

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 01/23/2018
Agenda Item: 4**

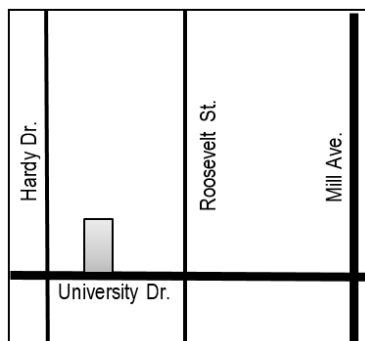
ACTION: Request for a Use Permit Standard to reduce the west side setback from 10 feet to 8 feet and a Development Plan Review for a new 5-unit, attached single-family development for UNIVERSITY LOFTS, located at 800 West University Drive. The applicant is Tricor.

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

RECOMMENDATION: Approve, subject to conditions

BACKGROUND INFORMATION: UNIVERSITY LOFTS (PL170395) will consists of two (2), three-story attached single-family buildings, containing five (5) units. Each townhouse will have a two-car garage and the applicant is also proposing two (2) surface parallel parking spaces for guests. The request includes the following:

1. Use Permit Standard to reduce the west side setback from 10 feet to 8 feet.
2. Development Plan Review including site plan, building elevations and landscape plan.



Existing Property Owner	Tricor Contracting, LLC
Applicant	Mitch Rotta, Tricor
Zoning District	R-4 (Multi-Family Residential)
Gross / Net site area	0.27 (11,955) / 0.24 (10,665)
Density / Number of Units	19 du/ac (5 units) / 25 du/ac (7 units) maximum allowed
Unit Types	(5) three bedrooms, Single-Family attached
Total Building Area	10,760 SF
Lot Coverage	30.5% (60% maximum allowed)
Building Height	38'-0" (40'-0" maximum allowed)
Building Setbacks	20' front, 8' west side, 11'-5" east side, 14'-5" rear (20', 10', 10', 10' minimums)
Landscape area	35% (25% minimum required)
Vehicle Parking	12 spaces provided (10 spaces minimum required)
Bicycle Parking	2 spaces provided (none required)

ATTACHMENTS: Development Project File

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

Department Director: Chad Weaver, Community Development Director
 Legal review by: N/A
 Prepared by: Obenia Kingsby II, Planner II
 Reviewed by: Suparna Dasgupta, Principal Planner

COMMENTS

This site is located on the north side of University Drive between Hardy Drive and Roosevelt Street. Directly adjacent to the north and east of this site is a multi-family development and to the west is a single-family use property.

This request includes the following:

1. Use Permit to reduce the west side setback from 10 feet to 8 feet.
2. Development Plan Review which includes a site plan, building elevations, and landscape plan for a new 5-unit, attached single-family development, containing two, three-story buildings.

The applicant is requesting the Development Review Commission take action on the items listed above.

SITE PLAN REVIEW

The project went through three (3) Site Plan Reviews, two preliminary (08/30/2017 and 10/09/2017) and one formal (12/21/17). Significant comments from staff included: flip driveway location to provide more separation between driveways; provide more than one (1) guest parking space; consider eliminating a unit to provide amenity/open space on site; provide 55' right-of-way for half street; provide more decorative windows, should have multiple panes; provide more decorative garage doors; break up massing of building through application of reveals and variation in horizontal and vertical planes; ground level patio walls integral colored split-face or textured ground-face CMU.

The applicant made the following modifications to the submittal to address staff's comments: flipped the driveway location; provided two (2) guest parking spaces; maintained the original number of units proposed; dedicated the necessary right-of-way to accommodate a 55' half street; provided windows with multiple panes; provided decorative garage doors; improved breaking up the massing of building, applied reveals and varied the horizontal and vertical planes; proposed ground level patio walls to be finished with stucco and painted.

PUBLIC INPUT

A neighborhood meeting was not required for this project. Staff did not receive any public input prior to completion of this report.

PROJECT ANALYSIS

USE PERMIT STANDARD

The Use Permit Standard is to decrease the required west side setback from 10 feet to 8 feet. Table 4-202B of the Zoning and Development Code allows the opportunity for a 20% decrease in the minimum building sides setback with the approval of a Use Permit Standard. In the R-4 zoning district the required building side setback is 10 feet, which if decreased by 20% is 8 feet and the applicant's request is to utilize the full deviation.

Section 6-308 E Approval criteria for Use Permit (*in italics*):

1. *Any significant increase in vehicular or pedestrian traffic.* Approval of the Use Permit Standard will not result in a significant increase in vehicular or pedestrian traffic.
2. *Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions.* The request for a two-foot decrease in the side setback will not create any nuisances exceeding that of ambient conditions.
3. *Contribution to the deterioration of the neighborhood or to the downgrading of property values, the proposed use is not in conflict with the goals objectives or policies for rehabilitation, redevelopment or conservation as set forth in the city's adopted plans or General Plan.* This request will not contribute to the deterioration of the neighborhood or downgrading of property values.
4. *Compatibility with existing surrounding structures and uses.* The decreased west side setback will not negatively impact existing surrounding structures or uses.
5. *Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public.* This request will not lead to disruptive behavior.

The manner of conduct and the building for the proposed use will not be detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public welfare in general, and that the use will be in full conformity to any conditions, requirement or standards prescribed therefore by this code.

DEVELOPMENT PLAN REVIEW

Site Plan

The site is 0.27 acres in size and rectangular in shape. There are two (2) buildings proposed on site, one containing two units and the other three units. The applicant is proposing one ingress/egress drive to the development, which leads to the single driveway to access the unit garages or guest parallel parking spaces.

Building Elevations

The proposed buildings are three-story with a maximum height of 38'-0". The townhome units are three bedrooms with a two-car garage at the ground level, living room and a bedroom in the second level and the remaining two bedrooms on the third level. The upper levels are both equipped with inset, outdoor balconies. Materials proposed consist of metal panels (solid and perforated), brick veneers, gray CMU block, stucco and glazing. Staff has added conditions to assist in creating more visual interest and articulation in the building design.

Landscape Plan

A landscape coverage 35% is proposed, which exceeds the minimum required by 10%. The landscape is located around the perimeter of the site and street frontage. Street trees are Desert Museum Palo Verde, the perimeter tree is Acacia Mulga and there is a diverse palette of shrubs and groundcovers.

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 buildings are designed with variation in materials, colors, fenestration, and wall planes on all elevations. The design provides variety in the streetscapes.
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort*; the project is well landscaped and the majority of windows are not south or west facing.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings*; building materials include stucco, gray CMU, brick veneer and glass. The use of these materials is appropriate for the building design and the surroundings.
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings*; the building and landscape elements are appropriately scaled to the site and surrounding neighborhood.
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 buildings have well defined base and top. Staff has added conditions of approval to relieve monotony and provide an enhanced pedestrian experience.
6. *Building facades provide architectural detail and interest overall with visibility at street level (, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions*; project is providing architectural details, staff has added conditions to assist in creating visual interest from the street through treatment of windows and variation in materials.

7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage;* all dwelling units have a direct pedestrian access route to a public sidewalk. The site is also in close proximity to mass transit.
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses;* vehicular circulation will primarily occur at driveways and do not interfere with pedestrian access to or around the site.
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance;* the design and landscaping will comply with CPTED principles.
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways;* landscape accents the perimeter of the project as well as internal walkways and driveways.
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.* Signage was not reviews at a part of the request and requires a separate plan review process.
12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects.* Lighting must comply with current code requirements to meet minimum illumination levels and be non-intrusive to adjacent properties.

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 Use Permit and Development Plan Review.

USE PERMIT STANDARD CONDITIONS OF APPROVAL:

1. This Use Permit Standard is only valid after a Building Permit has been obtained, the required inspections have been completed, and a Final Inspection has been passed.
2. The Use Permit Standard is only valid for the plans as submitted within this application.
3. Any intensification or expansion of the use shall require a new Use Permit.

DEVELOPMENT PLAN REVIEW CONDITIONS OF APPROVAL: (Non-standard conditions are identified in bold)

General

1. Except as modified by conditions, development shall be in substantial conformance with the site plan, building elevations and landscape plan dated January 4, 2018. Minor modifications may be reviewed through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.

Site Plan

2. Provide service locations for both refuse and recycling collection as indicated on the site plan 01/04/2018. The refuse and recycling containers shall be stored on each individual lot.

3. 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.
4. 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.
5. Provide upgraded paving at each driveway 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.
6. 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.
7. 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

8. The materials and colors as presented:

Painted Stucco – Dunn Edwards; Sheet Metal (DE6356) and Industrial Age (DET618)

Modular Brick Veneer – Summit Brick (Inca) with a running bond

CMU Wall – gray CMU block (sealed)

Guardrails – custom perforated metal, painted Dunn Edwards "Black Jack" (DE6371)

Awning Screen – metal, painted Dunn Edwards "Black Jack" (DE6371)

Windows – Western (Low-E) with dark bronze frame

Garage Door and Front Door – custom design with dark bronze frame

Provide primary building colors and materials with a light reflectance value of 75 percent or less.

9. Provide brick veneer wing walls on the opposite side of each balcony. These wing walls should match brick veneer patterning proposed on elevations. Below is an example as to the intent of this condition.



10. Patio walls at ground level shall be integral colored split-face or ground-face CMU, which compliments the building. The selected material must be coordinated with the Community Development Department prior to issuance of permit.
11. Provide a variation in material at the first level of buildings that align with the inset window located on the east and west elevations. The selected material shall not be painted masonry or stucco; and must be coordinated with the Community Development Department prior to issuance of permit. Consider applying the same material as a result of Condition 9 at these locations.
12. Windows located on Level 3, in bedroom three (3) of units, must be increased to the size of window located directly below on Level 2. The larger portion of these windows may be spandrel glass to provide privacy to the bedroom.
13. Main entry doors and garage doors should be frosted and laminated for security purposes.
14. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
15. Conceal roof drainage system within the interior of the building.
16. Incorporate lighting, address signs, and incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations. Exposed conduit, piping, or related materials is not permitted.
17. The electrical service entrance section (S.E.S.) should be recessed into the buildings.
18. Upper/lower divided glazing panels in exterior windows at grade level, where lower glass panes are part of a divided pane glass curtain-wall system, shall be permitted only if laminated glazing at these locations is provided.

Lighting

19. This project shall follow requirements of ZDC Part 4, Chapter 8, Lighting.
20. Illuminate building entrances from dusk to dawn to assist with visual surveillance at these locations.

Landscape

21. Arterial street trees shall be a minimum of 36" box specimens and a minimum of 1 ½" caliper trunk.
22. Irrigation notes:
 - a. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½". Provide details of water distribution system.
 - b. Locate valve controller in a vandal resistant housing.
 - c. Hardwire power source to controller (a receptacle connection is not allowed).
 - d. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
23. 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.
24. 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

25. 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 12" 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 all departments on each 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.
- Access to refuse enclosure details DS116 and DS118 and all other Development Services forms at this link: <http://www.tempe.gov/city-hall/community-development/building-safety/applications-forms>. The enclosure details are under Civil Engineering & Right of Way.

BASIS OF BUILDING HEIGHT: Measure height of buildings from top of curb at a point adjacent to the center of the front property line.

HISTORIC PRESERVATION: State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Contact the Historic Preservation Officer with general questions. Where a discovery is made, contact the Arizona State Historical Museum for removal and repatriation of the items.

POLICE DEPARTMENT SECURITY REQUIREMENTS:

- Refer to Tempe City Code Section 26-70 Security Plans.
- 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.
- Maintain distances of 20'-0" or greater between a pedestrian path of travel and any hidden area to allow for increased reaction time and safety.

- Follow the design guidelines listed under appendix A of the Zoning and Development Code. In particular, reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment

TRAFFIC ENGINEERING:

- Provide 8'-0" wide public sidewalk along arterial roadways, or as required by Traffic Engineering Design Criteria and Standard Details.
- Construct driveways in public right of way in conformance with Standard Detail T-320. Alternatively, the installation of driveways with return type curbs as indicated, similar to Standard Detail T-319, requires permission of Public Works, Traffic Engineering.
- 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.
- Provide a fire command room(s) on the ground floor of the building(s). Verify size and location with Fire Department.

CIVIL ENGINEERING:

- An Encroachment Permit or License Agreement must be obtained from the City for any projections into the right of way or crossing of a public utility easement, prior to submittal of construction documents for building permit.
- Maintain a minimum clear distance of twenty-four (24) feet between the sidewalk level and any overhead structure.
- 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:

- Contact Public Works Sanitation Division to verify that vehicle maneuvering and access to the enclosure is adequate. Refuse staging, collection and circulation must be on site; no backing onto or off of streets, alleys or paths of circulation.
- Develop strategy for recycling collection and pick-up from site with Sanitation. Roll-outs may be allowed for recycled materials. Coordinate storage area for recycling containers with overall site and landscape layout.
- Gates for refuse enclosure(s) are not required, unless visible from the street. If gates are provided, the property manager must arrange for gates to be open from 6:00am to 4:30pm on collection days.

