan Review.

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 west walls of the structure are at an angle to the street. While no windows face the street, the design incorporates a variety of materials, heights, and rooflines to provide variety in the streetscape.
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort*; the primary entrance is oriented to the north and is covered by a shade trellis. Per the church's desire, windows are not provided on the west elevations for increased security, visual impact internal to the building, and to limit noise from the adjacent arterial street. This design also mitigates heat gain. The addition of trees along McClintock will provide shade at the perimeter of the project and mitigate heat from the western sun.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings*; EIFS, wood look tile, stone look tile, and natural metals are incorporated into the design to provide appropriate detail that compliments the surrounding neighborhood and the existing church building that will remain.
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings*; the building is designed with higher volumes on the north and east, away from the McClintock Drive street frontage and single-family residential uses to the south.
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*; large building masses are broken up by a variety of wall planes, building heights, and rooflines.

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 facades incorporate a variety of materials, windows, and rhythm through rooflines to provide architectural detail and interest overall.
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage;* the proposed building addition does not impact existing transit access options. The existing bus stop on the north side of the driveway will remain.
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses;* vehicular circulation is not modified by the current proposal and is currently designed to avoid conflicts with pedestrian access and circulation.
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance;* the design complies with CPTED principles.
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways;* existing parking areas and proposed revisions to the landscaping between the sidewalk and building accents and delineates the pedestrian pathway to the building entrance.
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;* signs are not part of this review.
12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects.* All free-standing and wall-mounted lighting will need to comply with code requirements.

**REASONS FOR APPROVAL:**

1. The project meets the General Plan Projected Land Use for this site.
2. Along with the previously approved variances, 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.

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.

**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 dated August 19, 2016 and the landscape plan dated July 18, 2016. Minor modifications may be reviewed through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.

**Site Plan**

2. Provide service yard and mechanical (cooling tower/generator) 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.
3. 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.

4. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings.
5. 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.

### **Building Elevations**

6. The materials and colors are approved as presented:
  - EIFS – Sherwin Williams – Canvas Tan SW 7531 (identified as "Sand" on plans)
  - EIFS – Sherwin Williams – Attitude Gray SW 7060 (identified as "Stone Grey" on plans)
  - Tile – Kaiser Tile – Walnut, 8" x 48"
  - Tile – Kaiser Tile – Rox Stone Golden State, 12" x 24"
  - Standing seam metal roof – Atas – "03 Medium Bronze" (identified as Warm Grey on plans)
  - Perforated raw metal in metal frame – McNicholes – 3/8" square on 1/2" centers, 16 gauge, 56% open, natural to rust over time
7. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
8. Conceal roof drainage system within the interior of the building.
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.

### **Landscape**

11. All dead/missing landscape not identified on the partial landscape plan submitted with this application shall be replaced per the landscape plan approved with Development Plan Review PL080376.
12. 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 1/2" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than 1/2". 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 and in the adjacent public rights-of-way where damaged by work of this project. Provide temporary irrigation to existing landscape along McClintock Drive for period of time that irrigation system is out of repair. Design irrigation so existing plants on site or in frontages are irrigated as part of the reconfigured system at the conclusion of this construction.
13. 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.
14. 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.

15. 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

16. Provide address sign 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 numbers or letters 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.

### 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.

### DEADLINE

- 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.

### 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.

- COMMUNICATIONS:
  - Provide emergency radio amplification for the combined building and garage area in excess of 50,000 sf. Amplification will allow Police and Fire personnel to communicate in the buildings during a catastrophe. Refer to this link : <http://www.tempe.gov/home/showdocument?id=30871>. Contact the Information Technology Division to discuss size and materials of the buildings and to verify radio amplification requirements.
  - For building height in excess of 50'-0", design top of building and parapet to allow cellular communications providers to incorporate antenna within the building architecture so future installations may be concealed with little or no building elevation modification.
  
- WATER CONSERVATION: Under an agreement between the City of Tempe and the State of Arizona, Water Conservation Reports are required for landscape and domestic water use for the non-residential components of this project. Have the landscape architect and mechanical engineer prepare reports and submit them with the construction drawings during the building plan check process. Report example is contained in Office Procedure Directive # 59. Refer to this link: [www.tempe.gov/modules/showdocument.aspx?documentid=5327](http://www.tempe.gov/modules/showdocument.aspx?documentid=5327). Contact Public Works Department, Water Conservation Division with questions regarding the purpose or content of the water conservation reports.
  
- HISTORIC PRESERVATION: State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Contact the Historic Preservation Officer with general questions. Where a discovery is made, contact the Arizona State Historical Museum for removal and repatriation of the items.
  
- POLICE DEPARTMENT SECURITY REQUIREMENTS:
  - Refer to Tempe City Code Section 26-70 Security Plans.
  - Design building entrances 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 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:
  - Provide 8'-0" wide public sidewalk along arterial roadways, or as required by Traffic Engineering Design Criteria and Standard Details.
  - 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](http://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.
  - Provide a fire command room(s) on the ground floor of the building(s). Verify size and location with Fire Department.

- 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.
  
- 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.
  
- ZONING AND DEVELOPMENT CODE:
  - Specific requirements of the **Zoning and Development Code (ZDC)** are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through [www.tempe.gov/zoning](http://www.tempe.gov/zoning) or purchase from Community Development.
  
- LIGHTING:
  - Design site security light in accordance with requirements of ZDC Part 4 Chapter 8 (Lighting) and ZDC Appendix E (Photometric Plan).
  - Indicate the location of all exterior light fixtures on the site, landscape and photometric plans. Avoid conflicts between lights and trees or other site features in order to maintain illumination levels for exterior lighting.
  
- LANDSCAPE:
  - Prepare an existing plant inventory for the site and adjacent street frontages. The inventory may be prepared by the Landscape Architect or a plant salvage specialist. Note original locations and species of native and "protected" trees and other plants on site. Move, preserve in place, or demolish native or "protected" trees and plants per State of Arizona Agricultural Department standards. File Notice of Intent to Clear Land with the Agricultural Department. Notice of Intent to Clear Land form is available at [www.azda.gov/ESD/nativeplants.htm](http://www.azda.gov/ESD/nativeplants.htm) . Follow the link to "applications to move a native plant" to "notice of intent to clear land".
  
- SIGNS: Separate plan review process is required for signs in accordance with requirements of ZDC Part 4 Chapter 9 (Signs). Refer to [www.tempe.gov/signs](http://www.tempe.gov/signs).
  
- DUST CONTROL: Any operation capable of generating dust, include, but not limited to, land clearing, earth moving, excavating, construction, demolition and other similar operations, that disturbs 0.10 acres (4,356 square feet) or more shall require a dust control permit from the Maricopa County Air Quality Department (MCAQD). Contact MCAQD at <http://www.maricopa.gov/aq/>.

**HISTORY & FACTS:**

- |                |   |
|----------------|---|
| August 3, 1973 | First Baptist Church received certificate of occupancy for original building.           |
| June 2, 1976   | Design Review Board approved a 41' high bell tower for FIRST BAPTIST CHURCH (DR-74.31), |



located at 4525 South McClintock Drive.

- October 6, 1983 Design Review Board approved a 4,540 s.f. classroom addition, subject to six conditions, for FIRST BAPTIST CHURCH (DR-83.132), located at 4525 South McClintock Drive.
- November 17, 1983 City Council approved the request for an appeal of the Design Review Board conditions for FIRST BAPTIST CHURCH (DR-83-.132), located at 4525 South McClintock Drive.
- November 5, 1986 Design Review Board approved the request for a temporary 1,300 s.f. classroom for FIRST BAPTIST CHURCH, located at 4525 South McClintock Drive.
- July 3, 1996 Design Review Board approved the request for a building addition for FIRST BAPTIST CHURCH (DRB96092), located at 4525 South McClintock Drive.
- May 15, 2001 Hearing Officer approved a Variance to allow the partial waiver of screening walls and landscaping to allow for two (2) pedestrian and one (1) vehicular access ways between the office building to the north and church to the south for FIRST BAPTIST CHURCH (BA010106), located at 4525 South McClintock Drive.
- March 5, 2002 Hearing Officer approved a Use Permit to allow a shared parking model based on demand for two adjoining lots including the Tempe Corporate Center (4515 S. McClintock Dr.) and First Baptist Church (4525 S. McClintock Dr.) (BA020027).
- July 15, 2002 Hearing Officer approved an amendment of the existing Use Permit to allow the gymnasium building to be calculated for parking at a ratio of 1/300 instead of 1/100, as it will be used for classroom instead of public assembly for FIRST BAPTIST CHURCH (BA020139), located at 4525 South McClintock Drive.
- November 25, 2002 Board of Adjustment approved a Variance to increase the allowable building height from 30' to 40' for FIRST BAPTIST CHURCH (BA020262), located at 4525 South McClintock Drive. The Variance was subject to six conditions, including the following: "Height variance as approved by the Board of Adjustment shall be valid for five (5) years (November 25, 2007), at which time construction must be completed or an extension applied for through the Board of Adjustment."
- March 24, 2009 Development Review Commission approved a Development Plan Review for a two-story, 23,835 s.f. classroom and administration building addition for FIRST BAPTIST CHURCH (PL080376), located at 4525 South McClintock Drive.
- August 16, 2016 Hearing Officer denied a variance to increase the maximum building height from 30 feet to 40 feet for FIRST BAPTIST CHURCH WORSHIP SPACE (PL160155), located 4525 South McClintock Drive.

