

**CITY OF TEMPE  
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 02/26/2019  
Agenda Item: 2**

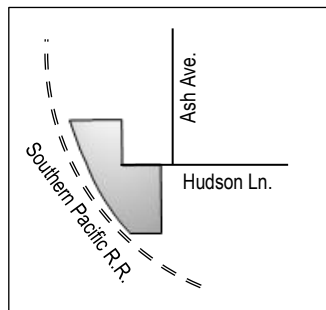
**ACTION:** Request a Development Plan Review for a new multi-family residential development consisting of 11 two-story condominium units for HUDSON LANE CONDOMINIUMS, located at 55 West Hudson Lane. The applicant is Fine Line Designs. (PL180192)

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

**RECOMMENDATION:** Approve, subject to conditions

**BACKGROUND INFORMATION:** HUDSON LANE CONDOMINIUMS (PL180192) is a proposed 11-unit, two-story condominium development. The request includes the following:

DPR180108 Development Plan Review including site plan, building elevations, and landscape plan



Property Owner	ACG-Hudson Lane LLLP
Applicant	David Timmons, Fine Line Designs
Zoning District	R-2 (Multi-Family Residential)
Net site area	1.10 acres
Density / Number of Units	10 du/ac / 11 units
Unit Types	11 three bedroom
Total Bedrooms	33 bedrooms
Total Building Area	21,259 s.f.
Lot Coverage	29% (45% maximum allowed)
Building Height	26'-2" (30' maximum allowed)
Building Setbacks	20'-10" front, 10' north side, 17'-7" south side, 16'-5" east side, 15' rear (20', 10', 10', 15' min.)
Landscape area	36% (30% minimum required)
Vehicle Parking	34 spaces (30 min. required)
Bicycle Parking	13 spaces (13 min. required)

**ATTACHMENTS:** Development Project File

**STAFF CONTACT(S):** Karen Stovall, Senior Planner (480) 350-8432

Department Director: Chad Weaver, Community Development Director  
 Legal review by: N/A  
 Prepared by: Karen Stovall, Senior Planner  
 Reviewed by: Suparna Dasgupta, Principal Planner

## **COMMENTS:**

This 1.1-acre site is located just west of Mill Avenue, at the west end of the Hudson Lane cul-de-sac, and west of Ash Avenue. It is surrounded to the north by single-family residential and vacant properties, to the east by a single-family property (north of Hudson) and Tempe St. Luke's Hospital (south of Hudson), to the south by the hospital, and to the west by the Southern Pacific Rail Road.

This request includes the following:

Development Plan Review for site plan, building elevations, and landscape plan for 11 two-story condominium units with both garage and surface parking spaces.

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

For further processing, the applicant will need approval for a Subdivision Plat and a Horizontal Regime Subdivision, to create individual for-sale condominium units.

## **SITE PLAN REVIEW**

One preliminary and two formal site plan reviews were conducted in September 2017, August 2018, and December 2018. Significant comments provided by staff included: provide the required land use buffer adjacent to single-family residential lots; provide noise control measures for the units adjacent to railroad (e.g. landscaping, walls, sound insulation); orient front doors to face the internal drive; provide cover over the unit entries (porch/canopy); incorporate more than one garage door design; use a decorative material at the first floor besides stucco and fiber cement; vary building height on different building elements; provide exterior shade at windows and glass doors, especially on west elevations; provide private outdoor open space for the units; recommend using a color darker than proposed "Amber" for fiber cement (to match renderings); and provide unit pavers at driveway.

The applicant chose to keep the unit entrances on the side, explaining the decision as follows: 1) the units would have to be widened to create individual pathways to each front door, totaling at least 16 feet and forcing them to eliminate a unit, 2) private side entrances give the feel of a home instead of an apartment, 3) units have windows that face the main drive aisle, 4) residents will use the garage entrances the majority of the time, and 5) the layout of each unit works with the foyer entering into a family room and not a hallway. The applicant also agreed to replace the square scored fiber cement siding with masonry on the first floor (condition #7).

## **PUBLIC INPUT**

- Neighborhood meeting was held September 19, 2018 at 6:00 p.m. at Mitchell Park Childsplay Theater, 900 South Mitchell Drive.
- Approximately nine (9) individuals attended the meeting.
- Issues discussed include: concern with parking on the street, provision of a sound wall adjacent to the railroad tracks; type of trees planted adjacent to railroad tracks, how long construction would last, concern with existing condition of property, and desire for decorative paving at the driveway. No opposition to the project was expressed.
- The applicant responded that the Covenant, Conditions and Restrictions (CC&Rs) would mitigate potential parking issues, an eight-foot high wall would be constructed adjacent to the tracks, 24-inch box trees would be provided, and that the paving at the driveway would be decorative.
- See attached summary of meeting provided by the applicant, (attachment XXX).

## **PROJECT ANALYSIS**

### **CHARACTER AREA PLAN**

The site is within the Downtown Tempe / Rio Salado / ASU / NW Neighborhoods Character Area Plan and is located within the Maple Ash Neighborhood. The plan encourages sustainable growth, long-term generational investments to create a safe, clean equitable and healthy city, infill projects which are compatible with the existing context. The proposal complies with the principles and design guidelines of the plan as follows:

- *Heat Management*: building elevations provide shade by means of recesses and canopies at larger windows and doors.
- *Block Character*: the plan shows trees along the west property line to shade the units and provide a buffer from the railroad tracks.
- *Building Character*: the proposal provides visual open space in common areas and usable private open space for each unit.
- *Parking, Lighting + Site Amenities*: surface parking spaces are oriented to face away from windows of living quarters.
- *Flood Irrigation*: while flood irrigation is not proposed, the landscape plan incorporates trees from the Historical Plant Palette, such as Arizona Ash, and Chinese Evergreen Elm.
- *Housing Principles*: the development will encourage home ownership opportunities.

## DEVELOPMENT PLAN REVIEW

### Site Plan

The site is accessed by a driveway at the end of the Hudson Lane cul-de-sac. Individual unit pavers will be provided in an arch design, matching the curve of the street. Twelve surface parking spaces are split between the north and south ends of the site, with the remaining vehicle parking in two-car garages. Trash and recycle bins are provided for each unit, stored either in garages or in rear yards, and rolled out to service locations as identified on the site plan.

The Southern Pacific Railroad runs adjacent to the west property line, and the applicant is proposing an eight-foot high masonry wall and trees spaces approximately 20 feet on-center to serve as a buffer and shade the west building elevations.

### Building Elevations

The two-story buildings are a maximum of 26'-2" high and have flat roofs and parapets to screen rooftop mechanical equipment. Exterior materials include sand finished stucco, horizontal eight-inch plank fiber cement siding, and 12-inch by 12-inch square scored fiber cement siding. Metal canopies shade doors at the main and rear entries and at balconies. The front doors are also recessed two and one-half feet for additional shade and privacy. Windows are recessed between three and 14 inches. Balconies above the garage project four-feet from the wall and have horizontal railing.

After discussions with the applicant, a stipulation (#7) is included to replace the 12-inch by 12-inch square fiber cement siding with masonry. This modification provides a textural difference for a well-defined base and protects the walls from possible damage caused by vehicles.

### Landscape Plan

On-site landscaping totals 36%, which exceeds the minimum 30% required. The one tree species used along Hudson Lane is Desert Willow, which is a smaller tree type. A condition is included to replace three of the Desert Willow trees with Chinese Elm or Arizona Ash trees to better shade the public sidewalk. Southern Live Oak and Chinese Elm trees are planted 20 feet on-center along the west property line to buffer the development from the railroad tracks.

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 design groups units into two and three per building instead of one long building along the west property line. Front wall planes of the buildings are broken up by balconies that project over the garages and canopies over balcony doors. The design provides variety in the streetscape.
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort*; due to the shape of the site, buildings are oriented east-west. Canopies and trees will provide shade for west building elevations. On south elevations, large windows and entry doors are shaded by canopies or recesses.

3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings; building materials include stucco and fiber cement siding with metal canopies and railing. A stipulation is included to add a textured material that will be appropriate for the building design and 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 surroundings.*
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 include variations in height, wall planes, and scoring/orientation of materials, resulting in a sense of movement and enhanced pedestrian experience at the street level.*
6. *Building facades provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions; building facades provide architectural detail and the design is appropriate to the scale and context of the development.*
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage; the project will be integrated with the existing street network.*
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses; vehicular circulation occurs along the drive aisle leading to unit garages and the surface parking spaces near the north and south ends of the site. Pedestrian circulation is separate from the driveway at the project entrance and walkways leading to front entrances.*
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 walkways to individual units.*
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; n/a*
12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects. Lighting will be compatible with the development and adjacent uses.*

**REASONS FOR APPROVAL:**

1. The project meets the General Plan Projected Land Use (Residential) and Projected Residential Density (Cultural Resource Area) for this site.
2. The project will meet the development standards required under the Zoning and Development Code.
3. The proposed project meets the approval criteria for a Development Plan Review.

Based on the information provided and the above analysis, staff recommends approval of the requested Development Plan Review. This request meets the required criteria and will conform to the conditions.

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

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



## General

1. Except as modified by conditions, development shall be in substantial conformance with the site plan, building elevations and landscape plan dated January 18, 2019. Minor modifications may be reviewed through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.
2. A preliminary and final subdivision plat and condominium plat (horizontal regime) is required for this development and shall be recorded prior to issuance of building permits. Alternatively, the Owner's execution of a Covenant and Agreement to Hold Property as One Parcel may be permitted in lieu of recording the subdivision plat while the plat is being finalized. If this occurs, the final plat must be recorded prior to issuance of the first Certificate of Occupancy.

## Site Plan

3. Provide upgraded paving at the driveway consisting of integral colored unit paving, as identified on the site plan. Extend this paving in the driveway a minimum distance of 20'-0".
4. 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.
5. 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

6. The materials and colors are approved as presented:  
Primary stucco – sand finish – I.C.C. – Sherwin Williams – Delft SW9134  
Secondary stucco – sand finish – I.C.C. – Sherwin Williams – City Loft SW7631  
Fiber cement siding 1 – American Fiber Cement – Patina finish – Amber P565, horizontal 8" plank  
~~Fiber cement siding 2 – American Fiber Cement – Patina finish – Granite P020, 12"x12" square scored~~ See condition #7  
Roof fascia trim – 24-gauge steel with anodized color – Sherwin Williams – Iron Ore SW7069  
Parapet cap – metal – Sherwin Williams – Iron Ore SW7069  
Window shades – 3/16" HHS steel with anodized or paint color – Sherwin Williams – Iron Ore SW7069  
Balcony fascia – 24-gauge steel with anodized color – Sherwin Williams – Iron Ore SW7069  
Balcony guard rail – horizontal steel with anodized color – Sherwin Williams – Iron Ore SW7069  
Sliding balcony and rear glass doors – Jeld Wen – light gray tinted glazing, low E, dual pane, dark bronze thermal break frame  
Garage doors – composite – Sherwin Williams – City Loft SW7631 or Grizzle Gray SW7068  
Front doors – metal with laminated safety glass – Sherwin Williams – Iron Ore SW7069  
Windows – Jeld Wen – light gray tint, low E, dual pane, dark bronze thermal break frame  
Window trim – 4" composite wood – Sherwin Williams – Iron Ore SW7069  
Stucco trim on first floor – 2" to 2.5" stucco – Sherwin Williams – Iron Ore SW7069
7. **Replace the 12-inch by 12-inch square scored fiber cement siding with integrally colored smooth, ground, scored, or split face masonry.**
8. If provided, roof access shall be from the interior of the building. Do not expose roof access to public view.
9. Conceal roof drainage system within the interior of the building.
10. 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.
11. **Locate the electrical service entrance section (S.E.S.) on building elevations that do not face the project's main drive aisle.**

## **Landscape**

12. **To provide shade on the public sidewalks, replace one of the Desert Willow trees near the entry on the north side of the driveway and two of the trees on the south side of Hudson Lane with either Chinese Elm or Arizona Ash.**
13. 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.
14. 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.
15. 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**

16. 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 four-inch (4") 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](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.
- 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 service refuse is adequate. Refuse staging, collection and circulation must be on site; no backing onto or off of streets, alleys or paths of circulation.

#### 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.
- 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.
- 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 <https://agriculture.az.gov/plantsproduce/native-plants>. 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](http://www.tempe.gov/signs).

**DUST CONTROL:** Any operation capable of generating dust, include, but not limited to, land clearing, earth moving,

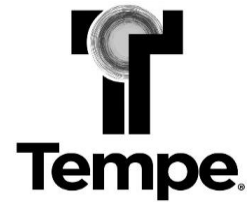
excavating, construction, demolition and other similar operations, that disturbs 0.10 acres (4,356 square feet) or more shall require a dust control permit from the Maricopa County Air Quality Department (MCAQD). Contact MCAQD at <http://www.maricopa.gov/aq/>.

**HISTORY & FACTS:**

Insert date of action taken, and try to provide only entitlement information, such as GP amendments, zoning, variances, use permits relevant to the current case, or such that provides a history of the site for context. Every single sign request, tenant improvement or code enforcement action is not necessary. (example)

**ZONING AND DEVELOPMENT CODE REFERENCE:**

Section 6-306, Development Plan Review



# DEVELOPMENT PROJECT FILE

for

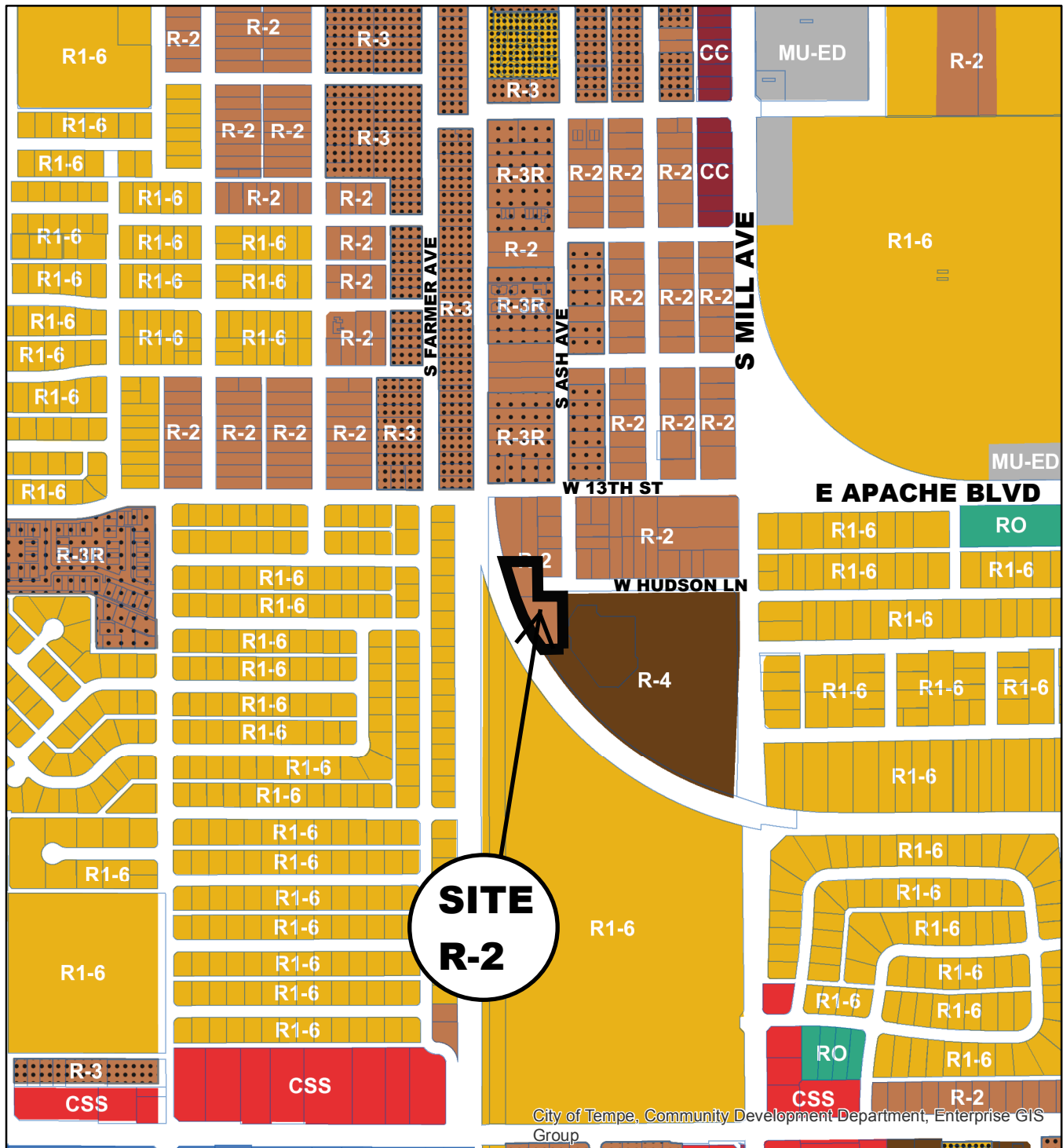
## HUDSON LANE CONDOMINIUMS (PL180192)

### **ATTACHMENTS:**












- 1-8. Site Context (Location Map, Aerial and Aerial with Site Plan Overlay, Site Photos)
- 9-13. Applicant's Letter of Explanation
- 14-17. Site Design (Site Plan, Landscape Plan, Underground Utility Plan, Photometric Site Plan)
- 18-38. Building Design (Blackline/Color Elevations, Building Sections, Renderings, Material Samples, Floor Plans)
- 39. Neighborhood Meeting Summary and Public Input

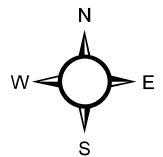
# Hudson Lane Condominiums

PL 180192



City of Tempe, Community Development Department, Enterprise GIS Group

- |  |   |
|--|---|
|  General Industrial District (GID)      |  Single-Family Residential Planned Area Dev (R1-PAD) |
|  City Center (CC)                       |  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)              |
|  Single-Family Residential (R1-6)       |   |



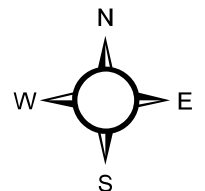


# Hudson Lane Condominiums

PL 180192



Aerial Map





Copyright © 2018 by Dana Thomas  
 All Rights Reserved. PRINTED IN THE UNITED STATES OF AMERICA. Reproduction of any portion of these drawings for any purpose is strictly prohibited. These drawings are void for use in the construction of the design without express written permission of FINE LINE DESIGN. FINE LINE DESIGN shall retain all copyright and intellectual property rights in and to all items prepared for any and all parties.

