CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION

Meeting Date: 05/10/2022
Agenda Item: 4

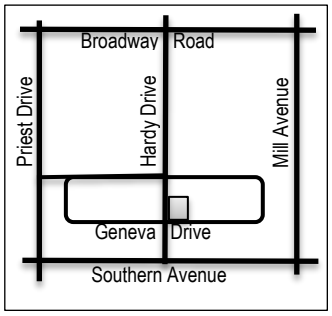
ACTION: Request a Development Plan Review for a new 17,677 SF two story Fire Station consisting of 6 apparatus bays and support areas for TEMPE FIRE STATION NO. 2, located at 3031 South Hardy Drive. The applicant is LEA Architects LLC.

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

RECOMMENDATION: Approve, subject to conditions

BACKGROUND INFORMATION: TEMPE FIRE STATION NO. 2 (PL220095) is an existing fire station proposed for a phased demolition and rebuild to maintain service while expanding capacity to meet growing need in the area. The The request includes the following:

DPR220044 Development Plan Review including site plan, building elevations, and landscape plan



Property Owner	City of Tempe
Applicant	Lance Enyart, LEA Architects
Zoning District	GID
Gross / Net site area	1.05 acres (45.757 s.f.)
Total Bedrooms	16 staff dorms
Total Building Area	17,707 s.f.
Lot Coverage	25% (11,560 s.f.) (NS allowed in GID)
Building Height	35' (35' maximum allowed)
Building Setbacks	25' south front (on Geneva), 25' west street side (on Hardy), 74' east side, 45' rear (25', 25', 0', 0' min.)
Landscape area	21% (9,737 s.f.) (10% minimum required)
Vehicle Parking	27 spaces (22 min. required, 28 max allowed)
Bicycle Parking	4 spaces (2 min. required)

ATTACHMENTS: Development Project File

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

Department Director: Shelly Seyler, Interim Community Development Director
Legal review by: N/A
Prepared by: Diana Kaminski, Senior Planner
Reviewed by: Suparna Dasgupta, Principal Planner

COMMENTS:
This site is located between Broadway Road and Southern Avenue, east of Priest Drive and west of Mill Avenue, on the north east corner of Hardy and Geneva drives. The proposed phased redevelopment of the existing fire station will build new two-story office, dorm, gym, kitchen and support uses while retaining the existing bays in phase one. Phase two will replace the existing bays with an expansion to meet growing demand in the area.

This request includes the following:
DPR Development Plan Review which includes: a 2- story fire station within 17,707 s.f. of building area on 1.05 net acres.

The applicant is requesting the Development Review Commission take action on the item listed above, and provide recommendations to City Council for items one through three listed above.

SITE PLAN REVIEW
January 12, 2022 was the first Preliminary Site Plan Review for this request. Standard comments regarding code requirements and formatting were provided. Comments regarding the driveway designs, sidewalks, refuse enclosure, parking and on-site amenities were included. Parking canopies and charging stations were included but did not address accessible parking requirements.

March 23, 2022 was the second Preliminary Site Plan Review. Questions and comments about details of plans and formatting. Landscape recommendation for more biodiversity in landscape proposed. Modifications recommended to the refuse enclosure to meet landscape code. Questions about building height to verify where the measurement was taken from for determination of process.

April 4, 2022 formal application was made with revisions to address the comments. The shade canopies and charging stations were removed from the scope of work for later consideration depending on construction costs. Revisions were made to site plan and landscape plan to address comments.

PUBLIC INPUT
A neighborhood meeting is not required for this request. At completion of this report staff has received no calls of inquiry or concern regarding the proposed design.

PROJECT ANALYSIS

GENERAL PLAN
The site is designated for Civic Land Uses with a density of up to 15 du/ac. The proposed project fulfills the level of service objectives of maintaining emergency response services within the targeted response time in all areas of the city and implements the public service chapter of the General Plan.

CHARACTER AREA PLAN
This site is located in Character Area Two and does not yet have a character area plan.

ZONING
The site is zoned General Industrial District and the proposed fire station meets the allowed uses and required development standards for this district. In 1986, the site received a variance for the front yard setback from 25’ to 18’ on the south street front on Geneva Drive. The proposed new development is set back 25’ on the ground floor with a balcony extending south to shade the lower floor. In 1986 a variance was also granted for the bay doors of the fire station to face the street side on Hardy Drive.

DEVELOPMENT PLAN REVIEW

Site Plan
The building is oriented to address the street front on Geneva Drive with ground floor and second floor windows and an upper balcony overlooking the street. Concrete structural benches provide protection of the ground floor glazing. An exposed

aggregate sidewalk connects from the street front to the public portion of the building. The bay doors for the fire trucks are oriented to face Hardy Drive for emergency response with a relocated traffic signal to control traffic on the collector street. Sidewalks have been designed to provide clear visibility for emergency staff and avoid conflicts with pedestrians. Circulation to the site for staff and solid waste services is provided by a standard drive on both the south east and north west corners of the site. Public access is from Geneva drive to the public parking lot south of the security gate. The site is designed to allow safe egress of fire apparatus into and through the site without conflicts of staff or public parking spaces.

Building Elevations
The front of the building faces south with ground floor uses and glazing for site visibility and a projected upper floor balcony to provide shade and additional natural surveillance of the area from the staff dorms on the second floor which can access this outdoor amenity space. On the street side, there is a roll up door to the gym that accesses a ground level fenced patio to activate this area and provide fresh air into the interior. The ground floor is integral colored grey ground cmu block in two masonry sizes, 8x8x16 and 8x12x16 grouted in running bond pattern. Red bay doors with lites accent the grey building facing east and west highlighting the fire truck bays and providing transparency through the site. Windows on the upper facing east and west have red metal fins projecting from the building wall on the south edge of the windows for shade to the glazing. Smooth light grey fiber cement creates a large wrap element on the second floor with Dark grey ribbed fiber cement board used in the interstitial space between the windows on the upper level. The materials and form are driven by the use and location.

Landscape Plan
The proposed landscape is intended to integrate architecturally with the building using massing of succulents in a low-water palette with minimal maintenance. The site provides more than twice the required landscape for an industrial site. The redevelopment of the site will add 21 new xeric trees to the urban canopy and takes into consideration the need for shade and aesthetics in the context of the proposed use and onsite restrictions for utilities and site visibility. Plants include Acacia Mulga, Palo Blanco, Hybrid Mesquite, Creosote, Aloe Vera, Sticks of Fire, Ocotillo, Giant Hesperaloe, Slipper Plant, Deer Grass, Blue Elf Aloe and Soap Aloe providing a layer of textures accenting the site.

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 buildings are placed on site to provide functionality for the use, security of the site, passive solar of the building and aesthetic enhancement to the street corner.

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 design uses shade canopies and fins over glazing on three sides of the elevations and trees along the west and south sides of the building.

3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings;* Use of concrete masonry units, fiber cement board, low-e glazing, roll up doors with lites and metal fins provide variety in materials that are compatible with the surrounding industrial area.

4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings;* The two-story building is just under 35’ within the allowed building height for industrial sites, proposed trees are smaller scaled Mulga trees that will reach 20’ tall while the Mesquite in the parking areas may reach 30’ tall.

5. *Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level;* The building will be built in phases with the south portion built first and then the existing bays demolished and rebuilt. The design provides variation in materials and massing with the use of red as an accent color and a clearly defined base first floor and change of materials on the second floor.

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;* Based on the applicant's letter of explanation and the elevations and renderings provided, this criterion has been met.

7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage;* The site provides access to public sidewalks leading to transit available on Hardy Drive.

8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses;* The need for fire truck access on site required special consideration for driveway widths, turning radii, location of sidewalks, and separation of public and staff parking areas to minimize conflicts.

9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance;* The site provides ground floor and second floor windows, an outdoor balcony and outdoor patio that facilitate surveillance of the surrounding area. The site is controlled access with gates off of both streets to secure the staff parking area. Staff are on site 24-7 with 16 staff dorms providing activity during shift changes, meetings and on-call duties to enhance activity support in the surrounding industrial area.

10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways;* Landscape provides site visibility for pedestrians and trucks, accents the building and shades the parking areas with a variety of succulents grouped in massing for a sculptural relationship to the site.

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 will be processed by separate application and

12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses and does not create negative effects.* Lighting will comply with code requirements and provide security to the intersection and on site uses.

REASONS FOR APPROVAL:

1. The project meets the General Plan Projected Land Use and Projected Residential Density for this site.
2. The project will meet the development standards required under the Zoning and Development Code.
3. The proposed project meets the approval criteria for a Development Plan Review.

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: (Non-standard conditions are identified in bold)

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

General

1. Except as modified by conditions, development shall be in substantial conformance with the site plan and building elevations dated April 4, 2022 and landscape plan dated March 31, 2022. Minor modifications may be reviewed through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.

2. A preliminary and final subdivision plat is required for this development and shall be recorded prior to issuance of building permits. Alternatively, the Owner's execution of a Covenant and Agreement to Hold Property as One Parcel may be permitted in lieu of recording the subdivision plat while the plat is being finalized. If this occurs, the final plat must be recorded prior to issuance of the first Certificate of Occupancy.

Site Plan

3. Provide service yard and mechanical (cooling tower/generator) yard walls that are at least 8'-0" tall as measured from adjacent grade or are at least the height of the equipment being enclosed, whichever is greater. Verify height of equipment and mounting base to ensure that wall height is adequate to fully screen the equipment.

4. Provide gates of steel vertical picket, steel mesh, steel panel or similar construction. Where a gate has a screen function and is completely opaque, provide vision portals for visual surveillance. Provide gates of height that match that of the adjacent enclosure walls. Review gate hardware with Building Safety and Fire staff and design gate to resolve lock and emergency ingress/egress features that may be required.

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

6. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.

Floor Plans

7. Provide visual surveillance by means of fire-rated glazing assemblies from stair towers into adjacent circulation spaces.

8. Public Restroom single-user restrooms shall have security door hardware with a key bypass on the exterior side.

Building Elevations

9. The materials and colors are approved as presented:
   Roof – flat painted white with parapet
   Primary Building – Masonry Running Bond 8x8x16 Superlite Echelon, integral colored ground faced CMU Black Mountain
   Primary Building Apparatus Bays - Masonry Running Bond 8x12x16 Superlite Echelon, integral colored ground faced CMU Black Mountain
   Secondary Building – Fiber Cement Board Swisspearl – Gravial Anthracite 3020 (grey)
   Building Accent – Fiber Cement Board Swisspearl – Carat Crystal 710 (white)
   Building Accent – Fiber Cement Board Swisspearl – Zenora– A 35126 (red)
   Windows - Anodized aluminum frame
   Glazing – 1" insulated Solarbrand 70 clear
   Doors & Column Guards – Dunn Edwards High Performance Exterior Paint Bank Vault DE6383 (grey)
   Metal Plate Fencing, Shades, Trim Accent – Dunn Edwards High Performance Exterior Paint custom to match Zenora-A 3512 (red)
   Provide primary building colors and materials with a light reflectance value of 75 percent or less.

10. If shade canopies for parking areas are provided:
    a. Provide an 8" fascia for the canopy structure.
    b. Maximum 75% light reflectance value shall also apply to the top of the canopy.
    c. Relate canopy in color and architectural detailing to the buildings **with use of Dunn Edwards Bank Vault (grey) DE6383, do not use red accent color on canopies.**
    d. Conceal lighting conduit in the canopy structure and finish conduit to match.

11. If provided, roof access shall be from the interior of the building. Do not expose roof access to public view.

12. Conceal roof drainage system within the interior of the building.

13. 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.

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

Lighting

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

Landscape

16. Irrigation notes:
    a. Provide dedicated landscape water meter.
    b. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½". Provide details of water distribution system.
    c. Locate valve controller in a vandal resistant housing.
    d. Hardwire power source to controller (a receptacle connection is not allowed).
    e. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
    f. Repair existing irrigation system (on site or in the adjacent public 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 existing plants are irrigated as part of the reconfigured system at the conclusion of this construction.

17. 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.

18. 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

19. Verify property address and submit a PDF copy of the site plan with unit floor plans for permanent addressing to permitcenter@tempe.gov prior to submittal of construction documents.

20. 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.

WATER CONSERVATION AND EFFICIENCY: (Residential and parks are exempt, commercial and mixed use are not exempt). As required in Tempe City Code 33-140 - 142, all new non-residential development projects are required to submit a Water Conservation Report that details potential water use, for review and approval by the Municipal Utilities Department, prior to building permit issuance. For a report template and more information, visit the commercial water conservation webpage.

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 public sidewalk as required by Traffic Engineering Design Criteria and Standard Details.
- Construct driveways in public right of way in conformance with Standard Detail T-320.
- Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult 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.

