

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 04/28/2015
Agenda Item: 3**

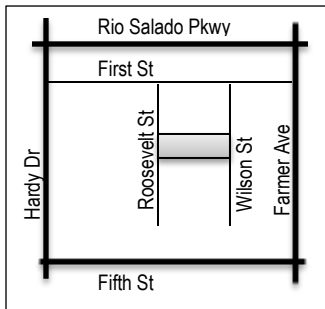
ACTION: Request for a Development Plan Review for building elevations, site plan and landscape plan, and a Use Permit Standard for an increase in building height from 30 to 33 feet, consisting of 15 single family attached townhomes for THE BLOCK ON ROOSEVELT, located at 233 South Roosevelt Street. The applicant is Scott Garvin of Intent Development Advisors.

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

RECOMMENDATION: Staff – Approval, subject to conditions

BACKGROUND INFORMATION: THE BLOCK ON ROOSEVELT (PL140336) is a multi-family residential through lot within the Riverside Neighborhood Association. The request includes the following:

- ZUP15017 Use Permit Standard to allow a 10% increase in building height from 30 feet to 33 feet.
- DPR15043 Development Plan Review including site plan, building elevations, and landscape plan



| | |
|--------------------------|--|
| Owner | Mike Zerbib, ZNM Holdings |
| Applicant | Scott Garvin, Intent Development Advisors |
| Current Zoning District | R-3 Multi-Family |
| Gross/Net site area | .777 acres (33,857 s.f.) |
| Density | 19.5 du/ac (20 du/ac allowed) |
| Number of Units/Bedrooms | 15 units / 30 bedrooms |
| Total Building area | 12,516 s.f. (ground floor foot print) 25,033 s.f. (total) |
| Lot Coverage | 37 % (50% max. allowed) |
| Building Height | 33 ft (30 ft max. allowed, 33 ft with Use Permit Standard) |
| Building Setbacks | 20 ft front (west and east), 10 ft side (north and south) |
| Landscape area | 26% (25% minimum required) |
| Parking | 30 resident, 4 guest provided (33 required) |

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Diana Kaminski, Senior Planner (480) 858-2391

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

COMMENTS:

This site is located south of Rio Salado Parkway, north of University Drive, east of Priest Drive and west of Mill Avenue. There is an historic single family neighborhood to the west across Roosevelt, multi-family developments to the north, south and east of the site. It is a transitional infill lot challenged by its narrow 82 foot width north to south, and long 410 foot depth as a through lot between Roosevelt and Wilson streets. The lot is just west of downtown Tempe and is located within the Riverside Neighborhood Association and Roosevelt Subdivision. According to historic aerials, a single family residence has occupied the property since at least 1949. The area was annexed into Tempe in 1948 and designated Residential-B (earliest multi-family classification). In 1957 this zoning classification was changed to Residential-Three (R-3) Multi-Family . The applicant is requesting to develop the site with 15 attached residential townhome units, in conformance with the General Plan and Zoning Code. Prior to making the submittal, the applicant received a Zoning Administrator's Opinion that the 2,180 s.f. minimum lot area per dwelling unit required in the R-3 zoning could be determined by common area tracts and evenly distributed to meet the minimum lot area for the development of single family fee-simple townhome developments in multi-family zoning districts. The letter of opinion is provided in the attachments to this report. This request includes the following:

1. Use Permit Standard to allow an increase in building height from 30 feet to 33 feet.
2. Development Plan Review for a site plan, landscape plan and building elevations for a two-story building with 15 attached townhomes on .777 acres

The applicant is requesting the Development Review Commission take action on the items above. For further processing, the applicant will need approval for a Subdivision Plat, to create 15 individual lots for the sale of townhomes.

PUBLIC INPUT

A neighborhood meeting was not required for this request.

PRELIMINARY SITE PLAN REVIEW

All departments reviewed the plans and provided input. Refuse collection, fire access, retention, utilities and townhome building code requirements were discussed and documented for the applicant. Planning comments included consideration of removal of units to provide wider garage spaces within units for exiting vehicles, and to provide more open amenity space for residents. Removal of two units would also break up the 400 foot building mass into two buildings. Staff also recommended creating private yards to accommodate personal open space needs, provision of windows in kitchens, provision of shade on south side of lot, den/office function as bedroom impacting parking requirements, provision of porches/patios with covers, screening of HVAC equipment, provision of more detail on south elevation, more variation in materials and colors, explanation of how color changes occur in elevation transitions, creating a street presence with the end units, providing more visual delineation between individual fee-simple townhome units (less apartment-like). The submittal was modified to provide private yards, shade on the south side, street front orientation of end units, kitchen windows, patios, screened HVAC and removal of first floor den that might impact parking. No units were removed. The color palette changed twice but did not address staff concerns, conditions have been added to address architectural variation within the design.

PROJECT ANALYSIS

USE PERMIT STANDARD

The proposed use requires a use permit standard to allow an increase in building height by 10%, from 30 feet to 33 feet, as measured from the top of curb at the street front (on Roosevelt).

Section 6-308 E Approval criteria for Use Permit Standard (*in italics*):

1. *Any significant increase in vehicular or pedestrian traffic.* The increase of building height of three feet will not provide additional living space that would increase potential traffic; it would allow greater ceiling heights and provide a more livable interior environment and more variation in exterior roofline.
2. *Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions.* The addition of building height by three feet will increase building massing, potentially increasing heat absorption on the building elevations. However, the 10% increase in height for the size of the

building is negligible, and can be mitigated by shading on the structure or from landscape materials. No other known nuisances would be created with the increase in height.

3. *Contribution to the deterioration of the neighborhood or to the downgrading of property values, the proposed use is not in conflict with the goals objectives or policies for rehabilitation, redevelopment or conservation as set forth in the city's adopted plans or General Plan.* The surrounding area is in transition from single family homes to the west and old and new multi-family developments to the north, south and east. The site has been designated multi-family since 1957, and is proposing to comply with all other development standards without requesting a Planned Area Development. The addition of height will require more expense in construction, and result in a more livable product with higher interior ceilings.

4. *Compatibility with existing surrounding structures and uses.* The product is contemporary in design, tying into other developments along the Wilson Street frontage. The requested 33 foot building height is appropriate to the context of the newer developments within the area. This area has experienced many height increase entitlements in the past decade. For comparison:

| | | | | | |
|------------------|---------|----------|----------|----------|------------|
| 501 West First | MU-3PAD | 20 du/ac | 7 units | 38' tall | 0.33 acres |
| 5th Street Lofts | R1-PAD | 21 du/ac | 7 units | 35' tall | 0.33 acres |
| 525 Town Lake | MU-2PAD | 20 du/ac | 67 units | 36' tall | 3.29 acres |
| 675 South | R-4PAD | 25 du/ac | 12 units | 51' tall | 0.49 acres |
| The Brownstone | R1-PAD | 18 du/ac | 65 units | 36' tall | 3.24 acres |
| Millstone | R1-PAD | 19 du/ac | 48 units | 35' tall | 2.47 acres |
| Clarendon | R1-PAD | 31 du/ac | 24 units | 48' tall | 0.77 acres |

5. *Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public.* The site will be increasing density from 1 dwelling unit to 15 dwelling units, which would not be managed by an apartment community but by a Homeowner's Association. The proposed increase in building height does not provide for rooftop gardens or amenity area, the proposed balconies are small and intended for resident use only, not large gatherings. The building height increase of three feet will not change the behavior of residents, who must abide by the CC&Rs of their townhome community, as well as of City regulations.

The manner of conduct and the building for the proposed use will not be detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public welfare in general, and that the use will be in full conformity to any conditions, requirement or standards prescribed therefore by this code.

DEVELOPMENT PLAN REVIEW

Site Plan

The 82' wide by 410' deep lot provides for a long and narrow building of attached townhomes. The garage doors are blocked in groups of two with the doors accessed by conjoined stairways on the north side of the building. The south side has rear yard doors accessing a common landscape area. There are no amenities provided on site. Two parking spaces are located within garages for the 2 bedroom units, four guest spaces are provided for the fifteen residential units. There is potentially room for 2 vehicles to park on Roosevelt and Wilson Streets, along the street front. Parking along Wilson is already used by other residences within the area. The guest spaces are perpendicular to the garages, requiring careful maneuvering within the 26' wide drive aisle from the garage. The sidewalk is included within this 26 foot drive/fire lane, providing pedestrian access by a change in material, not in elevation. The sidewalk leads from both streets of the through lot to the stairwells of each unit. A gated yard is accessed from the east and west ends of the building, and doors within the rear (south) of each unit. The gates between units are required for building safety egress, and will have panic hardware for exiting purposes. The refuse and recycle containers are to be stored within the individual garages, and will be conditioned to be placed on designated spaces addressed for each unit and identified with a material change in the hardscape to maintain operational spacing for refuse collection.

Building Elevations

The long building façade on the north and south sides is broken up into two end units with doors facing the respective streets of the through lot, and groupings of 2 units with shared stairways to the elevated main entrances between the garages. The second floor has a small balcony from the main living room that projects out over the garage and sidewalk, creating a front porch area over the garage door. The HVAC units are grouped and screened in architectural segments at a higher elevation than the main building, which requires the Use Permit Standard for three additional feet of height. This provides visual relief along the 400 foot linear form of the building by breaking up the roofline. The windows on the north side of the units are larger, and provide visual surveillance of the drive, walkway, landscape area, and the upper floor would have views to the north. The south side windows are smaller, taking heat gain and energy efficiency into consideration, with eyebrow shade canopies over the third floor windows, and protective shade canopies over the first floor back doors into the private yards. The proposed materials include four colors of painted stucco, metal canopies and window trim, wood-grained composite board balconies, and smooth faced standard grey concrete masonry units. A condition of approval has been added that split faced CMU and an integral colored block be used rather than a standard smooth faced product, to provide more architectural interest in texture and color. The color scheme is relatively mono-chromatic, and has been conditioned to provide more variation for owner-occupied product and individual unit identity. Lighting on the buildings is providing illumination of the garage doors and driveway, as well as the required exit path from the yards. A condition is included to assure individual units maintain dusk to dawn photo-cell technology for exterior lights, not switched controls that would impact site security.

Landscape Plan

The street trees on both Roosevelt and Wilson streets are Sissoo trees, providing year-round shade; the trees and street front turf create a cool lush entryway to the site and street front. The north perimeter has Little Leaf Ash trees, Arizona Yellow Bells, bougainvillea and Orange Trumpet Creeper, providing a low-water use oasis of year-round color. The south perimeter private yards are proposed to be decomposed granite, with Texas Mountain Laurel and Trumpet Creeper. Due to the slow growth pattern of Texas Mountain Laurel, and the toxicity of the bean pods, staff is conditioning that an alternate patio tree be offered for residents who may have pets or children who use the yard. If the rear yards are modified by the individual home owners, to have turf, artificial turf, pavers or wood deck, they must maintain the existing slope of the yard to meet grading and drainage requirements for the site; conditions have been included to assure future modifications protect the approved drainage.

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 is one long mass running from east to west, with the narrow ends facing Roosevelt and Wilson streets. The building has windows, balconies and other architectural details to address the street front, and in width, appears in scale to a single residence facing a street.
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort*; windows provide natural light inside the units and break up the massing of the building. The orientation is dictated by the lot configuration, and is enhanced by the landscape treatment to shade the end units and south side of the length of the building to reduce heat impacts.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings*; the primary material is stucco and concrete masonry block with trex composite board for balconies and metal for window mullions. Garage doors are proposed to be frosted glass panes in metal mullions, providing a contemporary look that compliments the historic character of steel casement windows found within older residences in the area.
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings*; the single family residential districts allow up to 30 feet in building height, the proposed building design is 33 feet in height, with the HVAC mechanical unit screening at a slightly higher profile. The height is appropriate to developments east of the site. The width of the building elevation along the street frontage and reverse frontage is appropriate to the scale of a single residential unit to the west of the site. Landscape is limited along the frontage by the narrow lot width, but does provide landscape along the north and south sides, and an inviting drive connection between the two streets, breaking up the block and providing a more accessible community.

