

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 07/09/2019
Agenda Item: 11**

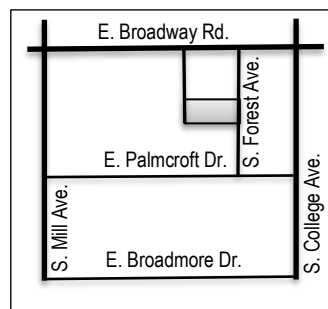
ACTION: Request a Use Permit Standard to reduce the rear building setback from 15 feet to 12 feet and a Development Plan Review consisting of four new attached single-family dwelling units for HAMMOND RESIDENCES, located at 2051 South Hammond Drive. The applicant is Tonnesen, Inc.

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

RECOMMENDATION: Approve, subject to conditions

BACKGROUND INFORMATION: HAMMOND RESIDENCES (PL190113) is a single-family attached development, of four units. The through lot fronts Forest Avenue to the east and a private street, Hammond Drive to the west. The south side shares an alley with residences to the south. This alley will be fully improved to function as the primary drive entrance to the four garages facing south on the lot. The site has an existing irrigation line that will require coordination with private owners of the line. The development is required to underground powerlines along Forest Avenue and improve the sidewalk to current standards. The units are oriented north with 8' metal panel enclosed private courtyards. The rear yard setback is 15' on the west side; to meet the front yard setback on Forest Avenue, the applicant is requesting a Use Permit Standard for a 20% reduction to allow a 12' rear yard setback adjacent to Hammond Drive. All other standards of the R-3 zoning district have been met with this design. The request includes the following:

- ZUP190037 Use Permit Standard to allow a 20% reduction in the rear yard setback from 15 feet to 12 feet
- DPR190069 Development Plan Review including site plan, building elevations, and landscape plan for four new single-family attached units.



Existing Property Owner	Bill Tonnesen, Tonnesen, Inc.
Applicant	Bill Tonnesen, Tonnesen, Inc.
Zoning District (current/proposed)	R-3 Multi-Family Residential Limited
Gross / Net site area	.26 acres
Density / Number of Units	20 du/ac / 4 units
	four two-bedroom
Total Bedrooms	8 bedrooms
Total Livable Building Area	4,538 s.f.
Lot Coverage	4,250 s.f. 37% (50% maximum allowed)
Building Height	22' (30' maximum allowed)
Building Setbacks	20' east front, 12' west rear, 10' north side, 10' south side (20', 15', 10', 10' min.)
Landscape area	3,987 s.f. 34% (25% minimum required)
Vehicle Parking	9 spaces (2 per unit in garage, 1 guest) (8 min. required)
Bicycle Parking	4 spaces (4 min. required)

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Diana Kaminski, Senior Planner (480) 858-2391

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

COMMENTS:

This site is located between Broadway and Alameda and Mill and College Avenue. The lot fronts South Forest Avenue and backs South Hammond Drive which is a private street. To the south of the lot is an a 10' alley with an existing 10' access easement to provide a full alley width without dedication of property. The lot previously had a single-family residence, which was torn down in 2005. The proposed development consists of four single-family residences, each is two-stories. The units are approximately 1,100 s.f. livable area and have a two-vehicle garage and 480 s.f. of private outdoor courtyard. Maricopa County approved a Subdivision Plat for Tempe Acres in 1945, this property is a portion of Lot 11 which were later assigned parcel numbers without a subdivision plat. 133-23-028A is the portion of Lot 11 proposed for this development. A new Subdivision Plat for Hammond Residences will be required to create four new lots.

This request includes the following:

- ZUP190037 Use Permit Standard to allow a 20% reduction in the rear yard setback from 15 feet to 12 feet
- DPR190069 Development Plan Review including site plan, building elevations, and landscape plan for four new single-family attached units.

The applicant is requesting the Development Review Commission take action on the items listed above. For further processing, the applicant will need approval for a Subdivision Plat for four new lots.

SITE PLAN REVIEW

May 24, 2017 - First Preliminary Site Plan Review only included a site plan and was proposed for apartments, which had two units on the north side and two units on the south side of the site, with courtyards in the center. This concept required both street frontages to be used entirely for parking, with gravel parking spaces between trees. This did not meet the setbacks, landscape or parking requirements for the site. After meeting with staff, the applicant took comments back to re-evaluate the design.

September 24, 2018 - Second Preliminary Site Plan Review only included the site plan and was proposed for townhomes, in the configuration now shown, with private courtyards to the north, garages oriented to the south, and landscape around the north, west and east sides. Staff comments were primarily questions and clarifications of code, recommendations for formatting and resolving refuse and sidewalk details. Staff referred to the Alameda Character Area Plan regarding landscape and building design. Without having elevations, staff provided early feedback on the design based on the building footprint shown on the site plan:

- add windows to the east and west sides facing the streets
- provide slotted openings in the 8' tall courtyard wall on the end units, to provide surveillance of the streets frontage
- orient the east and west end units with doors facing the streets, with shade canopies, to provide a stronger street front presence in character with the single-family units within the area
- use a differing color of paving material at the garage threshold drive to clearly delineate the alley from the drive

May 29, 2019 - First Formal Site Plan Review provided the required documents for full review. Staff referred to the Character Area Plan. With regard to the site plan, the applicant addressed all of staff's comments/questions/corrections.

With regard to the landscape plan, staff recommended replacing the 4 proposed Mesquite trees on Forest Avenue with Eucalyptus papuana, Ghost Gum, to match the tree species planted on the east side of the street. These trees were planted by the applicant during a remodel of the building across the street from this lot. The recommendation would have created a visual continuity between east and west side, providing a thematic street front aesthetic. The change in tree species would add more biodiversity and a tree that would get taller than Mesquite, providing more sunlight to the Cordia shrubs along the building wall. The color and texture of the bark against architecture of the proposed building would provide a strong contrast to the corrugated metal siding as well as complimenting the flowers on the Cordia shrubs. This was the only design recommendation on the landscape plan. The applicant did not wish to utilize the same species he planted on the east side of Forest for this development; citing the uniformity of the design and the ease of maintenance of single-species properties as an asset to property management.

With regard to elevations, staff recommended the addition of additional windows on the north, as well as windows in the east and west elevations, slots in the courtyard walls for surveillance of the street frontages. The applicant did not want large windows on the west elevation for energy conservation. Staff recommended smaller clerestory or slot windows and suggested utilizing a similar treatment of art panels on both sides east and west sides; at the time proposed images were shown on the east side only and did not indicate materials and the west side had little architectural enhancement on the west elevation. The applicant added windows the all sides of the buildings and indicated a location of shadowbox sculptural artwork on the west elevation to match the east side, providing four-sided building design. The material of the artwork is not yet known, but the applicant indicated it would include discarded objects from the neighborhood mounted to the building. Staff asked about the transition between the rusted patina finish on the ground floor and the galvanized material on the second floor, the applicant indicated this would be resolved during construction documentation. The garage doors did not indicate a material, a revised set of plans indicated these would be galvanized metal. Staff had recommended cutting the parapet off of the east and west elevations, to expose the gable end of the pitched roof. The intent was to better reflect the character of the neighborhood's single-family architecture with pitched roof designs. There was also concern that the parapet appeared too box-like, and although container housing is a new form of building material, this replicated the container look without using the containers. The applicant did not want to cut off the corners of the parapet wall, indicating that the pitched roof was not a part of the design concept and the effort to use sustainable building practices by reducing material waste by keeping the sheets of material whole. The applicant provided modifications to the elevations sufficient to meet the design criteria.

PUBLIC INPUT

- A Neighborhood meeting was not required.
- At completion of the report staff had received no calls of inquiry or concern regarding this project.

PROJECT ANALYSIS

CHARACTER AREA PLAN

This site is located in the Alameda Character Area Five. The applicant was provided information regarding this document for reference to design. The proposed project adds 15 trees to the quarter acre lot, providing a significant amount of shade which implements principle 3 of the plan. The new sidewalk provides a shaded pedestrian walk that will not be impeded by refuse containers for collection twice a week. The proposed plan partially implements principal 4, but remains fairly cordoned off from view, limiting site surveillance of the street front. The alley will have increased activity from garages on the south side and surveillance offered by windows on the upper floor. The design could have met principle 7 if the end units were oriented to face the street to create walk-up residential units with landscaped areas along street frontages. None of the landscape palette meets principle 8. Landscape Treatments – The Sonoran Desert has a unique landscape which serves as a community differentiator, rich with rare textures and forms. Embrace non-invasive, drought-tolerant plant palette to promote water conservation and Placemaking. 8.1 Use the Historic Plant Palette as a resource to inform plant selections in appropriate areas 8.2 Promote biodiversity throughout landscapes to help prevent single-specie die-off, disease, pest infestations, etc., and promote sustainable crop pollination, nutrient cycling, and healthy soils, and bird/insect diversity 8.3 Promote a maintenance plan that does not over-groom or over-prune arid plants, which causes shock and reduces flowering/pollination 8.4 Support trees which are high enough to provide habitat to birds of prey [hawks, owls, etc.] as part of a healthy and balanced urban forestry program Staff recommended use of Ghost Gum along the street front on Forest Avenue to provide a taller tree and provide diversity within the palette, and aesthetically tie in to the trees planted on the east side of the street. This would also have helped create a tree theme, for neighborhood identity along Forest Avenue per principle 13. With regard to principle 12, the applicant is proposing private art on the courtyard wall and on the east and west elevations of the building. This proposed art is to include found objects from within the neighborhood. This art would not be part of the AIPD program requirements and is being added voluntarily by the applicant. The applicant is proposing a minimalist design that meets principle 16, in consideration of life-cycle costs, building material construction methods and energy conservation, and use of trees as part of the urban forestry program. Principle 17 states that construction materials throughout the Alameda Area must be “honest” in nature, exposing their raw characteristics [glass, steel, metal, copper, rammed earth, concrete, concrete block, brick, wood, stone, masonry, terrazzo, wire rope/cables]; while limiting building materials with add-on surface treatments such as stucco, paint, laminates, veneers, “faux” materials, etc. Principle 18 speaks to transitions, the proposed use is a two-story design adjacent to two- and three-story apartments and

condominiums to the north and west, and single-story residences to the east and south. The design is 22' tall, in a zoning district which allows 30'. The proposed treatment of both Forest and Hammond with landscape will look like a reverse frontage lot and does not create a wall at the property line on Hammond. Based on the above analysis the project meets many of the principles of the Alameda Character Area Plan.

