

# Staff Summary Report



Development Review Commission Date: 10/09/07

Agenda Item Number: 5

**SUBJECT:** Hold a public meeting for a Development Plan Review for PENTECOST INTERNATIONAL WORSHIP located at 807 South George Drive.

**DOCUMENT NAME:** DRCr\_PentecostIntlWorship\_100907 **PLANNED DEVELOPMENT (0406)**

**SUPPORTING DOCS:** Yes

**COMMENTS:** Request for **PENTECOST INTERNATIONAL WORSHIP CENTER (PL060686)** (Pentecost International Worship Center, owner; Paul Prosser, Prosser Enterprises, applicant) for a +/- 6348 s.f worship and classroom building on +/- .69 net acres, located at 807 South George Drive, in the CSS, Commercial Shopping and Services District. The request includes the following:

**DPR07191** – Development plan review including building elevations, site plan and landscape plan for a one-story worship and classroom building.

**PREPARED BY:** Sherri Lesser, Senior Planner (480-350-8486)

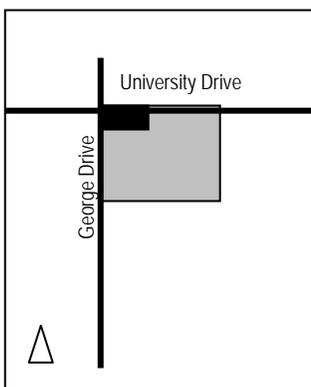
**REVIEWED BY:** Lisa Collins, Planning Director (480-350-8989) *LC*

**LEGAL REVIEW BY:** N/A

**FISCAL NOTE:** N/A

**RECOMMENDATION:** Staff – Approval, subject to conditions 1-19

**ADDITIONAL INFO:**



Net site area	.69 acres
Building area	6348 s.f.
Lot Coverage	22.4% (50% maximum allowed)
Building Height	28 ft – one story (35 ft maximum allowed)
Building setbacks	0' front, 10'- 6" street side
Landscaped area	22.53% (15% minimum required)
Vehicle Parking	55 spaces required for Peak Demand (73 provided)
Bicycle Parking	4 spaces (4 minimum required)

A neighborhood meeting is not required for this request.

**PAGES:**

1. List of Attachments
2. Comments / Reasons for Approval
- 3-6. Conditions of Approval /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. Preliminary Grading and Drainage
- 10-29. Context Photo of area
30. Color Renderings (11 x 17)

**COMMENTS:**

The applicant is requesting approval of a Development Plan Review for a new church to be constructed at the southeast corner of George Drive and University Drive. The project includes a 28' foot tall worship building with an office and classroom building; the two buildings are separated by a courtyard. New parking area will be shared the existing restaurant located to the east. The church and classroom buildings have a total building area of 6348 s.f. on 30,010 s.f. or .69 net acres. This site is located east of the 101 Freeway on the south side of University Drive.

The proposed building and plan conforms to the standards within the Zoning and Development Code. A primary design feature of the buildings are the variable roof heights and the open network of columns and beams that span over the courtyard from the worship building to the classroom building; the combination of the forms give each elevation of the new building a distinct and unique profile. Exterior materials include stucco exterior with stone cladding on columns and building corners; a shake roof tile and exposed wood beams. The landscape material is a combination low water use plant materials placed to visually enhance areas between pedestrian paths and building walls. The courtyard has an exterior masonry wall on the north side; staff is recommending that an ornamental iron fence and gate be added to the south side of the courtyard to enclose the area and enhance the security of the site.

For further processing, the applicant will need approvals for a Subdivision Plat, to combine the individual lots into one and a shared parking analysis for the proposed site and the restaurant. Staff recommends approval of the requested Development Plan Review.

**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 materials are of high quality and are compatible with the surroundings.
4. The building has a distinct base and top, as identified by ground floor elements, roof forms, and detailing.
5. 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.
6. 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.
7. Improved accessibility from the existing conditions is provided in conformance with the Americans with Disabilities Act (ADA).
8. 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.
9. Plans appropriately integrate crime prevention principles such as territoriality, natural surveillance, access control, activity support, and maintenance.
10. 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. Your drawings must be submitted to the Development Services Building Safety Division for building permit by **October 9, 2008** or Development Plan approval will expire.
3. Obtain an administrative approval of shared parking analysis prior to issuance of building permits.
  - Verify all comments by the Public Works Department, Development Services Department, and Fire Department given on the Preliminary Site Plan Reviews dated (12/06/06, 01/24/07 and 08/29/07). 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.
  - 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](http://www.tempe.gov/zoning), or purchased at Development Services.
  - Standard Details:
    - Tempe Standard "T" details may be accessed through [www.tempe.gov/engineering](http://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](http://www.tempe.gov/tdsi/bsafety) or may be obtained at Development Services.

### Site Plan

4. Provide 8'-0" wide public sidewalk along University Drive and a 6'-0" wide sidewalk along George Drive as required by Traffic Engineering Design Criteria and Standard Details.
5. Provide a ornamental iron fence and gate along the south side of courtyard; finals details to be approved during Planning Plan Check.
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.
- 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.

### **Building Elevations**

9. 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.
10. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
11. 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.
12. 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.

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

15. 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**

16. 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.
  17. 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.
  18. 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.
- 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 (southern property line) Must be a 6' clear planting space.
  - 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**

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19. 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).