CIVIL ENGINEERING:

- Any new or existing overhead utilities (if any) on or adjacent to site must be placed underground, including street crossings, per City of Tempe Code, Section 25-120 thru 25-126 & Ord # 88.85 except for transmission lines (greater than 12.5kv).
- 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.
- Vehicle maneuvering and access to the enclosure is adequate. Refuse staging and collection must be on site; no backing onto or off of streets, alleys or paths of circulation.
- 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 https://agriculture.az.gov/plantsproduce/native-plants. 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:

1930-1975	Aerial photos indicate this site was used for agricultural purposes.
1976	Aerial photo indicates a building with parking on the north portion of the site, and the south portion remained vacant. Development started on surrounding properties during the 1970s.
September 24, 1986	Board of Adjustment approved A-86-9.21 for five variances with conditions: a. A variance to allow bay doors to face into a public street; b. A variance to reduce the required street side yard setback from 15' to 6' to accommodate encroachment of two existing parking stalls adjacent to Hardy Drive (to be screened by a 4' screen wall); c. A variance to reduce the required front yard setback from 25' to 18' (on Geneva Drive) for a new building; d. A variance to allow outdoor storage of drums to encroach into the required front yard setback; e. A variance to reduce the required landscaping within the front yard to accommodate outside storage.
October 1, 1986	Design Review Board approved DR-86.216 for Tempe Fire Department at 3025 S. Hardy Drive in the I-2 General Industrial District for a 5,194 s.f. one-story building including the site plan and building elevations with conditions of approval including submittal of a landscape plan for staff approval prior to construction.
March 24, 1989	Fire Station #2 Address correction 3031 and 3025 S. Hardy Drive to be treated as one site address 3031 S. Hardy Drive.
May 10, 2022	Development Review Commission is scheduled to hear a request for a phased redevelopment of the site for demolition and reconstruction of the fire station and the addition of staff dorms and apparatus bays.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review

DEVELOPMENT PROJECT FILE

for

TEMPE FIRE STATION NO. 2

(PL220095)

ATTACHMENTS:

1-10. Site Context (Location Map, Aerial and Aerial with Site Plan Overlay, Site Photos)

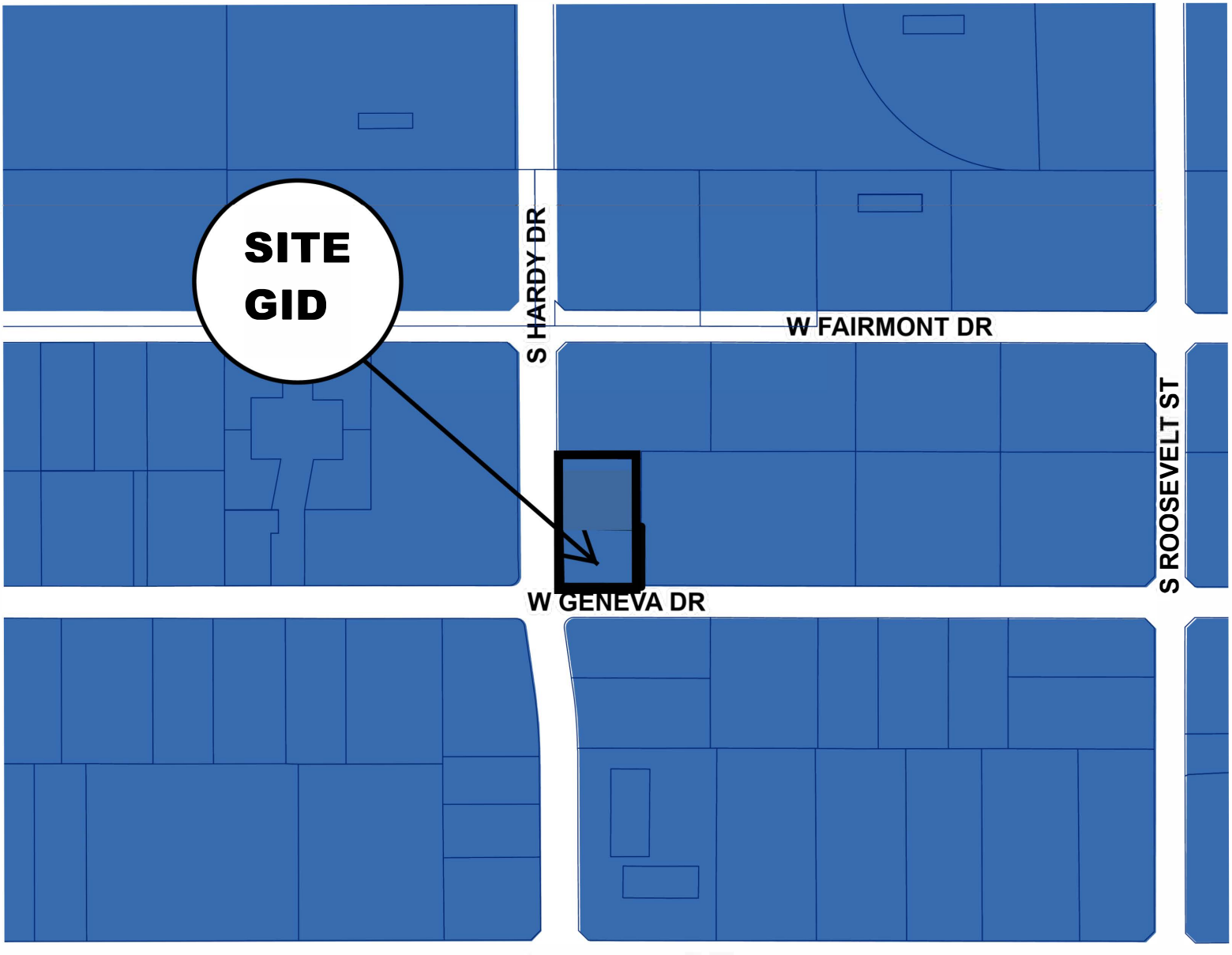
11-12. Applicant's Letter of Explanation

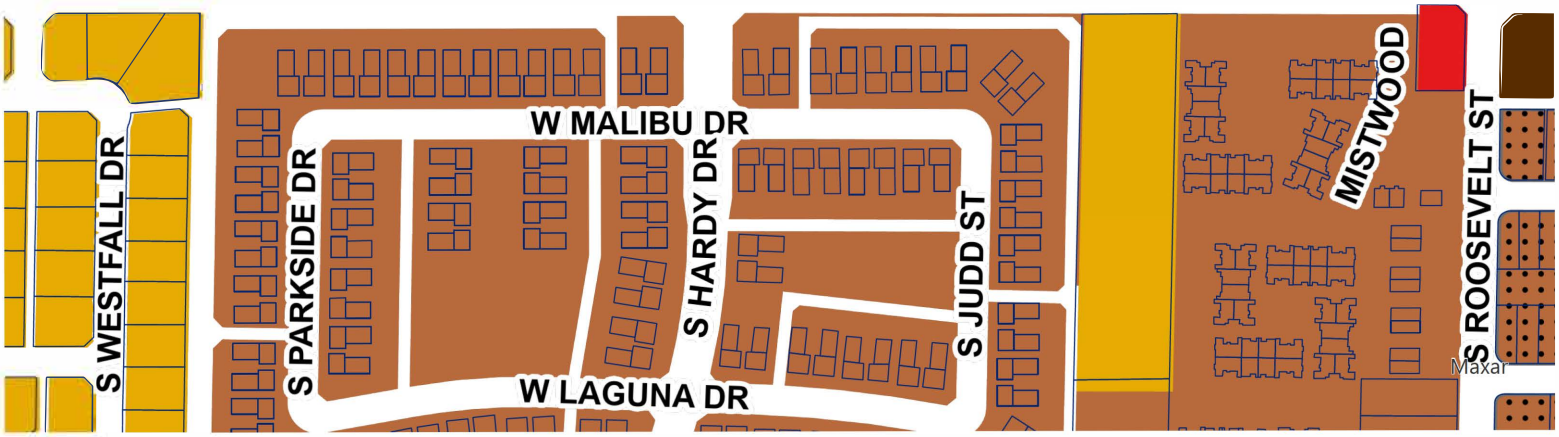
13-16. Site Design (Site Plan, Landscape Plan, Underground Utility Plan, Preliminary Grading and Drainage Plan)

17-26. Building Design (Blackline/Color Elevations, Sections, Renderings, Material Samples, Floor Plans)

TEMPE FIRE STATION NO.2

PL220095





General Industrial District (GID)
Commercial Shopping and Services (CSS)
Single-Family Residential (R1-6)
Multi-Family Residential (R-2)
Multi-Family Residential Restricted (R-3R)
Multi-Family Residential General (R-4)
Override 1

Twelve Point
CenterlineSubType
ADOT
Canal
Monument
Private

Railroad
Street
<all other values>

Zoning District
Light Industrial District (LID)
General Industrial District (GID)
Heavy Industrial District (HID)

ATTACHMENT 1

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TEMPE FIRE STATION NO. 2

PL220095

Aerial Map

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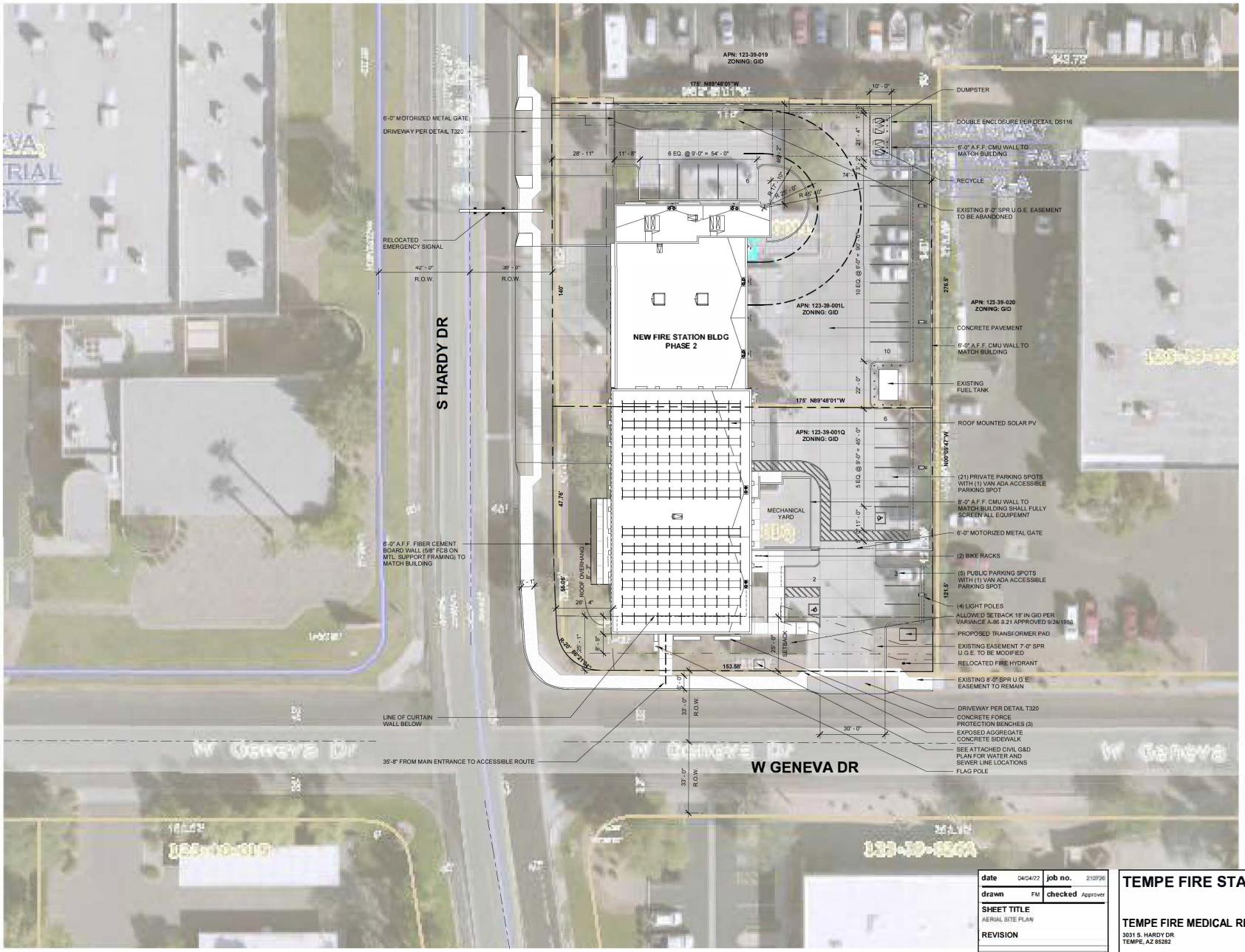


AERIAL SITE PLAN
1" = 20'-0"
0' 20' 50' 100'

date	04/04/22	job no.	210726
drawn	FM	checked	Approver

SHEET TITLE
AERIAL SITE PLAN

REVISION

TEMPE FIRE STATION NO. 2

TEMPE FIRE MEDICAL RESCUE DEPARTMENT (TFMRD)
3031 S. HARDY DR
TEMPE, AZ 85282

LEA - ARCHITECTS, LLC
1730 EAST NORTHERN AVE PHOENIX, AZ
ARCHITECTURE PLANNING INTERIORS CONSTRUCTION MGMT.