NEW CONDOMINIUM PROJECT FOR  
**HUDSON LANE LLC**  
 35216 N. 36TH PLACE  
 CAVE CREEK, AZ. 85331

55 & 61 W. HUDSON LANE  
 TEMPE, ARIZONA 85281  
 APN: 133-18-030 & 133-18-03

**FINE LINE DESIGNS**  
 RESIDENTIAL DESIGN SERVICE  
 (480) 921-0528 4218 N. BROWN AVE. SUITE E SCOTTSDALE, AZ 85251

**FINEMONADesignStudio**  
 2250 East Tracy Lane #4  
 Phoenix, Arizona 85032  
 Phone: (480) 536-3468  
 email: Finemona@finemona.com  
 web: FinemonaDesignStudio.com

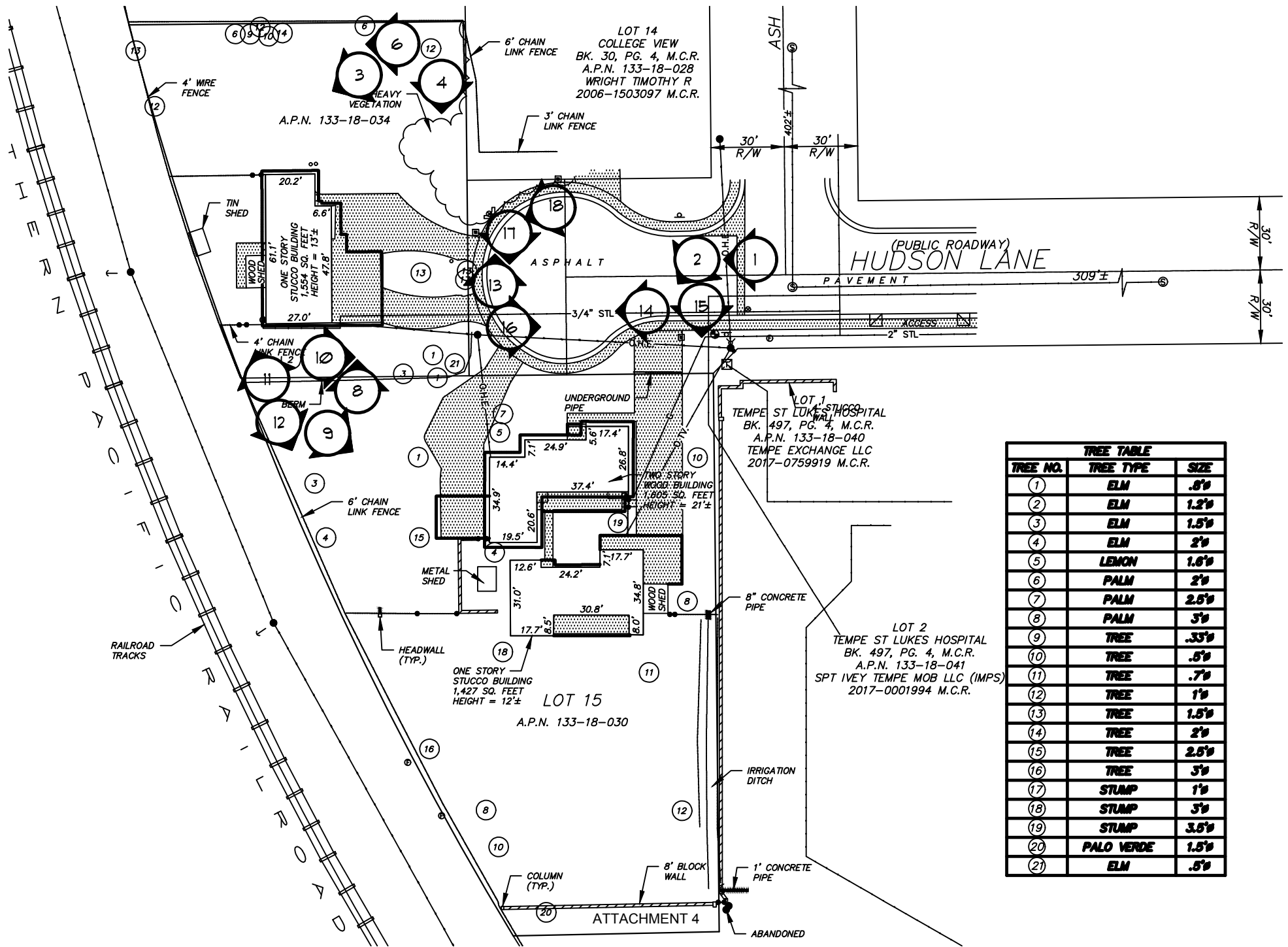
REVISIONS	DATE	BY
1		
2		
3		
4		
5		

DRAWN	MSM
CHECKED	DT
DATE	10/21/18
SCALE	1" = 40'
JOB NUMBER	201712
TITLE	

AERIAL PLAN  
 SHEET  
**Aerial**  
 OF SHEETS







TREE TABLE		
TREE NO.	TREE TYPE	SIZE
1	ELM	.8'
2	ELM	1.2'
3	ELM	1.5'
4	ELM	2'
5	LEMON	1.6'
6	PALM	2'
7	PALM	2.5'
8	PALM	3'
9	TREE	.35'
10	TREE	.5'
11	TREE	.7'
12	TREE	1'
13	TREE	1.5'
14	TREE	2'
15	TREE	2.5'
16	TREE	3'
17	STUMP	1'
18	STUMP	3'
19	STUMP	3.5'
20	PALO VERDE	1.5'
21	ELM	.5'



PHOTO #4



PHOTO #3



PHOTO #2

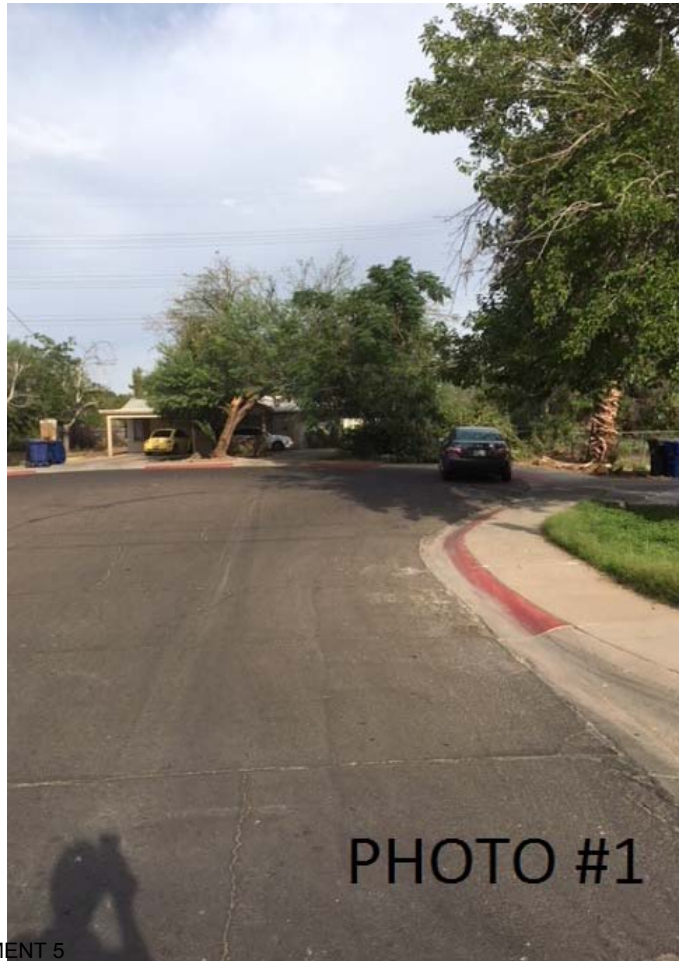


PHOTO #1





PHOTO #10



PHOTO #9



PHOTO #8



PHOTO #6





PHOTO #14



PHOTO #13



PHOTO #12



PHOTO #11





PHOTO #18



PHOTO #17



PHOTO #16



PHOTO #15

## LETTER OF EXPLANATION

City of Tempe  
Development Plan Review  
Planning and Zoning Department

RE: Hudson Lane Condominiums  
55 & 61 W. Hudson Lane  
Tempe, Arizona

The following Letter of Explanation explains how the development plan will conform to the following standards of Zoning and Development Code Criteria Section 6-306D, as applicable:

### **PROJECT DESCRIPTION:**

Hudson Lane Condominiums will be a contemporary 11-unit, 2-story, multi-family project that will consist of five individual structures totaling 21,259 livable square feet. The condominium project will be developed on approximately 1.1 acres in Tempe Arizona.

The proposed two story structures will be 26 feet 2 inches in height and is well below the allowable maximum height of 30' feet. Each unit will offer a three bedroom condominium with a private backyard, and two-car garage. There will be 12 surface parking spaces including 2 ADA parking spaces.

Throughout the condominium complex, three of the seven colors will be present on all individual building exteriors and will consist of: Iron Ore (dark gray) for Metal & Trim; Amber and Granite for American Fiber Cement Panels.

Buildings A (Triplex) & C (Duplex) will have Color Scheme 1 (See attached Material Color Board).  
Buildings B, D, & E (Duplexes) will have Color Scheme 2 (see attached Material Color Board).

The condominium complex will have multiple lawn areas for recreational enjoyment.

### **1. Placement, form, and articulation of buildings and structures provide variety in the streetscape:**

The exterior elevations have an abundance of shapes, forms, and movement along the facade with a variety of color and texture. The building elevations follow the sweeping arc of the community drive creating movement and a more dramatic streetscape.

### **2. Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort:**

The building envelope will be fully insulated and white elastomeric coating will be on all of the flat roofs of condominium buildings to mitigate heat gain.

Shade awnings will be present on many of the unit's windows, doors and balconies. Along the arcing west, south west property line, a canopy of trees buffer the properties, providing color, privacy, and shade for energy conservation as well as comfort for residents.

**3. Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings:**

Exterior walls will be fully insulated 2 x 6 framed walls. Demising walls will consist of isolated double wall construction providing superior sound attenuation between units. Dual pane windows assist with sound absorption. Many of the windows will be recessed creating movement to the facade while the tinted glazing provides color and UV protection. (See referenced dimensions on Building Cross Sections and Elevations).

The proposed condominiums will have a variety of color, materials and texture including fiber cement panels, stucco, metal balcony railings and trim accent features. The color palette of the exterior structures will contain a total of seven distinctive colors to complement the contemporary design.

**4. Buildings, structures and landscape elements are appropriately scaled, relative to the site and surroundings:**

Trees and Landscape species are appropriately scaled to the site and surroundings. Individual walkways will allow easy access to side entrance foyers for residents and guests.

**5. 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 proposed condominiums will have multiple offsets in the facade including recessed windows, awnings, and balconies. There will be a variety of color, materials and texture such as fiber cement siding, stucco, metal balcony railings and trim accent features.

Each building has a combination of material, color, and movement to all sides, which creates a unique visual experience.

**6. Building facades provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions:**

The windows will be dual pane, LoE, tinted glass with a thermal break. The recessed dual pane windows will provide sound absorption as well as creating movement to the facade while the tinted glazing provides color and UV protection. (See Dimensions on Building Cross Sections and Elevations) Dual pane windows will be from the glass manufacturer, Jeld-Wen Window and Doors, or equal.

Individual walkways will allow easy access to side entrance foyers for residents and guests. The oscillating color patterns of the various buildings create a visual rhythm along the street scape.



**7. Plans take into account pleasant and convenient access to multi - modal transportation options and support the potential for transit patronage:**

Within walking distance of the property, residents will be able to utilize multi modal transportation options, such as Valley Metro Rail, City Buses, and Car Sharing. Most of the unit's garages will have their own bicycle parking space. Additional bike racks will easily be accessible at the property's entrance.

**8. Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses:**

Pedestrians will have direct access to sidewalks throughout the property. At the entrance to the property, where the pedestrian zone crosses the vehicular circulation, a variation of color and material changes provide definition.

**9. Plans appropriately integrate Crime Prevention through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance:**

Each building will offer a private backyard. The gated private yards and well lighted common areas assist in creating a natural security barrier for residents. Along the rear and side yards, there will either be a 6ft or 8ft height screen wall. The only area of approach to the property will be via Hudson Lane. Bollard style lighting is provided along sidewalk locations.

**10. Landscape accents and provides delineation from parking, buildings, driveways and pathways:**

Driveways, parking areas, and sidewalks are all surrounded by lush landscaping, including a variety of trees, bushes and ground cover in a field of decomposed granite and turf areas.

**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:**

There will be subtle signage on a low screen wall at the point of entry to the property from Hudson Lane.

**12. Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects:**

The gated private yards and well lighted common areas assist in creating a natural security barrier for residents. Site lighting will conform to City ordinances such as Dark Sky incorporating shielded lights. Pedestrian walkways are illuminated by Bollard style light fixtures. Shielded Light fixtures are located on each unit at the street front and entry locations.

**Character Area 3 Principles and Guidelines:**

**Applicable Area Wide Guidelines for the proposed Hudson Condominium Project:**

The proposed Hudson Condominium project will be nestled within the surrounding neighborhood and embraces the meaningful places within the community. The Hudson Condominium residents will be able to enjoy and be an integral part of Tempe's live, work, play concept.

### **Balanced Streets/Landscape:**

The property will have a balanced street design perspective by providing easy access for walking, biking, and accessible public transportation (Valley Metro Rail, City Buses, etc...) within walking distance of the Hudson property.

Unobstructed sidewalks and walkways are designed for resident comfort and accessibility to the surrounding community creating ease in exploring and interacting with Tempe's urban lifestyle. Curb ramps, and unobstructed walkways are available for all residents and guests. Bollard-Type lighting will be utilized for walkways.

The Hudson Condominium property will incorporate site-specific landscape and shade densities which will respond to the Arizona climate and surrounding areas. A canopy of trees such as Southern Live Oak, Mulga, Willow Acacia, Chinese Elm, Arizona Ash, and Desert Willow will surround the property to promote an urban forestry concept. Throughout the property, green landscape spaces in and around sidewalks, parking, and utility areas will have an abundance of Shrubs, Accents, and Ground Covers. Chihuahuan Sage, Little Ollie Dwarf and Torch Glow Bougainvillea, Blonde Ambition Grass, Upright Rosemary, and Verbena create a diversity of density, color and texture. The Landscape Architect highly recommends the notated variety of trees for their early stage of abundant growth and mature canopies.

### **Water Management and Sustainability:**

Retention areas assist in redirecting storm water and filtering pollutants to landscaped lawn areas. Permeable paving techniques and materials such as decomposed granite and sod will assist with mitigating heat and surface run-off. Sprinkler and drip systems will be utilized throughout the property to manage and prevent over watering while preserving precious water resources. Xeriscapes and the use of indigenous drought tolerant plant material such as those listed above will promote environmental sensitivity in the built environment.

### **Applicable Northwest Neighborhood Guidelines for Character Area 3**

#### **Building/Block/Lighting/Housing/Transition Characteristics:**

There will be an abundance of trees for shade and diverse vegetation in landscape areas and well lighted open parking spaces.

The Hudson Design is based upon the current scale for residential requirements and is indicative of the surrounding neighborhood. The site configuration maintains zoning regulations and the residential feel of the neighborhood.

The exterior elevations have an abundance of shapes, forms, and movement along the facade with a variety of color and texture. The buildings will have metal, cementitious panel siding, and stucco. Architectural features include covered entrances, balconies, and awnings along the exterior facade creating shade and shadow effects to the building facade.

The side entry mitigates headlights from facing into windows of living quarters.

Individual condos will have a rear yard, and common open space areas for resident enjoyment. There will be ample bike parking areas and trees will provide natural color, refractive light and shade. Walkways will have bollard-type lighting.

**Neighborhood Mobility/Housing/Character Principles:**

The Hudson Condominiums are designed for home ownership with the intent of encouraging and attracting a diverse range of professionals who will be intimately engaged and participating in Tempe's culture and lifestyle. The Project location and site design will have easy access to multi-modal transportation options for residents to embrace and support local and independent businesses, restaurants, coffee shops, breweries, and live entertainment. The Hudson property is also less than a block away from healthcare resources.

Residents and families will be in close proximity to Mitchell School, Dog Park and Skate Spot. Enjoying the historic Daley Park, Mitchell Park, Arts in the Park, Peacock Musical Festival, art and history museums, Arizona State University, and its famous Frank Lloyd Wright's Gammage Theatre are just a few of the unique amenities that the Tempe's Northwest Neighborhood has to offer.

**If there are any questions/clarifications needed, please do not hesitate to contact us. Thank you.**

Regards,

A handwritten signature in black ink, appearing to read 'DT', with a horizontal line extending to the right.

**David Timmons, P.A.**

Copyright © 2018 by David W. Timmons  
 All Rights Reserved. PRINTED IN THE UNITED STATES OF AMERICA.  
 Reproduction of any portion of these drawings for any purpose is prohibited for use in the construction of the project only. Any further use of the design without written permission of David W. Timmons constitutes a violation of intellectual property rights and will be held in strict liability for any and all damages.

NEW CONDOMINIUM PROJECT FOR  
**HUDSON LANE LLC**  
 35216 N. 36TH PLACE  
 CAVE CREEK AZ. 85331

65 & 61 W. HUDSON LANE  
 TEMPE, ARIZONA 85281  
 APN: 133-18-030 & 133-18-03



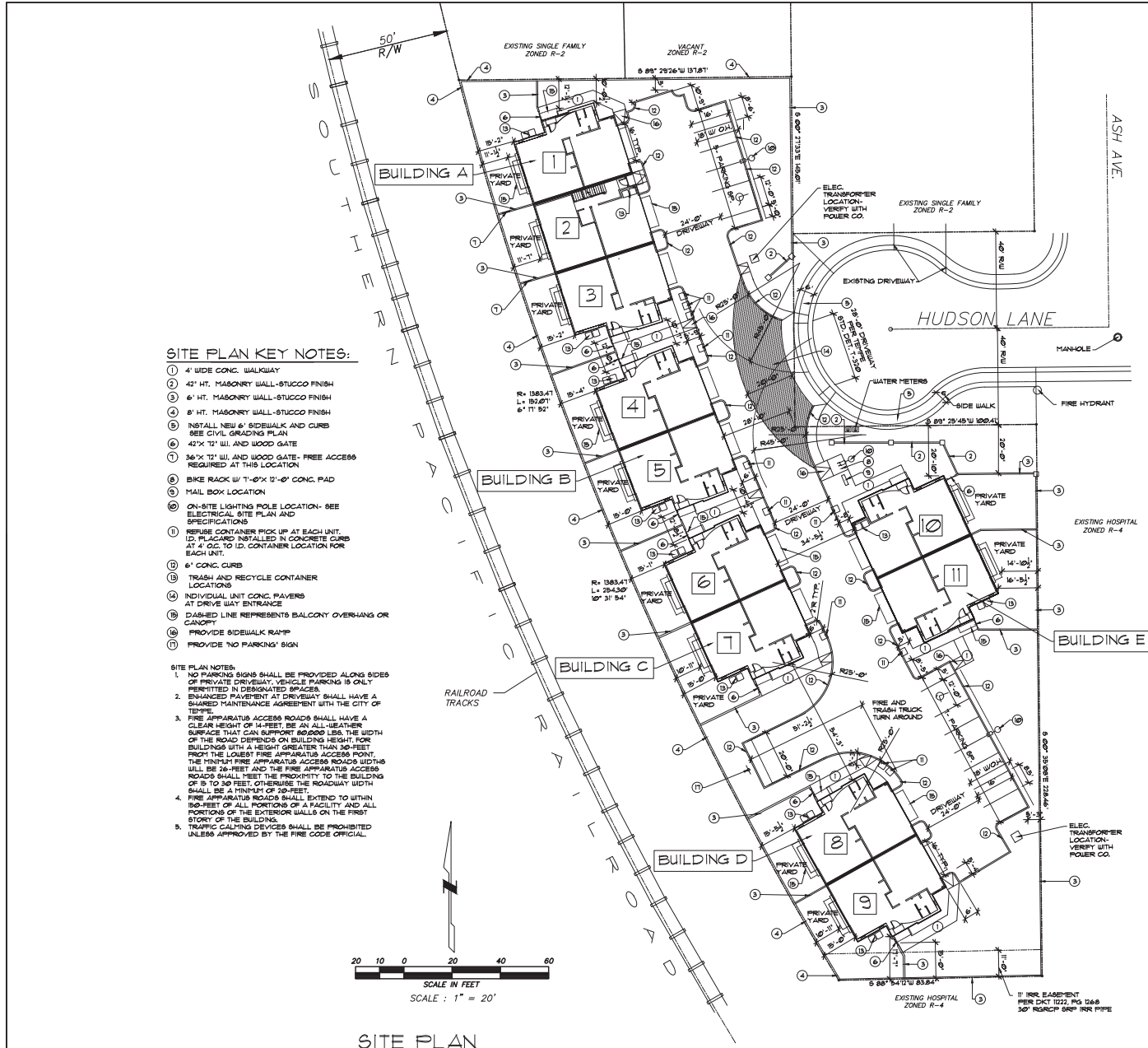
**FINE LINE DESIGNS**  
 RESIDENTIAL DESIGN SERVICE  
 (480) 921-0529  
 4215 N. BROWN AVE. SUITE E  
 SCOTTSDALE, AZ. 85251

2880 East Tracy Lane #4  
 Phoenix, Arizona 85032  
 Phone: (480) 526-5408  
 email: Timmons@studiofine.net  
 web: TimmonsDesignStudio.com

REVISIONS	DATE	BY
1		
2		
3		
4		
5		

DRAWN: M/S/M  
 CHECKED: DT  
 DATE: 1/11/19  
 SCALE: 1" = 20'  
 JOB NUMBER: 201712  
 TITLE: ARCHITECTURAL SITE PLAN

SHEET  
**A-2**  
 OF SHEETS



**OWNER:**  
 AGC-HUDSON LANE LLC  
 3078 N. 36TH PLACE CAVE CREEK AZ. 85331  
 1-908-872-2115

**PROJECT DESCRIPTION:**  
 DEMOLISH EXISTING BUILDINGS  
 CONSTRUCT 11 NEW THREE BEDROOM TWO STORY CONDOMINIUMS

**SITE INFORMATION:**  
 APN# 133-18-030 AND 133-18-034

**LEGAL DESCRIPTION:**  
 1075' COLLIER VIEW BOOK 36 OF MAPS PAGE 4  
 RECORDS OF MARICOPA COUNTY ARIZONA AND A PORTION OF THE NORTH-EAST QUARTER OF THE SOUTH-EAST QUARTER OF SECTION 22 TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE MERIDIAN MARICOPA COUNTY, ARIZONA.

