

Staff Summary Report

Development Review Commission Date: 08/14/07

Agenda Item Number: __12__

SUBJECT: Hold a public meeting for a Development Plan Review for JOHNNY G. MARTINEZ WATER TREATMENT PLANT located at 255 East Marigold Lane.

DOCUMENT NAME: DRcr_JGMartinezWTP_081407

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

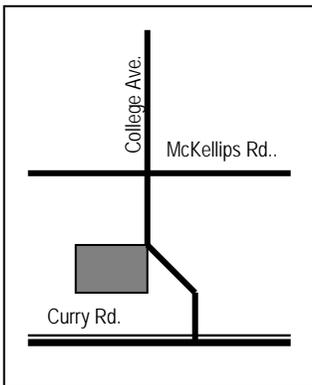
COMMENTS: Request for **JOHNNY G. MARTINEZ WATER TREATMENT PLANT (PL070271)** consists of modifications to existing process facilities including the addition of a freestanding G. A. C. Contactor Facility of +/- 12,461 s.f. and a freestanding Electric Generator Building of +/- 3,559 s.f. on +/- 27.50 acres in the R1-6, Single Family Residential District. The request includes the following:

DPR07141 – Development Plan Review including site plan, building elevations, and landscape plan.

PREPARED BY: Kevin O'Melia, Senior Planner (480-350-8432)
REVIEWED BY: Lisa Collins, Planning Director (480-350-8989) *LC*
LEGAL REVIEW BY: N/A
FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval, subject to conditions 1 - 14.

ADDITIONAL INFO:



Gross/Net site area	27.50 acres (1,197,900 s.f.)
Additional Building area	17,400 s.f. (12,461 s.f. water treatment bld'g, 3,559 s.f. standby power bld'g & 1,380 s.f. elec pwr bld'g)
Lot Coverage	29 % overall (45 % maximum allowed)
Building Height	+/- 47 ft (61 ft maximum allowed by 1993 variance)
Building setbacks	+600' front, +400' side, +300' rear (20, 5, 15 min.)
Landscaped area	40% (no minimum standard required for R1-6)
Vehicle Parking	121 spaces provided
Bicycle Parking	minimum 1 per 10,000 s.f. required

This is a Development Plan of new buildings and building additions for the Water Treatment Plant that make up part of the Phase III expansion. The Zoning and Development Code mandates review of the Development Plan by the Commission due to the size of the Granular Activated Carbon Contactor Building "E."

A neighborhood meeting is not required with this application.

PAGES:

1. List of Attachments
2. Comments / Reasons for Approval
- 3-5. Conditions of Approval
- 5-6. History & Facts / Zoning & Development Code Reference

ATTACHMENTS:

- 1 Location Map
- 2 Aerial Photo
- 3 Phase III Preliminary Site Plan
- 4-5. Statement of Design Rationale
6. G.A.C. Contactor Building "E" North & South Elevations
7. G.A.C. Contactor Building "E" West & East Elevations
8. G.A.C. Contactor Building "E" Top Plan
9. G.A.C. Contactor Building "E" Section
10. Generator Building "F" Elevations (all sides)
11. Generator Building "F" Floor and Roof Plans
12. Generator Building "F" Section
13. Electric Building "L" Elevations (all sides) and Roof Plan
- 14-17. Presentation Building Elevations

COMMENTS:

The applicant is requesting an approval for a Development Plan Review for a portion of Phase III of the water treatment plant to allow the addition of 17,400 s.f. combined area, including two freestanding buildings. The larger of the two buildings is the 12,461 s.f. Granular Activated Carbon Contactor Building "E." The other freestanding building is the 3,559 s.f. Standby Power Generator Building "F." These buildings are in the central portion of the water treatment plant yard and are located south of the water treatment basins, west of the finished water reservoir and are immediately north of the Administration Building. Buildings "E" and "F" replace a warehouse maintenance facility, which will be torn down. The remaining portion of the new building area is an addition to the electrical building "L" north of the finished water reservoir.

The G.A.C. Contactor Building "E" is solidly built of exposed cast-in-place concrete and smooth face concrete masonry units with split face CMU accents. The main roof is concealed behind parapet. The smooth face masonry is painted to match the prevailing desert tan color of the water treatment plant. The cast-in-place concrete and split face CMU are left natural gray. The major windows are translucent white wall panels ('Kalwall'). An "eyebrow" of exterior plaster is expressed as an architectural element above each major window. Exposed roof downspouts, access stairs, cylindrical backwash pipes, piping stations and guard posts are all carefully designed to become part of the industrial architectural expression. Metal roofs at the upper level entrance landings, the window eyebrows and the roll-up and service doors and frames are all a light terra cotta color, painted to match the prevailing metal trim color in the water treatment plant.

The Standby Generator Building "F" is more simply expressed with an exposed cast in place concrete water table supporting walls of plain face CMU. The CMU and exposed roof drain leaders are painted a light tan. The large metal louvered vents and the doors and frames are painted terra cotta.

The Electric Building "L" is a single rectangular volume constructed of concrete walls with concealed roof and roof equipment behind a parapet of uniform height. The color of the walls and roof leaders is a light tan. The doors and frames are terra cotta.

The buildings are located in the interior of the water treatment plant and except for their upper parts will not be readily visible from surrounding view. The buildings are modern and utilitarian. The industrial character of the water treatment plant is reflected in the architecture while the overall form and colors of the buildings blend in with the surrounding desert setting.

Conclusion

Staff recommends approval of the Development Plan

REASONS FOR APPROVAL

1. The project meets the General Plan Projected Land Use (industrial) for this site.
2. The project, a municipal facility, is allowed within the R1-6 Single Family Residential District subject to a Use Permit. The Use Permit for the Phase I, II and III expansion was granted by City Council on August 14, 2003.
3. The project will meet the development standards required under the Zoning and Development Code.

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 BULLETED ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT. THESE ITEMS ARE NOT AN EXHAUSTIVE LIST.

DPR 07141

General

1. 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 Review dated **July 5, 2007**. 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 Development Plan approval prior to issuance of building permits.
 - Under an agreement between the City of Tempe and the State of Arizona, a Water Conservation Report is required for domestic water use for this project. Have the mechanical engineer prepare the report and submit with the construction drawings during the building plan check process. Report example is contained in Office Procedure Directive # 59, available from Building Safety (480-350-8341). Contact Pete Smith of Water Resources (pete_smith@tempe.gov) if there are any questions regarding the purpose or content of the water conservation reports.
 - 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@tempe.gov) if questions regarding the process described in this condition.
 - 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.

Site Plan

2. Provide details of the freestanding security wall proposed at the northern border of the water treatment plant for staff approval.
3. Provide overall auto parking calculation for the water treatment plant that includes the area of the existing and proposed buildings and deletes the building being demolished. Do not exceed the amount of required parking by greater than 125 percent or obtain a Use Permit to allow the excess of surface parking. As part of the Use Permit, justify the quantity of excess parking.

4. Provide bike parking calculation that includes one required parking space per 10,000 s.f. of water treatment plant building. Indicate bike parking on the site plan. Install bike parking in accordance with Standard Detail T-578.
5. Maintain existing storm water retention system on site. Submit a grading and drainage plan indicating proposed modifications (if any) to existing storm water retention system caused by this work.
6. Locate all freestanding and building mount security lights so that they do not conflict with existing tree locations. Provide minimum 20'-0" horizontal separation (or make separation as determined by Planning staff in special cases) between security light fixture and tree trunk center.
7. Do not install razor wire, barbed wire, chain link fencing or similar barrier material in either project area, except as a temporary construction barricade that is removed prior to certificate of occupancy.

Floor Plans

- Provide security visual surveillance capability at service doors, as indicated. Equip service doors with a 6" square high strength plastic or laminated glass window centered and mounted at 63" from the threshold to the center of the glazing.

Building Elevations

8. The main colors and materials described in the presentation exhibits have a light reflectance value of 75% or less and are acceptable. Submit any additions or modifications for review during building plan check process. Approved colors shall be field verified by the Inspection staff during building construction.
 9. Conceal roof access inside each of the buildings.
 10. The designed, exposed roof drain system for the buildings is acceptable.
 11. Coordinate the alignment and location of any incidental electrical (alarm klaxon, etc.) or other equipment attachment where exposed into building elevations so that the architecture is enhanced by these elements. Provide detail layout for review during building plan check process.
 12. Indicate locations of lighting and addressing on the building. Detail lighting and addressing to enhance the architecture. No exposed conduit is allowed. Provide details of lighting and addressing mounting assemblies for review during building plan check process.
- Measure heights of buildings from top of curb on Marigold Lane front and center of this property. If no curb exists, measure building height from the crown of Marigold Lane front and center of this property.

