

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

Meeting Date: 08/09/2016
Agenda Item: 4

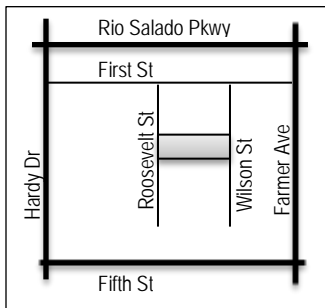
ACTION: Request for a Development Plan Review for modifications to building elevations for 15 single family attached townhomes for THE BLOCK ON ROOSEVELT, located at 233 South Roosevelt Street. The applicant is Intent Development Advisors.

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

RECOMMENDATION: Staff – Approval, subject to conditions

BACKGROUND INFORMATION: THE BLOCK ON ROOSEVELT (PL160246) is a multi-family residential through lot within the Riverside Neighborhood Association. This request was approved by the Development Review Commission on May 26, 2015 (PL140336) with minor modifications to the elevations, no changes to the site plan or landscape plan except as conditioned. Due to the proposed modifications to the design, staff is bringing the requested elevation changes to the Commission for review. The request includes the following:

1. Development Plan Review including elevation modifications



Owner	Roy Bade, The Roosevelt I, LLC
Applicant	Scott Garvin, Intent Development Advisors
Current Zoning District	R-3 Multi-Family
Gross/Net site area	.777 acres (33,857 s.f.)
Density	18 du/ac (20 du/ac allowed)
Number of Units/Bedrooms	14 units / 28 bedrooms
Minimum lot area per unit	2,257 s.f. w/ ZOA inclusion of common area and driveway (2,180 s.f. min.)
Total Building area	13,017 s.f. (ground floor foot print) 23,996 s.f. (total)
Lot Coverage	38% (50% max. allowed)
Building Height	33 ft (30 ft max. allowed, 33 ft with Use Permit Standard)
Development Setbacks	20 ft front (west and east), 10 ft side (north and south)
Individual Lot Setbacks	0 ft front (north), 0 ft side (east and west), 10 ft rear (south)
Landscape area	28% (25% minimum required)
Parking	35 provided (31 required)

ATTACHMENTS: Development Project File

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

Department Director: Jeff Tamulevich, Interim Community Development Director
 Legal review by: N/A
 Prepared by: Diana Kaminski, Senior Planner
 Reviewed by: Suparna Dasgupta, Principal Planner

COMMENTS:

This site is located south of Rio Salado Parkway, north of University Drive, east of Priest Drive and west of Mill Avenue. There is an historic single family neighborhood to the west across Roosevelt, multi-family developments to the north, south and east of the site. It is a transitional infill lot challenged by its narrow 82 foot width north to south, and long 410 foot depth as a through lot between Roosevelt and Wilson streets. The lot is just west of downtown Tempe and is located within the Riverside Neighborhood Association and Roosevelt Subdivision. According to historic aerials, a single family residence has occupied the property since at least 1949. The area was annexed into Tempe in 1948 and designated Residential-B (earliest multi-family classification). In 1957 this zoning classification was changed to Residential-Three (R-3) Multi-Family .

The Block on Roosevelt consists of 14 attached residential townhome units, in conformance with the General Plan and Zoning Code. Prior to making the submittal, the applicant received a Zoning Administrator's Opinion that the 2,180 s.f. minimum lot area per dwelling unit required in the R-3 zoning could be determined by common area tracts and evenly distributed to meet the minimum lot area for the development of single family fee-simple townhome developments in multi-family zoning districts. The original request included a Use Permit Standard to allow an increase in building height from 30 feet to 33 feet and a Development Plan Review for a site plan, landscape plan and building elevations for a two-story building with 14 attached townhomes on .777 acres. The project was originally heard and continued by the Development Review Commission on April 28, 2015. The project was then modified to address comments made by the public and the Commission at the first hearing: the building was divided into two smaller buildings by removing one unit, guest parking was increased, end units were enhanced to address the street frontages, and modifications were made to the materials. The modified project was approved by the Development Review Commission on May 26, 2015 with a condition to remove the parking space between the units and replace it with turf. Since last year, the property ownership has changed, with a different development focus. The site plan and landscape plan have not changed, the interior floorplans remain similar to the original; the applicant is requesting building elevation modifications to provide a more contemporary product with a sustainable design elements.

PUBLIC INPUT

A neighborhood meeting was not required for this request.

PRELIMINARY SITE PLAN REVIEW

The project was not routed for site plan review, as the proposed changes did not affect other workgroups: there are no changes to the site plan or landscape plan. Staff did review the elevations and materials and provided the following input to the applicant:

- The proposed changes removed the trex wood balconies, the recessed external stairwells, the metal shade canopies, and added more architectural variation with recessed planes, deeper balconies, and projected wrap elements. Staff expressed initial concern over the reduction in material variation.
- The renderings were positively received, and substantially the same in terms of color from the original submittal, however the material board did not match the rendering. Revise color board to match renderings presented using the original (or similar) Sherwin Williams- Bitter Chocolate, Chinchilla and Flexible Grey, along with another grey tone that meets the LRV of no greater than 75 (possibly SW6001 Grayish).
- The Trendstone "Black Mountain" color does not appear as dark as what is shown in the rendering provide a masonry color to match the dark color in the rendering (which staff preferred better than the light grey).
- With regard to the east/west elevations, staff wanted the front patios to be substantially protected with a useable porch area, with a depth of overhang of 5-6', it appeared to only be 30", but were not dimensioned.
- Staff had questions about a few of the materials and requested that all material surfaces be identified and keyed to the material/color legend. Elevations were revised to illustrate all materials.
- With regard to the south elevations, these were substantially improved from the original, however staff requested shade over all doors, this means the projection from the upper pop-out needs to be deep enough to provide shelter, and those that do not have architectural pop-outs should have a canopy covering the back patio.
- With regard to the north elevations, the revised plans showed metal garage doors, staff preferred the garage doors keep the original frosted glass panels. The change in materials to an all metal door looked more industrial or commercial, and less residential. The concern was to retain some reference to the character of the neighborhood with "mullions" even if it is on a larger garage door scale.
- The new owner had safety concerns with the recessed front door entry and exterior stairways and proposed

internal stairwells, however, the building façade flattened out and lost some of the change in building depth that broke the building into smaller massing and gave more individual definition to the units. Staff requested that the renderings and elevations to clearly demonstrate the variations in building façade changes in depth and projection.

- The HVAC screening at the top seemed incongruous to the remainder of the façade, these elements needed to be integrated, as they were previously, to become a defining vertical element of the front door area, all the same color and material.

PROJECT MODIFICATIONS

The applicant provided the following response to the issues

- The previous design had more detail, but the detail was applied to cover up a lack of architectural character of the building. The new design focuses on the forms of the building without the need for so many “add-ons”.
- The applicant changed the material board to match the renderings.
- The material was verified and board updated with the correct sample.
- The elevations were updated to clarify the recesses and projections, and the architectural wrap over the street facing units was expanded to 54” to allow greater front patio depth.
- Shade canopies were added over the exposed doors and architectural projections were extended to 36”.
- The garage doors were changed back to match the original proposed design with frosted glass panels.
- Further refinement of the drawings was made to show changes in façade depth.
- Screening details were revised to integrate with the entryways, similar to the original design but with one unified color on all units to draw less attention to the rooftop screening.

PROJECT ANALYSIS

DEVELOPMENT PLAN REVIEW

Attachments from the original entitlement are included in the report for comparison. This request does not include modifications to the site plan or landscape plan.

Site Plan

The site plan was previously approved and is not changing as part of this request. Modifications at the prior Commission hearing reduced the number of units from 15 to 14 to break the building into 2 structures, and at the final hearing direction to remove the parking space between the buildings. There is no action to be taken on the site plan, the following information is provided for reference:

The 82' wide by 410' deep lot provides for a long and narrow configuration of two townhome buildings each consisting of seven units. The garage doors are blocked in groups of two with the unit doors accessed between the garage doors on the north side of the buildings. The south side has rear yard doors accessing a common landscape area. Two parking spaces are located within garages for the 2 bedroom units, and six guest spaces are provided for the 14 residential units. There is potentially room for 2 vehicles to park on Roosevelt and Wilson Streets, along the street front. Parking along Wilson is already used by other residences within the area. The guest spaces are perpendicular to the garages, requiring careful maneuvering within the 26' wide drive aisle from the garage. The sidewalk is included within this 26 foot drive/fire lane, providing pedestrian access by a change in material, not in elevation. The sidewalk leads from both streets of the through lot to the stairwells of each unit. A gated yard is accessed from the east and west ends of the building, and doors within the rear (south) of each unit. The gates between units are required for building safety egress, and will have panic hardware for exiting purposes. The refuse and recycle containers are to be stored within the individual garages, and will be conditioned to be placed on designated spaces addressed for each unit and identified with a material change in the hardscape to maintain operational spacing for refuse collection.

Building Elevations

The long building façade on the north and south sides is broken up into two end units with doors facing the respective streets of the through lot, and groupings of 2 units with the main entrances between the garages. The second floor has balconies from the main living room that projects 2' out over the garage and sidewalk, creating a shaded front porch area over the garage door. The HVAC units are grouped and screened in architectural segments at a higher elevation than the main

building, which required the previously approved Use Permit Standard for three additional feet of height. This provides visual relief along the building length by breaking up the roofline. The windows on the north side of the units are larger, and provide visual surveillance of the drive, walkway, landscape area, and the upper floor would have views to the north. The south side windows are smaller, taking heat gain and energy efficiency into consideration, with protective shade canopies over the first floor back doors into the private yards. The color scheme is relatively mono-chromatic. The proposed materials include four colors of painted stucco, metal window trim and integral colored grey ground-faced concrete masonry veneer. Lighting on the buildings is providing illumination of the garage doors and driveway, as well as the required exit path from the yards. A condition is included to assure individual units maintain dusk to dawn photo-cell technology for exterior lights, not switched controls that would impact site security. The changes to the building design include removal of the Trex wood product on the balconies and street front site walls, replacing the wood on the balconies with metal railings. The window design changed to be larger and more contemporary. The fenestration allows more natural light into the units, reducing the need for artificial lighting during the day. Larger windows are shaded by deep architectural wraps that provide 18-42" of shade over the façade. Shade is provided over the south side patio doors either from an above projection or a cantilevered canopy. The lines of the design are clean and contemporary, with the use of masonry at the end units providing a change in material and texture at the pedestrian level.

