Staff Summary Report

Development Review Commission Date: 08/14/07 **Agenda Item Number: 7**

SUBJECT: Hold a public meeting for a Development Plan Review for CHURCH ON MILL located at 1300 South Mill Avenue.

DOCUMENT NAME: DRCr_Churchonmill_081407 **PLANNED DEVELOPMENT (0406)**

SUPPORTING DOCS: Yes

COMMENTS: Request for **CHURCH ON MILL – CLASSROOM BUILDING (PL070066)** (First Southern Baptist Church of Tempe, owner; Joel Nice, Bardusen Architects, applicant) for a +/-14,600 s.f. classroom and administration building added to an 13,932 s.f. worship and ministry campus on +/- 3.16 acres, located at 1300 S. Mill Avenue, in the R-2, Multi-family Residential District. The request includes the following:

DPR07139 – Development Plan Review including building elevations, site plan and landscape plan for a one-story classroom and administrative building built in an L-shape on the south side of the lot.

PREPARED BY: Diana Kaminski, Senior Planner (480-858-2391)

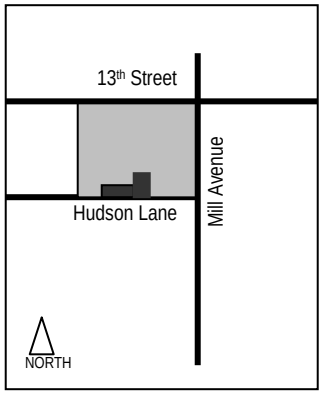
REVIEWED BY: Lisa Collins, Planning Director (480-350-8989)

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: **Staff – Approval, subject to conditions 1-20**

ADDITIONAL INFO:



Gross/Net site area	3.16 acres
Building area	28,532 s.f.
Lot Coverage	11% (45% maximum allowed)
Building Height	24 ft – one story (35 ft maximum allowed)
Building setbacks	20‘ front, 10’ side, 15’ rear
Landscaped area	48% (15% minimum required)
Vehicle Parking	171 spaces (162 min. required, 175 max allowed)
Bicycle Parking	19 spaces (19 minimum required)

A neighborhood meeting is not required for this request.

PAGES:

1. List of Attachments
2-4. Comments / Reasons for Approval
4-8. Conditions of Approval
9-10. History & Facts / Zoning & Development Code Reference

ATTACHMENTS:

1. Location Map
2. Aerial Photo
3. Letter of Explanation
4. Site Plan
5. Building Elevations
6. Building Sections
7. Floor Plans
8. Landscape Plan
9-11. Conceptual Grading and Drainage Plan
12. Conceptual Photometrics Plan
13. Panoramic photos of site
14. Photo montage of site
15. Color Renderings (11 x 17)

COMMENTS:
The applicant is requesting an approval of a Development Plan Review for a one-story 24-foot tall building to serve as the Church on Mill's administrative offices and classroom space for infants through adults. New and existing parking is shared between four other existing buildings on site: the main worship sanctuary (north side of site), the existing preschool building (north east corner of site), a young adult ministry center (south east corner of site) and a small worship chapel (north west corner of site). The new administrative/classroom building is proposed to be 14,600 s.f., bringing the total building area on site to 28,532 s.f. on 3.16 net acres. This site is located between Thirteenth Street (to the north), Mill Avenue (to the east), Hudson Lane (to the south) and Ash Avenue (to the west). For further processing, the applicant will need approvals for a Subdivision Plat, to combine the individual lots into one. The proposed building and plan conforms to the standards within the Zoning and Development Code. Staff recommends approval of the requested Development Plan Review.

Project Analysis
The project is located on the west side of Mill Avenue south of Downtown Tempe, due west of Arizona State University and Gammage Auditorium and due north of Tempe Saint Luke's Hospital. The Church on Mill campus includes two vacant parcels, one at the northeast corner of Ash and Hudson and the other midblock on Ash Avenue, that are maintained as open lawn. The campus backs up to five single-family residences located on multi-family zoned parcels within the Maple-Ash Neighborhood. The proposed building will require removal of six older homes that have served as storage, office and classroom space for the church. The existing structures are limited in use by their accessibility, size and configuration. Driveways to some of the homes have been abandoned. These buildings have been surveyed as part of the March 1997 Final Report of the Multiple Resource Area Update by Ryden Architects and their status verified by the Post World War II Subdivisions Study by Scott Solliday in 2001. Some of these buildings should be offered for relocation and, at the very least, all should be documented for reference by the Tempe Historic Preservation Officer prior to demolition. An excerpted description of the buildings from the Ryden Report is provided in the History and Facts section of this report (see Page 9).

Although identified in the Ryden Report and Solliday Study as "potential contributors," such recognition is pertinent only to the potential creation of an historic district, either locally through the process described in the Tempe Historic Preservation Ordinance, or nationally, by the Keeper of the National Register of Historic Places. Individually, none of the properties possess or exhibit sufficient significance to warrant listing as individual historic properties, but could potentially contribute to the overall significance of a district, if one were to be created. The identified properties were included in the nomination for the Maple-Ash Historic District in June 2006, but, as part of the College View Subdivision, were eliminated from consideration by the Tempe Historic Preservation Commission at their public hearing of 12 October 2006. Among other factors, the Commission considered diminished integrity and context, as well as lack of continuity with the northerly portions of the nomination (Gage Addition and Park Tract).

The Church owns and maintains two parcels of land at the western end of the block, one facing Hudson Lane, the other facing Ash Avenue. The size of these lots is large enough for relocation of three of these homes. However, this area is in transition, and many of the properties on the west side of Ash Avenue and on Hudson Lane (south of 13th Street) are being marketed for sale, with the potential for redevelopment within the R-2 zoning district.

The proposed building attempts to balance the residential context with the institutional use. The building is a contemporary office that uses design features and materials found on the other buildings on the campus. The roof line is reflective of the nearby Christian Challenge building, and reminiscent of the Ranch homes within the area. The elevations use slot windows on the sides most impacted by solar exposure, and wider expanses of glass on the northern elevation to take advantage of natural light. Overhangs provide protection from weather and sun.

The building is one-story but has a taller presence than the surrounding older buildings on the campus. The 24-foot height is within the 35-foot allowed building height for the multi-family zoning, and there is a two-story home farther west on Hudson. The footprint of this building is larger than the total existing buildings combined; the massing appears out of scale within the block. However, it faces Tempe Saint Luke's Hospital, which is larger in scale, and sets precedence for this scale close to Mill Avenue. The building has a strong street presence, and is pushed forward to align with the existing Christian Challenge building to the east. By locating the building closer to the street, more of the parking area is screened behind the new building. The building provides greater accessibility with improved sidewalks along Mill Avenue and Hudson Lane, removal of one driveway along Hudson Lane, shaded walkways between buildings on the church campus, and new accessible parking spaces.

The proposed site plan includes screened HVAC units on the south and east sides of the building. These units have been clustered behind a high screen wall and are gated at the ends for security. These modifications were made after discussions with staff about aesthetics and security. Staff would recommend the new design incorporate additional landscape material, such as vines along the wall.

The proposed landscape plan for the project includes approximately 48% landscaped area, with most mature trees remaining and new 24" and 36" box trees added along the western and southern perimeter of the site. The plan proposes Sonoran Desert Palo Verde that appear to be spaced 30' apart for the western buffer adjacent to single family homes; staff has conditioned that these trees to be spaced 20' apart for more buffering (see Landscape conditions) and would recommend possibly a denser canopy tree at the area closest to the homes, (southern portion of the western side). Some of the existing eucalyptus will be removed, and three mature trees will be relocated. Staff has conditioned that as many of the mature native species be retained as possible (see Landscape conditions). New trees proposed include: Sonoran Desert Museum Palo Verde, Arizona Ash, Evergreen Elm and Chinese Pistache. The combination of trees will provide year round color, and a variety of textural interest. New shrubs proposed include Texas Ranger and Rio Bravo sages, Valentine Bush, Nashville Grass, Baja Ruellia, Red Yucca and Mexican Bird of Paradise. Ground covers include Turpentine Bush, Gold Lantana and Trailing Rosemary, along with decomposed granite and existing large flood irrigated turf areas to remain. The parking lot area is improved with the addition of shade trees and planter islands. The landscape plan is sensitive to the existing lush flood irrigated character of the area, but with an updated, more drought tolerant palette on the portions of the site that are new.

The predominant building material is integrally colored concrete masonry units (c.m.u.) by Superlite, in a smooth finish of "*Peach*" color. Decorative bands of split face c.m.u. in "*Umber Brown*" and smooth finish of "*Autumn*" are used above and below the slot windows in vertical elements, and within a large horizontal band at the top of the building. The wood fascia is proposed to be painted Benjamin Moore "*Saddle Brown*" 2164 with an LRV of 9.9. The roof is proposed to be Elk Asphalt premium architectural grade dimensioned shingles, a material similar to nearby residences and other buildings on the church campus.

Public Input
This request is not required to hold a neighborhood meeting.

Conclusion
The proposed building would remove 3 potential contributors to the historic character of the area, and would change the scale of the block in both height and massing. Although the proposed building is out of character with residential uses in the area, it faces Tempe Saint Luke's Hospital and fits in the context of the other non-residential uses on the block. The materials tie into the nearby Christian Challenge building. The proposed site plan improvements remove one drive entrance on Hudson Lane, and add landscape buffers and islands within the parking lot. Without an historic overlay district requirement for preservation, or a form based code requirement for the design of a new structure, staff recommends support of the proposed development plan.

