

**CITY OF TEMPE  
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 02/12/2019  
Agenda Item: 5**

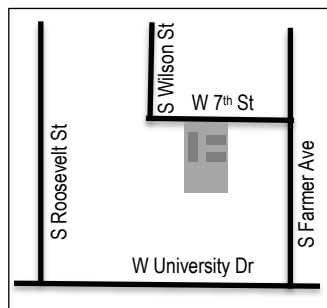
**ACTION:** Request a Use Permit for a new fence and gate exceeding 4 feet in height in the front yard setback for VILLAS ON 7TH, an existing multi-family development., located at 407 West 7<sup>th</sup> Street. The applicant is David Alter.

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

**RECOMMENDATION:** Approve, subject to conditions

**BACKGROUND INFORMATION:** VILLAS ON 7<sup>th</sup> Street (PL180342) is an existing multi-family community with new ownership. The site is under renovation and the new owners have identified security issues they wish to resolve with the addition of taller fencing at the rear of the site and a fence with vehicle and pedestrian gates at the entrance. The existing site configuration requires that a portion of the proposed 5' 6" security fence be located 4' within the 20' front yard setback. There is an additional 16' of right of way north of the property line, providing a total of 32' from the back of curb to the proposed fence location. The request includes the following:

ZUP180110 Use Permit standard to allow a 5'6" tall security fence and gate 4' into the 20' front yard setback.



Existing Property Owner	David Alter, SCP III AZ, LLC
Zoning	R-3 Multi-family Residential Limited District
Gross / Net site area	.7099 Acres (30,927 s.f.)
Density / Number of Units	20 du/ac / 14 existing units
Unit Type / Number of Bedrooms	14 2-bedroom units / 28 bedrooms
Total Building Area	13,512 s.f. (5,848 6-plex and two 3,832 4-plexes)
Lot Coverage	6,639 s.f. 21.8% (50% maximum allowed)
Building Height	Two-story (30' maximum allowed)
Building Setbacks	20' front, 10' west side, 10' east side, 15' rear
Landscape area	8,300 s.f. (appx.) 27% (25% minimum required)
Vehicle Parking	31 spaces (31min. required)
Bicycle Parking	6 new guest spaces, tenants may secure in yards or units (11 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

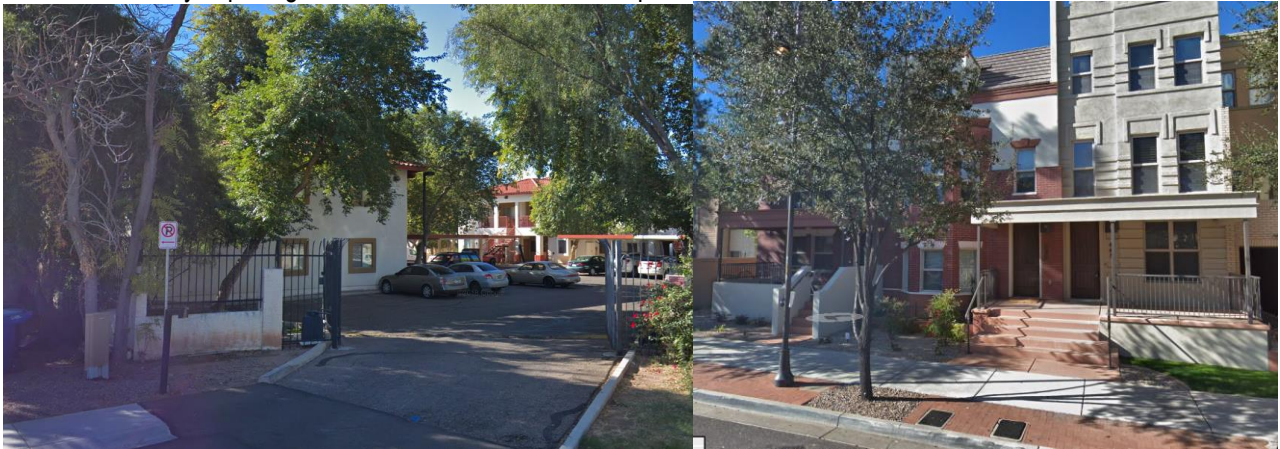
Prepared by: Diana Kaminski, Senior Planner

Reviewed by: Suparna Dasgupta, Principal Planner



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

1. *Any significant increase in vehicular or pedestrian traffic.* The requested encroachment of 4' for the fence will not impact vehicular traffic, since the gate is set back 21' from the property line, and 37' from the curb. If someone approaches the gate who does not have access to the site, they will be required to back out onto 7<sup>th</sup> street; the gate was located as close to the buildings as possible but provides room for one vehicle to stack on site in front of the gates, outside of the right of way. The proximity of the gate to the street front makes it visible to drivers and should help reduce the accidental turn-in by someone not associated with the community. The fencing is designed to reduce pedestrian cut through traffic between University and 7<sup>th</sup> Street. The proposed fence located 16' from the property line will not increase 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 fence and gate will provide visibility and airflow to and from the site. Once constructed there should be no nuisance arising from the above described conditions in excess 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.* The current unsecured property has had security issues that impact the residents on site as well as within the larger community. The property owner has invested in improvements to the site to secure the south side of the lot and aesthetically enhance the site and seeks to secure the north side of the property with fencing to keep loitering, soliciting and trespassing from occurring on site. These improvements should help maintain the property and provide an improvement to the community.
4. *Compatibility with existing surrounding structures and uses.* There are no fences or walls within the front yard setback of surrounding single or multi-family developments of this height. However, the condominium development further west of the site has a gated drive entrance off of 7th Street and Wilson. Newer developments north of the site have residences closer to the street front through PAD entitlements, thereby visually reducing the 20' front yard setback with structures closer to the street. The use of a view fence allows visual surveillance of the street front and maintains the existing street front view of the apartments on site. The 5' 6" tall fence set back 16' from the property line and 32' from the curb will not be visually imposing from the street front and is compatible with nearby 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.* The purpose of the fence and gate is to control behavior of people who do not live on site and protect the residents within the community. The current condition creates a nuisance to residents as described in the letter of explanation. The reduction of the front yard setback from 20' to 16' is necessary to secure the units facing the street front.