Lighting

- Conform to the illumination requirements of ZDC Sec. 4-801 through 4-805 and follow the guidelines listed under Appendix E "Photometric Plan" of the Zoning and Development Code.

Landscape

13. Protect and maintain existing plant material on site.
- Where existing native or protected plants are disturbed by this work, prepare an existing plant inventory for the project area. 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".

- 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

14. Display address signage as follows:

- The location of address letter signs as indicated on the presentation elevations are acceptable. As indicated, the address may be a letter following the letter system established for buildings in the water treatment plant.
- Mount address signs in a permanent stationary and durable manner.
- Address signs shall be visible from the surrounding area.
- No other number or letter shall be affixed to the building that might be mistaken for the number or letter assigned to the building.
- Provide address sign of 12" high, individually mount, metal, reverse pan channel characters.
- Provide address sign of contrasting color to background (minimum 50 percent contrast).
- Direct illuminate address sign from dusk to dawn with a wall-mount security light.

HISTORY & FACTS:

- | | |
|-------------------|--|
| 1965 | Construction of the Papago Water Treatment Facility. |
| 1984: | Construction of a one-story, semi-freestanding addition to the south of the chemical building. The addition houses gaseous chlorine for water disinfection. |
| May 12, 1986: | Design Review Board approved the building elevations and site plan for the Public Works Department Water Utilities Division Administration Building located at the Papago Water Treatment Facility. |
| June 21, 1989: | Design Review Board approved the building additions for the Papago Water Treatment Facility. |
| April 15, 1993: | City Council approved the site plan for Papago Water Treatment Facility (Sludge Thickening & Dewatering Facility) consisting of 10,856 s.f. on 2.36 net acres located at 255 East Marigold Lane, including a Use Permit for a public facility in the AG District and a building height variance from 30'-0" to 60'-6" (at the top of stair roof) and 61'-0" (at top of parapet). |
| January 17, 1995: | Hearing Officer approved variance request by the Papago Water Treatment Facility to partially waive the screening requirements for a ground mounted chlorine scrubber mechanism. The waiver of screen will allow for surveillance of workers to provide increased safety. |
| May 3, 1995: | Design Review Board approved the building elevations for the expansion of the Papago Water Treatment Administration Building, Meter Testing Laboratory and Maintenance Building. |
| July 16, 2003: | Design Review Board approved the additions and alteration of the Chemical Building, including the demolition and replacement of the five story metal tower with a two story structure. This work is the main part of Phase I of the three phase expansion of the water treatment plant. Final inspection was on 01-10-05. |

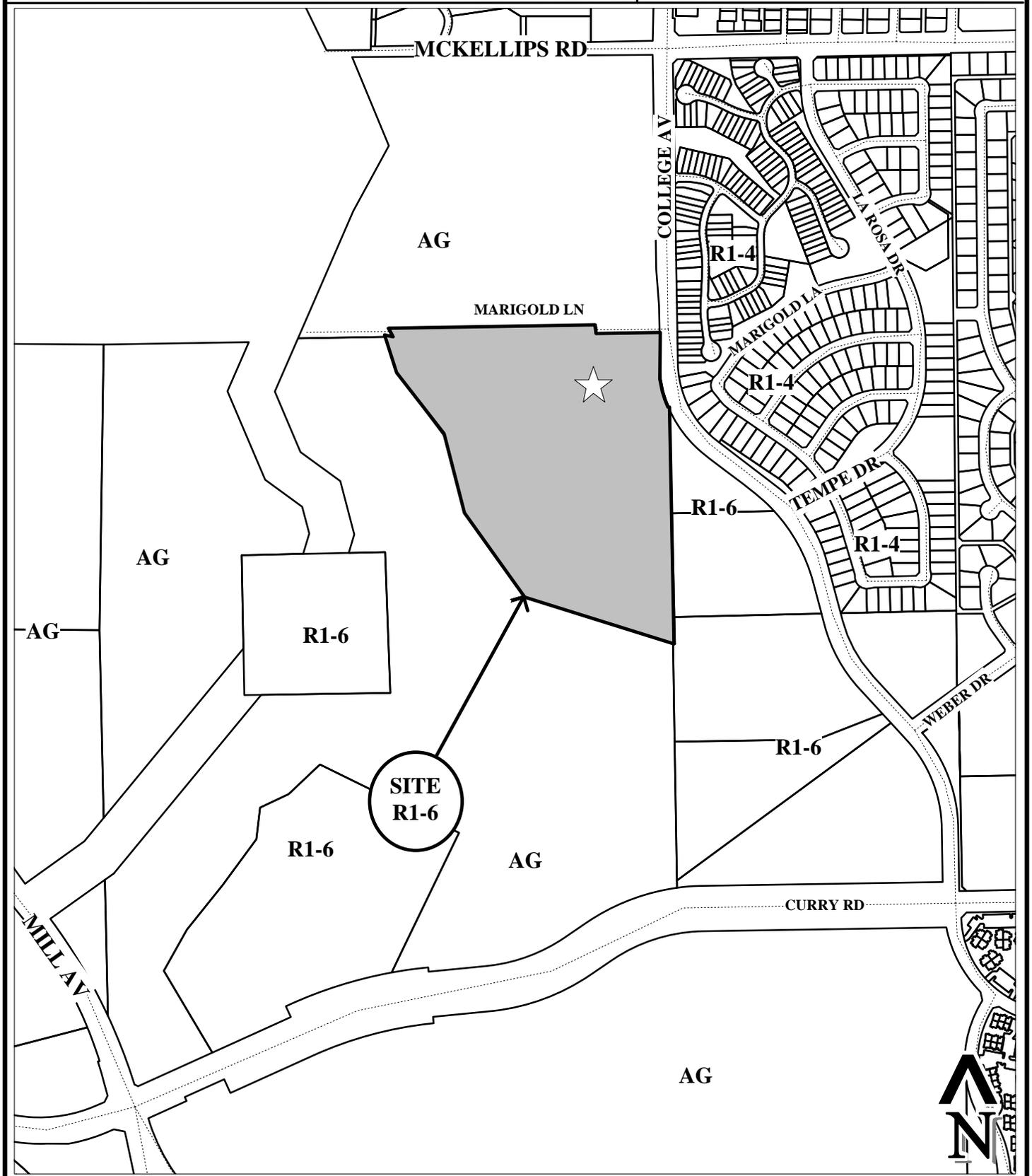
- July 23, 2003: Design Review Board approved the addition of gates and guard station on Marigold Lane at the entrance to the Johnny G. Martinez Treatment Plant along with associated improvements to Canal Park to the north of the water treatment plant. This approval was modified on 09-08-03. The site is included in the R1-6 Single Family District.
- August 14, 2003: City Council approved a Site Plan (#SIP-2003.61) for the expansion of the water treatment plant consisting of three construction phases. Phase I, a one story Chemical Storage and Feed Systems Building consisting of 4,100 s.f. and remodel of an 11,674 s.f. Chemical Building Tower. Phase II includes an 84,417 s.f. twelve million gallon reservoir, a 4,300 s.f. Finish Water Pump Station and a 450 s.f. Filter Effluent Control Weir Box. Phase III in its entirety includes 85,586 s.f. of new building area. The three phases are on 27.5 net acres. The Site Plan approval includes the following: a Use Permit for the expansion and remodel of the water treatment plant (Phases I, II and III) in the R1-6 Single Family District and a variance to waive the screening requirement of new and existing mechanical equipment on the roof of the existing equipment buildings.
- May 5, 2004: Design Review Board approved the addition of a 3,342 s.f. Finish Water Pump Station, a 1,006 s.f. Electrical Building addition and a 12 million gallon reservoir for the Johnny G. Martinez Water Treatment Plant. This work is the main part of Phase II of the three phase expansion of the water treatment plant.
- August 31, 2004: Design Review Board staff approved a south access driveway connecting the Administration Building with College Avenue through desert terrain. The case was reviewed by the Rio Salado Project Review Committee on 07-28-04 and was subsequently reviewed—with neighborhood representation—by the Rio Salado Advisory Commission on 08-24-04. The case was controversial due to the issue of security lighting for the driveway. The Advisory Committee sided with the neighborhood representatives present to recommend that the driveway not be illuminated.
- November 8, 2004: Design Review Board staff approved the addition of a 756 s.f. Pump Station Building at the north entrance gate to the Johnny G. Martinez water treatment plant. The site is included in the R1-6 Single Family District.
- August 8, 2006: Development Plan review staff approved a 3,392 s.f. freestanding ultra-violet disinfection building at the Johnny G. Martinez Water Treatment Plant. This site is located at 255 East Marigold Lane in the R1-6, Single Family Residential District.
- February 23, 2007: Development Plan Review staff approved a Granular Activated Carbon Pump Station and an East/West Electrical Building expansion as part of the 12MG Reservoir and Finished Water Pump Station of the Johnny G. Martinez Water Treatment Plant. This site is located at 255 East Marigold Lane in the R1-6, Single-Family Districts.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review

JOHNNY G MARTINEZ WTP

PL070271





JOHNNY G MARTINEZ, WTP (PL070271)

Statement of Design Rationale

Project: City of Tempe
Water Quality Improvements Project
Johnny G. Martinez Water Treatment Plant

The project is located at the Johnny G. Martinez Water Treatment Plant which is accessed from Marigold Lane. The site is on the South side of Marigold Lane across from Canal Park. A residential neighborhood lies to the east across College Avenue. The site topography generally slopes from the base of a hill at the southwestern border to the east to College Avenue and to the North bounded by Marigold Lane. The exterior perimeter of the site is heavily landscaped by mature arid adapted and native plant species. The interior of the site is dotted with mature landscaping adapted to the desert environment. This project is Phase III of a Phase III master plan; including the addition of a GAC Contactor Facility, a new Standby Power Generator facility and miscellaneous process improvements.

