

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

Meeting Date: 08/11/2015
Agenda Item: 4

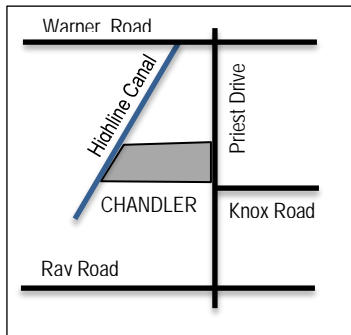
ACTION: Request for a Development Plan Review for a new single family subdivision consisting of 94 dwelling units for RHYTHM , located at 9330 South Priest Drive. The applicant is Chris Jones of Andersonbaron

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

RECOMMENDATION: Staff – Approval, subject to conditions

BACKGROUND INFORMATION: RHYTHM (PL130327) is a new residential development which spans across the borders of Tempe into Chandler. The Tempe portion of the project is comprised of 94 single-family detached units on 19 gross acres with a projected density of 5 du/ac. The City of Chandler portion of the project is planned for 281 units comprised of a mix of four residential housing types (condominium, villas, lofts and casitas). The entire 51.52 acre development has 375 residences. The site was part of a prior Planned Area Development for MU-4, which required a Zoning Amendment to R1-PAD in 2014. **The Development Review Commission heard this request on June 9, 2015; the case was continued to provide more time to address design details.** The applicant is requesting Development Plan Review approval of the design of the residences proposed within the Tempe portion of the community. This request includes the following:

1. Development Plan Review of a single family development, site plan, common landscape areas, and elevations for the different housing models, including materials and colors.



Property Owner	Mattamy Arizona LLC
Applicant	Chris Jones, AndersonBaron
Zoning District	R1-PAD, Single Family Residential
Density	5 du/ac
Number of Units	94 Units
Minimum lot size	4,750 per lot (50' x 95')
House sizes	2,530-2,827 s.f.
Lot Coverage	60%
Building Height	30'
Building Setbacks	+10 front for livable space, 18' for a garage; 5' side, 5' street side adjacent to a 10' tract, 8' street side no tract. 5' rear
Vehicle Parking	2 per unit minimum

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 between Warner and Ray roads on the west side of Priest Drive at the southwest border of Tempe, north of Chandler. The use of the property today is low density agricultural with a single family house on the northern portion of the site. The site to the north is San Sonoma, a new apartment community that is under construction. To the west is the Highline Canal and an Arizona Department of Transportation (ADOT) retention basin. To the south exists industrial uses and a vacant lot located within Chandler. The vacant lot is proposed as another phase of this community, multi-family product types available. To the east are the existing County Island of Caroline Lane large lot single family homes with agricultural uses, and Sierra Tempe Unit 4 Homeowner’s Association.

The site was formerly part of a Mixed Use Planned Area Development approved as part of the San Sonoma PAD as the intended commercial/office use to accompany the multi-family complex to create the mix of uses required for the Mixed-Use zoning classification. General Plan 2040 was adopted in 2014, and included a change of the Projected Land Use Map from Mixed-Use to Residential and reduction of the projected density from 25 du/ac to 15 du/ac for this site. In June 2014, the existing PAD was amended to remove the office/commercial from the San Sonoma Planned Area Development and provide the land area to accommodate 94 units at 4000 sf. per lot. The Rhythm project was designed to conform to the land use and density of the General Plan 2040 project ions. The proposed development complies with the Projected Land Use and Density of the 2040. In June 2014, the property also received entitlements for a Zoning Map Amendment from AG – Agricultural and MU-3, Mixed Use to R1-PAD single-family. At this time, the project received a Planned Area Development for the R1-PAD zoning to determine the development standards for a density of 4.78 dwelling units per acre, a 30 foot building height, 60% lot coverage, minimum lot sizes of 50 feet by 95 feet and setbacks ranging from 5 to 18 feet. The standards for the Rhythm development are compatible in layout with surrounding zoning classifications. The streets within the development are patterned similar to other single family subdivisions. The applicant is proposing signage on the streets to manage on street parking for guests. The private streets are designed to allow for fire and refuse circulation, as well as guest parking on one side. The site will be gated for vehicle access but has a pedestrian accessible multi-path along the south border allowing pedestrian access to the canal and through the development. Below are the entitled standards:

RHYTHM – PAD Overlay	
Standard	R1-PAD
Residential Density	4.76
Number of Units	94
Building Height (feet)	
Building Height Maximum	30
Maximum Lot Coverage (% of net site area)	60% of each lot
Minimum Landscape Area (% of net site area)	24% of total site
Setbacks (feet) (a) [Exceptions, see Section 4-205(B)]	
Front	10
Parking	18
Side	5
Rear	5
Street Side	5 and 8
Parking	18

The applicant is requesting the Development Review Commission approval of the Development Plan Review for the design of the site plan, landscape plan, elevations and materials and colors for the proposed 94 unit residential community. The applicant will need approval for a Subdivision Plat, to create individual for-sale lots.

PUBLIC INPUT

- A Neighborhood meeting was not required for the design of the development. The applicant did meet with residents at a neighborhood initiated ice cream social in April. Staff also attended this meeting to address any process questions.
- Staff met with two residents from Sierra Tempe who wished to discuss the pedestrian pathway, traffic, and the potential location of a street light on Priest Drive.
- Staff received a call from one resident who wished to obtain more information with regard to the project.

SITE PLAN REVIEW

Most of the comments from site plan review were related to presentation of materials, providing a site plan for the entire development for reference, providing dimensions and full design details of landscape areas and house plans. Lighting for the private streets and common landscape tracts was needed, as well as City standards for the public bike path along the Knox Road alignment. It was suggested that the roof overhang be enlarged or shade canopies provided as an option for residents to provide shade to south or west facing windows. An optional metal canopy design was added. With regard to the color palette, recommendations were made to the house color options to provide more variation between color schemes and between primary, secondary and tertiary colors where the original palette was relatively monochromatic and faded into uniformity when reviewed in natural sunlight. These changes were made. Staff recommended incorporation of alternative door colors, to allow residents options with more color variation than standard beige and brown doors. Since HOAs control color for all homes within the community, and the materials are common neutral tones, there is little room for personal expression or variation between houses. The door color provides an opportunity for unique expression and diversity within a consistent theme of options. This was not provided in the revised submittal but was agreed to by a condition added with specific colors to be offered as a buyer option for selection of the front door. The market will determine the final outcome of product selection, but this condition allows a wider range of conventional and unique door colors.

TRAFFIC

In 2014, the applicant commissioned a traffic analysis of their project. The preliminary study initially recommended no modifications or mitigations for the surrounding area. The applicant also met with the Kyrene School District in 2014, to discuss their development, subsequently, a letter was generated by the school district confirming the enrollment space availability for any potential students residing in the subdivision. Due to an arterial street separating the development from the path of travel for the school; any future students will be by bus to/from the schools. A final Traffic Impact Study (TIS) was submitted in 2015, with updated information. The City of Tempe Traffic Engineering has reviewed the final report and has concluded that the new traffic signal of this development should be located on Priest Drive at Lisa Lane. A summary of findings are provided below.

A traffic signal warrant analysis was previously done by the City of Tempe staff and found that Warrant 1 (8th Hour Volumes); Warrant 2 (4 Hour Volumes) & Warrant 3 (Peak Hour) were met as outlined in the Manual on Uniform Traffic Control Devices (MUTCD). Lisa Lane is approximately ½ mile between existing traffic signals at Warner Rd & Ray Rd as preferred by City of Tempe for better coordination and progression. This will provide a better gap spacing to surrounding un-signalized intersections within the study, thus decreasing delays at the surrounding stop-controlled intersections. This location is also geographically a center point of the development which will potentially distributes traffic evenly within the subdivision. As indicated on page 28 of TIS, 75% of Rhythm residents are probably destined north, which is more convenient to cross Priest Drive at Lisa Lane compared to Stacy/Orchid. Gate and Traffic Signal combinations have been carefully justified with a bypass lane turn around distance and example of similar location by Civtech on page 29 of TIS. A speed hump in conjunction with traffic signal was also mentioned and provided recommendation by Civtech on page 13 of TIS. The report also indicates that with anticipated 2017 westbound 8th highest hour, Lisa Lane will have more left turns as compared to Orchid Lane. A turn lane design at this location will be per City of Tempe Traffic Engineering Policies, Guidelines and Procedures and City of Tempe Supplement. The sight distance triangle shall be per the City of Tempe requirements. It is recommended that, due to both proximity and delay, a new traffic signal should be placed at Priest Drive and Lisa Lane.

DEVELOPMENT REVIEW COMMISSION JUNE 9, 2015 HEARING

At the Commission hearing, there were concerns raised regarding the elevations and floorplans, and the relative similarity in product potentially resulting in a homogeneous streetscape lacking variety in design. The following is a list of requests discussed prior to the continuance of the case:

- Provide perspective drawings and detail drawings that show design of units in context with each other, where to gates/walls align, driveways, etc.
- On plans where the front door is opposite the driveway, have the sidewalks exit from front door to street front, not cutting across yard to driveway
- Identify the depth of retention basins in relation to adjacent streets and sidewalks, and do not exceed three to four feet in basin depth
- Provide a pre-plot plan to identify which models would be on each lot to assure there are no duplications in model type adjacent to each other
- Provide more diversity in elevation, provide another elevation
- Provide more variation in the color palette
- Increase the eaves of the houses
- Turf connections to sidewalks
- Walls along Priest will be scaled to seven feet for the tiled wall and five feet for the gates
- Identify standard options
- Exemplify energy efficiencies
- Provide exhibit on wall returns on sides of houses
- Identify uses on Earnhardt side in Chandler
- Provide pavers in driveways
- Have Architect attend hearing
- Show the multi-use path continued to Priest, show path connection on plan
- Provide a sidewalk with the fire lane access
- Questions about the limited floorplan variety and the entrance into the dining room of the homes
- Discuss the HERS rating on each house
- Discuss what makes this a "quality product"
- Questions about the window recesses and scoring in the stucco
- Concern about the large tower volume that is stucco with a flat roof at the entrance to one model.
- Include dimensions on landscape plan of buffers, easements, etc.

After the hearing, staff reviewed a report for a prior Tempe single-family subdivision, Tempe Village, also designed by KTG. Tempe Village was 120 houses with five floor plans, three elevation options per floor plan, and three color schemes, for a total of 45 different housing schemes. Staff compared this to Glendale's requirements, which would have four floorplans with four elevations per model. Staff then reviewed what Mattamy Homes is doing in other communities in Arizona, six models in Verado, Peoria and Litchfield, four in most of the other communities. Within each floorplan, there are three elevation options per floorplan. With this information, staff provided the above list of Commission issues, and a series of images of contemporary architecture to assist with the design development of the proposed development.

SUBSEQUENT SUBMITTAL IN RESPONSE TO COMMISSION HEARING

The applicant requested a continuance from June 9th to August 11th, to provide sufficient time to address the comments. A new submittal was provided to staff on July 20th, and after staff review, and meeting with the applicant, staff recommended additional changes such as incorporation of secondary materials (stone, brick and siding) to the side and rear elevations to provide four sided architecture. Corrections were needed to clarify design elements on the renderings where things were not clearly labeled or rendered. Changes were made to the elevations to address design details; additional accent materials were added in specific locations, but not to the first floor side yards behind the fence return in private yards with limited visibility from the five foot setback and masonry side yard wall. The revised submittal was received July 28th. A letter outlining a response to all of the above issues was included with the submittal, and is provided in the attachments. Below is an outline of the response:

- Drawings of units with details in context with each other have been provided.

- Sidewalks exit from front door to street front.
- Retention basin does not exceed four feet in high water depth
- Pre-plot plan is not provided
- Provide more diversity in elevations – there are six floorplans with two elevations each – 12 elevations
- Provide more variation in the color palette – there are nine color schemes
- Eaves of the houses were enlarged on front elevation where feasible, or canopies were added.
- Turf connections to sidewalks are provided.
- Walls along Priest will be scaled to 7' for the tiled wall and 5' for the gates, an exhibit is provided to show this
- Standard options are not fully developed at this stage
- Energy efficiencies are provided
- An exhibit of the side yard wall returns is provided
- Earnhardt uses at north west corner in Chandler have been identified as commercial truck repair
- Pavers have been provided in driveways
- Architect will attend the hearing
- An exhibit showing the multi-use path continued to Priest is provided
- An ADA sidewalk with the fire lane access has been provided
- There are now six different floorplans with a more defined entryway separate from the dining room
- This information is not yet available.
- The quality of the product can be discussed with the architect
- Windows are not recessed. Stucco scoring is metal channel treatment to create a line.
- The specifics of model details can be discussed with the architect, the large stucco tower entry is a contemporary form that carries over to the products in Chandler.
- Dimensions on landscape plans have been added.

The resulting changes provides 94 single-family homes designed with a choice of six floorplans with two elevations per floorplan, and a choice of nine color schemes; there are 108 different potential house models. The variations are on a theme of transitional design that blends both contemporary and traditional elements in unique forms. The resulting development may have the appearance of a custom home product due to the potential choices of combined aesthetic options.

DEVELOPMENT PLAN REVIEW

Site Plan

The Tempe portion of the development is north of the Knox Road alignment, south of Warner Road, east of the canal and accessed from one drive entrance on the west side of Priest Drive. Additional access is available through the Chandler portion of the development, which has the primary entrance at Lisa Lane and a secondary entrance on Orchid Lane. The primary amenity area is centrally located behind the Lisa Lane entrance, serving both residents of the Tempe and Chandler sections of the development. Ancillary amenities and open space are located throughout the different parts of the development. A large gas line easement runs diagonally from northwest to southeast through the Tempe site, creating a large open green linear park with pocket parks at either end. The Knox Road alignment is a publicly accessible multi-modal path that connects to the canal path planned west of the development. The 94 lots are organized in a north south orientation, with the long sides of the lots facing east and west. The houses are ten feet apart, with five foot side yards on either side. The front yard is approximately ten to 18 feet deep including the driveway length. The back yards range from twelve to twenty feet deep, with an additional ten to sixteen feet deep covered patio. The house footprints are generally 40 feet wide by 68 feet deep. The private streets are designed for fire, refuse and emergency response, have sidewalks and on-street parking in specified locations. Refuse/recycling is from roll out cans kept in garages or side yards. Three units at the south west corner have to place the refuse further east at a designated location along the side yard of another lot to accommodate refuse access; this solution was determined with public works staff coordination so that the refuse truck would not require backing up at the western dead end of the site. The Earnhardt Automotive facility in Chandler to the south of the development abuts the southwest corner of the property. The use closest to the single family homes is commercial truck repair. There is a 100 foot buffer from the commercial building to the south property line of the five adjacent residences. Within this area is the 20 foot wide dedicated landscape buffer and multi-modal path connecting to the canal and Priest Drive along the Knox alignment.

Building Elevations

The contemporary design incorporates a traditional low hip roof common to ranch style homes with a two story product that combines traditional and contemporary elements into a unique aesthetic. The combination of materials provides more customization and diversity within the development. Materials include flat concrete roof tiles in one of two natural stone colors (brown or grey), stucco with a 20/30 sand finish which is fairly smooth, with some texture to reduce cracking. The paint schemes have been revised from five fairly similar neutral shades with smooth faced cement board siding and painted stucco as a secondary material to include nine different paint schemes. Residents have a choice of either stone or masonry veneers; each color scheme has a different color for the stone or brick option. The stone is a manufactured stone product in a Limestone or Sandstone color. The brick veneers are a brown/gold and medium taupe color. The stones are rectilinear cut in a random dry stacked pattern; the bricks are approximately 2 1/2" high and 7 3/4" long with a 1/2" grout in a running bond, stock bond or flemish bond grout pattern. House trims are an assortment of taupe, putty, cream, beige and brown tones, white vinyl windows, and white laminated glass garage doors in either bronze or clear anodized metal finish. When reviewed outdoors, the original color palettes primary building colors appeared to wash out and lose differentiation between colors. The proposed revised color palettes provide more variation between hues and tones. The door colors for each of the 9 color palettes have a standard color and two additional door color options. Residents may select from the conventional colors proposed with each color scheme, or select an alternate color to individualize their home and provide more variety in the streetscape. The proposed use of masonry or stone and siding was originally limited to the front elevation of the home; a condition has been added to incorporate these materials around the sides that are visible either in front of or above the side yard walls, or within the back yard as viewed from adjacent properties. Below is an overview of each elevation provided:

A1.1 – The single story home has a monolith monument entry with square openings in the tower above the door, which is recessed and shaded by this flat roof entry element. The hip roof and garage door are more traditional, the window and door treatments are more contemporary; the overall look suggests a post-modern form. A faux stone rectangular limestone product is used in a random stacked pattern as a wainscot under the front window, wrapping the side in front of the side yard wall. This stone product is also used along the side of the garage door, wrapping to give the appearance of a support column for the side of the house. The general condition added would allow stone to be incorporated on the columns of the patio of this model, which is viewed from adjacent properties.

A1.2 – The single story home has a gable end pop out at the entryway with a recessed rectangle and a cable suspended eyebrow canopy over the door. The look has a contemporary craftsman appearance. The garage portion has a second gable end that ties into the pop out section; the front windows to the living area have the side view of a gable facing the side yards. The windows are surrounded by cement board siding of a contrasting color. The siding wraps to connect to the window in front of the side yard wall, but was not added in the rear yard between windows as suggested by staff. Brick is used along the side of the garage door as an asymmetrical accent wrapping the corner, and terminating at the roofline. The door, windows and garage are contemporary accents to this traditional ranch form. The general condition added would allow the brick to be used to wrap the columns of the patio cover and siding between the two windows of the same dimension on the right side of the rear elevation.

A2.1 – The single story home has a hip roof projection for the living area and front window, which is surrounded on the sides and base with a mass of brick veneer in a Stock Bond grout pattern, providing a change in color and material in a contemporary form. This model has a similar post-modern character to the first model. The front door is recessed within a monolithic parapet roof element that ties into the hip roof of the garage. It has cut outs in the parapet above the flat roof protecting the door entryway. A gooseneck light fixture accents the entrance walk.

A2.2 – The single story home has a projected shed roof over the living space, and an opposing shed roof over the front door. The garage is recessed into the side of a gable roof facing the sides. The aesthetic suggests a mid-century modern home. Siding is used on either side of the window, at the same height as the window, and wrapping the side of the house and connecting to the first two windows on the side elevation. A traditional running bond brick is used on the side of the garage, stopping at the garage door height and wrapping to the side.

A3.1 – The two story model has intersecting hip roofs, projected elements and strong horizontal linear forms with the random pattern faux limestone massing under and to the side of the front window, and cement board lap siding between upper floor

windows. The look has a contemporary prairie school appearance. The entrance is tucked to one side, sheltered by an open trellis and monolithic stucco massing intersecting with the first floor roof plane. The house has changes in depths of the elevations, providing changes in color for visual interest. Siding is provided on the upper floor elevations on one side. No other materials are proposed for the rear and back. The general condition added would allow stone to be incorporated on the columns of the patio of this model, which is viewed from adjacent properties.

A3.2 – The two story model has a first floor shed roof with cable supported eyebrow canopy over the living area window and an opposing shed roof at the second floor level and another eyebrow canopy over a second floor window. The door is set off to one side, creating an asymmetrical mid-century modern aesthetic. Cement board siding is used between windows on the upper floors and wrapping the first floor living space window on the front elevation to the garage side. No changes of materials are shown for the rear elevation. The general condition added would allow stone to be incorporated on the columns of the patio of this model, which is viewed from adjacent properties.

A4.1 – The two story model introduces a rotunda tower element with the front door hidden off of the side of the home. This round portion and the low hip roof lines with shallow eaves give a nod to a contemporary Tuscan architectural form. The front projected element is a part of the living space with a Flemish Bond grout pattern brick running up to the height of the triptych of windows under a hip roof. The garage has a Juliette balcony with metal cable railing projecting from a second floor bedroom. Siding is used adjacent to one upper floor window and between upper floor window sets on the sides and rear. The stone wraps to the sides of the projected portion of the house, but is not used on the rear elevation.

A4.2 – The two story home blends elements of the contemporary Craftsman, Tuscan and Mid-Century Modern with different elements such as the cable suspended eyebrow canopies, gable roof forms and a window corbel on the frame above the garage, the shed roof and cement board siding and Stock Bond brick pattern. The house is broken up by varied roof shapes and the different materials. The window and garage door are contemporary in form, the front door is tucked around the side of the round flat roofed tower element. A cable supported eyebrow canopy extends over the entry door.

A5.1 – The two story home has a hip roof with a large stucco monolithic tower at the entry. The door is recessed in the tower element and covered by a wood trellis that allows light from the upper level void in the parapet of the tower. A Juliette balcony is located over the garage from a second story bedroom. Random pattern faux stone forms a wainscot under the first floor living area window and a column on the side of the garage, wrapping both sides of the house. Cement board lap siding is used on the second floor on all four elevations. The combined materials and form hint at a postmodern aesthetic.

A5.2 – The two story homes has an asymmetrical gable and shed roof projecting from the side of an opposing gable roof of the main house. The front door and upper bedroom window are shaded by cable supported eyebrow canopies, and cement board siding is used on the front and sides of the house. The brick veneer has a Stock Bond pattern. The overall aesthetic is a similar amalgam of elements as the other models, creating a variation on a theme.

A6.1 – The two story house uses three hip roof sections with varied elevation depths. The lines are simple and clean, with a small stucco projection and solid roof over the front door. A Juliette balcony projects over the first floor living area, doubling as a shade canopy. Flemish Bond brick pattern is used in a traditional wainscot form under the window and up to the top of the garage door height. Siding is used on the upper floor on all four sides.

A6.2 – The two story house has a traditional home appearance with intersecting gables and a small portico emphasizing the centered entry door. Random stacked stone is used as a wainscot and column to the side of the garage, terminating at the top of the garage door. Cement board lap siding is used on the top floor front and rear elevations and wraps one side. Cable secured eyebrow canopies are used on an upper story front window and on side windows; these have a corbel window sill. A 2" recessed rectangle is centered on the gables on the front and side elevations for additional architectural interest.

Landscape Plan

The overall site plan has 24% of the land area dedicated to landscape, with pocket parks, a green belt and a multi-modal path that is open to the public. The landscape plan provides 19 different tree species, grouped to provide shade, color, texture and a sense of place within the community. Along Priest Drive, a combination of Desert Museum Palo Verde, Mulga

Acacia and Swan Hill Olive line the street front. Mastic trees line the entry median to the gated entry. South of the entry Cascalote, Chitalpa, Acacia Mulga and Little Leaf Ash are used along the street. Larger shade trees such as Oak, Ash and Elm are located within common landscape areas within the development and along the multi-modal path. The project is heavily landscaped with 14 varieties of larger shrubs, 8 medium species of shrubs, 3 small shrub species, 10 ground covers, 18 accent plants, and 3 vine species. Common walls are a variety of colors and incorporate green screen for vertical green growth. Front yards of units will have one street tree and one accent tree, and a prescribed number of shrubs and ground cover from plant palette owners may select from at the time of purchase. The site is heavily landscaped with low-water use vegetation and turf where appropriate for use, and a strong emphasis on shade and the pedestrian experience.

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*; individual houses are all centered on lots and placed the same distance from the street front, creating a uniform subdivision streetscape. The houses are all generally the same building height with similar hip roof forms. There are three different home models with five different color schemes for the 94 lots. Variation is provided in building color and materials, changes in garage and front door styles, balcony and window canopy details.
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort*; buildings are oriented with most windows facing north and south, shade to the east and west by adjacent homes 10 feet away and landscape materials. The homes are designed for energy efficiency and provide an option for window canopies for additional exterior shade.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings*; the primary building material is stucco with cement board siding, stacked faux stone and masonry veneer, with metal accents and trim, windows are vinyl.
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings*; the homes are appropriately scaled for single family residences and the surrounding development, landscape features vary in size to provide aesthetic variation in common areas and the street frontage.
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*; houses are broken up into smaller sections with portions that are recessed, projected, or varied by material or color, use of windows and optional shade canopies further articulate the elevations and provide a sense of rhythm. The elements are clearly defined within the two stories, with materials appropriately scaled and located for the defined massing.
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 combination of five color schemes with the addition of six optional door colors, optional window shades, and three floorplan/elevation models provides a wide variety of aesthetic elements for the development. Details such as balconies, recessed entryways, unique entry and garage doors and exterior lights add to the diversity of the home designs.
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage*; the development has access to the multi-modal path along the canal to the west and bus transit services along Priest Drive. Bike and pedestrian activity is encouraged through the use of shaded and lit pathways and sidewalks.
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses*; the site follows a conventional subdivision circulation pattern with cul de sacs and straight segments of streets that do not connect directly in a grid, requiring slower traffic patterns more conducive to neighborhood activities.

9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance; public open space is visible from streets and homes, and illuminated for night time use and visibility.*
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways; landscape is appropriately located to maximize privacy, visibility, safety and shade as necessary on the site, front yards provide opportunities for uniform planting schemes of different plant palettes to add individuality within the continuity of the theme.*
11. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects. Lighting is intended to compliment the architecture of the homes and provide both aesthetic and functional purpose within both common areas and on private residences.*

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.

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 PAD overlay process was specifically created to allow for greater flexibility, to allow for increased heights.
4. The proposed project meets the approval criteria for a 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. A Final Subdivision Plat is required for this development and shall be recorded prior to issuance of building permits.
2. The CC&R's shall require the following:
 - use of garage shall be used for the purpose of primary parking not to be used as storage
 - trash and refuse containers shall be stored out of public view except on collection days
 - adjacent lots of the same house model shall not be painted the same paint schemes

Site Plan

3. The site plan is approved as submitted (July 28, 2015) minor modifications may be reviewed through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.
4. Provide upgraded paving at main driveway entry from Priest 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. Provide integral colored concrete pavers on private drives of houses.
5. 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.
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 as presented (July 28, 2015):

Color scheme 1:

Roof – Eagle Concrete Tile – Bel Air – Brown Gray Range 4687 (medium warm grey)
Primary Building – Sand finished stucco painted Sherwin Williams Townhall Tan SW7690 (tan)
Secondary Building – Concrete panel siding or Sand finished stucco Sherwin Williams 7039 (medium brown) Stone Veneer – Coronado Stone – Playa Vista Limestone, Cream (light tan)
Brick Veneer – Coronado Stone – Belgian Brick, Bear Creek (medium warm grey)
Fascia/Eaves/Metal Awning/Guardrails – painted Sherwin Williams SW7020 (dark chocolate brown) Trim/Painted Accessories - Sherwin Williams SW7039 (medium brown)
Door – Sherwin Williams SW7039 (medium brown)
Optional Door – Sherwin Williams SW6179 or SW7598
Window Frame – Vinyl – White
Windows – Clear low e
Garage Door – Bronze – white laminated glass

Color scheme 2:

Roof – Eagle Concrete Tile – Bel Air – Arcadia 4502 (medium brown)
Primary Building – Sand finished stucco painted Sherwin Williams SW7019 Gauntlet Gray (medium warm grey)
Secondary Building – Concrete panel siding or Sand finished stucco Sherwin Williams SW6100 Practical Beige (beige) Stone Veneer – Coronado Stone – Playa Vista Limestone, Alaskan Sunset (gold with grey)
Brick Veneer – Coronado Stone – Belgian Brick, Bear Creek (medium warm grey)
Fascia/Eaves/Metal Awning/Guardrails – painted Sherwin Williams SW6098 (cream)
Trim/Painted Accessories - Sherwin Williams SW6098 (cream)
Door – Sherwin Williams SW7522 (medium gold brown)
Optional Door – Sherwin Williams SW6335 or SW6106
Window Frame – Vinyl – White
Windows – Clear low e
Garage Door – Clear Anodized with white laminated glass

Color scheme 3:

Roof – Eagle Concrete Tile – Bel Air – Brown Gray Range 4687 (medium warm grey)
Primary Building – Sand finished stucco painted Sherwin Williams SW7522 Meadowlark (medium gold brown) Secondary Building – Concrete panel siding or Sand finished stucco Sherwin Williams 7527 (beige) Stone Veneer – Coronado Stone – Playa Vista Limestone, Alaskan Sunset (gold with grey)
Brick Veneer – Coronado Stone – Belgian Brick, Brookside (gold and brown)
Fascia/Eaves/Metal Awning/Guardrails – painted Sherwin Williams SW7632 (cream) Trim/Painted Accessories - Sherwin Williams SW7522 (medium tan)
Door – Sherwin Williams SW7527 (beige)
Optional Door – Sherwin Williams SW6229 or SW7069
Window Frame – Vinyl – White
Windows – Clear low e
Garage Door – Bronze – white laminated glass

Color scheme 4:

Roof – Eagle Concrete Tile – Bel Air – Arcadia 4502

Primary Building – Sand finished stucco painted Sherwin Williams SW6178 Clay Sage (light grey green) Secondary Building – Concrete panel siding or Sand finished stucco Sherwin Williams 7053 (dark putty)

Stone Veneer – Coronado Stone – Playa Vista Limestone, Cream (light tan)

Brick Veneer – Coronado Stone – Belgian Brick, Bear Creel (medium warm grey)

Fascia/Eaves/Metal Awning/Guardrails – painted Sherwin Williams SW7675 (black brown)

Trim/Painted Accessories - Sherwin Williams SW7052 (putty)

Door – Sherwin Williams SW7636 (white)

Optional Door – Sherwin Williams SW6027 or SW7675

Window Frame – Vinyl – White

Windows – Clear low e

Garage Door – Bronze – white laminated glass

Color scheme 5:

Roof – Eagle Concrete Tile – Bel Air – Brown Gray Range 4687 (medium warm grey)

Primary Building – Sand finished stucco painted Sherwin Williams SW7039 Virtual Taupe (medium taupe)

Secondary Building – Concrete panel siding or Sand finished stucco Sherwin Williams 7504 (taupe)

Stone Veneer – Coronado Stone – Playa Vista Limestone, Cream (light tan)

Brick Veneer – Coronado Stone – Belgian Brick, Bear Creek (medium warm grey)

Fascia/Eaves/Metal Awning/Guardrails – painted Sherwin Williams SW7020 (dark chocolate brown) Trim/Painted Accessories - Sherwin Williams SW7030 (light taupe)

Door – Sherwin Williams SW6062 (copper brown)

Optional Door – Sherwin Williams SW6370 or SW2846

Window Frame – Vinyl – White

Windows – Clear low e

Garage Door – Clear Anodized with white laminated glass

Color scheme 6:

Roof – Eagle Concrete Tile – Bel Air – Slate Range 4697

Primary Building – Sand finished stucco painted Sherwin Williams SW7632 Modern Gray Secondary Building – Concrete panel siding or Sand finished stucco Sherwin Williams 6222

Stone Veneer – Coronado Stone – Playa Vista Limestone, Cream (light tan)

Brick Veneer – Coronado Stone – Belgian Brick, Bear Creek (medium warm grey)

Fascia/Eaves/Metal Awning/Guardrails – painted Sherwin Williams SW7061

Trim/Painted Accessories - Sherwin Williams SW7061

Door – Sherwin Williams SW2801

Optional Door – Sherwin Williams SW6179 or SW7598

Window Frame – Vinyl – White

Windows – Clear low e

Garage Door – Clear Anodized with white laminated glass

Color scheme 7:

Roof – Eagle Concrete Tile – Bel Air – Brown Range 4689
Primary Building – Sand finished stucco painted Sherwin Williams SW7042 Shoji White Secondary
Building – Concrete panel siding or Sand finished stucco Sherwin Williams 2807
Stone Veneer – Coronado Stone – Playa Vista Limestone, Alaskan Sunset (gold with grey)
Brick Veneer – Coronado Stone – Belgian Brick, Brookside (gold and brown) Fascia/Eaves/Metal
Awning/Guardrails – painted Sherwin Williams SW6006
Trim/Painted Accessories - Sherwin Williams SW2807
Door – Sherwin Williams SW2803
Optional Door – Sherwin Williams SW6027 or SW7675
Window Frame – Vinyl – White
Windows – Clear low e
Garage Door – Clear Anodized with white laminated glass

Color scheme 8:

Roof – Eagle Concrete Tile – Bel Air – Brown Gray Range 4687 (medium warm grey)
Primary Building – Sand finished stucco painted Sherwin Williams SW6149 Relaxed Khaki Secondary
Building – Concrete panel siding or Sand finished stucco Sherwin Williams 7042
Stone Veneer – Coronado Stone – Playa Vista Limestone, Cream (light tan)
Brick Veneer – Coronado Stone – Belgian Brick, Bear Creek (medium warm grey)
Fascia/Eaves/Metal Awning/Guardrails – painted Sherwin Williams SW6138
Trim/Painted Accessories - Sherwin Williams SW6138
Door – Sherwin Williams SW2803
Optional Door – Sherwin Williams SW6229 or SW7069
Window Frame – Vinyl – White
Windows – Clear low e
Garage Door – Clear Anodized with white laminated glass

Color scheme 9:

Roof – Eagle Concrete Tile – Bel Air – Brown Range 4689
Primary Building – Sand finished stucco painted Sherwin Williams SW6126 Navajo White Secondary
Building – Concrete panel siding or Sand finished stucco Sherwin Williams 7040
Stone Veneer – Coronado Stone – Playa Vista Limestone, Alaskan Sunset (gold with grey)
Brick Veneer – Coronado Stone – Belgian Brick, Brookside (gold and brown) Fascia/Eaves/Metal
Awning/Guardrails – painted Sherwin Williams SW6104
Trim/Painted Accessories - Sherwin Williams SW6104
Door – Sherwin Williams SW6415
Optional Door – Sherwin Williams SW6370 or SW2846
Window Frame – Vinyl – White
Windows – Clear low e
Garage Door – Clear Anodized with white laminated glass

Common site materials:

Welded wire mesh landscape support for vertical vine trellis.
Concrete tile landscape material – Arizona Tile Eclipse Brown (dark brown) and Eclipse Smoke (medium taupe)
Precast gray concrete wall cap landscape material
Steel panel - entry signage and vehicular gate – natural weathered finish to be clear sealed to prevent ground discoloration
Concrete Masonry Walls – community theme wall painted Sherwin Williams Renwick Rose Beige
Stucco Color Behr Paint Wine Barrel (red brown)
Accent Wall A – Dunn Edwards Bannister Brown DE6069 (milk chocolate brown)
Accent Wall B – Dunn Edwards Charcoal Smudge DE6370 (dark cool grey)

Provide primary building 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.

8. The use of masonry, stone or siding shall be incorporated around the sides that are visible either in front of or above the side yard walls, (with the exception of where utilities are located) and within the back yard as viewed from adjacent properties to achieve four sided architecture.
9. The color palette for front entry doors shall be expanded from those presented to include the following alternative colors as options to residents seeking a unique custom color:
 - SW6027 Cordovan (dark burgundy)
 - SW6179 Artichoke (medium olive green)
 - SW6229 Tempe Star (dark blue green)
 - SW6337 Fired Brick (dark orange toned red)
 - SW6370 Saucy Gold (medium copper gold)

This condition has been removed by staff upon submittal of the revised design, which includes a standard door color and two door color options within each of the nine color palettes.

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.

Landscape

11. 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.
12. Arterial street trees shall be a minimum of 36" box specimens and a minimum of 1 ½" caliper trunk.
13. Irrigation notes for common areas:
 - a. Provide dedicated landscape water meter for common landscape.
 - 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.
14. 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.
15. 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.
16. 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

17. Provide addresses 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 6" high, individual mount, metal characters.
- 3) Within illumination range of a light source.
- 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.

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: <http://www.tempe.gov/city-hall/public-works/engineering/standards-details> or purchase book from the Public Works Engineering Division.
- **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 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:**
 - 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: Separate roll-out containers will be used for household solid waste refuse and recycling. Storage for containers will be on each individual property and out of sight (behind screen walls or in garages) on non-collection days.

- **TRAFFIC ENGINEERING**

- Provide 8'-0" wide public sidewalk along Priest Drive and along the Knox Road alignment as required by Traffic Engineering Design Criteria and Standard Details. (This item was moved from condition #4 of the last report to the requirement section of this report.)
 - 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.
- LIGHTING: Design site security light in accordance with requirements of ZDC Part 4 Chapter 8 (Lighting) and ZDC Appendix E (Photometric Plan). Illuminate streets and sidewalks to .5 foot candles, play areas to 2 foot candles and common mailbox, primary drive entrance and common gates to 5 foot candles from dusk to dawn to assist with visual surveillance at these locations. 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.
 - 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".
 - 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. Directional signs are subject to review by planning staff during plan check process.

HISTORY & FACTS:

1937	Aerial photography indicated this area was agricultural land, with limited residential development.
September 18, 1975	The area was annexed into the City of Tempe (Ordinance No. 775); the site automatically was zoned AG, Agricultural District.
December 4, 2003	General Plan 2030 designated this property and the lots to the north as Mixed-Use, in anticipation of development of higher density residential and commercial uses.
November 1, 2012	City Council approved a Zoning Map amendment from AG to MU-3 for the San Sonoma Development consisting of a Mixed-Use 590 unit multi-family development with a future "commercial/office" component, subject to conditions.

December 12, 2013	General Plan 2040 designated this property and the properties to the north as residential, up to 25 dwelling units per acre, a change to the land use that occurred prior to the "future commercial use" being implemented for the San Sonoma Development to the north. The resulting change modified the direction of the properties from being Mixed-Use with both residential and commercial uses, to a solely residential product.
April 22, 2014	A neighborhood meeting held by the applicant for a new single family residential development.
June 10, 2014	Development Review Commission heard and recommended approval of a request for a Zoning Map Amendment from MU-4 and AG to R1-PAD, Single Family Planned Area Development Overlay for a new single family subdivision consisting of 94 dwelling units for RHYTHM. The request also included an Amended Planned Area Development Overlay for the existing San Sonoma entitlement to the north, which had not yet been built.
June 26, 2014	City Council introduced and held a first public hearing with the City Council to adopt, an ordinance for a Zoning Map Amendment from MU-4 and AG to R1-PAD, a Planned Area Development Overlay and an Amended Planned Area Development Overlay for a new single family subdivision consisting of 94 dwelling units for RHYTHM, located at 9330 South Priest Drive. The applicant is Jordan Rose, Rose Law Group (Ordinance No. O2014.32)
July 31, 2014	Held a second public hearing and approved the above request.
June 9, 2015	Development Review Commission heard, discussed and continued a request for Development Plan Review design approval of site plan landscape plan and elevations for 94 single family homes. The hearing was continued until July 14th.
	The applicant later asked staff to continue the hearing until August 11 th , to allow more time for development of new floor plans and elevations and to address the Commission comments from the first hearing with more design detail.
June 17, 2015	Chandler Planning and Zoning Commission continued the request for the Chandler portion of this development, consisting of a Zoning Map Amendment from Agricultural to Planned Area Development with a Preliminary Development Plan for 281 residential units including 125 condominiums and 156 varied residential unit types, including attached and detached product, at a density of approximately 10 du/ac on 30 acres.
July 15, 2015	Chandler Planning and Zoning Commission recommended approval of the Chandler portion of this project.
August 13, 2015	Chandler City Council will hold a hearing for the Chandler portion of this project.
August 27, 2015	Tempe City Council is scheduled to hold an introduction and public hearing for the Subdivision Plat for the Tempe portion of this project, including 94 single family detached homes.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review



DEVELOPMENT PROJECT FILE
for
RHYTHM DEVELOPMENT
(highlighted items are new submittal)

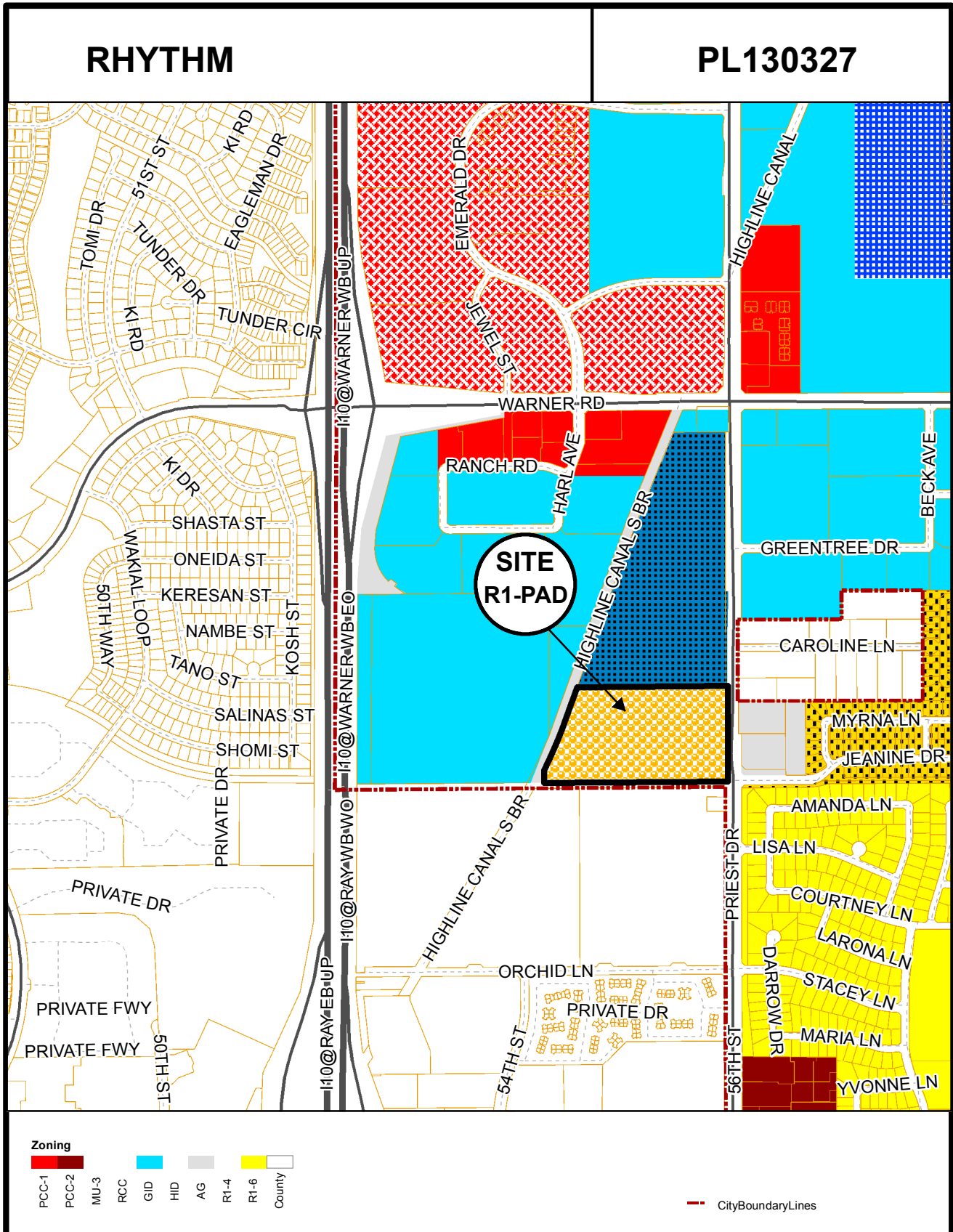
ATTACHMENTS:

1. Location Map
2. Aerial
- 3-5. Response Letter to DRC Comments (new information)
- 6-12. Letter of Explanation (6/9/15 submittal)
13. Reference Plan of Entire Rhythm Development (including Chandler project)
14. Site Plan
- 15-16. Casitas Plan 1 – 2,533 s.f. Floor Plan & Elevations (6/9/15 submittal)
- 17-18. Casitas Plan 2 – 2,734 s.f. Floor Plan & Elevations (6/9/15 submittal)
- 19-21. Casitas Plan 3 – 2,856 s.f. Floor Plan & Elevations (6/9/15 submittal)
22. Conceptual Street Scene of Three House Plans (6/9/15 submittal)
23. Conceptual Street Scene of Six House Plans (7/28/15 submittal)
- 24-29. Color Rendered Elevations of Conceptual Color Schemes (6 pages) (6/9/15 submittal)
30. Design Details and Options (6/9/15 submittal)
- 31-36. Landscape Plans (6 pages) (6/9/15 submittal)
- 37-43. Landscape Plans (7 pages) (7/27/15 submittal)
44. Conceptual Landscape for Typical Front Yard (6/9/15 submittal)
45. Conceptual Landscape for Typical Front Yard REVISED (7/27/15 submittal)

- 46-47. Street Cross Sections (2 pages) (6/9/15 submittal)
- 48. Entry Gate and Wall Detail (6/9/15 submittal)
- 49. Entry Gate and Wall Detail (7/27/15 submittal)
- 50-51. Community Wall and Priest Road Wall Details (6/9/15 submittal)
- 52. Casitas Plan 1 – A1.0 Floor Plan 1,749 s.f. (7/27/2015 submittal)
- 53. Casitas Plan 1A – A1.1 Elevations & Roof Plan (7/27/2015 submittal)
- 54. Color Elevation of A1.1
- 55. Casitas Plan 1B – A1.2 Elevations & Roof Plan (7/27/2015 submittal)
- 56. Color Elevation of A1.2
- 57. Casitas Plan 2 – A2.0 Floor Plan 1,880 s.f. (7/27/2015 submittal)
- 58. Casitas Plan 2A – A2.1 Elevations & Roof Plan (7/27/2015 submittal)
- 59. Color Elevation of A2.1
- 60. Casitas Plan 2B – A2.2 Elevations & Roof Plan (7/27/2015 submittal)
- 61. Color Elevation of A2.2
- 62. Casitas Plan 3 – A3.0 Floor Plan 2,528 s.f. (7/27/2015 submittal)
- 63. Casitas Plan 3A – A3.1 Elevations & Roof Plan (7/27/2015 submittal)
- 64. Color Elevation of A3.1
- 65. Casitas Plan 3B – A3.2 Elevations & Roof Plan (7/27/2015 submittal)
- 66. Color Elevation of A3.2
- 67. Casitas Plan 4 – A4.0 Floor Plan 2,697 s.f. (7/27/2015 submittal)
- 68. Casitas Plan 4A – A4.1 Elevations & Roof Plan (7/27/2015 submittal)
- 69. Color Elevation of A4.1
- 70. Casitas Plan 4B – A4.2 Elevations & Roof Plan (7/27/2015 submittal)

71. Color Elevation of A4.2
72. Casitas Plan 5 – A5.0 Floor Plan 2,856 s.f. (7/27/2015 submittal)
73. Casitas Plan 5A – A5.1 Elevations & Roof Plan (7/27/2015 submittal)
74. Color Elevation of A5.1
75. -76. Casitas Plan 5B & Optional Bedroom – A5.2 & A5.3 Elevations & Roof Plan (7/27/2015 submittal)
77. Color Elevation of A5.2
78. Casitas Plan 6 – A6.0 Floor Plan 3,058 s.f. (7/27/2015 submittal)
79. Casitas Plan 6A – A6.1 Elevations & Roof Plan (7/27/2015 submittal)
80. Color Elevation of A6.1
81. Casitas Plan 6B – A6.2 Elevations & Roof Plan (7/27/2015 submittal)
82. Color Elevation of A6.2
83. Casitas Plot Plan – street view of six elevations and corresponding floorplans

Material Boards will be available for review at the Pre-Session



Location Map

THE RHYTHM

PL130327



Aerial Map

SPR13154 RHYTHM
2nd Review Site Plan Comments

City of Tempe
Diana Kaminski
Senior City Planner
City of Tempe, Planning Division
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diana_kaminski@tempe.gov

Below are our responses in ***bold red italic type*** to the comments that you provided us on July 14th, 2015 concerning the 2nd Site Plan Submittal for the Rhythm development.