**ZONING AND DEVELOPMENT CODE REFERENCE:**

Section 6-306, Development Plan Review



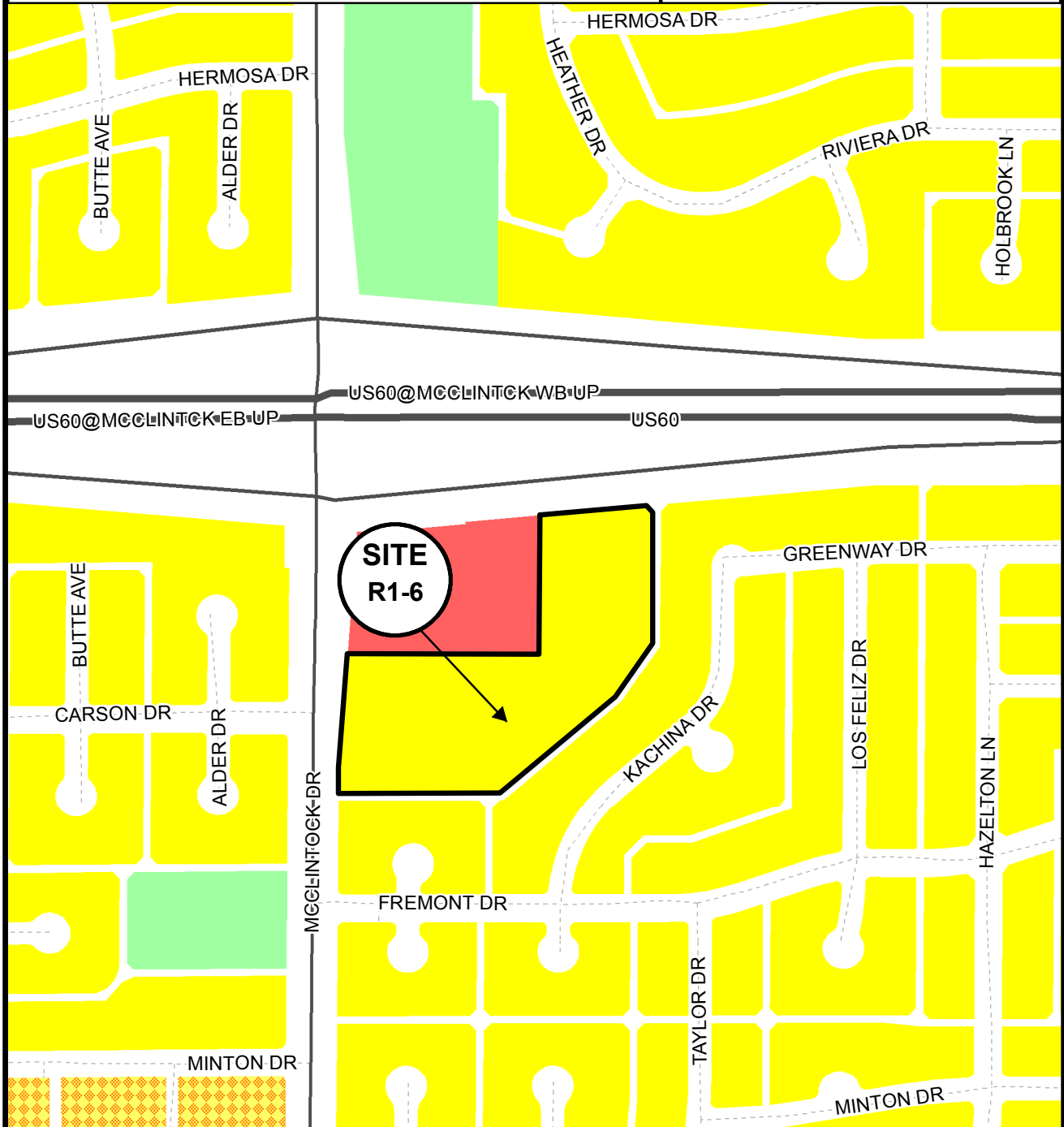
**DEVELOPMENT PROJECT FILE**  
for  
**FIRST BAPTIST CHURCH WORSHIP SPACE**  
**(PL160155)**

**ATTACHMENTS:**

1. Location Map
2. Aerial
- 3-5. Letter of Explanation
6. Site Plan
7. Landscape Plan
- 8-9. Blackline Building Elevations
10. Overall Elevations
- 11-12. Colored Elevations
13. Floor Plan
14. Colored Rendering
- 15-24. Site Photos

FIRST BAPTIST CHURCH WORSHIP SPACE

PL160155



- CSS
- R1-6
- R-2
- RO



Location Map

**FIRST BAPTIST CHURCH WORSHIP SPACE**

**PL160155**



Maricopa County Assessor's Office



**Aerial Map**

August 19, 2016

City of Tempe  
31 E. 5<sup>th</sup> Street  
Tempe, Arizona 85281

Re: FBC Worship Space – Letter of Explanation  
DFDG Project #: 1524/ SPR 16050

First Baptist Church of Tempe is planning to demolish their existing sanctuary and lobby and rebuild a new sanctuary to accommodate more patrons and to upgrade their systems to current technologies. The existing sanctuary was built in the 1960's. They are also planning on renovating their children's ministry area and café to provide better user flow, add a fire suppression system and update technologies. The site parking will not be reduced in the current site approach. New hardscaping at the new main entry will be provided as well as new landscaping fronting McClintock. Apart from the demolished sanctuary and lobby, the remainder of the existing building exterior is to remain as is with the exception of new paint as required. The existing parking lot lighting and existing site photometric will remain unchanged except for feature lighting used to highlight the architecture at the new sanctuary.

The new building provides visual variation with the use of diverse and complimentary materials including glass, raw metal, stone and wood look tile, and smooth EIFS in stone and sand tones. The building is intended to welcome visitors by providing a transparent and dynamic main entry with full height glass. On the north and west faces of the new sanctuary, the only publicly visible faces, the building is layered and dimensional- highlighting the modern clean lines and giving focus to the new featured cross tower and bold public entry. The south side of the building faces a residential neighborhood, the building steps down in volume to address a more residential scale and the material palette and design on the south side is intended to compliment the other more publicly visible sides.

Approval Criteria:

**1. Placement, form, and articulation of buildings and structures provide variety in the streetscape:**

*Response: The building is setback from the street at an angle to welcome visitors and a series of volumes define the building.*

**2. Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort;**

*Response: The wide expanses of glass intended to welcome visitors are on the north side and shaded to enhance energy conservation. Glass is limited on the harsher solar exposures.*

**3. Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings;**

*A combination of smooth stucco, wood look tile, natural metals and sand toned tile are used in combination to enhance the building forms all framed with warm metal accents.*

**4. Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings;**

*The building is intended to step down in scale to conceal the mass of the sanctuary volume giving a more approachable pedestrian scale.*

**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 sanctuary could not have natural light at the owner's request for a theatrical experience and to enhance safety and limit noise impact from traffic of McClintock. Without windows to articulate the sanctuary mass we intentionally has to introduce new volumes around the perimeter of the sanctuary to break up this mass.*

**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 shade trellis in particular lends a sense of rhythm to facades. Windows are placed on the street and alley side in a pleasant pattern.*

**7. Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage;**

*Shade trees along the sidewalk and a clear path form McClintock is intended to invite pedestrians into the church. Bike racks are placed conveniently.*

**8. Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses;**

*The site is clearly divided into a building side and parking side. This limits cross conflicts between pedestrians and cars. The pedestrian circulation paths in the parking areas are clearly indication.*

**9. Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance;**

*The site is well maintained with thoughtful access control. The sanctuary in particular is thoughtfully designed to create security with solid masonry walls and limited easy to control access points. The site is well lit.*

**10. Landscape accents and provides delineation from parking, buildings, driveways and pathways;**

*The landscaping in this phase of the project is designed to provide relief from the street side and create a pleasant formal organization that helps to enhance the strong angles of the building.*

**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.**

*Signage is an important design element for First Baptist Church of Tempe. The message of "Love God, Love People" is shared from the first glance at McClintock. The signage is designed to be a graphic element that enhances the architecture and proportions of the building. Similarly the other signage helps to break up and further articulate the building masses. The electronic signage element is designed with the same materials as the building for a unified look.*

