

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

Meeting Date: 05/09/2017
Agenda Item: 3

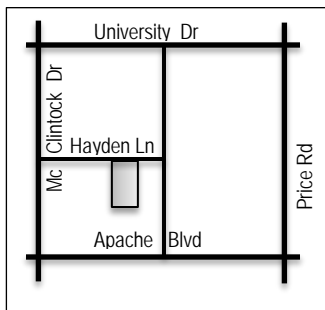
ACTION: Request for a Development Plan Review consisting of four new condominiums for HAYDEN LANE LOFTS, located at 1917 E Hayden Lane. The applicant is Marc Architecture.

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

RECOMMENDATION: Approve, subject to conditions

BACKGROUND INFORMATION: HAYDEN LANE LOFTS (PL170081) is a proposed infill development that involves two lots with existing development and a shared drive. The west lot has a single-family house; the east lot has a single-family house and a duplex. Both properties are zoned multi-family. The project would remove the house on the west lot to develop four condominiums with single-car garages accessed from the existing shared driveway, with guest parking in the rear. The east lot would retain the existing residences, but would be landscaped to unify the properties visually and more parking would be provided where a previous pool was located on site. The request includes the following:

1. Development Plan Review including site plan, building elevations, and landscape plan for the west lot and site plan and landscape plan for the east lot.



Existing Property Owner	Hugo Villavencencio
Applicant	Marc Lymer, Marc Architecture
Zoning District	R-3 Multi-Family
Gross / Net site area	.2693 acres west lot, .2806 acres east lot / .5499 acres total
Density / Number of Units	20 du/ac / 10 units (allowed)
Proposed Number of Units	4 units proposed (west lot), 3 units existing (east lot)
Unit Types	4 one-bedroom (west lot), 1 one-bedroom (east lot duplex) 1 two-bedroom (east lot duplex) 1 three-bedroom (east lot house)
Total Building Area	6760 s.f. (per unit on west lot) / Total bldg area 9,736 s.f.
Lot Coverage	3,768 s.f. (west lot), 1,582 s.f. (east lot house) + 1,394 s.f. (east lot duplex) / 6,744 s.f. total building footprint 32% (west lot) 24% (east lot) (50% maximum allowed)
Building Height	30' (30' maximum allowed)
Building Setbacks	20' front, 10' side, 15'rear (20', 10', 15' minimum in R-3)
Landscape area	4,015 s.f. (west lot) 34% and 4,870 s.f. (east lot) 40% (25% minimum required per lot)
Vehicle Parking	4 garage + 3 surface (west lot) and 2 carport + 5 surface (east lot) (7 min. required per lot)
Bicycle Parking	4 in garage (west lot) and 6 spaces (east lot) (4 min. required)

ATTACHMENTS: Development Project File

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

Department Director: Chad Weaver, 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 between University Drive to the north and Apache Boulevard to the south; McClintock Drive is to the west and Pima Road is to the east. The project consists of two lots, 1917 E Hayden Lane (west lot) and 1919 E Hayden Lane (east lot) which are part of the O.C. Watson Subdivision Plat and the Apache Character Area. The area is predominantly multi-family uses with apartments, townhomes and condominiums to the north, east and south; a few single-family residences remain to the west on lots that are zoned multi-family. The properties were developed either before or at the time of annexation, and have had no substantial changes since the 1960s. Both properties have shared a common drive since annexation into the City; however no formal documentation of this has been produced. As part of this entitlement process, a recorded cross access agreement is necessary in the event that the two lots are sold independently.

This request includes a Development Plan Review for building elevations of the four new condominiums on the west lot, site plan and landscape plan modifications to both the west and east lots. For further processing, the applicant will need approval for a Horizontal Regime Subdivision, to create individual for-sale condominium units.

PRELIMINARY SITE PLAN REVIEW

December 8, 2106 - Technical comments regarding dimensions, parking, retention, fire requirements, refuse requirements, landscape requirements and other code requirements. The proposed building was one large stucco rectangle with shallow hip and gable roof forms; planning advised against asphalt flat roof tiles and recommended that the new building incorporate widow style, roof form, or building material (masonry) into design to architecturally integrate with the house to the east. Staff recommended orienting the north unit to face the street and provide more windows facing north for added visual surveillance of the street front. The applicant noted that the existing house on the east lot does not have a front door facing the street, and this was not preferred because it would take more landscape area to install a sidewalk to the one unit; the applicant preferred a uniform entry on all units from the drive to maintain the side door entry characteristic of the east lot on the new west lot units.

January 25, 2017 – Technical requirements for a new 8' CMU wall on the west and the landscape buffer to the south, as well as retention and parking comments. Staff requested planters along the front of the units to soften the east elevation, awnings over the doors and garage entry to create a front porch to the units and shelter from weather, requested recessing the garage portion 12-18" to provide variation in the building wall plane, which remained a flat box with no relief or recesses. The most significant design change was the roofline, which was no longer hip and gable; a long and low-pitched roof was broken by steep sloped a-symmetrical roof sections intersecting the spine and one gable facing the street, the roof material proposed to be standing metal seam. Fiber cement boards were proposed along the wainscot level of the building, staff advised to provide a more durable building material rather than introduce a new product on the lower level that would be subject to vehicle damage; refer to existing site architecture for materials (masonry) to tie the buildings together (staff did not specify clay masonry or color).

March 22, 2017 – It remained unclear if these were apartments, townhomes or condominiums; the submittal references were inconsistent. The proposed product was verified to be condominium. Verification of parking and unit mix was needed. Additional changes were made to propose a Dryvit precast masonry product in lieu of real brick. The front door was recessed to provide shelter at the main entry; no canopies were added due to concerns of height clearance in the drive aisle, which serves as a fire lane. The garage doors are flush with the adjacent surface plane and the upper building wall is recessed to create a balcony over the garage. The proposed balcony rail is a heavy grade woven wire mesh. Steel planter boxes were added under the front windows. The patio doors were proposed to be solid doors and changed from a contrasting brick red to match the front door to paint to match the adjacent wall color. Staff has conditioned that the second floor east side balcony provide a door with lites in lieu of a solid door, and that it be painted to match the front door color as presented in the color rendering.

PUBLIC INPUT

- Neighborhood meeting not required for a Development Plan Review request
- No calls of inquiry/concern have been received since the issuance of this report.

PROJECT ANALYSIS

GENERAL PLAN

The proposed project is in conformance with the General Plan Land Use and Density map and fulfills many of the objectives of the chapters and elements of the General Plan. The project revitalizes an existing lot with enhanced landscape and redevelops an adjacent lot with new for-sale housing product.

CHARACTER AREA PLAN

The site is located in the Apache Character Area and takes into consideration the landscape treatment of a drought tolerant plant palette while providing shade along the entire perimeter of the site, for both pedestrians and residents parking on site. The new structures transition between more contemporary architecture to the south and more traditional forms to the east and west; sensitively scaling the building mass to fit within a tight lot without overpowering the surrounding structures. Both lots have historically shared a driveway, and will continue this configuration, reducing drive crossings for pedestrians and retaining the site character.

ZONING

The proposed development is located within the R-3 Multi-family zoning district, which allows 20 dwelling units per acre and 30-foot building height. The project meets all of the zoning development standards for the district and is not seeking any deviations from the code. The parking is self-contained within each lot, however, a shared access and parking agreement will be recorded to allow permanent drive access should either lot be sold and enable the properties to share parking.

DEVELOPMENT PLAN REVIEW

Site Plan

The project is located on two lots; the western lot is approximately 57' wide by 204' long and the east lot is approximately 60' wide by 203' long. Combined, the lots total .55 acres and have a shared 20' wide drive. The west lot is proposed for four new attached condominiums with single-car garages and three surface parking spaces south of the building. The building is set back 20' from the property line. The public sidewalk in the right-of-way is being diverted around a designated area for solid waste and recycle collection with roll-outs. An HOA will require storage of the cans in the units except on collection days. The west lot has functioned as a single family property with multi-family zoning. The redevelopment of this site will require full landscape and lighting standards for multi-family. The east lot has an existing single-family three-bedroom house with two-car carport and a duplex with a one-bedroom and a two-bedroom unit and surface parking. Additional parking and bike racks will be added where a prior pool was located between the two existing buildings on the east lot. Each lot will be self-parked, but share drive access and have a shared parking agreement to better utilize the parking. Due to the narrowness of the lots and the centralized drive location, there is no on-street parking available in front of the project. The west lot units are approximately 30' in width along the street front, maintaining the rhythm of building massing and setbacks similar to the single family residences to the west. The doors to the eastern house and duplex face west, providing opportunity for interaction between neighbors on the adjoining properties. There are no planned amenities on site; however there is a 10' shared yard along the western side setback, a 15' landscaped area along the southern side and a shaded common area by the shared parking and bike racks between the buildings on the east lot.

