

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 01/28/2020
Agenda Item: 4**

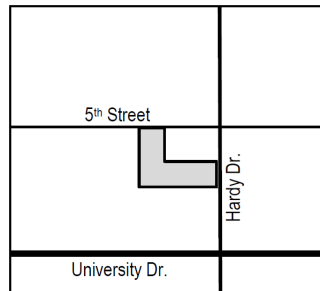
ACTION: Request a Use Permit to allow tandem parking; a Use Permit Standard to increase the maximum allowed building height from 30 feet to 33 feet; and a Development Plan Review for a new multi-family development consisting of 28 dwelling units for THE 5TH APARTMENTS, located at 1027 West 5th Street. The applicant is triARC Architecture and Design.

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

RECOMMENDATION: Approve, subject to conditions

BACKGROUND INFORMATION: THE 5TH APARTMENTS (PL190315) is a proposed multi-family development containing 28 dwelling units. There are existing residential buildings on-site which will be demolished for this project. The request includes the following:

- ZUP200001 Use Permit to allow tandem parking (within six (6) unit garages).
- ZUP200002 Use Permit Standard to increase the maximum allowed building height from 30 feet to 33 feet.
- DPR200007 Development Plan Review including a site plan, building elevations and landscape plan.



Property Owner	Shea Opportunity Zone Fund LLC
Applicant	Jon Hanna, triARC Design and Architecture
Zoning District	R-3 (Multi-Family Residential Limited)
Net site area	1.43 acres (62,291 SF)
Density / Number of Units	20 du/ac / 28 units
Unit Types	6 one bedroom 13 two bedrooms 9 three bedrooms
Total Bedrooms	59
Total Building Area	53,844 SF
Lot Coverage	35% (50% maximum allowed)
Building Height	33'-0" top-of-parapet; 34'-2" top-of-top (30'-0" maximum allowed)
Building Setbacks	20'-6" front (5 th Street), 10'-3" street side (Hardy Dr.), 10'-4" side (West), 10'-6" side (Interior), 15'-6" rear (0', 0', 0', 0', 10' minimums)
Landscape area	32% (25% minimum required)
Vehicle Parking	70 spaces provided (63 spaces minimum required, 79 maximum surface spaces allowed)
Bicycle Parking	48 spaces provided (29 spaces minimum 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 is located near the southwest corner of 5th Street and Hardy Drive. The site is primarily surrounded by multi-family developments (west, north and south) and a public park to the east across 5th Street.

This request includes the following:

1. Use Permit Use Permit to allow tandem parking (within garage units).
2. Use Permit Standard to increase the maximum allowed building height from 30 feet to 33 feet.
3. Development Plan Review including a site plan, building elevations and a landscape plan for a new multi-family development consisting of 28 dwelling units.

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

For further processing, the applicant will need approval for a Preliminary and Final Subdivision Plat, to combine the individual lots into one.

SITE PLAN REVIEW

This project went through the site plan review process a total of four times; three preliminaries (07/19/2019 and 09/04/2019) and one formal (12/18/2019). 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 the end units of building facing a street shall be equipped with a door and patio walk-up to provide a presence/interaction with the street front, the faux wood panels needed to be equipped on all façades of buildings to achieve four sided architecture and to enlarge the wall-to-wall dimensions of the garage. The applicant was amenable to all of these recommendations and a condition has been added in regard to the treatment of the end unit of buildings along the street frontages.

PUBLIC INPUT

A neighborhood meeting was not required for this project. 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 Downtown / ASU / Rio Salado / NW Neighborhoods Character Area. The plan encourages sustainable growth, long-term generational investments to create a safe, clean equitable and healthy city, infill projects which are compatible with the existing context. The proposal complies with the principles and design guidelines of the plan as follows:

- Structural Shade: Project provides trees along the street frontages which will assist in providing shade to the public sidewalk; and a condition has been added to provide specimens from the Historic Plant Palette.
- Parking + Lighting: Surface (guest) parking spaces are significantly setback from the street frontages and will be screened by the buildings and/or perimeter wall; and resident spaces are within individual garages.
- Neighborhood Mobility Principles: Developer is providing a housing option that is within 20 minutes of mass transit and is in close vicinity of many businesses and employment opportunities.

USE PERMIT (ZUP200001)

The proposed project requires a use permit to allow tandem parking. There are six (6) dwelling units proposed with tandem parking garages.

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

1. *Any significant increase in vehicular or pedestrian traffic.*
Tandem parking will not generate a significant increase in vehicular or pedestrian traffic. Due to the configuration and

limitations of the site, tandem parking spaces are necessary to achieve acceptable wall-to-wall dimensions of the proposed unit garages.

2. *Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions.*
There will be no nuisances that arise from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare which exceeds that of ambient conditions.
3. *Contribution to the deterioration of the neighborhood or to the downgrading of property values, the proposed use is not in conflict with the goals objectives or policies for rehabilitation, redevelopment or conservation as set forth in the city's adopted plans or General Plan.*
This use will not contribute to the deterioration of the neighborhood or the downgrading of property values; and does not conflict with the goals or objectives of the General Plan 2040.
4. *Compatibility with existing surrounding structures and uses.*
This project is compatible with the surrounding structures and uses.
5. *Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public.*
There is not an expectation of disruptive behavior being generated which will create a nuisance to the surrounding area or general public for the proposed use.

USE PERMIT STANDARD (ZUP200002)

The proposed project requires a use permit to increase the maximum allowed building height from 30 feet to 33 feet. This use permit applies to three out of the six buildings proposed per plans provided.

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

1. *Any significant increase in vehicular or pedestrian traffic.*
An increase in the maximum allowed building height will not generate a significant increase in vehicular or pedestrian traffic. Project is conforming to the expected density for this site, with a unit mix of one, two and three bedroom units.
2. *Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions.*
There will be no nuisances that arise from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare which exceeds that of ambient conditions.
3. *Contribution to the deterioration of the neighborhood or to the downgrading of property values, the proposed use is not in conflict with the goals objectives or policies for rehabilitation, redevelopment or conservation as set forth in the city's adopted plans or General Plan.*
There is no expectation that this use will deteriorate the neighborhood or the downgrade property values. General Plan 2040 has projected Land Use designation of Residential and Projected Density of up to 25 du/ac; this project will meet the density designation and is compatible with the surrounding area which is primarily residential.
4. *Compatibility with existing surrounding structures and uses.*
This project would be surrounded by other multi-family uses that are two to three stories.
5. *Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public.*
There is not an expectation of disruptive behavior being generated which will create a nuisance to the surrounding area or general public for the proposed use.

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 site is approximately 1.43 acres and is irregularly shaped. Due to the narrowness of the site there is one continuous

drive aisle connecting the two proposed driveways, which are located on 5th Street and Hardy Drive. There is a proposed total of six (6) buildings on the site. Garages to units are accessed off the single drive aisle; and Fire and Solid Waste circulation/maneuvering is provided on-site. Each unit is provided with a private outdoor space at the rear, and two common amenity areas are provided as well, one of which is a dog park.

Building Elevations

The proposed buildings are a mix of 2-story and 3-story, with a building height of 33'-0" to top-of-parapet and 34'-2" to top-of-top. Building materials consist of painted stucco, metal, faux wood paneling, brick veneer, integral colored CMU and glazing. At the base of each unit is only a garage and living areas are above.

Landscape Plan

A landscape coverage of 32% is proposed. The site will be well landscaped, the backyard for each unit will have at least one tree and ground cover. Red Push Pistache are provided along the frontages; staff has added a condition requiring the applicant to provide Chinese Elm or Arizona Ash in lieu of two of the proposed trees on each frontage, so a total of four (4) these two specimens should be split along the street frontage. The applicant is proposing a significant variation in understory plants; staff has added a condition which requires some of these specimens to be swapped for plant identified in the Downtown / ASU / Rio Salado / NW Neighborhoods Character Area plan historic plant palette.

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 majority of windows are shaded by awnings or building overhangs. Also, the site configuration will limit the amount of building façades and windows that would be significantly impacted by heat gain.*
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; building facades provide architectural detail and the design is appropriate to the scale and context of the development.*
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage; site is located within a quarter-mile of bus stops in all directions, is in the service area for Orbit Neighborhood Circulator and is within a mile of two light rail stations and a future streetcar stop.*
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses; conflict between pedestrians and vehicles will primarily occur at the driveways.*

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 buildings.*
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 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, Use Permit Standard and Development Plan Review. This request meets the required criteria and will conform to the conditions.

(ZUP200001)

USE PERMIT CONDITIONS OF APPROVAL:

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

1. The Use Permit is valid for the plans as submitted within this application. Any additions or modifications may be submitted for review during the building plan check process.

(ZUP200002)

USE PERMIT CONDITIONS OF APPROVAL:

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

1. The Use Permit is valid for the plans as submitted within this application. Any additions or modifications may be submitted for review during the building plan check process.

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

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

General

1. Except as modified by conditions, development shall be in substantial conformance with the site plan and building elevations dated 01/15/2020 and landscape plan dated 01/14/2020. Minor modifications may be reviewed through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.

2. A preliminary and final subdivision plat is required for this development and shall be recorded prior to issuance of building permits. Alternatively, the Owner's execution of a Covenant and Agreement to Hold Property as One Parcel may be permitted in lieu of recording the subdivision plat while the plat is being finalized. If this occurs, the final plat must be recorded prior to issuance of the first Certificate of Occupancy.

Site Plan

3. Provide 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.
4. 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.
5. Provide upgraded paving at each driveway consisting of integral colored unit paving.
6. 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.
7. 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

8. The materials and colors are approved as presented:

Primary Building – stucco, painted Dunn Edwards "Muslin" (DE6227)

Secondary Building – stucco, painted Dunn Edwards "Cool December" (DEW383)

Building Accent – stucco, painted Dunn Edwards "Legendary Gray" (DE6369)

Corrugated Metal Panels/ Doors / Shade Canopies (Steel) – painted Dunn Edwards "Legendary Gray" (DE6369)

Wood Siding Accent – RMP Metal Products, Alumaboard (8" planks) "Hazelnut Brown"

Building Base – El Dorado Sone, Tundra Brick (veneer) "Ashland"

Balcony Railing – 1"x1" Woven Wire Mesh, painted Dunn Edwards "Legendary Gray" (DE6369)

Yard Wall – Superlite "Opal" (smooth-face, integral color), CMU block 8"-8"x16"

Yard Wall Accent Band – Superlite "Pebble Beach-NW Gray" (split-face, integral color), CMU block 8"x4"x16"

Windows – Vinyl (white frame color), dual pane, Low-E

Entry Doors – frosted privacy glass

Garage Doors – laminated safety glass

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

9. **Provide doors with a shading device and patio entry for the end units (street façades) of buildings A, B and F. Compliance of this requirement shall be verified by the Community Development Department (Planning Division) prior to issuance of building permits.**
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 the building or inside a secure yard that is concealed from public view.
14. Upper/lower divided glazing panels in exterior windows at grade level, where lower glass panes are part of a divided pane glass curtain-wall system, shall be permitted only if laminated glazing at these locations is provided.

Lighting

15. Illuminate building entrances and from dusk to dawn to assist with visual surveillance at these locations.

Landscape

16. **At minimum, two of the proposed trees along each street frontage shall be replaced with Chinese Elm or Arizona Ash; and shall incorporate understory plants identified in historic plant palette for the Downtown / ASU / Rio Salado / NW Neighborhoods 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.**
17. 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.
18. 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.
19. 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

20. 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.
21. 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.
 - c. Provide one address number on the roof of the building. Orient numbers to be read from the south.
 - 1) Include street address number in 6'-0" high characters on one line and street name in 3'-0" high characters on a second line immediately below the first.
 - 2) Provide high contrast sign, either black characters on a light surface or white characters on a black field that is painted on a horizontal plane on the roof. Coordinate roof sign with roof membrane so membrane is not compromised.
 - 3) Do not illuminate roof address.

CODE/ORDINANCE REQUIREMENTS:

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

USE PERMIT:

- The Use Permit is valid for Shea Opportunity Zone Fund LLC and may be transferable to successors in interest through an administrative review with the Community Development Director, or designee.
- The use permit approval shall be void if the use is not commenced or if an application for a building permit has not been submitted, whichever is applicable, within twelve (12) months after the use permit is granted or within the time stipulated by the decision-making body.
- The decision-making body, upon finding that the applicant has not taken corrective actions to resolve issues related to the permit/approval and that a continuation of the permit/approval is not in the interest of the public health, safety and general welfare, can revoke the permit/approval after providing written notice of its intentions to the holder of the permit.
- Any intensification or expansion of use shall require a new Use Permit.

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:

- Refer to Tempe City Code Section 26-70 Security Plans.
- Design building entrance(s) to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage ambush.

- Maintain distances of 20'-0" or greater between a pedestrian path of travel and any hidden area to allow for increased reaction time and safety.
- Follow the design guidelines listed under appendix A of the Zoning and Development Code. In particular, reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment. 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 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. Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.

FIRE:

- Clearly define the fire lanes. Ensure that there is at least a 20'-0" horizontal width, and a 14'-0" vertical clearance from the fire lane surface to the underside of tree canopies or overhead structures. Layout and details of fire lanes are subject to Fire Department approval.
- Provide a fire command room(s) on the ground floor of the building(s). Verify size and location with Fire Department.

CIVIL ENGINEERING:

- An Encroachment Permit or License Agreement must be obtained from the City for any projections into the right of way or crossing of a public utility easement, prior to submittal of construction documents for building permit.
- Maintain a minimum clear distance of twenty-four (24) feet between the sidewalk level and any overhead structure.
- Underground utilities except high-voltage transmission line unless project inserts a structure under the transmission line.
- Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
- Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
- Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
- 100-year onsite retention required for this property, coordinate design with requirements of the Engineering Department.

SOLID WASTE SERVICES:

- Enclosure indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with standard detail DS-116.
- 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.
- Gates for refuse enclosure(s) are not required, unless visible from the street. If gates are provided, the property manager must arrange for gates to be open from 6:00am to 4:30pm on collection days.

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/>.

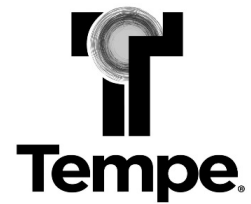
HISTORY & FACTS:

No pertinent history or facts.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review

Section 6-308, Use Permit



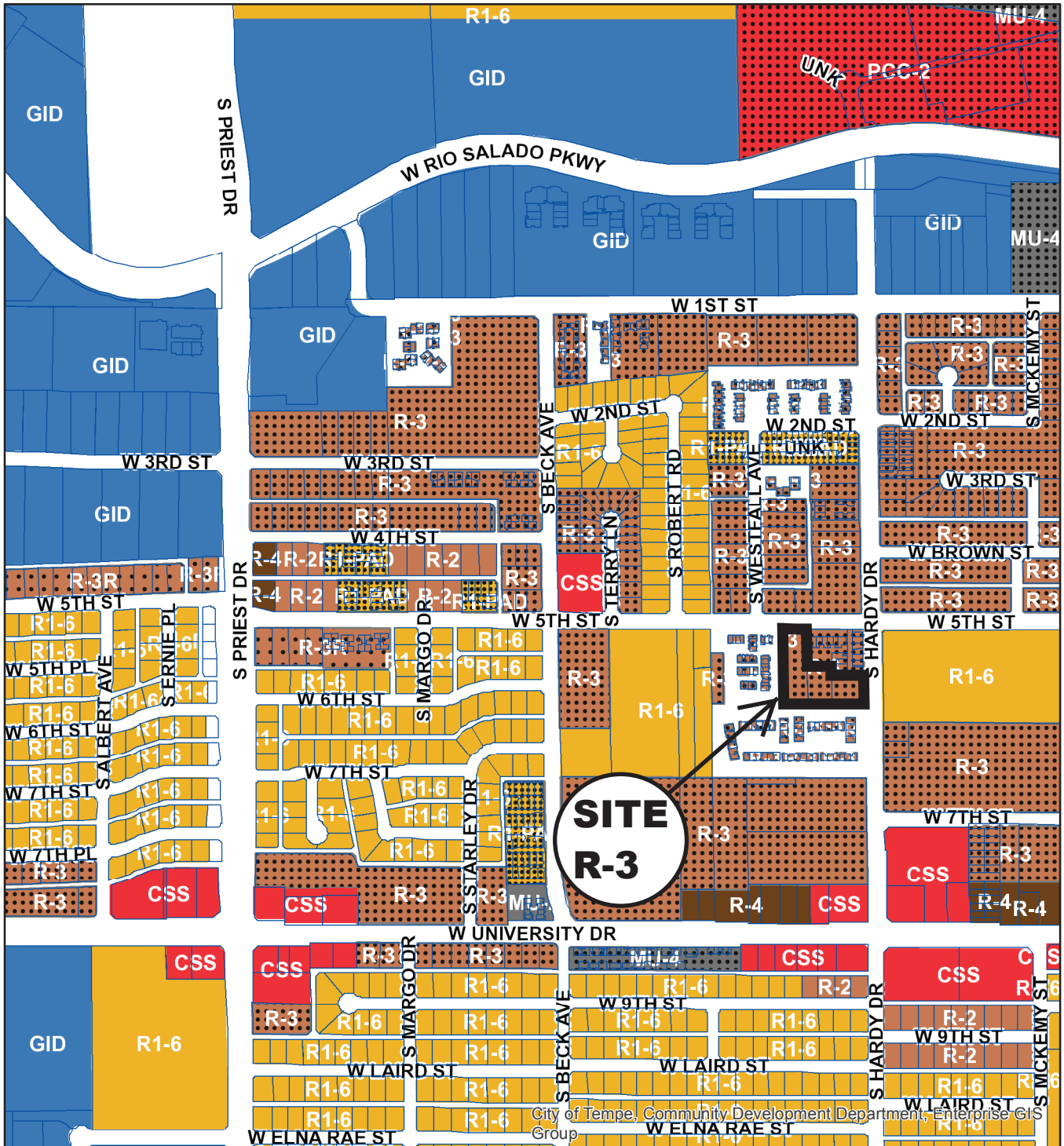
DEVELOPMENT PROJECT FILE
for
THE 5TH APARTMENTS
(PL190315)












ATTACHMENTS:

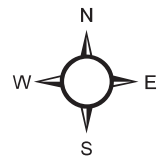
- 1-10. Site Context (Location Map, Aerial and Aerial with Site Plan Overlay, Site Photos)
- 11-15. Applicant's Letter of Explanation
- 16-19. Site Design (Site Plan, Landscape Plan and Underground Utility/Lighting Plan)
- 20-37. Building Design (Blackline/Color Elevations, Sections, Renderings, Material Samples and Floor Plans)