The new facilities used for water quality improvement, will be located South of the existing treatment basins. Existing structures occupying the new facilities location are to be demolished as part of this phase. A new cmu site security wall will be constructed on the north side of the plant. The wall material will closely match the hillside rock color and texture.

No landscaping is proposed inside the plant for this phase as none currently exists in this area. Structures proposed for this phase will be surrounded by paving for access and site drainage.

The GAC (Granular Activated Carbon) contactor facility is a process building which will house eight GAC contactors, each 26 feet wide and 33 feet long. The contactor basins will be configured in two banks of four separated by a 30 foot wide piping gallery. The basins will be covered by a building constructed of cmu walls and steel structure and decking roof.

The exterior elevations have been designed to reduce the vertical scale of the building. Two distinctive horizontal bands of differing materials and colors occur on each elevation, a lower concrete base and painted cmu upper wall. The colors of these materials will be consistent with existing buildings and those under construction for Phase II. A simple flat roof is designed with hatchways for access to roof mounted ventilation exhaust fans. A mechanical screen parapet of standard cmu painted to match the wall below is provided. All mechanical equipment and ductwork will be screened from view.

The new GAC facility will be constructed mainly of cast in place concrete, the exterior walls will be approximately 46 feet above grade. Exposed concrete walls will have a natural gray sacked finish. The roof structure will consist of corrugated steel decking covered by rigid insulation and a single ply roofing material. .

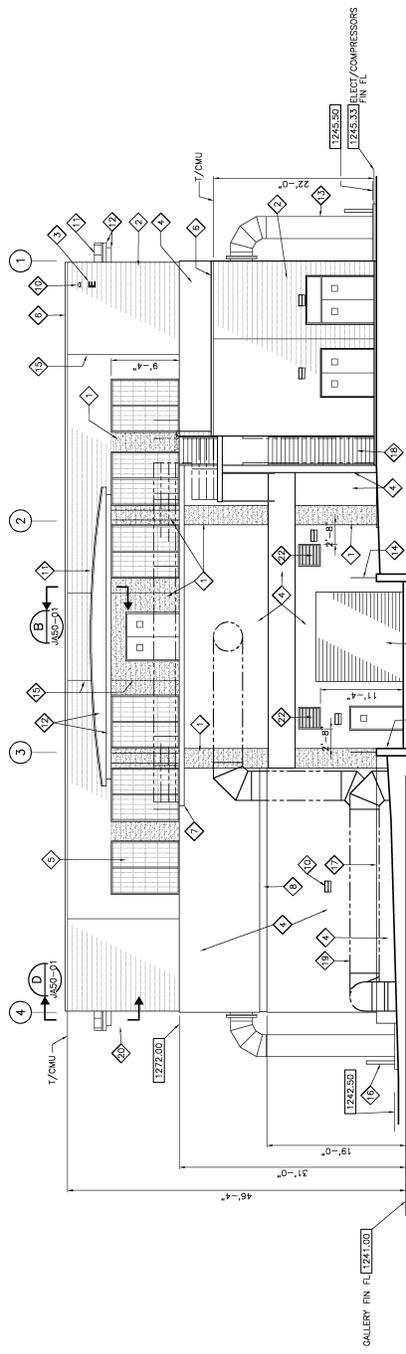
The new Standby Power Generator building will house two standby power generators and required switchgear. It's design will utilize cast in place concrete lower walls to four feet above grade and painted cmu upper walls to a maximum height of twenty six feet six inches above finished grade. A flat roof with parapets has been designed to fully utilize ceiling space in the building for access to electrical equipment overhead. All mechanical equipment is mounted on the ground adjacent to the building and ductwork is contained within the structure.

Modifications will be made to the existing standby generator facility. The existing cmu structure will be demolished and a new cast in place concrete structure will be constructed around the

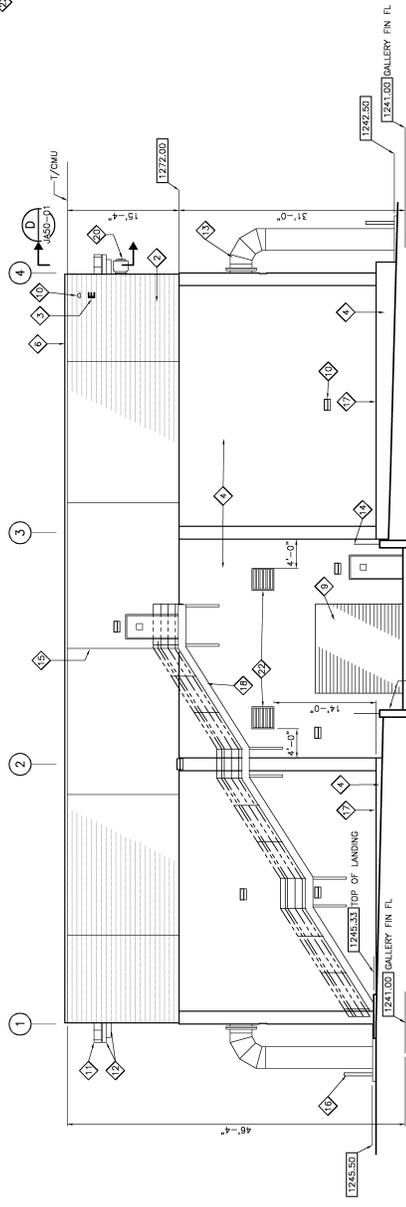
existing electrical switch gear that remains in service. A flat roof with parapets has been designed to fully utilize ceiling space in the building for access to electrical equipment overhead. All mechanical equipment and duct work mounted on the roof will be screened from view.

KEY NOTES:

- 1 8 X 8 X 16 SPLIT FACE CMU-NATURAL GREY COLOR
- 2 8 X 8 X 16 SMOOTH FACE CMU-PAINTED COLOR: (A)
- 3 12" HIGH CAST ALUMINUM BUILDING IDENTIFICATION LETTER NATURAL GREY COLOR
- 4 CAST IN PLACE CONIC WALLS W/FS FINISH PER SPEC NATURAL GREY COLOR
- 5 TRANSLUCENT WALL PANELS
- 6 PREFAB METAL COPING (A308) COLOR: (A)
- 7 CONIC SLAB-SEE STRUCT DWGS
- 8 EAST REVEAL-SEE (A328) (A329) COLOR: (A)
- 9 COILING DOOR-COLOR: (B)
- 10 LIGHT FIXTURE-SEE ELECT DWGS
- 11 METAL ROOFING-COLOR: (B)
- 12 EXTERIOR INSUL AND FINISH SYSTEM-COLOR: (B)
- 13 BACKWASH PIPE-SEE MECH DWGS-COLOR: (A)
- 14 ALUMINUM GUARD (A308) (A329) COLOR: (A)
- 15 MASONRY CONTROL JOINT
- 16 GUARD POST-SEE (C303) COLOR: (A)
- 17 SMOOTH FACE AT TOP OF FOOTING
- 18 METAL STAMPS-SEE STRUCT DWGS
- 19 ABOVE GRADE YARD PIPING-SEE CIVIL & STRUCT DWGS COLOR: (A)
- 20 EXHAUST FANS-SEE MECH DWGS
- 21 CONCRETE RAMP WALLS-SEE CIVIL DWGS
- 22 36" X 36" INTAKE LOUVER PER MECH DWGS



