

**CITY OF TEMPE  
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: August 26, 2019  
Agenda Item: 6**

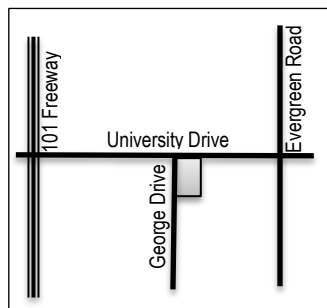
**ACTION:** Request a Use Permit to allow residential use in the CSS, Commercial Shopping and Service District and a Development Plan Review for a new single-family development consisting of four two-story units for GEORGE DRIVE BUNGALOWS, located at 807 South George Drive. The applicant is The Phactory.

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

**RECOMMENDATION:** Approve, subject to conditions

**BACKGROUND INFORMATION:** GEORGE DRIVE BUNGALOWS (PL190154) is located on the south east corner of University and George Drives in the Victory Tract Subdivision and the Apache Character Area Plan. The property is zoned for commercial uses but has remained vacant since the house on the site was demolished in 1998. The proposed development would consist of four single-family detached homes on individual lots. The request includes the following:

- ZUP190052 Use Permit to allow a residential use in the CSS, Commercial Shopping and Service District.
- DPR190092 Development Plan Review including site plan, building elevations, and landscape plan



Existing Property Owner	Ralph Risoli
Applicant	Tessa Jones-Dailey, The Phactory
Zoning District	CSS, Commercial Shopping and Service
Gross / Net site area	.4963 acres
Density / Number of Units	8 du/ac / 4 units (20 du/ac / 10 units allowed)
Unit Type	Four-bedroom
Total Bedrooms	16 bedrooms
Total Building Area	8,700 s.f.
Individual Building Area	2,175 s.f. (1,515 s.f. first floor 660 s.f. second floor)
Lot Coverage	40% (50% maximum allowed)
Individual Lot Coverage	45-48%
Building Height	25' (35' maximum allowed)
Setbacks	0' west front, 0' south side, 0' north street side, 10' east rear (0, 0, 0', 10' min.)
Landscape area	26% (15% minimum required)
Vehicle Parking	14 spaces, 8 in garage and 6 guest (8 min. required, 10 surface spaces max allowed)
Bicycle Parking	Bike parking spaces in garage (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:**

The site consists of two existing lots totaling .496 acres located on the south side of University Drive, on the east side of George Drive, in the Victory Acres Neighborhood. The site has been vacant for more than twenty years. A restaurant is located to the east of the property, and single-family residences to the south. Multi-family condominiums and mobile home residences are located across the street on the north side of University. The west side of George is vacant. This request includes the following:

- ZUP190052 Use Permit to allow a residential use in the CSS, Commercial Shopping and Service District.
- DPR190092 Development Plan Review including site plan, building elevations, and landscape plan for four new single-family residences with two-car garages shared common area amenities and guest parking.

The applicant is requesting the Development Review Commission act on the items listed above. For further processing, the applicant will need approval for a Subdivision Plat, to create individual for-sale lots.

**SITE PLAN REVIEW**

August 30, 2019 The first Preliminary Site Plan Review proposed nine attached townhomes with carports. The proposed site plan had issues with fire and refuse circulation and code requirements. Staff recommended removal of two units and provision of guest parking since there would be no available on street parking on this corner lot. Recommendation was made to consider circulation through to the restaurant to the east, to address refuse access on both properties, since the restaurant had parking issues that impacted refuse collection. The applicant considered this concept and approached the owner of the restaurant, but eventually determined that this was not an ideal solution for the residential site to have a drive accessed by the commercial use to the east. There was insufficient room to get the connection and the concept was not pursued.

October 24, 2018 The second Preliminary Site Plan Review proposed three duplex buildings for a total of six units with four bedrooms each and carports, guest parking and common open space. This design included basement levels and provided more open space than the first concept. It was determined that this design could be entitled by use permit within the existing zoning, however the fire and refuse did not yet work. The design had details that needed to be addressed to make the site work.

July 10, 2019 The applicant changed design teams and after meeting with staff prepared a new site design with four single-family detached units. The formal submittal addressed all prior comments and provided more information on design details. The number of units allowed for curb-side refuse collection, the use of two-story units provided more space for amenities, landscape, retention and guest parking. The units provided secured garage parking for owners and front porches and small side yards. Staff comments were primarily about formatting and presentation on the plans. There were no substantial design issues identified. The proposed color palette had 1 dark grey main body color with white trim for all four units, staff expressed concern that the dark color would absorb heat and that an owner-occupied subdivision should not have four identical houses but provide variation. The applicant modified the building colors to include variations on a theme with three of the units having lighter main building colors of shades of gray so each house is a different main body color of gray with trim variations between a dark gray or swiss coffee off-white. The doors and yard gates are proposed to be a bright color that provides a high contrast accent and unique identifier for each home.

**PUBLIC INPUT**

- A Neighborhood meeting was not required for this request
- At completion of this report, staff received one call of inquiry from a property owner to the north of University who was familiar with the site history and thought the proposed use would be appropriate for the site.

**PROJECT ANALYSIS****GENERAL PLAN**

The applicant has provided a written justification for the proposed project and is proposing a land use and density in conformance with the General Plan. The Projected Land Use for this site is Residential with a Medium Density of up to 15 dwelling units per acre. The .496-acre lot would be allowed a total of 7 residences by the General Plan projections, however the zoning on the property is CSS, Commercial Shopping and Service, which currently allows 20 dwelling units per acre, or 10 units.

## CHARACTER AREA PLAN

The Apache Character Area Plan principles applicable to this site are 2. Landscape Treatments, 3. Shade, 4. Mobility, 5. Triple Bottom Line Mission, 7. Streetscapes, 10. Live/Work/Innovate, 11. Pedestrian Scale, 12. Green Infrastructure, 14. Walkability, 15. Neighborhood Identity & Authentic Character. The landscape palette uses Citrus varieties, rosemary, oleander, and sage from the historic palette, but predominantly uses newer plants from the low water use palette that were not a part of the identified historic palette. Some of these species were common in the neighborhood during the development of the surrounding residences and tie in with the mid-century modern architecture. The site provides sheltered front patios and trees along both streets for shade to pedestrians. On-site there are trees provided near guest parking and in the amenity areas. Approximately 30 trees are being added to this half-acre site. The units are two-story, however two of the bedrooms are located on the first floor, allowing aging in place to occur if residents lost mobility. The proposed design balances net heat gain to the built environment with shade and the use of breeze block cmu site walls to reduce urban heat island effect and allow for nighttime heat loss while minimizing daytime heat gain and uses drought-tolerant landscape to reduce water use and encourages photovoltaic opportunity on rooftops by design of the roof. The streetscape will be improved with landscape along both George and University, serving as an entryway to the Victory Acres community. The size of the units and location and guest parking provide the opportunity for these to serve for home occupations. The lot encourages walk-up to units and maintains the existing street grid. The homes and lots are Sidewalks will be improved along George Drive and a bus stop shelter will be provided along University Drive. Specific green infrastructure was not identified. The proposed design is a departure from older properties in the area but reflects mid-century modern style that is compatible with other residences with pitched shingle roofs, board and batten gables, horizontal siding reflective of the scale of slump block and brick patterns and use of front porches. The colors, windows and doors are contemporary. The density compatible with the single-family residences in the area. As a new infill development, the design respects the character of the neighborhood without replicating the past, it refers to elements of the residential character while providing a more energy efficient and secure product that meets current residential needs.

## ZONING

The site is zoned CSS, Commercial Shopping and Service. There is a restaurant and other commercial uses to the east of this site, however, the size of the lot has not been marketable for commercial uses. Prior site plan reviews of this lot included a church and a coffee shop; neither of these projects moved forward and the site has been vacant since 1998.

## USE PERMIT

The proposed use requires a use permit, to allow residential uses in the CSS, Commercial Shopping and Service District.

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

1. *Any significant increase in vehicular or pedestrian traffic.* The proposed project allows for four 4-bedroom single family houses, with a total of 14 parking spaces. If the lot were used for a commercial use, similar to the lot to the east, it could have twice the amount of parking and depending on use more traffic than residences typically produce. The proposed four residences will not create a significant amount of traffic and may use the bus stop and benefit from walking and biking to nearby commercial uses.
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 site design puts the amenity space at the east side between two residences, adjacent to the back of house for the restaurant on the lot to the east. The use of the amenity area may produce noise from residents and guests but based on the size of the development it would not be anticipated to be a significant generation of noise. Proximity to freeway, arterial street, bus stop, and restaurant open in the evening are anticipated to generate higher levels than four residences.
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 lot has been vacant for 30 years; the proposed project fulfills goals and objectives of the General Plan for infill development sensitive to an existing neighborhood and will serve as an improved entryway to Victory Acres community. The project provides four new single-family homes for ownership opportunity and may stimulate aesthetic improvements on other nearby lots as a result of the investment in the area.

4. *Compatibility with existing surrounding structures and uses.* The proposed use and design is compatible with nearby residences. Although the majority of homes in the area are single story, the zoning would allow two-story units.
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 residences will be fee-simple lots with CC&Rs for maintenance of the common area. No special standards are applied for single-family homes to control behavior beyond city nuisance code requirements for parking, landscape, maintenance and noise.

