Tempe
Community Development

CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION

Meeting Date: 11/14/2017
Agenda Item: 4

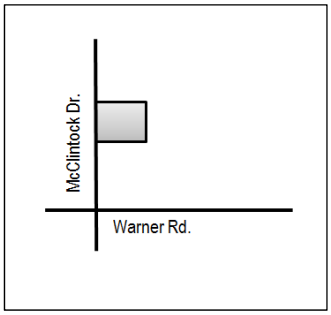
ACTION: Request for a Use Permit to allow a public use (civic facility) in the R1-7 zoning district and a Development Plan Review consisting of a new 10,699 s.f. fire station for TEMPE FIRE STATION #7, located at 8707 South McClintock Drive. The applicant is Arrington Watkins Architects, LLC.

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

RECOMMENDATION: Approve, subject to conditions

BACKGROUND INFORMATION: TEMPE FIRE STATION #7 (PL170296) is a proposed 10,699 s.f., single-story fire station located at the southwest corner of the existing Estrada Park. A total of 36 personnel are assigned to the station, with a maximum of 12 employees on the site during each shift. The request includes the following:

1. Use Permit to allow a public use (civic facility) in the R1-7 zoning district.
2. Development Plan Review including site plan, building elevations, and landscape plan



Property Owner	City of Tempe
Applicant	Matthew Gorman, Arrington Watkins Architects, LLC
Zoning District	R1-7 (Single-Family Residential)
Gross / Net site area	8.01 acres
Total Building Area	10,699 s.f.
Lot Coverage	3% (45% maximum allowed)
Building Height	30' (30' maximum allowed)
Building Setbacks	36'-9" street side (west), 21'-4" rear (south), (10', 15' min.)
Landscape area	9% of total park site (0% minimum required)
Vehicle Parking	25 spaces (none required by ZDC)
Bicycle Parking	4 spaces (none required by ZDC)

ATTACHMENTS: Development Project File

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

Department Director: Chad Weaver, Community Development Director
Legal review by: N/A
Prepared by: Karen Stovall, Senior Planner
Reviewed by: Suparna Dasgupta, Principal Planner

COMMENTS:
This property is approximately 525 feet north of the northeast corner of McClintock Drive and Warner Road. The project site will occupy land within the southwest corner of Estrada Park. The site is surrounded by the remainder of the park to the north and east, a commercial center to the south, and to the west, across McClintock Drive, by bank and church.

This request includes the following:

1. Use Permit to allow a public use (civic facility – fire station) in the R1-7 zoning district.
2. Development Plan Review for a new 10,699 s.f. single-story building to house a new fire station.

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

PRELIMINARY SITE PLAN REVIEW
June 28, 2017: Preliminary site plan review occurred. Staff comments included: provide a minimum 20' parking setback along McClintock, provide landscape islands with required trees at ends of parking rows, add trees between curb and detached sidewalk along McClintock, and use larger-growing shade trees along McClintock.

September 20, 2017: First formal review occurred. Staff comments included: reduce width of drive aisles to reduce amount of paving on the site, revise angle of refuse enclosure to allow trucks to service, provide required landscape islands with trees at ends of parking rows or submit a development plan shadow study, provide minimum 50% vegetative ground cover along McClintock, add trees between curb and detached sidewalk, and use a larger-growing shade tree. With the second formal submittal, the applicant reduced the width of the parking lot drive aisle, revised the refuse enclosure location, relocated some of the street trees between the curb and sidewalk, and provided a development plan shadow study as an alternative to proving the required trees in parking lot landscape islands.

PROJECT ANALYSIS

CHARACTER AREA PLAN
The site is located within the boundaries of the Corona / South Tempe Character Area Plan. The plan encourages projects that promote connectivity and consider the southwest environment. Tempe Fire Station #7 will comply with the following Character Area principles:

- Connectivity: plan enhances walkability along McClintock by maintaining the existing 8' wide sidewalk that is detached from the curb and adding shade trees on both the east and west sides of the sidewalk.
- Environment: majority of plants identified on the lands cape plan are is low-water use and will provide a variety of color. Design includes a rainwater cistern to irrigate a low-water demonstration garden near the northwest corner of the building.

USE PERMIT
The proposed use requires a use permit to allow a public use (civic facility, fire station) in the R1-7 zoning district.

Section 6-308 E Approval criteria for Use Permit (*in italics*):

1. *Any significant increase in vehicular or pedestrian traffic.*
   The fire station will occupy a portion of Estrada Park, which has no existing vehicular access or parking on McClintock Drive. The proposed plan shows a driveway on McClintock with a second exit-only driveway for emergency vehicles. The extra traffic generated while employees arrive and depart for each shift will cause an increase in vehicular traffic. Additionally, the mere operation of the fire station, with emergency vehicles exiting for service calls, will also cause an increase vehicular traffic. McClintock Drive, however, is an arterial street designed to handle higher traffic volumes. Other uses along McClintock, to the north and south, include a church, two banks with drive-through lanes, and two commercial centers. The increase in traffic will not be significant in relation to the existing traffic in the area.

2. *Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions.*
   The sound of emergency vehicle sirens is inherent with the proposed use. The development includes a new traffic signal on McClintock, which will allow emergency vehicles to quickly exit the site. Trucks will face west, opposite the closest residential use, in order to head north- or south-bound on McClintock, and would not stay in the area for a prolonged period of time.

3. *Contribution to the deterioration of the neighborhood or to the downgrading of property values, the proposed use is not in conflict with the goals objectives or policies for rehabilitation, redevelopment or conservation as set forth in the city's adopted plans or General Plan.*
   The fire station should not contribute to the deterioration of the neighborhood or downgrading of property values. The addition of this fire station in the southern part of the city will assist in meeting Objective 3 of the Public Facilities and Services Chapter of the General Plan: "Respond to emergencies like fire, medical, hazardous materials and rescue calls in a timely, professional and efficient manner to minimize loss of life, property or damage to the environment."

4. *Compatibility with existing surrounding structures and uses.*
   The proposed station design is compatible with surrounding structures and uses. The single-story design, pitched roofs, use of concrete veneer, and color palette complement the adjacent commercial developments.

5. *Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public.*
   Disruptive behavior is not expected to occur with this use; however, fire captains are assigned to each shift and are expected to address any nuisance behavior.

The manner of conduct and the building for the proposed use will not be detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public welfare in general, and that the use will be in full conformity to any conditions, requirement or standards prescribed therefore by this code.

DEVELOPMENT PLAN REVIEW

Site Plan
The plan includes a 10,699 square-foot building adjacent to McClintock Drive. One ingress/egress driveway is on McClintock and leads to a public and staff vehicle parking lot with 12 spaces. The drive leads farther east to a gated parking lot on the east side of the building that contains 13 additional spaces. All spaces within the parking lot are covered by canopies with solar panels. A one-way, exit-only driveway is also shown where emergency vehicles would exit the site. New traffic signals are proposed on McClintock to stop traffic and allow emergency vehicles to quickly exit the site. A rainwater cistern is proposed on the west side of the building to serve a demonstration garden.

Building Elevations
The building design incorporates pitched standing seam metal roofs as well as flat roofs with parapets at lower heights. Rooftop mechanical units on the south end of the building are enclosed by painted steel screening that is designed to prohibit viewing the mechanical from any angle. Exterior materials include stucco and two variations of 4x8x16 concrete masonry units that are designed with a brick appearance. Fire truck bays are secured with painted steel doors that slide and fold to the sides when opened.

Landscape Plan
The landscape plan proposes Mulga Acacia trees between the curb and detached sidewalk on McClintock. On the east side of the sidewalk, Chinese Pistache, Desert Museum Palo Verde, and Ironwood are proposed. Chinese Elm trees are proposed with the parking lot, and Rio Salado Mesquite trees are proposed near the rear of the building. Trees are not provided within the parking lot landscape islands in order for the shade canopies to fully extend over the vehicle spaces, increase the area where solar panels may be located, and avoid conflict between trees and wide fire trucks. In order to comply with ZDC Section 4-704: Parking Facility Landscape Standards Option 2, the applicant has submitted a development

plan shadow study demonstrating 28% shade over the parking area.

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 public entrance to the station is located at the northwest corner of the building and is pushed forward, in front of the truck bays. Significant variation in wall planes, roof heights, and decorative veneer 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 building has been oriented north-south to mitigate heat gain. The employee patio, public and staff entrances, and living quarters are located on the north side of the building. The majority of windows are also on the north elevation, while windows on the west are shaded by roof overhang and trellises. Very few windows are proposed on the south elevation.

3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings;* the proposed materials are appropriate for the building use and location. Insulated Concrete Forms (ICFs) finished with stucco is proposed for the walls of the living areas. The truck bay and building columns will be finished with 4" x 8" x 16" concrete masonry units that have the brick appearance of traditional fire stations and compliment the bank and church on the west side of McClintock, which also have brick exteriors.

4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings;* this proposed one-story structure relates well to the other buildings along McClintock and the residential neighborhood to the east. The building design, materials, colors, and landscaping are appropriate for the site and surroundings.

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;* building mass is broken up through variation in wall planes and roof heights while providing a defined base and top.

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;* architectural details are appropriate to the scale and context of the development. Trellises over the employee patio, building entrances, and front and rear of the truck bays provide a unifying element on the elevations, create shadow, and provide shade to building occupants.

7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage;* a bicycle lane exists on McClintock Drive, and a bus stop exists in front of the commercial center just south of the site. The plans provide for a direct path from the public right-of-way to the building entrances, and the site plan incorporates bicycle parking spaces near the front entrance to the building.

8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses;* vehicular and pedestrian circulation routes are identified and delineated from each other where they cross paths.

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;* areas are delineated with the required landscape for the project, clearly identifying pedestrian paths to 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;* not applicable.

12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects.* All lighting will comply with code requirements.

REASONS FOR APPROVAL:

1. The project will meet the development standards required under the Zoning and Development Code.
2. The proposed project meets the approval criteria for a Use Permit and Development Plan Review.

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

USE PERMIT CONDITIONS OF APPROVAL:

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

1. The Use Permit is valid for the plans as submitted within this application. Any additions or modifications may be submitted for review during building plan check process.

2. Any intensification or expansion of the use shall require new Use Permits.

DEVELOPMENT PLAN REVIEW CONDITIONS OF APPROVAL:

General

1. Except as modified by conditions, development shall be in substantial conformance with the site plan, landscape plan, and building elevations dated October 25, 2017. 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. Any service yard and mechanical (cooling tower/generator) yard walls shall be 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. Locate electrical service entrance sections inside the service yard, as indicated.

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.

6. Shade canopies for parking areas:
    a. Provide an 8" fascia for the canopy structure.
    b. Maximum 75% light reflectance value shall apply to the top of the canopy.
    c. Relate canopy in color and architectural detailing to the buildings.
    d. Conceal lighting conduit in the canopy structure and finish conduit to match.

Building Elevations

7. The materials and colors are approved as presented:
   Roof – standing seam metal – Atas – Mission Red
   Primary building stucco – Dunn Edwards – Light Aspiration DE6185
   Secondary building stucco – Dunn Edwards – Ancient Earth DE6217
   Building veneer 1 – concrete masonry units 4x8x16 – Echelon – Quick Brick Earthtone Flashed
   Building veneer 2 – concrete masonry units 4x8x16 – Echelon – Quick Brick Promenade Flashed
   Trellis – Dunn Edwards – Ancient Earth DE6217
   Equipment screen – Dunn Edwards – Weathered Brown DEC756
   Folding doors – steel – Dunn Edwards – Light Aspiration DE6185
   Windows - anodized aluminum – Arcadia – standard medium bronze
   Glazing - low-E rated – Guardian SunGuard – clear
   Rain water collection cistern – galvanized corrugated steel – Natina applied finish (rust color)

   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.

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

9. Conceal roof drainage system within the interior of the building, as shown on the elevations.

10. 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.

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

12. 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

13. Illuminate building entrances from dusk to dawn to assist with visual surveillance.

Landscape

14. Arterial street trees shall be a minimum of 36” box specimens and a minimum of 1 ½” caliper trunk.

15. Irrigation notes:
    a. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½” feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½”. Provide details of water distribution system.
    b. Locate valve controller in a vandal resistant housing.
    c. Hardwire power source to controller (a receptacle connection is not allowed).
    d. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
    e. Repair existing irrigation system in the adjacent public rights-of-way where damaged by work of this project. Provide temporary irrigation to existing landscape for period of time that irrigation system is out of repair. Design irrigation so plants in frontages are irrigated as part of the reconfigured system at the conclusion of this construction.

16. 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.

17. 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.

Building Address Numerals

18. 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) On multi-story buildings, locate no higher than the second level.
        5) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
        6) 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 all departments on each 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.

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 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. 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:
- An Encroachment Permit or License Agreement must be obtained from the City for any projections into the right of way or crossing of a public utility easement, prior to submittal of construction documents for building permit.
- Maintain a minimum clear distance of twenty-four (24) feet between the sidewalk level and any overhead structure.
- Underground utilities except high-voltage transmission line unless project inserts a structure under the transmission line.
- 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. Roll-outs may be allowed for recycled materials. 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.

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 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:
- Trees shall be planted a minimum of 16'-0" from any existing or proposed public utility lines. The tree planting separation requirements may be reduced to no less than 8'-0" from utility lines upon the installation of a linear root barrier. Per Detail T-460, the root barrier shall be a continuous material, a minimum of 0.08" thick, installed to a minimum depth of 4'-0" below grade. The root barrier shall extend 6'-0" on either side of the tree parallel to the utility line for a minimum length of 12'-0". Final approval is subject to determination by the Public Works, Water Utilities Division.
- 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.

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:

December 8, 2016	City Council awarded a contract to Arrington Watkins Architects, LLC for design services of Fire Medical Rescue Station No. 7.
March 16, 2017	Work Study Session staff updated City Council on the project.
June 29, 2017	Work Study Session discussed sustainability design of the project.
October 30, 2017	Tempe Fire Medical Rescue Department and Arrington Watkins Architects, LLC held a neighborhood meeting for the public to view the fire station design. The meeting was held at the Arizona Community Church.

