CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION

Meeting Date: 12/10/2019
Agenda Item: 3

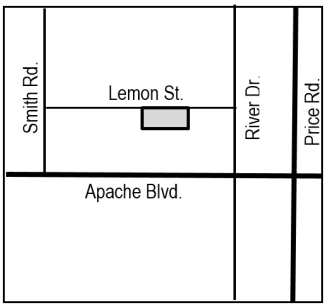
ACTION: Request a Development Plan Review for a new 3-story multi-family development consisting of eleven (11) dwelling units for GEM APARTMENTS, located at 2063 East Lemon Street. The applicant is Moderna Architects.

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

RECOMMENDATION: Approve, subject to conditions

BACKGROUND INFORMATION: GEM APARTMENTS (PL190150) is a proposed 3-story apartment building containing eleven dwelling units. The request includes the following:

DPR190110 Development Plan Review including a site plan, building elevations and landscape plan.



Property Owner	My Gem 2018, LLC.
Applicant	Mark Wolter, Moderna Architects
Zoning District	R-4 within TOD (Corridor)
Net site area	0.48 acres (20,762 SF)
Density / Number of Units	23 du/ac / 11 units 10 two bedrooms 1 four bedroom
Total Bedrooms	24 bedrooms
Total Building Area	15,165 SF
Lot Coverage	24.3% (60% maximum allowed)
Building Height	40'-0" (40'-0" maximum allowed)
Building Setbacks	20' front, 10' side (west), 45' side (east), 44' rear (20', 10', 10', 10' minimums)
Landscape area	25.2% (25% minimum required)
Vehicle Parking	24 spaces provided (20 minimum spaces required; 25 maximum surface spaces allowed)
Bicycle Parking	10 spaces provided (9 minimum spaces required)

ATTACHMENTS: Development Project File

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

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

COMMENTS

This site located on the south site of Lemon Street between Smith Road and River Drive, approximately 1,530 feet west of Price Road. The project site is vacant; to the east and west is apartment building (multi-family development, to the north is a single-family neighborhood and to the south is an automotive repair business (commercial).

This request includes the following:

1. Development Plan Review including a site plan, building elevations and a landscape plan for a new 3-story building containing eleven (11) units.

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

SITE PLAN REVIEW

This project went through the site plan review process a total of four times; three preliminaries (01/02/2019, 03/06/2019 and 05/01/2019) and one formal (07/31/2019). Planning staff conducted an additional review which was not routed through the site plan review process. The majority of comments for this project were requests such as providing more detailed plans, correcting errors, presenting the project data/plans more clearly, and design recommendations. The most significant comments staff provided to the applicant was that only eleven (11) dwelling units were allowed due the minimum lot area per dwelling unit in the zoning district of this site, provide more amenity area, provide additional vegetative landscape to the site, internalize stairwells, provide integral colored masonry instead of painted, internalize roof drainage system, site layout needed to be more pedestrian orients and create a pedestrian presence by facing units onto the Lemon Street frontage. The applicant was amenable to the majority of staff's recommendations. A conditions of approval has been added to require more vegetative landscape coverage. Staff was able to work with applicant to have integral colored masonry provided on the north (street front) building façade and allow painted masonry on the south as this façade will wear faster due to the extreme sun exposure.

PUBLIC INPUT

A neighborhood meeting was not required for this request. Staff did not receive input from the public prior to completion of this report.

PROJECT ANALYSIS

CHARACTER AREA PLAN

This site is located within the Apache Character Area. The proposed project complies with the placemaking principles and design guidelines of the plan as follows:

- Shade [Natural + Structural]: There are a minimal number of windows on the south and west elevations and those on these façades are shaded by awnings.
- Pedestrian Scale: Ground floor units have direct pedestrian access from the public sidewalk.

DEVELOPMENT PLAN REVIEW

Site Plan

The site is approximately 0.48 acres and rectangular in shape. There will be one driveway provided to the site which leads directly to the resident/guest surface parking lot. The applicant is providing direct access from the public sidewalk to the ground floor units. A trash corral is provided in the rear of property away from street view, which will contain 90-gallon bins for trash and recycle for residents to share. Ground mounted mechanical is proposed which will be screened by solid masonry walls.

Building Elevations

The proposed building is three stories with a maximum height of 40'-0". Building materials consist of CMU block (integral and painted), stucco and glass. Applicant has created an enhanced street frontage and visual interest by providing covered entries to the ground floor units. Stairwells to the upper levels are exposed with screening at landings.

Landscape Plan
A landscape coverage of 25.2% is proposed. Foothills Palo Verde trees are proposed along the street frontage and Desert Diva Desert Willow in the parking lot. Staff has added a condition the proposed trees along the street frontage be replaced with Chinese Pistache and Arizona Ash. There are a couple of other conditions added; one requiring a specific percentage of vegetative ground cover be provided and another for trees/understory plant palette include specimens from the historic plant palette for the Apache Character Area plan.

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 designed with variation in materials, colors, fenestration, and wall planes on all elevations. The design provides variety in the streetscapes.

2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort;* the number of windows on the south and west building facades has been minimized, and windows located on these façades have shading devices.

3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings;* materials are compatible with adjacent developments.

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

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;* variation is provided in materials and shifts in horizontal and vertical planes for building to relieve monotony.

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;* design elements at the street level create visual interest.

7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage;* site is located approximately 850 feet away from a light rail station.

8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses;* only one driveway is proposed for this project, which should significantly minimize the vehicular circulation from pedestrian access and circulation.

9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance;* plans have been reviewed by the Police Department, and comments provided to applicant. The height of proposed landscaping adjacent to the public sidewalks will comply with CPTED principles.

10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways;* landscape is well placed and clearly delineates pedestrian pathways from parking, driveways and the building.

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;* signs are subject to a separate plan review.

12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects.* Lighting must comply with current code requirements to meet minimum illumination levels and be non-intrusive to adjacent properties.

REASONS FOR APPROVAL:

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

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

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

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

General

1. Except as modified by conditions, development shall be in substantial conformance with the site plan and building elevations dated 11/21/19 and landscape plan dated 10/30/19. Minor modifications may be reviewed through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.

2. **Applicant/developer must provide a Shadow Study to the Planning Division demonstrating that a minimum of 33% of the public sidewalk is fully shaded (per ZDC Section 5-612(R)). This Shadow Study must be approved by the Planning Division prior to issuance of building permits.**

Site Plan

3. Service locations for both refuse and recycling collection are curbside. Coordinate the storage areas for refuse and recycling containers with the overall site and landscape layout.

4. Provide service yard and mechanical (cooling tower/generator) yard walls that are at least 8'-0" tall as measured from adjacent grade or 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 driveway consisting of integral colored unit paving. Extend this paving in the driveway from the right-of-way line to 20'-0" on site and from curb to curb at the drive edges. From sidewalk to right-of-way line, extend concrete paving to match sidewalk.

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.

Building Elevations

9. The materials and colors are approved as presented:

   Primary Building – stucco with sand finish, painted Dunn Edwards "Bisque Tan" (DE6157)
   North Towers – Metro Brick "Architectural Thin Brick", #107 Parkway Velour finish
   Accent Banding – Superlite Block – 6"x2'x16" solid block veneer, integral color "Black Mountain"
   South Towers – stucco with sand finish, painted Dunn Edwards "Carved Wood" (DE6125)

South Towers (CMU w/diamond cut-out) - 8"x8"x16" scored CMU block, painted Dunn Edwards "Carved Wood" (DE6125) with smooth finish
Patios/Screen Walls – 8"x8"x16" scored CMU block, integral color "Mohave Brown – Cocoa Brown" with smooth finish
Metal (awnings and railing) – painted Dunn Edwards "Cavernous" (DE6364)
Windows

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

10. Must provide a minimum 3'-0" high screen wall, constructed of integral scored CMU block to match patios and other screen walls on-site.

11. If provided, roof access shall be from the interior of the building. Do not expose roof access to public view.

12. Conceal roof drainage system within the interior 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. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.

Lighting

15. Illuminate building entrances and underside of open stair landings from dusk to dawn to assist with visual surveillance at these locations.

Landscape

16. **Proposed street trees shall be replaced with Chinese Elm, Arizona Ash or other fast-growing tree with a large canopy at maturity.**

17. **Developer shall incorporate trees and understory plants identified in historic plant palette for the Apache Character Area plan. The Community Development Department must approve specimens selected prior to issuance of building permits, a separate minor development plan review for landscape may be required.**

18. **Provide a minimum of 60% vegetative ground cover along the street frontage and 50% in all other landscape areas. These percentage should not include tree canopies.**

19. Arterial street trees shall be a minimum of 36" box specimens and a minimum of 1 ½" caliper trunk.

20. Irrigation notes:
    a. Provide dedicated landscape water meter.
    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.

21. 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.

22. 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

23. 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.

24. Provide address sign(s) on the building elevation facing the street to which the property is identified.
    a. Conform to the following for building address signs:
        1) Provide street number only, not the street name
        2) Compose of 12" high, individual mount, metal reverse pan channel characters.
        3) Self-illuminated or dedicated light source.
        4) On multi-story buildings, locate no higher than the second level.
        5) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
        6) Do not affix numbers or letters to elevation that might be mistaken for the address.
    b. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.

CODE/ORDINANCE REQUIREMENTS:

THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCES THAT PLANNING STAFF OBSERVES ARE PERTINENT TO THIS CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT AND ARE NOT AN EXHAUSTIVE LIST.

SITE PLAN REVIEW: Verify all comments by all departments on each Preliminary Site Plan Review. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Division will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.

DEADLINE: Development plan approval shall be void if the development is not commenced or if an application for a building permit has not been submitted, whichever is applicable, within twelve (12) months after the approval is granted or within the time stipulated by the decision-making body. The period of approval is extended upon the time review limitations set forth for building permit applications, pursuant to Tempe Building Safety Administrative Code, Section 8-104.15. An expiration of the building permit application will result in expiration of the development plan.

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:

- 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. Provide method of override access for Police Department (punch pad or similar) to controlled access areas including pool, clubhouse or other gated common areas.

TRAFFIC ENGINEERING:

- 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 Engineering and Transportation Department, Traffic Engineering.
- Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult Intersection Sight Distance memo, available from Traffic Engineering if needed www.tempe.gov/index.aspx?page=801. Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.

FIRE:

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

CIVIL ENGINEERING:

- 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:

- Enclosure indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with standard detail DS-116.
- 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.
- Contact the Solid Waste Division to verify that vehicle maneuvering and access to the enclosure is adequate. Refuse staging and collection must be on site; no backing onto or off of streets, alleys or paths of circulation.
- Develop strategy for recycling collection and pick-up from site. Roll-outs may be allowed for recycled materials. Coordinate storage area for recycling containers with overall site and landscape layout.

PARKING SPACES:

- Verify conformance of accessible vehicle parking to the Americans with Disabilities Act and the Code of Federal Regulations Implementing the Act. Refer to Building Safety ADA Accessible Parking Spaces Marking/Signage on Private Development details.
- At parking areas, provide demarcated accessible aisle for disabled parking.
- Distribute bike parking areas nearest to main entrance(s). Provide parking loop/rack per standard detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.

ZONING AND DEVELOPMENT CODE:

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

LIGHTING:

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

LANDSCAPE:

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

ZONING AND DEVELOPMENT CODE REFERENCE:
Section 6-306, Development Plan Review

DEVELOPMENT PROJECT FILE

for

GEM APARTMENTS

(PL190150)

ATTACHMENTS:

1-8. Site Context (Location Map, Aerial and Aerial with Site Plan Overlay, Site Photos)

9-12. Applicant's Letter of Explanation

13-15. Site Design (Site Plan, Landscape Plan and Underground Utility / Lighting Plan)

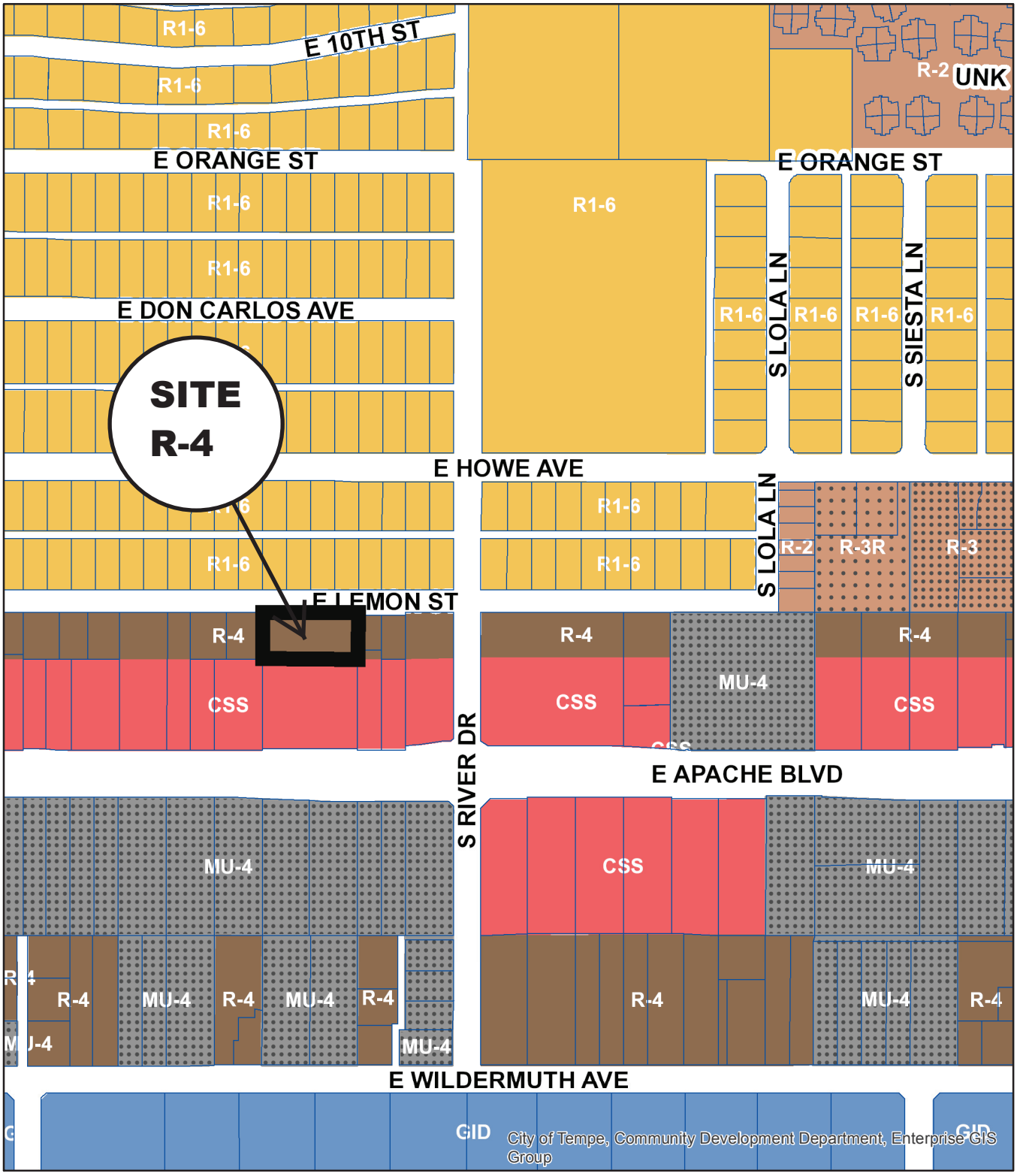
16-26. Building Design (Blackline/Color Elevations, Sections, Renderings and Floor Plans)