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 design is repetitive in elevation creating a sense of movement, with defined levels created by the use of doors, balconies and windows, and changes in material.*
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 contemporary design is similar to other residences and offices built along Wilson, First and Fifth streets. The lighter colors are a departure from the earth tones and brighter hues present in residential developments, the colors tie into the commercial developments within the area, such as The Yard, Architekton and Jones Studio (entitled not built).*
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 gated, it provides mid-block access through the site to access the Orbit on Fifth Street, light rail further east on Third Street and Mill Avenue, and connections to Tempe Town Lake, ASU and Downtown Tempe for pedestrians and bicyclists.*
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses; the garages all exit into the only drive, a common tract which serves for pedestrian access as well as fire and refuse access; guest spaces are parallel to the north property wall, requiring residents in garages to back out perpendicular to these vehicles, not an ideal circulation pattern. As a multi-family zoned property, the parking requirements for multi-family residences and guests are applied.*
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance; the landscape design is open to provide visual surveillance of the common areas, the units have windows on all sides to provide views to the street and parking area, lighting will comply with requirements for night security of the area.*
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways; the landscape provides shade along both street fronts, along the drive on the north side, and along the south elevation of the residences. As the site matures, the combination of plants will create an inviting street front environment.*
11. *Lighting is compatible with the proposed building and adjoining buildings and uses, and does not create negative effects. Lighted entryways and garages will provide soft ambient light to the north side, additional lights on the street frontages will illuminate the public street front. As a multi-family zoned property, the code requirements for lighting are applied.*

Conclusion

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

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 Use Permit Standard and Development Plan Review.

CONDITIONS OF APPROVAL:

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

General

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

Site Plan

2. The site plan is approved as submitted (April 14, 2015), minor modifications may be reviewed through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.
3. Refuse and recycling containers shall be stored within the garages. On collection day, refuse containers must be placed on designated spaces identified by address and by change of surface material to assure adequate operational spacing for refuse collection.
4. Bicycle parking for residents shall be located within the garage; guest bike parking shall be accessible on site within the common area.
5. Garages shall be a minimum of 22' deep, to allow an 18' parking space, with walkway access to door and stair into unit, and a minimum of 20' wide to accommodate two 8'6" wide parking spaces, and 18" adjacent to garage walls for opening vehicle doors to exit/enter the vehicles.
6. Verify height of equipment and mounting base to ensure that wall height is adequate to fully screen the equipment.
7. Provide gates of steel vertical picket, steel mesh, steel panel or similar construction. Where a gate has a screen function and is completely opaque, provide vision portals for visual surveillance. Provide gates of height that match that of the adjacent enclosure walls. Review gate hardware with Building Safety and Fire staff and design gate to resolve lock and emergency ingress/egress features that may be required.
8. 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.
9. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings.
10. 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.
11. Private yards on the south perimeter of the property must maintain the approved grading and drainage site elevations and not modify the grade by subsequent changes to yard material (changes from decomposed gravel to alternate yard materials is allowed, changes to grade is not).

Floor Plans

12. Units are two bedroom, and may not be converted to three bedroom due to parking limitations available on site.

Building Elevations

13. The materials and colors are approved as presented (April 14, 2015) with exceptions as noted:
 - Roof – flat painted white, with parapet screening of HVAC
 - Primary Building – Painted Stucco Color #1 Sherwin Williams 6007 White Smart (pale mauve)
Provide an alternate color within a contrasting color tone such as blue or green in the same tonal range (as presented on earlier April 10, 2015 elevations)
 - Primary Building – Painted Stucco Color #2 Sherwin Williams 6009 Imagine (light taupe)
 - Primary Building – Painted Stucco Color #3 Sherwin Williams 6011 Chinchilla (medium taupe)
 - Primary Building – Painted Stucco Color #4 Sherwin Williams 6013 Bitter Chocolate (dark brown) – provide this color as an accent color, not primary building color
 - Smooth-faced CMU standard grey to be replaced with split or ground faced CMU on first floor, and integral colored block for the building elevations for enhanced architectural detail.

Windows - Anodized aluminum frame with clear glazing

Shade Canopies and Balcony railings – clear coated smooth metal finish (not galvanized or patinaed)

Balcony – Trex Composite Wood Board Redwood Finish or equivalent

Provide main colors and materials with a light reflectance value of 75 percent or less. Specific colors and materials exhibited on the materials sample board are approved by planning staff. Additions or modifications may be submitted for review during building plan check process.

14. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
15. Conceal roof drainage system within the interior of the building.
16. 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.
17. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.

Lighting

18. This project shall follow requirements of ZDC Part 4, Chapter 8, Lighting, unless otherwise conditioned.
19. Illuminate building entrances from dusk to dawn with a photocell controller, no timer or switch controller.

Landscape

20. The plant palette is approved as proposed and specified on the landscape plan. An alternate tree species shall be provided for the south perimeter private yards, to provide a non-toxic patio tree variety as an option to residents. Any additions or modifications may be submitted for review during building plan check process.
21. 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.
22. 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.
23. 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.
24. Trees shall be planted a minimum of 20'-0" from any existing or proposed public water or sewer lines. 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

25. Provide address numerals on the building elevation facing the street to which the property is identified.
 - a. Conform to the following for building address signs:
 - 1) Provide street number only, not the street name

- 2) Compose of 8" high, individual mount, metal characters.
 - 3) Dedicated light source for address.
 - 4) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
 - 5) 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 also provide protection of the approved grading and drainage plan with cross-drainage maintained within private yards. The CC&R's shall require exterior lights to be maintained as approved through the plan check process with photo-cell technology for dusk to dawn illumination of entrances and driveway. 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 (**April 28, 2016**) 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: <http://www.tempe.gov/city-hall/public-works/engineering/standards-details> or purchase book from the Public Works Engineering Division.
 - Access to refuse enclosure details and all other Development Services forms at this link: <http://www.tempe.gov/city-hall/community-development/building-safety/applications-forms>. 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.
- **SECURITY REQUIREMENTS:**

- Design building entrances to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage to opportunity for ambush opportunity. Maintain distances of 20'-0" or greater between a pedestrian path of travel and any hidden area to allow for increased reaction time and safety.
- Follow the design guidelines listed under appendix A of the Zoning and Development Code. In particular, reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment.
- Provide method of override access for Police Department (punch pad or similar) to controlled access areas or gated common areas.
- FIRE: Clearly define the fire lanes. Ensure that there is at least a 20'-0" horizontal width, and a 14'-0" vertical clearance from the fire lane surface to the underside of tree canopies or overhead structures. Layout and details of fire lanes are subject to Fire Department approval.
- ENGINEERING:
 - Grading and Drainage Plans require dual-chamber retention wells (per prior Site Plan Review comments) not single-chamber as shown on plans.
 - Cross-access, cross-drainage and maintenance easements are required for this project.
 - 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:
 - Refuse and Recycle containers must be kept in the garage on all non-collection days.
 - Contact Public Works Sanitation Division to verify that vehicle maneuvering and access to the enclosure is adequate.
- DRIVEWAYS:
 - Construct driveways in public right of way in conformance with Standard Detail T-320.
 - Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult 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.
 - Distribute bike parking areas nearest to main entrance(s). Provide parking loop/rack per standard detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.
- 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.
- LANDSCAPE:
 - Prepare an existing plant inventory for the site and adjacent street frontages. The inventory may be prepared by the Landscape Architect or a plant salvage specialist. Note original locations and species of native and “protected” trees and other plants on site. Move, preserve in place, or demolish native or “protected” trees and plants per State of Arizona Agricultural Department standards. File Notice of Intent to Clear Land with the Agricultural Department. Notice of Intent to Clear Land form is available at www.azda.gov/ESD/nativeplants.htm . Follow the link to “applications to move a native plant” to “notice of intent to clear land”.

HISTORY & FACTS:

- 1948 Property is annexed into the City of Tempe and zoned Residential B, an existing single family house is located on the property.
- 1957 New Zoning Ordinance changes zoning district from Residential B to R-3 Multi-Family Residential.

No other history available regarding this property.

ZONING AND DEVELOPMENT CODE REFERENCE:

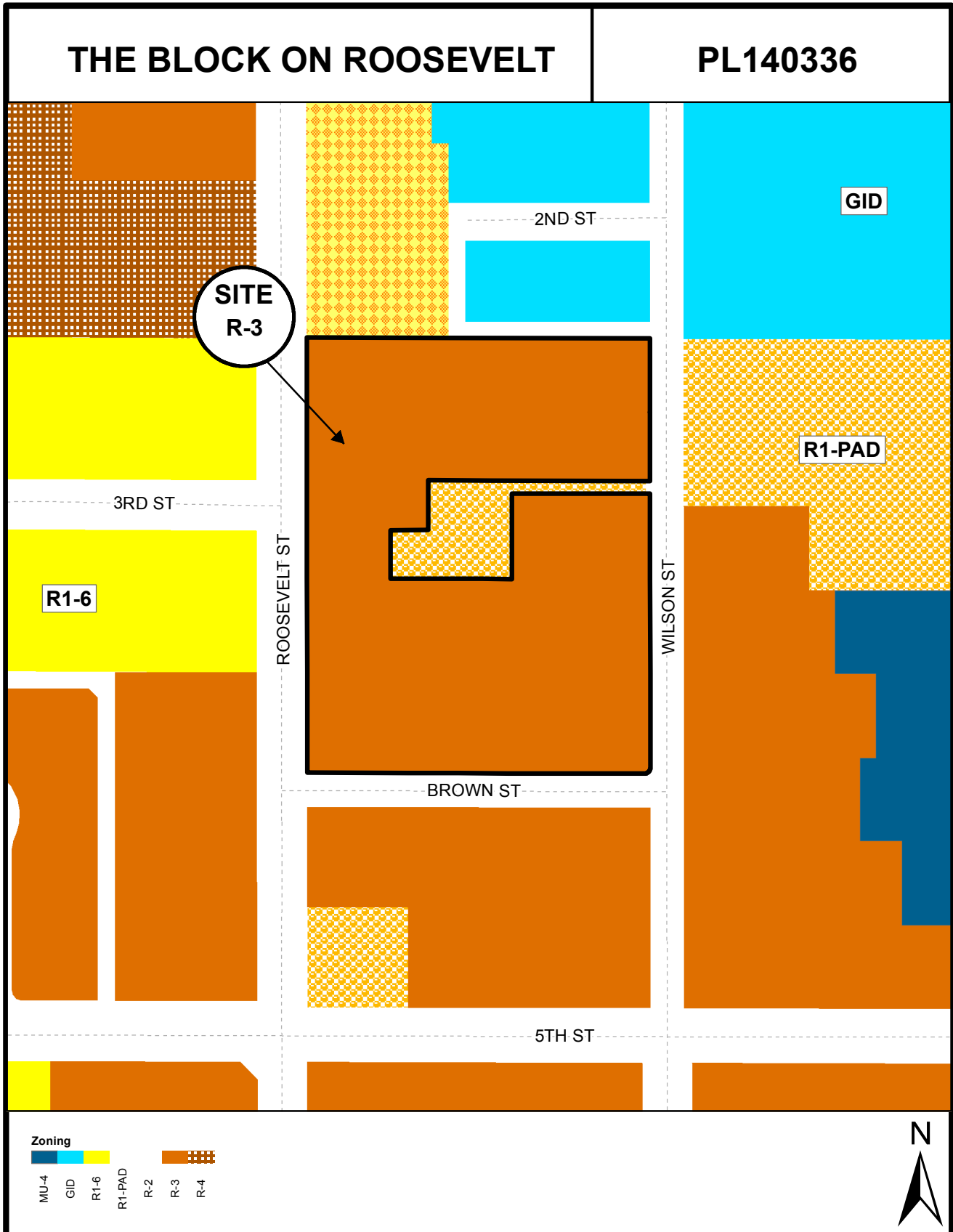
Section 6-306, Development Plan Review
 Section 6-308, Use Permit



DEVELOPMENT PROJECT FILE
for
BLOCK ON ROOSEVELT

ATTACHMENTS:

1. Location Map
2. Aerial
- 3-7. Letter of Explanation
8. Site Plan A0.02
9. Landscape Plan L2.01
- 10-11. Floor Plans A2.01 & A2.02
- 12-13. Elevations (black and white)
- 14-15. Elevations (color)
- 16-17. Building Perspective Renderings
18. Building Sections



Location Map

THE BLOCK ON ROOSEVELT

PL140336



Aerial Map

February 2, 2015

City of Tempe
Planning Department
Attn: Ryan Levesque
31 East 5th Street
Tempe, AZ 85280

RE: Letter of Explanation and Use Permit Justification for *The Block on Roosevelt*; a Townhome Project at 233 South Roosevelt Street

Mr. Levesque:

ZNM Holdings, LLC is proud to submit the attached Development Plan Review and Use Permit materials for a proposed 15-home Townhome project located at 233 South Roosevelt Street in Tempe.

