

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 08/23/2022
Agenda Item: 6**

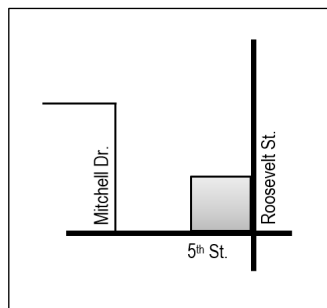
ACTION: Request a Planned Area Development Overlay to establish development standards and a Development Plan Review for a new two-story single-family development consisting of 11 dwelling units on .59 acres for TEMPE ELEVEN, located at 408 South Roosevelt Street. The applicant is AJT Development, LLC.

FISCAL IMPACT: While this ordinance change does not directly impact revenue, the planned development will result in collection of the standard development fees, calculated according to the approved fee structure at the time of permit issuance.

RECOMMENDATION: Approve, subject to conditions

BACKGROUND INFORMATION: TEMPE ELEVEN (PL220110) is a proposed single-family attached development consisting of 11 units. The request includes the following:

- PAD220010 Planned Area Development Overlay to modify the development standards for setbacks and landscape area
- DPR220050 Development Plan Review including site plan, building elevations, and landscape plan



Existing Property Owner	Kim Family Enterprises
Applicant	Tom Goscicki, AJT Development, LLC.
Zoning District (current/proposed)	R-3 (Multi-Family Residential Limited) / R-3 PAD (Planned Area Development)
Net site area	.59 acres
Density / Number of Units	19 du/ac / 11 units
Unit Types	11 three-bedroom
Total Bedrooms	33 bedrooms
Total Building Area	25,524 s.f.
Lot Coverage	48% (50% maximum allowed)
Building Height	30' (30' maximum allowed)
Building Setbacks	15' front (east), 6' street side (south), 5' side (north), 13' rear (west) (20', 10', 10', 15' min.)
Landscape area	23% (25% minimum required)
Vehicle Parking	26 spaces (22 min. required)
Bicycle Parking	3 spaces (0 min. required)

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Karen Stovall, Senior Planner (480) 350-8432

Department Director: Jeff Tamulevich, Community Development Director
 Legal review by: N/A
 Prepared by: Karen Stovall, Senior Planner
 Reviewed by: Suparna Dasgupta, Principal Planner

COMMENTS:

This site is located at the northwest corner of 5th and Roosevelt Streets and is located within the R-3 zoning district. The lot is currently vacant and is surrounded by multi-family land uses to the north, south and west and by single-family attached and detached developments to the east.

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

SITE PLAN REVIEW

One preliminary and four formal reviews were conducted in March, April, May, June, and July 2022. The original design included a driveway on Roosevelt with a connection to the alley on the west side of the project. Comments provided by staff included: refuse enclosures shall provide adequate room for service; provide adequate backing distance for vehicles; orient the front door of unit on east end of Building A to face Roosevelt Street; provide covered front entries to the units; use masonry or other material at the base of buildings instead of all stucco to distinguish between base and top; provide exterior shade devices above large windows, especially on south and west elevations; use a greater variety of trees and other plants in the plant palette; use Chinese Elm trees as the primary tree along 5th Street; and use a smaller tree species north of Building B and in small planter west of Building B.

The applicant modified plans to address most of staffs' comments. The dimensions and turning radii for refuse service could not be met, so the site was redesigned to provide refuse service with individual bins rolled to Roosevelt Street. The guest parking spaces were oriented to use the alley for ingress and egress. The patio of the east unit of Building B was wrapped to the east side of the unit instead of reorienting the front door. Pitched metal roofs are provided above front doors and first floor windows. A secondary finish was not added to the buildings, as the applicant believes the masonry front patio walls provide enough detail. Windows will be recessed for shade. Plant variety was increased, and Elm trees are shown along 5th Street. Tree species were modified to better suit the planting area.

PUBLIC INPUT

- Neighborhood meeting required
- Neighborhood meeting held virtually May 28, 2022
- See attached summary of meeting provided by the applicant.
- Community Development staff did not attend the meeting.
- Attendees inquired about contractor parking during construction, if rooftop access would be provided for the units, if units will be owner occupied or rentals, building heights, if the project will be gated, resident parking, density, and floor plans.

PROJECT ANALYSIS

CHARACTER AREA PLAN

This project is located in the Downtown/Rio Salad/ASU/NW Neighborhoods Character Area and is within the Riverside Neighborhood. This project complies with many of the guidelines of the plan, including:

- *Street + Alley Character:* building entrances on 5th Street face the street, guest parking is accessed from the alley with interior access to garages, and the landscape plan uses the existing primary tree species along 5th Street.
- *Block Character:* buildings are related to the neighborhood through massing and scale.
- *Building Character:* massing of the ground floor is differentiated from upper floors.
- *Parking, Lighting + Site Amenities:* parking is designed so vehicle headlights would not face into windows and walkways, parking and common areas will be appropriately illuminated.
- *Housing Principles:* the project will be developed as single-family attached homes, increasing home ownership opportunities.
- *Transition Principles:* the scale of the proposed development is compatible with the character of the area.

PLANNED AREA DEVELOPMENT

The applicant requests a new Planned Area Development Overlay consisting of 11 single-family attached dwelling units at a density of 19 dwelling units per acre, a maximum building height of 30 feet, maximum lot coverage of 48 percent and minimum landscape area of 23%. The table below shows a comparison of the development standards of the existing R-3 zoning and those proposed for the Tempe Eleven PAD.

EMERALD MULTIFAMILY – PAD Overlay			
Standard	R-3	PROPOSED R-3 PAD	Change
Residential Density (du/ac)	20	19	Decrease
Building Height (feet) [Exceptions, see Section 4-205(A)]			
Building Height Maximum	30 ft.	30 ft.	--
Building Height Step-Back Required Adjacent to SF or MF District [Section 4-404, Building Height Step-Back]	Yes	Yes	
Maximum Lot Coverage (% of net site area)	50%	48%	Decrease
Minimum Landscape Area (% of net site area)	25%	23%	Decrease
Setbacks (feet) (a) [Exceptions, see Section 4-205(B)]			
Front	20 ft	15 ft	Decrease
Parking	20 ft	20 ft	
Side	10 ft	5	
Rear (from midpoint of alley)	15 ft	13	
Street Side	10 ft	6 ft	
Parking	20 ft	20 ft	
Vehicle Parking	22 (2/unit)	26	Increase
Bicycle Parking	0	6	Increase

The proposed standards for building height, lot coverage, and parking comply with the R-3 zoning district standards. The applicant is proposing a decrease in landscape area of two (2) percent and reduced front, side, street side, and rear building setbacks. The proposed PAD standards will permit a development that complies with the maximum density permitted by the existing zoning district and is compatible with the existing neighborhood. For context, the 5th Street Lofts PAD at the northeast corner of Roosevelt and 5th Streets was approved for townhomes in 2005 with minimum building setbacks of 10 feet along both street frontages and side and rear setbacks of five (5) feet. The minimal changes to the minimum landscape area and building setbacks should not be noticeable or incongruent with existing development.

Section 6-305 D. Approval criteria for P.A.D. (*in italics*):

1. *The development fulfills certain goals and objectives in the General Plan and the principles and guidelines of other area policy plans. Performance considerations are established to fulfill those objectives. The project complies with the land use and density designations identified in the 2040 General Plan and fulfills goals of the character area plan.*
2. *Standards requested through the PAD Overlay district shall take into consideration the location and context for the site for which the project is proposed. The requested development standards take the location and site context into consideration.*
3. *The development appropriately mitigates transitional impacts on the immediate surroundings. The development is appropriate for the site and immediate surroundings.*

DEVELOPMENT PLAN REVIEW

Site Plan

This .59-acre site is located at the northwest corner of Roosevelt and 5th Streets. The project will consist of 11 dwelling units within three, two-story buildings, each unit containing a two-car garage. All but three of the garages are oriented inward, toward the private drive aisle. Two units in Building B and one unit in Building C have garages accessed by the existing alley

on the west side of the site. Four guest parking spaces are also accessed by the alley. An ADA (accessible) parking space must be provided, so a condition is included which will require changing two of the guest spaces into one ADA space.

Building Elevations

The proposed buildings are two-story and 25'-8" high. The first levels are primarily finished with horizontal-scored stucco and cement board siding with the second levels finished with smooth stucco. Pitched metal roofs are proposed on the front ends of the buildings, and parapets are proposed at the back ends to screen rooftop mechanical equipment. Living rooms on the second floor have 14-foot-high raised ceilings for additional interest on the front and side elevations. Stucco and cement board colors are off-white, green, and brown. Low walls constructed of integral colored masonry are used around unit front patios.

Landscape Plan

On-site landscape coverage totals 23 percent. Trees used along 5th Street are Chinese Elm, which is consistent with the existing tree species along 5th Street west of this site. Chinese Elm and Chinese Pistache are proposed along Roosevelt Street. Evergreen Pear, Flowering Pear, and Palo Blanco are used internal to the site. Along the private drive, small planters are located between the garages and include Natal Plum.

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; variation in building height and wall planes is provided on all elevations, creating variety in the streetscape.*
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort; two of the three buildings are oriented in a direction to avoid western sun exposure for most of the units. First floor doors and windows are shaded by a metal roof, and patios will be shaded by landscaping. Large windows are recessed to provide additional shade.*
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings; building materials include stucco, cement board siding, and metal roofs. Patio walls directly adjacent to buildings are masonry.*
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings; the building and landscape elements are appropriately scaled to the site and surrounding neighborhood.*
5. *Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level; the buildings contain variations in height, wall planes, and materials, resulting in a sense of movement and enhanced pedestrian experience near the street level.*
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; the site plan provides for convenient access from unit front doors to the public sidewalk, leading to nearby bus stops and bike lanes on both streets.*
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses; a single vehicular entrance is provided to the site and does not interfere with pedestrian access to or around the site. The design also uses the existing alley to the west, which is currently used for access by the developments to the west.*

9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance; the design will comply with CPTED principles.*
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways; pedestrian pathways are delineated with the required landscape for the project, and specialty paving is used at the driveway.*
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; not applicable.*
12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects. Lighting will comply with code requirements.*

REASONS FOR APPROVAL:

1. The project meets the General Plan Projected Land Use and Projected Residential Density for this site.
2. The PAD overlay process was specifically created to allow for greater flexibility, to allow for deviations in setbacks and other development standards.
3. The proposed project meets the approval criteria for a Planned Area Development and Development Plan Review.

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

PLANNED AREA DEVELOPMENT CONDITIONS OF APPROVAL:

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

1. A building permit application shall be made within two years of the date of City Council approval or the zoning of the property may revert to that in place at the time of application. Any reversion is subject to a public hearing process as a zoning map amendment.
2. The property owner(s) shall sign a waiver of rights and remedies form. By signing the form, the Owner(s) voluntarily waive(s) any right to claim compensation for diminution of Property value under A.R.S. §12-1134 that may now or in the future exist, as a result of the City's approval of this Application, including any conditions, stipulations and/or modifications imposed as a condition of approval. The signed form shall be submitted to the Community Development Department no later than 30 days from the date of City Council approval, or the Planned Area Development approval shall be null and void.
3. The Planned Area Development Overlay for Tempe Eleven shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Community Development Department within sixty (60) days of the date of City Council approval and prior to issuance of building permits.

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 landscape plan dated June 20, 2022 and building elevations dated July 11, 2022. 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.
3. **The developer shall provide one (1) accessible parking space in the surface parking lot.**

Site Plan

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, as depicted on the site plan. Extend this paving in the driveway from the right-of-way line to 20'-0" on site and from curb to curb at the drive edges. From sidewalk to right-of-way line, extend concrete paving to match sidewalk.
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:

Ⓐ ELASTOMERIC STUCCO, MAG 1-COAT SYSTEM; TEXTURE: SAND FINISH.

UPPER COLOR: BUILDING BODY COLOR #1
DUNN EDWARDS #DE6232
ABSTRACT WHITE
LRV: 75

Ⓑ ELASTOMERIC STUCCO, MAG 1-COAT SYSTEM; TEXTURE: SAND FINISH.

LOWER COLOR: BUILDING BODY COLOR #2
BEHR #HDC-CL-14
PINECONE PATH
LRV:

Ⓒ ENTRANCE DOORS:

SPEC: SINGLE LITE FRENCH PAINTED W/
BEHR #PPU15-18 (DYANSTY MARQUEE, VINTAGE VELVET)

Ⓓ METAL ROOF:

METAL ROOF, STANDING SEAM
DEA 186 BLACK PEARL
LRV: 25

Ⓔ HORIZONTAL CEMENT BOARD SIDING: (HARDY BOARD)

DUNN EDWARDS #DE6236
WILDERNESS
LRV: 23

Ⓕ WINDOWS:

SPEC: DUAL PANE ENERGY EFFICIENT
BLACK ALUMINUM ANODIZED FRAMES
SIZES, TYPE, NOTED ON PLANS

Ⓖ MASONRY PORCH LOW WALLS

SPEC: 8 X 4 X 16 MASONRY UNITS
WITH GREY CONCRETE CAPS.
COLOR: RGB 253/198/90

Ⓗ ALUMINUM STUCCO CONTROL JOINT EXPOSED

Ⓙ OVERHEAD 5 SECTIONAL GARAGE DOOR PAINTED
TO MATCH ADJACENT WALL COLOR.

Ⓛ UPPER CLERESTORY FOR NATURAL LIGHTING SEE #F

Ⓜ STUCCO PARAPET WALLS TO SHIELD EQUIPMENT SEE #A

Ⓝ ADDRESS— 6" TO 8" HIGH ILLUMINATED SIGNAGE
FRONT & REAR—SEE NOTE.

Ⓟ ELASTROMERIC STUCCO, MAG 1—COAT SYSTEM
TEXTURE: SAND FINISH—HORIZONTAL SCORING
COLOR: DUNN EDWARDS DE6237
DENALI GREEN

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

Landscape

13. Irrigation notes:
 - a. Provide dedicated landscape water meter for common areas.
 - 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.
 - f. Design irrigation so existing plants are irrigated as part of the reconfigured system at the conclusion of this construction.
14. 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.
15. 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

16. 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.
17. 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 4" high, individual mount, metal reverse pan channel characters.
 - 3) Self-illuminated or dedicated light source.
 - 4) On multi-story buildings, locate no higher than the second level.
 - 5) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
 - 6) Do not affix numbers or letters to elevation that might be mistaken for the address.
 - b. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.

CODE/ORDINANCE REQUIREMENTS:

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

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

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

STANDARD DETAILS:

- Access to Tempe Supplement to the M.A.G. Uniform Standard Details and Specifications for Public Works Construction, at this link: <http://www.tempe.gov/city-hall/public-works/engineering/standards-details> or purchase book from the Public Works Engineering Division.
- Access to refuse enclosure details DS116 and DS118 and all other Development Services forms at this link: <http://www.tempe.gov/city-hall/community-development/building-safety/applications-forms>. The enclosure details are under Civil Engineering & Right of Way.

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

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

POLICE DEPARTMENT SECURITY REQUIREMENTS:

- 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:

- 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.

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.
- Any new or existing overhead utilities (if any) on or adjacent to site must be placed underground, including street crossings, per City of Tempe Code, Section 25-120 thru 25-126 & Ord # 88.85 except for transmission lines (greater than 12.5kv).
- 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.

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.

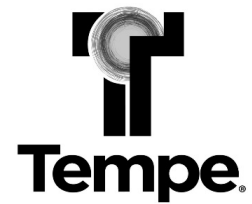
DUST CONTROL: Any operation capable of generating dust, include, but not limited to, land clearing, earth moving, excavating, construction, demolition and other similar operations, that disturbs 0.10 acres (4,356 square feet) or more shall require a dust control permit from the Maricopa County Air Quality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

HISTORY & FACTS:

- May 28, 2022 The applicant held a virtual neighborhood meeting.
- August 23, 2022 These requests are scheduled to be heard by the Development Review Commission.
- September 8, 2022 These requests are scheduled for the introduction and first City Council public hearing.
- September 22, 2022 These requests are scheduled for the second City Council public hearing.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-305, Planned Area Development (PAD) Overlay districts
 Section 6-306, Development Plan Review

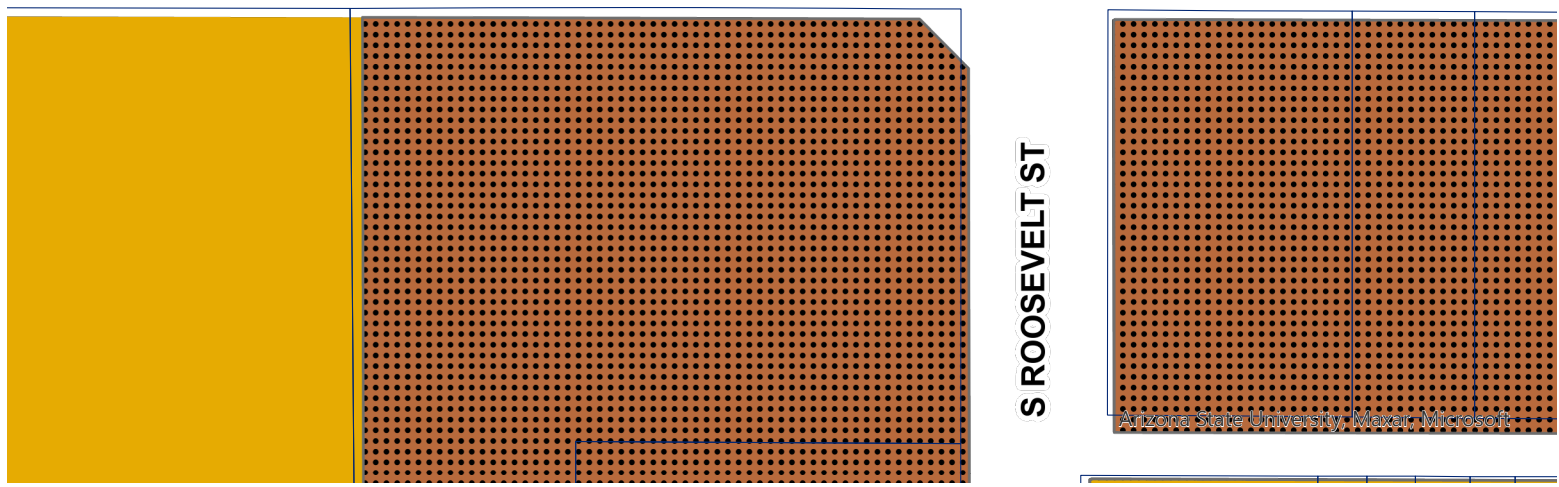
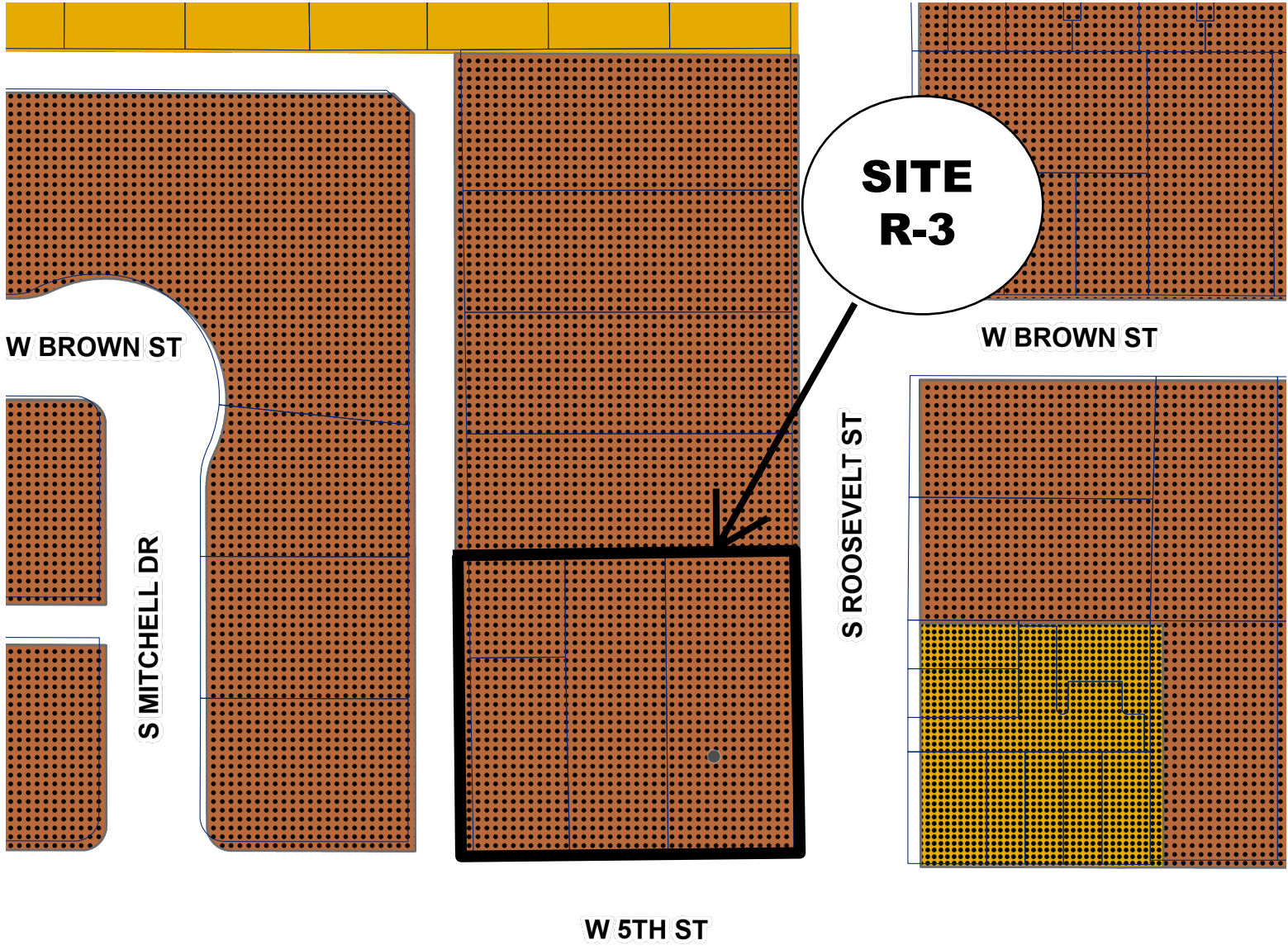


DEVELOPMENT PROJECT FILE

for
TEMPE ELEVEN
(PL220110)

ATTACHMENTS:

- 1-6. Site Context (Location Map, Aerial and Aerial with Site Plan Overlay, Site Photos)
- 7-9. Applicant's Letter of Explanation
- 10-11. Planned Area Development Overlay
- 12-15. Site Design (Site Plan, Landscape Plan, and Underground Utility and Lighting Plan)
- 16-34. Building Design (Blackline/Color Elevations, Street Elevations, Sections, Renderings, Material Samples, Floor Plans, Unit Plans)
- 35. Neighborhood Meeting Summary and Public Input
- 36-40. Supplemental Information
 - Refuse Plan
 - Affordable Housing Impact Statement
 - Waiver of Rights and Remedies Template

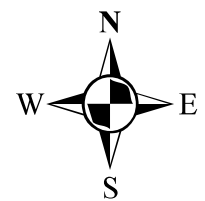


- Single-Family Residential (R1-6)
- Single-Family Residential Planned Area Dev (R1-PAD)
- Multi-Family Residential Limited (R-3)
- Override 1

- Twelve Point CenterlineSubType**
- ADOT
 - Canal
 - Monument
 - Private

- Zoning District**
- Light Industrial District (LID)
 - General Industrial District (GID)
 - Heavy Industrial District (HID)

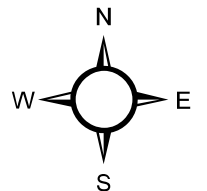
ATTACHMENT 1

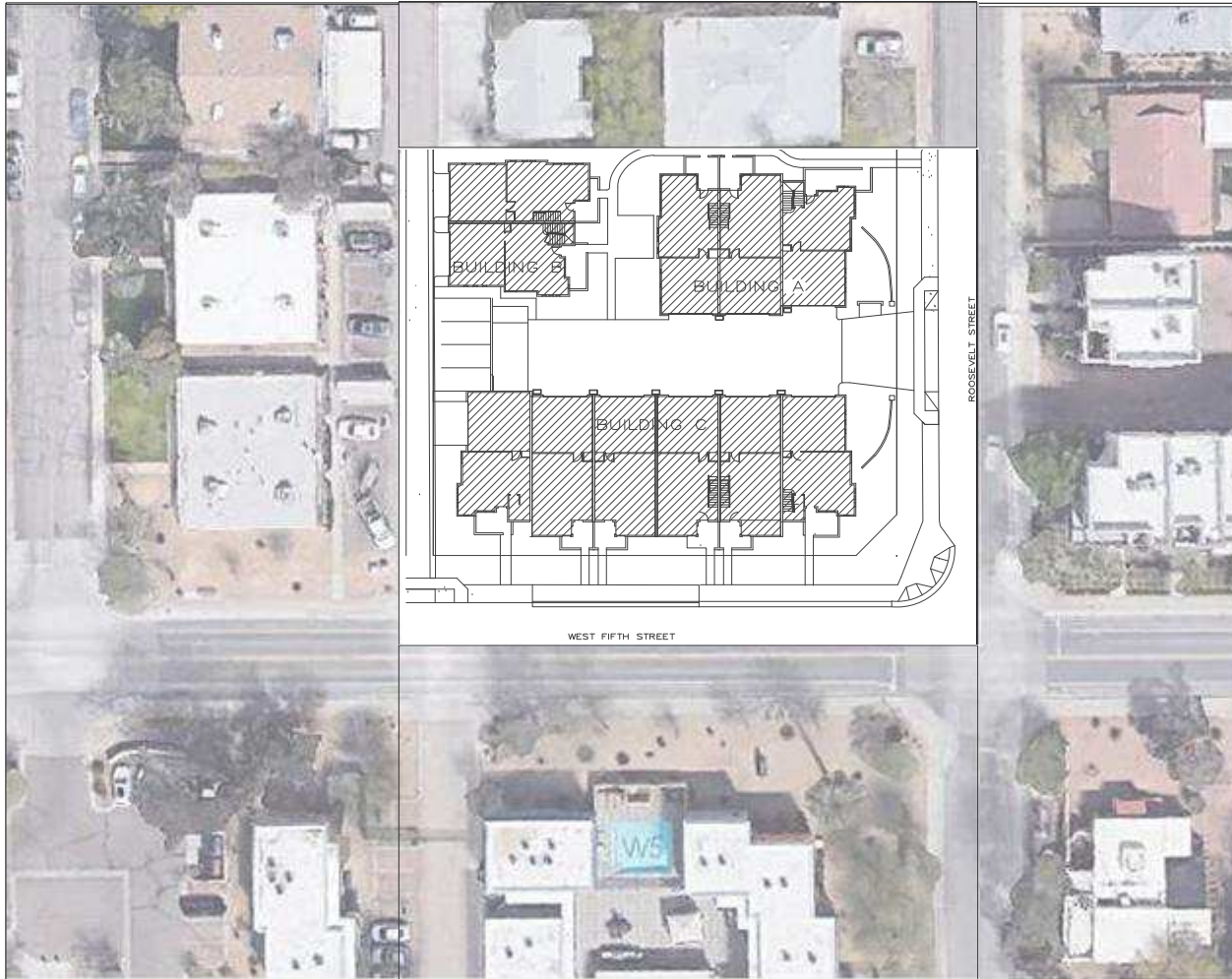


Arizona State University, Maxar, Microsoft



Aerial Map





CONTEXTUAL AERIAL MAP WITH SITE PLAN OVERLAY

SCALE: 1" = 20'-0"