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

## **DEVELOPMENT PLAN REVIEW**

### **Site Plan**

The half-acre project is oriented with a shared driveway entrance on George Drive with a new separated sidewalk leading to the intersection with University Drive and 8 feet of landscape adjacent to a 6' cmu breeze block wall. The houses have garages set back from the face of the garage, providing a 15' driveway in front of the garage and minimizing the view of the garage. Six additional parking spaces are provided for guests on site, there is no on-street parking on either street frontage due to proximity to the intersection and location of refuse can collection. Approximately 12 feet of landscape is provided within the right of way on University Drive and adjacent to the bus stop. The units are oriented with the rear facing north to the arterial street and all entrances centrally focused to the drive court, creating community between the four units. A small grove of citrus trees provides on-site fruit to residents adjacent to the pool amenity area. A common landscape area on the south side has trees and acts as a buffer between this lot and the property to the south. The units are set back 3' from the property lines on the north and south sides, the CSS zoning allows zero-foot setback. The property to the south has a 5' setback and is allowed to have a two-story unit. The narrow 98-foot width of the lot and the need for a shared driveway for circulation determined the location of the building footprints. A pedestrian path and gate provides access to residents using the bus stop, and the fence material changes from breeze block at the back yards to picket fence where the common parking area is located by the walk to the street, this opens the site up and provides views of the landscape while maintaining a secure site on the north side.

### **Building Elevations**

The homes are designed in a Mid-Century Modern style with an asymmetrical sloping roofline accented by a gable porched entryway. The units are two-story on one end of the house, 25' at the peak of the roof, sloping down to 8' at the end of the garage. The majority of the roofline is under 18', similar to single-story homes in the area. The use of breeze block for the patio walls and perimeter site walls adds a level of permeability to reduce heat gain along the street frontages and provide a growing surface for vegetation in yards. The front porch and side porches and balconies have sliding glass doors to allow ventilation and an indoor-outdoor living experience. The roof material is an architectural shingle with a lifetime warranty and higher definition of depth than standard roof shingles in the surrounding area. The primary building material is painted cement board horizontal board siding, reflective of the horizontal patterning of slump block, brick and wood siding found in Victory Acres neighborhood. The rear elevations with windows facing north and south are smaller clerestory windows to allow light while providing sound protection to the north, and privacy and minimized heat gain to the south. Garages have clerestory windows on the rear wall as well as lites in the garage door for natural light. Front doors each have a different accent color. The second floors have three-foot balconies extending between two sets of glass doors for the second-floor bedrooms. The primary and accent paint colors are varied shades of grey for a consistent look within the development while providing individual identification between units.

### **Landscape Plan**

The landscape includes Chinese Pistache for street trees and seasonal change, Mulga which ties into the grey building colors, Willow as a color accent, Live Oak and Texas Ebony for dense shade near the parking spaces, and citrus adjacent to the amenity area for fruit production. The fronts of the units are lined with hedges of hop seed for the taller portions of the breeze block fence, for privacy to the yards, and Muhlenbergia is used in front of the patios to complement the breeze block

and soften the street front. Street front plants include a combination of flowering shrubs, ground covers and accents: Red Bird of Paradise, Pink Fairy Duster, yellow Feathery Cassia, purple Sages, Petite Pink Dwarf Oleander, white Bush Morning Glory, gold and purple Lantanas, Rosemary, dwarf Olive, Aloes, Yucca, Gold Barrel, Candelilla, Slipper Plant and Elephant Food provide year round aesthetic interest in texture and color.

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 placement was determined by the size and orientation of the site, the form was determined by reference to residences within the area, and the articulation of the building is provided by roofline, window placement, and use of materials and colors.
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort*; The design provides significant shade around the perimeter of the site and units, breeze block walls for ventilation and reduced heat gain, shelter over patios and sliding glass doors for indoor/outdoor comfort.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings*; the rooftop shingles have a lifetime warranty and are architectural grade fiberglass composite material, the siding is cement board and the windows are all energy efficient, the proposed design is higher quality than the older housing in the neighborhood but still within character of the area.
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings*; houses are two-story, under twenty-five feet tall at the pitch of the tallest roof, sloping down to twelve-feet for the primary portion of the home and eight feet at the edge of the garage roofline. The structures and landscape are scaled to fit in the context of the neighborhood.
5. *Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level*; Building massing is broken up by the use of windows and doors, the use of board and batten and breeze block for changes in material. The asymmetric roofline is a defining element and the clerestory windows create a rhythm along the back of the residence, visible above the breeze block perimeter wall.
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*; As described above, the proposed four residences meet this criterion.
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage*; The development provides a pedestrian gate to access the bus stop north of the site and provides landscape along the public sidewalks for shade.
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses*; All traffic circulation is on site, with room for residents and guests to park.
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance*; Windows, balconies, porches and patios surround the homes, use of breeze block reduces hiding places and the courtyard style shared drive encourages interaction between residents.
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways*; Landscape provides privacy, surveillance and shade where needed on site. The street frontages are defined by different plants than the guest parking and amenity areas, and the h

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; No signs are proposed for the development.*
12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses and does not create negative effects. Lighting is sensitive to the residential use, providing sufficient lighting for the drive court and parking and amenity space without creating glare or over lit area for ambiance.*

**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 PAD overlay process was specifically created to allow for greater flexibility, to allow for increased heights.
4. The proposed project meets the approval criteria for a Use Permit and Development Plan Review.

Based on the information provided and the above analysis, staff recommends approval of the requested Use Permit 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 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 is valid for the plans for four single family residences, 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 and landscape plans dated August 5 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. A continuing care condition, covenant and restriction (CC&R) shall be provided. An Administrative Application for CC&R review shall be submitted, and the document shall be in a form satisfactory to the Community Development Director and City Attorney. The owner(s) shall provide a continuing care condition, covenant and restriction (CC&R's) for all of the following:
  - a. Landscape required by Ordinance or located in any common area on site;
  - b. Amenity areas as presented shall be maintained for the benefit of the owners;
  - c. Use of garage shall be used for the purpose of primary parking, not to be used primarily as storage or other uses;
  - d. Trash and recycle containers shall be stored in garages or side yards, or otherwise out of public view except on collection days.

- e. Solid waste staging for collection has been approved to be located in the right-of-way, the homeowner's association (HOA) is responsible for maintenance of this area, as identified in the required maintenance agreement with the City, which includes repair and replacement of concrete pads and landscape.

**Site Plan**

4. Verify height of mechanical 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 main driveway entrance to site, consisting of integral colored unit paving / integral colored and stamped concrete. Extend this paving in the driveway from the right-of-way line to 20'-0" on site and from curb to curb at the drive edges. From sidewalk to right-of-way line, extend concrete paving to match sidewalk.
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. For common area landscape meter, 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**

9. The materials and colors are approved as presented:
  - Roof – GAF Timberline – Natural Shadow, Slate (dark grey green)
  - Primary Building – 8" LP smart side cedar texture lap siding horizontally mounted
    - House 1 Dunn Edwards DE6352 December Sky (light cool gray)
    - House 2 Dunn Edwards DE6355 Tarnished Silver (dark cool gray)
    - House 3 Dunn Edwards DE6353 Silver Lined (light-medium cool gray)
    - House 4 Dunn Edwards DE6354 Gray Wolf (medium cool gray)
  - Trim –
    - House 1 Dunn Edwards 6355 Tarnished Silver (dark cool gray)
    - House 2 Dunn Edwards DEW341 Swiss Coffee (off-white)
    - House 3 Dunn Edwards 6355 Tarnished Silver (dark cool gray)
    - House 4 Dunn Edwards DEW341 Swiss Coffee (off-white)
  - Accent Door Color –
    - House 1 Dunn Edwards DEA111 Burning Tomato (bright red-orange)
    - House 2 Dunn Edwards DET546 Oasis (teal blue)
    - House 3 Dunn Edwards DEA117 Confident Yellow (yellow)
    - House 4 Dunn Edwards DEA124 Lime Twist (bright lime green)

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

10. If provided, roof access shall be from the interior of the building. Do not expose roof access to public view.
11. Conceal roof drainage system within the interior of the building.
12. 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.
13. Locate the electrical service entrance section (S.E.S.) inside building or inside a secure yard that is concealed from public view.

## **Landscape**

14. Arterial street trees shall be a minimum of 36" box specimens and a minimum of 1 ½" caliper trunk.
15. Irrigation notes:
  - a. Provide dedicated landscape water meter for commonly maintained tract area landscape.
  - b. 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.
  - 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.
16. 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.
17. 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**

18. Verify property address and submit a PDF copy of the site plan with unit floor plans for permanent addressing to [permitcenter@tempe.gov](mailto:permitcenter@tempe.gov) prior to submittal of construction documents.
19. Provide address sign(s) on the front 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 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.
- 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, 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.

#### 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:**

- Roll-outs are to be stored out of site on individual lots except on collection days.

**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) for single family residences.
- 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:**

1930-1969 Historic Aerials indicate the site was not developed until 1959, however images were not clear on what structures on site were. Development to the west and south of the site occurred between 1959 and 1969.

March 22, 1962 City Council approved a Zoning Amendment from R-1 single-family to C-1 commercial.

