

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

Meeting Date: 11/26/2013
Agenda Item: 4

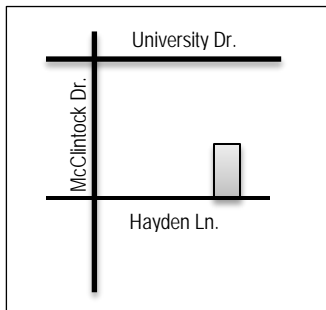
ACTION: Request for a Development Plan Review consisting of a new 10 unit condominium development for 1916 HAYDEN LANE CONDOMINIUMS, located at 1916 East Hayden Lane. The applicant is Brightlake Architecture, LLC.

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

RECOMMENDATION: Staff – Approval, subject to conditions

BACKGROUND INFORMATION: 1916 HAYDEN LANE CONDOMINIUMS (PL130143) consists of ten (10) new multi-family condo units on an existing vacant lot. This request had previously been approved by the Design Review Board on April 5, 2006, which has subsequently expired. A new owner and design team are bringing the prior proposal back. The request includes the following:

DPR13262 Development Plan Review including site plan, building elevations, and landscape plan



Property Owner	Green Investments, LLC
Applicant	Jamee Twardeck, Brightlake Architecture, LLC
Current Zoning District	R-3, Multi-Family Residential Limited District
Density	15.15 units/acre (20 units/acre maximum)
Gross/Net site area	28,625 sf. / 28,158 sf.
Total Building area	9,106 sf.
Lot Coverage	33 % (50% maximum allowed)
Building Height	27'-8" (30 ft. maximum allowed)
Building Setbacks	26' front, 10' sides, 45' rear (20', 10', 15' min.)
Landscape area	30% (25% minimum required)
Vehicle Parking	28 spaces (27 minimum required)
Bicycle Parking	10 spaces (8 minimum required)

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Ryan Levesque, Senior Planner (480) 858-2393

Department Director: Dave Nakagawara, Community Development Director
 Legal review by: N/A
 Prepared by: Ryan Levesque, Senior Planner

COMMENTS:

This site is located along the north side of Hayden Lane, east from McClintock Drive and South from University Drive. The site is currently vacant, located within a predominantly multi-family zoned area with a mix of apartments, condos, townhomes and some single-family detached homes.

This request had received previous approval for a development plan review by the Design Review Board back on April 5, 2006. Additionally, building permits were issued to construct the project in 2007. As a result of the prior economic downturn, the project was not constructed and all prior entitlements were expired as a result of inactivity. A new property owner and design team has since revitalized the prior project and is now before the Development Review Commission seeking an almost identical request that what was presented back in 2006.

PUBLIC INPUT

A neighborhood meeting is not required for this request. The proposal will be in compliance with the R-3 zoning standards and therefore only a development plan review application is required. At the time this report was generated, staff only fielded general inquiries on the agenda request for this application.

PROJECT ANALYSIS

DEVELOPMENT PLAN REVIEW

The applicant is requesting approval of ten residential condominiums on a 0.66 acre site. Each two level, three bedroom condominium is approximately 1,416 sf. in living area, with a typical 90 sf. of balcony space. The condos are organized into two rows of five facing a central drive aisle. Each condominium has a two car garage and a private back yard. Eight additional surface parking spaces (including one accessible space) are provided at the rear of the site, which brings the total parking count to 28 spaces.

The dwellings are tightly organized around the drive aisle to avoid extra parking in front of the garage doors and maximize the areas of the private back yards. The surface parking and on-site emergency and refuse turnaround is tucked in the back, away from street view. A buried irrigation line exists along the northern portion, requiring authorization from Salt River Project to install parking and turnaround over the area.

The buildings are of frame construction with masonry common walls. The predominant finish is exterior plaster in two alternating field colors. Staff recommends a lighter tone for one of the building colors to provide a greater variation and distinction. The building also uses a bronze window frame and a brown color for the entry door and window pop-outs. A slate tile veneer is used accentuating the buildings downspouts as an architectural element of the building. The downspouts are located along the drive aisle and columns at the south elevation balcony elevations. Windows are arrays of small squares on the lower level to assist with privacy and are more expansive on the second level.

The landscape plan proposed for the development provides the Hayden Lane street frontage with lush street foliage with trees, decomposed granite ground cover, and a variety of shrubs. The frontage is also used in part for the required retention area for the project site. Along the drive entries to each unit, an area is designated for small shrubs as an accent entry piece. Within each private yard, the residents have accommodations for one tree in each yard, with the remaining area to be landscaped by the individual residents.

Section 6-306 D Approval criteria for Development Plan Review (*in italics*):

1. *Placement, form, and articulation of buildings and structures provide variety in the streetscape*; The building structure provides a street presence along the south elevation of the building while responding to the internal orientation of the building entrances along the drive aisle.

2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort;* The buildings in close proximity to one another, will reduce the heat gain for the south exposures of the buildings. Adequate landscape around the building site will also aide in reducing the heat.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings;* The applicant will carry forward the same concept used from the previous design team, with variation in the building unit colors, accent pieces along the entry and architectural accents for the downspouts.
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings;* Many of the buildings in the surrounding area are two-story buildings. The development site is appropriately scaled.
5. *Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level;* The project does not have a large building mass. The building fronts of each unit are expressed with the garage portions recessed back from the drive and the entry areas pulled forward, creating a sense of movement.
6. *Building facades provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions;* The building facades are primarily simplistic in nature and have a feel of southwestern-style architecture, with flat roofs, minimal overhangs and window accents.
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage;* The site is not directly near multi-modal transportation. Approximately a half-mile away is the Light Rail Transit Station. This site is not located within the Transportation Overlay District, but the residents have the option to take advantage of the proximity for alternate methods of commuting to work.
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses;* Conflict with vehicles and pedestrians is minimized. A designated pedestrian pathway is provided on either sides of the drive aisle through a delineation of an alternate paving material. Access is connected to the public street.
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance;* Plans will take into account design principles intended to prevent crime.
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways;* Landscape plans clearly provide frontage accents, entry doorway accents and additional landscape within private yards.
11. *Signs have design, scale, proportion, location and color compatible with the design, colors, orientation and materials of the building or site on which they are located;* At this time, not a part of the request.
12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects.* Lighting will be in compliance with the Zoning and Development Code, providing for adequate surveillance while protecting the night skies from light trespassing.

Conclusion

Based on the information provided and the above analysis, staff recommends approval of the requested Development Plan Review. This request meets the required criteria and will conform to the conditions as proposed.

REASONS FOR APPROVAL:

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

CONDITIONS OF APPROVAL:

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

1. A Subdivision and Condominium Plat (Horizontal Regime) is required for this development to combine the existing lots into one and provide for sale opportunity. The plat shall be recorded prior to an occupancy permit.
2. Submit an application for administrative review of a continuing care condition, covenant and restriction for the project's condominium development and landscape common areas. Submit the CC&Rs in a form satisfactory to the Community Development Department and City Attorney's Office, prior to recordation of the condominium plat.

