

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

Meeting Date: 12/08/2015
Agenda Item: 6

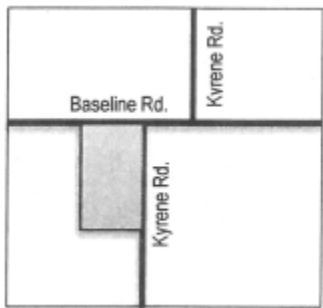
ACTION: Request for a Development Plan Review to add three garage buildings to an existing apartment complex for **505 WEST APARTMENTS**, located at 505 West Baseline Road. The applicant is Cory S. Wiebers of CW Architecture.

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

RECOMMENDATION: Staff – Approval, subject to conditions

BACKGROUND INFORMATION: **505 WEST APARTMENTS (PL150219)** is proposing to add three garage buildings to the existing apartment complex; totaling twenty-three individual garage units. The request includes the following:

1. Development Plan Review including site plan, building elevations, and landscape plan



Existing Property Owner	FPA4 505 West, LLC
Applicant	Cory S. Wiebers, CW Architecture
Zoning District	R-3 (Multi-Family Residential)
Gross/Net site area	15.86 acres
Total Building Area	188,780 s.f. (6,604 s.f. new & 182,176 s.f. existing)
Lot Coverage	36% (50% maximum allowed)
Building Height	14'-10" (35 ft. maximum allowed)
Vehicle Parking	684 (664 minimum required)

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Obenia Kingsby, Planner I (480) 858-2394

Department Director: Dave Nakagawara, Community Development Director
 Legal review by: N/A
 Prepared by: Obenia Kingsby, Planner I

COMMENTS:

This site is located on the southwest corner of Kyrene Road and Baseline road. The property is currently zoned R-3, is directly adjacent to residential and commercial uses with industrial in close proximity and is approximately 810 feet west of the Union Pacific Railroad. The existing complex has a total of 334 dwelling units.

This request includes the following:

1. Development Plan Review which includes: a site plan, elevations and landscape plan for the addition of three garage buildings to an existing apartment complex.

PRELIMINARY SITE PLAN REVIEW

Planning staff did not provide any significant comments during preliminary site plan review that should impact the decision of this case.

PUBLIC INPUT

- Neighborhood meeting not required.
- Staff did not receive public input prior to the completion of this report.

PROJECT ANALYSIS

DEVELOPMENT PLAN REVIEW

Site Plan

The site is 15.86 acres; the proposed garage buildings will be located towards the rear of the property, and will be setback approximately 50'-0" from the south property line. The plans demonstrate that necessary hardscape will be added to create pedestrian pathways that will provide a safer connection between the garages and residential units.

Building Elevations

The design of these garages buildings is intended to emulate the existing apartment buildings. The buildings will be finished and painted to match existing.

Landscape Plan

Landscaping improvement will be made within the immediate project area. Proposed trees consist of Yellow Oleander and Swan Hill Olive. There will also be an appropriate amount of ground cover with decomposed granite in all landscaped areas.

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

1. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings; materials provide detail appropriate with their location, intend to match existing buildings.*

2. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings; elements are appropriately scaled relative to the site and surroundings.*
3. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance; garage units will be sufficiently illuminated per city code requirements.*
4. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects.* Lighting will comply with current code requirements to meet the minimum illumination levels and will be non-intrusive to adjacent properties.

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 proposed project meets the approval criteria for a Development Plan Review.

DEVELOPMENT PLAN REVIEW CONDITIONS OF APPROVAL:

General

1. Except as modified by conditions, development shall be in substantial conformance with the site plan and building elevations and landscape plan dated November 11, 2015. Minor modifications may be review through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.

Site Plan

2. 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.

Building Elevations

3. The materials and colors are approved as presented:

Roof – Concrete Tile – Boral – Mission S (Terra Cotta)

Primary Building – painted stucco – Sherwin Williams – 505 West Tan (custom to match existing field color)

Trim – painted wood – Sherwin Williams – Woodsy Brown (SW2924)

Garage/Pedestrian Doors – painted – Sherwin Williams – Black Fox (SW7020)

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.

4. Incorporate lighting, address signs, and incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations. Exposed conduit, piping, or related materials is not permitted.

Lighting

5. This project shall follow requirements of ZDC Part 4, Chapter 8, Lighting.
6. Illuminate building from dusk to dawn to assist with visual surveillance.
7. Ingress/egress man door for ADA garage unit shall be illuminated to a minimum of five (5) foot-candles.

Landscape

8. 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.
9. Irrigation notes:
 - a. 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.
 - b. Locate valve controller in a vandal resistant housing.
 - c. Hardwire power source to controller (a receptacle connection is not allowed).
 - d. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
 - e. Repair existing irrigation system where damaged by work of this project. Provide temporary irrigation to existing landscape for period of time that irrigation system is out of repair. Design irrigation so existing plants on site are irrigated as part of the reconfigured system at the conclusion of this construction.
10. 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.
11. 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.
12. 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.

