Marked Agendas
Approved Minutes
Approved Reports

The August 15, 2013 Development Review Board Meeting Agenda and Minutes can be found at

http://www.scottsdaleaz.gov/boards/DRB

CITY OF SCOTTSDALE
ARIZONA

Community & Economic Development Division
Planning, Neighborhood & Transportation

7447 East Indian School Road
Scottsdale. Arizona 85251

April 24, 2014

16-DR-2013
Geoff Chevlin/ Art Velasco
Visioneering Studios Inc
2050 Main St Ste 400
Irvine, CA 92614

RE: DRB APPROVAL NOTIFICATION

Case Reference No: 16-DR-2013 Scottsdale Bible Church

The Development Review Board approved the above referenced case on August 15, 2013. For your use and reference, we have enclosed the following documents:

- Approved Stipulations/Ordinance Requirements
- Fire Ordinance Requirements
- Construction Document Submittal Requirements/Instructions
- This approval expires two (2) years from date of approval if a permit has not been issued, or if no permit is required, work for which approval has been granted has not been completed.
    - These instructions are provided to you so that you may begin to assemble information you will need when submitting your construction documents to obtain a building permit. For assistance with the submittal instructions, please contact your project coordinator, Jesus Murillo, 480-312-7849.
- Table: "About Fees"
    - A brief overview of fee types. A plan review fee is paid when construction documents are submitted, after which construction may begin. You may review the current years fee schedule at: http://www.scottsdaleaz.gov/bldgresources/Fees/default.asp

      Please note that fees may change without notice. Since every project is unique and will have permit fees based upon its characteristics, some projects may require additional fees. Please contact the One Stop Shop at 480-312-2500.

Finally, please note that as the applicant, it is your responsibility to distribute copies of all enclosed documents to any persons involved with this project, including but not limited to the owner, engineers, architect, and developer.

Sincerely,

Jesus Murillo
Senior Planner
jmurillo@scottsdaleAZ.gov

About Fees -

The following table is intended to assist you in estimating your potential application, plan review, and building permit fees. Other fees may also apply, for example Water Resources non-Residential Development, Parking-in-Lieu Fees, or Assessment District Fees; and those fees are not listed in this package the plan review staff is responsible for determining additional applicable fees.

Type of Activity	Type of Fee	Subcategory	When paid?
Commercial	Application	▪ Preapplication, Variance, Zoning Appeal, Continuance, Development Review Board, ESL, General Plan, Rezoning, Sign Review, Special Event, Staff Approval, Temporary Sales Trailer, Use Permit, or Zoning Text Amendment	At time of application submittal
	Plan Review	▪ Commercial, foundation, addition, tenant improvement/remodel ▪ Apartments/Condos ▪ Engineering site review ▪ Signs ▪ Plat fees ▪ Misc. Plan Review ▪ Lot Tie/Lot Split ▪ Pools & Spas ▪ Recordation	At time of construction document submittal
	Building Permit	▪ Commercial addition, remodel, tenant improvement, foundation only, shell only ▪ Fence walls or Retaining walls ▪ Misc. Permit ▪ Signs	After construction document approval and before site construction begins
Residential	Application	▪ Preapplication, Variance, Zoning Appeal, Continuance, Development Review Board, ESL, General Plan, Rezoning, Sign Review, Special Event, Staff Approval, Temporary Sales Trailer, Use Permit, or Zoning Text Amendment	At time of application submittal
	Plan Review	▪ Single family custom, addition, remodel, standard plans ▪ Engineering site review ▪ Misc. plan reviews	At time of construction document submittal
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Community & Economic Development Division
Planning, Neighborhood & Transportation

7447 East Indian School Road
Scottsdale, Arizona 85251

August 20, 2013

16-DR-2013
Geoff Chevlin/ Art Velasco
Visioneering Studios Inc

Irvine, CA 92623
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Sincerely,

Jesus Murillo
Planner
jmurillo@scottsdaleAZ.gov

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DEVELOPMENT REVIEW BOARD REPORT

Meeting Date:	August 15, 2013	Item No. 7
General Plan Element:	*Character and Design*	
General Plan Goal:	*Foster quality design that enhances Scottsdale as a unique southwestern desert community.*	

ACTION

Scottsdale Bible Church
16-DR-2013

Location: 7601 E. Shea Boulevard

Request: Request approval of the site plan, landscape plan, and building elevations for the modification of the Scottsdale Bible Church campus master plan, including partial demolition and reconstruction of Building "C," the demolition and reconstruction of Building "E," and the addition of a new Chapel Building.

OWNER

Scottsdale Bible Church
480-824-7200

ARCHITECT/DESIGNER

Art Velasco
Visioneering Studios, Inc.
949-417-5878

ENGINEER

Wade Cook
Landcor Consulting
480-223-8573

APPLICANT CONTACT

Art Velasco
Visioneering Studios, Inc.
949-417-5878

Action Taken _____

BACKGROUND

Zoning

This site is zoned Single-Family Residential District (R1-35), which allows single-family residential uses, municipal uses, places of worship, and a private or charter school with the approval of a Conditional Use Permit (CUP).

In April of 1975, case 7-UP-1975 approved the church use; and case 20-DR-1975 approved the site plan, landscape plan, and building elevations for the worship and administrative buildings. There have been several Conditional Use Permits, staff approvals, and Development Review Board project revisions to the site that have been approved throughout the 38-year existence of the church. In August of 2005, a master development plan for the site, as it exists today, was approved through case 65-DR-1982#2. The Conditional Use Permit for a church requirement was removed through Ordinance 3103 in January of 1998.

The existing Scottsdale Bible Church Master Plan vested the overall floor area ratio for the site to be 115,929 square-feet (14.3% percent of the net lot area). The proposed Scottsdale Bible Church Master Plan increases the overall floor area ratio to 147,064 square-feet (18.8% percent of the net lot area). The R1-35 zoning district allows 20% of the net lot area as an approvable floor area ratio (151,161 square feet). If the proposed Casa Buena/Scottsdale Bible Church subdivision plats were not approved, the existing Scottsdale Bible Church site would still meet the R1-35 floor area ratio development standard requirement; the floor area ratio would be at 19.45% percent.

Context

The site is located at the southwest corner of E. Shea Boulevard and N. Miller Road, and the surrounding developments are predominantly residential uses.

Adjacent Uses and Zoning

- North — Single-Family Residential District, Planned Residential District, zoned R1-18/PRD, Jason Manor subdivision.
- South — Single-Family Residential District, zoned R1-35; Sundown Ranch Estates subdivision.
- East — Single-Family Residential District, Planned Residential District, zoned R1-18/PRD, La Cuesta Revised subdivision.
- West — Single-Family Residential District, Planned Residential District, zoned R1-18/PRD; Casa Buena subdivision.

Key Items for Consideration

- Proposed site plan amendment.
- The case is related to two preliminary plat cases (11-PP-2013 and 12-PP-2013).
- Proposed building area and volume not dependent on additional "Casa Buena" parcel.

Other Related Cases, Policies, References:

4-UP-1975, 20-DR-1975, 65-DR-1982, 82-DR-1984, 65-DR-1982#2, 82-DR-1984#2, 48-SA-2006, 84-SA-2006, 286-SA-2008, 11-PP-2013, and 12-PP-2013

DEVELOPMENT PROPOSAL

Goal/Purpose of Request

This is a proposal to modify the existing Scottsdale Bible Church Master Plan, which includes: interior modifications to three existing structures (Main Worship facility, Children's Ministry Building, and Building "A"); partial demolition and reconstruction of Building "C," demolition and reconstruction of Building "E;" and the addition of a new building (the Chapel Building). Please refer to Attachment #4 for detailed proposal.

This request to modify the existing Scottsdale Bible Church Master Plan is related to two other cases (11-PP-2013 and 12-PP-2013). Cases 11-PP-2013 (Casa Buena re-plat) and 12-PP-2013 (Scottsdale Bible Church plat) request the approval of a landscape tract, Tract "A," being removed from the Casa Buena subdivision and being merged to the Scottsdale Bible Church parcel. Staff has concluded that the existing Casa Buena landscape tract, that has been physically isolated from the Casa Buena subdivision site by the dedication of N. Miller Road, is not required for the Casa Buena subdivision plat to fulfill their ordinance requirements (Refer to Attachment #11). If either of the preliminary plat cases were not approved, the outcome would only affect the setback of the Chapel Building, and the location of the improvements located on the landscape tract parcel.

Neighborhood Communication

Staff has received inquiries of concern from some residents within the adjacent area. The concerns range from anticipated site parking issues, to a concern of second-story windows being located on the buildings along the eastern boundary, "Building "A." The resident concerned with the second-story windows was reassured that there would be no windows located along the eastern façade of Building "A."

Staff informed the resident concerned with the anticipated parking issues that the applicant was providing more parking spaces than required by the parking ordinance. The resident still felt that there was not sufficient parking within the site to fulfill the needs of the church. Staff shared the resident's concern with the owner/applicant; and the applicant stated that they would reduce the number of services and provide more time between services to allow the parking lot to empty out before the attendants of the succeeding services arrived to the church site.

Transportation staff has also had correspondence with the president of the adjacent Casa Buena Homeowners' Association. The president was present at the Development Review Board Non-action Item hearing that took place on May 5, 2013. The president of the HOA expressed some concerns about some traffic operation issues at the N. Miller Road and E. Shea Boulevard intersection, and at the management of traffic leaving the church parking lots. Staff will be reviewing his concerns and attempting to address them. Some of the issues go beyond the City's jurisdiction and will require the HOA to work directly with the church. The correspondence between the Transportation staff and the HOA President has been provided with this report (Refer to Attachment #12).

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

The General Plan identifies this site within the Suburban Neighborhoods Land Use designation. This category includes medium to small-lot single-family neighborhoods or subdivisions. It can be incorporated into neighborhoods near the Downtown area, and in or adjacent to other non-residential activity centers. The General Plan also states that these uses can be transitional uses between less intense areas such as offices or retail centers. The underlying zoning, R1-35, meets the intent of the General Plan's Suburban Neighborhoods Land Use designation; and allows church and places of worship uses to be allowed by right, since an ordinance text amendment in 1998.

In 1982, the Scottsdale Bible Church Master Plan was approved by the City of Scottsdale. There have been multiple approvals and permits issued for the addition of new buildings and the renovation of existing buildings, as well as for the south parking lot. In September 2005, the Master plan was updated to include the Student Ministries building, Children Ministries building, and the Pre-school Classroom and Sunday schoolroom addition. Since this approval, there have been administrative approvals for the existing shade structures and for building color modifications.

To the east of the site, the Shea Boulevard Scenic Corridor has been identified by the General Plan from the Pima Freeway, east, to the City's eastern boundary. Although the Shea Boulevard Scenic Corridor does not reach across the site's E. Shea Boulevard street frontage, the proposed site plan will improve the relationship between the church campus buildings and E. Shea Boulevard. In the existing site design, the buildings are orientated to serve the pedestrian and vehicular traffic located to the south of the existing building locations. Proposed structures are now placed and orientated in a manner to create visual corridors and attention to E. Shea Boulevard. Orientation of the proposed structures allow the E. Shea Boulevard traffic to see two-sided architecture, versus only one plane of a building. These concepts were not emphasized in the existing Scottsdale Bible Church Master Plan.

Scottsdale Bible Church campus is accessed from E. Shea Boulevard, N. Miller Road, and from E. Gold Dust Avenue. Existing vehicular access will be maintained and the proposed site plan will provide an emergency access from N. Miller Road. This new emergency vehicle access will be limited to municipal emergency access vehicles. The southern portion of the site, south of the Worship Center, has been improved to create a drop-off area that will allow better internal vehicular circulation.

Pedestrian access is provided throughout the site and will be modified to provide prominent pedestrian entrances to the campus. The pedestrian experience within the campus is being improved to provide courtyard areas, wider sidewalks, and more shading. There is a pedestrian path being created to encourage access from the E. Shea Boulevard path into the main pedestrian spine of the church campus. The proposed pedestrian path will allow pedestrians to safely cross the difference in elevation from the church site to the sidewalk located along E. Shea Boulevard.

Proposed landscape plans and exterior campus improvements will enhance the visual experience for the on-site user, as well as passing vehicular traffic. The southeast corner of N. Miller Road and E. Shea Boulevard (Tract "A") will be landscaped to create a view corridor into the site. Currently, Tract "A" has some existing palm trees, palo verde trees, and some shrubs. Vegetation in this area will significantly increase and will provide a buffer with a row of trees, from this corner, southward, along N. Mille Road (Refer to Attachment #5). At the actual corner low-lying shrubs and ground

cover will allow the view of the proposed new Chapel Building. Trees located along E. Shea Boulevard shall remain in place.

With the proposed changes, the overall building square footage on the site will slightly increase; therefore, it is not anticipated that there will be a corresponding significant increase in traffic generated by the church use. As with most churches, the majority of site-generated traffic occurs during off-peak periods; primarily occurring on the weekends and weekday evenings. Currently, during church services, the northbound Miller Road approach at E. Shea Boulevard is operated as a dual left turn lane to assist in moving traffic. The church utilizes off-duty police officers to help direct traffic.

An overall architectural theme will be shared throughout the campus with the proposed Master Plan. The existing structures do not currently relate to each other through architectural features; nor give sense to the uses occurring on the Scottsdale Bible Church site. The introduction of the Chapel Building gives the community a sense of the uses that are taking place on the church site. The Chapel Building has also been designed in conjunction with the above mentioned landscape plan to provide the community a focal point on the church campus (Refer to Attachment #6).

New building construction and exterior modifications will share common materials, colors, and architectural elements. The proposed contemporary architecture style provides shade elements such as window pop-outs, covered walkways, and decks. The buildings appear as low-maintenance construction. The Children's Ministry building, Building "E," (the larger of the proposed new construction) breaks up the massing of the structure by having an exterior second floor walkway shade the bottom walkway, having a portion of the building as a curved façade, and having different plane depths. The proposed interior improvements, exterior modifications, demolition, and new building construction will be achieved in phases (Refer to Attachment #5).

Development Information

- Existing Use: Place of Worship
- Proposed Use: Place of Worship
- Parcel Size: 755,809 square feet / 17.3 acres (without Tract "A")
- Parcel Size: 786,151 square feet / 18.04 acres (with Tract "A" included)
- Floor Area Ratio Allowed: 151,161 square feet (0.20)
- Floor Area Ratio Proposed: 147,064 square feet (0.194), without Tract "A"
- Floor Area Ratio Proposed: 147,064 square feet (0.188), with Tract "A" included
- Building Height Allowed: 30 feet
- Building Height Proposed: 30 feet
- Parking Required: 1,091 spaces
- Parking Provided: 1,340 spaces
- Open Space Required: 193,949 square feet / 4.45 acres
- Open Space Provided: 197,220 square feet / 4.52 acres

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Development Review Board approve Scottsdale Bible Church per the attached stipulations, finding that the provisions of the General Plan's Suburban Neighborhoods policies and goals, and the Development Review Criteria, have been met.

RESPONSIBLE DEPARTMENTS

Planning, Neighborhood and Transportation
Current Planning Services

STAFF CONTACT

Jesus Murillo Planner 480-312-7849 E-mail: jmurillo@scottsdaleAZ.gov

APPROVED BY

Jesus Murillo, Report Author — Date: 8/7/2013
Phone: 480-312-7849 E-mail: jmurillo@ScottsdaleAZ.gov

Steve Venker, Development Review Board Coordinator — Date: 8/8/13
Phone: 480-312-2831 E-mail: svenker@ScottsdaleAZ.gov

ATTACHMENTS

A. Stipulations/Zoning Ordinance Requirements
B. Fire Ordinance Requirements
1. Applicant's Narrative
2. Context Aerial
2A. Close-Up Aerial
3. Zoning Map
4. Construction Modification Site Plan and Master Plan
5. Phasing Plan
6. Landscape Plans and Materials
7. Open Space Plan
8. Building Elevations
9. Perspective Renderings
10. Building Floor Plans
11. Casa Buena Final Plat
12. Neighborhood Correspondence

Stipulations for the Development Review Board Application: Scottsdale Bible Church Case Number: 16-DR-2013

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale.

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code, the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
    a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Visioneering Studio, with a city staff date of 8/7/2013.
    b. The location and configuration of all site improvements shall be consistent with the site plan submitted by Visioneering Studio, with a city staff date of 8/7/2013.
    c. The location and configuration of all site improvements shall be consistent with the Master Plan submitted by Visioneering Studio, with a city staff date of 8/7/2013
    d. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by Visioneering Studio, with a city staff date of 8/7/2013.
    e. Case Drainage Report for Scottsdale Bible Church; submitted by Landcor Consultants, accepted on 6/25/2013.
    f. The Phasing Plan submitted by Visioneering Studio with a city staff date of 8/7/2013.

RELEVANT CASES:

Ordinance

A. The subject Master Plan modification request, case 16-DR-2013, is in conjunction with the Scottsdale Bible Church plat, case 12-PP-2013, and Casa Buena preliminary re-plat, case 11-PP-2013. The Scottsdale Bible Church final plat and Casa Buena final re-plat (cases 11-PP-2013 and 12-PP-2013) shall be recorded simultaneously and prior to the issuances of any building permits.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. On the building elevations of the new Chapel Building please clarify what the gray-tone represents. Please refer to the Commercial DRB Submittal Requirements, also known as the Commercial, Industrial, and Multi-Family Plan & Report Requirements. Update sheets A-5.3a North Elevation and A-5.4a South Elevation key note "C" is indicated for roof areas that have a gray-tone with final plans submittal.

SITE DESIGN:

DRB Stipulations

3. The majority of the keyed notes are not indicated on the plan so it is difficult to understand where these site elements and features are located. Please refer to the Commercial DRB Submittal Requirements, also known as the Commercial, Industrial, and Multi-Family Plan & Report Requirements. Please revise Sheet S1.1 for clarity with final plans submittal.
4. Please provide information and illustrations of the proposed graphic signage with final plans submittal.
5. The hardscape narrative indicates "The final hardscape design will be reviewed and approved by City staff." Please remove this statement from this sheet and the project narrative with final plans submittal.

LANDSCAPE DESIGN:

DRB Stipulations

6. Prior to the issuance of a building permit, the owner shall submit landscape improvement plans that demonstrate how the salvaged vegetation from the site will be incorporated into the design of the landscape improvements.
7. Please revise the conceptual landscape plans to maintain at least a five (5) feet on-center from the edge of any parking spaces, pedestrian pathways or areas *for the proposed Hesperaloe parviflora* (Red Yucca); due to the broad arching form of the leaves and flower stems. Update landscape plans with final plans submittal. Please refer to DSPM Sec. 2-1.1001.13.
8. Hardscape finishes A, B, C, and D, are listed on the hardscape plan but the materials are not identified. Please provide the appropriate notation on the hardscape plan so that City staff and the Development Review Board will be able to understand the use of the proposed materials and finishes with the final plans submittal.

EXTERIOR LIGHTING:

DRB Stipulations

9. All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line except for sign, parking lot canopy lighting and landscape lighting.
10. Incorporate the following parking lot and site lighting into the project's design:

Parking Lot and Site Lighting:

a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.0 foot-candles. All exterior luminaires shall be included in this calculation .

b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 8.0 foot-candles. All exterior luminaires shall be included in this calculation. All exterior luminaires shall be included in this calculation.

c. The initial vertical luminance at 6-foot above grade, along the entire property line, or 1-foot outside of any block wall exceeding 5-foot in height, shall not exceed 0.3 foot-candles. All exterior luminaires shall be included in this calculation.

EASEMENTS DEDICATIONS AND RELATED IMPROVEMENTS:

Ordinance

B. Before any building permit is issued for the site, the owner shall dedicate a sight distance easement over sight distance triangle(s) in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DSPM.

DRB Stipulations

11. The owner shall dedicate a 15 feet x 30 feet bus shelter easement along N. Miller Road. The alignment of the bus shelter easement shall be subject to approval by the city's Transportation General Manager or designee before dedication, and shall be designed in conformance with the Design Standards and Policies Manual.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

12. With the improvement plan submittal, the owner shall submit a final drainage report that demonstrates consistency with the DSPM and the case drainage report accepted in concept by the Stormwater Manager or designee.

13. All headwalls and drainage structures shall be integrally colored concrete to blend with the color of the surrounding natural desert.

Approved 8-15-15 (SP)

16 DR 2013

DATE: 4/29/13

Scotsdale Bible Church
7601 E Shea

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

☒ 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE.

☒ 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE AND INTERNATIONAL FIRE CODE REQUIREMENTS.

☒ 3. PROVIDE ALL WEATHER ACCESS ROADS (MINIMUM 16' IN WIDTH) TO ALL BUILDINGS AND HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.

☒ 4. PROVIDE A KNOX ACCESS SYSTEM:
- ☒ A. KNOX BOX
- ☐ B. PADLOCK
- ☐ C. KEY SWITCH AND PREEMPTION DEVICE OVERIDE FOR AUTOMATIC GATES

☒ 5. BUILDINGS ARE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.

☒ 6. SUBMIT HAZARDOUS MATERIAL INVENTORY STATEMENT FOR ALL HAZARDOUS MATERIAL WHEN IFC PERMIT THRESHOLDS ARE MET. SUBMIT HMIS WITH BUILDING PLANS.

☒ 7. A FIRE SPRINKLER SYSTEM SHALL BE INSTALLED AND COMPLY WITH CURRENTLY ADOPTED NFPA STANDARDS.

☒ 8. FIRELINES SPRINKLERS AND STANDPIPE SYSTEMS SHALL BE FLUSHED AND PRESSURE TESTED PER NFPA STANDARDS AND SCOTTSDALE REVISED CODES.

☒ 9. BACKFLOW PREVENTION IS REQUIRED FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.

☒ 10. FIRE DEPARTMENT CONNECTIONS SHALL BE INSTALLED AT A LOCATION APPROVED BY THE AUTHORITY HAVING JURISDICTION.

☒ 11. FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE/STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE.

☐ 12. FIRE SPRINKLER SYSTEM DESIGN CRITERIA FOR UNSPECIFIED SHELL BUILDINGS SHALL BE .45GPM OVER 3000 SQUARE FEET.

☒ 13. PROVIDE (NFPA) OWNER'S CERTIFICATE WITH FIRE SPRINKLER PLAN SUBMITTAL.

☒ 14. Fire alarm coordination scheme required for project.

☐ 15. ____

☐ 16. ____

☐ 17. ____

☐ 18. ____

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-2500.

ATTACHMENT B

Scottsdale Bible Church
Development Review Board
Project Narrative

619-PA-2012

Prepared for:

Scottsdale Bible Church
7601 East Shea Boulevard
Scottsdale, AZ 85260

Prepared by:

VISIONEERING STUDIOS
envision.design.build

Date: April 15, 2013
Revised; June 28, 2013

16-DR-2013
7/25/13

ATTACHMENT #1

I. Project Overview

Scottsdale Bible Church ("SBC") is requesting Development Review Board ("DRB") approval for their existing campus on a 19.91 acre parcel at the southeast corner of Shea Boulevard and Miller Road at 7601 E. Shea Boulevard. The original master plan of the church was approved in 1982. Since then, renovations to the campus include: the addition of a new Children's Ministry Building, some interior and exterior updates to the Adult Classrooms, façade improvements to the Youth Ministry Building, a renovation to the Worship Center book area and prayer garden, and improvements to the south parking lot.