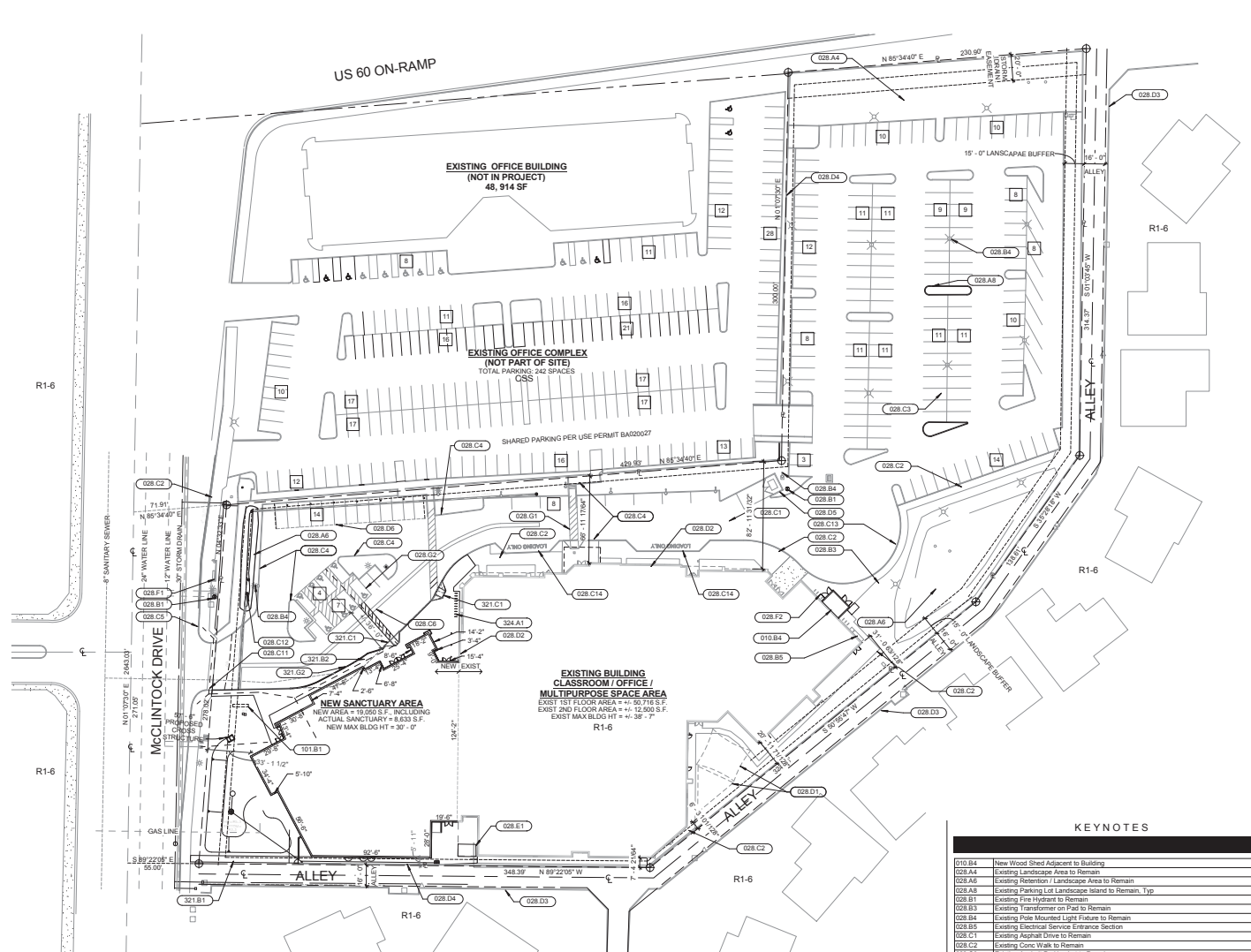
**12. Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects.**

*The lighting is designed to enhance safety, accentuate the crosses and be designed seamlessly into the building design. The lighting along the property lines will be mounted low enough that the perimeter walls will provide cutoff from neighbors.*

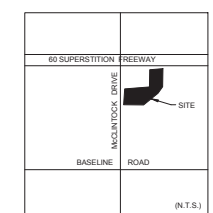
Sincerely,



Darrin Orndorff, AIA, LEED AP<sup>BD+C</sup>  
Vice President



### VICINITY MAP



### PROJECT DATA

**Project Name:** FBC Worship Space  
**Project Address:** 4525 S. McClintock Dr. Tempe, Arizona 85282  
**Project Description:** New larger worship space. The existing worship space will be removed as part of this project.  
**Owner:** First Baptist Church of Tempe 4525 S. McClintock Dr. Tempe, Arizona 85282  
**Architect:** Dick & Fritsche Design Group 4545 E. McKinley Street Phoenix, Arizona 85008  
**Civil Engineer:** Zell Company, LLC 3400 N. Dyaner Rd., Ste. 130 Avondale, Arizona 85329  
**Applicable Building Codes:** 2012 IRC, 2012 IMC, 2012 IFC, 2012 EOC, 2011 NEC, Current Tempe Zoning Ordinance, City of Tempe Amendments ADAG  
**Parcel Number:** 133-06-004H  
**Zoning:** R1-6 (no change)  
**Use Permits:** Shared Parking: BAQ20027 (Existing), Gym Parking: BAQ20138 (1300) (Existing), Height Increase: BAQ20262 (407) (Existing/Expired)  
**Parcel Size:** Net Site Area: 226,512 s.f. (+/- 5.2 Acres)  
**General Plan 2030 Land Use:** Civic Place of Worship (no change)  
**Occupancy Class:** A-3, B

OCCUPANCY TYPE	AREA	OCCUPANT LOAD	AREA PER PERSON
Site 1	STOR	216 SF	1
Level 1	STOR	216 SF	1
A-15	CLASS	334 SF	465
ACTUAL		99 SF	2
BUS		486.4 SF	59
CLASS		14003 SF	750
EXERCISE		7313 SF	147
KITCH		2043 SF	12
LIB		626 SF	8
NCL		13730 SF	142
STAGE		2132 SF	39
STOR		11268 SF	1613
Level 2	STOR	64288 SF	1613
A-15	CLASS	511 SF	34
CLASS		7362 SF	373
KITCH		262 SF	2
NCL		2392 SF	0
STOR		737 SF	5
Level 2	STOR	17203 SF	414
Grand Total		75787 SF	2628

**Construction Type:** V-B & I-B (EXISTING), II-B (NEW)  
**Fire Sprinkler System:** AFE5 Provided (via deferred submittal)  
**Fire Alarm System:** AFE5 Provided (via deferred submittal)  
**Gross Building Area:** 1st Floor Existing: 62,646 s.f., 1st Floor Addition: (11,930 s.f.), 1st Floor Addition (with shed): 19,050 s.f., 1st Floor Enclosed Total: 69,186 s.f., Building Canopies: 607 s.f. (Existing) + 734 s.f. (New) = 1,341 s.f., Shade Structures: 1,285 s.f., 1st Floor Total Covered Area: 72,111 s.f., 2nd Floor Existing: 12,500 s.f., Total Building Area: 84,891 s.f., Separated Uses: See G110  
**Lot Coverage:** Allowed: 45%, 226,512 s.f. x 0.45 = 101,930 s.f., Provided: Building Area: 69,766 s.f. / 226,512 s.f. = 30.8%  
**Building Height:** Allowed: Existing: 30'-0" Max by ZOC, New Sanctuary: +/- 38'-7", 2 stories (by variance BAQ20262), 30'-0" Max, 1 Story  
**Setbacks:** Required: Front: 20', Side: 8', Street Side: 10', Rear: 15', Provided: Front: 30'-2", North Side: 66'-11", South Side: 7'-4" (Closest Point, Existing) 5'-11" (Closest Point, Addition)  
**Parking:** Required: Net Area: 6,207 s.f., Car Ratio: 1:300, Bike Ratio: 1:10,000, Stalls: 20.9, Existing Sunday Morning Childcare: 60,000 s.f., 1:300, 13,000, 200.21, 20.0, Fitness Center: 7,313 s.f., 1:300, 1:2,000, 24.4, 3.6, New Sanctuary: 8,633 s.f., 1:150, 1:1,500, 5.8, Total: 337.81, 30, Per ADAG Table 208.2: 9 spaces require  
**Provided:** Church Site: 200 spaces, including 8 accessible spaces + 23 bike, Office Complex Site: 182 for church use, 60 for office use including 10 accessible, 422 for church use + accessible spaces for office use, 342 total spaces, including 24 accessible spaces, 382 reserved for church use  
**\*\*:\*\* Shared Parking under Use Permit BAQ20027  
 \*\*25% of Office Complex available parking reserved for office use.  
 Note: Facility used for church functions only, no school functions anticipated on site.**

### KEYNOTES

010.B4	New Wood Shed Adjacent to Building
02B.A4	Existing Landscape Area to Remain
02B.A6	Existing Retention / Landscape Area to Remain
02B.A8	Existing Parking Lot Landscape Island to Remain, Typ
02B.B1	Existing Area to be Retained to Remain
02B.B3	Existing Transformer on Pad to Remain
02B.B4	Existing Pole Mounted Light Fixtures to Remain
02B.B5	Existing Electrical Service Entrance Section
02B.C1	Existing Asphalt Drive to Remain
02B.C2	Existing Conc Walk to Remain
02B.C3	Existing Asphalt Parking Lot to Remain
02B.C4	Existing Conc Curb to Remain
02B.C5	Existing Conc Wheel Curb to Remain
02B.C6	Existing Conc Valley Gutter to Remain
02B.C11	Existing Drive to Remain
02B.C12	Existing Driveway
02B.C13	Existing Turnabout
02B.C14	Existing Loading Zone
02B.D1	Existing Shade Structure to Remain
02B.D2	Existing Building to Remain As Shown
02B.D3	Existing CMU Fence on Adjacent Site
02B.D4	Existing CMU Fence to Remain
02B.D5	Existing CMU Trash Enclosure to Remain
02B.D6	Existing Parking Canopy to Remain
02B.E1	Existing A/C Unit and Associated Screening to Remain
02B.F1	Existing Bus Stop
02B.F2	Existing Bicycle Parking to Remain
02B.G1	Existing Paint Stripping
02B.G2	Existing ADA Accessible Parking
101.B1	New 10' High (Min) Free-standing Electronic Sign By Separate Review And Permit
321.B1	Concrete Walk
321.B2	4" Concrete Walk
321.C1	Concrete Slab
321.G2	6" Conc Curb
324.A1	Bicycle Racks Per Detail T-578