Site Plan

3. Provide 6'-0" wide public sidewalk, or as required by Traffic Engineering Design Criteria and Standard Details.
4. Provide upgraded paving at each driveway consisting of unit paving. Extend this paving in the driveway from the right-of-way line to 20'-0" on site and from curb to curb at the drive edges. From sidewalk to right-of-way line, extend concrete paving to match sidewalk.
5. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that complements the coloring of the buildings.
6. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.

Building Elevations

7. The materials and colors are approved, unless otherwise modified by condition:
Exterior Color 1 – DE6223 – Mission Trail (*see condition #8 below*)
Exterior Color 2 – DE6224 – Treasure Chest
Entry Door and Window pop-outs – DEA162 – Log Cabin
Window Frames – Bronze Paramount
Down Spouts and columns – Slate – California Gold Classic 6"x24"
Exterior building texture – stucco plaster
Provide main colors and materials with a light reflectance value of 75 percent or less. Additions or modifications may be submitted for review during building plan check process.
8. Lighten color tone of Exterior Color 1, in order to provide greater variation and distinction from the Exterior Color 2. Submit sample for review by Planning staff.
9. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
10. Incorporate lighting, address signs, and incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations. Exposed conduit, piping, or related materials is not permitted.

Lighting

11. Illuminate building entrances from dusk to dawn to assist with visual surveillance at these locations.

Landscape

12. The plant palette is approved as proposed and specified on the landscape plan. Any additions or modifications may be submitted for review during building plan check process.
13. Provide an enlarged landscape island, located adjacent to proposed refuse enclosure, which provides the minimum 7'-0" width adjacent to one side of the parking spaces (minimum 120 sf. in area). Provide the other side of the parking space with the required lighting for the refuse enclosure, to ensure appropriate separation from required tree.
14. Irrigation notes:
 - a. Provide dedicated landscape water meter.
 - b. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½". Provide details of water distribution system.
 - c. Locate valve controller in a vandal resistant housing.
 - d. Hardwire power source to controller (a receptacle connection is not allowed).
 - e. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
15. Include requirement to de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.
16. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.
17. Provide necessary Salt River Project clearance and review for planting of any trees within proximity of existing irrigation line.
18. Trees shall be planted a minimum of 12'-0" from any existing or proposed public water or sewer lines located on-site. Trees near the main water or sewer lines located within the right of way shall be planted at least 20'-0" away. Final approval subject to determination by the Public Works, Water Utilities Division.
19. The tree planting separation requirements may be reduced from the waterline upon the installation of a linear root barrier, a minimum of 6'-0" parallel from the waterline, or around the tree. The root barrier shall be a continuous material, a minimum of 0.08" thick, installed 0'-2" above finish grade to a depth of 8'-0" below grade. Final approval subject to determination by the Public Works, Water Utilities Division.

Signage

20. Provide address sign(s) on the building elevation facing the street to which the property is identified, twelve (12) inches in height. Additionally provide each unit address over the building front door entries, a minimum of six (6) inches in height.
 - a. Conform to the following for building address signs:
 - 1) Provide street number only, not the street name
 - 2) Self-illuminated or dedicated light source.
 - 3) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
 - 4) Do not affix number or letter to elevation that might be mistaken for the address.
 - b. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.

CODE/ORDINANCE REQUIREMENTS:

THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCES THAT PLANNING STAFF OBSERVES ARE PERTINENT TO THIS CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT AND ARE NOT AN EXHAUSTIVE LIST.

- The owner(s) shall provide a continuing care condition, covenant and restriction for all of the project's landscaping, required by Ordinance or located in any common area on site. The CC&R's shall be reviewed and placed in a form satisfactory to the Community Development Manager and City Attorney.
- Development plan approval shall be void if the development is not commenced or if an application for a building permit has not been submitted, whichever is applicable, within twelve (12) months after the approval is granted or within the time stipulated by the decision-making body. The period of approval is extended upon the time review limitations set forth for building permit applications, pursuant to Tempe Building Safety Administrative Code, Section 8-104.15. An expiration of the building permit application will result in expiration of the development plan.
- Specific requirements of the **Zoning and Development Code (ZDC)** are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through www.tempe.gov/zoning or purchase from Community Development.
- **SITE PLAN REVIEW:** Verify all comments by the Public Works Department, Community Development Department, and Fire Department given on the Preliminary Site Plan Review. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Division will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.
- **STANDARD DETAILS:**
 - Access to Tempe Supplement to the M.A.G. Uniform Standard Details and Specifications for Public Works Construction, at this link: www.tempe.gov/index.aspx?page=2147 or purchase book from the Public Works Engineering Division.
 - Access to refuse enclosure details and all other Building Safety forms at this link: www.tempe.gov/index.aspx?page=1033. The enclosure details are under Civil Engineering & Right of Way.
- **BASIS OF BUILDING HEIGHT:** Measure height of buildings from top of curb at a point adjacent to the center of the front property line.
- **HISTORIC PRESERVATION:** State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Contact the Historic Preservation Officer with general questions. Where a discovery is made, contact the Arizona State Historical Museum for removal and repatriation of the items.
- **FIRE:**
 - Clearly define the fire lanes. Ensure that there is adequate horizontal width and fire lane surface from overhead structures. Layout and details of fire lanes are subject to Fire Department approval.
- **ENGINEERING:**
 - Underground utilities except high-voltage transmission line unless project inserts a structure under the transmission line.
 - Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
 - Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
 - Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or

foundation design.

- 100 year onsite retention required for this property, coordinate design with requirements of the Engineering Department.
- REFUSE:
 - Enclosure indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with standard detail DS-116.
 - Contact Public Works Sanitation Division to verify that vehicle maneuvering and access to the enclosure is adequate.
 - Develop strategy for recycling collection and pick-up from site with Sanitation. Roll-outs may be allowed for recycled materials. Coordinate storage area for recycling containers with overall site and landscape layout.
 - Gates for refuse enclosure(s) are not required, unless visible from the street. If gates are provided, the property manager must arrange for gates to be open from 6:00am to 4:30pm on collection days.
- DRIVEWAYS:
 - Construct driveways in public right of way in conformance with Standard Detail T-320. Alternatively, the installation of driveways with return type curbs as indicated, similar to Standard Detail T-319, requires permission of Public Works, Traffic Engineering.
 - Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult Intersection Sight Distance memo, available from Traffic Engineering if needed www.tempe.gov/index.aspx?page=801 . Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.
- PARKING SPACES:
 - Verify conformance of accessible vehicle parking to the Americans with Disabilities Act and the Code of Federal Regulations Implementing the Act. Refer to Building Safety ADA Accessible Parking Spaces Marking/Signage on Private Development details.
 - At parking areas, provide demarcated accessible aisle for disabled parking.
- LIGHTING:
 - Design site security light in accordance with requirements of ZDC Part 4 Chapter 8 (Lighting) and ZDC Appendix E (Photometric Plan).
 - Indicate the location of all exterior light fixtures on the site, landscape and photometric plans. Avoid conflicts between lights and trees or other site features in order to maintain illumination levels for exterior lighting.
- SIGNS: Separate Development Plan Review process is required for signs in accordance with requirements of ZDC Part 4 Chapter 9 (Signs). Obtain sign permit for identification signs. Directional signs (if proposed) may not require a sign permit, depending on size. Directional signs are subject to review by planning staff during plan check process.