A NORTH ELEVATION



B SOUTH ELEVATION

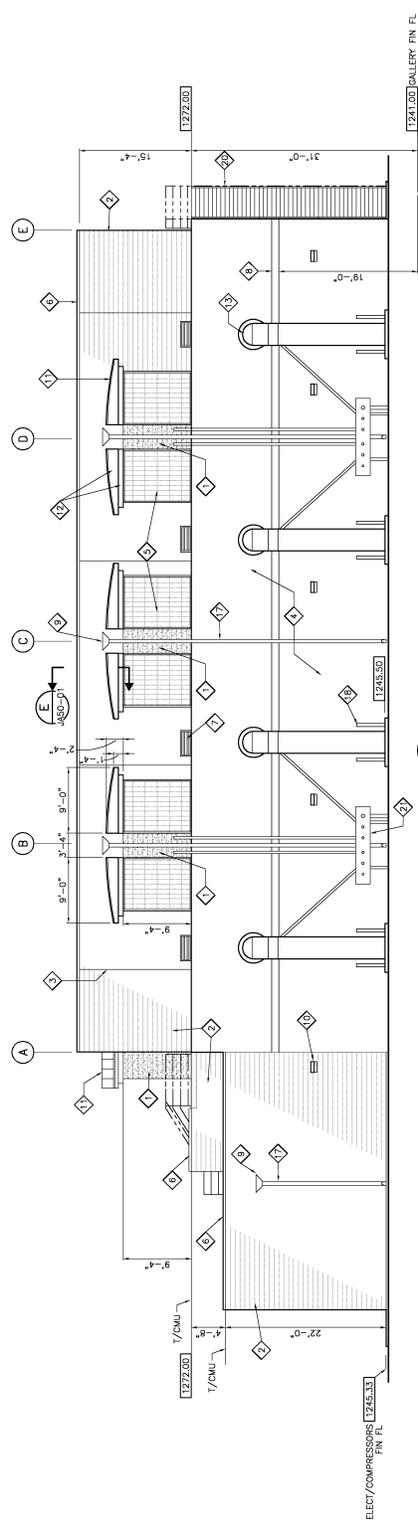
COLOR SCHEDULE:

- PER APPROVED DESIGN REVIEW BOARD SUBMITTAL
 ALL COLORS TO MATCH EXISTING EAST AND WEST SWITCHGEAR BUILDINGS
 MANUF: SHERWIN WILLIAMS, OR EQUAL
- (A) COLOR: CUSTOM PAINT TO MATCH EXISTING EAST AND WEST SWITCHGEAR BUILDINGS
 MANUF: SHERWIN WILLIAMS, OR EQUAL
 - (B) COLOR: CUSTOM PAINT TO MATCH EXTERIOR DOORS AND FRAMES, FASCIA PANELS OF EXISTING EAST AND WEST SWITCHGEAR BUILDINGS
 MANUF: SHERWIN WILLIAMS, OR EQUAL

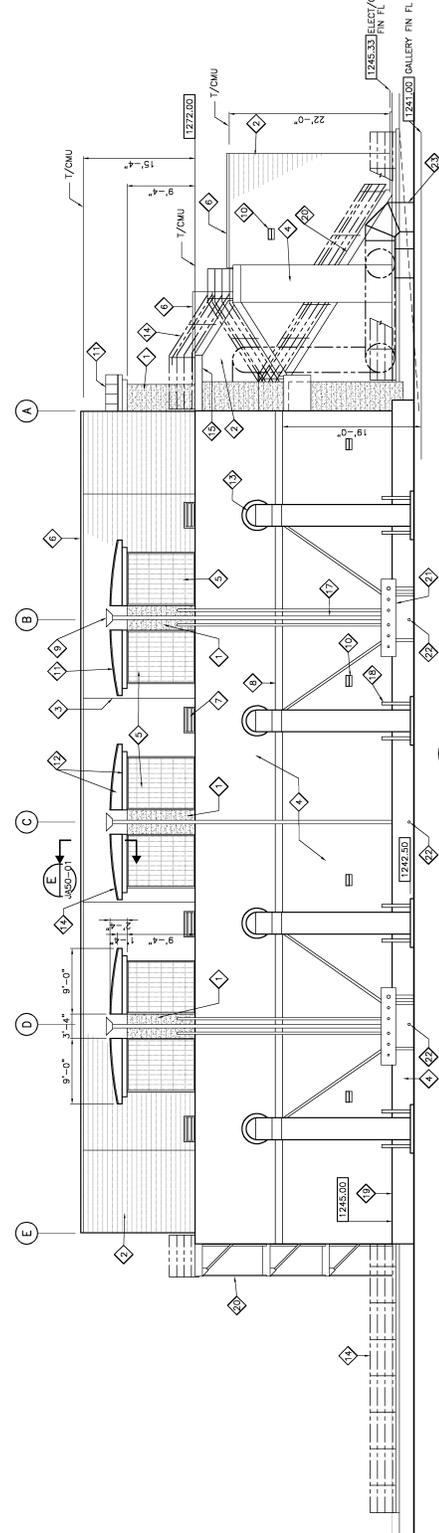
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CITY OF TEMPE CITY OF TEMPE		ARCHITECTURAL SBC CONTRACTOR EXTERIOR ELEVATIONS		PROJECT: JOHNNY G. MARTINEZ WATER QUALITY IMPROVEMENTS ARCHITECTURAL SBC CONTRACTOR EXTERIOR ELEVATIONS	PROJECT NO.: 3201091 DATE: 07/20/24 JOB NO.: 6300A10 DRAWING NO.: JA50-02 SHEET NO.: 31 of 284

KEY NOTES:

- 1 8 X 8 X 16 SPLIT FACE CMU-NATURAL GREY COLOR
- 2 8 X 8 X 16 SMOOTH FACE CMU-PAINTED COLOR: (A)
- 3 MASONRY CONTROL JOINT
- 4 CAST IN PLACE CONC WALLS W/1/4 FINISH PER SPCC NATURAL GREY COLOR
- 5 TRANSLUCENT WALL PANELS
- 6 PREFAB METAL COPING (ASB) COLOR: (A)
- 7 LOWER-SEE HWAG DWMS-COLOR: (A)
- 8 EAST REVEAL-SEE (ASB) COLOR: (A)
- 9 ROOF DRAIN CONDUCTOR-SEE (ASB) COLOR: (A)
- 10 LIGHT FIXTURE-SEE ELECT DWMS
- 11 STANDING SEAM METAL ROOFING-COLOR: (B)
- 12 EXTERIOR INSUL AND FINISH SYSTEM-COLOR: (B)
- 13 BACKWASH PIPE-SEE MECH DWMS-COLOR: (A)
- 14 ALUMINUM GUARD (ASB) COLOR: (A)
- 15 CONC SLAB-SEE STRUCT DWMS
- 16 NOT USED
- 17 DOWNSPOUT-SEE (ASB) COLOR: (A)
- 18 GUARD POST-SEE (ASB)
- 19 SMOOTH FACE AT TOP OF FOOTING
- 20 METAL STAIRS-SEE STRUCT DWMS
- 21 PIPING STATION-SEE MECH DWMS
- 22 DAYLIGHT DOWNSPOUT PER (ASB) DETAIL D
- 23 ABOVE GRADE YARD PIPING-SEE CIVIL & STRUCT DWMS COLOR: (A)



A WEST ELEVATION



B EAST ELEVATION

COLOR SCHEDULE:
 1. COLOR AND MATERIAL BOARD SUBMITTAL
 2. COLOR: CUSTOM PAINT TO MATCH EXISTING EAST EXTERIOR WALLS, BUILDINGS MANUF. SHERWIN WILLIAMS, OR EQUAL.
 3. COLOR: CUSTOM PAINT TO MATCH EXTERIOR DOORS AND FRAMEWORK, BUILDINGS MANUF. SHERWIN WILLIAMS, OR EQUAL.
 4. COLOR: CUSTOM PAINT TO MATCH EXISTING EAST AND WEST SWATCHBOARD BUILDINGS MANUF. SHERWIN WILLIAMS, OR EQUAL.