REVISIONS:
 △-

TEMPE ELEVEN
 408 SOUTH ROOSEVELT, TEMPE, ARIZONA

AJT ARCHITECTS
 4124 N. 33RD PL. PHOENIX, ARIZONA 85018
 602.944.1100

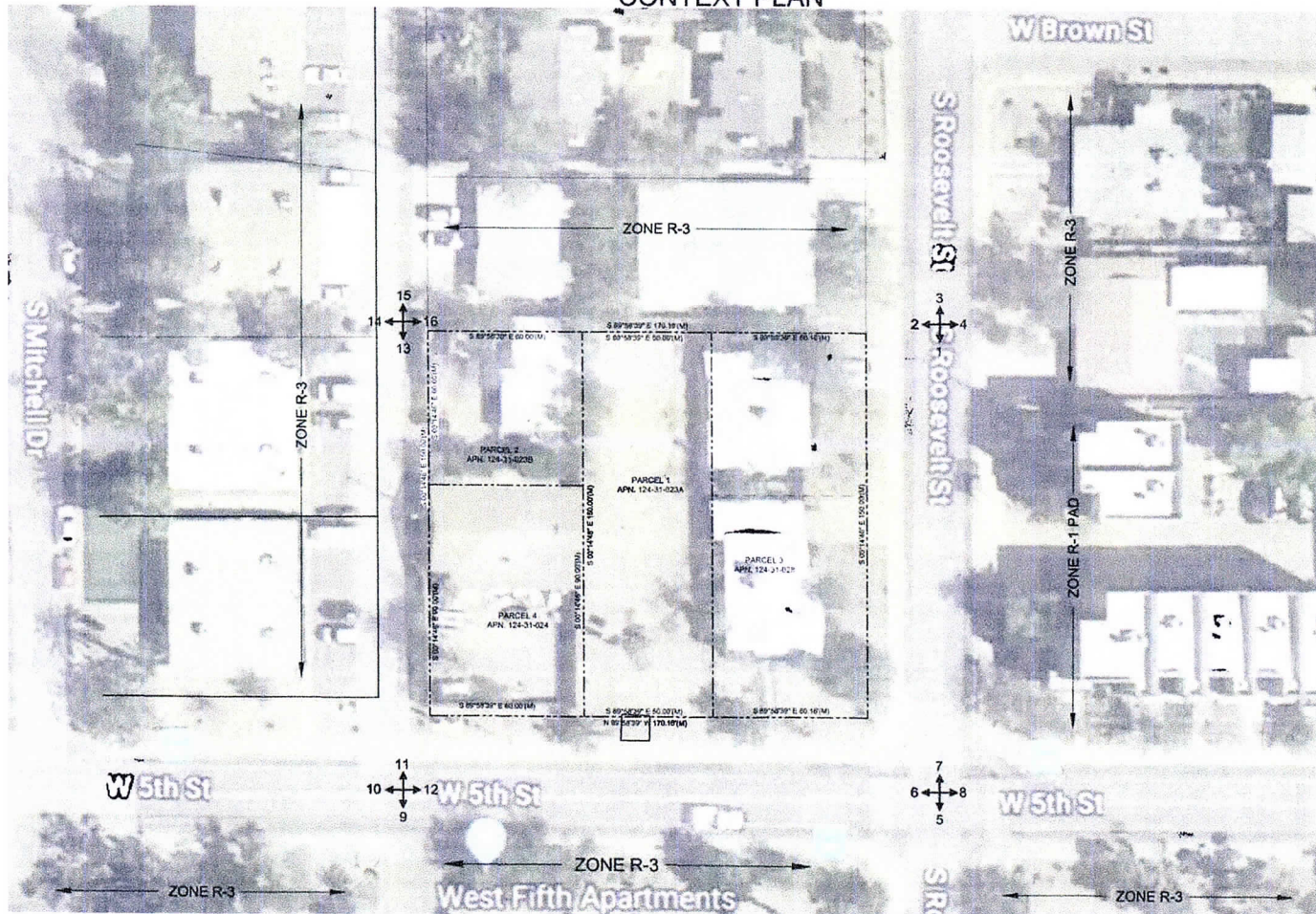


AP-1

MDR/PAD
 C.O.T.
 SUBMITTAL

5th Street and Roosevelt

NEW 11 SINGLE FAMILY ATTACHED HOME CONTEXT PLAN



5TH STREET AND ROOSEVELT
CONTEXT PLAN PHOTOS



6

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**5TH STREET AND ROOSEVELT
CONTEXT PLAN PHOTOS**

11



14



12



15



13



16



LETTER OF EXPLANATION

Tempe Eleven

408 S. Roosevelt Street

NWC 5th Street & Roosevelt Street

Tempe, AZ

June 3, 2022

Prepared for:

City of Tempe

Prepared by:

Sherbondy * Hall Architects

4136 N. 33rd Place

Phoenix, AZ 85018

LETTER OF EXPLANATION

TEMPE ELEVEN

408 S. Roosevelt Street, Tempe, AZ

APN: 124-31-023A; 124-31-023B; 124-31-024; 124-31-028

Project is located on NW Corner of 5th Street and Roosevelt Street.

An existing 0.58-acre site is to receive a single family attached housing project with eleven (11) 2-story, 3-bedroom units with dens/flex rooms, in three buildings. .

Zoning is R-3 PAD and will fulfil certain goals and objectives in the General Plan, as well as the principles and guidelines of other area policy plans, to wit: 1) Standards requested through the PAD Overlay District shall take into consideration the location and context for the site for which this project is proposed; and 2) the development appropriately mitigates transitional impacts on the immediate surroundings.

The site falls within Area 3, Downtown Tempe, Rio Salado, Town Lake- at the heart of an older, established, somewhat historical, residential & commercial area. Transitional impacts on the immediate surroundings are addressed by limiting the height to two-story, by continuing street scape planting themes, and by muted color selection and building style. Limiting the design to two-story is in keeping with respecting the existing one-story units adjacent to the project.

R-3 PAD zoning will accommodate up to 30' in height. Contiguous property is zone R-3, except for one 3-story R1-PAD across the street on SE corner of 5th St. & Roosevelt. Neighboring properties to the South are 2-story apartments, to the West are 1- and 2-story apartments, and to the North are one-story single-family converted to apartments. The single family attached homes in this project are set at 30'-0" parapet height with additional (3) three feet mechanical "screening" on rooftops, as allowed by code.

The project consists of three two (2) story buildings (A, B and C)) with a maximum height of (30) thirty feet. Lot size will be 2,180 square feet. The density is (19) nineteen units per acre in R-3 zoning. There are 2-car garages per each unit and (4) four guest parking spaces provided. Three (3) bicycle spaces are available.

The (11) eleven units are assembled in (3) three unique buildings: one (3) three-unit; one (2) two-unit, and one (6) six-unit building, with landscaping and separate entries for each unit. Creating smaller buildings is in keeping with the project remaining in scale with the neighborhood. The buildings and units are designed with articulated facades, featuring offsets, material changes and orientation to street, along with recessed windows that add a sculpted appearance while adding shade to the windows, thereby providing variety in streetscape.

Individual building masses are articulated such that each side is a folding and blending of a theme creating movement and delight in its play of solids and voids. Colors are earthy,

conservative in character, showcasing the colorful landscape design. This project in color, shape, planning and landscape design bridges past and contemporary built projects in this area, where existing residential buildings nearby are of mixed variety in character as well. As such, this project is also consistent with newer projects in the area. Colored masonry at lower level speaks the language of human and residential scale. The design features street-fronting entry patios and projections providing interesting relief, ties to the past, and a sense of privacy and respectful neighborliness. All homes will carry an energy star rating, while featuring low water use fixtures and upgrades like granite and high-quality finishes throughout.

This heavily landscaped site featuring Crape Myrtle and other Character Area 3 shrubs will serve to enhance the buildings. The tree-scape on 5th St. continues the shade tree theme existing on the street. Attractive tree plantings help to mitigate heat gain /retention while providing shade for energy conservation and human comfort. The common area will include a place to picnic and a turf area where younger children might play. Low patio walls are designed for outdoor enjoyment, at low enough height for sitting and enjoying the weather and neighborly interactions. This feature recalls large front porches of homes from earlier times where people sat and enjoyed their neighbors and community activities. The common area provides for interaction and socializing for the owners, as well. Landscape is appropriately scaled to provide variety relative to surroundings with street sides designed on a larger scale than courtyards.

Vehicular circulation is designed to have minimal impact on pedestrian access and circulation, while respecting neighboring areas, as it is screened by the buildings. Most garages are located towards the interior of the site so as to limit viewing from the street, recalling how the older homes in the area have their garages set to the rear of the lot out of sight from the street. Guest parking is off the alley, so it is also visually hidden from the street. Site is close enough to Light Rail and Mill Avenue that residents could cycle or walk to public transportation. There is also an area for bicycles to encourage the use of bicycles in lieu of automobiles.

Exterior and site lighting is low-keyed, with wall sconces and specialty fixtures appropriately scaled and dark-sky rated, providing enough ambience without negative effects.

This smaller scale, residential for-sale product brings pride of ownership to the neighborhood and needed new housing in this downtown urban area of Tempe, while taking into consideration the location and context for the site. The objective is to be an attractive addition to the neighborhood with people-friendly spaces and a modern color palette which comfortably blends in with the area.

This project shall conform to the requirements and objectives of the general plan, or any parts thereof, as adopted by the commission and/or the city council.

Signed: Tom Arzidi Date: 6/6/2022

PLANNED AREA DEVELOPMENT OVERLAY FOR TEMPE ELEVEN

A PORTION OF SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

OWNER AUTHORIZATION

KIM FAMILY ENTERPRISES, LLC
AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____ DATE _____
SIGNATURE DATE
ROBERT KIM
PRESIDENT AND OWNER OF KIM FAMILY ENTERPRISES, LLC

ACKNOWLEDGEMENT

ON THIS _____ DAY OF _____, 20____
BEFORE ME, THE UNDERSIGNED
PERSONALLY APPEARED _____ OWNER, WHO ACKNOWLEDGED HIMSELF
TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO
EXECUTED THE FORGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL

BY _____ MY COMMISSION EXPIRES _____
NOTARY PUBLIC

LEGAL DESCRIPTION

PARCEL NO. 1:
THE WEST 110 FEET OF THE SOUTH 150 FEET OF THE FOLLOWING DESCRIBED PROPERTY:
EXCEPT THE WEST 60 FEET THEREOF.
THAT PORTION OF TRACT 15 IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 1
NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, ACCORDING TO
THE STATE PLAT NO. 4 OF SAID SECTION 16, IN BOOK 8 OF MAPS, PAGE 43, RECORDS OF
MARICOPA COUNTY, ARIZONA, LYING EAST OF THE WEST 4 1/2 ACRES OF SAID TRACT 15.
APN: 124-31-023A

PARCEL NO. 2:
THE WEST 60 FEET OF THE NORTH 60 FEET OF THE WEST 110 FEET OF THE SOUTH 150
FEET OF THE FOLLOWING DESCRIBED PROPERTY:
THAT PORTION OF TRACT 15 IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 1
NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, ACCORDING TO
THE STATE PLAT NO. 4 OF SAID SECTION 16, IN BOOK 8 OF MAPS, PAGE 43, RECORDS OF
MARICOPA COUNTY, ARIZONA, LYING EAST OF THE WEST 4 1/2 ACRES OF SAID TRACT 15;
EXCEPT THE WEST 60 FEET OF THE SOUTH 90 FEET.
APN: 124-31-023B

PARCEL NO. 3:
THAT PORTION OF TRACT 15, ACCORDING TO STATE PLAT NO. 12 AMENDED, ACCORDING TO
BOOK 69 OF MAPS, PAGE 38, RECORDS OF MARICOPA COUNTY, ARIZONA, LYING EAST OF
THE WEST 4 1/2 ACRES OF TRACT NO. 15:
EXCEPT THE NORTH 70 FEET;
EXCEPT THE WEST 60 FEET OF THE SOUTH 90 FEET;
EXCEPT THE WEST 110 FEET OF THE SOUTH 150 FEET;
EXCEPT THE SOUTH 120 FEET OF THE NORTH 190 FEET; AND
EXCEPT THE SOUTH 60 FEET OF THE NORTH 250 FEET THEREOF.
APN: 124-31-028

PARCEL NO. 4:
THE WEST 60 FEET OF THE SOUTH 90 FEET OF THAT PORTION OF TRACT 15 IN THE
SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA
AND SALT RIVER BASE AND MERIDIAN, ACCORDING TO STATE PLAT NO. 4 OF SAID
SECTION 16, RECORDS MARICOPA COUNTY BOOK 8 OF MAPS, PAGE 43, LYING EAST OF THE
WEST 4 1/2 ACRES OF SAID TRACT 15.
APN: 124-31-024

APPROVAL

APPROVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF TEMPE
ON THIS _____ DAY OF _____, 20____

OWNER :

ROBERT KIM
PRESIDENT AND OWNER OF KIM FAMILY ENTERPRISES, LLC
PO BOX 639
SANTA CRUZ , CA 95061
(858) 536-3150

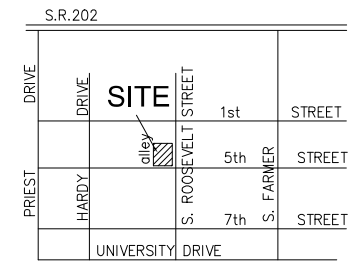
DEVELOPER:

AJT DEVELOPMENT, LLC
8501 E. CITRUS WAY
SCOTTSDALE, AZ 85250
(602) 918-8691
AJTDEV@COX.NET
CONTACT: TOM GOSICKI

PROJECT DATA

R-3 PAD Table 4--202B	PAD Provided
GENERAL PLAN LAND USE	RESIDENTIAL
GENERAL PLAN DENSITY	Medium to High Density (UP TO 25 DU/AC)
SITE AREA	25,524 sf = 0.59 ac.
DWELLING QUANTITY	11
DENSITY (DU/AC)	19
BUILDING HEIGHT, MAXIMUM	30'
BUILDING LOT COVERAGE, MAX.	48 %
LANDSCAPE COVERAGE, MIN.	23 %
BUILDING SETBACKS	
FRONT (ROOSEVELT ST.)	15 FEET
STREET SIDE (5TH ST.)	6 FEET
NORTH SIDE	5 FEET
REAR (FROM CENTER OF ALLEY)	13 FEET
VEHICLE PARKING QUANTITY	
Single family residential (11 units)	26 spaces
BICYCLE PARKING QUANTITY	3
USES	
Single Family Residential	25,524 sf

SITE VICINITY MAP



CONDITIONS OF APPROVAL - PAD220010

DS220349

PAD220010

REC220349

ATTACHMENT 10

REC220349

PAD220010

DS220349

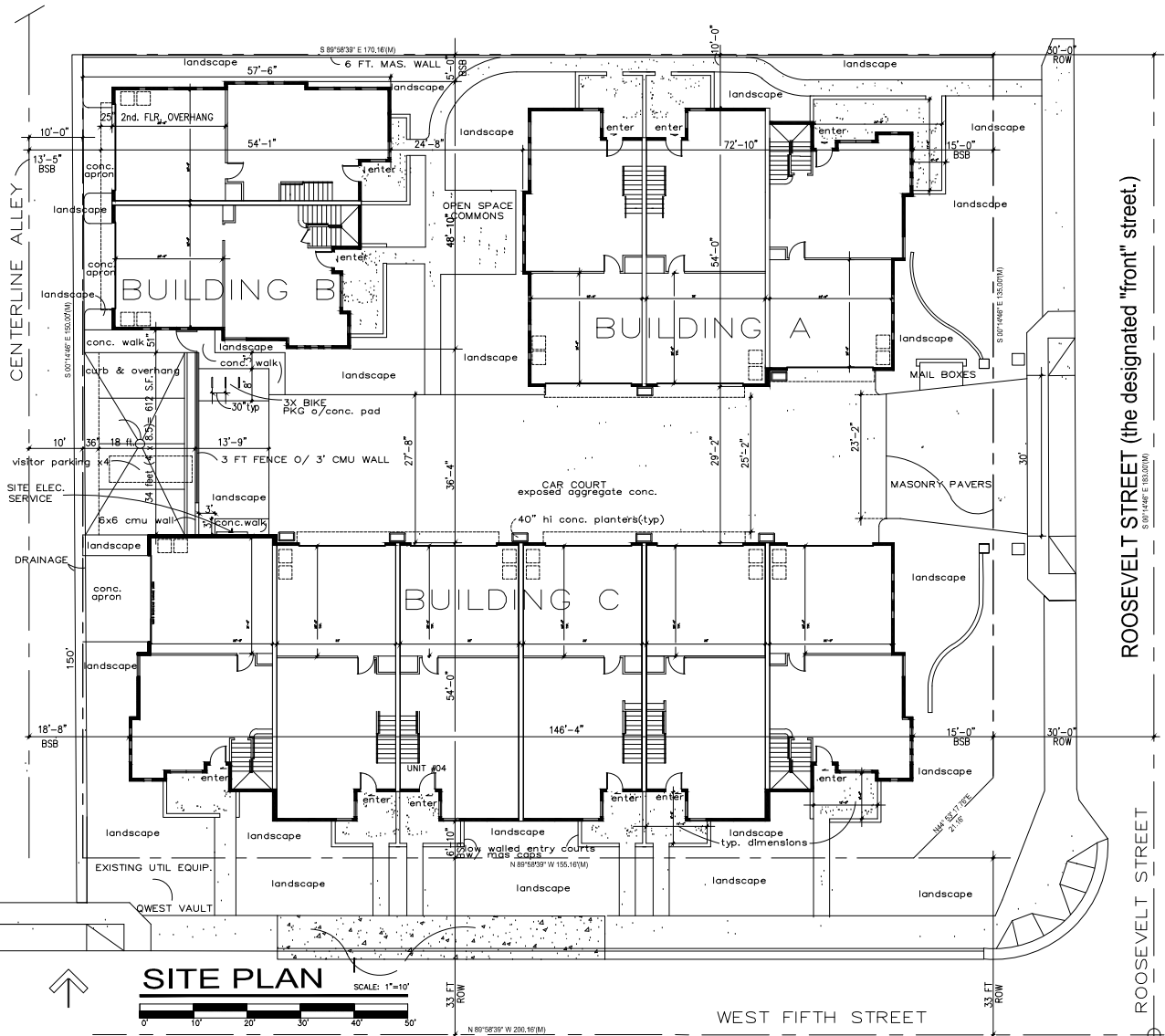
408 SOUTH ROOSEVELT, TEMPE ARIZONA

SHERBONDY - HALL ARCHITECTS
4136 N. 33RD PL. PHOENIX, ARIZONA (602) 988-6515

AJT DEVELOPMENT, LLC
TOM GOSICKI, CC
SCOTTSDALE, AZ 4803941388



PLANNED AREA DEVELOPMENT OVERLAY FOR TEMPE ELEVEN SITE PLAN



SITE PLAN
SCALE: 1"=10'
0' 10' 20' 30' 40' 50'

Zoning District Table 4--202B	R-3 STANDARDS EXISTING	R-3 PAD PROPOSED
GENERAL PLAN LAND USE	Residential	Residential
GENERAL PLAN DENSITY	Medium to High Density (up to 25 du/ac)	Medium to High Density (up to 25 du/ac)
SITE AREA	25,524 SF= 0.59 AC	25,524 SF= 0.59 AC
DWELLING QUANTITY		11
DENSITY (DU/AC)	20	19
BUILDING HEIGHT, MAXIMUM	30 FEET	30 FEET
BUILDING LOT COVERAGE, MAXIMUM	50%	48%
LANDSCAPE COVERAGE, MINIMUM	25 %	23 %
BUILDING SETBACKS		
FRONT (ROOSEVELT STREET)	20 FEET	15 FEET
STREET SIDE (5TH STREET)	10 FEET	6 FEET
NORTH SIDE	10 FEET	5 FEET
REAR (FROM CENTER OF ALLEY)	15 FEET	13 FEET
VEHICLE PARKING QUANTITY		
Single Family Residential (11 units)	22 (11x2 per unit)	26
BICYCLE PARKING QUANTITY	0	3
USES		
Single-Family Residential		25,524 sf

DS220349

PAD220010

REC220349

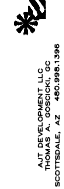
REC220349

PAD220010

DS220349

408 SOUTH ROOSEVELT, TEMPE, ARIZONA

SHERBONDY-HALL ARCHITECTS



MDR/PAD
C.O.T.
SUBMITTAL

LUMINAIRE SCHEDULE							
CALLOUT	SYMBOL	LAMP	DESCRIPTION	MOUNTING	MODEL	VOLTS	NOTE #
B	(1)	9W LED A11	EXTERIOR WALL SCIENCE	WALL/8'	KOHLER RIPLEY 9"	120V 1P 2W	DARK SKY COMPLIANT
C	(1)	LED(UNCL)	EXTERIOR WALL SCIENCE	WALL/8'	Lithonia Lighting, WPX1 LED P3 40K Mini	120V 1P 2W	Bronze, Full Output
D	(1)	LED(UNCL)	RSK Area Fixture Size 1 P3 Lumen Package 4000K CCT Type RS Distribution	POLE	Lithonia Lighting, RSX1 LED P3 40K RS	240V 2P 2W	FULL CUTOFF
DA	(1)	LED(UNCL)	RSK Area Fixture Size 1 P2 Lumen Package 4000K CCT Type RS Distribution	POLE	Lithonia Lighting, RSX1 LED P2 40K RS	240V 2P 2W	FULL CUTOFF
F (1)	(1)	9W LED A11	1 EXTERIOR POST MNT FIXTURE	WALL	KOHLER RIPLEY 12" POST	120V 1P 2W	DARK SKY COMPLIANT
F (2)	(2)		2 EXTERIOR POST MNT FIXTURE	WALK/GROUND	KOHLER RIPLEY 12" POST	120V 1P 2W	
F (3)	(3)		3 EXTERIOR POST MNT FIXTURE	WALK/GROUND	KOHLER RIPLEY 12" POST	120V 1P 2W	



CITY OF TEMPE REVIEW : MAJOR DEV.PLAN REVIEW
 PROJECT DESCRIPTION: ELEVEN SINGLE FAMILY ATTACHED UNITS IN PLANNED RESIDENTIAL COMMUNITY.
 PROJECT NAME: TEMPE ELEVEN
 PROPOSED USE: This single family development is for 11 Single Family Attached units on 0.59 acres. Each HOME is two story with 3 full bedrooms, Garage and front patio walled entrances are on the ground level. The architecture is urban contemporary with chandelier lighting and well-designed landscaping.