Building Elevations

The new condominium building is approximately 127' long from north to south, with garage and front door entries on the east. The building is predominantly an insulated sand stucco finish with a brick masonry wainscot grounding the base of the building and tying it in with the house on the eastern lot. Although the color sample is not an exact match, the intent is to find a brick that closely matches the color of the existing house, and has been conditioned to assure this architectural continuity. The roof is a standing metal seam low pitched roof with a gable facing Hayden Lane, and a steeper pitch facing north, allowing natural light into the upper floors while shading the second floor balcony over the garage. The first floor has a single-car garage and kitchen and living room; the second floor is a loft-style bedroom with vaulted ceilings. A small balcony on the west elevation serves as the HVAC storage alcove, with a small seating area; the building wall is stucco along this frontage to screen the equipment and provide shade to the western side. The garage door is metal painted to match the building; the front door is fiberglass with a single lite and painted a dark brick red color as an accent. The upper patio door is proposed to be a solid door painted to match the existing wall; a condition has been added to require windows in the door to

the patio and that it match the front door in coloring, to prevent it from appearing as a storage room door. The west facing patio provides access to the HVAC, which is shaded and screened; the door on this site is proposed to be solid and painted to match the adjacent wall. The existing buildings on the east lot will be painted to match, and a condition has been added to protect the masonry from painting to maintain the character of the natural finish. The applicant intends to maintain the existing buildings, but provide upgrades to tie the two sites together visually.

Landscape Plan

The project is set back 20' from the street, providing required landscape along the street frontage, including enhancement to the east lot. The proposed street trees are Sonoran Desert Museum Palo Verde, with *Dalea greggii* lining the sidewalk as a ground cover and massings of *Muhlenbergia* and Octopus Agave layered behind the ground cover, creating a soft sculptural street front with low water use vegetation. The steel planter boxes under each front window are 2' deep by 3' tall by 6' wide, and have Purple Heart and Lady Slipper succulents growing on the eastern side of the building. The east and west perimeter are screened with *Acacia salicina*, creating a grove of trees around the site. In 2002, the property to the south was rezoned from R-4 to R1-PAD to allow 74 two-story townhomes to be developed, triggering new requirements for adjacent lots; any new development of multi-family adjacent to single family requires a 6' landscape buffer with trees spaced 1 per 20 linear feet along the property line. Existing developments were grandfathered in until such time as redevelopment occurs. The west lot of this project is required to have the landscape buffer with the removal of the single-family house and development of four new condominiums. The east lot is not proposed for redevelopment and is grandfathered in, however the proposed landscape plan provides the buffer to unify the lots aesthetically. This has been a challenge for the project due to a 10' sewer line easement that requires trees to be separated from the line and use a root barrier. The applicant has worked closely with water and engineering staff to accommodate separation requirements within the design. The proposed buffer tree is a slower growing grey leafed species, *Acacia aneura*. The south common area provides 15' of landscape area, including flowering *Tecoma alata*, sculptural Octopus agave, soft *Muhlenbergia*. The landscape palette is simple, but the site is fairly small, and will benefit from the uniformity of the design.

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 placement was determined by the zoning setbacks and the lot configuration with limited room for variation. The form of the building is broken up by the use of a complex roofline and balconies. The street front rhythm of the building massing, gable roofline and windows provides variation along the street while maintaining the character of the smaller buildings nearby.
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort;* the site is oriented to shade the balconies and allow natural winter light into the units, with dual paned glazing and insulated stucco finish for energy conservation, a light building color for increased heat reflectance, and a significant planting of trees to shade the property, the site is designed to maximize comfort and energy conservation.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings;* materials are comparable to the surrounding area, with upgrades in the use of metal roofing, masonry and newer window materials providing an upgrade to the surrounding area.
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings;* The site conforms to the zoning requirements and the building massing is broken up into smaller elements both vertically and horizontally to define each unit separate from the next while maintaining continuity through the rhythm of the structure.
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 pitched roof changes direction providing a combination of flat peaked parapet forms on the east and west length, broken by the standing metal seam pitched roof over the balconies. The front doors are recessed and the lower level windows have a contemporary window mullion pattern with a larger picture window above smaller paned lites.

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; each view of the elevations is different, the front north elevation takes on a more single-family house form, while the rear south elevation is similar to the townhomes to the south in a boxlike form. Entry doors are painted red and recessed to shelter the door and provide relief along the flat building façade.*
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage; the proposed project provides greater landscape along the sidewalk for pedestrians accessing local transit amenities and provides onsite bike parking for residents and guests.*
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses; a 5' pedestrian path along the eastern side of the condominiums separates traffic from the drive aisle.*
9. *Plans appropriately integrate Crime Prevention through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance; the use of balconies and windows will aid in natural surveillance of the area, landscape materials are proposed for visibility to support safety on site.*
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways; parking is hidden by the buildings and landscape surrounds the site.*
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; signs are not a part of this request*
12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects. Lighting will conform to code requirements.*

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.

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.

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. Except as modified by conditions, development shall be in substantial conformance with the site plan and building elevations submitted April 24, 2017 and landscape plan dated April 14, 2017. Minor modifications may be reviewed through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.
2. A Condominium Plat (Horizontal Regime) is required for this development and shall be recorded prior to an occupancy permit.
3. The owner(s) shall provide a continuing care condition, covenant and restriction (CC&R's) for all of the project's landscaping, required by Ordinance or located in any common area on site and shall require the following:
 - use of garage shall be used for the purpose of primary parking not to be used primarily as storage or other uses
 - trash and refuse containers shall be stored out of public view except on collection days

The CC&R's shall be reviewed and placed in a form satisfactory to the Community Development Manager and City Attorney.

Site Plan

4. Provide service yard and mechanical (cooling tower/generator) yard walls that are at least 8'-0" tall as measured from adjacent grade and are at least the height of the equipment being enclosed, whichever is greater. Verify height of equipment and mounting base to ensure that wall height is adequate to fully screen the equipment.
5. 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.
6. Provide upgraded paving at the entry drive consisting of integral colored 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.
7. 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.
8. 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

9. The materials and colors are approved as presented:
 - Roof - MBCI, craftsman series, 12" oc., low batten, 1" high standard series color – slate gray, low sheen
 - Primary Building - Drivite, exterior insulation finish system, sandpebble fine Color: #103, Natural White, 55% LRV
 - Secondary Building – 3' Wainscot all four sides, 4" x 8" brick veneer to match adjacent single family home
 - Windows – Double pane, no tint,
 - Window frames - vinyl, color to match roof
 - Guardrail frames - metal, color to match roof
 - Guardrail panels - McNichols Metals, 12 ga, 1" woven wire mesh, steel finish
 - Garage Door - 8' high, metal, color to match roof
 - Exterior door: Jeld-wyn, fiberglass, single lite, painted Sherwin Williams, SW 6335, fired brick
 - Fire riser room: Jeld-wyn, fiberglass, color to match drivite Natural White

Provide primary building colors and materials with a light reflectance value of 75 percent or less. Additions or modifications may be submitted for review during building plan check process.

10. The eastern balcony doors shall have a large single or smaller multiple lites and shall be painted to match the front door.
11. At such time as the existing house and duplex on the eastern lot need a new roof, the roof shall be replaced to match the new construction on the west lot with a standing metal seam product of the same color.
12. The duplex shall be painted to match the Natural White color of the primary building color for the condominiums prior to certificate of occupancy for the new condominiums.
13. The doors of the duplex and house shall be painted to match the doors of the condominiums with Sherwin Williams 6335 Fired Brick prior to the certificate of occupancy for the new condominiums.
14. The trim of the house and the duplex, including the fascia board and mullions, shall be painted to match the slate gray color of the roof of the new building prior to the certificate of occupancy for the new condominiums.

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

Lighting

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

Landscape

20. 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.
 - f. Repair existing irrigation system (on site or in the adjacent public right of ways) 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 that existing plants are irrigated as part of the reconfigured system at the conclusion of this construction.
21. 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.
22. 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.

Building Address Numerals

23. Provide address sign(s) 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 10" high, individual mount, metal reverse pan channel characters.
 - 3) Self-illuminated or dedicated light source.
 - 4) On multi-story buildings, locate no higher than the second level.
 - 5) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
 - 6) Do not affix numbers or letters 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.

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.

DEADLINE: 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.

CC&R'S: 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.

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.

POLICE DEPARTMENT 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 ambush.
- 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.

TRAFFIC ENGINEERING:

- Provide 6'-0" wide public sidewalk along arterial roadways, as required by Traffic Engineering Design Criteria and Standard Details.
- 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.

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.

CIVIL 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.

SOLID WASTE SERVICES: waste collection roll-outs for solid waste and recycle shall be stored out of site (in garages or yards) except on collection days, and shall be placed in accordance with the submitted plan for safe collection outside of the pedestrian and vehicle paths of travel.

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.

ZONING AND DEVELOPMENT CODE: 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.

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:

- Street trees and south landscape buffer trees shall be a minimum of 1 ½" caliper trunk.
- Parking rows shall have trees planted within the islands to provide shade to the parking row.
- The tree planting separation requirements may be reduced per earlier discussions upon the installation of a linear root barrier. Per Detail T-460, the root barrier shall be a continuous material, a minimum of 0.08" thick, installed to a minimum depth of 4'-0" below grade. The root barrier shall extend 6'-0" on either side of the tree parallel to the utility line for a minimum length of 12'-0". Final approval is subject to determination by the Public Works, Water Utilities Division.
- 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 plan review process is required for signs in accordance with requirements of ZDC Part 4 Chapter 9 (Signs). Refer to www.tempe.gov/signs.

