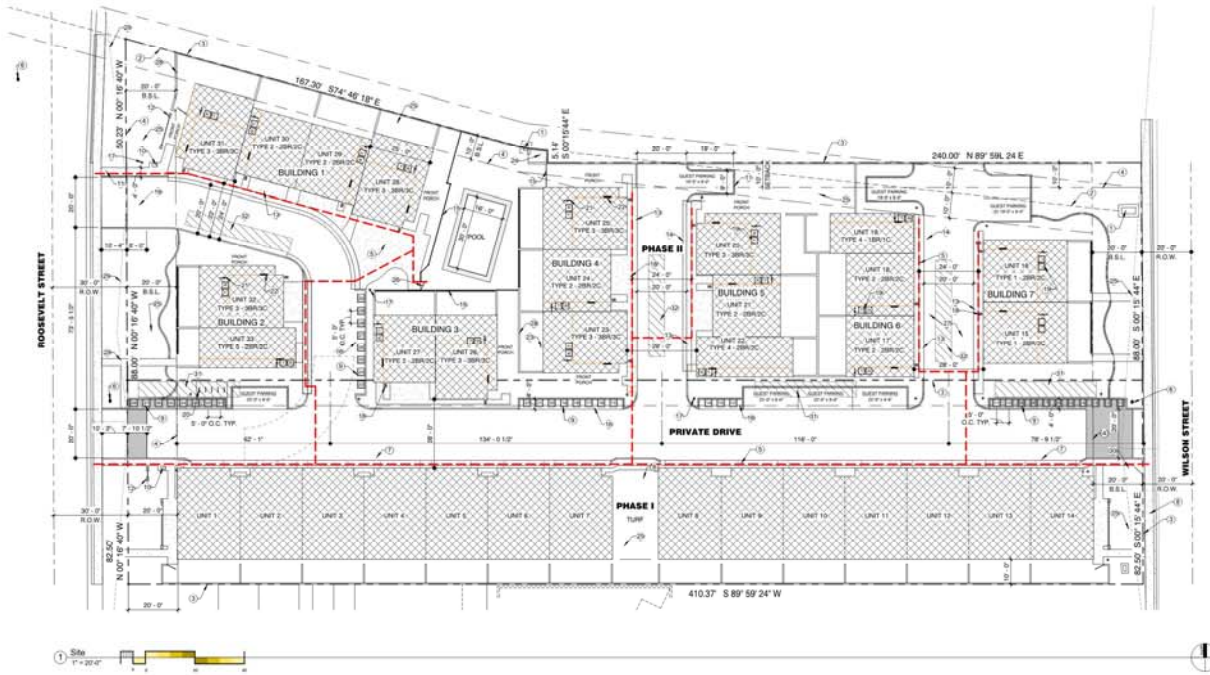


The Roosevelt Phase 2

233 SOUTH ROOSEVELT ST. TEMPE, AZ. 85281

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PROJECT NARRATIVE

THIS PROJECT CONSISTS OF A PHASE II OF 13 NEW GROUND UP SINGLE FAMILY ATTACHED TOWNHOMES. EACH UNIT WILL HAVE A PLATTED PROPERTY WITH OPEN SPACE AND PARKING AND EXISTING TRACTS. THE PROPERTY IS ALL ELECTRIC WITH NO GAS PROVIDED ANYWHERE ON SITE. EACH UNIT IS SEPARATED BY A 3/8" HIGH FIRE SEPARATION WALL WHICH PROVIDES COMPLETE FIRE AND STRUCTURAL SEPARATION OF EACH UNIT. NO AUTOMATIC SPRINKLER SYSTEM WILL BE PROVIDED.

EACH UNIT HAS AN ENCLOSED ONE TWO OR THREE CAR GARAGES. THE WASTE AND RECYCLING BINN ARE STORED IN A FULLY VENTILATED CLOSET ON PROPERTY. THE ORGANIC AND COMPOST OUT TO THE SEPARATED FRONT AREAS AND ARE INDIVIDUALLY COLLECTED.

THE DEVELOPER WILL HAVE AN ESTABLISHED HOA WITH FULL CC&RS PROVIDED BY OTHERS. ALL COMMON AREAS UPON SPACES AS WELL AS LANDSCAPE ELEMENTS ON ROOSEVELT AND WILSON WILL PERPETUALLY BE MAINTAINED BY THE HOA AS DESIGNED HEREIN.

THE REAR YARDS FOR EACH UNIT WILL HAVE AN HOA CONTROLLED WATERING SYSTEM HOWEVER THE CARE, MAINTENANCE AND REPLACEMENT OF ALL PLANT MATERIAL IS THE RESPONSIBILITY OF THE INDIVIDUAL UNIT OWNERS AND WILL BE SUBJECT TO HOA APPROVAL. PRIOR TO ANY CHANGES BEING MADE TO PLANT MATERIAL WHICH IS VISIBLE ABOVE THE UNIT YARD WALLS.

THE ROOF IS NOT A COMMON ROOF AS IN A CONDOMINIUM PROJECT AND EACH UNIT ROOF AND THE EXTERIOR WALLS ARE THE RESPONSIBILITY OF THE OWNER TO MAINTAIN PER THE HOA STANDARDS AND CC&RS STIPULATIONS.

PROJECT TEAM

OWNER CALBERT COMPANY 1674 N. 75TH STREET SCOTTSDALE, AZ 85260 T: 480.295.7600 CONTACT: ROY BADE	ARCHITECT SYNOVUS DESIGN, INC. 1111 N UNIVERSITY DRIVE, SUITE 106 TEMPE, ARIZONA 85281 T: 480.948.9766 F: 480.948.9811 CONTACT: LANCE D. BAKER, AIA
CIVIL ENGINEER LAND DEVELOPMENT GROUP 8908 N CENTRAL AVE, SUITE 300 PHOENIX, AZ 85020 T: 802.888.1988 F: 802.842.8462 CONTACT: NICK PRODHANOV	LANDSCAPE ARCHITECT LMA ASSOCIATES 538 N. RICHMOND 6433 E. CHOLLA ST, SUITE 101 SCOTTSDALE, AZ 85260 T: 802.285.3330 F: 802.286.4619 CONTACT: TIM MAQUEN



