

**CITY OF TEMPE  
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 07/23/2013  
Agenda Item: 5**

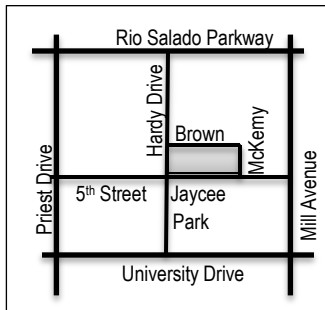
**ACTION:** Request for a Development Plan Review of a revised landscape plan and new building elevations for approximately 3,682 s.f. of new leasing office, laundry and amenity space for residents of an existing apartment community, ARBORS APARTMENTS, located at 805 W Brown Street. The Applicant is Lyle Richardson.

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

**RECOMMENDATION:** Staff – Approval, subject to conditions

**BACKGROUND INFORMATION:** ARBORS APARTMENTS (PL130022) is a block long apartment community bounded by 5<sup>th</sup> Street to the south, Brown Street to the north, McKemy Street to the east and Hardy Drive to the west. The lot includes multiple parcels with existing apartment buildings and mature landscape. The property is initiating an incremental upgrade to the complex with this phase one removal of the existing office and laundry facility on the north east corner of the development. This phase includes construction of a contemporary building for leasing offices, laundry and internet café amenities. Improvements are also being made to the pool amenity area and landscape. This request includes the following:

DPR13172 Development Plan Review including site plan, building elevations, and landscape plan



Property Owner	John Gilmore, Arbors Tempe Apartments, LP
Applicant	Lyle Richardson
Current Zoning District	R-3 Multi-family Residential
Gross/Net site area	1.23 acres
Total Building area	3,682 s.f.
Lot Coverage	50% maximum allowed
Building Height	22 ft (30 ft maximum allowed)
Building Setbacks	20 ' front, 10' side, 15' rear allowed
Landscape area	25% minimum required
Vehicle Parking	6 spaces provided, 2 spaces required for office area, amenities not parked
Bicycle Parking	10 spaces provided, 2 spaces for office area, amenities not parked

**ATTACHMENTS:** Development Project File

**STAFF CONTACT:** Diana Kaminski, Senior Planner (480) 858-2391

Department Director: Lisa Collins, Interim Community Development Director  
 Legal review by: N/A  
 Prepared by: Diana Kaminski, Senior Planner



## **COMMENTS:**

This site is located between Hardy Drive and McKemy Street on the north side of 5<sup>th</sup> street, across from the Jaycee Park and West Side Multi-generational Center. The apartments were built in the 1970s and were acquired recently by a new owner who is proposing a multi-phased update to the property to maintain livable units and existing mature landscaping during site modifications. The first phase is demolition of the existing leasing office, laundry/storage area and three units, and replacing these aged structures with a new leasing office with a lobby, internet lounge, fitness center, laundry room, small kitchen and restrooms, refurbished pool deck area and landscape.

This request includes the Development Plan Review for a one-story 22' tall building, site, elevations and associated landscape for the primary public point of contact for the apartment community. The applicant is requesting the Development Review Commission take action on this request. No further entitlement actions are required for this project; the next step would be submittal to building safety for building permits.

## **PUBLIC INPUT**

A Neighborhood meeting is not required, and there has been no public input as of the completion of this report.

## **PROJECT ANALYSIS**

### **DEVELOPMENT PLAN REVIEW**

#### **Site Plan**

The site is a portion of a larger existing apartment community on the north side of 5<sup>th</sup> Street, that lines several streets with a combination of smaller 1-2 story apartments, duplexes and quad residences and mature trees lining Brown, McKemy and Mitchell streets. The south west corner of McKemy and Brown is the location of the leasing office and pool. The site is accessed off of an interior alley serving the parking for most of the tenants. Parking is available on street for guests and prospective tenants, although the new design incorporates ADA accessible parking and a few spaces to serve residents and guests. The existing trees and pool will be retained, and the laundry and office and 3 units of residences within structures to be removed and updated with a new building. The existing parking will also be updated. These modifications are on lots 28 and 29 of the Monterrey Village Subdivision. No changes are proposed to the residential buildings on the other lots; this is phase one of a multi-phased development upgrade.

#### **Building Elevations**

The new building is relatively contemporary in design and materials, using new building code standards for energy efficiency and sustainability, water directed through gutters is proposed for future reuse during a latter phase, and the roof slope is designed to accommodate future solar panels facing south. The materials and colors are brighter and cooler in tone than existing buildings, setting it apart from existing structures, but setting the tone for the new contemporary look of the subsequent phases. Materials include an integral colored brick, the color is new however the brick is a common building material to the area. The stucco is painted to match the taupe tone of the existing buildings. The standing metal seam roof windows and trim are metallic silver, aluminum and galvanized metal. Accents of a dark glossy Mediterranean Blue is used on new planter boxes and the wainscoted entryway on the north side. The combined cool white and dark blue are contrasted with the warmer neutral tone of the existing taupe building color. Large overhanging eaves shade the walkway to the building and to the pool area, creating strong a strong horizontal form similar to the form of the existing residences.

#### **Landscape Plan**

The plan is to retain as many mature trees as possible, replace turf with new turf, and add planter boxes with native non-thorny plants for accents. The renderings indicate a vertical sculptural form of vegetation that creates a strong entrance statement, such as clusters of aloe, yucca, agave or grasses. Due to the relatively small area of landscape and the limited scope of change, a full landscape plan was not required. At the time that the subsequent phases are introduced, a more comprehensive plan will be required.

Section 6-306 D Approval criteria for Development Plan Review (*in italics*)

1. *Placement, form, and articulation of buildings and structures provide variety in the streetscape*; the site plan takes an L-shaped building and another building and removes these to replace them with a single building with entrances on both McKerny and Brown streets.
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort*; the building orientation has deep recessed overhangs over all entrances. The existing mature trees will be maintained for street front shade, human comfort and energy conservation.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings*; the newer construction will meet all building code energy conservation standards, creating a building with greater efficiency and operational function than the older construction currently on site. The current 1970s construction will be complemented by the contemporary architecture of the new building by using similar building block dimensions and colors.
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings*; the new building will be 22 feet to the top of the roof, with the primary building height being 18 feet tall, similar to the pitched roofs of the existing apartments. Preservation of the mature trees retains the mature look of the street, nestling in a new building onto the site.
5. *Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level*; the building has recessed entrances, deep overhangs, a combination of masonry and stucco, with metal trim accents.
6. *Building facades provide architectural detail and interest overall with visibility at street level while responding to varying climatic and contextual conditions*; the north elevation is the primary entrance with windows and a large awning overhead, secondary entrances on the east and south side are flanked by windows, the west side has extensive glazing looking out from the fitness center to the pool area, shaded by a deep patio roof.
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage*; the apartment community is ½ mile from light rail, a block from the free Orbit circulator, and walking and biking distance to downtown Tempe.
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses*; the existing parking spaces on this portion of the property will be remodeled with this building project, providing accessible parking as well as guest and tenant parking with improved pedestrian access.
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance*; the site walls and landscape are designed to minimize places to hide, the street is relatively dark in the current condition, and the new building will have illumination that complies with dark sky requirements as well as lighting levels sufficient for walking, driving, parking, and egress to and from the building and amenities.
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways*; The site is predominantly turf, with existing trees protected in place, pavers and new pathways provide easy access to the site. New planter boxes tiled with blue glazed tiles will have an aloe, yucca, grass or agave type of plant providing a strong sculptural plant with a vertical form.

**Conclusion**

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

## **REASONS FOR APPROVAL:**

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

## **CONDITIONS OF APPROVAL**

### **Site Plan**

1. Provide service yard walls that are at least 8'-0" tall as measured from adjacent grade and are at least the height of the equipment being enclosed, whichever is greater. Verify height of equipment and mounting base to ensure that wall height is adequate to fully screen the equipment. Locate electrical service entrance sections inside the service yard, as indicated.
2. 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.
3. 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.
4. 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.

### **Floor Plans**

5. Exit Security:
  - a. Provide visual surveillance by means of fire-rated glazing assemblies on doors into adjacent circulation spaces.
  - b. In instances where an exit is near an alcove, corner or other potential hiding place, position a refracting mirror to allow someone in the exit doorway to observe in the mirror the area around the corner or within the alcove that is adjacent to the doorway.

### **Building Elevations**

6. The materials and colors are approved as presented:
  - Primary Building – Integral color off-white brick – Belden Brick Company
  - Accent Material – Painted stucco to match paint of existing buildings (taupe tone)
  - Lintels & Flashing – Berridge Natural metal finish acrylic coated AZ-55 Galvalume
  - Window mullions – Gerkin Rhino Series Acid Etched Clear Anodized
  - Glazed tile wainscot and planter boxes at entrance – Glossy Dark Mediterranean Blue color 4000 Unit 6isu
  - Awning & Roof – Berridge z-lock standing metal seam roof – Galvanized metal finishProvide main colors and materials with a light reflectance value of 75 percent or less. Specific colors and materials exhibited on the materials sample board are approved by planning staff. Additions or modifications may be submitted for review during building plan check process.
7. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
8. Conceal roof drainage system within the interior of the building.
9. 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.

10. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.
11. Rooftop mounted equipment shall be fully screened.
12. Upper/lower divided glazing panels in exterior windows at grade level, where lower glass panes are part of a divided pane glass curtain-wall system, shall be permitted only if laminated glazing at these locations is provided.