27-28. Supplemental Information

- Shadow Study
- Solar Study

Gem Apartments

PL190150



Aerial Map

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Gem Apartments

PL190150

Aerial Map

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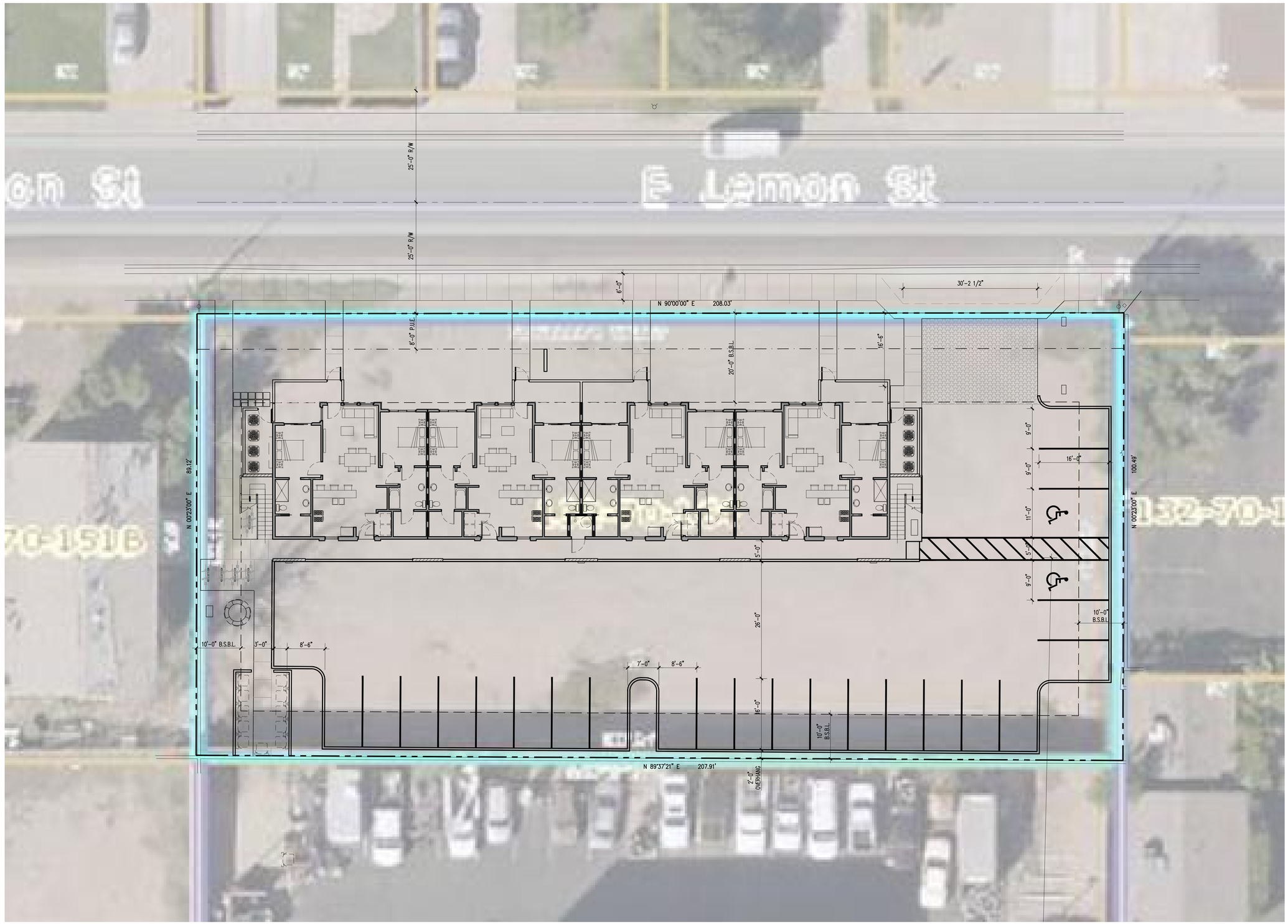

URBAN ENTERPRISES
Real Estate & Property Management

GEM
APARTMENTS

2063 East Lemon Street
Tempe, AZ 85281

moderna
architecture | design

moderna architects
16050 N. 76th Street, Suite 107
scottsdale arizona 85260
v: 480.900.8850

revision:

A	PLANNING SUBMITTAL	7.18.19
B	PLANNING SUBMITTAL	8.30.19
C	PLANNING SUBMITTAL	10.28.19

drawn by:	MLW
reviewed by:	MCM
project no.:	1831
date:	11.04.19

seal:

Expires 12.31.2019

CONTEXTUAL AERIAL MAP

A1.A

CONTEXT PLAN

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Gem Apartments

2063 East Lemon St.
Tempe, Arizona 85281

06.18.19 TEMPE ARIZONA

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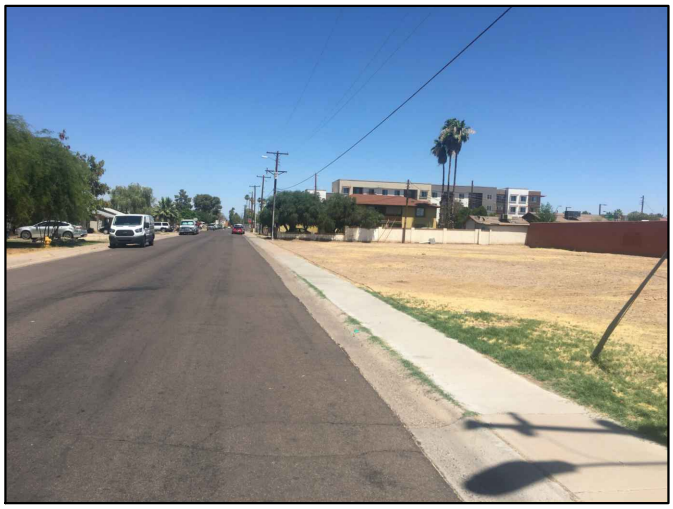

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v:480.427.4174

Gem Apartments

2063 East Lemon St.
Tempe, Arizona 85281

06.18.19 TEMPE ARIZONA

SITE PHOTOGRAPHS

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Gem Apartments

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06.18.19 TEMPE ARIZONA

SITE PHOTOGRAPHS

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Gem Apartments

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06.18.19 TEMPE ARIZONA

SITE PHOTOGRAPHS

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Gem Apartments

2063 East Lemon St.
Tempe, Arizona 85281

06.18.19 TEMPE ARIZONA

SITE PHOTOGRAPHS

Friday, November 22, 2019

City of Tempe
Community Development Department
31 East 5th St., Garden Level
Tempe, Az. 85281

Re: Development Plan Review
Gem Apartments – Letter of Explanation
2063 E. Lemon St., Tempe AZ. 85281

As the City of Tempe, and Arizona State University continues to grow, an increasing need for additional housing grows along with it. This project strives to Complement the existing adjacent single - family dwellings and the multi-family density along Main St. corridor, while remaining sensitive to the nearby neighborhoods. The scope of the project is to construct an 11-unit apartment complex, consisting of a single 3 story building fronting Lemon St. that pulls elements from tradition single family homes and the traditional row house design. This is achieved through wide a sidewalk along the street frontage, mature xeriscape landscape with individual sidewalks leading to private entrances and patios on all ground floor units. A screened private parking lot is provided behind the structure to emphasize the connection between the public pedestrian space on Lemon St. and private spaces.

Placement, form, and articulation of buildings and structures provide variety in the streetscape.
This project addresses several items in the City of Tempe TOD guidelines, from variety of material used on the project (stucco, brick, CMU and steel) to create movement in the façade via relief. The articulation of the building is achieved through materials, open space and fenestrations.

Building design and orientation, together with landscape, combine to mitigate heat gain / retention while providing shade for energy conservation and human comfort.
The building is designed to minimize its footprint and maximize its energy conservation on the property. Majority of the private space for the project is provided on the north side of the building where its shaded from direct sun by the building, along with large trees covering the individual walkways leading from the ground floor patios to the street front.

Material are of superior quality, providing detail appropriately scaled, relative to site and surrounding.
Materials used in this project are of long-lasting quality material proven to be able to stand up to the harsh Arizona climate. While the materials and colors are used to break-up the long expansive use of using one main material, it also gives individual scale to the units, so it doesn't appear as just one large mass.

Large building masses are sufficiently articulated so as to relieve monotony and to create a sense of movement, resulting in a well - defined base and top, featuring an enhanced pedestrian experience at and near street level.
As mentioned before the building mass is broken into several small masses, to give movement in the façade, this helps so the adjacent single-family neighborhood isn't looking at a plain 3 story structure. In

addition to stepping the façade in and out, we also changed the materials and colors between those planes. By maintaining certain material and color in different planes, we can create the appearance of a heavier wider base for the building to anchor to. As we go vertical on this massing narrows in size, which helps define the base and top. The horizontal steel elements are also there to help breakdown the vertical elements so they don't appear intimidating, while also providing pedestrian experience.

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 project maintains consistent detailing with terms to scale materials and rhythm. For example, the steel overhangs are consistent on the front and the back of the building, all entries into the building maintain a consistent steel cover. Even the colors between the window and door frames and the metal accents are designed to closely mimic each other.

Plans take into account pleasant and convenient access to multi-model transportation options and support the potential for transit patronage.
This project considers multiple forms of transportation from pedestrian to bicycle to vehicular traffic, as well has ADA accessible. Being close to ASU all these forms of transportation is very likely and have been addressed. Example placement of the mailbox, a high majority of the pedestrian traffic to access the second and third floor will probably be accessed through the stairwell on the east side of the building, which consequently will be partly shaded in late afternoon and evening during the hottest part of the day. This area is adjacent to the ADA spaces as well as centrally located for the vehicular access and has direct access to the street. While the west stairwell has the bicycle storage facilities located near it and is closer to ASU with direct access to the street as well. With the light rail eventually coming to Main Street it is important that all forms of transportation is considered for this project.

Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses.
Vehicular circulation is designed to be for this project only, with the parking is placed in a well lite area on the south side of the property, the existing CMU walls on the south, east, west property lines help to minimize pedestrian traffic in this area. Majority of pedestrian traffic for the project is predicted to occur on the north side of the building and movement from building to vehicles on the south.

Plans appropriately integrate Crime Prevention through environmental design principals such as territoriality, natural surveillance, access control, activity support, and maintenance.
All the gates on the project are consistent in design which allows for 'view' panels, along with placement of LED security lights for the tenant's protection. We fill the tenant's safety has been taken into consideration. They don't have to worry about who's on the other side of the gates or dark corners of the property. All entries to the units have adjacent windows and overhead protection from the elements. Railing on all balconies and are open so not to hide anything, and the individual patios on the ground floor are screen with low walls for added transparency.

Landscape accents and provides delineation from parking, building, driveways and pathways.
All landscape area is delineated with xeriscape landscape with large trees in pedestrian areas.

Signs have design, scale, proportion, location and color compatible with the design, colors orientation and materials of the building or site on which they are located.

There is one ID sign which is located on the north side of the property on the ground adjacent to the existing electrical easement. The sign placement doesn't block views or obstruct anything.

Lighting is compatible with the proposed building(s) and adjoining buildings and uses and does not create negative effects.
Lighting on this project is low voltage LED lighting so to maintain energy efficiency. All exterior lighting is designed to be shielded and project downwards and have minimal impact on the surrounding area, while maintain a level of security for the tenants.

Apache Character Area Plan

The Apache Character Area Plan was taken into considerations in the overall design of Gem Apartments, from elements as xeriscape landscape, massing of the structure, selection of materials, to placement of doors.

Historic Preservation.
Preserving the historic ties to the past is essential element in the character plan, which was taken into consideration with the selection of the material used, as well as atmosphere of this project. History shows that old world brick, CMU, stucco, wood and steel were the most commonly used building elements in the area. The main material pallet used on this project is stucco, CMU, brick, and steel. The history of the area shows that the immediate area of area has been predominantly residential. We didn't want to take a multi-family residence and through it into an area with a large single-family presence without taking that into consideration, hence the row house approach.

