

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 01/22/2013
Agenda Item: 3**

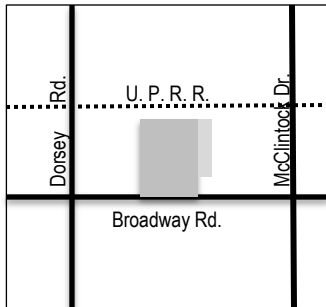
ACTION: Request for approval of a Development Plan Review consisting of a proposed +/-4,795 sf. clubhouse, remodel of an existing +/-1,729 sf. clubhouse, a proposed +/-2,080 sf. fitness building and associated site amenities in two courtyards for THE HAVEN (PL120267), located at 1440 East Broadway Road. The applicant is Todd & Associates Architecture and Planning, Incorporated.

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

RECOMMENDATION: Staff recommends approval, subject to conditions

BACKGROUND INFORMATION: THE HAVEN (PL120267) is a redevelopment of the two principal community courts including in the east courtyard the demolition and replacement of the clubhouse, swimming pool and pavement and in the west courtyard the interior remodel of the existing clubhouse, pavement modification around the existing pool, and addition of a freestanding fitness building north of the pool. New building construction summary includes a +/-4,795 sf. east courtyard clubhouse and a +/-2,080 sf. west courtyard fitness building. Both buildings are one story. The intention is to enhance the amenities enjoyed by residents of the Haven and their guests. The Haven is a residential community of 660 units on +/-29.76 net acres located in the R-3, Multi-Family Residential Limited District. The request includes the following:

DPR12156 Development Plan Review including site plan, building elevations, and landscape plan



Property Owner	AG – ICC Haven Owner LLC
Applicant	Doug Sexton, Todd & Associates
Current Zoning District	R-3
Unit Quantity	660 du. (no change)
Gross/Net site area	+/-29.76 net acres (+/-31.20 gross acres for site in 1983 when 660 du. community was entitled)
Density	22.17 du./ac. (22 du/ac is the legal non-conforming development standard for this site)
Building Lot Coverage	19.9 % (50 % maximum allowed)
Building Height	+/-26.00 ft. clubhouse (30.0 ft. maximum allowed)
Building Setbacks	No change (20'-0" front, 10'-0" side, 15'-0" rear minimum allowed)
Landscape area	32.6 % (25 % minimum required)
Vehicle Parking	1,243 spaces provided (1,228 spaces required based on unit and bedroom quantity. Change to common area amenity buildings does not affect amount of required parking)
Bicycle Parking	648 spaces required (no change proposed to amount of existing bike parking)

ATTACHMENTS: Development Project File

STAFF CONTACT: Kevin O'Melia, Senior Planner (480) 350-8432



COMMENTS:

The Haven Condominiums located at 1440 and 1500 East Broadway Road (the site) is on the north side of Broadway Road, is east of Dorsey Lane and is west of McClintock Drive. The site extends between Broadway Road and the Union Pacific Railroad right of way. The site is located within the R-3, Multi-Family Residential Limited District.

The maximum allowed residential density for the R-3 District at the time of development of the site in 1983 is twenty-two dwelling units per acre, rather than twenty. The maximum density of 22 du./ac. remains in effect as a legal non-conforming development standard but is specific to the existing development of 660 units and does not run with the land. To provide context, the General Plan 2030 projected residential density for this site and surroundings between Broadway and the railroad and between McClintock and Rural is up to 25 dwelling units per acre.

The existing site use is residential. The 660 units were platted as condominiums in 2006 but with the onset of the economic downturn are rented as apartments. The site consists of one overall property with perimeter parking. The residential community is two sectors that are separated by central parking organized around two double loaded drive aisles. Each sector has a frontage on Broadway Road and each frontage features common area amenities including a courtyard and clubhouse.

Redevelopment of the two community courts is the subject of this Development Plan Review. The east courtyard includes the demolition of the existing clubhouse and replacement with a tall, one-story facility. Work in this courtyard also includes swimming pool, spa and fence replacement along with redevelopment of amenities including a fire pit shade structure and shower stations. An existing recessed tennis court in the eastern side of this courtyard will remain. Redevelopment of the west courtyard includes the interior remodel of the existing one-story clubhouse, replacement of pavement and fence around the existing pool to the north of this clubhouse, and the addition of a freestanding one-story fitness building to the north of the pool. The existing recessed lawn commons on the west side of the west courtyard will remain.

The applicant is requesting the Development Review Commission approve the Development Plan Review request.

PUBLIC INPUT

A neighborhood meeting is not required to process the Development Plan Review request. As of the publication of this staff report, public input has not been received on this case.

PROJECT ANALYSIS

DEVELOPMENT PLAN REVIEW

Site Plan

The two courtyards are existing defined spaces within the Haven Community that are being upgraded with a new clubhouse, pool and pool pavement in the east courtyard and a remodeled clubhouse, new fitness building and remodeled pool pavement in the west courtyard. Major open space in the courtyards remains the same, including the position of swimming pools in both courtyards, the position of the west courtyard lawn commons and the position of the east courtyard tennis court. The entrances of both clubhouses continue to have an inviting entrance orientation to Broadway Road.

Building Elevations

The east courtyard clubhouse and west courtyard fitness building are each tall, single story structures. The feature elements include the following. Broad, mono-slope metal roofs, horizontal metal canopies and perforated metal screens at building entrances and major windows, exterior plaster vertical wall surfaces with tool joints that replicate the window frame division, and fabric accent awnings secured to roof fascia and metal entrance spire. Colors complement the existing colors of the residences. The architectural composition is intended to draw attention to the courtyards and the amenities that they contain.

Landscape Plan

The focus in each courtyard is the water amenity. A new swimming pool and spa with attending pavement, fence, covered seating/fire-pit area and showers is located in the east courtyard and the existing pool and spa in the west courtyard is upgraded with new pavement, fence and covered seating/fire-pit area. Trees are installed along the perimeter of each pool and new building consisting of a palette of Red Push Chinese Pistache, Evergreen Elm and Fruitless Olives. Trees along with supporting plant groundcovers team up with the architecture and color of the new buildings to attract the attention of residents, guests and prospective residents to the east and west courtyards.

Section 6-306 D Approval criteria for Development Plan Review

1. *Placement, form, and articulation of buildings and structures provide variety in the streetscape.* The overall attractiveness of the Haven including placement of residential buildings and shade trees as seen from Broadway Road is not disturbed by the replacement clubhouse in the east courtyard. The awning and spire above the entrance of this clubhouse assists with announcing the entrance for this development.
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort.* The buildings feature shade canopies and perforated panels that shield entrances and major windows. The landscape features tree placement at edges of pavements to increase shade on pavement during daylight hours.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings.* Metal roof and canopy indicate durability. Painted exterior plaster wall surfaces are appropriate in context with the surrounding residential development.
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings.* The two new buildings are tall one-story and are approximately the same height as the existing two story residential blocks of the Haven. The proposed tree palette including Red Push Chinese Pistache, Fruitless Olive and Evergreen Elm are appropriate shade tree types that fit within the shade canopy tree palette of the Haven.
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 two new buildings are relatively small but are well-composed with a defined top (metal roof and canopies), a defined base (distinctive color exterior plaster “water table”) and clearly articulated pedestrian entrances.
6. *Building elevations provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions.* The use of exterior plaster tool joints that replicate the pattern of window edges and window pane divisions is a method of organizing the building elevations into a designed composition that relates intimately to pedestrians. The color of these surfaces compliments the surrounding residential blocks but provides a distinctive palette that draws attention to these buildings.
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage.* Bus routes nearby the Haven include two Valley Metro routes: # 45 east-west on Broadway Road and # 81 north-south on McClintock Drive. The Tempe Orbit Mars bus route crosses Broadway Road at Dorsey Lane.
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses.* Each courtyard is connected to the existing pedestrian walkway network of the Haven.
9. *The floor plans and site entrances of the two buildings and pool areas appropriately integrate Crime Prevention through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance.*

10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways.* The well maintained landscape in existence throughout the Haven is extended with tree and groundcover installation along the perimeter of new buildings and fence pool areas
11. *Signs for the Haven will be reviewed and permitted as a separate submittal package.*
12. *In accordance with the Zoning and Development Code, lighting is compatible with the proposed buildings and adjoining buildings and uses, and does not create negative effects.*

Conclusion

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

REASONS FOR APPROVAL:

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

DPR12156

CONDITIONS OF APPROVAL

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

General

1. Submit construction documents to the Community Development Building Safety Division for building permit by January 22, 2014 or Development Plan Review approval will expire. Subsequently, an expiration of the building plan check period or issued building permit will result in expiration of the development plan review approval.
2. Police Department Security Plan required for pool and clubhouse areas. Architect and management representative to conduct initial meeting with Police Department prior to 1st building plan check. Include Architect to verify Police/Haven Management modifications that impact building, site or landscape design.

Site Plan

3. Match proposed fence and gates of pool enclosures to existing tight steel mesh fence and gates at existing clubhouses so visual surveillance is not compromised. Glazed vision panels are not required in service doors for pool heater and pool pumps or doors of machine rooms that seldom require access.
4. Within work area, finish utility equipment boxes in a neutral color (subject to utility provider approval) that compliments the surroundings. Do not paint over warning decals or identifiers. Within work area, place exterior, freestanding reduced pressure assemblies, etc., 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 screen wall. Finish screen walls where occur with exterior plaster and a neutral paint color that compliments the surroundings.

Building Elevations

5. The materials and colors are approved with required substitutions as presented on the materials sample board:
Exterior Plaster—smooth machine finish and with the following paint colors:
C1) Frazee Blondee (CL1872W)
C2) Frazee Rat Portage (CL1645D)
C3) Substitute similar to Frazee Emulsion (CL1921W) but with an LRV of 75 or less
C4) Frazee Wise Crack (CLC1209D)
Finish Metal
C5) Painted Metal: Substitute similar to Frazee Stoney Plain (CLW 1037W) but with an LRV of 75 or less
C9) Perforated Metal Screen: McNichols Natural Aluminum
C6) Metal Roof Fascia: Berridge Natural White
C10) Metal Roof Panel: Berridge Preweathered Galvalume
Fenestration
C7) Aluminum window and door frames: Paramount white frame and green tint glass
Awning
C8) Fabric Awning: Polyfab USA, Grape
The materials and colors approval is subject to the following: Provide finishes with a light reflectance value (LRV) of maximum 75 percent. Submit substitutions and minor modifications for review during building plan check process.
6. Conceal roof drainage system for portion of roofs behind parapet within building interior. Incorporate lighting, address signs, Fire Department Connection and incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of elevations. Do not locate exposed conduit, piping or similar features on the exposed building surfaces. Maintain secure roof access from building interior as indicated. Don't expose roof access to public view.

7. 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.
8. Raise parapet and roof elements to height that matches or exceeds installed roof equipment including top fans, etc. Locate electrical service equipment and meter panel entirely inside buildings or with front panel flush with elevation.
9. Upper/lower divided glazing panels in exterior windows at grade level where lower glass pane is part of a divided pane system, is permitted only if hardened, laminated glazing at each lower pane is provided.

Lighting

10. Illuminate building entrances from dusk to dawn to assist with visual surveillance at these locations. Illuminate exterior shower stations to minimum 5.0 foot-candles from dusk to dawn.

Landscape

11. Indicate existing trees and palms to remain in work areas and identify by species. Where an existing tree or palm indicated to remain dies or shows probability of dying prior to conclusion of this project, replace with a minimum 36" box tree or 20'-0" tall brown trunk palm that compliments the landscape design.
12. Automatic Irrigation System extensions and modifications:
 - a. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use minimum schedule 40 PVC pressurized mainline. Use minimum Class 200 PVC feeder line for diameters greater than ½" and minimum Class 315 PVC for ½" feeder line. Provide details of water distribution system.
 - b. Place freestanding reduced pressure backflow assembly in a pre-manufactured, pre-finished, lockable cage.
 - c. Locate valve controller in a vandal resistant housing.
 - d. Conceal valve and power conduits within the exterior wall cavity. Exposed conduit on exterior wall is not allowed.
 - e. Hardwire power source to controller. A receptacle connection is not allowed.
 - f. During construction period, do not allow plants that previously have had an irrigation system to go through a period without irrigation. Provide temporary irrigation system for these plants that remain.
13. Don't install 3"-8" granite cobble unless pieces are embedded in a concrete substrate to prevent removal for vandalism or assault. Till and loosen soil in planting areas. Remove debris from planting areas prior to landscape installation.

Signage

14. Address signs for east clubhouse and west fitness buildings. Don't illuminate horizontal roof addresses. Provide 12" high vinyl dye-cut address signs in glazed transoms above north elevation entrance door pairs of east courtyard clubhouse. Provide 12" high standard wall address signs on elevations. Provide two wall addresses on east courtyard building and one on fitness building similar to locations indicated in the 12/12/2012 Site Plan Review mark-up. Conform to the following for standard wall addresses:
 - a. Provide street number only, not the street name
 - b. Fabricate numbers of individual mount, metal reverse pan channel OR day/night Plexiglas construction.
 - c. Provide external light source for metal OR internal illumination for day/night plexiglas.
 - d. Coordinate address sign locations with trees to avoid any potential visual obstruction.

CODE-ORDINANCE REQUIREMENTS:

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

- TIME LIMIT: Development Plan Review approval is valid for one year time limit unless modified by condition of approval. See ZDC Section 6-306(E). Development Plan Review approval will continue to be valid during the building plan review period (period includes time extension, if utilized). If plan review period is allowed to expire without building permit issuance, Development Plan Review approval expires with the plan review period. After building permit issuance, Development Plan Review will remain in effect as long as the building permit itself is valid. If the building permit is allowed to expire, the Development Plan Review approval will also expire.
- SITE PLAN REVIEW: Verify comments by the Public Works, Community Development and Fire Departments given on the Preliminary Site Plan Reviews dated 8/08/2012, 9/12/2012, 11/21/1012 and 12/12/2012. Direct questions regarding comments to the appropriate department. Coordinate modifications with concerned parties.
- 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 Tempe Historic Preservation Officer with general questions. Where a discovery is made, contact the Arizona State Historical Museum for removal and repatriation of the items.
- PLANNING
 - Specific requirements of the Zoning and Development Code (ZDC) are not listed as a condition of approval, but will apply to any application. Access ZDC through www.tempe.gov/zoning or purchase from Community Development.
 - Measure height of buildings from top of curb at a point adjacent to the center of the front property line on Broadway Road in accordance with ZDC Section 7-108.
 - Spire is an exception to maximum allowable building height in accordance with ZDC Section 4-205 (A)(2).
 - Verify proposed building roofs and parapets are of sufficient height to screen roof mount equipment and top-mounted appurtenances on all four sides of equipment in accordance with requirement of ZDC Section 4-405.
 - Design site security light for proposed buildings and courtyards in accordance with requirements of ZDC Part 4 Chapter 8 (Lighting) and ZDC Appendix E (Photometric Plan).
 - Indicate location of all exterior light fixtures on the courtyard site, landscape and photometric plans. Avoid conflicts between lights and trees or other site features in order to maintain illumination levels for exterior lighting. Comply with ZDC Section 4-704 (C)(6) for relation of lights to trees (including existing trees).
 - Provide full cut-off exterior lights OR conform to maximum lumen output for fixtures that are not full cut-off in accordance in ZDC 4-803 (C)(5).
 - Provide groundcovers with a maximum natural mature height of 2'-0" where adjacent or within 6'-0" of pedestrian or parking areas. Canopy trees may occur in this area but shrubs and accents may not. Provide groundcovers and low shrubs of maximum natural mature height of 3'-0" between 6'-0" and 12'-0" of pedestrian or parking areas.
 - Identification and directory signs require a permit. Directional signs without a dedicated light source don't require a permit, depending on size and height--refer to ZDC Section 4-903 (F).
 - Address signs do not require a sign permit. Include address signs in the construction drawing permit set—refer to ZDC Section 4-903 (A) for requirements including sign illumination and minimum fifty (50) percent sign contrast with background. Coordinate address signs with trees, vines, or other landscaping to avoid any potential visual obstruction. Do not affix number or letter to elevation that might be mistaken for the address sign. If a new freestanding identification sign is provided, install address signs on the masonry base beneath the sign.
- POLICE:
 - Security Plan required for pool and clubhouse areas. Contact Crime Prevention Unit at 480-858-6333.
 - Review, become familiar with and 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.

- Review gate hardware with Building Safety, Police and Fire staff. Design gate to resolve lock and emergency ingress/egress features as required. Provide method of override access for Police and Fire Department to controlled access areas including pool, clubhouse or other gated common areas. Coordinate Police and Fire Department emergency access requirements.
- BUILDING SAFETY:
 - Provide disabled accessibility to pool amenity areas including interior and exterior showers. Coordinate access with landscape and site design.
 - Verify required minimum fire separation distance between proposed and existing buildings
 - Minimum fire pit clearance requirement in accordance with IFC Section 307.4 Exception 1.
- FIRE:
 - Do not disturb existing fire lanes. Ensure minimum 20'-0" horizontal width. Ensure minimum 14'-0" vertical clearance from fire lane surface to the underside of tree canopies.
 - Ensure hydrants are no more than 600'-0" from proposed buildings.
 - Install Knox box adjacent to pool gate and have key fit owner installed padlock.
 - Provide automatic fire extinguishing system and fire alarms in proposed buildings.
 - Verify FDC location on building with the Fire Department and coordinate with design of elevations.
- ENGINEERING:
 - Install trees a minimum of 20'-0" from existing or proposed on-site public water or sewer lines. Tree/line separation may be reduced with installation of a root barrier. Root barrier detail and extent of reduction are subject to Public Works Water Utilities Division.
 - Coordinate redevelopment with private sewer and water lines that go through west courtyard.
 - Provide additional inlet for each proposed retention tank and coordinate with landscape.
 - Provide sufficient access to proposed retention tanks and coordinate with landscape and site design.
 - Verify specific design considerations including extent of storm volume calculations for disturbed existing retention areas with the Engineering Department.
 - Access standard engineering details at www.tempe.gov/modules/showdocument.aspx?documentid=5352 or purchase book from the Public Works Engineering Division.