**ZONING:** R-2  
**OCCUPANCY TYPE:** R-2  
**CONSTRUCTION TYPE:** SB NON-SPRINKLED  
**CODE:** 2012 IRC

**BUILDING SETBACK:**

	REQUIRED	PROPOSED
FRONT	10'-0"	20'-10"
REAR	10'-0"	10'-0"
SIDE	10'-0"	10'-0" 12'1" (T-1)

**PORCH, BALCONY, PATIO:** 5'-0"

**BUILDING HEIGHT:**

	REQUIRED	PROPOSED
HEIGHT	30'-0" MAX.	26'-2" (2-LEVELS)

**PROJECT DATA:**

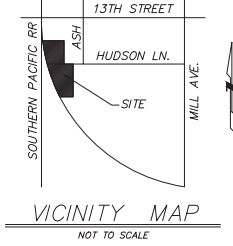
10 THREE BEDROOM 1825 SQ. FT. LIVABLE PER UNIT  
 11 THREE BEDROOM 2025 SQ. FT. LIVABLE PER UNIT  
**TOTAL UNITS:** 11 UNITS PER AC X 1.03 GROSS AC. = 11.33 UNITS  
**LOT:** NET: 4824 SQ. FT. (110 AC.)  
 GROSS: 4824 SQ. FT. (110 AC.)  
**LOT COVERAGE:** 48% MAX. (4824 X .48 = 2315.52)  
**TOTAL COVERAGE:** 10 UNITS AT (175 GROUND FLOOR LIV+482 GARAGE = 1261 SQ. FT. PER UNIT)  
 1 UNIT AT (61 GROUND FLOOR LIV+484 GARAGE = 75 SQ. FT. PER UNIT)  
 10(1261) + 1(75) = 12705 SQ. FT. = 16'-5 1/2"  
**TOTAL COVERAGE:** 13,885 SQ. FT. (13,885 / 4824 = 28.8%)

**LANDSCAPE AREA:** REQUIRED: 30% MIN.  
 11(26) / 4824 = 36% SQ. FT.  
 INCLUDING OPEN GRAVE AREAS.

**REFUSE PICK UP:**  
 REFUSE CONTAINER PICK UP AT EACH UNIT.  
 1D. PLACARD INSTALLED IN CONCRETE CURB AT 4' O.C. TO I.D. CONTAINER LOCATION FOR EACH UNIT.

**VEHICLE PARKING:**  
 PARKING REQ. = 11 UNITS - THREE BEDROOM+  
 25 SPACES PER UNIT (11 X 25 = 275 SPACES REQUIRED)  
 GUEST PARKING REQUIRED = 2 PER UNIT  
 2 X 11 = 22 GUEST SPACES  
 175 X 22 = 281 TOTAL SPACES REQUIRED = 297 SPACES  
**TOTAL SPACES PROVIDED:** 21 COVERED GARAGE, 12 SITE PARKING  
 = 34 SPACES PROVIDED  
 INCLUDING 3 ADA PARKING SPACES = 37

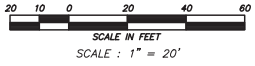
**BICYCLE PARKING:**  
 1. RESIDENT SPACE PER UNIT, 0.0111  
 2. GUEST SPACE PER UNIT, 2 X 11 = 22  
 11 X 22 = 242  
**TOTAL BICYCLE SPACES REQUIRED:** 13  
 8 SPACES PROVIDED IN GARAGE STORAGE AREAS AND  
 4 EXTERIOR SPACES PROVIDED, TOTAL PROVIDED = 13



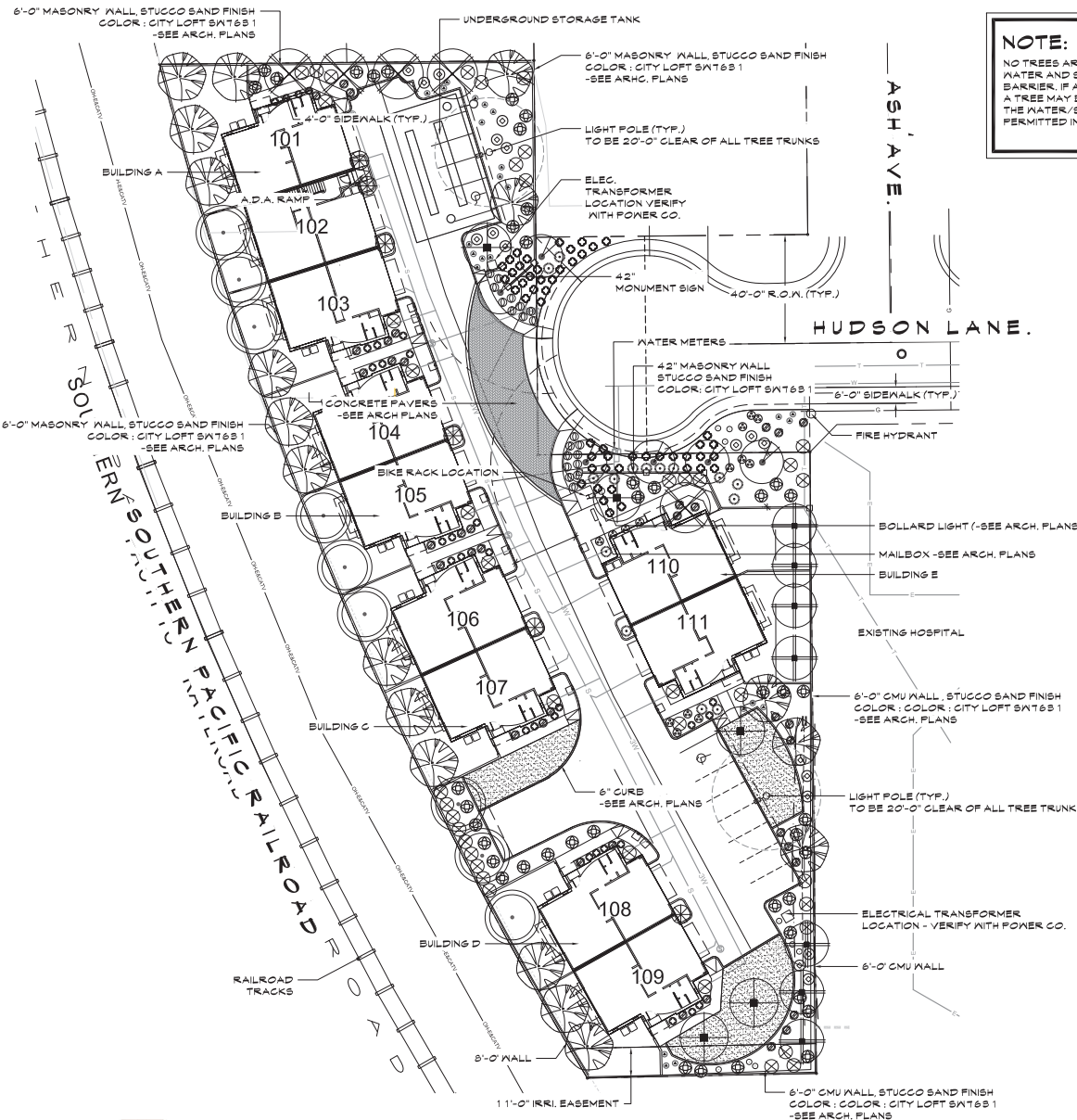
**SITE PLAN KEY NOTES:**

- ① 4' WIDE CONC. WALKWAY
- ② 42" HT. MASONRY WALL- STUCCO FINISH
- ③ 6" HT. MASONRY WALL- STUCCO FINISH
- ④ 8" HT. MASONRY WALL- STUCCO FINISH
- ⑤ INSTALL NEW 6" SIDEWALK AND CURB SEE CIVIL GRADING PLAN
- ⑥ 42" X 12" W. AND WOOD GATE
- ⑦ 36" X 12" W. AND WOOD GATE- FREE ACCESS REQUIRED AT THIS LOCATION
- ⑧ BIKE RACK W/ 1'-0" X 1'-0" CONC. PAD
- ⑨ MAIL BOX LOCATION
- ⑩ ON-SITE LIGHTING POLE LOCATION- SEE ELECTRICAL SITE PLAN AND SPECIFICATIONS
- ⑪ REFUSE CONTAINER PICK UP AT EACH UNIT. 1D. PLACARD INSTALLED IN CONCRETE CURB AT 4' O.C. TO I.D. CONTAINER LOCATION FOR EACH UNIT.
- ⑫ 6" CONC. CURB
- ⑬ TRASH AND RECYCLE CONTAINER LOCATIONS
- ⑭ INDIVIDUAL UNIT CONC. PAVERS AT DRIVE WAY ENTRANCE
- ⑮ DASHED LINE REPRESENTS BALCONY OVERHANG OR CANOPY
- ⑯ PROVIDE SIDEWALK RAMP
- ⑰ PROVIDE "NO PARKING" SIGN

- SITE PLAN NOTES:**
1. NO PARKING SIGNS SHALL BE PROVIDED ALONG SIDES OF PRIVATE DRIVEWAY. VEHICLE PARKING IS ONLY PERMITTED IN DESIGNATED SPACES.
  2. ENHANCED PAVEMENT AT DRIVEWAY SHALL HAVE A SHARED MAINTENANCE AGREEMENT WITH THE CITY OF TEMPE.
  3. FIRE APPARATUS ACCESS ROADS SHALL HAVE A CLEAR HEIGHT OF 14 FEET. BE AN ALL WEATHER SURFACE THAT CAN SUPPORT 80,000 LBS. THE WIDTH OF THE ROAD DEPENDS ON BUILDING HEIGHT. FOR BUILDINGS WITH A HEIGHT GREATER THAN 30 FEET FROM THE CLOSEST FIRE APPARATUS ACCESS POINT, THE MINIMUM FIRE APPARATUS ACCESS ROAD WIDTHS WILL BE 36 FEET AND THE FIRE APPARATUS ACCESS ROADS SHALL MEET THE PROXIMITY TO THE BUILDING OR IS TO 50 FEET, OTHERWISE THE ROADWAY WIDTH SHALL BE A MINIMUM OF 20 FEET.
  4. FIRE APPARATUS ROADS SHALL EXTEND TO WITHIN 50 FEET OF ALL PORTIONS OF A FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS ON THE FIRST STORY OF THE BUILDING.
  5. TRAFFIC CALMING DEVICES SHALL BE PROHIBITED UNLESS APPROVED BY THE FIRE CODE OFFICIAL.



**SITE PLAN**



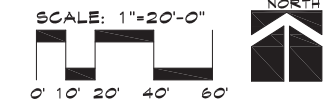
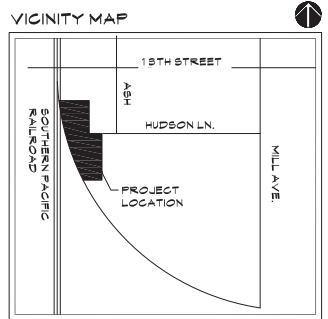
**NOTE:**  
NO TREES ARE PERMITTED WITHIN 16' OF WATER AND SEWER LINES WITHOUT A ROOT BARRIER. IF A ROOT BARRIER IS PROVIDED, A TREE MAY BE NO CLOSER THAN 8' FROM THE WATER/SEWER LINES. NO TREE ARE PERMITTED IN THE P.U.E..

**PLANT LEGEND**

SYMBOL	BOTANICAL NAME - COMMON NAME	QTY.	CALIPER
<b>TREES</b>			
	QUERCUS VIRGINIANA - SOUTHERN LIVE OAK	18	1.5" CAL MIN
	ACACIA ANEURA - MULGA TREE	5	1.5" CAL MIN
	ACACIA SALICINA - MILLOW ACACIA	7	1.5" CAL MIN
	ULMUS PARVIFOLIA - CHINESE ELM	9	1.5" CAL MIN
	FRAXINUS VELUTINA - ARIZONA ASH	5	1.5" CAL MIN
	CHLOPSIS LINEARIS - DESERT MILLOW	6	1.5" CAL MIN
<b>SHRUBS</b>			
	LEUCOPHYLLUM LAEVEGATUM - CHIHUAHUA BAGE	5	5 GAL
	EREMOPHILA HYGROPHANA - BLUE BELLS	14	5 GAL
	BOUSAINVILLEA 'TORCH GLOW' - TORCH GLOW BOUSAINVILLEA	15	5 GAL
	TECOMA X 'ORANGE JUBILEE' - ORANGE BELLS	41	5 GAL
	MYRTUS COMMUNIS 'BOETICA' - TWISTED MYRTLE	6	5 GAL
	OLEA EUROPAEA 'MONTEA' - LITTLE OLLIE DWARF	30	5 GAL
	RUSSELLIA EQUISERIFORMIS - CORAL FOUNTAIN	37	5 GAL
<b>ACCENTS</b>			
	OUTELOUA GRACILIS - BLONDE AMBITION GRASS	51	5 GAL
<b>GROUND COVERS</b>			
	LANTANA 'NEW GOLD' - 'NEW GOLD' LANTANA	9	5 GAL
	ROSMARINUS OFFICINALIS 'UPRIGHT' - UPRIGHT ROSEMARY	20	5 GAL
	VERBENA GOSSEI - VERBENA	24	5 GAL
	EREMOPHILA GLABRA 'MINGENEA GOLD' - OUTBACK SUNRISE EMU	18	5 GAL
	DECOMPOSED GRANITE - T.B.D.	1,932	SQ.FT
	MID-IRON BERMUDA TURF	2,486	SQ.FT

**OWNER**  
HUDSON LANE LLC  
55216 N. 36TH PLACE  
CAVE CREEK, ARIZONA 85331  
PHONE: 1-900-872-2115

**LANDSCAPE ARCHITECT**  
THE MCGOUGH GROUP  
11110 N. TATUM BLVD. #100  
PHOENIX, AZ 85028  
CONTACT: CHRISTINE SEIME  
602-997-9093  
cseime@mg-az.com



**HUDSON LANE  
PRELIMINARY SITE PLAN**

55 & 61 W HUDSON LANE TEMPE, ARIZONA 85281  
02-06-2019





**UTILITY KEYNOTES**

- ① INSTALL NEW PVC SEWER BUILDING CONNECTION WITH DOUBLE CLEANOUT PER DET. ON MECHANICAL PLANS.
- ② INSTALL NEW 8" PVC SEWER WITH MINIMUM SLOPE 1/8" PER FOOT.
- ③ INSTALL MANHOLE PER MAG DET 420.
- ④ INSTALL LIFT STATION DESIGNED BY OTHERS. CONTRACTOR TO VERIFY SEWER INVERTS. IF GRAVITY CONNECTION CAN BE MADE AT 1/8" PER FOOT MINIMUM SLOPE, OMIT LIFT STATION.
- ⑤ INSTALL 3" PVC WRAPPED (MIN 8 MIL TYPE "K" SOFT COPPER WATER SERVICE LINE IN PARKING AREA.
- ⑥ INSTALL 1" PVC WRAPPED (MIN 8 MIL) TYPE "K" SOFT COPPER WATER SERVICE LINE TO EACH UNIT.
- ⑦ END OF SEWER LINE AND SEWER TAPS SHOWN PER COT QUARTER SECTION. NO CLEANOUT OR MANHOLE FOUND. CONTRACTOR TO REMOVE AND CAP ALL UNUSED SEWER TAPS.
- ⑧ INSTALL 2 EACH 2" COMMUNITY WATER METER MANIFOLDED INTO A 3" LINE AND BACKFLOW PREVENTER PER COT DET. T-212.
- ⑨ INSTALL CLEANOUT AT END OF SEWER LINE.
- ⑩ INSTALL 8" DIAMETER 12 GAGE CMP UNDERGROUND STORAGE PIPES PER CONTECH. PIPES TO HAVE 3' SPACING, 2' 30" INCH SLOTTED MANHOLE ACCESS POINTS. BACKFILL PER CONTECH SPECIFICATIONS FOR UNDERGROUND STORAGE. CONNECT TO DRYWELL WITH 8" CMP.
- ⑪ INSTALL MAXWELL IV 2 CHAMBER DRYWELL.
- ⑫ INSTALL NEW TRANSFORMER PER UTILITY COMPANY PLANS.
- ⑬ INSTALL NEW 8" SEWER TAP PER MAG DETAIL 440.

SOUTHERN PACIFIC RAILROAD

RAILROAD TRACKS

LOT 14  
COLLEGE VIEW  
BK. 30, PG. 4, M.C.R.  
A.P.N. 133-18-028  
WRIGHT TIMOTHY R  
2006-1503097 M.C.R.

ASH AVENUE

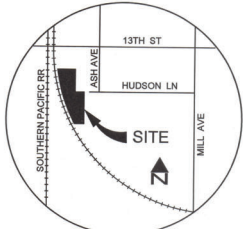
HUDSON

LANE

LOT 1  
TEMPE ST LUKES HOSPITAL  
BK. 497, PG. 4, M.C.R.  
A.P.N. 133-18-040  
TEMPE EXCHANGE LLC  
2017-0759919 M.C.R.

LOT 2  
TEMPE ST LUKES HOSPITAL  
BK. 497, PG. 4, M.C.R.  
A.P.N. 133-18-041  
SPT IVEY TEMPE MOB LLC (IMPS)  
2017-0001994 M.C.R.

LOT 1  
TEMPE ST LUKES HOSPITAL  
BK. 497, PG. 4, M.C.R.  
A.P.N. 133-18-040  
TEMPE EXCHANGE LLC  
2017-0759919 M.C.R.



VICINITY MAP  
N.T.S.

**OWNER**

HUDSON LANE LLC  
35216 N. 36TH PLACE CAVE CREEK AZ.  
85331  
1-908-872-2115

**ARCHITECT**

FINE LINE DESIGNS  
4215 N. BROWN AVE. STE E  
SCOTTSDALE AZ 85251

DAVID TIMMONS ARCHITECTURAL DESIGN STUDIO  
2830 E. TRACY LANE #4  
PHOENIX, AZ 85032

**SITE ADDRESS**

55 & 61 W. HUDSON LN  
TEMPE AZ 85281

**LEGAL DESCRIPTION**

LOT#15, COLLEGE VIEW, BOOK 30 OF MAPS, PAGE 4, RECORDS OF MARICOPA COUNTY, ARIZONA AND A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22 TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE MERIDIAN MARICOPA COUNTY, ARIZONA.

**AREA**

49714.22 S.F. OR 1.14 AC. ±

**ZONING**

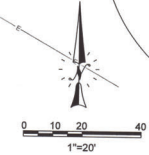
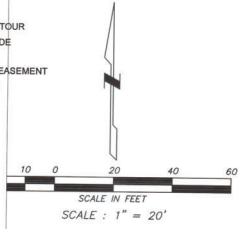
R-2

**UTILITY EASEMENT NOTE**

ALL UTILITY EASEMENTS PROVIDED TO ENGINEER ARE SHOWN.

**LEGEND**

— 1485 —	EXISTING CONTOUR	— 1485 —	PROPOSED CONTOUR
x 65.43	EXISTING GRADE	x 65.43	PROPOSED GRADE
BC	BACK OF CURB	MB	MAILBOX
BCF	BRASS CAP FLUSH	PUE	PUBLIC UTILITY EASEMENT
BC/H	BRASS CAP IN HANDHOLE	PL	PROPERTY LINE
BFP	BACKFLOW PREVENTER	PP	POWER POLE
BSL	BUILDING SETBACK LINE	PV	PALO VERDE
CLF	CHAIN LINK FENCE	RC	ROLL CURB
CO	CLEANOUT	ROW	RIGHT OF WAY
CTV	CABLE T.V.	TC	TOP OF CURB
EP	EDGE OF PAVEMENT	WM□	WATER METER
EM	ELECTRIC METER	WV⊙	WATER VALVE
FD	FOUND	— W —	WATERLINE
FF	FINISHED FLOOR	— S —	SEWERLINE
F.H. ⊙	FIRE HYDRANTS	— OHE —	OVERHEAD ELECTRIC
GM	GAS METER	— UGE —	UNDERGROUND ELECTRIC
IB/FP	IRON BAR/IRON PIPE	— UGT —	UNDERGROUND TELCO
⊙	LIGHT	— G —	GASLINE
○	FD. MONUMENT		
●	SET MONUMENT		
⊙	BRASS OR ALUMINUM CAP AS NOTED		



Two working days before you dig  
CALL FOR THE BLUE STAKES  
602-263-1100  
Wills Maricopa County  
1-800-782-5348  
BLUE STAKE CENTER



**UNDERGROUND UTILITY PLAN WITH TREE LOCATIONS**  
**HUDSON LANE CONDOMINIUMS**  
**55 W HUDSON LANE**  
**TEMPE, ARIZONA 85281**

Scale 1"=20'  
Date 06/29/18  
Rev 1-21-19  
Designed ECG  
Drawn ECG  
File: HUDSON 060 2-6-18.dwg

**GOOKIN ENGINEERS**  
REGISTERED PROFESSIONAL ENGINEERS - SURVEYORS  
480 NORTH BROWN AVENUE  
SCOTTSDALE, ARIZONA 85251  
480-947-5741  
Civl@Gookin.biz

SHEET 2 of 2  
JOB NO. 2583

SOLID STATE AREA LIGHTING  
VALLUME SERIES-PILED

SPECIFICATIONS

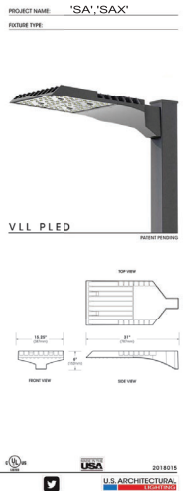
**OPTICAL PERFORMANCE**  
Heavy duty die-cast aluminum (AZMA alloy, 45% Zn) rodless assembly with integral acrylic lens. The Caprice fixture mounting surface is finished for surface appearance as specified. [1] is finished. Backcoat surface is anodized housing and coating. Two solid bronze wire supports support and electric components. The optical and electrical components are integrated to create one assembly. Minimum wind resistance is 180.

**ELECTRICAL REQUIREMENTS**  
Heavy duty die-cast aluminum (AZMA alloy, 45% Zn) rodless assembly with integral aluminum (AZMA alloy, 45% Zn) mounting component and a 80 watt fixture on the top of the rodless assembly. The caprice mounting surface is anodized. The caprice mounting surface is anodized. The caprice mounting surface is anodized. The caprice mounting surface is anodized.