REASONS FOR APPROVAL:

1. The project will meet the development standards required under the Zoning and Development Code.
2. The placement of building reinforces the street wall and maximizes natural surveillance and visibility of pedestrian areas (building entrances, pathways, parking areas, etc.).
3. The proposed building facilitates pedestrian access and circulation along Hudson and within the church campus.
4. The proposed design mitigates heat gain and retention through the use of landscape materials, placement of windows, and roof overhangs, providing shade for energy conservation and comfort as an integral part of the design.
5. The proposed materials are of high quality and are compatible with the surroundings.
6. The building has a distinct base and top, as identified by ground floor elements, roof forms, and detailing.
7. Building facades have architectural detail and contain windows at the ground level to create visual interest, with special treatment of doors, windows, doorways and walkways (proportionality, scale, materials, rhythm, etc.) contributing to and attractive public space.
8. Well lighted walkways connect building entrances to one another and to adjacent sidewalks. Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects.
9. Improved accessibility from the existing conditions is provided in conformance with the Americans with Disabilities Act (ADA).
10. Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses. Safe and orderly circulation separates pedestrian and bicycles from vehicular traffic.
11. Plans appropriately integrate crime prevention principles such as territoriality, natural surveillance, access control, activity support, and maintenance.
12. The proposed landscape defines and separates parking, buildings, driveways and pedestrian walkways.

CONDITIONS OF APPROVAL:

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. DEVELOPMENT REVIEW COMMISSION MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS. THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCE THAT PLANNING STAFF OBSERVES ARE PERTINENT TO YOUR CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT. THESE ITEMS ARE NOT AN EXHAUSTIVE LIST.

General

1. An amended Subdivision Plat is required for this development and shall be recorded prior to issuance of permits.

2. The Subdivision Plat for Church on Mill shall be put into proper engineered format with appropriate signature blanks and recorded with the Maricopa County Recorder's Office through the City of Tempe's Development Services Department on or before **August 14, 2008**. Failure to record the plan within one year of City Council approval shall make the plan null and void.

3. Your drawings must be submitted to the Development Services Building Safety Division for building permit by **August 14, 2008** or Development Plan approval will expire.

- Verify all comments by the Public Works Department, Development Services Department, and Fire Department given on the Preliminary Site Plan Reviews dated (5/16/07, 6/05/07 and 7/05/07). 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 Department will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.

- The project site does not have an Archaeologically Sensitive designation. However, State and federal

laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Where such a discovery is made, contact the Arizona State Historical Museum (520-621-6302) for removal and repatriation of the items. Contact the Tempe Historic Preservation Officer (Joe Nucci 480-350-8870) if questions regarding the process described in this condition.

- The project site does have three previously identified structures with potential historic significance as contributing properties. These buildings require documentation prior to demolition. Contact the Tempe Historic Preservation Officer (Joe Nucci 480-350-8870) for more information about this process.

- 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 to opportunity for ambush opportunity. Distances of 20'-0" or greater, between a pedestrian path of travel and any hidden area 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.

- Specific requirements of the **Zoning and Development Code** 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, it is necessary that the applicant be familiar with the Zoning and Development Code (ZDC), which can be accessed through www.tempe.gov/zoning, or purchased at Development Services.

- Standard Details:
  - Tempe Standard "T" details may be accessed through www.tempe.gov/engineering or purchased from the Engineering Division, Public Works Department.
  - Tempe Standard "DS" details for refuse enclosures may be accessed through www.tempe.gov/tdsi/bsafety or may be obtained at Development Services**.**

Site Plan

4. Provide 8'-0" wide public sidewalk along Mill Avenue and a 6'-0" wide sidewalk along Hudson Lane as required by Traffic Engineering Design Criteria and Standard Details.

5. Provide service yard and mechanical yard walls internal to the site; that are at least 8'-0" tall as measured from adjacent grade and are at least the height of the equipment being enclosed, whichever is greater. Verify height of equipment and mounting base to ensure that wall height is adequate to fully screen the equipment. Locate electrical service entrance sections inside the service yard, as indicated.

6. Provide upgraded paving at each driveway apron consisting of unit paving. Extend unit paving in the driveway from the back of the accessible public sidewalk bypass to 20'-0" on site and from curb to curb at the drive edges.

7. 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.

8. 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.

- 100 year onsite retention required for this property, coordinate design with requirements of the Engineering Department.

- Fire lanes need to be clearly defined. 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 structure, if allowed by Fire Department. Details of fire lane(s) are subject to approval of the Fire Department (Jim Walker 480-350-8341).

- Underground overhead utilities, excluding 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.

- Refuse:
  - Enclosure indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with Standard Detail DS-116.
  - Gates for refuse enclosure(s) are not required. If gates are provided, the property manager must arrange for gates to be open from 6:00am to 4:30pm on collection days

- Driveways:
  - 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 "Corner Sight Distance" leaflet, available from Development Services Counter or from John Brusky in Transportation (480-350-8219) if needed. 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.

- Parking spaces:
  - Verify conformance of accessible vehicle parking to the Americans with Disabilities Act of 1990 (42 U.S.C.A. §12101 ET SEQ.) and the Code of Federal Regulations Implementing the Act (28 C.F.R., Part 36, Appendix A, Sections 4.1 and 4.6). Refer to Standard Detail T-360 for parking layout and accessible parking signs.
  - 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.

Floor Plans

9. In instances where an exit is within 21'-0" of an alcove, corner or other potential hiding place, position a refracting mirror to allow someone in the exit doorway to observe in the mirror the area around the corner or within the alcove that is adjacent to the doorway.

- A security vision panel shall be provided 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.

Building Elevations

10. Provide main colors and materials with a light reflectance value of 75 percent or less. Specific colors and materials exhibited on the materials sample board are approved by planning staff. Submit any additions or modifications for review during building plan check process. Planning inspection staff will field verify colors and materials during the construction phase.

11. Provide secure roof access 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. Minimize visible, external features, such as overflows, and where needed design these to enhance the architecture of the building.

13. Incorporate lighting, address signs, incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations so that the architecture is enhanced by these elements.

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

15. Exposed conduit, piping, etc. is not allowed unless a creative conduit surface design that compliments the architecture is reviewed and approved by the Development Review Commission.

- Measure height of buildings from top of curb along front of property (as defined by Zoning and Development Code).

- Avoid upper/lower divided glazing panels in exterior windows at grade level, particularly where lower (reachable) glass panes of a divided pane glass curtain-wall system can be reached and broken for unauthorized entry. Do not propose landscaping or screen walls that conceal area around lower windows. If this mullion pattern is desired for aesthetic concerns, laminated glazing may be considered at these locations.

Lighting

16. Illuminate building entrances and underside of open stair landings from dusk to dawn to assist with visual surveillance at these locations (review the lighting section & see what items in your case are not covered).

- Follow the guidelines listed under appendix E “Photometric Plan” of the Zoning and Development Code.

Landscape

17. Irrigation notes:
    a. Enclose backflow prevention device in a lockable, pre-manufactured cage.
    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” (if any). Provide details of water distribution system.
    c. Locate valve controller in a vandal resistant housing.
    d. Hardwire power source to controller (a receptacle connection is not allowed).
    e. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
    f. Repair existing irrigation system (on site or in the adjacent public right of ways) where damaged by work of this project. Provide temporary irrigation to existing landscape (on site or in these frontages) for period

of time that irrigation system is out of repair. Design irrigation so (existing plants on site or in frontages) is irrigated as part of the reconfigured system at the conclusion of this construction.

18. Include requirement in site landscape work to de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.

19. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness or less. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.

- 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 (602-364-0935). Notice of Intent to Clear Land form is available at www.agriculture.state.az.us . Follow the link to "form", to "native plants", and to "notice intent to clear land".

- Retain as many mature trees as possible, salvage and relocate native species where possible. Replace removed trees with new.

- Provide street trees a minimum of one tree every thirty lineal feet of street frontage.

- Provide one tree every twenty lineal feet of perimeter of the property where adjacent to residential uses (western property line and/or at the perimeter of the parking lot).

- Indicate the location of all exterior light fixtures on the site, landscape (and photometric) plans. Avoid conflicts with lights in order to maintain illumination levels for exterior lighting.

Signage

20. Provide one address sign on each elevation. Do not address street side yard. 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 (standard for commercial), individual mount, metal reverse pan channel characters.
        3) Self-illuminated or dedicated light source.
        4) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
        5) Adjust locations on building so sign is unobstructed by trees, vines, etc.
        6) Do not affix number or letter to elevation that might be mistaken for the address.
    b. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.

- Obtain sign permit for any identification signs as well as for internally (halo) illuminated address signs. Directional signs (if proposed) may not require a sign permit, depending on size. Directional signs are subject to review by planning staff during plan check process. Separate Development Plan Review process may be required if signs do not conform to ZDC Part 4 Chapter 9 (Signs).

HISTORY & FACTS:

The following property inventories are excerpted from the March 1997 Final Report of the Multiple Resource Area Update by Ryden Architects.

1935	’26 W. Hudson was built by an unknown builder. The structure is good and the historic integrity is good. The building is an Early Ranch style with a newer roof. This building is associated with the context of Community Planning and Development under the theme of custom house. The home is located in the College View subdivision in Tempe, platted in January of 1945 by W. E. and May F. Hudson and Byrns L. and Anna Belle Darden. W.E. Hudson was a prominent Tempe pioneer who played a major role in the development of the cotton industry in Arizona. Hudson perfected the strain of long-staple Pima Cotton which assisted the war effort in World War I and gave and gave rise to the cotton industry in Arizona. The property is an example of the post-World War II boom in Tempe home construction and was owned by Ambrose Hotferd in 1948. As a modest example of Early Ranch style it has stucco over masonry construction, steel casement windows and a recessed entry porch. The roof was replaced with tiles but the overall character of the building remains intact. This building is potentially eligible as a contributing property on the National Register.’
1945	‘22 W. Hudson is a Ranch style home built by an unknown builder. The structure is good and the historic integrity is fair. There is a wood frame addition to the side and a metal door added to the side. The historic provenance of the site is that it was platted by W.E. Hudson and the home was owned by Robert Cromwell in 1948. The building is a masonry building with an entry porch, and both wood casement and double-hung windows. The building provides a positive contribution to the historic character of the area. This structure is potentially eligible as a contributing property on the National Historic Register.’
1947	’12 W. Hudson is a National Folk style home with no known builder. The structure is good and the historic integrity is fair. The building is sheathed with siding and the front door and roof are newer. The historic provenance of the site is that it was platted by W.E. Hudson and the home was owned by Max L. Warren in 1948. Due to numerous alterations, this building no longer retains its historic character and thus does not contribute to the streetscape. This structure is not eligible as a contributing property, due to integrity.’
1947	‘6 W. Hudson was built by an unknown builder. The structure is good and the historic integrity is good. The modern aluminum awning at the front does not affect the integrity. The historic provenance is that the site was platted by W.E. Hudson. The home was owned by Cecil Godfrey in 1948. The building is similar in character to others found on the street and represents an example of a modest Ranch house of masonry construction with a front entry porch. It provides a positive contribution to the character of the streetscape and is potentially eligible as a contributing property.’
1945	‘29 W 13th Street was built by an unknown builder. The structure is good and the historic integrity is good. The historic provenance is that the site was platted by W.E. Hudson. The custom home is Ranch style with concrete block (unusual in this early period) and wood double hung windows and is potentially eligible as a contributing property.’
1935	‘31 W. 13th Street was built by an unknown builder. The structure is fair and the historic integrity is good. The historic provenance is that the site was platted by W.E. Hudson.