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.

- 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.
 - Access to refuse enclosure details and all other Development Services forms at this link: <http://www.tempe.gov/city-hall/community-development/building-safety/applications-forms>. The enclosure details are under Civil Engineering & Right of Way.
- **BASIS OF BUILDING HEIGHT:** Measure height of buildings from top of curb at a point adjacent to the center of the front property line.
- **HISTORIC PRESERVATION:** State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Contact the Historic Preservation Officer with general questions. Where a discovery is made, contact the Arizona State Historical Museum for removal and repatriation of the items.
- **SECURITY REQUIREMENTS:**
 - Design building entrance(s) to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage to opportunity for ambush opportunity. Maintain distances of 20'-0" or greater between a pedestrian path of travel and any hidden area to allow for increased reaction time and safety.
 - Follow the design guidelines listed under appendix A of the Zoning and Development Code. In particular, reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment.
 - Provide a security vision panel at service and exit doors (except to rarely accessed equipment rooms) with a 3" wide high strength plastic or laminated glass window, located between 43" and 66" from the bottom edge of the door.
- **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:**
 - Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
 - Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the

separation of the buildings from each other.

- Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
- 100 year onsite retention required for this property, coordinate design with requirements of the Engineering Department.

- REFUSE:
 - Enclosure indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with standard detail DS-116.
 - Contact Public Works Sanitation Division to verify that vehicle maneuvering and access to the enclosure is adequate.
 - Develop strategy for recycling collection and pick-up from site with Sanitation. Roll-outs may be allowed for recycled materials. Coordinate storage area for recycling containers with overall site and landscape layout.
 - Gates for refuse enclosure(s) are not required, unless visible from the street. If gates are provided, the property manager must arrange for gates to be open from 6:00am to 4:30pm on collection days.

- PARKING SPACES:
 - Verify conformance of accessible vehicle parking to the Americans with Disabilities Act and the Code of Federal Regulations Implementing the Act. Refer to Building Safety ADA Accessible Parking Spaces Marking/Signage on Private Development details.
 - At parking areas, provide demarcated accessible aisle for disabled parking.
 - Distribute bike parking areas nearest to main entrance(s). Provide parking loop/rack per standard detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.

- LIGHTING:
 - Design site security light in accordance with requirements of ZDC Part 4 Chapter 8 (Lighting) and ZDC Appendix E (Photometric Plan).
 - Indicate the location of all exterior light fixtures on the site, landscape and photometric plans. Avoid conflicts between lights and trees or other site features in order to maintain illumination levels for exterior lighting.

- LANDSCAPE:
 - Prepare an existing plant inventory for the site and adjacent street frontages. The inventory may be prepared by the Landscape Architect or a plant salvage specialist. Note original locations and species of native and "protected" trees and other plants on site. Move, preserve in place, or demolish native or "protected" trees and plants per State of Arizona Agricultural Department standards. File Notice of Intent to Clear Land with the Agricultural Department. Notice of Intent to Clear Land form is available at www.azda.gov/ESD/nativeplants.htm . Follow the link to "applications to move a native plant" to "notice of intent to clear land".

- 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:

- January 26, 1984 Board of Adjustment (A-83-12.6) approved the appeal of the Zoning Administrator opinion May 10, 1983 by FOX & CARSKADON MANAGEMENT CORP. for the R-3 Multi-Family Residence Limited District that the following criteria should apply to ground mounted microwave antenna dishes: 1) The dish be restricted from use in the front or street sideyards 2) The highest point of dish mounting structure be no higher than 8' measured from the adjacent grade 3)The closest edge of the dish be located no closer than 7' from applicable property line.
- August 31, 1981 Certificate of Occupancy granted for the final apartment building.
- September 30, 1980 City Council approved the site plan for SPANOS APARTMENTS consisting of 334 apartments on 15.9 acres, located at 505 West Baseline Road.
- September 4, 1980 Design Review Board (DR-80.108) approved the building elevations, site and landscape plan for A.G. SPANOS CONSTUCTION CO. at the SWC of Baseline Road and Kyrene Road in the R-3 Multi-Family Residential District.

ZONING AND DEVELOPMENT CODE REFERENCE:

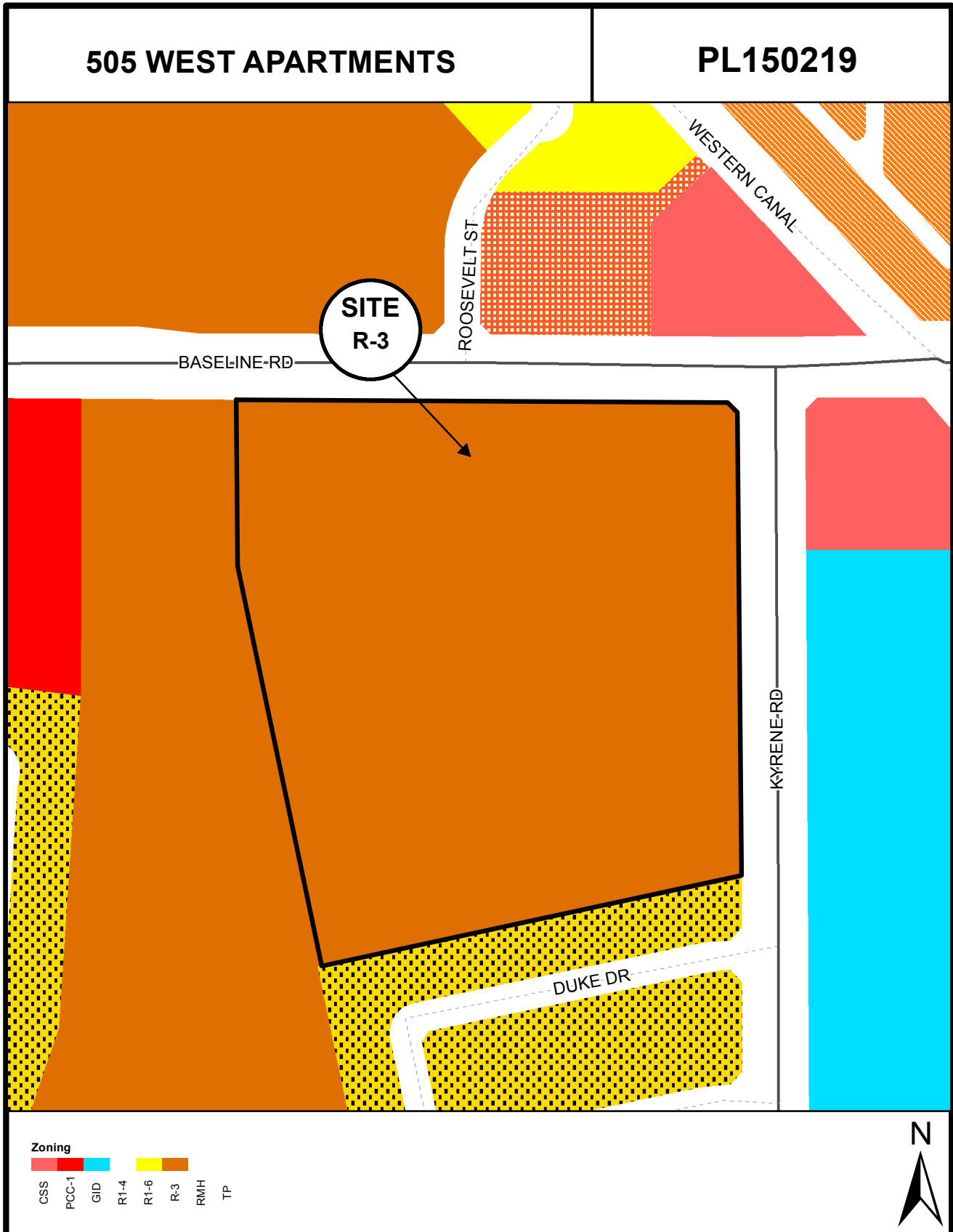
Section 6-306, Development Plan Review



DEVELOPMENT PROJECT FILE
for
505 WEST APARTMENTS
(PL150219)

ATTACHMENTS:

1. Location Map
2. Aerial
- 3-4. Letter of Explanation
5. Contextual Site Plan
6. Enlarges Site Plan
7. Black & White Elevations and Building Sections
8. Color Elevations
9. Floor Plans
10. Landscape Plan
11. Photometric Plan
- 12-19. Site Photos



Location Map

505 WEST APARTMENTS

PL150219



Aerial Map

505 West Apartments -Resident Garages

505 W. Baseline Rd, Tempe, AZ 85283

Letter of Explanation

The intent of this proposed project is to create individual resident parking garages at an existing apartment complex. The garages consist of 3 individual buildings with 7-8 garages in each building for a total of 23 garages. The architectural character will be consistent with the existing apartment buildings and all colors and finishes are intended to match.

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

-proposed garages occur at the interior portion of an existing parking complex, therefore this proposed project does not change the existing streetscape.

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

-these garages are accessory to the existing apartment complex, unconditioned, and have limited fenestration.

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

-all building materials appropriately match the existing apartment complex

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

-buildings are as low as reasonably possible and are appropriately scaled relative to the existing 2 story apartments surrounding it.

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;

-building detailing matches the existing complex and hip roofs appropriately terminate the mass.

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;

-buildings are broken up with varying roof lines and the detailing matches the existing complex.

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

-existing pedestrian circulation to remain unchanged

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

-garage doors are located away from all pedestrian walks with pedestrian traffic flowing through the open passageways towards the existing complex.

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

-lighting provided at walkways and at garage doors. Each garage will be individually labeled for identification.

10. Landscape accents and provides delineation from parking, buildings, driveways and pathways;

-landscape islands added at north side of garages to help break up the blank wall space and to enhance the large parking area that has little existing landscaping.