DOT PROJECT NO.	3201091
DATE ISSUED	07/20/20
JOB NO.	6300A10
DRAWING NO.	JA50-03
SHEET NO.	32 OF 284
DESIGNED BY	Down: RJ
CHECKED BY	Down: JCA
DATE	MAY 2007

JOHNNY G. MARTINEZ WATER TREATMENT PLANT
WATER QUALITY IMPROVEMENTS
ARCHITECTURAL
SAC CONTRACTOR
EXTERIOR ELEVATIONS

CITY OF TEMPE

carollo
engineers

DISCIPLINE ENGINEER	DISCIPLINE ENGINEER
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REV	DATE	BY	DESCRIPTION

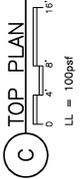
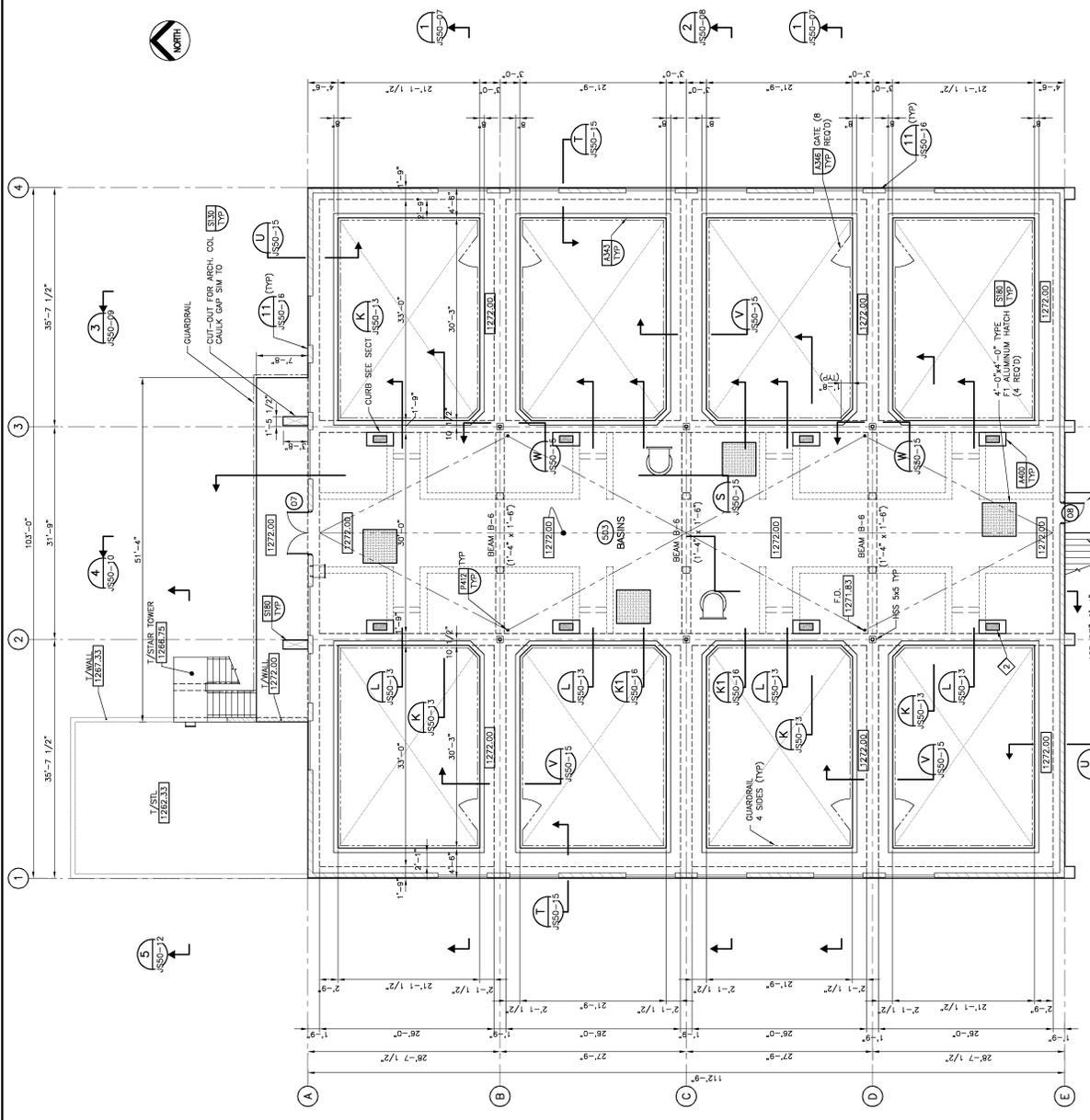
VERIFY SCALES
 1. ORIGINAL DRAWING
 2. 1" = 16'-0" (NOT ONE INCH ON THIS SHEET, ANALYZE SCALES ACCORDINGLY)

GENERAL NOTE:

1. SEE DRAWING JS50-15 FOR BEAM INFORMATION

KEY NOTES:

- ◇ PROVIDE LADDER TIE DOWN ADJACENT TO GATE
- ◇ PROVIDE 4" x 4" x 1/2" ALUMINUM BRACING WITH A MINIMUM OF 50% OPEN AREA (TYP OF 8)
- ◇ CONSTRUCT 12" THICK LANDING CURB WALLS SIMILAR TO NORTH SIDE WALLS
- ◇ 8" CURB WALL W/ 4# VERTS @ 24" O.C. (TYP) AND HORIZ. JOINT REINFC @ 18" (LAP 12")



COORDINATE ALL PENETRATIONS
 ALL PENETRATIONS THROUGH
 ELECTRICAL AND CIVIL DRAWINGS
 PRIOR TO CONSTRUCTION.

DOT PROJECT NO.	3201091
DATE	07/20/05
JOB NO.	6300A10
DRAWING NO.	JS50-05
SHEET NO.	42 of 284



carollo
 ENGINEERS

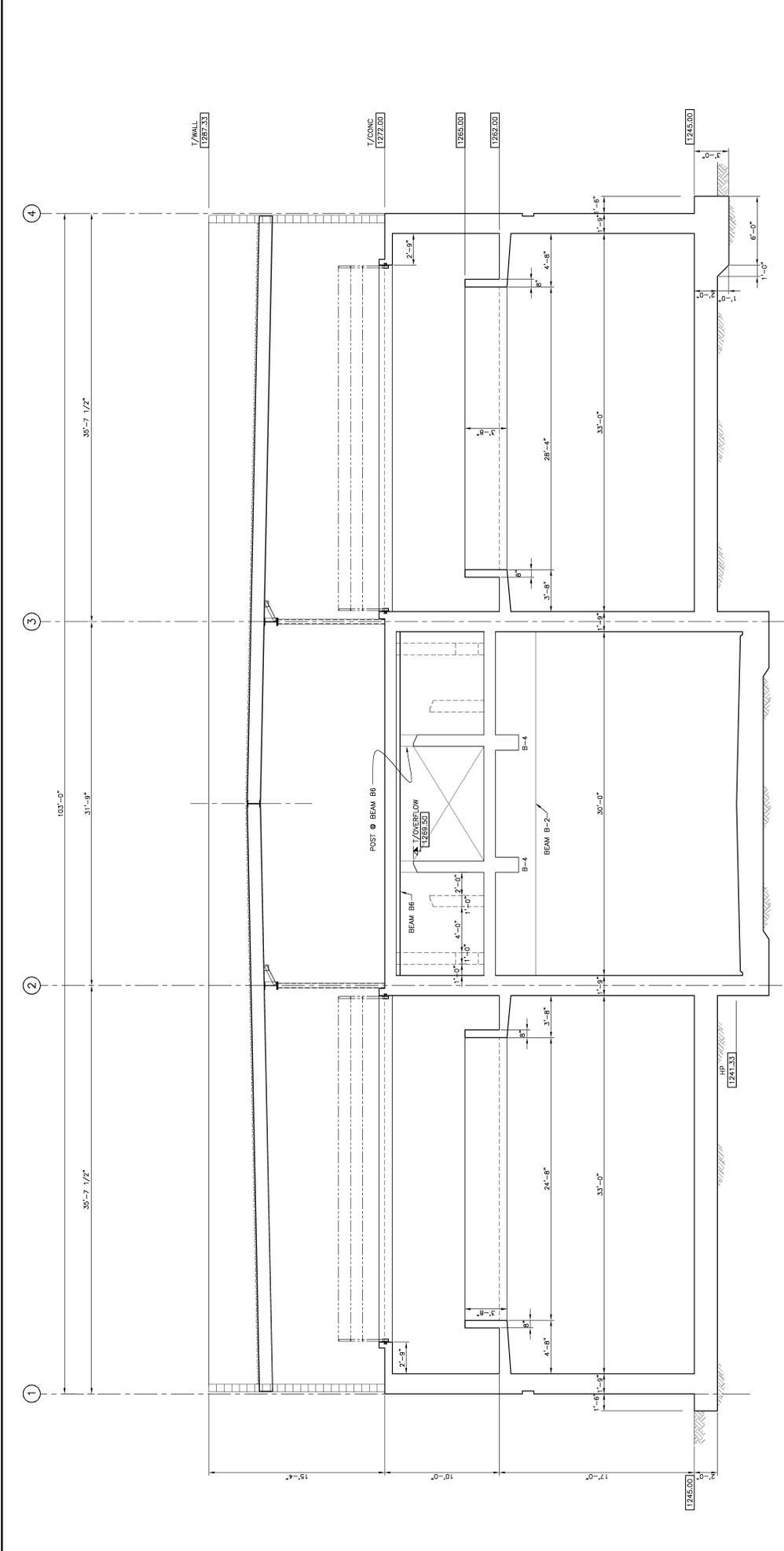
JOHNNY G. MARTINEZ WATER TREATMENT PLANT
 STRUCTURAL
 GAC CONTRACTOR
 TOP PLAN

Discipline: JDS
 Disc: KE
 Date: MAY 2007



REV	DATE	BY	DESCRIPTION

VERIFY SCALES
 ORIGINAL DRAWING
 0 = ORIGINAL
 IF NOT ONE INCH ON
 THIS SHEET, ANALYZE
 SCALES AGAINST
 SHEET ADJUSTMENT



2 SECTION
1/8" = 1'-0"

COORDINATE ALL PENETRATIONS
TO THE CENTERLINE UNLESS
SPECIFIED OTHERWISE.
ELECTRICAL AND CIVIL DRAWINGS
SHOULD BE TO CONSTRUCTION.