THE 5TH APARTMENTS

PL190315



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

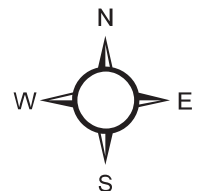


THE 5TH APARTMENTS

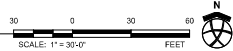
PL190315



Aerial Map



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NOT FOR CONSTRUCTION

THE 5TH APARTMENTS
1027 W 5TH ST
TEMPE, ARIZONA 85281

REV#	DATE	DESCRIPTION

PROJECT NUMBER

19-060

ISSUE DATE

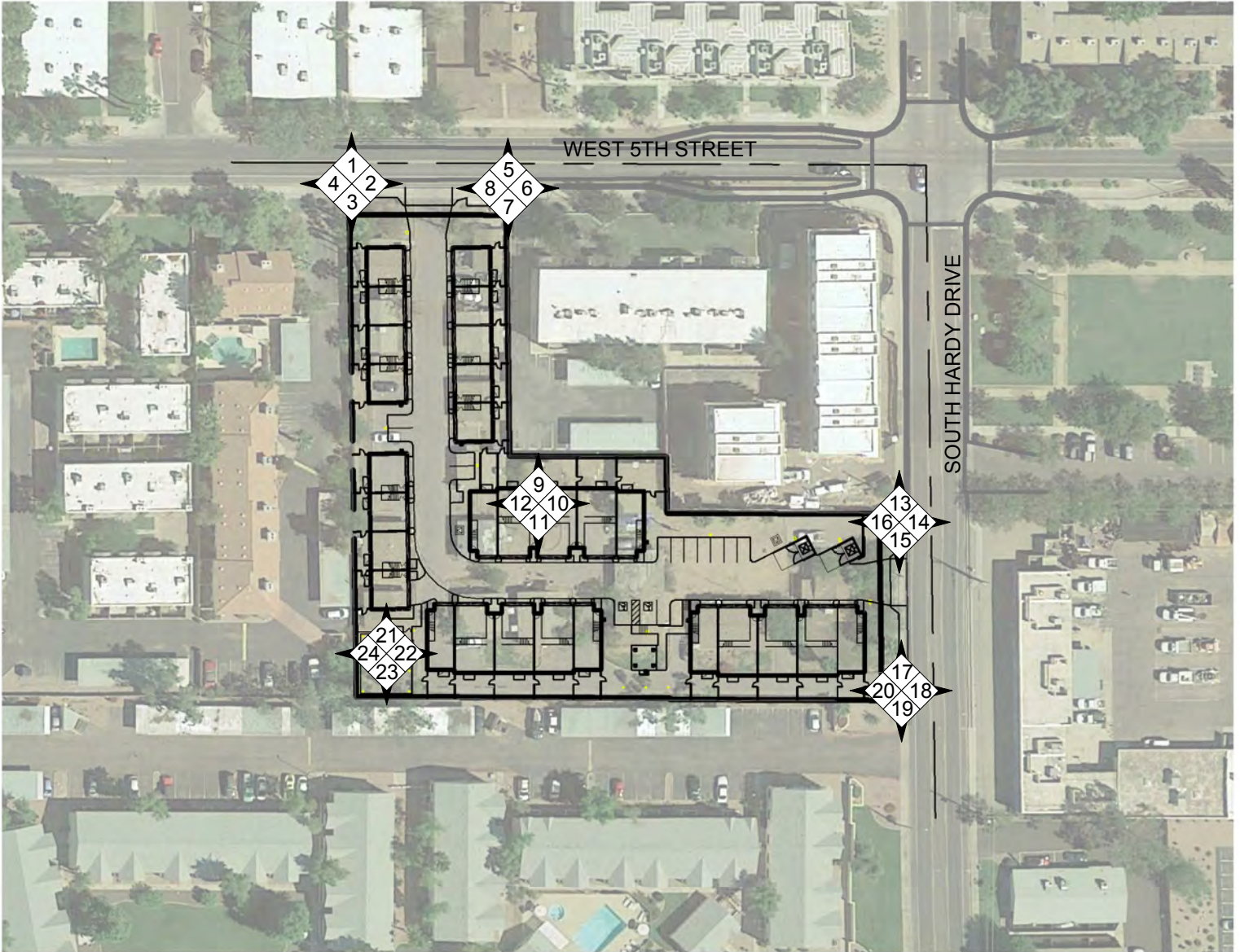
1/15/2020

SHEET TITLE

CONTEXTUAL AERIAL MAP

SHEET NUMBER

A-021




1

CONTEXT PHOTO MAP

1" = 100'-0"



 <p>1934 East Camelback Rd Suite 200 Phoenix, AZ 85016 P 602 229 1100</p>	<p>THE 5TH APARTMENTS CONTEXT PHOTOS 1027 W 5TH ST TEMPE, ARIZONA 85281</p>		<p>SHEET #</p> <p>PH0</p>
	<p>PROJECT # 19-060</p>	<p>DATE 12/3/19</p>	<p>SCALE 1" = 100'-0"</p>



01




02



03



04

 <p>1934 East Camelback Rd Suite 200 Phoenix, AZ 85016 P 602 229 1100</p>	<p>THE 5TH APARTMENTS CONTEXT PHOTOS 1027 W 5TH ST TEMPE, ARIZONA 85281</p>		<p>SHEET # PH1</p>
	<p>PROJECT # 19-060</p>	<p>DATE 12/3/19</p>	<p>SCALE</p>



05




06



07



08

 <p>1934 East Camelback Rd Suite 200 Phoenix, AZ 85016 P 602 229 1100</p>	<p>THE 5TH APARTMENTS CONTEXT PHOTOS 1027 W 5TH ST TEMPE, ARIZONA 85281</p>		<p>SHEET #</p> <p>PH2</p>
	<p>PROJECT # 19-060</p>	<p>DATE 12/3/19</p>	<p>SCALE</p>



09




10



11



12

 <p>1934 East Camelback Rd Suite 200 Phoenix, AZ 85016 P 602 229 1100</p>	<p>THE 5TH APARTMENTS CONTEXT PHOTOS 1027 W 5TH ST TEMPE, ARIZONA 85281</p>	<p>SHEET #</p> <p style="font-size: 2em;">PH3</p>	
	<p>PROJECT # 19-060</p>	<p>DATE 12/3/19</p>	<p>SCALE</p>



13




14



15

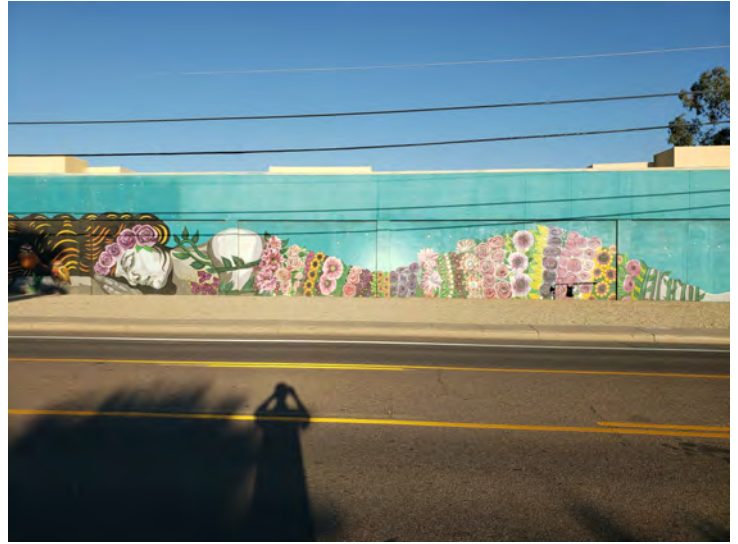


16

 <p>1934 East Camelback Rd Suite 200 Phoenix, AZ 85016 P 602 229 1100</p>	<p>THE 5TH APARTMENTS CONTEXT PHOTOS 1027 W 5TH ST TEMPE, ARIZONA 85281</p>		<p>SHEET #</p> <p>PH4</p>
	PROJECT # 19-060	DATE 12/3/19	SCALE



17




18



19



20

 <p>1934 East Camelback Rd Suite 200 Phoenix, AZ 85016 P 602 229 1100</p>	<p>THE 5TH APARTMENTS CONTEXT PHOTOS 1027 W 5TH ST TEMPE, ARIZONA 85281</p>	<p>SHEET # PH5</p>	
	<p>PROJECT # 19-060</p>	<p>DATE 12/3/19</p>	<p>SCALE</p>



21




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23



24

 <p>1934 East Camelback Rd Suite 200 Phoenix, AZ 85016 P 602 229 1100</p>	<p>THE 5TH APARTMENTS CONTEXT PHOTOS 1027 W 5TH ST TEMPE, ARIZONA 85281</p>	<p>SHEET #</p> <p style="font-size: 2em;">PH6</p>	
	<p>PROJECT # 19-060</p>	<p>DATE 12/3/19</p>	<p>SCALE</p>

January 15, 2020

City of Tempe
Community Development Department
31 E 5th St, Garden Level
Tempe, AZ 85281

**RE: Letter of Explanation – Major Development Plan Review, Use Permit and Use Permit Standard Application
The 5TH Apartments
1027 W 5th St
Tempe, AZ 85281**

Project Overview:

The 5TH Apartments is a new for-rent multifamily project with 28 dwelling units; all multistory with private 2-car enclosed garages for each unit. The buildings are a mix of 2-story and 3-story, wood frame type V-B construction with 13-R fire sprinklers.

The existing zoning of R-3 allows for the proposed density of 20 DU/AC. No zoning change is being proposed.

The site is currently an older apartment project with 1-story buildings which will be demolished. The site consists of 3 individual parcels owned by the same client. We anticipate needing a plat to form a single parcel.

Major Development Plan Review:

The following statements are listed verbatim from the City's Major Development Plan Review Application Submittal Checklist along with a supporting response to each.

1. *Placement, form, and articulation of buildings and structures provide variety in the streetscape.* The project has minimal impact at the street elevations due to limited street frontage of this site. The narrowest portion of Buildings A, B and F face the street. The articulation of these end elevations is compatible with the overall building design using multiple colors, materials, projections and varied parapet heights.
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort.* Each

residence has a private rear yard with shade tree and each amenity provides shaded seating areas. Windows along the long axis of the building are either recessed or have a shade fin oriented to reduce the direct sun.

3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings.* The color and materials palette includes a variety of textures and complementary colors to emphasize the building geometry. Materials are appropriate and durable for this climate and are complementary to the surrounding buildings.
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings.* The project's two- and three-story buildings are consistent with the surrounding projects. Trees are placed around the perimeter to soften the edge and ground the multi-story buildings. The projection of the second and third stories beyond the garage footprint breaks the vertical surface and provides additional shadows on the garage level.
5. *Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level.* The use of floor plan projections, popouts and varied parapet heights along with a variety of materials and colors breaks down the building elevations into multiple elements horizontally and vertically.
6. *Building facades provide architectural detail and interest overall with visibility at street level (in particular windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions.* Window design and garage and entry door design create a consistent rhythm of square and rectangular shapes on all four sides of the buildings. The lower ceiling height and material change that occurs at the first-floor level establishes a residential scale at the ground level. Entry doors are readily apparent and easy to access.
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage.* There are multiple options for bike storage on the project - bike racks, garage storage and rear yard storage. In addition to onsite parking, the site is within walking/biking distance to Valley Metro Rail, Bus and Orbit stops.
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses, access control, activity support and maintenance.* Site circulation is centralized through the L-shaped site with entry/exit options on both 5th Street and Hardy Drive. Driveways at street access points have colored, scored concrete to encourage a reduction in speed when exiting and entering the property.
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support and maintenance.* Private rear yards with 6' tall fences discourage loitering at the perimeter of the property.

Living spaces overlook the main drive thereby encouraging “eyes on the street” by the residents. Lighting is designed throughout the project to satisfy the need for security. Trash enclosures are designed with vision panels and landscape will be maintained to avoid potential hidden areas.

10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways.* Tree placement is designed to soften the corners of the buildings and the perimeter of the site. Ground cover and shrubs are placed at small landscape areas along the front of the buildings.
11. *Signs have design, scale, proportion, location and color compatible with design, colors, orientation and materials of the building or site on which they are located.* Building signage will be limited to addressing and will be per City standards. Project signage at each entry to the site will be complementary to the exterior building design and will be submitted as a separate permit.
12. *Lighting is compatible with the proposed buildings and adjoining buildings and uses and does not create negative effect.* Lighting is designed to balance between the need to limit light pollution and the need for security. Lighting will be focused at each residential unit entry, at surface parking stalls, at the two amenities and in the rear yards. Illumination levels at trash enclosures, bicycle racks, mailboxes will meet City minimums for safety.

Use Permit – Tandem Garages – With this application, we request approval to allow tandem parking in the garages serving the one-bedroom units. Required parking for a one-bedroom unit is 1.5 spaces. Through the use of a tandem layout, the project will provide space for 2 cars per one-bedroom unit. In addition, the tandem layout allows the garages serving the one-bedroom units to fall within the unit footprint above thereby maintaining the building massing.

Incorporation of the above use permit will not negatively affect the surrounding neighborhood. *The following statements are listed verbatim from the City’s Use Permit Application Submittal Checklist* along with a supporting response to each.

- a. *Any significant vehicular or pedestrian traffic in adjacent areas.* This use permit request does not impact traffic in the adjacent areas.
- b. *Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions.* This use permit request does not add nuisances of these types.
- c. *Contribution to the deterioration of the neighborhood or to the downgrading of property values, which is in conflict with the goals, objectives or policies of the city’s adopted plans*

for General Plan. The addition of this project will enhance the neighborhood and increase the property value of the site itself as well as the neighborhood as a whole.

- d. *Compatibility with existing surrounding structures and uses.* This new project is compatible with similar projects in the immediate vicinity. Complementary multi-family, multi-story residential projects are the neighbors on three sides of this site.
- e. *Adequate control of disruptive behavior both inside and outside the premises, which may create a nuisance to the surrounding area or general public.* Providing enclosed garage parking reduces possible negative impact to the surrounding area or general public.

Use Permit Standard – 10% increase in building height – With this application, we request approval to increase the allowed building height 10% from a max of 30' to 33'. The extra height is to screen mechanical units and to allow variation in the parapet levels to enhance the building elevations and break up massing.

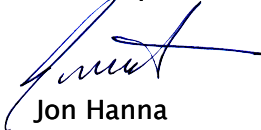
Incorporation of the above use permit will not negatively affect the surrounding neighborhood. *The following statements are listed verbatim from the City's Use Permit Standard Application Submittal Checklist* along with a supporting response to each.

- a. *Any significant vehicular or pedestrian traffic in adjacent areas.* This use permit request does not impact traffic in the adjacent areas.
- b. *Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions.* This use permit request does not add nuisances of these types.
- c. *Contribution to the deterioration of the neighborhood or to the downgrading of property values, which is in conflict with the goals, objectives or policies of the city's adopted plans for General Plan.* The addition of this project will enhance the neighborhood and increase the property value of the site itself as well as the neighborhood as a whole.
- d. *Compatibility with existing surrounding structures and uses.* This new project is compatible with similar projects in the immediate vicinity. Complementary multi-family, multi-story residential projects are the neighbors on three sides of this site.
- e. *Adequate control of disruptive behavior both inside and outside the premises, which may create a nuisance to the surrounding area or general public.* Maintaining mechanical unit screening reduces possible negative impact to the surrounding area or general public.

This site is within the boundaries of the **Downtown Tempe/Rio Salado/ASU/NW Neighborhoods Character Area Plan**; specifically, the NW neighborhood of Sunset. This project adheres to the placemaking principles and design guides of this character area as follows;

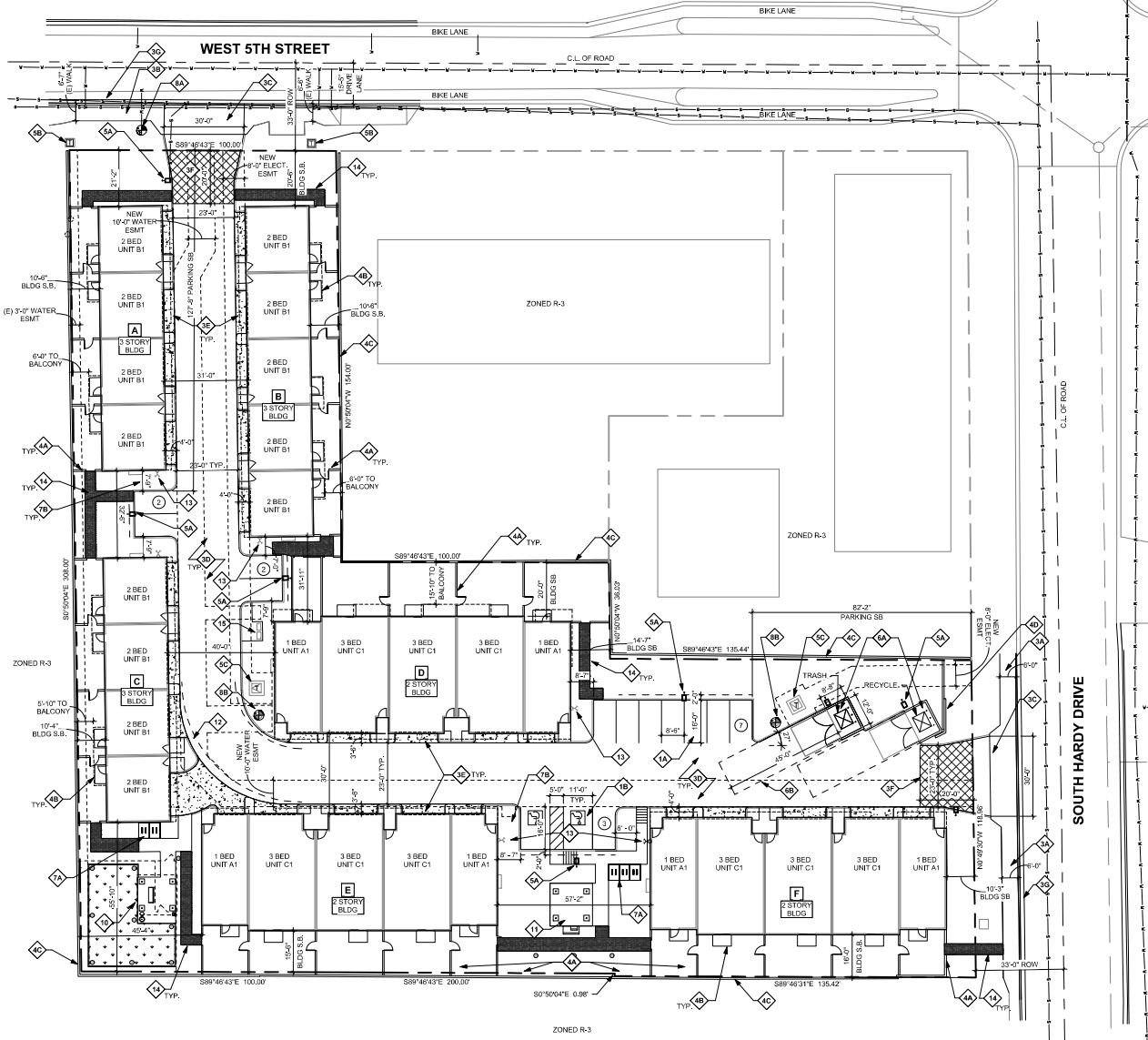
1. The design of the site provides areas between buildings that are safe and well landscaped, creating gathering spaces for residents.
2. Each apartment unit has a private rear yard providing usable open space for dining/entertaining, including landscaping and shade tree.
3. Ample and varied bike parking is provided including outdoor racks for guests, private garages and private rear yards.
4. Residents are provided with an area for recycling and outdoor spaces, including a shaded BBQ and dog park.
5. The building design uses natural human scaled materials such as brick and wood panels and the massing differentiates the ground floor from upper floors. Upper balconies look down on private rear yards, strengthening the connection between indoor and outdoor private space.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jon Hanna", with a stylized flourish extending to the right.