D-2

60% DESIGN DEVELOPMENT

TEMPE FIRE STATION NO. 2
PHOTO LOCATION MAP

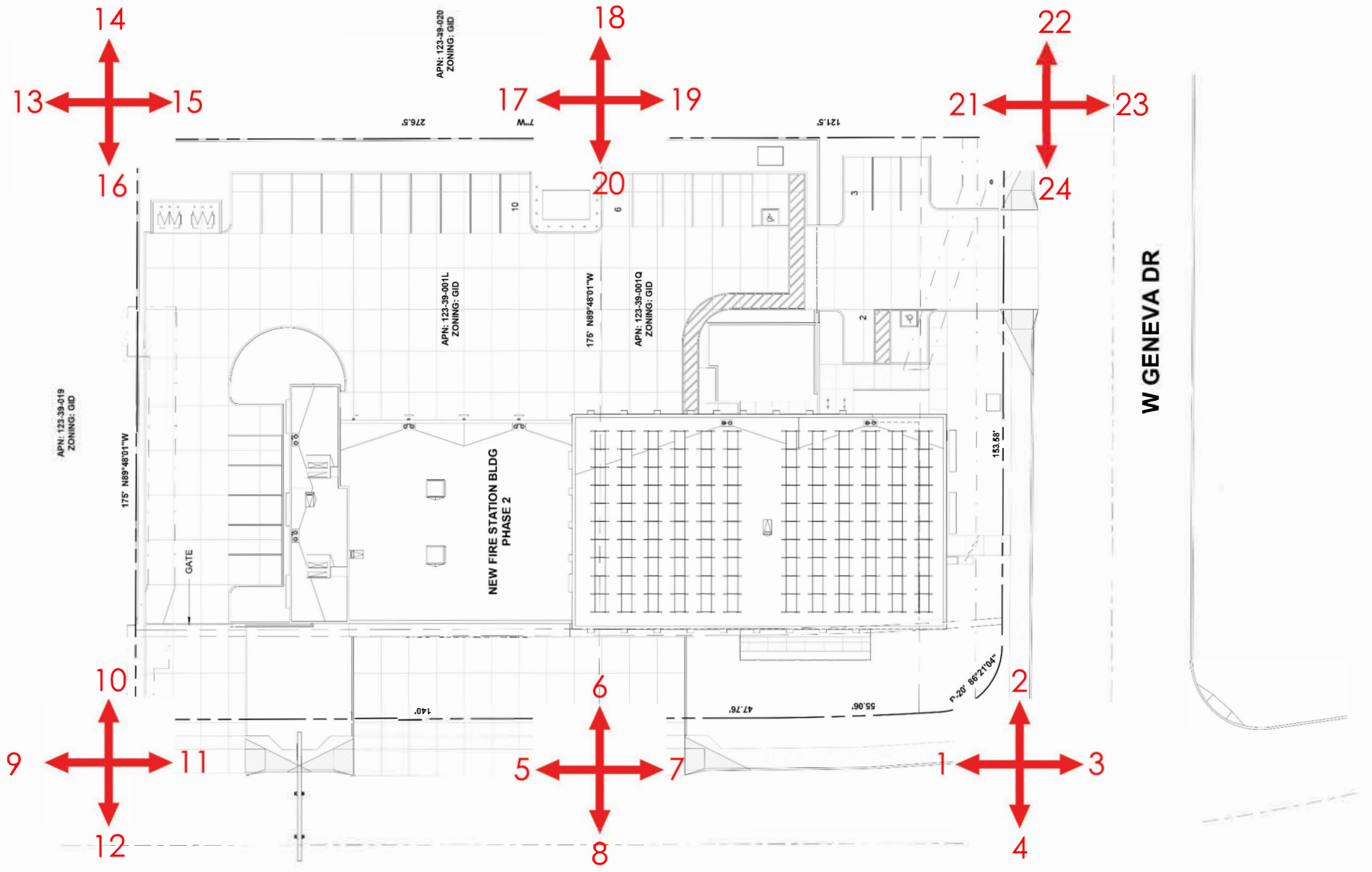


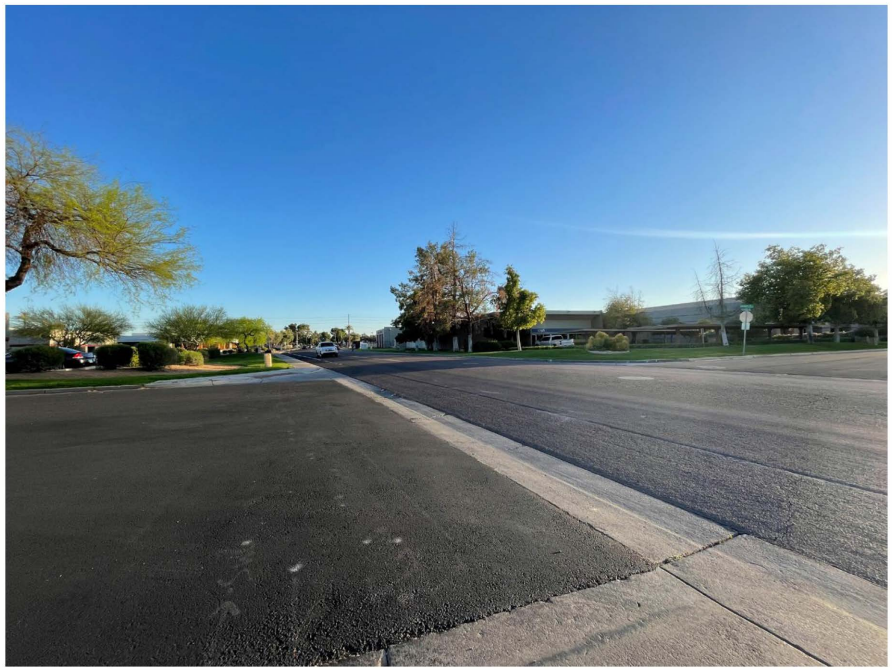
PHOTO LOCATION COVER SHEET

Item 16 - Context Photos
LEA-ARCHITECTS LLC

ATTACHMENT 4

1
North Facing

2
East Facing



3
South Facing

4
West Facing

5
North Facing

6
East Facing

7
South Facing

8
West Facing

9 North Facing

10 East Facing

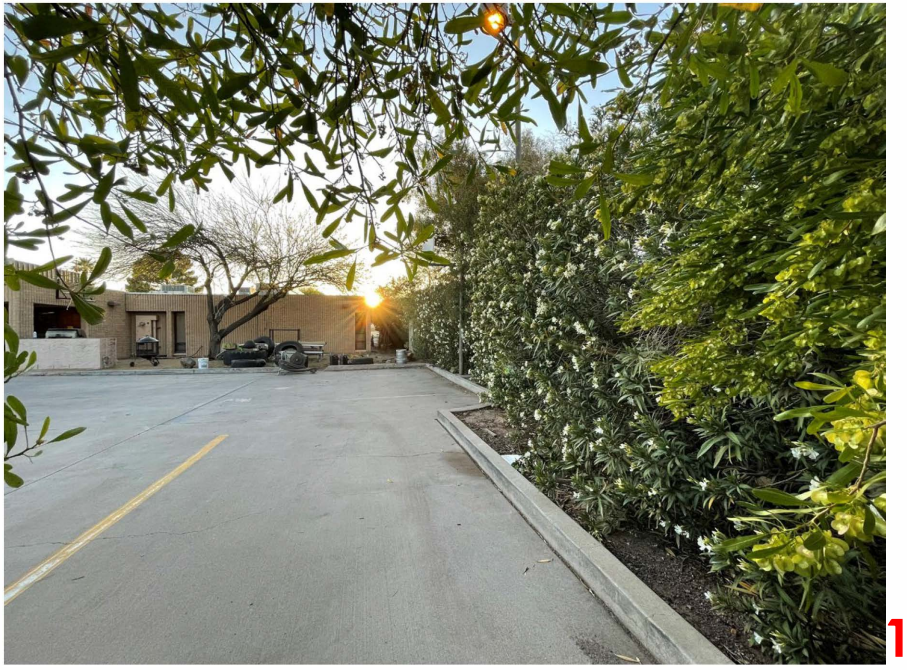
11 South Facing

12 West Facing

13 North Facing

14 East Facing

15 South Facing

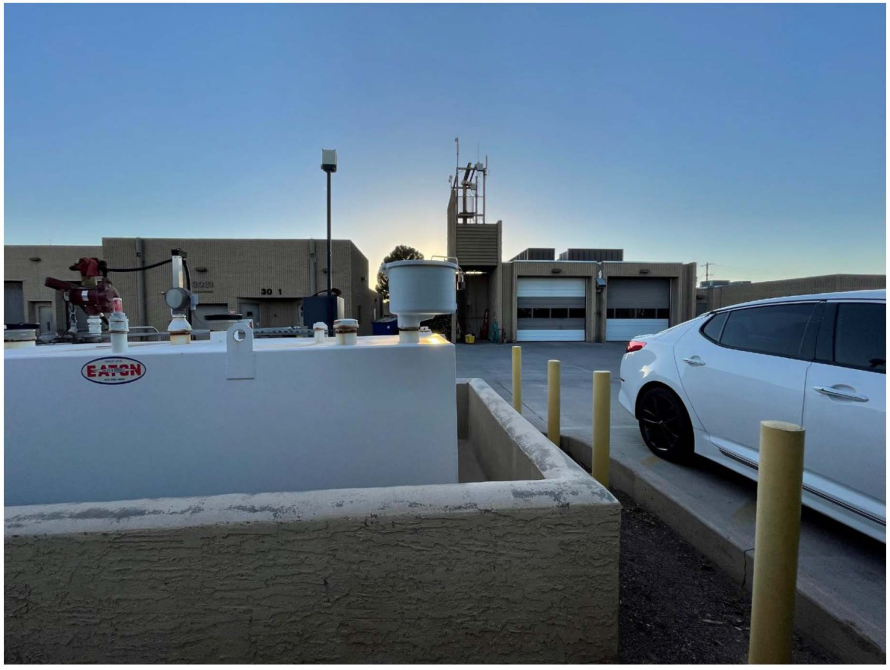


16 West Facing

17 North Facing

18 East Facing

19 South Facing



20 West Facing

21 North Facing

22 East Facing

23 South Facing

24 West Facing

LEA - Architects, LLC
Architecture Planning Interiors Construction Management
1730 East Northern Avenue, Suite 110 Phoenix, Arizona 85020
Phone: 602.943.7511 Fax: 602.943.7784
email: info@lea-architects.com www.lea-architects.com

Tempe Fire Station No. 2
3031 S Hardy Drive
Letter of Explanation

April 4, 2021

Tempe Fire Station No. 2 will replace the existing Maintenance Building and Fire Station located on site that no longer meets the current needs of the Tempe Fire and Medical District. The project consists of a new 17,677 SF two story Fire Station on two parcels totaling 1.05 acres. The program for the new fire station includes; 6 apparatus bays and support areas, community / training room, physical conditioning room, offices, kitchen, dining, dayroom, and dormitory space. Site improvements include new apparatus aprons, staff and public parking with solar PV shade canopies, bicycle parking, electric vehicle charging, refuse and recycling enclosure, existing on site fueling, new landscaping and surface and underground water retention areas.

The proposed project is designed to meet the operational requirements of the City of Tempe Fire and Medical District with form and massing that is sympathetic to the streetscape and adjacent industrial context. The proposed architecture is responsive to the to the Sonoran Desert climate with numerous passive and active sustainable design strategies incorporated in response to the City of Tempe Climate Action Plan and International Green Building Code sustainability requirements.

A simple, natural, low maintenance palette of materials is proposed including ground face concrete masonry defining the building façade where it engages the ground plane with the upper-level projected volume clad in both smooth and ribbed fiber cement panels of varying widths offering variation in scale, color, and texture. To mitigate solar heat gain, provide shade for human comfort, and visual interest at the streetscape the west facing apparatus bay doors and outdoor patio space are protected with deep calculated steel overhangs, red in color to celebrate the fire service and offer contrast to the more neutral color palette of the masonry and fiber cement panels. The 2nd level vertical slot fenestration is also articulated with red plate steel shade hoods to provide shade and contrast.

Landscaping is provided with tree spacing and density in accordance with the City of Tempe zoning requirements. The simple palette of landscape materials and regular spacing of trees and accents complements the architecture, provides biodiversity, and offers shade and definition for pedestrian circulation along the street frontage, parking areas, and building entry sequence.

The lighting for the building is well integrated into the overall design and consists of wall mounted fully shielded fixtures at the apparatus bays and recessed fixtures at the main entry, lower-level patio, and upper-level deck. Pole mounted light fixtures provide security lighting for the parking areas. Site security is considered with the integration forced protection elements and vehicular gates and site walls.

Signage for the building is well integrated and easily identifiable from the streetscape consisting of building identification and address signage on the south elevation visible from the main entry sequence off Geneva Drive and additional building identification signage integrated with the shade canopy above the apparatus bay doors facing Hardy Drive.

Pedestrian orientated urban design strategies are implemented at the street frontage with an open and inviting entry sequence facing Geneva Drive shaded by an expansive cantilevered roof canopy that defines the building entry and provides cover for the 2nd level exterior patio off the fire fighter living quarters. Cast in place concrete benches at the entry double as forced protection elements to protect the public lobby. Site circulation is intuitive at the pedestrian level with the main entry, lobby, community / training room, and vertical

circulation clearly identifiable from the street frontage. Secure staff parking and emergency vehicle ingress is provided with two operable vehicular gates located at both Hardy Dr and Geneva Dr with public parking conveniently located at the southeast corner of the site adjacent to the main public entry. Alternative transportation is available with a bus stop within 200' of the site and bike parking conveniently located adjacent to the lobby and public parking area.

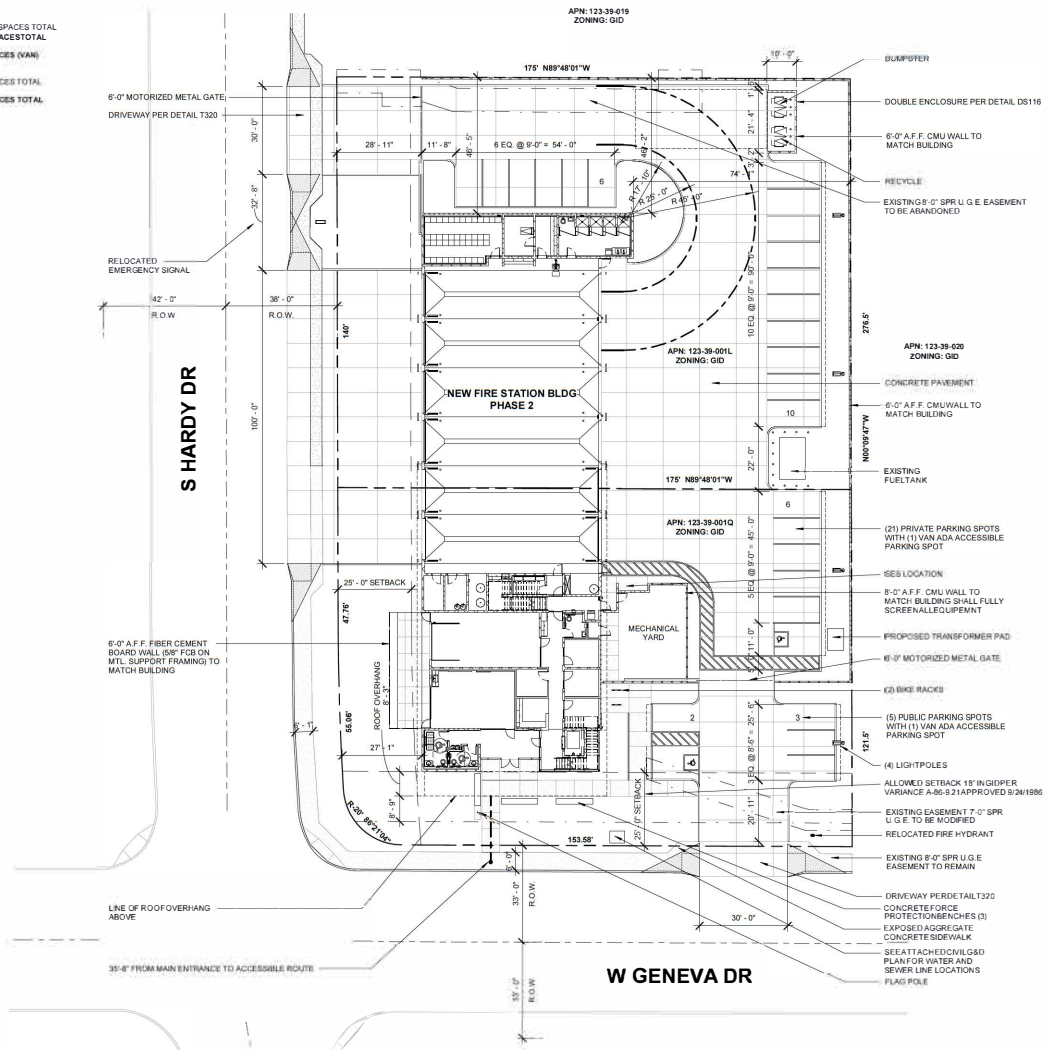
The construction of the new Fire Station is phased to allow the existing Fire Station to remain operational during construction. Phase one will consist of demolition of the existing Maintenance Building and Construction of the Fire Station Living side and partial build out of the apparatus bays. Phase two consists of demolition of the existing fire station and construction of 4 additional apparatus bays and apparatus support spaces.