PARKING SPACES:

- Verify conformance of accessible vehicle parking to the Americans with Disabilities Act and the Code of Federal Regulations Implementing the Act. Refer to Building Safety ADA Accessible Parking Spaces Marking/Signage on Private Development details.
- At parking areas, provide demarcated accessible aisle for disabled parking.

- Distribute bike parking areas nearest to main entrance(s). Provide parking loop/rack per standard detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.

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:

- Trees shall be planted a minimum of 16'-0" from any existing or proposed public utility lines. The tree planting separation requirements may be reduced to no less than 8'-0" from utility lines 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, including, 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:

April 17, 2008 City Council approved the request for 800 WEST (PL070513) for a Planned Area Development Overlay for four townhouses on approximately 0.24 net acres, located at 800 West University Drive in the R-4 (Multi-Family Residential).

March 17, 2016 City Council approved a Reversion of the Zoning Map Amendment of prior entitlements for 800 WEST from current zoning district of R-4 (PAD) Planned Area Development Overlay to R-4 Multi-Family Residential District (original zoning), located at 800 West University Drive.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review

Section 6-308, Use Permit

DEVELOPMENT PROJECT FILE

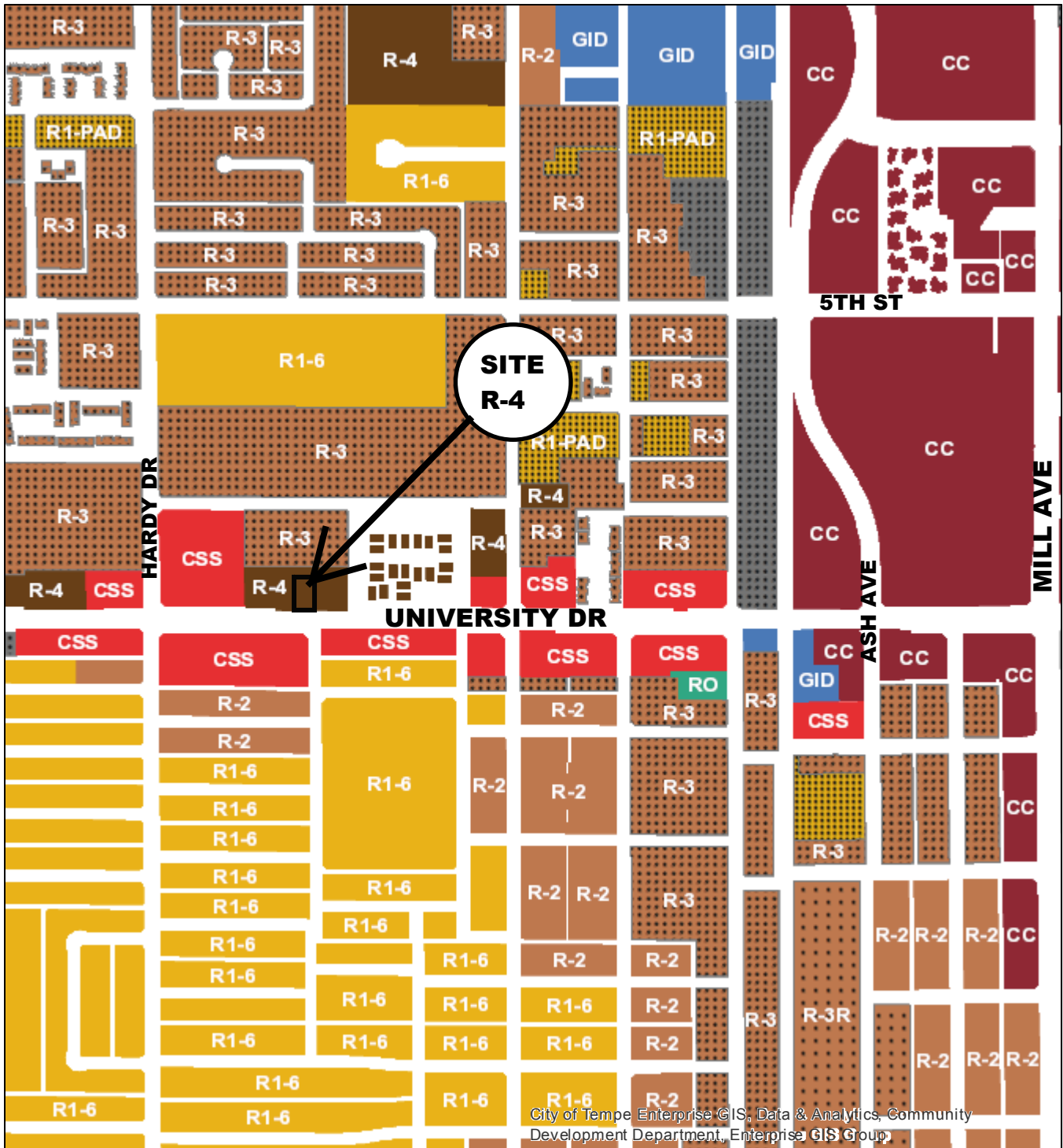
for
UNIVERSITY LOFTS
(PL170395)

ATTACHMENTS:

1. Location Map
2. Aerial
- 3-8. Letter of Explanation
9. Context Site Plan with Aerial Overlay
10. Context Site Plan
11. Enlarged Site Plan
- 12-15. Floor Plans
- 16-17. Blackline Building Elevations
- 18-19. Color Elevations
20. Building Sections
21. Landscape Plan
22. Renderings

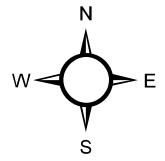
UNIVERSITY LOFTS

PL 170395



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

- | | |
|--|---|
| General Industrial District (GID) | Single-Family Residential (R1-6) |
| City Center (CC) | Single-Family Residential Planned Area Dev (R1-PAD) |
| Mixed Use High (MU-4) | Multi-Family Residential (R-2) |
| Mixed Use Educational (MU-ED) | Multi-Family Residential Restricted (R-3R) |
| Commercial Shopping and Services (CSS) | Multi-Family Residential Limited (R-3) |
| Residential/Office (RO) | Multi-Family Residential General (R-4) |





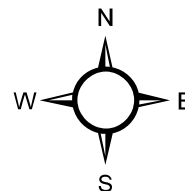
Tempe

PL 170395

UNIVERSITY LOFTS



Aerial Map



UNIVERSITY LOFTS

Development Plan Review & Use Permit Standard

800 W. University Drive



Mitch Rotta, Director of New Construction
Tricor, LLC
7440 E. Pinnacle Peak Rd Scottsdale, AZ

Mitch.Rotta@tricolorcontracting.com

Letter of Explanation

Development Plan Review & Use Permit

University Lofts

800 West University Drive

Project Description

Tempe was one of the first cities in Arizona that Tricor felt was a necessity to begin building multi-family projects in for a multitude of reasons. We first entered the market with approaching a land owner that was selling a permit ready set of drawings and parcel that we believed was going to be an ideal entry level project for our company. After submitting multiple offers the seller decided to go in a different direction.

Although we lost out on this project we did gain a benefit from the process and that came in the form of a well-respected and seasoned architect that had done multiple projects in Tempe. Tricor stayed in contact with Tomecak Design during our process of identifying and purchasing another parcel in the City of Tempe. We stumbled upon a unique parcel that we believed was a diamond in the rough. It was narrow, small and presented a list of problems but in the end the vision created between Tricor and Tomecak Design outweighed any and all issues. We spent a few weeks working through negotiations and in July we secured our first parcel in Tempe which began what we believe to be a very bright and exciting future for Tricor, Tomecak Design and most importantly the City of Tempe.

Tricor and Tomecak has been able to abide by all zoning and city regulations with this parcel with the exception of one side yard setback. This application has been generated for the purpose to seek approval of a Use Permit to reduce the required side yard setback from 10 ft. to 8 ft. on the west side of the property only along with all standard approvals for the Development Review.

Tricor is planning to develop five (5) “for sale” townhomes on a vacant .27 acre site zoned R-4 at 800 West University Drive. The subject site is square shaped and is comprised of one small parcel that was originally developed with a single structure prior to 1979 when much of this area was open farm fields. Today, the subject site is zoned R-4, which allows 25 du’s/ac and the City’s General Plan designates the property for residential development of up to 25 du’s/ac. 19 du’s/ac. are proposed. The placement of the development is orientated to face South onto University Drive.

Development Plan Review

Placement and Articulation

The inspiration for the design and orientation to this complex was based on the North Side of Chicago where complexes front the main street creating a suburban feel in a city. With each unit facing south onto University Drive the new development will bring that same feel to Tempe. With easy access to all the attractions of downtown Tempe along with ASU, creating a development that provided owners with a sense of security but also an inviting curbside appeal was a high priority for the design team.

Building Design and Material Selection

The design of these townhomes is contemporary in nature but with an emphasis on a warehouse/loft exterior facade. The utilization of multiple materials including decorative concrete masonry units (CMU), weathered red brick veneer, architectural hot rolled metal and smooth stucco provides clean lines but a distinct appearance in the neighborhood. Along with the diversity in materials, we have included balconies on the second and third floor of each unit while also providing an abundance of windows to allow natural light into the units. By providing each unit with its own balconies it will provide a connected feel to the neighborhood as well as the home owners within the complex.

Building Facades & Landscape Integration

The ground floor of each townhome is decorative Concrete Masonry Units (CMU) which, combined with the proposed landscaping, creates a clear definition of the base of the townhome from the exterior while also providing the home owners with a very structurally sound foundation. Two units face south to University Drive which provides an architecturally pleasing curbside aesthetic that is welcoming to the neighborhood but also provides privacy to the home owners. Each entrance to a townhome has a 3 ft. smooth stucco site wall that clearly defines each unit(s) entrance while also maintaining a welcoming presence to the neighborhood. The proposed landscaping will once again ensure that the curbside aesthetics is maintained while also providing home owners with a sense of privacy.

The second and third floors of each townhome are a combination of stucco, weathered red brick veneer and hot rolled metal accents at most windows. The location of the weathered brick veneer creates a clear designation between units which combined with utilizing multiple colors gives the building depth in the necessary areas. Stucco control joints help reduce elevations from looking "plain" in areas where stucco is utilized. The brick veneer will continue into each townhome unit being placed at specific locations to ensure the flow of the design is kept throughout.

Vehicular Circulation & Crime Prevention

The garages of each home are orientated and accessed only from the interior of the development, which leaves the streetscape to the pedestrian and reduces the amount of vehicular activity from street view. With keeping all vehicular traffic to the interior of the development, we believe this will minimize the conflict between pedestrian and vehicles. With the depth of the parcel being less than 150 ft. and being surrounded by existing structures, fire truck access will be done by street side with a new fire hydrant being installed per the attached Site Plan. Although not required, the project is providing two (2) visitor parking spaces which will be shielded from the street utilizing natural landscaping barriers.

The use of natural and physical barriers will provide the complex with a sense of security and privacy from the occurrence of foot traffic on University Drive. With large landscaping fronting the development, site walls at each unit and maintaining the required 20'-0" front setback, the development will be one of the few developments on University that meet these city requirements.

Site Signage and Lighting

With commercial and high density multi-family surrounding the parcel we believe that the design and exterior façade will provide the complex with a boutique style private residence while still blending into the surrounding area. The site signage will be kept simple and clean to not become overbearing or take away from the beauty of the complex. Site lighting will be positioned to focus on the landscaping while also providing sufficient coverage for home owners to feel safe in their complex while also allowing easy vehicular circulation at night.

Use Permit Standard– West Building Side Setback

These proposed five (5) unique and high caliber townhomes comply with the General Plan's designation of residential development up to 25 units per acre on the property and, at 18 du's/ac is well below the 25 units per acre allowed by the site's existing R-4 zoning.

Unfortunately, the site is very small which has allowed this parcel to sit for over 20 years vacant. With the approval of the Whole Foods development, this parcel is now one of two vacant lots on University Drive between AZ Route 143 to AZ Route 101. With University Drive being one of the focal points of the City of Tempe, we feel this project will continue to provide a unique development to the city. After reviewing the existing site conditions at the time of acquisition, the presence of loitering and littering could be observed throughout the parcel. With the development of this project we feel that it will not only add value to the surrounding properties but also eliminate the potential for negative behavior on a vacant parcel.

A major goal for the City of Tempe is to develop infill residential properties, where appropriate, with ownership housing. The design and goal of this project runs in perfect parallel with the

cities intentions and goals all while maintaining the existing zoning requirements and abiding by the General Plan set forth by the city. The goal of this project is to once again bring value to the surrounding neighborhood all while keeping the aesthetics of the project consistent with surrounding structures.