**DFDGD**  
 DICK & FRITSCHE DESIGN GROUP  
 4545 EAST MCKINLEY STREET  
 PHOENIX, ARIZONA 85008  
 TELEPHONE: 602.954.0060  
 FACSIMILE: 602.954.6954  
 WWW.DFDG.COM  
**PRELIMINARY CONSTRUCTION**

DOCUMENT COPYRIGHTED IN 2018  
**ISSUE**  
 04.04.16 - PRELIMINARY SITE PLAN  
 04.25.16 - DPR SUBMITTAL  
 06.08.16 - 02 SET  
 07.18.16 - 2ND DPR SUBMITTAL  
 08.19.16 - DPR UPDATES  
**REVISIONS**

**First Baptist Church of Tempe**  
 4525 South McClintock Drive  
 Tempe, Arizona  
 1524  
 DFDG PROJECT NUMBER  
 DESIGN DEVELOPMENT  
**SITE PLAN**  
**A101**  
 PL01.026 (R) 02/08/2018 44x60 SHEET NUMBER



# FIRST BAPTIST CHURCH OF TEMPE

(preliminary landscape drawings)

## project consultants

**civil engineering**  
**ZELL COMPANY, LLC**  
 3400 NORTH DYSART ROAD #130  
 AVONDALE, ARIZONA 85392  
 PROJECT CONTACT: KEN ZELL  
 PHONE: 623.547.2500  
 EMAIL: kzell@zell-co.com

**landscape architecture**  
**DICK & FRITSCHE DESIGN GROUP**  
 4545 EAST MCKINLEY STREET  
 PHOENIX, ARIZONA 85008  
 PROJECT CONTACT: MICHELLE RUTKOWSKI  
 PHONE: 602.954.9060  
 EMAIL: mrutkowski@dtdg.com

**landscape architecture**  
**DESIGN ETHIC, LLC**  
 7201 E. CAMELBACK #250  
 SCOTTSDALE, ARIZONA 85251  
 PROJECT CONTACT: BRANDON PAUL  
 PHONE: 480.225.7077  
 EMAIL: bpaul@designethic.net

## preliminary landscape notes

### planting

THE SITE WILL BE LANDSCAPED IN ACCORDANCE WITH THE CITY OF TEMPE DESIGN STANDARDS. ALL TREES AND SHRUBS ARE TO BE STAKED & 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

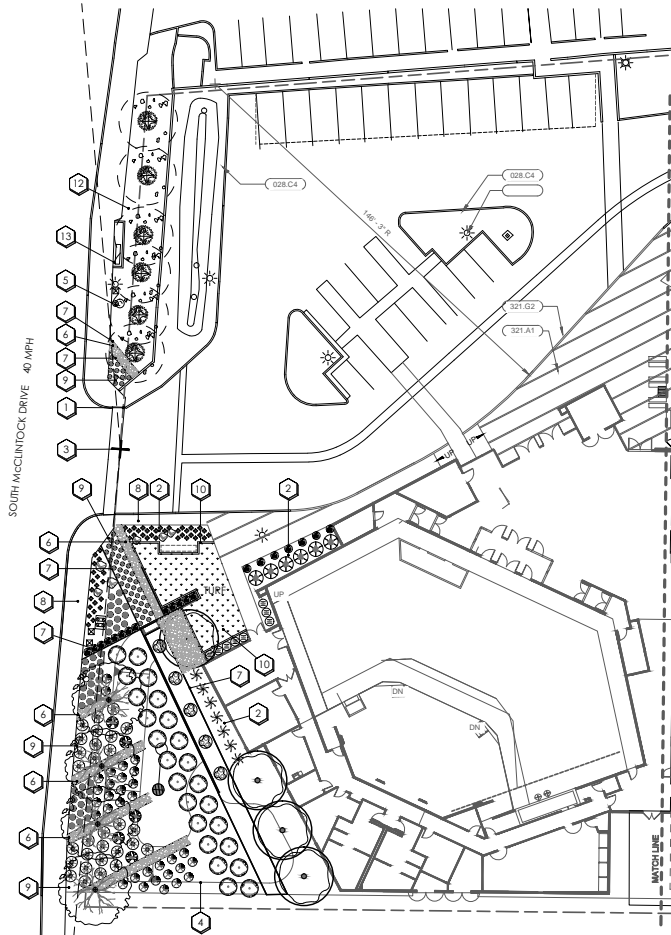
AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED GUARANTEEING 100% COVERAGE TO ALL NEW LANDSCAPE AREAS

### grading

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

## city of tempe notes

- DE-COMPACT SOIL AND PULL ASPHALT AND CONSTRUCTION DEBRIS OUT OF PLANTING AREAS PRIOR TO LANDSCAPE INSTALLATION.
- DECOMPOSED GRANITE IS TO BE USED THROUGHOUT PUBLIC SITE LANDSCAPE, EXCEPT AT LAWN, AND AT ADJACENT OFF-SITE PUBLIC LANDSCAPE AREAS. PRE-EMERGENT HERBICIDE WILL BE USED ON ALL DECOMPOSED GRANITE. PLASTIC UNDERLAY IS NOT TO BE USED AT ALL.
- IF RIVER ROCK, STONES OR SIMILAR MATERIALS ARE USED AS A GROUND TOP-DRESSING, EMBED ROCK IN CONCRETE SO THAT ONLY ONE THIRD OF THE ROCK IS EXPOSED ABOVE GROUND, TO PREVENT ITS REMOVAL BY HAND AND USE FOR VANDALISM OR INJURY.



## plant legend

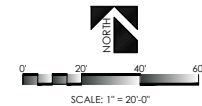
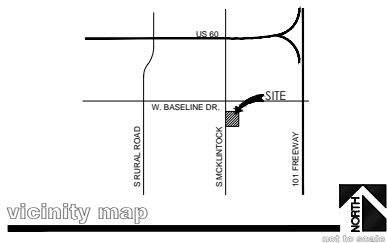
botanical name common name	emitters	size	qty	ht	comments
<b>existing trees</b>					
ULMUS PARVIFOLIA EVERGREEN ELM			VARIES	6	
ULMUS PARVIFOLIA EVERGREEN ELM	[5 @ 1.0 GPH]	35" BOX 2" CAL.	4		11.0 H, 7.0 W, 2.0 CAL. STAKE IN PLACE
PARKINSONI HYBRID 'AZT' 'AZT THORNLESS PALO VERDE	[5 @ 1.0 GPH]	48" BOX 3.5 CAL.	4		12.0 H, 11.0 W, 3.5 CAL. LOW BREAKING STAKE IN PLACE
<b>shrubs</b>					
BOUGAINVILLEA 'ROYAL PURPLE' ROYAL PURPLE BOUGAINVILLEA	[1 @ 1.0 GPH]		5 gal.	25'	6'
ALOEX BLUE ELF BLUE ELF ALOE	[1 @ 1.0 GPH]		5 gal.	52'	18"
DASYLIRION QUADRANGULATUM MEXICAN GRASS TREE	[1 @ 1.0 GPH]		5 gal.	6'	3'
EUPHORBIA TRICUCALI STICKS OF FIRE	[1 @ 1.0 GPH]		15 gal.	5'	6'
HESPERALOE FUNIFERA GIANT HESPERALOE	[1 @ 1.0 GPH]		5 gal.	7'	5'
MUHLENBERGIA RIGENS REGAL MIST	[1 @ 1.0 GPH]		5 gal.	32'	2'
NASSELLA TENUISSIMA MEXICAN FEATHER GRASS	[1 @ 1.0 GPH]		5 gal.	54'	1'
OPUNTIA CACANAPA 'ELISSIANA' THORNLESS PRICKLY PEAR	[1 @ 1.0 GPH]		5 gal.	5'	3'
PEDILANTHUS MACROCARPUS SLIPPER PLANT	[1 @ 1.0 GPH]		5 gal.	20'	2'
<b>groundcover</b>					
LANTANA MONTEVIDENSIS PURPLE LANTANA	[1 @ 1.0 GPH]		1 gal.	8'	2'
SPHAGNETICOLA TRILOBATA YELLOW DOT	[1 @ 1.0 GPH]		1 gal.	29'	2'
THYMOPHYLLA PENTACHAETA GOLDEN DYSSODIA	[1 @ 1.0 GPH]		1 gal.	45'	1'
<b>inerts</b>					
3/4" MINUS DECOMPOSED GRANITE TABLE MESA BROWN		3/4"-MINUS	-		2" MINIMUM IN ALL PLANTERS
1" - 2.75" FRACTURED RIP RAP TABLE MESA BROWN		2" - 3"	-		2" MINIMUM IN ALL PLANTERS
STEEL HEADER RUSTED FINISH					
CONCRETE HEADER EXTRUDED CONCRETE		6" x 6"	77 LIT.		