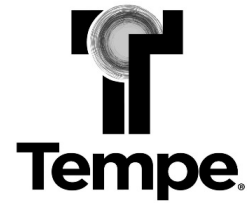
May 19, 1970	Site had a trailer as a residence on the property.
1976	Site used as a residence, commercial use developed next door.
1996-1998	Residence still located on site until 1998, structure was demolished and has remained vacant for thirty years.
August 26, 2019	Development Review Commission is scheduled to hear the requested Use Permit for residences in the CSS district, and the Development Plan Review for the design

**ZONING AND DEVELOPMENT CODE REFERENCE:**

Section 3-202 Permitted Uses in Commercial and Mixed-Use Districts

Section 3-308 Use Permit

Section 6-306 Development Plan Review



# DEVELOPMENT PROJECT FILE

for

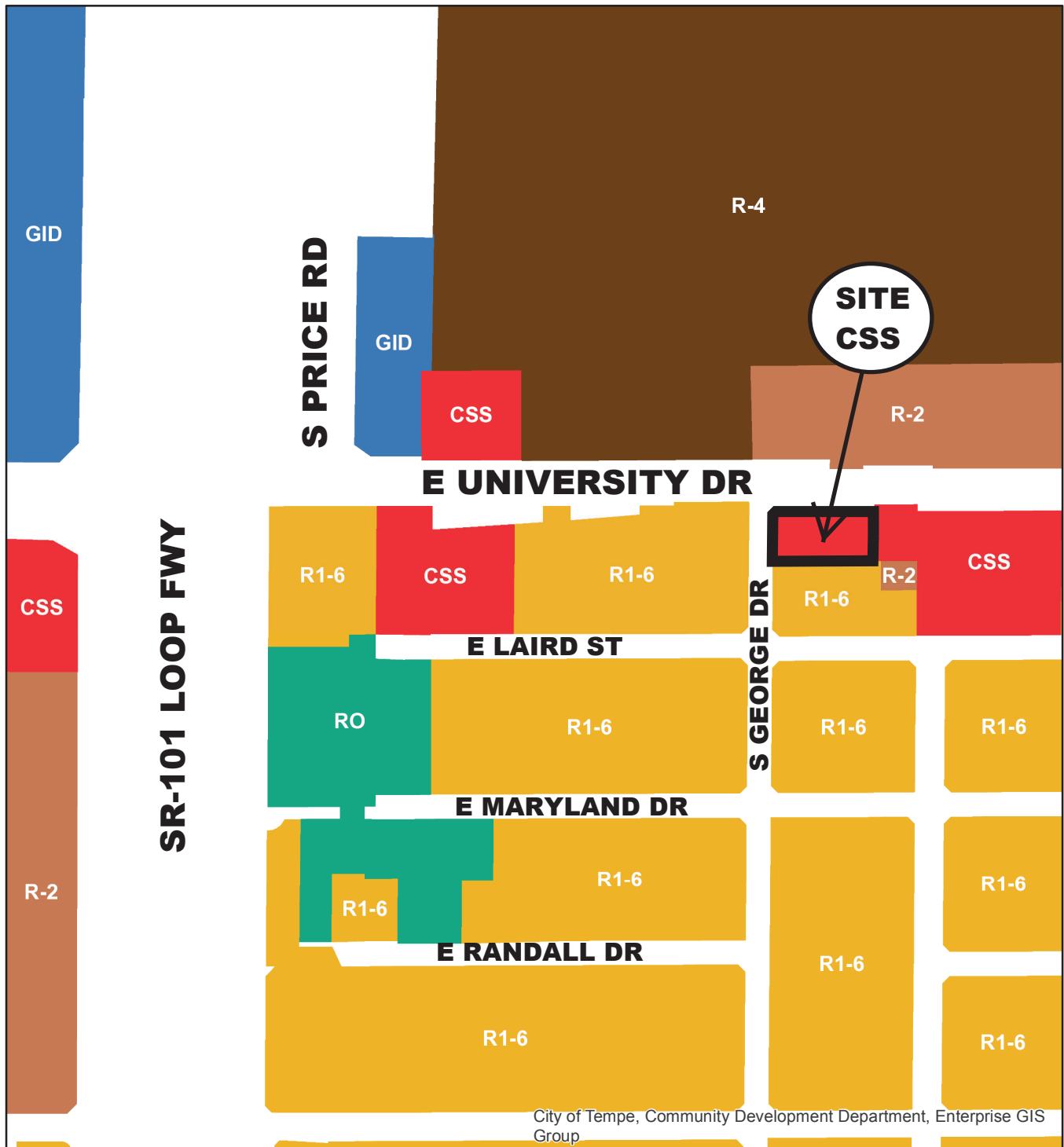
## GEORGE DRIVE BUNGALOWS (PL190154)


### **ATTACHMENTS:**

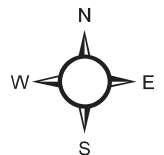
- 1-6. Site Context (Location Map, Aerial and Aerial with Site Plan Overlay, Site Photos)
- 7-8. Applicant's Letter of Explanation
- 9-10. Site Design (Site Plan, Landscape Plan)
- 11-20. Building Design (Blackline Elevations & Sections, Color Elevations, Street Elevations, Floor Plans, Renderings, Materials)

# George Drive Bungalows

PL 190154



- |  |  |
|--|--|
|  General Industrial District (GID)      |  Single-Family Residential (R1-6)       |
|  Commercial Shopping and Services (CSS) |  Multi-Family Residential (R-2)         |
|  Residential/Office (RO)                |  Multi-Family Residential General (R-4) |