ZONING AND DEVELOPMENT CODE REFERENCE:
Section 6-306 Development Plan Review
Section 6-308 Use Permit

Tempe
Community Developme

DEVELOPMENT PROJECT FILE

for

TEMPE FIRE STATION #7

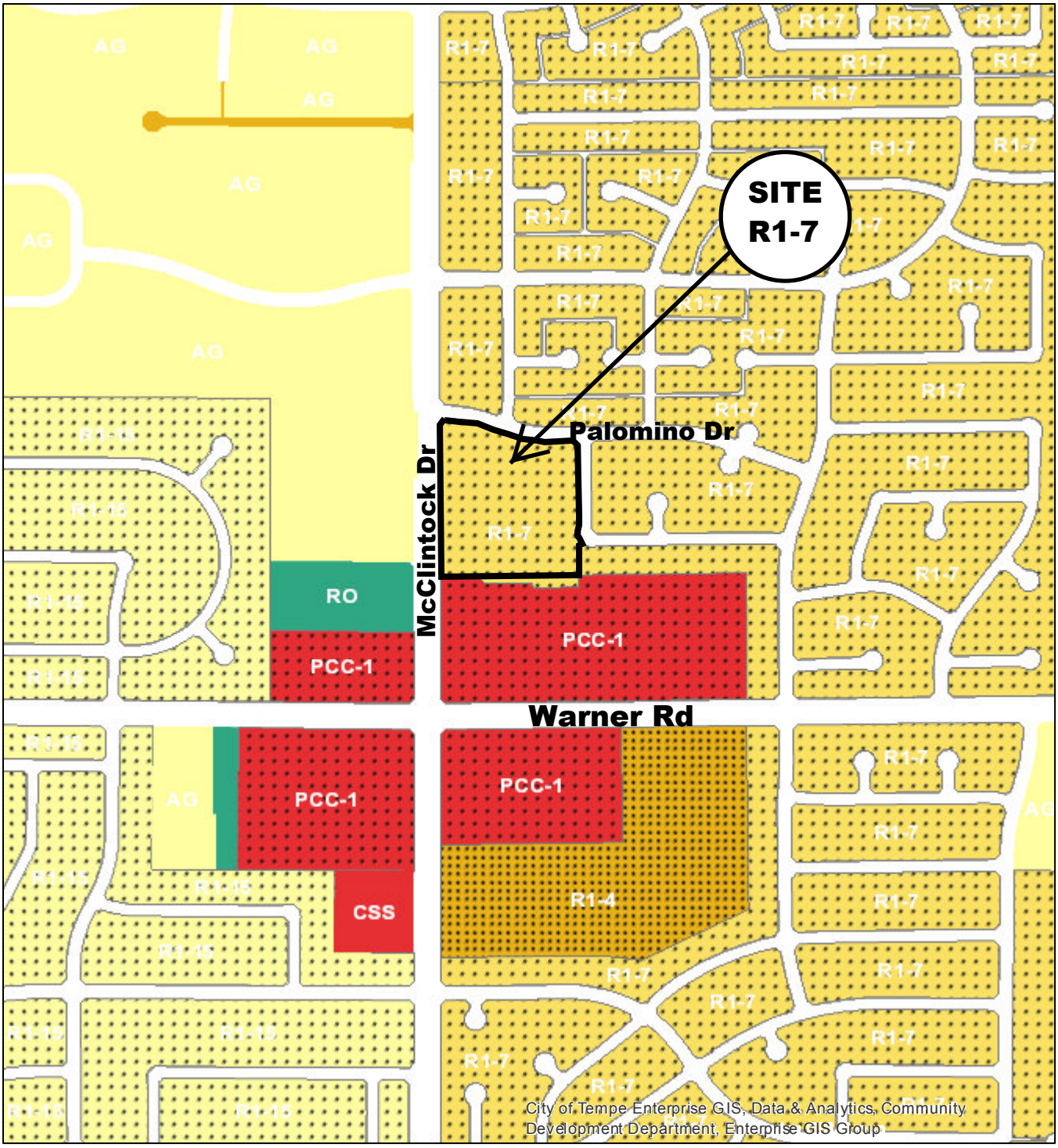
(PL170296)

ATTACHMENTS:

1. Location Map
2. Aerial
3-4. Letter of Explanation for Use Permit
5-9. Letter of Explanation for Development Plan Review
10. Context aerial with site plan overlay
11. Overall Site Plan
12. Enlarged Site Plan
13-15. Landscape Plans
16. Shade Study
17. Blackline Building Elevations
18. Color Building Elevations
19. Building Sections
20. Floor Plan
21-22. Automatic door details
23. Mechanical screen detail
24. Renderings
25. Site Context Photos

Tempe Fire Station #7

PL 170296



- Commercial Shopping and Services (CSS)
- Planned Commercial Center Neighborhood (PCC-1)
- Residential/Office (RO)
- Agricultural (AG)
- Single-Family Residential (R1-15)
- Single-Family Residential (R1-7)
- Single-Family Residential (R1-6)
- Single-Family Residential (R1-4)

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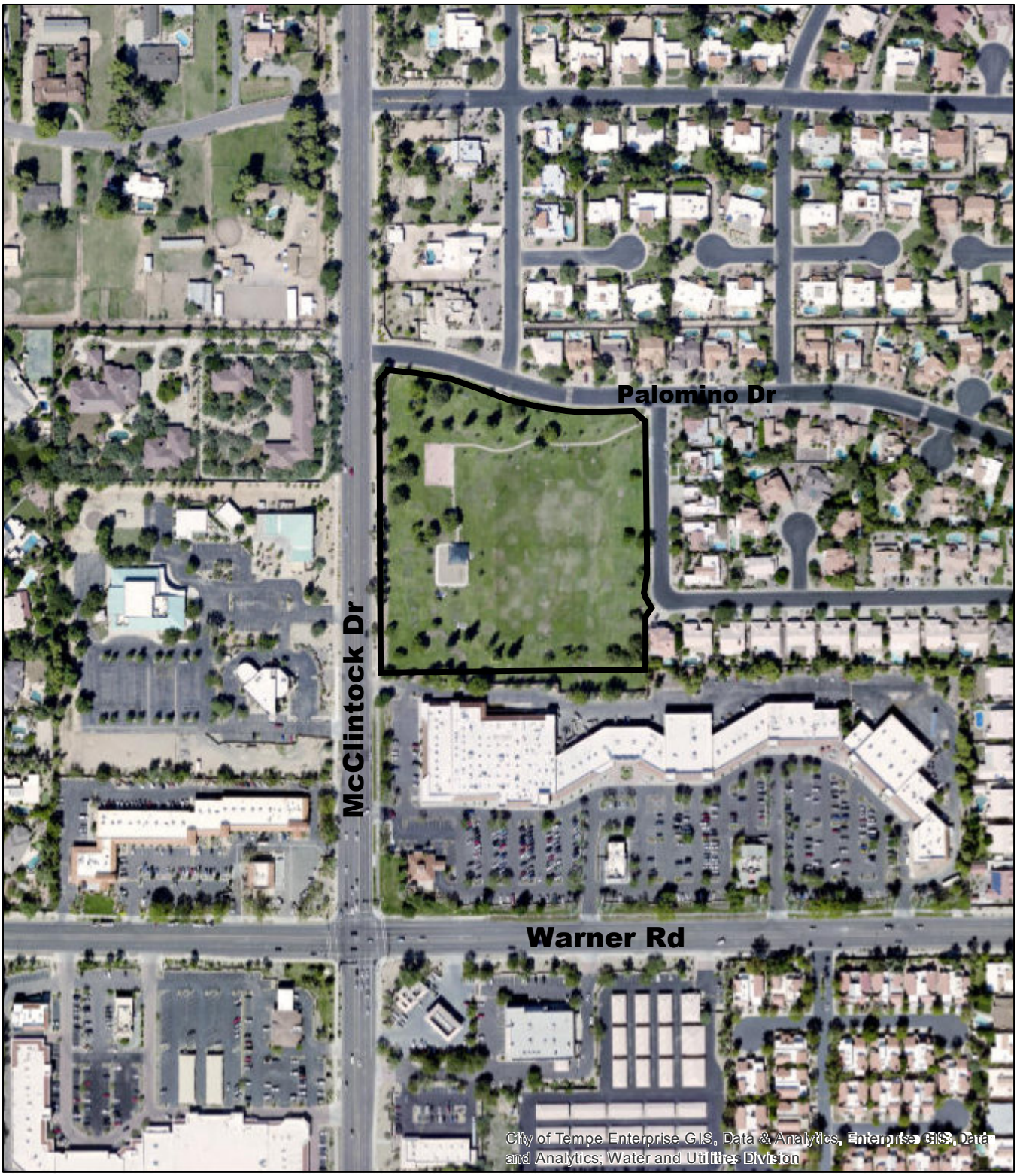
Tempe Fire Station #7

PL 170296



Aerial Map

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Arrington Watkins Architects

October 9, 2017

City of Tempe
Community Development Department
31 E. 5th Street, Garden Level
Tempe, AZ 85281
(480) 350-4311

Use Permit Letter of Explanation – City of Tempe Fire Station No. 7

Ms. Stoval,

This Letter of Explanation has been prepared for the Tempe Fire Station #7 project for the Development Plan Review resubmission with the intent to explain how this project conforms to the City of Tempe's Zoning and Development Code criteria Section 6-308E, as applicable.

The proposed use is the housing of fire station staff while on duty, as well as the storage of fire trucks and spaces supporting fire department operations. At maximum occupancy, there would be a total of 36 personnel assigned to Fire Station No. 7. The staff works a 24-hour shift with 12 staff per shift, 365 days a year. The schedule is based on an A, B and C rotation. There will be 12 bunk rooms available, with 1 occupant per bunk room at a time. The maximum total occupants should never exceed 12 individuals per shift. No changes to building setbacks or development standards are proposed. Minimal public access to the fire station is anticipated since there are no public services offered at this location.

The fire station will be located on the extreme southwest corner of Estrada Park, as far as possible from any existing residences adjacent to the park. When exiting the station, fire trucks will exit the west side of the fire station, onto McClintock Drive and not onto any residential streets.

No maintenance of fire trucks or any other vehicles will take place at the fire station and will not contribute to the noise level in that regard. When the fire department activates its truck sirens, it will occur when entering McClintock Drive, with trucks facing away from the residential areas. A traffic signal will be included as part of the project to stop traffic and allow the trucks to exit quickly. No odors, dust, gas, vibration, smoke or heat are anticipated to be added to the area as a result of this project.

No deterioration of the neighborhood or downgrading of property values is anticipated. The presence of first responders residing 24/7 nearby is generally seen as a benefit to the safety or a neighborhood.

The fire station building has been designed to be compatible in scale and materials to the surrounding structures.

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FAX: (602) 279-9110

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A fire captain will be on the premises with the fire department staff and will ensure the behavior of his staff is not a nuisance to the surrounding area or general public. 24/7/365 presence of the fire department will establish a presence of safety in the area.

Thank you for your time in reviewing this submission. Please contact our office with any questions regarding this project.

Thank you,

Matthew A. Gorman
Principal Architect

Arrington Watkins Architects
5240 N. 16th Street, Suite 101
Phoenix, AZ 85016
Direct: 602-631-6412
Main: 602-279-4373
Mobile: 602-549-4320
Fax: 602-279-9110

Arrington Watkins Architects

October 9, 2017

City of Tempe
Community Development Department
31 E. 5th Street, Garden Level
Tempe, AZ 85281
(480) 350-4311

Letter of Explanation

Ms. Stoval,

This Letter of Explanation has been prepared for the Tempe Fire Station #7 project for the Development Plan Review resubmission with the intent to explain how this project conforms to the City of Tempe's established standards of Zoning and Development criteria.

1. Placement, Form and Articulation
The fire station has been designed to blend into the McClintock streetscape while presenting a welcoming entry to its public side. The entry of the fire station faces McClintock and Estrada Park and is the foremost elevation. The fire truck bays are set back from the public entry. The west elevation facing McClintock is softened by a low water use/rainwater harvesting demonstration garden.

2. Building Orientation/Energy Conservation
The fire station has been purposefully located in a north/south orientation in order to mitigate heat gain while providing shade for energy conservation and the comfort of its occupants. The living areas of the station are located on the north side of the building. The bulk of the window openings and glazing are on the north elevation, facing the park. The glazing facing the west side is protected from direct sunlight by a 10'-0" overhang. Low-e glazing will be provided throughout the building. A shade trellis for the building's occupants will be located on the north side. Shade trees shall be planted along the west side of the building.

3. Materials
The building's materials have been selected on their ability to meet the project criteria of energy conservation as well as value for the budget identified for this project. The walls of the living areas will be constructed with insulated concrete forms (ICFs), which is a structurally durable, easily constructed system with a high insulation value. The ICF walls will be finished with stucco, which is common to the neighborhood. The fire bay walls will be constructed of integrally colored 4x8x16 concrete masonry units (CMU) with a "brick" appearance. The brick accent was requested by Tempe Fire Department as a reflection of classic fire station design.

4. Scale
Throughout the initial design process, the neighbors who live near the park have requested the fire station blend into the neighborhood and not detract from the character of Estrada Park. With this in mind, the fire station has been designed to have a residential feel in scale. Its scale reflects the homes nearby and has a low profile except for the roof over the fire truck bays where the extra height is

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necessary. Landscaping elements have been selected for their appropriateness to a desert environment and to blend visually with the existing trees in the neighboring park.

5. Massing

The fire station's massing is articulated such that there is both interest in its features and is proportionate to a pedestrian scale. The high roof over the bays is a separate mass from the lower gabled end over the public entry. A clerestory over the bays adds interest to the high bay roof. Another, lower clerestory is provided on the north side to relieve the long north facing roof and to allow additional natural light into the living areas. The walls are broken horizontally by a darker colored wainscot, providing a consistent "base" to the building.

6. Façade Detailing

The façade of the fire station responds to its surroundings with the use of added architectural details providing texture, shade and shadow. The brick accent is a unifying design theme used on all the public elevations, adding texture and visual interest. The "bump-in" at the patio identifies the space as special and separated from the other exterior spaces. The trellises over the patio, entry and fire truck bays provide shade, shadow and added interest to the elevations.

7. Access to Transportation

The fire station will be located along a major thoroughfare where bus transportation is provided. Public parking as well as bike parking shall be provided as part of the fire station project. The existing sidewalk will be maintained along McClintock as a pedestrian route.

8. Vehicular Circulation

The vehicular entry to the fire station site is separated from the pedestrian access from the sidewalk along McClintock. Pedestrian access onto the fire station site from the park side is discouraged by the addition of a new 4'-0" high CMU wall between the park and the fire truck drive and north parking lot.

9. Crime Prevention Through Environmental Design:

The fire station plans integrate natural surveillance by locating the main living areas of the fire station at the main entry, with windows facing the approach. Private areas are clearly delineated by fencing; however, visibility through fencing is provided via "green screens." Access control will be provided as part of the project, further separating public from fire station staff areas.

10. Landscaping

Landscaping throughout the site meets the City of Tempe's landscaping requirements. Landscaping along McClintock provides a visual separation from the street. Landscaping in the parking areas provides visual interest to parking areas. The low water use/rainwater harvesting demonstration garden at the entry provides a focal point at the public entry to the fire station.

11. Signage

The fire station signage is of a sufficient size for identification of the building from the street. The metal channel letters shall be a neutral metallic color coordinated with the building colors (see the building elevations).

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12. Lighting
The building lighting has been located and selected to adequately light the perimeter of the building and parking areas without throwing light beyond the site perimeter. The lighting fixtures are intended to be unobtrusive.

GENERAL DESCRIPTION

Fire Station Building: It is the intent of the City to construct a fire station on approximately 1.25 acres within the Estrada Park Property. The proposed Fire Station #7 project encompasses a 10,699 square foot new building. The building is a one story structure with a maximum height of 30'-0" above grade. The Station will include the following features:

- 3 apparatus bays with exhaust extraction capability
- Dayroom
- Domestic kitchen and dining space
- Fitness / injury reduction facility
- 2 offices
- Crew work space with 3 computer work station capability
- 12 sleeping quarters
- ADA accessible restrooms / employee restrooms and shower facilities for 12 firefighters, minimum four individual shower / toilet rooms
- Turnout Firefighting gear storage (environmentally isolated from living quarters and bays)
- Turnout Emergency Medical Technician gear storage (stored in same room as Firefighting gear storage)
- Storage for Emergency Medical Services (EMS) supplies
- Storage for janitorial and automotive supply
- Work area for small repairs & maintenance
- Radio / Telecom Utility Room
- Laundry Room
- Decontamination Room
- Rooms for extra storage
- Parking (25 spaces), configured for solar parking canopies.
- Building is to be "solar ready" for future roof solar panels.
- Building shall be constructed with Insulated Concrete Forms (ICF) at the Living and Turnout areas, while CMU blocks will be used to construct the bays. Stucco finish will be used as the majority of the exterior finish with stacked stone accents as shown in building elevations.
- Building roof anticipated to be standing seam metal roof for the sloped areas. The parapet sections of the roof will be a TPO roofing.

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- Sustainable design principles will be used through several applications as listed below:
  - Solar Panels on roof and/or parking canopies
  - LED lighting
  - Energy Efficient HVAC
  - Solar tubes (natural day lighting)
  - Occupancy sensors
  - Double-pane windows
  - Glass shading
  - Energy efficient appliances
  - Commissioning
  - Electric vehicle charging ready
  - Low flow fixtures
  - Low water landscape

Construction Process:
The project will be constructed using the CMAR process managed by the City of Tempe.

On - Site Development:
The onsite development is assumed to be about 1.25 acres and will include the following:

- Public parking
- Staff parking
- Trash enclosures
- Site lighting
- Landscaping and irrigation
- Site utilities
- Site grading and on-site retention

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Off-Site Development:
Development outside of the property lines is assumed to be limited to the following:

- Modifications to roadway, curb, gutter, sidewalk and landscaping along McClintock Drive alignment in front of the station.
- Extension of, and connection to utilities
  - Communication lines
  - Sewer and water in adjacent street.
  - Power
- Signalization and signage for the fire truck exit onto McClintock Drive.

Thank you for your time in reviewing this submission. Please contact our office with any questions regarding this project.

Thank you,

Matthew A. Gorman
Principal Architect

Arrington Watkins Architects
5240 N. 16th Street, Suite 101
Phoenix, AZ 85016
Direct: 602-631-6412
Main: 602-279-4373
Mobile: 602-549-4320
Fax: 602-279-9110

NORTH

1 CONTEXTUAL AERIAL MAP

0' 25' 50' 100' 200'

REGISTERED ARCHITECT
CERTIFICATE NO.
30774
MATTHEW A. GORMAN
10/27/2017
DATE SIGNED
Arizona U.S.A.