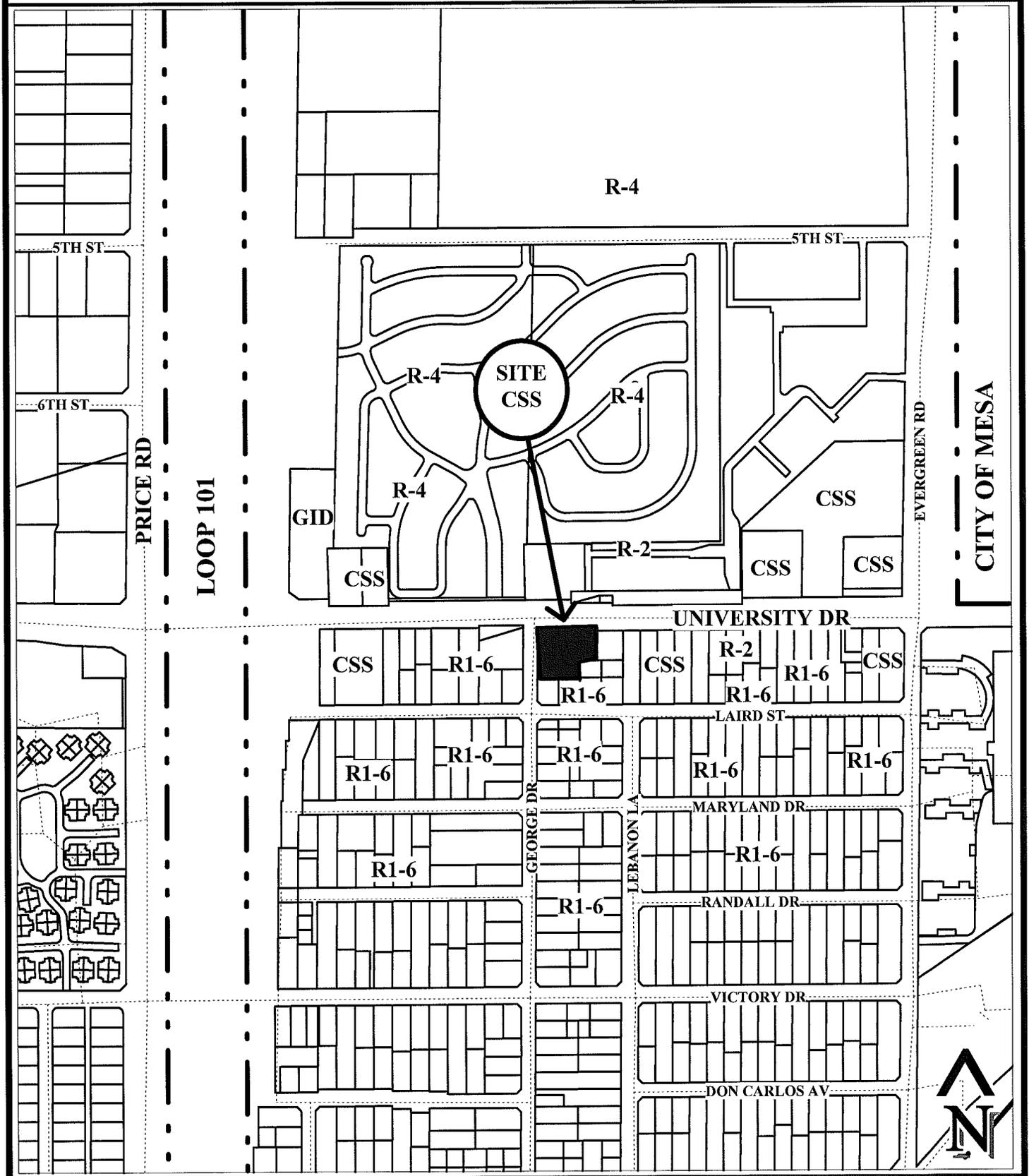
**HISTORY & FACTS:** None pertinent to this address or request.

**ZONING AND DEVELOPMENT CODE REFERENCE:**

Section 6-306, Development Plan Review

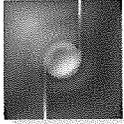
**PENTECOST  
INTERNATIONAL WORSHIP CENTER**

**PL060686**





ATTACHMENT 2



## **Prosser Enterprises, Architects**

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August 20, 2007

City of Tempe

Planning Division

31 East Fifth Street

Tempe, Arizona 85281

### **Letter of Explanation:**

#### **Pentecost International Worship Center (PIWC) – Worship Center and Office/Classroom Building**

#### **BUILDING SCALE AND STREETSIDE VARIETY**

The new worship center and office/classroom buildings for the project are situated on the corner of George Drive and University Drive, east of the 101 Freeway. The taller worship center anchors the new development on the street intersection and the smaller office/classroom building is on the east side of the site next to a single story restaurant building. The placement of the larger building on the corner increases the significance of the intersection and assigns prominence to the worship center on the site. The smaller office/classroom building compliments the scale of the adjacent restaurant by its reduced height and mediates between the restaurant and the worship center through the use of a complimentary roof plane. Although the worship and office/classroom are two separate buildings, they are joined to a courtyard with matching roof overhangs. The roof overhangs are connected to each other with an open network of columns and beams.

Walls along the streets vary in height and plane and have scaling elements to relate to human traffic along sidewalks. The apparent height of the building walls along the University Drive façade of the worship center is lowered through the use of a clerestory at the building's center, a main roof inclined toward the street and horizontal stucco accent bands. As you move east along University, the courtyard separating the two buildings is bordered by a lower screen and then the office /classroom building rises dramatically to mirror the worship roof facing it across the courtyard. Moving further east, the office/classroom building roof slopes to its low point adjacent to the existing flat roofed restaurant creating visual movement and complimentary scale.

On the George Drive side of the worship center, a variety of roof planes, wall planes and wall angles mitigate the apparent building height and introduce scaling elements to the streetscape. The use of stone provides a focal point and identity for the church with the juxtaposition of a stainless steel cross on the folded stone plane. A sloping roof plan on the south side of the worship building brings the streetscape lower as the viewer looks toward the neighboring residences.

**SITE ACCESS & PEDESTRIAN VISIBILITY**

Primary pedestrian access to the site is from University Drive on the east side of the office/classroom building. There is a second pedestrian access point south of the street corner and worship building from George Drive. Pedestrian routes to the buildings are highly visible from the streets and lead directly to the fenced and gated courtyard between the buildings. Wrought iron fence sections in the northern screen wall facing University and wrought iron fence along the entire south side facing parking provide visual access to the courtyard.

All entrances and walkways are accessible on the site due to the relatively flat elevation contours on the site. A new accessible sidewalk ramp will be built on the site's corner and new sidewalk from that point east will connect with existing public sidewalk that ends at the east property line of the site.

There is a bus stop on the south side of University Drive west of the street intersection of George and University provides public transport access to the site in addition to the on-site parking. Parking and access to University and George will be shared, through mutual agreement, with the adjacent restaurant. Sharing of access drives will keep traffic as far from the corner of University and George as possible while providing drive through access for Public Safety and Solid Waste Removal Vehicles. Access drives are also arranged so pedestrians and bicyclists do not have to cross the drive on George to access the site and only need to cross the University entrance when there is sufficient time and visibility. Bicycle parking is on the south side of the building away from the public right-of-way but close to the main building entrances and central courtyard.