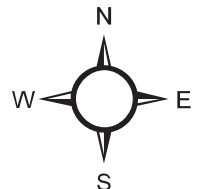


# George Drive Bungalows

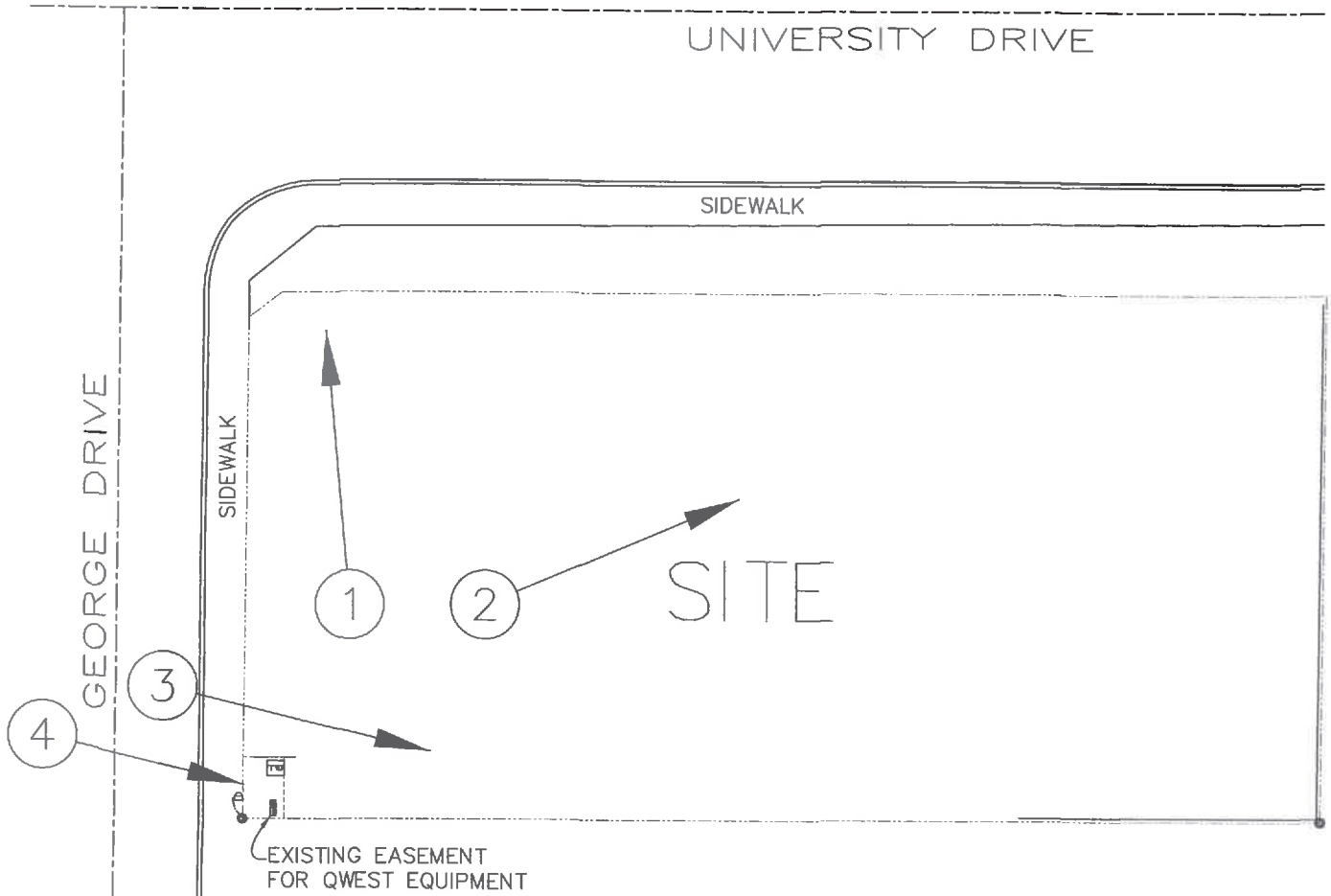
PL 190154



Aerial Map







# CONTEXT PHOTOS



# GEORGE DRIVE BUNGALOWS

807 S. George Dr., Tempe, Arizona 85281

the PHACTORY  
27 JUNE 19



1. View looking at north-west corner toward University Drive



2. View looking at north-east corner toward University Drive



3. View looking east at south property line from George Drive



4. View looking at easement area at south west corner along George Dr.



# the PHACTORY

architecture  
design  
fabrication

480.921.9500  
2417 s. palm drive  
tempe, arizona 85282  
thephactory@cox.net

June 27, 2019

**Project:** George Drive Bungalows  
807 S. George Drive  
Tempe, Arizona 85281

## **Letter of Explanation:**

The project consists of 4 single family homes organized in a cul-de-sac community. The concept is a mid-century modern look of four, two story homes. The exterior materials will feature many upgraded finishes including: horizontal siding, board & batton, architectural shingles on dramatic low sloping roof lines with large overhangs, upgraded garage doors with obscured panels, folding pocket doors to create an indoor/outdoor feel, & breeze block throughout the site. The breeze block will create private individual yard spaces for each home while allowing air flow. Each home will have a private covered porch & balcony. The garages have been set back from the face of the building to create a buffer, add interest to the facade, allow for ample maneuvering area, & create a flexible space for the owners. There will be building lighting throughout the site & security cameras. The site will be planted with many trees providing shade & allowing green space for gathering, playing & pet exercise. All drives will have upgraded patterned pavers. The site will have a direct walkway out to University Drive & public transportation.

## Zoning & Development Code Criteria:

- 1. Placement, form, and articulation of buildings & structures provide variety in the streetscape.*  
The rooflines, articulation of the buildings & the breeze block walls provide variety to the streetscape & site.
- 2. Building design & orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation & human comfort.*  
Large overhangs, covered porches & patios, along with landscaping provide shade.
- 3. Materials are of a superior quality, providing detail appropriate with their location & function while complementing the surroundings.*  
The use of horizontal siding, board & batton, & breeze block walls will reinforce the mid-century modern style.
- 4. Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings.*  
The single family homes are appropriately scaled for the neighborhood.
- 5. Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level.*  
The low sloping roofs with large overhangs, porches, landscaping provide an enhanced pedestrian 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 building facades are varied by covered porches, breeze block walls, garages set back from the facade.

7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage.*  
Bus access is provided directly north of the property on University Drive by a walkway from the site.
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses.*  
We have provided ample circulation for both vehicles & pedestrians. This is a small community of 4 homes.
9. *Plans appropriately integrate Crime Prevention through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance.*  
Dusk to dawn lighting as well as security cameras will be incorporated. Each home will have a private yard.
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways.*  
Landscape has been provided to enhance, provide shade, provide gathering areas & delineate uses.
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 is compatible and residential in scale.

Please feel free to contact me with any questions or clarifications.

Thank you for your kind consideration

Tessa Jones-Dailey

Revisions:

▲	
▲	
▲	
▲	
▲	

Scale:	Date:
1"=10'-0"	05AUG19
Project No:	Drawing:
2019.02	SITE

PROJECT DATA

Project Address: George Drive Bungalows, 807 S. GEORGE DRIVE (LOTS 17, 18) TEMPE, ARIZONA 85281  
 Owner: PHACTORY HOLDINGS, LLC, 1811 W. UNIVERSITY AVENUE, BOX 225, TEMPE, ARIZONA 85281  
 CONTACT: RALPH RESOLI, rresoli@phactory.com, TEL: 480.239.0748  
 Designer: THE PHACTORY, LLC, 2417 S. PALM DRIVE, TEMPE, ARIZONA 85282  
 CONTACT: JESSA JONES-DAILEY, thephactory.com, TEL: 480.239.1190  
 Parcel Number: 135-43-017E, 135-43-018B  
 Parcel Size: 135-43-017E: 9,021 S.F., 135-43-018B: 12,600 S.F., 21,621 S.F.

Scope of Work: 4 Single Family Residential Units, 4 Bedroom/4.5 Bath/2 Car Garage  
 Zoning: CSS  
 Density: ALLOWED: 20 DU/ACRE, PROVIDED: 8 DU/ACRE, 4 UNITS TOTAL  
 Setbacks: ALLOWED: FRONT (GEORGE DR.) 0', SIDE (NORTH) 0', SIDE (SOUTH) 0', REAR 10'. PROVIDED: 14'-0", 3'-0", 3'-0", 10'-0".  
 Lot s.f.: LOT 1: 3,361 S.F., LOT 2: 3,259 S.F., LOT 3: 3,315 S.F., LOT 4: 3,152 S.F., TRACT A: 8,464 S.F.

Building s.f.: (4 HOMES w/ 4 BEDROOMS EACH)  
 1st FLOOR: 1,515 S.F., 2nd FLOOR: 660 S.F., 2,175 S.F.  
 GARAGE: 458 S.F., COVERED PORCH: 204 S.F., 662 S.F.

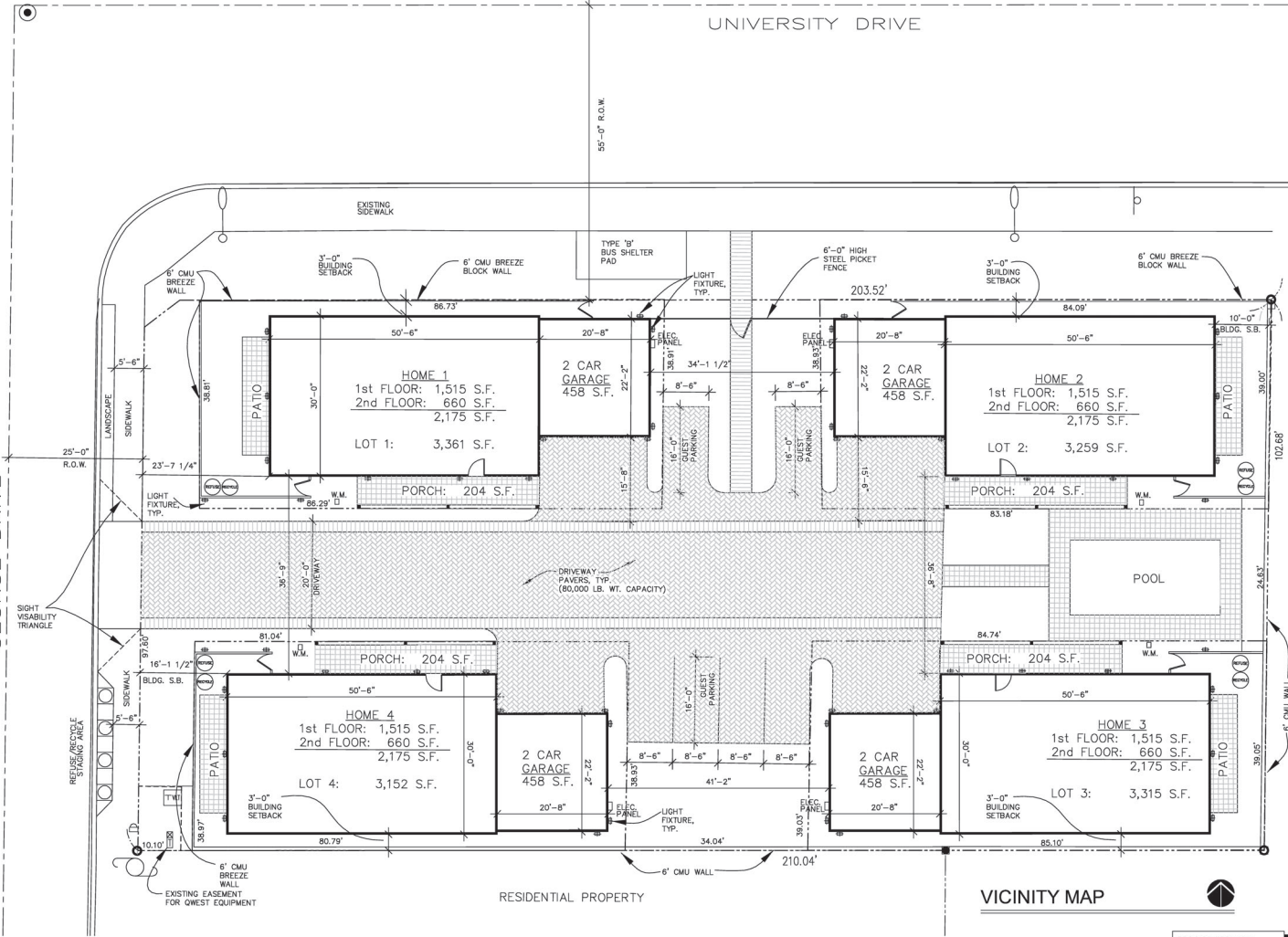
Construction Type: V-B  
 Coverage: ALLOWED: 50%, PROVIDED: 8,708 S.F./21,621 S.F.= 40%.  
 Max Bldg. Height: ALLOWED: 30', PROVIDED: 23'-6".  
 Landscape: REQUIRED: 15%, PROVIDED: 5,711 S.F./21,621 S.F.= 26.4%.  
 Parking: REQUIRED: 2 SPACES/HOME, 8 TOTAL. PROVIDED: 8 GARAGE STALLS (2 PER HOME) + 6 GUEST SPACES = 14 TOTAL.  
 Bicycle Parking: PROVIDED IN INDIVIDUAL GARAGES