The proposed project includes these single-family attached units within a single linear structure, on a narrow property that connects Wilson Street on the east to Roosevelt Street on the west. The building containing the individual homes is approximately 360 feet long along the east and west sides by 35 feet deep facing north and south. All of the homes are accessed via an internal driveway, however the homes on the east and west ends of the project have been designed to have a "front door" design to present the appearance of a single family home to nearby residents. This development includes a 22 foot wide internal private driveway that also serves as the fire lane. Driveways to all homes will have warm, a patio-like appearance of the internal drives. Refuse cans will be located within an enclosed, ventilated closet within each homes' garage.

The limited depth of this lot makes single-family development challenging as an infill site, and although circulation is tight, we are confident that parking and circulation will not be an issue for the proposed configuration. This project provides parking within the two-car garage at the ground floor of each home, and is not required to use the driveway as parking. Required guest parking is provided on site as well. In order to maximize landscape area and to minimize paving, the open space for the property will be concentrated on the east and west property lines, again to reinforce the single-family, neighborhood effect. Additional shared open space will be provided on the south side of the homes, which serves as the collective rear common space. Overall the perimeter landscape elements for the property will provide shade, privacy and a cooling effect to the community. We will be improving and/or adding a continuous 6 foot CMU wall along the north and south property lines.

The elevations of the buildings reveal a modern design theme reflective of the Beadle and Haverera homes developed in central Phoenix during the middle part of the past century. Overall the finishes for the homes at *The Block on Roosevelt* will include very clean lines and contemporary materials, but will avoid much of the industrial finishes common in other townhome projects in the area. Specifically, the building base for these homes include exposed CMU demising walls which will be interrupted with metal accents and smooth stucco finishes on the upper levels. Each home will include a primary patio wrapped with a Trex wood material, and a smaller patio on the

east and westernmost homes will accentuate the front door feel for this property. The garage doors are intended to be comprised of a contemporary material with frosted glass. The rooflines for these homes will be predominantly flat with varying heights and will include a parapet wall to hide mechanical systems, thus complimenting the clean lines and modern design theme throughout the project. Within these varying heights the roof-mounted air conditioning units will be fully screened from view. Although the demising walls between the homes are comprised of CMU block, the design includes a welcoming stairway entry to each home on the north that includes an elevated front door entry space reminiscent of a brownstone walkup. Windows for these homes will be multi-paned with prominent frame detailing. The location of windows on the homes is minimized to the south, east and west facades, and in some cases covered by overhanging patio roofs. Wall-mounted exterior sconces will illuminate the balcony, patio and entry doors.

The building roof height for the project will be 30'-6" across all of the homes. Although these homes will appear to be one continuous structure from the south, which has no visible street frontage, the homes are broken up into 24 foot sections with building elements that reinforce the single-family home environment. The clean lines and warm colors add character to building depths which accent the architectural detailing for these homes.

The landscaped areas for the property will be planted to maximize shade and to create a green appearance. The street frontages will be planted with large shade trees and numerous ground and shrub vegetation, providing year round color and dense green at the Wilson and Roosevelt Street frontages, while colorful plants will be installed on the north and south property lines with ample ground cover on the south to enable the common use area to be functional. Although a small infill site, these unique landscape materials aesthetically tie to the modern style of the architecture, creating an urban park-like setting.

Specific conformance with Tempe design expectations for *The Block on Roosevelt* are included below:

1. *Placement, form, and articulation of buildings and structures provide variety in the streetscape.* The 15 homes each have balconies on the north frontage, with stairs leading towards the main entrances and garages recessed under the balconies. The homes provide a unique and varied façade with significant detailing and articulation, with metal accents and wood Trex details highlighting the core of block and smooth stucco finishes.
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort.* Except for the east and west homes, the unit entries are all north facing with windows providing ample natural light to the interiors of all levels, and large balconies shading the garage doors and driveways. Heavily landscaped perimeters will provide shade to the homes east, west and south property lines.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings.* Proposed materials for these homes are of a superior quality and level of detail to most of the condominium projects common to the area. Although the colors and materials may be similar to other developments, the modern

architectural style is completely unique, including the integration of steel and wood Trex materials. Specific attention was paid to materials requiring low maintenance and upkeep in order to provide sustainability to the quality finishes.

4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings.* The building massing conforms to the scale and context of the newer developments in the area, while limiting the height to be consistent with older single family properties as well. The landscaping concept to the east and west, along with the additional structural features, ensures that the historic neighborhood to the west will not be confronted with a radical massing departure. In addition, the dimensions of the units breaks up the façade of the linear structure, creating greater variety in scale that enhances the individual character of each home; thereby reinforcing integration to the predominantly single family character of the area.
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 homes are broken into smaller elements with corner and wall detailing, including railings, balconies and windows. Although the building height is common through the entire project, the very narrow east and west facades simulate a much smaller concept. The modern design features, color placement and facade materials suggest a subtle rhythm to the homes, a theme reinforced by the dual staircases that rise from the ground level to the front door on the second floor. The placement of balconies and open stairwells to the front door further enhances the pedestrian-friendly theme.
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 modern design theme for The Block on Roosevelt creates a level of contemporary design interest not found in many nearby structures; it serves as a revisit to a design style once common in many established urban communities and lends itself perfectly to the single family townhome product.
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage.* This site and project is designed to encourage an urban living experience, where vehicles are secondary to the urban lifestyle. Although two car garages are placed under each home, The Block on Roosevelt is perfectly designed and located to encourage a walking and biking culture. With new amenities appearing on nearby properties the developer believes these smaller homes will be perfectly suited to millennials and urban dwellers who desire a limited driving experience.
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses.* The site will improve the sidewalk and street presence along both Wilson and Roosevelt Street frontages to minimize the

pedestrian impact, as well as a continuous walkway running east to west through the project to ensure unobstructed pedestrian access.

9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance.* The property will include a visible, well-lit and accessible common landscape area on the south for resident enjoyment, and incorporates appropriate lighting for safety, and maintains all the code standards for public landscape areas while providing a visual barrier from the street to improve privacy and discourage vagrancy.
10. *Landscape accents provide delineation from parking, buildings, driveways and pathways.* The project is accented by what will become large shade trees along the street frontages to the east and west, and smaller landscape elements along the longer north and south sides.
11. *Lighting is compatible with the proposed buildings and uses, and does not create negative effects.* Lighting for The Block on Roosevelt will be sensitive to the nature of the project as a single family development, but will acknowledge the necessary safety in providing illumination levels consistent with the multi-family developments in the area.

Concurrent with this Development Plan Review we also request approval of a Use Permit to allow slight deviation to the allowable height permitted within the R-3 zoning district for this project. Specifically, we request administrative approval to allow the height on the homes to rise from the permitted 30 feet to 30'-6". We believe this subtle deviation is proper and acceptable for this project because it is very difficult to allow three floors to be properly designed and constructed with adequate structural systems within 30 feet. The six inch allowance will permit these structural members to be developed without compromising quality. Specific compliance with Tempe Use Permit criteria is as follows:

- a. Shall not cause any significant vehicular or pedestrian traffic in adjacent areas:

The requested height deviance will not add any additional density to the site whatsoever, therefore no vehicular or pedestrian traffic will be added beyond that allowed as a matter of right.

- b. Shall not cause any nuisance (odor, dust, gas, noise, vibration, smoke, heat or glare, etc.) exceeding that of ambient conditions:

The subtle alteration to height for this project in no way causes any nuisance conditions to the site.

- c. Shall not contribute to the deterioration of the neighborhood or be in conflict with the goals, objectives and policies of the City:

To the contrary, the approval of this deviation will enable the appropriate development of a site that is currently unattractive and is not contributing to the stabilization of an area that is otherwise developing.

- d. Shall be compatible with existing surrounding structures:

This area of Tempe has seen many similarly-scaled townhomes and condominium projects. The density, size and scale of this project will be identical to these, although it will be superior in design and in stability because the homes will be sold as fee-simple structures.

e. Shall not result in any disruptive behavior which may create a nuisance to the surrounding area or general public.

Again, the small adjustment requested for height in no way contributes to a negative environment and in fact will assist in stabilizing and beautifying an area that is physically unattractive.

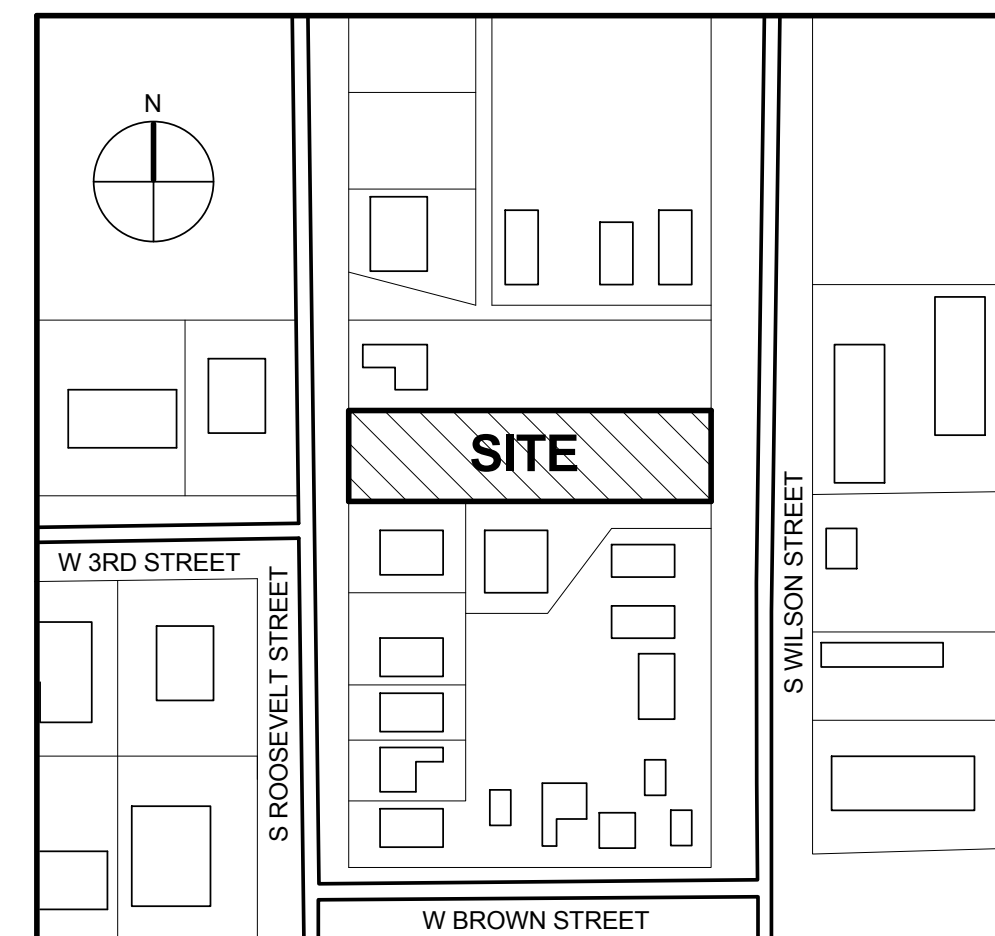
PROJECT DATA

ADDRESS: 233 ROOSEVELT
 ZONING: R-3 (NO CHANGE PROPOSED)
 GENERAL PLAN PROJECTED LAND USE & DENSITY: RESIDENTIAL MEDIUM DENSITY 25 MAX DU/ACRE
 PROPOSED USES: SINGLE FAMILY ATTACHED RESIDENTIAL
 GROSS LOT SIZE: 33,857 S.F.
 GROUND FLOOR FOOTPRINT: 13,822.56 S.F.

| | REQUIRED | PROPOSED | NOTES / CONDITIONS |
|--------------------------|--|--|--|
| DENSITY DU/ACRE | 20 | 15 UNITS (0.78x20= 15.5) | |
| MINIMUM LOT ARE PER UNIT | 2,180.00 S.F. | 2,257.00 S.F. | WITH ZOA INCLUDING COMMON AREA AND DRIVEWAY |
| BUILDING HEIGHT | 30'-0" | 33'-0" | * USE PERMIT ALLOWANCES REQUESTED |
| MAXIMUM LOT COVERAGE | 50% | 41% (13,822.56 S.F.) | |
| MINIMUM LANDSCAPE AREA | 25% | 26% (8,697.57 S.F.) | |
| SETBACKS | 20'-0" FRONT, 15'-0" REAR, 10'-0" SIDE | 17'-0" FRONT, 10'-0" REAR, 10'-0" SIDE | USE PERMIT REQUESTED FOR FRONT AND REAR SETBACKS |
| NUMBER OF STORIES | NA | 3 STORIES | |
| TYPE OF CONSTRUCTION | NA | V-B W/2HR CONT. CMU DEMISING WALLS | |
| FIRE SUPPRESSION | NOT REQUIRED | NONE | |
| PARKING RESIDENT | 2 PER UNIT | 30 TOTAL | |
| PARKING GUEST | 0.20 PER UNIT | 4 TOTAL (0.2x15 = 3) | |
| PARKING BICYCLE | 0.75 PER UNIT | 15 STORED IN GARAGE 12 @ BICYCLE RACK | |