USE PERMIT STANDARD

The proposed use requires a use permit standard, to reduce the rear yard setback from 15' to 12' in the R-3 Multi-Family Residential Limited. The applicant has provided a letter of explanation. Below is the staff evaluation of this request pursuant to Section 6-308 E Approval criteria for Use Permit (*in italics*):

1. *Any significant increase in vehicular or pedestrian traffic.* The property street front is Forest Avenue, Hammond Drive is a private drive and is not a part of this development, it functions as the rear of this lot. The vehicles access the property from the south side, into private garages. There are two parking spaces per unit, one guest space at the west end, accessed from the alley and room for 1 guest vehicle to park on Forest Avenue north of the refuse staging area. The requested rear yard setback would reduce the west setback from 15' to 12' and does not impact traffic related to this site.
2. *Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions.* The proposed setback reduction will put the western-most unit closer to Hammond Drive, which could create more heat or glare from the metal structure adjacent to the private street. However, the applicant has proposed a dense landscape hedge of Cordia Boissieri and Mesquite to shade the west side of the unit, which mitigates any potential heat gain from the 3' reduction in landscape area. There are no known nuisances identified with this request.
3. *Contribution to the deterioration of the neighborhood or to the downgrading of property values, the proposed use is not in conflict with the goals objectives or policies for rehabilitation, redevelopment or conservation as set forth in the city's adopted plans or General Plan.* The proposed setback reduction is an allowed request within the zoning code and facilitates the development of sites that may not meet standards due to size. In this case, the lot is 88' wide including a 10' easement for the completion of the alley. The lot is 130' deep east to west, for a total area of 11,440 s.f. or .26 acres, which allows 4 dwelling units. Each unit is approximately 24' wide, the width of the garage and wall and is attached to the next unit. The units cannot be narrower without losing function of the interior garage space for parking. The design provides for a 20' front yard setback, there is approximately 12' remaining for the west side. The western unit is not directly on the property line and varies from 6-12" east of the setback. The 12' rear setback includes one guest parking space and landscape area. The site has been vacant since 2005, and the proposed development use is not in conflict with the General Plan. The reduction of the setback will facilitate development of an infill parcel, which will invest in the area with required alley improvements, undergrounded powerlines, an upgraded sidewalk and provided street front landscape. The proposed plan adds 15 new trees to the urban forest canopy.
4. *Compatibility with existing surrounding structures and uses.* The proposed design is within the allowed building height and massing for the area. The single-family use is compatible with the surrounding uses. The architecture is not necessarily in character with the surrounding structures and could be considered not compatible. To the north, the parking canopies of the condominiums are constructed approximately 5' from the west property line along Hammond Drive. The two single-family residences north of this lot are set back approximately 20' from Hammond Drive. The reduction of the setback from 15' to 12' will be imperceptible with landscape added between the building and property line. Upon review of the surroundings it was determined that this request was compatible with the area.
5. *Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public.* The proposed development provides owner-occupied opportunity and will be required to have an HOA for the maintenance of common landscape and lighting. As a self-governed HOA, behavior may be regulated by the CC&Rs of the development. Each unit has a private outdoor living space, and there are no balconies to affect adjacent residents. Windows facing south provide surveillance of the alley area which adds security to the surrounding area. The reduction in setback on the west side will not affect behavior on site.

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

DEVELOPMENT PLAN REVIEW

The applicant has provided a letter of explanation for the proposed development design.

Site Plan

The building is oriented with the long elevations to the north and south and short ends facing east and west to the streets. The private courtyards are on the north side of the site and are screened by 8' galvanized corrugated steel fencing with gates of matching heights. The 480 s.f. courtyard has almost a 50% shade canopy from the projection of the building above on the second floor. Bike storage and the air condition unit are provided in this sheltered space next to the unit entrances. A 10' setback outside of the courtyard provides a sidewalk connecting to the street front and common landscape area with trees. Garages are accessed from the alley to the south, which face an existing 10' alley and 10' access easement to create a 20' wide alley. An additional 3'11" is provided at the entrance to the garage to meet the backing distance requirements for vehicle circulation. An existing irrigation valve and underline private irrigation line are located on the property. Water Utilities notified the applicant that flood irrigation lines must be maintained by land owner for downstream users. A minimum of 5' of separation should be maintained between irrigation line and structures, the plans indicate the south building wall is closer than 5'. The condition of this line is unknown and may need to be rehabilitated to ensure continuity of service and to protect new building structures from structural damage should leaks occur. A condition has been added to address this. The east side provides a new 6' public sidewalk and a sidewalk wrap to accommodate accessible travel on trash collection days without impacting pedestrians. Each unit has a designated pad for the recycle/refuse bin and storage is in the garage on non-collection days. A sidewalk runs along the west side of the building to provide access from the guest parking on site. The setback on the west side is 12' as described in the use permit standard request for reduction. The unit orientation is designed to maximize energy efficiency on site with first floor uses buffered by the garage on the ground floor south side and shaded by the upper floor on the north side.

Building Elevations

There are two building materials, corrugated rust and galvanized finished metal panels, and building forms are simple and honest in expression. The roof is the same materials as the second-floor walls. The north elevation as the primary entrance has an 8' courtyard wall with a galvanized gate with view portal that serves as an accent and looks like a unit entrance. Once in the courtyard, the top floor projects 7.5' over the courtyard space for shelter of the front door, which is similar in material to the gate. The north side has larger windows to allow natural light into the 570 s.f. ground floor living/dining/kitchen space and into the upper floor mezzanine area with stairs leading to the bedrooms. The south elevation has a slight projection over the garage doors from the shift of the upper floor to the south, and an additional 2.3' overhang from the roof to help screen windows on the south side of the bedrooms. Two egress windows, one for each bedroom are above the garage doors. The east elevation faces Forest and has two clerestory windows and a location designated for art, yet to be determined, and a bicycle mounted on top of the courtyard wall. The west elevation faces Hammond and has two clerestory windows and a location designated for art. The material and design of the artwork was not presented in the elevations. A separate DPR is required when changes are made to the elevations; this would be a minor building modification reviewed and authorized by staff and would not require an additional hearing.

Landscape Plan

The landscape plan includes three plants: one tree Hybrid Mesquite 'Leslie Roy', one shrub Cordia boissieri, and one ground cover Muhlenbergia capillaris. The trees are high breaking multi-trunked specimens. Fifteen trees are planted on the quarter acre property, providing shade on the north, east and west sides of the site. The plan is very uniform and simple in design.

Section 6-306 D Approval criteria for Development Plan Review (*in italics*):

1. *Placement, form, and articulation of buildings and structures provide variety in the streetscape*; the building is different than other structures on Forest, which provides variety in the streetscape. There is very little building articulation other than the corrugation of the metal and the overhang of the second floor.

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 design provides small windows on exposed wall surfaces and significant shade by the landscape. The materials will provide a reflective surface that will dissipate heat and not contribute to night time heat emission from the structure.*
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings; materials are simple and of an industrial nature, not in character with the surrounding architectural materials but appropriate to a utilitarian function and combined with landscape materials complement the surrounding area.*
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings; the building contains four 1100 s.f. units, which are similarly scaled to nearby single family residences, the two-story units have low floorplates and roof slope to reduce the overall scale relative to houses nearby. The apartments and condominiums are two and three story units, providing a transition from taller buildings in the area.*
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 use of windows and artwork break up the building massing to relieve monotony, the use of the two finishes of corrugated steel provide a well defined darker grounded base and a lighter reflective top that will change color and show shadows through seasons and times of day.*
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 building uses a combination of picture windows to the north, egress windows to the south and clerestory windows to the east and west that match the size of the elevations in proportion to the surfaces and forms. Entryways are covered with the second floor level projections. There is limited visibility at the street level with clerestory windows offering natural light while retaining privacy and utility of interior wall space. Not all building details have been worked out but there is conceptually enough to address this criterion.*
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage; the site plan provides a large public sidewalk to connect to transit such as the neighborhood orbit, and provides a sheltered secured location for bicycle storage and vehicles.*
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses; all vehicles access the site from the alley, minimizing conflicts with pedestrians on the sidewalks. The site has sidewalks circulating around the building to encourage access from all sides.*
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance; the site clearly defines territory with 8' metal walls surrounding the private courtyards, which also controls access to the units. Natural surveillance is limited by this design.*
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways; the landscape shades the site with a uniform palette of three plants, there is no delineation of 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; signage is not a part of this request.*
12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses and does not create negative effects. Mason Jar fixtures were added to the south side elevations to provide light at the garage doors. Other lighting elements will be reviewed during plan check of construction documents. A condition was added to mitigate glare from lights to the residences to the south.*

REASONS FOR APPROVAL:

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

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

USE PERMIT CONDITIONS OF APPROVAL:

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

1. This Use Permit Standard is valid only after a Building Permit has been obtained, the required inspections have been completed and a Final Inspection has been passed.
2. The Use Permit Standard is valid for the plans as submitted within this application. Any additions or modifications may be submitted for review during the building plan check process.

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 and building elevations dated June 11, 2019 and landscape plan dated April 8, 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. An amended Subdivision Plat 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 plat must be recorded prior to issuance of the first Certificate of Occupancy.
3. **Verify location and ownership of the underground private irrigation line on the south side of the site. A minimum of 5' of separation shall be maintained between the irrigation line and structures. The condition of this line is unknown and may need to be rehabilitated to ensure continuity of service and to protect new building structures from structural damage should leaks occur. Prior to submittal of construction documents for building permits, provide a letter of authorization from irrigation line owners for site design and protections of the line.**

Site Plan

4. Provide service yard and mechanical yard walls that are at least 8'-0" tall as measured from adjacent grade and are at least the height of the equipment being enclosed, whichever is greater. Verify height of equipment and mounting base to ensure that wall height is adequate to fully screen the equipment.
5. Provide gates of steel vertical picket, steel mesh, steel panel or similar construction. Where a gate has a screen function and is completely opaque, provide vision portals for visual surveillance. Provide gates of height that match that of the adjacent enclosure walls. Review gate hardware with Building Safety and Fire staff and design gate to resolve lock and emergency ingress/egress features that may be required.
6. Provide upgraded paving at each garage entrance drive consisting of integral colored concrete. Extend this paving in

the driveway from the edge of the 10' easement to the face of the garage door to clearly delineate the 20' alleyway from the garage driveway of the units.

7. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings.
8. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.

Floor Plans

9. Provide visual surveillance by means of fire-rated glazing assemblies from stair towers into adjacent circulation spaces.

Building Elevations

10. The materials and colors are approved as presented:
 - Roof – pitched slope with 24-gauge Galvanized Corrugated Steel Deck Roofing
 - First Floor Building and Courtyard Perimeter Walls – 26-gauge Rust patina finished Black 'C' Panel Corrugated Steel Deck
 - Second Floor Building – 24-gauge Galvanized Corrugated Steel Deck
 - Building Accent – Local Found Objects Art Display Shadow Boxes
 - Windows – Insulated clear view glazing (not etched as indicated on plans)
 - Window frames to be metal
 - Entrance Doors – Steel with galvanized finish
 - Garage Doors – Steel with galvanized finishProvide primary building colors and materials with a light reflectance value of 75 percent or less.
11. If provided, roof access shall be from the interior of the building. Do not expose roof access to public view.
12. Minimize visible, external features, such as stormwater overflows, and where needed design these to enhance the architecture of the building.
13. 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.
14. The electrical service entrance section (S.E.S.) shall be recessed into wall panel and conduit internal to the wall structure so that it is concealed from public view.

Lighting

15. This project shall follow requirements of ZDC Part 4, Chapter 8, Lighting, unless otherwise conditioned.
16. Provide light shields on fixtures facing south to prevent light trespass to residences to the south.
17. Illuminate building garage entrances from dusk to dawn to assist with visual surveillance at these locations.

Landscape

18. Irrigation notes:
 - a. Provide dedicated landscape water meter for common area landscape.
 - b. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC 1/2" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than 1/2". Provide details of water distribution system.
 - c. Locate valve controller in a vandal resistant housing.
 - d. Hardwire power source to controller (a receptacle connection is not allowed).

- e. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
19. 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.
 20. 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

21. Verify property address and submit a PDF copy of the site plan with unit floor plans for permanent addressing to permitcenter@tempe.gov prior to submittal of construction documents.
22. 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 8" 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 the project and shall include:

- Maintenance of all of the project's landscaping, required by Ordinance or located in any common area on site
- Preservation of natural plant forms with a maintenance plan that does not over-groom or over-prune arid plants
- Use of garages shall be for the primary purpose of parking and is not to be used primarily as storage or other uses
- Signage and enforcement of no parking in the fire lane/alley or driveway entrances to the garage
- Refuse and Recycle containers shall be stored out of public view except on collection days
- Any house mounted fixtures used to meet minimum code required lighting of the drive aisle or pathways shall be maintained and remain on photocell control from dusk to dawn for safety and code compliance.