HISTORY & FACTS:

June 14, 1983 Planning Commission (by a 6-1 vote) recommended to City Council an approval of the Zoning Map Amendment from I-2, General Industrial District to R-3, Multi-Family Residential Limited for +/-31.2 gross acres located 1500'-0" west of the northwest corner of McClintock Drive and Broadway Road (file address – 1500 East Broadway Road).

Note: The subject development of the approval is a proposed 660 unit apartment complex.
 Note: In 1983, the maximum allowable density for R-3 was 22 du./ac. and the proposed density for the subject development is 21.2 du./ac.

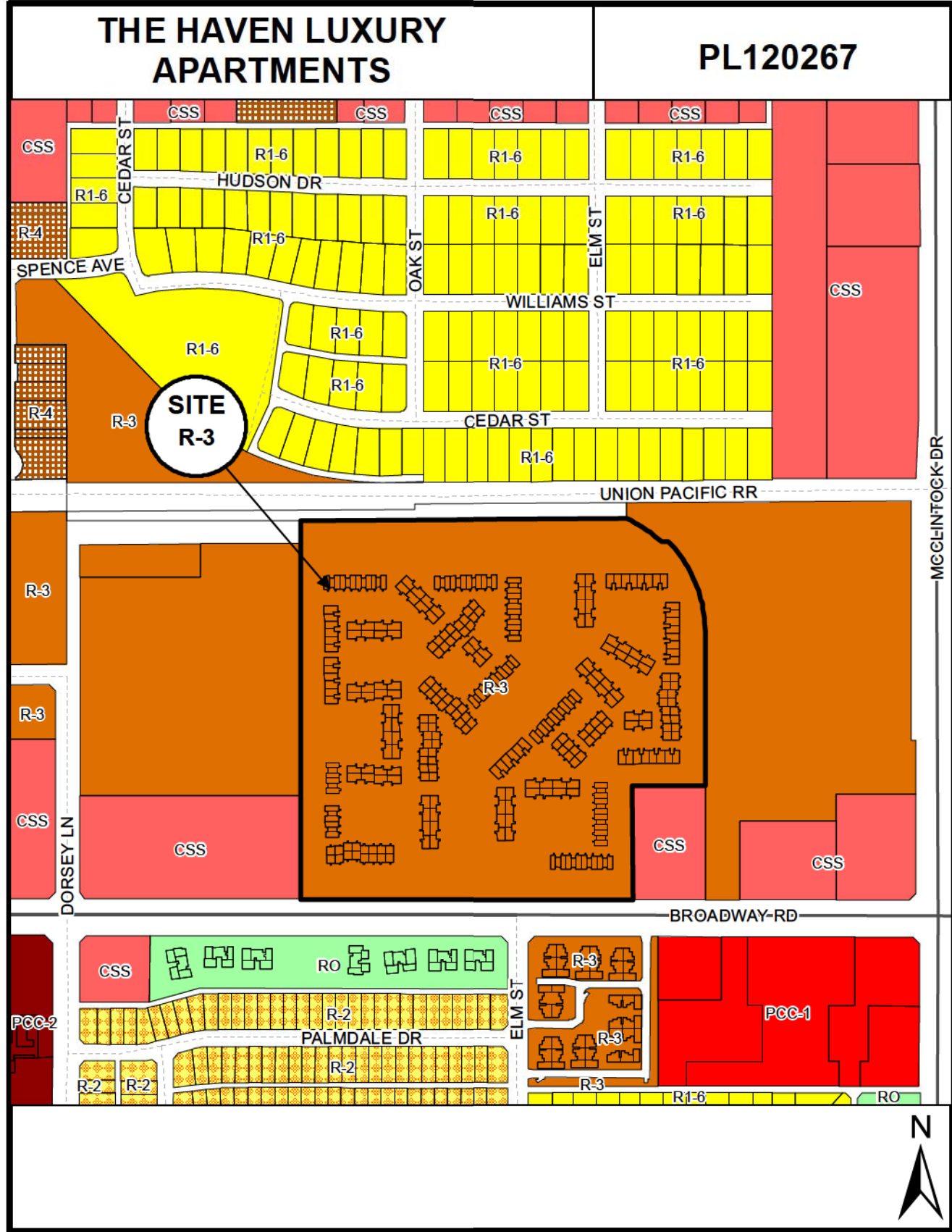
July 28, 1983 City Council approved the Zoning Map Amendment from I-2, General Industrial District to R-3, Multi-Family Residential Limited District for +/-31.2 gross acres located at 1500 East Broadway Road (Ordinance 808.271).

Note: The conditions of approval include full arterial street dedication (Broadway Road) within six months of approval and installation of full arterial street improvements on all lands covered by this request. The effect of these conditions reduced the area of property. Density was calculated based on gross acreage prior to street dedication, not subsequent net acreage.

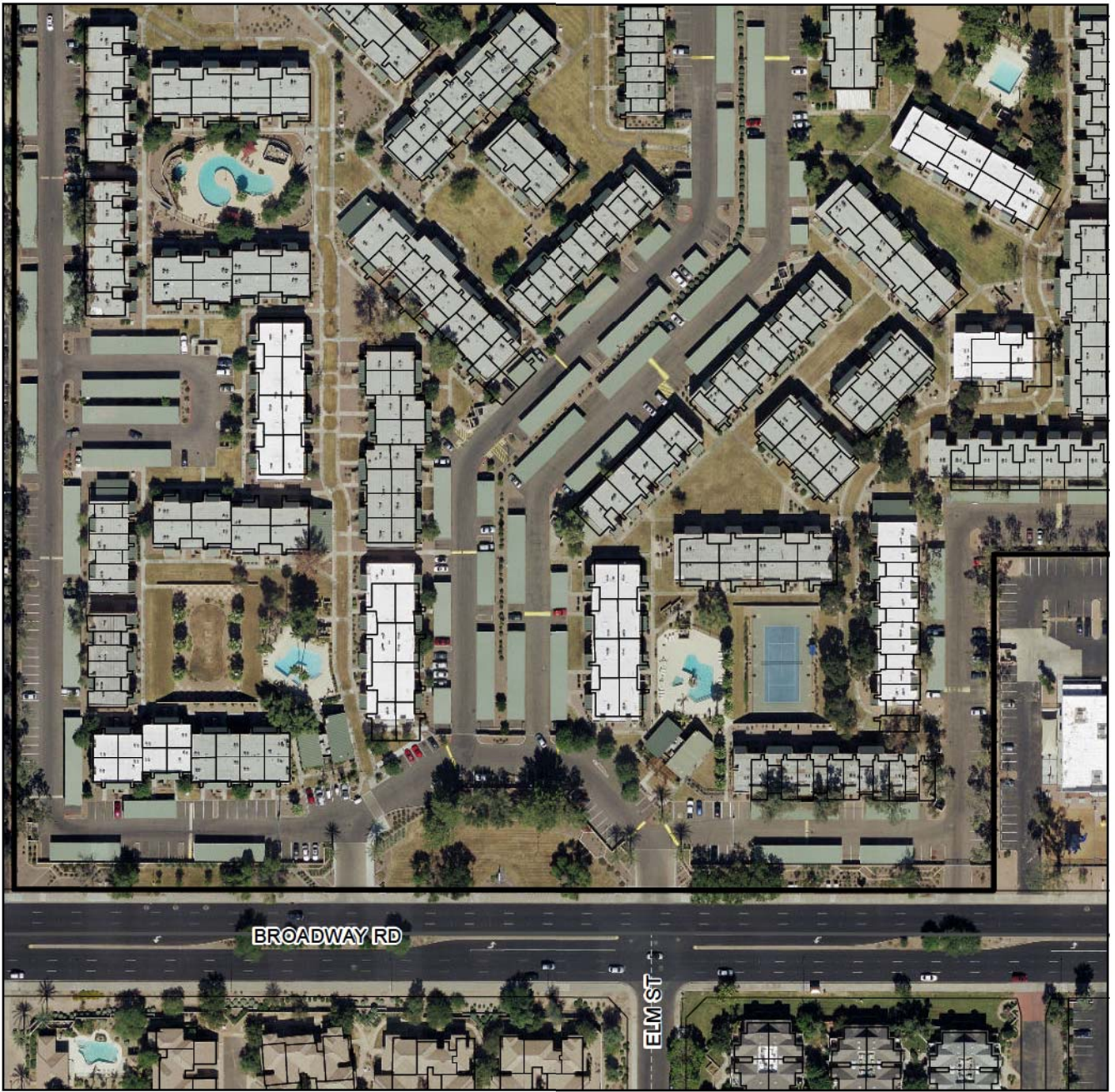
February 1, 1984	The Design Review Board approved the building elevations, site plan and landscape plan for Meridian Corners Phase I for 376 units on +/-16.34 net acres, located at 1440 East Broadway Road.
May 2, 1984	The Design Review Board approved the building elevations, site plan and landscape plan for Meridian Corners Phase II for 284 units on +/-13.54 net acres, located at 1500 East Broadway Road.
1984	Apartments were constructed in two phases for a total of 660 units.
June 21, 2001	Design Review Board staff approved the request by Meridian Corner Apartments for a paint color modification. The site is located at 1440 East Broadway Road in the R-3, Multi-Family Residential Limited District.
May 24, 2006	The City Council approved the request by The Haven Condominiums for a Preliminary and Final Subdivision Plat for one lot on +/-29.76 net acres. The site is located at 1440 East Broadway Road in the R-3, Multi-Family Residential Limited District.
May 24, 2006	The City Council approved the request by The Haven Condominiums for a condominium plat consisting of 660 units on +/-29.76 net acres. The site is located at 1440 East Broadway Road in the R-3, Multi-Family Residential Limited District.
June 21, 2006	Development Review Commission staff approved the request by The Haven Condominiums for building elevation modifications. The site is located at 1440-1500 East Broadway Road in the R-3, Multi-Family Residential Limited District.
September 26, 2006	The Development Review Commission approved the request by Haven Condominiums for a new two-story clubhouse, a new lobby and two new pool houses within the existing +/-28.33 net acre community in the R-3, Multi-Family Residential Limited District. The requests include the following: DPR06042 Development Plan Review including site plan, landscape plan and building elevations. ZUP06028 Use Permit for a 10% height increase in building height from 30'-0" to 33'-0". Note: the clubhouse portion of this proposal was not built and the Development Plan Review and Use Permit for the clubhouse design presented in 2006 have expired.
December 28, 2006	Development Review Commission staff approved the request for a building exterior color modification. The site is located at 1440 East Broadway Road in the R-3, Multi-Family Residential Limited District.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review



Location Map



THE HAVEN LUXURY APARTMENTS (PL120267)



November 26, 2012

Letter of Explanation – Development Plan Review

The Haven Luxury Apartments at 1440 & 1500 East Broadway Rd, Tempe, Arizona

The proposed improvements to the existing Haven Luxury Apartment project will consist of a new 1-story Clubhouse / Office at the east entry of the development to replace the existing dated and undersized facility and a new Fitness / Exercise building in the west courtyard at 1440 E. Broadway. The new Clubhouse / Office will establish a more contemporary architectural icon at the development entrance to reflect a more upscale, high energy residential community that will appeal to the demographics of the area. While being of more contemporary architectural style, the building is still designed to relate to the existing adjacent buildings in form and scale. The sloped roof will lead the eye, accentuating the perspective within the limited confine of the building envelope. A vertical architectural accent element is proposed at the building entry as an exception from the measured building height to further accentuate and announce arrival and entry into the building. The new Fitness / Exercise building will be 1-story and reflect the more contemporary architecture established for the new Clubhouse / Office building. The new Fitness / Exercise building in the west courtyard replaces the existing 1-story exercise facility that will be removed in the east courtyard so that the new Clubhouse / Office building can be constructed.

After the new Clubhouse / Office building and Fitness building are constructed and occupied, the existing Leasing Office at 1440 E. Broadway, the west courtyard, is to have an interior remodel done. The interior remodel will convert interior office uses to clubroom and lounge areas for use by the residents and their guests. Minor changes to the exterior such as window openings and landscape improvements are planned for this building.

The new Clubhouse / Office building, immediately at the project entry off of 1500 E. Broadway Road, will be programmed with activities for resident and guest only use. The space will not be rented out or made available to the general public for activities or functions. Since this facility will be replacing an existing facility of the same use, there will be no significant impact upon the surrounding area. Hours of operation, number of employees, customers, etc. will not be significantly changed.



November 26, 2012

The Haven Luxury Apartments at 1440 & 1500 E. Broadway Road, Tempe, Arizona

Overview

This submittal is for a full Development Review Commission submission. The submittal includes the following:

1. At 1440 E. Broadway (West Courtyard) a new Fitness Building north of the existing pool, a remodel of the existing Leasing Office into a Clubhouse, site amenity improvements between the existing pool and new Fitness Building.
2. At 1500 E. Broadway (East Courtyard) a new Office / Clubhouse Building and a new pool amenity courtyard, both in lieu of existing facilities to be removed.

These improvements will help transform and revitalize the development from its current dated appearance in order to appeal to a younger, very active demographic.

Narrative of Design Rationale

The major design emphasis for the Haven Condominium Community is to create a stronger sense of place and identity for its residents, and to re-energize what is currently a dated 1980's era apartment complex. The Haven as it exists today suffers from a lack of distinction or character. There is no discernible architectural style, no variety to building materials, and no color interest. Add to this only little architectural hierarchy and little sense of arrival, the complex in its current state is quite bland.

The new design elements are created to give the Haven Community a distinctive architectural flair and give it a flavor of newness. The clubhouse / office in the east courtyard is designed as the primary leasing office with clubhouse amenities for resident use. The new clubhouse / office will be situated to provide an improved sense of entry for residents, as well as a distinguishing identify along Broadway Road. The covered entry will be covered with brightly

colored fabric shade structures defining the entry and welcoming visitors and residents to the complex.

In the west courtyard, a new Fitness Building is to be located north of the existing pool. The Fitness Building will reflect the same architectural style and elements as the East Courtyard Clubhouse / Office. Other improvements in the west courtyard include; a new and expanded deck around the existing swimming pool, a shaded seating area and an outdoor kitchen / barbeque. The existing office building in the west courtyard will be remodeled on the interior to become a clubroom and lounge area for the community. At the east courtyard the existing pool is to be removed and replaced with a new pool and spa, expansive deck area with a shaded seating area and outdoor kitchen / barbeque.

The varieties of materials and colors for the new buildings have been selected to modernize the appearance and initial impression of the development upon arrival to the site. The buildings will be of wood frame construction and stucco finish, but with contemporary lines and colors.

The east courtyard pool amenity area will be developed to provide a multitude of swimming, lounging, socializing, and active use options for the residents. Although there are other existing pools onsite, it is the intent that this pool area will be a resort type amenity to become the primary pool within the development.

The Haven is currently a very successful project in its own right. The proposed improvements will enhance the already established community standing and reinvigorate the sense of place and identity for its residents.

SITE DATA

PROJECT DESCRIPTION:

CONSTRUCTION OF A NEW ± 2,080 SF FITNESS BUILDING, NEW POOL DECK AREA, AND REMODEL OF EXISTING CLUBHOUSE

EAST COURTYARD:

DEMOLITION OF AN EXISTING OFFICE / CLUBHOUSE; CONSTRUCTION OF A NEW ± 4,795 SF OFFICE / CLUBHOUSE & NEW POOL AMENITY AREA.

PROJECT ADDRESS:

1440 EAST BROADWAY RD. & 1500 EAST BROADWAY RD.
TEMPE, ARIZONA 85282-1640

PARCEL NO.:

133-06-002 Q

SITE AREA:

1,296,542 SF (29.7645 AC. MORE OR LESS)

NET:

EXISTING ZONING:

R-3

CONSTRUCTION TYPE:

V-B/
OFFICE/CLUBHOUSE BLDG. AND FITNESS BLDG.
WILL BE EQUIPPED WITH A FIRE SPRINKLER SYSTEM
660 D.U.

EXISTING DWELLING UNITS:

23.29 D.U./ NET. AC.

EXISTING DENSITY:

PROPOSED CLUBHOUSE AREA:

± 1,729 SF (EXISTING CLUBHOUSE)

WEST COURTYARD:

± 4,795 SF (RESIDENTS & GUESTS ONLY)

EAST COURTYARD:

23' 8" (2 STORIES)

EXISTING BUILDING HEIGHTS:

26' (1 STORY)

PROPOSED CLUBHOUSE HEIGHT:

251,013± SF. BLDGS / 1,296,542 = 19.36%

EXISTING LOT COVERAGE:

257,888± SF. BLDGS / 1,296,542 = 19.89%

PROPOSED LOT COVERAGE:

427,571 SF (32.8% OF GR. AREA)

EXISTING LANDSCAPE AREA:

424,854 SF (32.6% OF GR. AREA)

REQUIRED PARKING:

1,228 PS

PROVIDED PARKING:

1,243 PS (EXISTING)

NOTES

- EXISTING BUILDING AREAS, UNIT COUNTS, PARKING CALCULATIONS, AND LANDSCAPE AREA, AND DENSITY CALCULATIONS ARE BASED UPON DATA PROVIDED PER PRIOR SITE IMPROVEMENT CASE NUMBERS PL060446, DPR06042, AND ZUP06028
- EXISTING SITE RETENTION AND OVERALL SITE GRADING AND DRAINAGE PATTERNS SHALL REMAIN INTACT.
- THIS SUBMITTAL DOES NOT IMPACT RIGHT-OF-WAY AREA. EXISTING LANDSCAPE WITHIN THE RIGHT-OF-WAY SHALL REMAIN.