**PILED OPTICS**  
EMER (E)V are covered on a metal core PCB panel with each vertical element on a copper thermal transfer plate and enclosed by an LED emitter. The photometric distribution is micro-reflector probe the micro-reflector. The fixture body emits output facing the street side and fixture [1] is finished. Backcoat surface is anodized housing and coating. Two solid bronze wire supports support and electric components. The optical and electrical components are integrated to create one assembly. Minimum wind resistance is 180.

**MECHANICAL**  
The caprice mounting surface is anodized. The caprice mounting surface is anodized. The caprice mounting surface is anodized. The caprice mounting surface is anodized.

**FINISH**  
Fabrications are applied TIG process. Powder coat on aluminum. The caprice mounting surface is anodized. The caprice mounting surface is anodized.



**DECO LIGHTING**

Client: Project Name: 'SD' Order #: City:

**D301-LED Prismatic Bulbard**

Performance Data  
CRF 95  
CCT 4000K, 3000K  
Project Location  
100,000 Hours & 70

**Description**  
Low voltage LED light fixture in a variety of 17' diameter round bulb. These fixtures provide excellent luminaire, uniform lighting and excellent light quality. Each fixture is available with aluminum backing or wood panel of choice for use.

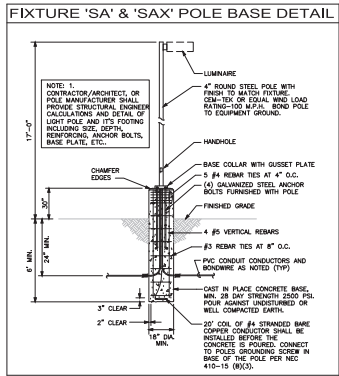
**Ordering Information**  
D301-LED 18 UNV

**'SC','SE'**

**Ezra TMS LIGHTING**

**EZ-60**

Category	Option	Description
Project	1	1 - LED CCT (color temp.)
Type	2	2 - LED CCT (color temp.)
Quantity	3	3 - Voltage
Notes	4	4 - Finish
	5	5 - Dimming
	6	6 - Mounting
	7	7 - Emergency



Copyright © 2018 by Simon Studio Inc. All rights reserved. Printed in the United States of America. Reproduction of any portion of this drawing is prohibited without written consent of Simon Studio Inc. for use in the construction of any project unless the written consent of Simon Studio Inc. is obtained. Simon Studio Inc. is not responsible for any errors or omissions, or for any consequences arising from the use of this drawing. Intellectual property rights in all or part of this document are reserved for all rights.

**NEW CONDOMINIUM PROJECT FOR HUDSON LANE LLC**  
352 16 N. 36TH PLACE  
CAVE CREEK, AZ 85331

55 & 61 W. HUDSON LANE  
TEMPE, ARIZONA 85281  
APN: 133-18-030 & 133-18-03

**FINELINE DESIGNS**  
RESIDENTIAL DESIGN SERVICE  
(480) 962-4215 N. BROWN AVE. SUITE E SCOTTSDALE, AZ 85251

**TIMMONS DESIGN STUDIO**  
2850 East Tracy Lane #4  
Phoenix, Arizona 85032  
Phone: (480) 526-5668  
email: TimmonsStudio@cox.net  
web: TimmonsDesignStudio.com

REVISION	DATE	BY
1	02.08.18	BV

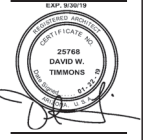
**SYSTEMS DESIGN ENGINEERING INC.**  
3232 E. VAN HORN BLVD.  
TEMPE, AZ 85282 (480) 966-1111  
SCE Job No. 18072

BRAND: MCM  
CHECKED: SPM  
DATE: 1/11/2018  
SCALE: 1" = 20'  
SHEET NUMBER: 201712  
TITLE: PHOTOMETRIC SITE PLAN  
SHEET: PH-1  
OF: SHEETS

Copyright © 2019 by David W. Timmons  
 Intellectual Design Studio, LLC  
 ALL RIGHTS RESERVED. PRINTED IN THE UNITED STATES OF AMERICA.  
 Reproduction of any portion of these drawings for any purpose is strictly prohibited without the written consent of the author. Any further use of this design without express written permission of David W. Timmons Intellectual Design Studio, LLC is prohibited. Intellectual property rights in all to all items prepared for any and all projects.

NEW CONDOMINIUM PROJECT FOR  
**HUDSON LANE LLC**  
 35216 N. 36TH PLACE  
 CAVE CREEK AZ. 85331

55 & 61 W. HUDSON LANE  
 TEMPE, ARIZONA 85281  
 APN: 133-18-030 & 133-18-03

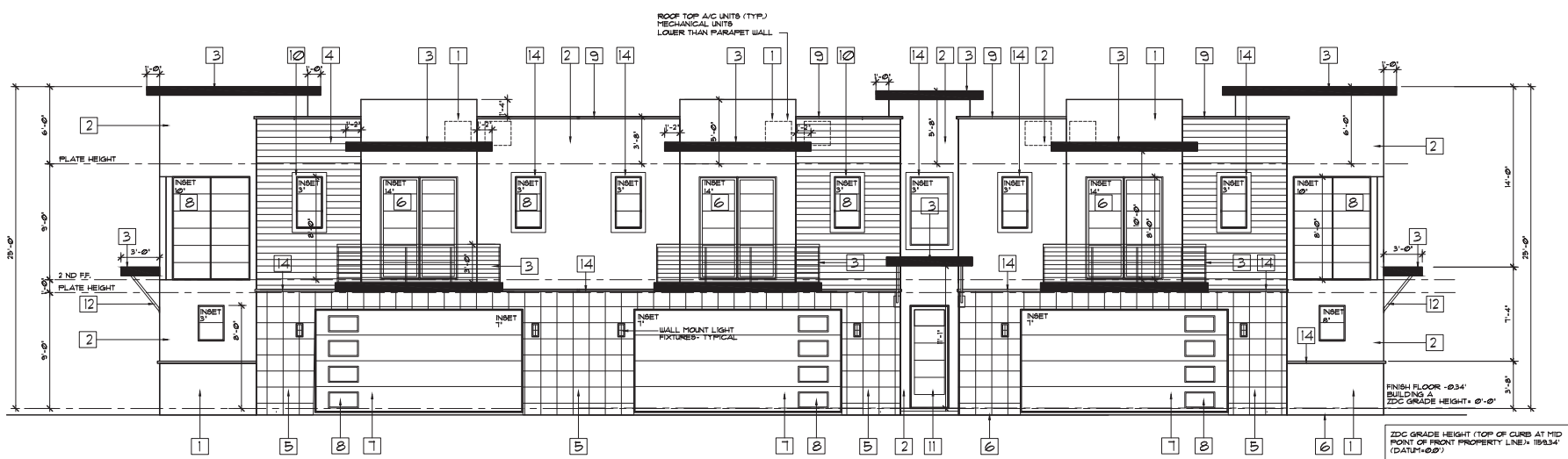


**FINE LINE DESIGNS**  
 RESIDENTIAL DESIGN SERVICE  
 1480 S.E. 96TH AVE. N.  
 BROWN AVE. SUITE 100  
 SCOTTSDALE, AZ. 85251

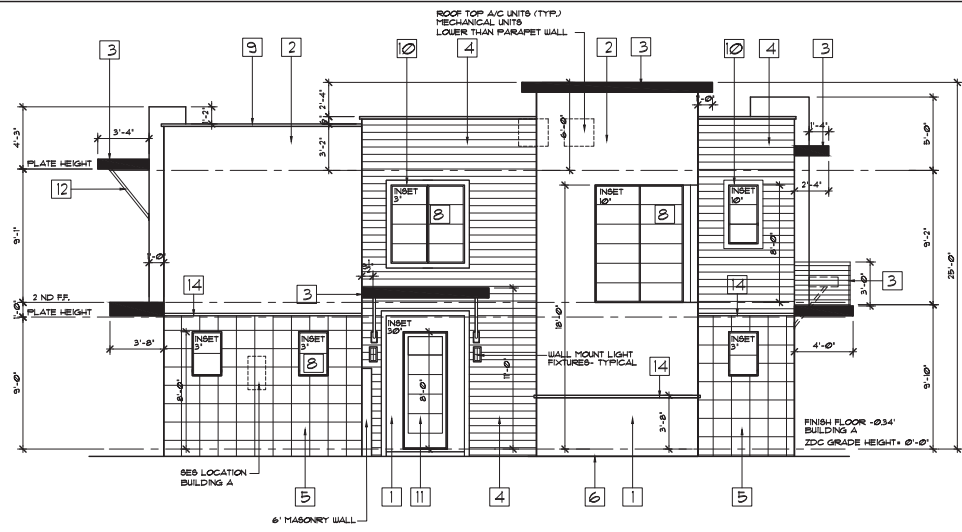
**FOR REVISIONS**  
 ONLY  
 2830 East Tracy Lane #4  
 Phoenix, Arizona 85032  
 Phone: (602) 286-3468  
 email: Timmons@hudo@ccar.net  
 web: TimmonsDesignStudio.com

REVISIONS	DATE	BY
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		

DRAWN	MJSM
CHECKED	DT
DATE	11/18/19
SCALE	1/4" = 1'-0"
JOB NUMBER	201712
TITLE	BUILDING A ELEVATIONS
SHEET	A-6
OF SHEETS	



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

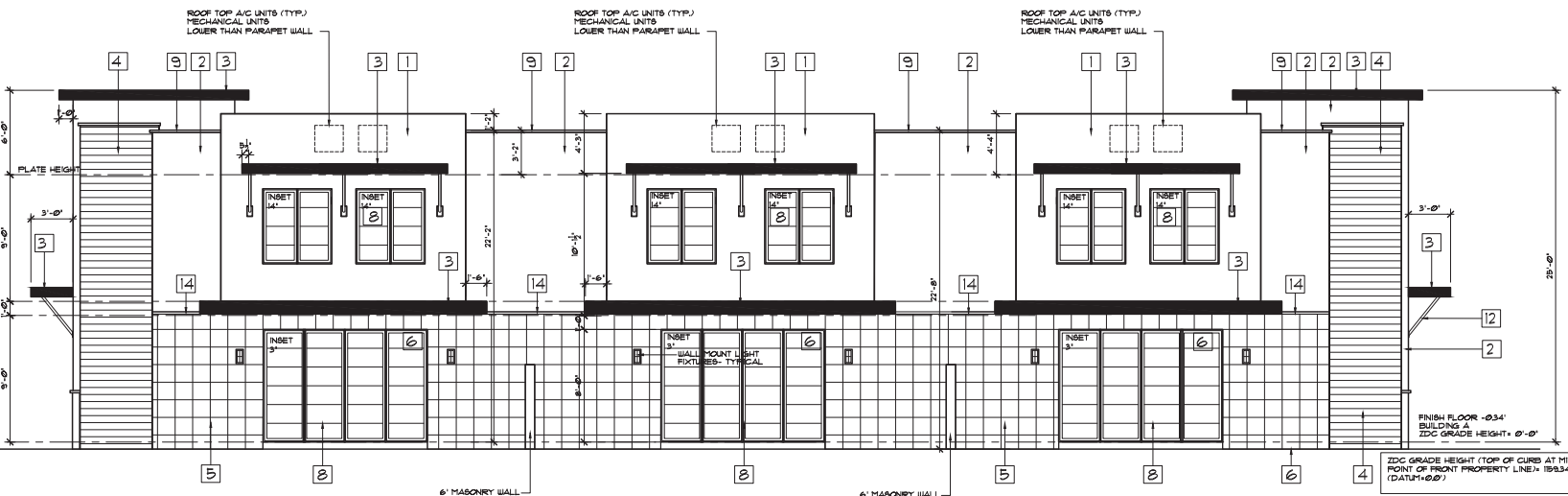


**SOUTH SIDE ELEVATION BUILDING A**  
 SCALE: 1/4" = 1'-0"

**MATERIALS LIST: SCHEME 1 BUILDINGS A**

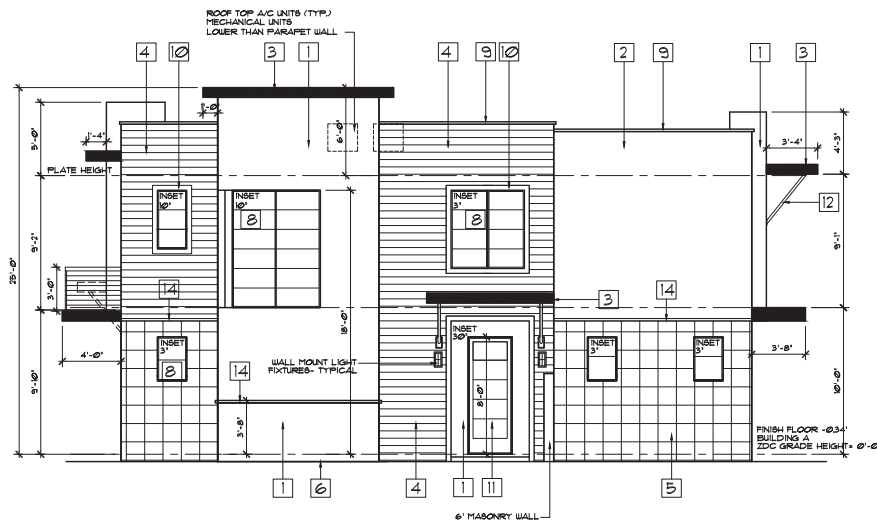
- 1 - STUCCO, SAND FINISH L.C.C. ESR 14071
- 2 - STUCCO, SAND FINISH L.C.C. ESR 14071 (PROP-OUTS ACCENTS - BUT/63) CITY LOFT)
- 3 - ORNAMENTAL METAL AND TRIM BALCONY AND GUARD RAILING (BUT/069 IRON ORE)
- 4 - MATERIAL TYPE, FIBER CEMENT SIDING, MANUFACTURED - AMERICAN FIBER CEMENT COLOR: AMBER FB66 FINISH: PATINA PATTERN: HORIZONTAL 8" FLANK
- 5 - MATERIAL TYPE, FIBER CEMENT SIDING, MANUFACTURED - AMERICAN FIBER CEMENT COLOR: GRANITE PR200 FINISH: PATINA PATTERN: SQUARE SCORED 12"x12"
- 6 - SLIDING DOOR YELD WEN OR EQUAL LIGHT GRAY TINTED GLAZING LOW E DUAL PAIN WITH DARK BRONZE THERMAL BREAK FRAME (BUT/069 IRON ORE)
- 7 - COMPOSITE GARAGE DOOR - BUT/63) CITY LOFT
- 8 - WINDOWS YELD WEN OR EQUAL LIGHT GRAY TINTED GLAZING LOW E DUAL PAIN WITH DARK BRONZE THERMAL BREAK FRAME (BUT/069 IRON ORE)
- 9 - METAL PARAPET CAP (BUT/069 IRON ORE)
- 10 - 4" WINDOW TRIM (2" PROJECTION) COMPOSITE WOOD (BUT/069 IRON ORE)
- 11 - METAL AND GLASS FRONT DOOR (BUT/069 IRON ORE) WITH LAMINATED SAFETY GLASS
- 12 - METAL CANOPY SUPPORT (BUT/069 IRON ORE)
- 13 - 4" WINDOW TRIM (2" PROJECTION) STUCCO (BUT/069 IRON ORE)
- 14 - 2 1/2" TRIM (2" PROJECTION) STUCCO (BUT/069 IRON ORE)





WEST ELEVATION BUILDING A

SCALE: 1/4" = 1'-0"



NORTH SIDE ELEVATION BUILDING A

SCALE: 1/4" = 1'-0"

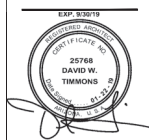
MATERIALS LIST: SCHEME 1 BUILDINGS A

- 1 - STUCCO BAND FINISH I.C.C. EBR 1607 (BODY AND GARAGE DOORS - 60/34 DELFT)
- 2 - STUCCO BAND FINISH I.C.C. EBR 1607 (POP-OUTS ACCENTS - 60/34 CITY LOFT)
- 3 - ORNAMENTAL METAL AND TRIM BALCONY AND GUARD RAILING (60/69 IRON ORE)
- 4 - MATERIAL TYPE, FIBER CEMENT SIDING, MANUFACTURED, AMERICAN FIBER CEMENT COLOR: AMBER FRISK FINISH: PATINA PATTERN: HORIZONTAL 8' PLANK
- 5 - MATERIAL TYPE, FIBER CEMENT SIDING, MANUFACTURED, AMERICAN FIBER CEMENT COLOR: GRANITE POND FINISH: PATINA PATTERN: SQUARE SCORED (2'X2')
- 6 - SLIDING DOOR YIELD WEN OR EQUAL LIGHT GRAY TINTED GLAZING LOW E' DUAL PAIN WITH DARK BRONZE THERMAL BREAK FRAME (60/69 IRON ORE)
- 7 - COMPOSITE GARAGE DOOR - (60/63) CITY LOFT (60/69 IRON ORE)
- 8 - WINDOW YIELD WEN OR EQUAL LIGHT GRAY TINTED GLAZING LOW E' DUAL PAIN WITH DARK BRONZE THERMAL BREAK FRAME (60/69 IRON ORE)
- 9 - METAL PARAPET CAP (60/69 IRON ORE)
- 10 - 4" WINDOW TRIM (2" PROJECTION) COMPOSITE WOOD (60/69 IRON ORE)
- 11 - METAL AND GLASS FRONT DOOR (60/69 IRON ORE) WITH LAMINATED SAFETY GLASS
- 12 - METAL CANOPY SUPPORT (60/69 IRON ORE)
- 13 - 4" WINDOW TRIM (2" PROJECTION) STUCCO (60/69 IRON ORE)
- 14 - 2 1/2" TRIM (2" PROJECTION) STUCCO (60/69 IRON ORE)

Copyright © 2019 by David W. Timmons  
 Timmons Design Studio, LLC  
 ALL RIGHTS RESERVED. PRINTED IN THE UNITED STATES OF AMERICA.  
 Reproduction of any portion of these drawings for any purpose, in whole or in part, without the express written consent of David W. Timmons Design Studio, LLC is prohibited. Intellectual property rights in and to all items prepared for any part of project.