**SHADE AND COMFORT**

The site and building designs were conceived with shade and energy conservation in mind as passive elements. Windows are protected from direct sun strike as much as possible by the use of deep overhangs and through the use of protected locations.

On the worship building high clerestory windows introduce light into the worship space but are protected with long eaves. Vertical windows on the west façade are angled to the north and south to prevent western exposure and add dramatic lighting to the interior. Eastern windows face the courtyard at the main entry but deep overhangs on the worship building and the office/classroom building protect those windows.

The office/classroom building has windows on the southern, western and eastern sides of the building. On the south side there is limited glass area because it is unprotected. On the east wall windows are placed high in the wall to admit natural light but are shaded by roof eaves. The west windows face onto the courtyard and toward the worship building. A deep overhanging eave protects those west windows and most late afternoon sun will be blocked by the worship building mass and eaves.

The central courtyard between buildings was conceived as a heavily shaded space to allow for outdoor gathering before and after services eliminating the need to build interior space for the same purpose. The space is generously shaded on the east and west sides with deep overhangs that extend over the space from the two buildings. The north and south ends are open to allow breezes to blow through. The center of the courtyard is open and allows warm air to rise freely through the opening. A misting system could

easily cool this space and create convection currents that promote the circulation of evaporatively cooled air.

### **BUILDING MASSING AND DESIGN ELEMENTS**

On a small site, unity in scale and design is difficult when a large mass must relate to a smaller scale mass in close proximity. This project presents just such a design challenge with the larger mass of the worship center and the smaller mass of the office/classroom building. The partially covered central courtyard provides the place where implied medium scale massing mediates between the large and the small. By angling roofs, from the lower part of the worship building and the smaller office/classroom building, we have created an exterior volume that implies an additional mass but does not actually create a mass or fully enclose the space. This space becomes the visual focal point of the project because the eye is drawn to this open volume by the lines of the roof, the framing of the openings with large stone covered elements and the horizontal banding of the buildings. Windows from both buildings face onto the courtyard and provide visual control as well as allowing the exterior to relate to interior activity. Fencing on the north side of the courtyard is designed to block direct pedestrian access to and from the street as well as reducing traffic noise and adding privacy. The north side fence does have openings to allow some visual surveillance from the street to enhance crime prevention. Wrought iron fencing on the south end of the courtyard is primarily for child safety but also allows for visual surveillance for crime prevention purposes.

The courtyard is not the only visual interest point for the project. The west side of the worship building is designed as an identifying element for the site for people approaching in vehicles from the west on University Drive. The large stone covered folded plane, flanked by stone elements similar to those framing the courtyard, is intended to be an easily found landmark for those coming from the west because view angles when driving from the west to the sight are very narrow. From the east approach it is much easier to spot the building from a greater distance because of the wider view angle and relative height of the building in relation to neighboring buildings facing University Drive.

From the pedestrian perspective, the buildings are designed to be in scale with human size by the use of several elements. Along University Drive the worship building's roof steps down from the clerestory and slopes toward the street to mitigate street-side wall height. In addition the northwest corner has been clipped to provide vehicle view angles as well as reducing apparent size. Perceived wall height has also been mitigated on all sides by the use of vertical stucco bands – a 3'-4" high wide band anchoring the building and giving it a "bottom" as well as a smaller band at 10'-0" above grade.

The large stone pilasters with one side inclined and one side vertical are design elements that add weight to the buildings and depth to the architectural vocabulary. These pilasters typically frame more important and larger elements such as the courtyard volume, the folded stone plane on the west wall of the worship building and the gable on the east wall of the office/classroom building. Stone elements are also used on columns and pilasters inside the courtyard to minimize large expanses of stucco, provide warmth of color and texture as well as emphasizing structural elements.

### **LANDSCAPING AND LIGHTING**

The low water use landscape materials are designed as accents to the site and are intended to visually reinforce the architectural elements that create focal points on the

site. For example, trees are placed near the vertical stone pilasters that frame the courtyard on the north and south and, the folded stone plane on the west elevation. Landscaped areas in general are placed between pedestrian paths and buildings to soften the height of walls and provide some separation. Landscape materials are placed to compliment site lighting by keeping trees away from area lighting fixtures.

Parking lighting will be provided through a combination of pole lights and wall mounted lights. Other areas of the site will be lit with wall and soffit-mounted lights, especially the courtyard. All lighting will be full cut off fixtures in compliance with Dark Sky regulations. Light fixtures on the south property line will be shielded to prevent spill into adjacent residential yards. Pedestrian paths and parking will be well lit to provide nighttime security for all users.

### CONCLUSION

Through the construction of this project, Pentecost International Worship Center intends to enhance an infill site that has been a recent eyesore in the neighborhood as well as provide a place of respite its members. The shared parking agreement with Susie's Restaurant to the east shows the congregations willingness to work with neighbors to improve the neighborhood and solve mutual traffic and parking problems. This same approach, to beautify and improve the local conditions, is what underlies the project's goals. The use of natural textures, warm colors and carefully planned structures will contribute to that underlying goal while still providing a safe, accessible design.

Therefore we respectfully request your approval of the project as designed.

If you need additional information feel free to contact the owner's representative Hayford Gyampoh (480) 358-5200 or me at the number below.

Thanks for your consideration.