Respectfully Submitted,

Lance Enyart, AIA, LEED AP

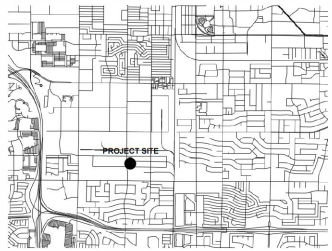
PARKING REQUIREMENT:

OFFICE	681/300	= 2.27
WAREHOUSE	412/10,000	= 0.04
FITNESS	1145/2000	= 0.58
VOCATIONAL TRAING CLASSROOM	530/200	= 2.65
16 DORMS	1 PER DORM	= 16.00
VEHICLE PARKING REQUIRED:		= 21.54 SPACES TOTAL
VEHICLE PARKING PROVIDED:		**= 27 SPACESTOTAL**
ACCESSIBLE PARKING REQUIRED:	1 TO 25	**= 2 SPACES (VAN)**
BICYCLE COMMUTE AREA:	NO	
BICYCLE PARKING REQUIRED	1 PER 10,000 SQ. FT. (2 MIN) (OFFICE USE)	= 2 SPACES TOTAL
BICYCLE PARKING PROVIDED:		**= 4 SPACES TOTAL**



SITE PLAN
1" = 20'-0"
0' 20' 50' 100'

OWNER:	CITY OF TEMPE ENGINEERING DIVISION TEMPEFIREMEDICALRESCUE DEPARTMENT (TFMRD)		
MUNICIPALITY:	CITY OF TEMPE		
PROJECT ADDRESS:	3031 S HARDY DR TEMPE AZ 85282		
APN:	123-39-001L	24,500 SF	0.56 ACRES
	123-39-001Q	21,257 SF	0.49 ACRES
	TOTAL	45,757 SF	1.05 ACRES
ZONING:	GID (GENERAL INDUSTRIAL DISTRICT)		
MAX. BUILDING HEIGHT:	35 FT PER GID CODE		
BUILDING HEIGHT:	34.75 FT ABOVE T.O.C. CENTER GENEVA		
MAX. LOT COVERAGE:	NS	25% COVERAGE (11,950 S.F.)	
MINIMUM LANDSCAPE:	4,476 SF	10% NET AREA	
PROVIDED LANDSCAPE:	9,737 SF	21.3% GROSS AREA	
FRONT SETBACK:	25 FT		
PARKING SETBACK:	20 FT		
SIDE SETBACK:	0 FT		
REAR SETBACK:	0 FT		
STREET SIDE SETBACK:	25 FT		
BUILDING NAME:	TEMPE FIRE STATION #2		
BUILDING IDENTIFICATION:	FS #2		
PHASE:	PHASE 2		
BUILDING OCCUPANCY:	MIXED-USE OCCUPANCY		
OCCUPANCY GROUPS:	B, R-2, S-2		
CONSTRUCTION TYPE:	TYPE II-B (SPRINKLERED)		
BUILDING AREA:	17,707 SQ. FT.		
	11,560 S.F.	FIRST FLOOR	
	6,147 S.F.	SECOND FLOOR	
OCCUPANCY GROUP AREA:	RESIDENTIAL (R-2)	4,600SQ. FT	(48,000)
	STORAGE (S-2)	8,245SQ. FT	(78,000)
	OFFICE (B)	4,862SQ. FT	(69,000)
OCCUPANCY LOAD: PERIBC TABLE 1004.1.2	ACCESSORY AREAS	3,195 SQ. FT. / 0	0
	ACCESSORY STORAGE	1,376 SQ. FT. / 300	13
	BUSINESS	2,466 SQ. FT. / 150	64
	CLASSROOM AREAS	515 SQ. FT. /20	26
	DORMITORIES	1,447 SQ. FT. / 50	32
	EXERCISE ROOMS	667 SQ. FT. / 50	14
	LOCKER ROOMS	418 SQ. FT. / 50	9
	PARKING GARAGES	6,393 SQ. FT. / 200	32
	TOTAL		190
EGRESS CALCULATION:	MINIMUM EXITS REQUIRED	2	
	EXITS PROVIDED	5	
	TWO EXIT STAIRS PROVIDE 72" MINIMUM EGRESS WIDTH		



VICINITY MAP

LOCATION MAP

APPLICANT
LEA - ARCHITECTS, LLC
1730 E NORTHERN AVE, SUITE 110
PHOENIX, AZ 85020
CONTACT: LANCE ENYART
LANCE@LEA.ARCHITECTS.COM
(602) 943-7511

date	04/04/22	job no.	210726
drawn	FM	checked	LERJ

SHEET TITLE
SITE PLAN

REVISION

TEMPE FIRE STATION NO. 2

TEMPE FIRE MEDICAL RESCUE DEPARTMENT (TFMRD)
3031 S. HARDY DR.
TEMPE, AZ 85282

LEA - ARCHITECTS, LLC
1730 EAST NORTHERN AVE PHOENIX, AZ
ARCHITECTURE PLANNING INTERIORS CONSTRUCTION MGMT.

D-1

60% DESIGN DEVELOPMENT

TEMPE FIRE STATION NO. 2

project consultants

owner
CITY OF TEMPE ENGINEERING DIVISION
31 EAST 5TH STREET
TEMPE, AZ 85281

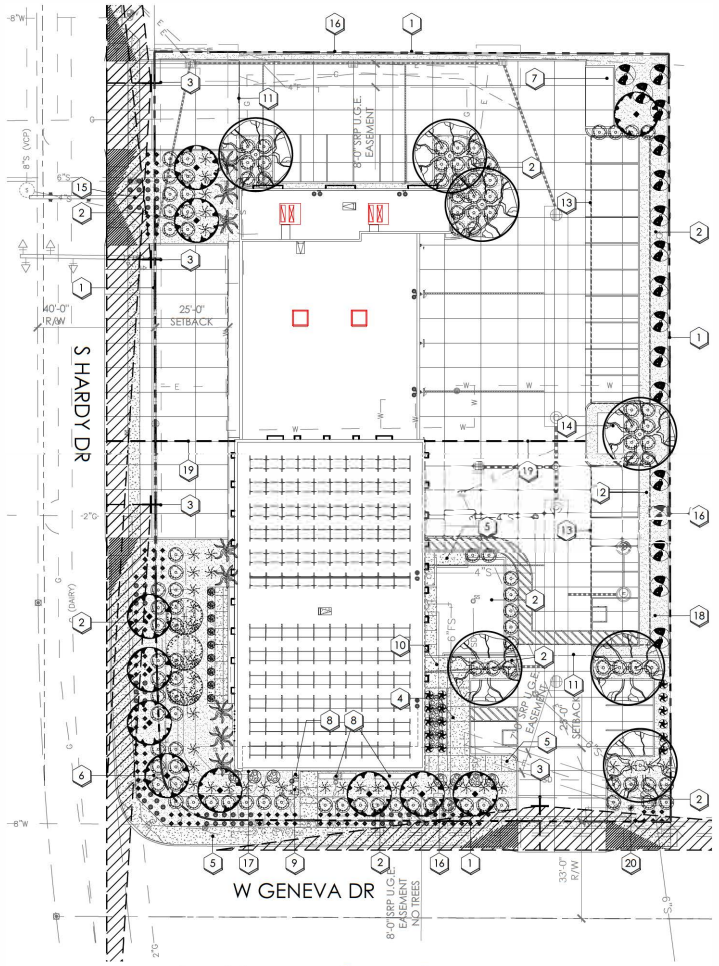
architecture
LEA - ARCHITECTS, LLC
1730 E. NORTHERN AVE, SUITE 110
PHOENIX, AZ 85020
PROJECT CONTACT: LANCE ENYART
PHONE: 602.943.7511
EMAIL:lance@lea-architects.com

landscape architecture
DESIGN ETHIC, LLC
7525 EAST 6TH AVENUE
SCOTTSDALE, ARIZONA 85251
PROJECT CONTACT: BRANDON PAUL
PHONE: 480.225.7077
EMAIL:bpaul@designethic.net

city of tempe notes

1. DE-COMPACT SOIL AND PULL ASPHALT AND CONSTRUCTION DEBRIS OUT OF PLANTING AREAS PRIOR TO LANDSCAPE INSTALLATION.
2. 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 NOTTO BE USED AT ALL.
3. IF RIVER ROCK, STONES, OR SIMILAR MATERIALS ARE USED USE ROCK SMALLER THAN 3" AND DO NOT GROUT IN PLACE.

sheet index



street tree requirements

HARDY DRIVE FRONTAGE LINEAR FEET: 258 — REQUIRED TREES=9
E ROOSEVELT STREET FRONTAGE LINEAR FEET: 169 — REQUIRED TREES=6

vicinity map

NORTH
not to scale

plant legend

	botanical name / common name	emitters	size	qty	comments
trees					
	ACACIA ANEURA / MULGA	(5 @ 1.0 GPH)	36" BOX	11	7.0 H., 4.0W., 1.5CAL. STAKE IN PLACE
	MARIOSOUSA WILLARDIANA / PALO BLANCO	(5 @ 1.0 GPH)	36" BOX	3	9.0H., 5.0W., 2.0 CAL. STAKE IN PLACE
	PROSOPIS SEEDLESS HYBRID 'AZT™' / 'AZT™' SEEDLESS HYBRID MESQUITE	(5 @ 1.0 GPH)	24" BOX	7	5.0H., 6.0W., 1.25 CAL. STAKE IN PLACE
shrubs					
	LARREA TRIDENTATA / CREOSOTE	(1 @ 1.0 GPH)	5 GAL.	17	
accents					
	ALOE BARBADENSIS / ALOE VERA	(1 @ 1.0 GPH)	5 GAL.	16	
	EUPHORBIA TRICUCALLI / STICKS OF FIRE	(1 @ 1.0 GPH)	5 GAL.	11	
	FOUQUIERIA SPLENDENS / OCOTILLO		8 CANE	8	
	HESPERALOE FUNIFERA / GIANT HESPERALOE	(1 @ 1.0 GPH)	5 GAL.	39	
	PEDILANTHUS MACROCARPUS / SLIPPER PLANT	(1 @ 1.0 GPH)	5 GAL.	9	
grasses					
	MUHLENBERGIA RIGENS / DEER GRASS	(1 @ 1.0 GPH)	5 GAL.	109	
groundcover					
	ALOE X. BLUEELF / BLUE ELF ALOE	(1 @ 1.0 GPH)	5 GAL.	107	
	ALOE MACULATA / SOAP ALOE	(1 @ 1.0 GPH)	5 GAL.	60	
inerts					
	DECOMPOSED GRANITE / EXPRESS BROWN		1/2" SCREEN	10,815 S.F.	2" MINIMUM IN ALL PLANTERS

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 OFTHE EDGEOF PATHWAYS, GROUNDCOVERS AND SHRUBS SHALL NOT EXCEED THREE (3) FEET IN HEIGHT AT MATURITY.

planting key notes

1. PROPERTY LINE / RIGHT OF WAY LINE
2. DECOMPOSED GRANITE IN ALL PLANTING AREAS
3. SIGHT VISIBILITY TRIANGLE. MAXIMUM MATURE PLANT MATERIAL HEIGHT IN THE SIGHT VISIBILITY TRIANGLES IS 24 INCHES
4. ACCESSIBLE RAMP. SEE CIVIL ENG. PLANS.
5. CONCRETE SIDEWALK.
6. CONCRETE HEADER.
7. TRASH ENCLOSURE. SEE ARCHITECT'S SITE PLAN.
8. CONCRETE FORCE PROTECTION BENCHES. SEE ARCHITECT'S SITE PLAN.
9. FLAG POLE. SEE ARCHITECT'S SITE PLAN.
10. BIKE RACKS. SEE ARCHITECT'S SITE PLAN.
11. VEHICULAR ACCESS GATE. SEE ARCHITECT'S SITE PLAN.
12. EV CHARGING STATION. SEE ARCHITECT'S SITE PLAN.
13. SOLAR PARKING CANOPIES. SEE ARCHITECT'S SITE PLAN.
14. EXISTING FUEL TANK TO REMAIN. SEE ARCHITECT'S SITE PLAN.
15. EXISTING EMERGENCY SIGNAL TO BE RELOCATED. SEE ARCHITECT'S SITE PLAN.
16. PERIMETER WALL
17. OVERHEAD CANTILEVER DECK.
18. PROPOSED TRANSFORMER LOCATION. MAINTAIN 3' ACCESS & CLEARANCE AROUND ALL EDGES. ALLOW FOR 12' CLEAR OPERATIONAL AREA IMMEDIATELY IN FRONT OF TRANSFORMER.
19. PHASE LINE.
20. FIRE HYDRANT. 3'-0" CLEAR OF ALL PLANT MATERIAL

DESIGN ETHIC
LANDSCAPE ARCHITECTURE
FORGING NEW ENVIRONMENTS
7525 E. 6TH AVE. SCOTTSDALE, ARIZONA 85251
480.225.7077

NORTH
0' 20' 40' 60'
SCALE: 1" = 20'-0"