To develop the site in its current design, relief from two development standards is necessary, we are requesting the following reductions by a Use Permit based on Table 4-202B – Development Standards in Multi-Family Districts:

- 1. Use Permit Standard to allow a 20% reduction for the west side building setback, to go from 10 feet to 8 feet.**

The 8 ft. west side building setback is consistent with the allowable 20% reduction as outlined in Table 4-202B – Development Standards in Multi-Family Districts. The Use Permit standard states that a side yard setback can be reduced by 20%, which in this case reduces the required 10 ft. side setback to 8 ft. which is exactly what this project requires.

Significant Vehicular or Pedestrian Traffic in Adjacent Area

On the west side of the property an existing driveway to a single-family residence separates the neighboring property to our development by 18 ft. which allows for a clear separation between parcels and privacy. Our new development will also have a site wall to separate the two parcels. No pedestrian traffic exists on the west side of the property.

Arising Nuisances

The reduction in the setback will not cause any nuisances to the neighborhood. Currently with the lot being vacant signs of littering and loitering have been observed. By allowing this project to continue forward, we believe this will only provide a benefit to the City of Tempe.

Deterioration of the Neighborhood

This parcel has sat vacant for well over 30 years besides a junk-yard at one point in time. We believe our product will only provide an upgrade to neighborhood and increase housing values. The product itself will be of high standards and run in perfect parallel to the City's adopted plans along with all future expansion of University Drive Right-of-Way.

Compatibility with Existing Surrounding Structures

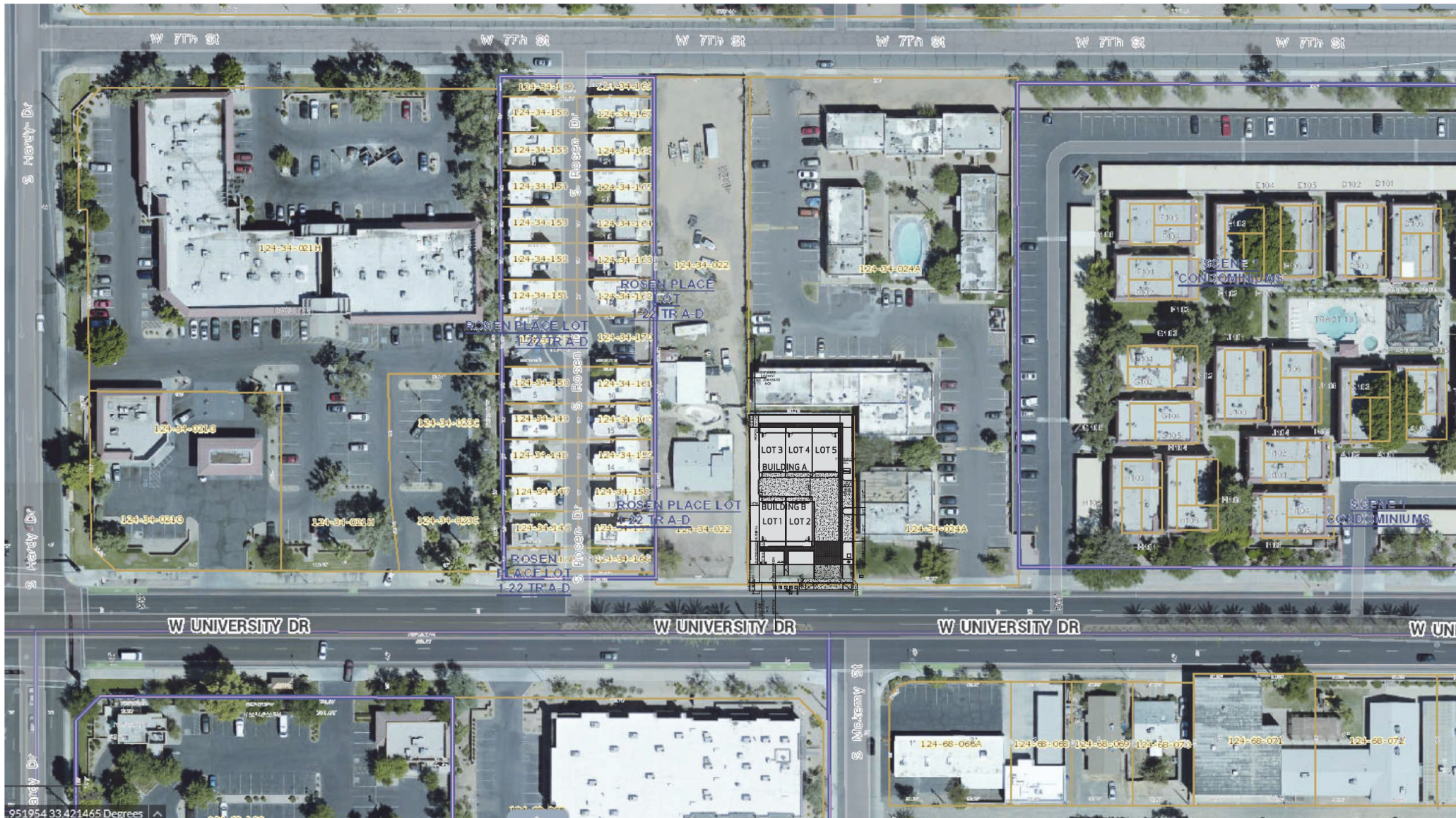
This development will fit in perfectly with the surrounding structures due to it being a multi-family product but "For Sale." With the parcel being located directly between a single-family residence and a for rent multifamily complex, University Lofts is the perfect balance between the two.

Adequate Control of Disruptive Behavior

University Lofts will be a higher-end product attracting a young family to the area which will promote a family atmosphere which we believe is the goal for the City of Tempe. With its

proximity to newly located large businesses, our goal is to offer the employees of these business an attractive and quality new home. By keeping these employees in the City of Tempe it will continue to help grow Tempe from a real estate perspective as well as economically.





UNIVERSITY TOWNHOMES

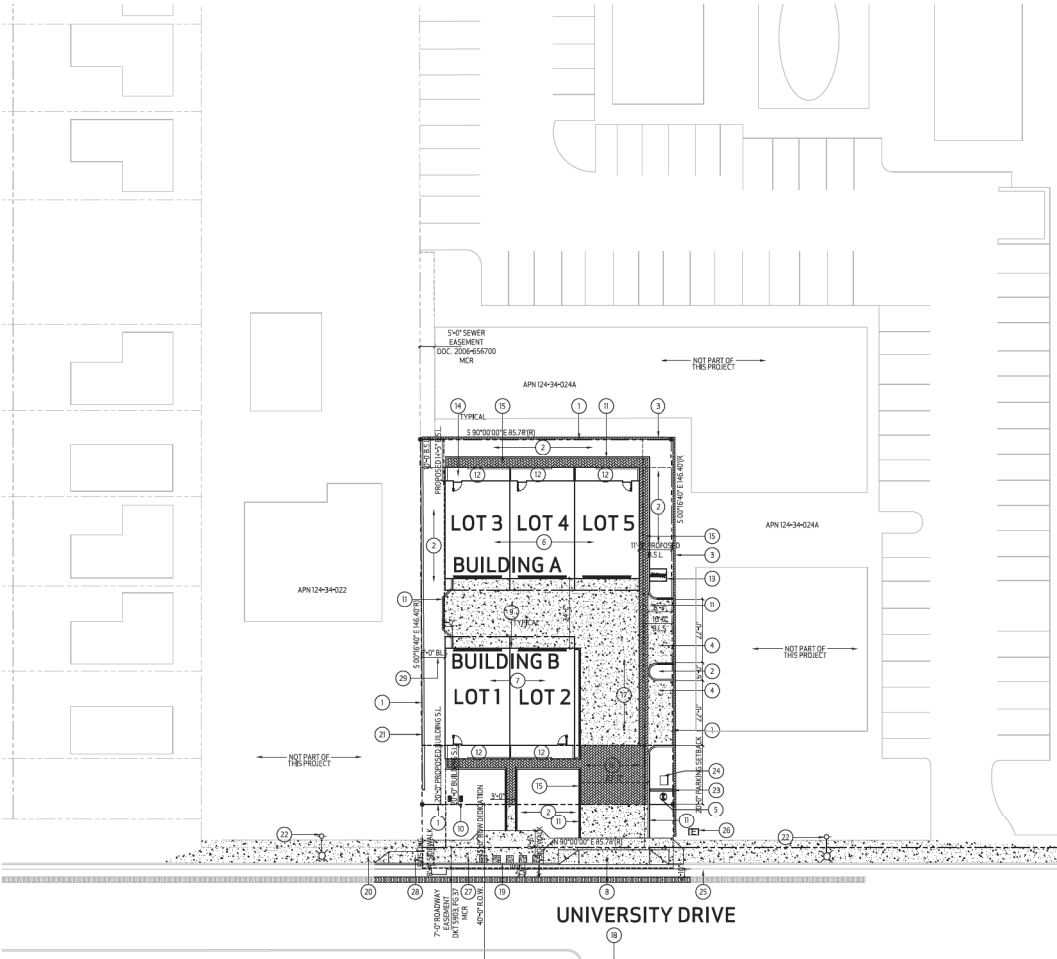
800 WEST UNIVERSITY ROAD
TEMPE, ARIZONA 85281

AERIAL CONTEXT
1" = 20'-0"



JANUARY, 2018





GENERAL NOTES:

1. SLOPE ALL SIDEWALKS AWAY FROM BUILDING MINIMUM 1/8" AND NOT TO EXCEED 2% MAXIMUM.
2. PROVIDE FIRE LANE SIGNAGE AT LOCATIONS REQUIRED BY THE FIRE MARSHALL AND FIELD INSPECTOR.

SITE PLAN NOTES:

1. PROPERTY LINE.
2. PROVIDE LANDSCAPE AREA.
3. EXISTING 6" HIGH CMU WALL, SMOOTH STUCCO AND PAINT TO MATCH BUILDING.
4. GUEST PARKING.
5. NEW FIRE HYDRANT.
6. PROPOSED BUILDING A, THREE (3) DETACHED UNITS.
7. PROPOSED BUILDING B, TWO (2) DETACHED UNITS.
8. NEW DRIVEWAY PER CITY OF TEMPE STANDARD DETAIL T-320.
9. RECESSED ELECTRICAL METER.
10. WATER METER, TYPICAL.
11. NEW 6" VERTICAL CURB.
12. CONCRETE CENTER.
13. NEW BEKE RACK.
14. FURNISHMENT LOCATION OF TRASH BIN, TYPICAL.
15. NEW 3" WIDE INTEGRAL COLOR PAVES SIDEWALK.
16. DECORATIVE INTEGRAL COLOR PAVERS PER C.O.T. STANDARDS.
17. CONCRETE CURB, AS SHOWN.
18. CENTER LINE OF STREET.
19. LOCATION OF REUSE BRCS ON PICK UP DAY, INTEGRAL COLOR CONCRETE AREA WITH STAMPED ADDRESS, ON NON PICK UP DAYS BOTH IN STORE IN GARAGE.
20. EXISTING SIDEWALK TO REMAIN, REPAIR AND REPLACE AS NECESSARY.
21. NEW 4" HIGH PERIMETER WALL, SMOOTH STUCCO AND PAINT TO MATCH BUILDING.
22. EXISTING STREET LIGHT TO REMAIN.
23. 3" HIGH SCREEN WALL.
24. ELECTRICAL TRANSFORMER TO BE COORDINATED WITH ELECTRICAL COMPANY.
25. EXISTING FIRE LANE.
26. EXISTING TRANSFORMER ON NEIGHBORING PROPERTY.
27. REMOVE PORTION OF DRIVEWAY.
28. FINISH CURBING OF HOOPER DRIVEWAY PER CITY OF TEMPE DETAIL.
29. REDUCTION PER USE PERMIT.



PROJECT TEAM

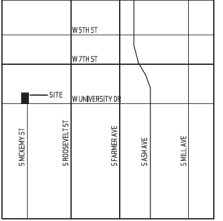
OWNER
 TRICOR
 7400 EAST PINNACLE PEAK ROAD
 SCOTTSDALE, ARIZONA 85255
 PHONE: 480.580.8575
 CONTACT: MICHOSHITA

ARCHITECT
 TOMCEAK DESIGN P.C.
 4810 NORTH CENTRAL CENTER PLAZA
 SUITE 201
 SCOTTSDALE, ARIZONA 85251
 PHONE: 602.939.7751
 CONTACT: MARK TOMCEAK

USE PERMIT

USE PERMIT:
 REDUCE WEST BUILDING SETBACK FROM 12'-0" TO 8'-0".