The CC&R's shall be reviewed and placed in a form satisfactory to the Community Development Manager and City Attorney.

STANDARD DETAILS: Access to Tempe Supplement to the M.A.G. Uniform Standard Details and Specifications for Public

Works Construction, at this link: <http://www.tempe.gov/city-hall/public-works/engineering/standards-details> or purchase book from the Public Works Engineering Division.

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

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

POLICE DEPARTMENT SECURITY REQUIREMENTS:

- Design building entrance(s) to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage ambush.
- 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.
- Due to the height of the patio gates, provide a security view portal at gates with a 3" wide opening, located between 43" and 66" from the bottom edge of the patio gates for safe egress to shared walkway.

TRAFFIC ENGINEERING:

- Provide 6'-0" wide public sidewalk along arterial roadways, as required by Traffic Engineering Design Criteria and Standard Details.
- Construct alley in public right of way and within easement in conformance with Traffic Engineering standards.
- Correctly indicate clear vision triangles at alley on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult Intersection Sight Distance memo, available from Traffic Engineering if needed www.tempe.gov/index.aspx?page=801. Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.

FIRE: Clearly define the fire lane. Ensure that there is at least a 20'-0" horizontal width, and a 14'-0" vertical clearance from the fire lane surface to the underside of tree canopies or overhead structures. Layout and details of fire lanes are subject to Fire Department approval.

CIVIL ENGINEERING:

- 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.
- 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: If residential cans are staged in the right-of-way and off-street, a maintenance agreement is required for the paving used to demarcate can location for individual units.

ZONING AND DEVELOPMENT CODE: Specific requirements of the **Zoning and Development Code (ZDC)** are not listed as a condition of approval but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through www.tempe.gov/zoning or purchase from Community Development.

LIGHTING:

- Design site security light in accordance with requirements of ZDC Part 4 Chapter 8 (Lighting) and ZDC Appendix E (Photometric Plan).
- Indicate the location of all exterior light fixtures on the site, landscape and photometric plans. Avoid conflicts between lights and trees or other site features in order to maintain illumination levels for exterior lighting.

LANDSCAPE:

- Trees shall be planted a minimum of 16'-0" from any existing or proposed public utility lines. The tree planting separation requirements may be reduced to no less than 8'-0" from utility lines upon the installation of a linear root barrier. Per Detail T-460, the root barrier shall be a continuous material, a minimum of 0.08" thick, installed to a minimum depth of 4'-0" below grade. The root barrier shall extend 6'-0" on either side of the tree parallel to the utility line for a minimum length of 12'-0". Final approval is subject to determination by the Public Works, Water Utilities Division.
- Prepare an existing plant inventory for the site and adjacent street frontages. The inventory may be prepared by the Landscape Architect or a plant salvage specialist. Note original locations and species of native and "protected" trees and other plants on site. Move, preserve in place, or demolish native or "protected" trees and plants per State of Arizona Agricultural Department standards. File Notice of Intent to Clear Land with the Agricultural Department. Notice of Intent to Clear Land form is available at <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.

DUST CONTROL: Any operation capable of generating dust, include, but not limited to, land clearing, earth moving, excavating, construction, demolition and other similar operations, that disturbs 0.10 acres (4,356 square feet) or more shall require a dust control permit from the Maricopa County Air Quality Department (MCAQD). Contact MCAQD at <http://www.maricopa.gov/aq/>.

HISTORY & FACTS:

1930-1953	According to historical aerials the property and surroundings was graded for agricultural use. No aerials images were available between 1953 and 1968.
February 24, 1945	Maricopa County approved a Subdivision Plat for Tempe Acres, including 12 lots, this property is a portion of Lot 11. Lot 11 is approximately 4 acres, the northern portion has a recorded Horizontal Regime for Broadway Terrace Condominiums (January 12, 1980), and the three single-family lots south of the condominiums were assigned parcel numbers without a subdivision plat. 133-23-028A is the portion of Lot 11 proposed for this development. A new Subdivision Plat for Hammond Residences will be required to create four new lots.
July 1963	Utility permits for single family residence were pulled and inspections completed for construction of a single-family residence.
1969	Aerial images indicate the area was developed with single family residences.
May 2005	The existing house on this lot was demolished. There has been no development on this lot since removal of the original house.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review

Section 6-308, Use Permit



DEVELOPMENT PROJECT FILE

for

HAMMOND RESIDENCES (PL190113)

ATTACHMENTS:

- 1-4. Site Context (Location Map, Aerial, Aerial with Site Plan Overlay, Site Photos)
- 5-8. Applicant's Letters of Explanation
- 9-11. Site Design (Site Plan, Landscape Plan, Utility & Lighting Plan)
- 12-21. Building Design (Blackline Elevations, Materials, Color Elevations, Sections, Floor Plans, Rendered Elevations with Landscape, Perspective Rendering)

location map

aerial



2051 S. Hammond Drive

Site Photos



T O N N E S E N

Date June 11th, 2019
To CoT, Development Plan Review
Care of Dianna Kaminski
Copies Council and Commissioners
From Bill Tonnesen
Email bill@billtonnesen.com
Project Hammond Townhomes

LETTER OF EXPLANATION

(DPR submittal requirement)

Our project goals are to build something that's better than all the junk in the neighborhood, avoid paint and stucco and teach by example that the Planning Department's design criterion for landscaping and architecture is misguided.

Our design "Concept" is to deploy skill, experience and creativity and avoid the platitudes that vague, generic paperwork requirements like this perpetuate.

1. Placement of form and articulation of buildings provides variety in the streetscape. This is an architecturally unique project and will positively contribute to the fabric of the neighborhood.
2. Building is designed with large overhangs and north facing glass to create shaded usable environments. Ample trees/landscaping also provided.
3. Corrugated steel is durable and appropriate for southwestern modern architecture.
4. See setback requirements stipulated by the CoT.
5. Building mass is broken up with multiple materials, colors, and windows.
6. The building will provide a local found object art display. It is also only 2 stories so it relates to surround small scale residential projects.
7. Two car garages for each unit plus off street guest parking and secured bike parking provided.
8. Alley access will minimize pedestrian conflicts.
9. Single light view windows provided at each hollow metal entry door to patio entries.
10. See planting plan.
11. The 10" pan channel address numbers are a code stipulation.
12. Lighting is compatible with proposed building in scale and detail and does not create negative effects.

owner's signature

date

T O N N E S E N

Date June 11, 2019
To CoT, Development Plan Review
Care of Dianna Kaminski
Copies Council and Commissioners
From Bill Tonnesen
Email bill@billtonnesen.com
Project Hammond Townhomes

LETTER OF EXPLANATION

(ZUP submittal requirement)

We would like to request a use permit to allow a 20% reduction for the rear building setback. This would reduce the setback from 15' to 12'. This reduction will have no negative effect on surrounding properties. Currently this property is bordered on the west by a private drive and large apartment complex and commercial center. The reduction in setback on this side will not negatively effect these properties. The development plan & project will confirm to the Zoning and Development Code Criteria Section 6-308E as applicable:

1. The use permit will not significantly increase vehicular or pedestrian traffic in adjacent areas.
2. There will be no emission of odor, dust, gas, noise, etc. from the approval of this use permit.
3. This will not downgrade adjacent property values.
4. This is compatible with surrounding structures and uses. See properties directly to the west, they have no southern landscape setback or buffer from the residential properties near them. In addition many other properties along Forest Ave. have minimal or not setback on the alley. See 2040 S. Forest Ave.
5. This will not contribute to disruptive behavior and this type of behavior will be controlled adequately.

owner's signature

date

1734-1738 S College - Courbet



100 E Broadway Ln



508 E Solana Dr



106 E Broadway Ln



2108 S Rural - Rothko



45 W Broadway



2108 S Rural - Rothko

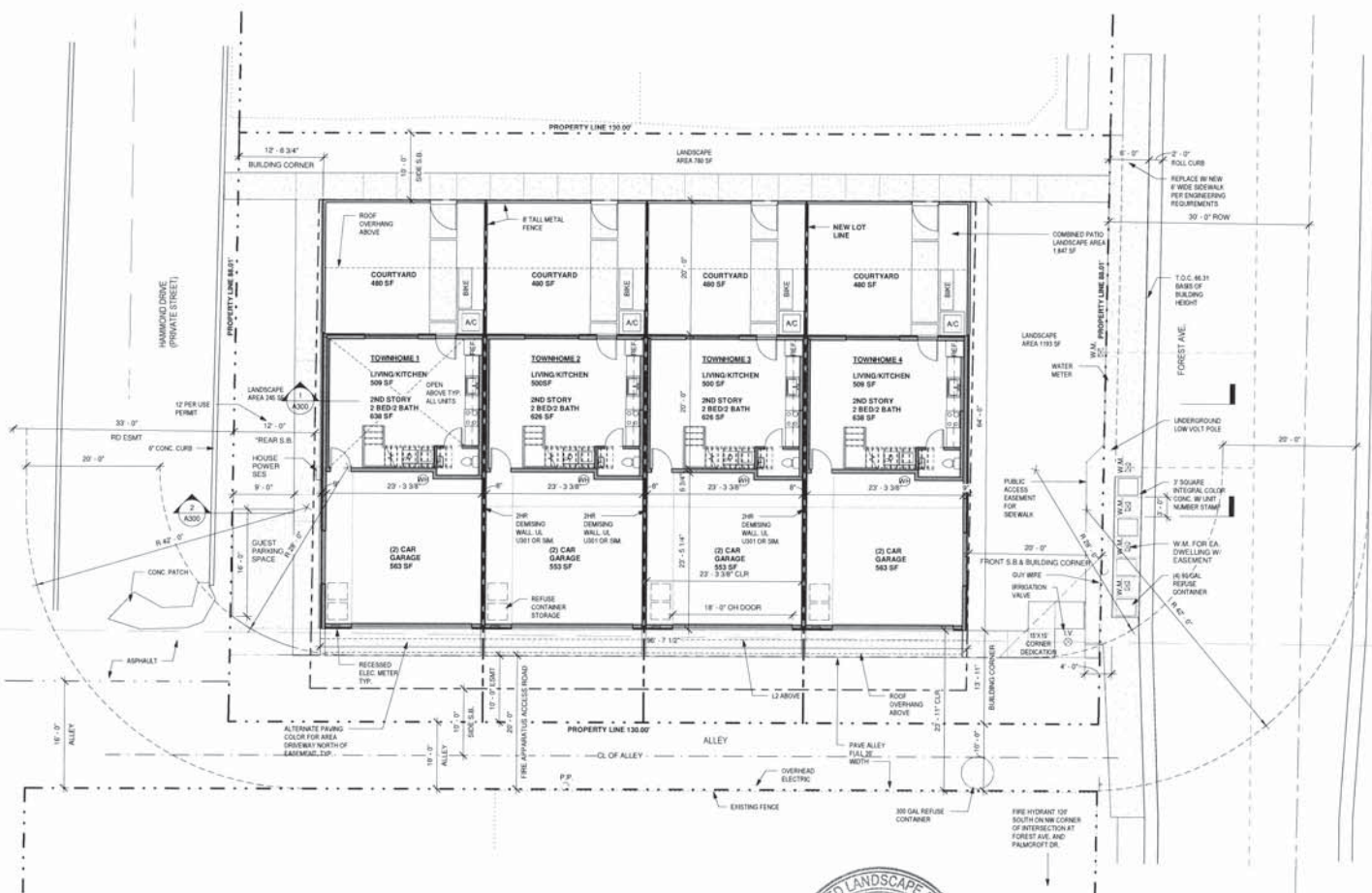


2222 S Rural - Casa Carmel



2039-2041 S Forest





PROJECT DESCRIPTION
 4x2 BED 2 BATH TOWNHOMES SEPARATED BY 2HR
 RATED EXTERIOR WALLS

SITE ADDRESS:
 205 S. HAMMOND DR., TEMPE, AZ 85282

ZONING DATA
 EXISTING ZONING: R-3
 IRC BUILDING TYPE: R-3
 PARCEL: 123-2-010-010
 OWNER: BILL & PLAR TONNESSEN

MAX BUILDING HEIGHT: +30'
 ACTUAL BUILDING HEIGHT: +31'0" (MEASURED FROM TOC @ 0.00)