### **Lighting**

13. This project shall follow requirements of ZDC Part 4, Chapter 8, Lighting, unless otherwise conditioned.
14. Illuminate building entrances from dusk to dawn to assist with visual surveillance at these locations

### **Landscape**

15. No plant palette was provided, the proposed landscape is to replace existing turf with new turf, retain existing mature trees, add small plants within the new planter boxes. The concept presented included a massing of vertical growing aloe, agave, yucca or grasses, this concept is approved as proposed on the landscape plan. Any additions or modifications may be submitted for review during building plan check process.
16. Irrigation notes:
  - a. Provide dedicated landscape water meter.
  - b. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC 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. Repair existing irrigation system (on site or in the adjacent public right of ways) where damaged by work of this project. Provide temporary irrigation to existing landscape the for period of time that irrigation system is out of repair. Design irrigation so that existing plants are irrigated as part of the reconfigured system at the conclusion of this construction.
17. 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.
18. 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.
19. Existing mature trees are to be protected in place, should irreparable damage be caused during construction, the trees must be replaced with a minimum 4" caliper tree of the same species.
20. New trees shall be planted a minimum of 12'-0" from any existing or proposed public water or sewer lines located on-site. Trees near the main water or sewer lines located within the right of way shall be planted at least 20'-0" away. Final approval subject to determination by the Public Works, Water Utilities Division.
21. The tree planting separation requirements may be reduced from the waterline upon the installation of a linear root barrier, a minimum of 6'-0" parallel from the waterline, or around the tree. The root barrier shall be a continuous material, a minimum of 0.08" thick, installed 0'-2" above finish grade to a depth of 8'-0" below grade. Final approval subject to determination by the Public Works, Water Utilities Division.

## 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.

- Specific requirements of the **Zoning and Development Code (ZDC)** are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through [www.tempe.gov/zoning](http://www.tempe.gov/zoning) or purchase from Community Development.
- **SITE PLAN REVIEW:** Verify all comments by the Public Works Department, Community Development Department, and Fire Department given on the 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.
- Landscape islands at the end of parking row is required, provide required landscape islands per comments from site plan review.
- **STANDARD DETAILS:**
  - Access to Tempe Supplement to the M.A.G. Uniform Standard Details and Specifications for Public Works Construction, at this link: [www.tempe.gov/index.aspx?page=2147](http://www.tempe.gov/index.aspx?page=2147) or purchase book from the Public Works Engineering Division.
  - Access to refuse enclosure details and all other Building Safety forms at this link: [www.tempe.gov/index.aspx?page=1033](http://www.tempe.gov/index.aspx?page=1033). The enclosure details are under Civil Engineering & Right of Way.
  - Provide City of Tempe Bicycle racks per standard Detail T-578 as shown in Public Works Supplement to the MAG Uniform Standards. <https://www.tempe.gov/modules/showdocument.aspx?documentid=5352>
- **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.
- **SECURITY REQUIREMENTS:**
  - Design building entrance(s) to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage to opportunity for ambush opportunity. Maintain distances of 20'-0" or greater between a pedestrian path of travel and any hidden area to allow for increased reaction time and safety.
  - Follow the design guidelines listed under appendix A of the Zoning and Development Code. In particular, reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment.
  - The Owner is required to prepare a security plan for the apartments of the project with the Police Department. The architect should be involved to verify any modification that would require design revisions. To avoid revisions to permitted construction documents, initial meetings with the Police Department regarding the security plan are recommended before building permits are issued. At a minimum, the Owner shall contact the Police Department to begin security plan process approximately eight weeks prior to receipt of certificate of occupancy.
  - In conjunction with the security plan, Crime Free Multi-Housing status for this property may be required.
  - Provide a security vision panel at service and exit doors (except to rarely accessed equipment rooms) with a 3" wide high strength plastic or laminated glass window, located between 43" and 66" from the bottom edge of the door.

- **ENGINEERING:**
  - 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.
  
- **DRIVEWAYS:** Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult Intersection Sight Distance memo, available from Traffic Engineering if needed [www.tempe.gov/index.aspx?page=801](http://www.tempe.gov/index.aspx?page=801) . Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.
  
- **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.
  
- **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:** 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 [www.azda.gov/ESD/nativeplants.htm](http://www.azda.gov/ESD/nativeplants.htm) . Follow the link to "applications to move a native plant" to "notice of intent to clear land".
  
- **SIGNS:** Separate Development Plan Review process is required for signs in accordance with requirements of ZDC Part 4 Chapter 9 (Signs). Obtain sign permit for identification signs. Directional signs (if proposed) may not require a sign permit, depending on size. Directional signs are subject to review by planning staff during plan check process.

**HISTORY & FACTS:**

March 12, 1970	Certificate of Occupancy given for the office building for a future Monterrey Village Apartments.
1978	Certificate of Occupancies given on apartment units.
February 17, 2005	Community Development Staff approved a request for exterior building repaint for all of the apartments.
August 29, 2008	Arbors Apartments was damaged by a microburst that blew down mature trees and damaged buildings.

No further information available on the history of this property.

**ZONING AND DEVELOPMENT CODE REFERENCE:**

Section 6-306, Development Plan Review

# DEVELOPMENT PROJECT FILE

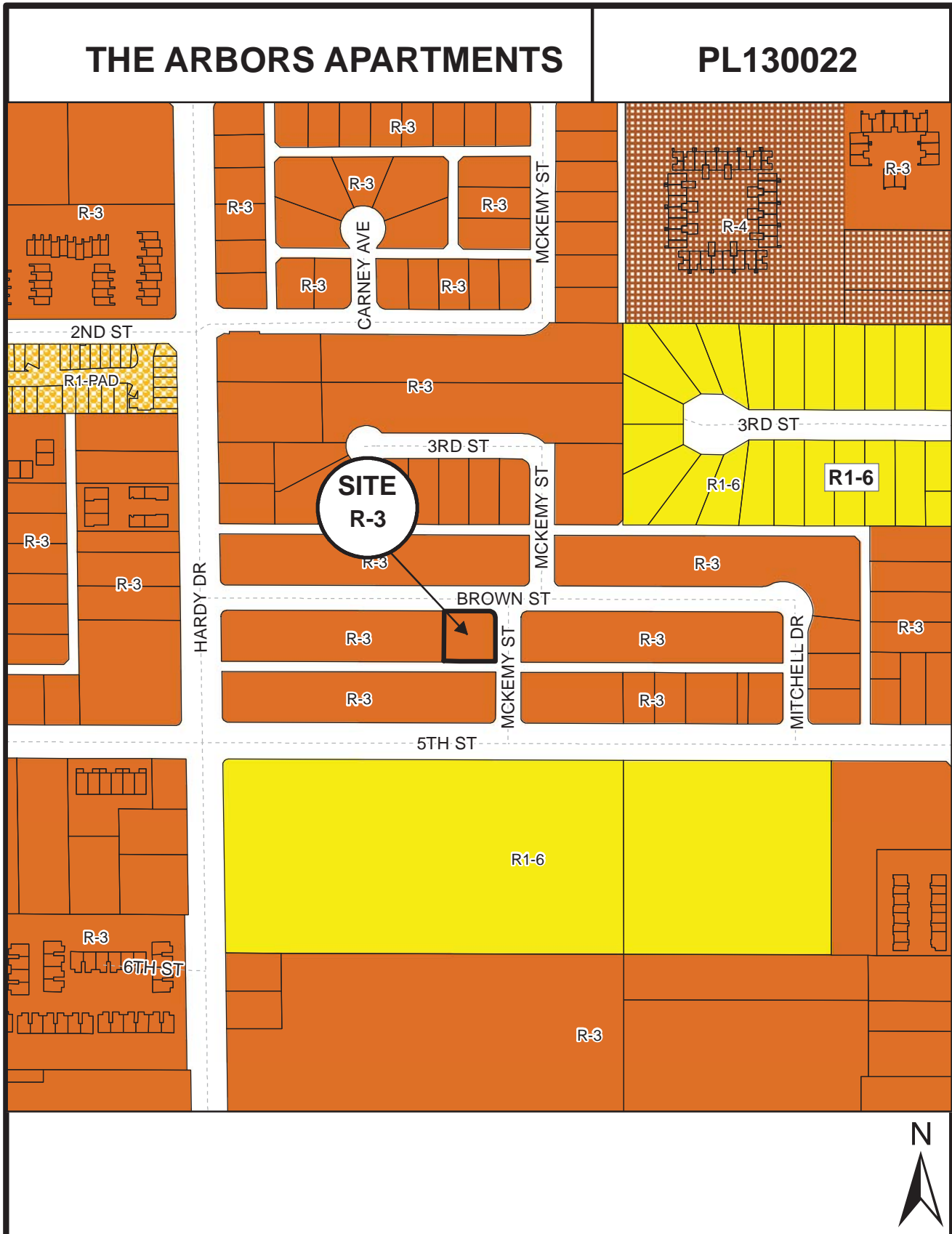
for

## ARBORS APARTMENTS

### ATTACHMENTS:

1. Location Map
2. Aerial Photo
3. Letter of Explanation
4. Cover Sheet
5. Existing Site Plan & Demo Plan
6. Landscape & Site Layout
7. Floor Plan
8. North & South Elevations
9. West & East Elevation
- 10-11. Sections
12. Grading Plan
- 13-17. Color Perspectives





**Location Map**



**THE ARBORS APARTMENTS (PL130022)**



July 1, 2013

Subject: Arbors Leasing Office  
805 West Brown  
Tempe, AZ 85281

To whom it may concern:

Work of this Project is described as: The demolition and removal of the existing Leasing Office, Laundry, Mail Center, three (3) one-bedroom apartments, fencing including sidewalks and vegetation. All trees will be retained and protected during construction.

The completed project will include the new construction of a Leasing Facility, sidewalks, parking, fencing, ADA accessible route, planters and a pool-deck. Work shall include site and building construction, as well as mechanical, electrical, and plumbing work.

The new structure shall be slab on grade with wood frame 2 x 6 walls and single slope roof trusses. The primary exterior materials shall be brick with stucco parapets and tongue and groove soffits. The roof shall be standing seam metal.

The single sloped roof is sloped and oriented to allow for future solar panels as well as rainwater collection at some future time.

Since the demolition of the existing apartments will reduce the parking demand by 3 units/spaces, the resulting spaces that will remain will mean 3 space increase of to the total supply of the development.