Prosser Architects,

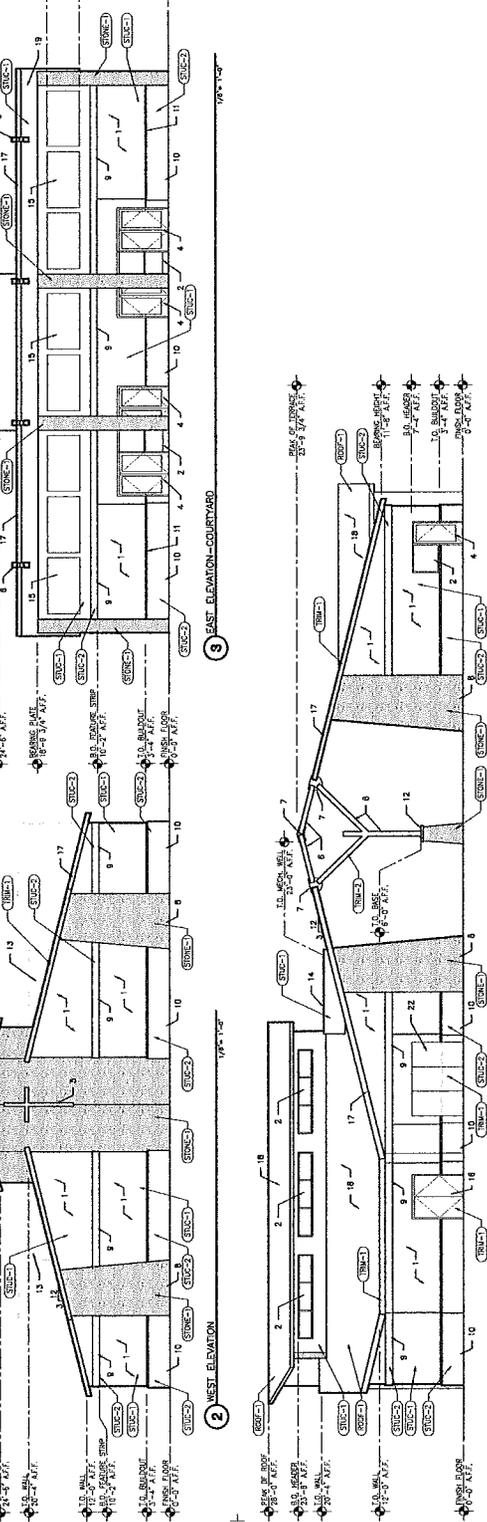
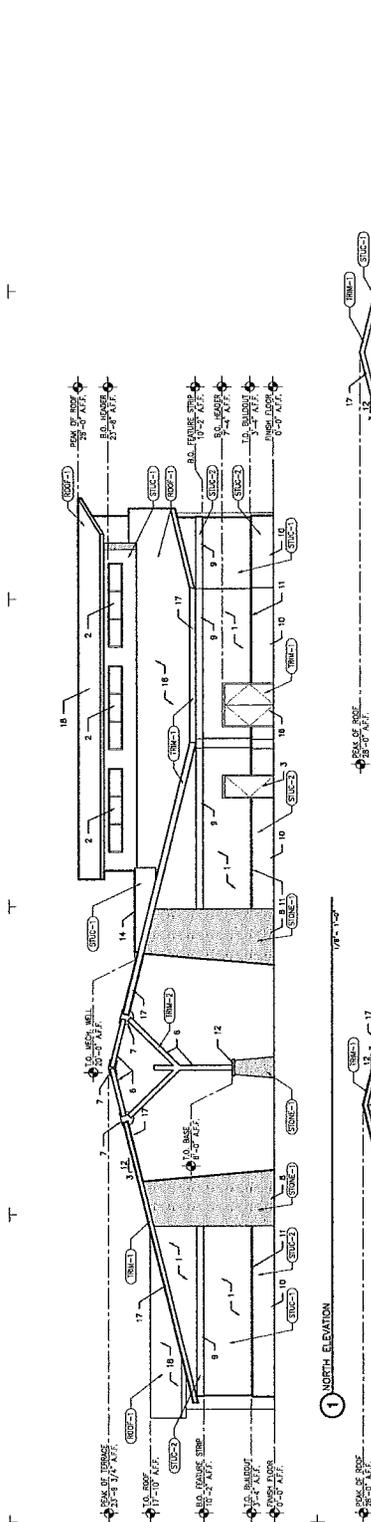
A handwritten signature in black ink, appearing to read 'Paul J. Prosser', with a long horizontal flourish extending to the right.

Paul J. Prosser, Architect



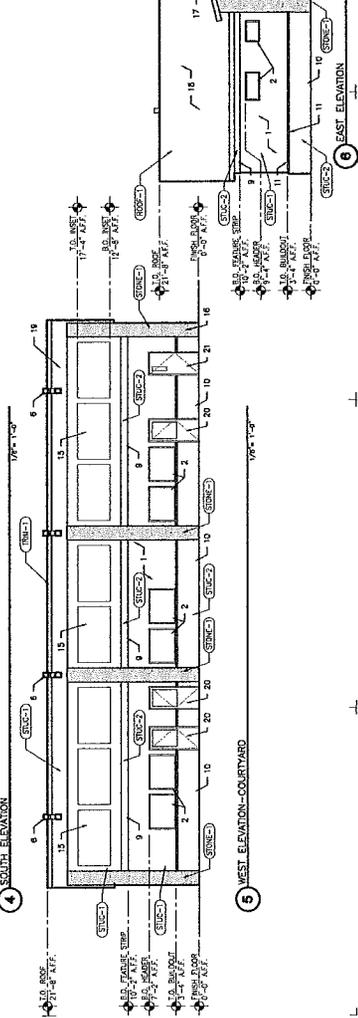
**KEY NOTES:**

1. SECTION ONE-WHITE CHONTRITE STUCCO FINISH OVER METAL LATH, 3/4" FELT PAPER, 1" THICK EPS FOAM, AND PLYWOOD CENTER GLAZED, BRONZE ANODIZED ALUMINUM STOREFRONT SYSTEM
2. 7/8" CLEAR 1" INSULATED GLAZING
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22. 7/8" CLEAR 1" INSULATED GLAZING