SETBACKS	REQD	PROVIDED
FRONT		
FRONT BUILDING SETBACK	+30'	27'
OPEN STRUCTURES	+15'	15'
PARKING	+10'	10'

REAR
 REAR BUILDING SETBACK: +10' REDUCED TO 12' 12'-4" 14'

SIDE
 SIDE SETBACK BUILDING: +15' 17'
 SIDE SETBACK PATIO WALLS: 1'-0" NA

PERMITTED 20% REDUCTION PER USE PERMITTED STANDARD LOT COVERAGE

GROSS LOT AREA = 11,448 SF @ 2.28 ACRES
 NET LOT AREA = 11,448 SF @ 2.28 ACRES
 MAX LOT COVERAGE PER ZONING = 30%
 LOT COVERAGE PROVIDED = 4,208 SF @ 11.448 SF = 37%
 MIN. LANDSCAPE = 1,800 SF (20%)
 PROVIDED LANDSCAPE = 1,847 SF @ 3.4%

AREAS (GROSS UNAVAILABLE)
 UNIT 1A: +1,140 SF EA.
 UNIT 1B: +1,120 SF EA.
 TOTAL: +4,538 SF GROSS UNAVAILABLE

VEHICLE PARKING
 REQD = 4x2 BED = 8 SPACES
 (4x2 BED + 2x1 SPACE)
 TOTAL: +8 SPACES (1 OF 8 ACCESSIBLE)

PROVIDED: +8 SPACES (1 ACCESSIBLE)

BIKE PARKING
 REQD = 4x2 BED = 7x1 SPACE
 (4x2 BED + 2x1 SPACE)
 TOTAL: +8 SPACES

PROVIDED: +4 SPACES



GENERAL CONTRACTOR
 Tonnesen Inc.
 105 East 15th Street
 Tempe, Arizona 85281
 Telephone
 480.968.7995
 Contact
 Bill Tonnesen

DOCUMENTS
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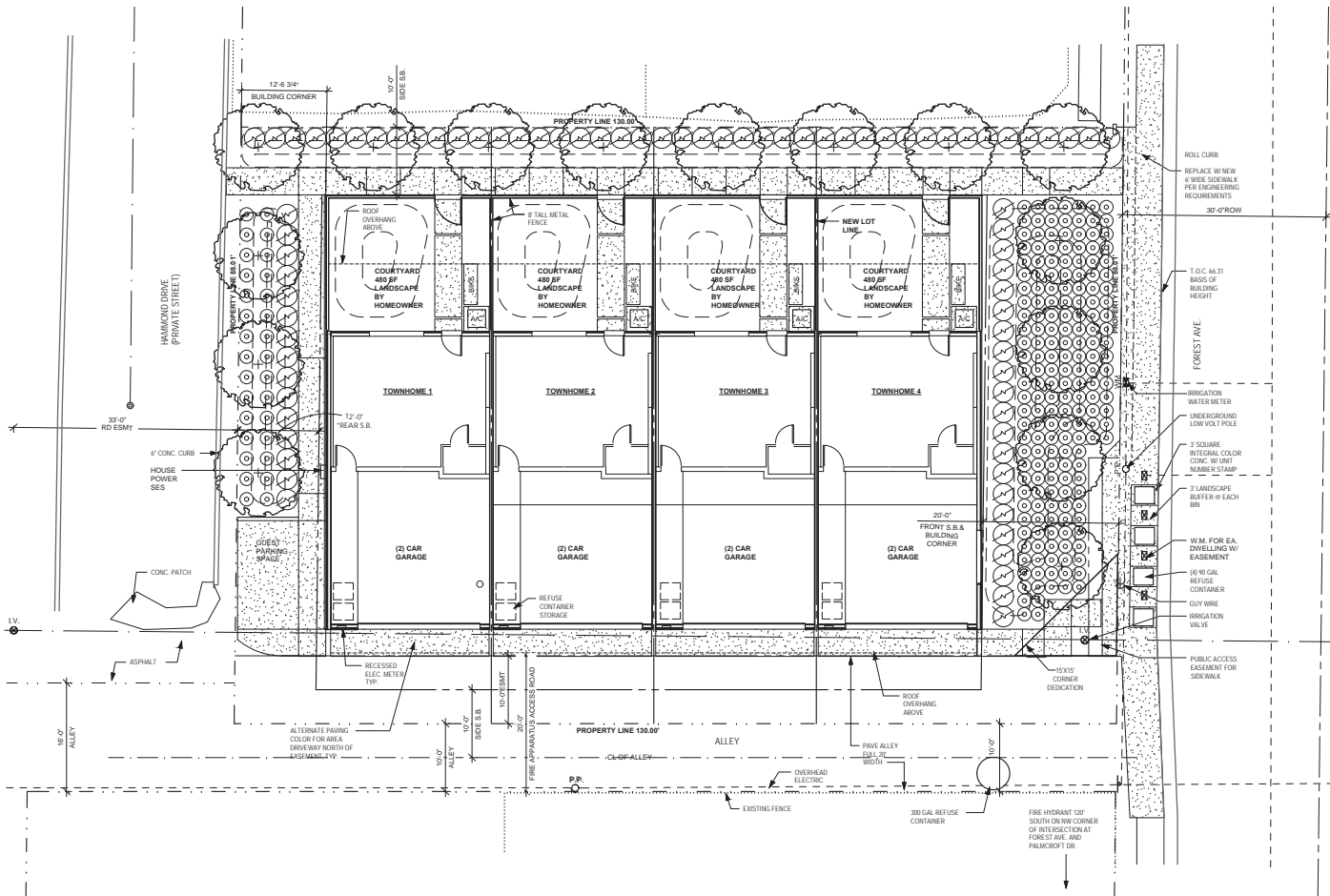
SUBMITTAL
 Date: 6/11/19
 Revision:
 Revision:
 Revision:
 Revision:

SHEET
 18" x 11" 1/4"
SITE PLAN
 NUMBER
A100



W. D. Tonnesen
 CRP. 09.30.19





LANDSCAPE NOTES

- ROUGH GRADING TO WITHIN ± 0.10 FOOT INCLUDING ALL BERMS AND SWALES WILL BE PROVIDED BY BUILDER BEFORE PLANTING BEGINS.
- FINISH GRADES OF LANDSCAPE AREAS (TOP OF D.G.) TO BE GRADED TO 1" BELOW CONCRETE OR OTHER PAVED SURFACES.
- ANY DISCREPANCIES FOUND BETWEEN PLANS, SPECIFICATIONS, AND THE SITE SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- LANDSCAPE CONTRACTOR SHALL CONFIRM ALL LOCATIONS OF UNDERGROUND UTILITIES PRIOR TO EXCAVATION.
- LANDSCAPE ARCHITECT HAS THE OPTION OF ACCEPTANCE OR REJECTION OF ANY PLANT MATERIALS DEEMED UNACCEPTABLE UPON DELIVERY TO THE SITE.
- ALL TREES SHALL MEET THE ARIZONA NURSERY ASSOCIATION STANDARD TREE SPECIFICATIONS FOR HEIGHT, WIDTH, AND CALIPER OF EACH TREE FOR THEIR CONTAINER/BOX SIZE, UNLESS OTHERWISE INDICATED ON THE PLANS.
- PREPARED BACK FILL: NATIVE SOIL MIXED WITH ONE TENTH PART DAKOTA PEAT AND GYPSUM AT THE RATE OF 2.5 LBS./CU. YARD.
- ADD "AGRI-FORM" FERTILIZER TABLETS AT THE FOLLOWING RATES:
 1 GALLON PLANT ----- 1 TABLET
 5 GALLON PLANT ----- 2 TABLETS
 15 GALLON PLANT ----- 4 TABLETS
 24" BOX PLANT ----- 6 TABLETS
 36" BOX PLANT ----- 10 TABLETS
 TABLETS TO BE PLACED NO DEEPER THAN 6" BELOW SOIL SURFACE.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON THE PLANTING PLAN. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES INDICATED IN THE LEGEND.
- ALL PLANT MATERIALS TO BE GUARANTEED AFTER FINAL ACCEPTANCE FOR 1 YEAR.
- NO SLOPES ON SITE TO EXCEED 4:1.
- ALL PLANTING AREAS TO BE COVERED WITH DECOMPOSED GRANITE AS INDICATED ON PLAN. APPLY PRE-EMERGENT SURFLAN AS PER MANUFACTURER'S DIRECTIONS.

NOTES

- ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CLEANUP, MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN A PHASE.
- ALL LANDSCAPING SHALL BE MAINTAINED BY THE LANDOWNER OR THE LESSOR.
- THERE SHALL BE NO OBSTRUCTION OF SITE SIGNAGE BY LANDSCAPE PLANT MATERIAL, AND THAT SUCH MUST BE RELOCATED/CORRECTED BEFORE THE FIELD INSPECTION WILL ACCEPT/PASS THE SIGN IN THE FIELD OR ISSUE A CERTIFICATE OF OCCUPANCY FOR A PROJECT.
- THERE ARE NO NATIVE PLANTS EXISTING ONSITE THAT REQUIRE PLANT SURVEY AND REMOVAL/RELOCATION PLAN.



Hammond Duplexes, 2051 S. Hammond Drive Tempe, Az 85282

Bill and Pilar Tomassen
105 East 15th Street
Tempe, Arizona 85281
480-968-7898



Tomassen Inc.
105 East 15th Street
Tempe, Arizona 85281
Telephone
480-968-7895
Contact
Bill Tomassen

These drawings were prepared specifically for the Seminary project and are instruments of service. No part thereof shall be duplicated, distributed, disclosed, or made available to others except as expressly authorized in writing by Bill Tomassen. The owner shall be deemed author of these documents and retains all common law, statutory, and copyrights.