VICINITY MAP

PROJECT DATA

PROJECT ADDRESS:	233 N ROOSEVELT ST., TEMPE, AZ 85281
ASSESSOR'S PARCEL #:	124-30-04
GROSS LOT AREA:	36,910 S.F. (8374 AC) PHASE I
TOTAL COMBINED AREA:	46,845 S.F. (1,076 AC) PHASE I & II
NET LOT AREA:	33,884 S.F. (7776 AC) PHASE I
TOTAL COMBINED NET:	43,798 S.F. (1,004 AC) PHASE I & II
ZONING:	R-3 (RESIDENT)
MAX BUILDING HEIGHT:	30' REQUIRED
BUILDING HEIGHT:	33' PROPOSED (APPROVED USE PERMITS)
SETBACKS:	
FRONT:	20'
REAR:	10'
DENSITY:	20 UNITS/AC REQUIRED (MAX 28 UNITS/AC) 33 UNITS (PHASE I AND PHASE II)
STORIES:	3
BUILDING OCCUPANCY(IES):	R-2, R-3
LOT COVERAGE:	50% MINIMUM
LANDSCAPE:	12,820' (33,886 - 37.89%)
PRIVATE OPEN SPACE:	9,400' (26,881 - 18.86%)
PUBLIC OPEN SPACE:	2,838' (8,366 - 5.38%)
PHASE I & II:	
LANDSCAPE:	28,783' (74,654 - 36.36%)
PRIVATE OPEN SPACE:	8,938' (22,624 - 11.33%)
PUBLIC OPEN SPACE:	13,735' (34,464 - 18.36%)
MINIMUM LANDSCAPE AREA:	33% REQUIRED
PHASE I:	9,454.30' (23,886 - 27.86%)
PHASE II:	20,277.87' (50,844 - 36.88%)
PARKING REQUIRED:	2.5 PER 3 BEDROOM 1.5 PER ONE BEDROOM
GUEST PARKING:	33 UNITS * 20 = 66 SPACES
PROVIDED:	
PHASE I:	14 UNITS * 2 BEDROOM = 28 SPACES 3 UNITS * 3 BEDROOM = 9 SPACES
PROVIDED:	38 SPACES IN DWELLING UNITS 26 SPACES (14 IN GARAGES, 7 AT RACK)
PHASE II:	2 - ONE BEDROOM * 1.5 = 3 24 - TWO BEDROOM * 2 = 48 7 - THREE BEDROOM * 2.5 = 17.5 88.5 SPACES
PARKING TOTAL:	3 BEDROOM (75 UNITS @ 2.5) 2 BEDROOM (14 UNITS @ 2) 18.75 SPACES
PARKING PROVIDED:	ONE BEDROOM * 2 PER UNIT = 4 TWO BEDROOM * 2 PER UNIT = 48 THREE BEDROOM * 3 PER UNIT = 21 73 SPACES (56 IN GARAGES, 7 AT RACK)
PARKING TOTAL:	8 SPACES
PROVIDED:	83 SPACES (56 IN GARAGES, 7 AT RACK)
CONSTRUCTION TYPE:	V-8 W/2 HOUR CONT. DEMASS WALLS
FIRE SPRINKLERS REQUIRED:	YES
FIRE SPRINKLERS PROVIDED:	YES (NFPA 130 PER COT 81C)
DPR AND ZONING CASES:	DPR15043 - DEVELOPMENT PLAN REVIEW 20P1043 - USE PERMITS TO ALLOW 10% INCREASE IN BUILDING HEIGHT FROM 30 FOOT TO 33 FOOT

SHEET KEVED NOTES

- EXISTING SFP IRRIGATION CONTROL BOX. PROTECT IN PLACE
- UNDERGROUND SFP IRRIGATION LINE. VERIFY LOCATION PRIOR TO CONSTRUCTION
- PROPERTY LINE
- BUILDING SETBACK LINE
- ACCESSIBLE ROUTE
- EXISTING FIRE HYDRANT. THIS LOCATION
- EXISTING FIBERON CURBS
- EXISTING CONCRETE SIDEWALK
- INDIVIDUAL WASTE COLLECTION AREA FOR GARAGE AND RECYCLING CONTAINERS. STORE IN GARAGES ON NON-COLLECTION DAYS. MOVE TO DEDICATED AREA DURING COLLECTION
- 15' BOX * 1' PACKAGE WALKWAY AND PEDESTAL
- NEW CONCRETE SIDEWALK
- NEW 2" HIGH SPILT FACED CURB (SITE WALL). TYP.
- NEW CONCRETE DRIVEWAY, TYP.
- NEW CURB RAMP
- NEW 8" HIGH METAL VEST FENCE
- NEW BELLODAR CONCRETE PEDESTRIAN WALKWAY (TYP), SEE DETAIL 1 FOR PATTERN TYP.
- NEW BELLODAR CONCRETE PEDESTRIAN WALKWAY (TYP), SEE DETAIL 1 FOR PATTERN TYP.
- NEW WATER METER FOR SEPARATE WATER SERVICE LINE TO EA UNIT
- LOCATION OF REVERSE CONTAINER STORAGE IN GARAGE (TYP) SEE BUILDING FLOOR PLANS FOR EXTENTS
- RECYCLE RACKS
- INTERIOR BIKE RACK (WALL MOUNTED)
- NEW FIRE RISER LOCATION IN EA UNIT, TYP.
- PROPOSED ELECTRICAL METER LOCATION, TYP. EA UNIT
- LANDSCAPE AREA
- SECURED GATE FOR POOL ENTRY. PROVIDE LATCH PER CITY OF TEMPE POOL BARRIER REQUIREMENTS
- ASPHALT DRIVE OVER ABC. SEE CIVIL FOR MORE INFORMATION
- NEW 8" HIGH (24") WALL (TYP)
- LINE OF SIGHT VISIBILITY TRIANGLE PER TEMPE STANDARDS
- NEW PROPOSED STOP SIGN. THIS LOCATION
- EXISTING UNDERGROUND RETENTION TANKS
- NEW UNDERGROUND RETENTION TANKS