Within this proposed master plan, the new work will include modernization of existing buildings, greater functional efficiency, visually stunning spaces, improved pedestrian safety and flow, and the creation of more cohesive and unique identities for each ministry space. The church proposes to further develop and refine features of site work, landscaping, and baptismal pool. Changes that are more significant include the demolition of two buildings and a pedestrian bridge, the construction of three new buildings, in addition interior and exterior remodeling of four other buildings.

Scottsdale has natural watercourses and aqueducts, which flood the harsh environment of the desert with nourishment. SBC has embraced this idea of bringing life to the desert community and for the past 50 years, has enriched the lives of people through worship, ministries, and outreach programs. By enhancing its aging campus, the church is bringing new energy and activity into the community and, at the same time, beautifying the environment within which it resides.

II. Context/Zoning History

The mix of land uses in the neighboring vicinities predominantly includes single-family residential subdivisions and multi-family development within master planned communities. There are also established commercial retail and office developments along main vehicular thoroughfares of Scottsdale Road and Hayden Road.

Because some existing buildings will be demolished and/or redesigned with the proposal of three new structures, the total building footprint will remain under the allowable floor-to-area ratio of the site. The projected buildings have an A-3 occupancy Church use, while zoning remains RI-35. Building heights conform to previously approved Conditional Use Permit regulations given corresponding setbacks. The proposed project development, tenant improvements and refinements are within the local zoning regulations and previous master plan approvals, while the proposed architectural styles and building massing maintain compatibility to the surrounding areas.

III. Design Elements

The combination of the proposed site work and architecture of the three proposed buildings will enhance the existing campus by providing contextually appropriate, contemporary materials and design approaches that will blend seamlessly with surrounding built and natural environments. Contextually and regionally-specific design applications that capitalize on the southwestern climate include deep roof overhangs, solar shading, outdoor gathering spaces, covered patios, recessed openings, and metal shade canopies and louvers. With techniques such as thermal massing, cross ventilation, and operable shading devices, the architecture and landscape apply sustainable design principles in very natural ways that contribute to successful energy conservation practices aligning with Scottsdale's Sensitive Design Principles (see section IV below).

During the first phase, the northeastern-most wing of the existing Student Ministry facility will be demolished to make room for the construction of a new two-story 11,000 square-foot Student Ministry facility to modernize and bring a more youthful energy to the campus. During this phase, a single-story 6,356 square-foot traditional chapel will be constructed located at the northwest corner of the campus without the demolition of any existing structures.

In future phases, the L-shaped facility for administration and adult classrooms at the northern part of the site will be demolished for a new two-story 30,000 square-foot Children's Ministry/Cafe facility that will house a new 4,000 square-foot book resource area and a small food service space.

These three proposed structures located at the north portion of the site will be highly visible from Shea Boulevard and will improve the campus streetscape while orienting the buildings for a more welcoming layout. With revised building alignments, an overall greater visibility of the activities and programs occurring within the campus creates a stronger synergy, while preserving major site lines and scenic views.

Student Ministry Building:
The new youth ministry building will be placed along Shea Boulevard and take the form of a community youth center. This center will include covered patios, roll-up doors, shaded decks and a central game room/snack bar along with three live-worship venues.

This Student Ministry building creates a courtyard for community gatherings in the northeast portion of the campus. It presents a more contemporary design to appeal to the younger generation. The masonry structure will receive a semi –smooth stucco finish and metal-clad façade blend. This will be a low-maintenance, high-tech structure that encourages students to use the facility to its full extent. This building takes visual cues from Shea Boulevard and through its orientation, size, and location responds to adjacent buildings. The multi-purpose design will accommodate active groups of teens for worship, sports, meals, and other activities.

Children's Ministry/Café Building:
The largest of the new structures is the Children's Ministry/Cafe facility at the north end of the

site, making its presence known to the streetscape facing Shea Boulevard. This building houses functions of education, child-care and recreation and finds design inspiration from youthful energy and play while incorporating spaces of spiritual learning and development.

The Children's Ministry/Cafe finds identity in many classroom spaces focused on the "next generation" of believers. With the presence of a Café and Book Resource Area, it becomes an energetic hub of activity on the campus. The diversity of architectural elements like metal shade canopies and trellises, overhead decks, and varied window sizes will allow the hot southwestern climate to be naturally tempered by the building form. The sequencing and organization of the rooms place a priority on providing safe areas that can create environments conducive to learning and social interaction.

Chapel:
The proposed Chapel is set on a diagonal to respond to a major intersection at the northwestern portion of the site. This 6,356 square foot structure is to be used for a variety of programs such as worship services, marriage ceremonies, entertainment performances, and funerals.

The Chapel is considered to be the gem of the site and will incorporate high quality materials such as limestone, copper and/or kynar paint with copper-colored roofing, and elegant storefront with views to the sky and beauty of the surrounding Sonoran Desert. Traditional materials that acknowledge the history architecture of the southwest will be utilized in modern ways that allow the Chapel to be both traditional and contemporary. Additionally, the archetypal form of the church steeple, reaching a height of almost 50', will be a strong visual cue of the religious nature that brings purpose and structure to the site.

Other Improvements:
Beyond the proposed structures, there will be notable improvements to some existing facilities for more efficient use, modernization, and visual enhancements.

The current multi-purpose Towne Center will receive an update to the kitchen area to help augment food service requirements for the proposed Children's Ministry/Cafe building. Additionally, the existing Children's Ministry Classrooms will undergo improvements to accommodate more adult-driven program requirements. Within its existing courtyard, enhancements will be made to promote fellowship.

An interior remodel of the existing Worship Sanctuary will reach the previously approved capacity of 2,200 seats. Existing north and south colonnade overhangs will be enclosed with storefront. New restroom facilities will be placed after the demolition of the existing restrooms. Part of the glass-enclosed Lobby space will be enlarged with a new Welcome Center.

The existing Administration spaces will be relocated to the second floor educational spaces of the classroom wing that is to remain. A new reception area is to be included on the first floor along with exterior improvements of contemporary storefront and exterior shading elements to improve light control.

Modernization, aesthetic improvements, and functional efficiency are design themes that have been applied both to the buildings and site design. Site enhancements will include upgraded landscaping as well as better pedestrian flow and safety. These improvements respectfully respond to existing topography and land forms while minimizing impact on the natural environment. Site renovations will enhance the existing campus through the use of regionally-adapted landscape materials. The planting and grading will work together to provide a cohesive streetscape to motorists and pedestrians on Miller and Shea.

Development of a "Main Street" style walkway will provide north-south pedestrian access through the site, while maintaining existing fire access roads. A pedestrian oasis offers rich visual diversity through colored concrete, pavers, and exposed aggregates that tie the different aspects of the site together. Finding cues from the landscape patterning based on the desert environment, these hardscape uses will be coupled with Sonoran Desert adapted natural landscaping and low-profile palms to join the site together and help visually announce access points into the campus through its layout. Responding to Scottsdale's climate, sculptural signage features, groves of native plants and trees, and kiosks will be used to emphasize the concept of a civic plaza while encouraging congregants to engage with the surroundings.

Both the exterior and interior of the site will utilize regionally-adapted plant material and will complement the existing landscape motif. The new landscape vernacular will blend seamlessly with the surrounding influences and the existing landscape palette. The interior landscape will blend with the perimeter through the use of similar trees and complimentary shrubs, ground covers and accents.

In regards to parking requirements, the existing South Lot remains unchanged. However, at the northwest corner of the site, additional parking is proposed to address the needs of the Chapel and other campus improvements. Enhanced landscape along the east side of the parking lot will shield sound and light from the neighboring community. Minor modifications to vehicular flow adjacent to pedestrian walkways will help reduce vehicle speed and make prominent pedestrian entrances to the campus safer.

SBC intends to provide pedestrian connectivity and movement through a unique hardscape design with the use of color and texture variation. The final hardscape design and material selection of the ground surface has yet to be determined and may consist of, but is not limited to, flagstone, pavers, exposed aggregate, and stained concrete. The final hardscape design will be submitted to City Staff for reviewed and approval.

The issue of public transportation is addressed with the location of a bus stop along the northern property line that is currently accessible from the site via pedestrian connections from the parking lot to the south. Additionally, the site will incorporate locations for bike parking at key locations throughout the campus. Desert-adapted trees and palms scattered throughout walkable shaded areas intended for pedestrian use, will further encourage social interaction.

Lighting designs will be made in a way that responsive to the surrounding context and fits within the parameters of city's dark-sky policy while maintaining safety and minimizing glare. Overall

lighting selection will be coordinated with the high design principles of functionality and aesthetics that have been employed throughout the rest of the project.

Per consultation with land planning and civil engineering professionals, the land platting requirements and sequencing of site developments are as follows:

As part of this Project, Tract 'A' of the Casa Buena subdivision will be acquired and incorporated into the site development. Based on discussions with City of Scottsdale staff, this will required two separate plats. The first plat will be a "one-lot" plat combining Tract 'A' with the Scottsdale Bible Church property. The second plat is a re-plat of Casa Buena to reflect the removal of Tract 'A' from the subdivision. The Casa Buena re-plat will require ratification by the subdivision Homeowner's Association (HOA). The Preliminary Plat application/submittal will be made concurrently with the Project DRB submittal.

Casa Buena was originally platted in 1977 (Book 192, Page 22, MCR). Tract 'A' is described on the plat as a "private landscape area" and is not required to meet landscape or open space requirements. Similarly, the tract does not contain any drainage or storm water storage facilities. Additional storm water storage will be provided with this Project to account for the development of the tract area as part of the Scottsdale Bible Church campus.

Phasing:
The proposed property development shall be separated into individual phases of development that would begin construction approximately in the fall of 2013. In regards to the sequence of phases, construction of Phase One is estimated to be completed within 12-18 month construction period and would include the new Student Ministry and Chapel Buildings along with site work along the frontage of Shea Boulevard. Phase Two is intended to follow closely after the completion of the first and will include tenant improvements and interior updates to the Worship Center and site work beautification projects (refer to the phasing plan for the proposed phasing sequence). The complete master build-out of the entire campus is expected to be fully developed and completed within approximately a two to three-year duration.

SBC has been an integral part of the city since the 1960's. Looking ahead to the future, the church desires to modernize and improve its campus to connect more with the next generation of Christians. To accomplish this, almost every aspect is being enhanced, from its ministry programming, through the site design and ultimately to the built environment. By dramatically redefining its visual presence on Shea Boulevard, SBC, in its new design, is reaching out and embracing the community.

IV. Scottsdale Sensitive Design Principles

The Character and Design Element of the General Plant states that "Development should respect and enhance the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran desert environment, all of which are considered amenities that help sustain our community and its quality of life." The City has established a set of design principles, known as

the Scottsdale's Sensitive Design Principles, to reinforce the quality of design in our community. The following Sensitive Design Principles are fundamental to the design and development of the Property.

1. ***The design character of any area should be enhanced and strengthened by new development.***

   Response: The development of this property will enhance the quality of the existing neighborhood through sensitive implementation of context appropriate masses, forms, materials, landscaping and architectural language. Taking inspiration from the Sonora-context and traditional desert architecture, the new buildings have a foundational color and material palette that recall native design that is enhanced with the use of deep roof overhangs, outdoor-oriented gathering spaces, covered patios, recessed windows, and shade canopies. Special consideration has been given to the building design and buffering to the existing residential context through the integration of appropriate set-backs, relationally sensitive massing and scaling, and through ample landscaping.

2. ***Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features.***

   Response: The siting and orientation of the development of new buildings has a strong emphasis on maintaining view corridors. With respectful massing and sensitive placement, the three new buildings will be highly visible from Shea Boulevard and will improve the campus frontage streetscape, becoming more welcoming, attracting attention and evoking a sense of livelihood, while preserving major site lines.

3. ***Development should be sensitive to existing topography and landscaping.***

   Response: All proposed improvements will enhance and further complement the existing campus through the use of regionally adapted landscape materials. The planting and site grading will integrate together to provide a comprehensive blended campus as perceived by motorists and pedestrians on Miller and on Shea.

4. ***Development should protect the character of the Sonoran Desert by preserving and restoring natural habitats and ecological processes.***

   Response: Both the exterior and interior of the site will utilize Sonoran Desert regionally adapted plant material and complement the existing landscape aesthetic. It is anticipated that overall turf quantities will be reduced. In general the new landscape vernacular will blend more seamlessly with the surrounding

influences than the existing landscape palette. The interior landscape palette will blend with the perimeter through the use of similar trees and complementary shrubs, ground covers and accents. At the heart of the campus, a palm tree oasis will be utilized to provide shade within an area anticipated to have +/-2500 people gathering on a given Sunday. The palms will provide minimally obstructed views from the primary exit of the worship center to the café/library and multi-purpose buildings at the opposite side of the campus.

5. ***The design of the public realm, including streetscapes, parks, plazas and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations.***

Response: The use of complimentary ground plan, landscape materials and new walls will complement the visual language of the site and new architecture. With inviting landscaping and architectural elements like shaded porticos and expansive storefront glass, activities within the buildings and campus are honestly revealed in creating a greater notion of community.

6. ***Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction within the community.***

Response: The site will incorporate locations for supplemental bike parking in addition to those already in place at key location(s) throughout the campus. A bus stop is currently located along the northern property line at Shea Blvd., which is currently accessible from the site via pedestrian connections from the parking lot to the south via North Miller Road, and at 76th street at Shea Blvd. The nature of the campus encourages social interaction by through walkable shaded areas intended for pedestrian use. New improvements will enhance those experiences through new supplemental shade of desert adapted trees and palms.

7. ***Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.***

Response: All new improvements will benefit from the installation of Sonoran Desert adapted trees, palms and new or repurposed shade structures. The landscape will help tie the site together and help visually announce access points into the campus through its layout. The hardscape will reinforce the visually cues

suggested by the architecture and landscape patterning. SBC intends to provide pedestrian connectivity and movement through a unique hardscape design with the use of color and texture variation. The final hardscape design and material selection of the ground surface has yet to be determined and may consist of, but is not limited to, flagstone, pavers, exposed aggregate, and/or colored/stained concrete. The final hardscape design will be reviewed and approved by City Staff.

8. ***Buildings should be designed with a logical hierarchy of masses.***

Response: The building character has been designed in a manner to which the scale and overall building volume mass correlates to a natural hierarchy that defines importance, use and programming while acknowledging the existing and proposed context.

9. ***The design of the built environment should respond to the desert environment.***

Response: The new buildings incorporate regionally sensitive textures, finishes, and materials that fit into an architectural dialogue of solar shading elements, deep roof overhangs, cooling fins and trellises that all work in harmony to bring emphasis to flexible climate in creating abundant outdoor living spaces.

Both the landscape and hardscape patterning will take cues from the Sonoran Desert sensitivity with the use of desert appropriate trees, shrubs, and ground cover and indigenous hardscape materials. The combined vernacular will reflect the surrounding desert environment while complimenting the built environment.

10. ***Developments should strive to incorporate sustainable and healthy building practices and products.***

Response: A sustainable and green building philosophy is integrated into the building design techniques, and building materials will be incorporated accordingly. Mechanical and electrical building systems designs will comply with applicable requirements of the 2012 IECC, relative to lighting power densities, equipment operating efficiencies, etc. In addition, the mechanical system design will provide sufficient outdoor air ventilation to ensure proper indoor air quality for building occupants. The equipment controls for the new buildings will integrate with the campus DDC energy management, which will optimize equipment operation and minimize energy consumption. Water saving plumbing fixtures and fittings will be provided.

11. ***Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.***

Response: Because the site is primarily nonnative, large salvaged material is minimally available. Where feasible, salvaged material of varied sizes will be incorporated in to the landscape. All newly introduced material will come from local nursery suppliers and will include a variety of sizes and types.

12. ***Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.***

Response: All native salvaged material will be maintained or reused on site. In addition, the proposed development will maintain a low-water use desert plant palette. An automated water efficient drip irrigations system will be implemented for all new landscape installations.

13. ***The extent and quality of lighting should be integrally designed as part of the built environment.***

Response: Lighting will be designed so as to minimize glare and light trespass beyond the property line. Existing light fixtures that are compliant with Scottsdale's Outdoor Lighting Code will be relocated to the new buildings and landscape areas where possible. New fixtures will be selected and located with emphasis on appearance to match the design of the campus, performance that minimizes uplight and glare, and a layout that provides a reasonable light level in accordance with the area ambient lighting zone.

14. ***Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.***

Response: Project identification will be low-scale and contextually appropriate. Signage plans will be submitted under a separate submittal process to the city for proper review, comments and approval.

Zoning Ordinance Sec. 1.904. - Criteria.

A.

In considering any application for development, the Development Review Board shall be guided by the following criteria:

1.

The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.

2.

The architectural character, landscaping and site design of the proposed development shall:

a.

Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;

Building setback, orientation and footprint allow for open spaces and views from the site and surrounding neighborhoods. The proposed building layout also creates welcoming appearance to the surrounding community.

b.

Avoid excessive variety and monotonous repetition;

The proposed building architecture and landscaping will provide a major improvement to the existing campus by means of new building and tenant improvements and landscape architecture. The proposed campus improvements will add life, interest, and variety to a large area of the campus.

c.

Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;

This has been addressed on the project narrative above.

d.

Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District;

This has been addressed on the project narrative above.

e.

Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.

The project design has taken all of this factor into account, however the project is not in a Historic Property Overlay District.

3.

Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be so designed as to promote safety and convenience.

Most of the existing campus current layout will remain, as is, however significant improvements are being proposed. They are as follows, pedestrian drop of area, ADA ramp, accessible path of travel, sight lighting etc.

4.

If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.

Will comply

5.

Within the Downtown Area, building and site design shall:

(Project not within Downtown Area: ***Not Applicable***)

a.

Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines; ***Not Applicable***

b.

Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level; ***Not Applicable***

c.

Reflect contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations; ***Not Applicable***

d.

Reflect the design features and materials of the urban neighborhoods in which the development is located; ***Not Applicable***

e.

Address building mass, height, materials, and intensity transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area; ***Not Applicable***

6.

The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria: (Project does not contain artwork provided in accordance with the Cultural Improvement Program or Public Art Program: ***Not Applicable***)

a.

Accessibility to the public; ***Not Applicable***

b.

Location near pedestrian circulation routes consistent with existing or future development or natural features; ***Not Applicable***

c.

Location near the primary pedestrian or vehicular entrance of a development; ***Not Applicable***

d.

Location in conformance with the Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; ***Not Applicable***

e.

Location in conformance to standards for public safety; ***Not Applicable***

B.

The burden is on the applicant to address all applicable criteria in this section.

(Ord. No. 2305, § 1, 2-19-91; Ord. No. 2830, § 1, 10-17-95; Ord. No. 3395, § 1, 12-11-01; Ord. No. 3987, § 1(Res. No. 8948, § 1(Exh. A, § 8), 11-14-12)