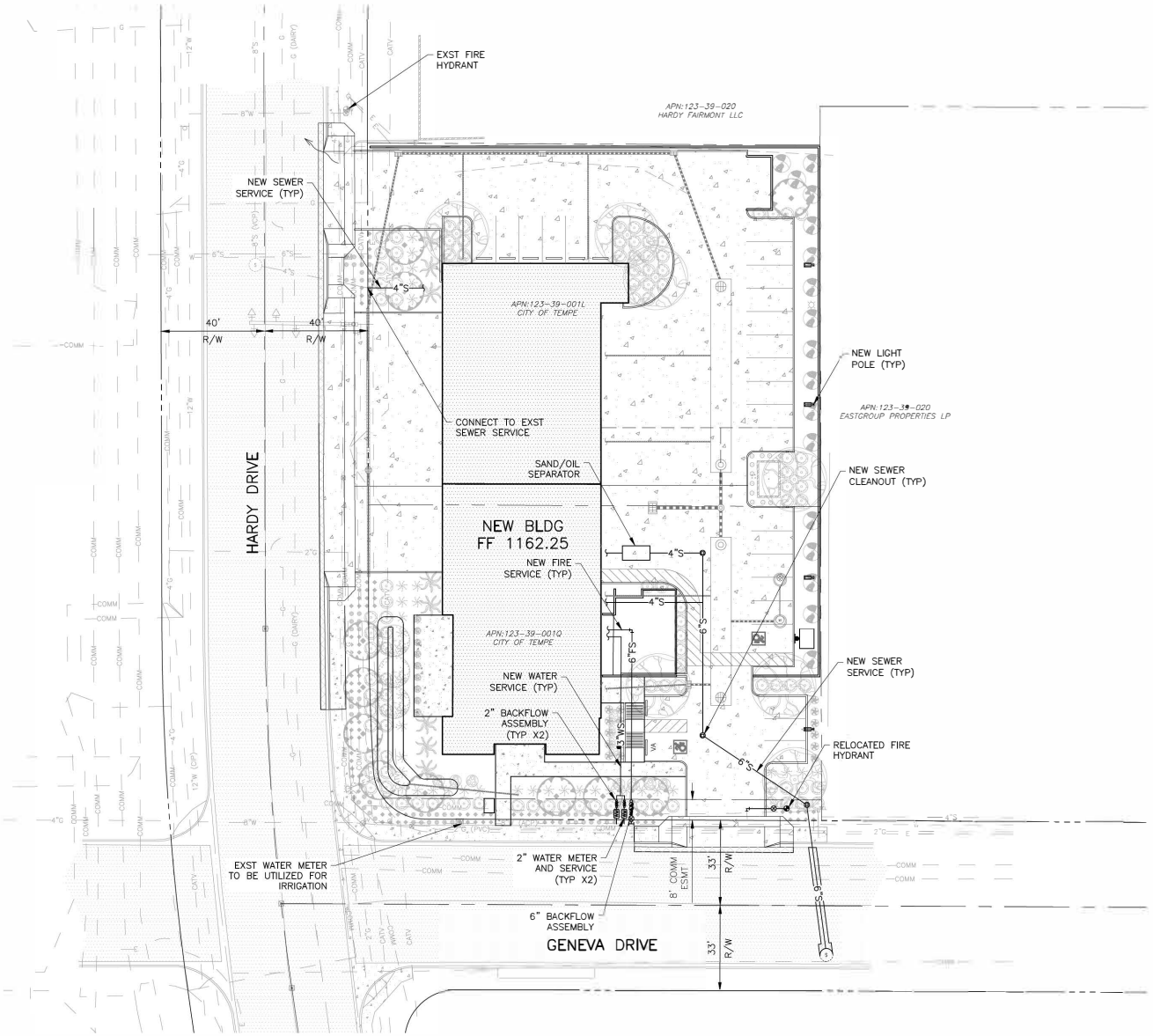
Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or visit Arizona811.com

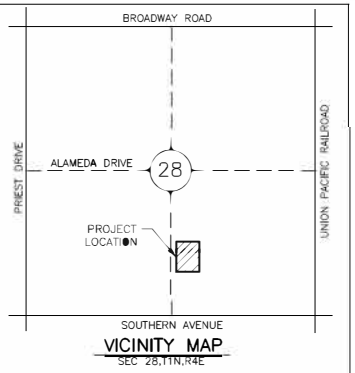
PROJECT: TEMPE FIRE STATION NO. 2
3025 SOUTH HARDY DRIVE
TEMPE, AZ 85282

SHEET TITLE: PRELIMINARY LANDSCAPE PLAN

JOB NO: 21-089
DATE: 03.31.2022
DRAWN BY: B. PAUL
SUBMITTED:
REVISED:

SHEET
L.01 of L.01





VICINITY MAP
SEC 28,T1N,R4E

CONTACT INFORMATION

OWNER:
CITY OF TEMPE
31 EAST FIFTH STREET,
GARDEN LEVEL, WEST WING
TEMPE, ARIZONA 85281
PHONE (480) 350.8476

ARCHITECT:
LEA ARCHITECTS, LLC
1730 EAST NORTHERN AVENUE
PHOENIX, ARIZONA 85020
CONTACT: LANCE ENYART
EMAIL: LANCE@LEA-ARHICTECTS.COM
PHONE: (602) 943.7511

ENGINEER:
DIBBLE
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MESA, ARIZONA 85204
CONTACT: ADRIAN CARVAJAL
EMAIL: ADRIAN.CARVAJAL@DIBBLECORP.COM
PHONE: (480) 757.7876

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com

Registered Professional Engineer
CERTIFICATE NO.
49524
ADRIAN A. CARVAJAL
DATE SIGNED 4/4/22
ARIZONA U.S.A.

DIBBLE
1640 SOUTH STAPLEY DRIVE
SUITE 120
MESA, AZ 85204
480.757.7876

TEMPE FIRE STATION NO. 2

3025 S. HARDY
TEMPE, ARIZONA 85282

PROJECT STATUS:

SHEET TITLE:
PRELIMINARY UTILITY PLAN

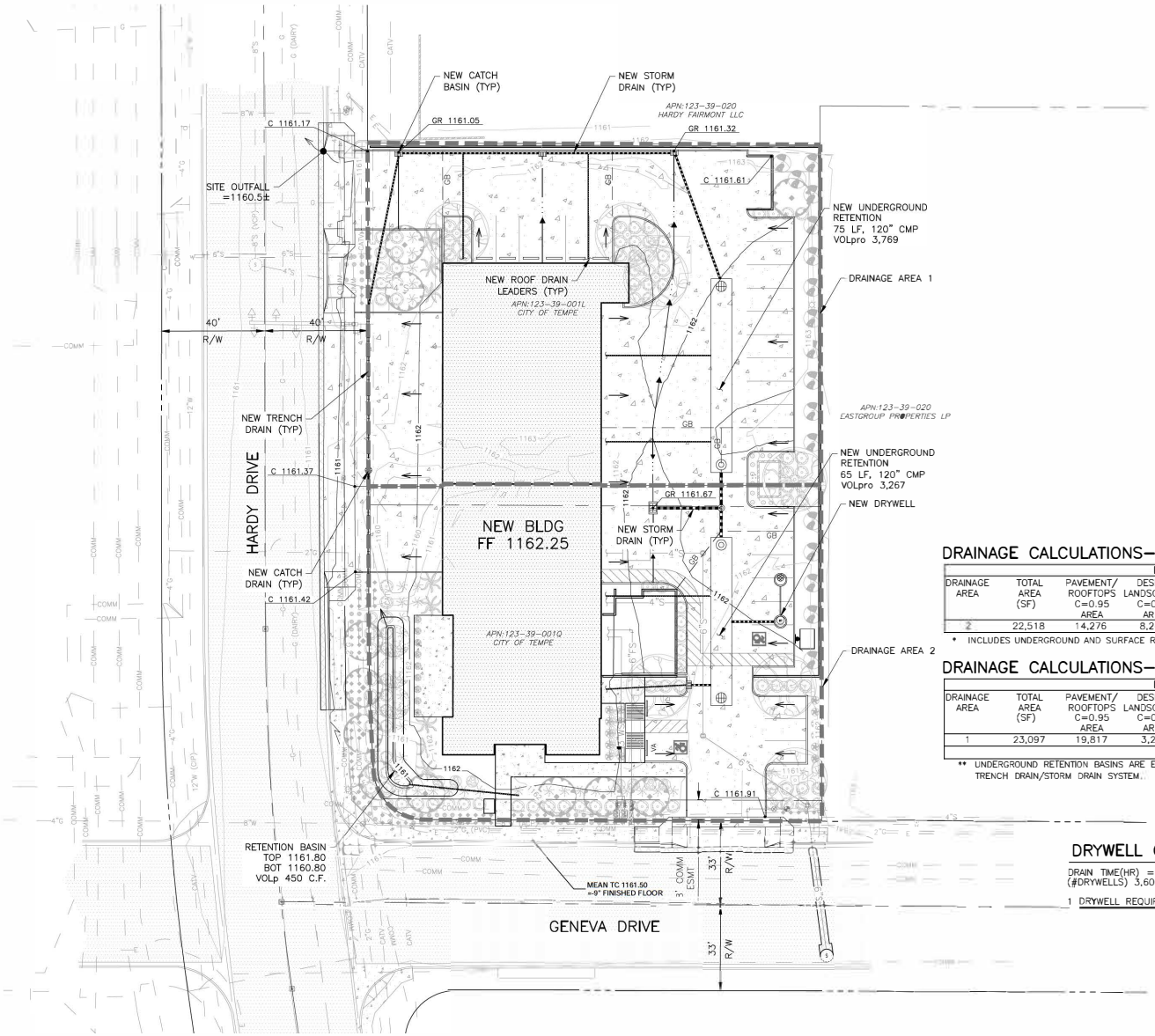
SCALE:

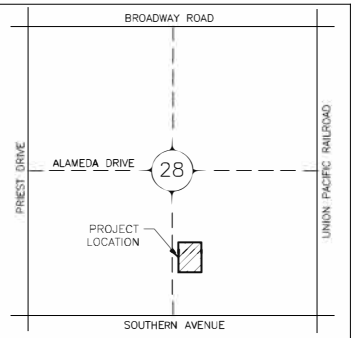
REVISIONS

No.	Description	Date

JOB NO. 1021143
DATE 04/04/22
SHEET PU01

LAST REVISION:





VICINITY MAP
SEC 28,T1N,R4E

CONTACT INFORMATION

OWNER:
CITY OF TEMPE
31 EAST FIFTH STREET,
GARDEN LEVEL, WEST WING
TEMPE, ARIZONA 85281
PHONE (480) 350.8476

ARCHITECT:
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EMAIL: LANCE@LEA-ARHICTECTS.COM
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MESA, ARIZONA 85204
CONTACT: ADRIAN CARVAJAL
EMAIL: ADRIAN.CARVAJAL@DIBBLECORP.COM
PHONE: (480) 757.7876

DRAINAGE CALCULATIONS–PHASE 1

HYDROLOGY CALCULATIONS							
DRAINAGE AREA	TOTAL AREA (SF)	PAVEMENT/ ROOFTOPS C=0.95 AREA	DESERT LANDSCAPING C=0.50 AREA	WEIGHTED COEFFICIENT	RAINFALL DEPTH (IN)	VOLUME REQUIRED (CF)	VOLUME PROVIDED (CF)
2	22,518	14,276	8,242	0.79	2.20	3,242	3,717*

* INCLUDES UNDERGROUND AND SURFACE RETENTION

DRAINAGE CALCULATIONS–PHASE 2

HYDROLOGY CALCULATIONS							
DRAINAGE AREA	TOTAL AREA (SF)	PAVEMENT/ ROOFTOPS C=0.95 AREA	DESERT LANDSCAPING C=0.50 AREA	WEIGHTED COEFFICIENT	RAINFALL DEPTH (IN)	VOLUME REQUIRED (CF)	VOLUME PROVIDED (CF)
1	23,097	19,817	3,280	0.89	2.20	3,753	3,769
				OVERALL SITE TOTAL		6,995	7,486

** UNDERGROUND RETENTION BASINS ARE EQUALIZED. SURFACE BASIN OVERFLOWS INTO TRENCH DRAIN/STORM DRAIN SYSTEM.

100–YEAR 2–HOUR STORM
V = C*A*P/12
V = REQUIRED RETENTION (CF)
C = RUNOFF COEFFICIENT
A = DRAINAGE AREA (SF)
P = 2.24 INCHES (PER NOAA 14)

DRYWELL CALCULATION

DRAIN TIME(HR) = BASIN VOLUME REQUIRED / [(0.1CFS/DRYWELL) (#DRYWELLS) 3,600 SEC/HR]

1 DRYWELL REQUIRED, DRAIN TIME = 20.8 HOURS

N

0' 10' 20' 40'
SCALE: 1"=20'

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or dial Arizona811.com

LAST REVISION

DIBBLE
1640 SOUTH STAPLEY DRIVE
SUITE 120
MESA, AZ 85204
480.757.7876

TEMPE FIRE STATION NO. 2

3025 S. HARDY
TEMPE, ARIZONA 85282

PROJECT STATUS:

SHEET TITLE:
PRELIMINARY GRADING & DRAINAGE PLAN

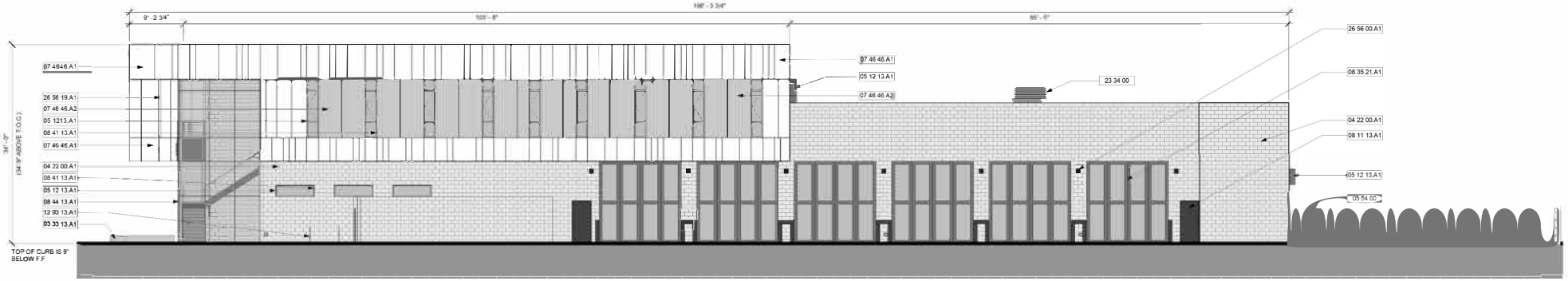
SCALE:

REVISIONS

No.	Description	Date

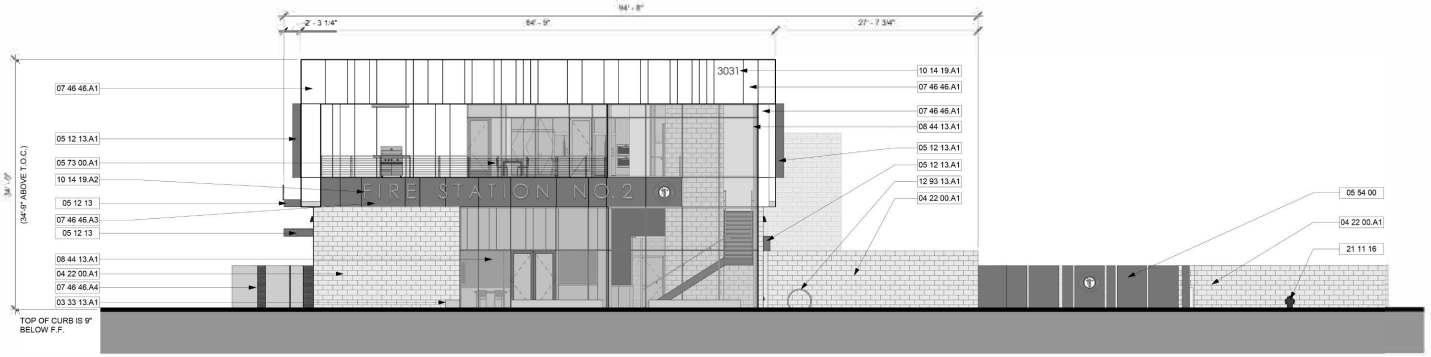
JOB NO. 1021143
DATE 04/04/22
SHEET PG01

