

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

Meeting Date: 06/27/2017
Agenda Item: 4

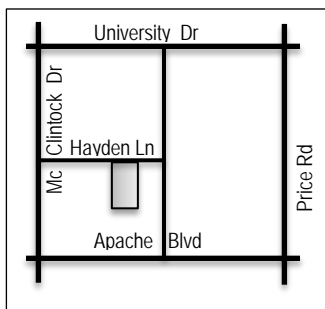
ACTION: Request for a Development Plan Review consisting of four new condominiums for HAYDEN LANE LOFTS, located at 1917 E Hayden Lane. The applicant is Marc Architecture.

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. On May 9, 2017 the Development Review Commission heard the request and continued the project to allow the applicant time to address design concerns raised during the discussion. The applicant met with staff to review feedback and returned to the DRC study session on June 13, 2017 with proposed changes to the design. 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 Villavincencio
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.

DEVELOPMENT REVIEW COMMISSION

On May 9, 2017, the Development Review Commission heard the requested Development Plan Review and expressed concerns about the site plan and building design. Three Commissioners expressed that they did not like the design. Other concerns raised include:

- Need more detail on drawings and better renderings.
- Plans were not consistent between sections, elevations and floorplans.
- Question about the garage on street front with small windows
- Question about the rendering showing the wall along the west side of the street front – 8' wall along west side
- Concern about woven wire balcony rusting and discoloring the stucco building wall, would like a condition regarding the material being protected from oxidization.
- Question about cross access easement and intent to develop both lots in phases. What would be improved with this request?
- West side yard is too narrow and unusable, an 8' tall west wall and a 10' open area with no doors entering into this area.
- Concern that the west yard will be unsafe and may have loitering, and that there is no access from residences to this space for their use.
- Concern with configuration of the loft bedroom, no furniture layout or dimensions provided to show circulation or relationship to windows and doors.
- Concern there is not enough window light; the interior units will be very dark and the loft space will not be useable, add more windows and larger windows.
- Question about egress for bedroom; staff confirmed that building safety staff reviewed the project, and there are doors onto the balconies which meet the egress requirements.
- Elevations have no street front appeal.
- Overall design did not meet aesthetic expectations.

Additional comments were provided to staff to forward to the applicant. These comments included:

- West side yard needs access from units (door from kitchen to outdoor area).
- Need to be able to use area on west side.
- Provide amenities to residents.
- Powder coat steel balconies to prevent rusting
- Color scheme needs more variation, not just white.
- Flip unit orientation for north facing clerestory and south sloping roof for better sun protection, solar panel opportunity, and quality of light.
- Make clerestory windows larger.
- Concern about darkness in bedrooms, add windows.
- Concern with location of refuse/recycle containers.

On May 24th, the applicant met with staff to review proposed changes; on June 13th at the Development Review Commission study session, the applicant presented a revised plan for Commission input. The following changes were presented in response to the Commission concerns:

- Drawing details - More detail on drawings is provided, including dimensions and furniture.
- Garage location and windows - remained the same; the interior orientation of the units was not modified. The street front on Hayden Lane has many houses showing the unit end, not a front door, including the house east of this new development. A projection from the second floor balcony has been added to engage the street front.
- Renderings - have been revised to show what is behind the 8' wall on the west side, and the renderings include more detail.
- Woven wire balcony material - will be painted for protection from oxidization.

- Scope of project - The intent of this project is to keep the 3 units on the east lot and develop 4 units on the west lot; the parking and landscape will be upgraded on the east lot, and the existing units will be painted to match the new color scheme.
- West side yard use - the west side 8' tall cmu wall is a requirement of code, the lot is very narrow, the code requires a minimum of 10' for the building setback and the narrowness of the lot does not accommodate shifting the building. The requirement for fire access limits what can be put in this west side yard, which limits the utility of the space. The units have been redesigned to include a small patio with a door from the kitchen for outdoor grilling and will be landscaped. Windows and second floor balconies look into this area.
- West side security - The west side yard is gated at both ends to prevent public access and increase security for the residents.
- Function of bedroom loft - A furniture layout plan is provided with dimensions to demonstrate how furniture functions within the space.
- Windows – Both west and east side balconies have double sliding glass door, there are two large windows above the loft area on the east side, and end units have small windows above the main bedroom area.
- Roof orientation – the orientation was reversed to provide south sloping roof for better sun protection and solar panel opportunity.
- Roof expansion – the roofline has been expanded to the west to help shade the hvac unit and west facing balcony for energy conservation and to increase utility of balcony overlooking west side.
- Clerestory windows were removed due to plan discrepancies and the allowable space in the roof angle and alignment.
- Refuse Containers – are located in the garage to show sufficient access and egress from vehicles.
- Garage Doors – windows have been added to the garages to provide natural light and vents have been added to the garage doors to help air circulation in the garage.

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 daysThe 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 - Drivit, 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 dryvit 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. |
| May 9, 2017 | The Development Review Commission heard a request for a Development Plan Review consisting of four new condominiums for HAYDEN LANE LOFTS, located at 1917 E Hayden Lane. The case was continued to allow the applicant to work with staff on changes to address design concerns. |
| June 13, 2017 | The applicant met with the DRC during study session to introduce proposed changes and receive feedback on the project. |
| June 27, 2017 | The Development Review Commission is scheduled for the continued hearing of this request. |

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review



DEVELOPMENT PROJECT FILE
for
HAYDEN LANE LOFTS
(PL170081)

ATTACHMENTS:

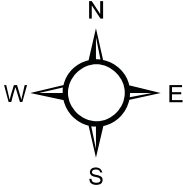
1. Location Map
2. Aerial
- 3-4. Letter of Explanation
- 5-6. Cover Page & Site Plan
- 7-8. Landscape Plan & Enlarged Plan
9. Roof Plan & Floor Plans
- 10-11. Furnished Floor Plans
12. Building Sections
- 13-14. Building Elevations (Blackline & Colored)
- 15-18. Perspective Sketches
- 19-22. Site Context Photos