DUST CONTROL: Any operation capable of generating dust, include, but not limited to, land clearing, earth moving, excavating, construction, demolition and other similar operations, that disturbs 0.10 acres (4,356 square feet) or more shall require a dust control permit from the Maricopa County Air Quality Department (MCAQD). Contact MCAQD at <http://www.maricopa.gov/aq/>.

HISTORY & FACTS:

1930- 1950s	According to historic aerial photos, both the west and east lots were agricultural uses with no structures.
February 1959	A structure is located on the west lot.
1964	The lots were annexed into the City. Building permits issued on the east lot for a duplex and swimming pool.
1966	Sewer connection was provided to the west lot house, no records of building permits.
1984	Property to the east was developed from agricultural use to multi-family use.
2002	Property to the south was rezoned from R-4 to R1-PAD, to allow 74 two-story townhomes to be developed, triggering new requirements for adjacent lots; any new development of multi-family adjacent to single family requires a 6' landscape buffer with trees spaced 1 per 20 linear feet along the property line.
2008	The swimming pool on the east lot was drained and remained empty until 2016, when a deck was put over the pool structure; this was not a permitted change.

Both properties have shared a common drive since annexation into the City; however no formal documentation of this has been produced. As part of this entitlement process, a recorded cross access agreement is necessary in the event that the two lots are sold independently.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review

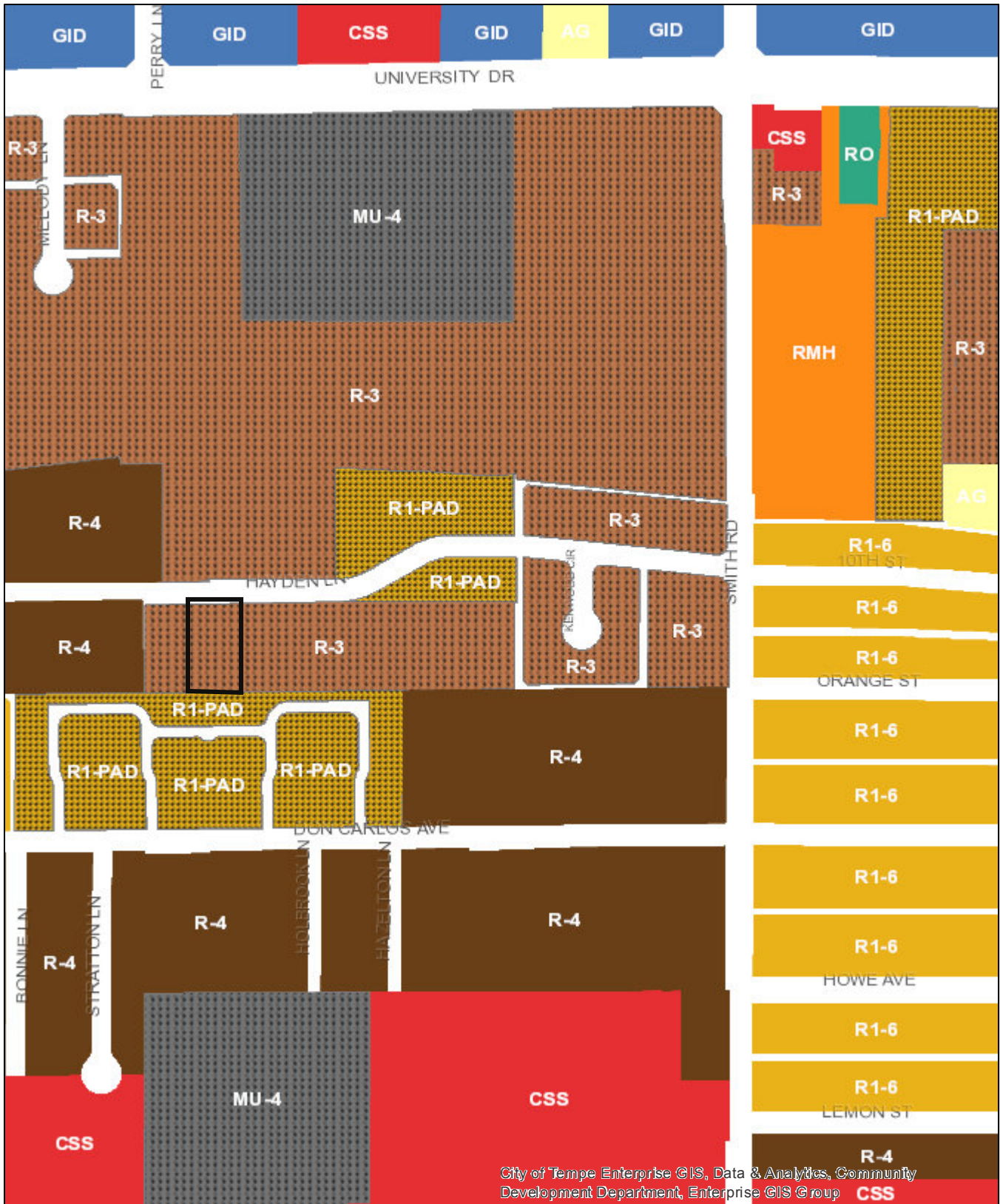


DEVELOPMENT PROJECT FILE
for
HAYDEN LANE LOFTS
(PL170081)

ATTACHMENTS:

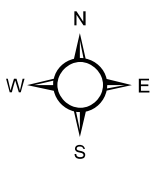
1. Location Map
2. Aerial
- 3-4. Letter of Explanation
- 5-6. Cover Page & Site Plan
- 7-8. Roof Plan & Floor Plans
- 9-10. Building Elevations (Blackline & Colored)
11. Building Section
12. Perspective Sketch
13. Landscape Plan
14. List of Material Specifications (material board available at hearing)
- 15-19. Site Context Photos

Hayden Lane Lofts



City of Tempe Enterprise GIS, Data & Analytics, Community Development Department, Enterprise GIS Group

- | | |
|--|---|
| General Industrial District (GID) | Single-Family Residential (R1-6) |
| Mixed Use High (MU-4) | Single-Family Residential Planned Area Dev (R1-PAD) |
| Commercial Shopping and Services (CSS) | Multi-Family Residential Limited (R-3) |
| Residential/Office (RO) | Multi-Family Residential General (R-4) |
| Agricultural (AG) | Mobile Home Residence (RMH) |



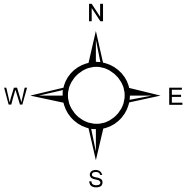
Hayden Lane Lofts

PL 170081



City of Tempe Enterprise GIS, Data & Analytics

Aerial Map



March 13, 2017

Project:

**HAYDEN LANE APTS
1917 E HAYDEN LANE
TEMPE, AZ 85281**

Client:

Hugo Villavicencio
415-724-0424, hugovilla@mail.com

SITE PLAN DEVELOPMENT REVIEW

City of Tempe Zoning and Development Code

IBC 2012:: Type of Occupancy

Section 310.4 - residential group: r-2, apartments

Type of construction: section 602.5: Type VB

Sprinklered: yes (for new construction)

Table 4-202b, multi-family, Zoning: multi-family, r-3

Density: 20 units/ac, Bldg ht: 30' max

Max lot coverage: 50%, Min landscape area: 25%

Project description

This is an infill project. The site is near the intersection of McClintock Road and University Drive, 2 blocks south. It has municipal bus service on McClintock and Orbit on Hayden Lane. The light rail stop at Apache and McClintock is approximately a 20 min walk to the south. There are several apartment developments on both sides of Hayden Lane. About 30% of the south side of Hayden Lane is still single family, the rest is split evenly between undeveloped land and apartments. The north side of Hayden Lane is this area is two story apartments and undeveloped. This site has two story apartments behind, to the east and north across the street. At the west is a single family home with an apartment at the rear of the parcel, similar to the east parcel of this site.

New construction on the wet parcel will be two story, single bedroom loft apartment/condo; 4 units. Each apartment will have a separate single car enclosed garage. Construction will be wood frame. Exterior finishes will be metal roof, low batten, gray color. The walls will be 'Dryvit' synthetic stucco, pebble finish, standard white and a veneer brick wall base all around, 3' high, to match color and texture of adjacent 1965 brick house. Trash pick-up for the new development will be at the street using 90 gal roll-out.

The existing wood frame house on the west parcel will be demolished. Existing buildings on the east parcel to remain are a red brick single family house with three bedrooms and a pair of apartments to the south. Both buildings and pool inbetween were built in 1965.. The north apartment is two bedroom, and the south apartment is a one bedroom. The north and south walls of the apartment building do not have windows. The new driveway from Hayden Lane, will shared between parcels and a new easement required. Each parcel will park itself. The un-used, covered pool will be filled with engineer fill and new tandem parking installed at that location. The tandem will be

optional for the east parcel tenants. The new apartments parking will include an accessible space and parking for guests per ordinance.

Both parcels will be 100% retention per new plans. New landscape will be installed for both parcels, low water use, shrubs, agave and trees. The trees will also provide visual separation from adjacent properties.