End of Narrative



Scottsdale Bible Church

16-DR-2013

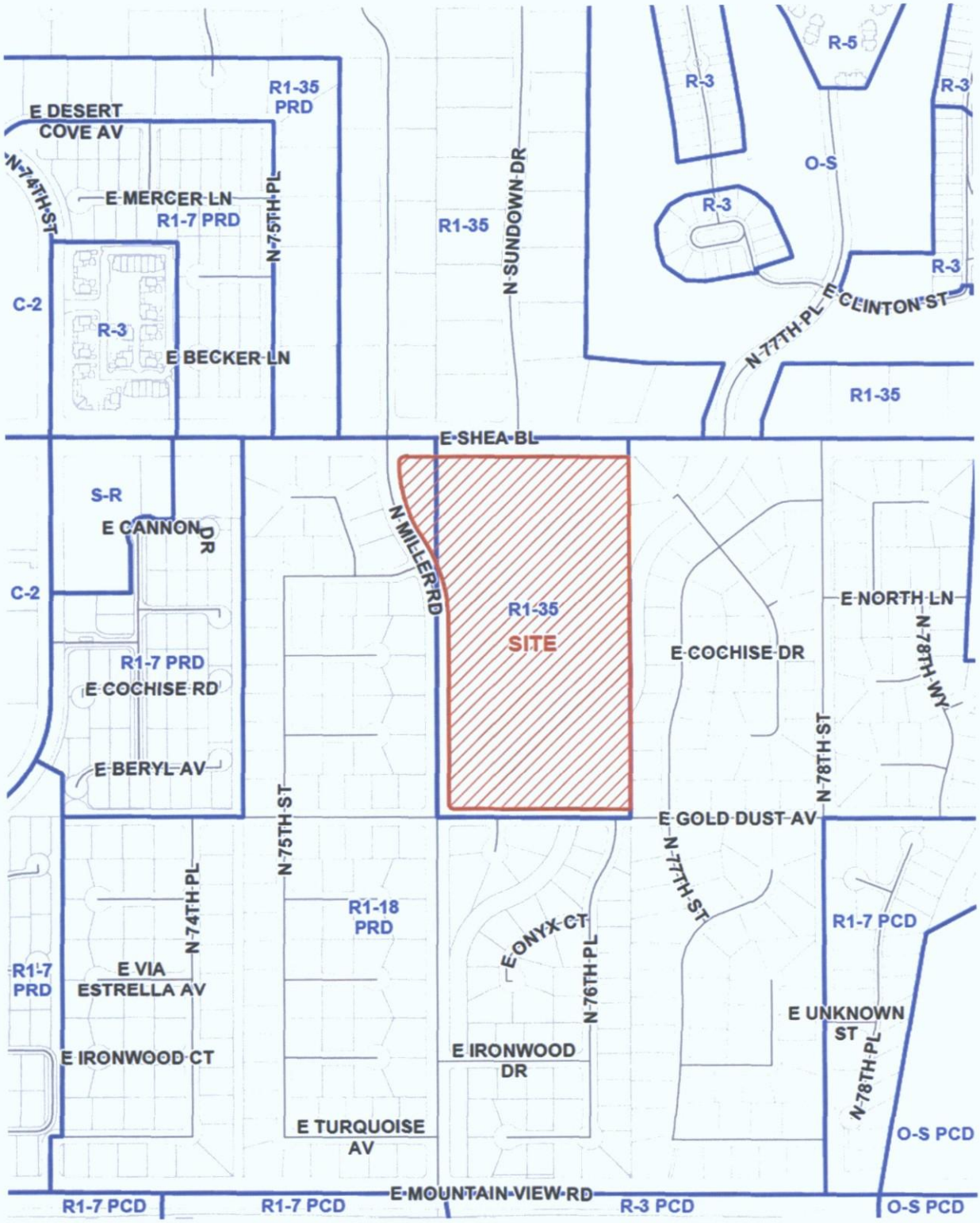
ATTACHMENT #2



Scottsdale Bible Church

16-DR-2013

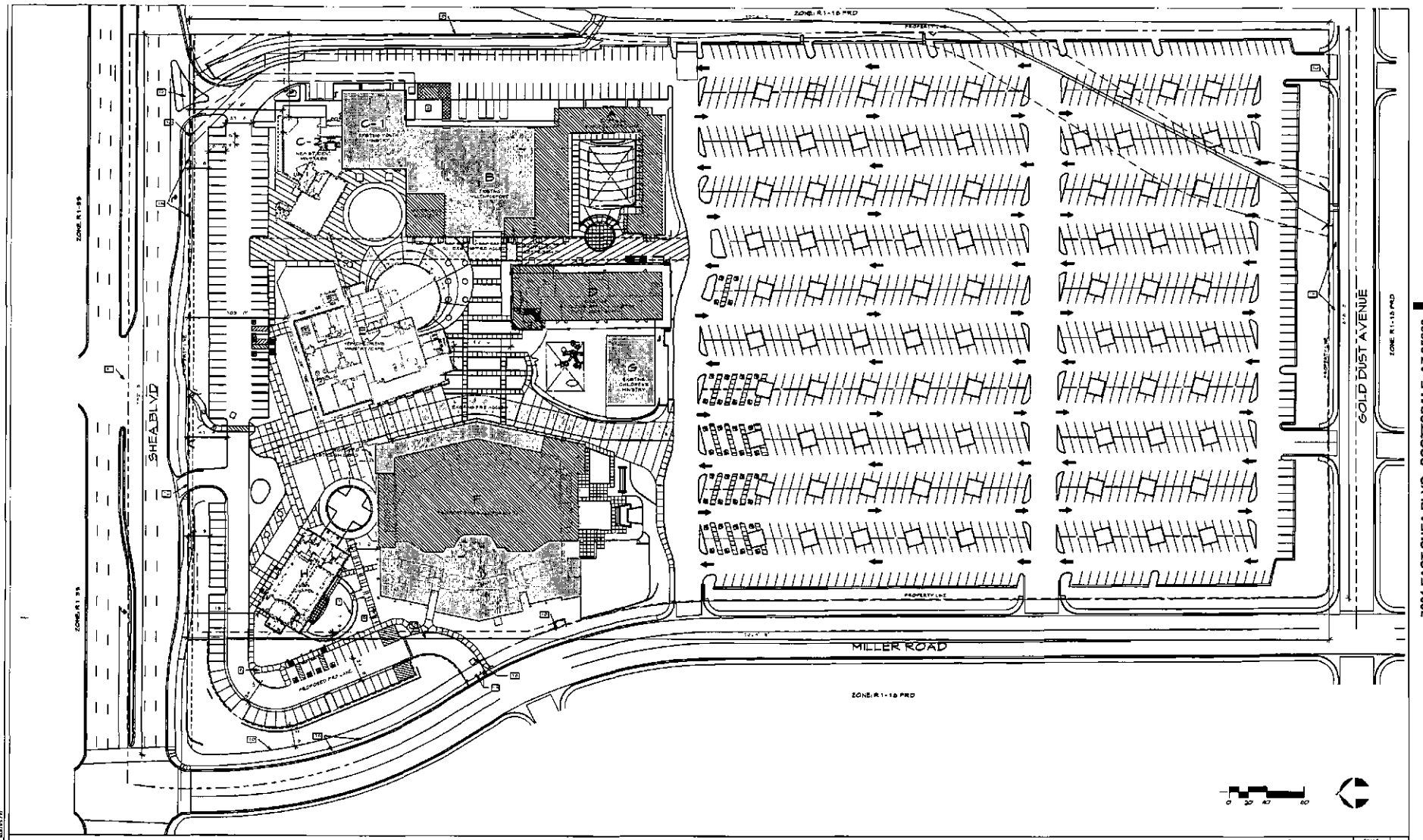
ATTACHMENT #2A



Zoning Map

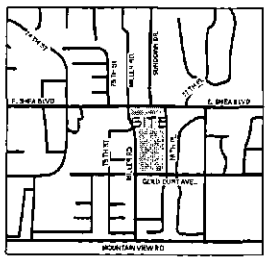
ATTACHMENT #3

16-DR-2013



SITE PLAN SCALE 1" = 40'-0" 1

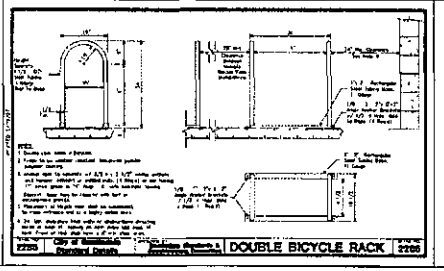
VICINITY MAP



PROJECT DATA

ADDRESS	7601 EAST SHEA BLVD AND N MILLER RD SCOTTSDALE, CA 85260
ZONING	R1-35 AND R1-18
SITE NET AREA	515,149.28 SF (16.71 ACRES)
OCCUPANCY	A-3, B
CONSTRUCTION TYPE	IIB
APN	215-47-006A AND 178-43-100
	12 BUILDINGS APPROVED IN 1952
	6 EXISTING BUILDINGS, 5 NEW BUILDINGS

SITE DETAILS



BUILDING LEGEND

BLDG A - EXISTING ADULT CLASSROOMS
BLDG B - EXISTING MULTI-PURPOSE
BLDG C-1 - EXISTING YOUTH MINISTRIES
BLDG C-2 - PROPOSED STUDENT MINISTRIES
BLDG D - PROPOSED ADMINISTRATION
BLDG D - PROPOSED SPECIAL NEEDS
BLDG E - PROPOSED CHILDRENS MINISTRY/CAFE
BLDG F - PROPOSED NORSHIP EXPANSION
BLDG G - EXISTING PRE SCHOOL MINISTRIES
BLDG H - PROPOSED CHAPEL

SITE WORK LEGEND

EXISTING TO REMAIN

PROPOSED/EXISTING TENANT IMPROVEMENT

PROPOSED NEW

ACCESSIBLE ROUTES OF TRAVEL LEGEND

ACCESSIBLE PATH OF TRAVEL ON SITE

ACCESSIBLE PATH OF TRAVEL PUBLIC R/W

ACCESSIBLE RAMP

EXIT DISCHARGE

DRAINAGE EASEMENT

SW LANDSCAPE EASEMENT

BUILDING SETBACK

SANITARY SEWER EASEMENT

PUBLIC UTILITY EASEMENT

CROSS ACCESS EASEMENT

LIMITS OF WORK

EXISTING FIRE ACCESS

EXTENT OF PHASING BOUNDARY

KEYED NOTES

1	WATER STATION
2	UTILITY STAND
3	FIRE ACCESS ROAD
4	EXISTING CURB AND GUTTER
5	NEW PARKING
6	BUILDING SETBACK
7	OVERHEAD CANOPY
8	VEHICLE / PEDESTRIAN PARKING STRIPING
9	ASSUMED PROPERTY LINE
10	ADA PATH OF TRAVEL
11	CURB RAMP
12	PLAY AREA
13	SHADE STRUCTURES
14	SITE SIGNAGE (UNDER SEPARATE PERMIT)
15	EXISTING SIGNAGE
16	RIGHT OF WAY CENTERLINE
17	PROPOSED EMERGENCY FIRE ACCESS
18	BOLLARDS AND KNOX BOX

VISIONEERING STUDIOS envision.design.build

7601 EAST SHEA BLVD , SCOTTSDALE, AZ 85260

SCOTTSDALE BIBLE CHURCH

SECOND REPLY DRB COMMENTS

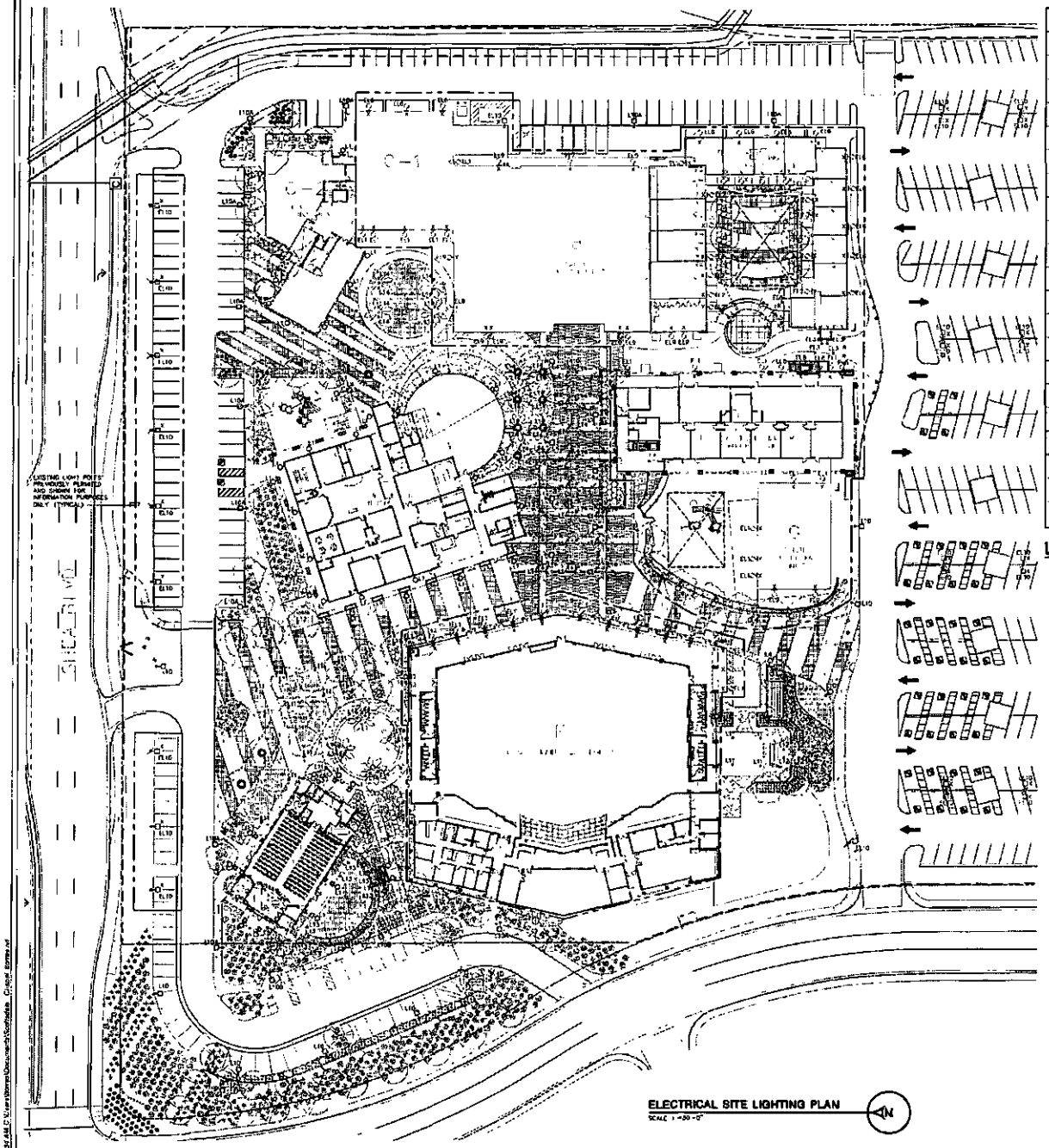
DATE 07-24-2013

PROJECT CODE 000-801

SHEET NO. S 1.1

SITE PLAN

ATTACHMENT #4



ELECTRICAL SITE LIGHTING PLAN
SCALE 1"=30'-0"

N

EXTERIOR LUMINAIRE SCHEDULE

MARK	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LAMPS	VOLTAGE	INPUT WATTAGE	MOUNTING	KEYED NOTES
EL1	LIGHTWAY	BWPW-9 U 2F32 21 13	EXIST DIRECT EXTERIOR LUMINAIRE WITH SATIN BRONZE FINISH 7430 LUMENS	(2) F32W	277	65	WALL MOUNT	
L8	LIGHTWAY	BWPW-9 U 2F32 21 13	DIRECT EXTERIOR LUMINAIRE WITH SATIN BRONZE FINISH 7800 LUMENS MOUNTED @ 8'-0" AFF	(2) F28W	277	52	WALL MOUNT	
EL2	BEGA	24A8 P R87	EXIST 4IN 1218 MDR ILUMINAIRE 1800 LUMENS	(1) 77MW	277	90	WALL MOUNT	
EL3	GOTHAM	DMH P30 99MHC B AC 120	EXIST 6 APERTURE RD DOWNLIGHT CLEAR COROM	(1) 39W	277	39	CEILING MOUNT	
EL4	SELUX	1 3F 2F32 A30 UZ 277	EXIST WIDE BEAM EXTERIOR LIGHT POLE W/ ALUMINUM FINISH 7480 LUMENS	(2) F32W 3000K	277	65	SINGLE POLE MOUNT	
L4	SELUX	1 3F 2F32 B30 BZ 277	WIDE BEAM EXTERIOR LIGHT POLE WITH BRONZE FINISH 7480 LUMENS	(2) F32W 3000K	277	65	SINGLE POLE MOUNT	
EL5	GOTHAM	CFL10 2 26DBT 173 DFBD WL	EXIST 10" LENSED CYLINDER LUMINAIRE 1675 LUMENS	(2) F26W	277	53	WALL MOUNT	
EL6	LIGHTWAY	BWPW-9 L WPC T T3	EXIST DIRECT EXTERIOR LUMINAIRE 2400 LUMENS	(1) F10W	277	70	WALL MOUNT	
EL7	EXISTING	EXISTING	EXIST SMALL FLOOD LIGHT BUILDING MOUNTED UP HIGH	(1) 150W MH	277	190	WALL MOUNT	
EL8	EXISTING	EXISTING	EXIST LARGE FLOOD LIGHT BUILDING MOUNTED UP HIGH	(3) 250W MH	277	280	WALL MOUNT	
EL9	EXISTING	EXISTING	EXIST SMALL WHITE ACRYLIC PLASTIC WALL SCONCE	(1) 13-32W FIT	277	35	WALL MOUNT	
EL10	GARDCO	FORM 10 SERIES	EXIST 23'-0" TALL POLE MOUNTED FULLY CUT-OFF METAL HALIDE SHOE-BOX STYLE HEAD FLAT GLASS	(1) 175MH	277	225	POLE MOUNT	
L10	GARDCO	FORM 10 SERIES	23'-0" TALL POLE MOUNTED HOUSE SIDE SHIELD FULLY CUT-OFF METAL HALIDE FLAT GLASS	(1) 175/PSMH	277	225	POLE MOUNT	
L10A	GARDCO	FORM 10 SERIES	18'-0" TALL POLE MOUNTED FULLY CUT-OFF METAL HALIDE FLAT GLASS	(1) 150/PSMH	277	205	POLE MOUNT	
L10B	GARDCO	FORM 10 SERIES	18'-0" TALL POLE MOUNTED HOUSE SIDE SHIELD FULLY CUT-OFF METAL HALIDE FLAT GLASS	(1) 150/PSMH	277	205	POLE MOUNT	
L11	LITHONIA	KB8 SERIES	36" HIGH GROUND BOLLARD TYPE FIXTURE WITH CAST ALUMINUM LOUVERS	(1) 70MH	277	100	GROUND MOUNT	
L12	HYDREL	4425 S SALED SMT4HL WFL FLC SM	SUBMERSIBLE FOUNTAIN LIGHT FIXTURE	(1) SEALED	120	75	IN-WATER MOUNT	
L13	BEGA	2382 LED	FLUSH IN WALL BENCH TYPE LED LIGHT FIXTURE	(1) 5.6W LED	277	7.5	WALL MOUNT	
L14	DALTON	DALED 9003 SERIES	FLUSH N GRADE LANDSCAPE ADJUSTABLE LIGHT FIXTURE	(1) 15LED NA	277	700	GROUND MOUNT	

LUMINAIRE SCHEDULE GENERAL NOTES

1. ELECTRICAL CONTRACTOR SHALL VERIFY FINISHES OF ALL LIGHTING PRODUCTS WITH ARCHITECT
2. ELECTRICAL CONTRACTOR SHALL VERIFY MOUNTING DETAILS OF ANY ATYPICAL LIGHT FIXTURES.
3. ELECTRICAL CONTRACTOR SHALL VERIFY FINAL LUMINAIRE SELECTION WITH ARCHITECT AND GENERAL CONTRACTOR NOTIFY ELECTRICAL ENGINEER WITH ANY LAMP WATTAGE CHANGES.

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PHOENIX, ARIZONA

SCOTTSDALE BIBLE CHURCH
7601 EAST SHEA BLVD , SCOTTSDALE, AZ 85260

SECOND REPLY DRB COMMENTS

DATE 07-24-2013

PROJECT CODE 000-801

MASTER PLAN
25 - EXTERIOR LIGHTING SITE PLAN

Sheet No E 0.0

DESIGN CONSULT INC
PHOENIX
TUCSON

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PHASING PLAN | SCALE 1" = 80'-0" | 1

BUILDING LEGEND

SITE WORK LEGEND

- PHASE I
- PHASE II
- PHASE III
- PHASE IV
- EXISTING TO REMAIN
- PROPOSED/EXISTING TENANT IMPROVEMENT

BLDG. A - EXISTING ADULT CLASSROOMS
BLDG. B - EXISTING MULTI-PURPOSE
BLDG. C-1 - EXISTING YOUTH MINISTRIES
BLDG. C-2 - PROPOSED STUDENT MINISTRIES
BLDG. D - PROPOSED ADMINISTRATION
BLDG. D - PROPOSED SPECIAL NEEDS
BLDG. E - PROPOSED CHILDRENS MINISTRY/CAFE
BLDG. F - PROPOSED WORSHIP EXPANSION
BLDG. G - EXISTING PRE-SCHOOL MINISTRIES
BLDG. H - PROPOSED CHAPEL

ACCESSIBLE ROUTES OF TRAVEL LEGEND

- ACCESSIBLE PATH OF TRAVEL - ON-SITE
- ACCESSIBLE PATH OF TRAVEL - PUBLIC WAY
- ACCESSIBLE RAMP
- EXIT DISCHARGE
- DRAINAGE EASEMENT
- 30' LANDSCAPE EASEMENT
- BUILDING SETBACK
- SANITARY SEWER EASEMENT
- PUBLIC UTILITY EASEMENT
- CREEK ACCESS EASEMENT
- SCOPE OF WORK
- EXISTING FIRE ACCESS
- EXTENT OF PHASING SCOPES

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7601 EAST SHEA BLVD., SCOTTSDALE, AZ 85260

SECOND REPLY DRB COMMENTS

DATE 07-24-2013

PROJECT CODE 000-801

SCOTTSDALE BIBLE CHURCH

MASTER PLAN
24 - PHASING PLAN

Sheet No. S 1.2

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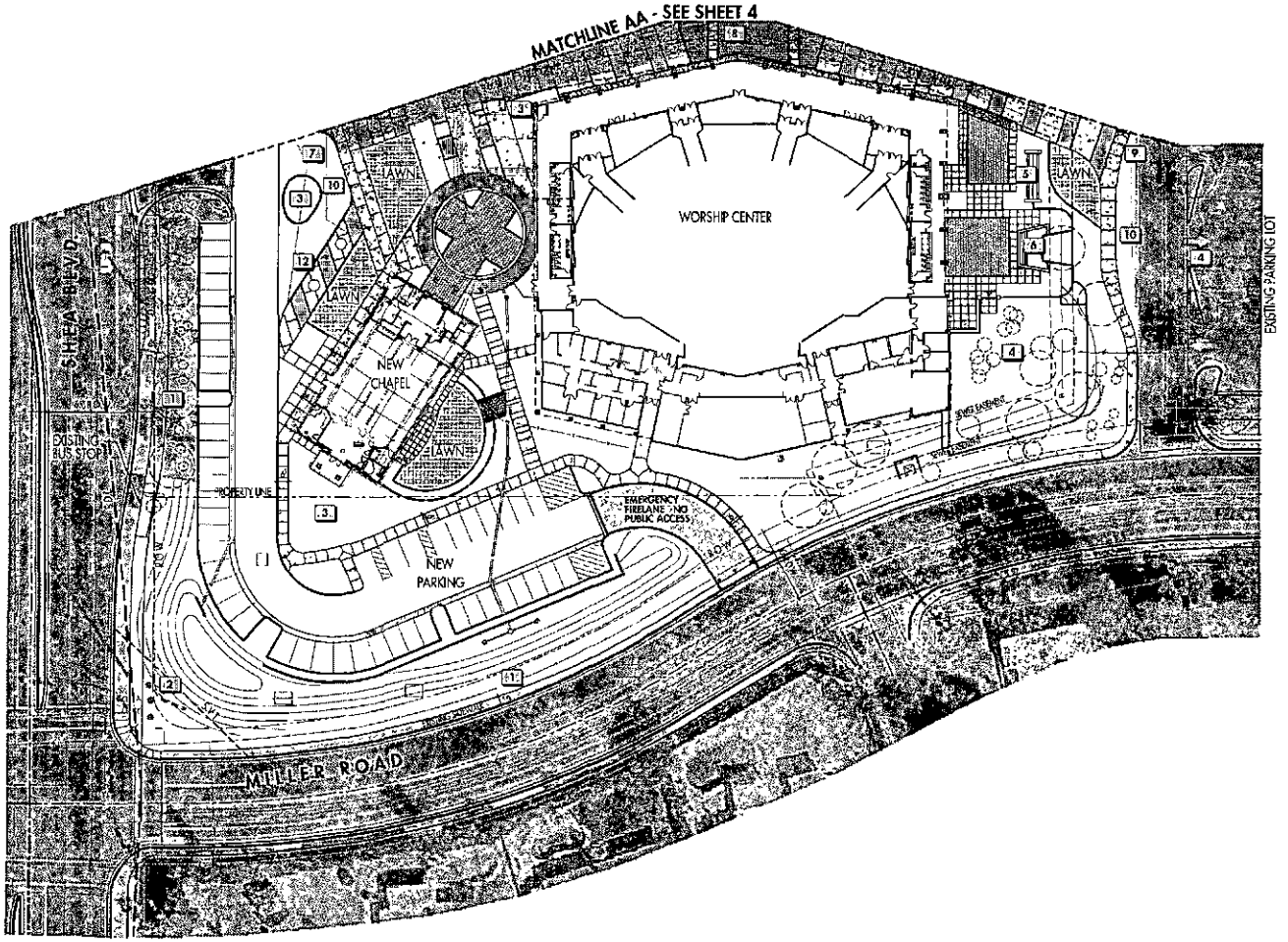
ATTACHMENT #5



HARDSCAPE NARRATIVE

SCOTTSDALE BIBLE CHURCH INTENDS TO PROVIDE PEDESTRIAN CONNECTIVITY AND MOVEMENT THROUGH A UNIQUE HARDSCAPE DESIGN WITH THE USE OF COLOR AND TEXTURE VARIATION. THE FINAL HARDSCAPE DESIGN AND MATERIAL SELECTION OF THE GROUND SURFACE HAS YET TO BE DETERMINED AND MAY CONSIST OF, BUT IS NOT LIMITED TO, FLAGSTONE, PAVERS, EXPOSED AGGREGATE, AND/OR COLORED/STAINED CONCRETE. THE FINAL HARDSCAPE DESIGN WILL BE REVIEWED AND APPROVED BY CITY STAFF.