HISTORY & FACTS:

April 5, 2006 Design Review Board approved a new ten (10) unit condominium development for EAST HAYDEN LANE CONDOMINIUMS, located at 1916 East Hayden Lane.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review



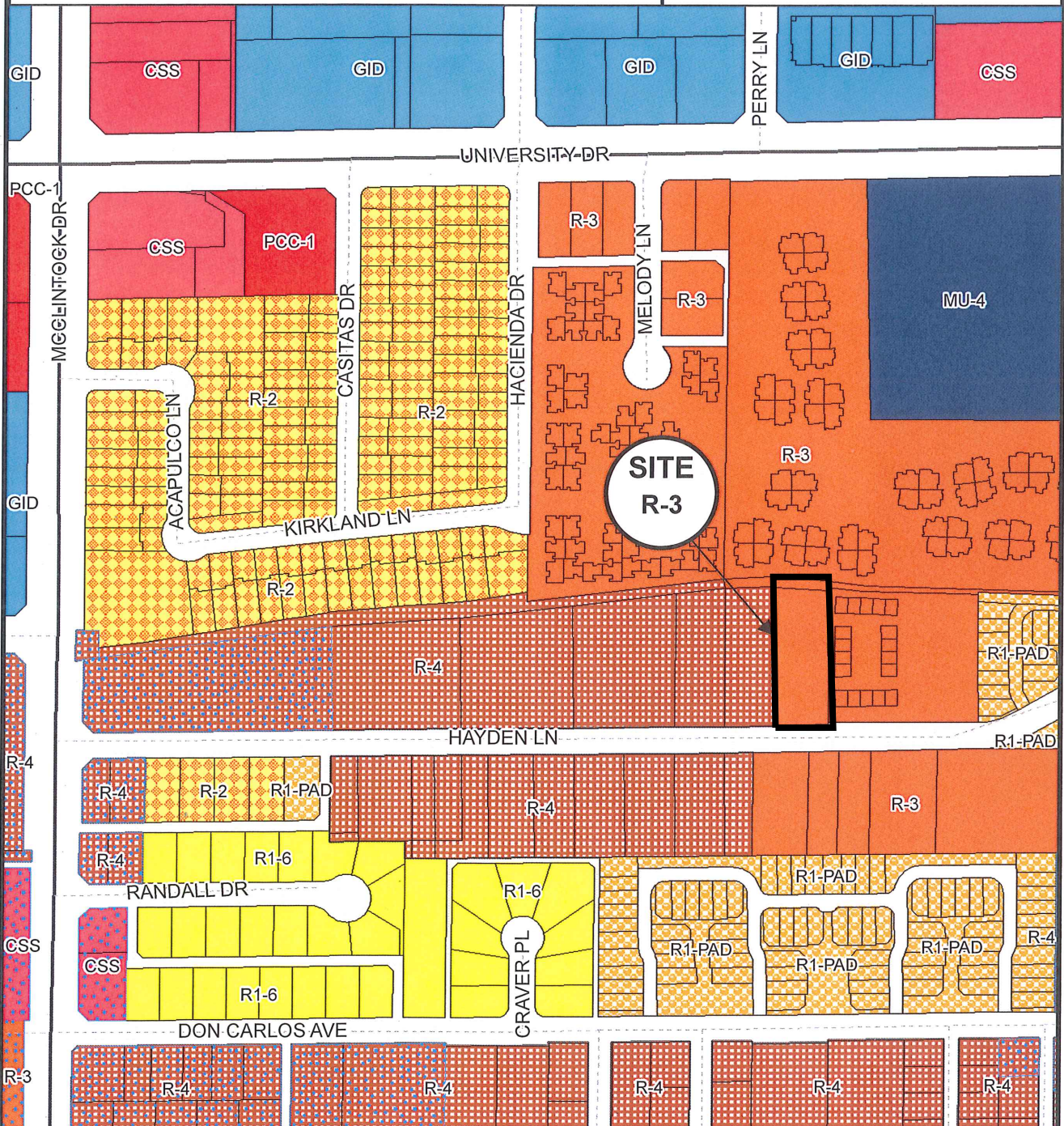
DEVELOPMENT PROJECT FILE
for
1916 HAYDEN LANE CONDOMINIUMS

ATTACHMENTS:

1. Location Map
2. Aerial Photo
3. Letter of Explanation
- 4-5. Cover Sheet Data and Site Plan
- 6-8. Floor Plans
- 9-12. Building Elevations
13. Building Section
- 14-15. Landscape Plan
- 16-18. Preliminary Grading & Drainage Plan

1916 HAYDEN LANE CONDOMINIUMS

PL130143



Location Map



1916 HAYDEN LANE CONDOMINIUMS (PL130143)

Development Plan Review

Property: 1916 E. Hayden Lane, Tempe AZ

October 7, 2013

LETTER OF EXPLANATION

Project Goals and Objective:

Our goal with 1916 E. Hayden Lane is to infill an unsightly vacant lot, which is currently used as an informal dumping ground and home base for vagrants, and construct ten high quality, well designed condominium units at an affordable price for Tempe residents.

Primary Design Criteria:

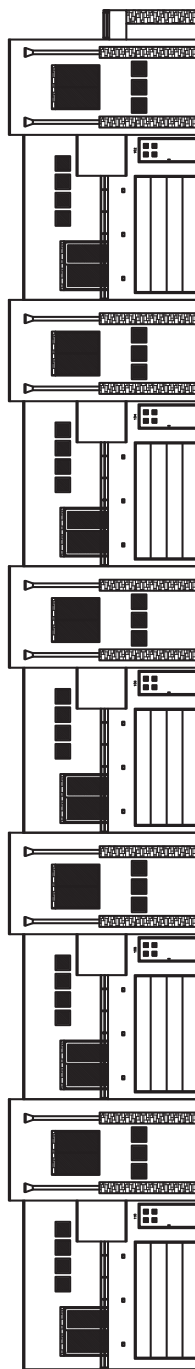
The primary design focus is to provide an aesthetically pleasing exterior while offering quality constructed living spaces. These condominiums will offer exceptional functionality and generous living space for new residents, which may include Tempe professionals and ASU students. The exterior design concept is intended to offer a fresh, modern appearance which will enhance the neighborhood visually, experientially and economically.

Achievement and Implementation of Goals and Objectives:

The design focus is achieved by using the latest techniques in energy efficiency and noise reduction, as well as a tasteful palette of natural-tones and multi-textured exterior facades. The units will come standard with high speed internet, cable, and security pre-wire. Other design features will include large bedrooms, ten foot ceilings on both floors, extra-large two car garages, and exterior balconies. Exterior design features include modern style deck railing, drainage scuppers and down spouts, natural slate at columns, and eight foot tall wood-grain doors. The two-tone stucco exterior will blend well with the surrounding structures, and the selected accent materials will significantly enhance the appearance of the neighborhood. The barren alley bordering the property will be converted into a parking area and appealing landscape.