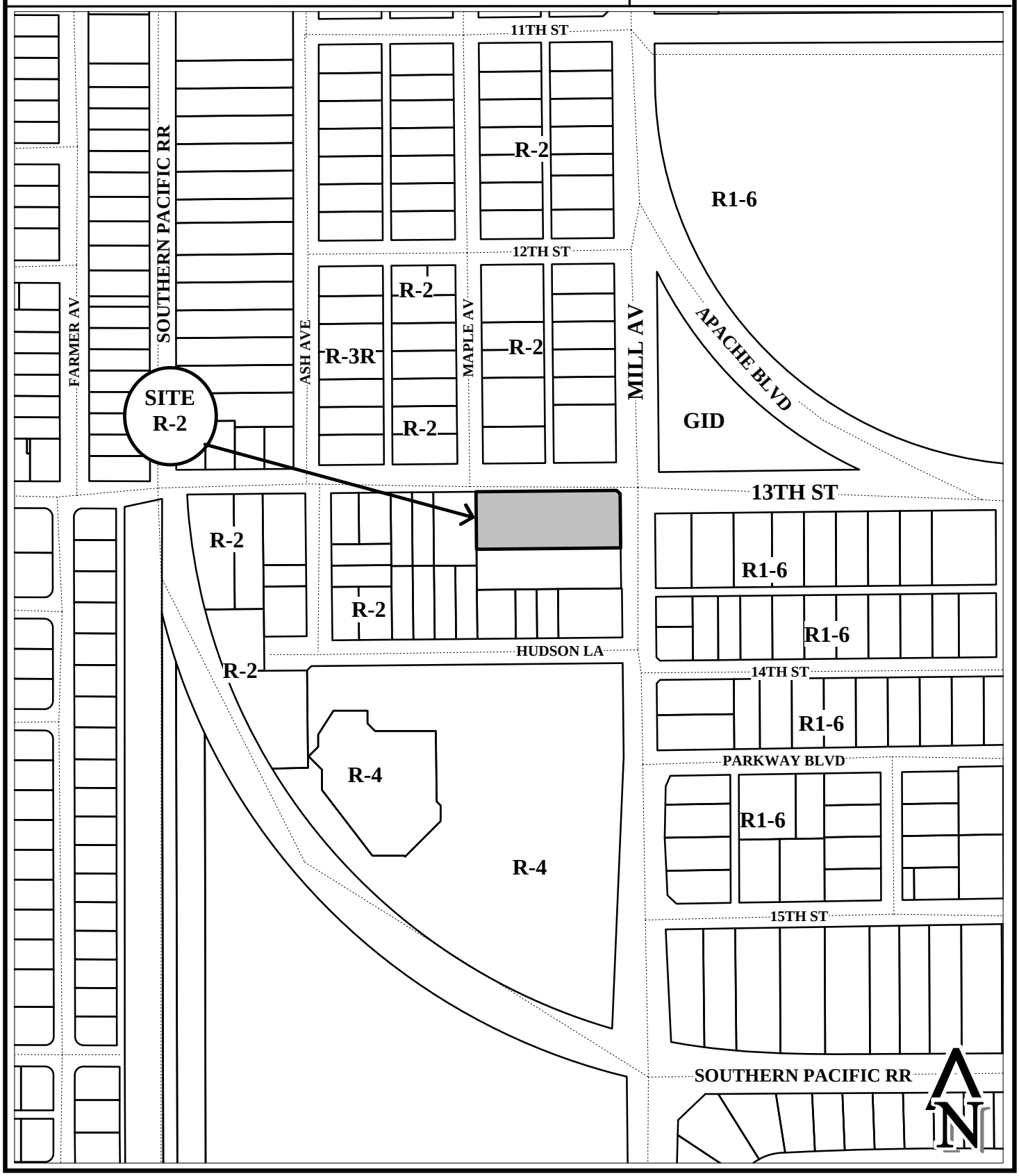
	The custom home is a Bungalow style and is one of few wood frame buildings in the area. It has a gable roof, lattice attic vents, wood double-hung windows and a front veranda. The addition to the side is sensitive to the character of the building, which provides a positive contribution to the historic character of the streetscape.'
September 4, 1972	Design Review Board approved two buildings and a landscape plan for the site.
January 21, 1976	Design Review Board approved the building for a student center to been located at the north west corner of Mill Avenue and Hudson Lane.
September 7, 1977	Design Review Board denied a request for a 3' x 6' wall mounted sign illegally installed on the east elevation of the house at 1310 S. Mill Avenue.
June 7, 1978	Design Review Board approved a request for building elevations, revised site plan, landscape plan and signage.
April 15, 1999	Development Services Department Design Review Staff administratively approved a request for modifications of building elevations, site plan and landscape plan for First Southern Baptist Church on Mill.
December 11, 2001	Development Services Department Zoning Administrator administratively denied a request to allow the Church on Mill to charge ASU students for permits to park in the parking lot.
January 23, 2002	Board of Adjustment approved an appeal of the denial of the request to charge money for student parking within the church parking lot.

ZONING AND DEVELOPMENT CODE REFERENCE:
Section 6-306, Development Plan Review

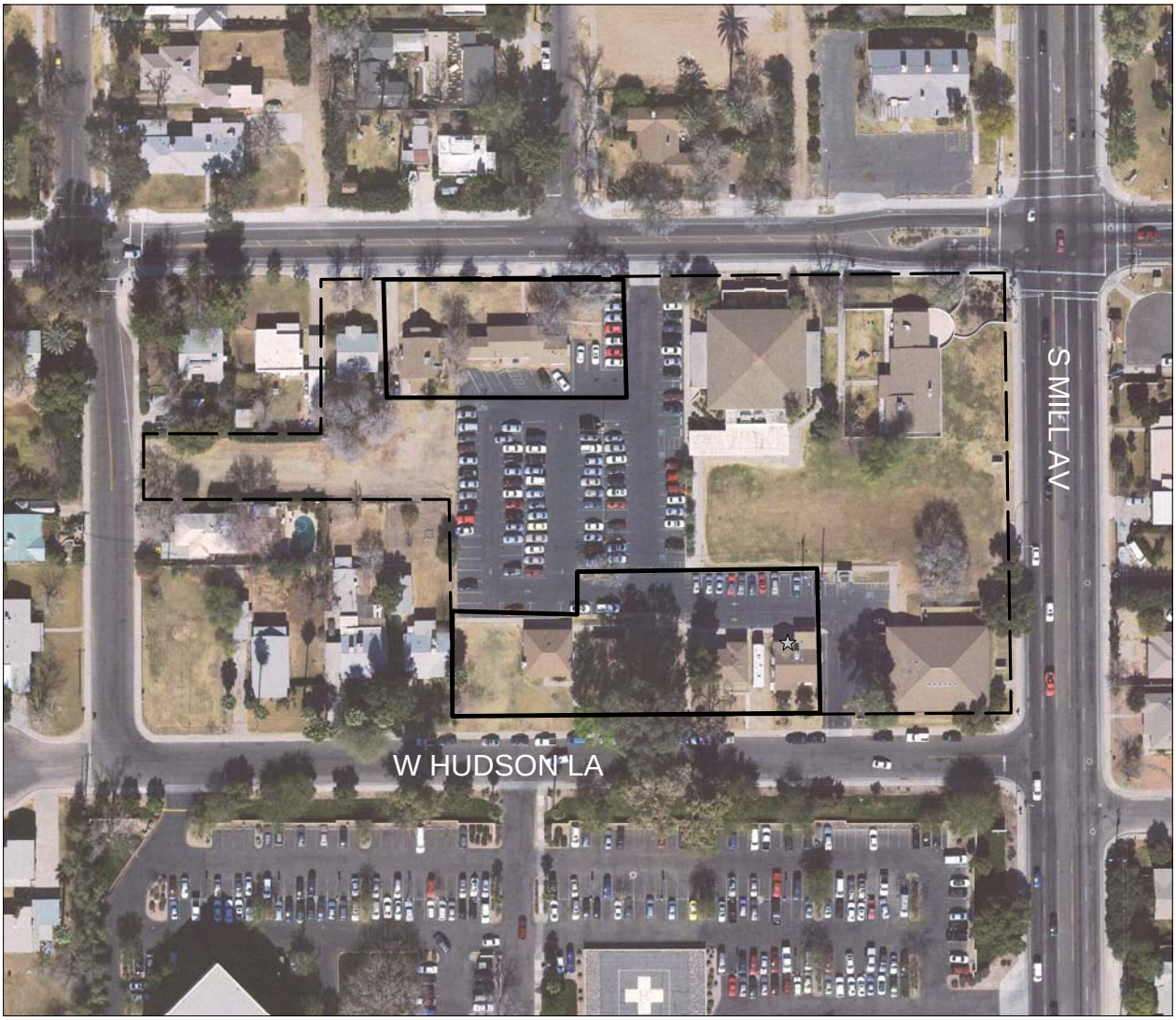
Tempe

CHURCH ON MILL

PL070066



Location Map



FIRST SOUTHERN BAPTIST CHURCH (PL070066)

Church on Mill
1300 S. Mill Ave.
Tempe, AZ 85281

Barduson Architects

Letter of Explanation

Development Plan Review Board

The new classroom building at Church on Mill will add much needed square footage to the campus while making the site safer for those you use it. The new "L" shaped building provides separation from the Christian Challenge building to the east. The Christian Challenge building will have its own parking lot while maintaining the existing driveway entry. The new driveway entry off Hudson Lane will make navigation of the parking lot less dangerous as there will no longer be a main crosswalk over the existing drive isle. The site lighting and utilities will be upgraded to meet current code. The landscaping will be improved and older dangerous trees will be removed.