Landscape Treatments
The Sonoran Desert has a unique landscape rich in color, and drought tolerant, that supports its native ecosystem that you don't find in our areas. Gem Apartments was designed with this in consideration, the whole landscape package is designed with a xeriscape approach. Along with designing to be drought tolerant we also wanted the design to provide shade for its occupants let it be pedestrians, or its balanced urban forestry program.

Shade (Natural and Structural)
With the high temperatures in the summertime and intense impact from the sun, shade is a very important player in all developments in our climate. This was a crucial element in the design of this project, be it shade from position of the building to shade from the landscape. It was important to provide immediate shelter at all entrances to the building, as well as providing a living environment that provides shade as you approach the complex from Lemon St. via foot path.

Mobility – Tempe as a 20 - minute City
Being in such proximity to ASU mobility was strongly considered when developing this project in regards as to what forms of transportation is being used, vehicular, pedestrian, to bicycle. We wanted to make sure all forms were addressed being it be ADA accessible or not. The flow of the project invites all forms of transportation and addresses the storage of each means of transportation in the overall design.

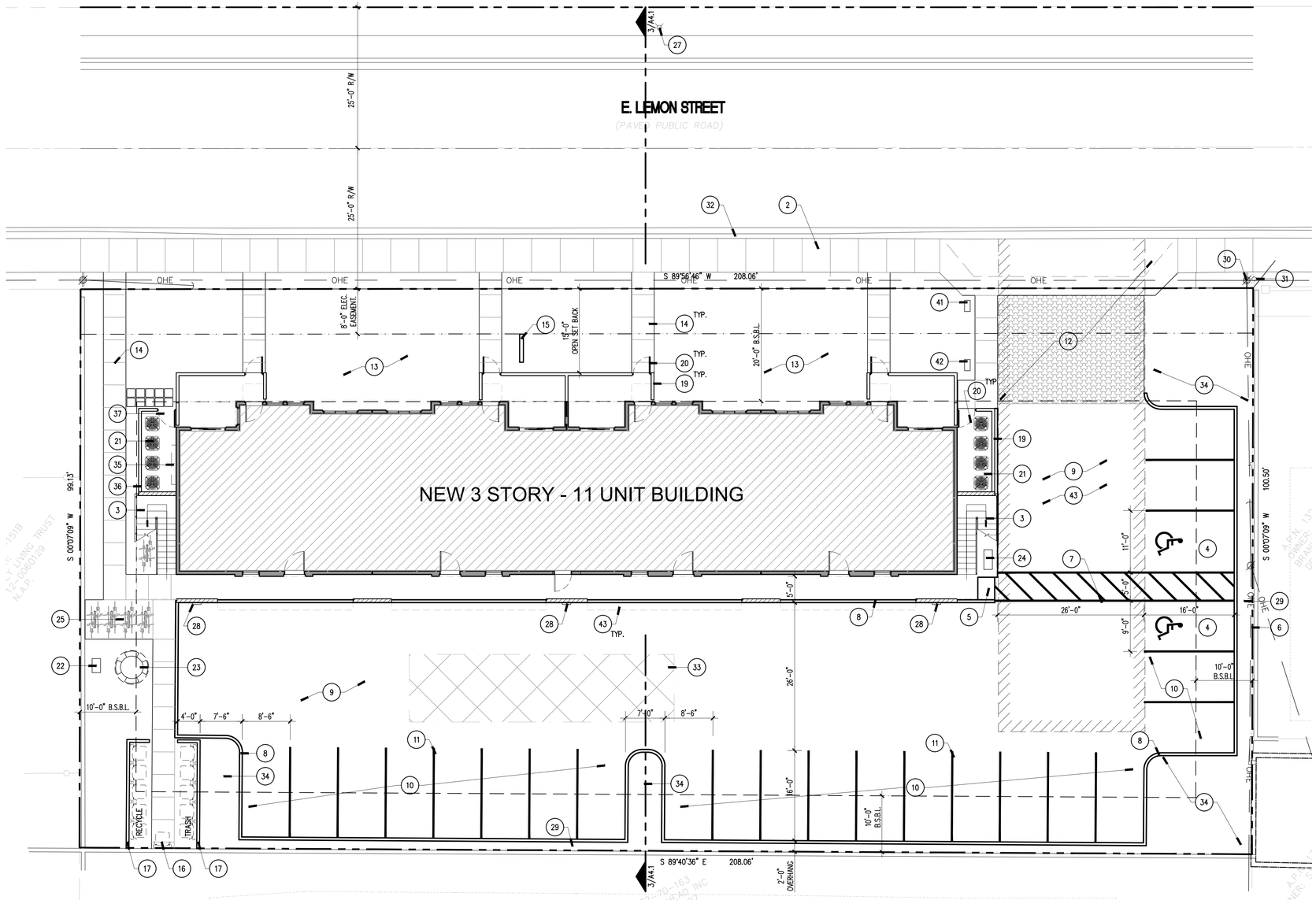
Living City
Balanced / off-set net heat gains to the built environment were considered with this project. The use of warm earthy desert colors was used. Windows that incorporate low 'E' thermally broke designs and just the placements of windows predominantly on the north elevation takes in account solar heat gain. Positioning of balconies on the north side of the building where the building itself shields its occupants from the direct heat. As well as the landscape with its large overhead canopy trees shading the area.

100 yr. Building
The longevity off the building was considered in the design of Gem Apartments. If you look at other buildings that have withstood the test of time you have to think what did, they do different? Usually it gets down to the materials. We wanted to pull elements. It was important to use materials that will last as well as use materials that are true to their origins. The structures that are still standing today that were build a 100 years ago are CMU, brick steel and stucco buildings which are all incorporated into this design.

Street Scape
The way the project was designed was to embrace the impact from and to Lemon St. This was done with materials and massing used in the building, as well as its landscape where it invites you into its living landscape as you approach the individual units. Even the designated bar-b-q area is rich in color from the landscape and invites interaction from its occupants while maintaining a direct line of light to Lemon St.

Transition
Transition is a key element in the design of this project. It was necessary to take in consideration of the neighboring single-family residences as well as the multi-family residences in the area and transition from one to the other cohesively. Also, with the newer developments in the area there is a push to transition from the pedestrian scale to the buildings without walking through a sea of cars which is the old way of thinking. This enables the flow between building to pedestrian space to work more freely and smooth.

Pedestrian Scale
The Row House theme encourages the walk-up residential units with the large xeriscape landscape experience. It brings the pedestrian in from the street into the environment. The whole project address the pedestrian scale setting aside different area for each aspect, while breaking up the structure so its not just a 3 story residence that doesn't address its occupants and its surrounding.



1 ARCHITECTURAL SITE PLAN

1" = 10'-0"

GRAPHIC SCALE: 1"=10'

PROJECT DATA:

Project Description:

NEW 3 STORY 11 UNIT APARTMENT COMPLEX. ON-SITE PARKING FOR RESIDENTS AND GUEST IS PROVIDED ALONG WITH BICYCLE PARKING. EACH BUILDING TO BE PROVIDED WITH A DESIGNATED BBQ AREA, AND TRASH REFUGE CONTAINERS FOR EACH BUILDING.

Property Address

2063 E. LEMON ST.
TEMPE, ARIZONA

LOT #2
ZELLA VISTA LOTS 3 & 4 REPLAT
A.P.N.#: 132-7-164

Applicant Infomation:

MODERNA ARCHITECTS.
16050 N. 76TH STREET #107
SCOTTSDALE, AZ. 85260
PHONE: 480-900-8850
ATTN: MIKE MARCH

Owner information:

MY GEM 2018 LLC.
16050 N. 76TH STREET #201
SCOTTSDALE, AZ. 85260

Lot Information:

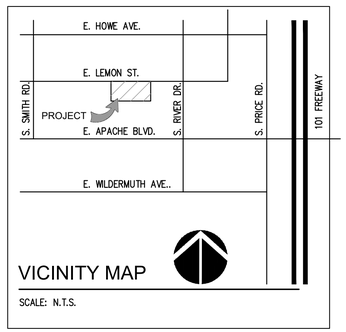
LOT SIZE:	20,762 S.F. (.48 ACRES)	
CURRENT ZONING:	R-4 WITHIN TRANSPORTATION OVERLAY DISTRICT (CORRIDOR)	
MAXIMUM ALLOWED DENSITY:	25 du/ac	
PROPOSED DENSITY:	23 du/ac	
SITE SETBACKS:	REQUIRED	PROPOSED
FRONT		
BUILDING	20'	20'
OPEN	15'	15'
PARKING:	20'	21'-6"
SIDE		
BUILDING	10'	10' & 45'
OPEN	5'	10'
COMMON	0'	8'
REAR		
BUILDING	10'	44'
OPEN	10'	44'
BUILDING HEIGHT		
BLDG. HEIGHT (MAX.)	40'	40'
LOT COVERAGE		
MAX. LOT COVERAGE: (BLDG./LOT) 5,055 / 20,762	60%	24.3"
LANDSCAPE AREA		
REQUIRED:	25% (5,190 S.F.)	25.2% (5,245 S.F.)

Building Area:

FIRST FLOOR	
LIVABLE:	3,988 S.F.
COVERED PATIO:	1,052 S.F
MECHANICAL:	15 S.F.
TOTAL	5,055 S.F.
SECOND FLOOR	
LIVABLE:	3,988 S.F.
COVERED PATIO:	1,052 S.F
MECHANICAL:	15 S.F.
TOTAL	5,055 S.F.
THIRD FLOOR	
LIVABLE:	3,988 S.F.
COVERED PATIO:	1,052 S.F
MECHANICAL:	15 S.F.
TOTAL	5,055 S.F.
TOTAL S.F. UNDER ROOF 1ST + 2ND + 3RD =	15,165 S.F.
FOOTPRINT	5,055 S.F.

Parking Calculations:

UNIT BREAKDOWN		
2 BEDROOM UNIT	(10):	.75 SPACES / BED (.75x2)=1.5 SPACES / UNIT (10 UNITS x 1.5 SPACES) = 15 SPACES
4 BEDROOM UNIT	(1):	.75 SPACES / BED (.75x4) = 3 SPACES
GUEST PARKING:		.2 SPACES / UNIT (.2x11) = 2.2
PARKING REQUIRED:		15 + 3 + 2.2 = 20.2 SPACES
TOTAL PROVIDED:		24 SPACES
ACCESSIBLE SPACES		
REQUIRED:		1.2 SPACE
PROVIDED (CAR):		1 SPACE
PROVIDE (VAN):		1 SPACE
TOTAL		2 SPACES
BICYCLE SPACES		
REQUIRED:		.75 / 2 BED UNIT (.75x11) =8.25 SPACES 1 / 4 BED UNIT = 1 SPACES 9.25 SPACES REQUIRED
TOTAL PROVIDED:		10 SPACES
PEDESTRIAN DESIGN STANDARD:		YES



VICINITY MAP

SCALE: N.T.S.

GENERAL NOTES

A. ALL DIMENSIONS SHALL BE FIELD CHECKED, PRIOR TO THE PERFORMANCE OF ANY WORK. ESTABLISH AND VERIFY ALL OPENINGS AND INSERTS FOR ALL ITEMS BEING INSTALLED OR CONSTRUCTED WITH THE APPROPRIATE TRADES, DRAWINGS, AND/OR SUBCONTRACTORS PRIOR TO CONSTRUCTION.

B. DO NOT SCALE DRAWINGS. USE DIMENSIONS ONLY. ANY OMISSION OR CONFLICT OF DIMENSION SHALL BE VERIFIED WITH THE ARCHITECT PRIOR TO CONSTRUCTION.

C. THESE DRAWINGS AND SPECIFICATIONS ARE BASED ON THE BEST POSSIBLE INFORMATION AVAILABLE OR OBSERVABLE. THE CONTRACTOR SHALL CONTACT THE ARCHITECT IMMEDIATELY UPON DISCOVERING ANY DISCREPANCIES BETWEEN THE PROJECT PLANS & SPECIFICATIONS, THE EXISTING SITE OR BUILDING CONDITIONS, PRIOR TO COMMENEMENT OF WORK OR DURING CONSTRUCTION.

D. ALL INTERIOR DIMENSIONS ARE FROM FACE OF FRAMING TO FACE OF FRAMING UNLESS NOTED OTHERWISE.

E. REFERENCE LANDSCAPE DRAWINGS FOR IRRIGATION AND LANDSCAPE LIGHTING.

F. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.