Landscape Plan

The landscape plan was previously approved and is not changing as part of this request. The following information is provided for reference. The street trees on both Roosevelt and Wilson streets are Sissoo trees, providing year-round shade; the trees and street front turf create a cool lush entryway to the site and street front. The north perimeter has three species of trees: Little Leaf Ash, Chinese Pistache and Acacia Willardiana. Arizona Yellow Bells, bougainvillea and Orange Trumpet Creeper provide a low-water use oasis of year-round color. The south perimeter private yards are proposed to be decomposed granite, with either a Chaste Tree or Chinese Pistache. Plants were selected for screening, texture, color, durability and maintenance requirements to provide year round color and texture. If the rear yards are modified by the individual home owners, to have turf, artificial turf, pavers or wood deck, they must maintain the existing slope of the yard to meet grading and drainage requirements for the site; conditions have been included to assure future modifications protect the approved drainage.

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

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

5. *Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level; the design is repetitive in elevation creating a sense of movement, with defined levels created by the use of doors, balconies and windows, and changes in material.*
6. *Building facades provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions; the contemporary design is similar to other residences and offices built along Wilson, First and Fifth streets. The lighter colors are a departure from the earth tones and brighter hues present in residential developments, the colors tie into the commercial developments within the area, such as The Yard, Architekton and Jones Studio (entitled not built).*
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage; the site is not gated, it provides mid-block access through the site to access the Orbit on Fifth Street, light rail further east on Third Street and Mill Avenue, and connections to Tempe Town Lake, ASU and Downtown Tempe for pedestrians and bicyclists.*
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses; the garages all exit into the only drive, a common tract which serves for pedestrian access as well as fire and refuse access; guest spaces are parallel to the north property wall, requiring residents in garages to back out perpendicular to these vehicles, not an ideal circulation pattern. As a multi-family zoned property, the parking requirements for multi-family residences and guests are applied.*
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance; the landscape design is open to provide visual surveillance of the common areas, the units have windows on all sides to provide views to the street and parking area, lighting will comply with requirements for night security of the area.*
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways; the landscape provides shade along both street fronts, along the drive on the north side, and along the south elevation of the residences. As the site matures, the combination of plants will create an inviting street front environment.*
11. *Lighting is compatible with the proposed building and adjoining buildings and uses, and does not create negative effects. Lighted entryways and garages will provide soft ambient light to the north side, additional lights on the street frontages will illuminate the public street front. As a multi-family zoned property, the code requirements for lighting are applied.*

Conclusion

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

REASONS FOR APPROVAL:

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

CONDITIONS OF APPROVAL:

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

General

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

Site Plan

2. The site plan is approved as submitted (April 14, 2015) and amended at the May 26, 2015 hearing to remove one parking space between the buildings and add turf in this area. Minor modifications may be reviewed through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.
3. Refuse and recycling containers shall be stored within the garages. On collection day, refuse containers must be placed on designated spaces identified by address and by change of surface material to assure adequate operational spacing for refuse collection.
4. Bicycle parking for residents shall be located within the garage; guest bike parking shall be accessible on site within the common area.
5. Garages shall be a minimum of 22' deep, to allow an 18' parking space, with walkway access to door and stair into unit, and a minimum of 20' wide to accommodate two 8'6" wide parking spaces, and 18" adjacent to garage walls for opening vehicle doors to exit/enter the vehicles.
6. Verify height of equipment and mounting base to ensure that wall height is adequate to fully screen the equipment.
7. Provide gates of steel vertical picket, steel mesh, steel panel or similar construction. Where a gate has a screen function and is completely opaque, provide vision portals for visual surveillance. Provide gates of height that match that of the adjacent enclosure walls. Review gate hardware with Building Safety and Fire staff and design gate to resolve lock and emergency ingress/egress features that may be required.
8. Provide upgraded paving at each driveway consisting of unit paving. Extend this paving in the driveway from the right-of-way line to 20'-0" on site and from curb to curb at the drive edges. From sidewalk to right-of-way line, extend concrete paving to match sidewalk.
9. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings.
10. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.
11. Private yards on the south perimeter of the property must maintain the approved grading and drainage site elevations and not modify the grade by subsequent changes to yard material (changes from decomposed gravel to alternate yard materials is allowed, changes to grade is not).

Floor Plans

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

Building Elevations

13. The materials and colors are approved as presented (July 14, 2016):
 - Roof – flat painted white, with parapet screening of HVAC
 - Primary Building – Painted Stucco Color #1 Sherwin Williams 6001 Grayish (cool light grey)
 - Primary Building – Painted Stucco Color #2 Sherwin Williams 6010 Flexible Grey (taupe-mauve)
 - Accent Building – Painted Stucco Color #3 Sherwin Williams 6011 Chinchilla (medium taupe)
 - Accent Building – Painted Stucco Color #4 Sherwin Williams 6013 Bitter Chocolate (dark brown)
 - Masonry veneer and site walls - Oldcastle Trendstone Black Mountain, ground faced finish (medium cool grey w/ exposed red and black cinder stones)
 - Windows - Anodized aluminum frame with clear glazing
 - Shade Canopies and Balcony railings – clear coated smooth metal finish (not galvanized or patinaed)

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

14. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
15. Conceal roof drainage system within the interior of the building.
16. Incorporate lighting, address signs, and incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations. Exposed conduit, piping, or related materials is not permitted.
17. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.

Lighting

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

Landscape

20. The plant palette is approved as proposed and specified on the landscape plan. An alternate tree species shall be provided for the south perimeter private yards, to provide a non-toxic patio tree variety as an option to residents. Any additions or modifications may be submitted for review during building plan check process.
21. Irrigation notes:
 - a. Provide dedicated landscape water meter.
 - b. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½". Provide details of water distribution system.
 - c. Locate valve controller in a vandal resistant housing.
 - d. Hardwire power source to controller (a receptacle connection is not allowed).
 - e. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
22. Include requirement to de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.
23. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.
24. Trees shall be planted a minimum of 20'-0" from any existing or proposed public water or sewer lines. The tree planting separation requirements may be reduced from the waterline upon the installation of a linear root barrier, a minimum of 6'-0" parallel from the waterline, or around the tree. The root barrier shall be a continuous material, a minimum of 0.08" thick, installed 0'-2" above finish grade to a depth of 8'-0" below grade. Final approval subject to determination by the Public Works, Water Utilities Division.

Signage

25. Provide address numerals on the building elevation facing the street to which the property is identified.
 - a. Conform to the following for building address signs:
 - 1) Provide street number only, not the street name
 - 2) Compose of 8" high, individual mount, metal characters.
 - 3) Dedicated light source for address.
 - 4) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.

- 5) Do not affix number or letter to elevation that might be mistaken for the address.
- b. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.

CODE/ORDINANCE REQUIREMENTS:

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

- The owner(s) shall provide a continuing care condition, covenant and restriction for all of the project's landscaping on site. A private easement will be required for private irrigation utilities to cross property lines in backyards. The CC&R's shall also provide protection of the approved grading and drainage plan with cross-drainage maintained within private yards. Cross access for building safety exiting will require private yards to maintain clear paths of travel and not block gates. The CC&R's shall require exterior lights to be maintained as approved through the plan check process with photo-cell technology for dusk to dawn illumination of entrances and driveway. The CC&R's shall be reviewed and placed in a form satisfactory to the Community Development Manager and City Attorney.
- Development plan approval shall be void if the development is not commenced or if an application for a building permit has not been submitted, whichever is applicable, within twelve (12) months after the approval is granted (**April 28, 2016**) or within the time stipulated by the decision-making body. The period of approval is extended upon the time review limitations set forth for building permit applications, pursuant to Tempe Building Safety Administrative Code, Section 8-104.15. An expiration of the building permit application will result in expiration of the development plan.
- Specific requirements of the **Zoning and Development Code (ZDC)** are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through www.tempe.gov/zoning or purchase from Community Development.
- **SITE PLAN REVIEW:** Verify all comments by the Public Works Department, Community Development Department, and Fire Department given on the Preliminary Site Plan Review. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Division will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.
- **STANDARD DETAILS:**
 - Access to Tempe Supplement to the M.A.G. Uniform Standard Details and Specifications for Public Works Construction, at this link: <http://www.tempe.gov/city-hall/public-works/engineering/standards-details> or purchase book from the Public Works Engineering Division.
 - Access to refuse enclosure details and all other Development Services forms at this link: <http://www.tempe.gov/city-hall/community-development/building-safety/applications-forms>. The enclosure details are under Civil Engineering & Right of Way.
- **BASIS OF BUILDING HEIGHT:** Measure height of buildings from top of curb at a point adjacent to the center of the front property line.
- **HISTORIC PRESERVATION:** State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Contact the Historic Preservation Officer with general questions. Where a discovery is made, contact the Arizona State Historical Museum for removal and repatriation of the items.
- **SECURITY REQUIREMENTS:**
 - Design building entrances to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage opportunity for ambush opportunity. Maintain distances of 20'-0" or

greater between a pedestrian path of travel and any hidden area to allow for increased reaction time and safety.