Regards,

Dennis Cudd, Associate AIA  
Dennis Cudd Studios, LLC

**PROJECT TEAM:**

**PROPERTY:**  
The Arbors Apartments  
805 W. Brown St  
Tempe, AZ 85281  
480.966.9842 OFFICE  
Melissa Murray

**OWNER:**  
Arbors Tempe Apartments LP,  
c/o Hamilton Zanze & Company  
P.O. Box 29454  
San Francisco, CA 94129-0454  
Owners Rep: John Gilmore  
john@hamiltonzanze.com  
415.561.6800

**ARCHITECT OF RECORD**  
Robert C. STICKLES, RA, LEED, AP, CCCA  
contact the project coordinator

**DESIGN/PROJECT COORDINATOR:**  
Dennis Cudd Studios, LLC  
903 Chatsworth Circle  
Austin, TX, 78722  
contact: Dennis Cudd  
denniscudd@gmail.com  
917.588.3147

**CIVIL ENGINEER:**  
McDouGALL DEVCON, LLC  
4624 E. Marilyn Road  
Phoenix, AZ 85032  
Kevin T. McDougall, P.E., RLS  
kevin@McDougallDevcon.com  
(602) 619-9900

**STRUCTURAL ENGINEER:**  
GERVASIO & ASSOC., INC.  
77 East Thomas Road, Ste 120  
Phoenix, AZ 8512-3116  
Raymond E. Beltran, P.E.  
reb@gervasioeng.com  
ph: 602-285-1720

**MEP ENGINEERS:**  
Applied Engineering  
2800 S Rural Road, Suite 101  
Tempe, AZ 85282  
(480) 568-5963  
gregj@appliedengineering.ws  
Gregory Piraino PE, LEED AP

**GEOTECHNICAL:**  
SPEEDIE & ASSOCIATES, INC.  
3331 E. Wood Street  
Phoenix, Arizona 85040  
Gregg A. Creaser, P.E.  
gcreaser@speedie.net  
602-987-6391 ext 4701  
C: 602-990-4928

**Design Drawings**  
A-0.0 Cover Sheet (this sheet)

**CIVIL DRAWINGS**  
C-0.1 Cover Sheet  
C-0.2 Control Plan and Notes  
C-0.3 Existing condition  
C-0.4 Site Grading Plan  
C-0.5 Section and Profiles  
C-0.6 Section and Profiles

**ARCHITECTURAL**  
A-0.1 General notes and Calculations  
A-0.2 Existing Condition & Demo Plan  
A-0.3 Site & Layout Plan

A-1.1 Construction Plan  
A-1.2 Roof Plan  
A-1.3 R.C.P.

A-2.1 North & South Elevations  
A-2.2 West & East Elevations  
A-3.1 Building Sections 1&2  
A-3.2 Building Sections 3&4

A-4.0 Finished Schedule  
A-4.1 Interior Elevations: Kitchen and Bathrooms  
A-4.2 Interior Elevations: Mail and Laundry Room

A-5.1 Window Schedule  
A-5.2 Window & Door Schedule

A-6.0 Typical Wall Details - High Side  
A-6.1 Typical Wall Details - Low Side  
A-6.2 Typical Wall Details - Rake Side  
A-6.3 Entry Canopy Details  
A-6.4 Roof and Wall Details  
A-6.5 High Roof Rake Detail  
A-6.7 Laundry, Mail, Restroom & Janitors Closet - Enlarged Plan  
A-6.8 Fitness center - Enlarged Plan

**Structural**

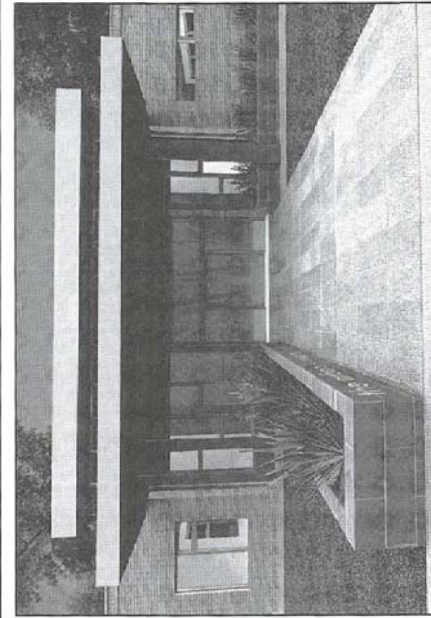
S-1.0 Structural Notes  
S-2.0 Foundation Plan  
S-3.0 Roof Framing Plan  
S-4.0 Structural Details  
S-5.0 Structural Details  
S-6.0 Structural Details  
S-7.0 Structural Details

**MEP**

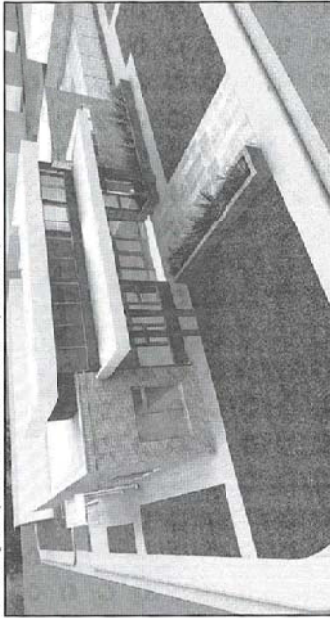
M-1.0 Mechanical Schedules  
M-2.0 Mechanical Plan  
M-3.0 Mechanical Details

E-0.1 Electrical Symbols & Legend  
E-0.2 Electrical Specification  
E-1.0 Photometric Site Plan  
E-1.1 Site Lighting Cutsheets  
E-2.0 Power Plan  
E-3.0 Lighting Plan  
E-6.0 One-line diagram Schedule  
E-8.0 Electrical Details

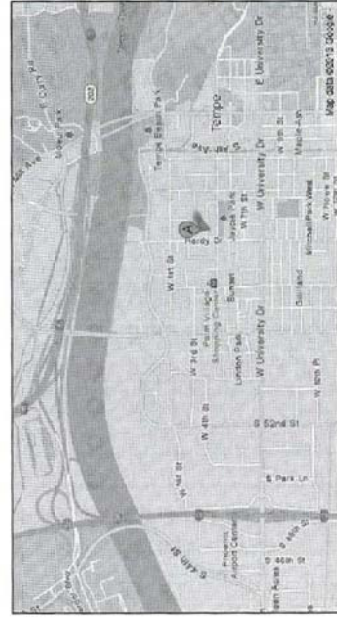
P-1.0 Plumbing Schedules  
P-2.0 Plumbing Plans  
P-3.0 Plumbing Details



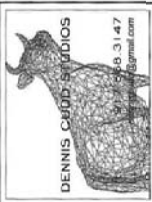
a rendering is not a part of the bid documents and is shown only as artist concept



b rendering is not a part of the bid documents and is shown only as artist concept



VICINITY PLAN



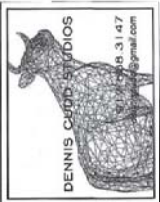
DENNIS CUDD STUDIOS  
917.588.3147  
www.denniscuddstudios.com



**COVER SHEET**  
ARBORS TEMPE APARTMENTS, L.P.  
805 WEST BROWN STREET  
TEMPE, ARIZONA 85281

9-31-13	PERMIT

**a-0.0**



THE ARCHITECTURE CENTER, P.A. & RELATED ASSOCIATES, INC.  
 ARCHITECTS OF RECORD FOR THIS PROJECT. THE ARCHITECTURE CENTER, P.A. & RELATED ASSOCIATES, INC. IS NOT PROVIDING ANY SERVICES OR OPINIONS FOR THIS PROJECT. THE ARCHITECTURE CENTER, P.A. & RELATED ASSOCIATES, INC. IS NOT PROVIDING ANY SERVICES OR OPINIONS FOR THIS PROJECT. THE ARCHITECTURE CENTER, P.A. & RELATED ASSOCIATES, INC. IS NOT PROVIDING ANY SERVICES OR OPINIONS FOR THIS PROJECT.