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.

**USE PERMIT CONDITIONS OF APPROVAL:**

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

1. The Use Permit is valid for the plans as submitted within this application. Any additions or modifications may be submitted for review during building plan check process.
2. No Parking signs are required to be installed at the street curb both east and west of the entry drive to maintain the site visibility triangle for vehicles exiting the property.
3. Any intensification of the use shall require a new Use Permit.

**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.

USE PERMIT: The Use Permit is valid for VILLAS ON 7<sup>TH</sup> and may be transferable to successors in interest through an administrative review with the Community Development Director, or designee.

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.
- Follow the design guidelines listed under appendix A of the Zoning and Development Code. In particular, reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment.
- Provide method of override access for Police Department (punch pad or similar) to controlled access areas.

**TRAFFIC ENGINEERING:**

- Correctly indicate clear vision triangles at driveway 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](http://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:**

- 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.



#### SOLID WASTE SERVICES:

- Enclosure indicated on site plan is exclusively for refuse.
- 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.
- 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.
- Solid Waste Services will need access to the vehicle gate to access the refuse enclosure.

#### 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](http://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.

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](http://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/>.

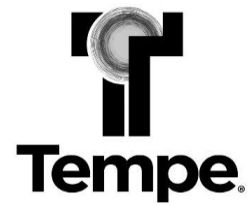
#### HISTORY & FACTS:

- |           |                                                                                                                                         |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------|
| 1930      | Aerial images show agricultural use of site.                                                                                            |
| 1949-1979 | Single-family Residential development around site. This site appears in aerials to be open space associated with deep residential lots. |

February 17, 1969	Board of Adjustment approved variances for 419 W 7 <sup>th</sup> Street (west most lot) to construct an apartment on a lot having a width less than 60'; to reduce the yard requirements for an entrance to a multi-family building from 20' to 13' with conditions that the driveway be at least 15' wide and trash collection area be screened from street view. The project was not developed.
May 21, 1973	Board of Adjustment approved variances for 419 W 7 <sup>th</sup> Street (west most lot) to reduce the required lot width from 60' to 50' and to reduce the required side yard from 7' to 5' with a limitation to the number of units be 5 residences. The project was not developed.
March 23, 1977	Board of Adjustment approved a variance to reduce the minimum lot width from 60' to 50' to construct apartments at 419 W. 7 <sup>th</sup> Street.
March 24, 1983	Board of Adjustment approved a variance to reduce the number of required RV spaces from 2 to 0 at 407-411 West 7th Street in the R-3 Multi-Family Residence Limited District.
April 7, 1983	Design Review Board approval of building elevations, site and landscape plan for a 4-plex at 407-411 West 7 <sup>th</sup> Street, with conditions.
April 25, 1983	Covenant and agreement to hold property as one parcel.
June 1, 1984	Covenant and agreement regarding maintenance of off-street parking. Two four-plexes and a six-plex were constructed with a shared drive, parking, and refuse in the configuration of the current site.
2014-2018	The property appears to begin decline, property ownership changes, the buildings are repainted, and landscape modified without development plan review process. The property generates code complaints and notice is sent to the property owner of the requirements to bring the property up to code. This owner decides to sell the property rather than address the issues.
2018	The new owner, David Alter purchases the property and contacts the city to determine process to address site issues caused by prior owner, including building repaint, landscape, lighting, deteriorating fencing, security, and new shade canopies.
May 31, 2018	Community Development Department Planning Division approved a modification to the existing three buildings elevations for a building repaint, addition of shade canopies, and the replacement of deteriorated wood fences and gates with new masonry and metal gates between yards.
August 15, 2018	Community Development Department Planning Division approved a modification to the landscape to restore the site to code compliant standards.
February 12, 2019	Development Review Commission is scheduled to hear a request for a Use Permit to allow a gate and fence taller than 4' tall in the front yard setback.

**ZONING AND DEVELOPMENT CODE REFERENCE:**

Section 6-308, Use Permit



# DEVELOPMENT PROJECT FILE

for  
VILLAS ON 7TH  
(PL180342)

## **ATTACHMENTS:**

1-3. Site Context (Location Map, Aerial and Site Photos)