NEW CONDOMINIUM PROJECT FOR  
**HUDSON LANE LLC**  
 35216 N. 36TH PLAZ.  
 CAVE CREEK AZ. 85331

55 & 61 W. HUDSON LANE  
 TEMPE, ARIZONA 85281  
 APN: 133-18-030 & 133-18-03

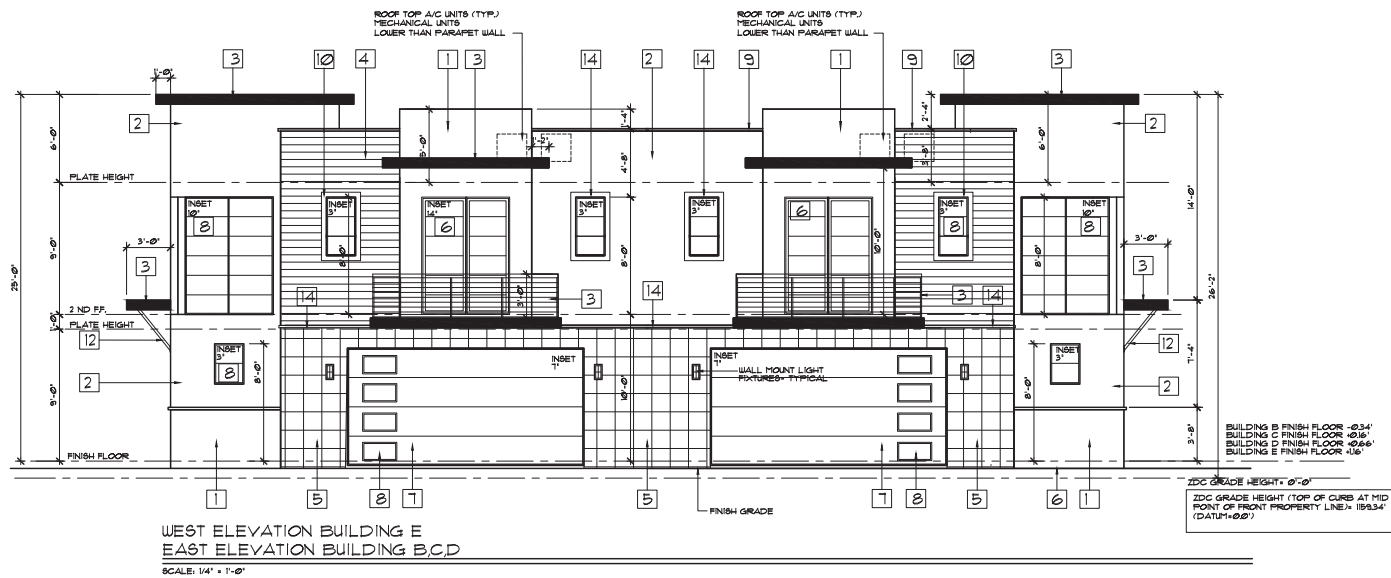


**FINE LINE DESIGNS**  
 RESIDENTIAL DESIGN SERVICE  
 1480 S.E. 102nd AVE., SUITE 101  
 BOOTHBY, AZ. 85251

2830 East Troy Lane #4  
 Phoenix, Arizona 85032  
 Phone: (480) 286-3468  
 email: Timmons2studio@cox.net  
 web: TimmonsDesignStudio.com

REVISIONS	DATE	BY

DRAWN	MGM
CHECKED	DT
DATE	1/12/19
SCALE	1/4" = 1'-0"
JOB NUMBER	201712
TITLE	BUILDING A ELEVATIONS
SHEET	A-7
OF SHEETS	

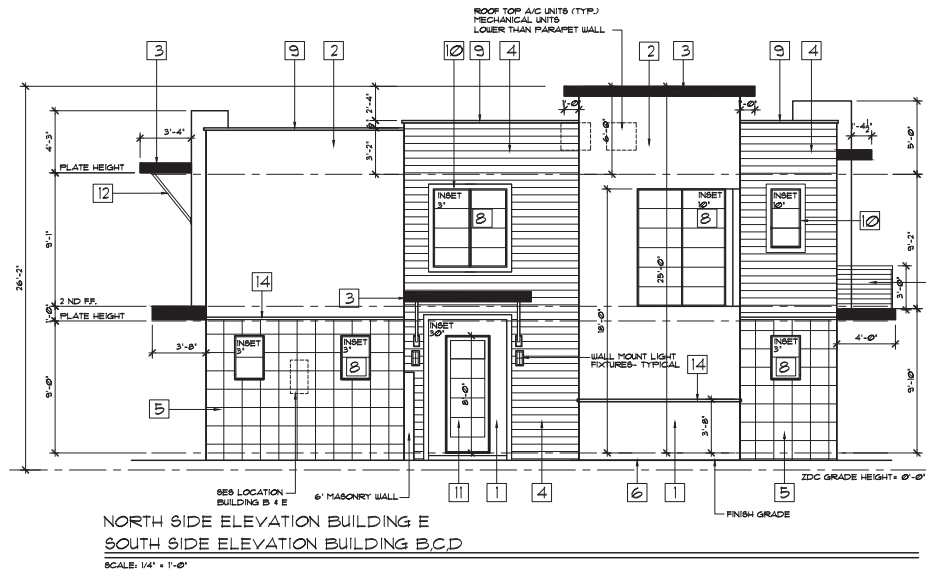


**MATERIALS LIST: SCHEME 1  
BUILDINGS C**

- 1 - STUCCO, SAND FINISH I.C.C. ESR 1607 (BODY AND GARAGE DOORS - 80934 DELFT)
- 2 - STUCCO, SAND FINISH I.C.C. ESR 1607 (POP-OUTS ACCENTS - 807631 CITY LOFT)
- 3 - ORNAMENTAL METAL AND TRIM BALCONY AND GUARD RAILING (801069 IRON ORE)
- 4 - MATERIAL TYPE: FIBER CEMENT SIDING, MANUFACTURED: AMERICAN FIBER CEMENT COLOR: AMBER P569 FINISH: PATINA PATTERN: HORIZONTAL 8" PLANK
- 5 - MATERIAL TYPE: FIBER CEMENT SIDING, MANUFACTURED: AMERICAN FIBER CEMENT COLOR: GRANITE P620 FINISH: PATINA PATTERN: SQUARE SCORED 12"x12"
- 6 - SLIDING DOOR 'VELD WEN' OR EQUAL LIGHT GRAY TINTED GLAZING LOW 'E' DUAL PAIN WITH DARK BRONZE THERMAL BREAK FRAME (801069 IRON ORE)
- 7 - COMPOSITE GARAGE DOOR - (807631 CITY LOFT)
- 8 - WINDOW 'VELD WEN' OR EQUAL LIGHT GRAY TINTED GLAZING LOW 'E' DUAL PAIN WITH DARK BRONZE THERMAL BREAK FRAME (801069 IRON ORE)
- 9 - METAL PARAPET CAP (801069 IRON ORE)
- 10 - 4" WINDOW TRIM (2" PROJECTION) COMPOSITE WOOD (801069 IRON ORE)
- 11 - METAL AND GLASS FRONT DOOR (801069 IRON ORE) WITH LAMINATED SAFETY GLASS
- 12 - METAL CANOPY SUPPORT (801069 IRON ORE)
- 13 - 4" WINDOW TRIM (2" PROJECTION) STUCCO (801069 IRON ORE)
- 14 - 2 1/2" TRIM (2" PROJECTION) STUCCO (801069 IRON ORE)

**MATERIALS LIST: SCHEME 2  
BUILDINGS B,D,E**

- 1 - STUCCO, SAND FINISH I.C.C. ESR 1607 (BODY AND GARAGE DOORS - 806168 MODERN WHITE)
- 2 - STUCCO, SAND FINISH I.C.C. ESR 1607 (POP-OUTS ACCENTS - 801068 GRIZZLE GRAY)
- 3 - ORNAMENTAL METAL AND TRIM BALCONY AND GUARD RAILING (801069 IRON ORE)
- 4 - MATERIAL TYPE: FIBER CEMENT SIDING, MANUFACTURED: AMERICAN FIBER CEMENT COLOR: AMBER P569 FINISH: PATINA PATTERN: HORIZONTAL 8" PLANK
- 5 - MATERIAL TYPE: FIBER CEMENT SIDING, MANUFACTURED: AMERICAN FIBER CEMENT COLOR: GRANITE P620 FINISH: PATINA PATTERN: SQUARE SCORED 12"x12"
- 6 - SLIDING DOOR 'VELD WEN' OR EQUAL LIGHT GRAY TINTED GLAZING LOW 'E' DUAL PAIN WITH DARK BRONZE THERMAL BREAK FRAME (801069 IRON ORE)
- 7 - COMPOSITE GARAGE DOOR - (801068 GRIZZLE GRAY)
- 8 - WINDOW 'VELD WEN' OR EQUAL LIGHT GRAY TINTED GLAZING LOW 'E' DUAL PAIN WITH DARK BRONZE THERMAL BREAK FRAME (801069 IRON ORE)
- 9 - METAL PARAPET CAP (801069 IRON ORE)
- 10 - 4" WINDOW TRIM (2" PROJECTION) COMPOSITE WOOD (801069 IRON ORE)
- 11 - METAL AND GLASS FRONT DOOR (801069 IRON ORE) WITH LAMINATED SAFETY GLASS
- 12 - METAL CANOPY SUPPORT (801069 IRON ORE)
- 13 - 4" WINDOW TRIM (2" PROJECTION) STUCCO (801069 IRON ORE)
- 14 - 2 1/2" TRIM (2" PROJECTION) STUCCO (801069 IRON ORE)



Copyright © 2019 by David Timmons  
Timmons Design Studio, Inc. All rights reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Timmons Design Studio, Inc. This document is the intellectual property of Timmons Design Studio, Inc. and all rights are reserved for use and all portions.

NEW CONDOMINIUM PROJECT FOR  
**HUDSON LANE LLC**  
35216 N. 36TH PLACE  
CAVE CREEK AZ. 85331

55 & 61 W. HUDSON LANE  
TEMPE, ARIZONA 85281  
APN: 133-18-030 &  
133-18-03



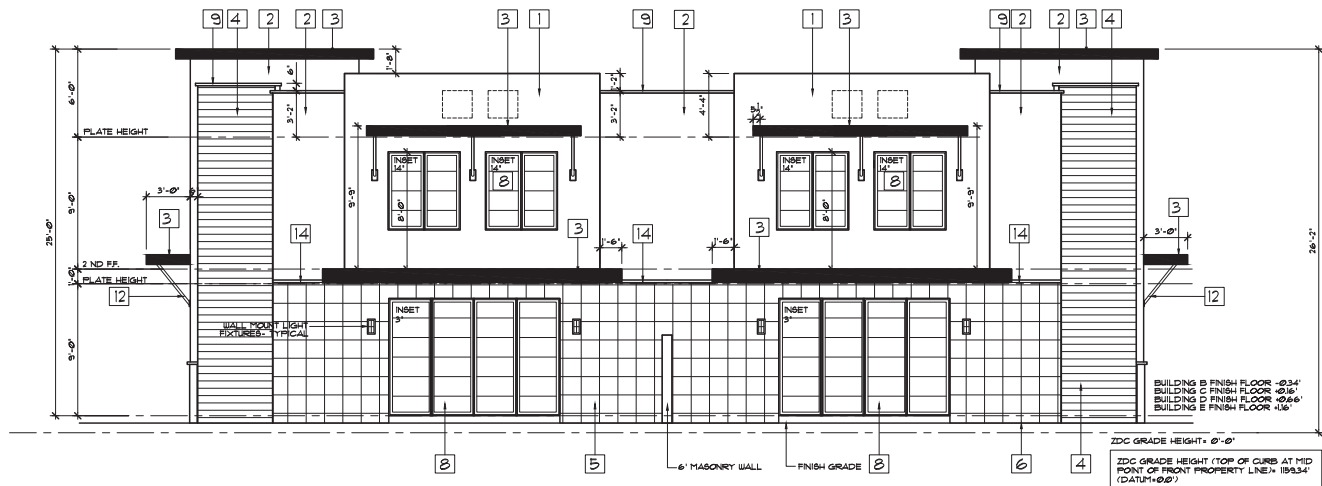
**FINE LINE  
DESIGNS**  
RESIDENTIAL DESIGN SERVICE  
6801 821 959 424 N.  
BROWN AVE. SUITE E  
SCOTTSDALE, AZ. 85251

2830 East Tracy Lane #4  
Phoenix, Arizona 85032  
Phone: (480) 538-5108  
email: TimmonsDesignStudio@com.net  
web: TimmonsDesignStudio.com

REVISIONS	DATE	BY

DRAWN	MJSM
CHECKED	DT
DATE	11/18/19
SCALE	1/4" = 1'-0"
JOB NUMBER	201712
TITLE	BUILDING B,C,D,E ELEVATIONS
SHEET	A-8

OF SHEETS



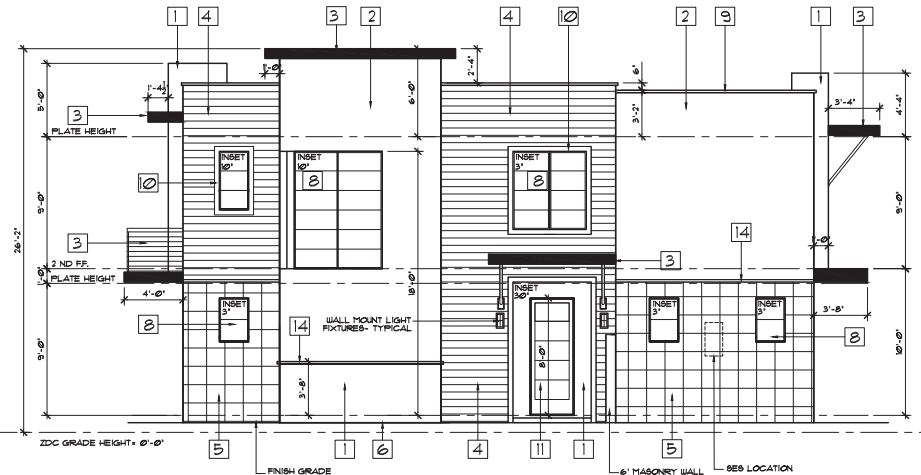
EAST ELEVATION BUILDING E  
WEST ELEVATION BUILDING B,C,D  
SCALE: 1/4" = 1'-0"

MATERIALS LIST: SCHEME 1 BUILDINGS C

- 1 - STUCCO, SAND FINISH I.C.C. EBR 1607 (BODY AND GARAGE DOORS- SU1634 DELFT)
- 2 - STUCCO, SAND FINISH I.C.C. EBR 1607 (POP-OUTS ACCENTS- SU1633 CITY LOFT)
- 3 - ORNAMENTAL METAL AND TRIM BALCONY AND GUARD RAILING (SU1069 IRON ORE)
- 4 - MATERIAL TYPE: FIBER CEMENT SIDING, MANUFACTURED: AMERICAN FIBER CEMENT COLOR: AMBER PINK5 FINISH: PATINA PATTERN: HORIZONTAL 8" FLANK
- 5 - MATERIAL TYPE: FIBER CEMENT SIDING, MANUFACTURED: AMERICAN FIBER CEMENT COLOR: GRANITE PINK9 FINISH: PATINA PATTERN: SQUARE SCORED 12"X12"
- 6 - SLIDING DOOR 'ELD WEN' OR EQUAL LIGHT GRAY TINTED GLAZING LOW 'E' DUAL PAIN WITH DARK BRONZE THERMAL BREAK FRAME (SU1069 IRON ORE)
- 7 - COMPOSITE GARAGE DOOR -SU1631 CITY LOFT (SU1069 IRON ORE)
- 8 - WINDOW 'ELD WEN' OR EQUAL LIGHT GRAY TINTED GLAZING LOW 'E' DUAL PAIN WITH DARK BRONZE THERMAL BREAK FRAME (SU1069 IRON ORE)
- 9 - METAL PARAPET CAP (SU1069 IRON ORE)
- 10 - 4" WINDOW TRIM (2" PROJECTION) COMPOSITE WOOD (SU1069 IRON ORE)
- 11 - METAL AND GLASS FRONT DOOR (SU1069 IRON ORE) WITH LAMINATED SAFETY GLASS
- 12 - METAL CANOPY SUPPORT (SU1069 IRON ORE)
- 13 - 4" WINDOW TRIM (2" PROJECTION) STUCCO (SU1069 IRON ORE)
- 14 - 2 1/2" TRIM (2" PROJECTION) STUCCO (SU1069 IRON ORE)

MATERIALS LIST: SCHEME 2 BUILDINGS B,D,E

- 1 - STUCCO, SAND FINISH I.C.C. EBR 1607 (BODY AND GARAGE DOORS- SU1634 MODERN WHITE)
- 2 - STUCCO, SAND FINISH I.C.C. EBR 1607 (POP-OUTS ACCENTS- SU1068 GRIZZLE GRAY)
- 3 - ORNAMENTAL METAL AND TRIM BALCONY AND GUARD RAILING (SU1069 IRON ORE)
- 4 - MATERIAL TYPE: FIBER CEMENT SIDING, MANUFACTURED: AMERICAN FIBER CEMENT COLOR: AMBER PINK5 FINISH: PATINA PATTERN: HORIZONTAL 8" FLANK
- 5 - MATERIAL TYPE: FIBER CEMENT SIDING, MANUFACTURED: AMERICAN FIBER CEMENT COLOR: GRANITE PINK9 FINISH: PATINA PATTERN: SQUARE SCORED 12"X12"
- 6 - SLIDING DOOR 'ELD WEN' OR EQUAL LIGHT GRAY TINTED GLAZING LOW 'E' DUAL PAIN WITH DARK BRONZE THERMAL BREAK FRAME (SU1069 IRON ORE)
- 7 - COMPOSITE GARAGE DOOR- SU1068 GRIZZLE GRAY (SU1069 IRON ORE)
- 8 - WINDOW 'ELD WEN' OR EQUAL LIGHT GRAY TINTED GLAZING LOW 'E' DUAL PAIN WITH DARK BRONZE THERMAL BREAK FRAME (SU1069 IRON ORE)
- 9 - METAL PARAPET CAP (SU1069 IRON ORE)
- 10 - 4" WINDOW TRIM (2" PROJECTION) COMPOSITE WOOD (SU1069 IRON ORE)
- 11 - METAL AND GLASS FRONT DOOR (SU1069 IRON ORE) WITH LAMINATED SAFETY GLASS
- 12 - METAL CANOPY SUPPORT (SU1069 IRON ORE)
- 13 - 4" WINDOW TRIM (2" PROJECTION) STUCCO (SU1069 IRON ORE)
- 14 - 2 1/2" TRIM (2" PROJECTION) STUCCO (SU1069 IRON ORE)

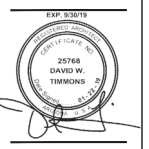


SOUTH SIDE ELEVATION BUILDING E  
NORTH SIDE ELEVATION BUILDING B,C,D  
SCALE: 1/4" = 1'-0"

Copyright © 2019 by David W. Timmons. All rights reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the author. This document is intended for use in the construction of the project only. Any further use of this design without the express written permission of the author is prohibited. Intellectual property rights of the author are reserved for all parts of this document.

NEW CONDOMINIUM PROJECT FOR  
**HUDSON LANE LLC**  
35216 N. 36TH PLACE  
CAVE CREEK AZ. 85331

55 & 61 W. HUDSON LANE  
TEMPE, ARIZONA 85281  
APN: 133-18-030 & 133-18-03



**FINE LINE DESIGNS**  
RESIDENTIAL DESIGN SERVICE  
4801 321 0621 W. N. BROWN AVE. SUITE E SCOTTSDALE, AZ. 85251

2830 East Tracy Lane #4  
Phoenix, Arizona 85032  
Phone: (602) 938-3400  
email: Timmons@fine-linedesign.com  
web: TimmonsDesignStudio.com

REVISIONS	DATE	BY

DRAWN	MJM
CHECKED	DT
DATE	11/18/19
SCALE	1/4" = 1'-0"
JOB NUMBER	201712
TITLE	BUILDING B,C,D,E ELEVATIONS

SHEET  
**A-9**  
OF SHEETS

Copyright © 2019 by David Timmons Architectural Design Studio (TADS) ALL RIGHTS RESERVED. PRINTED IN THE UNITED STATES OF AMERICA. Reproduction of any portion of these drawings for any purpose is strictly prohibited. These drawings are intended for use in the construction of one project only. Any further use of this design without express written permission of TADS is prohibited. Intellectual property rights in and to all plans prepared for any and all projects.

NEW CONDOMINIUM PROJECT FOR  
**HUDSON LANE LLC**  
 35216 N. 36TH PLACE  
 CAVE CREEK AZ. 85331

55 & 61 W. HUDSON LANE  
 TEMPE, ARIZONA 85281  
 APN: 133-18-0-30 &  
 133-18-0-03

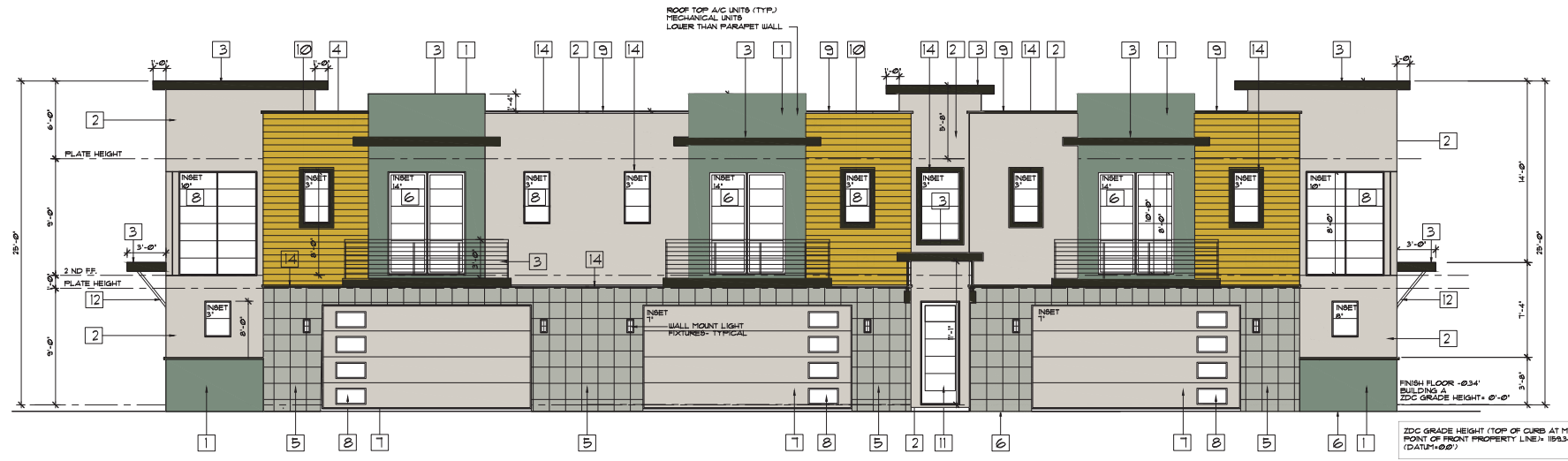


**FINE LINE DESIGNS**  
 RESIDENTIAL DESIGN SERVICE  
 4215 N. BROWN AVE. SUITE C  
 SCOTTSDALE, AZ. 85051

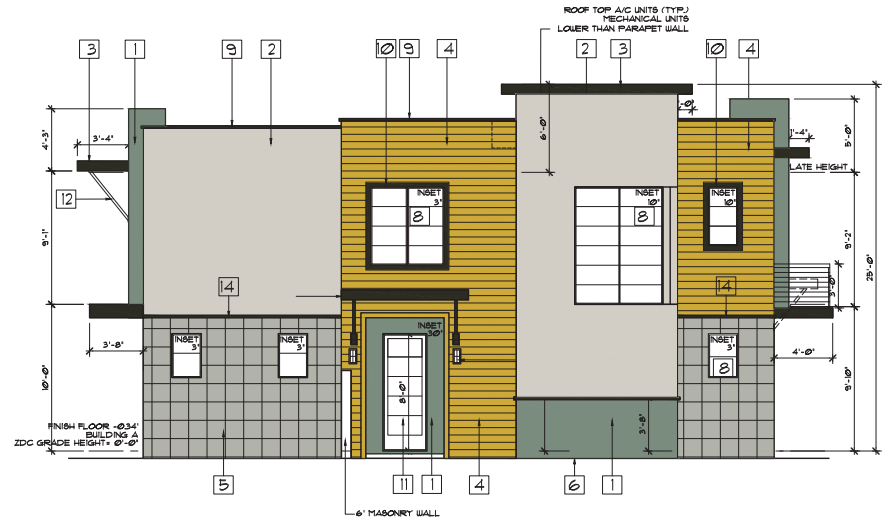
100% DESIGN  
 ARCHITECTURAL  
 100% DESIGN  
 2830 East Frye Lane #4  
 Phoenix, Arizona 85032  
 Phone: (480) 585-3108  
 email: TimmonsStudio@cox.net  
 web: TimmonsDesignStudio.com