HARDSCAPE KEYNOTES

1. EXISTING SIDEWALK ALONG SHEA AND MILLER TO REMAIN
2. EXISTING SIGNAL AT INTERSECTION TO BE REMOVED IF PROPERTY IS PURCHASED
3. PLANTER, SEE LANDSCAPE PLAN
4. EXISTING AREA TO REMAIN UNDISTURBED
5. ENTRY WATER FEATURE
6. BAPTISMAL POOL
7. PEDESTRIAN DROP-OFF
8. CENTRAL PLAZA WITH DECORATIVE PAVEMENT. PALMS AND TREES IN AT GRADE PLANTERS
9. PRIMARY PEDESTRIAN ACCESS DURING LARGE EVENTS
10. BOLLARDS TO DEFINE PEDESTRIAN DROP-OFF ZONE
11. NEW PLAYGROUND WITH RELOCATED EQUIPMENT FROM ON-SITE
12. CIRCULAR TREE PLANTER TO HELP TO DEFINE DROP-OFF

HARDSCAPE FINISHES

- 'A'
- 'B'
- 'C'
- 'D'

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26 - CONCEPTUAL HARDSCAPE PLAN

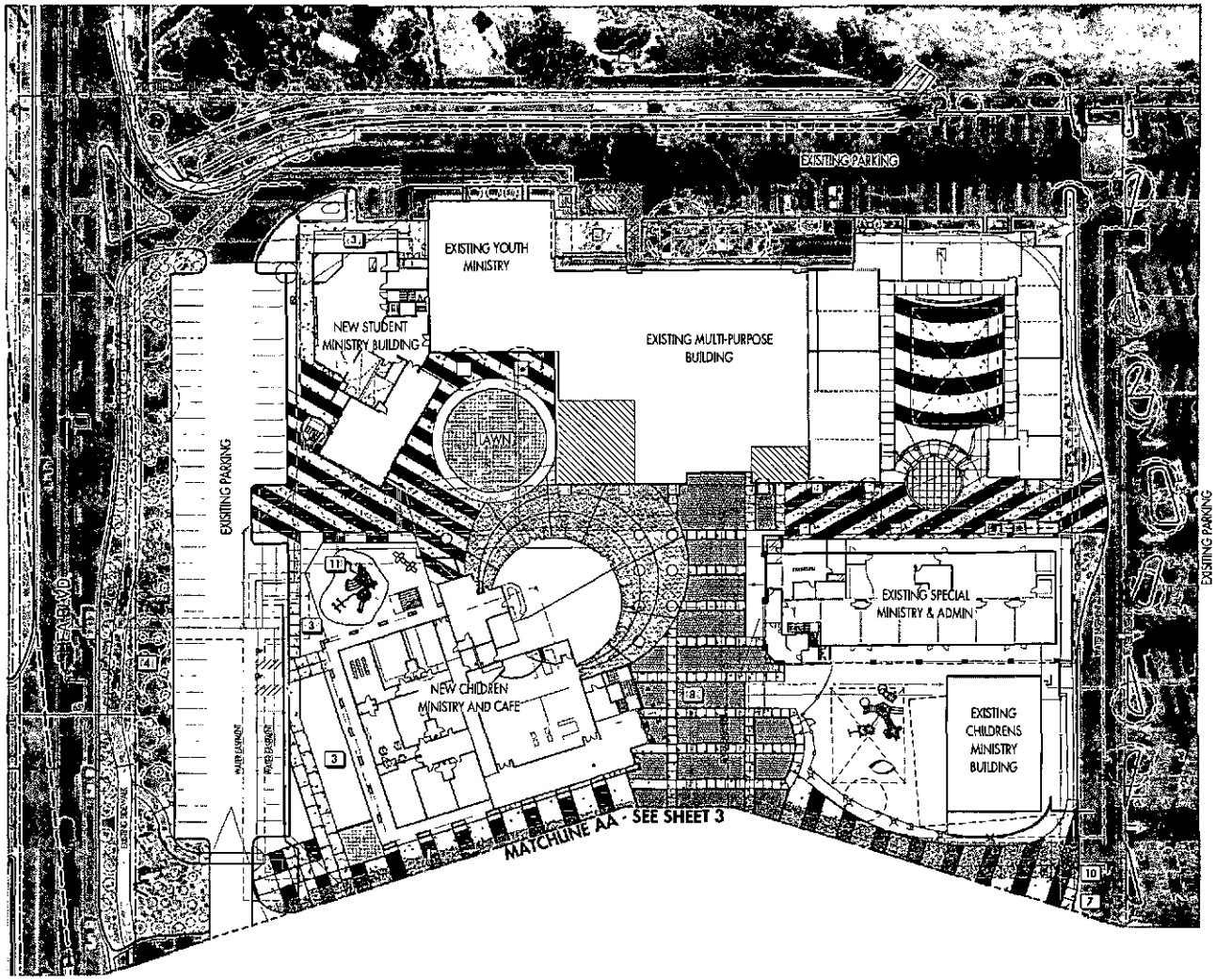
SHEET 3 OF 7

NORTH
28 JUNE 2013
0' 30' 60' 90'

YOLLMER & ASSOCIATES

619-PA-2012

ATTACHMENT #6



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HARDSCAPE FINISHES

'A'

'B'

'C'

'D'

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26 - CONCEPTUAL HARDSCAPE PLAN

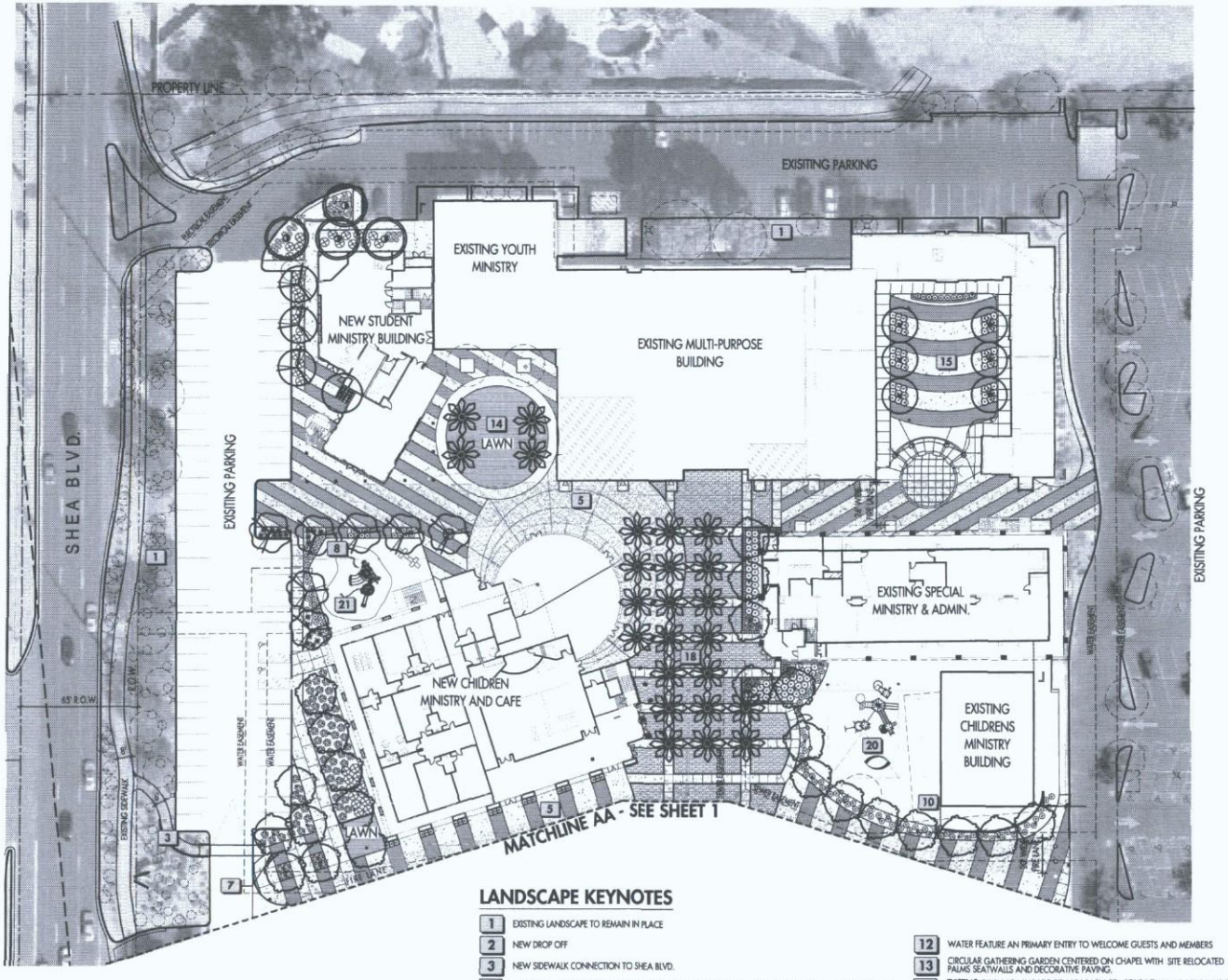
SHEET 4 OF 7

NORTH
28 JUNE 2013

0' 30' 60' 90'

VOLLMER & ASSOCIATES LANDSCAPE ARCHITECTS

619-PA 2012



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21. NEW PLAYGROUND LOCATION WITH RELOCATED PLAY EQUIPMENT FROM EXISTING ON SITE

PLANT SCHEDULE

TREES	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE	QTY
	ARGENTINE MESQUITE / PROSOPIS ALBA THORNLESS SUPPLIER: WESTERN TREE, TALL UPRIGHT VASE SHAPE	24"BOX	1.5"CAL	7'-9'	35
	ARGENTINE MESQUITE / PROSOPIS ALBA THORNLESS SUPPLIER: WESTERN TREE, TALL UPRIGHT VASE SHAPE	36"BOX	2.5"CAL	10'-12'	7
	DATE PALM / PHOENIX DACTYLIFERA 'MEDJOOL' NEW DIAMOND CUT, MATCHED	16'			24
	DATE PALM / PHOENIX DACTYLIFERA RELOCATED FROM ON-SITE	VARIES			4
	DESERT MUSEUM PALO VERDE / PARKINSONIA X 'DESERT MUSEUM'	24"BOX	1.5"CAL	10'-12'	47
	HONG KONG ORCHID TREE / BAUHINIA X BLAKEANA	36"BOX	2"CAL	13'-15'	4
	MESQUITE / SITE SALVAGE SITE SALVAGE	VARIES			1
	SOUTHERN LIVE OAK / QUERCUS VIRGINIANA MATCHED, STANDARD	24"BOX	1.25"CAL	7'-9'	6
	SWAN HILL OLIVE / OLEA EUROPAEA 'SWAN HILL' TM TALL UPRIGHT MULTI TRUNK	36"BOX	3"CAL	10'-12'	8
	VARIES / SITE SALVAGE SITE SALVAGE	VARIES			5

SHRUBS	COMMON NAME / BOTANICAL NAME	CONT	QTY
	ANGELITA DAISY / HYMENOXYS ACAULIS	1 GAL	57
	DEER GRASS / MUHLENBERGIA CAPILLARIS 'REGAL MIST' TM	1 GAL	620
	DWARF YAUPON / ILEX VOMITORIA 'NANA'	5 GAL	370
	FORTNIGHT LILY / MORAEA BICOLOR	5 GAL	139
	GERMANDER / TEUCRIUM CHAMAEDRYS	5 GAL	89
	GREEN CLOUD TEXAS RANGER / LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' TM	5 GAL	156
	LITTLE OLLIE OLIVE / OLEA EUROPAEA 'LITTLE OLLIE' TM	5 GAL	500
	MEDITERRANEAN FAN PALM / CHAMAEROPS HUMILIS	15 GAL	61
	NEW GOLD LANTANA / LANTANA X 'NEW GOLD' PLANT IN MASSING AS SHOWN, 2' FROM HARDSCAPE	1 GAL	80
	RED YUCCA / HESPERALOE PARVIFLORA	5 GAL	122
	VARIEGATED MOCK ORANGE / PITTOSPORUM TOBIRA 'VARIEGATA'	5 GAL	149
	WAX LEAF LIGUSTRUM / LIGUSTRUM JAPONICUM 'RECURVIFOLIUM'	5 GAL	52

ACCENTS	COMMON NAME / BOTANICAL NAME	CONT	QTY
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	OCOTILLO / FOUQUIERIA SPLENDENS SITE SALVAGE	VARIES	1
	SAGUARO / CARNEGIEA GIGANTEA SITE SALVAGE	VARIES	2

VINE/ESPALIER	COMMON NAME / BOTANICAL NAME	CONT	QTY
	LADY BANK'S ROSE / ROSA BANKSIAE 'ALBA PLENA'	15 GAL	7

87448 STEVEN VOLLMER ARIZONA U.S.A. REGISTERED LANDSCAPE ARCHITECT
EXPIRES 09.30.14

NORTH
28 JUNE 2013
0' 30' 60' 90'

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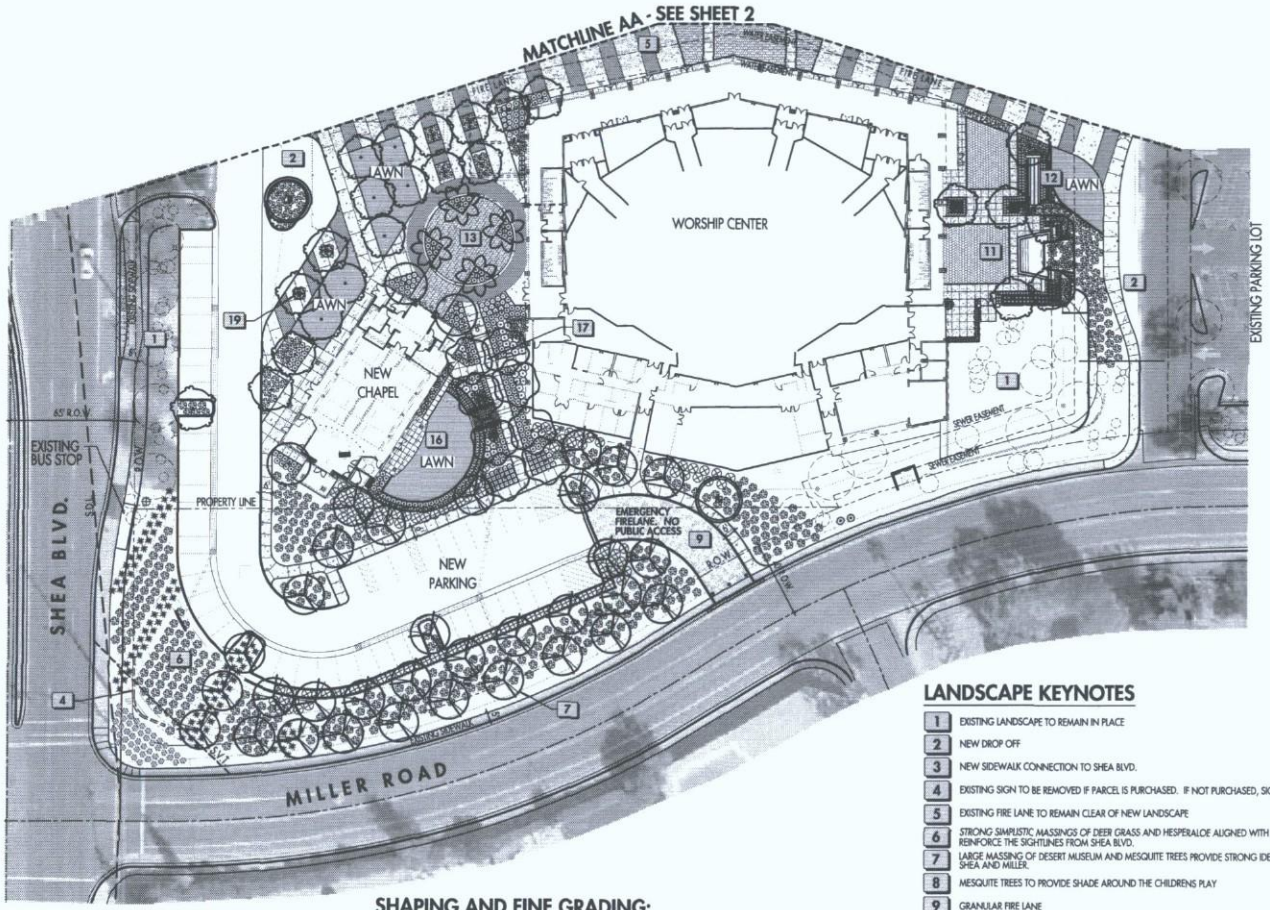
25 - CONCEPTUAL LANDSCAPE PLAN

SHEET 2 OF 7

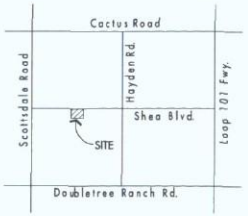
VOLLMER & ASSOCIATES LANDSCAPE ARCHITECTS

619-PA-2012

16-DR-2013
7/25/13



VICINITY MAP



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SHAPING AND FINE GRADING:

ALL AREAS DISTURBED BY CONSTRUCTION WILL BE FINE GRADED AND SHAPED TO A CHARACTER TO BLEND WITH ADJACENT LANDFORMS AND PROPOSED SITE IMPROVEMENTS. ENGINEERED PLANS SHALL INCORPORATE OVERALL PROPOSED SHAPING CONSIDERATIONS. LANDSCAPE ARCHITECT TO WALK THE SITE WITH CONTRACTOR AND VERIFY SHAPING CONSIDERATIONS TO MANIPULATE PRIOR TO BEGINNING LANDSCAPE INSTALLATION. ALL NEW LANDSCAPE AREAS SHALL BE TOP DRESSED WITH DECOMPOSED GRANITE TO MATCH OR BLEND WITH THE EXISTING.

IRRIGATION MASTER PLAN:

ALL LANDSCAPE IMPROVEMENTS SHALL BE WATERED BY AN AUTOMATED UNDERGROUND IRRIGATION SYSTEM MAINTAINED BY THE OWNER UNLESS NOTED OTHERWISE. LAYOUT AND EQUIPMENT SHALL BE CONSISTENT WITH COMMERCIALLY OPERATED SYSTEMS. TREES AND SHRUBS WILL BE SEPARATELY VALVED.

WATER INTENSIVE LANDSCAPE CALCULATION

TOTAL LOT AREA = 17.57 ACRES OR 765,375 S.F.

ALLOWED WATER INTENSIVE LANDSCAPE:

25% OF TOTAL LOT AREA (.25 x 765,375)	=	191,343 S.F.
TOTAL ALLOWED	=	191,343 S.F.
TOTAL PROVIDED	=	17,600 S.F.
TOTAL LANDSCAPE PROVIDED	=	42,600 S.F.

LANDSCAPE KEYNOTES

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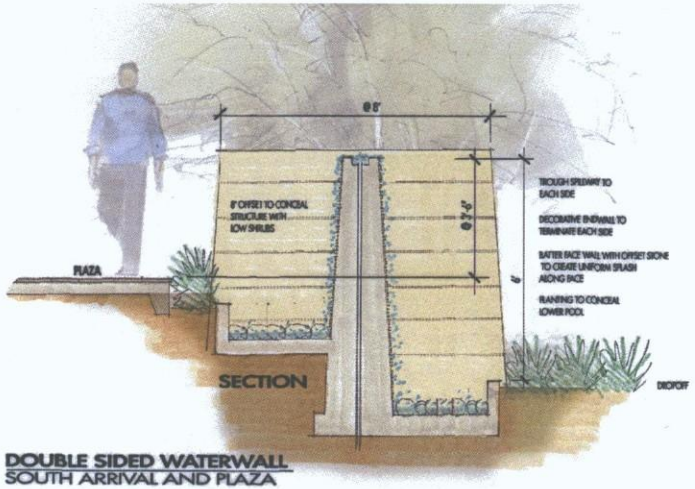
VOLLMER & ASSOCIATES LANDSCAPE ARCHITECTS

25 - CONCEPTUAL LANDSCAPE PLAN

SHEET 1 OF 7

619-PA-2012

16-DR-2013
7/25/13



DOUBLE SIDED WATERWALL
SOUTH ARRIVAL AND PLAZA



DOUBLE SIDED WATERWALL
SOUTH ARRIVAL AND PLAZA



BAPTISIMAL POOL
SOUTH OF WORSHIP CENTER



TRELLIS AT GARDEN ENTRY
SOUTH ELEVATION

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30 - WATER FEATURES & CHARACTER SKETCHES

SHEET 5 OF 7

EXPIRES 09.30.14

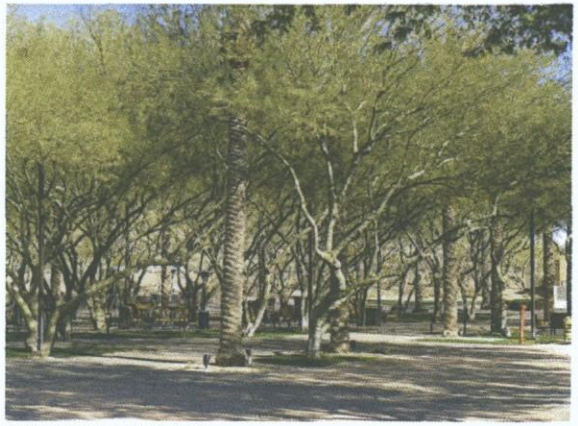
28 JUNE 2013

VOLLMER & ASSOCIATES LANDSCAPE ARCHITECTS

619-PA-2012



PAVEMENT CHARACTER



DESERT MUSEUM THEME TREE



PRIMARY SHRUB CHARACTER AT PERIMTER



FOUNDATION LANDSCAPE



CIRCULAR TREE BENCH



PALM AND TREE GRATE CHARACTER



DATE PALMS AT CENTRAL PLAZA



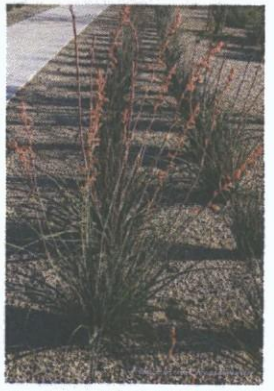
MESQUITE THEME TREE



SEATWALL TREATMENT



FOUNDATION LANDSCAPE



PRIMARY ACCENT PLANT AT PERIMETER

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5, 25, 26 - LANDSCAPE & SITE CHARACTER IMAGES

SHEET 6 OF 7

EXPIRES 09.30.14

28 JUNE 2013

VOLLMER & ASSOCIATES LANDSCAPE ARCHITECTS

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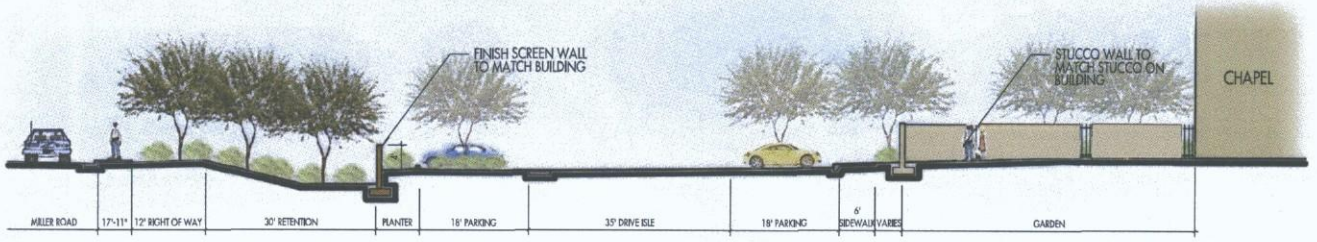
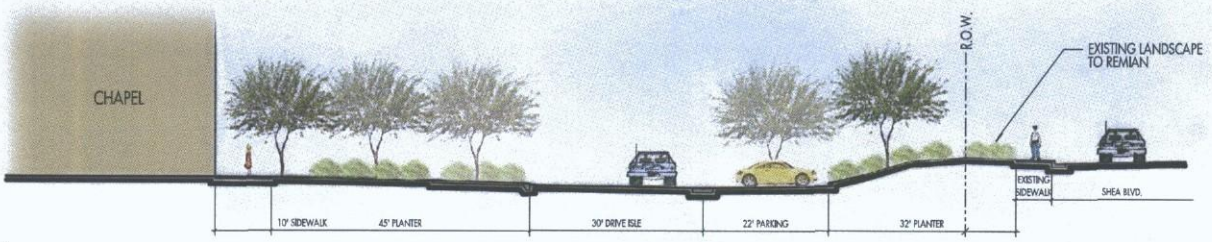