THE ROOSEVELT PHASE 2
233 ROOSEVELT, TEMPE, AZ



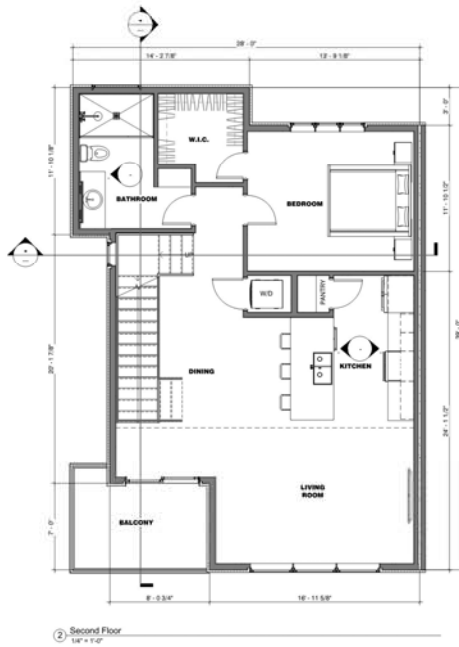
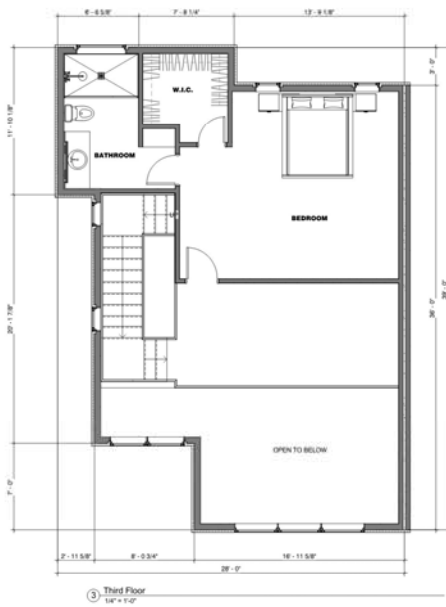
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REVISIONS

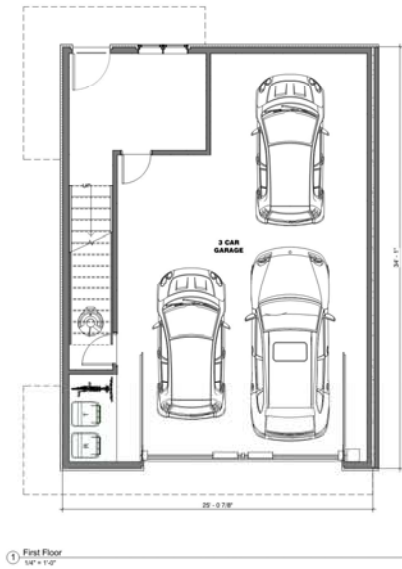
Drawn By:	DOB
Reviewed By:	DOB
SDI Project No.:	106
Date:	11.20.2023

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1,660 S.F. LIVABLE



SHEET KEYED NOTES



**THE ROOSEVELT
PHASE 2**

ZEPHYROSVILLE
TEMPE, AZ

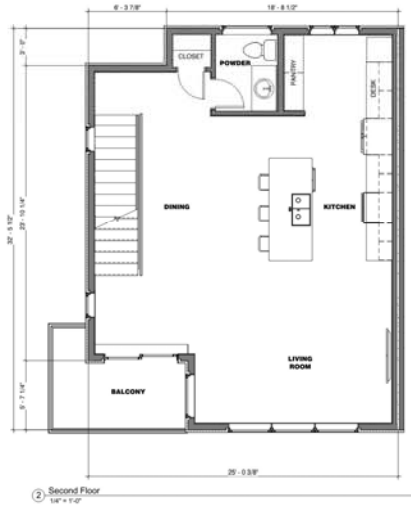


REVISIONS

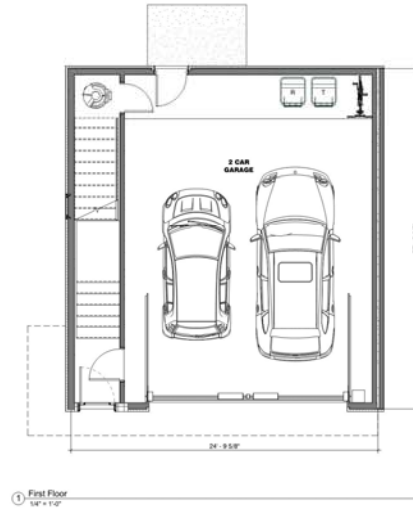
Phase: DD
Drawn By: SCR
Reviewed By: LDR
SDI Project No: 3058
Date: 07.18.2017

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FLOOR PLAN

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1,493 S.F. LIVABLE



SHEET KEYED NOTES



THE ROOSEVELT
PHASE 2
230 ROOSEVELT
TEMPE, AZ

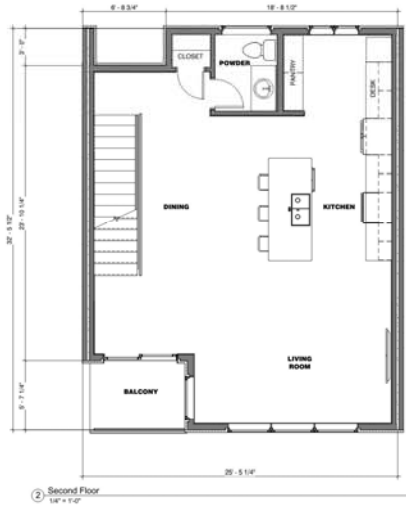
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REVISIONS

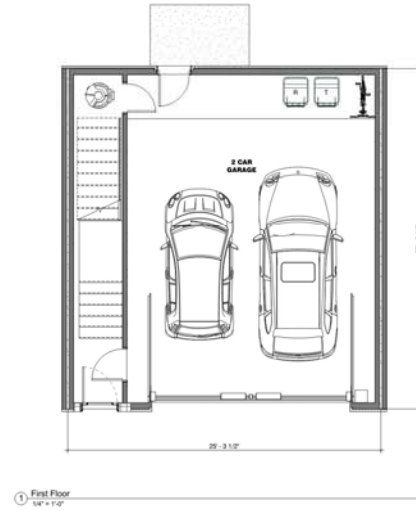
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Reviewed By: LDB
SCL Project No: 3658
Date: 07.18.2017