The building employs deep overhangs to provide shade to walkways and windows. The architecture of the building reflects that of what is on campus while using up to date materials. The alternating colored block band at the top of the exterior walls respects the high windows of the existing Christian Challenge Building. The hip roof is also a precedent on the site. The colors of the block will also meld with the existing buildings. The long building mass is broken up with vertical slices (color change) and vertical windows in a classical rhythm.

The main offices are located on the west part of the building and the many windows allows workers to monitor the street, entry, and parking lot for added security. The large glass expanse on the north entry (gallery) provides natural daylight while addressing the outdoor courtyard in this area. The entire building and site will be ADA accessible and meet all applicable codes.

Respectfully Submitted,

Joel Nice

ATTACHMENT 4

PROJECT DATA

OWNER:	FIRST BAPTIST CHURCH ON MILL 1300 S. MILL AVE TEMPE, ARIZONA 85281 P: 480.967.7007 F: XXXXXXXXXX
ARCHITECT:	BARDUSON ARCHITECTS 2210 S. MILL AVE SUITE 7 TEMPE, ARIZONA 85282 P: 480.967.7007 F: 480.967.7177
ZONING:	R2
ADJ. ZONING:	R2, R4, R1-6
SITE AREA:	157,484 SF (3.16 ACRES)

BUILDING AREA:	BLDG	RATIO	S.F.	SPACES REQ'D
PROPOSED:	NEW EDUCATION	1:300	14,600 SF	73
EXISTING:	WORSHIP CENTER	1:100	6,455 SF	64.55
	CHILDREN'S BUILDING	1:300	2,800 SF	9.33
	CHRISTIAN CHALLENGE	1:300	5,862 SF	19.21
	PEST BUILDING	1:300	1,040 SF	3.46
	TOTAL EXISTING TO REMAIN		15,952 SF	84.57
TOTAL BUILDING AREA:			28,552 SF	162.57

LOT COVERAGE:	11%
USE:	A, E (SUNDAY AM OR DAYCARE ONLY)
BUILDING HEIGHT:	24' (ONE STORY)

TOTAL PARKING REQUIRED:	162 TOTAL SPACES * 125% = 173 (NOT TO EXCEED)
TOTAL PARKING PROVIDED:	171 TOTAL SPACES, 7 ADA ACCESIBLE SPACES
BIKE PARKING REQUIRED/ PROVIDED:	1 PER 1,500 S.F. = 14 REQUIRED - 14 SPACES PROVIDED
CONSTRUCTION TYPE:	V -- (A.F.E.S.)

*NOTE: EXISTING OVERHEAD UTILITIES TO BE RELOCATED UNDERGROUND

Proposed Uses: The new 14,000 sq/ft structure will house new education and administration facilities for Church on Mill and allow for future growth.

Proposed Building: The proposed education and office building is 24' tall, and 14,000 SF, with a maximum of 1 story. It will be located on the south side of the site adjacent to Hudson Lane. The building will maintain architectural continuity with the rest of Church on Mill through roof slope, materials colors, and design.

Scope of Work: The proposed building will take the place of 4 existing structures and will require the demolishing and removal of structures. The re-design of the parking lot will require the demolishing and removal of 2 existing structures. The project will relocate the existing south entrance to the west of the proposed building creating a safer distance from the Hudson & Mill intersection. There is a proposed new west entrance off of South Ash Ave to accommodate the new parking lot design. A proposed covered walkway will further blend the proposed building in with the rest of the site while adding connectivity and convenience from the sanctuary to the proposed education building. Church on Mill will is also proposing a new sign along Mill Ave (separate permit).

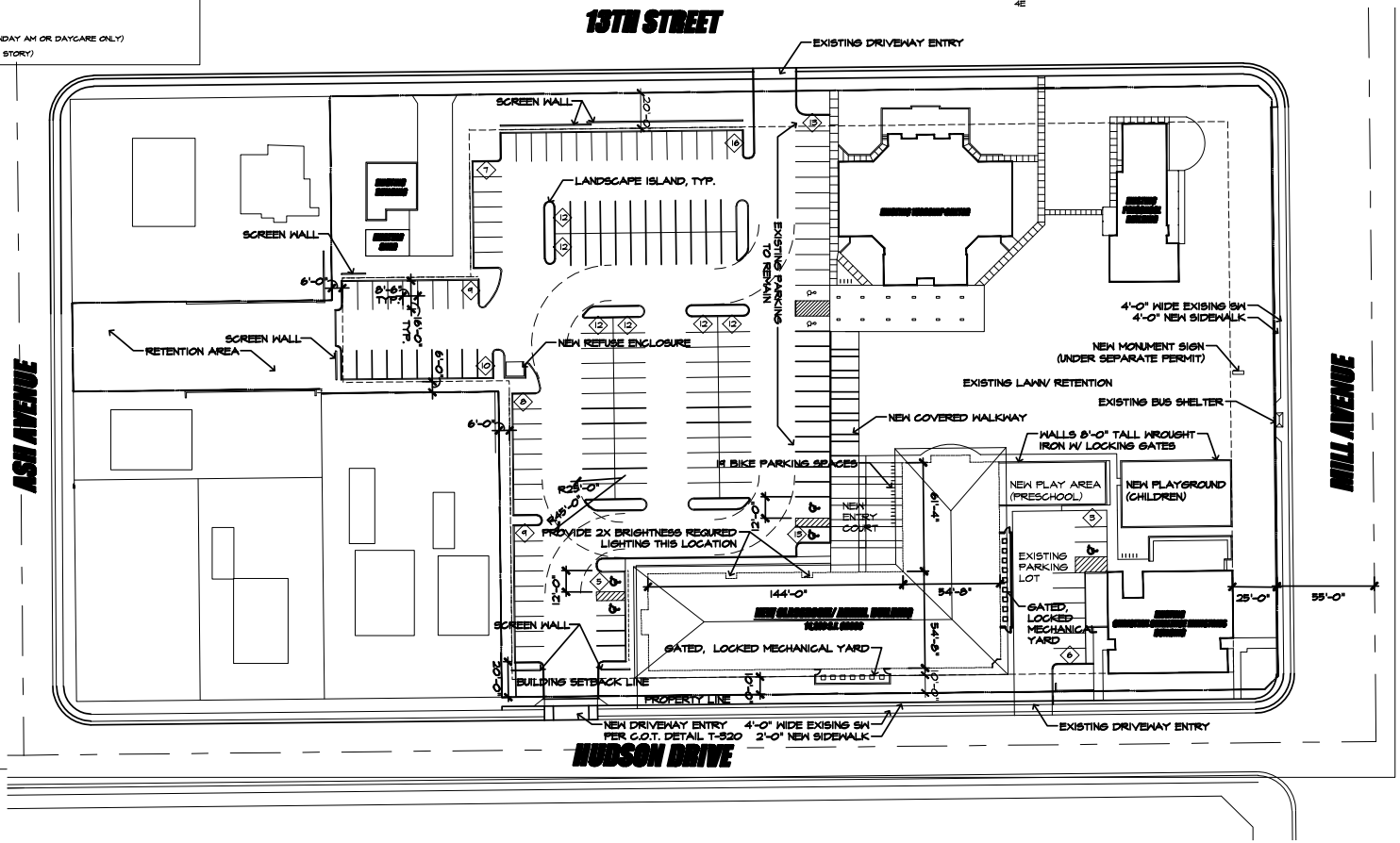
General Plan 2030: The current General Plan shows the Church on Mill parcels with a Mixed-Use designation.

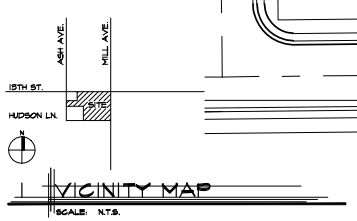
Type of Construction: The proposed building will be constructed with concrete block and brick. The color of the building will be in the same tone variety as the existing structures. The building will be equipped with an automatic extinguishing system.

Storm Water Retention:
Retention at Hudson: 16,410 SF x 5' = 8,205 CF
Pavement to Ret. Area: 11,550 SF x 2' x .45 = 2,156.5 CF
Roof/walk to Ret. Area: 6,790 SF x 2' x .45 = 1,296.1 CF
Lawn at Ret. Area: 16,410 SF x 2' x .45 = 656.4 CF
4,105.0 CF
4,105.0 CF Req'd < 8,205 CF Provided

Retention at 13th st.: 8,118 SF x 5' = 4,059 CF
Pavement to Ret. Area: 10,500 SF x 2' x .45 = 2,014.0 CF
Roof/walk to Ret. Area: 2,265 SF x 2' x .45 = 450.4 CF
Lawn at Ret. Area: 16,410 SF x 2' x .45 = 656.4 CF
5,100.8 CF
5,100.8 CF Req'd < 4,059 CF Provided

Legal Description:
PT NW4 SW4 BEG AT PT WHICH IS PT OF INTERSEC OF N LINE NW4 SW4 WITH W LINE MILL AVE TH S 00 56' E ALG W LINE MILL AVE 155' TH W 338' TH N TO N LINE NW4 SW4 TH 338' TO BEG EX RD ON N & EX 8'X8' TRI IN NE COR 66 AC. SECTION 22, TOWNSHIP 1N, RANGE 4E





VICINITY MAP
SCALE: N.T.S.

CONCEPTUAL SITE PLAN
SCALE: 1" = 50'-0"

N

revisions

CHURCH ON MILL

1300 S. MILL AVE
TEMPE, AZ 85281

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REGISTERED ARCHITECT
CERTIFICATE NO. 21892
STEVEN M. BARDUSON
ARIZONA, U.S.A.