G. CONFIRM FINAL LOCATION OF ALL UTILITY METERS WITH OWNER.

H. CONFIRM FINAL LOCATION OF EXTERIOR ELEC. OUTLETS WITH OWNER.

I. ALL NEW EXTERIOR WALLS SITE WALLS ARE PAINTED MASONRY FINISH UNLESS NOTED OTHERWISE.

J. 600 AMP ELECTRICAL SERVICE.

K. TRAFFIC CALMING DEVICES SHALL BE PROHIBITED UNLESS APPROVED BY THE FIRE CODE OFFICIAL (IFC 2018-503.4.1)

KEY NOTES

1. APARTMENT BUILDING, SEE FLOOR PLAN SHEET 2.1A.
2. EXISTING 6' WIDE ACCESSIBLE CONCRETE WALKWAY, SEE CIVIL DWG..
3. 42" WIDE 'U' SHAPPED WROUGHT IRON STAIRCASES WITH 42" HIGH GUARDRAIL, PAINTED TO MATCH METAL BUILDING ACCENTS.
4. ADA ACCESSIBLE PARKING STALL, SEE SHEET A1.11
5. APPROVED ACCESSIBLE RAMP, SEE SHEET A1.11
6. ADA ACCESSIBLE PARKING SIGN, SEE SHEET A1.11.
7. NEW ADA COMPLIANT ACCESSIBLE ROUTE.
8. 6" HIGH EXTRUDED CONCRETE CURB, SEE CIVIL DWG..
9. ASPHALT PARKING LOT, SEE CIVIL DWG..
10. 8'-6"'X18' PARKING STALL, SEE CIVIL DWG.
11. 4" WIDE PARKING STRIPES.
12. 30' WIDE COLORED PAVERS DRIVEWAY w/ COT CURB CUT PER COT STD. DTL. T-320, SEE CIVIL DWG.
13. LANDSCAPE / RETENTION AREA, SEE CIVIL DWG.
14. NEW 4' WIDE SALT FINISH CONCRETE SIDEWALKS, SEE CIVIL DWGS..
15. 5' LONG MONUMENT SIGN, UNDER SEPARATE PERMIT AND SUBMITTAL.
16. CITY OF TEMPE APPROVED TRASH CONTAINERS.
17. 4' HIGH SCORED CMU SCREEN WALL WITH 2" CAP BLOCK - PAINTED.
18. NOT USED
19. 42" HIGH SCORED CMU SCREEN WALL w/ 2" CAP BLOCK - PAINTED.
20. NEW 3' WIDE WROUGHT IRON GATES, PAINTED TO MATCH METAL BUILDING ACCENTS.
21. A/C CONDENSERS (FIRST AND 2ND FLOOR UNITS).
22. BAR-B- QUE GRILL.
23. CONCRETE PICNIC TABLE WITH UMBRELLA.
24. COMMUNITY USPS APPROVED MAIL BOX.
25. DESIGNATED BICYCLE PARKING SPACE.
26. BUILDING OVERHANG FROM ABOVE.
27. EXISTING FIRE HYDRANT, TO REMAIN.
28. LED LIGHT WALL PACK.
29. 2' PARKING OVERHANG.
30. EXISTING OVERHEAD POWER POLE w/ XFMER. AND STREET LIGHT, POWER LINES TO BE RE-ROUTED UNDERGROUND.
31. EXISTING TELCO BOX, TO REMAIN.
32. EXISTING ROLLED CURB, TO REMAIN.
33. PROPOSED UNDERGROUND SITE RETENTION FOR 100 YR. STORM. SEE CIVIL DWGS..
34. NEW LANDSCAPE ISLAND, SEE CIVIL AND LANDSCAPE DWGS..
35. SCREENED S.E.S. LOCATION, SEE ELECTRICAL DWGS..
36. 6'-8" HIGH SCORED CMU SCREEN WALL WITH 2" CAP BLOCK - PAINTED.
37. 6'-8" HIGH WROUGHT IRON GATE, GATE TO MATCH YARD GATES ON GROUND FLOOR UNITS.
38. EXISTING 3' HIGH SITE WALL, TO REMAIN.
39. EXISTING 5' HIGH SITE WALL, TO REMAIN.
40. EXISTING 10' HIGH SITE WALL, TO REMAIN.
41. PROPOSED WATER METER LOCATION, SEE CIVIL AND LANDSCAPE DWGS..
42. PROPOSED BACK FLOW PREVENTOR LOCATION, SEE CIVIL AND LANDSCAPE DWGS.
43. 80' DEEP x 26' WIDE FIRE APPARATUS ACCESS ROAD w/ MIN. 14'-0" HIGH CLR. DISTANCE.

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GEM APARTMENTS

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scottsdale arizona 85260
v: 480.900.8850

revision:

A PLANNING SUBMITTAL	7.18.19
B PLANNING SUBMITTAL	8.30.19
C PLANNING SUBMITTAL	10.28.19

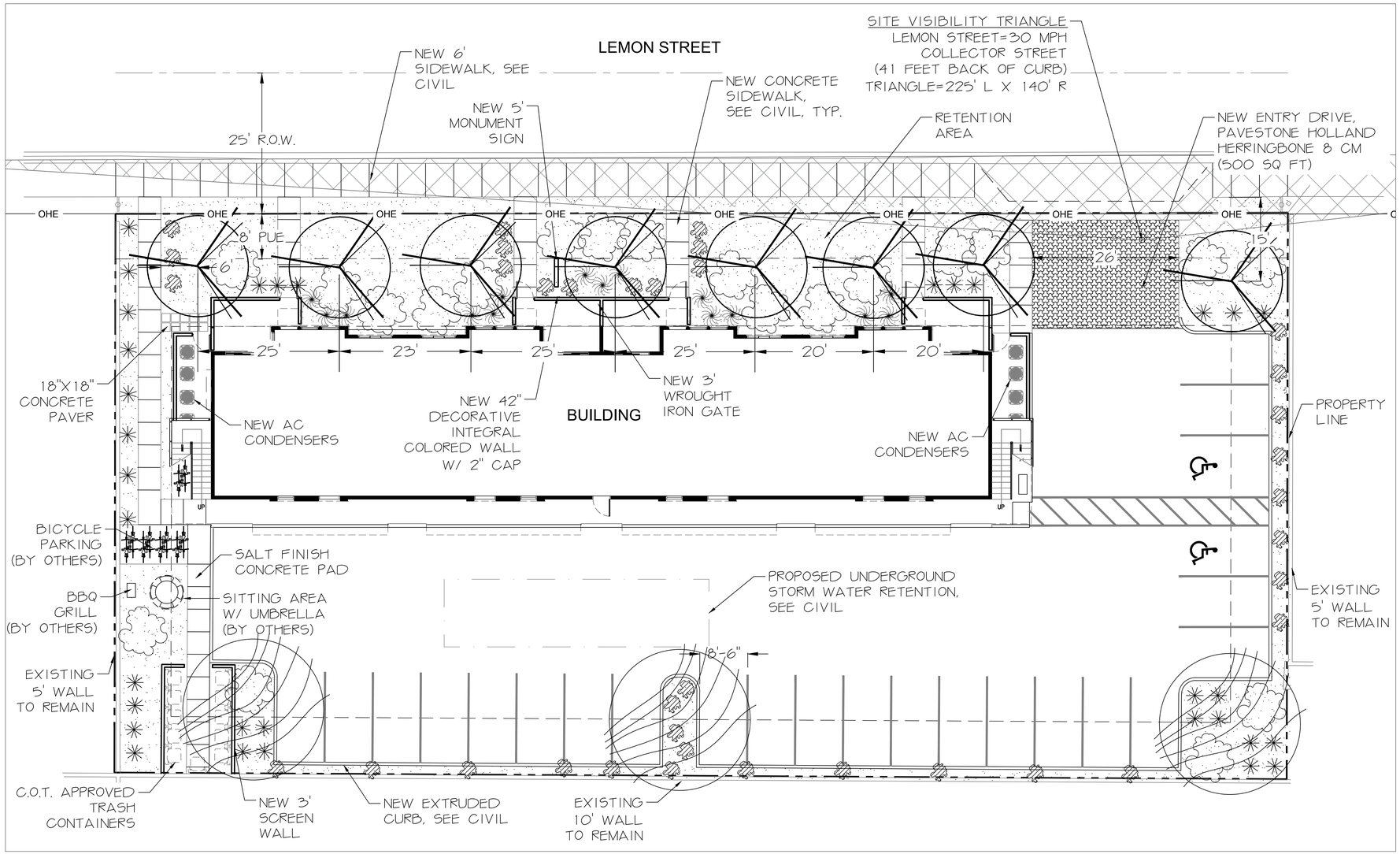
drawn by: MLW
reviewed by: MCM
project no.: 1831
date: 11.21.19
seal:

REGISTERED ARCHITECT
37020
MICHAEL CHRISTOPHER MARCH
Date Signed 11.21.2019
STATE OF ARIZONA

Expires 12.31.2019

ARCHITECTURAL SITE PLAN

A1.10



LANDSCAPE LEGEND

	SYMBOL	NAME	SIZE	QTY.
TREES		Parkinsonia microphyllum FOOTHILLS PALO VERDE	36" BOX MIN. 2" CAL.	8
		Chilopsis linearis 'Desert Diva' DESERT DIVA DESERT WILLOW	36" BOX MIN. 2.5" CAL.	3
SHRUBS		Teucrium chamaedrys 'Prostratum' PROSTRATE GERMANDER	5 GAL.	38
		Eremophila glabra 'MINGENEW GOLD' OUTBACK SUNRISE EMU	5 GAL.	20
		Bouteloua gracilis 'Blonde Ambition' 'BLONDE AMBITION' BLUE GRAMA	1 GAL.	33
ACCENTS		Pedilanthus macrocarpus LADY'S SLIPPER	5 GAL.	15
MATERIALS		2" Depth, Decomposed Granite Mountain Vista Brown	½" screened	5245 SQ. FT. 47 TONS
		Pavestone Holland Pavers	8cm Herringbone	500 SQ. FT.

SITE CALCULATIONS:
Landscape Square Footage: 5245 SQ. FT. (25% of Net Site Area)

REQUIRED TREES:
Minimum # of Trees along Lemon Ave: 8 (8 provided)

Notes:
1. Do not plant trees within the 8' PUE.
2. Trees within 15' of a power line shall not grow to a mature height of more than 20' tall.
3. All site furniture by others.

10' 0' 10' 20'
1"= 10'-0" North

LANDSCAPE NOTES:
1. LANDSCAPE AREAS ARE DEFINED AS ALL NON PAVED AREAS DISTURBED BY CONSTRUCTION. SLIGHT VARIATIONS MAY EXIST BETWEEN ACTUAL SITE CONDITIONS AND DRAWINGS. CONTRACTOR SHALL ADJUST PLANTING LAYOUT AS REQUIRED TO MAINTAIN PLANT QUANTITIES AND DESIGN INTENT. FOR AREAS OVER 50 S.F. CONTACT LANDSCAPE ARCHITECT FOR REVISION TO PLANT LAYOUT.
2. THE CONTRACTOR SHALL NOT SUBSTITUTE ANY PLANT (IN SPECIES, VARIETY, OR PATENT) FOR ANY PLANT THAT IS SPECIFIED IN THE LEGEND. IF AVAILABILITY IS A PROBLEM, THE CONTRACTOR SHALL CONTACT THE OWNER AND THE LANDSCAPE ARCHITECT TO DISCUSS ACCEPTABLE OPTIONS.
3. COORDINATE ALL NECESSARY EXCAVATION AREAS WITH OWNER'S REPRESENTATIVE.
4. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL LANDSCAPE SLEEVING. COORDINATE INSTALLATION WITH GENERAL CONTRACTOR. VERIFY ANY EXISTING SLEEVES INSTALLED BY OTHER CONTRACTORS.
5. ALL PIPE UNDER PAVEMENT SHALL BE SLEEVED.
6. IRRIGATION AND ELECTRICAL SLEEVES TO BE SCHEDULE 40 PVC. ALL SLEEVES TO EXTEND 6" BEYOND CONCRETE STRUCTURES. ALLOW AT LEAST 4" - 6" FROM END OF SLEEVES TO FIRST FITTING ON IRRIGATION LINES. ALL SLEEVES TO BE 24" BELOW GRADE AND/OR AS PER PROJECT DETAILS.
7. COMMON SLEEVES MAY BE USED FOR LATERAL LINES AND MAINLINES. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE SIZE SLEEVE SO ALL PIPES MOVE FREELY WITHIN THE SLEEVE. CONTRACTOR TO 'AS BUILT' ALL SLEEVE SIZES AND LOCATIONS.
8. MARK BACK OF EXISTING AND NEW CURBS AT SLEEVE LOCATIONS BY NOTCHING NEW CONCRETE WITH 1/2" "V" NOTCH OR PLACING RE-BAR VERTICAL SO TOP OF BAR IS 6" BELOW FINISH GRADE.
9. FINISHED GRADE(S) NOTED ON THE LANDSCAPE DETAILS TO BE FIELD VERIFIED/APPROVED AND MODIFIED AS PER ARCHITECTURAL CIVIL DRAWINGS.
10. GRANULAR TOP DRESSING SHALL EXTEND UNDER SHRUBS AND BE RAKED UNIFORMLY ALONG CURBS, SIDEWALKS AND WALLS AT A CONSISTENT DEPTH AS SPECIFIED BY DETAILS.
11. LANDSCAPE CONTRACTOR TO CONTACT THE OWNER'S REPRESENTATIVE BEFORE EACH APPLICATION OF PRE EMERGENT FOR VERIFICATION. MINIMUM 2 APPLICATIONS ARE REQUIRED, ONE JUST BEFORE SPREADING D.G. (AFTER SUB-GRADE HAS BEEN APPROVED) AND ONE AFTER D.G HAS BEEN FINE RAKED AND LEVELED. APPLICATIONS SHALL BE THOROUGHLY WATERED IN. THE FIRST APPLICATION SHALL BE WATERED IN PRIOR TO SPREADING D.G. SURFLAN OR EQUAL SHALL BE USED. CHEMICALS SHALL BE APPLIED IN STRICT CONFORMANCE TO THE MANUFACTURER'S INSTRUCTIONS, INCLUDING WATERING IN AND AVOIDING STAINING OF ADJACENT HARDSCAPES.
12. IF ADJACENT HARDSCAPE INCLUDING ALL PAVING, SIDEWALKS, BUILDINGS, CURBS, WALLS, FENCES, OR OTHER SITE MATERIALS ARE STAINED BY PRE-EMERGENT APPLICATION OR BY WHEEL MARKS OF ANY KIND, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE ALL RESIDUE AND DISCOLORATION PRIOR TO THE FINAL WALK THROUGH.
13. RETENTION BASINS SHALL BE CONSTRUCTED SOLELY FROM THE APPROVED CIVIL PLANS. ANY ALTERATION OF THE APPROVED DESIGN (ADDITIONAL FILL, BOULDERS, ETC.) SHALL REQUIRE ADDITIONAL FINAL PLANS, STAFF REVIEW AND APPROVAL.
14. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT SHOWN ON DRAWINGS.
15. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER CARE AND HANDLING OF TREES AND PLANTS FOR DELIVERY AND PLACEMENT IN PLANTING PIT. TREES THAT ARE DROPPED FROM TRUCKS OR DROPPED INTO PITS SHALL BE REJECTED FOR REPLACEMENT BY THE LANDSCAPE CONTRACTOR. IF ROOTBALLS FALL APART DURING THE PLANTING OPERATION THE PLANT SHALL NOT BE PLANTED. NEW PLANT MATERIALS SHALL BE PROVIDED TO REPLACE THOSE THAT ROOTBALLS FALL APART.
16. PLANT CONTAINERS SHALL BE CUT TO REMOVE ROOTBALLS THAT ARE TIGHT IN THE CONTAINER. THE CONTRACTOR SHALL NOT REMOVE THE PLANT FROM THE CONTAINER BY THE TRUNK.
17. THE LANDSCAPE CONTRACTOR SHALL WARRANT THE TREES AND SHRUBS FOR ONE YEAR FROM THE DATE OF PROJECT FINAL ACCEPTANCE.