VICINITY MAP



CODE REVIEW

AUTHORITY:	CITY OF TEMPE, ARIZONA
CODE:	2022 INTERNATIONAL RESIDENTIAL CODE
OCCUPANCY USE:	SEPARATED
OCCUPANCY:	R-3
CONSTRUCTION TYPE:	V-B

SCOPE OF WORK

DEVELOPMENT OF AN EXISTING R-4 ZONED PROPERTY INTO FIVE 3-STORY TOWN HOMES WITH ATTACHED GARAGES. THE HOME OFFICE OR FILE ROOM SHALL BE LOCATED AT THE GROUND FLOOR. THE LIVING ROOM, DINING ROOM, KITCHEN, BEDROOM AND POWDER ROOM SHALL BE LOCATED ON THE SECOND FLOOR. TWO ADDITIONAL BEDROOMS AND TWO BATHROOMS SHALL BE LOCATED ON THE 3RD FLOOR. THE FLOOR PLAN WILL INCLUDE AN ENTRY PORCH AT THE GROUND FLOOR AND BALCONIES AT THE SECOND AND THIRD FLOOR.

PROJECT DATA

PROJECT NAME:	UNIVERSITY LOFTS
ADDRESS:	800 WEST UNIVERSITY ROAD TEMPE, ARIZONA 85281
PROJECT SITE AREA:	
GROSS:	11,955 S.F. (0.27 ACRES)
NET:	10,665 S.F. (0.24 ACRES)
ASSESSOR'S PARCEL:	124-34-024B
PROPOSED USE:	SINGLE FAMILY (ATTACHED)
BUILDING AREA: (PER UNIT)	
LIVABLE:	1,732 S.F.
GARAGE:	420 S.F.
LOA:	2,023 S.F. (20% LOA)
TOTAL BUILDING AREA:	10,760 S.F.
GENERAL PLAN/PROJECTED USE:	RESIDENTIAL
EXISTING ZONING:	R-4 (NO OVERLAY DISTRICT)
PROPOSED ZONING:	R-4
DENSITY:	
ALLOWABLE DENSITY:	25 DWELLING UNITS/ACRE
PROPOSED DENSITY:	19 DWELLING UNITS/ACRE
NUMBER OF UNITS:	7 UNITS
ALLOWED:	5 UNITS (3 BEDROOM TOWN HOMES)
PROPOSED:	7 UNITS (3 BEDROOM TOWN HOMES)
TOTAL FOOTPRINT AREA:	730 S.F. PER UNIT (3,650 S.F. TOTAL)
LOT COVERAGE:	
MAXIMUM ALLOWABLE:	60.00 %
ACTUAL SITE COVERAGE:	30.50%
SPRINKLERS:	NO
LANDSCAPE STANDARDS:	
LANDSCAPE AREA REQUIRED:	2,666 S.F. (MIN. 25%)
LANDSCAPE AREA PROVIDED:	3,676 S.F. (25%)
BUILDING SETBACKS:	REQUIRED: PROVIDED:
FRONT (SOUTH):	20'-0" 20'-0"
EAST SIDE:	10'-0" 11'-0"
WEST SIDE:	10'-0" 8'-0"
REAR (NORTH):	10'-0" 14'-0"
BUILDING HEIGHT:	
ALLOWABLE BUILDING HEIGHT:	40'-0"
PROPOSED BUILDING HEIGHT:	38'-0"
STORIES:	THREE STORIES
GARAGE:	STREET PICKUP

TOMCEAK DESIGN
 4360 NORTH GULF CENTER PLAZA
 SUITE 201
 SCOTTSDALE, ARIZONA 85251
 T 602.939.7751
 F 480.718.8387
 E INFO@TOMCEAKDESIGN.COM

PARKING CALCULATIONS

PARKING REQUIRED:		
2 BEDROOM UNITS (2.0 PER UNIT) 5X2	10 SPACES	
GUEST PARKING	0 SPACES	
TOTAL PARKING REQUIRED:	10 SPACES	
PARKING PROVIDED:		
GARAGES (2-CAR PER UNIT)	10 SPACES	
GUEST PARKING (ON SITE)	2 SPACES	
TOTAL PARKING PROVIDED:	12 SPACES	
BICYCLE PARKING REQUIRED:		
2-BEDROOM UNITS	0.0 SPACES	
GUEST PARKING	0.0 SPACES	
TOTAL BICYCLE PARKING REQUIRE	0.0 SPACES	
BICYCLE PARKING PROVIDED:		
GARAGES (BICYCLE PER UNIT)	5.0 SPACES	
GUEST BICYCLE PARKING	2.0 SPACES	
TOTAL BICYCLE PARKING PROVIDED:	7.0 SPACES	

PROJECT:
 UNIVERSITY
 LOFTS
 800 WEST UNIVERSITY ROAD
 TEMPE, ARIZONA 85281

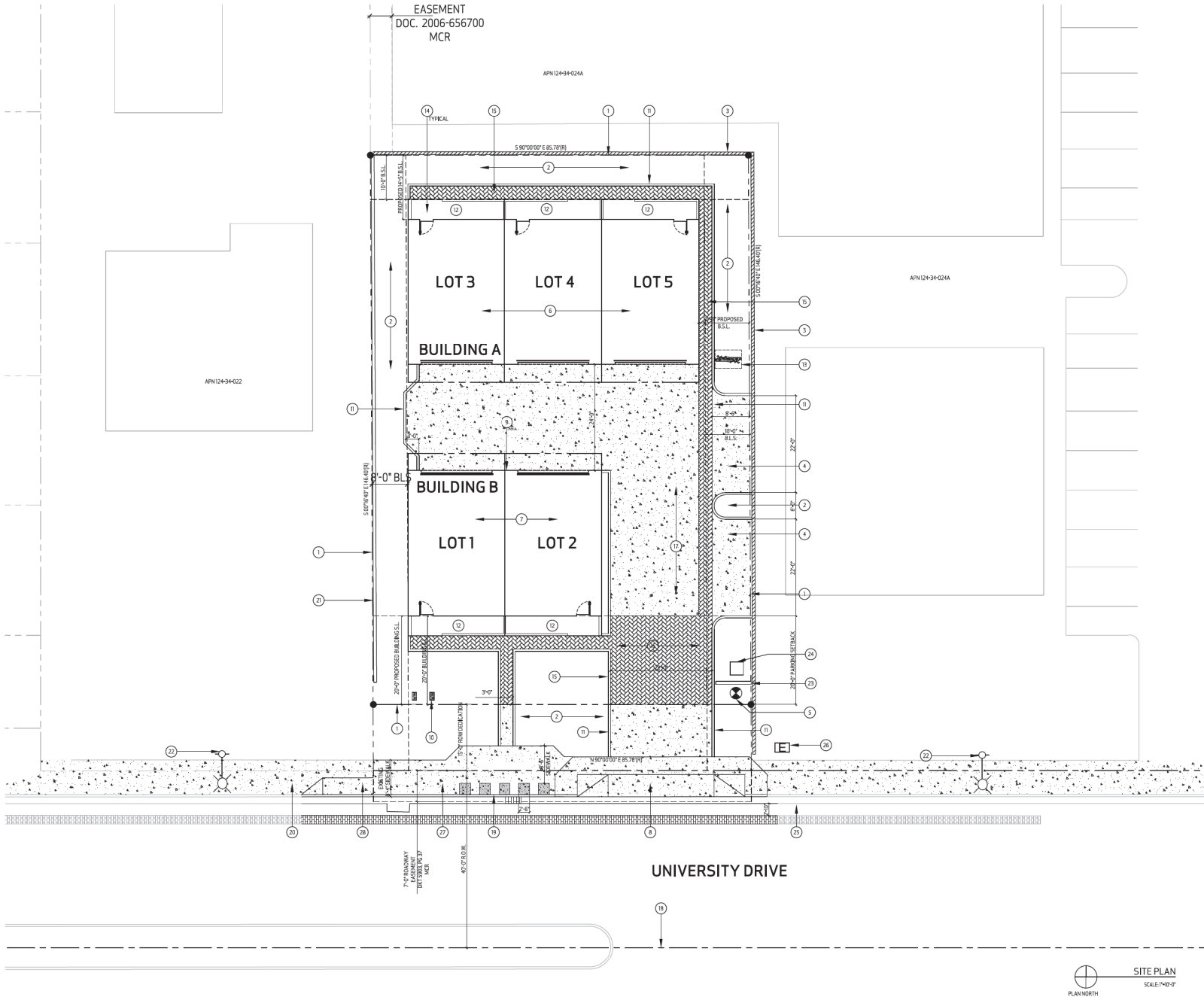
REVISION:

JOB #: 1718

DATE: 14.2018

CONTENTS: SITE PLAN

SHEET NO: SP100



GENERAL NOTES:

- A. SLOPE ALL SIDEWALKS AWAY FROM BUILDING MINIMUM 1% AND NOT TO EXCEED 2% MAXIMUM
- B. PROVIDE FIRE LANE SIGNAGE AT LOCATIONS REQUIRED BY THE FIRE MARSHALL AND FIELD INSPECTOR

SITE PLAN NOTES:

1. PROPERTY LINE
2. PROVIDE LANDSCAPE AREA
3. EXISTING 4" HIGH CMU WALL, SMOOTH STUCCO AND PAINT TO MATCH BUILDING
4. GUEST PARKING
5. NEW FIRE HYDRANT
6. PROPOSED BUILDING A, THREE (3) DETACHED UNITS
7. PROPOSED BUILDING B, TWO (2) DETACHED UNITS
8. NEW DRIVEWAY PER CITY OF TEMPE STANDARD DETAIL T-300
9. RECESSED ELECTRICAL METER
10. WATER METER, TYPICAL
11. NEW 6" VERTICAL CURB
12. CONCRETE PAVEMENT
13. NEW BIKE RACK
14. PERMANENT LOCATION OF TRASH BIN, TYPICAL
15. NEW 3'-0" WIDE INTEGRAL COLOR PAVEMENT SIDEWALK
16. DECORATIVE INTEGRAL COLOR PAVEMENT PER C.O.T. STANDARDS
17. CONCRETE DRIVE ASLE
18. CENTER LINE OF STREET
19. LOCATION OF REUSE BINS ON PICKUP DAY INTEGRAL COLOR CONCRETE AREA WITH STAMPED ADDRESS, ON NON PICKUP DAYS BOTH BINS STORED IN GARAGE
20. EXISTING SIDEWALK TO REMAIN, REPAIR AND REPLACE AS NECESSARY
21. NEW 4" HIGH PERIMETER WALL, SMOOTH STUCCO AND PAINT TO MATCH BUILDING
22. EXISTING STREET LIGHT TO REMAIN
23. 3'-0" HIGH SCREEN WALL
24. ELECTRICAL TRANSFORMER TO BE COORDINATED WITH ELECTRICAL COMPANY
25. EXISTING BIKE LANE
26. EXISTING TRANSFORMER ON NEIGHBORING PROPERTY
27. REMOVE PORTION OF DRIVEWAY
28. FINISH CURBING OF MODIFIED DRIVEWAY PER CITY OF TEMPE DETAIL
29. REDUCTION PER USE PERMIT.