EXISTING NUMBER / TYPE OF RESIDENTIAL UNITS & PARKING REQUIRED & PROVIDED

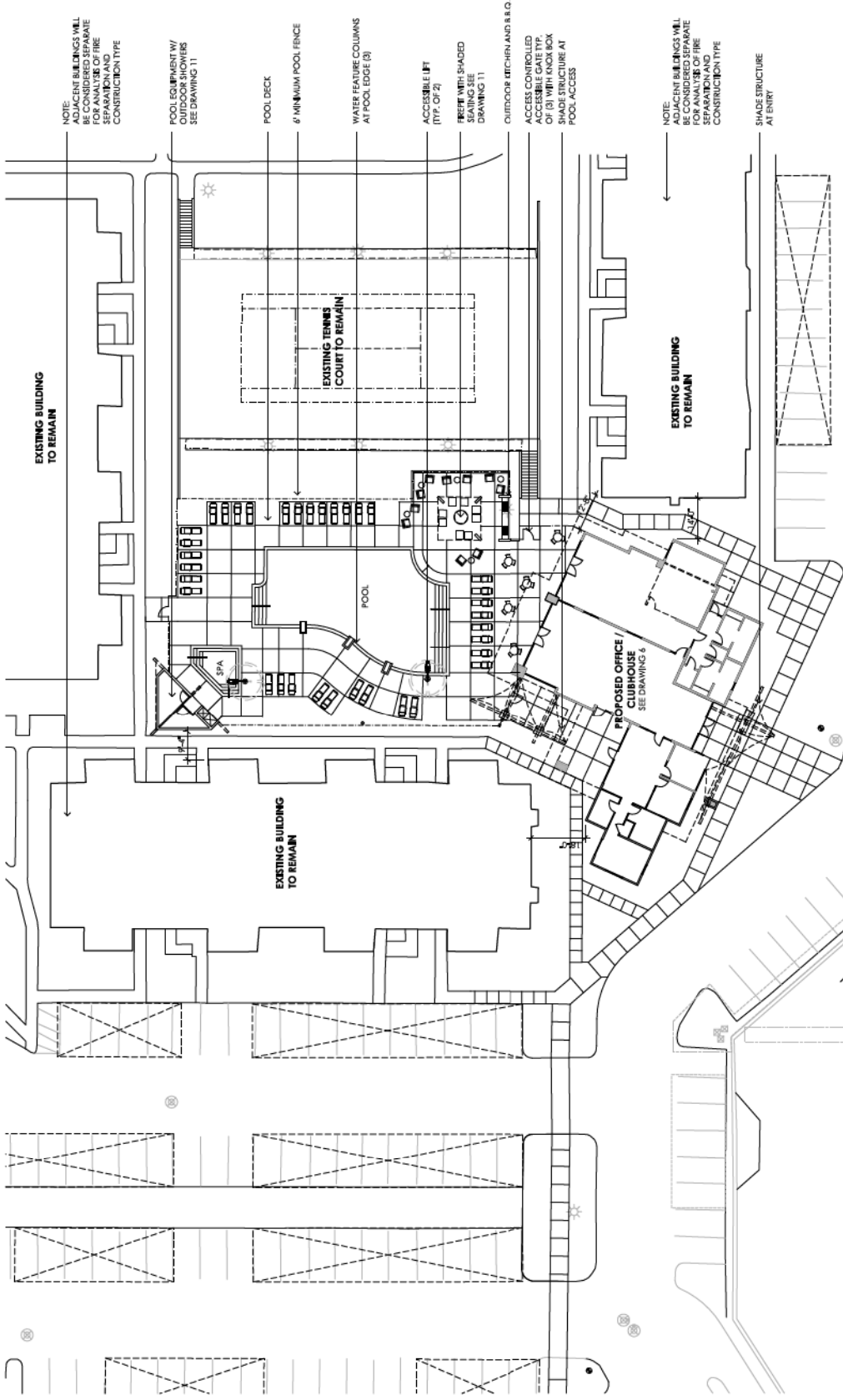
	# D.U.	PARKING RATIO	REQ. SPACES	PROVIDED
STUDIO	64 D.U.	1.0 D.U.	64	64
1 BEDROOM	320 D.U.	1.5 D.U.	480	480
2 BEDROOM	276 D.U.	2.0 D.U.	552	552
GUEST	660 D.U.	0.2 D.U.	132	153
TOTALS			1,228	1,243
PROPOSED ADDITIONS (-7 PARKING SPACES)			1,228	1,236



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THE HAVEN LUXURY APARTMENTS • Tempe, Arizona
Project Number: 12-2025-01 • Date: January 3, 2013
Development Plan Review Submittal : SPR 12121



NOTE: ADJACENT BUILDINGS WILL BE CONSIDERED SEPARATE FROM THE SEPARATION AND CONSTRUCTION TYPE SEE DRAWING 11

POOL EQUIPMENT W/ OUTDOOR SHOWERS SEE DRAWING 11

POOL DECK
6' MINIMUM POOL FENCE

WATER FEATURE COLUMNS AT POOL EDGE (8)

ACCESSIBLE LIFT (TYP. OF 2)

FREIGHT WITH SHADOWS SEE DRAWING 11

OUTDOOR KITCHEN AND S.A.O.

ACCESS CONTROLLED ENTRY WITH LOCK AND SHUTTER AT POOL ACCESS

NOTE: ADJACENT BUILDINGS WILL BE CONSIDERED SEPARATE FROM THE SEPARATION AND CONSTRUCTION TYPE

SHADE STRUCTURE AT ENTRY



PRELIMINARY ENLARGED SITE PLAN - EAST COURTYARD

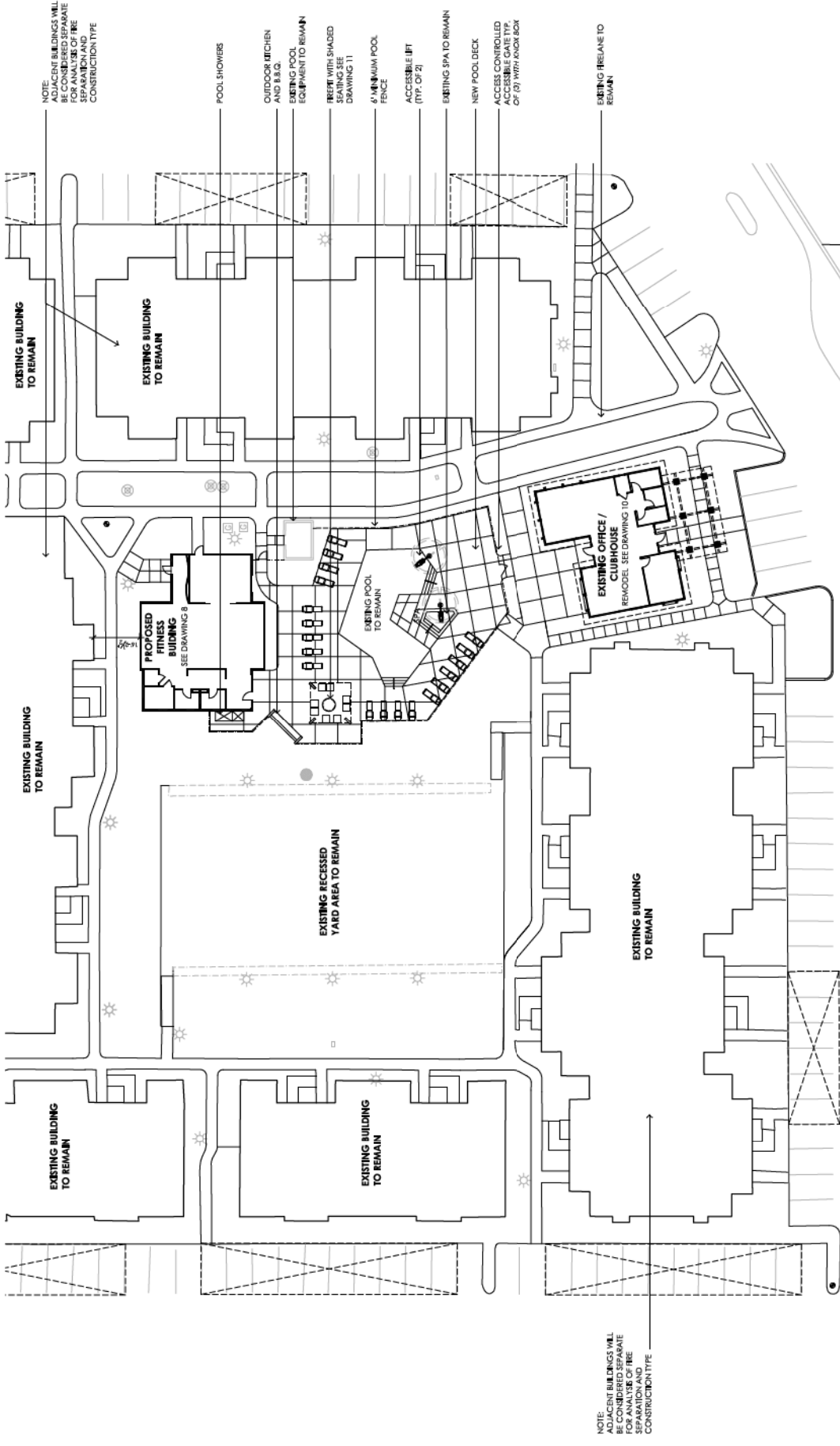
THE HAVEN LUXURY APARTMENTS

Tempe, Arizona

Development Plan Review Submittal
Project No. 12-2025-01 Date December 3, 2012
SPR - 12121

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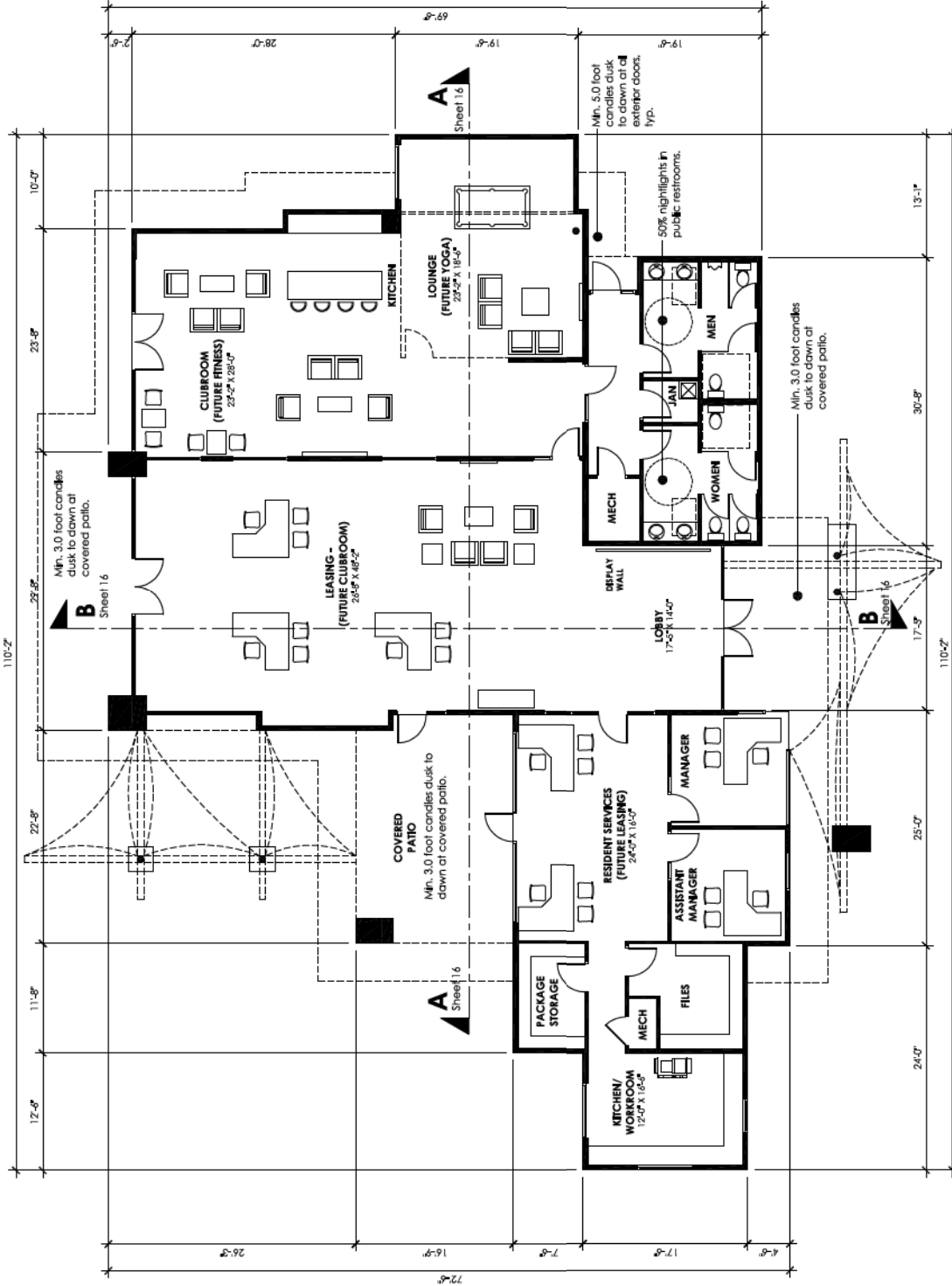
PRELIMINARY ENLARGED SITE PLAN - WEST COURTYARD



THE HAVEN LUXURY APARTMENTS

Tempe, Arizona
 Development Plan Review Submittal
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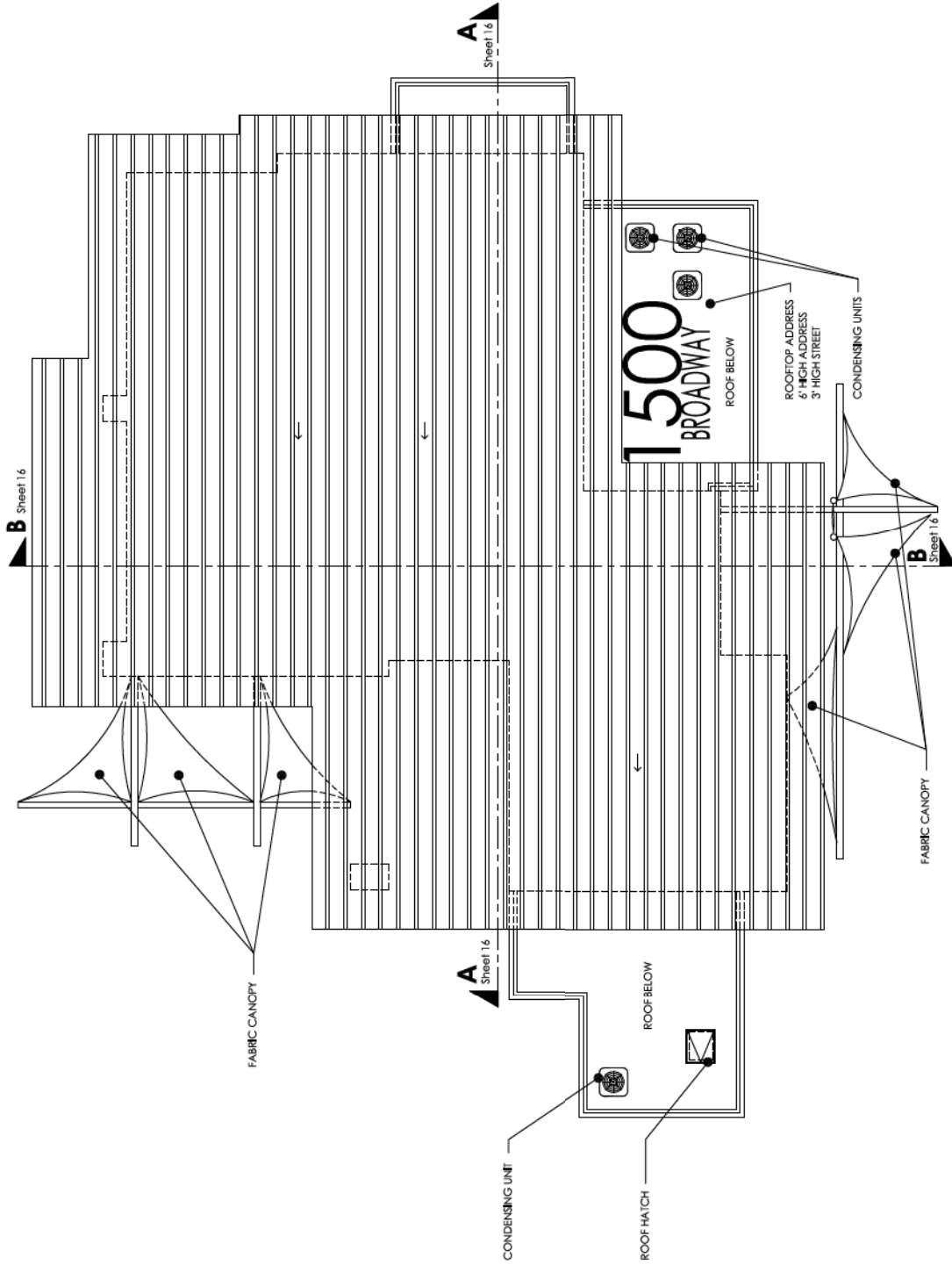
EAST COURTYARD - CLUBHOUSE FLOOR PLAN - GROSS = ±4795 S.F.