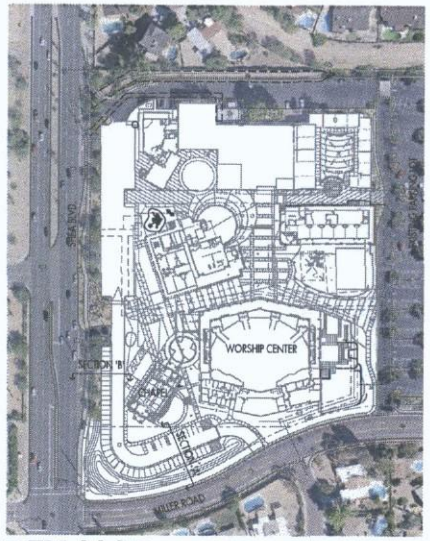
SECTION 'A'

SCALE : 1" = 10'-0"



SECTION 'B'

SCALE : 1" = 10'-0"



KEY MAP

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21, 25, 26, LANDSCAPE SECTIONS @ PARKING BY CHAPEL

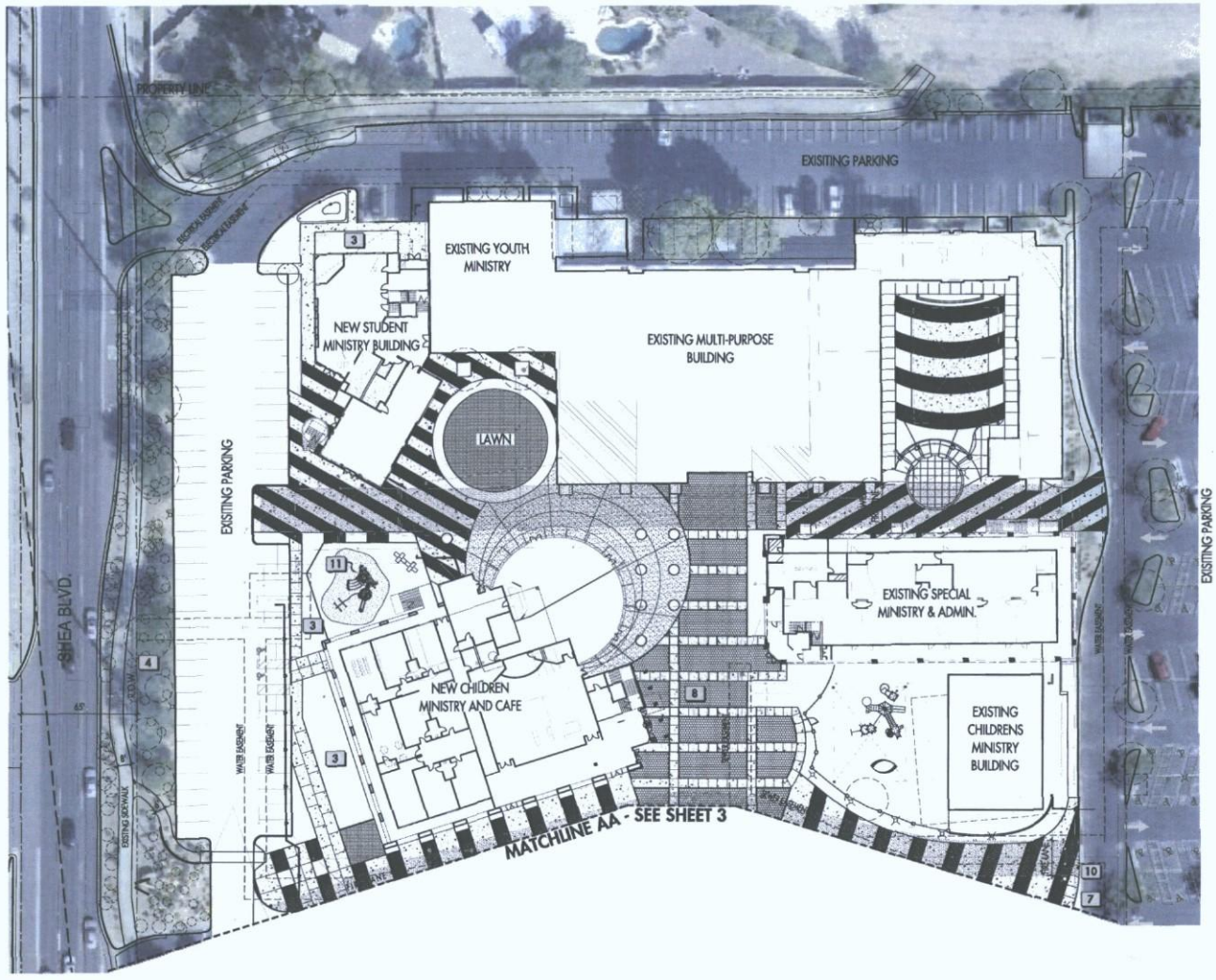
SHEET 7 OF 7

EXPIRES 09.30.14

28 JUNE 2013

VOLLMER & ASSOCIATES LANDSCAPE ARCHITECTS

619-PA-2012



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HARDSCAPE FINISHES

'A'

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26 - CONCEPTUAL HARDSCAPE PLAN

SHEET 4 OF 7

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NORTH
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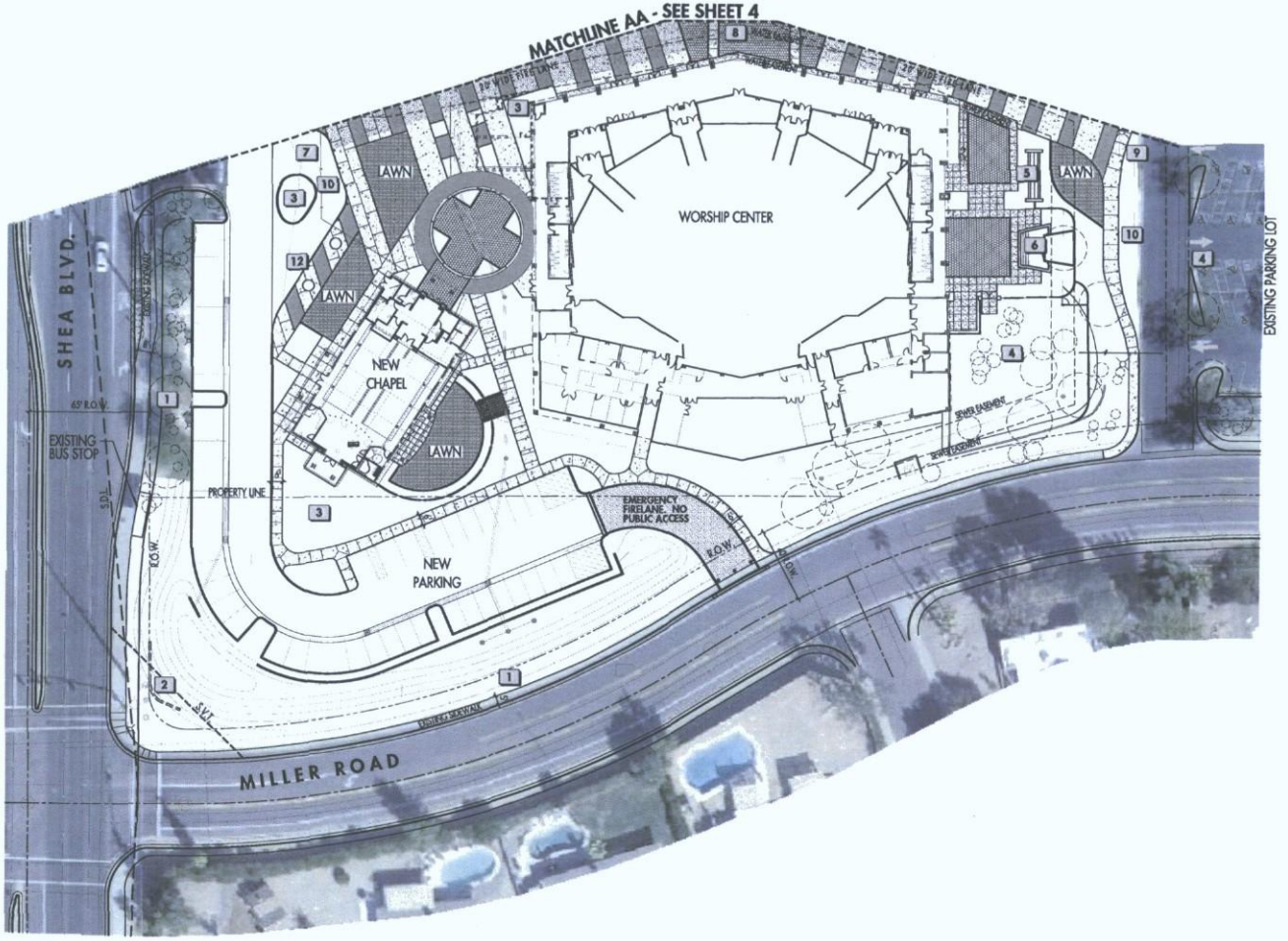
VOLLMER & ASSOCIATES LANDSCAPE ARCHITECTS

619-PA-2012



HARDSCAPE NARRATIVE

SCOTTSDALE BIBLE CHURCH INTENDS TO PROVIDE PEDESTRIAN CONNECTIVITY AND MOVEMENT THROUGH A UNIQUE HARDSCAPE DESIGN WITH THE USE OF COLOR AND TEXTURE VARIATION. THE FINAL HARDSCAPE DESIGN AND MATERIAL SELECTION OF THE GROUND SURFACE HAS YET TO BE DETERMINED AND MAY CONSIST OF, BUT IS NOT LIMITED TO, FLAGSTONE, PAVERS, EXPOSED AGGREGATE, AND/OR COLORED/STAINED CONCRETE. THE FINAL HARDSCAPE DESIGN WILL BE REVIEWED AND APPROVED BY CITY STAFF.

HARDSCAPE KEYNOTES

1. EXISTING SIDEWALK ALONG SHEA AND MILLER TO REMAIN.
2. EXISTING SIGN AT INTERSECTION TO BE REMOVED IF PROPERTY IS PURCHASED
3. PLANTER, SEE LANDSCAPE PLAN
4. EXISTING AREA TO REMAIN UNDISTURBED
5. ENTRY WATER FEATURE
6. BAPTISMAL POOL
7. PEDESTRIAN DROP-OFF
8. CENTRAL PLAZA WITH DECORATIVE PAVEMENT, PALMS AND TREES IN AT GRADE PLANTERS
9. PRIMARY PEDESTRIAN ACCESS DURING LARGE EVENTS
10. BOLLARDS TO DEFINE PEDESTRIAN DROP-OFF ZONE
11. NEW PLAYGROUND WITH RELOCATED EQUIPMENT FROM ON-SITE
12. CIRCULAR TREE PLANTER TO HELP THE DEFINE DROP-OFF

HARDSCAPE FINISHES

'A'

'B'

'C'

'D'

EXPIRES 09.30.14

NORTH
28 JUNE 2013

0' 30' 60' 90'

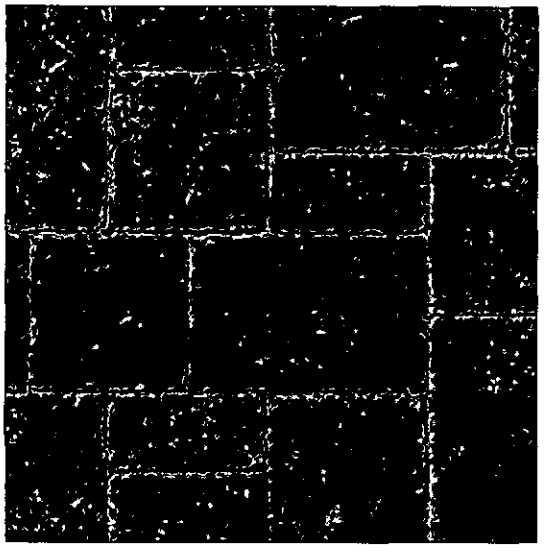
SCOTTSDALE Bible Church
win • build • send

26 - CONCEPTUAL HARDSCAPE PLAN

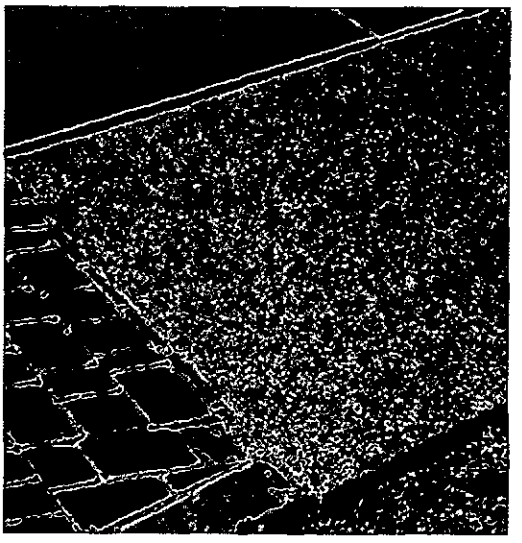
SHEET 3 OF 7

VOLLMER & ASSOCIATES LANDSCAPE ARCHITECTS

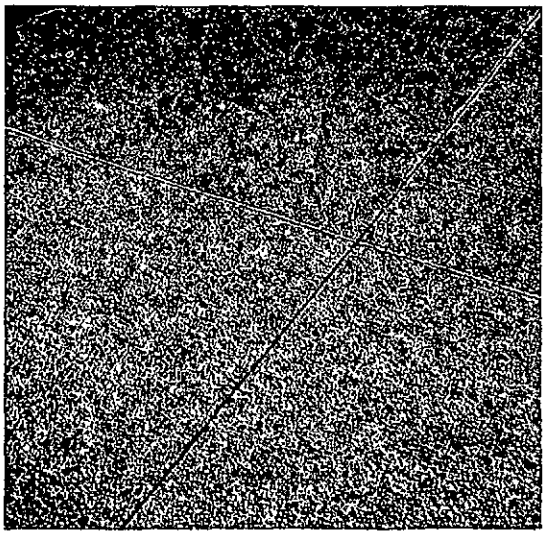
619-PA-2012



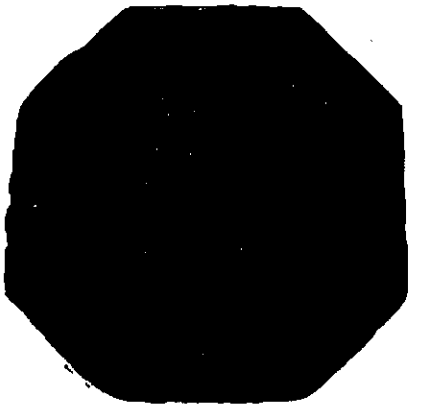
***Ⓐ 6"X6", 6"X9", 12"X12" CONCRETE PAVERS**
MANUFACTURER: BELGARD
COLOR: VICTORIAN BLEND



***Ⓑ INEGRAL COLOR 3/8" EXPOSED AGGREGATE CONCRETE**
MANUFACTURER: SOLOMON COLORS, INC.
COLOR: TRAIL DUST
*PICTURE DISPLAY GENERAL LOOK AND CHARACTER



***Ⓒ 3/4" GRAY MINUS EXPOSED AGGREGATE CONCRETE**



***Ⓓ INTEGRAL COLORED CONCRETE**
MANUFACTURER: SOLOMON COLORS, INC.
COLOR: TRAIL DUST

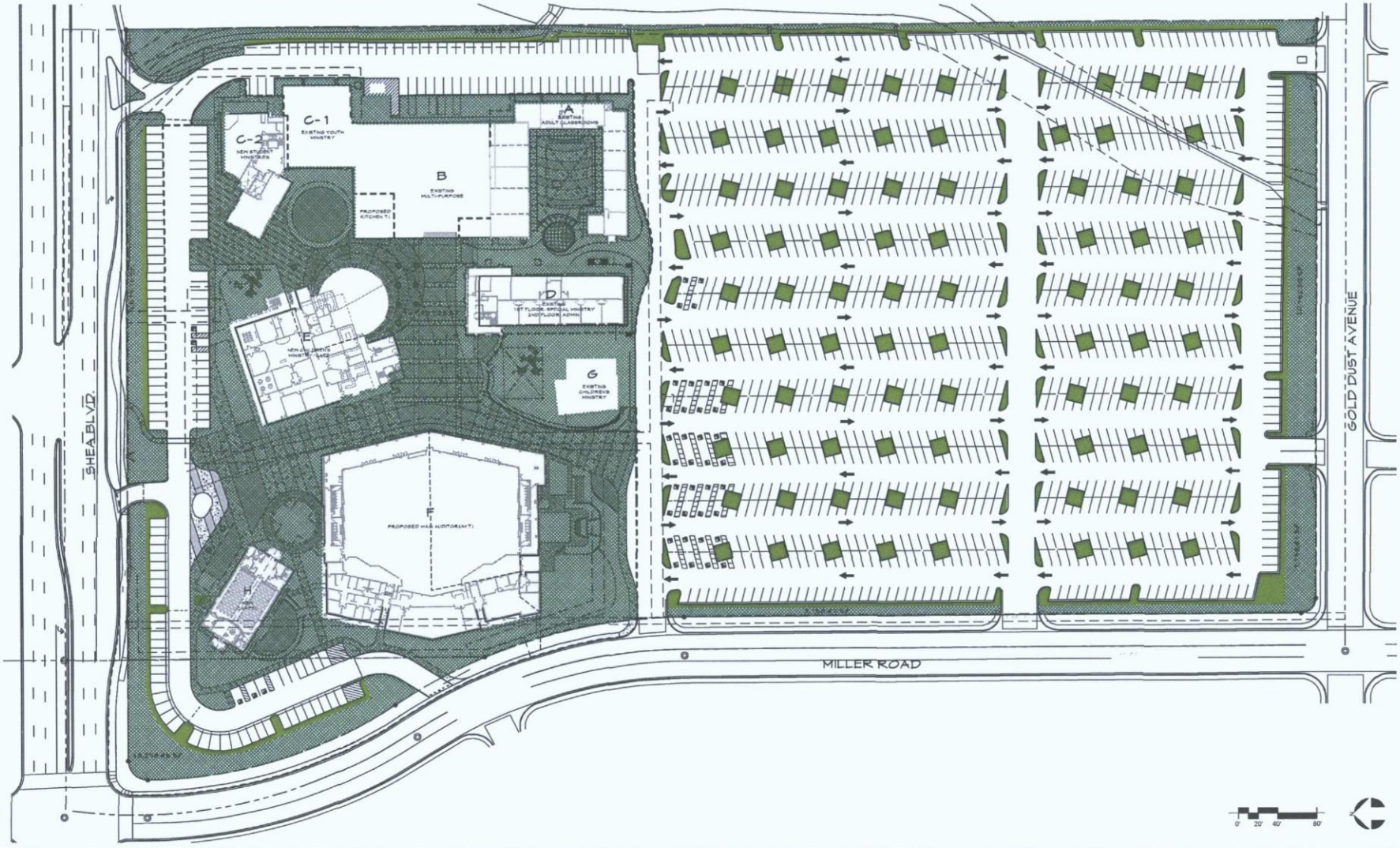
SCOTTSDALE Bible Church
win • build • send

* REFER TO CONCEPTUAL HARDSCAPE PLAN FOR FINISH LOCATIONS
SHEET 3 & 4

SITE FLATWORK EXAMPLES

VOLLMER & ASSOCIATES LANDSCAPE ARCHITECTS

16.DR-2013



OPEN SPACE PLAN | SCALE 1" = 40'-0" | 1

CALCULATIONS

BUILDING AREAS (APPROVED AREAS PER 16-UP-82)

	CURRENTLY APPROVED	PROPOSED AREA	BLDG. FOOTPRINTS	VOLUME
BUILDING A	19,940 S.F.	10,820 S.F.	10,820 S.F.	119,020 C.F.
BUILDING B	18,545 S.F.	18,545 S.F.	18,545 S.F.	231,802 C.F.
BUILDING C-1	6,000 S.F.	6,000 S.F.	6,000 S.F.	84,850 C.F.
BUILDING C-2	6,000 S.F.	10,696 S.F.	8,544 S.F.	149,152 C.F.
BUILDING D	19,090 S.F.	20,640 S.F.	9,117 S.F.	169,880 C.F.
BUILDING E	28,183 S.F.	31,519 S.F.	17,744 S.F.	847,481 C.F.
BUILDING F	44,132 S.F.	41,869 S.F.	41,869 S.F.	970,904 C.F.
BUILDING G	9,165 S.F.	9,165 S.F.	9,165 S.F.	47,580 C.F.
BUILDING H	N/A	9,190 S.F.	9,190 S.F.	124,918 C.F.
	156,545 S.F.	147,250 S.F.	120,360 S.F.	2,762,041 C.F.

ALLOWABLE BUILDING HEIGHT

75' WITH PROPER SETBACKS (7.101.B)

PARKING LOT LANDSCAPING

48,022 S.F.

PARKING LOT LANDSCAPE SPACE = 48,444.91 S.F.

TOTAL OPEN SPACE = 19,005.51 + 10,162.50 + 7,116.41 + 9,126.47 + 19,218.46 + 7,879.10 = 141,921.35 + 151,220.45 S.F.

F.A.R. CALCULATIONS

BLDG. AREA / NET LOT AREA
147,064 S.F. / 786,151 S.F. = 0.187 (18.7%)

ALLOWABLE: NOT MORE THAN 0.20 (20%)

OPEN SPACE REQUIREMENTS

0.24 X NET LOT AREA + BLDG. HT. FACTOR

0.24 X 786,151 S.F. + 9,279 S.F. = 148,944 S.F.

REQUIRED: 148,944 S.F.

PROVIDED: 147,220.45 S.F.