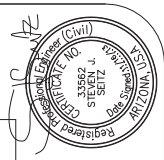
1916 E Hayden Lane project achieves the stated goals by infilling an unsightly vacant lot and transforming it into a project that benefits and revives the community.

1916 E HAYDEN LANE CONDOMINIUMS



CALCULATIONS	
LOWER LEVEL LABEL:	SQUARE FEET:
UPPER LEVEL LABEL:	547.00
LOWER LEVEL LABEL:	899.00
UPPER LEVEL LABEL:	42.00
TOTAL UNIT COVERED FLOOR:	1488.00
UPPER BALCONY:	92.00
TYPICAL UNIT TOTAL FEET:	1623.00

PROJECT ADDRESS:
1916 E HAYDEN LANE CONDOMINIUMS
1916 E HAYDEN LANE
TEMPE, AZ



General Notes



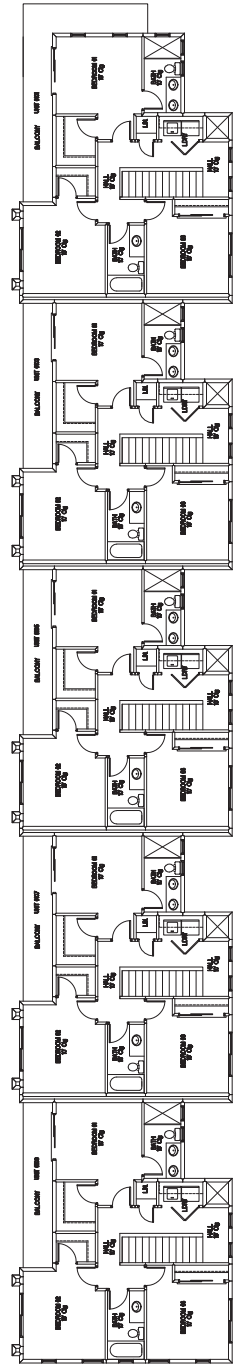
Green Investments LLC
1916 E Hayden Lane, Tempe, Az.
West Building Floor Plans

No.	Revision/Issue	Date

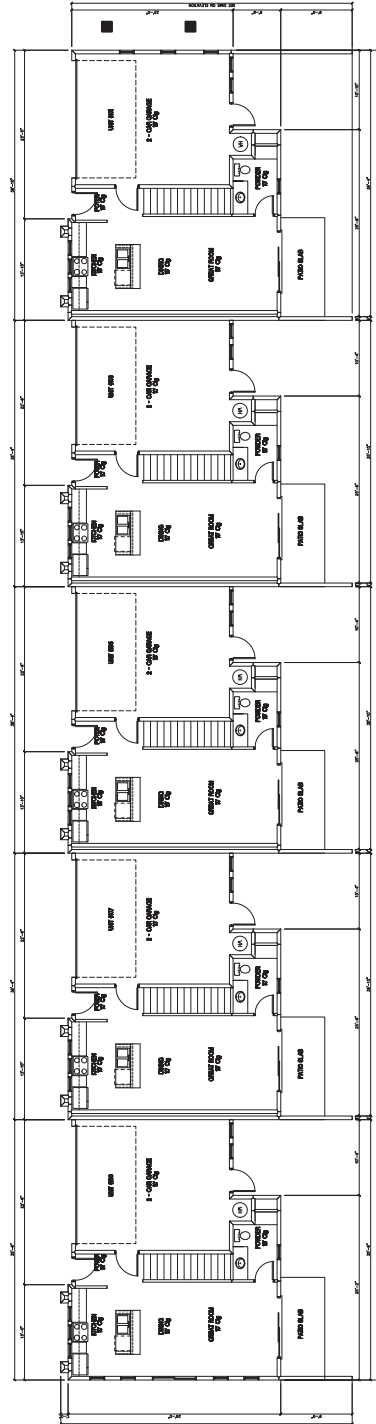


Project Name and Address
1916 E Hayden Lane Condominiums
1916 Hayden Lane, Tempe, Az.

Sheet	A1.2
Date	SEPTEMBER 3, 2013
Scale	1/8" = 1'-0"



WEST BUILDING UPPER LEVEL PLAN
SCALE 1/8" = 1'-0"



WEST BUILDING GROUND LEVEL PLAN
SCALE 1/8" = 1'-0"



General Notes



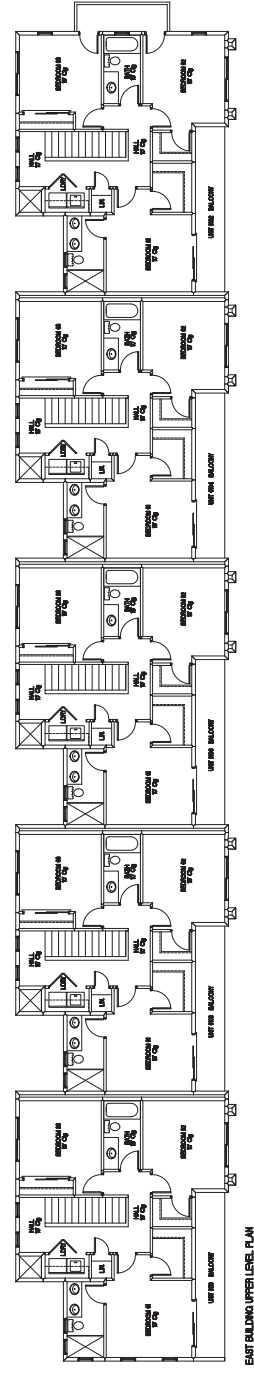
Green Investments LLC
1916 E Hayden Lane, Tempe, Az.
East Building Floor Plans