- Follow the design guidelines listed under appendix A of the Zoning and Development Code. In particular, reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment.
- Provide method of override access for Police Department (punch pad or similar) to controlled access areas or gated common areas.
- FIRE: Clearly define the fire lanes. Ensure that there is at least a 20'-0" horizontal width, and a 14'-0" vertical clearance from the fire lane surface to the underside of tree canopies or overhead structures. Layout and details of fire lanes are subject to Fire Department approval.
- ENGINEERING:
 - Grading and Drainage Plans require dual-chamber retention wells (per prior Site Plan Review comments) not single-chamber as shown on plans.
 - Cross-access, cross-drainage, private utility and maintenance easements are required for this project.
 - Underground utilities except high-voltage transmission line unless project inserts a structure under the transmission line.
 - Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
 - Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
 - Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
 - 100 year onsite retention required for this property, coordinate design with requirements of the Engineering Department.
- REFUSE:
 - Refuse and Recycle containers must be kept in the garage on all non-collection days.
 - Contact Public Works Sanitation Division to verify that vehicle maneuvering and access to the enclosure is adequate.
- DRIVEWAYS:
 - Construct driveways in public right of way in conformance with Standard Detail T-320.
 - Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult Intersection Sight Distance memo, available from Traffic Engineering if needed www.tempe.gov/index.aspx?page=801 . Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.
- PARKING SPACES:
 - Verify conformance of accessible vehicle parking to the Americans with Disabilities Act and the Code of Federal Regulations Implementing the Act. Refer to Building Safety ADA Accessible Parking Spaces Marking/Signage on Private Development details.
 - At parking areas, provide demarcated accessible aisle for disabled parking.
 - Distribute bike parking areas nearest to main entrance(s). Provide parking loop/rack per standard detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.
- LIGHTING:
 - Design site security light in accordance with requirements of ZDC Part 4 Chapter 8 (Lighting) and ZDC Appendix E (Photometric Plan).
 - Indicate the location of all exterior light fixtures on the site, landscape and photometric plans. Avoid conflicts between lights and trees or other site features in order to maintain illumination levels for exterior lighting.

- **LANDSCAPE:**

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

HISTORY & FACTS:

- | | |
|----------------|---|
| 1948 | Property is annexed into the City of Tempe and zoned Residential B, an existing single family house is located on the property. |
| 1957 | New Zoning Ordinance changes zoning district from Residential B to R-3 Multi-Family Residential. |
| April 28, 2015 | Development Review Commission heard and continued a request for a Development Plan Review and Use Permit Standard for 15 attached townhomes in the R-2 Zoning District. The case was continued until May 26, 2015 to address issues of public and Commission concern. |
| May 26, 2015 | Development Review Commission heard and approved a request for a Development Plan Review and Use Permit Standard for 14 attached townhomes in the R-2 Zoning District; one unit was removed and additional parking provided based on the prior hearing discussion. |

No other history available regarding this property.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review



DEVELOPMENT PROJECT FILE

for

BLOCK ON ROOSEVELT

ATTACHMENTS:

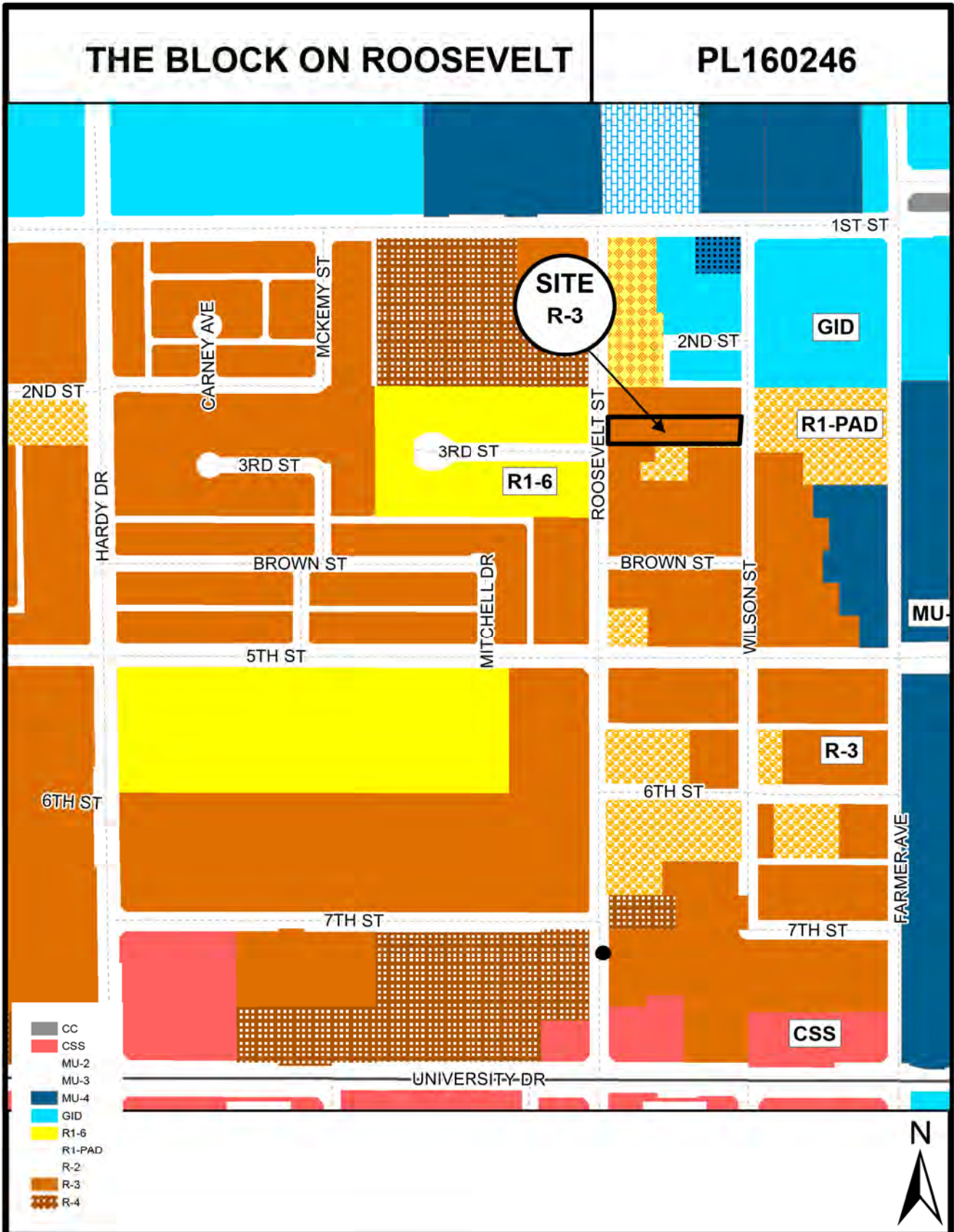
1. Location Map
2. Aerial
- 3-4. Letter of Explanation
5. Approved Site Plan A0.02 with the parking space between buildings removed.
6. Approved Landscape Plan L2.01 prior to the condition to remove the parking space (modification will be made based on the site plan).
- 7-8. Approved Floor Plan A2.01 & A2.02 Units 1-14
9. Approved Building Sections
- 10-11. Approved Elevations (color) Units 1-14
12. Proposed NEW Elevations (blackline)
13. Proposed NEW Elevations (color)
- 14-15. Approved Building Perspective Renderings
- 16-17. Proposed NEW Perspective Renderings

THE BLOCK ON ROOSEVELT

PL160246



Aerial Map



Location Map

June 2, 2016

City of Tempe
Planning Department
Attn: Diana Kaminski
31 East 5th Street
Tempe, AZ 85280

**RE: Letter of Explanation for Minor Building Exterior Modifications for
*The Block on Roosevelt; Townhome Project at 233 South Roosevelt Street***

Ms. Kaminski:

As you know the project is under new ownership and has proposed a few exterior building modifications, which we feel greatly improve the project.

The project now reflects a finer form in keeping with the ownership brand, but also bringing this product to the level we and your team always sought.

In addition to some aesthetic modifications the ownership group is pursuing a net zero energy performance with the building by employing the following building construction methods

1. Use of spray foam integrated insulation in all walls, roofs and ceilings.
2. High efficiency appliances.
3. Low E Double Pane glazing.
4. LED lighting systems.
5. Solar arrays on the roof.
6. Hybrid water heater systems which not only lower electric consumption but cool the garage.
7. Smart home HVAC adaptive control systems.

We would herein like to outline the changes we are proposing.

First and most important it is imperative we stress that we are not proposing any changes to the DR approved site plan, landscape plan, or building footprint all modifications are limited to the façade form. The changes are as follows.

1. Development of a more dynamic, unique and varied exterior, which we feel helps establish the presence of each units as distinct dwelling unit.
2. The removal of all of the rusted metal accents, which we feel was going to be a visual nuisance as the building aged and the metal stained the façade in areas where it contacted the building.
3. The color palette remains almost identical with the following color choices
 - a. Sherwin Williams 6001 Grayish
 - b. Sherwin Williams 6010 Flexible Gray

- c. Sherwin Williams 6011 Chinchilla
- d. Sherwin Williams 6013 Bitter Chocolate
- 4. Upgraded CMU Veneer at the ends of the buildings as well as other areas on the building which previously did not exist
 - a. Old Castle, Trendstone color Black Mountain.

We are excited to submit these changes for your review and hope these improvements will be deemed appropriate for administrative approval, in order to help us bring this great project to fruition.