PLANNING DIVISION COMMENTS:

1. Provide perspective drawings and detail drawings that show design of units in context with each other, where to gates/walls align, driveways, etc.
See Casita plot plan exhibit which details each product in plan view for wall locations, driveways, sidewalk access to street and an overall general representation of the product elevations in a sample streetscene.
2. On plans where the front door is opposite the driveway, have the sidewalks exit from front door to street front, not cutting across yard to driveway.
Sidewalks now connect to attached street sidewalk rather than cut across front yard.
3. Identify the depth of retention basins in relation to adjacent streets and sidewalks, and do not exceed 3-4 feet in basin depth.
Maximum basin depth is 4'.
4. Provide a pre-plot plan to identify which models would be on each lot to assure there are no duplications in model type adjacent to each other.
Pre-plot of product shall not be required. Three additional floor plans have been added and each plan has two elevation options for a total of 12 potential floor plans.
5. Provide more diversity in elevation, provide another elevation.
Three additional floor plans have been added and each plan has two elevation options for a total of 12 potential floor plans.
6. Provide more variation in the color palette.
Color palette has been modified to allow for greater diversity.
7. Increase the eaves of the houses.
The eaves of the houses have remained at 12" per our previous submittal.
8. Turf connections to sidewalks.

All turf areas now connect to sidewalk and pathways.

9. Walls along Priest will be scaled to 7' for the tiled wall and 5' for the gates.
A revised exhibit for the project entry has been included within the submittal package. The elevation has revised proportions which we see as meeting the intent of the comment.
10. Identify standard options.
All product is currently under development and standard options can't be identified at this time.
11. Exemplify energy efficiencies.
A list of standard energy efficient features shall be provided.
12. Provide exhibit on wall returns on sides of houses.
See Casita plot plan exhibit which details each product in plan view for wall locations, driveways, sidewalk access to street and an overall general representation of the product elevations in a sample streetscene.
13. Provide pavers in driveways.
See Casita plot plan exhibit which details each product in plan view for wall locations, driveways, sidewalk access to street and an overall general representation of the product elevations in a sample streetscene.
14. Have Architect attend hearing.
Acknowledged
15. Show the multi-use path continued to Priest, show path connection on plan.
Multi-Use trail plan exhibit has been provided.
16. Provide a sidewalk with the fire lane access.
ADA sidewalk has been provided – see landscape plans.
17. Identify Earnhardt's North Building adjacent to site and its use. Provide added detail on the buffer between the Dealer and Homes.
The building on the north side of the site is for larger truck service. It maintains the same hours as the rest of the facility.
18. Chairman questioned the floorplan where the entry comes into the dining room
Mattamy has developed additional floor plans for a total of six different floor plans.
19. Discuss the HERS rating on each house.
All product is currently under development and HERS ratings can't be identified at this time.

20. Provided plot plans for each house clearly showing the wall return locations – create a side by side exhibit for example plotting to show where the wall will be located.
Plot Plan has been provided.
21. Add sidewalk connection at fire access lane from Chandler to Tempe.
Sidewalk connection has been provided – see landscape plans
22. Discuss why this is a “quality product”.
The plans developed by Mattamy goes through an intensive process where outside market research is engaged as well as it exemplary track record in residential construction and development.
23. Questions about window recess, scoring in stucco.
Windows are not recessed within the architecture. The scoring is an actual metal screed treatment which creates a visual line within the stucco itself and will be painted to match the home.
24. Questions about large tower volume as stucco with flat roof. Concerns about constructability at a production level with roof details and masses. We went through all the Chandler materials to tie the Tempe architecture to the rest of the site. It seemed to answer the question but at the same time it kept coming up.
The architect will be present at the next DRC meeting and will be able to address any remaining questions.
25. Include dimensions on landscape plan of buffers, easements, etc.
Revised landscape plans have been provided.

Introduction

Rhythm is an approximate 51.63 acre residential development located at the northwest corner of Priest Drive and Orchid Lane. The site lies within both the City of Chandler and the City of Tempe, with 31.87 acres falling under the jurisdiction of Chandler and 19.76 acres under the jurisdiction of Tempe. The dividing line between the two cities is the Knox Road Alignment. (See **Vicinity Map**)

Rhythm is surrounded by a variety of existing single family residential uses, existing and planned multi-family residential uses, as well as commercial/retail developments. It is also located in close proximity to the Ray Road and I-10 interchange. Rhythm's proximity to shopping and employment warrants the proposed densities that create a unique urban environment, which responds to the surrounding area's needs. With its proximity to such varying intense uses, the overall development is proposing a total of 375 units consisting of four different product types. There are 281 total units proposed for the portion of the development located within the City of Chandler, consisting of four different product types, and 94 total units of a single product type proposed for the portion of the development located within the City of Tempe. The requests outlined herein are limited only to the portion of the proposed Rhythm development located within the City of Tempe (the "Tempe Portion").

Mattamy Homes is thrilled to have the opportunity to bring their innovative community and housing product to the most innovative City of Tempe. As the largest homebuilder In Canada and a rapidly-growing builder in the U.S., Mattamy Homes has developed a great reputation for innovative and unique housing product. Mattamy Homes takes great pride in the exterior and interior architecture of its homes. The proposed Desert Contemporary architecture and theming of Rhythm is a demonstration of Mattamy's commitment to such innovation and uniqueness.



Vicinity Map

Development Description

The proposed Rhythm development will be a unique example of New Urban Design. Rhythm will employ principles such as providing a range of housing types in a higher density configuration, promoting walkable neighborhoods and providing accessible common open spaces. Desert Contemporary architecture and theming will be utilized throughout the community. Rhythm will also employ design standards that create a traditional neighborhood environment, in an infill setting, with a network of well-connected streets and amenities, while still providing the desired diversity.

Rhythm will include a cohesive mix of housing products and densities that feature a unique contemporary urban design. Rhythm will consist of 375 total units: 94 (50' x 95') "Casita" product type units within the Tempe Portion; 125 "Condominium" product type units, 81 "Loft" product type units, 63 "Villa" product type units, and 12 "Casita" product type units within the City of Chandler portion of the development. Rhythm has been designed to provide transitioning densities, with the greatest intensity concentrated at the south (within the City of Chandler portion of the development), buffering the auto dealer to the west and existing condos to the south, and becoming less intense as you move north through the development into the Tempe Portion. Unifying the entire development is a comprehensive network of open spaces and buffers that add to the overall character of the community. (See **Overall Site Plan and Tempe Portion Site Plan**)



Overall Site Plan



Tempe Portion Site Plan

The integrated open space is the nexus of the Rhythm community. Rhythm has been designed to provide approximately 12.55 acres, or 24% of the total development's gross acreage, as open space, thereby encouraging pedestrian and recreational activities throughout the community. 4.82 acres of this total open space are provided within the Tempe Portion, comprising approximately 24% of the Tempe Portion's total acreage. A network of trails through the Tempe Portion of the community will also be provided, allowing for regional access to all boundaries of the site. A regional multi-use trail connection to the South Highline Lateral Canal located at the development's West boundary along with a community trail connecting both the Tempe and Chandler portions of Rhythm, thus minimizing traffic congestion by promoting the integration of non-vehicular connections (pedestrian/bicycles). A park and community facility of approximately 1.62 acres will be provided on the portion of the development located in the City of Chandler. This park will be centrally located and readily accessible to all of the residents, supporting recreational activity. This resort style amenity includes a community club facility in a Desert Contemporary style, resort style pool and spa, terraced lawn seating, outdoor cooking and dining areas, and conversational areas. Within the Tempe portion of Rhythm runs an existing gas easement creating an open space opportunity to add to the uniqueness of this development. Since homes are not permitted within this easement, a community trail, site amenities and recreational landscape areas will be provided to enhance this site's central location. The edge condition of the Rhythm community was also considered in the design of the development, providing additional open space on the periphery of the community in the form of landscape buffers and additional trails, as well as providing impressive perimeter walls, entry gate and monumentation features. (See **Landscape Site Plan**)



Landscape Plan

Proposed Housing Product

Casita: 50' X 95' front loaded lots

As a medium/high density detached living solution, the proposed housing configuration for the Tempe Portion of the community is consistent with the Council's vision for this property as reflected in the recently approved 2040 General Plan. The housing product emphasizes sustainability and creates a pedestrian-friendly street scene. This two-story product has front loaded two-car and three- car garages that are set back from the street, while the living spaces of the home are located at least 8 feet in front of the garage. The overall concept is a more efficient product, which requires less maintenance than a conventional single family detached home based on the lot size. Some key product features include:

- Open floor plans offering 3 and 4-bedroom configurations, large kitchens, great rooms and outdoor patios, all catering to families.
- Covered patios with optional fireplaces provide desirable outdoor living areas.
- One floor plan offers an optional guest house in the rear.
- Two and three-car garages provide ample parking and storage.
- Architectural style is Desert Contemporary respecting the theme of the community.

Development Plan Approval Criteria & Justification

A. Placement, form, and articulation of buildings and structures provide variety in the streetscape.

The Rhythm community proposes multiple residential floor plans that utilize forward architecture which will break up the monotony of typical residential neighborhoods. Architectural detailing complimented with balcony projections and recessed building entries will provide a variety of building articulation and create a visually interesting street scene.

B. Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort.

The Rhythm community was designed to maximize North / South facing units to provide natural shade and comfortable exposures to sunlight. Optional window overhangs and covers will be offered with each floor plan, in addition to energy efficient windows.

C. Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings.

Contemporary style materials along with unique architectural character provided full product functionality. Residential elevations that utilize clean lines, four sided architecture, and a variety of different roofing options, such as hip or lean to which coincide with the contemporary architectural style and will connect to its surrounding residential neighborhoods. In addition, shaded balconies and covered patios give a unique identity to the overall community and will bring a new aesthetically pleasing style to the surrounding residential communities of Tempe.

D. Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings.

Utilizing two story floor plans, Rhythm will provide a subtle transition from the future three story Mark Taylor apartments to the North from that of the future Rhythm – Chandler residential to the South. Architectural detailing around windows, recessed building entries, and shaded walkways provide a visual sense of movement along the architectural front. Utilizing forward architecture, shaded overhangs, and tree lined shaded walkways the pedestrian street scene will not be dominated by garage doors or have a linear architectural feel and will create a visually interesting neighborhood and allow for the natural character of the community to thrive.

E. 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 Rhythm community proposes multiple residential floor plans utilizing forward architecture that will break up the monotony of typical residential neighborhoods. Architectural detailing around windows, recessed building entries, and shaded walkways provide a visual sense of movement along the architectural front. Utilizing forward architecture, shaded overhangs, and tree lined shaded walkways the pedestrian street scene will not be dominated by garage doors or have a linear architectural feel and will create a visually interesting neighborhood and allow for the natural character of the community to thrive.

F. 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 Rhythm community proposes multiple residential floor plans utilizing forward architecture that will break up the monotony of typical residential neighborhoods. Architectural detailing around windows, recessed building entries, and shaded walkways provide a visual sense of movement along the architectural front. Utilizing forward architecture, shaded overhangs, and tree lined shaded walkways the pedestrian street scene will not be dominated by garage doors or have a linear architectural feel and will

create a visually interesting neighborhood and allow for the natural character of the community to thrive.

G. Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage.

The Rhythm community has provided a safe and orderly pedestrian circulation. Along the Knox Road Alignment, a multi-use trail has been provided to connect the South Branch Highline Canal Trail (west boundary) to that of Priest Road pedestrian sidewalk and future public bus stop (east boundary). This multi-use trail utilizes a single street crossing over one local street connection making for a safer pedestrian connection through the community. Additional community trails have been designed to connect open spaces to either the multi-use trail system or the street adjacent sidewalks along all local streets.

H. Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses.

Multiple cul-de-sacs and corner knuckles have been designed as a part of the street framework to eliminate “cut-through” opportunities and four way intersections throughout the Rhythm community; therefore, minimizing vehicular conflicts while promoting a pedestrian friendly community.

I. Plans appropriately integrate *Crime Prevention Through Environmental Design* principles such as territoriality, natural surveillance, access control, activity support, and maintenance.

All roadways terminate or end on public open space maximizing community policing throughout the neighborhood. Open ended cul-de-sacs and eliminating the creation of blind alleyways allow for an open and safe community feel for the residents. All units have been designed to eliminate secluded or desolate public areas.

J. *Landscape* accents and provides delineation from *parking, buildings, driveways and pathways*.

Front yard landscapes will utilize trees for shading pedestrian sidewalks that are complimented with accents and colorful groundcover that will celebrate each entry designated for each unit.

K. *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.
Not Applicable

L. *Lighting* is compatible with the proposed *building(s)* and adjoining *buildings* and uses, and does not create negative effects.
Not Applicable

Conclusion

Mattamy is enthusiastic about the ability to provide a high quality, sustainable and dynamic community and housing product in the City of Tempe. The proposed Rhythm development, and specifically the Tempe Portion of the development, responds to the recently approved 2040 General Plan which envisions this property built out as we are proposing. It meets the goals of the City of Tempe by providing a vibrant community that is visually attractive and provides a variety of housing opportunities in an area that has been previously undeveloped. It also responds well to the existing surrounding context by providing an urban infill project that includes transitioning densities and varied intensities. Rhythm fuses New Urban Design principles with traditional neighborhood structure by placing the main amenity at the center of the community, providing a range of uses and densities that progressively become less intense moving south to north through the community, and transitioning seamlessly with existing and planned land uses in the area. Rhythm creates cohesive pedestrian connectivity, reinforces an urban lifestyle and embraces place-making principles. Unique Desert Contemporary architectural design, an inviting neighborhood street scene, and ample landscape and pedestrian outdoor spaces assure that this community will be a valuable asset to the City of Tempe. Through very thoughtful design of the community and housing product, Rhythm will enhance the area.

Road Data				Site Data							
Chandler		Tempe		Chandler			Tempe			Total	
Description	Quantity	Description	Quantity	Description	Quantity	Mix	Description	Quantity	Mix	Quantity	Mix
Central Amenity	1.62 AC.	Central Amenity	0.00 AC.	Gross Acreage	31.87 AC.		Gross Acreage	19.76 AC.		51.63 AC.	
*Open Space	7.73 AC.	Open Space	4.81 AC.	Net Acreage	29.20 AC.		Net Acreage	18.92 AC.		48.12 AC.	
Local Roads	6,973 LF.	Local Roads	3,879 LF.	*Open Space	7.73 AC.	24%	Open Space	4.82 AC.	24%	12.55 AC.	24%
Condominium	2,863 LF.	Condominium	0 LF.	Condominium	125 Units	44%	Condominium	0 Units	0%	125 Units	33%
Detached Alley	1,454 LF.	Detached Alley	0 LF.	Loft (35' x 58')	81 Units	29%	Loft (35' x 58')	0 Units	0%	81 Units	22%
				Villa (Detached Alley)	63 Units	22%	Villa (Detached Alley)	0 Units	0%	63 Units	17%
				Casitas (50' x 95')	12 Units	4%	Casitas (50' x 95')	94 Units	100%	106 Units	28%
				Total	281	9.62 DU/AC	Total	94	4.97 DU/AC	375 Units	7.79 DU/AC

* OPEN SPACE ACREAGE INCLUDES CENTRAL AMENITY AND CONDOMINIUM AREA

* OPEN SPACE ACREAGE INCLUDES CENTRAL AMENITY AND CONDOMINIUM AREA



RHYTHM ATTACHMENT 13 ILLUSTRATIVE SITE PLAN

plan scale 1/80
date: 01.05.15

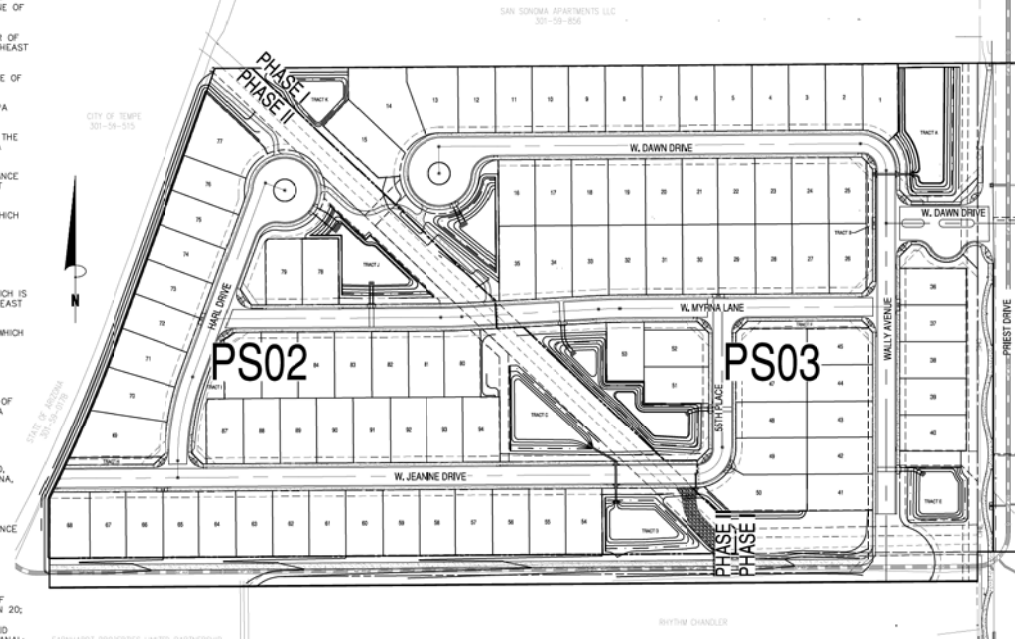
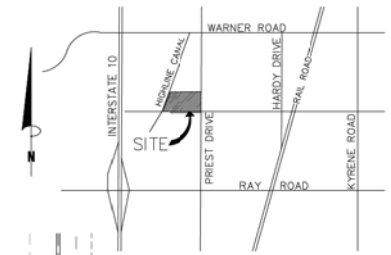


LEGAL DESCRIPTION

PARCEL NO. 1:
 THAT PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF SECTION 20, FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 20 BEARS AN (ASSUMED) BEARING OF NORTH;
 THENCE SOUTH 89°35'44" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SECTION 20, A DISTANCE OF 33.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF PRIEST DRIVE AND THE POINT OF BEGINNING;
 THENCE NORTH ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF PRIEST DRIVE AND PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 20, A DISTANCE OF 366.27 FEET;
 THENCE SOUTH 89°35'44" WEST AND PARALLEL WITH SAID SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 20, A DISTANCE OF 1169.29 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE HIGHLINE CANAL;
 THENCE SOUTH 19°49'50" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF THE HIGHLINE CANAL, A DISTANCE OF 57.90 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 2185.69 FEET;
 THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF THE HIGHLINE CANAL AND SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 6°34'50" AN ARC DISTANCE OF 231.63 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID NORTHEAST QUARTER OF SECTION 20;
 THENCE SOUTH 00°06'21" WEST ALONG SAID EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, A DISTANCE OF 81.90 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20;
 THENCE NORTH 89°35'44" EAST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SECTION 20, A DISTANCE OF 1287.60 FEET TO THE POINT OF BEGINNING;
 EXCEPT THAT PORTION CONVEYED TO THE CITY OF TEMPE IN DOCUMENT NO. 2008-0300191, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
 COMMENCING AT THE BRASS CAP FLUSH MARKING THE EAST QUARTER CORNER OF SAID SECTION 20, FROM WHICH THE BRASS CAP IN HANDHOLE MARKING THE NORTHEAST CORNER OF SAID SECTION 20 BEARS NORTH 00°00'00" WEST, A DISTANCE OF 2,654.57 FEET;
 THENCE NORTH 00°00'00" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20, A DISTANCE OF 366.28 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 366.27 FEET NORTHERLY, AS MEASURED AT RIGHT ANGLES, FROM THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20;
 THENCE SOUTH 89°32'30" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 33.00 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 33.00 FEET WESTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20, SAID POINT BEING THE TRUE POINT OF BEGINNING;
 SOUTH 00°02'56" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 240.01 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 126.27 FEET NORTHERLY, AS MEASURED AT RIGHT ANGLES, FROM THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20;
 THENCE SOUTH 89°32'30" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 8.00 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 41.00 FEET WESTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20;
 THENCE NORTH 00°02'56" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 240.01 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 366.27 FEET NORTHERLY, AS MEASURED AT RIGHT ANGLES, FROM THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20;
 THENCE NORTH 89°32'30" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 8.00 FEET TO THE TRUE POINT OF BEGINNING; AND
 EXCEPT THE WEST 8.00 FEET OF THE EAST 41.00 FEET OF THE SOUTH 126.27 FEET OF THE NORTHEAST QUARTER OF SAID SECTION 20, AS CONVEYED TO THE CITY OF TEMPE IN DOCUMENT NO. 2008-0300192, RECORDS OF MARICOPA COUNTY, ARIZONA.
 PARCEL NO. 2:
 THE NORTH 300.00 FEET OF THE SOUTH 666.27 FEET OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 20;
 THENCE NORTH (ASSUMED BEARING) ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 20, A DISTANCE OF 1196.48 FEET;
 THENCE NORTH 87°53'45" WEST, 173.60 FEET;
 THENCE NORTH 83°13'07" WEST, 133.44 FEET;
 THENCE NORTH, PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20, A DISTANCE OF 106.53 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 20;
 THENCE SOUTH 89°33'27" WEST ALONG THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 20, A DISTANCE OF 548.96 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE HIGHLINE CANAL;
 THENCE SOUTH 19°49'50" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF THE HIGHLINE CANAL, 1081.75 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2185.69 FEET AND A CENTRAL ANGLE OF 9°00'44";
 THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT AND CONTINUING ALONG THE EASTERLY RIGHT-OF-WAY LINE OF THE HIGHLINE CANAL, A DISTANCE OF 343.79 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20;
 THENCE NORTH 89°35'29" EAST ALONG SAID SOUTH LINE, 1363.46 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 20, THE POINT OF BEGINNING;
 EXCEPT THAT PORTION LYING WITHIN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 20, AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF TEMPE IN DOCUMENT NO. 2008-0300193, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
 COMMENCING AT THE BRASS CAP FLUSH MARKING THE EAST QUARTER CORNER OF SAID SECTION 20, FROM WHICH THE BRASS CAP IN HANDHOLE MARKING THE NORTHEAST CORNER OF SAID SECTION 20 BEARS NORTH 00°02'56" WEST, A DISTANCE OF 2,654.57 FEET;
 THENCE NORTH 00°02'56" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20, A DISTANCE OF 666.29 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 666.27 FEET NORTHERLY, AS MEASURED AT RIGHT ANGLES, FROM THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20;
 THENCE SOUTH 89°32'30" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 33.00 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 33.00 FEET WESTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20, SAID POINT BEING THE TRUE POINT OF BEGINNING;
 THENCE SOUTH 00°02'56" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 300.01 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 366.27 FEET NORTHERLY, AS MEASURED AT RIGHT ANGLES, FROM THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20;
 THENCE SOUTH 89°32'30" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 8.00 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 41.00 FEET WESTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20;
 THENCE NORTH 00°02'56" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 300.01 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 666.27 FEET NORTHERLY, AS MEASURED AT RIGHT ANGLES, FROM THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20;
 THENCE NORTH 89°32'30" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 8.00 FEET TO THE TRUE POINT OF BEGINNING.
 SAID SUBJECT PROPERTY CONTAINS 782,910 SQUARE FEET, OR 17,9731 ACRES, MORE OR LESS.

RHYTHM NORTH PRELIMINARY SITE PLAN NORTHWEST CORNER OF PRIEST DRIVE AND KNOX ROAD TEMPE, ARIZONA

LOCATED IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP
NOT TO SCALE

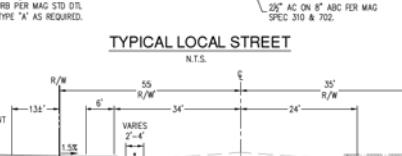
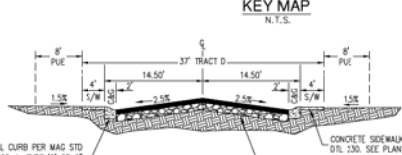
LEGEND

- MATCHLINE
- CENTER LINE
- EASEMENT
- RIGHT-OF-WAY
- FLUSH BRASS CAP SURVEY MARKER PER MAG 120-18
- WATER LINE
- RETAINING WALL
- FIRE HYDRANT
- WATER VALVE
- SEWER LINE
- SEWER MANHOLE
- FLOW DIRECTION
- GRADE BREAK
- STREET LIGHTS
- PHASE LINE
- SIDEWALK
- R/W
- B/C
- EX
- PUE
- WAVE

OWNER/DEVELOPER
 MATTAMY ARIZONA LLC
 9200 EAST PIMA CENTER PARKWAY
 SUITE 230
 SCOTTSDALE, AZ 85258
 PHONE: (480) 302-1080
 CONTACT: JOSE CASIELLO III

BENCHMARK
 BENCHMARK:
 CITY OF TEMPE CONTROL POINT #221
 CITY OF CHANDLER BRASS CAP FLUSH AT THE EAST QUARTER CORNER OF SECTION 20, T1S, R4E
 ELEVATION: 1209.96 (NGVD 29)
 QUARTER: 1211.768 (NAVD 88)
 GRACES SHOWN ARE ON NAVD88 DATUM

BASIS OF BEARING
 THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 20,
 TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, SAID BEARING BEING:
 SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST



SITE DATA	
GROSS AREA	860,862.44 SF 19.76 AC
NET AREA	824,207.83 SF 18.92 AC
LOT SUMMARY	
LOT TOTAL	94
TOTAL LOT AREA	442,490.37 SF 10.16 AC
AVG. LOT AREA	4,707.34 SF 0.11 AC
MIN. LOT AREA	4,243.17 SF 0.09 AC
MAX. LOT AREA	7,586.13 SF 0.17 AC
LOT %	51.40%
PROPOSED DENSITY	4.78 DU/AC
OPEN SPACE SUMMARY	
TOTAL OPEN SPACE AREA	211,311.86 SF 4.85 AC
OPEN SPACE %	24.55%
RIGHT-OF-WAY SUMMARY	
RIGHT-OF-WAY LOCAL AREA	207,060.21 SF 4.75 AC
RIGHT-OF-WAY %	24.05%
RIGHT-OF-WAY LOCAL AREA	170,405.70 SF 3.91 AC
RIGHT-OF-WAY OFFSITE AREA	36,654.51 SF 0.84 AC

SHEET INDEX

NO.	DESCRIPTION
PS01	COVER SHEET
PS02-PS03	PRELIMINARY SITE PLAN

RETENTION SUMMARY

W = 6" x 8" (7'10") x 8"
 C = MODIFIED RUNOFF COEFFICIENT, 0.76
 P = 10-YEAR, 2-HOUR RAINFALL DEPTH, 2.2 INCHES
 A = AREA, 871,444 SF
 W = 13,897 CF

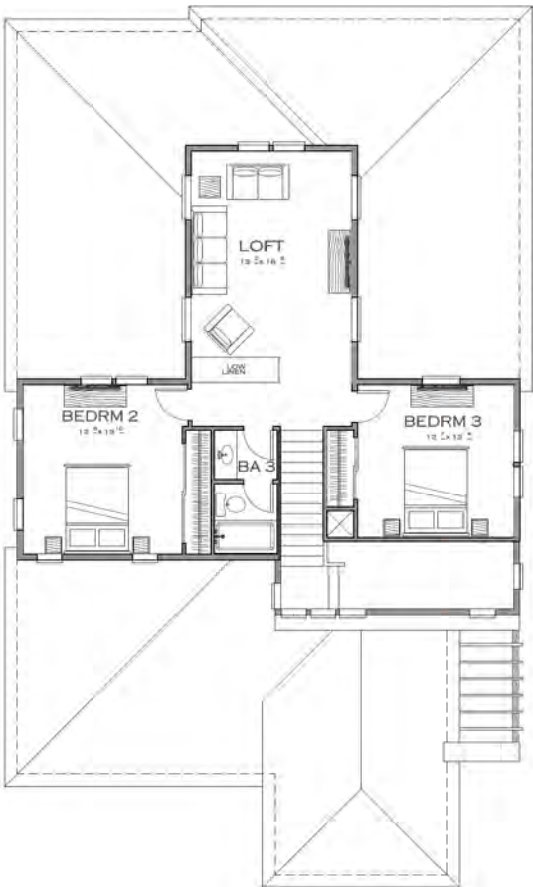
Bowman CONSULTING

Phoenix, AZ
 1110 North 28th Avenue, Suite 200
 Phoenix, Arizona 85018
 Phone: (480) 628-8800
 www.bowmanconsulting.com

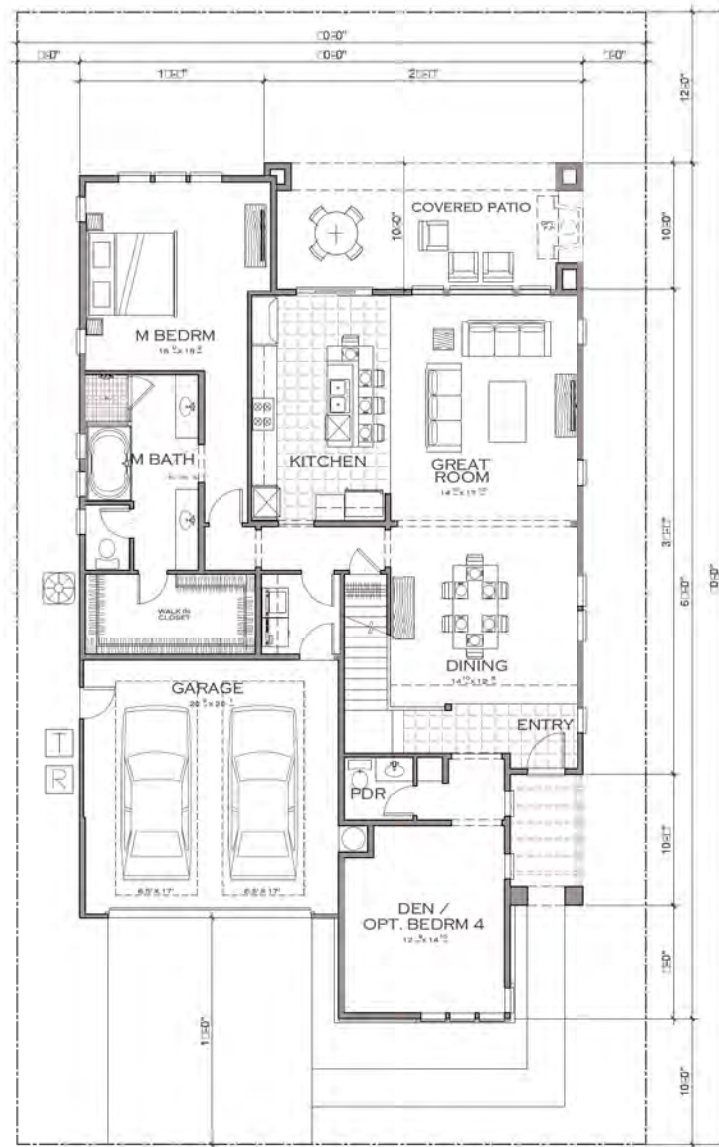
PRELIMINARY SITE PLAN COVER SHEET
RHYTHM NORTH
 MARICOPA COUNTY
 TEMPE, ARIZONA

PROJECT NUMBER: 36639
 3 SHEETS OF 4
 JEFFREY M. HARRIS, P.E.
 PROJECT MANAGER

DATE: MAY 2015
 SHEET 01 OF 03

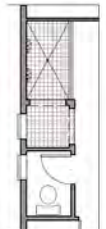


SECOND FLOOR 772 SQ. FT.



FIRST FLOOR 1761 SQ. FT.

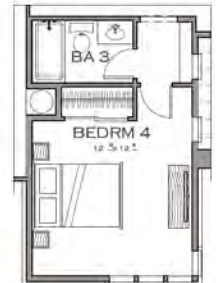
PLAN I - FLOOR PLAN 2533 SQ. FT.



Walk-in Shower
I.L.O. TUB



Opt. Cooktop
In Island



Opt. Bed. 4 / Ba. 3

SCALE: 1/4" = 1'-0"



A-I.0

RHYTHM - CASITAS



Mattamy Homes
2200 616 a Center Parkway Suite 230
Scottsdale, AZ 85261
1-800-302-6010

TEMPE, AZ
1007 # 1010676

4/15/2015

KTGY Group, Inc.
Architecture+Planning
11122 11th St
Irving, TX 75039 (261)
1-2133
11 yibo

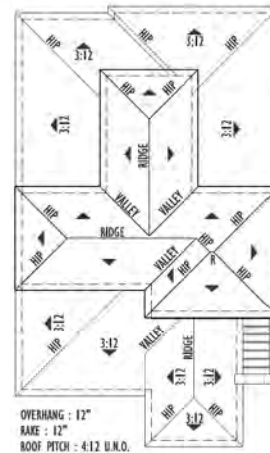




LEFT



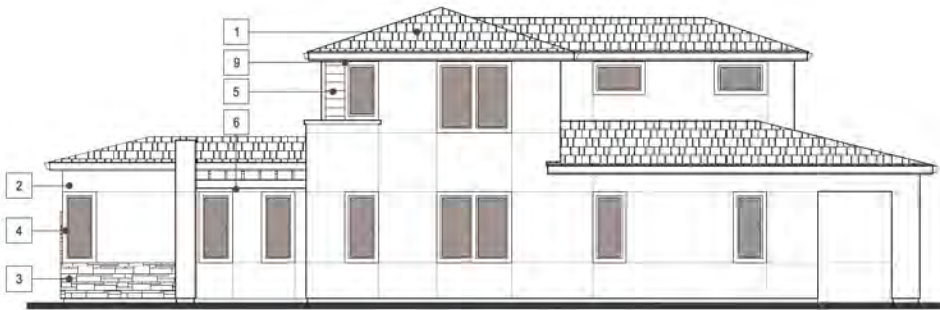
FRONT



ROOF PLAN
1/8" = 1'-0"

MATERIAL LEGEND

- 1 FLAT CONCRETE TILE ROOFING
- 2 SMOOTH STUCCO FINISH
- 3 STONE VENEER
- 4 METAL SCREED AROUND WINDOW, TYP.
- 5 SIDING
- 6 TRELLIS
- 7 STUCCO SCREED
- 8 2X8 FASCIA BOARD
- 9 WOOD TRIM



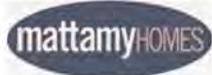
RIGHT



REAR

SCALE: 1/8" = 1'-0"
0 2 4

RHYTHM - CASITAS



Mattamy Homes
1200 Pima Center Parkway Suite 230
Scottsdale, AZ 85260
PH: 302.601.0

PLAN I - ELEVATIONS AND ROOF PLAN

TEMPE, AZ
REV # 101010

4/10/11

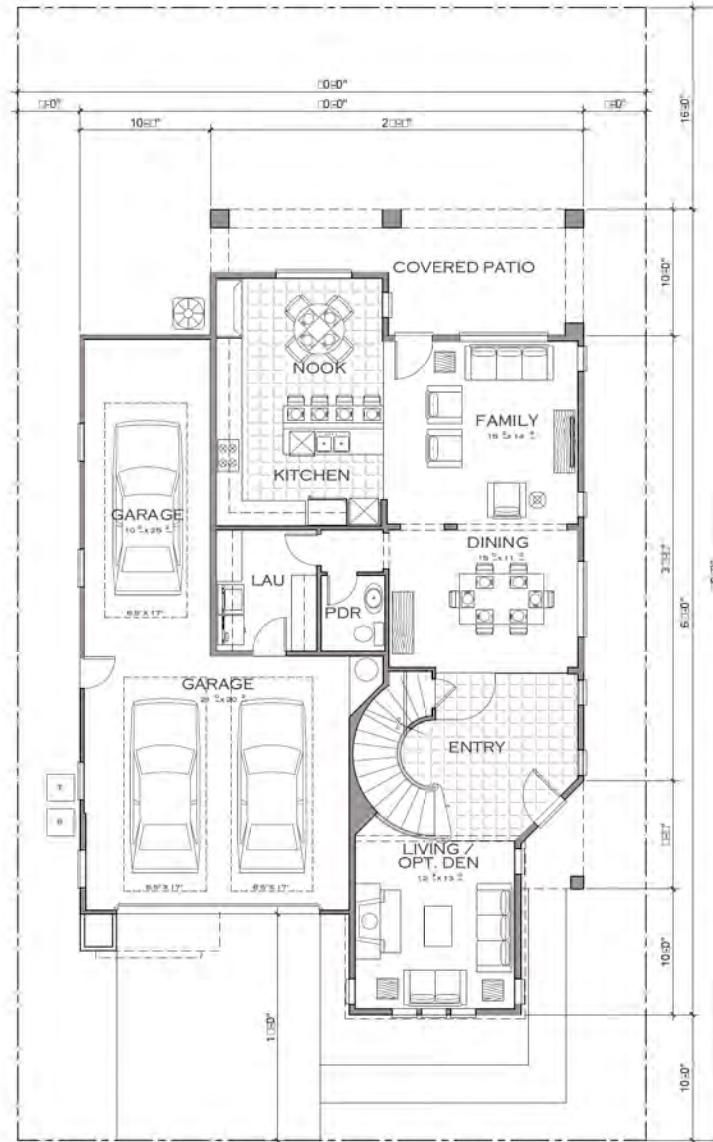
KTGY Group, Inc.
Architecture+Planning
11122 11th St
Phoenix, AZ 85026
PH: 602.12133
E: info@ktgy.com



A-1.1



SECOND FLOOR 1465 SQ. FT.



FIRST FLOOR 1269 SQ. FT.



PLAN 2 - FLOOR PLAN 2734 SQ. FT.

SCALE: 1/4" = 1'-0"

RHYTHM - CASITAS



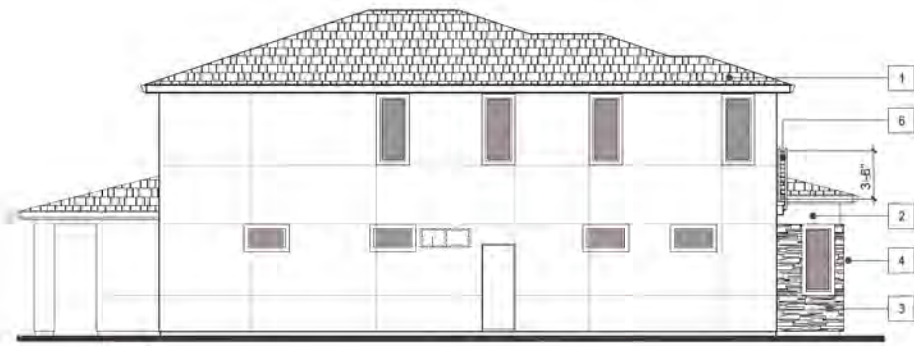
Mattamy Homes
 1200 Pima Center Parkway Suite 230
 Scottsdale, AZ 85259
 (480) 302-6010

TEMPE, AZ
 1007 # 1010470

4/15/2015

KTGY Group, Inc.
 Architecture+Planning
 11122 11th
 Phoenix, AZ 85026
 (602) 998-12133
 ktgy.com





LEFT



FRONT



OVERHANG : 12"
 RAISE : 12"
 ROOF PITCH : 4:12 U.M.O.