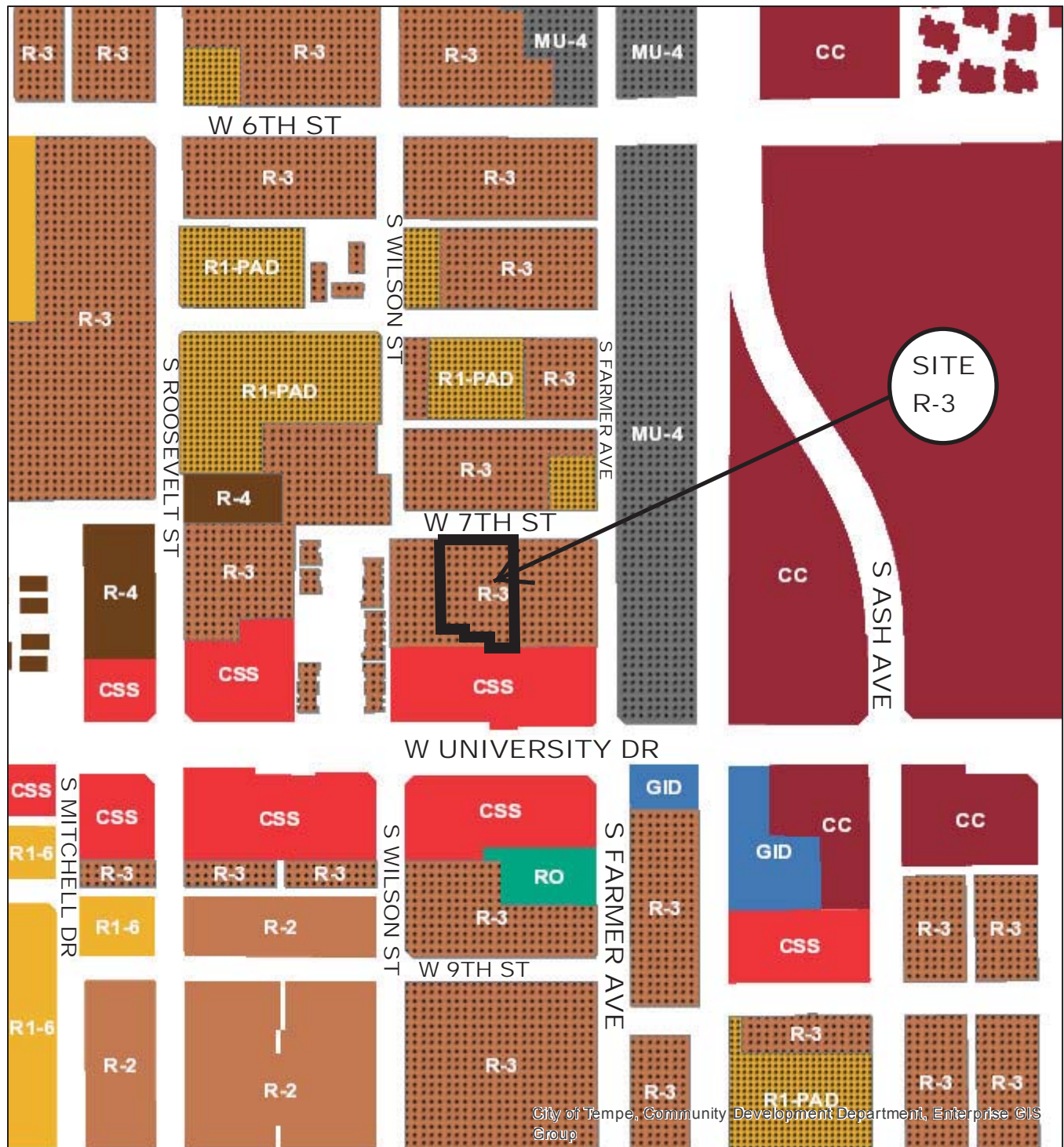
4-5. Applicant's Letter of Explanation and Photo

6-7. Site Design (Site Plan, Landscape Plan for reference only)

8-10. Building Design (Floorplan for reference only, Fence/Gate Elevations, Street Elevations)

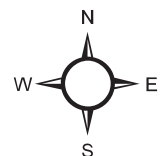
# VILLAS ON 7TH

PL 180342



City of Tempe, Community Development Department, Enterprise GIS Group

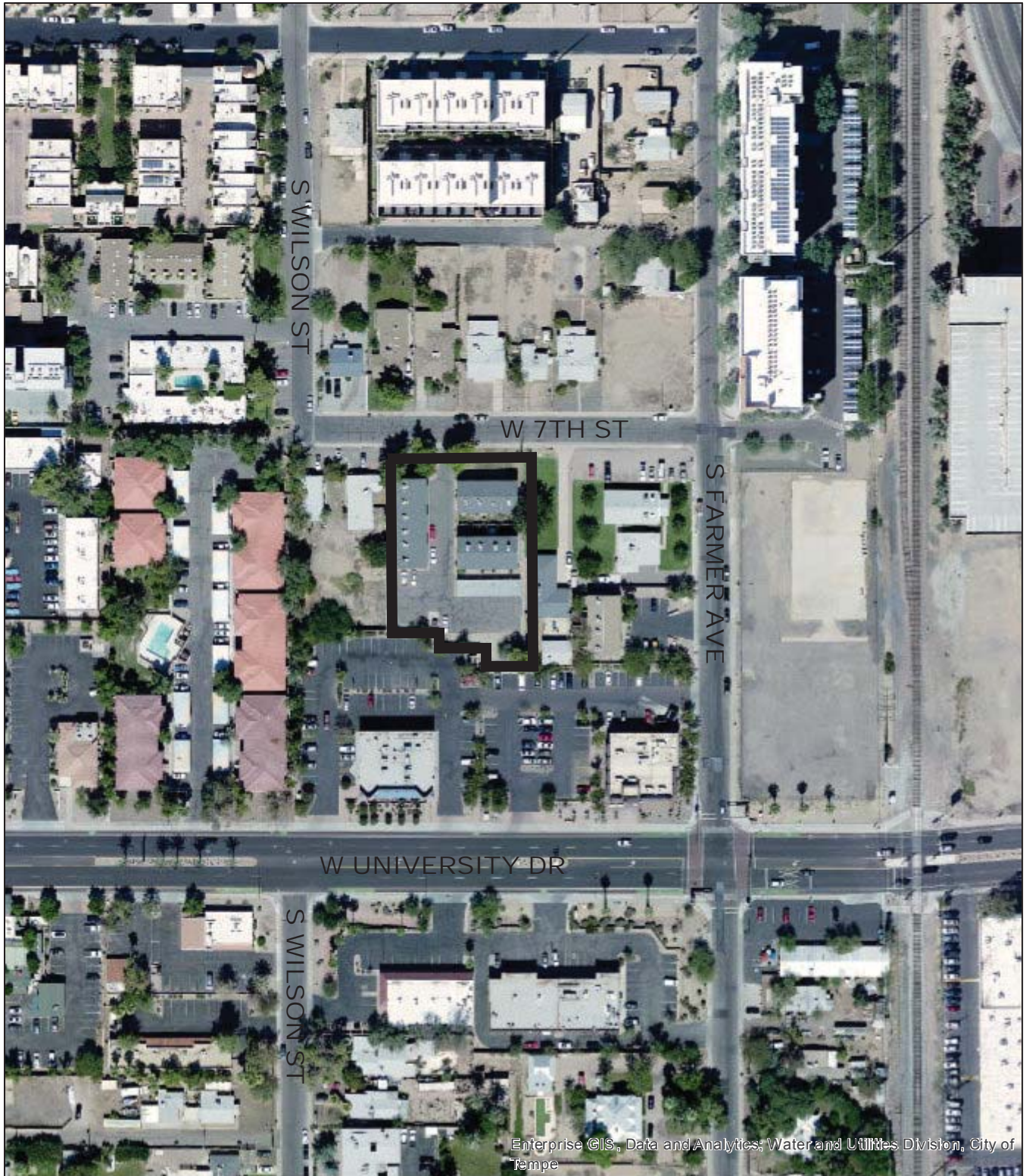
- |                                        |                                                     |
|----------------------------------------|-----------------------------------------------------|
| General Industrial District (GID)      | Single-Family Residential (R1-6)                    |
| City Center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