**MATERIAL COLOR SCHEDULE**

NO.	FINISH	COLOR	NAME	COLOR NO.	COMMENT
ST-0-1	BUILDINGS	COLORADO STONE	COX-30813		COUNTRY ELEGANCE
ST-0-2	BUILDINGS	REGENT OCEAN	DE 5325		SAND FINISH
ST-0-3	BUILDINGS	REGENT OCEAN	DE 5327		SAND FINISH
ST-0-4	BUILDINGS	REGENT OCEAN	DE 5325		SOB-CLOS
ST-0-5	BUILDINGS	REGENT OCEAN	DE 5327		SOB-CLOS
ST-0-6	BUILDINGS	REGENT OCEAN	DE 5325		SOB-CLOS
ST-0-7	BUILDINGS	REGENT OCEAN	DE 5327		SOB-CLOS
ST-0-8	BUILDINGS	REGENT OCEAN	DE 5325		SOB-CLOS
ST-0-9	BUILDINGS	REGENT OCEAN	DE 5327		SOB-CLOS
ST-0-10	BUILDINGS	REGENT OCEAN	DE 5325		SOB-CLOS
ST-0-11	BUILDINGS	REGENT OCEAN	DE 5327		SOB-CLOS
ST-0-12	BUILDINGS	REGENT OCEAN	DE 5325		SOB-CLOS
ST-0-13	BUILDINGS	REGENT OCEAN	DE 5327		SOB-CLOS
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ST-0-31	BUILDINGS	REGENT OCEAN	DE 5327		SOB-CLOS
ST-0-32	BUILDINGS	REGENT OCEAN	DE 5325		SOB-CLOS
ST-0-33	BUILDINGS	REGENT OCEAN	DE 5327		SOB-CLOS
ST-0-34	BUILDINGS	REGENT OCEAN	DE 5325		SOB-CLOS
ST-0-35	BUILDINGS	REGENT OCEAN	DE 5327		SOB-CLOS
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ST-0-37	BUILDINGS	REGENT OCEAN	DE 5327		SOB-CLOS
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ST-0-39	BUILDINGS	REGENT OCEAN	DE 5327		SOB-CLOS
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ST-0-41	BUILDINGS	REGENT OCEAN	DE 5327		SOB-CLOS
ST-0-42	BUILDINGS	REGENT OCEAN	DE 5325		SOB-CLOS
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ST-0-67	BUILDINGS	REGENT OCEAN	DE 5327		SOB-CLOS
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ST-0-97	BUILDINGS	REGENT OCEAN	DE 5327		SOB-CLOS
ST-0-98	BUILDINGS	REGENT OCEAN	DE 5325		SOB-CLOS
ST-0-99	BUILDINGS	REGENT OCEAN	DE 5327		SOB-CLOS
ST-0-100	BUILDINGS	REGENT OCEAN	DE 5325		SOB-CLOS



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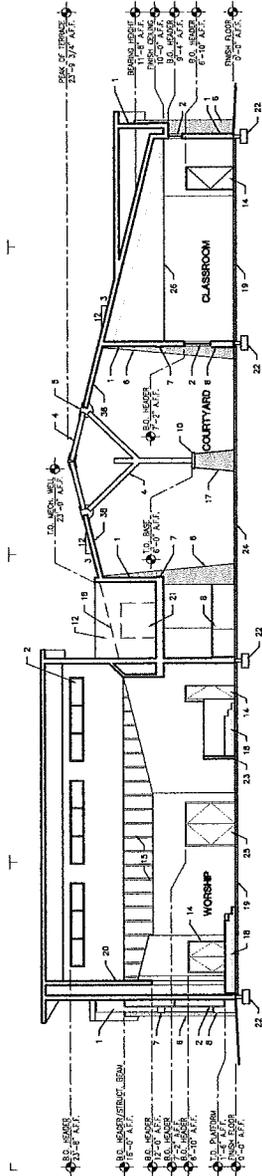
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 2401 EAST UNIVERSITY DRIVE  
 TEMPE, ARIZONA

**BUILDING ELEVATIONS 301**  
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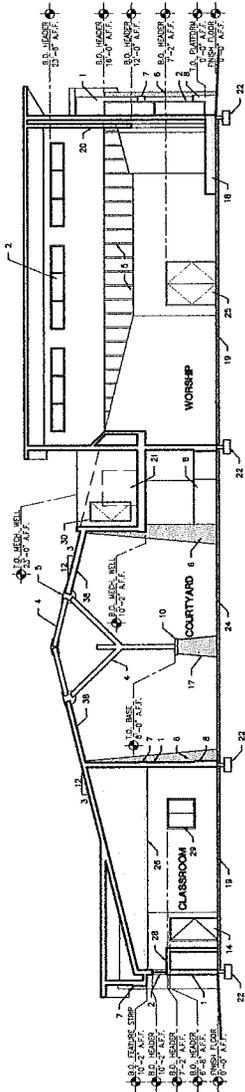
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**KEY NOTES**

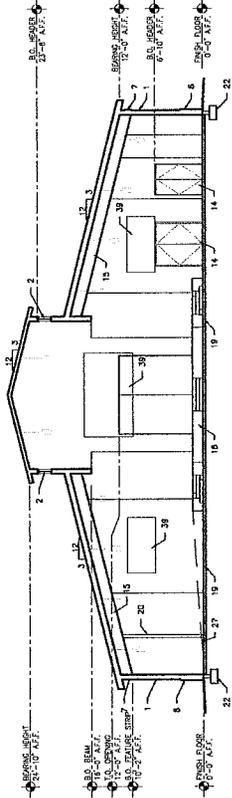
1. PAINTED WESTERN CHESTNUT STUCCO OVER METAL LATH, 3/8" FELT PAPER, 1" THICK EPS FOAM, AND PLYWOOD
2. CENTER GLAZED BRONZE ANODIZED ALUMINUM STREPTOP SYSTEM
3. BRONZE ANODIZED ALUMINUM WIDE SLIDING DOORS W/ CLEAR 1" INSULATED GLASS
4. INSULATED GLASS STEEL TUBE FRAMING ACROSS ROOF OPENING
5. 3/16" PAINTED STEEL CONNECTOR PLATE WELDED TO STEEL TUBE
6. WIDE BRONZE ANODIZED ALUMINUM W/ CLEAR 1" INSULATED GLASS
7. LANTERN STYLE PAPER, 3" THICK EPS FOAM, AND PLYWOOD SHEATHING
8. LANTERN STYLE PAPER, 3" THICK EPS FOAM, AND PLYWOOD SHEATHING
9. INTERIOR WESTERN CHESTNUT STUCCO OVER METAL LATH, 3/8" FELT PAPER, 1" THICK EPS FOAM, AND PLYWOOD
10. CHAMFER EDGE 45° TO AID WATER SLED
11. STAINLESS STEEL W/ 1/2" THICK EPS FOAM, AND PLYWOOD
12. MECHANICAL WALL BRACKET PLAN
13. INTERIOR WESTERN CHESTNUT STUCCO OVER METAL LATH, 3/8" FELT PAPER, 1" THICK EPS FOAM, AND PLYWOOD
14. INTERIOR PAINTED HOLLOW METAL DOOR AND FRAME
15. LINE OF SUPPORT BEYOND THE FINISH
16. INTERIOR WESTERN CHESTNUT STUCCO OVER METAL LATH, 3/8" FELT PAPER, 1" THICK EPS FOAM, AND PLYWOOD
17. PAINTED PLATFORM PER FLOOR PLAN
18. INTERIOR WESTERN CHESTNUT STUCCO OVER METAL LATH, 3/8" FELT PAPER, 1" THICK EPS FOAM, AND PLYWOOD
19. INTERIOR WESTERN CHESTNUT STUCCO OVER METAL LATH, 3/8" FELT PAPER, 1" THICK EPS FOAM, AND PLYWOOD
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25. INTERIOR WESTERN CHESTNUT STUCCO OVER METAL LATH, 3/8" FELT PAPER, 1" THICK EPS FOAM, AND PLYWOOD
26. INTERIOR WESTERN CHESTNUT STUCCO OVER METAL LATH, 3/8" FELT PAPER, 1" THICK EPS FOAM, AND PLYWOOD
27. ACCESS RAMP TO RAISED PLATFORM, 1:12 MAX. SLOPE PER PLYWOOD PLANT SHEET AT TOP OF WALL PER FLOOR PLAN TO AVOID
28. INTERIOR WESTERN CHESTNUT STUCCO OVER METAL LATH, 3/8" FELT PAPER, 1" THICK EPS FOAM, AND PLYWOOD
29. INTERIOR WESTERN CHESTNUT STUCCO OVER METAL LATH, 3/8" FELT PAPER, 1" THICK EPS FOAM, AND PLYWOOD
30. INTERIOR WESTERN CHESTNUT STUCCO OVER METAL LATH, 3/8" FELT PAPER, 1" THICK EPS FOAM, AND PLYWOOD
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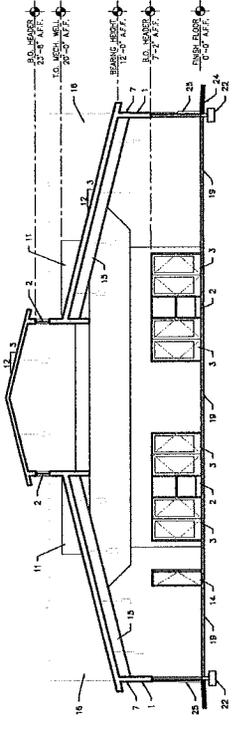
LONGITUDINAL SECTION A-A