REVISIONS	DATE	BY
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		

DRAWN	MJSM
CHECKED	DR
DATE	11/14/19
SCALE	1/4" = 1'-0"
JOB NUMBER	201712
TITLE	BUILDING A ELEVATIONS
SHEET	A-10
OF SHEETS	07



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



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

**MATERIALS LIST: SCHEME 1 BUILDINGS A**

- 1 - STUCCO, SAND FINISH I.G.C. ESR 1607 (BODY AND GARAGE DOORS - S0934 DELFT)
- 2 - STUCCO, SAND FINISH I.G.C. ESR 1607 (PROP-OUTS ACCENTS - SU301 CITY LOFT)
- 3 - ORNAMENTAL METAL AND TRIM (BALCONY AND GUARD RAILING (SUT06'S IRON ORE)
- 4 - MATERIAL TYPE: FIBER CEMENT SIDING, MANUFACTURED: AMERICAN FIBER CEMENT COLOR: AMBER P565 FINISH: PATINA PATTERN: HORIZONTAL 8" FLANK
- 5 - MATERIAL TYPE: FIBER CEMENT SIDING, MANUFACTURED: AMERICAN FIBER CEMENT COLOR: GRANITE P020 FINISH: PATINA PATTERN: SQUARE SCORED 0'X0'
- 6 - SLIDING DOOR 'VELD WEN' OR EQUAL, LIGHT GRAY TINTED GLAZING LOW 'E' DUAL PAIN WITH DARK BRONZE THERMAL BREAK FRAME (SUT06'S IRON ORE)
- 7 - COMPOSITE GARAGE DOOR - S07631 CITY LOFT (SUT06'S IRON ORE)
- 8 - WINDOWS 'VELD WEN' OR EQUAL, LIGHT GRAY TINTED GLAZING LOW 'E' DUAL PAIN WITH DARK BRONZE THERMAL BREAK FRAME (SUT06'S IRON ORE)
- 9 - METAL PARAPET CAP (SUT06'S IRON ORE)
- 10 - 4" WINDOW TRIM (2" PROJECTION) COMPOSITE WOOD (SUT06'S IRON ORE)
- 11 - METAL AND GLASS FRONT DOOR (SUT06'S IRON ORE) WITH LAMINATED SAFETY GLASS
- 12 - METAL CLOSET SUPPORT (SUT06'S IRON ORE)
- 13 - 4" WINDOW TRIM (2" PROJECTION) STUCCO (SUT06'S IRON ORE)
- 14 - 2 1/2" TRIM (2" PROJECTION) STUCCO (SUT06'S IRON ORE)

Copyright © 2019 by David W. Timmons. All RIGHTS RESERVED. REPRODUCED IN THE UNITED STATES OF AMERICA. Reproduction of any portion of these drawings for any purpose, in any form, for use in the construction of any project, without the written consent of the author, is prohibited. Intellectual property rights in all drawings are reserved for the author.

NEW CONDOMINIUM PROJECT FOR  
**HUDSON LANE LLC**  
 35216 N. 36TH PLACE  
 CAVE CREEK, AZ. 85331

55 & 61 W. HUDSON LANE  
 TEMPE, ARIZONA 85281  
 APN: 133-18-030 & 133-18-03



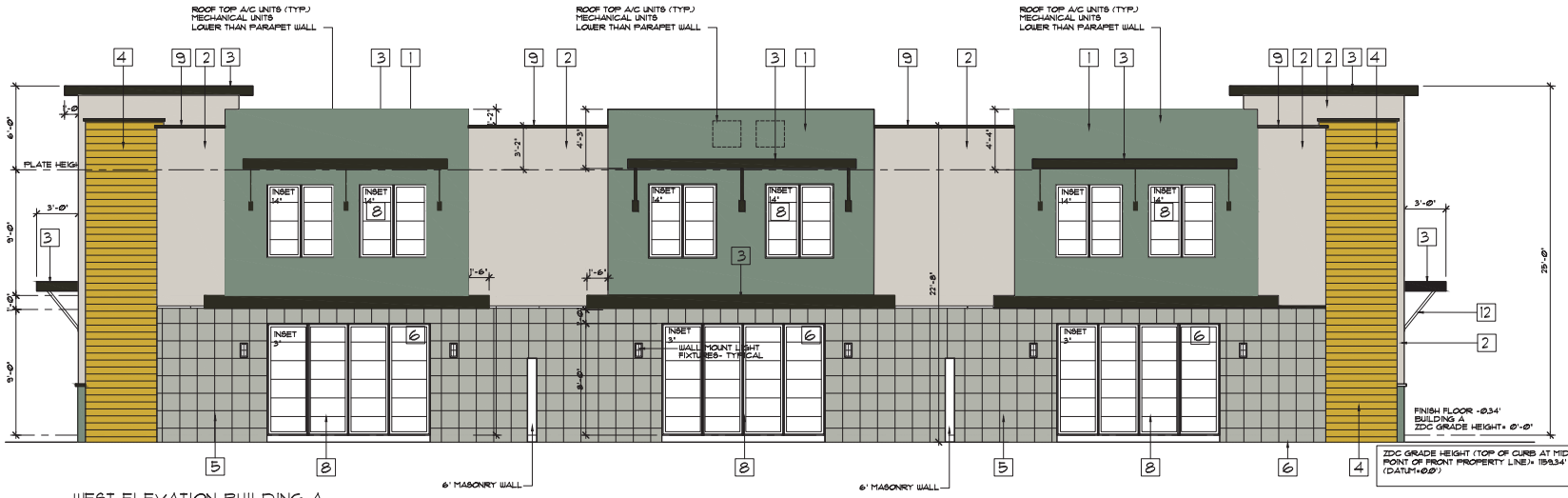
**FINE LINE DESIGNS**  
 RESIDENTIAL DESIGN SERVICE  
 1801 921 0629  
 4215 N. BROWN AVE. SUITE E  
 SCOTTSDALE, AZ. 85251

**THE ARCHITECTURE STUDIO**  
 2830 East Tracy Lane #4  
 Phoenix, Arizona 85032  
 Phone: (480) 586-3468  
 email: TimmonsStudio@aol.com  
 web: TimmonsDesignStudio.com

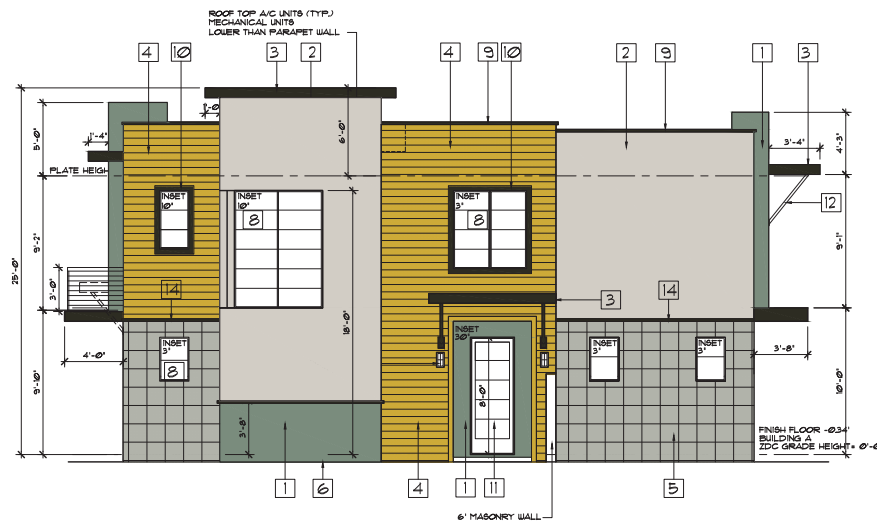
REVISIONS	DATE	BY
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		

DRAWN	MJM
CHECKED	
DATE	1/14/19
SCALE	1/4" = 1'-0"
JOB NUMBER	201712
TITLE	BUILDING A ELEVATIONS

SHEET  
**A-11**  
 OF SHEETS



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



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

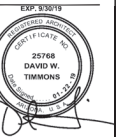
**MATERIALS LIST: SCHEME 1 BUILDINGS A**

- 1 - STUCCO, SAND FINISH I.C.G. ESR 1601 (BODY AND GARAGE DOORS - 809334 DELFT)
- 2 - STUCCO, SAND FINISH I.C.G. ESR 1601 (POP-OUTS ACCENTS - 809331 CITY LIGHT)
- 3 - ORNAMENTAL METAL AND TRIM BALCONY AND GUARD RAILING (807069 IRON ORE)
- 4 - MATERIAL TYPE: FIBER CEMENT SIDING (MANUFACTURED) AMERICAN FIBER CEMENT COLOR: AMBER P665 FINISH: PATINA PATTERN: HORIZONTAL 8" FLANK
- 5 - MATERIAL TYPE: FIBER CEMENT SIDING (MANUFACTURED) AMERICAN FIBER CEMENT COLOR: GRANITE P600 FINISH: PATINA PATTERN: SQUARE SCORED 2"x2"
- 6 - SLIDING DOOR 'WELD MEN' OR EQUAL LIGHT GRAY TINTED GLAZING LOW 'E' DUAL PAIN WITH DARK BRONZE THERMAL BREAK FRAME (807069 IRON ORE)
- 7 - COMPOSITE GARAGE DOOR - 807631 CITY LIGHT (807069 IRON ORE)
- 8 - WINDOWS 'WELD MEN' OR EQUAL LIGHT GRAY TINTED GLAZING LOW 'E' DUAL PAIN WITH DARK BRONZE THERMAL BREAK FRAME (807069 IRON ORE)
- 9 - METAL PARAPET CAP (807069 IRON ORE)
- 10 - 4" WINDOW TRIM (2" PROJECTION) COMPOSITE WOOD (807069 IRON ORE)
- 11 - METAL AND GLASS FRONT DOOR (807069 IRON ORE) WITH LAMINATED SAFETY GLASS
- 12 - METAL CANOPY SUPPORT (807069 IRON ORE)
- 13 - 4" WINDOW TRIM (2" PROJECTION) STUCCO (807069 IRON ORE)
- 14 - 2 1/2" TRIM (2" PROJECTION) STUCCO (807069 IRON ORE)

Copyright © 2019 by David W. Timmons  
 All Rights Reserved. Printed in the United States of America.  
 Reproduction of any portion of these drawings for any purpose is strictly prohibited. These drawings are for use in the construction of one project only. Any further use of the design without express written permission of David W. Timmons and intellectual property rights in and to all items created for any and all parties.

NEW CONDOMINIUM PROJECT FOR  
**HUDSON LANE LLC**  
 35216 N. 36TH PLACE  
 CAVE CREEK AZ. 85331

55 & 61 W. HUDSON LANE  
 TEMPE, ARIZONA 85281  
 APN: 133-18-030 & 133-18-03

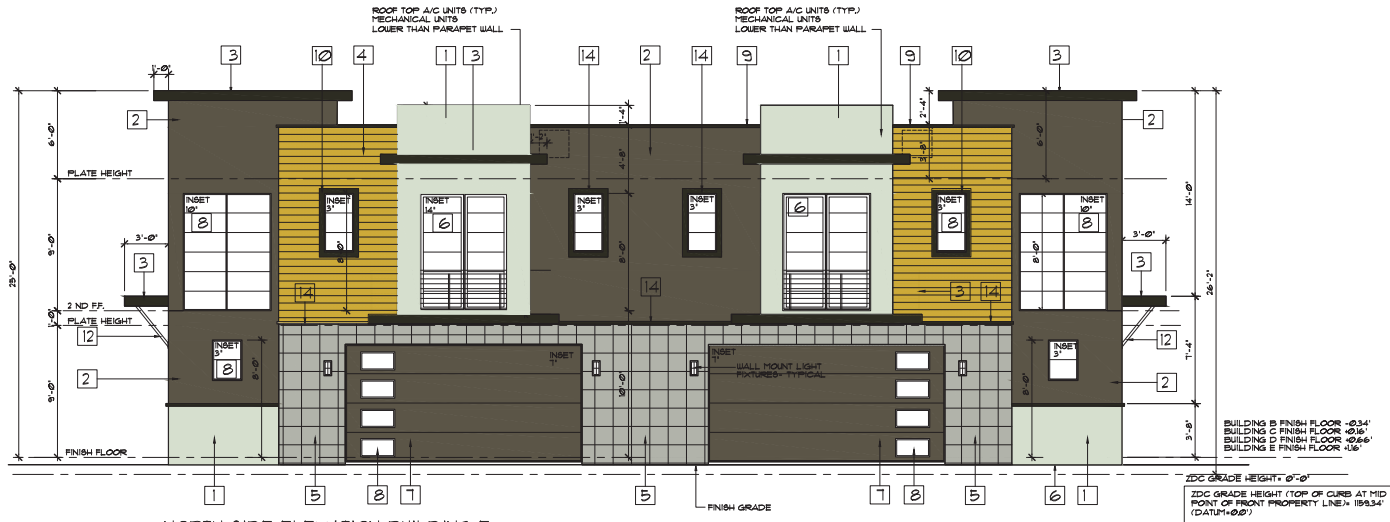


**FINE LINE DESIGNS**  
 RESIDENTIAL DESIGN SERVICE  
 4215 N. BROWN AVE. SUITE E  
 SCOTTSDALE, AZ. 85251

2830 East Tracy Lane #4  
 Phoenix, Arizona 85032  
 Phone: (480) 286-3168  
 email: Timmons@studiofine.net  
 web: TimmonsDesignStudio.com

REVISIONS	DATE	BY

DRAWN	
CHECKED	
DT	
DATE	1/14/19
SCALE	1/4" = 1'-0"
JOB NUMBER	2017.12
TITLE	BUILDING E, B, D ELEVATIONS
SHEET	A-12
OF SHEETS	



NORTH SIDE ELEVATION BUILDING E  
 EAST ELEVATION BUILDING B,D  
 SCALE: 1/4" = 1'-0"

**MATERIALS LIST: SCHEME 2  
 BUILDINGS B,D,E**

- 1 - STUCCO SAND FINISH (C.C. ESR 1601) (BODY AND GARAGE DOORS- SUITE#8 MODERN WHITE)
- 2 - STUCCO SAND FINISH (C.C. ESR 1601) (POP-OUTS ACCENTS- SUITE#8 GRIZZLE GRAY)
- 3 - ORNAMENTAL METAL AND TRIM BALCONY AND GUARD RAILING (SUITE#8 IRON ORE)
- 4 - MATERIAL TYPE: FIBER CEMENT SIDING. MANUFACTURED: AMERICAN FIBER CEMENT COLOR: AMBER F569 FINISH PATTERN: HORIZONTAL 8" PLANK
- 5 - MATERIAL TYPE: FIBER CEMENT SIDING. MANUFACTURED: AMERICAN FIBER CEMENT COLOR: GRANITE P020 FINISH PATTERN: SQUARE SCORED 2"x2"
- 6 - SLIDING DOOR 'JELD WEN' OR EQUAL LIGHT GRAY TINTED GLAZING LOW 'E' DUAL PAIN WITH DARK BRONZE THERMAL BREAK FRAME (SUITE#8 IRON ORE)
- 7 - COMPOSITE GARAGE DOOR- SUITE#8 GRIZZLE GRAY
- 8 - WINDOW 'JELD WEN' OR EQUAL LIGHT GRAY TINTED GLAZING LOW 'E' DUAL PAIN WITH DARK BRONZE THERMAL BREAK FRAME (SUITE#8 IRON ORE)
- 9 - METAL PARAPET CAP (SUITE#8 IRON ORE)
- 10 - 4" WINDOW TRIM (2" PROJECTION) COMPOSITE WOOD (SUITE#8 IRON ORE)
- 11 - METAL AND GLASS FRONT DOOR (SUITE#8 IRON ORE) WITH LAMINATED SAFETY GLASS
- 12 - METAL CANOPY SUPPORT (SUITE#8 IRON ORE)
- 13 - 4" WINDOW TRIM (2" PROJECTION) STUCCO (SUITE#8 IRON ORE)
- 14 - 2" LUTRIM (2" PROJECTION) STUCCO (SUITE#8 IRON ORE)



NORTH SIDE ELEVATION BUILDING E  
 SOUTH SIDE ELEVATION BUILDING B,D  
 SCALE: 1/4" = 1'-0"

Copyright © 2019 by David Timmons  
 All Rights Reserved. Printed in the United States of America.  
 Reproduction of any portion of these drawings, in any process or method, for use in the construction of any project, without the written consent of the author, is prohibited. Intellectual property rights in all or any part of these drawings are reserved.

NEW CONDOMINIUM PROJECT FOR  
**HUDSON LANE LLC**  
 35216 N. 36TH PLACE  
 CAVE CREEK AZ. 85331

55 & 61 W. HUDSON LANE  
 TEMPE, ARIZONA 85281  
 APN: 133-18-030 & 133-18-03



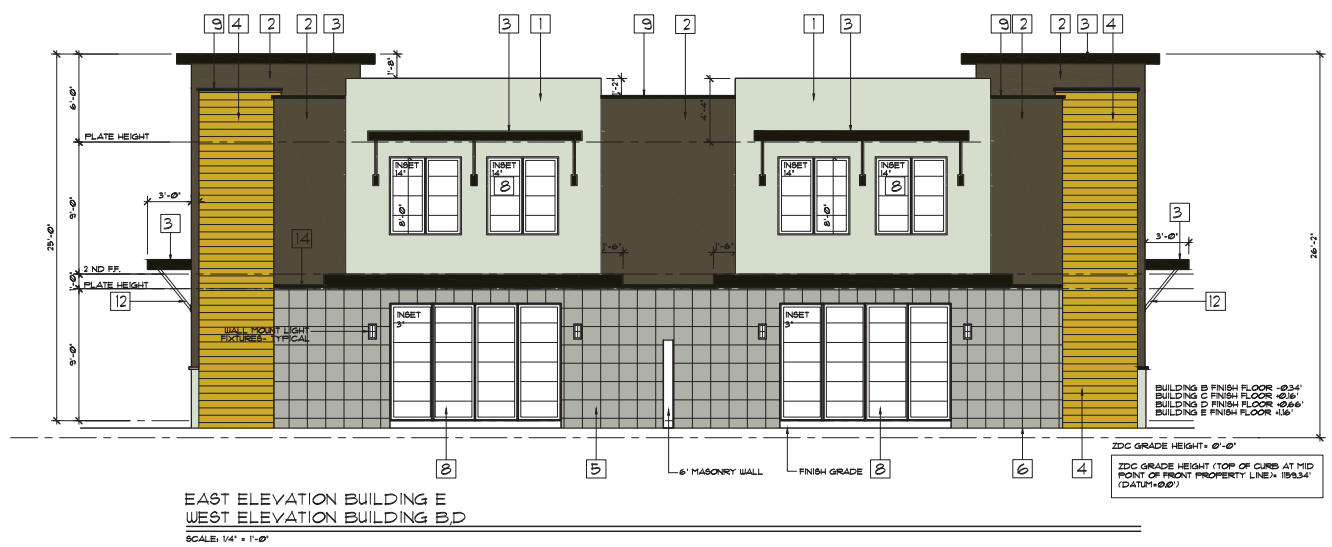
**FINE LINE DESIGNS**  
 RESIDENTIAL DESIGN SERVICE  
 4215 N. BROWN AVE. SUITE E  
 SCOTTSDALE, AZ. 85251

2850 East Tracy Lane #4  
 Phoenix, Arizona 85032  
 Phone: (480) 588-3400  
 email: TimmonsDesignStudio@cox.net  
 web: TimmonsDesignStudio.com