VOLUME CALCULATIONS

-

BUILDING LEGEND

LANDSCAPE SPACE

OPEN SPACE

ACCESSIBLE ROUTES OF TRAVEL LEGEND

- ACCESSIBLE PATH OF TRAVEL - ON-SITE
- ACCESSIBLE PATH OF TRAVEL - PUBLIC WAY
- ACCESSIBLE RAMP
- EXIT DISCHARGE
- DRAINAGE EASEMENT
- 50' LANDSCAPE EASEMENT
- BUILDING SETBACK
- SANITARY SEWER EASEMENT
- PUBLIC UTILITY EASEMENT
- CREEK ACCESS EASEMENT
- SCOPE OF WORK
- EXISTING FIRE ACCESS
- EXTENT OF PHASING SCOPES

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SECOND REPLY DRB COMMENTS

DATE 07-24-2013

PROJECT CODE 000-801

SCOTTSDALE BIBLE CHURCH

MASTER PLAN
20 - OPEN SPACE PLAN & F.A.R. CALCULATIONS

Sheet No. S 1.3

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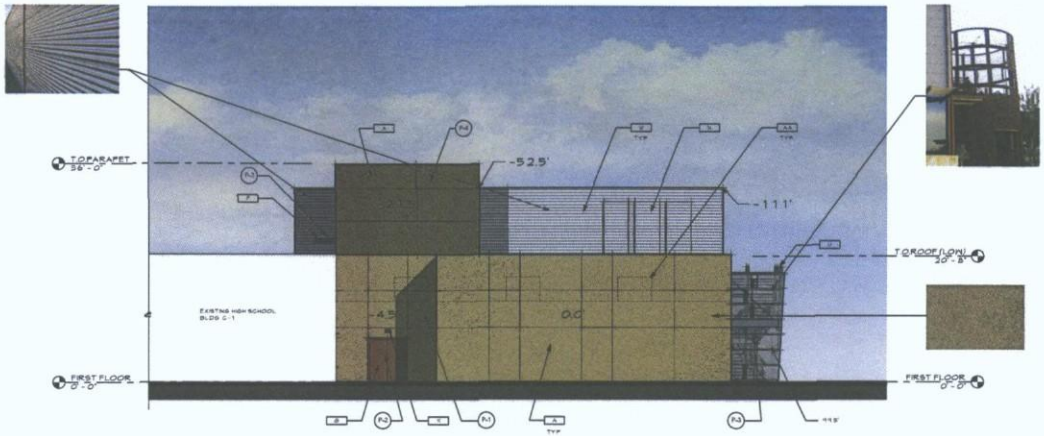
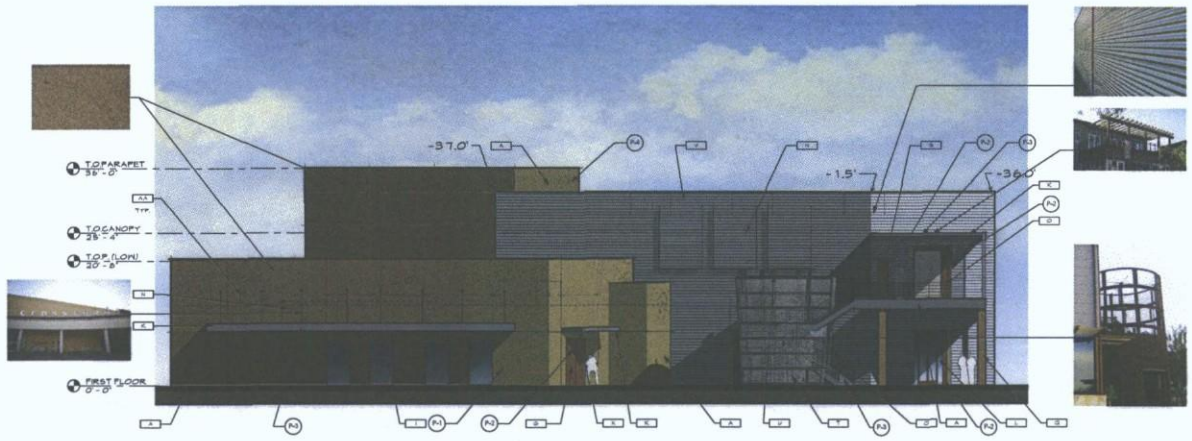
ATTACHMENT #7



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



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

KEY NOTES

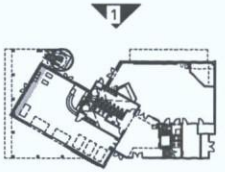
MATERIALS/FINISHES

A	EIFS FINISHED SEMI-SMOOTH TEXTURED, MULTIPLE COLORS
AA	PROPOSED LOCATIONS OF HVAC EQUIPMENT BEYOND
F	
G	TYP. METAL DOOR AND FRAME, FINISH TO MATCH EXISTING COLOR
I	DUAL GLAZING ASSEMBLY, GREEN TINT GLASS
K	PAINTED STEEL CANOPY
L	FACTORY PRE-FINISHED ALUMINUM STOREFRONT DOOR AND WINDOW SYSTEM -RED/RUST COLOR TO MATCH EXISTING
N	PROPOSED GRAPHIC SIGNAGE
O	HORIZONTAL STEEL RAILING, TO BE FIELD PAINTED
P	COILING ROLL UP DOOR - ALUMINUM COLOR FINISH
Q	CONCRETE MASONRY UNIT - PRECISION TO MATCH EXISTING TAN COLOR
R	
T	PERFORATED STEEL MESH, TO BE FIELD PAINTED
U	STEEL COLUMN
W	CONCRETE COLUMN PAINT FINISH
X	PROPOSED LOCATION FOR BLDG. LIGHT; REFER TO ELECTRICAL SITE PLAN

PAINT COLORS

KEYNOTES PAINT COLORS	
Key Value	Keynote Text
P-1	SHERWIN WILLIAMS: DOMINO STRAW - SW3219
P-2	SHERWIN WILLIAMS: ROCKWOOD RED - SW2802
P-3	SHERWIN WILLIAMS: GRAYS HARBOR - SW6236
P-4	BENJAMIN MOORE: NORWICH BROWN - HC-19

KEY PLAN



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DATE 07-24-2013

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SCOTTSDALE BIBLE CHURCH

BLDG. C-2 Student Ministries

ELEVATIONS

Sheet No. A-1.3

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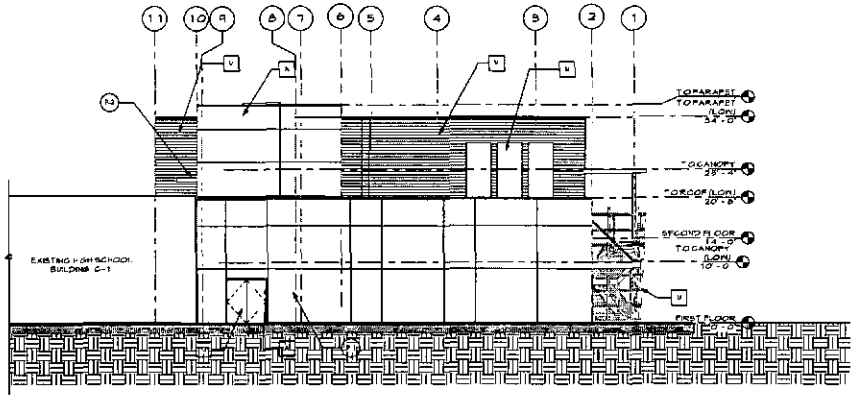
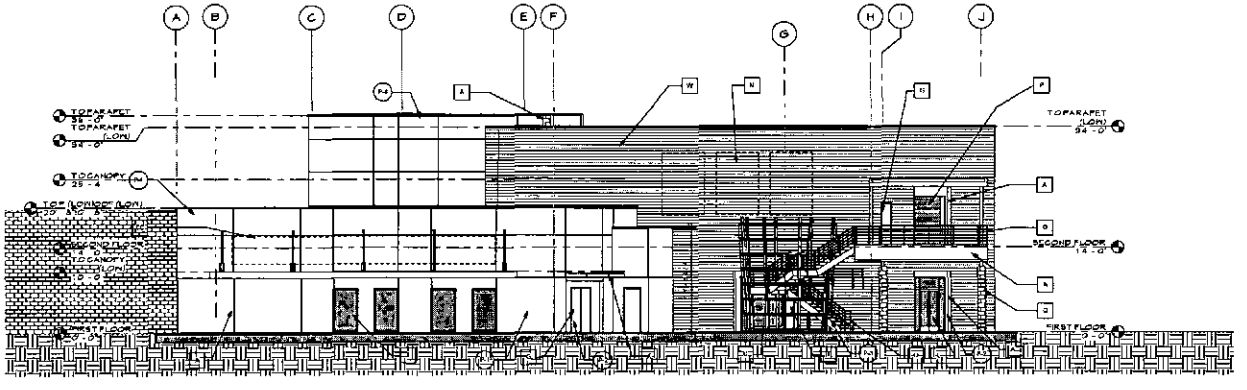
ATTACHMENT #8



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



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

KEY NOTES

MATERIALS/FINISHES

A	EIFS FINISHED SEMI-SMOOTH TEXTURED MULTIPLE COLORS
CC	LOCATION OF BUILDING SIGNAGE
G	TYP. METAL DOOR AND FRAME, FINISH TO MATCH EXISTING COLOR
I	DUAL GLAZING ASSEMBLY GREEN TINT GLASS
K	PAINTED STEEL CANOPY
L	FACTORY PRE-FINISHED ALUMINUM STOREFRONT DOOR AND WINDOW SYSTEM -RED/RUST COLOR TO MATCH EXISTING
N	PROPOSED GRAPHIC SIGNAGE
O	HORIZONTAL STEEL RAILING TO BE FIELD PAINTED
P	COILING ROLL UP DOOR - ALUMINUM COLOR FINISH
Q	CONCRETE MASONRY UNIT - PRECISION TO MATCH EXISTING TAN COLOR
T	PERFORATED STEEL MESH, TO BE FIELD PAINTED
U	STEEL COLUMN
V	CORRUGATED HORIZONTAL METAL DECK, GAVALUME FINISH COAT
W	CONCRETE COLUMN PAINT FINISH

PAINT COLORS

KEYNOTES PAINT COLORS	
Key Value	Keynote Text
P-1	SHERWIN WILLIAMS DOWNING STRAW - SW2813
P-2	SHERWIN WILLIAMS ROOKWOOD RED - SW2802
P-3	SHERWIN WILLIAMS GRAYS HARBOR - SW6256
P-4	BENJAMIN MOORE NORWICH BROWN - HC 19

LEGEND

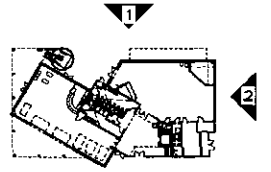
ABBREVIATIONS

TO	TOP OF
TOB	TOP OF BEAM
TOCC	TOP OF CONCRETE CURB
TOCS	TOP OF CONCRETE SLAB
TOCP	TOP OF CONCRETE PAVER
TOFD	TOP OF FLOOR DRAIN
TOFS	TOP OF COMPOSITE FINISHED SURFACE
TOGR	TOP OF GUARDRAIL
TOLN	TOP OF LOW WALL
TOP	TOP OF PARAPET
TOSB	TOP OF STRUCTURAL SLAB
TOTB	TOP OF TOPPING SLAB
TOMD	TOP OF METAL DECK

ELEVATION GENERAL NOTES

1. REFER TO BUILDING SECTIONS WALLS SECTIONS DOOR & WINDOW SCHEDULES ROOF PLAN ETC FOR ADDITIONAL DETAIL INFORMATION
2. FOR DOOR WINDOW TYPES AND MISCELLANEOUS DETAIL REFERENCES SEE SHEET A 9.1
3. POST ADDRESS IN A MANNER CLEARLY VISIBLE FROM THE DOMINANT STREET FRONTING THE PROJECT. NUMERALS SHALL BE A MINIMUM OF 4 TALL AND 1/2 STROKE INSTALLED ON A CONTRASTING BACKGROUND

KEY PLAN



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DATE 07-24-2013

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SCOTTSDALE BIBLE CHURCH

BLDG. C-2 Student Ministries

ELEVATIONS

Sheet No. A-1.3a



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



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

KEY NOTES

MATERIALS/FINISHES

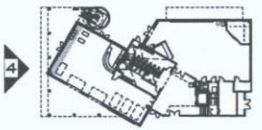
A	EIFS FINISHED SEMI-SMOOTH TEXTURED, MULTIPLE COLORS
AA	PROPOSED LOCATIONS OF HVAC EQUIPMENT BEYOND
G	TYP. METAL DOOR AND FRAME, FINISH TO MATCH EXISTING COLOR
I	DUAL GLAZING ASSEMBLY, GREEN TINT GLASS
K	PAINTED STEEL CANOPY
L	FACTORY PRE-FINISHED ALUMINUM STOREFRONT DOOR AND WINDOW SYSTEM -RED/RUST COLOR TO MATCH EXISTING
M	ALUMINUM STOREFRONT OVERHEAD DOOR SYSTEM - ALUMINUM COLOR FINISH
N	PROPOSED GRAPHIC SIGNAGE
O	HORIZONTAL STEEL RAILING, TO BE FIELD PAINTED
P	COILING ROLL UP DOOR - ALUMINUM COLOR FINISH
Q	CONCRETE MASONRY UNIT - - PRECISION TO MATCH EXISTING TAN COLOR
S	HORIZONTAL METAL SLATS, RED/RUST COLOR TO MATCH EXISTING
T	PERFORATED STEEL MESH, TO BE FIELD PAINTED
U	STEEL COLUMN
V	CORRUGATED HORIZONTAL METAL DECK, GAVALUME FINISH COAT
W	CONCRETE COLUMN PAINT FINISH
X	PROPOSED LOCATION FOR BLDG. LIGHT; REFER TO ELECTRICAL SITE PLAN

PAINT COLORS

KEYNOTES PAINT COLORS	
Key Value	Keynote Text

P-1	SHERWIN WILLIAMS: DOMINO STRAW - SW6015
P-2	SHERWIN WILLIAMS: ROCKWOOD RED - SW2802
P-3	SHERWIN WILLIAMS: GRAYS HARBOR - SW7556
P-4	BENJAMIN MOORE: NORWICH BROWN - HC-19

KEY PLAN



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SCOTTSDALE BIBLE CHURCH

BLDG. C-2 Student Ministries

ELEVATIONS

Sheet No. A-1.4

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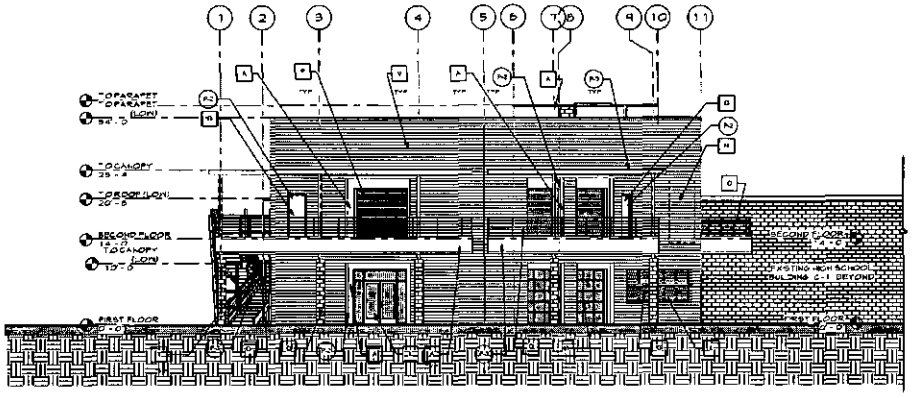
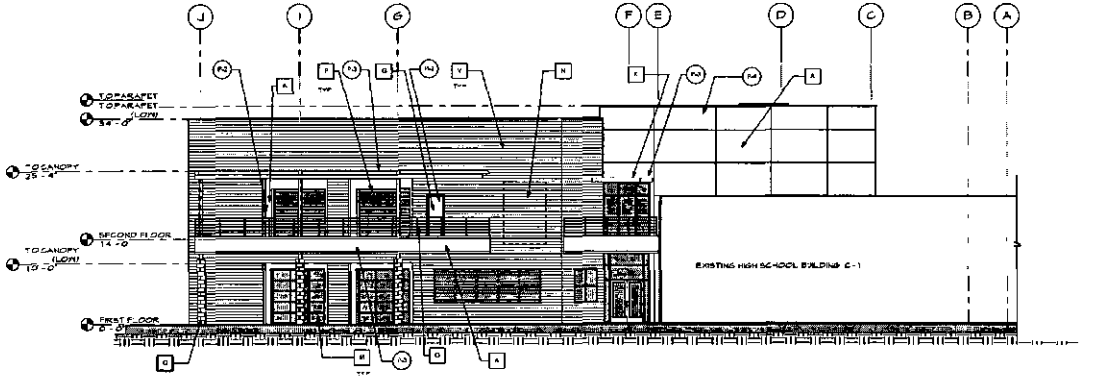


WEST ELEVATION SCALE 4



SOUTH ELEVATION SCALE 3

KEY NOTES

A	EIFS FINISHED SEMI-SMOOTH TEXTURED MULTIPLE COLORS
G	TYP METAL DOOR AND FRAME, FINISH TO MATCH EXISTING COLOR
K	PAINTED STEEL CANOPY
L	FACTORY PRE-FINISHED ALUMINUM STOREFRONT DOOR AND WINDOW SYSTEM -RED/RUST COLOR TO MATCH EXISTING
M	ALUMINUM STOREFRONT OVERHEAD DOOR SYSTEM - ALUMINUM COLOR FINISH
N	PROPOSED GRAPHIC SIGNAGE
O	HORIZONTAL STEEL RAILING TO BE FIELD PAINTED
P	COILING ROLL UP DOOR - ALUMINUM COLOR FINISH
Q	CONCRETE MASONRY UNIT - PRECISION TO MATCH EXISTING TAN COLOR
S	HORIZONTAL METAL SLATS RED/RUST COLOR TO MATCH EXISTING
T	PERFORATED STEEL MESH, TO BE FIELD PAINTED
V	CORRUGATED HORIZONTAL METAL DECK GAVALUME FINISH COAT

PAINT COLORS

KEYNOTES PAINT COLORS	
Key Value	Keynote Text
P-2	SHERWIN WILLIAMS ROOKWOOD RED SW2802
P-3	SHERWIN WILLIAMS GRAYS HARBOR - SW6236
P-4	BENJAMIN MOORE NORWICH BROWN - HC-19

LEGEND

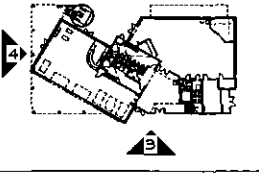
ABBREVIATIONS

TO	TOP OF
TOB	TOP OF BEAM
TOCC	TOP OF CONCRETE CURB
TOCB	TOP OF CONCRETE SLAB
TOCP	TOP OF CONCRETE PAVER
TOFD	TOP OF FLOOR DRAIN
TOFS	TOP OF COMPOSITE FINISHED SURFACE
TOSR	TOP OF SLAB RAIL
TOLA	TOP OF LOW WALL
TOP	TOP OF PARAPET
TOSS	TOP OF STRUCTURAL SLAB
TOTS	TOP OF TOPPING SLAB
TOMD	TOP OF METAL DECK

ELEVATION GENERAL NOTES

1. REFER TO BUILDING SECTIONS, WALLS SECTIONS, DOOR & WINDOW SCHEDULES, ROOF PLAN ETC FOR ADDITIONAL DETAIL INFORMATION
2. FOR DOOR, WINDOW TYPES AND MISCELLANEOUS DETAIL REFERENCES SEE SHEET A-1
3. POST ADDRESS IN A MANNER CLEARLY VISIBLE FROM THE DOMINANT STREET FRONTING THE PROJECT. NUMERALS SHALL BE A MINIMUM OF 4 TALL AND 1/2 STROKE INSTALLED ON A CONTRASTING BACKGROUND

KEY PLAN



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SCOTTSDALE BIBLE CHURCH

BLDG. C-2 Student Ministries

ELEVATIONS

Sheet No
A-1.4a



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



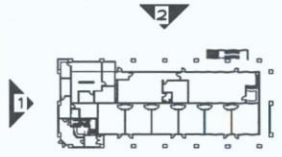
NORTH ELEVATION | SCALE 1/8" = 1'-0" | 1

KEY NOTES

MATERIALS/FINISHES

A	EIFS FINISHED SEMI-SMOOTH TEXTURED, MULTIPLE COLORS
D	CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM FINISH
G	TYP. METAL DOOR AND FRAME, FINISH TO MATCH EXISTING COLOR
L	FACTORY PRE-FINISHED ALUMINUM STOREFRONT DOOR AND WINDOW SYSTEM - RED/RUST COLOR TO MATCH EXISTING
S	HORIZONTAL METAL SLATS - RED/RUST COLOR TO MATCH EXISTING
Z	REVEAL JOINT

KEY PLAN



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SCOTTSDALE BIBLE CHURCH

BLDG. D Multi-Use Tenant Improvement

ELEVATIONS

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Sheet No. A-2.3

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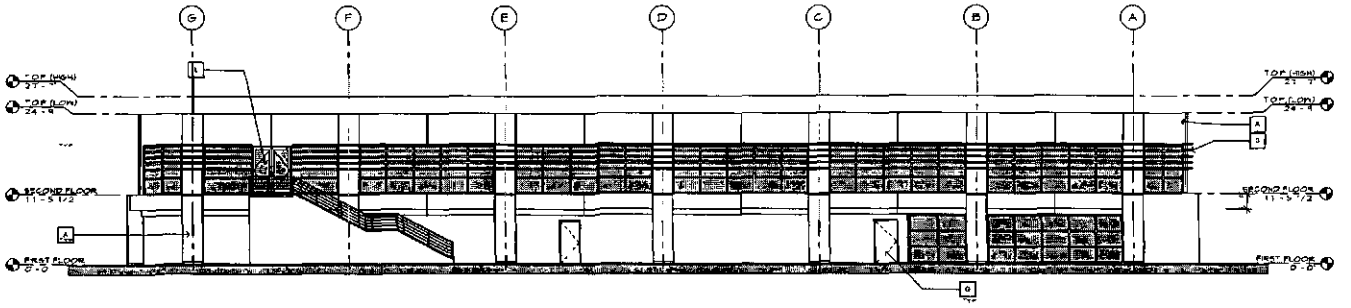
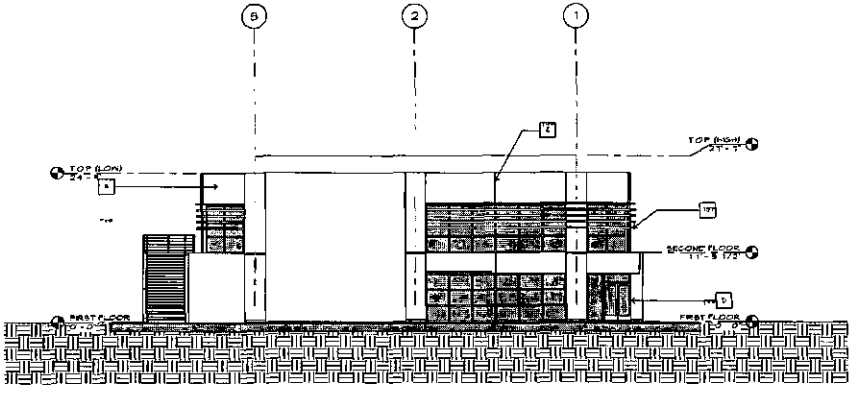