The design of the apartments, at less than 30' to the highest point complies with the ordinance guidelines. The scale and mass of this project matches the existing apartments on 3 adjacent sides.

All of the existing and new development garage doors, parking and main entry doors will face the central drive. The sidewalk area on each side will pass by landscape planters on both side of the street. The Hayden Lane entrance drice landscape will be memorable as a desert oasis with seasonal color and plant forms. All of the plants will be thornless.

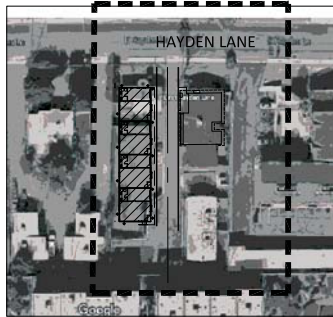
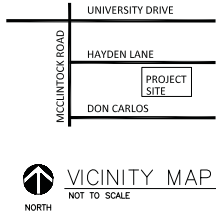
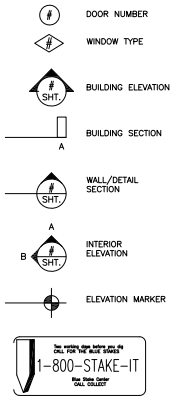
The central drive also enhances personal safety for pedestrians and parking. Neighborhood watch strategies will be easy to implement. The west side of the new development will not have entry doors. It will have windows and open air balcony for oversite.

The form of the new construction uses flush windows, double pane, shgc rated to meet code. Large 'voids' in the mass of the elevations provide relief from the 'flat' planes. The voids are outdoor balconies, outdoor mechanical areas that also serve as a small gathering area and recessed entry doors on the drive that provide a little shelter from the occasional rain. The Hayden Lane 'face' of the new apartment has a balcony area, open to tow sides at the corner and the outdoor balcony for the mechanical. If you look at it a certain way, it seems to be winking at you, strange huh?. All exterior lighting will be full cut-off, not extending over the new 8' fences. The drive will be illuminated by wall mounted fixtures, no pole mounted light will be necessary.

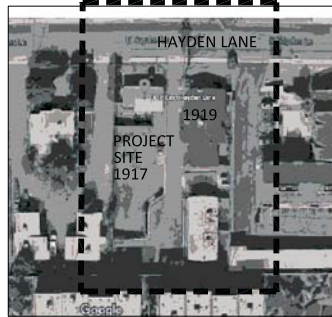
The roofs of the new development are 3:12 slopes that match the adjacent brick house. The 'angular' parapet walls on the east and west facades form the interior raised ceiling for the second floor and provide a little identity for the development. The high ceiling is a very marketable aspect of this design, as is the loft overlook into the first floor. Fairly large windows create a connection to the weather at both floors and extend the feel of the interior space. Yes the angles and voids are repeated, but the repetition is limited to 4 units, not as seen across the street. The style seems to be slightly more modern, but that should be understandable since the most recent development on these few blocks are at least 10 years old, and not very distinguished. Some of the single family are many decades old, but are not of a design character as to be historically significant.

Overall I think this area could use a little refreshing in terms of style, it's not condescending, not quaint and reasonably forward looking. Small infill parcels are notoriously difficult to meet: code/zoning, to have reasonable profit margins, to be attractive, etc. I'm convinced that this small group of apartments will be a successful place to live. This project will be a leader for new development in the future of this area; there are many similar sites on this street and nearby.

SYMBOL LEGEND



SITE AERIAL
—WITH NEW SITE OVERLAYED
NOT TO SCALE



SITE AERIAL —EXISTING
NOT TO SCALE

BICYCLE PARKING, TABLE 4-603E
REQUIRED = 0.5 SPACES/UNIT
WEST PARCEL:
PROVIDED: GARAGES PROVIDED
EAST PARCEL: 3 UNITS

SECTION 4-702 GENERAL LANDSCAPE STANDARDS
A. RETENTION: 67% OF FRONT YARD SETBACK MAX. SLOPES: 4:1 MAX
B. LOW WATER USE PLANTS
D. GROUND COVER - AS APPROVED
F. TREES

1. AS REQUIRED
2. TREES: 1 1/2" CALIPER, USE CITY STD TREE PLANTING DETAIL
PLANTS SHALL BE SIZED PER AZ NURSERYMAN ASSOCIATION STDS.
G. CLEAR VISION REQUIREMENTS, SEE APPENDIX 'B' FOR 2' HIGH MAX
PLANTS AT STREETS AND WALKWAYS

SECTION 4-703 STREET FRONTAGE LANDSCAPE STANDARDS

A. STREET TREES - REQUIRED
1. STREET FRONTAGE PLANTS REQUIRED
2. (1) TREE PER 30' LINEAL FRONTAGE MIN

SEC 4-902 - GENERAL SIGN STANDARDS
RETENTION AREA REQUIRED
100 YR EVENT: USE 2.25"
V= Asf X 2.25/12 X 0.95 RUNOFF COEFFICIENT
WEST PARCEL - REQUIRED
V= 11,733 SF X 2.25/12 X 0.95 = 2,090 CU FT
PROVIDED: FRONT AND SIDE YARDS

EAST PARCEL - REQUIRED

PROJECT DESCRIPTION
NEW SINGLE BEDROOM, TWO STORY SHARED WALL LOFT APARTMENTS.
4 UNITS TOTAL. EACH APT WILL HAVE A SEPARATE SINGLE CAR
ENCLOSED GARAGE. WOOD FRAME CONSTRUCTION.
EXISTING WOOD FRAME HOUSE ON SITE TO BE DEMOLISHED.
EXISTING RED BRICK SINGLE FAMILY HOUSE HAS THREE BEDROOMS AND
THE APARTMENTS AT SOUTH END OF ADJACENT EAST PARCEL ARE A TWO
BEDROOM AT THE NORTH AND 1 BEDROOM AT THE SOUTH. THE NORTH
AND SOUTH WALLS OF THE EXISTING APARTMENT BUILDING DO NOT HAVE
WINDOWS.
NEW DRIVEWAY FROM HAYDEN LANE, SHARED EASEMENT BETWEEN
PARCELS. EXISTING PARKING AT EAST PARCEL TO REMAIN. LOCATION OF
UN-USED POOL TO BE DEMOLISHED AND NEW PARKING/OPEN SPACE.
NEW PARKING AT SOUTH END OF WEST PARCEL.

CODES W/AMENDMENTS
EFFECTIVE JULY 1ST, 2015

2012 Tempe Building Safety Administrative Code
2012 International Energy Conservation Code (IECC)
2012 International Building Code (IBC)
2011 National Electrical Code (NEC)
2012 International Plumbing Code (IPC)
2012 International Fire Code (IFC)
DEPARTMENT OF JUSTICE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
AMERICAN NATIONAL STANDARD ACCESSIBLE AND USABLE BUILDINGS AND
FACILITIES ICC/ANSI A117.1 2009
NEC 2011 AS AMENDED

City of Tempe Zoning and Development Code

BUILDING CODE REVIEW
IBC 2012:
TYPE OF OCCUPANCY
SECTION 310.4 - RESIDENTIAL GROUP: R-2, APARTMENTS
TYPE OF CONSTRUCTION: SECTION 602.5: TYPE VB
SPRINKLERED: YES (FOR NEW CONSTRUCTION)

C.D. TEMPE DEVELOPMENT CODE

TABLE 4-202B, MULTI-FAMILY
ZONING: MULTI-FAMILY, R-3
DENSITY: 20 UNITS/AC
BLDG HT: 30' MAX
MAX LOT COVERAGE: 50%
MIN LANDSCAPE AREA: 25%
SETBACKS:
FRONT: BUILDING- 20'/OPEN STRUCTURE- 15'/PARKING- 20'
SIDE: BUILDING- 10'/OPEN STRUCTURE- 5'/COMMON WALLS- 0'
REAR: BUILDING- 10'/OPEN STRUCTURE- 0'/COMMON WALLS
REAR: BLDG/PORCH- 15'/COMMON WALLS- 0'
STREET SIDE - 10'/PARKING- 20'

PARCEL AREA:
WEST PARCEL: APN 132-64-09B, 11,733.38 SF/43560 SF = 0.2693 AC
EAST PARCEL: APN 132-64-09A, 12,224.09 SF/43560 SF = 0.2806 AC

FLOOR AREA COVERAGE: 50% MAX:
WEST PARCEL: 11,733.38 SF/2 = 5,983.69 SF
FLOOR AREA (FOOTPRINT): 3768 SF < 5,983.69 SF

EAST PARCEL: 12,224.09 SF/2 = 6,112.05 SF
FLOOR AREA (FOOTPRINT)
BLDG A: 1394 SF
BLDG B: 1582 SF
TOTAL: 2,976 SF < 6,112 SF

PARKING: TABLE 4-603E
NEW CONSTRUCTION - WEST PARCEL
REQUIRED: 1.5 PER UNIT
GUEST: 0.2 PER UNIT
(4) 1.5 + (4) 0.2 = 6.8 = 7 SPACES