11. Signs have design, scale, proportion, location and color compatible with the design, colors, orientation and materials of the building or site on which they are located; and

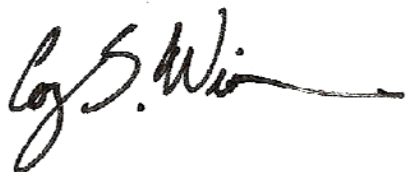
-individual garages to have signs to match the existing apartment design.

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

-proposed light fixtures are intended to be durable and blend in with the existing lighting on site.

Respectfully submitted,

CW Architecture

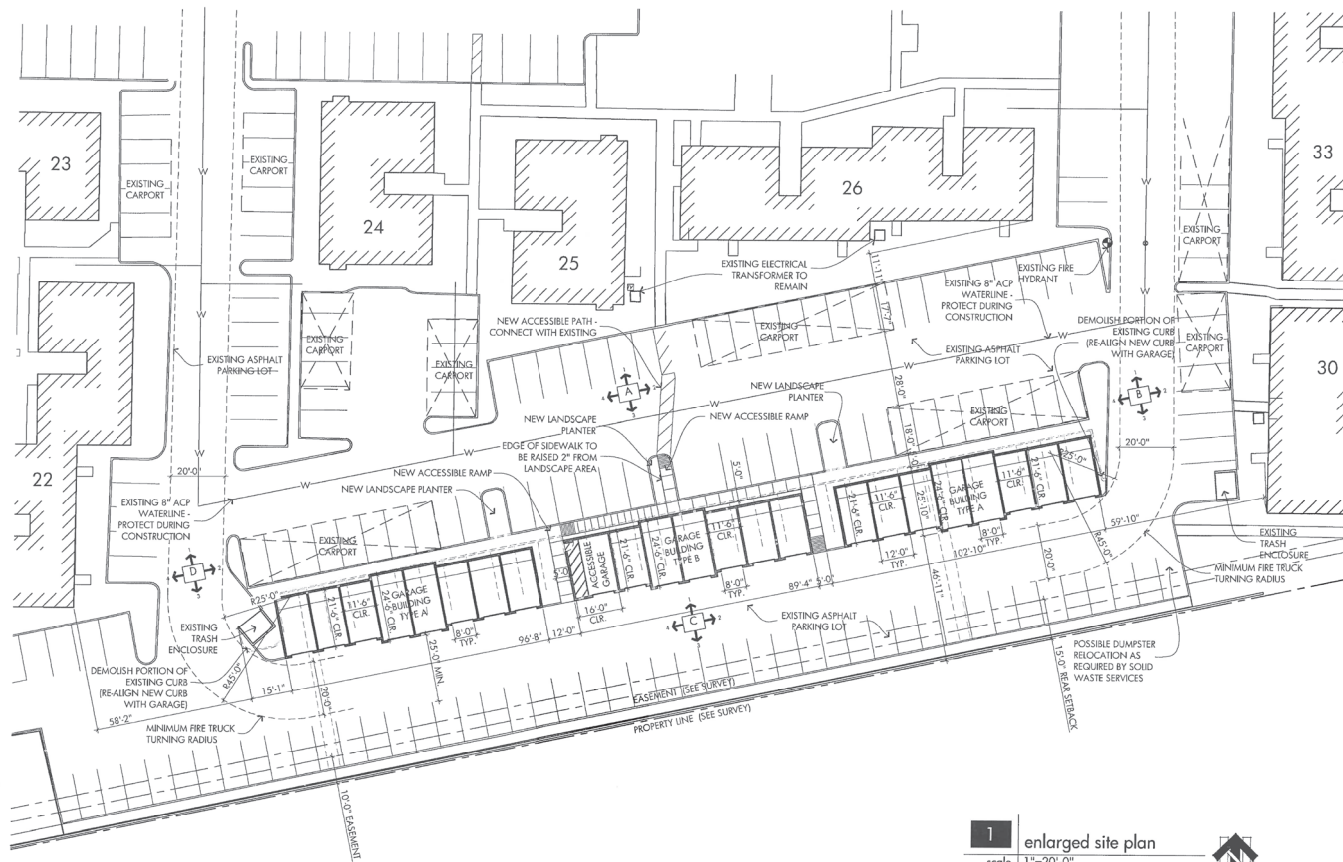


Cory S. Wiebers, AIA

CW ARCHITECTURE

• 7400 E. McDonald Drive, Suite 122 • Scottsdale, AZ 85250 • t: 480.264.7273 • www.cwarchitecture.net •

1/8 1/10 3/8



1 enlarged site plan
 scale 1"=20'-0"
 0' 10' 20' 40' 80'
 Note: See attached ALTA Survey for additional information