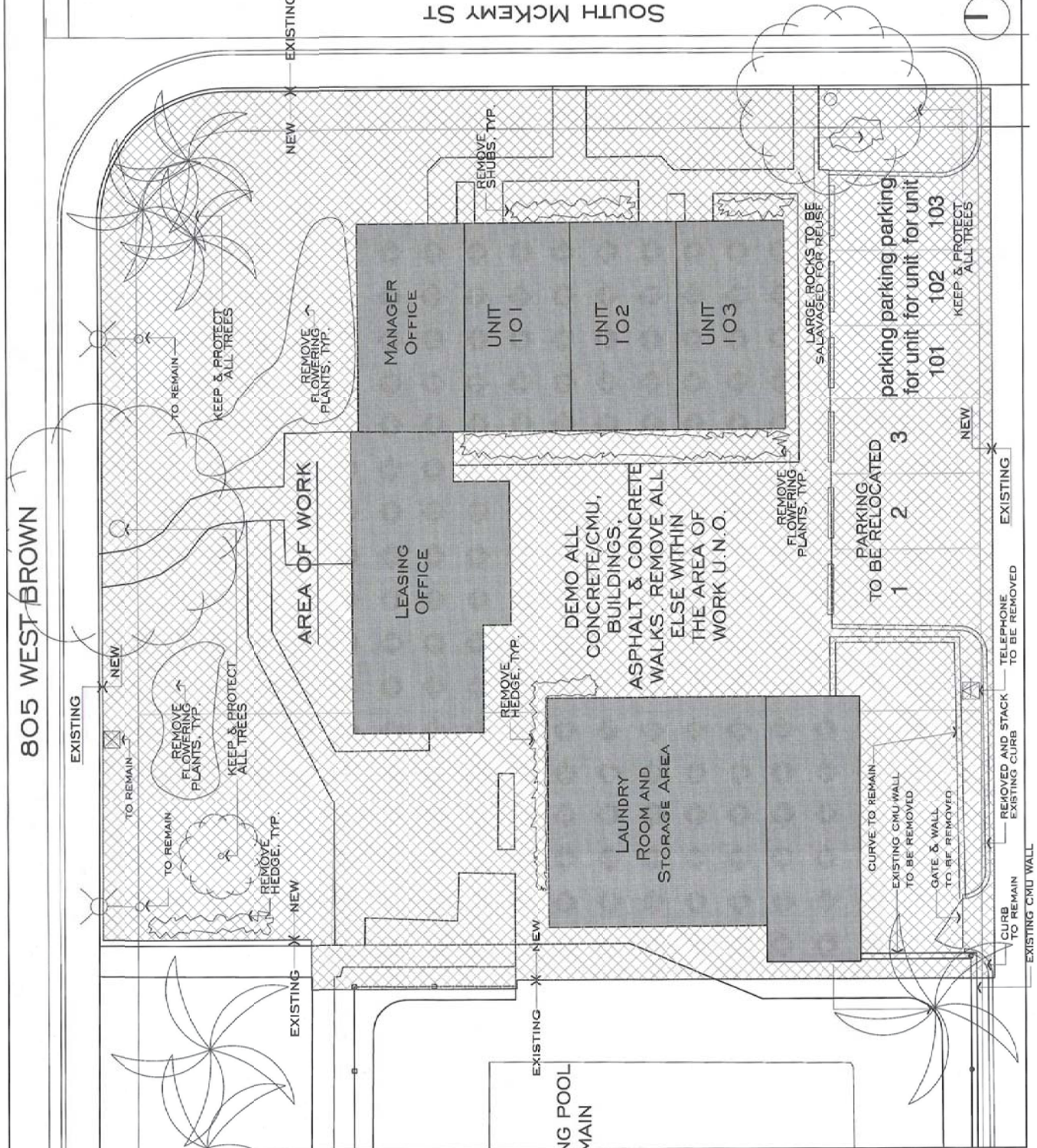
**EXISTING CONDITION & DEMO PLAN**  
**FOR BUILDING & LANDSCAPING**  
**ARBORS TEMPE APARTMENTS, L.P**  
**805 WEST BROWN STREET**  
**TEMPE, ARIZONA 85281**

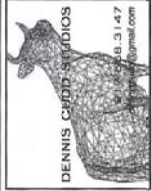
5-31-13	PERMIT

**a-0.2**

**DEMOLITION NOTES:**

1. Remove all building and structures in this Area of Work. The owner reserves the right to all items and materials in the demolition of these structures.
2. Contractor is to identify and protect all tree and existing vegetation to remain.
3. Contractor is to coordinate the removal of all sidewalks within the proposed plan and protect those that are to remain.
4. All demolition and construction will be coordinated with the owner to conform to hours, noise-levels and an acceptable level of disturbance to adjacent tenants/operations as defined by the owner.
5. All permits and bonds are the responsibility of the contractor and shall be secured in a timely manner.
6. The owner will remove all contents prior to demolition.
7. The area of work shall be fenced and screened by the Contractor and shall be kept secure.
8. The site and adjacent areas shall be kept clean and safe at all times. If at any time the site is deemed unsafe, filled with debris or require cleaning, a cleaning company will be secured and the Contractor will be charged for the services.
9. All utilities shall be temporarily terminated and properly secured during the course of construction
10. The existing equipment and the pool shall be drained and protected.





DENNIS CRIDD STUDIOS  
 3147  
 3147

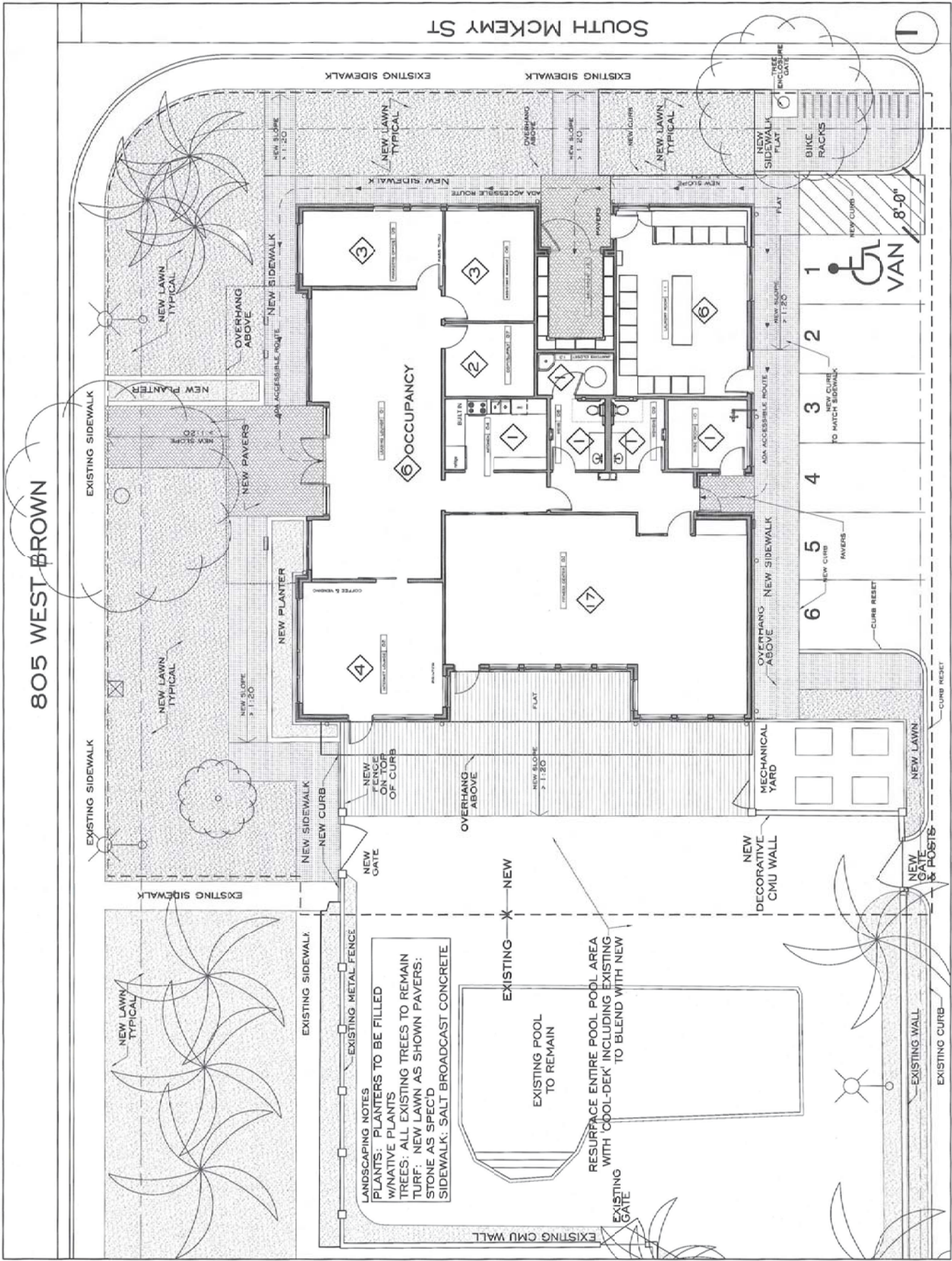
PROFESSIONAL LANDSCAPE ARCHITECT  
 1000 N. GAVIN AVENUE, SUITE 100  
 TEMPE, ARIZONA 85281  
 (480) 948-3147  
 www.dennis-cridd.com



LANDSCAPE/SITE & LAYOUT PLAN  
 ARBORS TEMPE APARTMENTS, L.P.  
 805 WEST BROWN STREET  
 TEMPE, ARIZONA 85281

5-21-13	PERMIT

a-0.3

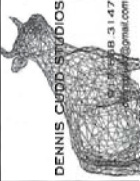


805 WEST BROWN

SOUTH MCKEMY ST

LANDSCAPING NOTES  
 PLANTERS TO BE FILLED  
 W/NATIVE PLANTS  
 TREES: ALL EXISTING TREES TO REMAIN  
 TURF: NEW LAWN AS SHOWN PAVERS:  
 STONE AS SPEC'D  
 SIDEWALK: SALT BROADCAST CONCRETE