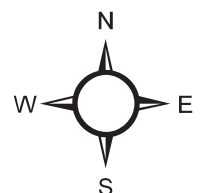


# VILLAS ON 7TH

PL 180342



## Aerial Map





BUILDING A (west side, east elevation)



BUILDING A (west side, north elevation)



BUILDING A 419 (west side) BUILDING B 407 (east side) and BUILDING C 411 ((behind B)



BUILDING B (east side, north elevation)





## Letter of Explanation

January 12, 2019

Re: **407-419 W 7<sup>th</sup> Street**

Development Pan Approval is sought to allow a 5'6" high fence to be installed at distances between 16' and 20.5' back from the property line. In conjunction with the fencing, an electric driveway gate and a telephone and access code controlled pedestrian gate would be installed to control access of the Property.

The Property is a 14-unit apartment building within a neighborhood that consists of single family and multi-family properties, but the entire block is zoned R-3. The property shares a common fence line with several restaurants on University Avenue which are Chili's, Fired Pie and Dilly's Deli.

The intended objectives through installing the fence and gates are four-fold:

1. Reduce access to transients: Transients visit the property each day and rummage through the dumpster looking for items of value. The transients crawl inside the access hole of the 6-yard dumpster and put themselves at risk. In doing so, they startle and disturb the residents when they are depositing trash or accessing their cars. Additionally, the transients throw trash from the dumpster into the parking lot. (See attached picture.)
2. The gates and fencing will provide a more secure environment for the residents and for their vehicles.
3. Reduce solicitation: The residents of the Property are sometimes solicited at their front door or as they access their cars to purchase products or to voluntarily provide money to the solicitors. The fencing and gates will reduce the likelihood of the Property's residents being solicited while at their home or while accessing their cars.
4. The Property is used as a short-cut by persons traveling on foot between University Avenue to locations along Wilson St, W 6<sup>th</sup> St, or points further North. The use of this short-cut by non-residents is concerning to the residents of the Property. While visiting the property I was personally approached by someone using the shortcut on January 2, 2019 at 2:30 pm and asked to provide money.

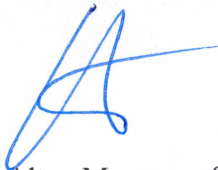
The fence and gates are designed to extend far enough toward the west and east side of the property to provide security to the residential units but no further. They do not extend to the property line walls in order to provide a varied visual scene across the front of the property.

The fence and gate style was selected to provide an upscale, unique and contemporary look rather than being standard metal fencing with 5/8" pickets on 4" center. If the selected style is an issue for the planning department, other upscale options were considered and can be utilized.

With a height of only 5'6", the scale is appropriate to the 2 story structures behind the fence and gates. The height is enough to provide an increased level of security and low enough for the fence and gates to look like a decorative feature rather than a security fence.

The vehicle gate will be over 37' back from the street's curb and over 30' from the sidewalk which will provide ample space for vehicles to utilize the gate operator without blocking pedestrian flow on the sidewalk.

The fence and gate style are consistent with fencing and gating that has been installed in other properties that were recently developed or renovated on W 6<sup>th</sup> St and W 5<sup>th</sup> St. Additionally, the fencing and gates will be finished in a painted or rusted patina finish. Either finish is consistent with other nearby properties. The rusted patina finish is similar to the finish on the fencing at the ballfield at Jaycee Park.



David L. Alter, Manager of SCP III AZ, LLC



Person digging through dumpster. Often, they crawl 100% inside.