Hayden Lane Lofts

PL 170081

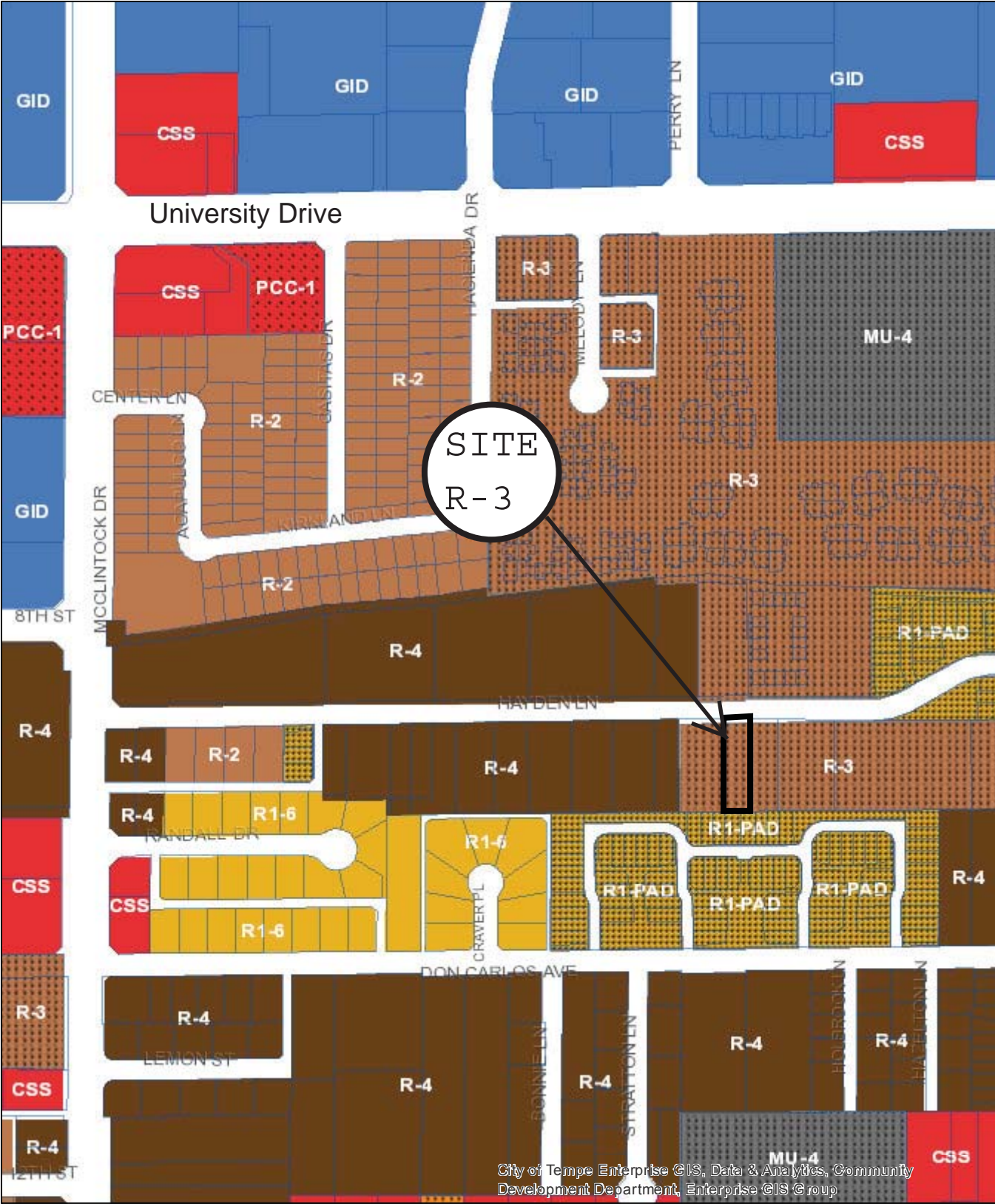


Aerial Map



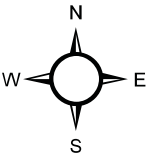
Hayden Lane Lofts

PL 170081



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

- | | |
|--|---|
| General Industrial District (GID) | Single-Family Residential Planned Area Dev (R1-PAD) |
| Mixed Use High (MU-4) | Multi-Family Residential (R-2) |
| Commercial Shopping and Services (CSS) | Multi-Family Residential Limited (R-3) |
| Planned Commercial Center Neighborhood (PCC-1) | Multi-Family Residential General (R-4) |
| Single-Family Residential (R1-6) | Trailer Park (TP) |



June 14, 2017

Project:

HAYDEN LANE LOFTS

1917 E HAYDEN LANE

TEMPE, AZ 85281

Client:

Hugo Villavicencio

415-724-0424

hugovilla@mail.com

SITE PLAN DEVELOPMENT REVIEW

PROJECT DESCRIPTION

The client purchased the parcels last year. The intention is to develop the west parcel first. On the west parcel, there is an existing small small concrete block house, approx 750 sf. It will be demolished. On the east parcel are an existing red brick 1960's house, approximately 1400 sf and at the south end of the parcel a two unit concrete block apartment building. Both buildings will remain at this time to provided income for the owner. There are no salvageable plants.

The Apartment building at east parcel is a two bedroom at north end and 1 bedroom at south end. The house near Hayden Lane has 3 bedrooms and a carport. The north and south walls of the east parcel apartment building do not have windows. Parking for the apartments has been in front of the apartment and using the west parcel for guests.

There is an existing driveway at the center north/south property line. It has not been dedicated. The un-used pool area between the two buildings on the east parcel will be demolished and parking and landscape installed at this area.

The new construction will be single bedroom, two story shared wall loft apartment/condos. There proposed 4 units, each will have a separate single car enclosed garage. Construction will be wood frame, the exterior wall finish Dryvit (eifs) and the roof is metal small batten.

The roof shapes are a gable with the ridge running north-south at 3:12 slope and shed with the 3:12 slope to the south. The gable covers the garage area and the east/west outdoor second floor patios. The shed over the living area, provides the interior more vertical space 'vault' and is also a good mounting surface for south facing solar panels in the future.

The new driveway from Hayden Lane at the current location of the un-recorded driveway, will be shared, and an easement provided. Existing parking at the east parcel to remain.

The owner will be re-submitting the project to the Tempe Design Review Commission. The project was continued from the first submittal. The comments from the first submittal have been thoroughly reviewed by the design team and city staff.

The responses include:

- 'flipping' the shed roof to provide better opportunity for solar panels
- revising the gable roof to cover both east and west facing second floor patios
- more natural light into the living area
- a door has been added at the kitchen to access the west landscape area
- hardscape areas added such as concrete, at the west landscape area, associated with each unit for tenant use, such as bbq
- the steel wire mesh at the patio guardrails by McNichols will be 2" sq, 12 ga, painted to match the roof color
- a condo plat has been prepared

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.O. TEMPE DEVELOPMENT CODE

TABLE 4-202B, MULTI-FAMILY

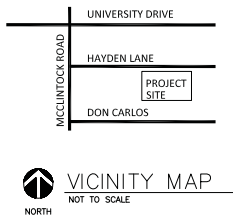
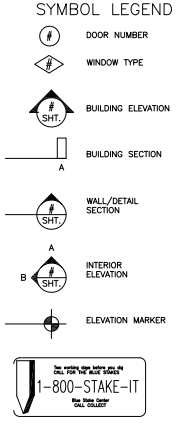
ZONING: MULTI-FAMILY, R-3

DENSITY: 20 UNITS/AC

BLDG HT: 30' MAX

MAX LOT COVERAGE: 50%

MIN LANDSCAPE AREA: 25%



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= Aft 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)

SITE PLAN DATA

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

OWNER:
HUGOVILLAVICENCIO
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

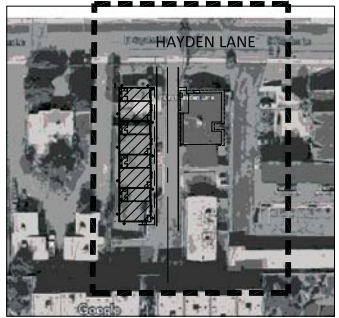
ELECTRICAL ENGINEER - PHOTOMETRIC
GARDEL ENGINEERING LLC
441 S 48TH ST, SUITE 101
TEMPE, AZ 85281
DAVID.GARCIA@ACOSTA, PE
480-361-3667
DAVID@GARDELENGINEERING.COM

ZONING: R-3
MULTI-FAMILY RESIDENTIAL

ASSESSORS PARCEL NUMBER:
1917: APN 132-64-0098
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.