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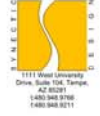
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1,493 S.F. LIVABLE



SHEET KEYED NOTES



THE ROOSEVELT
PHASE 2
ZEPHYROSVILLE
TEMPE, AZ



REVISIONS

Phase: DD
Drawn By: SCR
Reviewed By: LDR
SDI Project No: 3658
Date: 07.18.2017

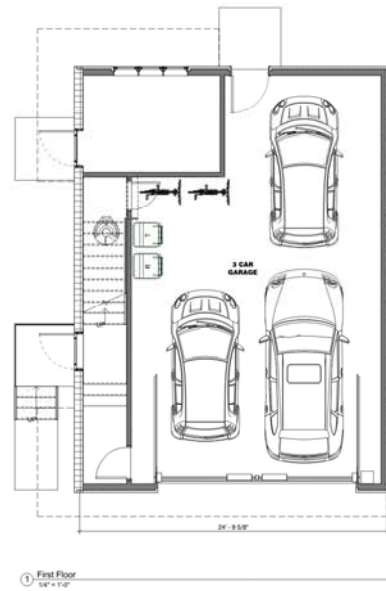
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FLOOR PLAN

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1,660 S.F. LIVABLE

SHEET KEYED NOTES



THE ROOSEVELT
PHASE 2
 233 ROOSEVELT
 TEMPE, AZ

NO.	REVISIONS

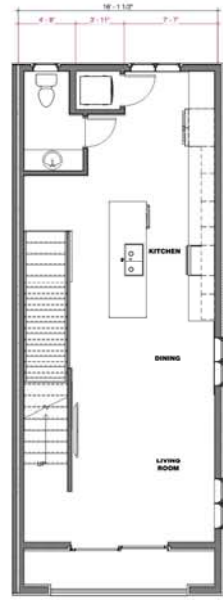
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 Drawn By: SCB
 Revised By: LDB
 SDI Project No: 3608
 Date: 07.18.2017

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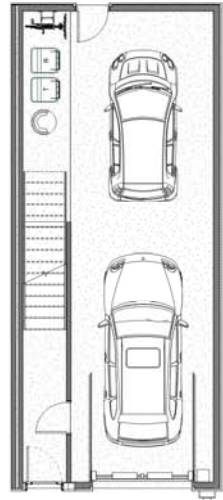


③ Third Floor
 14' x 14'



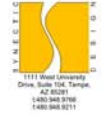
② Second Floor
 14' x 14'

1,340 s.f. livable



① First Floor
 14' x 14'

SHEET KEYED NOTES



1111 West University
 Drive, Suite 104, Tempe,
 AZ 85281
 480.948.8700
 1480.948.8211

**THE ROOSEVELT
 PHASE 2**
 ZEPHYROSVILLE
 TEMPE, AZ



REVISIONS

Phase: DD
 Drawn By: SCR
 Reviewed By: LDR
 SDI Project No: 3658
 Date: 08.18.2017

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 FLOOR PLAN

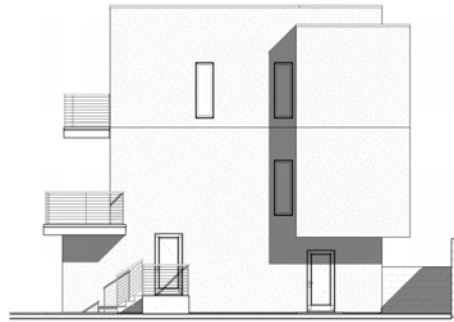
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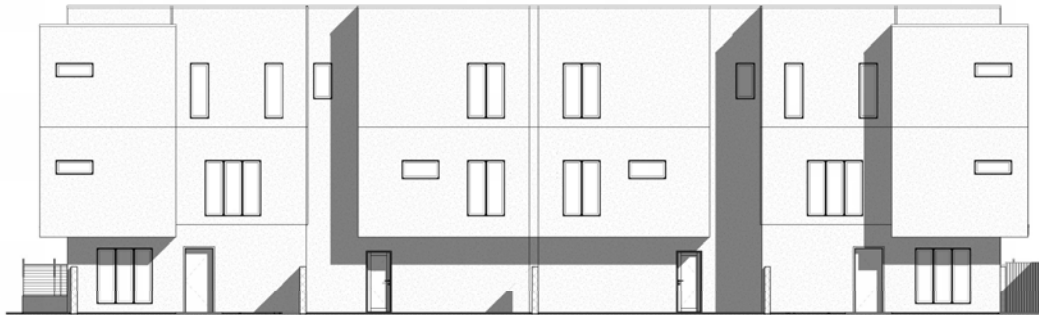
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3/16" = 1'-0"



2 Building Type 1, Side 1
3/16" = 1'-0"



3 Building Type 1, Side 2
3/16" = 1'-0"



4 Building Type 1, Rear
3/16" = 1'-0"

EXTERIOR ELEVATION GENERAL NOTES

- ROOF PROVIDED; MECHANICAL EQUIPMENT TO BE FULLY SCREENED.
- UTILITY EQUIPMENT BOXES FOR THIS DEVELOPMENT SHALL BE FINISHED IN A NEUTRAL COLOR (SUBJECT TO UTILITY PROVIDER APPROVAL).
- ROOF ACCESS PROVIDED FOR EACH UNIT WILL NOT BE EXPOSED TO PUBLIC VIEW.
- ROOF DRAINAGE SYSTEM TO BE CONCEALED WITHIN THE INTERIOR OF THE BUILDING.
- ADDRESS NUMERALS ON BUILDING ELEVATIONS SHALL FACE THE STREET TO WHICH THE PROPERTY IS IDENTIFIED AND CONFORM TO THE FOLLOWING:
 - PROVIDE STREET NUMBER ONLY, NOT THE STREET NAME.
 - COMPOSE OF 1" HIGH, INDIVIDUAL MOUNT METAL CHARACTERS.
 - DECATAGATED LIGHT SOURCE FOR ADDRESS.
 - COORDINATE ADDRESS SIGNS WITH TREES, VEHICLES, OR OTHER LANDSCAPING TO AVOID ANY POTENTIAL VISUAL OBSTRUCTION.
 - DO NOT AFFIX NUMBER OR LETTER TO ELEVATION THAT MIGHT BE MISTAKEN FOR THE ADDRESS.