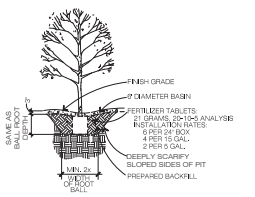
Date 4/08/19
Revision 6/17/19
Revision

LANDSCAPE PLAN

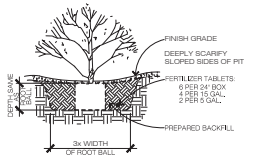
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PLANT LEGEND

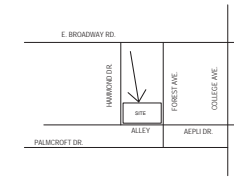
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	NOTES
TREES					
(Symbol: Circle with cross)	PROSOPIS HYBRID LESLIE ROY	HYBRID MESQUITE	24" BOX, 7'H x 8" W x 1 1/2" CAL.	15	MULTITRUNK, HIGH BREAKING
SHRUBS					
(Symbol: Circle with dot)	CORDIA BOISSIERI	MEXICAN OLIVE	5 GAL.	79	
GROUNDCOVER					
(Symbol: Circle with horizontal lines)	MULLENBERGIA CAPILLARIS 'REGAL MIST'	REGAL MIST MUHLY	1 GAL.	215	
MSC					
(Symbol: Square with cross)	4" MINUS NATIVE GRANITE AGGREGATE SALVAGED FROM CAMELBACK MOUNTAIN				



TREE PLANTING
NTS

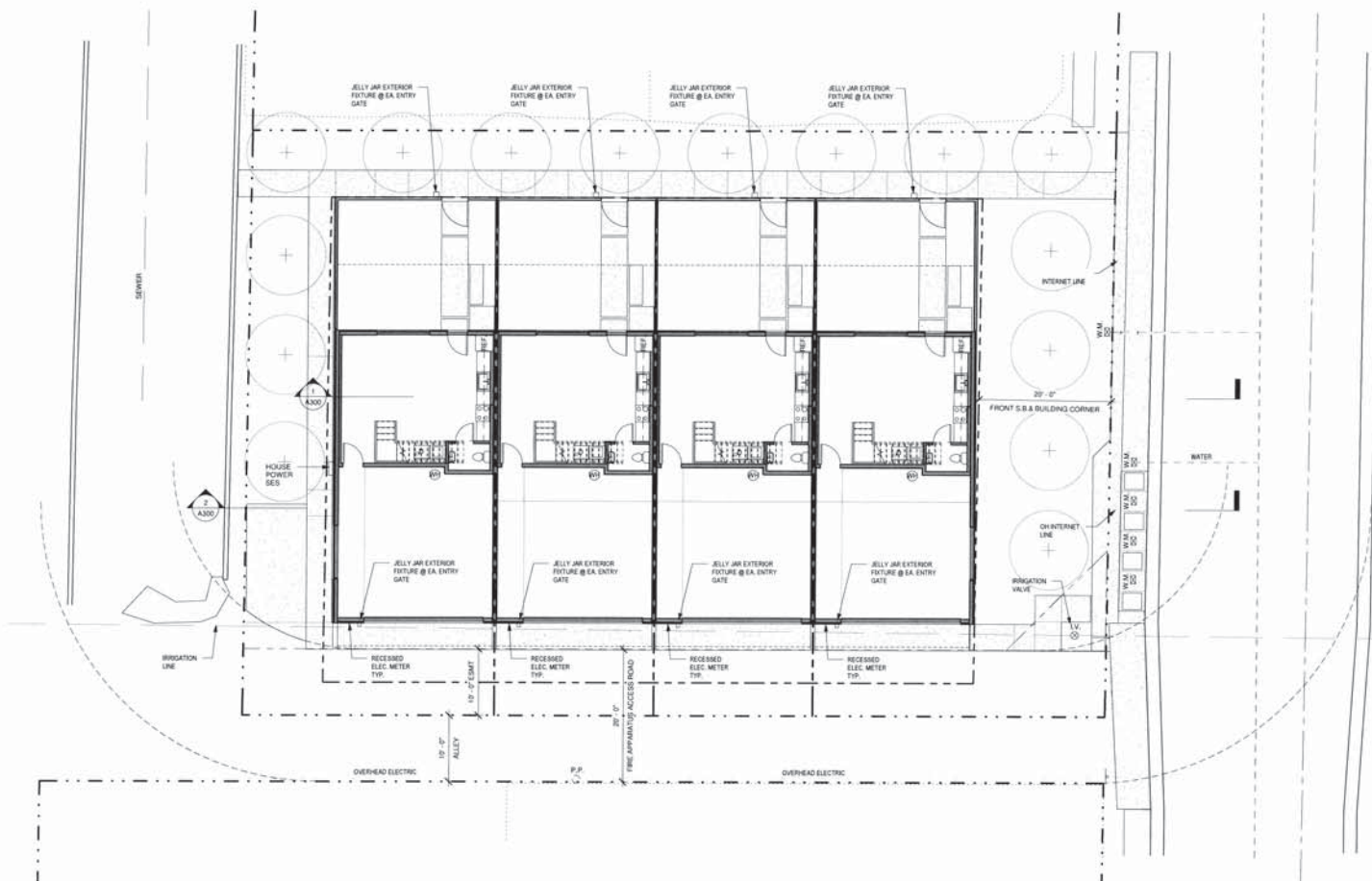


SHRUB PLANTING
NTS



LANDSCAPE PLAN





1 UTILITY & LIGHTING PLAN
1/8" = 1'-0"

EXP. 09-30-19



SCULPTURE

PROJECT
Hammond Townhomes
2051 S. Forest Ave.
Tempe, AZ 85282

OWNER
Bill and Pilar Tonnesen
105 East 15th Street
Tempe, Arizona 85281
480.968.7898

REGISTRANT

NOT FOR CONSTRUCTION

GENERAL CONTRACTOR
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REVISIONS

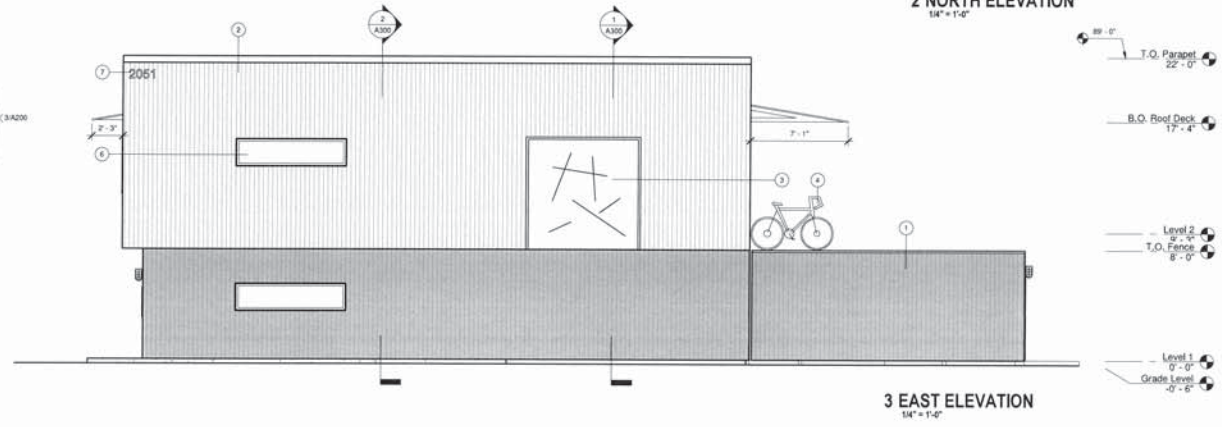
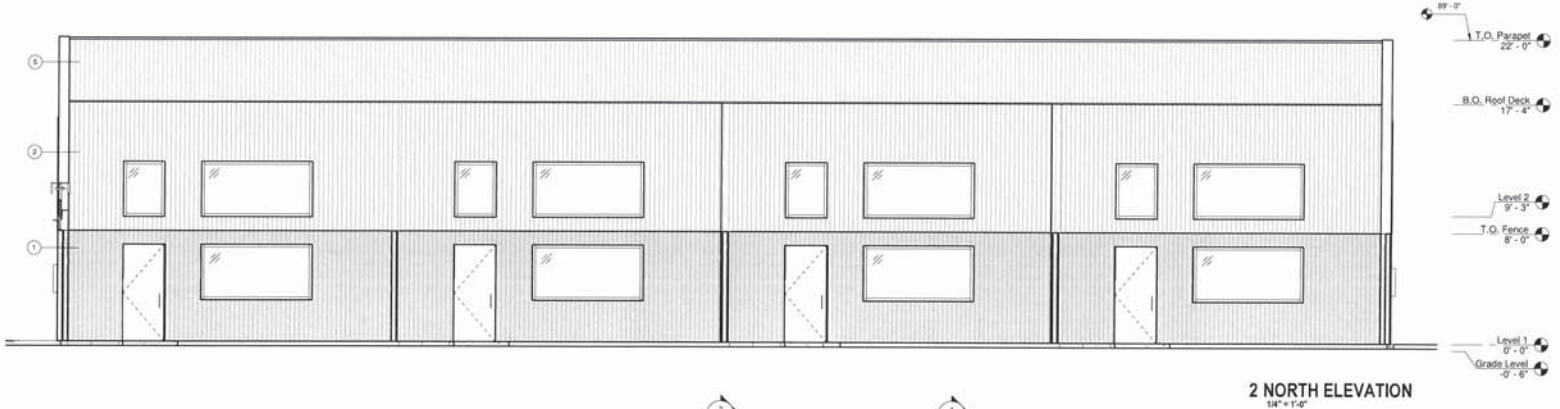
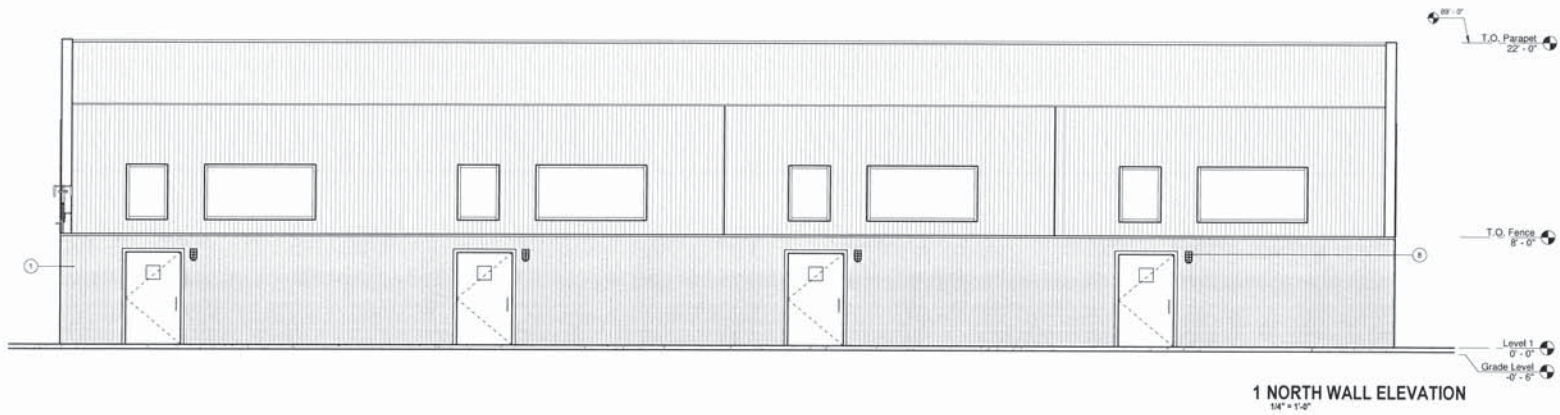
Date	6/11/19
Revision	
Revision	
Revision	
Revision	

SHEET

UTILITY AND LIGHTING PLAN

NUMBER

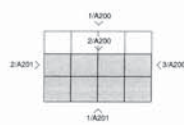
A100L



MATERIAL LEGEND

- ① RUST 26 GA. BLACK 'C' PANEL CORRUGATED STEEL DECK
- ② GALVANIZED 24 GA. CORRUGATED STEEL DECK
- ③ LOCAL FOUND OBJECTS ART DISPLAY
- ④ BICYCLE SCULPTURE WITH OR WITHOUT A FIGURE
- ⑤ GALVANIZED 24 GA. CORRUGATED STEEL DECK ROOFING
- ⑥ ZX8 INSULATED ETCHED WINDOW
- ⑦ BUILDING ADDRESS 8"-12" TALL INDIVIDUAL SECURE METAL REVERSE PAN CHANNEL CHARACTERS
- ⑧ EXTERIOR LED 'JELLY JAR' LIGHT FIXTURE
- ⑨ GALVANIZED FINISH GARAGE DOOR

ELEVATION KEY PLAN



EXP 09.30.19



SCULPTURE
PROJECT
Hammond Townhomes
2051 S. Forest Ave.
Tempe, AZ 85282

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SUBMITTALS
Date 5/11/19
Revision
Revision
Revision
Revision