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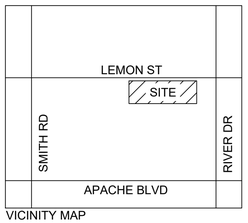


VICINITY MAP

revision:	
A CITY SUBMITTAL	12.12.18
B SITE REV.	2.12.18
C SITE REV.	4.22.19
D DR SUBMITTAL	5.31.18
E DR RESUBMITTAL	9.5.19

drawn by:	RM
reviewed by:	JW
project no.:	1831
date:	10/30/2019

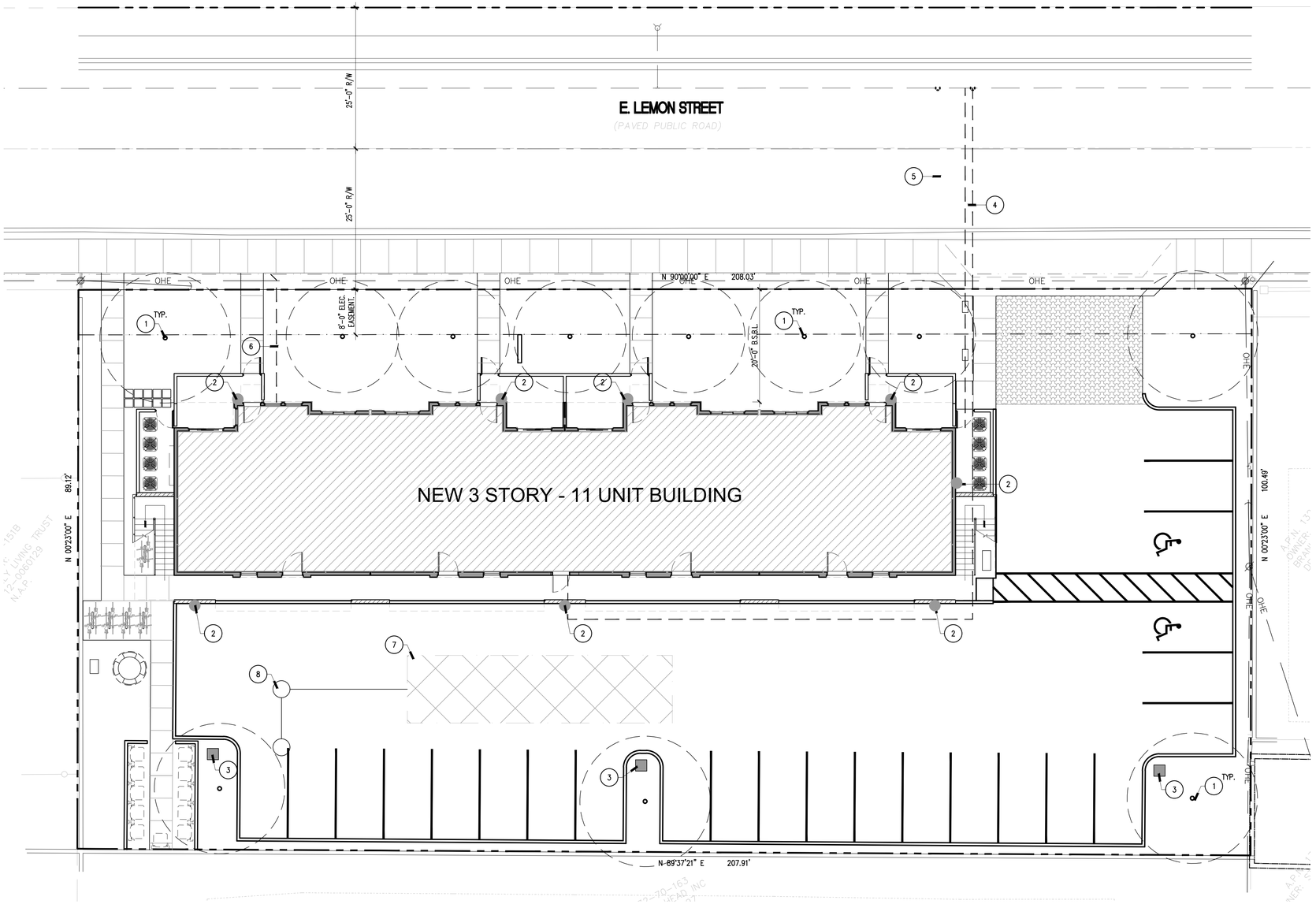
seal:

EXPIRES 12 31 2019

DEVELOPMENT REVIEW RESUBMITTAL 10.30.19

LS-1

PRELIMINARY LANDSCAPE PLAN

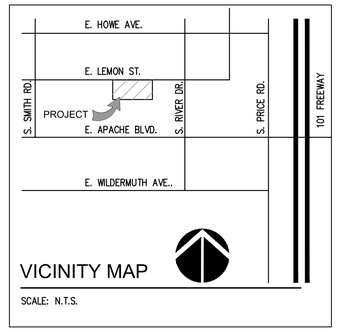


1 UNDERGROUND UTILITY / LIGHTING SITE PLAN
1" = 10'-0"

10' 0 5' 10' 20'
GRAPHIC SCALE: 1"=10'

KEY NOTES

1. NEW TREES – SEE LANDSCAPE PLAN.
2. NEW BUILDING MOUNTED LIGHTING.
3. NEW SITE LIGHTING.
4. NEW FIRE LINE – SEE CIVIL PLAN.
5. NEW DOMESTIC WATER LINE – SEE CIVIL PLAN.
6. NEW SEWER LINE – SEE CIVIL PLAN.
7. NEW UNDERGROUND STORAGE TANK – SEE CIVIL.
8. NEW DRY-WELL – SEE CIVIL.



VICINITY MAP

SCALE: N.T.S.

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drawn by:	MLW
reviewed by:	MCM
project no.:	1831
date:	11-4-19

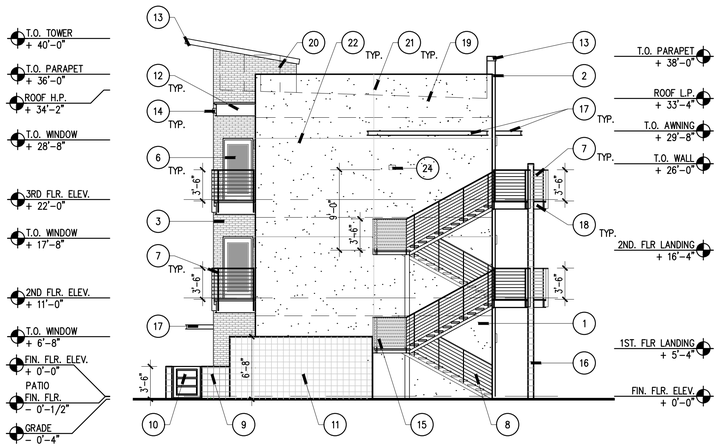
seal:

Expires 12.31.2019

UNDERGROUND UTILITY / LIGHTING SITE PLAN

UG-1

1 NORTH ELEVATION
SCALE: 1/8" 1'-0"



2 WEST ELEVATION
SCALE: 1/8" 1'-0"

KEYED NOTES

1. ONE KOTE STUCCO SYSTEM (ICC ESR #1471) OVER 1" FOAM OVER WEATHER BARRIER OVER 3/8" OSB SHEATHING ON 2X6 WOOD STUDS – PAINTED DUNN EDWARDS PAINTS 'BISQUE TAN' DE6157 – SAND FINISH.
2. ONE KOTE STUCCO SYSTEM (ICC ESR #1471) OVER 1" FOAM OVER WEATHER BARRIER OVER 3/8" OSB SHEATHING ON 2X6 WOOD STUDS – PAINTED DUNN EDWARDS PAINTS 'CARVED WOOD' DE6125 – SAND FINISH
3. METRO BRICK 'ARCHITECTURAL THIN BRICK' – #107 PARKWAY VELOUR FINISH w/ CLIPS, OVER SETTING COAT, OVER SCRATCH COAT, OVER LATH OVER WEATHER BARRIER, OVER SHEATHING.
4. NEW ALUMINUM WINDOW DUAL PANE LOW 'E' WINDOW SYSTEM W/ THERMAL BREAK – DARK ANODIZED BRONZE FINISH.
5. NEW FIBERGLASS DOOR SYSTEM w/ TEMPERED GLASS TO MATCH WINDOW SYSTEM.
6. NEW ALUMINUM DOOR SYSTEM w/ TEMPERED GLASS TO MATCH WINDOW SYSTEM.
7. NEW 42" HIGH RAILING – PAINTED DUNN EDWARDS PAINTS 'CAVERNOUS' DE6364.
8. NEW METAL STAIR SYSTEM W/ 42' HIGH RAILING & HANDRAIL – PAINTED DUNN EDWARDS CAVERNOUS' DE6364.
9. NEW 42" HIGH 'SCORED' 8"x8"x16" CMU SCREEN WALL – INTEGRAL COLOR 'MOJAVE BROWN – COCOA BROWN' SMOOTH FINISH.
10. NEW 36" WIDE WROUGHT IRON GATE, – PAINTED DUNN EDWARDS CAVERNOUS' DE6364. HEIGHT TO MATCH ADJACENT WALL.
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15. 1 1/2" x 1 1/2" WIRE MESH BEHIND HORIZONTAL MEMBERS – INDUSTRIAL METAL SUPPLY – PAINTED DUNN EDWARDS 'CAVERNOUS' DE6364.
16. NEW 26' HIGH CMU 'SCORED' 8"x8"x16" SMOOTH FACE WALL – PAINTED DUNN EDWARDS – 'CARVED WOOD' DE6125.
17. NEW PRE-FAB METAL AWNING – PAINTED DUNN EDWARDS – 'CAVERNOUS' DE6364.
18. CONCRETE LANDING w/ STEEL FRAME, SEE STRUCTURAL – PAINTED DUNN EDWARDS – 'CAVERNOUS' DE6364.
19. ROOF LINE BEYOND.
20. MECHANICAL UNITS BEYOND (SCREENED).
21. 1/4" WIDE STUCCO CONTROL JOINTS.
22. 1/4' STUCCO EXPANSION JOINTS.
23. LED WALL SCONCE.
24. LED WALL PACK.

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drawn by:	IJL
reviewed by:	MCM
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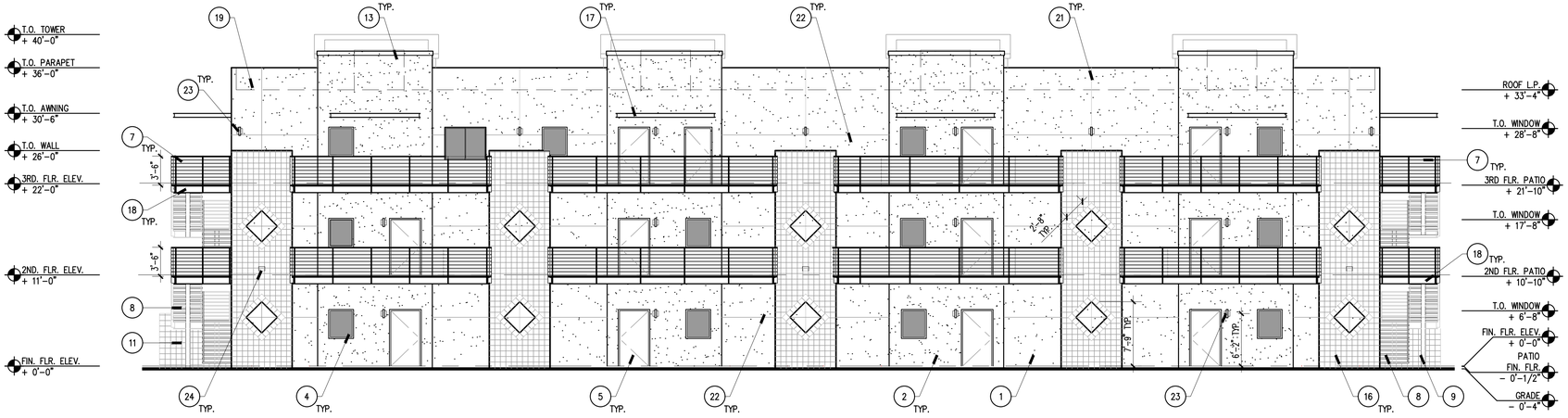
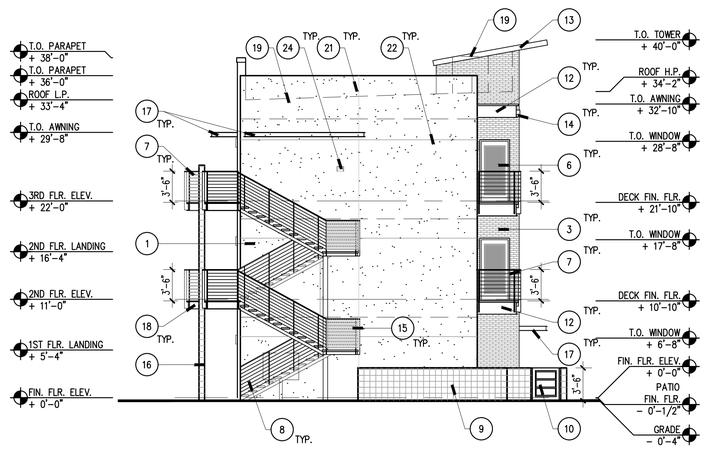
NORTH & WEST ELEVATIONS