THE HAVEN LUXURY APARTMENTS

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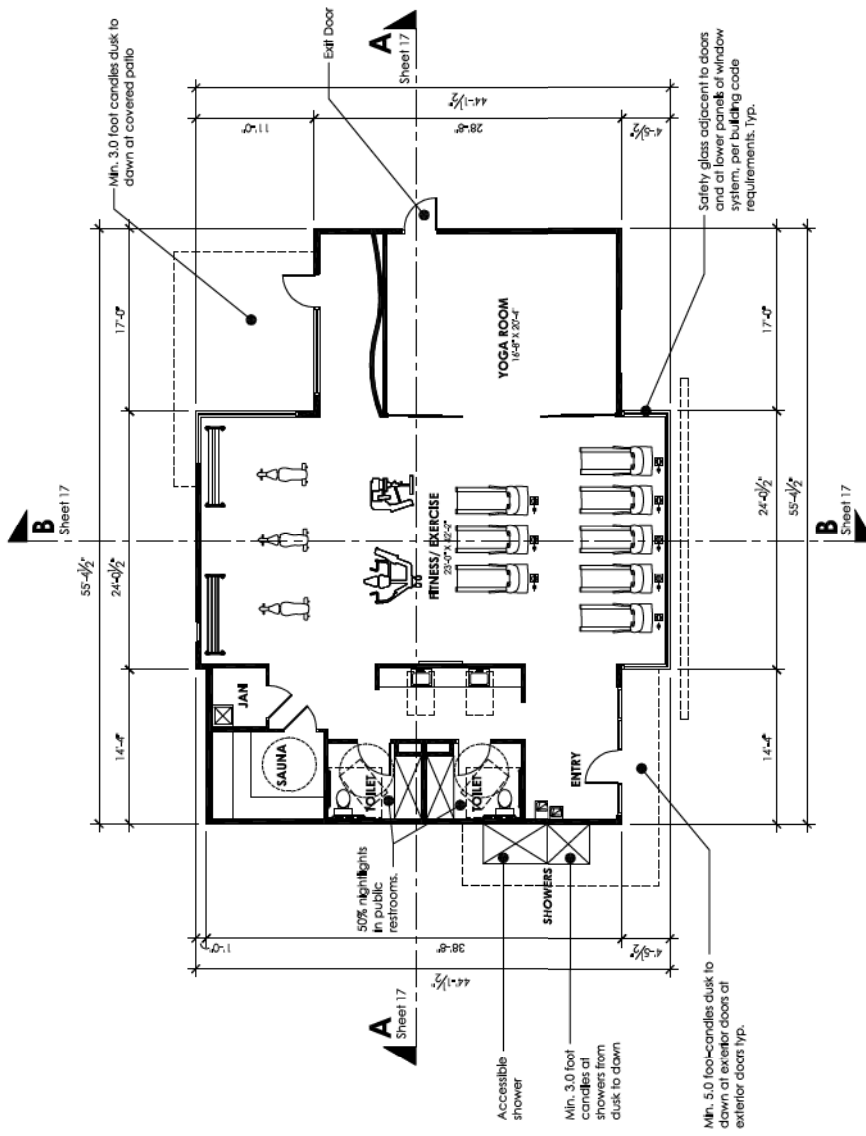
EAST COURTYARD - CLUBHOUSE ROOF PLAN



THE HAVEN LUXURY APARTMENTS

Tempe, Arizona
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 Project No. 12-2025-01 Date December 3, 2012
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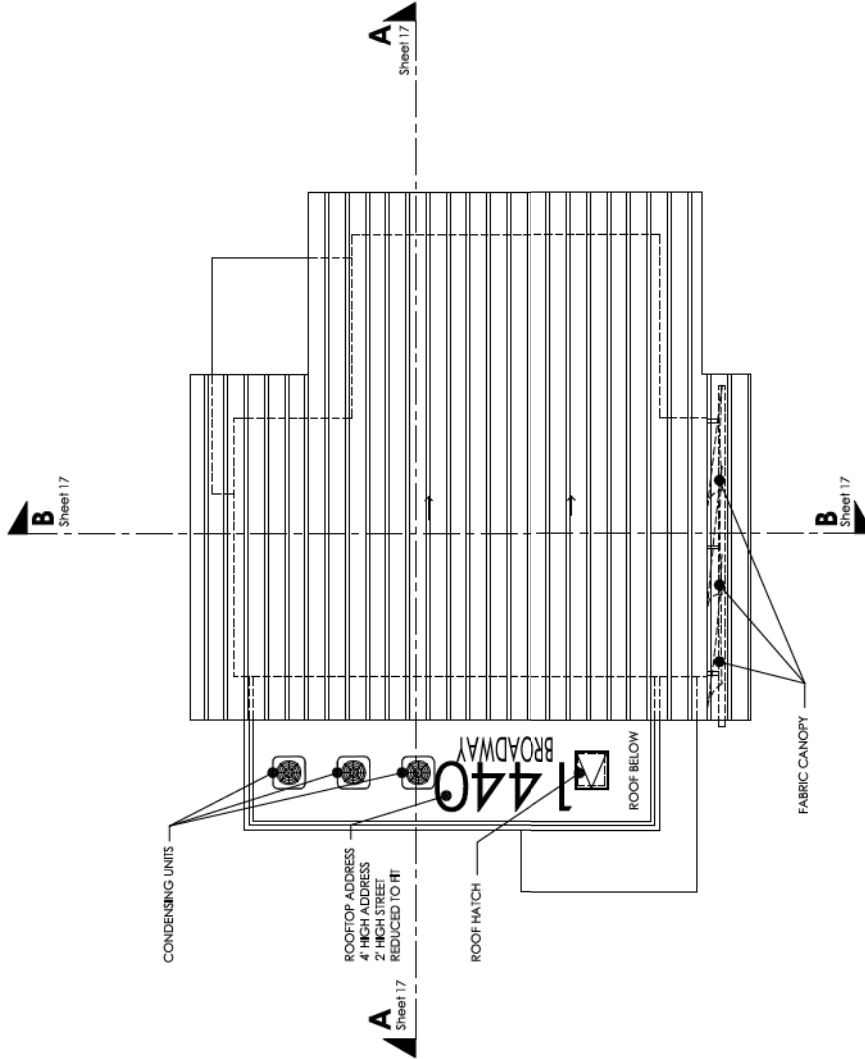
FITNESS/ EXERCISE FLOOR PLAN - GROSS = ±2,080 S.F.



THE HAVEN LUXURY APARTMENTS

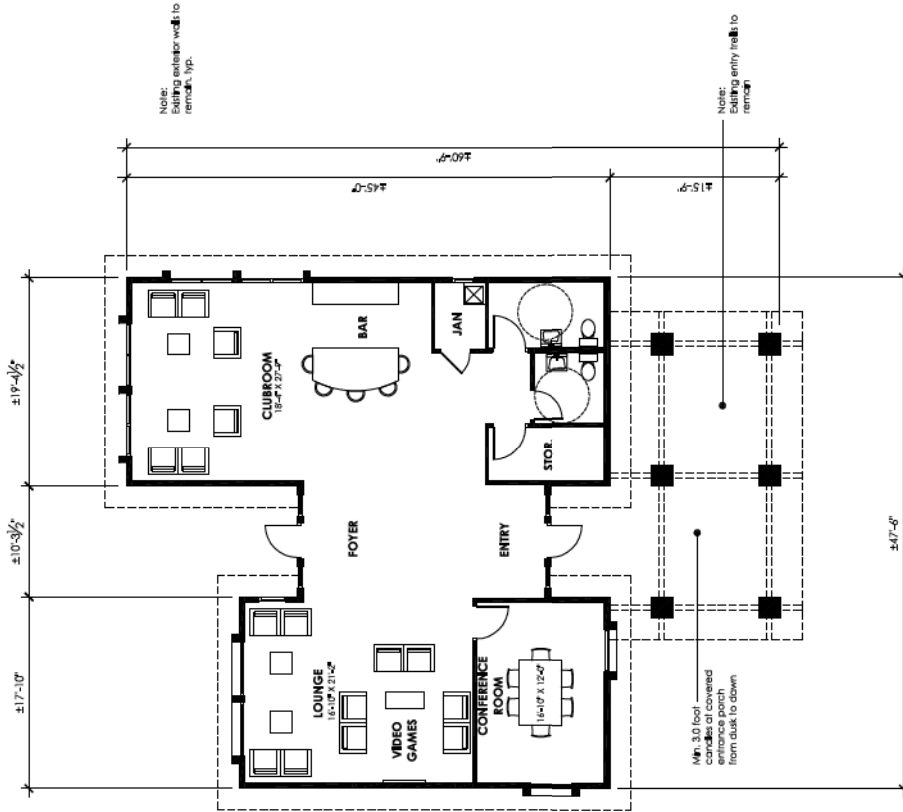
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 Development Plan Review Submittal
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FITNESS/ EXERCISE ROOF PLAN





WEST CLUBHOUSE - OFFICE / CLUBHOUSE REMODEL FLOOR PLAN - GROSS = ±1,729 S.F.

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 Project No. 12-2025-01 Date December 3, 2012
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Critical Thinking • Creative Design



South Elevation



East Elevation



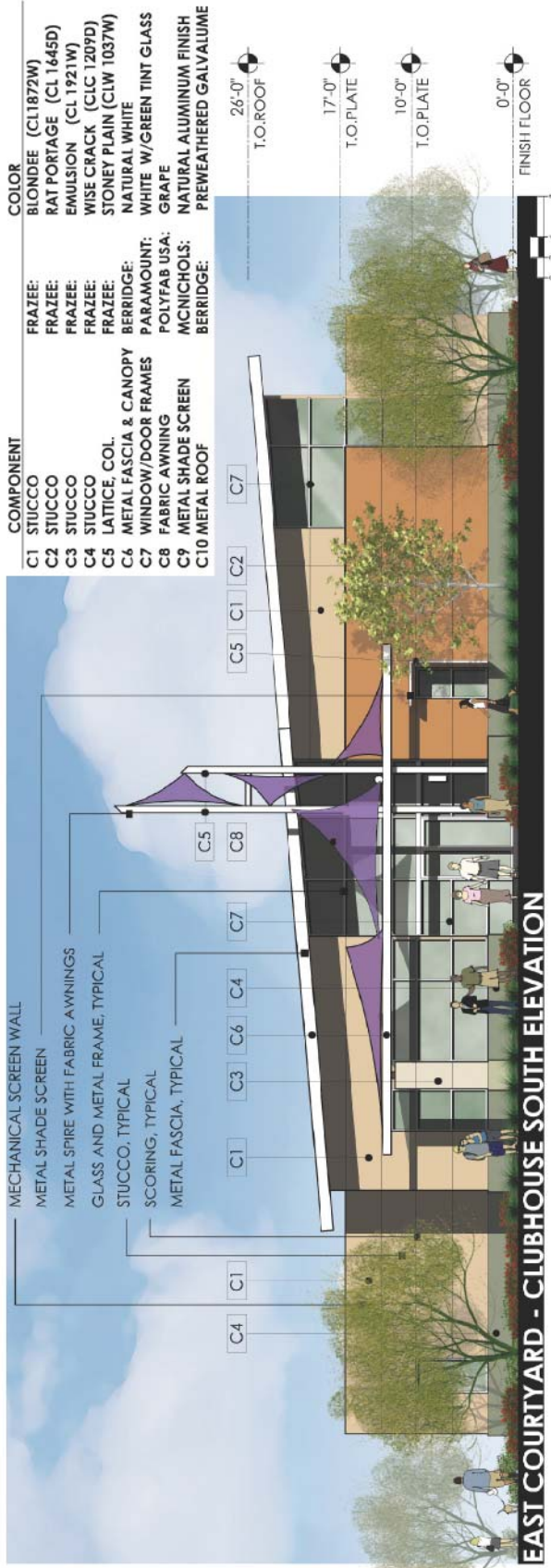
North Elevation



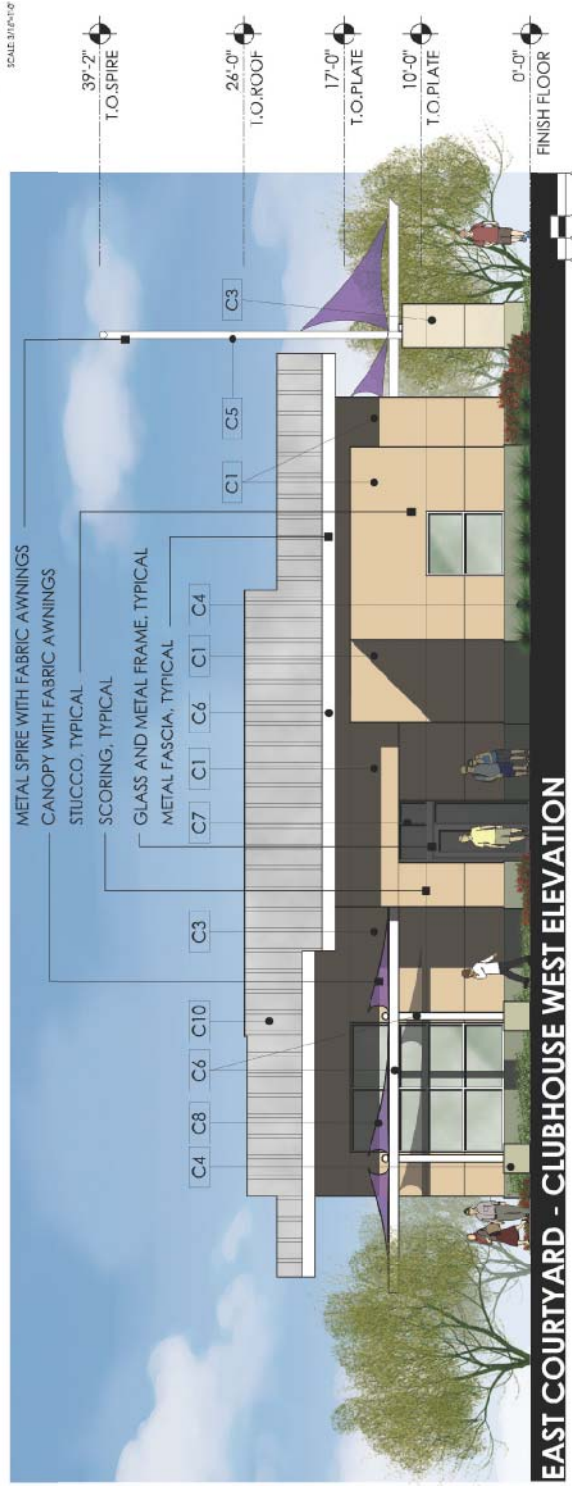
West Elevation

THE HAVEN LUXURY APARTMENTS WEST CLUBHOUSE EXTERIOR PHOTOS
ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE

4019 N. 44th Street • Phoenix, Arizona 85018 • (602) 952-8280 p • (602) 952-8995 f • www.toddassoc.com w
J:\Prj\12-2025-01\DPR submittal (12-3-12)\Added Exhibits\Tempe Photo Exhibit.docx / Page 1



EAST COURTYARD - CLUBHOUSE SOUTH ELEVATION



EAST COURTYARD - CLUBHOUSE WEST ELEVATION

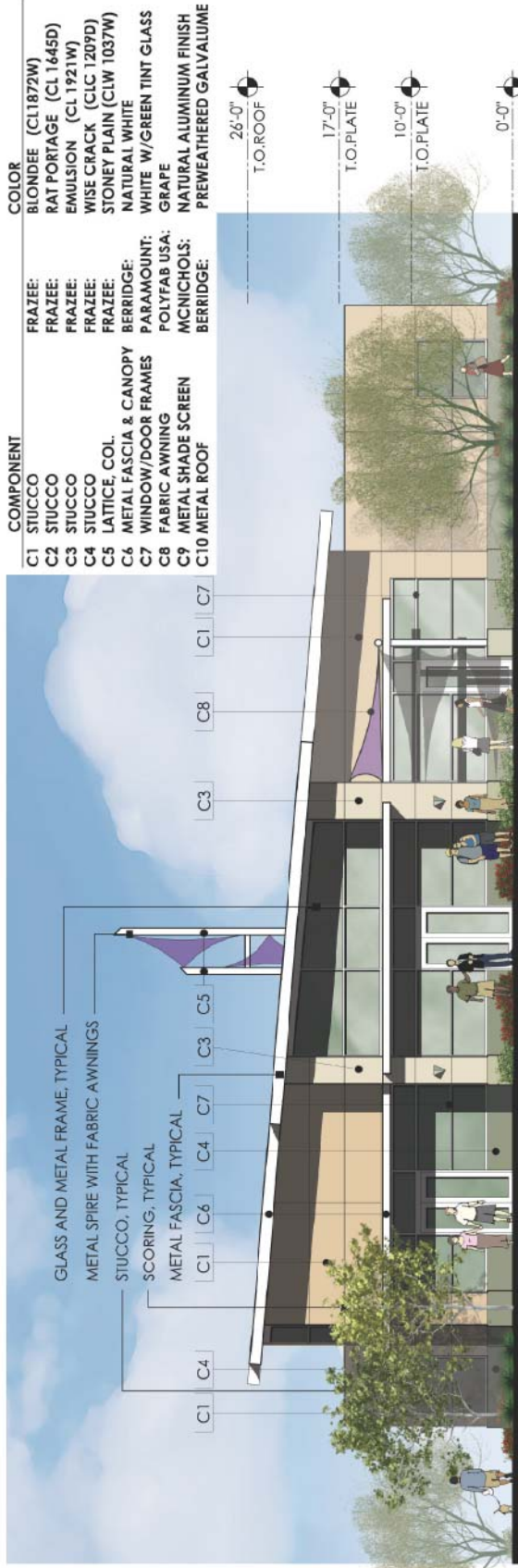
COMPONENT	COLOR
C1 STUCCO	BLONDEE (CL1872W)
C2 STUCCO	RAT PORTAGE (CL 1645D)
C3 STUCCO	EMULSION (CL 1921W)
C4 STUCCO	WISE CRACK (CLC 1209D)
C5 LATTICE, COL.	STONE PLAIN (CLW 1037W)
C6 METAL FASCIA & CANOPY	NATURAL WHITE
C7 WINDOW/DOOR FRAMES	WHITE W/GREEN TINT GLASS
C8 FABRIC AWNING	POLYFAB USA: GRAPE
C9 METAL SHADE SCREEN	NATURAL ALUMINUM FINISH
C10 METAL ROOF	PREWEATHERED GALVALUME



THE HAVEN LUXURY APARTMENTS

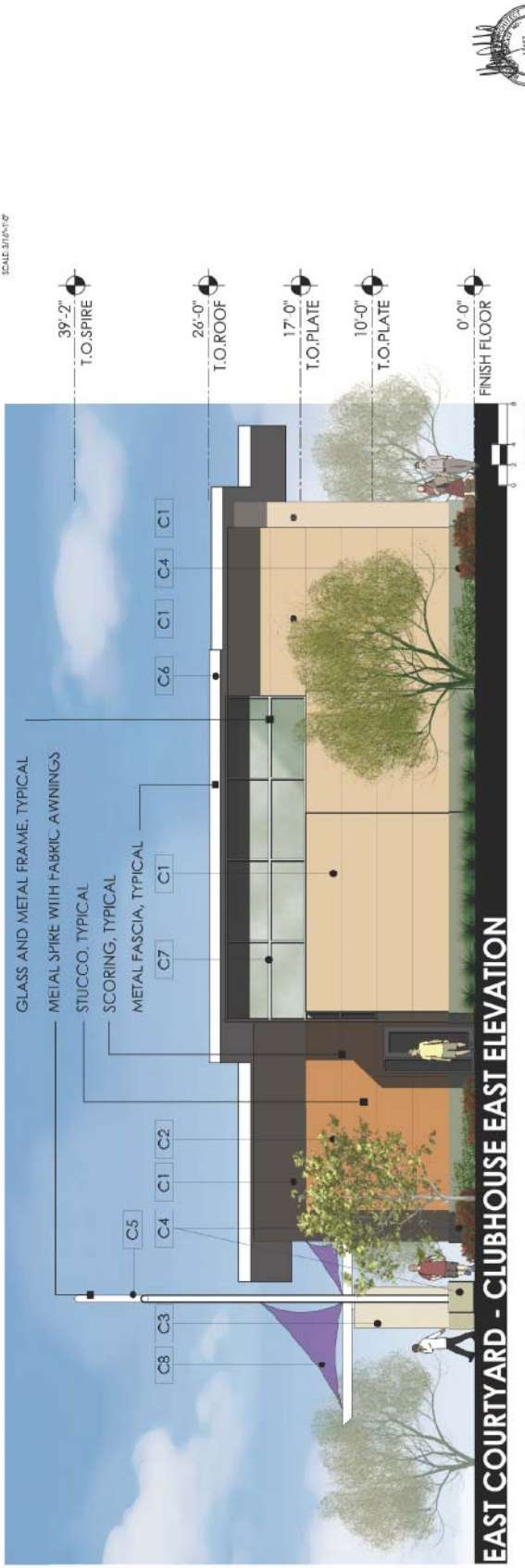
Tennessee, Alabama
 Development Plan Review Submittal
 Project No. 12-2025-01 Date December 3, 2012
 SPR - 12121