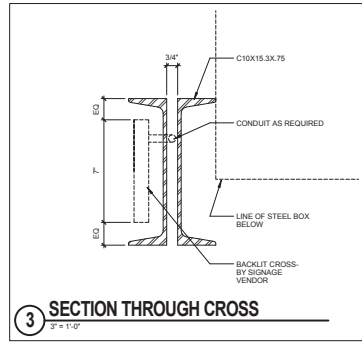
## planting key notes

- PROPERTY LINE / RIGHT OF WAY LINE
- 3/4" MINUS DECOMPOSED GRANITE
- SIGHT DISTANCE LINE PER CITY REQUIREMENTS
- STORMWATER RETENTION. SEE CIVIL ENG. PLANS.
- FIRE HYDRANT - NO PLANT MATERIAL WITHIN 3'
- 2"-3" FRACTURED GRANITE
- STEEL HEADER
- EXISTING SIDEWALK.
- 1/4" MINUS DECOMPOSED GRANITE
- 6" x 6" EXTRUDED CONCRETE HEADER
- TURF
- EXISTING TURF TO REMAIN
- (6) EXISTING EVERGREEN ELMS TO REMAIN IN PLACE (TYPICAL)

NOTE:  
 GROUNDCOVERS AND SHRUBS WITHIN SIX (6) FEET OF PATHWAYS SHALL NOT EXCEED TWO (2) FEET IN HEIGHT AT MATURITY. BETWEEN SIX (6) FEET AND TWELVE (12) FEET OF THE EDGE OF PATHWAYS. GROUNDCOVERS AND SHRUBS SHALL NOT EXCEED THREE (3) FEET IN HEIGHT AT MATURITY.

NOTE:  
 REMAINING LANDSCAPE ON SITE MUST COMPLY WITH PREVIOUSLY APPROVED LANDSCAPE PLAN FROM P1080376. ALL DEAD OR MISSING TREES, SHRUBS, GROUND COVER SHALL BE REPLACED PER PLAN





**EXTERIOR FINISH SCHEDULE**

E-1	EIFS: COLOR SAND, SW 7501 CANVAS TAN BY SHERWIN WILLIAMS	T-2	TILE: KAISER TILE, ROX STONE GOLDEN STATE 12" X 24"
E-2	EIFS: COLOR STONE GREY, SW 7090 "ATITUDE GRAY" BY SHERWIN WILLIAMS	M-1	METAL: ATAS "O3 MEDIUM BRONZE", STANDING SEAM AT ROOF. FASCIA PANELS WITH CONCEALED FASTENERS AT FASCIA AND SOFFIT
T-1	TILE: KAISER TILE: LIFE WALNUT 8" X 8"	M-2	METAL: PERFORATED RAW METAL IN METAL FRAME
EP-1	PAINT TO MATCH M-1, ATAS "O3 MEDIUM BRONZE"	GL	GLASS: HIGH PERFORMANCE INSULATED UNITS SOLARBAN R100 CLEAR
EP-2	COLOR SAND		

**KEYNOTES**

034.K1	Architectural Precast Concrete Cap [CN.2]
050.A1	Steel Framed Cage With Perforated Screen Monochils, 3/8" Square, 1/2" Sp Centers, 16 Gauge, 86% Open
265.A2	Backlit Cross, LED - By Signage Vendor, See Electrical Drawgs.

**DFDGD**  
DICK & FRITSCHE DESIGN GROUP

4545 EAST MCKINLEY STREET  
PHOENIX, ARIZONA 85008  
TELEPHONE: 602.954.9060  
FACSIMILE: 602.954.6954  
WWW.DFDG.COM

**PRELIMINARY NOT FOR CONSTRUCTION**

DOCUMENT COPYRIGHTED IN 2018

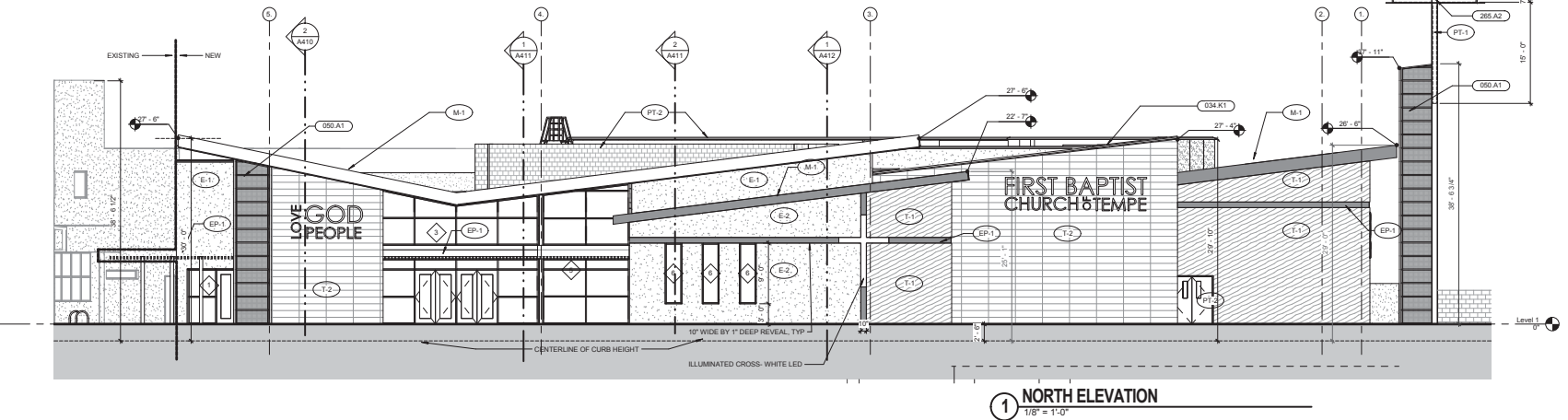
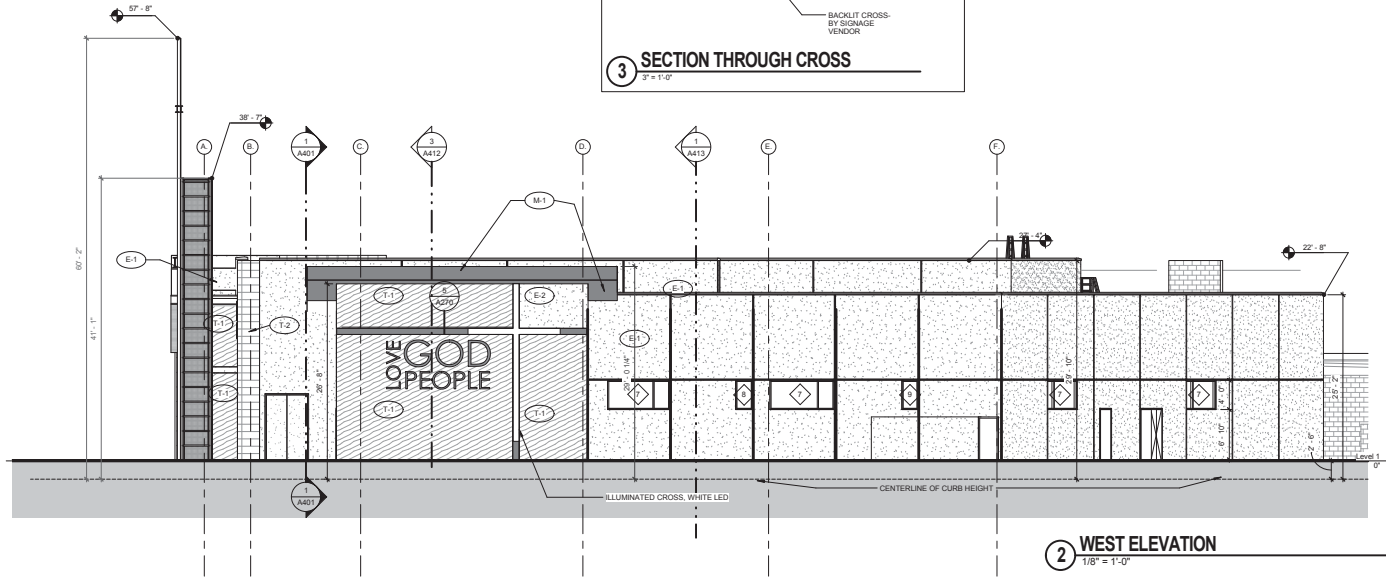
**ISSUE**

05.31.16 - DD SET
07.18.16 - 2ND DPR SUBMITTAL
08.19.16 - DPR UPDATES

**REVISIONS**


**BUILDING ELEVATION GENERAL NOTES**

- All dimensions are to structural grid, face of CMU, face of concrete or face of stud, unless noted otherwise. Dimensions noted as "clear" or "CLR" are to face of finish material.
- When noted as "align", face of finishes are to align.