SITE AERIAL
= WITH NEW SITE OVERLAYED
NOT TO SCALE



SITE AERIAL - EXISTING
NOT TO SCALE

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: 3394 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

SHEET INDEX

ARCHITECTURAL
A01 GEN INFO/CODES
A100 SITE PLANS
A201 FLOOR PLANS
A202 UNIT B, FLOOR AREA
A203 UNITS C/D, FURNITURE PLANS
A301 ELEVATIONS/RENDED
A302 BUILDING SECTIONS
ATTACHED: 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
RS 1 - SURVEY
SHT 1 OF 2 CONDOMINIUM PLAT
SHT 2 OF 2 CONDOMINIUM PLAT

ELECTRICAL
E-1 SITE LIGHTING PHOTOMETRIC

SEAL

EXPIRES 9-30-2019

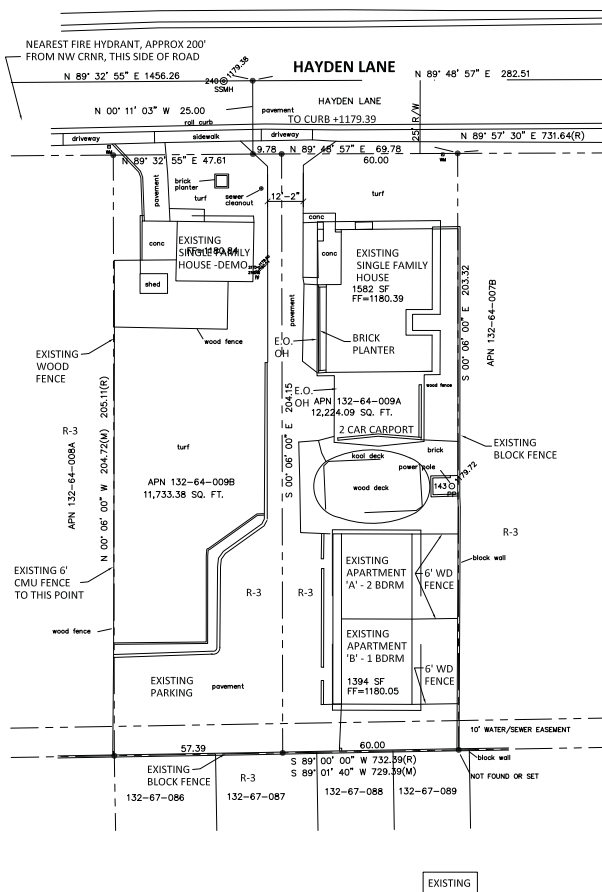
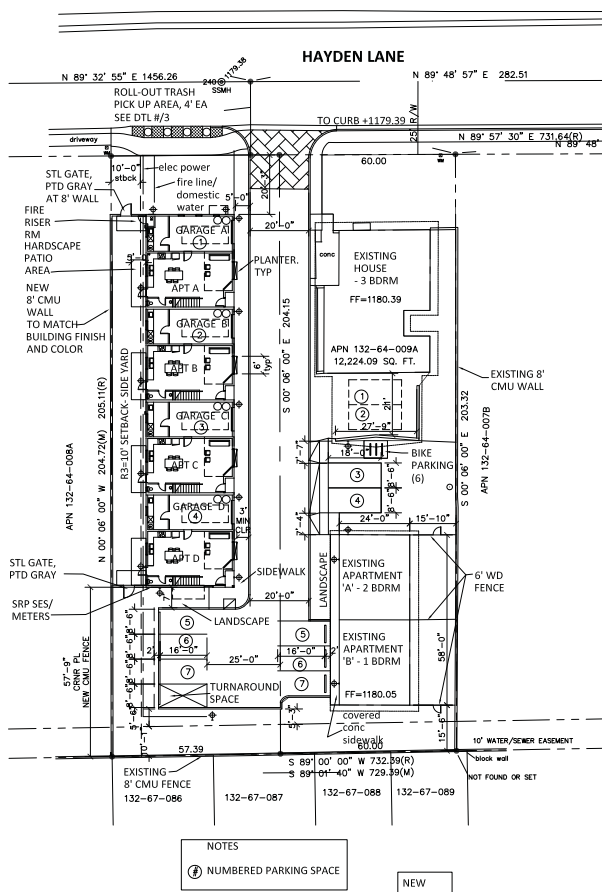
MARC Architecture
Mark Lymer, architect
324 1/2 S Wilson St, Tempe, AZ 85281
E: mark@marc-architecture.com
www.marc-architecture.com

HAYDEN LANE LOFTS
1917 EAST HAYDEN LANE
TEMPE, ARIZONA 85281

PROJECT NAME: HAYDEN LANE APTS
FIRST PROJECT SUBMITTAL: 4/17/2017
DRC RESUBMITTAL: 6/08/2017

DRC SUBMITTAL
GEN INFO

A01



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%

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 (8) 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

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

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
 Marc Lynde, architect #48886
 4468 E Bayshore St., Phoenix, AZ 85008
 E: mark@marcarchitecture.com
 www.marcarchitecture.com