OWNER: KIM FAMILY ENTERPRISES, LLC
 ROBERT W. PRESIDENT AND OWNER OF KIM FAMILY ENTERPRISES LLC
 8501 E. CITRUS WAY
 SCOTTSDALE, AZ 85250
 (602) 978-8601
 AJ@KIMFAM.COM

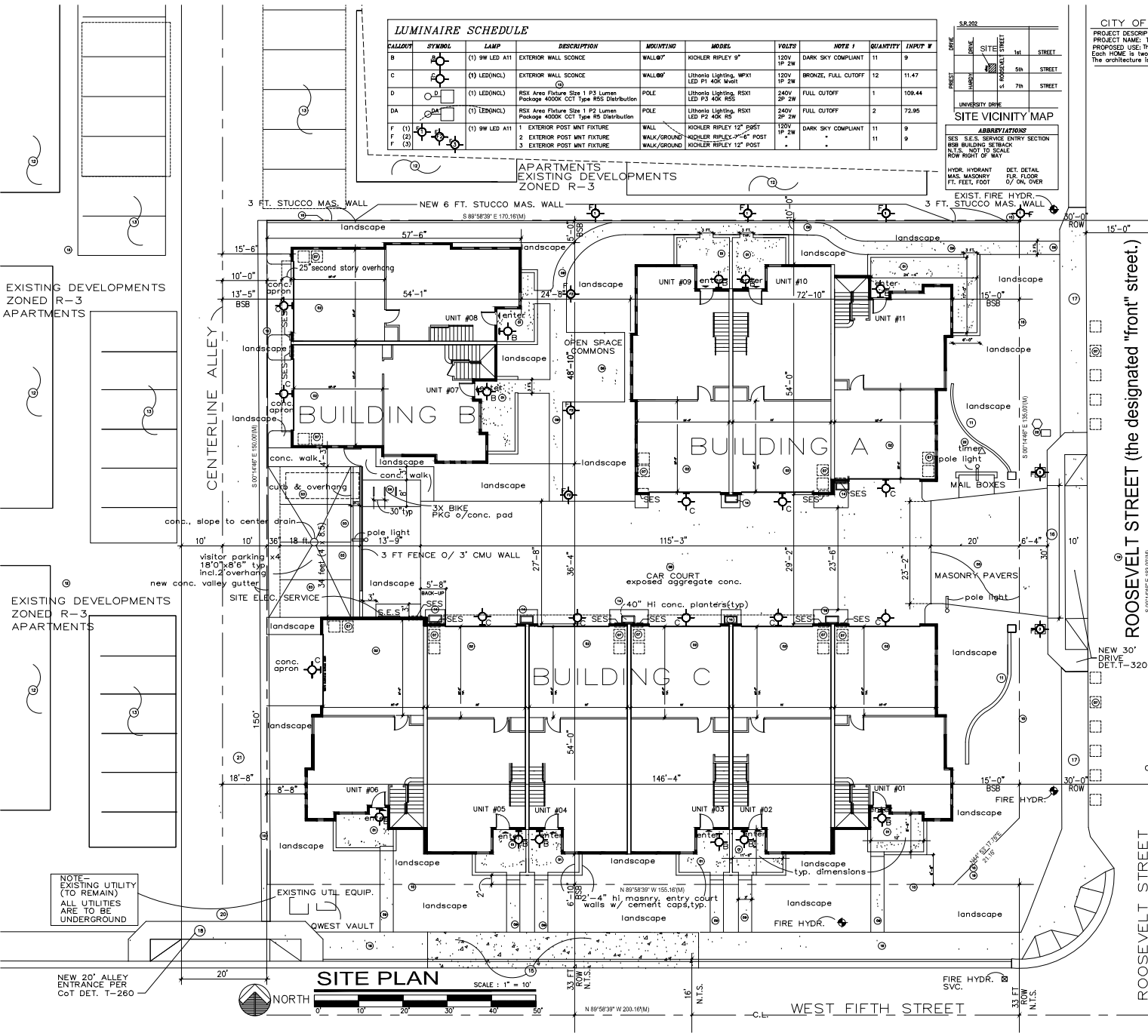
DESIGNED BY: TOM GOSDICK
 8501 E. CITRUS WAY
 SCOTTSDALE, AZ 85250
 (602) 978-8601
 AJ@KIMFAM.COM

ARCHITECT: SHERBONDY-HALL ARCHITECTS
 4136 N. 33RD PLACE, PHOENIX AZ 85018
 602.885.6215
 ARCHITECTS@SHH.COM

CIVIL ENGINEER: JACOBS WALLACE, LLC
 2233 W. BETHANY HOME RD., PHOENIX AZ 85024
 602.757.5964
 PHOENIX@JWALLACE.COM

LANDSCAPE ARCHITECT: RALEIGH HALL
 4136 N. 33RD PLACE, PHOENIX AZ 85018
 602.885.6215
 ARCHITECTS@RH.COM

APARTMENTS
 EXISTING DEVELOPMENTS
 ZONED R-3



SITE DATA
 PROJECT ADDRESS: 408 SOUTH ROOSEVELT, TEMPE, AZ 85281
 PARCEL SIZE: NET: 25,524 SF (0.59 AC)
 PARCEL #5 : 124-31-022A, 124-31-022B, 124-31-024 & 124-31-028
 GENERAL PLAN 2030 PROJECTED LAND USE AND DENSITY:
 GENERAL PLAN USE: RESIDENTIAL
 DENSITY ALLOWED: MEDIUM TO High Density (UP TO 25 DU/AC)
 ZONING: R3-PAD PROPOSED (R-3 EXISTING)
 BUILDING CONSTRUCTION TYPE: V-B
 NOT FIRE SPRINKLERED, (2 HOUR RATED UNIT SEPARATION WALLS)
 RESIDENTIAL DENSITY: 19 DU/AC
 PARKING DATA (BASED ON UNIT COUNT) - 28
 11 X 2 = 22 VEHICLE SPACES
 PROJECT PROVIDES 22 GARAGED SPACES AND 4 VISITOR SPACES. 26 TOTAL
 BICYCLE : 3 SPACES
 LANDSCAPE AREA DATA: MIN. REQUIRED: 23% ON SITE PROVIDED: 6,000 SF (23 %)

UNIT CALCS.

UNIT TYPE	1800		1833		SUMMATION TALLYS	
	LIVABLE/ CAR S.F.	GARAGE/LIVABLE/ CAR S.F.	LIVABLE/ CAR S.F.	GARAGE/LIVABLE/ CAR S.F.	Tot. FLR.	GROUND FL. LIVABLE
FIRST FLR. (ENCLOSED)	600	605	830	830	1st FLR.	12,165
SPITTOVER BY UNIT TYPE	x4=2400	x5=1210	x5=3150	x5=3150		6,760
1st FLS. GAR.						497
SPITTOVER BY UNIT TYPE	x4=1980	x2=190	x2=190	x5=945		25,540
SECOND FLR. (ENCLOSED)	1210	1195	1203	1203	2nd FLR.	12,145
SPITTOVER BY UNIT TYPE	x4=4840	x2=2390	x5=6015	x5=6015		23,245
Unit Quantity	4 units	2 units	5 units	5 units	1+2 FL.	TOTAL ENCLOSED 24,310
SPITTOVER BY UNIT TYPE	7240	3600	9165	9165		TOTAL ENCLOSED 24,310

*"A/C" = AIR CONDITIONED SPACE TOTAL PROJECT BUILDOUT: 20,005 s.f. LIVABLE+GARAGES 22,540

FINAL BUILDING DATA SUMMARY:

TOTAL FIRST FLOOR A/C ENCLOSED: 6,760 SF NON-A/C ENCL. GARAGE: 5,405 SF
 TOTAL SECOND FLOOR A/C ENCLOSED: 12,145 SF
 TOTAL PROJECT A/C ENCLOSED: 20,005 SF
 TOTAL PROJECT BUILDOUT: 25,540 SF (TOTAL ENCLOSED AREA INCL. GARAGES)
 LOT COVERAGE IS 12,165 SF / 25,524 SF = 48 %
 REQUIRED LANDSCAPE: 23 % / LANDSCAPE PROVIDED= 6,000 SF

DENSITY	UP TO	Required	Provided
BLDG. HT. MAXIMUM	25 DU/AC	30 FT	25'-8"
MAX. LOT COVERAGE	48%	48%	48 %
MIN. LANDSCAPE COV.	23%	23%	23 %

SET BACKS

FRONT (ROOSEVELT STREET)	15 FEET	15 FEET
STREET SIDE (5TH STREET)	6 FEET	6 FEET, 10 inches
NORTH SIDE	5 FEET	5 FEET
REAR (FROM CENTER OF ALLEY)	13 FEET	13 FEET, 5 inches

- KEY NOTES**
- ENTRY PATIOS WITH 2'-4" LOW MASONRY WALLS W/ CONG./CEMENT CAPS.
 - CAR GARAGE
 - GUEST PARKING 8'-4" x 18'-0" SPACES TH. W/ 6" CURB & 2' OVERHANG
 - 3 BICYCLE PARKING RACKS ON CONG. SURFACE 12' on 6'-0" x 15'-0" CONG. PAD
 - MASONRY PAVERS @ EAST ENTRANCE
 - COMMON AREA
 - REFUSE CONTAINERS: see refuse plan
 - VEHICLE COURT
 - 3 FL. WIDE PEDESTRIAN WALKS
 - PROPERTY LINE
 - 30" H. MASONRY LOW WALL WITH MAS. CAP.
 - EXISTING DEVELOPMENTS, R-3 ZONING (APT HOUSES AND PARKING)
 - EXISTING PARKING FOR EXISTING NEIGHBORING APARTMENTS
 - 40" HIGH CONCRETE LANDSCAPE PLANTERS WITH SURROUNDING GROUND PLANTING BEDS
 - REMOVE EXISTING DRIVEWAYS, CONSTRUCT NEW 6 FT CONG. WALK.
 - EXISTING 6 FT. CONG. WALK.
 - NEW ADA 6 FT. CONG. WALK.
 - NEW ADA DRIVEWAY, SEE CIVIL PLANS
 - ROOSEVELT IS THE DESIGNATED "FRONT" STREET.
 - FOR ALL NIGHT SIGHT VISIBILITY LINES, SEE LANDSCAPE PLANS
 - NEW PAVED ALLEY
 - LANDSCAPE METER & BACKFLOW W/CAKE IN R.O.W. @ P&P
 - CLOCK / TIMER (BEHIND SCREEN WALL)

EXISTING DEVELOPMENTS
 ZONED R-3
 APARTMENTS

EXISTING DEVELOPMENTS
 ZONED R-3
 APARTMENTS

NOTE-
 EXISTING UTILITY
 (TO REMAIN).
 ALL UTILITIES
 ARE TO BE
 UNDERGROUND



REVISIONS:
 A

TEMPE ELEVEN
 408 SOUTH ROOSEVELT, TEMPE, ARIZONA

SHERBONDY-HALL ARCHITECTS
 4136 N. 33RD PL., PHOENIX, ARIZONA (602) 885-6215



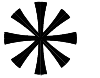
SP-1

MCR/PAD
 C.O.T.
 SUBMITTAL

PRELIMINARY



RALEIGH GEORGE HALL &
architecture / planning / landscape
4136 N. 33rd PL. PHOENIX, ARIZONA
OFFICE: 602-885-1621



LANDSCAPE PLAN
TEMPE ELEVEN
408 S. ROOSEVELT STREET.
TEMPE, ARIZONA 85281

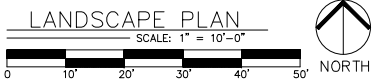
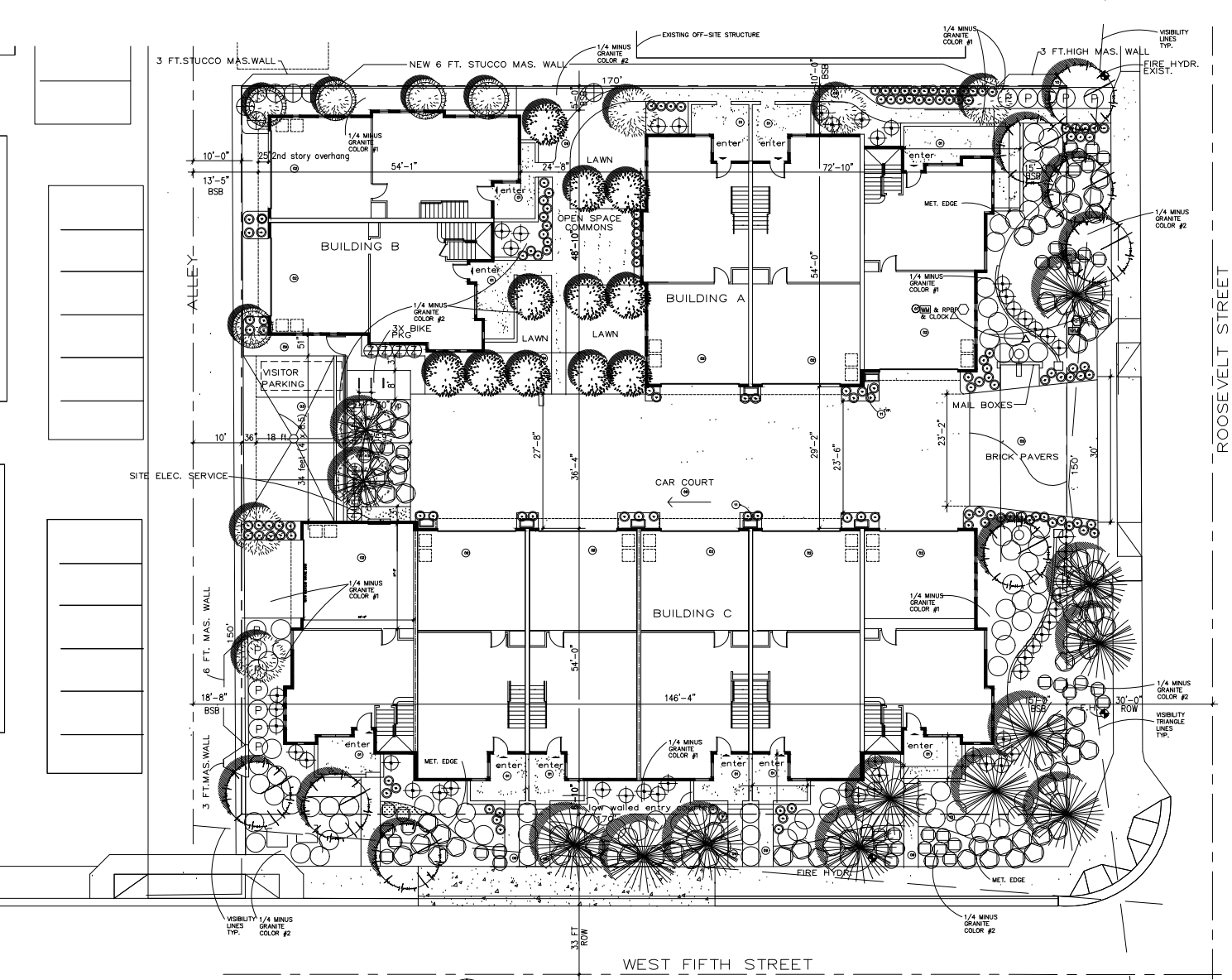
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REV	
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REV	

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- ### KEY NOTES
- 01 CONCRETE ENTRY PATIOS WITH MASONRY LOW WALLS
 - 02 CAR GARAGE
 - 03 GUEST PARKING
 - 04 BICYCLE PARKING SPACES
 - 05 MASONRY PAVERS AT EAST ENTRANCE
 - 06 OPEN SPACE WITH PATIO AND LANDSCAPE
 - 07 WM & RPPR TO BE IN R.O.W. (& CLOCKW. BEHIND SCREEN WALL)
 - 08 VEHICLE DRIVE
 - 09 PEDESTRIAN WALKS
 - 10 PROPERTY LINE
 - 11 40" HIGH CONCRETE LANDSCAPE PLANTERS WITH SURROUNDING GROUND PLANTING BED.

- ### PLANT LEGEND
- METEADENUS CASTUS 24" BOX
CHERRY TREE
1 1/2" CALIPER
 - PISTACHE CHINESE 36" BOX
PISTACHE
2" CALIPER
 - LEMUS PARIYVOLA 36" BOX
LEMUS
2" CALIPER
 - PRINUS KANEHAM 36" BOX
PRINUS
2" CALIPER
 - PAULI BLANCO 36" BOX
PAULI BLANCO
1 1/2" CALIPER
 - PRINUS CALESTIANA "BRANFORD" 34" BOX
FLOWERING PEAR
1 1/2" CALIPER
 - LEUCOPHYLLUM LAEVIGATUM 5 GAL
CHRYSANTHEMUM SAGE
 - LAGERSTROEMIA "PURPLE MAGN" 5 GAL
PURPLE MAGNOLIA WHITE
 - CARISSA MACROCARPA 5 GAL
MAGNOLIA
 - LANTANA CAMARA 1 GAL
YELLOW LANTANA
 - ROSEMARINUS OFFICINALIS "PROSTRATUS" 5 GAL
CREeping ROSEMARY
 - LEUCOPHYLLUM ZYCOPHYLLUM 5 GAL
CAMPHOR
 - BRADSEANTIA PALMATA 1 GAL
PURPLE HEART
 - LIGUSTRUM OVALIFOLIUM 5 GAL
PRINET

- ### ABBREVIATIONS
- SES' S.E.S. SERVICE ENTRY SECTION
 - BSB BUILDING SETBACK
 - N.T.S. NOT TO SCALE
 - ROW RIGHT OF WAY
 - RPPR REDUCES PRESSURE BACKFLOW PREVENTER
 - WM WATER METER
 - HYDR. HYDRANT DET. DETAIL
 - M.S. MASONRY FT. FEET, FOOT
 - O/O, OVER
 - BSB BUILDING SETBACK
 - EXIST. EXISTING
 - F.A. FIRE HYDRANT



PRELIMINARY



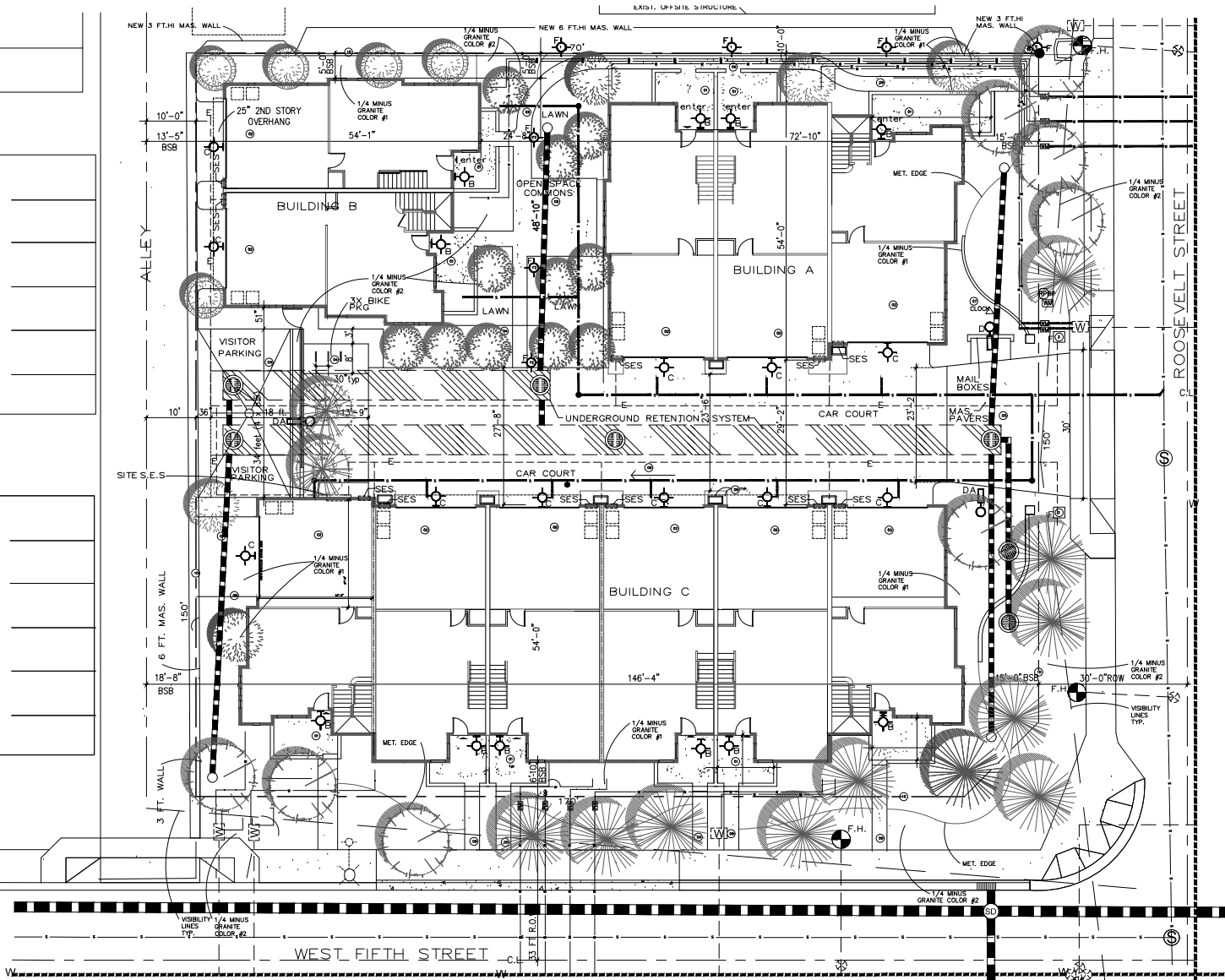
RALEIGH GEORGE HALL
 architecture/planning/landscape
 OFFICE: 802-885-2115
 4136 N. 33RD PL., PHOENIX, ARIZONA



PRELIMINARY UG UTILITY & LIGHTING PLAN
 5TH STREET AND ROOSEVELT
 TEMPE, ARIZONA 850283

DATE	7/25/2022
REV	
TEMP. ELEVEN	
MEAS. COIT. REV.	

UTL.1

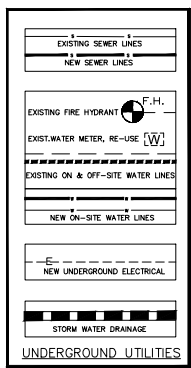


ABBREVIATIONS

SES	S.E.S. SERVICE ENTRY SECTION	DET.	DET. DETAIL
BSB	BUILDING SETBACK	FLR.	FLOOR
N.T.S.	NOT TO SCALE	SLON.	SLON OVERBACK
R.O.W.	RIGHT OF WAY	EXIST.	EXISTING
HYDR.	HYDRANT	BACKFLOW	BACKFLOW PREVENTER
MAS.	MASONRY	HYDRANT.	HYDRANT, EXIST.
F.F.	FEET, FOOT		
RRP	REPAIR		
F.H.	FIRE HYDRANT		

- KEY NOTES**
- (01) CONCRETE ENTRY PATIOS WITH MASONRY LOW WALLS
 - (02) 2 CAR GARAGE
 - (03) GUEST PARKING
 - (04) 3 BICYCLE PARKING SPACES
 - (05) MASONRY PAVERS AT EAST ENTRANCE
 - (06) COMMON SPACE WITH PATIO AND LANDSCAPE
 - (07) LANDSCAPE PAVERS & WATER METER (W.M.) IN R.O.W. (CLOSED BEHIND SCREEN WALL).
 - (08) VEHICLE DRIVE
 - (09) PEDESTRIAN WALKS
 - (10) PROPERTY LINE
 - (11) GROUND LEVEL PLANTER WITH HIGHER CONCRETE LANDSCAPE PLANTER
 - (12) 40" HIGH CONCRETE LANDSCAPE PLANTERS WITH SURROUNDING GROUND PLANTING BED.

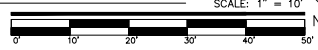
- PLANT LEGEND**
- TREES**
- WEXIA SPINOSA-CASTUS 24" BOX
DWARF TREE
1 1/2" CALIPER
 - PISTACHIA CHINENSIS 36" BOX
DWARF PISTACHIO
2" CALIPER
 - LELIS PARVIFLORA 36" BOX
DWARF ELM
2" CALIPER
 - PRUNUS KANBAM 36" BOX
DWARF PEACH
2" CALIPER
 - PAULOWNIA 24" BOX
ACORN BELLFLOWER
1 1/2" CALIPER
 - PRUNUS CALADIANA "SHADFLOW" 24" BOX
FLOWERING PEACH
1 1/2" CALIPER



LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	LAMP	DESCRIPTION	MOUNTING	MODEL	VOLTS	NOTE 1	QUANTITY	INPUT W
B		(1) 9W LED A11	EXTERIOR WALL SCONCE	WALL 07'	KICHLER RIPLEY 9"	120V 1P 2W	DARK SKY COMPLIANT	11	9
C		(1) LED(INCL)	EXTERIOR WALL SCONCE	WALL 09'	Ultralux Lighting, WPX1 LED P2 40K Wght	120V 1P 2W	BRONZE, FULL CUTOFF	12	11.47
D		(1) LED(INCL)	RSX Area Fixture Size 1 P3 Lumen Package 4000K CCT Type RS5 Distribution	POLE	Ultralux Lighting, RSX1 LED P3 40K RS5	240V 2P 2W	FULL CUTOFF	1	109.44
DA		(1) LED(INCL)	RSX Area Fixture Size 1 P2 Lumen Package 4000K CCT Type RS5 Distribution	POLE	Ultralux Lighting, RSX1 LED P2 40K RS5	240V 2P 2W	FULL CUTOFF	2	72.95
F (1)		(1) 9W LED A11	1 EXTERIOR POST MNT FIXTURE	WALL	KICHLER RIPLEY 12" POST	120V 1P 2W	DARK SKY COMPLIANT	11	9
F (2)		(2)	2 EXTERIOR POST MNT FIXTURE	WALK/GROUND	KICHLER RIPLEY 7'-6" POST	-	-	11	9
F (3)		(3)	3 EXTERIOR POST MNT FIXTURE	WALK/GROUND	KICHLER RIPLEY 12" POST	-	-	11	9

PRELIMINARY
UNDERGROUND UTILITY & LIGHTING PLAN
 SCALE: 1" = 10'
 NORTH



B

Ripley™ 1 Light Wall Light Oldé Bronze® #406002

SPECIFICATIONS


Certification/Qualifications
Dark Sky Compliant: Yes
ANSI/IESNA/ARTG/ARTG/ARTG

Dimensions
Base Diameter: 5.57 in.
Extension: 11.25"
Weight: 11.00 lbs.
Height from center of Wall opening: 3.05"
ODS: 0.86"
Width: 9.50"
Depth: 19.50"


Light Source
Lens Included: Not Included
Lens Type: R14FL
Light Source: Adjustable
Max. Luminaire Output: 200
F-8 Ballast/LED Module
Socket Type: Medium
Socket Wire: 150"

Mounting/Installation
Mounting Surface: Exterior
Location Rating: Wet
Mounting Style: Wall Mount

FINISH OPTIONS
Oldé Bronze



ALSO IN THIS FAMILY



KICHLER

F

Ripley™ 1 Light Post Light Oldé Bronze® #406002

SPECIFICATIONS


Certification/Qualifications
Dark Sky Compliant: Yes
ANSI/IESNA/ARTG/ARTG/ARTG

Dimensions
Height: 11.50 in.
Weight: 16.50 lb.
Width: 12.50"


Light Source
Lens Included: Not Included
Lens Type: R14FL
Light Source: Non-adjustable
Max. Luminaire Output: 40W
F-8 Ballast/LED Module
Socket Type: Medium
Socket Wire: 150"

Mounting/Installation
Mounting Surface: Exterior
Location Rating: Wet
Mounting Style: Post Mount

FINISH OPTIONS
Oldé Bronze



ALSO IN THIS FAMILY



KICHLER

C

WPX LED Wall Packs

Specifications

Front View | Side View

Model	Height	Width	Depth	Weight (lb)	Max. Luminaire Output (lm)
WPX1	10.75 in.	11.75 in.	1.75 in.	4.75 lb.	200 lm
WPX2	11.75 in.	12.75 in.	1.75 in.	5.75 lb.	400 lm
WPX3	12.75 in.	13.75 in.	1.75 in.	6.75 lb.	800 lm

Introduction

The WPX LED wall packs are energy-efficient, cost-effective, and aesthetically appealing solutions for both HD wall pack replacement and new construction applications. Available in three sizes, the WPX family delivers 1,500 to 9,200 lumens with a wide, uniform distribution.

The WPX full cut-off solutions fully cover the footprint of the HD glass wall packs that they replace, providing a neat installation and an upgraded appearance. Reliable IP66 construction and excellent LED lumen maintenance ensure a long service life. Photovoltaic and emergency signal battery options make WPX ideal for every wall-mounted lighting application.

KICHLER

D & DA

RSX1 LED Area Luminaire

Specifications

Depth: 0.57 ft (6.82 in.)
Length: 21.87 ft (262.4 in.)
Width: 13.37 ft (160.4 in.)
Height: 3.81 ft (45.7 in.)
Weight: 22.0 lbs (100.0 kg)

Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX1 delivers 7,000 to 17,000 lumens allowing it to replace 70W to 400W HD luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings, an easy access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral diffuser and other mounting configurations are available.