Sincerely,
Scott Garvin
Owner
INTENT Development Advisors LLC

Robert Lepore
Architect of Record
INTENT Development Advisors LLC

PROJECT DATA

ASSOCIATED PARCEL NUMBERS - 134-32-034
 ZONING - R3 (NO CHANGE PROPOSED)
 GENERAL PLAN PROJECTED LAND USE & DENSITY: RESIDENTIAL MEDIUM DENSITY 25 MAX DU/ACRE
 PROPOSED USES: SINGLE FAMILY ATTACHED RESIDENTIAL
 GROSS LOT SIZE: 33,857 S.F.
 GROUND FLOOR FOOTPRINT: 13,017.42 S.F.

	REQUIRED	PROPOSED	NOTES / CONDITIONS
DENSITY DU/ACRE	20	14 UNITS (9.78x20 = 15.5)	
MINIMUM LOT AREA PER UNIT	2,180.00 S.F.	2,37.00 S.F.	WITH ZOA INCLUDING COMMON AREA AND DRIVEWAY
BUILDING HEIGHT	30'-0"	33'-0"	* USE PERMIT ALLOWANCES APPROVED BY ORC
MAXIMUM LOT COVERAGE	50%	38% (8,017.42 S.F.)	
MINIMUM LANDSCAPE AREA	25%	28% (3,454.38 S.F.)	
SETBACKS	20'-0" FRONT, 10'-0" LAR, 10'-0" SIDE	20'-0" FRONT, 11'-0" REAR, 10'-0" SIDE	
NUMBER OF STORES	NA	3 STORES	
TYPE OF CONSTRUCTION	NA	V-B WDR CONDT. DIMENSION WALLS	
FIRE SUPPRESSION	NOT REQUIRED	NONE	
PARKING RESIDENT	2 PER UNIT	21 TOTAL	
PARKING GUEST	0.20 PER UNIT	7 TOTAL (5.2x14 = 3)	
PARKING BICYCLE	0.75 PER UNIT	14 STORED IN GARAGE 12 @ BICYCLE RACK	

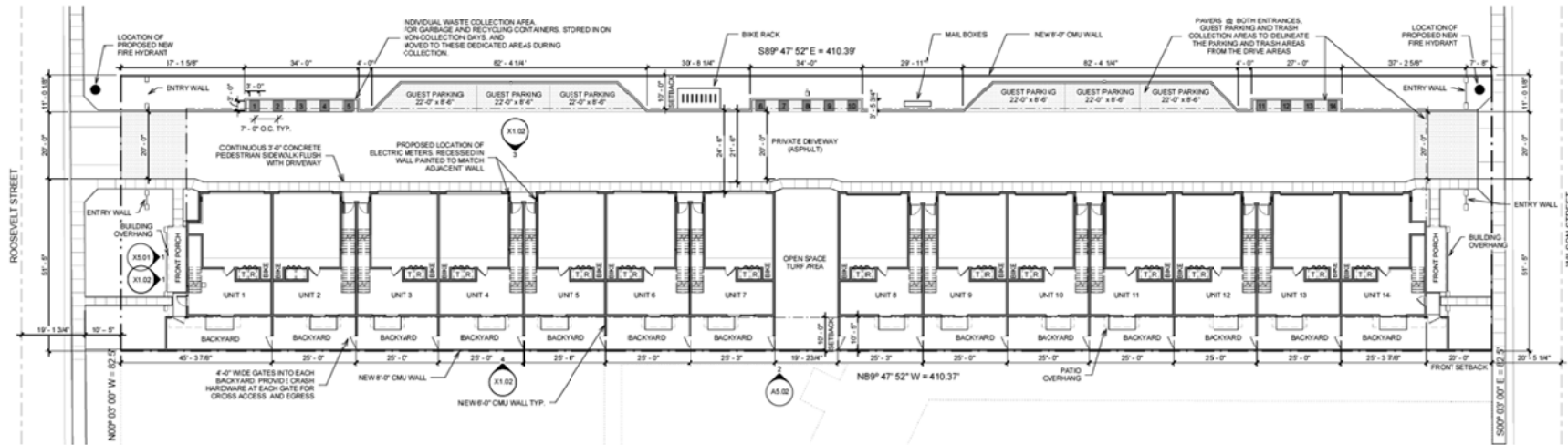
* DPR 15043 - Development plan review including site plan, building elevations, and landscape plan.
 DUP 5043 - Use Permit Standard to allow a 1.0% increase in building height from 30 feet to 33 feet.

VICINITY MAP



GENERAL NOTES

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



DESIGN REVIEW APPROVED SITE PLAN

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



INTENT

THE ROOSEVELT
 233 ROOSEVELT, TEMPE, AZ
 ZNM HOLDINGS MAKE ZERRBB
 Project #14004

THE ROOSEVELT
 233 ROOSEVELT, TEMPE, AZ
 ZNM HOLDINGS MAKE ZERRBB
 Project #14004

No. Description Date

DR Site Plan
X1.00

LANDSCAPE PLAN NOTES:

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

LANDSCAPE CALCULATIONS

TOTAL GROSS SITE = 33,857 S.F.
 REQUIRED LANDSCAPE AREA = 25% OR 0.25 x 33,857 = 8,464.24 S.F.
 LANDSCAPE AREA PROVIDED = 9,454.38 S.F. OR 28%

HARDSCAPE LEGEND

NOTE: ALL HARD SURFACES ARE CONCRETE UNLESS SPECIFIED

= ASPHALT

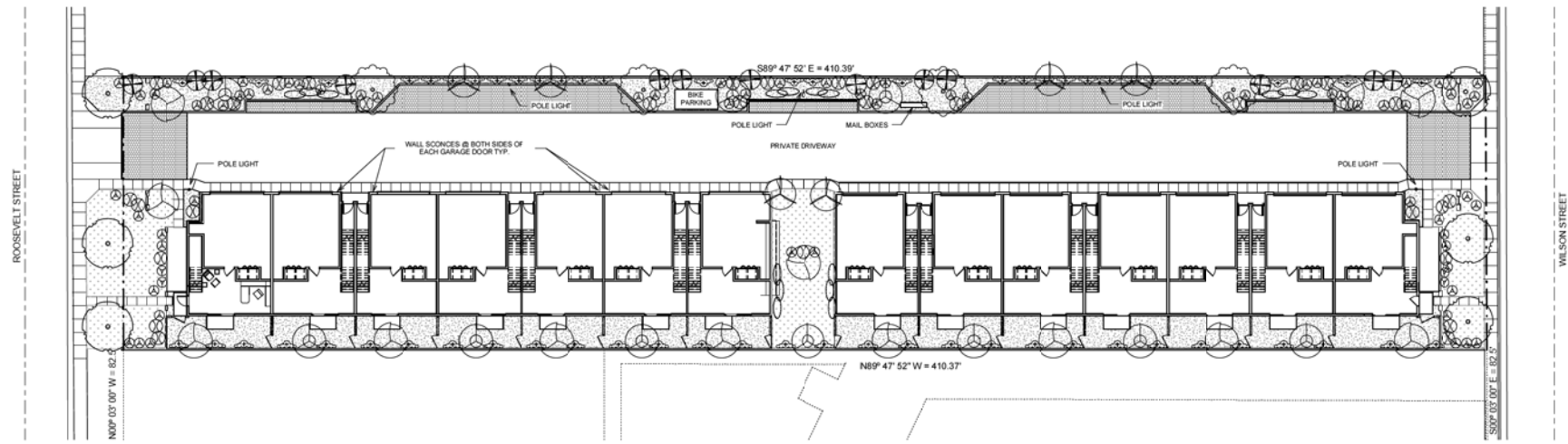
= SITE PAVERS

TREES	QTY	SIZE	COST
Daiberigia Sissoo Sissoo Tree	6	36" BOX	
Fraxinus Greggii Small Leaf Ash	4	24" BOX	
Vitex Agnus-Castus Chaste Tree	10	24" BOX	
Pistachia Chinesis Chinese Pistache	13	24" BOX	
Acacia Willardiana Palo Blanco Willard's Acacia	6	24" BOX	

SHRUBS	QTY	SIZE	COST
Bougainvillea spectabilis 'Barbara Karst'	13	5 GAL	
Bougainvillea			
Duranta repens	70	5 GAL	
Sky-Flower			
Tecoma stans	33	5 GAL	
Arizona Yellow Bells			

VINES	QTY	SIZE	COST
Campsis radicans	61	1GAL	
Trumpet Creeper			

GROUND COVER	QTY	SIZE	COST
BERMUDA GRASS	2,502.00 S.F.		
DECOMPOSED GRANITE	5,810.00 S.F.		
Myoporum parvifolium	16	1 GAL	
Myoporum			



LANDSCAPE PLAN

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



INTENT

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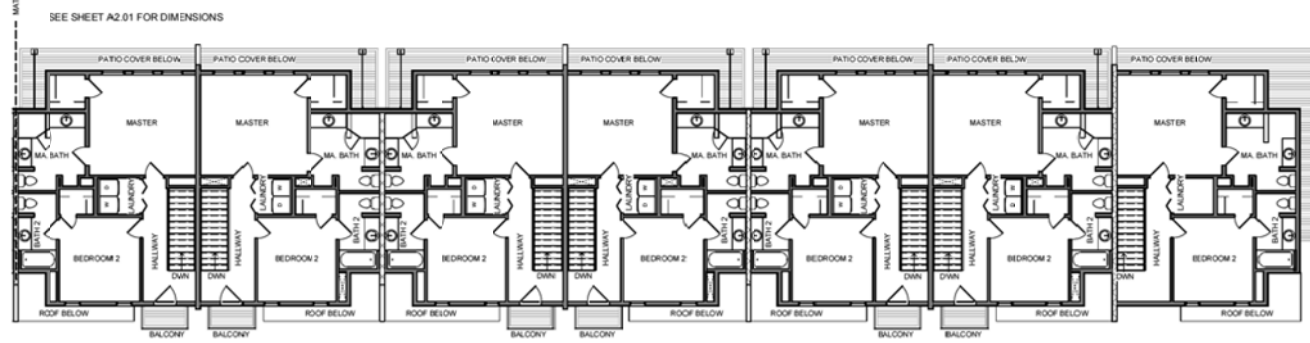
THE ROOSEVELT
233 ROOSEVELT, TEMPE, AZ