TOMECAK DESIGN

4368 NORTH CHOC CENTER PLAZA
 SUITE 201
 SCOTTSDALE, ARIZONA 85251
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 E INFO@TOMECAKDESIGN.COM

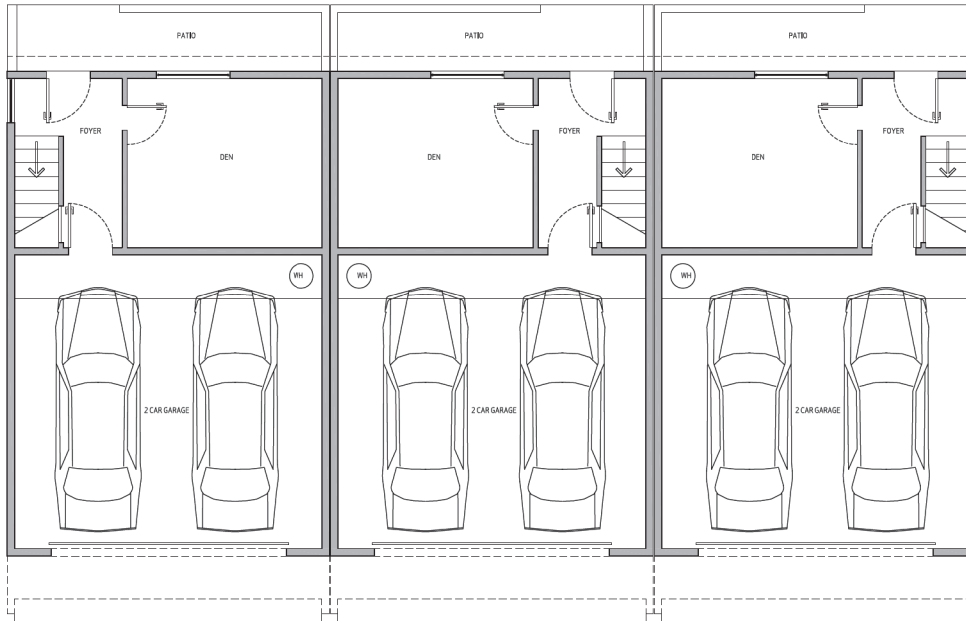


EXPIRES 3.31.2020

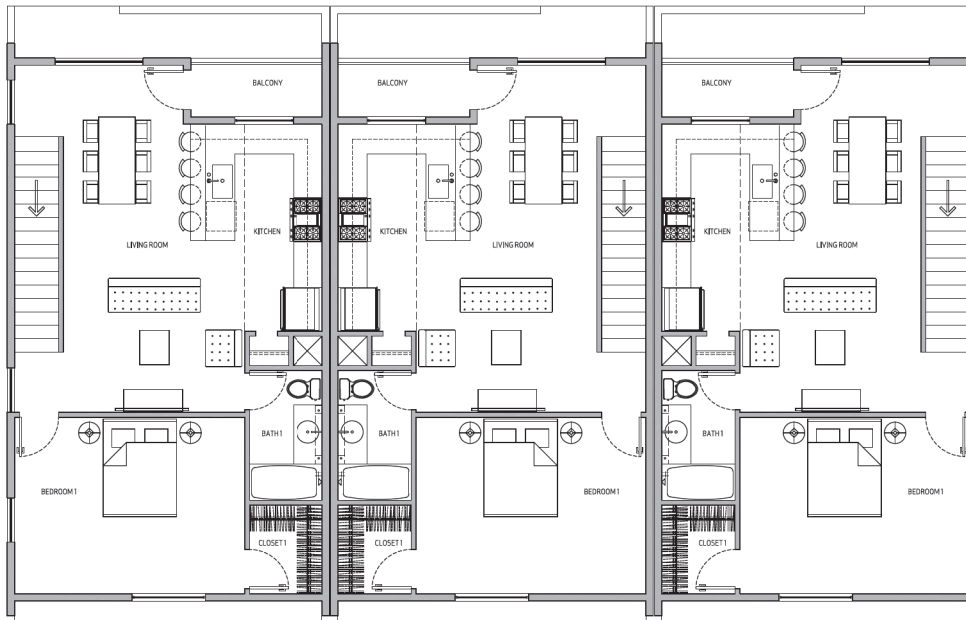
PROJECT:
UNIVERSITY LOFTS
 800 WEST UNIVERSITY ROAD
 TEMPE, ARIZONA 85281

REVISION:
 JOB # 1718
 DATE 14.2018
 CONTENTS: SITE PLAN

SHEET NO: **SP101**




LEVEL 1
BUILDING A - FLOOR PLAN
 SCALE: 1/4"=1'-0"




LEVEL 2
BUILDING A - FLOOR PLAN
 SCALE: 1/4"=1'-0"



**TOMECAK
 DESIGN**
 4368 NORTH CHIC CENTER PLAZA
 SUITE 201
 SCOTTSDALE, ARIZONA 85251
 T 602.838.7751
 F 480.718.8387
 E INFO@TOMECAKDESIGN.COM



PROJECT:
**UNIVERSITY
 LOFTS**
 500 WEST UNIVERSITY ROAD
 TEMPE, ARIZONA 85281

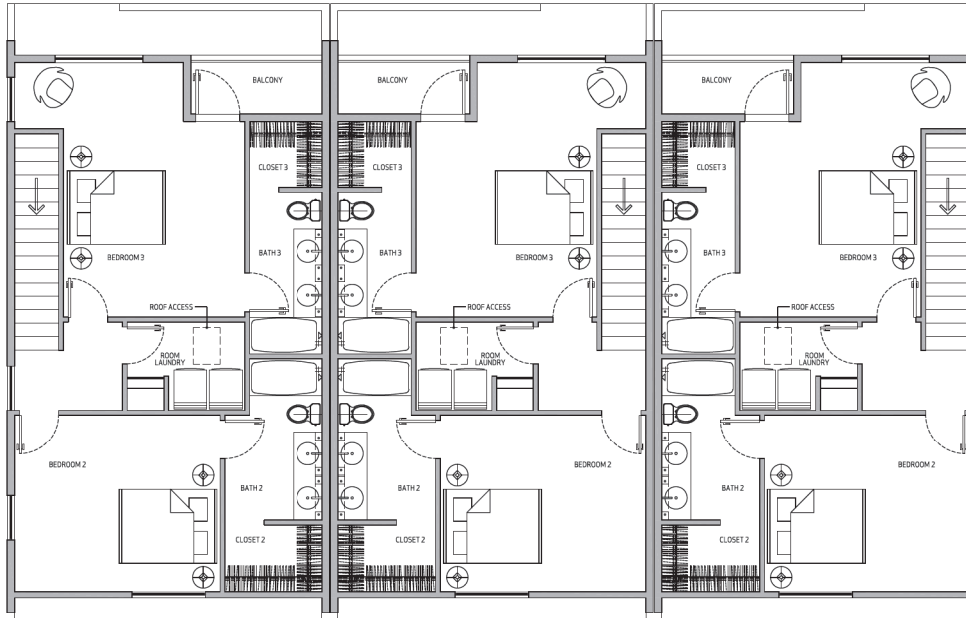
REVISIONS:

JOB #.: 1718

DATE: 14.2018

CONTENTS: BUILDING A
 FLOOR PLAN

SHEET NO.: **A101**




**LEVEL 3
BUILDING A - FLOOR PLAN**
 SCALE: 1/4"=1'-0"



**TOMECAK
DESIGN**
 4368 NORTH CHASE CENTER PLAZA
 SUITE 201
 SCOTTSDALE, ARIZONA 85251
 P 602.818.7731
 F 480.718.8387
 E INFO@TOMECAKDESIGN.COM



PROJECT:
**UNIVERSITY
LOFTS**
 800 WEST UNIVERSITY ROAD
 TEMPE, ARIZONA 85281

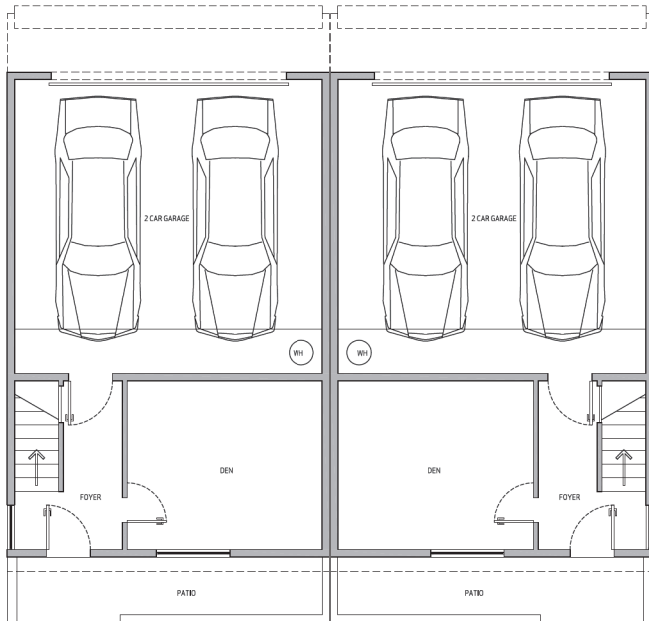
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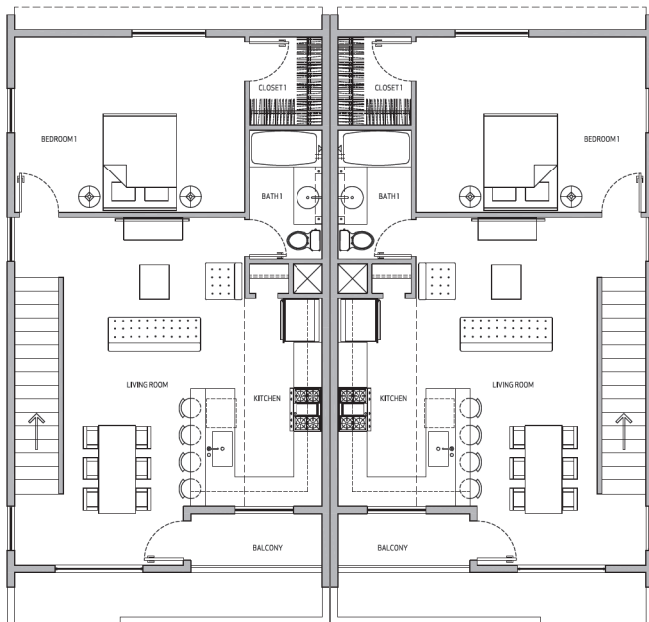
DATE: 14.2018

CONTENTS: BUILDING A
FLOOR PLAN

SHEET No.: **A102**




LEVEL 1
BUILDING B - FLOOR PLAN
 SCALE: 1/4"=1'-0"




LEVEL 2
BUILDING B - FLOOR PLAN
 SCALE: 1/4"=1'-0"



**TOMECAK
DESIGN**
 4368 NORTH CLAY CENTER PLAZA
 SUITE 201
 SCOTTSDALE, ARIZONA 85251
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 F 480.718.8387
 E INFO@TOMECAKDESIGN.COM



PROJECT:
**UNIVERSITY
LOFTS**
 800 WEST UNIVERSITY ROAD
 TEMPE, ARIZONA 85281

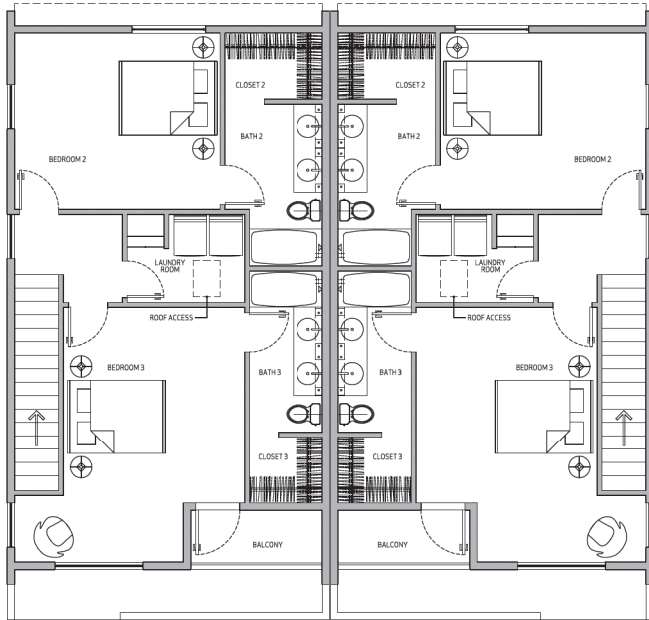
REVISIONS:

JOB #: 1718

DATE: 14.2018

CONTENTS: BUILDING B
FLOOR PLAN

SHEET No: **A103**




LEVEL 3
BUILDING B - FLOOR PLAN
 SCALE: 1/4"=1'-0"



**TOMECAK
 DESIGN**
 4368 NORTH CHASE CENTER PLAZA
 SUITE 201
 SCOTTSDALE, ARIZONA 85251
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 F 480.718.8387
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PROJECT:
**UNIVERSITY
 LOFTS**
 800 WEST UNIVERSITY ROAD
 TEMPE, ARIZONA 85281

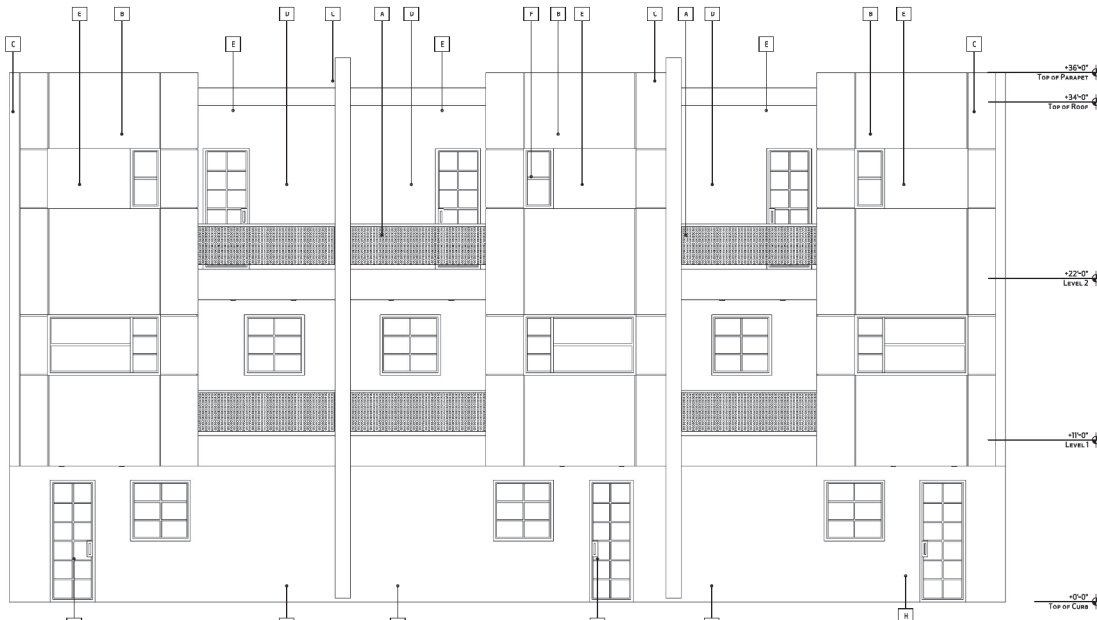
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JOB #.: 1718