EXTERIOR ELEVATION LEGEND

1	NAME MFR TEXTURE COLOR	SYNTHETIC STUCCO FINISH (INTERIOR COLOR) STOCHERM FLAT SHERWIN WILLIAMS 801 GRAYISH
2	NAME MFR FINISH COLOR	SYNTHETIC STUCCO FINISH (INTERIOR COLOR) STOCHERM FLAT SHERWIN WILLIAMS 8010 FLEXIBLE GRAY
3	NAME MFR STYLE COLOR	SYNTHETIC STUCCO FINISH (INTERIOR COLOR) STOCHERM FLAT SHERWIN WILLIAMS 8011 CHIMCHILLA
4	NAME MFR STYLE COLOR	SYNTHETIC STUCCO FINISH (INTERIOR COLOR) STOCHERM FLAT SHERWIN WILLIAMS 8013 BITTER CHOCOLATE
5	NAME MFR FINISH COLOR	GROUNDFAÇE CMU VENER OLD CASTLE TRENDSSTONE BLACK MOUNTAIN
6	NAME MFR FINISH COLOR	ENTRY GATE, STL STAIRS, RAILING VALSPAR SEMI-GLASS #409-2 LINCOLN COTTAGE BLACK (GREY TONE)
7	NAME MFR STYLE COLOR	DUAL PANE ALUM WINDOW TBO SASH BRONZE
8	NAME MFR STYLE COLOR	SECTIONAL GARAGE DOOR, SOLID PIGT PANEL TBO FROSTED RIDED GLASS



1111 W. University Dr.,
Suite 104
Tempe, AZ 85281
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1483.948.8711

**THE ROOSEVELT
PHASE 2**
233 ROOSEVELT, TEMPE, AZ



REVISIONS:

Phase: OR SUBMITTAL

Drawn By: SCR

Reviewed By: LDB

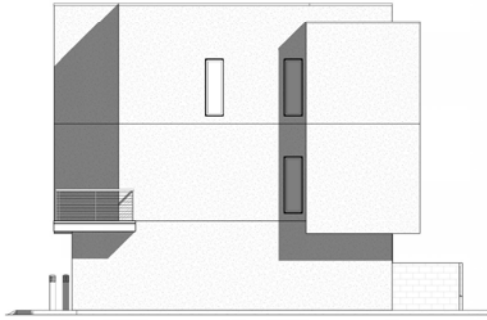
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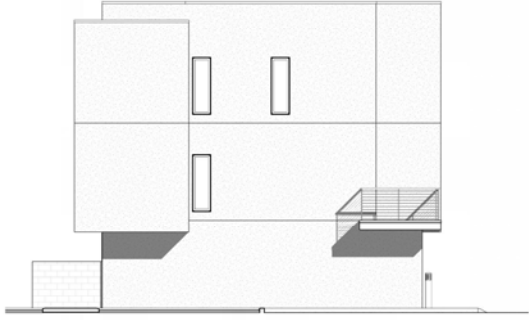
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A3.0
EXTERIOR ELEVATIONS
BUILDING 1

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4 Building Type 7, Side 2
 3/16" = 1'-0"



3 Building Type 7, Side 1
 3/16" = 1'-0"



2 Building Type 7, Rear
 3/16" = 1'-0"



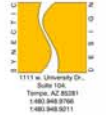
1 Building Type 7, Front
 3/16" = 1'-0"

SHEET KEYED NOTES

- EXTERIOR ELEVATION GENERAL NOTES**
- A. ROOF MOUNTED MECHANICAL EQUIPMENT TO BE FULLY SCREENED
 - B. UTILITY EQUIPMENT BOXES FOR THIS DEVELOPMENT SHALL BE FINISHED IN A METALLIC COLOR (SUBJECT TO UTILITY PROVIDER APPROVAL)
 - C. ROOF ACCESS PROVIDED FOR EACH UNIT WILL NOT BE EXPOSED TO PUBLIC VIEW
 - D. ROOF DRAINAGE SYSTEM TO BE CONCEALED WITHIN THE INTERIOR OF THE BUILDING
 - E. ADDRESS NUMERALS ON BUILDING ELEVATIONS SHALL FACE THE STREET TO WHICH THE PROPERTY IS IDENTIFIED AND CONFORM TO THE FOLLOWING:
 - 1. PROVIDE STREET NUMBER ONLY, NOT THE STREET NAME
 - 2. COMPOSE OF 8" HIGH, INDIVIDUAL MOUNT METAL CHARACTERS
 - 3. DEDICATED LIGHT SOURCE FOR ADDRESS
 - 4. COORDINATE ADDRESS SIGNS WITH TREES, VINES, OR OTHER LANDSCAPING TO AVOID ANY POTENTIAL VISUAL OBSTRUCTION
 - 5. FOR ANY AREA NUMBER USE LETTERS TO BE EQUAL TO THAT MIGHT BE MISTAKEN FOR THE ADDRESS

EXTERIOR ELEVATION LEGEND

1	NAME MFR TEXTURE COLOR	SYNTHETIC STUCCO FINISH (INTEGRAL COLOR) STONESHIM FLAT SHERWIN WILLIAMS 6001 GRAYISH
2	NAME MFR FINISH COLOR	SYNTHETIC STUCCO FINISH (INTEGRAL COLOR) STONESHIM FLAT SHERWIN WILLIAMS 6010 FLEXIBLE GRAY
3	NAME MFR STYLE COLOR	SYNTHETIC STUCCO FINISH (INTEGRAL COLOR) STONESHIM FLAT SHERWIN WILLIAMS 6011 CHINCHILLA
4	NAME MFR STYLE COLOR	SYNTHETIC STUCCO FINISH (INTEGRAL COLOR) STONESHIM FLAT SHERWIN WILLIAMS 6013 BITTER CHOCOLATE
5	NAME MFR FINISH COLOR	GROUNDFACE OBU VENEER MFR OLD CASTLE TRONSTONE BLACK MOUNTAIN
6	NAME MFR FINISH COLOR	ENTRY GATE, STL STAIRS, RAILING VALSPAR SEMI-GLOSS #409-2 LINCOLN COTTAGE BLACK (GREY TONE)
7	NAME MFR STYLE COLOR	DUAL PANE ALUM WINDOW TSD SASH BRONZE
8	NAME MFR STYLE COLOR	SECTIONAL GARAGE DOOR, SOLID FIRST PANEL TSD FROSTED IRBED GLASS