DOT PROJECT NO.	3201091
DATE ISSUED	3/27/2007
JOB NO.	6300A10
DRAWING NO.	JS50-08
SHEET NO.	45 of 284

PROJECT
JOHNNY G. MARTINEZ WATER TREATMENT PLANT
STRUCTURAL
GAG CONTRACTOR
SECTION 2

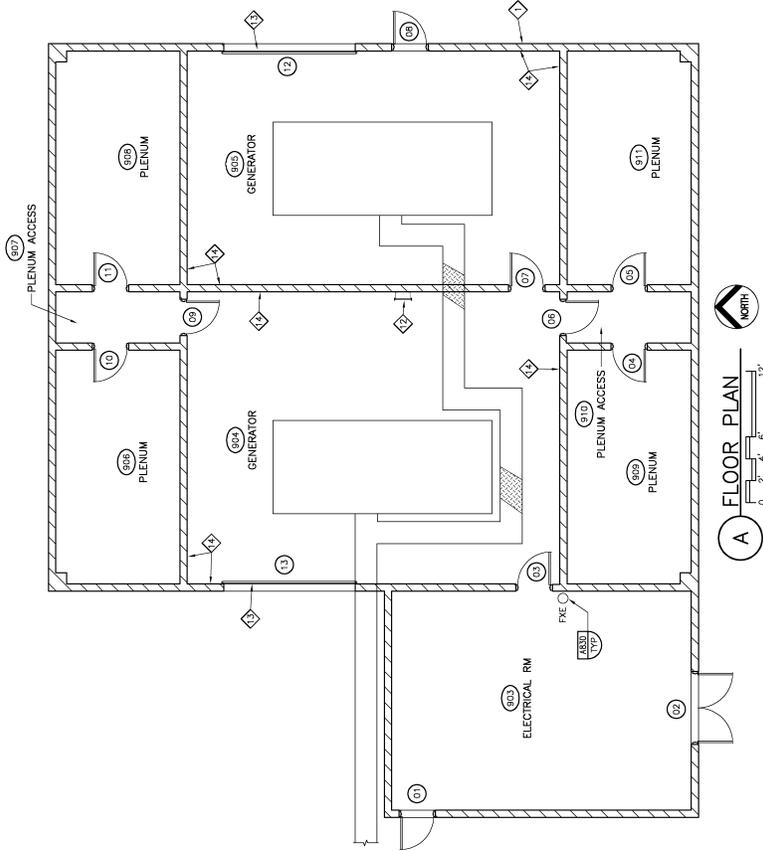
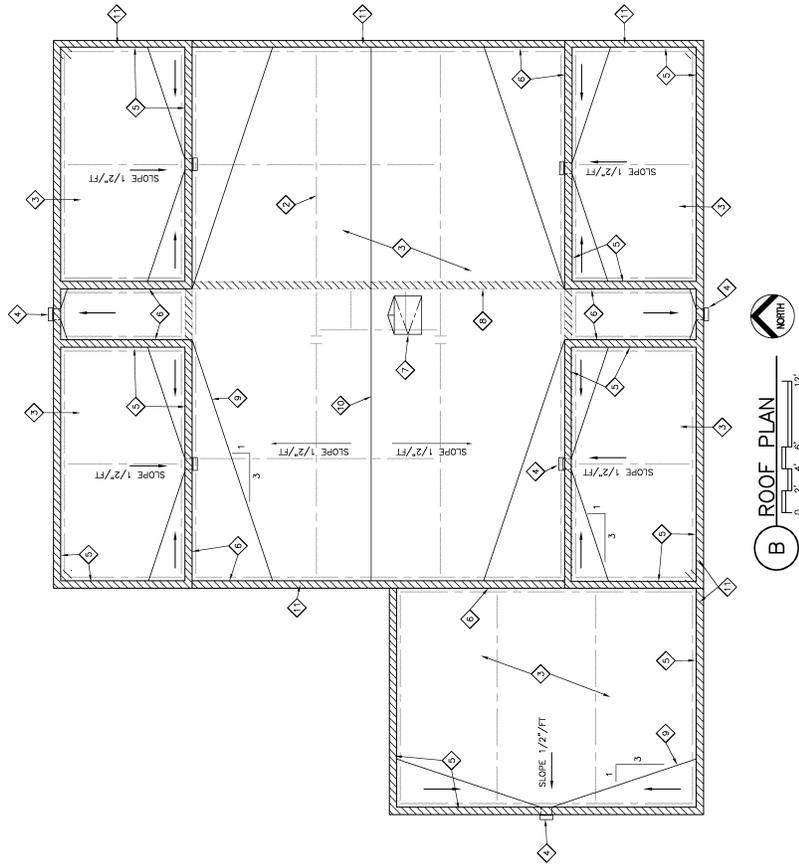


DESIGNED: JDS
DRAWN: KE
CHECKED: DAG
DATE: MAY 2007

DISCIPLINE ENGINEER
DISCIPLINE ENGINEER

REV	DATE	BY	DESCRIPTION

VERIFY SCALES
BY COMPARING
ORIGINAL DRAWING
TO THIS SHEET.
IF NOT ONE INCH ON
THE SHEET ANALYZE
SCALES AGAINST
SHEET ADJUSTMENTS



GENERAL NOTES

- 1. SEE STRUCT DIMS FOR SPECIFIC BUILDING DIMENSIONS
- 2. CRICKET FROM RIGID ROOF INSUL
- 3. ROSE LINE
- 4. PREFAB METAL COPING (AS2) COLOR: (A)
- 5. LADDER TO ROOF HATCH (AS2) COLOR: (A)
- 6. OVERHEAD COILING DOOR
- 7. METAL FACED ACOUSTICAL PANELS, FASTENED TO CMU WALLS, QUANTITY PER SPEC.
- 8. BASE FLASHING UP WALL TO PREFAB METAL COPING (AS2) COLOR: (A)
- 9. BASE FLASHING UP WALL TO TERMINATION BAR (AS2) COLOR: (A)
- 10. ROOF HATCH (AS2) COLOR: (A)
- 11. WALL BELOW TO ROOF DECK

KEY NOTES:

- 1. 8 X 8 X 18 SMOOTH FACE CMU-PAINTED COLOR: (A)
- 2. STEEL ROOF FRAMING BELOW-SEE STRUCT DIMS
- 3. SINGLE PLY ROOF MEMBRANE OVER TARGED RIGID ROOF INSULATION AND METAL DECK
- 4. ROOF DRAIN SCUPPER-SEE (AS2) COLOR: (A)
- 5. BASE FLASHING UP WALL TO PREFAB METAL COPING (AS2) COLOR: (A)
- 6. BASE FLASHING UP WALL TO TERMINATION BAR (AS2) COLOR: (A)
- 7. ROOF HATCH (AS2) COLOR: (A)
- 8. WALL BELOW TO ROOF DECK

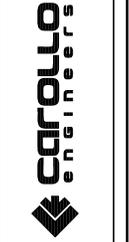
COLOR SCHEDULE:

PER APPROVED DESIGN REVIEW BOARD SUBMITTAL
 COLOR: CUSTOM PAINT TO MATCH EXISTING EAST AND WEST SWITCHGEAR BUILDINGS
 MANUF: SHERWIN WILLIAMS, OR EQUAL

VERIFY SCALES 0 1 2 3 4 5 6 7 8 9 10 1" = 1'-0" IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY		REVISIONS NO. DATE BY DESCRIPTION		DISCIPLINE ENGINEER 		DISCIPLINE ENGINEER 				PROJECT NO. 3201091 DATE OF P.L. 12/20/2017 JOB NO. 6300A10 DRAWING NO. JA90-01 SHEET NO. 33 OF 284	
				PROJECT: JOHNNY G. MARTINEZ WATER TREATMENT PLANT WATER QUALITY IMPROVEMENTS ARCHITECTURAL GENERATOR BUILDING FLOOR PLAN & ROOF PLAN		PROJECT: CITY OF TEMPE DRAWING: RLI DESIGNER: RLI CHECKER: JCA DATE: MAY 2017				PROJECT: JOHNNY G. MARTINEZ WATER TREATMENT PLANT WATER QUALITY IMPROVEMENTS ARCHITECTURAL GENERATOR BUILDING FLOOR PLAN & ROOF PLAN	