CITY CODES

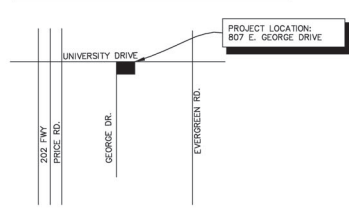
- 2018 TEMPE BUILDING SAFETY ADMINISTRATIVE CODE (AS AMENDED)
- 2018 INTERNATIONAL RESIDENTIAL CODE (IRC) (AS AMENDED)
- 2018 INTERNATIONAL MECHANICAL CODE (IMC) (AS AMENDED)
- 2018 INTERNATIONAL PLUMBING CODE (IPC) (AS AMENDED)
- 2017 NATIONAL ELECTRIC CODE (NEC) (AS AMENDED)
- 2018 INTERNATIONAL FUEL GAS CODE (IFGC) (AS AMENDED)
- 2018 FIRE CODE (FC) (AS AMENDED)
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)

LEGAL DESCRIPTION

PARCEL NO. 1  
 LOT 17, BLOCK 1, VICTORY TRACT, ACCORDING TO BOOK 31 OF MAPS, PAGE 6, RECORDS OF MARICOPA COUNTY, ARIZONA, TOGETHER WITH THAT PART OF ABANDONED GEORGE DRIVE AS DESCRIBED IN DOCKET 2235, PAGE 484, EXCEPT ANY PORTION THEREOF DESCRIBED IN DOCKET 2186, PAGE 416; AND EXCEPT THE NORTH 7 FEET; AND EXCEPT THE EAST 90 FEET THEREOF.  
 PARCEL NO. 2  
 LOT 18, BLOCK 1, VICTORY TRACT, ACCORDING TO BOOK 31 OF MAPS, PAGE 6, RECORDS OF MARICOPA COUNTY, ARIZONA, EXCEPT THE EAST 90 FEET THEREOF.



VICINITY MAP



SITE PLAN

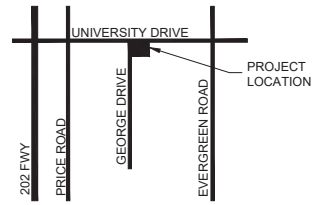


# PRELIMINARY LANDSCAPE PLAN

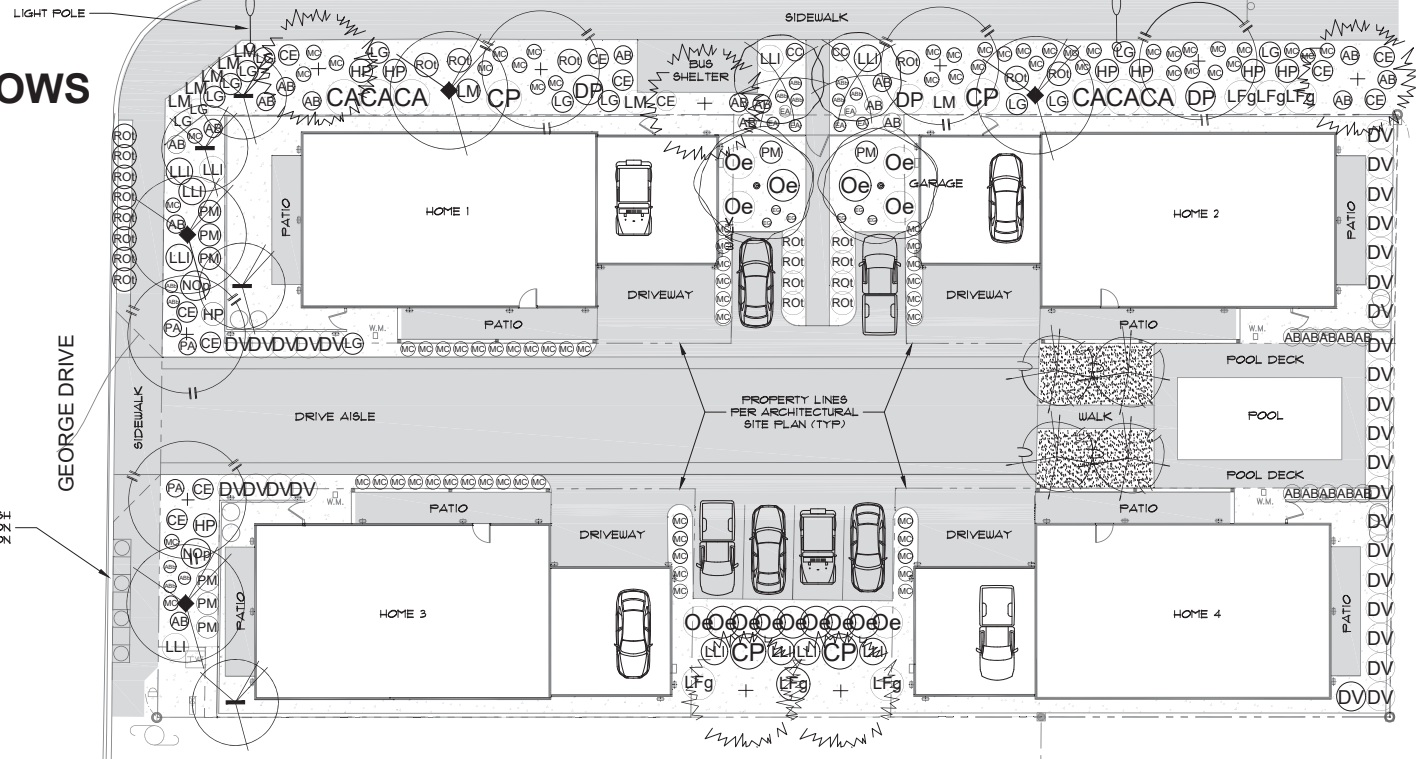
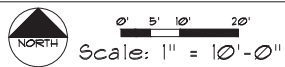
FOR  
**GEORGE DR. BUNGALOWS**  
 807 SOUTH GEORGE DRIVE  
 TEMPE, ARIZONA 85281

OWNER: RAFLH RISOLI  
 PHONE: 480.239.0146  
 ADDRESS: 2332 WEST STELLA LANE  
 PHOENIX, AZ 85015  
 EMAIL: RRHOMESAZ@GMAIL.COM

ZONING: C65  
 ZONING CASE:  
 APN: 135-43-017E  
 135-43-018B  
 TOTAL LANDSCAPE AREA: 8,050 SQ FT



VICINITY MAP N.T.S.



## MISCELLANEOUS LEGEND

SYMBOL	DESCRIPTION	QUANTITY	COMMENTS
[Stippled Box]	PROPOSED DECOMPOSED GRANITE - SIZE & COLOR TO BE DETERMINED	1,635 SQ FT	PER PLAN
[Dotted Box]	PROPOSED LAWN - SPECIES TO BE DETERMINED	415 SQ FT	PER PLAN

NOTE:  
 FOR HARDSCAPE QUANTITIES AND MATERIALS SEE ARCHITECTURE PLANS.

## PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	COMMENTS
<b>PROPOSED TREES</b>					
[Symbol]	<i>Acacia aneura</i>	MULGA	24" BOX	04	PER PLAN
[Symbol]	<i>Acacia craspedocarpa</i>	LEATHER-LEAF ACACIA	24" BOX	04	PER PLAN
[Symbol]	<i>Chilopsis linearis</i>	DESERT WILLOW	24" BOX	02	PER PLAN
[Symbol]	Citrus species	CITRUS VARIETIES	24" BOX	04	VARIETY BY OWNER
[Symbol]	<i>Pistacia chinensis</i>	CHINESE PISTACHE	24" BOX	05	PER PLAN
[Symbol]	<i>Pithecellobium flexicaule</i>	TEXAS EBONY	24" BOX	05	PER PLAN
[Symbol]	<i>Quercus virginiana</i>	LIVE OAK	24" BOX	02	PER PLAN
<b>PROPOSED SHRUBS</b>					
[Symbol]	<i>Cassia alpinia pulcherrima</i>	RED BIRD OF PARADISE	5 GAL.	04	PER PLAN
[Symbol]	<i>Calliandra eriophylla</i>	PINK FAIRY DUSTER	5 GAL.	11	PER PLAN