PROVIDED: 1 SPACE PER UNIT (GARAGE) = 4
3 SPACES UNCOVERED = 7 TOTAL

EAST PARCEL:
EXISTING SINGLE FAMILY HOUSE AND APARTMENTS
REQUIRED:
3 BEDROOM: 2.5 + 0.2 GUEST = 2.7 SPACES
2 BEDROOM: 2.0 + 0.2 GUEST = 2.2 SPACES
1 BEDROOM: 1.5 + 0.2 GUEST = 1.7 SPACES

TOTAL: 2.7 + 2.2 + 1.7 = 6.6 & 7 SPACES
PROVIDED:
7 SPACES TOTAL (2 AT CARPORT)

TOTAL REQUIRED: 14
TOTAL PROVIDED: 14
REQUIRED LANDSCAPE AREA: 25%
WEST PARCEL: 11,733 SF PARCEL / 25 = 2933 SF REQUIRED
PROVIDED: 932 SF + 2655 SF = 3287 SF

EAST PARCEL: 12,224 SF / 25 = 3,056 SF REQUIRED
PROVIDED: 1287 SF + 3585 SF = 4872 SF

FIRE ACCESS: DRIVEWAY SHALL MEET FIRE DEPT ENG STD,
20' MIN WIDE, 13'-6" CLR VERT

SITE PLAN DATA

PROJECT
HAYDEN LANE APTS
1917 EAST HAYDEN LANE
TEMPE, ARIZONA 85281

OWNER:
HUGO VILLAVICENCIO
4601 N 73RD ST UNIT 7
SCOTTSDALE, AZ 85251
PH: 415-724-0424
HUGOVILLA@MAIL.COM

ARCHITECT:
MARC-ARCHITECTURE
MARK LYMER, REGISTERED ARCHITECT
324 1/2 SOUTH WILSON STREET
TEMPE, AZ 85281
480-242-3467
MARK@MARC-ARCHITECTURE.COM
WWW.MARC-ARCHITECTURE.COM

CIVIL ENGINEER
EVEREST CONSULTING SERVICES
6574 W BLACKHAWK DR
GLENDALE, AZ 85308
PUNYA P. KANHAL, PE, PHD
623-533-0034
EVERESTCONSULT1@GMAIL.COM

LANDSCAPE ARCHITECT
SHERMAN DESIGN STUDIOS
JEFFREY SHERMAN, RLA
1121 E CARTER DR
TEMPE, AZ 85282
602-418-9210
JEFF@SERMANDESIGNSTUDIOS.COM

SURVEYOR
BRV SURVEYING, LLC
BRUCE R. HEYSE, RLS
1915 E VELEVET DRIVE
TEMPE, ARIZONA 85284
602-206-0963
BHEYSE65652MSN.COM

ELECTRICAL ENGINEER - PHOTOMETRIC
GARDEL ENGINEERING LLC
441 S 48TH ST, SUITE 101
TEMPE, AZ 85281
DAVID GARCIA-ACOSTA, PE
480-361-3667
DAVID@GARDELENGINEERING.COM

ZONING: R-3
MULTI-FAMILY RESIDENTIAL

ASSESSORS PARCEL NUMBER:
1917: APN 132-64-009B
1919: APN 132-64-009A

LEGAL DESCRIPTION:
A PORTION OF NORTHWEST QUARTER OF
SECTION 24, TOWNSHIP 1 NORTH,
RANGE 4 EAST OF THE GILA AND
SALT RIVER BASE AND MERIDIAN
MARICOPA COUNTY, ARIZONA

PARCEL AREA:
LOT 1917: 11,733 SF PARCEL/2, 291 AC
LOT 1919: 12,224.09 SQ. FT.

SHEET INDEX

ARCHITECTURAL	
A01	GEN INFO/CODES
A100	SITE PLANS
A201	FLOOR PLANS
A202	UNIT B, FLOOR AREA
A301	ELEVATIONS/RENDERED
A302	BUILDING SECTIONS
A303	PERSPECTIVE SKETCHES

LANDSCAPE ARCHITECT
L-1 LANDSCAPE PLAN
L-1 UTILITY PLAN

CIVIL
C1 COVER SHEET AND NOTES
C2 PRELIM GRADING AND DRAINAGE PLAN

SURVEYOR
ROS 1 - SURVEY
SHT 1 OF 2 CONDOMINIUM PLAT
SHT 2 OF 2 CONDOMINIUM PLAT

ELECTRICAL
E-1 SITE LIGHTING PHOTOMETRIC



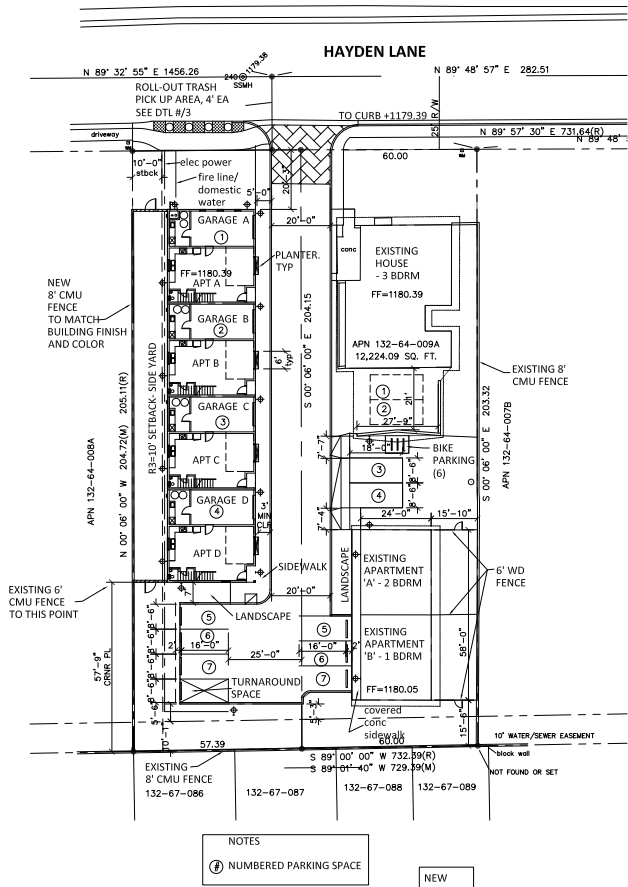
MARC Architecture
Mark Lymer, architect
324 1/2 S Wilson St., Tempe, AZ 85281
E: mark@marc-architecture.com
www.marc-architecture.com

HAYDEN LANE LOFTS
1917 EAST HAYDEN LANE
TEMPE, ARIZONA 85281

PROJECT NAME: HAYDEN LANE APTS					
FIRST PROJECT SUBMITTAL: 4/17/2017					

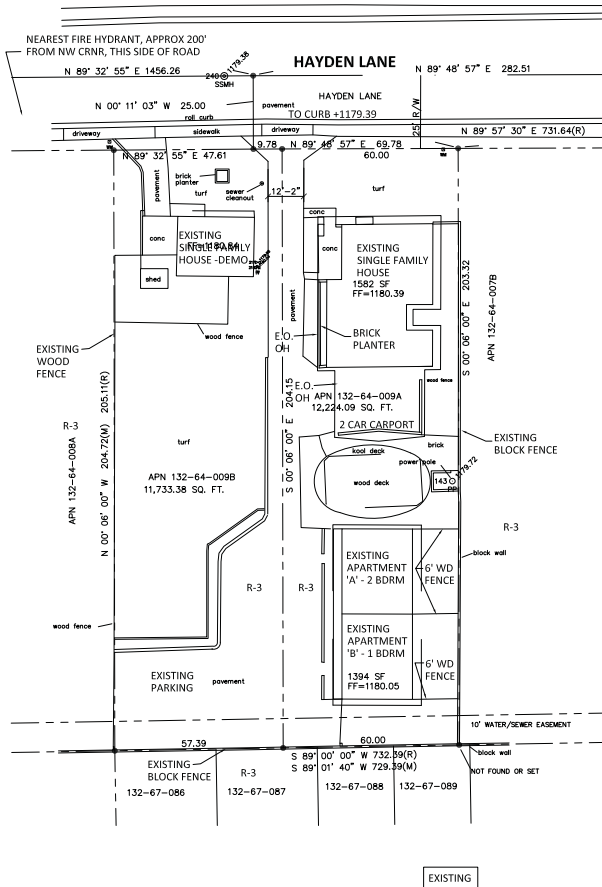
DR SUBMITTAL
GEN INFO

A01



NOTES
 ① NUMBERED PARKING SPACE

NEW



EXISTING

1917 E HAYDEN LN/WEST PARCEL: APN 132-64-09B
 1919 E HAYDEN LN/EAST PARCEL: APN 132-64-09A

C.O. TEMPE DEVELOPMENT CODE
 TABLE 4-202B, MULTI-FAMILY
 ZONING: MULTI-FAMILY, R-3
 DENSITY: 20 UNITS/AC
 BLDG HT: 30' MAX
 MAX LOT COVERAGE: 50%
 MIN LANDSCAPE AREA: 25%

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 FRONT: BUILDING- 20'/OPEN STRUCTURE- 15'/PARKING- 20'
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 REAR: BUILDING- 10'/OPEN STRUCTURE- 0'/COMMON WALLS
 REAR: BLDG/PORCH- 15'/COMMON WALLS- 0'
 STREET SIDE- 10'/PARKING- 20'