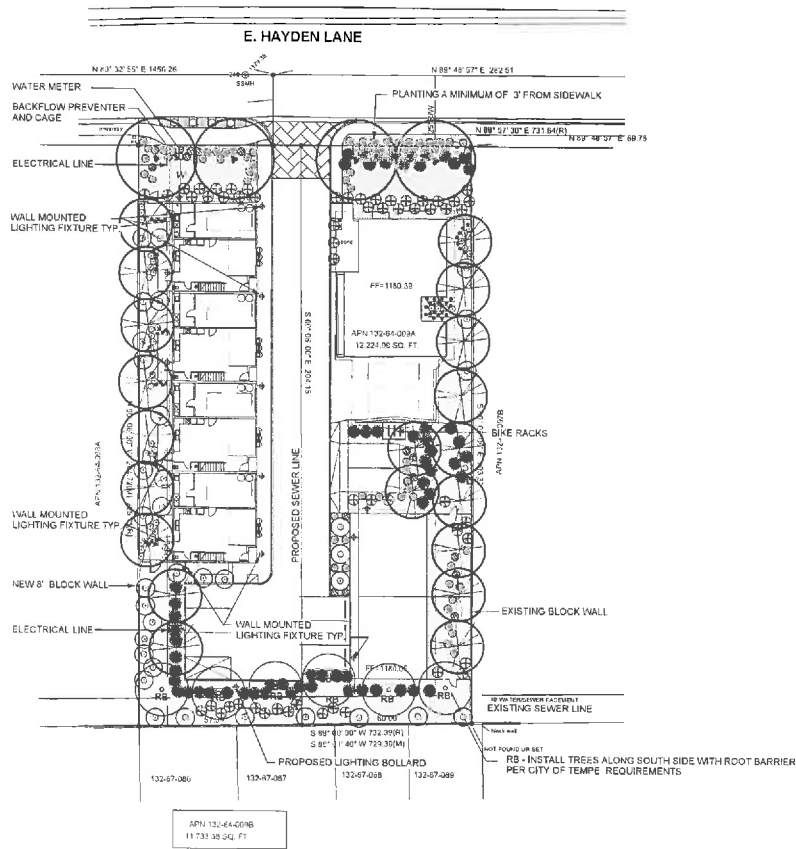
HAYDEN LANE LOFTS
 1917 E HAYDEN LANE
 TEMPE, ARIZONA 85281

PROJECT NAME: HAYDEN LANE APTS	
FIRST PROJECT SUBMITTAL: 4/13/2017	
DR COMMENTS	6/08/2017

DR SUBMITTAL
 SITE PLANS

A100





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 = 5989.37 SQ FT TOTAL REQUIRED LANDSCAPE

7040 SQ FT "ON SITE" LANDSCAPING = 29.365% EXCEEDS 25% REQUIREMENT

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

7310 SQ FT "TOTAL" LANDSCAPING

6744 SQ FT TOTAL BUILDING AREA

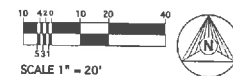
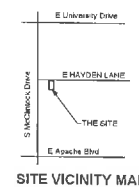
* "ON SITE" LANDSCAPE AREA EXCEEDS TOTAL REQUIRED LANDSCAPE AREA

SITE ADDRESS:

1917 E HAYDEN LANE WEST PARCEL: APN 132-44-09B
1919 E HAYDEN LANE EAST PARCEL: APN 132-44-09A

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	GALLERIES	SPREAD @ MATURETY	QTY	REMARKS
⊠	PARKING ONIA	PAID VERGE	24" BOX	1 1/2"	30'0"	4	MULTI TRUNK
⊠	DESERT MUSEUM	DESERT MUSEUM	4' MIN SPREAD	10' MIN HEIGHT			OR APPROVED CULTIVAR
⊠	ACACIA	MULGA TREE	24" BOX	1 1/2"	20'0"	20	
⊠	ACACIA	MULGA TREE	4' MIN SPREAD	10' MIN HEIGHT			
⊠	ACACIA	MULGA TREE	24" BOX	1"	20'0"	6	
⊠	ACACIA	MULGA TREE	3' MIN SPREAD	7' MIN HEIGHT			

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	HT	QTY	REMARKS
○	TEUCOMA	SKAMIE	1 GAL	16"	90	
○	MILNBERGIA	REGAL MIST	1 GAL	8"	64	
○	LEADLIPS	GRASS	1 GAL	4"	86	
○	SETCREASEA	PURPLE HEART	1 GAL	4"	86	
○	PEDALANTIS	LADY	1 GAL	16"	50	
○	ROSE	SUPPER PLANT	1 GAL	16"	50	
○	DALEA	TRAILING INDIGO	1 GAL	6"	85	
○	ROSE	SHISH	1 GAL	16"	50	
○	ALYSSUM	C-TROPUS	1 GAL	16"	50	
○	VERONICA	AGAVE	1 GAL	16"	50	
	DECOMPOSED GRANITE	MADISON GOLD	12" MINUS	7-10	1.1	M landscape mass 3' MIN DEPTH