KICHLER

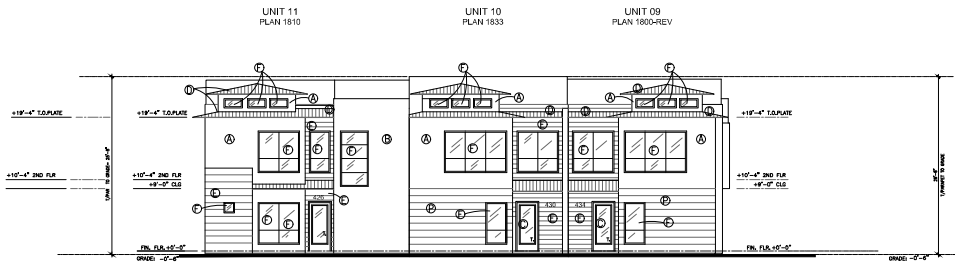
TEMPE ELEVEN LOFTS
5TH STREET AND ROOSEVELT
TEMPE, AZ

LIGHT FIXTURE DATA SHEETS

REV.	BY

DOON-WALFF
ENGINEERING ASSOCIATES
2024 N. GILBERT
MESA, AZ 85205
PH: 480.946.6262
FAX: 480.946.6263
PROJECT: 1202
DATE: 08/14/2024
DRAWN BY: JAC
CHECKED BY: JAC
APPROVED BY: JAC

PH.1.1

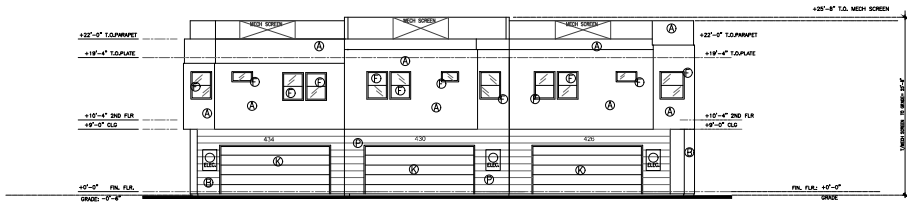


ELEVATION OF PATIO WALLS SUPERIMPOSED @ NORTH ELEVATION

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

NORTH ELEVATION - BLDG A

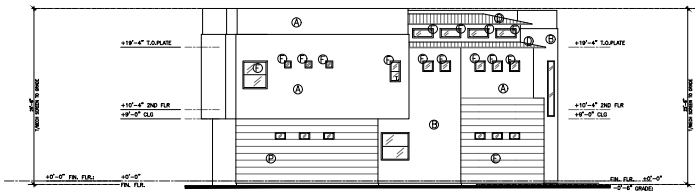
SCALE: 1/8" = 1'-0"



UNIT 11 PLAN 1800-REV UNIT 10 PLAN 1833 UNIT 09 PLAN 1810

SOUTH ELEVATION - BLDG A

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

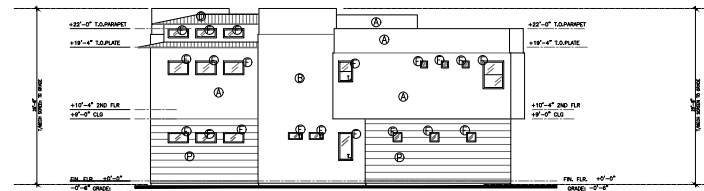


UNIT 11 EAST PLAN 1810

EAST ELEVATION - BLDG A

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

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



UNIT 3 PLAN 1800-REV

WEST ELEVATION - BLDG A

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

ADDRESS NUMBERS

1. ADDRESS NUMBERS TO BE PLACED ON FRONT AND BACK OF ALL UNITS.
2. MIN. 6 INCHES HIGH TO 9" MAX.
3. HIGH COLOR CONTRAST- DARK ANODIZED BRONZE COLOR.
4. ILLUMINATED BY DEDICATED LIGHT (SEE ELECTRICAL).

GENERAL WINDOW NOTE

1. ALL WINDOWS TO BE FRAMED AS RECESSED FROM THE EXTERIOR. THE WDW UNITS SHALL BE SET FLUSH THE INTERIOR SIDE OF THE 6" STUDS.

MAG ONE-COAT STUCCO COMPLIANCE PROGRAM

ALL ONE-COAT STUCCO SYSTEMS SHALL BE APPLIED BY EMPLOYERS APPROVED BY THE STATE OF ARIZONA. A REGISTERED CONTRACTOR SHALL BE UTILIZED FOR ALL STUCCO WORK AND THE CONTRACTOR SHALL BE LICENSED BY THE STATE OF ARIZONA.

GLAZING: DO NOT REMOVE LABELING! LEAVE LABELING ON GLAZING.

LABELING MAY BE REMOVED AFTER FINAL INSPECTION. INSPECTOR NEEDS TO SEE THIS INFORMATION TO DETERMINE ENERGY CODE COMPLIANCE!

COLOR / MATERIAL SPECIFICATIONS & NOTES

- Ⓐ ELASTOMERIC STUCCO, MAG 1-COAT SYSTEM; TEXTURE: SAND FINISH.
UPPER COLOR: BUILDING BODY COLOR #1
DUNN EDWARDS #DE6232
ABSTRACT WHITE
LTV: 75
- Ⓑ ELASTOMERIC STUCCO, MAG 1-COAT SYSTEM; TEXTURE: SAND FINISH.
LOWER COLOR: BUILDING BODY COLOR #2
BEHR #HCC-CL-14
ABSTRACT WHITE
LTV: 75
- Ⓒ ENTRANCE DOORS:
SPEC: SINGLE LITE FRENCH PAINTED W/
BEHR #PPU15-18 (DYANSTY MARQUEE, VINTAGE VELVET)
- Ⓓ METAL ROOF:
METAL ROOF, STANDING SEAM
DEA 180 BLACK PEARL
LTV: 25
- Ⓔ HORIZONTAL CEMENT BOARD SIDING; (HARDY BOARD)
DUNN EDWARDS #DE6236
WILDERNESS
LTV: 23
- Ⓕ WINDOWS:
SPEC: DUAL PANE ENERGY EFFICIENT
BLACK ALUMINUM ANODIZED FRAMES
SIZES, TYPE, NOTED ON PLANS
- Ⓖ MASONRY PORCH LOW WALLS
SPEC: 8" X 4" X 16" MASONRY UNITS
WITH GREY CONCRETE CAPS
COLOR: RGB 253/198/90
- Ⓗ ALUMINUM STUCCO CONTROL JOINT EXPOSED
- Ⓘ OVERHEAD 5 SECTIONAL GARAGE DOOR PAINTED
TO MATCH ADJACENT WALL COLOR.
- Ⓜ UPPER CLERESTORY FOR NATURAL LIGHTING SEE #F
- Ⓝ STUCCO PARAPET WALLS TO SHIELD EQUIPMENT SEE #A
- Ⓞ ADDRESS- 6" TO 8" HIGH ILLUMINATED SIGNAGE
FRONT & REAR-SEE NOTE.
- Ⓟ ELASTOMERIC STUCCO, MAG 1-COAT SYSTEM
TEXTURE: SAND FINISH-HORIZONTAL SCORING
COLOR: DUNN EDWARDS' DE6237
DENALI GREEN

REVISIONS:

A-

TEMPE ELEVEN
 408 SOUTH ROOSEVELT, TEMPE ARIZONA

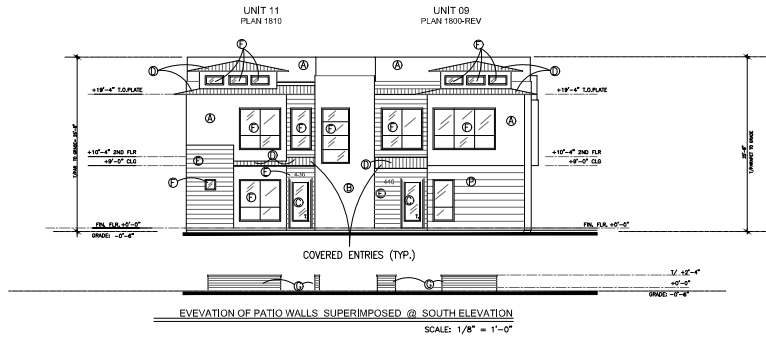
SHERIDY-HILL ARCHITECTS
 4128 N. 33RD PL. PHOENIX, ARIZONA (602) 968-4675

AJT
 ARCHITECTURAL JOINT CONTRACTORS
 1001 W. WASHINGTON AVENUE, SUITE 100, PHOENIX, AZ 85007



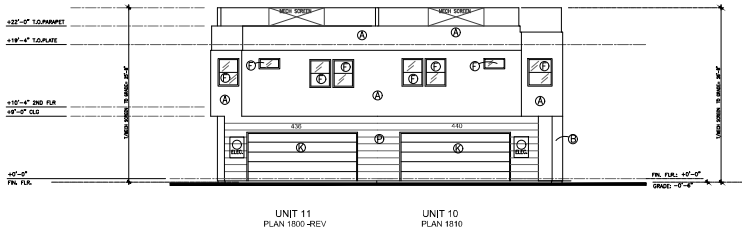
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MDE/PAD
COT
SUBMITTAL



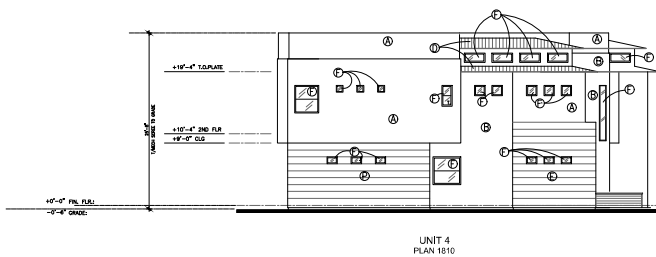
EAST ELEVATION - BLDG B

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



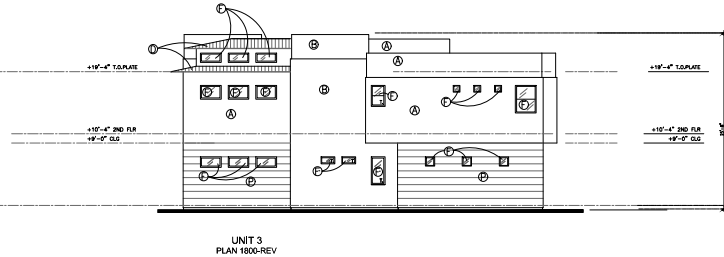
WEST ELEVATION - BLDG B

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



SOUTH ELEVATION - BLDG B

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



NORTH ELEVATION - BLDG B

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

ADDRESS NUMBERS

1. ADDRESS NUMBERS TO BE PLACED ON FRONT AND BACK OF ALL UNITS.
2. MIN. 6 INCHES HIGH TO 9" MAX.
3. HIGH COLOR CONTRAST- DARK ANODIZED BRONZE COLOR.
4. ILLUMINATED BY DEDICATED LIGHT (SEE ELECTRICAL).

GENERAL WINDOW NOTE

1. ALL WINDOWS TO BE FRAMED AS RECESSED FROM THE EXTERIOR. THE WDW UNITS SHALL BE SET FLUSH THE INTERIOR SIDE OF THE 6" STUDS.

COLOR / MATERIAL SPECIFICATIONS & NOTES

- Ⓐ ELASTOMERIC STUCCO, MAG 1-COAT SYSTEM; TEXTURE: SAND FINISH.
UPPER COLOR: BUILDING BODY COLOR #1
DUNN EDWARDS #DE6232
ABSTRACT WHITE
LRV: 75
- Ⓑ ELASTOMERIC STUCCO, MAG 1-COAT SYSTEM; TEXTURE: SAND FINISH.
LOWER COLOR: BUILDING BODY COLOR #2
BEHR #HCC-CL-14
PRECOCURE PATH
LRV: 75
- Ⓒ ENTRANCE DOORS:
SPEC: SINGLE LITE FRENCH PAINTED W/
BEHR #PPU15-18 (DYNASTY MARQUEE, VINTAGE VELVET)
- Ⓓ METAL ROOF:
METAL ROOF, STANDING SEAM
DEA 180 BLACK PEARL
LRV: 25
- Ⓔ HORIZONTAL CEMENT BOARD SIDING; (HARDY BOARD)
DUNN EDWARDS #DE6236
WILDERNESS
LRV: 23
- Ⓕ WINDOWS:
SPEC: DUAL PANE ENERGY EFFICIENT
BLACK ALUMINUM ANODIZED FRAMES
SIZES, TYPE, NOTED ON PLANS
- Ⓖ MASONRY PORCH LOW WALLS
SPEC: 8' X 4' X 18' MASONRY UNITS
WITH GREY CONCRETE CAPS
COLOR: RGB 253/198/90
- Ⓗ ALUMINUM STUCCO CONTROL JOINT EXPOSED
- Ⓘ OVERHEAD 5 SECTIONAL GARAGE DOOR PAINTED
TO MATCH ADJACENT WALL COLOR.
- Ⓚ UPPER CLERESTORY FOR NATURAL LIGHTING SEE #F
- Ⓛ STUCCO PARAPET WALLS TO SHIELD EQUIPMENT SEE #A
- Ⓜ ADDRESS- 6" TO 8" HIGH ILLUMINATED SIGNAGE
FRONT & REAR-SEE NOTE.
- Ⓝ ELASTOMERIC STUCCO, MAG 1-COAT SYSTEM
TEXTURE: SAND FINISH-HORIZONTAL SCORING
COLOR: DUNN EDWARDS' DE6237
DENALI GREEN

MAG ONE-COAT STUCCO COMPLIANCE PROGRAM
ALL ONE-COAT STUCCO SYSTEMS SHALL BE APPLIED BY MANUFACTURER-PROVED INSTALLERS. A WEATHER-RESISTIVE BARRIER SHALL BE INSTALLED PER ALL CODES AND THE INSTALLER SHALL BE LICENSED UNDER CODE 3759

GLAZING: DO NOT REMOVE LABELING!
LEAVE LABELING ON GLAZING.
LABELING MAY BE REMOVED AFTER FINAL INSPECTION. INSPECTOR NEEDS TO SEE THIS INFORMATION TO DETERMINE ENERGY CODE COMPLIANCE!

TEMPE ELEVEN
 408 SOUTH ROOSEVELT, TEMPE ARIZONA

SHEPHERD HILL ARCHITECTS
 4128 N. 33RD PL. PHOENIX, ARIZONA (602) 968-9875

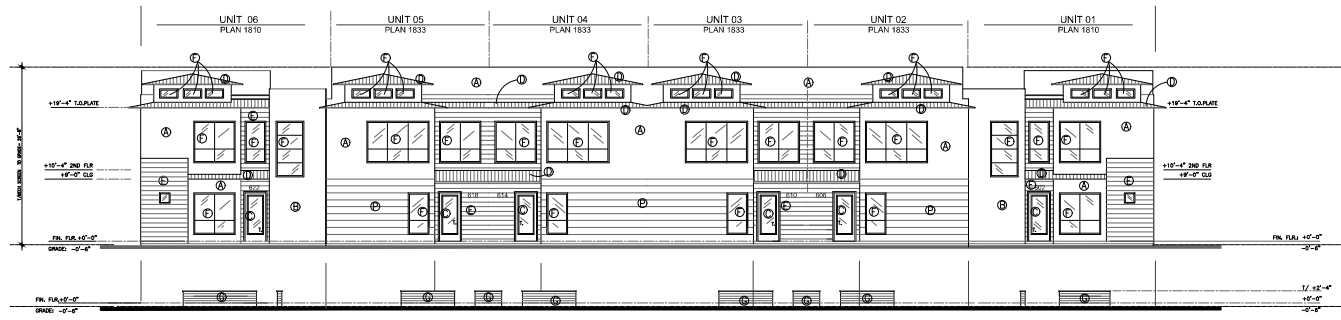
AJT
 ARCHITECTURAL JOINT COMPLIANCE PROGRAM
 4000 W. WASHINGTON AVENUE, PHOENIX, AZ 85018-1194



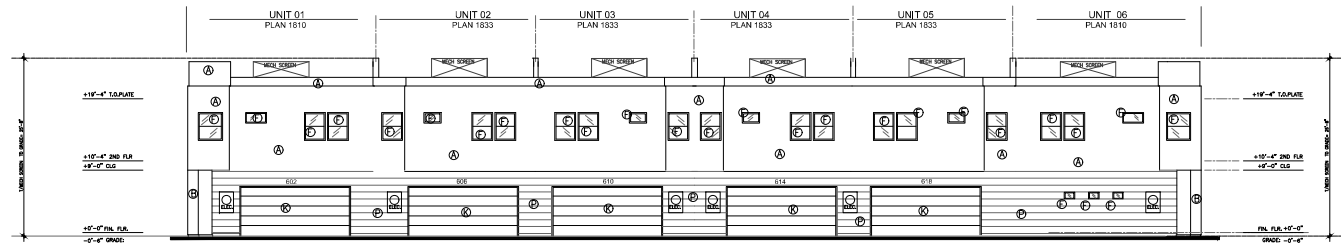
FINAL INSPECTION SCALE	
DATE	BY

A12

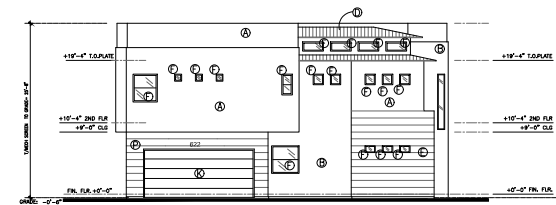
MDR/PAD
COT
SUBMITTAL



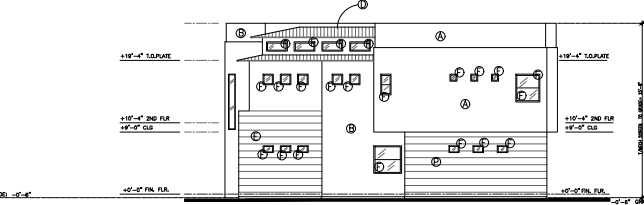
SOUTH ELEVATION - BLDG C
 SCALE: 1/8" = 1'-0"



NORTH ELEVATION - BLDG C
 SCALE: 1/8" = 1'-0"



WEST ELEVATION - BLDG C
 SCALE: 1/8" = 1'-0"



EAST ELEVATION - BLDG C
 SCALE: 1/8" = 1'-0"

- ### COLOR / MATERIAL SPECIFICATIONS & NOTES
- Ⓐ ELASTOMERIC STUCCO, MAG 1-COAT SYSTEM; TEXTURE: SAND FINISH.
 UPPER COLOR: BUILDING BODY COLOR #1
 DUNN EDWARDS #DE6232
 ABSTRACT WHITE
 LRV: 75
 - Ⓑ ELASTOMERIC STUCCO, MAG 1-COAT SYSTEM; TEXTURE: SAND FINISH.
 LOWER COLOR: BUILDING BODY COLOR #2
 BEHR #HCC-CL-14
 PINECONE PATH
 LRV: 75
 - Ⓒ ENTRANCE DOORS:
 SPEC: SINGLE LITE FRENCH PAINTED W/
 BEHR #PPU15-18 (DYNASTY MARQUEE, VINTAGE VELVET)
 - Ⓓ METAL ROOF:
 METAL ROOF, STANDING SEAM
 DEA 186 BLACK PEARL
 LRV: 25
 - Ⓔ HORIZONTAL CEMENT BOARD SIDING; (HARDY BOARD)
 DUNN EDWARDS #DE6236
 WILDERNESS
 LRV: 23
 - Ⓕ WINDOWS:
 SPEC: DUAL PANE ENERGY EFFICIENT
 BLACK ALUMINUM ANODIZED FRAMES
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 - Ⓖ MASONRY PORCH LOW WALLS
 SPEC: 8" X 4" X 16" MASONRY UNITS
 WITH GREY CONCRETE CAPS
 COLOR: RGB 253/198/90
 - Ⓗ ALUMINUM STUCCO CONTROL JOINT EXPOSED
 - Ⓘ OVERHEAD 5 SECTIONAL GARAGE DOOR PAINTED
 TO MATCH ADJACENT WALL COLOR.
 - Ⓚ UPPER CLERESTORY FOR NATURAL LIGHTING SEE #F
 - Ⓛ STUCCO PARAPET WALLS TO SHIELD EQUIPMENT SEE #A
 - Ⓜ ADDRESS- 6" TO 8" HIGH ILLUMINATED SIGNAGE
 FRONT & REAR-SEE NOTE.
 - Ⓝ ELASTOMERIC STUCCO, MAG 1-COAT SYSTEM
 TEXTURE: SAND FINISH-HORIZONTAL SCORING
 COLOR: DUNN EDWARDS DE6237
 DENALI GREEN

- ### ADDRESS NUMBERS
1. ADDRESS NUMBERS TO BE PLACED ON FRONT AND BACK OF ALL UNITS.
 2. MIN. 6 INCHES HIGH TO 8" MAX.
 3. HIGH COLOR CONTRAST- DARK ANODIZED BRONZE COLOR.
 4. ILLUMINATED BY DEDICATED LIGHT (SEE ELECTRICAL).

- ### GENERAL WINDOW NOTE
1. ALL WINDOWS TO BE FRAMED AS RECESSED FROM THE EXTERIOR. THE WDW UNITS SHALL BE SET FLUSH THE INTERIOR SIDE OF THE 6" STUDS.

MAG ONE-COAT STUCCO COMPLIANCE PROGRAM

ALL ONE-COAT STUCCO SYSTEMS SHALL BE APPROVED BY MANUFACTURER-APPROVED INSTALLERS & WATER PROOFING CONTRACTORS SHALL BE LICENSED UNDER ALL LOCAL AND STATE REGULATIONS.

GLAZING: DO NOT REMOVE LABELING!
 LEAVE LABELING ON GLAZING.
 LABELING MAY BE REMOVED AFTER FINAL INSPECTION (INSPECTOR NEEDS TO SEE THIS INFORMATION TO DETERMINE ENERGY CODE COMPLIANCE)

REVISIONS:
 A-

TEMPE ELEVEN
 408 SOUTH ROOSEVELT, TEMPE, ARIZONA

SHREDDY-HILL ARCHITECTS
 1128 N. 33RD PL. PHOENIX, ARIZONA (602) 963-8215

AJIT
 AIR CONDITIONING & HEATING
 8007 W. BROADWAY, PHOENIX, ARIZONA (602) 963-3388



NO.	DATE	BY	REVISION

A14

MBR/PAD
 COPIES
 SUBMITTAL

ELEVATIONS FOR BUILDING C



REVISIONS:
A-

TEMPLE ELEVEN LOFTS
 5TH STREET AND ROOSEVELT TEMPE ARIZONA

COLOR EXTERIOR ELEVATION BLDG 'A'
 AUT ARCHITECTS
 4128 N. 32ND PL. PHOENIX, ARIZONA (602) 968-8274

NO.	DATE	DESCRIPTION
1	11/11/2020	ISSUED FOR PERMITS
2	01/14/2021	ISSUED FOR PERMITS
3	01/14/2021	ISSUED FOR PERMITS
4	01/14/2021	ISSUED FOR PERMITS
5	01/14/2021	ISSUED FOR PERMITS
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100	01/14/2021	ISSUED FOR PERMITS

A13

ADDRESS NUMBERS

1. ADDRESS NUMBERS TO BE PLACED ON FRONT AND BACK OF ALL UNITS.
2. MIN. 6 INCHES HIGH TO 9" MAX.
3. HIGH COLOR CONTRAST- DARK ANODIZED BRONZE COLOR.
4. ILLUMINATED BY DEDICATED LIGHT (SEE ELECTRICAL).

GENERAL WINDOW NOTE

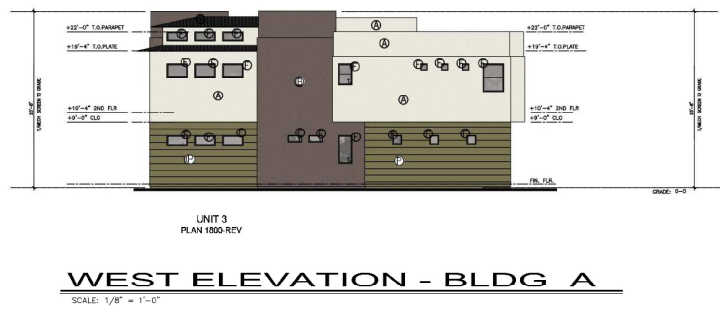
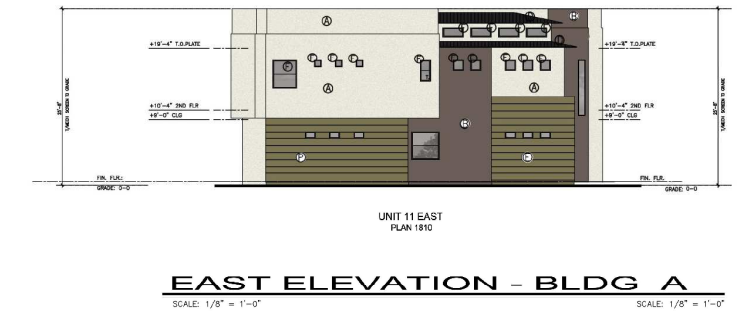
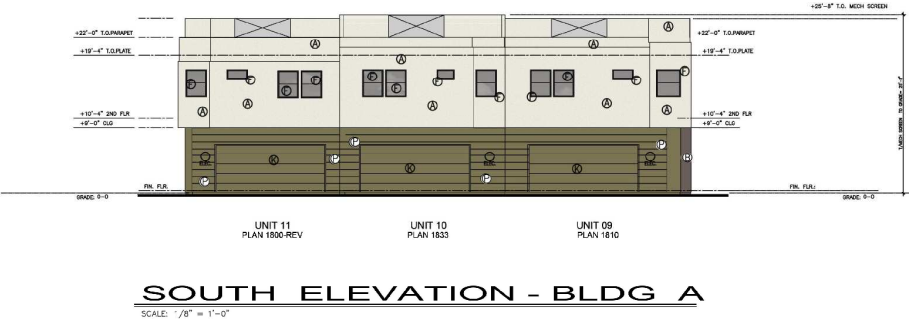
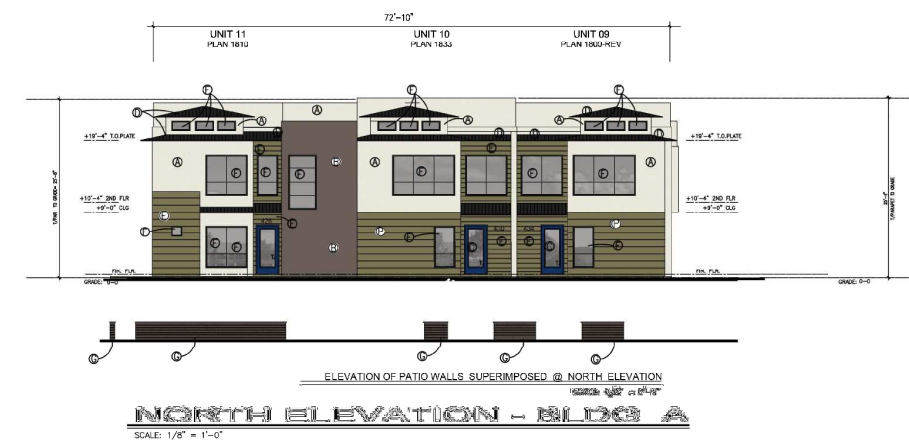
1. ALL WINDOWS TO BE FRAMED AS RECESSED FROM THE EXTERIOR. THE WDW UNITS SHALL BE SET FLUSH THE INTERIOR SIDE OF THE 6" STUDS.