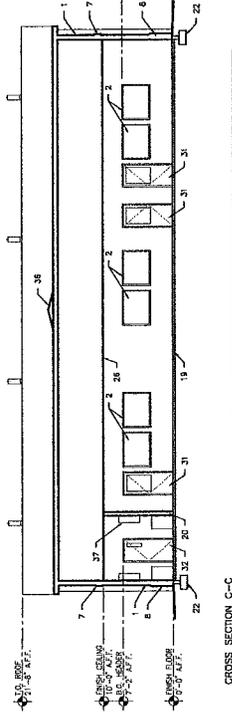
LONGITUDINAL SECTION B-B



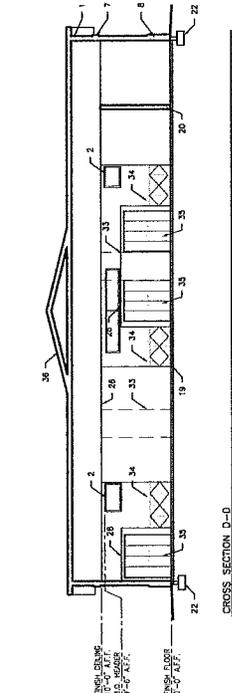
CROSS SECTION C-C



CROSS SECTION D-D



CROSS SECTION E-E



CROSS SECTION F-F

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 TEMPE, ARIZONA

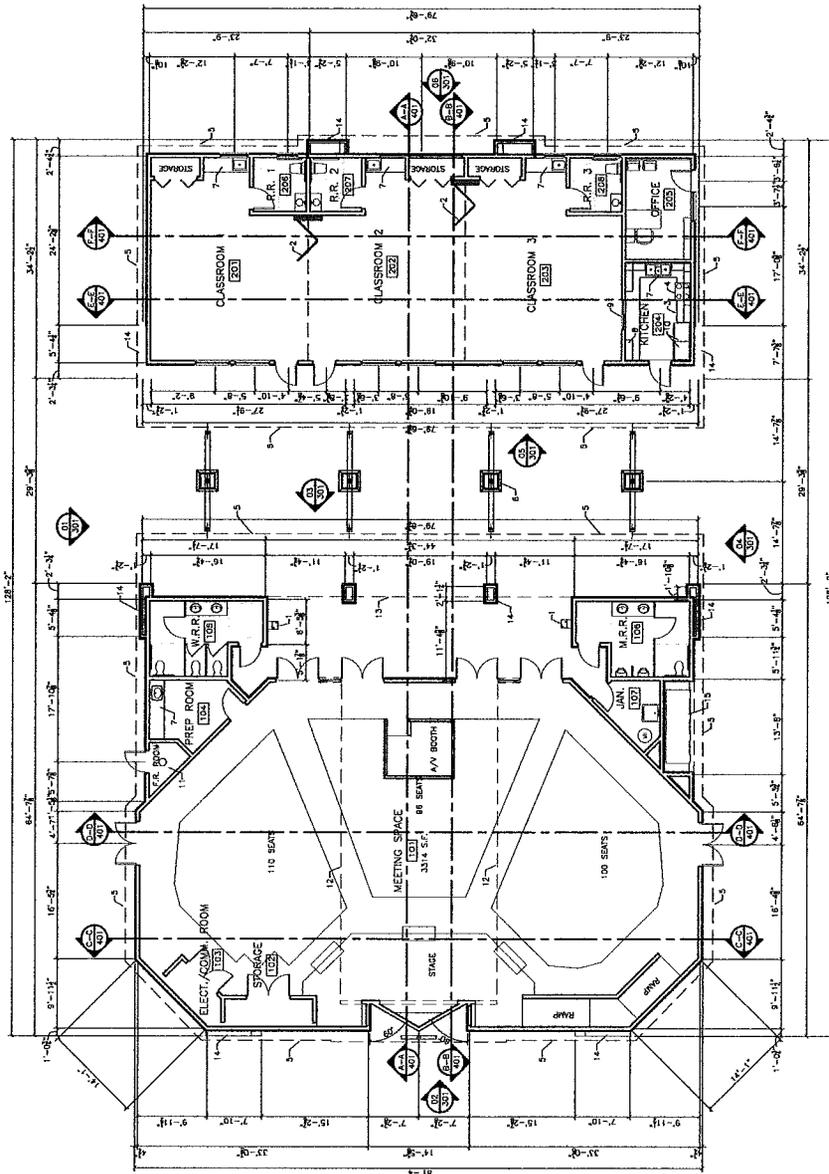
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 DRAWING: 401  
 SHEET: 1  
 CHECKED: PJP  
 DESIGNED: PJP