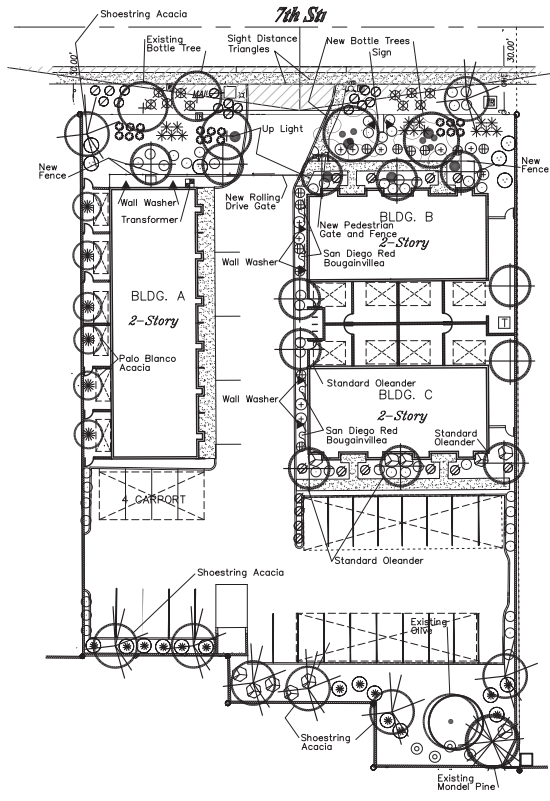




# FOR REFERENCE ONLY

## LANDSCAPE NOTES

- CONTRACTOR TO VERIFY ALL SITE CONDITIONS PRIOR TO STARTING WORK.
- LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL HE DEEMS UNACCEPTABLE BEFORE OR AFTER PLANTING.
- GROUND COVER AND/OR DECOMPOSED GRANITE SHALL EXTEND UNDER SHRUBS UNLESS OTHERWISE NOTED AND ALL BEDS THROUGHOUT THIS SITE.
- SOIL PREPARATION:
  - PLANTING PIT BACKFILL FOR ALL TREES (15 GALLON AND LARGER) AND SHRUBS-GROUNDCOVER (5 AND 1 GALLON) SHALL BE AS FOLLOWS:
    - 4 PARTS BY VOLUME NITROLIZED SANDUST
    - 6 PARTS BY VOLUME ON SITE SOIL
    - 1 PART BY VOLUME GYPSUM
  - PLANTS WITH THE EXCEPTION OF GROUND COVERS AND TURF AREAS TO RECEIVE AGRIFORM (20-10-5) PLANTS TABS AT THE FOLLOWING RATES:
    - 1 GALLON 1-21 GRAM TABLETS
    - 5 GALLON 2-21 GRAM TABLETS
    - 15 GALLON 4-21 GRAM TABLETS
    - 24" BOX 6-21 GRAM TABLETS
- ALL GRADING TO PLUS OR MINUS 1/10 OF ONE FOOT BY GENERAL CONTRACTOR. THE FINISH GRADING AND FINE RAKING BY LANDSCAPE CONTRACTOR.
- ALL GROUND COVER AREAS FROM (1) GALLON CONTAINERS OR LARGER SHALL RECEIVE 2" MINIMUM DEPTH OF DECOMPOSED GRANITE.
- ALL PLANTING AREAS TO HAVE DECOMPOSED GRANITE AS SPECIFIED.
- LANDSCAPE CONTRACTOR TO APPLY (2) APPLICATIONS OF PRE-EMERGENT HERBICIDE(S) COMPATIBLE WITH SEED MIXTURE(S) AND VEGETATIVELY PLANTED MATERIALS. CONTRACTOR TO USE ONLY APPROVED WEED CONTROL MATERIALS AND A LICENSED APPLICATOR. NO MATERIAL OR METHOD SHALL EFFECT THE LANDSCAPE PLANTING AND ESTABLISHMENT. MATERIALS AND METHODS MUST CONFORM TO FEDERAL, STATE AND LOCAL REGULATIONS.
- PLANT AS PER DETAILS PROVIDED, ADJUSTMENTS WILL BE BY THE L.A. ONLY. BRING ANY PROPOSED CHANGES TO THE ATTENTION PRIOR TO CHANGES. AREAS OF STANDING WATER SHALL BE BROUGHT TO THE L.A.'S ATTENTION.
- THE CORRECTION OF ALL DRAINAGE PROBLEMS IN ALL PLANT BEDS IS A PART OF THIS CONTRACT. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING APPROPRIATE GRADES TO ENSURE THAT ALL WATER SHALL NOT COLLECT IN ANY PLANT PITS OR PLANT BEDS OR AGAINST BUILDINGS AND WALKS.
- ANY SUBSTITUTIONS, DELETIONS, ETC. SHALL BE APPROVED ONLY BY L.A.
- CONTRACTOR SHALL PROVIDE THE OWNER WITH A ONE YEAR GUARANTEE ON ALL TREES AND IRRIGATION WORK AND WORKMANSHIP. CONTRACTOR SHALL PROVIDE THE OWNER WITH A 90 DAY GUARANTEE ON ALL SHRUBS, GROUNDCOVERS AND WORKMANSHIP. GUARANTEE SHALL BEGIN UPON FINAL ACCEPTANCE BY L.A. MAINTAIN ALL PLANTINGS UNTIL FINAL ACCEPTANCE BY THE L.A. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO ARRANGE A SITE MEETING, AT THE CONCLUSION OF THE GUARANTEE PERIOD, WITH THE OWNER.
- VANDALISM CORRECTIONS ARE THE RESPONSIBILITY OF THE CONTRACTOR. LANDSCAPE CONTRACTOR SHALL TAKE EVERY PRECAUTION TO PROTECT ALL WORK DURING CONSTRUCTION. PROVIDE FENCING/PROPPING AS REQUIRED.
- CONTRACTOR SHALL PROVIDE L.A. WITH THREE WEEK NOTICE ON THE FOLLOWING INSPECTIONS:
  - INSPECTION OF FINISHED GRADES, PRIOR TO PLANTING, AND PLANT MATERIALS INSPECTIONS.
  - IRRIGATION INSPECTIONS.
  - FINAL INSPECTIONS.
 THESE INSPECTIONS ARE REQUIRED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALL THE L.A. AND SCHEDULE A TIME. THE COST OF THESE INSPECTIONS WILL BE THE RESPONSIBILITY OF THE OWNER.
- SEE ALL GRADING, ENGINEERING, ARCH., SITE AND UTILITY PLANS. ALL LANDSCAPE WORK SHALL BE ADJUSTED AROUND SITE IMPROVEMENTS.
- ALL PLANTINGS SHALL BE IRRIGATED - SEE IRRIGATION PLAN
- OBTAIN ALL BONDS AS REQUIRED BY THE STATE AND LOCAL CODES TO PERFORM WORK AS SHOWN.
- ANY SLOPES 4:1 (HORIZ. = VERT.) AND STEEPER WHICH SHALL BE PLANTED WITH TREES, SHRUBS OR GROUNDCOVERS SHALL BE STABILIZED TO PREVENT EROSION SEE CIVIL PLANS FOR THE PROPOSED SLOPES.
- ALL PERMITS AND BONDS, AS MAY BE REQUIRED BY THE CITY OR COUNTY, IN WHICH THIS PROJECT OCCURS, SHALL BE PAID FOR AND AVAILABLE AT THE TIMES REQUIRED BY THE GOVERNING BODY, AND PROVIDED FOR BY THE LANDSCAPE CONTRACTOR.
- ALL TREES WITHIN THE SIGHT TRIANGLE TO BE TRIMMED UP 7' AND SHRUBS TO BE BELOW 2'.
- PROVIDE 8% SLOPE AWAY FROM CURB OR WALK 5'-0" ALONG ALL SETBACKS
- SETBACK ALL SPRAY AND STREAM TYPE IRRIGATION HEADS 1'-0" FROM BACK OF CURB OR SIDEWALK TO REDUCE OVERSPRAY.
- AREAS OF DECOMPOSED GRANITE WITH OUT PLANT MATERIALS OR GROUNDCOVERS SHALL NOT EXCEED DIMENSIONS OF MORE THAN SEVEN FEET IN ANY ONE DIRECTION, MEASURED BETWEEN PLANT CANOPIES AND/ OR COVERAGE.