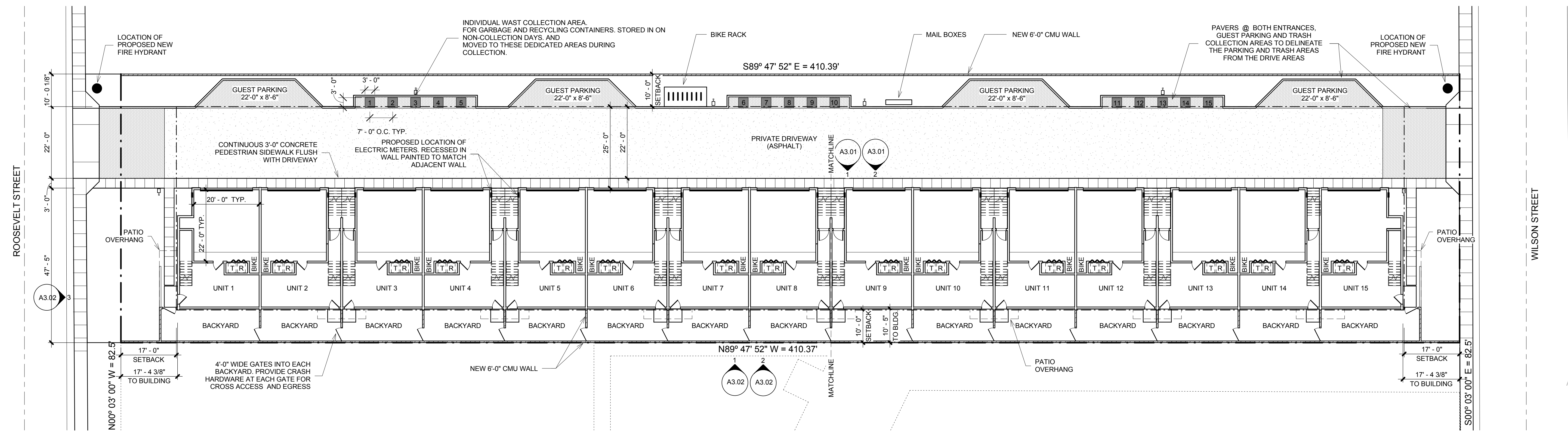
* SEE SHEET A3.02 FOR HEIGHT CALCULATIONS RELATIVE TO ROOSEVELT STREET.

VICINITY MAP



GENERAL NOTES

1. ALL NEW UTILITIES WILL BE PLACED UNDERGROUND. PLEASE SEE CIVIL DRAWINGS FOR DETAILS.
2. ALL SIGNAGE TO BE SUBMITTED UNDER SEPARATE PERMIT.
3. ALL REFUSE/TRASH CONTAINERS WILL BE STORED INSIDE UNIT GARAGES.
4. ALL SITE LIGHTING LOCATIONS INDICATED HEREIN ARE PRELIMINARY ONLY.
5. ADDRESS SHOWN IS EXISTING FOR THE SITE. UNIT ADDRESSES TO BE PROVIDED BY CITY. FINAL SITE PLAN WITH ADDRESS NOTED TO BE SUBMITTED TO CITY.
6. ALL STORM DRAINS, SEWER LINES, WATER LINES, FIRE DEPARTMENT CONNECTION AND HYDRANTS, PROPOSED RETENTION AREAS FOR 100 YEAR, AND ONE HOUR STORM WITH PRELIMINARY HYDROLOGY SHOWN IN CIVIL DRAWINGS.
7. ALL NEW SANITARY SEWER LINES WITHIN THE SITE SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY. SEE CIVIL DRAWINGS FOR DETAILS.



SITE PLAN
 SCALE: 1/16" = 1'-0"



INTENT

INTENT DEVELOPMENT
 ADVISORS, LLC
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 T: 480.241.5061

PRELIMINARY NOT FOR CONSTRUCTION



Expires 12-31-2017

4/14/2016 2:37:11 AM - Plot Date

17010

THE BLOCK ON ROOSEVELT

ZNM HOLDINGS MIKE ZERBIB
 233 ROOSEVELT, TEMPE, AZ

No. Description Date

Site Plan

A0.02

LANDSCAPE PLAN NOTES:



- BACKYARDS TO HAVE TO HAVE CROSS ACCESS AGREEMENT. ALL GATES WILL BE EQUIPED WITH PANIC HARDWARE TO MEET EGRESS REQUIREMENTS.
- NO PLANTS ABOVE 2'-0" WILL BE PLANTED WITHIN THE "CLEAR VISION TRIANGLE" AT EITHER VEHICLE ENTRANCE.
- ALL DRIVEWAYS TO CONFORM TO CITY OF TEMPE T-320 DRIVEWAY DETAIL.
- THE R.O.W. WILL BE MAINTAINED IN ACCORDANCE WITH CITY OF TEMPE REQUIREMENTS.
- AUTOMATIC DRIP IRRIGATION SYSTEM WILL BE INSTALLED GUARANTEEING 100% COVERAGE TO ALL PLANTS.
- ALL PLANT MATERIAL TO CONFORM TO ARIZONA NURSERYMAN ASSOCIATION STANDARDS.
- ALL RIGHT-OF-WAY PLANT MATERIALS TO BE IN COMPLIANCE WITH THE DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST.
- TRASH AND WASTE RECEPTICLE COLLECTION AREAS TO BE PAINTED WITH UNIT ADDRESS ON PAVING STONE TO ENSURE ACCURATE PALCEMENT AND SPACING.

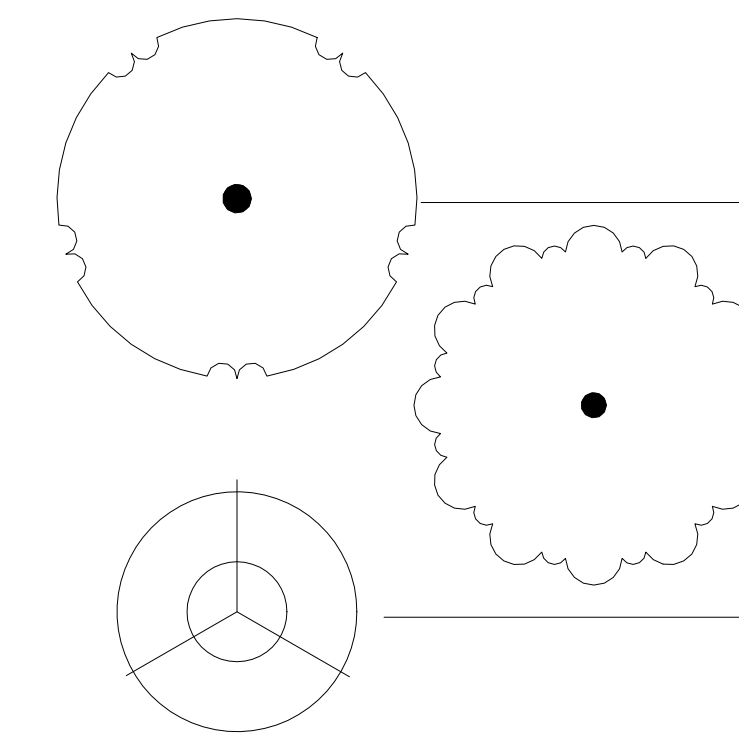
LANDSCAPE CALCULATIONS

TOTAL GROSS SITE = 33,857 S.F.

REQUIRED LANDSCAPE AREA = 25% OR 0.25 x 33,857 = 8,464.24 S.F.

LANDSCAPE AREA PROVIDED = 8,697.57 S.F. OR 26%

| HARDSCAPE LEGEND | |
|---|----------------|
| NOTE: ALL HARD SURFACES ARE CONCRETE UNLESS SPECIFIED | |
|  | = ASPHALT |
|  | = SITE PAVERS. |



| TREES | QTY | SIZE | COST |
|-----------------|-----|---------|------|
| Dalbergia Sisoo | 6 | 36" BOX | |
| Sisoo Tree | | | |

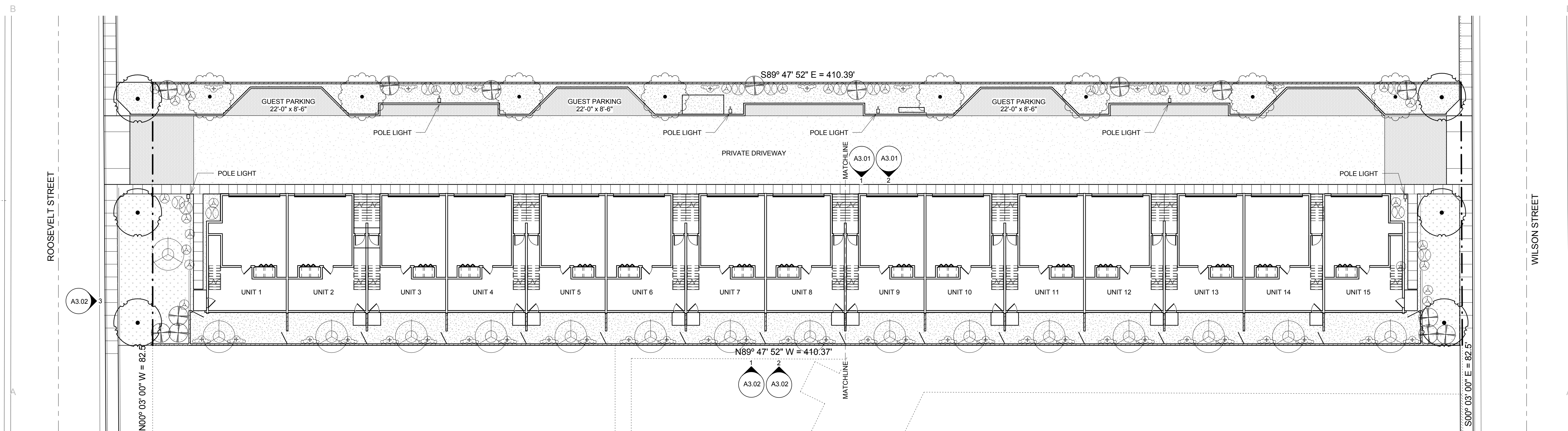
| | | | |
|------------------|---|---------|--|
| Fraxinus Greggii | 6 | 24" BOX | |
| Small Leaf Ash | | | |

| | | | |
|-----------------------|---|---------|--|
| Sophora secundiflora | 5 | 24" BOX | |
| Texas Mountain Laurel | | | |

| SHRUBS | QTY | SIZE | COST |
|---|-----|-------|------|
| Bougainvillea spectabilis 'Barbara Karst' | 27 | 5 GAL | |
| Bougainvillea | | | |
| Duranta repens | 27 | 5 GAL | |
| Sky-Flower | | | |
| Tecoma stans | 14 | 5 GAL | |
| Arizona Yellow Bells | | | |

| VINES | QTY | SIZE | COST |
|------------------|-----|------|------|
| Campsis radicans | 44 | 1GAL | |
| Trumpet Creeper | | | |

| GROUND COVER | QTY | SIZE | COST |
|--------------------|-----|------|------|
| BERMUDA GRASS | | | |
| DECOMPOSED GRANITE | | | |



LANDSCAPE PLAN

SCALE: 1/16" = 1'-0"



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4/14/2016 2:50:28 AM - Plot Date