ATTACHMENT 16



EXTERIOR ELEVATION - EAST

1/8" = 1'-0"



EXTERIOR ELEVATION - SOUTH - W GENEVA DR

1/8" = 1'-0"

MATERIALS LEGEND

MASONRY (RUNNING BOND)
8 x 8 x 16 SUPERLITE ECHELON
INTEGRAL COLOR GROUND FACE CMU
BLACK MOUNTAIN (8 x 12 x 16 IN APPARATUS BAY, SEE STRUCTURAL)
04 22 00.A1

1" INSULTATED GLAZING
SOLARBAND 70 (2) CLEAR + CLEAR
08 41 13.A1
08 44 13.A1

FIBER CEMENT BOARD
SWISSPEARL - CARAT
CRYSTAL 710
07 46 46.A1

FIBER CEMENT BOARD
SWISSPEARL - GRAVIAL
ANTHRACITE 3020
07 46 46.A2

FIBER CEMENT BOARD
SWISSPEARL
ZENOR-A 35126
07 46 46.A3
07 46 46.A4

HIGH PERFORMANCE EXTERIOR PAINT
HM DOORS, COLUMN GUARDS
DUNN EDWARDS -BANKVAULT DE6383
05 73 00.A1
08 11 13.A1

HIGH PERFORMANCE EXTERIOR PAINT
METAL PLATE FENCING, SHADES, TRIM ACCENTS
DUNN EDWARDS - MATCH TO ZENOR-A 35126
05 12 13
05 73 00A1

KEYNOTE LEGEND

KEYNOTE	MATERIAL
03 33 13.A1	C.I.P. CONCRETE FORCE PROTECTION BENCH
04 22 00.A1	8" X 8" X 16" INTEGRAL COLOR GROUND FACE CMU
05 12 13	ARCHITECTURALLY-EXPOSED STRUCTURAL STEEL, PAINTED
05 12 13.A1	STEEL PLATE SHADE HOOD, PAINTED
05 54 00	METAL PLATE FENCESUPPORTED BY STRUCTURAL STEEL FRAMING, RED
05 73 00.A1	DECORATIVE METAL RAILINGS, PAINTED
07 46 46.A1	FIBER CEMENT PANEL - FIELD
07 46 46.A2	FIBER CEMENT PANEL - RIBBED
07 46 46.A3	FIBER CEMENT PANEL - RED
07 46 46.A4	FIBER CEMENT PANEL - PERFORATED, RED
08 11 13.A1	HOLLOW METAL DOORS AND FRAMES, PAINTED
08 35 21.A1	HIGH SPEED FOUR FOLD FOLDING DOORS
08 41 13.A1	ALUMINUM FRAMED ENTRANCES AND STOREFRONTS
08 44 13.A1	GLAZED ALUMINUM CURTAIN WALL
10 14 19.A1	12" HIGH INDIVIDUAL MOUNT, ALUMINUM REVERSE PAN CHANNEL CHARACTERS SEPARATE PERMIT
10 14 19.A2	24" HIGH INDIVIDUAL MOUNT, ALUMINUM REVERSE PAN CHANNEL CHARACTERS SEPARATE PERMIT
12 93 13.A1	BICYCLE RACKS
21 11 16	FIRE HYDRANT, SEE CIVIL
23 34 00	HIGH CFM FIRE APPARATUS DIESEL EXHAUST EXTRACTION FAN*
26 56 00.A1	SURFACE MOUNTED LED WALL PACK
26 56 19.A1	RECESSED LED EXTERIOR LIGHT, SEE ELECTRICAL

5. MECHANICAL EQUIPMENT (E.G., ANTELOPE VENT, COOLING TOWER, OR SIMILAR FIXTURES) THAT CANNOT BE CONCEALED DUE TO THEIR UNIQUE FUNCTIONAL REQUIREMENTS, AS DETERMINED BY THE COMMUNITY DEVELOPMENT DIRECTOR OR DESIGNEE, SHALL BE SCREENED FROM VIEW FROM ADJACENT PUBLIC RIGHTS-OF-WAY AND PROPERTIES AT THE TIME OF THE ISSUANCE OF THE BUILDING AND MEETS BUILDING CODE STANDARDS, AS APPROVED THROUGH DEVELOPMENT PLANNING.

date	04/04/22	job no.	210726
drawn	FM	checked	LEIRJ

SHEET TITLE
EXTERIOR ELEVATIONS

REVISION

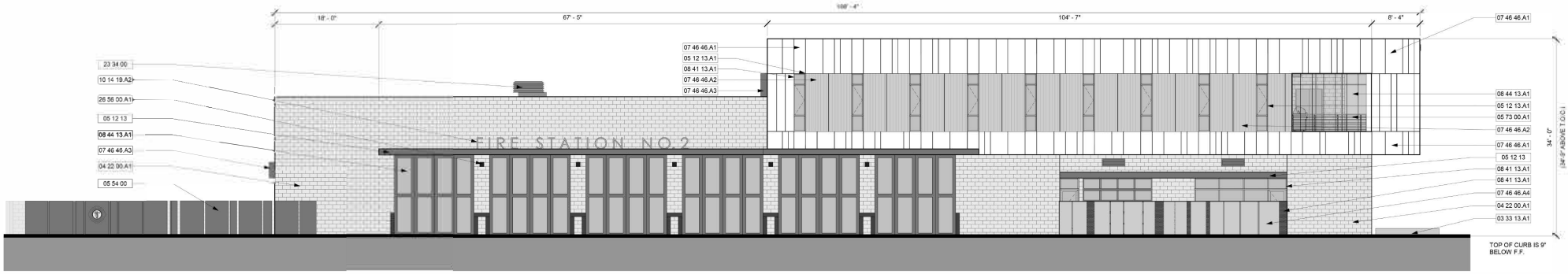
TEMPE FIRE STATION NO. 2

TEMPE FIRE MEDICAL RESCUE DEPARTMENT (TFMRD)
3031 S. HARDY DR.
TEMPE, AZ 85282

LEA - ARCHITECTS, LLC
1730 EAST NORTHERN AVE PHOENIX, AZ
ARCHITECTURE PLANNING INTERIORS CONSTRUCTION MGMT.

D-5

60% DESIGN DEVELOPMENT



EXTERIOR ELEVATION - WEST - S HARDY DR

1/8" = 1'-0"

KEYNOTE LEGEND	
KEYNOTE	MATERIAL
03 33 13.A1	C.I.P. CONCRETE FORCE PROTECTION BENCH
04 22 00.A1	8" X 8" X 16" INTEGRAL COLOR GROUND FACE CMU
05 12 13	ARCHITECTURALLY-EXPOSED STRUCTURAL STEEL, PAINTED
05 12 13.A1	STEEL PLATE SHADE HOOD, PAINTED
05 54 00	METALPLATE FENCE SUPPORTED BY STRUCTURAL STEEL FRAMING, RED
05 73 00.A1	DECORATIVEMETAL RAILINGS, PAINTED
07 46 46.A1	FIBER CEMENT PANEL - FIELD
07 46 46.A2	FIBER CEMENT PANEL - RIBBED
07 46 46.A3	FIBER CEMENT PANEL - RED
07 46 46.A4	FIBERCEMENT PANEL - PERFORATED, RED
08 41 13.A1	ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS
08 44 13.A1	GLAZED ALUMINUM CURTAIN WALL
10 14 19.A2	24" HIGH INDIVIDUAL MOUNT, ALUMINUM REVERSE PAN CHANNEL CHARACTERS SEPARATE PERMIT
23 34 00	HIGH CFM FIREAPPARATUSDIESELEXHAUST EXTRACTION FAN
26 56 00.A1	SURFACE MOUNTED LED WALL PACK
32 39 13.B1	EXISTING METAL BOLLARDS TO REMAIN
XX 56 00.A1	EXISTING FUEL STORAGE TANKS TO REMAIN

MATERIALS LEGEND

04 22 00.A1 — **MASONRY (RUNNING BOND)**
8 x 8 x 16 SUPERLITE ECHELON
INTEGRAL COLOR GROUND FACE CMU
BLACK MOUNTAIN (8 x 12 x 16 IN APPARATUS BAY; SEE STRUCTURAL)

08 41 13.A1
08 4413.A1 — **1" INSULTATED GLAZING**
SOLARBAND 70 (2) CLEAR + CLEAR

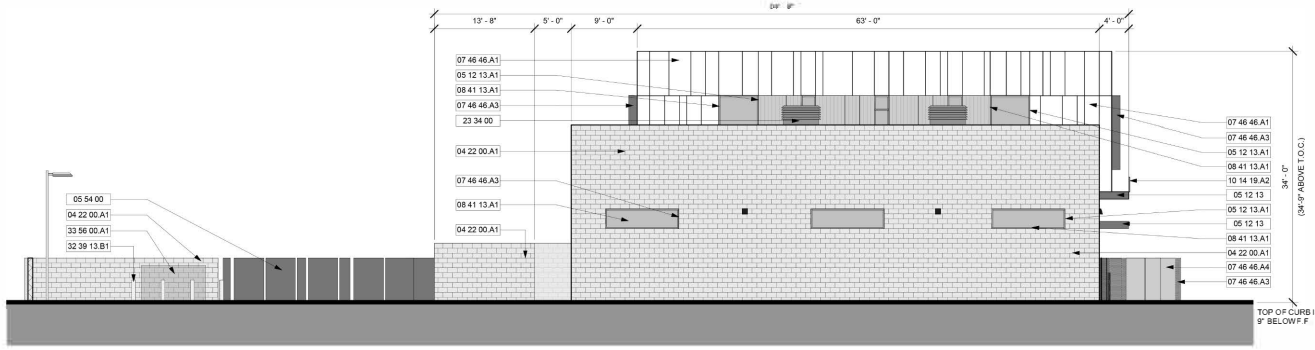
07 46 46.A1 — **FIBER CEMENT BOARD**
SWISSPEARL -CARAT
CRYSTAL 7:0

07 46 46.A2 — FIBER CEMENT BOARD
SWISSPEARL - GRAVIAL
ANTHRACITE 3020

07 46 46 .A3
07 46 46.A4 — FIBER CEMENT BOARD
SWISSPEARL
ZENOR-A 35'26

0573 00.A1
08 11 13.A1 — HIGH PERFORMANCE EXTERIOR PAINT
HM DOORS, COLUMN GUARDS
DUNNEDWARDS - BANKVAULT DE6383

05 12 13
05 73 00.A1 — HIGH PERFORMANCE EXTERIOR PAINT
METAL PLATE FENCING, SHADES, TRIM ACCENTS
DUNNEDWARDS - MATCHTO ZENOR-A 35126



EXTERIOR ELEVATION - NORTH

1/8" = 1'-0"

date	04/04/22	job no.	210726
drawn	FM	checked	LEWJ

SHEET TITLE
EXTERIOR ELEVATIONS

REVISION

TEMPE FIRE STATION NO. 2

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TEMPE, AZ 85282

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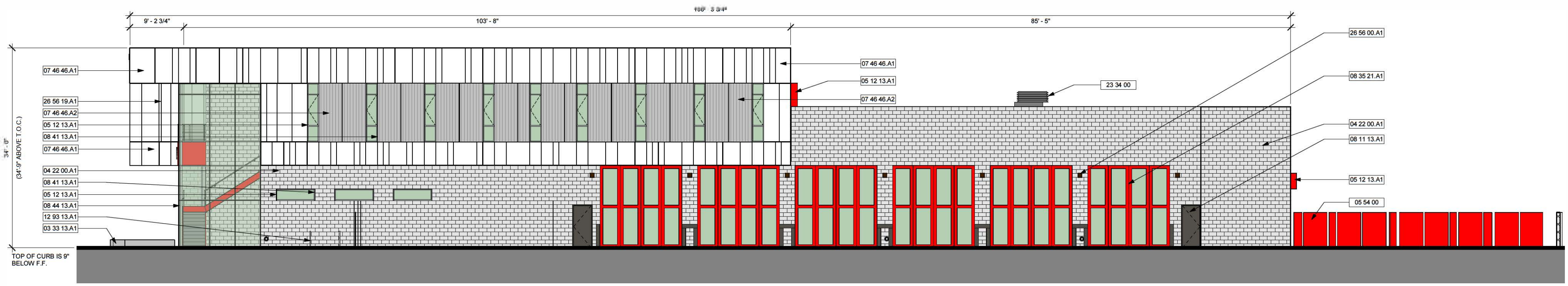
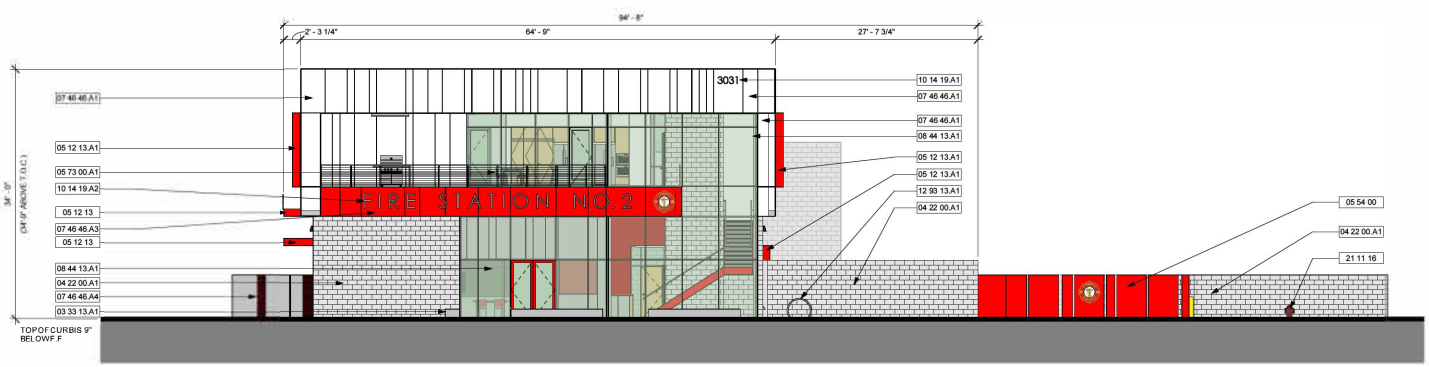