RESURFACE ENTIRE POOL AREA  
 WITH 'COOL-DEK' INCLUDING EXISTING  
 TO BLEND WITH NEW  
 EXISTING GATE



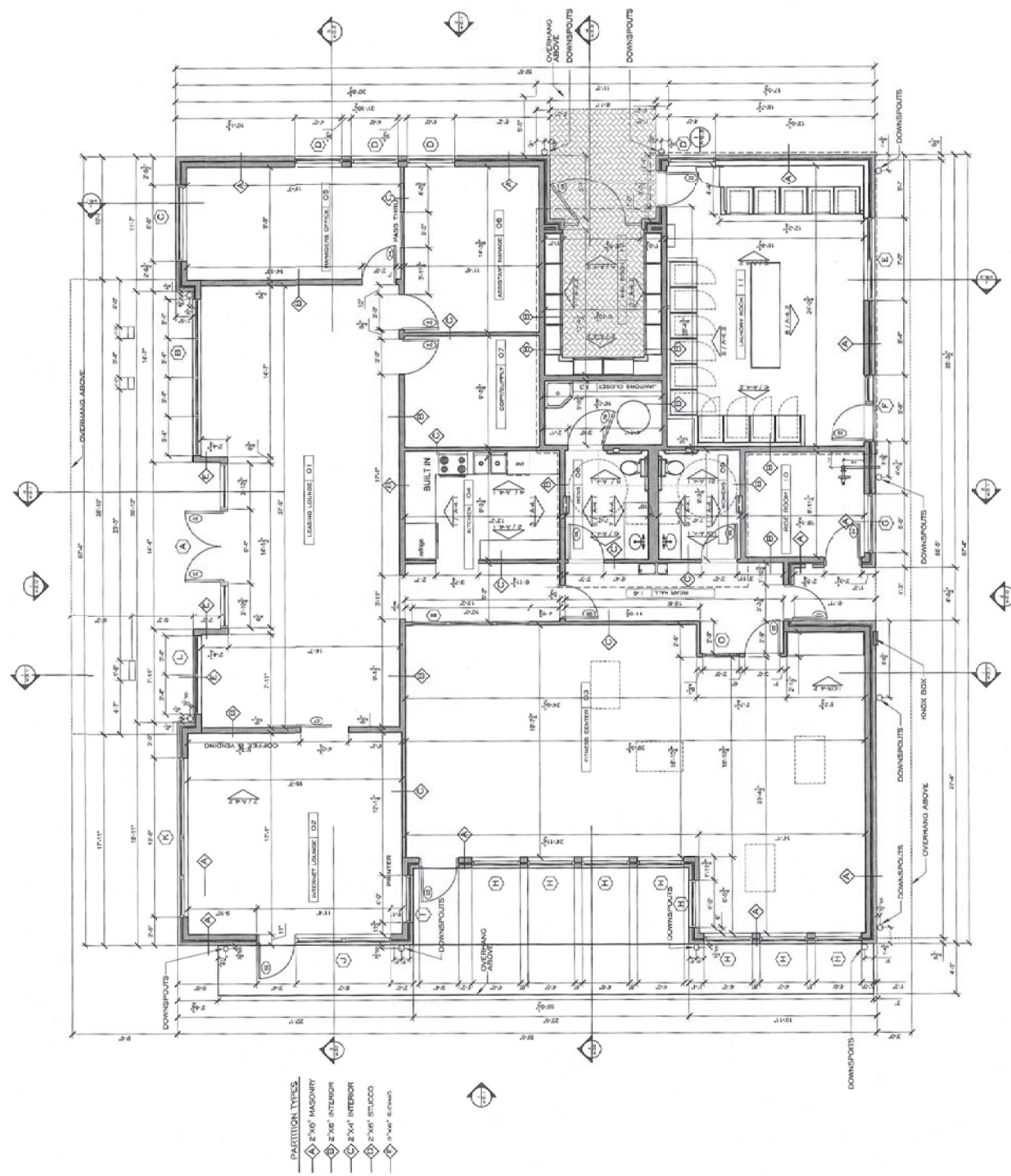
**DESIGNED AND DRAWN BY:**  
 DENNIS CUDDO STUDIOS  
 480.31.4177  
 dennis@deniscuddo.com

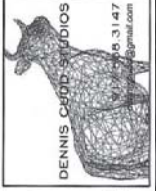


**ARBORS TEMPE APARTMENTS, L.P.**  
 805 WEST BROWN STREET  
 TEMPE, ARIZONA 85281

531-13	PERMIT

**a-1.1**



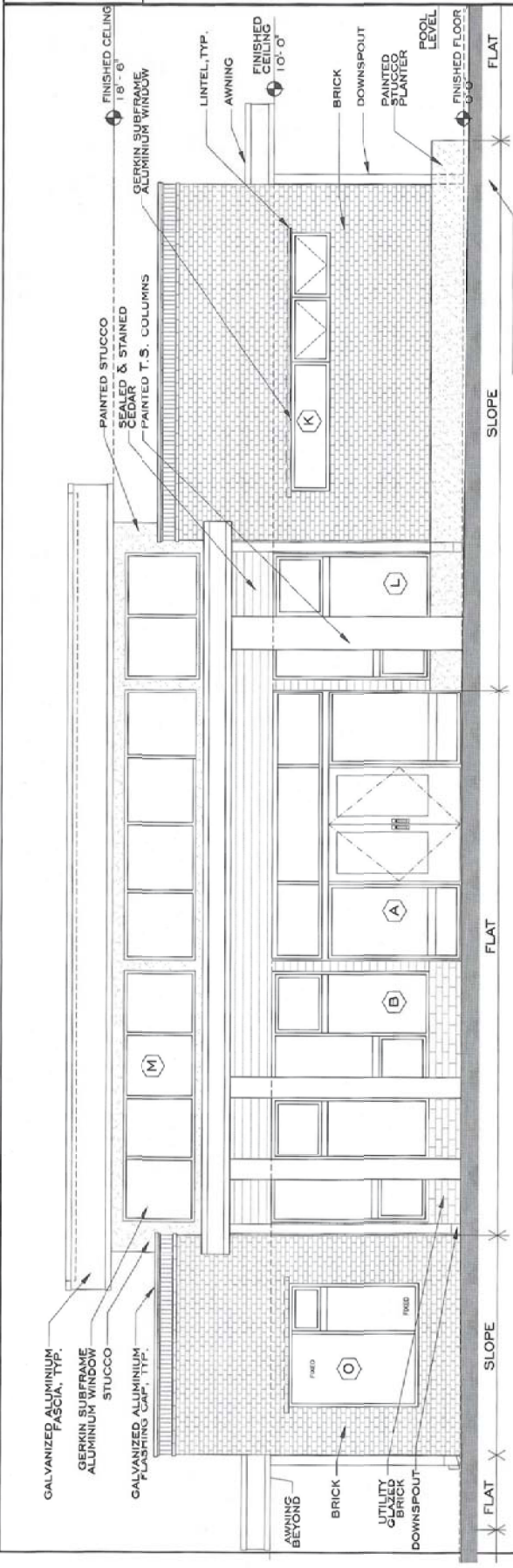


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ARBORS TEMPE APARTMENTS, L.P.  
805 WEST BROWN STREET  
TEMPE, ARIZONA 85281

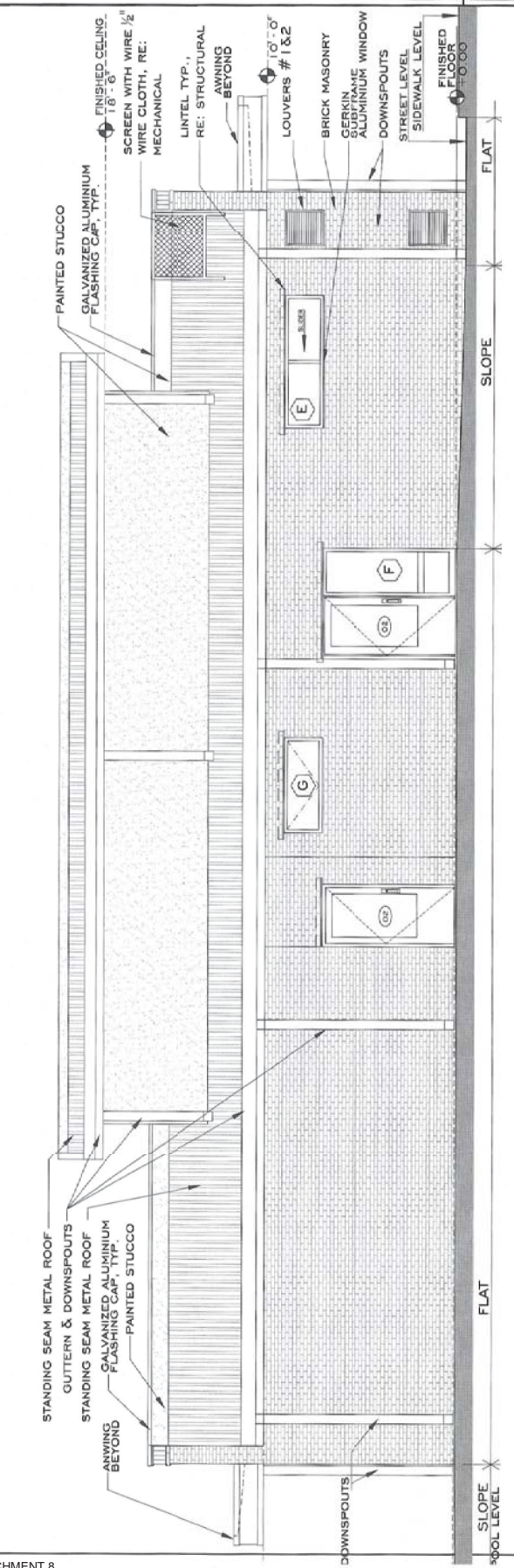
531-13	PERMIT

a-2.1



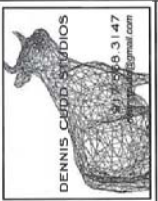
NOTE: ALL COLORS SELECTED BY THE OWNER OR PROJECT COORDINATOR

① NORTH ELEVATION  
SCALE: 3/8" = 1'-0"



② SOUTH ELEVATION  
SCALE: 3/8" = 1'-0"