SHEET
ELEVATIONS
NUMBER
A200

Exp. 09-30-19



SCULPTURE



PROJECT

Hammond Townhomes
2051 S. Forest Ave.
Tempe, AZ 85282

OWNER

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GENERAL CONTRACTOR

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Contact
Bill Tomness

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SUBMITTALS

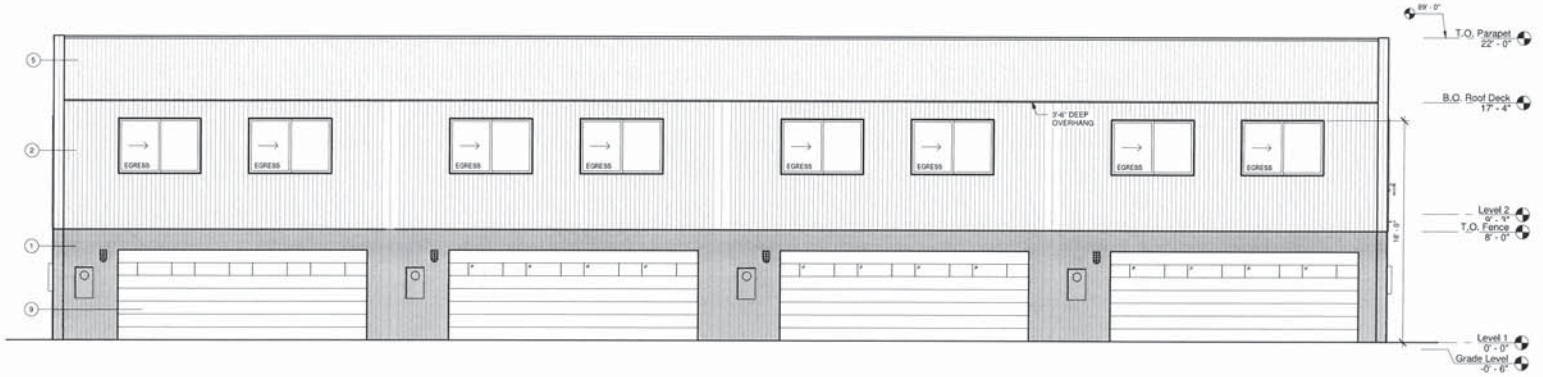
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SHEET

ELEVATIONS

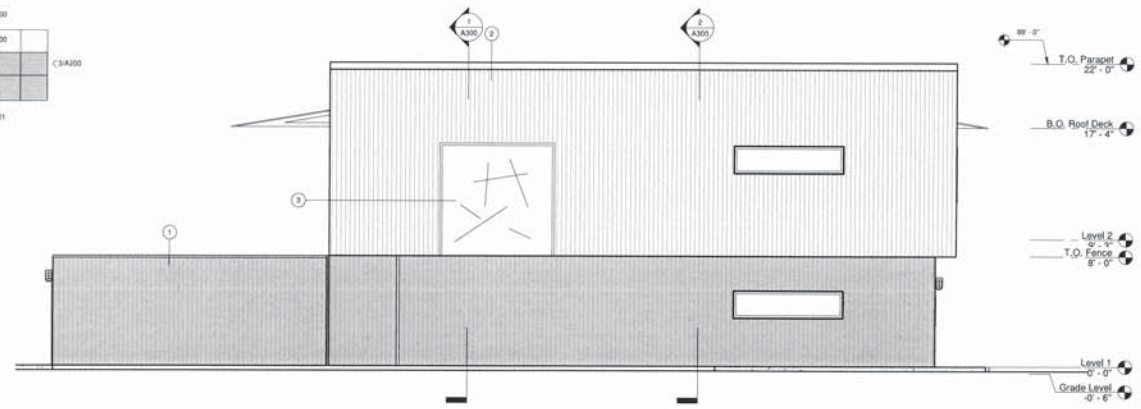
NUMBER

A201



1 SOUTH ELEVATION
1/4" = 1'-0"

- MATERIAL LEGEND**
- 1 RUST 26 GA. BLACK 'C' PANEL CORRUGATED STEEL DECK
 - 2 GALVANIZED 24 GA. CORRUGATED STEEL DECK
 - 3 LOCAL FOUND OBJECTS ART DISPLAY
 - 4 BICYCLE SCULPTURE WITH OR WITHOUT A FIGURE
 - 5 GALVANIZED 24 GA. CORRUGATED STEEL DECK ROOFING
 - 6 2X8X INSULATED ETCHED WINDOW
 - 7 BUILDING ADDRESS 8'-10" TALL INDIVIDUAL MOUNT METAL REVERSE FIN CHANNEL CHARACTERS
 - 8 EXTERIOR LED JELLY JAR LIGHT FIXTURE
 - 9 GALVANIZED FINISH GARAGE DOOR



2 WEST ELEVATION
1/4" = 1'-0"



1 RUST 26 GA BLACK "C" PANEL CORRUGATED STEEL DECK



2 GALVANIZED 24 GA CORRUGATED STEEL DECK



3 FOUND OBJECTS ART DISPLAY



4 BICYCLE SCULPTURE W/ OR W/O A FIGURE



5 GALVANIZED 24 GA CORRUGATED STEEL DECK ROOFING



6 GLASS WINDOWS



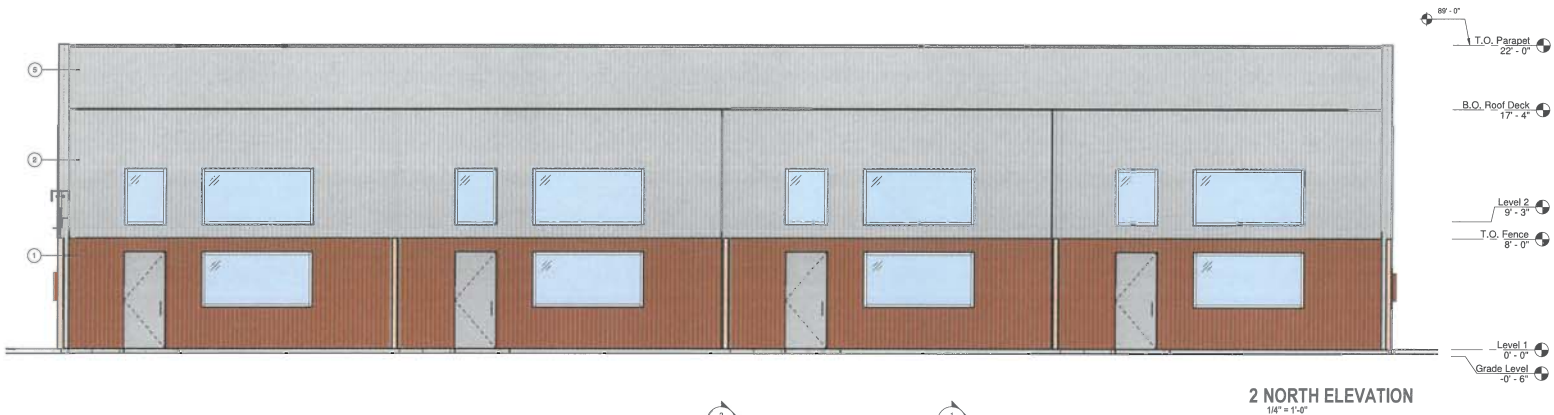
7 BUILDING ADDRESS 8"-10" TALL INDIVIDUAL MOUNT METAL REVERSE PAN CHANNEL CHARACTERS

MATERIAL BOARD

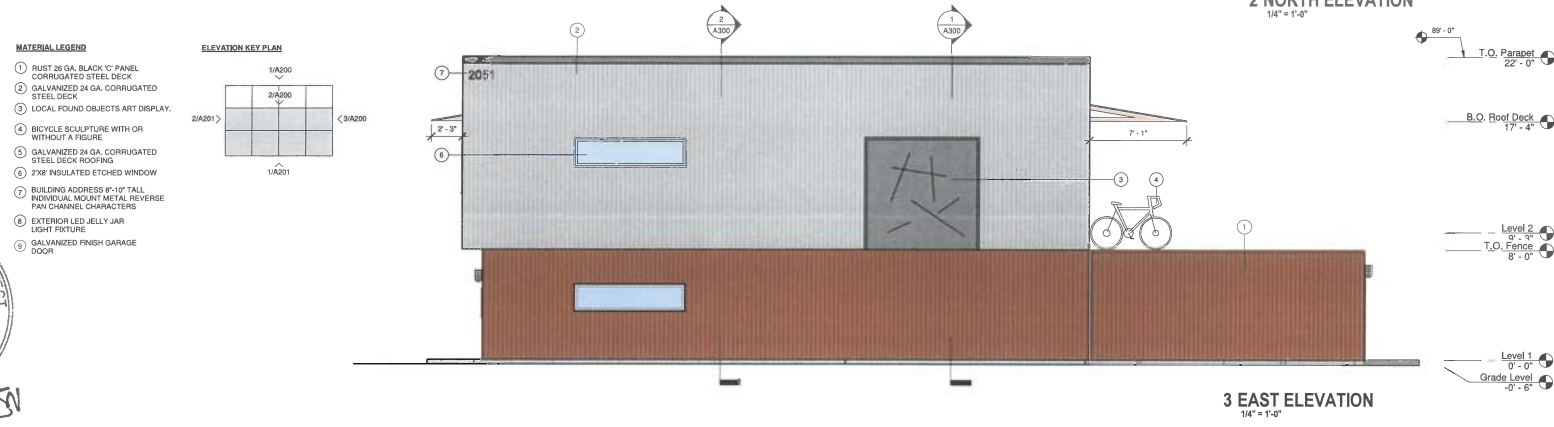
HAMMOND TOWNHOMES
2051 S. HAMMOND DRIVE
TEMPE, AZ 85282



1 NORTH WALL ELEVATION
1/4" = 1'-0"

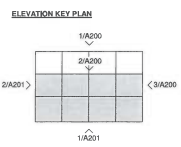


2 NORTH ELEVATION
1/4" = 1'-0"



3 EAST ELEVATION
1/4" = 1'-0"

- MATERIAL LEGEND**
- ① RUST 26 GA. BLACK 1" PANEL CORRUGATED STEEL DECK
 - ② GALVANIZED 24 GA. CORRUGATED STEEL DECK
 - ③ LOCAL FOUND OBJECTS ART DISPLAY
 - ④ BICYCLE SCULPTURE WITH OR WITHOUT A FIGURE
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 - ⑧ EXTERIOR LED JELLY JAR LIGHT FIXTURE
 - ⑨ GALVANIZED FINISH GARAGE DOOR



Exp. 06.30.19

W. Tomnesen

SCULPTURE

PROJECT

Hammond Townhomes
2051 S. Forest Ave.
Tempe, AZ 85282

OWNER

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REGISTERED

NOT FOR CONSTRUCTION

ARCHITECT

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REVISIONS

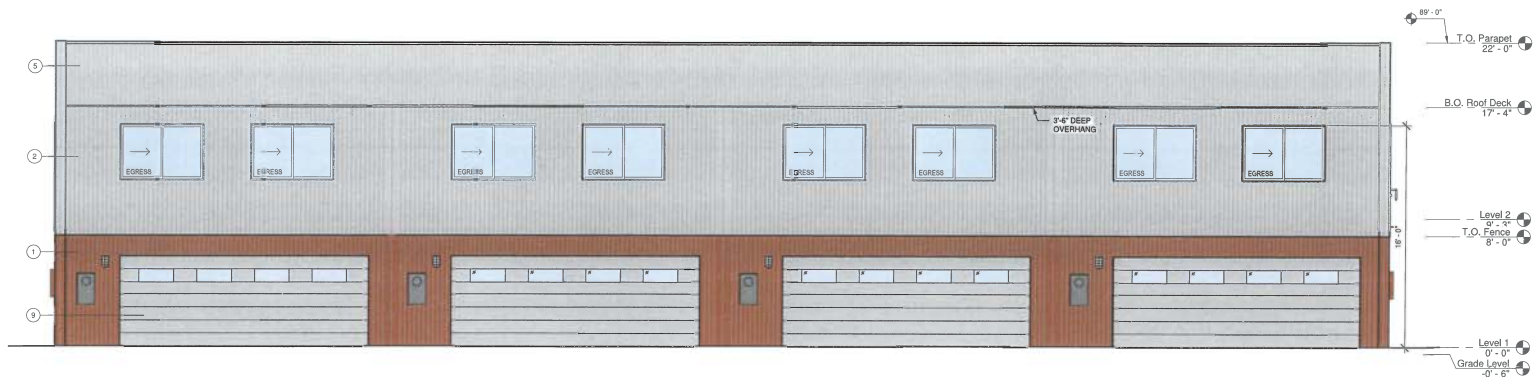
Date	Revision
5/11/19	Revision
	Revision
	Revision
	Revision