A5.10



3 SOUTH ELEVATION
SCALE: 1/8" 1'-0"



4 EAST ELEVATION
SCALE: 1/8" 1'-0"

KEYED NOTES

1. ONE KOTE STUCCO SYSTEM (ICC ESR #1471) OVER 1" FOAM OVER WEATHER BARRIER OVER 3/8" OSB SHEATHING ON 2X6 WOOD STUDS – PAINTED DUNN EDWARDS PAINTS 'BISQUE TAN' DE6157 – SAND FINISH.
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4. NEW ALUMINUM WINDOW DUAL PANE LOW 'E' WINDOW SYSTEM W/ THERMAL BREAK – DARK ANODIZED BRONZE FINISH.
5. NEW FIBERGLASS DOOR SYSTEM w/ TEMPERED GLASS TO MATCH WINDOW SYSTEM.
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19. ROOF LINE BEYOND.
20. MECHANICAL UNITS BEYOND (SCREENED).
21. 1/4" WIDE STUCCO CONTROL JOINTS.
22. 1/4' STUCCO EXPANSION JOINTS.
23. LED WALL SCONCE.
24. LED WALL PACK.

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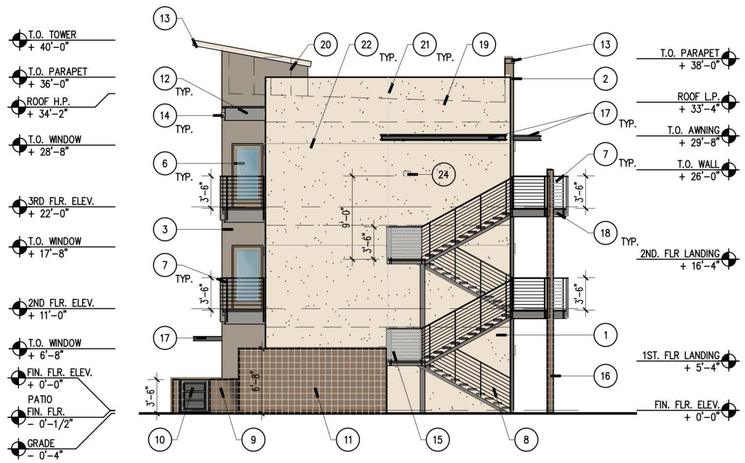
SOUTH & EAST ELEVATIONS

A5.20

1 NORTH ELEVATION
SCALE: 1/8" 1'-0"



2 WEST ELEVATION
SCALE: 1/8" 1'-0"

KEYED NOTES

1. ONE KOTE STUCCO SYSTEM (ICC ESR #1471) OVER 1" FOAM OVER WEATHER BARRIER OVER 3/8" OSB SHEATHING ON 2X6 WOOD STUDS – PAINTED DUNN EDWARDS PAINTS 'BISQUE TAN' DE6157 – SAND FINISH.
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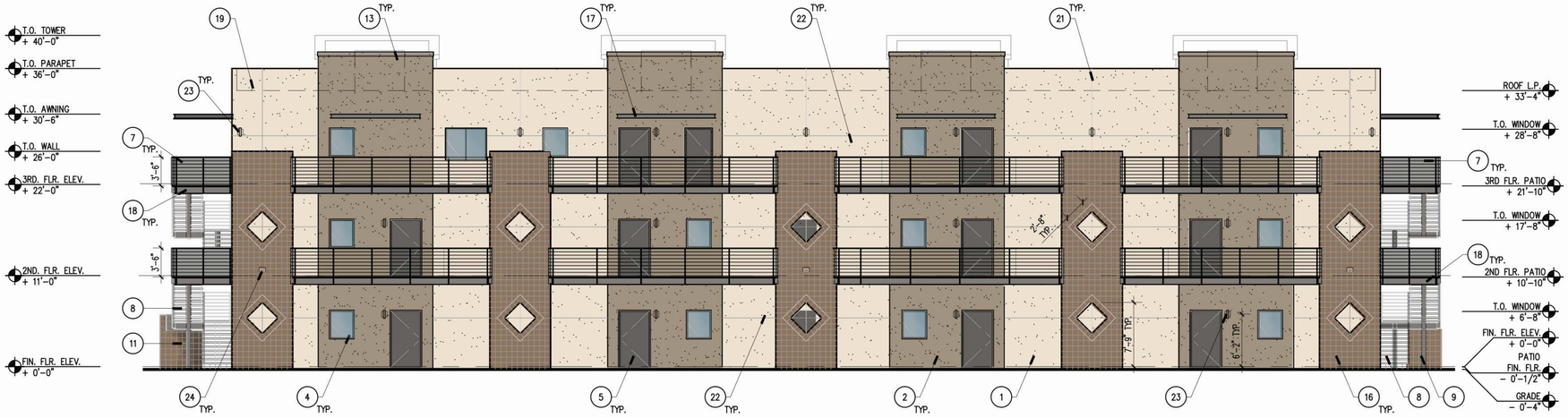
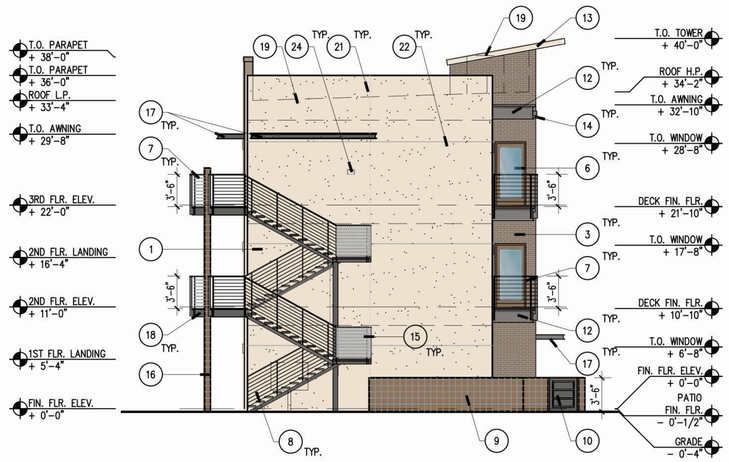
NORTH & WEST ELEVATIONS

A5.10



3 SOUTH ELEVATION
SCALE: 1/8" 1'-0"



4 EAST ELEVATION
SCALE: 1/8" 1'-0"

KEYED NOTES

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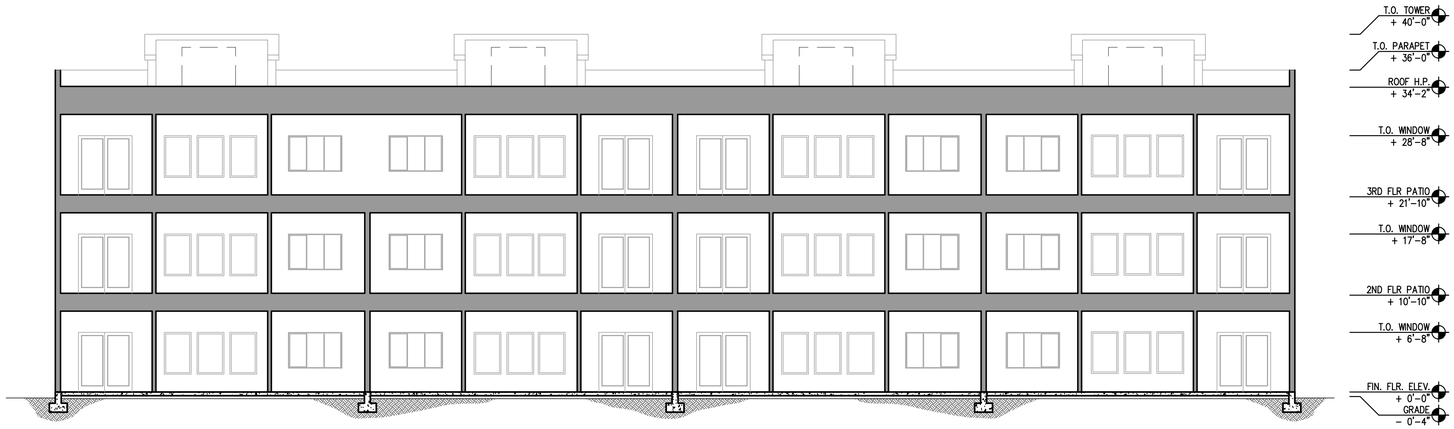
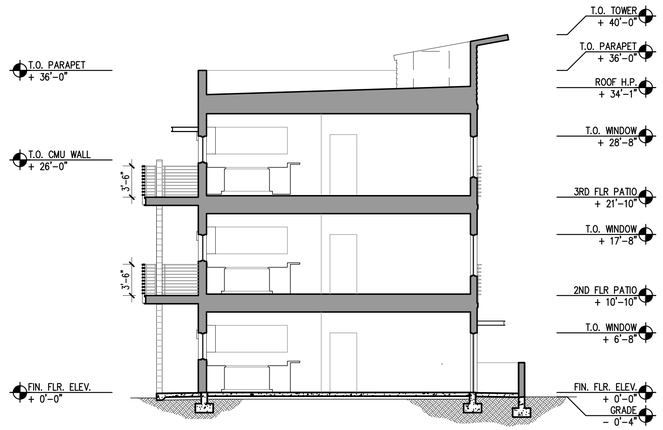
SOUTH & EAST ELEVATIONS

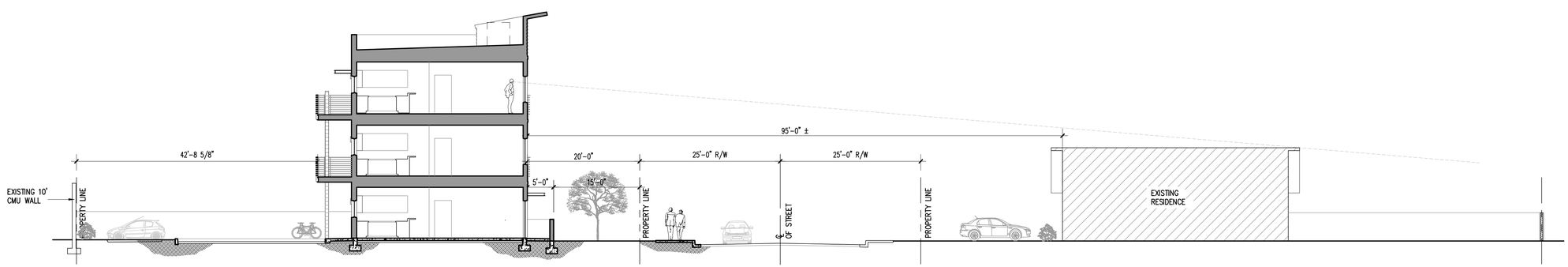
A5.20



1 BUILDING SECTION 1
SCALE: 1/8" = 1'-0"



2 BUILDING SECTION 2
SCALE: 1/8" = 1'-0"



3 SITE SECTION
SCALE: 1" = 10'-0"

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REGISTERED ARCHITECT
37020
MICHAEL CHRISTOPHER MARCH
Date Signed 11/04/2019
STATE OF ARIZONA