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EAST COURTYARD - CLUBHOUSE NORTH ELEVATION

COMPONENT	COLOR
C1 STUCCO	BLONDEE (CL1872W)
C2 STUCCO	RAT PORTAGE (CL1645D)
C3 STUCCO	EMULSION (CL1921W)
C4 STUCCO	WISE CRACK (CLC1209D)
C5 LATTICE, COL.	STONE PLAIN (CLW1037W)
C6 METAL FASCIA & CANOPY	NATURAL WHITE
C7 WINDOW/DOOR FRAMES	PARAMOUNT: WHITE W/GREEN TINT GLASS
C8 FABRIC AWNING	POLYFAB USA: GRAPE
C9 METAL SHADE SCREEN	NATURAL ALUMINUM FINISH
C10 METAL ROOF	PREWEATHERED GALVALUME



EAST COURTYARD - CLUBHOUSE EAST ELEVATION

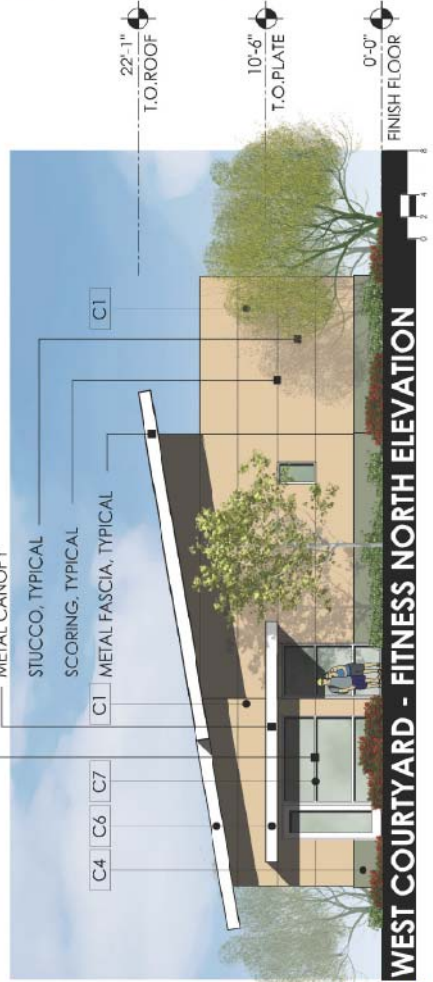
THE HAVEN LUXURY APARTMENTS



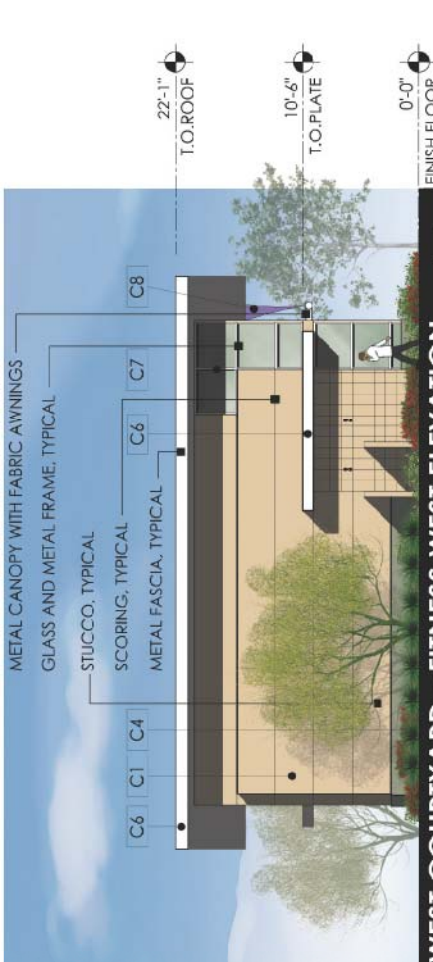
COMPONENT	COLOR
C1 STUCCO	BLONDEE (CL1872W)
C2 STUCCO	FRAZEE: RAT PORTAGE (CL 1845D)
C3 STUCCO	FRAZEE: EMULSION (CL 1921W)
C4 STUCCO	FRAZEE: WISE CRACK (CLC 1209D)
C5 LATTICE, COL.	FRAZEE: STONEY PLAIN (CLW 1037W)
C6 METAL FASCIA & CANOPY	NATURAL WHITE
C7 WINDOW/DOOR FRAMES	PARAMOUNT: POLYFAB USA:
C8 FABRIC AWNING	GRAPE
C9 METAL SHADE SCREEN	NATURAL ALUMINUM FINISH
C10 METAL ROOF	MCNICHOLS: PREWEATHERED GALVALUME



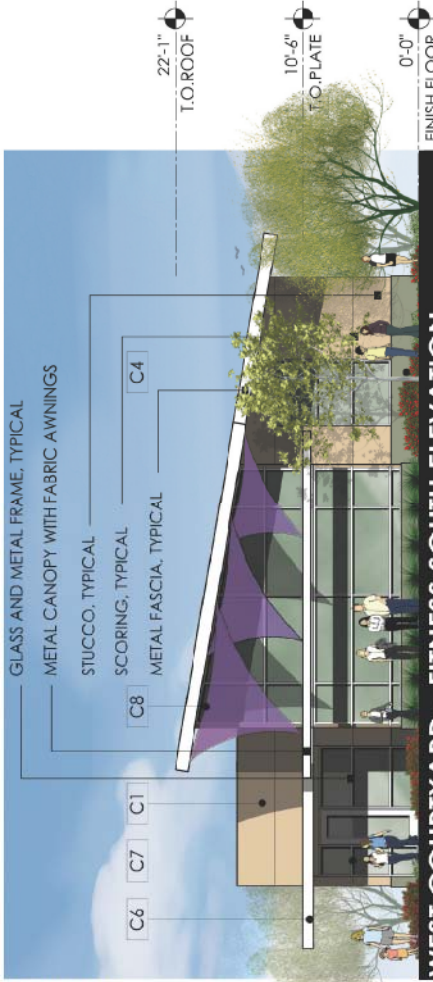
WEST COURTYARD - FITNESS EAST ELEVATION



WEST COURTYARD - FITNESS NORTH ELEVATION



WEST COURTYARD - FITNESS WEST ELEVATION



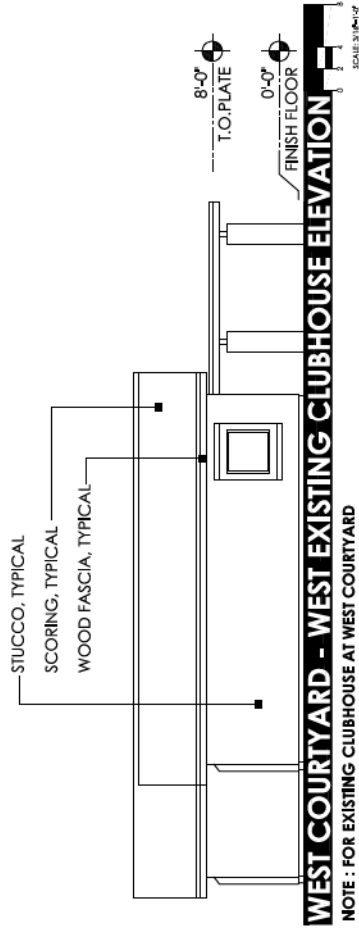
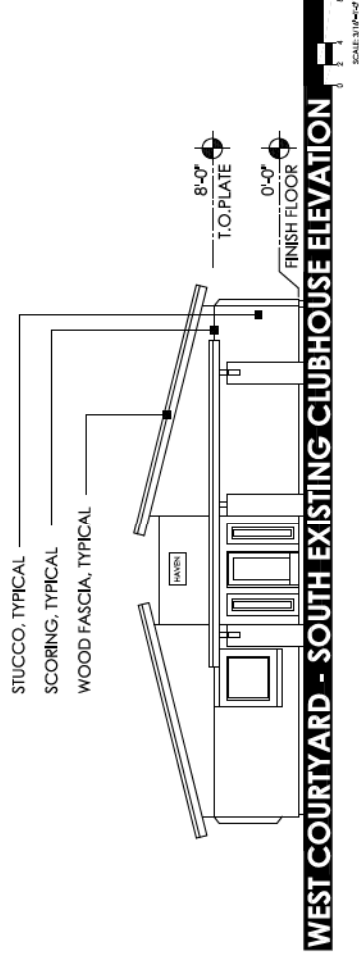
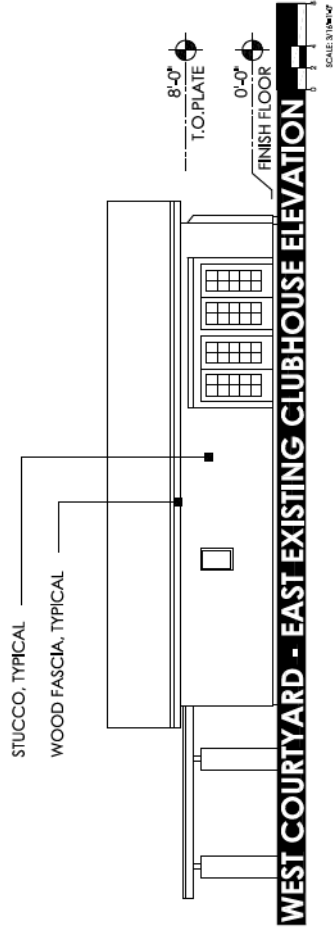
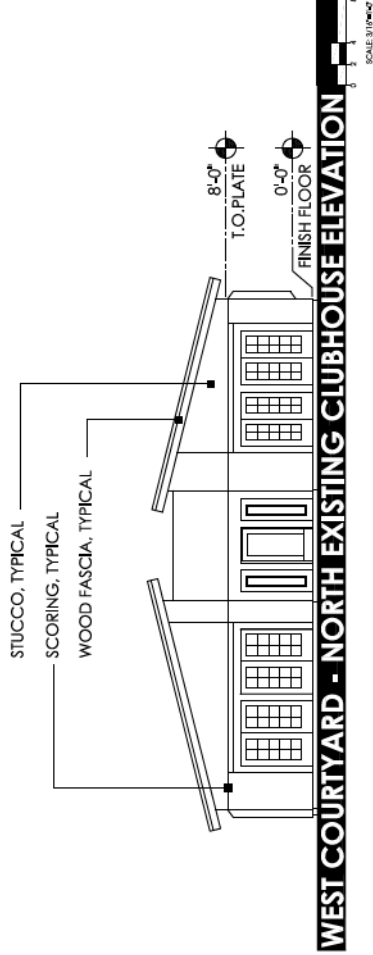
WEST COURTYARD - FITNESS SOUTH ELEVATION



THE HAVEN LUXURY APARTMENTS

Tombogo, Alabama
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 Project No. 12-2025-01 Date December 3, 2012
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 6217 E. 9TH AVE.
 TOMBOGO, AL 36788



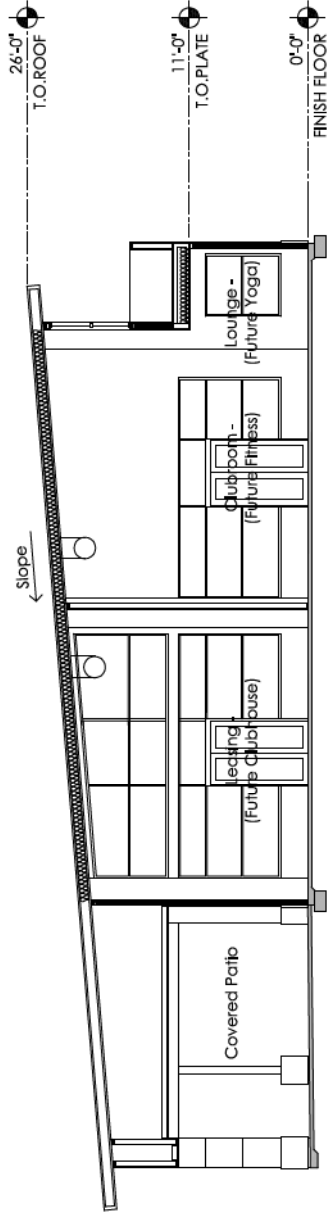
NOTE : FOR EXISTING CLUBHOUSE AT WEST COURTYARD
SEE PHOTOS IN SITE CONTEXT PHOTOS: 01,05,10,11,20,21,
24,25,26 & 29



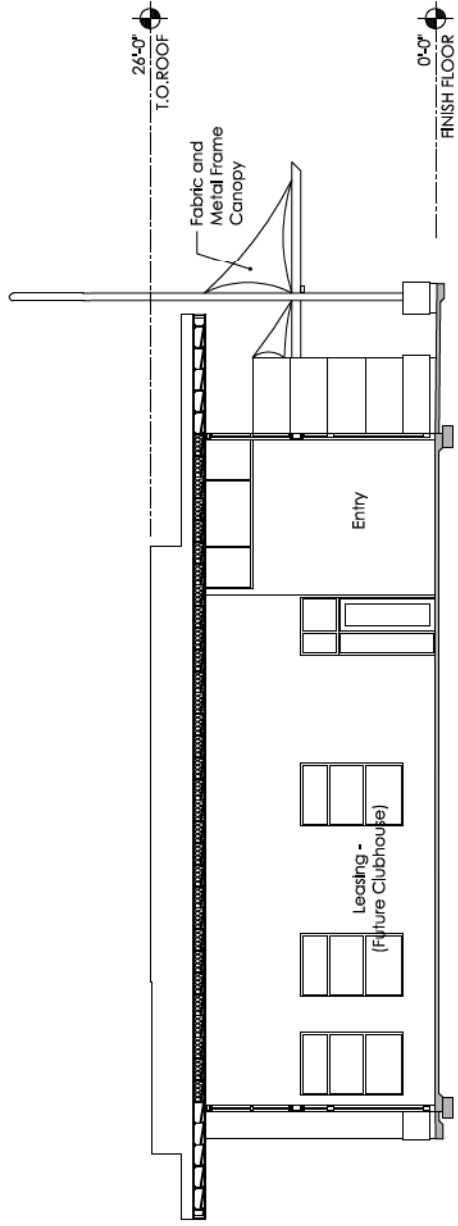
THE HAVEN LUXURY APARTMENTS

Tempe, Arizona
Development Plan Review Submittal
Project No. 12-2025-01 Date December 3, 2012
SPR - 12121

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EAST CLUBHOUSE SECTION A-A

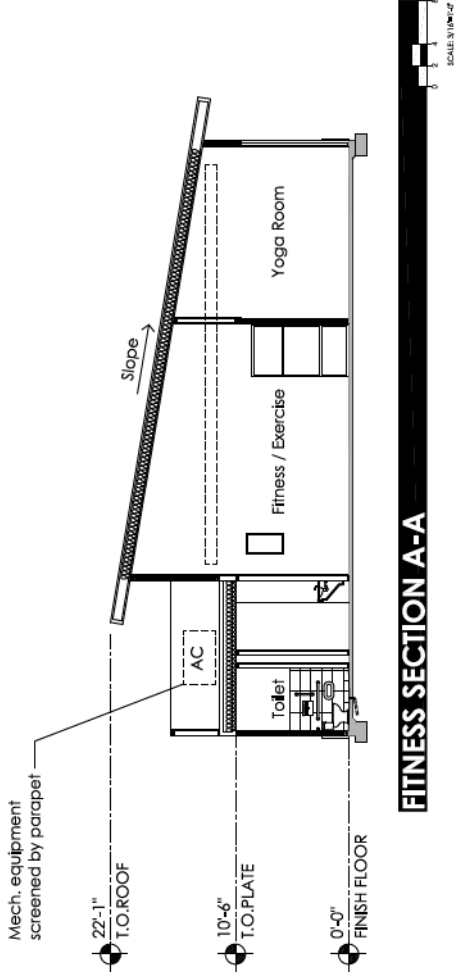


EAST CLUBHOUSE SECTION B-B

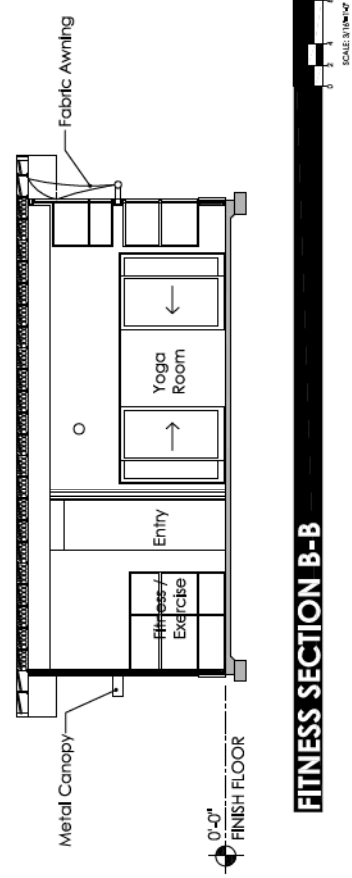


THE HAVEN LUXURY APARTMENTS

Tempe, Arizona
 Development Plan Review Submittal
 Project No. 12-2025-01 Date December 3, 2012
 SPR - 12121