ROOF PLAN
 1/8" = 1'-0"

MATERIAL LEGEND

- 1 FLAT CONCRETE TILE ROOFING
- 2 SMOOTH STUCCO FINISH
- 3 STONE VENEER
- 4 METAL SCREED AROUND WINDOW, TYP.
- 5 SIDING
- 6 42" HIGH STEEL GUARDRAIL
- 7 STUCCO SCREED
- 8 2X8 FASCIA BOARD
- 9 WOOD TRIM



RIGHT



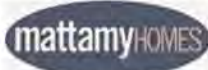
REAR

Window at Den/Bed 5 Option

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



RHYTHM - CASITAS



Mattamy Homes
 7200 W. Pinal Center Parkway, Suite 230
 Scottsdale, AZ 85250
 (480) 302-6010

PLAN 2 - ELEVATIONS AND ROOF PLAN

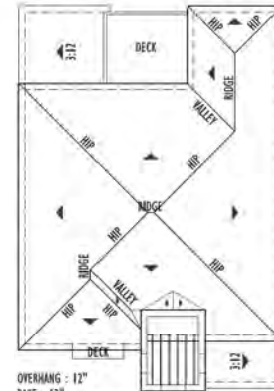
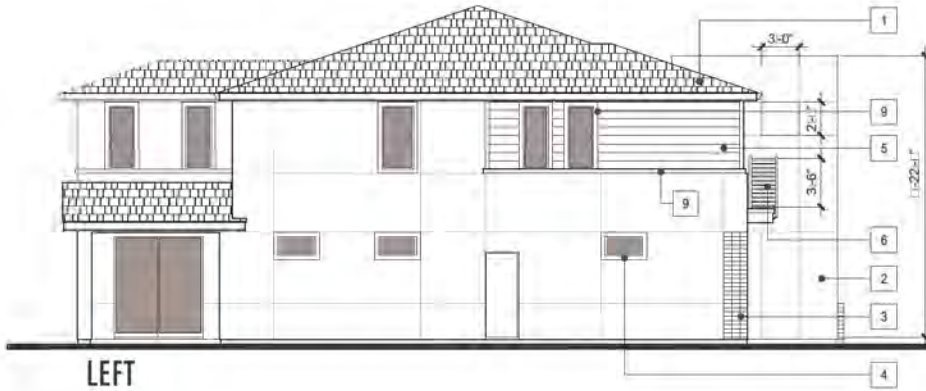
TEMPE, AZ
 107 # 101010

4/15/2011

KTGY Group, Inc.
 Architecture+Planning
 11122 E. McDowell Rd.
 Suite 1000
 Scottsdale, AZ 85250
 (480) 213-1133
 info@ktgy.com



A-2.1

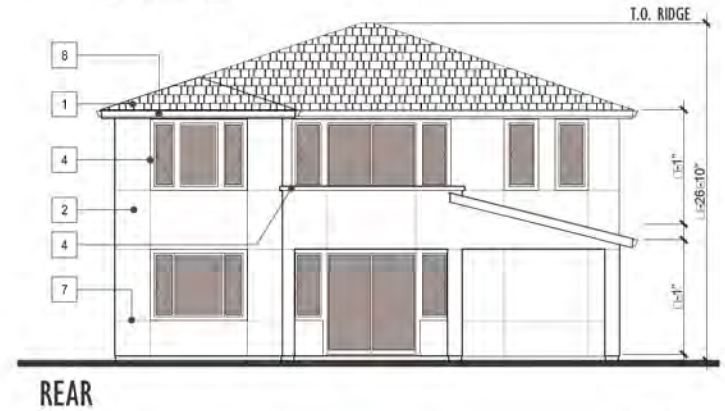
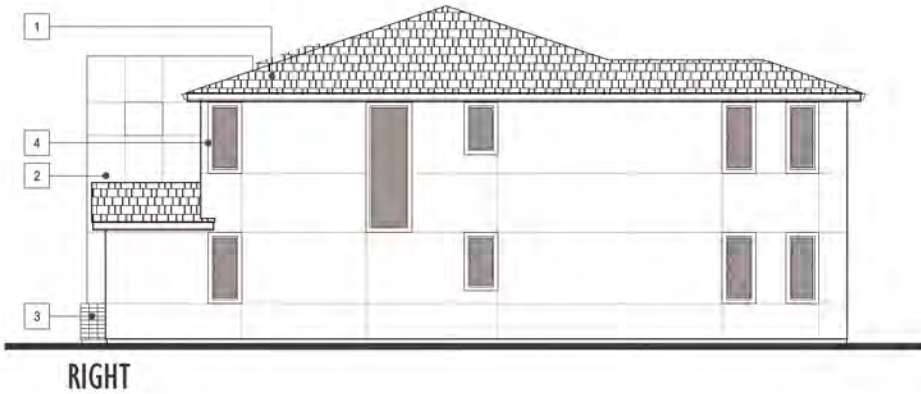


OVERHANG : 12"
 RAKE : 12"
 ROOF PITCH : 4:12 U.N.O.

ROOF PLAN
 1/8" = 1'-0"

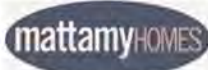
MATERIAL LEGEND

- 1 FLAT CONCRETE TILE ROOFING
- 2 SMOOTH STUCCO FINISH
- 3 BRICK VENEER
- 4 METAL SCREED AROUND WINDOW, TYP.
- 5 SIDING
- 6 42" HIGH STEEL GUARDRAIL
- 7 STUCCO SCREED
- 8 2X8 FASCIA BOARD
- 9 WOOD TRIM



SCALE: 1/4" = 1'-0"
 0 2 4

RHYTHM - CASITAS



Mattamy Homes
 1200 N. Dineen Center Parkway, Suite 230
 Scottsdale, AZ 85259
 (480) 302-6010

PLAN 3 - ELEVATIONS AND ROOF PLAN

TEMPE, AZ
 107 # 101010

4/10/11

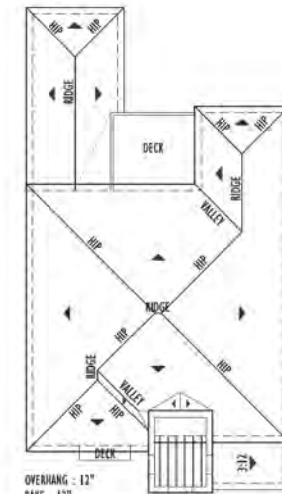
KTGY Group, Inc.
 Architecture+Planning
 11122 N. 19th
 Phoenix, AZ 85021
 (602) 213-1133
 info@ktgy.com



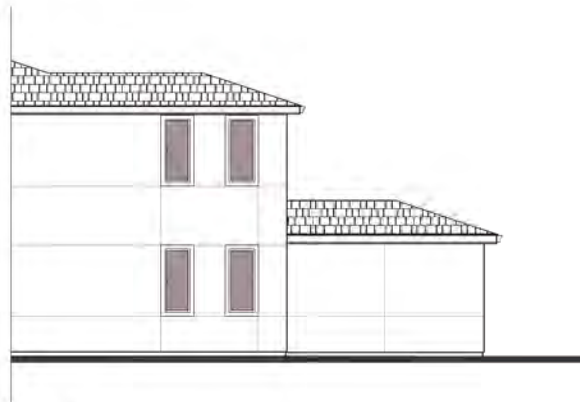
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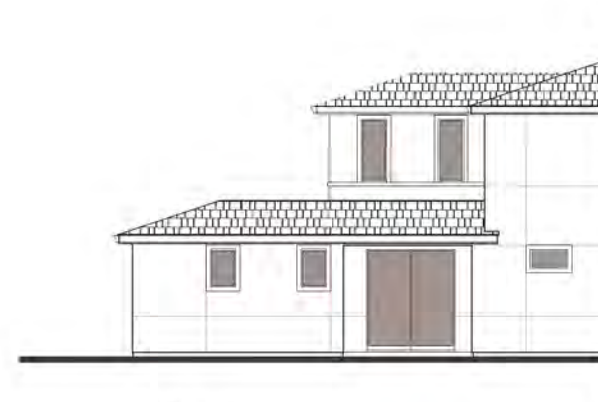
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ROOF PLAN
 1/8" = 1'-0"



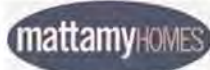
RIGHT



LEFT

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

RHYTHM - CASITAS



Mattamy Homes
 1200 E. Dineen Center Parkway, Suite 2300
 Scottsdale, AZ 85259
 (480) 302-6010

PLAN 3 - ELEVATIONS & ROOF PLAN - BED 5 SUITE OPTION A-3.2

TEMPE, AZ
 107 # 181508

4/10/2011

KTGY Group, Inc.
 Architecture+Planning
 11122 E. McDowell
 Phoenix, AZ 85042
 (602) 212-1133
 (602) 212-1133





PLAN 2

PLAN 1

PLAN 3

RHYTHM - CASITAS



Mattamy Homes
9200 E Pima Center Parkway Suite 230
Scottsdale, AZ 85258
408.302.6080

CONCEPTUAL STREETSCENE

Tempe, AZ
0321 # 2012678

4/1/2015

KTGY Group, Inc.
Architecture+Planning
17922 Filch
Irvine, CA 92614
949.851.2133
ktgy.com





PLAN 6

PLAN 5

PLAN 2



PLAN 1

PLAN 4

PLAN 3

RHYTHM - CASITAS



Mattamy Homes
 9200 E Pima Center Parkway Suite 230
 Scottsdale, AZ 85258
 408.302.6080

CONCEPTUAL STREETSCENE

Chandler, Az.
 1/15/15 # 20130470

7/28/2015

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LEFT



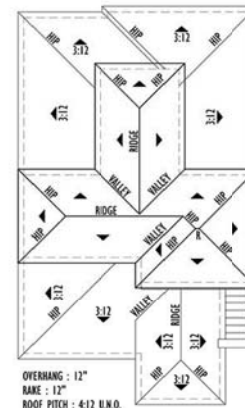
FRONT

MATERIAL LEGEND

- 1 FLAT CONCRETE TILE ROOFING
- 2 SMOOTH STUCCO FINISH
- 3 STONE VENEER
- 4 METAL SCREED AROUND WINDOW, TYP.
- 5 SIDING
- 6 TRELLIS
- 7 STUCCO SCREED
- 8 2X8 FASCIA BOARD
- 9 WOOD TRIM

COLORS - SCHEME I

- IA SW 7690 TOWNHALL TAN
- IAA SW 7039 VIRTUAL TAUPE
- IB SW 7039 VIRTUAL TAUPE
- IC SW 6179 ARTICHOKE
- ID WD 8800 SERIES-BRONZE W/ WHITE LAMINATED GLASS
- IE SW 7020 BLACK FOX
- IF CORONADO - PLAYA VISTA LIMESTONE - CREAM
- IH EAGLE ROOFING - BEL AIR - BROWN GREY BLEND 4687



ROOF PLAN
1/8" = 1'-0"



RIGHT



REAR

RHYTHM - CASITAS



Mattamy Homes
9200 E Pima Center Parkway Suite 230
Scottsdale, AZ 85258
408.302.6080

PLAN I - ELEVATIONS

Tempe, AZ
032 # 2020026

4/1/05

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Architecture+Planning
17922 Fitch
Irvine, CA 92614
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LEFT



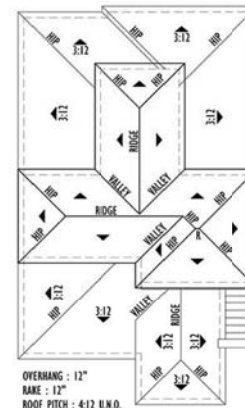
FRONT

MATERIAL LEGEND

- 1 FLAT CONCRETE TILE ROOFING
- 2 SMOOTH STUCCO FINISH
- 3 STONE VENEER
- 4 METAL SCREED AROUND WINDOW, TYP.
- 5 SIDING
- 6 TRELLIS
- 7 STUCCO SCREED
- 8 2X8 FASCIA BOARD
- 9 WOOD TRIM

COLORS - SCHEME 4

- 4A SW 6178 CLARY SAGE
- 4A-A SW 7053 ADAPTIVE SHADE
- 4B SW 7052 GRAY AREA
- 4C SW 7636 ORIGAMI WHITE
- 4D WD 8800 SERIES-BRONZE W/ WHITE LAMINATED GLASS
- 4E SW 7675 SEALSKIN
- 4F CORONADO - PLAYA VISTA LIMESTONE - CREAM
- 4H EAGLE ROOFING - BEL AIR - ARCADIA 4502



ROOF PLAN
1/8" = 1'-0"



RIGHT



REAR

RHYTHM - CASITAS



Mattamy Homes
9200 E Pima Center Parkway Suite 230
Scottsdale, AZ 85258
408.302.6080

PLAN I - ELEVATIONS

Tempe, AZ
03/20/2018

4/1/2015

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Architecture+Planning
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Irvine, CA 92614
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ktgy.com





LEFT



FRONT

SD SF SC

MATERIAL LEGEND

- 1 FLAT CONCRETE TILE ROOFING
- 2 SMOOTH STUCCO FINISH
- 3 STONE VENEER
- 4 METAL SCREED AROUND WINDOW, TYP.
- 5 SIDING
- 6 42" HIGH STEEL GUARDRAIL
- 7 STUCCO SCREED
- 8 2X8 FASCIA BOARD
- 9 WOOD TRIM



OVERHANG : 12"
 RAKE : 12"
 ROOF PITCH : 4:12 U.S.O.
ROOF PLAN
 1/8" = 1'-0"

COLORS SCHEME 5

- SA SW 7039 VIRTUAL TAUPE
- SA-A SW 7504 KEYSTONE GRAY
- SB SW 7030 ANEW GRAY
- SC SW 6062 RUGGED BROWN
- SD WD 8800 SERIES, CLEAR ANODIZED W/ WHITE LAMINATED GLASS
- SE SW 7020 BLACK FOX
- SF CORONADO - PLAYA VISTA LIMESTONE - CREAM
- SH EAGLE ROOFING - BEL AIR - BROWN GRAY 4687



RIGHT



REAR

Window at Den/Bed 5 Option

RHYTHM - CASITAS



Mattamy Homes
 9200 E Pima Center Parkway Suite 230
 Scottsdale, AZ 85258
 408.302.6080

PLAN 2 - ELEVATIONS

Tempe, AZ
 032 # 2013020

4/1/05

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 Irvine, CA 92614
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 ktgy.com



0 2 4 8
A-2.1



LEFT



FRONT

MATERIAL LEGEND

- 1 FLAT CONCRETE TILE ROOFING
- 2 SMOOTH STUCCO FINISH
- 3 STONE VENEER
- 4 METAL SCREED AROUND WINDOW, TYP.
- 5 SIDING
- 6 42" HIGH STEEL GUARDRAIL
- 7 STUCCO SCREED
- 8 2X8 FASCIA BOARD
- 9 WOOD TRIM



OVERHANG : 12"
 RAKE : 12"
 ROOF PITCH : 4:12 U.S.O.
ROOF PLAN
 1/8" = 1'-0"

COLORS SCHEME 2

- 2A SW 7019 GAUNTLET GRAY
- 2A-A SW 6100 PRACTICAL BEIGE
- 2B SW 6098 PACER WHITE
- 2C SW 6105 KILIM BEIGE
- 2D WD 8800 SERIES, CLEAR ANODIZED W/ WHITE LAMINATED GLASS
- 2E SW 6098 PACER WHITE
- 2F CORONADO - PLAYA VISTA LIMESTONE - ALASKAN SUNSET
- 2H EAGLE ROOFING - BEL AIR - ARCADIA 4502



RIGHT



REAR

Window at Den/Bed 5 Option

RHYTHM - CASITAS



Mattamy Homes
 9200 E Pima Center Parkway Suite 230
 Scottsdale, AZ 85258
 408.302.6080

PLAN 2 - ELEVATIONS

Tempe, AZ
 032 # 2020426

4/1/2015

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 Architecture+Planning
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 Irvine, CA 92614
 949.851.2133
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LEFT



FRONT

MATERIAL LEGEND

- 1 FLAT CONCRETE TILE ROOFING
- 2 SMOOTH STUCCO FINISH
- 3 STONE VENEER
- 4 METAL SCREED AROUND WINDOW, TYP.
- 5 SIDING
- 6 42" HIGH STEEL GUARDRAIL
- 7 STUCCO SCREED
- 8 2X8 FASCIA BOARD
- 9 WOOD TRIM



OVERHANG : 12"
 RAKE : 12"
 ROOF PITCH : 4:12 U.N.O.
ROOF PLAN
 1/8" = 1'-0"

COLORS SCHEME 5

- SA SW 7039 VIRTUAL TAUPE
- SA-A SW 7504 KEYSTONE GRAY
- SB SW 7030 ANEW GRAY
- SC SW 6062 RUGGED BROWN
- SD WD 8800 SERIES, CLEAR ANODIZED W/ WHITE LAMINATED GLASS
- SE SW 7020 BLACK FOX
- SF CORONADO - PLAYA VISTA LIMESTONE - CREAM
- SH EAGLE ROOFING - BEL AIR - BROWN GRAY 4687



RIGHT



REAR

Window at Den/Bed 5 Option

RHYTHM - CASITAS



Mattamy Homes
 9200 E Pima Center Parkway Suite 230
 Scottsdale, AZ 85258
 408.302.6080

PLAN 2 - ELEVATIONS

Tempe, AZ
 032 # 2013620

4/1/05

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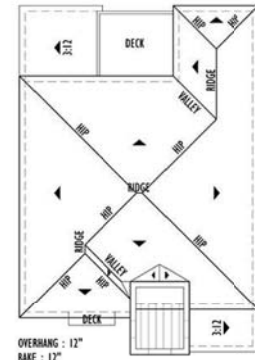
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FRONT

MATERIAL LEGEND

- 1 FLAT CONCRETE TILE ROOFING
- 2 SMOOTH STUCCO FINISH
- 3 BRICK VENEER
- 4 METAL SCREED AROUND WINDOW, TYP.
- 5 SIDING
- 6 42" HIGH STEEL GUARDRAIL
- 7 STUCCO SCREED
- 8 2X8 FASCIA BOARD
- 9 WOOD TRIM



ROOF PLAN
1/8" = 1'-0"

COLORS - SCHEME 3

- 3A SW 7522 MEADOWLARK
- 3A-A SW 7527 NANTUCKET DUNE
- 3B SW 7522 MEADOWLARK
- 3C SW 6229 TEMPE STAR
- 3D WD 8800 SERIES - BRONZE W/ WHITE LAMINATED GLASS
- 3E SW 7632 MODERN GRAY
- 3G CORONADO - BELGIAN BRICK, BROOKSIDE
- 3H EAGLE ROOFING - BEL AIR - BROWN GRAY 4687



RIGHT



REAR

RHYTHM - CASITAS

mattamyHOMES
 Mattamy Homes
 9200 E Pima Center Parkway Suite 230
 Scottsdale, AZ 85258
 408.302.6080

PLAN 3 - ELEVATIONS

Tempe, AZ
 0321 # 30126476 4/1/2015

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 Architecture+Planning
 17922 Fitch
 Irvine, CA 92614
 949.851.2133
 ktgy.com





49061 OZ



49062 OZ

BY KICHLER

EXTERIOR LIGHTING



PULSE: LINEA OFFSET RIGHT
S1RCL



PUSLE: ECHO 5-LITE OFFSET
OFFSET RIGHT
S5RCL



PULSE: ECHO 3-LITE TOP
OFFSET RIGHT CLUSTER
S3RCL

BY THERMA TRUE



SMOOTH STAR:
FLUSH PANEL
S100

ENTRY DOOR



B & C AWNINGS INC. MA008



B & C AWNINGS INC. MA007

OPTIONAL METAL AWNING

RHYTHM



Mattamy Homes
9200 E Pima Center Parkway Suite 230
Scottsdale, AZ 85258
408.302.6080

CONCEPTUAL IMAGE BOARD

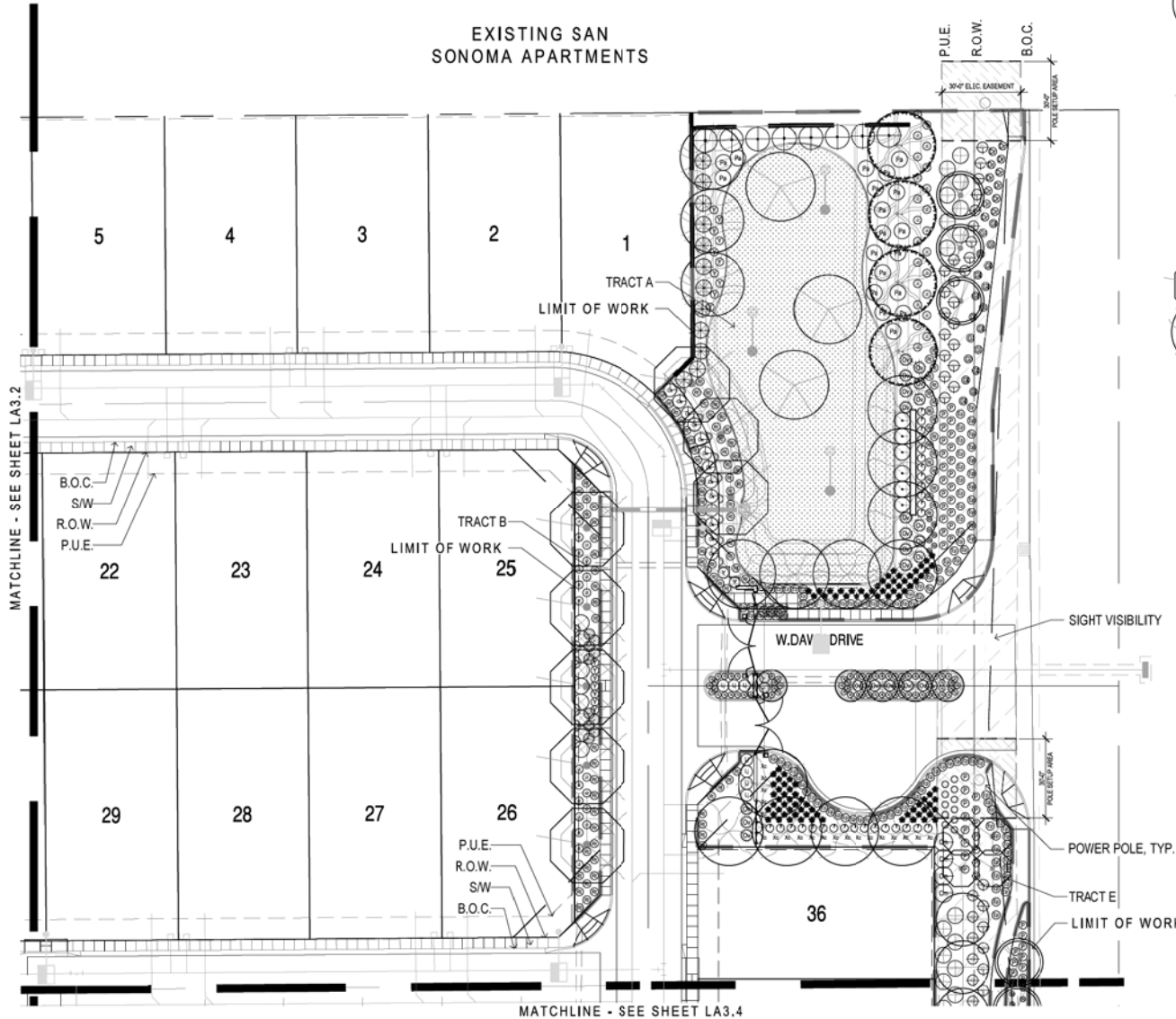
Tempe, AZ
4152015

4152015

KTGY Group, Inc.
Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com



EXISTING SAN SONOMA APARTMENTS



Plant Materials Legend

Plant Name	Size	Quantity	Height	Width	Color
Acacia aneura	30" Box	12	7.0-9.0	4.5-6.0	1.5-2.0
Majca Acacia					
Rainiera congesta	24" Box	5	4.0-5.0	3.0-4.0	7.5-10.0
... (many more rows) ...					

Plant Materials Legend

Plant Name	Size	Quantity
Bassia neriophylla japonica	5 gal	-
Green Beauty Downwood	5 gal	111
... (many more rows) ...		



Plant Name	Size	Quantity
Edits Large Shrubs		
Bougainvillea 'Rosaes'	5 gal	30
... (many more rows) ...		

All trees shall comply with the latest amended edition of the "Arizona Nursery Association - Recommended Tree Specifications".

* Approved plants for use in OSP ROW

Note: Plants adjacent to public sidewalks are to be 2' tall if within 5' of a sidewalk and 3' tall if within 6'-12' of a sidewalk.

Street trees along Priest Dr. are to be minimum 1.5" caliper and 30" box minimum. 1 per 30' linear feet.

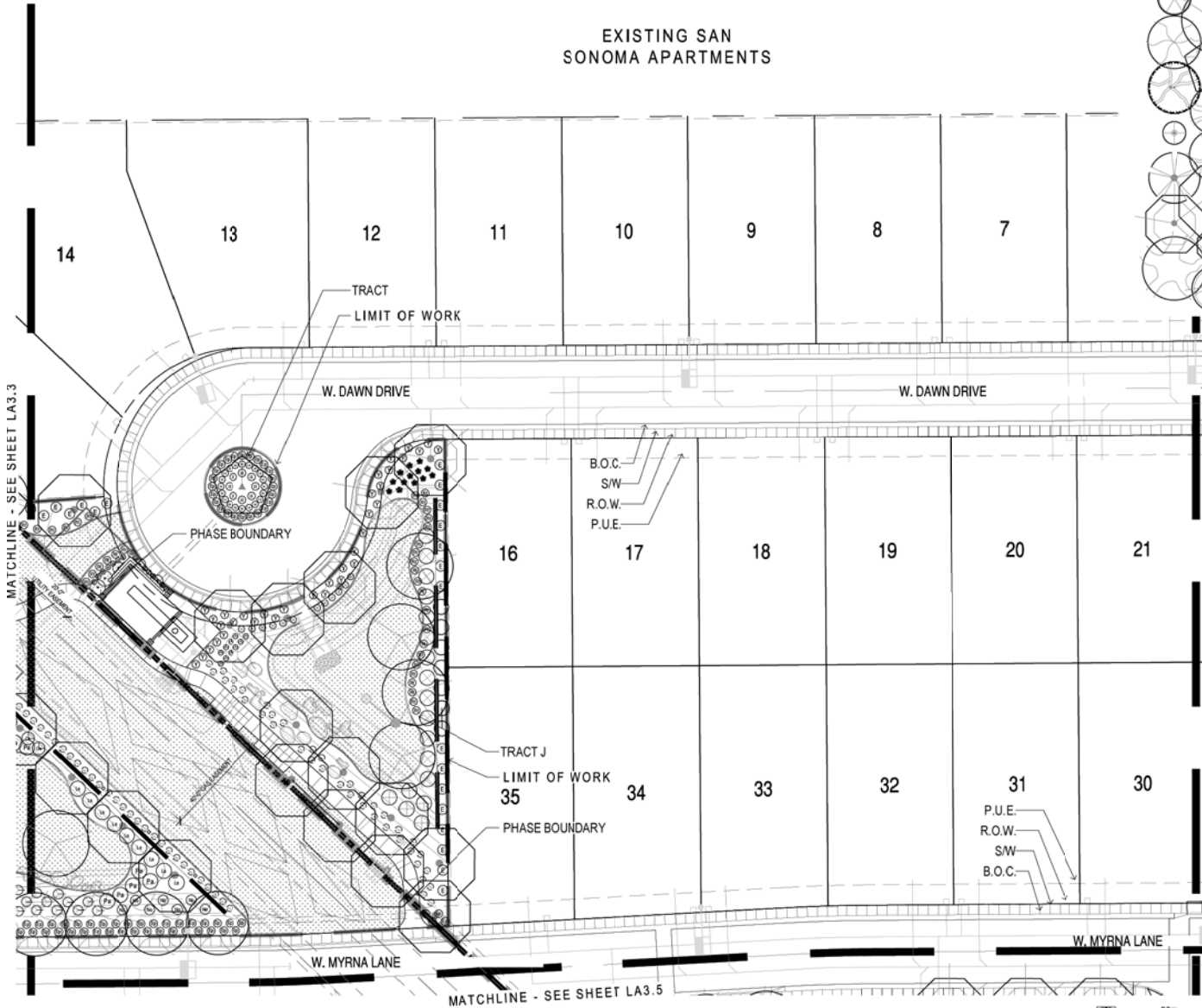


andersonbaron
 plan · design · achieve
 50 N. McClintock Drive, Suite 200
 Chandler, Arizona 85226
 ph. 480.699.7956 f. 480.699.7986



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EXISTING SAN SONOMA APARTMENTS



Plant Materials Legend					Plant Materials Legend				
Plant	Size	Quantity	Height	Color	Plant	Size	Quantity	Height	Color
Acacia aneura	30" Box	12	7.0-9.0	4.5-6.0	1.5-2.0	Bassia microphylla japonica	5 gal	-	-
Majia Acacia						Green Beauty Rosewood	5 gal	111	-
Rachista congesta	24" Box	5	4.0-5.0	3.0-4.0	7.5-10.0	Emerald Green Japanese Blue Bell	1 gal	53	-
Acacia Candel Tree						Pin Oaks			
Ceanothus cuneatus 'Santitas'	30" Box	9	8.0-10.0	5.0-6.0	M&B	Green/Golden			
Thomson Cascade						Acacia redolens	1 gal	69	-
Chickadee Broom	30" Box	1	8.0-10.0	5.0-7.0	1.20-2.25	Prostrata Acacia	1 gal	-	-
Desert Willow						Chrysantha mexicana	1 gal	-	-
Chickadee Broom	24" Box	10	6.0-7.0	3.0-4.0	1.0-1.5	Demanda	1 gal	461	-
Chickadee	30" Box	3	8.0-10.0	5.0-7.0	2.2-2.5	Emerald Green 'Outback Sunset'	1 gal	44	-
Yucca glauca	30" Box	4	9.0-10.0	4.5-5.5	1.20-2.5	Outback Sunset Emerald	1 gal	262	-
Yucca glauca 'Yucca Grande'	24" Box	18	8.0-9.0	3.0-4.0	1.0-1.5	Gazania rigens 'Iceberg'	1 gal	202	-
Jan Tin Ash	24" Box	1	5.0-6.0	3.0-4.0	M&B	Yellow Gazania	1 gal	12	-
Chia saponaria 'Queen Hill'	24" Box	12	5.0-6.0	3.0-4.0	M&B	Yellow Mountain Blue	1 gal	199	-
Queen Hill Olive	30" Box	12	8.0-10.0	5.0-7.0	M&B	Purple Trailing Lantana	1 gal	40	-
Cherry laurel	48" Box	2	8.0-10.0	7.0-8.0	M&B	Lantana 'Dallas Red'	1 gal	202	-
Ironwood						Dallas Red Lantana	1 gal	202	-
Parkinsonia hybrid	30" Box	4	8.0-10.0	5.0-7.0	M&B	Lantana 'Gold Trailing'	1 gal	202	-
Queen Mooney Palm Verde						Gold Trailing Lantana	1 gal	202	-
Platanus chinensis	24" Box	7	7.0-9.0	2.5-3.5	1.0-1.5	Romanus 'Ritidula Prostrata'	1 gal	40	-
Chinese Platane						Trailing Rosemary	1 gal	-	-
Platanus latifolia	24" Box	5	7.0-9.0	2.5-3.5	1.0-1.5	Ruellia brittoniana 'Yale'	1 gal	40	-
Mastic Tree						Desert Kalm's Bush	1 gal	-	-
Fibonacci Rose	24" Box	12	5.0-7.0	3.0-4.0	1.0-1.5	Tournefortia 'Cherry'	1 gal	-	-
Tea Shrub	24" Box	15	5.0-7.0	3.0-4.0	1.20-1.5	Crooking Germander	1 gal	40	-
Proserpinaca hybrid	24" Box	42	7.0-8.0	3.0-4.0	1.0-1.5	Cast & Acorns	1 gal	40	-
Proserpinaca						Trichocereus schottii	1 gal	40	-
Quercus buckleyi	24" Box	42	7.0-8.0	3.0-4.0	1.0-1.5	Asplenium	1 gal	40	-
Tea Red Oak						Agave americana 'Majestic'	1 gal	19	-
Yucca virginiana	24" Box	68	7.0-8.0	3.0-4.0	1.0-1.5	Agave geminata	1 gal	15	-
Empire Oak						Two Flavored Agave	1 gal	-	-
Yucca secundiflora	24" Box	1	3.0-4.0	2.0-3.0	7.5-10.0	Ann Ark 'Blue Elf'	1 gal	-	-
Texas Mountain Laurel	30" Box	4	5.0-6.0	3.0-4.0	1.20-2.0	Blue Elf Aloe	1 gal	25	-
Yucca parvifolia	24" Box	40	7.0-8.0	3.0-4.0	1.0-1.5	Yucca filamentosa	1 gal	59	-
'Hill Elm'						Yucca 'Blue Star'	1 gal	10	-
Yucca 'regalis' 'Nemesyal'	24" Box	1	5.0-7.0	3.0-4.0	M&B	Yucca 'Blue Star'	1 gal	20	-
Oak Leaf Cholla Tree	30" Box	3	7.0-8.0	5.0-7.0	M&B	Yucca 'Blue Star'	1 gal	124	-

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chandler, arizona 85226
ph. 480-699-7956 f. 480-699-7986

45460 ANDERSON D. BARON
P.L.L.C.
EXP. 12-31-10

and cap Construction occu int
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relations
issued for
design fee
progress set
city submitted
bid package
construction

date issued
05.04.15

scale
1" = 20'-0"

drawn by
staff

checked by
AB

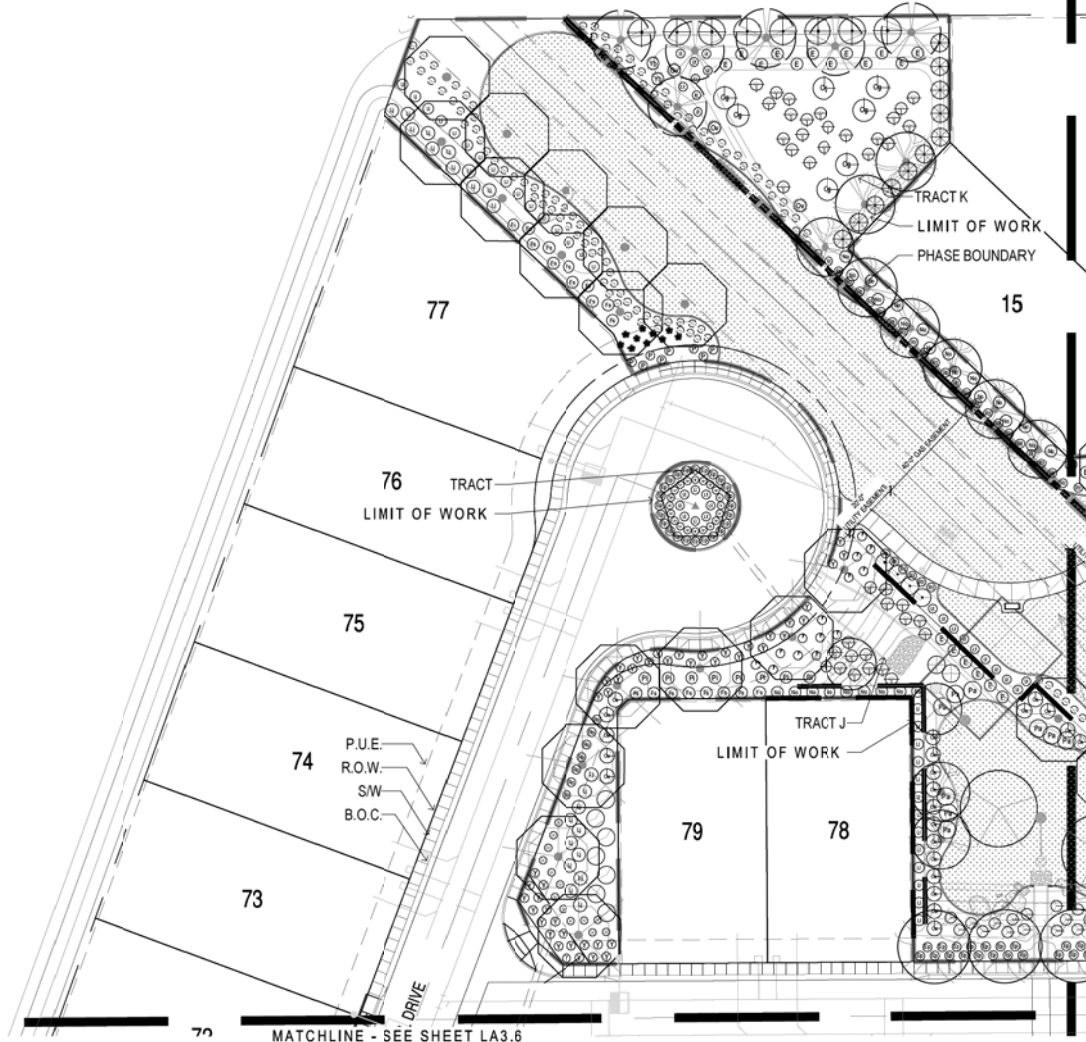
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release number

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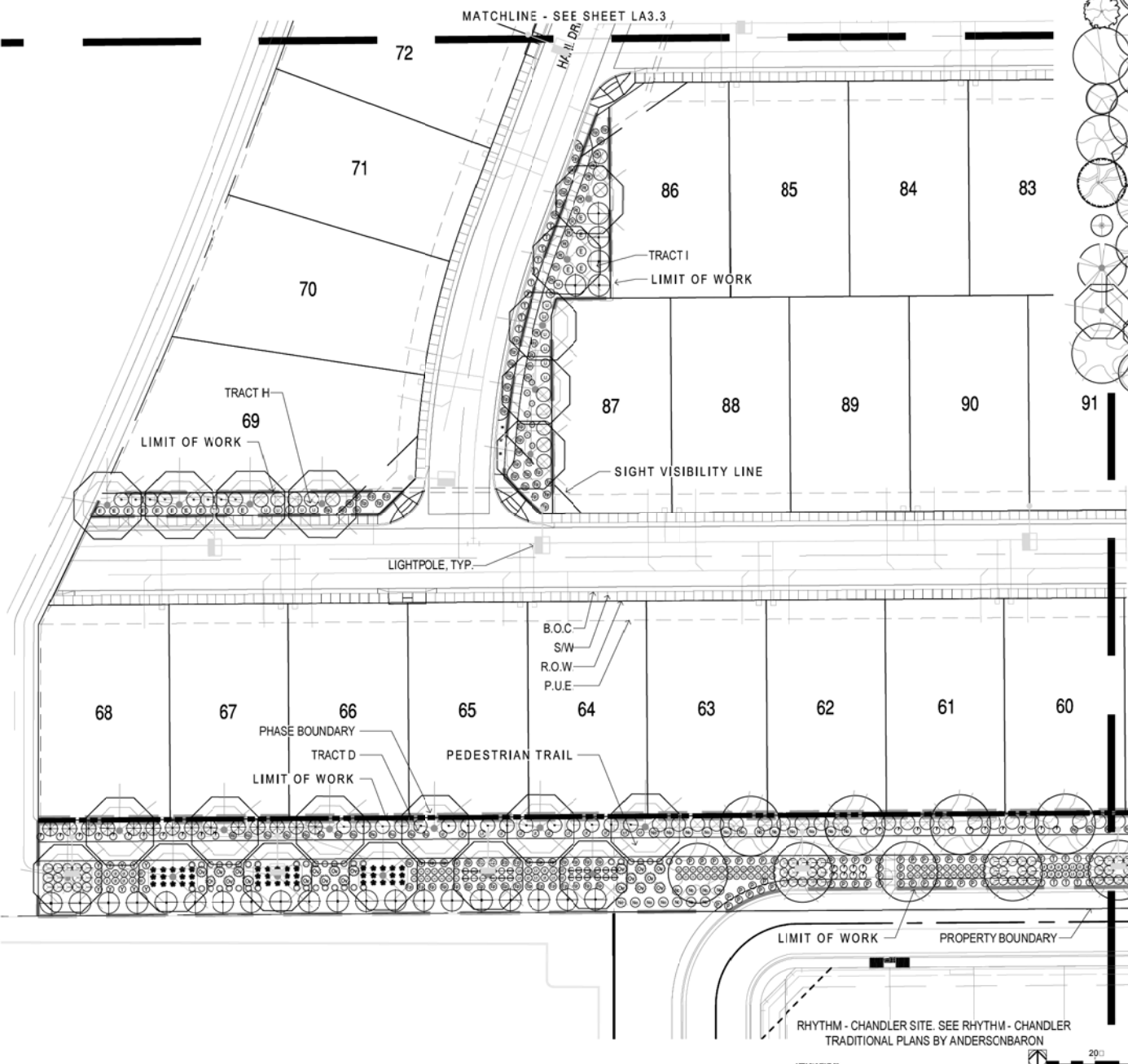
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EXISTING SAN SONOMA APARTMENTS



Plant Materials Legend					Plant Materials Legend				
Symbol	Size	Quantity	Height	Color	Symbol	Size	Quantity	Height	Color
○	30" Dia	12	7.0-8.0	4.5-6.0	○	Small Shrub	Quantity		
○	24" Dia	5	4.0-5.0	3.0-4.0	○	Bassia microphylla japonica	5	pk	-
○	20" Dia	9	3.0-4.0	2.0-3.0	○	Green Beauty Downwood	5	pk	111
○	18" Dia	15	2.0-3.0	1.5-2.0	○	Emerald Green Yucca	5	pk	53
○	16" Dia	25	1.5-2.0	1.0-1.5	○	Blue Bell	1	pk	53
○	14" Dia	45	1.0-1.5	0.75-1.0	○	Pin Oaks	Quantity		
○	12" Dia	75	0.75-1.0	0.5-0.75	○	Groundcovers	Size	Quantity	
○	10" Dia	125	0.5-0.75	0.3-0.5	○	Acacia redolens	1	pk	69
○	8" Dia	225	0.3-0.5	0.2-0.3	○	Prostrata Acacia	Quantity		
○	6" Dia	450	0.2-0.3	0.15-0.2	○	Chrysantha mexicana	1	pk	-
○	4" Dia	900	0.15-0.2	0.1-0.15	○	Demissa	Quantity		
○	3" Dia	1800	0.1-0.15	0.075-0.1	○	Emerald Green 'Outback Sunset'	1	pk	461
○	2" Dia	3600	0.075-0.1	0.05-0.075	○	Outback Sunset Emergilla	1	pk	44
○	1" Dia	7200	0.05-0.075	0.03-0.05	○	Gazania rigens incoccinea	1	pk	44
○	0.75" Dia	10800	0.03-0.05	0.02-0.03	○	Yellow Gazania	Quantity		
○	0.5" Dia	18000	0.02-0.03	0.015-0.02	○	Lantana montealemani	1	pk	262
○	0.3" Dia	36000	0.015-0.02	0.01-0.015	○	Purple Trailing Lantana	Quantity		
○	0.2" Dia	72000	0.01-0.015	0.0075-0.01	○	Lantana x Dallas Red	1	pk	12
○	0.15" Dia	108000	0.0075-0.01	0.005-0.0075	○	Dallas Red Lantana	Quantity		
○	0.1" Dia	144000	0.005-0.0075	0.003-0.005	○	Lantana x Gold Trailing	1	pk	109
○	0.075" Dia	180000	0.003-0.005	0.002-0.003	○	Gold Trailing Lantana	Quantity		
○	0.05" Dia	216000	0.002-0.003	0.0015-0.002	○	Roussellea bicolor 'Prostrata'	1	pk	252
○	0.03" Dia	288000	0.0015-0.002	0.001-0.0015	○	Trailing Rosemary	Quantity		
○	0.02" Dia	360000	0.001-0.0015	0.00075-0.001	○	Ruellia brittoniana 'Var'	1	pk	40
○	0.015" Dia	432000	0.00075-0.001	0.0005-0.00075	○	Desert Kalm's Shell	Quantity		
○	0.01" Dia	504000	0.0005-0.00075	0.0003-0.0005	○	Trachurus chrysanthus	1	pk	-
○	0.0075" Dia	576000	0.0003-0.0005	0.0002-0.0003	○	Croeping Germander	Quantity		
○	0.005" Dia	720000	0.0002-0.0003	0.00015-0.0002	○	Cast. & Acorn	Size	Quantity	
○	0.003" Dia	900000	0.00015-0.0002	0.0001-0.00015	○	Trichocereus pallidum	1	pk	66
○	0.002" Dia	1080000	0.0001-0.00015	0.000075-0.0001	○	Asclepias tuberosa	Quantity		
○	0.0015" Dia	1296000	0.000075-0.0001	0.00005-0.000075	○	Agave americana 'Marginal'	5	pk	19
○	0.001" Dia	1440000	0.00005-0.000075	0.00003-0.00005	○	Century Plant	Quantity		
○	0.00075" Dia	1728000	0.00003-0.00005	0.00002-0.00003	○	Agave americana	1	pk	15
○	0.0005" Dia	2160000	0.00002-0.00003	0.000015-0.00002	○	Two Footed Agave	Quantity		
○	0.0003" Dia	2880000	0.000015-0.00002	0.00001-0.000015	○	Asa Agave 'Blue Elf'	1	pk	-
○	0.0002" Dia	3600000	0.00001-0.000015	0.0000075-0.00001	○	Blue Elf Agave	Quantity		
○	0.00015" Dia	4320000	0.0000075-0.00001	0.000005-0.0000075	○	Bulbine bulbosa	1	pk	25
○	0.0001" Dia	5040000	0.000005-0.0000075	0.000003-0.000005	○	Shrubby Bulbine	Quantity		
○	0.000075" Dia	5760000	0.000003-0.000005	0.000002-0.000003	○	California 'Vanilla Little Jewel'	1	pk	59
○	0.00005" Dia	7200000	0.000002-0.000003	0.0000015-0.000002	○	Little John Bell's Jubel	Quantity		
○	0.00003" Dia	9000000	0.0000015-0.000002	0.000001-0.0000015	○	Dianella bicolor	1	pk	10
○	0.00002" Dia	10800000	0.000001-0.0000015	0.00000075-0.000001	○	Forcipia	Quantity		
○	0.000015" Dia	12960000	0.00000075-0.000001	0.0000005-0.00000075	○	Dasylirion quadrangulum	5	pk	20
○	0.00001" Dia	14400000	0.0000005-0.00000075	0.0000003-0.0000005	○	Mexican Grass Tree	Quantity		
○	0.0000075" Dia	17280000	0.0000003-0.0000005	0.0000002-0.0000003	○	Equisetum arvense	5	pk	124
○	0.000005" Dia	21600000	0.0000002-0.0000003	0.00000015-0.0000002	○	Gopher Plant	Quantity		
○	0.000003" Dia	28800000	0.00000015-0.0000002	0.0000001-0.00000015	○	Hesperaloe parviflora 'Pepp'	1	pk	198
○	0.000002" Dia	36000000	0.0000001-0.00000015	0.000000075-0.0000001	○	Red Yucca	Quantity		
○	0.0000015" Dia	43200000	0.000000075-0.0000001	0.00000005-0.000000075	○	Muhlenbergia rigida 'Nashville'	1	pk	101
○	0.000001" Dia	50400000	0.00000005-0.000000075	0.00000003-0.00000005	○	Nashville Maly Grass	Quantity		
○	0.00000075" Dia	57600000	0.00000003-0.00000005	0.00000002-0.00000003	○	Opuntia robusta 'Santa Rita'	5	pk	72
○	0.0000005" Dia	72000000	0.00000002-0.00000003	0.000000015-0.00000002	○	Purple Prickly Pear	Quantity		
○	0.0000003" Dia	90000000	0.000000015-0.00000002	0.00000001-0.000000015	○	Panicum monacorum	1	pk	48
○	0.0000002" Dia	108000000	0.00000001-0.000000015	0.0000000075-0.00000001	○	Slender Plant	Quantity		
○	0.00000015" Dia	129600000	0.0000000075-0.00000001	0.000000005-0.0000000075	○	Rose H.	1	pk	-
○	0.0000001" Dia	144000000	0.000000005-0.0000000075	0.000000003-0.000000005	○	'Double Knockout' Red Rose	5	pk	2
○	0.000000075" Dia	172800000	0.000000003-0.000000005	0.000000002-0.000000003	○	Barona Yucca	Quantity		
○	0.00000005" Dia	216000000	0.000000002-0.000000003	0.0000000015-0.000000002	○	Yucca pallida	1	pk	253
○	0.00000003" Dia	288000000	0.0000000015-0.000000002	0.000000001-0.0000000015	○	Pink Leaf Yucca	Quantity		
○	0.00000002" Dia	360000000	0.000000001-0.0000000015	0.00000000075-0.000000001	○	Yucca montana	15	pk	2
○	0.000000015" Dia	432000000	0.00000000075-0.000000001	0.0000000005-0.00000000075	○	Baked Yucca	Quantity		
○	0.00000001" Dia	504000000	0.0000000005-0.00000000075	0.0000000003-0.0000000005	○	Yucca angustifolia	5	pk	74
○	0.0000000075" Dia	576000000	0.0000000003-0.0000000005	0.0000000002-0.0000000003	○	'Twisted Leaf' Yucca	Quantity		
○	0.000000005" Dia	720000000	0.0000000002-0.0000000003	0.00000000015-0.0000000002	○	Vines	Size	Quantity	
○	0.000000003" Dia	900000000	0.00000000015-0.0000000002	0.0000000001-0.00000000015	○	Boerhaavia 'Flame'	5	pk	14
○	0.000000002" Dia	1080000000	0.0000000001-0.00000000015	0.000000000075-0.0000000001	○	Boerhaavia	Quantity		
○	0.0000000015" Dia	1296000000	0.000000000075-0.0000000001	0.00000000005-0.000000000075	○	Gutierrezia serotena	5	pk	3
○	0.000000001" Dia	1440000000	0.00000000005-0.000000000075	0.00000000003-0.00000000005	○	Carolina Jessamine 'Lipsker'	Quantity		
○	0.00000000075" Dia	1728000000	0.00000000003-0.00000000005	0.00000000002-0.00000000003	○	Rosa bicolor	5	pk	9
○	0.0000000005" Dia	2160000000	0.00000000002-0.00000000003	0.000000000015-0.00000000002	○	Lady Banks' Rose	Quantity		
○	0.0000000003" Dia	2880000000	0.000000000015-0.00000000002	0.00000000001-0.000000000015	○	Inset			
○	0.0000000002" Dia	3600000000	0.00000000001-0.000000000015	0.0000000000075-0.00000000001	○	Decomposed Granite S/P Screened	X s.f.		
○	0.00000000015" Dia	4320000000	0.0000000000075-0.00000000001	0.000000000005-0.0000000000075	○	Aggregate Screen - See Detail 3, Sheet LA3.2	86,571 s.f.		
○	0.0000000001" Dia	5040000000	0.000000000005-0.0000000000075	0.000000000003-0.000000000005	○	Turf - Medium Sod	86,571 s.f.		
○	0.000000000075" Dia	5760000000	0.000000000003-0.000000000005	0.000000000002-0.000000000003	○	See Detail 5, Sheet LA3.2			
○	0.00000000005" Dia	7200000000	0.000000000002-0.000000000003	0.0000000000015-0.000000000002	○	Concrete Header - See Detail 6, Sheet LA3.1 #1 Header	4,056 l.f.		
○	0.00000000003" Dia	9000000000	0.0000000000015-0.000000000002	0.000000000001-0.0000000000015	○	Standard Color and Finish			