17010

THE BLOCK ON ROOSEVELT

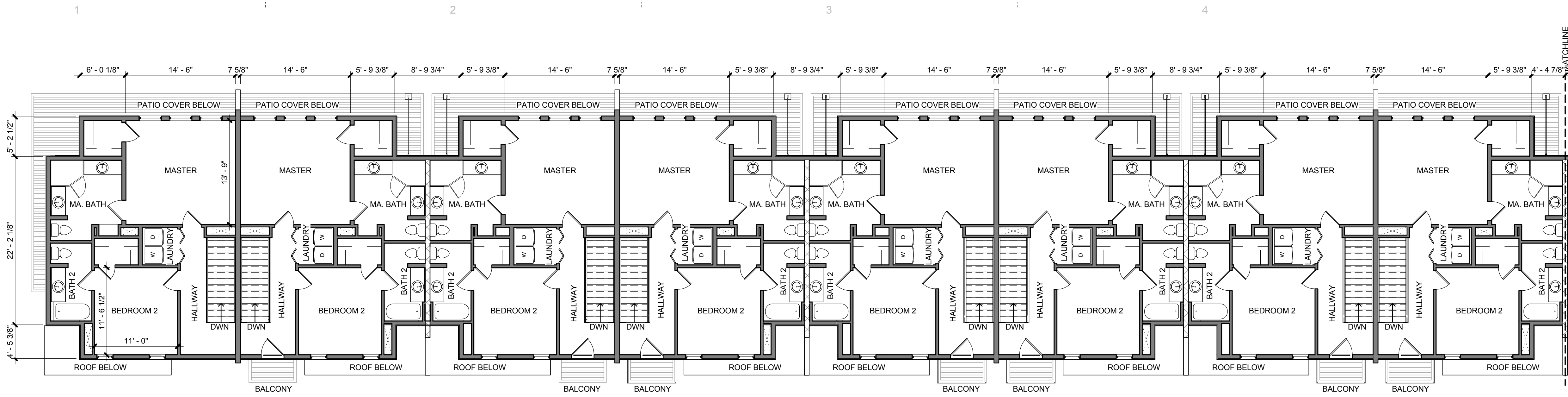
ZNM HOLDINGS MIKE ZERBIB
 233 ROOSEVELT, TEMPE, AZ

No. Description Date

| No. | Description | Date |
|-----|-------------|------|
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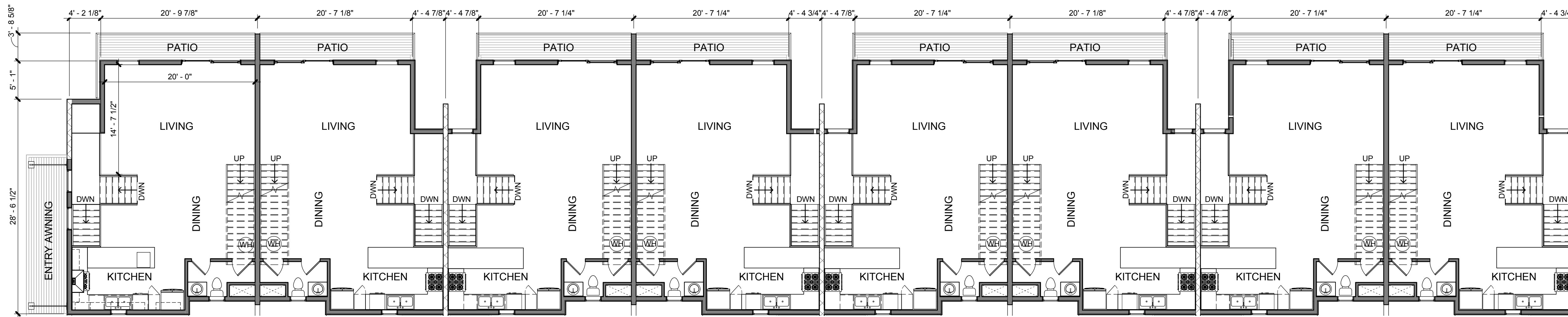
LANDSCAPE PLAN

L2.01



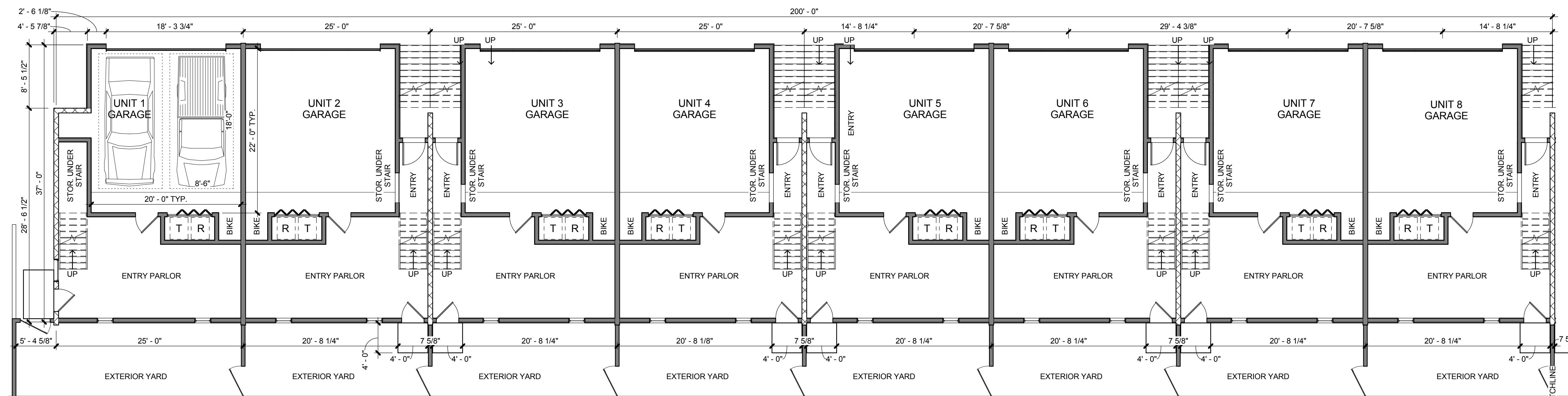
3 - THIRD FLOOR UNITS 1-8

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



2 - SECOND FLOOR UNITS 1-8

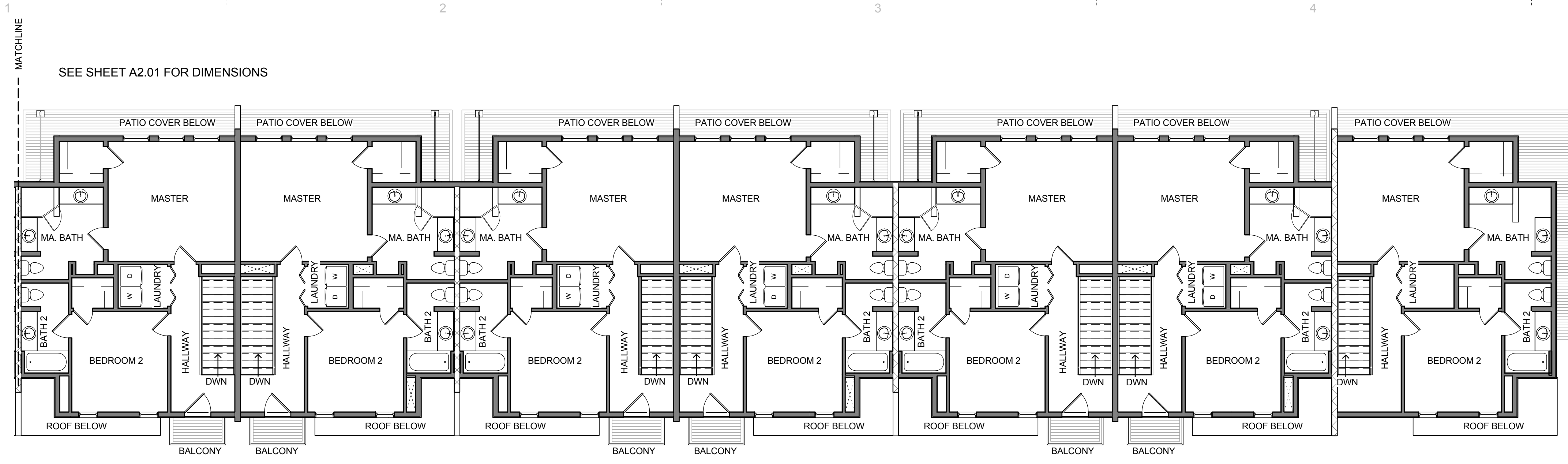
SCALE: 1/8" = 1'-0"



1 - GROUND FLOOR UNITS 1-8

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



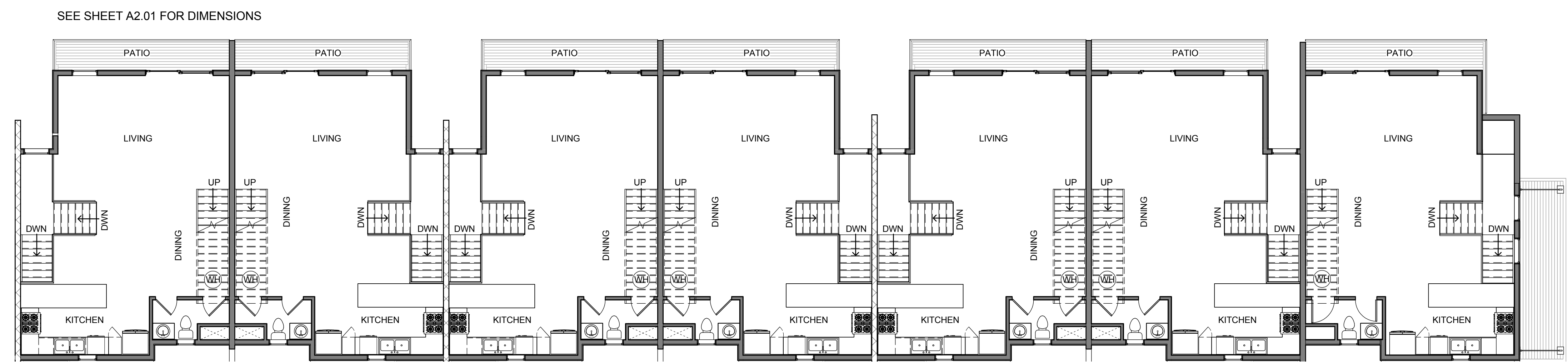


FLOOR PLAN NOTES

1. ALL DIMENSIONS ARE TO FACE OF SLAB, FACE OF STUD AND CENTERLINE OF STEEL, UNLESS NOTED OTHERWISE.
2. SEE SHEET A1.01 FOR WALL ASSEMBLY TYPES.
3. SEE SHEET A1.11 FOR WINDOW DOOR SCHEDULES.
4. ALL ENTRY DOORS TO HAVE STC-33 RATINGS.

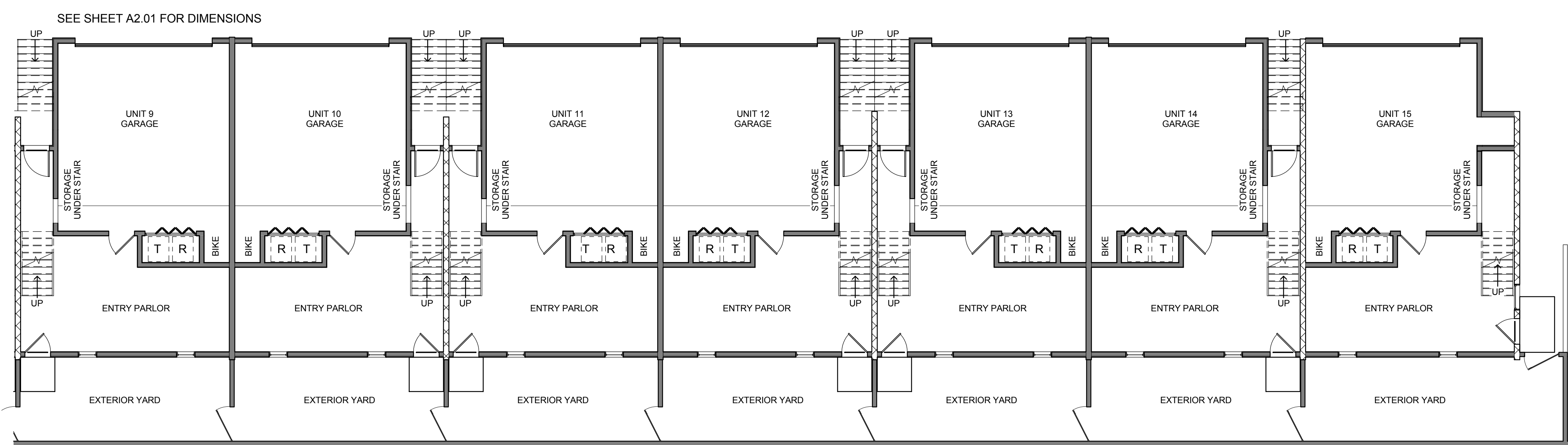
3 - THIRD FLOOR UNITS 9-15

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



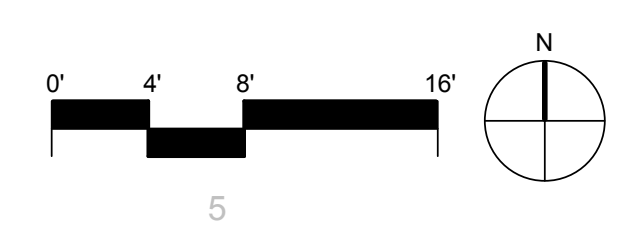
2 - SECOND FLOOR UNITS 9-15

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



1 - GROUND FLOOR UNITS 9-15

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



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4/14/2015 3:00:18 AM - Plot Date