**First Baptist Church of Tempe**  
4525 South McClintock Drive  
Tempe, Arizona

1524  
DFDG PROJECT NUMBER

DESIGN DEVELOPMENT  
**BUILDING ELEVATIONS**

**A300**  
SHEET NUMBER



DOCUMENT COPYRIGHTED IN 2016

**ISSUE**

05.31.16 - DD SET
07.18.16 - 2ND DPR SUBMITTAL
08.19.16 - DPR UPDATES

**REVISIONS**


**First Baptist Church of Tempe**  
4525 South McClintock Drive  
Tempe, Arizona

1524  
DFDG PROJECT NUMBER

DESIGN DEVELOPMENT  
**BUILDING ELEVATIONS**

**A301**

PLANT DATE: 01/06/2016 10:42:24 AM SHEET NUMBER

**EXTERIOR FINISH SCHEDULE**

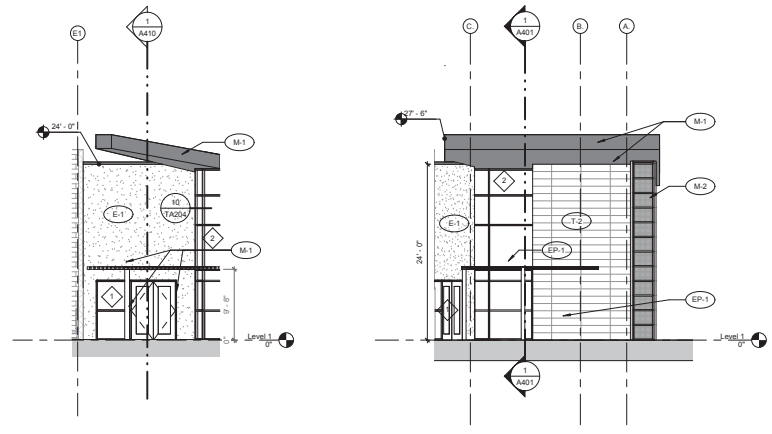
<b>E-1</b> EIFS: COLOR SAND, SW 7531 CANVAS TAN BY SHERWIN WILLIAMS	<b>T-2</b> TILE: KAISER TILE, ROX STONE GOLDEN STATE 12" X 24"
<b>E-2</b> EIFS: COLOR STONE GREY, SW 7090 "ATTITUDE GRAY" BY SHERWIN WILLIAMS	<b>M-1</b> METAL: ATAS "O3 MEDIUM BRONZE", STANDING SEAM AT ROOF. FASCIA PANELS WITH CONCEALED FASTENERS AT FASCIA AND SOFFIT
<b>T-1</b> TILE: KAISER TILE: LIFE WALNUT 8" X 48"	<b>M-2</b> METAL: PERFORATED RAW METAL IN METAL FRAME
<b>EP-1</b> PAINT TO MATCH M-1, ATAS "O3 MEDIUM BRONZE"	<b>GL</b> GLASS: HIGH PERFORMANCE INSULATED UNITS SOLARBAN R100 CLEAR
<b>EP-2</b> COLOR SAND	

**KEYNOTES**

**BUILDING ELEVATION GENERAL NOTES**

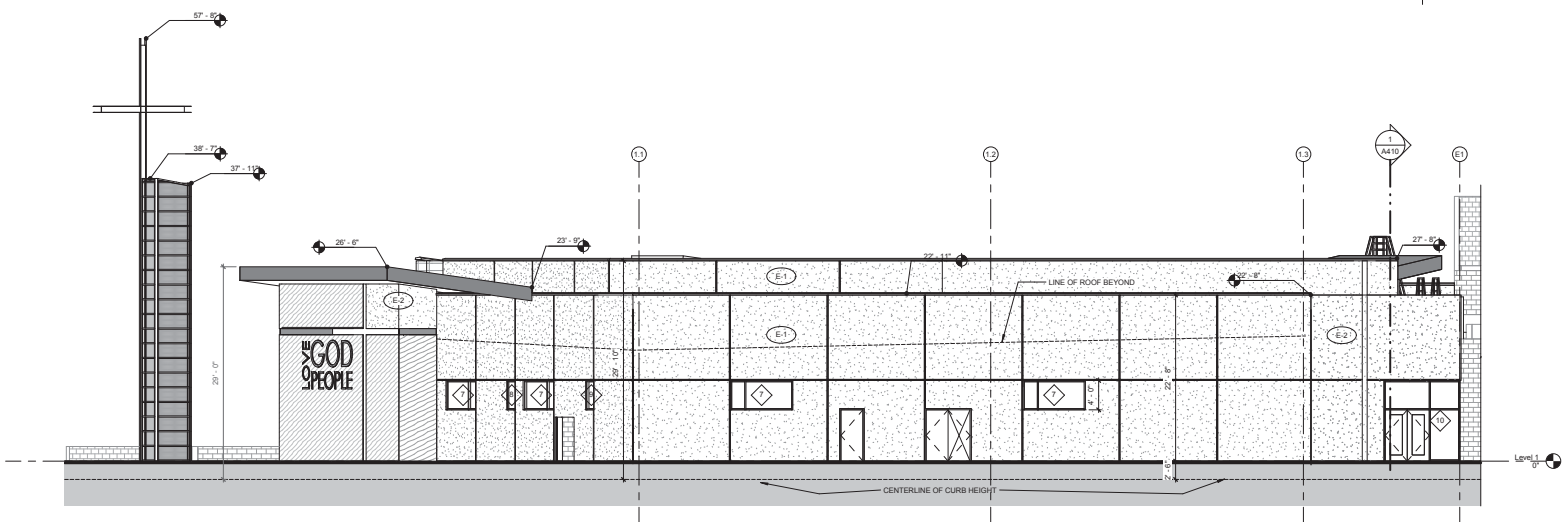
A. All dimensions are to structural grid, face of CMU, face of concrete or face of stud, unless noted otherwise. Dimensions noted as "clear" or "CLR" are to face of finish material.

B. When noted as "align", face of finishes are to align.



**3 NORTH PARTIAL ELEVATION**  
1/8" = 1'-0"

**2 NORTHEAST ELEVATIONS**  
1/8" = 1'-0"

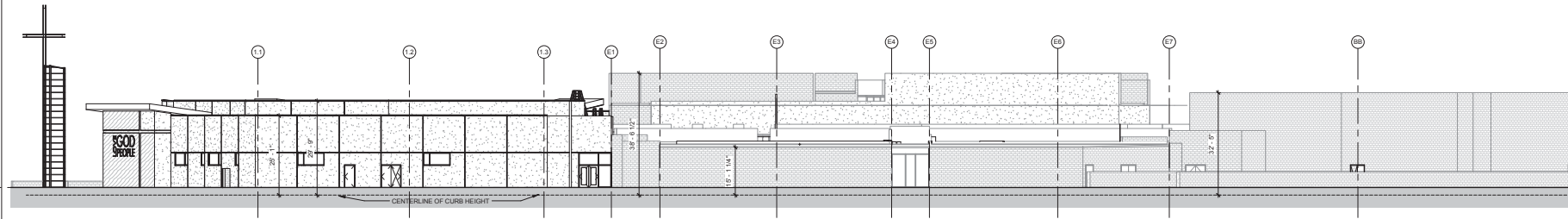


**1 SOUTH ELEVATION**  
1/8" = 1'-0"

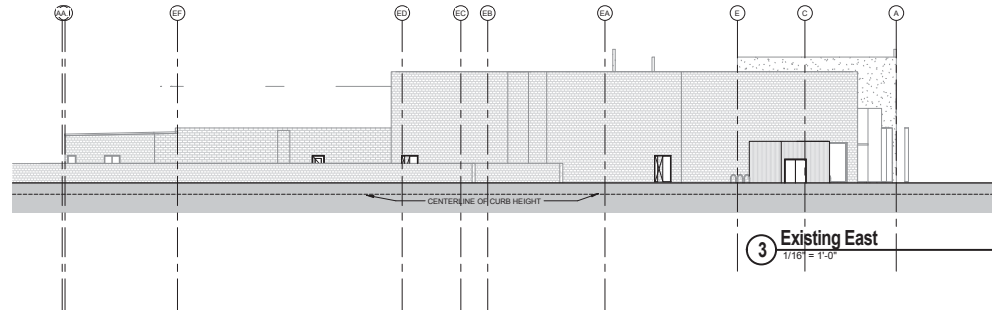
© 2018 Dick & Fritsche Design Group, Inc. All rights reserved. 08/18/18