Landscape and Accent Lighting Site Plan  
SCALE: 20' = 1"-0"

## LIGHTING LEGEND

KEY	SYMBOL	MANUFACTURER	TYPE	MODEL #
①	●	FX LUMINAIRE	UP LIGHT	TE-50-W-C-B5
②	▲	FX LUMINAIRE	WALL WASHER	RL-20-CU-SS
③	⊕	FX LUMINAIRE	(2) TRANSFORMER FOR POOL AREA	PX600TPG-BF

- ZONES
- ① Sign and Frontage Trees
  - ② Wall Washers on wall

## APPROVED

THE CITY OF TEMPE, ARIZONA

THESE PLANS HAVE BEEN APPROVED AND SHALL NOT BE CHANGED WITHOUT AUTHORIZATION FROM THE BUILDING SAFETY DEPARTMENT. THE APPROVAL OF THESE PLANS SHALL NOT BE CONSTRUED TO PERMIT THE VIOLATION OF ANY PROVISION OF THE CODES OR ANY OTHER LAW OR ORDINANCE.

THE ISSUANCE OF A PERMIT SHALL NOT PREVENT THE BUILDING SAFETY DEPARTMENT FROM REQUIRING THE CORRECTION OF ERRORS AND OMISSIONS, OR PREVENTING BUILDING OPERATIONS FROM BEING CARRIED ON IN VIOLATION OF THE CODES OR ANY OTHER LAW OR ORDINANCE.

A BUILDING SHALL NOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED IN ACCORDANCE WITH THE BUILDING CODE OF THE CITY OF TEMPE, ARIZONA.

BUILDING SAFETY DEPT. \_\_\_\_\_ DATE \_\_\_\_\_

PERMIT NUMBER \_\_\_\_\_ ISSUANCE DATE \_\_\_\_\_

FILE WITH: \_\_\_\_\_

## PLANT MATERIAL LEGEND

KEY	SYMBOL	BOTANICAL/Common Name	SIZE (Height, Canopy, & Caliber)	QUANT.
<b>TREES</b>				
A	⊕	Barchychiton populneus Bottle Tree	Existing to remain in place	
B	⊗	Pinus eldarica Mondel Pine	Existing to remain in place	
C	⊙	Olea europaea 'Swan Hill' Swan Hill Olive	Existing to remain in place	
<b>TREES</b>				
①	⊕	Nerium Oleander 'Sister Agnes' Standard Oleander	24" Box 9' 4" 1.25" Double-Staked Typ.	9
②	⊕	Barchychiton populneus Bottle tree	24" Box 8' 4" 1.5" Double-Staked Typ.	2
③	⊕	Acacia stenophylla Shoestring Acacia	24" Box 9' 4" 1.5" Double-Staked Typ.	7
⑭	⊕	Acacia wiliardiana Palo Blanco Acacia	24" Box 8' 4" 1.25" Single trunk, plant 1/6" from wall 24" Box 8' 4" 1.25"	6
<b>EXISTING SHRUBS</b>				
D	⊕	Carissa grandiflora 'Green Carpet' Green Carpet Natal Plum	Existing to remain in place	
E	⊕	Lantana m. 'New Gold' New Gold Lantana	Existing to remain in place	
F	⊕	Agave Smooth Tip Agave	Existing to remain in place	
G	⊕	Ferocactus wislizeni Fishhook Barrel Cactus	Existing to remain in place	
<b>LARGE SHRUBS</b>				
4	⊕	Eremophila 'Valentine' Valentine Bush	5 Gallon	11
5	⊕	Leucophyllum langmaniae Rio Bravo Texas Ranger	5 Gallon	17
6	⊕	Tecoma s. 'Orange Jubilee' Orange Jubilee	5 Gallon	6
<b>MEDIUM AND SMALL SHRUBS</b>				
7	⊕	Carissa grandiflora 'Green Carpet' Green Carpet Natal Plum	5 Gallon	12
8	⊕	Callistemon c. 'Little John' Little John Bottle Brush	5 Gallon	36
9	⊕	Muhlenbergia capillaris 'Regal Mist' Regal Mist Deer Grass	5 Gallon	10
10	⊕	Ruellia peninsularis Baja Ruellia	5 Gallon	4
<b>GROUNDCOVERS</b>				
11	⊕	Lantana m. 'New Gold' New Gold Lantana	1 Gallon	13
<b>ACCENTS</b>				
12	⊕	Bougainvillea 'San Diego' San Diego Red Bougainvillea	5 Gallon Tie to trellis	3
<b>LANDSCAPE MATERIALS</b>				
13	⊕	Decomposed Granite Desert Gold	1/2" size screened 2" Deep	

NOTE: Trees shall be planted a minimum of 16' from any existing or proposed public utilities lines. The tree planting separation requirements may be reduced to no less than 8' from utility lines upon the installation of a linear root barrier. The root barrier shall be a continuous material, a minimum of 0.08" thick, installed to a minimum depth of 4" below grade. The root barrier shall extend 6' on either side of the tree parallel to the utility line for a minimum length of 12'. Final approval is subject to determination by the public Works, and Water Utilities.