THE BLOCK ON ROOSEVELT

ZNM HOLDINGS MIKE ZERBIB
233 ROOSEVELT, TEMPE, AZ

No. Description Date

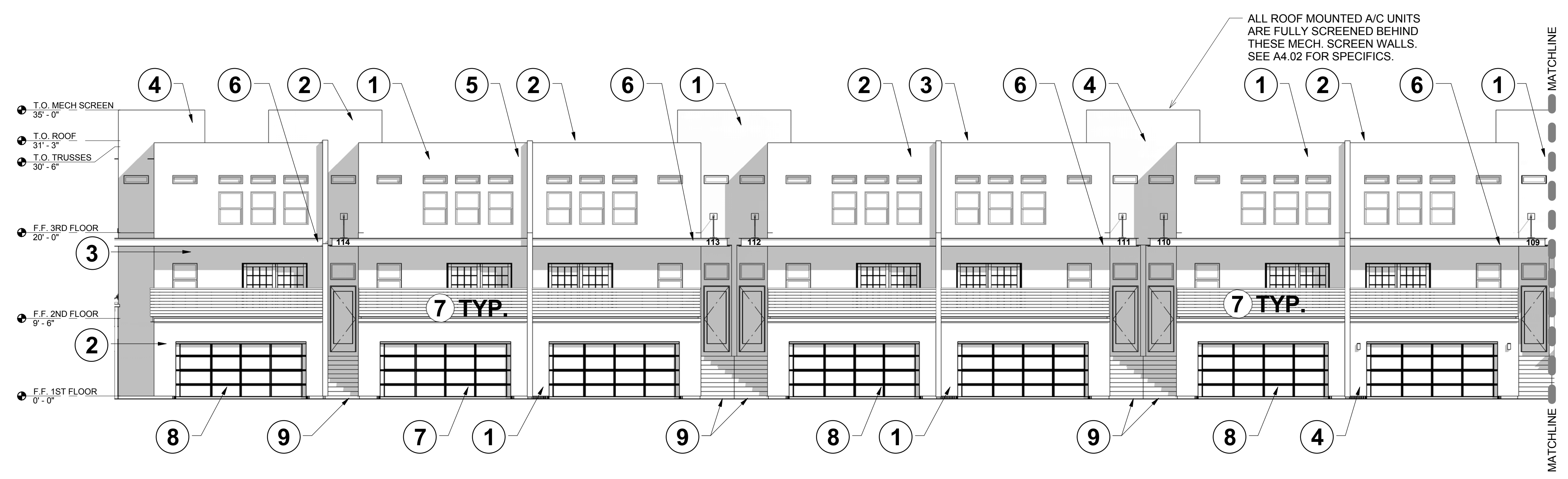
OVERALL BLDG.
FLOORPLAN UNITS
9-15

A2.02

NOTE: ALL COLOR REPRODUCTIONS ARE FOR REPRESENTATION PURPOSES ONLY AND MAY NOT MATCH COLOR SAMPLES EXACTLY. REFER TO MATERIAL BOARDS FOR ACTUAL COLOR SAMPLES.

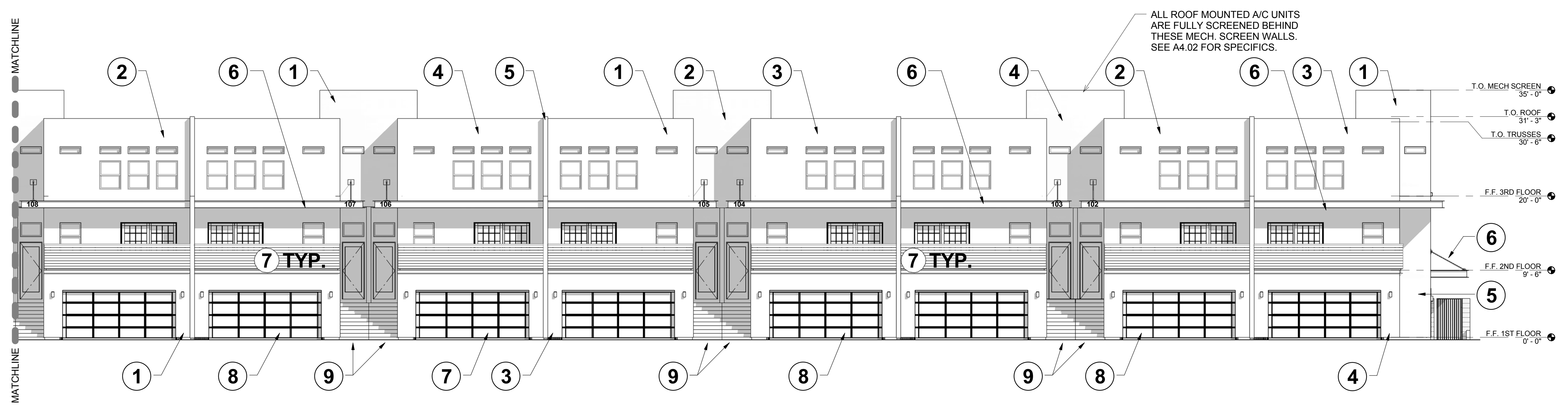
| ELEVATION KEYNOTES | |
|--------------------|---|
| 1. | STUCCO FACADE AND PAINT COLOR 1 |
| 2. | STUCCO FACADE AND PAINT COLOR 2 |
| 3. | STUCCO FACADE AND PAINT COLOR 3 |
| 4. | STUCCO FACADE AND PAINT COLOR 4 |
| 5. | 8x8x16 CMU BLOCK WALL |
| 6. | RUSTED METAL ACCENT. OCCURS AT ALL BALCONY/PATIO SUPPORTS AND PATIO SHADE OVERHANG STRUCTURES |
| 7. | TREX OR EQUIVALENT COMPOSITE BOARD USED VERTICALLY AT ALL RAILING, AND HORIZONTALLY AT ALL PATIO/BALCONY DECKS AND PATIO SHADE STRUCTURES |
| 8. | 16'-0" x 7'-0" GARAGE DOOR. METAL AND FROSTED GLASS |
| 9. | CONCRETE ENTRY STAIRS UP TO FRONT DOOR. STANDARD GREY CONCRETE FINISH |

ALL WINDOW AND DOOR GLAZING TO BE DOUBLE PANE LOW-E GLASS TO REDUCE HEAT GAIN. ALL WINDOWS AND DOORS ARE PAINTED WHITE ALUMINUM OR WHITE VINYL.



NORTH ELEVATION UNITS 9-15

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



NORTH ELEVATION UNITS 1-8

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



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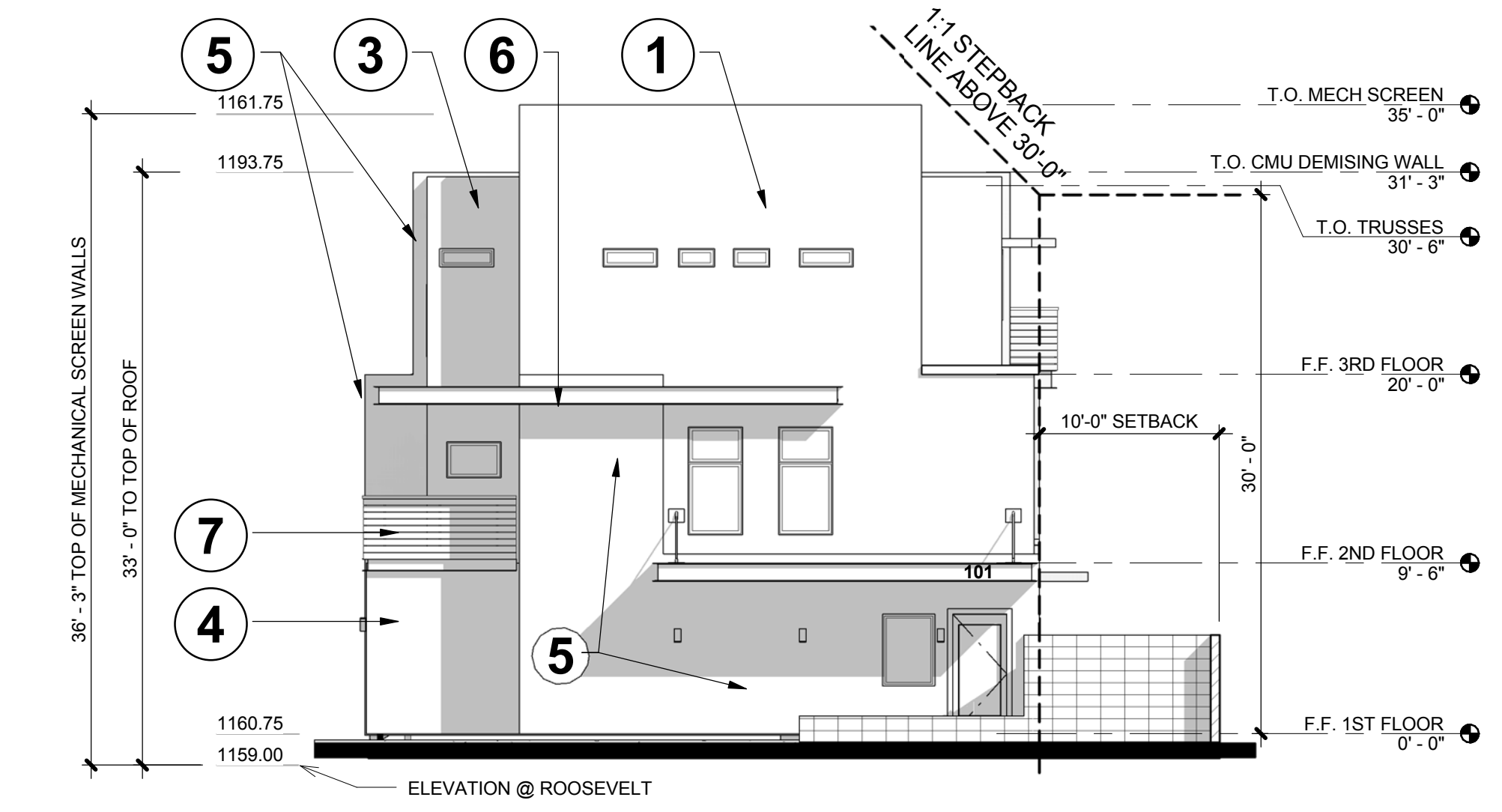
THE BLOCK ON ROOSEVELT