MAG ONE-COAT STUCCO
 SPEC: MAG ONE-COAT STUCCO
 FINISH: SAND
 COLOR: DUNN EDWARDS #DE6232
 DENIAL: GREEN
 LVR: 75

GLAZING: DO NOT REMOVE LABELING!
 LEAVE LABELING ON GLAZING.
 LABELING MAY BE REMOVED AFTER FINAL INSPECTION. (INSPECTOR NEEDS TO SEE THIS INFORMATION TO DETERMINE ENERGY CODE COMPLIANCE)

COLOR / MATERIAL SPECIFICATIONS & NOTES

- ④ ELASTOMERIC STUCCO, MAG 1-COAT SYSTEM, TEXTURE: SAND FINISH.
 UPPER COLOR: BUILDING BODY COLOR #1
 DUNN EDWARDS #DE6232
 ABSTRACT WHITE
 LVR: 75
- ⑤ ELASTOMERIC STUCCO, MAG 1-COAT SYSTEM; TEXTURE: SAND FINISH.
 LOWER COLOR: BUILDING BODY COLOR #2
 BEHR #HDC-CL-14
 PINECONE PATH
 LVR: 75
- ⑥ ENTRANCE DOORS:
 SPEC: SINGLE LITE FRENCH PAINTED W/
 BEHR #PPU15-18 (DANKY MARQUEE, VINTAGE VELVET)
 LVR: 75
- ⑦ HORIZONTAL CEMENT BOARD SIDING: (HARDY BOARD)
 DUNN EDWARDS #DE6236
 WILDERNESS
 LVR: 23
- ⑧ WINDOWS:
 SPEC: DUAL PANE ENERGY EFFICIENT
 BLACK ALUMINUM ANODIZED FRAMES
 SIZES, TYPE, NOTED ON PLANS
- ⑨ MASONRY PORCH LOW WALLS
 SPEC: 8 X 4 X 16 MASONRY UNITS
 WITH GREY CONCRETE CAPS.
 COLOR: FSB 263/189/90
- ⑩ ALUMINUM STUCCO CONTROL JOINT EXPOSED
- ⑪ OVERHEAD 5 SECTIONAL GARAGE DOOR PAINTED TO MATCH ADJACENT WALL COLOR.
- ⑫ UPPER CLERESTORY FOR NATURAL LIGHTING SEE #F
- ⑬ STUCCO PARAPET WALLS TO SHIELD EQUIPMENT SEE #A
- ⑭ ADDRESS- 6" TO 8" HIGH ILLUMINATED SIGNAGE FRONT & REAR-SEE NOTE.
- ⑮ ELASTOMERIC STUCCO, MAG 1-COAT SYSTEM
 TEXTURE: SAND FINISH-HORIZONTAL SCORING
 COLOR: DUNN EDWARDS DE6237
 DENIAL: GREEN
 LVR: 75



ELEVATIONS FOR BUILDING A



REVISIONS:
A-

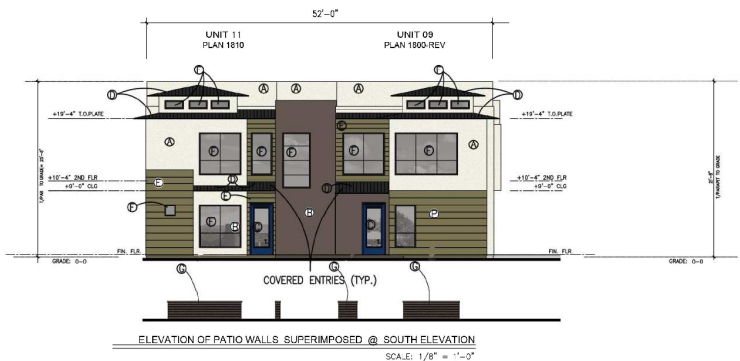
TEMPE ELEVEN LOFTS
5TH STREET AND ROOSEVELT TEMPE, ARIZONA

COLOR EXTERIOR ELEVATION BLDG 'B'

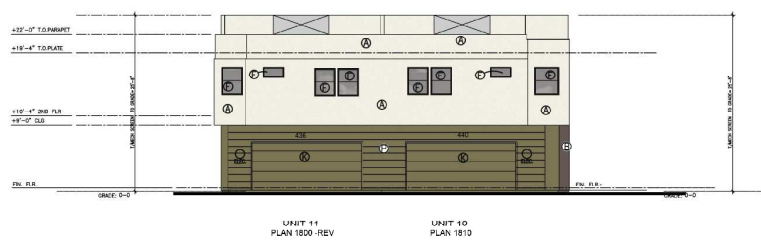
SIRRODINDY-HILL ARCHITECTS
4138 N. 33RD PL. PHOENIX, ARIZONA (602) 968-1215

AJT
ARCHITECTURAL
1001 W. WASHINGTON AVENUE, SUITE 100
PHOENIX, ARIZONA 85007-1000

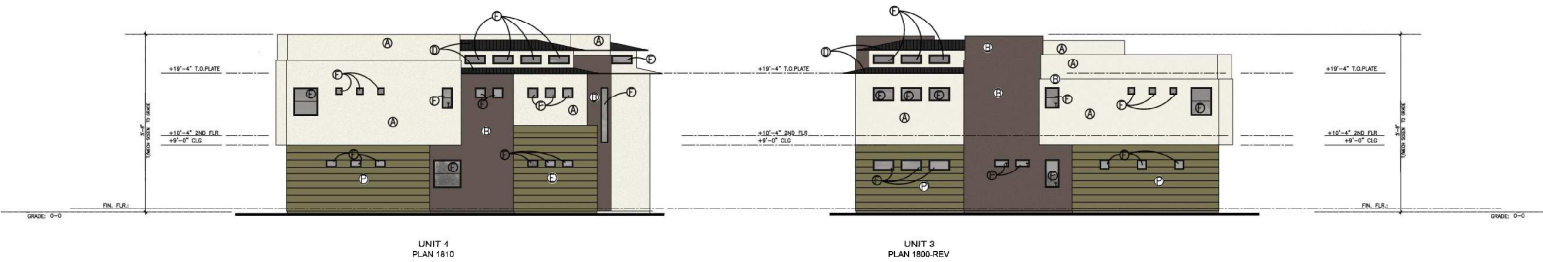
DATE: 02/28/18
BY: G.A.J.
CHECKED BY: G.A.J.
SCALE: 1/8" = 1'-0"



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



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



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

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

ADDRESS NUMBERS

1. ADDRESS NUMBERS TO BE PLACED ON FRONT AND BACK OF ALL UNITS.
2. MIN. 6 INCHES HIGH TO 9" MAX.
3. HIGH COLOR CONTRAST- DARK ANODIZED BRONZE COLOR.
4. ILLUMINATED BY DEDICATED LIGHT (SEE ELECTRICAL).

GENERAL WINDOW NOTE

1. ALL WINDOWS TO BE FRAMED AS RECESSED FROM THE EXTERIOR. THE WDW UNITS SHALL BE SET FLUSH THE INTERIOR SIDE OF THE 6" STUDS.

MAG 1-COAT STUCCO COMPLIANCE PROGRAM

ALL MAG 1-COAT STUCCO FINISH SHALL BE APPROVED BY REGISTERED DESIGN PROFESSIONAL AS SHOWN BY THE MARKING ON THE PRODUCT. THE MARKING SHALL BE: MAG 1-COAT STUCCO COMPLIANCE PROGRAM. SEE THE MARKING ON THE PRODUCT FOR MORE INFORMATION.

GLAZING - DO NOT REMOVE LABELING
LEAVE LABELING ON GLAZING.
LABELING MAY BE REMOVED AFTER FINAL INSPECTION. (INSPECTOR NEEDS TO SEE THIS INFORMATION TO DETERMINE ENERGY CODE COMPLIANCE)

COLOR / MATERIAL SPECIFICATIONS & NOTES

- Ⓐ ELASTOMERIC STUCCO, MAG 1-COAT SYSTEM; TEXTURE: SAND FINISH.
UPPER COLOR: BUILDING BODY COLOR #1
DUNN EDWARDS #DE6232
ABSTRACT WHITE
LRV: 75
- Ⓑ ELASTOMERIC STUCCO, MAG 1-COAT SYSTEM; TEXTURE: SAND FINISH.
LOWER COLOR: BUILDING BODY COLOR #2
BEHR #HDC-CL-14
PINECONE PATH
LRV: 75
- Ⓒ ENTRANCE DOORS:
SPEC: SINGLE LITE FRENCH PAINTED W/
BEHR #PPU15-18 (DIANYS MARQUEE VINTAGE VELVET)
- Ⓓ METAL ROOF:
METAL ROOF, STANDING SEAM
DCA 1.06 ELAKA PCATL
LRV: 25
- Ⓔ HORIZONTAL CEMENT BOARD SIDING: (HARDY BOARD)
DUNN EDWARDS #DE6236
WILDERNESS
LRV: 23
- Ⓕ WINDOWS:
SPEC: DUAL PANE ENERGY EFFICIENT
BLACK ALUMINUM ANODIZED FRAMES
SIZES, TYPE, NOTED ON PLANS
- Ⓖ MASONRY PORCH LOW WALLS
SPEC: 8 X 4 X 16 MASONRY UNITS
WITH GREY CONCRETE CAPS.
COLOR: RGB 253/198/90
- Ⓗ ALUMINUM STUCCO CONTROL JOINT EXPOSED
- Ⓖ OVERHEAD 5 SECTIONAL GARAGE DOOR PAINTED TO MATCH ADJACENT WALL COLOR.
- Ⓖ UPPER CLERESTORY FOR NATURAL LIGHTING SEE #F
- Ⓖ STUCCO PARAPET WALLS TO SHIELD EQUIPMENT SEE #A
- Ⓖ ADDRESS- 6" TO 8" HIGH ILLUMINATED SIGNAGE FRONT & REAR-SEE NOTE.
- Ⓖ ELASTOMERIC STUCCO, MAG 1-COAT SYSTEM
TEXTURE: SAND FINISH-HORIZONTAL SCORING
COLOR: DUNN EDWARDS DE6237
DENALI GREEN
LRV: 65

ELEVATIONS FOR BUILDING B



REVISIONS:
A-

TEMPE ELEVEN LOFTS
5TH STREET AND ROOSEVELT TEMPE ARIZONA

COLOR EXTERIOR ELEVATIONS BLDG 'C'
SHEROD HILL ARCHITECTS
4128 N. 33RD ST. MESA, ARIZONA (602) 968-8878
AJT
AZ REGISTERED ARCHITECT
SCOTTSDALE, AZ ARCH. NO. 1487

COLOR / MATERIAL SPECIFICATIONS & NOTES

- ① ELASTOMERIC STUCCO, MAG 1-COAT SYSTEM; TEXTURE: SAND FINISH.
UPPER COLOR: BUILDING BODY COLOR #1
DUNN EDWARDS #DE6232
ABSTRACT WHITE
LVR: 75
- ② ELASTOMERIC STUCCO, MAG 1-COAT SYSTEM; TEXTURE: SAND FINISH.
LOWER COLOR: BUILDING BODY COLOR #2
BEHR #HCC-CL-14
PINECONE PATH
LVR:
- ③ ENTRANCE DOORS:
SPEC: SINGLE LITE FRENCH PAINTED W/
BEHR #PPU15-16 (DYNASTY MARQUEE, VINTAGE VELVET)
- ④ METAL MUDG:
METAL ROOF, STANDING SEAM
DEA 138 BLACK PEARL
LVR: 23
- ⑤ HORIZONTAL CEMENT BOARD SIDING (HARDY BOARD)
DUNN EDWARDS #DE6236
WILDERNESS
LVR: 23
- ⑥ WINDOWS:
SPEC: DUAL PANE ENERGY EFFICIENT
BLACK ALUMINUM ANODIZED FRAMES
SIZES, TYPE, NOTED ON PLANS
- ⑦ MASONRY PORCH LOW WALLS
SPEC: 8 X 4 X 16 MASONRY UNITS
WITH GREY CONCRETE CAPS.
COLOR: RB 253/180/50
- ⑧ ALUMINUM STUCCO CONTROL JOINT EXPOSED
- ⑨ OVERHEAD 5 SECTIONAL GARAGE DOOR PAINTED
TO MATCH ADJACENT WALL COLOR.
- ⑩ UPPER CLERESTORY FOR NATURAL LIGHTING SEE #F
- ⑪ ~~STUCCO FINISH TO BE APPLIED TO EXTERIOR WALLS OF BLDG 'C'.~~
- ⑫ ~~STUCCO FINISH TO BE APPLIED TO EXTERIOR WALLS OF BLDG 'C'.~~
- ⑬ ~~STUCCO FINISH TO BE APPLIED TO EXTERIOR WALLS OF BLDG 'C'.~~
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- ㊿ ~~STUCCO FINISH TO BE APPLIED TO EXTERIOR WALLS OF BLDG 'C'.~~

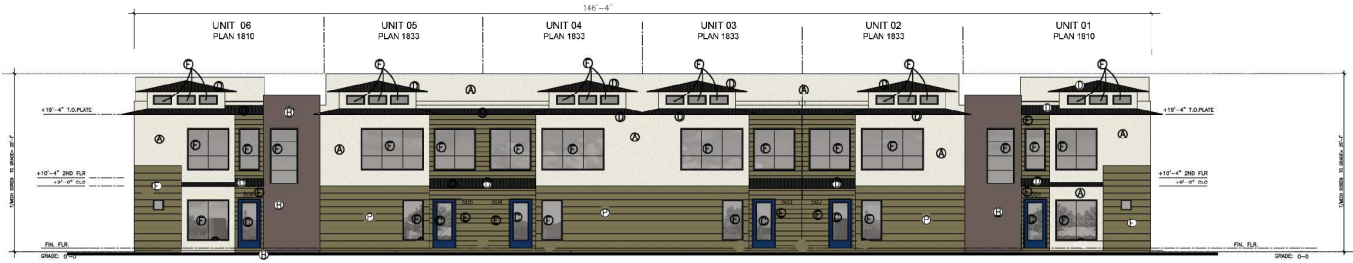
ADDRESS NUMBERS

1. ADDRESS NUMBERS TO BE PLACED ON FRONT AND BACK OF ALL UNITS.
2. MIN. 6 INCHES HIGH TO 9" MAX.
3. HIGH COLOR CONTRAST- DARK ANODIZED BRONZE COLOR.
4. ILLUMINATED BY DEDICATED LIGHT (SEE ELECTRICAL).

GENERAL WINDOW NOTE

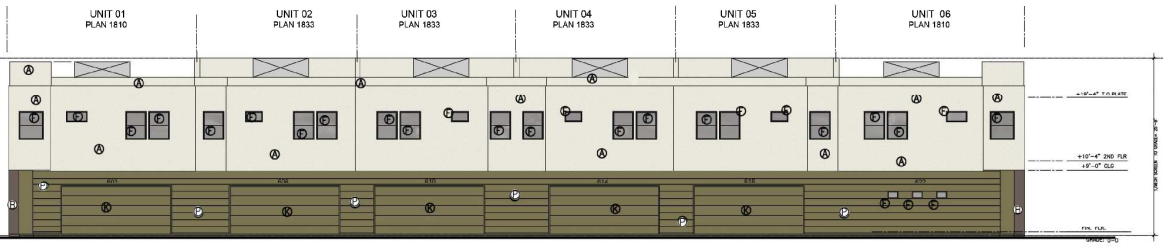
1. ALL WINDOWS TO BE FRAMED AS RECESSED FROM THE EXTERIOR. THE WDW UNITS SHALL BE SET FLUSH THE INTERIOR SIDE OF THE 6" STUDS.

NOTES: 1. SEE SPECIFICATIONS FOR WINDOW SIZES AND TYPES.
2. ALL WINDOW UNITS SHALL BE SET FLUSH THE INTERIOR SIDE OF THE 6" STUDS.
3. ALL WINDOW UNITS SHALL BE SET FLUSH THE INTERIOR SIDE OF THE 6" STUDS.
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SOUTH ELEVATION - BLDG C

ELEVATION OF PATIO WALLS SUPERIMPOSED @ SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION - BLDG C



UNIT 06
PLAN 1810

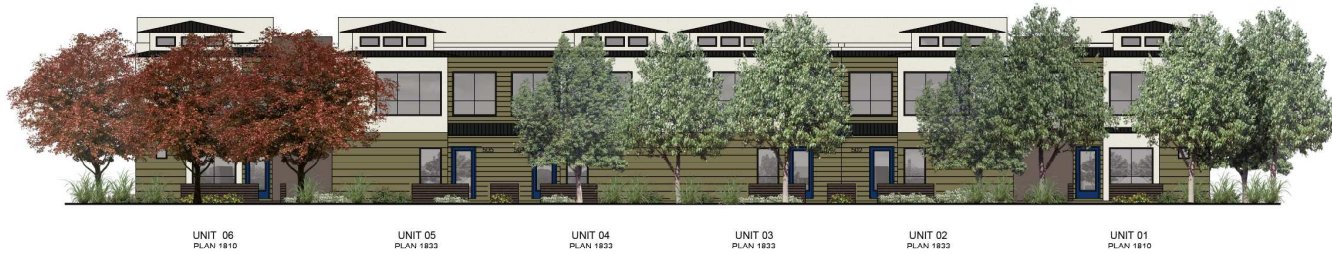


UNIT 01
PLAN 1810-REV

WEST ELEVATION - BLDG C

EAST ELEVATION - BLDG C

ELEVATIONS FOR BUILDING C



UNIT 06 PLAN 1810 UNIT 05 PLAN 1823 UNIT 04 PLAN 1823 UNIT 03 PLAN 1823 UNIT 02 PLAN 1823 UNIT 01 PLAN 1810

5th STREET ELEVATION

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



UNIT 3
PLAN 1800-REV

UNIT 5
PLAN 1810-REV

ROSEVELT STREET ELEVATION

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

REVISIONS:
A-

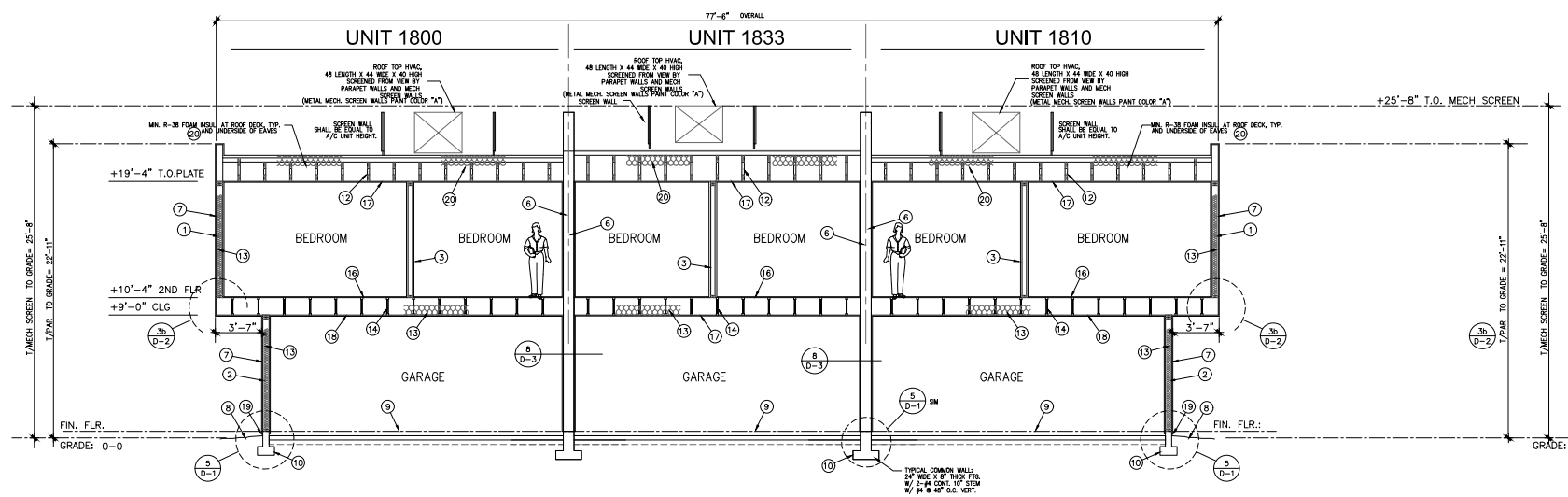
TEMPE ELEVEN LOFTS
5TH STREET AND ROOSEVELT
TEMPE, ARIZONA

TEMPE 11 STREET ELEVATIONS
AJT ARCHITECTURAL
4128 N. 32ND PL. PHOENIX, ARIZONA 85018
PH: 602.998.1998

S

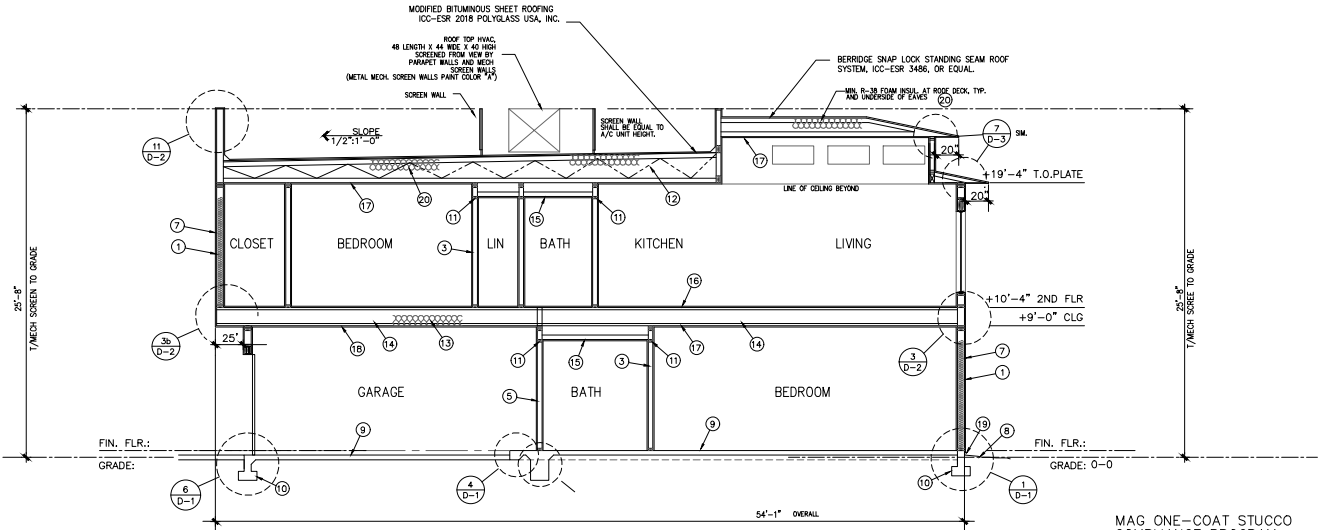
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19	08/14/2018	DA	ISSUED FOR PERMITS
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PROGRESS



SECTION A - A BUILDING "A"
 #9, #10, & #11 SCALE: 1/4" = 1'-0"

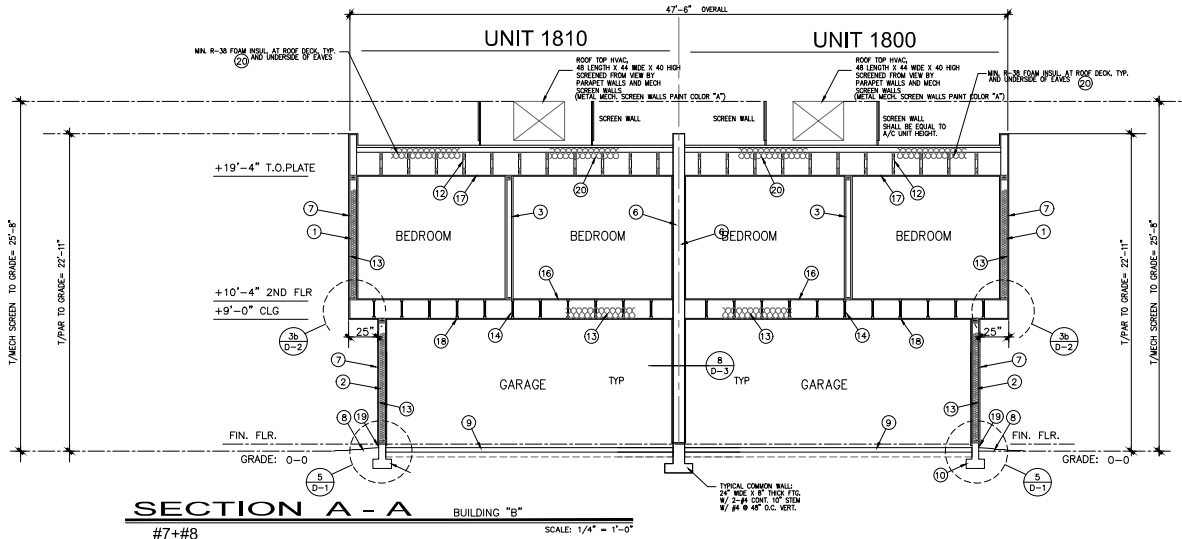
- KEYNOTES**
- EXT. WALLS AT LIVABLE AREA: 2 X 6 STUDS @ 16" O.C. WITH F.G. BATTS BETWEEN STUDS. EXTERIOR: 3/8" OSB SHEATHING W/ 1" RIGID INSUL. BD W/ LATH AND 1-COAT STUCCO SYSTEM. INTERIOR SIDE: 1/2" GYP BOARD. TOTAL R VALUE = R-19.
 - EXTERIOR WALLS AT GARAGE: 2X6 STUDS @ 16" O.C. WITH F.G. BATT INSULATION BETWEEN STUDS. EXTERIOR: 3/8" OSB SHEATHING W/ 1" RIGID INSUL. BD W/ LATH AND 1-COAT STUCCO SYSTEM. INTERIOR SIDE: 5/8" TYPE 'X' GYP. BOARD, TAPED.
 - INTERIOR WALLS: 2X4 STUDS @ 24" O.C. W/ 1/2" GYP. BD. EACH SIDE. R-11 SOUND BATTS WHERE NEEDED, PER OWNER.
 - PLUMBING WALLS: 2X6 WALLS @ 16" O.C. WITH W.P. 1/2" GYP. BD ON PLUMBING FIXTURE SIDE. R-11 SOUND BATTS BETWEEN STUDS, TYP.
 - GARAGE/RESIDENCE SEPARATION WALL: 2X4 STUDS @ 16" O.C. W/ R-11 F.G. INSULATION BETWEEN STUDS; 1/2" GYP BD. TAPED ON RESIDENCE SIDE; 5/8" TYPE 'X' GYP. BOARD TAPED ON GARAGE SIDE. GARAGE CEILING TO BE 5/8" TYPE 'X' GYP. BOARD.
 - FIRE WALL BETWEEN DWELLING UNITS: DOUBLE 2X4 STUD WALLS @ 16" O.C. (ALTERNATING) 2- HR. FIRE RATED ASSEMBLY PER DETAIL, WITH BATT INSULATION AND 1/2" GYP. BD. ON DWELLING SIDES.
 - STUCCO: WESTERN ONE-KOTE STUCCO SYSTEM; ICC-ESR-2729; TEXTURE: SAND FINISH.
 - FINISH GRADE, SLOPE AWAY FROM BUILDING.
 - 4" CONCRETE ON 4" ABC - TYP. CONCRETE SLAB ON GRADE.
 - CONCRETE FOOTING AND STEM WALL - SEE FOUNDATION PLAN.
 - PROVIDE 2X FIRE BLOCKING AT MAX. 10'-0" O.C. AND AT DROPPED CEILING - TYPICAL AT ALL WALLS.
 - PREFABRICATED WOOD TRUSSES @ 24" O.C. W/ 5/8" CDX SOLID ROOF SHEATHING; 1/2" SLOPE PER FOOT.
 - BATT INSULATION - CONT. MIN. R-38 AT 2X6 EXTER. WALLS AND AT CEILING BET. FLOORS.
 - WOOD FLOOR TRUSSES.
 - DROPPED CEILING/SOFFIT OVER 2X FRAMING.
 - 3/4" T&G PLYWOOD OR OSB FLOOR DECKING.
 - 1/2" GYP. BOARD.
 - 5/8" TYPE 'X' GYP. BOARD.
 - CONT. 26 GA. G.I. WEEP SCREED.
 - FOAM INSULATION - CONT. MIN. R-38 AT UNDERSIDE OF ROOF DECK. ICC-ESR-1826 OR EQ.