EXPIRES: 12/31/2017
DIGITALLY CERTIFIED PER A.R.S. 41-132

Arrington Watkins Architects
5240 North 16th Street, Suite 101
Phoenix, Arizona 85016
Telephone: (602) 279-4373
Fax: (602) 279-9110
A Limited Liability Company

TEMPE FIRE STATION #7
8707 S. McCLINTOCK DR., TEMPE, AZ 85284

NO.	REVISION	DATE

PROJECT NO.: 2016.062.01
DATE: 10.25.2017
DESIGNED BY: SR
DRAWN BY: DG
APPROVED BY: MG

SHEET TITLE:
TEMPE FIRE STATION #7
CONTEXTUAL AERIAL MAP

SHEET NUMBER:
A-1.0

DEVELOPMENT PLAN REVIEW & USE PERMIT

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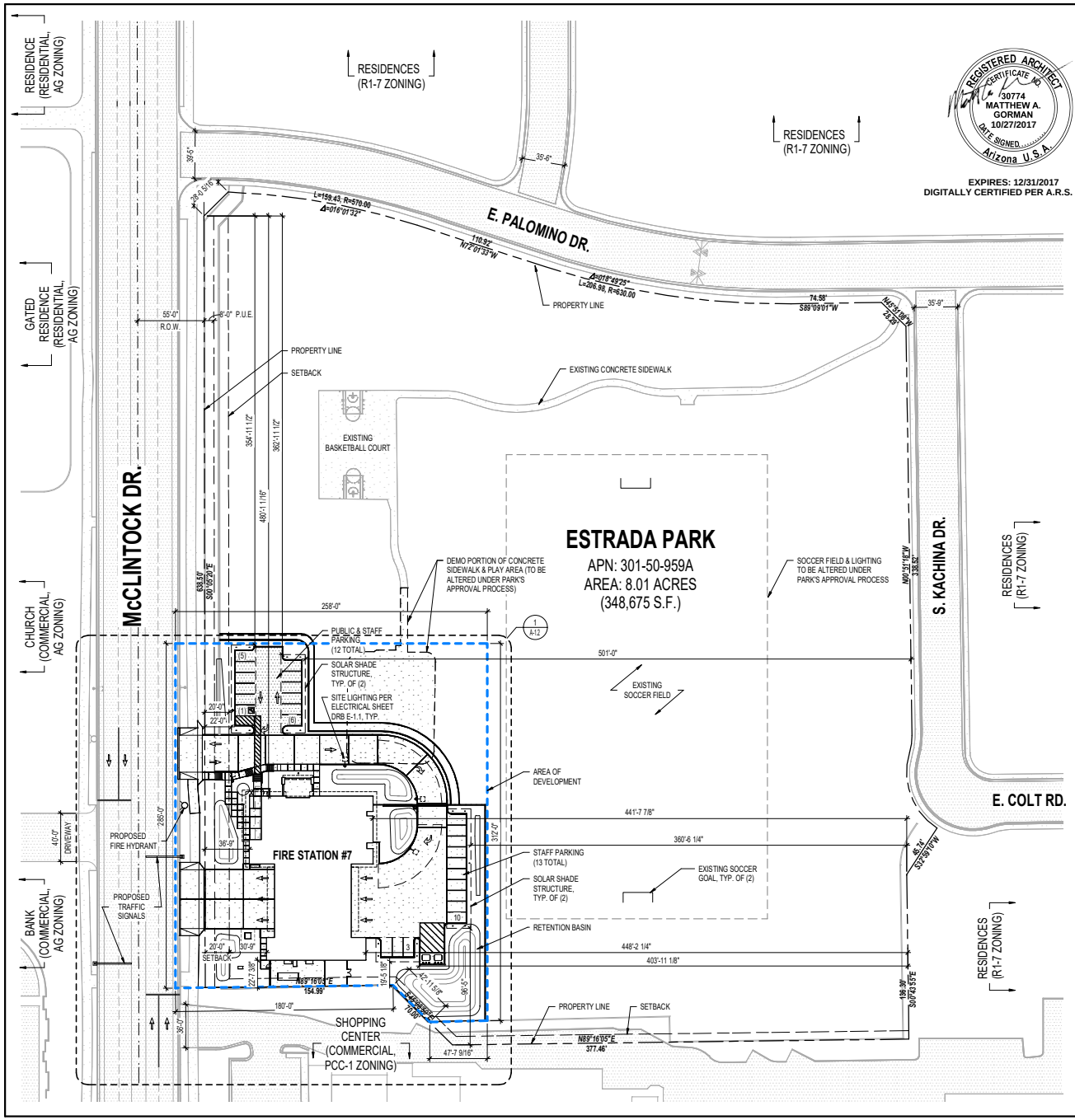
ATTACHMENT 10



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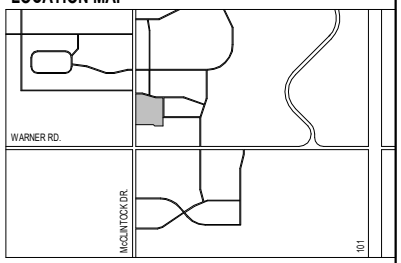
CITY OF TEMPE SITE PLAN GENERAL NOTES

1. ALL CONSTRUCTION UNDER THE PUBLIC WORKS PERMIT SHALL CONFORM TO THE CITY OF TEMPE SUPPLEMENT TO THE MAG SPECIFICATIONS AND DETAILS, MARICOPA ASSOCIATION OF GOVERNMENTS UNIFORM STANDARD SPECIFICATIONS AND DETAILS (MAG SPECIFICATIONS AND DETAILS), AND CITY OF TEMPE TRAFFIC BARRICADE MANUAL.
2. A PERMIT ISSUED BY THE ENGINEERING DIVISION SHALL BE REQUIRED FOR ALL WORK IN THE CITY OF TEMPE RIGHTS OF WAY. AN INVESTIGATION ASSESSMENT, IN THE AMOUNT DEFINED BY SECTION 29-19 ENGINEERING FEES, APPENDIX A OF TEMPE CITY CODE, WILL BE CHARGED FOR ANY WORK WITHIN THE CITY OF TEMPE RIGHTS-OF-WAY IN WHICH A PERMIT HAS NOT BEEN ISSUED PRIOR TO COMMENCEMENT OF WORK.
3. THE CITY SHALL BE NOTIFIED PRIOR TO ANY CONSTRUCTION WORK. CALL THE ENGINEERING REQUEST LINE AT (480) 350-8475 AT LEAST ONE BUSINESS DAY BEFORE START OF CONSTRUCTION TO REQUEST INSPECTIONS. CONSTRUCTION WORK CONCEALED WITHOUT INSPECTION BY THE CITY SHALL BE SUBJECT TO EXPOSURE AT THE CONTRACTOR'S EXPENSE.
4. RIGHT OF WAY IMPROVEMENTS SHALL NOT BE ACCEPTED UNTIL 3 MIL MINIMUM DOUBLE MATTE BLACK LINE MYLAR REPRODUCIBLE "AS-BUILT" PLANS HAVE BEEN SUBMITTED TO AND APPROVED BY THE ENGINEERING DIVISION.
5. LOCATION OF ALL WATER VALVES, MANHOLES, AND CLEANOUTS MUST BE REFERENCED AT ALL TIMES DURING CONSTRUCTION AND MADE AVAILABLE TO THE WATER AND WASTEWATER DIVISION.
6. NO JOB WILL BE CONSIDERED COMPLETE UNTIL ALL CURBS, PAVEMENT, AND SIDEWALKS HAVE BEEN SWEPT CLEAN OF ALL DIRT AND DEBRIS AND ALL SURVEY MONUMENTS ARE INSTALLED ACCORDING TO THE PLANS.
7. THE CITY WILL NOT PARTICIPATE IN THE COST OF CONSTRUCTION, UTILITY RELOCATION, CONSTRUCTION STAKING, OR AS-BUILT PLANS.
8. ALL EXISTING STREET MONUMENTS MUST BE PRESERVED. PRIOR TO CONSTRUCTION, MONUMENTS WILL BE REFERENCED HORIZONTALLY AND VERTICALLY. AFTER CONSTRUCTION, MONUMENTS SHALL BE RESET AND FIELD NOTES, INCLUDING NEW ELEVATION, SHALL BE FILED WITH THE CITY.
9. FIRE RISER, DETAILS AND FDC ARE FOR REFERENCE ONLY AND ARE NOT APPROVED ON THESE DRAWINGS. FIRE SPRINKLER PLANS MUST BE SUBMITTED FOR SEPARATE FIRE DEPARTMENT REVIEW AND APPROVAL.
10. ALL OVERHEAD UTILITY LINES (OTHER THAN TRANSMISSION LINES 12.5KV OR GREATER) THAT ON OR ADJACENT TO THE SITE, INCLUDING STREET OR ALLEY CROSSINGS, SHALL BE PLACED UNDERGROUND PER CITY CODE SECTION 25-120 THROUGH SECTION 25-126 AND ORDINANCE NO. 88.85
11. ALL ONSITE PRIVATE UTILITIES AND DETAILS SHOWN IN THESE PLANS ARE FOR REFERENCE ONLY AND ARE NOT APPROVED ON THESE DRAWINGS. SEE PLANS THAT ARE APPROVED BY BUILDING SAFETY FOR ONSITE PRIVATE UTILITIES.
12. THIS SET OF PLANS HAS BEEN REVIEWED FOR COMPLIANCE WITH CITY REQUIREMENTS PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS. HOWEVER, SUCH REVIEW SHALL NOT PREVENT THE CITY FROM REQUIRING CORRECTION OF ERRORS IN PLANS FOUND TO BE IN VIOLATION OF ANY LAW OR ORDINANCE. IT IS THE RESPONSIBILITY OF THE PROFESSIONAL ENGINEER SEALING AND SIGNING THESE PLANS TO BE CERTAIN THAT THEY ARE IN FULL COMPLIANCE WITH TEMPE STANDARDS, DETAILS, CRITERION, LAWS AND ORDINANCES.
13. THE CITY DOES NOT WARRANT ANY QUANTITIES SHOWN ON THESE PLANS.
14. THE CITY APPROVAL IS FOR GENERAL LAYOUT IN THE RIGHT-OF-WAY, ON-SITE GRADING, DRAINAGE, WATER AND SEWER. THIS PLAN CHECK APPROVAL IS VALID FOR A PERIOD OF ONE YEAR FROM APPLICATION DATE. CONSTRUCTION PERMITS SHALL BE OBTAINED DURING THIS PERIOD OR THE PLANS SHALL BE RESUBMITTED FOR REVIEW AND APPROVAL. ONE 6 MONTH EXTENSION MAY BE GRANTED UPON REQUEST IF THE REQUEST IS MADE PRIOR TO THE EXPIRATION OF THE ONE YEAR PERIOD AT A COST OF 25% OF THE TOTAL PLAN CHECK FEE. PERMITS MUST THEN BE ISSUED WITH 6 MONTHS AND THEY WILL BE VALID FOR ONE YEAR FROM ISSUE DATE, OTHERWISE, THE PROJECT EXPIRES AND PERMITS ARE VOIDED.
15. AN APPROVED SET OF PLANS SHALL BE AVAILABLE ON THE JOB SITE AT ALL TIMES.
16. CONSTRUCTION ITEMS SHALL NOT BE ACCEPTED UNTIL 3 MIL MINIMUM DOUBLE MATTE BLACK LINE MYLAR REPRODUCIBLE "AS-BUILT" PLANS HAVE BEEN SUBMITTED TO AND APPROVED BY THE ENGINEERING DIVISION.
17. THE DEVELOPER IS RESPONSIBLE FOR THE REMOVAL OR RELOCATION OF ALL OBSTRUCTIONS WITHIN THE RIGHT-OF-WAY PRIOR TO STARTING NEW CONSTRUCTION.
18. THE DEVELOPER IS RESPONSIBLE FOR ARRANGING THE RELOCATION AND ASSOCIATED COSTS OF ALL UTILITIES. A UTILITY RELOCATION SCHEDULE SHALL BE SUBMITTED PRIOR TO THE START OF NEW CONSTRUCTION.
19. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING OR DEDICATING ALL REQUIRED RIGHTS-OF-WAY AND EASEMENTS TO THE CITY PRIOR TO APPROVAL OF IMPROVEMENT PLANS.
20. THE CONTRACTOR SHALL CONTACT ARIZONA BLUE STAKE AT 602-263-1100 AT LEAST 2 WORKING DAYS PRIOR TO CONSTRUCTION, IN ACCORDANCE WITH A.R.S. § 40-360.21, ET SEQ.
21. THE CONTRACTOR SHALL BARRICADE CONSTRUCTION SITES AT ALL TIMES PER THE CITY OF TEMPE TRAFFIC BARRICADE MANUAL. WHEN REQUIRED BY THE CITY, A TRAFFIC CONTROL PLAN SHALL BE SUBMITTED FOR APPROVAL IN ADVANCE OF CONSTRUCTION.
22. THE CONTRACTOR MAY OBTAIN A FIRE HYDRANT METER FOR CONSTRUCTION WATER FROM CUSTOMER SERVICES. THIS METER SHOULD BE ORDERED TWO WORKING DAYS PRIOR TO THE START OF CONSTRUCTION. THE UNLAWFUL REMOVAL OF WATER FROM A FIRE HYDRANT IS A VIOLATION OF THE MUNICIPAL CODE, PUNISHABLE BY FINE AND/OR IMPRISONMENT.
23. ALL BROKEN OR DISPLACED EXISTING CONCRETE CURB, GUTTER, OR SIDEWALK SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE CITY OF TEMPE ENGINEERING DIVISION INSPECTOR.
24. ALL CITY FACILITIES, ALLEYS AND ROADWAY SURFACES DAMAGED BY DEVELOPER/CONTRACTOR DURING CONSTRUCTION SHALL BE REPAIRED/RESTORED TO THE SATISFACTION OF THE CITY OF TEMPE ENGINEERING DIVISION INSPECTOR PER THE RESPECTIVE CITY AND/OR MAG STANDARD DETAIL.

NOTE:
- REFER TO SHEET A-1.2 FOR INFORMATION REGARDING THE APPLICANT, ZONING, LOT, BUILDING, AND PARKING CALCULATIONS.