No.	Revision/Issue	Date

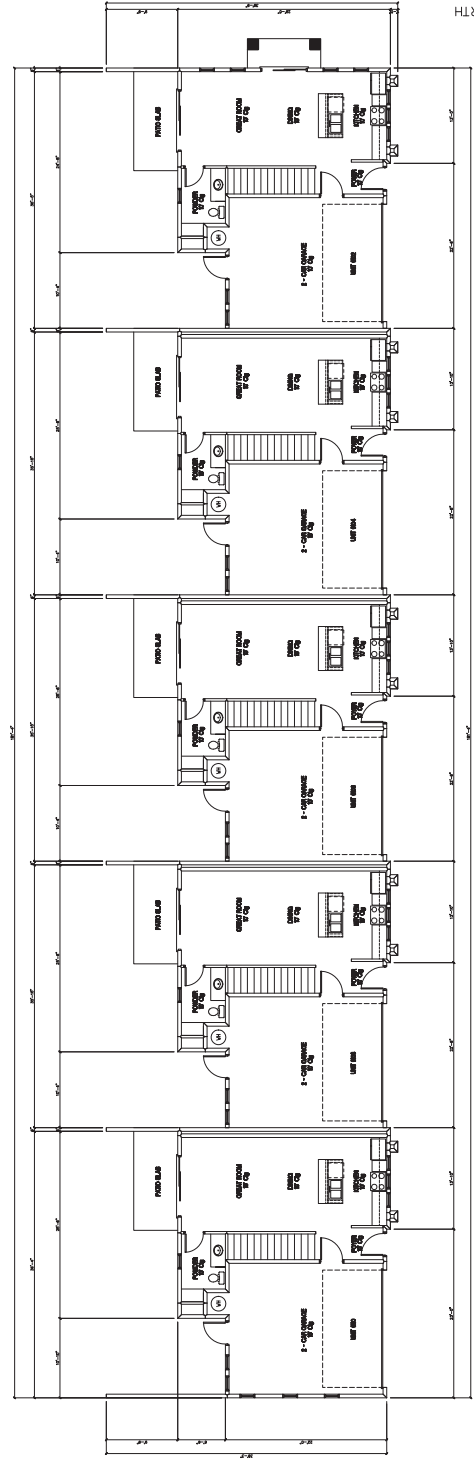


Project Name and Address
1916 E Hayden Lane Condominiums
1916 Hayden Lane, Tempe, Az.

Project: **A1.3**
Date: 10/20/2013
Drawing: 1 of 1
Scale: 1/8" = 1'-0"



EAST BUILDING UPPER LEVEL PLAN
SCALE 1/8" = 1'-0"



EAST BUILDING GROUND LEVEL PLAN
SCALE 1/8" = 1'-0"



<p>Green Investments LLC 1916 E Hayden Lane, Tempe, Az. Rendered Elevations</p>			<p>A2.1</p>
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 <p>WEST BUILDING SIDE ELEVATION</p>	 <p>WEST BUILDING INTERIOR ELEVATION</p>
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General Notes



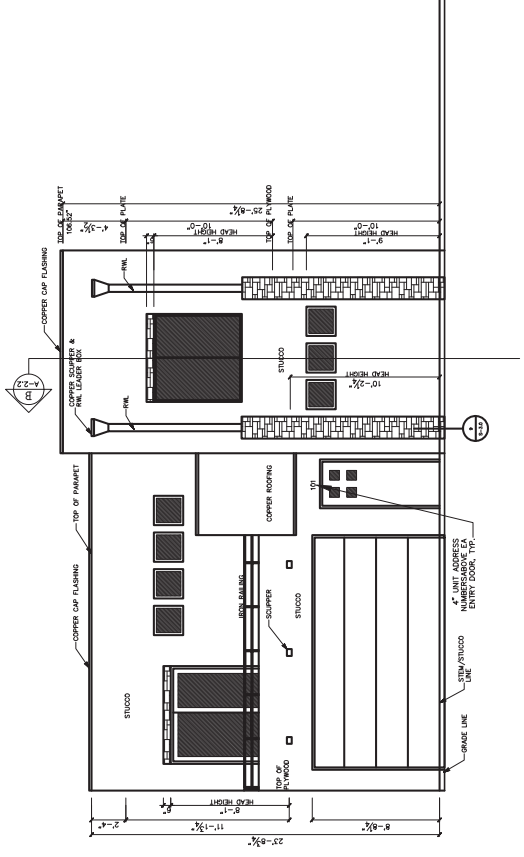
Green Investments LLC
 1916 E Hayden Lane, Tempe, Az.
 Exterior Elevations of Unit: Typical

No.	Revision/Issue	Date

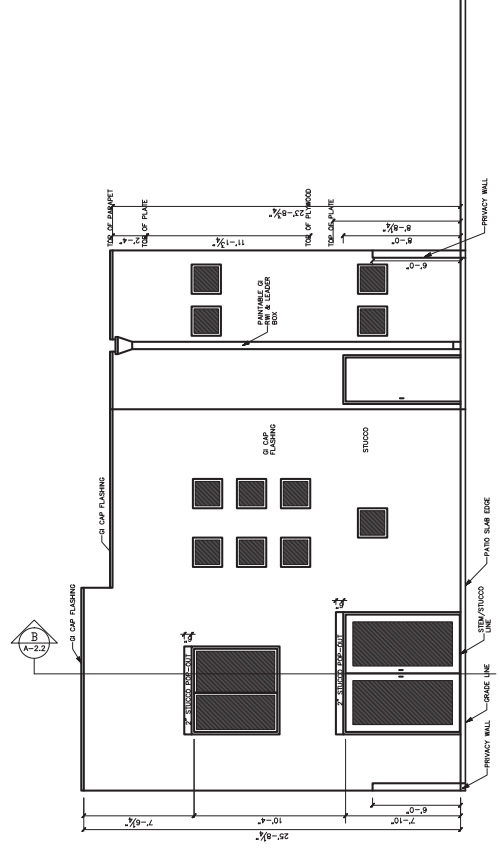


Project Name and Address
 1916 E Hayden Lane Condominiums
 1916 Hayden Lane, Tempe, Az.

Project	Sheet
Date	A2.0
Drawn	
Checked	
Scale	1/4" = 1'-0"



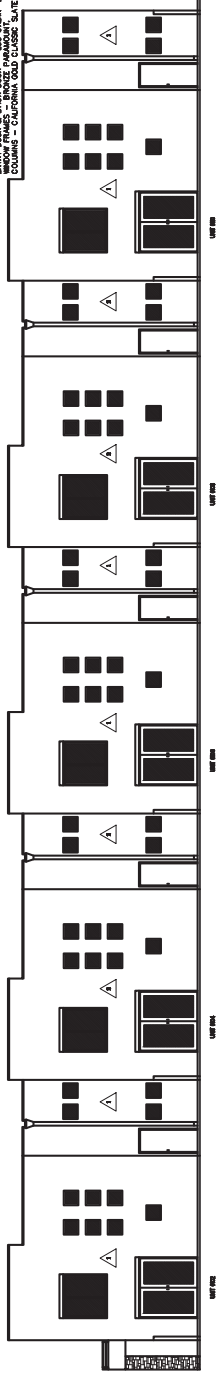
TYPICAL FRONT ELEVATION PLAN



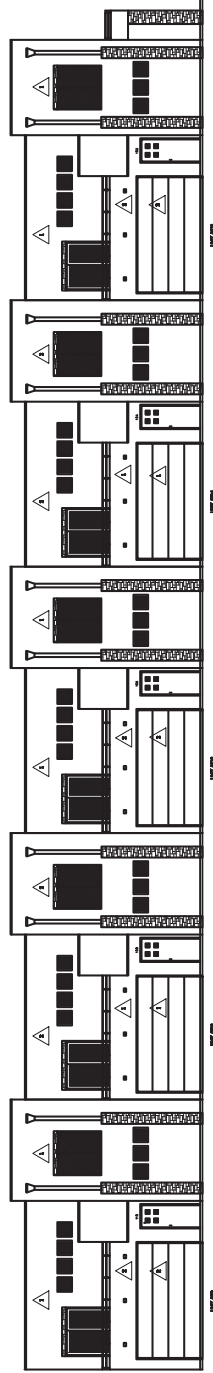
UNIT #10 REAR ELEVATION PLAN

COLOR TYPE:

- ▲ "MISSION TILE" DARK CHINA, DEB23
- ▲ "TREASURE CHEST" DARK CHINA, DEB23
- ▲ "DARK DOOR & BACK DOOR - "LOG CABIN" RSL 102
- ▲ "WOOD FRAMES - BRIDGE PARAPET" RSL 102
- ▲ "WOOD FRAMES - CHURCH DOOR" RSL 102



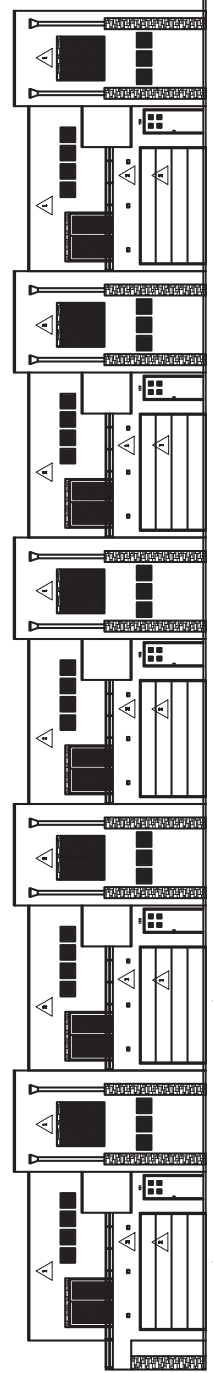
EAST BUILDING SIDE ELEVATION



EAST BUILDING INTERIOR ELEVATION



WEST BUILDING SIDE ELEVATION



WEST BUILDING INTERIOR ELEVATION

Green Investments LLC

1916 E Hayden Lane, Tempe, Az.


Exterior Elevations of Building: East and West Views

Project Name and Address

No. _____

Revision/Issue _____

Date _____



DESIGN
1916 E Hayden Lane, Tempe, AZ 85284
TEL: 480-948-3333 FAX: 480-948-3334
WWW.DESIGNAZ.COM

Project Name and Address

1916 E Hayden Lane Condominiums
1916 Hayden Lane, Tempe, Az.

SHEET

A2.1

DATE: 08/08/13, 2013
SCALE: 1/8" = 1'-0"



General Notes

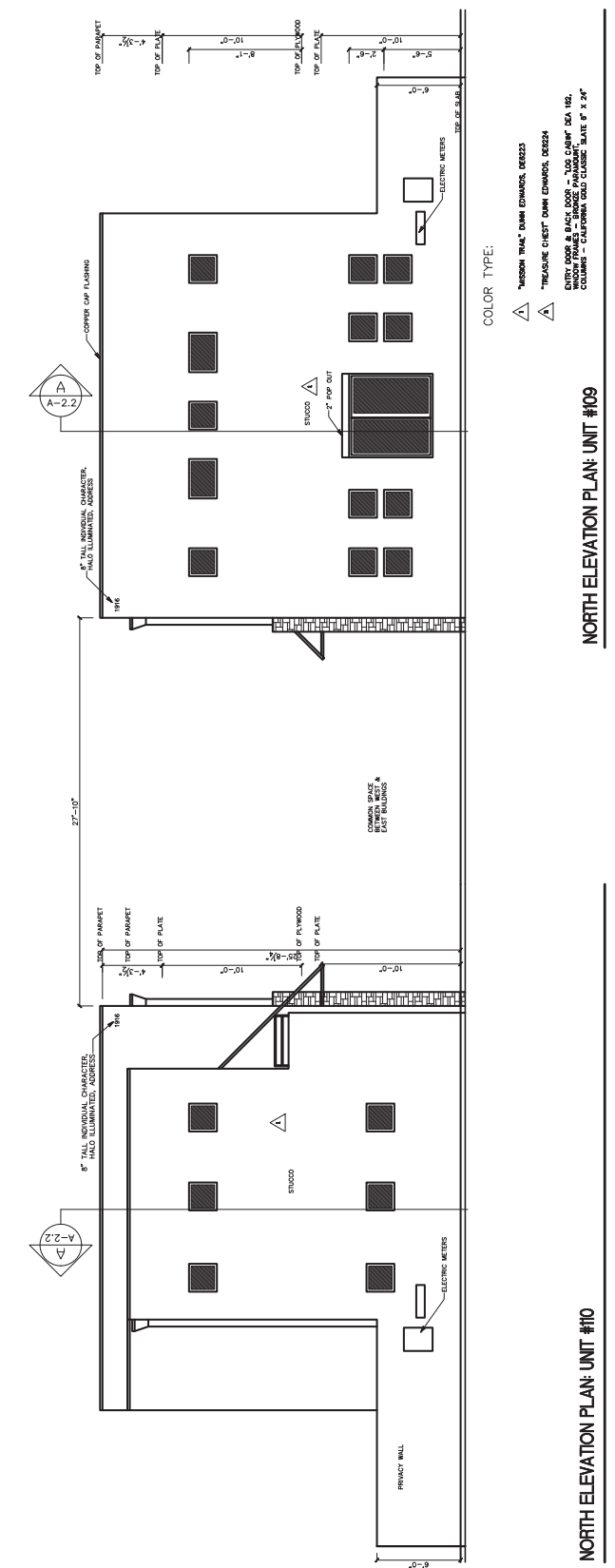
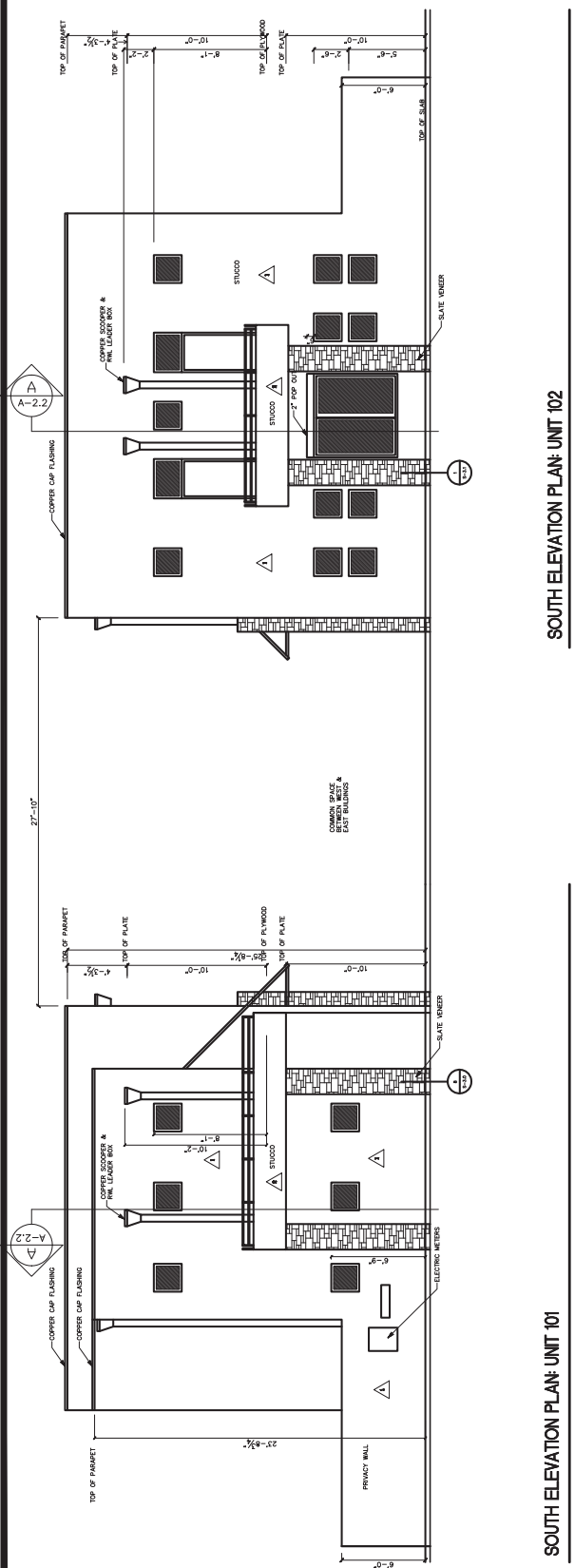
Green Investments LLC
 1916 E Hayden Lane, Tempe, Az.
 Exterior Elevations of Building: North and South Views