SHEET

ELEVATIONS

NUMBER

A200c

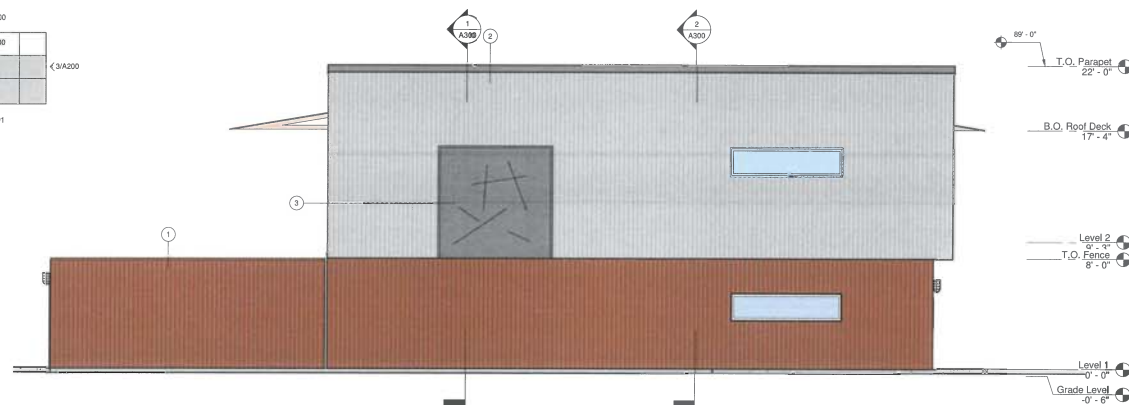
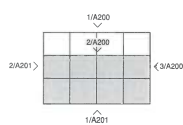


1 SOUTH ELEVATION
1/4" = 1'-0"

MATERIAL LEGEND

- ① RUST 26 GA. BLACK 'C' PANEL CORRUGATED STEEL ROOF
- ② GALVANIZED 24 GA. CORRUGATED STEEL DECK
- ③ LOCAL FOUND OBJECTS ART DISPLAY.
- ④ BICYCLE SCULPTURE WITH OR WITHOUT A FIGURE
- ⑤ GALVANIZED 24 GA. CORRUGATED STEEL DECK ROOFING
- ⑥ 2'X8' INSULATED ETCHED WINDOW
- ⑦ BUILDING ADDRESS 8"-10" TALL INDIVIDUAL MOUNT METAL REVERSE PAN CHANNEL CHARACTERS
- ⑧ EXTERIOR LED JELLY JAR LIGHT FIXTURE
- ⑨ GALVANIZED FINISH GARAGE DOOR

ELEVATION KEY PLAN



2 WEST ELEVATION
1/4" = 1'-0"

EXP 09-30-19



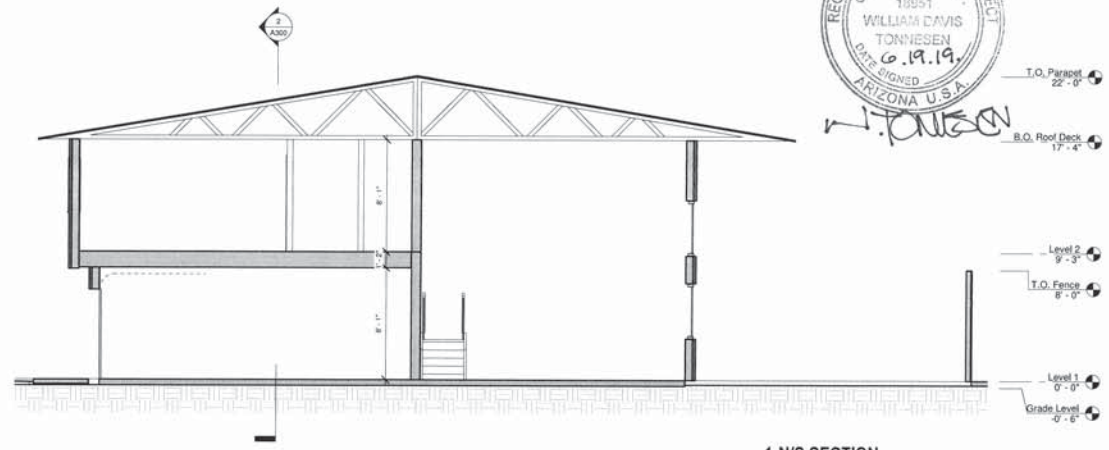
SCULPTURE

PROJECT
 Hammond Townhomes
 2051 S. Forest Ave.
 Tempe, AZ 85282
OWNER
 Bill and Pilar Tonnesen
 105 East 15th Street
 Tempe, Arizona 85281
 480.968.7898
REGISTRANT
NOT FOR CONSTRUCTION
GENERAL CONTRACTOR
 Tonnesen Inc.
 105 East 15th Street
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 480.968.7895
 Contact
 Bill Tonnesen
DOCUMENTS
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SUBMITTALS
 Date 6/11/19
 Revision
 Revision
 Revision
 Revision
SHEET
ELEVATIONS
 Made, As Indicated
NUMBER
 A201

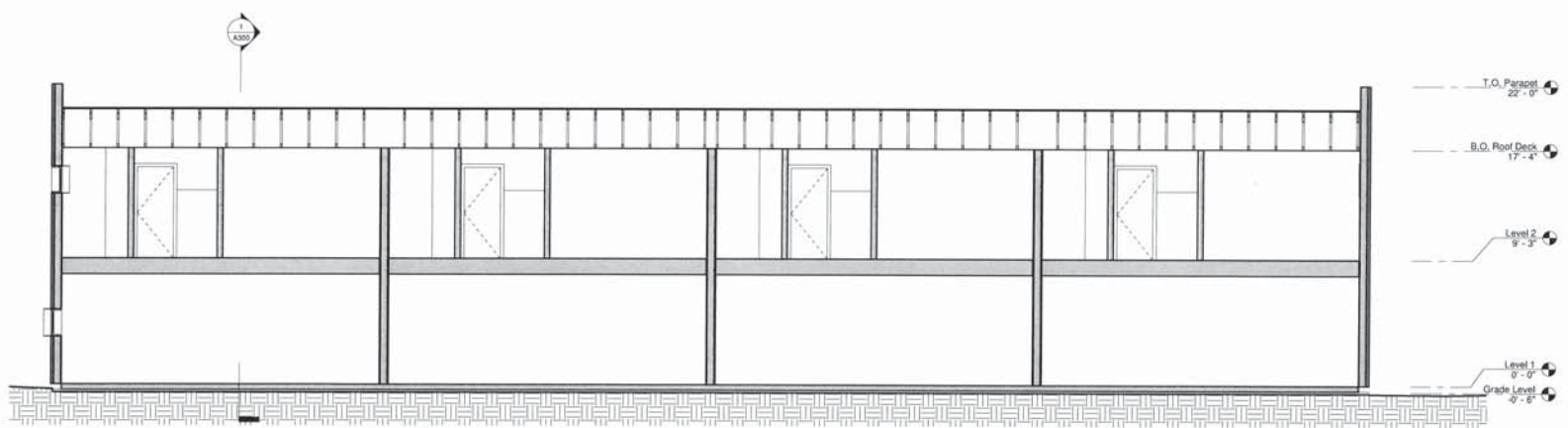
EXP 09-30-19



W. TONNESSEN



1 N/S SECTION
1/4" = 1'-0"



2 E/W SECTION
1/4" = 1'-0"

ROUTINE

PROJECT
Hammond Townhomes
2051 S. Hammond Drive
Tempe, AZ 85282

OWNER
Bill and Pilar Tonnesen
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REVISIONS

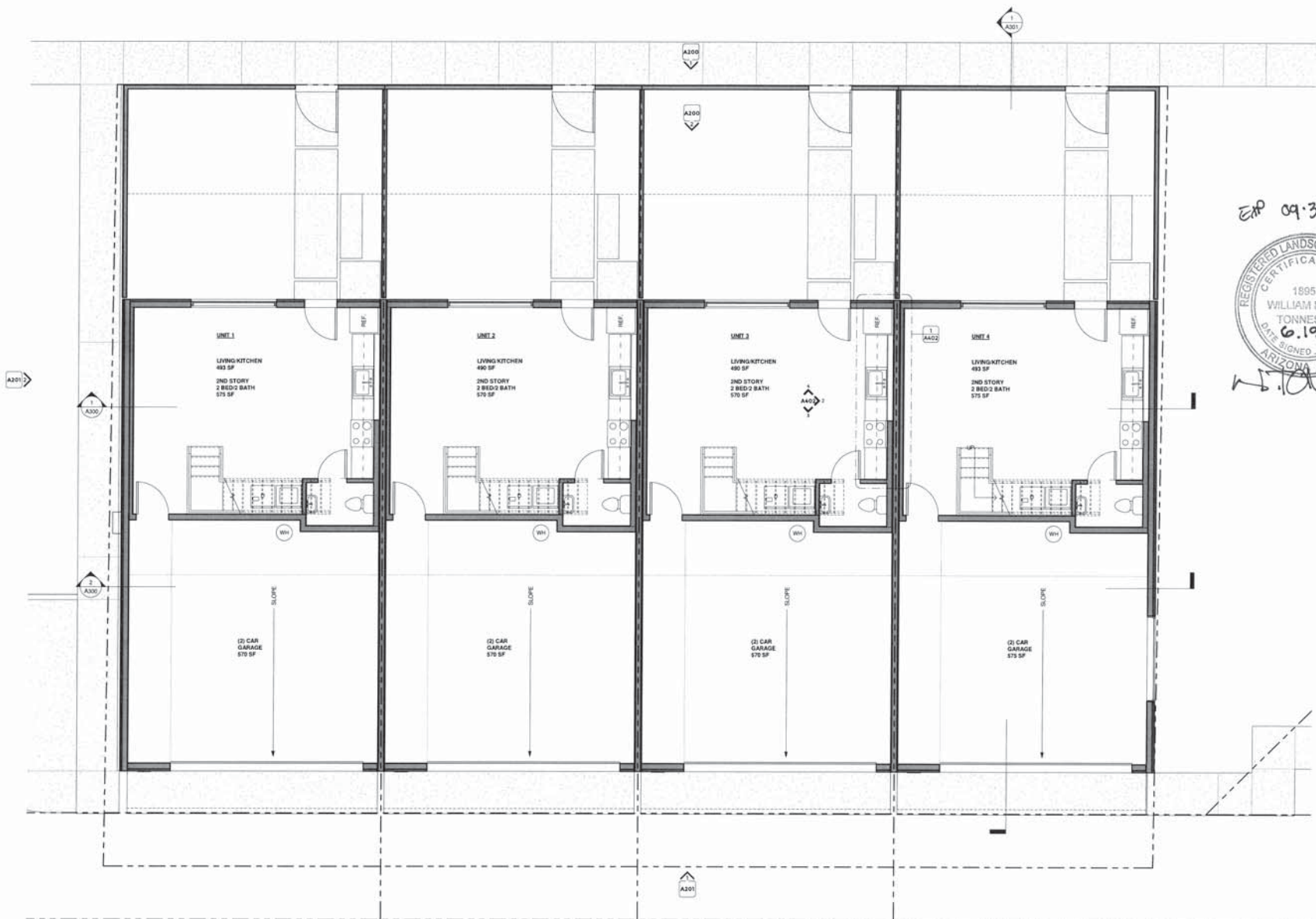
DATE	REVISION
5/6/19	
	Revision
	Revision
	Revision
	Revision