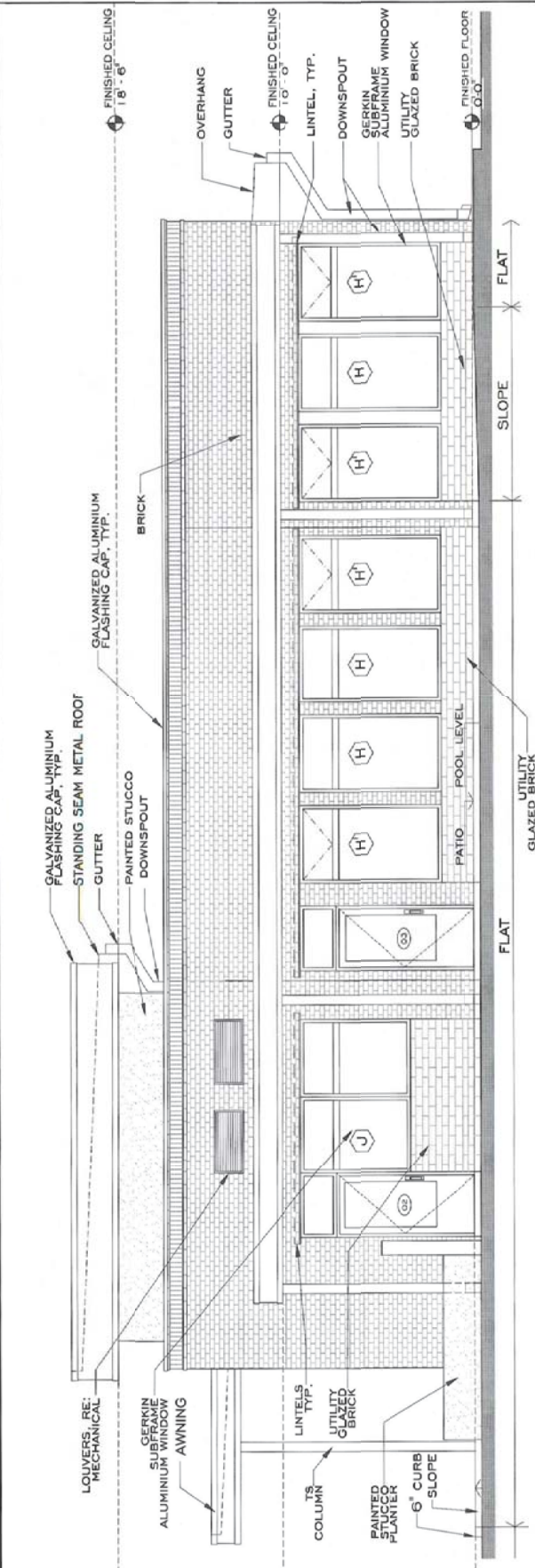
REGISTERED ARCHITECT  
3000  
ROBERT C.  
STODOLSKY  
PHOENIX, ARIZONA



**WEST & EAST ELEVATIONS**  
ARBORS TEMPE APARTMENTS, L.P.  
805 WEST BROWN STREET  
TEMPE, ARIZONA 85281

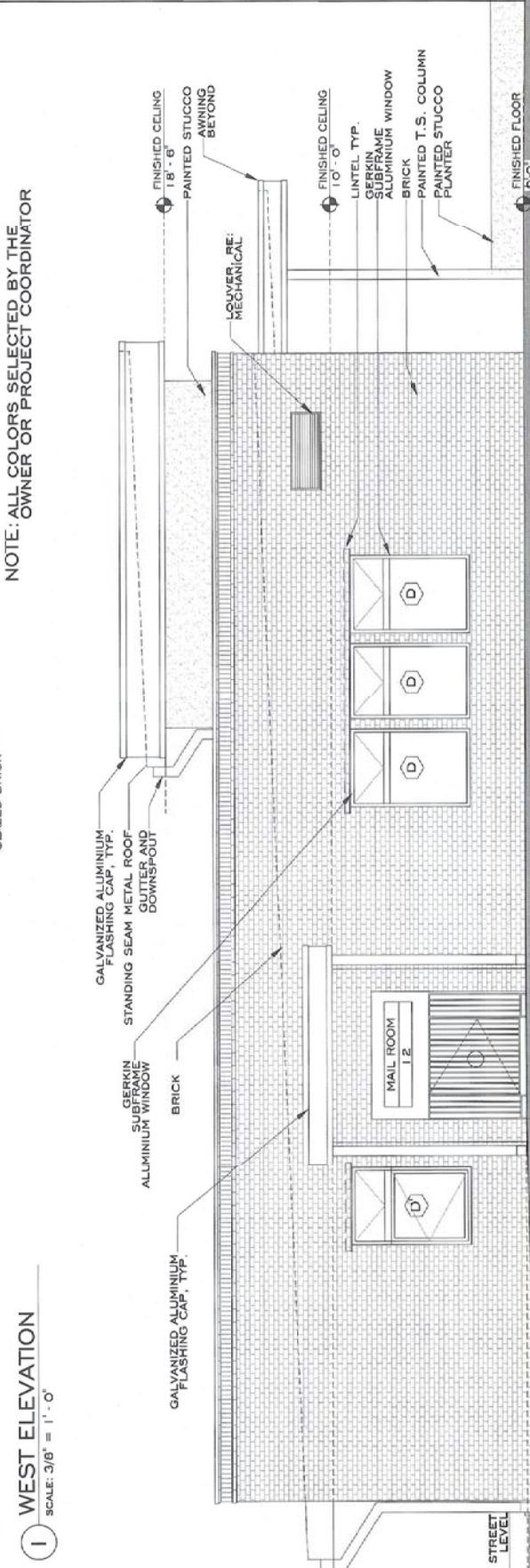
5-31-19	PERMIT

**a-2.2**

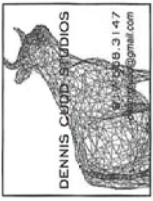


NOTE: ALL COLORS SELECTED BY THE OWNER OR PROJECT COORDINATOR

**1 WEST ELEVATION**  
SCALE: 3/8" = 1'-0"



**2 EAST ELEVATION**  
SCALE: 3/8" = 1'-0"



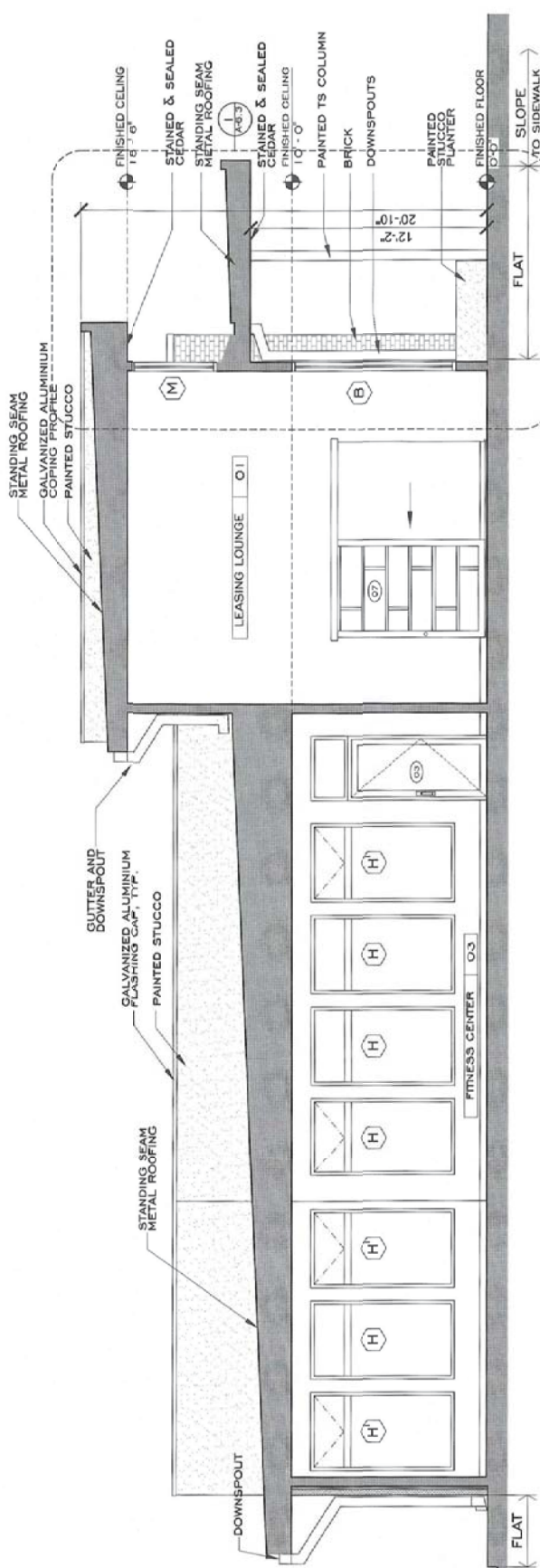
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**BUILDING SECTION 1 & 2**  
**ARBORS TEMPE APARTMENTS, L.P**  
 805 WEST BROWN STREET  
 TEMPE, ARIZONA 85281