ZNM HOLDINGS MAKE ZERRIB
Project #14004

No. Description Date

Landscape/Hardscape Plan

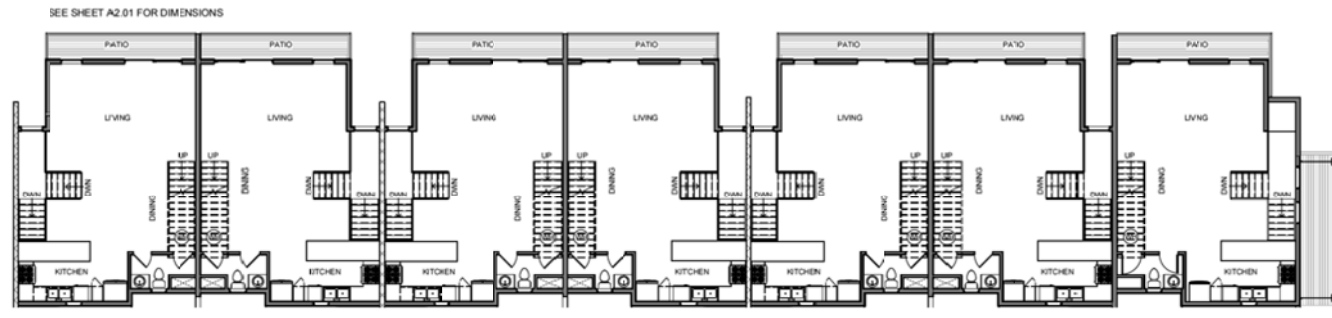
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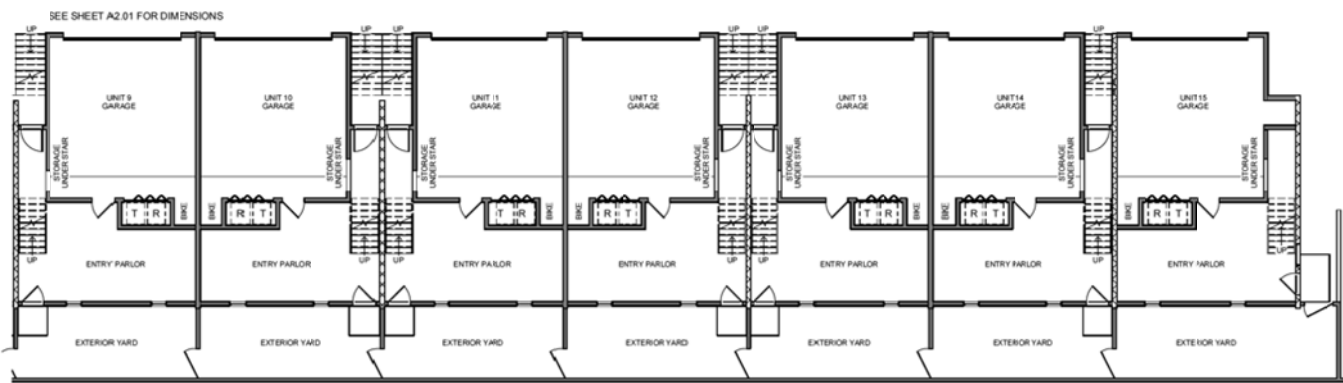
FLOOR PLAN NOTES

1. ALL DIMENSIONS ARE TO FACE OF SLAB, FACE OF STUD AND CENTERLINE OF STEEL, UNLESS NOTED OTHERWISE.
2. SEE SHEET A1.01 FOR WALL ASSEMBLY TYPES.
3. SEE SHEET A1.11 FOR WINDOW DOOR SCHEDULES.
4. ALL ENTRY DOORS TO HAVE STC-35 RATINGS.

3 - THIRD FLOOR UNITS 9-15
SCALE: 1/8" = 1'-0"



2 - SECOND FLOOR UNITS 9-15
SCALE: 1/8" = 1'-0"



1 - GROUND FLOOR UNITS 9-15
SCALE: 1/8" = 1'-0"



INTENT

INTENT DEVELOPMENT
 ADVISORS, LLC
 516 SOUTH LAMAR
 SUITE 200
 PHOENIX, AZ 85004
 T 480.241.1861



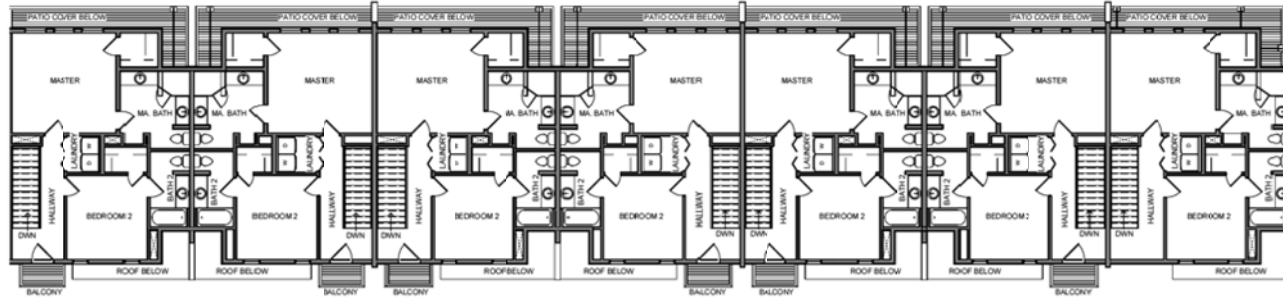
THE BLOCK ON ROOSEVELT

ZMM HOLDINGS MKR ZERRBB
 233 ROOSEVELT, TEMPE, AZ

No.	Description	Date

OVERALL BLDG.
 FLOORPLAN UNITS
 1-15
A2.02

SEE SHEET A2.01 FOR DIMENSIONS



FLOOR PLAN NOTES

1. ALL DIMENSIONS ARE TO FACE OF SLAB, FACE OF STUD AND CENTERLINE OF STEEL, UNLESS NOTED OTHERWISE. SEE SHEET A1.0 FOR WALL ASSEMBLY TYPES.
2. SEE SHEET A1.1 FOR WINDOW DOOR SCHEDULES.
3. ALL ENTRY DOORS TO HAVE STC-33 RATINGS.