SHEET

BUILDING SECTIONS

TRAINER

A300



1 FLOOR PLAN
1/4" = 1'-0"

EXP 09.30.19



SCULPTURE	
PROJECT	Hammond Townhomes 2051 S. Forest Ave. Tempe, AZ 85282
OWNER	Bill and Pilar Tomnesen 105 East 15th Street Tempe, Arizona 85281 480.968.7898
REGISTRAR	18951 WILLIAM DAVIS TOMNESSEN 6.19.19 DATE SIGNED ARIZONA U.S.A.
NOT FOR CONSTRUCTION	
GENERAL CONTRACTOR	Tomnesen Inc. 105 East 15th Street Tempe, Arizona 85281 Telephone 480.968.7895 Contact Bill Tomnesen
DOCUMENTS	These drawings were prepared specifically for the Hammond project and are instruments of service. No part thereof shall be duplicated, distributed, disclosed, or made available to others except as expressly authorized in writing by Bill Tomnesen. The owner shall be deemed author of these documents and retains all common law, statutory, and copyrights.
REVISIONS	Date: 07/17/19 Revision: Revision: Revision: Revision:
SHEET	FLOOR PLAN LEVEL 1
NUMBER	A101

SCULPTURE



PROJECT

Hammond Townhomes
2051 S. Forest Ave.
Tempe, AZ 85282

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SUBMITTALS

Date 5/11/19
Revision
Revision
Revision
Revision

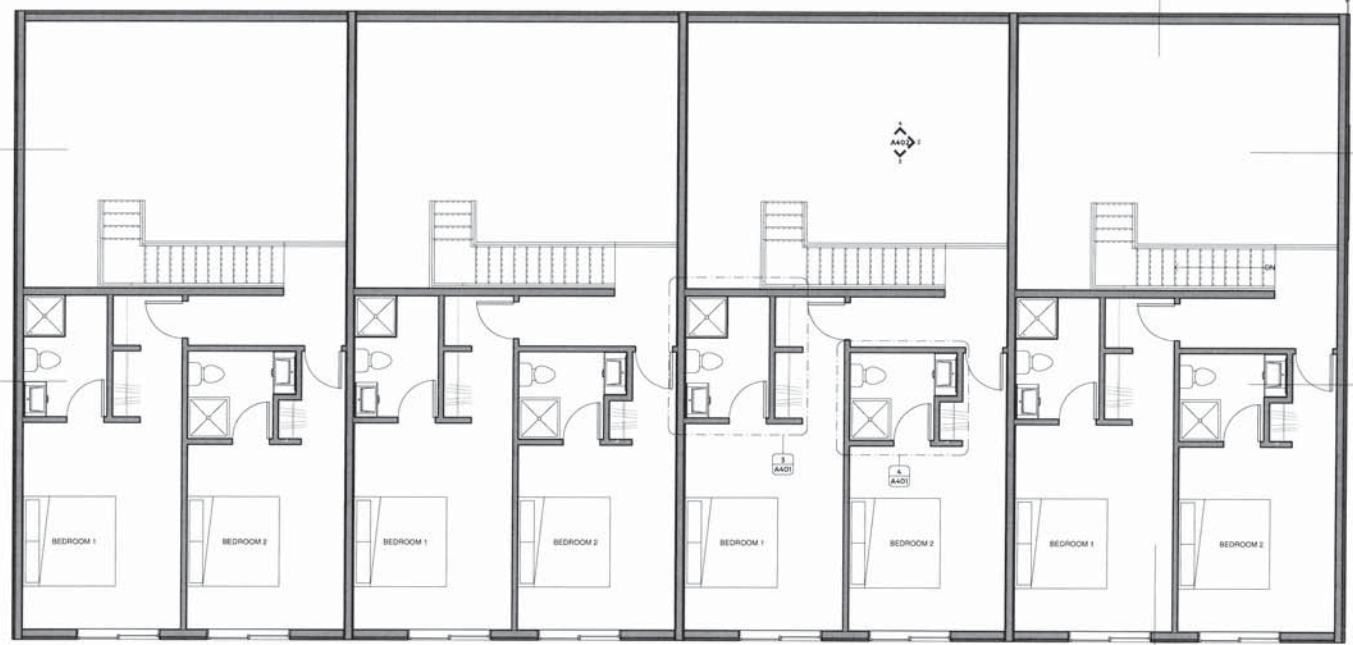
SHEET

scale: 1/8" = 1'-0"
**FLOOR PLAN
LEVEL 2**

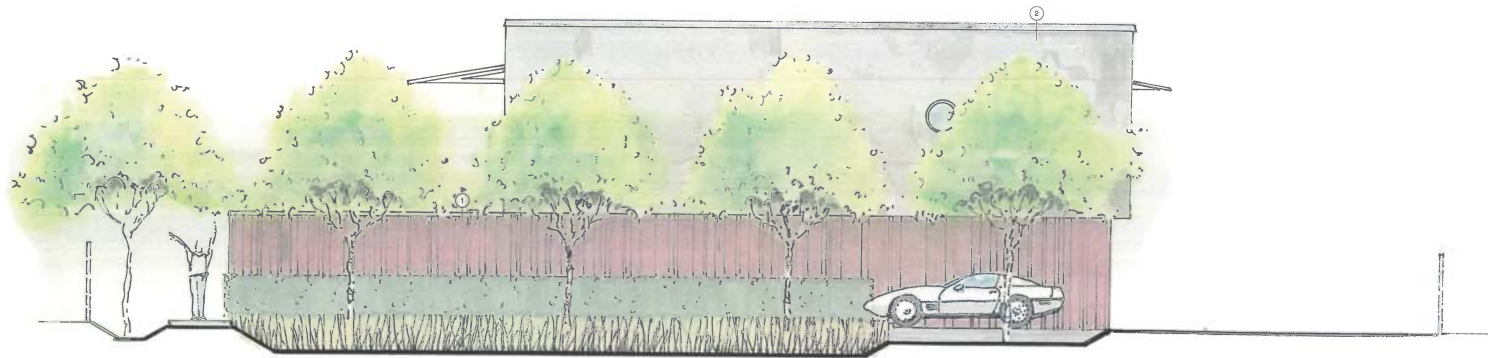
NUMBER

A102

Exp. 09-30-19



1 LEVEL 2 - FLOOR PLAN
1/8" = 1'-0"

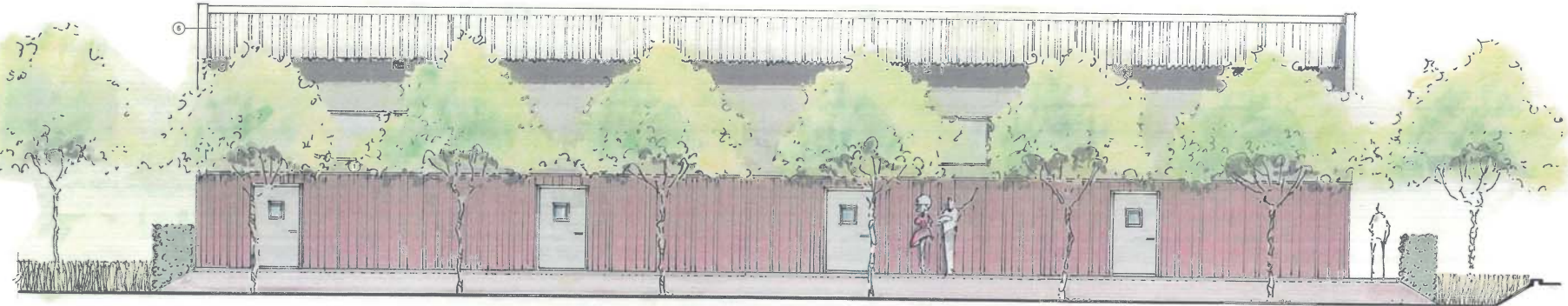


WEST ELEVATION
1/4" = 1'-0"

EXP. 09.30.19



W. TONNESEN

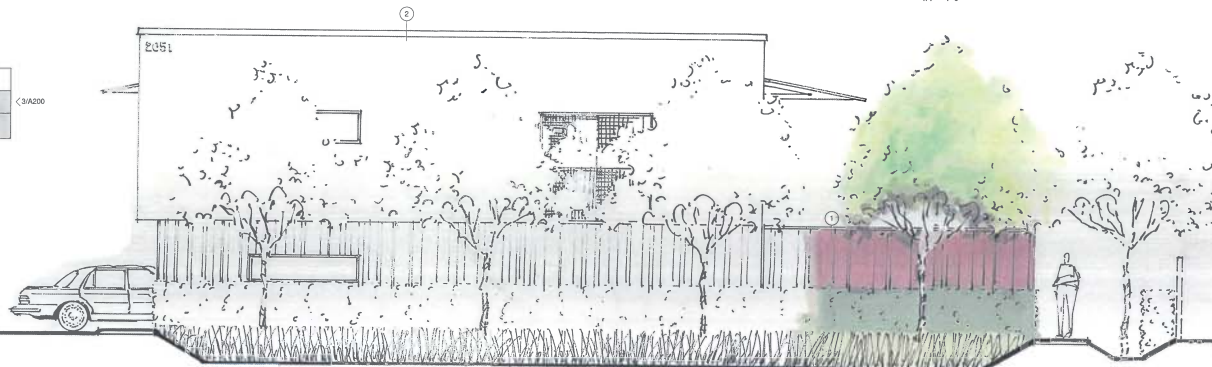
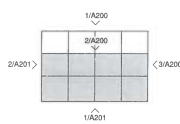


2 NORTH ELEVATION
1/4" = 1'-0"

MATERIAL LEGEND

- ① RUST 26 GA. BLACK "C" PANEL CORRUGATED STEEL DECK
- ② GALVANIZED 24 GA. CORRUGATED STEEL DECK
- ③ BURNING MAN PORTRAITS (4)
- ④ BICYCLE SCULPTURE WITH OR WITHOUT A FIGURE
- ⑤ GALVANIZED 24 GA. CORRUGATED STEEL DECK ROOFING
- ⑥ 2X8 INSULATED ETCHED WINDOW
- ⑦ BUILDING ADDRESS 8"-10" TALL INDIVIDUAL MOUNT METAL REVERSE PAN CHANNEL CHARACTERS

ELEVATION KEY PLAN



3 EAST ELEVATION
1/4" = 1'-0"


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 SUBMITTALS
 Date 5/6/19
 Revision
 Revision
 Revision
 Revision
 WEST
 COLOR ELEVATIONS
 NUMBER
 A200c2



TO CLUTURE



PROJECT

Hammond Townhomes
2051 S. Forest Ave.
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REVISIONS

Date	5/11/19
Revision	
Revision	
Revision	
Revision	

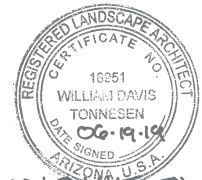
SHEET

3D VIEWS

NUMBER

A900

EXR 09-30-19



W. Tonnese