No.	Revision/Issue	Date



Project Name and Address
 Project Name and Address
 1916 E Hayden Lane Condominiums
 1916 Hayden Lane, Tempe, Az.

Sheet
A2.3
 Date
 10/20/2013
 Scale
 1/4" = 1'-0"



PLANT PALETTE

<u>SYMBOL</u>	<u>QTY</u>	<u>COMMON NAME</u> <u>BOTANICAL NAME</u>	<u>SIZE</u>
TREES			
	6	Thornless Chilean Mesquite <i>Prosopis chilensis</i>	1-1/2" CALIPER
	10	Sissoo Tree <i>Dahlbergia sissoo</i>	1-1/2" CALIPER
	8	Desert Museum Palo Verde <i>Parkinsonia x 'Hybrid'</i>	1-1/2" CALIPER
	3	Willow Acacia <i>Acacia salicina</i>	1-1/2" CALIPER

ACCENTS



Twin Flowered Agave
Agave geminiflora 5 GALLON



19 Red Yucca
Hesperaloe parviflora 5 GALLON



20 Toothless Desert Spoon
Dasyllirion longissimum 5 GALLON



12 Curved Leaf Yucca
Yucca recurvifolia 5 GALLON



Lady's Slippers
Pedilanthus macrocarpus 5 GALLON

SYMBOL

QTY

COMMON NAME BOTANICAL NAME

SIZE

SHRUBS



21 Valentine Bush
Eremophila maculata 5 GALLON



18 Cimarron Sage
Leucophyllum zygophyllum 5 GALLON



20 Desert Ruellia
Ruellia peninsularis 5 GALLON



11 Threadleaf Cassia
Senna nemophila 5 GALLON



21 Turpentine Bush
Ericameria laricifolia 5 GALLON



23 Barbara Karst Bougainvillea
Bougainvillea brasiliensis 5 GALLON



14 Mexican Bird of Paradise
Caesalpinia mexicana 5 GALLON

GROUND COVER



23 Bush Morning Glory
Convolvulus cneorum 1 GALLON



10 Angelita Daisy
Hymenoxys acaulis 1 GALLON



43 New Gold Lantana
Lantana camara 1 GALLON



45 Baccharis hybrid 'Centennial'
Trailing Desert Broom 1 GALLON



10 Trailing Purple Lantana
Lantana montevedensis 1 GALLON

LANDSCAPE MATERIAL



7,500 SF.

Decomposed Granite
Madison Gold

1/4" minus
2" Depth

NOTE:

THE SURVEY PLAN ORIGINATED FROM THE OWNER/DEVELOPER OF ATTACHMENT 14, TEMPE, ARIZONA AND IS BEING RE-PRINTED FOR DEVELOPMENT PLAN REVIEW PURPOSES ONLY.