3 - THIRD FLOOR UNITS 8-14

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

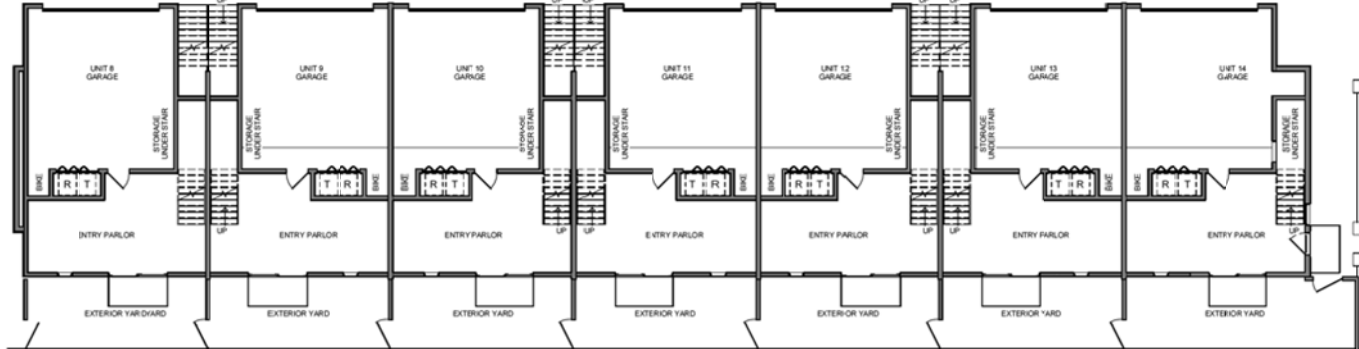
SEE SHEET A2.01 FOR DIMENSIONS



2 - SECOND FLOOR UNITS 8-14

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

SEE SHEET A2.01 FOR DIMENSIONS



1 - GROUND FLOOR UNITS 8-14

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



ATTACHMENT 15

ATTACHMENT 8

INTENT

INTENT ENGINEERING
ADVISORS, LLC
556 SOUTH LAMAR
SUITE 100
PHOENIX, AZ 85004
T 480.341.5801



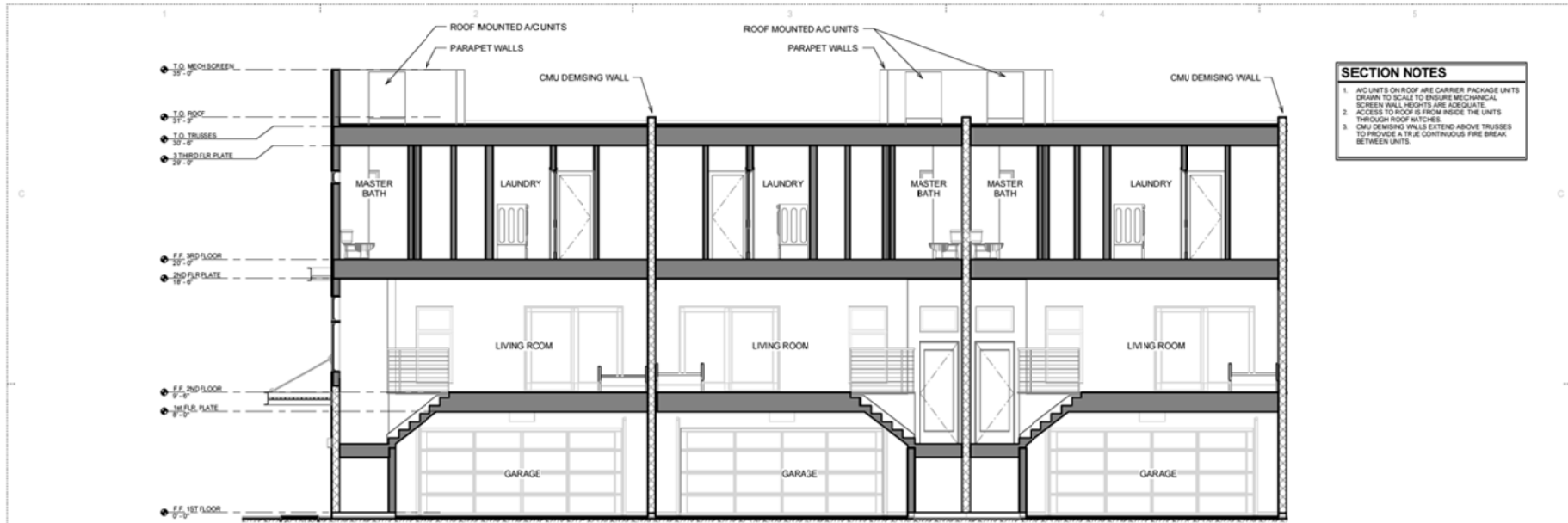
THE BLOCK ON ROOSEVELT

ZMM HOLDINGS MKR ZERBID
233 ROOSEVELT, TEMPE, AZ

No.	Description	Date

OVERALL BLDG. FLOORPLAN UNITS 8-14

A2.02

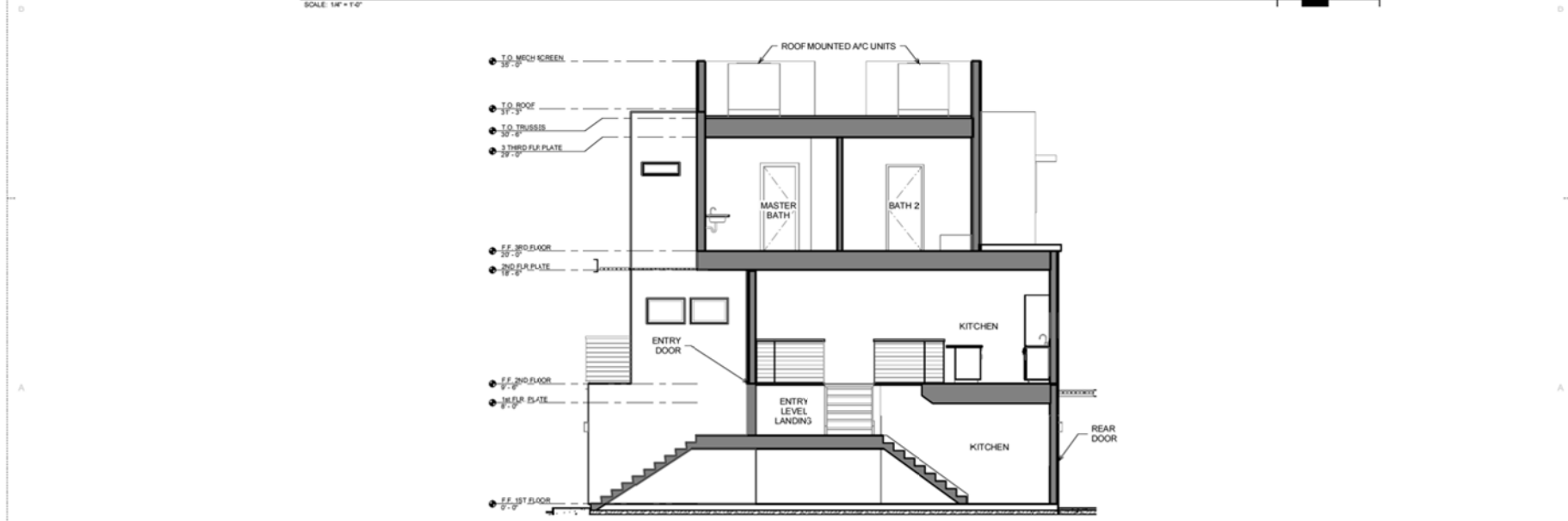


LONGITUDINAL SECTION THROUGH UNITS 1,2,3

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

SECTION NOTES

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



TRANSVERSE SECTION THROUGH UNIT 2

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

INTENT

INTEGRAL CONSTRUCTION
ADVISORS, LLC
555 SOUTH LAMAR
PHOENIX, ARIZONA
T 480.241.1001



4/15/2018 2:48:13 AM - Plot Date

THE BLOCK ON ROOSEVELT

ZIM HOLDINGS MKR ZERBID
233 ROOSEVELT, TEMPE, AZ

No.	Description	Date

BUILDING SECTIONS
A4.01

No.	Description	Date

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

ELEVATION KEYNOTES

- 1 STUCCO FACADE AND PAINT COLOR 1
- 2 STUCCO FACADE AND PAINT COLOR 2
- 3 STUCCO FACADE AND PAINT COLOR 3
- 4 STUCCO FACADE AND PAINT COLOR 4
- 5 STUCCO FACADE AND PAINT COLOR 5
- 6 BROWN OAK BLOCK GREY
- 7 BROWN OAK BLOCK EARTH TONE
- 8 METAL ACCENT OCCURS AT ALL BALCONY/PATIO SUMPINGS AND PATIO SHADE OVERHANG STRUCTURES
- 9 1/2" X 1/2" GARAGE DOOR, METAL AND FRONTED GLASS
- 10 CONDENSED ENTRY STAIRS UP TO FRONT DOOR
- 11 VISUMI COLOR TO MATCH PAINT #1

ALL WINDOW AND DOOR GLAZING TO BE DOUBLE PANE LOW E GLASS TO REDUCE HEAT GAIN. ALL WINDOW AND DOOR ARE BLACK ANODIZED ALUMINUM TO MATCH METAL ACCENTS.

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



NORTH ELEVATION UNITS 8-14

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

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



NORTH ELEVATION UNITS 1-7

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

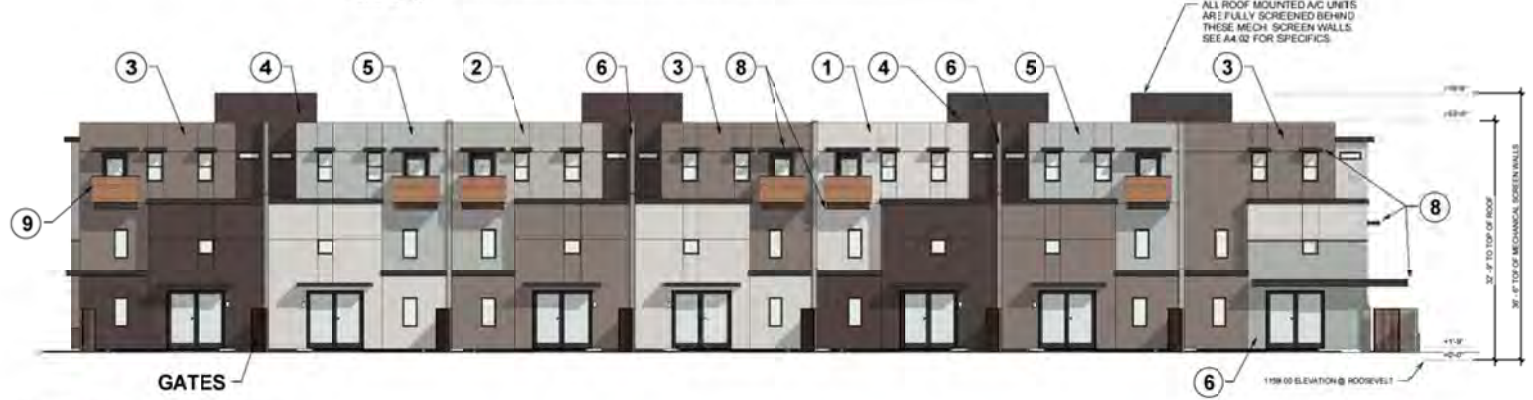




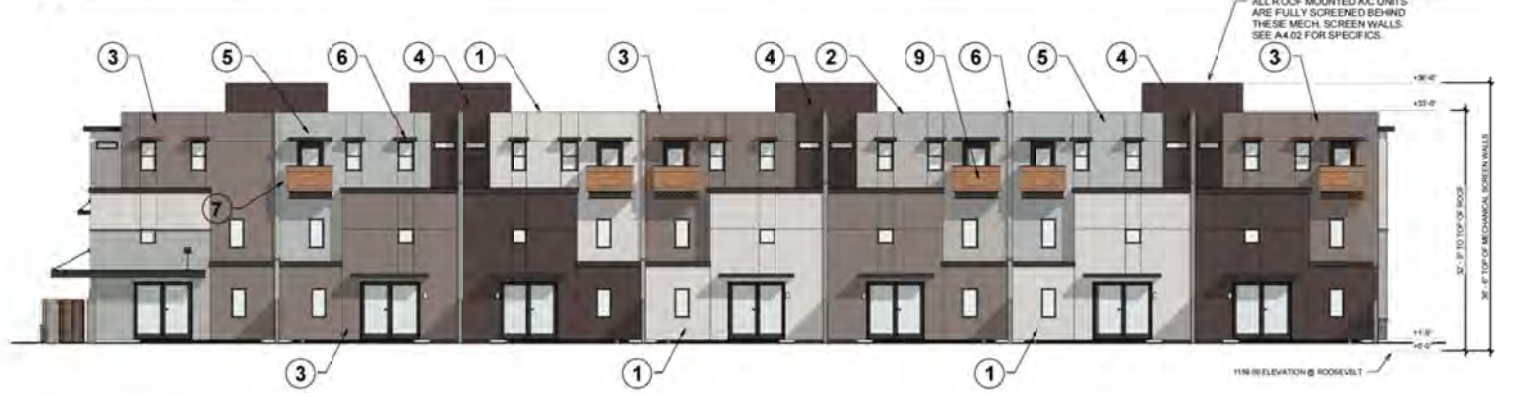
EAST & WEST ELEVATIONS UNITS 1 AND 14
SCALE: 1/8" = 1'-0"