REFRESHING RESPONSIBLE RENEWAL
 7400 N. McDowell Dr.
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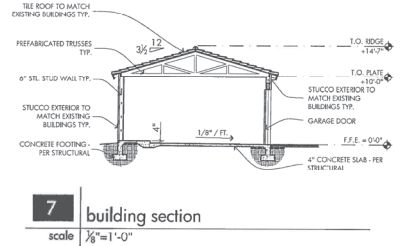
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 CONSTRUCTION
 sheets 133116

505 West Apartments Garage

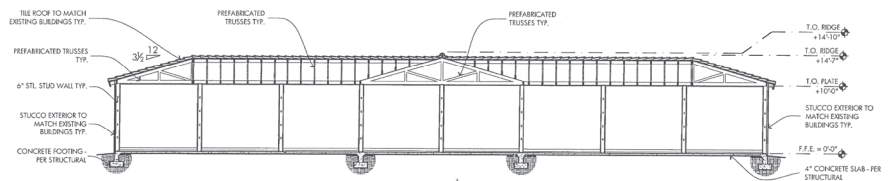
505 West Baseline Road Tempe, Arizona 85283

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 issue date: 11.17.2015
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 job: 1510

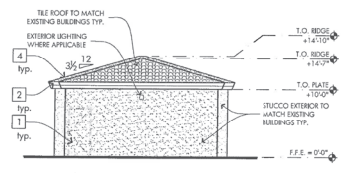
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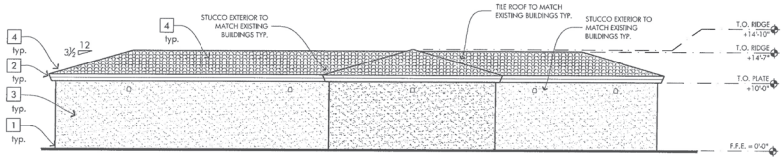
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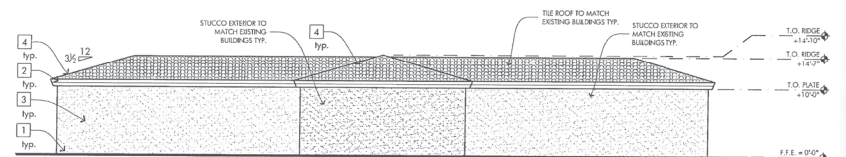
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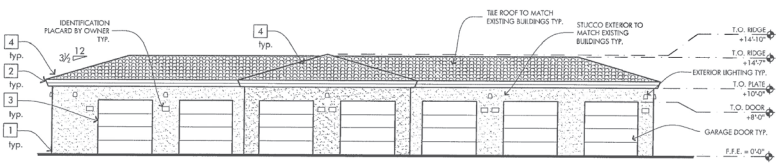
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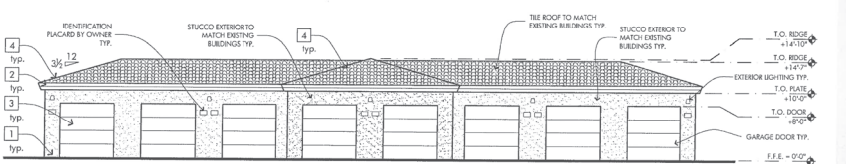
4 garage building type B north elevation
scale 1/8"=1'-0"



2 garage building type A north elevation
scale 1/8"=1'-0"



3 garage building type B south elevation
scale 1/8"=1'-0"



1 garage building type A south elevation
scale 1/8"=1'-0"

Mark	Material	Manufacturer	Number / Type	Name	Location
1	Paint	Sherwin Williams	Custom Color	"505West Tan"	Field color
2	Paint	Sherwin Williams	SW2924	"Woody Brown"	Wood Trim color
3	Paint	Sherwin Williams	SW7020	"Black Fox"	Door color
4	Roof Tile	Boral	Mission "S"	"Terra Costa"	Concrete Roof Tile

* Note: Intention is to match existing roof tile (Field Verify)

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1533146

505West Apartments Garage
505 West Baseline Road Tempe, Arizona 85283

preliminary site plan review

revisions:

issue date: 11.17.2015

sheet: 03 of 07

job: 1510

1/8 1/10 3/8

COLOR LEGEND					
Mark	Material	Manufacturer	Number / Type	Name	Location
1	Paint	Sherwin Williams	Custom Color	"505West Tan"	Field color
2	Paint	Sherwin Williams	SW2924	"Woodley Brown"	Wood Trim color
3	Paint	Sherwin Williams	SW7020	"Black Fox"	Door color
4	Roof Tile*	Boral	Mission "S"	"Terra Cotta"	Concrete Roof Tile

* Note: Intention is to match existing roof tile (Field Verify)