ING



PROJECT SITE

0 8 16 32

NORTH

DATE: 11-18-13
 DRAWN BY: DA
 CHECKED BY: DA

1
 2
 3

PLANT PALETTE

SYMBOL	PLANT NAME	SIZE
(Symbol)	1" CALIPER	1" CALIPER
(Symbol)	1 1/2" CALIPER	1 1/2" CALIPER
(Symbol)	2" CALIPER	2" CALIPER
(Symbol)	3" CALIPER	3" CALIPER
(Symbol)	4" CALIPER	4" CALIPER
(Symbol)	6" CALIPER	6" CALIPER
(Symbol)	8" CALIPER	8" CALIPER
(Symbol)	10" CALIPER	10" CALIPER
(Symbol)	12" CALIPER	12" CALIPER
(Symbol)	14" CALIPER	14" CALIPER
(Symbol)	16" CALIPER	16" CALIPER
(Symbol)	18" CALIPER	18" CALIPER
(Symbol)	20" CALIPER	20" CALIPER
(Symbol)	24" CALIPER	24" CALIPER
(Symbol)	30" CALIPER	30" CALIPER
(Symbol)	36" CALIPER	36" CALIPER
(Symbol)	42" CALIPER	42" CALIPER
(Symbol)	48" CALIPER	48" CALIPER
(Symbol)	54" CALIPER	54" CALIPER
(Symbol)	60" CALIPER	60" CALIPER
(Symbol)	72" CALIPER	72" CALIPER
(Symbol)	84" CALIPER	84" CALIPER
(Symbol)	96" CALIPER	96" CALIPER
(Symbol)	108" CALIPER	108" CALIPER
(Symbol)	120" CALIPER	120" CALIPER
(Symbol)	144" CALIPER	144" CALIPER
(Symbol)	168" CALIPER	168" CALIPER
(Symbol)	192" CALIPER	192" CALIPER
(Symbol)	216" CALIPER	216" CALIPER
(Symbol)	240" CALIPER	240" CALIPER
(Symbol)	264" CALIPER	264" CALIPER
(Symbol)	288" CALIPER	288" CALIPER
(Symbol)	312" CALIPER	312" CALIPER
(Symbol)	336" CALIPER	336" CALIPER
(Symbol)	360" CALIPER	360" CALIPER
(Symbol)	384" CALIPER	384" CALIPER
(Symbol)	408" CALIPER	408" CALIPER
(Symbol)	432" CALIPER	432" CALIPER
(Symbol)	456" CALIPER	456" CALIPER
(Symbol)	480" CALIPER	480" CALIPER
(Symbol)	504" CALIPER	504" CALIPER
(Symbol)	528" CALIPER	528" CALIPER
(Symbol)	552" CALIPER	552" CALIPER
(Symbol)	576" CALIPER	576" CALIPER
(Symbol)	600" CALIPER	600" CALIPER
(Symbol)	624" CALIPER	624" CALIPER
(Symbol)	648" CALIPER	648" CALIPER
(Symbol)	672" CALIPER	672" CALIPER
(Symbol)	696" CALIPER	696" CALIPER
(Symbol)	720" CALIPER	720" CALIPER
(Symbol)	744" CALIPER	744" CALIPER
(Symbol)	768" CALIPER	768" CALIPER
(Symbol)	792" CALIPER	792" CALIPER
(Symbol)	816" CALIPER	816" CALIPER
(Symbol)	840" CALIPER	840" CALIPER
(Symbol)	864" CALIPER	864" CALIPER
(Symbol)	888" CALIPER	888" CALIPER
(Symbol)	912" CALIPER	912" CALIPER
(Symbol)	936" CALIPER	936" CALIPER
(Symbol)	960" CALIPER	960" CALIPER
(Symbol)	984" CALIPER	984" CALIPER
(Symbol)	1008" CALIPER	1008" CALIPER
(Symbol)	1032" CALIPER	1032" CALIPER
(Symbol)	1056" CALIPER	1056" CALIPER
(Symbol)	1080" CALIPER	1080" CALIPER
(Symbol)	1104" CALIPER	1104" CALIPER
(Symbol)	1128" CALIPER	1128" CALIPER
(Symbol)	1152" CALIPER	1152" CALIPER
(Symbol)	1176" CALIPER	1176" CALIPER
(Symbol)	1200" CALIPER	1200" CALIPER
(Symbol)	1224" CALIPER	1224" CALIPER
(Symbol)	1248" CALIPER	1248" CALIPER
(Symbol)	1272" CALIPER	1272" CALIPER
(Symbol)	1296" CALIPER	1296" CALIPER
(Symbol)	1320" CALIPER	1320" CALIPER
(Symbol)	1344" CALIPER	1344" CALIPER
(Symbol)	1368" CALIPER	1368" CALIPER
(Symbol)	1392" CALIPER	1392" CALIPER
(Symbol)	1416" CALIPER	1416" CALIPER
(Symbol)	1440" CALIPER	1440" CALIPER
(Symbol)	1464" CALIPER	1464" CALIPER
(Symbol)	1488" CALIPER	1488" CALIPER
(Symbol)	1512" CALIPER	1512" CALIPER
(Symbol)	1536" CALIPER	1536" CALIPER
(Symbol)	1560" CALIPER	1560" CALIPER
(Symbol)	1584" CALIPER	1584" CALIPER
(Symbol)	1608" CALIPER	1608" CALIPER
(Symbol)	1632" CALIPER	1632" CALIPER
(Symbol)	1656" CALIPER	1656" CALIPER
(Symbol)	1680" CALIPER	1680" CALIPER
(Symbol)	1704" CALIPER	1704" CALIPER
(Symbol)	1728" CALIPER	1728" CALIPER
(Symbol)	1752" CALIPER	1752" CALIPER
(Symbol)	1776" CALIPER	1776" CALIPER
(Symbol)	1800" CALIPER	1800" CALIPER
(Symbol)	1824" CALIPER	1824" CALIPER
(Symbol)	1848" CALIPER	1848" CALIPER
(Symbol)	1872" CALIPER	1872" CALIPER
(Symbol)	1896" CALIPER	1896" CALIPER
(Symbol)	1920" CALIPER	1920" CALIPER
(Symbol)	1944" CALIPER	1944" CALIPER
(Symbol)	1968" CALIPER	1968" CALIPER
(Symbol)	1992" CALIPER	1992" CALIPER
(Symbol)	2016" CALIPER	2016" CALIPER
(Symbol)	2040" CALIPER	2040" CALIPER
(Symbol)	2064" CALIPER	2064" CALIPER
(Symbol)	2088" CALIPER	2088" CALIPER
(Symbol)	2112" CALIPER	2112" CALIPER
(Symbol)	2136" CALIPER	2136" CALIPER
(Symbol)	2160" CALIPER	2160" CALIPER
(Symbol)	2184" CALIPER	2184" CALIPER
(Symbol)	2208" CALIPER	2208" CALIPER
(Symbol)	2232" CALIPER	2232" CALIPER
(Symbol)	2256" CALIPER	2256" CALIPER
(Symbol)	2280" CALIPER	2280" CALIPER
(Symbol)	2304" CALIPER	2304" CALIPER
(Symbol)	2328" CALIPER	2328" CALIPER
(Symbol)	2352" CALIPER	2352" CALIPER
(Symbol)	2376" CALIPER	2376" CALIPER
(Symbol)	2400" CALIPER	2400" CALIPER
(Symbol)	2424" CALIPER	2424" CALIPER
(Symbol)	2448" CALIPER	2448" CALIPER
(Symbol)	2472" CALIPER	2472" CALIPER
(Symbol)	2496" CALIPER	2496" CALIPER
(Symbol)	2520" CALIPER	2520" CALIPER
(Symbol)	2544" CALIPER	2544" CALIPER
(Symbol)	2568" CALIPER	2568" CALIPER
(Symbol)	2592" CALIPER	2592" CALIPER
(Symbol)	2616" CALIPER	2616" CALIPER
(Symbol)	2640" CALIPER	2640" CALIPER
(Symbol)	2664" CALIPER	2664" CALIPER
(Symbol)	2688" CALIPER	2688" CALIPER
(Symbol)	2712" CALIPER	2712" CALIPER
(Symbol)	2736" CALIPER	2736" CALIPER
(Symbol)	2760" CALIPER	2760" CALIPER
(Symbol)	2784" CALIPER	2784" CALIPER
(Symbol)	2808" CALIPER	2808" CALIPER
(Symbol)	2832" CALIPER	2832" CALIPER
(Symbol)	2856" CALIPER	2856" CALIPER
(Symbol)	2880" CALIPER	2880" CALIPER
(Symbol)	2904" CALIPER	2904" CALIPER
(Symbol)	2928" CALIPER	2928" CALIPER
(Symbol)	2952" CALIPER	2952" CALIPER
(Symbol)	2976" CALIPER	2976" CALIPER
(Symbol)	3000" CALIPER	3000" CALIPER

SITE DATA

LOT AREA: 36,425 SF - 0.847 ACRES
 PROPOSED USE: 10 CONDO UNITS
 ZONING: R-13
 LOT COVERAGE: 32.33%
 MAXIMUM BUILDING HEIGHT: 32.33 FT
 ALLOWABLE DENSITY: 14.02 UNITS / ACRE
 MINIMUM SETBACK: 5 FT
 LANDSCAPED AREA REQUIRED: 33% (6,477 SF)
 PARKING PROVIDED: 33 SPACES
 BUILDING HEIGHT PROPOSED: 37'-0" (2.7 SPACES/UNIT 27 SPACES)
 TYPE V - NON WATERSIDE W/ SPRINKLER
 BICYCLE PARKING PROVIDED: 10 SPACES
 CODES: 1994 UBC, 1991 MPA 13 SPRINKLER CODE

SITE LIGHTING NOTE:
 SITE LIGHTING WILL CONSIST OF LIGHT POLES AT THE NORTH PARKING LOT AND LIGHT POLES SHALL BE SPACED PER C.O.T. LOCATIONS. ADDITIONAL SITE LIGHTING WILL BE PROVIDED FROM FIXTURES LOCATED ON THE BUILDINGS.