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2210 south mill avenue
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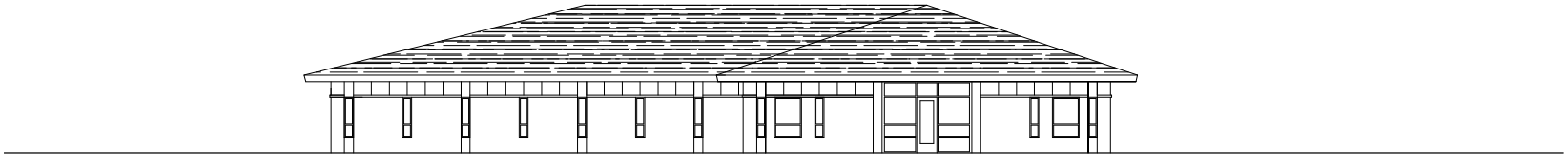
T 480 967 7007
F 480 967 7177

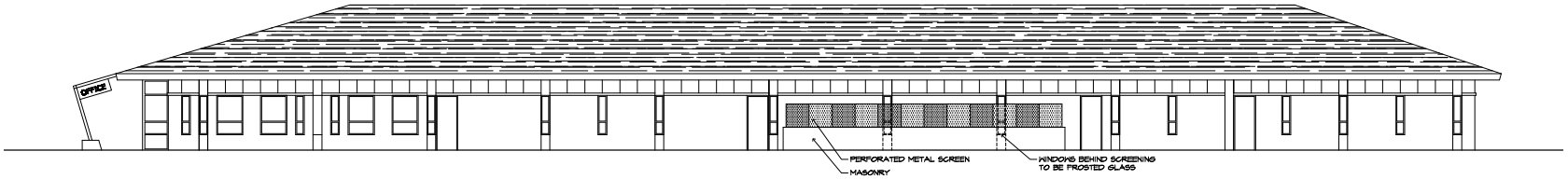
date: JUNE 26, 2007
project no: 0709-0

ARCHITECTURAL SITE PLAN

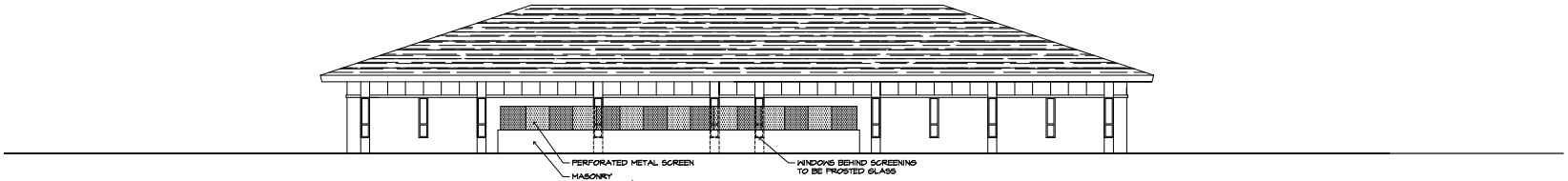
AO-1



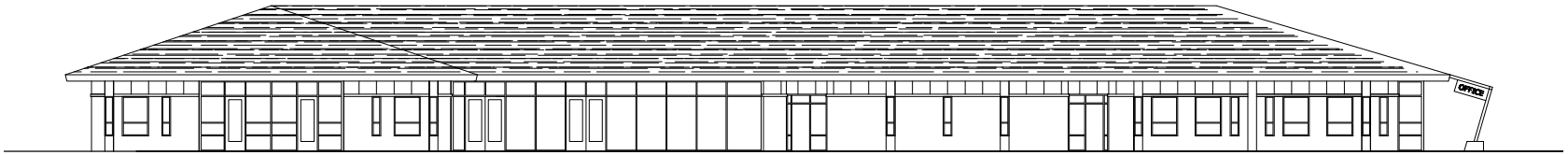
4 WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

revisions

CHURCH ON MILL

1300 S. MILL AVE
TEMPE, AZ 85281

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date: JUNE 26, 2007
project no: 0709-0

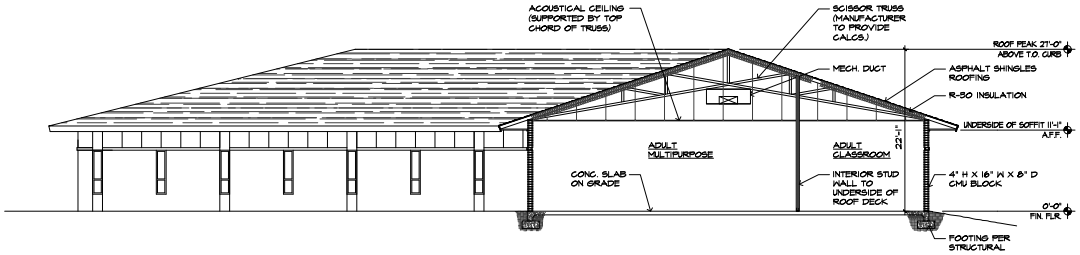
A3-1

NORTH ELEVATION

SOUTH ELEVATION

ATTACHMENT 5

ATTACHMENT 6



BUILDING SECTION

SCALE: 1/8" = 1'-0"

revisions

ISSUED FOR REVIEW

CHURCH ON MILL

1300 S. MILL AVE

TEMPE, AZ 85281

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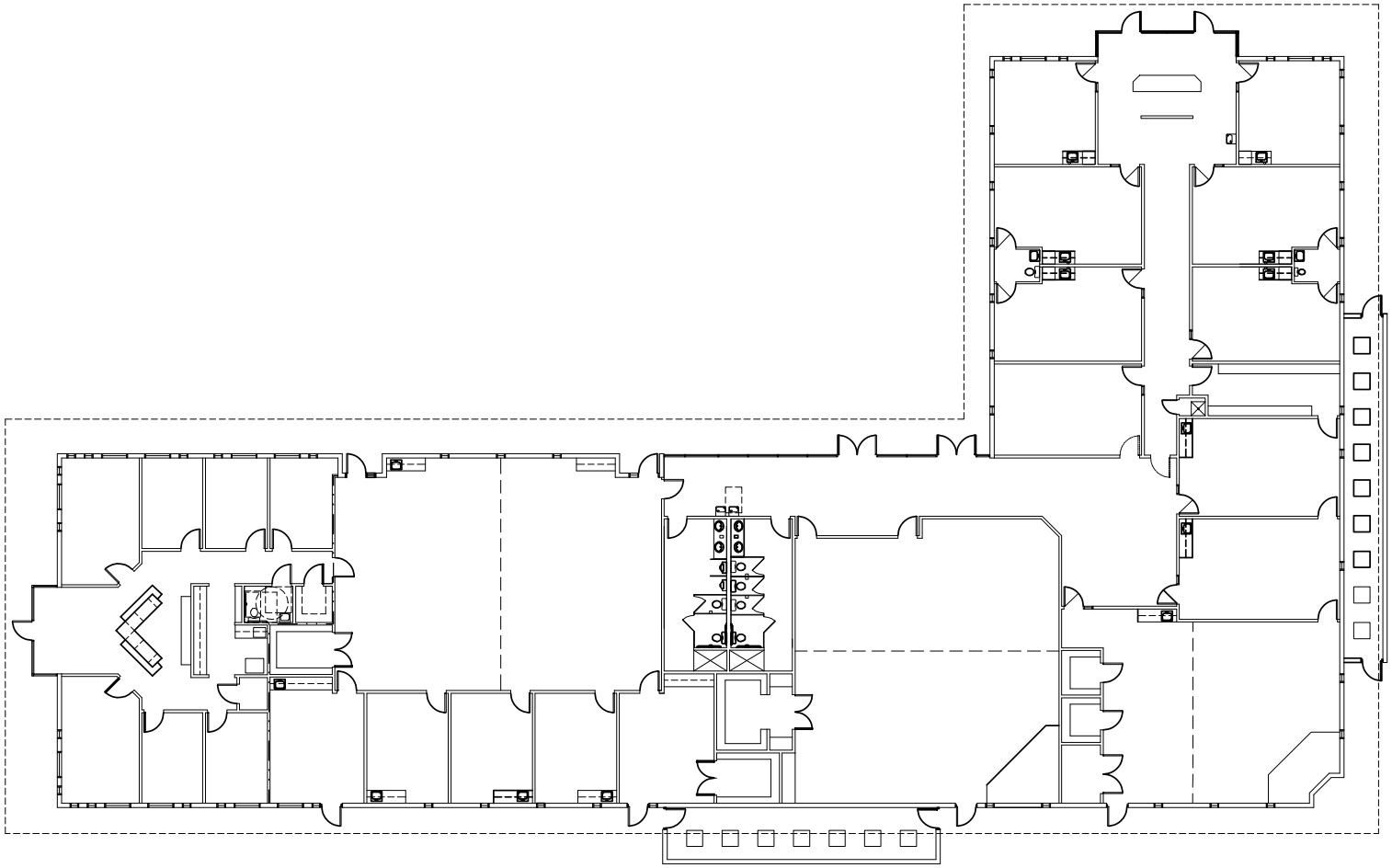
date: JUNE 26, 2007
project no: 0709-0

BUILDING SECTION

A4-1



FLOOR PLAN
SCALE: 1/8" = 1'-0"