EAST ELEVATION SCALE 1/8" = 1'-0" 2



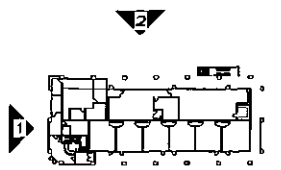
NORTH ELEVATION SCALE 1/8" = 1'-0" 1

KEY NOTES

MATERIALS/FINISHES

A	EIFS FINISHED SEMI-SMOOTH TEXTURED MULTIPLE COLORS
D	CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM FINISH
C	TYP METAL DOOR AND FRAME FINISH TO MATCH EXISTING COLOR
L	FACTORY PRE-FINISHED ALUMINUM STOREFRONT DOOR AND WINDOW SYSTEM - RED/RUST COLOR TO MATCH EXISTING
S	HORIZONTAL METAL SLATS - RED/RUST COLOR TO MATCH EXISTING
Z	REVEAL JOINT

KEY PLAN



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7601 EAST SHEA BLVD , SCOTTSDALE, AZ 85260

SECOND REPLY DRB COMMENTS

DATE 07-24-2013

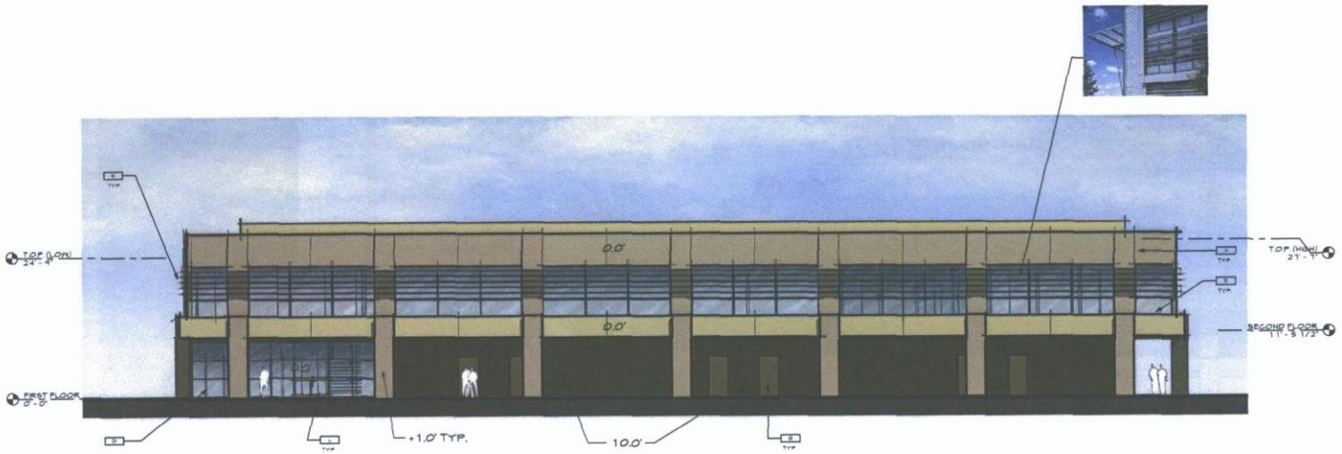
PROJECT CODE 000-801

SCOTTSDALE BIBLE CHURCH

BLDG. D Multi-Use Tenant Improvement

ELEVATIONS

Sheet No. A-2.3a



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



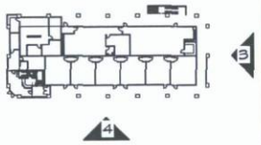
SOUTH ELEVATION SCALE 1/8" = 1'-0" 3

KEY NOTES

MATERIALS/FINISHES

A	EIFS FINISHED SEMI-SMOOTH TEXTURED, MULTIPLE COLORS
G	TYP. METAL DOOR AND FRAME, FINISH TO MATCH EXISTING COLOR
L	FACTORY PRE-FINISHED ALUMINUM STOREFRONT DOOR AND WINDOW SYSTEM - RED/RUST COLOR TO MATCH EXISTING
R	
S	HORIZONTAL METAL SLATS - RED/RUST COLOR TO MATCH EXISTING

KEY PLAN



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SECOND REPLY DRB COMMENTS

DATE 07-24-2013

PROJECT CODE 000-801

SCOTTSDALE BIBLE CHURCH

BLDG. D Multi-Use Tenant Improvement

ELEVATIONS

Sheet No. A-2.4

KEY NOTES

MATERIALS/FINISHES

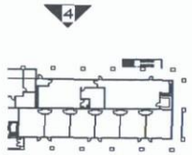
FINISHED SEMI-SMOOTH TEXTURED, MULTIPLE ORS

METAL DOOR AND FRAME, FINISH TO MATCH TING COLOR

TORY PRE-FINISHED ALUMINUM STOREFRONT R AND WINDOW SYSTEM - RED/RUST COLOR TO CH EXISTING

ZONTAL METAL SLATS - RED/RUST COLOR TO CH EXISTING

KEY PLAN



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DATE 07-24-2013

PROJECT CODE 000-801

SCOTTSDALE BIBLE CHURCH

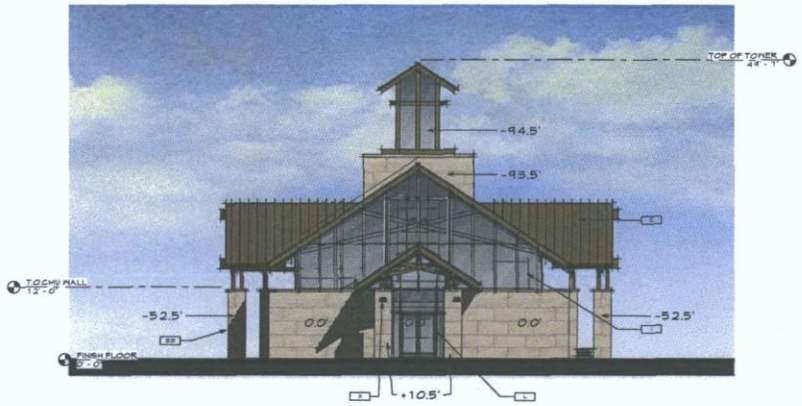
BLDG. D Multi-Use Tenant Improvement

ELEVATIONS

Sheet No. A-2.4a



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

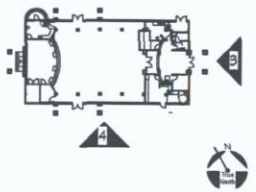


SOUTH ELEVATION SCALE 1/8" = 1'-0" 3

KEY NOTES

BB	MARBELLA STONE, 18" X 24" X 9/4"
C	FACTORY PRE-FINISHED STANDING SEAM METAL ROOF - BRONZE COLOR RANGE
G	TYP. HOLLOW METAL DOOR AND FRAME
I	ONE INCH DUAL GLAZING ASSEMBLY, GREEN OR GREY TINT GLASS. NOTE - AT CHAPEL CLERESTORY PROVIDE FROSTED GLASS PANE AT THE INTERIOR SIDE, TYP. AT THE MECHANICAL ROOMS, GREEN ROOM, STORAGE AND LIFT ROOM AS NOTED PER THE WINDOW SCHEDULE.
L	FACTORY PRE-FINISHED ALUMINUM STOREFRONT DOOR AND WINDOW SYSTEM- REFER TO PROPOSED EXTERIOR MATERIALS BOARD FOR ADDITIONAL INFORMATION

KEY PLAN



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DATE 07-24-2013

PROJECT CODE 000-801

SCOTTSDALE BIBLE CHURCH

BLDG. H Chapel ELEVATIONS

Sheet No. A-5.4

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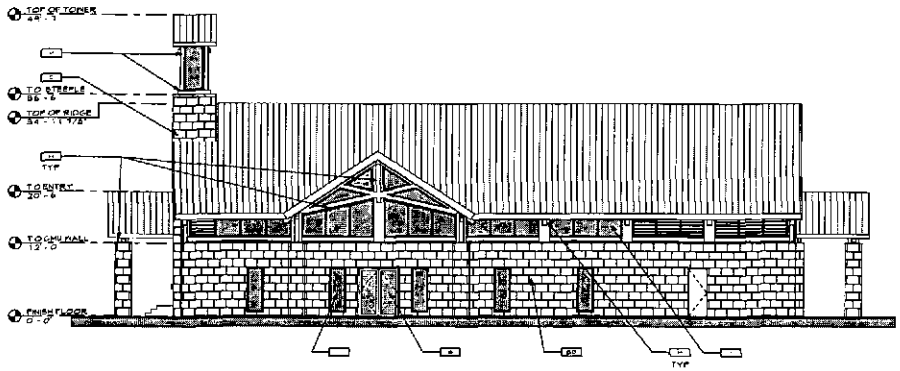
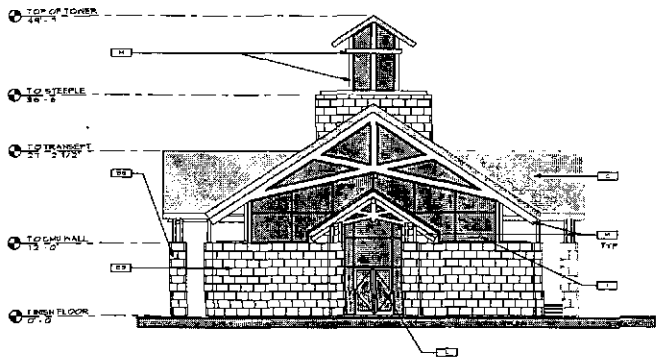


WEST ELEVATION | SCALE | 1

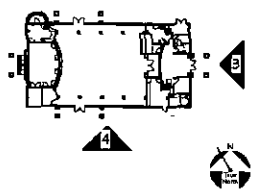


SOUTH ELEVATION | SCALE | 2

KEY NOTES

BB	MARBELLA STONE 16 X 24 X 5/4
C	FACTORY PRE-FINISHED STANDING SEAM METAL ROOF - BRONZE COLOR RANGE
E	TYP. HOLLOW METAL DOOR AND FRAME
I	ONE INCH DUAL GLAZING ASSEMBLY GREEN OR GREY TINT GLASS. NOTE- AT CHAPEL CLERESTORY PROVIDE FROSTED GLASS PANE AT THE INTERIOR SIDE, TYP. AT THE MECHANICAL ROOMS, GREEN ROOM, STORAGE AND LIFT ROOM AS NOTED PER THE WINDOW SCHEDULE.
M	TYP. TUBE STEEL TRUSSES - PAINT FINISH SW 6089 JAVA. REFER TO SAMPLE PROVIDED

KEY PLAN



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SCOTTSDALE BIBLE CHURCH

BLDG. H Chapel
ELEVATIONS

SECOND REPLY DRB COMMENTS

DATE 07-24-2013

PROJECT CODE 000-801

Sheet No. A-5.4a

Current Planning Services
7447 E. Indian School Rd.
Scottsdale, AZ 85251

Development Review Board Meeting Memorandum

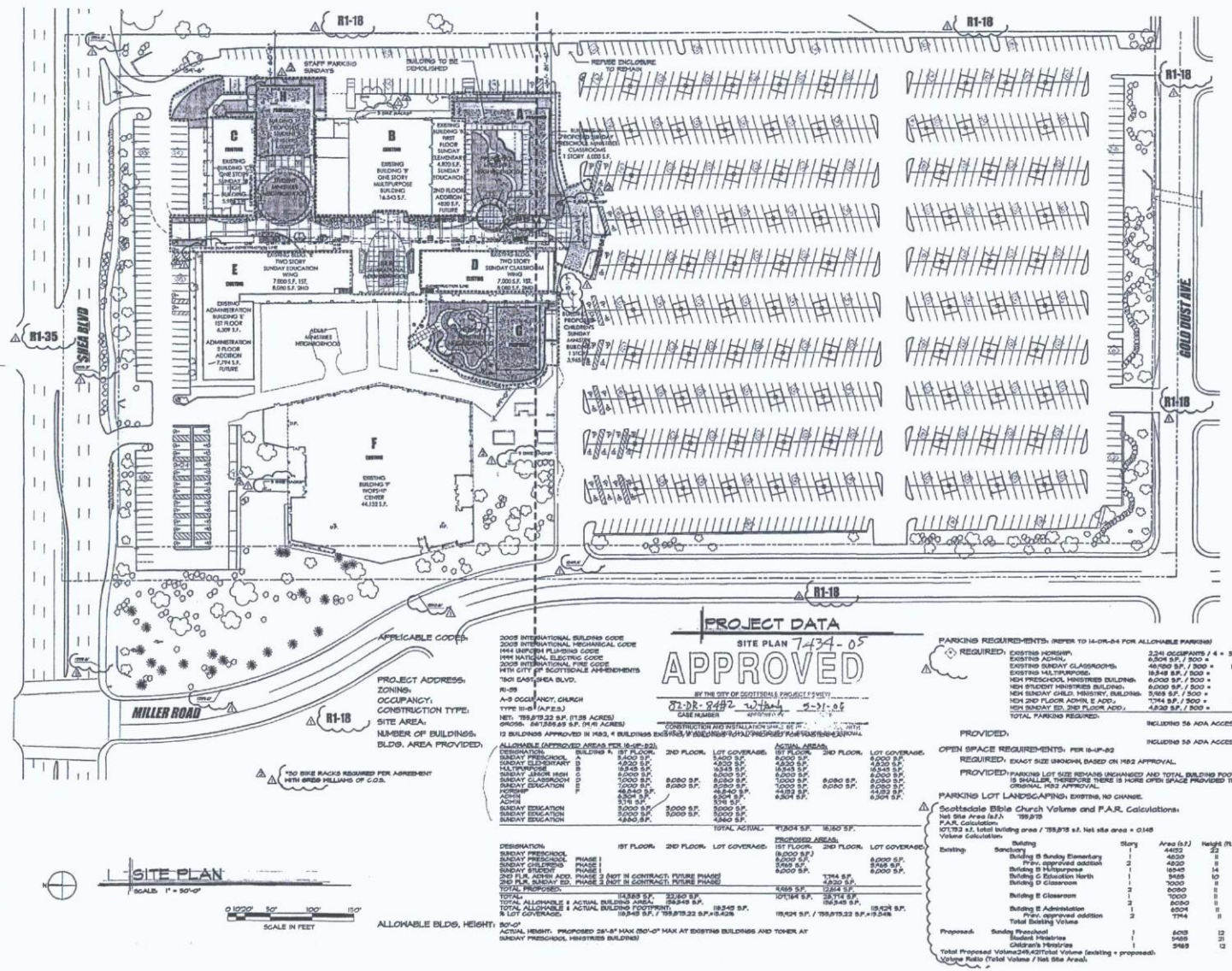
Item No.	4
Topic:	Scottsdale Bible Church (11-PP-2013, 12-PP-2013, and 16-DR-2013)
Action Requested:	This is a non-action item. The Applicant is requesting preliminary comments regarding schematic site design and elevation concepts for the proposed Scottsdale Bible Church and School campus update.
Meeting Date:	May, 2 2013
From:	Jesus Murillo, Planner
Through:	Steve Venker, Development Review Board Coordinator

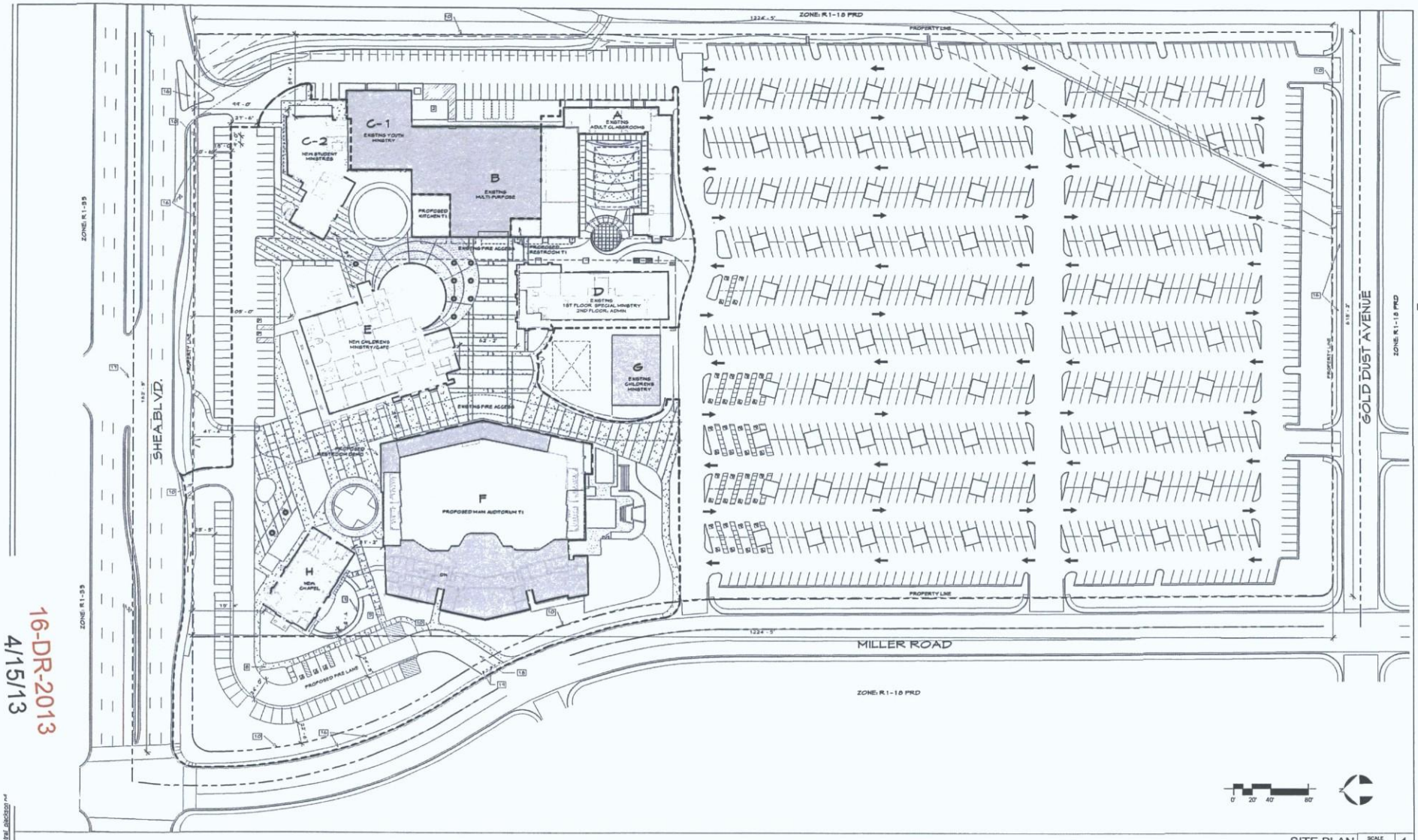
The Scottsdale Bible Church and School campus project is a request for internal and exterior modifications to existing buildings, landscaping changes, and for the addition of new structures. The Development Review Board will be considering three different application proposals with this campus update request. There will be two preliminary plats in conjunction with the architectural and landscape updates proposed for this site.

Staff and the design team will make a brief presentation, after which the Development Review Board members may provide preliminary comments regarding the conceptual design for the Scottsdale Bible Church project.

ATTACHMENTS

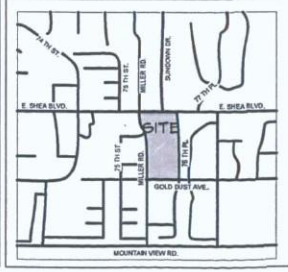
1. Currently Approved Site Plan
2. Proposed Site Plan
3. Phasing Plan
4. Elevations


R1-18
R1-35
GATEWAY BLVD
GOLD DUST AVE
MILLER ROAD
STAFF PARKING SUNDAYS
BUILDING TO BE DEMOLISHED
REPAVE ENCLOSURE TO REMAIN
EXISTING BUILDING 'A' TWO STORY HIGH SCHOOL
EXISTING BUILDING 'B' ONE STORY MULTIPURPOSE BUILDING 16,543 S.F.
EXISTING BUILDING 'C' ONE STORY 1ST FLOOR SUNDAY SCHOOL 5,985 S.F.
EXISTING BUILDING 'D' TWO STORY SUNDAY CLASSROOM 7,000 S.F. 1ST, 8,080 S.F. 2ND
EXISTING BUILDING 'E' ONE STORY SUNDAY EDUCATION WING 7,000 S.F. 1ST, 8,080 S.F. 2ND
EXISTING BUILDING 'F' WORSHIP CENTER 44,133 S.F.
EXISTING ADMINISTRATION BUILDING 'E' 1ST FLOOR 6,309 S.F.
ADMINISTRATION 2ND FLOOR ADDITION 7,794 S.F. FUTURE
PROPOSED SUNDAY PRESCHOOL MINISTRIES CLASSROOMS 1 STORY 6,000 S.F.
PROPOSED CHILDRENS SUNDAY MINISTRIES BUILDING 1 STORY 3,960 S.F.
2ND FLOOR ADDITION 4,000 S.F. FUTURE
ADULT MINISTRIES NEIGHBORHOOD
EXISTING 1 STORY 3,960 S.F.
EXISTING 2 STORY 8,080 S.F.
EXISTING 1 STORY 6,000 S.F.