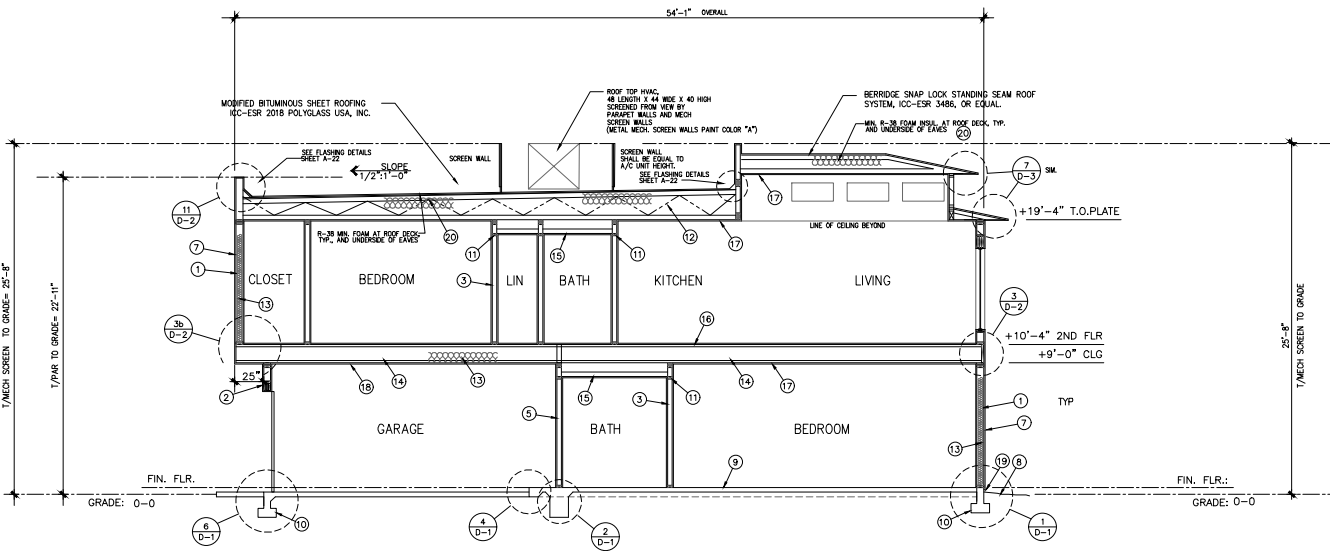
SECTION B - B
 UNIT 1833
 FOR UNIT 1800, SEE BB:A22
 FOR UNIT 1810, SEE BB:A21
 SCALE: 1/4" = 1'-0"

MAG ONE-COAT STUCCO COMPLIANCE PROGRAM
 ALL ONE-KOTE STUCCO SYSTEMS SHALL BE APPLIED BY MANUFACTURER-APPROVED INSTALLERS. A WEATHER-RESISTIVE BARRIER SHALL BE INSTALLED OVER ALL FRAMING AND WOOD BASE SHEATHING. ICC-ESR-2729.

SECTIONS FOR BUILDING A



SECTION A - A
#7+#8 BUILDING "B"
SCALE: 1/4" = 1'-0"



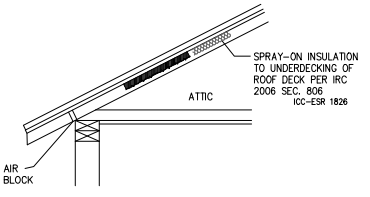
SECTION B - B
SCALE: 1/4" = 1'-0"

UNIT 1800
FOR UNIT 1810 (SEE BB:A21)

- EXT. WALLS AT LIVABLE AREA: 2 X 6 STUDS @ 16" O.C. WITH F.G. BATTS BETWEEN STUDS. EXTERIOR: 3/8" OSB SHEATHING W/ 1" RIGID INSUL. BD W/ LATH AND 1-COAT STUCCO SYSTEM. INTERIOR SIDE: 1/2" GYP BOARD. TOTAL R VALUE = R-19.
- EXTERIOR WALLS AT GARAGE: 2X6 STUDS @ 16" O.C. WITH F.G. BATT INSULATION BETWEEN STUDS. EXTERIOR: 3/8" OSB SHEATHING W/ 1" RIGID INSUL. BD W/ LATH AND 1-COAT STUCCO SYSTEM. INTERIOR SIDE: 5/8" TYPE 'X' GYP. BOARD, TAPED.
- INTERIOR WALLS: 2X4 STUDS @ 24" O.C. W/ 1/2" GYP. BD. EACH SIDE. R-11 SOUND BATTS WHERE NEEDED, PER OWNER.
- PLUMBING WALLS: 2X6 WALLS @ 16" O.C. WITH W.P. 1/2" GYP. BD ON PLUMBING FIXTURE SIDE. R-11 SOUND BATTS BETWEEN STUDS. TYP.
- GARAGE/RESIDENCE SEPARATION WALL: 2X4 STUDS @ 16" O.C. W/ R-11 F.G. INSULATION BETWEEN STUDS; 1/2" GYP BD. TAPED ON RESIDENCE SIDE; 5/8" TYPE 'X' GYP. BOARD TAPED ON GARAGE SIDE. GARAGE CEILING TO BE 5/8" TYPE 'X' GYP. BOARD.
- FIRE WALL BETWEEN DWELLING UNITS: DOUBLE 2X4 STUD WALLS @ 16" O.C. (ALTERNATING) 2- HR. FIRE RATED ASSEMBLY PER DETAIL, WITH BATT INSULATION AND 1/2" GYP. BD. ON DWELLING SIDES.
- STUCCO: WESTERN ONE-KOTE STUCCO SYSTEM; ICC-ESR-2729; TEXTURE: SAND FINISH.
- FINISH GRADE, SLOPE AWAY FROM BUILDING.
- 4" CONCRETE ON 4" ABC - TYP. CONCRETE SLAB ON GRADE.
- CONCRETE FOOTING AND STEM WALL - SEE FOUNDATION PLAN.
- PROVIDE 2X FIRE BLOCKING AT MAX. 10'-0" O.C. AND AT DROPPED CEILINGS - TYPICAL AT ALL WALLS.
- PREFABRICATED WOOD TRUSSES @ 24" O.C. W/ 5/8" CDX SOLID ROOF SHEATHING; 1/2" SLOPE PER FOOT.
- BATT INSULATION - CONF. MIN. R-19 AT 2X6 EXTER. WALLS AND AT CEILING BET. FLOORS.
- WOOD FLOOR TRUSSES.
- DROPPED CEILING/SOFFIT OVER 2X FRAMING
- 3/4" TAG PLYWOOD OR OSB FLOOR DECKING.
- 1/2" GYP. BOARD.
- 5/8" TYPE 'X' GYP. BOARD.
- CONF. 26 GA G.I. WEEP SCREED.
- FOAM INSULATION - CONF. MIN. R-38 AT UNDERSIDE OF ROOF DECK. ICC-ESR-1826 OR EQ.

MAG ONE-COAT STUCCO COMPLIANCE PROGRAM

ALL ONE-KOTE STUCCO SYSTEMS SHALL BE APPLIED BY MANUFACTURER-APPROVED INSTALLERS. A WEATHER-RESISTIVE BARRIER SHALL BE INSTALLED OVER ALL FRAMING AND WOOD BASE SHEATHING. ICC-ESR-2729.



CONDITIONED ATTIC SPACE DETAIL
NTS

SECTIONS FOR BUILDING B

REVISIONS:
A-

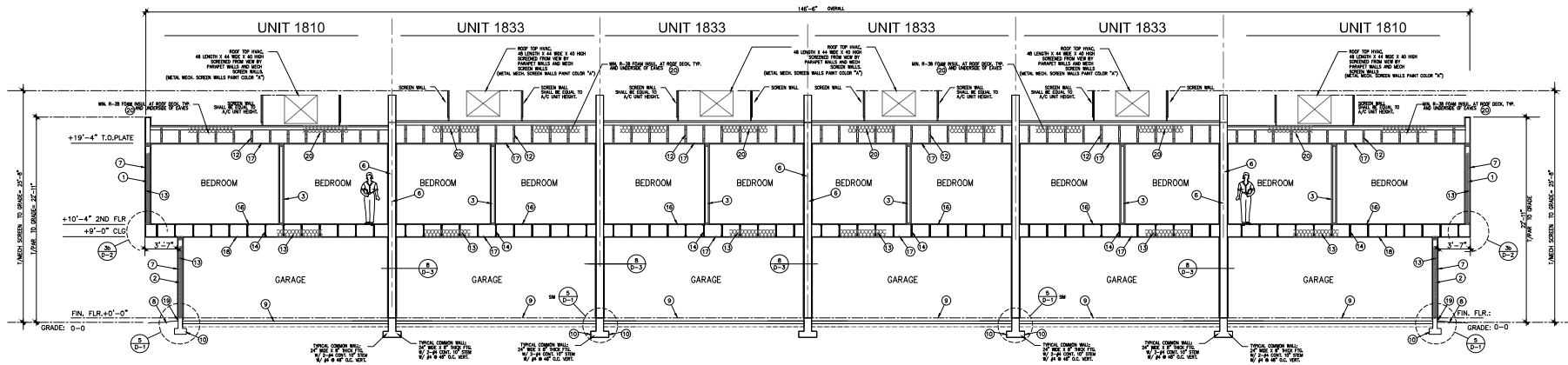
TEMPE ELEVEN
408 SOUTH ROOSEVELT, TEMPE, ARIZONA

AJT SHEPHERD-HILL ARCHITECTS
4128 N. 33RD PL. PHOENIX, ARIZONA (602) 968-1675
REGISTERED ARCHITECTS
SINCE 1982



DATE	BY	CHK	APP
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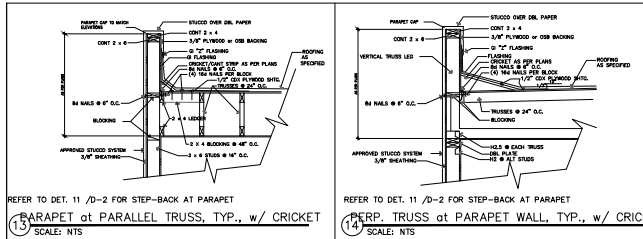
A22
MDR/PAD
C.O.T.
SUBMITTAL



SECTION A - A

UNITS: #6, #5, #4, #3, #2, & #1

SCALE: 3/16" = 1'-0"



REFER TO DET. 11 /D-2 FOR STEP-BACK AT PARAPET

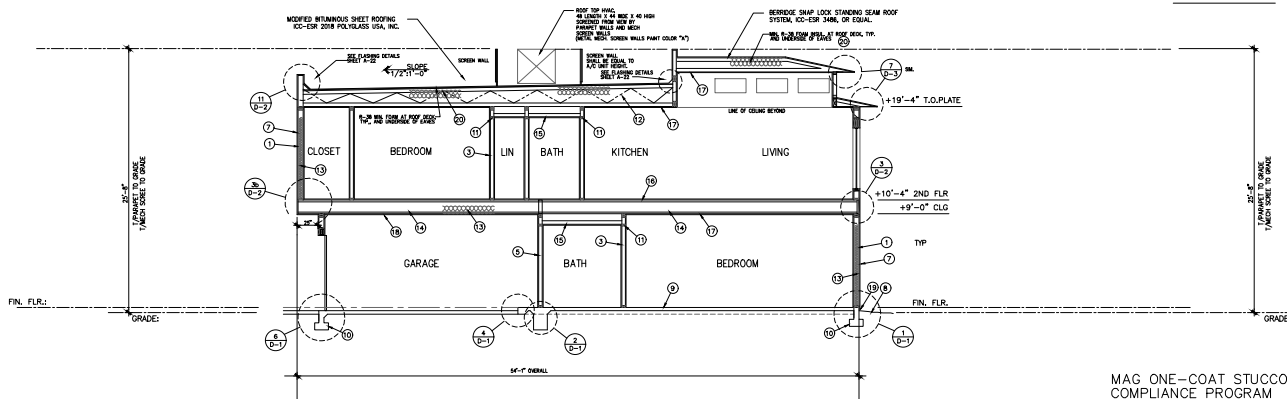
13 PARAPET at PARALLEL TRUSS, TYP., w/ CRICKET

SCALE: NTS

REFER TO DET. 11 /D-2 FOR STEP-BACK AT PARAPET

14 PERP. TRUSS at PARAPET WALL, TYP., w/ CRICKET

SCALE: NTS



SECTION B - B

UNIT 1810 (END UNITS)
UNIT 1833 (MIDDLE UNITS) (SEE BB:A23)

SCALE: 3/16" = 1'-0"

MAG ONE-COAT STUCCO COMPLIANCE PROGRAM

ALL ONE-COAT STUCCO SYSTEMS SHALL BE APPLIED BY MANUFACTURER-APPROVED INSTALLERS. A WEATHER-RESISTIVE BARRIER SHALL BE INSTALLED OVER ALL EXTERIOR FRAMING AND WOOD BATT SHEATHING. ICC-ESR-2729.

KEYNOTES

1. EXT. WALLS AT LIVABLE AREA: 2 X 6 STUDS @ 16" O.C. WITH F.G. BATTS BETWEEN STUDS. EXTERIOR: 3/8" OSB SHEATHING W/ 1" RIGID INSUL. BD W/ LATH AND 1-COAT STUCCO SYSTEM. INTERIOR SIDE: 1/2" GYP BOARD. TOTAL R VALUE = R-19.
2. EXTERIOR WALLS AT GARAGE: 2X6 STUDS @ 16" O.C. WITH F.G. BATT INSULATION BETWEEN STUDS. EXTERIOR: 3/8" OSB SHEATHING W/ 1" RIGID INSUL. BD W/ LATH AND 1-COAT STUCCO SYSTEM. INTERIOR SIDE: 5/8" TYPE "X" GYP. BOARD, TAPED.
3. INTERIOR WALLS: 2X4 STUDS @ 24" O.C. W/ 1/2" GYP. BD. EACH SIDE. R-11 SOUND BATTS WHERE NEEDED, PER OWNER.
4. PLUMBING WALLS: 2X6 WALLS @ 16" O.C. WITH W.P. 1/2" GYP. BD ON PLUMBING FIXTURE SIDE. R-11 SOUND BATTS BETWEEN STUDS, TYP.
5. GARAGE/RESIDENCE SEPARATION WALL: 2X4 STUDS @ 16" O.C. W/ R-11 F.G. INSULATION BETWEEN STUDS; 1/2" GYP. BD. TAPED ON RESIDENCE SIDE; 5/8" TYPE "X" GYP. BOARD TAPED ON GARAGE SIDE. GARAGE CEILING TO BE 5/8" TYPE "X" GYP. BOARD.
6. FIRE WALL BETWEEN DWELLING UNITS: DOUBLE 2X4 STUD WALLS @ 16" O.C. (ALTERNATING) 2- HR. FIRE RATED ASSEMBLY PER DETAIL, WITH BATT INSULATION AND 1/2" GYP. BD. ON DWELLING SIDES.
7. STUCCO: WESTERN ONE-KOTE STUCCO SYSTEM; ICC-ESR-2729; TEXTURE: SAND FINISH.
8. FINISH GRADE: SLOPE AWAY FROM BUILDING.
9. 4" CONCRETE ON 4" ABC - TYP. CONCRETE SLAB ON GRADE.
10. CONCRETE FOOTING AND STEM WALL - SEE FOUNDATION PLAN.
11. PROVIDE 2X FIRE BLOCKING AT MAX. 10'-0" O.C. AND AT DROPPED CEILINGS - TYPICAL AT ALL WALLS.
12. PREFABRICATED WOOD TRUSSES @ 24" O.C. W/ 5/8" CDX SOLID ROOF SHEATHING; 1/2" SLOPE PER FOOT.
13. BATT INSULATION - CONT. MIN. R-19 AT 2X6 EXTER. WALLS AND AT CEILING BET. FLOORS.
14. WOOD FLOOR TRUSSES.
15. DROPPED CEILING/SOFFIT OVER 2X FRAMING.
16. 3/4" T&G PLYWOOD OR OSB FLOOR DECKING.
17. 1/2" GYP. BOARD.
18. 5/8" TYPE "X" GYP. BOARD.
19. CONT. 26 GA G.I. WEEP SCREED.
20. FOAM INSULATION - CONT. MIN. R-38 AT UNDERSIDE OF ROOF DECK. ICC-ESR-1826 OR EQ.

SECTIONS FOR BUILDING C

REVISIONS:
A-

TEMPE ELEVEN
408 SOUTH ROOSEVELT, TEMPE, ARIZONA

AJT SHEPHERD-HILL ARCHITECTS
PHOENIX, ARIZONA (602) 888-4875
1010 N. 33RD PL.
PHOENIX, ARIZONA 85018-1944



NO.	DATE	DESCRIPTION
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19	06/27/2020	REVISIONS
20	07/27/2020	REVISIONS

A21

MDR/PAD
C.O.T.
SUBMITTAL



REVISIONS:
A-

TEMPE ELEVEN LOFTS
5TH STREET AND ROOSEVELT TEMPE ARIZONA

RENDERING S.E. CORNER
AJT ARCHITECTURE
4138 N. 33RD PL. PHOENIX, ARIZONA. (602) 961-1266
SHERIDAN HALL ARCHITECTS
6001 BELL ST. PHOENIX, ARIZONA. (602) 961-1266



DATE	BY	REVISION
07-23-2024	MM	1

R

PROGRESS



REVISIONS:
 △-

TEMPE ELEVEN
 408 SOUTH ROOSEVELT, TEMPE, ARIZONA

AJT ARCHITECTS, P.C.
 8001 HIGHLAND AVENUE, SUITE 100
 SCOTTSDALE, AZ 85251
 480.344.1111
SHEPHERD-HALL ARCHITECTS
 4018 N. 33RD PL., PHOENIX, ARIZONA 85018
 (602) 998-9175



DATE	BY	REV
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MCR/PAD
 C.O.T.
 SUBMITTAL

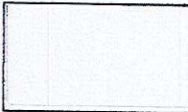
TEMPE ELEVEN -COLOR RENDERING FROM NEC


MATERIAL SAMPLE BOARD


TEMPE ELEVEN
5TH STREET AND ROOSEVELT
TEMPE, AZ


applicant: TomGoscicki
architect: Sherbondy-Hall


KEY	COLOR / MATERIAL SPECIFICATION	SAMPLE
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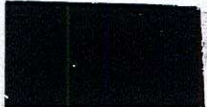
(A) STUCCO BUILDING BODY COLOR #1, (UPPER) A/C SCREENS
DUNN EDWARDS #DE6232
ABSTRACT WHITE
LRV: 75 


(B) STUCCO BUILDING BODY COLOR #2, (VERTICAL)
BEHR #HDC-CL-14
PINE CONE PATH
LRV 7.0 


(C) ENTRANCE DOORS SOLID CORE WOOD, PAINTED
BEHR #PPU15-18
DYANSTY MARQUEE, VINTAGE VELVET
LRV 84 

(G) METAL ROOF
DEA 186, BLACK PEARL
LRV: 25 

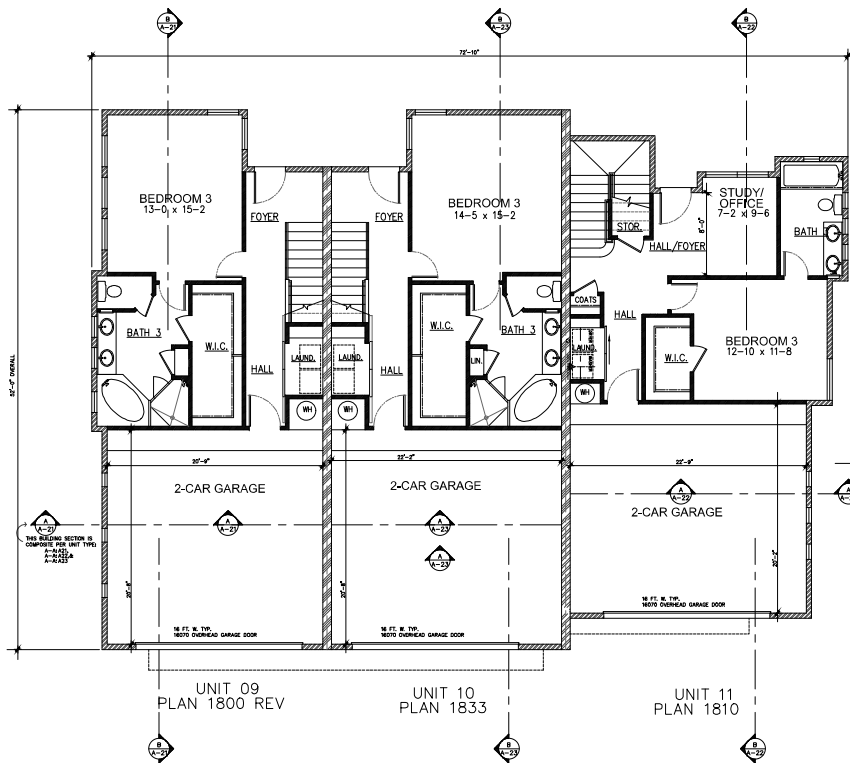
(E) HORIZONTAL WOOD SIDING (HARDY BOARD)
DUNN EDWARDS #DE6236
WILDERNESS
LRV: 23 

(F) WINDOWS DUAL PANE ENERGY EFFICIENT
BLACK ALUM ANODIZED FRAMES
SIZES, TYPE, NOTED ON PLANS 

(H) MASONRY PORCH LOW WALLS
SPEC: 8X4X16 MASONRY UNITS
WITH GREY CONCRETE CAPS
COLOR: RGB 253/198/90 

(P) ELASTOMERIC STUCCO, MAG 1-COAT SYSTEM
TEXTURE: SAND FINISH-HORIZONTAL SCORING
COLOR: DUNN EDWARDS DE6237
DENALI GREEN
LVR: 17 





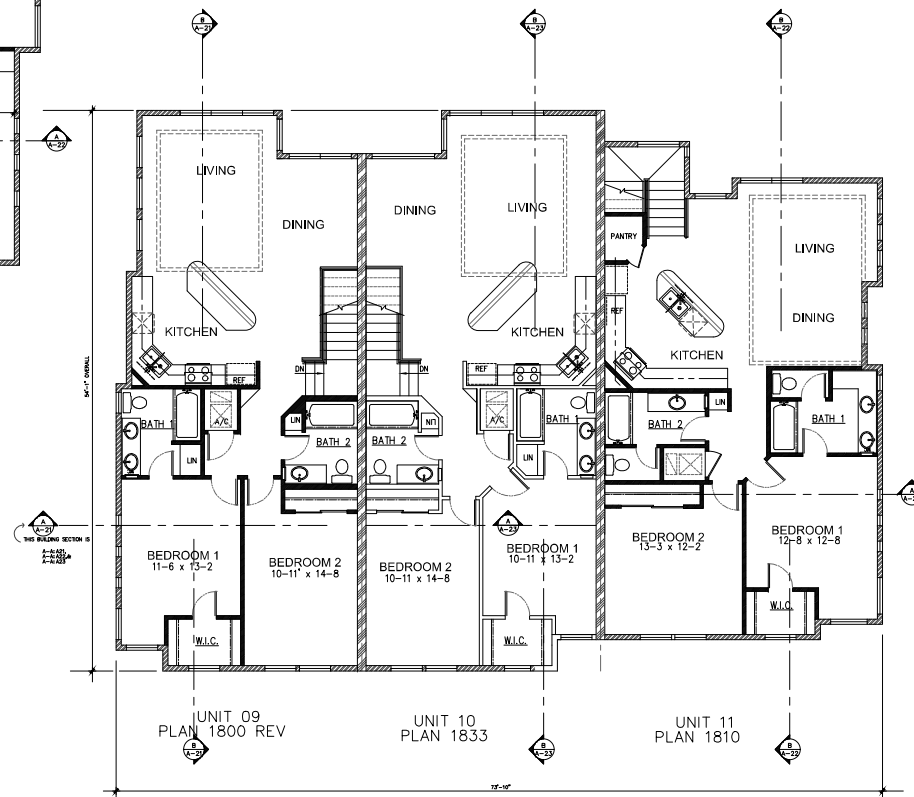
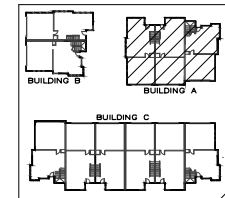
BLDG A - 1ST FLOOR
SCALE: 3/16" = 1'-0"

NOTE-
FOR COMPLETE INTERIOR DIMENSIONS:
REFER TO ENLARGED UNIT FLOOR PLANS.
SHEET A9 (#1800 UNIT)
SHEET A10 (#1810 UNIT)
SHEET A11 (#1833 UNIT)

WALL LEGEND

- EXT. WALLS AT LIVABLE AREA: 2 X 6 STUDS @ 16" O.C. WITH F.G. BATTS BETWEEN STUDS. EXTERIOR: 3/8" OSB SHEATHING W/ 1" RIGID INSUL. BD W/ LATH & 1-COAT STUCCO SYSTEM. INTERIOR SIDE: 1/2" GYP. BOARD. TOTAL R VALUE = R-19. INTERIOR @ GARAGE: 5/8" TYPE 'X' GYP. BD. TAPED.
- 2-HOUR UNIT SEPARATION WALL: DOUBLE 2X4 STUD WALLS @ 16" O.C. (ALTERNATING) W/ BATT INSULATION & 1/2" GYP. BD. ON DWELLING SIDE.
- INTERIOR WALLS: 2X4 STUDS @ 24" O.C. W/ 1/2" GYP. BD. EACH SIDE. R-11 SOUND BATTS WHERE NEEDED, PER OWNER.