N

revisions

CHURCH ON MILL

1300 S. MILL AVE
TEMPE, AZ 85281

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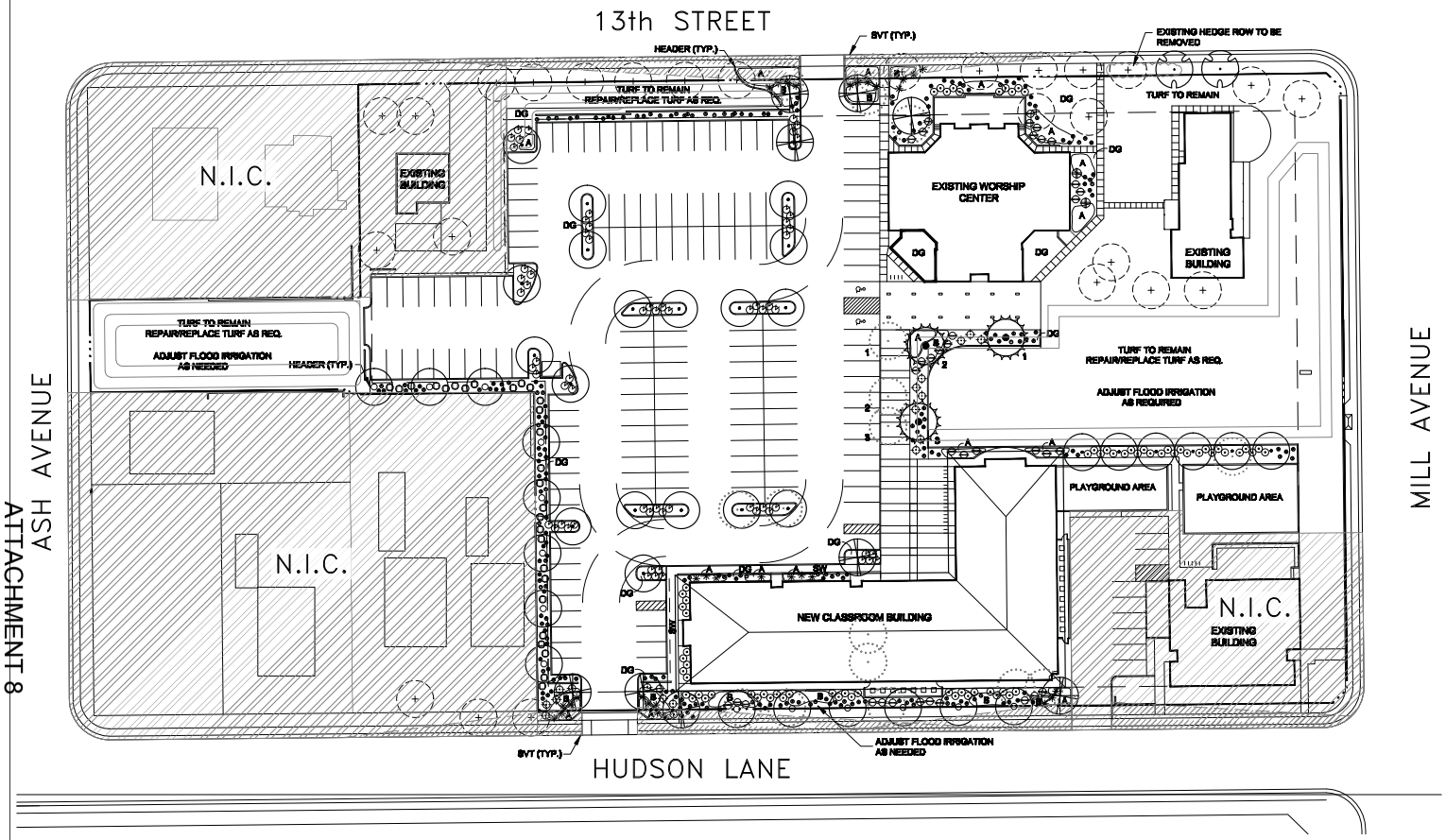
project no: 0709-0

A2-1

NORTH ELEVATION

ATTACHMENT 7



ATTACHMENT 8

GENERAL NOTES

1. ALL PLANTING AREAS TO HAVE DECOMPOSED GRANITE, 'MADISON GOLD', 3/8" MINUS, 2" THICK, TYP. GRANITE EXPRESS OR EQUAL. APPLIED OVER PRE-EMERGENT PER MFG. SPECS, 2 APPLICATIONS, MIN.
2. ADJUST NEW LANDSCAPE TO ACCOMMODATE EXISTING LANDSCAPE TO REMAIN.
3. LANDSCAPE CONTRACTOR RESPONSIBLE TO DEMO ALL EXISTING PLANT MATERIAL NOT SHOWN TO REMAIN.
4. LANDSCAPE CONTRACTOR RESPONSIBLE TO MAINTAIN EXISTING PLANT MATERIAL TO REMAIN IN GOOD, HEALTHY CONDITION DURING CONSTRUCTION.
5. ALL HEADER TO BE CONCRETE, 'CREATIVE CURB' OR EQUAL.
6. ANY EXISTING PLANT MATERIAL NOT SHOWN TO REMAIN IS TO BE REMOVED BY CONTRACTOR.

EXIST. CONDITIONS GENERAL NOTES

1. ALL PLANT MATERIAL DESIGNATED AS "EXISTING TO REMAIN" SHALL BE PROTECTED DURING ALL PHASES OF CONSTRUCTION. ANY TREE THAT DIES DUE TO LACK OF WATER, MAINTENANCE OR CARE, NEGLECT OR VANDALISM SHALL BE REPLACED BY LIKE TYPE AND SIZE TREE AT NO ADDITIONAL COST TO THE OWNER. ALL SHRUBS/GCOVERS SHALL BE REPLACED W/ 5 GAL. PLANTS.
2. LANDSCAPE AREAS DISTURBED BY NEW CONSTRUCTION SHALL BE REPLACED W/ NEW DG MATCHING EXISTING. BLEND ALL DISTURBED AREAS SO THERE IS SMOOTH TRANSITION BETWEEN ALL EDGES.
3. ANY/ALL BROKEN HEADERS TO BE REPLACED.
4. ALL EXISTING PLANT MATERIAL AND ADJACENT PLANT MATERIAL SHALL HAVE UNINTERRUPTED WATERING DURING ALL PHASES OF CONSTRUCTION. THIS SHALL INCLUDE BUT NOT BE LIMITED TO; HAND WATERING, TRUCK WATERING, TEMPORARY SYSTEM, ETC.
5. THE EXISTING IRRIGATION SYSTEM SHALL BE PROTECTED, MAINTAINED AND REPAIRED DURING ALL PHASES OF CONSTRUCTION. THE EXISTING SYSTEM IS TIED TO ADJACENT PROPERTIES. ALL EQUIPMENT SUCH AS MAINLINE, WIRES, LATERALS, HEADS, EMITTERS, ETC SHALL BE REPAIRED/REPLACED AS REQ TO MAINTAIN CONTINUOUS WATER.
6. ALL EXISTING TREES TO REMAIN SHALL BE SELECTIVELY PRUNED PER LANDSCAPE ARCHITECT DIRECTION.

GENERAL NOTES: LANDSCAPE AREAS

TOTALS:	SQ. FT.	PERCENT
TOTAL NET SITE S.F.:	137,989 S.F.	
TOTAL NEW LANDSCAPE S.F.:	17,691 S.F.	12.8 %
TOTAL LANDSCAPE S.F. (INCLUDING EXISTING TURF):	66,715 S.F.	48 %

PROPOSED PLANT PALETTE

TREES	SIZE/REMARKS
EXIST TREE (TO REMAIN)	
EXIST TREE (TO REMOVE)	
RELOCATED TREE	
PARKINSONIA D. MUSEUM	24" BOX
ARIZONA ASH	36" BOX
EVERGREEN ELM	24" BOX
CHINESE PISTACHE	24" BOX

SHRUBS	
LEUCOPHYLLUM FRUTESCENS TEXAS RANGER	
LEUCOPHYLLUM LANGMANIAE RIO BRAVO	5 GAL
EREMOPHILA MACULATA VALENTINE BUSH	5 GAL
MUHLENBERGIA RIGIDA NASHVILLE GRASS	5 GAL
RUELLIA PENINSULARIS BAJA RUELLIA	5 GAL
HESPERALOE PARVIFLORA RED YUCCA	5 GAL
CAESALPINIA PULCHERRIMA MEXICAN BIRD OF PARADISE	5 GAL

GROUNDCOVERS	
ERICAMERIA LARICIFOLIA AGUIRRE TURPENTINE BUSH	1 GAL EACH
A LANTANA M. 'NEW GOLD' 'NEW GOLD' LANTANA	1 GAL @ 3' O.C.
B ROSMARINUS OFFICINALIS TRAILING ROSEMARY	1 GAL @ 3' O.C.

INERT MATERIALS

DG — DECOMPOSED GRANITE TO MATCH EXISTING COLOR AND SIZE, 2" THICK TYP.

NORTH

CONCEPTUAL PLANTING PLAN

0 30 60 90

1" = 30'-0"

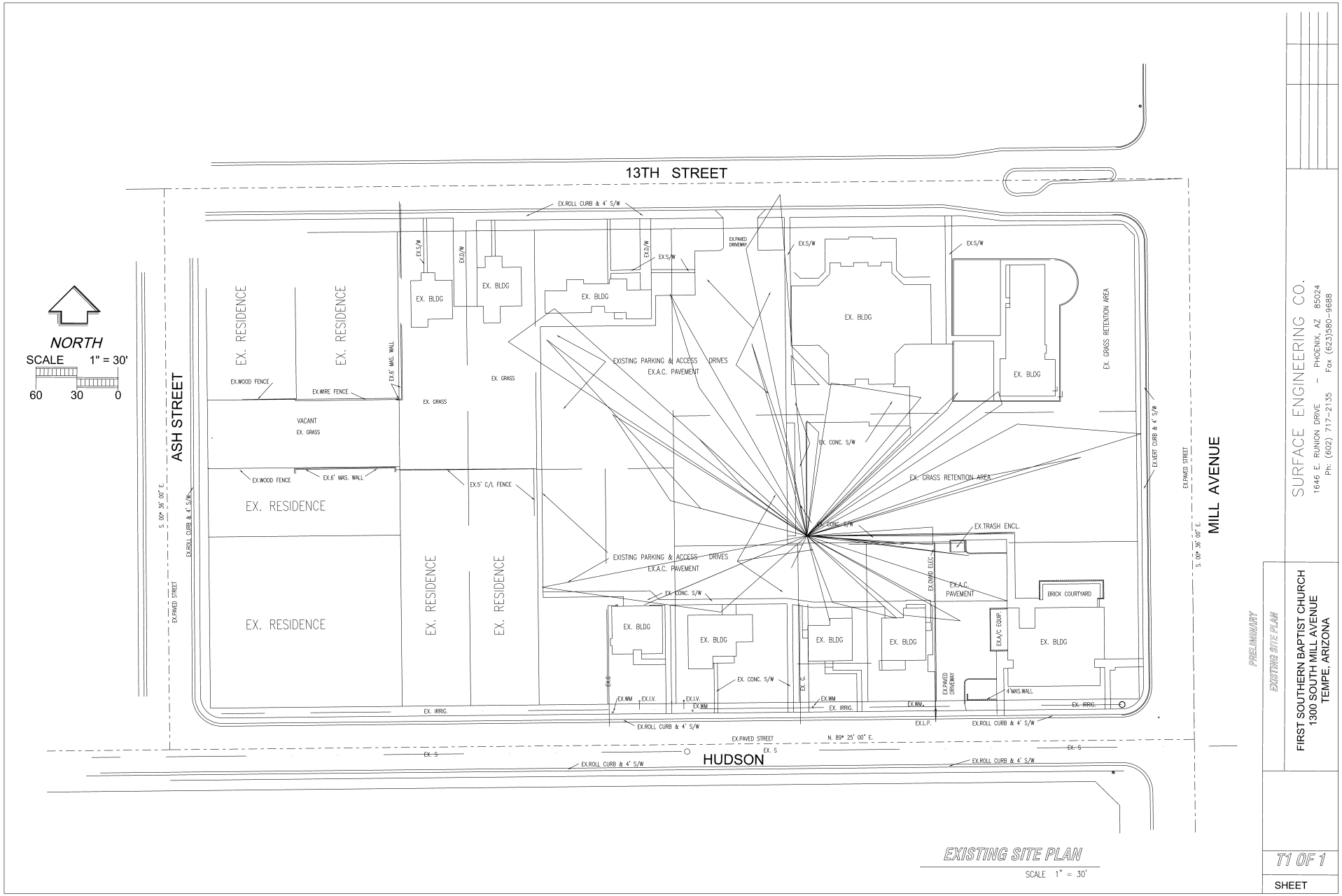
CHURCH ON MILL
13000 S. MILL AVENUE
TEMPE, ARIZONA