Symbol	Size	Quantity	Height	Color
○	24" Dia	1	4.0-5.0	3.0-4.0
○	20" Dia	4	3.0-4.0	2.0-3.0
○	18" Dia	11	2.0-3.0	1.5-2.0
○	16" Dia	21	1.5-2.0	1.0-1.5
○	14" Dia	39	1.0-1.5	0.75-1.0
○	12" Dia	63	0.75-1.0	0.5-0.75
○	10" Dia	105	0.5-0.75	0.3-0.5
○	8" Dia	189	0.3-0.5	0.2-0.3
○	6" Dia	315	0.2-0.3	0.15-0.2
○	4" Dia	525	0.15-0.2	0.1-0.15
○	3" Dia	867	0.1-0.15	0.075-0.1
○	2" Dia	1440	0.075-0.1	0.05-0.075
○	1.5" Dia	2268	0.05-0.075	0.03-0.05
○	1" Dia	3600	0.03-0.05	0.02-0.03
○	0.75" Dia	5040	0.02-0.03	0.015-0.02
○	0.5" Dia	7200	0.015-0.02	0.01-0.015
○	0.3" Dia	10800	0.01-0.015	0.0075-0.01
○	0.2" Dia	14400	0.0075-0.01	0.005-0.0075
○	0.15" Dia	18000	0.005-0.0075	0.003-0.005
○	0.1" Dia	21600	0.003-0.005	0.002-0.003
○	0.075" Dia	25200	0.002-0.003	0.0015-0.002
○	0.05" Dia	28800	0.0015-0.002	0.001-0.0015
○	0.03" Dia	32400	0.001-0.0015	0.00075-0.001
○	0.02" Dia	36000	0.00075-0.001	0.0005-0.00075
○	0.015" Dia	39600	0.0005-0.00075	0.0003-0.0005
○	0.01" Dia	43200	0.0003-0.0005	0.0002-0.0003
○	0.0075" Dia	46800	0.0002-0.0003	0.00015-0.0002
○	0.005" Dia	50400	0.00015-0.0002	0.0001-0.00015
○	0.003" Dia	54000	0.0001-0.00015	0.000075-0.0001
○	0.002" Dia	57600	0.000075-0.0001	0.00005-0.000075
○	0.0015" Dia	61200	0.00005-0.000075	0.00003-0.00005
○	0.001" Dia	64800	0.00003-0.00005	0.00002-0.00003
○	0.00075" Dia	68400		



Plant Materials Legend

Item	Size	Quantity	Height	Width	Color
• <i>Bacopa ananra</i>	30" Box	12	7.0-9.0	4.5-6.0	1.5-2.0
• <i>Milpa Acacia</i>					
• <i>Rachicallis congesta</i>	24" Box	5	4.0-5.0	3.0-4.0	7.5-10.0
• <i>Rhus glabra</i>	40" Box	1	8.0-10.0	5.0-6.0	M&B
• <i>Ceanothus leucodermis</i>	30" Box	9	8.0-10.0	5.0-6.0	M&B
• <i>Thomsonia coccinea</i>					
• <i>Chrysopsis linearis</i>	30" Box	1	8.0-10.0	5.0-7.0	1.2-2.25
• <i>Desert Willow</i>					
• <i>Chrysopsis linearis</i>	24" Box	10	6.0-7.0	3.0-4.0	1.0-1.5
• <i>Chrysopsis linearis</i>	30" Box	3	8.0-10.0	5.0-7.0	2.2-2.5
• <i>Yucca glauca</i>	30" Box	4	9.0-10.0	4.5-5.5	1.2-2.5
• <i>Yucca villosa</i>	24" Box	18	8.0-9.0	3.0-4.0	1.0-1.5
• <i>Yucca villosa</i>	30" Box	1	8.0-9.0	3.0-4.0	1.0-1.5
• <i>Chrysopsis linearis</i>	30" Box	12	8.0-10.0	5.0-7.0	M&B
• <i>Yucca villosa</i>	40" Box	2	8.0-10.0	7.0-8.0	M&B
• <i>Yucca villosa</i>					
• <i>Yucca villosa</i>	30" Box	4	8.0-10.0	5.0-7.0	M&B
• <i>Yucca villosa</i>	24" Box	7	7.0-9.0	2.5-3.5	1.0-1.5
• <i>Yucca villosa</i>	24" Box	5	7.0-9.0	2.5-3.5	1.0-1.5
• <i>Yucca villosa</i>	24" Box	12	5.0-7.0	3.0-4.0	1.0-1.5
• <i>Yucca villosa</i>	24" Box	15	5.0-7.0	6.0-7.0	1.2-1.5
• <i>Yucca villosa</i>	24" Box	42	7.0-9.0	3.0-4.0	1.0-1.5
• <i>Yucca villosa</i>	24" Box	68	7.0-9.0	3.0-4.0	1.0-1.5
• <i>Yucca villosa</i>	24" Box	1	3.0-4.0	2.0-3.0	7.5-10.0
• <i>Yucca villosa</i>	30" Box	4	5.0-6.0	3.0-4.0	1.2-2.0
• <i>Yucca villosa</i>	24" Box	40	7.0-9.0	3.0-4.0	1.0-1.5
• <i>Yucca villosa</i>	24" Box	1	5.0-7.0	3.0-4.0	M&B
• <i>Yucca villosa</i>	30" Box	3	7.0-9.0	5.0-7.0	M&B

Plant Materials Legend

Item	Size	Quantity
• <i>Bacopa ananra</i>	5 gal	-
• <i>Green Beauty Bougainvillea</i>	5 gal	111
• <i>Emerald Green Yucca</i>	5 gal	53
• <i>Green Beauty Bougainvillea</i>	5 gal	69
• <i>Green Beauty Bougainvillea</i>	5 gal	-
• <i>Green Beauty Bougainvillea</i>	5 gal	461
• <i>Green Beauty Bougainvillea</i>	5 gal	44
• <i>Green Beauty Bougainvillea</i>	5 gal	262
• <i>Green Beauty Bougainvillea</i>	5 gal	12
• <i>Green Beauty Bougainvillea</i>	5 gal	199
• <i>Green Beauty Bougainvillea</i>	5 gal	252
• <i>Green Beauty Bougainvillea</i>	5 gal	40
• <i>Green Beauty Bougainvillea</i>	5 gal	-
• <i>Green Beauty Bougainvillea</i>	5 gal	66
• <i>Green Beauty Bougainvillea</i>	5 gal	19
• <i>Green Beauty Bougainvillea</i>	5 gal	15
• <i>Green Beauty Bougainvillea</i>	5 gal	-
• <i>Green Beauty Bougainvillea</i>	5 gal	25
• <i>Green Beauty Bougainvillea</i>	5 gal	59
• <i>Green Beauty Bougainvillea</i>	5 gal	10
• <i>Green Beauty Bougainvillea</i>	5 gal	20
• <i>Green Beauty Bougainvillea</i>	5 gal	124
• <i>Green Beauty Bougainvillea</i>	5 gal	198
• <i>Green Beauty Bougainvillea</i>	5 gal	101
• <i>Green Beauty Bougainvillea</i>	5 gal	72
• <i>Green Beauty Bougainvillea</i>	5 gal	48
• <i>Green Beauty Bougainvillea</i>	5 gal	-
• <i>Green Beauty Bougainvillea</i>	5 gal	2
• <i>Green Beauty Bougainvillea</i>	5 gal	253
• <i>Green Beauty Bougainvillea</i>	5 gal	2
• <i>Green Beauty Bougainvillea</i>	5 gal	74
• <i>Green Beauty Bougainvillea</i>	5 gal	-
• <i>Green Beauty Bougainvillea</i>	5 gal	14
• <i>Green Beauty Bougainvillea</i>	5 gal	3
• <i>Green Beauty Bougainvillea</i>	5 gal	0

Item	Size	Quantity
• <i>Yucca villosa</i>	5 gal	1
• <i>Yucca villosa</i>	5 gal	4
• <i>Yucca villosa</i>	5 gal	11
• <i>Yucca villosa</i>	5 gal	21
• <i>Yucca villosa</i>	5 gal	79
• <i>Yucca villosa</i>	5 gal	1
• <i>Yucca villosa</i>	15 gal	-
• <i>Yucca villosa</i>	5 gal	11
• <i>Yucca villosa</i>	5 gal	49
• <i>Yucca villosa</i>	5 gal	12
• <i>Yucca villosa</i>	5 gal	1
• <i>Yucca villosa</i>	5 gal	61
• <i>Yucca villosa</i>	5 gal	101
• <i>Yucca villosa</i>	5 gal	29
• <i>Yucca villosa</i>	5 gal	109
• <i>Yucca villosa</i>	5 gal	19
• <i>Yucca villosa</i>	5 gal	202
• <i>Yucca villosa</i>	5 gal	15
• <i>Yucca villosa</i>	5 gal	1
• <i>Yucca villosa</i>	5 gal	-
• <i>Yucca villosa</i>	5 gal	27
• <i>Yucca villosa</i>	5 gal	43

Item	Size	Quantity
• <i>Yucca villosa</i>	5 gal	198
• <i>Yucca villosa</i>	5 gal	101
• <i>Yucca villosa</i>	5 gal	72
• <i>Yucca villosa</i>	5 gal	48
• <i>Yucca villosa</i>	5 gal	-
• <i>Yucca villosa</i>	5 gal	2
• <i>Yucca villosa</i>	5 gal	253
• <i>Yucca villosa</i>	5 gal	2
• <i>Yucca villosa</i>	5 gal	74
• <i>Yucca villosa</i>	5 gal	-
• <i>Yucca villosa</i>	5 gal	14
• <i>Yucca villosa</i>	5 gal	3
• <i>Yucca villosa</i>	5 gal	0

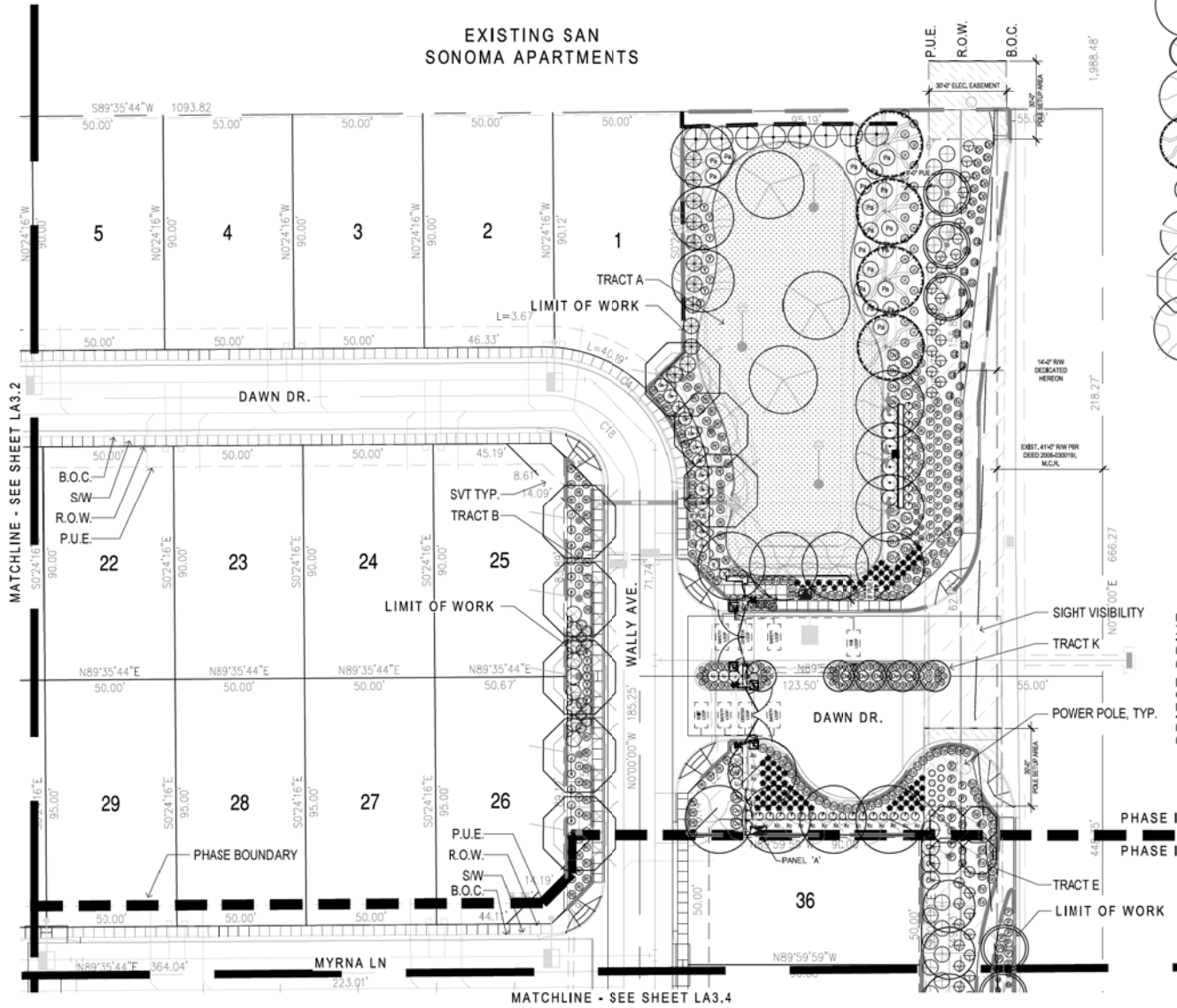


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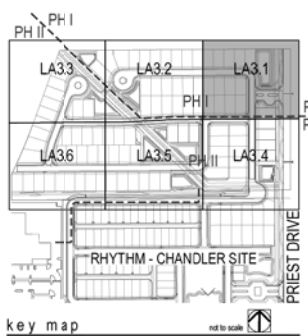
Plant Materials Legend

Symbol	Plant Name	Size	Quantity	Height	Width	Color
○	Acacia aneura	30" Box	12	7.0-8.0	4.5-4.0	1.5-2.0
○	Milpa Acacia	24" Box	5	4.0-5.0	3.0-4.0	7.5-10.0
○	Banksia integrifolia	24" Box	9	5.0-10.0	5.0-6.0	MAB
○	Ceanothus cuneatus	30" Box	5	8.0-10.0	5.0-7.0	1.25-2.25
○	Thornless Castanolea	30" Box	5	8.0-10.0	5.0-7.0	1.25-2.25
○	Chilopsis linearis	30" Box	5	8.0-10.0	5.0-7.0	1.25-2.25
○	Desert Willow	30" Box	5	8.0-10.0	5.0-7.0	1.25-2.25
○	Chilopsis biflora	30" Box	5	8.0-10.0	5.0-7.0	1.25-2.25
○	Chilopsis	30" Box	5	8.0-10.0	5.0-7.0	1.25-2.25
○	Yucca glauca	30" Box	4	9.0-10.0	4.5-5.5	1.25-2.25
○	Yucca villosa 'Yo Grande'	24" Box	18	8.0-9.0	3.0-4.0	1.5-1.5
○	San Jacinto	30" Box	12	8.0-10.0	5.0-7.0	MAB
○	San Jacinto	48" Box	2	8.0-10.0	7.0-8.0	MAB
○	Chilopsis linearis	30" Box	4	8.0-10.0	5.0-7.0	MAB
○	Yucca villosa	24" Box	7	7.0-9.0	2.5-3.5	1.5-1.5
○	Yucca villosa	24" Box	5	7.0-9.0	2.5-3.5	1.5-1.5
○	Yucca villosa	24" Box	5	7.0-9.0	2.5-3.5	1.5-1.5
○	Yucca villosa	24" Box	12	5.0-7.0	3.0-4.0	1.5-1.5
○	Yucca villosa	24" Box	15	5.0-7.0	3.0-4.0	1.5-1.5
○	Yucca villosa	24" Box	42	7.0-8.0	3.0-4.0	1.5-1.5
○	Yucca villosa	24" Box	69	7.0-8.0	3.0-4.0	1.5-1.5
○	Yucca villosa	30" Box	4	5.0-6.0	3.0-4.0	1.25-2.0
○	Yucca villosa	24" Box	40	7.0-8.0	3.0-4.0	1.5-1.5
○	Yucca villosa	30" Box	3	7.0-9.0	5.0-7.0	MAB



Plant Materials Legend

Symbol	Plant Name	Size	Quantity
○	Yucca villosa	5 Gal.	2
○	Yucca villosa	1 Gal.	249
○	Yucca villosa	15 Gal.	2
○	Yucca villosa	5 Gal.	74
○	Yucca villosa	5 Gal.	14
○	Yucca villosa	5 Gal.	3
○	Yucca villosa	5 Gal.	9
○	Yucca villosa	125,000 s.f.	1
○	Yucca villosa	95,000 s.f.	1
○	Yucca villosa	3,750 s.f.	1



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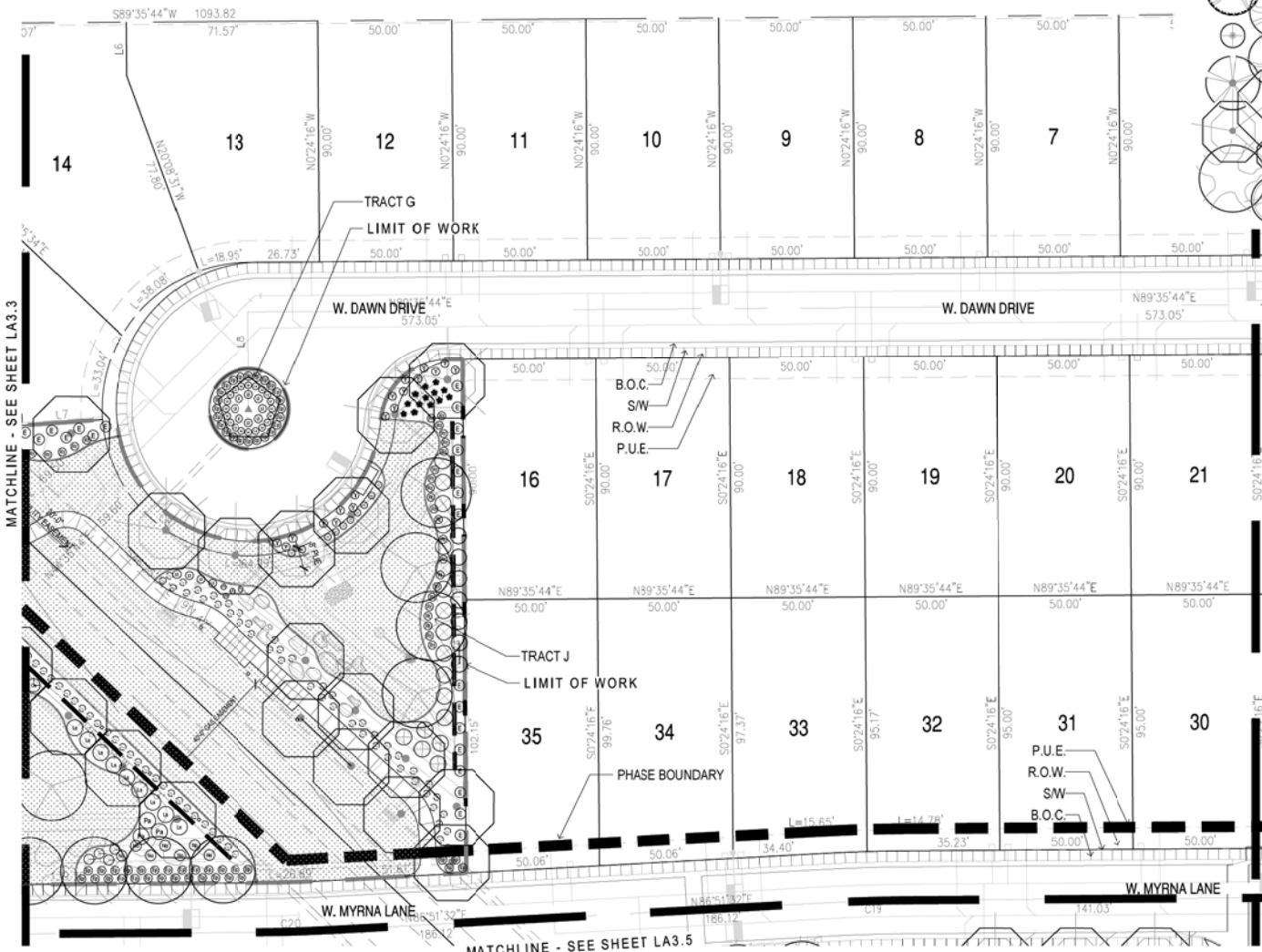


Rhythm North - Phase I & II
Priest Drive & Orchid Lane
Tempe, Arizona
planting plans

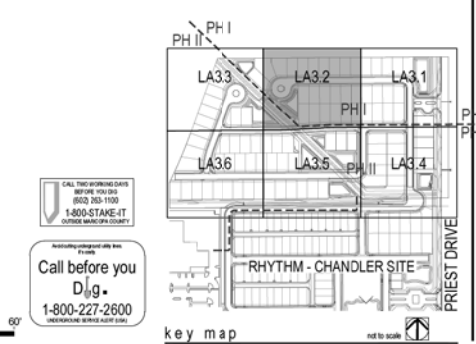


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Checked by AB
Project number
Revision number
Sheet number
LA3.1

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SONOMA APARTMENTS



Plant Materials Legend					Plant Materials Legend				
Symbol	Size	Quantity	Height	Notes	Symbol	Size	Quantity	Notes	
○	30" Box	12	7.0-8.0	4.5-4.0	○	5' gal	111	Enemphis hyppocrita	
○	30" Box	5	4.0-5.0	3.0-4.0	○	5' gal	53	Blue Bell	
○	30" Box	4	9.0-10.0	5.0-6.0	○	5' gal	69	Acacia salicina	
○	30" Box	10	6.0-7.0	3.0-4.0	○	5' gal	461	Enemphis prostrata	
○	30" Box	3	8.0-10.0	5.0-7.0	○	5' gal	204	Yellow Cactus	
○	30" Box	4	9.0-10.0	4.5-5.5	○	5' gal	12	Golden Bell	
○	24" Box	18	8.0-9.0	3.0-4.0	○	5' gal	203	Golden Bell	
○	30" Box	4	8.0-10.0	5.0-7.0	○	5' gal	66	Trichostema	
○	24" Box	7	7.0-9.0	2.5-3.5	○	5' gal	19	Acacia salicina	
○	24" Box	5	7.0-9.0	2.5-3.5	○	5' gal	19	Acacia salicina	
○	24" Box	12	8.5-10.0	5.0-7.0	○	5' gal	10	Acacia salicina	
○	24" Box	42	7.0-8.0	3.0-4.0	○	5' gal	20	Acacia salicina	
○	24" Box	69	7.0-8.0	3.0-4.0	○	5' gal	124	Acacia salicina	
○	30" Box	4	5.0-6.0	3.0-4.0	○	5' gal	176	Acacia salicina	
○	24" Box	40	7.0-8.0	3.0-4.0	○	5' gal	101	Acacia salicina	
○	30" Box	3	7.0-8.0	5.0-7.0	○	5' gal	48	Acacia salicina	



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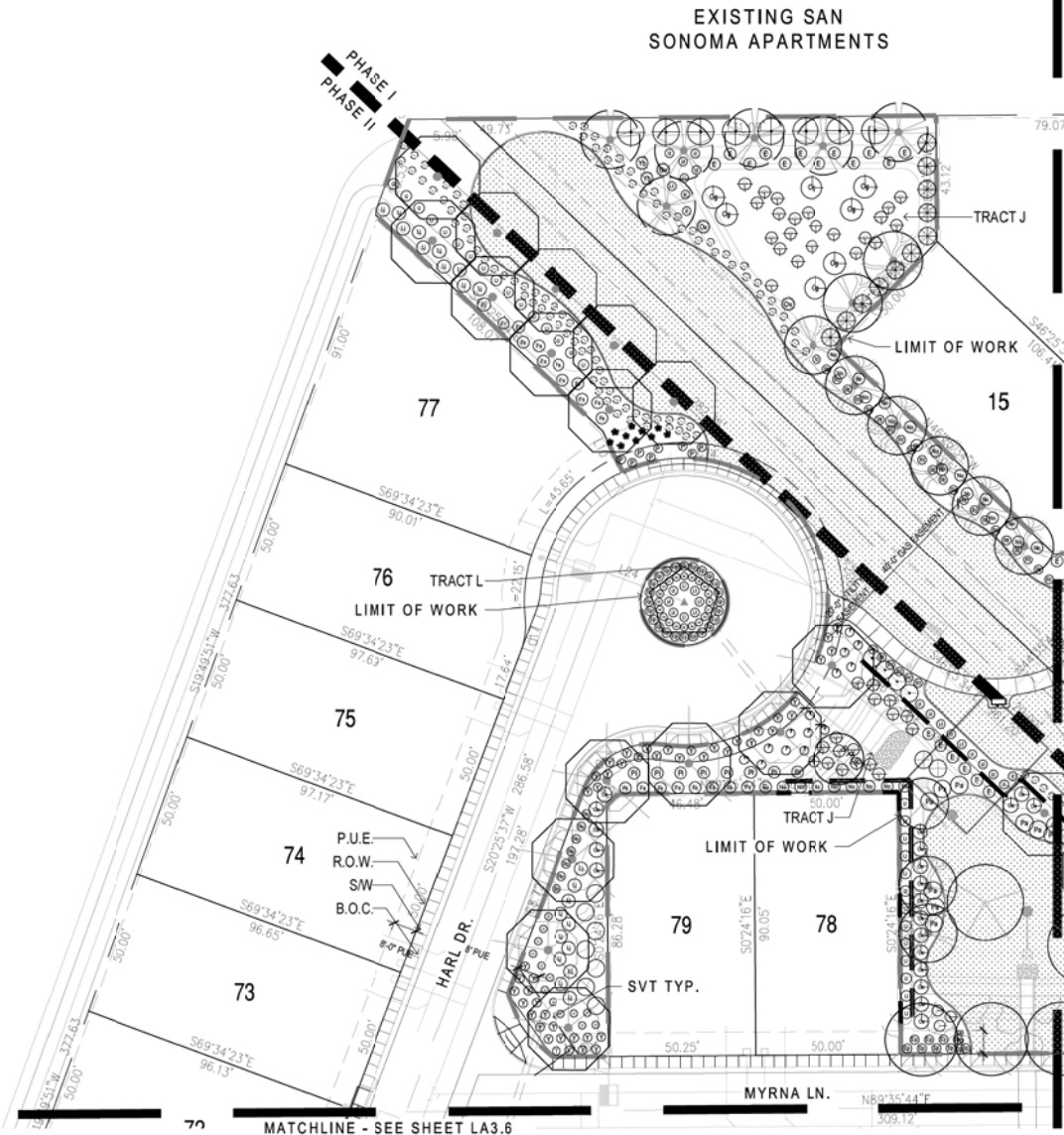
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revisions:
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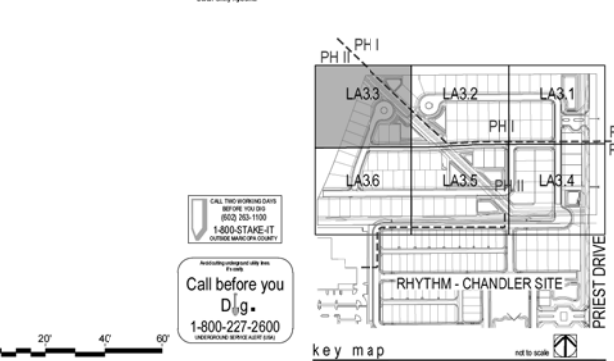


Plant Materials Legend

Symbol	Plant Name	Size	Quantity	Height	Width	Color
⊙	Acacia aneura	30" Box	12	7.0-8.0	4.5-6.0	1.5-2.0
⊙	Melaleuca	24" Box	5	4.0-5.0	3.0-4.0	7.5-10
⊙	Canavalia coccinea	24" Box	9	8.0-10.0	5.0-6.0	M&B
⊙	Thorenia	30" Box	-	8.0-10.0	5.0-7.0	1.2-2.25
⊙	Chrysopsis	24" Box	10	6.0-7.0	3.0-4.0	1.0-1.5
⊙	Chrysopsis	30" Box	3	8.0-10.0	5.0-7.0	2.0-2.5
⊙	Yucca	30" Box	4	9.0-10.0	4.5-5.5	1.2-2.5
⊙	Yucca	24" Box	18	8.0-9.0	3.0-4.0	1.0-1.5
⊙	Chrysopsis	30" Box	12	8.0-10.0	5.0-7.0	M&B
⊙	Chrysopsis	48" Box	2	8.0-10.0	7.0-8.0	M&B
⊙	Chrysopsis	30" Box	4	8.0-10.0	5.0-7.0	M&B
⊙	Chrysopsis	24" Box	7	7.0-9.0	2.5-3.5	1.0-1.5
⊙	Chrysopsis	24" Box	5	7.0-9.0	2.5-3.5	1.0-1.5
⊙	Chrysopsis	24" Box	12	5.0-7.0	3.0-4.0	1.0-1.5
⊙	Chrysopsis	24" Box	15	5.0-7.0	3.0-4.0	1.0-1.5
⊙	Chrysopsis	24" Box	42	7.0-8.0	3.0-4.0	1.0-1.5
⊙	Chrysopsis	24" Box	69	7.0-8.0	3.0-4.0	1.0-1.5
⊙	Chrysopsis	30" Box	4	5.0-6.0	3.0-4.0	1.2-2.0
⊙	Chrysopsis	24" Box	40	7.0-8.0	3.0-4.0	1.0-1.5
⊙	Chrysopsis	30" Box	3	7.0-8.0	5.0-7.0	M&B

Plant Materials Legend

Symbol	Plant Name	Size	Quantity
⊙	Yucca	30" Box	2
⊙	Yucca	30" Box	24
⊙	Yucca	30" Box	2
⊙	Yucca	30" Box	2
⊙	Yucca	30" Box	74
⊙	Yucca	30" Box	14
⊙	Yucca	30" Box	3
⊙	Yucca	30" Box	9
⊙	Yucca	30" Box	125,000 s.f.
⊙	Yucca	30" Box	95,000 s.f.
⊙	Yucca	30" Box	3,750 s.f.

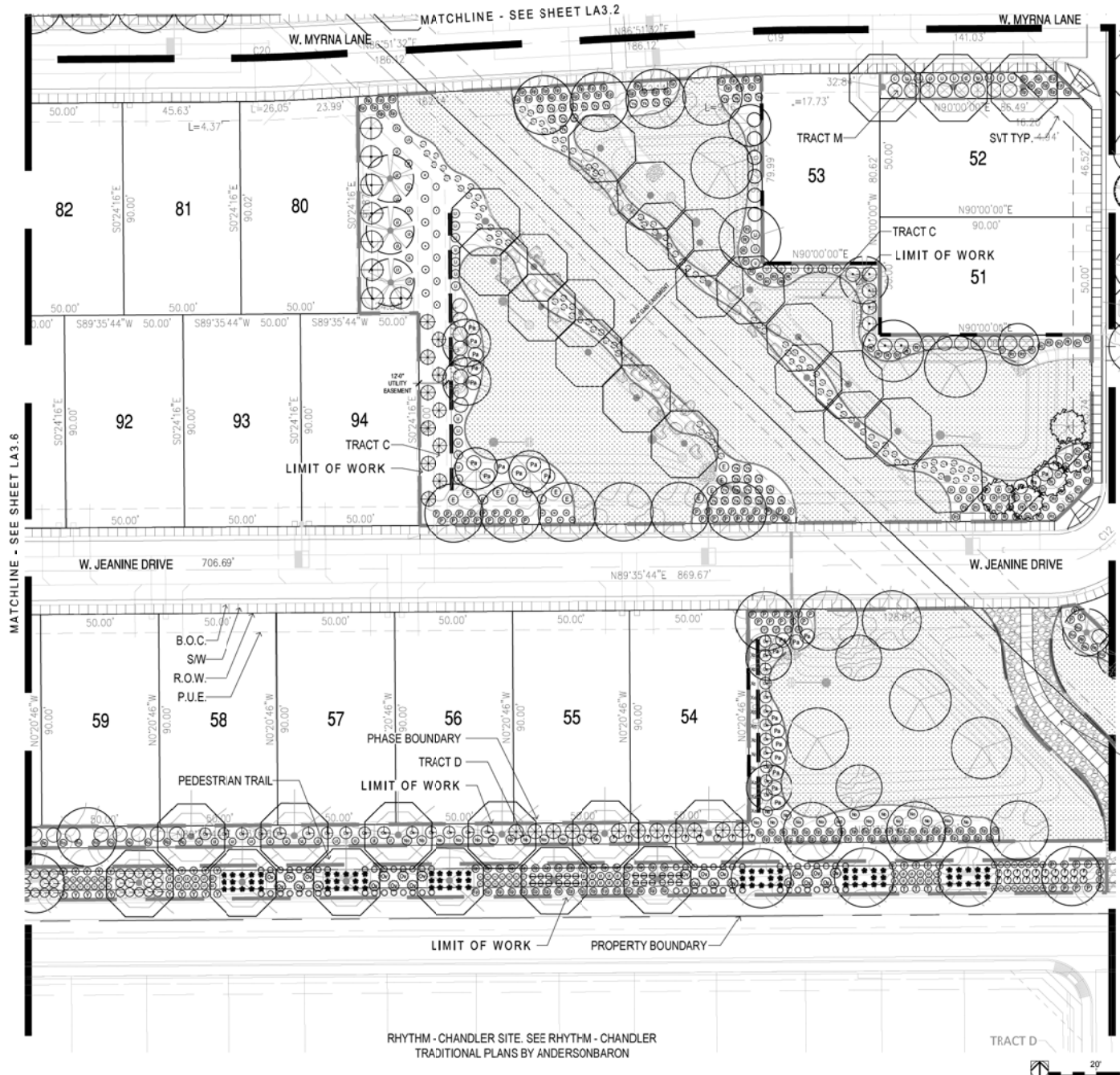


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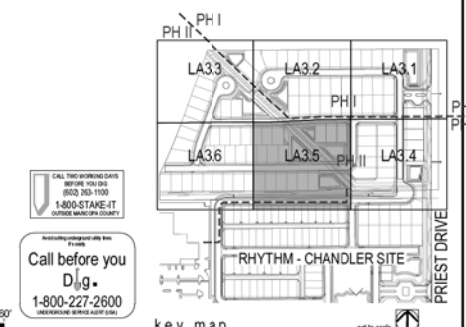
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AB
sheet number
LA3.3



Plant Materials Legend						Plant Materials Legend					
Tree	Size	Quantity	Height	Width	Color	Small Shrub	Size	Quantity	Height	Width	Color
Acacia arena	30' Box	12	7.640	45.610	15.210	Emmenanthe hypnoides	5' pot	1111			
Melaleuca	30' Box	12	7.640	45.610	15.210	Blue Sage	5' pot	1111			
Baccharis confertifolia	24' Box	5	4.650	30.410	75.110	Gaura bicolor	5' pot	53			
Asarotheca	24' Box	5	4.650	30.410	75.110	Pink Gaura	5' pot	53			
Comptosia leucostachya	30' Box	9	8.510	5.660	Mult	Blackfoot	5' pot	69			
Thomasia	30' Box	9	8.510	5.660	Mult	Acacia melanocoryna	5' pot	69			
Chrysopsis	30' Box	9	8.510	5.660	Mult	Prostrate Acacia	5' pot	401			
Chrysopsis	30' Box	9	8.510	5.660	Mult	Emmenanthe parviflora 'Outback Sunset'	5' pot	44			
Chrysopsis	30' Box	9	8.510	5.660	Mult	Gaura bicolor	5' pot	44			
Chrysopsis	30' Box	9	8.510	5.660	Mult	Prostrate Acacia	5' pot	284			
Chrysopsis	30' Box	9	8.510	5.660	Mult	Lantana montevidensis	5' pot	12			
Chrysopsis	30' Box	9	8.510	5.660	Mult	Prostrate Acacia	5' pot	203			
Chrysopsis	30' Box	9	8.510	5.660	Mult	Lantana montevidensis	5' pot	252			
Chrysopsis	30' Box	9	8.510	5.660	Mult	Prostrate Acacia	5' pot	66			
Chrysopsis	30' Box	9	8.510	5.660	Mult	Lantana montevidensis	5' pot	19			
Chrysopsis	30' Box	9	8.510	5.660	Mult	Prostrate Acacia	5' pot	25			
Chrysopsis	30' Box	9	8.510	5.660	Mult	Lantana montevidensis	5' pot	58			
Chrysopsis	30' Box	9	8.510	5.660	Mult	Prostrate Acacia	5' pot	10			
Chrysopsis	30' Box	9	8.510	5.660	Mult	Lantana montevidensis	5' pot	20			
Chrysopsis	30' Box	9	8.510	5.660	Mult	Prostrate Acacia	5' pot	124			
Chrysopsis	30' Box	9	8.510	5.660	Mult	Lantana montevidensis	5' pot	176			
Chrysopsis	30' Box	9	8.510	5.660	Mult	Prostrate Acacia	5' pot	101			
Chrysopsis	30' Box	9	8.510	5.660	Mult	Lantana montevidensis	5' pot	72			
Chrysopsis	30' Box	9	8.510	5.660	Mult	Prostrate Acacia	5' pot	48			
Chrysopsis	30' Box	9	8.510	5.660	Mult	Lantana montevidensis	5' pot	2			
Chrysopsis	30' Box	9	8.510	5.660	Mult	Prostrate Acacia	5' pot	14			
Chrysopsis	30' Box	9	8.510	5.660	Mult	Lantana montevidensis	5' pot	3			
Chrysopsis	30' Box	9	8.510	5.660	Mult	Prostrate Acacia	5' pot	9			
Chrysopsis	30' Box	9	8.510	5.660	Mult	Lantana montevidensis	5' pot	11			
Chrysopsis	30' Box	9	8.510	5.660	Mult	Prostrate Acacia	5' pot	43			

Plant Materials Legend					
Tree	Size	Quantity	Height	Width	Color
Yucca filamentosa	5' pot	30			
Bougainvillea	5' pot	7			
Yucca filamentosa	5' pot	4			
Yucca filamentosa	5' pot	51			
Yucca filamentosa	5' pot	21			
Yucca filamentosa	5' pot	11			
Yucca filamentosa	5' pot	79			
Yucca filamentosa	5' pot	9			
Yucca filamentosa	5' pot	51			
Yucca filamentosa	5' pot	48			
Yucca filamentosa	5' pot	72			
Yucca filamentosa	5' pot	81			
Yucca filamentosa	5' pot	101			
Yucca filamentosa	5' pot	29			
Yucca filamentosa	5' pot	109			
Yucca filamentosa	5' pot	11			
Yucca filamentosa	5' pot	115			
Yucca filamentosa	5' pot	37			
Yucca filamentosa	5' pot	43			