DATE	REVISIONS

Client: SCP III, AZ, LLC  
David Alter  
P.O. BOX 729  
PALM DESERT, CA 92261

SHEET TITLE: Landscape and Accent Lighting Site Plan

411 W. 7th St. Apts  
Painting Maintenance Project  
411 W. 7th Street, Tempe, AZ 85281

DATE: 01/24/19  
JOB. NO.: 2016-17  
SHEET NO.: 1

DRAWN: ORC  
CHECKED: ORC





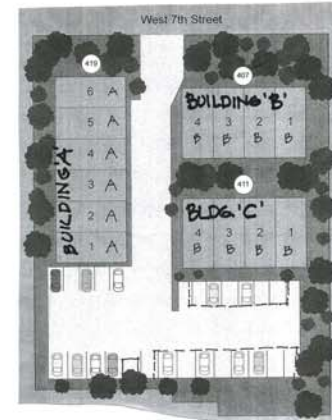
FOR REFERENCE ONLY



2 Bdrm. / 2 Bath Unit A **419**  
 SCALE: NTS **4 TOTAL**  
 IN BLDG. 'A' ONLY



2 Bdrm. / 2 Bath Unit B **407#411**  
 SCALE: NTS **8 TOTAL**  
 IN BLDGS. 'B' & 'C' ONLY



Key plan  
 SCALE: NTS



Reina Design Studio  
 602-989-4805  
 reina@reina.com

*Reina*

PROFESSIONAL SEAL  
 2018  
 STATE OF ARIZONA  
 REGISTERED ARCHITECT  
 No. 1518  
 Exp. 12/31/18

REVISIONS	DATE	BY	DESCRIPTION

Client: Cal DeSouza  
 Revival Scottsdale, LLP  
 13169 N. Scottsdale Rd., #140 Scottsdale, AZ

UNIT PLANS

SHEET TITLE: Unit Plans

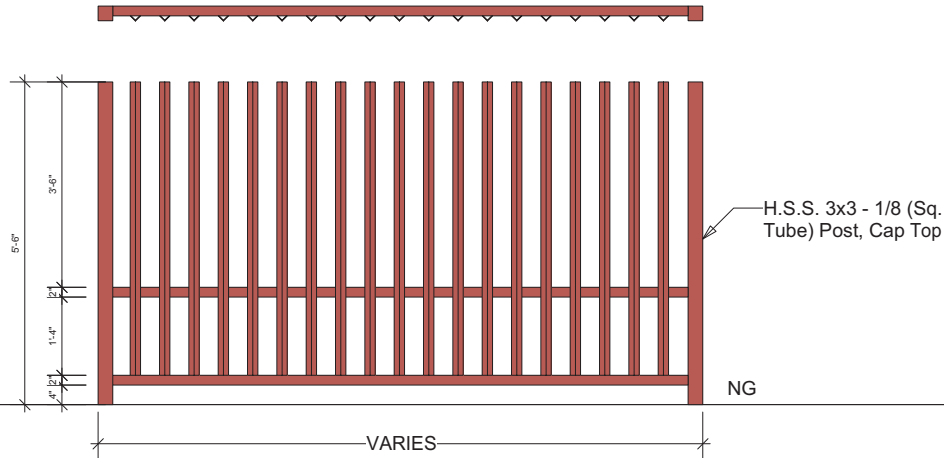
411 W. 7th St. Apts  
 Painting Maintenance Project  
 411 W. 7th Street, Tempe, AZ 85281

DATE: 4/10/18	DRAWN: PK
JOB NO: 18014	CHECKED:
SHEET NO:	