Expires 12.31.2019

BUILDING
AND SITE
SECTIONS

A4.1

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COLOR PERSPECTIVE

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COLOR PERSPECTIVE

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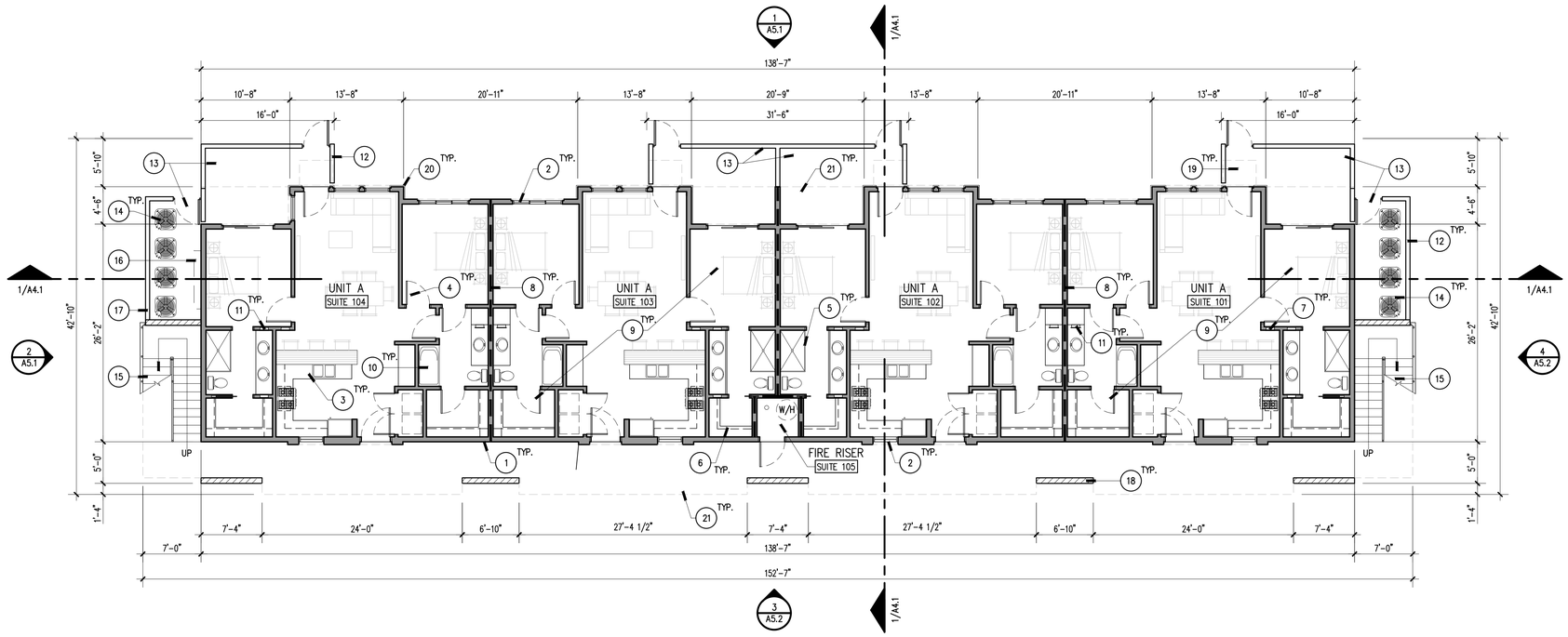
COLOR PERSPECTIVE



1 FIRST LEVEL FLOOR PLAN

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

GENERAL NOTES

A. ALL INTERIOR DIMENSIONS ARE FROM FACE OF FINISH TO FACE OF FINISH UNLESS NOTED OTHERWISE.

B. REFER TO AND COORDINATE WITH STRUCTURAL, ELECTRICAL, MECHANICAL AND PLUMBING DRAWINGS.

C. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.

D. PROVIDE 2X BACKING AT ALL BATHROOM ACCESSORIES AND DOOR STOP LOCATIONS.

E. ALL CABINETRY INDICATED BY MILLWORK CONTRACTOR SHALL INCLUDE COUNTERS, HARDWARE, TRIM AND BASE. CONTRACTOR TO PROVIDE AND COORDINATE INSTALLATION OF PLUMBING FIXTURES AND ELECTRICAL SERVICE.

F. DOORS ARE SHOWN IN NOMINAL DIMENSIONS. DOOR SUPPLIER TO FIELD MEASURE AND VERIFY ALL OPENINGS PRIOR TO FABRICATION.

G. SEE SHEET A4.10 FOR PARTITIONS TYPES.

H. DRAINAGE ON WALKWAYS AND BALCONIES TO SLOPE AWAY FROM BUILDING FACE MIN. 1.5% SLOPE. REFER TO ENLARGED FLOOR PLANS FOR GENERAL SLOPE CONDITIONS.

I. ALL UNITS ARE "TYPE B" IN ACCORDANCE WITH IBC SEC 1107.6.1.2.

J. BUILDING OWNER/TENANT TO PROVIDE BOTTLED WATER FOR CUSTOMER AND EMPLOYEE USE AT ALL TIMES.

KEYED PLAN NOTES

1. ULTRAKOTE ONE KOTE STUCCO SYSTEM (ICC ESR #1471) OVER 1" FOAM OVER WEATHER BARRIER OVER 3/8" OSB SHEATHING ON 2X6 WOOD STUDS.
2. ALUMINUM DUAL PANE LOW 'E' WINDOW SYTEM w/ THERMAL BREAK – ANODIZED DARK BRONZE FINISH.
3. MILLWORK – TYPICAL.
4. SOLID CORE INTERIOR DOOR – TYP.
5. TEMPERED GLASS SHOWER SURROUNDED AND DOOR.
6. CLOSET SYSTEM.
7. ELECTRICAL PANEL – PAINTED TO MATCH ADJACENT SURFACE
8. 1 HR RATED PARTY WALL ASSEMBLY BETWEEN UNITS
9. 5/8" 1 HOUR RATED TYPE 'X' GYP. BD. ON ALL WALLS AND CEILINGS.
10. SHOWER TUB w/ SHOWER SURROUND.
11. MEDICINE CABINETS.
12. 42" HIGH PAINTED CMU LOW WALL.
13. 36" WIDE WROUGHT IRON GATE– HEIGHT TO MATCH ADJACENT WALL – PAINTED.
14. A/C CONDENSERS.
15. METAL STAIRWELL –42" WIDE PATH OF TRAVEL w/ 42" RAILING AND 36" HIGH HANDRAIL ON BOTH SIDES – PAINTED.
16. ELECTRICAL SERVICE ENTRANCE – PAINTED TO MATCH ADJACENT SURFACE.
17. 6'–8" HIGH PAINTED CMU WALL.
18. STRUCTURAL CMU WALL.
19. PRE–FAB METAL AWNING – PAINTED.
20. THIN BRICK VENEER.
21. ROOF OVERHANG ABOVE.

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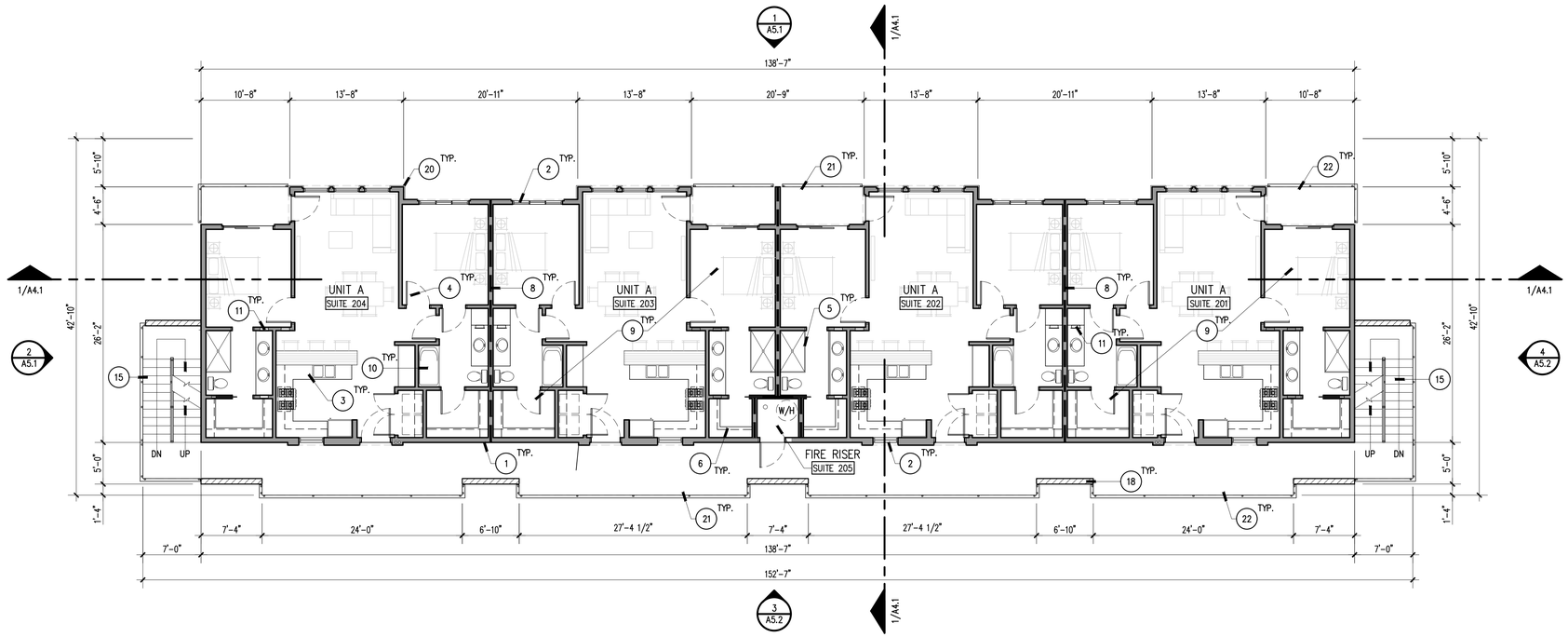
FIRST LEVEL FLOOR PLAN

A2.1



1 SECOND LEVEL FLOOR PLAN

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

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C. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.

D. PROVIDE 2X BACKING AT ALL BATHROOM ACCESSORIES AND DOOR STOP LOCATIONS.

E. ALL CABINETRY INDICATED BY MILLWORK CONTRACTOR SHALL INCLUDE COUNTERS, HARDWARE, TRIM AND BASE. CONTRACTOR TO PROVIDE AND COORDINATE INSTALLATION OF PLUMBING FIXTURES AND ELECTRICAL SERVICE.

F. DOORS ARE SHOWN IN NOMINAL DIMENSIONS. DOOR SUPPLIER TO FIELD MEASURE AND VERIFY ALL OPENINGS PRIOR TO FABRICATION.

G. SEE SHEET A4.10 FOR PARTITIONS TYPES.

H. DRAINAGE ON WALKWAYS AND BALCONIES TO SLOPE AWAY FROM BUILDING FACE MIN. 1.5% SLOPE. REFER TO ENLARGED FLOOR PLANS FOR GENERAL SLOPE CONDITIONS.

I. ALL UNITS ARE "TYPE B" IN ACCORDANCE WITH IBC SEC 1107.6.1.2.

J. BUILDING OWNER/TENANT TO PROVIDE BOTTLED WATER FOR CUSTOMER AND EMPLOYEE USE AT ALL TIMES.

KEYED PLAN NOTES

1. ULTRAKOTE ONE KOTE STUCCO SYSTEM (ICC ESR #1471) OVER 1" FOAM OVER WEATHER BARRIER OVER 3/8" OSB SHEATHING ON 2X6 WOOD STUDS.
2. ALUMINUM DUAL PANE LOW 'E' WINDOW SYTEM w/ THERMAL BREAK – ANODIZED DARK BRONZE FINISH.
3. MILLWORK – TYPICAL.
4. SOLID CORE INTERIOR DOOR – TYP.
5. TEMPERED GLASS SHOWER SURROUNDED AND DOOR.
6. CLOSET SYSTEM.
7. ELECTRICAL PANEL – PAINTED TO MATCH ADJACENT SURFACE
8. 1 HR RATED PARTY WALL ASSEMBLY BETWEEN UNITS
9. 5/8" 1 HOUR RATED TYPE 'X' GYP. BD. ON ALL WALLS AND CEILINGS.
10. SHOWER TUB w/ SHOWER SURROUND.
11. MEDICINE CABINETS.
12. 42" HIGH PAINTED CMU LOW WALL.
13. 36" WIDE WROUGHT IRON GATE– HEIGHT TO MATCH ADJACENT WALL – PAINTED.
14. A/C CONDENSERS.
15. METAL STAIRWELL –42" WIDE PATH OF TRAVEL w/ 42" RAILING AND 36" HIGH HANDRAIL ON BOTH SIDES – PAINTED.
16. ELECTRICAL SERVICE ENTRANCE – PAINTED TO MATCH ADJACENT SURFACE.
17. 6'-8" HIGH PAINTED CMU WALL.
18. STRUCTURAL CMU WALL.
19. PRE-FAB METAL AWNING – PAINTED.
20. THIN BRICK VENEER.
21. ROOF OVERHANG ABOVE.
22. 42" HIGH METAL RAILING.

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revision:	
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B PLANNING SUBMITTAL	8.30.19
C PLANNING SUBMITTAL	10.28.19

drawn by:	IJL
reviewed by:	MCM
project no.:	1831
date:	11.04.19

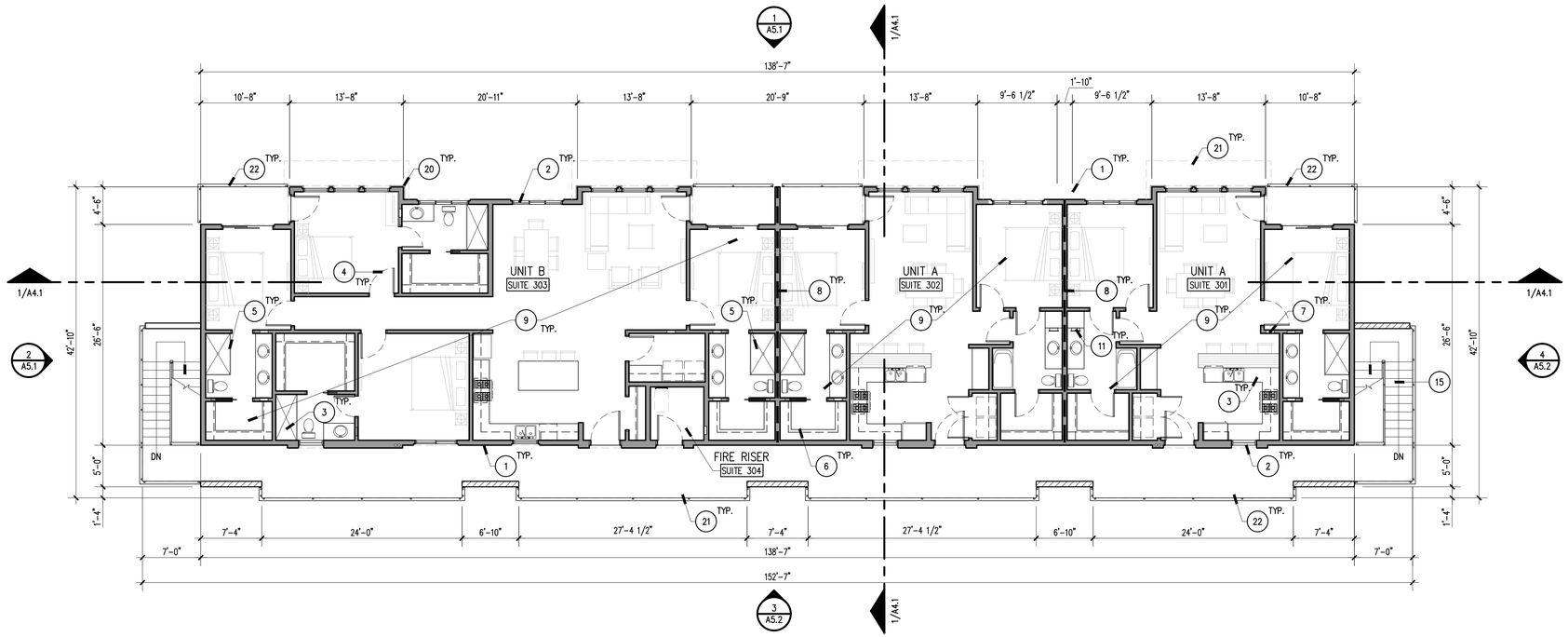
seal:

REGISTERED ARCHITECT
37020
MICHAEL CHRISTOPHER MARCH
Date Signed 11/04/2019
STATE OF ARIZONA

Expires 12.31.2019

SECOND LEVEL FLOOR PLAN

A2.2



1 THIRD LEVEL FLOOR PLAN

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

GENERAL NOTES

A. ALL INTERIOR DIMENSIONS ARE FROM FACE OF FINISH TO FACE OF FINISH UNLESS NOTED OTHERWISE.

B. SEE SHEET A5.2 FOR INTERIOR ELEVATIONS.

C. REFER TO AND COORDINATE WITH STRUCTURAL, ELECTRICAL, MECHANICAL AND PLUMBING DRAWINGS.

D. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.