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

ELEVATION KEYNOTES	
1	STUCCO FACADE AND PAINT COLOR 1
2	STUCCO FACADE AND PAINT COLOR 2
3	STUCCO FACADE AND PAINT COLOR 3
4	STUCCO FACADE AND PAINT COLOR 4
5	STUCCO FACADE AND PAINT COLOR 5
6	3M115 CMU BLOCK GREY
7	3M115 CMU BLOCK EARTH TONE
8	METAL ACCENT COCCURE AT ALL BALCONYPATIO SURFACES AND PATIO SHADE OVERHANG STRUCTURES
9	TRUYON EQUIVALENT COMPOSITE BOARD USED VERTICALLY AT ALL RAISING AND HORIZONTALLY AT ALL PATIO/BALCONY DECKS AND PATIO SHADE STRUCTURES
10	16'-0" x 7'-0" GARAGE DOOR, METAL AND FROSTED GLASS
11	CONCRETE ENTRY STAIRS UP TO FRONT DOOR. PATIO/RAIL COLOR TO MATCH PAINT #4
ALL WINDOW AND DOOR GLAZING TO BE DOUBLE FRAME LOW-E GLASS TO REDUCE HEAT GAIN. ALL WINDOWS AND DOORS ARE BLACK ANODIZED ALUMINUM TO MATCH METAL ACCENTS.	



SOUTH ELEVATION UNITS 8-14
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION UNITS 1-7
SCALE: 1/8" = 1'-0"

INTENT

INTENT DEVELOPMENT
 ADVISORS, LLC
 555 SOUTH LAMAR
 SUITE 100
 PHOENIX, AZ 85004
 T 602.941.5851



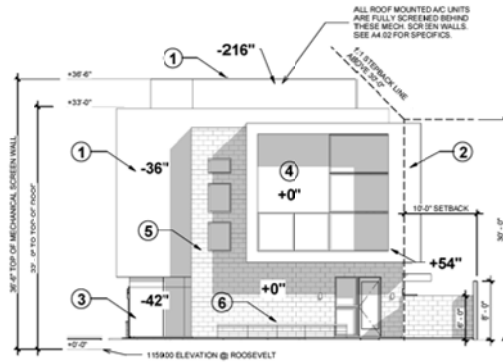
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THE BLOCK ON ROOSEVELT

ZMM HOLDINGS MKC ZERRB
 233 ROOSEVELT, TEMPE, AZ

No.	Description	Date

BUILDING ELEVATIONS
A3.02



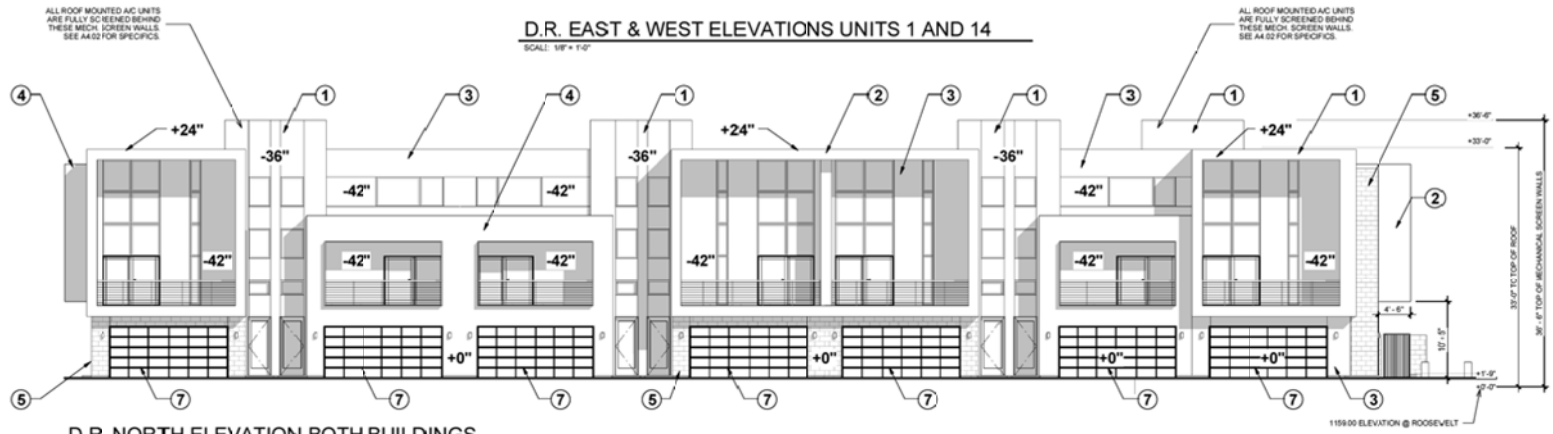
NOTE: ALL COLOR REPRODUCTIONS ARE FOR REPRESENTATION PURPOSES ONLY AND MAY NOT MATCH COLOR SAMPLES EXACTLY. REFER TO MATERIAL BOARDS FOR ACTUAL COLOR SAMPLES.

ELEVATION KEYNOTES

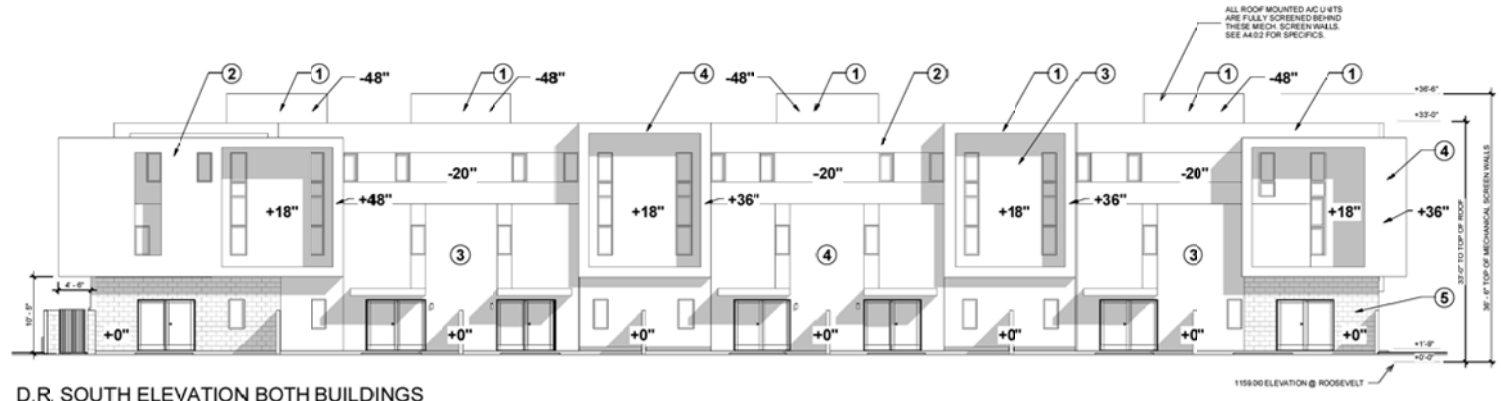
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2. STUCCO FACADE AND PAINT COLOR 2
3. STUCCO FACADE AND PAINT COLOR 3
4. STUCCO FACADE AND PAINT COLOR 4
5. 1/2"x1/8" CMU VENEER TRENDSTONE BLACK MOUNTAIN
6. METAL ACCENT OCCURS AT ALL BALCONY HANDRAILS
7. 16'-0" x 7'-0" GARAGE DOOR, ALUMINUM AND GLASS PANEL

ALL WINDOW AND DOOR GLAZING TO BE DOUBLE PANE LOW-E GLASS TO REDUCE HEAT GAIN. ALL WINDOWS AND DOORS ARE BLACK-ANODIZED ALUMINUM TO MATCH METAL ACCENTS

D.R. EAST & WEST ELEVATIONS UNITS 1 AND 14
SCALE: 1/8" = 1'-0"



D.R. NORTH ELEVATION BOTH BUILDINGS
SCALE: 1/8" = 1'-0"



D.R. SOUTH ELEVATION BOTH BUILDINGS
SCALE: 1/8" = 1'-0"