1111 N. University Dr.,
 Suite 104
 Tempe, AZ 85281
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 480.948.8011

**THE ROOSEVELT
 PHASE 2**
 233 ROOSEVELT, TEMPE, AZ

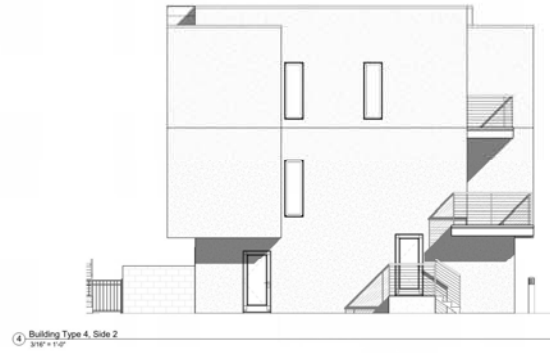


REVISIONS

NO.	DESCRIPTION

Phase: DR SUBMITTAL
 Drawn By: SCR
 Reviewed By: LDB
 SDI Project No: 3608
 Date: 11.20.2017
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A3.1
 EXTERIOR ELEVATIONS
 BUILDING 7

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SHEET KEYED NOTES

- EXTERIOR ELEVATION GENERAL NOTES**
- A. ROOF MOUNTED MECHANICAL EQUIPMENT TO BE FULLY SCREENED.
 - B. UTILITY EQUIPMENT BOXES FOR THIS DEVELOPMENT SHALL BE FINISHED IN A NEUTRAL COLOR (SUBJECT TO UTILITY PROVIDER APPROVAL).
 - C. ROOF ACCESS PROVIDED FOR EACH UNIT WILL NOT BE EXPOSED TO PUBLIC VIEW.
 - D. ROOF DRAINAGE SYSTEM TO BE CONCEALED WITHIN THE INTERIOR OF THE BUILDING.
 - E. ADDRESS NUMERALS ON BUILDING ELEVATIONS SHALL FACE THE STREET TO WHICH THE PROPERTY IS IDENTIFIED AND CONFORM TO THE FOLLOWING:
 - 1. PROVIDE STREET NUMBER ONLY NOT THE STREET NAME.
 - 2. COMPOSED OF 4\"/>

EXTERIOR ELEVATION LEGEND

1	NAME MFR TEXTURE COLOR	SYNTHETIC STUCCO FINISH (INTEGRAL COLOR) STOCHESM FLAT SHERWIN WILLIAMS 8001 GRAYISH
2	NAME MFR FINISH COLOR	SYNTHETIC STUCCO FINISH (INTEGRAL COLOR) STOCHESM FLAT SHERWIN WILLIAMS 8010 FLEXIBLE GRAY
3	NAME MFR STYLE COLOR	SYNTHETIC STUCCO FINISH (INTEGRAL COLOR) STOCHESM FLAT SHERWIN WILLIAMS 8011 CHINCHELLA
4	NAME MFR STYLE COLOR	SYNTHETIC STUCCO FINISH (INTEGRAL COLOR) STOCHESM FLAT SHERWIN WILLIAMS 8013 BITTER CHOCOLATE
5	NAME MFR FINISH COLOR	GROUNDFAÇE CMU VENEER OLD CASTLE TRONDSTONE BLACK MOUNTAIN
6	NAME MFR FINISH COLOR	ENTRY GATE, STL STAIRS, RAILING VALSPAR SEMI-GLOSS #4959-2 LINCOLN COTTAGE BLACK (GREY TONE)
7	NAME MFR STYLE COLOR	DUAL PANE ALUM WINDOW TBO SASH BRONZE
8	NAME MFR STYLE COLOR	SECTIONAL GARAGE DOOR, SOLID FIRST PANEL TBO FROSTED IRBED GLASS



**THE ROOSEVELT
PHASE 2**
 233 ROOSEVELT, TEMPE, AZ



REVISIONS

Phase: DR SUBMITTAL
 Drawn By: SCB
 Reviewed By: LDB
 SDI Project No: 3608
 Date: 11.20.2017

Sheet:
A3.2
 EXTERIOR ELEVATIONS
 BUILDING 4

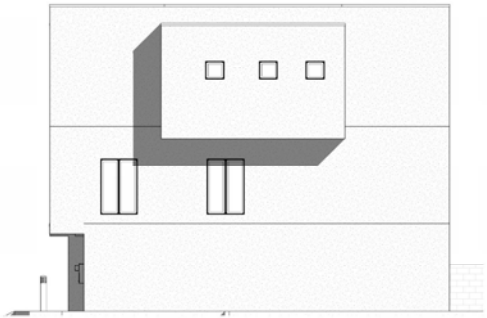
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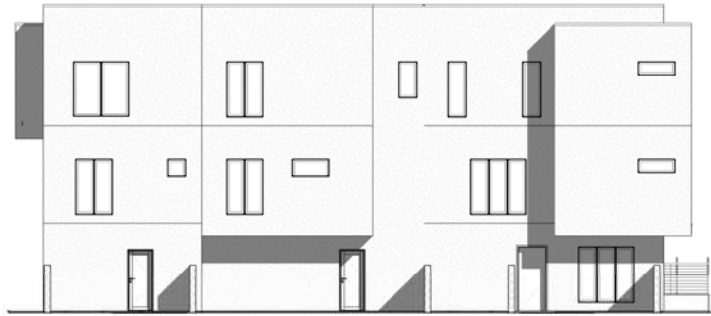
1 Building Type 5, Front
 3/8" = 1'-0"