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 REQUIRED:
 3 BEDROOM: 2.5 + 0.2 GUEST = 2.7 SPACES
 2 BEDROOM: 2.0 + 0.2 GUEST = 2.2 SPACES
 1 BEDROOM: 1.5 + 0.2 GUEST = 1.7 SPACES

TOTAL: 2.7 + 2.2 + 1.7 = 6.6 (R) 7 SPACES
 PROVIDED:
 7 SPACES TOTAL (2 COVERED)

TOTAL REQUIRED: 14
 TOTAL PROVIDED: 14

REQUIRED LANDSCAPE AREA: 25%
 WEST PARCEL: 11,733 SF PARCEL / .25 = 2933 SF REQUIRED
 PROVIDED: 932 SF + 2655 SF = 3287 SF

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 PROVIDED: 1287 SF + 3585 SF = 4872 SF

FIRE ACCESS: DRIVEWAY SHALL MEET FIRE DEPT ENG STD,
 20' MIN WIDE, 13'-6" CLR VERT

BICYCLE PARKING: TABLE 4-603E
 REQUIRED = 0.5 SPACES/UNIT
 WEST PARCEL:
 PROVIDED: GARAGES PROVIDED
 EAST PARCEL: 3 UNITS
 PARKING IN FENCED/GATED BACKYARDS
 ADDITIONAL PARKING FOR VISITORS: 6



MARC Architecture
 Mark Lynde, Architect #183886
 4448 E. Bellevue St., Phoenix, AZ 85008
 E: mark@marcarchitecture.com
 www.marcarchitecture.com

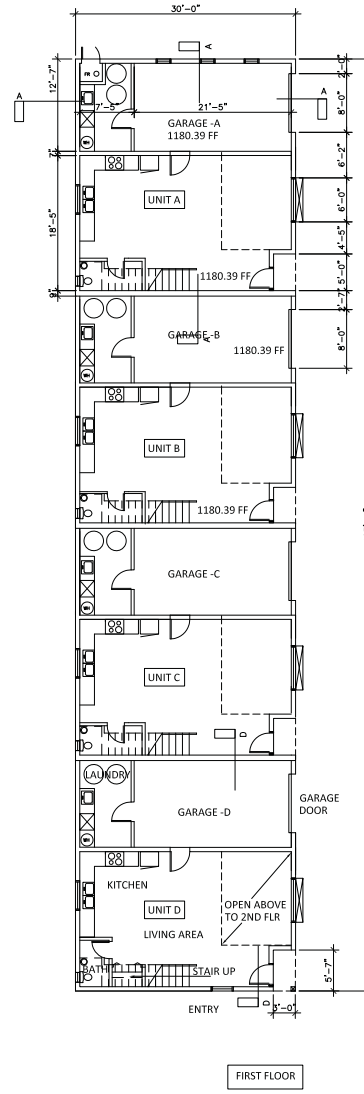
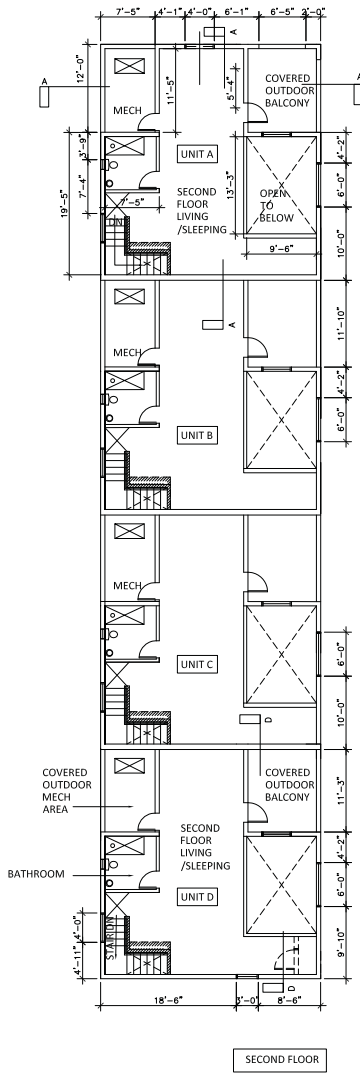
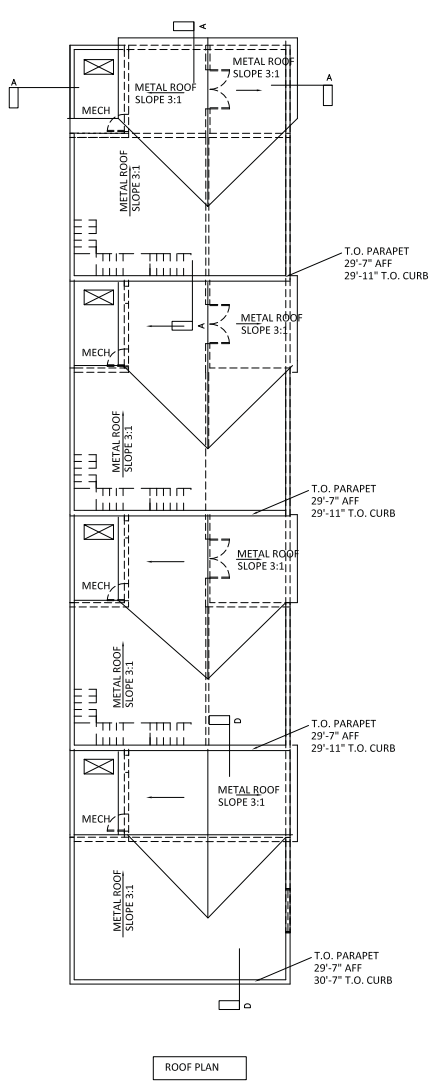
HAYDEN LANE LOFTS
 1917 E HAYDEN LANE
 TEMPE, ARIZONA 85281

PROJECT NAME: HAYDEN LANE APTS
 FIRST PROJECT SUBMITTAL: 4/13/2017

DR SUBMITTAL
 SITE PLANS


A100





 NORTH
BUILDING PLANS
SCALE: 1/8" = 1'-0"

SEAL



EXPIRES 9-30-2019

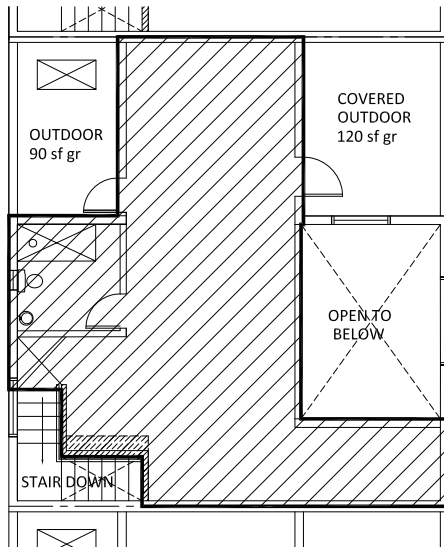
MARC Architecture
Mark Lymer, architect #38886
4448 E. Bellevue St., Phoenix, AZ 85008
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www.marc-architecture.com

HAYDEN LANE LOFTS
1917 EAST HAYDEN LANE
TEMPE, ARIZONA 85281

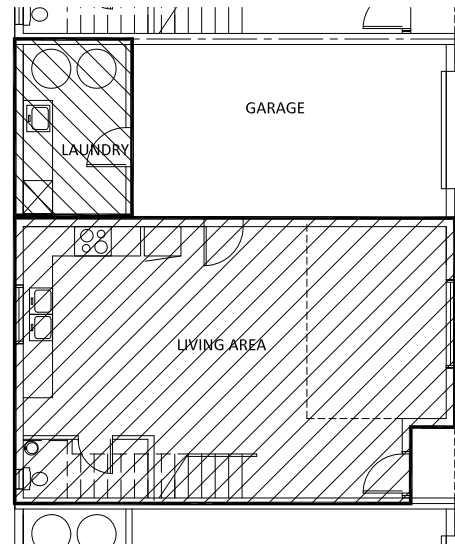
PROJECT NAME: HAYDEN LANE LOFTS	
FIRST PROJECT SUBMITTAL: 4/17/2017	