G.K. FLANAGAN ASSOCIATES, INC
LANDSCAPE ARCHITECTURE PLANNING
4920 N. 44th STREET PHOENIX, AZ 85018
602 : 912 : 9991 (o)
602 : 912 : 9993 (fax)

PRELIMINARY NOT FOR CONSTRUCTION

revisions:
date:
contents: PLANTING PLAN
sheet no. L1.0

ATTACHMENT 9



EXISTING SITE PLAN

SCALE 1" = 30'

PRELIMINARY

EXISTING SITE PLAN

FIRST SOUTHERN BAPTIST CHURCH
1300 SOUTH MILL AVENUE
TEMPE, ARIZONA

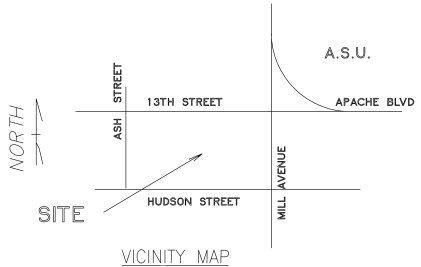
SURFACE ENGINEERING CO.
1646 E. RUNION DRIVE - PHOENIX, AZ 85024
Ph: (602) 717-2135 Fax (623)580-9688

T1 OF 1

SHEET

PRELIMINARY
GRADING & DRAINAGE PLAN
FOR

FIRST SOUTHERN BAPTIST CHURCH
1300 SOUTH MILL AVENUE
TEMPE, ARIZONA



VICINITY MAP

ABBREVIATIONS:

		CONC.	CONCRETE
W	WATER	EX.	EXISTING
H.H.	HANDHOLE	P.U.E.	PUBLIC UTILITY EASEMENT
L.S.	LAND SURVEYOR	P	PAVING
E.M.	ELECTRIC METER	F.G.	FINISH GRADE
C/L	CHAIN LINK	EX. G.	EXISTING GRADE
D.W.	DRYWELL	S	SEWER
SEC.	SECTION	W	WATER
C.O.	CLEAN OUT	B.S.B.	BUILDING SETBACK
PLTR	PLANTER	R/W	RIGHT OF WAY
E.	ELECTRIC	MAS.	MASONRY
S.D.	STORM DRAIN	LDSCPE	LANDSCAPE
B.C.	BRASS CAP		
D/W	DRIVEWAY	A/C	AIR CONDITIONER

LEGEND

---S---	SEWER LINE
---W---	WATER LINE
---G---	GAS LINE
---E---	ELEC. LINE
---100---	EXISTING CONTOUR
102	FINISH CONTOUR
	FIRE HYDRANT

OWNER

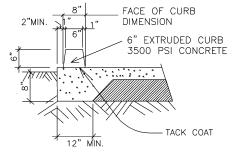
FIRST SOUTHERN BAPTIST CHURCH
1300 SOUTH MILL AVENUE
TEMPE, ARIZONA 85281
TEL. (480) 967-0669

ARCHITECT

BARDUSON ARCHITECTURAL GROUP
2210 SOUTH MILL AVENUE
TEMPE, ARIZONA 85282
CONTACT: JOEL NICE
VOICE (480) 967-7007

CIVIL ENGINEER

SURFACE ENGINEERING COMPANY
1646 EAST RUNION DRIVE
PHOENIX, ARIZONA 8502
CONTACT: DON SURFACE
VOICE (602) 717-2135
FAX (623) 580-9688



1 EXTRUDED CURB DETAIL

LEGAL DESCRIPTION

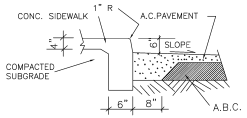
THAT PORTION OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 4 EAST OF COLLEGE VIEW SUBDIVISION AS RECORDED IN BOOK 030 PAGE 04, M.C.R., MARICOPA COUNTY, ARIZONA. MORE SPECIFICALLY DEFINED AS:

A.PN. 133 – 18 – 001, 003, 004, 009, 013, 014, 024, 032A AND 036A
(PARCELS TO BE COMBINED INTO ONE PARCEL DURING PLAN REVIEW PROCESS.)

AS – BUILT CERTIFICATION:

I HEREBY CERTIFY THAT THE "RECORD DRAWING" MEASUREMENTS AND SURVEY MONUMENTS AS SHOWN HEREON WERE MADE AT MY DIRECTION OR AS NOTED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

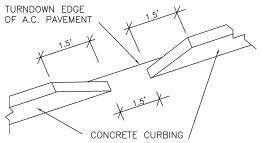
REGISTERED LAND SURVEYOR OR CIVIL ENGINEER — DATE



2 SIDEWALK @ PAVEMENT

SITE UTILITIES:

GAS	SOUTHWEST GAS
ELECTRIC	SALT RIVER PROJECT
TELEPHONE	QWEST
CABLE	COX COMMUNICATIONS
WATER	CITY OF TEMPE
SEWER	CITY OF TEMPE



3 CURB OPENING @ PVMT EDGE

SITE DATA:

NET SITE AREA:	155,021 SQ. FT. (3.5588 ACRES)
LOCATION:	SEC. 22, T. 1 N., R. 4 E.
ASSESSOR PARCEL NO.	133 – 18– 001, 003, 004, 009, 013, 014, 024, 032A AND 036A
SITE ADDRESS:	1300 SOUTH MILL AVENUE TEMPE, ARIZONA

SHEET INDEX:

SHEET NO.	G – 1	COVER SHEET, DETAILS & NOTES
SHEET NO.	G – 2	GRADING PLAN & CONSTRUCTION NOTES
SHEET NO.	G – 3	GRADING PLAN SECTIONS & DETAILS
SHEET NO.	T – 1	EXISTING SITE PLAN

PRIOR TO ANY EXCAVATION OR TRENCHING, CONTACT BLUE STAKE AT:
(602)263-1100

REVISIONS	DATE	BY

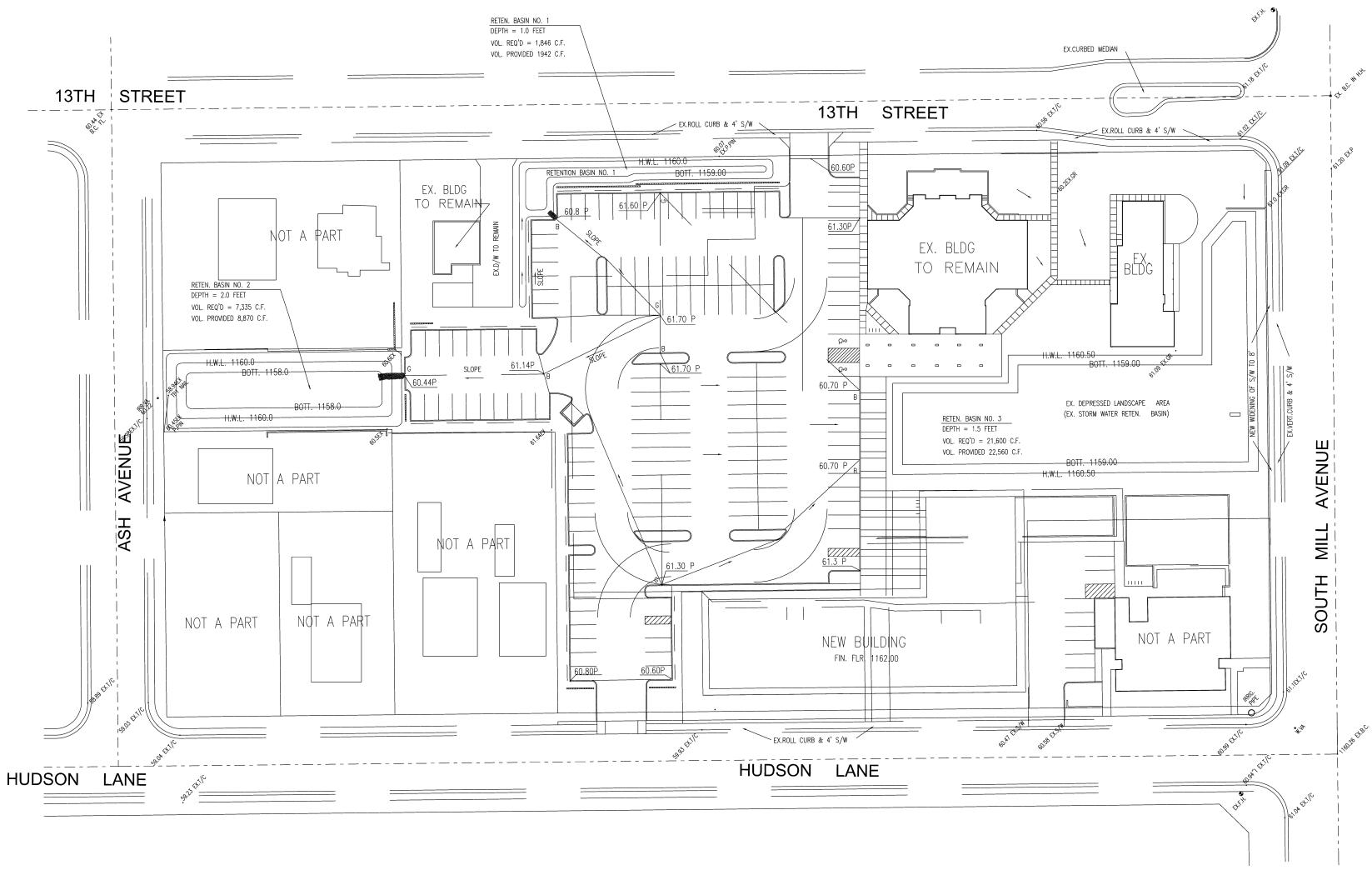
SEC
SURFACE ENGINEERING CO.
1646 E. RUNION DRIVE – PHOENIX, AZ 85024
Ph: (602) 717-2135 Fax (623)580-9688