3 Building Type 5, Side 1
 3/8" = 1'-0"



4 Building Type 5, Side 2
 3/8" = 1'-0"



2 Building Type 5, Rear
 3/8" = 1'-0"

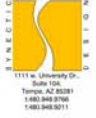
SHEET KEYED NOTES

EXTERIOR ELEVATION GENERAL NOTES

- A. ROOF MOUNTED MECHANICAL EQUIPMENT TO BE FULLY SCREENED.
- B. UTILITY EQUIPMENT BOXES FOR THIS DEVELOPMENT SHALL BE FINISHED IN A NEUTRAL COLOR (SUBJECT TO UTILITY PROVIDER APPROVAL).
- C. ROOF ACCESS PROVIDED FOR EACH UNIT WILL NOT BE EXPOSED TO PUBLIC DRIVE.
- D. ROOF DRAINAGE SYSTEM TO BE CONCEALED WITHIN THE INTERIOR OF THE BUILDING.
- E. ADDRESS NUMERALS ON BUILDING ELEVATIONS SHALL FACE THE STREET TO WHICH THE PROPERTY IS IDENTIFIED AND CONFORM TO THE FOLLOWING:
 - 1. PROVIDE STREET NUMBER ONLY NOT THE STREET NAME.
 - 2. COMPOSE OF 8" HIGH, INDIVIDUAL MOUNT, METAL CHARACTERS
 - 3. DEDICATED LIGHT SOURCE FOR ADDRESS.
 - 4. COORDINATE ADDRESS SIGNS WITH TREES, VINES, OR OTHER LANDSCAPING TO AVOID ANY POTENTIAL VISUAL OBSTRUCTION.
 - 5. DO NOT AFFIX OR NAME OR LETTER TO AN ELEVATION THAT MIGHT BE MISTAKEN FOR THE ADDRESS.

EXTERIOR ELEVATION LEGEND

1	NAME MFR TEXTURE COLOR	SYNTHETIC STUCCO FINISH (INTEGRAL COLOR) STOCHERM FLAT SHERWIN WILLIAMS 8001 GRAYISH
2	NAME MFR FINISH COLOR	SYNTHETIC STUCCO FINISH (INTEGRAL COLOR) STOCHERM FLAT SHERWIN WILLIAMS 8010 FLEXIBLE GRAY
3	NAME MFR STYLE COLOR	SYNTHETIC STUCCO FINISH (INTEGRAL COLOR) STOCHERM FLAT SHERWIN WILLIAMS 8011 CHINCHELLA
4	NAME MFR STYLE COLOR	SYNTHETIC STUCCO FINISH (INTEGRAL COLOR) STOCHERM FLAT SHERWIN WILLIAMS 8013 BITTER CHOCOLATE
5	NAME MFR FINISH COLOR	GROUNDFACE CMU VENEER OLD CASTLE TRONDSTONE BLACK MOUNTAIN
6	NAME MFR FINISH COLOR	ENTRY GATE, STL STAIRS, RAILING VALSPAR SEMI-GLOSS #4959-2 LINCOLN COTTAGE BLACK (GREY TONE)
7	NAME MFR STYLE COLOR	DUAL PANE ALUM WINDOW TBO SASH BRONZE
8	NAME MFR STYLE COLOR	SECTIONAL GARAGE DOOR, SOLID FIRST PANEL TBO FROSTED IRBED GLASS



**THE ROOSEVELT
 PHASE 2**
 233 ROOSEVELT, TEMPE, AZ



REVISIONS

NO.	DESCRIPTION

Phase: CR SUBMITTAL
 Drawn By: SCB
 Revised By: LDB
 SOI Project No: 3608
 Date: 11/20/2017

Sheet:
A3.3
 ELEVATION 1/2 SECTION BUILDING 5

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1 Building Type 3, West
3/16" = 1'-0"



2 Building Type 3, South
3/16" = 1'-0"



3 Building Type 3, East
3/16" = 1'-0"



1 Building Type 3, North
3/16" = 1'-0"

SHEET KEYED NOTES

EXTERIOR ELEVATION GENERAL NOTES

- A. ROOF MOUNTED MECHANICAL EQUIPMENT TO BE FULLY SCREENED
- B. UTILITY EQUIPMENT EXPOSED FOR THIS DEVELOPMENT SHALL BE FINISHED IN A NEUTRAL COLOR SUBJECT TO UTILITY PROVIDER APPROVAL
- C. ROOF ACCESS PROVIDED FOR EACH UNIT WILL NOT BE EXPOSED TO PUBLIC VIEW
- D. ROOF DRAINAGE SYSTEM TO BE CONCEALED WITHIN THE INTERIOR OF THE BUILDING
- E. ADDRESS NUMERALS ON BUILDING ELEVATIONS SHALL FACE THE STREET TO WHICH THE PROPERTY IS IDENTIFIED AND CONFORM TO THE FOLLOWING:
 1. PROVIDE STREET NUMBERS ONLY, NOT THE STREET NAME
 2. COMPOSE OF 1" HIGH, INDIVIDUAL MOUNT, METAL CHARACTERS
 3. DEDICATED LIGHT SOURCE FOR ADDRESS
 4. COORDINATE ADDRESS SIGNS WITH TREES, VINES, OR OTHER LANDSCAPING TO AVOID ANY POTENTIAL VISUAL OBSTRUCTION
 5. DO NOT APPLY NUMBERS FOR LETTERS TO ELIMINATION THAT MIGHT BE MISTAKEN FOR THE ADDRESS