EXTERIOR ELEVATION - EAST



EXTERIOR ELEVATION - SOUTH - W GENEVA DR

MATERIALS LEGEND

Keynote	Material
04 22 00.A1	MASONRY (RUNNING BOND) 8 x 8 x 16 SUPERLITE ECHELON INTEGRAL COLOR GROUND FACE CMU BLACK MOUNTAIN (8 x 12 x 16 IN APPARATUS BAY, SEE STRUCTURAL)
08 41 13.A1 08 44 13.A1	1" INSULTATED GLAZING SOLARBAND 70 (2) CLEAR + CLEAR
07 46 46.A1	FIBER CEMENT BOARD SWISSPEARL - CARAT CRYSTAL 710
07 46 46.A2	FIBER CEMENT BOARD SWISSPEARL - GRAVIAL ANTHRACITE 3020
07 46 46.A3 07 46 46.A4	FIBER CEMENT BOARD SWISSPEARL ZENOR -A 35126
05 73 00.A1 08 11 13.A1	HIGH PERFORMANCE EXTERIOR PAINT HM DOORS, COLUMN GUARDS DUNN EDWARDS -BANKVAULTDE6383
05 12 13 05 73 00.A1	HIGH PERFORMANCE EXTERIOR PAINT METALPLATE FENCING, SHADES, TRIM ACCENTS DUNN EDWARDS - MATCH TO ZENOR-A 35126

KEYNOTE LEGEND

KEYNOTE	MATERIAL
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07 46 46.A1	FIBER CEMENT PANEL - FIELD
07 46 46.A2	FIBER CEMENT PANEL - RIBBED
07 46 46.A3	FIBER CEMENT PANEL - RED
07 46 46.A4	FIBER CEMENT PANEL - PERFORATED, RED
08 11 13.A1	HOLLOW METAL DOORS AND FRAMES, PAINTED
08 35 21.A1	HIGH SPEED FOUR FOLD FOLDING DOORS
08 41 13.A1	ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS
08 44 13.A1	GLAZED ALUMINUM CURTAIN WALL
10 14 19.A1	12" HIGH INDIVIDUAL MOUNT, ALUMINUM REVERSE PAN CHANNEL CHARACTERS SEPARATE PERMIT
10 14 19.A2	24" HIGH INDIVIDUAL MOUNT, ALUMINUM REVERSE PAN CHANNEL CHARACTERS SEPARATE PERMIT
12 93 13.A1	BICYCLE RACKS
21 11 18	FIRE HYDRANT, SEE CIVIL
23 34 00	HIGHCFMFIREAPPARATUSDIESEL EXHAUST EXTRACTION FAN*
26 56 00.A1	SURFACE MOUNTED LED WALL PACK
26 56 19.A1	RECESSED LEDEXTERIORLIGHT, SEE ELECTRICAL

B. MECHANICAL EQUIPMENT (E.G., SATELLITE DISH, COOLING TOWER, OR SIMILAR FEATURES) THAT CANNOT BE CONCEALED DUE TO THEIR UNIQUE FUNCTIONAL REQUIREMENTS, AS DETERMINED BY THE COMMUNITY DEVELOPMENT DIRECTOR OR DESIGNEE, SHALL BE MADE VISUALLY SUBORDINATE WITH ARCHITECTURAL FEATURES THAT BLEND WITH THE DESIGN OF THE MAIN BUILDING AND MEET BUILDING CODE STANDARDS, AS APPROVED THROUGH DEVELOPMENT PLAN REVIEW.

date	04/04/22	job no.	210728
drawn	FM	checked	LE/RJ

SHEET TITLE
EXTERIOR ELEVATIONS

REVISION

TEMPE FIRE STATION NO. 2

TEMPE FIRE MEDICAL RESCUE DEPARTMENT (TFMRD)

3031 S. HARDY DR
TEMPE, AZ 85282

LEA - ARCHITECTS, LLC
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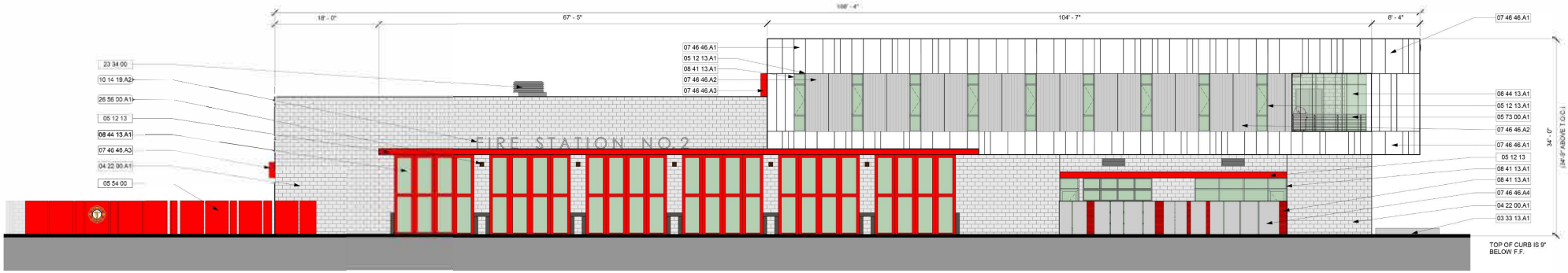
ARCHITECTURE PLANNING INTERIORS CONSTRUCTION MGMT.

D-5

60% DESIGN DEVELOPMENT



EXTERIOR ELEVATION - WEST - S HARDY DR

1/8" = 1'-0"

KEYNOTE LEGEND	
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08 41 13.A1, 08 44 13.A1 — **1" INSULTATED GLAZING** SOLARBAND 70 (2) CLEAR + CLEAR

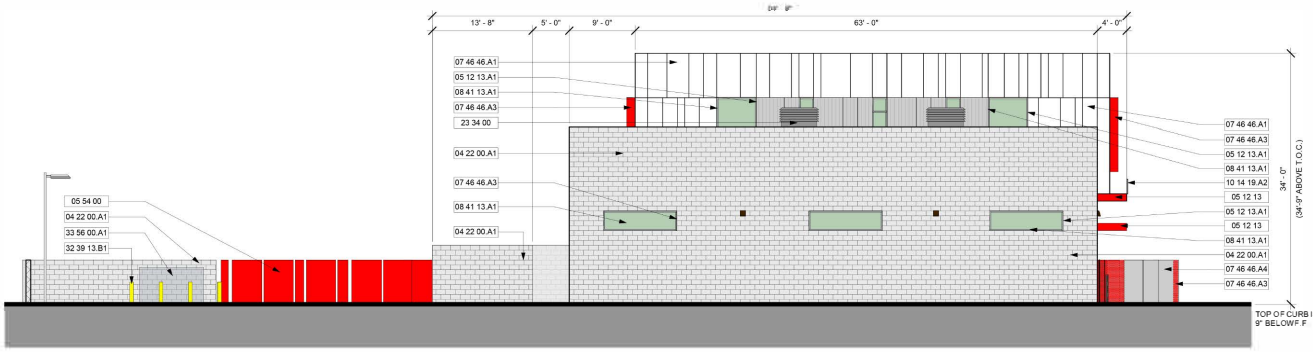
07 46 46.A1 — **FIBER CEMENT BOARD** SWISSPEARL - CARAT CRYSTAL 710

07 46 46.A2 — FIBER CEMENT BOARD SWISSPEARL - GRAVIAL ANTHRACITE 3020

07 46 46.A3, 07 46 46.A4 — FIBER CEMENT BOARD SWISSPEARL ZENOR-A 35126

05 73 00.A1, 05 11 13.A1 — HIGH PERFORMANCE EXTERIOR PAINT HM DOORS, COLUMN GUARDS DUNNEDWARDS - BANKVAULT DE6383

05 12 13, 05 73 00.A1 — HIGH PERFORMANCE EXTERIOR PAINT METAL PLATEFENCING, SHADES, TRIM ACCENTS DUNNEDWARDS - MATCHTO ZENOR-A 35126



EXTERIOR ELEVATION - NORTH

1/8" = 1'-0"

date	04/04/22	job no.	210726
drawn	FM	checked	LEWJ

SHEET TITLE
EXTERIOR ELEVATIONS

REVISION

TEMPE FIRE STATION NO. 2

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TEMPE, AZ 85282

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1730 EAST NORTHERN AVE PHOENIX, AZ
ARCHITECTURE PLANNING INTERIORS CONSTRUCTION MGMT.

D-6

60% DESIGN DEVELOPMENT

SOUTH SIDE ENTRY FROM GENEVA DRIVE

SOUTH EAST PERSPECTIVE FROM GENEVA DRIVE

date	04/04/22	job no.	21072E
drawn	FM	checked	LEAJ

SHEET TITLE
RENDERINGS

REVISION

TEMPE FIRE STATION NO. 2

TEMPE FIRE MEDICAL RESCUE DEPARTMENT (TFMRD)
3031 S. HARDY DR
TEMPE, AZ 85282

LEA - ARCHITECTS, LLC
1730 EAST NORTHERN AVE PHOENIX, AZ
ARCHITECTURE PLANNING INTERIORS CONSTRUCTION MGMT.

D-7

60% DESIGN DEVELOPMENT

SOUTH WEST PERSPECTIVE FROM HARDY DRIVE

NORTH WEST PERSPECTIVE FROM HARDY DRIVE

date	04/04/22	job no.	21072E
drawn	FM	checked	LEARJ

SHEET TITLE
RENDERINGS

REVISION

TEMPE FIRE STATION NO. 2

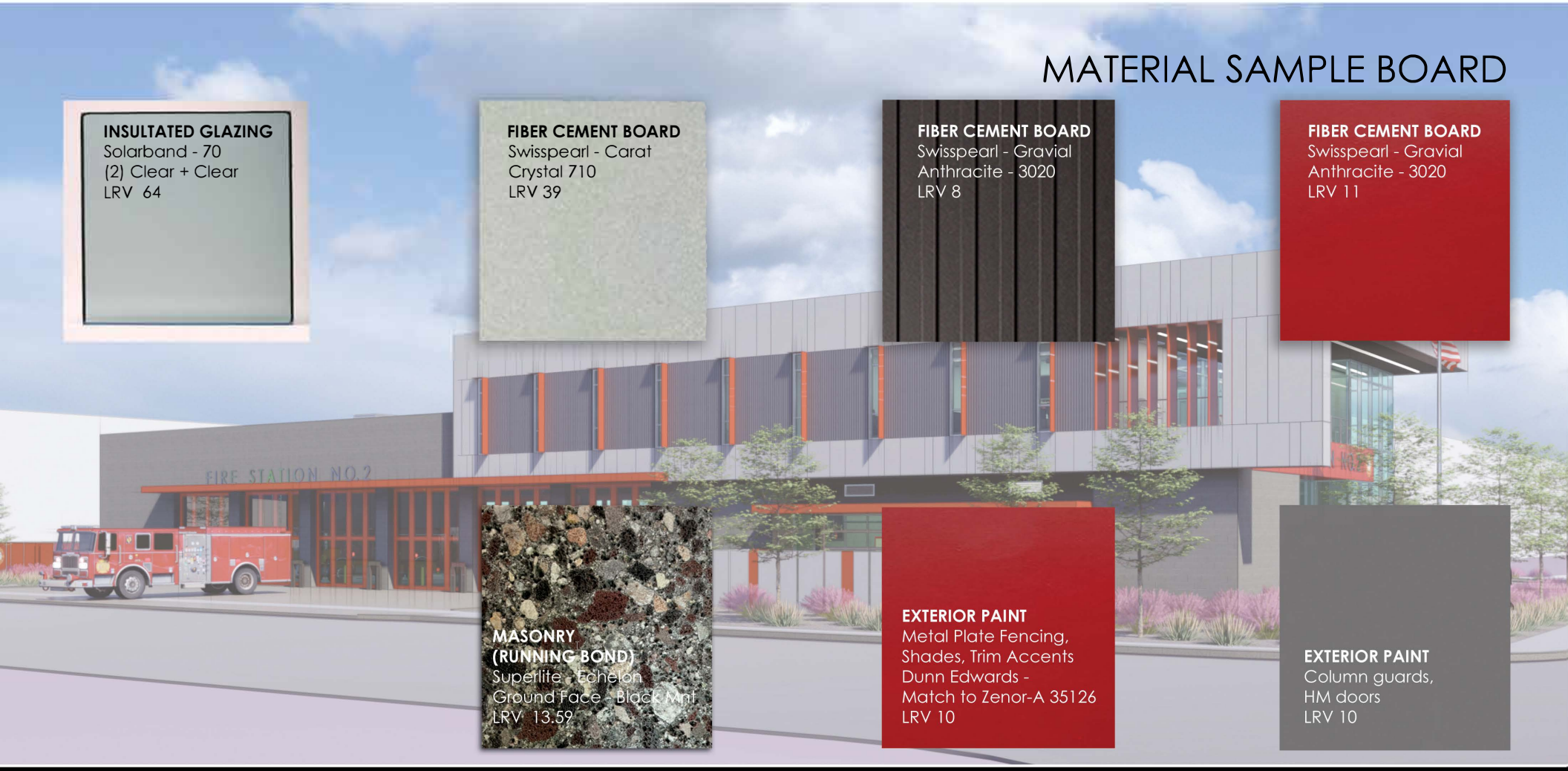
TEMPE FIRE MEDICAL RESCUE DEPARTMENT (TFMRD)
3031 S. HARDY DR
TEMPE, AZ 85282

LEA - ARCHITECTS, LLC
1730 EAST NORTHERN AVE PHOENIX, AZ
ARCHITECTURE PLANNING INTERIORS CONSTRUCTION MGMT.