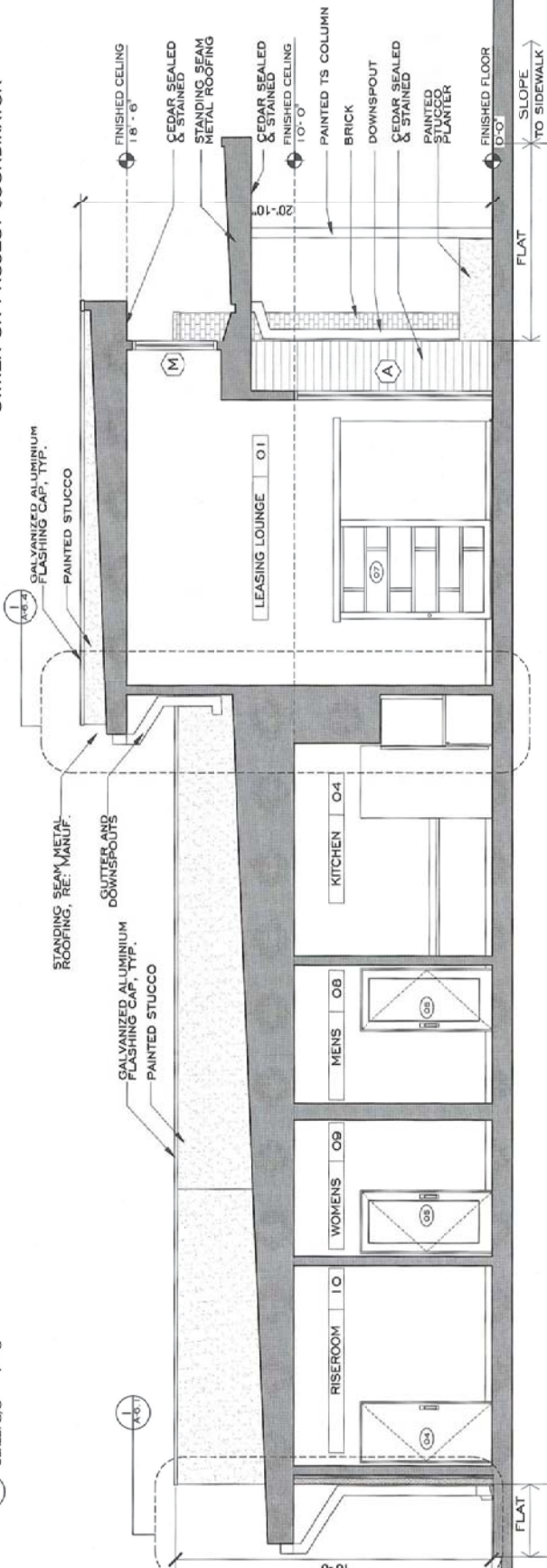
53-113 PERMIT


**a-3.1**

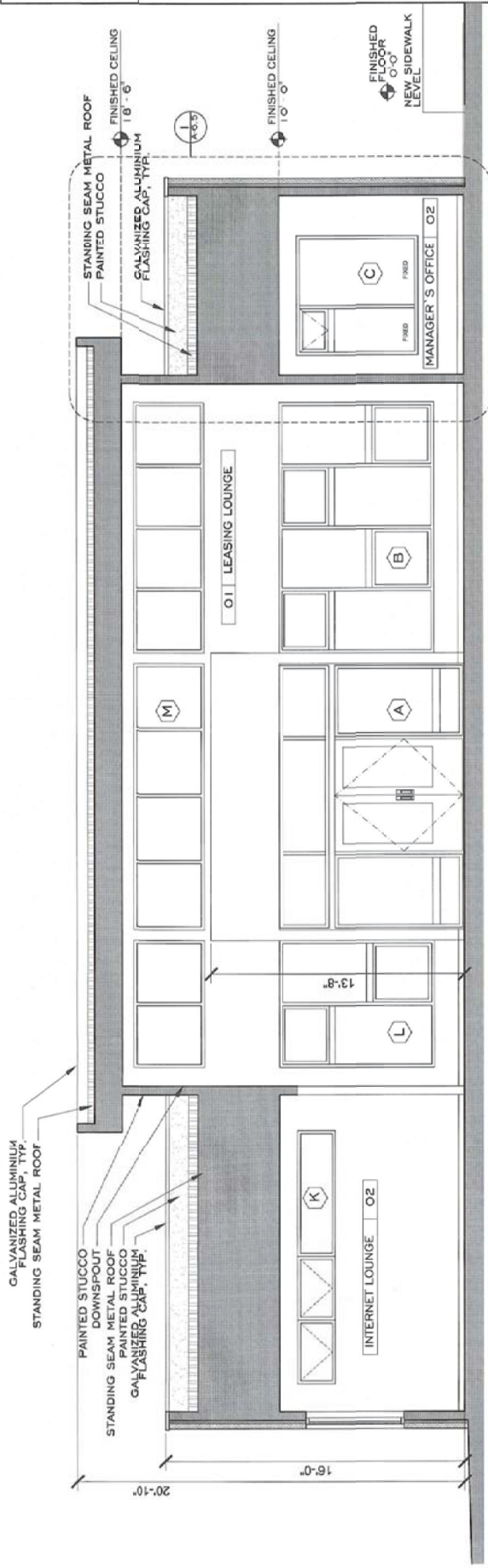


**NOTE: ALL COLORS SELECTED BY THE OWNER OR PROJECT COORDINATOR**

**1 SECTION**  
 SCALE: 3/8" = 1'-0"

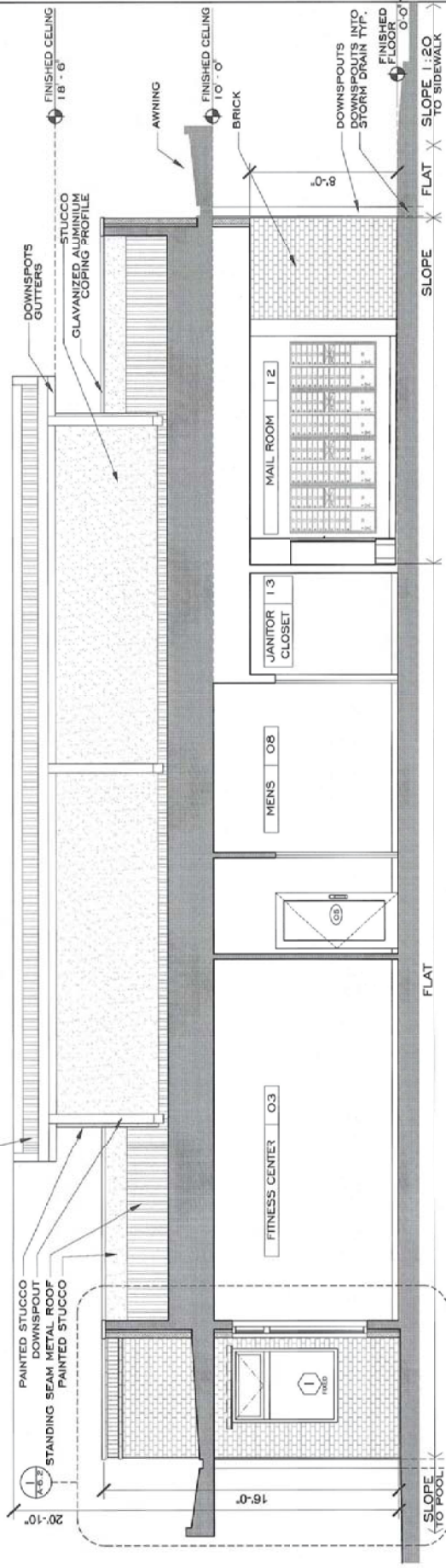


**2 SECTION**  
 SCALE: 3/8" = 1'-0"

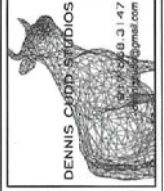


NOTE: ALL COLORS SELECTED BY THE OWNER OR PROJECT COORDINATOR

3 SECTION  
SCALE: 3/8" = 1'-0"



4 SECTION  
SCALE: 3/8" = 1'-0"



DENNIS CADDIS STUDIOS  
3030 WEST BROWN STREET  
TEMPE, ARIZONA 85281  
PH: 480.963.1477  
WWW.DENNISSTUDIOS.COM



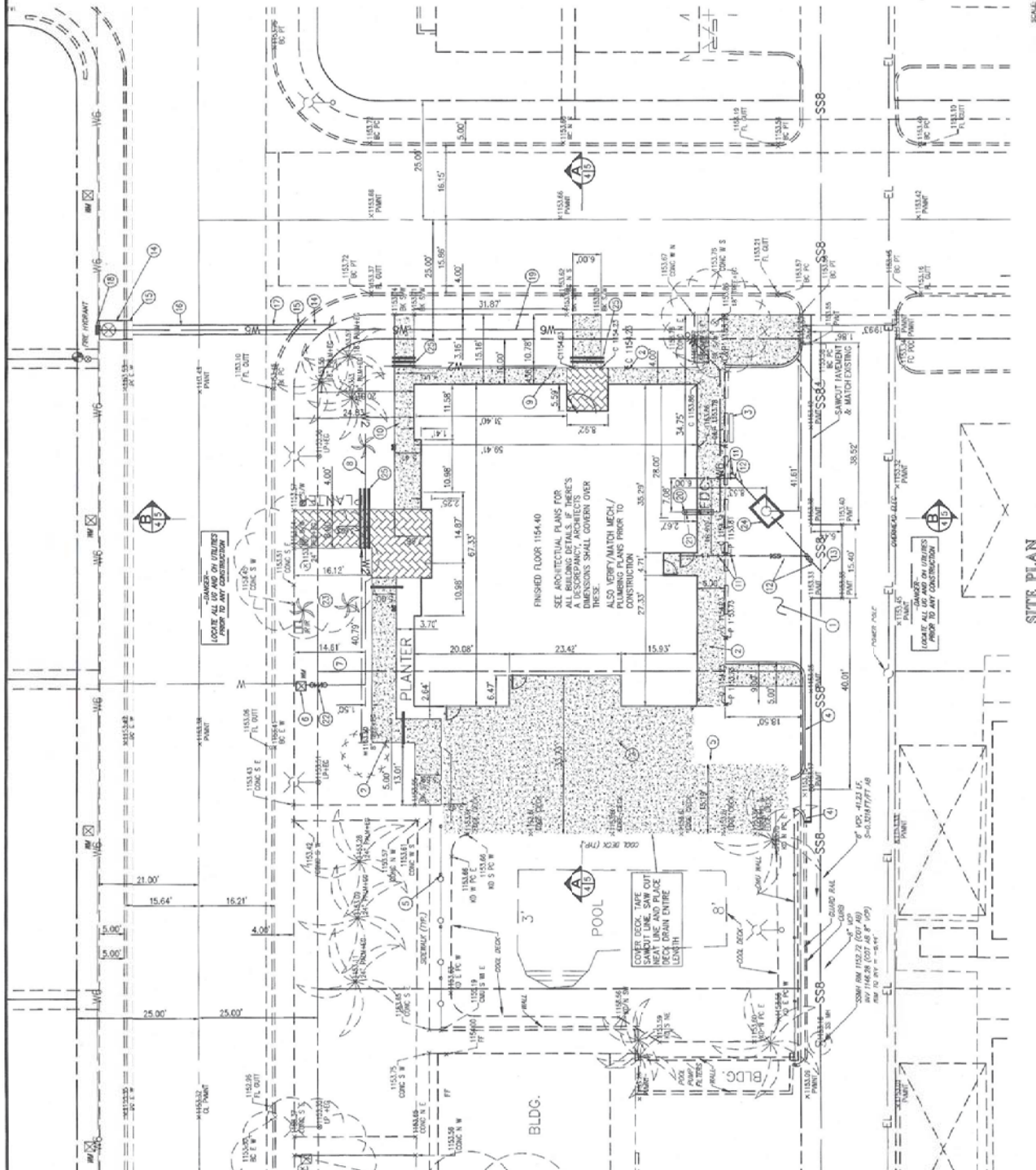
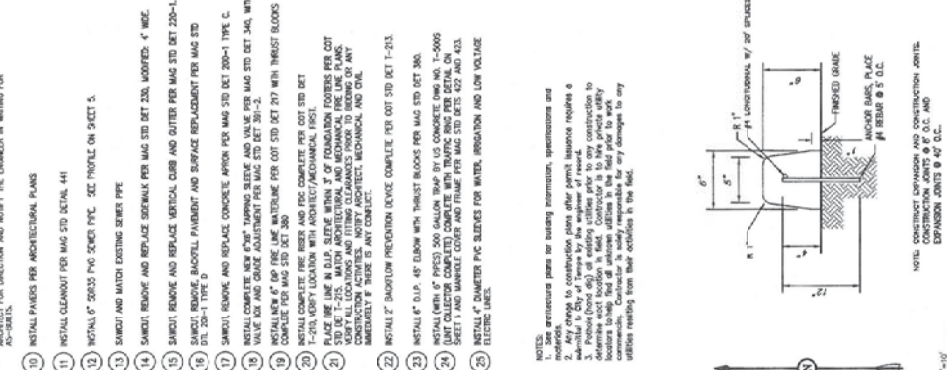
BUILDING SECTION 3 & 4  
ARBORS TEMPE APARTMENTS, L.P.  
805 WEST BROWN STREET  
TEMPE, ARIZONA 85281