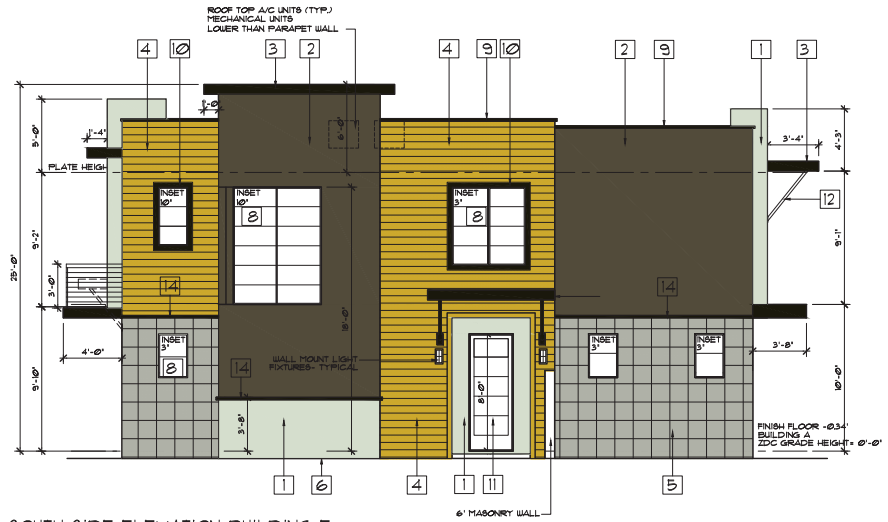
REVISIONS	DATE	BY

DRAWN	MEM
CHECKED	DT
DATE	1/14/19
SCALE	1/4" = 1'-0"
JOB NUMBER	201712
TITLE	BUILDING E,B,D ELEVATIONS

SHEET  
**A-13**  
 OF SHEETS



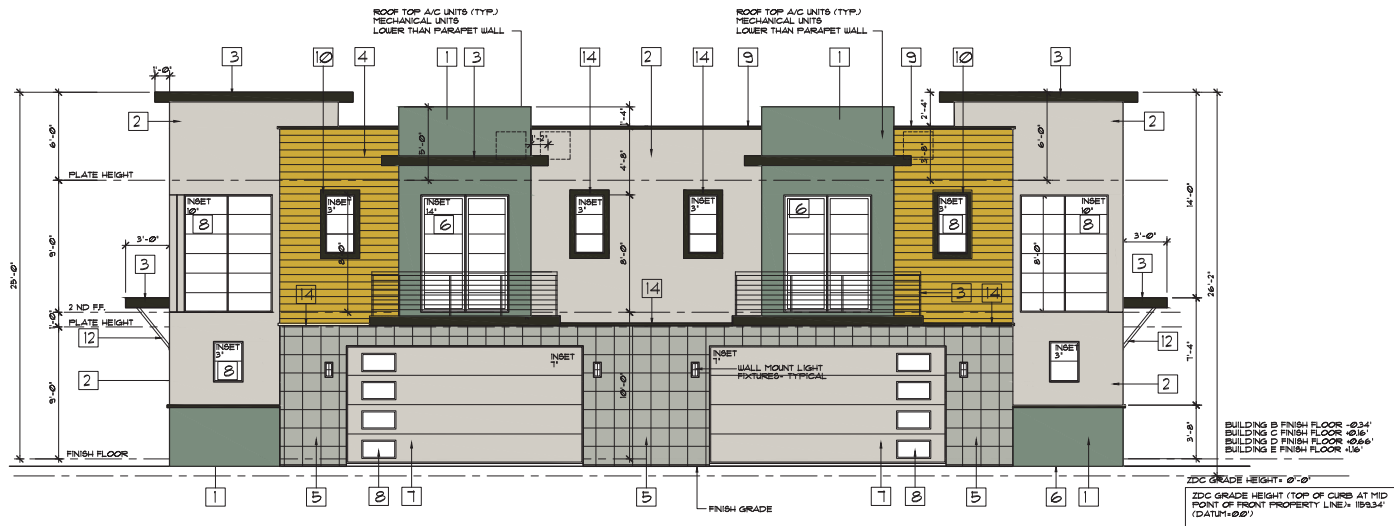
- MATERIALS LIST: SCHEME 2 BUILDINGS B,D,E**
- 1 - STUCCO SAND FINISH (C.C. ESR M-01) (BODY AND GARAGE DOORS - SUTONG MODERN WHITE)
  - 2 - STUCCO SAND FINISH (C.C. ESR M-01) (POP-OUTS ACCENTS - SUTONG GRIZZLE GRAY)
  - 3 - ORNAMENTAL METAL AND TRIM (BALCONY AND GUARD RAILING (SUTONG IRON ORE))
  - 4 - MATERIAL TYPE: FIBER CEMENT SIDING, MANUFACTURED: AMERICAN FIBER CEMENT COLOR: AMBER F569 FINISH: PATINA PATTERN: HORIZONTAL 8' PLANK
  - 5 - MATERIAL TYPE: FIBER CEMENT SIDING, MANUFACTURED: AMERICAN FIBER CEMENT COLOR: GRANITE P020 FINISH: PATINA PATTERN: SQUARE SCORED 12"x12"
  - 6 - SLIDING DOOR (VLD MEN) OR EQUAL LIGHT GRAY TINTED GLAZING LOW 'E' DUAL PAIN WITH DARK BRONZE THERMAL BREAK FRAME (SUTONG IRON ORE)
  - 7 - COMPOSITE GARAGE DOOR - SUTONG GRIZZLE GRAY
  - 8 - WINDOW (VLD MEN) OR EQUAL LIGHT GRAY TINTED GLAZING LOW 'E' DUAL PAIN WITH DARK BRONZE THERMAL BREAK FRAME (SUTONG IRON ORE)
  - 9 - METAL PARAPET CAP (SUTONG IRON ORE)
  - 10 - 4" WINDOW TRIM (2" PROJECTION) COMPOSITE WOOD (SUTONG IRON ORE)
  - 11 - METAL AND GLASS FRONT DOOR (SUTONG IRON ORE) WITH LAMINATED SAFETY GLASS
  - 12 - METAL CANOPY SUPPORT (SUTONG IRON ORE)
  - 13 - 4" WINDOW TRIM (2" PROJECTION) STUCCO (SUTONG IRON ORE)
  - 14 - 2 1/2" TRIM (2" PROJECTION) STUCCO (SUTONG IRON ORE)



**SOUTH SIDE ELEVATION BUILDING E  
 NORTH SIDE ELEVATION BUILDING B,D**  
 SCALE: 1/4" = 1'-0"



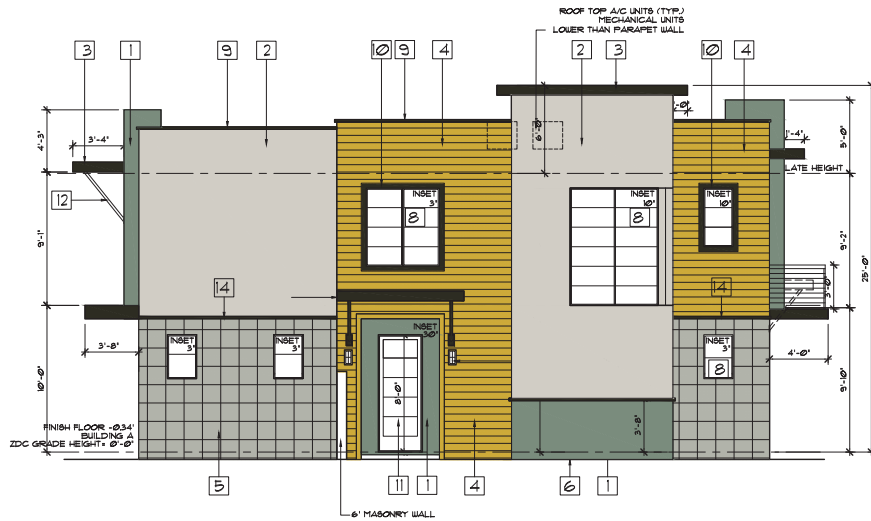
Copyright © 2019 by David George Architects, Inc. All rights reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of David George Architects, Inc. This document is the property of David George Architects, Inc. and its use is limited to the project and site for which it was prepared. It is not to be used for any other project without the prior written permission of David George Architects, Inc.



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

**MATERIALS LIST: SCHEME 1 BUILDINGS C**

- 1 - STUCCO SAND FINISH (CC, BRK 1607) (BODY AND GARAGE DOORS - SUB34 DELFT)
- 2 - STUCCO SAND FINISH (CC, BRK 1607) (POPCOITS ACCENTS - SUB31 CITY LOFT)
- 3 - ORNAMENTAL METAL AND TRIM BALCONY AND GUARD RAILING (SU1069 IRON ORE)
- 4 - MATERIAL TYPE: FIBER CEMENT SIDING, MANUFACTURED: AMERICAN FIBER CEMENT COLOR: AMBER P365 FINISH: PATINA PATTERN: HORIZONTAL 8" PLANK
- 5 - MATERIAL TYPE: FIBER CEMENT SIDING, MANUFACTURED: AMERICAN FIBER CEMENT COLOR: GRANITE P3026 FINISH: PATINA PATTERN: SQUARE SCORED 12"x12"
- 6 - BUILDING DOOR: WELD WENY OR EQUAL LIGHT GRAY TINTED GLAZING LOW E DUAL PAIN WITH DARK BRONZE THERMAL BREAK FRAME (SU1069 IRON ORE)
- 7 - COMPOSITE GARAGE DOOR - (SU1631 CITY LOFT (SU1069 IRON ORE)
- 8 - WINDOW: WELD WENY OR EQUAL LIGHT GRAY TINTED GLAZING LOW E DUAL PAIN WITH DARK BRONZE THERMAL BREAK FRAME (SU1069 IRON ORE)
- 9 - METAL PARAPET CAP (SU1069 IRON ORE)
- 10 - 4" WINDOW TRIM (2" PROJECTION) COMPOSITE WOOD (SU1069 IRON ORE)
- 11 - METAL AND GLASS FRONT DOOR (SU1069 IRON ORE) WITH LAMINATED SAFETY GLASS
- 12 - METAL CANOPY SUPPORT (SU1069 IRON ORE)
- 13 - 4" WINDOW TRIM (2" PROJECTION) STUCCO (SU1069 IRON ORE)
- 14 - 2 1/2" TRIM (2" PROJECTION) STUCCO (SU1069 IRON ORE)



**SOUTH SIDE ELEVATION BUILDING C**  
SCALE: 1/4" = 1'-0"

NEW CONDOMINIUM PROJECT FOR  
**HUDSON LANE LLC**  
35216 N. 36TH PLACE  
CAVE CREEK AZ. 85331

55 & 61 W. HUDSON LANE  
TEMPE, ARIZONA 85281  
APN: 133-18-030 & 133-18-03



**FINE LINE DESIGNS**  
RESIDENTIAL DESIGN SERVICE  
(480) 921-9629  
4215 N. BROWN AVE. SUITE E  
SCOTTSDALE, AZ. 85051

2830 East Tracy Lane #4  
Phoenix, Arizona 85032  
Phone: (480) 598-5100  
email: Timmonsdesignstudio@cox.net  
web: Timmonsdesignstudio.com

REVISIONS	DATE	BY
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		

DRAWN	MJSM
CHECKED	DT
DATE	11/14/19
SCALE	1/4" = 1'-0"
JOB NUMBER	201712
TITLE	BUILDING C ELEVATIONS
SHEET	A-14
OF SHEETS	



Copyright © 2019 by David W. Timmons  
 All Rights Reserved. Printed in the United States of America.  
 Reproduction of any portion of these drawings for any purpose is strictly prohibited. These drawings are for use in the construction of one project only. Any further use of the design without express written permission of DTAD is prohibited. Intellectual property rights in all to all items prepared for any and all projects.

NEW CONDOMINIUM PROJECT FOR  
**HUDSON LANE LLC**  
 35216 N. 36TH PLACE  
 CAVE CREEK AZ. 85331

55 & 61 W. HUDSON LANE  
 TEMPE, ARIZONA 85281  
 APN: 133-18-030 & 133-18-03



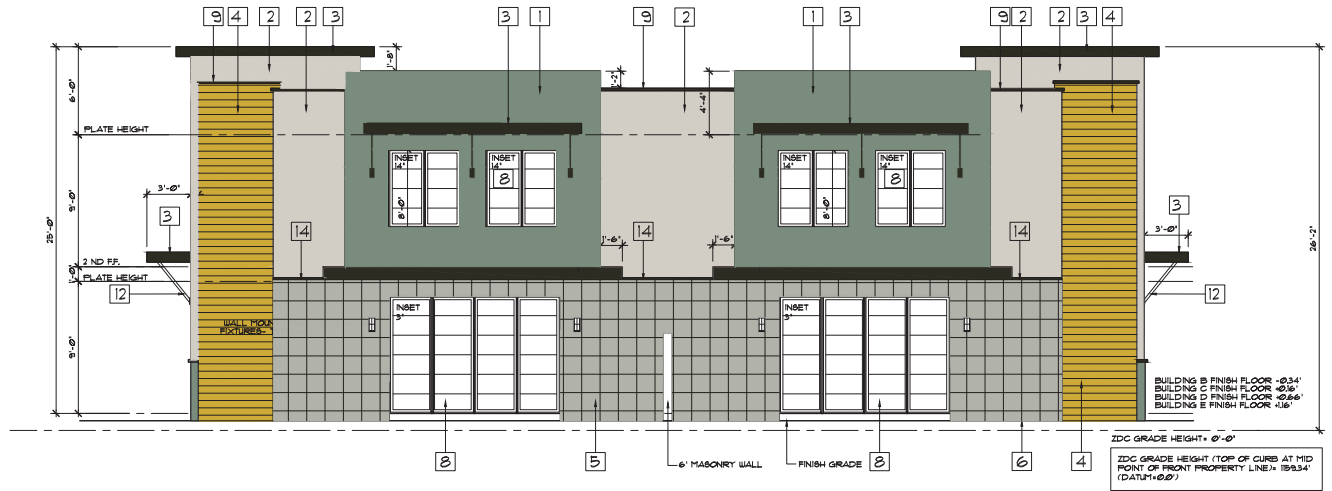
**FINE LINE DESIGNS**  
 RESIDENTIAL DESIGN SERVICE  
 1801 921 06  
 4215 N. BROWN AVE. SUITE C  
 SCOTTSDALE, AZ. 85051

**THE DESIGNER**  
 100% CONTRACTUAL  
 100% PROOF  
 2830 East Tracy Lane #4  
 Phoenix, Arizona 85032  
 Phone: (480) 286-3168  
 email: Timmons@tudlo.com  
 web: TimmonsDesignStudio.com

REVISIONS	DATE	BY

DRAWN	MJM
CHECKED	DT
DATE	1/14/19
SCALE	1/4" = 1'-0"
JOB NUMBER	201712
TITLE	BUILDING C ELEVATIONS
SHEET	A-15

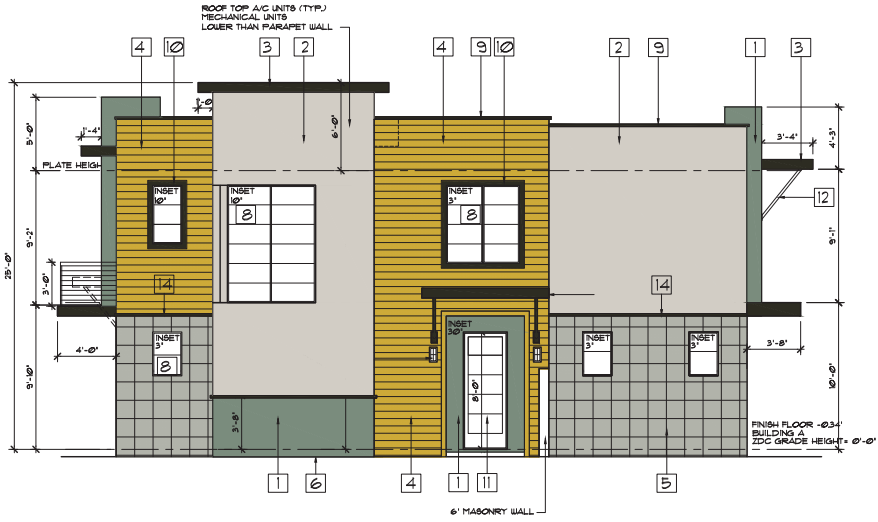
OF SHEETS



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

**MATERIALS LIST: SCHEME 1 BUILDINGS C**

- 1 - STUCCO, SAND FINISH (C.C. EBR 1601) (BODY AND GARAGE DOORS - BUT54 DELFT)
- 2 - STUCCO, SAND FINISH (C.C. EBR 1601) (POP-OUTS ACCENTS - BUT631 CITY LOFT)
- 3 - ORNAMENTAL METAL AND TRIM (BALCONY AND GARAGE RAILING - BUT693 IRON ORE)
- 4 - MATERIAL TYPE, FIBER CEMENT SIDING, MANUFACTURED, AMERICAN FIBER CEMENT COLOR, AMBER P565 FINISH PATINA, PATTERN, HORIZONTAL 8' FLANK
- 5 - MATERIAL TYPE, FIBER CEMENT SIDING, MANUFACTURED, AMERICAN FIBER CEMENT COLOR, GRANITE P500 FINISH PATINA, PATTERN, SQUARE SCORED 12"x12"
- 6 - SLIDING DOOR, WELD WEN OR EQUAL, LIGHT GRAY TINTED GLAZING LOW 'E' DUAL PAIN WITH DARK BRONZE THERMAL BREAK FRAME (BUT669 IRON ORE)
- 7 - COMPOSITE GARAGE DOOR - (BUT631 CITY LOFT (BUT669 IRON ORE)
- 8 - WINDOWS, WELD WEN OR EQUAL, LIGHT GRAY TINTED GLAZING LOW 'E' DUAL PAIN WITH DARK BRONZE THERMAL BREAK FRAME (BUT693 IRON ORE)
- 9 - METAL PARAPET CAP (BUT669 IRON ORE)
- 10 - 4" WINDOW TRIM (2' PROJECTION) COMPOSITE WOOD (BUT669 IRON ORE)
- 11 - METAL AND GLASS FRONT DOOR (BUT669 IRON ORE) WITH LAMINATED SAFETY GLASS
- 12 - METAL CANOPY SUPPORT (BUT669 IRON ORE)
- 13 - 4" WINDOW TRIM (2' PROJECTION) STUCCO (BUT669 IRON ORE)
- 14 - 2 1/2" TRIM (2' PROJECTION) STUCCO (BUT669 IRON ORE)



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

Copyright © 2018 by David W. Timmons  
 Architectural Design Studio, LLC  
 ALL RIGHTS RESERVED. PRINTED IN  
 THE UNITED STATES OF AMERICA.  
 Reproduction of any portion of these  
 drawings for any purpose is strictly  
 prohibited without the written  
 consent of the author. This document  
 is for use in the construction of one  
 project only. Any further use of the  
 design without the written consent  
 of the author is prohibited. All  
 intellectual property rights in and to all  
 items provided for any and all parties.