LOCATION MAP



NORTH

1 OVERALL SITE PLAN

0' 20' 40' 80' 160'

DEVELOPMENT PLAN REVIEW & USE PERMIT

Arrington Watkins Architects
5240 North 16th Street, Suite 101
Phoenix, Arizona 85016
Telephone: (602) 279-4373
Fax: (602) 279-9110
A Limited Liability Company

TEMPE FIRE STATION #7
8707 S. McCLINTOCK DR., TEMPE, AZ 85284

NO.	REVISION	DATE

PROJECT NO.: 2016.082.01
DATE: 10.25.2017
DESIGNED BY: SR
DRAWN BY: DG
APPROVED BY: MG

SHEET TITLE:
TEMPE FIRE STATION #7
OVERALL SITE PLAN

SHEET NUMBER:
A-1.1

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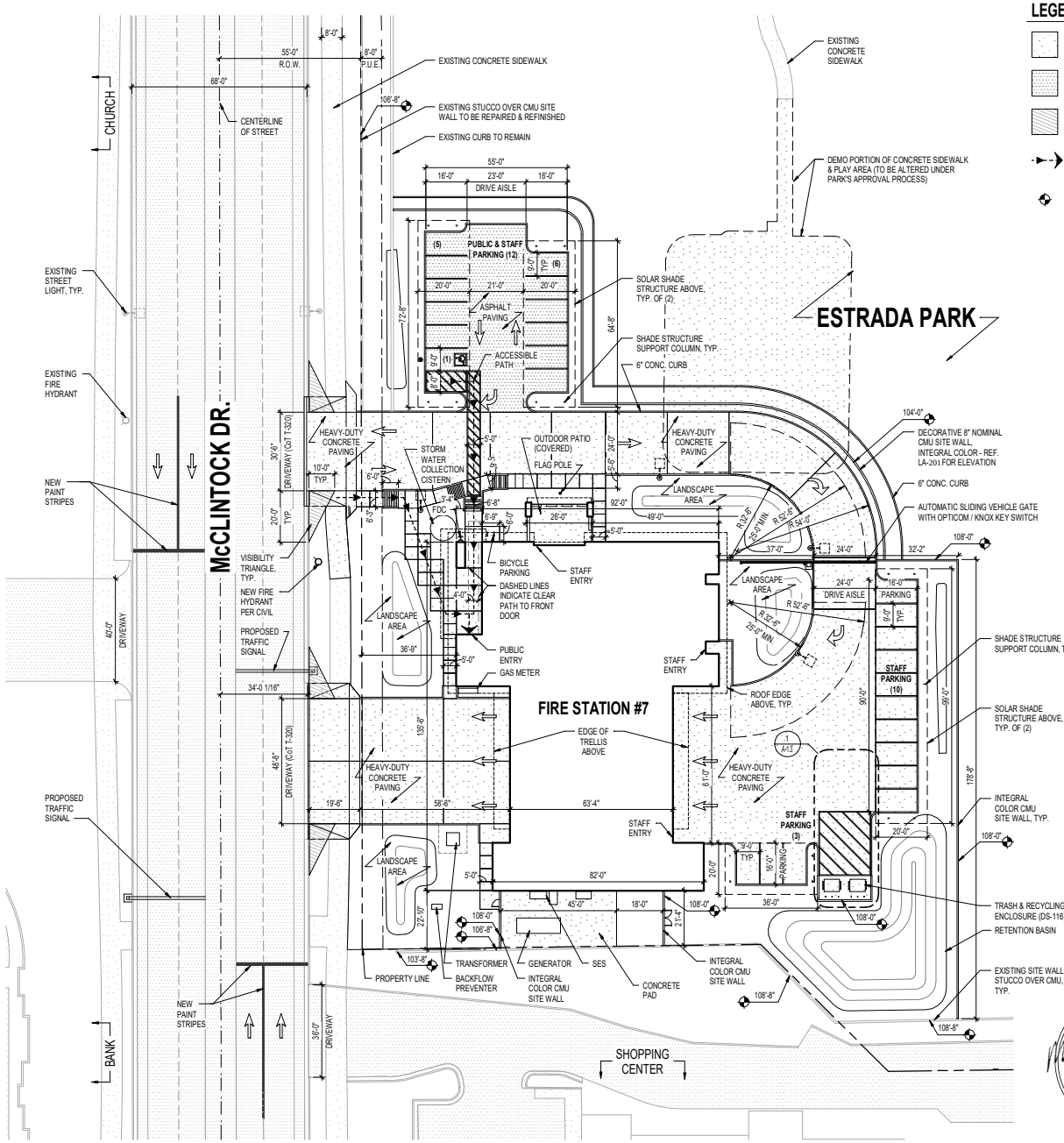

LEGEND

- CONCRETE PAVEMENT
- ASPHALT PAVING
- VISIBILITY TRIANGLE
- ACCESSIBLE PATH
- ELEVATION MARKER

SITE DATA

APPLICANT INFO:
- APPLICANT: MATTHEW A. GORMAN
- ADDRESS: 5240 NORTH 16TH STREET SUITE 101 PHOENIX, AZ 85016
- PHONE: 602.279.4373
- EMAIL: mgorman@awarch.com

GENERAL:
- PROJECT TITLE: TEMPE FIRE STATION #7
- ADDRESS: 8707 SOUTH McCLINTOCK DRIVE, TEMPE, AZ 85284

LOT INFORMATION:
- APN: 301-50-959A
- LOT AREA: 348,675 SF = 8.01 ACRES
- LEGAL DESCRIPTION: ESTATE LA COLINA UNIT 3 MCR 253-14 TR A EX TH PT TR A DAF COM SW COR LOT 143 SD SUB TH N 90F TH N 37D 32M E 0.17F TO TPOB TH CONT N 37D 32M E 45.57F TO SLY R/W LN OF KACHINA DR WH POINT ARC OF CIR WH BEARS N 37D 32M E 55F TH/OF TH NWLY ALG SD ARC & R/W 12D 24M DIST 11.91F TH S 35D 51M W 14.86F TO POINT WH BEARS S 54D 8M E 63.70F TH/OF TH SLY ALG SD ARC 15D 24M DIST 17.13F TO POINT TANG WI ARC WH BEARS S 69D 33M E 40.41F TH/OF TH SLY ALG SD ARC 24D 53M DIST 17.55F TO POB

ZONING:
- REFERENCE: CITY OF TEMPE ZONING CODE
- ZONING: R1-7 SINGLE-FAMILY RESIDENTIAL (EXISTING TO REMAIN)
- OVERLAY: NONE
- USE: FIRE STATION, MUNICIPAL
- USE PERMIT: USE PERMIT FOR PUBLIC BUILDING
- VARIANCE: NONE

GENERAL PLAN:
- PROJECTED LAND USE: PUBLIC OPEN SPACE
- PROJECTED RES. DENSITY: N/A
- PROPOSED LAND USE: N/A
- DENSITY CATEGORY: N/A

R1-7 ZONING DIMENSIONAL REQUIREMENTS:
(PER TABLE 4-202A OF TEMPE DEVELOPMENT STANDARDS)
- MINIMUM PROPERTY SIZE: 0.16 ACRES
- FRONT YARD SETBACK: 20'-0"
- STREET SIDE YARD SETBACK: 10'-0"
- SIDE YARD SETBACK: 7'-0"
- REAR YARD SETBACK: 15'-0"
- MAXIMUM BUILDING HEIGHT: 30'-0"
- MAXIMUM LOT COVERAGE: 45% NET

PROPOSED:
- BUILDING AREA: 10,699 SF
- LOT COVERAGE: 3.0% (OF 8.01 ACRE SITE)
- WEST SETBACK: 36'-9"
- SOUTH REAR SETBACK: 21'-4"
- HEIGHT: 29'-7 3/8"
- STORIES: 1-STORY
- CONSTRUCTION TYPE: V-B
- SPRINKLER SYSTEM: YES
- FIRE ALARM SYSTEM: YES
- LANDSCAPE AREA: 31,179 SF

OCCUPANCY INFO:
- BUILDING CODE: 2012 IBC
- CLASSIFICATION: MIXED-USE (NON-SEPARATED)
- GROUP: B, R-2, S-2
- OCCUPANCY LOAD: 77 TOTAL

PARKING REQUIREMENTS:

STAFF PARKING REQUIRED:	RATIO NOT PROVIDED PER TABLE 4-603E - CoT ZONING & DEV. CODE 12 DORMS / FIREFIGHTERS AT ONE TIME IN EA. SHIFT	=	12.0 SPACES MIN.
PUBLIC PARKING REQUIRED:		=	2.0 SPACES
ACCESSIBLE PARKING REQUIRED:	1 TO 25	=	1.0 SPACES (VAN)
VEHICLE PARKING REQUIRED:		=	15.0 SPACES TOTAL
VEHICLE PARKING PROVIDED:		=	**25.0 SPACES TOTAL**
BICYCLE COMMUTE AREA:	NO		
BICYCLE PARKING REQUIRED:	1 PER 10,000 SF, 2 MIN. (OFFICE USE)	=	1.0 SPACES (2 MIN.)
BICYCLE PARKING PROVIDED:		=	**4.0 SPACES TOTAL**

GENERAL NOTES

1. REFER TO CIVIL DRAWINGS FOR HARD SURFACE IMPROVEMENTS.
2. LANDSCAPE PLANTINGS ARE NOT SHOWN ON ARCHITECTURAL SITE PLANS FOR CLARITY. REFER TO LANDSCAPE PLAN(S) FOR LOCATIONS AND SPECIES OF PLANTINGS.

REGISTERED ARCHITECT
CERTIFICATE NO.
30774
MATTHEW A. GORMAN
10/27/2017
DATE SIGNED
Arizona U.S.A.

EXPIRES: 12/31/2017
DIGITALLY CERTIFIED PER A.R.S. 41-133

NORTH

1 ENLARGED SITE PLAN

0' 10' 20' 40' 80'

DEVELOPMENT PLAN REVIEW & USE PERMIT

Arrington Watkins Architects
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TEMPE FIRE STATION #7
8707 S. McCLINTOCK DR., TEMPE, AZ 85284

NO.	REVISION	DATE

PROJECT NO.: 2016.062.01
DATE: 10.25.2017
DESIGNED BY: SR
DRAWN BY: DG
APPROVED BY: MG

SHEET TITLE:
TEMPE FIRE STATION #7
ARCHITECTURAL
ENLARGED SITE PLAN

SHEET NUMBER:
A-1.2

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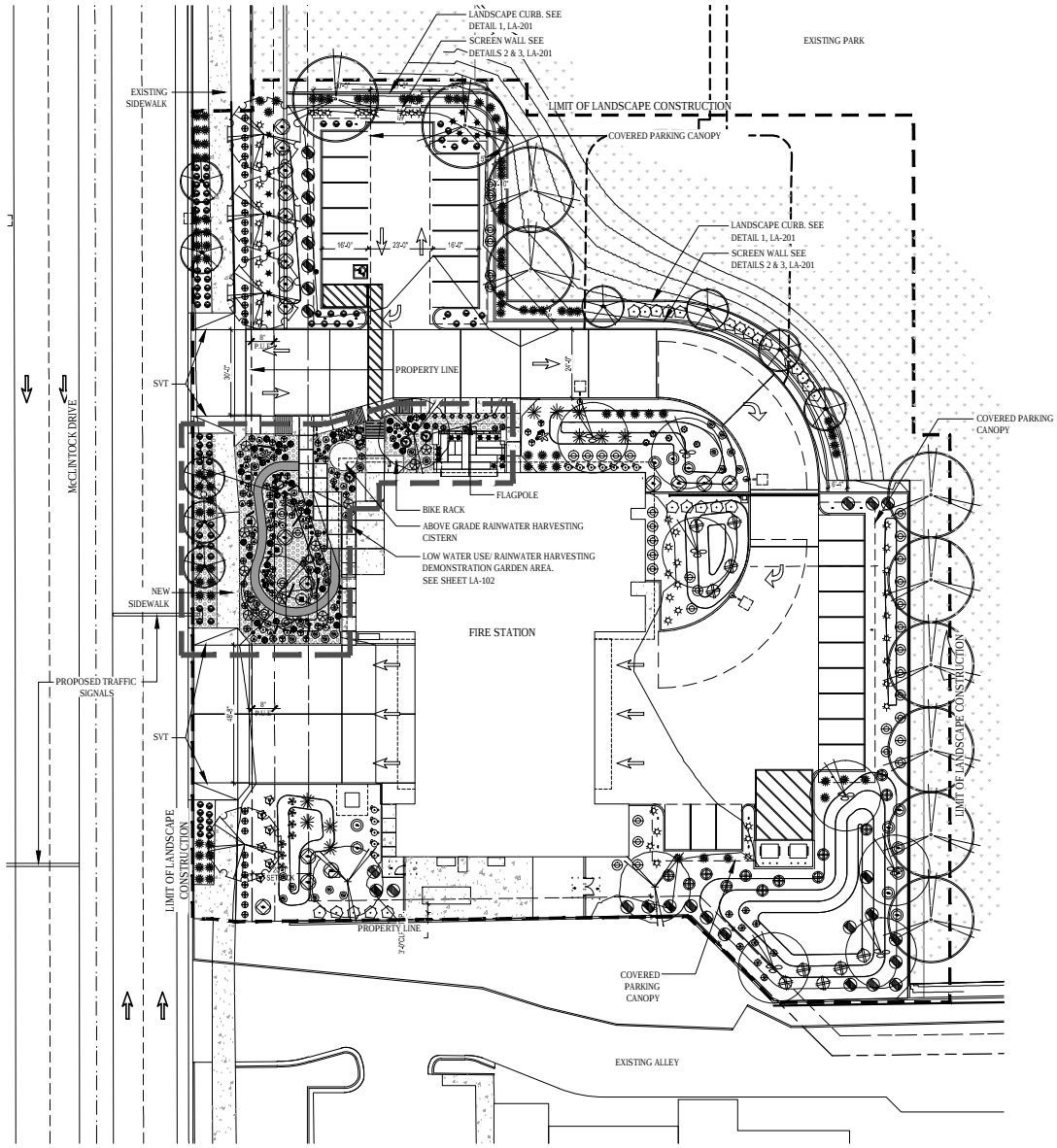

PLANT SCHEDULE

SYM.	BOTANICAL NAME / COMMON NAME	SIZE / BRANCHING	CALIPER / HT & W	QTY
TREES				
	Acacia aneura Mulga	36" BOX MULTI	2.5" CALIPER 10' HT & 8' W	9
	Cercidium x 'Desert Museum' Desert Museum	24" BOX MULTI	1.75" CALIPER 7' HT & 4' W	3
	Olneya tesota Ironwood	36" BOX MULTI	2.0" CALIPER 8' HT & 6' W	1
	Pistacia chinensis Chinese Pistache	36" BOX SINGLE	3.5" CALIPER 12' HT & 6' W	4
	Prosopis sp. 'Rio Salado' Rio Salado Mesquite	24" BOX MULTI	1.5" CALIPER 8' HT & 5' W	7
	Ulmus parvifolia Chinese Elm	24" BOX SINGLE	1.5" CALIPER 8' HT & 3' W	10
SHRUBS				
	Asclepias subulata Desert Milkweed	5 GAL		14
	Baccharis x 'Starn' ThompsonÉ P.P. #11240 Thompson Desert Broom	5 GAL		3
	Dodonaea viscosa Hop Bush	5 GAL		25
	Encelia farinosa Brittlebush	5 GAL		22
	Hyptis emoryi Desert Lavender	5 GAL		10
	Justicia californica Chuparosa	5 GAL		9
	Larrea tridentata Creosote	5 GAL		19
	Leucophyllum candidum 'Thunder Cloud' Thunder Cloud Texas Sage	5 GAL		42
	Ruellia peninsularis Baja Ruellia	5 GAL		12
	Russelia equisetiformis Firecracker Bush	5 GAL		6
	Simmondsia chinensis 'Vista' Compact Jojoba	5 GAL		11
	Tecoma alata Orange Jubilee	5 GAL		28
ACCENTS				
	Agave angustifolia Caribbean Agave	5 GAL		4
	Agave ovatifolia Whale's Tongue Agave	5 GAL		5
	Aloe barbadensis Aloe Vera	5 GAL		27
	Baileya multiradiata Desert Marigold	1 GAL		48
	Carnegia gigantica Saguaro	10' SPEAR		1
		6' SPEAR		2
	Dasylirion quadrangulatum Toothless Sotol	5 GAL		10
	Euphorbia antisyphilitica Candelilla	5 GAL		42
	Gaura lindheimeri Gaura	5 GAL		9
	Hesperaloe parviflora Red Yucca	5 GAL		45
	Opuntia santa rita Purple Prickly Pear	15 GAL		5
	Pachycereus marginatus Mexican Fence Post	3' TALL		16
	Pensternon parryi Parry's Penstemon	3 GAL		23
	Sphaeralcea ambigua Desert Mallow	5 GAL		36
	Verbena rigida Purple Verbena	1 GAL		36
GROUNDCOVERS				
	Lantana x 'New Gold' Yellow Lantana	1 GAL		74
	Wedelia texana Devil's River Devil's River	1 GAL		5
GRASSES				
	Muhlenbergia rigens Deer Grass	5 GAL		97
	Nolina microcarpa Beargrass	5 GAL		7
VINES				
	Campsis radicans Trumpet Creeper	5 GAL		8
TURF				
	Bermuda Grass Mix Cynedon dactylon 'Santa Ana'	SOD		
TOPDRESS				
	3/4" Minus Dg. Color: Dark Brown Depth: 3" Min. For use in Demonstration Garden Only			
	Decomposed Granite Size: 3/4" Minus Color: Express Gold (To Match Existing Along Site Wall)			
	Stabilized Dg for pathway 1/4" Minus Depth: 3" Min. Color: Brown			
MISCELLANEOUS				
	24" Surface select boulder	All boulders within the sight lines shall be set to not exceed 24" in height. Bury all boulders min 1/3*.		7
	36" Surface select boulder			1
	44" Surface select boulder			3

NORTH

SCALE: 1"=20'