1 NORTH ELEVATION Copy 2  
1/16" = 1'-0"



2 SOUTH ELEVATION Copy 2  
1/16" = 1'-0"



3 Existing East  
1/16" = 1'-0"

**DFDG**  
DICK & FRITSCHE DESIGN GROUP

4545 EAST MCKINLEY STREET  
PHOENIX, ARIZONA 85008  
TELEPHONE: 602.954.9060  
FACSIMILE: 602.954.6954

WWW.DFDG.COM



DOCUMENT COPYRIGHTED IN 2018

ISSUE

08.19.18 - DPR UPDATE

REVISIONS

Level 1

**First Baptist Church of Tempe**  
4525 South McClintock Drive  
Tempe, Arizona

1524

DFDG PROJECT NUMBER

DESIGN DEVELOPMENT

Unnamed

**A604**

PLOT DATE: 8/19/2018 9:10:07 AM SHEET NUMBER

KEYNOTES

**DFDG**  
DICK & FRITSCHE DESIGN GROUP  
4545 EAST MCKINLEY STREET  
PHOENIX, ARIZONA 85008  
TELEPHONE: 602.954.9060  
FACSIMILE: 602.954.6954  
WWW.DFDG.COM



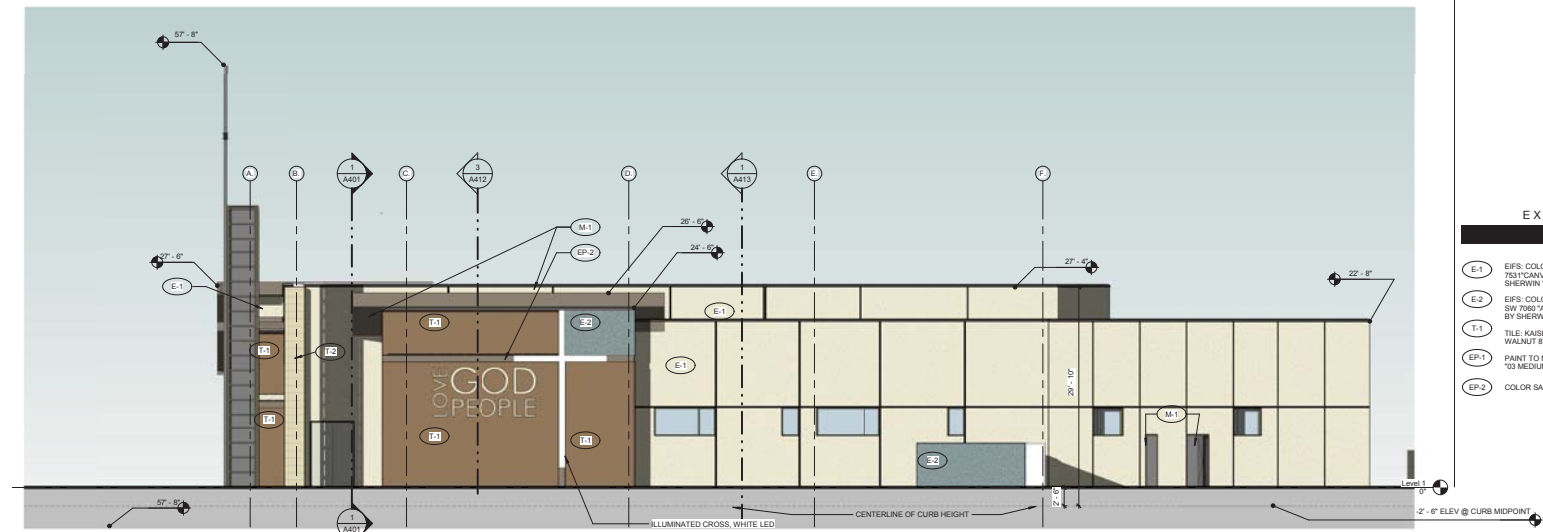
DOCUMENT COPYRIGHTED IN 2018  
ISSUE

08.19.18 - DPR UPDATES

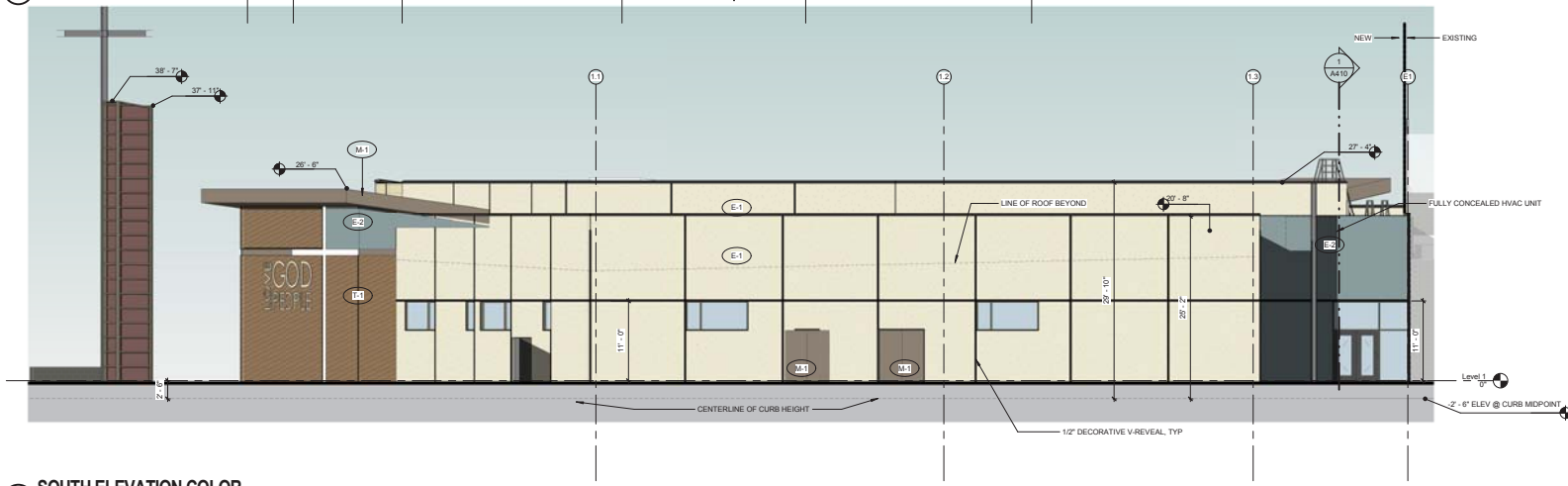
REVISIONS

EXTERIOR FINISH SCHEDULE

- |  |  |
|--|--|
| (E-1) EIFS COLOR SAND, SW 783 "CANVAS TAN" BY SHERWIN WILLIAMS           | (T-2) TILE: KAISER TILE, ROX STONE GOLDEN STATE 12"X24"  |
| (E-2) EIFS COLOR STONE GREY, SW 7090 "ATTITUDE GRAY" BY SHERWIN WILLIAMS | (M-1) METAL: ATAS "03 MEDIUM BRONZE" STANDING SEAM AT ROOF - FASCIA PANELS WITH CONCEALED FASTENERS AT FASCIA AND SOFFIT |
| (T-1) TILE: KAISER TILE: LIFE WALNUT 8"X48"                              | (M-2) METAL: PERFORATED RAW METAL IN METAL FRAME   |
| (EP-1) PAINT TO MATCH M-1, ATAS "03 MEDIUM BRONZE"                       | (GL) GLASS: HIGH PERFORMANCE INSULATED UNITS SOLARBAN R100 CLEAR   |
| (EP-2) COLOR SAND  |  |



**1 WEST ELEVATION COLOR**  
1/8" = 1'-0"

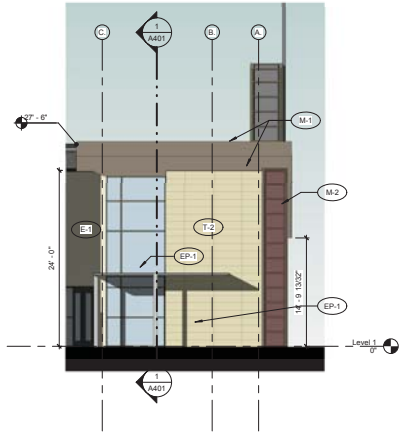


**2 SOUTH ELEVATION COLOR**  
1/8" = 1'-0"

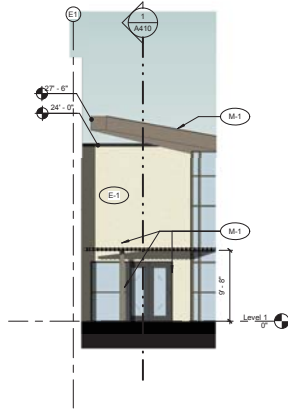
**First Baptist Church of Tempe**  
4525 South McClintock Drive  
Tempe, Arizona

1524  
DFDG PROJECT NUMBER  
DESIGN DEVELOPMENT  
ELEV COLOR WS

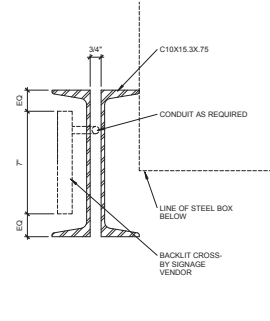
**DPR01**  
PLAUT DATE: 8/19/2018 4:17:20 PM SHEET NUMBER