NEW CONDOMINIUM PROJECT FOR  
**HUDSON LANE LLC**  
 35216 N. 38TH PLACE  
 CAVE CREEK AZ. 85331

55 & 61 W. HUDSON LANE  
 TEMPE, ARIZONA 85281  
 APN: 133-18-030 &  
 133-18-03



**FINE LINE**  
 DESIGNS  
 RESIDENTIAL DESIGN SERVICE  
 1401 S. 92ND AVENUE  
 BROWN AVE. SUITE E  
 SCOTTSDALE, AZ. 85251

**THE STUDIO**  
 ARCHITECTURAL  
 2830 East Tracy Lane #4  
 Phoenix, Arizona 85032  
 Phone: (480) 538-5408  
 email: TimmonsStudio@cox.net  
 web: TimmonsDesignStudio.com

REVISIONS	DATE	BY

DRAWN	MJSM
CHECKED	DT
DATE	11/18/19
SCALE	1/4" = 1'-0"
JOB NUMBER	201712
TITLE	CROSS SECTIONS

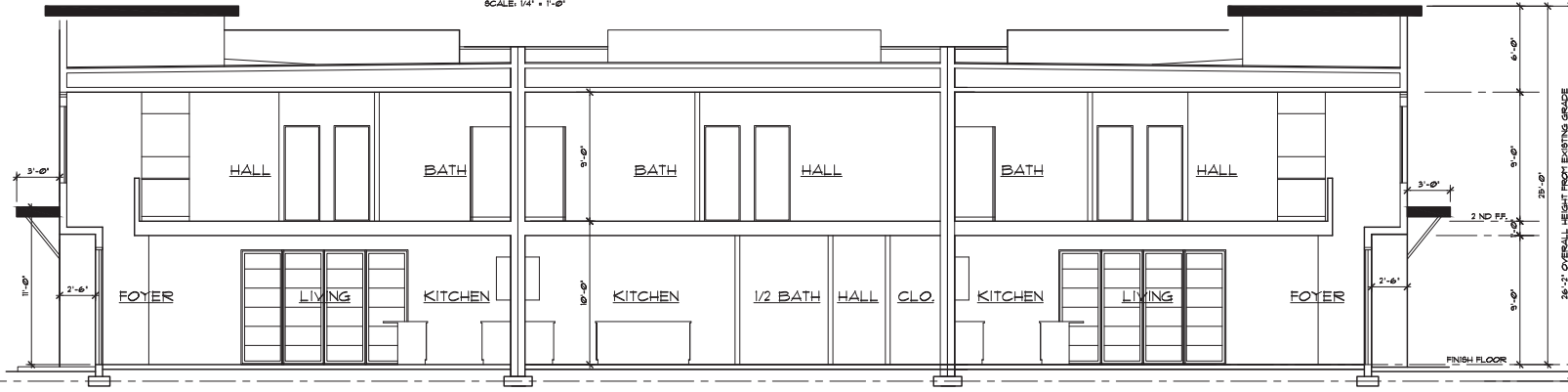
SHEET  
**A-5**  
 OF SHEETS



**CROSS SECTION C**  
 SCALE: 1/4" = 1'-0"

BUILDING B FINISH FLOOR -0.34'  
 BUILDING C FINISH FLOOR -0.36'  
 BUILDING D FINISH FLOOR -0.66'  
 BUILDING E FINISH FLOOR -1.6'

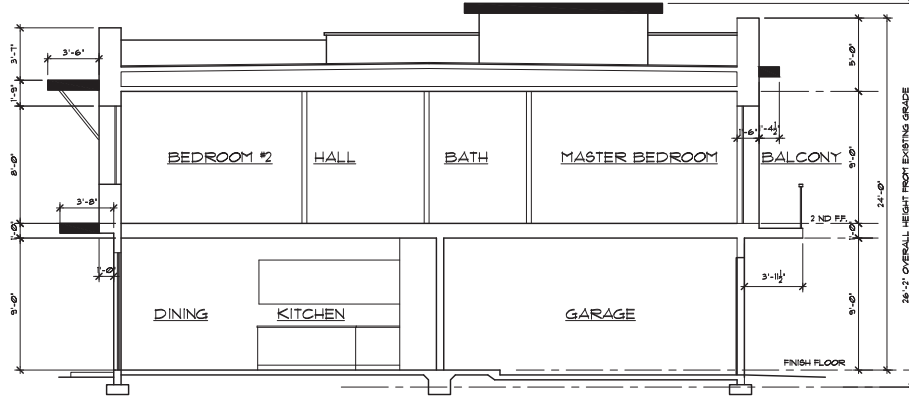
ZDC GRADE HEIGHT = 0'-0"  
 ZDC GRADE HEIGHT (TOP OF CURB AT MID POINT OF FRONT PROPERTY LINE) = 19.34' (DATUM=0.0')



**CROSS SECTION B**  
 SCALE: 1/4" = 1'-0"

BUILDING B FINISH FLOOR -0.34'  
 BUILDING C FINISH FLOOR -0.36'  
 BUILDING D FINISH FLOOR -0.66'  
 BUILDING E FINISH FLOOR -1.6'

ZDC GRADE HEIGHT = 0'-0"  
 ZDC GRADE HEIGHT (TOP OF CURB AT MID POINT OF FRONT PROPERTY LINE) = 19.34' (DATUM=0.0')



**CROSS SECTION A**  
 SCALE: 1/4" = 1'-0"

BUILDING B FINISH FLOOR -0.34'  
 BUILDING C FINISH FLOOR -0.36'  
 BUILDING D FINISH FLOOR -0.66'  
 BUILDING E FINISH FLOOR -1.6'

ZDC GRADE HEIGHT = 0'-0"  
 ZDC GRADE HEIGHT (TOP OF CURB AT MID POINT OF FRONT PROPERTY LINE) = 19.34' (DATUM=0.0')

View from Hudson lane looking west.





View from the intersection of W. Hudson Lane and S. Ash Ave. looking west.





View from hudson lane looking west north west



View from south driveway looking north





View from north driveway looking south





View looking at the  
entry way between  
units 5 and 6



TYPICAL ALL  
STRUCTURES



DOOR & WINDOW  
FRAMES

COLOR  
DARK BRONZE



DOOR & WINDOW  
GLASS

COLOR  
LIGHT GREY



MATERIAL/ COLOR  
BOARD

NEW CONDOMINIUM PROJECT FOR  
HUDSON LANE LLC

**FINE LINE  
DESIGNS**

RESIDENTIAL DESIGN SERVICE  
401 S. BROWN AVE. SUITE 1  
MONTICELLO, AL 36081  
(205) 831-1828



2828 East Trinity Lane  
Florida, Arizona 85527  
Phone: (480) 228-2400  
email: [David@timmonsdesignstudio.com](mailto:David@timmonsdesignstudio.com)  
web: [www.timmonsdesignstudio.com](http://www.timmonsdesignstudio.com)  
20104 12/14

**TYPICAL ALL STRUCTURES**



**PAINT 3  
METAL & TRIM**  
SHERWIN WILLIAMS  
IRON ORE  
SW7069  
LRV: 6



**SIDING 1  
AMERICAN FIBER  
CEMENT**  
FIBER CEMENT  
COLOR  
P565 - AMBER

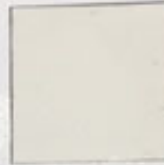


**SIDING 2  
AMERICAN FIBER  
CEMENT**  
FIBER CEMENT - PATINA  
COLOR  
P520 - GRANITE

**TYPICAL SCHEME 1**

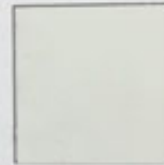


**PAINT 1  
BODY & GARAGE  
DOORS**  
SHERWIN WILLIAMS  
DELFT  
SW9134  
LRV: 33



**PAINT 2  
POPOUTS**  
SHERWIN WILLIAMS  
CITY LOFT  
SW7631  
LRV: 70

**TYPICAL SCHEME 2**



**PAINT 1  
BODY & GARAGE  
DOORS**  
SHERWIN WILLIAMS  
MODERNE WHITE  
SW6168  
LRV: 74



**PAINT 2  
POPOUTS**  
SHERWIN WILLIAMS  
GRIZZLE GRAY  
SW7068  
LRV: 13



**MATERIAL/ COLOR BOARD**  
NEW CONDOMINIUM PROJECT FOR  
HUDSON LANE LLC

**FINE LINE  
DESIGNS**

RESIDENTIAL DESIGN SERVICE  
1901 901 90th AVE N.  
SUITE 100 100 S.  
WYTHEDALE, AZ 85001



**DAVID TIMMONS  
ARCHITECTURAL  
DESIGN STUDIO**

2830 East Tracy Lane  
Phoenix, Arizona 85032  
Phone: (480) 290-2438  
email: Timmons@tdsdesign.com  
web: timmonsdesignstudio.com  
23504 1/2/10

Copyright © 2019 by David Timmons  
 Architectural Designer (AZ) 00000000  
 ALL RIGHTS RESERVED. PRINTED IN  
 THE UNITED STATES OF AMERICA.  
 Reproduction of any portion of these  
 drawings for any purpose is strictly  
 prohibited without express written  
 consent of the author. Any further use of the  
 design without express written  
 permission of the author is prohibited.  
 Intellectual property rights in and to all  
 items prepared for any and all parties.

NEW CONDOMINIUM PROJECT FOR  
**HUDSON LANE LLC**  
 35216 N. 36TH PLACE  
 CAVE CREEK, AZ. 85331

55 & 61 W. HUDSON LANE  
 TEMPE, ARIZONA 85281  
 APN: 133-18-030 &  
 133-18-03



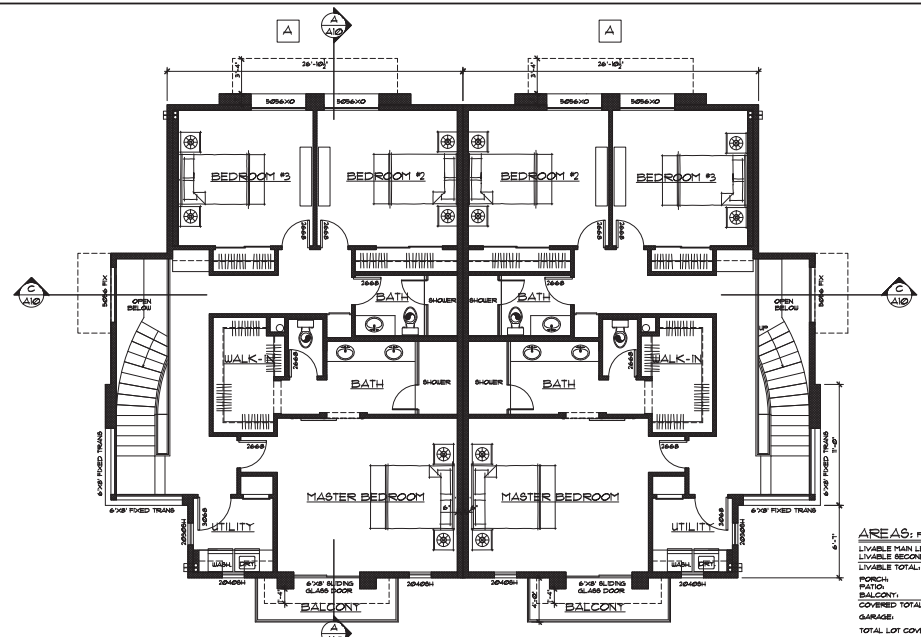
**FINE LINE  
 DESIGNS**  
 RESIDENTIAL DESIGN SERVICE  
 (480) 921-0625  
 4215 N. BROWN AVE. SUITE E  
 SCOTTSDALE, AZ. 85251

1117 E. 23RD AVE  
 PHOENIX, ARIZONA 85016  
 Phone: (480) 586-3469  
 email: [TimmonsStudio@cox.net](mailto:TimmonsStudio@cox.net)  
 web: [TimmonsDesignStudio.com](http://TimmonsDesignStudio.com)

REVISIONS	DATE	BY

DRAWN	MSM
CHECKED	DT
DATE	1/10/19
SCALE	3/16" = 1'-0"
JOB NUMBER	201712
TITLE	FLOOR PLANS BUILDING B,C,D,E

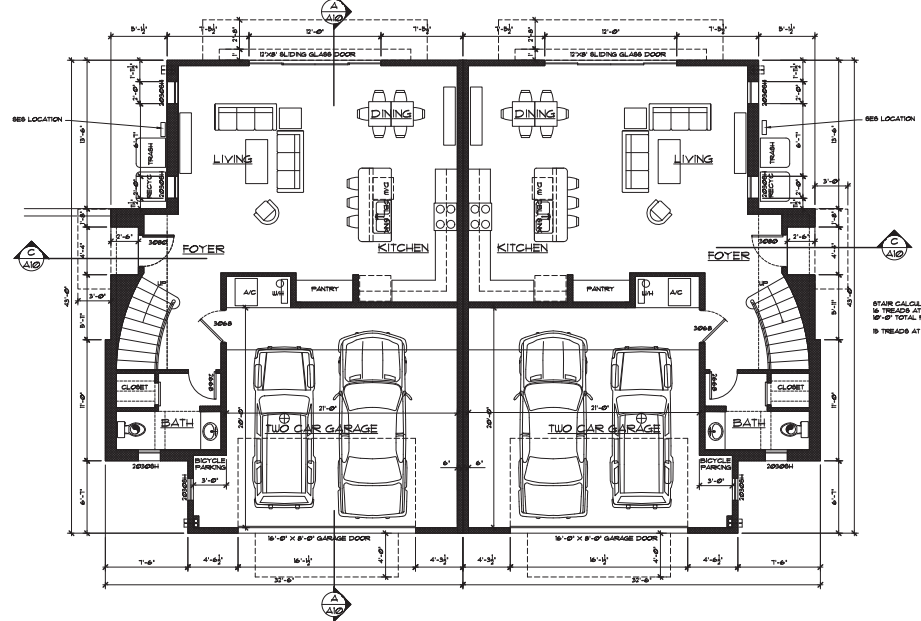
SHEET  
**A-3**  
 OF SHEETS



AREAS: PER UNIT A

LIVABLE MAIN LEVEL	179 SQ. FT.
LIVABLE SECOND LEVEL	349 SQ. FT.
LIVABLE TOTAL	528 SQ. FT.
PORCH	29 SQ. FT.
PATIO	61 SQ. FT.
BALCONY	43 SQ. FT.
COVERED TOTAL	661 SQ. FT.
GARAGE	480 SQ. FT.
TOTAL LOT COVERAGE	1356 SQ. FT.

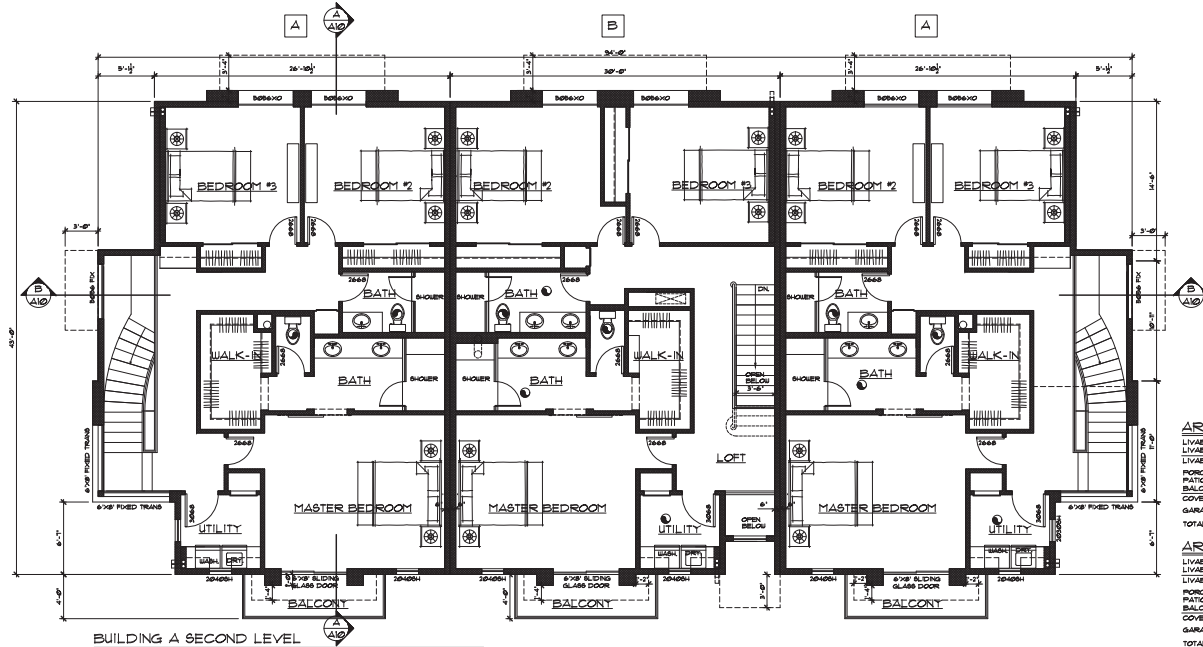
SECOND LEVEL BUILDING B,C,D,E  
 SCALE: 3/16" = 1'-0"



\*AIR CALCULATION  
 16' TREADS AT 11" EACH  
 10'-0" TOTAL RISE  
 19 TREADS AT 11" EACH

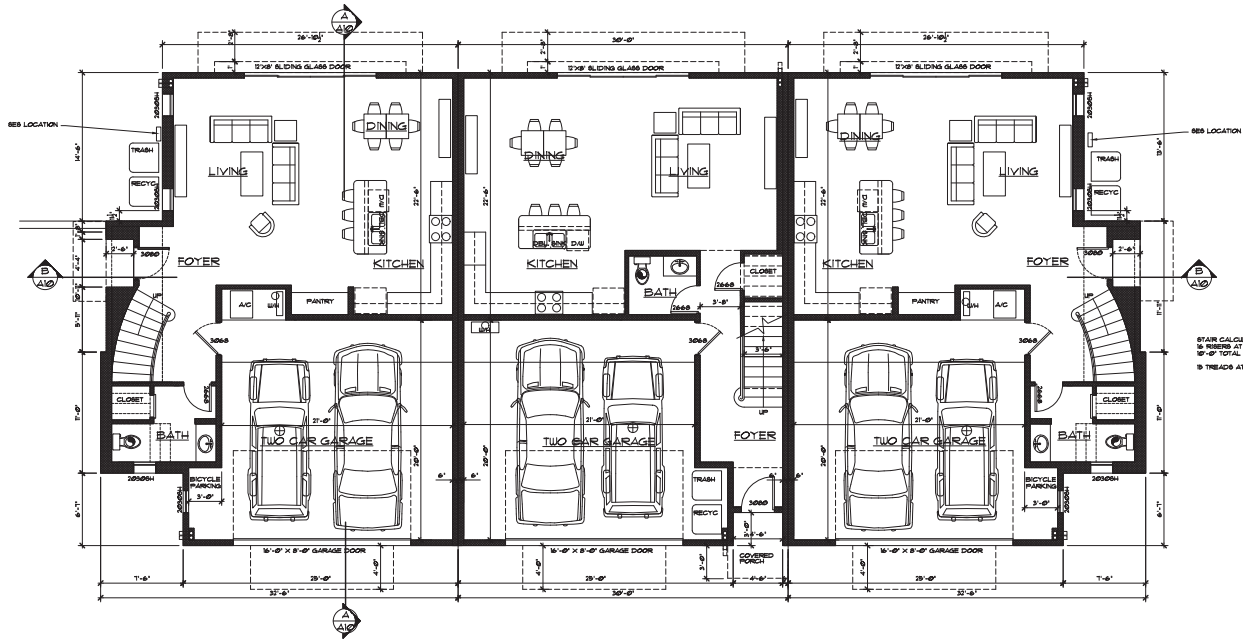
FLOOR PLAN FIRST LEVEL BUILDING B,C,D,E  
 SCALE: 3/16" = 1'-0"





BUILDING A SECOND LEVEL

SCALE: 3/8" = 1'-0"



BUILDING A FLOOR PLAN FIRST LEVEL

SCALE: 3/8" = 1'-0"

**AREAS: PER UNIT A X2**

LIVABLE MAIN LEVEL	175 SQ. FT.
LIVABLE SECOND LEVEL	148 SQ. FT.
LIVABLE TOTAL	323 SQ. FT.
PORCH	25 SQ. FT.
PATIO	61 SQ. FT.
BALCONY	43 SQ. FT.
COVERED TOTAL	452 SQ. FT.
GARAGE	482 SQ. FT.
TOTAL LOT COVERAGE	1336 SQ. FT.

**AREAS: PER UNIT B X2**

LIVABLE MAIN LEVEL	81 SQ. FT.
LIVABLE SECOND LEVEL	118 SQ. FT.
LIVABLE TOTAL	199 SQ. FT.
PORCH	26 SQ. FT.
PATIO	61 SQ. FT.
BALCONY	43 SQ. FT.
COVERED TOTAL	140 SQ. FT.
GARAGE	484 SQ. FT.
TOTAL LOT COVERAGE	1424 SQ. FT.

STAIR CALCULATION:  
 12 RISES AT 11" EACH  
 10'-0" TOTAL RISE  
 12 TREADS AT 11" EACH

Copyright © 2018 by David Timmons Architectural Design Studio, LLC. ALL RIGHTS RESERVED. PRINTED IN THE UNITED STATES OF AMERICA. Reproduction of any portion of these drawings for any purpose is strictly prohibited. Any further use of these drawings without express written permission of David Timmons Architectural Design Studio, LLC is a violation of intellectual property rights and to all items prepared for any and all parties.

**NEW CONDOMINIUM PROJECT FOR HUDSON LANE LLC**  
 33216 N. 36TH PLACE  
 CAVE CREEK, AZ. 85331

55 & 61 W. HUDSON LANE  
 TEMPE, ARIZONA 85281  
 APN: 133-18-000 & 133-18-003

EXP. 9/30/19

**FINE LINE DESIGNS**  
 RESIDENTIAL DESIGN SERVICE  
 (480) 521-0228, 4215 N. BROWN AVE. SUITE E SCOTTSDALE, AZ. 85251

2830 East Tracy Lane #4  
 Phoenix, Arizona 85032  
 Phone: (480) 598-5468  
 email: TimmonsDesignStudio@aol.net  
 web: TimmonsDesignStudio.com

REVISIONS	DATE	BY

DRAWN	MSM
CHECKED	DT
DATE	1/11/2019
SCALE	3/16" = 1'-0"
JOB NUMBER	201712
TITLE	FLOOR PLANS BUILDING A
SHEET	A-4
OF SHEETS	





4215 NORTH BROWN AVE. SUITE E SCOTTSDALE ARIZONA 85251  
(O) 480-921-0629 (C) 480-215-9095  
Scott@FLDesigns.biz

September 22th, 2018

Karen Stovall  
City of Tempe

Re: Hudson Lane Condominiums  
Case number: SPR17155- 9/19/18 Neighborhood meeting questions and answers.

The following are the notes from the Neighborhood meeting regarding the Hudson Lane Condominium project 55 & 61 W. Hudson Lane. The owners were giving a presentation overview of the project with colored renditions and drawings. They were pleased with the overall plan and had no objections. The Neighbors were encouraged to call me with any follow up questions or clarifications. There have been no follow up inquiries.

1. Question: Was the front driveway entrance able to have an enhanced accent pavement instead of asphalt.  
Answers: Yes per the site plan and Landscape plan the driveway approach to be colored stamped asphalt with the approval of Srinu Goundla City of Tempe Transportation Division.
2. Question: Confirming the amount of parking required for residence and guests.  
Answers: Total parking required 30 spaces. Total parking provided 34 -four additional spaces than requires. See parking calculation on the Architectural Site Plan.
3. The Neighbors wanted to review the color schemes and the two variations that will keep the project from having a monotone feel. There was no objection to the proposed color schemes.
4. There was a discussion of the benefit of ownership of each unit vs. renting and the advantages to the neighborhood to have more ownership.

Thank you,  
Scott Merritt