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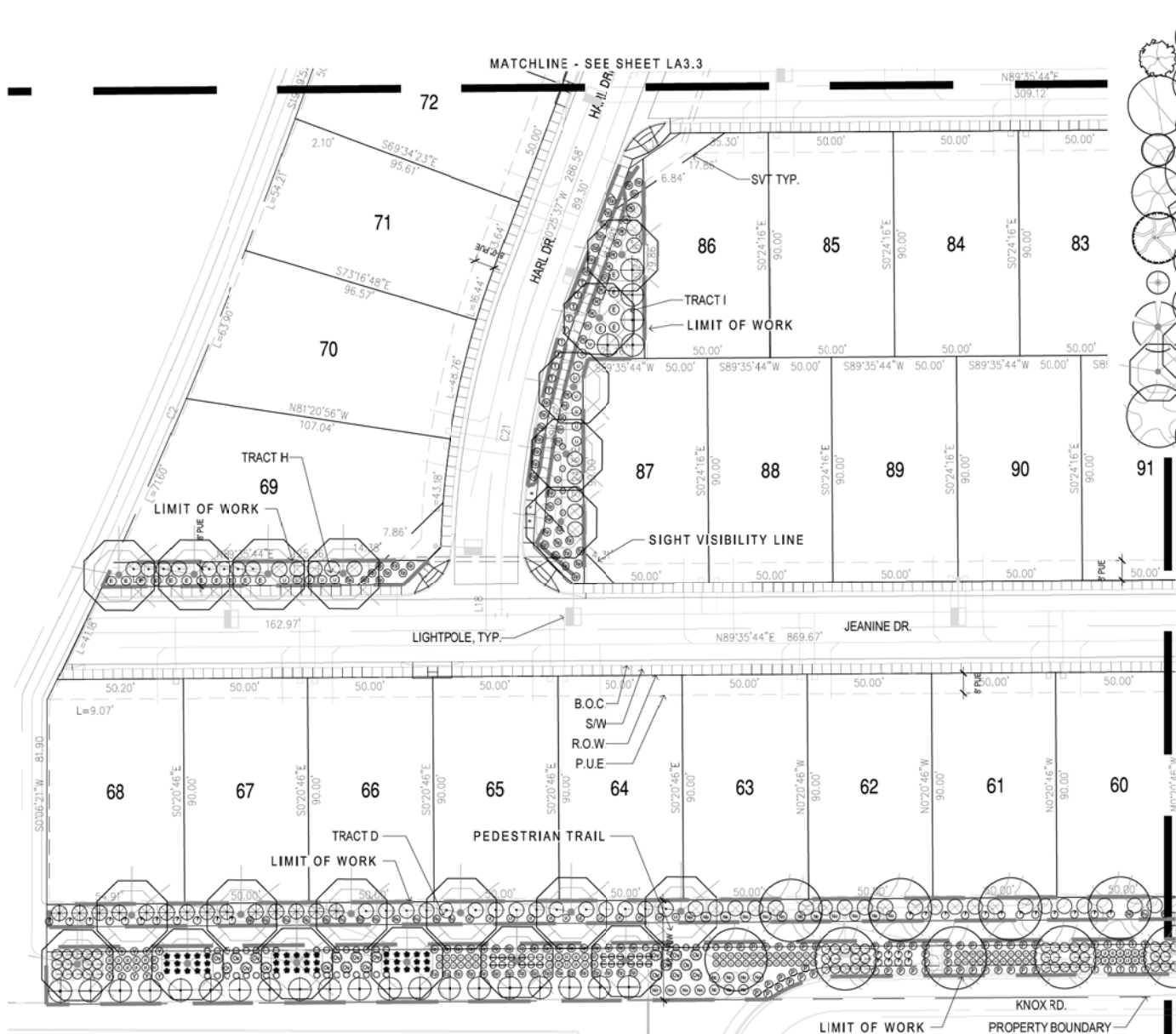


Rhythm North - Phase I & II
Priest Drive & Orchid Lane
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 Checked by: AB
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 Release number:
 Sheet number:

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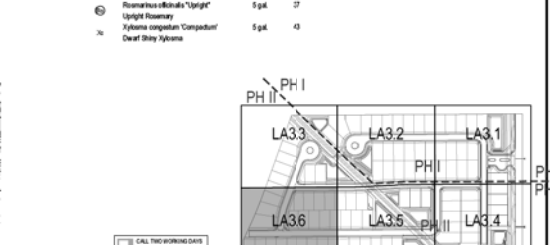


Plant Materials Legend

Symbol	Plant Name	Size	Quantity	Height	Width	Color
○	Acacia aneura	30" Box	12	7.0-8.0	4.5-6.0	1.5-2.0
○	Melaleuca	24" Box	5	4.0-5.0	3.0-4.0	7.5-10.0
○	Campanula medium	30" Box	9	8.0-10.0	5.0-6.0	MAR
○	Chrysanthemum	30" Box	10	6.0-7.0	3.0-4.0	1.0-1.5
○	Chrysanthemum	30" Box	3	8.0-10.0	5.0-7.0	2.0-2.5
○	Chrysanthemum	30" Box	4	9.0-10.0	4.5-5.5	1.0-1.5
○	Chrysanthemum	24" Box	18	8.0-9.0	3.0-4.0	1.0-1.5
○	Chrysanthemum	30" Box	12	8.0-10.0	5.0-7.0	MAR
○	Chrysanthemum	48" Box	2	8.0-10.0	7.0-8.0	MAR
○	Chrysanthemum	30" Box	4	8.0-10.0	5.0-7.0	MAR
○	Chrysanthemum	24" Box	7	7.0-9.0	2.5-3.5	1.0-1.5
○	Chrysanthemum	24" Box	5	7.0-9.0	2.5-3.5	1.0-1.5
○	Chrysanthemum	24" Box	12	5.0-7.0	3.0-4.0	1.0-1.5
○	Chrysanthemum	24" Box	15	5.0-7.0	6.0-7.0	1.0-1.5
○	Chrysanthemum	24" Box	42	7.0-8.0	3.0-4.0	1.0-1.5
○	Chrysanthemum	24" Box	69	7.0-8.0	3.0-4.0	1.0-1.5
○	Chrysanthemum	30" Box	4	5.0-6.0	3.0-4.0	1.0-2.0
○	Chrysanthemum	24" Box	40	7.0-8.0	3.0-4.0	1.0-1.5
○	Chrysanthemum	30" Box	3	7.0-9.0	5.0-7.0	MAR

Plant Materials Legend

Symbol	Plant Name	Size	Quantity	Height	Width	Color
○	Yucca	30" Box	2	5.0-6.0	2.0-3.0	1.0-1.5
○	Yucca	30" Box	24	5.0-6.0	2.0-3.0	1.0-1.5
○	Yucca	30" Box	1	5.0-6.0	2.0-3.0	1.0-1.5
○	Yucca	30" Box	4	5.0-6.0	2.0-3.0	1.0-1.5
○	Yucca	30" Box	11	5.0-6.0	2.0-3.0	1.0-1.5
○	Yucca	30" Box	21	5.0-6.0	2.0-3.0	1.0-1.5
○	Yucca	30" Box	19	5.0-6.0	2.0-3.0	1.0-1.5
○	Yucca	30" Box	20	5.0-6.0	2.0-3.0	1.0-1.5
○	Yucca	30" Box	15	5.0-6.0	2.0-3.0	1.0-1.5
○	Yucca	30" Box	6	5.0-6.0	2.0-3.0	1.0-1.5
○	Yucca	30" Box	43	5.0-6.0	2.0-3.0	1.0-1.5



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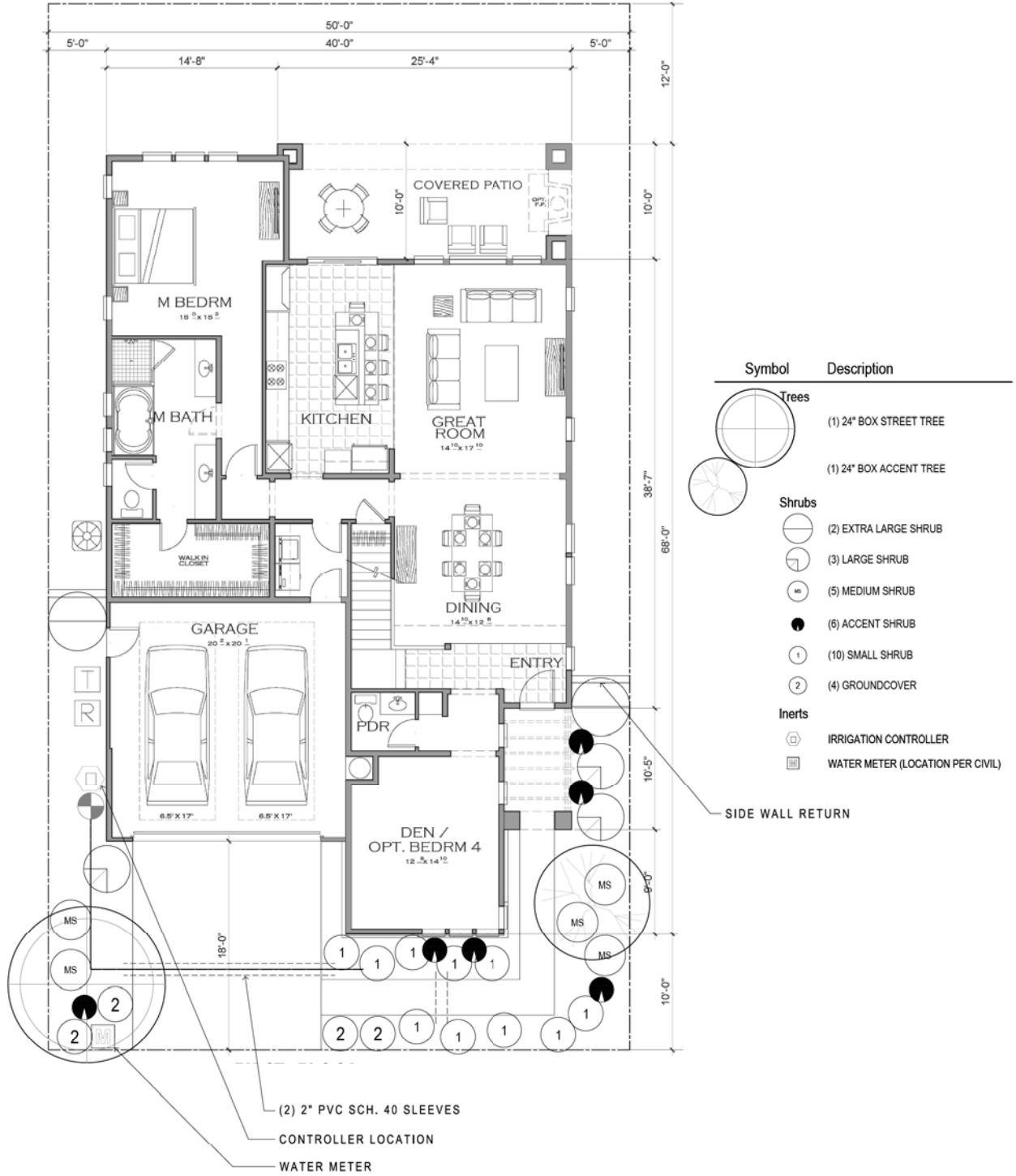
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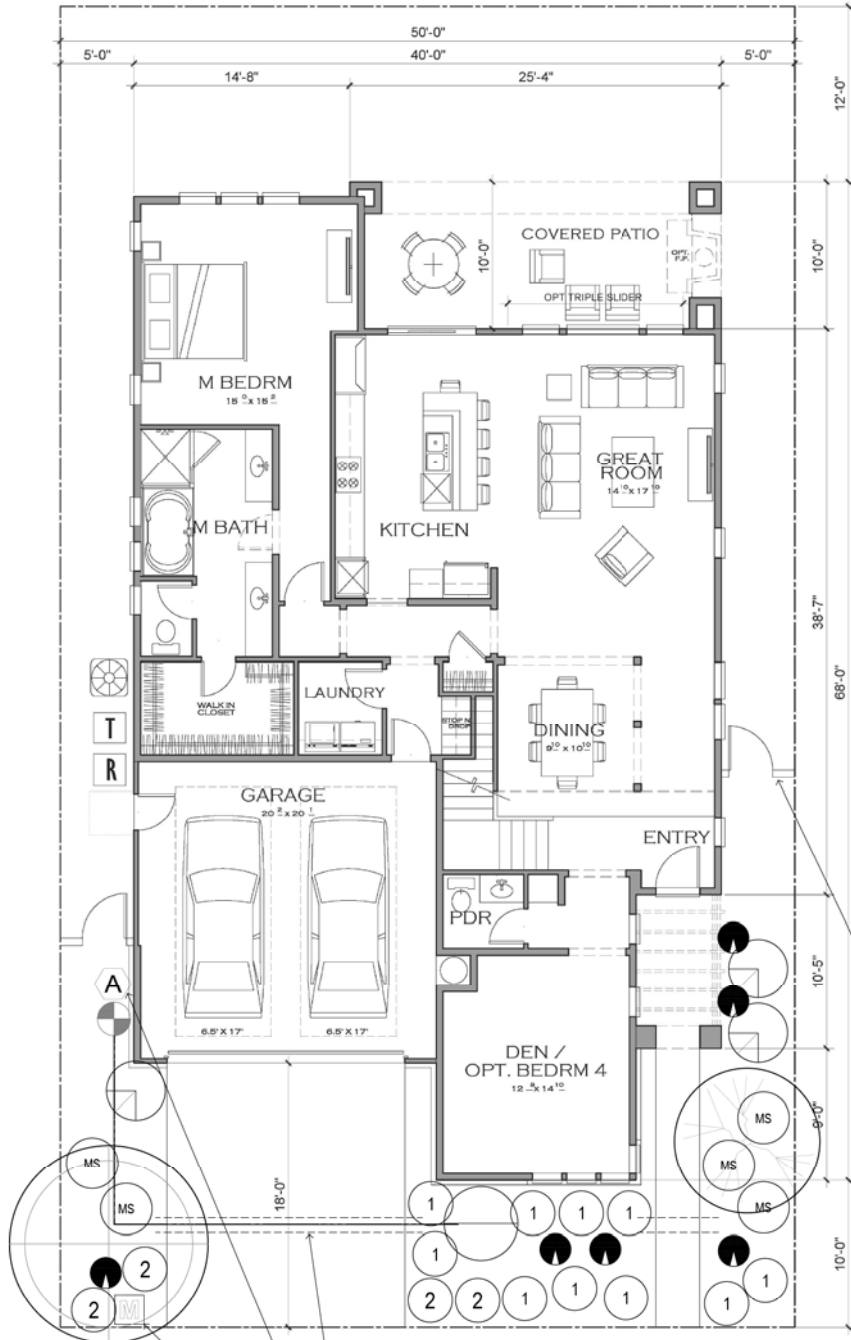
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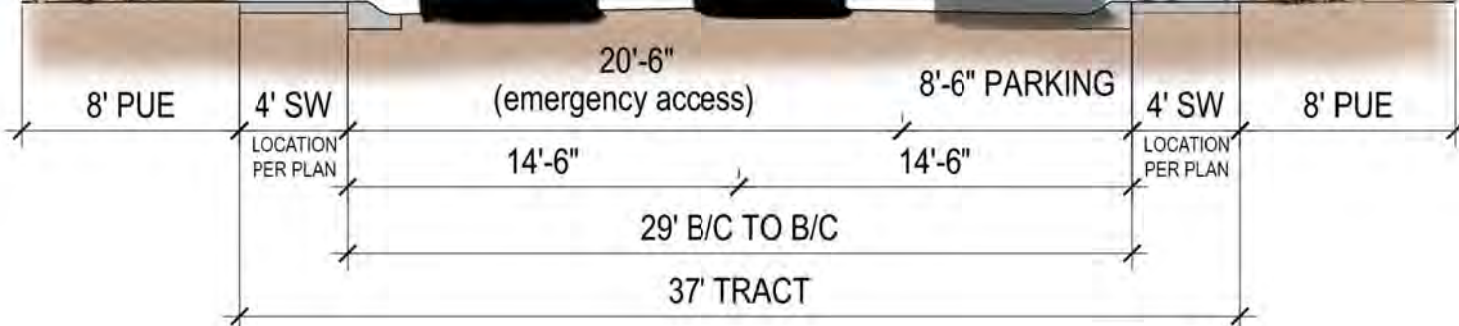
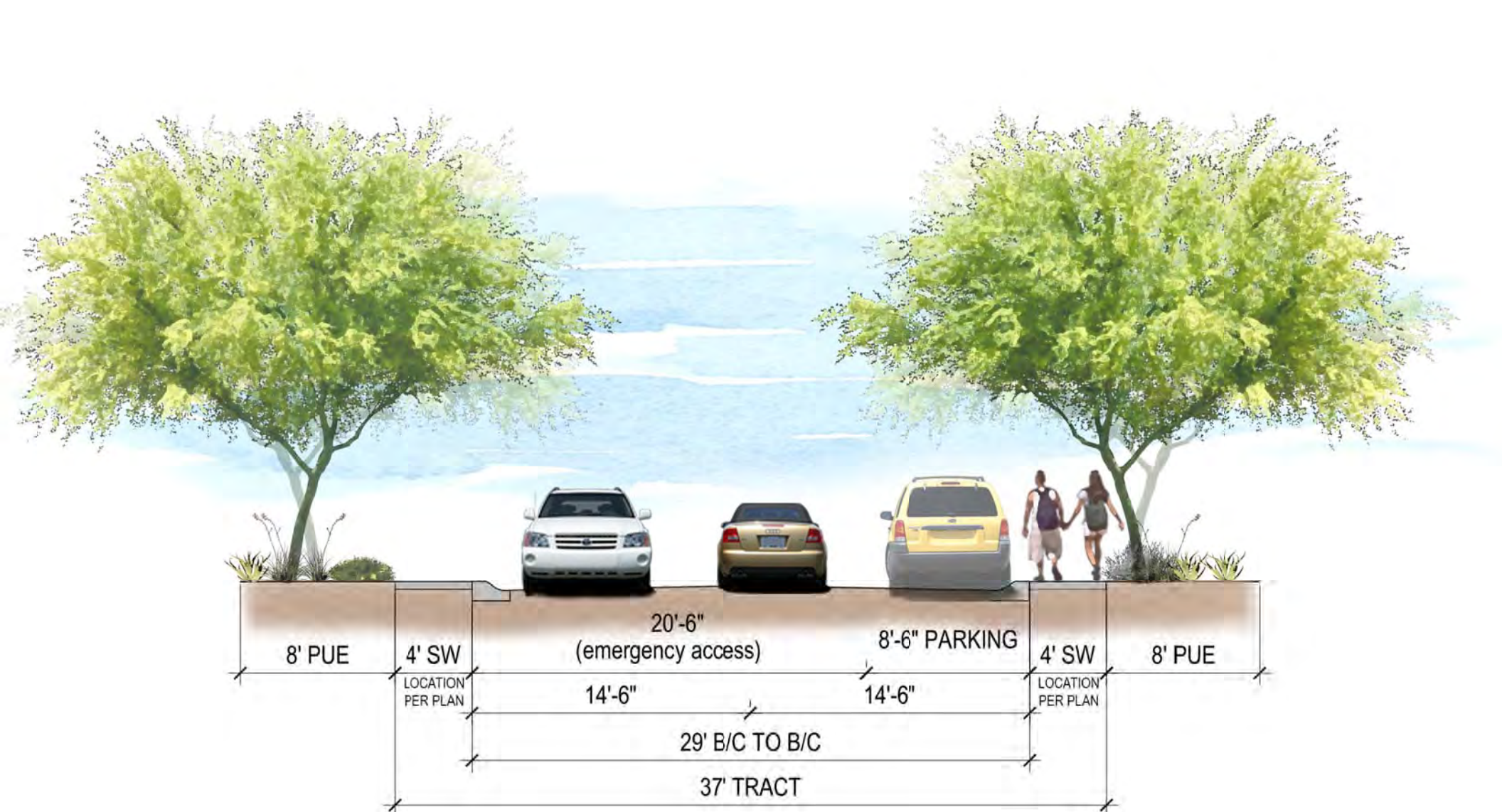
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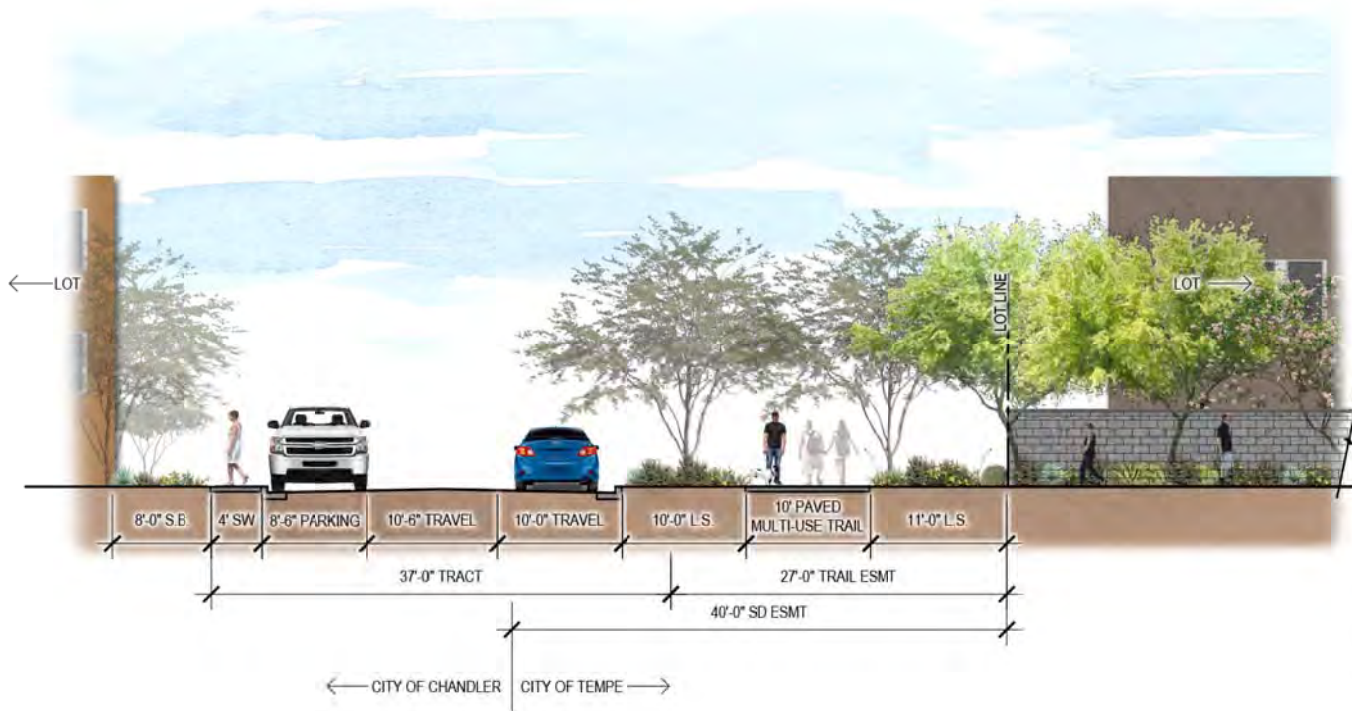




Symbol	Description
Trees	
	(1) 24" BOX STREET TREE
	(1) 24" BOX ACCENT TREE
Shrubs	
	(1) EXTRA LARGE SHRUB
	(2) LARGE SHRUB
	(5) MEDIUM SHRUB
	(6) ACCENT SHRUB
	(10) SMALL SHRUB
	(4) GROUND COVER
Inerts	
	IRRIGATION CONTROLLER
	WATER METER (LOCATION PER CIVIL)

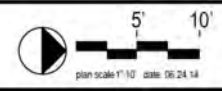
(2) 2" PVC SCH. 40 SLEEVES
 CONTROLLER LOCATION
 WATER METER





RHYTHM

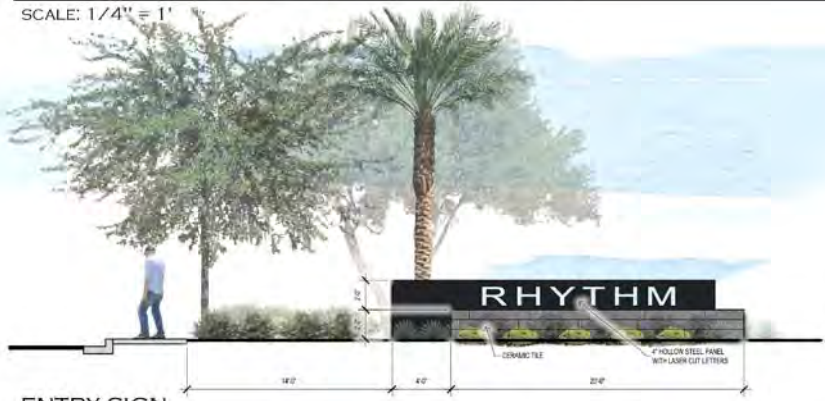
Multi-Use Trail
(Looking West)





ENTRY THEMEWALL / GATES (CHANDLER AND TEMPE)

SCALE: 1/4" = 1'



ENTRY SIGN

SCALE: 1/4" = 1'



ENTRY SIGN-PLAN VIEW

SCALE: 1/4" = 1'

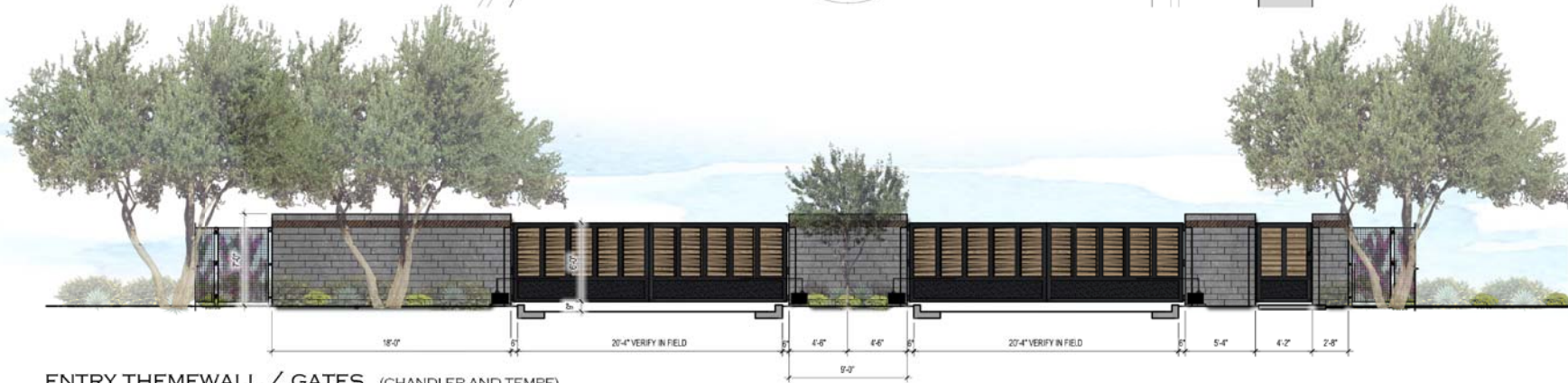
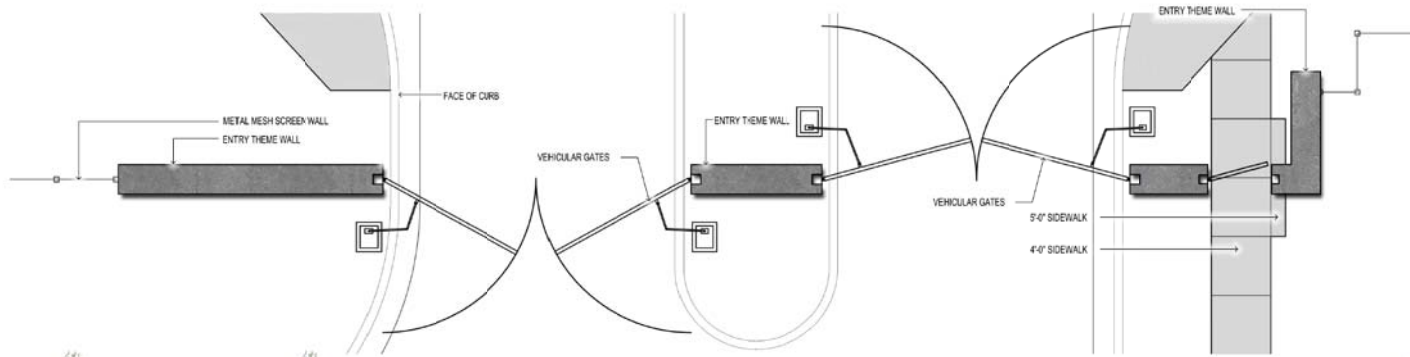


RHYTHM

ENTRY DETAILS

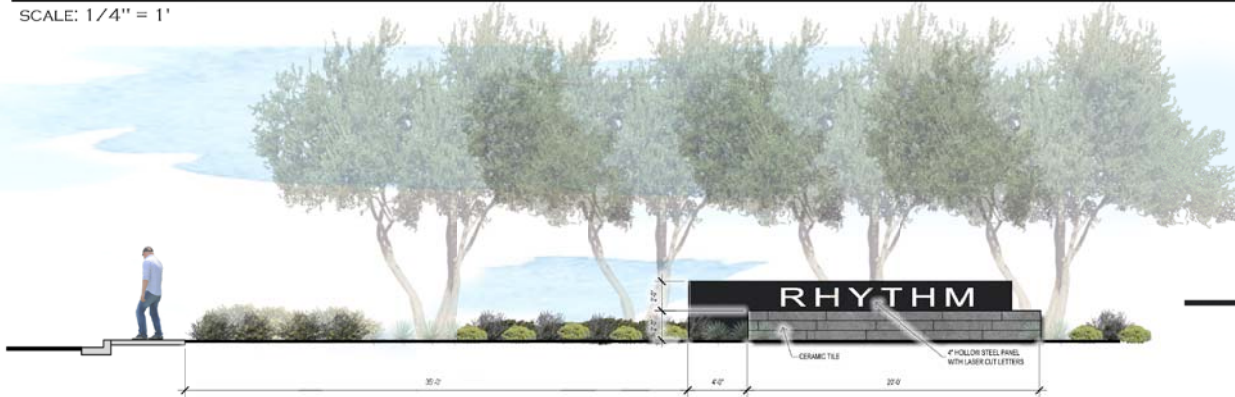


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SCALE: 1/4" = 1'



ENTRY SIGN

SCALE: 1/4" = 1'



ENTRY SIGN-PLAN VIEW

SCALE: 1/4" = 1'



RHYTHM

ENTRY DETAILS

plan scale: see plan

 date: 07.17.15

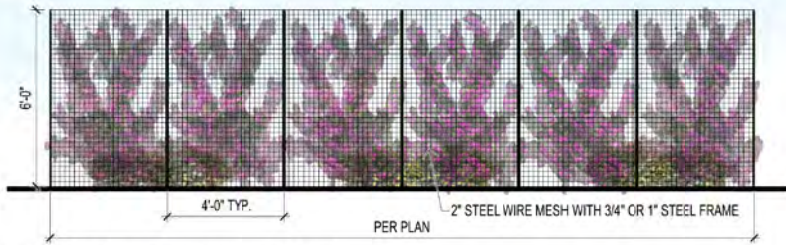
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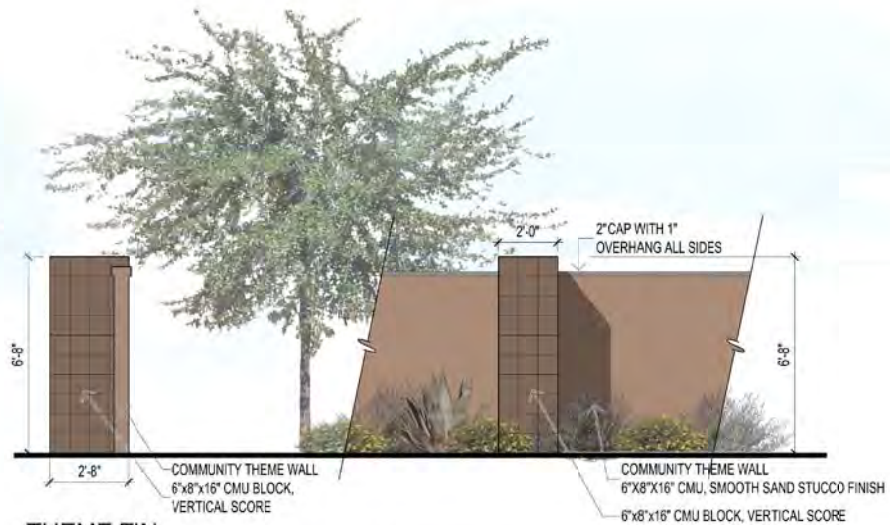
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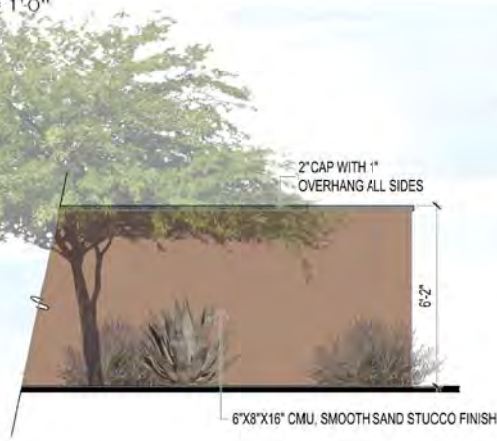
METAL MESH SCREEN WALL

SCALE: 1/2" = 1'-0"



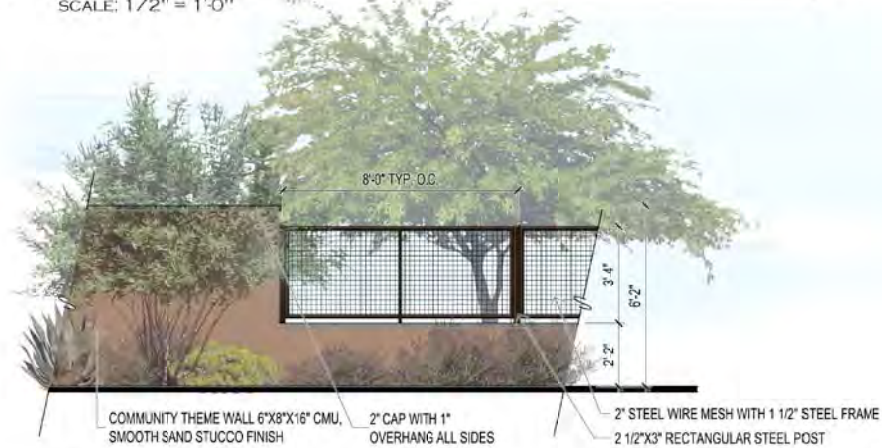
THEME FIN

SCALE: 1/2" = 1'-0"



COMMUNITY THEME WALL

SCALE: 1/2" = 1'-0"



VIEW FENCE

SCALE: 1/2" = 1'-0"



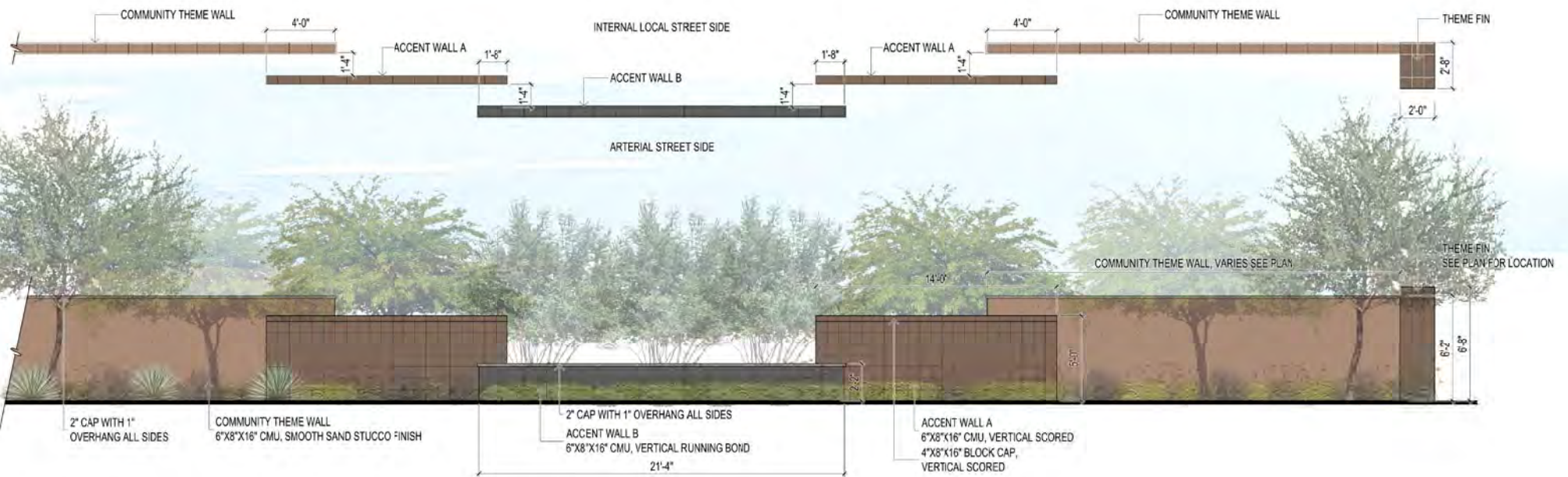
RHYTHM

ATTACHMENT 50

COMMUNITY WALL DETAILS

plan scale: see plan
date: 03.23.15





PREIST ROAD WALL ELEVATION (ACCENT WALL A & B)

SCALE: 3/8" = 1'-0"

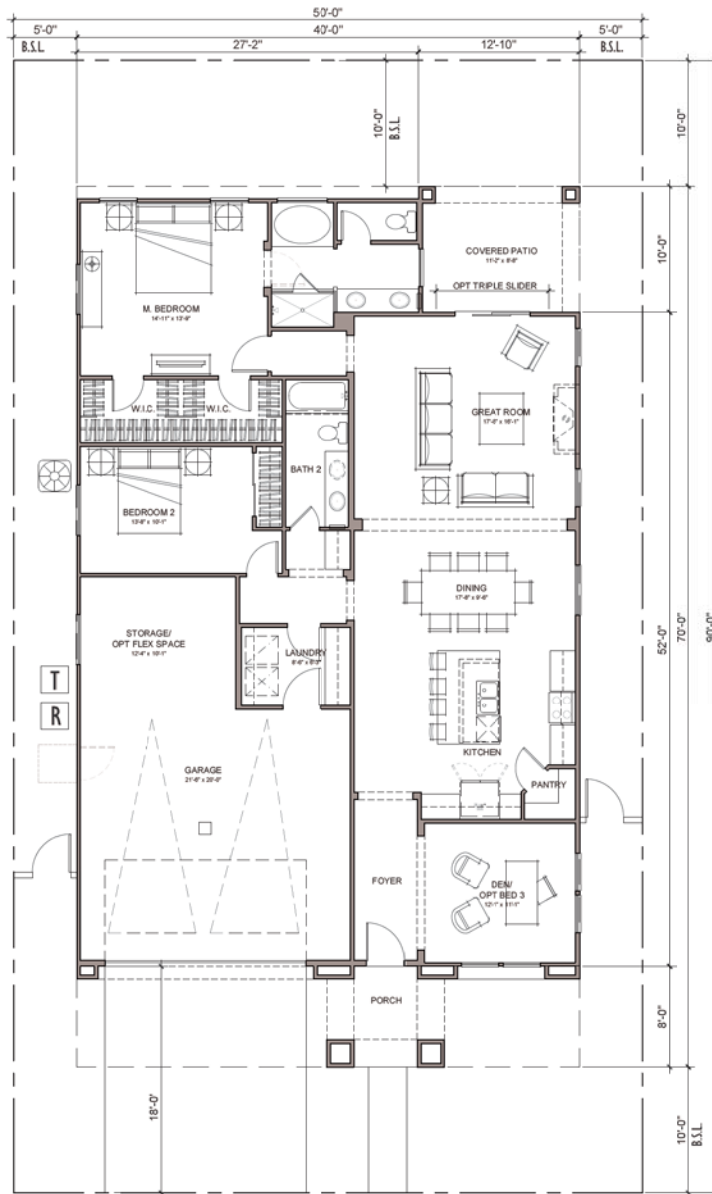


RHYTHM

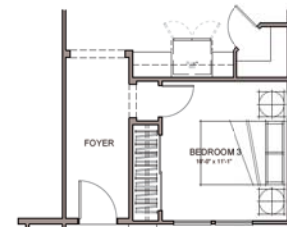
PRIEST ROAD WALL DETAIL

plan scale: see plan
date: 08.01.14





OPT FLEX SPACE
+ 133 SQ. FT.



OPT BEDROOM 3

SCALE: 1/4" = 1'-0"
0 2 4 8

RHYTHM - CASITAS



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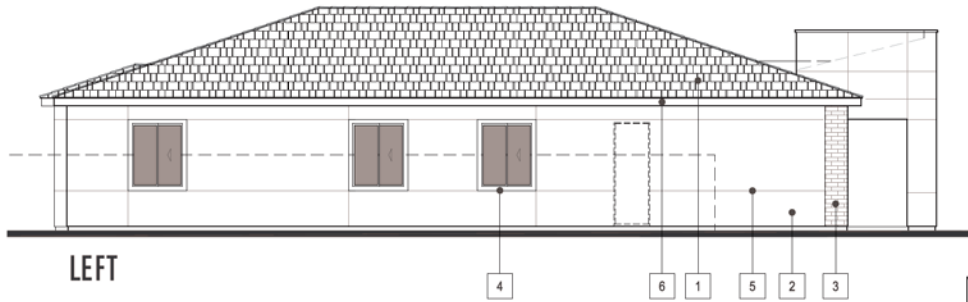
PLAN 1 - FLOOR PLAN 1749 SQ. FT.