SITE PLAN SCALE 1" = 40'-0" 1

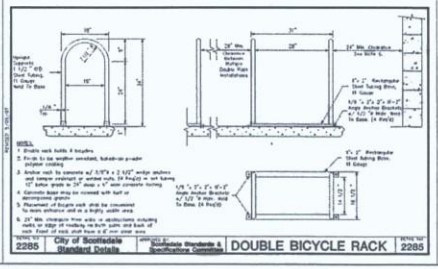
VICINITY MAP



PROJECT DATA

ADDRESS:	7601 EAST SHEA BLVD. AND N. MILLER RD SCOTTSDALE CA 85260
ZONING:	R1-35 AND R1-18
SITE NET AREA:	815,149.28 SF (18.71 ACRES)
OCCUPANCY:	A-3, B
CONSTRUCTION TYPE:	175-47-006A AND 175-48-100
APN:	12 BUILDINGS APPROVED IN 1982; 6 EXISTING BUILDINGS, 5 NEW BUILDINGS

SITE DETAILS



BUILDING LEGEND

BLDG. A - EXISTING ADULT CLASSROOMS
BLDG. B - EXISTING MULTI-PURPOSE
BLDG. C-1 - EXISTING YOUTH MINISTRIES
BLDG. C-2 - PROPOSED STUDENT MINISTRIES
BLDG. D - PROPOSED ADMINISTRATION
BLDG. D - PROPOSED SPECIAL NEEDS
BLDG. E - PROPOSED CHILDRENS MINISTRY/CAFE
BLDG. F - PROPOSED WORSHIP EXPANSION
BLDG. G - EXISTING PRE-SCHOOL MINISTRIES
BLDG. H - PROPOSED CHAPEL

SITE WORK LEGEND

- EXISTING TO REMAIN
- PROPOSED/EXISTING TENANT IMPROVEMENT
- PROPOSED NEW

ACCESSIBLE ROUTES OF TRAVEL LEGEND

- ACCESSIBLE PATH OF TRAVEL - ON-SITE
- ACCESSIBLE PATH OF TRAVEL - PUBLIC WAY
- ACCESSIBLE RAMP
- EXIT DISCHARGE
- DRAINAGE EASEMENT
- 50' LANDSCAPE EASEMENT
- BUILDING SETBACK
- SANITARY SEWER EASEMENT
- PUBLIC UTILITY EASEMENT
- CREEK ACCESS EASEMENT
- SCOPE OF WORK
- EXISTING FIRE ACCESS
- EXTENT OF PHASING SCOPES

KEYED NOTES

01 WATER FEATURE
02 UTILITY YARD
03 FIRE ACCESS ROAD
04 EXISTING CURB AND GUTTER
05 NEW WALKWAY
06 BUILDING SETBACK
07 OVERHEAD CANOPY
08 PLANTER PER LANDSCAPE DESIGN
09 VEHICLE / PEDESTRIAN WARNING STRIPING
10 ASSUMED PROPERTY LINE
11 ADA PATH OF TRAVEL
12 CURB RAMP
13 PLAY AREA
14 SHADE STRUCTURES
15 SITE SIGNAGE (UNDER SEPARATE PERMIT)
16 EXISTING SIDEWALK
17 RIGHT-OF-WAY CENTERLINE
18 PROPOSED EMERGENCY FIRE ACCESS
19 BOLLARDS AND KNOX BOX

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DEVELOPMENT REVIEW BOARD

DATE 04-12-2013

PROJECT CODE 000-801

SCOTTSDALE BIBLE CHURCH

MASTER PLAN
19 - SITE PLAN

Sheet No. S 1.1

16-DR-2013
4/15/13

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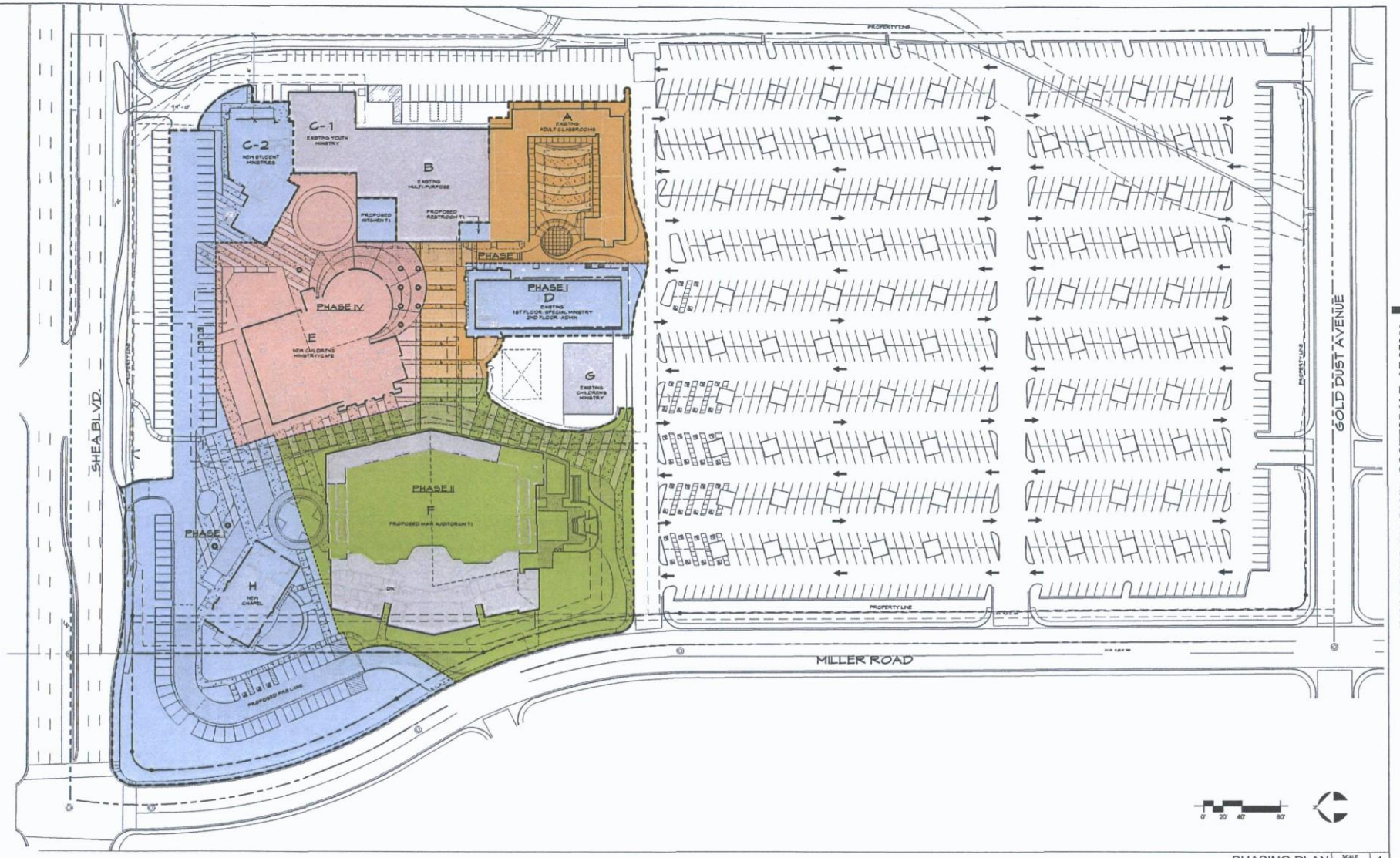
ATTACHMENT #2



PHASING PLAN SCALE 1" = 40'-0" 1

BUILDING LEGEND

SITE WORK LEGEND

- PHASE I
- PHASE II
- PHASE III
- PHASE IV
- EXISTING TO REMAIN
- PROPOSED/EXISTING TENANT IMPROVEMENT

BLDG. A - EXISTING ADULT CLASSROOMS
BLDG. B - EXISTING MULTI-PURPOSE
BLDG. C-1 - EXISTING YOUTH MINISTRIES
BLDG. C-2 - PROPOSED STUDENT MINISTRIES
BLDG. D - PROPOSED ADMINISTRATION
BLDG. D - PROPOSED SPECIAL NEEDS
BLDG. E - PROPOSED CHILDRENS MINISTRY/CAFE
BLDG. F - PROPOSED WORSHIP EXPANSION
BLDG. G - EXISTING PRE-SCHOOL MINISTRIES
BLDG. H - PROPOSED CHAPEL

ACCESSIBLE ROUTES OF TRAVEL LEGEND

- ACCESSIBLE PATH OF TRAVEL - ON-SITE
- ACCESSIBLE PATH OF TRAVEL - PUBLIC WAY
- ACCESSIBLE RAMP
- EXIT DISCHARGE
- DRAINAGE EASEMENT
- 50' LANDSCAPE EASEMENT
- BUILDING SETBACK
- SANITARY SEWER EASEMENT
- PUBLIC UTILITY EASEMENT
- CREEK ACCESS EASEMENT
- SCOPE OF WORK
- EXISTING FIRE ACCESS
- EXTENT OF PHASING SCOPES

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SCOTTSDALE BIBLE CHURCH

MASTER PLAN
24 - PHASING PLAN

Sheet No. S 1.2

16-DR-2013
4/15/13

ATTACHMENT #3

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

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

16-DR-2013
4/15/13

KEY NOTES

MATERIALS/FINISHES

SECTION KEYNOTES	
Key Value	Keynote Text
A	EIFS FINISHED SEMI-SMOOTH TEXTURED, MULTIPLE COLORS - REFER TO PROPOSED EXTERIOR MATERIALS BOARD FOR ADDITIONAL INFORMATION
AA	PROPOSED LOCATIONS OF HVAC EQUIPMENT BEYOND
F	
G	TYP. METAL DOOR AND FRAME – REFER TO PROPOSED EXTERIOR MATERIALS BOARD FOR ADDITIONAL INFORMATION
I	DUAL GLAZING ASSEMBLY, GREEN TINT GLASS- REFER TO PROPOSED EXTERIOR MATERIALS BOARD FOR ADDITIONAL INFORMATION
K	PAINTED STEEL CANOPY - REFER TO PROPOSED EXTERIOR MATERIALS BOARD FOR ADDITIONAL INFORMATION
L	FACTORY PRE-FINISHED ALUMINUM STOREFRONT DOOR AND WINDOW SYSTEM- REFER TO PROPOSED EXTERIOR MATERIALS BOARD FOR ADDITIONAL INFORMATION
N	PROPOSED GRAPHIC SIGNAGE
O	HORIZONTAL STEEL RAILING, TO BE FIELD PAINTED - REFER TO PROPOSED EXTERIOR MATERIALS BOARD FOR ADDITIONAL INFORMATION
P	COILING ROLL UP DOOR - REFER TO PROPOSED EXTERIOR MATERIALS BOARD FOR ADDITIONAL INFORMATION
Q	CONRETE MASONRY UNIT - REFER TO PROPOSED EXTERIOR MATERIALS BOARD FOR ADDITIONAL INFORMATION
R	
T	PERFORATED STEEL MESH, TO BE FIELD PAINTED - REFER TO PROPOSED EXTERIOR MATERIALS BOARD FOR ADDITIONAL INFORMATION
U	STEEL COLUMN - REFER TO PROPOSED EXTERIOR MATERIALS BOARD FOR ADDITIONAL INFORMATION
W	CONCRETE COLUMN PAINT FINISH - REFER TO PROPOSED EXTERIOR MATERIALS BOARD FOR ADDITIONAL INFORMATION
X	PROPOSED LOCATION FOR BLDG. LIGHT; REFER TO ELECTRICAL SITE PLAN

KEY PLAN

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DATE 04.15.2013

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SCOTTSDALE BIBLE CHURCH

Proposed BLDG. C-2 Student Ministries

1 - ELEVATIONS

Sheet No. A-6.1

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ATTACHMENT #4

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

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

KEY NOTES

MATERIALS/FINISHES

Keynote Legend	
Key Value	Keynote Text
A	EIFS FINISHED SEMI-SMOOTH TEXTURED, MULTIPLE COLORS - REFER TO PROPOSED EXTERIOR MATERIALS BOARD FOR ADDITIONAL INFORMATION
D	CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM - REFER TO PROPOSED EXTERIOR MATERIALS BOARD FOR ADDITIONAL INFORMATION
E	TYPICAL FACTORY PRE-FINISHED DUAL GLAZING STOREFRONT WINDOW - REFER TO PROPOSED EXTERIOR MATERIALS BOARD FOR ADDITIONAL INFORMATION
G	TYP. METAL DOOR AND FRAME - REFER TO PROPOSED EXTERIOR MATERIALS BOARD FOR ADDITIONAL INFORMATION
L	FACTORY PRE-FINISHED ALUMINUM STOREFRONT DOOR AND WINDOW SYSTEM - REFER TO PROPOSED EXTERIOR MATERIALS BOARD FOR ADDITIONAL INFORMATION
S	HORIZONTAL METAL SLATS - REFER TO PROPOSED EXTERIOR MATERIALS BOARD FOR ADDITIONAL INFORMATION
Z	REVEAL JOINT

KEY PLAN

16-DR-2013
4/15/13

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DEVELOPMENT REVIEW

DATE 03.22.2013

PROJECT CODE 000-801

SCOTTSDALE BIBLE CHURCH

Existing BLDG. D Multi-Use

1 - ELEVATIONS

Sheet No. A-6.1

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

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

KEYNOTES

KEYNOTE MATERIALS	
Key Value	Keynote Text
A	EIFS FINISHED SEMI-SMOOTH TEXTURED, MULTIPLE COLORS - REFER TO PROPOSED EXTERIOR MATERIALS BOARD FOR ADDITIONAL INFORMATION
E	TYPICAL FACTORY PRE-FINISHED DUAL GLAZING STOREFRONT WINDOW - REFER TO PROPOSED EXTERIOR MATERIALS BOARD FOR ADDITIONAL INFORMATION
G	TYP. METAL DOOR AND FRAME - REFER TO PROPOSED EXTERIOR MATERIALS BOARD FOR ADDITIONAL INFORMATION
I	DUAL GLAZING ASSEMBLY, GREEN TINT GLASS- REFER TO PROPOSED EXTERIOR MATERIALS BOARD FOR ADDITIONAL INFORMATION
K	PAINTED STEEL CANOPY - REFER TO PROPOSED EXTERIOR MATERIALS BOARD FOR ADDITIONAL INFORMATION
L	FACTORY PRE-FINISHED ALUMINUM STOREFRONT DOOR AND WINDOW SYSTEM- REFER TO PROPOSED EXTERIOR MATERIALS BOARD FOR ADDITIONAL INFORMATION
V	CORRUGATED HORIZONTAL METAL DECK, GAVALUME
W	CONCRETE COLUMN PAINT FINISH - REFER TO PROPOSED EXTERIOR MATERIALS BOARD FOR ADDITIONAL INFORMATION
Y	VERTICAL STEEL RAILING - REFER TO PROPOSED EXTERIOR MATERIALS BOARD FOR ADDITIONAL INFORMATION

KEY PLAN

16-DR-2013
4/15/13

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DEVELOPMENT REVIEW BOARD

DATE 04.15.2013

PROJECT CODE 000-801

SCOTTSDALE BIBLE CHURCH

Prpsd. BLDG. E Children's Ministry/Cafe
1 - ELEVATIONS

Sheet No. A-6.1

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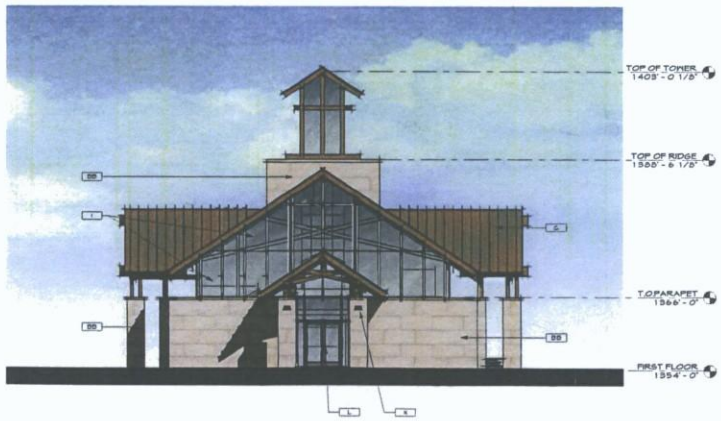
EAST ELEVATION | SCALE 1/8" = 1'-0" | 2

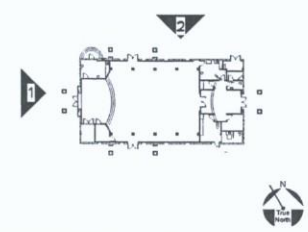


NORTH ELEVATION | SCALE 1/8" = 1'-0" | 1

KEY NOTES

Keynote Legend	
Key Value	Keynote Text
BB	STONE VENEER - REFER TO PROPOSED EXTERIOR MATERIALS BOARD FOR ADDITIONAL INFORMATION
C	STANDING SEAM METAL ROOF - REFER TO PROPOSED EXTERIOR MATERIALS BOARD FOR ADDITIONAL INFORMATION
DD	STEEL TUBE FIELD PAINTED TRUSSES AND BEAMS - REFER TO PROPOSED EXTERIOR MATERIALS BOARD FOR ADDITIONAL INFORMATION
G	TYP. METAL DOOR AND FRAME - REFER TO PROPOSED EXTERIOR MATERIALS BOARD FOR ADDITIONAL INFORMATION
I	DUAL GLAZING ASSEMBLY, GREEN TINT GLASS- REFER TO PROPOSED EXTERIOR MATERIALS BOARD FOR ADDITIONAL INFORMATION
X	PROPOSED LOCATION OF BUILDING LIGHT, REFER TO ELECTRICAL SITE PLAN

KEY PLAN



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SCOTTSDALE BIBLE CHURCH

Proposed BLDG. H Chapel
1 - ELEVATIONS

DEVELOPMENT REVIEW BOARD

DATE
04.15.201

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Sheet No.
A-6.1

16-DR-2013
4/15/13

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



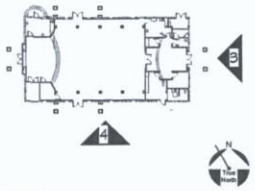
SOUTH ELEVATION | SCALE 1/8" = 1'-0" | 3

16-DR-2013
4/15/13

KEY NOTES

Keynote Legend	
Key Value	Keynote Text
BB	STONE VENEER - REFER TO PROPOSED EXTERIOR MATERIALS BOARD FOR ADDITIONAL INFORMATION
C	STANDING SEAM METAL ROOF - REFER TO PROPOSED EXTERIOR MATERIALS BOARD FOR ADDITIONAL INFORMATION
G	TYP. METAL DOOR AND FRAME - REFER TO PROPOSED EXTERIOR MATERIALS BOARD FOR ADDITIONAL INFORMATION
I	DUAL GLAZING ASSEMBLY, GREEN TINT GLASS- REFER TO PROPOSED EXTERIOR MATERIALS BOARD FOR ADDITIONAL INFORMATION
L	FACTORY PRE-FINISHED ALUMINUM STOREFRONT DOOR AND WINDOW SYSTEM- REFER TO PROPOSED EXTERIOR MATERIALS BOARD FOR ADDITIONAL INFORMATION
X	PROPOSED LOCATION OF BUILDING LIGHT; REFER TO ELECTRICAL SITE PLAN

KEY PLAN



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SCOTTSDALE BIBLE CHURCH

Proposed BLDG. H Chapel
1 - ELEVATIONS

Sheet No.
A-6.2

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

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

KEYNOTES

KEYNOTE MATERIALS	
Key Value	Keynote Text
A	EIFS FINISHED SEMI-SMOOTH TEXTURED, MULTIPLE COLORS - REFER TO PROPOSED EXTERIOR MATERIALS BOARD FOR ADDITIONAL INFORMATION
E	TYPICAL FACTORY PRE-FINISHED DUAL GLAZING STOREFRONT WINDOW - REFER TO PROPOSED EXTERIOR MATERIALS BOARD FOR ADDITIONAL INFORMATION
G	TYP. METAL DOOR AND FRAME - REFER TO PROPOSED EXTERIOR MATERIALS BOARD FOR ADDITIONAL INFORMATION
I	DUAL GLAZING ASSEMBLY, GREEN TINT GLASS- REFER TO PROPOSED EXTERIOR MATERIALS BOARD FOR ADDITIONAL INFORMATION
K	PAINTED STEEL CANOPY - REFER TO PROPOSED EXTERIOR MATERIALS BOARD FOR ADDITIONAL INFORMATION
L	FACTORY PRE-FINISHED ALUMINUM STOREFRONT DOOR AND WINDOW SYSTEM- REFER TO PROPOSED EXTERIOR MATERIALS BOARD FOR ADDITIONAL INFORMATION
V	CORRUGATED HORIZONTAL METAL DECK, GAVALUME
Y	VERTICAL STEEL RAILING - REFER TO PROPOSED EXTERIOR MATERIALS BOARD FOR ADDITIONAL INFORMATION

KEY PLAN

16-DR-2013
4/15/13

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SCOTTSDALE BIBLE CHURCH

Prpsd. BLDG. E Children's Ministry/Cafe
1 - ELEVATIONS

Sheet No. A-6.2



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



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

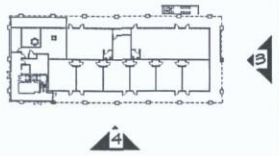
16-DR-2013
4/15/13

KEY NOTES

MATERIALS/FINISHES

Keynote Legend	
Key Value	Keynote Text
A	EIFS FINISHED SEMI-SMOOTH TEXTURED, MULTIPLE COLORS - REFER TO PROPOSED EXTERIOR MATERIALS BOARD FOR ADDITIONAL INFORMATION
D	CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM - REFER TO PROPOSED EXTERIOR MATERIALS BOARD FOR ADDITIONAL INFORMATION
E	TYPICAL FACTORY PRE-FINISHED DUAL GLAZING STOREFRONT WINDOW - REFER TO PROPOSED EXTERIOR MATERIALS BOARD FOR ADDITIONAL INFORMATION
G	TYP. METAL DOOR AND FRAME - REFER TO PROPOSED EXTERIOR MATERIALS BOARD FOR ADDITIONAL INFORMATION
L	FACTORY PRE-FINISHED ALUMINUM STOREFRONT DOOR AND WINDOW SYSTEM- REFER TO PROPOSED EXTERIOR MATERIALS BOARD FOR ADDITIONAL INFORMATION
R	
S	HORIZONTAL METAL SLATS - REFER TO PROPOSED EXTERIOR MATERIALS BOARD FOR ADDITIONAL INFORMATION

KEY PLAN



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SCOTTSDALE BIBLE CHURCH

Existing BLDG. D Multi-Use

1 - ELEVATIONS

Sheet No.
A-6.2

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

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

KEY NOTES

MATERIALS/FINISHES

SECTION KEYNOTES	
Key Value	Keynote Text
A	EIFS FINISHED SEMI-SMOOTH TEXTURED, MULTIPLE COLORS - REFER TO PROPOSED EXTERIOR MATERIALS BOARD FOR ADDITIONAL INFORMATION
AA	PROPOSED LOCATIONS OF HVAC EQUIPMENT BEYOND
G	TYP. METAL DOOR AND FRAME - REFER TO PROPOSED EXTERIOR MATERIALS BOARD FOR ADDITIONAL INFORMATION
I	DUAL GLAZING ASSEMBLY, GREEN TINT GLASS- REFER TO PROPOSED EXTERIOR MATERIALS BOARD FOR ADDITIONAL INFORMATION
K	PAINTED STEEL CANOPY - REFER TO PROPOSED EXTERIOR MATERIALS BOARD FOR ADDITIONAL INFORMATION
L	FACTORY PRE-FINISHED ALUMINUM STOREFRONT DOOR AND WINDOW SYSTEM- REFER TO PROPOSED EXTERIOR MATERIALS BOARD FOR ADDITIONAL INFORMATION
M	ALUMINUM STOREFRONT OVERHEAD DOOR SYSTEM - REFER TO PROPOSED EXTERIOR MATERIALS BOARD FOR ADDITIONAL INFORMATION
N	PROPOSED GRAPHIC SIGNAGE
O	HORIZONTAL STEEL RAILING, TO BE FIELD PAINTED - REFER TO PROPOSED EXTERIOR MATERIALS BOARD FOR ADDITIONAL INFORMATION
P	COILING ROLL UP DOOR - REFER TO PROPOSED EXTERIOR MATERIALS BOARD FOR ADDITIONAL INFORMATION
Q	CONRETE MASONRY UNIT - REFER TO PROPOSED EXTERIOR MATERIALS BOARD FOR ADDITIONAL INFORMATION
S	HORIZONTAL METAL SLATS - REFER TO PROPOSED EXTERIOR MATERIALS BOARD FOR ADDITIONAL INFORMATION
T	PERFORATED STEEL MESH, TO BE FIELD PAINTED - REFER TO PROPOSED EXTERIOR MATERIALS BOARD FOR ADDITIONAL INFORMATION
U	STEEL COLUMN - REFER TO PROPOSED EXTERIOR MATERIALS BOARD FOR ADDITIONAL INFORMATION
W	CONCRETE COLUMN PAINT FINISH - REFER TO PROPOSED EXTERIOR MATERIALS BOARD FOR ADDITIONAL INFORMATION
X	PROPOSED LOCATION FOR BLDG. LIGHT; REFER TO ELECTRICAL SITE PLAN

KEY PLAN

16-DR-2013
4/15/13

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SCOTTSDALE BIBLE CHURCH

Proposed BLDG. C-2 Student Ministries

1 - ELEVATIONS

Sheet No. A-6.2