W

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sheet 12.31.16

505West Apartments Garage
505 West Baseline Road Tempe, Arizona 85283

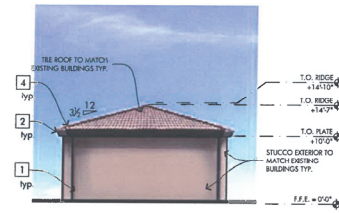
preliminary site plan review

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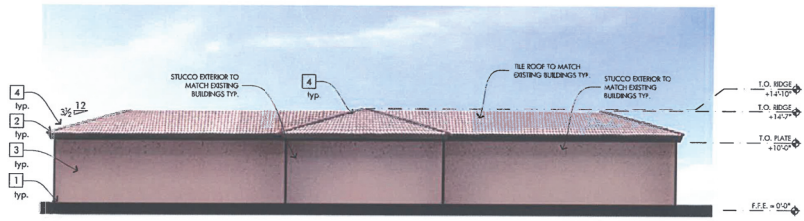
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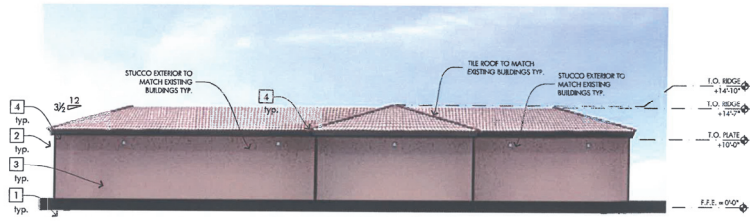
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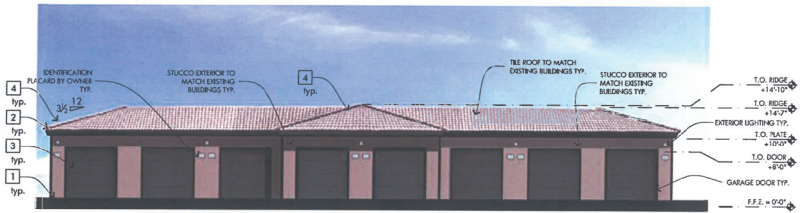
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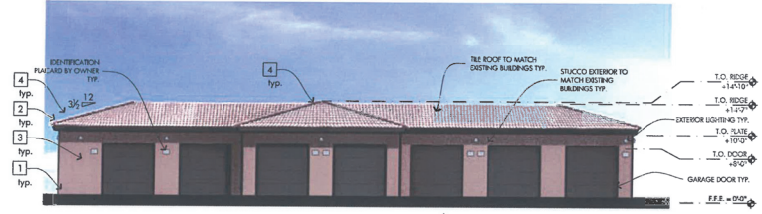
4 garage building type B north elevation
scale 1/8"=1'-0"



2 garage building type A north elevation
scale 1/8"=1'-0"



3 garage building type B south elevation
scale 1/8"=1'-0"



1 garage building type A south elevation
scale 1/8"=1'-0"

505 WEST BASELINE GARGAE IMPROVEMENTS

(landscape drawings)
project consultants

SPARKS
PPA4 505 WEST LLC.
4685 MACARTHUR COURT SUITE 400
NEWPORT BEACH, CALIFORNIA 92660
CONTACT: SCOTT AKMAN
PHONE: 662.643.7712
EMAIL: SAKman@redwoodconst.com

SMITH ARCHITECTURE
CW ARCHITECTURE
7400 EAST McDONALD SUITE #122
SCOTTSDALE, ARIZONA 85251
PROJECT CONTACT: CORY WIEBERS
PHONE: 480.264.7273
EMAIL: cory@cwarchitecture.net

LANDSCAPE ARCHITECTURE
DESIGN ETHIC, LLC
7201 E. CAMELBACK #250
SCOTTSDALE, ARIZONA 85251
PROJECT CONTACT: BRANDON PAUL
PHONE: 480.225.7077
EMAIL: bpa@designethic.net

preliminary landscape notes

planting

THE SITE WILL BE LANDSCAPED IN ACCORDANCE WITH THE CITY OF TEMPE DESIGN STANDARDS. ALL TREES AND SHRUBS ARE TO BE STAKED & PLANTED IN ACCORDANCE WITH THE ARIZONA NURSERY ASSOCIATION PUBLISHED STANDARDS.

SIZES OF TREES AND SHRUBS WILL CORRESPOND WITH REQUIREMENTS SET BY THE CITY OF TEMPE. ALL PLANTING AREAS WILL RECEIVE A 2" DEPTH OF DECOMPOSED GRANITE AND SHALL BE TREATED WITH PRE-EMERGENT HERBICIDE.