[Symbol]	<i>Cassia artemisoides</i>	FEATHERY CASSIA	5 GAL.	06	PER PLAN
[Symbol]	<i>Dalea pulchra</i>	BUSH DALEA	5 GAL.	03	PER PLAN
[Symbol]	<i>Dodonaea viscosa</i>	HOPSEED BUSH	5 GAL.	30	PER PLAN
[Symbol]	<i>Leucophyllum frutescens</i>	TEXAS SAGE 'Green Cloud'	5 GAL.	06	PER PLAN
[Symbol]	<i>Leucophyllum langmaniae</i>	LANGMAN'S SAGE 'Lynn's Legacy'	5 GAL.	11	PER PLAN
[Symbol]	<i>Nerium oleander 'Petite Pink'</i>	DWARF OLEANDER	5 GAL.	02	PER PLAN
[Symbol]	<i>Olea europaea 'Montsa'</i>	LITTLE OLLIE DWARF OLIVE	5 GAL.	15	PER PLAN
[Symbol]	<i>Rosmarinus officinalis 'Tuscan Blue'</i>	UPRIGHT ROSEMARY	5 GAL.	22	PER PLAN
<b>PROPOSED GROUNDCOVER</b>					
[Symbol]	<i>Convolvulus escurum</i>	BUSH MORNING GLORY	5 GAL.	02	PER PLAN
[Symbol]	<i>Lantana 'Gold Mound'</i>	GOLDEN MOUNDING LANTANA	5 GAL.	14	PER PLAN
[Symbol]	<i>Lantana montevidensis</i>	TRAILING LANTANA	5 GAL.	08	PER PLAN
<b>PROPOSED CACTI &amp; ACCENTS</b>					
[Symbol]	<i>Aloe barbadensis</i>	ALOE VERA	5 GAL.	26	PER PLAN
[Symbol]	<i>Aloe brevifolia</i> var. Blue Elf	BLUE ELF	5 GAL.	11	PER PLAN
[Symbol]	<i>Echinocactus grusonii</i>	GOLDEN BARREL	5 GAL.	06	PER PLAN
[Symbol]	<i>Euphorbia antisyphilitica</i>	CANDELILLA	5 GAL.	06	PER PLAN
[Symbol]	<i>Hesperaloe parviflora</i>	RED YUCCA	5 GAL.	08	PER PLAN
[Symbol]	<i>Muhlenbergia capillaris</i>	REGAL MIST	5 GAL.	80	PER PLAN
[Symbol]	<i>Pedilanthus macrocarpus</i>	SLIPPER PLANT	5 GAL.	08	PER PLAN
[Symbol]	<i>Portulacaria afra</i>	ELEPHANT'S FOOD	5 GAL.	03	PER PLAN

**MTH Design Group**  
 landscape architecture  
 office/fax 602.274.4214  
 mobile 602.948.5411  
 matt@mthdesigngroup.com  
 Copyright © 2019  
 MTH HOME  
 EXP. 12.31.2019

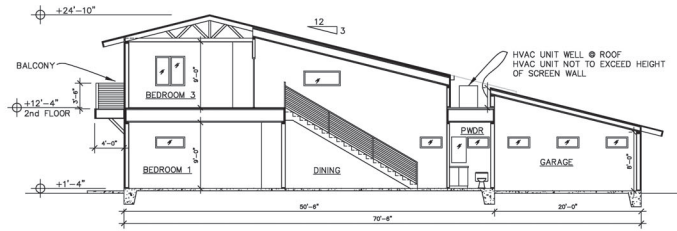
GEORGE DRIVE BUNGALOWS  
 807 SOUTH GEORGE DRIVE  
 TEMPE, ARIZONA 85281

**MTHDesignGroup**  
 landscape architecture  
 matt@mthdesigngroup.com

Project  
 George Drive  
 Bungalows  
 Title  
 Landscape  
 Date  
 08.05.2019  
 Designed/Drawn By  
 Matthew Home  
 Revisions

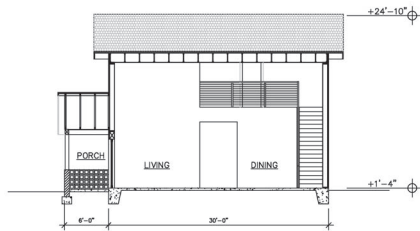
No.	Revision	Date
01	CONTRACT	08.24.2019
02	PRELIMINARY	08.28.2019
03	PLAN COMMENTS	08.29.2019

PLANTING PLAN  
 SHEET 01  
 01 of 01



**SECTION A**

Scale: 1/8"=1'-0"



**SECTION B**

Scale: 1/8"=1'-0"

**COLOR SCHEDULE**

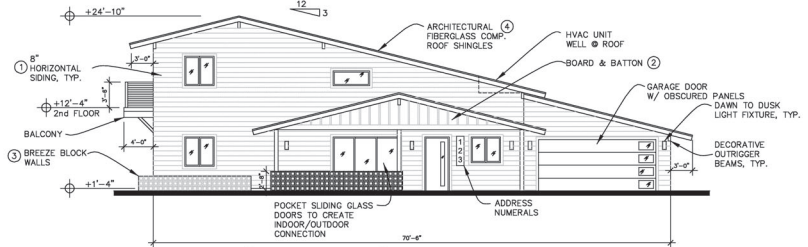
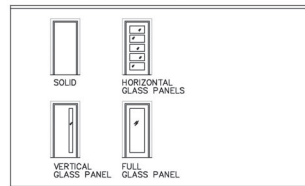
4. OPTIONS:		
HOUSE	BODY OF HOUSE & GARAGE DOOR	ITEM
1	DUNN EDWARDS - DE6352 - DECEMBER SKY	DUNN EDWARDS - DE6355 - TARNISHED SILVER
2	DUNN EDWARDS - DE6355 - TARNISHED SILVER	DUNN EDWARDS - DEW541 - SWISS COFFEE
3	DUNN EDWARDS - DE6353 - SILVER LINED	DUNN EDWARDS - DE6355 - TARNISHED SILVER
4	DUNN EDWARDS - DE6354 - GRAY WOLF	DUNN EDWARDS - DEW541 - SWISS COFFEE

FRONT DOOR (EACH HOUSE WILL HAVE A DIFFERENT COLOR)  
 DUNN EDWARDS - DEA111 - BURNING TOMATO  
 DUNN EDWARDS - DET546 - OASIS  
 DUNN EDWARDS - DEA117 - CONFIDENT YELLOW  
 DUNN EDWARDS - DEA124 - LIME TWIST

**MATERIAL SCHEDULE**

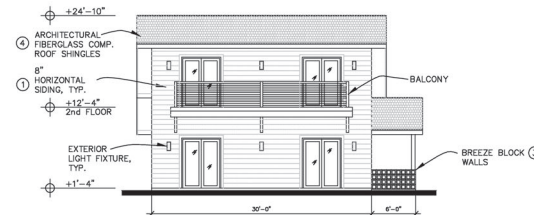
- ① BODY OF HOUSE  
8" HORIZONTAL SIDING - PAINTED
- ② PORCH  
BOARD & BATTON SIDING - PAINTED
- ③ WALLS  
BREEZE BLOCK CMU WALL
- ④ ROOF  
ARCHITECTURAL FIBERGLASS COMPOSITION SHINGLES  
TIMBERLINE NATURAL SHADOW LIFETIME SHINGLES - SLATE

**FRONT DOOR OPTIONS**



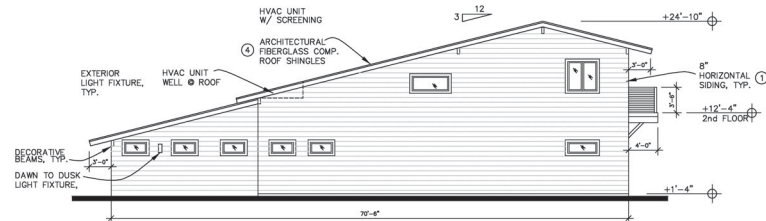
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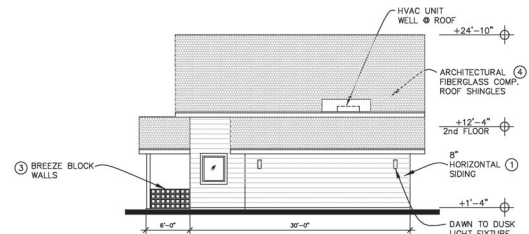
**SIDE ELEVATION**

Scale: 1/8"=1'-0"



**REAR ELEVATION**

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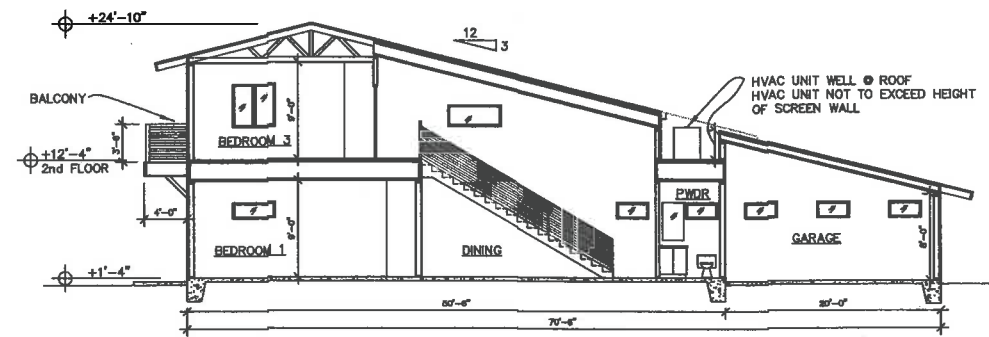