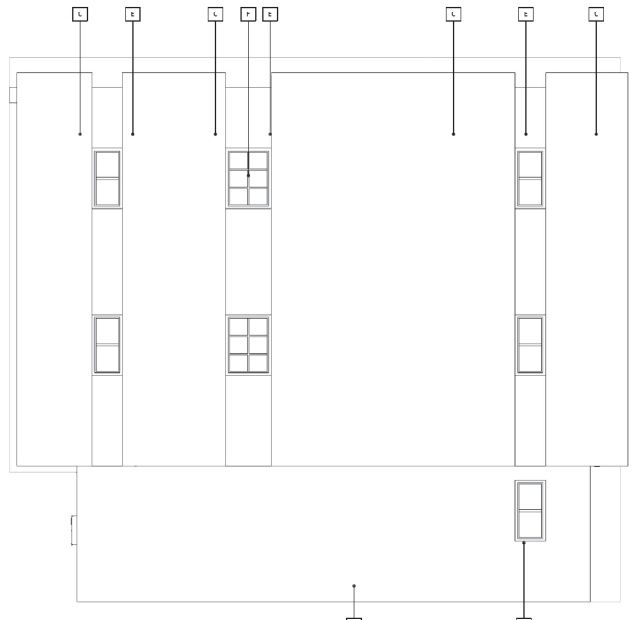
DATE: 14.2018

CONTENTS: BUILDING B
FLOOR PLAN

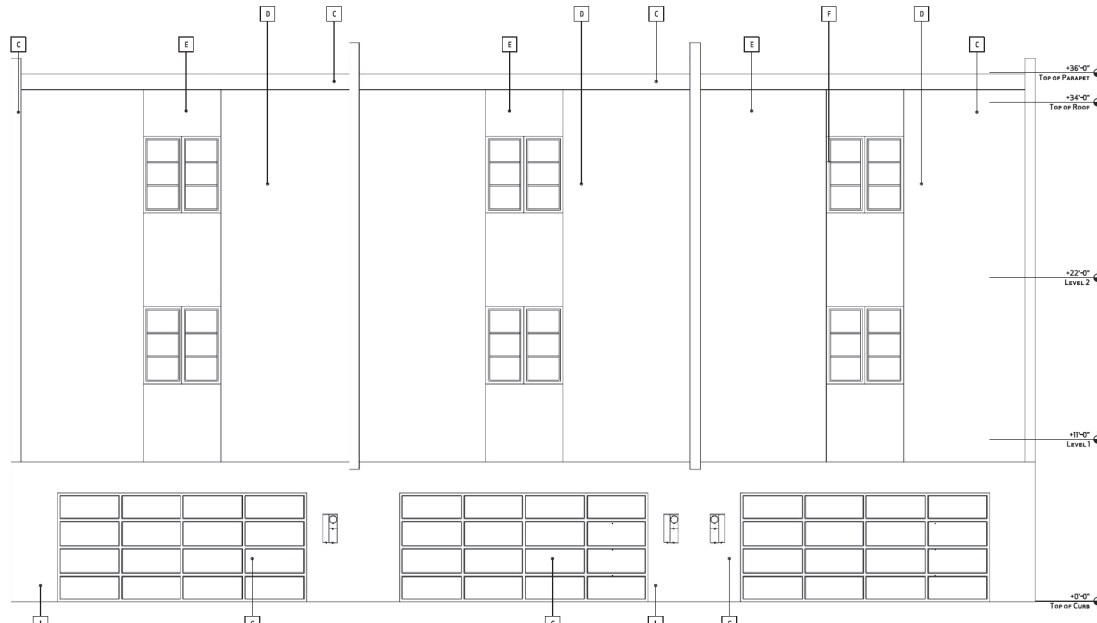
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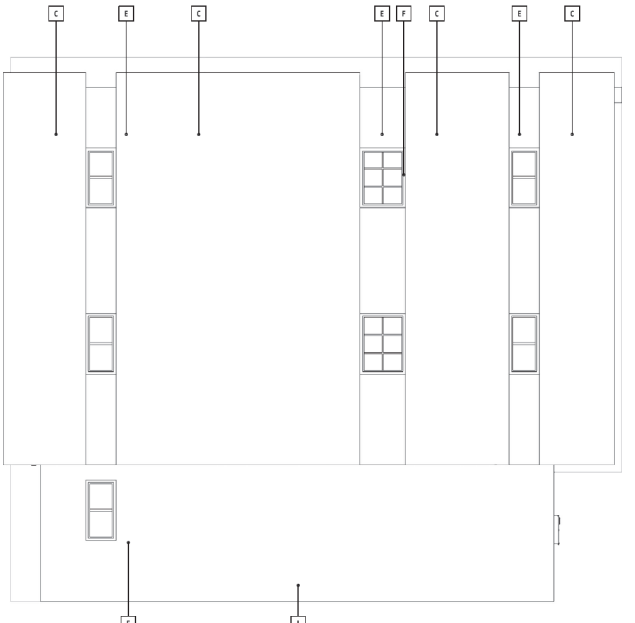
1 BUILDING A NORTH ELEVATION
SCALE: 1/4"=1'-0"



2 BUILDING A WEST ELEVATION
SCALE: 1/4"=1'-0"



3 BUILDING A SOUTH ELEVATION
SCALE: 1/4"=1'-0"



4 BUILDING A EAST ELEVATION
SCALE: 1/4"=1'-0"



TOMECAK DESIGN
4368 NORTH CHASE CENTER PLAZA
SUITE 201
SCOTTSDALE, ARIZONA 85251
P 602.808.7753
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E INFO@TOMECAKDESIGN.COM

MATERIAL SCHEDULE

MATERIAL	
A	QUADRIL CUSTOM PERFORATED METAL DUNN EDWARDS DE 537 BLACK JACK
B	PAINTED STUCCO DUNN EDWARDS DESSA SHEET METAL
C	MODULAR BRICK VENEER SUNBELT BRICK CO. #2233P W/ 3/8" GROUT JOINT RUNNING BOND COLOR: INCA
D	PAINTED STUCCO DUNN EDWARDS DETER INDUSTRIAL AGE
E	AWNING SCREEN METAL DUNN EDWARDS DE 537 BLACK JACK
F	WINDOW (LOW-E) WESTERN DARK BRONZE
G	GARAGE DOOR CUSTOM DARK BRONZE
H	FRONT DOOR CUSTOM DARK BRONZE
I	CMU WALL CMU BLOCK (SEALED)

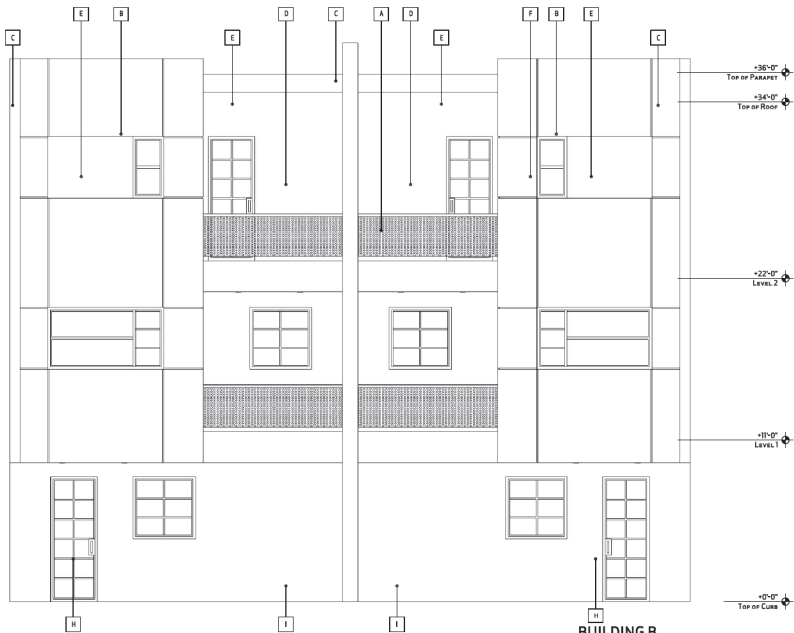
- ALL ROOFTOP DRAINS SHALL BE INTERNALLY PIPED.
- ROOF ACCESS WILL BE PROVIDED FROM INTERIOR OF BUILDING. ROOF ACCESS WILL NOT BE EXPOSED TO PUBLIC VIEW.



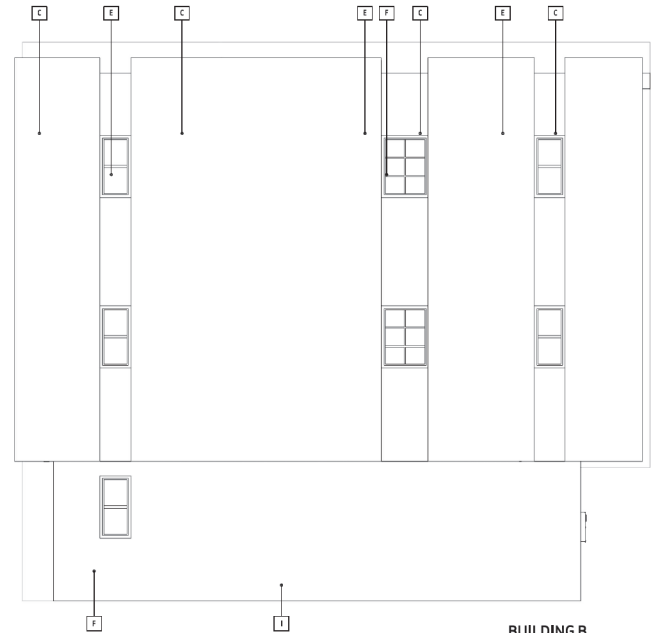
PROJECT:
**UNIVERSITY
LOFTS**
800 WEST UNIVERSITY ROAD
TEMPE, ARIZONA 85281

REVISION:
JOB #:
DATE:
CONTENTS: BUILDING ELEVATIONS

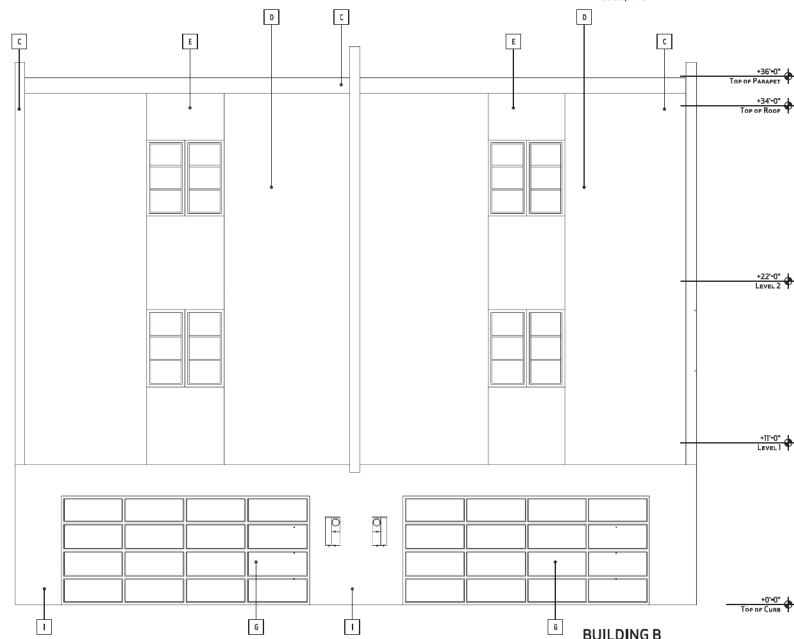
SHEET NO: **A202**



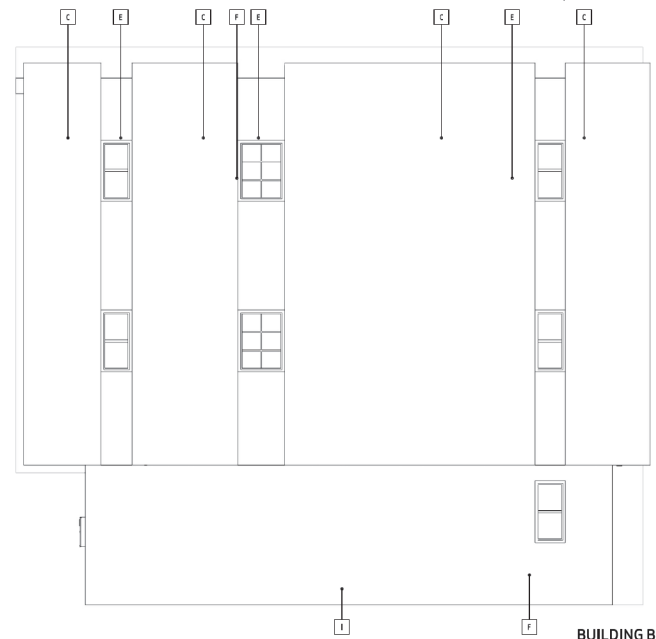
1 BUILDING B SOUTH ELEVATION
SCALE: 1/4"=1'-0"