Jon Hanna
Project Manager

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GENERAL NOTES

1. ALL EXISTING OVERHEAD PHONE AND POWER LINES, POLES AND GAS/SEWER LINES CURRENTLY SERVE EXISTING BUILDINGS ON THIS SITE TO BE RELOCATED. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY. ALL NEW POWER LINES WILL BE UNDERGROUND.
2. FIRE APPARATUS ACCESS ROADS REQUIRING NO PARKING FIRE LANE SIGNAGE WILL REQUIRE DOUBLE RED SIGNS AND RED CURBING FOR THE DURATION OF THE NO PARKING AREA PER 216 § 502.3.
3. TRAFFIC CALMING DEVICES SHALL BE PROVIDED UNLESS APPROVED BY THE FIRE CODE OFFICIAL.
4. AT ALL 1-STORY BUILDINGS ATTIC SPACE TO BE SPRINKLERED AND HIR PARTY WALLS TO BE CONTINUOUS THROUGH ATTIC SPACE TO ROOF DECK. IN LEU OF 26 FT WIDE FIRE LANE.

KEYED NOTES

- 1A. TYP. PARKING SPACE: 8'-6"x11'-0", INCLUDING 2' OVERHANG, WHERE OVERHANG, DASHED LINE INDICATES OVERHANG.
- 1B. TYP. (VAN) ACCESSIBLE PARKING SPACE: 11'-0"x16'-0" WITH 5' WIDE ACCESSIBLE. PROVIDE PAVEMENT MARKINGS AND SIGNAGE PER DETAIL 34-011.
- 3A. EXISTING PUBLIC SIDEWALK TO BE REPLACED WITH 6' WIDE WALK MATCH ADJACENT EXISTING WALK SLOPE, COLOR AND FINISH.
- 3B. EXISTING PUBLIC SIDEWALK TO REMAIN.
- 3C. NEW DRIVEWAY ENTRANCE PER CITY DETAIL T-320. DEMO EXISTING DRIVEWAY ENTRANCE AND THE NEW DRIVEWAY INTO EXISTING PUBLIC SIDEWALK.
- 3D. NEW ASPHALT PAVING, TYP. UNO.
- 3E. NEW CONCRETE APRON AT GARAGE ENTRIES. TYP.
- 3F. NEW INTEGRALLY COLORED SPOCKED CONCRETE DRIVE SURFACE EXTENDING AT LEAST 3' INTO PROPERTY.
- 4A. EXISTING CURBS & GUTTER TO REMAIN.
- 4B. PRIVATE REAR YARD WITH 6' TALL SOLID CMU WALL, MAN GATE BETWEEN EACH YARD FOR EMERGENCY ACCESS.
- 4C. COVERED CONCRETE PAD AT PRIVATE REAR YARDS.
- 4D. EXISTING 6' TALL SOLID CMU SITE WALL.
- 4E. NEW 6' TALL SOLID CMU SITE WALL WITH MOUNTAIN SIGNAGE.
- 5A. NEW POLE LIGHT, 19' TALL, SEE UTILITY PLAN.
- 5B. EXISTING ELECTRICAL TRANSFORMER TO REMAIN.
- 5C. NEW ELECTRICAL TRANSFORMER.
- 6A. MASONRY ENCLOSURE PER CITY DETAIL STANDARD DETAIL DS116, (1) ENCLOSURE FOR TRASH AND (1) FOR RECYCLE. SEE DETAILS 16 & TRASH(1).
- 7A. 45' LONG UNRESTRICTED APPROACH TO REUSE ENCLOSURE.
- 7B. BICYCLE PARKING RACK FOR (2) BICYCLES. SEE DETAIL 84-011.
- 7C. LANDSCAPE PARKING ISLANDS, MIN. 7' WIDE. FULL LENGTH OF PARKING SPACE AND MIN. 120 SF IN AREA.
- 8A. EXISTING FIRE HYDRANT.
- 8B. NEW FIRE HYDRANT. SEE CIVIL PLANS.
10. DOG PARK WITH SHROED SEATING. SEE LANDSCAPE PLANS.
11. SHADE RAMADA WITH 800. SEE LANDSCAPE PLANS.
12. FIRE TRUCK TURNING RADIUS PER CITY OF TEMPE STANDARDS PER 45000-48' OUTSIDE RADIUS, 25' INSIDE RADIUS.
13. FIDC LOCATION, GO TO PROVIDE WORKING CLEARANCE IN COMPLIANCE WITH FC §12.3.2.
14. STABILIZED DECOMPOSED GRAVEL PATH FOR MAINTENANCE ACCESS.
15. MAILBOX CLUSTER, 2 BOXES WITH 18 MAIL BOXES & 2 PARCELS EACH. FLORENCE VITAL 1570-16.

LEGAL DESCRIPTION

PARCEL NO. 1:
THE NORTH HALF OF TRACT 27, STATE PLAT NO. 9, SECTION 16, TOWNSHIP 1 NORTH, RANGE 4 EAST, AND ACCORDING TO BOOK 23 OF MAPS, PAGE 48, RECORDS OF MARICOPA COUNTY, ARIZONA, EXCEPT THE NORTH 100 FEET AND EXCEPT THE WEST 500 FEET.

PARCEL NO. 2:
A PARCEL OF LAND IN THE NORTH HALF OF TRACT 27, SECTION 16, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE OLD AND SALT RIVER BASE AND MERIDIAN, ACCORDING TO THE PLAT IN BOOK 23 OF MAPS, AT PAGE 48, RECORDS OF MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 300 FEET EAST OF THE NORTHWEST CORNER OF SUCH TRACT 27; THENCE SOUTH 28 FEET PARALLEL WITH THE WEST LINE OF SUCH TRACT 27; THENCE EAST 100 FEET; THENCE NORTH 308 FEET TO THE NORTH LINE OF SUCH TRACT 27; THENCE WEST 100 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 3:
THE SOUTH HALF OF THAT PART OF THE NORTH HALF OF TRACT 27 OF STATE PLAT NO. 9 OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE OLD AND SALT RIVER BASE AND MERIDIAN, ACCORDING TO THE PLAT IN BOOK 23 OF MAPS, AT PAGE 48, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 400 FEET EAST OF THE NORTHWEST CORNER OF SUCH TRACT 27; THENCE SOUTH 308 FEET PARALLEL WITH THE WEST LINE OF SUCH TRACT 27; THENCE EAST 100 FEET; THENCE NORTH 308 FEET TO THE NORTH LINE OF SUCH TRACT 27; THENCE WEST 100 FEET TO THE POINT OF BEGINNING.

PROJECT DATA

SITE INFORMATION:
PROJECT: THE 5TH APARTMENTS
1027 W 5TH ST
TEMPE, AZ 85281
PROJECT OWNER / DEVELOPER: SHEA OPPORTUNITY ZONE FUND LLC
7100 E KERLAND BLVD #907
SCOTTSDALE, AZ 85264
CONTACT: DAVID SHEA
480-208-9400
PROJECT ARCHITECT: triARC ARCHITECTURE & DESIGN
1934 E CAMELBACK RD, SUITE 200
PHOENIX, AZ 85016
CONTACT: JON HANNA
JON@TRIARCDESIGN.COM
602-228-1100
PROJECT NARRATIVE: NEW MULTIFAMILY PROJECT, PROPOSING 2-3 STORY AND 3-STORY BUILDINGS WITH 28 DWELLING UNITS
ZONING: R-3 (MULTI-FAMILY)
APN: 124-86-016, 124-36-013, 124-36-014
NET SITE AREA: 1.43 AC (62,291 SF)
DENSITY: 20 DU/ACRE ALLOWED
28 DU / 1.43 NET ACRE = 20 DU/ACRE PROVIDED
GROSS BLDG FOOTPRINT: 21,919 SF
MAX. LOT COVERAGE: 30% OF NET SITE REQUIRED
21,919 SF / 102,291 SF = 21.4% OF NET SITE PROVIDED
MIN. LOT AREA PER DWELLING UNIT: 2,180 SF REQUIRED
62,291 SF / 28 UNITS = 2,225 SF PROVIDED
MIN. LANDSCAPE AREA: 25% OF NET SITE REQUIRED, MIN.
20,402 SF / 62,291 SF = 32% PROVIDED

BUILDING INFORMATION:

BUILDING HEIGHT: ALLOWED 33'-0"
PROVIDED 33'-0" W/ MECH SCREENING
OCCUPANCY: R-2
CONSTRUCTION TYPE: TYPE V-4; WOOD FRAME
FIRE SPRINKLERS: 134- ALL BUILDINGS
BUILDING AREAS:
BLDG A: 2,397 SF
BLDG B: 2,397 SF
BLDG C: 2,966 SF
BLDG D: 4,710 SF
BLDG E: 4,710 SF
BLDG F: 4,710 SF
TOTAL: 21,919 SF FOOTPRINT
TOTAL: 63,944 SF TOTAL

DWELLING UNIT MIX:	1 BEDROOM (UNIT A) =	6
2 BEDROOM (UNIT B) =	13	
3 BEDROOM (UNIT C) =	19	
TOTAL UNITS =	38	(64 BEDROOMS)

VEHICLE PARKING REQUIRED:	1 BEDROOM (UNIT A) =	9 SPACES
2 BEDROOM (UNIT B) = <td>25 SPACES <td></td> </td>	25 SPACES <td></td>	
3 BEDROOM (UNIT C) = <td>22 SPACES <td></td> </td>	22 SPACES <td></td>	
TOTAL REQUIRED = <td>56 SPACES <td></td> </td>	56 SPACES <td></td>	
ACCESSIBLE: 2% OF TOTAL = <td>2 (INCLUDED IN TOTAL) <td></td> </td>	2 (INCLUDED IN TOTAL) <td></td>	

PARKING PROVIDED:	44 SPACES
GARAGE TANDIUM =	12 SPACES
SUBACCESSIBLE =	14 SPACES (INCLUDES 2 ACCESSIBLE)
TOTAL = <td>70 SPACES</td>	70 SPACES

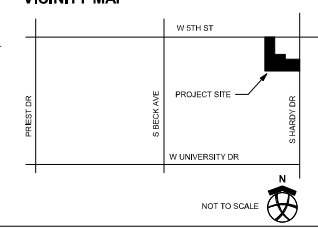
BICYCLE PARKING REQUIRED:	1 BEDROOM (UNIT A) =	4.5 BICYCLES
2 BEDROOM (UNIT B) = <td>3.75 BICYCLES <td></td> </td>	3.75 BICYCLES <td></td>	
3 BEDROOM (UNIT C) = <td>3.09 BICYCLES <td></td> </td>	3.09 BICYCLES <td></td>	
TOTAL REQUIRED = <td>29 BICYCLES <td></td> </td>	29 BICYCLES <td></td>	

BICYCLE PARKING PROVIDED:	28 PRIVATE GARAGES
GUEST = <td>20 GUEST ON SITE</td>	20 GUEST ON SITE
TOTAL = <td>48 BICYCLES</td>	48 BICYCLES

BUILDING AND PARKING SETBACKS:

	REQUIRED	PROVIDED
FRONT (5TH STREET)	20'-0"	20'-0"
BUILDING OPEN STRUCT. PARKING	15'-0"	20'-0"
SIDE (WEST)	15'-0"	10'-4"
BUILDING PORCH, BALCONY, PATIO	5'-0"	5'-10"
SIDE (INTERIOR)	10'-0"	10'-4"
BUILDING PORCH, BALCONY, PATIO	5'-0"	6'-0"
REAR (SOUTH)	15'-0"	15'-4"
BUILDING, PORCH, BALCONY, PATIO	10'-0"	10'-3"
PARKING	10'-0"	8'-2"

VICINITY MAP



NOT FOR CONSTRUCTION

THE 5TH APARTMENTS
1027 W 5TH ST
TEMPE, ARIZONA 85281

REV. DATE DESCRIPTION

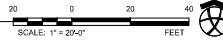
PROJECT NUMBER
19-060

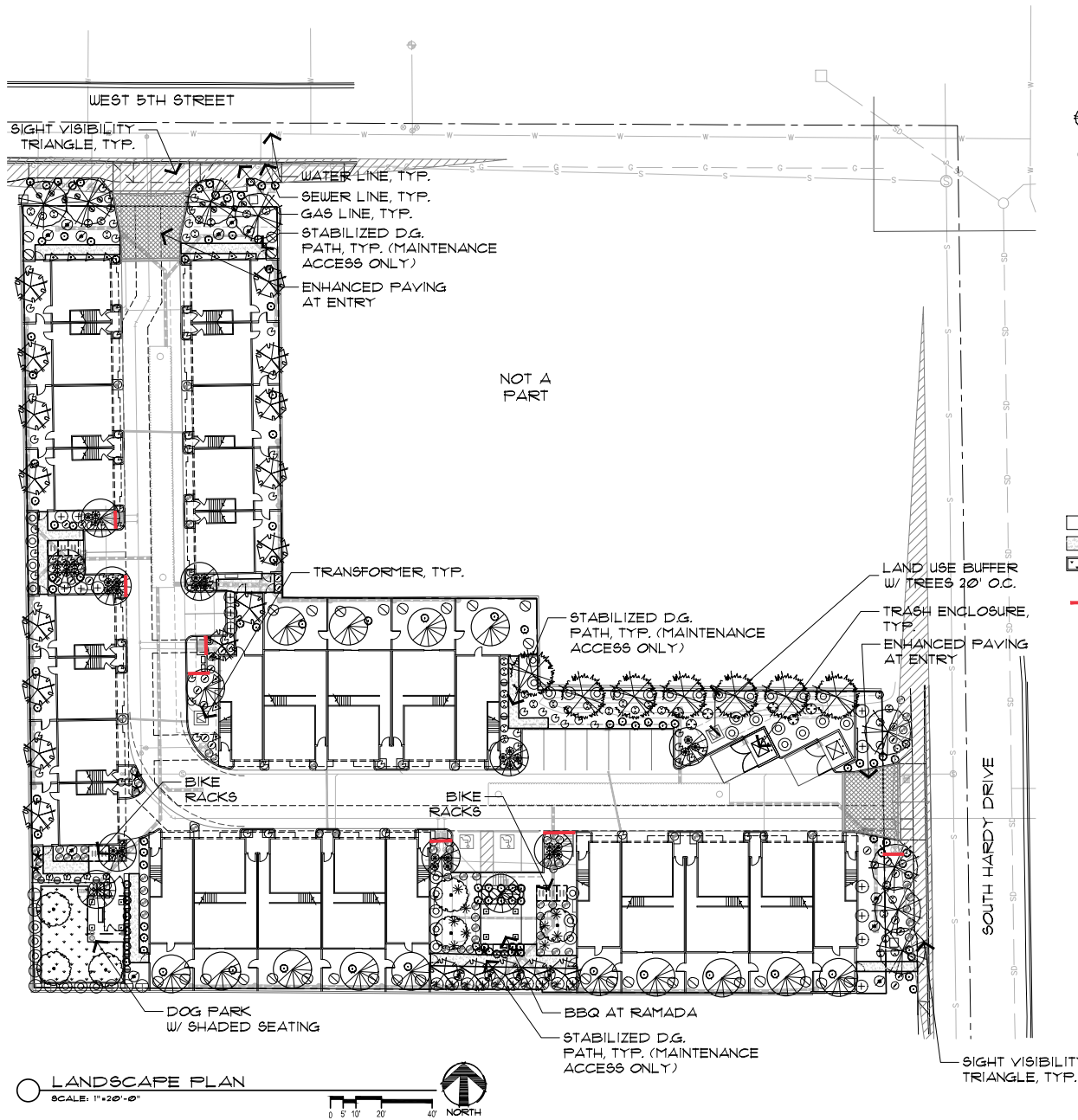
ISSUE DATE
1/15/2020

SHEET TITLE
SITE PLAN

SHEET NUMBER
A-010

1 SITE PLAN
1" = 20'-0"





PLANT LEGEND

BOTANICAL NAME	COMMON NAME	PLANTING SIZE	QTY	MATURE SIZE	COMMENTS
TREES					
<i>Cercidium hybrid</i>	Desert Museum Palo Verde	15" Gal (24" Box)	1	39' Canopy	Multi-Trunk, Dense Canopy
<i>Platanus x 'Red Rush'</i>	Red Rush Platanus	15" Gal (24" Box)	8	39' Canopy	Multi-Trunk, Dense Canopy
<i>Lagerstroemia indica</i>	Crape Myrtle	15" Gal (24" Box)	6	15' Canopy	Multi-Trunk, Dense Canopy
<i>Quercus virginiana</i>	Southern Live Oak	2" Gal (36" Box)	26	30' Canopy	Standard Trunk, Dense Canopy
<i>Casahuate calceolus</i>	Thornless Casahuate	15" Gal (24" Box)	20	15' Canopy	Multi-Trunk, Dense Canopy
ACCENTS/VINES					
<i>Aloe barbadensis</i>	Medicinal Aloe	15 Gal	34	2' H.	As Per Plan
<i>Bougainvillea</i>	Vine Bougainvillea	15 Gal	12	20' H.	Espalier per plan - train to wall
<i>Bougainvillea</i>	Torch Glow Bougainvillea	15 Gal	15	8' H.	As Per Plan
<i>Desajlirion scrovaricum</i>	Green Spoon	15 Gal	9	5' H.	As Per Plan
<i>Desajlirion quadrangulum</i>	Toothless Spoon	15 Gal	6	5' H.	As Per Plan
<i>Podraena ricasollana</i>	Pink Trumpet Vine	15 Gal	12	20' H.	Espalier per plan - train to wall
SHRUBS					
<i>Plumbago auriculata</i>	Cape Plumbago	5 Gal	6	3' H.	As Per Plan
<i>Dodonaea viscosa</i>	Purple Hopseed Bush	5 Gal	24	10' H.	As Per Plan
<i>Eremophila hygrophana</i>	Blue Bella	5 Gal	40	6' H.	As Per Plan
<i>Eremophila glabra</i>	Winter Blaze	5 Gal	21	3' H.	As Per Plan
<i>Myrtus communis</i>	Dwarf Myrtle	5 Gal	11	3' H.	As Per Plan
<i>Tecoma hybrid</i>	Bells of Fire	5 Gal	31	5' H.	As Per Plan
<i>Tecoma stans</i>	Yellow Bella	15 Gal	8	8' H.	As Per Plan
<i>Tecoma stans</i>	Orange Jubilee	15 Gal	40	8' H.	As Per Plan
GROUND COVERS					
<i>Lantana hybrid</i>	Red Lantana	3 Gal	69	2' H.	As Per Plan
<i>Lantana hybrid</i>	New Gold Lantana	5 Gal	12	2' H.	As Per Plan
<i>Lantana montevidensis</i>	Purple Trailing Lantana	5 Gal	86	12" H.	As Per Plan
<i>Eremophila glabra</i>	Outback Sunrise	5 Gal	1	2' H.	As Per Plan

- MISCELLANEOUS**
- Decomposed Granite - Colon Mahogany or equal - Size: 1/2" Screened 2" Depth In All Planting Areas (Typ.) - 120/821 SQ.FT.
 - Stabilized Decomposed Granite Path - Colon Mahogany or equal
 - Synthetic Turf - EasyTurf Revolution Olive Lush or equal - 1511 SQ.FT.
 - Concrete Hatcher - 1462 LIN.FT.
 - Bike Rack - 10 on site.
 - 8" Deep Root Barrier Where Trees are within 20'-20" of any Public Water or Sewer Line
- Note: Indicates species not on the Arizona Department of Water Resources "Low Water Use Plant List"



Collaborative V
Design Studio Inc.
7110 East 1st Ave.
Suite 133
Scottsdale, Arizona
85251
office: 480-343-0590
fax: 480-556-9012



EXPLS 06_30_2022

LANDSCAPE IMPROVEMENTS
The 5th Apartments
Tempe, AZ

DESIGNED BY: MD/CP
DRAWN BY: CP
CHECKED BY: MD/JPV
DATE: August 21, 2019
REVISION: 12/03/2019
CITY COMMENTS: 07/14/2020
CITY COMMENTS:

Tempe Townhomes on 5th
PSP Submittal

L10
1 of 1



PLANT LEGEND

BOTANICAL NAME	COMMON NAME	PLANTING SIZE	QTY	MATURE SIZE	COMMENTS
TREES					
Cercidium hybrid 'Desert Museum'	Desert Museum Palo Verde	15" Cal. (24" Box)	1	35' Canopy	Multi-Trunk, Dense Canopy
Pistacia x 'Red Flash'	Red Flash Pistache	15" Cal. (24" Box)	8	35' Canopy	Multi-Trunk, Dense Canopy
Lagerstroemia indica 'Fascial'/'Makogme'	Crape Myrtle	15" Cal. (24" Box)	6	15' Canopy	Multi-Trunk, Dense Canopy
Quercus virginiana	Southern Live Oak	2" Cal. (36" Box)	26	30' Canopy	Standard Trunk, Dense Canopy
Casahuate calceolaco 'Smoochie'	Thornless Casahuate	15" Cal. (24" Box)	20	15' Canopy	Multi-Trunk, Dense Canopy
ACCENTS/VINES					
Aloe barbadensis	Medicinal Aloe	15 Gal.	34	2' H.	As Per Plan
Bougainvillea 'Santana Karet'	Vine Bougainvillea	15 Gal.	12	20' H.	Espalier per plan - train to wall
Bougainvillea 'Torch Glow'	Torch Glow Bougainvillea	15 Gal.	15	8' H.	As Per Plan
Desajlirion scrobricum	Green Spoon	15 Gal.	9	5' H.	As Per Plan
Desajlirion quadrangulum	Toothless Spoon	15 Gal.	6	5' H.	As Per Plan
Pockanea ricasollana	Pink Trumpet Vine	15 Gal.	12	20' H.	Espalier per plan - train to wall
SHRUBS					
Plumbeago ariculata	Cape Plumbeago	5 Gal.	6	3' H.	As Per Plan
Dodonaea viscosa 'Purpurea'	Purple Hopseed Bush	5 Gal.	24	10' H.	As Per Plan
Eremophila hygrophana	Blue Bella	5 Gal.	40	6' H.	As Per Plan
Eremophila glabra	Winter Blaze	5 Gal.	21	3' H.	As Per Plan
Eremophila glabra	Winter Blaze	5 Gal.	11	3' H.	As Per Plan
Myrica communis	Myrtle	5 Gal.	31	5' H.	As Per Plan
Tecoma hybrid	Bells of Fire	5 Gal.	8	8' H.	As Per Plan
Tecoma stans	Yellow Bells	15 Gal.	8	8' H.	As Per Plan
Tecoma stans	Orange Jubilee	15 Gal.	40	8' H.	As Per Plan
GROUND COVERS					
Lantana hybrid 'Bandana'	Red Lantana	3 Gal.	69	2' H.	As Per Plan
Lantana hybrid 'New Gold'	New Gold Lantana	5 Gal.	12	2' H.	As Per Plan
Lantana montevidensis	Purple Trailing Lantana	5 Gal.	86	12" H.	As Per Plan
Eremophila glabra 'Mingenaw Gold'	Outback Sunrise	5 Gal.	1	2' H.	As Per Plan

- MISCELLANEOUS**
- Decomposed Granite - Colon Mahogany or equal - Size: 1/2" Screened 2" Depth in all Planting Areas (Typ.) - 120/821 SQ.FT.
 - Stabilized Decomposed Granite Path - Colon Mahogany or equal
 - Synthetic Turf - EsagTurf Revolution Olive Lush or equal - 150 SQ.FT.
 - Concrete Header - 150 SQ.FT.
 - Bike Rack - 10 on site.
 - 8" Deep Root Barrier where Trees are within 20'-20" of any Public Water or Sewer Line
- Note: Indicates species not on the Arizona Department of Water Resources "Low Water Use Plant List"

LANDSCAPE PLAN
SCALE: 1"=20'-0"
0 5 10 20 40' NORTH



Collaborative V
Design Studio Inc.
7110 East 1st Ave.
Suite 133
Scottsdale, Arizona
85251
office: 480-343-0590
fax: 480-516-5012



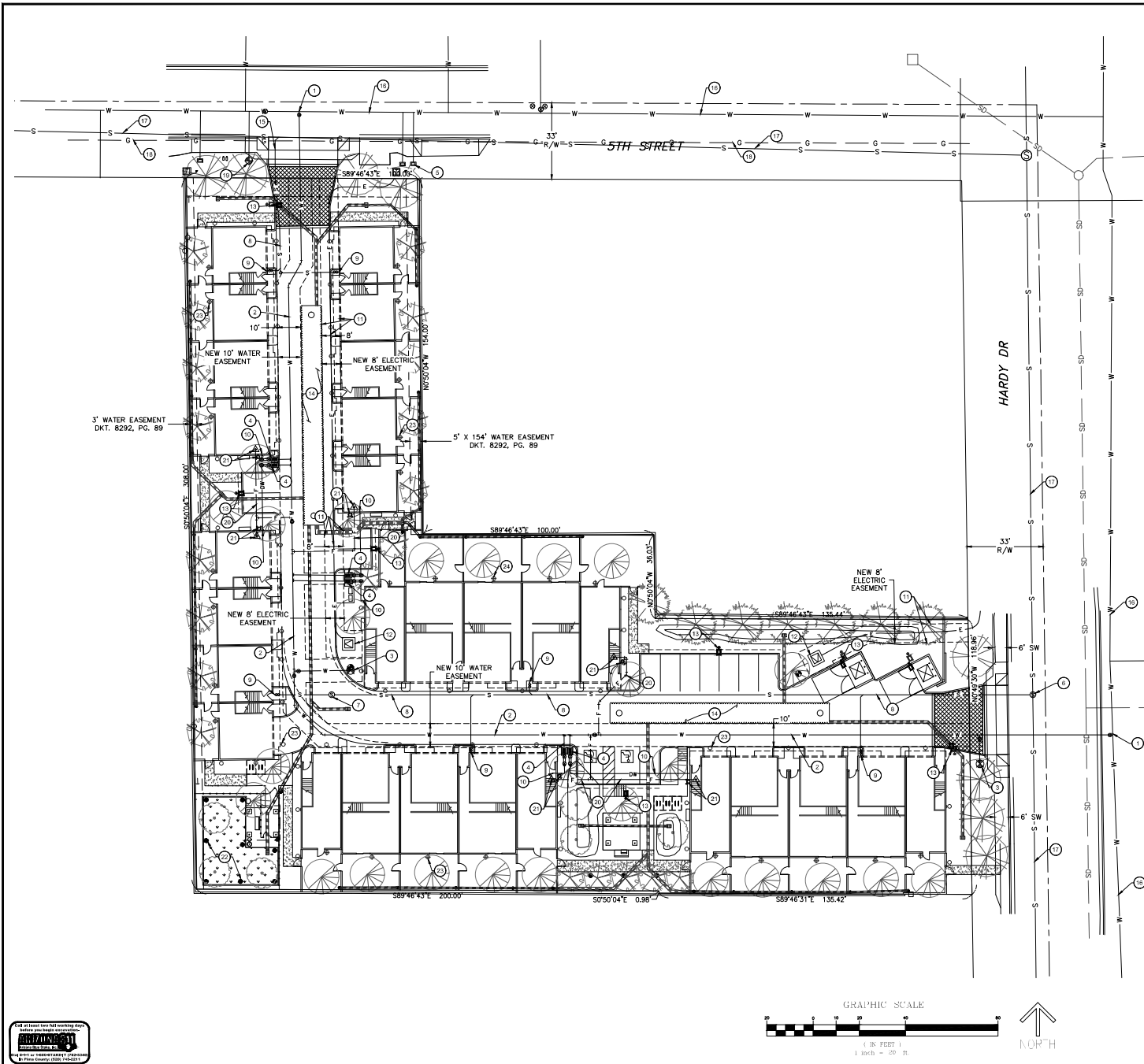
EXPLS 06_30_2022

LANDSCAPE IMPROVEMENTS
The 5th Apartments
Tempe, AZ

DESIGNED BY: MD/CP
DRAWN BY: CP
CHECKED BY: MD/JPV
DATE: August 21, 2019
REVISION: 12/03/2019 City Comments
01/14/2020 City Comments

Tempe Townhomes on 5th P&P Submittal

L1.0
1 of 1



KEYNOTES

1. NEW 12"x8" TAPPING SLEEVE AND VALVE.
2. NEW PUBLIC 8" DIP WATER MAIN THROUGH SITE WITHIN 10' PUBLIC WATER EASEMENT AS SHOWN.
3. NEW PUBLIC FIRE HYDRANT.
4. NEW DOMESTIC WATER METER AND BACKFLOW PREVENTOR FOR BUILDING USE.
5. EXISTING WATER METER. PROTECT AND RE-USE FOR SITE LANDSCAPING.
6. NEW PUBLIC SEWER MANHOLE ON EXISTING SEWER LINE.
7. NEW PRIVATE SEWER MANHOLE.
8. NEW PVC PRIVATE SHARED SEWER LINE.
9. NEW 2-WAY CLEANOUT AT BUILDING CONNECTION.
10. NEW PVC DOMESTIC WATER LINE TO BUILDING.
11. NEW 8" ELEC EASEMENT FOR PRIMARY POWER FEED TO TRANSFORMER.
12. NEW ELECTRIC TRANSFORMER.
13. NEW POLE MOUNTED SITE LIGHT. (BUILDING MOUNTED LIGHTING NOT SHOWN)
14. SEE SHEET C0.02 FOR UNDERGROUND CMP TANK. TANK REMAINS CLEAR OF ADJACENT PUBLIC WATER AND ELECTRIC EASEMENTS.
15. EXISTING SEWER SERVICE. PROTECT AND RE-USE.
16. EXISTING WATER LINE.
17. EXISTING SEWER LINE.
18. EXISTING GAS LINE.
19. EXISTING FIRE HYDRANT.
20. NEW FIRE LINE TO BUILDING RISER.
21. NEW RESIDENTIAL RISER AND BUILDING MOUNTED F.D.C.
22. NEW BOLLARD LIGHTS (TYP).
23. NEW BUILDING MOUNTED LIGHTS (TYP).

OWNER

ENGINEER
 CCS APPLIED SCIENCES
 12408 W. INDIAN SCHOOL RD. #303
 AVONDALE, AZ 85392
 CONTACT: NATE COTTRELL
 623.536.1993 X101

**TEMPE TOWNHOMES ON 5TH STREET
 PRELIMINARY CIVIL IMPROVEMENTS
 1027 W 5TH STREET**

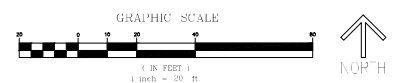
UTILITIES

DRAWN BY: NJC
 CHECKED BY: 01/14/20
 DATE: SCALE:
 PROJECT #: 19-023
 LAST MODIFIED: LAST MODIFIED BY:

PRE-COG
 12408 W. INDIAN SCHOOL RD. AVONDALE, AZ 85392
 PHONE: 623.536.1991 FAX: 623.748.0088



SHEET OF
 3 3
C0.03



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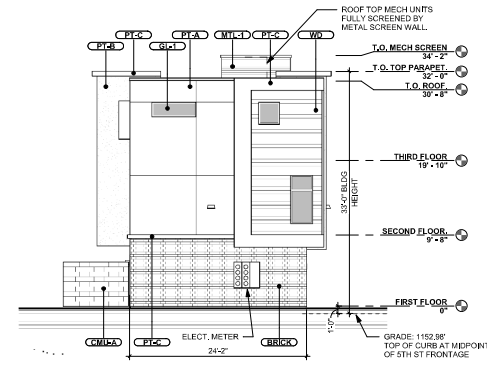
EXTERIOR FINISH LEGEND

- PTCA** STUCCO, MAIN BODY
DUNN EDWARDS
DE389 "LEGENDARY GRAY"
- PTFA** STUCCO, ACCENT
DUNN EDWARDS
DE389 "COOL, DECEMBER"
- PTFC** STUCCO, ACCENT
DUNN EDWARDS
DE389 "LEGENDARY GRAY"
- PTGD** STUCCO, ACCENT
DUNN EDWARDS
DE389 "LEGENDARY GRAY"
- PTGC** STUCCO, ACCENT
DUNN EDWARDS
DE389 "LEGENDARY GRAY"
- PTGK** STUCCO, ACCENT
DUNN EDWARDS
DE389 "LEGENDARY GRAY"
- PTGL** STUCCO, ACCENT
DUNN EDWARDS
DE389 "LEGENDARY GRAY"
- PTGM** STUCCO, ACCENT
DUNN EDWARDS
DE389 "LEGENDARY GRAY"
- PTGN** STUCCO, ACCENT
DUNN EDWARDS
DE389 "LEGENDARY GRAY"
- PTGO** STUCCO, ACCENT
DUNN EDWARDS
DE389 "LEGENDARY GRAY"
- PTGP** STUCCO, ACCENT
DUNN EDWARDS
DE389 "LEGENDARY GRAY"
- PTGQ** STUCCO, ACCENT
DUNN EDWARDS
DE389 "LEGENDARY GRAY"
- PTGR** STUCCO, ACCENT
DUNN EDWARDS
DE389 "LEGENDARY GRAY"
- PTGS** STUCCO, ACCENT
DUNN EDWARDS
DE389 "LEGENDARY GRAY"
- PTGT** STUCCO, ACCENT
DUNN EDWARDS
DE389 "LEGENDARY GRAY"
- PTGU** STUCCO, ACCENT
DUNN EDWARDS
DE389 "LEGENDARY GRAY"
- PTGV** STUCCO, ACCENT
DUNN EDWARDS
DE389 "LEGENDARY GRAY"
- PTGW** STUCCO, ACCENT
DUNN EDWARDS
DE389 "LEGENDARY GRAY"
- PTGX** STUCCO, ACCENT
DUNN EDWARDS
DE389 "LEGENDARY GRAY"
- PTGY** STUCCO, ACCENT
DUNN EDWARDS
DE389 "LEGENDARY GRAY"
- PTGZ** STUCCO, ACCENT
DUNN EDWARDS
DE389 "LEGENDARY GRAY"
- WT** WOOD TRIM, 8" FLANKS
RMP METAL PRODUCTS
ALUMINUM BOARD "HAZELNUT BROWN"
- MT1** CORRUGATED METAL PANELS
DUNN EDWARDS
DE389 "LEGENDARY GRAY"
- MT2** SHADE CANOPY - 'L' SHAPED STEEL
DUNN EDWARDS
DE389 "LEGENDARY GRAY"
- MT3** BALCONY RAILING - 1"x1" WOVEN WIRE MESH
DUNN EDWARDS
DE389 "LEGENDARY GRAY"
- CM1** CMU BLOCK 8x16
SMOOTH FACE, INTEGRAL COLOR
SUPERLITE "OPAL"
- CM2** CMU BLOCK 8x16 - ACCENT BANDS
SPLIT FACE, INTEGRAL COLOR
SUPERLITE "PIEBLE BEACH-NY GRAY"
- BR1** BRICK VENEER, 2.5"x4"
ELKOROCK STONE, TUNDRA BRICK "ASHLAND"
- GL1** WINDOWS: VINYL, DUAL PANE, LOW-E
FRAME COLOR: WHITE
- GL2** FROSTED PRIVACY GLASS
ENTRY DOORS AND GARAGE DOORS.
LAMINATED SAFETY GLASS WHERE REQUIRED
BY CODE.

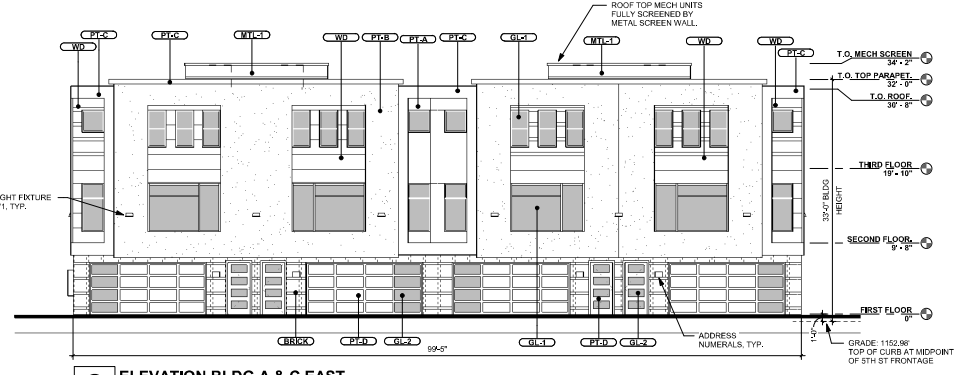
GENERAL NOTES:

1. ALL ROOF TOP MECHANICAL UNITS TO BE FULLY SCREENED.
2. ALL ROOF DRAINS SHALL BE INTERNALLY RIGID.
3. ROOF ACCESS TO BE PROVIDED FROM INTERIOR OF BUILDING, NOT EXPOSED TO PUBLIC VIEW.

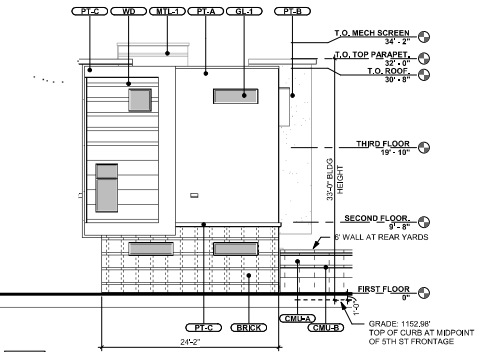
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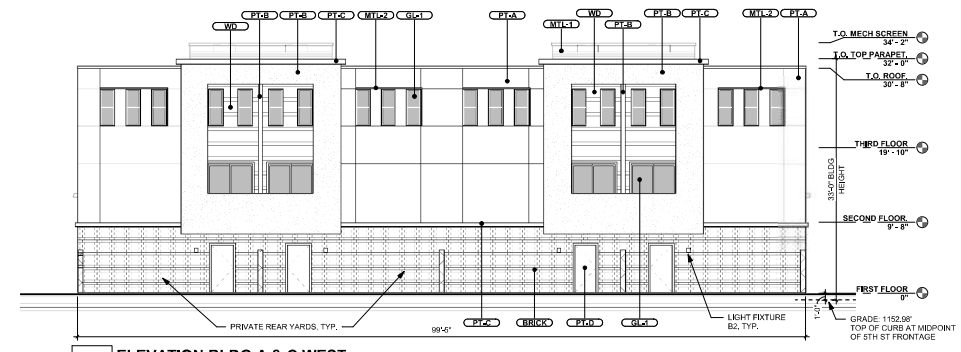
1 ELEVATION BLDG A & C SOUTH
1/8" = 1'-0"



2 ELEVATION BLDG A & C EAST
1/8" = 1'-0"



3 ELEVATION BLDG A & C NORTH
1/8" = 1'-0"



4 ELEVATION BLDG A & C WEST
1/8" = 1'-0"

THE 5TH APARTMENTS
1027 W 5TH ST
TEMPE, ARIZONA 85281

REV.	DATE	DESCRIPTION
------	------	-------------

PROJECT NUMBER
19-060

ISSUE DATE
1/15/2020

SHEET TITLE
BLDG A & C ELEVATIONS

SHEET NUMBER
A-212

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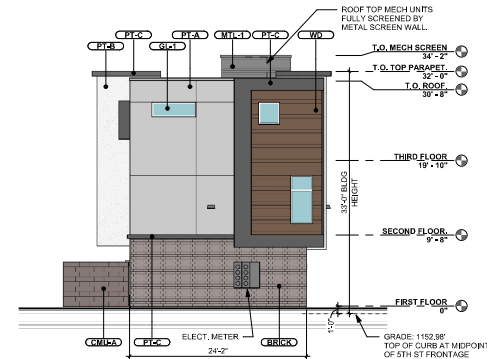
NOT FOR CONSTRUCTION

EXTERIOR FINISH LEGEND

- PTCA** STUCCO, MAIN BODY
DUNN EDWARDS
DE3227 "MUSLIN"
- PTFA** STUCCO, ACCENT
DUNN EDWARDS
DE3383 "COOL DECEMBER"
- PTFC** STUCCO, ACCENT
DUNN EDWARDS
DE3389 "LEGENDARY GRAY"
- PTGC** STUCCO, ACCENT
DUNN EDWARDS
DE3389 "LEGENDARY GRAY"
- PTGK** STUCCO, ACCENT
DUNN EDWARDS
DE3389 "LEGENDARY GRAY"
- PTGD** STUCCO, ACCENT
DUNN EDWARDS
DE3389 "LEGENDARY GRAY"
- PTGE** STUCCO, ACCENT
DUNN EDWARDS
DE3389 "LEGENDARY GRAY"
- PTGF** STUCCO, ACCENT
DUNN EDWARDS
DE3389 "LEGENDARY GRAY"
- PTGH** STUCCO, ACCENT
DUNN EDWARDS
DE3389 "LEGENDARY GRAY"
- PTGI** STUCCO, ACCENT
DUNN EDWARDS
DE3389 "LEGENDARY GRAY"
- PTGJ** STUCCO, ACCENT
DUNN EDWARDS
DE3389 "LEGENDARY GRAY"
- PTGK** STUCCO, ACCENT
DUNN EDWARDS
DE3389 "LEGENDARY GRAY"
- PTGL** STUCCO, ACCENT
DUNN EDWARDS
DE3389 "LEGENDARY GRAY"
- PTGM** STUCCO, ACCENT
DUNN EDWARDS
DE3389 "LEGENDARY GRAY"
- PTGN** STUCCO, ACCENT
DUNN EDWARDS
DE3389 "LEGENDARY GRAY"
- PTGO** STUCCO, ACCENT
DUNN EDWARDS
DE3389 "LEGENDARY GRAY"
- PTGP** STUCCO, ACCENT
DUNN EDWARDS
DE3389 "LEGENDARY GRAY"
- PTGQ** STUCCO, ACCENT
DUNN EDWARDS
DE3389 "LEGENDARY GRAY"
- PTGR** STUCCO, ACCENT
DUNN EDWARDS
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- PTGS** STUCCO, ACCENT
DUNN EDWARDS
DE3389 "LEGENDARY GRAY"
- PTGT** STUCCO, ACCENT
DUNN EDWARDS
DE3389 "LEGENDARY GRAY"
- PTGU** STUCCO, ACCENT
DUNN EDWARDS
DE3389 "LEGENDARY GRAY"
- PTGV** STUCCO, ACCENT
DUNN EDWARDS
DE3389 "LEGENDARY GRAY"
- PTGW** STUCCO, ACCENT
DUNN EDWARDS
DE3389 "LEGENDARY GRAY"
- PTGX** STUCCO, ACCENT
DUNN EDWARDS
DE3389 "LEGENDARY GRAY"
- PTGY** STUCCO, ACCENT
DUNN EDWARDS
DE3389 "LEGENDARY GRAY"
- PTGZ** STUCCO, ACCENT
DUNN EDWARDS
DE3389 "LEGENDARY GRAY"
- WT** WOOD SING. 8" FLANKS
RMP METAL PRODUCTS
ALUMINUMBOARD "HAZELNUT BROWN"
- WT2** CORRUGATED METAL PANELS
DUNN EDWARDS
DE3389 "LEGENDARY GRAY"
- WT3** SHADE CANOPY - 'L' SHAPED STEEL
DUNN EDWARDS
DE3389 "LEGENDARY GRAY"
- MTL2** BALCONY RAILING - 1"x1" WOVEN WIRE MESH
DUNN EDWARDS
DE3389 "LEGENDARY GRAY"
- CMUA** CMU BLOCK 8x8x16
SMOOTH FACE, INTEGRAL COLOR
SUPERLITE "OPAL"
- CMUB** CMU BLOCK 8x8x16 - ACCENT BANDS
SPLIT FACE, INTEGRAL COLOR
SUPERLITE "PIEBLE BEACH-NY GRAY"
- BRVK** BRICK VENEER, 2.5"x4"
ELKOROCK STONE, TUNDRA BRICK "ASHLAND"
- GL1** WINDOWS: VINYL DUAL PANE, LOW-E
FRAME COLOR: WHITE
- GL2** FROSTED PRIVACY GLASS
ENTRY DOORS AND GARAGE DOORS.
LAMINATED SAFETY GLASS WHERE REQUIRED
BY CODE

GENERAL NOTES:

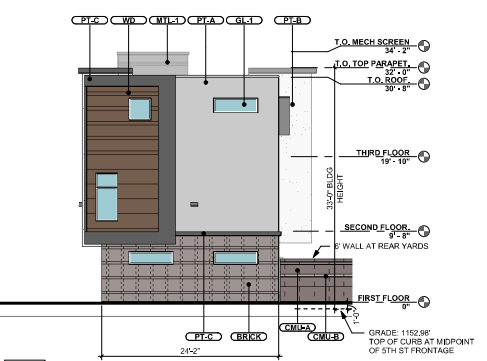
1. ALL ROOF TOP MECHANICAL UNITS TO BE FULLY SCREENED.
2. ALL ROOF DRAINS SHALL BE INTERNALLY RIGID.
3. ROOF ACCESS TO BE PROVIDED FROM INTERIOR OF BUILDING, NOT EXPOSED TO PUBLIC VIEW.



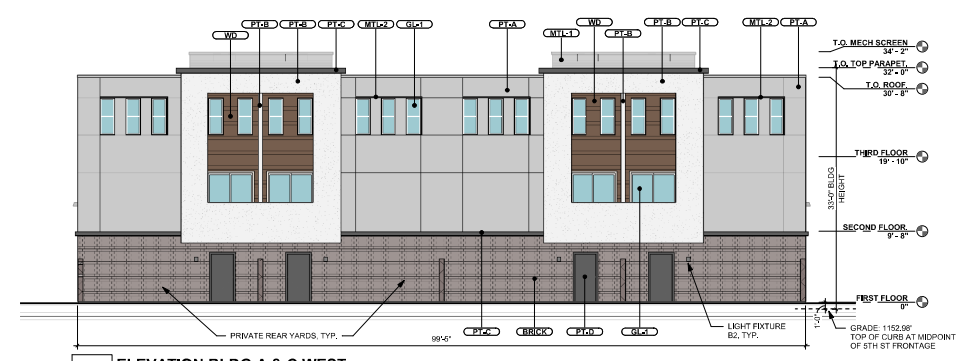
1 ELEVATION BLDG A & C SOUTH
1/8" = 1'-0"



2 ELEVATION BLDG A & C EAST
1/8" = 1'-0"



3 ELEVATION BLDG A & C NORTH
1/8" = 1'-0"



4 ELEVATION BLDG A & C WEST
1/8" = 1'-0"

THE 5TH APARTMENTS
 1027 W 5TH ST
 TEMPE, ARIZONA 85281

REV#	DATE	DESCRIPTION
PROJECT NUMBER		19-060
ISSUE DATE		1/15/2020
SHEET TITLE		BLDG A & C ELEVATIONS
SHEET NUMBER		A-212

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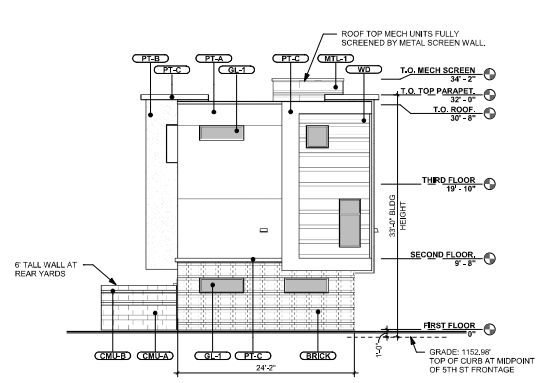


EXTERIOR FINISH LEGEND

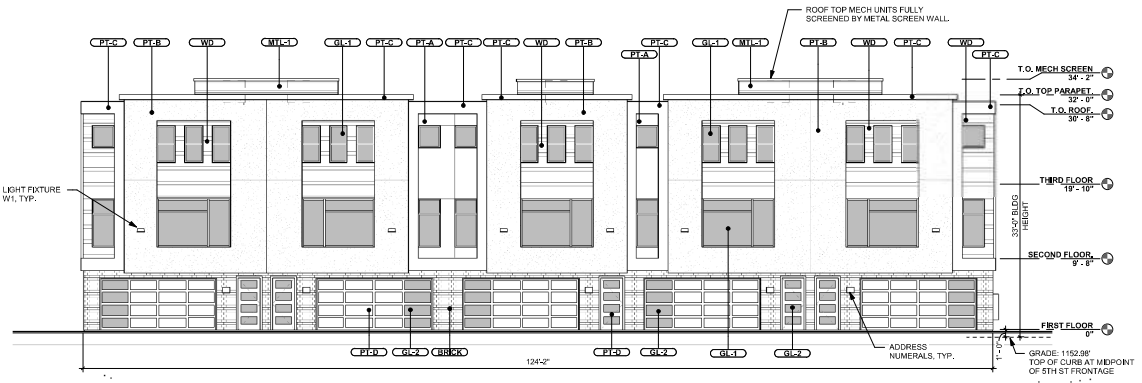
- STUCCO MAIN BODY**
DUNN EDWARDS
DE627 "MUSLIN"
- STUCCO ACCENT**
DUNN EDWARDS
DEW383 "COOL DECEMBER"
- STUCCO ACCENT**
DUNN EDWARDS
DE636 "LEGENDARY GRAY"
- DOORS**
DUNN EDWARDS
DE636 "LEGENDARY GRAY"
- WOOD SIDING, 8" PLANKS**
RMP METAL PRODUCTS
ALLUMBOARD "HAZELNUT BROWN"
- CORRUGATED METAL PANELS**
DUNN EDWARDS
DE636 "LEGENDARY GRAY"
- SHADE CANOPY - "L" SHAPED STEEL**
DUNN EDWARDS
DE636 "LEGENDARY GRAY"
- BALCONY RAILING - 1"x1" WOVEN WIRE MESH**
DUNN EDWARDS
DE636 "LEGENDARY GRAY"
- CWU BLOCK 8x8x16**
SMOOTH FACE, INTEGRAL COLOR
SUPERLITE "OPAL"
- CWU BLOCK 8x8x16 - ACCENT BANDS**
SPLIT FACE, INTEGRAL COLOR
SUPERLITE "PEBBLE BEACH-IVY GRAY"
- BRICK VENEER, 2.5"x8"**
ELDORADO STONE, TUNDORA BRICK "ASHLAND"
- WINDOWS: VINYL, DUAL PANE, LOW-E**
FRAME COLOR: WHITE
- FROSTED PRIVACY GLASS**
ENTRY DOORS AND GARAGE DOORS
LAMINATED SAFETY GLASS WHERE REQUIRED BY CODE

GENERAL NOTES:

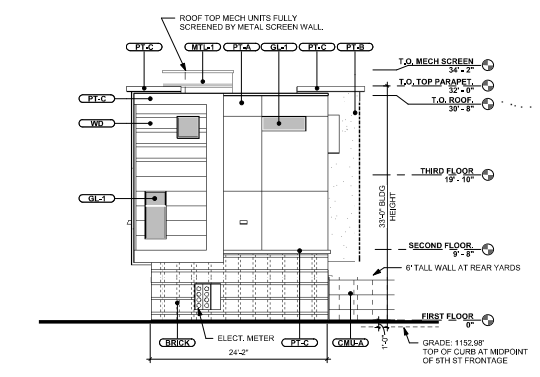
1. ALL ROOF TOP MECHANICAL UNITS TO BE FULLY SCREENED.
2. ALL ROOF DRAINS SHALL BE INTERNALLY "PIPED".
3. ROOF ACCESS TO BE PROVIDED FROM INTERIOR OF BUILDING, NOT EXPOSED TO PUBLIC VIEW.



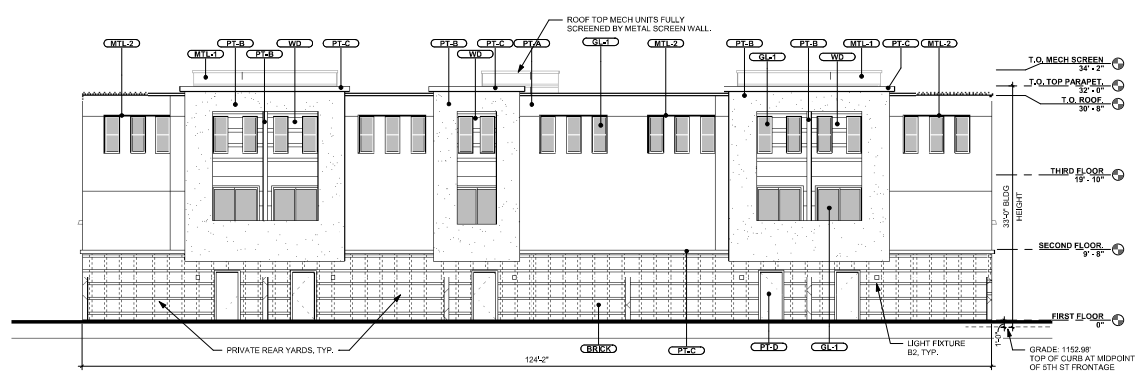
1 ELEVATION BLDG B NORTH
1/8" = 1'-0"



2 ELEVATION BLDG B WEST
1/8" = 1'-0"



3 ELEVATION BLDG B SOUTH
1/8" = 1'-0"



4 ELEVATION BLDG B EAST
1/8" = 1'-0"

NOT FOR CONSTRUCTION

THE 5TH APARTMENTS
1027 W 5TH ST
TEMPE, ARIZONA 85281

REV | DATE | DESCRIPTION

PROJECT NUMBER

19-060

ISSUE DATE

1/15/2020

SHEET TITLE

BLDG B ELEVATIONS

SHEET NUMBER

A-222

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NOT FOR CONSTRUCTION

THE 5TH APARTMENTS
1027 W 5TH ST
TEMPE, ARIZONA 85281

REV. DATE DESCRIPTION

PROJECT NUMBER

19-060

ISSUE DATE

1/15/2020

SHEET TITLE

BLDG B ELEVATIONS

SHEET NUMBER

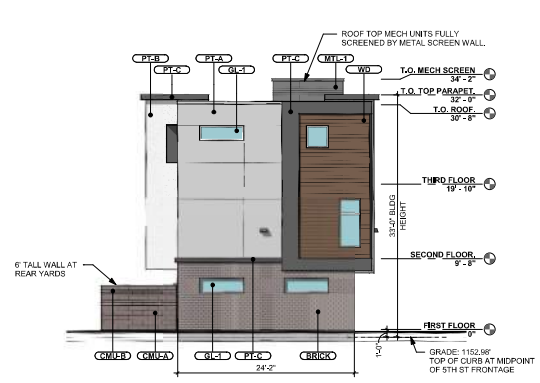
A-222

EXTERIOR FINISH LEGEND

- STUCCO MAIN BODY**
DUNN EDWARDS
DE627 "MUSLIN"
- STUCCO ACCENT**
DUNN EDWARDS
DEW383 "COOL DECEMBER"
- STUCCO ACCENT**
DUNN EDWARDS
DE626 "LEGENDARY GRAY"
- DOORS**
DUNN EDWARDS
DE6389 "LEGENDARY GRAY"
- WOOD SIDING, 8" PLANKS**
RMP METAL PRODUCTS
ALLUMBOARD "HAZELNUT BROWN"
- CORRUGATED METAL PANELS**
DUNN EDWARDS
DE626P "LEGENDARY GRAY"
- SHADE CANOPY - "L" SHAPED STEEL**
DUNN EDWARDS
DE6389 "LEGENDARY GRAY"
- BALCONY RAILING - 1"x1" WOVEN WIRE MESH**
DUNN EDWARDS
DE6389 "LEGENDARY GRAY"
- CMU BLOCK 8x8x16**
SMOOTH FACE, INTEGRAL COLOR
SUPERLITE "OPAL"
- CMU BLOCK 8x8x16 - ACCENT BANDS**
SPLIT FACE, INTEGRAL COLOR
SUPERLITE "PEBBLE BEACH-WY GRAY"
- BRICK VENEER, 2.5"x8"**
ELDORADO STONE, TUNDORA BRICK "ASHLAND"
- WINDOWS: W/RL, DUAL PANE, LOW-E**
FRAME COLOR: WHITE
- FROSTED PRIVACY GLASS**
ENTRY DOORS AND GARAGE DOORS
LAMINATED SAFETY GLASS WHERE REQUIRED BY CODE

GENERAL NOTES:

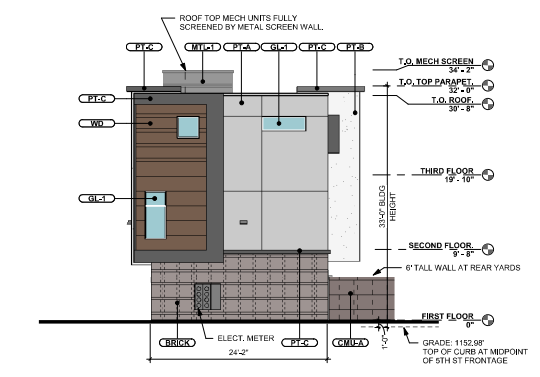
1. ALL ROOF TOP MECHANICAL UNITS TO BE FULLY SCREENED.
2. ALL ROOF DRAINS SHALL BE INTERNALLY "PIPED."
3. ROOF ACCESS TO BE PROVIDED FROM INTERIOR OF BUILDING, NOT EXPOSED TO PUBLIC VIEW.



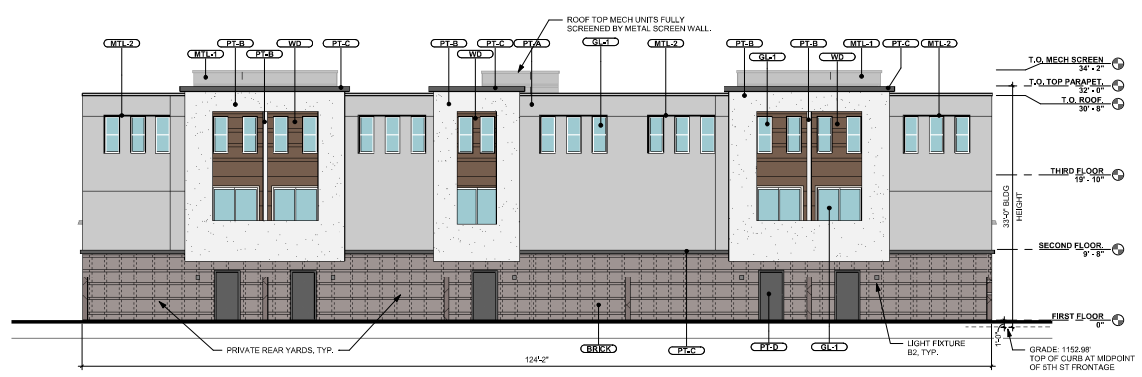
1 ELEVATION BLDG B NORTH
1/8" = 1'-0"



2 ELEVATION BLDG B WEST
1/8" = 1'-0"



3 ELEVATION BLDG B SOUTH
1/8" = 1'-0"



4 ELEVATION BLDG B EAST
1/8" = 1'-0"

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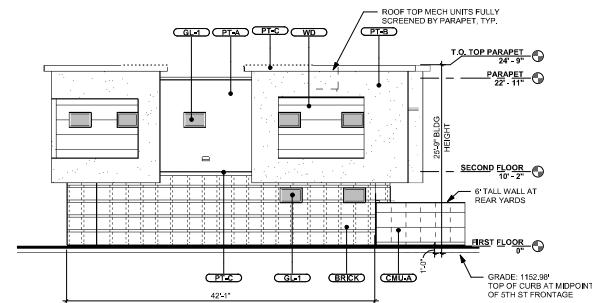


EXTERIOR FINISH LEGEND

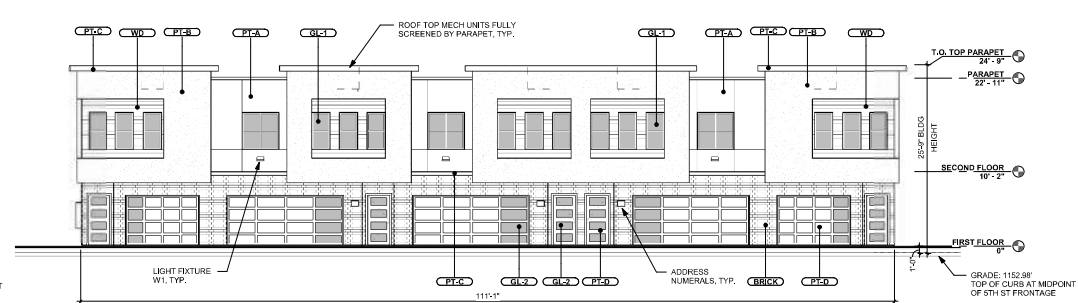
- PTA** STUCCO, MAIN BODY
DUNN EDWARDS
DE6227 "MUSLIN"
- PTA-A** STUCCO, ACCENT
DUNN EDWARDS
DEW695 "COOL DECEMBER"
- PTA-C** STUCCO, ACCENT
DUNN EDWARDS
DEK689 "LEGENDARY GRAY"
- PTA-D** STUCCO, ACCENT
DUNN EDWARDS
DEK689 "LEGENDARY GRAY"
- WB** WOOD SIDING, 8" PLANKS
RMP METAL PRODUCTS
ALUMINUM/BOARD "HAZELNUT BROWN"
- MTA** CORRUGATED METAL PANELS
DUNN EDWARDS
DEK689 "LEGENDARY GRAY"
- MTA-C** SHADE CANOPY - "L" SHAPED STEEL
DUNN EDWARDS
DEK689 "LEGENDARY GRAY"
- WMC** BALCONY FRAMING - 1"x1" WOVEN WIRE MESH
DUNN EDWARDS
DE6369 "LEGENDARY GRAY"
- CMUA** CMU BLOCK 8x8x16
SMOOTH FACE, INTEGRAL COLOR
SUPERLITE "OPAL"
- CMUC** CMU BLOCK 8x8x16 - ACCENT BANDS
SPILT FACE, INTEGRAL COLOR
SUPERLITE "PEBBLE BEACH - NW GRAY"
- BRK** BRICK VENEER 2 1/2" x 8"
ELDORADO STONE, TUNDRA BRICK "ASHLAND"
- GL-1** WINDOWS: VINYL, DUAL PANE, LOW-E
FRAME COLOR: WHITE
- GL-2** FROSTED PRIVACY GLASS
ENTRY DOORS AND GARAGE DOORS
LAMINATED SAFETY GLASS WHERE REQUIRED
BY CODE

GENERAL NOTES:

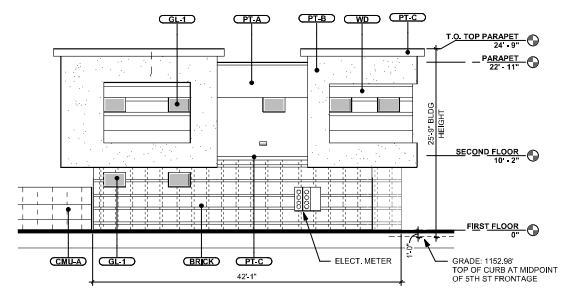
1. ALL ROOF TOP MECH UNITS TO BE FULLY SCREENED.
2. ALL ROOF DRAINS SHALL BE EXTERNALLY PIPED.
3. ROOF ACCESS TO BE PROVIDED FROM INTERIOR OF BUILDING, NOT EXPOSED TO PUBLIC VIEW.



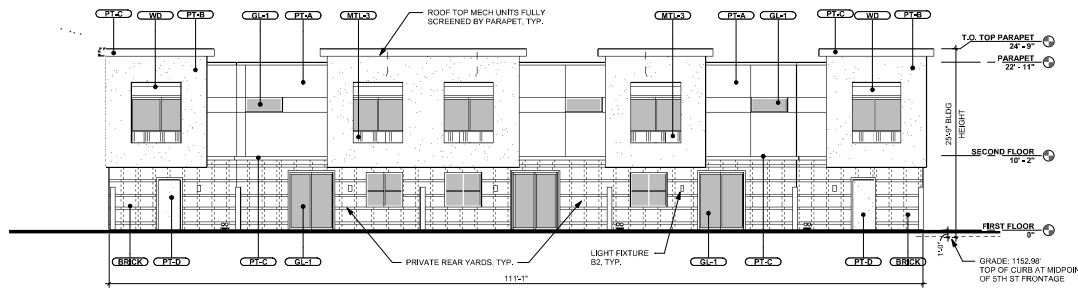
3 ELEVATION BLDG D EAST
1/8" = 1'-0"



1 ELEVATION BLDG D SOUTH
1/8" = 1'-0"



5 ELEVATION BLDG D WEST
1/8" = 1'-0"



2 ELEVATION BLDG D NORTH
1/8" = 1'-0"

NOT FOR CONSTRUCTION

THE 5TH APARTMENTS
1027 W 5TH ST
TEMPE, ARIZONA 85281

REV | DATE | DESCRIPTION

PROJECT NUMBER

19-060

ISSUE DATE

1/15/2020

SHEET TITLE

BLDG D ELEVATIONS

SHEET NUMBER

A-232

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NOT FOR CONSTRUCTION

THE 5TH APARTMENTS
1027 W 5TH ST
TEMPE, ARIZONA 85281

REV | DATE | DESCRIPTION

PROJECT NUMBER

19-060

ISSUE DATE

1/15/2020

SHEET TITLE

BLDG D
ELEVATIONS

SHEET NUMBER

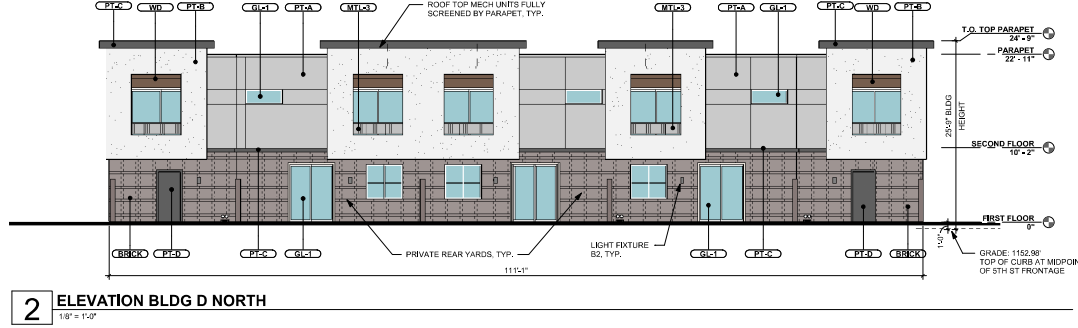
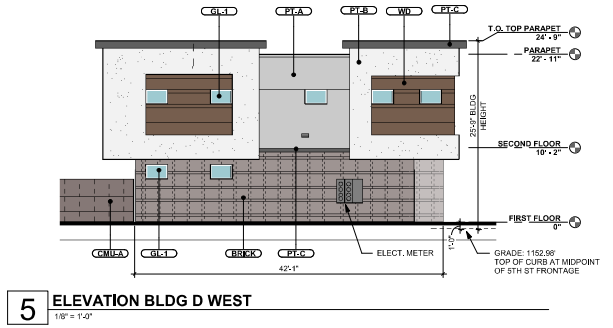
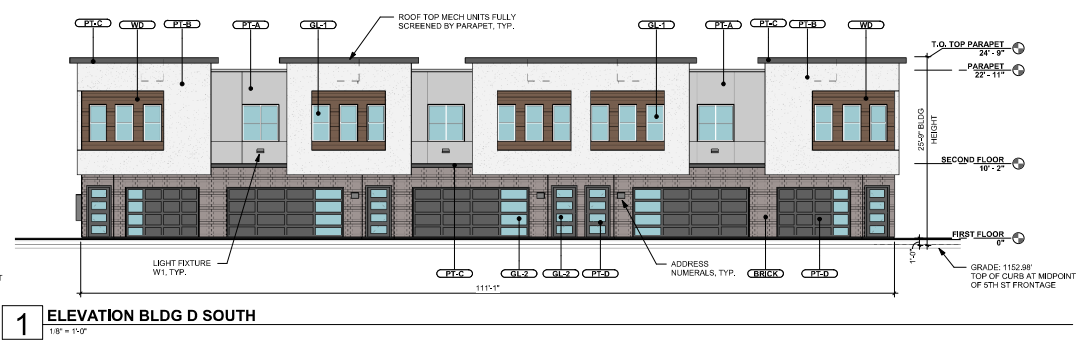
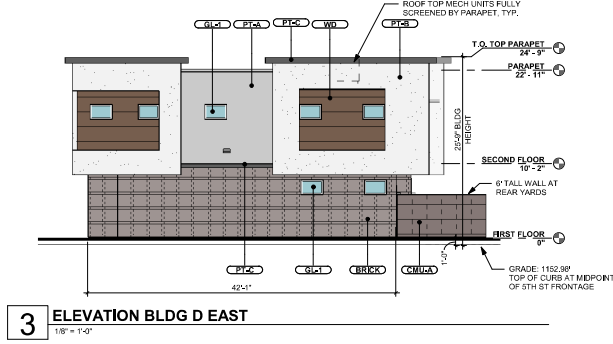
A-232

EXTERIOR FINISH LEGEND

- | | |
|---|--|
| PT-A
STUCCO MAIN BODY
DUNN EDWARDS
DE6227 "MUSLIN" | MT-3
BALCONY RAILING - 1"x1" WOVEN WIRE MESH
DUNN EDWARDS
DE6369 "LEGENDARY GRAY" |
| PT-B
STUCCO ACCENT
DUNN EDWARDS
DEW65 "COOL DECEMBER" | CMU-A
CMU BLOCK 8x8x16
SMOOTH FACE, INTEGRAL COLOR
SUPERLITE "OPAL" |
| PT-C
STUCCO ACCENT
DUNN EDWARDS
DE6369 "LEGENDARY GRAY" | CMU-B
CMU BLOCK 8x8x16 - ACCENT BANDS
SPILT FACE, INTEGRAL COLOR
SUPERLITE "PEBBLE BEACH - NW GRAY" |
| PT-D
DOORS
DUNN EDWARDS
DE6369 "LEGENDARY GRAY" | BRK-V
BRICK VENEER 2 1/2"x8"
ELDORADO STONE, TUNDRA BRICK "ASHLAND" |
| WB
WOOD SIDING, 8" PLANKS
RMP METAL PRODUCTS
ALUMINUM CLAD "HAZELNUT BROWN" | GL-1
WINDOWS VINYL, DUAL PANE, LOW-E
FRAME COLOR: WHITE |
| MT-C
CORRUGATED METAL PANELS
DUNN EDWARDS
DE6369 "LEGENDARY GRAY" | GL-2
FROSTED PRIVACY GLASS
ENTRY DOORS AND GARAGE DOORS
LAMINATED SAFETY GLASS WHERE REQUIRED
BY CODE |
| MT-CO
SHADE CANOPY - 1" SHAPED STEEL
DUNN EDWARDS
DE6369 "LEGENDARY GRAY" | |

GENERAL NOTES:

1. ALL ROOF TOP MECH UNITS TO BE FULLY SCREENED.
2. ALL ROOF DRAINS SHALL BE INTERNALLY PIPED.
3. ROOF ACCESS TO BE PROVIDED FROM INTERIOR OF BUILDING, NOT EXPOSED TO PUBLIC VIEW.



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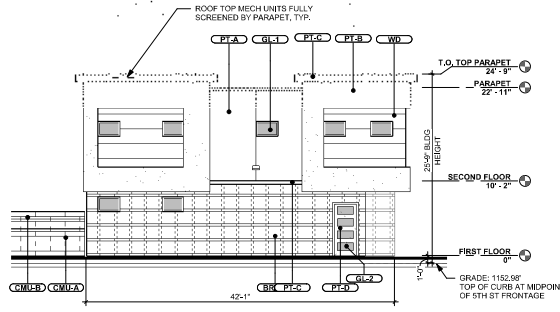


EXTERIOR FINISH LEGEND

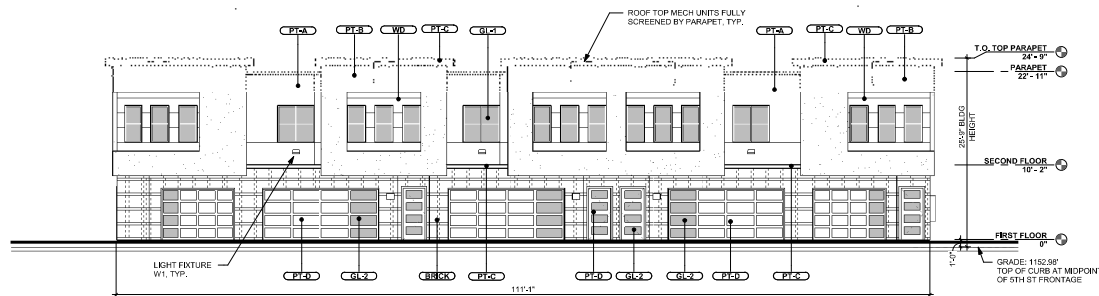
- STUCCO MAIN BODY**
DUINN EDWARDS
DE327 "MUSLIN"
- STUCCO ACCENT**
DUINN EDWARDS
DE369 "COOL DECEMBER"
- STUCCO ACCENT**
DUINN EDWARDS
DE369 "LEGENDARY GRAY"
- DOORS**
DUINN EDWARDS
DE369 "LEGENDARY GRAY"
- WOOD SING, 8" PLANKS**
RMP METAL PRODUCTS
ALUMABOARD "HAZEL NUT BROWN"
- CORRUGATED METAL PANELS**
DUINN EDWARDS
DE369 "LEGENDARY GRAY"
- SHADE CANOPY - L' SHAPED STEEL**
DUINN EDWARDS
DE369 "LEGENDARY GRAY"
- BALCONY RAILING - 1"x1" WOVEN WIRE MESH**
DUINN EDWARDS
DE369 "LEGENDARY GRAY"
- CMU BLOCK 8x8x16**
SMOOTH FACE, INTEGRAL COLOR
SUPERLITE "OPAL"
- CMU BLOCK 8x4x16 - ACCENT BANDS**
SPLIT FACE, INTEGRAL COLOR
SUPERLITE "PEBBLE BEACH - NW GRAY"
- BRICK**
BRICK VENEER, 2.5" HP
EL DORADO STONE, TUNDRA BRICK "ASHLAND"
- WINDOWS: VINYL, DUAL PANE, LOW-E**
FRAME COLOR: WHITE
- PROSTED PRIVACY GLASS**
ENTRY DOORS AND GARAGE DOORS
LAMINATED SAFETY GLASS WHERE REQUIRED
BY CODE

GENERAL NOTES:

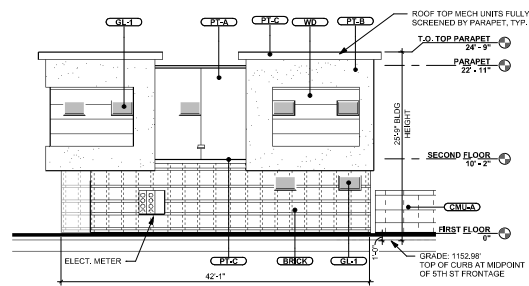
1. ALL ROOF TOP MECHANICAL UNITS TO BE FULLY SCREENED.
2. ALL ROOF DRAINS SHALL BE INTERNALLY PIPED.
3. ROOF ACCESS TO BE PROVIDED FROM INTERIOR OF BUILDING, NOT EXPOSED TO PUBLIC VIEW.



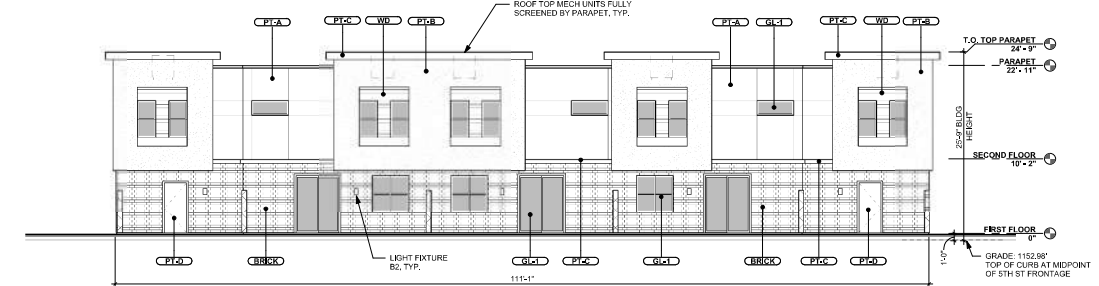
1 ELEVATION BLDG E & F EAST
1/8" = 1'-0"



2 ELEVATION BLDG E & F NORTH
1/8" = 1'-0"



4 ELEVATION BLDG E & F WEST
1/8" = 1'-0"



3 ELEVATION BLDG E & F SOUTH
1/8" = 1'-0"

NOT FOR CONSTRUCTION

THE 5TH APARTMENTS
 1027 W 5TH ST
 TEMPE, ARIZONA 85281

REV | DATE | DESCRIPTION

PROJECT NUMBER

19-060

ISSUE DATE

1/15/2020

SHEET TITLE

BLDG E & F
ELEVATIONS

SHEET NUMBER

A-242



NOT FOR CONSTRUCTION

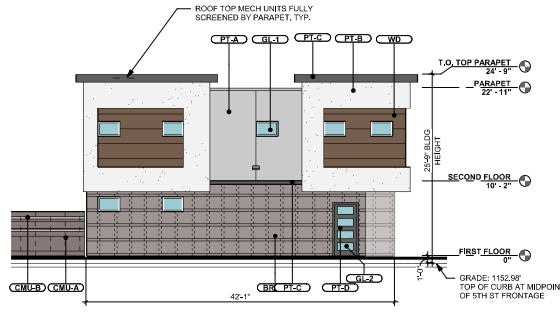
THE 5TH APARTMENTS
1027 W 5TH ST
TEMPE, ARIZONA 85281

EXTERIOR FINISH LEGEND

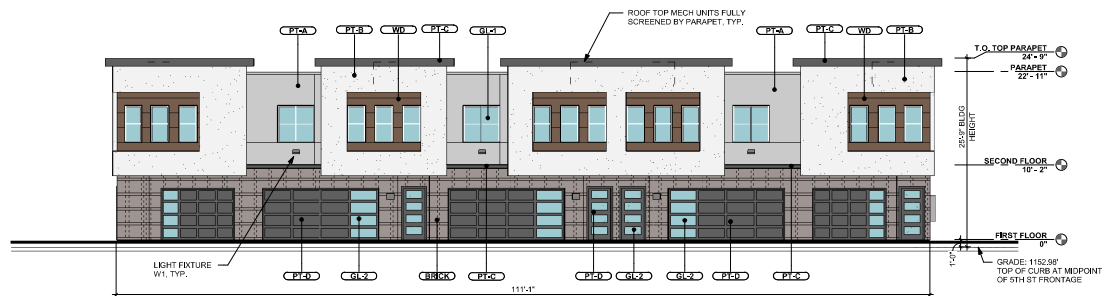
- | | | | |
|--|--|--|--|
| PF-A
STUCCO MAIN BODY
DUNN EDWARDS
DE327 "MUSLIN" | PF-B
STUCCO ACCENT
DUNN EDWARDS
DE369 "COOL DECEMBER" | PF-C
STUCCO ACCENT
DUNN EDWARDS
DE369 "LEGENDARY GRAY" | MR-3
BALCONY RAILING - 1/2" X 1/4" WOVEN WIRE MESH
DUNN EDWARDS
DE369 "LEGENDARY GRAY" |
| WD
WOOD SIDING, 8" PLANKS
RMP METAL PRODUCTS
ALUMABOARD "HAZELNUT BROWN" | MT-1
CORRUGATED METAL PANELS
DUNN EDWARDS
DE369 "LEGENDARY GRAY" | MT-2
SHADE CANOPY - L' SHAPED STEEL
DUNN EDWARDS
DE369 "LEGENDARY GRAY" | CMU-1
CMU BLOCK 8x8x16
SMOOTH FACE, INTEGRAL COLOR
SUPERLITE "OPAL" |
| BR-1
BRICK VENEER, 2.5" X 8"
EL DORADO STONE, TUNDRA BRICK "ASHLAND" | GL-1
WINDOWS: VINYL, DUAL PANE, LOW-E
FRAME COLOR: WHITE | GL-2
PROTECTED PRIVACY GLASS
ENTRY DOORS AND GARAGE DOORS
LAMINATED SAFETY GLASS WHERE REQUIRED
BY CODE | |

GENERAL NOTES:

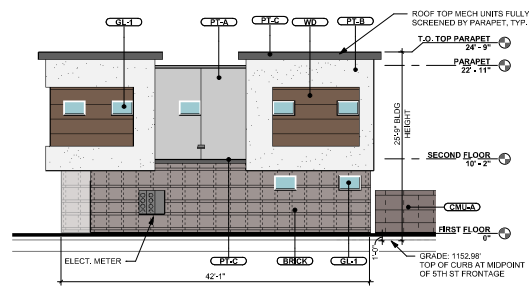
1. ALL ROOF TOP MECHANICAL UNITS TO BE FULLY SCREENED.
2. ALL ROOF DRAINS SHALL BE INTERNALLY PIPED.
3. ROOF ACCESS TO BE PROVIDED FROM INTERIOR OF BUILDING, NOT EXPOSED TO PUBLIC VIEW.



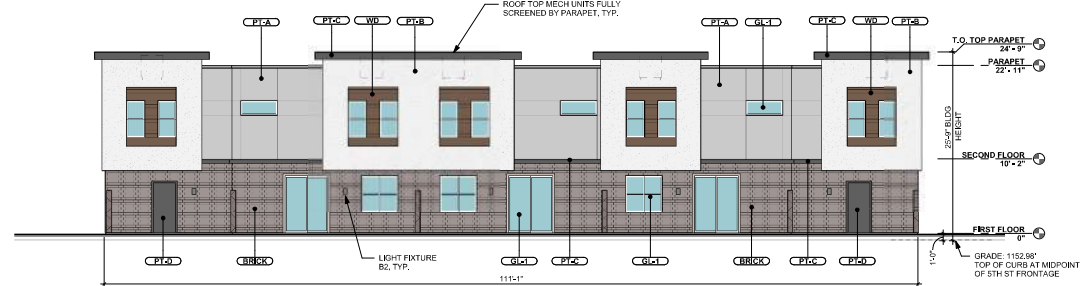
1 ELEVATION BLDG E & F EAST
1/8" = 1'-0"



2 ELEVATION BLDG E & F NORTH
1/8" = 1'-0"



4 ELEVATION BLDG E & F WEST
1/8" = 1'-0"



3 ELEVATION BLDG E & F SOUTH
1/8" = 1'-0"

REV	DATE	DESCRIPTION

PROJECT NUMBER

19-060

ISSUE DATE

1/15/2020

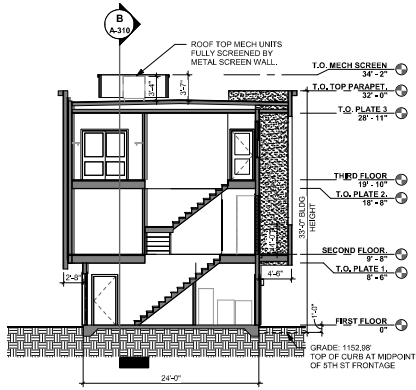
SHEET TITLE

BLDG E & F ELEVATIONS

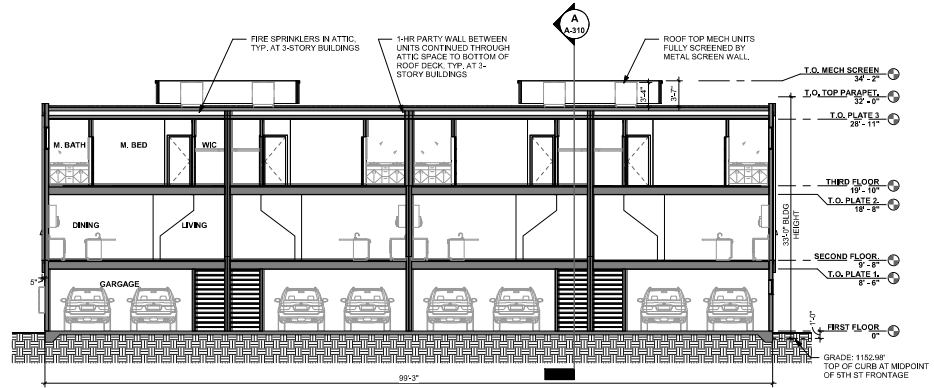
SHEET NUMBER

A-242

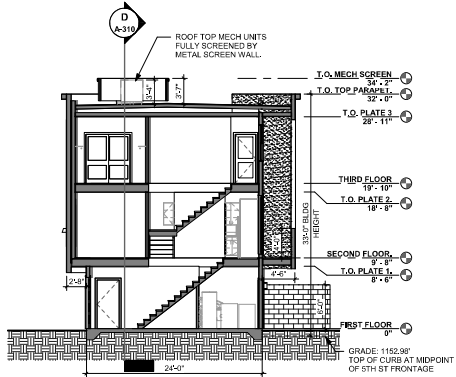
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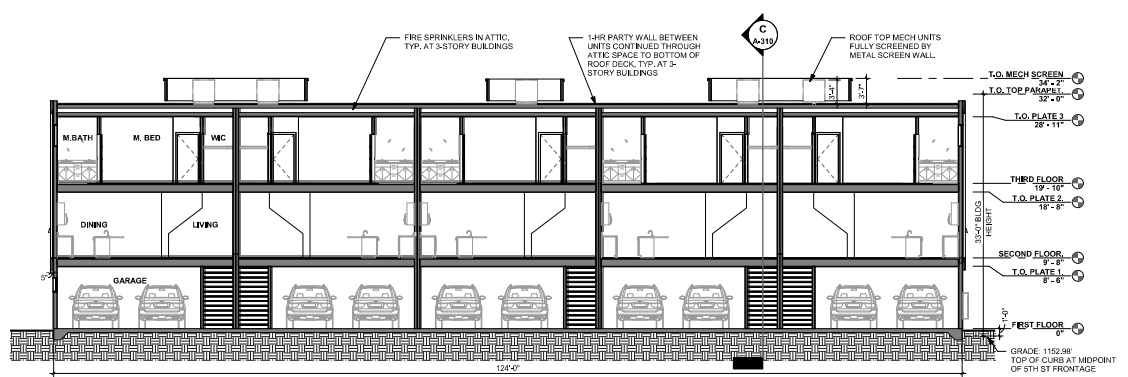
A BUILDING A & C SECTION A
1/8" = 1'-0"



B BUILDING A & C SECTION B
1/8" = 1'-0"



C BUILDING B SECTION C
1/8" = 1'-0"



D BUILDING B SECTION D
1/8" = 1'-0"

NOT FOR CONSTRUCTION

THE 5TH APARTMENTS
1027 W 5TH ST
TEMPE, ARIZONA 85281

REV | DATE | DESCRIPTION

PROJECT NUMBER

19-060

ISSUE DATE

1/15/2020

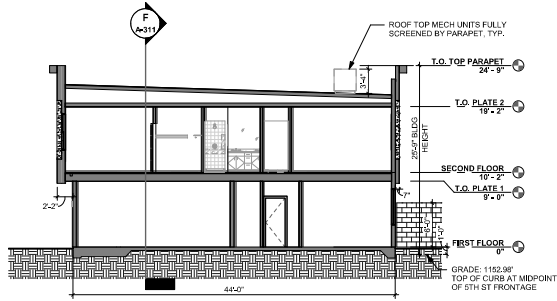
SHEET TITLE

BUILDING SECTIONS

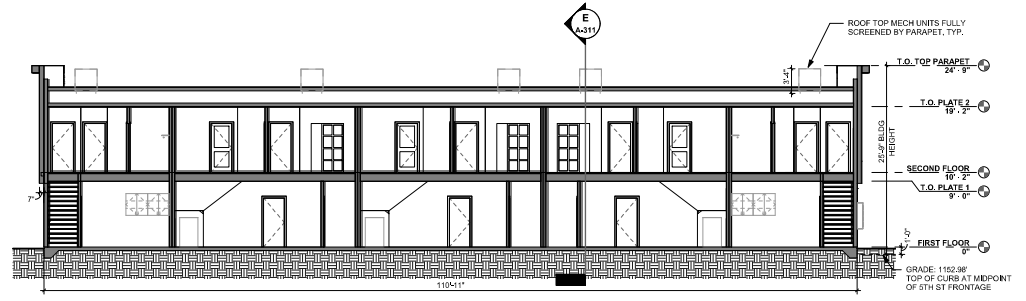
SHEET NUMBER

A-310

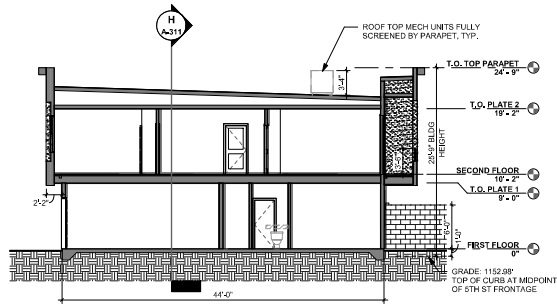
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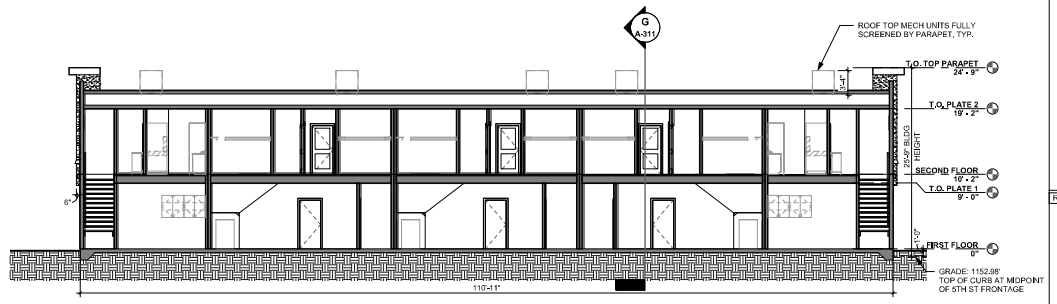
E BUILDING E & F SECTION E
1/8" = 1'-0"



F BUILDING E & F SECTION F
1/8" = 1'-0"



G BUILDING D SECTION G
1/8" = 1'-0"



H BUILDING D SECTION H
1/8" = 1'-0"

NOT FOR CONSTRUCTION

THE 5TH APARTMENTS
1027 W 5TH ST
TEMPE, ARIZONA 85281

REV	DATE	DESCRIPTION

PROJECT NUMBER

19-060

ISSUE DATE

1/15/2020

SHEET TITLE

BUILDING SECTIONS

SHEET NUMBER

A-311

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COLOR PERSPECTIVE BLDG A & C, NW CORNER



COLOR PERSPECTIVE BLDG A & C, NE CORNER



COLOR PERSPECTIVE BLDG B, NW CORNER



1 NORTH ELEVATION FROM STREET
1/8" = 1'-0"

EXTERIOR FINISH LEGEND

- | | | | |
|---|--|--|--|
| CMU
STUCCO MAIN BODY
DUNN EDWARDS
DE6227 "MUSLIN" | CMU+BRK
STUCCO ACCENT
DUNN EDWARDS
DE389 "LEGENDARY GRAY" | CMU+BRK
CMU BLOCK 8x8x16
SMOOTH FACE, INTEGRAL COLOR
SUPERLITE "OPAL" | CMU+BRK
CMU BLOCK 8x4x16 - ACCENT BANDS
SP-111 FACE, INTEGRAL COLOR
SUPERLITE "PEBBLE BEACH-NW GRAY" |
| WD
WOOD SING. 8" PLANKS
RMP METAL PRODUCTS
ALUMINUM "HAZELNUT BROWN" | BRK
BRICK VENEER, 2.25"x8"
BLOCKADO STONE, TUNDRA BRICK "ASHLAND" | WND
WINDOWS: VINYL, DUAL PANE, LOW-E
FRAME COLOR: WHITE | GLS
FROSTED PRIVACY GLASS
ENTRY DOORS AND GARAGE DOORS
LIMITED SAFETY GLASS WHERE REQUIRED
BY CODE |
| MP
CORRUGATED METAL PANELS
DUNN EDWARDS
DE389 "LEGENDARY GRAY" | SC
SHADE CANOPY - "L" SHAPED STEEL
DUNN EDWARDS
DE6389 "LEGENDARY GRAY" | | |

GENERAL NOTES:

1. ALL ROOF TOP MECHANICAL UNITS TO BE FULLY SCREENED.
2. ALL ROOF DRAINS SHALL BE INTERNALLY PIPED.
3. ROOF ACCESS TO BE PROVIDED FROM INTERIOR OF BUILDING, NOT EXPOSED TO PUBLIC VIEW.



COLOR PERSPECTIVE BLDG B, SE CORNER



NOT FOR CONSTRUCTION

THE 5TH APARTMENTS
1027 W 5TH ST
TEMPE, ARIZONA 85281

REV	DATE	DESCRIPTION

PROJECT NUMBER	19-060
ISSUE DATE	1/15/2020
SHEET TITLE	STREET ELEV & PERSPECTIVES
SHEET NUMBER	A-250

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COLOR PERSPECTIVE BLDG D, SW CORNER



COLOR PERSPECTIVE BLDG D, NW CORNER



COLOR PERSPECTIVE BLDG E & F, SW CORNER



COLOR PERSPECTIVE BLDG E & F, NE CORNER



NOT FOR CONSTRUCTION

THE 5TH APARTMENTS
1027 W 5TH ST
TEMPE, ARIZONA 85281

REV | DATE | DESCRIPTION

PROJECT NUMBER

19-060

ISSUE DATE

1/15/2020

SHEET TITLE

PERSPECTIVES

SHEET NUMBER

A-251



PT-A
STUCCO, MAIN BODY
DUNN EDWARDS
DE6227 "MUSLIN"



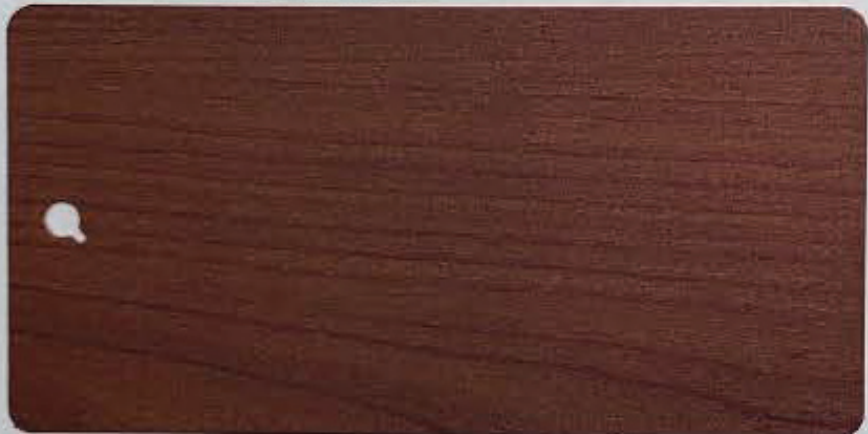
PT-B
STUCCO, ACCENT
DUNN EDWARDS
DEW383 "COOL DECEMBER"



PT-C
STUCCO, ACCENT & DOORS
DUNN EDWARDS
DE6369 "LEGENDARY GRAY"



STUCCO TEXTURE - MEDIUM SAND FINISH
(SAMPLE OF TEXTURE ONLY, NOT COLOR)



WD
WOOD SIDING, 8" PLANKS
RMP METAL PRODUCTS
ALUMABOARD "HAZELNUT BROWN"



**THE 5TH APARTMENTS
MATERIAL SAMPLE BOARD**
1027 W 5TH ST
TEMPE, ARIZONA 85281

SHEET #
MB-01

1934 East Camelback Rd | Suite 200
Phoenix, AZ 85016 | P 602.229.1100

PROJECT # 19-060

DATE 11/24/19 SCALE: NTS



BRICK
BRICK VENEER,
ELDORADO STONE, TUNORA BRICK "ASHLAND"



CMU-A
CMU BLOCK 8x8x 8
SMOOTH FACE, INTEGRAL COLOR
SUPERLITE "OPAL"



CMU-B
CMU BLOCK 8x4x 16 - ACCENT BANDS
SPLIT FACE, INTEGRAL COLOR
SUPERLITE "PEBBLE BEACH - NW GRAY"



**THE 5TH APARTMENTS
MATERIAL SAMPLE BOARD**
1027 W 5TH ST
TEMPE, ARIZONA 85281

SHEET #
MB-02

1934 East Camelback Rd | Suite 200
Phoenix, AZ 85016 | P 602.229.1100

PROJECT # 19-060

DATE 11/24/19 SCALE:



MTL-1

CORRUGATED METAL PANELS
DUNN EDWARDS
DE6369 "LEGENDARY GRAY"



MTL-3

BALCONY RAILING - 1"x1" WOVEN WIRE MESH
DUNN EDWARDS
DE6369 "LEGENDARY GRAY"



DUNN EDWARDS
DE6369 "LEGENDARY GRAY"

 **triARC**
architecture & design
1934 East Camelback Rd | Suite 200
Phoenix, AZ 85016 | P 602 229 1100

THE 5TH APARTMENTS
MATERIAL SAMPLE BOARD
1027 W 5TH ST
TEMPE, ARIZONA 85281

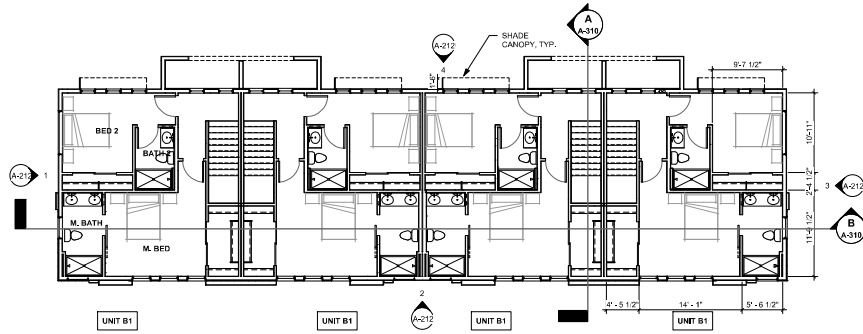
SHEET #

MB-03

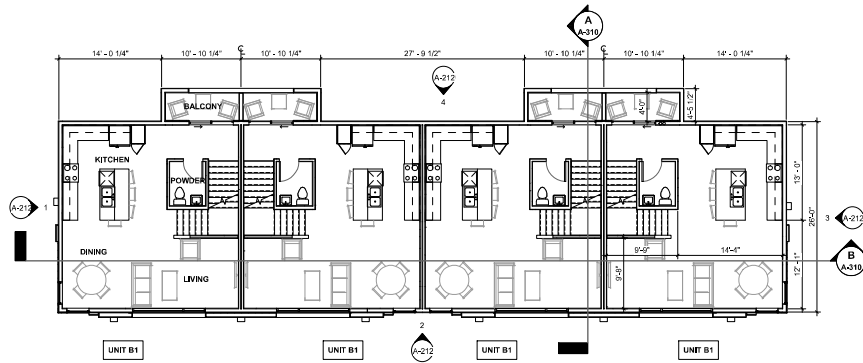
PROJECT # 19-060

DATE 01/15/20 SCALE

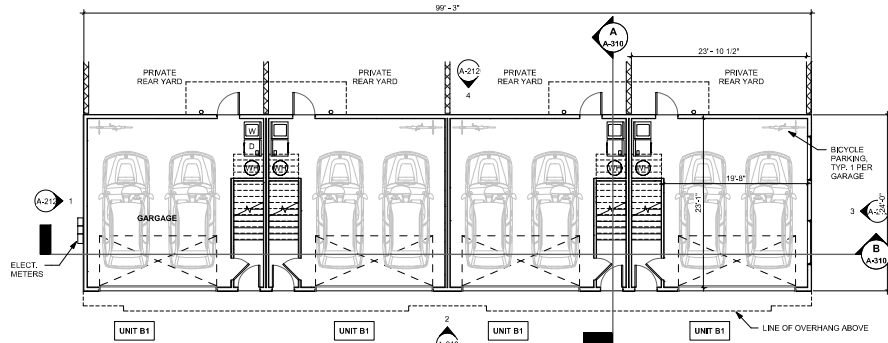
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3 BUILDING 'A' & 'C' 3RD FLOOR
1/8" = 1'-0"



2 BUILDING 'A' & 'C' 2ND FLOOR
1/8" = 1'-0"



1 BUILDING 'A' & 'C' 1ST FLOOR
1/8" = 1'-0"

NOT FOR CONSTRUCTION

THE 5TH APARTMENTS
1027 W 5TH ST
TEMPE, ARIZONA 85281

REV	DATE	DESCRIPTION

PROJECT NUMBER

19-060

ISSUE DATE

1/15/2020

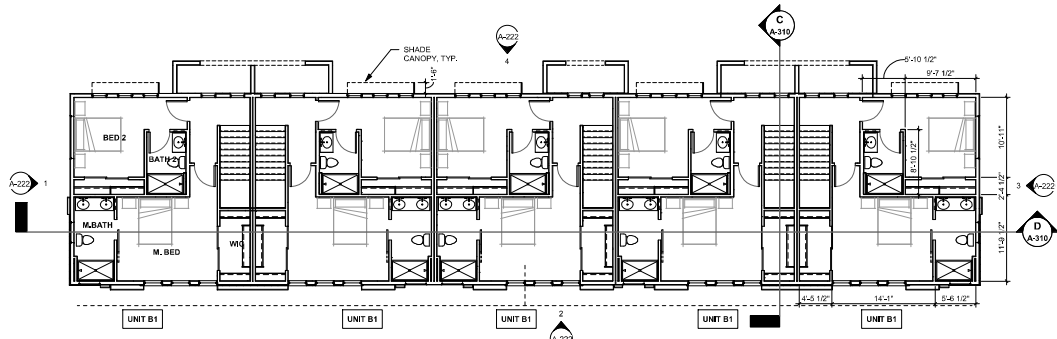
SHEET TITLE

BLDG A & C
FLOOR PLANS

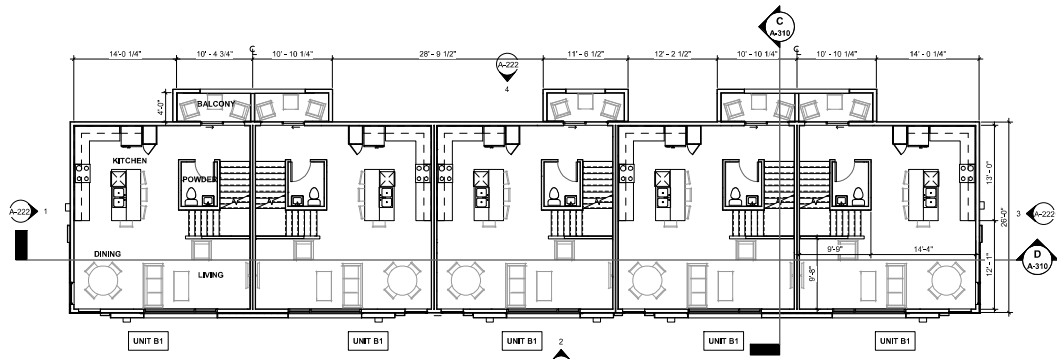
SHEET NUMBER

A-210

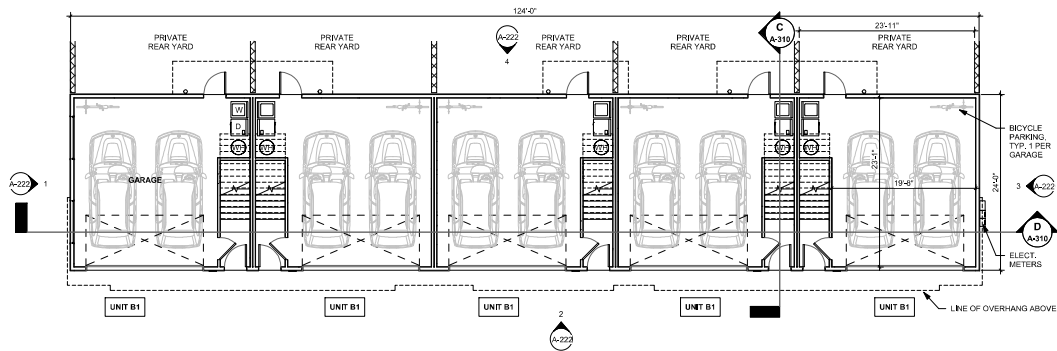
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3 BUILDING 'B' 3RD FLOOR
1/8" = 1'-0"



2 BUILDING 'B' 2ND FLOOR
1/8" = 1'-0"



1 BUILDING 'B' 1ST FLOOR
1/8" = 1'-0"



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THE 5TH APARTMENTS
1027 W 5TH ST
TEMPE, ARIZONA 85281

REV	DATE	DESCRIPTION

PROJECT NUMBER

19-060

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1/15/2020

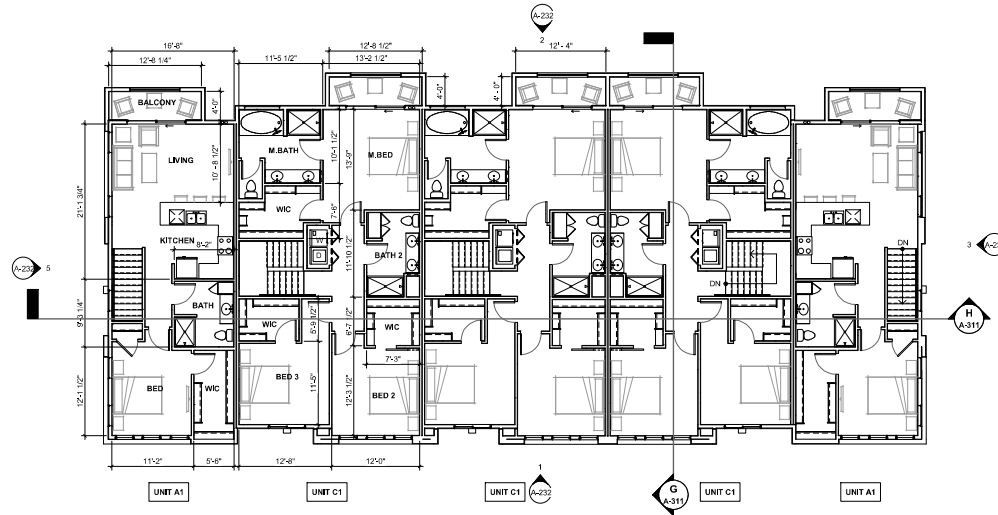
SHEET TITLE

BLDG B
FLOOR PLANS

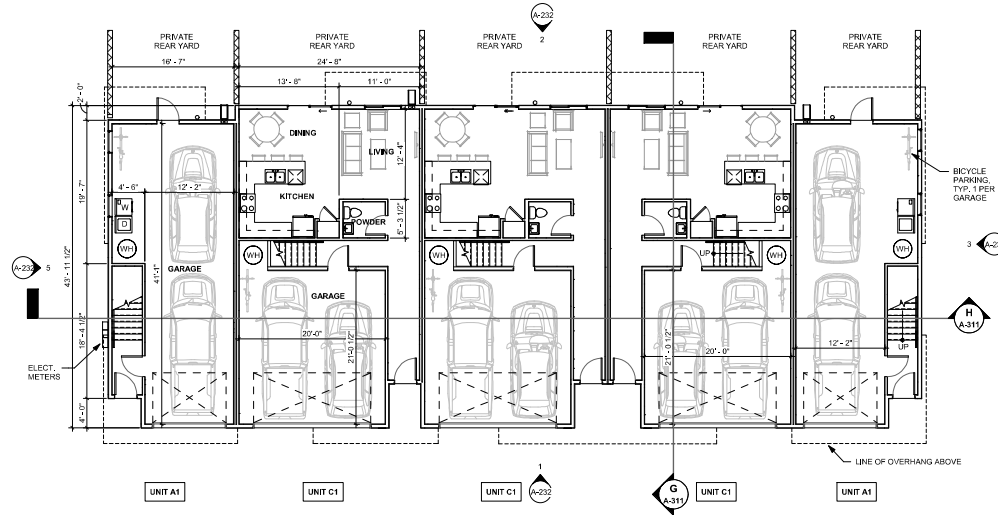
SHEET NUMBER

A-220

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2 BUILDING 'D' 2ND FLOOR
1/8" = 1'-0"



1 BUILDING 'D' 1ST FLOOR
1/8" = 1'-0"

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THE 5TH APARTMENTS
 1027 W 5TH ST
 TEMPE, ARIZONA 85281

REV	DATE	DESCRIPTION

PROJECT NUMBER

19-060

ISSUE DATE

1/15/2020

SHEET TITLE

BLDG D
FLOOR PLANS

SHEET NUMBER

A-230

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THE 5TH APARTMENTS

 1027 W 5TH ST

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REV | DATE | DESCRIPTION

PROJECT NUMBER

19-060

ISSUE DATE

1/15/2020

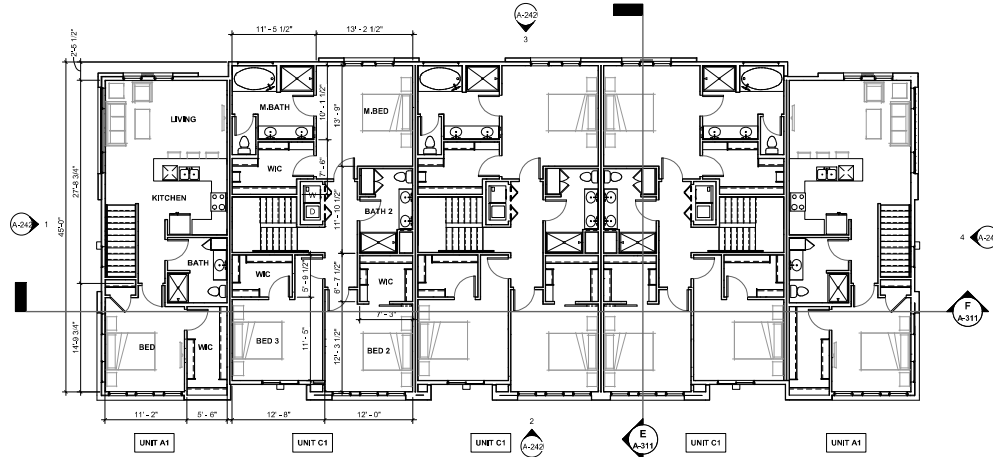
SHEET TITLE

BLDG E & F

 FLOOR PLANS

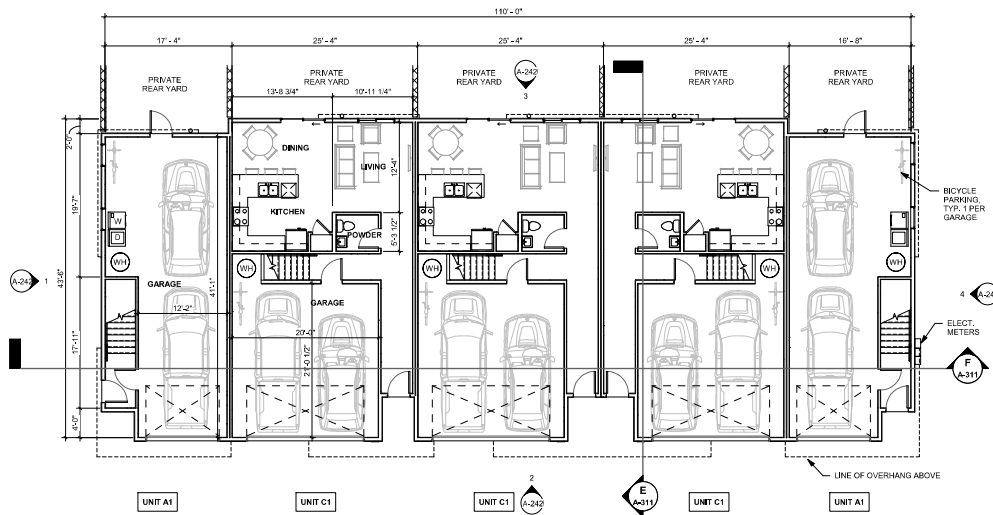
SHEET NUMBER

A-240



2 BUILDING 'E' & 'F' 2ND FLOOR

 1/8" = 1'-0"



1 BUILDING 'E' & 'F' 1ST FLOOR

 1/8" = 1'-0"