ZNM HOLDINGS MIKE ZERBIB
233 ROOSEVELT, TEMPE, AZ

No. Description Date

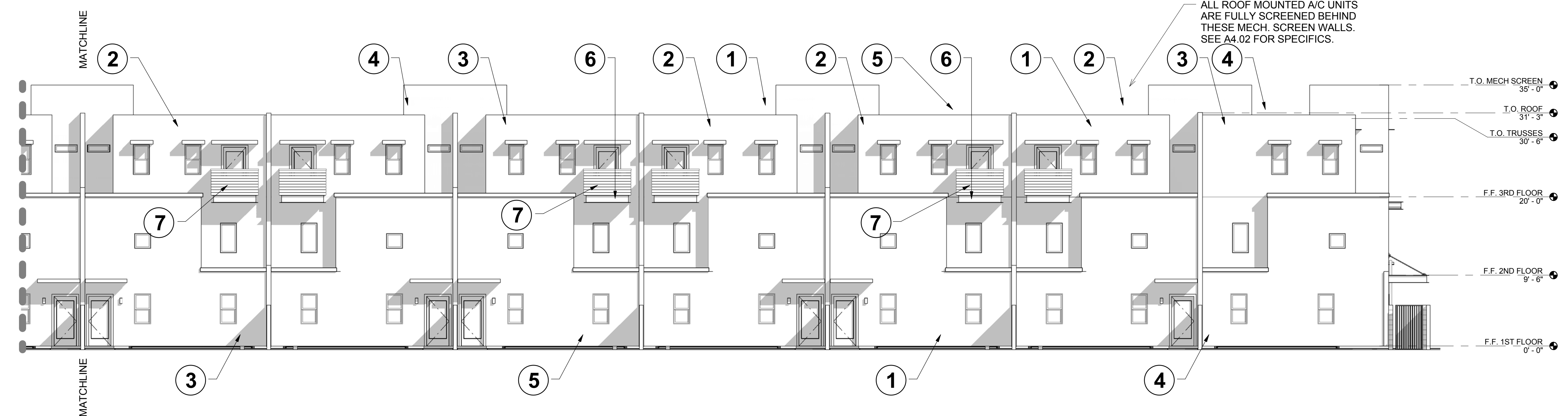
BUILDING ELEVATIONS

A3.01

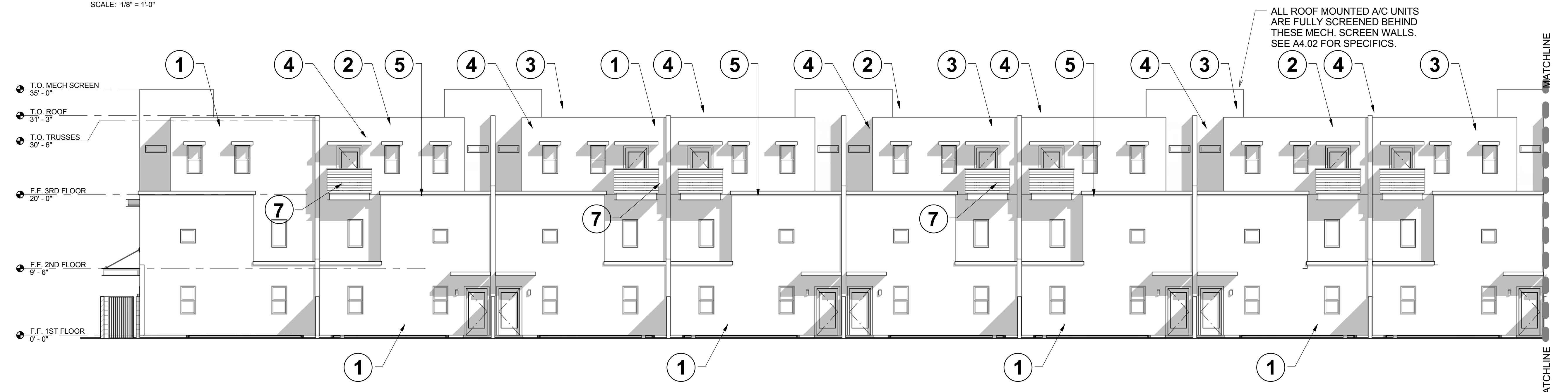


EAST & WEST ELEVATIONS UNITS 1 AND 15
SCALE: 1/8" = 1'-0"

- ELEVATION KEYNOTES**
1. STUCCO FACADE AND PAINT COLOR 1
 2. STUCCO FACADE AND PAINT COLOR 2
 3. STUCCO FACADE AND PAINT COLOR 3
 4. STUCCO FACADE AND PAINT COLOR 4
 5. 8x8x16 CMU BLOCK WALL
 6. RUSTED METAL ACCENT OCCURS AT ALL BALCONY/PATIO SUPPORTS AND PATIO SHADE OVERHANG STRUCTURES.
 7. TREX OR EQUIVALENT COMPOSITE BOARD USED VERTICALLY AT ALL RAILING, AND HORIZONTALLY AT ALL PATIO/BALCONY DECKS AND PATIO SHADE STRUCTURES.
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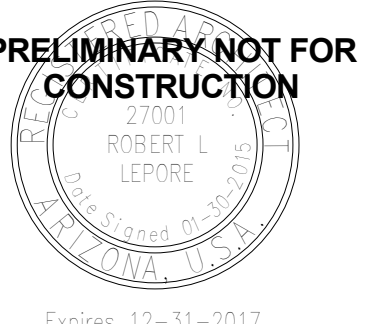
SOUTH ELEVATION UNITS 9-15
SCALE: 1/8" = 1'-0"



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

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THE BLOCK ON ROOSEVELT

ZNM HOLDINGS MIKE ZERBIB
233 ROOSEVELT, TEMPE, AZ

No. Description Date

BUILDING ELEVATIONS

A3.02

NOTE: ALL COLOR REPRODUCTIONS ARE FOR REPRESENTATION PURPOSES ONLY AND MAY NOT MATCH COLOR SAMPLES EXACTLY. REFER TO MATERIAL BOARDS FOR ACTUAL COLOR SAMPLES.

ELEVATION KEYNOTES

1. STUCCO FACADE AND PAINT COLOR 1
 2. STUCCO FACADE AND PAINT COLOR 2
 3. STUCCO FACADE AND PAINT COLOR 3
 4. STUCCO FACADE AND PAINT COLOR 4
 5. 8x8x16 CMU BLOCK WALL
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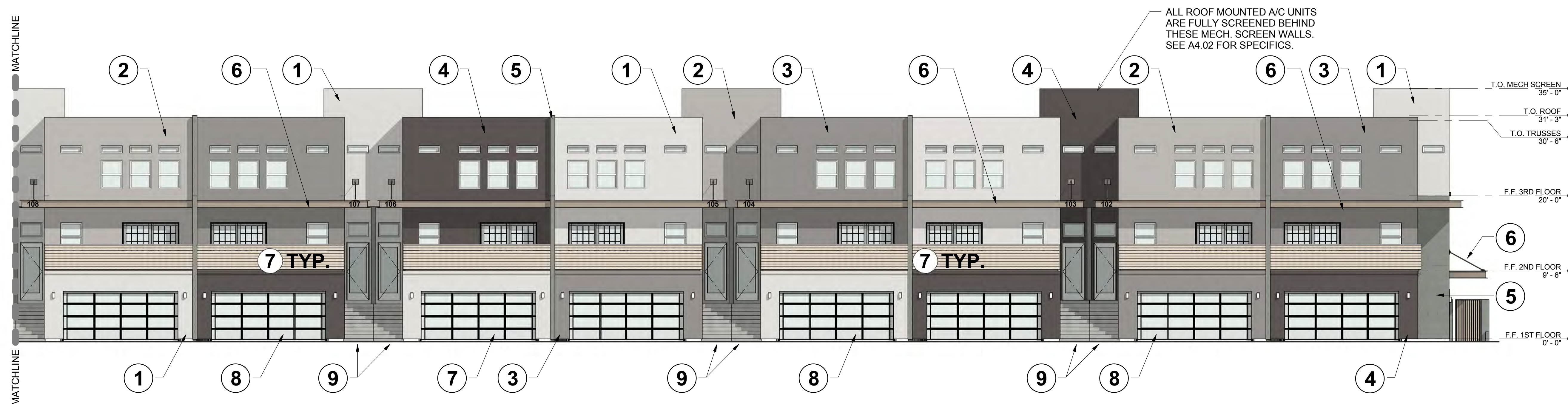
ALL ROOF MOUNTED A/C UNITS ARE FULLY SCREENED BEHIND THESE MECH. SCREEN WALLS. SEE A4.02 FOR SPECIFICS.



NORTH ELEVATION UNITS 9-15

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

ALL ROOF MOUNTED A/C UNITS ARE FULLY SCREENED BEHIND THESE MECH. SCREEN WALLS. SEE A4.02 FOR SPECIFICS.



NORTH ELEVATION UNITS 1-8

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



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INTENT DEVELOPMENT
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PRELIMINARY NOT FOR CONSTRUCTION



Expires 12-31-2017

4/14/2016 2:36:27 AM - Plot Date

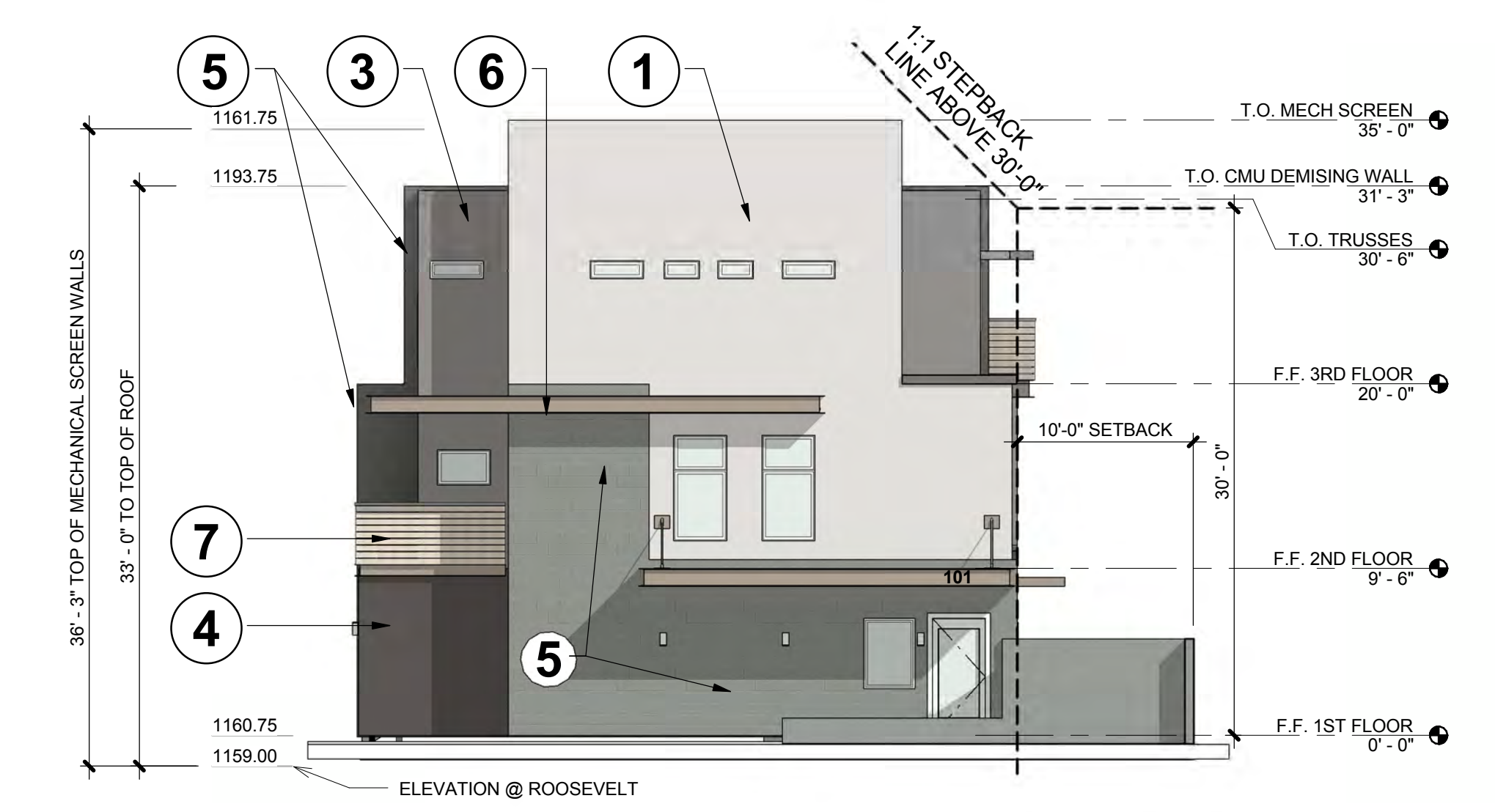
THE BLOCK ON ROOSEVELT

ZNM HOLDINGS MIKE ZERBIB
233 ROOSEVELT, TEMPE, AZ

No. Description Date

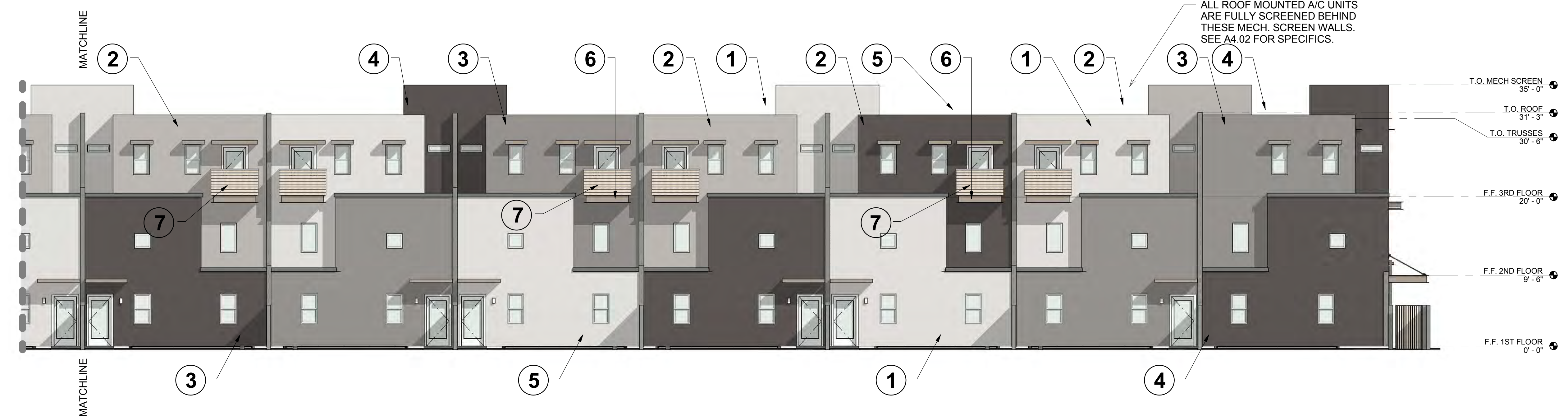
BUILDING ELEVATIONS

A3.01



EAST & WEST ELEVATIONS UNITS 1 AND 15
SCALE: 1/8" = 1'-0"