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KSD # 2010470

03.27.2015

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Architecture+Planning
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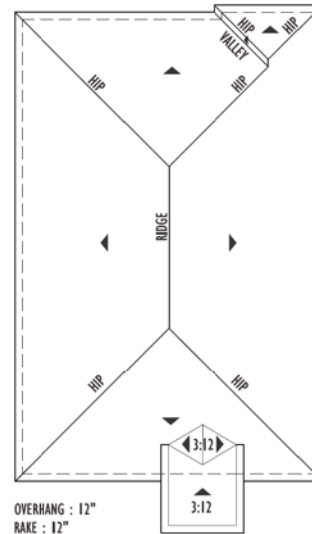




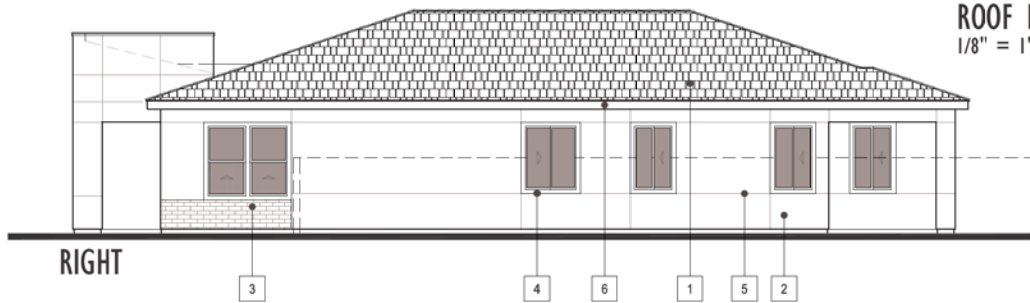
FRONT

MATERIAL LEGEND

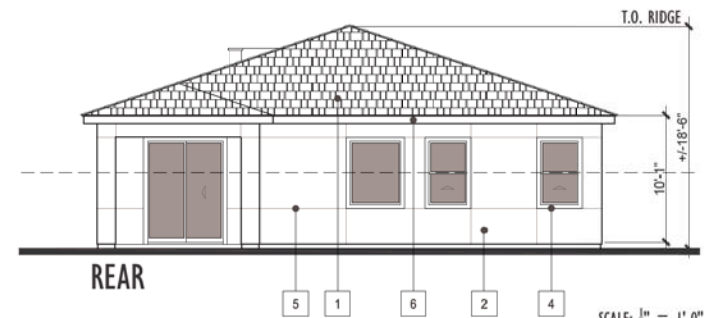
- 1 FLAT CONCRETE TILE ROOFING
- 2 SMOOTH STUCCO FINISH
- 3 BRICK VENEER
- 4 METAL SCREED AROUND WINDOW, TYP.
- 5 STUCCO SCREED
- 6 2X8 FASCIA BOARD



OVERHANG : 12"
 RAKE : 12"
 ROOF PITCH : 4:12 U.M.O.
ROOF PLAN
 1/8" = 1'-0"



RIGHT



REAR

SCALE: 1/4" = 1'-0"
 0 2 4 8

RHYTHM - CASITAS



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PLAN 1 - 'A' ELEVATIONS AND ROOF PLAN

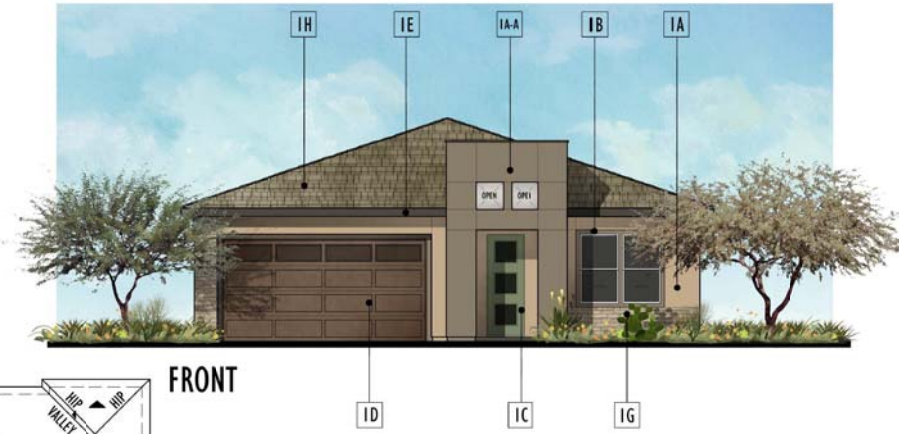
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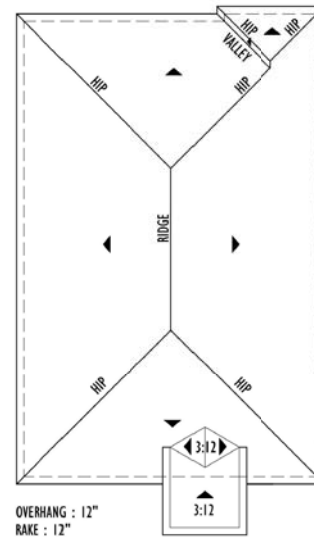


MATERIAL LEGEND

- 1 FLAT CONCRETE TILE ROOFING
- 2 SMOOTH STUCCO FINISH
- 3 BRICK VENEER
- 4 METAL SCREED AROUND WINDOW, TYP.
- 5 STUCCO SCREED
- 6 2X8 FASCIA BOARD

COLORS - SCHEME I

- IA SW 7690 TOWNHALL TAN
- IA-A SW 7039 VIRTUAL TAUPE
- IB SW 7039 VIRTUAL TAUPE
- IC SW 6179 ARTICHOKE
- ID WD 8800 SERIES-BRONZE W/ WHITE LAMINATED GLASS
- IE SW 7020 BLACK FOX
- IG CORONADO - PLAYA VISTA LIMESTONE - CREAM
- IH EAGLE ROOFING - BEL AIR - BROWN GREY BLEND 4687



OVERHANG : 12"
 RAKE : 12"
 ROOF PITCH : 4:12 U.N.O.
ROOF PLAN
 1/8" = 1'-0"



SCALE: 1/4" = 1'-0"
 0 2 4 8

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PLAN I - 'A' ELEVATIONS AND ROOF PLAN

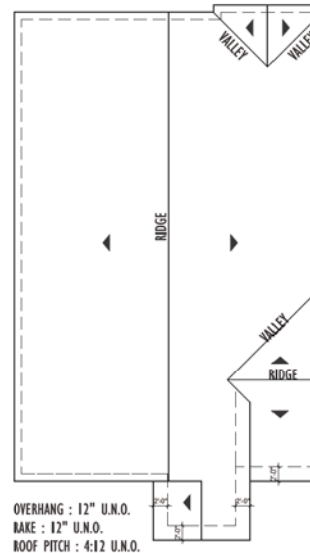
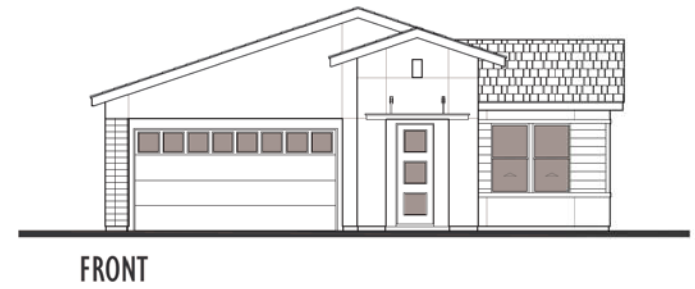
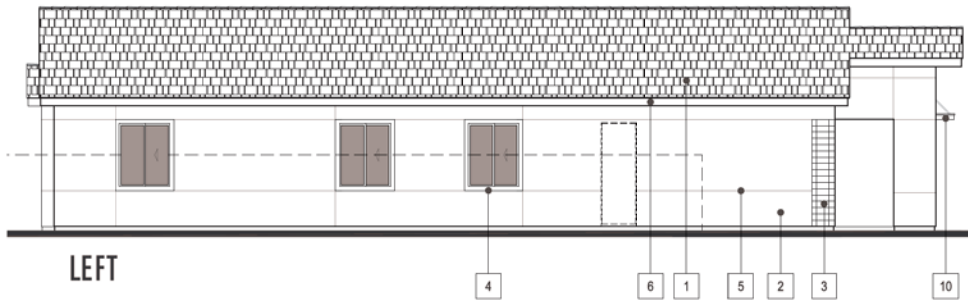
TEMPE, AZ
 KTAG # 20130470

0222.2015

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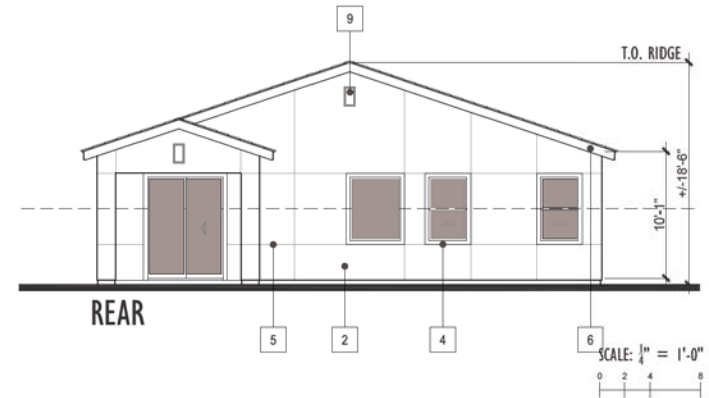
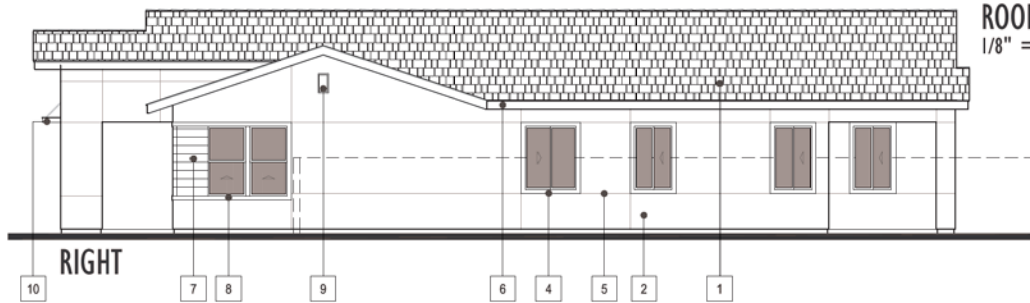
A-1.1



OVERHANG : 12" U.N.O.
 RAKE : 12" U.N.O.
 ROOF PITCH : 4:12 U.N.O.
ROOF PLAN
 1/8" = 1'-0"

MATERIAL LEGEND

- 1 FLAT CONCRETE TILE ROOFING
- 2 SMOOTH STUCCO FINISH
- 3 BRICK VENEER
- 4 METAL SCREED AROUND WINDOW, TYP.
- 5 STUCCO SCREED
- 6 2X8 FASCIA BOARD
- 7 SMOOTH CEMENTITIOUS 6" LAP SIDING
- 8 SMOOTH CEMENTITIOUS 1X4 TRIM
- 9 GABLE END RECESS -2"
- 10 METAL CANOPY



RHYTHM - CASITAS



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PLAN 1 - 'B' ELEVATIONS AND ROOF PLAN

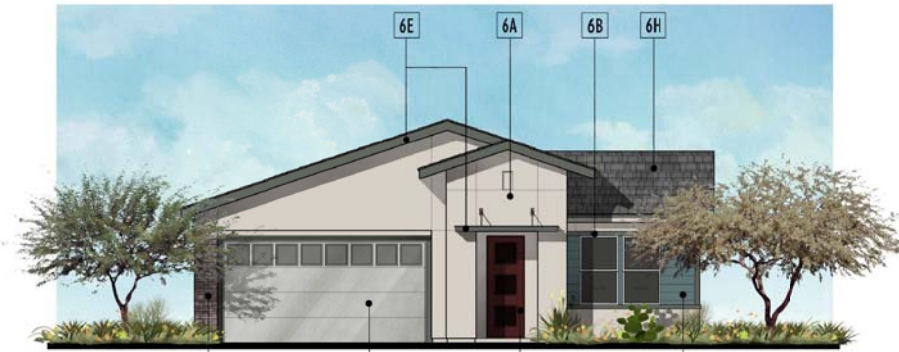
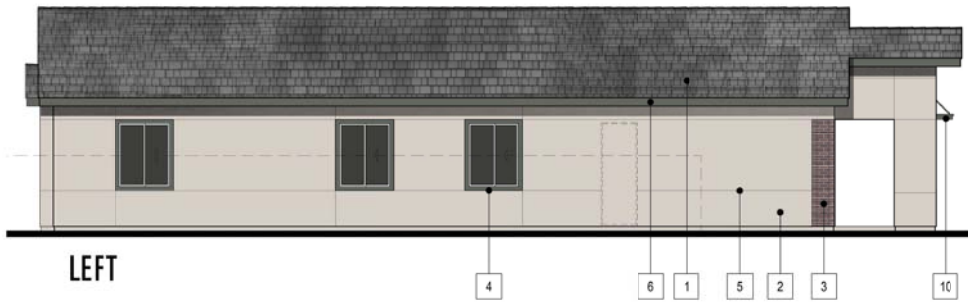
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 K007 # 2010479

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A-1.2

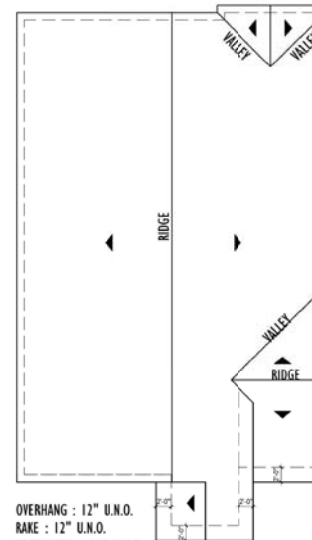


MATERIAL LEGEND

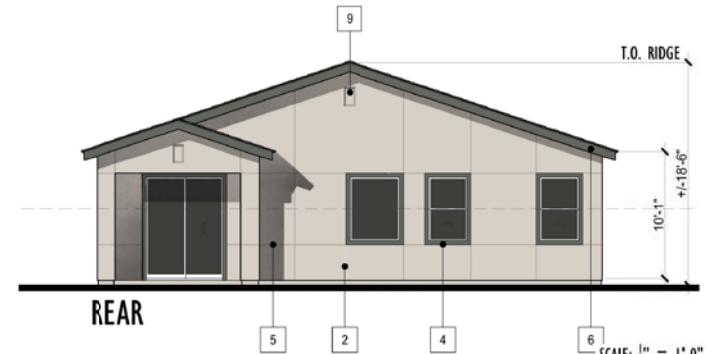
- 1 FLAT CONCRETE TILE ROOFING
- 2 SMOOTH STUCCO FINISH
- 3 BRICK VENEER
- 4 METAL SCREED AROUND WINDOW, TYP.
- 5 STUCCO SCREED
- 6 2X8 FASCIA BOARD
- 7 SMOOTH CEMENTITIOUS 6" LAP SIDING
- 8 SMOOTH CEMENTITIOUS 1X4 TRIM
- 9 GABLE END RECESS -2"
- 10 METAL CANOPY

COLORS SCHEME 6

- 6A SW 7632 MODERN GRAY
- 6A-A SW 6222 RIVERWAY
- 6B SW 7061 NIGHT OWL
- 6C SW 2801 ROOKWOOD DARK RED
- 6D WD 8800 SERIES-CLEAR ANODIZED W/ WHITE LAMINATED GLASS
- 6E SW 7061 NIGHT OWL
- 6G CORONADO - BELGIAN BRICK - BEAR CREEK
- 6H EAGLE ROOFING - BEL AIR - SLATE RANGE 4697



OVERHANG : 12" U.N.O.
 RAKE : 12" U.N.O.
 ROOF PITCH : 4:12 U.N.O.
ROOF PLAN
 1/8" = 1'-0"



SCALE: 1/4" = 1'-0"
 0 2 4 8

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PLAN 1 - 'B' ELEVATIONS AND ROOF PLAN

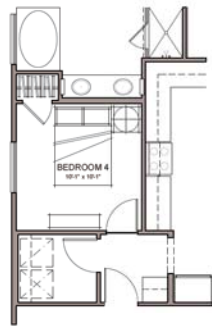
TEMPE, AZ
 KTD # 20130470

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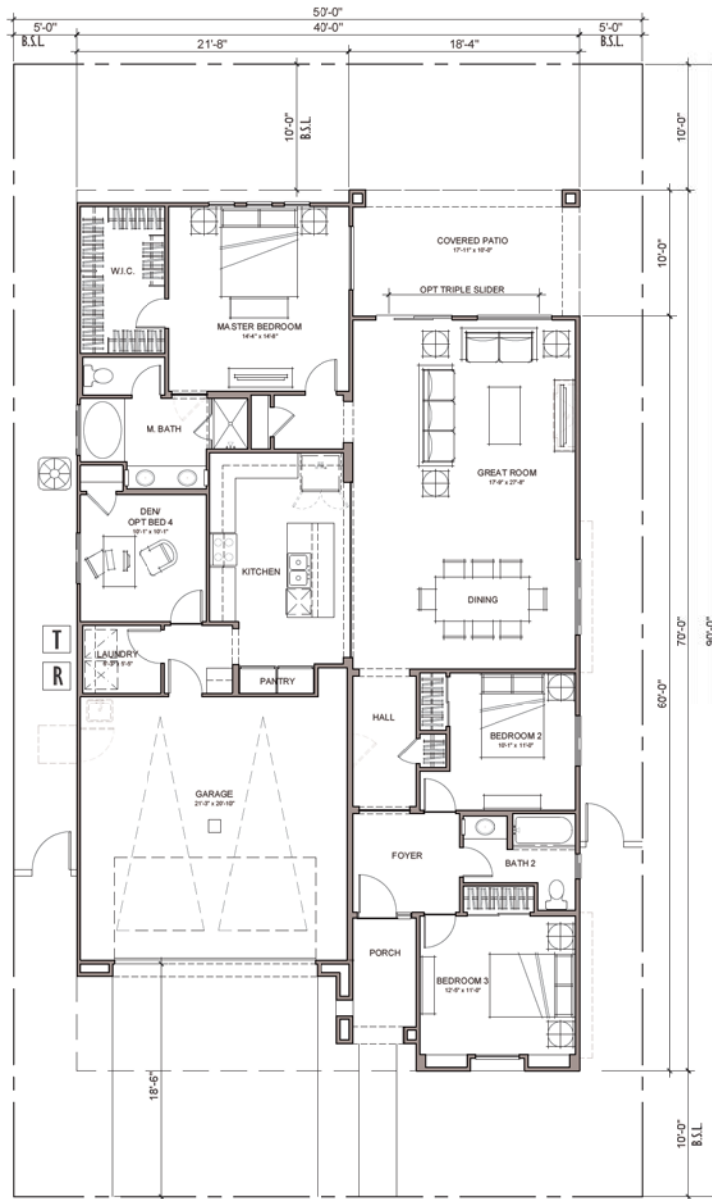
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 949.851.2133
 ktgy.com



A-1.2



OPT BED 4



SCALE: 1/4" = 1'-0"
0 2 4 8

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PLAN 2 - FLOOR PLAN 1880 SQ. FT.

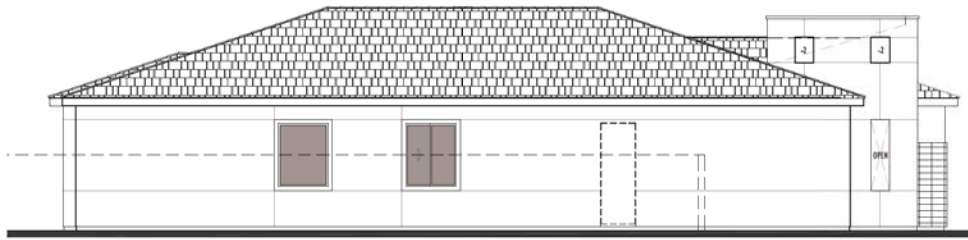
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KSD # 2010470

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A-2.0

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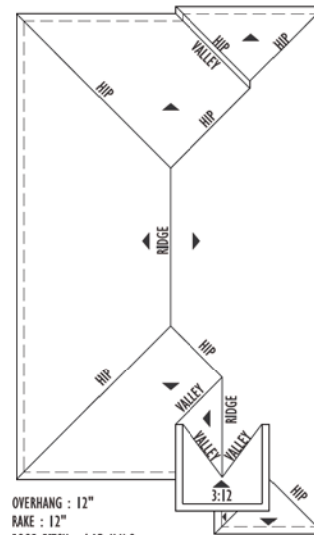




LEFT



FRONT

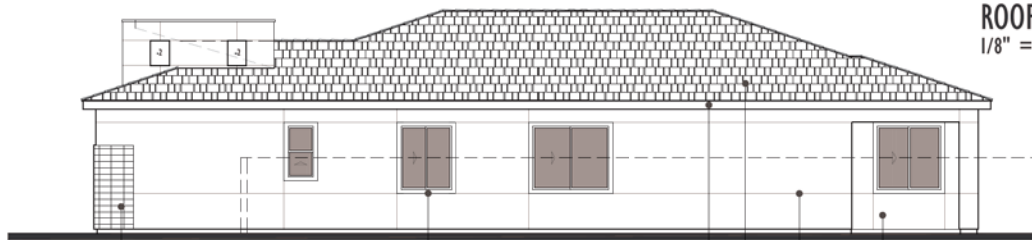


OVERHANG : 12"
RAKE : 12"
ROOF PITCH : 4:12 U.N.O.

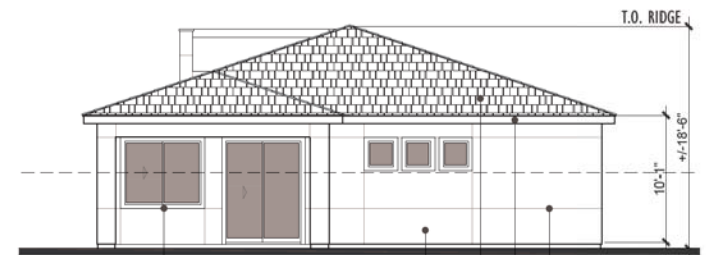
ROOF PLAN
1/8" = 1'-0"

MATERIAL LEGEND

- 1 FLAT CONCRETE TILE ROOFING
- 2 SMOOTH STUCCO FINISH
- 3 BRICK VENEER
- 4 METAL SCREED AROUND WINDOW, TYP.
- 5 STUCCO SCREED
- 6 2X8 FASCIA BOARD



RIGHT



REAR

SCALE: 1/4" = 1'-0"
0 2 4 8

RHYTHM - CASITAS



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PLAN 2 - 'A' ELEVATIONS AND ROOF PLAN

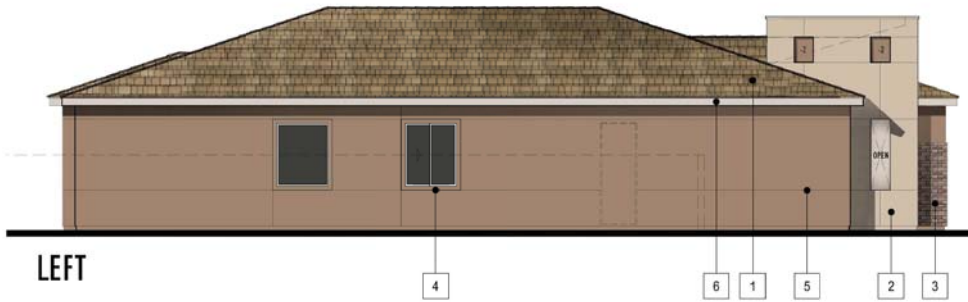
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A-2.1



LEFT

MATERIAL LEGEND

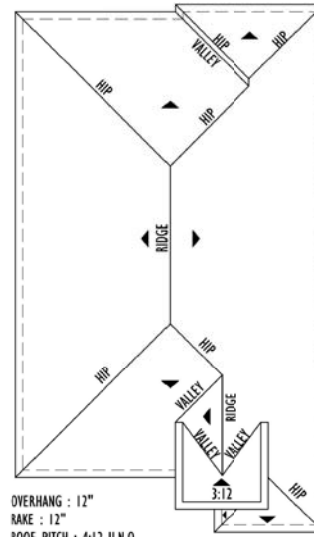
- 1 FLAT CONCRETE TILE ROOFING
- 2 SMOOTH STUCCO FINISH
- 3 BRICK VENEER
- 4 METAL SCREED AROUND WINDOW, TYP.
- 5 STUCCO SCREED
- 6 2X8 FASCIA BOARD



FRONT

COLORS - SCHEME 3

- 3A SW 7522 MEADOWLARK
- 3A-A SW 7527 NANTUCKET DUNE
- 3B SW 7522 MEADOWLARK
- 3C SW 6229 TEMPE STAR
- 3D WD 8800 SERIES - BRONZE W/ WHITE LAMINATED GLASS
- 3E SW 7632 MODERN GRAY
- 3G CORONADO - BELGIAN BRICK - BROOKSIDE
- 3H EAGLE ROOFING - BEL AIR - BROWN GRAY 4687



OVERHANG : 12"
RAKE : 12"
ROOF PITCH : 4:12 U.N.O.

ROOF PLAN
1/8" = 1'-0"



RIGHT



REAR

SCALE: 1/4" = 1'-0"
0 2 4 8

RHYTHM - CASITAS



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PLAN 2 - 'A' ELEVATIONS AND ROOF PLAN

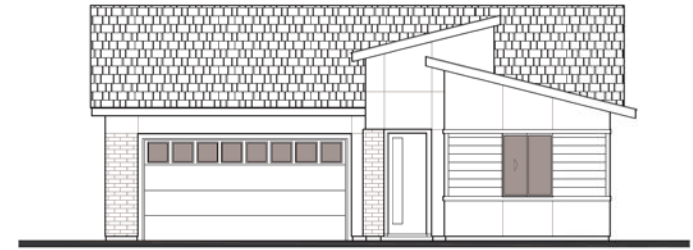
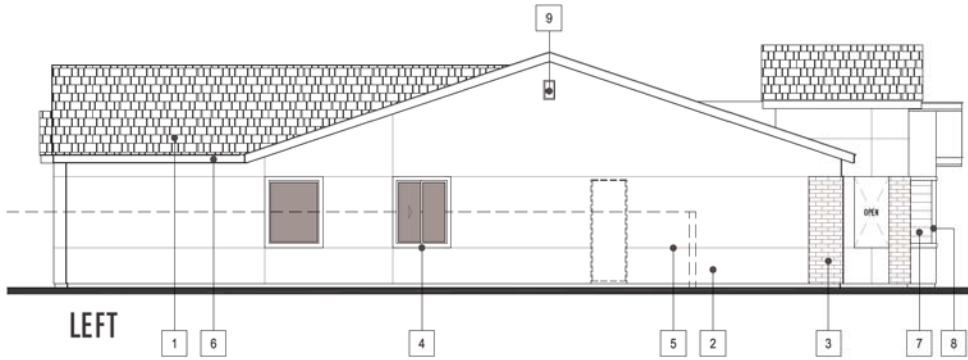
TEMPE, AZ
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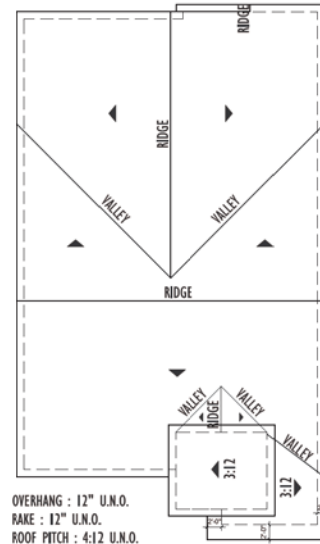
A-2.1



FRONT

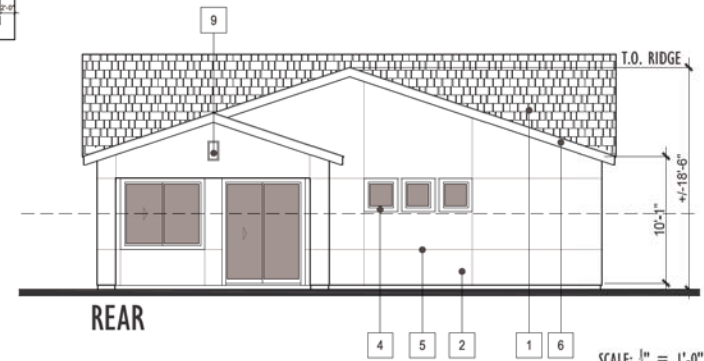
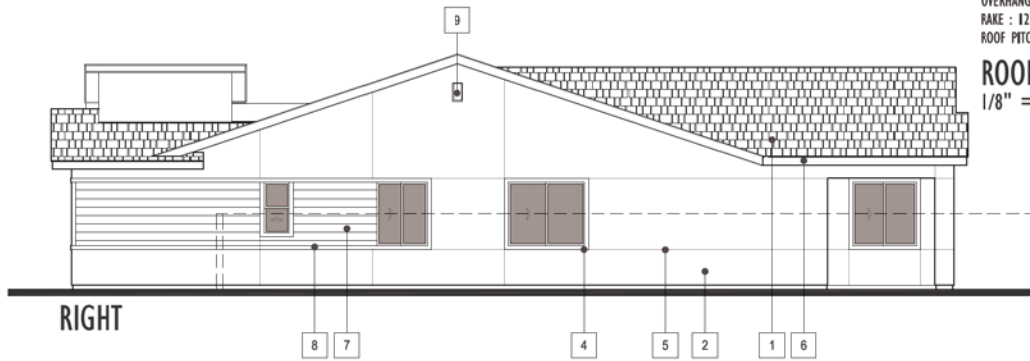
MATERIAL LEGEND

- 1 FLAT CONCRETE TILE ROOFING
- 2 SMOOTH STUCCO FINISH
- 3 BRICK VENEER
- 4 METAL SCREED AROUND WINDOW, TYP.
- 5 STUCCO SCREED
- 6 2X8 FASCIA BOARD
- 7 SMOOTH CEMENTITIOUS 6" LAP SIDING
- 8 SMOOTH CEMENTITIOUS 1X4 TRIM
- 9 GABLE END RECESS -2"



OVERHANG : 12" U.N.O.
 RAKE : 12" U.N.O.
 ROOF PITCH : 4:12 U.N.O.

ROOF PLAN
 1/8" = 1'-0"



REAR

SCALE: 1/4" = 1'-0"
 0 2 4 8

RHYTHM - CASITAS



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PLAN 2 - 'B' ELEVATIONS AND ROOF PLAN

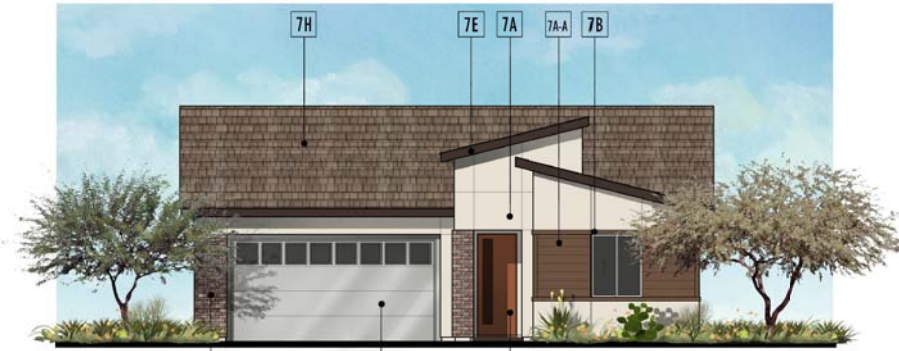
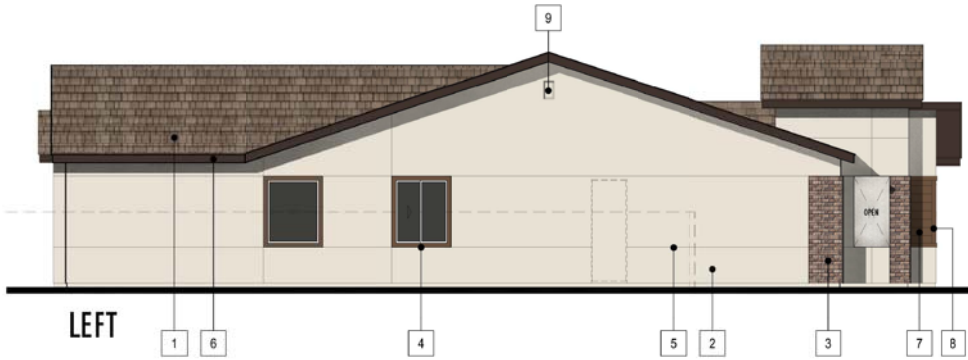
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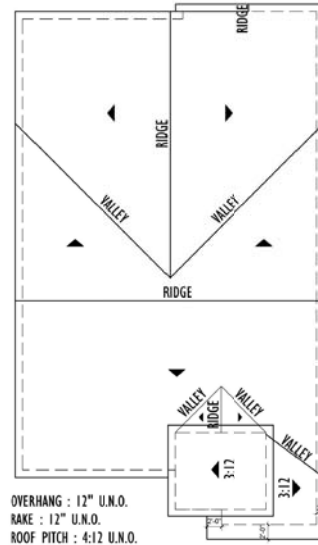
MATERIAL LEGEND

- 1 FLAT CONCRETE TILE ROOFING
- 2 SMOOTH STUCCO FINISH
- 3 BRICK VENEER
- 4 METAL SCREED AROUND WINDOW, TYP.
- 5 STUCCO SCREED
- 6 2X8 FASCIA BOARD
- 7 SMOOTH CEMENTITIOUS 6" LAP SIDING
- 8 SMOOTH CEMENTITIOUS 1X4 TRIM
- 9 GABLE END RECESS -2"

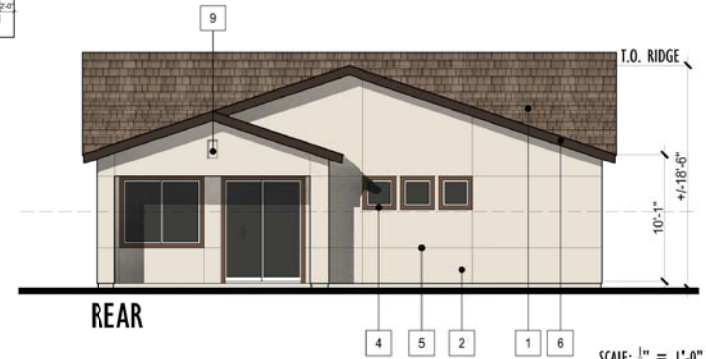
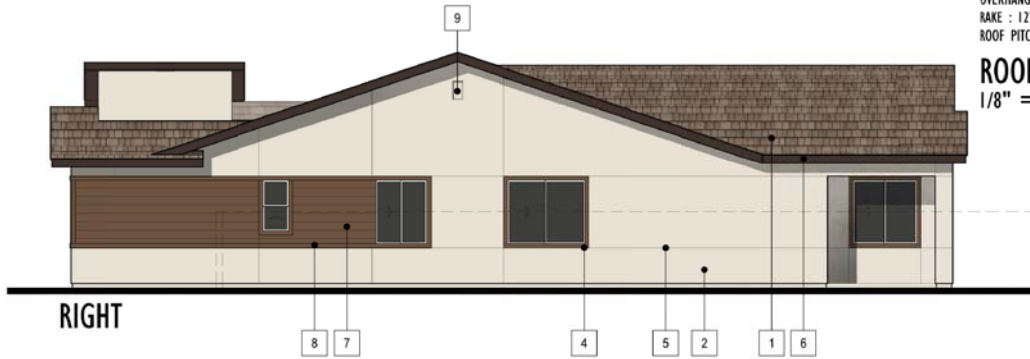
FRONT

COLORS SCHEME 7

- 7A SW 7042 SHOJI WHITE
- 7A-A SW 2807 ROCKWOOD MEDIUM BROWN
- 7B SW 2807 ROCKWOOD MEDIUM BROWN
- 7C SW 2803 ROCKWOOD TERRA COTTA
- 7D CWD 8800 SERIES-CLEAR ANODIZED W/ WHITE LAMINATED GLASS
- 7E SW 6006 BLACK BEAN
- 7G CORONADO - BELGIAN BRICK - BROOKSIDE
- 7H EAGLE ROOFING - BEL AIR - BROWN RANGE 4689



ROOF PLAN
1/8" = 1'-0"



SCALE: 1/4" = 1'-0"
0 2 4 8

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Scottsdale, AZ 85258
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PLAN 2 - 'B' ELEVATIONS AND ROOF PLAN

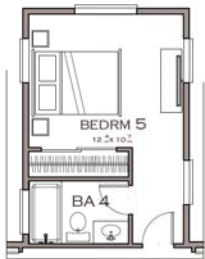
TEMPE, AZ
KSC# # 20130670

07.27.2015

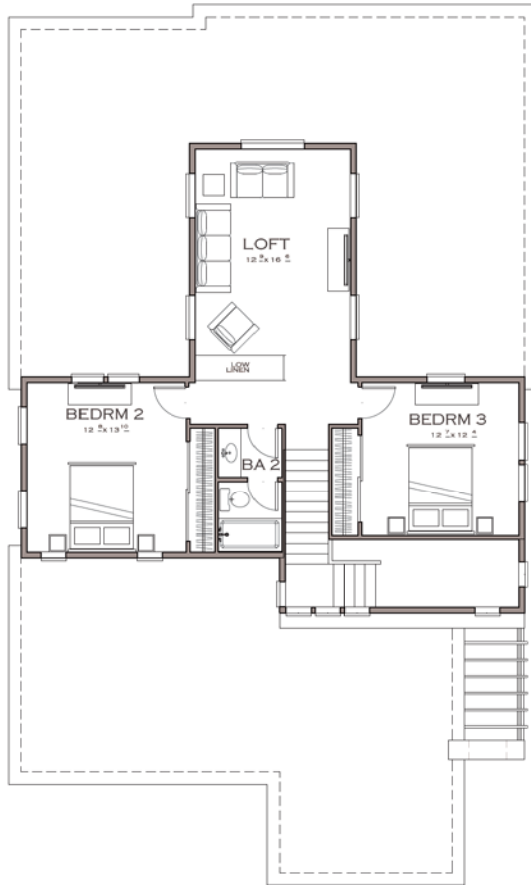
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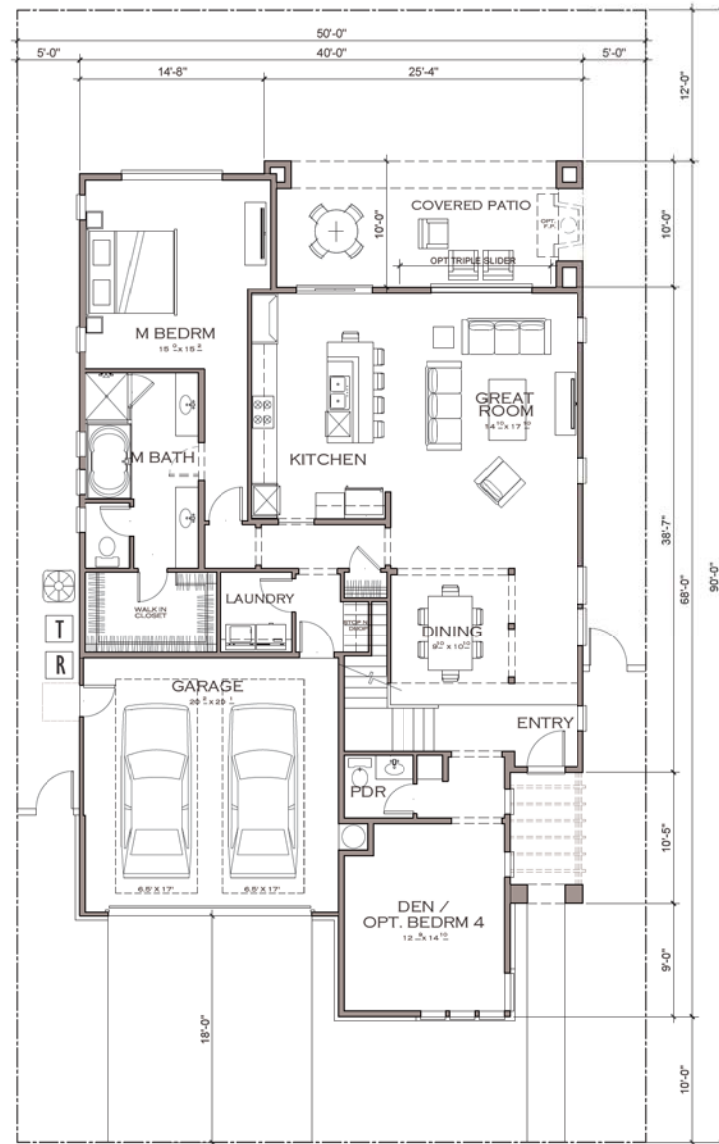
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OPT BED 5 & BA 4

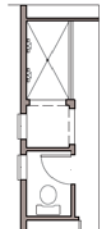


SECOND FLOOR 770 SQ. FT.

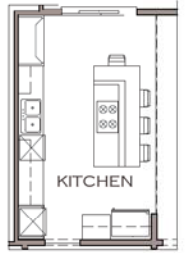


FIRST FLOOR 1758 SQ. FT.

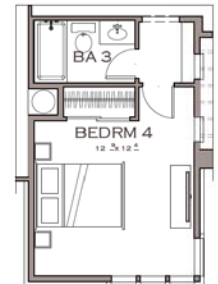
PLAN 3 - FLOOR PLAN 2528 SQ. FT.