irrigation

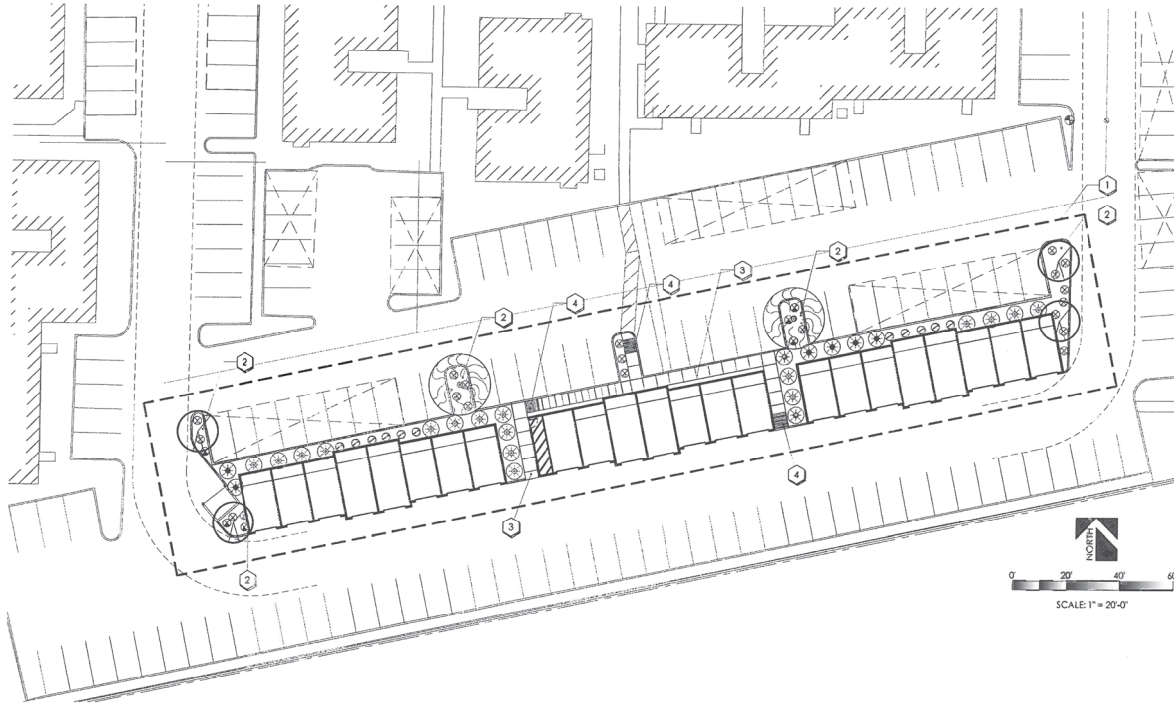
AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED GUARANTEEING 100% COVERAGE TO ALL NEW LANDSCAPE AREAS

grading

ALL EARTHWORK WILL BE DONE SO THAT ALL MOISTURE DRAINS OFF AND AWAY FROM SIDEWALKS AND STRUCTURES. THE MAJORITY OF ONSITE DRAINAGE WILL DRAIN INTO THE RETENTION BASINS LOCATED ON SITE.

city of tempe notes

1. DE-COMPACT SOIL AND PULL ASPHALT AND CONSTRUCTION DEBRIS OUT OF PLANTING AREAS PRIOR TO LANDSCAPE INSTALLATION.
2. DECOMPOSED GRANITE IS TO BE USED THROUGHOUT PUBLIC SITE LANDSCAPE EXCEPT AT LAWN, AND AT ADJACENT OFF-SITE PUBLIC LANDSCAPE AREAS. PRE-EMERGENT HERBICIDE WILL BE USED ON ALL DECOMPOSED GRANITE. PLASTIC UNDERLAY IS NOT TO BE USED AT ALL.
3. IF RIVER ROCK, STONES OR SIMILAR MATERIALS ARE USED AS A GROUND TOP-DRESSING, EMBED ROCK IN CONCRETE SO THAT ONLY ONE THIRD OF THE ROCK IS EXPOSED ABOVE GROUND, TO PREVENT ITS REMOVAL BY HAND AND USE FOR VANDALISM OR INJURY.



plant legend

	botanical name common name	emitters	caliper / box size	qty	comments
trees					
	THEVETIA PERUVIANA YELLOW OLEANDER	(5 @ 1.0 GPH)	1.5" CAL. / 30" Box	6	8.5 H., 5.0 W., 1.5 CAL. STAKE IN PLACE
	OLEA EUROPAEA SWAN HILL OLIVE	(5 @ 1.0 GPH)	1.5" CAL. / 24" Box	6	8.0 H., 5.5 W., 1.5 CAL. STAKE IN PLACE
shrubs					
	LEUCOPHYLLUM ZYGOPHYLLUM CIMARRON CINARRON SAGE	(1 @ 1.0 GPH)	5 GAL.	11	PLANT AT 4' O.C.
groundcover					
	LANTANA 'DALLAS RED' RED LANTANA	(1 @ 2.0 GPH)	1 GAL.	26	PLANT AT 4' O.C.
	SPHAGNETICOLA TRILOBATA YELLOW DOT	(1 @ 2.0 GPH)	1 GAL.	25	PLANT AT 5' O.C.
inerts					
	DECOMPOSED GRANITE MATCH EXISTING				2" MINIMUM IN ALL PLANETS