EXTERIOR ELEVATION LEGEND

1	NAME MPR TEXTURE COLOR	SYNTHETIC STUCCO FINISH (INTEGRAL COLOR) STONESHIM FLAT SHERWIN WILLIAMS 6001 GRAYISH
2	NAME MPR FINISH COLOR	SYNTHETIC STUCCO FINISH (INTEGRAL COLOR) STONESHIM FLAT SHERWIN WILLIAMS 6010 FLEXIBLE GRAY
3	NAME MPR STYLE COLOR	SYNTHETIC STUCCO FINISH (INTEGRAL COLOR) STONESHIM FLAT SHERWIN WILLIAMS 6011 CHINCHILLA
4	NAME MPR STYLE COLOR	SYNTHETIC STUCCO FINISH (INTEGRAL COLOR) STONESHIM FLAT SHERWIN WILLIAMS 6013 BITTER CHOCOLATE
5	NAME MPR FINISH COLOR	GROUNDFACE OAU VENEER OLD CASTLE TRONSTONE BLACK MOUNTAIN
6	NAME MPR VAL/FIN FINISH COLOR	ENTRY GATE, STL STAIRS, RAILING VAL/FIN SEMI-GLOSS #429-2 LINDOEN COTTAGE BLACK (GREY TONE)
7	NAME MPR STYLE COLOR	DUAL FRAME ALUM WINDOW T80 SASH BRONZE
8	NAME MPR STYLE COLOR	SECTIONAL GARAGE DOOR, SOLID FIRST PANEL T80 FRUSTED FINED GLASS



1111 W. University Dr.,
 Suite 104
 Tempe, AZ 85281
 7-480-948-9766
 7-480-948-9211

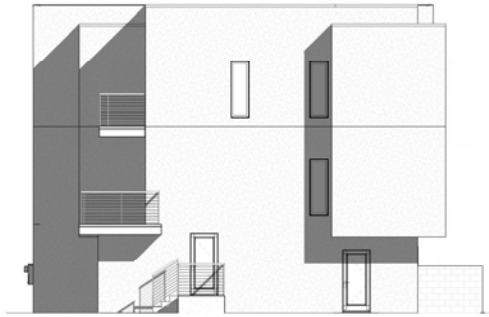
**THE ROOSEVELT
 PHASE 2**
 233 ROOSEVELT, TEMPE, AZ



Phase: ON SUBMITTAL
 Drawn By: Author
 Reviewed By: Checker
 SDI Project No: 3608
 Date: 11.20.2017

Sheet
A3.4
 EXTERIOR ELEVATIONS
 BUILDING 3

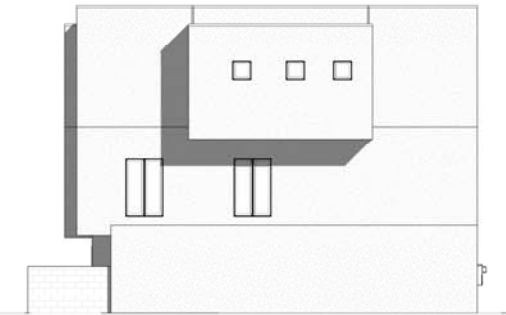
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4 Building Type 2, Side 2
3/16" = 1'-0"



2 Building Type 2, Rear
3/16" = 1'-0"



3 Building Type 2, Side 1
3/16" = 1'-0"



1 Building Type 2, Front
3/16" = 1'-0"

SHEET KEYED NOTES

- EXTERIOR ELEVATION GENERAL NOTES**
- A. ROOF MOUNTED MECHANICAL EQUIPMENT TO BE FULLY SCREENED.
 - B. UTILITY EQUIPMENT BOXES FOR THIS DEVELOPMENT SHALL BE FINISHED PA MATCHING COLOR (SUBJECT TO UTILITY PROVIDER APPROVAL).
 - C. ROOF ACCESS PROVIDED FOR EACH UNIT WILL NOT BE EXPOSED TO PUBLIC VIEW.
 - D. ROOF DRAINAGE SYSTEM TO BE CONCEALED WITHIN THE INTERIOR OF THE BUILDING.
 - E. ADDRESS NUMERALS ON BUILDING ELEVATIONS SHALL FACE THE STREET TO WHICH THE PROPERTY IS IDENTIFIED AND CONFORM TO THE FOLLOWING:
 - 1. PROVIDE STREET NUMBER ONLY, NOT THE STREET NAME.
 - 2. COMPOSE OF 8 HIGH, INDIVIDUAL MOUNT, METAL CHARACTERS.
 - 3. SEPARATED LIGHT SOURCE FOR ADDRESS.
 - 4. COORDINATE ADDRESS SIGNS WITH TREES, VINES, OR OTHER LANDSCAPING TO AVOID ANY POTENTIAL VISUAL OBSTRUCTION.
 - 5. DO NOT SET IN A AREA FOR LETTERS TO ELEVATION THAT MIGHT BE MISTAKEN FOR THE ADDRESS.

EXTERIOR ELEVATION LEGEND

1	NAME MFR TEXTURE COLOR	SYNTHETIC STUCCO FINISH (INTEGRAL COLOR) STITCHERS FLAT SHERWIN WILLIAMS 6501 GRAYISH
2	NAME MFR FINISH COLOR	SYNTHETIC STUCCO FINISH (INTEGRAL COLOR) STITCHERS FLAT SHERWIN WILLIAMS 6510 FLEXIBLE GRAY
3	NAME MFR STYLE COLOR	SYNTHETIC STUCCO FINISH (INTEGRAL COLOR) STITCHERS FLAT SHERWIN WILLIAMS 6511 CHIRCHILLA
4	NAME MFR STYLE COLOR	SYNTHETIC STUCCO FINISH (INTEGRAL COLOR) STITCHERS FLAT SHERWIN WILLIAMS 6513 BITTER CHOCOLATE
5	NAME MFR FINISH COLOR	GROUNDFAÇE CMU VENEER OLD CASTLE TRENCHSTONE BLACK MOUNTAIN
6	NAME MFR FINISH COLOR	ENTRY GATE, STL STAIRS, RAILING VALSPAR SEMIGLOSS #4009-2 LINCOLN COTTAGE BLACK (GREY TONE)
7	NAME MFR STYLE COLOR	DUAL PANEL ALUM WINDOW TRC SASH BRONZE
8	NAME MFR STYLE COLOR	SECTIONAL GARAGE DOOR, SOLID FIRST PANEL TRC PROTECTED MIBED GLASS



**THE ROOSEVELT
PHASE 2**
 233 ROOSEVELT, TEMPE, AZ



Phase: DR SUBMITTAL
 Drawn By: Author
 Reviewed By: Checker
 SDI Project No: 3656
 Date: 11/20/2017

Sheet:
A3.5
 EXTERIOR ELEVATIONS
 BUILDING 2

