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NOT FOR CONSTRUCTION

TEMPE FIRE STATION #7
8707 S. McCLINTOCK DR., TEMPE, AZ 85284

NO.	REVISION	DATE

PROJECT NO.: 2016.062.01
DATE: 10.25.2017
DESIGNED BY: BS, JH
DRAWN BY: JH
APPROVED BY: BS

SHEET TITLE: LANDSCAPE PLAN

SHEET NUMBER: LA-101

DEVELOPMENT PLAN REVIEW & USE PERMIT

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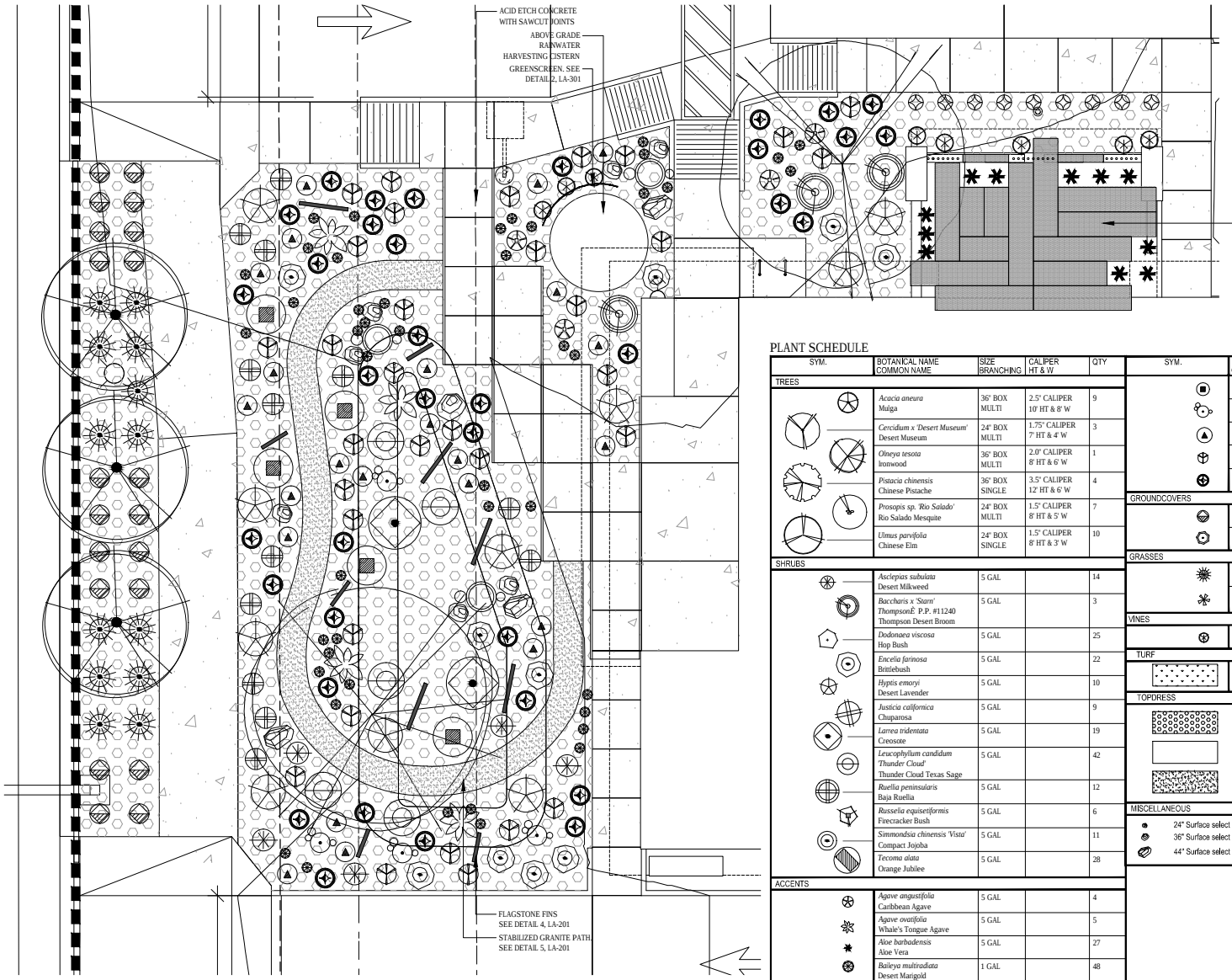
ATTACHMENT 13



DEMONSTRATION GARDEN

NORTH

0 2.5' 5' 10'

SCALE: 1"=5'

PLANT SCHEDULE

SYM.	BOTANICAL NAME / COMMON NAME	SIZE BRANCHING	CALIPER HT & W	QTY
TREES				
	Acacia aneura Mulga	36" BOX MULTI	2.5" CALIPER 10' HT & 8' W	9
	Cercidium x 'Desert Museum' Desert Museum	24" BOX MULTI	1.75" CALIPER 7' HT & 4' W	3
	Olneya tesota Ironwood	36" BOX MULTI	2.0" CALIPER 8' HT & 6' W	1
	Pistacia chinensis Chinese Pistache	36" BOX SINGLE	3.5" CALIPER 12' HT & 6' W	4
	Prosopis sp. 'Rio Salado' Rio Salado Mesquite	24" BOX MULTI	1.5" CALIPER 8' HT & 5' W	7
	Ulmus parvifolia Chinese Elm	24" BOX SINGLE	1.5" CALIPER 8' HT & 3' W	10
SHRUBS				
	Asclepias subulata Desert Milkweed	5 GAL		14
	Baccharis x 'Starn' ThompsonE P.P. #11240 Thompson Desert Broom	5 GAL		3
	Dodonaea viscosa Hop Bush	5 GAL		25
	Encelia farinosa Brittlebush	5 GAL		22
	Hyptis emoryi Desert Lavender	5 GAL		10
	Justicia californica Chuparosa	5 GAL		9
	Larrea tridentata Creosote	5 GAL		19
	Leucophyllum candidum 'Thunder Cloud' Thunder Cloud Texas Sage	5 GAL		42
	Ruellia peninsularis Baja Ruellia	5 GAL		12
	Russelia equisetiformis Firecracker Bush	5 GAL		6
	Simmondsia chinensis 'Vista' Compact Jojoba	5 GAL		11
	Tecoma alata Orange Jubilee	5 GAL		28
ACCENTS				
	Agave angustifolia Caribbean Agave	5 GAL		4
	Agave ovatifolia Whale's Tongue Agave	5 GAL		5
	Aloe barbadensis Aloe Vera	5 GAL		27
	Baileya multiradiata Desert Marigold	1 GAL		48
	Carnegia gigantica Saguaro	10' SPEAR		1
		6' SPEAR		2
	Dasylirion quadrangulatum Toothless Sotol	5 GAL		10
	Euphorbia antisyphilitica Candelilla	5 GAL		42
	Gaura lindheimeri Gaura	5 GAL		9
	Hesperaloe parviflora Red Yucca	5 GAL		45

SYM.	BOTANICAL NAME / COMMON NAME	SIZE BRANCHING	CALIPER HT & W	QTY
	Opuntia santa rita Purple Prickly Pear	15 GAL		5
	Pachycereus marginatus Mexican Fence Post	3' TALL		16
	Penstemon parryi Parry's Penstemon	3 GAL		23
	Sphaeralcea ambigua Desert Mallow	5 GAL		36
	Verbena rigida Purple Verbena	1 GAL		36
GROUNDCOVERS				
	Lantana x 'New Gold' Yellow Lantana	1 GAL		74
	Wedelia texana Devil's River Devil's River	1 GAL		5
GRASSES				
	Muhlenbergia rigens Deer Grass	5 GAL		97
	Nolina microcarpa Beargrass	5 GAL		7
VINES				
	Campsis radicans Trumpet Creeper	5 GAL		8
TURF				
	Bermuda Grass Mix Cynedon dactylon 'Santa Ana'	SOD		
TOPDRESS				
	3/4" Minus Dg. Color: Dark Brown Depth: 3" Min. For use in Demonstration Garden Only			
	Decomposed Granite Size: 3/4" Minus Color: Express Gold (To Match Existing Along Site Wall)			
	Stabilized Dg for pathway 1/4" Minus Depth: 3" Min. Color: Brown			
MISCELLANEOUS				
	24" Surface select boulder	All boulders within the sight lines shall be set to not exceed 24" in height. Bury all boulders min 1/3".		7
	36" Surface select boulder			1
	44" Surface select boulder			3

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TEMPE FIRE STATION #7
8707 S. McCLINTOCK DR., TEMPE, AZ 85284

NO.	REVISION	DATE

PROJECT NO.: 2016.062.01
DATE: 10.25.2017
DESIGNED BY: BS, JH
DRAWN BY: JH
APPROVED BY: BS
SHEET TITLE: DEMONSTRATION GARDEN
SHEET NUMBER: LA-102

DEVELOPMENT PLAN REVIEW & USE PERMIT

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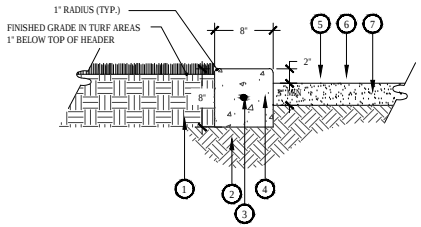
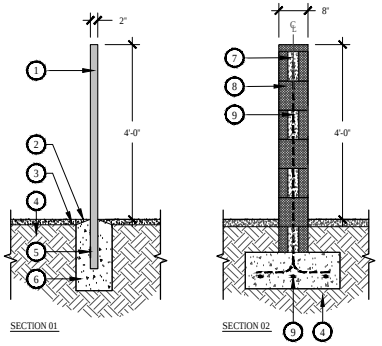


1. UNDISTURBED GRADE
2. 95% COMPACTION UNDER CONCRETE HEADER
3. #4 REBAR CONTINUOUS, MINIMUM 3" BURY IN CONCRETE
4. 3,000 PSI MINIMUM CONCRETE CURB WITH LIGHT BROOM FINISH
5. DECOMPOSED GRANITE / FINISH GRADE
6. PRE-EMERGENT HERBICIDE PER SPECIFICATIONS
7. TOPDRESS - SEE PLANS FOR TYPE

NOTES:
1. PROVIDE CONTROL JOINTS AT 6' O.C. AND EXPANSION JOINTS AT 24' O.C.

1 CONCRETE HEADER

SCALE: 1-1/2" = 1'-0"

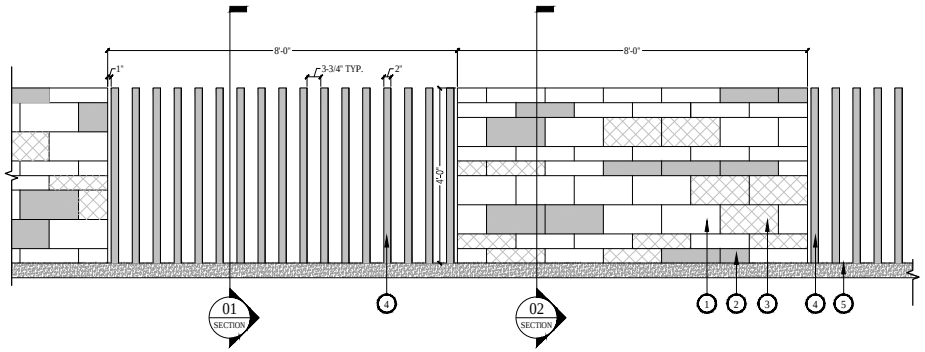


1. 2" SQ TUBE STEEL POST. FIELD PRIMED AND PAINTED COLOR: SW 6258 TRICORN BLACK
2. FINISH GRADE
3. TOPDRESS - SEE HARDSCAPE PLAN
4. COMPACTED SUBGRADE
5. 3" x 1/2" WELDED STEEL SCRAP METAL - TO ALLOW FOR POSTS TO BE SET AS PANELS
6. CONCRETE FOOTING PER STRUCTURAL ENGINEER
7. GROUT SOLID
8. DECORATIVE CMU BLOCK. SIZE VARIES - SEE ELEVATION
9. STEEL REINFORCING PER STRUCTURAL ENGINEER

NOTES:
1. CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL.
2. WATERPROOF ALL SURFACES BELOW GRADE.

2 SCREEN WALL - SECTIONS

SCALE: 3/4" = 1'-0"

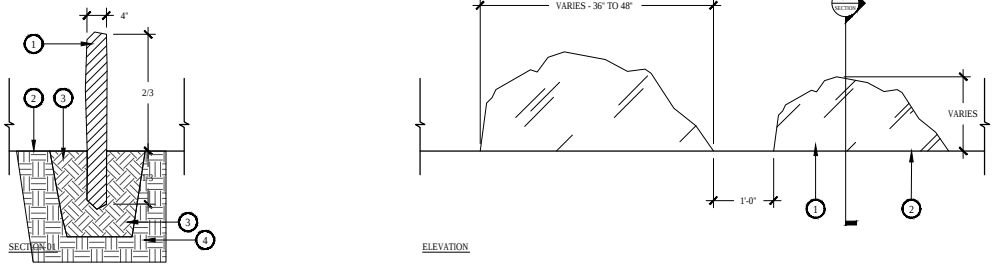


1. CMU BLOCK. MANUFACTURER: SUPERLITE PRODUCT: TRENDSTONE PLUS COLOR: HOPI SANDSTONE
2. CMU BLOCK. MANUFACTURER: SUPERLITE PRODUCT: TRENDSTONE PLUS COLOR: SAN MATEO ROSE
3. CMU BLOCK. MANUFACTURER: SUPERLITE PRODUCT: TRENDSTONE PLUS COLOR: MODESTO
4. METAL POLE. PRIMED AND PAINTED IN FIELD. COLOR: SW 6258 TRICORN BLACK
5. FINISH GRADE

NOTES:
1. REINFORCEMENT TO BE APPROVED BY STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
2. CMU WALL PANEL TO BE COMPRISED OF A VARIETY INTEGRAL COLORED BLOCK COLORS AND SIZES. BLOCK SIZES WILL BE 4X8X16, 8X8X8, 8X8X16.

3 SCREEN WALL - ELEVATION

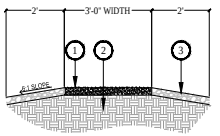
SCALE: 3/4" = 1'-0"



1. RANDOM SHAPED UNCUT FLAGSTONE SET VERTICALLY IN SUBGRADE - SEE HARDSCAPE PLAN FOR LAYOUT AND ALIGNMENT
2. FINISH GRADE
3. COMPACTED SUBGRADE
4. UN-COMPACTED SUBGRADE

4 FLAGSTONE FIN

SCALE: 1" = 1'-0"



1. 1/4"MINUS DECOMPOSED GRANITE COMPACTED AND STABILIZED TO ITS FULL 3" DEPTH
2. NATURAL SUBSOIL COMPACTED TO 90%
3. UNSTABILIZED SHOULDER

NOTES:
1. NO RUNNING SLOPES SHALL EXCEED 5%.
2. PATH WILL NOT EXCEED 8% SLOPES. SLOPES 5-8% NOT TO EXCEED 30' DISTANCE WITHOUT 5' LANDING.