SITE VICINITY MAP



HAYDEN LANE LOFTS

1917 E HAYDEN LANE TEMPE, AZ 85281

SITE LANDSCAPE

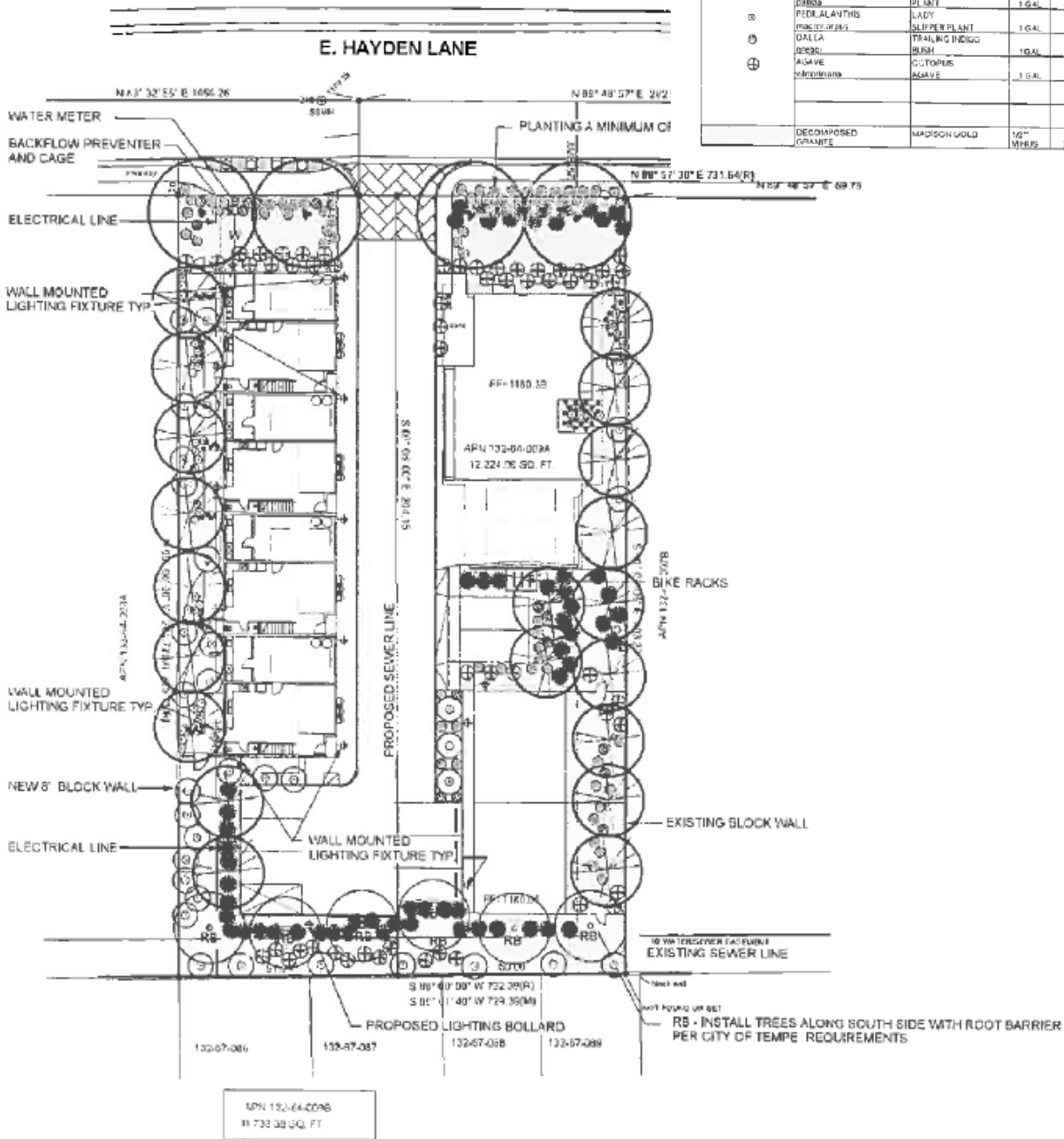


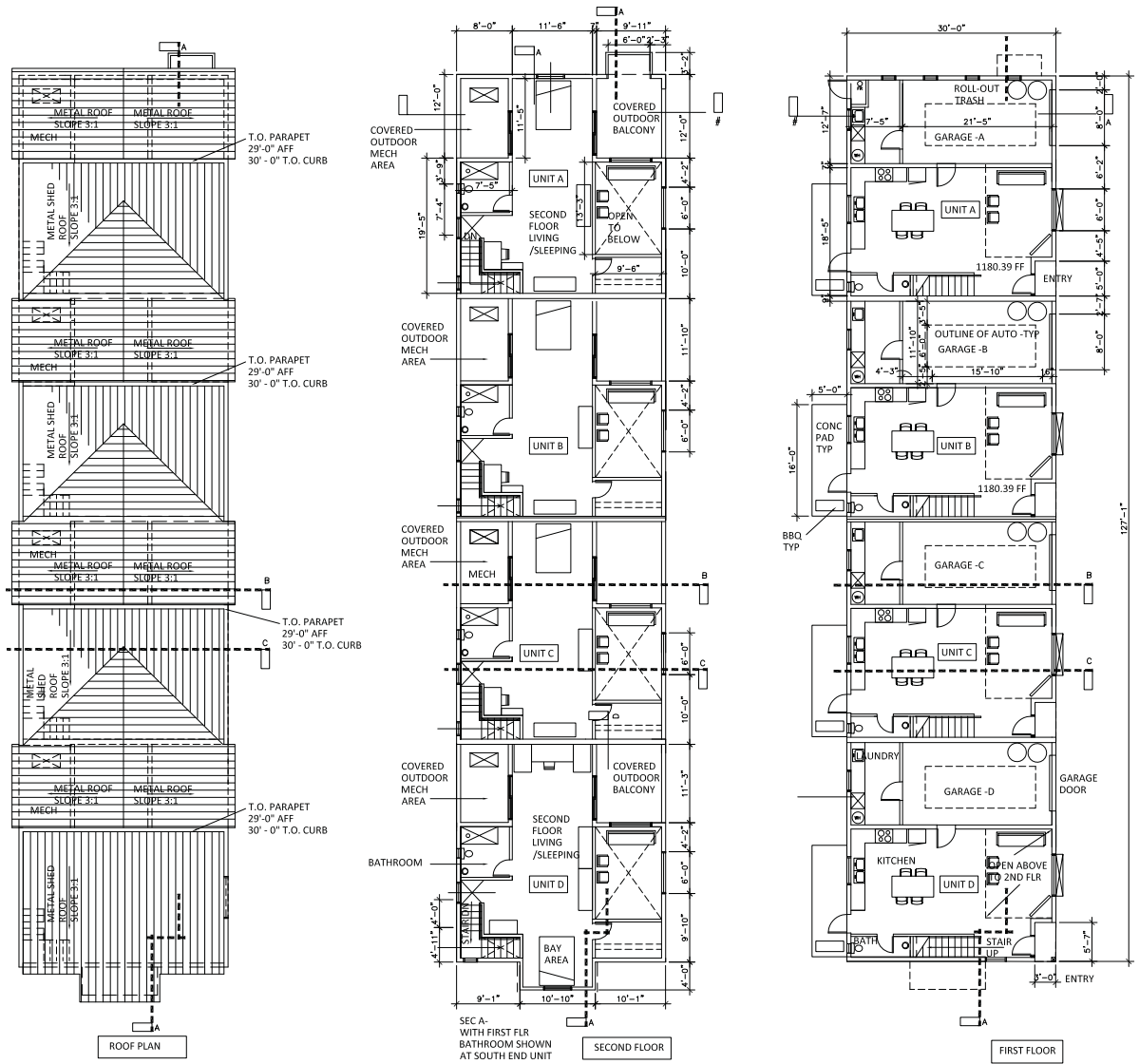
EXPIRES 06/30/2019
DESIGNED: UNRAM
DATE: 6/08/17
CHECKED: JS
SHEET

Enlarged Landscape Plan

TREE LIST							
SYM/QT	BOTANICAL NAME	COMMON NAME	SIZE	CALI DBH	SPREAD @ MATURITY	QTY	REMARKS
⊙	ACACIA ALBIDA	MELLOW ACACIA	24" BOX 4' MIN SPREAD 10' MIN HEIGHT	1 1/2"	20'Ø	20	
⊙	ACACIA SPURIA	MULGA TREE	24" BOX 3' MIN SPREAD 7' MIN HEIGHT	1"	20'Ø	6	

SHRUB LIST						
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	HT.	QTY	REMARKS
⊙	TEDOMA BILBA	STRANGE BUBBLE	1 GAL	18"	36	
●	MILYHEMBENGA	REGAL MINT	1 GAL	1'	64	
*	SECTYRABEA	PURPLE HEART PLANT	1 GAL	4"	66	
⊙	PEDALANTHIS	LADY SLIPPER PLANT	1 GAL	10"	50	
⊙	DALEA	TRAILING INDIGO	1 GAL	8"	105	
⊕	ALSAVE	COTONUS	1 GAL	10"	50	
⊕	ALSAVE	ALSAVE	1 GAL	10"	50	
⊕	DECOMPOSED GRANITE	MADISON GOLD	1/2" MIBUS	7.10	1.1	OR LANTANA 1/8"Ø 2" W/DEPTH