DR SUBMITTAL
BUILDING PLANS


A201




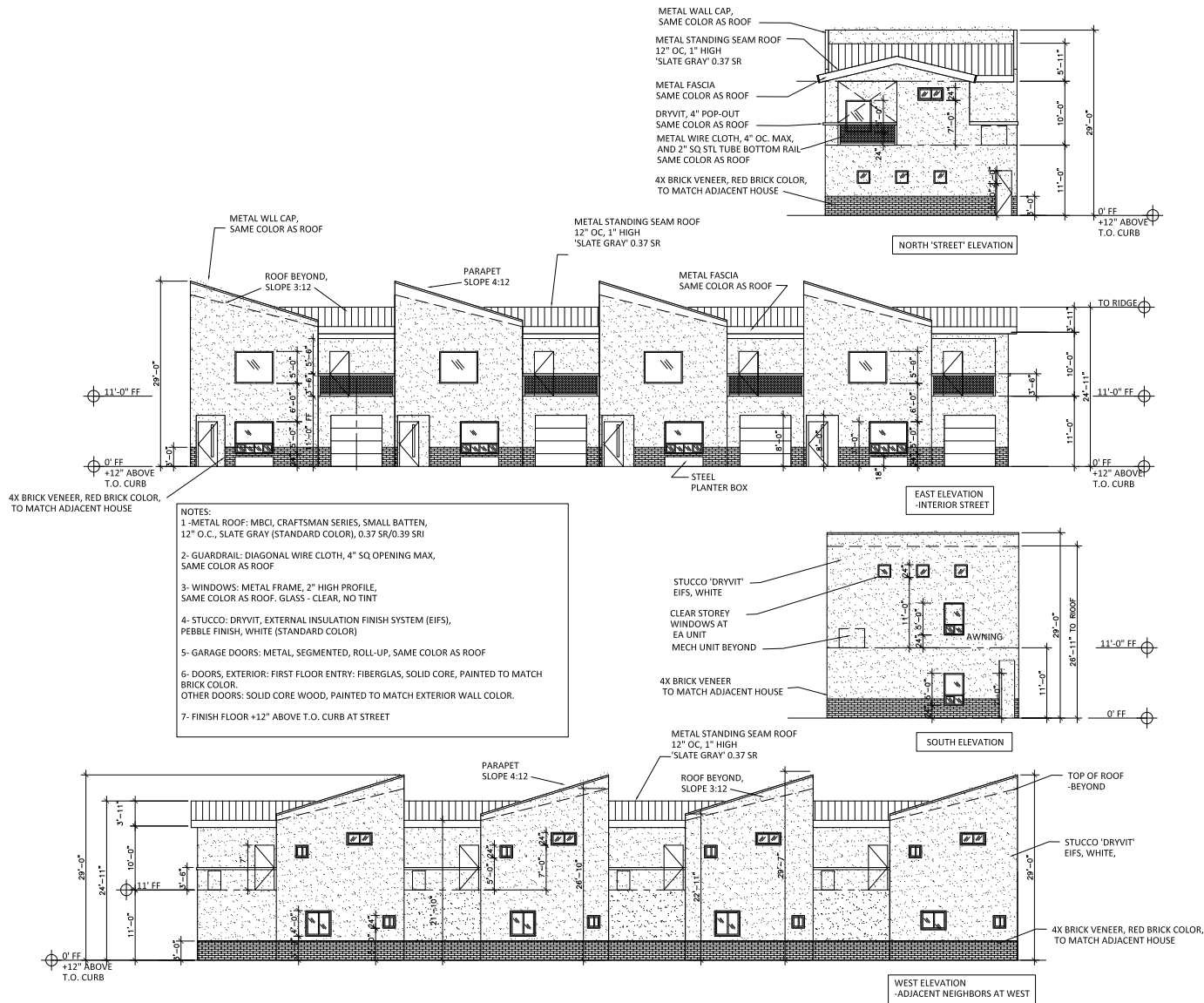
SECOND FLOOR
562 sf gr



FIRST FLOOR
568 sf gr - living area
96 sf gr - laundry

 NORTH
FLOOR PLANS, UNIT B - AREAS
SCALE: 1/4" = 1'-0"

	
MARC Architecture <small>Mark Lymer, architect #38886 4448 E. Bellevue St., Phoenix, AZ 85008 E: mark@marc-architecture.com www.marc-architecture.com</small>	
HAYDEN LANE LOFTS 1917 EAST HAYDEN LANE TEMPE, ARIZONA 85281	
PROJECT NAME: HAYDEN LANE LOFTS FIRST PROJECT SUBMITTAL: 4/17/2017	
DR SUBMITTAL BUILDING PLANS UNIT B, AREAS	
A202	



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

MARC Architecture
Mark Lymer, Architect #38886
4448 E. Bellevue St., Phoenix, AZ 85008
E: mark@marc-architecture.com
www.marc-architecture.com

HAYDEN LANE APTS
1917 EAST HAYDEN LANE
TEMPE, ARIZONA 85281

<p>PROJECT NAME: HAYDEN LANE APTS</p> <p>FIRST PROJECT SUBMITTAL: 3/13/2017</p>	
<p>DR SUBMITTAL ELEVATIONS</p>	
<p>A301</p>	



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

SEAL

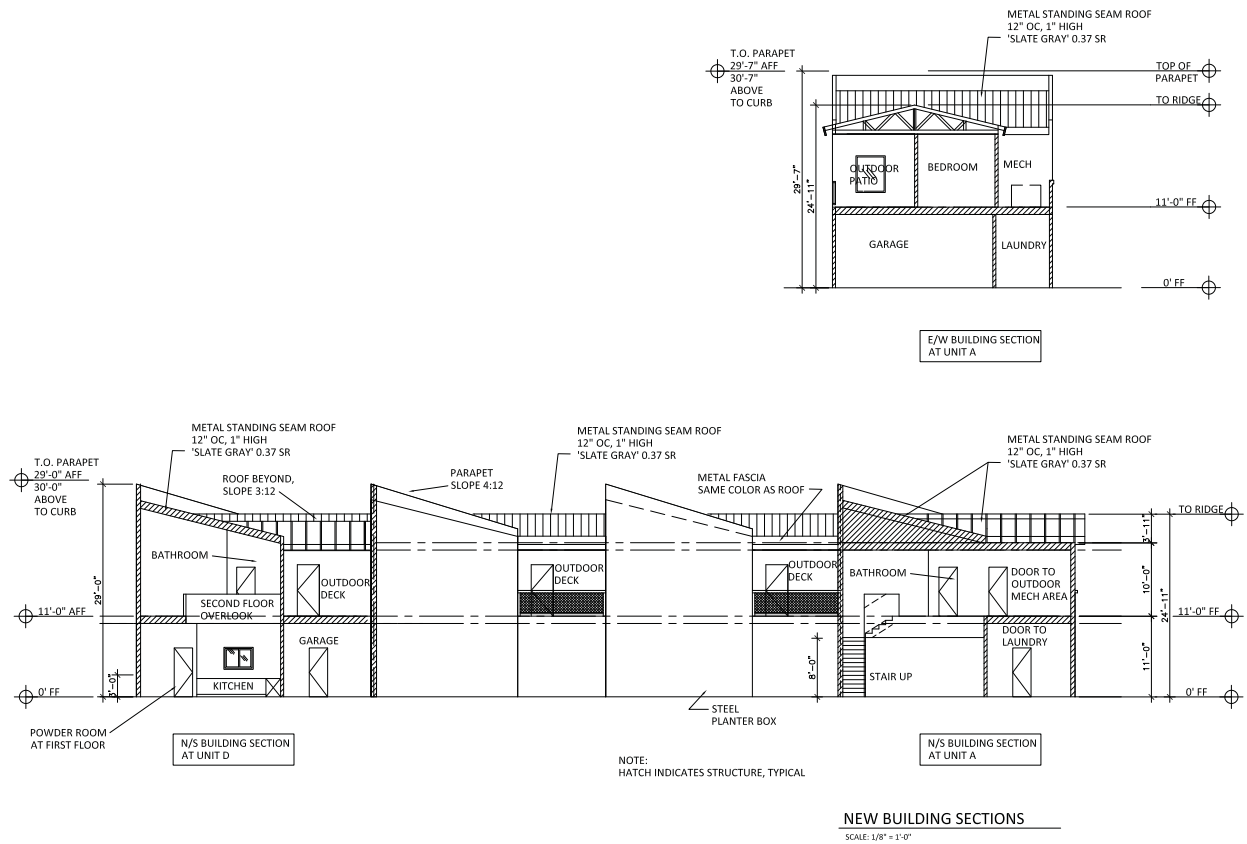
MARC Architecture
MARC ARCHITECTURE, PLLC
4401 E. BROADWAY, SUITE 1000
TEMPE, ARIZONA 85281
WWW.MARCARCHITECTURE.COM

HAYDEN LANE LOFTS
1917 EAST HAYDEN LANE
TEMPE, ARIZONA 85281

PROJECT NAME: HAYDEN LANE
FIRST PROJECT SUBMITAL: 3/12/2017

DR SUBMITTAL ELEVATIONS

A301



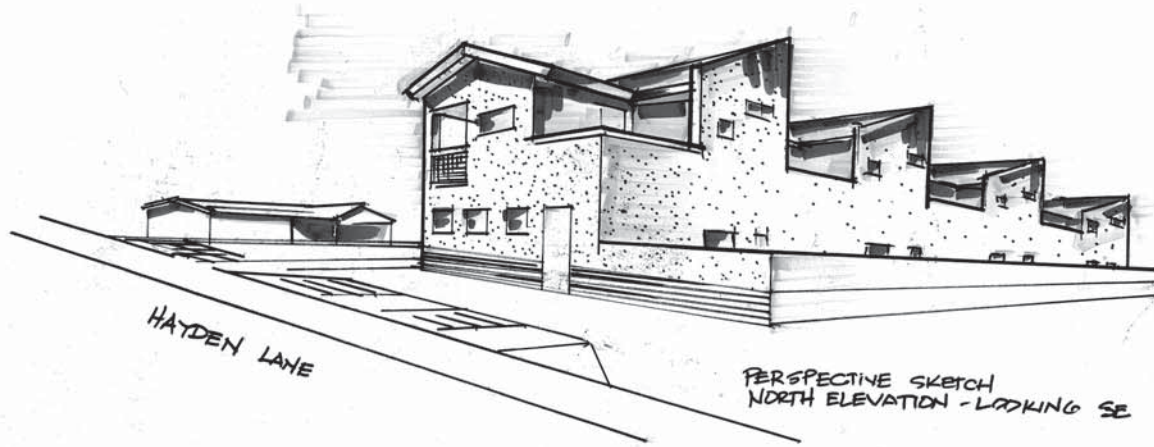
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 E: mark@marc-architecture.com
 www.marc-architecture.com