5 STAB.DG PATHWAY - DEMONST. GARDEN

SCALE: 1/2" = 1'-0"

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JOEL D. THOMAS 19639 REGISTERED LANDSCAPE ARCHITECT ARIZONA, USA EXPIRES 06/30/19

NOT FOR CONSTRUCTION

TEMPE FIRE STATION #7
8707 S. McCLINTOCK DR., TEMPE, AZ 85284

NO.	REVISION	DATE

PROJECT NO.: 2016.062.01
DATE: 10.25.2017
DESIGNED BY: BS, JH
DRAWN BY: JH
APPROVED BY: BS
SHEET TITLE: CONSTRUCTION DETAILS
SHEET NUMBER: LA-201

DEVELOPMENT PLAN REVIEW & USE PERMIT

Contact Arizona 811 at least two full working days before you begin excavation. Call 811 or click Arizona811.com

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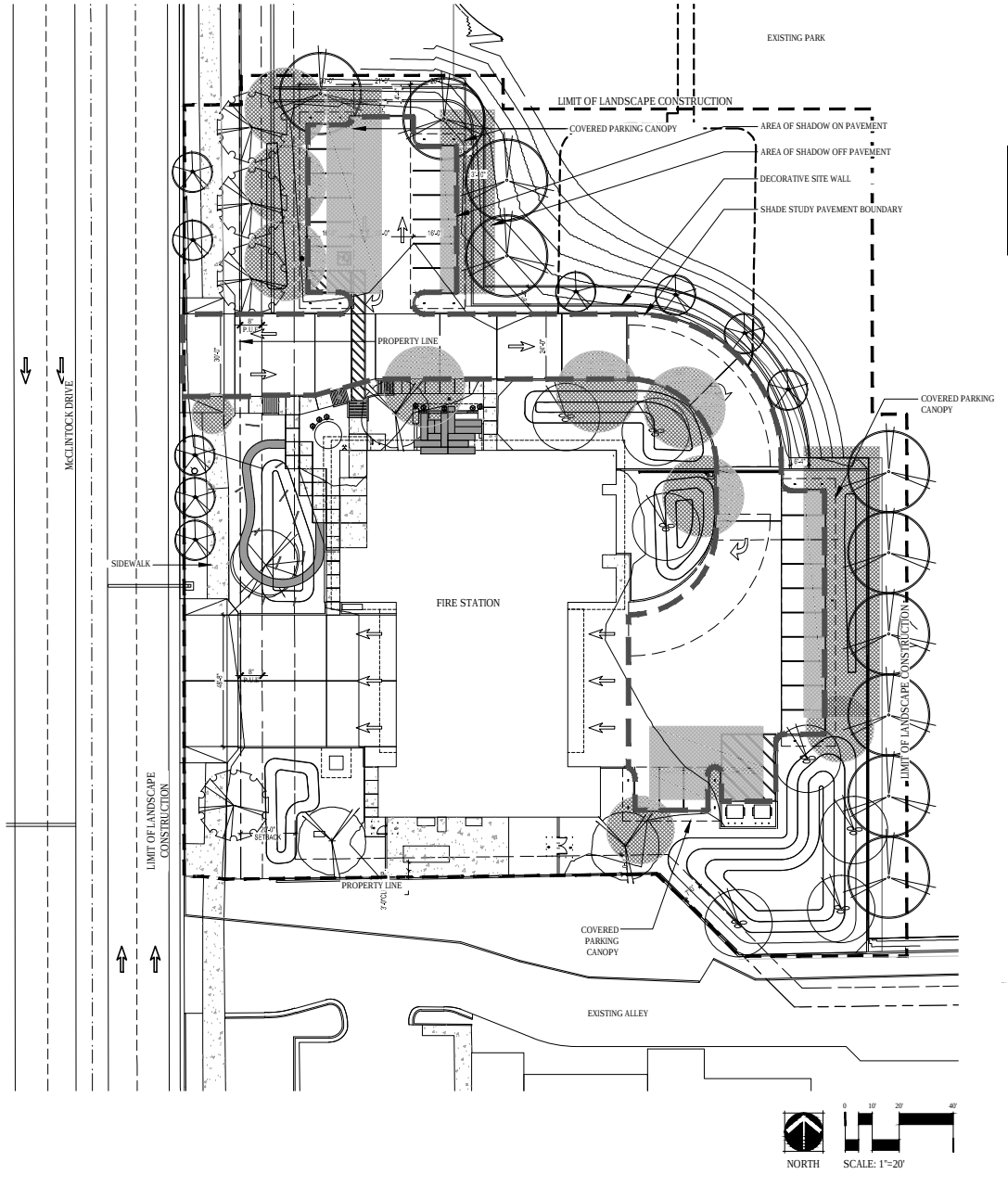

PAVEMENT STUDY AREA:	16,543 SF
SHADE FROM COVERED PARKING:	3,317 SF
SHADE FROM TREES:	1,323 SF
TOTAL PAVEMENT SHADE:	**4,640 SF (28%)**

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JOEL D. THOMAS 33639 REGISTERED LANDSCAPE ARCHITECT STATE OF ARIZONA EXPIRES 06/30/18

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TEMPE FIRE STATION #7
8707 S. McCLINTOCK DR., TEMPE, AZ 85284

NO.	REVISION	DATE

PROJECT NO.: 2016.062.01
DATE: 10.25.2017
DESIGNED BY: BS, JH
DRAWN BY: JH
APPROVED BY: BS

SHEET TITLE:
SHADE STUDY

SHEET NUMBER:
LA-103

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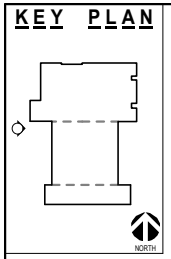
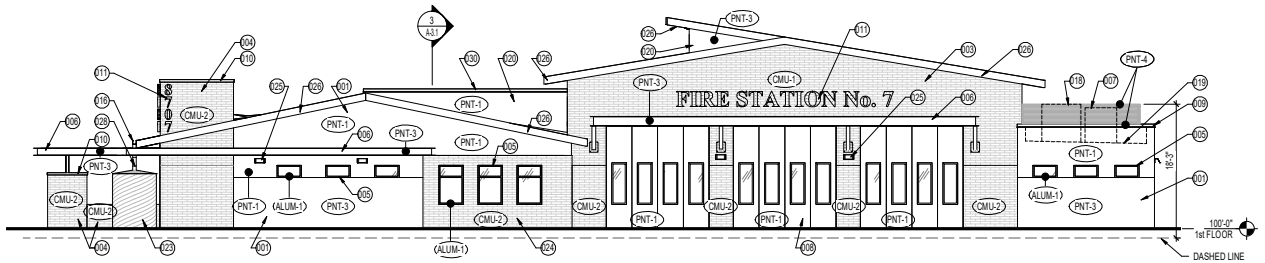
ATTACHMENT 16

KEY PLAN

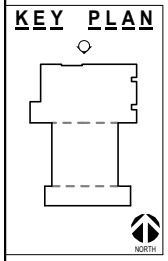


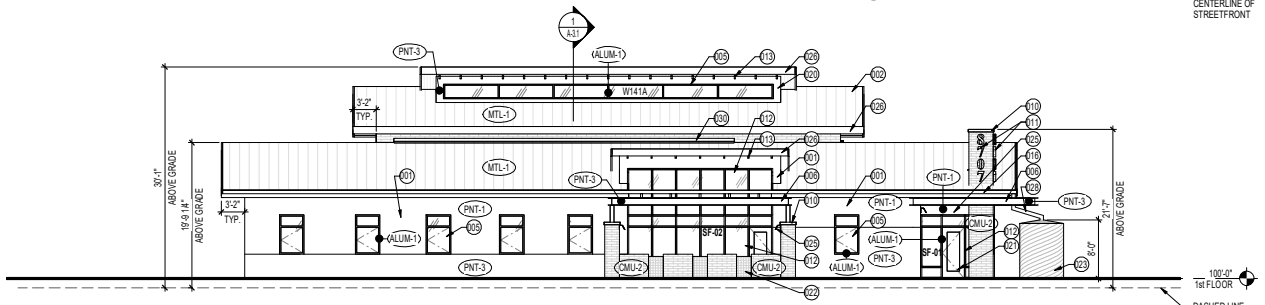


1 EXTERIOR ELEVATION - WEST

DASHED LINE REPRESENTS GRADE AT TOP OF CURB AT CENTERLINE OF STREETFRONT

KEY PLAN

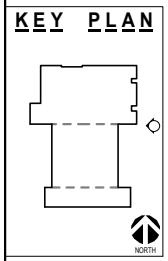


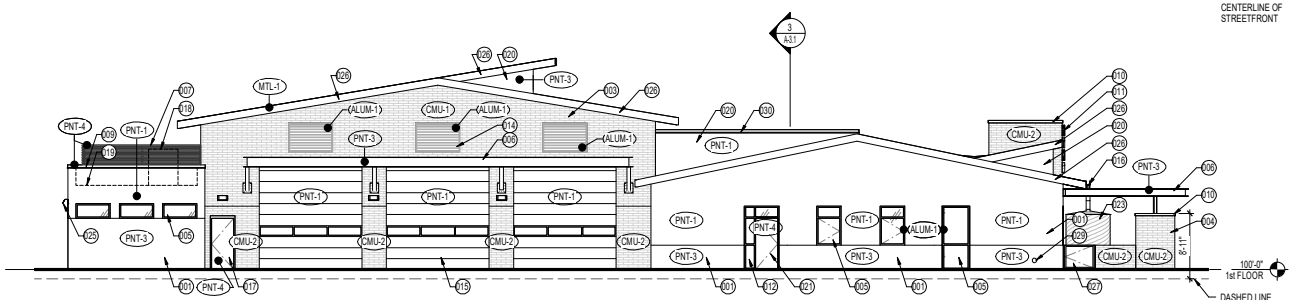


2 EXTERIOR ELEVATION - NORTH

DASHED LINE REPRESENTS GRADE AT TOP OF CURB AT CENTERLINE OF STREETFRONT

KEY PLAN

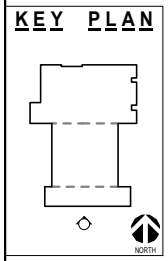


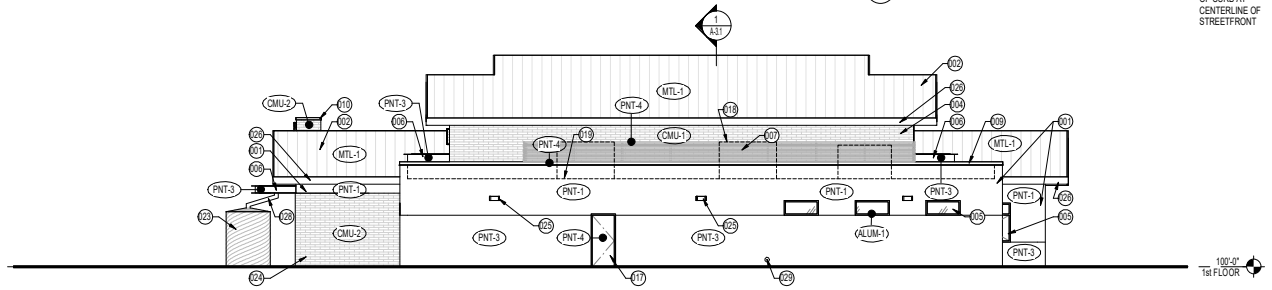


3 EXTERIOR ELEVATION - EAST

DASHED LINE REPRESENTS GRADE AT TOP OF CURB AT CENTERLINE OF STREETFRONT

KEY PLAN





4 EXTERIOR ELEVATION - SOUTH

REFERENCE NOTES - ELEVATION

TYPE	DESCRIPTION
001	INSULATED CONCRETE FORM (ICF) WALL, WESTERN (1) COAT STUCCO SYSTEM W/ SYNTHETIC FINISH
002	STANDING SEAM METAL ROOF
003	CMU WALL, DOUBLE-WYTHE
004	CMU WALL
005	WINDOW(S), ANODIZED ALUMINUM, LOW-E GLAZING - TYP.
006	TRELLIS, PAINTED METAL
007	EQUIPMENT SCREEN, PAINTED METAL
008	FOLDING DOOR, PAINTED STEEL - TYP.
009	PARAPET CAP, PREFINISHED METAL - TO MATCH ALUM-1
010	CONCRETE CAP, PRECAST
011	BUILDING SIGNAGE, ANODIZED ALUMINUM
012	STOREFRONT, ANODIZED ALUMINUM, LOW-E GLAZING
013	OUTRIGGER, PAINTED METAL - TYP.
014	LOUVER, PREFINISHED METAL
015	OVERHEAD DOOR(S), PREFINISHED TO MATCH PNT-1, LOW-E GLAZING - TYP.
016	SHEET METAL GUTTER, PREFINISHED TO MATCH ROOF COLOR
017	DOOR & FRAME, PAINTED HOLLOW METAL (HM)
018	MECHANICAL EQUIPMENT - APPROXIMATE LOCATION & SIZE
019	ROOF LINE BEYOND - TYP.
020	WALL, METAL STUD W/ STUCCO
021	DOOR, LOW-E GLAZING, ANODIZED ALUMINUM
022	GREEN SCREEN
023	RAIN WATER COLLECTION CISTERN, GALVANIZED CORRUGATED STEEL, NATINA FINISH
024	INSULATED CONCRETE FORM (ICF) WALL, CMU VENEER TO MATCH CMU-2
025	EXTERIOR LIGHTING, WALL MOUNTED - TYP.
026	FASCIA, PRE-FINISHED METAL
027	SWING GATE
028	DOWNSPOUT, PAINTED METAL
029	ROOF DRAIN NOZZLE, INTERNALLY PIPED
030	PARAPET CAP, PREFINISHED METAL - TO MATCH MTL-1

FINISH SCHEDULE - EXTERIOR

CODE	DESCRIPTION	MANUFACTURER	PRODUCT INFO.
ALUM-1	ANODIZED ALUMINUM FRAMES	ARCADIA	STANDARD MEDIUM BRONZE
CMU-1	CONCRETE MASONRY UNITS 4x8x16	ECHELON	QUICK-BRIK, EARTHTONE FLASHED
CMU-2	CONCRETE MASONRY UNIT, 4x8x16	ECHELON	QUICK-BRIK, PROMENADE FLASHED
MTL-1	STANDING SEAM METAL ROOF	ATAS	MISSION RED
PNT-1	PAINT	DUNN-EDWARDS	DE6185 LIGHT ASPIRATION
PNT-3	PAINT	DUNN-EDWARDS	DE6217 ANCIENT EARTH
PNT-4	PAINT - TO MATCH ALUM-1	DUNN-EDWARDS	DEC756 WEATHERED BROWN

GENERAL NOTES

1. ALL PARAPETS WILL BE OF SUFFICIENT HEIGHT TO SCREEN MECHANICAL AND OTHER ROOFTOP EQUIPMENT.

REGISTERED ARCHITECT
CERTIFICATE NO.
30774
MATTHEW A. GORMAN
10/27/2017
DATE SIGNED
Arizona U.S.A.

EXPIRES: 12/31/2017
DIGITALLY CERTIFIED PER A.R.S. 41-132

TYPICAL SCALE FOR ALL VIEWS, THIS SHEET

0' 4' 8' 16' 32'

Arrington Watkins Architects
5240 North 16th Street, Suite 101
Phoenix, Arizona 85016
Telephone: (602) 279-4373
Fax: (602) 279-9110
A Limited Liability Company

TEMPE FIRE STATION #7
8707 S. McCLINTOCK DR., TEMPE, AZ 85284

NO.	REVISION	DATE

PROJECT NO.: 2016.062
DATE: 10.25.2017
DESIGNED BY: SR
DRAWN BY: DG
APPROVED BY: MG

SHEET TITLE:
TEMPE FIRE STATION #7
ARCHITECTURAL
EXTERIOR ELEVATIONS

SHEET NUMBER:
A-4.1

DEVELOPMENT PLAN REVIEW & USE PERMIT

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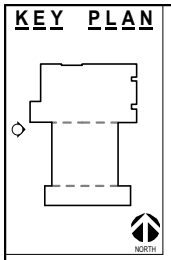
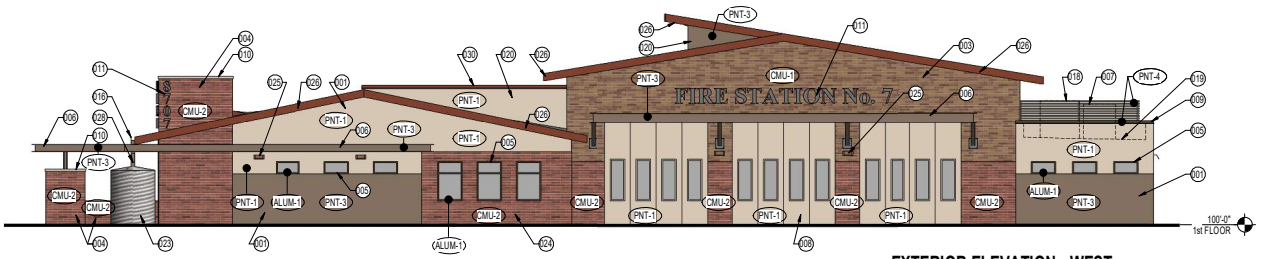
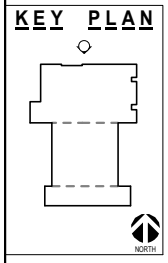
KEY PLAN