NOTES
SEE SHT A203 FURNITURE PLANS
FOR FURNITURE LAYOUT EXAMPLES
DIMENSIONED.
-TYPICAL AUTOMOBILE SIZES

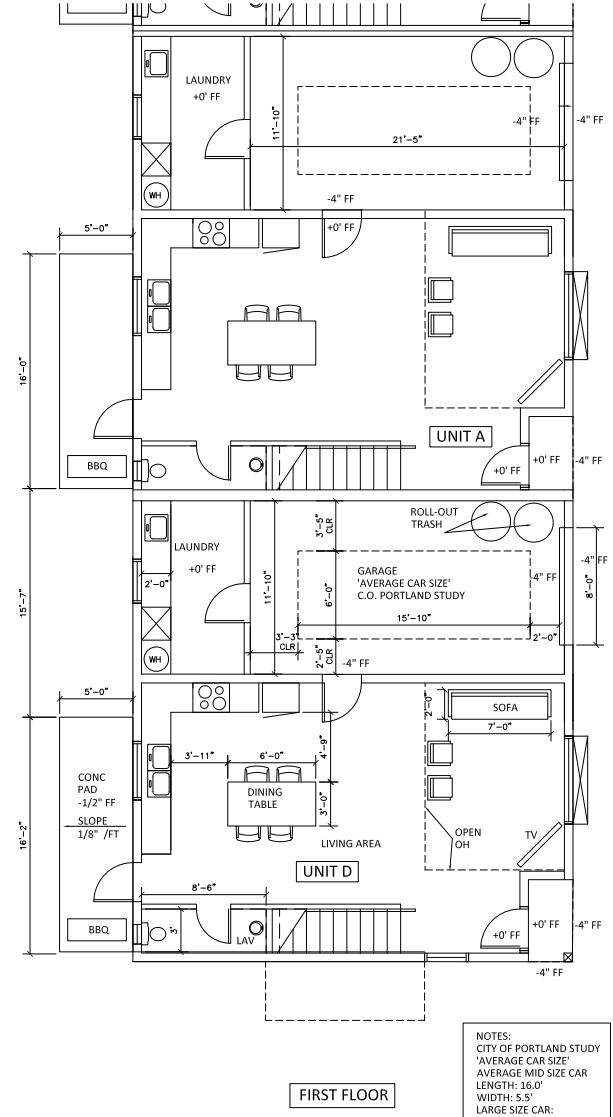
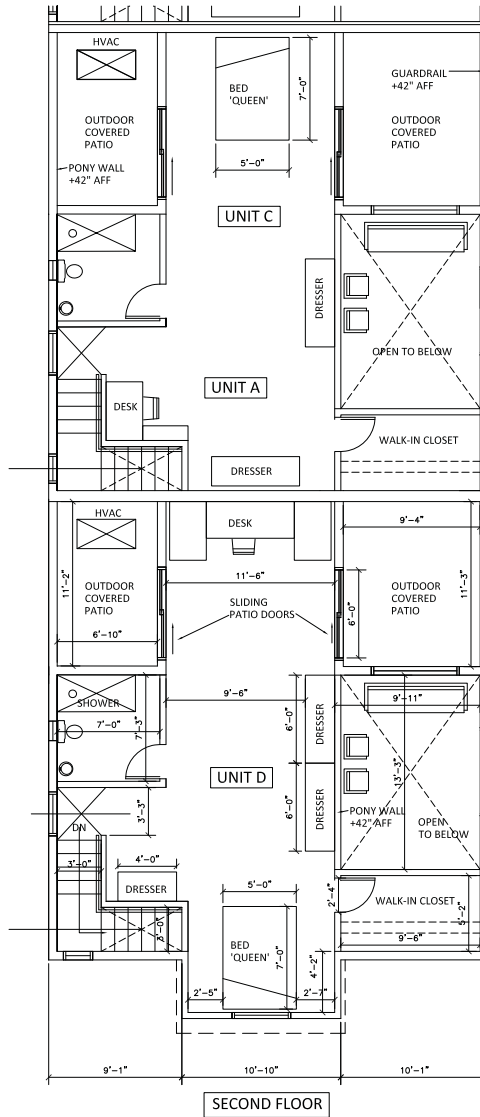
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HAYDEN LANE LOFTS
1917 EAST HAYDEN LANE
TEMPE, ARIZONA 85281

PROJECT NAME: HAYDEN LANE APTS	
FIRST PROJECT SUBMITTAL: 3/13/2017	
DR COMMENTS: 6/08/2017	

DRC SUBMITTAL
BUILDING PLANS

A201



NOTES:
 CITY OF PORTLAND STUDY
 'AVERAGE CAR SIZE'
 'AVERAGE MID SIZE CAR'
 LENGTH: 16.0'
 WIDTH: 5.5'
 LARGE SIZE CAR:
 LENGTH: OVER 16'
 WIDTH: OVER 6'

FLOOR PLANS, UNITS C/D
EXAMPLES OF FURNITURE PLANS
 NORTH
 SCALE: 1/4" = 1'-0"

SEAL

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EXPIRES 9-30-2019

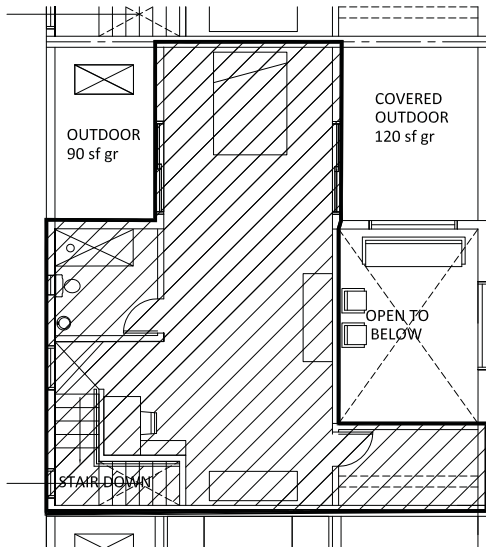
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HAYDEN LANE LOFTS
 1917 EAST HAYDEN LANE
 TEMPE, ARIZONA 85281

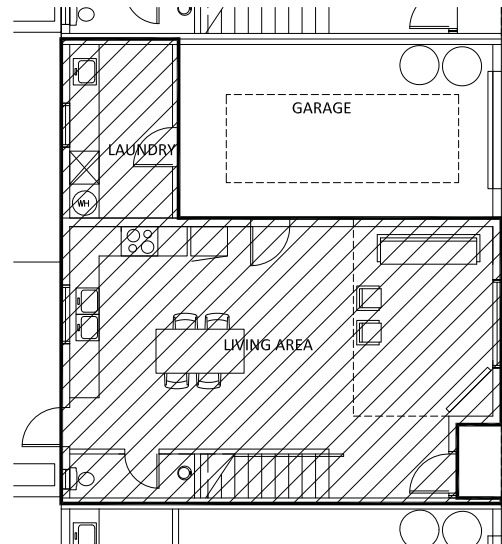
PROJECT NAME: HAYDEN LANE APTS
 FIRST PROJECT SUBMITTAL: 6/09/2017