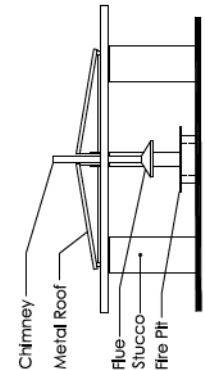
FITNESS SECTION A-A



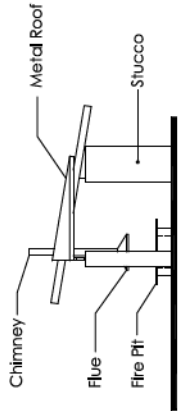
FITNESS SECTION B-B

THE HAVEN LUXURY APARTMENTS

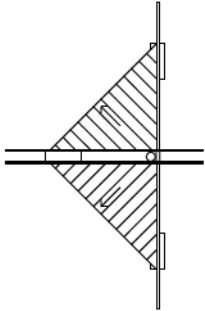




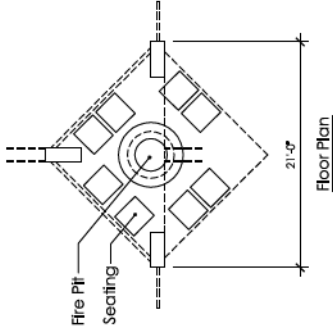
Front Elevation



Side Elevation

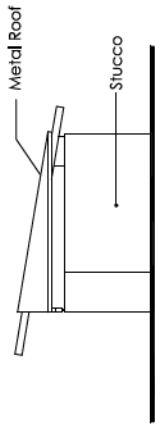


Roof Plan

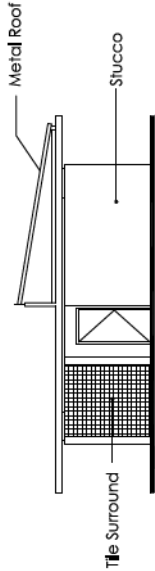


Floor Plan

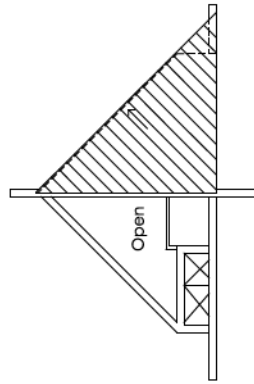
SHADED SEATING AREA



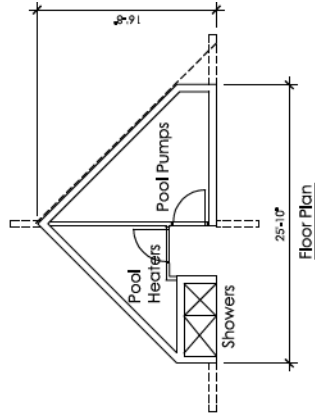
Side Elevation



Front Elevation



Roof Plan



Floor Plan

POOL EQUIPMENT ENCLOSURE

THE HAVEN LUXURY APARTMENTS



PLANT PALETTE

SYMBOL	BOTANICAL / COMMON NAME	*QTY.	SIZE	CAL.
TREES				
	OLEA EUROPAEA HYBRID / SWAN HILL OLIVE	12	24" BOX	1.75'-2.25"
	PISTACHIA X 'RED PUSH' / RED PUSH PISTACHE	18	24" BOX	1.0'-1.5"
	ULMUS PARVIFOLIA / EVERGREEN ELM	3	36" BOX	1.0'-1.5"
SHRUBS				
	EREMOPHILA HYGROPHANA / PETITE EREMOPHILA	16	5 GAL.	
	JUSTICIA SPICIGERA / MEXICAN HONEYSUCKLE	77	5 GAL.	
	TECOMA HYBRID / SIERRA APRICOT / YELLOW BELLS	89	3 GAL.	
	RUPELLIA PENINSULARIS / DESERT RUPELLIA	34	5 GAL.	
PALMS				
	PHOENIX DACTYLIFERA / DATE PALM	1	TRANSP. FROM ON-SITE	
	PHOENIX ROEBELNI / PYGMY DATE PALM	17	TRANSP. FROM ON-SITE OR / 15 GAL.	
ACCENTS				
	HESPERALOE PARVIFLORA 'PERLA' BRAKELIGHTS / HYBRID RED YUCCA	73	5 GAL.	
	MUHLEBERGIA CAPILLARIS / PINK MUHLY GRASS	40	1 GAL.	
	PEDILANTHUS MACROCARPUS / LADY SLIPPER	23	5 GAL.	

GROUNDCOVERS

	LANTANA SPECIES / LANTANA 'NEW GOLD'	97	1 GAL.
	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' / TRAILING ROSEMARY	62	5 GAL.
	RUPELLIA BRITTONIANA 'KATIE DWARF KATIE RUPELLIA	140	1 GAL.
	WEDELIA TRILOBATA / YELLOW DOT	37	1 GAL.

VINES

	BOUGAINVILLEA BARBARA KARST / RED BOUGAINVILLEA	7	5 GAL.
	PODRANEA RICASOLIANA / PINK TRUMPET VINE	11	5 GAL.

GROUNDPLANE

	PLANTING BEDS	DECOMPOSED GRANITE, 2" DEPTH, 1/2" SCREENED, COLOR TO MATCH EXISTING
	'MIDIRON' HYBRID BERMUDA SOD	±5,000 SF
	SURFACE SELECT BOULDERS; SALVAGED FROM ONSITE WATER FEATURE	
	3"-5" GRANITE COBBLE: COLOR TO MATCH LANDSCAPE DECOMPOSED GRANITE	

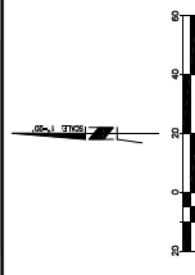
* QUANTITIES SHOWN ARE FOR BOTH THE EAST AND WEST IMPROVEMENT AREAS AS INDICATED ON SHEET #14 AND 15.



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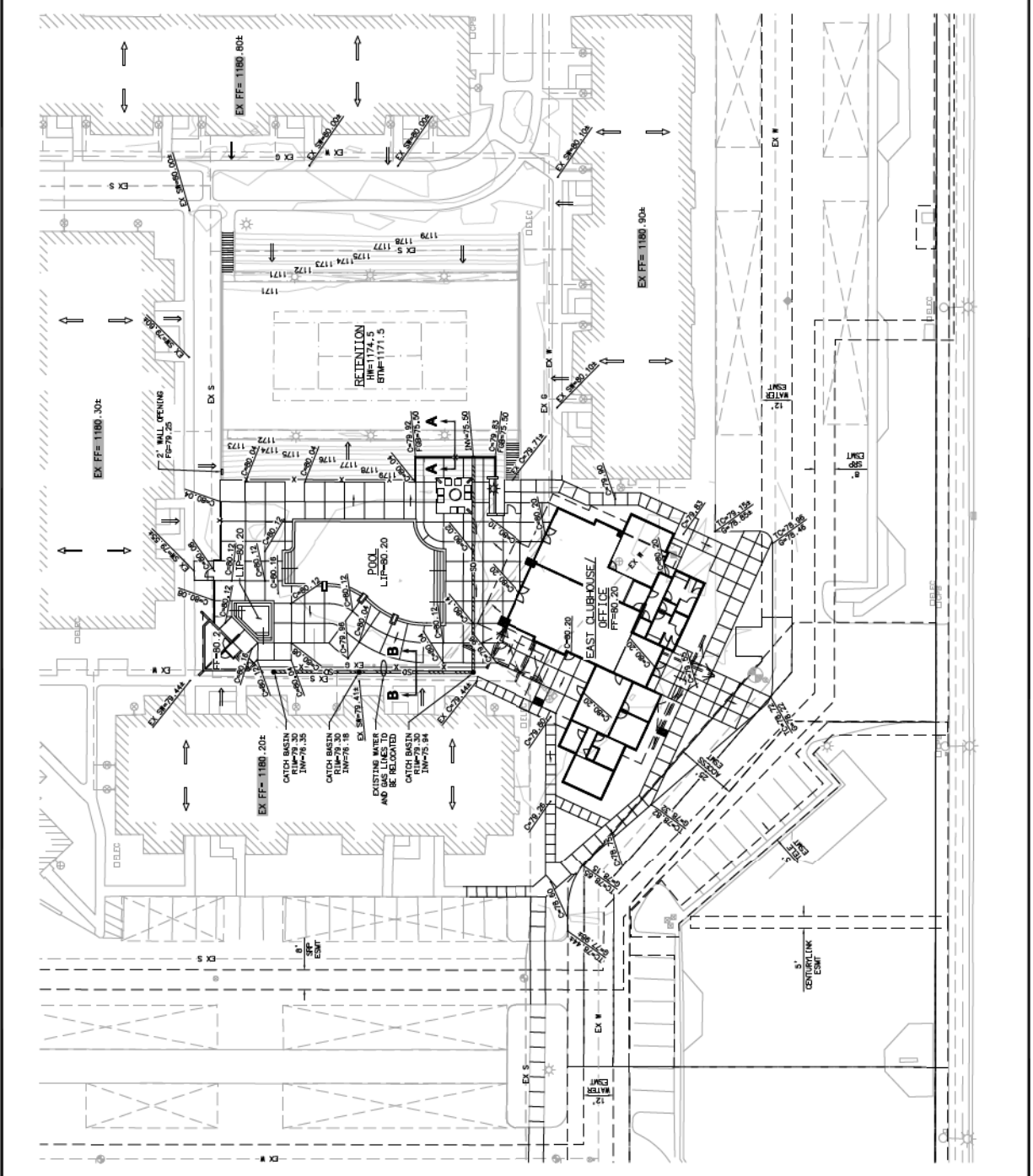
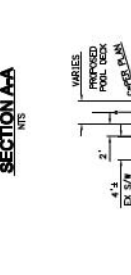
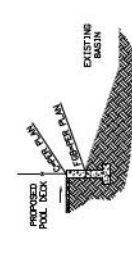
THE HAVEN LUXURY APARTMENTS • Tempe, Arizona
Project Number: 12-2025-01 • Date: January 3, 2013
Development Plan Review Submittal : SPR 12121



PROPOSED RETENTION
 VOLUME REQUIRED=12,852 CF
 VOLUME PROVIDED=25,180 CF

- NOTES**
- 2.0% MAX CROSS SLOPE AND 5.0% MAX LONGITUDINAL SLOPE.
 - 2.0% MAX IN ALL DIRECTIONS ON ALL NEW CONCRETE PATIOS.

- LEGEND**
- STORM DRAIN PIPE
 - CATCH BASIN
 - CONCRETE ELEVATION
 - EXISTING CONCRETE ELEVATION
 - EXISTING SIDEWALK ELEVATION
 - OFFSITE FLOW DIRECTION
 - ROOF FLOW DIRECTION
 - ONSITE FLOW DIRECTION



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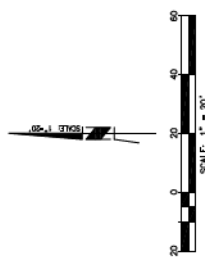
PLANT PALETTE

SYMBOL	BOTANICAL / COMMON NAME	QTY.	SIZE	CAL.
TREES				
[Symbol]	OLEA EUROPAEA (OLIVE)	12	24" BOX	1 2/3"
[Symbol]	SWAN HILL OLIVE	24	24" BOX	2 1/2"
[Symbol]	PISTACHIA NUS (PISTACHIO)	18	24" BOX	1 2/2"
[Symbol]	QUERCUS LAUREA (OAK)	3	36" BOX	2 1/2"
[Symbol]	ILICUS (MAGNOLIA)	3	36" BOX	1 1/2"
SHRUBS				
[Symbol]	DRACOPANAX (DRAGON PALM)	14	4" GAL	
[Symbol]	PETIE (MAGNOLIA)	27	5" GAL	
[Symbol]	ANTHURUS (ANTHURUS)	89	3" GAL	
[Symbol]	YELLOWS BELLS	34	5" GAL	
[Symbol]	COLETTA (MAGNOLIA)			
PALMS				
[Symbol]	PHOENIX DACTYLIFERA (DATE PALM)	1	TRAMP (TRAMP ON-SPR)	
[Symbol]	PHOENIX KORDONIA (FAN PALM)	17	TRAMP (TRAMP ON-SPR) 10 GAL	
[Symbol]	PHOENIX DAFFODIL (FAN PALM)	17	TRAMP (TRAMP ON-SPR) 10 GAL	
ACCENTS				
[Symbol]	HEPICALIS (PAPER PLUM)	75	5" GAL	
[Symbol]	HEPICALIS (PAPER PLUM)	40	1" GAL	
[Symbol]	HEPICALIS (PAPER PLUM)	20	5" GAL	
[Symbol]	HEPICALIS (PAPER PLUM)	97	1" GAL	
[Symbol]	HEPICALIS (PAPER PLUM)	62	5" GAL	
[Symbol]	HEPICALIS (PAPER PLUM)	140	1" GAL	
[Symbol]	HEPICALIS (PAPER PLUM)	20	1" GAL	
[Symbol]	HEPICALIS (PAPER PLUM)	7	5" GAL	
[Symbol]	HEPICALIS (PAPER PLUM)	11	5" GAL	
GROUNDPLANE				
[Symbol]	DECOMPOSE GRANITE 2" DEPTH / 1/2" SCREEN, COLOR TO MATCH DRIBBING			45000 SF
[Symbol]	GRASS (TURF) (HIBER 18) DEPT 800			15000 SF
[Symbol]	CONCRETE (PARKING)			45000 SF
[Symbol]	PAVING (PARKING)			45000 SF
[Symbol]	PAVING (PARKING)			45000 SF

TODD & ASSOCIATES, INC.
 ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
 602.744.6287 www.toddsassociates.com

Tampa, Arizona
 Development Plan Review Submittal
 Project No. 12-2025-01 Date December 3, 2012
 SPR - 12121

5

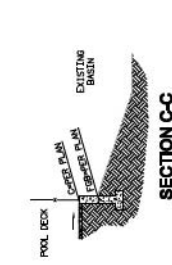
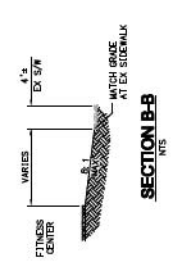
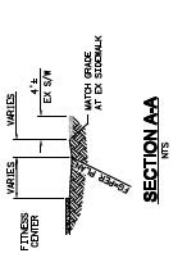