**SIDE ELEVATION**

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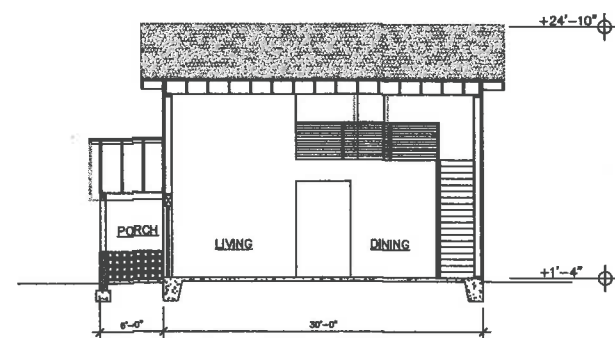
Revisions:


Revisions:

SECTION A

Scale: 1/8"=1'-0"



SECTION B

Scale: 1/8"=1'-0"

COLOR SCHEDULE

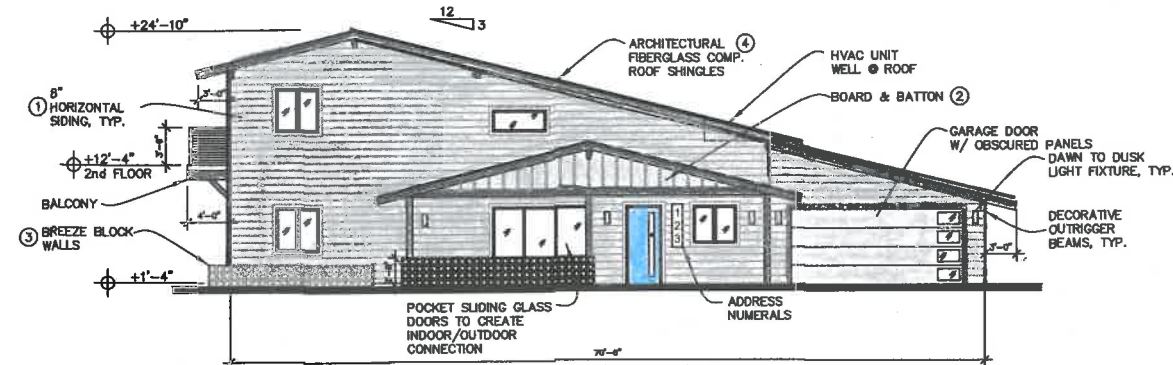
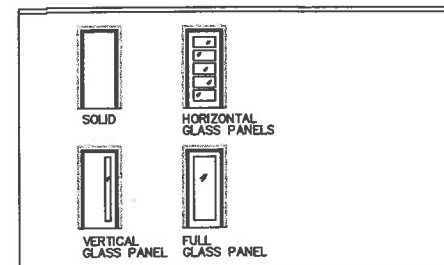
4 OPTIONS:			
HOUSE	BODY OF HOUSE & GARAGE DOOR		TRIM
1	DUNN EDWARDS - DE6352 - DECEMBER SKY		DUNN EDWARDS - DE6355 - TARNISHED SILVER
2	DUNN EDWARDS - DE6355 - TARNISHED SILVER		DUNN EDWARDS - DEW341 - SWISS COFFEE
3	DUNN EDWARDS - DE6353 - SILVER LINED		DUNN EDWARDS - DE6355 - TARNISHED SILVER
4	DUNN EDWARDS - DE6354 - GRAY WOLF		DUNN EDWARDS - DEW341 - SWISS COFFEE

FRONT DOOR (EACH HOUSE WILL HAVE A DIFFERENT COLOR)  
 DUNN EDWARDS - DEA111 - BURNING TOMATO  
 DUNN EDWARDS - DET546 - OASIS  
 DUNN EDWARDS - DEA117 - CONFIDENT YELLOW  
 DUNN EDWARDS - DEA124 - LIME TWIST

MATERIAL SCHEDULE

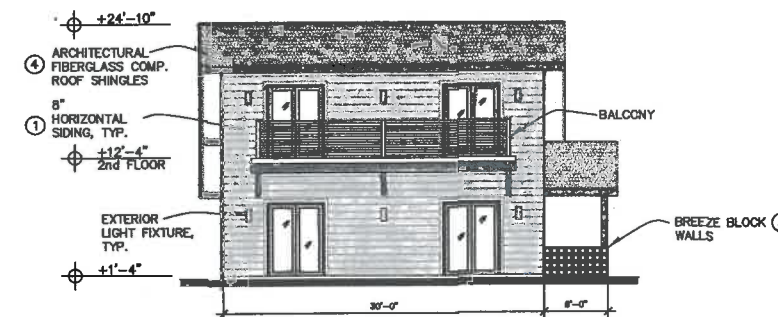
1	BODY OF HOUSE 8" HORIZONTAL SIDING - PAINTED
2	PORCH BOARD & BATTON SIDING - PAINTED
3	WALLS BREEZE BLOCK CMU WALL
4	ROOF ARCHITECTURAL FIBERGLASS COMPOSITION SHINGLES TIMBERLINE NATURAL SHADOW LIFETIME SHINGLES - SLATE

FRONT DOOR OPTIONS



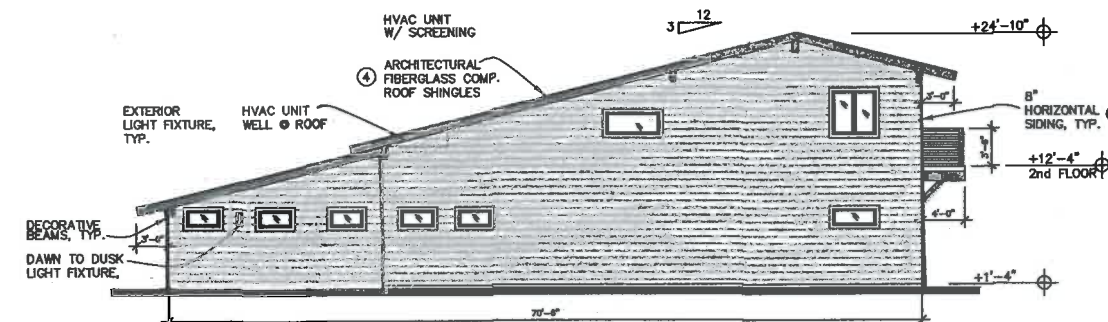
FRONT ELEVATION

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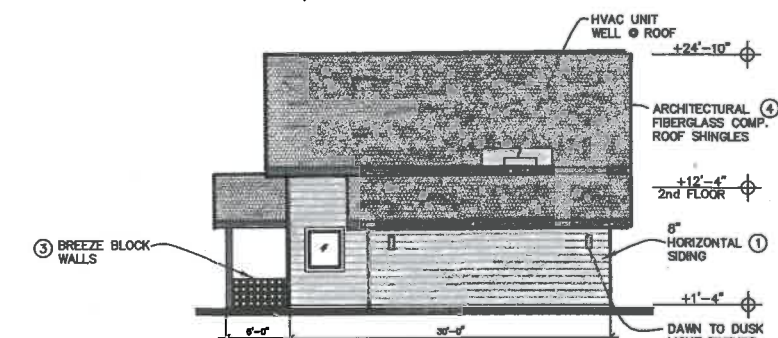
SIDE ELEVATION

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REAR ELEVATION

Scale: 1/8"=1'-0"



SIDE ELEVATION

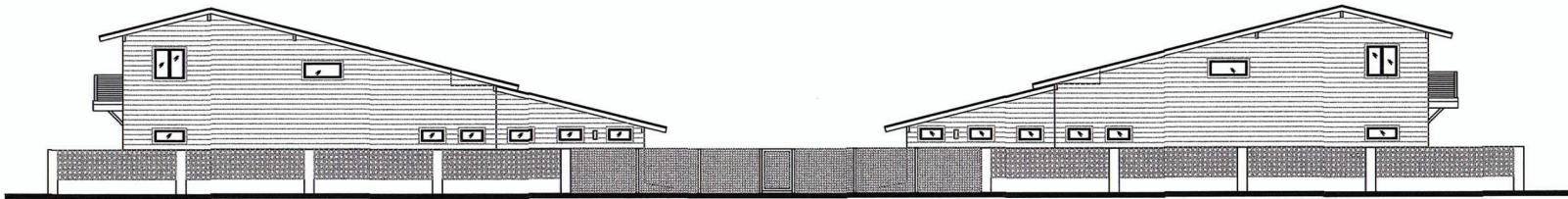
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George Drive Bungalows  
807 S. George Drive  
Tempe, Arizona 85281

A3.0

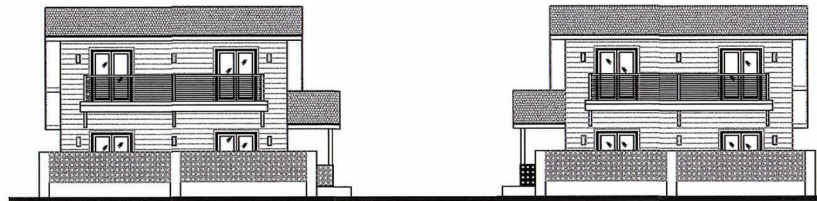
Scale: 1/8"=1'-0"	Date: 05AUG19
Project No. 2019.02	Drawing: ELEV/SEC