DR SUBMITTAL FLOOR PLANS UNITS C/D - FURNITURE

A203



SECOND FLOOR - INTERIOR UNIT
LIVING AREA: 612 SF



FIRST FLOOR - INTERIOR UNIT
FOOTPRINT: 950 SF GR
LIVING AREA: 568 SF
LAUNDRY: 96 SF



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

SEAL

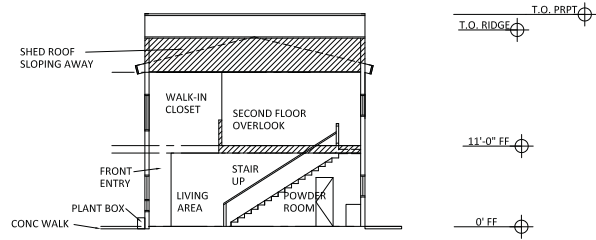
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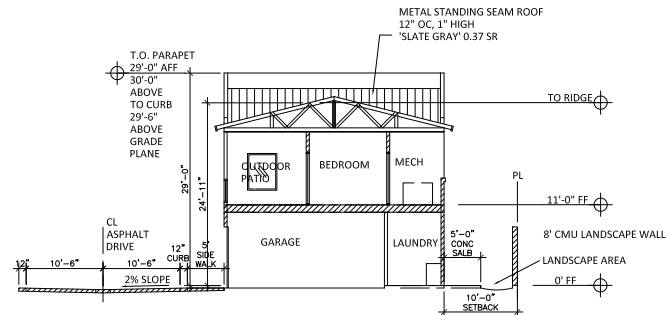
PROJECT NAME: HAYDEN LANE APTS FIRST PROJECT SUBMITTAL: 6/09/2017	

DR SUBMITTAL
BUILDING PLANS
UNIT B, AREAS

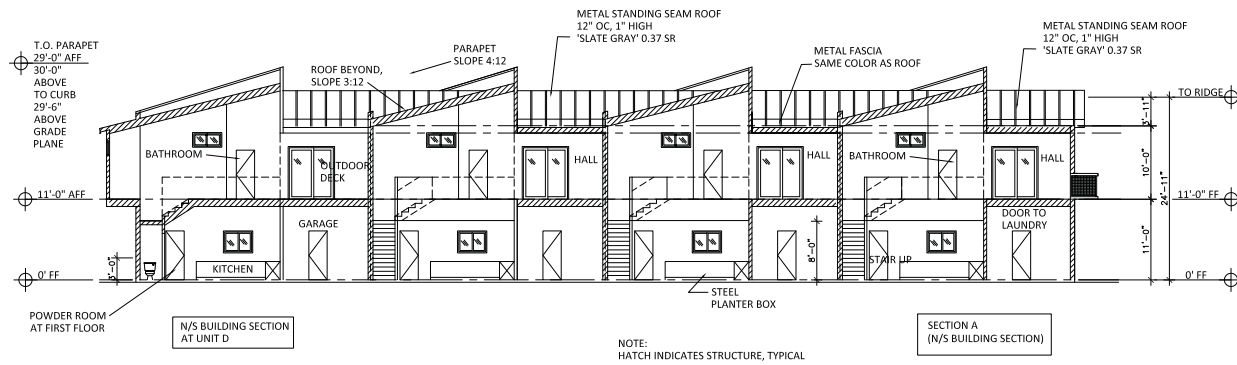
A202



SECTION C AT UNIT C
-E/W BUILDING SECTION AT LIVING AREA/
LOFT SPACE TO SECOND FLOOR



SECTION B AT UNIT C
-E/W BUILDING SECTION AT GARAGE/
OUTDOOR SECOND FLOOR PORCHES



SECTION A
(N/S BUILDING SECTION)

NOTE:
HATCH INDICATES STRUCTURE, TYPICAL

NEW BUILDING SECTIONS
SCALE: 1/8" = 1'-0"



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HAYDEN LANE LOFTS
1917 EAST HAYDEN LANE
TEMPE, ARIZONA 85281

PROJECT NAME: HAYDEN LANE APTS
FIRST PROJECT SUBMITTAL: 3/13/2017
DR COMMENTS: 6/08/2017

DRC SUBMITTAL BUILDING SECTIONS

A302

NOTES:

1- METAL ROOF: MBCI, CRAFTSMAN SERIES, SMALL BATTEN, 12" O.C., SLATE GRAY (STANDARD COLOR), 0.37 SR/0.39 SR

2- GUARDRAIL: MC NICHOLS, MFR, WOVEN WIRE, 12 GA, 2" SQ OPENING, PLAIN STEEL PAINTED, SAME COLOR AS ROOF. STEEL ANGLE IRON FRAME, PAINTED, TREX MFR, RESIN/WOOD, TOP RAIL, NATURAL FINISH, GRAY.

3- WINDOWS: METAL FRAME, 2" HIGH PROFILE, SAME COLOR AS ROOF. GLASS - CLEAR, NO TINT

4- STUCCO: DRYVIT, EXTERNAL INSULATION FINISH SYSTEM (EIFS), WHITE (STANDARD COLOR)

5- GARAGE DOORS: METAL, SEGMENTED, ROLL-UP, SAME COLOR AS ROOF. VISION WINDOW.