**BUILDING SECTIONS 401**  
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AUG 23 2007

**KEY NOTES:**

1. ELECTRIC DRINKING FOUNTAIN.
2. FINISH TO MATCH ADJACENT FLOORING PARTITION.
3. FINISH TO MATCH ADJACENT WALL PARTITION.
4. RESIDENTIAL RANGE AND OVEN BY OWNER.
5. FINISH TO MATCH ADJACENT WALL PARTITION.
6. SYNTHETIC STONE VENEER ON CHU BASE WITH STEEL COLUMN. SEE
7. BASE CABINET AND SINK.
8. SINK AND SINK.
9. SINK AND SINK.
10. SINK AND SINK.
11. FINISH TO MATCH ADJACENT WALL PARTITION.
12. FINISH TO MATCH ADJACENT WALL PARTITION.
13. DASHED LINE INDICATES CONSTRUCTION ABOVE.
14. SYNTHETIC STONE VENEER ON WOOD FRAMED PRODUCTION. SEE
15. ELECTRIC BOX.



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

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WORSHIP CENTER  
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TEMPE, ARIZONA

DATE: 08/01/07  
DRAWN: J.P.P.  
CHECKED: J.P.P.  
REVISION: 1

MASTER FLOOR PLAN 201  
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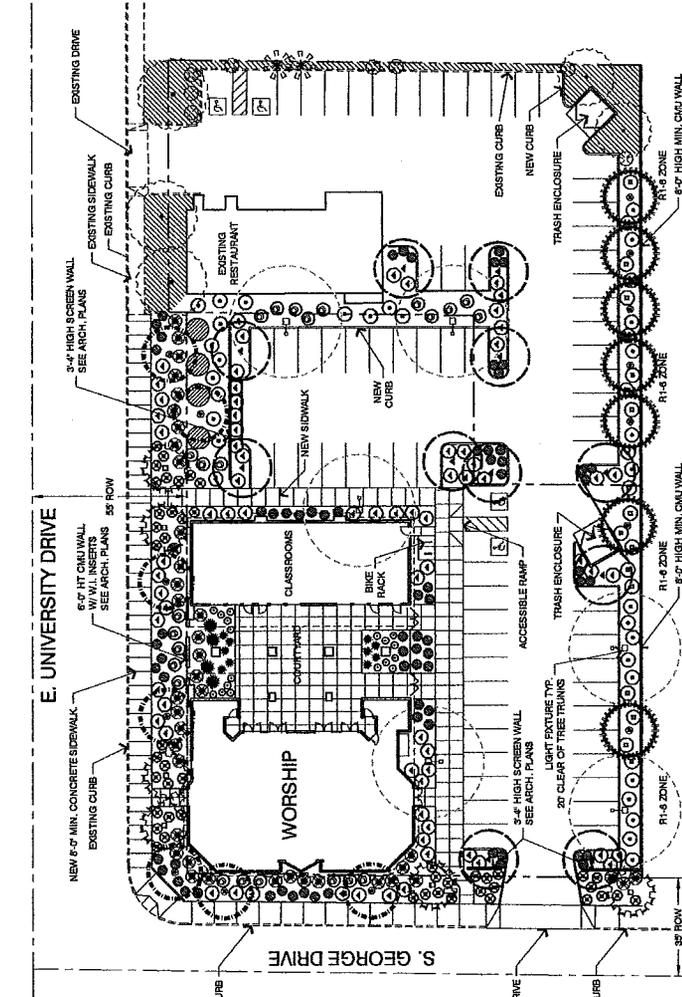
**PLANT LIST**

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE QUAN.	REMARKS
	Quercus virginiana Heritage live oak	36" Box 11	13' HT., 8" SP., 1 1/2" CAL.
	Delonix regia Shorea tree	24" Box 7	10' HT., 4" SP., 1 1/2" CAL.
	Anacardium occidentale Cashew tree	24" Box 8	8' HT., 4" SP., 1 1/2" CAL.
	Persea indica Desert museum palo verde	24" Box 7	8' HT., 4" SP., 1 1/2" CAL.
	Hesperaloe parviflora Red yucca	5 gal. 41	Approved 8 Plant List
	Leucophyllum thymetrium Chisos cholla	5 gal. 24	Approved 2 Plant List
	Leucophyllum thymetrium 'No Bravo'	5 gal. 35	Approved 2 Plant List
	Senecio adenoides Foothill cactus	5 gal. 17	Approved 2 Plant List
	Ruscus aculeatus Huntington Carpet	1 gal. 74	Approved 2 Plant List
	Lantana montevidensis Purple Trailing Lantana	1 gal. 47	Approved 2 Plant List
	Lantana sp. 'New gold' New gold lantana	1 gal. 71	Approved 2 Plant List
	Agave victoria-reginae Queen Victoria Agave	1 gal. 4	Approved 2 Plant List
	Agave victoria-reginae Queen Victoria Agave	5 gal. 10	Approved 2 Plant List
	Bulbinus fasciatus Yellow bubble	1 gal. 18	Approved 2 Plant List
	Agave Palmeri Golden-Towered Agave	5 gal. 4	Approved 2 Plant List

ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE ARIZONA NURSERY ASSOCIATION - RECOMMENDED TREE SPECIFICATIONS. \* THESE SIZES PER CITY OF TEMPE ZONING ORDINANCE

DECOMPOSED GRANITE - 1/2" SCREENED, 2" DEPTH IN ALL AREAS OF PLANTING. Santa Fe Brown Color.