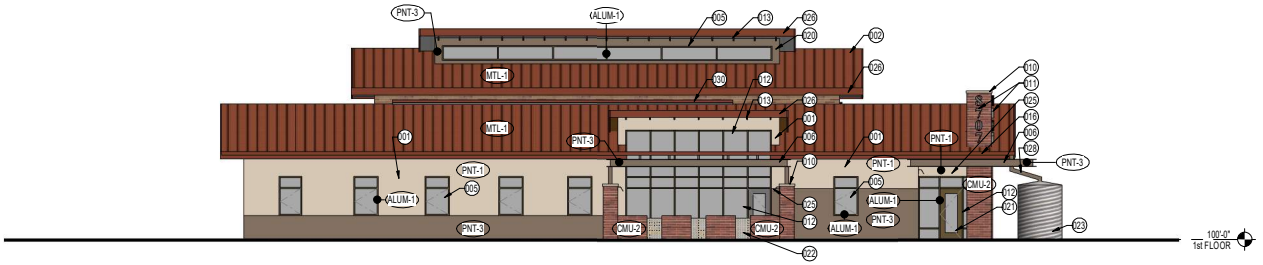




1 EXTERIOR ELEVATION - WEST

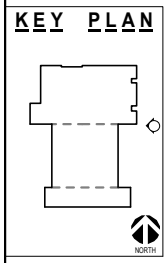
KEY PLAN

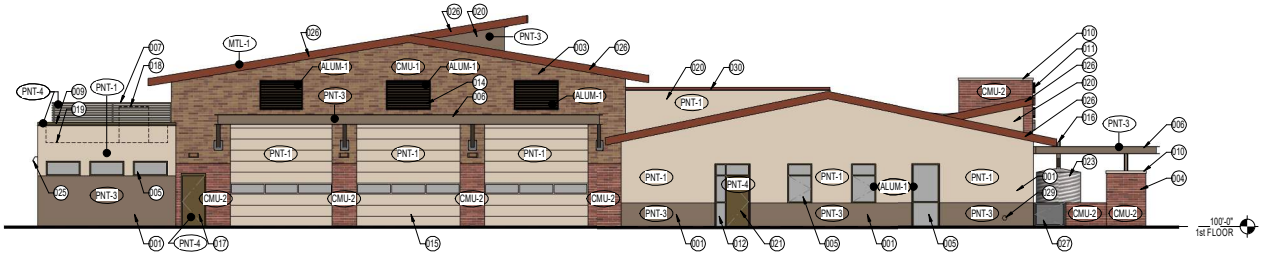




2 EXTERIOR ELEVATION - NORTH

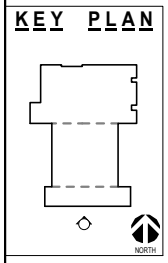
KEY PLAN

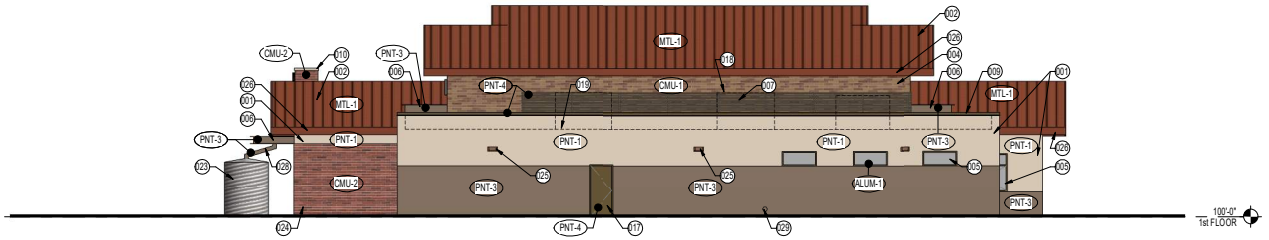




3 EXTERIOR ELEVATION - EAST

KEY PLAN





4 EXTERIOR ELEVATION - SOUTH

REFERENCE NOTES - ELEVATION

TYPE	DESCRIPTION
001	INSULATED CONCRETE FORM (ICF) WALL, WESTERN (1) COAT STUCCO SYSTEM W/ SYNTHETIC FINISH
002	STANDING SEAM METAL ROOF
003	CMU WALL, DOUBLE-WYTHE
004	CMU WALL
005	WINDOW(S), ANODIZED ALUMINUM, LOW-E GLAZING - TYP.
006	TRELLIS, PAINTED METAL
007	EQUIPMENT SCREEN, PAINTED METAL
008	FOLDING DOOR, PAINTED STEEL - TYP.
009	PARAPET CAP, PREFINISHED METAL - TO MATCH ALUM-1
010	CONCRETE CAP, PRECAST
011	BUILDING SIGNAGE, ANODIZED ALUMINUM
012	STOREFRONT, ANODIZED ALUMINUM, LOW-E GLAZING
013	OUTRIGGER, PAINTED METAL - TYP.
014	LOUVER, PREFINISHED METAL
015	OVERHEAD DOOR(S), PREFINISHED TO MATCH PNT-1, LOW-E GLAZING - TYP.
016	SHEET METAL GUTTER, PREFINISHED TO MATCH ROOF COLOR
017	DOOR & FRAME, PAINTED HOLLOW METAL (HM)
018	MECHANICAL EQUIPMENT - APPROXIMATE LOCATION & SIZE
019	ROOF LINE BEYOND - TYP.
020	WALL, METAL STUD W/ STUCCO
021	DOOR, LOW-E GLAZING, ANODIZED ALUMINUM
022	GREEN SCREEN
023	RAIN WATER COLLECTION CISTERN, GALVANIZED CORRUGATED STEEL, NATINA FINISH
024	INSULATED CONCRETE FORM (ICF) WALL, CMU VENEER TO MATCH CMU-2
025	EXTERIOR LIGHTING, WALL MOUNTED - TYP.
026	FASCIA, PRE-FINISHED METAL
027	SWING GATE
028	DOWNSPOUT, PAINTED METAL
029	ROOF DRAIN NOZZLE, INTERNALLY PIPED
030	PARAPET CAP, PREFINISHED METAL - TO MATCH MTL-1

XXX-X

FINISH SCHEDULE - EXTERIOR

CODE	DESCRIPTION	MANUFACTURER	PRODUCT INFO
ALUM-1	ANODIZED ALUMINUM FRAMES	ARCADIA	STANDARD MEDIUM BRONZE
CMU-1	CONCRETE MASONRY UNITS 4x8x16	ECHELON	QUICK-BRIK, EARTHTONE FLASHED
CMU-2	CONCRETE MASONRY UNIT, 4x8x16	ECHELON	QUICK-BRIK, PROMENADE FLASHED
MTL-1	STANDING SEAM METAL ROOF	ATAS	MISSION RED
PNT-1	PAINT	DUNN-EDWARDS	DE6185 LIGHT ASPIRATION
PNT-3	PAINT	DUNN-EDWARDS	DE6217 ANCIENT EARTH
PNT-4	PAINT - TO MATCH ALUM-1	DUNN-EDWARDS	DEC756 WEATHERED BROWN

GENERAL NOTES

1. ALL PARAPETS WILL BE OF SUFFICIENT HEIGHT TO SCREEN MECHANICAL AND OTHER ROOFTOP EQUIPMENT.

REGISTERED ARCHITECT
CERTIFICATE NO
30774
MATTHEW A. GORMAN
10/27/2017
DATE SIGNED
Arizona U.S.A.

EXPIRES: 12/31/2017
DIGITALLY CERTIFIED PER A.R.S. 41-132

TYPICAL SCALE FOR ALL VIEWS, THIS SHEET

0' 4' 8' 16' 32'

Arrington Watkins Architects
5240 North 16th Street, Suite 101
Phoenix, Arizona 85016
Telephone: (602) 279-4373
Fax: (602) 279-9110
A Limited Liability Company

TEMPE FIRE STATION #7
8707 S. McCLINTOCK DR., TEMPE, AZ 85284

NO.	REVISION	DATE

PROJECT NO.: 2016.062
DATE: 10.25.2017
DESIGNED BY: SR
DRAWN BY: DG
APPROVED BY: MG

SHEET TITLE:
TEMPE FIRE STATION #7
ARCHITECTURAL
EXTERIOR ELEVATIONS

SHEET NUMBER:
A-4.2

DEVELOPMENT PLAN REVIEW & USE PERMIT

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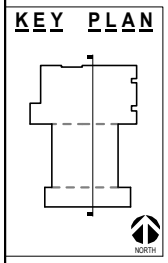
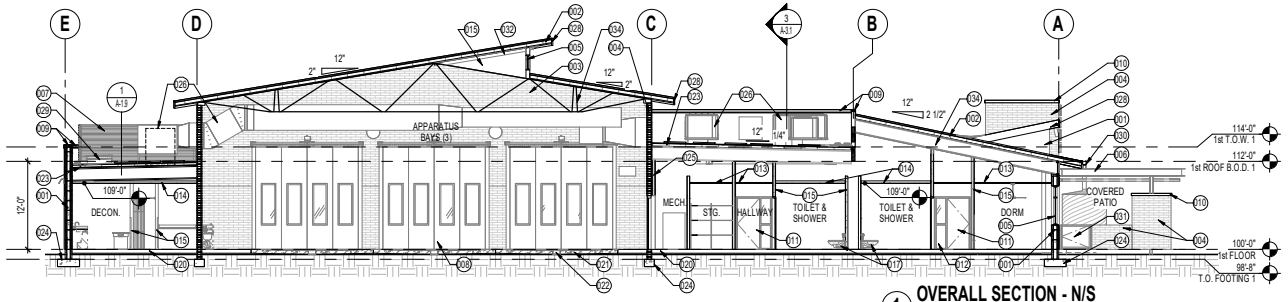
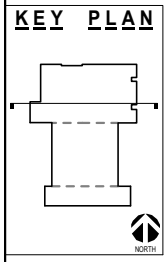
KEY PLAN

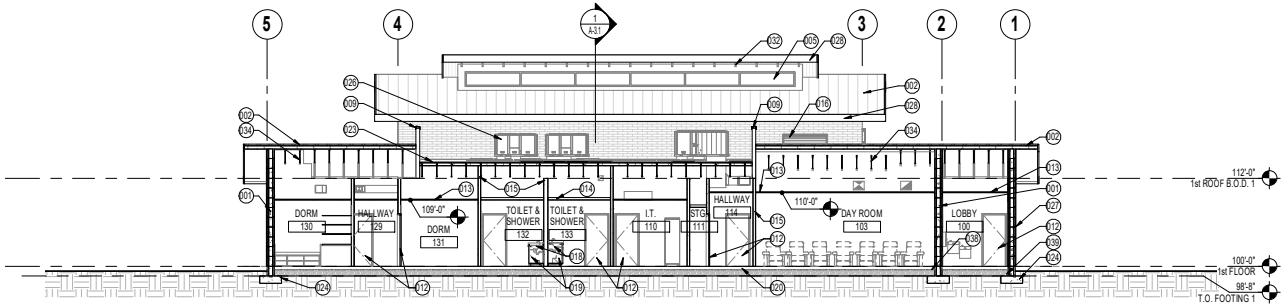




1 OVERALL SECTION - N/S

KEY PLAN





3 OVERALL SECTION - E/W

REFERENCE NOTES - SECTION

TYPE	DESCRIPTION
001	INSULATED CONCRETE FORM (ICF) WALL, WESTERN (1) COAT STUCCO SYSTEM W/ SYNTHETIC FINISH
002	STANDING SEAM METAL ROOF
003	CMU WALL, DOUBLE WITHE
004	CMU WALL
005	WINDOW(S), ANODIZED ALUMINUM, LOW-E GLAZING - TYP.
006	TRELLIS, PAINTED METAL
007	EQUIPMENT SCREEN, PAINTED METAL
008	FOLDING DOORS, PAINTED STEEL - TYP.
009	PARAPET CAP, PREFINISHED METAL
010	CONCRETE CAP, PRECAST
011	DOOR & SIDELIGHT, ANODIZED ALUMINUM
012	DOOR & FRAME, PAINTED HOLLOW METAL (HM) - TYP.
013	CEILING, 2x4 ACOUSTICAL CEILING TILES - TYP.
014	CEILING, GYPSUM BOARD HARD LID - TYP.
015	WALL, METAL STUD - TYP.
016	LOUVER, PREFINISHED METAL
017	TOILET, WALL MOUNTED
018	SINK, SURFACE MOUNTED
019	MILLWORK, SOLID SURFACE COUNTERTOP
020	SLAB-ON-GRADE, CONCRETE - TYP.
021	SLAB-ON-GRADE, CONCRETE, SLOPED TO TRENCH DRAIN - TYP.
022	TRENCH DRAIN - TYP. OF (3)
023	BUILT-UP ROOFING, DERBIGUM
024	FOOTING, CAST-IN-PLACE - TYP.
025	FURRING, METAL STUD
026	MECHANICAL EQUIPMENT, APPROXIMATE LOCATION & SIZE - TYP.
027	INSULATED CONCRETE FORM (ICF) WALL, CMU VENEER TO MATCH CMU-2
028	FASCIA, PRE-FINISHED METAL - TYP.
029	ROOF ACCESS HATCH
030	SHEET METAL GUTTER, PREFINISHED TO MATCH ROOF, & DOWNSPOUT, PAINTED - TYP.
031	SWING GATE
032	2x6 TS OUTRIGGERS AT 24" O.C.
033	STOREFRONT, ANODIZED ALUMINUM, LOW-E GLAZING
034	STRUCTURAL MEMBER, REFER TO STRUCTURAL DRAWINGS
035	OVERHEAD DOOR, PAINTED METAL
036	HOSE REEL - TYP.
037	RAIN WATER COLLECTION CISTERN, GALVANIZED CORRUGATED STEEL, NATINA FINISH
038	VAPOR BARRIER
039	AGGREGATE BASE COURSE
040	TURNOUT LOCKERS, 245x24x74 GEARGRID - TYP.

GENERAL NOTES

1. REFER TO ELEVATIONS FOR EXTERIOR FINISHES.
2. ALL PARAPETS WILL BE OF SUFFICIENT HEIGHT TO SCREEN MECHANICAL AND OTHER ROOFTOP EQUIPMENT.

REGISTERED ARCHITECT
CERTIFICATE NO.
30774
MATTHEW A. GORMAN
10/27/2017
DATE SIGNED
Arizona U.S.A.

EXPIRES: 12/31/2017
DIGITALLY CERTIFIED PER A.R.S. 41-132

TYPICAL SCALE FOR ALL VIEWS, THIS SHEET
0' 4' 8' 16' 32'

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Phoenix, Arizona 85016
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Fax: (602) 279-9110
A Limited Liability Company

TEMPE FIRE STATION #7
8707 S. McCLINTOCK DR., TEMPE, AZ 85284

NO.	REVISION	DATE

PROJECT NO.: 2016.062
DATE: 10.25.2017
DESIGNED BY: SR
DRAWN BY: DG
APPROVED BY: MG

SHEET TITLE:
TEMPE FIRE STATION #7
ARCHITECTURAL
OVERALL BUILDING
SECTIONS

SHEET NUMBER:
A-3.1

DEVELOPMENT PLAN REVIEW & USE PERMIT

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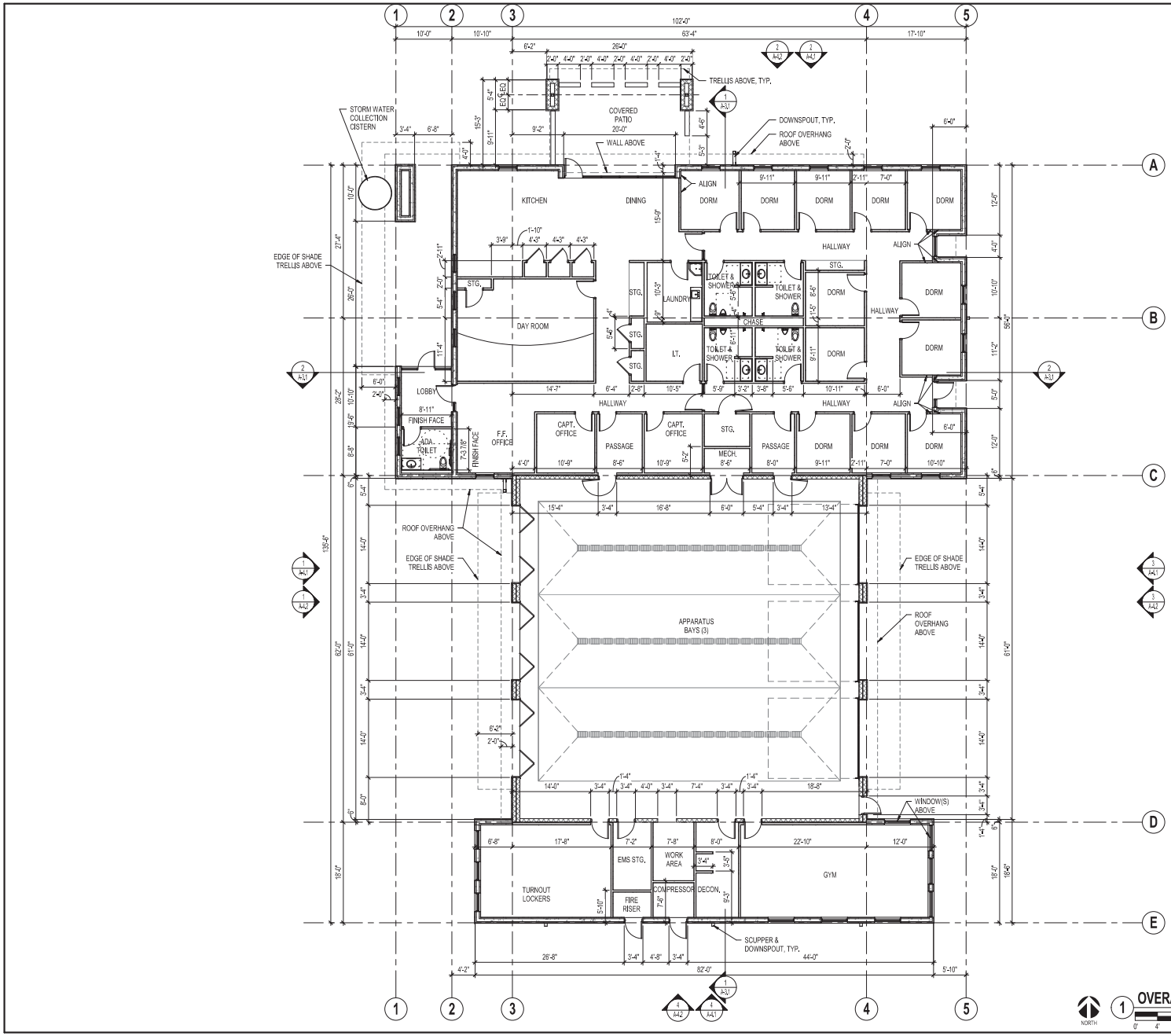