D-8

60% DESIGN DEVELOPMENT

MATERIAL SAMPLE BOARD



INSULTATED GLAZING
Solarband - 70
(2) Clear + Clear
LRV 64

FIBER CEMENT BOARD
Swisspearl - Carat
Crystal 710
LRV 39

FIBER CEMENT BOARD
Swisspearl - Gravial
Anthracite - 3020
LRV 8

FIBER CEMENT BOARD
Swisspearl - Gravial
Anthracite - 3020
LRV 11

MASONRY (RUNNING BOND)
Superlite - Echelon
Ground Face - Black Mnt
LRV 13.59

EXTERIOR PAINT
Metal Plate Fencing,
Shades, Trim Accents
Dunn Edwards -
Match to Zenor-A 35126
LRV 10

EXTERIOR PAINT
Column guards,
HM doors
LRV 10

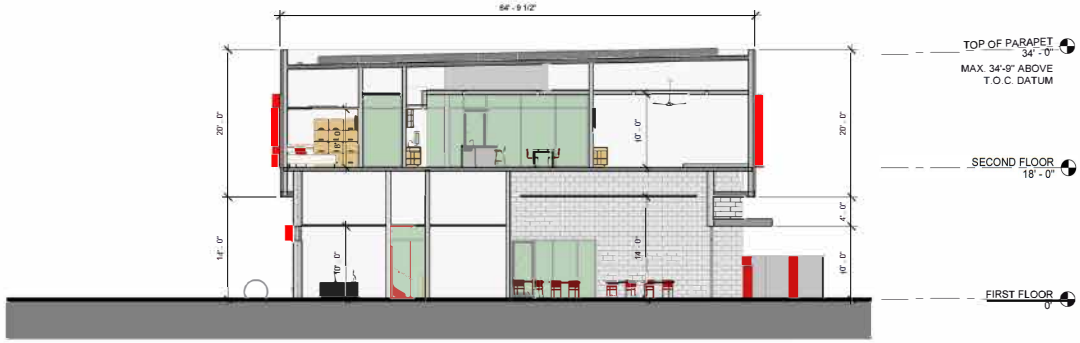
TEMPE FIRE STATION NO. 2
CITY OF TEMPE

3025 S. Hardy Dr. Tempe, AZ 85282

Tempe

LEA Architects
1730 E. Northern Ave. Suite 110
Phoenix, AZ 85020
www.lea-architects.com

1 NORTH-SOUTH BUILDING SECTION
1/8" = 1'-0"



2 EAST-WEST BUILDING SECTION
1/8" = 1'-0"

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drawn	FM	checked	Approver

SHEET TITLE
BUILDING SECTIONS

REVISION

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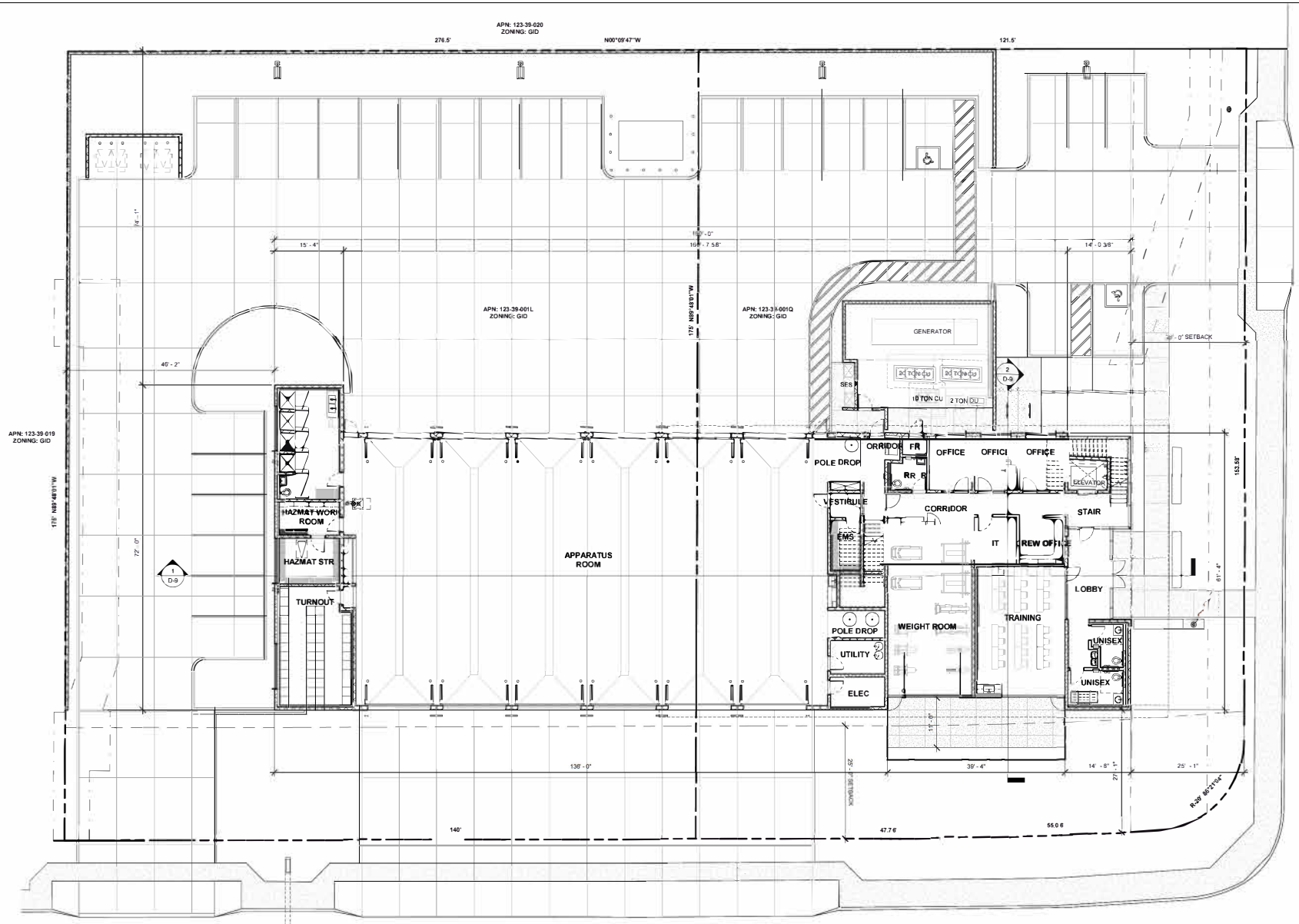
D-9

60% DESIGN DEVELOPMENT



OCCUPANCY LOAD - FIRST FLOOR		
ROOM	OCCUPANCY	ROOM AREA
ACCESSORY AREA		
UNISEX	ACCESSORY AREA	58 SF
UNISEX	ACCESSORY AREA	95 SF
STAIR	ACCESSORY AREA	197 SF
CORRIDOR	ACCESSORY AREA	239 SF
RR	ACCESSORY AREA	54 SF
CORRIDOR	ACCESSORY AREA	100 SF
POLE DROP	ACCESSORY AREA	85 SF
VESTIBULE	ACCESSORY AREA	36 SF
POLE DROP	ACCESSORY AREA	77 SF
ACCESSORY AREA: 9		940 SF
ACCESSORY STORAGE		
IT	ACCESSORY STORAGE	98 SF
FR	ACCESSORY STORAGE	19 SF
EMS	ACCESSORY STORAGE	70 SF
UTILITY	ACCESSORY STORAGE	89 SF
ELEC	ACCESSORY STORAGE	81 SF
DECON	ACCESSORY STORAGE	312 SF
HAZMAT WORK ROOM	ACCESSORY STORAGE	98 SF
HAZMAT STR	ACCESSORY STORAGE	134 SF
ACCESSORY STORAGE: 8		900 SF
BUSINESS		
LOBBY	BUSINESS	247 SF
CREW OFFICE	BUSINESS	102 SF
OFFICE	BUSINESS	116 SF
OFFICE	BUSINESS	108 SF
OFFICE	BUSINESS	108 SF
BUSINESS: 5		680 SF
CLASSROOM		
TRAINING	CLASSROOM	551 SF
CLASSROOM: 1		551 SF
EXERCISE ROOM		
WEIGHT ROOM	EXERCISE ROOM	1117 SF
EXERCISE ROOM: 1		1117 SF
LOCKER ROOMS		
TURNOUT	LOCKER ROOMS	402 SF
LOCKER ROOMS: 1		402 SF
PARKING GARAGE		
APPARATUS ROOM	PARKING GARAGE	6329 SF
PARKING GARAGE: 1		6329 SF
		10920 SF

FIRST FLOOR PLAN
1" = 10'-0"
0' 10' 25' 50'

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SHEET TITLE
FIRST FLOOR PLAN

REVISION

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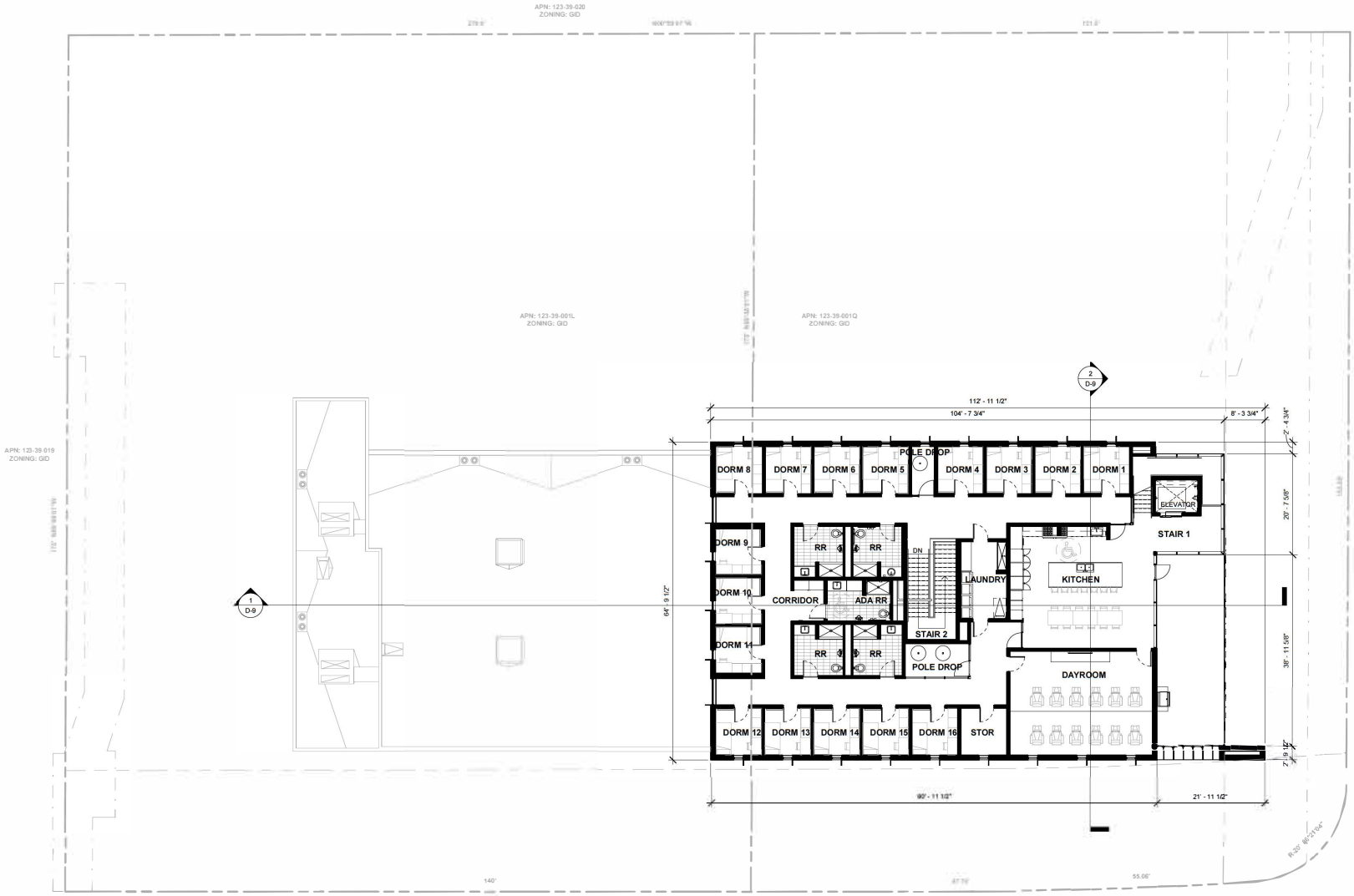
D-10

60% DESIGN DEVELOPMENT



OCCUPANCY LOAD - SECOND FLOOR		
ROOM	OCCUPANCY	ROOM AREA
ACCESSORY AREA		
STAIR 1	ACCESSORY AREA	283 SF
POLE DROP	ACCESSORY AREA	46 SF
CORRIDOR	ACCESSORY AREA	526 SF
STAIR 2	ACCESSORY AREA	199 SF
RR	ACCESSORY AREA	101 SF
RR	ACCESSORY AREA	102 SF
ADA RR	ACCESSORY AREA	106 SF
CORRIDOR	ACCESSORY AREA	221 SF
RR	ACCESSORY AREA	102 SF
RR	ACCESSORY AREA	102 SF
POLE DROP	ACCESSORY AREA	87 SF
CORRIDOR	ACCESSORY AREA	429 SF
ACCESSORY AREA: 12		2303 SF
ACCESSORY STORAGE		
LAUNDRY	ACCESSORY STORAGE	146 SF
STOR	ACCESSORY STORAGE	91 SF
ACCESSORY STORAGE: 2		236 SF
BUSINESS		
KITCHEN	BUSINESS	647 SF
DAYROOM	BUSINESS	615 SF
PATIO	BUSINESS	545 SF
BUSINESS: 3		1807 SF
DORMITORIES		
DORM 1	DORMITORIES	91 SF
DORM 2	DORMITORIES	90 SF
DORM 3	DORMITORIES	90 SF
DORM 4	DORMITORIES	90 SF
DORM 5	DORMITORIES	90 SF
DORM 6	DORMITORIES	90 SF
DORM 7	DORMITORIES	90 SF
DORM 8	DORMITORIES	92 SF
DORM 9	DORMITORIES	89 SF
DORM 10	DORMITORIES	88 SF
DORM 11	DORMITORIES	88 SF
DORM 12	DORMITORIES	91 SF
DORM 13	DORMITORIES	91 SF
DORM 14	DORMITORIES	91 SF
DORM 15	DORMITORIES	91 SF
DORM 16	DORMITORIES	91 SF
DORMITORIES: 16		1440 SF
		5785 SF

SECOND FLOOR PLAN
1" = 10'-0"
0' 10' 25' 50'

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drawn	FM	checked	Approver

SHEET TITLE
SECOND FLOOR

REVISION

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D-11

60% DESIGN DEVELOPMENT