DOT PROJECT NO. 3201091
 DATE: 05-24-07
 JOB NO. 6300A10
 DRAWING NO. JM90-02
 SHEET NO. 113 of 284

PROJECT: JOHNNY G. MARTINEZ WATER TREATMENT PLANT
 MECHANICAL
 GENERATOR BUILDING
 SECTION AND DETAILS

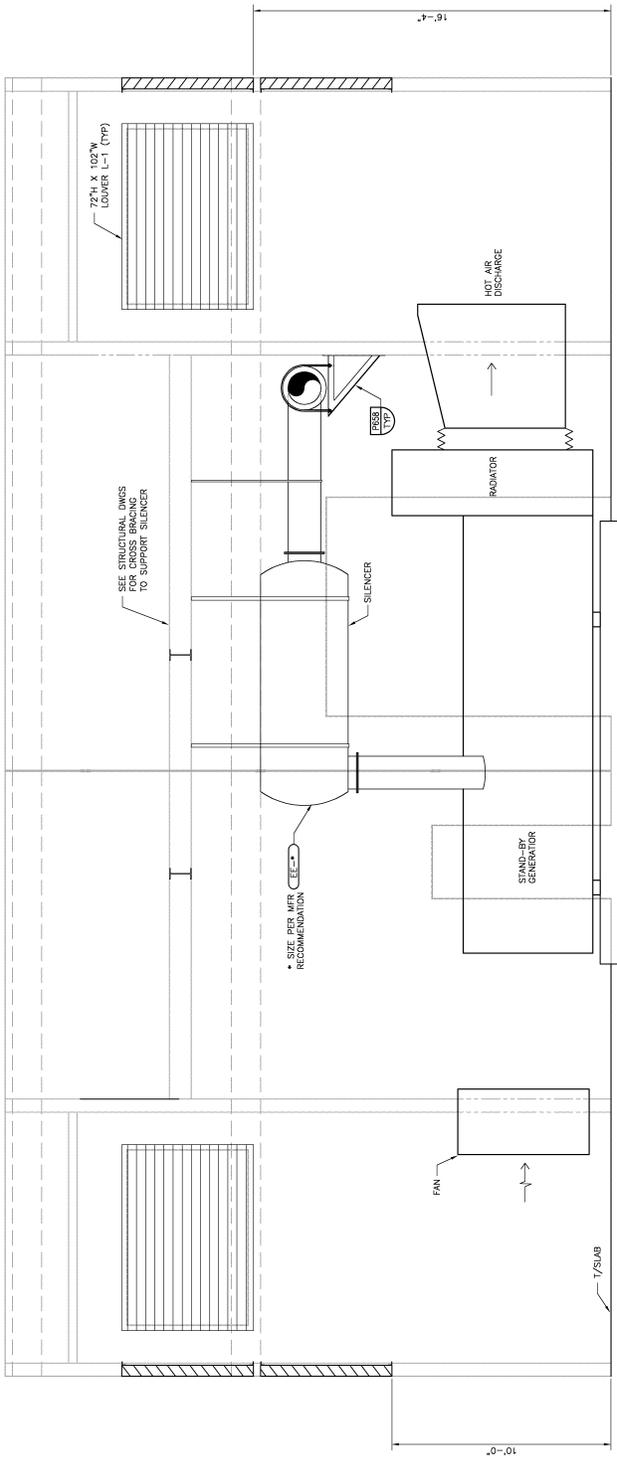


DESIGNED: KRK
 DRAWN: AD/TP
 CHECKED: HLR
 DATE: MAY 2007

DISCIPLINE ENGINEER
 DISCIPLINE ENGINEER

REV	DATE	BY	DESCRIPTION

VERIFY SCALES
 ALL DIMENSIONS ON ORIGINAL DRAWING
 IF NOT ONE INCH ON THIS SHEET ANALYZE SCALES ACCORDINGLY

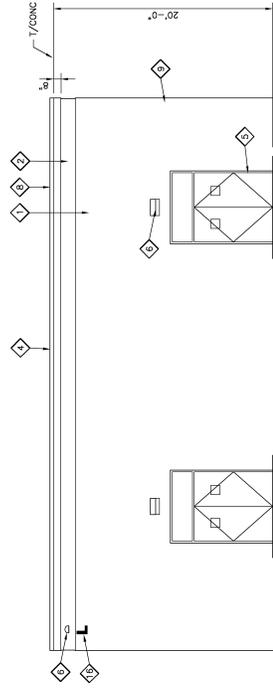


GENERAL NOTES:

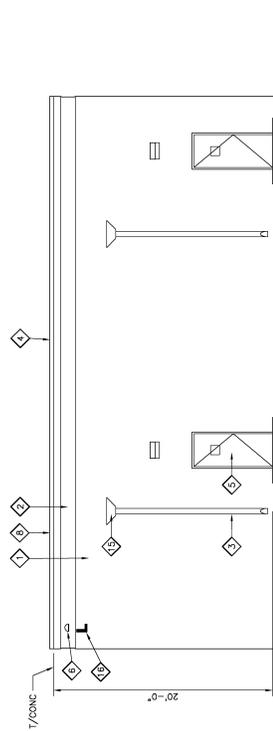
- SEE STRUCTURAL DRAWINGS FOR EXTENT OF DEMOLITION WORK

KEY NOTES:

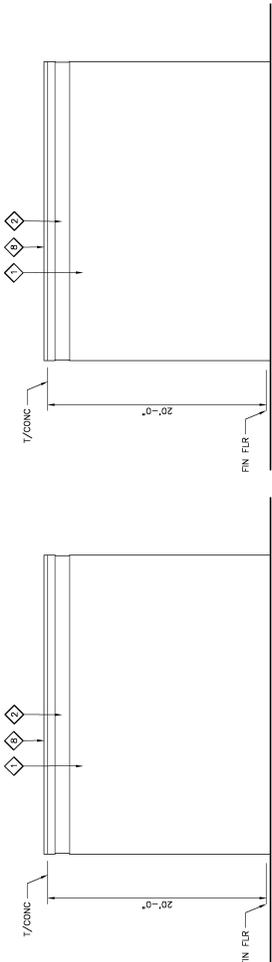
- 1. CONCRETE WALLS—PAINT FINISH—SEE STRUCT DWGS COLOR: (A)
- 2. CAST REVEAL—SEE (A) COLOR: (A)
- 3. DOWNSPOUT—SEE (A) COLOR: (A)
- 4. WALL BELOW TO ROOF DECK
- 5. HOLLOW METAL DOOR AND FRAME—COLOR: (B)
- 6. LIGHT FIXTURE—SEE ELECT DWGS
- 7. ROOF DRAIN SCUPPER—SEE (A) COLOR: (A)
- 8. PREFAB METAL COPING—DETAIL D COLOR: (A)
- 9. HVAC UNIT—SEE MECH DWGS
- 10. ROOF HATCH—SEE (A) COLOR: (A)
- 11. SINGLE PLY ROOF MEMBRANE OVER TAPERED RIGID ROOF INSUL OVER METAL DECK CRICKET FROM RIGID ROOF INSUL
- 12. STEEL ROOF FRAMING—SEE STRUCT DWGS
- 13. PREFAB ROOF CURB—SEE (A) COLOR: (A)
- 14. ROOF DRAIN CONDUCTOR—SEE (A) COLOR: (A)
- 15. 12" HIGH CAST ALUMINUM BUILDING IDENTIFICATION LETTER