WALK-IN SHOWER I.L.O. TUB



OPT COOKTOP IN ISLAND



OPT BED 4 & BA 3

SCALE: 1/4" = 1'-0"

RHYTHM - CASITAS



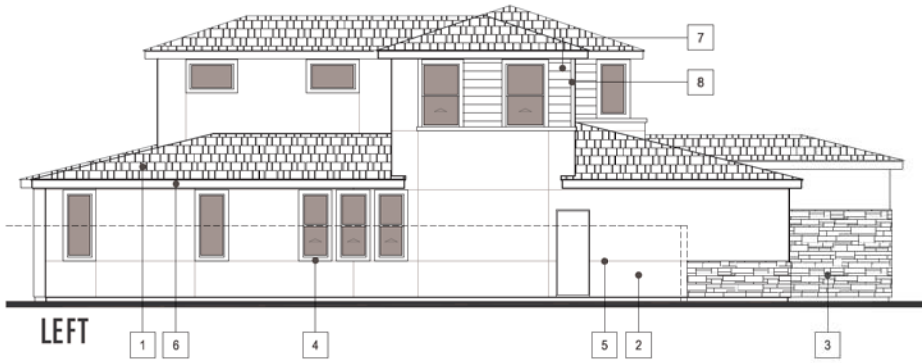
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Scottsdale, AZ 85258
408.302.6080

TEMPE, AZ
KID # 2010470

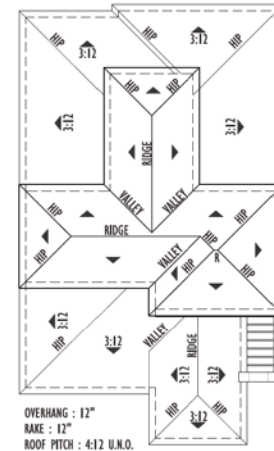
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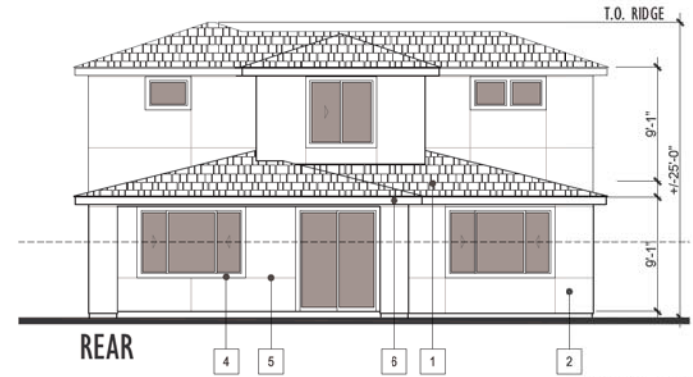
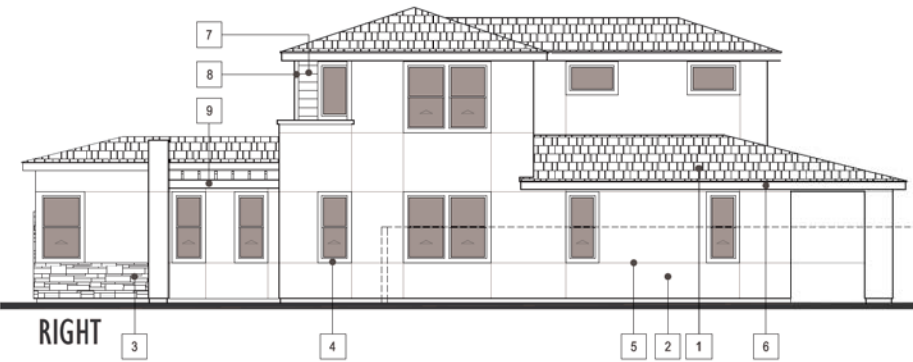
FRONT



OVERHANG : 12"
RAKE : 12"
ROOF PITCH : 4:12 U.N.O.
ROOF PLAN
1/8" = 1'-0"

MATERIAL LEGEND

- 1 FLAT CONCRETE TILE ROOFING
- 2 SMOOTH STUCCO FINISH
- 3 STONE VENEER
- 4 METAL SCREED AROUND WINDOW, TYP.
- 5 STUCCO SCREED
- 6 2X8 FASCIA BOARD
- 7 SMOOTH CEMENTITIOUS 6" LAP SIDING
- 8 SMOOTH CEMENTITIOUS 1X4 TRIM
- 9 WOOD TRELLIS



REAR

SCALE: 1/4" = 1'-0"
0 2 4 8

RHYTHM - CASITAS



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408.302.6080

PLAN 3 - 'A' ELEVATIONS AND ROOF PLAN

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KSD # 2010470

03.27.2015

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A-3.1

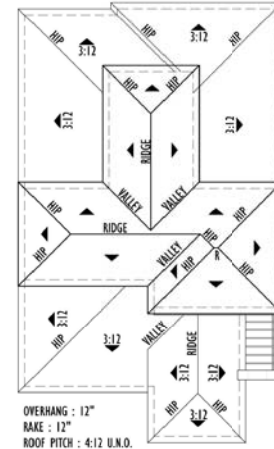


MATERIAL LEGEND

- 1 FLAT CONCRETE TILE ROOFING
- 2 SMOOTH STUCCO FINISH
- 3 STONE VENEER
- 4 METAL SCREED AROUND WINDOW, TYP.
- 5 STUCCO SCREED
- 6 2X8 FASCIA BOARD
- 7 SMOOTH CEMENTITIOUS 6" LAP SIDING
- 8 SMOOTH CEMENTITIOUS 1X4 TRIM
- 9 WOOD TRELLIS

COLORS - SCHEME 4

- 4A SW 6178 CLARY SAGE
- 4A-A SW 7053 ADAPTIVE SHADE
- 4B SW 7052 GRAY AREA
- 4C SW 7636 ORIGAMI WHITE
- 4D WD 8800 SERIES-BRONZE W/ WHITE LAMINATED GLASS
- 4E SW 7675 SEALSKIN
- 4G CORONADO - PLAYA VISTA LIMESTONE - CREAM
- 4H EAGLE ROOFING - BEL AIR - ARCADIA 4502



OVERHANG : 12"
 RAKE : 12"
 ROOF PITCH : 4:12 U.N.D.
ROOF PLAN
 1/8" = 1'-0"



RHYTHM - CASITAS



Mattamy Homes
 9200 E Pima Center Parkway Suite 230
 Scottsdale, AZ 85258
 408.302.6080

PLAN 3 - 'A' ELEVATIONS AND ROOF PLAN

TEMPE, AZ
 KSC# # 20130670

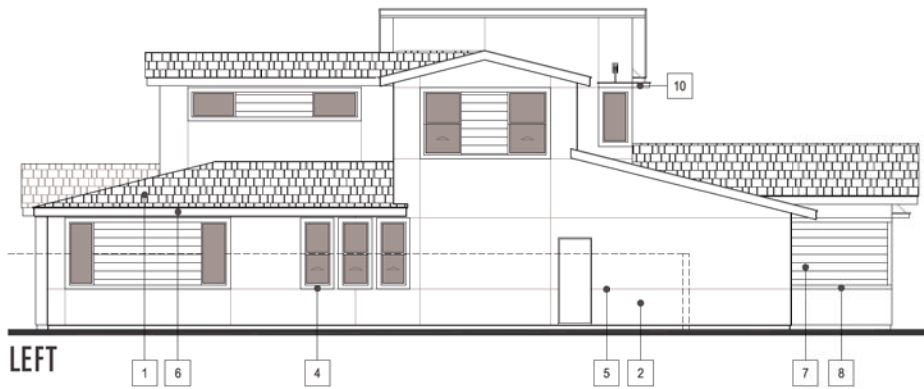
07.27.2015

KTGY Group, Inc.
 Architecture+Planning
 17922 Fitch
 Irvine, CA 92614
 949.851.2133
 ktgy.com

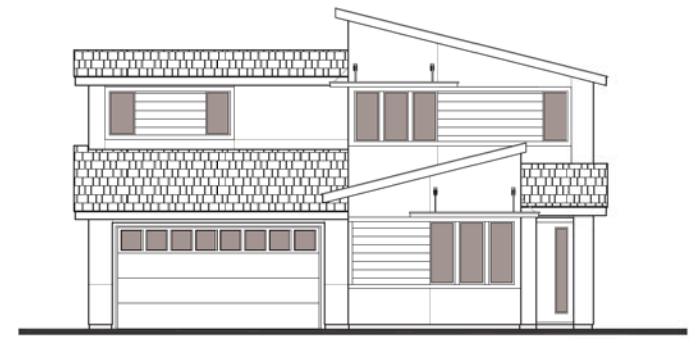


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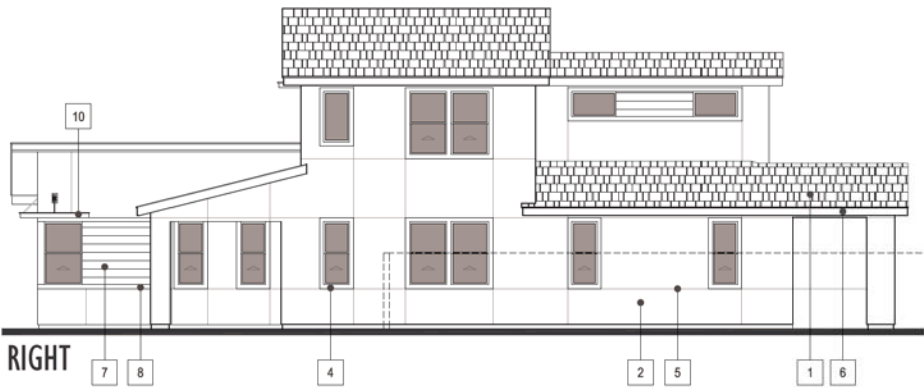
SCALE: 1/4" = 1'-0"
 0 2 4 8



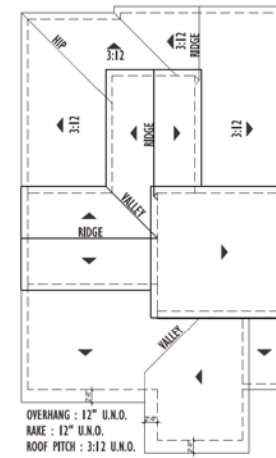
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FRONT



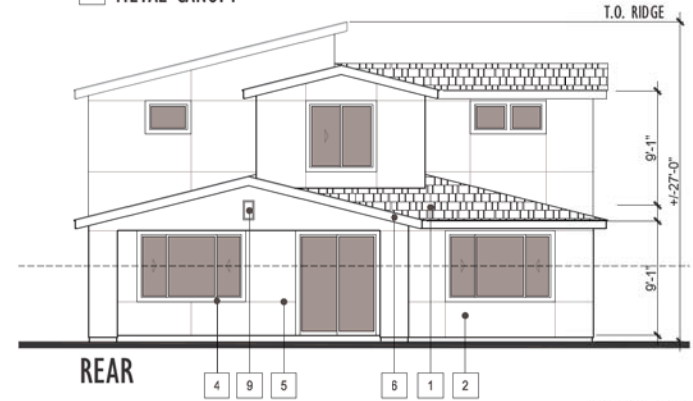
RIGHT



ROOF PLAN
1/8" = 1'-0"

MATERIAL LEGEND

- 1 FLAT CONCRETE TILE ROOFING
- 2 SMOOTH STUCCO FINISH
- 3 NOT USED
- 4 METAL SCREED AROUND WINDOW, TYP.
- 5 STUCCO SCREED
- 6 2X8 FASCIA BOARD
- 7 SMOOTH CEMENTITIOUS 6" LAP SIDING
- 8 SMOOTH CEMENTITIOUS 1X4 TRIM
- 9 GABLE END RECESS -2"
- 10 METAL CANOPY



REAR

SCALE: 1/4" = 1'-0"
0 2 4 8

RHYTHM - CASITAS



Mattamy Homes
9200 E Pima Center Parkway Suite 230
Scottsdale, AZ 85258
408.302.6090

PLAN 3 - 'B' ELEVATIONS AND ROOF PLAN

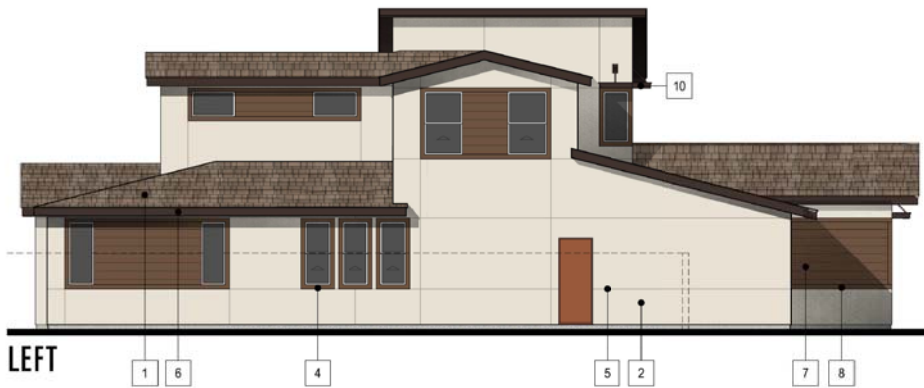
TEMPE, AZ
KSD # 2010470

02.27.2015

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A-3.2



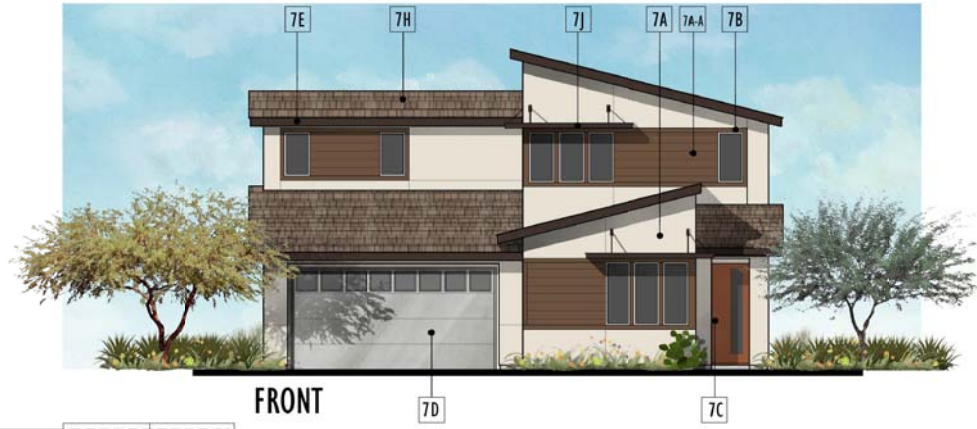
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MATERIAL LEGEND

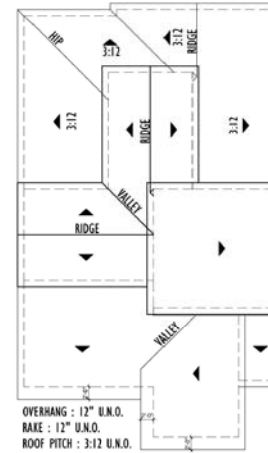
- 1 FLAT CONCRETE TILE ROOFING
- 2 SMOOTH STUCCO FINISH
- 3 NOT USED
- 4 METAL SCREED AROUND WINDOW, TYP.
- 5 STUCCO SCREED
- 6 2X8 FASCIA BOARD
- 7 SMOOTH CEMENTITIOUS 6" LAP SIDING
- 8 SMOOTH CEMENTITIOUS 1X4 TRIM
- 9 GABLE END RECESS -2"
- 10 METAL CANOPY



RIGHT



FRONT



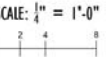
ROOF PLAN
1/8" = 1'-0"

COLORS SCHEME 7

- 7A SW 7042 SHOJI WHITE
- 7A-A SW 2807 ROCKWOOD MEDIUM BROWN
- 7B SW 2807 ROCKWOOD MEDIUM BROWN
- 7C SW 2803 ROCKWOOD TERRA COTTA
- 7D WD 8800 SERIES, CLEAR ANODIZED W/ WHITE LAMINATED GLASS
- 7E SW 6006 BLACK BEAN
- 7H EAGLE ROOFING - BEL AIR - BROWN RANGE 4689
- 7J SW 6006 BLACK BEAN



REAR



RHYTHM - CASITAS



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Scottsdale, AZ 85258
408.302.6080

PLAN 3 - 'B' ELEVATIONS AND ROOF PLAN

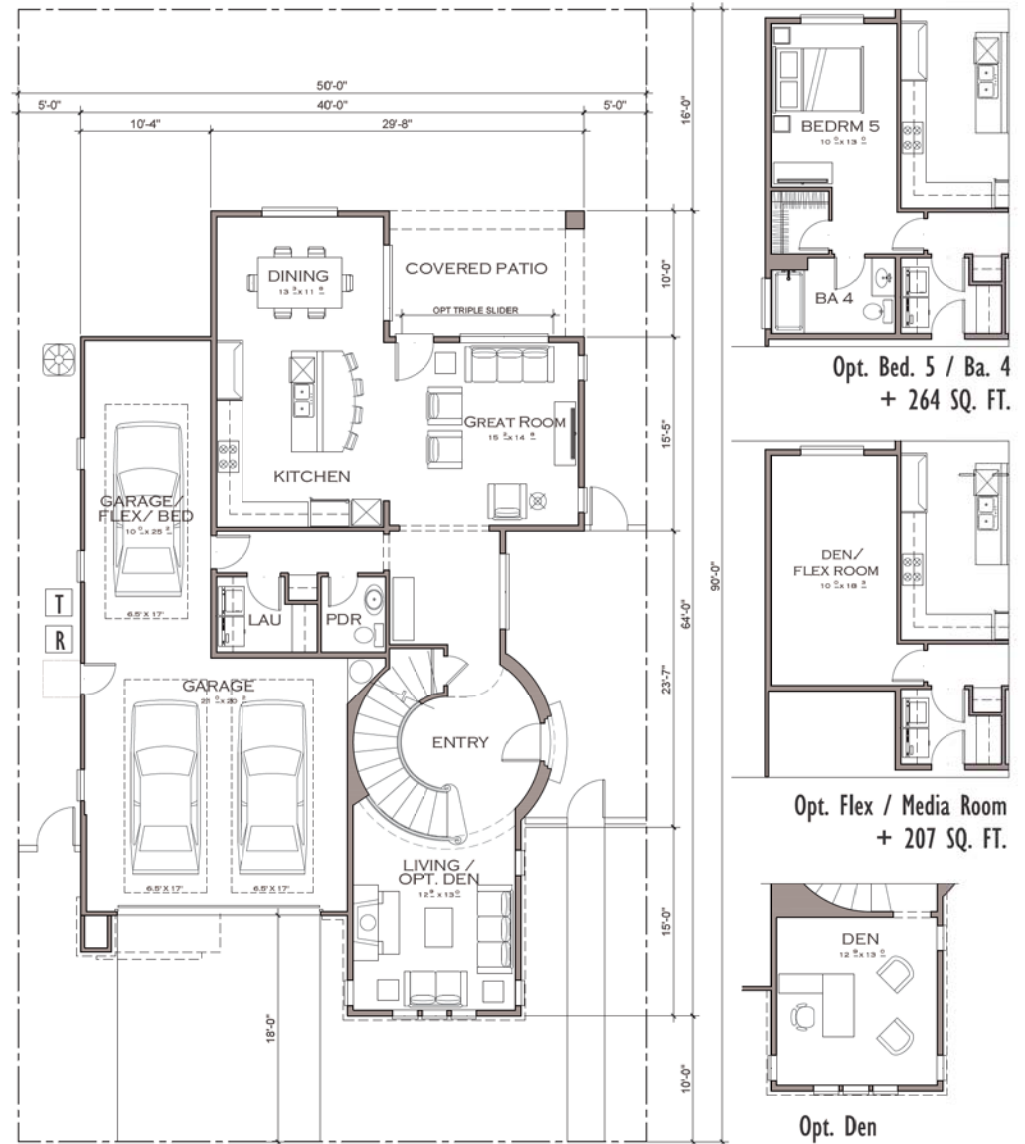
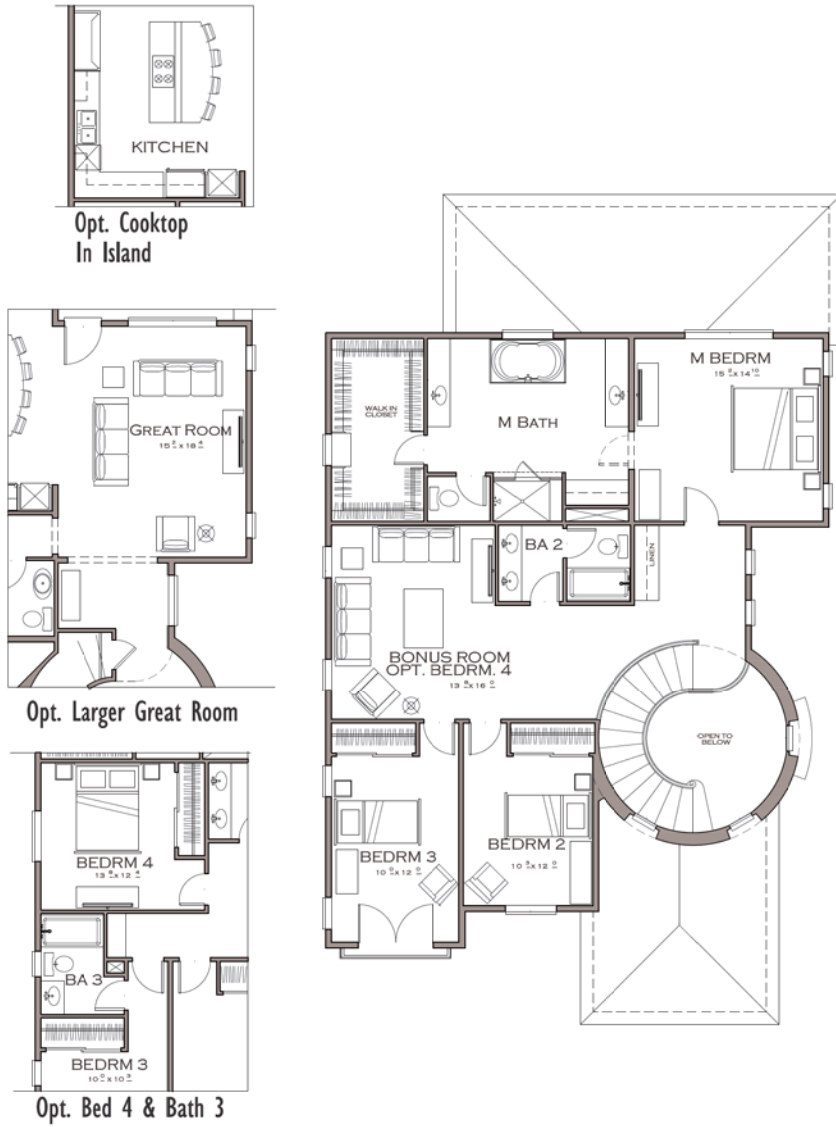
TEMPE, AZ
KEY # 20150470

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A-3.2



RHYTHM - CASITAS



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Scottsdale, AZ 85258
408.302.6080

FIRST FLOOR 1244 SQ. FT.

PLAN 4 - FLOOR PLAN 2697 SQ. FT.

TEMPE, AZ
1007 # 2010470

03.27.2015

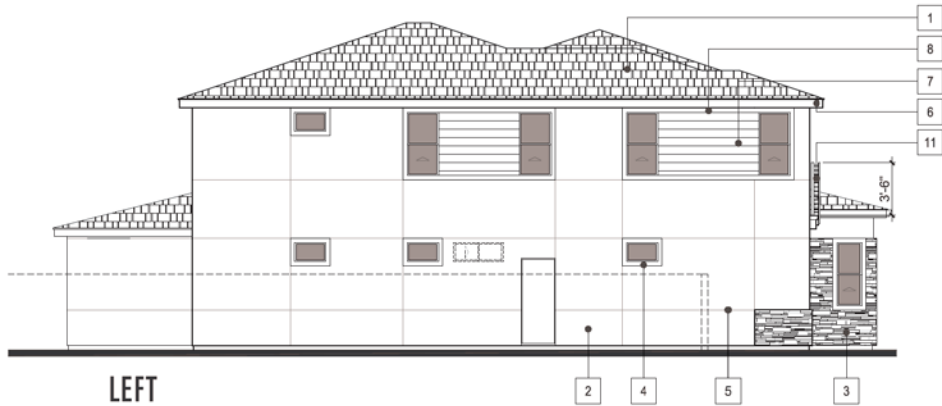
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17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com



SCALE: 1/4" = 1'-0"



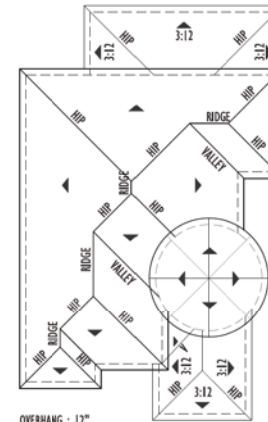
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LEFT



FRONT



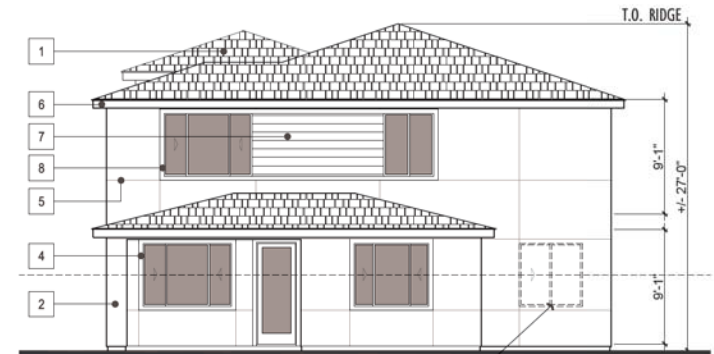
OVERHANG : 12"
 RAKE : 12"
 ROOF PITCH : 4:12 U.N.O.
ROOF PLAN
 1/8" = 1'-0"

MATERIAL LEGEND

- | | |
|------------------------------------|-------------------------------------|
| 1 FLAT CONCRETE TILE ROOFING | 7 SMOOTH CEMENTITIOUS 6" LAP SIDING |
| 2 SMOOTH STUCCO FINISH | 8 SMOOTH CEMENTITIOUS 1X4 TRIM |
| 3 STONE VENEER | 9 NOT USED |
| 4 METAL SCREED AROUND WINDOW, TYP. | 10 METAL CANOPY |
| 5 STUCCO SCREED | 11 42" HIGH STEEL GUARDRAIL |
| 6 2X8 FASCIA BOARD | |



RIGHT



REAR

Window at Den/Bed 5 Option

SCALE: 1/4" = 1'-0"



RHYTHM - CASITAS



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PLAN 4 - 'A' ELEVATIONS AND ROOF PLAN

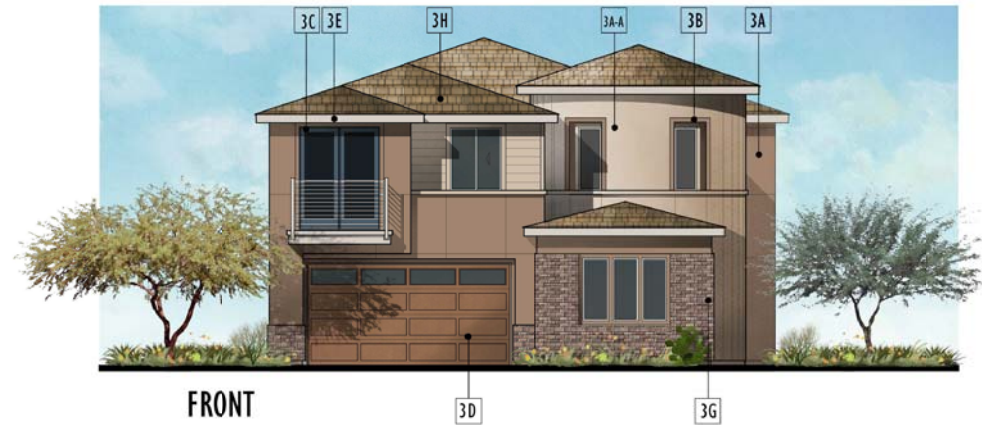
TEMPE, AZ
 0307 # 2010470

03.27.2015

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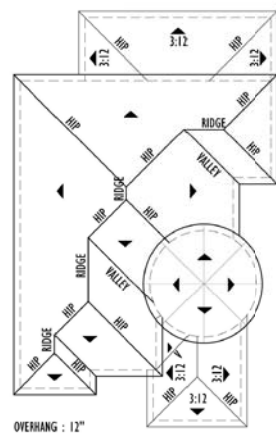


A-4.1



MATERIAL LEGEND

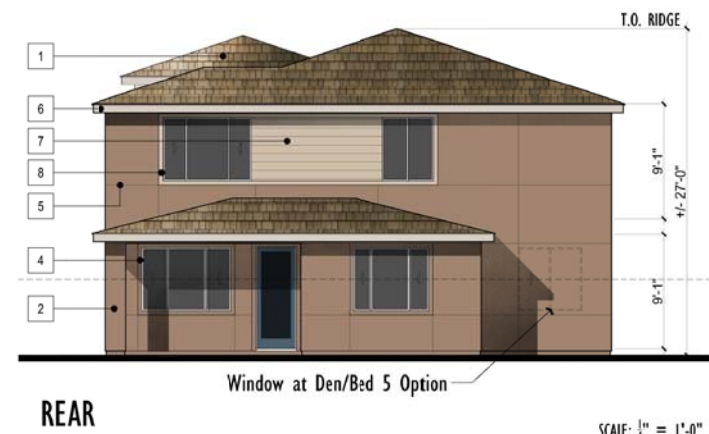
- | | |
|------------------------------------|-------------------------------------|
| 1 FLAT CONCRETE TILE ROOFING | 7 SMOOTH CEMENTITIOUS 6" LAP SIDING |
| 2 SMOOTH STUCCO FINISH | 8 SMOOTH CEMENTITIOUS 1X4 TRIM |
| 3 STONE VENEER | 9 NOT USED |
| 4 METAL SCREEN AROUND WINDOW, TYP. | 10 METAL CANOPY |
| 5 STUCCO SCREEN | 11 42" HIGH STEEL GUARDRAIL |
| 6 2X8 FASCIA BOARD | |



OVERHANG : 12"
 RAKE : 12"
 ROOF PITCH : 4:12 U.N.O.
ROOF PLAN
 1/8" = 1'-0"

COLORS - SCHEME 3

- 3A SW 7522 MEADOWLARK
- 3A-A SW 7527 NANTUCKET DUNE
- 3B SW 7522 MEADOWLARK
- 3C SW 6229 TEMPE STAR
- 3D WD 8800 SERIES - BRONZE W/ WHITE LAMINATED GLASS
- 3E SW 7632 MODERN GRAY
- 3G CORONADO - BELGIAN BRICK, BROOKSIDE
- 3H EAGLE ROOFING - BEL AIR - BROWN GRAY 4687



SCALE: 1/4" = 1'-0"
 0 2 4 8

RHYTHM - CASITAS



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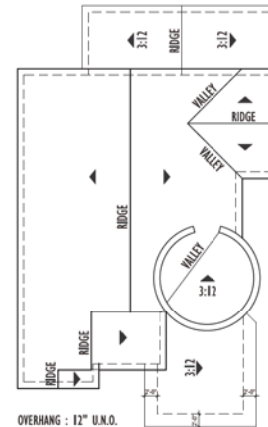
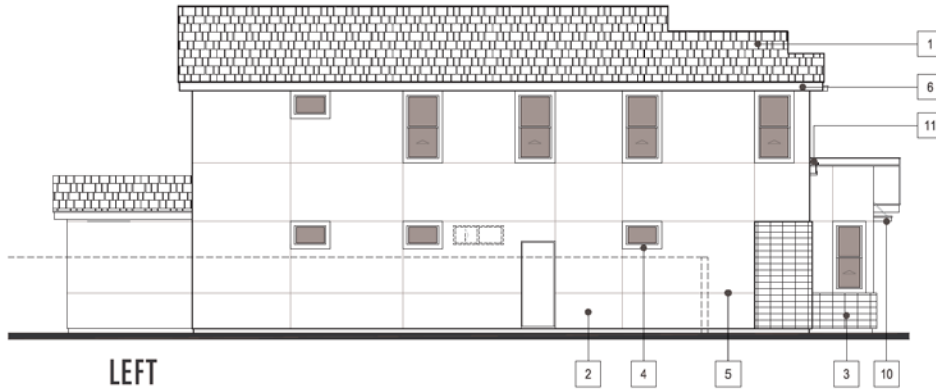
PLAN 4 - 'A' ELEVATIONS AND ROOF PLAN

TEMPE, AZ
 KEGY # 2010620 03.27.2015

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 Architecture+Planning
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 Irvine, CA 92614
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 ktgy.com



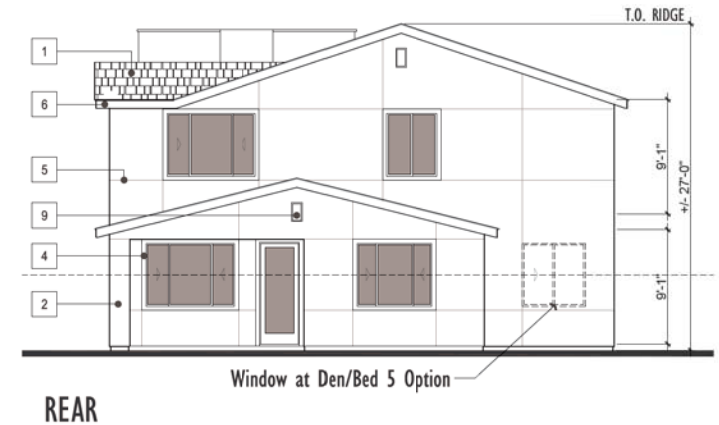
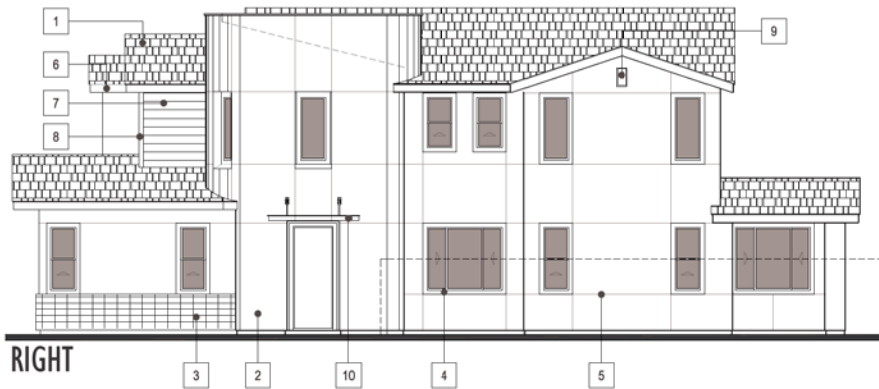
A-4.1



OVERHANG : 12" U.N.O.
 RAKE : 12" U.N.O.
 ROOF PITCH : 4:12 U.N.O.
ROOF PLAN
 1/8" = 1'-0"

MATERIAL LEGEND

- | | |
|------------------------------------|-------------------------------------|
| 1 FLAT CONCRETE TILE ROOFING | 7 SMOOTH CEMENTITIOUS 6" LAP SIDING |
| 2 SMOOTH STUCCO FINISH | 8 SMOOTH CEMENTITIOUS 1X4 TRIM |
| 3 BRICK VENEER | 9 GABLE END RECESS -2" |
| 4 METAL SCREED AROUND WINDOW, TYP. | 10 METAL CANOPY |
| 5 STUCCO SCREED | 11 FOAM POTSHLF |
| 6 2X8 FASCIA BOARD | |



SCALE: 1/4" = 1'-0"
 0 2 4 8

RHYTHM - CASITAS



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PLAN 4 - 'B' ELEVATIONS AND ROOF PLAN

TEMPE, AZ
 K507 # 2010470

02.27.2015

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 ktgy.com



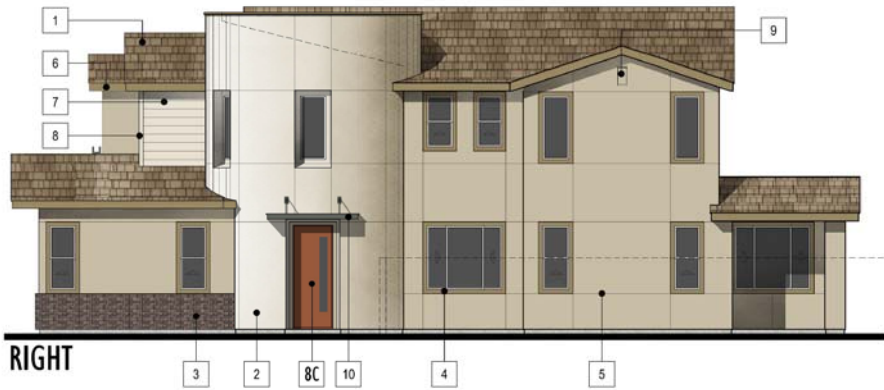
A-4.2



LEFT

MATERIAL LEGEND

- | | |
|------------------------------------|-------------------------------------|
| 1 FLAT CONCRETE TILE ROOFING | 7 SMOOTH CEMENTITIOUS 6" LAP SIDING |
| 2 SMOOTH STUCCO FINISH | 8 SMOOTH CEMENTITIOUS 1X4 TRIM |
| 3 BRICK VENEER | 9 GABLE END RECESS -2" |
| 4 METAL SCREED AROUND WINDOW, TYP. | 10 METAL CANOPY |
| 5 STUCCO SCREED | 11 FOAM POTSHLF |
| 6 2X8 FASCIA BOARD | |



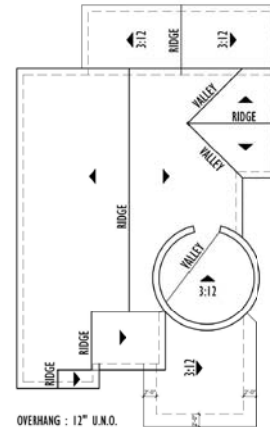
RIGHT



FRONT

COLORS SCHEME 8

- 8A SW 6149 RELAXED KHAKI
- 8A-A SW 7042 SHOJI WHITE
- 8B SW 6138 ARTIFACT
- 8C SW 2803 ROCKWOOD TERRA COTTA
- 8D WD 8800 SERIES, CLEAR ANODIZED W/ WHITE LAMINATED GLASS
- 8E SW 6138 ARTIFACT
- 8F CORONADO - BELGIAN BRICK - BEAR CREEK
- 8G EAGLE ROOFING - BEL AIR - BROWN GREY RANGE 4687
- 8J SW 7675 SEALSKIN



OVERHANG - 12" U.N.O.
 RAKE : 12" U.N.O.
 ROOF PITCH : 4:12 U.N.O.
ROOF PLAN
 1/8" = 1'-0"

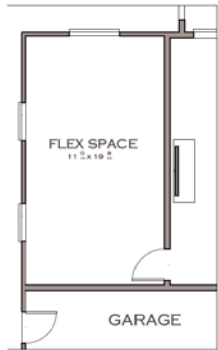


REAR

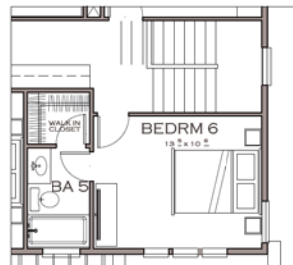
Window at Den/Bed 5 Option

SCALE: 1/4" = 1'-0"

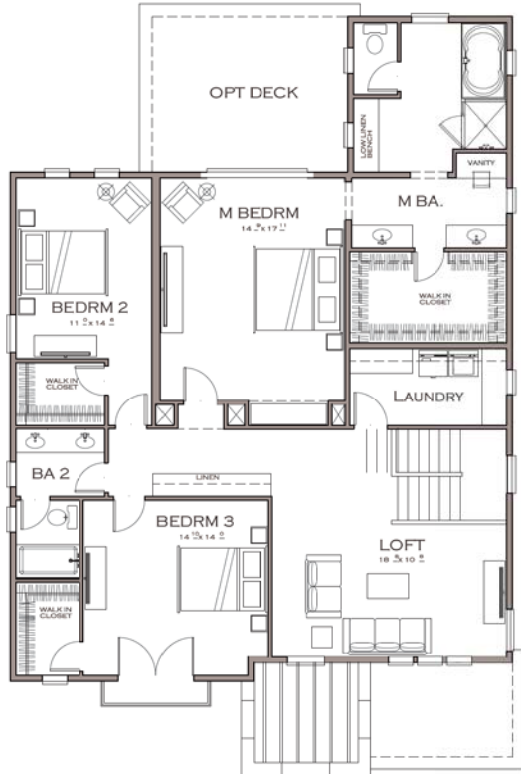




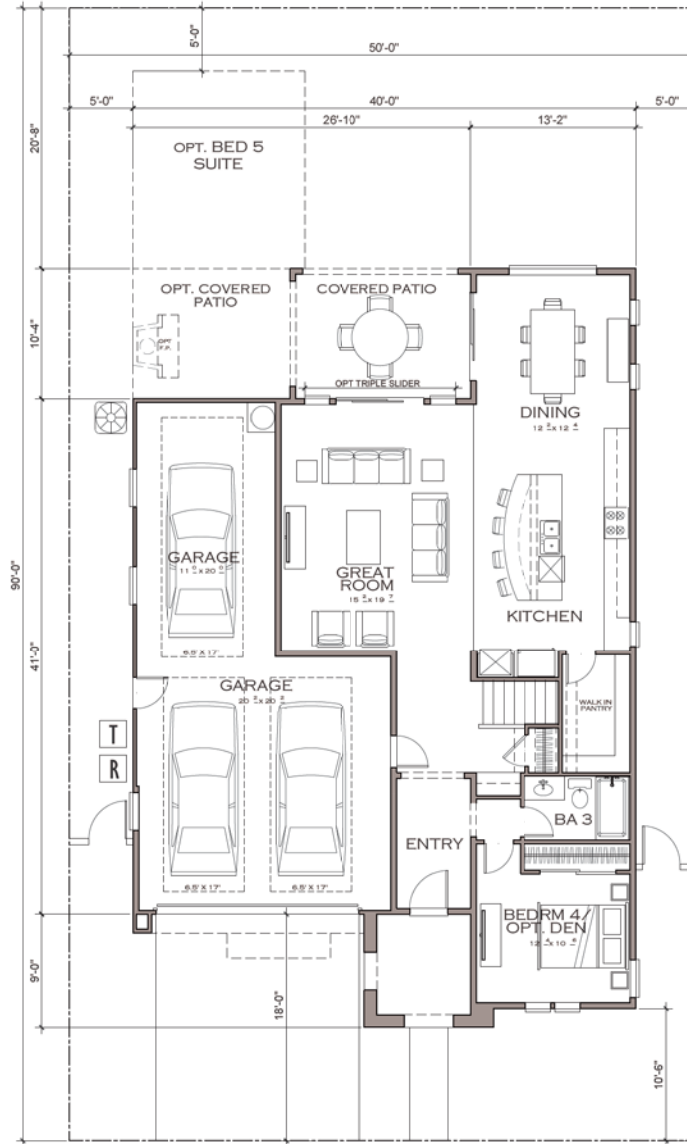
Opt. Flex Space
+232 SQ. FT.



Opt. Bed 6 & Bath 4



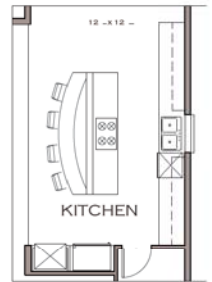
SECOND FLOOR 1666 SQ. FT.



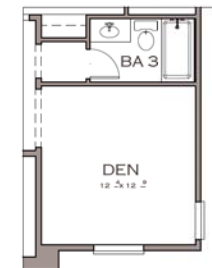
FIRST FLOOR 1221 SQ. FT.



Opt. Bed 5 Suite
+219 SQ. FT.



Opt. Cooktop
In Island



Opt. Den

SCALE: 1/4" = 1'-0"
0 2 4 8

PLAN 5 - FLOOR PLAN 2856 SQ. FT.

RHYTHM - CASITAS



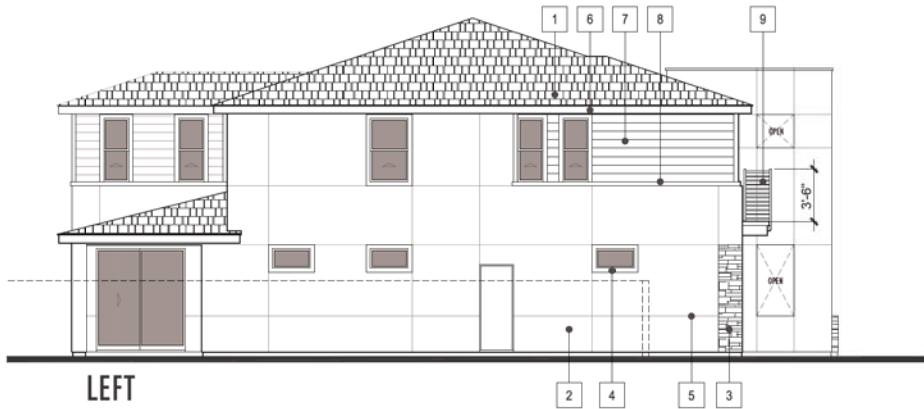
Mattamy Homes
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Scottsdale, AZ 85258
408.302.6080

TEMPE, AZ
KID # 2010470

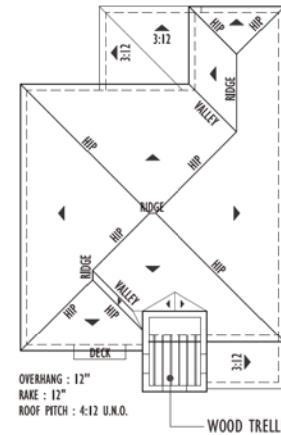
02.27.2015

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Irvine, CA 92614
949.851.2133
ktgy.com





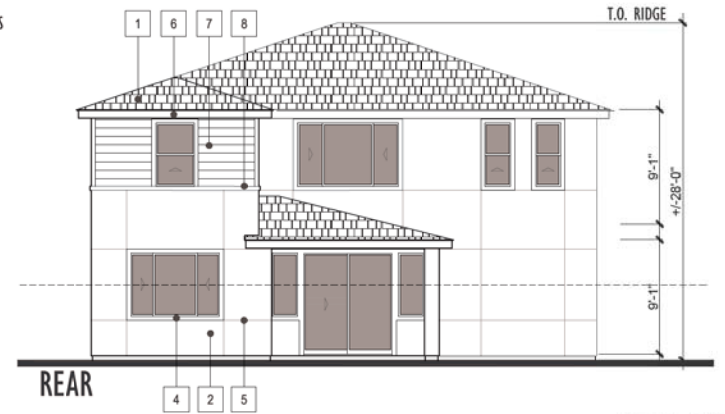
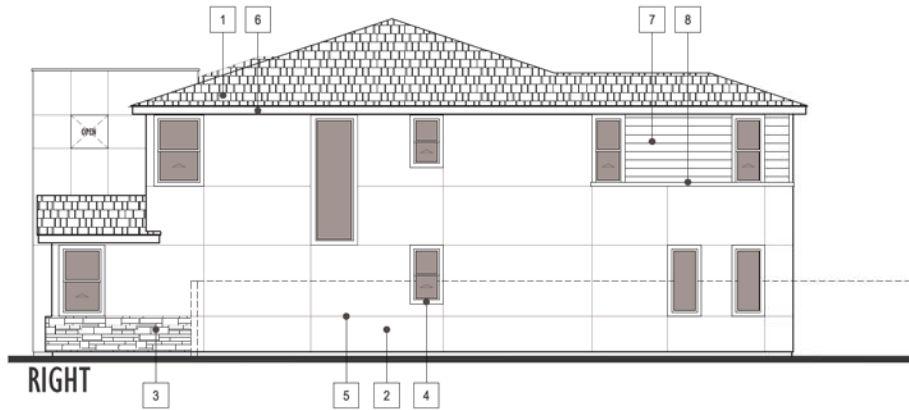
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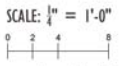
ROOF PLAN
1/8" = 1'-0"

MATERIAL LEGEND

- 1 FLAT CONCRETE TILE ROOFING
- 2 SMOOTH STUCCO FINISH
- 3 STONE VENEER
- 4 METAL SCREED AROUND WINDOW, TYP.
- 5 STUCCO SCREED
- 6 2X8 FASCIA BOARD
- 7 SMOOTH CEMENTITIOUS 6" LAP SIDING
- 8 SMOOTH CEMENTITIOUS 1X4 TRIM
- 9 42" HIGH STEEL GUARDRAIL



REAR



RHYTHM - CASITAS



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PLAN 5 - 'A' ELEVATIONS AND ROOF PLAN

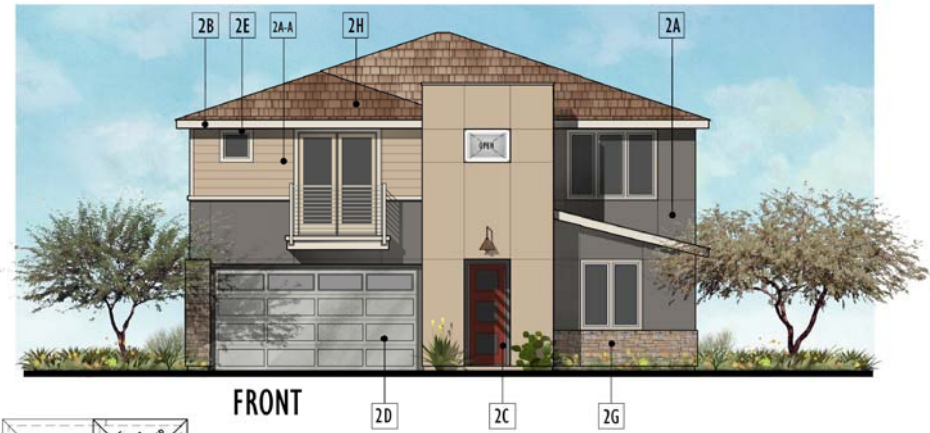
TEMPE, AZ
0521 # 2013670

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A-5.1

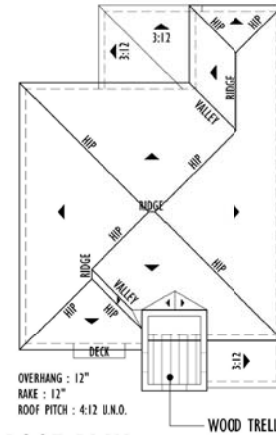


MATERIAL LEGEND

- 1 FLAT CONCRETE TILE ROOFING
- 2 SMOOTH STUCCO FINISH
- 3 STONE VENEER
- 4 METAL SCREED AROUND WINDOW, TYP.
- 5 STUCCO SCREED
- 6 2X8 FASCIA BOARD
- 7 SMOOTH CEMENTITIOUS 6" LAP SIDING
- 8 SMOOTH CEMENTITIOUS 1X4 TRIM
- 9 42" HIGH STEEL GUARDRAIL

COLORS SCHEME 2

- 2A SW 7019 GAUNTLET GRAY
- 2A-A SW 6100 PRACTICAL BEIGE
- 2B SW 6098 PACER WHITE
- 2C SW 6335 FIRED BRICK
- 2D WD 8800 SERIES, CLEAR ANODIZED W/ WHITE LAMINATED GLASS
- 2E SW 6098 PACER WHITE
- 2G CORONADO - PLAYA VISTA LIMESTONE - ALASKAN SUNSET
- 2H EAGLE ROOFING - BEL AIR - ARCADIA 4502



ROOF PLAN
1/8" = 1'-0"

OVERHANG : 12"
RAKE : 12"
ROOF PITCH : 4:12 U.N.O.