2 BUILDING B WEST ELEVATION
SCALE: 1/4"=1'-0"



3 BUILDING B NORTH ELEVATION
SCALE: 1/4"=1'-0"



4 BUILDING B EAST ELEVATION
SCALE: 1/4"=1'-0"



TOMECAK DESIGN
4368 NORTH CHASE CENTER PLAZA
SUITE 201
SCOTTSDALE, ARIZONA 85251
P 602.808.7751
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E INFO@TOMECAKDESIGN.COM

MATERIAL SCHEDULE

MATERIAL	
A	GUARDRAIL CUSTOM PERFORATED METAL DUNK EDWARDS DESIGN BLACK JACK
B	PAINTED STUCCO DUNK EDWARDS DESIGN SHEET METAL
C	MODULAR BRICK VENEER DUNK EDWARDS 3/8" GROUT JOINT, RUNNING BOND, COLOR INCA
D	PAINTED STUCCO DUNK EDWARDS DETER INDUSTRIAL AGE
E	AWNING SCREEN METAL DUNK EDWARDS DESIGN BLACK JACK
F	WINDOW (LOW-E) WESTERN DARK BRONZE
G	GARAGE DOOR CUSTOM DARK BRONZE
H	FRONT DOOR CUSTOM DARK BRONZE
I	CMU WALL CMU BLOCK (SEALED)

1. ALL ROOFTOP DRAINS SHALL BE INTERNALLY PIPED.
2. ROOF ACCESS SHALL BE PROVIDED FROM INTERIOR OF BUILDING. ROOF ACCESS WILL NOT BE EXPOSED TO PUBLIC VIEW.



PROJECT:
UNIVERSITY LOFTS
800 WEST UNIVERSITY ROAD
TEMPE, ARIZONA 85281

REVISION:

JOB #:
DATE: 14.2018
CONTENTS: BUILDING ELEVATIONS

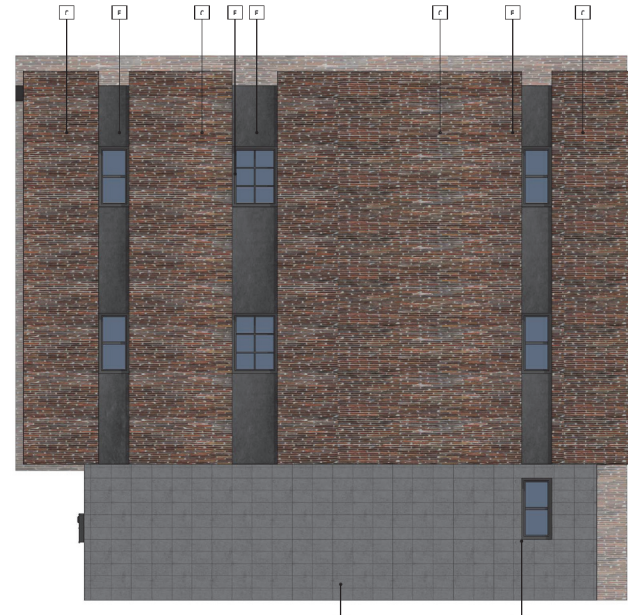
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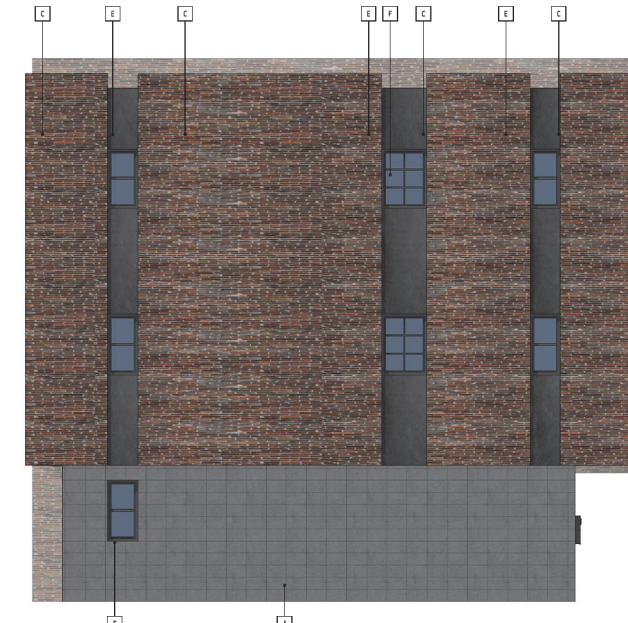
1 BUILDING A
NORTH ELEVATION
SCALE: 1/4" = 1'-0"



3 BUILDING A
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 BUILDING A
WEST ELEVATION
SCALE: 1/4" = 1'-0"



4 BUILDING A
EAST ELEVATION
SCALE: 1/4" = 1'-0"

TOMECAK DESIGN
 4368 North Civic Center Plaza
 Suite 201
 Scottsdale, Arizona 85251
 P: 602.808.7751
 F: 480.718.8877
 E: info@tomecakdesign.com

MATERIAL SCHEDULE

MATERIAL	
A	GUARDRAIL CUSTOM PERFORATED METAL DUNN EDWARDS DE ESTE BLACK JACK
B	PAINTED STUCCO DUNN EDWARDS DESSO SHEET METAL
C	MODULAR BRICK VENEER SUNBELT BRICK 7.5" x 7.5" x 3.5" W/ 3/8" GROUT JOINT, RUNNING BOND COLOR: INCA
D	PAINTED STUCCO DUNN EDWARDS DETIR INDUSTRIAL AGE
E	AWNING SCREEN METAL DUNN EDWARDS DE ESTE BLACK JACK
F	WINDOW (LOW-E) WESTERN DARK BRONZE
G	GARAGE DOOR CUSTOM DARK BRONZE
H	FRONT DOOR CUSTOM DARK BRONZE
I	CMU WALL CMU BLOCK (SEALED)

1. ALL ROOFTOP DRAINS SHALL BE INTERNALLY PIPED.
2. ROOF ACCESS SHALL BE PROVIDED FROM INTERIOR OF BUILDING. ROOF ACCESS WILL NOT BE EXPOSED TO PUBLIC VIEW.



PROJECT:
**UNIVERSITY
 LOFTS**
 801 WEST UNIVERSITY ROAD
 TEMPE, ARIZONA 85281

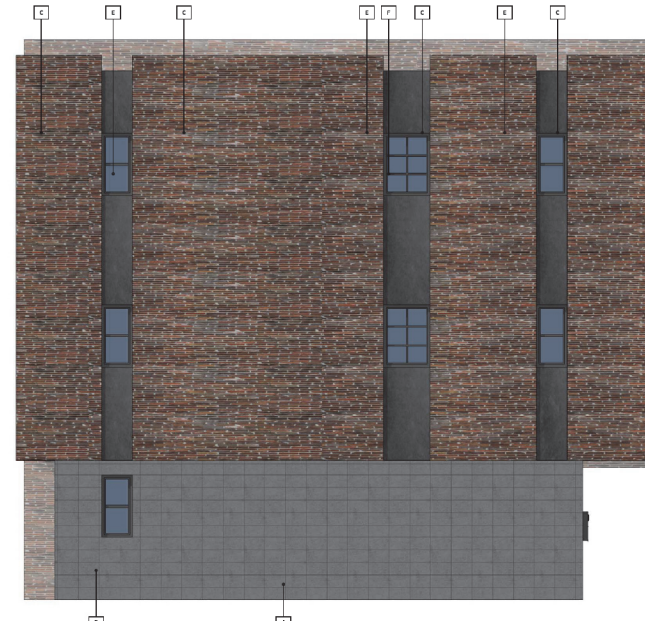
REVISIONS:
 JOB # : 1718
 DATE : 14.2018
 CONTENTS:
 BUILDING ELEVATIONS-COLOR
 SHEET NO: **A200**



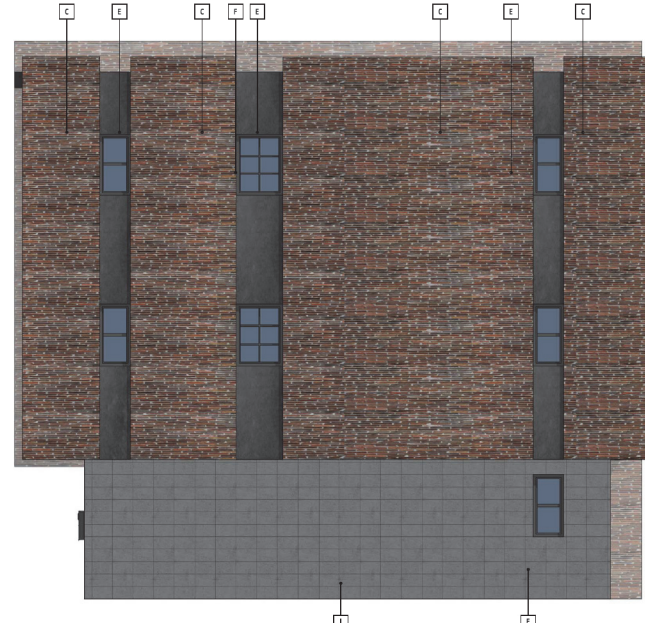
1 BUILDING B SOUTH ELEVATION
SCALE: 1/4"=1'-0"




3 BUILDING B NORTH ELEVATION
SCALE: 1/4"=1'-0"



2 BUILDING B WEST ELEVATION
SCALE: 1/4"=1'-0"



4 BUILDING B EAST ELEVATION
SCALE: 1/4"=1'-0"




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MATERIAL SCHEDULE

MATERIAL	
A	GUARDRAIL CUSTOM PERFORATED METAL DUNK EDWARDS DEEP BLACK JACK
B	PAINTED STUCCO DUNK EDWARDS DESIGN SHEET METAL
C	MODULAR BRICK VENEER SUNBELT BRICK COMPANY 3/8" W/ 3/8" GROUT JOINT, RUNNING COLOR: INCA
D	PAINTED STUCCO DUNK EDWARDS DIEBORN INDUSTRIAL AGE
E	AWNING SCREEN METAL DUNK EDWARDS DEEP BLACK JACK
F	WINDOW (LOW-E) WESTERN DARK BRONZE
G	GARAGE DOOR CUSTOM DARK BRONZE
H	FRONT DOOR CUSTOM DARK BRONZE
I	CMU WALL CMU BLOCK (SEALED)

- ALL ROOFTOP DRAINS SHALL BE INTERNALLY PIPED.
- ROOF ACCESS WILL BE PROVIDED FROM INTERIOR OF BUILDING. ROOF ACCESS WILL NOT BE EXPOSED TO PUBLIC VIEW.