**A-4**

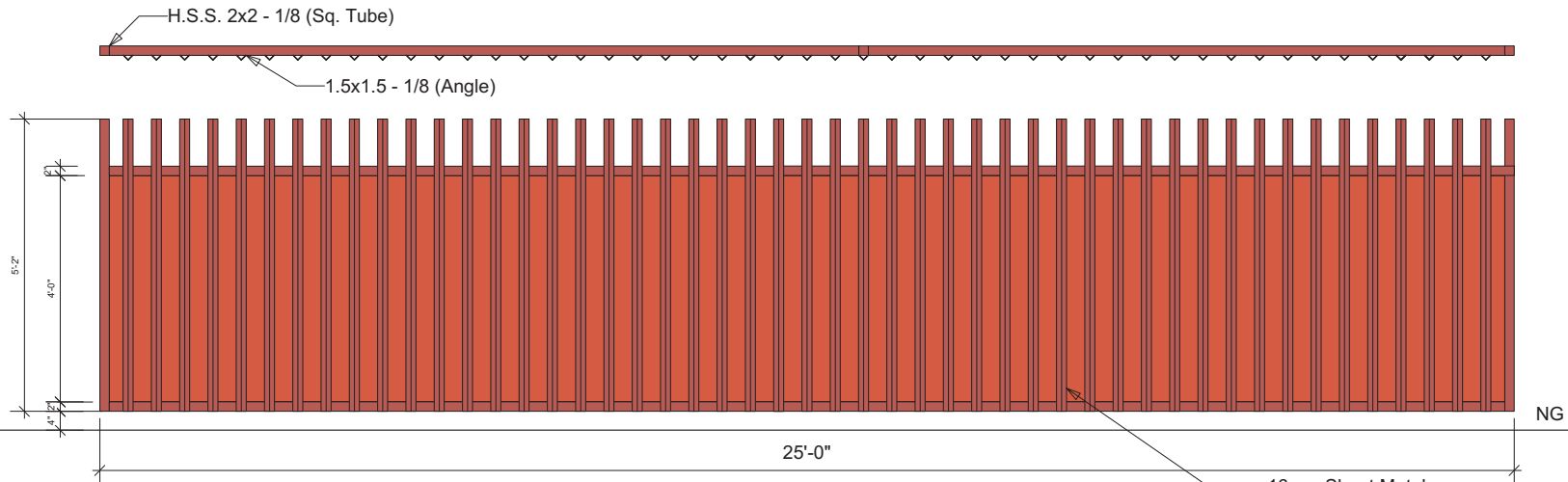
FOR REFERENCE ONLY

1 Fence Drawing  
Scale: 1" = 1'-0"



Fence Design: meas. as noted  
Finish: DET611 (Iron-IC) or Rust Patina with Clear Seal to Control Staining

2 Gate Drawing  
Scale: 1" = 1'-0"



Gate Design: w/ 4' Perforated Metal  
Per Mfg. McNichols Item # 1689001631

12252018 Slotted - Perforated - Carbon Steel - 16890016 McNICHOLS

**McNICHOLS®**  
Industrial & Architectural Hole Product Solutions Since 1952

PAGE 1 OF 2

**McNICHOLS® PERFORATED METAL**  
Slotted, Carbon Steel, Cold Rolled, 16 Gauge (.0598" THICK), 1/8" x 1" Round End Slot, Side Staggered, 44% Open Area

**McNICHOLS®** Perforated Metal, Slotted, Carbon Steel, Cold Rolled, Mill Finish, 16 Gauge (.0598" Thick), 1/8" x 1" Round End Slot, Side Staggered, 1/8" Slot End Bar Width, 1/8" Slot Side Bar Width, 3.62 Holes per Square Inch, Minimum Solid Margins Both Sides of Sheet, Holes Sheared Through Both Ends of Sheet Parallel to Width of Sheet, 44% Open Area

ITEM 1689001631 - 36' x 120"

ITEM SPECIFICATIONS	
Item Number	1689001631
Product Line	Perforated Metal
Hole Type	Slotted
Primary Material	Carbon Steel (CS)
Alloy, Grade or Type	Cold Rolled (CR)
Material Finish	Mill Finish
Gauge/Thickness	16 Gauge (.0598" Thick)
Hole Pattern	1/8" x 1" Round End Slot, Side Staggered
Slot Width	1/8"
Slot Length	1"
Slot End Centers	1-1/8"
Slot End Bar Width	1/8"
Slot Side Bar Width	1/8"
Slot Side Centers	1/4"
Slot Arrangement	Side Staggered Centers
Holes per Square Inch (HPSI)	3.62
Long Way of Opening (LWO) Shorthand	1/8" x 1"

Superior Service, Quality and Performance... That's The Hole Story!  
800.237.3820 • sales@mcnichols.com • mcnichols.com  
<http://www.mcnichols.com/perforated-metal/slotted-metal/carbon-steel-1689001631>

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General Notes

No.	Revision/Issue	Date

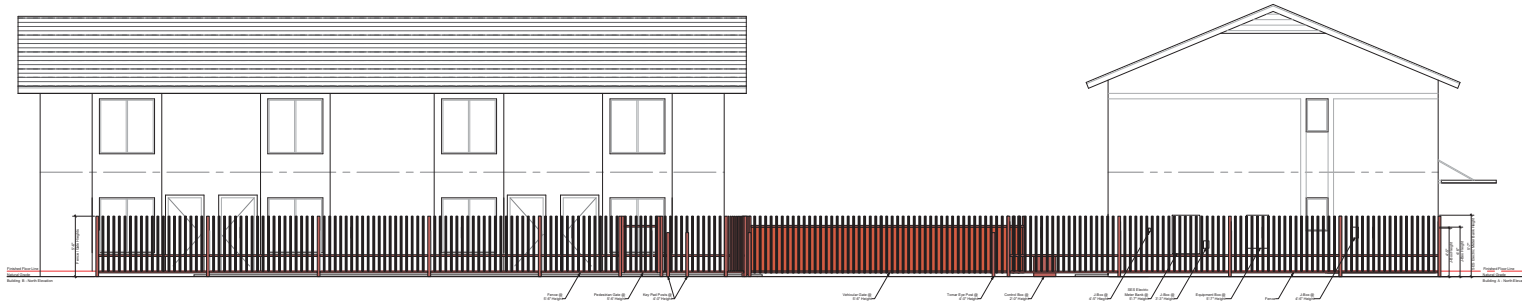
Valley Income Properties  
315 S. 48th Street  
Suite 101  
Tempe, AZ 85281

Drawn by:  
Humberto Urbina &  
Andre van Belkom

Villas on 7th  
407 W. 7th Street  
Tempe, AZ 85281

Project	Sheet
Villas on 7th	Architectural
Date	Fence & Gate
01/10/2019	Page 3 of 5
Scale	1"=1'-0"
	A-1

FOR REFERENCE ONLY



1 North Elevation of Buildings and Fence/Gate  
Scale: 3/16" = 1'-0"

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General Notes

Measurements of Site Plan per recent Submittal.

No.	Revision/Issue	Date

Valley Income Properties  
315 S. 48th Street  
Suite 101  
Tempe, AZ 85281

Drawn by:  
Humberto Urbina &  
Andre van Belkom

Villas on 7th  
407 W. 7th Street  
Tempe, AZ 85281

Project	Villas on 7th	Sheet	Elevations
Date	01/27/2019		4 of 6
Scale	3/16" = 1'-0"		A-2



North Elevation of Building-B with New Fence



North Elevation of Driveway with New Fence and Gate



North Elevation of Building-A with New Fence