- NOTE: ALL COLOR REPRODUCTIONS ARE FOR REPRESENTATION PURPOSES ONLY AND MAY NOT MATCH COLOR SAMPLES EXACTLY. REFER TO MATERIAL BOARDS FOR ACTUAL COLOR SAMPLES.
- ELEVATION KEYNOTES**
1. STUCCO FACADE AND PAINT COLOR 1
 2. STUCCO FACADE AND PAINT COLOR 2
 3. STUCCO FACADE AND PAINT COLOR 3
 4. STUCCO FACADE AND PAINT COLOR 4
 5. 8x8x16 CMU BLOCK WALL
 6. RUSTED METAL ACCENT OCCURS AT ALL BALCONY/PATIO SUPPORTS AND PATIO SHADE OVERHANG STRUCTURES.
 7. TREX OR EQUIVALENT COMPOSITE BOARD USED VERTICALLY AT ALL RAILING, AND HORIZONTALLY AT ALL PATIO/BALCONY DECKS AND PATIO SHADE STRUCTURES.
 8. 16'-0" x 7'-0" GARAGE DOOR. METAL AND FROSTED GLASS.
 9. CONCRETE ENTRY STAIRS UP TO FRONT DOOR. STANDARD GREY CONCRETE FINISH
- ALL WINDOW AND DOOR GLAZING TO BE DOUBLE PANE LOW-E GLASS TO REDUCE HEAT GAIN. ALL WINDOWS AND DOORS ARE PAINTED WHITE ALUMINUM OR WHITE VINYL.



SOUTH ELEVATION UNITS 9-15
SCALE: 1/8" = 1'-0"



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

INTENT

INTENT DEVELOPMENT
ADVISORS, LLC
518 SOUTH LABELLE
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17010

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BUILDING ELEVATIONS

A3.02



EXTERIOR PERSPECTIVE LOOKING AT NORTH FACADE

SCALE:



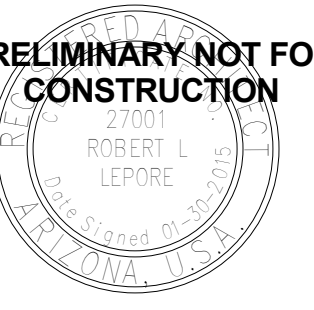
EXTERIOR PERSPECTIVE OF THE NORTHWEST CORNER OF UNIT 1

SCALE:

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| No. | Description | Date |
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EXTERIOR
PERSPECTIVES

A3.04



EXTERIOR PERSPECTIVE OF SOUTH ELEVATION OF ENTIRE BUILDING

SCALE:



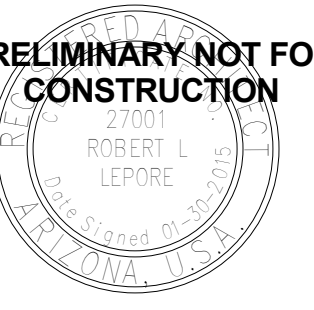
EXTERIOR PERSPECTIVE OF SOUTHWEST CORNER OF UNIT 1

SCALE:

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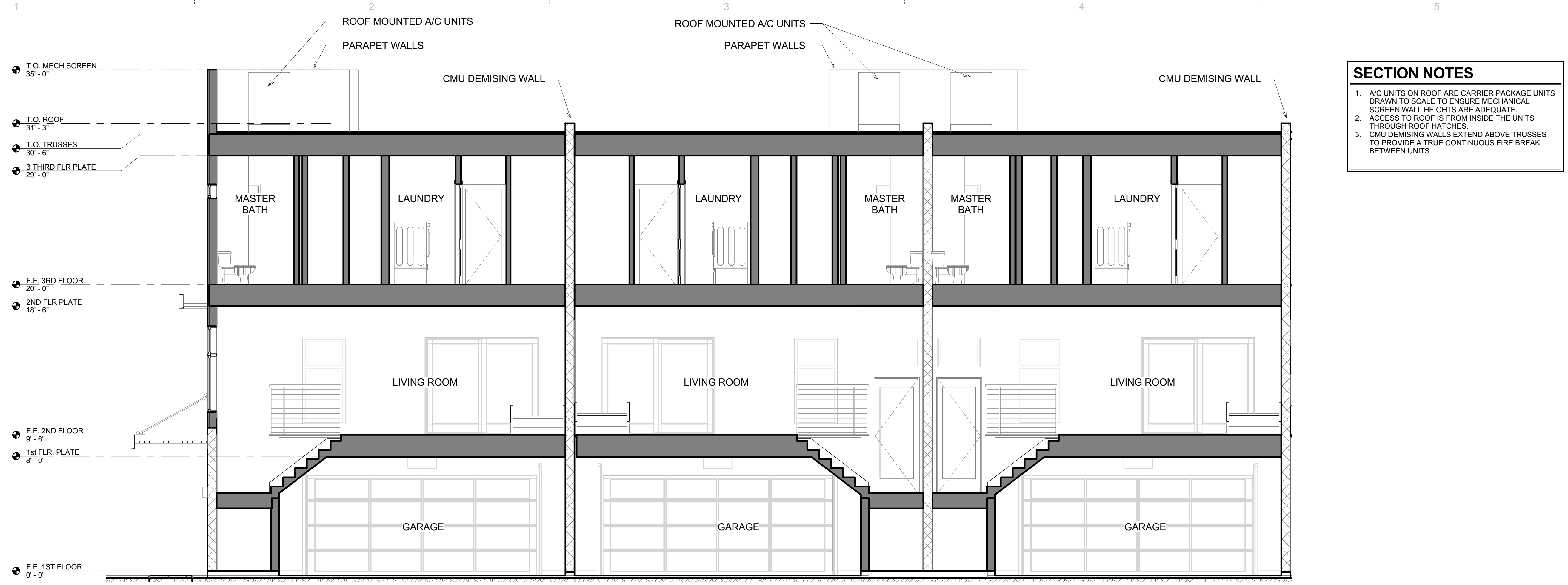
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No. Description Date

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EXTERIOR PERSPECTIVES

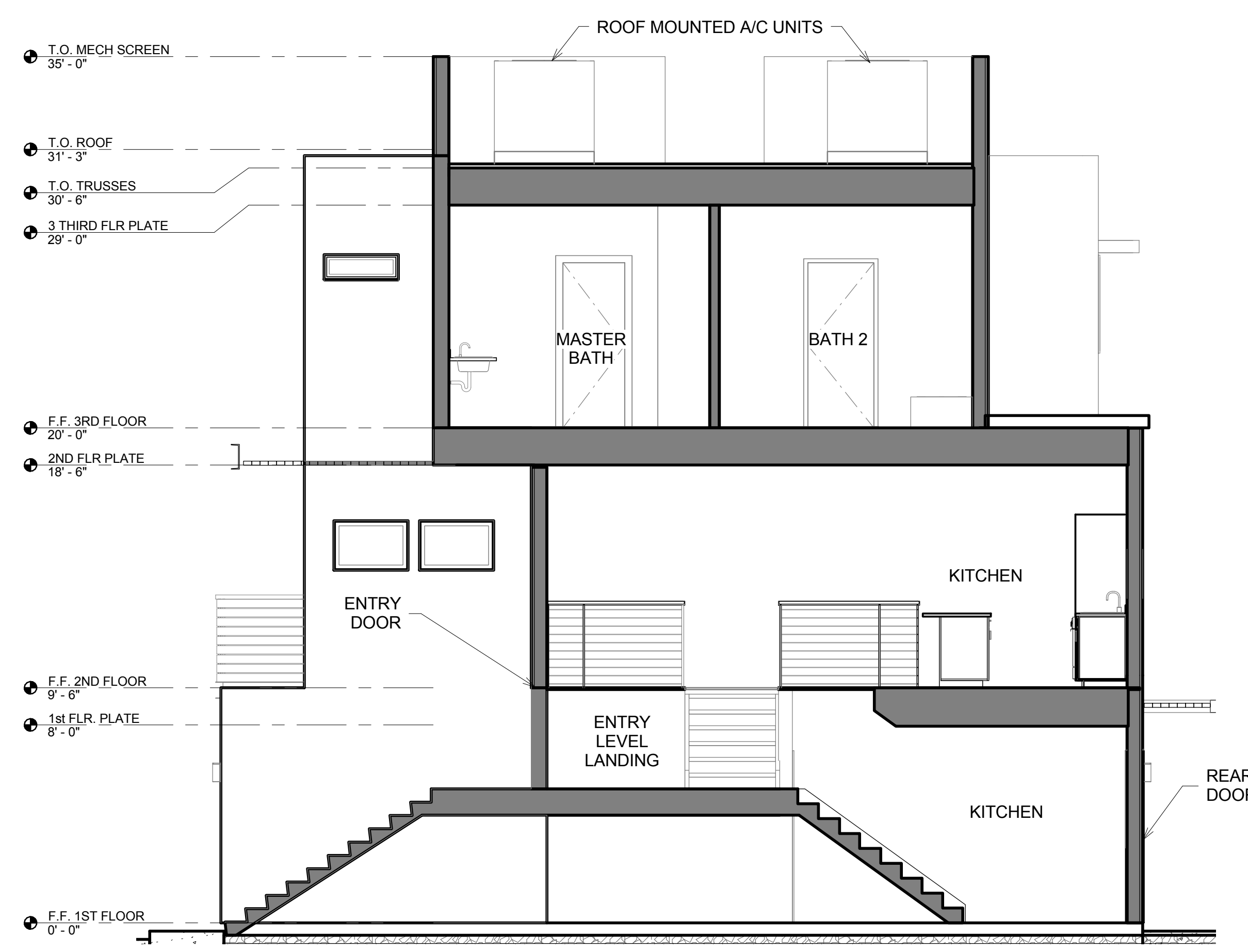
A3.05



SECTION NOTES

1. A/C UNITS ON ROOF ARE CARRIER PACKAGE UNITS DRAWN TO SCALE TO ENSURE MECHANICAL SCREEN WALL HEIGHTS ARE ADEQUATE.
2. ACCESS TO ROOF IS FROM INSIDE THE UNITS THROUGH ROOF HATCHES.
3. CMU DEMISING WALLS EXTEND ABOVE TRUSSES TO PROVIDE A TRUE CONTINUOUS FIRE BREAK BETWEEN UNITS.

LONGITUDINAL SECTION THROUGH UNITS 1,2,3
SCALE: 1/4" = 1'-0"

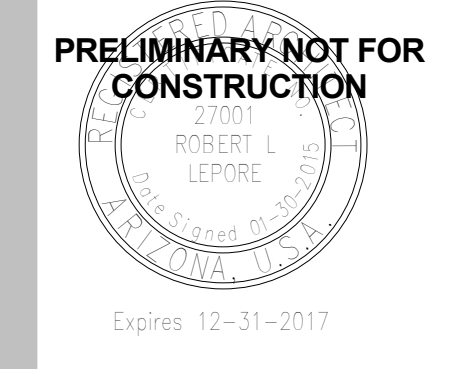


TRANSVERSE SECTION THROUGH UNIT 2
SCALE: 1/4" = 1'-0"



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BUILDING SECTIONS

A4.01