GENERAL NOTES

1. ANY CONTRACTOR/SUBCONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE THEMSELVES WITH THE SITE AND SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING CONSTRUCTION RESULTING DIRECTLY OR INDIRECTLY FROM THEIR OPERATIONS.
2. ANY REMOVAL OR DAMAGE TO EXISTING IMPROVEMENTS SHALL BE REPLACED OR REPAIRED BY CONTRACTOR AT THE CONTRACTOR'S EXPENSE AND SHALL BE APPROVED BY THE OWNER AND ARCHITECT.
3. ALL MATERIAL AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTIONS BY THE OWNER AND ARCHITECT. THE OWNER RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO INDUSTRY STANDARDS OR SPECIFICATIONS.
4. FLOOR AND WALL OPENINGS, SLEEVES, VARIATIONS IN THE STRUCTURAL SLAB ELEVATIONS, DEPRESSED AREAS AND ALL OTHER ARCHITECTURAL, MECHANICAL, ELECTRICAL AND CIVIL REQUIREMENTS MUST BE COORDINATED BY THE CONTRACTOR BEFORE THE CONTRACTOR PROCEEDS WITH CONSTRUCTION.
5. DETAILS MARKED "TYP" OR "TYPICAL" SHALL APPLY IN ALL CASES UNLESS SPECIFICALLY INDICATED OTHERWISE.
6. WHERE NO SPECIFIC DETAIL IS SHOWN, THE FRAMING OR CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO THAT INDICATED FOR LIKE CASES OF CONSTRUCTION ON THE PROJECT.
7. DETAILS MARKED "SIM" OR "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED, VERIFY SIMILAR DIMENSIONS OR NOTES ON DRAWINGS.
8. USE TILE BACKING GYPSUM WALLBOARD ON ALL VERTICAL FACES WHICH ARE EXPOSED TO WATER OR MOISTER AS WELL AS THOSE USED ON JANITOR AND TOILET WALLS.
9. SLOPE FLOOR TO DRAIN AT ALL LOCATIONS SHOWN ON ARCHITECTURAL AND PLUMBING DRAWINGS.
10. SLOPE ALL CONCRETE SIDEWALKS AWAY FROM EXTERIOR DOORS A MAXIMUM OF 2% TO PREVENT WATER FROM RUNNING OR BEING BLOWN UNDER DOORWAYS AND TO PREVENT STANDING WATER FROM ACCUMULATING IN FRONT OF DOORS.
11. ALIGN EXTERIOR FACE OF MASONRY WALLS WITH GRIDS.
12. ALL EXPOSED INTERIOR FACES OF RIGID INSULATION SHALL RECEIVE (1) LAYER OF 5/8" GYPSUM WALLBOARD FOR FULL HEIGHT OF WALL. THIS INCLUDES ANY PLENUM SPACES.
13. ALL INTERIOR CONCRETE SLABS ON GRADE SHALL BE CONCRETE OVER VAPOR BARRIER OVER COMPACTED GRAVEL FILL.
14. DIMENSIONS:
    - A. IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM PLANS, SECTIONS, OR DETAILS ON DRAWINGS.
    - B. ALL DIMENSIONS TO STUD PARTITIONS ARE TO THE FACE OF STUD UNLESS NOTED OTHERWISE.
    - C. ALL DIMENSIONS TO I.F. WALLS ARE TO EXTERIOR FACE OF FOAM INSULATION CORE, UNLESS NOTED OTHERWISE.
    - D. ALL ELEVATIONS ARE REFERENCED FROM TOP OF FINISH FLOOR BEING EQUAL TO 100'-0".
    - E. ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD BEFORE PROCEEDING WITH WORK.
    - F. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT APPROVAL OF THE ARCHITECT IN WRITING.
    - G. MINIMUM CLEARANCE AND OTHER DISABLED ACCESS DIMENSIONAL REQUIREMENTS SHALL TAKE PRECEDENCE IN ALL CASES. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
    - H. DIMENSIONS AND GRAPHIC REPRESENTATIONS OCCURRING ON LARGER SCALED DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALED DRAWINGS.
    - I. "ALIGN" MEANS TO ALIGN FACE OF STRUCTURE W/ FACE OF STRUCTURE. UNLESS NOTED OTHERWISE.
15. REFER TO SITE PLAN(S) FOR LOCATIONS OF SES AND TRANSFORMER LOCATIONS, THIS EQUIPMENT IS NOT SHOWN ON THIS PLAN FOR CLARITY.

NORTH

1 OVERALL PLAN - 1ST FLOOR

0' 4' 8' 16' 32'

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Phoenix, Arizona 85016
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A Limited Liability Company

PRELIMINARY NOT FOR CONSTRUCTION

TEMPE FIRE STATION #7
8707 S. McCLINTOCK DR., TEMPE, AZ 85284

NO.	REVISION	DATE

PROJECT NO.: 2016.062
DATE: 09.08.2017
DESIGNED BY: SR
DRAWN BY: DG
APPROVED BY: MG

SHEET TITLE:
TEMPE FIRE STATION #7
ARCHITECTURAL
OVERALL PLAN - 1ST FLOOR

SHEET NUMBER:
A-2.1

DEVELOPMENT PLAN REVIEW & USE PERMIT

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ATTACHMENT 20

Folding gates at fire truck bays

bator
INDUSTRIAL DOORS

AUTOMATIC SLIDING FOLDING DOORS

FOR FIRE DEPARTMENTS AND EMS FACILITIES

Always ready for use, quick to open and incredibly long-lasting.

BATOR – OVER 50 YEARS OF EXPERIENCE IN THE RESCUE SERVICES.

Many years of experience combined with the latest engineering expertise make BATOR a valuable partner when it comes to functional and reliable doors for the ambulance or fire services.

AUTOMATIC SLIDING FOLDING DOORS FOR THE RESCUE SERVICES

BATOR sliding folding doors for the ambulance and fire services meet a wide range of requirements:

- Fast and reliable opening thanks to optimised folding technology
- Maximum opening width
- Protection against unauthorised access
- Good thermal insulation for a constant indoor temperature (high R value)
- Central control of individual doors
- Cost efficient
- High reliability

DESIGN AND FITTINGS

On all BATOR door systems – whether they are folding, telescopic or sliding doors – the door is perfectly matched to the façade down to the last detail. Attention is paid to color, fire escape doors, motor and control system functionality as well as the best possible acoustic and thermal insulation.

EXCELLENT PROTECTION AGAINST CORROSION

For extreme conditions where rust has to be avoided, or acid resistance or protection from corrosive gases are required etc., BATOR offers industrial doors made in premium grade steel, fully hot-dip galvanized and then powder-coated.

RESISTANT TO WEAR

All BATOR door components are constructed to resist wear caused by vibration, wind, and other causes in transit facility applications. All parts are subject to thorough wear analysis before installation.

MOTOR AND CONTROLS

The doors are controlled using the latest PLC technology and, depending on the specification, can be incorporated into an existing control system, for example into a security gate or alarm system, or a traffic light system with induction loop. We use only high-performance components from well-known manufacturers.

ADVICE AND PLANNING

All BATOR door systems are custom-made. Meeting your needs and wishes is our top priority. That is why our expert advice service also includes help with drawing structural and cabling diagrams.

REFERENCES

- Dielsdorf Fire Service
- Davos Hospital
- Savognin Hospital
- Zug Fire Service
- St. Gallen Fire Service
- Arisdorf Fire Service
- Steffisburg Fire Service
- Brugg Fire Service
- Littau Fire Service

DIMENSIONS (W X H)	Any width height up to about 30 ft
COLOR	any scheme
GLAZING	Full or partial glazing possible
CONTROL	Programmable logic controller (PLC)
SPEED	1 ft / sec.
OPTIONS	Remote control Photoelectric barriers Service doors Weather boards Shoot bolts

For the latest information please visit www.batorusa.com

The Dielsdorf Fire Service has opted for premium BATOR sliding folding doors.

They were impressed by the sturdy, durable construction and high dependability.

North America Headquarters
BATOR (North America) LLC
125 South Elm Street, Ste. 405
Greensboro, NC 27401

Phone: 336.907.2286
Fax: 336.907.2287

usa@bator.com
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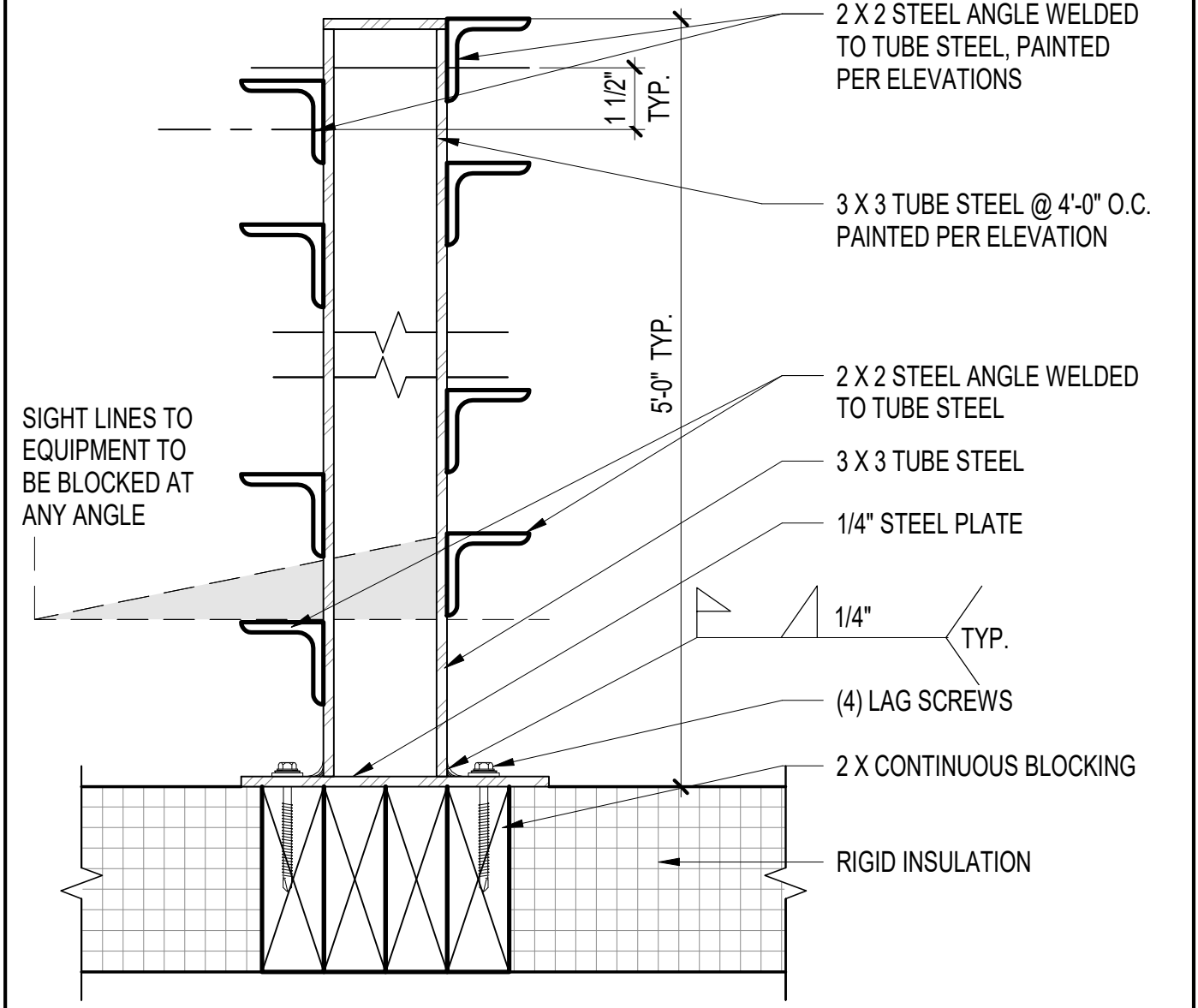
www.bator.com



1 EQUIPMENT SCREEN DETAIL

3" = 1'-0"

0' 2" 4" 8"

TEMPE FIRE STATION #7

PRELIMINARY NOT FOR CONSTRUCTION

Arrington Watkins Architects

5240 North 16th Street, Suite 101
Phoenix, Arizona 85016
Telephone: (602) 279-4373
Fax: (602) 279-9110

A Limited Liability Company

PROJECT NO.: 2016.062
DATE: 10/09/17
DESIGNED BY: SR
DRAWN BY: DG

REV #

SHEET NUMBER: A-1.9

STREET VIEW - NORTHWEST

STREET VIEW - SOUTHWEST

STREET ELEVATION - WEST

REGISTERED ARCHITECT
CERTIFICATE NO.
30774
MATTHEW A.
GORMAN
10/27/2017
DATE SIGNED
Arizona U.S.A.

EXPIRES: 12/31/2017
DIGITALLY CERTIFIED PER A.R.S. 41-132

NOTE:
REFER TO LANDSCAPE PLANS FOR SPECIFIC PLANTING LOCATIONS AND SPECIES.

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TEMPE FIRE STATION #7
8707 S. McCLINTOCK DR., TEMPE, AZ 85284

NO.	REVISION	DATE

PROJECT NO.: 2016.062.01
DATE: 10.25.2017
DESIGNED BY: SR
DRAWN BY: DG
APPROVED BY: MG

SHEET TITLE:
TEMPE FIRE STATION #7
GENERAL
STREET PERSPECTIVES
AND ELEVATION

SHEET NUMBER:
G-1.5

DEVELOPMENT PLAN REVIEW & USE PERMIT

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1 NE CORNER LOOKING NORTH

2 NE CORNER LOOKING SOUTH

3 NE CORNER LOOKING EAST

4 NE CORNER LOOKING WEST

5 SE CORNER LOOKING NORTH

6 SE CORNER LOOKING SOUTH

7 SE CORNER LOOKING EAST

8 SE CORNER LOOKING WEST

9 SW CORNER LOOKING NORTH

10 SW CORNER LOOKING SOUTH

11 SW CORNER LOOKING EAST

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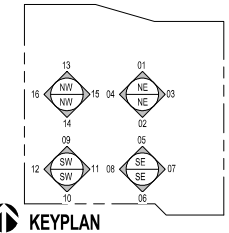
13 NW CORNER LOOKING NORTH

14 NW CORNER LOOKING SOUTH

15 NW CORNER LOOKING EAST

16 NW CORNER LOOKING WEST



KEYPLAN

REGISTERED ARCHITECT
CERTIFICATE NO.
30774
MATTHEW A. GORMAN
10/27/2017
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TEMPE FIRE STATION #7
8707 S. McCLINTOCK DR., TEMPE, AZ 85284

NO.	REVISION	DATE

PROJECT NO.: 2016.062.01
DATE: 10.09.2017
DESIGNED BY: SR
DRAWN BY: DG
APPROVED BY: MG

SHEET TITLE:
TEMPE FIRE STATION #7
GENERAL
SITE PHOTOGRAPHS

SHEET NUMBER:
G-1.4

DEVELOPMENT PLAN REVIEW & USE PERMIT

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