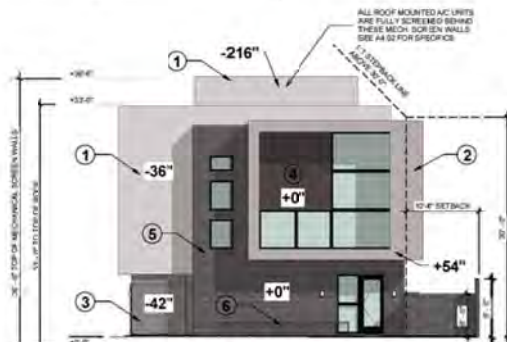
INTENT

7/14/2016 4:55:17 PM - Plot Date
 WMAVINTENT@ARUP.COM
 PHONE: 602.241.9851

THE ROOSEVELT
 233 ROOSEVELT, TEMPE, AZ
 ZMM HOLDINGS MAKE ZERRIB
 Project #14004

No.	Description	Date

DR BSW Elevations
X1.01

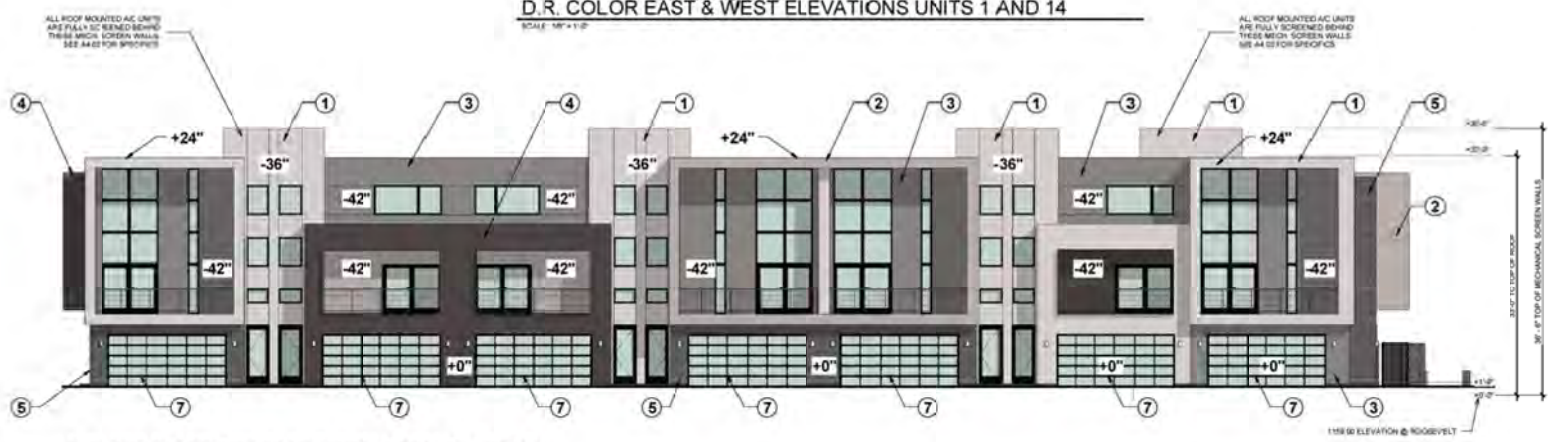


D.R. COLOR EAST & WEST ELEVATIONS UNITS 1 AND 14
SCALE: 1/8" = 1'-0"

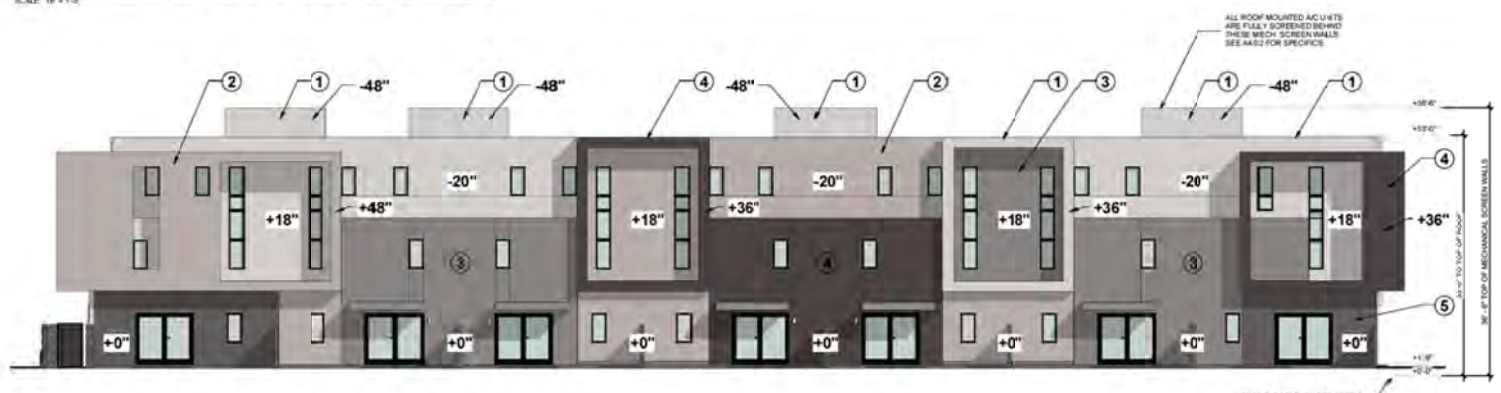
NOTE: ALL COLOR REPRESENTATIONS ARE FOR REPRESENTATION PURPOSES ONLY AND MAY NOT MATCH COLOR SAMPLES EXACTLY. REFER TO MATERIAL SAMPLES FOR ACTUAL COLOR SAMPLES.

ELEVATION KEYNOTES	
1	STUCCO FINISH AND PAINT COLOR 1
2	STUCCO FINISH AND PAINT COLOR 2
3	STUCCO FINISH AND PAINT COLOR 3
4	STUCCO FINISH AND PAINT COLOR 4
5	ALUMINUM WINDOW FINISH COLOR BLACK MIRRORLUM
6	METAL ACCENT OCCURS AT ALL BALCONY WINDOWS
7	8'0" x 7'0" GARAGE DOOR ALUMINUM AND GLASS PANELS

ALL WINDOW AND DOOR GLAZING TO BE DOUBLE FRAME GLAZING TO REDUCE HEAT GAIN. ALL WINDOWS AND DOORS ARE BLACK ANODIZED ALUMINUM TO MATCH METAL ACCENTS.



D.R. COLOR NORTH ELEVATION BOTH BUILDINGS
SCALE: 1/8" = 1'-0"



D.R. COLOR SOUTH ELEVATION BOTH BUILDINGS
SCALE: 1/8" = 1'-0"

INTENT

DRAWN BY: LARRY W. ADRIAN, LLC
 WWW.LWADRIAN.COM
 PHONE: 602.941.9871

7/14/2016 4:55:34 PM - Plot Date

THE ROOSEVELT
 233 ROOSEVELT, TEMPE, AZ

ZMM HOLDINGS MAKE ZERRIB
 Project #14004

No.	Description	Date

DR COLOR
 ELEVATIONS
X1.02



EXTERIOR PERSPECTIVE LOOKING AT NORTH FACADE

SCALE



EXTERIOR PERSPECTIVE OF THE NORTHWEST CORNER OF UNIT 1

SCALE

ATTACHMENT 26

INTENT

INTENT DEVELOPMENT
 ADVISORS, LLC
 516 SOUTH LAKELINE
 SUITE 100
 T. 480.241.1801



THE BLOCK ON ROOSEVELT

ZMM HOLDINGS MKC ZERBIB
 233 ROOSEVELT, TEMPE, AZ

No.	Description	Date

EXTERIOR PERSPECTIVES
A3.04



EXTERIOR PERSPECTIVE OF SOUTH ELEVATION OF ENTIRE BUILDING

SCALE



EXTERIOR PERSPECTIVE OF SOUTHWEST CORNER OF UNIT 1

SCALE

ATTACHMENT 27

INTENT

INTENT DEVELOPMENT
ADVISORS, LLC
554 SOUTH LAMAR
PHOENIX, AZ 85004
T 480.341.1801



THE BLOCK ON ROOSEVELT

ZMM HOLDINGS MKC ZERBIB
233 ROOSEVELT, TEMPE, AZ

No.	Description	Date

EXTERIOR PERSPECTIVES

A3.05



EXTERIOR PERSPECTIVE OF SOUTH ELEVATION OF ENTIRE BUILDING

SCALE:

INTENT

7/14/2016 4:59:32 PM - Plot Date

THE ROOSEVELT
233 ROOSEVELT, TEMPE, AZ

ZMM HOLDINGS MAKE ZERRIB
Project #14004

No.	Description	Date

Exterior Perspectives
X9.00

INTENT
 ZMM HOLDINGS MAKE ZERRIB
 233 ROOSEVELT, TEMPE, AZ
 PROJECT #14004
 ARCHITECT: ZMM HOLDINGS MAKE ZERRIB
 1000 N. GILBERT AVENUE, SUITE 100, CHANDLER, AZ 85226
 PHONE: 480.241.1801
 WWW.ZMMHOLDINGSMAKEZERRIB.COM
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EXTERIOR PERSPECTIVE LOOKING AT NORTH FACADE

SCALE:

INTENT

WWW.PENTACONARCH.COM
PHONE 800.241.1801

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THE ROOSEVELT
233 ROOSEVELT, TEMPE, AZ

ZMM HOLDINGS MAKE ZERR88B
Project #14004

No. Description Date

Exterior Perspectives

X9.01



EXTERIOR PERSPECTIVE LOOKING AT UNIT 1

SCALE

INTENT

WWW.PENTACONARCH.COM
PHONE 800.241.1881

INTENT: TO PROVIDE A COMPLETE SET OF ARCHITECTURAL DRAWINGS FOR THE CONSTRUCTION OF THE PROJECT. THE DRAWINGS SHALL BE USED TO OBTAIN PERMITS AND TO CONSTRUCT THE PROJECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DRAWINGS AND FOR OBTAINING ALL NECESSARY PERMITS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE DRAWINGS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR DELAYS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CHANGES TO THE PROJECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY COST OVER RUNS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY SCHEDULE DELAYS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY LEGAL ISSUES. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY OTHER ISSUES.

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THE ROOSEVELT
233 ROOSEVELT, TEMPE, AZ

ZMM HOLDINGS MAKE ZERRBB
Project #14004

No.	Description	Date