**3** NORTHEAST ELEVATIONS COLOR  
1/8" = 1'-0"



**4** NORTH PARTIAL ELEVATION COLOR  
1/8" = 1'-0"



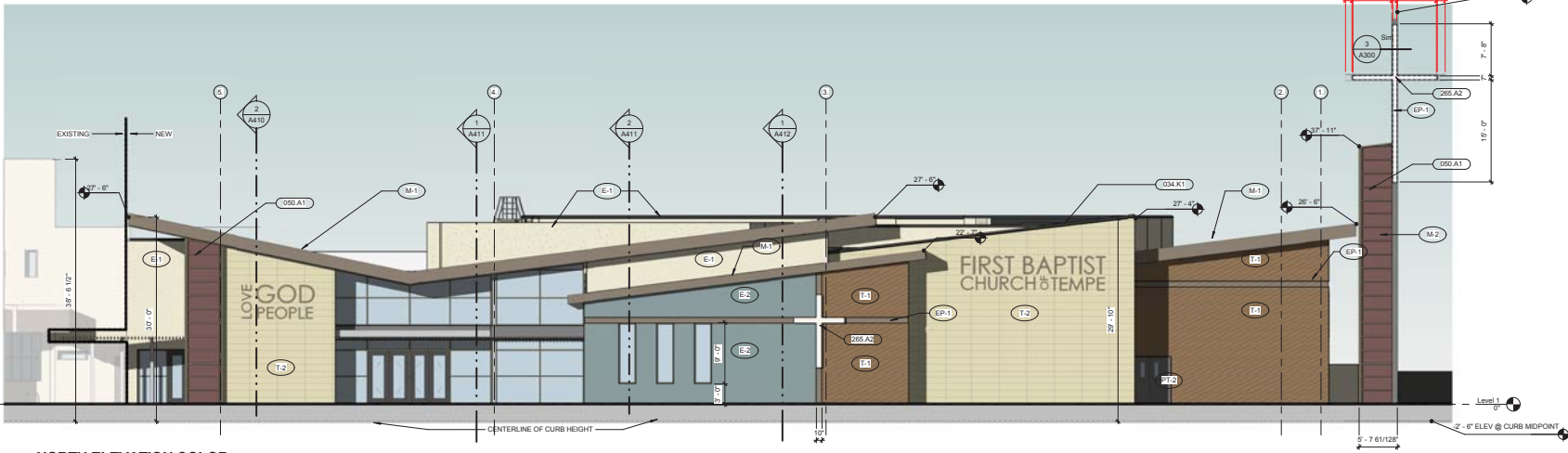
**2** SECTION THROUGH CROSS Copy 1  
3" = 1'-0"

**KEYNOTES**

004.K1	Architectural Precast Concrete Cap (C.N2)
000.A1	Steel Framed Cage With Perforated Screen Nichols. 3/8" Square, 1/2" Str Centers, 16 Gauge, 96% Open
205.A2	Backlit Cross - LED - By Signage Vendor. See Electrical Dwg.

**EXTERIOR FINISH SCHEDULE**

E-1	EIFS: COLOR SAND, SW 7031 "CANVAS TAN" BY SHERWIN WILLIAMS	T-2	TILE: KAISER TILE, ROX STONE GOLDEN STATE 12X24"
E-2	EIFS: COLOR STONE GREY, SW 7080 "ATTITUDE GRAY" BY SHERWIN WILLIAMS	M-1	METAL: ATAS "03 MEDIUM BRONZE" STANDING SEAM AT ROOF. FASCIA PANELS WITH CONCEALED FASTENERS AT FASCIA AND SOFFIT. PANELS WITH CONCEALED FASTENERS AT SIFFITS. MISS METALS WILL BE STEEL PAINTED WARM GREY TO MATCH STANDING SEAM ROOF. METAL: PERFORATED RAW METAL IN METAL FRAME
T-1	TILE: KAISER TILE: LIFE WALNUT 8"X8"	M-2	METAL: HIGH PERFORMANCE INSULATED UNITS SOLARBAN R100 CLEAR.
EP-1	PAINT TO MATCH M-1, ATAS "03 MEDIUM BRONZE"	GL	
EP-2	COLOR SAND		



**1** NORTH ELEVATION COLOR  
1/8" = 1'-0"

**First Baptist Church of Tempe**  
4525 South McClintock Drive  
Tempe, Arizona

1524

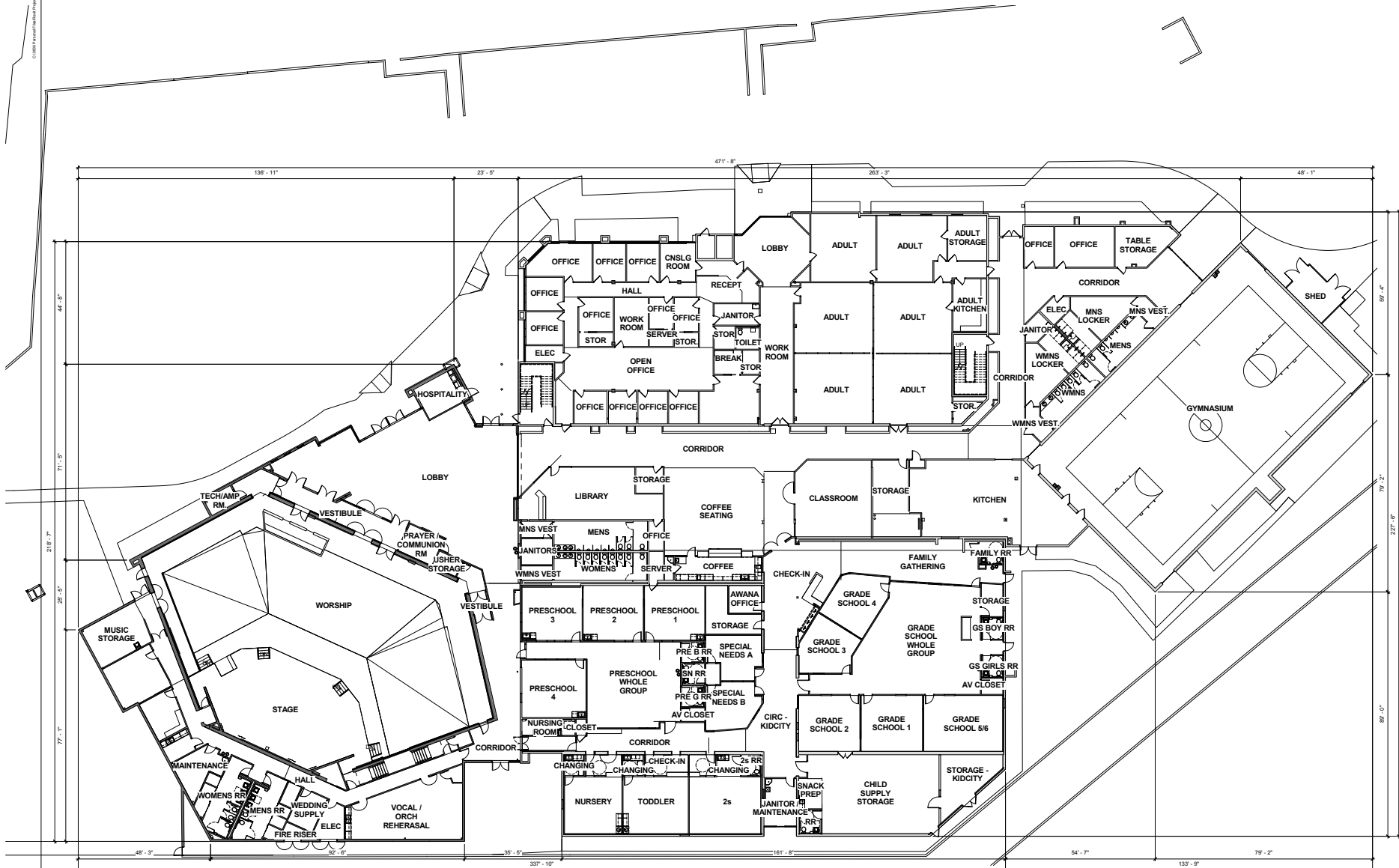
DFDG PROJECT NUMBER

DESIGN DEVELOPMENT  
ELEV COLOR N

**DPR02**

PLIST DATE: 9/30/2016 4:52:28 PM SHEET NUMBER

COMPUTER GENERATED DRAWING. NOT TO SCALE. DO NOT REPRODUCE.



1 Level 1 Overall Floor Plan  
1/16" = 1'-0"

**DFDG**  
DICK & FRITSCHE DESIGN GROUP

4545 EAST MCKINLEY STREET  
PHOENIX, ARIZONA 85008  
TELEPHONE: 602.954.9060  
FACSIMILE: 602.954.6954

WWW.DFDG.COM



DOCUMENT COPYRIGHTED IN 2016

ISSUE

REVISIONS

REVISIONS

**First Baptist Church of Tempe**  
4525 South McClintock Drive  
Tempe, Arizona

1524

DFDG PROJECT NUMBER

DESIGN DEVELOPMENT  
LEVEL 1 OVERALL  
FLOOR PLAN

**DPR-FP**

PLOTT DATE: 11/20/16 11:24 AM SHEET NUMBER



07/18/2016

RENDERING FROM mCKLINTOCK





First Baptist Church of Tempe  
4525 S. McClintock Drive  
Tempe, Arizona  
Site Context Photos



1



2



3



4



5



6



7



8



9



10



11



12



13



14



15



16





17



18