**STREET ELEVATION - University Drive**

SCALE: 1/16"=1'-0"



**STREET ELEVATION - George Drive**

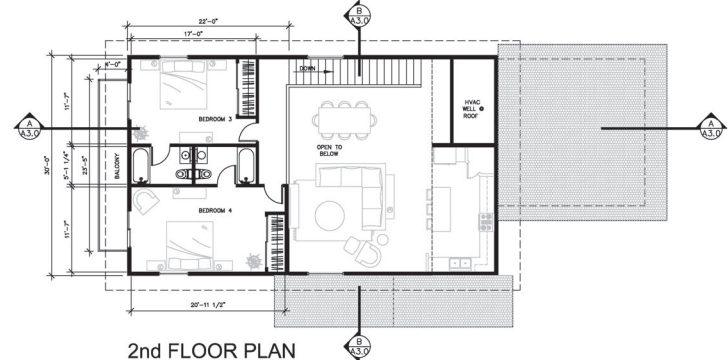
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**GEORGE DRIVE BUNGALOWS**

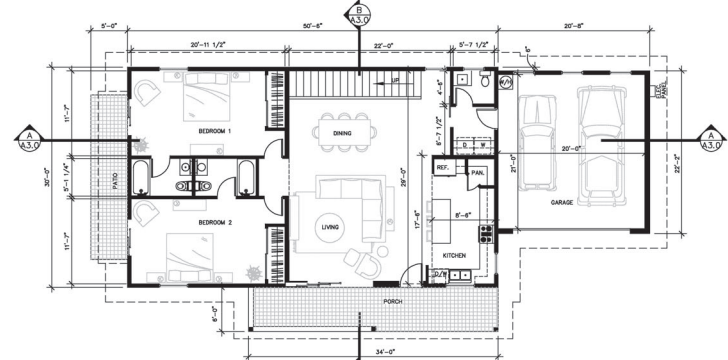
807 S. George Dr., Tempe, Arizona 85281

the PHACTORY  
05 AUGUST 19

Revisions:

2nd FLOOR PLAN  
Scale: 1/8"=1'-0"



1st FLOOR PLAN  
Scale: 1/8"=1'-0"



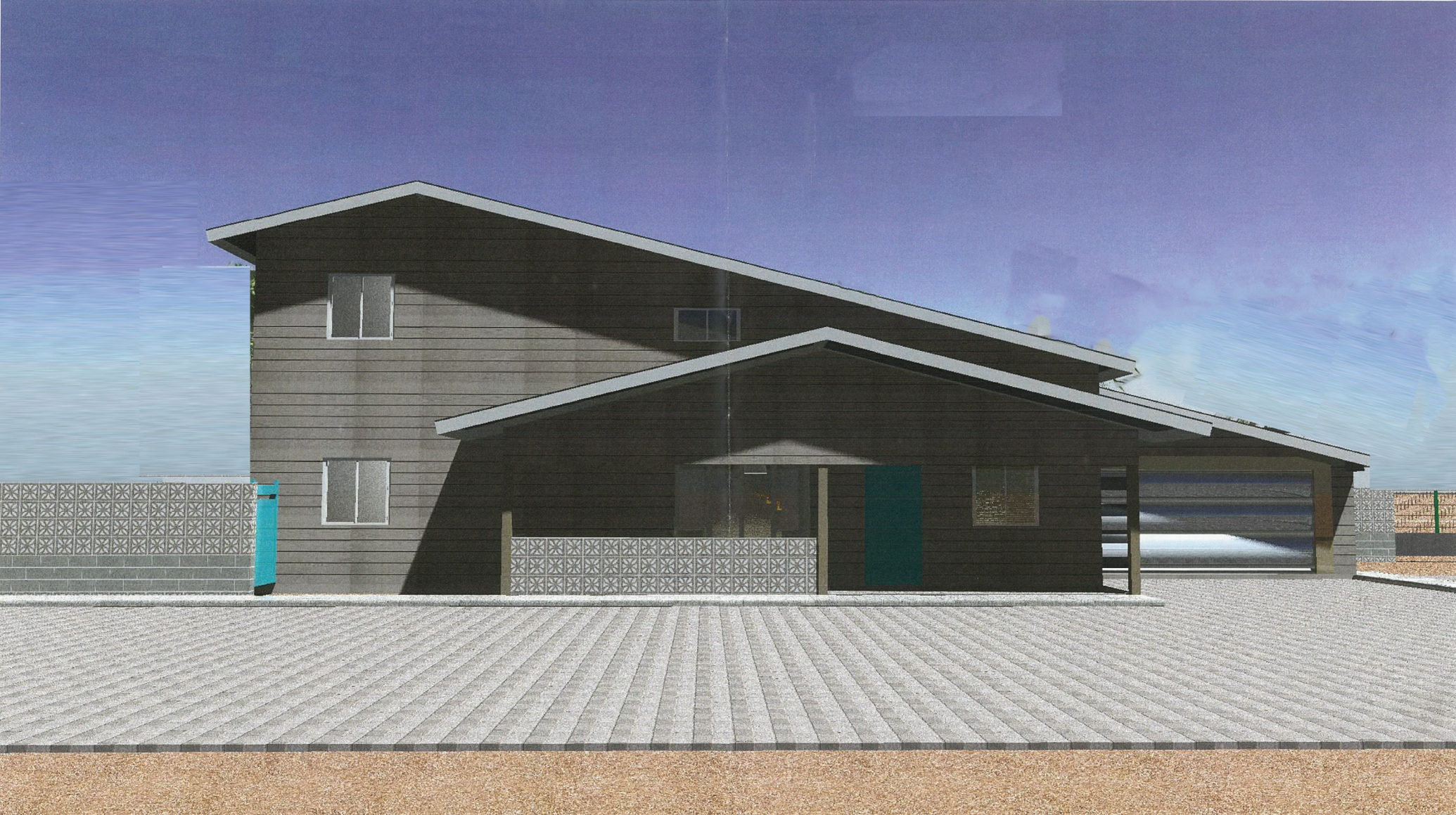
George Drive Bungalows  
807 S. George Drive  
Tampa, Arizona 85281

A2.0

Scale: 1/8"=1'-0"	Date: 05AUG19
Project No. 2019.02	Drawing: FP







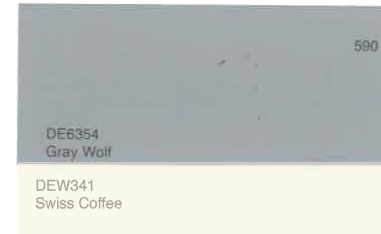
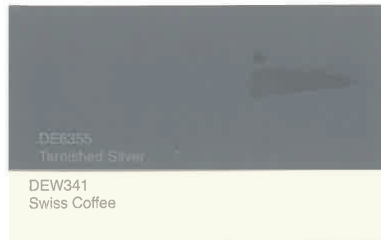
# COLOR SCHEDULE

4 OPTIONS:

HOUSE	BODY OF HOUSE & GARAGE DOOR
1	DUNN EDWARDS – DE6352 – DECEMBER SKY
2	DUNN EDWARDS – DE6355 – TARNISHED SILVER
3	DUNN EDWARDS – DE6353 – SILVER LINED
4	DUNN EDWARDS – DE6354 – GRAY WOLF

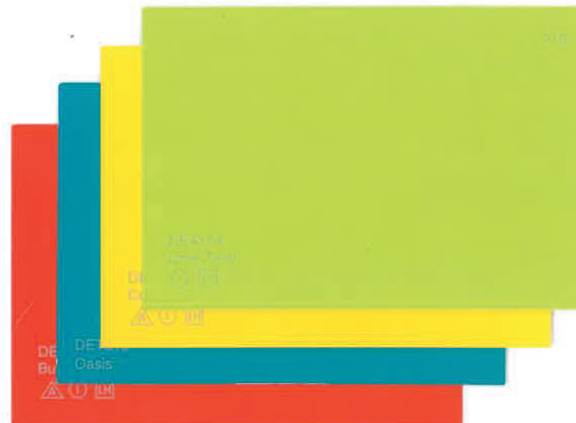
TRIM

DUNN EDWARDS – DE6355 – TARNISHED SILVER
DUNN EDWARDS – DEW341 – SWISS COFFEE
DUNN EDWARDS – DE6355 – TARNISHED SILVER
DUNN EDWARDS – DEW341 – SWISS COFFEE



FRONT DOOR (EACH HOUSE WILL HAVE A DIFFERENT COLOR)

DUNN EDWARDS – DEA111 – BURNING TOMATO
DUNN EDWARDS – DET546 – OASIS
DUNN EDWARDS – DEA117 – CONFIDENT YELLOW
DUNN EDWARDS – DEA124 – LIME TWIST



GEORGE DRIVE BUNGALOWS

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the PHACTORY  
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ROOF  
GAF TIMBERLINE-NATURAL SHADOW  
SLATE

HORIZONTAL SIDING  
LP SMART SIDE  
8" CEDAR TEXTURE LAP SIDING



*Slate*

BREEZE BLOCK



**GEORGE DRIVE BUNGALOWS**

807 S. George Dr., Tempe, Arizona 85281

the PHACTORY  
27 JUNE 19

MidCentury Modern Color Palette Examples:

