

**CITY OF TEMPE  
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 08/11/20  
Agenda Item: 11**

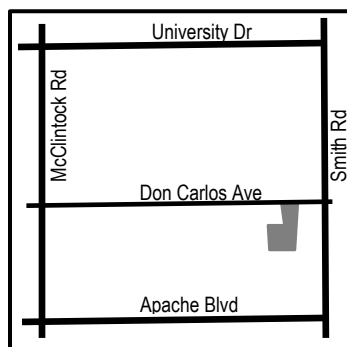
**ACTION:** Request a Use Permit to allow two-story single-family residences in the R-4 Multi-Family District and a Development Plan Review for six (6) single-family residential units for HABITAT AT DON CARLOS located at 1969 East Don Carlos Avenue. The applicant is Habitat for Humanity.

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

**RECOMMENDATION:** Approve, subject to conditions

**BACKGROUND INFORMATION:** DON CARLOS RESIDENCES FOR HABITAT (PL200109) is proposed for six single-family detached two-story residences, located in the Rancho El Dorado 26-35, 45-53 Subdivision and Apache Character Area. The request includes the following:

- ZUP200034 Use Permit to allow six two-story single-family residences in the R-4 Multi-Family District.
- DPR200083 Development Plan Review for a site plan, landscape plan and elevations for six units on .79 acres.



Existing Property Owner	Tana Nichols, Habitat for Humanity
Applicant	Tana Nichols, Habitat for Humanity
Zoning District	R-4 Multi-Family
Gross / Net site area	.7921 acres
Density / Number of Units	8 du/ac / 6 units (25 du/ac in R-4)
Unit Types	Single-Family Detached 4-Bedroom Units
Total Bedrooms	24 bedrooms
Total Building Area	Approximately 2,254 s.f. per unit including garage (models vary in size) / 13,524 s.f. total for all 6 units
Lot Coverage	21.6% (60% maximum allowed)
Building Height	24' (30' maximum allowed)
Building Setbacks	20' east front, 10' west rear, 10' side, (20', 10', 10' min.)
Landscape area	32% (25% minimum required)
Vehicle Parking	12 spaces in garage (2 min. required for single family)
Bicycle Parking	6 space in garage

**ATTACHMENTS:** Development Project File

**STAFF CONTACT(S):** Diana Kaminski (480) 858-2391

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

**COMMENTS:**

This site is located between University Drive and Apache Boulevard and between McClintock and Smith roads on the south side of Don Carlos. The property is an L-shaped vacant lot with 71' of street frontage and a long narrow leg connecting to the developable portion of the lot. There is an existing water utility easement along the west side, which restricts construction and planting of trees, and requires vehicular access to the easement. These existing conditions were driving factors in the site configuration for the proposed new residences. This request includes the following:

ZUP200034      Use Permit to allow three two-story single-family residences in the R-4 Multi-Family District.  
DPR200083      Development Plan Review for site plan, landscape plan and elevations for six new units.

The applicant is requesting the Development Review Commission take action on the items listed above. For further processing, the applicant will need approval of a Subdivision Plat to create individual lots.

**SITE PLAN REVIEW**

October 9, 2019 the first Preliminary Site Plan review was submitted for six lots, three on each side facing a central drive. This configuration had issues for fire and solid waste service circulation with insufficient room to turn around, it required significant reductions in setbacks requiring a Planned Area Development.

April 22, 2020 the second Preliminary Site Plan was submitted to address fire and solid waste, providing four units on the west of the drive, and two units on the east with a short turn around. This created backyards with walls across the water easement on the west side, yards that would be restricted from planting trees for shade. Comments included requirement for a new 6' sidewalk, a new driveway without an apron encroaching on the parcel to the west and including decorative pavers per the standard design, a streetlight is required on Don Carlos, and a sidewalk leading from the units to the street front. on formatting and code requirements were also provided. The address was determined to be 1965, not 1969 per the Assessor and not 1967 per the application.

Further discussions with the applicant included a staff recommendation to flip the plan, providing four units on the east and 2 on the west, using the driveway for access to the water easement, turning rear yards out of the easement to allow trees if homeowners desired, and keeping the majority of the units with east oriented back yards for shade. Discussion included the possibility of a 7<sup>th</sup> unit closer to the street or shifting the landscape retention area south as an amenity area, with one unit at the street front. The applicant was not able to financially accommodate a 7<sup>th</sup> unit and the cost of undergrounding retention. The separation of one unit at the north of the lot did not appeal to their desire to create a sense of community with proximity between all the units, keeping a general landscape area at the street front visible to the public.

June 9, 2020 a formal submittal was made with all requisite materials. The recommendations from staff were made and no further issues identified. Staff suggested adding masonry wainscot to the base of the building and some minor modifications to the landscape plan. The street front landscape needed a 2<sup>nd</sup> street shade tree, and some ground cover adjacent to the sidewalk.

July 20, 2020 a revised submittal was made. The recommendation for masonry base was not taken due to efforts to keep the homes affordable. The recommendations on landscape were not addressed. A condition regarding the street front landscape was added to enhance the public pedestrian streetscape.

**PUBLIC INPUT**

- Neighborhood meeting is not required.
- At the completion of this report, staff has received no calls of inquiry, comment or concern for this request.

## PROJECT ANALYSIS

### USE PERMIT

The proposed use requires a use permit, to allow two-story single-family residences within the R-4 Multi-Family Residential zoning district. Below is the analysis based on Section 6-308 E Approval criteria for Use Permit (*in italics*):

1. *Any significant increase in vehicular or pedestrian traffic.* The proposed two-story homes would accommodate smaller first floor footprints to allow garages and full driveways in a traditional single-family site plan. The bedrooms are upstairs, and the proposed footprint allows for up to four bedrooms per residence. Single-family properties are required to have 2 dedicated parking spaces. The property is proposed to have six residences but could have nineteen residences in the R-4 zoning. The proposed design complies with code requirements for parking. Having a second story facilitates development of the site but is not anticipated to increase traffic with three residences.
2. *Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions.* The buildings have significant open space and trees to shade the site and maintain natural wind currents, therefore it is not anticipated to significantly alter the environmental conditions that existing in this area or exceed the existing 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.* The site has been vacant since 2006. The redevelopment of the site will produce three single-family owner-occupied residences to help stabilize and revitalize the area. Providing housing helps fulfill the Housing objectives of the General Plan.
4. *Compatibility with existing surrounding structures and uses.* The residences immediately adjacent to this site have raised ceilings with clerestory windows, which extend higher than a standard one-story home, but there are no two-story homes in the immediate area. The R-4 zoning allows up to 30 feet in building height; a multi-family development would be allowed to build to this height without a use permit. However, as a single-family development, a use permit is required. The proposed homes are 24' tall to the pitch of the roof. These three houses will be compatible with surrounding structures in terms of materials and massing and use.
5. *Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public.* The second floor is entirely interior, there are no balconies on the homes and therefore limited potential to create a behavioral nuisance to the area.

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 .7921 acre site is 71' wide at the street front, with 20' of this being the private drive to access the site. The lot is shaped like an L and extends south 150' before widening out to the west behind two existing houses with a south lot line width of 143'. There is a 10' sewer easement along the west side. The shape of the lot and the on-site easement dictated the site configuration and placement of the buildings. The northern-most unit is set back approximately 130' from the street front, with a tract of retention and landscape to the north, this provides visual open space along the street front, which has shade trees along the south side of the public sidewalk. The units face a central drive with four on the east and two on the west, with a drive accessing the two garages as well as the sewer easement. This drive extension also serves for refuse and fire turnaround, complying with access and circulation requirements. Individual lots range from 2,989 to 3,684 square feet, providing side yards of 8' and rear yards of 10 to 14 feet in depth. Including the common landscape areas, the site has 32% landscape area.

## Building Elevations

The proposed design is a standard product for Habitat for Humanity, used for sites constructed by teams of contractors and volunteers around the valley. Each adjacent unit has a slightly different front elevation design to provide variation in the street front appearance. The interior floor plan is the same, so general placement of doors and windows is the same for all six units. There is an option for the two west units to have the front door oriented facing east to the main private drive with the side elevation becoming the "front" or having the units face each other on the side drive. Each unit proposes architectural asphalt shingles in one of 4 shades. The product has a 30-year warranty and provides long-term durability. The surrounding condominiums all have red mission tile roof material, the single-family residences have a combination of rolled roofing and asphalt shingles, nearby two-story apartments also have asphalt shingles. The roofs are pitched with gables facing the street. Two-car garages replace the older single-car carport located in the Allegre neighborhood, providing a secure upgrade for residents. Stucco is the predominant building material in this area. The primary material is stucco with textured stucco pop outs, each home is painted in two colors chosen by the homeowner from the palette of ten choices that provide diversity in the individually owned units but continuity in the overall subdivision design. The color elevations are examples of the ten options of palettes and are not representative of the final colors to be selected by the individual lot owners.

## Landscape Plan

Don Carlos will have two shade trees on the south side of the public sidewalk, within the narrow retention area adjacent to the private drive. The drive is lined with Evergreen Elm, and each residential unit has a tree in the front or side yard, including Arizona Ash and Chaste Trees for seasonal color. Rear yards would be landscaped by the owners. No trees are allowed along the western side of the site due to the existing sewer line. The drive is lined with purple flowering Sage and yellow flowering Cassia. The retention basin is planted with a combination of the same shrubs, supplemented with purple flowering Ruellia, vermilion Eremophila winter blaze, blue Eremophila blue bells, blue Rosemary and Red Mexican Bird of Paradise. Accents include Muhlenbergia and a variety of Agave. The development will have an HOA to maintain the common areas and will provide a total of 18 to 20 new trees to Tempe's urban tree canopy.

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 view from Don Carlos is the front of the first unit, set back 130' from the street along the private drive. Along the private drive are the front of the units on the east side, each with slight architectural variations from the adjacent unit. The west two units have an option of location of the front door, providing some personalization and variation within the development. There are 3 different elevations for the six units, no two styles are adjacent to each other. The buildings are set back 20' from the interior drive and provides room for landscaped front yards and full-length driveways. Windows have either pop-out surrounds or faux shutters, units vary to include a gable cut off with Tudor style trim on one and an arched entryway on another. All units have a wainscot trim to define the base and break up the elevation massing.
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort;* The houses will be built to energy code standards. Four of the units have their primary windows facing west but have front yard trees providing shade during the summer and are deciduous to provide sun in the winter to maximize solar gain and shade seasonally. The number of trees provided on site will help shade the area and reduce the overall ambient temperature.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings;* The new homes will be equal to the residences within the area in terms of stucco, however added insulation and the use of architectural shingles is superior to the surrounding single-family product. The materials are appropriate to the surrounding context and use.
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings;* The site is surrounded by condominiums with vaulted ceilings; although single-story, they appear taller with the pitched roofline. These homes are smaller in scale and massing than the apartments down the street and combined with the large setback and extensive landscape are appropriately scaled in relationship to the nearby single-story homes. The site serves as a transition between existing developments.

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 homes have windows on all four sides, larger on the front, and smaller on the sides facing other units. The front doors are flipped so that adjacent units have different points of entry and do not appear identical in configuration, which breaks the 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; From the private drive, the view would consist of a combination of building fronts and sides, with windows and trim and rooflines varied in adjacent units. Colors would vary from a choice of ten palettes to create a compatible aesthetic without a uniform paint scheme. The doors and windows are appropriately scaled to the building massing.*
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage; A tree lined private drive leads from this site to Don Carlos, where access to the Neighborhood Orbit is available, as well as biking or walking to light rail on Apache Boulevard.*
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses; Each unit has a 2-car garage and a full-length driveway for backing into the private drive. A sidewalk is provided on the east side of the drive, and there is no on-site parking due to the drive serving for fire and solid waste service access. All vehicles exiting the site will exit from one drive onto the public street.*
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance; The project was reviewed by public safety staff. Yards have secure walls with gates and the use of garages to store vehicles and bikes will reduce theft. The plants are located to maximize visibility. An HOA will maintain the common areas which will prevent overgrown vegetation in the retention basin.*
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways; The landscape provides seasonal color and provides plants in the front yards of each home, with shade to the sidewalk.*
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; if a development sign were desired, this would be reviewed separately.*
12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses and does not create negative effects. The single-family homes will have their own lighting, a new streetlight is to be located on Don Carlos.*

**REASONS FOR APPROVAL:**

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

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

**USE PERMIT CONDITIONS OF APPROVAL:**

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

1. This Use Permit is valid only after a Building Permit has been obtained, the required inspections have been completed and a Final Inspection has been passed.

- 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**

- Except as modified by conditions, development shall be in substantial conformance with the site plan stamped July 15, 2020, building elevations dated May 22, 2020 and landscape plan dated May 18, 2020. Minor modifications may be reviewed through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.
- An amended Subdivision Plat is required for this development and shall be recorded prior to issuance of building permits. Alternatively, the Owner's execution of a Covenant and Agreement to Hold Property as One Parcel may be permitted in lieu of recording the subdivision plat while the plat is being finalized. If this occurs, the plat must be recorded prior to issuance of the first Certificate of Occupancy.

**Site Plan**

- Provide yard walls that are at least 6'-0" tall as measured from adjacent grade or are at least the height of the HVAC equipment being screened. Verify height of equipment and mounting base to ensure that wall height is adequate to fully screen the equipment.
- 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.
- 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.
- 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**

- The materials and colors are approved as presented: Each property owner shall pick their own paint colors from the following palette.

Material Key	Area	Material	Finish	Color
A	Roof	Asphalt Shingles		Brownwood
				Driftwood
				Estate Gray
B	Main Body	Stucco	Lace Finish	Herringbone
				Honey Butter
				Laurel
				Stallion
				Weathered Oak
				Adonis
				Memory Lane

				Sunstone
				Golden Den
				Ricefield
Material Key	Area	Material	Finish	Color
C	Architectural Pop-Out / Trim	Stucco	Sand Finish	Gray Flannel
				Persian Dance
				Fennel
				Oak Buff
				Chowder
				Indian Moccasin
				Misty
				Shortbread
				Tequila
				Dried Moss
D	Window Trim	Stucco	Lace Finish	To Match Pop-Out
E	Door			To Match Pop-Out

Windows – vinyl frame  
 Glazing – energy efficient windows  
 Provide primary building colors

and materials with a light reflectance value of 75 percent or less.

Additions or modifications may be submitted for review during building plan check process.

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

8. If provided, roof access shall be from the interior of the building. Do not expose roof access to public view.
9. There are no gutters on these residences, watershed occurs based on pitch of roof.
10. Incorporate lighting, address signs, and incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations. Exposed conduit, piping, or related materials is not permitted.
11. Locate the electrical service entrance section (S.E.S.) to be concealed from public view.

**Lighting**

12. Private drive to be illuminated to one (1) foot candle, either by dedicated pole light source or garage door lights with photo cell control which cannot be switched off by owners.
13. A Tempe Standard Street Light Detail T-651 is required along Roosevelt Drive, the location to be determined by Public Works Streets Division. If located next to the residence, a shield shall be provided along the back side of the light to reduce glare into bedrooms on the east elevation.

**Landscape**

14. Street trees shall be a minimum of 1 ½” caliper trunk.
15. **Don Carlos shall have two required street trees of Ulmus parviflora by replacement of the northernmost Vitex with a shade tree located closer to the sidewalk.**
16. **The west side of the drive shall have additional ground cover north of the Cassia to provide more vegetation rather than gravel at the street front.**

17. Irrigation notes:
  - a. Provide dedicated landscape water meter for common landscape.
  - b. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC 1/2" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than 1/2". Provide details of water distribution system.
  - c. Locate valve controller in a vandal resistant housing.
  - d. Hardwire power source to controller (a receptacle connection is not allowed).
  - e. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
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](mailto:permitcenter@tempe.gov) prior to submittal of construction documents.
21. Provide address numbers on the building elevation facing the private drive on the north building elevation.
  - a. Conform to the following for building address signs:
    - 1) Provide street number only, not the street name
    - 2) Compose of 6-8" high individual mount, metal reverse pan channel characters.
    - 3) On multi-story buildings, locate no higher than the second level.
    - 4) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
    - 5) Do not affix numbers or letters to elevation that might be mistaken for the address.
  - b. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.

### **CODE/ORDINANCE REQUIREMENTS:**

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

### **USE PERMIT:**

- The Use Permit and Use Permit Standards are valid for Habitat for Humanity for three single-family two-story homes and may be transferable to successors in interest through an administrative review with the Community Development Director, or designee.
- The Use Permit and Use Permit Standards shall be void if an application for a building permit has not been submitted, within twelve (12) months after the approval or within the time stipulated by the decision-making body.
- Any intensification or expansion of use shall require a new Use Permit.
- All required Federal, State, County, and Municipal permits, licenses, and clearances shall be obtained, or the Use Permit is void.

**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.

WATER CONSERVATION: Under an agreement between the City of Tempe and the State of Arizona, Water Conservation Reports are required for landscape and domestic water use for the non-residential components of this project. Have the landscape architect and mechanical engineer prepare reports and submit them with the construction drawings during the building plan check process. Report example is contained in Office Procedure Directive # 59. Refer to this link: <http://www.tempe.gov/home/showdocument?id=5327>. Contact the Public Works Department, Water Conservation Division with questions regarding the purpose or content of the water conservation reports.

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

#### POLICE DEPARTMENT SECURITY REQUIREMENTS:

- Refer to Tempe City Code Section 26-70 Security Plans.
- Design building entrance(s) to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage ambush.
- Maintain distances of 20'-0" or greater between a pedestrian path of travel and any hidden area to allow for increased reaction time and safety.
- Follow the design guidelines listed under appendix A of the Zoning and Development Code. In particular, reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment.

#### TRAFFIC ENGINEERING:

- Provide 6'-0" wide public sidewalk along arterial roadways, as required by Traffic Engineering Design Criteria and Standard Details.
- Construct driveways in public right of way in conformance with Standard Detail T-320.
- Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult Intersection Sight Distance memo, available from Traffic Engineering if needed [www.tempe.gov/index.aspx?page=801](http://www.tempe.gov/index.aspx?page=801). Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.

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

#### CIVIL ENGINEERING:

- Underground utilities except high-voltage transmission line unless project inserts a structure under the transmission line.
- Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
- Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
- Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
- 100-year onsite retention required for this property, coordinate design with requirements of the Engineering Department.

SOLID WASTE SERVICES: If residential cans are staged in the right-of-way, no vehicle parking on collection days and cans must be removed the same day after collection.

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

#### LIGHTING:

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

#### LANDSCAPE:

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

SIGNS: Separate plan review process is required for signs in accordance with requirements of ZDC Part 4 Chapter 9 (Signs). Refer to [www.tempe.gov/signs](http://www.tempe.gov/signs).

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

#### HISTORY & FACTS:

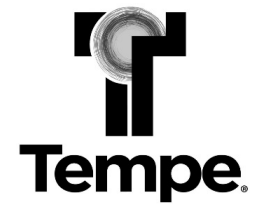
- |      |  |
|------|--|
| 1931 | Maricopa County Historic Aerials indicate the area used as agricultural land.                                      |
| 1949 | Four houses are built along the street front on the south side of Don Carlos, two of these appear to be on Lot 52. |

1958	A second house is built behind the house to the west of the subject property, on the same lot. These two residences are on a separate Assessor's Parcel Number but were never platted as a separate lot from Lot 52.
2006	The house on the subject property is torn down. The houses to the west remained, creating an L shaped vacant lot.
November, 2014	City of Tempe purchased the property.
July 8, 2019	Habitat for Humanity purchased the property from the City of Tempe.
2020	Development Review Commission is scheduled for a hearing for Use Permit for two-story single-family residences and Development Plan Review.

**ZONING AND DEVELOPMENT CODE REFERENCE:**

Section 6-306, Development Plan Review

Section 6-308, Use Permit



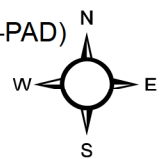
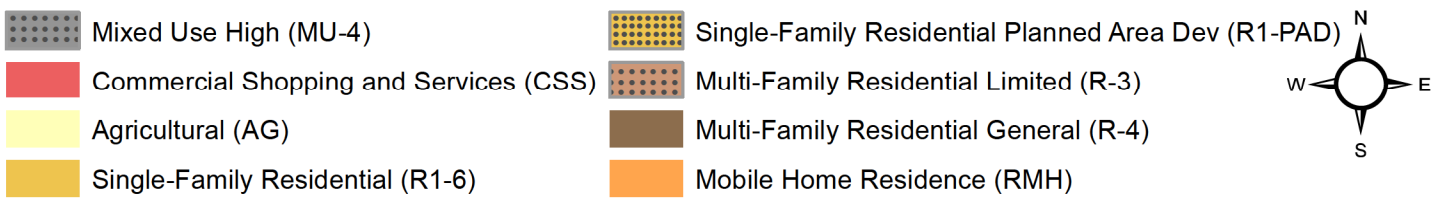
**DEVELOPMENT PROJECT FILE**  
**for**  
**DON CARLOS AT HABITAT**  
**(PL200109)**

**ATTACHMENTS:**

- 1-8. Site Context (Location Map, Aerial and Aerial with Site Plan Overlay, Site Photos)
- 9-10. Applicant's Letter of Explanation
- 11-12. Site Design: Site Plan, Landscape Plan
- 13-37. Building Design (Floor Plans, Blackline/Color Elevations, Sections for each unit and Material Board)

# DON CARLOS HABITAT FOR HUMANITY

PL200109

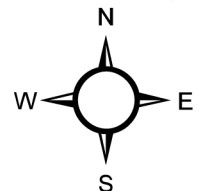


# DON CARLOS HABITAT FOR HUMANITY

PL200109



Aerial Map





Context Photos  
1969 E Don Carlos Avenue  
Tempe, AZ





Photos at NEC of Property



Photo 1



Photo 2



Photo 3



Photo 4

Photos at NWC of Property



Photo 5



Photo 6



Photo 7



Photo 8

Photos at SEC of Property



Photo 9

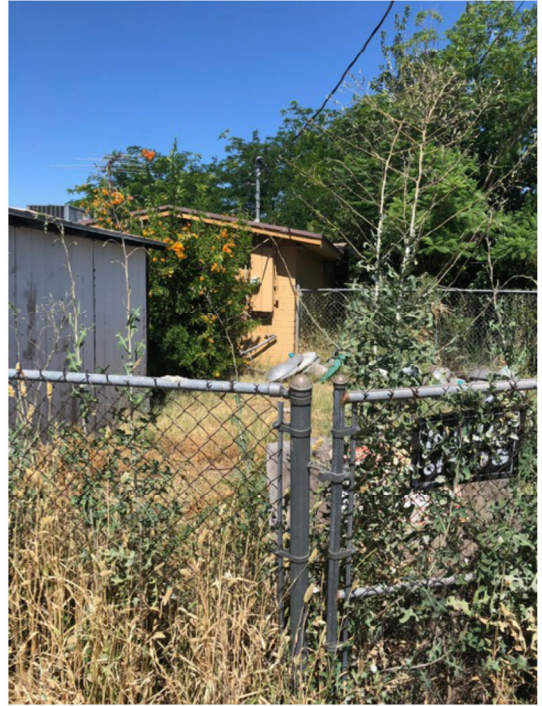


Photo 10



Photo 11



Photo 12

Photos at SWC of Property



Photo 13



Photo 14



Photo 15



Photo 16



MAY 26, 2019

Ms. DIANA KAMINSKI  
SENIOR PLANNER  
PLANNING DIVISIONS OF THE  
COMMUNITY DEVELOPMENT DEPARTMENT  
31 EAST FIFTH STREET  
TEMPE, ARIZONA 85280-5002

**RE: LETTER OF EXPLANATION  
1969 EAST DON CARLOS AVENUE, TEMPE, ARIZONA 85281**

Dear Diana:

Habitat for Humanity Central Arizona is proposing the development of a six (6) lot subdivision at 1969 East Don Carlos Avenue. The site totals 0.8331 Gross Acres and 0.7921 Net Acres, will include six (6) individual lots, includes a private drive through the center of the project, two (2) common area landscape/open space tracts. The project will have access from Don Carlos Avenue to the private drive providing access to each of the homes.

The proposed development incorporates a single-family, two-story product with abundant common area open space at the north end of the development and in the front yards of each of the single-family homes promoting resident interaction and easy access to goods and services. The two-story, single-family homes will be situated with three (3) homes facing east toward the private drive and three (3) homes facing west. The single-family homes will provide the medium to high density product that is desired under the Tempe General Plan in place for this area. All six (6) of the homes will be two-story. The rear yards will be secured with a six (6) foot block wall and the front yards will be open. The placement of the windows in the home maximize surveillance and visibility of pedestrian areas and access to the homes is easily provided via the private driveway off Don Carlos Avenue.

In order to achieve the maximum energy conservation and comfort as an integral part of the design, we have included minimal south facing windows. The covered patio and front porch will also assist in maximizing energy conservation. The structures will be constructed to EnergyStar V3 and 2012 IECC. These standards include items such as extensive insulation and sealing of the building envelope and Low E Argon filled windows.

Habitat for Humanity utilizes materials that are of superior quality and are energy efficient in the construction of our homes. We are utilizing a sand finish stucco system coupled with large pop-outs to add function and style in order to promote compatibility with surrounding area development as desired by the City of Tempe under their General Plan.

Corporate Office

9133 NW Grand Ave., Suite 1, Peoria, AZ 85345

623-583-2417

habitatcaz.org



ROC# 251891



Reasonable accommodations will be made upon request.

We proudly work with Arizona Relay Service (TTD) 711 to provide access to the hearing impaired.

**1969 EAST DON CARLOS AVENUE  
LETTER OF EXPLANATION**

Habitat for Humanity is proposing a new, six (6) lot single-family residential development. In order to comply with the wishes of the City of Tempe per their Medium to High Density General Plan amendment for this area, we have designed a two-story home with limited outdoor space and an openness that encourages resident interaction and promotes pedestrian traffic. The project is situated in an extremely diverse neighborhood with a variety of housing products includes. In addition to a 5-story apartment complex situated to the southwest, there is a two-story condominium project to the northwest, a two-story apartment complex to the east, and Habitat for Humanity's three-story townhome single-family townhome project just west. All of the front yards will include attractive drought resistant landscape packages including trees, shrubs, and ground cover. The two (2) open space and landscape tracts will include attractive drought resistant landscape package as well.

The project will include six (6) single-family residential homes. The units will be two-stories in order to achieve the development as desired under the Tempe General Plan. The homes will have eight (8) body and trim paint colors to select from and this will also assist in providing visual interest and variety amongst the homes. In addition to the pop-outs and covered patios and front porches provided for architectural interest, the paint treatments will serve to eliminate the appearance of monotony in the project.

The single-family residences include several architecturally interesting features while at the same time considering the fact that we are providing safe, affordable housing. We have added several pop-outs and covered porches as well as patios.

The project is located on the south side of Don Carlos Avenue, just east of McClintock Road and west of the Loop 101. The site is situated in close proximity to Arizona State University and there are several transportation options including, but not limited to, light rail; bike path; arterial roadway; bus route; pedestrian walkways. All of these methods of transportation provide a plethora of opportunity for individuals to gain access to the project.

The site, situated on the south side of Don Carlos Avenue will have access via Don Carlos Avenue. Automobile traffic along Don Carlos Avenue will be minimal and limited to mostly homeowners and families living in the area. Homeowners, homeowners' guests and deliveries will be the only traffic utilizing the private drive. Pedestrian traffic access and circulation is provided on the sidewalks situated adjacent to the property. These sidewalks and private drive provide continued access to a variety of venues.

Habitat for Humanity is a non-profit with a main goal of providing safe, affordable housing to the working poor. In addition to the exterior windows and patios providing a clear view of pedestrian traffic, our project will include exterior lighting for security and safety. In addition, we have planned for security doors to be installed at the front of each of the single-family residences.

The landscape plans provided for each of the front yards integrates a pleasing, streetscape that gives an inviting feeling to the development. We have included a variety of plant material and trees indigenous to the area. Care and maintenance of all front and rear yard landscape materials maintained by the homeowners.

As Habitat for Humanity is a nonprofit organization, we strive to maintain our status as the number one Habitat producer in the world for 2015 and work diligently to keep our projects affordable.

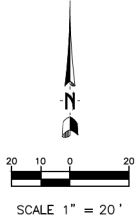
Please let me know should you have questions or require additional information, thank you for your consideration.

Sincerely,

*Tana Nichols*

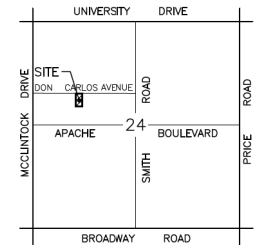
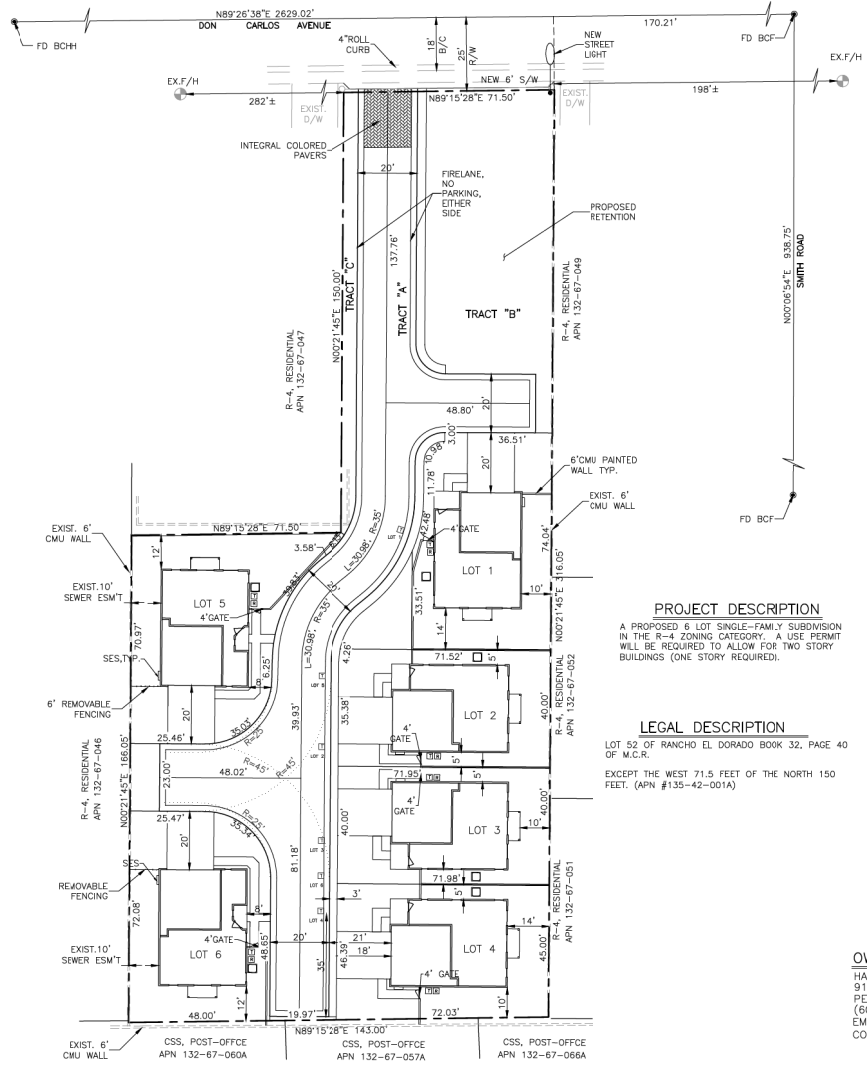
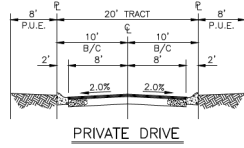
Tana Nichols  
Director of Land Acquisition and Development

# SITE PLAN FOR HABITAT AT DON CARLOS 1969 E DON CARLOS AVENUE



TRACT TABLE		
"A"	0.2210 AC.	PRIVATE DRIVE, EASEMENT FOR PUBLIC UTILITIES DRAINAGE, REFUSE COLLECTION AND EMERGENCY AND SERVICE TYPE VEHICLES
"B"	0.1052 AC.	LANDSCAPE, OPEN SPACE
"C"	0.0169 AC.	LANDSCAPE, OPEN SPACE
TOTAL	0.3431 AC.	

LOT TABLE		
LOT 1	3,337 S.F.	0.0766 AC.
LOT 2	2,877 S.F.	0.0660 AC.
LOT 3	2,879 S.F.	0.0661 AC.
LOT 4	3,289 S.F.	0.0787 AC.
LOT 5	3,328 S.F.	0.0772 AC.
LOT 6	3,684 S.F.	0.0762 AC.



VICINITY MAP  
NW 1/4 SECTION 24, T.1N., R.4E.

**PROJECT DATA**  
 EXISTING GENERAL PLAN: RESIDENTIAL, 25 D.U./ACRE  
 PROPOSED GENERAL PLAN: RESIDENTIAL, 25 D.U./ACRE  
 EXISTING ZONING: R-4  
 PROPOSED ZONING: R-4  
 SITE NET ACRES: 34,504 S.F. OR 0.7921 AC.  
 INDIVIDUAL BUILDING S.F.: 1,814 S.F. (LIVABLE)  
 BUILDING S.F. GROUND FLOOR: 1,240 S.F.  
 BUILDING AREA: 7,440 S.F. (1,240-S.F./LOT)  
 TYPE OF CONSTRUCTION: V-B  
 SPRINKLER SYSTEM: NONE  
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL  
 TOTAL UNITS: 6  
 PARKING REQUIRED: TWO PER UNIT  
 PARKING PROVIDED: TWO PER UNIT (DRIVEWAY)  
 BIKE PARKING REQUIRED: ONE PER UNIT  
 BIKE PARKING PROVIDED: ONE PER UNIT (GARAGE)  
 LANDSCAPING: 11,238 S.F., 32.6% (11,238/34,504)  
 PROJECTED LAND USE: RESIDENTIAL  
 TOTAL BEDROOMS: 18-24  
 \* USE PERM STANDARD REQUIRED.

R-4 DEVELOPMENT STANDARDS		
STANDARD	REQUIRED	PROVIDED
DENSITY (DU/AC)	25	8
MIN. LOT AREA (S.F.)*	1,740	5,750.67
BUILDING HEIGHT MAX. (FT)	40-FT	24-FT
<b>BUILDING HEIGHT STEPBACK</b>	YES	NO
MAX. LOT COVERAGE	60%	21.6%
MIN. LANDSCAPE AREA	25%	32%
<b>SITE DEVELOPMENT SETBACKS</b>		
FRONT (NORTH)		
BUILDING	20-FT	20-FT
OPEN STRUCTURES	15-FT	15-FT
PARKING	20-FT	20-FT
SIDE (EAST, WEST)		
BUILDING	10-FT	10-FT
OPEN STRUCTURES	5-FT	10-FT
COMMON WALLS	0-FT	0-FT
REAR (SOUTH)		
BUILDING	10-FT	10-FT
COMMON WALLS	0-FT	0-FT
STREET SIDE	10-FT	10-FT
PARKING	20-FT	20-FT

**PROJECT DESCRIPTION**  
 A PROPOSED 6 LOT SINGLE-FAMILY SUBDIVISION IN THE R-4 ZONING CATEGORY. A USE PERMIT WILL BE REQUIRED TO ALLOW FOR TWO STORY BUILDINGS (ONE STORY REQUIRED).

**LEGAL DESCRIPTION**  
 LOT 52 OF RANCHO EL DORADO BOOK 32, PAGE 40 OF M.C.R.  
 EXCEPT THE WEST 71.5 FEET OF THE NORTH 150 FEET. (APN #135-42-001A)

NOTE:  
 INDIVIDUAL LOT SETBACKS ARE AS FOLLOWS:  
 FRONT: 20'  
 SIDE: 5'  
 REAR: 10'

**LEGEND**  
 [T] PROPOSED TRASH BIN  
 [R] PROPOSED RECYCLE BIN

**OWNER**  
 HABITAT FOR HUMANITY CENTRAL ARIZONA  
 9133 NW GRAND AVENUE, SUITE 1  
 PEORIA, AZ 85345  
 (602) 617-9894  
 EMAIL: tonichols@me.com  
 CONTACT: TANA NICHOLS

**ENGINEER**  
 CLOUSE ENGINEERING, INC.  
 5010 E. SHEA BLVD., #110  
 SCOTTSDALE, AZ 85254  
 PHONE: (602) 395-9300  
 FAX: (602) 395-9310  
 EMAIL: tweber@clouseaz.com  
 CONTACT: TOM WEBER



CLOUSE ENGINEERING, INC., SHALL NOT BE LIABLE FOR ANY PORTION OF WORK NOT CONFORMING TO APPROVED PLANS SHOULD THEIR STAKES BE FOUND MISSING OR DISTURBED.

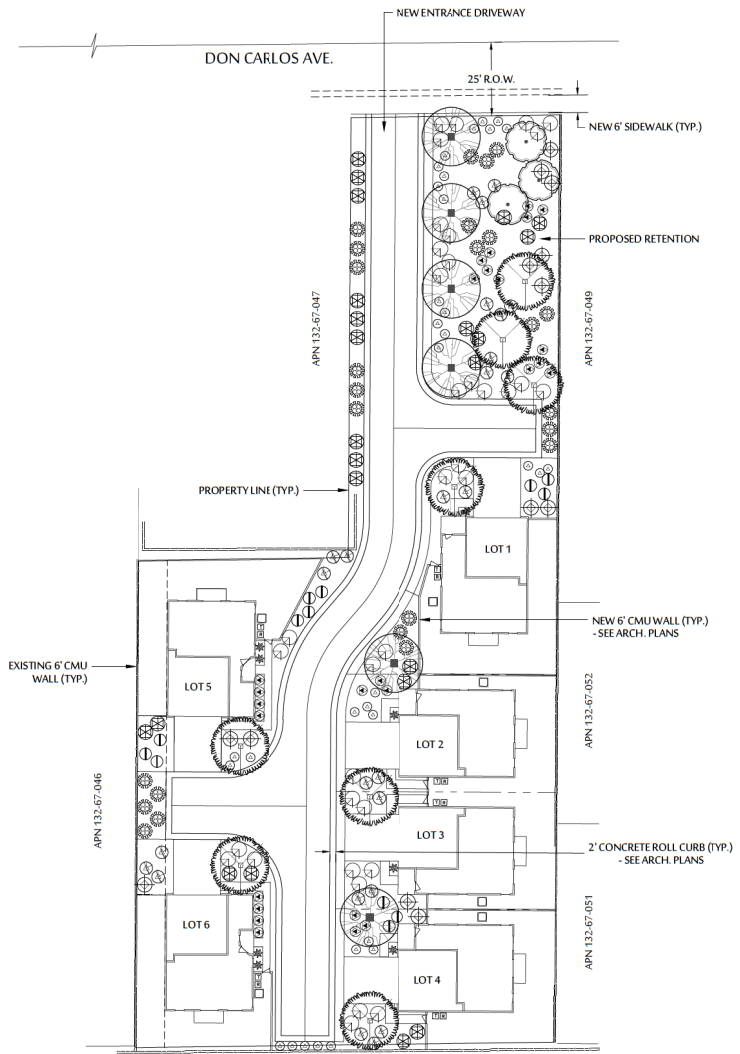


**SITE PLAN**  
**HABITAT AT DON CARLOS**  
**1969 E DON CARLOS AVENUE**



Revised  
 4-10-20  
 5-05-20  
 7-15-20

Date  
 08-08-19  
 As-Built  
 Job No.  
 190210



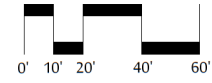
**PLANT LEGEND**

SYMBOL	BOTANICAL NAME - COMMON NAME	QTY.	CALIPER	COMMENTS
<b>TREES</b>				
	FRAXINUS VELUTINA - ARIZONA ASH	8	1.5" MIN	STANDARD
	ULMUS PARVIFOLIA - CHINESE EVERGREEN ELM	6	1.5" MIN	STANDARD
	VITEX AGNUS-CASTUS - CHASTE TREE	3	1.5" MIN	STANDARD
<b>SHRUBS</b>				
	CAESALPINIA PULCHERRIMA - MEXICAN BIRD OF PARADISE	13	5 GAL	CAN FULL
	LEUCOPHYLLUM FRUTESCENS - HEAVENLY CLOUD SAGE	25	5 GAL	CAN FULL
	RUELLIA PENINSULARIS - BAJA RUELLIA	25	5 GAL	CAN FULL
	EREMOPHILA GLABRA SSP. CARNOSEA - WINTER BLAZE	13	5 GAL	CAN FULL
	EREMOPHILA HYGROPHANA - BLUE BELLS	33	5 GAL	CAN FULL
	SENNA ARTEMISIOIDES - SILVER CASSA	23	5 GAL	CAN FULL
<b>ACCENTS</b>				
	MUHLENBERGIA RIGENS - DEER GRASS	26	5 GAL	CAN FULL
	AGAVE SPECIES - AGAVE (VARIOUS)	8	5 GAL	CAN FULL
<b>GROUND COVERS</b>				
	ROSMARINUS OFFICINALIS - ROSEMARY	36	5 GAL	CAN FULL
	3/4" SCREENED DECOMPOSED GRANITE. COLOR TO BE 'APACHE BROWN' BY KALAMAZOO MATERIALS INC.	2" MIN. DEPTH	9,163 SQ.FT	

**LANDSCAPE NOTES (NOT APPROVED BY THE CITY)**

- PROVIDE LANDSCAPE ARCHITECT A SAMPLE OF DECOMPOSED GRANITE FOR APPROVAL PRIOR TO DELIVERY TO THE SITE.
- PREPARED BACKFILL FOR PLANTING PITS SHALL BE 4 PARTS NATIVE SOIL TO 1 PART NITROGEN STABILIZED MULCH. MIX MULCH AND SOIL BACKFILL THOROUGHLY TO CREATE BACKFILL PRIOR TO PLACING IN PIT.
- TOPSOIL TO CONFORM TO THE REQUIREMENTS OF MAG SPECIFICATION, SECTION 795. PROVIDE A WRITTEN DESCRIPTION OF CERTIFICATION OF ORIGINAL ORIGIN OF TOPSOIL TO LANDSCAPE ARCHITECT PRIOR TO DELIVERY TO THE SITE.
- PLANT TABLETS TO BE AGRIFORM 21 GRAM, 20-10-5 FERTILIZER TABLETS.
- CONTRACTORS RESPONSIBILITY TO FIELD ESTIMATED DECOMPOSED GRANITE QUANTITIES. INDICATE THE UNIT PRICE ONLY AT THE TIME OF BIDDING.
- ALL PLANTS MUST BE INSPECTED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- PLANT QUANTITIES ON THE PLANT LIST ARE PROVIDED AS A CONVENIENCE TO THE CONTRACTOR, PLANS TAKE PRECEDENCE.
- LANDSCAP: CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES FOR PROTECTION PRIOR TO CONSTRUCTION. CONTACT BLUE STAKE AT 602-263-1100 OR 1-800-782-5348.
- PRIOR TO HIDDING, THE LANDSCAPE SUPERINTENDENT SHALL WALK THE SITE TO DETERMINE THE FULL EXTENT OF DEMOLITION WORK REQUIRED.
- THE LANDSCAPE CONTRACTOR SHALL WARRANT ALL HARDSCAPES, IRRIGATION COMPONENTS AND TREES FOR A PERIOD OF 1 YEAR. SHRUBS, ACCENTS AND GROUND COVERS SHALL CARRY A 90 DAY WARRANTY.
- CLARIFICATION OF DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND THE SITE SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- BEFORE WORK BEGINS ON THE PROJECT, THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT WITH THE ARCHITECT AND/OR OWNER'S REPRESENTATIVE.
- THE LANDSCAPE ARCHITECT, OWNER'S REPRESENTATIVE, AND THE CITY OF TEMPE SHALL APPROVE ANY AND ALL SUBSTITUTIONS.
- THE LANDSCAPE ARCHITECT AND /OR OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL DEEMED UNACCEPTABLE. ALL PLANT MATERIAL SHALL BE INSPECTED PRIOR TO INSTALLATION.
- UNLESS OTHERWISE NOTED ON PLANS, DECOMPOSED GRANITE SHALL EXTEND UNDER SHRUBS AND BE RAKED UNIFORMLY ALONG WALLS, SIDEWALKS, AND CURBS.
- SEE ENGINEERING OR ARCHITECTURAL DRAWINGS FOR DRAINAGE FLOWS. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE THAT THESE ARE PROVIDED AND ARE NOT IMPAIRED WITH OBSTRUCTIONS.
- DOUBLE STAKE ALL TREES OUTSIDE ROOTBALL.
- LANDSCAP: CONTRACTOR TO PROVIDE BARRICADES ALONG PUBLIC STREETS IF REQUIRED DURING INSTALLATION.
- LANDSCAP: CONTRACTOR SHALL INSPECT WITH OWNER'S REPRESENTATIVE ALL SIDEWALK AND CURB DEFECTS PRIOR TO BEGINNING WORK. ALL HARDSCAPE TO BE RE-INSPECTED DURING FINAL WALK THRU. ANY DAMAGED AREAS TO BE REPAIRED AT CONTRACTOR'S EXPENSE.
- PLANTS TO BE LOCATED AWAY FROM OBSTACLES SUCH AS FIRE HYDRANTS, TRANSFORMERS, POWER POLES, AND LIGHT FIXTURES AS NECESSARY.
- LANDSCAP: CONTRACTOR TO CONTACT ARCHITECT AND/OR OWNER'S REPRESENTATIVE BEFORE EACH APPLICATION OF PRE-EMERGENT FOR VERIFICATION. MINIMUM 2 APPLICATIONS REQUIRED.
- LANDSCAP: PLANS MUST CONFORM TO CIVIL DRAWINGS.
- LANDSCAP: MAINTENANCE WITHIN THE PUBLIC RIGHT OF WAY SHALL BE THE RESPONSIBILITY OF THE OWNER.

SCALE: 1"=20'-0"



535 E. MCKELLIPS RD. SUITE 131  
MESA, ARIZONA 85203  
PHONE: (602) 997-9093



**PLANTING PLAN**  
**HABITAT FOR HUMANITY**  
 1969 E. DON CARLOS AVE.  
 TEMPE, ARIZONA 85281

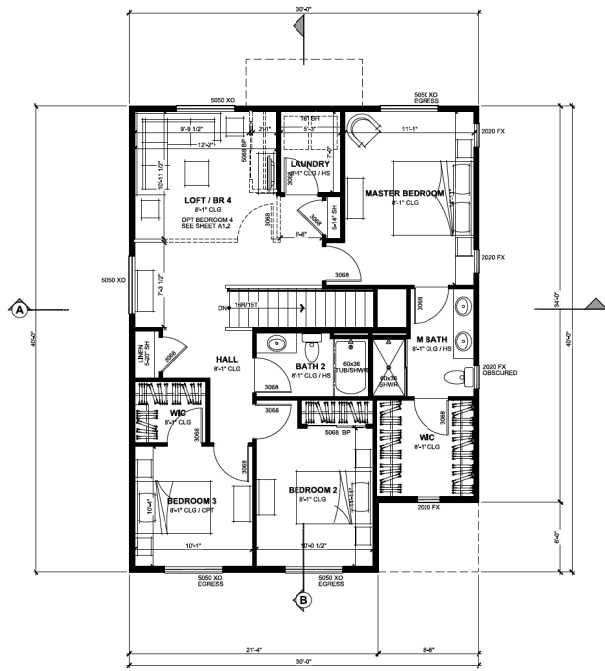
These drawings as legal instruments of professional services are, and shall remain the property of the landscape architect.  
 These drawings shall not be used on other projects or for addition to this project except by written agreement from the landscape architect.

JOB NO.	20-38
DATE	05-18-20
DRAWN BY:	TV
CHECKED BY:	NA

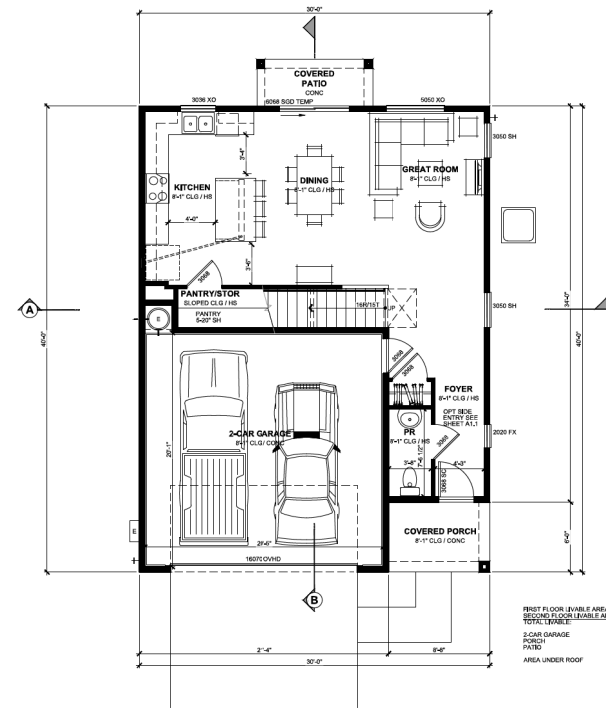
REVISIONS:


SHEET NO.  
**L1.1**





SECOND FLOOR PLAN  
ELEVATION C 3/16" = 1'-0"

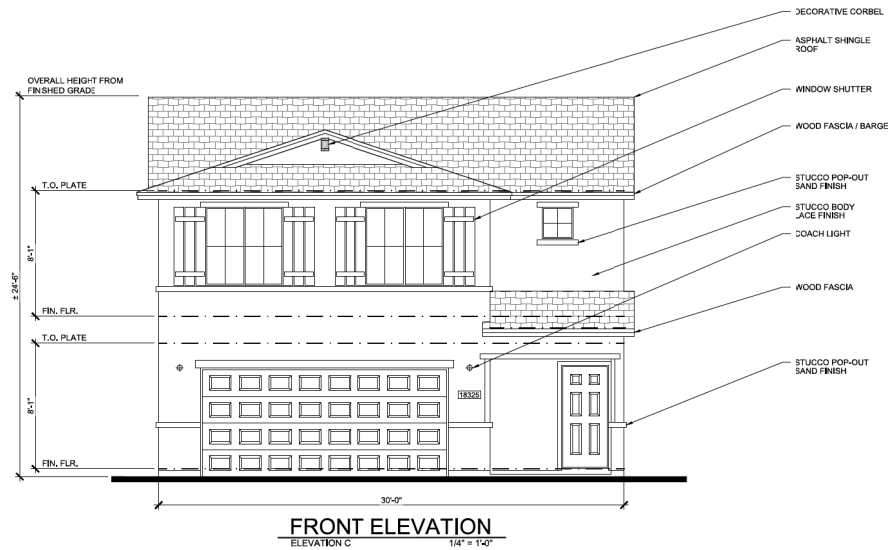
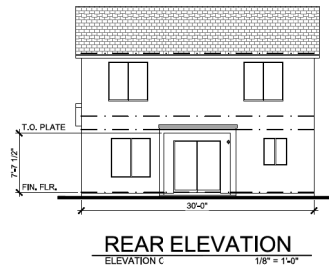
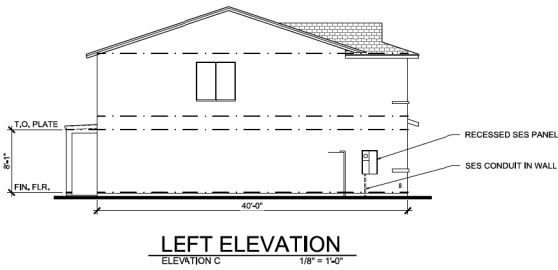


FIRST FLOOR PLAN  
ELEVATION C 3/16" = 1'-0"

FIRST FLOOR LIVABLE AREA	710 SF
SECOND FLOOR LIVABLE AREA	1106 SF
TOTAL FLOOR	1816 SF
2-CAR GARAGE	438 SF
PORCH	60 SF
PATIO	40 SF
AREA UNDER ROOF	1240 SF

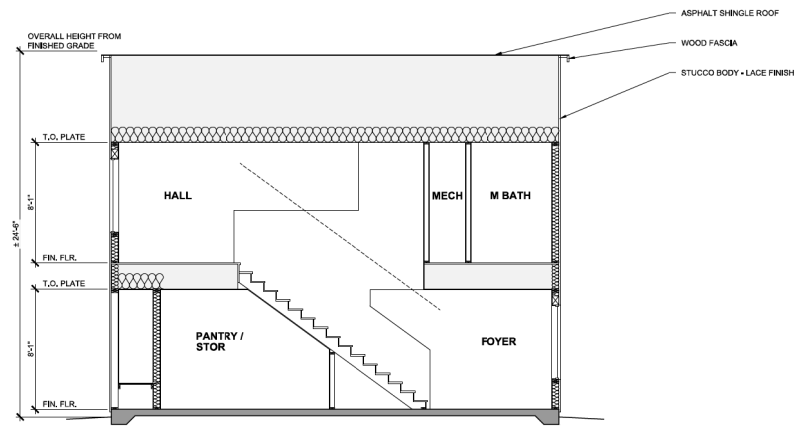
Plan 1814 | Lot 1 | Don Carlos | Tempe, AZ | Garage Left

5-22-2020

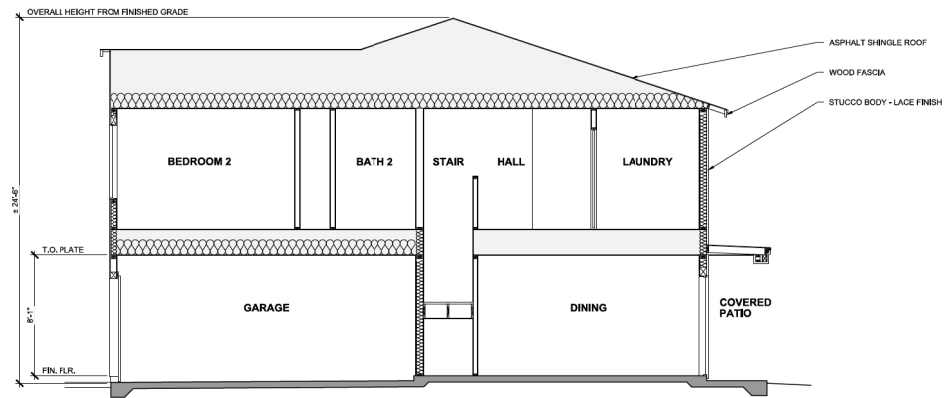


Plan 1814 | Lot 1 | Don Carlos | Tempe, AZ | Garage Left

5-22-2020



**BUILDING SECTION A**  
ELEVATION C 1/4" = 1'-0"



**BUILDING SECTION B**  
ELEVATION C 1/4" = 1'-0"

Plan 1814 | Lot 1 | Don Carlos | Tempe, AZ | Garage Left

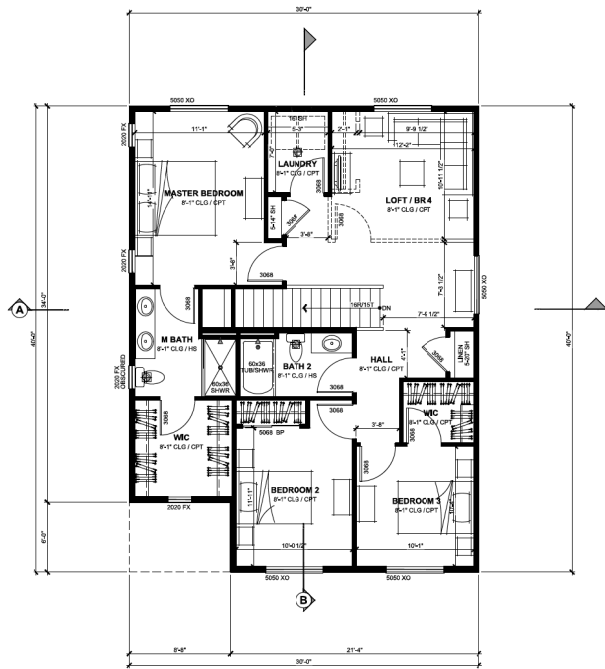
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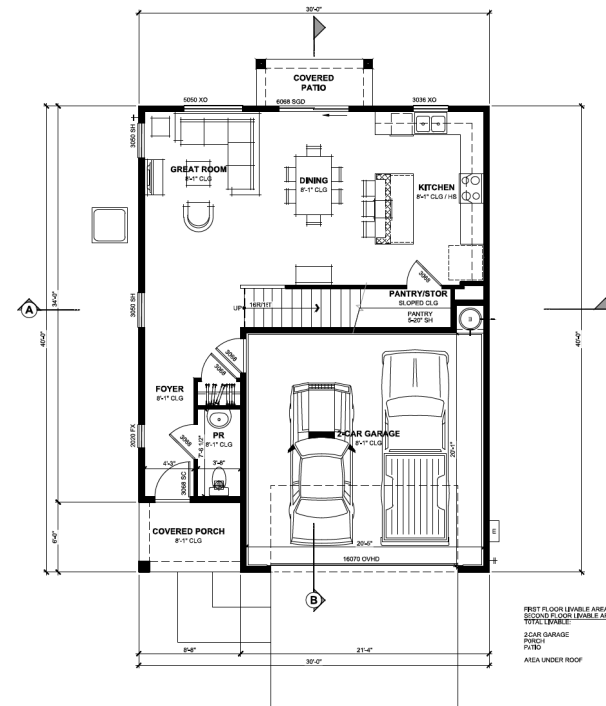
9125 NW Grand Ave, Suite 1  
Peoria, AZ 85345  
602-583-9117



ARCHITECTURE | ENGINEERING | FORENSICS  
Phone: 602.887.2500 WWW.FELTENGROUP.COM  
www.feltengroup.com copyright 2020



**SECOND FLOOR PLAN**  
ELEVATION A 3/16" = 1'-0"

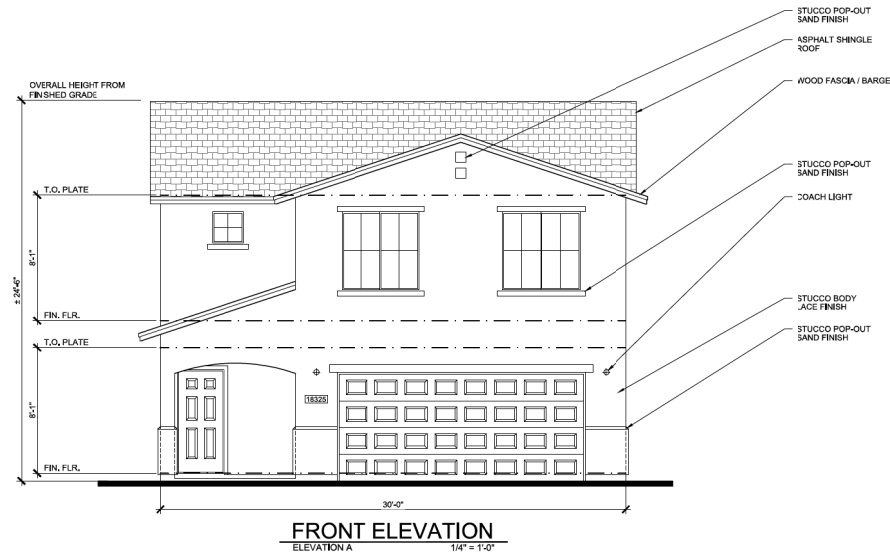
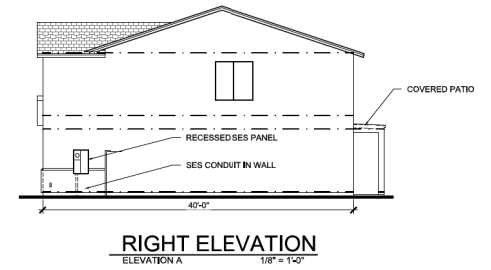
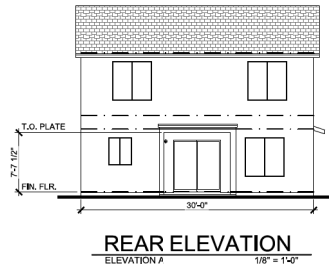
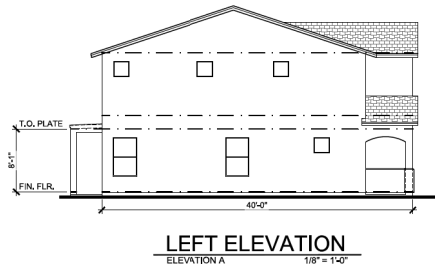


**FIRST FLOOR PLAN**  
ELEVATION A 3/16" = 1'-0"

FIRST FLOOR Livable AREA	710 SF
SECOND FLOOR Livable AREA	1106 SF
TOTAL LIVES	1816 SF
2-CAR GARAGE	438 SF
PORCH	82 SF
PATIO	80 SF
AREA UNDER ROOF	1240 SF

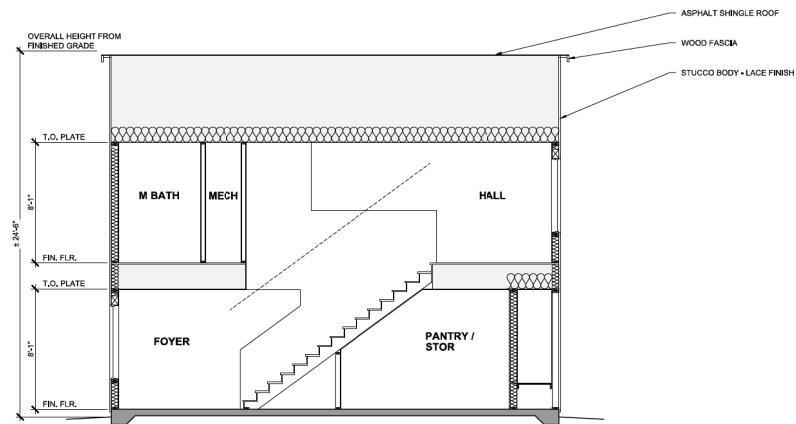
Plan 1814 | Lot 2 | Don Carlos | Tempe, AZ | Garage Right

5-22-2020

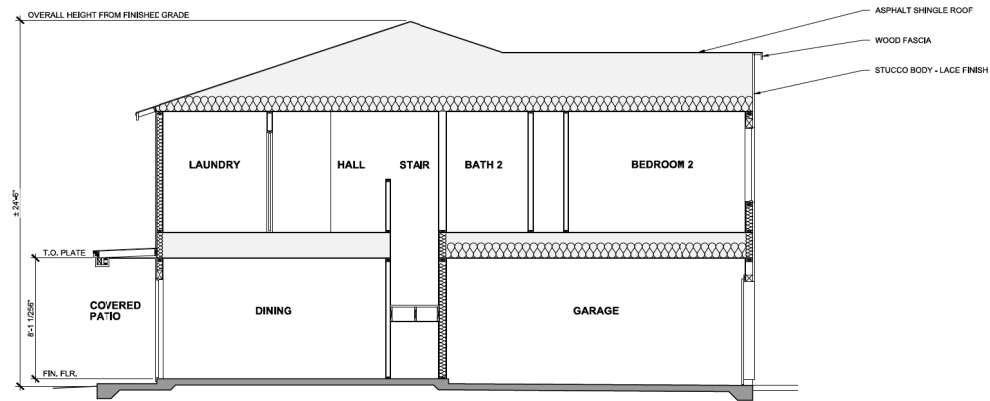


Plan 1814 | Lot 2 | Don Carlos | Tempe, AZ | Garage Right

5-18-2020



**BUILDING SECTION A**  
ELEVATION A 1/4" = 1'-0"



**BUILDING SECTION B**  
ELEVATION A 1/4" = 1'-0"

Plan 1814 | Lot 2 | Don Carlos | Tempe, AZ | Garage Right

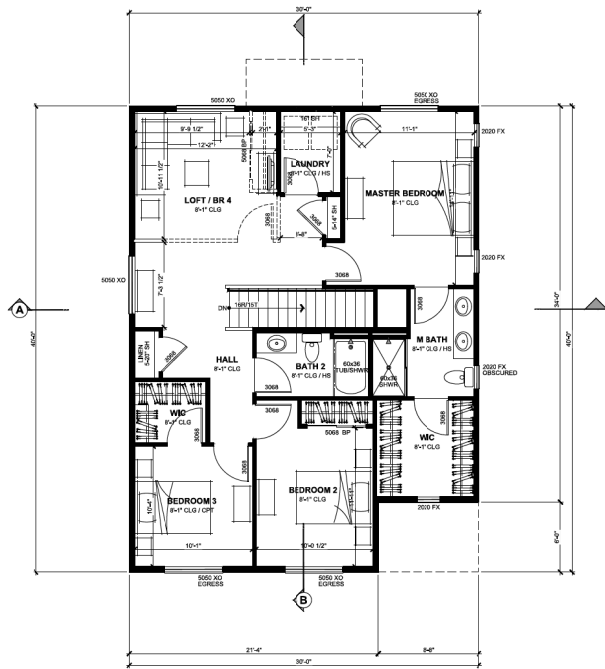
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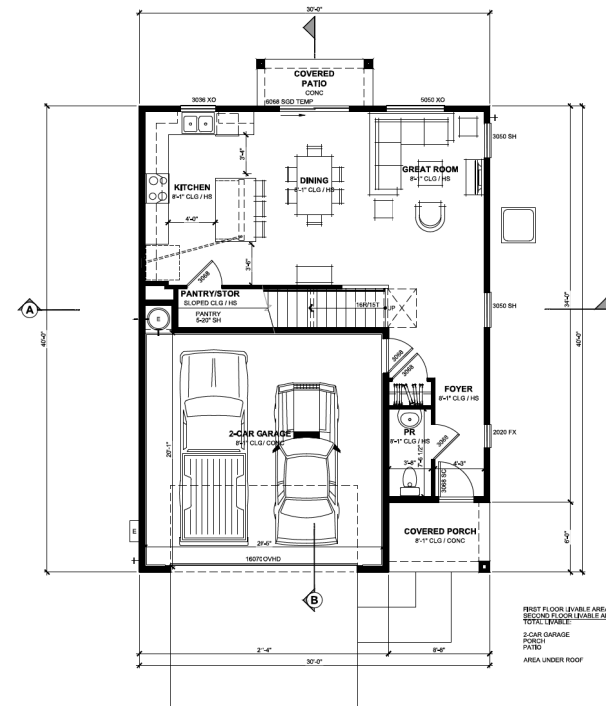
9125 NW Grand Ave, Suite 1  
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**SECOND FLOOR PLAN**  
ELEVATION B 3/16" = 1'-0"

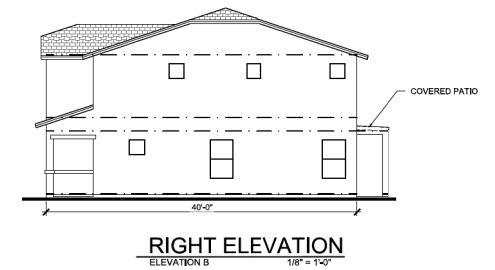
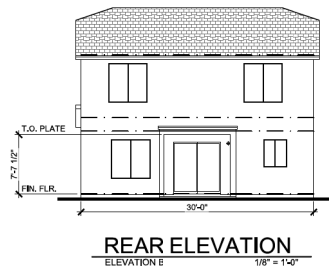
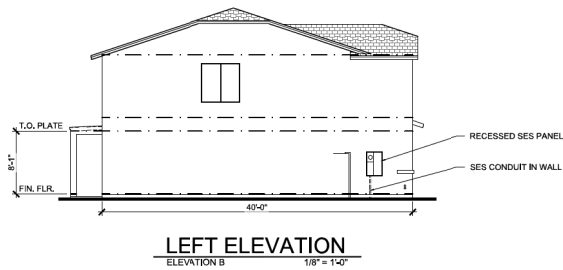


**FIRST FLOOR PLAN**  
ELEVATION B 3/16" = 1'-0"

FIRST FLOOR LIVABLE AREA	710 SF
SECOND FLOOR LIVABLE AREA	1106 SF
TOTAL FLOOR	1816 SF
2-CAR GARAGE	438 SF
PORCH	60 SF
PATIO	40 SF
AREA UNDER ROOF	1240 SF

Plan 1814 | Lot 3 | Don Carlos | Tempe, AZ | Garage Left

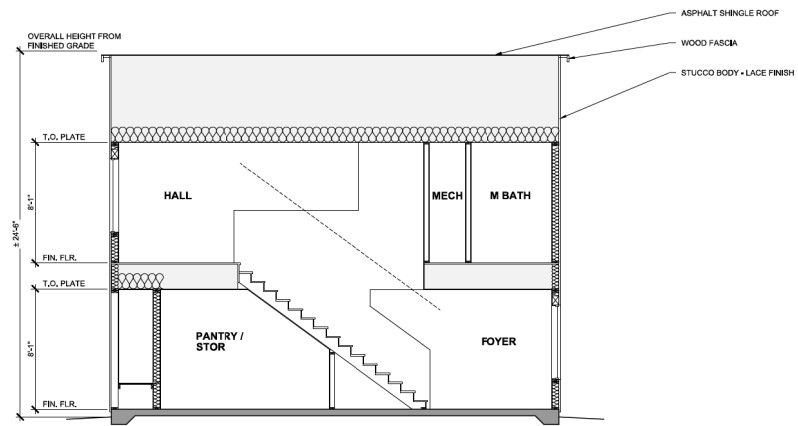
5-22-2020



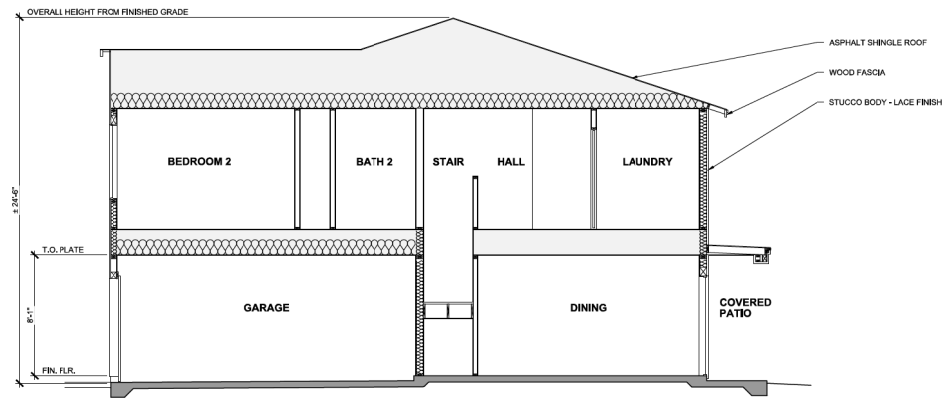
Plan 1814 | Lot 3 | Don Carlos | Tempe, AZ | Garage Left

5-18-2020





**BUILDING SECTION A**  
ELEVATION B 1/4" = 1'-0"



**BUILDING SECTION B**  
ELEVATION B 1/4" = 1'-0"

Plan 1814 | Lot 3 | Don Carlos | Tempe, AZ | Garage Left

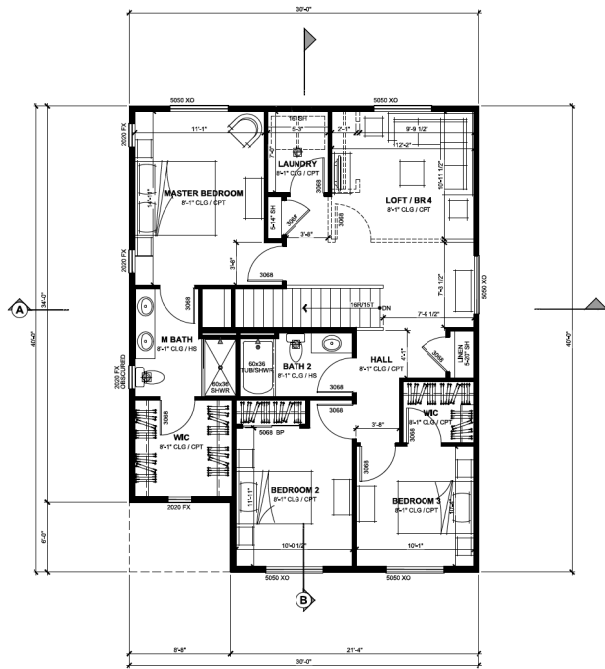
5-19-2020



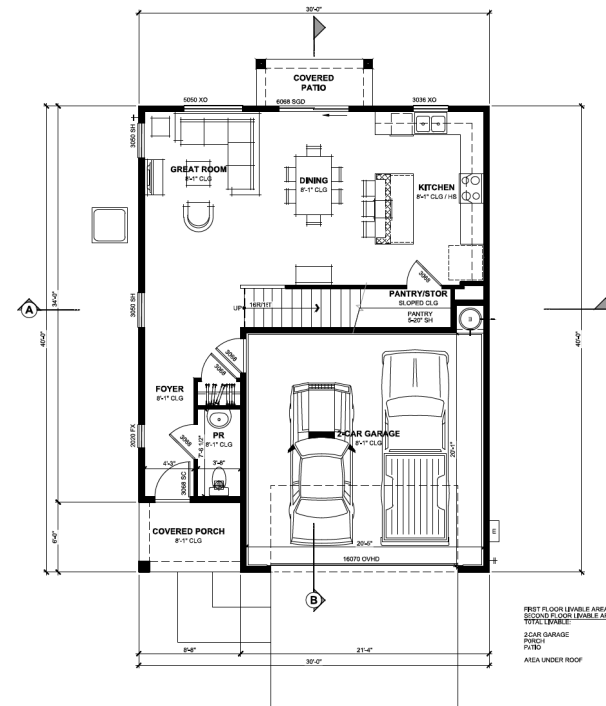
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**SECOND FLOOR PLAN**  
ELEVATION C 3/16" = 1'-0"

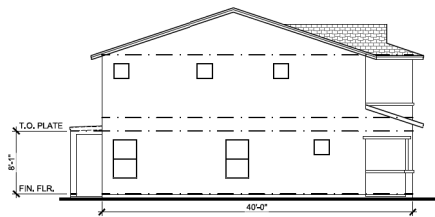


**FIRST FLOOR PLAN**  
ELEVATION C 3/16" = 1'-0"

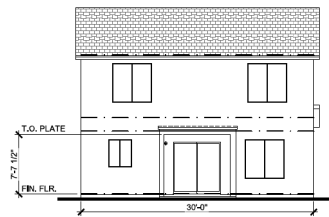
FIRST FLOOR Livable AREA	710 SF
SECOND FLOOR Livable AREA	1106 SF
TOTAL LIVES	1816 SF
2-CAR GARAGE	438 SF
PORCH	82 SF
PATIO	80 SF
AREA UNDER ROOF	1240 SF

Plan 1814 | Lot 4 | Don Carlos | Tempe, AZ | Garage Right

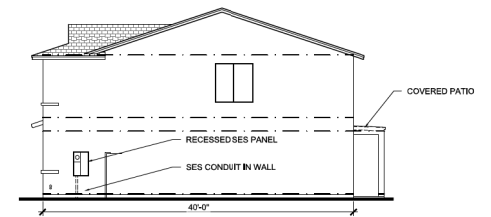
5-22-2020



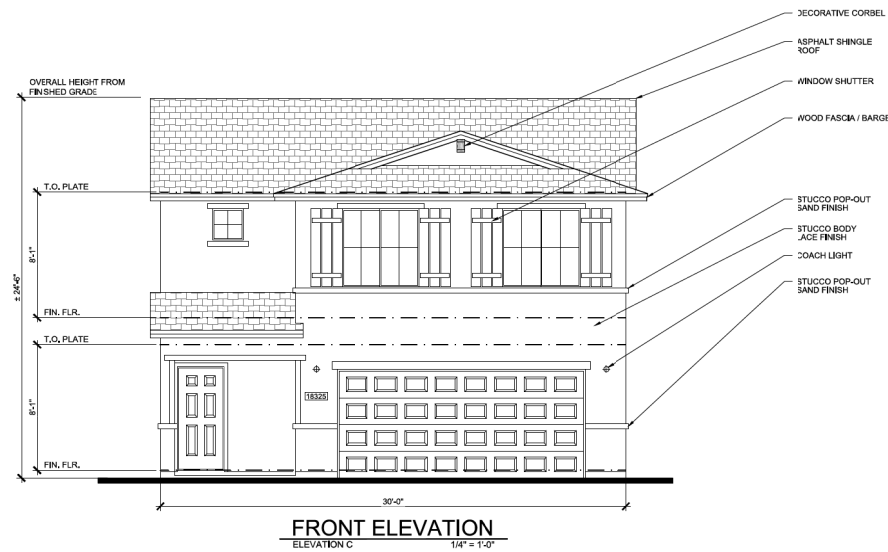
**LEFT ELEVATION**  
ELEVATION C  
1/8" = 1'-0"



**REAR ELEVATION**  
ELEVATION C  
1/8" = 1'-0"



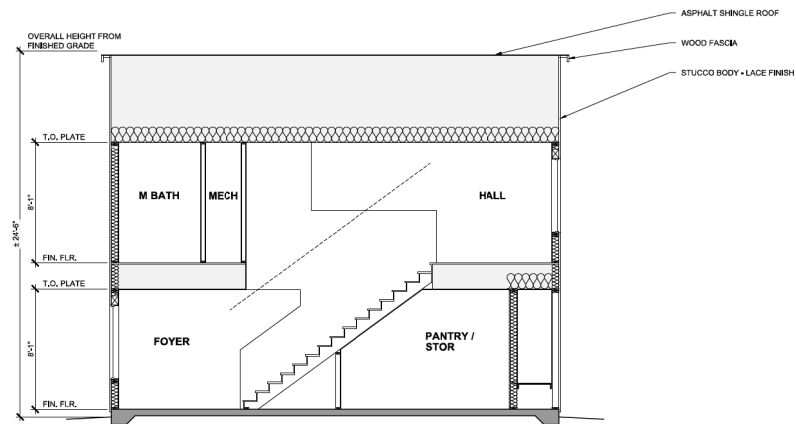
**RIGHT ELEVATION**  
ELEVATION C  
1/8" = 1'-0"



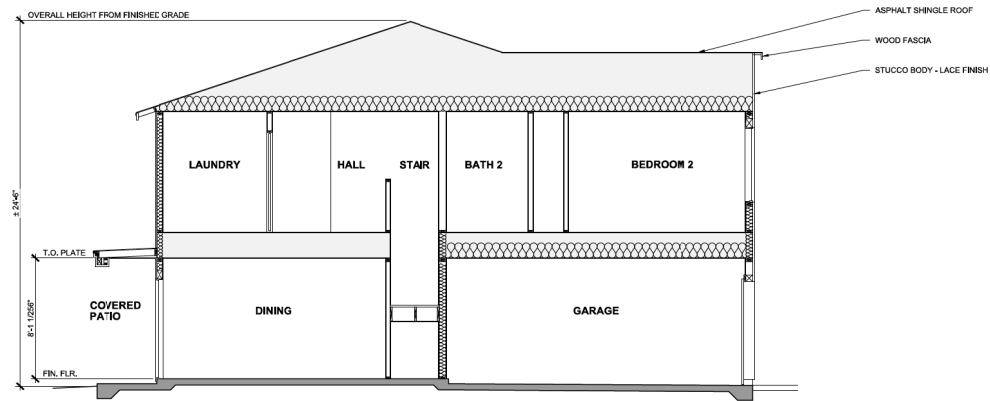
**FRONT ELEVATION**  
ELEVATION C  
1/4" = 1'-0"

Plan 1814 | Lot 4 | Don Carlos | Tempe, AZ | Garage Right

5-18-2020



**BUILDING SECTION A**  
ELEVATION C 1/4" = 1'-0"



**BUILDING SECTION B**  
ELEVATION C 1/4" = 1'-0"

Plan 1814 | Lot 4 | Don Carlos | Tempe, AZ | Garage Right

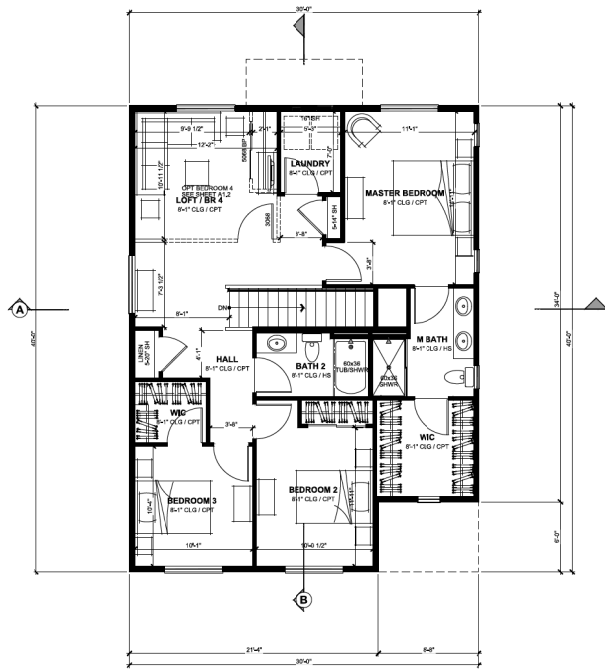
5-19-2020



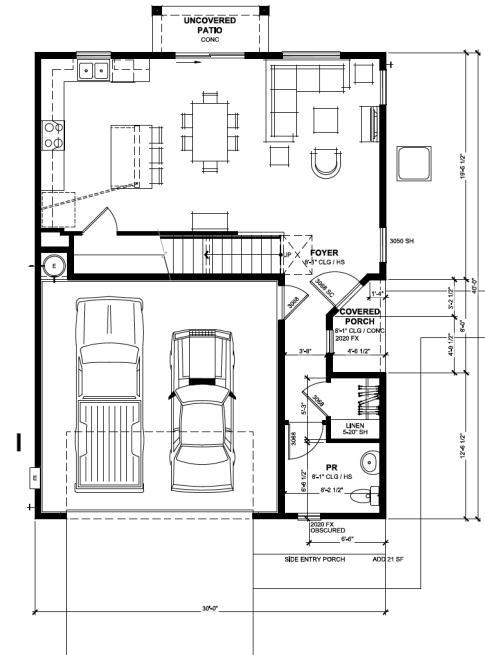
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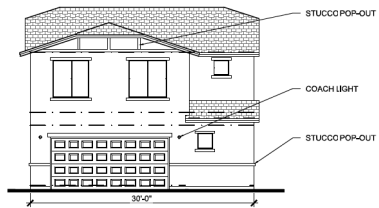
SECOND FLOOR PLAN  
ELEVATION B 3/16" = 1'-0"



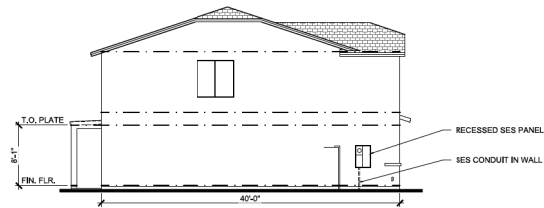
FIRST FLOOR PLAN  
ELEVATION B 3/16" = 1'-0"

Plan 1814 | Lot 5 | Optional Side Entry | Don Carlos | Tempe, AZ | Garage Left

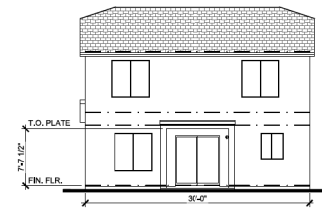
7-20-2020



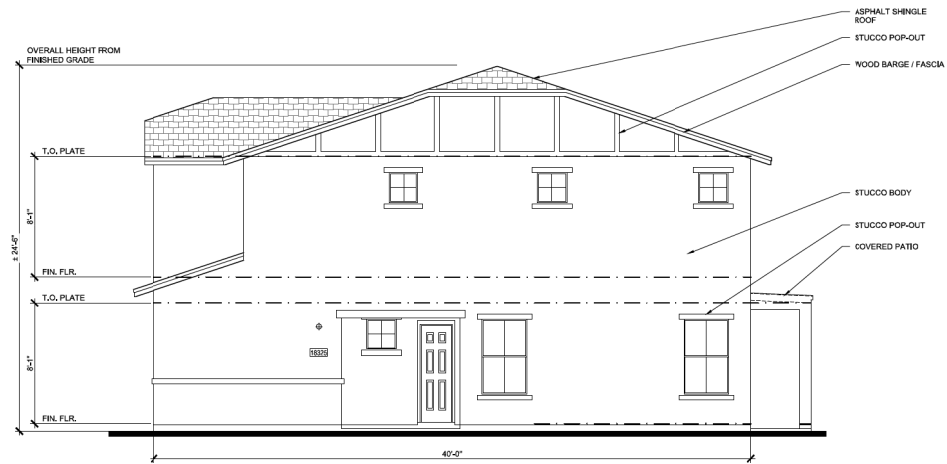
**LEFT ELEVATION**  
ELEVATION B 1/8" = 1'-0"



**REAR ELEVATION**  
ELEVATION B 1/8" = 1'-0"



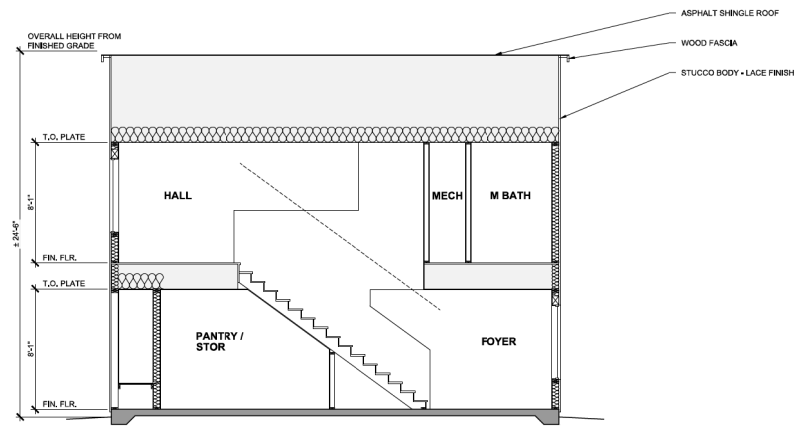
**RIGHT ELEVATION**  
ELEVATION B 1/8" = 1'-0"



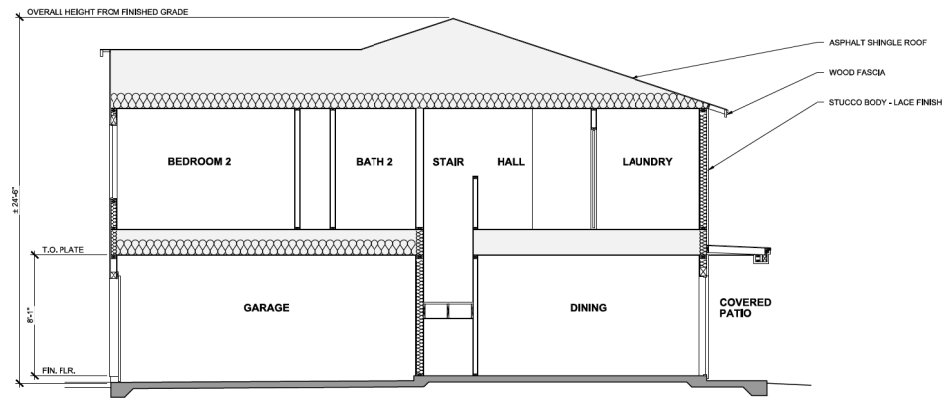
**FRONT ELEVATION  
OPT SIDE ENTRY**  
ELEVATION B 1/4" = 1'-0"

Plan 1814 | Lot 5 | Optional Side Entry | Don Carlos | Tempe, AZ | Garage Left

5-19-2020



**BUILDING SECTION A**  
ELEVATION B 1/4" = 1'-0"



**BUILDING SECTION B**  
ELEVATION B 1/4" = 1'-0"

Plan 1814 | Lot 5 | Don Carlos | Tempe, AZ | Garage Left

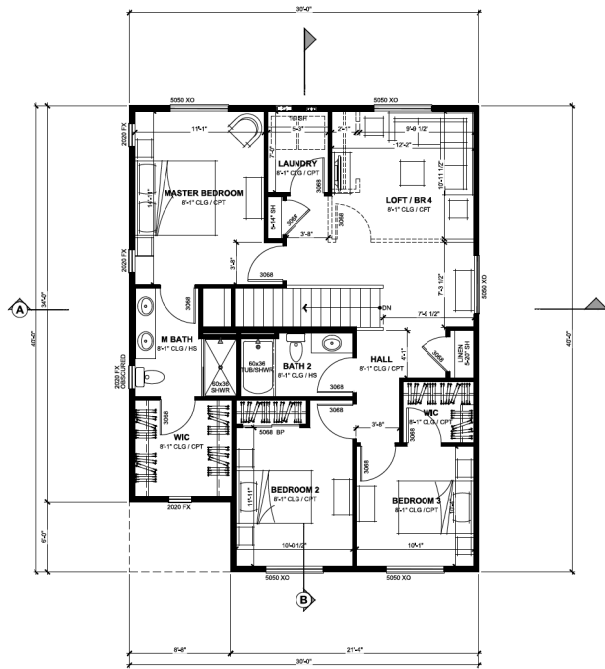
5-19-2020



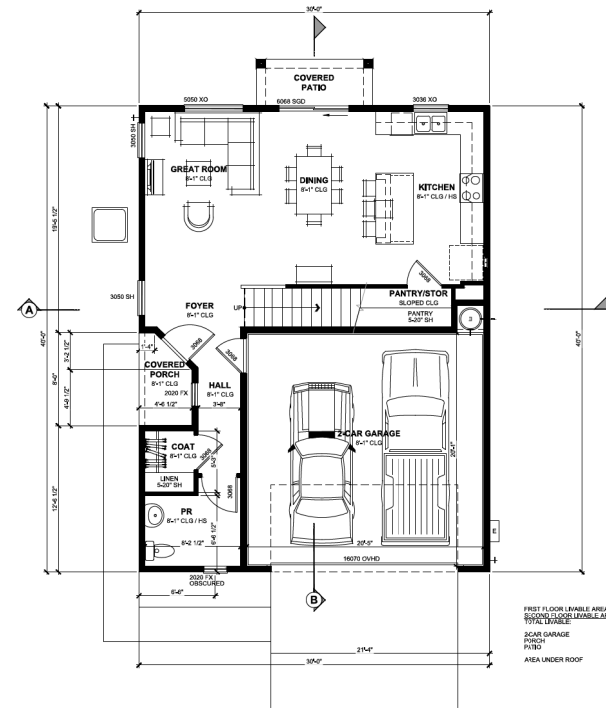
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SECOND FLOOR PLAN  
ELEVATION A 3/16" = 1'-0"



FIRST FLOOR PLAN  
ELEVATION A 3/16" = 1'-0"

FIRST FLOOR FINISHABLE AREA	772 SF
SECOND FLOOR FINISHABLE AREA	1106 SF
TOTAL FINISHABLE AREA	1878 SF
2-CAR GARAGE	435 SF
PORCH	35 SF
PATIO	40 SF
AREA UNDER ROOF	1299 SF

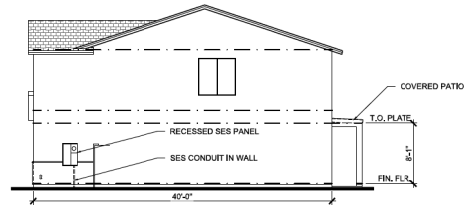
Plan 1814 | Lot 6 | Optional Side Entry | Don Carlos | Tempe, AZ | Garage Right

7-20-2020

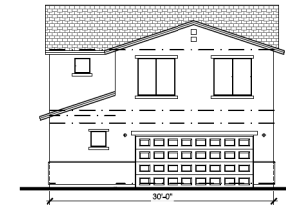




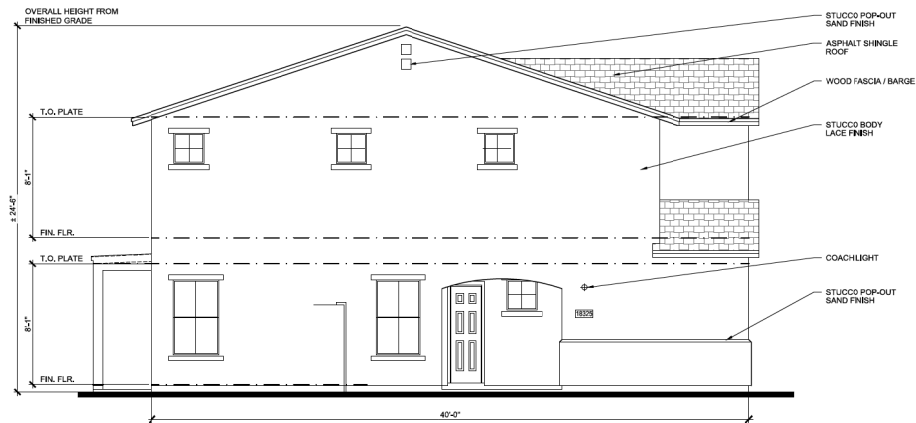
**LEFT ELEVATION**  
ELEVATION A 1/8" = 1'-0"



**REAR ELEVATION**  
ELEVATION A 1/8" = 1'-0"



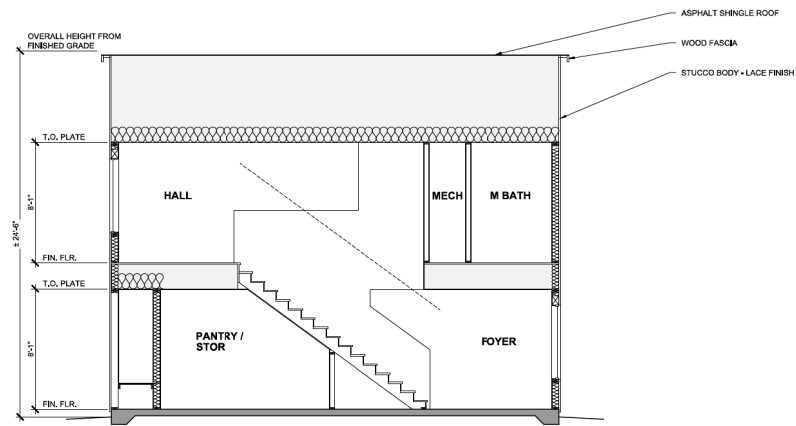
**RIGHT ELEVATION**  
ELEVATION A 1/8" = 1'-0"



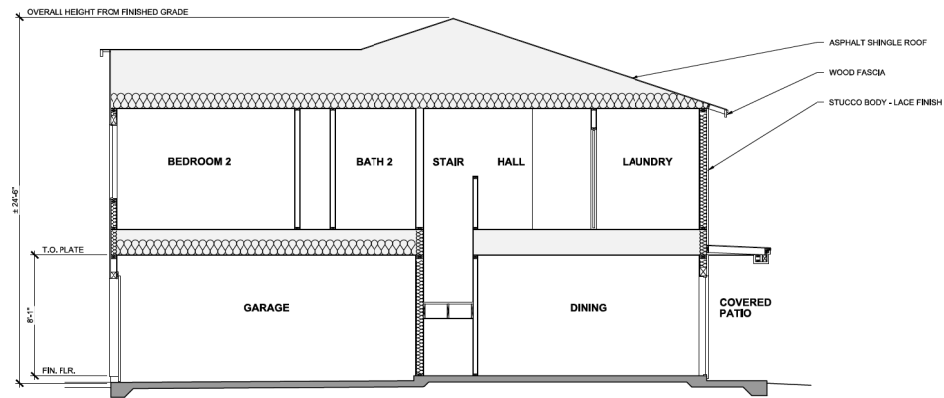
**FRONT ELEVATION  
OPT SIDE ENTRY**  
ELEVATION A 1/4" = 1'-0"

Plan 1814 | Lot 6 | Optional Side Entry | Don Carlos | Tempe, AZ | Garage Right

5-18-2020



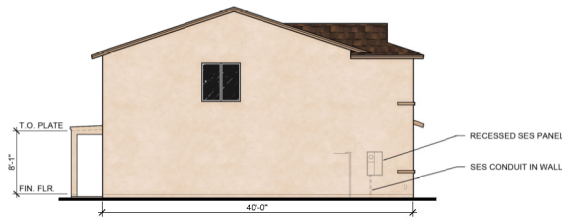
**BUILDING SECTION A**  
ELEVATION A 1/4" = 1'-0"



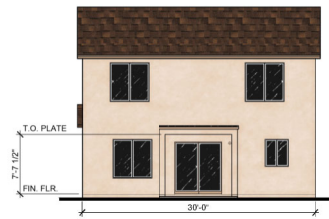
**BUILDING SECTION B**  
ELEVATION A 1/4" = 1'-0"

Plan 1814 | Lot 6 | Don Carlos | Tempe, AZ | Garage Left

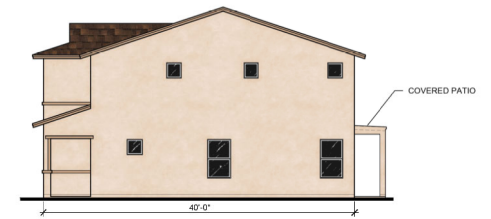
5-20-2020



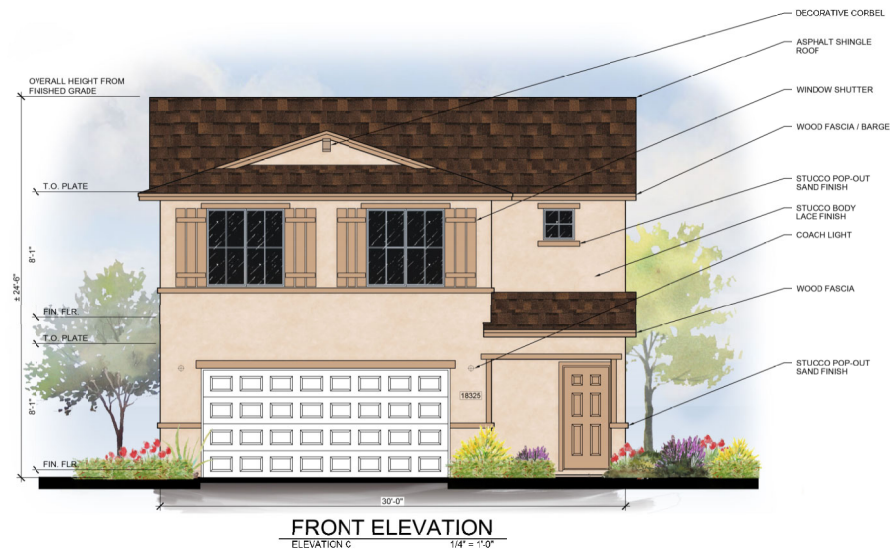
**LEFT ELEVATION**  
ELEVATION C 1/8" = 1'-0"



**REAR ELEVATION**  
ELEVATION C 1/8" = 1'-0"



**RIGHT ELEVATION**  
ELEVATION C 1/8" = 1'-0"



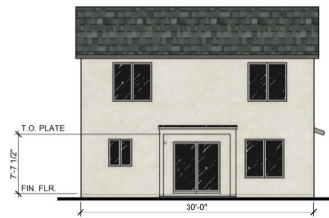
**FRONT ELEVATION**  
ELEVATION C 1/4" = 1'-0"

Plan 1814 | Lot 1 | Don Carlos | Tempe, AZ | Garage Left

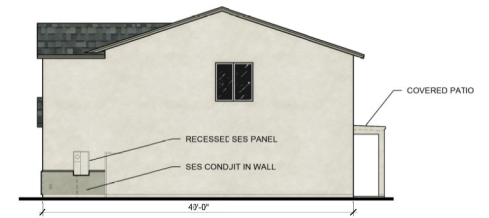
5-18-2020



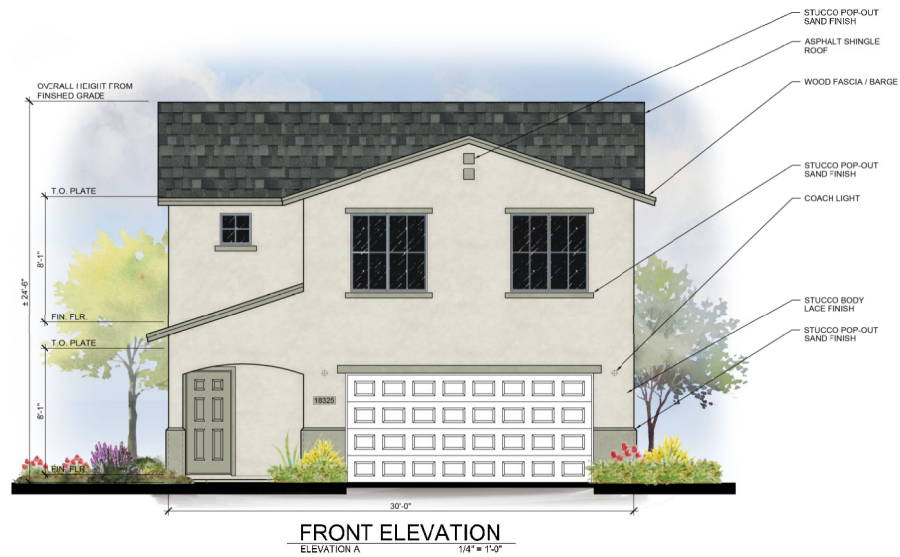
**LEFT ELEVATION**  
ELEVATION A 1/8" = 1'-0"



**REAR ELEVATION**  
ELEVATION A 1/8" = 1'-0"

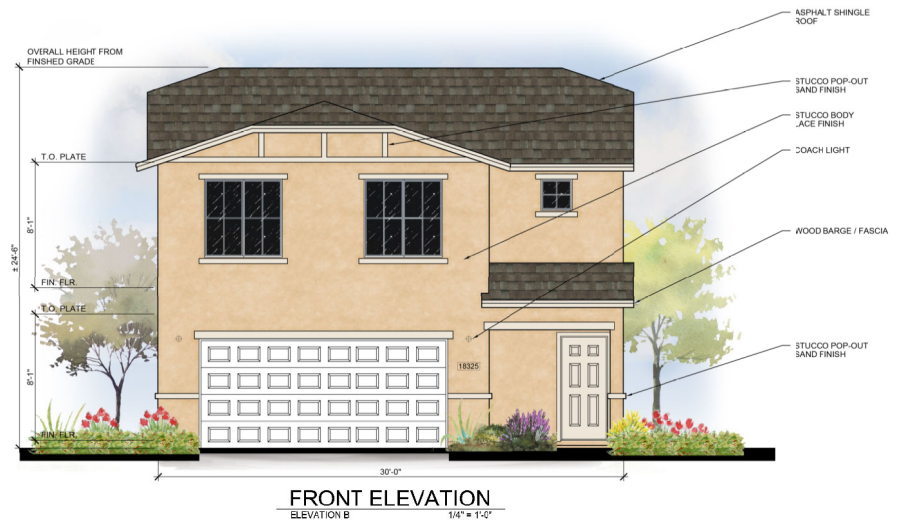
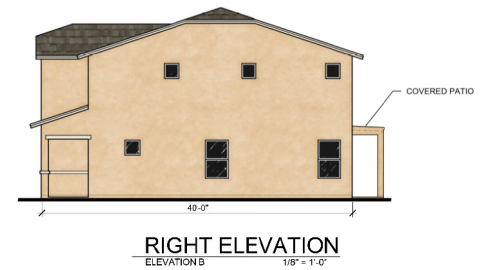
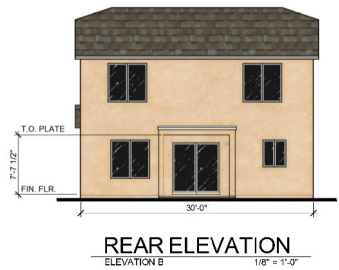
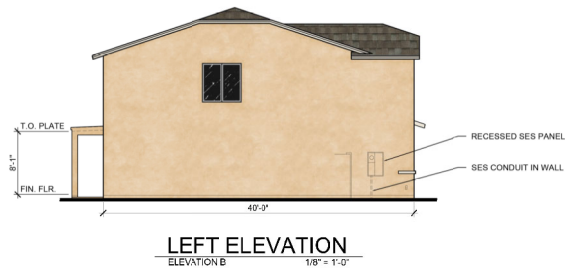


**RIGHT ELEVATION**  
ELEVATION A 1/8" = 1'-0"



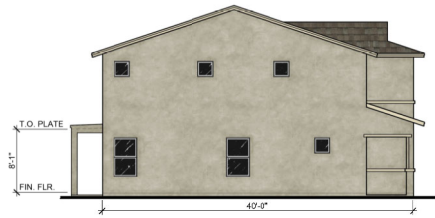
Plan 1814 | Lot 2 | Don Carlos | Tempe, AZ | Garage Right

5-18-2020

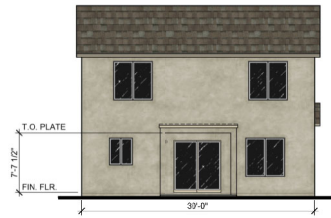


Plan 1814 | Lot 3 | Don Carlos | Tempe, AZ | Garage Left

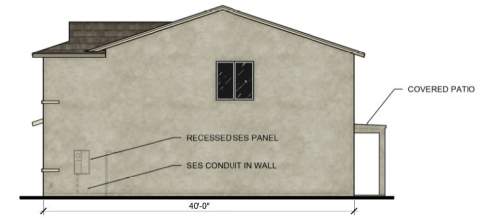
5-18-2020



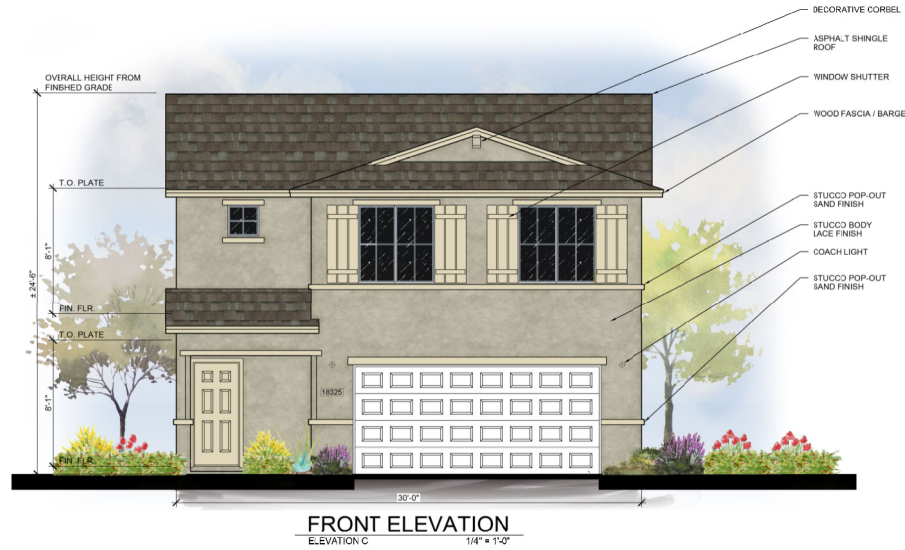
**LEFT ELEVATION**  
ELEVATION C  
1/8" = 1'-0"



**REAR ELEVATION**  
ELEVATION C  
1/8" = 1'-0"



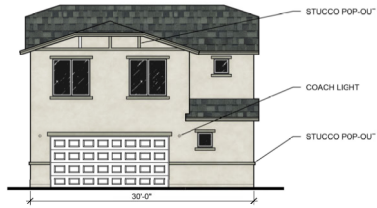
**RIGHT ELEVATION**  
ELEVATION C  
1/8" = 1'-0"



**FRONT ELEVATION**  
ELEVATION C  
1/4" = 1'-0"

Plan 1814 | Lot 4 | Don Carlos | Tempe, AZ | Garage Right

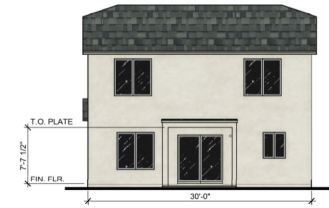
5-18-2020



**LEFT ELEVATION**  
ELEVATION B  
1/8" = 1'-0"



**REAR ELEVATION**  
ELEVATION B  
1/8" = 1'-0"



**RIGHT ELEVATION**  
ELEVATION B  
1/8" = 1'-0"



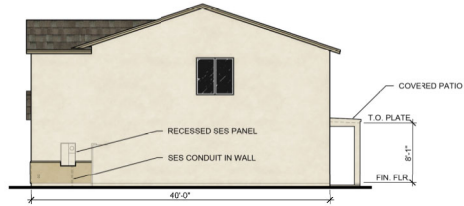
**FRONT ELEVATION**  
**OPT SIDE ENTRY**  
ELEVATION B  
1/4" = 1'-0"

Plan 1814 | Lot 5 | Optional Side Entry | Don Carlos | Tempe, AZ | Garage Left

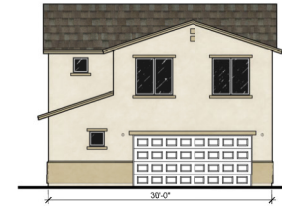
5-19-2020



**LEFT ELEVATION**  
ELEVATION A 1/8" = 1'-0"



**REAR ELEVATION**  
ELEVATION A 1/8" = 1'-0"



**RIGHT ELEVATION**  
ELEVATION A 1/8" = 1'-0"



**FRONT ELEVATION  
OPT SIDE ENTRY**  
ELEVATION A 1/4" = 1'-0"

Plan 1814 | Lot 6 | Optional Side Entry | Don Carlos | Tempe, AZ | Garage Right

5-18-2020