EXPIRES: 3.31.2020

PROJECT:
UNIVERSITY LOFTS
800 WEST UNIVERSITY ROAD
TEMPE, ARIZONA 85281

REVISIONS:

JOB #:

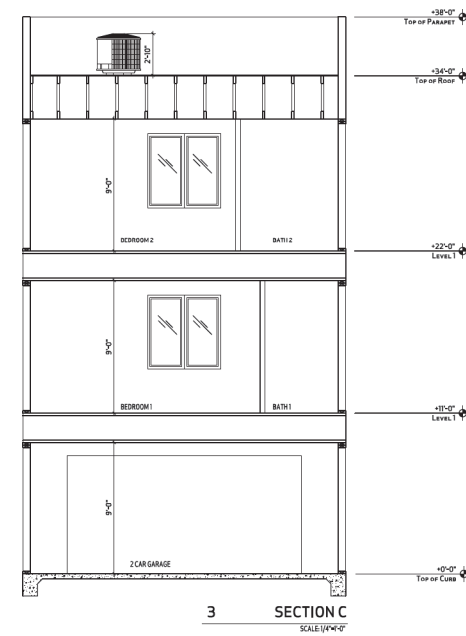
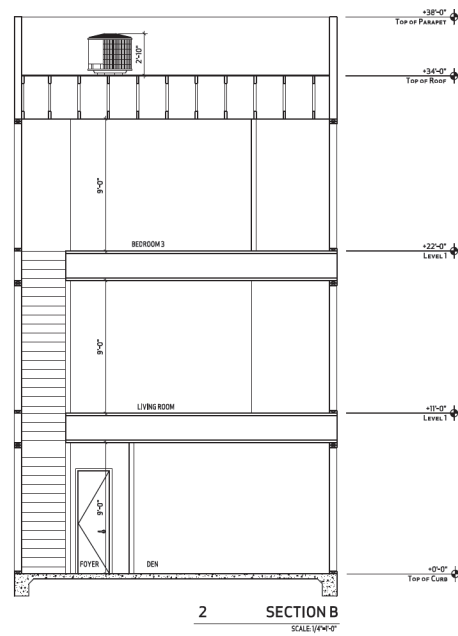
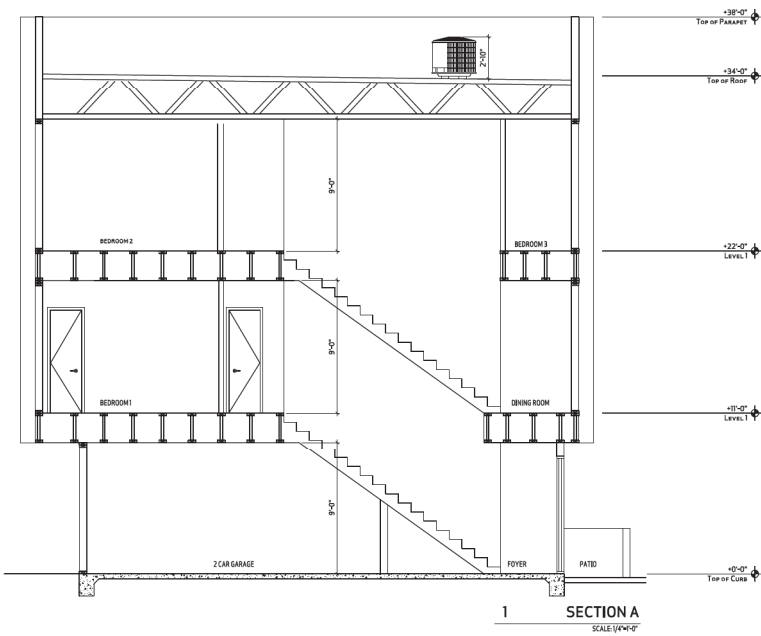
DATE:

CONTENTS:
BUILDING ELEVATIONS-COLOR

SHEET No: **A201**



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PROJECT:
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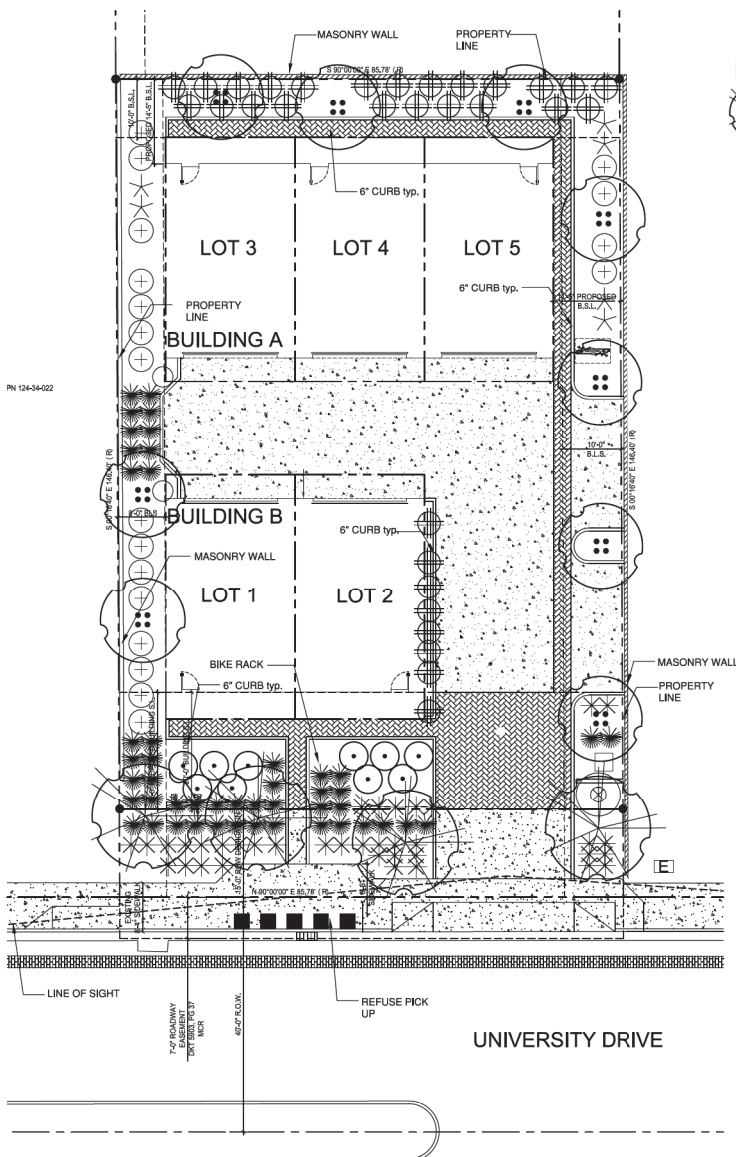
REVISIONS:

JOB # 1718

DATE 14.2018

CONTENTS: BUILDING SECTIONS

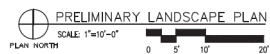
SHEET No. **A300**



PN 124-34-022

PROJECT TEAM
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 SCOTTSDALE, ARIZONA 85251
 PHONE: 602.613.7151
 CONTACT: MARK TOMCEK

LANDSCAPE ARCHITECT
 T.J. McQUEEN AND ASSOCIATES INC.
 8433 EAST CHOLLA STREET SUITE 101
 SCOTTSDALE, ARIZONA 85260
 PHONE: 602.265.0320
 CONTACT: TIM McQUEEN



LANDSCAPE LEGEND

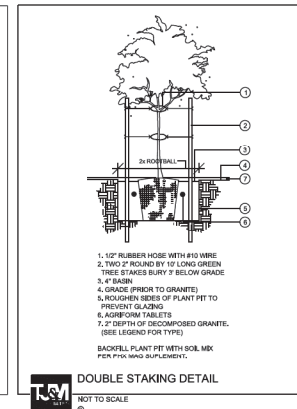
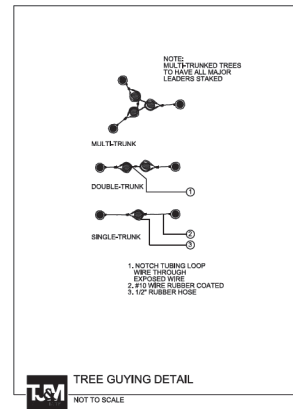
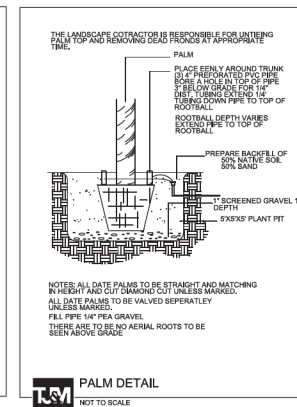
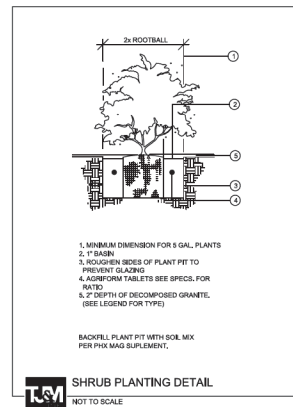
- | | |
|---|---|
| CERCIIDIUM HYBRID
DESERT MUSEUM
2.5" CALIPER Min. Standard | CALLISTEMON VIMINALIS
BETTER JOHNS
5 GALLON |
| ACACIA ANEURA
MULGA TREE
2.5" CALIPER Min. | MUHLENBERGIA RIGIDA NASHVILLE
PURPLE MUHLEY
5 GALLON |
| CORDIA PARVIFOLIA
LITTLE LEAF CORDIA
15 GALLON | MUHLENBERGIA 'REGAL MIST'
REGAL MIST DEER GRASS
5 GALLON |
| EREMOPHILA HYGROPHANA
BLUE BELLS
5 GALLON | HESPERALOE PARVIFLORA PERPA
CRIMSON YUCCA PP#21729
5 GALLON |
| FICUS PUMILA
CREEPING FIG
5 GALLON | LANTANA MONTEVIDENSIS
PURPLE TRAILING
5 GALLON |
| 1/2" SELECT EXPRESS CARMEL
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS | |

CITY OF TEMPE CLEAR VISION REQUIREMENTS

- Street Intersections and Driveway Entrances. Except as otherwise approved in writing by the Public Works Director, a wall, building, landscape, or other visual obstruction exceeding two (2) feet in height (measured from street curb, see Appendix B for a list of recommended shrubs) shall not be placed within a "clear vision triangle", including street intersections in single-family. Reference the "Corner Site Distance at Intersections" from the Public Works, Transportation Division. There shall be an exception for a reasonable number of trees pruned high enough to permit unobstructed vision.
- Pathways. Groundcovers and shrubs within six (6) feet of pathways shall not exceed two (2) feet in height at maturity. Between six (6) feet and twelve (12) feet of the edge of pathways, groundcovers and shrubs shall not exceed three (3) feet in height at maturity. See Appendix D and C for a list of recommended plants. There shall be an exception for a reasonable number of trees pruned high enough to permit unobstructed vision.

CITY OF TEMPE NOTES:

- DE-COMPACT SOIL IN ALL PLANTING AREAS ON-SITE AND IN PUBLIC ROW AND REMOVE ANY CONSTRUCTION
- TOP DRESS PLANTING AREAS WITH DECOMPOSED GRANITE APPLICATION. PROVIDE DG IN UNIFORM 2" THICKNESS. PROVIDE PRE-EMERGENCE WEED CONTROL APPLICATION AND DO NOT UNDERLAY ROCK OR DG APPLICATIONS W/ PLASTIC. PROVIDE CERTIFICATE OF PRE-EMERGENCE TO OWNER UPON COMPLETION.
- TREES SHALL BE PLANTED A MIN OF 20' FROM ANY EXISTING OR PROPOSED PUBLIC WATER OR SEWER LINES. THE TREE PLANTING SEPARATION REQUIREMENT MAY BE REDUCED FROM THE WATERLINE UPON THE INSTALLATION OF A LINEAR ROOT BARRIER, A MIN. OF 6" PARALLEL FROM THE WATERLINE OR AROUND THE TREE. THE ROOT BARRIER SHALL BE A CONTINUOUS MATERIAL A MIN. OF 0.08" THICK, INSTALLED 2" ABOVE FINISH GRADE TO A DEPTH OF 6' BELOW GRADE. FINAL APPROVAL SUBJECT TO DETERMINATION BY THE PUBLIC WORKS, WATER UTILITIES DIVISION.
- NO RIVER ROCK PERMITTED UNLESS 2/3 OF EACH STONE IS EMBEDDED IN CONCRETE.
- NO PLANT SUBSTITUTIONS, TYPE, SIZE, OR QUANTITY DEVIATIONS FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS WITHOUT PRIOR APPROVAL FROM THE CITY OF TEMPE PLANNING DEPARTMENT.
- THERE ARE NO EXISTING OVERHEAD ELECTRICAL LINES.
- ALL LANDSCAPING INSTALLED WITH THIS PROJECT TO BE MAINTAINED BY OWNERS ASSOCIATION OF COMMERCIAL SUBDIVISION OR MANAGEMENT COMPANY IF COMMERCIAL RENTALS.
- SIGHT DISTANCE TRIANGLE AREAS ARE TO BE CLEARED OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS BETWEEN 2' AND 7' IN HEIGHT.



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project:
UNIVERSITY LOFTS
 800 WEST UNIVERSITY ROAD
 TEMPE, ARIZONA 85281

revised:

job #:
 1718

date:
 1.4.2018

contents:

sheet No:
La.01

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 LANDSCAPE ARCHITECTURE
 URBAN DESIGN
 SITE PLANNING

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1 VIEW LOOKING NORTH WEST
FROM UNIVERSITY



2 VIEW LOOKING NORTH EAST
FROM UNIVERSITY



3 VIEW LOOKING NORTH WEST
FROM UNIVERSITY



4 VIEW LOOKING NORTH
FROM UNIVERSITY



PROJECT:
**UNIVERSITY
LOFTS**
500 WEST UNIVERSITY ROAD
TEMPE, ARIZONA 85281

REVISIONS:

JOB # 1718

DATE 14.2018

CONTENTS: RENDERINGS

SHEET No. **A400**