KEY PLAN



BLDG A - 2ND FLOOR
SCALE: 3/16" = 1'-0"

BLDG A - FLOOR PLANS



REVISIONS:
A-

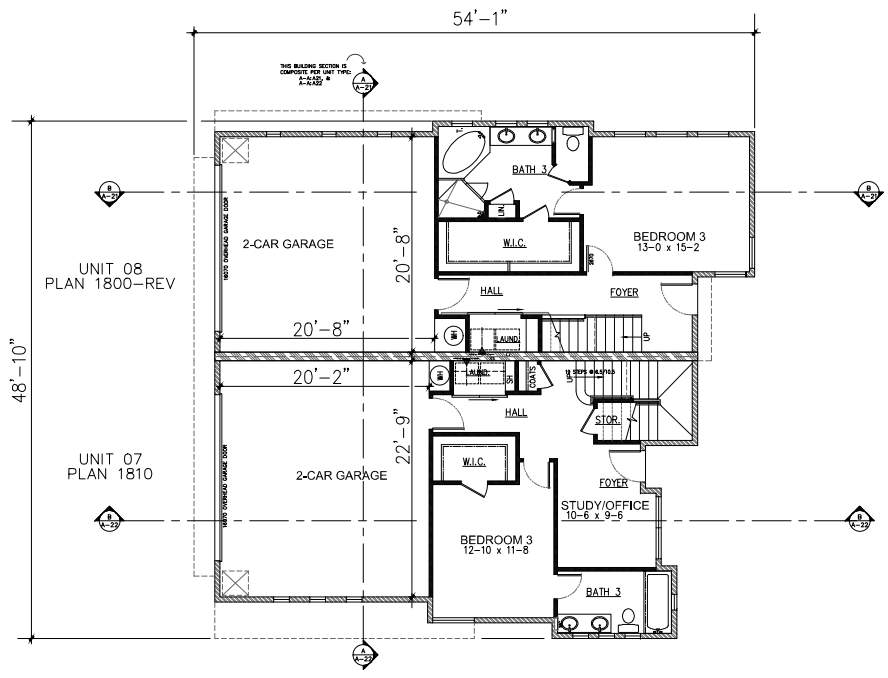
TEMPE ELEVEN
408 SOUTH ROOSEVELT, TEMPE, ARIZONA

AUT SHEPHERD-HALL ARCHITECTS
1001 N. 33RD PL. PHOENIX, ARIZONA (602) 968-4475
1001 N. 33RD PL. PHOENIX, ARIZONA (602) 968-4475

SCALE: 3/16" = 1'-0"

A6

MDR/PAD
C.O.T.
SUBMITTAL



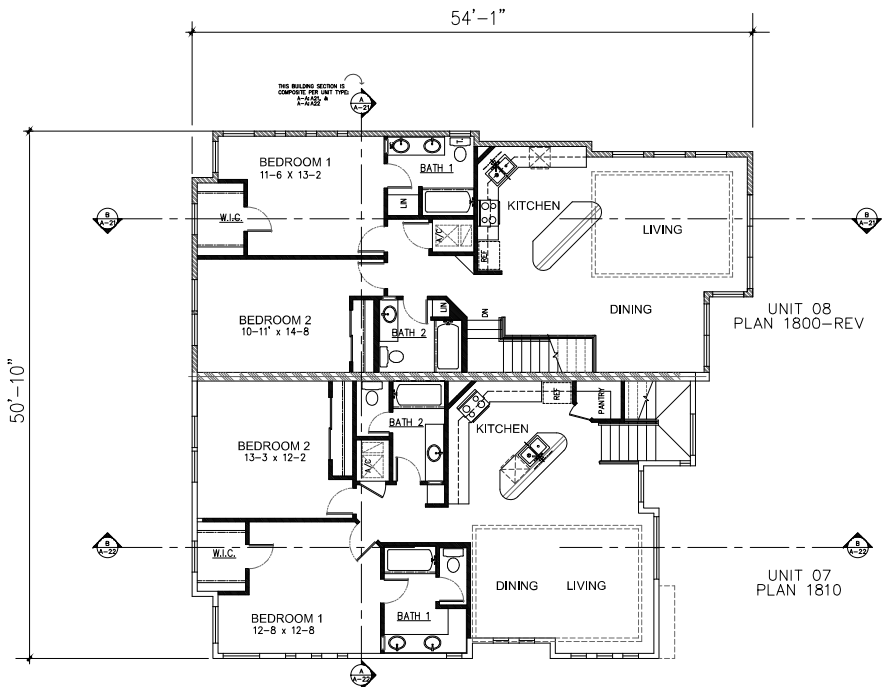
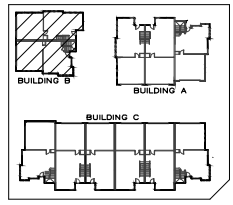
BLDG PLAN B - 1ST FLOOR
SCALE: 3/16" = 1'-0"

NOTE-
FOR COMPLETE INTERIOR DIMENSIONS:
REFER TO ENLARGED UNIT FLOOR PLANS.
SHEET A9 (#1800 UNIT)
SHEET A10 (#1810 UNIT)
SHEET A11 (#1833 UNIT)

WALL LEGEND

- EXT. WALLS AT LIVABLE AREA: 2 X 6 STUDS @ 16" O.C. WITH F.G. BATTS BETWEEN STUDS. EXTERIOR: 3/8" OSB SHEATHING W/ 1" RIGID INSUL. BD W/ LATH & 1-COAT STUCCO SYSTEM. INTERIOR SIDE: 1/2" GYP. BOARD. TOTAL R VALUE = R-19. INTERIOR @ GARAGE: 5/8" TYPE 'X' GYP. BD, TAPED.
- 2-HOUR UNIT SEPARATION WALL: DOUBLE 2X4 STUD WALLS @ 16" O.C. (ALTERNATING), W/ BATT INSULATION & 1/2" GYP. BD. ON DWELLING SIDE.
- INTERIOR WALLS: 2X4 STUDS @ 24" O.C. W/ 1/2" GYP. BD. EACH SIDE. R-11 SOUND BATTS WHERE NEEDED, PER OWNER.

KEY PLAN



BLDG PLAN B - 2ND FLOOR
SCALE: 3/16" = 1'-0"



BLDG B - FLOOR PLANS

REVISIONS:
A-

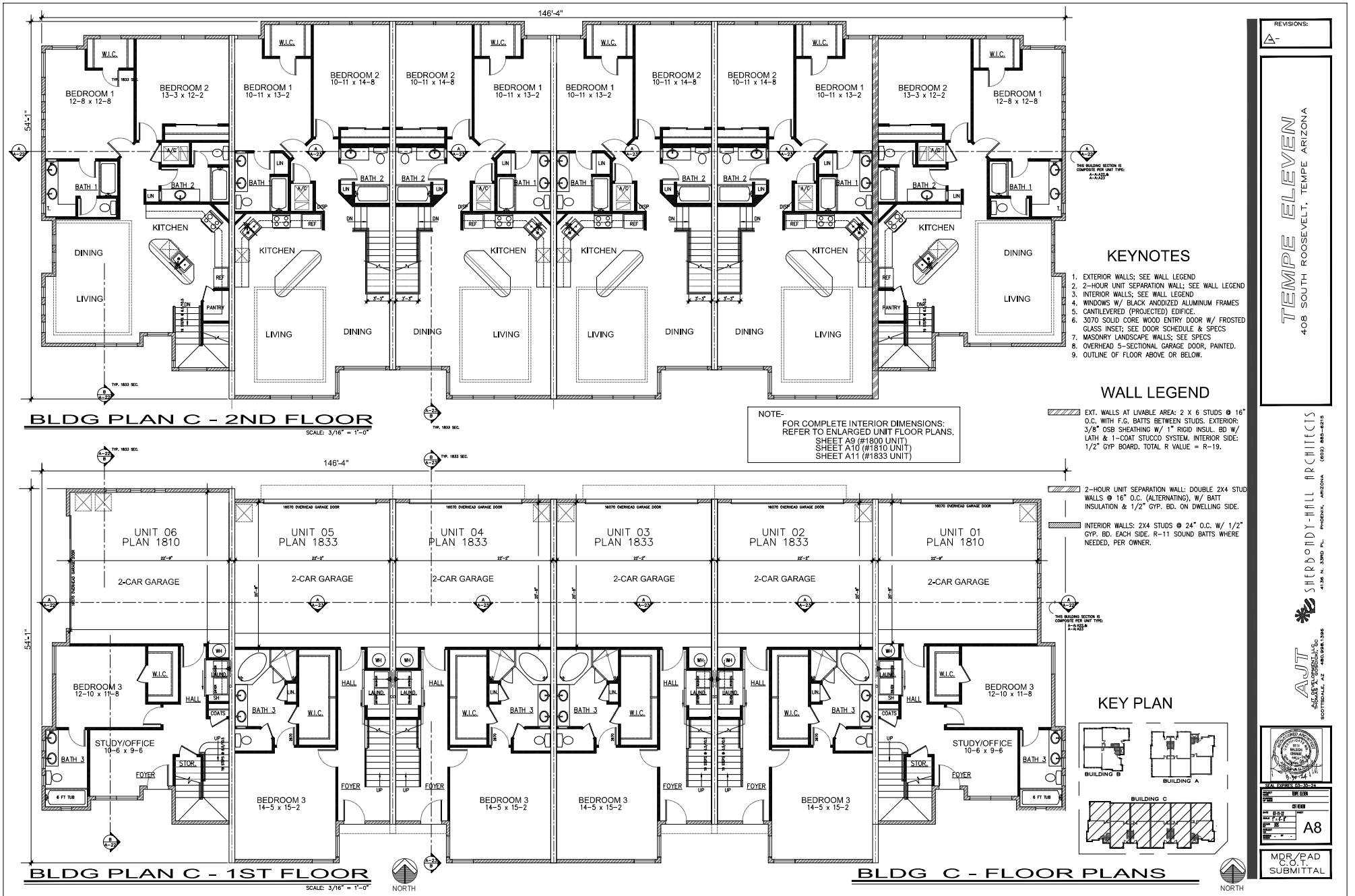
TEMPE ELEVEN
408 SOUTH ROOSEVELT, TEMPE ARIZONA

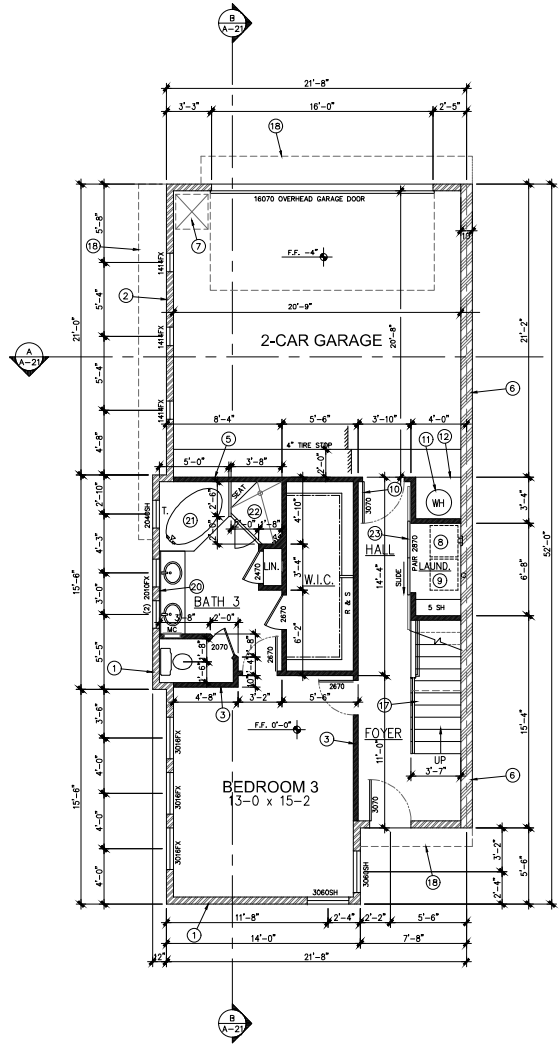
AJT SHEPHERD-HALL ARCHITECTS
1001 N. 33RD PL. PHOENIX, ARIZONA 85018-4675
REGISTERED ARCHITECTS
SINCE 1982

SCALE: AS SHOWN

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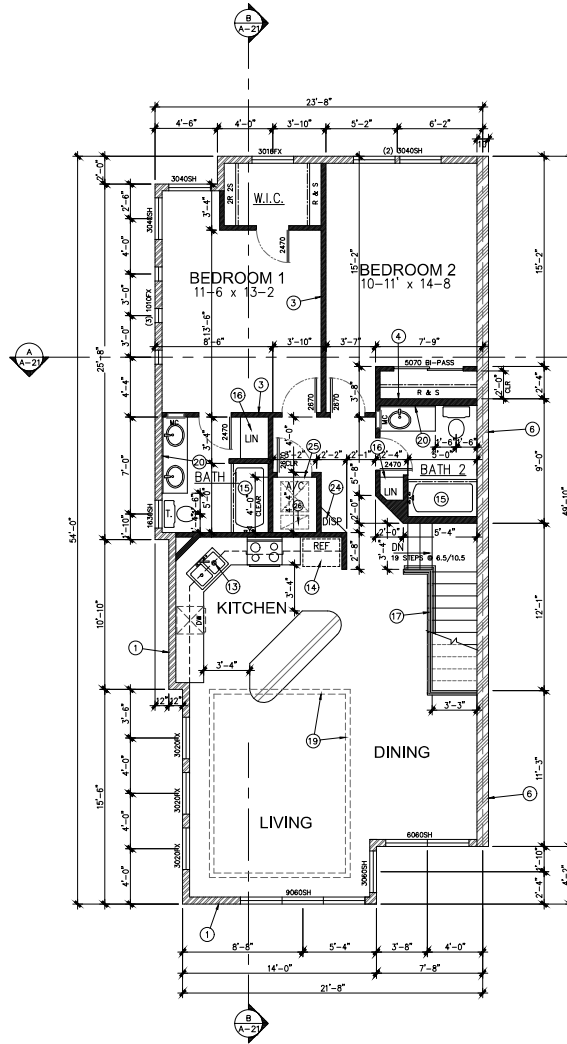
MDR/PAD
C.O.T.
SUBMITTAL





1ST FLOOR PLAN 1800

SCALE: 1/4" = 1'-0"



2ND FLOOR PLAN 1800

SCALE: 1/4" = 1'-0"

KEYNOTES

1. EXT. WALLS AT LIVABLE AREA: 2 X 6 STUDS @ 16" O.C. WITH F.G. BATTS BETWEEN STUDS. EXTERIOR: 3/8" OSB SHEATHING W/ 1" RIGID INSUL. BD W/ LATH AND 1-COAT STUCCO SYSTEM. INTERIOR SIDE: 1/2" GYP BOARD. TOTAL R VALUE @ R-19.
2. EXTERIOR WALLS AT GARAGE: 2X6 STUDS @ 16" O.C. WITH F.G. BATT INSULATION BETWEEN STUDS. EXTERIOR: 3/8" OSB SHEATHING W/ 1" RIGID INSUL. BD W/ LATH AND 1-COAT STUCCO SYSTEM. INTERIOR SIDE: 5/8" TYPE 'X' GYP. BOARD, TAPED.
3. INTERIOR WALLS: 2X4 STUDS @ 24" O.C. W/ 1/2" GYP. BD. EACH SIDE. R-11 SOUND BATTS WHERE NEEDED, PER OWNER.
4. PLUMBING WALLS: 2X6 WALLS @ 16" O.C. WITH W.P. 1/2" GYP. BD ON PLUMBING FIXTURE SIDE. R-11 SOUND BATTS BETWEEN STUDS, TYP.
5. GARAGE/RESIDENCE SEPARATION WALL: 2X4 STUDS @ 16" O.C. W/ R-11 F.G. INSULATION BETWEEN STUDS; 1/2" GYP BD. TAPED ON RESIDENCE SIDE; 5/8" TYPE 'X' GYP. BOARD TAPED ON GARAGE SIDE. GARAGE CEILING TO BE 5/8" TYPE 'X' GYP. BOARD.
6. WALL BETWEEN DWELLING UNITS: DOUBLE 2X4 STUD WALLS @ 16" O.C. (ALTERNATING) 2- HR. FIRE RATED ASSEMBLY PER DETAIL, WITH BATT INSULATION AND 1/2" GYP BD. ON DWELLING SIDES.
7. SPACE FOR REFUSE CONTAINER
8. WASHER WITH HOT AND COLD WATER BIBB.
9. DRYER SPACE W/ 4" DIA. (MIN) DRYER EXHAUST DUCT TO OUTSIDE NOT TO EXCEED 14' COMBINED HORIZONTAL & VERTICAL IN LENGTH AND NOT TO TERMINATE IN GARAGE. DAMPER AT END.
10. 1-3/4" MIN. SOLID CORE SELF-CLOSING AND SELF-LATCHING, TIGHT FITTING DOOR W/ SWEEP AND GASKETS.
11. 80 GA. ELEC. W.H. W/ T & P RELIEF LINE TO EXT. AND TURNDOWN 12" A.F.C.
12. BUILT-UP 18" HIGH PLENUM (3/4" O.S.B. ON 2X4 FRAMING W/ SHEET METAL FINISH.
13. DOUBLE SINK W/ GARBAGE DISPOSAL
14. REFRIGERATOR SPACE - PROVIDE 1/2" C.W. LINE FOR ICE MAKER
15. ENAMEL FINISH STEEL TUB W/ SHOWER CURTAIN ROD.
16. CABINET FACE FRAME W/ 5 SHELVES. SHOP DWGS REQUIRED PRIOR TO CONSTRUCTION.
17. HANDRAIL @ 36" ABOVE TREAD NOSING.
18. OUTLINE OF FLOOR ABOVE OR BELOW.
19. CLERESTORY AREA ABOVE, SEE ELEVATIONS & SECTIONS.
20. MIRROR.
21. OVAL TUB PER OWNER
22. CUSTOM SHOWER PER OWNER
23. SLIDING BARN DOOR ON TRACK TO FIT 5' OPENING, PER OWNER.
24. CORNER DISPLAY NOOK - SHOP DWGS REQ'D PRIOR TO CONSTRUCTION.
25. 16" PLATFORM
26. SUPPLY DUCT FOR FIRST FLOOR

WALL LEGEND

- EXT. WALLS AT LIVABLE AREA: 2 X 6 STUDS @ 16" O.C. WITH F.G. BATTS BETWEEN STUDS. EXTERIOR: 3/8" OSB SHEATHING W/ 1" RIGID INSUL. BD W/ LATH & 1-COAT STUCCO SYSTEM. INTERIOR SIDE: 1/2" GYP BOARD. TOTAL R VALUE = R-19. INTERIOR @ GARAGE: 5/8" TYPE 'X' GYP. BD, TAPED.
- 2-HOUR UNIT SEPARATION WALL: DOUBLE 2X4 STUD WALLS @ 16" O.C. (ALTERNATING), W/ BATT INSULATION & 1/2" GYP. BD. ON DWELLING SIDE.
- INTERIOR WALLS: 2X4 STUDS @ 24" O.C. W/ 1/2" GYP. BD. EACH SIDE. R-11 SOUND BATTS WHERE NEEDED, PER OWNER.

**UNIT 1800
SQUARE FOOTAGE CALCULATIONS**

AIR COND. SPACE - 1st floor	605 SQ. FT.
AIR COND. SPACE - 2nd floor	1195 SQ. FT.
TOTAL	1800 SQ. FT.
GARAGE & MECH	470 SQ. FT.
TOTAL UNDER ROOF	2270 SQ. FT.

REVISIONS:
A-

TEMPE ELEVEN
408 SOUTH ROOSEVELT, TEMPE, ARIZONA

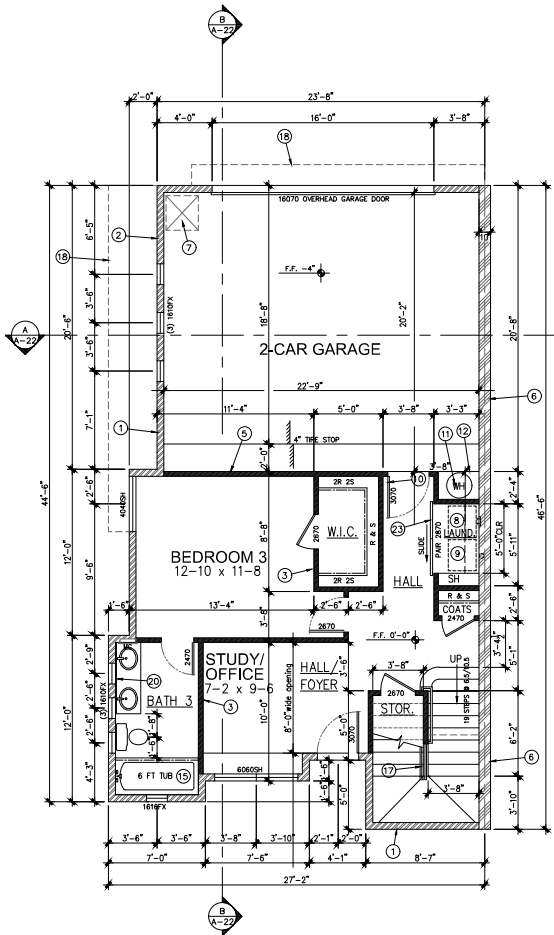
AJT SHEPHERD-HILL ARCHITECTS
1018 N. 33RD PL. PHOENIX, ARIZONA (602) 968-9155

AJT ARCHITECTS
1018 N. 33RD PL. PHOENIX, ARIZONA (602) 968-9155



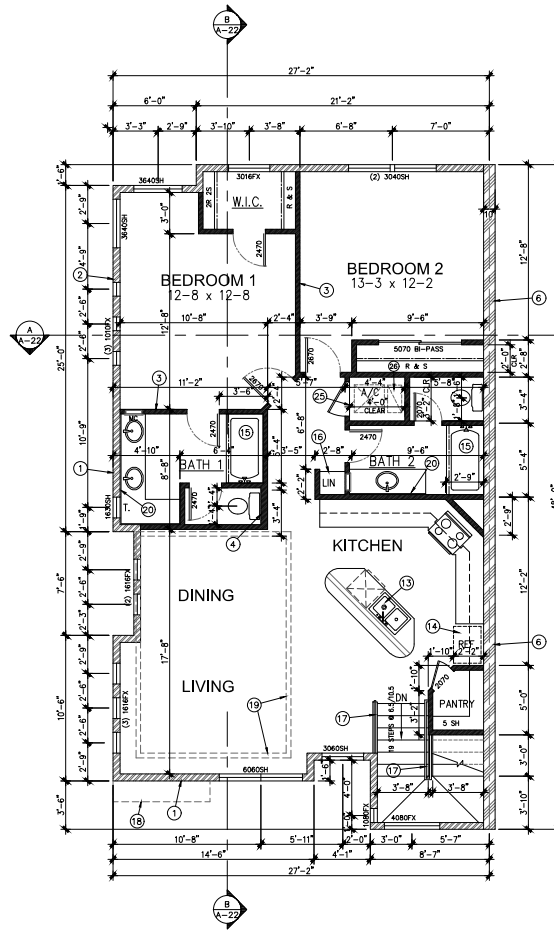
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MDR/PAD
C.O.T.
SUBMITTAL



1ST FLOOR PLAN 1810

SCALE: 1/4" = 1'-0"



2ND FLOOR PLAN 1810

SCALE: 1/4" = 1'-0"

KEYNOTES

- EXT. WALLS AT LIVABLE AREA: 2 X 6 STUDS @ 16" O.C. WITH F.G. BATTS BETWEEN STUDS. EXTERIOR: 3/8" OSB SHEATHING W/ 1" RIGID INSUL. BD W/ LATH AND 1-COAT STUCCO SYSTEM. INTERIOR SIDE: 1/2" GYP BOARD. TOTAL R VALUE @ R-19.
- EXTERIOR WALLS AT GARAGE: 2X6 STUDS @ 16" O.C. WITH F.G. BATT INSULATION BETWEEN STUDS. EXTERIOR: 3/8" OSB SHEATHING W/ 1" RIGID INSUL. BD W/ LATH AND 1-COAT STUCCO SYSTEM. INTERIOR SIDE: 5/8" TYPE 'X' GYP. BOARD, TAPED.
- INTERIOR WALLS: 2X4 STUDS @ 24" O.C. W/ 1/2" GYP. BD. EACH SIDE. R-11 SOUND BATTS WHERE NEEDED, PER OWNER.
- PLUMBING WALLS: 2X6 WALLS @ 16" O.C. WITH W.P. 1/2" GYP. BD ON PLUMBING FIXTURE SIDE. R-11 SOUND BATTS BETWEEN STUDS, TYP.
- GARAGE/RESIDENCE SEPARATION WALL: 2X4 STUDS @ 16" O.C. W/ R-11 F.G. INSULATION BETWEEN STUDS; 1/2" GYP BD. TAPED ON RESIDENCE SIDE; 5/8" TYPE 'X' GYP. BOARD TAPED ON GARAGE SIDE. GARAGE CEILING TO BE 5/8" TYPE 'X' GYP. BOARD.
- WALL BETWEEN DWELLING UNITS: DOUBLE 2X4 STUD WALLS @ 16" O.C. (ALTERNATING) 2- HR. FIRE RATED ASSEMBLY PER DETAIL, WITH BATT INSULATION AND 1/2" GYP. BD. ON DWELLING SIDES.
- SPACE FOR REFUSE CONTAINER
- WASHER WITH HOT AND COLD WATER BIBB.
- DRYER SPACE W/ 4" DIA. (MIN) DRYER EXHAUST DUCT TO OUTSIDE NOT TO EXCEED 14' COMBINED HORIZONTAL & VERTICAL IN LENGTH AND NOT TO TERMINATE IN GARAGE. DAMPER AT END.
- 1-3/4" MIN. SOLID CORE SELF-CLOSING AND SELF-LATCHING, TIGHT FITTING DOOR W/ SWEEP AND GASKETS.
- 80 GA. ELEC. WH. W/ T & P RELIEF LINE TO EXT. AND TURNDOWN 12" A.F.C.
- BUILT-UP 18" HIGH PLENUM (3/4" O.S.B. ON 2X4 FRAMING W/ SHEET METAL FINISH.
- DOUBLE SINK W/ GARBAGE DISPOSAL
- REFRIGERATOR SPACE - PROVIDE 1/2" C.W. LINE FOR ICE MAKER
- ENAMEL FINISH STEEL TUB W/ SHOWER CURTAIN ROD.
- CABINET FACE FRAME W/ 5 SHELVES. SHOP DWGS REQUIRED PRIOR TO CONSTRUCTION.
- HANDRAIL @ 36" ABOVE TREAD NOSING.
- OUTLINE OF FLOOR ABOVE OR BELOW.
- CLERESTORY AREA ABOVE, SEE ELEVATIONS & SECTIONS.
- MIRROR.
- OVAL TUB PER OWNER
- CUSTOM SHOWER PER OWNER
- SLIDING BARN DOOR ON TRACK TO FIT 5' OPENING, PER OWNER.
- CORNER DISPLAY NOOK - SHOP DWGS REQ'D PRIOR TO CONSTRUCTION.
- 16" PLATFORM
- SUPPLY DUCT FOR FIRST FLOOR

WALL LEGEND

- EXT. WALLS AT LIVABLE AREA: 2 X 6 STUDS @ 16" O.C. WITH F.G. BATTS BETWEEN STUDS. EXTERIOR: 3/8" OSB SHEATHING W/ 1" RIGID INSUL. BD W/ LATH & 1-COAT STUCCO SYSTEM. INTERIOR SIDE: 1/2" GYP BOARD. TOTAL R VALUE = R-19. INTERIOR @ GARAGE: 5/8" TYPE 'X' GYP. BD, TAPED.
- 2-HOUR UNIT SEPARATION WALL: DOUBLE 2X4 STUD WALLS @ 16" O.C. (ALTERNATING), W/ BATT INSULATION & 1/2" GYP. BD. ON DWELLING SIDE.
- INTERIOR WALLS: 2X4 STUDS @ 24" O.C. W/ 1/2" GYP. BD. EACH SIDE. R-11 SOUND BATTS WHERE NEEDED, PER OWNER.