EXISTING PALMS, TREES AND SHRUBS TO REMAIN



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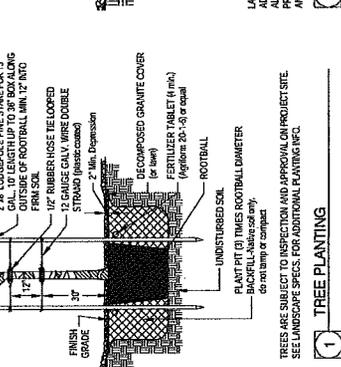
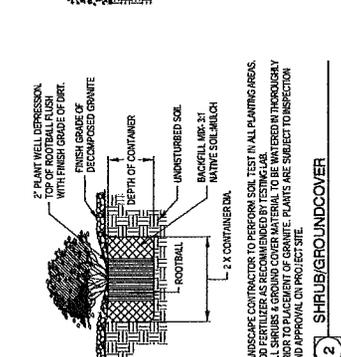
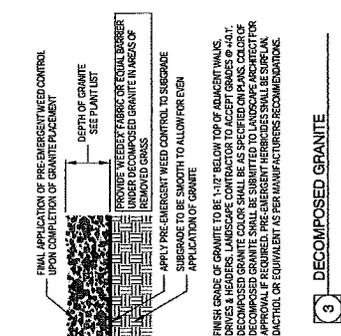
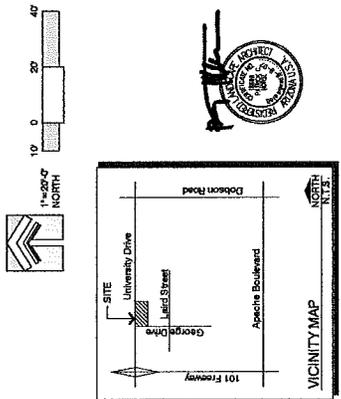
DECOMPOSED GRANITE - 1/2" SCREENED, 2" DEPTH IN ALL AREAS OF PLANTING. Santa Fe Brown Color.

EXISTING PALMS, TREES AND SHRUBS TO REMAIN

**LANDSCAPE ARCHITECTS**  
2101 East Broadway Road #35 Tempe, AZ 85282  
OFFICE 480.777.0150 FAX 480.777.0152  
MOBILE 480.777.0150  
WWW.MLAARCHITECTS.COM

**PENTECOST INTERNATIONAL**  
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2401 EAST UNIVERSITY DRIVE  
TEMPE, ARIZONA 85285  
TEL: 480.966.2007  
FAX: 480.966.2007

**PRELIMINARY LANDSCAPE PLAN**  
L1 of 1







#1 SW Corner Looking East



#2 SW Corner Looking North

CONTEXT PHOTOS

Pentecost International Worship Center



#3 SW Corner Looking West



#4 SW Corner Looking South

AUG 23 2007

CONTEXT PHOTOS

Pentecost International Worship Center



#5 West Side of George Drive Looking East



#6 West Side of George Drive Looking East



#7 West Side of George Drive Looking East



#8 NW Corner Looking North

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CONTEXT PHOTOS

Pentecost International Worship Center



#9 NW Corner Looking East



#10 NW Corner Looking South

AUG 23 2007

CONTEXT PHOTOS

Pentecost International Worship Center



#11 NW Corner Looking West



#12 Center of North Property Line Looking North

AUG 23 2007

CONTEXT PHOTOS

Pentecost International Worship Center



#13 Center of North Property Line Looking South



#14 NE Corner Looking North

AUG 23 2007

CONTEXT PHOTOS

Pentecost International Worship Center



#15 NE Corner Looking East



#16 NE Corner Looking South

AUG 23 2007

CONTEXT PHOTOS

Pentecost International Worship Center



#17 NE Corner Looking West



#18 Center East Property Line Looking South

AUG 23 2007

CONTEXT PHOTOS

Pentecost International Worship Center



#19 Center East Property Line Looking West



#20 Center East Property Line Looking East



#21 Center East Property Line Looking East



#22 West End of Restaurant Parking Looking East



#23 South Restaurant Property Looking North



#24 SE Corner Restaurant Property Looking SE

CONTEXT PHOTOS

Pentecost International Worship Center



#25 SE Corner Restaurant Property Looking NW



#26 NE Corner Restaurant Property Looking SE



#27 NE Corner Restaurant Property Looking SW



#28 NE Corner Restaurant Property Looking West

**CONTEXT PHOTOS**

**Pentecost International Worship Center**



**#29 North Side of University Looking South to Restaurant**



**#30 North Side of University Looking South to Site Center**

CONTEXT PHOTOS

Pentecost International Worship Center



#31 North Side of University Looking South to Site Center



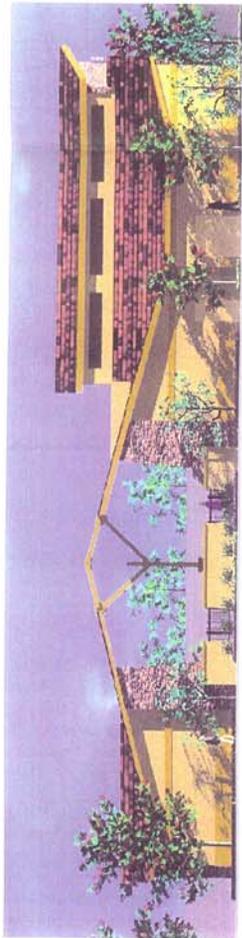
#32 North Side of University Looking South to George Drive

CONTEXT PHOTOS

Pentecost International Worship Center

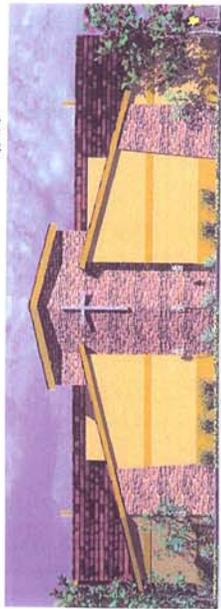


#33 Center of South Property Line looking South



NORTH ELEVATION

1/8" = 1'-0"



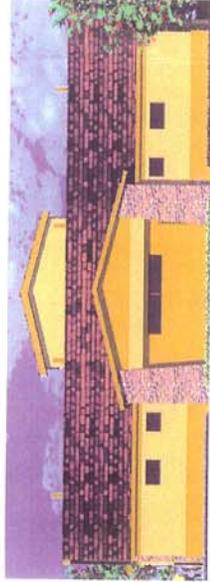
WEST ELEVATION

1/8" = 1'-0"



SOUTH ELEVATION

1/8" = 1'-0"



EAST ELEVATION

1/8" = 1'-0"



EAST ELEVATION-COURT YARD

1/8" = 1'-0"



WEST ELEVATION-COURT YARD

1/8" = 1'-0"

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 2401 EAST UNIVERSITY DRIVE  
 TEMPE, ARIZONA

JOB NO: 0000  
 DATE: 01/11/07  
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 DRAWN: C.M.P.  
 CHECKED: C.M.P.  
 IN CHARGE: C.M.P.

**COLOR BUILD. 301 ELEVATIONS**  
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