9-31-13	PERMIT

a-3.2

NO.	DATE	REVISION

- ### CONSTRUCTION KEY NOTES
1. Construct asphalt concrete pavement parking lot in conformance with the City of Tempe Department of Public Works (1" AC/2" on 4" ABC on 6" AC/2" on 8" ABC on Private Property)
  2. Construct 8" dia. storm sewer in conformance with MGS STANDARD DETAILS 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000
  3. Install 4" diameter steel sleeve under downspouts as shown on PLAN.
  4. Domestic waterline - MATCH LOCATION PER BOTH ARCHITECTURAL AND MECHANICAL PLANS. IN THE EVENT OF A LOCATION CONFLICT CONTACT ARCHITECT FOR LOCATION AND NOTIFY THE OWNER IN WRITING FOR A CHANGE.
  5. INSTALL PANELS PER ARCHITECTURAL PLANS.
  6. INSTALL CLEANOUT PER MGS STD DETAIL 441.
  7. INSTALL 6" 20255 PVC SCHEDULE 40S. SEE DETAIL ON SHEET 5.
  8. SANDWICH AND MATCH EXISTING GUTTER PER PLAN.
  9. SANDWICH AND REPLACE EXISTING GUTTER PER PLAN.
  10. SANDWICH AND REPLACE VERTICAL CURB AND GUTTER PER MGS STD DET 200-1, DET 200-1 TYPE D.
  11. SANDWICH AND REPLACE CONCRETE WHICH PER MGS STD DET 200-1 TYPE C.
  12. INSTALL COMPLETE NEW PIPE TAPPING SLEEVE AND VALVE PER MGS STD DET 340, WITH VALVE SET AND GROUND ADJUSTMENT PER MGS STD DET 301-2.
  13. VALVE SET AND GROUND ADJUSTMENT PER MGS STD DET 301-2.
  14. SANDWICH AND REPLACE EXISTING GUTTER PER MGS STD DET 200-1 TYPE C.
  15. SANDWICH AND REPLACE EXISTING GUTTER PER MGS STD DET 200-1 TYPE C.
  16. SANDWICH AND REPLACE EXISTING GUTTER PER MGS STD DET 200-1 TYPE C.
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  44. SANDWICH AND REPLACE EXISTING GUTTER PER MGS STD DET 200-1 TYPE C.
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  47. SANDWICH AND REPLACE EXISTING GUTTER PER MGS STD DET 200-1 TYPE C.
  48. SANDWICH AND REPLACE EXISTING GUTTER PER MGS STD DET 200-1 TYPE C.
  49. SANDWICH AND REPLACE EXISTING GUTTER PER MGS STD DET 200-1 TYPE C.
  50. SANDWICH AND REPLACE EXISTING GUTTER PER MGS STD DET 200-1 TYPE C.



**PROJECT TEAM:**

**PROPERTY:**  
The Arbors Apartments  
805 W. Brown St  
Tempe, AZ 85281  
480.966.9842 OFFICE  
Melissa Murray

**OWNER:**  
Arbors Tempe Apartments LP,  
c/o Hamilton Zanze & Company  
P.O. Box 29454  
San Francisco, CA 94129-0454  
Owners Rep: John Gilmore  
john@hamiltonzanze.com  
415.581.6600

**ARCHITECT OF RECORD**  
Robert C. STICKLES, RA, LEED, AP, CCCA  
contact the project coordinator

**DESIGN/PROJECT COORDINATOR:**  
Dennis Cudd Studios, LLC  
903 Chatsworth Circle  
Austin, TX, 78722  
contact: Dennis Cudd  
denniscudd@gmail.com  
917.586.3147

**CIVIL ENGINEER:**  
McDOUGALL DEVCON, LLC  
4624 E. Marlin Road  
Phoenix, AZ, 85032  
Kevin T. McDougall, PE, RLS  
Kevin@McDougallDevcon.com  
(602) 619-9900

**STRUCTURAL ENGINEER:**  
GERVASIO & ASSOC., INC.  
77 East Thomas Road, Ste 120  
Phoenix, AZ 85012-3116  
Raymond E. Beltran, P.E.  
reb@gervasioeng.com  
ph: 602-285-1720

**MEP ENGINEERS:**  
Applied Engineering  
2800 S Rural Road, Suite 101  
Tempe, AZ 85282  
(480) 988-5963  
gregg@appliedengineering.ws  
Gregory Piraino PE, LEED AP

**GEOTECHNICAL:**  
SPEEDIE & ASSOCIATES, INC.  
3331 E. Wood Street  
Phoenix, Arizona 85040  
Gregg A. Creaser, P.E.  
gcreaser@speedie.net  
602-987-6391 ext 4701  
C: 602-380-4928

**Design Drawings**  
A-0.0 Cover Sheet (this sheet)

**CIVIL DRAWINGS**  
C-0.1 Cover Sheet  
C-0.2 Control Plan and Notes  
C-0.3 Existing condition  
C-0.4 Site Grading Plan  
C-0.5 Section and Profiles  
C-0.6 Section and Profiles

**ARCHITECTURAL**  
A-0.1 General notes and Calculations  
A-0.2 Existing Condition & Demo Plan  
A-0.3 Site & Layout Plan

A-1.1 Construction Plan  
A-1.2 Roof Plan  
A-1.3 R.C.P.

A-2.1 North & South Elevations  
A-2.2 West & East Elevations  
A-3.1 Building Sections 1&2  
A-3.2 Building Sections 3&4

A-4.0 Finished Schedule  
A-4.1 Interior Elevations: Kitchen and Bathrooms  
A-4.2 Interior Elevations: Mail and Laundry Room

A-5.1 Window Schedule  
A-5.2 Window & Door Schedule

A-6.0 Typical Wall Details - High Side  
A-6.1 Typical Wall Details - Low Side  
A-6.2 Typical Wall Details - Rake Side  
A-6.3 Entry Canopy Details  
A-6.4 Roof and Wall Details  
A-6.5 High Roof Rake Detail  
A-6.7 Laundry, Mail, Restroom & Janitors Closet - Enlarged Plan  
A-6.8 Fitness center - Enlarged Plan

**Structural**  
S-1.0 Structural Notes  
S-2.0 Foundation Plan  
S-3.0 Roof Framing Plan  
S-4.0 Structural Details  
S-5.0 Structural Details  
S-6.0 Structural Details  
S-7.0 Structural Details

**MEP**  
M-1.0 Mechanical Schedules  
M-2.0 Mechanical Plan  
M-3.0 Mechanical Details

E-0.1 Electrical Symbols & Legend  
E-0.2 Electrical Specification  
E-1.0 Photometric Site Plan  
E-1.1 Site Lighting Cuisheets  
E-2.0 Power Plan  
E-3.0 Lighting Plan  
E-6.0 One-line diagram Schedule  
E-8.0 Electrical Details

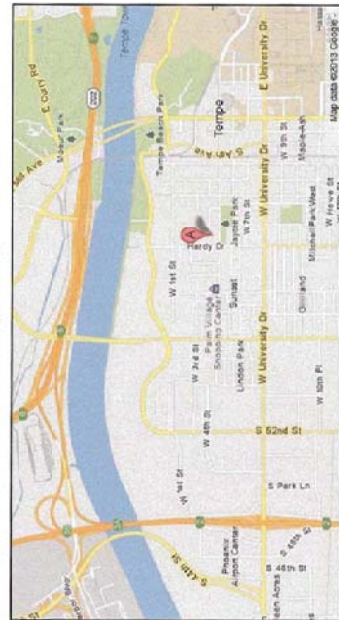
P-1.0 Plumbing Schedules  
P-2.0 Plumbing Plans  
P-3.0 Plumbing Details



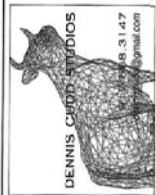
a rendering is not a part of the bid documents and is shown only as artist concept



b rendering is not a part of the bid documents and is shown only as artist concept



VICINITY PLAN



Professional Seal of Dennis Cudd Studios, LLC  
Dennis Cudd Studios, LLC  
1000 N. Scottsdale Rd., Suite 1000  
Scottsdale, AZ 85257  
Tel: 917.586.3147  
www.denniscudd.com



**COVER SHEET**  
ARBORS TEMPE APARTMENTS, L.P.  
805 WEST BROWN STREET  
TEMPE, ARIZONA 85281

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