SCALE: 1/4" = 1'-0"
0 2 4 8

RHYTHM - CASITAS



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Scottsdale, AZ 85258
408.302.6080

PLAN 5 - 'A' ELEVATIONS AND ROOF PLAN

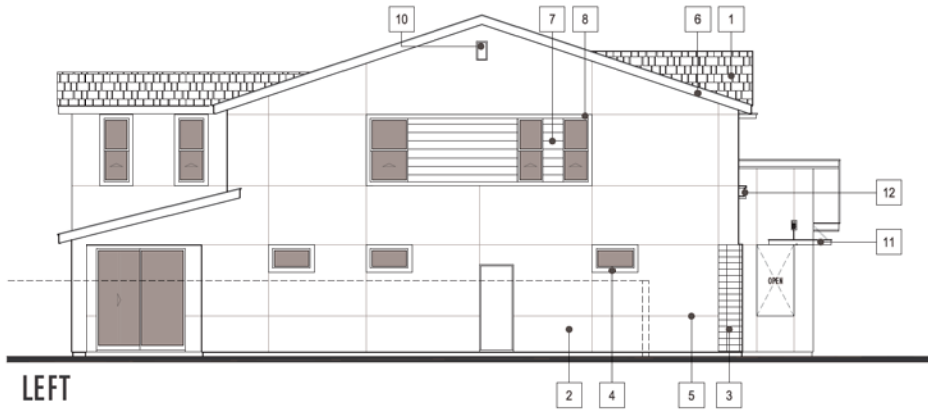
TEMPE, AZ
KTGY # 20100420

07.27.2015

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Architecture+Planning
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Irvine, CA 92614
949.851.2133
ktgy.com



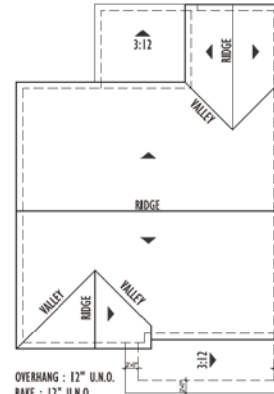
A-5.1



LEFT



FRONT

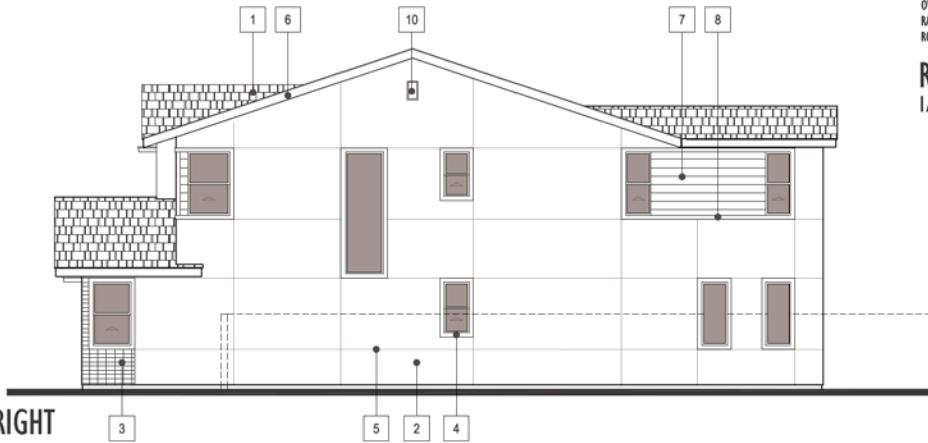


OVERHANG : 12" U.N.O.
RAKE : 12" U.N.O.
ROOF PITCH : 4:12 U.N.O.

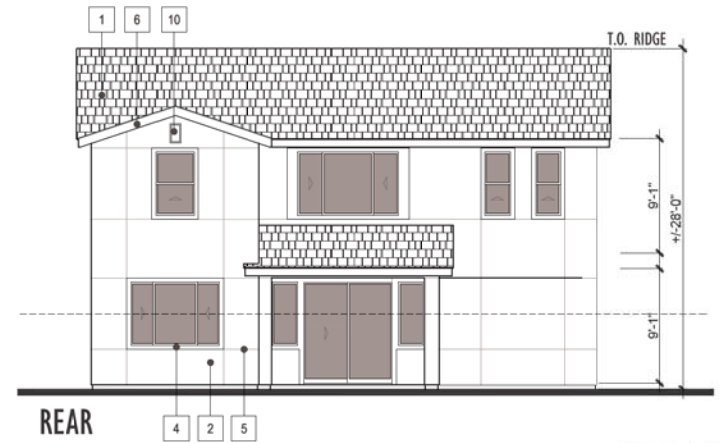
ROOF PLAN
1/8" = 1'-0"

MATERIAL LEGEND

- | | |
|------------------------------------|-------------------------------------|
| 1 FLAT CONCRETE TILE ROOFING | 7 SMOOTH CEMENTITIOUS 6" LAP SIDING |
| 2 SMOOTH STUCCO FINISH | 8 SMOOTH CEMENTITIOUS 1X4 TRIM |
| 3 BRICK VENEER | 9 NOT USED |
| 4 METAL SCREED AROUND WINDOW, TYP. | 10 GABLE END RECESS -2" |
| 5 STUCCO SCREED | 11 METAL CANOPY |
| 6 2X8 FASCIA BOARD | 12 FOAM POTSHelf |



RIGHT



REAR

SCALE: 1/4" = 1'-0"
0 2 4 8

RHYTHM - CASITAS



Mattamy Homes
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Scottsdale, AZ 85258
408.302.6080

PLAN 5 - 'B' ELEVATIONS AND ROOF PLAN

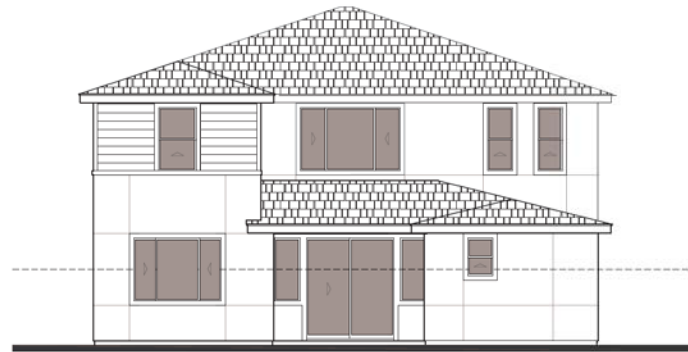
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0521 # 2013670

03.27.2015

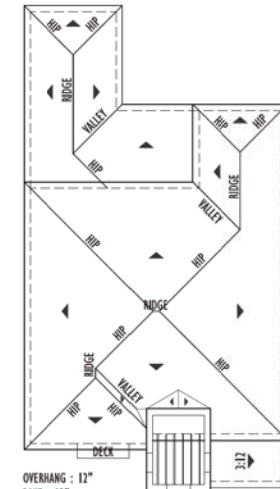
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Architecture+Planning
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Irvine, CA 92614
949.851.2133
ktgy.com



A-5.2

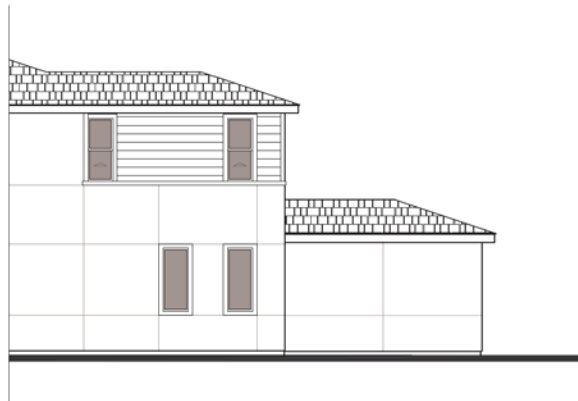


REAR

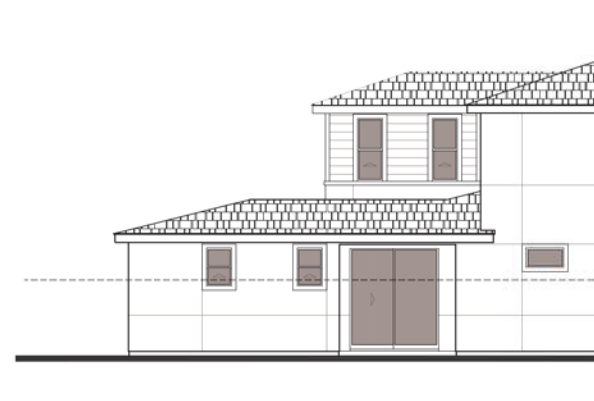


OVERHANG : 12"
RAKE : 12"
ROOF PITCH : 4:12 U.K.O.

ROOF PLAN
1/8" = 1'-0"



RIGHT



LEFT

SCALE: 1/4" = 1'-0"
0 2 4 8

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Scottsdale, AZ 85258
408.302.6060

PLAN 5 - ELEVATION A & ROOF PLAN - BED 5 SUITE OPT.

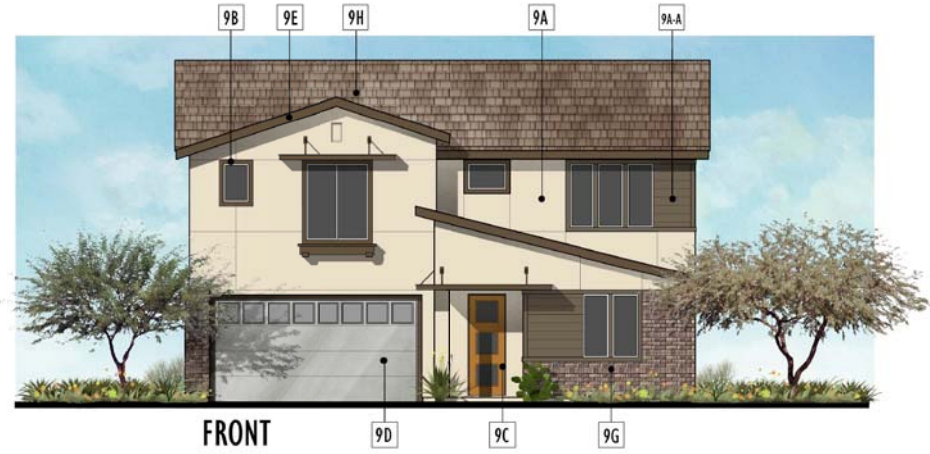
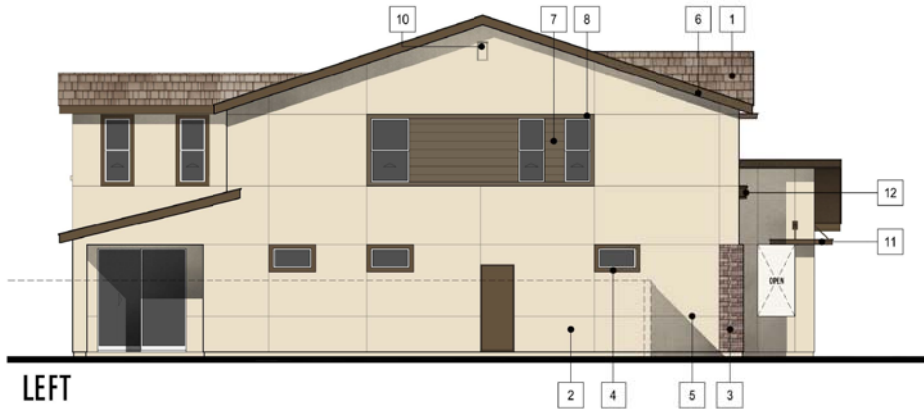
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TEMPE, AZ
K507 # 2010470

03.27.2015

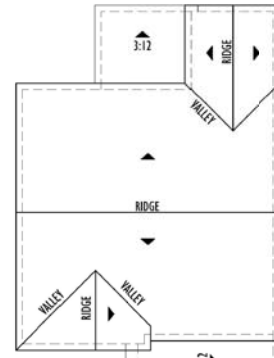
KTGY Group, Inc.
Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com





MATERIAL LEGEND

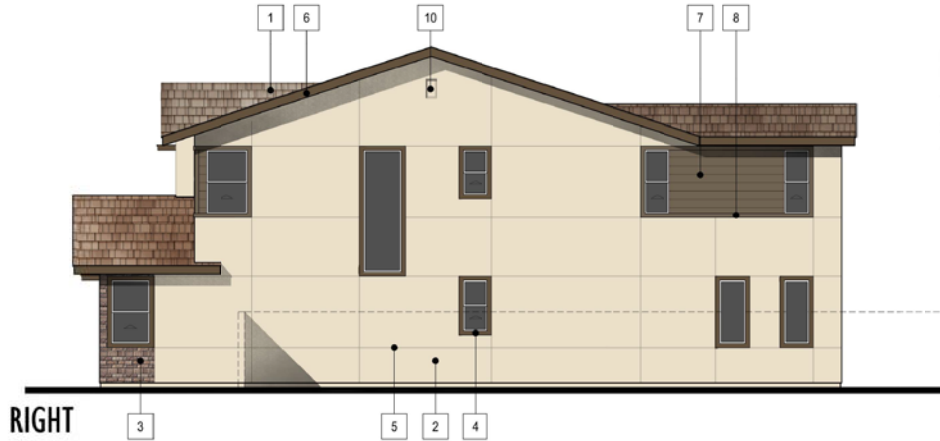
- | | |
|------------------------------------|-------------------------------------|
| 1 FLAT CONCRETE TILE ROOFING | 7 SMOOTH CEMENTITIOUS 6" LAP SIDING |
| 2 SMOOTH STUCCO FINISH | 8 SMOOTH CEMENTITIOUS 1X4 TRIM |
| 3 BRICK VENEER | 9 NOT USED |
| 4 METAL SCREED AROUND WINDOW, TYP. | 10 GABLE END RECESS -2" |
| 5 STUCCO SCREED | 11 METAL CANOPY |
| 6 2X8 FASCIA BOARD | 12 FOAM POTSHelf |



OVERHANG : 12" U.O.O.
 RAKE : 12" U.O.O.
 ROOF PITCH : 4:12 U.O.O.
ROOF PLAN
 1/8" = 1'-0"

COLORS SCHEME 9

- 9A SW 6126 NAVAJO WHITE
- 9A-A SW 7040 SMOKEHOUSE
- 9B SW 6104 KAFFEE
- 9C SW 6370 SAUCY GOLD
- 9D WD 8800 SERIES, CLEAR ANODIZED W/ WHITE LAMINATED GLASS
- 9E SW 6104 KAFFEE
- 9G CORONADO - BELGIAN BRICK - BROOKSIDE
- 9H EAGLE ROOFING - BEL AIR - BROWN RANGE 4689



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PLAN 5 - 'B' ELEVATIONS AND ROOF PLAN

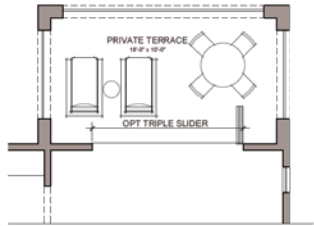
TEMPE, AZ
 KSC# W 28106670

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 949.851.2133
 ktgy.com



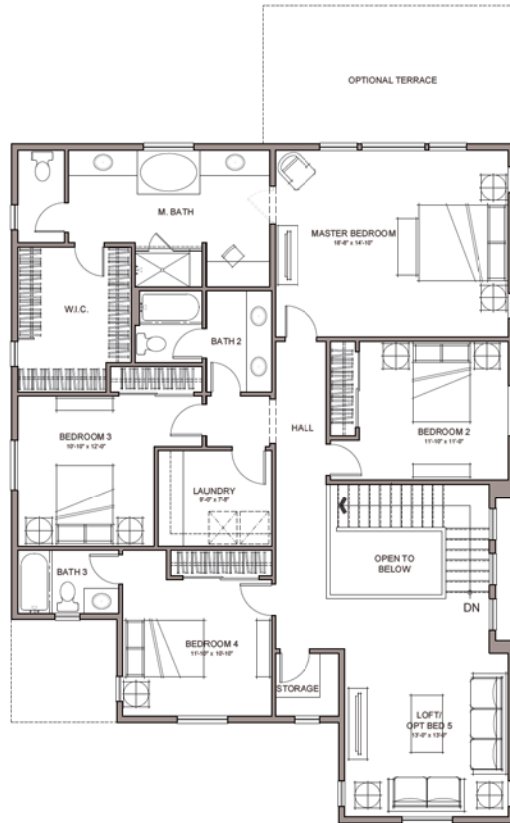
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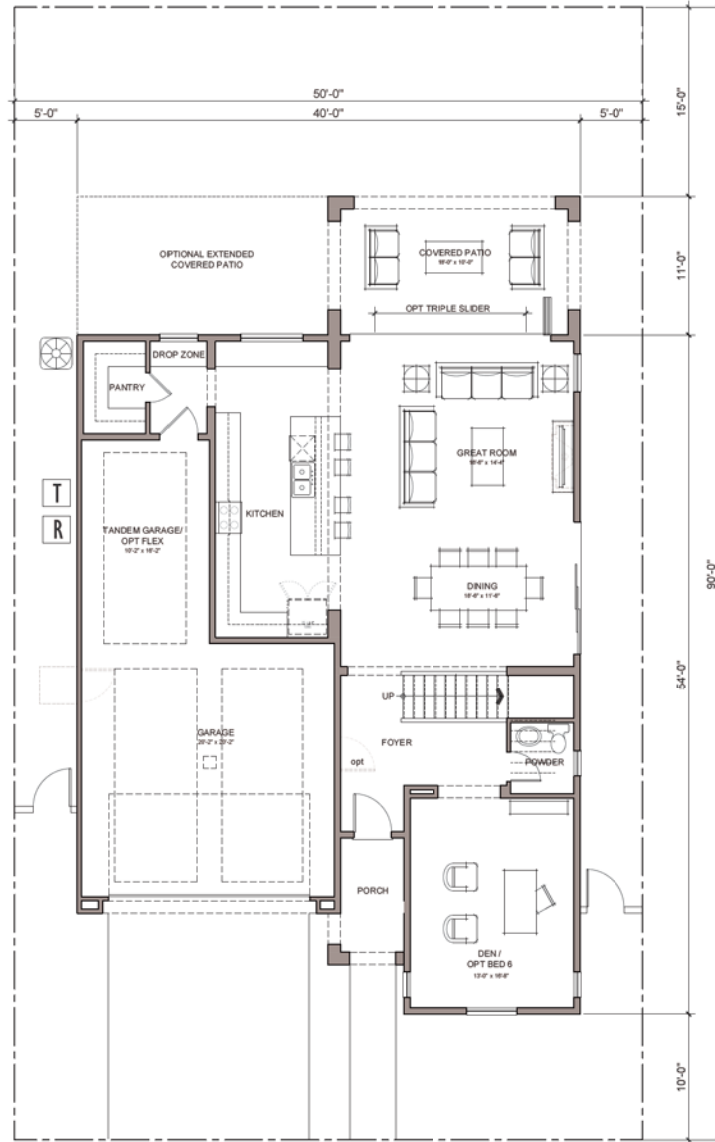
Opt. Private Terrace



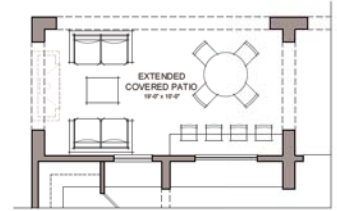
Opt. Bedroom 5 & Bath 4



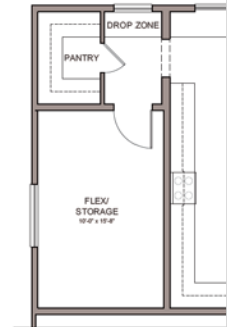
SECOND FLOOR 1750 SQ. FT.



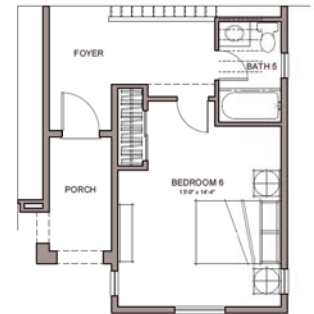
FIRST FLOOR 1308 SQ. FT.



Opt. Extended Covered Patio



Opt. Flex Room



Opt. Bedroom 6

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PLAN 6 - FLOOR PLAN 3058 SQ. FT.

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1507 # 2010470

02.27.2015

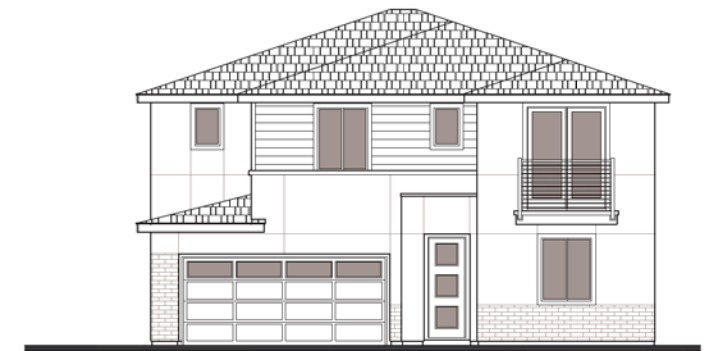
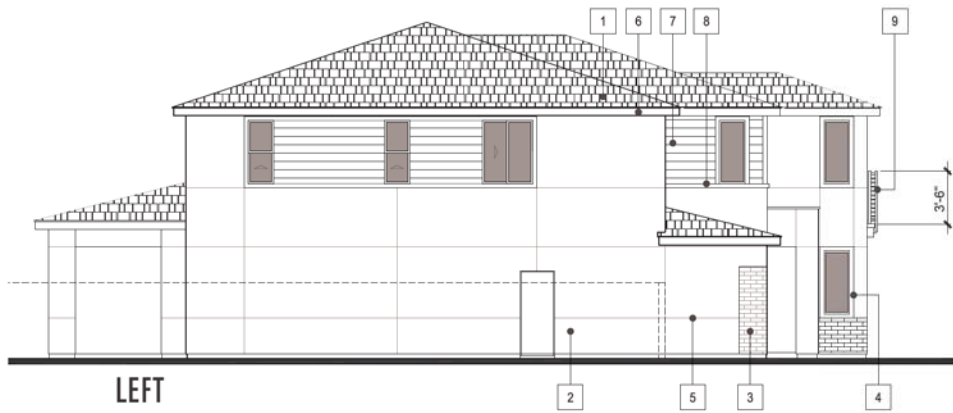
KTGY Group, Inc.
Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com



SCALE: 1/4" = 1'-0"



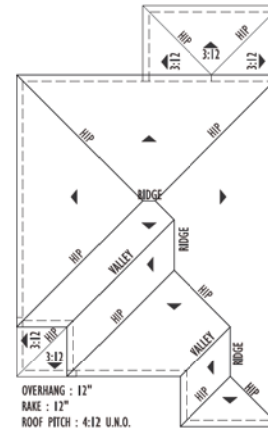
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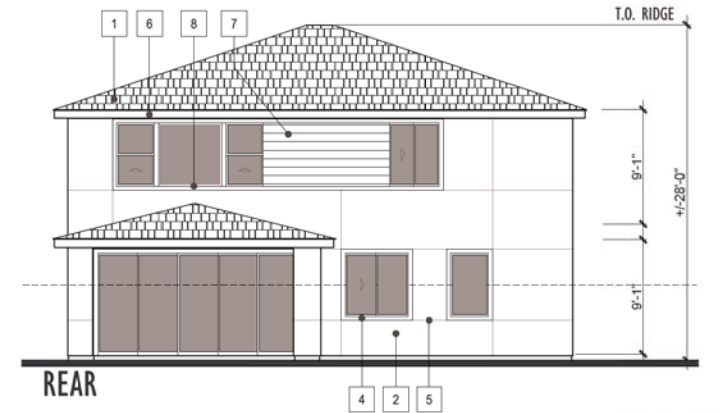
FRONT

MATERIAL LEGEND

- 1 FLAT CONCRETE TILE ROOFING
- 2 SMOOTH STUCCO FINISH
- 3 BRICK VENEER
- 4 METAL SCREED AROUND WINDOW, TYP.
- 5 STUCCO SCREED
- 6 2X8 FASCIA BOARD
- 7 SMOOTH CEMENTITIOUS 6" LAP SIDING
- 8 SMOOTH CEMENTITIOUS 1X4 TRIM
- 9 42" HIGH STEEL GUARDRAIL

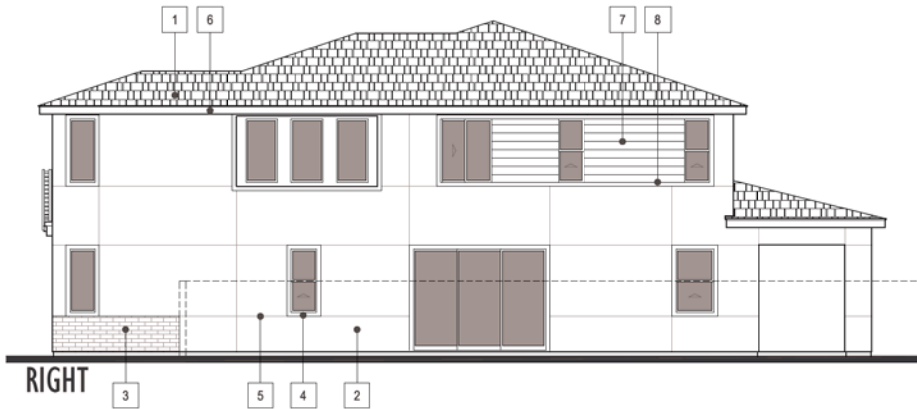


ROOF PLAN
1/8" = 1'-0"



REAR

SCALE: 1/4" = 1'-0"
0 2 4 8



RIGHT

RHYTHM - CASITAS



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PLAN 6 - 'A' ELEVATIONS AND ROOF PLAN

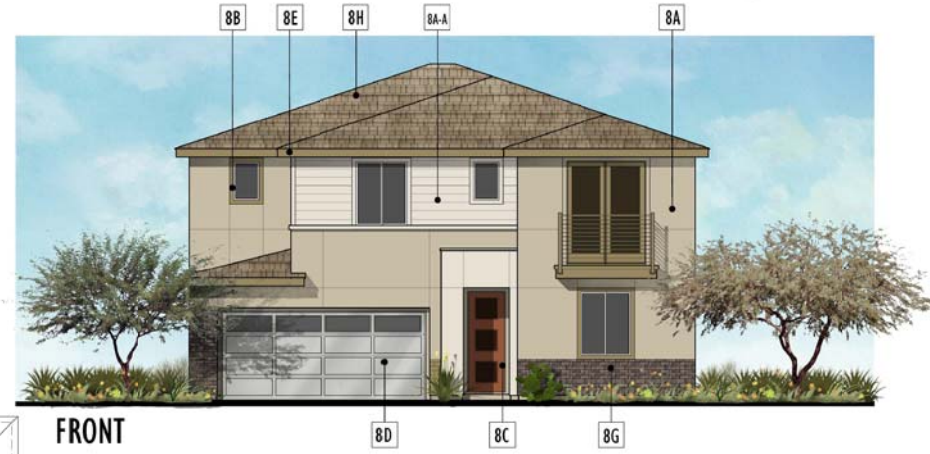
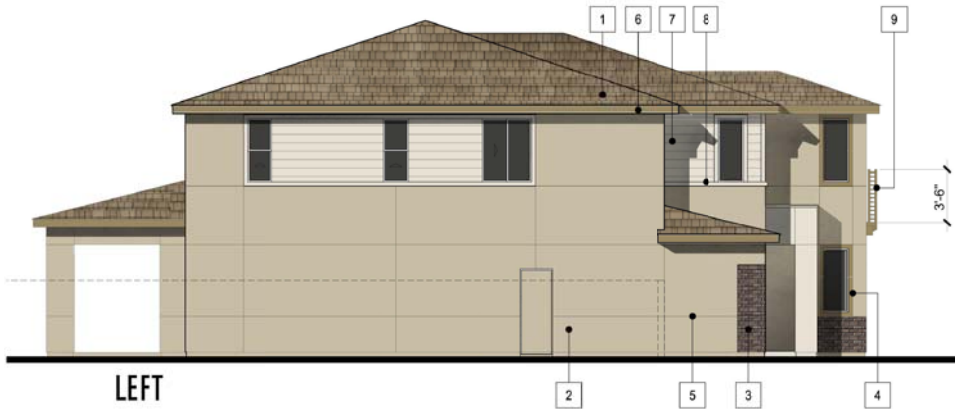
TEMPE, AZ
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03.27.2015

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ktgy.com

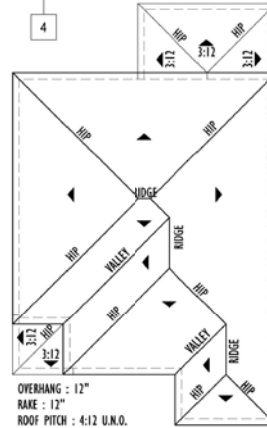


A-6.1



MATERIAL LEGEND

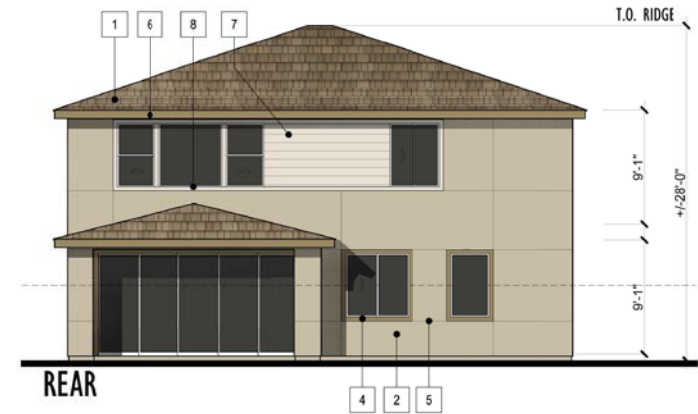
- 1 FLAT CONCRETE TILE ROOFING
- 2 SMOOTH STUCCO FINISH
- 3 BRICK VENEER
- 4 METAL SCREED AROUND WINDOW, TYP.
- 5 STUCCO SCREED
- 6 2X8 FASCIA BOARD
- 7 SMOOTH CEMENTITIOUS 6" LAP SIDING
- 8 SMOOTH CEMENTITIOUS 1X4 TRIM
- 9 42" HIGH STEEL GUARDRAIL



ROOF PLAN
1/8" = 1'-0"

COLORS SCHEME 8

- 8A SW 6149 RELAXED KHAKI
- 8A-A SW 7042 SHOJI WHITE
- 8B SW 6138 ARTIFACT
- 8C SW 2803 ROCKWOOD TERRA COTTA
- 8D WD 8800 SERIES-CLEAR ANODIZED W/ WHITE LAMINATED GLASS
- 8E SW 6138 ARTIFACT
- 8G CORONADO - BELGIAN BRICK - BEAR CREEK
- 8H EAGLE ROOFING - BEL AIR - BROWN GREY RANGE 4687



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



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ATTACHMENT 80

PLAN 6 - 'A' ELEVATIONS AND ROOF PLAN

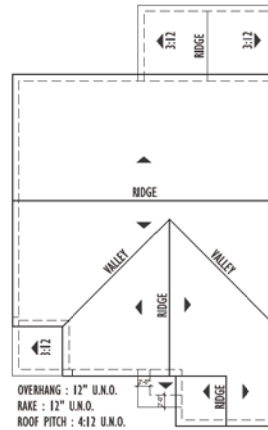
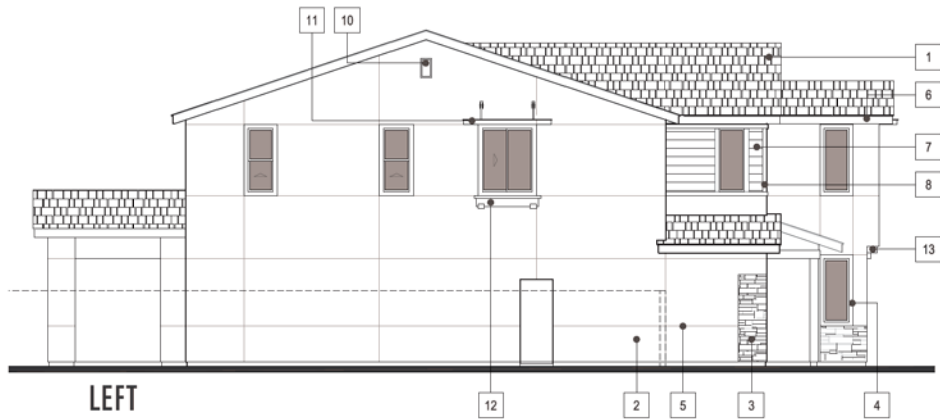
TEMPE, AZ
8127 W 28130751

87.27.2015

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Architecture+Planning
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Irvine, CA 92614
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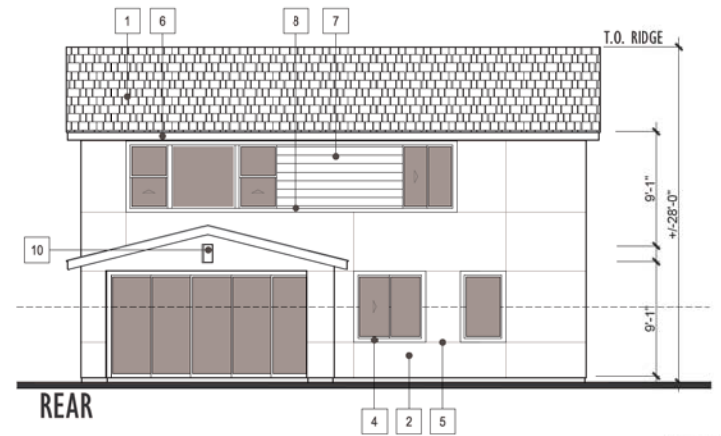
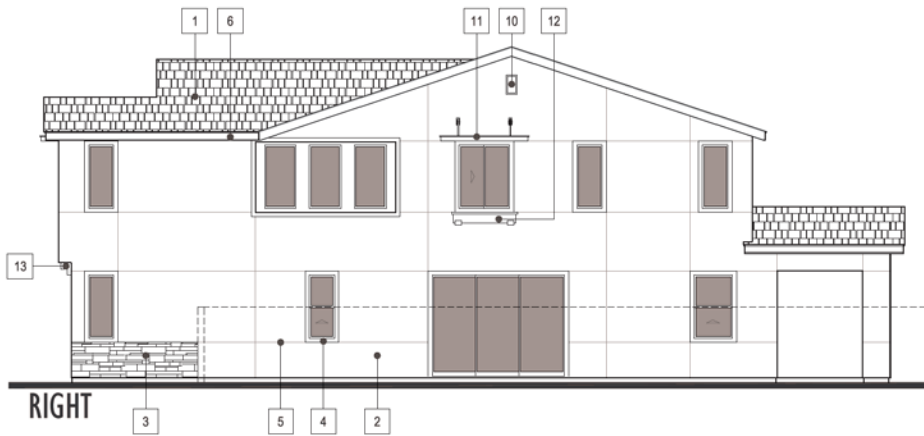
A-6.1



ROOF PLAN
1/8" = 1'-0"

MATERIAL LEGEND

- | | |
|-------------------------------------|--------------------------------|
| 1 FLAT CONCRETE TILE ROOFING | 8 SMOOTH CEMENTITIOUS 1X4 TRIM |
| 2 SMOOTH STUCCO FINISH | 9 NOT USED |
| 3 STONE VENEER | 10 GABLE END RECESS -2" |
| 4 METAL SCREED AROUND WINDOW, TYP. | 11 METAL CANOPY |
| 5 STUCCO SCREED | 12 FOAM POTSHelf |
| 6 2X8 FASCIA BOARD | 13 STUCCO CORBEL |
| 7 SMOOTH CEMENTITIOUS 6" LAP SIDING | |



SCALE: 1/4" = 1'-0"
0 2 4 8

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PLAN 6 - 'B' ELEVATIONS AND ROOF PLAN

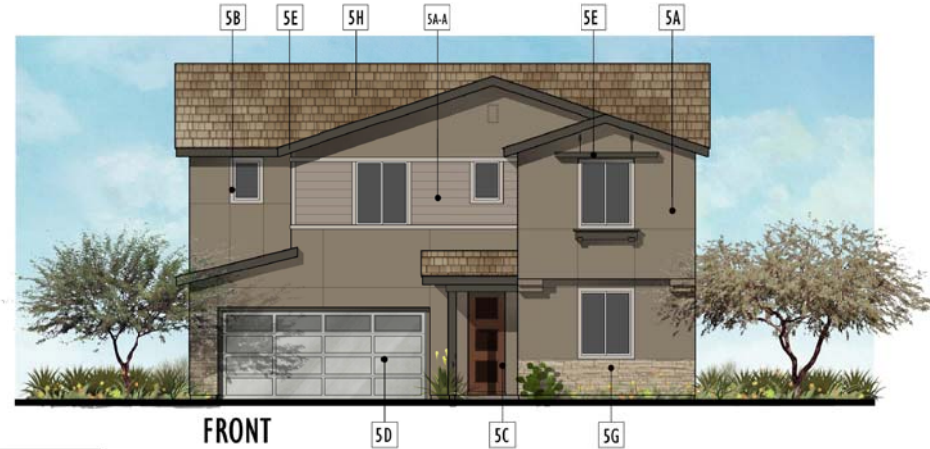
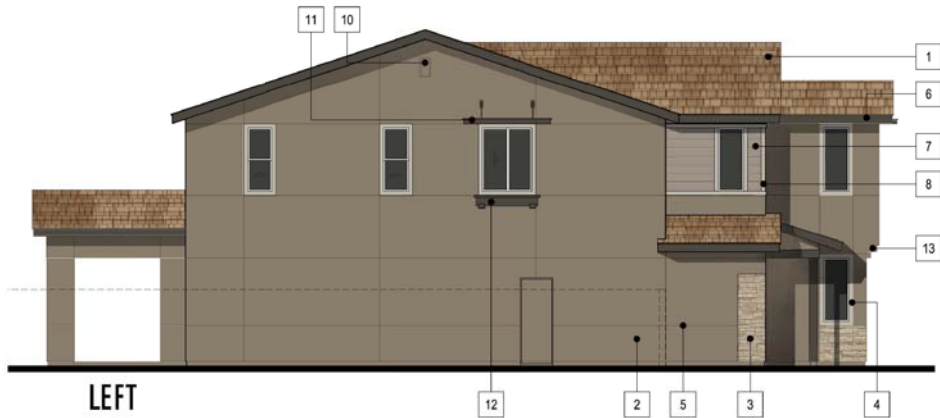
TEMPE, AZ
0520 # 2013670

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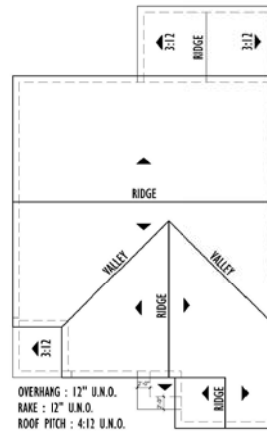
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MATERIAL LEGEND

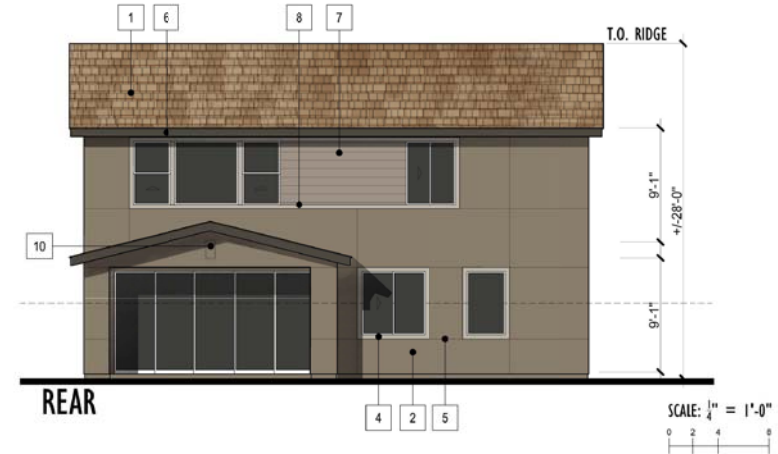
- | | |
|-------------------------------------|--------------------------------|
| 1 FLAT CONCRETE TILE ROOFING | 8 SMOOTH CEMENTITIOUS 1X4 TRIM |
| 2 SMOOTH STUCCO FINISH | 9 NOT USED |
| 3 STONE VENEER | 10 GABLE END RECESS -2" |
| 4 METAL SCREED AROUND WINDOW, TYP. | 11 METAL CANOPY |
| 5 STUCCO SCREED | 12 FOAM POTSHelf |
| 6 2X8 FASCIA BOARD | 13 STUCCO CORBEL |
| 7 SMOOTH CEMENTITIOUS 6" LAP SIDING | |



ROOF PLAN
1/8" = 1'-0"

COLORS SCHEME 5

- | | |
|------|---|
| SA | SW 7039 VIRTUAL TAUPE |
| SA-A | SW 7504 KEYSTONE GRAY |
| SB | SW 7030 ANEW GRAY |
| SC | SW 6062 RUGGED BROWN |
| SD | WD 8800 SERIES, CLEAR ANODIZED W/ WHITE LAMINATED GLASS |
| SE | SW 7020 BLACK FOX |
| SG | CORONADO - PLAYA VISTA LIMESTONE - CREAM |
| SH | EAGLE ROOFING - BEL AIR - BROWN GRAY 4687 |



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PLAN 6 - 'B' ELEVATIONS AND ROOF PLAN

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A-6.2





TYPICAL STREET SCENE - PLAN VIEW



DRIVEWAY PAVER OPTIONS

Symbol	Description
	24" BOX STREET TREE
	24" BOX ACCENT TREE
	EXTRA LARGE SHRUB
	LARGE SHRUB
	MEDIUM SHRUB
	ACCENT SHRUB
	SMALL SHRUB
	GROUNDCOVER
	TRANSFORMER LOCATION
	A/C UNIT LOCATION
	TRASH BIN LOCATION
	RECYCLE BIN LOCATION
	STREET LIGHTS
	ACCESS TO REAR YARD



PLAN 5

PLAN 2

PLAN 6

PLAN 1

PLAN 4

PLAN 3



RHYTHM

CASITA PLOT PLAN

scale 1:10
date: 07.28.15

andersonbaron
plan · design · achieve
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chandler, arizona 85226
ph. 480.699.7956 f.480.699.7956