PROPOSED RETENTION
 VOLUME REQUIRED—10,000 CF
 VOLUME PROVIDED—51,461 CF

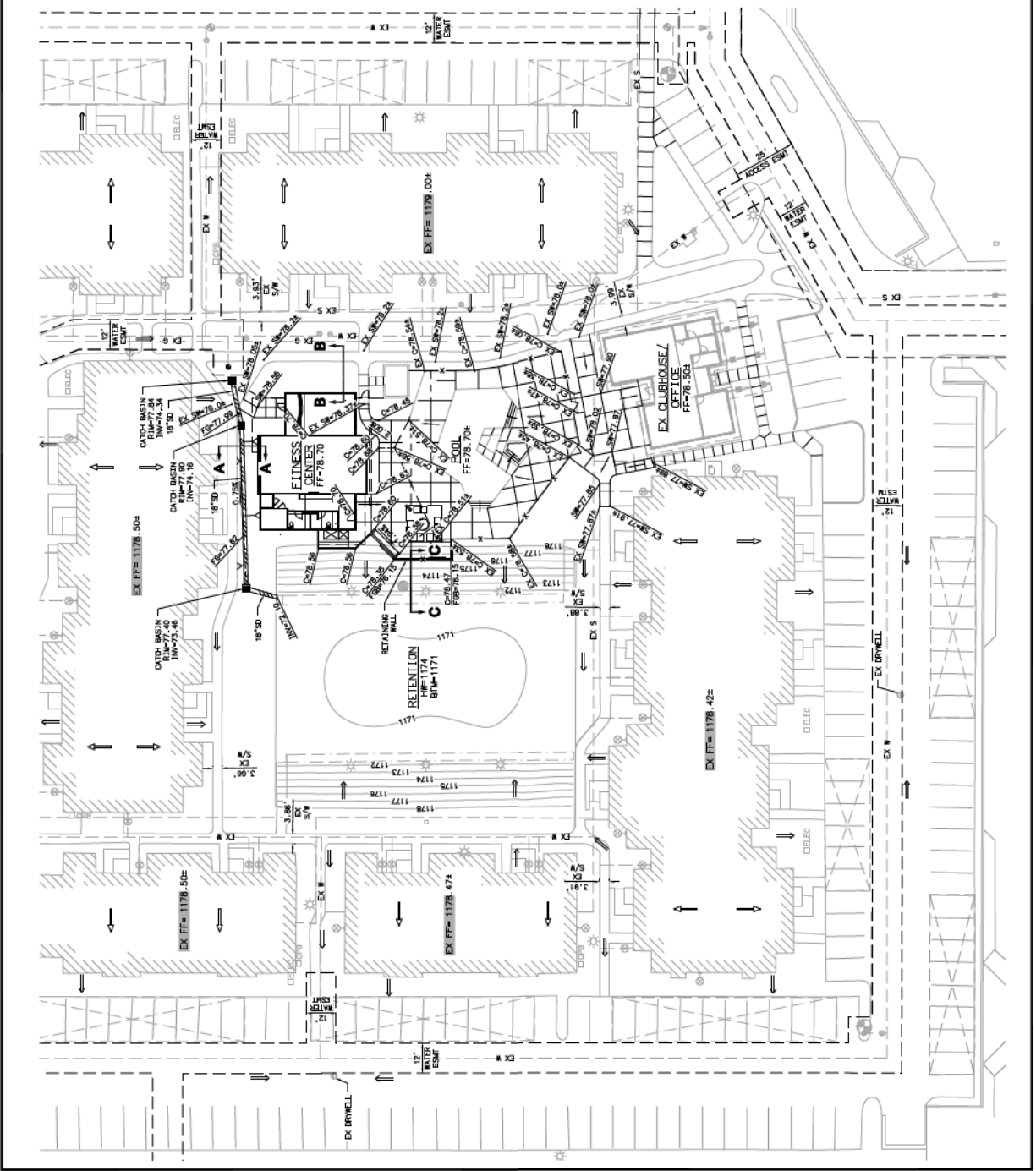
NOTES

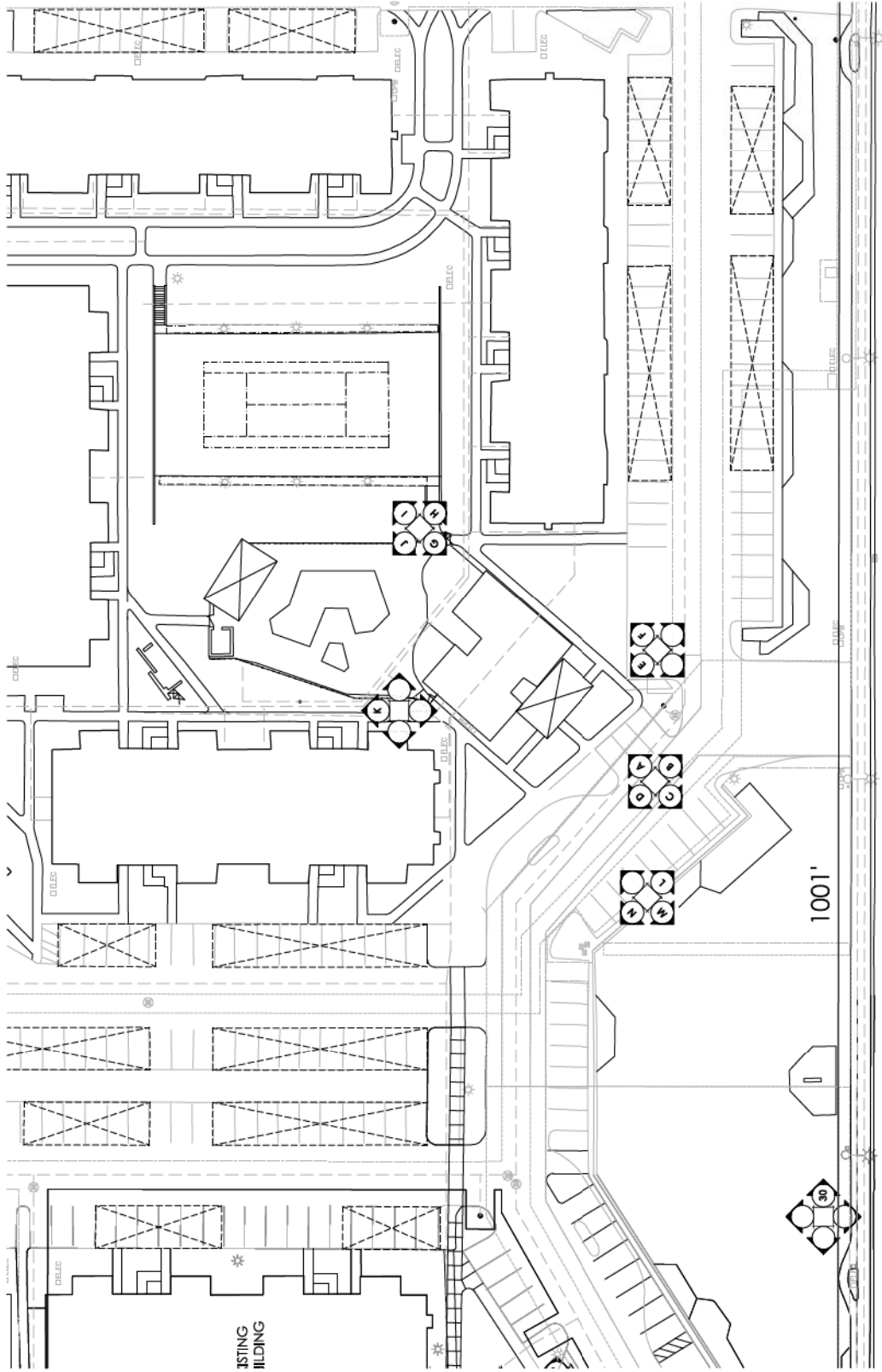
- 2.0% MAX. CROSS SLOPE AND 5.0% MAX. FINISHING SLOPE ON ALL NET SIDEWALK, EXISTING SIDEWALK, AND DRIVEWAYS ON ALL NET CONCRETE PAVINGS.

- LEGEND**
- STORM DRAIN PIPE
 - CATCH BASIN
 - CONCRETE ELEVATION
 - SIDEWALK ELEVATION
 - EXISTING SIDEWALK ELEVATION
 - SLOPE ARROW
 - OPPOSITE FLOW DIRECTION
 - ROOF FLOW ARROW
 - ON-SITE FLOW DIRECTION



THE OFFICE OF THE COUNTY ENGINEER
 1-800-762-6346
 www.hawaii.gov/engr





E. BROADWAY ROAD



SITE PHOTO KEYMAP - Existing Site Conditions - East Courtyard - 1500 E. Broadway

THE HAVEN LUXURY APARTMENTS

TODD & ASSOCIATES, INC.
 ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
 605.132.2066
 www.toddassoc.com

Tampa, Alabama
 Development Plan Review Submittal
 Project No. 12-2025-01 Date December 3, 2012
 SPR - 12121

The Haven - Site Context Photos (East Courtyard)



PHOTO A



PHOTO B



PHOTO C

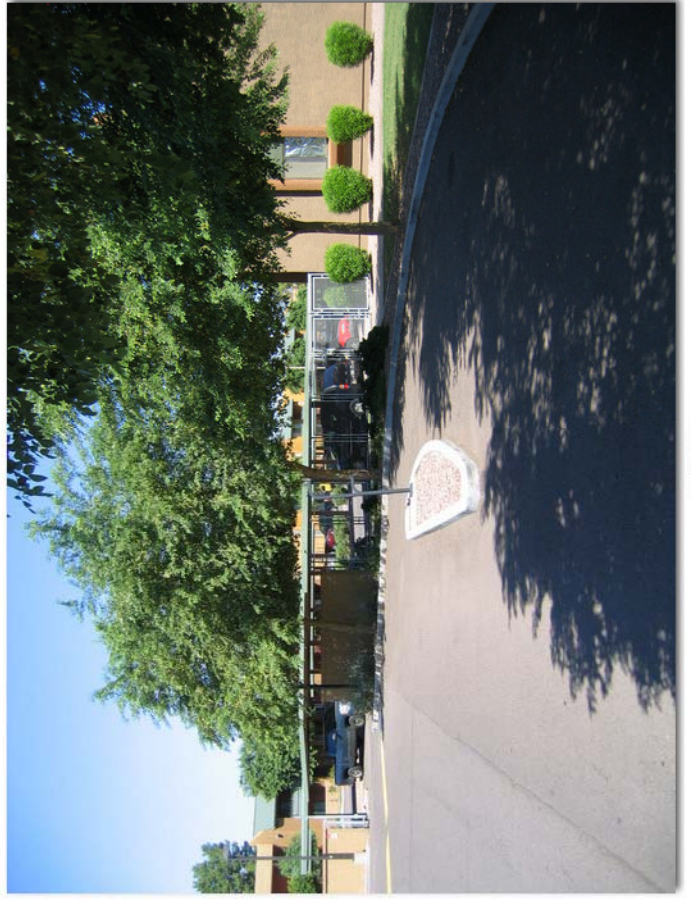


PHOTO D

The Haven - Site Context Photos (East Courtyard)



PHOTO E



PHOTO F



PHOTO G



PHOTO H

The Haven - Site Context Photos (East Courtyard)



PHOTO I



PHOTO J

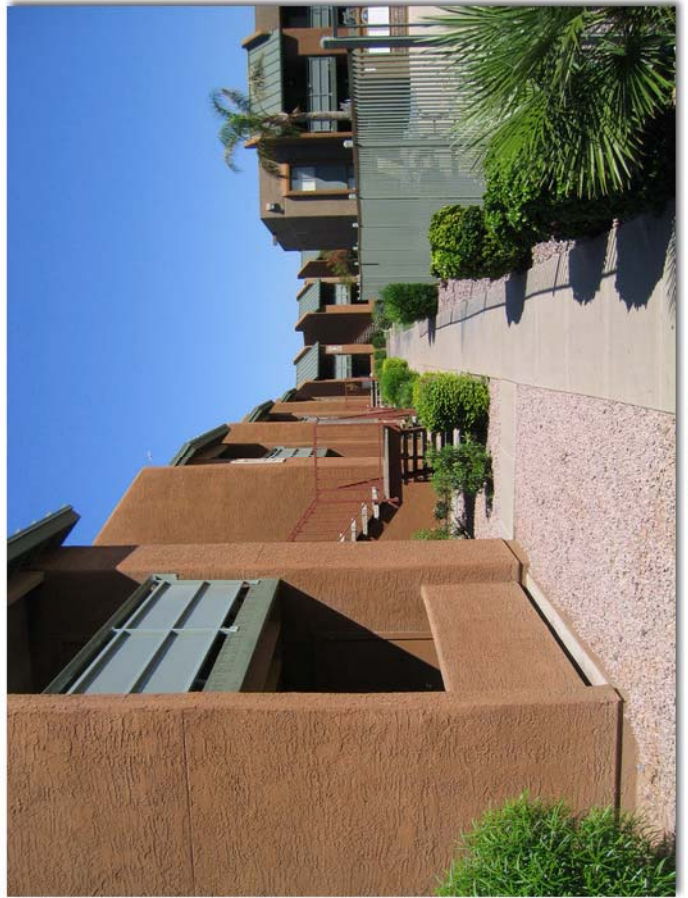


PHOTO K

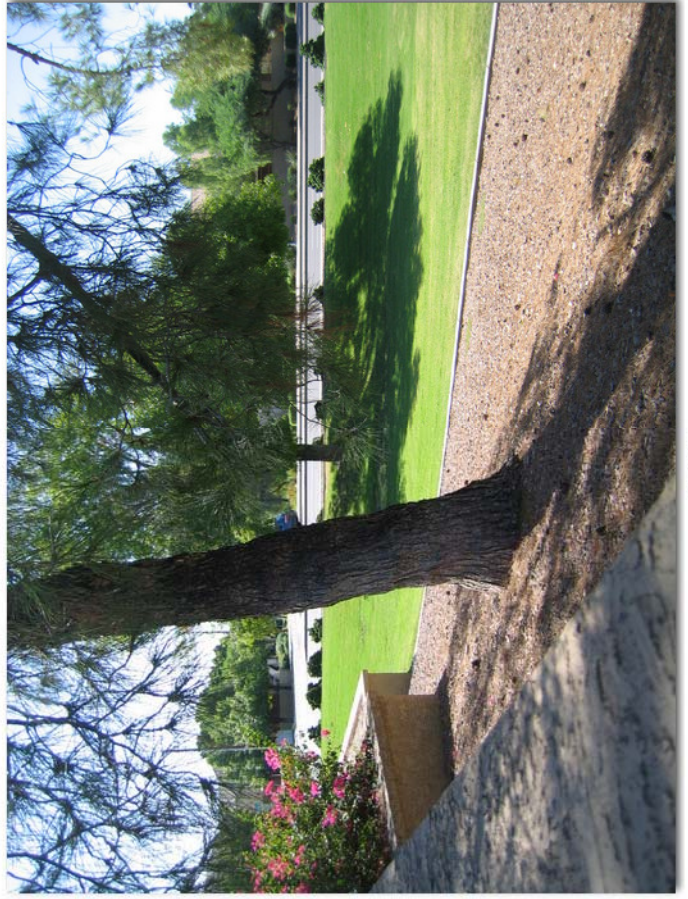


PHOTO L

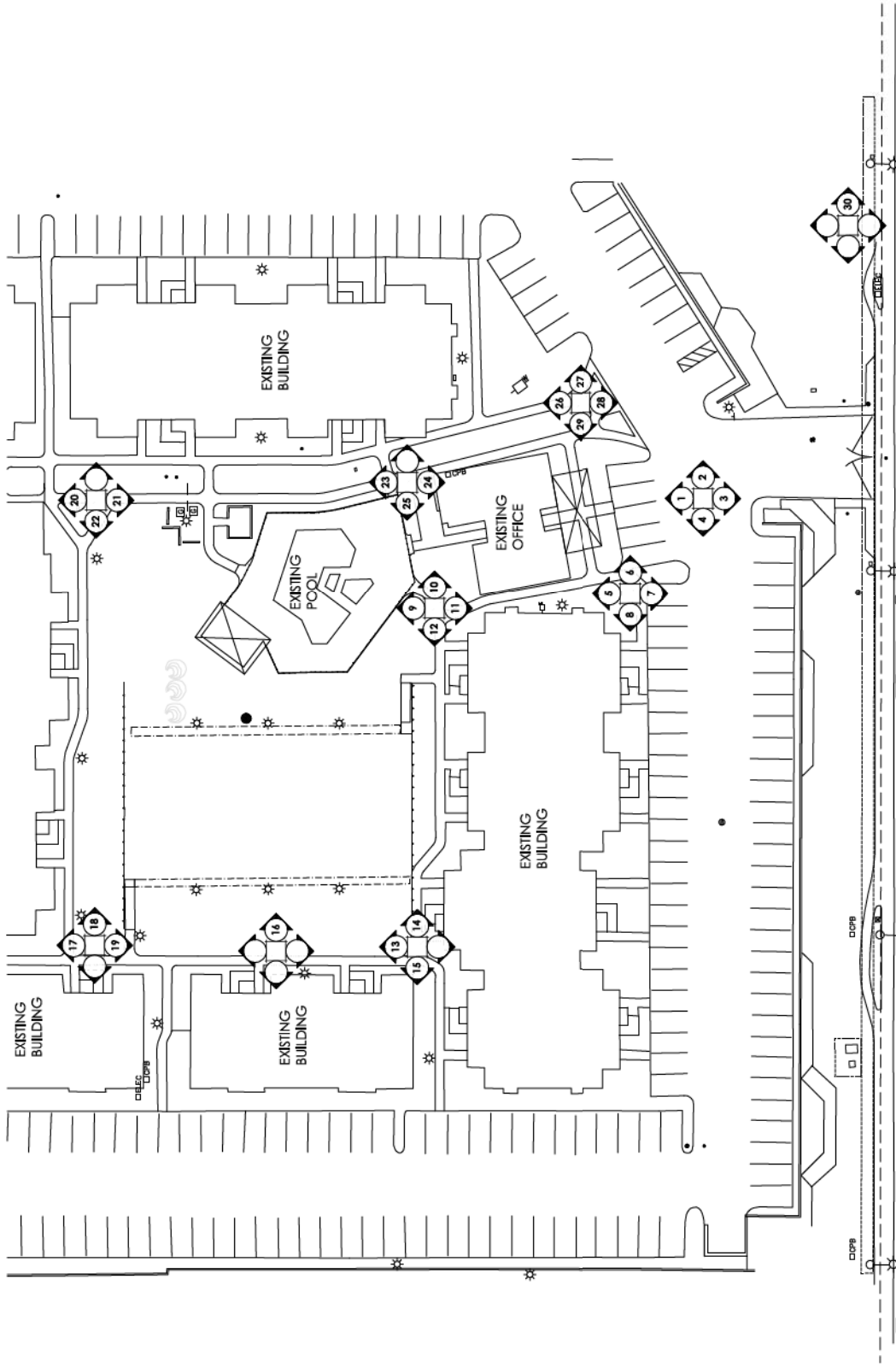
The Haven - Site Context Photos (East Courtyard)



PHOTO M



PHOTO N



SITE PHOTO KEYMAP - Existing Site Conditions - West Courtyard - 1440 E. Broadway
THE HAVEN LUXURY APARTMENTS

TODD & ASSOCIATES, INC.
 ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
 655.132.2066
 www.toddsai.com

Tempe, Arizona
 Development Plan Review Submittal
 Project No. 12-2025-01 Date December 3, 2012
 SPR - 12121

The Haven - Site Context Photos (West Courtyard)



PHOTO 01



PHOTO 02

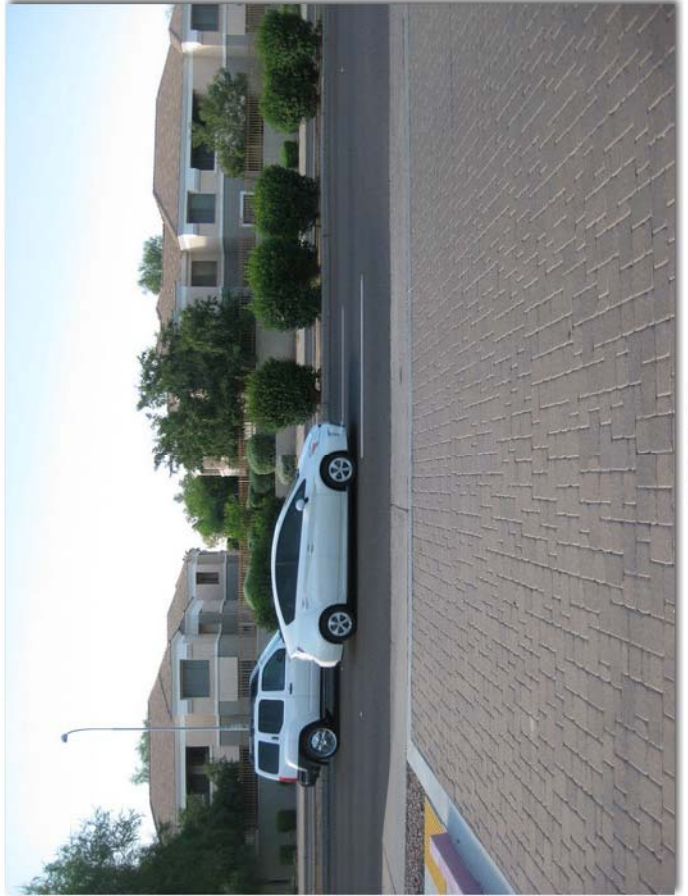


PHOTO 03



PHOTO 04

The Haven - Site Context Photos (West Courtyard)