E. PROVIDE 2X BACKING AT ALL BATHROOM ACCESSORIES AND DOOR STOP LOCATIONS.

F. ALL CABINETRY INDICATED BY MILLWORK CONTRACTOR SHALL INCLUDE COUNTERS, HARDWARE, TRIM AND BASE. CONTRACTOR TO PROVIDE AND COORDINATE INSTALLATION OF PLUMBING FIXTURES AND ELECTRICAL SERVICE.

G. DOORS ARE SHOWN IN NOMINAL DIMENSIONS. DOOR SUPPLIER TO FIELD MEASURE AND VERIFY ALL OPENINGS PRIOR TO FABRICATION.

H. CONTRACTOR TO PROVIDE TACTILE EXIT SIGNS PER SECTION 1013 IBC 2018.

I. BUILDING OWNER/TENANT TO PROVIDE BOTTLED WATER FOR CUSTOMER AND EMPLOYEE USE AT ALL TIMES.

KEYED PLAN NOTES

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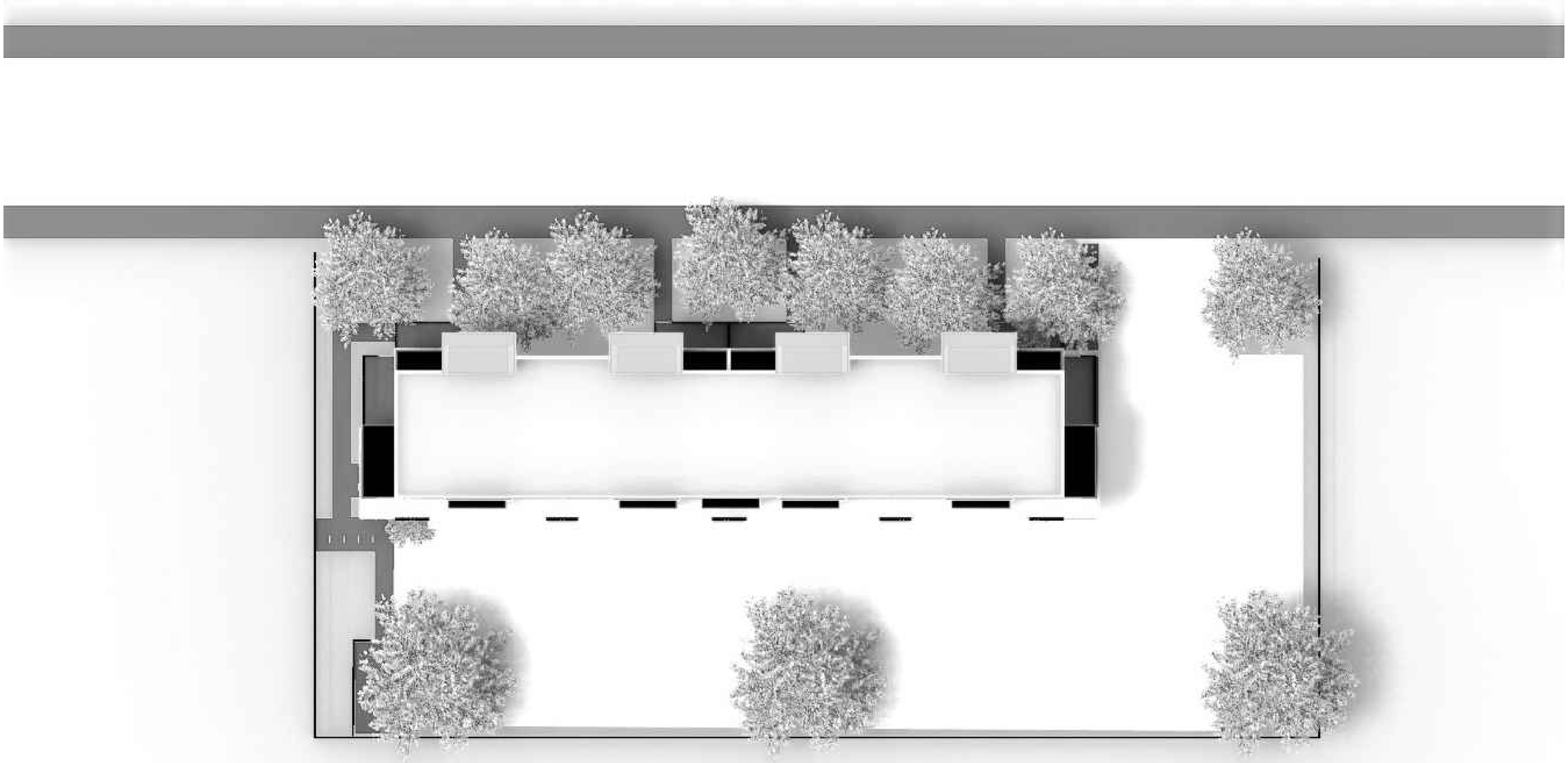
THIRD LEVEL FLOOR PLAN

A2.3



1 SUMMER SOLSTICE AT 3PM
N.T.S.

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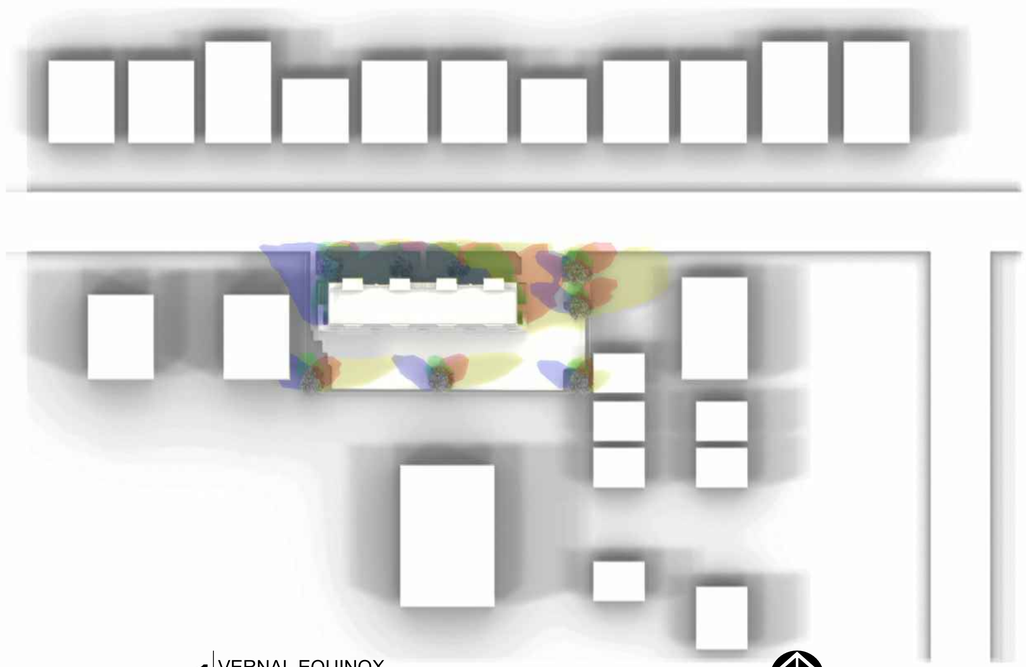
SHADOW STUDY

SHADOW

LEGEND

9AM
NOON
3PM
5PM



1 VERNAL EQUINOX
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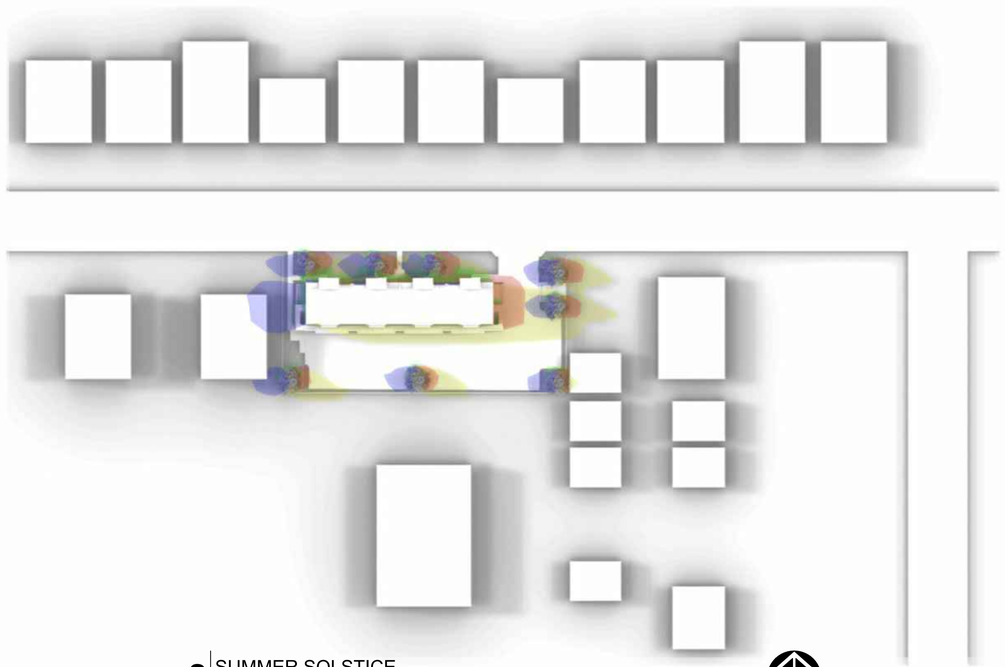
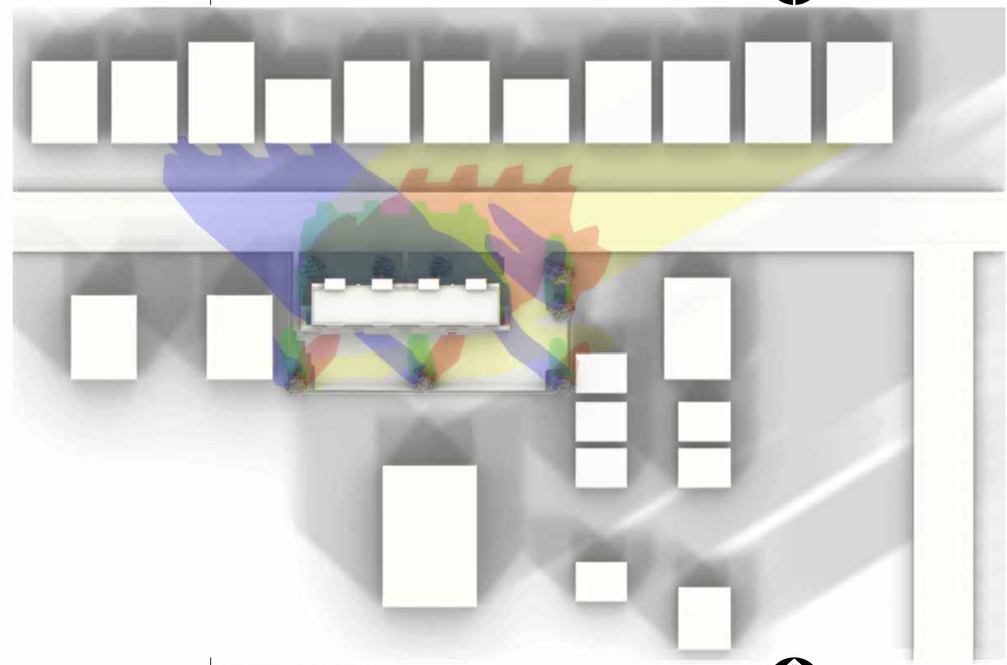


2 SUMMER SOLSTICE
N.T.S.

3 AUTUMNAL EQUINOX
N.T.S.



4 WINTER SOLSTICE
N.T.S.

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SOLAR STUDY

SOLAR