PRELIMINARY
GRADING & DRAINAGE PLAN

FIRST SOUTHERN BAPTIST CHURCH
1300 SOUTH MILL AVENUE
TEMPE, ARIZONA

G1 OF 3
SHEET

ATTACHMENT 10



SURFACE ENGINEERING CO.
1646 E. RUNION DRIVE - PHOENIX, AZ 85024
Ph: (602) 717-2135 Fax (623)580-9688

PRELIMINARY

GRADING & DRAINAGE PLAN

FIRST SOUTHERN BAPTIST CHURCH
1300 SOUTH MILL AVENUE
TEMPE, ARIZONA

G2 OF 2

SHEET

ATTACHMENT 11

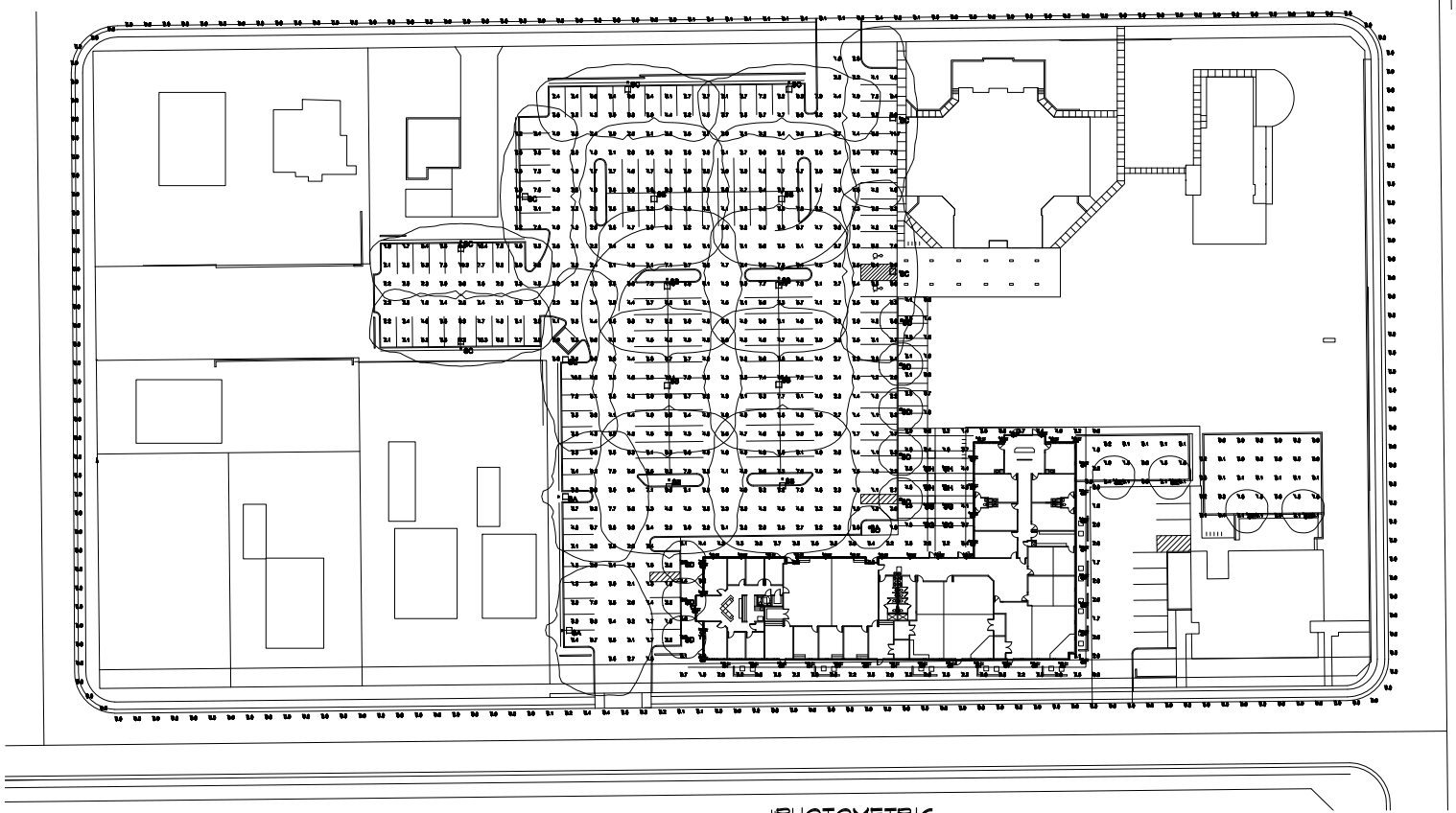
ATTACHMENT 12

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
□ q	SA	2	COOPER CAL-400-MH-MT-SL / 8SS 12.5' POLE WITH 2.5' BASE	MEDIUM ARCHITECTURAL AREA LUMINAIRE - SPILL LIGHT ELIMINATOR	400 WATT MH CLEAR ED-28	CAL-400-MH-XX-SL.IES	30000	0.50	400
□ q	SB	5	COOPER CAL-400-MH-MT-SS / 8SS 12.5' POLE WITH 2.5' BASE	ARCHITECTURAL AREA LUMINAIRE - TYPE V DISTRIBUTION	400 WATT MH CLEAR ED-28	CAL-400-MH-XX-SS.IES	30000	0.50	400
□ q	SC	5	COOPER CAL-400-MH-MT-SS-XX-HS / 8SS 12.5' POLE WITH 2.5' BASE	MEDIUM ARCHITECTURAL AREA LUMINAIRE - TYPE III DISTRIBUTION WITH HOUSE SIDE SHIELD	400 WATT MH CLEAR ED-28	CAL-400-MH-XX-SS-HS.IES	30000	0.50	400
○	SD	5	COOPER BSL-42-100-MH	100W MH SQUARE ARCHITECTURAL BOLLARD WITH STACKED LOUVERS	100 WATT MH COATED ED-17	BSL-XX-100-MH.ies	7000	0.50	100
□	SE	4	COOPER PLIP-T-42-S WALL MOUNT @ 8' A.F.G.	IMPACT WITH 42 WATT CFL LAMP WITH CLEAR GLASS AND SEMI-SPECULAR REFLECTOR	42 WATTS CFL LAMP	PLIP-X-SS-42-S.ies	2400	0.75	50
○	SF	40	COOPER C5040-5000 @ 10' 5' A.F.G.	HALO 6" DIA RECESSED DOWNLIGHT SPECULAR REFLECTOR HIGH SS	32W PL-T 32 WATTS 3400 LUMENS HEX TUBE COMPACT FLUORESCENT	C5040-5000-32MPLT.ies	3400	0.75	34
○	SG	4	COOPER C1000-5000LI @ 10' A.F.G.	PORTFOLIO 6" RECESSED FLUORESCENT DOWN LIGHT WITH LOW IRIDESCENT REFLECTOR	32 WATT CFL LAMP	C5000-5000LI-CFSDT.IES	2400	0.75	32
○	SH	4	COOPER C1000-5000LI @ 10' A.F.G.	PORTFOLIO 6" RECESSED FLUORESCENT DOWN LIGHT WITH LOW IRIDESCENT REFLECTOR	32 WATT CFL LAMP	C5000-5000LI-CFSDT.IES	2400	0.75	32

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
LARGE PLAY AREA	+	5.0 fc	5.1 fc	5.0 fc	N/A	N/A
SITE PARKING	+	4.0 fc	11.7 fc	1.0 fc	11.7:1	4.0:1
SITE PROPERTY LINE	+	0.0 fc	0.4 fc	0.0 fc	N/A	N/A
SMALL PLAY AREA	+	2.0 fc	5.4 fc	0.1 fc	54.0:1	20.0:1
SOFFIT AND WALKWAY	+	3.7 fc	12.0 fc	0.2 fc	60.0:1	18.0:1



PHOTOMETRIC SITE PLAN
SCALE: 1" = 30'-0"

N

revisions

SCHEMATIC DESIGN

CHURCH ON MILL

1300 S. MILL AVE
TEMPE, AZ 85281

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date: JUNE 26, 2007
project no: 0709-0

PHOTOMETRIC SITE PLAN

A0-1P

360 DEGREE PANORAMIC VIEW FROM CENTER OF CAMPUS

Church on Mill 1300 S Mill Ave Tempe AZ

ATTACHMENT 14

4 WEST ELEVATION
SCALE: 1/8" = 1'-0"

3 SOUTH ELEVATION

2 EAST ELEVATION
SCALE: 1/8" = 1'-0"

1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

revisions

SCHEMATIC DESIGN

CHURCH ON MILL

1300 S. MILL AVE
TEMPE, AZ 85281

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A3-1

BUILDING ELEVATIONS