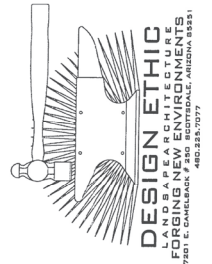
planting key notes

- 1 LIMITS OF IMPROVEMENTS
- 2 DECOMPOSED GRANITE IN ALL PLANTING AREAS
- 3 SIDEWALK.
- 4 ACCESSIBLE RAMP. SEE CIVIL ENG. PLANS.



vicinity map

CALL TWO WEEKS IN ADVANCE
BEFORE VISIT.
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)



505 WEST BASELINE
GARAGE IMPROVEMENTS
TEMPE, ARIZONA 85281
LANDSCAPE PLAN

PROJECT:
JOB NO: 15-038
DATE:
DRAWN BY: B. PAUL
SUBMITTED: 11.17.2015
REVISED:

SHEET
PL.01 of PL.01

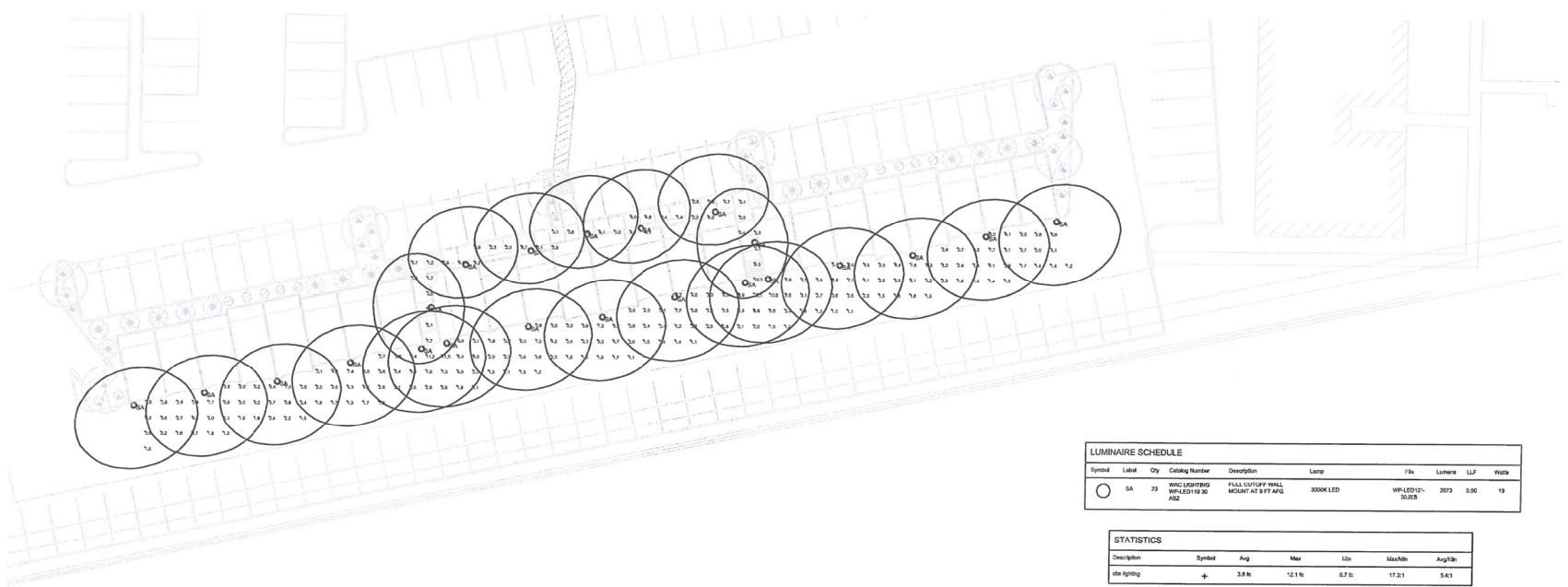
HABERMANN
ELECTRICAL
CONTRACTORS

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e-mail: h-ed@cox.net
Project #15-53
Project Manager: Mark Habermann

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These drawings are prepared on behalf of the architect and are for use as set in accordance with the contract documents. The contractor shall be responsible for obtaining all necessary permits and for all other matters relating to the construction of the project. The architect shall not be responsible for any errors or omissions in these drawings or for any consequences arising therefrom. No other person shall be authorized to use these drawings without the written consent of the architect.



LUMINAIRE SCHEDULE							
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens LLF Watts
○	SA	23	WAC LIGHTING WPLED119 30 ASC	FULL CUT-OFF WALL MOUNT AT 9 FT AFG	3000K LED	WPLED119- 3000K	2073 0.90 19

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Site Lighting	+	3.8 fc	12.1 fc	0.7 fc	17.2:1	5.6:1

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

revisions: _____

issue date:
08.31.2015

sheet:
se2.0

job: 1510



Photo A1



Photo A2

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Site/Context Photographs for: 505 West Apartments



Photo A3



Photo A4



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Site/Context Photographs for:
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Photo B1



Photo B2



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Photo B3



Photo B4



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Photo C1



Photo C2



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Photo C3



Photo C4



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Photo D1



Photo D2

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Photo D3



Photo D4

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