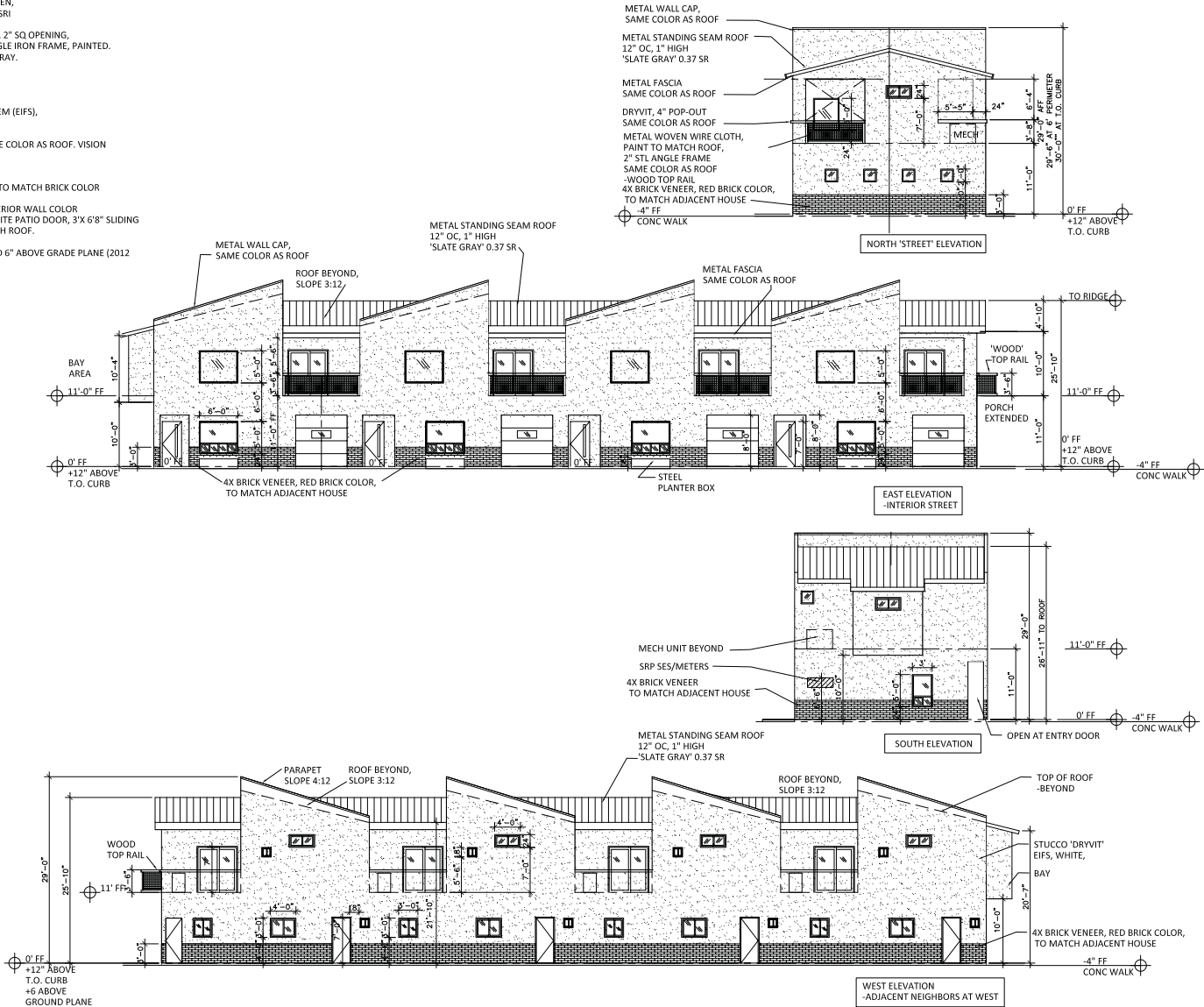
6- DOORS, EXTERIOR:

-FIRST FLOOR ENTRY: FIBERGLAS, SOLID CORE, PAINTED TO MATCH BRICK COLOR 'REDDISH'

-KITCHEN: SOLID CORE WOOD, PAINTED TO MATCH EXTERIOR WALL COLOR

-OUTDOOR PATIOS AT SECOND FLOOR: 6' WIDE SINGLE LITE PATIO DOOR, 3'X 6'8" SLIDING GLASS WITH 3' FIXED ONE SIDE. FRAME COLOR TO MATCH ROOF.

7- FINISH FLOOR: +12" ABOVE T.O. CURB AT STREET/AND 6" ABOVE GRADE PLANE (2012 IBC, DEFINITIONS)



NEW ELEVATIONS

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

SEAL

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EXPIRES 9-30-2019

MARC Architecture

HAYDEN LANE LOFTS
1917 EAST HAYDEN LANE
TEMPE, ARIZONA 85281

PROJECT NAME: HAYDEN LANE APTS
FIRST PROJECT SUBMITTAL: 3/13/2017
DR COMMENTS
6/08/2017

DR SUBMITTAL ELEVATIONS

A301

NOTES:

1 - METAL ROOF: MBCI, CRAFTSMAN SERIES, SMALL BATTEN, 12" O.C., SLATE GRAY (STANDARD COLOR), 0.37 SR/0.39 SRI

2 - GUARDRAIL: MC NICHOLS, MFR. WOVEN WIRE, 12 GA, 2" SQ OPENING, PLAIN STEEL PAINTED, SAME COLOR AS ROOF. STEEL ANGLE IRON FRAME, PAINTED, TREX MFR, RESIN/WOOD, TOP RAIL, NATURAL FINISH, GRAY.

3 - WINDOWS: METAL FRAME, 2" HIGH PROFILE, SAME COLOR AS ROOF. GLASS - CLEAR, NO TINT

4 - STUCCO: DRYVIT, EXTERNAL INSULATION FINISH SYSTEM (EIFS), WHITE (STANDARD COLOR)

5 - GARAGE DOORS: METAL, SEGMENTED, ROLL-UP, SAME COLOR AS ROOF. VISION WINDOW.

6 - DOORS, EXTERIOR:
-FIRST FLOOR ENTRY: FIBERGLAS, SOLID CORE, PAINTED TO MATCH BRICK COLOR 'REDDISH'
-KITCHEN: SOLID CORE WOOD, PAINTED TO MATCH EXTERIOR WALL COLOR

-OUTDOOR PATIOS AT SECOND FLOOR: 6' WIDE SINGLE LITE PATIO DOOR, 3'X 6'8" SLIDING GLASS WITH 3' FIXED ONE SIDE. FRAME COLOR TO MATCH ROOF.

7 - FINISH FLOOR: +12" ABOVE T.O. CURB AT STREET/AND 6" ABOVE GRADE PLANE (2012 IRC, DEFINITIONS)



NEW ELEVATIONS

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

REAL

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HAYDEN LANE LOFTS
 1917 EAST HAYDEN LANE
 TEMPE, ARIZONA 85281

PROJECT NAME: HAYDEN LANE APTS
FIRST PROJECT SUBMITTAL: 3/13/2017
DATE: 6/26/2017
DR COMMENTS:

DR SUBMITTAL ELEVATIONS

A301



HAYDEN LANE LOFTS
WEST ELEVATION - PERSPECTIVE



HAYDEN LANE LOFTS
WEST ELEVATION - LANDSCAPE PERSPECTIVE



HAYDEN LANE LOFTS
NORTH ELEVATION - PERSPECTIVE



HAYDEN LANE LOFTS
NORTH ELEVATION - LANDSCAPE PERSPECTIVE



SW CORNER OF SITE LOOKING NE

HAYDEN LANE APARTMENTS
1917 EAST HAYDEN LANE
TEMPE, ARIZONA 85281



S CENTER ~~ST~~ SITE LOOKING N

HAYDEN LANE APARTMENTS
1917 EAST HAYDEN LANE
TEMPE, ARIZONA 85281



S CENTER OF SITE, LOOKING W

HAYDEN LANE APARTMENTS
1917 EAST HAYDEN LANE
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SW CORNER OF SITE, LOOKING E

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