HAYDEN LANE APTS
 1917 EAST HAYDEN LANE
 TEMPE, ARIZONA 85281

PROJECT NAME: HAYDEN LANE APTS
 FIRST PROJECT SUBMITTAL: 3/13/2017

DR SUBMITTAL
 BUILDING SECTIONS

A302



PERSPECTIVE SKETCHES

SCALE

MARC L. SMITH
EXPIRES 9-30-2019

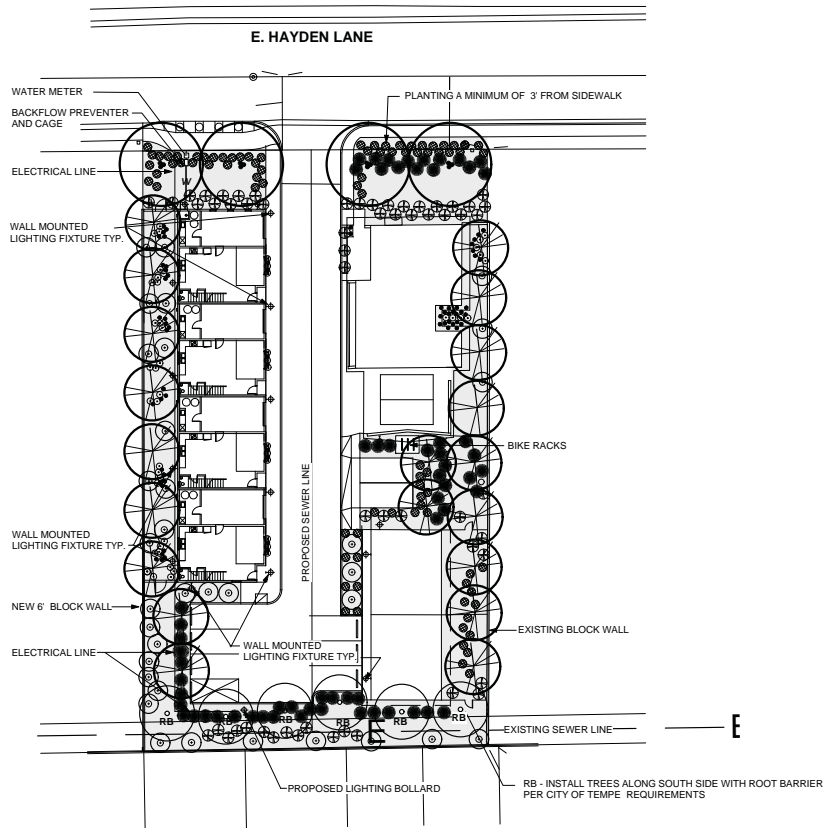
MARC Architecture
 MARC L. SMITH, ARCHITECT # 10000
 1000 N. CENTRAL AVENUE, SUITE 100
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 PH: 480-242-2462
 WWW.MARCARCHITECTURE.COM

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 1917 EAST HAYDEN LANE
 TEMPE, ARIZONA 85281

PROJECT NAME: HAYDEN LANE LOFTS	DATE: 4/17/2017
FIRST PROJECT SUBMITTAL: 4/17/2017	

DR SUBMITTAL SKETCHES

A303



SITE LANDSCAPE NOTES:

PLANT MATERIAL SHALL NOT BE INSTALLED OR ALLOWED TO GROW TO WITHIN 3' OF A FIRE HYDRANT OR FIRE DEP. CONNECTION (FDC). MAINTAIN A MINIMUM VERTICAL CLEARANCE OF 15' WHERE TREES OVERHANG THE CURB LINE.

NO OBJECTS WITH IN THE TEMPE SIGHT TRIANGLES SHALL EXCEED 24". TREES SHALL HAVE A 7' MINIMUM CLEAR CANOPY.

INSTALL ALL SIDEWALKS PER ADA REQUIREMENTS.

MAINTENANCE NOTE:

ALL LANDSCAPE AREAS AND MATERIALS SHALL BE MAINTAINED IN A HEALTHY, NEAT, CLEAN, WEED FREE CONDITION. THIS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

AREA CALCULATIONS

23957.47 SQ FT SITE AREA

23957.47 X .25 = 5989.61 SQ FT TOTAL REQUIRED LANDSCAPE

7040 SQ FT "ON SITE" LANDSCAPING = 29.385 % EXCEEDS 25% REQUIREMENT

270 SQ FT "OFF SITE" LANDSCAPING IN RIGHT OF WAY

7310 SQ FT "TOTAL" LANDSCAPING

6744 SQ FT TOTAL BUILDING AREA

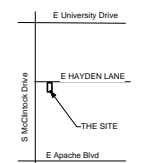
* ON SITE * LANDSCAPE AREA EXCEEDS TOTAL REQUIRED LANDSCAPE AREA

SITE ADDRESS:

1917 E HAYDEN LANE/WEST PARCEL: APN 132-64-09B
 1919 E HAYDEN LANE/EAST PARCEL: APN 132-64-09A

TREE LIST							
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	GALPER	SPREAD @ MATURITY	QTY	REMARKS
●	PARKINSONIA	PALM VERDE	24" BOX 6" MIN SPREAD 10' MIN. HEIGHT	1 1/2"	30'0"	4	MULTI TRUNK OR APPROVED CULTIVAR
	ACACIA falcata	DESERT MUSEUM	24" BOX 4" MIN SPREAD 10' MIN. HEIGHT	1 1/2"	20'0"	20	
○	ACACIA aneura	MULGA TREE	24" BOX 3" MIN SPREAD 7' MIN HEIGHT	1"	20'0"	6	

SHRUB LIST							
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	HT	QTY	REMARKS	
⊙	TECOMA	ORANGE					
⊙	alaia	JUBILEE	1 GAL	18"	35		
⊙	MULHBERGIA	REGAL MIST	1 GAL	8"	64		
●	SETCREASEA	PURPLE HEART PLANT	1 GAL	4"	66		
●	PELICALANTHIS	LADY SLIPPER PLANT	1 GAL	10"	53		
⊙	DALEA	TRAILING INDIGO BUSH	1 GAL	6"	85		
⊕	AGAVE ulmifoliana	OCTOPUS AGAVE	1 GAL	10"	57		
	DECOMPOSED GRANITE	MADISON GOLD	12" MINUS	7310	s.f.	all landscape areas 2" MIN DEPTH	



SITE VICINITY MAP



HAYDEN LANE LOFTS
 1917 E HAYDEN LANE TEMPE, AZ 85281

Site Landscape Plan



REVISES 06/30/2019

DESIGNED	DRAWN
JS	JS
DATE	CHECKED
4/14/17	JS

SHEET

L-1

Project:

HAYDEN LANE LOFTS, 1917 E HAYDEN LANE, TEMPE, AZ 85281

MATERIALS

EXTERIOR FINISH:

DRIVIT, EXTERIOR INSULATION FINISH SYSTEM, SANDPEBBLE FINE
COLOR: #103, NATURAL WHITE, 55% LRV

WALL BASE AT EXTERIOR: FIRST 3' ALL AROUND

4X8 BRICK VENEER TO MATCH ADJACENT SINGLE FAMILY HOME

ROOF:

MBCI, CRAFTSMAN SERIES, 12" OC., LOW BATTEN, 1" HIGH
COLOR: STANDARD SERIES – SLATE GRAY, LOW SHEEN

WINDOWS:

DOUBLE PANE, NO TINT

WINDOW FRAMES: VINYL, COLOR TO MATCH ROOF

GUARDRAIL: FRAMES: METAL, COLOR TO MATCH ROOF

MCNICHOLS MTLs, 12 GA, 1" WOVEN WIRE MESH, STEEL FINISH

DOORS:

GARAGE: 8' HIGH, METAL, COLOR TO MATCH ROOF

EXTERIOR DOOR: JELD-WYN, FIBERGLASS, SINGLE LITE

COLOR: SHERWIN WILLIAMS, SW 6335, FIRED BRICK

FIRE RISER ROOM: JELD-WYN, FIBERGLASS, COLOR TO MATCH DRYVIT







SW CORNER OF SITE LOOKING NE

HAYDEN LANE APARTMENTS
1917 EAST HAYDEN LANE
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480-242-3467 mark@marc-architecture.com www.marc-architecture.com



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S CENTER OF SITE, LOOKING W

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SW CORNER OF SITE, LOOKING E

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