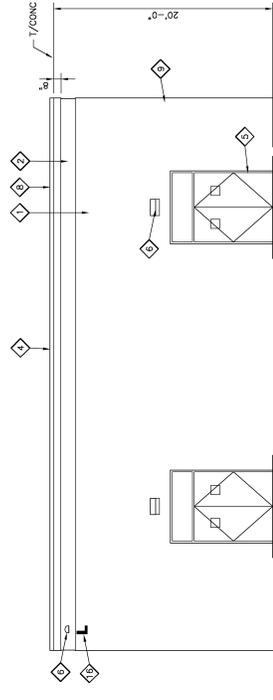
(A) NORTH ELEVATION



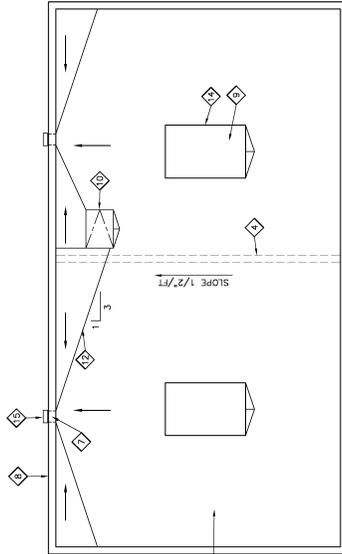
(C) EAST ELEVATION



(D) WEST ELEVATION



(B) SOUTH ELEVATION

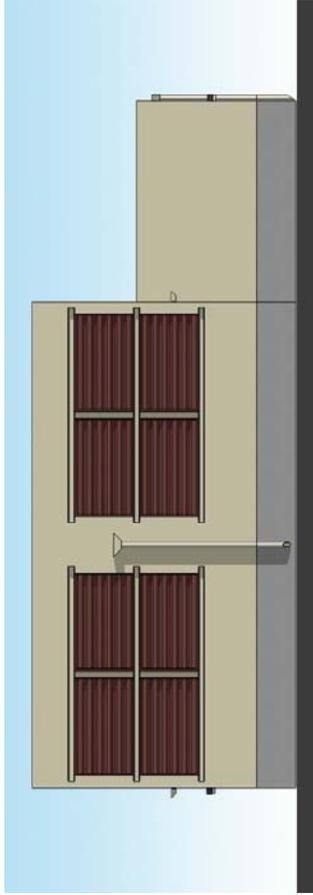


(E) ROOF PLAN

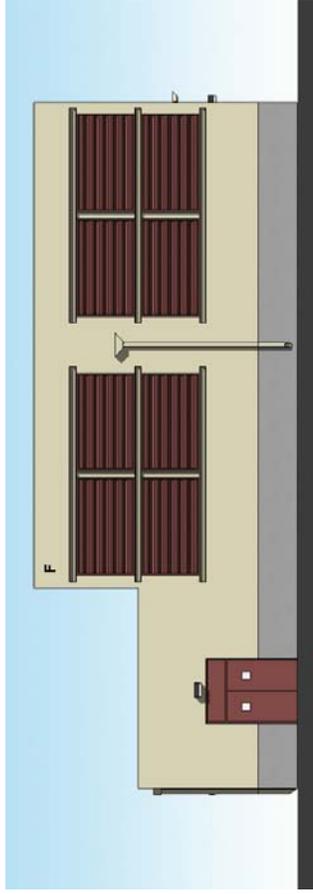
COLOR SCHEDULE:

- (A) COLOR: CUSTOM PAINT TO MATCH EXISTING EAST EXTERIOR BUILDINGS MANUF: SHERWIN WILLIAMS, OR EQUAL
- (B) COLOR: CUSTOM PAINT TO MATCH EXTERIOR DOORS AND HOLLOW METAL DOOR AND FRAME—SEE EXISTING EAST AND WEST SWITCHGEAR BUILDINGS MANUF: SHERWIN WILLIAMS, OR EQUAL

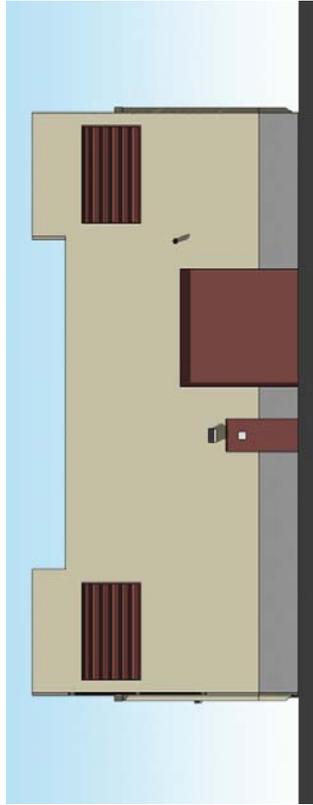
VERIFY SCALES OF ORIGINAL DRAWING IF NOT ONE INCH ON THE SHEET ANALYZE SCALES ACCORDINGLY		DISCIPLINE ENGINEER 		DISCIPLINE ENGINEER	
REV	DATE	BY	DESCRIPTION		
DOT PROJECT NO. 3201091 DATE: 04/06/03 JOB NO. 6300A10			PROJECT: JOHN G. MARTINEZ WATER TREATMENT PLANT WATER QUALITY IMPROVEMENTS ARCHITECTURAL		
DRAWING NO. JA90-03 SHEET NO. 35 OF 284			CITY OF TEMPE Designated: RJ, Down: RJ, Date: MAY 2007, Checked: JCA		
					



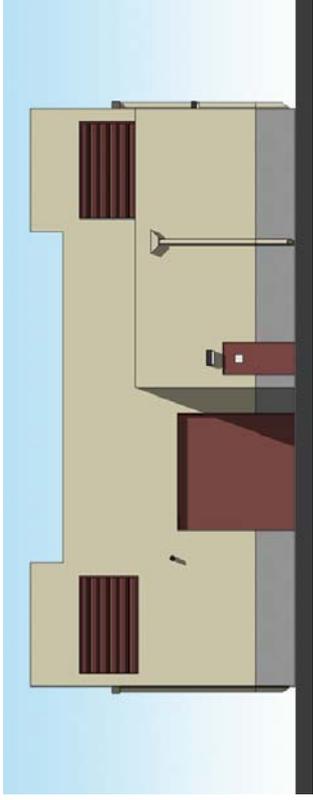
A NORTH ELEVATION



B SOUTH ELEVATION



C EAST ELEVATION



D WEST ELEVATION

<p>VERIFY SCALES</p> <p>0 = NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY</p>		<p>REV DATE BY DESCRIPTION</p> <p>03/09/07 03/09/07 JAWC-SOI GEN east final, GEN north final, GEN south final, GEN west final</p>		<p>DISCIPLINE ENGINEER</p>		<p>DISCIPLINE ENGINEER</p>		<p>DISCIPLINE ENGINEER</p>		<p>DISCIPLINE ENGINEER</p>	
<p>PROJECT INFORMATION</p> <p>CLIENT: SCHWY & MARTINEZ WATER TREATMENT PLANT</p> <p>ARCHITECTURAL</p> <p>GENERATOR BUILDING EXTERIOR ELEVATIONS</p>		<p>PROJECT NO. 6300A1D</p> <p>DATE FILED 12/14/06</p> <p>JOB NO. 6300A1D</p>		<p>PROJECT NO. 6300A1D</p> <p>DATE FILED 12/14/06</p> <p>JOB NO. 6300A1D</p>		<p>PROJECT NO. 6300A1D</p> <p>DATE FILED 12/14/06</p> <p>JOB NO. 6300A1D</p>		<p>PROJECT NO. 6300A1D</p> <p>DATE FILED 12/14/06</p> <p>JOB NO. 6300A1D</p>		<p>PROJECT NO. 6300A1D</p> <p>DATE FILED 12/14/06</p> <p>JOB NO. 6300A1D</p>	
<p>CITY OF TENNE</p>		<p>CITY OF TENNE</p>		<p>CITY OF TENNE</p>		<p>CITY OF TENNE</p>		<p>CITY OF TENNE</p>		<p>CITY OF TENNE</p>	
<p>ARCHITECT</p> <p>carollo</p>		<p>ARCHITECT</p> <p>carollo</p>		<p>ARCHITECT</p> <p>carollo</p>		<p>ARCHITECT</p> <p>carollo</p>		<p>ARCHITECT</p> <p>carollo</p>		<p>ARCHITECT</p> <p>carollo</p>	
<p>DATE: 03/09/07</p> <p>PROJECT: 6300A1D</p> <p>DRAWING NO. JA90-02</p> <p>SHEET NO. 34 of 284</p>		<p>DATE: 03/09/07</p> <p>PROJECT: 6300A1D</p> <p>DRAWING NO. JA90-02</p> <p>SHEET NO. 34 of 284</p>		<p>DATE: 03/09/07</p> <p>PROJECT: 6300A1D</p> <p>DRAWING NO. JA90-02</p> <p>SHEET NO. 34 of 284</p>		<p>DATE: 03/09/07</p> <p>PROJECT: 6300A1D</p> <p>DRAWING NO. JA90-02</p> <p>SHEET NO. 34 of 284</p>		<p>DATE: 03/09/07</p> <p>PROJECT: 6300A1D</p> <p>DRAWING NO. JA90-02</p> <p>SHEET NO. 34 of 284</p>		<p>DATE: 03/09/07</p> <p>PROJECT: 6300A1D</p> <p>DRAWING NO. JA90-02</p> <p>SHEET NO. 34 of 284</p>	