PHOTO 05



PHOTO 06



PHOTO 07

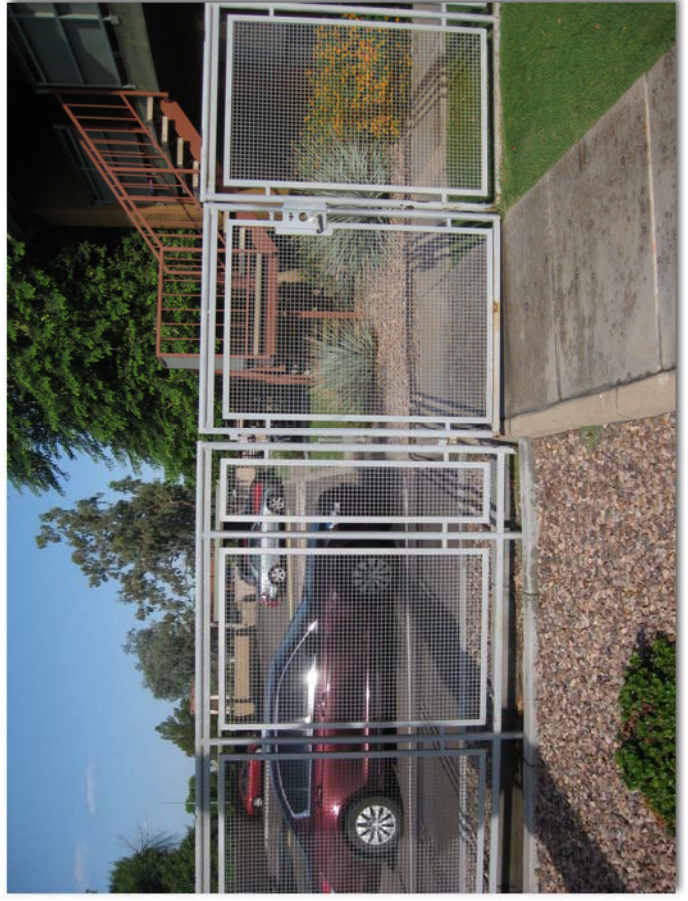


PHOTO 08

The Haven - Site Context Photos (West Courtyard)



PHOTO 09



PHOTO 10

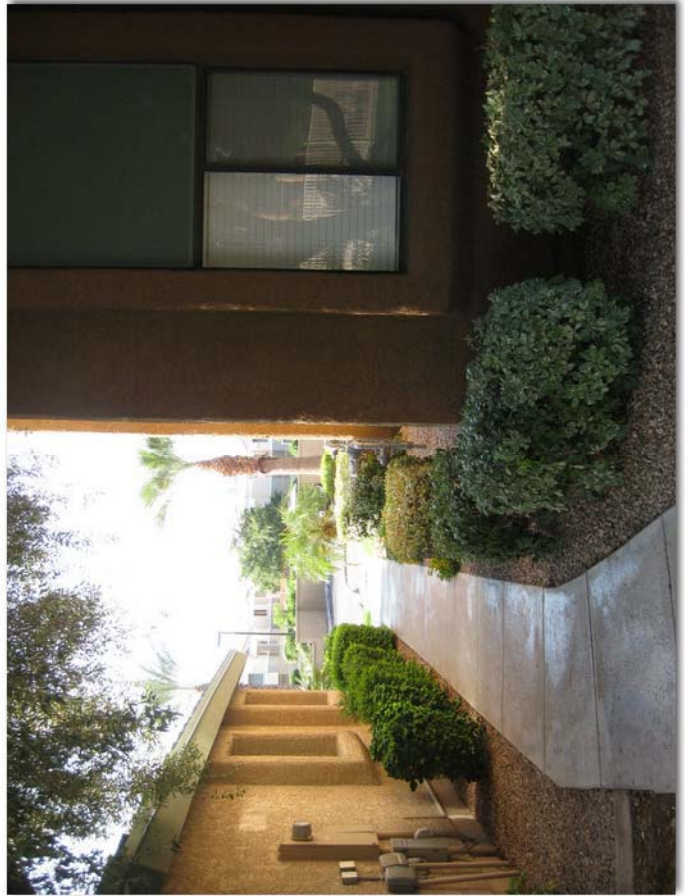


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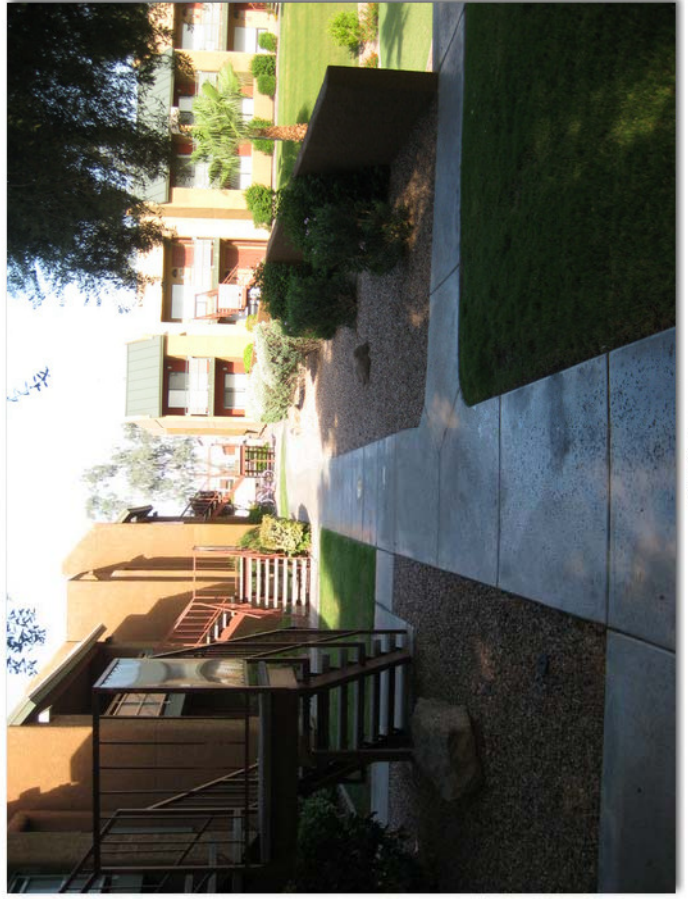


PHOTO 12

The Haven - Site Context Photos (West Courtyard)



PHOTO 13



PHOTO 14

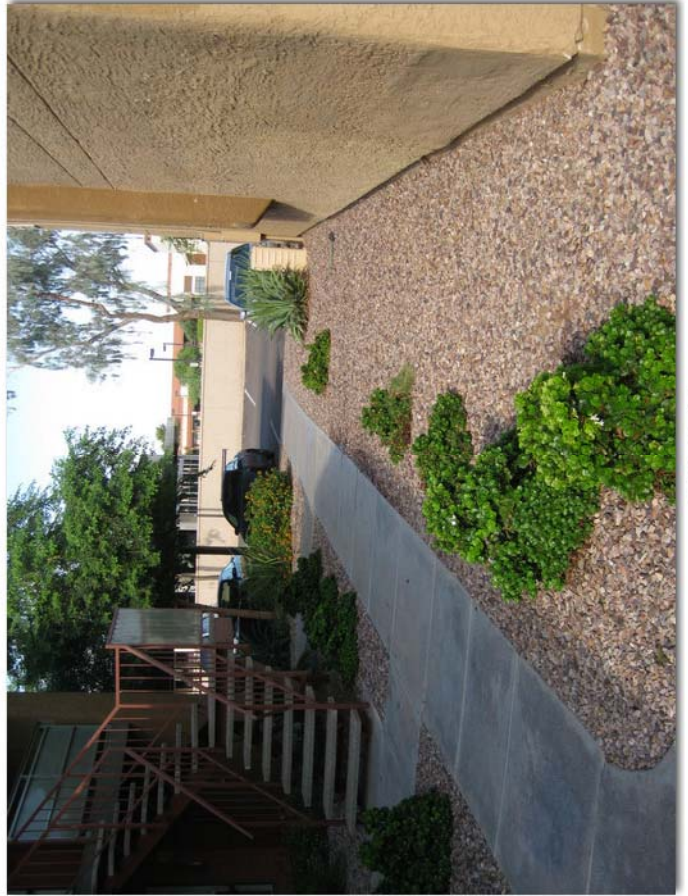


PHOTO 15



PHOTO 16

The Haven - Site Context Photos (West Courtyard)



PHOTO 17



PHOTO 18



PHOTO 19

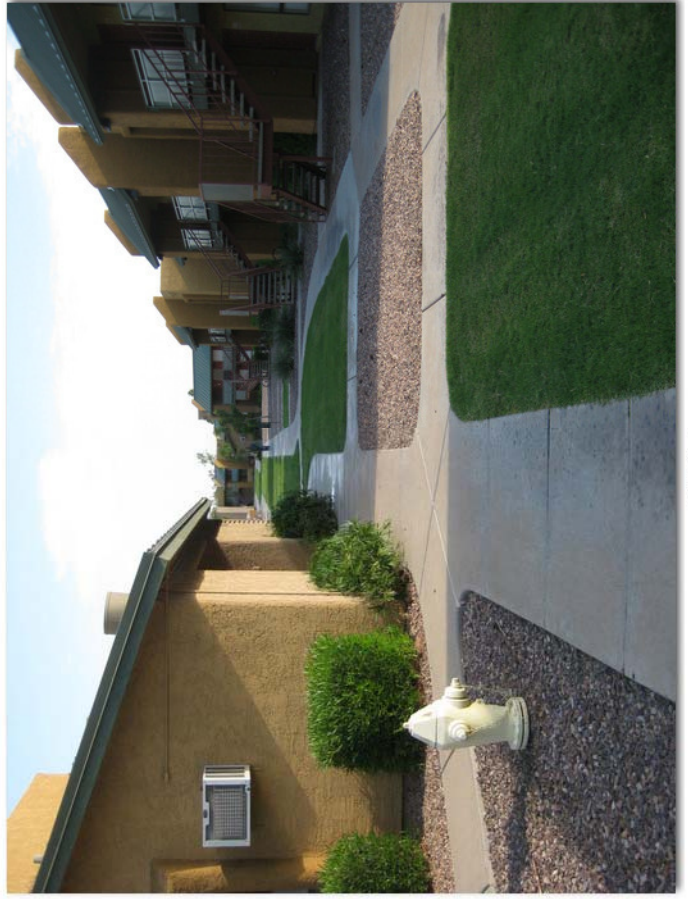


PHOTO 20

The Haven - Site Context Photos (West Courtyard)



PHOTO 21



PHOTO 22

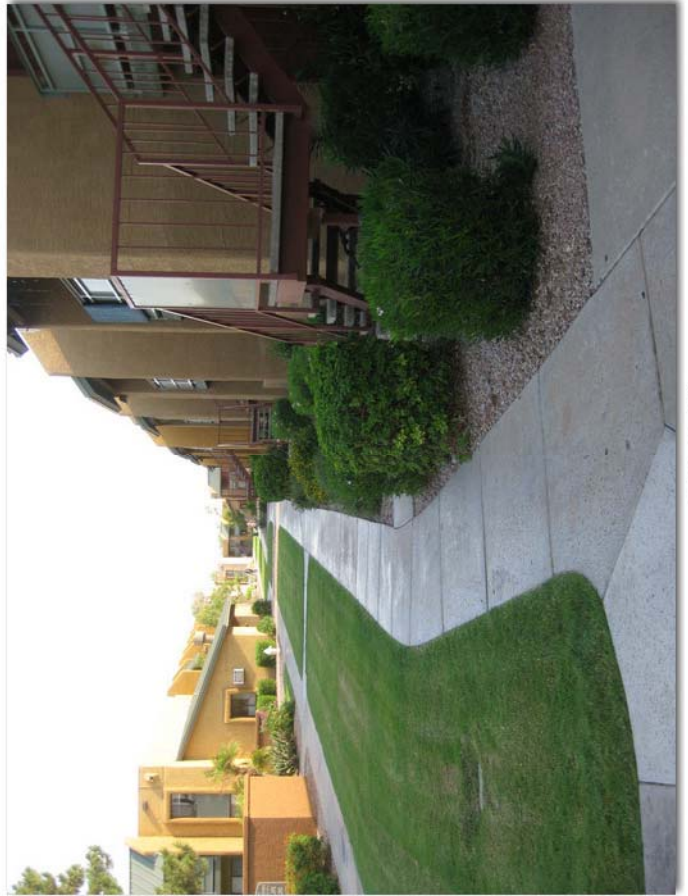


PHOTO 23

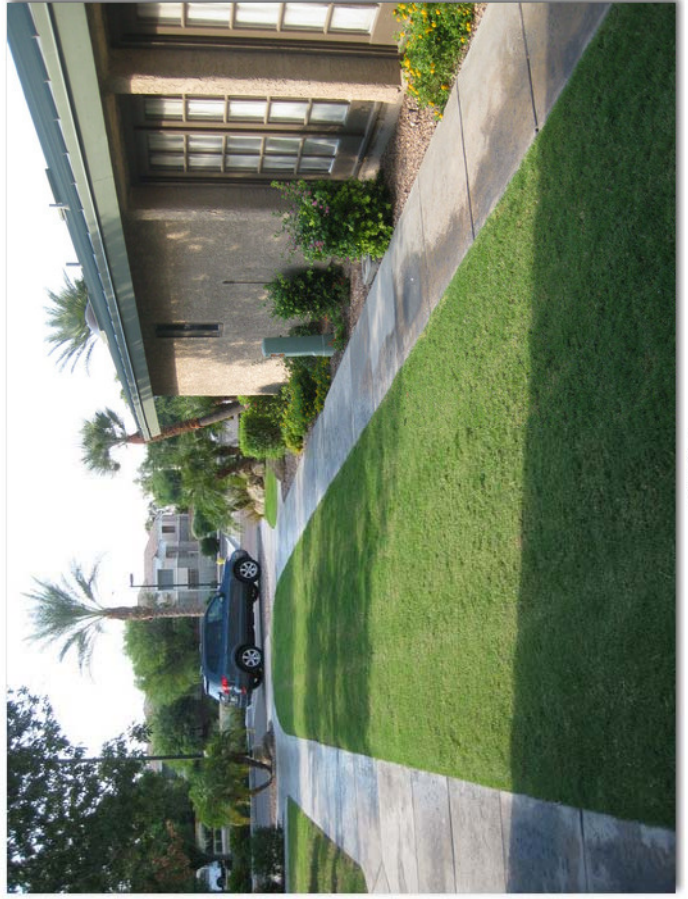


PHOTO 24

The Haven - Site Context Photos (West Courtyard)



PHOTO 25



PHOTO 26

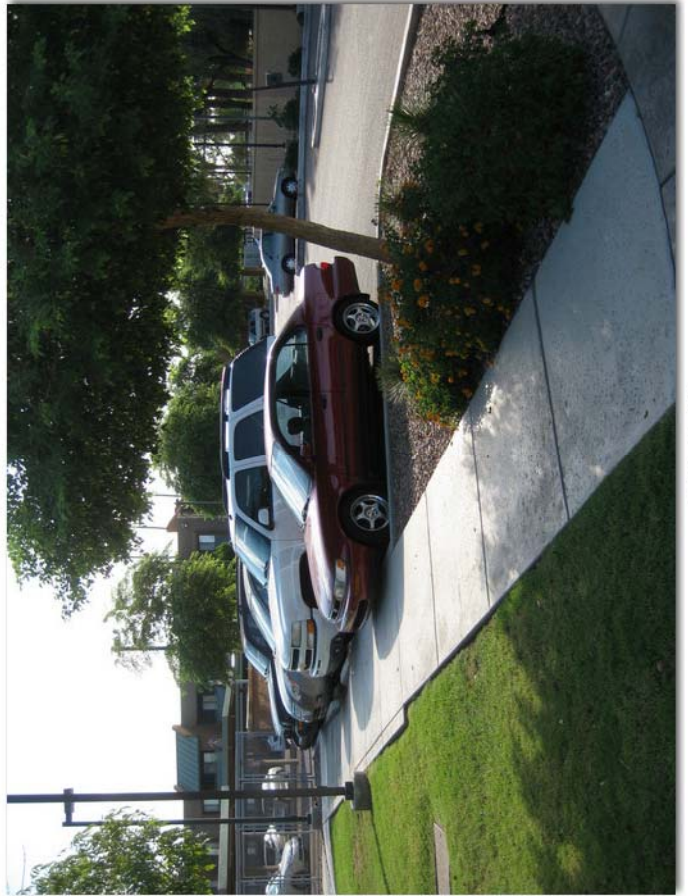


PHOTO 27

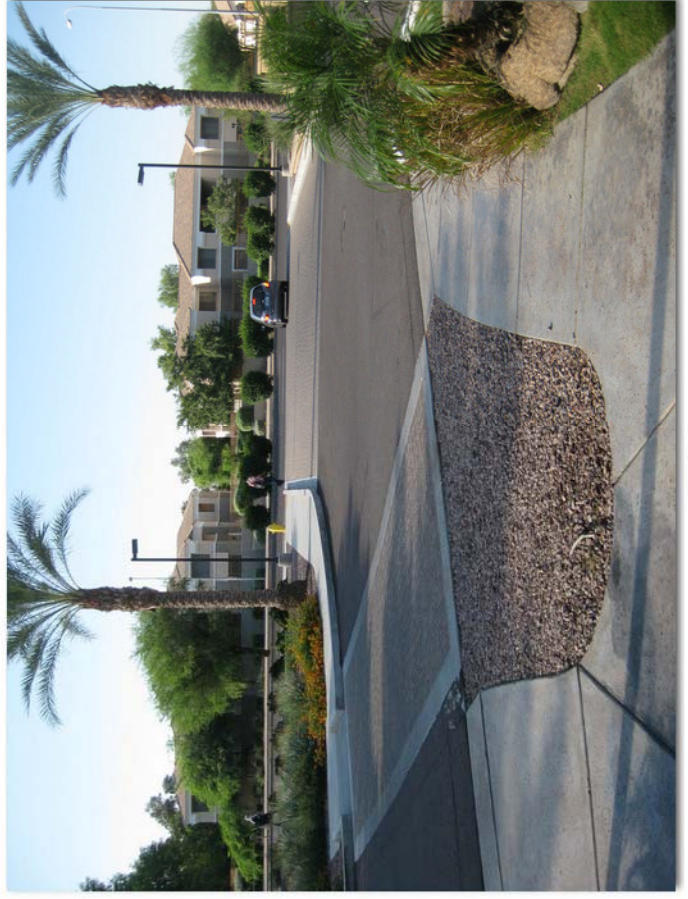


PHOTO 28

The Haven - Site Context Photos (West Courtyard)



PHOTO 29



SIGNAGE (EXISTING) TO REMAIN



TYPICAL AREA LIGHT FIXTURE