**UNIT 1810
SQUARE FOOTAGE CALCULATIONS**

AIR COND. SPACE - 1st floor	600 SQ. FT.
AIR COND. SPACE - 2nd floor	1210 SQ. FT.
TOTAL	1810 SQ. FT.
GARAGE & MECH	495 SQ. FT.
TOTAL UNDER ROOF	2305 SQ. FT.

REVISIONS:
A-

TEMPE ELEVEN
408 SOUTH ROOSEVELT, TEMPE, ARIZONA

AJT SHEDDY-HILL ARCHITECTS
4128 N. 33RD PL. PHOENIX, ARIZONA (602) 988-9875

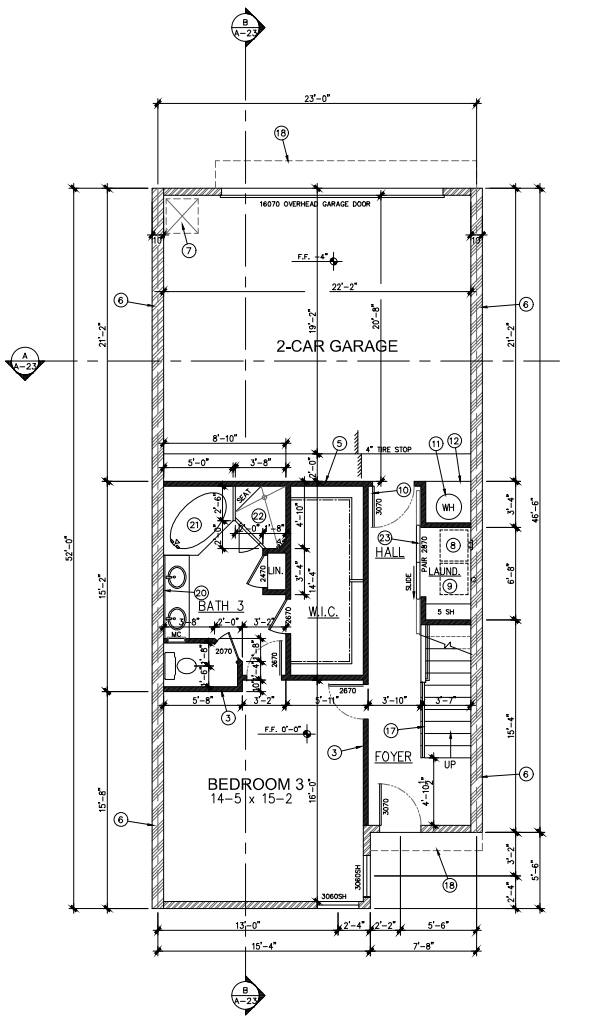
AJT
ARCHITECTS
1000 W. WASHINGTON ST. PHOENIX, AZ 85007-1104



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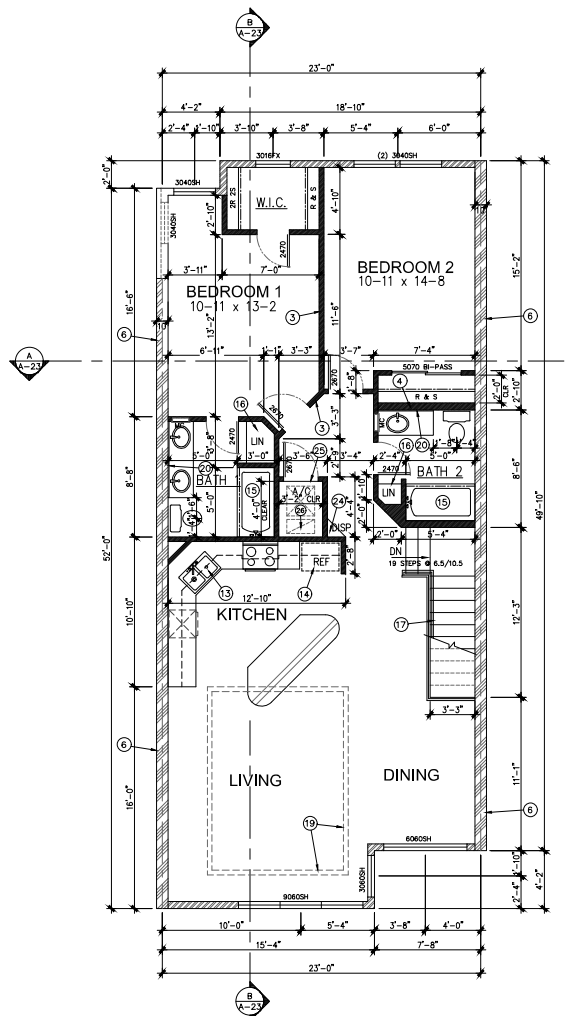
A10

MDR/RAD
C.O.T.
SUBMITTAL



1ST FLOOR PLAN 1833

SCALE: 1/4" = 1'-0"



2ND FLOOR PLAN 1833

SCALE: 1/4" = 1'-0"

KEYNOTES

1. EXT. WALLS AT LIVABLE AREA: 2 X 6 STUDS @ 16" O.C. WITH F.G. BATTS BETWEEN STUDS. EXTERIOR: 3/8" OSB SHEATHING W/ 1" RIGID INSUL. BD W/ LATH AND 1-COAT STUCCO SYSTEM. INTERIOR SIDE: 1/2" GYP BOARD. TOTAL R VALUE = R-19.
2. EXTERIOR WALLS AT GARAGE: 2X6 STUDS @ 16" O.C. WITH F.G. BATT INSULATION BETWEEN STUDS. EXTERIOR: 3/8" OSB SHEATHING W/ 1" RIGID INSUL. BD W/ LATH AND 1-COAT STUCCO SYSTEM. INTERIOR SIDE: 5/8" TYPE 'X' GYP. BOARD, TAPED.
3. INTERIOR WALLS: 2X4 STUDS @ 24" O.C. W/ 1/2" GYP. BD. EACH SIDE. R-11 SOUND BATTS WHERE NEEDED, PER OWNER.
4. PLUMBING WALLS: 2X6 WALLS @ 16" O.C. WITH W.P. 1/2" GYP. BD ON PLUMBING FIXTURE SIDE. R-11 SOUND BATTS BETWEEN STUDS, TYP.
5. GARAGE/RESIDENCE SEPARATION WALL: 2X4 STUDS @ 16" O.C. W/ R-11 F.G. INSULATION BETWEEN STUDS; 1/2" GYP BD. TAPED ON RESIDENCE SIDE; 5/8" TYPE 'X' GYP. BOARD TAPED ON GARAGE SIDE. GARAGE CEILING TO BE 5/8" TYPE 'X' GYP. BOARD.
6. WALL BETWEEN DWELLING UNITS: DOUBLE 2X4 STUD WALLS @ 16" O.C. (ALTERNATING) 2- HR. FIRE RATED ASSEMBLY PER DETAIL, WITH BATT INSULATION AND 1/2" GYP BD. ON DWELLING SIDES.
7. SPACE FOR REFUSE CONTAINER
8. WASHER WITH HOT AND COLD WATER BIBB.
9. DRYER SPACE W/ 4" DIA. (MIN) DRYER EXHAUST DUCT TO OUTSIDE NOT TO EXCEED 14' COMBINED HORIZONTAL & VERTICAL IN LENGTH AND NOT TO TERMINATE IN GARAGE. DAMPER AT END.
10. 1-3/4" MIN. SOLID CORE SELF-CLOSING AND SELF-LATCHING, TIGHT FITTING DOOR W/ SWEEP AND GASKETS.
11. 80 GA. ELEC. WH. W/ T & P RELIEF LINE TO EXT. AND TURNDOWN 12" A.F.D.
12. BUILT-UP 18" HIGH PLENUM (3/4" O.S.B. ON 2X4 FRAMING W/ SHEET METAL FINISH.
13. DOUBLE SINK W/ GARbage DISPOSAL
14. REFRIGERATOR SPACE - PROVIDE 1/2" C.W. LINE FOR ICE MAKER
15. ENAMEL FINISH STEEL TUB W/ SHOWER CURTAIN ROD.
16. CABINET FACE FRAME W/ 5 SHELVES. SHOP DWGS REQUIRED PRIOR TO CONSTRUCTION.
17. HANDRAIL @ 36" ABOVE TREAD NOSING.
18. OUTLINE OF FLOOR ABOVE OR BELOW.
19. CLEAREST AREA ABOVE, SEE ELEVATIONS & SECTIONS.
20. MIRROR.
21. OVAL TUB PER OWNER
22. CUSTOM SHOWER PER OWNER
23. SLIDING BARN DOOR ON TRACK TO FIT 5' OPENING, PER OWNER.
24. CORNER DISPLAY NOOK - SHOP DWGS REQ'D PRIOR TO CONSTRUCTION.
25. 16" PLATFORM
26. SUPPLY DUCT FOR FIRST FLOOR

WALL LEGEND

- EXT. WALLS AT LIVABLE AREA: 2 X 6 STUDS @ 16" O.C. WITH F.G. BATTS BETWEEN STUDS. EXTERIOR: 3/8" OSB SHEATHING W/ 1" RIGID INSUL. BD W/ LATH & 1-COAT STUCCO SYSTEM. INTERIOR SIDE: 1/2" GYP BOARD. TOTAL R VALUE = R-19. INTERIOR @ GARAGE: 5/8" TYPE 'X' GYP. BD, TAPED.
- 2-HOUR UNIT SEPARATION WALL: DOUBLE 2X4 STUD WALLS @ 16" O.C. (ALTERNATING), W/ BATT INSULATION & 1/2" GYP. BD. ON DWELLING SIDE.
- INTERIOR WALLS: 2X4 STUDS @ 24" O.C. W/ 1/2" GYP. BD. EACH SIDE. R-11 SOUND BATTS WHERE NEEDED, PER OWNER.

UNIT 1833

SQUARE FOOTAGE CALCULATIONS

AIR COND. SPACE - 1st floor	630 SQ. FT.
AIR COND. SPACE - 2nd floor	1203 SQ. FT.
TOTAL	1833 SQ. FT.
GARAGE & MECH	497 SQ. FT.
TOTAL UNDER ROOF	2330 SQ. FT.

REVISIONS:
A-

TEMPE ELEVEN
408 SOUTH ROOSEVELT, TEMPE, ARIZONA

AJT SHEDDEN+HALL ARCHITECTS
1010 N. 33RD PL. PHOENIX, ARIZONA 85018-1475

AJT ARCHITECTS
1010 N. 33RD PL. PHOENIX, ARIZONA 85018-1475



A11

MDR/RAD
C.O.T.
SUBMITTAL

4. Names of registered neighborhoods and HOAs that were notified.

Neighborhood and Associations within 1320' of Project

1. Sunset Neighborhood. Kendra Sollars. Kendra.sollars@gmail.com
2. Riverside Neighborhood. Philip Yates. Philipeyates@gmail.com

HOA within 1320' of Project

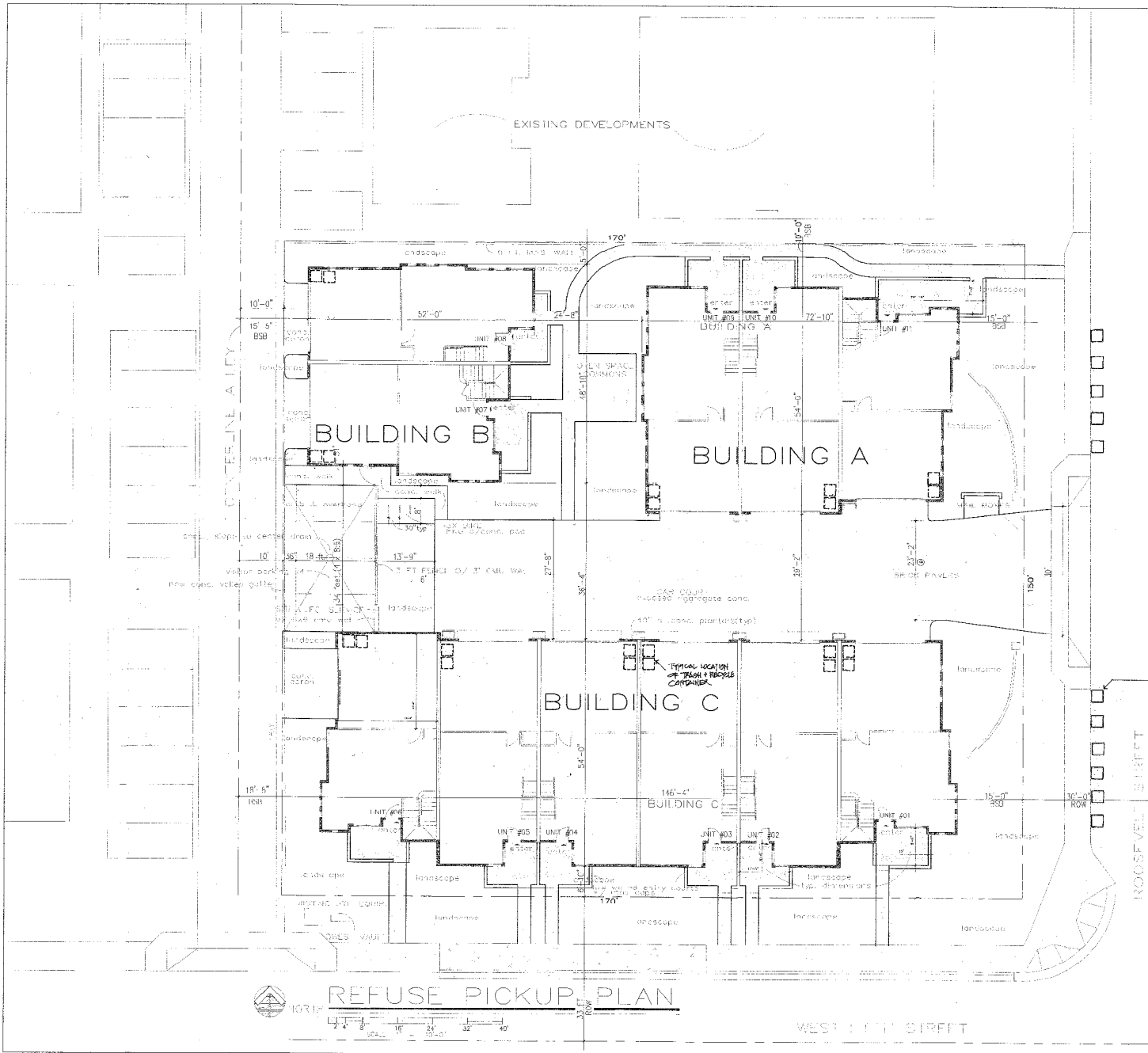
Rio Salado Homeowner. Erin Valles. erin@gersonrealty.com
River Run Condominium. Toni Pino. Toni.pino@managementtrust.com
Hacienda Del Rio. Diane Armstrong. Diane.0961@yahoo.com
University Garden Villas. Ken Glazov. Ken@santanmanagement.com
Worthington Place. James Teichert. Jteichert1@yahoo.com
Wilson Place. Kmbakalis@aol.com
Scene One. marcus@haywoodmanagement.com
Rosen Place. Jeffrey Gobster. Rosenplacehoa@cox.net
Hayden Square. markbuchanan@outlook.com

5. There was only a single neighborhood meeting scheduled and it was a virtual meeting that was held via the online video meeting website Zoom.com. The meeting was held on May 28th, 2022 and began at 10:00AM. A powerpoint presentation was prepared with slides that showed the basic geographical location of the proposed project, the site plan, floor plans, the landscape plans, and some 3D renderings and elevations of the completed project. We presented the information and allowed any of the participants the opportunity to ask questions.

6. We sent out a total of 190 notification letters regarding the neighborhood meeting and only had three participants other than the facilitators of the neighborhood meeting attend.

7. Several questions arose pertaining to where the contractors will park, will there be roof top access from inside the units, will units be owned or rented, the height of the buildings, will there be gated entries to the property, where will the residents park, the density of the project, and about the floor plans of the units.

As each question was asked, Tom Gosciki answered the questions to the attendees satisfaction and alleviated many of the concerns the surrounding residents had. The units in question will be zoned as townhouses with a fee simple ownership. Each unit will be able to be individually owned. The owners of the property are not asking for a zoning change so the density will stay within the City of Tempe density zoning rules. The buildings are two stories for several reasons but will not exceed two stories. There will not be security gates for the parking areas. There will be front porch areas for residents to sit at to create a more community environment.



REVISIONS

TEMPE ELEVEN
408 SOUTH ROOSEVELT, TEMPE, ARIZONA

SHERIDY-HILL ARCHITECTS
1116 N. 22ND PL. PHOENIX, ARIZONA (602) 962-6015

AJT
ARCHITECTS
1116 N. 22ND PL. PHOENIX, ARIZONA (602) 962-6015



NO.	DATE	DESCRIPTION

refuse plan

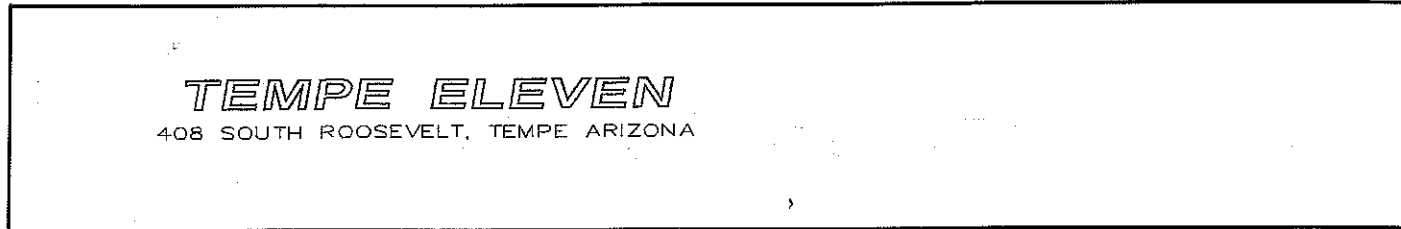
REFUSE PLAN



AFFORDABLE HOUSING IMPACT STATEMENT (AHIS): PROJECT REVIEW

Date: 05/25/2022

Project Name, Address and Brief Description



Project Contact Name:
 Phone:
 E-mail:

Table 1: Housing Supply Reduction – Existing Units to be Removed or Demolished by the Project

Please fill out the following information for each housing unit taken out of use by the Project. This includes any housing unit that may have already been demolished in advance of this Project filing. Include as many rows as needed.

	Number of Units	Number of Bedrooms per Unit	Current Rental Price (\$/mo.) or Sale Price (\$)/Unit	No. of Existing Voucher Holder Tenants?	Number of Income-Restricted Units	Income Level for Income Restricted Units (d)	Term of Deed Restriction (through mm/yy)
Single-Family Detached (a)	4	2-2 BR 2-1 BR	\$200,000 to 350,000				
Single-Family Attached (b)							
Multifamily (c)		Studio					
Multifamily (c)		One					
Multifamily (c)		Two					
Multifamily (c)		Three					
Multifamily (c)		Four+					

- (a) Includes mobile homes
- (b) Includes townhomes and duplexes
- (c) Includes condominiums and apartments
- (d) To be filled out only if any units are income-restricted.

Table 2: Housing Supply Addition – New Units in Proposed Projects

Please fill out the following information for new housing units that will result from the Project.

	Number of Units	Number of Bedrooms per Unit	Proposed Rental Price (\$/mo.) or Sale Price (\$)/Unit	No. of Existing Voucher Holder Tenants?	Number of Income-Restricted Units	Income Level for Income Restricted Units (d)	Term of Deed Restriction (through mm/yy)
Single-Family Detached (a)							
Single-Family Attached (b)	11	2K	\$179,000				
Multifamily (c)		Studio					
Multifamily (c)		One					
Multifamily (c)		Two					
Multifamily (c)		Three					
Multifamily (c)		Four+					

(a) Includes mobile homes

(b) Includes townhomes and duplexes

(c) Includes condominiums and apartments

(d) To be filled out only if any units are income-restricted.

Note: List numbers of housing units intended to be removed or added at this time as asked in the table above. If none are listed, or if this form is not completed, the City will make the reasonable assumption that none are intended at the time of application. This information is for data collection purposes only.

Staff Contacts for Questions:

On Completing the Form: **Robbie Aaron**. Ph. 480-350-8096, E-mail: Robbie_Aaron@Tempe.Gov

Affordable Housing-Related Questions: **Kathy Nugent**. Ph. 480-858-2315, E-mail: kathy_nugent@Tempe.Gov

Updated on 03-30-2022

WHEN RECORDED RETURN TO:
City of Tempe
Community Development Department
31 E. 5th Street
Tempe, AZ. 85281

**WAIVER OF RIGHTS AND REMEDIES
UNDER A.R.S. §12-1134**

This Waiver of Rights and Remedies under A.R.S. § 12-1134 (Waiver) is made in favor of the City of Tempe (City) by **Name of Entity** (Owner).

Owner acknowledges that A.R.S. § 12-1134 provides that in some cases a city must pay just compensation to a land owner if the city approves a land use law that reduces the fair market value of the owner's property (Private Property Rights Protection Act).

Owner further acknowledges that the Private Property Rights Protection Act authorizes a private property owner to enter an agreement waiving any claim for diminution in value of the property in connection with any action requested by the property owner.

Owner has submitted Application No. **PL00000 – PROJECT NAME**, to the City requesting that the City approve the following:

- _____ GENERAL PLAN AMENDMENT
- _____ ZONING MAP AMENDMENT
- _____ PAD OVERLAY
- _____ HISTORIC PRESERVATION DESIGNATION/OVERLAY
- _____ USE PERMIT
- _____ VARIANCE
- _____ DEVELOPMENT PLAN REVIEW
- _____ SUBDIVISION PLAT/CONDOMINIUM PLAT
- _____ OTHER _____

(Identify Action Requested))

for development of the following real property (Property):

Insert Property Address:

Parcel No. or legal description:

By signing below, Owner voluntarily waives any right to claim compensation for diminution in Property value under A.R.S. §12-1134 that may now or in the future exist as a result of the City’s approval of the above-referenced Application, including any conditions, stipulations and/or modifications imposed as a condition of approval.

This Waiver shall run with the land and shall be binding upon all present and future owners having any interest in the Property.

This Waiver shall be recorded with the Maricopa County Recorder’s Office.

Owner warrants and represents that Owner is the fee title owner of the Property, and that no other person has an ownership interest in the Property.

Dated this ____ day of _____, 20__.

OWNER: **INSERT OWNER NAME**

By Its Duly
Authorized Signatory: _____
(Printed Name)

(Signed Name)

Its: _____
(Title, if applicable)

State of _____)
) ss.
County of _____)

This instrument was acknowledged before me this _____ day of _____,
20__ by _____.

Notary Public
My Commission Expires:

(Signature of Notary)